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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.

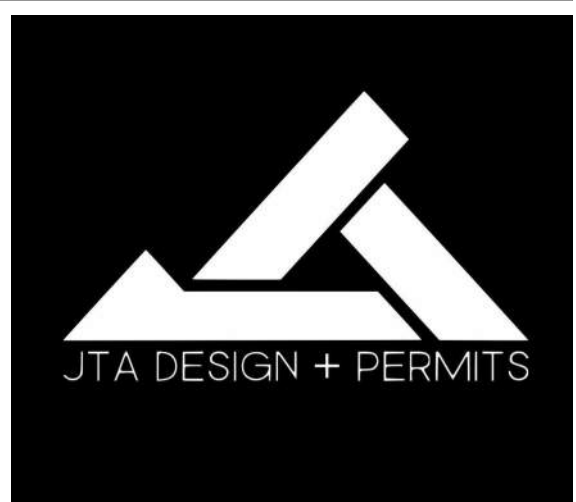
TOTAL = 3228.31 SQ. FT.

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:

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LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

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DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
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CONTRACTOR IS TO CONFIRM AND COORDINATE ALL
DETAILS WITH SITE CONDITIONS AND OTHER
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PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY
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ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER
TO BE RESOLVED BEFORE PROCEEDING

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: 2026-06-24 8:34:03 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:

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STATUS:

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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:

Front Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-24 8:34:10 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
4	HARDIE SIDING - WHITE	9	CAST-IN-PLACE CONCRETE
5	SIDING FINISH - DARK	10	TORCH ON ROOF

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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:

Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-24 8:34:12 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
2	ALUMINUM FASCIA - BLACK	7	BRICK FINISH AS SPEC'D.
3	ALUMINUM SOFFIT - WOOD GRAIN	8	CONCRETE PARGING
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-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:

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LEGAL LAND DISCRIPTION:

LOT: BLOCK: PLAN:

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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:

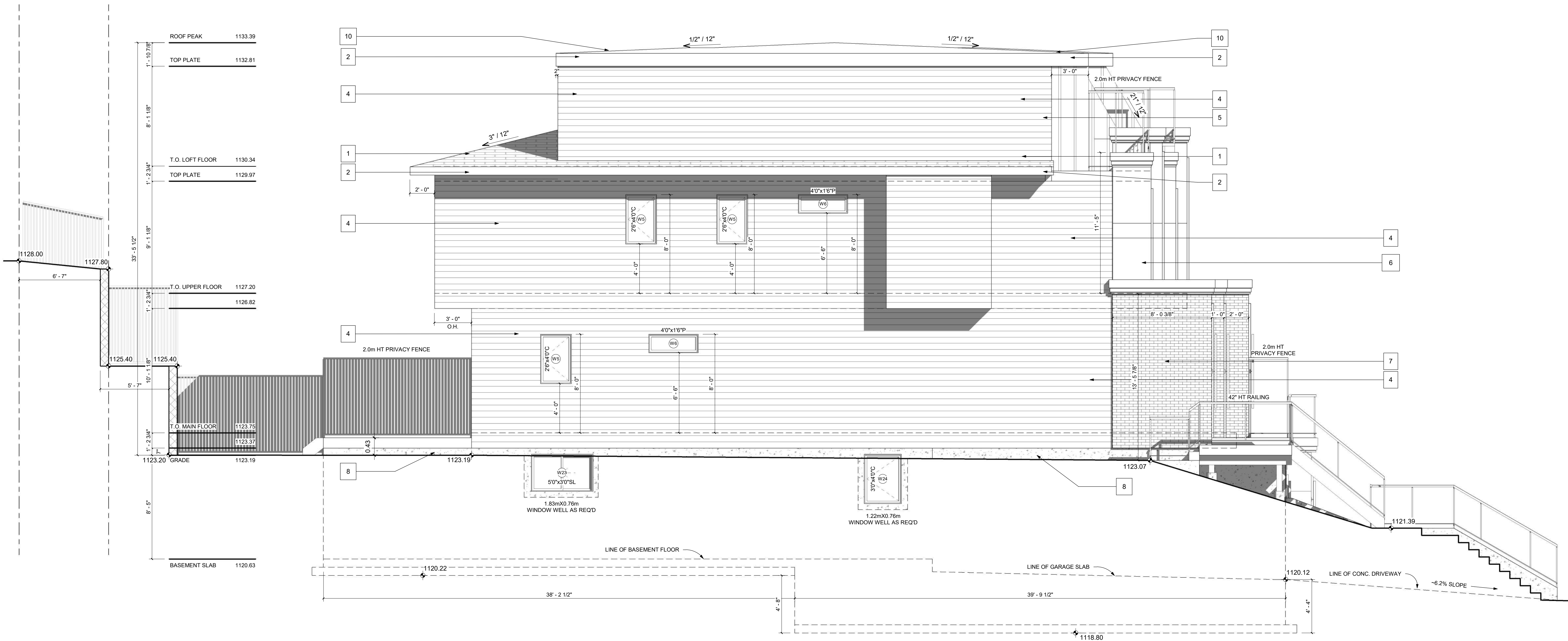
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SCALE: 1/4" = 1'-0"

PAGE:

A-2.2

P/L



LEFT ELEVATION

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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	STONE TILE FINISH - WHITE
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@1.22m LIMITING DISTANCE

WALL AREA = 1817.33 SQ. FT.
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GENERAL NOTES:

MUNICIPAL ADDRESS:

2024 - 30 AVE SW
CALGARY, AB

PROJECT:

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PROJECT NUMBER:

149-26

STATUS:

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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:

Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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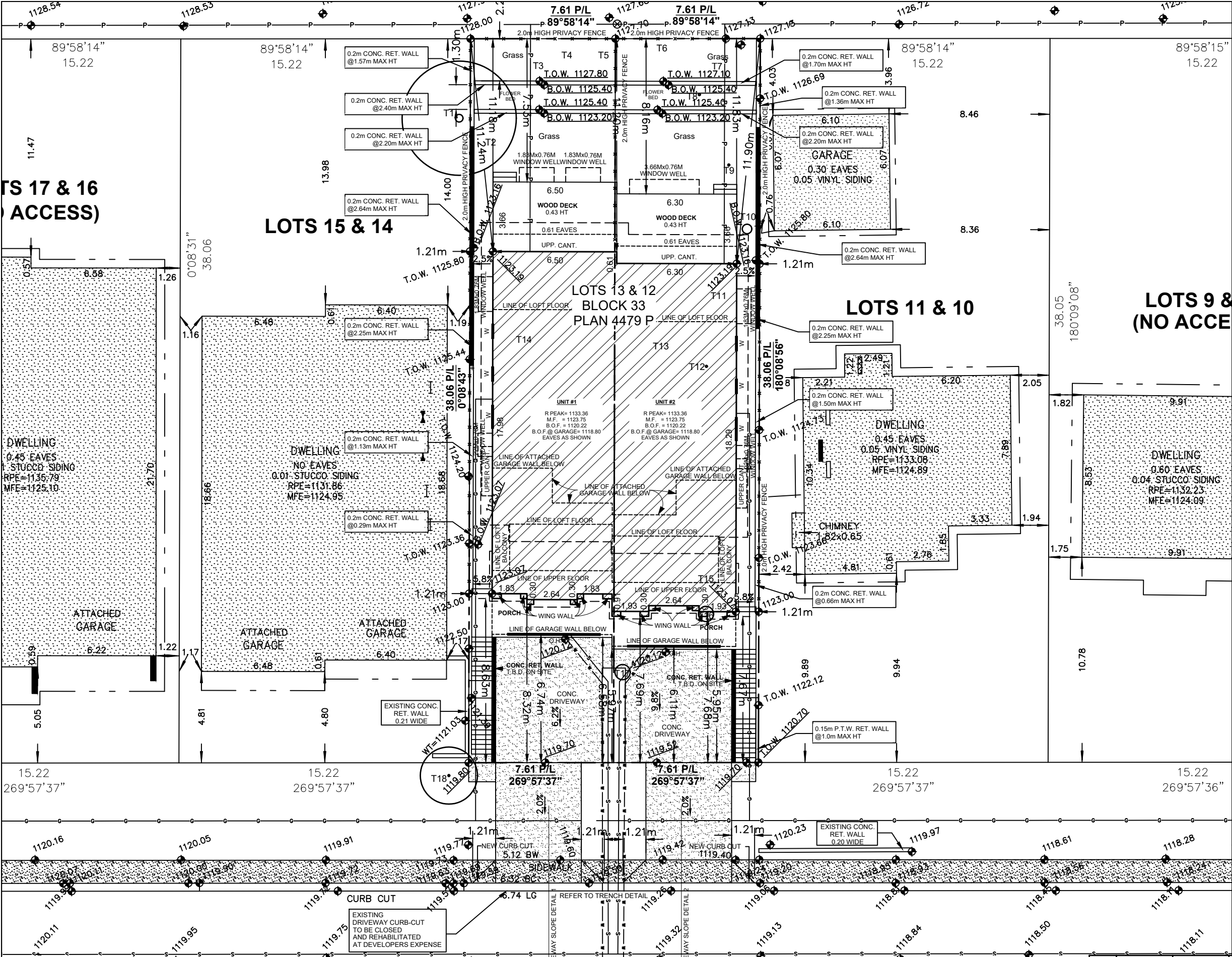
SCALE: 1/4" = 1'-0"

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--- 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
- denotes Utility Right of Way Line
- 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%