



PROPOSED SINGLE FAMILY HOME

123 42 AVE NE, CALGARY, AB

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2026

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATES, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
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PROPOSED SINGLE
FAMILY HOME

PROJECT NO. R26051

REVISIONS

No.	Description	YY-MM-DD

COVER PAGE

SCALE:

A0.0

DATE: 2025-05-29

DRAWN BY: Author



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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

NORTH

SEAL

REVISIONS

[illegible]

PROJECT

PROPOSED SINGLE FAMILY HOME

PROJECT ADDRESS

123 42 AVE NE, CALGARY, AB

DRAWING TITLE

3D ILLUSTRATION

DATE:	AUGUST, 2026
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SHEET NO

SCALE:

DRAWN BY: Author

PROJECT NO.	R26051
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A0.1



Table 9.10.15.4
Limiting Distance = 10.0m (Actual 11.23m)
Area of Nearest Exposed Building Face = 143.04m²
Max. Allowed Glazed Openings = 57.22 m² (40%)
Proposed Area of Glazed Openings = 55.80 m² (39.01%)

- NOTES:
- GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE
 - PRE-FINISHED ALUM. SOFFIT TYP.
 - VENTED SOFFIT @ FRONT AND REAR
 - VENTED SOFFIT @ SIDES IF CLEAR 1.2m FROM ADJACENT PROPERTY LINE
 - NON-VENTED SOFFIT @ SIDES IF LESS THAN 1.2m FROM ADJACENT PROPERTY LINE

DESIGN CONSULTANT

PRIME DESIGN SOLUTIONS LTD.
UNIT 255-720 28 ST. N.E.
CALGARY, ALBERTA, T2A 6R3

ENGINEERING CONSULTANT

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REVISIONS	No.	Description	YY-MM-DD

PROJECT

PROPOSED SINGLE FAMILY HOME

PROJECT ADDRESS

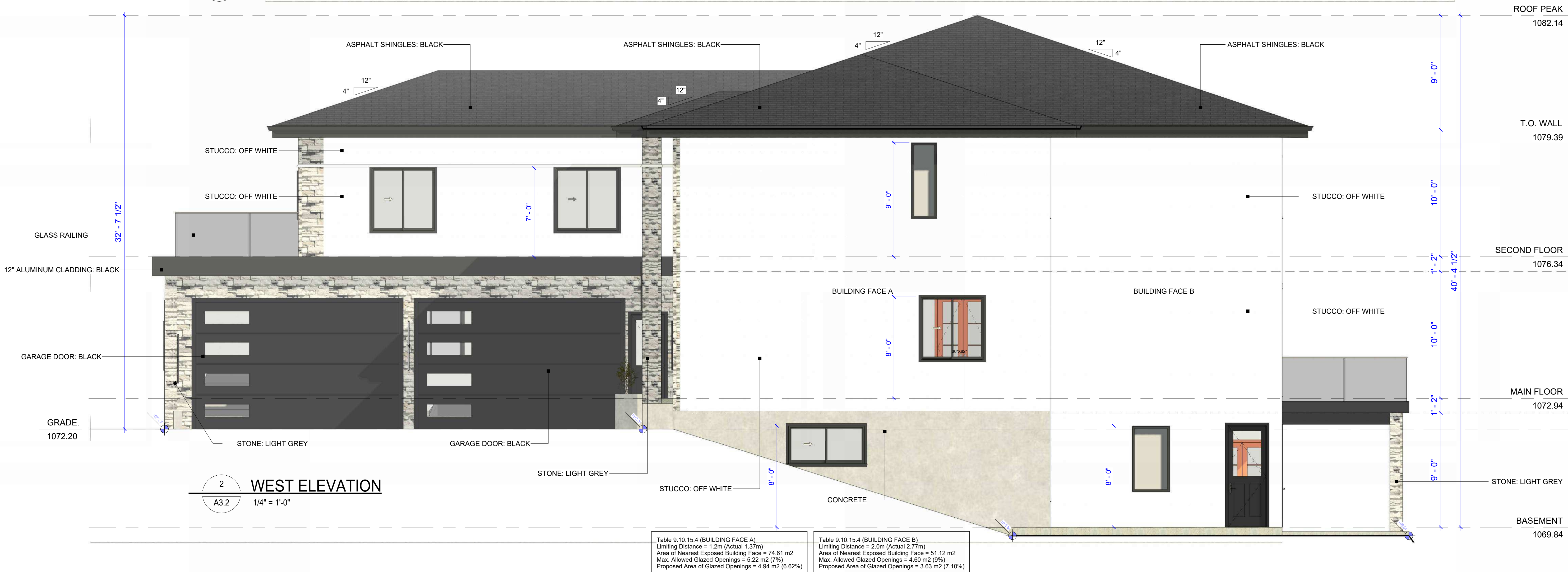
123 42 AVE NE, CALGARY, AB

DRAWING TITLE

ELEVATIONS

DATE:	AUGUST, 2026	SHEET NO
SCALE:	1/4" = 1'-0"	
DRAWN BY:	Author	
PROJECT NO.	R26051	

A3.1



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REVISIONS		
No.	Description	YY-MM-DD

PROJECT

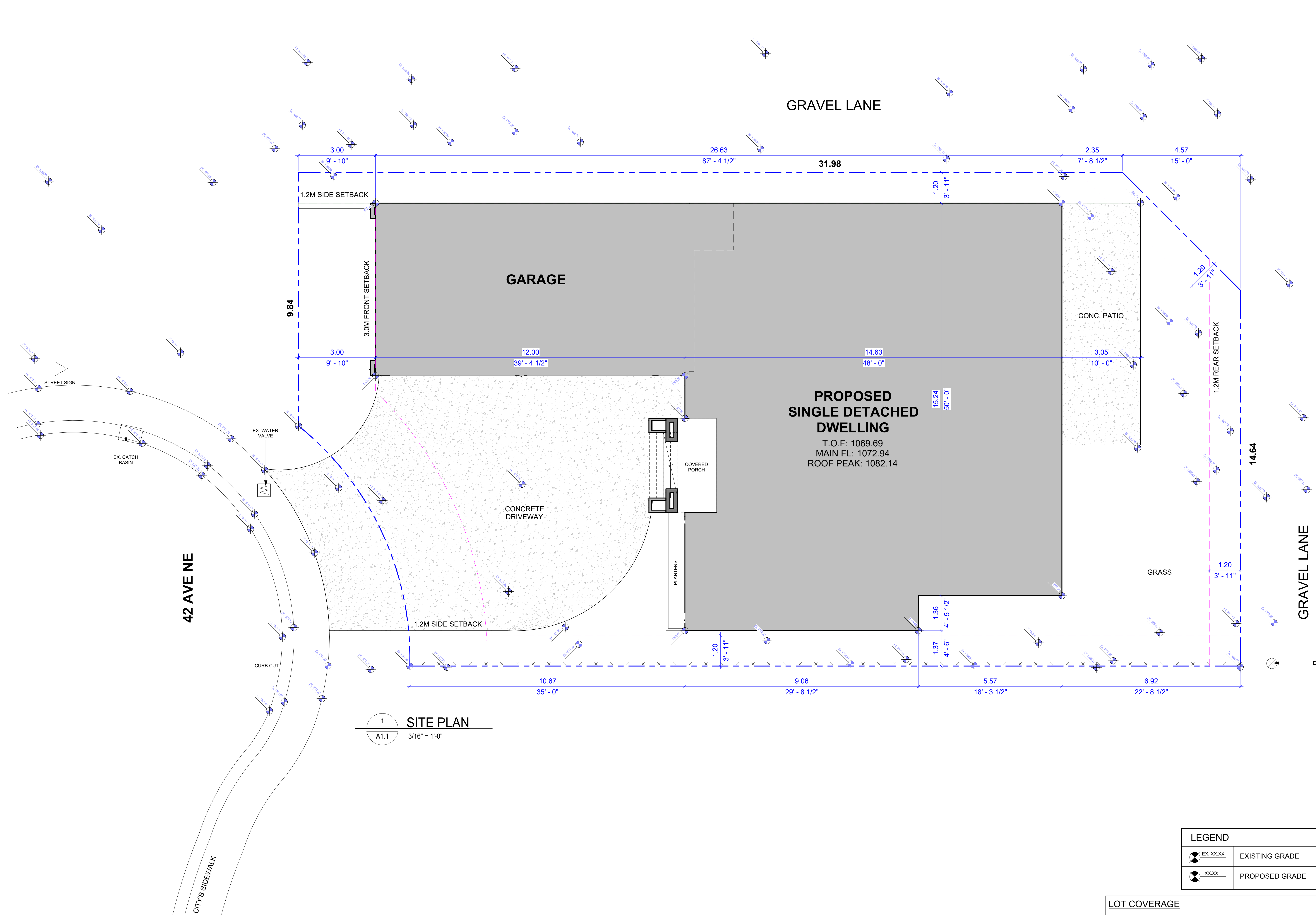
PROPOSED SINGLE FAMILY HOME

PROJECT ADDRESS

123 42 AVE NE, CALGARY, AB

DRAWING TITLE

ELEVATIONS



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REVISIONS

No.	Description	YY-MM-DD

PROJECT

PROPOSED SINGLE FAMILY HOME

PROJECT ADDRESS

123 42 AVE NE, CALGARY, AB

DRAWING TITLE

SITE PLAN

DATE:

AUGUST, 2026

SHEET NO

SCALE:

As indicated

A1.1

DRAWN BY:

Author

PROJECT NO.

R26051

NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.

LOT COVERAGE	
LAND USE CLASS:	M-CG
LOT AREA:	7,124 SQ.FT (662 SQM)
BUILDING AREA:	3,351 SQ.FT
LOT COVERAGE:	47%
MAX. PERMITTED:	45%

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE

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SEAL

REVISIONS

PROJECT

PROJECT ADDRESS

DRAWING TITLE

DATE: AUGUST, 2026

SCALE: 1" = 20'-0"

DRAWN BY: _____ Author: _____

PROJECT NO. R26051

LEGAL DESCRIPTION:

Lot 11
Block 10
Plan 5360HA

MUNICIPAL ADDRESS: 123 42 Avenue N.E.
Calgary, Alberta

DATE OF SURVEY: May 14th, 2026

DATE OF SURVEY: May 14th, 2026

LEGEND

Elevations are shown thus: $\times$ = 1000 Feet. (Geoidic)
Elevations are referred to ASL 2008.08N (Elev.=1071.67)
Elevations in meters are shown thus: Δ = 1000 Meters
Bearings or Grid (31M-114W) and Derived from GNSS Observations
Found From Posts are shown thus:
Drift Holes are shown thus:
Sand Dunes are shown thus:
Magnetic Nails are shown thus:
 ∇ = Correlation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Monkeys are shown thus:
Land Standards are shown thus:
Street Signs are shown thus:
Property Lines are shown thus:
Utility Grid of Ways are shown thus:
= Eaves are shown thus:
Fences are shown thus:
Streight Cobles are shown thus:
Underground Electrical Lines show thus:
Stormline are shown thus:
Santoline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterlines are shown thus:
Gasline are shown thus:
Roads are shown thus:

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 201 084 475 which was searched on the 14th day of May, 2026, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A.--Arc Length	I.--Iron Post
Acc.--Accessory	I.B.--Iron Bar
A/C.--Air Conditioner	LOG.--Lip of Gutter
Adj.--Building	M.A.--Maintenance Access
B/C.--Back of Curb	Mic.--Mark
B/W.--Back of Walk	M.N.--Magnetic Nail
Cal.--Calculated	O.D.--Overland Drainage
Cant.--Cantilever	R--Radius
Conc.--Concrete	Reg.--Registration
C.S.--Countersunk	Ret.--Retaining
DH.--Drill Hole	R/W.--Right of Way
Enc.--Encroaches	W/O.--Walkout Basement
F.--Found	W.W.--Window Well

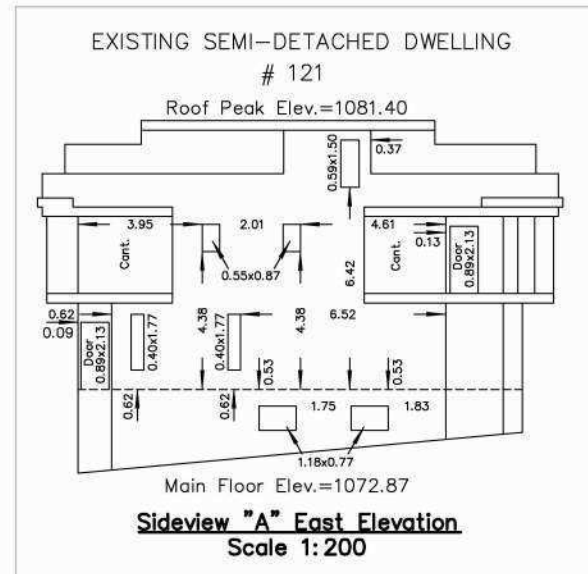
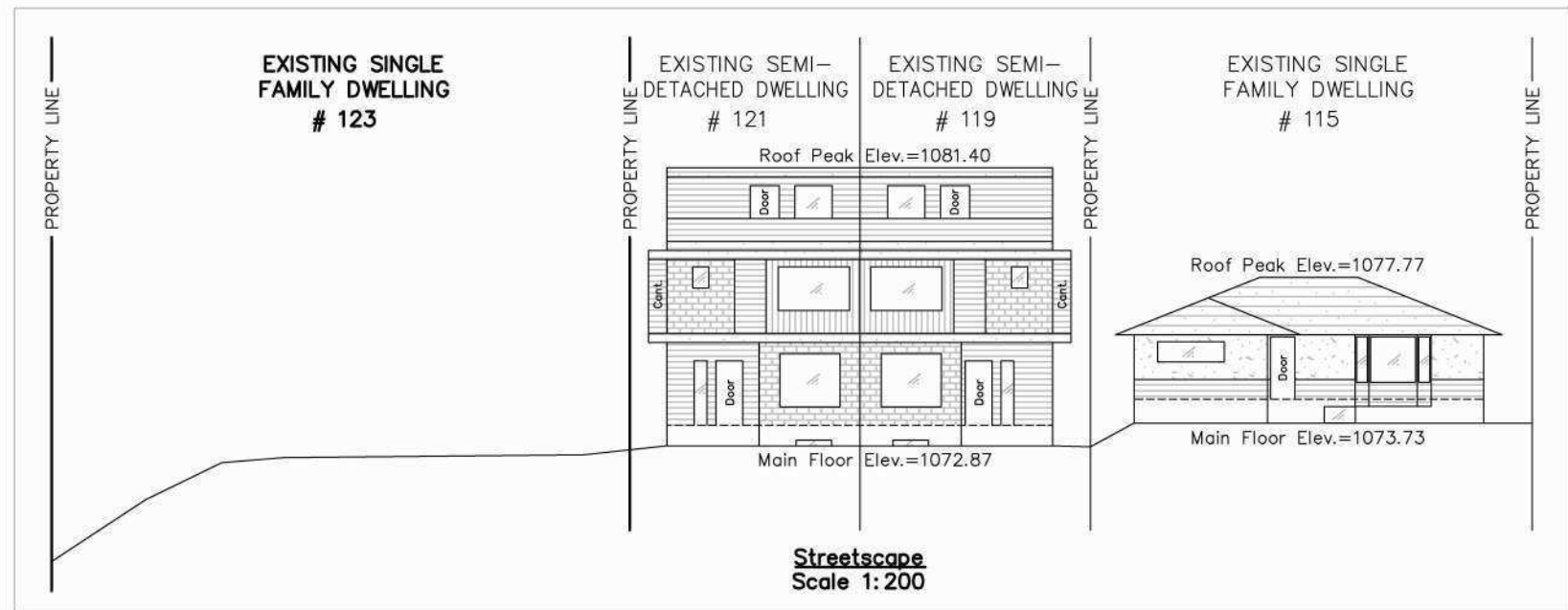
This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Call Alberta One-Call: 1-800-242-3447

 --- denotes Coniferous
 --- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.45	7.00	12.00
2	Deciduous	0.36	6.50	10.00



Surveyed: KC	Drawn: JW/JW	Checked by: CZ	Scale: 1:200		File No.: 26166
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$$1'' = 20'-0''$$

