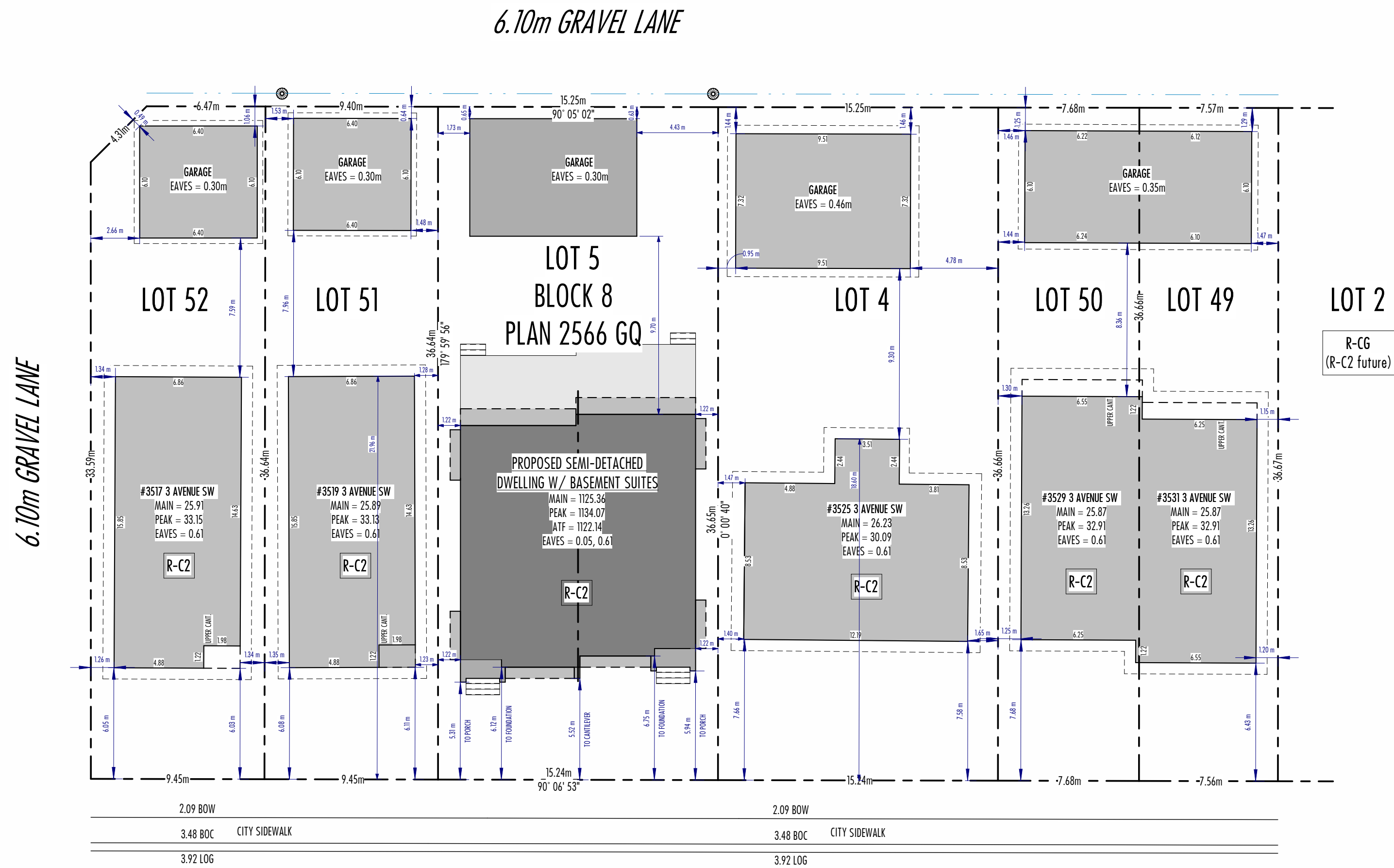
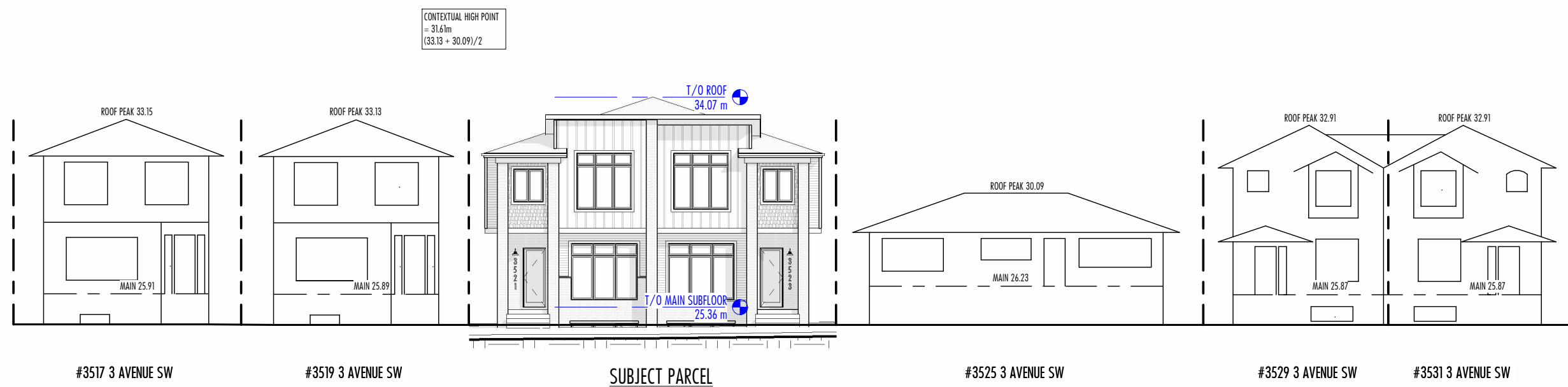




3rd AVENUE SW

2 BLOCK PLAN
A1 1: 200

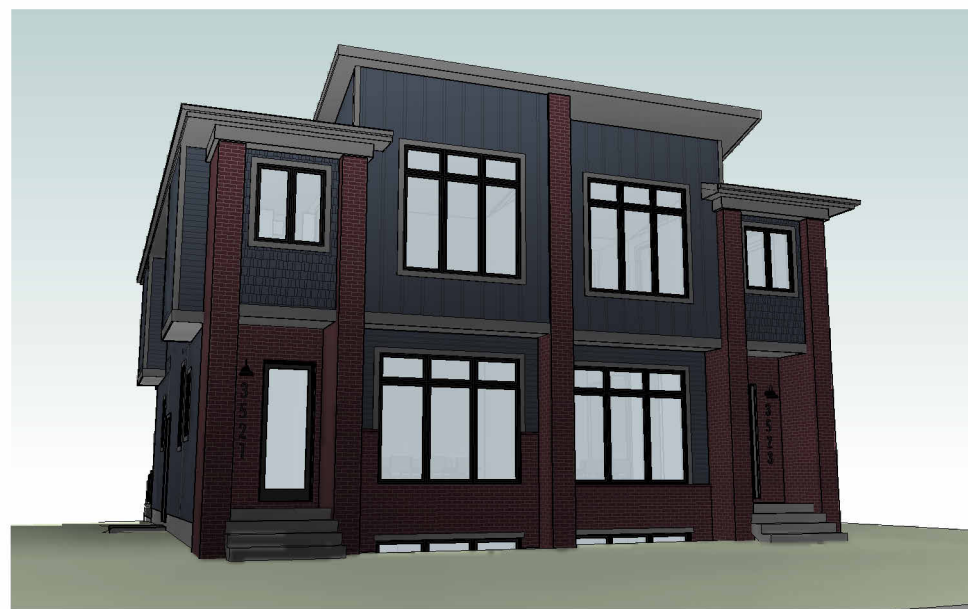


3 STREETSCAPE
A1 1: 200

#3521 3 AV SW

SEMI-DETACHED DWELLING
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA



3D VIEWS FOR REFERENCE ONLY. DO NOT SCALE.

BUILDING STATISTICS

BUILDING HEIGHT:

ROOF PEAK ELEVATION: 34.07 m

REAR BUILDING REFERENCE POINT - 24.30m

FRONT BUILDING REFERENCE POINT - 24.43m

CONFIDENTIAL HIGH POINT = 31.61m

MAXIMUM BUILDING HEIGHT (31.61 - 24.43 - 1.53) = 5.65m

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MAXIMUM BUILDING HEIGHT (31.61 - 24.43 - 1.53) = 5.65m

PROPERTY STATISTICS

STREET ADDRESS:

#3521 3 AV SW

LEGAL ADDRESS:

LOT 5, BLOCK 8, PLAN 2566 GQ

COMMUNITY:

SPRUCE CLIFF

ZONING:

R-C2

PARCEL SIZE & AREA:

15.20m x 30.40m (SF x 100' x 100')

582.0 m²

0.056 ha

LOCAL AREA PLAN:

WESTBROOK LOCAL AREA PLAN

NEIGHBOURHOOD LOCAL

UNITED 13-STOREY

TRANSIT PROXIMITY:

LESLIE BLUE LINE AT WESTBROOK STATION

15 MIN TO WESTBROOK STATION

BELMONT TRAIL AT WESTBROOK STATION

15 MIN TO WESTBROOK STATION

PRINCE ALBERT TRAIL AT 32.25 SW

15 MIN TO WESTBROOK STATION

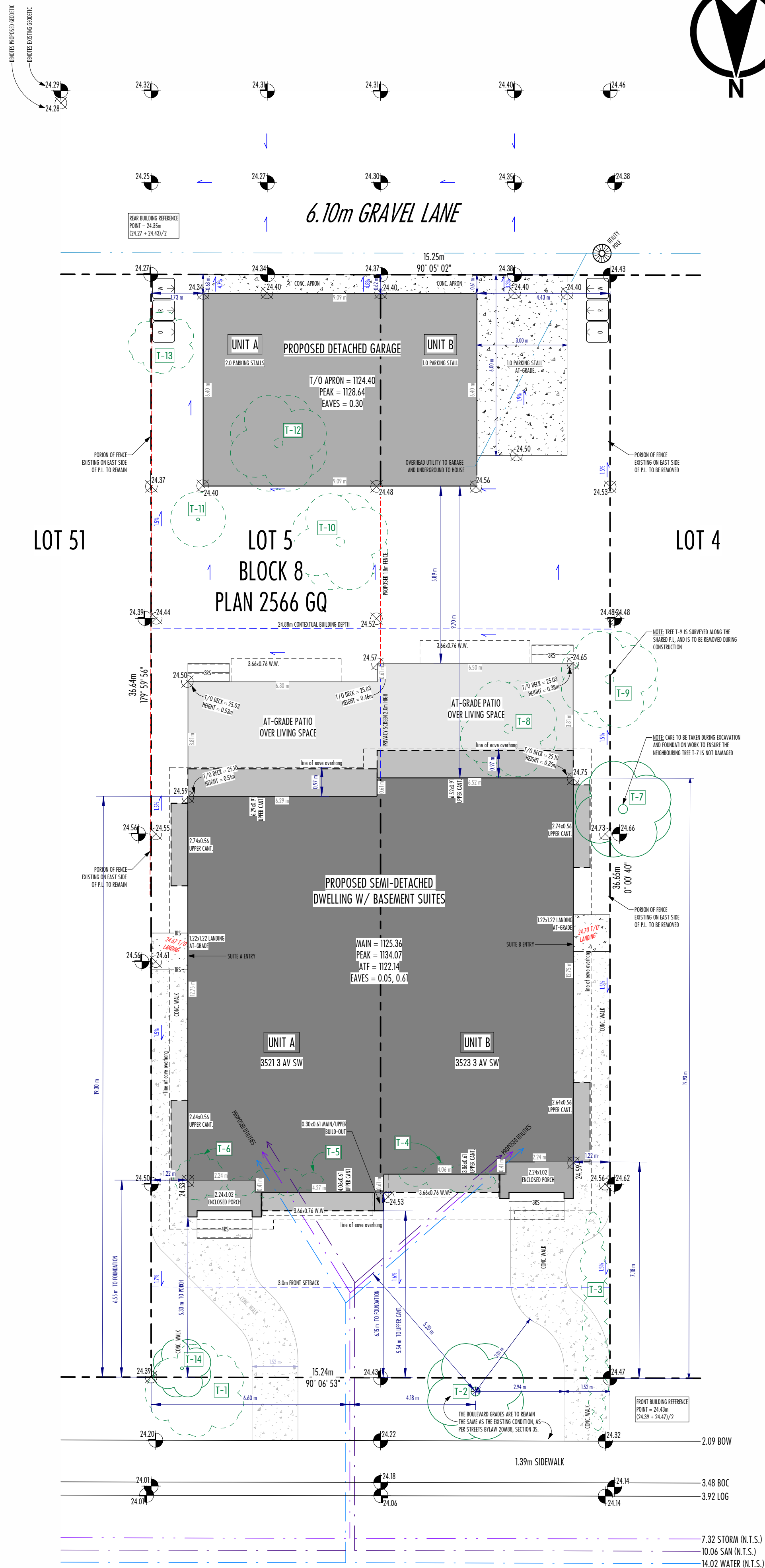
BUS ROUTES: P3, P4, P5, P6

BUS ROUTES: P3, P4, P5, P6

TREE LEGEND

#	TYPE	QAL	SPCL	RECS	STATUS
1-1	LEAFY DECIDUOUS	0.30	2.0	2.0	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-2	GREEN ACER	0.40	0.40	1.5	TO REMAIN (LIVE TREE 1-20M+)
1-3	REDF. JUN.	1.5	2.0	2.0	TO BE REMOVED
1-4	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-5	REDF. JUN.	1.0	1.5	1.5	TO BE REMOVED
1-6	BIRCH	1.0	1.5	1.5	TO BE REMOVED
1-7	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-8	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-9	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-10	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED (SHARED PRIVATE & CITY STREET)
1-11	CONIFER	0.40	0.40	0.40	TO BE REMOVED
1-12	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED
1-13	REDF. JUN.	0.30	0.30	0.30	TO BE REMOVED
1-14	GREEN ACER	0.065	0.9	2.0	TO BE PLANTED (NEW)

CONTENTS	
SITE PLAN	A1
PROXY LINES	A2
PROXY LINES	A3
PROXY LINES	A4
PROXY LINES	A5



3rd AVENUE SW

1 SITE PLAN
A1 1: 200



DATE	ISSUED	BY
24.4.24	PROJECT Kickoff	IC
24.5.05	DRAFT FLOORPLAN	IC
24.5.19	FLOORPLAN REV. DRAFT EXTERIOR	IC
24.5.24	BP REVIEW, EXTERIOR	IC
24.5.28	BP	IC
24.7.03	BP - REV'D GARAGE ELEV HEIGHT	IC
24.8.19	BP - R-C2 ALIGNMENT, BUILDING HEIGHT, ROOF, GARAGE	IC

AREA	SF
UNIT A	997
MAIN	997
UPPER	997
TOTAL ABOVE GRADE	1994
BASEMENT DEVELOPMENT (SUITE)	878
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

PUBLISHED:	2024-08-19 9:24:41 PM
STATUS:	0P
DRAWN & DESIGNED:	K. GABRIEL
CHECKED:	C. GABRIEL

PROJECT: SPRUCE CLIFF SEMI-DETACHED WITH SECONDARY SUITES

STREET ADDRESS: #3521 3 AV SW, CALGARY, AB

LEGAL ADDRESS: LOT 5, BLOCK 8, PLAN 2566 GQ

OWNER: PRIVATE OWNER

LOT ZONING: R-C2

PAGE: ARCH 8 / 36 x 24"

SCALE: As indicated

SHEET: SITE PLAN

PAGE: A1



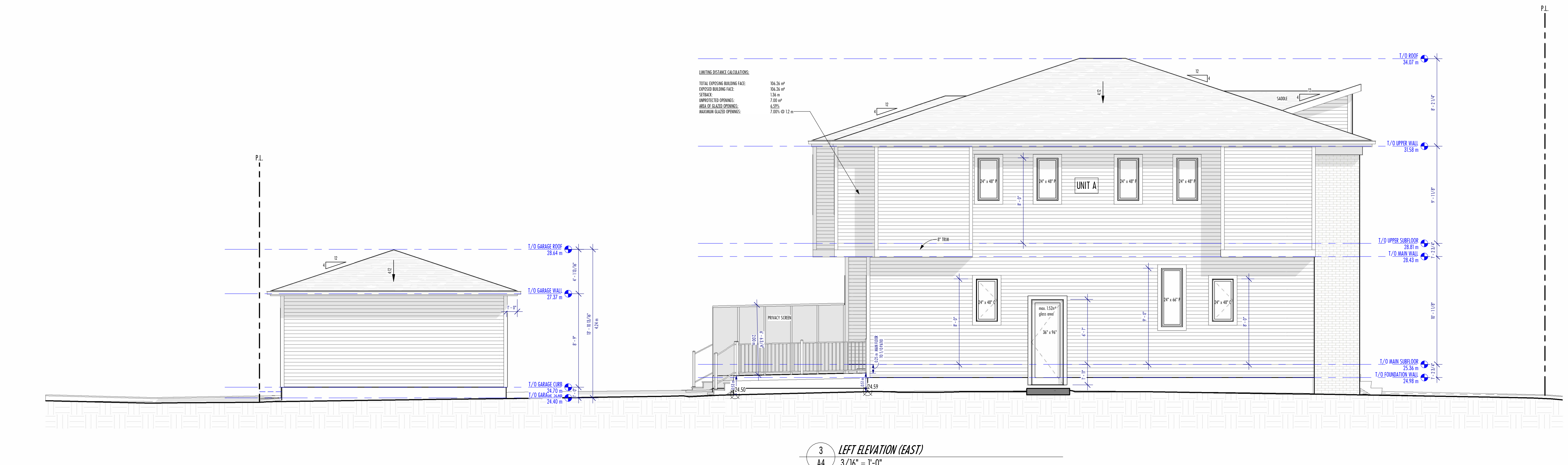
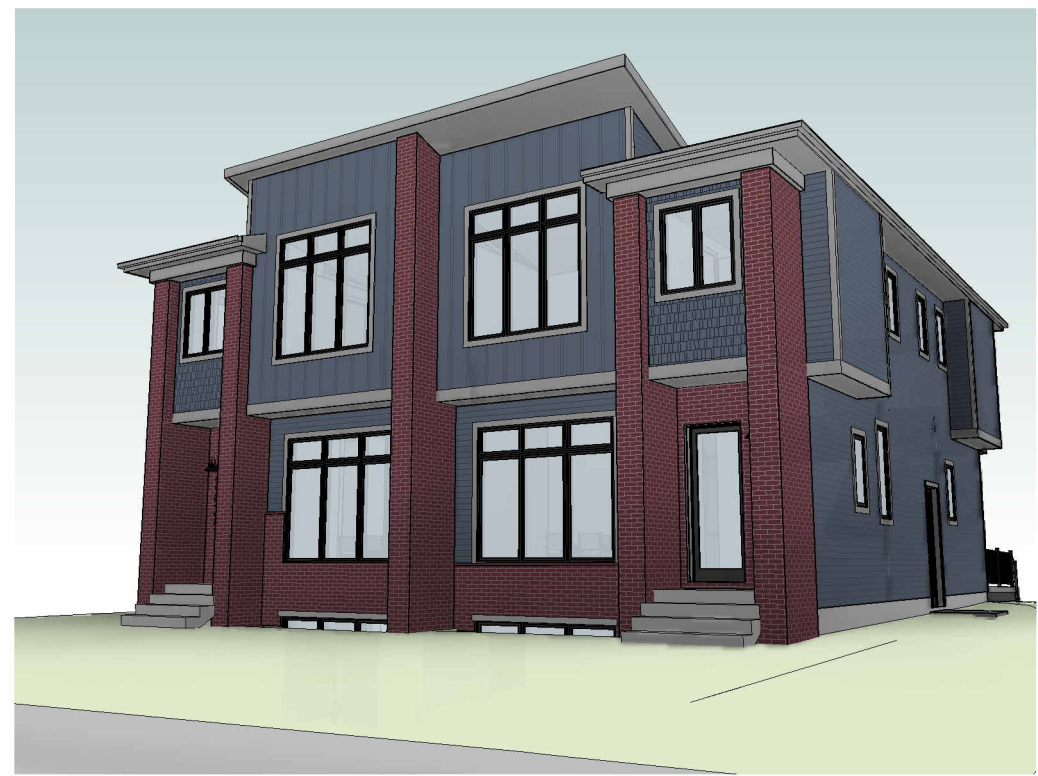
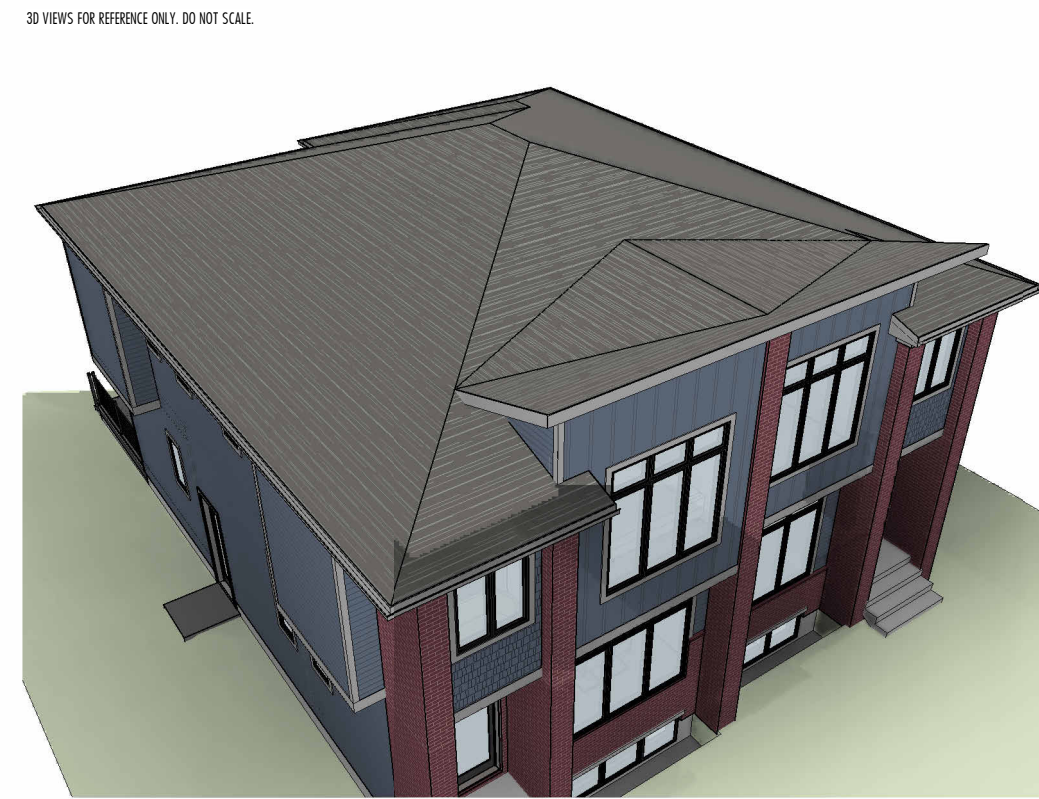
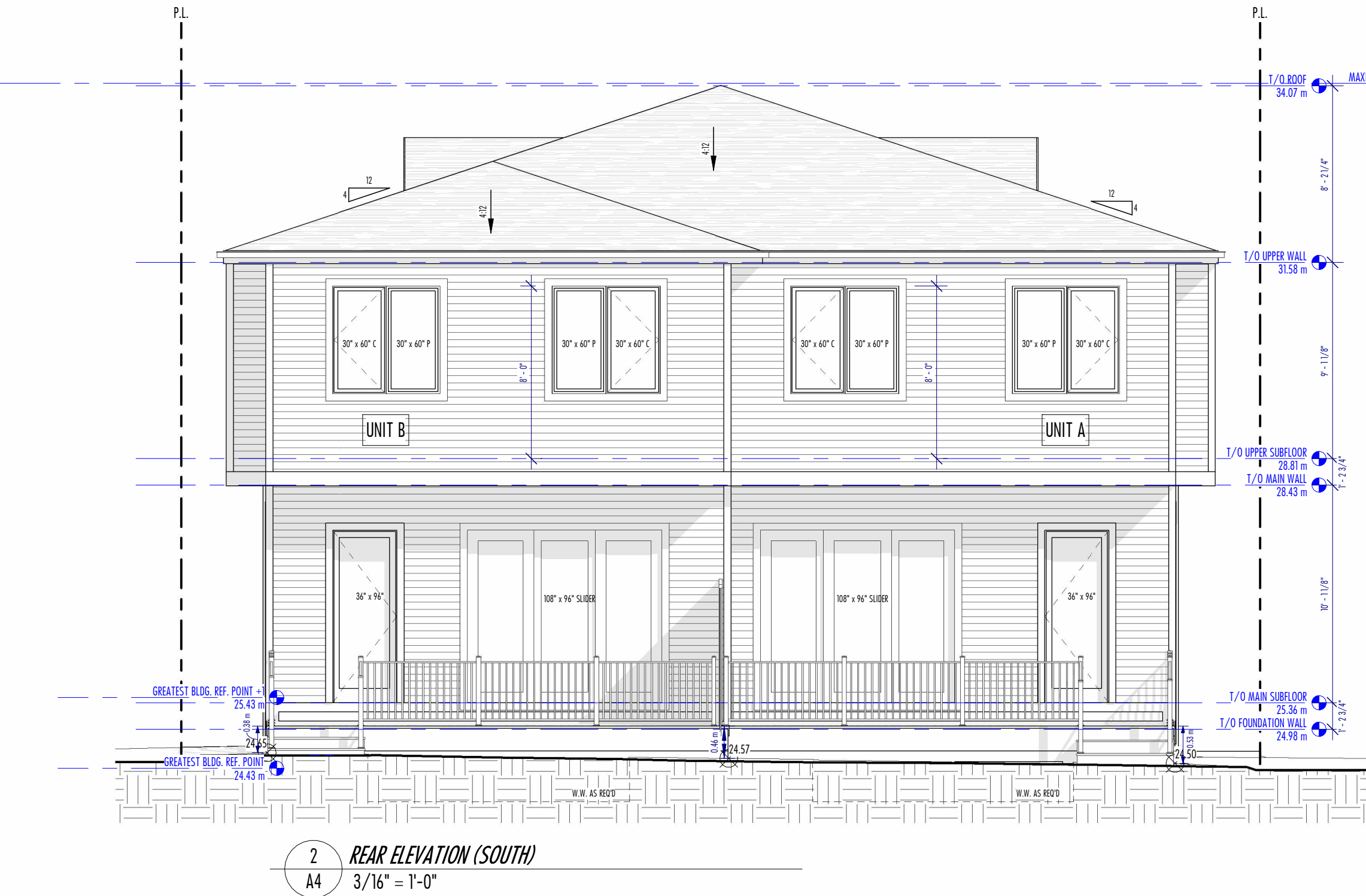
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Calgary, Alberta

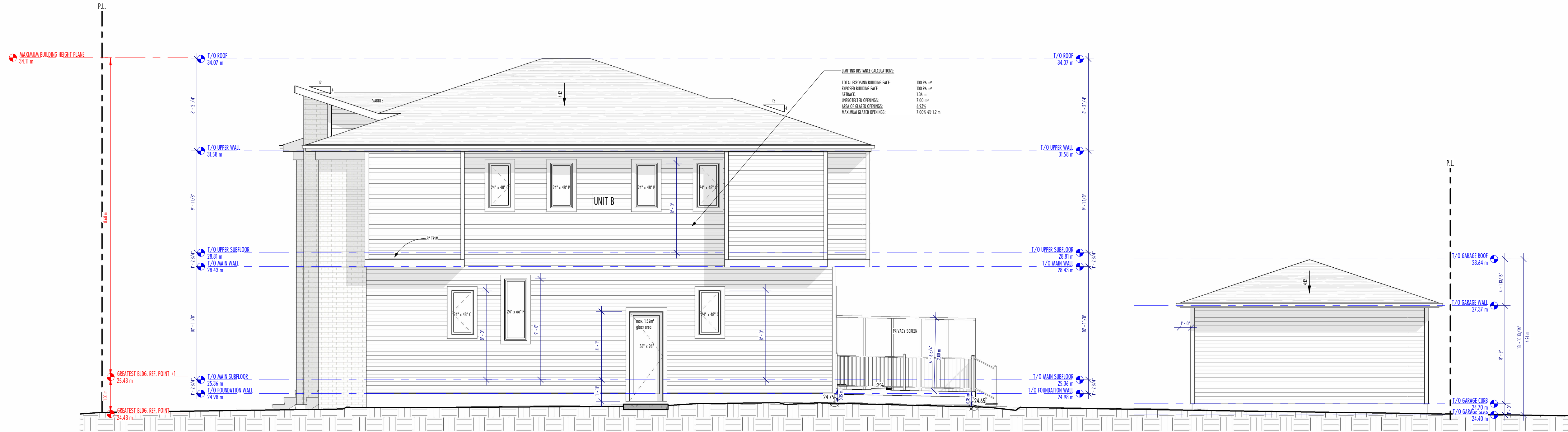
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2024.05.05	FLOORPLAN REV. DRAFT EXTERIOR	RC
2024.05.05	BP REVIEW, EXTERIOR	RC
2024.05.05	BP	RC
2024.05.05	BP - REV'S GARAGE ELEV HEIGHT	RC
2024.05.05	BP - R-C-2 ALIGNMENT, BUILDING HEIGHT, ROOF, GARAGE	RC

AREA	AREA	SF
UNIT A		
MAIN		907
UPPER		991
TOTAL ABOVE GRADE		1898
BASEMENT DEVELOPMENT (SUITE)		876
BASEMENT UNDEVELOPED		104
AT-GRADE REAR PATIO		262
UNIT B		
MAIN		907
UPPER		991
TOTAL ABOVE GRADE		1898
BASEMENT DEVELOPMENT (SUITE)		876
BASEMENT UNDEVELOPED		104
AT-GRADE REAR PATIO		262

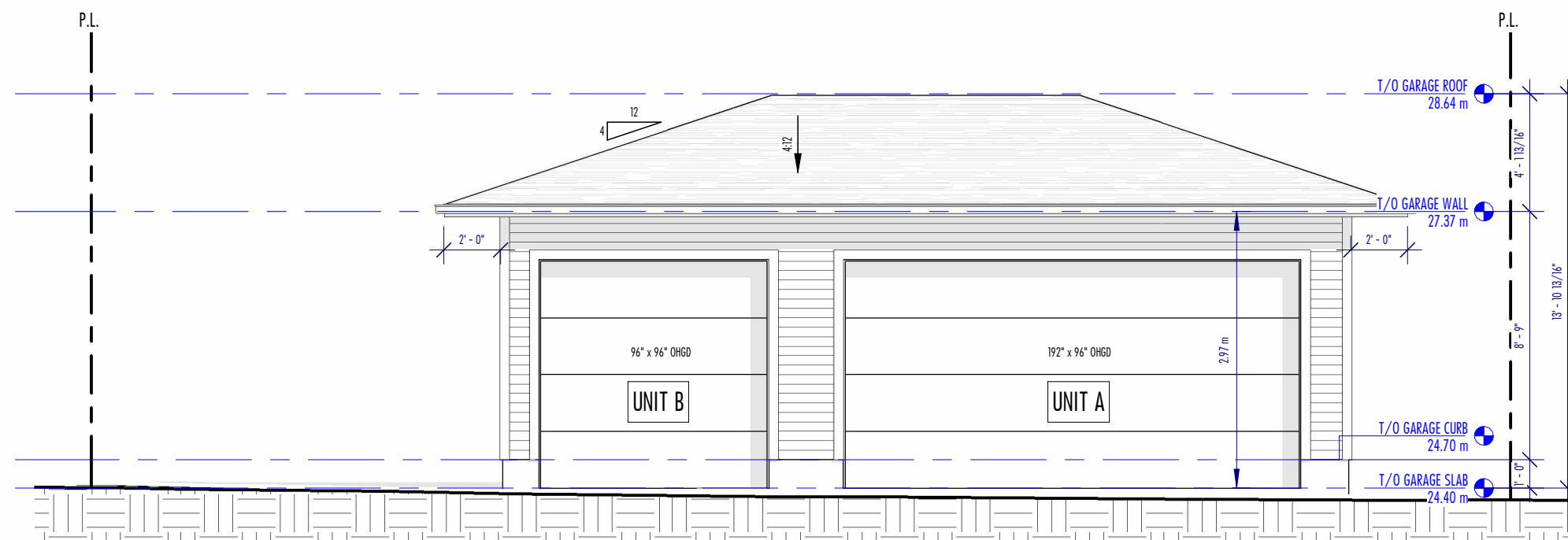
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STAGE:	BP
DRAWN & DESIGNED:	K. GARDNER
CHECKED:	C. GARDNER

PROJECT:	SPRUCE CLIFF SEMI-DETACHED WITH SECONDARY SUITES
STREET ADDRESS:	#3521 3 AV SW, CALGARY, AB
LEGAL ADDRESS:	LOT 5, BLOCK 8, PLAN 2566 GQ
OWNER:	PRIVATE OWNER
LOT ZONING:	R-C-2
PAGE:	ARCH / 36" x 24"
SCALE:	3/16" = 1'-0"
SHEET:	ELEVATIONS

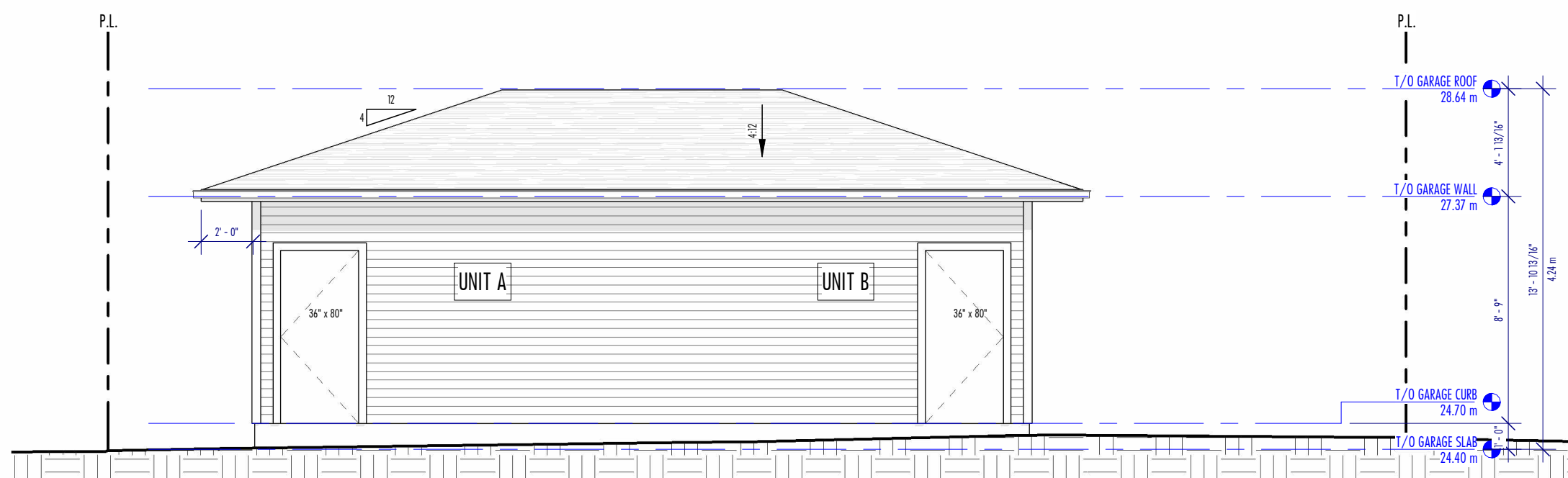




1
A5
RIGHT ELEVATION (WEST)
3/16" = 1'-0"



3
A5
GARAGE LANE ELEVATION (SOUTH)
3/16" = 1'-0"



4
A5
GARAGE YARD ELEVATION (NORTH)
3/16" = 1'-0"



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David J. Gammie
Calgary, Alberta

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COORD:

DATE	ISSUED	BY
2024.04.24	PROJECT RECORD	
2024.05.05	DRAFT FLOORPLAN	RC
2024.05.05	FLOORPLAN REV. DRAFT EXTERIOR	RC
2024.05.05	BP REVIEW, EXTERIOR	RC
2024.05.05	BP	RC
2024.05.05	BP - REV'D GARAGE ELEV HEIGHT	RC
2024.05.05	BP - R-C2 ALIGNMENT, BUILDING HEIGHT, ROOF, GARAGE	RC

AREAS:

AREA	SF
UNIT A	
MAIN	907
UPPER	991
TOTAL ABOVE GRADE	1898
BASEMENT DEVELOPMENT (SUITE)	876
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

UNIT B	
MAIN	907
UPPER	991
TOTAL ABOVE GRADE	1898
BASEMENT DEVELOPMENT (SUITE)	876
BASEMENT UNDEVELOPED	104
AT-GRADE REAR PATIO	262

PUBLISHED: 2024-08-19 5:25:04 PM

STAGE: 0P

DRAWN & DESIGNED: K. GABRIEL

CHECKED: C. GABRIELSON

PROJECT:

SPRUCE CLIFF SEMI-DETACHED
WITH SECONDARY SUITES

STREET ADDRESS:

#3521 3 AV SW,
CALGARY, AB

LEGAL ADDRESS:

LOT 5, BLOCK 8,
PLAN 2566 GQ

OWNER:

PRIVATE OWNER

LOT ZONING: R-C2

PAGE: ARCH 8 / 36" x 24"

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

SHEET:

ELEVATIONS & GARAGE PLAN

PAGE:

A5