



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation plan
A-1.2	Basement Floor Plan
A-1.3	Main Floor Plan
A-1.4	Upper Floor Plan
A-1.5	Loft Floor Plan
A-1.6	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation

FLOOR AREA - UNIT #1

BASEMENT = 1100.67 SQ. FT.
ATT. GARAGE = 538.00 SQ.FT.

MAIN = 1217.00 SQ. FT.
UPPER = 1202.58 SQ. FT.
LOFT = 808.73 SQ. FT.

TOTAL = 3228.31 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT = 1100.67 SQ. FT.
ATT. GARAGE = 538.00 SQ.FT.

MAIN = 1220.33 SQ. FT.
UPPER = 1202.58 SQ. FT.
LOFT = 808.73 SQ. FT.

TOTAL = 3228.31 SQ. FT.



GENERAL NOTES:

MUNICIPAL ADDRESS:
2024 - 30 AVE SW
CALGARY, AB

PROJECT:
SEMI-DETACHED

PROJECT NUMBER:
149-26

STATUS:
-

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
-- -- --

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/03/2026	DP PLANS	D.L.
02.	--	--	--
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FLOOR AREAS:

MAIN FLOOR AREA: -- SQ.FT.

UPPER FLOOR AREA: -- SQ.FT.

LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-05-14 9:40:44 AM

SCALE:

PAGE:

A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STONE TILE FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	BRICK FINISH AS SPEC'D.
3	ALUMINUM SOFFIT - WOOD GRAIN	8	CONCRETE PARGING
4	HARDIE SIDING - WHITE	9	CAST-IN-PLACE CONCRETE
5	SIDING FINISH - DARK	10	TORCH ON ROOF

VENTED SOFFIT NOTES:

-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



GENERAL NOTES:

MUNICIPAL ADDRESS:

2024 - 30 AVE SW
CALGARY, AB

PROJECT:

SEMI-DETACHED

PROJECT NUMBER:

149-26

STATUS:

-

LEGAL LAND DISCRIPTION:

LOT: BLOCK: PLAN:

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LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Front Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-05-14 9:40:51 AM

SCALE: 1/4" = 1'-0"

PAGE: A-2.0

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STONE TILE FINISH - WHITE
2	ALUMINUM FASCIA - BLACK	7	BRICK FINISH AS SPEC'D.
3	ALUMINUM SOFFIT - WOOD GRAIN	8	CONCRETE PARGING
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(SOFFIT ARE PRE-FIN ALUM)



GENERAL NOTES:

MUNICIPAL ADDRESS:

2024 - 30 AVE SW
CALGARY, AB

PROJECT:

SEMI-DETACHED

PROJECT NUMBER:

149-26

STATUS:

-

LEGAL LAND DISCRIPTION:

LOT: BLOCK: PLAN:

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UPPER FLOOR AREA: -- SQ.FT.

LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-05-14 9:40:53 AM

SCALE: 1/4" = 1'-0"

PAGE:

A-2.1

REAR ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

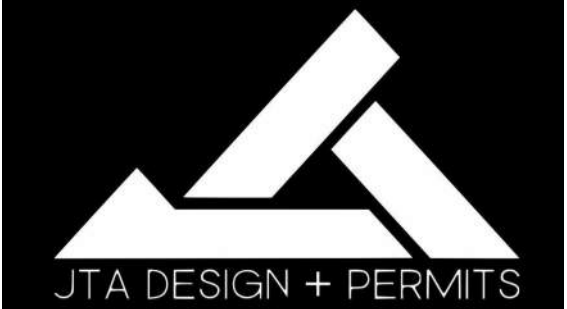
1	ASPHALT SHINGLES	6	STONE TILE FINISH - WHITE
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VENTED SOFFIT NOTES:

-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION :
@1.22m LIMITING DISTANCE

WALL AREA = 1817.33 SQ. FT.
WINDOW AREA = 55.64 SQ. FT.
TOTAL: 55.64 / 1817.33 = 3.06%



GENERAL NOTES:

MUNICIPAL ADDRESS:

2024 - 30 AVE SW
CALGARY, AB

PROJECT:

SEMI-DETACHED

PROJECT NUMBER:

149-26

STATUS:

-

LEGAL LAND DISCRIPTION:

LOT: BLOCK: PLAN:

-- -- --

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UPPER FLOOR AREA: -- SQ.FT.

LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

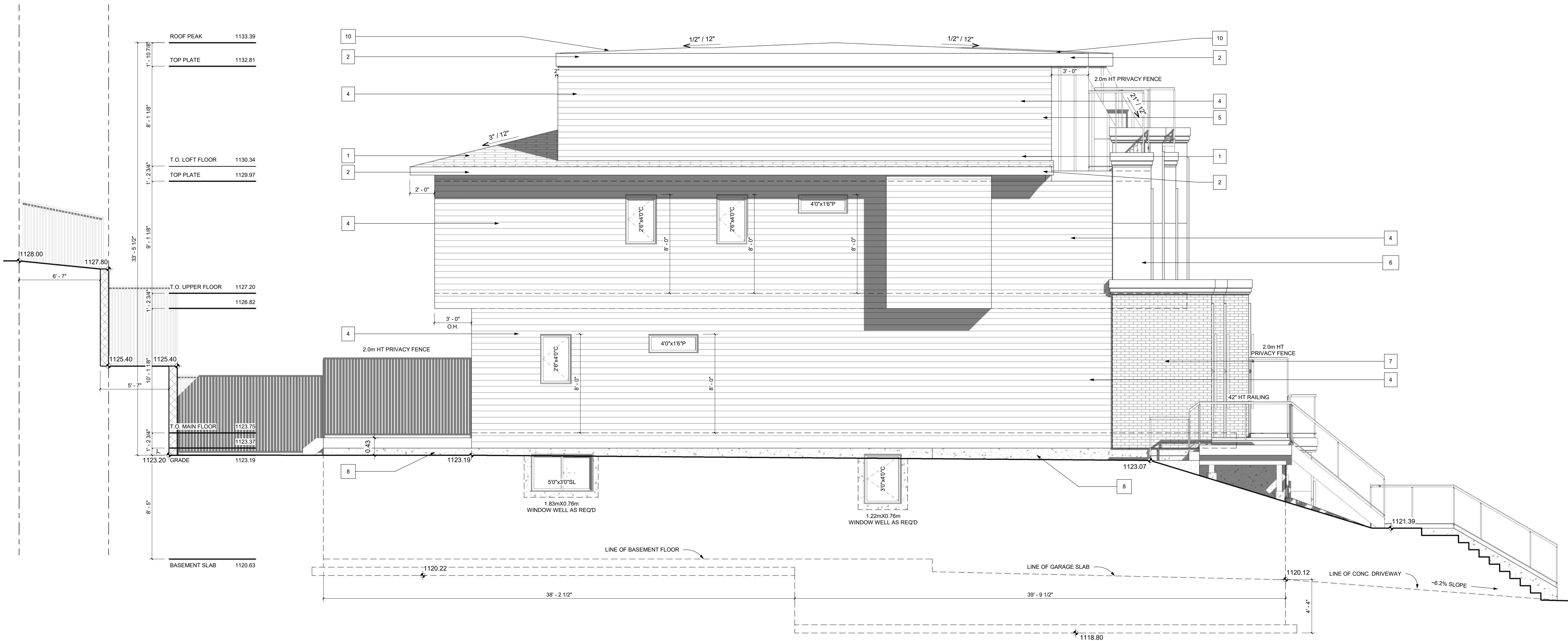
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SCALE: 1/4" = 1'-0"

PAGE:

A-2.2

P/L



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

ALUMINUM FASCIA - BLACK
- 3

ALUMINUM SOFFIT - WOOD GRAIN
- 4

HARDIE SIDING - WHITE
- 5

SIDING FINISH - DARK
- 6

STONE TILE FINISH - WHITE
- 7

BRICK FINISH AS SPEC'D.
- 8

CONCRETE PARGING
- 9

CAST-IN-PLACE CONCRETE
- 10

TORCH ON ROOF

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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WINDOW CALCULATION :
@1.22m LIMITING DISTANCE

WALL AREA = 1817.33 SQ. FT.
WINDOW AREA = 55.64 SQ. FT.
TOTAL: 55.64 / 1817.33 = 3.06%



GENERAL NOTES:

MUNICIPAL ADDRESS:

2024 - 30 AVE SW
CALGARY, AB

PROJECT:

SEMI-DETACHED

PROJECT NUMBER:

149-26

STATUS:

-

LEGAL LAND DISCRIPTION:

LOT: BLOCK: PLAN:

-- -- --

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LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-05-14 9:41:01 AM

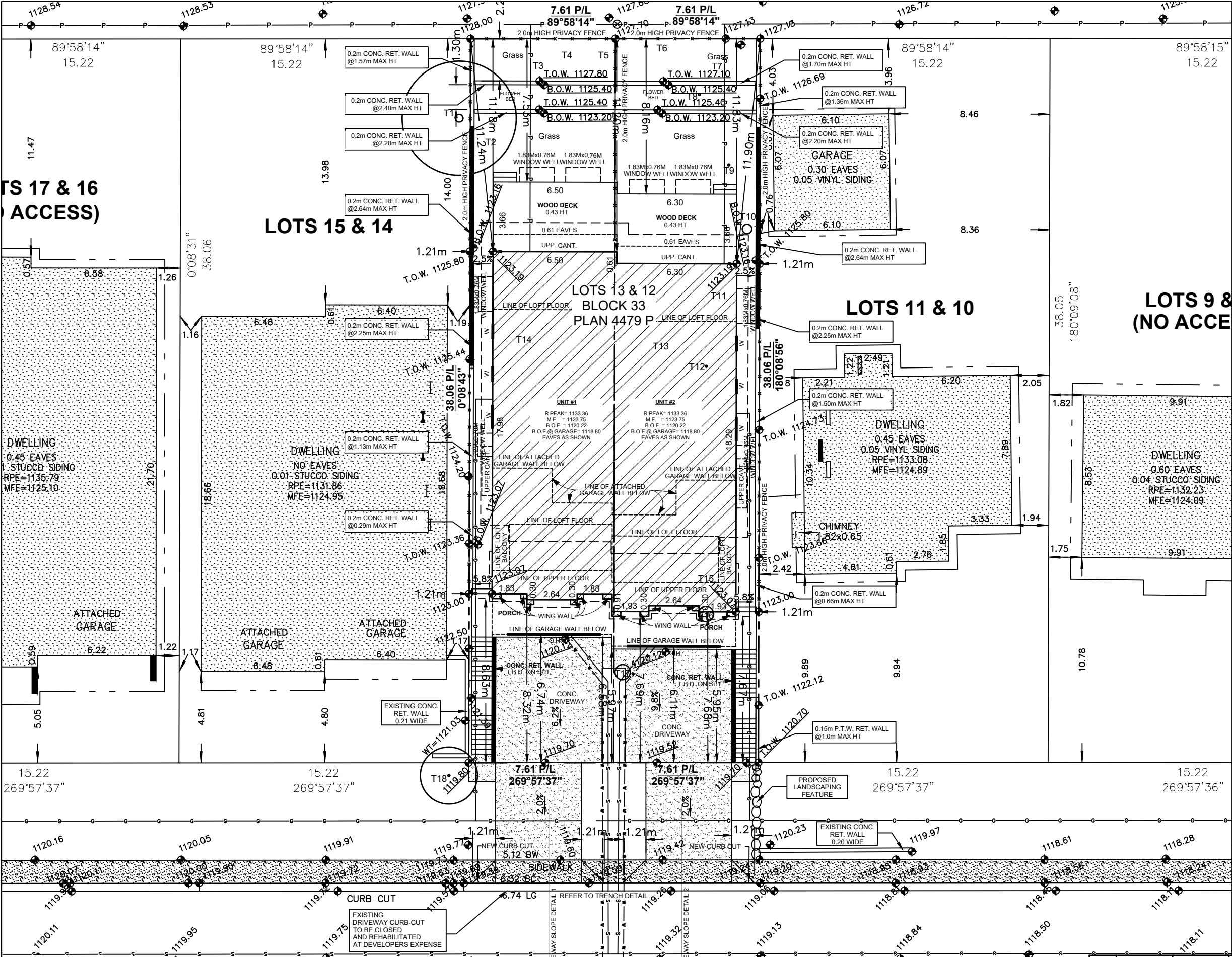
SCALE: 1/4" = 1'-0"

PAGE:

A-2.3

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

•	denotes Calculation points
◇	denotes Water Valve
◆	denotes Gas Valve
⊙	denotes Manhole
⊗	denotes Tree
⊕	denotes Power Pole
△	denotes Sign
☀	denotes Light Standard
-X-X-	denotes Fence
-S-	denotes Sanitary Line
-ST-	denotes Storm Line
-W-	denotes Water Line
-G-	denotes Gas Line
-E-	denotes Electrical Line
-A.G.T-	denotes A.G.T Line
-U.R.O.W-	denotes Utility Right of Way Line
-P.L-	denotes Property Line
---	denotes Door
---	denotes Main Floor Windows
---	denotes Second Floor Windows
---	denotes Basement Floor Windows
---	denotes Shed Hatch
---	denotes Detached Garage Hatch
---	denotes Main Building Hatch
---	denotes Concrete and Asphalt Hatch
---	denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1: 200

LEGAL DESCRIPTION:
Lots 13 & 12
Block 33
Plan 4479 P

MUNICIPAL ADDRESS:
2024 - 30th AVENUE S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 579.083 SQ M HOUSE SIZE + ATTACHED GARAGE: 128.826 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.000 SQ M TOTAL: 257.651/579.083 = 44.49%	LOT SIZE: 289.547 SQ M HOUSE SIZE + ATTACHED GARAGE: 128.826 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.000 SQ M TOTAL: 128.826/289.547 = 44.49%	LOT SIZE: 589.536 SQ M HOUSE SIZE + ATTACHED GARAGE: 128.826 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.000 SQ M TOTAL: 128.826/289.536 = 44.49%
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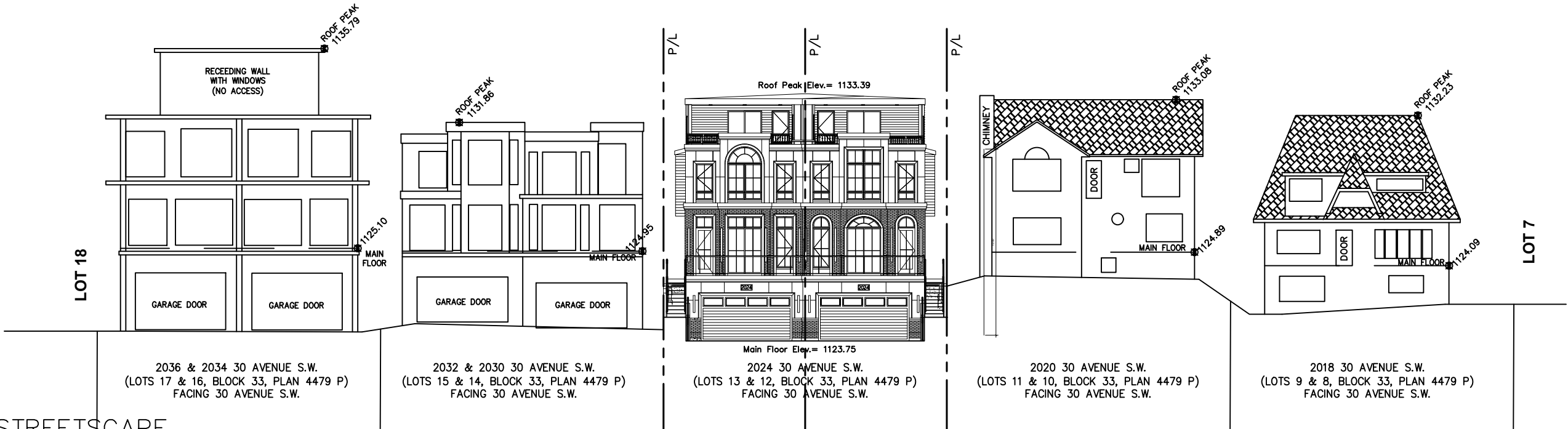
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	10/03/26	DP SITEPLAN	D.L.	2024 30th AVENUE SW Calgary, Alberta	SEMI DETACHED	1: 200
02.				Lots 13 & 12 Block 33 Plan 4479 P	DATE:	DIVISION NUMBER:
03.					MAR 10, 2026	S 01
04.						

SITE PLAN
SCALE: 1: 200

2032 2030

2024
30 AVENUE S.W.

2020

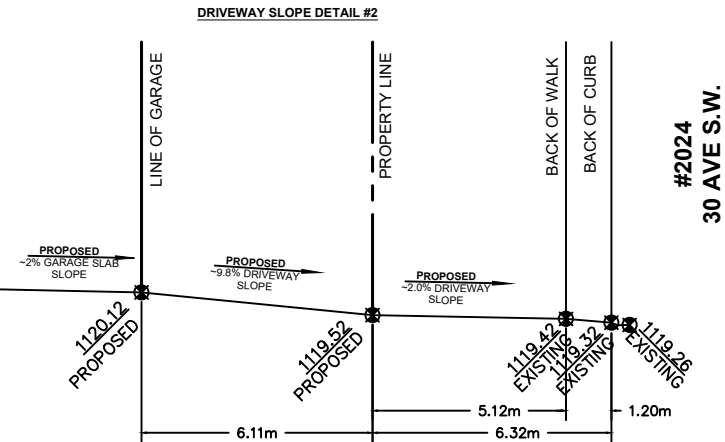
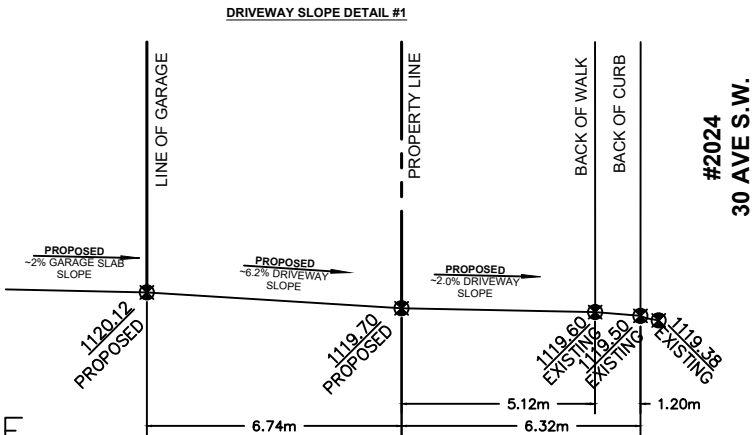


STREETSCAPE
SCALE: 1:250

SOUTH STREETSCAPE

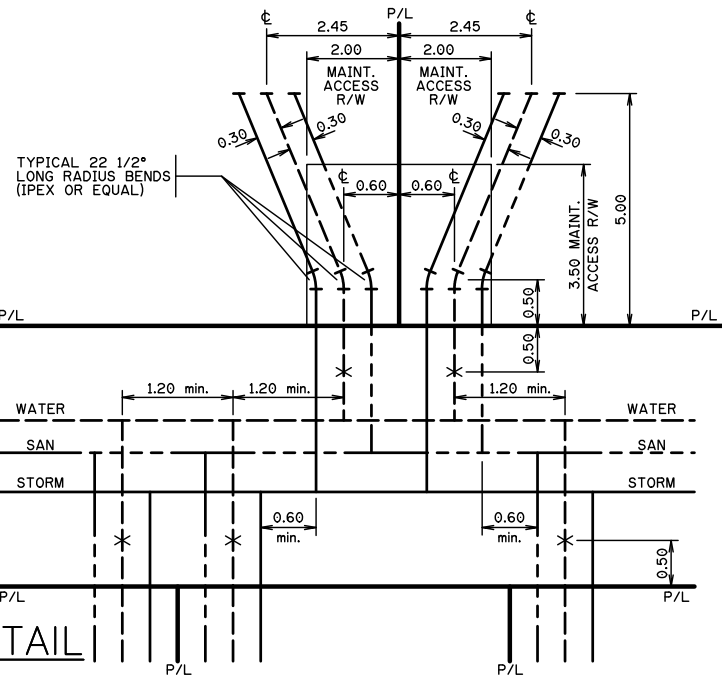
NEW HOME SQFT:

	UNIT #1	UNIT #2
BASEMENT	1100.67 SQ FT	1100.67 SQ FT
ATTACHED GARAGE	538.00 SQ FT	538.00 SQ FT
MAIN FLOOR	1217.00 SQ FT	1220.33 SQ FT
UPPER FLOOR	1202.58 SQ FT	1202.58 SQ FT
LOFT FLOOR	808.73 SQ FT	808.73 SQ FT
TOTAL AREA	3228.31 SQ FT	3228.31 SQ FT



DRIVEWAY SLOPE
SCALE: NTS

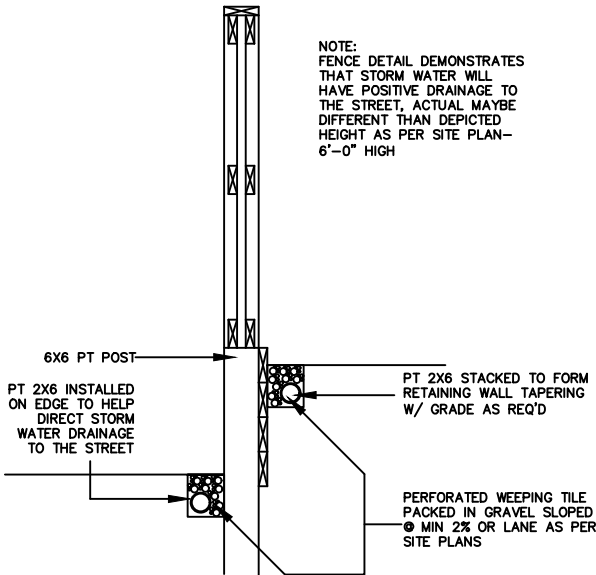
- NOTES:
- A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
 - DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
 - SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
 - THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
 - DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
 - WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
 - THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
 - WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.40	6.00	10.00	In Adjacent Property	To Stay
T2	Bush	—	4.00	4.00	In Subject Property	To Be Removed
T3	Bush	—	2.00	2.00	In Subject Property	To Be Removed
T4	Bush	—	2.00	2.00	In Subject Property	To Be Removed
T5	Bush	—	2.00	2.00	In Subject Property	To Be Removed
T6	Bush	—	2.00	2.00	In Subject Property	To Be Removed
T7	Bush	—	4.00	4.00	In Subject Property	To Be Removed
T8	Coniferous	0.10	1.00	2.00	In Subject Property	To Be Removed
T9	Coniferous	0.10	1.00	2.00	In Subject Property	To Be Removed
T10	Deciduous	0.50	6.00	6.00	In Subject Property	To Be Removed
T11	Deciduous	1.20	7.00	5.00	In Subject Property	To Be Removed
T12	Coniferous	0.10	2.00	2.00	In Subject Property	To Be Removed
T13	Bush	—	1.50	1.50	In Subject Property	To Be Removed
T14	Bush	—	1.50	1.50	In Subject Property	To Be Removed
T15	Bush	—	1.00	1.50	In Subject Property	To Be Removed
T16	Coniferous	0.80	8.00	10.00	In Subject Property	To Be Removed
T17	Coniferous	0.80	8.00	10.00	In Subject Property	To Be Removed
T18	Deciduous	0.10	3.00	4.00	In City Property	To Stay



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	10/03/26	DP SITEPLAN	D.L.	2024 30th AVENUE SW Calgary, Alberta	SEMI DETACHED	AS SHOWN
02.				Lots 13 & 12 Block 33 Plan 4479 P	DATE:	DIVISION NUMBER
03.					MAR 10, 2026	S 02
04.						

