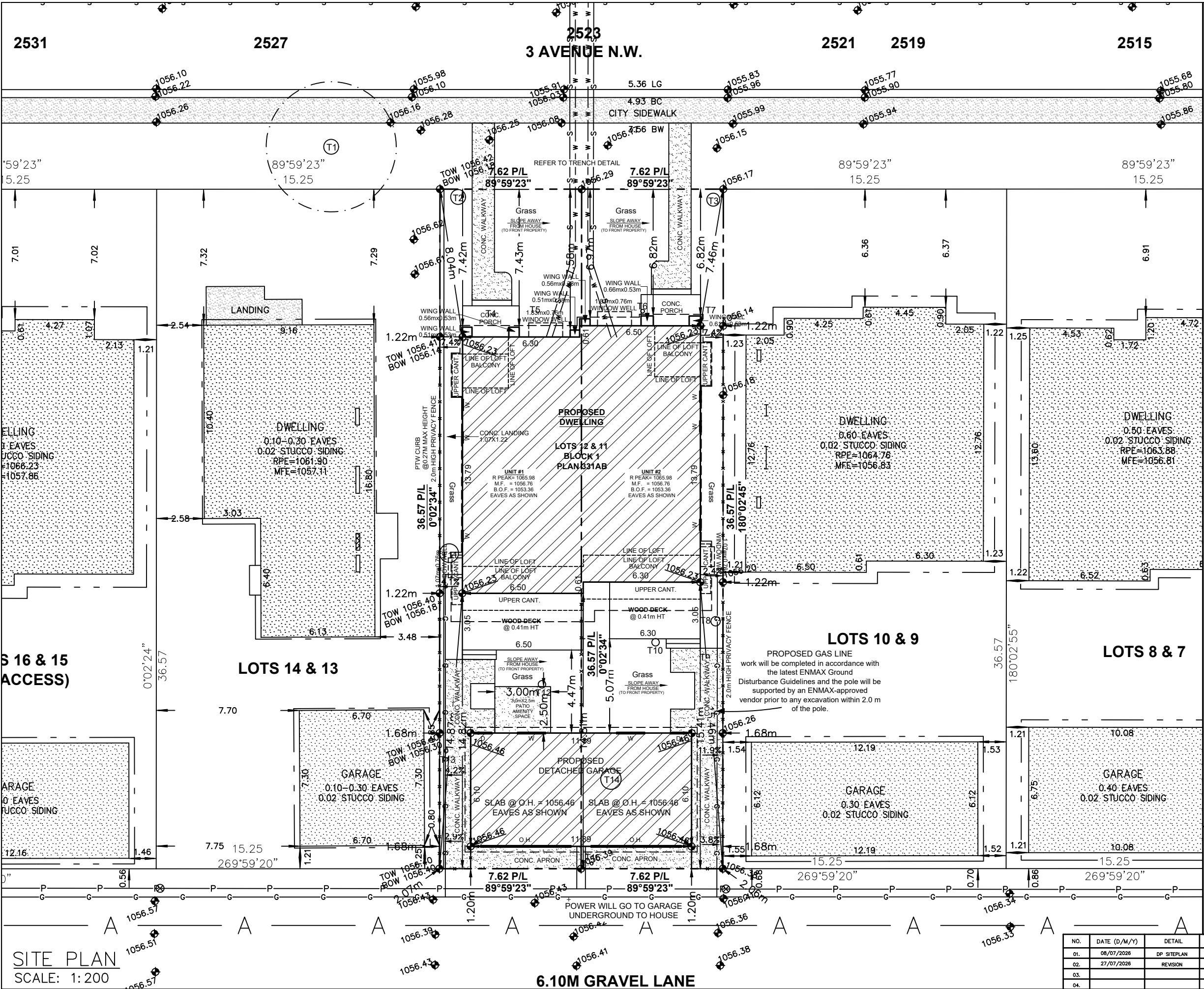




SITE PLAN

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:

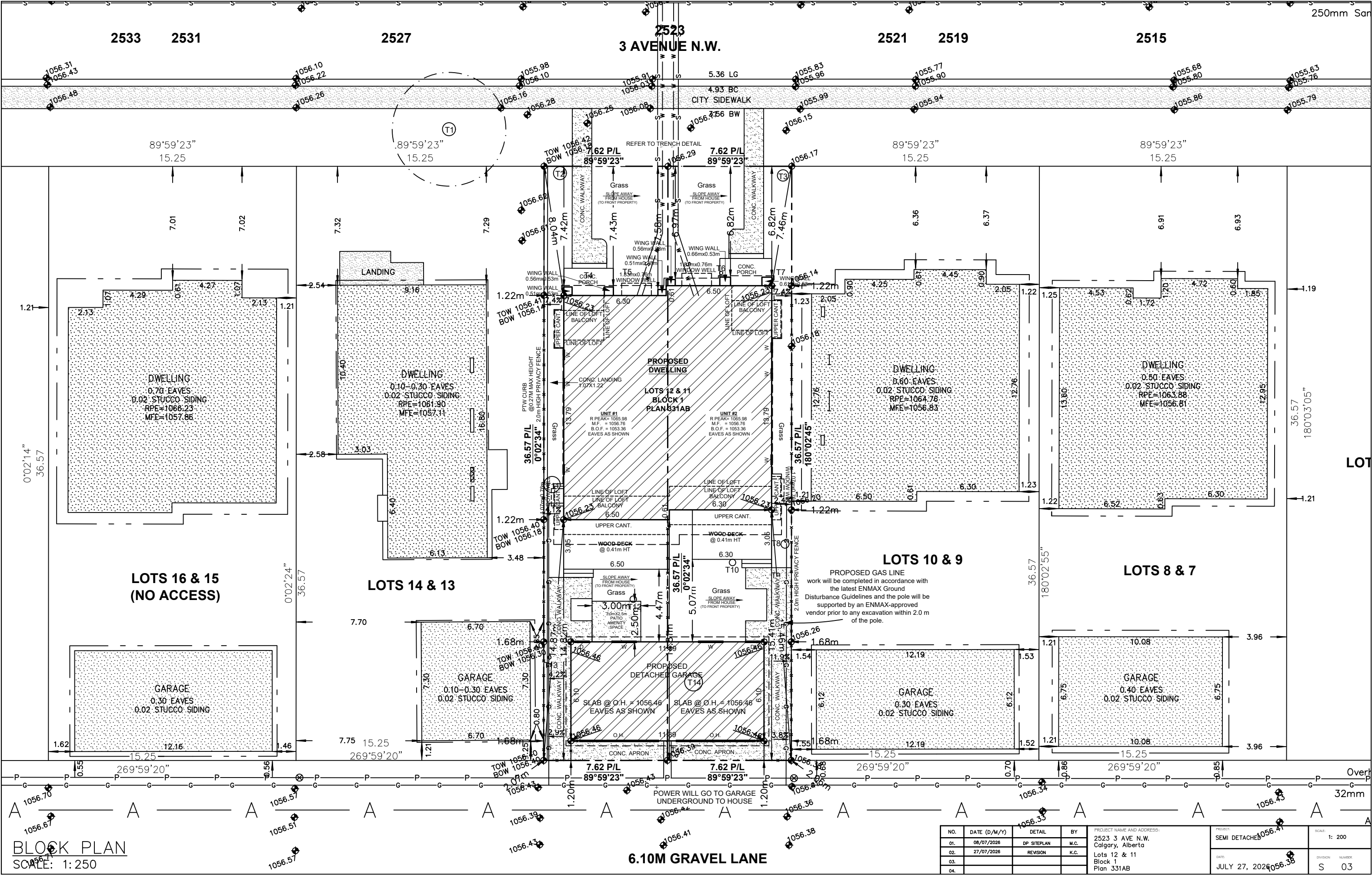
Lots 12 & 11
Block 1
Plan 331AB

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.						



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:	DIVISION NUMBER
03.					JULY 27, 2026	S 03
04.						



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	Loft Floor Plan
A-1.5	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		
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.

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: 2026-09-24 5:10:52 PM	
PROJECT NAME: 2523 3 AVE NW CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 318 - 26
SCALE: AS SHOWN	SHEET: A-0.0

- 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

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:

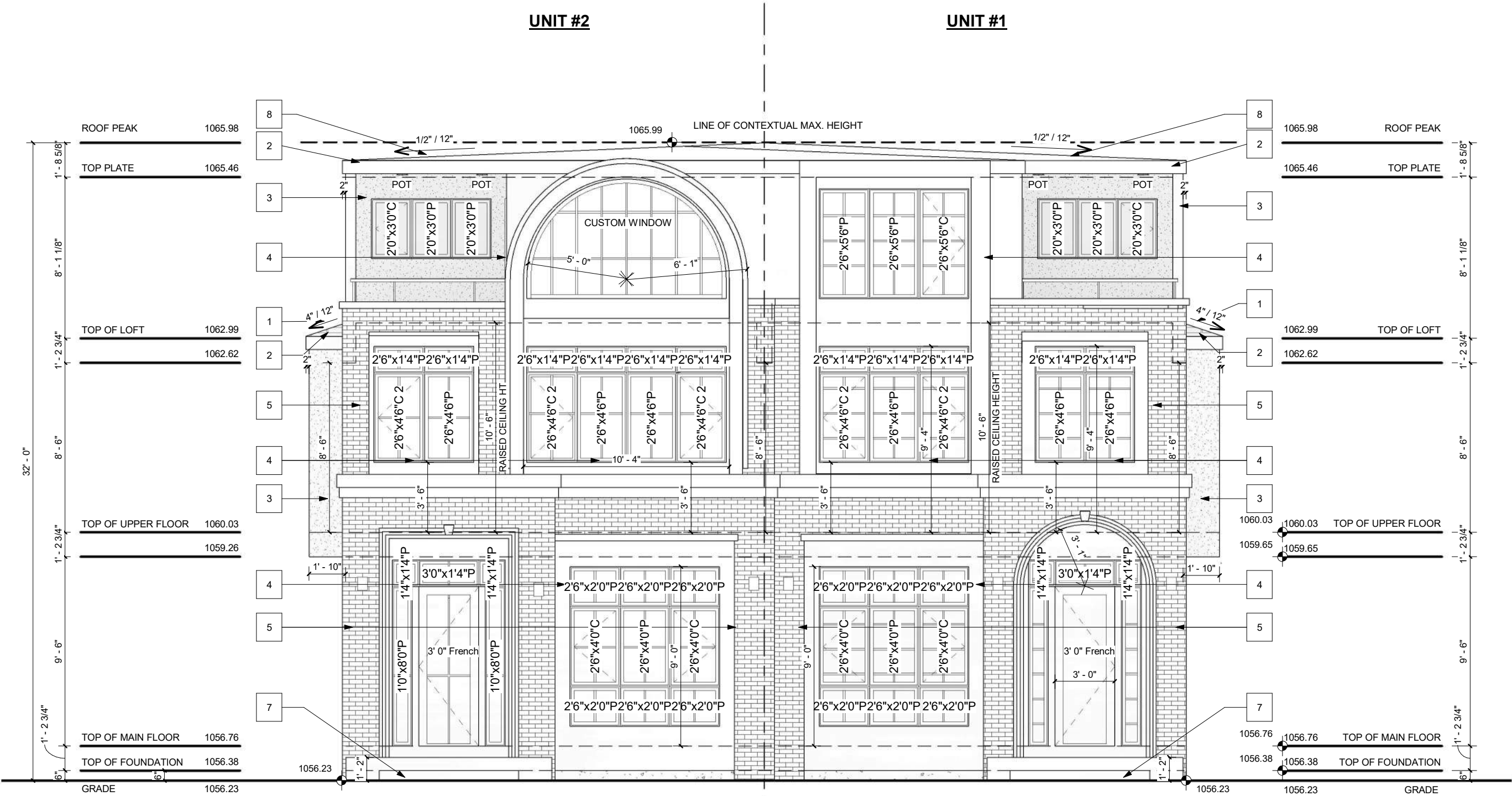
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PRINTED: 2026-09-24 5:10:57 PM

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" ALUMINUM 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)
- 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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02.	08/07/2026	DP PLANS	M.C.
03.	22/07/2026	REVISIONS	M.C.
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PROJECT:
SEMI DETACHED

STATUS: DP

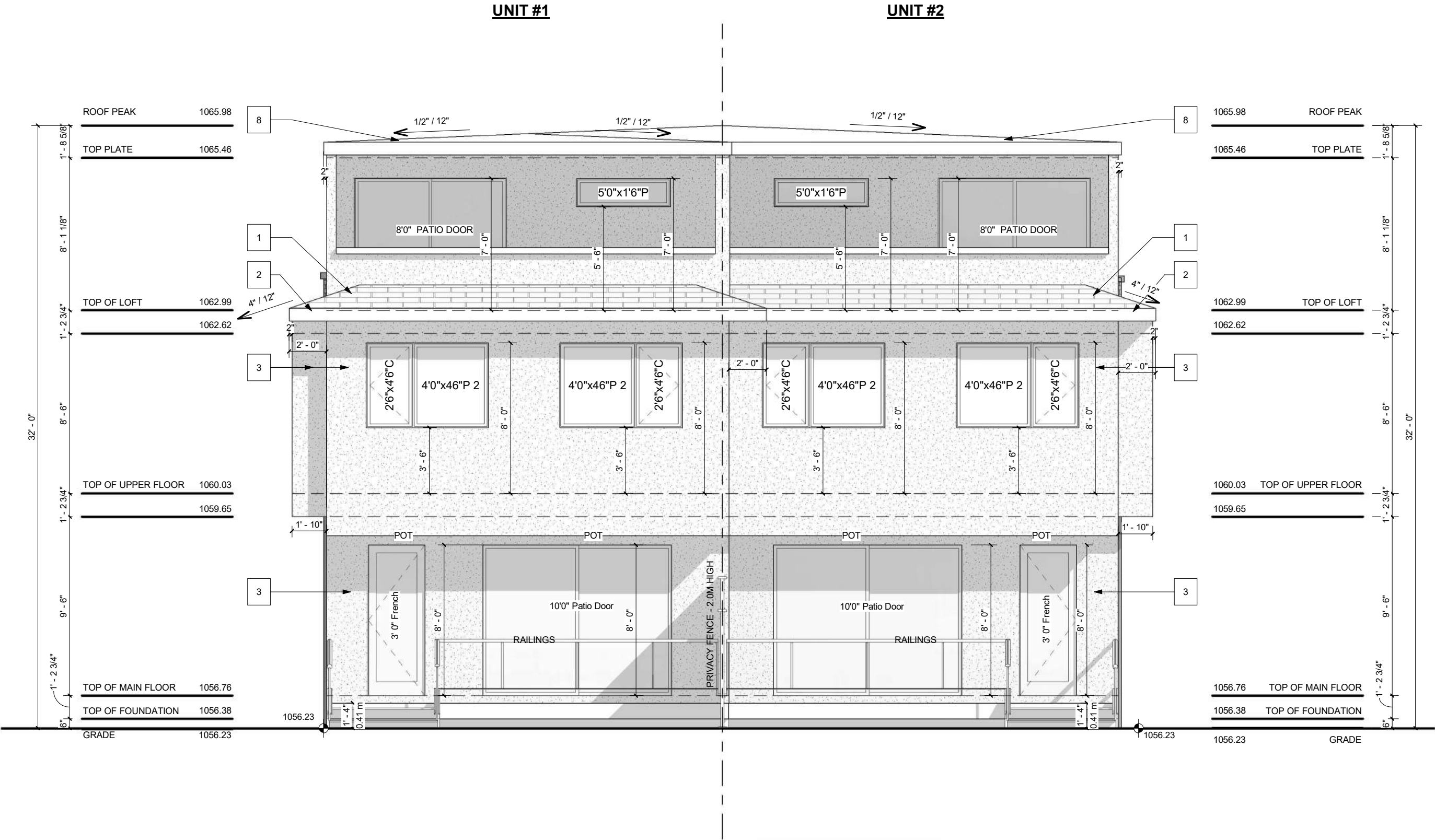
SIGNATURES:
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PRINTED: 2026-09-24 5:10:59 PM

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:
-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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02.	08/07/2026	DP PLANS	M.C.
03.	22/07/2026	REVISIONS	M.C.
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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

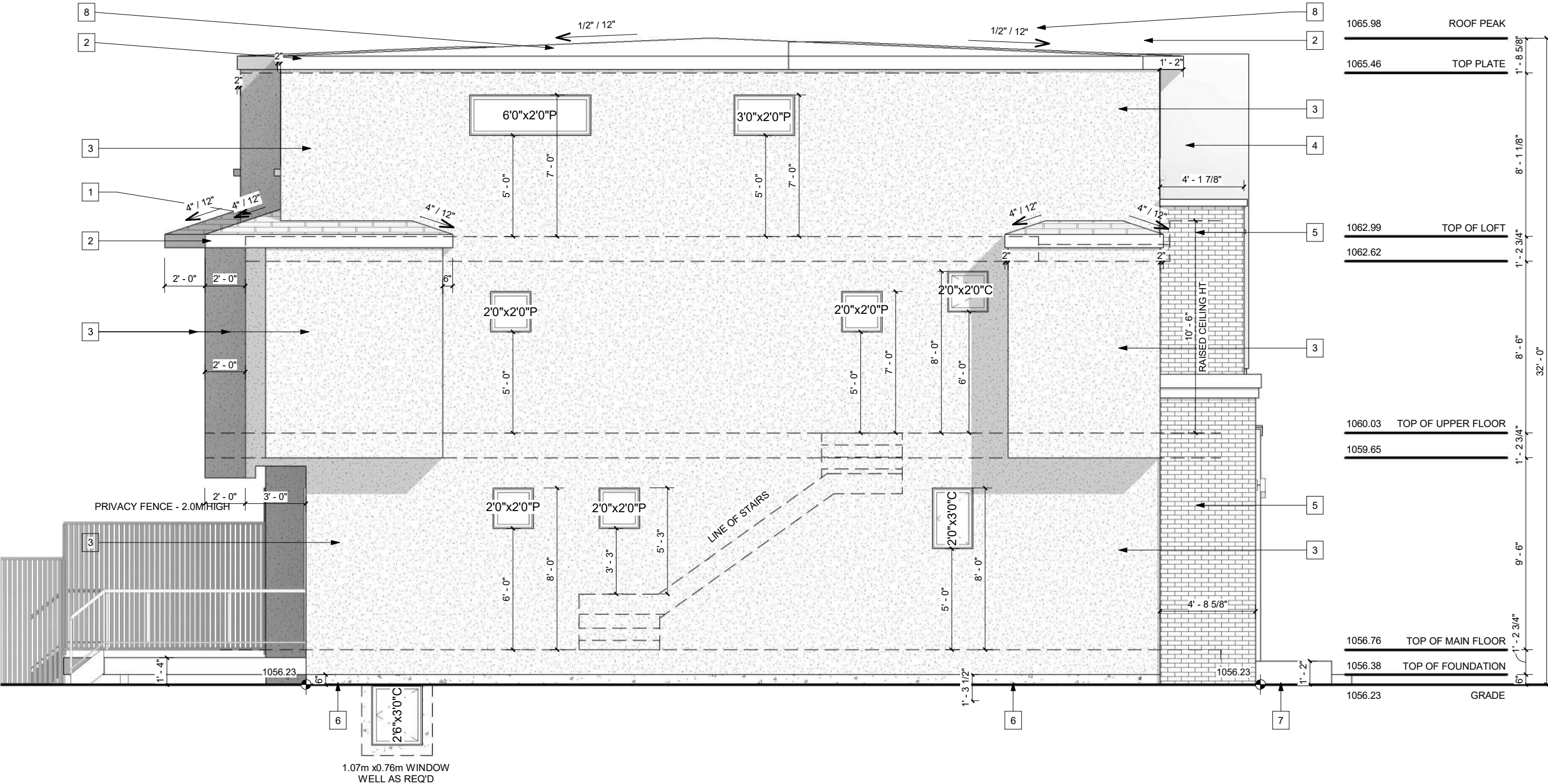
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PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 318 - 26

SCALE: AS SHOWN
SHEET: A-2.2

UNIT #2



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

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:
-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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02.	08/07/2026	DP PLANS	M.C.
03.	22/07/2026	REVISIONS	M.C.
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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

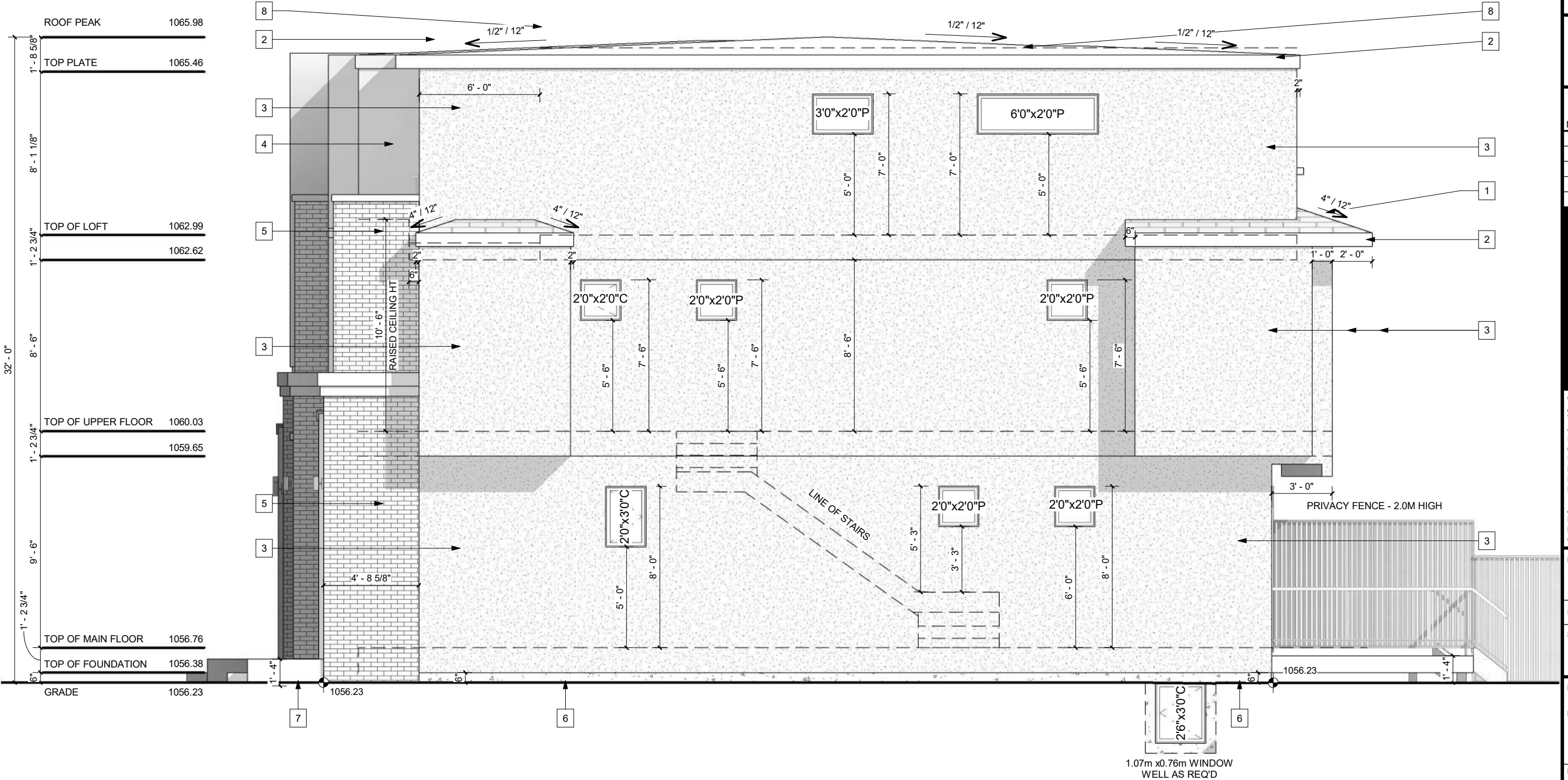
PRINTED: 2026-09-24 5:11:04 PM

PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 318 - 26

SCALE: AS SHOWN
SHEET: A-2.3

UNIT #1



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

EXTERIOR FINISHES:

- 1

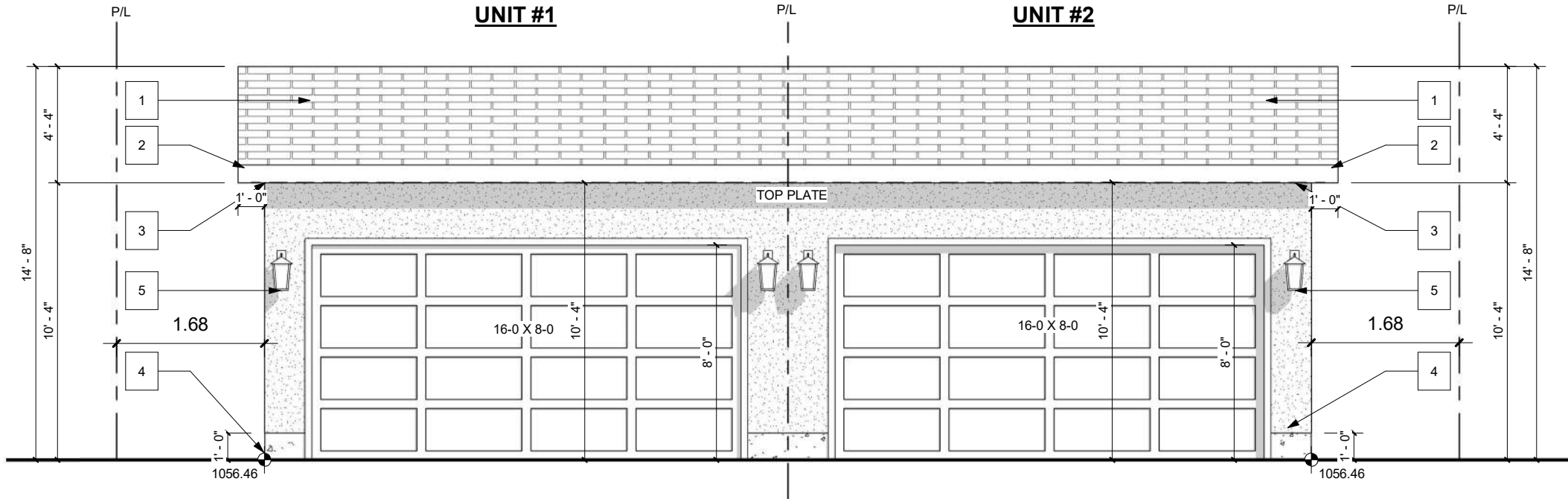
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

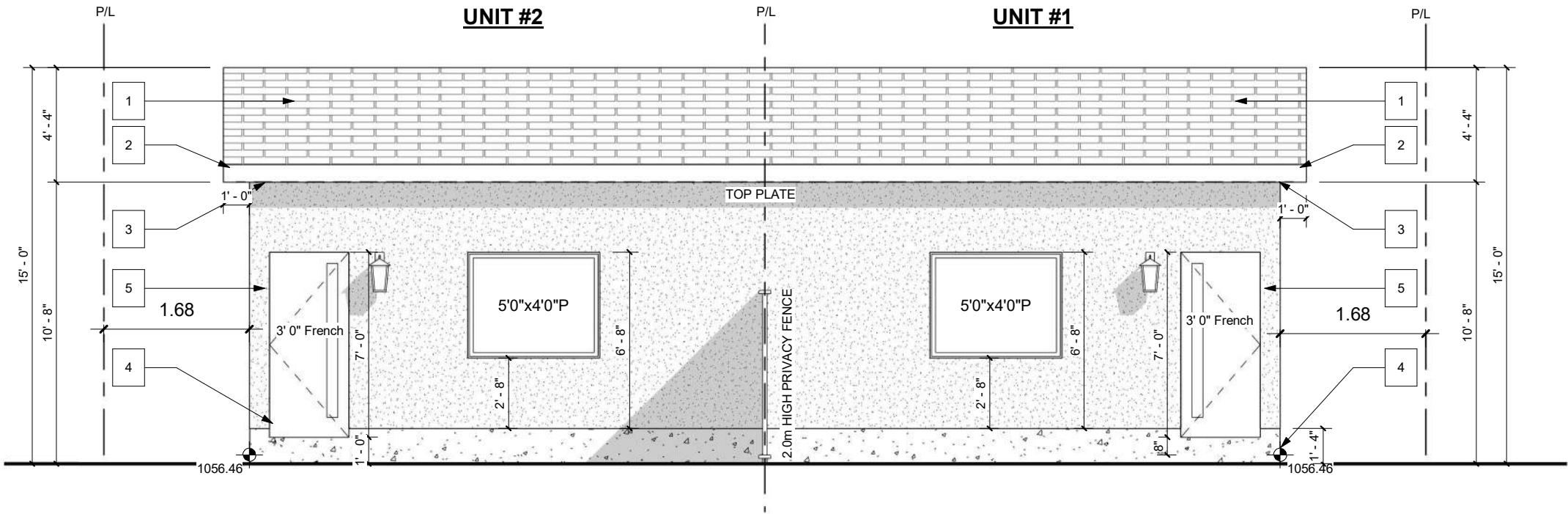
ALUMINUM EAVE'S
- 4

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.	22/07/2026	REVISIONS	M.C.
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PROJECT: SEMI DETACHED	
STATUS: DP	
SIGNATURES: X _____	
PRINTED: 2026-09-24 5:11:06 PM	
PROJECT NAME: 2523 3 AVE NW CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 318 - 26
SCALE: AS SHOWN	SHEET: A-3.1

EXTERIOR FINISHES:

- 1

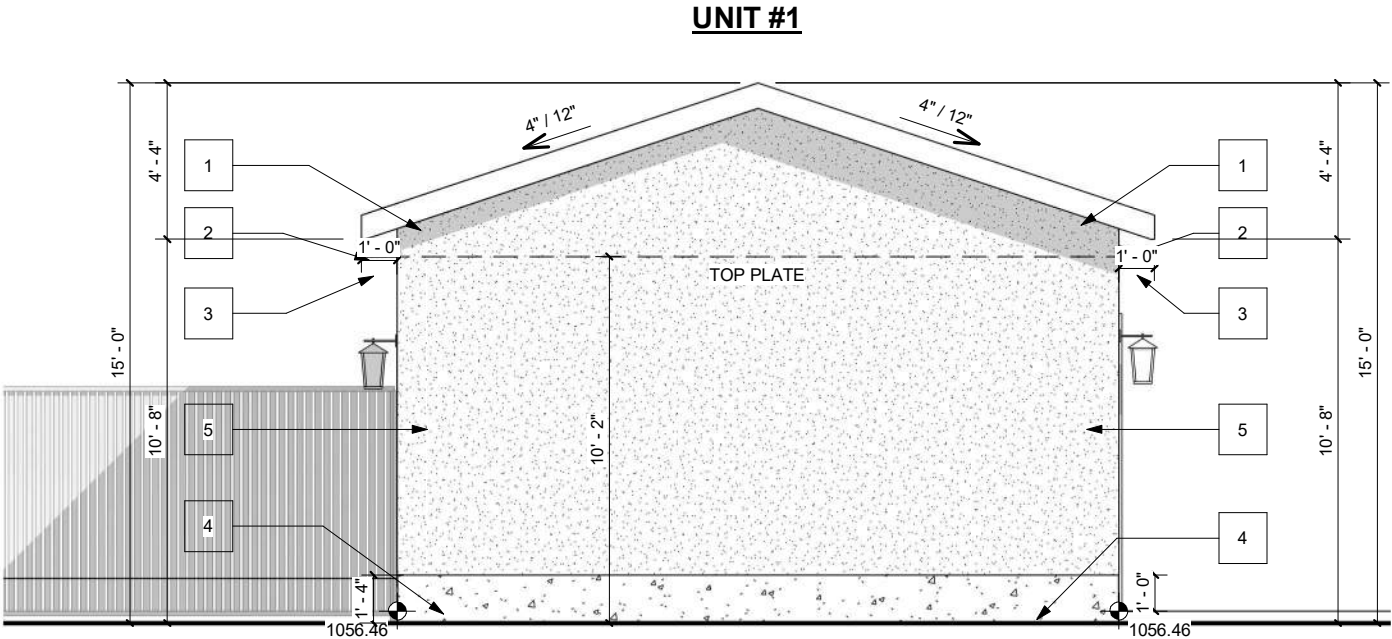
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

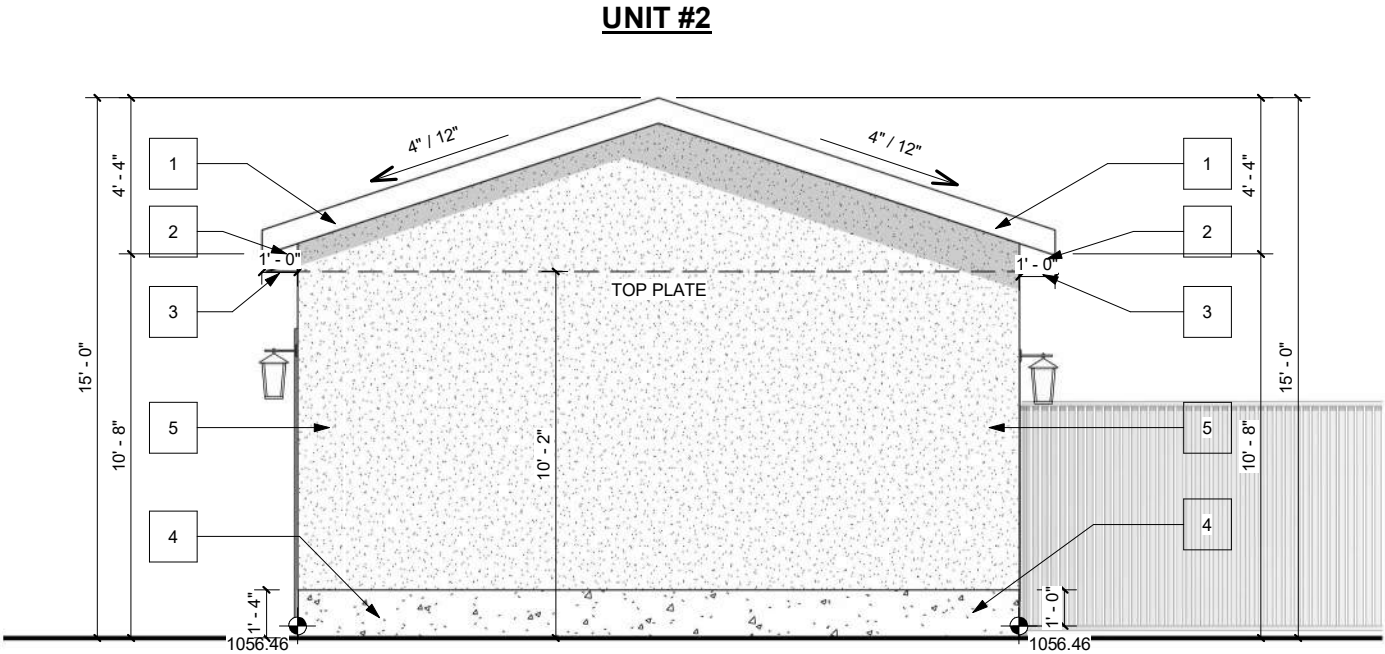
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-24 5:11:06 PM

PROJECT NAME:
2523 3 AVE NW
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 318 - 26

SCALE: AS SHOWN
SHEET: A-3.2