



LIST OF DRAWINGS	
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

FLOOR AREA - UNIT #1
BASEMENT =998.17 SQ. FT.

FLOOR AREA - UNIT #1
MAIN =975.67 SQ. FT.
UPPER =1097.83 SQ. FT.
TOTAL =2073.50 SQ. FT.

FLOOR AREA - UNIT #2
BASEMENT =998.17 SQ. FT.

FLOOR AREA - UNIT #2
MAIN =975.67 SQ. FT.
UPPER =1097.83 SQ. FT.
TOTAL =2073.50 SQ. FT.

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	23/07/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-08-28 3:34:11 PM

PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 334 - 26
SCALE: AS SHOWN	SHEET: A-0.0



1	ASPHALT SHINGLES	4	BRICK FINISH AS SPEC'D.	7	SMOOTH STUCCO - DARK GRAY
2	6" ALUMNIMUM FASCIA	5	BOARD & BATTEN - DARK GRAY/BLACK	8	CONC. PARGING
3	STUCCO FINISHES - WHITE	6	SMOOTH STUCCO - WHITE	9	CAST IN PLACE CONCRETE

- 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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SEMI DETACHED

—

X _____

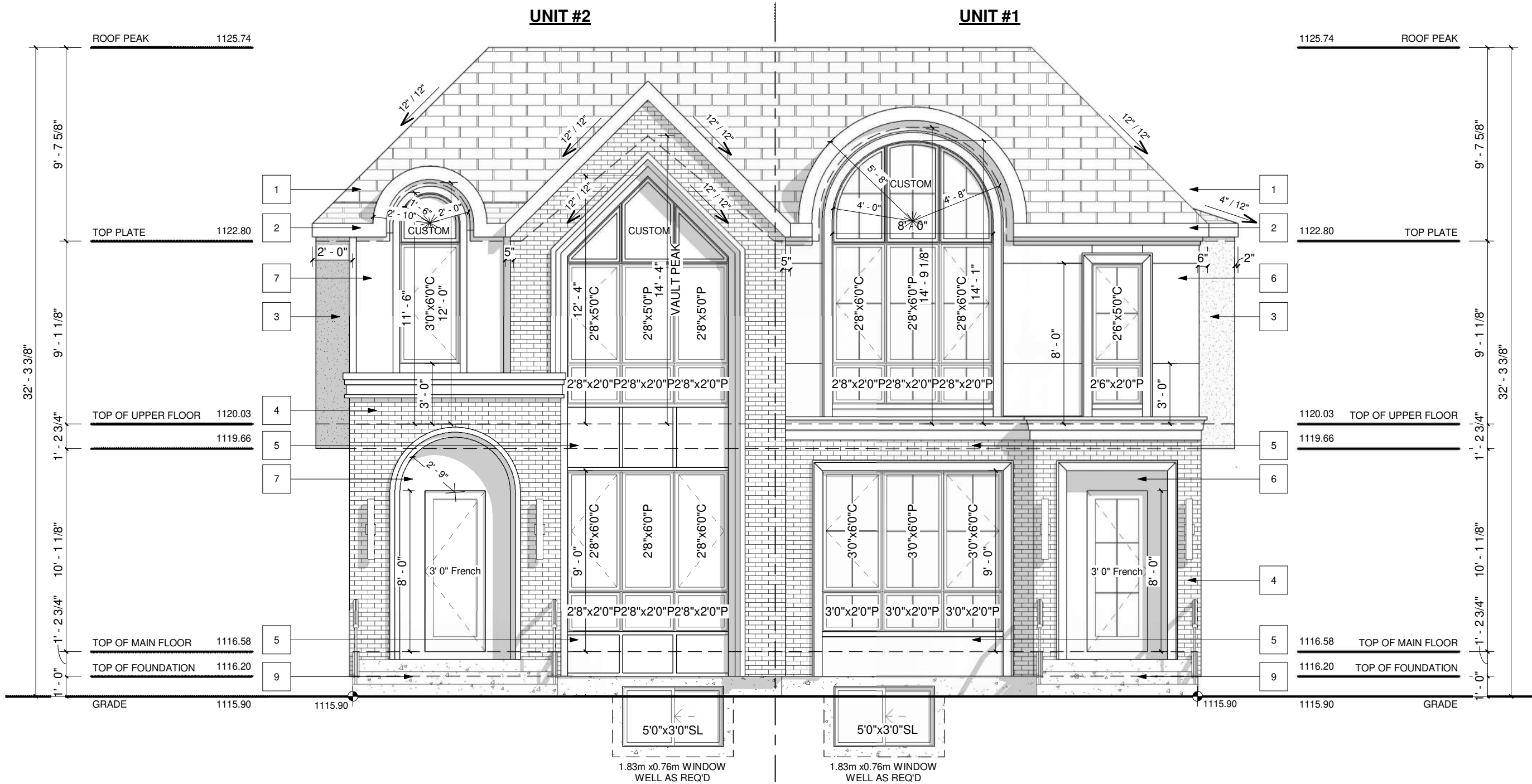
3007 27 ST SW
CALGARY, ALBERTA

JT

334 - 26

AS SHOWN

A-2.0



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH AS SPEC'D.	7	SMOOTH STUCCO - DARK GRAY
2	6" ALUMNMIMUM FASCIA	5	BOARD & BATTEN - DARK GRAY/BLACK	8	CONC. PARGING
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02.	--	--	--
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PROJECT:
SEMI DETACHED

STATUS: -

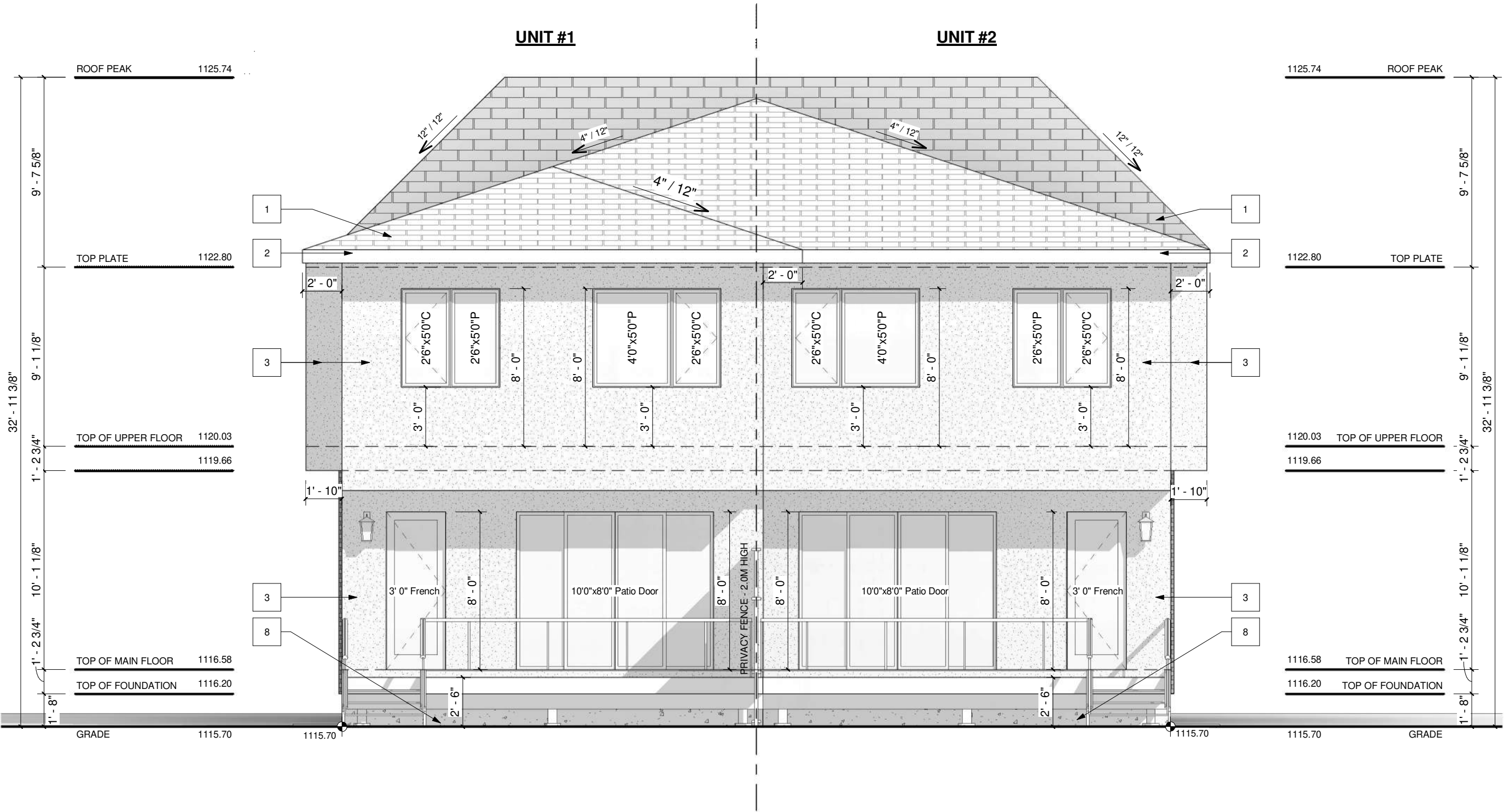
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PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 334 - 26

SCALE: AS SHOWN SHEET: A-2.1



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH AS SPEC'D.	7	SMOOTH STUCCO - DARK GRAY
2	6" ALUMNIMUM FASCIA	5	BOARD & BATTEN - DARK GRAY/BLACK	8	CONC. PARGING
3	STUCCO FINISHES - WHITE	6	SMOOTH STUCCO - WHITE	9	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1124.24 SQ. FT.
WINDOW AREA = 61.09 SQ. FT.
TOTAL: 61.09 / 1124.24 = 5.43%

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
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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
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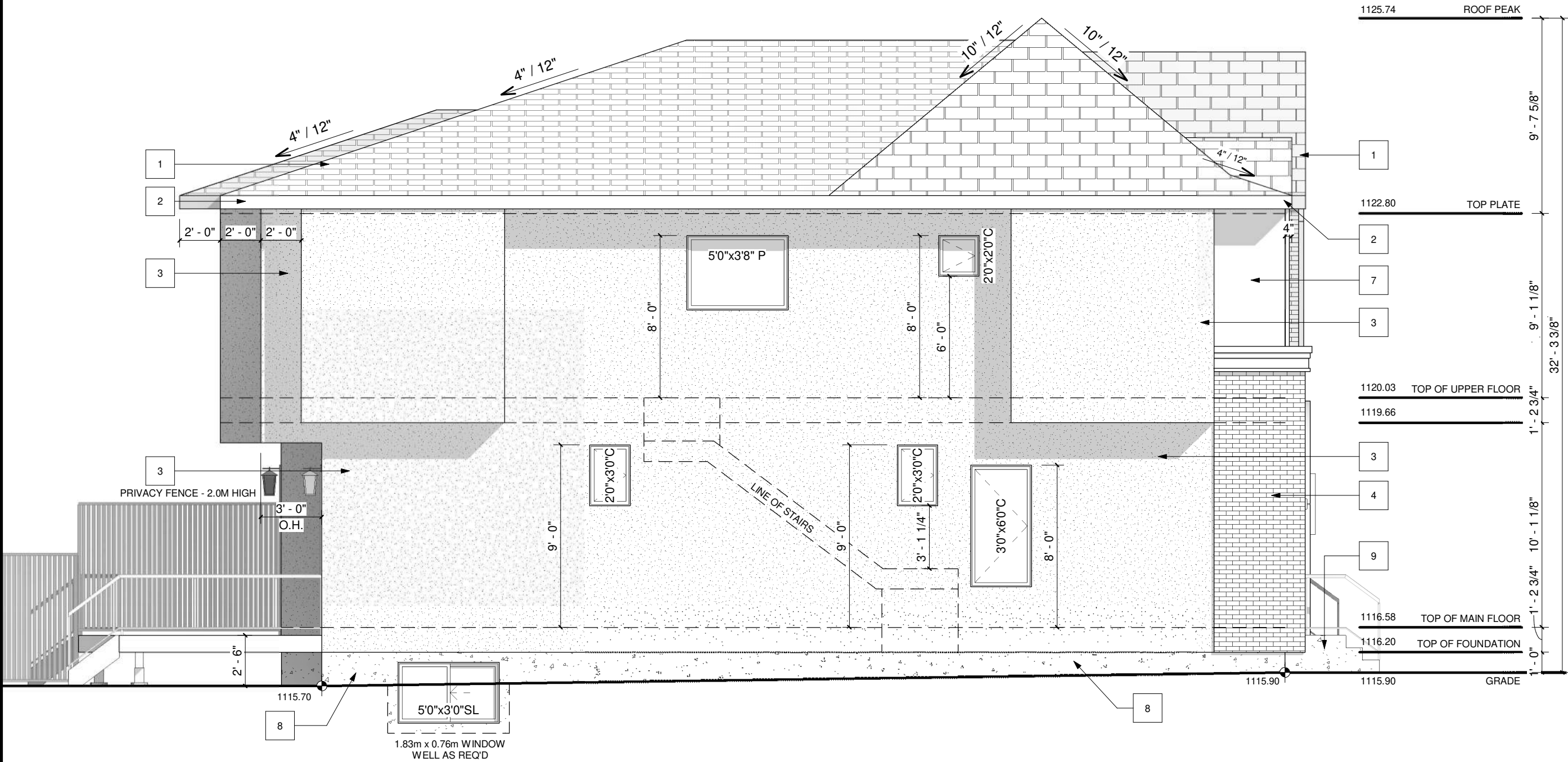
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PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 334 - 26

SCALE: AS SHOWN SHEET: A-2.2

UNIT #2



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH AS SPEC'D.	7	SMOOTH STUCCO - DARK GRAY
2	6" ALUMNMIMUM FASCIA	5	BOARD & BATTEN - DARK GRAY/BLACK	8	CONC. PARGING
3	STUCCO FINISHES - WHITE	6	SMOOTH STUCCO - WHITE	9	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1124.24 SQ. FT.
WINDOW AREA = 61.09 SQ. FT.
TOTAL: 61.09 / 1124.24 = 5.43%

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03.	--	--	--
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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

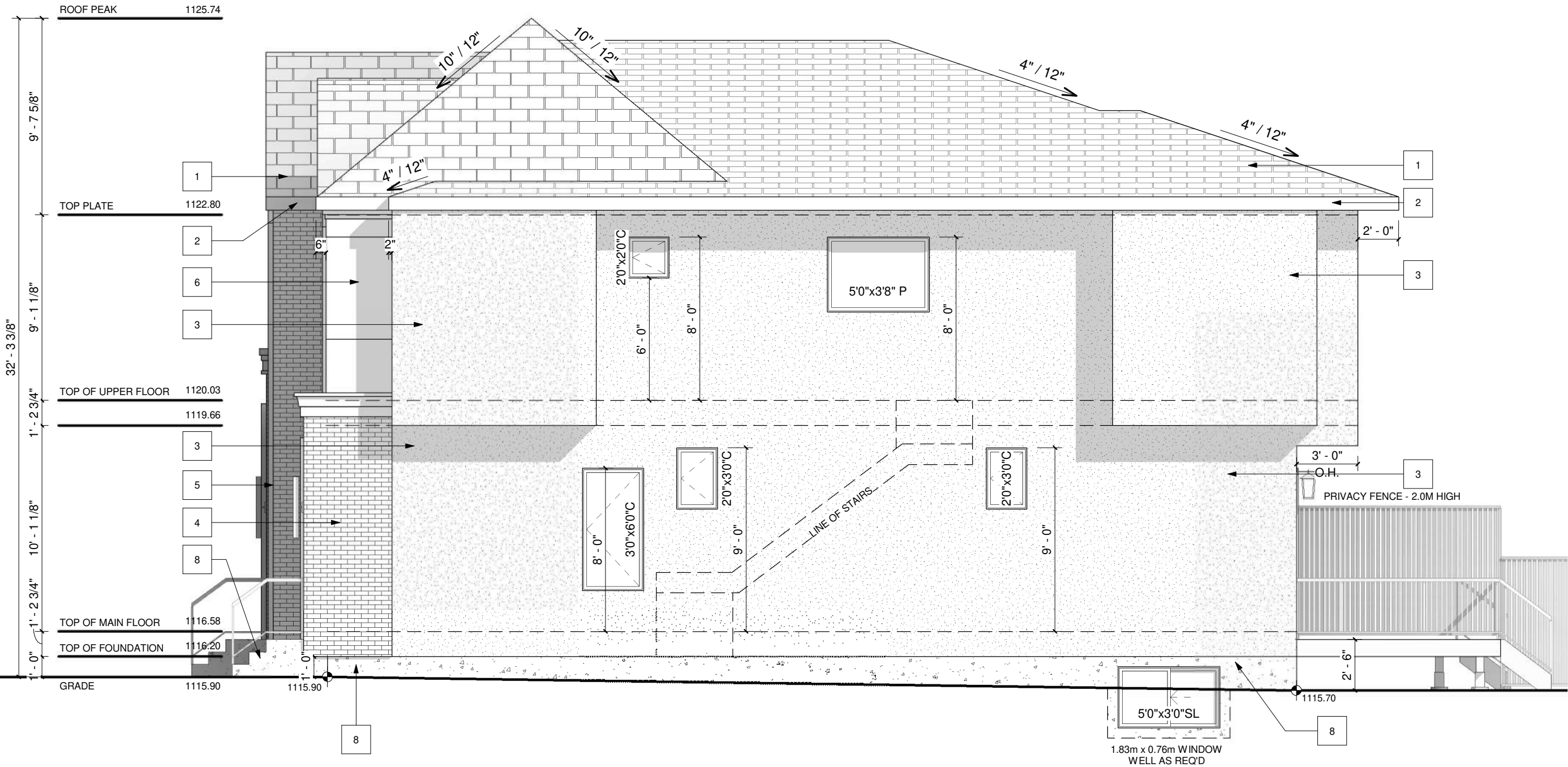
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PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 334 - 26

SCALE: AS SHOWN
SHEET: A-2.3

UNIT #1



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

EXTERIOR FINISHES:

- 1

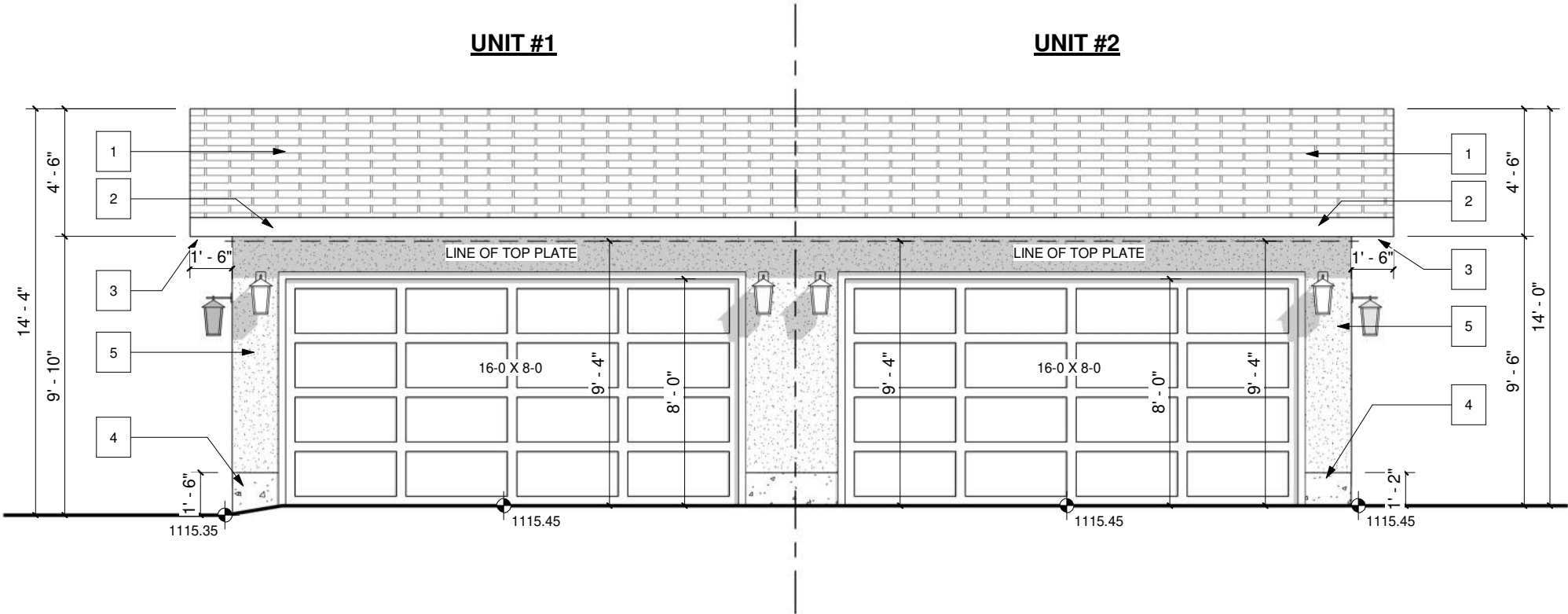
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

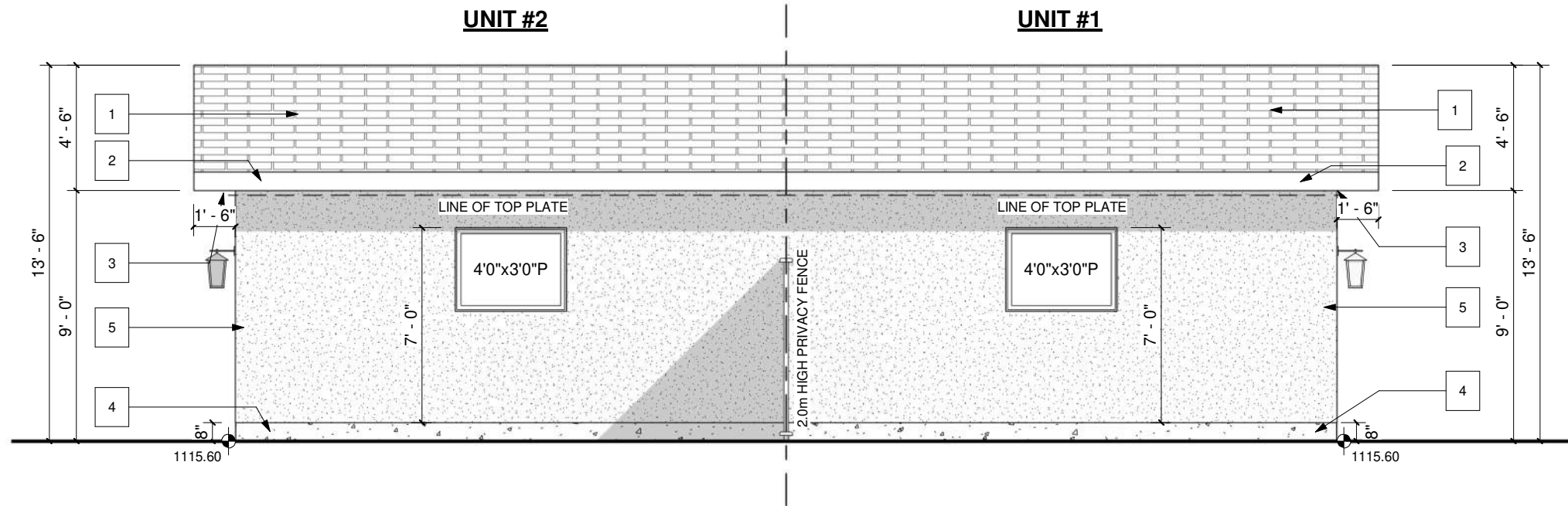
ALUMINUM EAVE'S
- 4

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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03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
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PRINTED: 2026-08-28 3:34:26 PM

PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 334 - 26

SCALE: AS SHOWN
SHEET: A-3.1

EXTERIOR FINISHES:

- 1

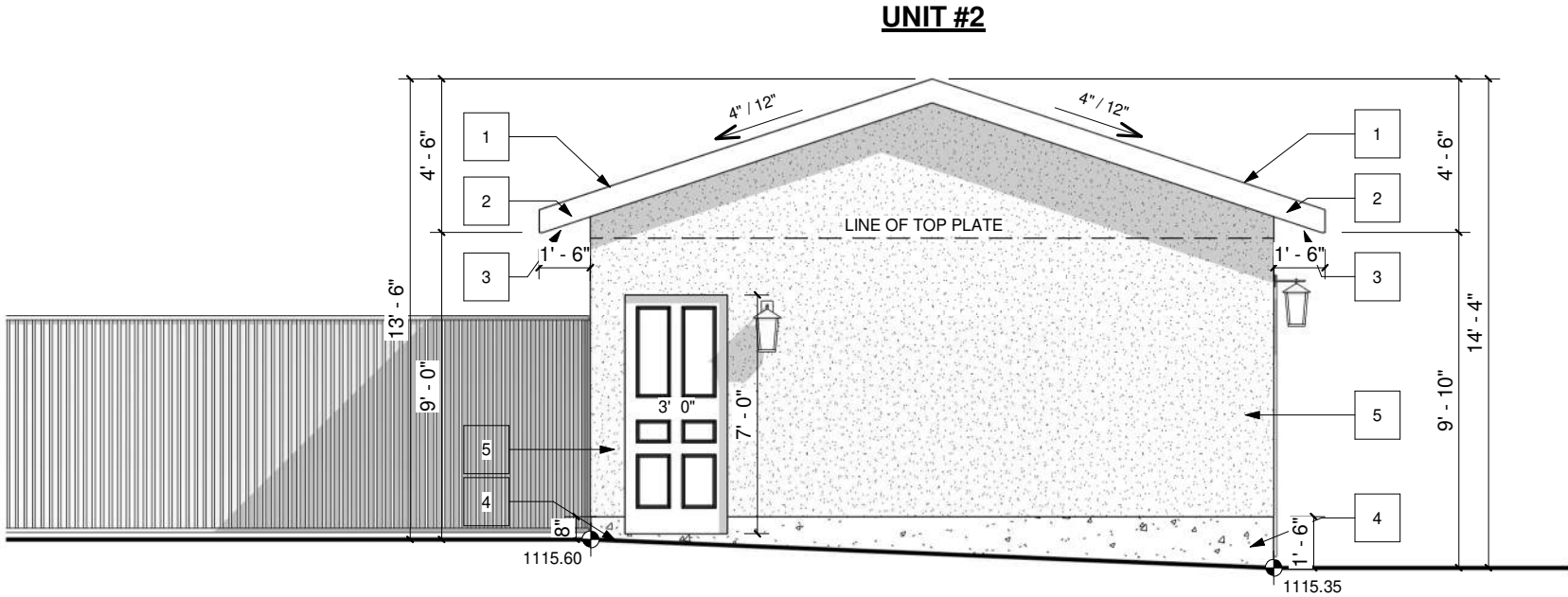
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

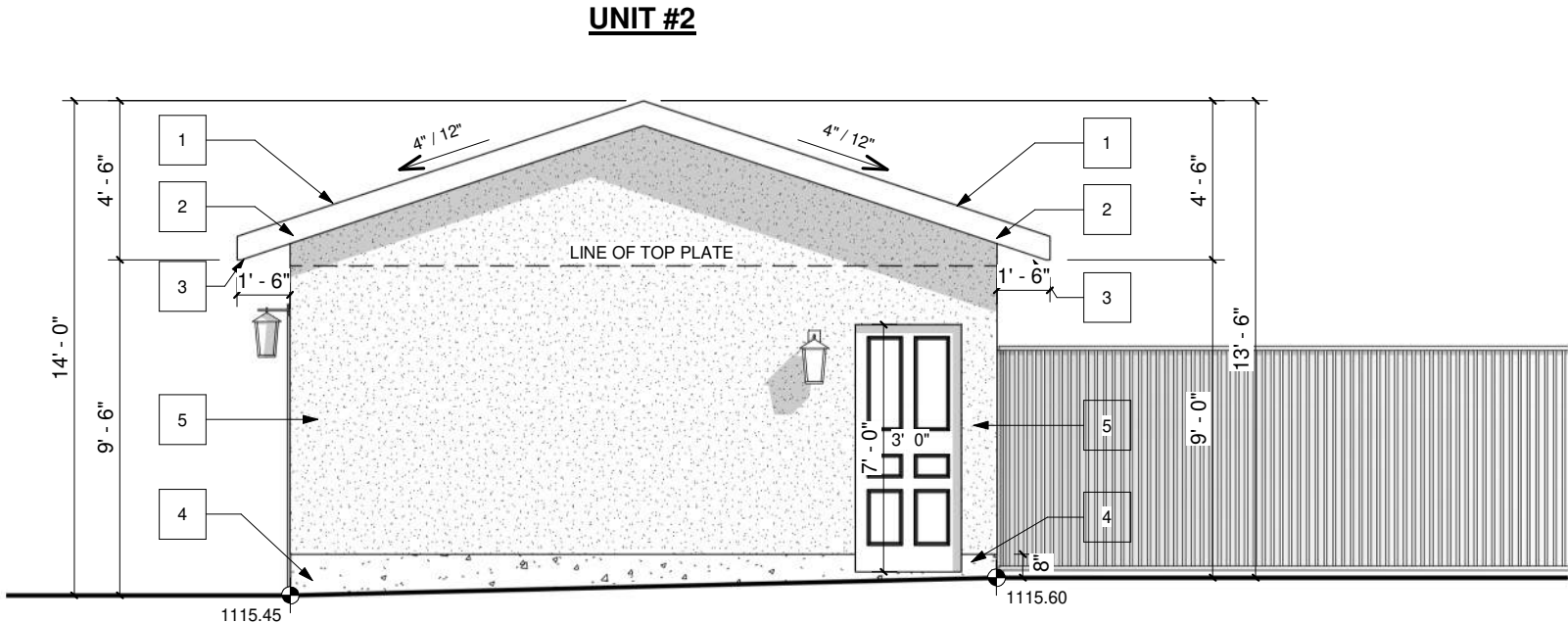
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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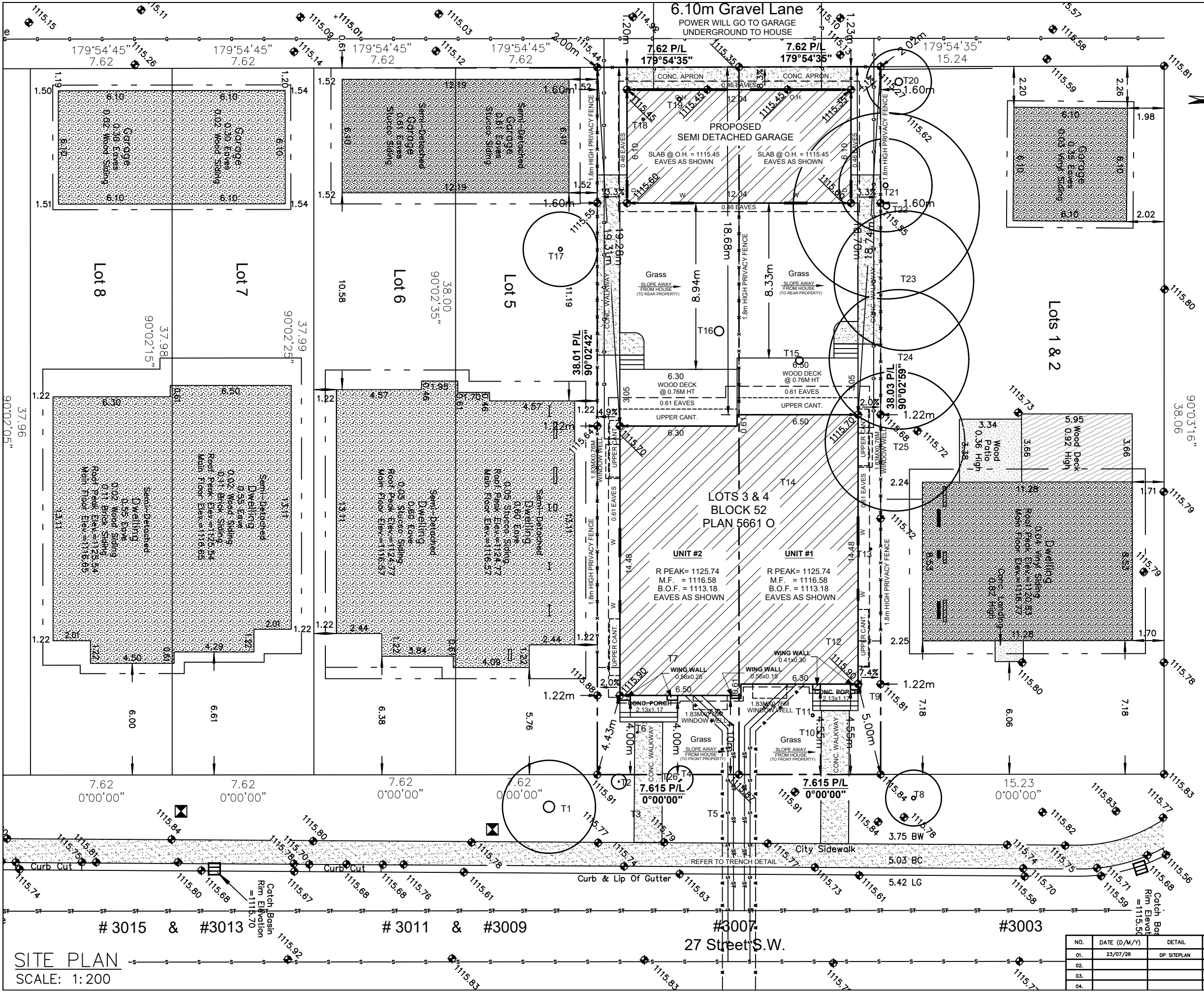
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PROJECT NAME:
3007 27 ST SW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 334 - 26

SCALE: AS SHOWN
SHEET: A-3.2



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
-----	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: DC- A DIRECT CONTROL
29Z91

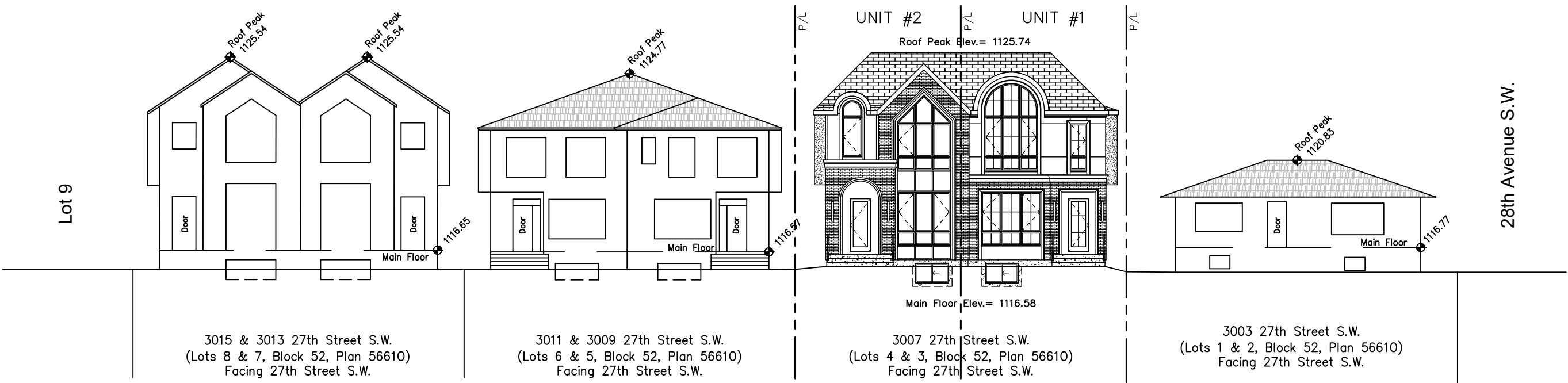
SCALE 1: 200

LEGAL DESCRIPTION:
Lots 3 & 4
Block 52
Plan 5661 O

MUNICIPAL ADDRESS:
3007 - 27 STREET S.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 579.251 SQ M HOUSE: 185.465 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.617 SQ M GARAGE: 73.396 SQ M TOTAL: 259.478/579.251 = 44.80%	LOT SIZE: 289.676 SQ M HOUSE SIZE: 92.733 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.263 SQ M GARAGE: 36.698 SQ M TOTAL: 129.694/289.676 = 44.77%	LOT SIZE: 289.575 SQ M HOUSE SIZE: 92.733 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.354 SQ M GARAGE: 36.698 SQ M TOTAL: 129.785/289.575 = 44.82%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	23/07/26	DP SITEPLAN	D.L.	3007 27 STREET SW Calgary, Alberta	SEMI DETACHED	1: 200
02.				Lots 3 & 4	DATE:	DIVISION NUMBER
03.				Block 52	JULY 23, 2026	S 01
04.				Plan 5661 O		



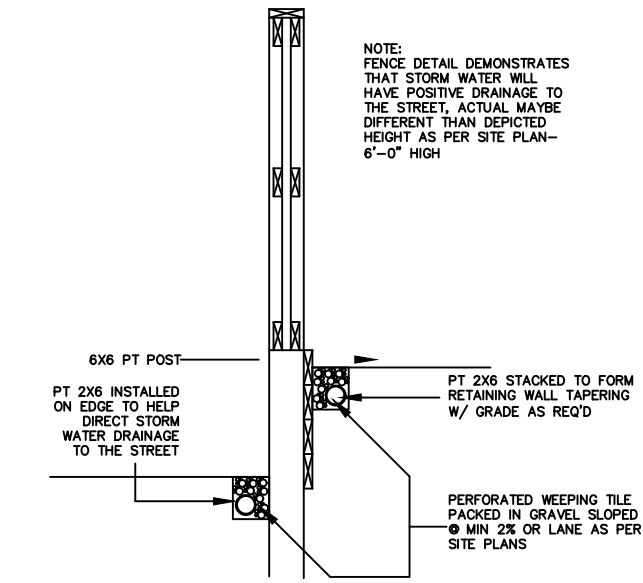
STREETSCAPE

SCALE: 1:200

EAST STREETSCAPE

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.60	5.0	10.0	In City Property	To Stay
T2	Coniferous	0.05	0.8	1.5	In City Property	To Stay
T3	Bush	--	1.9	1.9	In Ciy Property	To be Removed
T4, T26	Coniferous	0.06	1.4	1.2	In Ciy Property	To Stay
T5	Bush	--	1.3	1.6	In Ciy Property	To be Removed
T6	Coniferous	0.08	2.0	2.6	In Subject Property	To be Removed
T7	Bush	--	2.0	2.0	In Subject Property	To be Removed
T8	Deciduous	0.20	3.0	3.0	In Ciy Property	To Stay
T9	Bush	--	0.8	1.7	In Subject Property	To be Removed
T10	Coniferous	0.10	1.5	1.8	In Subject Property	To be Removed
T11	Coniferous	0.15	2.0	2.0	In Subject Property	To be Removed
T12	Bush	--	1.2	1.8	In Subject Property	To be Removed
T13	Coniferous	0.10	0.9	1.8	In Subject Property	To be Removed
T14	Bush	--	2.0	2.0	In Subject Property	To be Removed
T15	Coniferous	0.40	3.0	3.0	In Subject Property	To be Removed
T16	Deciduous	0.50	2.0	3.5	In Subject Property	To be Removed
T17	Deciduous	0.20	4.0	6.0	In Adjacent Property	To Stay
T18	Deciduous	0.12	2.0	2.0	In Subject Property	To be Removed
T19	Deciduous	0.20 BASE	2.0	2.5	In Subject Property	To be Removed
T20	Deciduous	0.40	3.5	4.5	In Adjacent Property	To Stay
T21	Deciduous	0.25	5.0	6.5	In Adjacent Property	To Stay
T22	Deciduous	0.35	10.0	7.0	In Adjacent Property	To Stay
T23	Bush	--	0.0	0.0	In Adjacent Property	To Stay
T24	Bush	--	0.0	0.0	In Adjacent Property	To Stay
T25	Bush	--	0.0	0.0	In Adjacent Property	To Stay



FENCE SECTION DETAIL

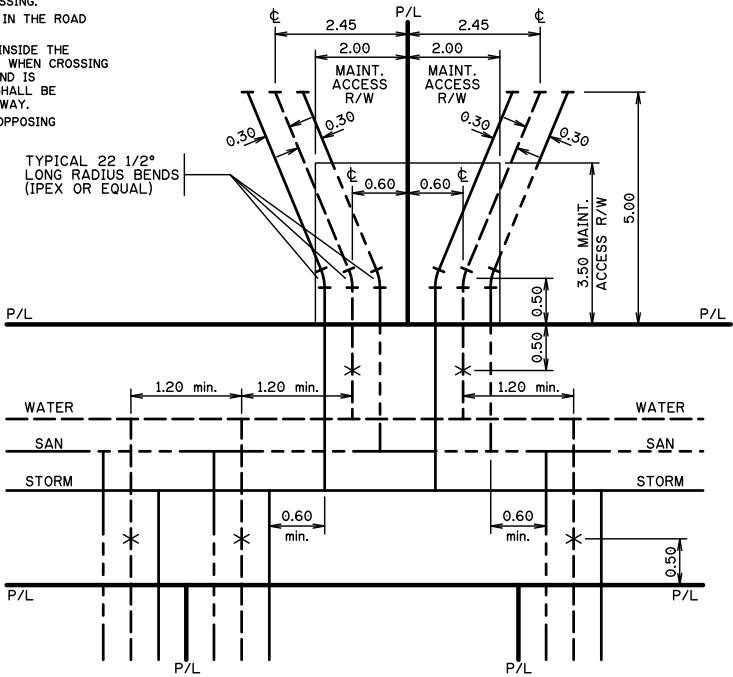
SCALE: NTS

SEMI DETACHED SQFT:

	UNIT #1	UNIT #2
BASEMENT	998.17 SQ FT	998.17 SQ FT
MAIN FLOOR	975.67 SQ FT	975.67 SQ FT
UPPER FLOOR	1097.83 SQ FT	1097.83 SQ FT
TOTAL AREA	2073.50 SQ FT	2073.50 SQ FT

NOTES:

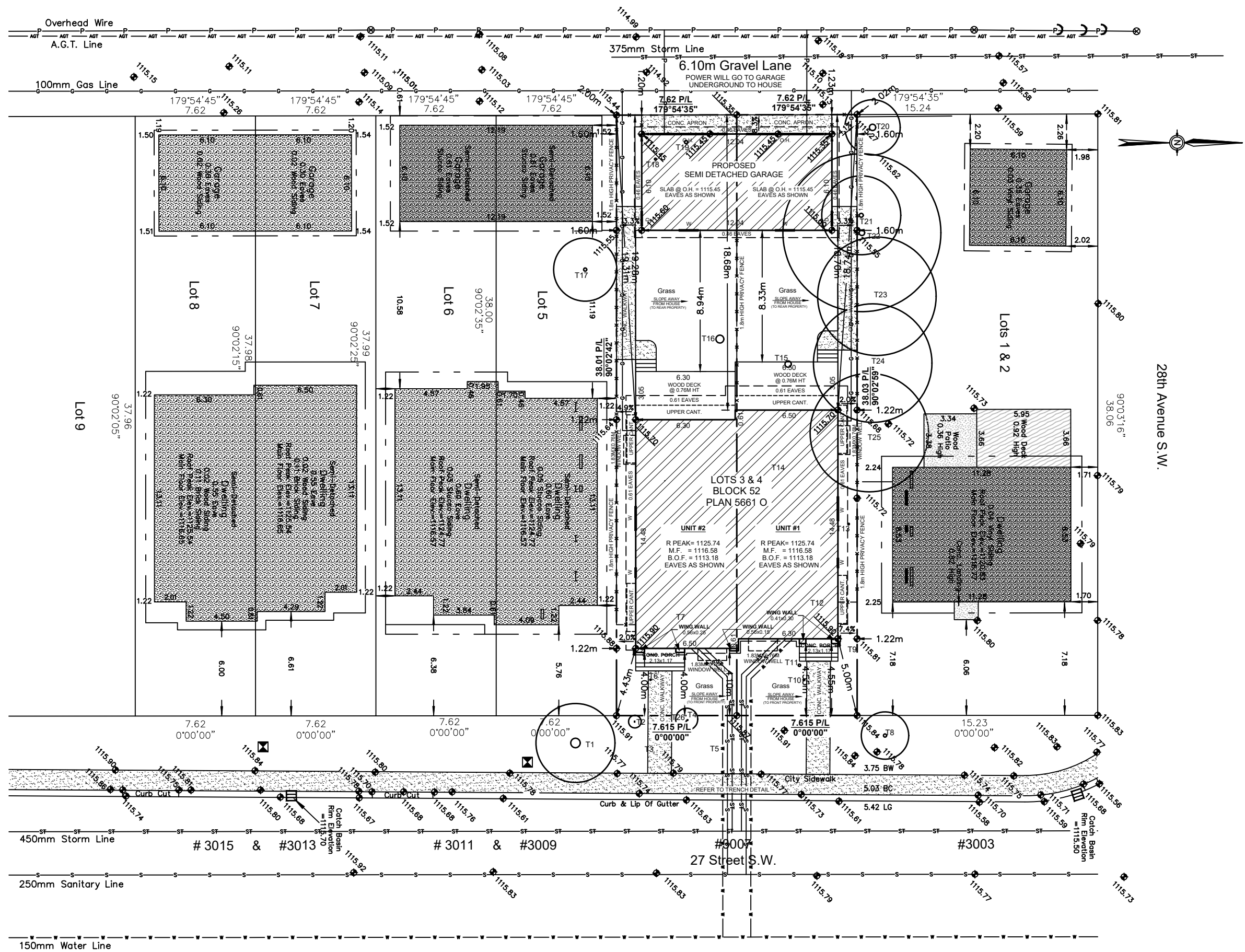
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. 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 22 1/2 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.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL

SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	23/07/26	DP SITEPLAN	D.L.	3007 27 STREET SW Calgary, Alberta	SEMI DETACHED	AS SHOWN
02.				Lots 3 & 4 Block 52 Plan 5661 0	DATE:	DIVISION NUMBER
03.					JULY 23, 2026	S 02
04.						



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	23/07/26	DP SITEPLAN	D.L.	3007 27 STREET SW Calgary, Alberta	SEMI DETACHED	1: 200
02.				Lots 3 & 4		
03.				Block 52		
04.				Plan 5661 O		
				DATE:	DIVISION	NUMBER
				JULY 23, 2026	S	03