522 35 ST NW

SEMI-DETACHED WITH SECONDARY SUITES

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PARKDALE, NW CALGARY, LOT ZONING: R-CG

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A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT & MAIN FLOOR PLANS
A5	SECOND FLOOR PLANS
A6	FRONT, BACK & LEFT ELEVATIONS
A7	RIGHT ELEVATION & GARAGE ELEVATIONS
A8	LAND SURVEY







VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26
DR Set	10.07.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

COVER PAGE

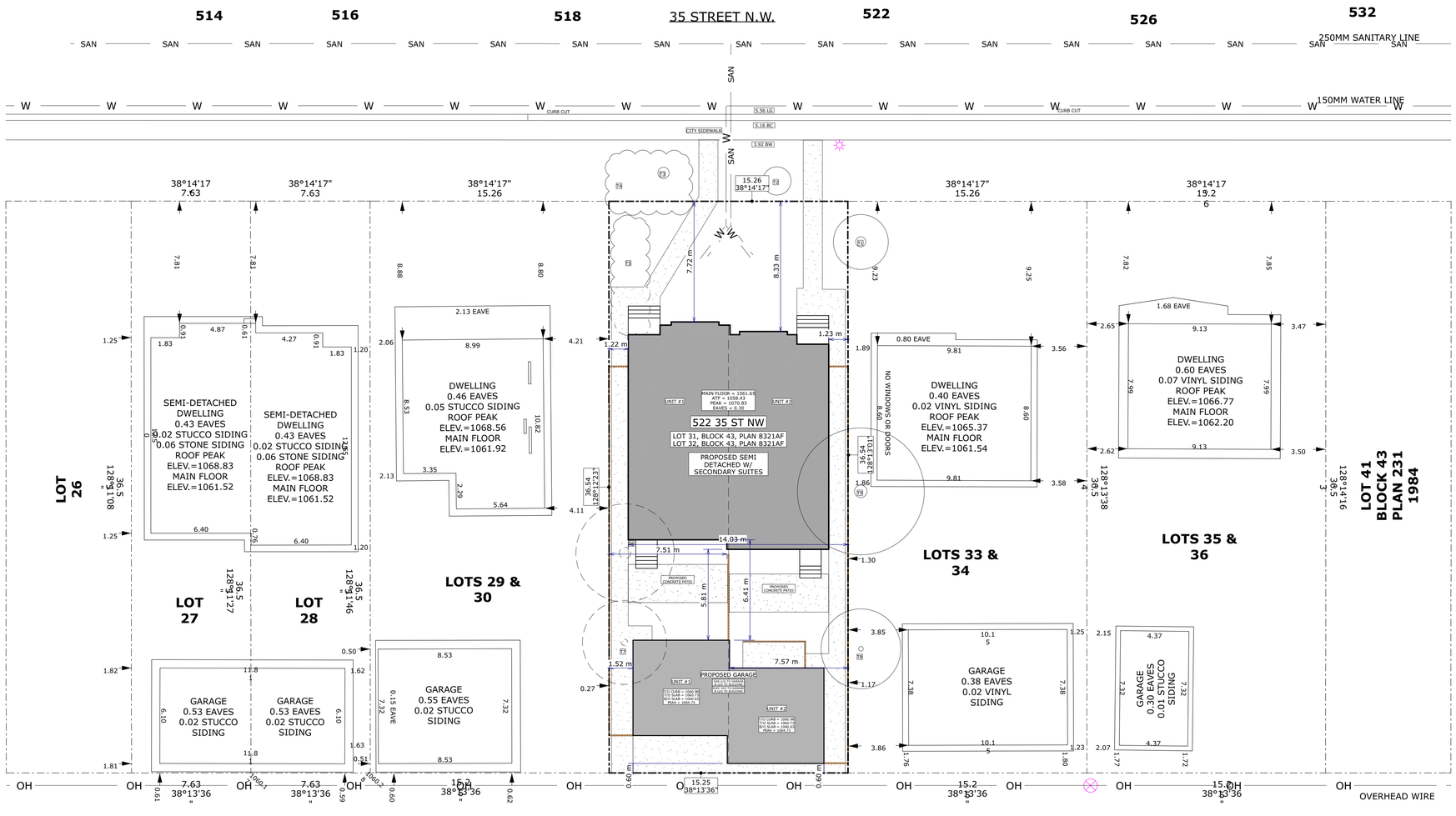
ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A1 / 8
SCALE: AS NOTED	



NORTH WEST STREETSCAPE

SOUTH STREETSCAPE

SCALE: 1 = 150



BLOCK PLAN

SCALE: 1 = 150

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STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

BLOCK PLAN

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A2 / 8
SCALE: AS NOTED	

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 10.00m

PROPOSED PEAK GEODETIC = 1070.83 m

PROPOSED HEIGHT = 9.99 m — 9.99 m

PARCEL COVERAGE

LOT AREA = 557.19 m2 (5,997.65 sf)
BUILDING FOOTPRINT = 174.45 m2 (1,877.84 sf)
GARAGE = 74.32 m2 (800.00 sf)
TOTAL COVERED AREA = 248.77 m2 (2,677.73 sf)
TOTAL COVERED AREA ALLOWED = 250.73 m2 (2,698.83 sf) — 44.64 %

TOTAL GROSS FLOOR AREA

UNIT #1 TOTAL = 1,973.03 sf
MAIN = 938.39 sf
SECOND = 1,034.64 sf
UNIT #2 TOTAL = 1,973.03 sf
MAIN = 938.39 sf
SECOND = 1,034.64 sf — TOTAL = 3,946.06 sf

SUITE AREA

SUITE #2B 765.93 sf — TOTAL = 765.93 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 2
PARKING STALLS PER DWELLING UNIT = 2
PROVIDED VIA GARAGE — 4 stalls

SITE / BLOCK LEGEND

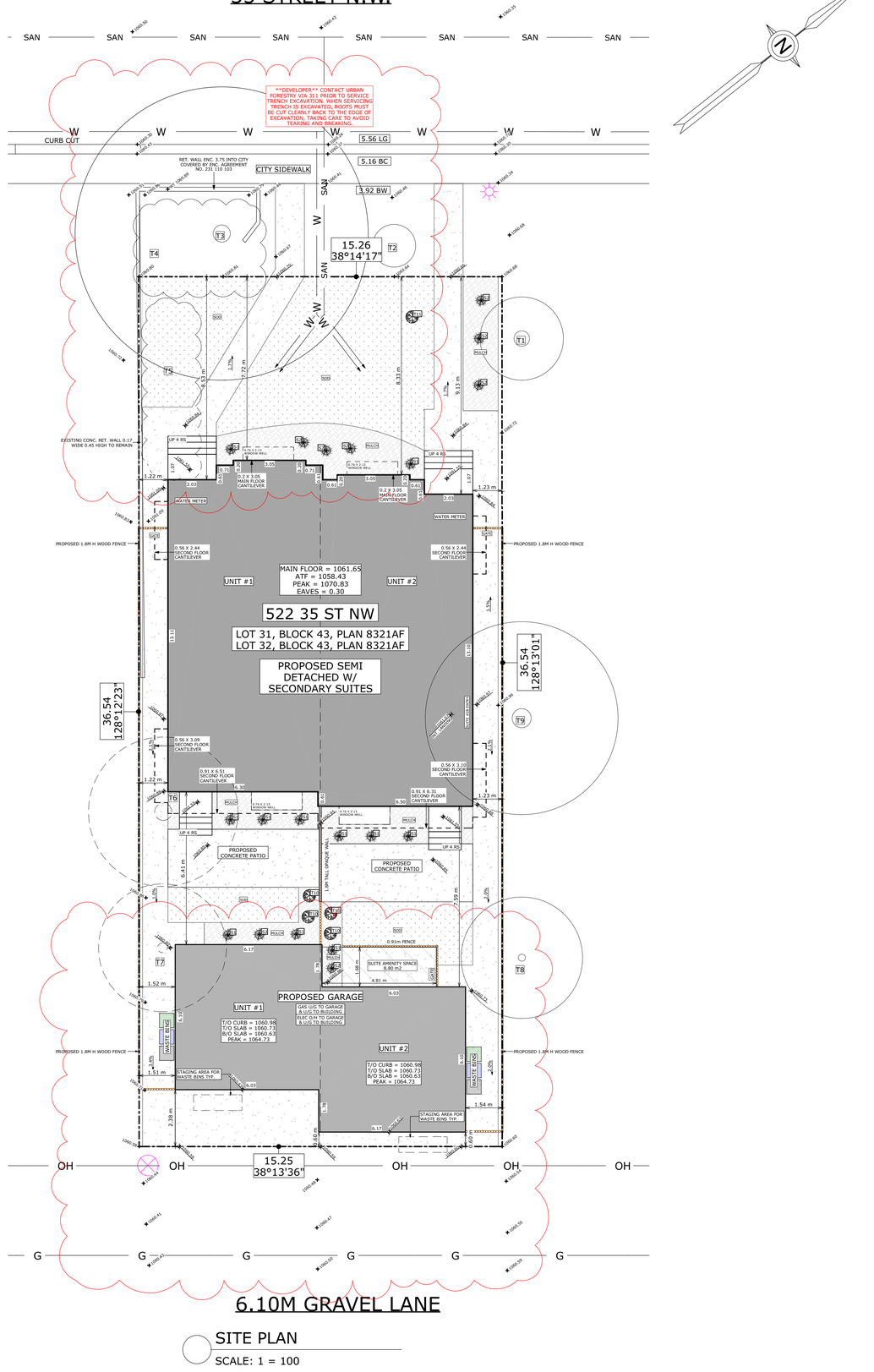
- PROPOSED STRUCTURE
- PROPOSED GARAGE
- PROPOSED AMENITY SPACE
- PROPOSED RETAINING WALL
- CONCRETE
- CRUSHED LIMESTONE
- SOD
- MULCH
- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB
- OVERHEAD ELECTRICAL LINE
- CITY SANITATION LINE
- CITY SEWER LINE
- CITY WATER LINE
- CITY STORM LINE
- CITY GAS LINE
- PROPERTY LINE
- SITE SECTION
- PROPOSED GRADE (1044.44)
- EXISTING GRADE (1044.44)
- EXTRAPOLATED GRADE (~1022.22)
- PROPOSED SLOPE (4.0%)
- EXISTING SLOPE (4.0%)
- POWER POLE
- EXISTING TREE TO BE REMOVED
- COMPOST, WASTE & RECYCLING BINS

SITE PLAN NOTES

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- SOD,SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

TREE SCHEDULE:

TREE NO.	VARIETY	TRUNK (m)	CANOPY (m)	HEIGHT (m)	LOCATION	STATUS & NAME
T1	Coniferous	0.65	3.5	10.0	In Adjacent Property	To remain
T2	Bush	-.--	1.8	1.9	In City Property	To remain
T3	Deciduous	0.72	4.3	7.0	In City Property	To remain (T-32109282 - ULMUS AMERICANA)
T4	Bush	-.--	4.5	1.8	In City Property	To remain
T5	Bush	-.--	2.0	2.1	In Subject Property	To remain & be partially trimmed
T6	Deciduous	0.72	6.3	12.0	In Subject Property	To be removed
T7	Deciduous	0.41	5.4	10.0	In Subject Property	To be removed
T8	Deciduous	0.30	5.1	6.0	In Adjacent Property	To remain
T9	Deciduous	0.80	8.1	11.0	In Adjacent Property	To remain
T10	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay'
T11	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
S1	Bush	---	0.60	6.00	In Subject Property	To be planted (x12) - Pygmy Caragana - Caragana Pygmaea
S2	Bush	---	0.60	6.00	In Subject Property	To be planted (x8) - Phenomenal Lavender - Lavandula X Intermedia



SITE PLAN
SCALE: 1 = 100

VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

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STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

SITE PLAN

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A3 / 8
SCALE: AS NOTED	



BACK ELEVATION (SOUTH)

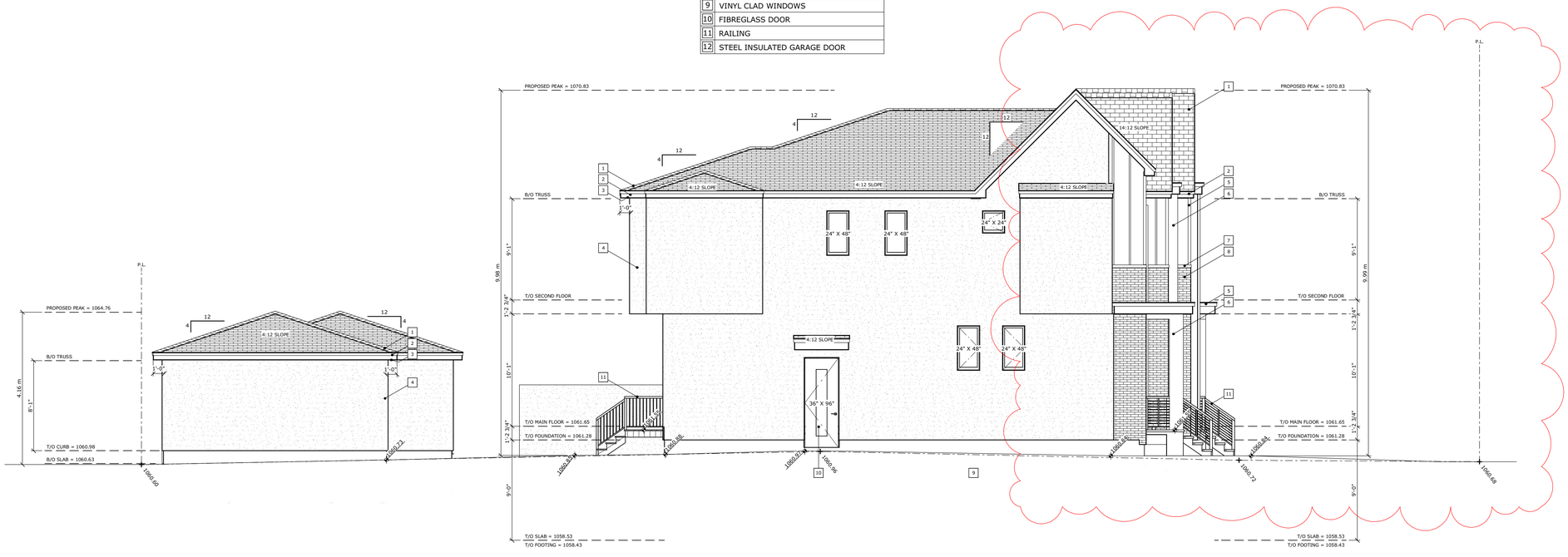
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (NORTH)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	SMOOTH ACRYLIC STUCCO - LIGHT GREY
5	JAMES HARDIE SMARTBOARD -BLACK
6	JAMES HARDIE SMARTBOARD - NIGH GREY
7	STONE CAP
8	BRICK VENEER - LIGHT GREY
9	VINYL CLAD WINDOWS
10	FIBREGLASS DOOR
11	RAILING
12	STEEL INSULATED GARAGE DOOR



LEFT ELEVATION (EAST)

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

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STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

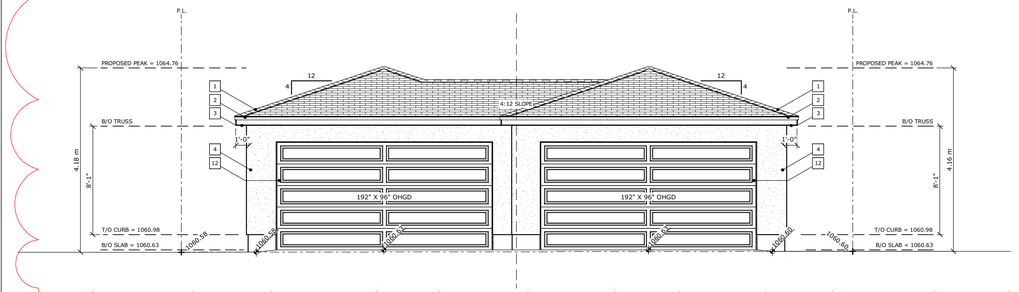
PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

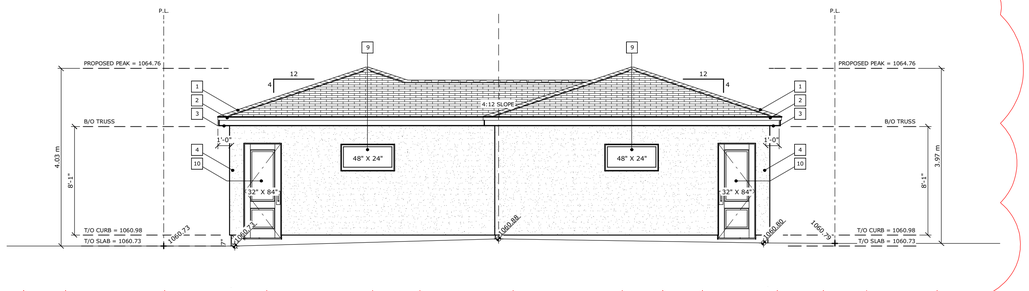
FRONT, BACK & LEFT ELEVATIONS

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A6 / 8
SCALE: AS NOTED	



GARAGE LANEWAY ELEVATION (SOUTH)

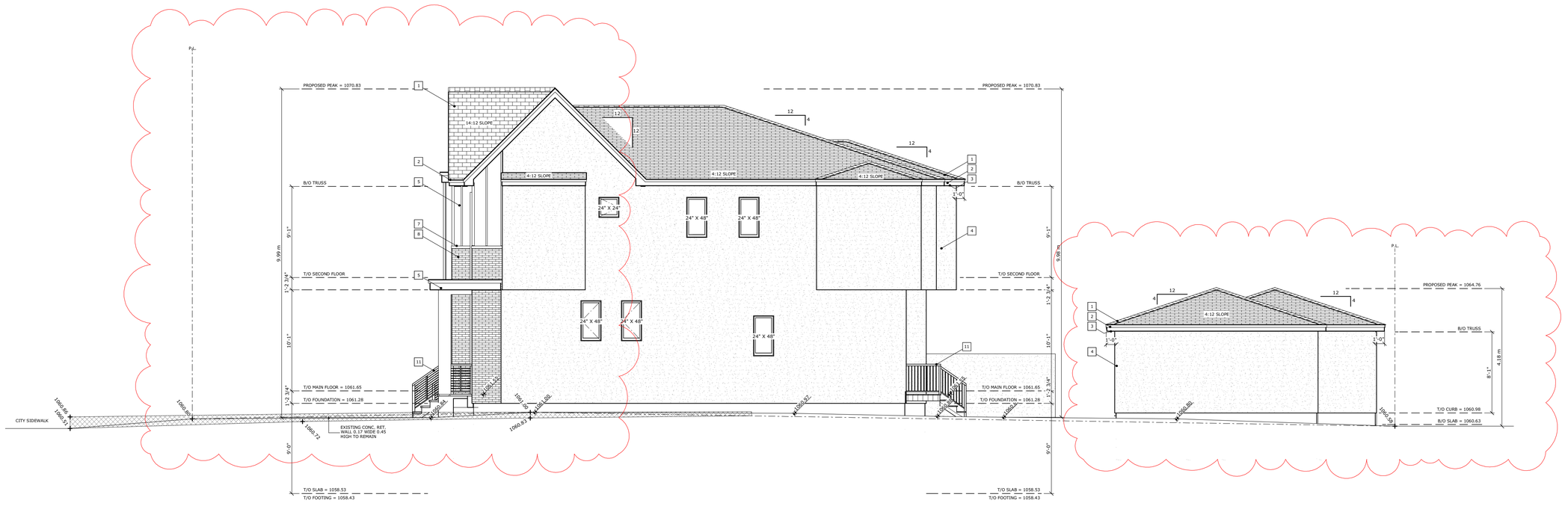
SCALE: 3/16" = 1'-0"



GARAGE YARD ELEVATION (NORTH)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	SMOOTH ACRYLIC STUCCO - LIGHT GREY
5	JAMES HARDIE SMARTBOARD -BLACK
6	JAMES HARDIE SMARTBOARD - NIGH GREY
7	STONE CAP
8	BRICK VENEER - LIGHT GREY
9	VINYL CLAD WINDOWS
10	FIBREGLASS DOOR
11	RAILING
12	STEEL INSULATED GARAGE DOOR



RIGHT ELEVATION (WEST)

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

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STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

RIGHT & GARAGE ELEVATIONS

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A7 / 8
SCALE: AS NOTED	

SITE PLAN

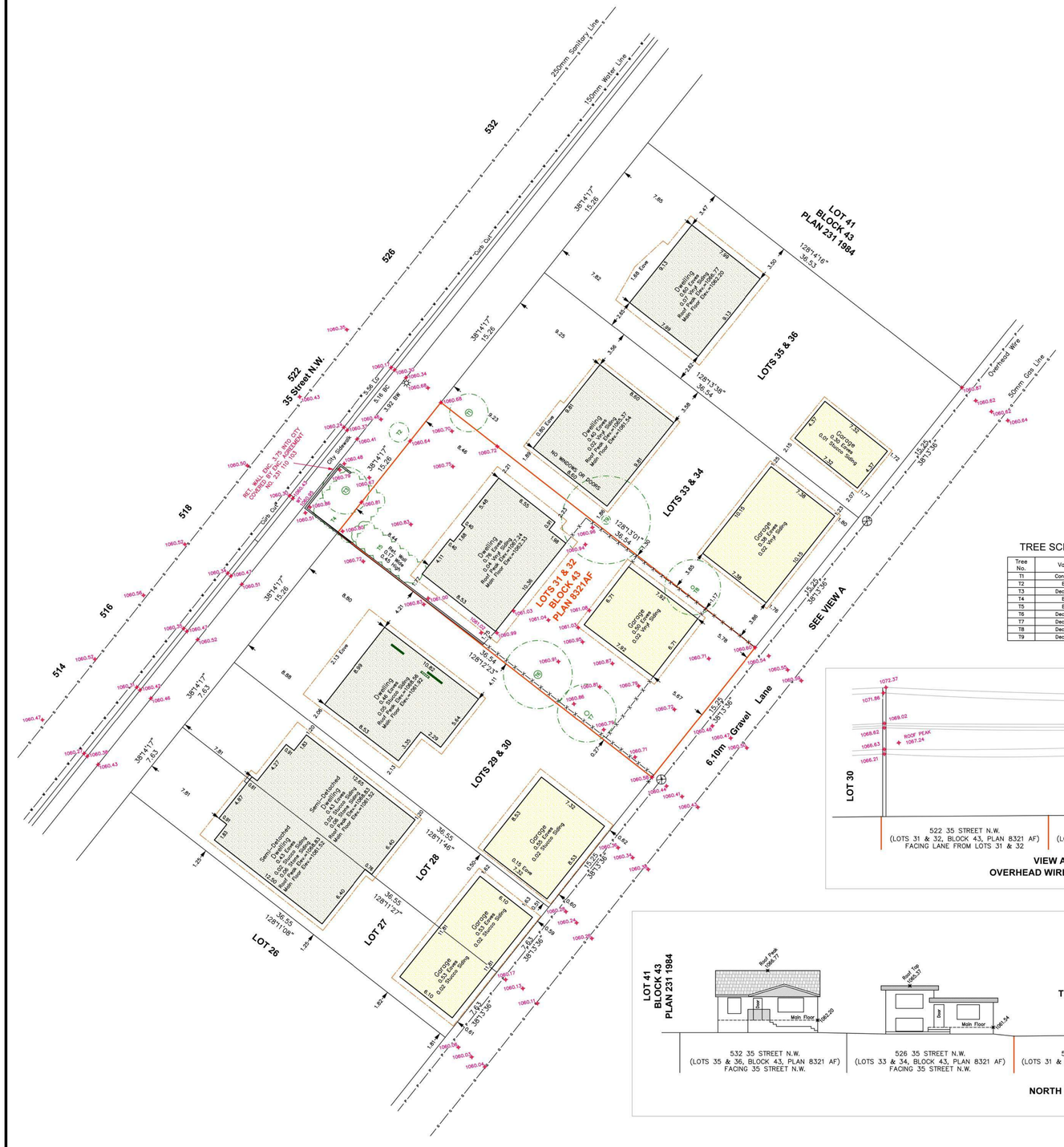
MUNICIPAL ADDRESS:
522 35 STREET N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 31 & 32
BLOCK 43
PLAN 8321 AF

PREPARED FOR: SL CUSTOM HOMES

DATE OF SURVEY: June 22nd, 2026

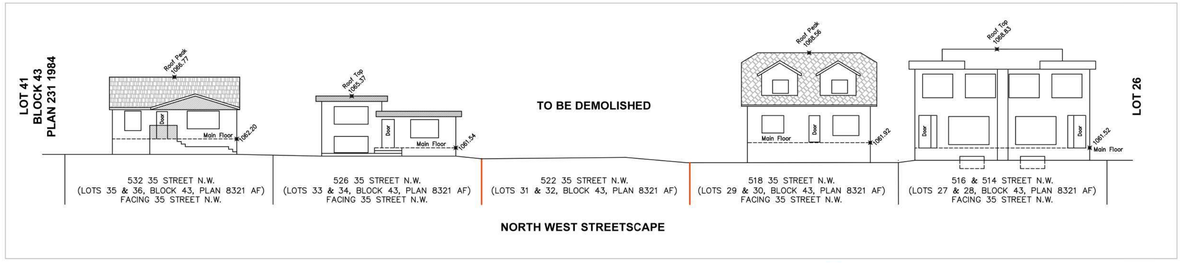
0 2 4 8 12 16 20 METRES
SCALE: 1:200



TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Coniferous	0.65	3.5	10.0	In Adjacent Property
T2	Bush	–.––	1.8	1.9	In City Property
T3	Deciduous	0.72	4.3	7.0	In City Property
T4	Bush	–.––	4.5	1.8	In City Property
T5	Bush	–.––	2.0	2.1	In Subject Property
T6	Deciduous	0.72	6.3	12.0	In Subject Property
T7	Deciduous	0.41	5.4	10.0	In Subject Property
T8	Deciduous	0.30	5.1	6.0	In Adjacent Property
T9	Deciduous	0.80	8.1	11.0	In Adjacent Property

VIEW A
OVERHEAD WIRE PROFILE



NORTH WEST STREETSCAPE

LEGEND:
- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WB'–Bottom of Wall
'WT'–Top of Wall

NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999737
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 129106.
5. Existing spot elevations are shown thus: ×1060.00
6. The Certificate of Title 221 286 320 which was Searched on the 14th day of February, 2026 and includes the following instruments:
   Mortgage No. 221 286 321
   Caveat No. 231 110 103, 251 215 146
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 93, 97, 114 & 182 in Sec.19–Twp.24–Rge.1–W.5M.

(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 309 HORIZON LAND SURVEYS INC.

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File No.: 260731	Date: 24/Jun/2026
Surveyed: RM/MS	Drawn: JT/EM

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403–719–0272
Calgary, Alberta, T3B 5M5 F. 403–775–4171

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587-377-7279
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LOT 32, BLOCK 43, PLAN 8321AF

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DRAWING
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DRAWN BY
VM

SCALE
AS NOTED

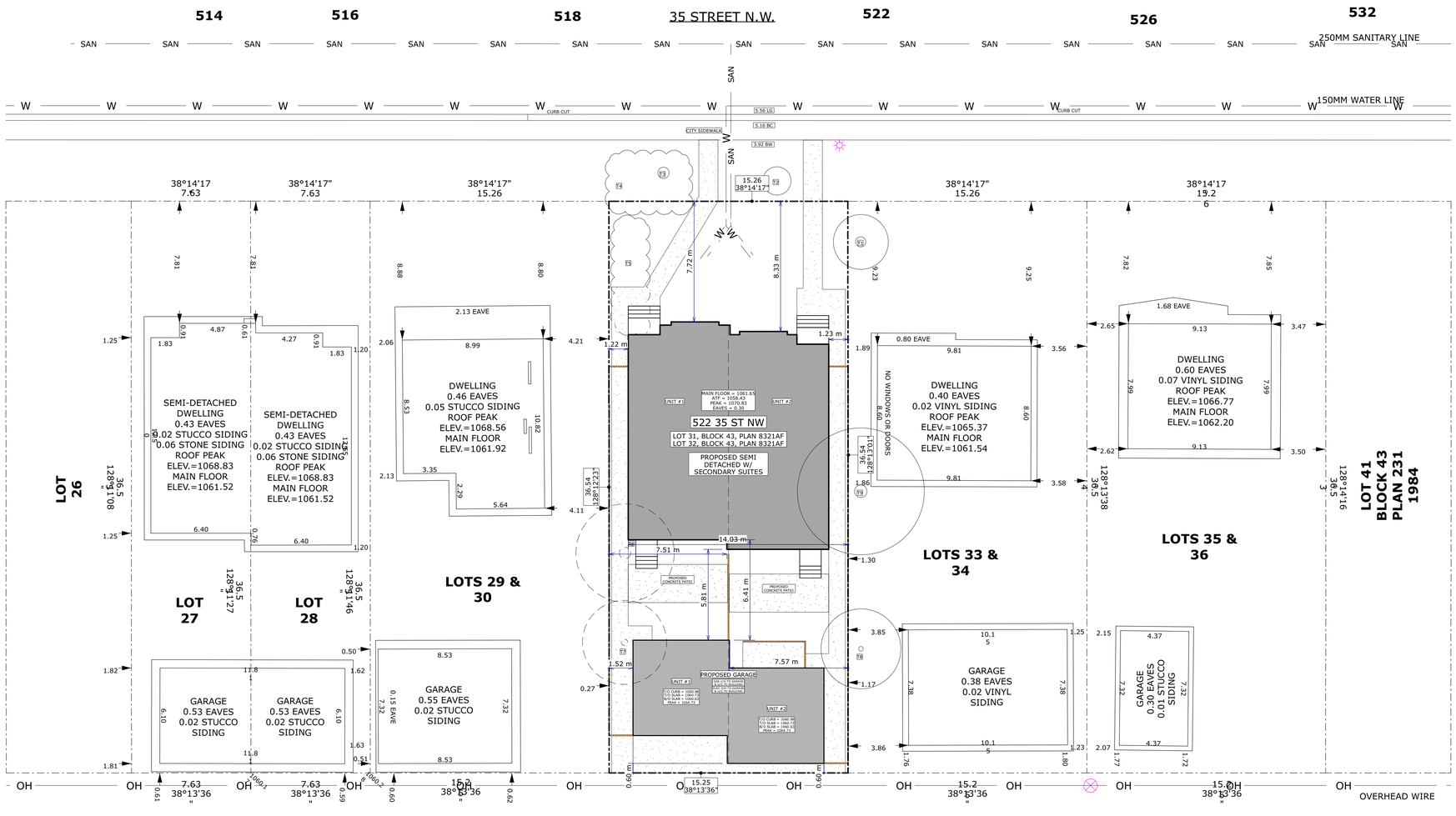
SHEET
A8 / 8



NORTH WEST STREETSCAPE

SOUTH STREETSCAPE

SCALE: 1 = 150



BLOCK PLAN

SCALE: 1 = 150

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SEMI-DETATCHED

DRAWING

BLOCK PLAN

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SCALE: AS NOTED	