OSBORNE DUPLEX

2313 A&B OSBORNE CRESCENT S.W.
CALGARY ALBERTA



ARTISTS DEPICTION

RECORD OF ISSUE:

No.	Description	Date
1	PARTIAL COORDINATION SET	2024.10.28
2	PARTIAL COORDINATION SET	2024.11.05
3	ISSUED FOR BP	2024.11.20
5	ISSUED FOR FOUNDATION (IFF)	2025.01.16
6	ISSUED FOR FOUNDATION (IFF-02)	2025.02.04
7	ISSUED FOR COORDINATION	2025.02.25
8	ISSUED FOR BP	2025.02.27
9	WINDOW REVISIONS	2025.03.07
10	ISSUED FOR BP COMMENTS	2024.04.03
11	ROOF REVISIONS	2025.04.15
12	INTERIOR/ WINDOW REVISIONS	2025.07.24
15	ISSUED FOR DEVELOPMENT PERMIT	2026.08.13

SYMBOL LEGEND

Room name 101	INDICATES ROOM NAME AND NUMBER
1 / A101	INDICATES BUILDING SECTION MARKER
1 / A101	INDICATES WALL SECTION MARKER
1 / A101 SIM	INDICATES BUILDING DETAIL MARKER
00.00M	INDICATES EXISTING ELEVATION ON SITE / BLOCK PLANS
00.00M / 00.00M	INDICATES PROPOSED ELEVATION ON SITE / BLOCK PLANS
0'-0"	INDICATES PROPOSED SPOT ELEVATION
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES EXISTING TREE TO REMAIN
	INDICATES NEW TREE
XX	INDICATES INTERIOR DOOR TAG
1.1	INDICATES EXTERIOR DOOR / WINDOW TAG
8'-0" CLG	INDICATES HEIGHT OF CEILING STRUCTURE ABOVE SUBFLOOR
0'-0"	INDICATES SUBFLOOR ELEVATION ON FLOOR PLANS
WO#	INDICATES CONSTRUCTION ASSEMBLY TYPE TAG - REFER TO CONSTRUCTION ASSEMBLIES
FO1	INDICATES FLOOR FINISH TYPE TAG - REFER TO FINISHES LEGEND
WO1	INDICATES WALL FINISH TYPE TAG - REFER TO FINISHES LEGEND
CO1	INDICATES CEILING FINISH TYPE TAG - REFER TO FINISHES LEGEND
00	KEYNOTE TAG - REFER TO DRAWING NOTES

TYPICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUB-FLOOR
AFS	ABOVE FINISHED SLAB
BLDG	BUILDING
C/W	COMPLETE WITH
CONC.	CONCRETE
CSCI	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED
CT	COOKTOP
DIA	DIAMETER
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EW	EACH WAY
ELEC.	ELECTRICAL
ENG.	ENGINEER
EQ.	EQUAL
E.O.S.	EDGE OF SLAB
F.	FRIDGE
FD	FLOOR DRAIN
FURN	FURNACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HWH	HOT WATER HEATER
HDWD	HARDWOOD
I.D.	INSIDE DIAMETER
LL	LIVE LOAD
MANUF.	MANUFACTURER
MECH	MECHANICAL
MW	MICROWAVE
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/C	ON CENTRE
OSOI	OWNER SUPPLIED OWNER INSTALLED
OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
O.D.	OUTSIDE DIAMETER
SPEC.	SPECIFICATION
S	SINK
T.O.	TOP OF
TOW	TOP OF WALL
T+B	TOP AND BOTTOM
T&G	TOUNGE AND GROOVE
TYP.	TYPICAL
U/S	UNDERSIDE
VERT.	VERTICAL
W/D	WASHER / DRYER
WD	WARMING DRAWER
WO	WALL OVEN
WPM	WATERPROOF MEMBRANE

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ABC, NBC, ELECTRICAL AND PLUMBING CODES.

ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.

ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.

VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.

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JACKSON McCORMICK
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PROJECT:

OSBORNE DUPLEX

2313 OSBORNE CRESCENT S.W.
CALGARY, ALBERTA
LOT 26, BLOCK 4, PLAN 8997GC

DRAWING DESCRIPTION:

COVER PAGE

PLOT SCALE: AS NOTED	DRAWING NO.: A0.0
PROJECT NO.: 2024-03	
CHECKED BY: TJ/CC	
DRAWN BY: JL	PLOT DATE: 2026.08.13

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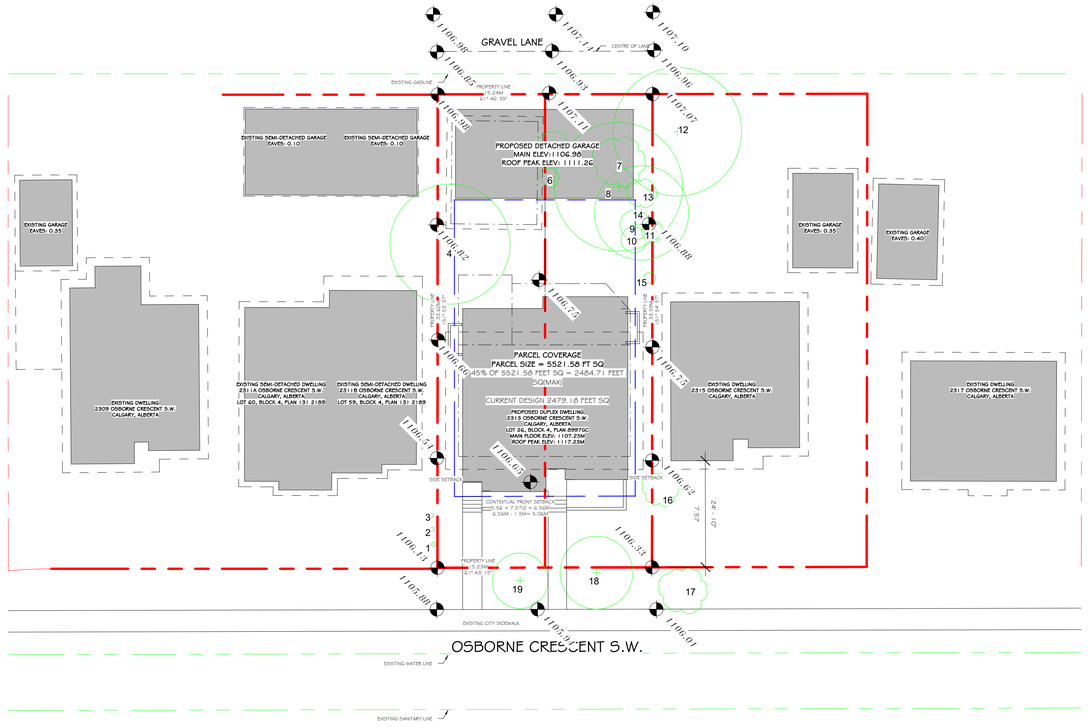
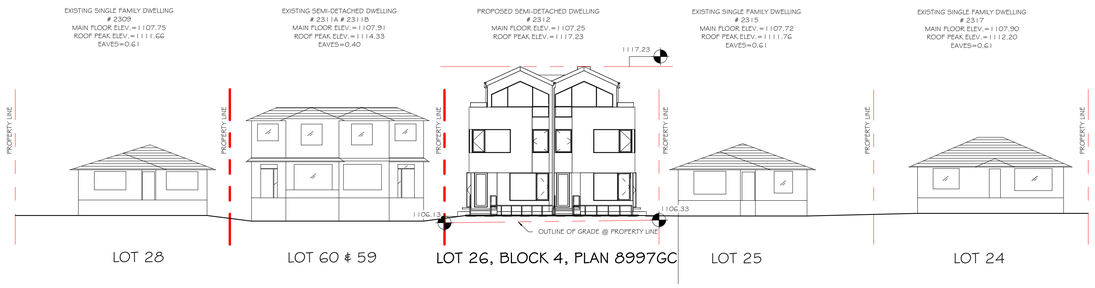


1 DP1.1 BLOCK PLAN

1 : 200



2 DP1.1 STREET SCAPE ELEVATION

1 : 200

RECORD OF ISSUE:

01	2024.05.08	ISSUED FOR DEVELOPMENT PERMIT
02	2024.08.06	ISSUED FOR DTR1
03	2026.08.13	ISSUED FOR DEVELOPMENT PERMIT

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PROJECT:

OSBORNE DUPLEX

2313 OSBORNE CRESCENT S.W.
CALGARY, ALBERTA
LOT 26, BLOCK 4, PLAN 8997GC

DRAWING DESCRIPTION:

BLOCK PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.1
PROJECT NO.: 2024-03	
CHECKED BY: TJ	
DRAWN BY: AW	PLOT DATE: 2026.08.13

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BYLAW REVIEW / DEVELOPMENT DATA		
	REQUIRED	PROVIDED
LEGAL DESCRIPTION:	LOT 26, BLOCK 4, PLAN 8997GC	
CIVIC ADDRESS:	2313 OSBORNE CRESCENT S.W.CALGARY, ALBERTA	
STREET ZONING:	RC-2	
FRONT SETBACK:	3.00M or CONTEXT-1.5M	5.52M
REAR SETBACK:	7.5M	14.25M
SIDE SETBACK:	1.20M	1.72M/ 1.69M
BUILDING HEIGHT	8.60M or CONTEXT+1.5M	11.0M
GARAGE FRONT SETBACK	NA	
GARAGE REAR SETBACK	NA	
GARAGE SIDE SETBACK	NA	
GARAGE BUILDING HEIGHT	NA	
GARAGE EAVELINE HEIGHT	NA	
GARAGE AREA	NA	
MIN. DRIVEWAY LENGTH:	0.0M	0.0M
MAX. FENCE HEIGHT:	0M	
PARCEL AREA:	45% ALLOWABLE	
MAX. PARCEL COVERAGE:	45% OF 512.97M sq. 230.8M sq.	230.5M sq.
MAIN FLOOR ELEVATION:		1107.25
ROOF PEAK ELEVATION:		1117.53
MAIN FLOOR AREA:		144.3M sq
UPPER FLOOR AREA:		159.2M sq
THIRD FLOOR AREA:		104.9M sq
TOTAL FLOOR AREA:		408.4M sq
DEVELOPED BSMT AREA:		144.76M sq

AREA COVERAGE
TOTAL PARCEL AREA: 512.97 SQ.M MAIN BUILDING AREA: 150.8 SQ.M GARAGE AREA: 80.0 SQ.M TOTAL BUILDING AREA: 230.8 SQ.M
PERCENT COVERAGE: 44.9%

BYLAW REVIEW:

428
RESIDENTIAL BUILDINGS ON A PARCEL : 1

PROVIDED: 1

429
MIN PARCEL WIDTH: 13M

PROVIDED: 15.25M

430
MIN PARCEL DEPTH: 22M

PROVIDED: 33.63M

431
MIN PARCEL AREA: 400M sq

PROVIDED: 512.97M sq

432
MAX PARCEL COVERAGE: 45%

PROVIDED: 44.9%

435(1A)
MIN FRONT SETBACK : CONTEXT+1.5M

PROVIDED: 5.52M

436 (1A)
MIN SIDE SETBACK:1.2M
PROVIDED:
WEST 1.69M
EAST 1.72M

437
MIN REAR SETBACK: 7.5M

PROVIDED: 14.25M

438
BUILDING HEIGHT: 8.6M

PROVIDED: 10.29M

443
VEHICLE PARKING STALLS: 2.0 STALLS PER DWELLING UNIT

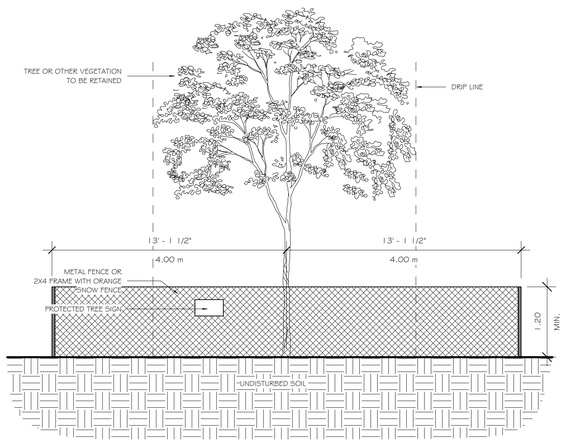
PROVIDED: 4.0 STALLS

425(A1) PERMITTED USE CONTEXTUAL SEMI-DETACHED DWELLING:

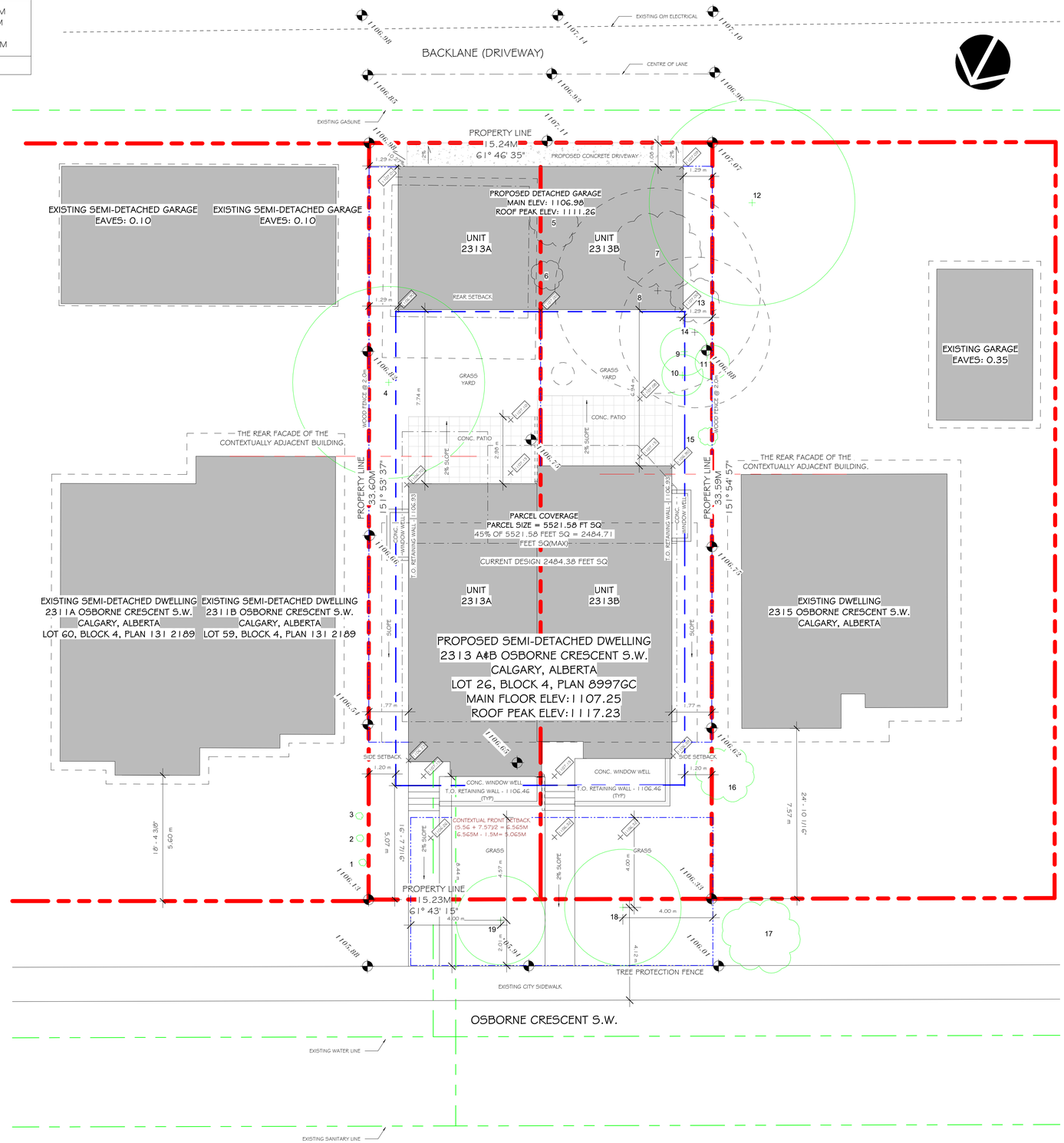
170.2

PROVIDED:
(A) (i) TWO UNITS SEPARATED BY A COMMON PARTY WALL
(ii) SECONDARY SUITE ALLOWED AND PROVIDED
(iii) MEETS ALL THE RULES SPECIFIED IN A DISCTRICT
(B) IS IN USE WITHIN THE RESIDENTIAL GROUP
(C) 2.0 VEHICLE PARKING STALLS PROVIDED PER UNIT
(D) BICYCLE PARKING STALLS NOT REQUIRED

EXISTING PUBLIC TREE SCHEDULE					
TREE NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	COMMENT
T17	COTONEASTER SPECIES	0.10	3.00	3.00	IN CITY PROPERTY - TO REMAIN
T18	MOUNTAIN-ASH	0.08	5.00	5.00	IN CITY PROPERTY - TO REMAIN
T19	HAWTHORN SPECIES	0.06	4.00	2.00	IN CITY PROPERTY - TO REMAIN



TREE PROTECTION DETAIL
1/4" = 1'-0"



SITE PLAN
1/8" = 1'-0"

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CALGARY, ALBERTA
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DRAWING DESCRIPTION:

SITE PLAN

PLOT SCALE: AS NOTED	DRAWING NO.: A1.1
PROJECT NO.: 2024-03	
CHECKED BY: TJ/CC	
DRAWN BY: JL	PLOT DATE: 2026.08.13

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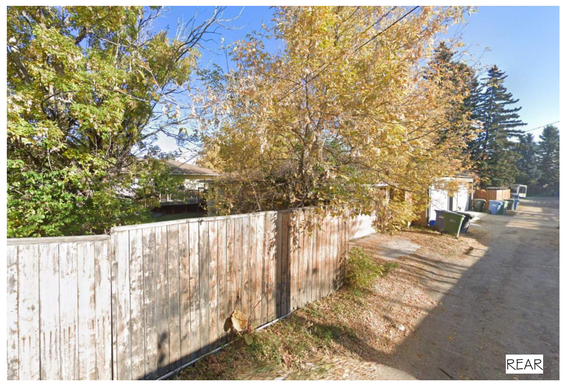
SITE FROM FRONT


SITE FROM REAR


ADJOINING PARCEL


ADJOINING PARCEL


FRONT


REAR

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PROJECT:

OSBORNE DUPLEX

2313 OSBORNE CRESCENT S.W.
CALGARY, ALBERTA
LOT 26, BLOCK 4, PLAN 8997GC

DRAWING DESCRIPTION:

SITE PHOTOS

PLOT SCALE: AS NOTED	DRAWING NO.: DP1.3
PROJECT NO.: 2024-03	
CHECKED BY: TJ	
DRAWN BY: AW	PLOT DATE: 2026.08.13

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PLAN NOTES

- PROVIDE FOUNDATION WATERPROOFING WHERE EXTERIOR GRADE IS ABOVE CRAWL SPACE OR BASEMENT SLAB AND INSTALL 4" PERFORATED PLASTIC FOUNDATION DRAINS AND SLOPE TO STORM SEWER, ON SITE DRY WELL OR NATURAL DRAINAGE COURSES.
- BUILDER TO PROVIDE EXTERIOR FLASHING AROUND ALL CHIMNEYS, AT ALL CHANGES IN EXTERIOR MATERIALS, ABOVE ALL WINDOWS AND DOORS, AT ALL INTERSECTIONS BETWEEN WALLS AND ROOF, AND IN ALL ROOF VALLEYS. ANY ADDITIONAL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHED AND / OR CAULKED AS PER CODE AND / OR INDUSTRY RECOGNIZED PROPER CONSTRUCTION TECHNIQUES. ALL ROOF SHINGLE FLASHING AGAINST A VERTICAL SURFACE MUST BE FLASHED WITH STEP FLASHING.
- WINDOW STYLES AND SIZES ARE TO BE USED AS A GUIDELINE ONLY, EXACT DIMENSION, ROUGH OPENINGS AND DETAILS OF EXTERIOR DOORS AND WINDOWS ARE TO BE SUPPLIED BY THE WINDOW MANUFACTURER AND APPROVED BY HOMEOWNER. TOP OF EXTERIOR DOORS / TRANSOM SHOULD ALIGN WITH WINDOWS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS. ALL FRENCH DOORS, SLIDING GLASS DOORS, AND SHOWER ENCLOSURES AND DOORS SHALL BE TEMPERED GLASS WHERE REQUIRED.
- ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOORS AND WINDOWS TO INCLUDE WEATHER-STRIPPING AS PER LOCAL BUILDING CODES AND GOOD BUILDING PRACTICES.
- KITCHEN LAYOUT IS TO BE USED AS A GUIDELINE ONLY, KITCHEN SUPPLIER TO HAVE FINAL LAYOUT AND DETAILS APPROVED BY HOMEOWNER.
- FINISHED FLOORING MATERIALS - SPECIFIED BY THE OWNER, TO BE FLUSH AND LEVEL, BUILDER TO BUILD UP FLOORS AS REQUIRED.
- BLOCKING IS TO BE PROVIDED AT ALL CABINET LOCATIONS, AND ALL HARDWARE LOCATIONS INCLUDING TOWEL BARS AND TOILET PAPER DISPENSER. CAVITIES TO BE PROVIDED AT RECESSED MEDICINE CABINET LOCATIONS. WALL TO BE RECESSED MINIMUM 2" BEHIND FRIDGE.
- BUILDER IS TO ENSURE THAT ROOF IS ADEQUATELY VENTED AS PER LOCAL BUILDING CODE. VENTS NOT BE PLACED IN HIGHLY VISIBLE LOCATIONS.
- BUILDER TO ENSURE FRAMING SUITS MECHANICAL (FIREPLACES), PLUMBING AND ELECTRICAL FIXTURES SPECIFIED AND SUPPLIED BY OTHERS.
- IT IS THE BUILDERS RESPONSIBILITY TO PROVIDE ADEQUATE ROOM FOR MECHANICAL CHASES, PLUMBING STACKS, ETC.
- BUILDER TO DETERMINE LOCATIONS WHERE SERVICES ENTER AND CONFIRM FINAL LOCATIONS WITH BUILDING OWNER.
- HEIGHTS OF INTERIOR DOORS & PANEL STYLE TO BE DETERMINED BY HOME OWNER UNLESS NOTED OTHERWISE.
- LOCATION OF MECHANICAL EQUIPMENT IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED ON SITE AND APPROVED BY HOMEOWNER. EQUIPMENT TO BE SIZED AND SUPPLIED BY OTHERS.
- ALL STRUCTURAL INFORMATION IS TO BE USED AS A GUIDELINE ONLY. ALL STRUCTURE INCLUDING FLOORS, FOOTINGS, BEAMS, LINTELS, POSTS, TRUSSES, ETC. TO BE SIZED AND SUPPLIED BY OTHERS TO MEET LOCAL STANDARDS / CODES AND REGULATIONS. LINTEL / BEAM REQUIRED AT ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS.
- ELECTRICAL LAYOUT IS TO BE USED AS A GUIDELINE ONLY. FINAL PLACEMENT AND SPECIFICATION OF FIXTURES TO BE APPROVED BY HOMEOWNER. ELECTRICAL WIRING AND PLACEMENT OF OUTLETS AND SWITCHES TO BE DONE TO MEET LOCAL BUILDING CODES AND REGULATIONS. BUILDER TO PROVIDE ADEQUATE ELECTRICAL SERVICE FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT AS REQUIRED.

WALL ASSEMBLIES

EXTERIOR WALL ASSEMBLIES

W3c — EXTERIOR WALL - WOOD SIDING FINISH

WOOD SIDING FINISH - AS PER SPECIFICATIONS
TYVEK HOUSE WRAP INSTALLED AS PER MANUF. SPECS
1/2" PLYWOOD OR OSB SHEATHING - 1/2" EXTERIOR GRADE
GYPSUM SHEATHING WHEN WITHIN 4'-0" OF SIDEYARD PROPERTY LINE
R20 BATT INSULATION
2x6 #2 SPF STUDS @ 16" o.c.
6 mil. POLY AIR / VAPOUR RETARDER
1/2" GYPSUM BOARD - 5/8" TYPE X WHEN WITHIN 4'-0" OF SIDEYARD PROPERTY LINE
PAINTED FINISH

INTERIOR PARTITION WALL ASSEMBLIES

P1 — INTERIOR PARTITION - TYPICAL

PAINTED FINISH
1/2" GYPSUM BOARD
2x4 OR 2x6 (SEE PLAN) #2 SPF STUDS @ 16" o.c.
1/2" GYPSUM BOARD
PAINTED FINISH

P3 — INTERIOR PARTITION - UNIT DEMISING - GARAGE

PAINTED FINISH
5/8" TYPE 'X' GYPSUM BOARD
2x6 #2 SPF STUDS @ 16" o.c.
5/8" TYPE 'X' GYPSUM BOARD
PAINTED FINISH

MAIN BUILDING FLOOR AREA

(TO THE EXTERIOR FACE AND CENTERLINE OF PARTITION WALL)

UNIT A	LOWER FLOOR (SECONDRAY UNIT)	679.95 SQ. FT.
	MAIN FLOOR	780.42 SQ. FT.
	UPPER FLOOR	824.30 SQ. FT.
	THIRD FLOOR	641.20 SQ. FT.
	TOTAL:	2925.87 SQ. FT.
UNIT B	LOWER FLOOR (SECONDRAY UNIT)	679.95 SQ. FT.
	MAIN FLOOR	780.42 SQ. FT.
	UPPER FLOOR	824.30 SQ. FT.
	THIRD FLOOR	641.20 SQ. FT.
	TOTAL:	2925.87 SQ. FT.
GARAGE		860.25 SQ. FT.
MECH ROOM		48.59 SQ.FT.

SECTION / ELEVATION NOTES

- BUILDER IS RESPONSIBLE TO CONFIRM GRADE ELEVATIONS.
- PROVIDE FOUNDATION WATERPROOFING WHERE EXTERIOR GRADE IS ABOVE CRAWL SPACE OR BASEMENT SLAB AND INSTALL 4" PERFORATED PLASTIC FOUNDATION DRAINS ARE SLOPE TO STORM SEWER, ON SITE DRY WELL OR NATURAL DRAINAGE COURSES.
- BUILDER TO PROVIDE EXTERIOR FLASHING AROUND ALL CHIMNEYS, AT ALL CHANGES IN EXTERIOR MATERIALS, ABOVE ALL WINDOWS AND DOORS, AT ALL INTERSECTIONS BETWEEN WALLS AND ROOF, AND IN ALL ROOF VALLEYS. ANY ADDITIONAL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHING AND / OR CAULKED AS PER CODE AND / OR INDUSTRY RECOGNIZED PROPER CONSTRUCTION TECHNIQUES. ALL ROOF SHINGLE FLASHING AGAINST A VERTICAL SURFACE MUST BE FLASHED WITH STEP FLASHING.
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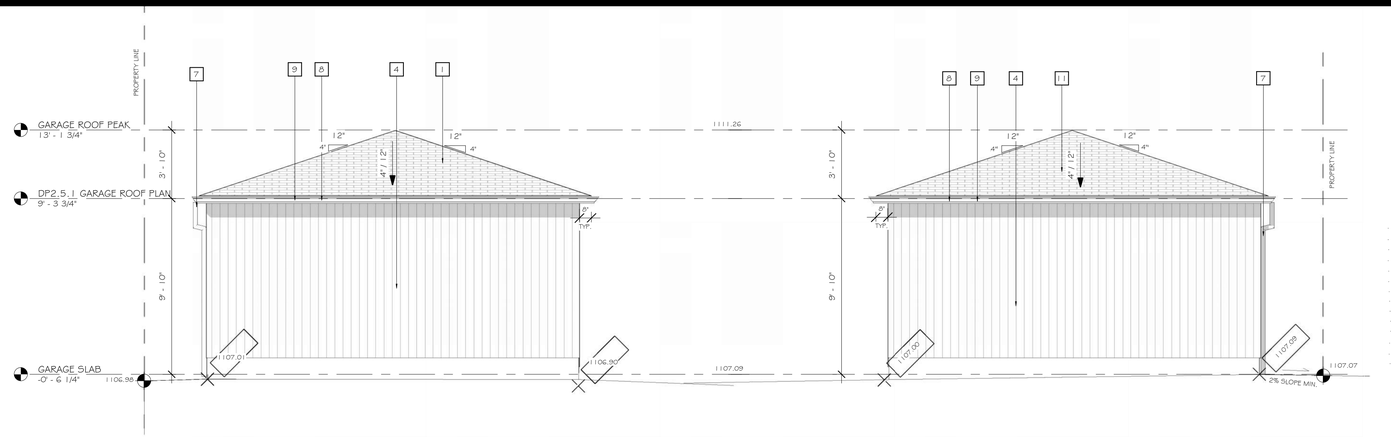
- BUILDER IS TO ENSURE THAT ROOF IS ADEQUATELY VENTED AS PER LOCAL BUILDING CODE. VENTS NOT TO BE PLACED IN HIGHLY VISIBLE LOCATIONS.
- DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
- CHIMNEYS SHALL EXTEND AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" AS PER LOCAL BUILDING CODE.
- ALL STRUCTURAL INFORMATION IS TO BE USED AS A GUIDELINE ONLY. ALL STRUCTURE INCLUDING FLOORS, FOOTINGS, BEAMS, LINTELS, POSTS, TRUSSES, ETC. TO BE SIZED AND SUPPLIED BY OTHER TO MEET LOCAL STANDARDS / CODES AND REGULATIONS. LINTEL / BEAM REQUIRED AT ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS.
- BUILDER TO DETERMINE SERVICE LOCATIONS AND CONFIRM FINAL LOCATIONS WITH BUILDING OWNER.

[redacted]



3 / A2.6 LEFT GARAGE ELEVATION
1/4" = 1'-0"

4 / A2.6 RIGHT GARAGE ELEVATION
1/4" = 1'-0"

MATERIALS LEGEND

1	BRICK MASONRY COLOR: BLACK
2	MASONRY STUCCO BASE COAT WITH ACRYLIC STUCCO TOP COAT COLOR: WHITE
3	VERTICAL WOOD SIDING
4	VERTICAL SIDING- FAST PLANK COLOR: CHAROCAL/TBD
5	METAL PANEL COLOR: CHAROCAL
6	PCV WINDOW FRAME AND GLAZING SYSTEM TYP. COLOR: DARK EXTERIOR/ WHITE INTERIOR
7	PREFINISHED ALUMINIUM DOWNSPOUT COLOR: TBD
8	METAL SCUPPER
9	ALUMINIUM VENTED SOFFIT COLOR:TBD
10	METAL CLAD FASCIA COLOR:TBD
11	ASPHALT SHINGLES ROOFING
12	METAL CLADDING - LUX PANEL

14

RECORD OF ISSUE:

No.	Description	Date
1	PARTIAL COORDINATION SET	2024.10.28
2	PARTIAL COORDINATION SET	2024.11.05
3	ISSUED FOR BP	2024.11.20
5	ISSUED FOR FOUNDATION (IFF)	2025.01.16
6	ISSUED FOR FOUNDATION (IFF-02)	2025.02.04
7	ISSUED FOR COORDINATION	2025.02.25
8	ISSUED FOR BP	2025.02.27
9	WINDOW REVISIONS	2025.03.07
10	ISSUED FOR BP COMMENTS	2024.04.03
11	ROOF REVISIONS	2025.04.15
12	INTERIOR/ WINDOW REVISIONS	2025.07.24
13	ISSUED FOR GARAGE REVISION	2026.01.06
15	ISSUED FOR DEVELOPMENT PERMIT	2026.08.13

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JACKSON McCORMICK
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A. 804 14TH AVENUE SW
CALGARY AB
T2R 0S9
TEL 403 520 8018
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PROJECT:

OSBORNE DUPLEX

2313 OSBORNE CRESCENT S.W.
CALGARY, ALBERTA
LOT 26, BLOCK 4, PLAN 8997GC

DRAWING DESCRIPTION:

GARAGE PLANS/ ELEVATIONS

PLOT SCALE: AS NOTED	DRAWING NO.: A2.6
PROJECT NO.: 2024-03	
CHECKED BY: TJ/CC	
DRAWN BY: JL	PLOT DATE: 2026.08.13

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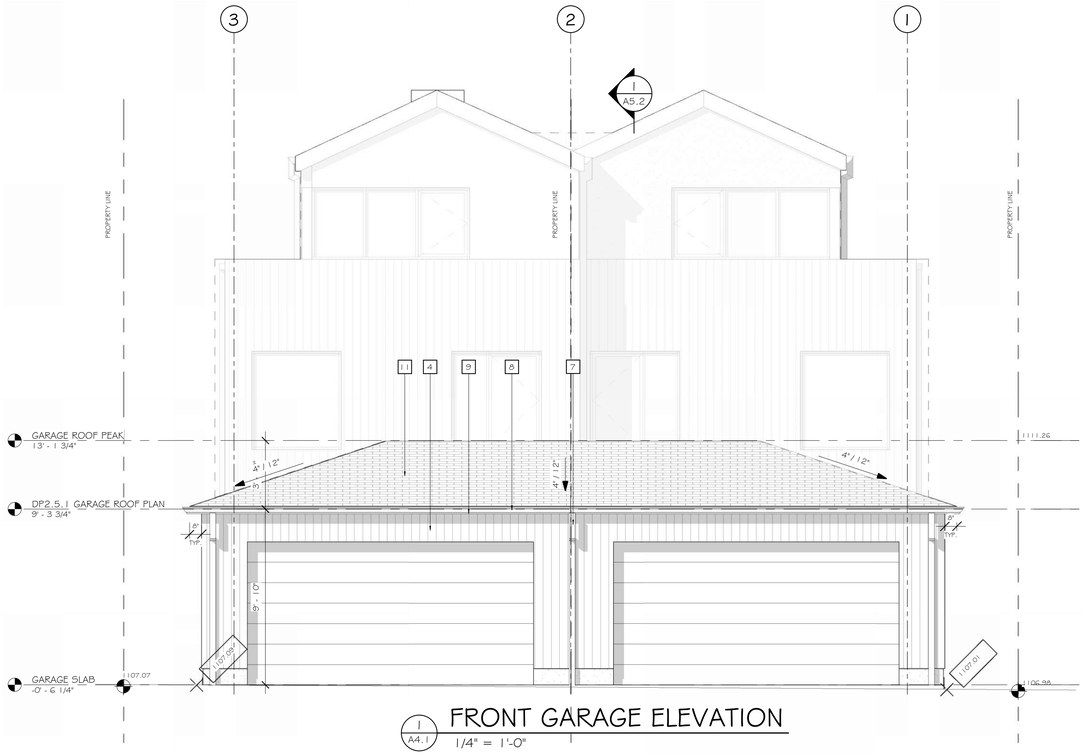
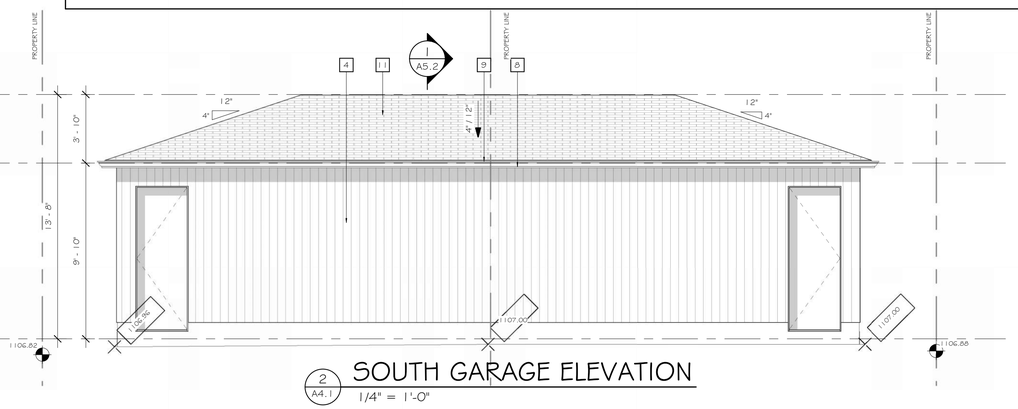


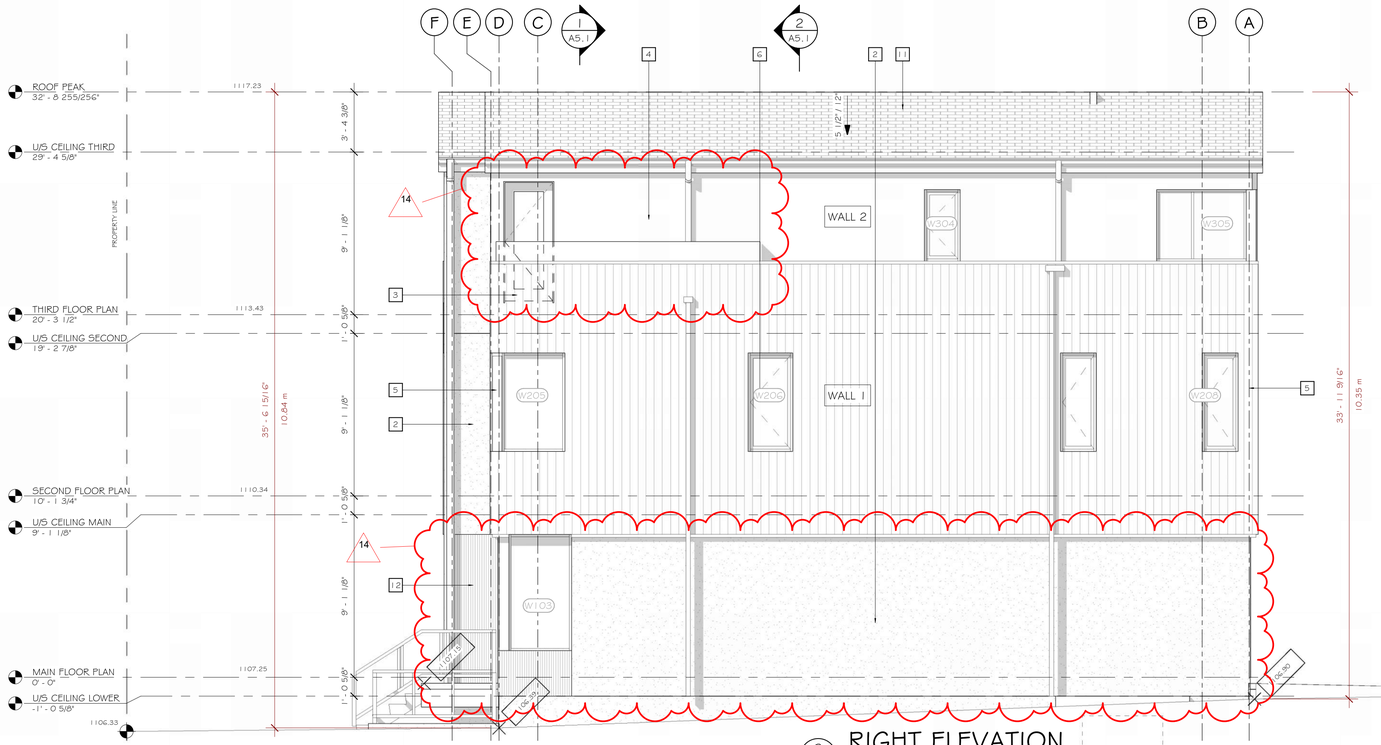
1 FRONT GARAGE ELEVATION
A4.1 — 1/4" = 1'-0"



2 SOUTH GARAGE ELEVATION
A4.1 — 1/4" = 1'-0"

SECTION / ELEVATION NOTES

- BUILDER IS RESPONSIBLE TO CONFIRM GRADE ELEVATIONS.
- PROVIDE FOUNDATION WATERPROOFING WHERE EXTERIOR GRADE IS ABOVE CRAWL SPACE OR BASEMENT SLAB AND INSTALL 4" PERFORATED PLASTIC FOUNDATION DRAINS ARE SLOPE TO STORM SEWER, ON SITE DRY WELL OR NATURAL DRAINAGE COURSES.
- BUILDER TO PROVIDE EXTERIOR FLASHING AROUND ALL CHIMNEYS, AT ALL CHANGES IN EXTERIOR MATERIALS, ABOVE ALL WINDOWS AND DOORS, AT ALL INTERSECTIONS BETWEEN WALLS AND ROOF, AND IN ALL ROOF VALLEYS. ANY ADDITIONAL BUILDING EXTERIOR SURFACE PENETRATIONS WITH POTENTIAL EXPOSURE TO WEATHER SHALL BE FLASHING AND / OR CAULKED AS PER CODE AND / OR INDUSTRY RECOGNIZED PROPER CONSTRUCTION TECHNIQUES. ALL ROOF SHINGLE FLASHING AGAINST A VERTICAL SURFACE MUST BE FLASHED WITH STEP FLASHING.
- EXACT DIMENSIONS, ROUGH OPENINGS AND DETAILS OF EXTERIOR DOORS AND WINDOWS ARE TO BE SUPPLIED BY THE WINDOW MANUFACTURER AND APPROVED BY HOMEOWNER. TOP OF EXTERIOR DOORS / TRANSOM SHOULD ALIGN WITH WINDOWS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING WINDOWS THAT MEET EGRESS AND TEMPERED GLASS REQUIREMENTS. ALL FRENCH DOORS, SLIDING GLASS DOORS, AND SHOWER ENCLOSURES AND DOORS SHALL BE TEMPERED.
- BUILDER IS TO ENSURE THAT ROOF IS ADEQUATELY VENTED AS PER LOCAL BUILDING CODE. VENTS NOT TO BE PLACED IN HIGHLY VISIBLE LOCATIONS.
- DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
- CHIMNEYS SHALL EXTEND AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" AS PER LOCAL BUILDING CODE.
- ALL STRUCTURAL INFORMATION IS TO BE USED AS A GUIDELINE ONLY. ALL STRUCTURE INCLUDING FLOORS, FOOTINGS, BEAMS, LINTELS, POSTS, TRUSSES, ETC. TO BE SIZED AND SUPPLIED BY OTHER TO MEET LOCAL STANDARDS / CODES AND REGULATIONS. LINTEL / BEAM REQUIRED AT ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS.
- BUILDER TO DETERMINE SERVICE LOCATIONS AND CONFIRM FINAL LOCATIONS WITH BUILDING OWNER.



3 RIGHT ELEVATION
A4.1 — 1/4" = 1'-0"

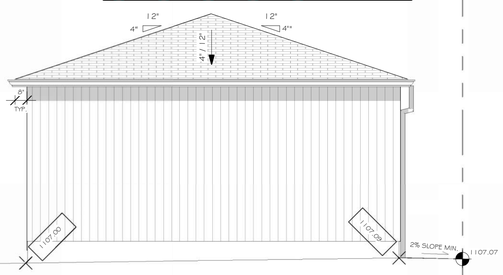
SPATIAL CALCULATION

WALL 1
AREA - 1111.92ft² / 103.30m²
DISTANCE FROM PROPERTY LINE - 1.77m
% ALLOWED - 7.5% (83.39ft² / 7.75m²)
ACTUAL AREA OF UNPROTECTED OPENINGS - 72.56ft² / 6.74m²
% OF WALL USED - 6.53%

WALL 2
AREA - 345.51ft² / 32.10m²
DISTANCE FROM PROPERTY LINE - 3.07m
% ALLOWED - 20% (69.10ft² / 6.42m²)
ACTUAL AREA OF UNPROTECTED OPENINGS - 44.10ft² / 4.10m²
% OF WALL USED - 12.76%

MATERIALS LEGEND

1. BRICK MASONRY
   COLOR: BLACK
2. MASONRY STUCCO BASE COAT WITH ACRYLIC STUCCO TOP COAT
   COLOR: WHITE
3. VERTICAL WOOD SIDING
4. VERTICAL SIDING- FAST PLANK
   COLOR: CHAROCAL/TBD
5. METAL PANEL
   COLOR: CHAROCAL
6. PCV WINDOW FRAME AND GLAZING SYSTEM TYP.
   COLOR: DARK EXTERIOR/ WHITE INTERIOR
7. PREFINISHED ALUMINIUM DOWNSPOUT
   COLOR: TBD
8. METAL SCUPPER
9. ALUMINIUM VENTED SOFFIT
   COLOR:TBD
10. METAL CLAD FASCIA
    COLOR:TBD
11. ASPHALT SHINGLES ROOFING
12. METAL CLADDING - LUX PANEL



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14	REVISED EXTERIOR	2026.07.31
15	ISSUED FOR DEVELOPMENT PERMIT	2026.08.13

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2313 OSBORNE CRESCENT S.W.
CALGARY, ALBERTA
LOT 26, BLOCK 4, PLAN 8997GC

DRAWING DESCRIPTION:

ELEVATIONS 1

PLOT SCALE: AS NOTED	DRAWING NO.: A4.1
PROJECT NO.: 2024-03	
CHECKED BY: TJ/CC	
DRAWN BY: JL	PLOT DATE: 2026.08.13

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1117.23
ROOF PEAK
32' - 8 255/256"
U/S CEILING THIRD
29' - 4 5/8"
NEIGHBOURING HOUSE
45.00°
1113.43
THIRD FLOOR PLAN
20' - 3 1/2"
U/S CEILING SECOND
19' - 2 7/8"
1110.34
SECOND FLOOR PLAN
10' - 1 3/4"
U/S CEILING MAIN
9' - 1 1/8"
1108.34
1107.25
MAIN FLOOR PLAN
0' - 0"
U/S CEILING LOWER
-1' - 0 5/8"
PROPERTY LINE
MAX HT
GRADE
PATIO DOOR
W101
W102
W201
W202
W203
W204
W301
W302
W306
W307
W208
W209
W210
W211
W212
D001
D002
D101
D102
D103
D104
D105
D106
1106.33
1106.82
1106.98
1107.01
1106.90
1107.25
1107.25
1107.25