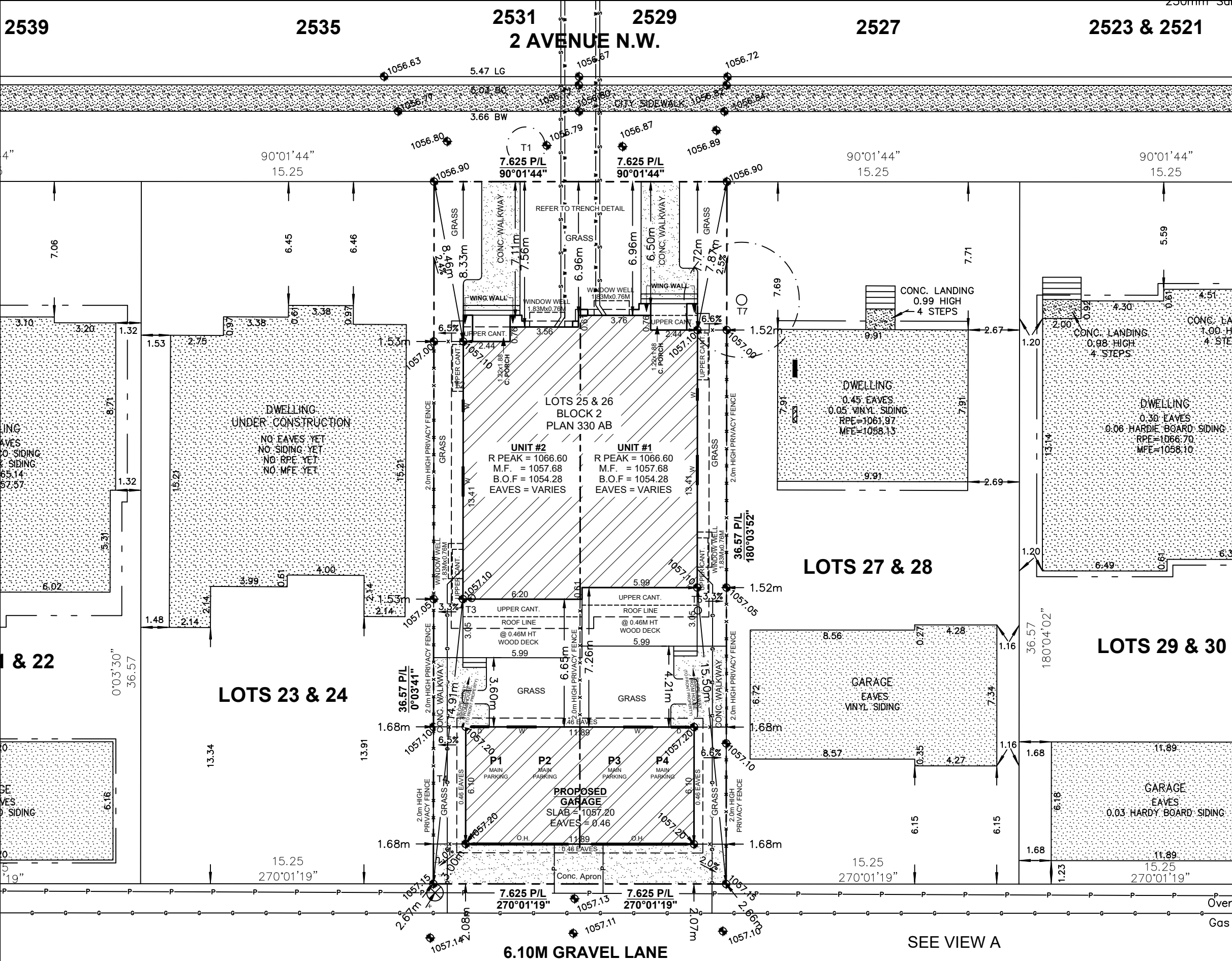




SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 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
- denotes Electrical Line
- 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-C2 Residential
Contextual One/Two Dwelling

SCALE 1:200

LEGAL DESCRIPTION:
Lots 25 & 26
Block 2
Plan 330 AB

MUNICIPAL ADDRESS:
2529 & 2531 2 AVE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 557.276 SQ M HOUSE SIZE: 169.207 SQ M COVERED PORCH: 3.716 SQ M CANT.: 0.00 SQ M GARAGE: 72.469 SQ M WING WALL: 1.421 SQ M	LOT SIZE: 278.584 SQ M HOUSE SIZE: 84.6035 SQ M COVERED PORCH: 1.858 SQ M CANT.: 0.000 SQ M GARAGE: 36.235 SQ M WING WALL: 0.7105 SQ M	LOT SIZE: 278.692 SQ M HOUSE SIZE: 84.6035 SQ M COVERED PORCH: 1.858 SQ M CANT.: 0.00 SQ M GARAGE: 36.235 SQ M WING WALL: 0.7105 SQ M
= 246.813/557.276 = 44.29%	= 123.41/278.584 = 44.29%	= 123.41/278.692 = 44.29%

PROJECT NAME AND ADDRESS:		PROJECT:		SCALE:	
2529 & 2531 2 AVE N.W. Calgary, Alberta		SEMI-DETACHED		1: 200	
Lot 25 & 26 Block 2 Plan 330 AB		DATE: JAN 27, 2026		DIVISION NUMBER: S 01	



LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

PROJECT NOTES:

FLOOR AREA - UNIT #1
BASE. = 930.67 SQ. FT.

MAIN = 910.67 SQ. FT.
UPPER = 1023.67 SQ. FT.
TOTAL = 1934.34 SQ. FT.

FLOOR AREA - UNIT #1
BASE. = 930.67 SQ. FT.

MAIN = 910.67 SQ. FT.
UPPER = 1023.67 SQ. FT.
TOTAL = 1934.34 SQ. FT.

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	10/04/2026	DP PLANS	A.R.
02.	--	--	--
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05.	--	--	--



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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:02 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

NOTE*
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED
TO ACCOMMODATE CUSTOM WINDOWS

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)

PROJECT NOTES:

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-13 3:00:06 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 212-26
SCALE: AS SHOWN	SHEET: A-2.0

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

VENTED SOFFIT NOTES:

-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:06 PM

PROJECT NAME:

2420 21 ST NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

212-26

SCALE:

AS SHOWN

SHEET:

A-2.1

REAR ELEVATION

SCALE: 3/16" = 1'-0"



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

WINDOW CALCULATION
WALL AREA= 1108.86 SQ. FT.
WINDOW AREA = 36.25 SQ. FT.
TOTAL: 36.25 / 1108.86 = 3.27%

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)

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STATUS: -

SIGNATURES:
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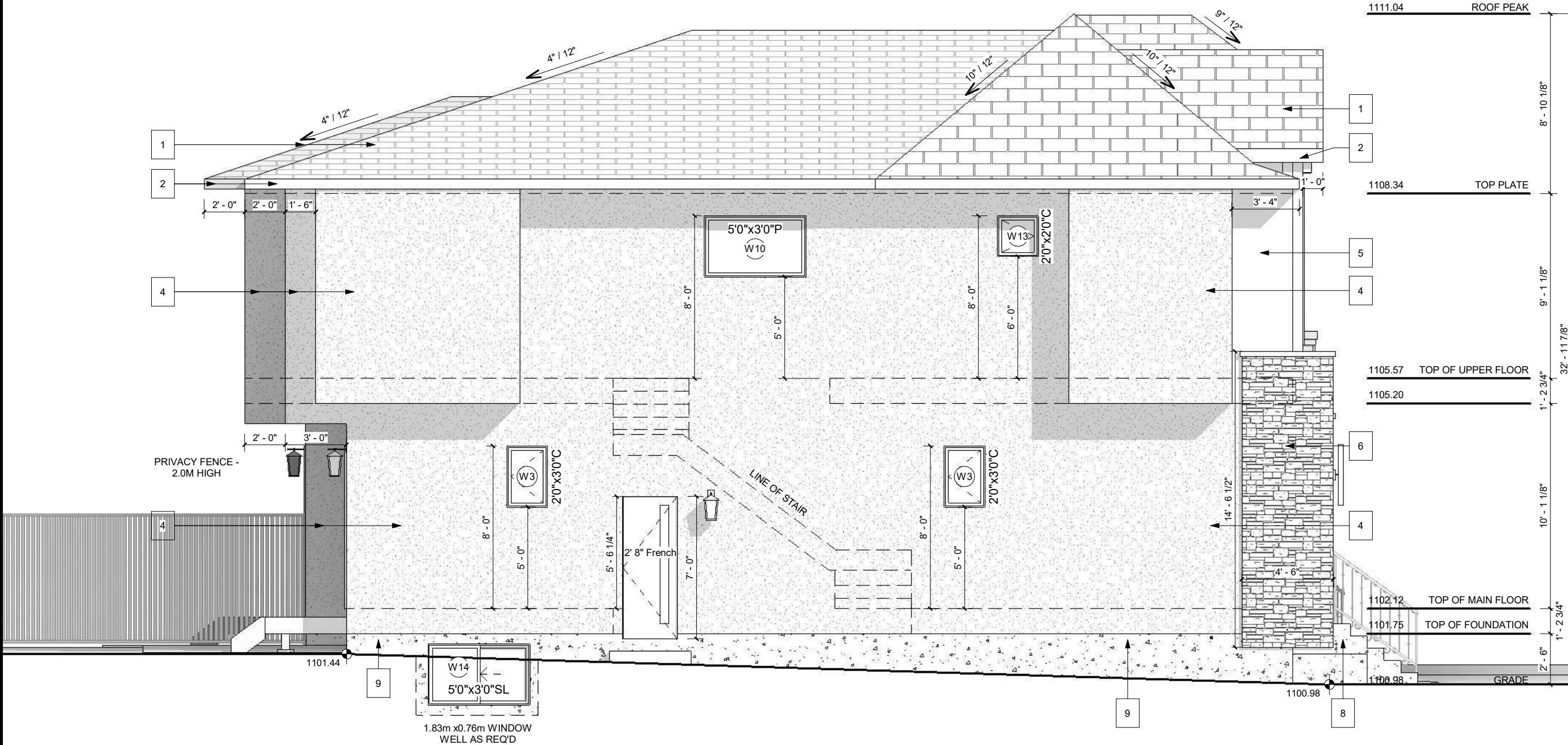
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PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-2.2

UNIT #2



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

WINDOW CALCULATION
WALL AREA= 1063.91 SQ. FT.
WINDOW AREA = 36.25 SQ. FT.
TOTAL: 36.25 / 1063.91 = 3.41%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

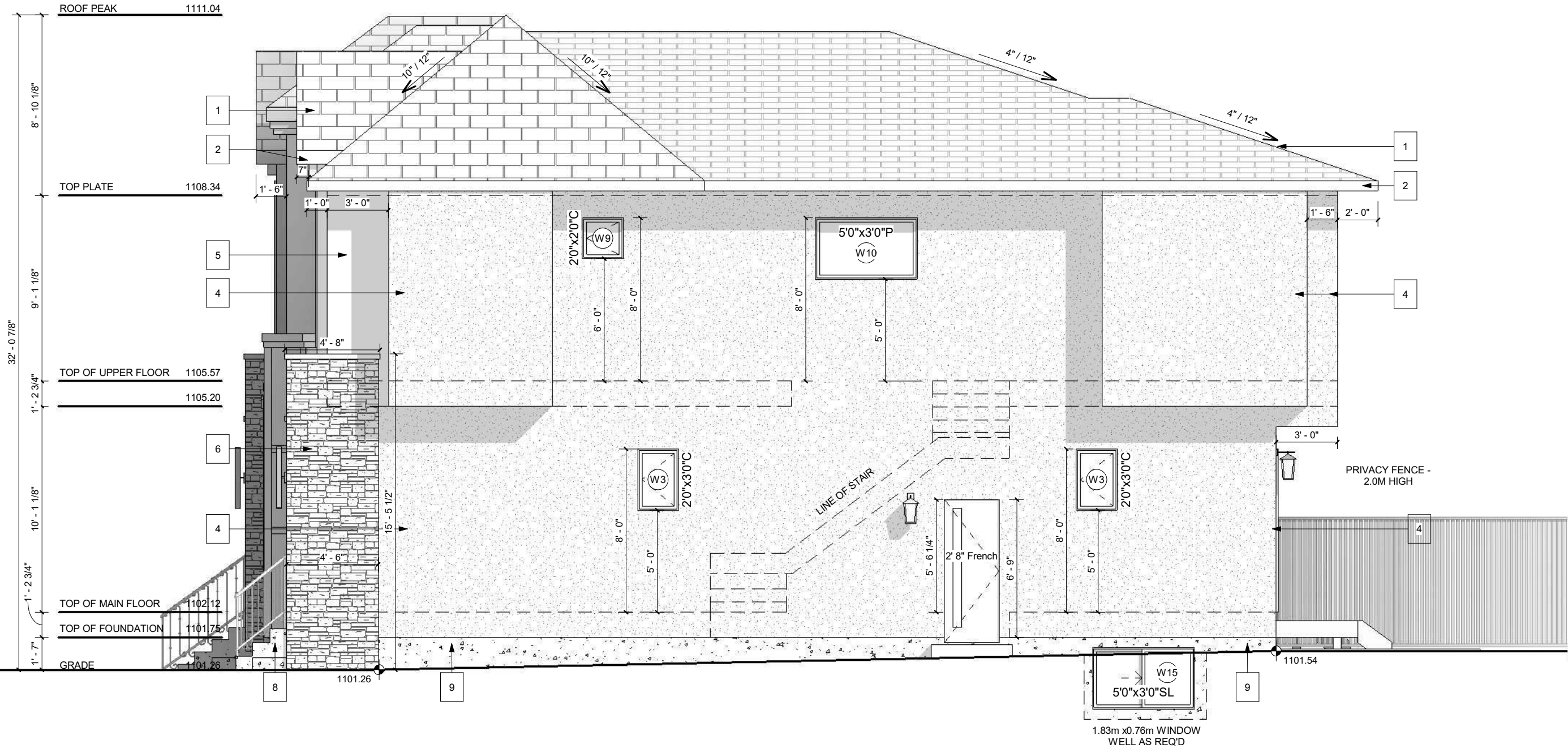
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PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-2.3

UNIT #1



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1

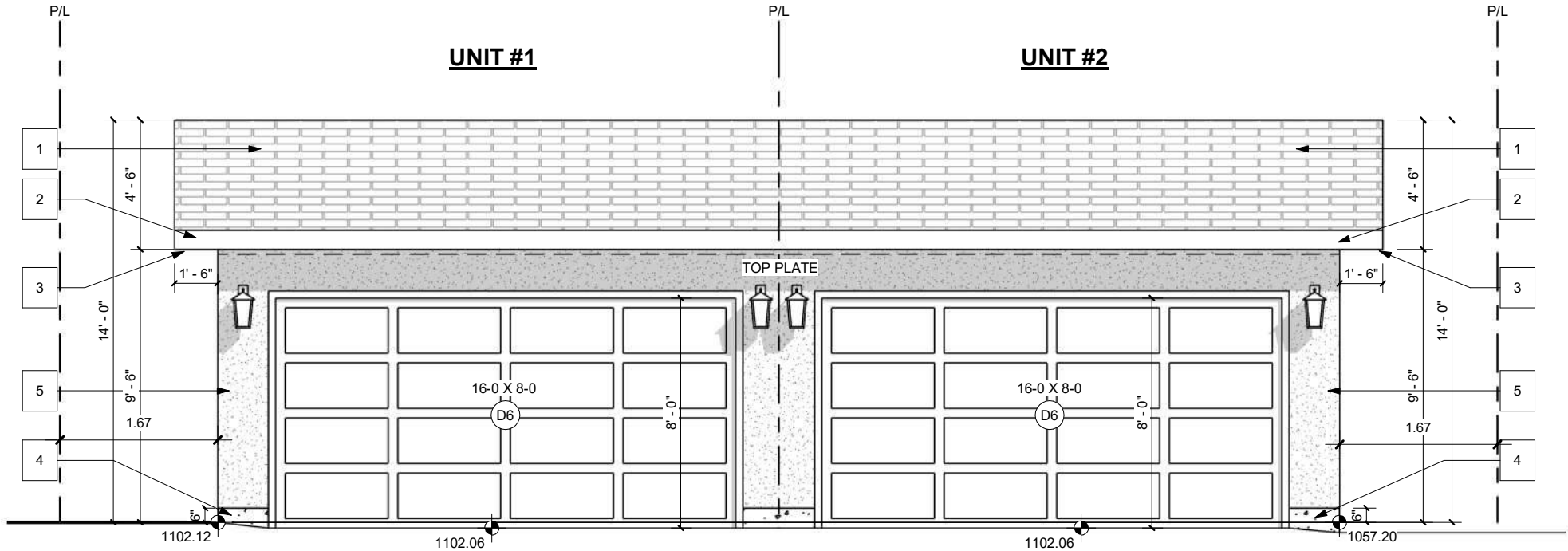
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

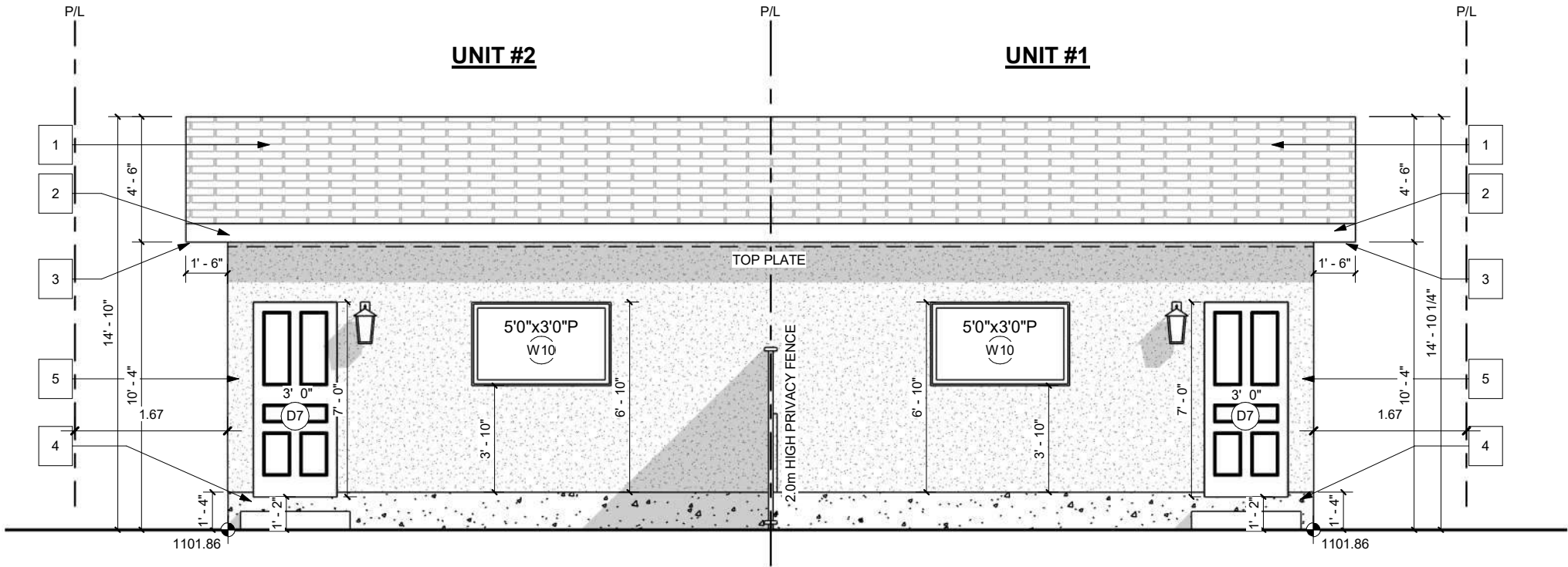
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



GARAGE REAR
SCALE: 3/16" = 1'-0"

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-13 3:00:09 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

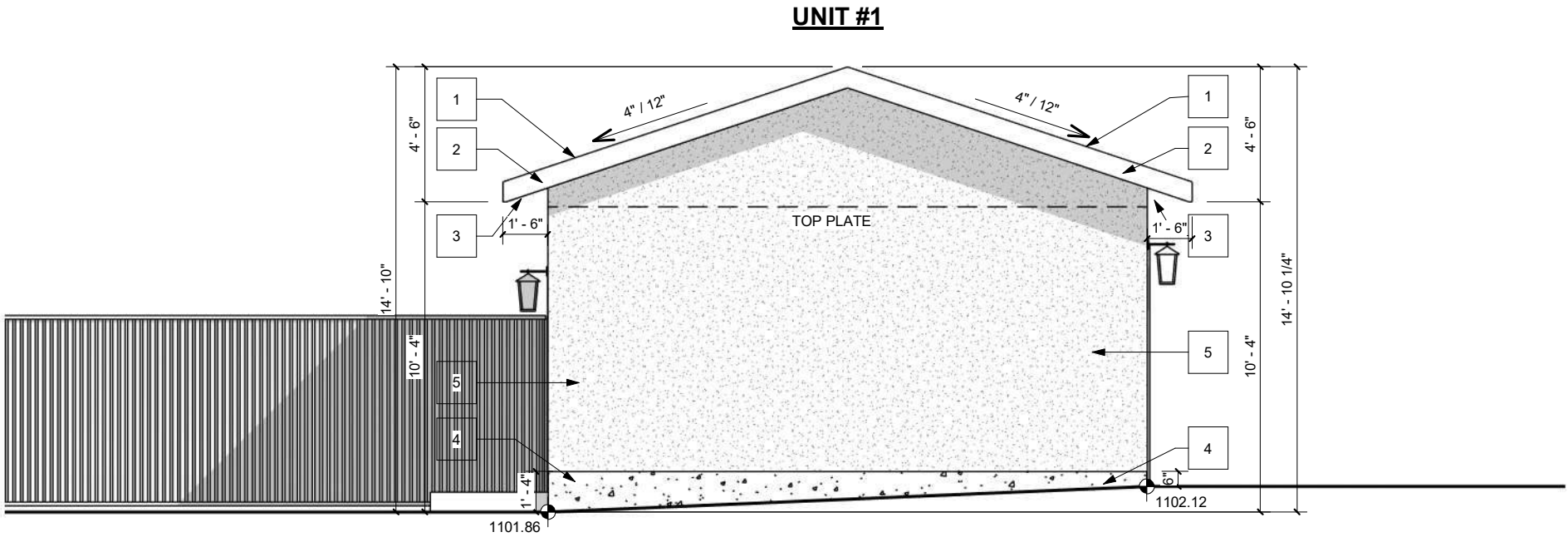
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

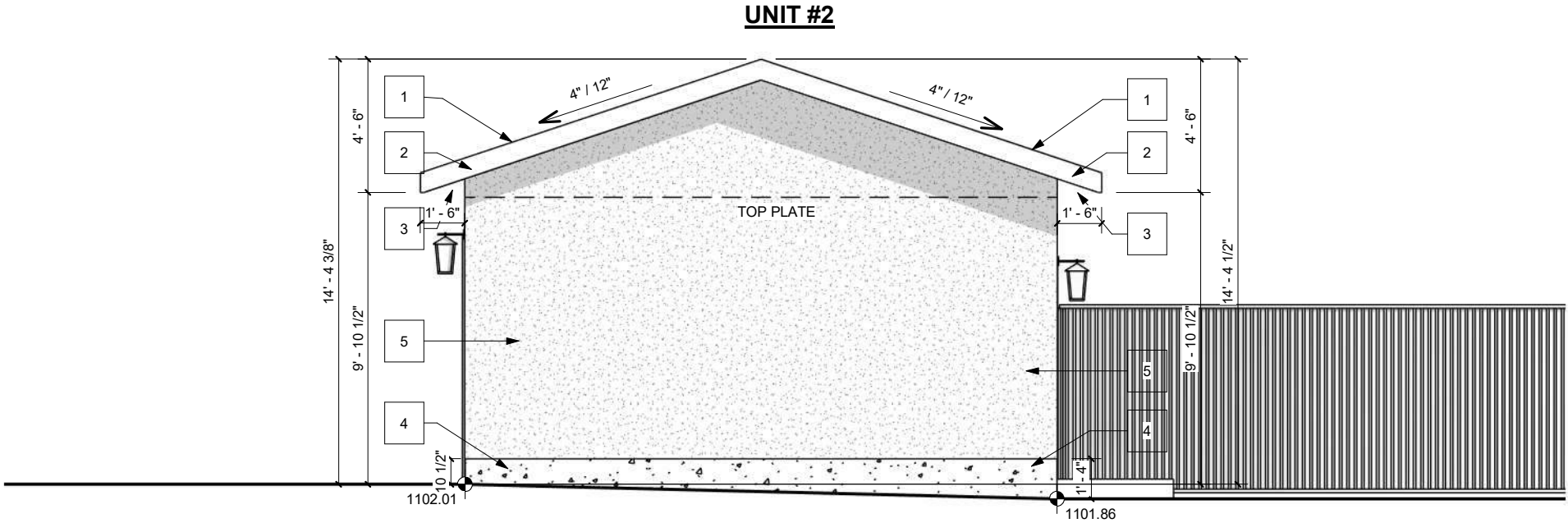
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



GARAGE LEFT
SCALE: 3/16" = 1'-0"



GARAGE RIGHT
SCALE: 3/16" = 1'-0"

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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:09 PM

PROJECT NAME:

2420 21 ST NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

212-26

SCALE:

AS SHOWN

SHEET:

A-3.2