



LIST OF DRAWINGS

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PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/06/2026	CONCEPT	M.C.
02.	08/07/2026	DP PLANS	M.C.
03.	22/07/2026	REVISIONS	M.C.
04.	--	--	--
05.	--	--	--



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PROJECT:

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-27 10:01:16 AM

PROJECT NAME:

2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

318 - 26

SCALE:

AS SHOWN

SHEET:

A-0.0

FLOOR AREA - UNIT #1

MAIN	=	950.25 SQ. FT.
UPPER	=	1043.04 SQ. FT.
LOFT	=	941.67 SQ. FT.
TOTAL	=	2934.96 SQ. FT.

FLOOR AREA - UNIT #2

MAIN	=	950.25 SQ. FT.
UPPER	=	1043.04 SQ. FT.
LOFT	=	941.83 SQ. FT.
TOTAL	=	2934.96 SQ. FT.

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISH - GREY
- 4

SMOOTH STUCCO FINISH - DARK GREY

- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

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)

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PROJECT:

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-27 10:01:24 AM

PROJECT NAME:

2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

318 - 26

SCALE:

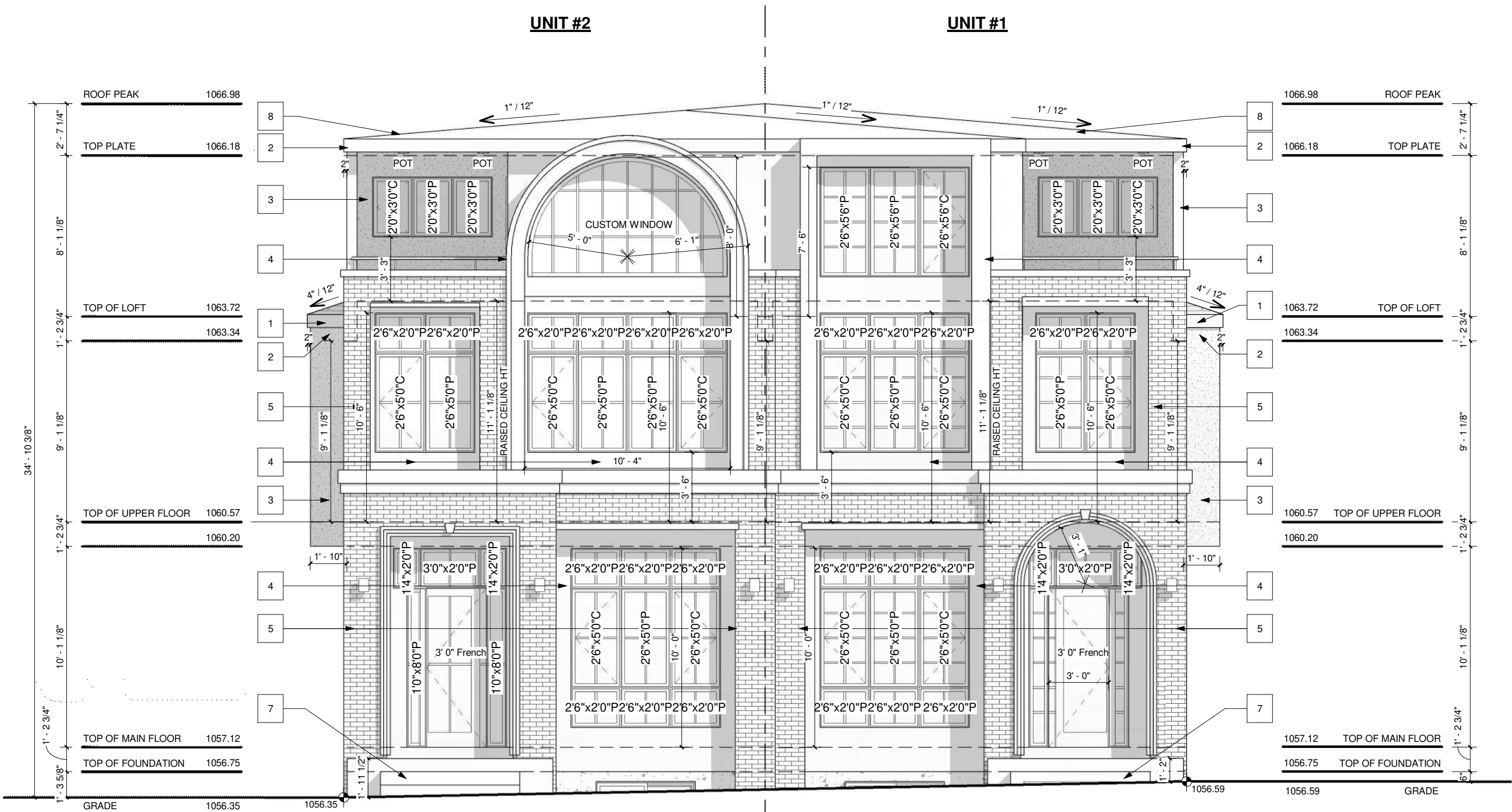
AS SHOWN

SHEET:

A-2.0

FRONT ELEVATION

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



- EXTERIOR FINISHES:
- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISH - GREY
- 4

SMOOTH STUCCO FINISH - DARK GREY

- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
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ISSUES:

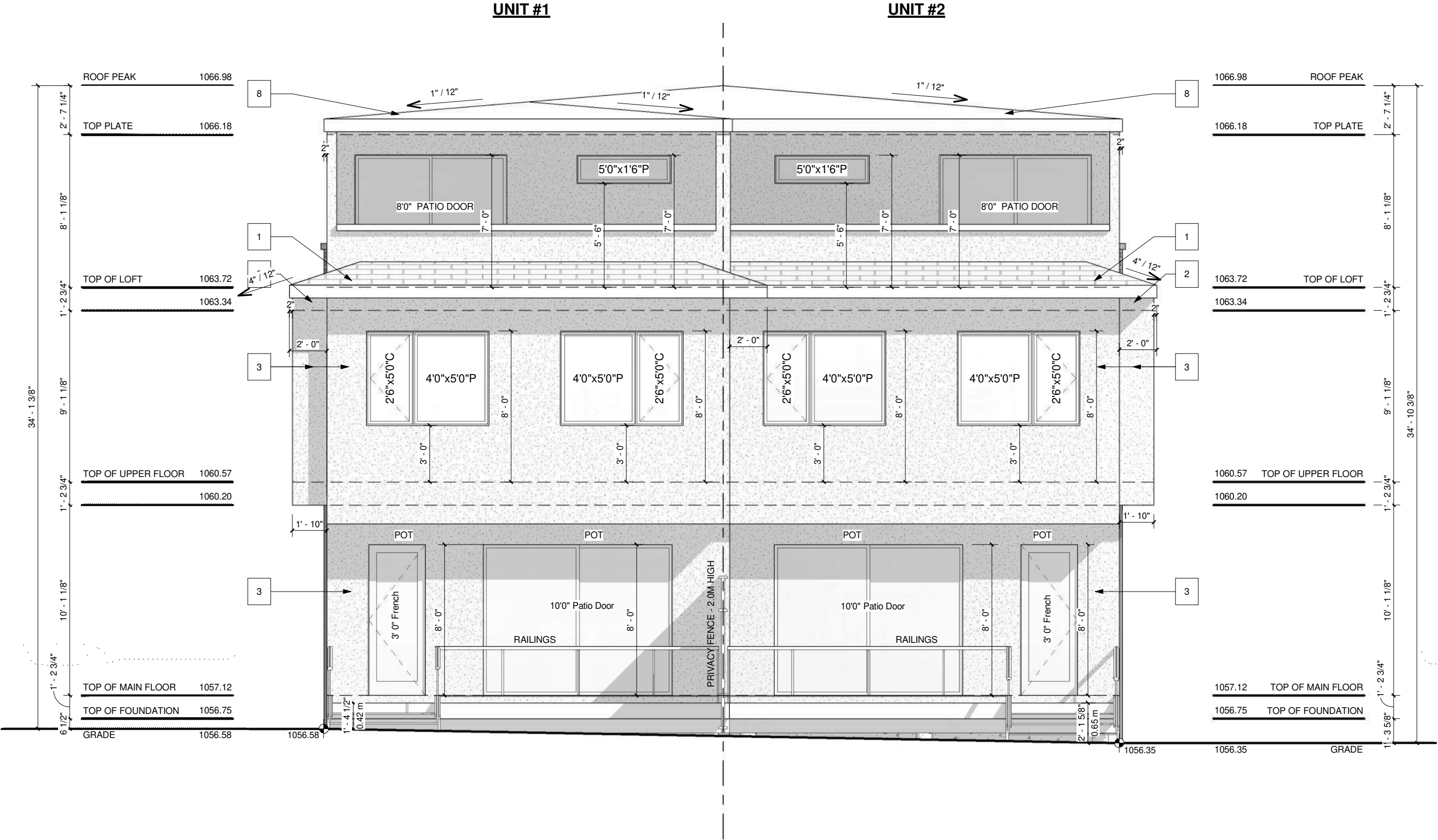
NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/06/2026	CONCEPT	M.C.
02.	08/07/2026	DP PLANS	M.C.
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PROJECT: SEMI DETACHED	
STATUS: DP	
SIGNATURES: X _____	
PRINTED: 2026-07-27 10:01:28 AM	
PROJECT NAME: 2523 3 AVE NW CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 318 - 26
SCALE: AS SHOWN	SHEET: A-2.1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

6" ALUMNIMUM FASCIA
- 3

STUCCO FINISH - GREY
- 4

SMOOTH STUCCO FINISH - DARK GREY
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1435.21 SQ. FT.
WINDOW AREA = 44.69 SQ. FT.
TOTAL: 44.69 / 1435.21 = 3.11%

VENTED SOFFIT NOTES:
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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

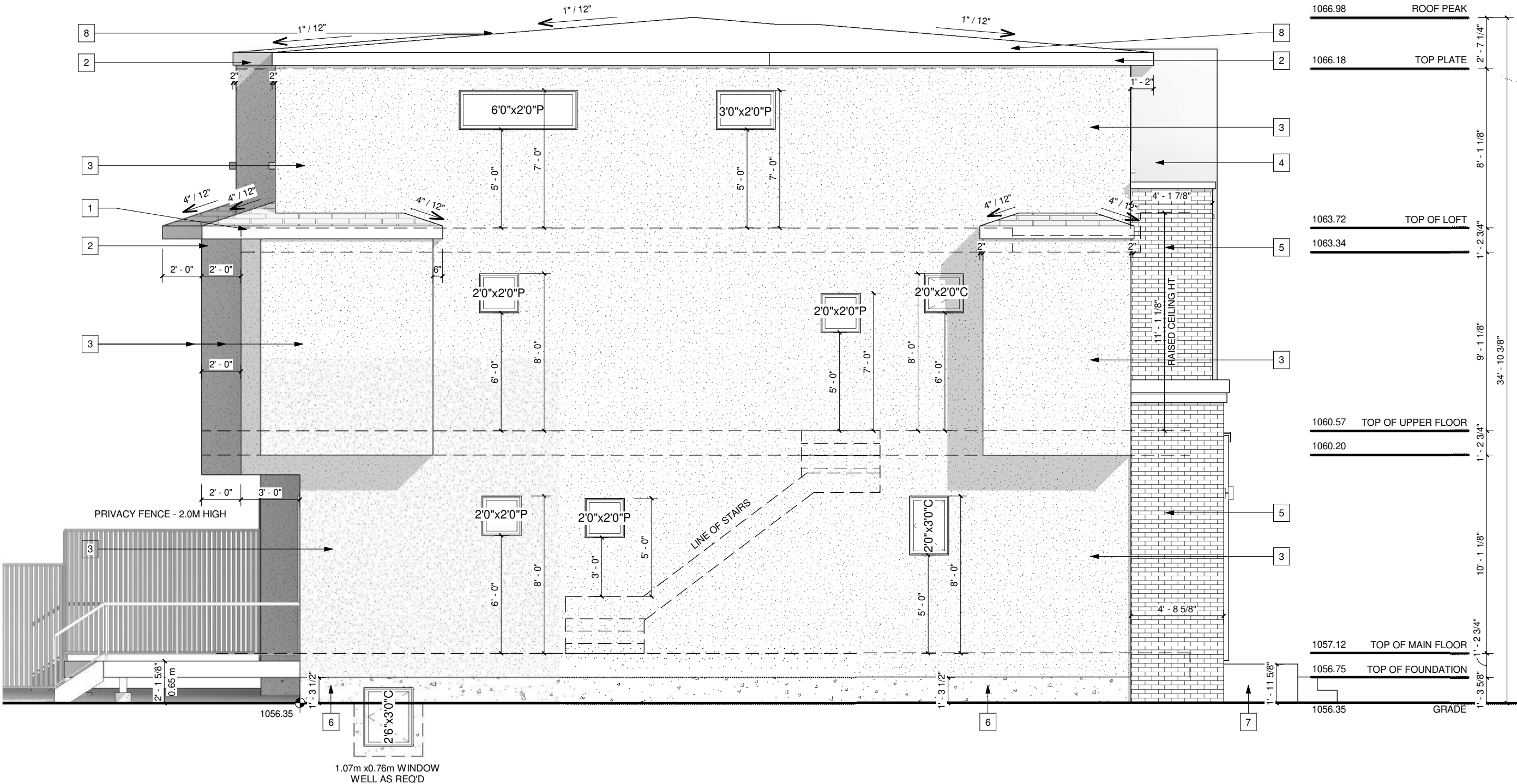
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PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 318 - 26

SCALE: AS SHOWN
SHEET: A-2.2

UNIT #2



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

1	ASPHALT SHINGLES
2	6" ALUMINIMUM FASCIA
3	STUCCO FINISH - GREY
4	SMOOTH STUCCO FINISH - DARK GREY

- | | |
|---|-------------------------|
| 5 | BRICK FINISH AS SPEC'D. |
| 6 | CONC. PAVING |
| 7 | CAST IN PLACE CONCRETE |
| 8 | TORCH ON ROOF |

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: DP

SIGNATURES:

X _____

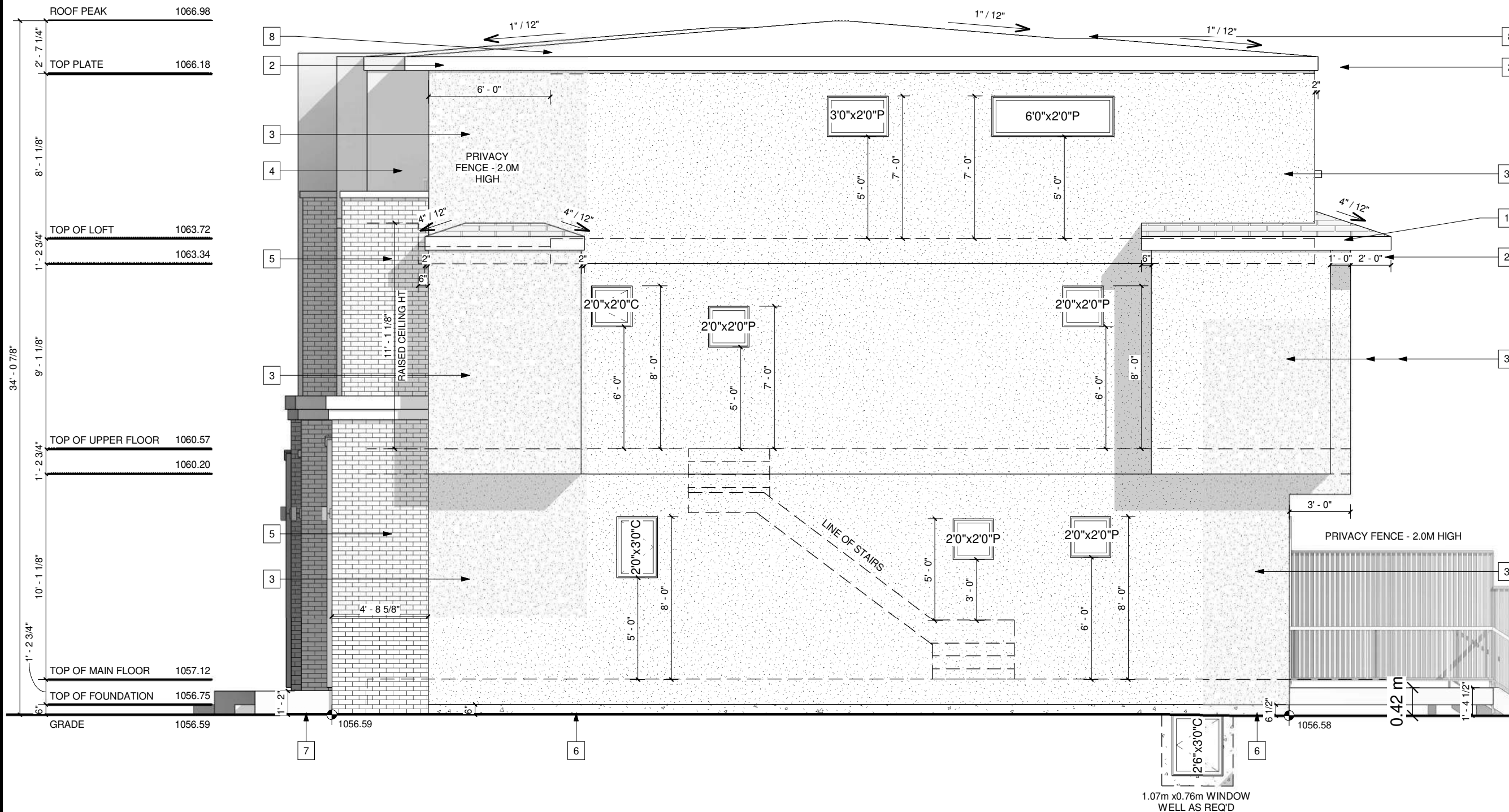
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PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	318 - 26

SCALE:	SHEET:
AS SHOWN	A-2.3

UNIT #1



RIGHT ELEVATION

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

EXTERIOR FINISHES:

- 1

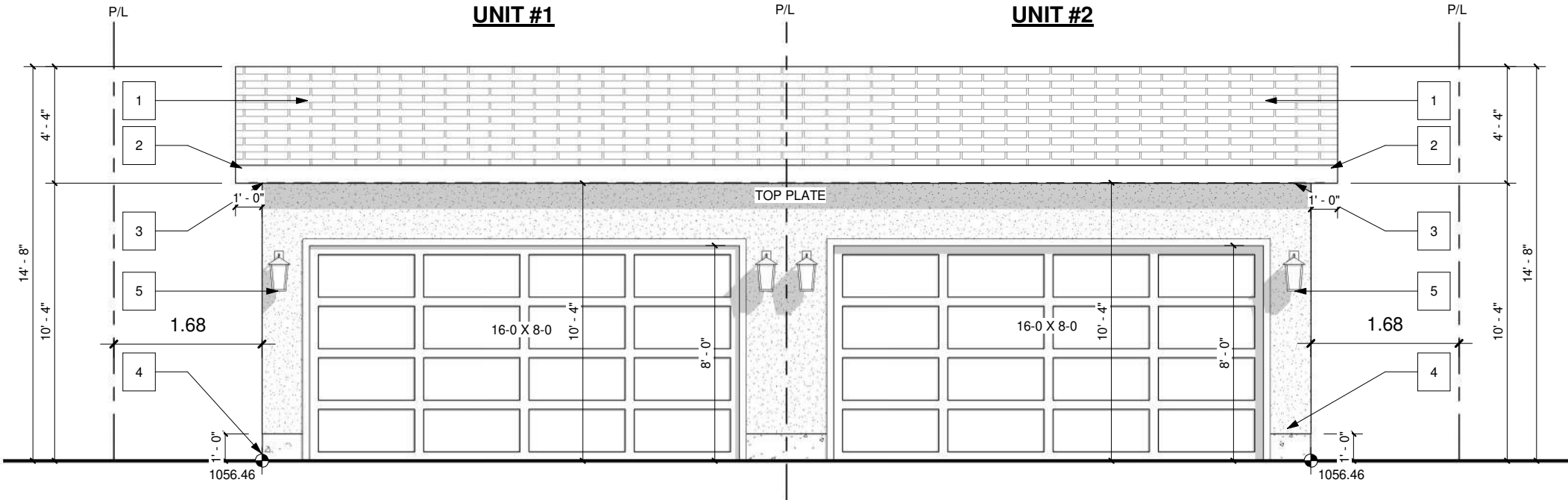
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

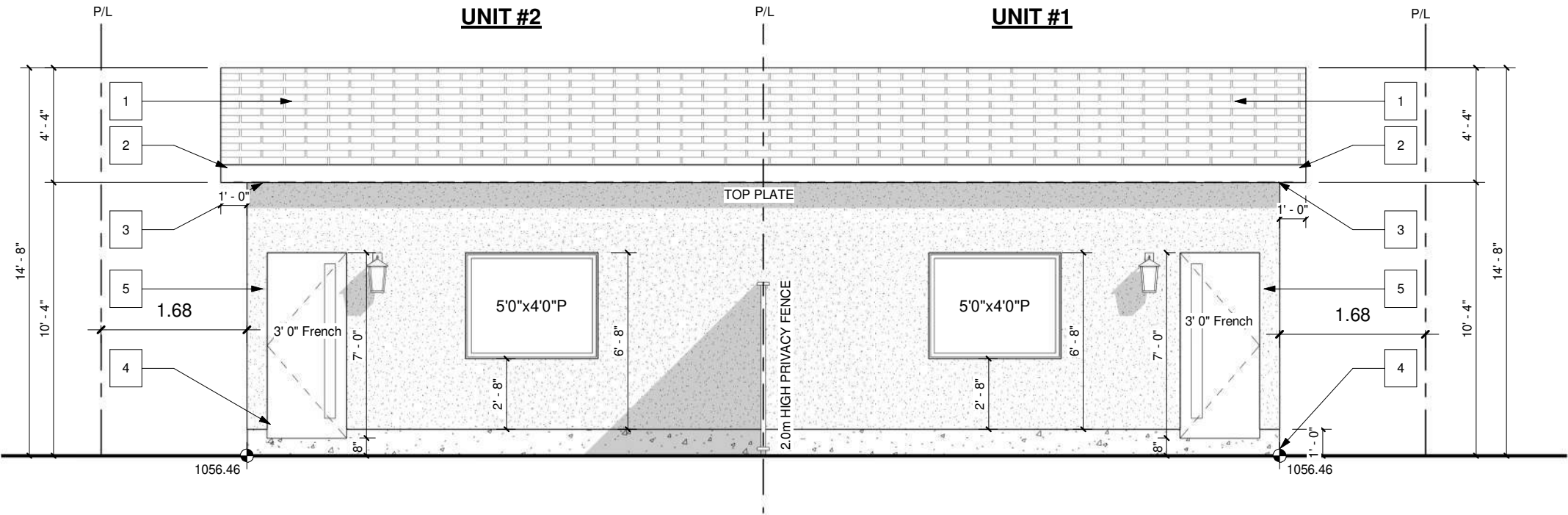
ALUMINUM EAVE'S
- 4

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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STATUS: DP	
SIGNATURES: X _____	
PRINTED: 2026-07-27 10:01:36 AM	
PROJECT NAME: 2523 3 AVE NW CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 318 - 26
SCALE: AS SHOWN	SHEET: A-3.1

EXTERIOR FINISHES:

- 1

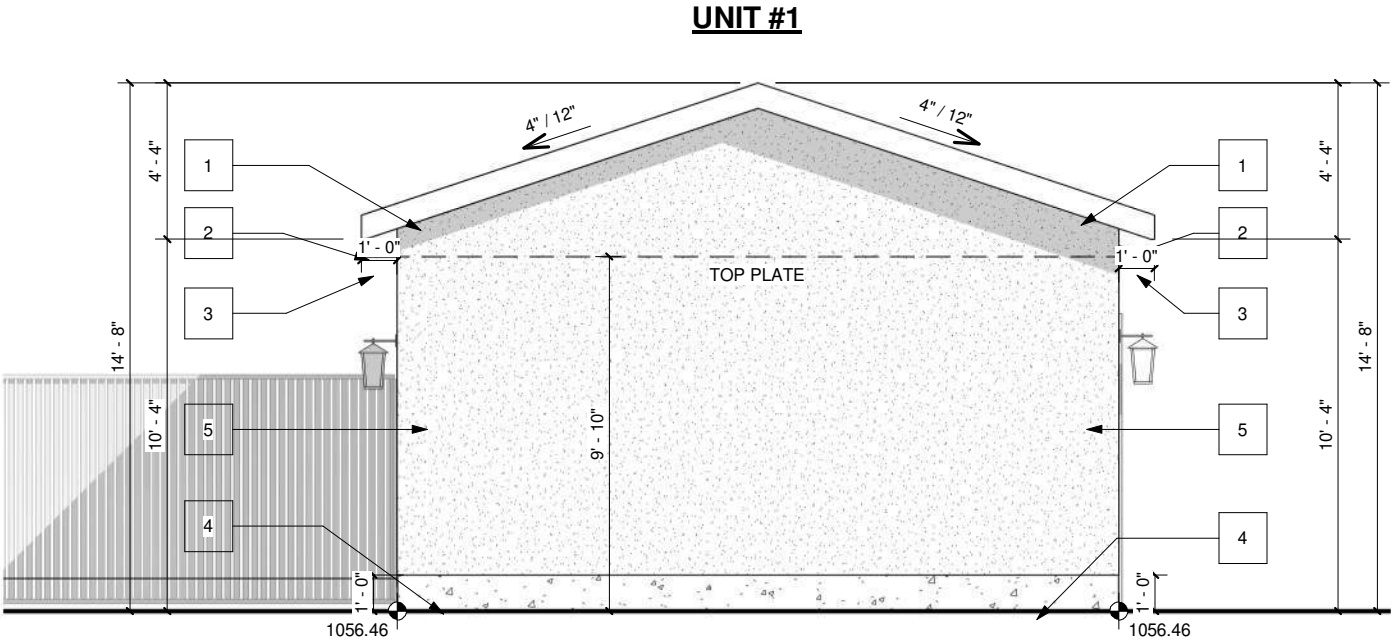
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

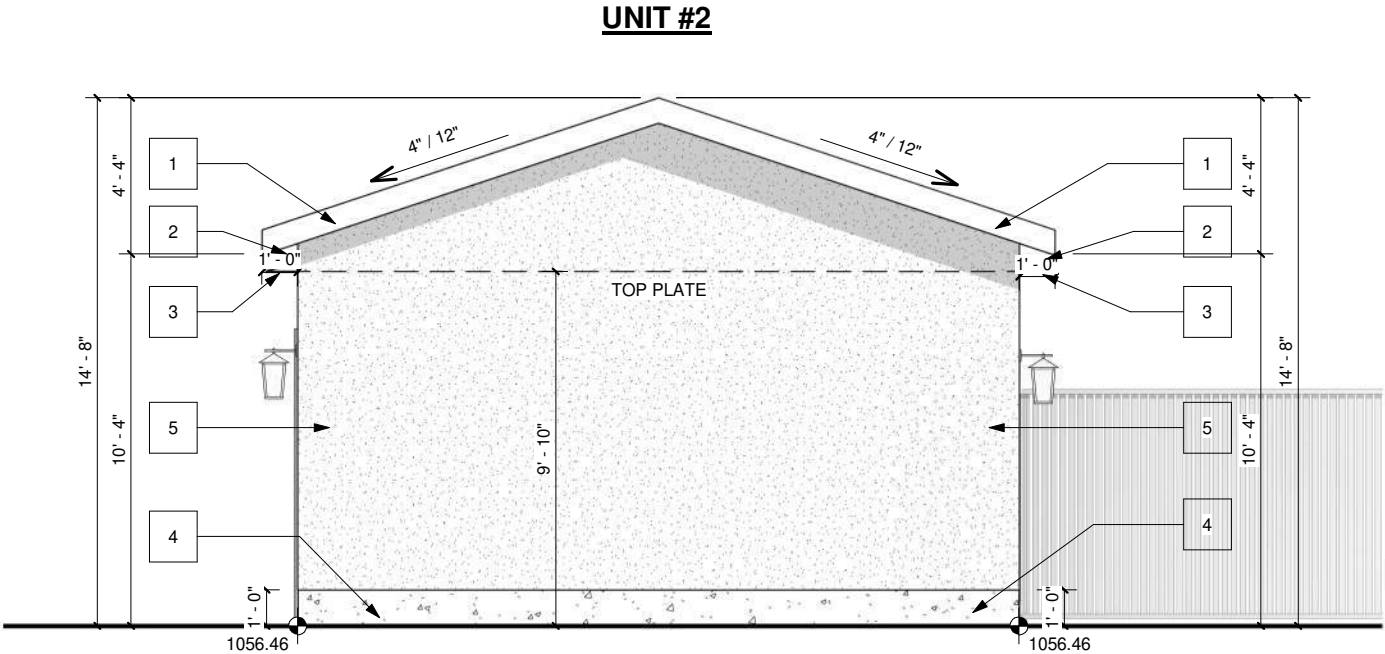
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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STATUS: DP

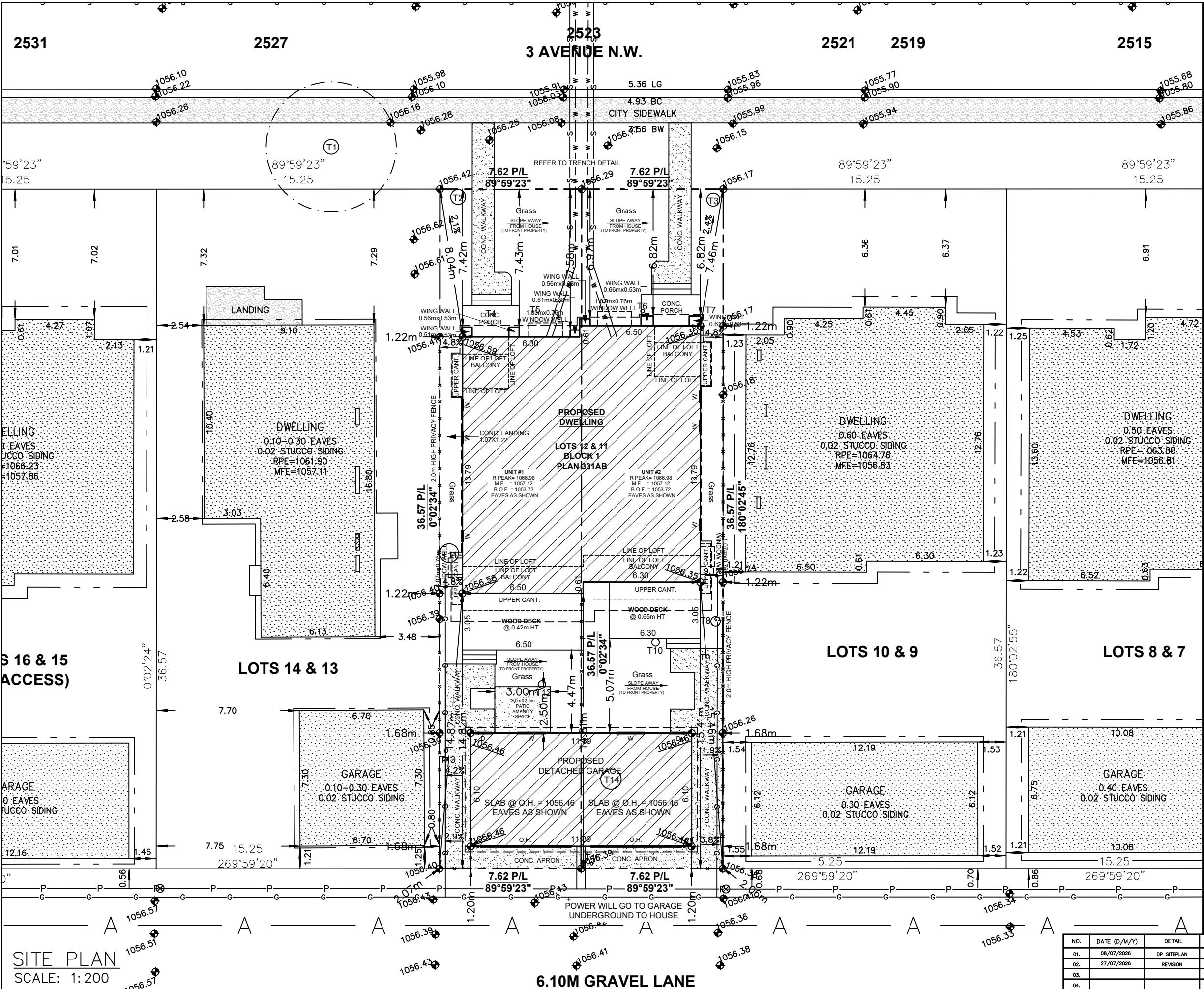
SIGNATURES:
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PRINTED: 2026-07-27 10:01:36 AM

PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 318 - 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
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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-CG Residential
Grade-Oriented Infill

SCALE 1: 200

LEGAL DESCRIPTION:

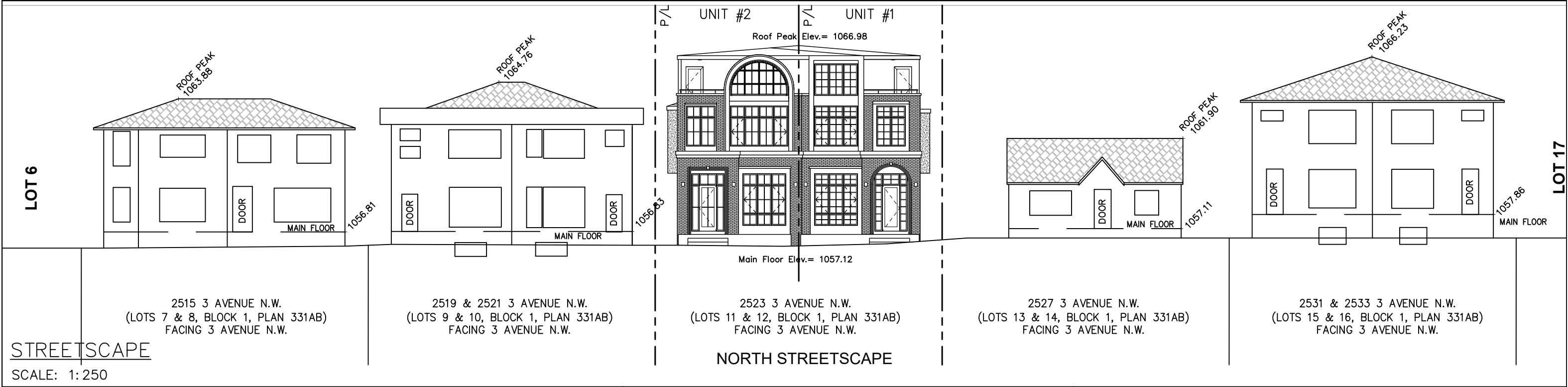
Lots 12 & 11
Block 1
Plan 331AB

MUNICIPAL ADDRESS:

2523 3 AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #1)
LOT SIZE: 557.443 SQ M HOUSE SIZE: 176.694 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 1.300 SQ M GARAGE: 72.500 SQ M TOTAL: 250.494/557.443 = 44.93%	LOT SIZE: 278.818 SQ M HOUSE SIZE: 88.347 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.674 SQ M GARAGE: 36.250 SQ M TOTAL: 125.271/278.818 = 44.92%	LOT SIZE: 278.625 SQ M HOUSE SIZE: 88.347 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M WING WALL: 0.626 SQ M GARAGE: 36.250 SQ M TOTAL: 125.223/278.818 = 44.94%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	08/07/2026	DP SITEPLAN	M.C.	2523 3 AVE N.W. Calgary, Alberta	SEMI DETACHED	1: 200
02.	27/07/2026	REVISION	K.C.	Lots 12 & 11 Block 1 Plan 331AB	DATE: JULY 27, 2026	DIVISION NUMBER: S 01
03.						
04.						



STREETSCAPE

SCALE: 1:250

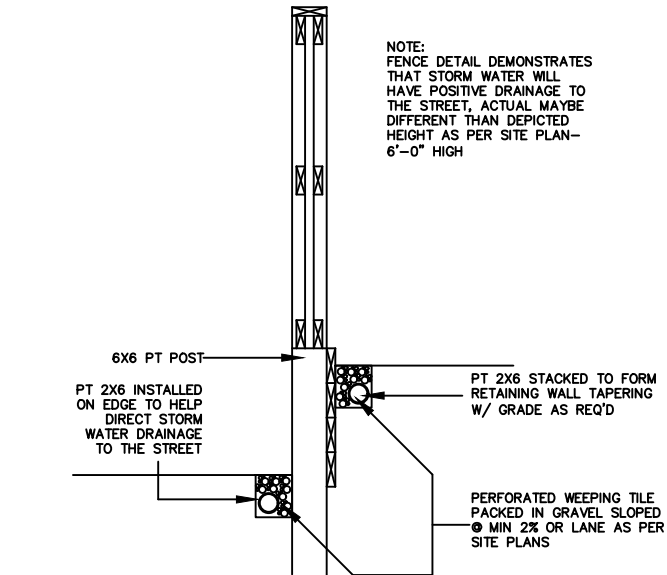
SEMI DETACHED SQFT:

	UNIT #1	UNIT #2
MAIN FLOOR	950.25 SQ FT	950.25 SQ FT
UPPER FLOOR	1043.04 SQ FT	1043.04 SQ FT
LOFT FLOOR	941.67 SQ FT	941.83 SQ FT
TOTAL AREA	2934.96 SQ FT	2934.96 SQ FT

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Deciduous	0.80	7.00	13.00	In City Property
T2	Coniferous	0.80	7.00	13.00	To Be Removed
T3	Coniferous	0.70	7.50	13.00	To Be Removed
T4	Bush	—	2.50	2.50	To Be Removed
T5	Bush	—	1.00	2.50	To Be Removed
T6	Coniferous	0.20	1.00	4.50	To Be Removed
T7	Bush	—	2.00	1.80	To Be Removed
T8	Coniferous	0.50	9.00	11.00	To Be Removed
T9	Bush	—	1.80	2.50	To Be Removed
T10	Deciduous	0.40	7.00	8.00	To Be Removed
T11	Coniferous	1.00	8.00	12.00	To Be Removed
T12	Deciduous (Dead Tree)	0.40	3.00	6.00	To Be Removed
T13	Deciduous	0.20	6.00	6.00	To Be Removed
T14	Deciduous	1.10	10.00	10.00	To Be Removed
T15	Deciduous	0.15	2.50	3.00	To Be Removed

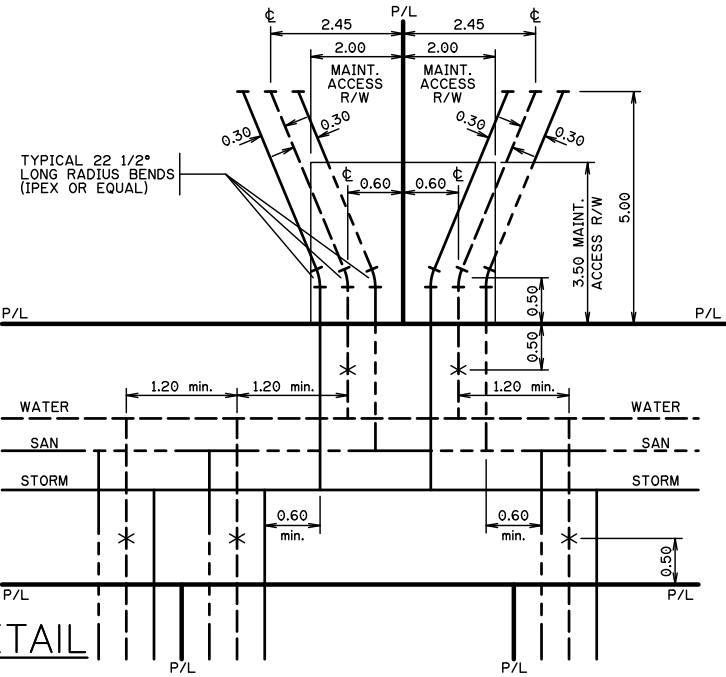
NOTE:
"AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING THE INSTALLATION OF WALKWAY AND SERVICES".



FENCE SECTION DETAIL

SCALE: NTS

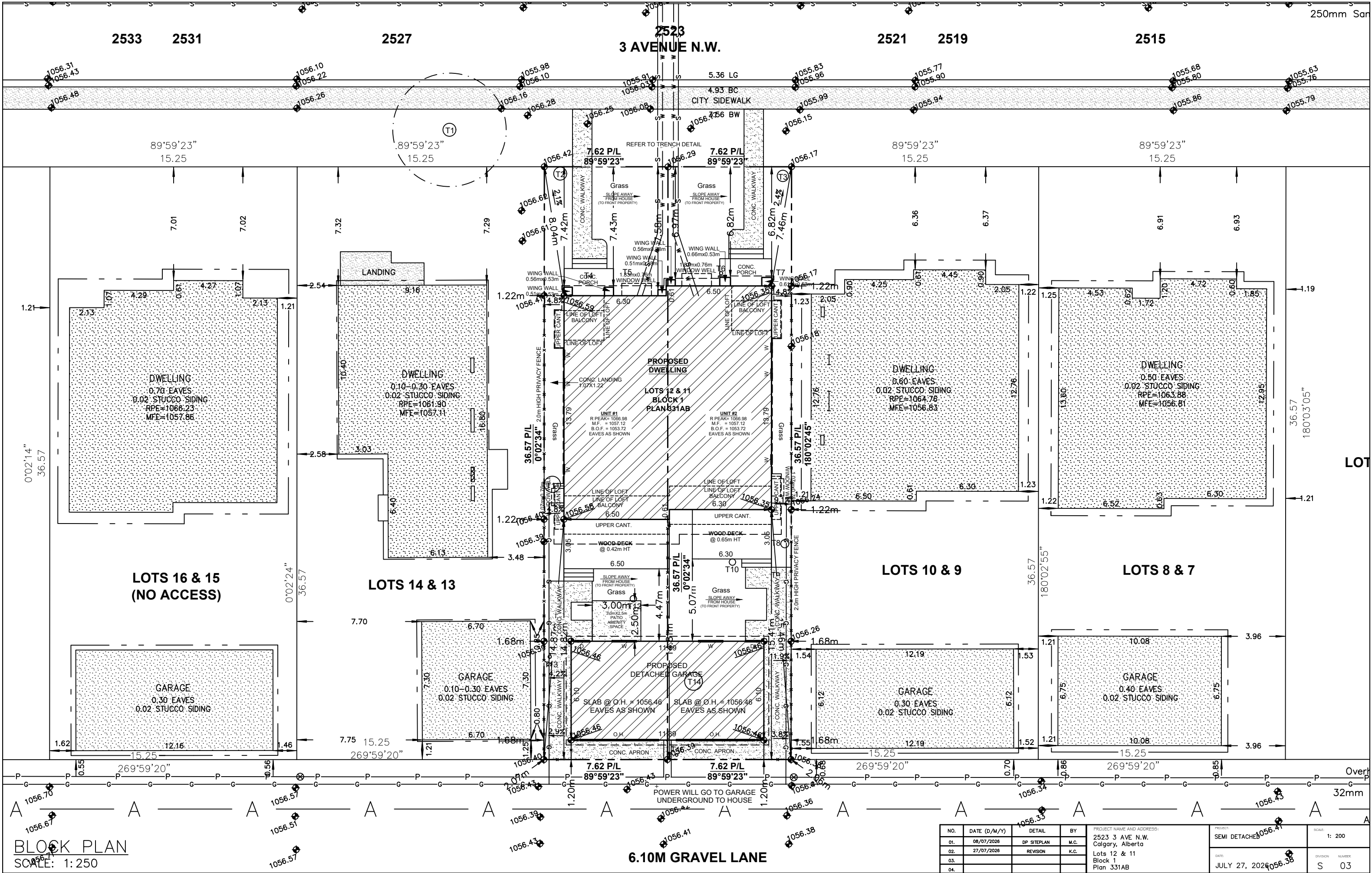
- NOTES:
- A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
 - DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF 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

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	08/07/2026	DP SITEPLAN	M.C.	2523 3 AVE N.W. Calgary, Alberta	SEMI DETACHED	AS SHOWN
02.	27/07/2026	REVISION	K.C.	Lots 12 & 11 Block 1 Plan 331AB	DATE:	DIVISION NUMBER
03.					JULY 27, 2026	S 02
04.						



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	08/07/2026	DP SITEPLAN	M.C.	2523 3 AVE N.W. Calgary, Alberta	SEMI DETACHED	1: 200
02.	27/07/2026	REVISION	K.C.	Lots 12 & 11 Block 1 Plan 331AB	DATE: JULY 27, 2024	DIVISION NUMBER: S 03
03.						
04.						