BUILDING INFORMATION ::

DEVELOPMENT PERMIT #::	DP
BUILDING CLASSIFICATION::	GROUP -C (RESIDENTIAL)
BUILDING CODE REFERENCE::	PART 9
TYPE OF CONSTRUCTION::	COMBUSTABLE
FACING NUMBER OF STREETS::	ONE
BUILDING SPRINKLERED::	NO
REQUIRED FIRE SEPARATIONS::	YES

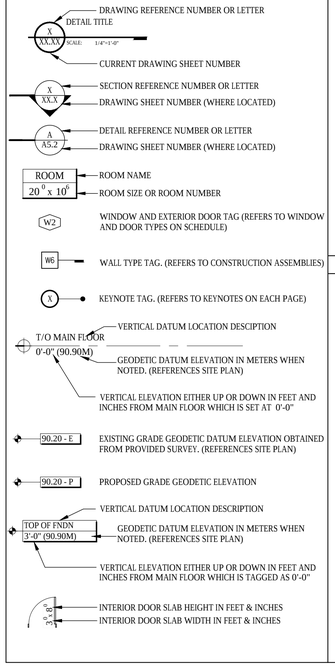
SITE STATISTICS ::

MUNICIPAL ADDRESS::	#2025 30TH AVE S.W. CALGARY, AB.
LEGAL DESCRIPTION::	LOTS 28 AND 29 BLOCK 40 PLAN 4479P
COMMUNITY::	SOUTH CALGARY
ZONING::	R-C2
AREA OF PARCEL/LOT:	6,230.39 ft² (578.82 m²)
AREA OF PROPOSED HOUSE FOOTPRINT::	1,874.38 ft² (174.14 m²)
AREA OF PROPOSED GARAGE/BACKYARD SUITE::	912.00 ft² (84.73 m²)
TOTAL AREA OF LOT COVERAGE::	2,786.38 ft² (258.87 m²)
PERCENTAGE OF LOT COVERAGE::	44.72%

GENERAL NOTES ::

1. THESE DOCUMENTS ARE IN IMPERIAL AND ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR IS TO CARRY OUT THE WORK AND CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE PROVINCIAL BUILDING CODE AND ITS SUPPLEMENTS AS WELL AS ENSURING ALL REQUIREMENTS OUTLINED BY THE AUTHORITY HAVING JURISDICTION PERTAINING TO THIS PROJECT.
3. THE CONTRACTOR MUST EXAMINE THE SITE TO FAMILIARIZE THEMSELVES WITH THE ACTUAL CONDITIONS TO ENSURE THEY ARE SATISFIED WITH THE REQUIREMENTS OF THE PROJECT.
4. THE CONTRACTOR MUST VERIFY ALL UTILITIES BOTH UNDERGROUND AND OVERHEAD (IF APPLICABLE) AND SHALL ASSUME RESPONSIBILITY FOR THE SAME DURING CONSTRUCTION.
5. THE CONTRACTOR MUST COMPLY WITH ALL CITY AND PROVINCIAL PUBLIC SAFETY BY-LAWS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING, SHORING AND BRACING, TREE PROTECTION ETC. AS REQUIRED DURING CONSTRUCTION.
7. ALL ROOFING TO MEET CURRENT PROVINCIAL STANDARDS. ALL ROOFING MATERIALS MUST COME COMPLETE WITH A 25 YEAR WARRANTY.
8. ALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING OR FOUNDATION WALL ON THE EXTERIOR OF THE STRUCTURE AND FACE STUDS ON THE INTERIOR. DIMENSIONS TO WINDOW AND DOORS ARE TO THE CENTER OF THE ASSEMBLY UNLESS NOTES OTHERWISE.

DRAWING REFERENCE SYMBOLS ::



DRAWING INDEX ::

A0.0	COVER SHEET AND SITE INFORMATION
A1.1	BLOCK PLAN AND STREETSCAPE
A1.2	SITE PLAN
A1.3	SITE PHOTOS
A2.1	BASEMENT UNIT FLOORPLAN
A2.2	PRIMARY UNIT: MAIN FLOORPLAN
A2.3	PRIMARY UNIT: LOFT FLOORPLAN
A2.4	GARAGE AND BACKYARD SUITE FLOORPLANS
A3.1	ELEVATIONS: NORTH & SOUTH: DUPLEX AND GARAGE/BACKYARD SUITE, AND GARAGE DRIVEWAY SECTIONS
A3.2	WEST ELEVATIONS: DUPLEX AND GARAGE/BACKYARD SUITE
A3.3	EAST ELEVATIONS: DUPLEX AND GARAGE/BACKYARD SUITE



A
A0.0
3D IMAGE
SCALE: N.T.S.

NOTES ::

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PROJECT::

2025 30TH AVE S.W.
CALGARY, AB

TITLE::

COVER SHEET AND SITE INFORMATION

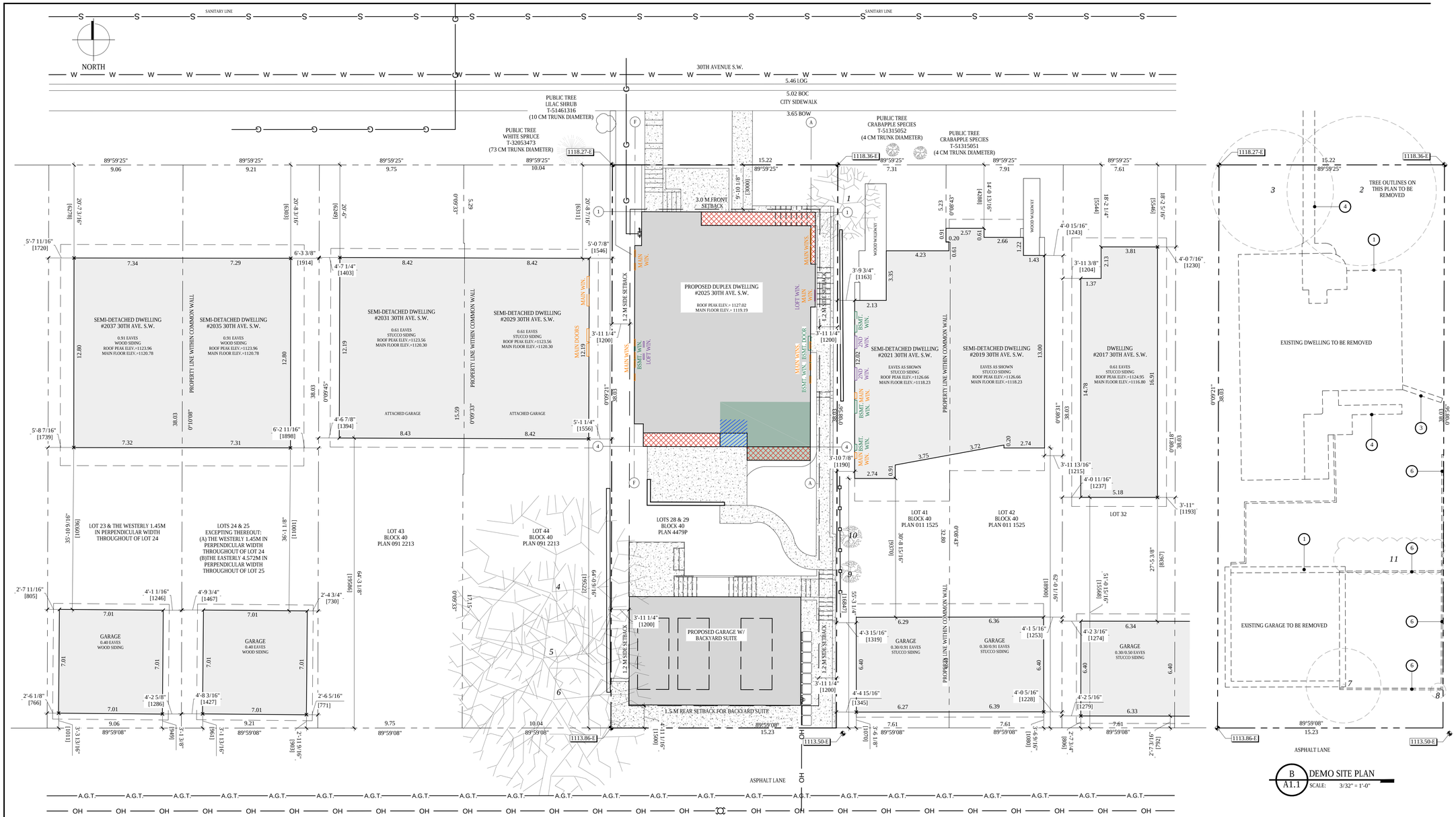
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DRAWN::	RD AND CM	
DATE::	OCTOBER 2026	

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A BLOCK PLAN
A1.1 SCALE: 3/32" = 1'-0"

B DEMO SITE PLAN
A1.1 SCALE: 3/32" = 1'-0"

LANDSCAPE LEGEND

T — TREE TO BE REMOVED

HEDGE

DECIDUOUS TREE

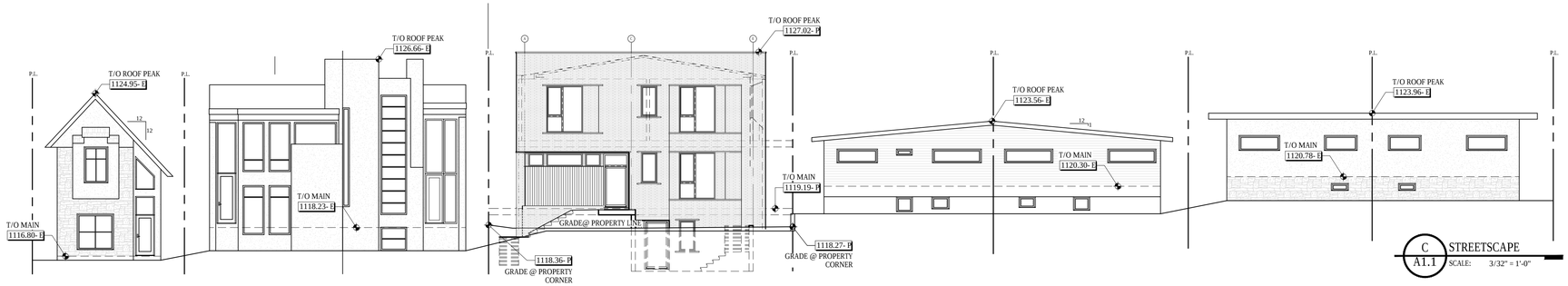
CONIFEROUS TREE

ALL AREAS WITHIN THE SITE AND OUT TO THE BACK OF SIDEWALK ARE TO BE LANDSCAPED WITH SOD AND OR PLANTING BEDS AS DETERMINED BY THE OWNERS.

TREE IDENTIFICATION CHART

NOTE: ASTERISK (*) DENOTES PUBLIC TREE(S).
ALL TREES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED

TREE	SPECIES	TRUNK DIA.	CANOPY DIA.	HEIGHT	STATUS
T1	DECIDUOUS	0.15	5.00	6.00	TO REMAIN
T2	DECIDUOUS	0.25X8	10.00	11.00	TO REMOVE
T3	DECIDUOUS	0.25X8	8.00	11.00	TO REMOVE
T4	DECIDUOUS	0.60	13.00	12.00	TO REMAIN
T5	DECIDUOUS	0.40	13.00	16.00	TO REMAIN
T6	DECIDUOUS	0.50	13.00	12.00	TO REMAIN
T7	DECIDUOUS	0.20	5.00	6.00	TO REMOVE
T8	DECIDUOUS	0.10	1.00	4.00	TO REMOVE
T9	DECIDUOUS	0.30	1.50	16.00	TO REMAIN
T10	DECIDUOUS	0.30	1.50	16.00	TO REMAIN
T11	BUSH	---	2.00	2.50	TO REMOVE



EXISTING SINGLE-FAMILY DWELLING #2017 30TH AVE. S.W. | EXISTING SEMI-DETACHED DWELLING #2019 30TH AVE. S.W. | EXISTING SEMI-DETACHED DWELLING #2021 30TH AVE. S.W. | PROPOSED DUPLEX DWELLING W/ BACKYARD SUITE ABOVE REAR GARAGE #2025 30TH AVE. S.W. (LOTS 28 & 29, BLOCK 40, PLAN 4479P) | EXISTING SEMI-DETACHED DWELLING #2029 30TH AVE. S.W. | EXISTING SEMI-DETACHED DWELLING #2031 30TH AVE. S.W. | EXISTING SEMI-DETACHED DWELLING #2035 30TH AVE. S.W. | EXISTING SEMI-DETACHED DWELLING #2037 30TH AVE. S.W.

C STREETSCAPE
A1.1 SCALE: 3/32" = 1'-0"

NOTES ::

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SITE HATCH LEGEND:

- FOOTPRINT OF DWELLING AND GARAGE
- DECK OVER: MAIN FLOOR OF PRIMARY SUITE
- CANTILEVER OVER: LESS THAN 1 M IN DEPTH
- RECESSED BALCONY OVER: AT LOFT FLOOR LEVEL

REVISIONS::

ISSUED FOR::

PROJECT::

2025 30TH AVE S.W. CALGARY, AB

TITLE::

BLOCK PLAN, DEMO SITE PLAN & STREETSCAPE

SCALE::	AS NOTED
FILE::	
DRAWN::	RD AND CM
DATE::	OCTOBER 2026
SHEET::	A1.1

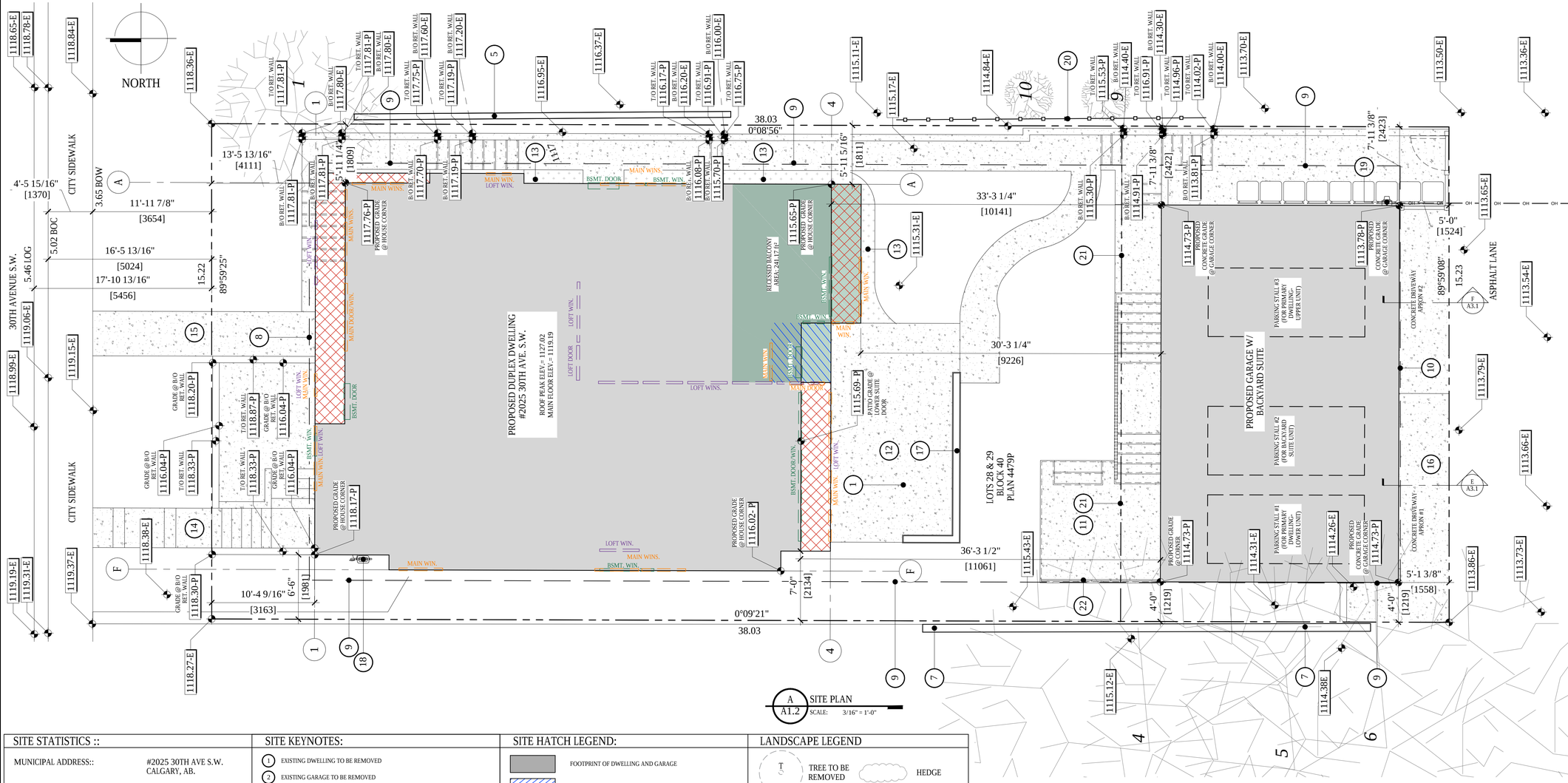
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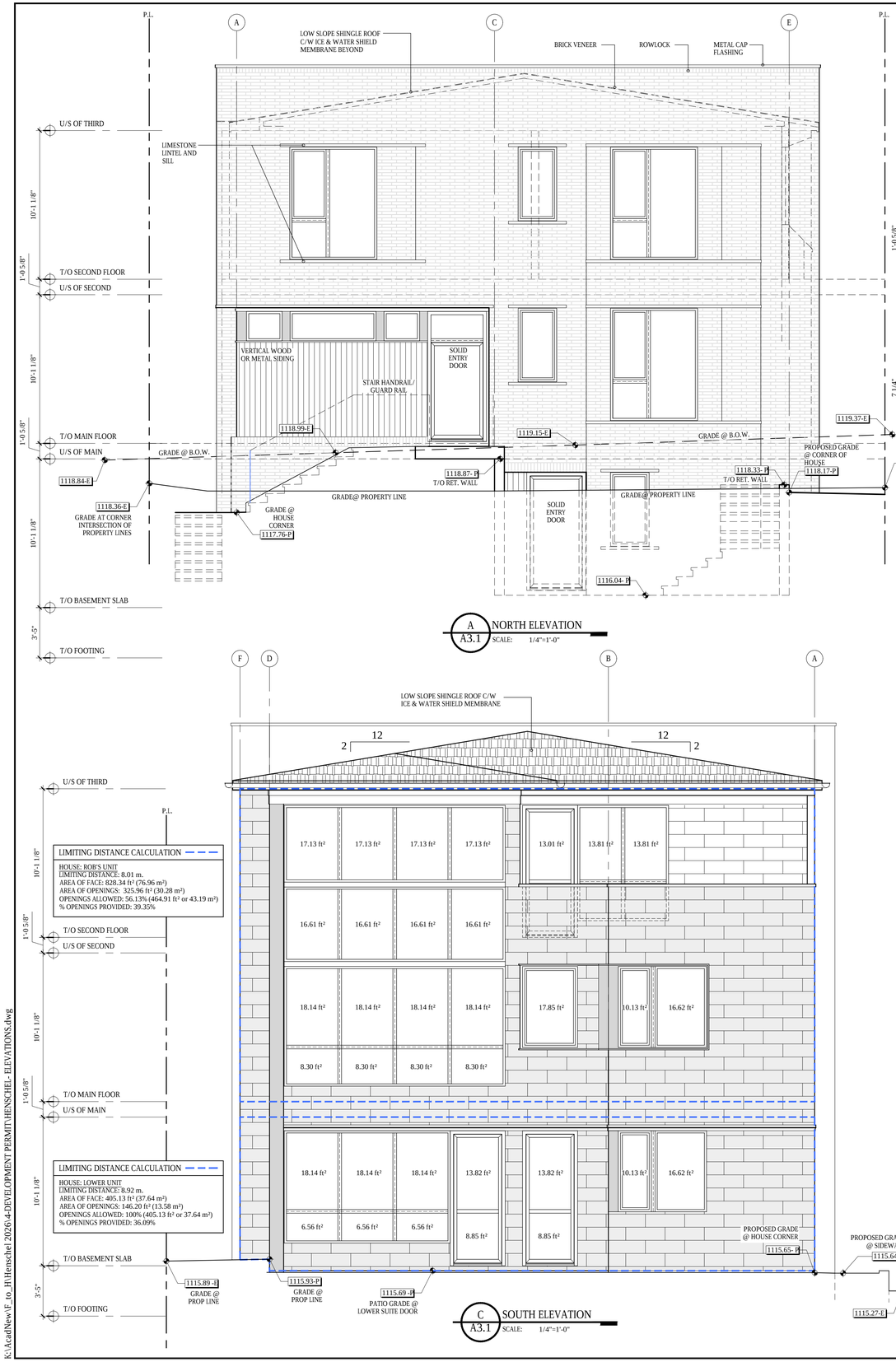
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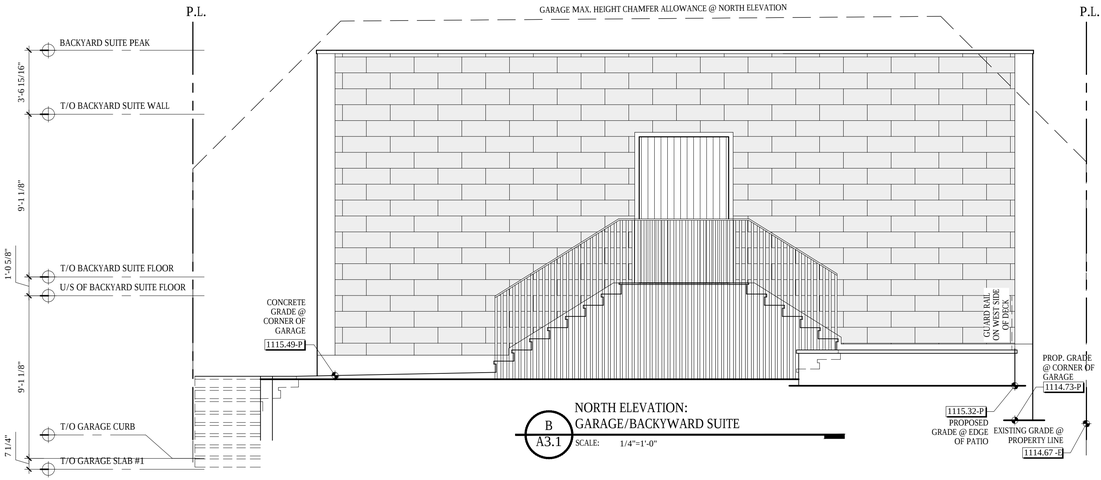
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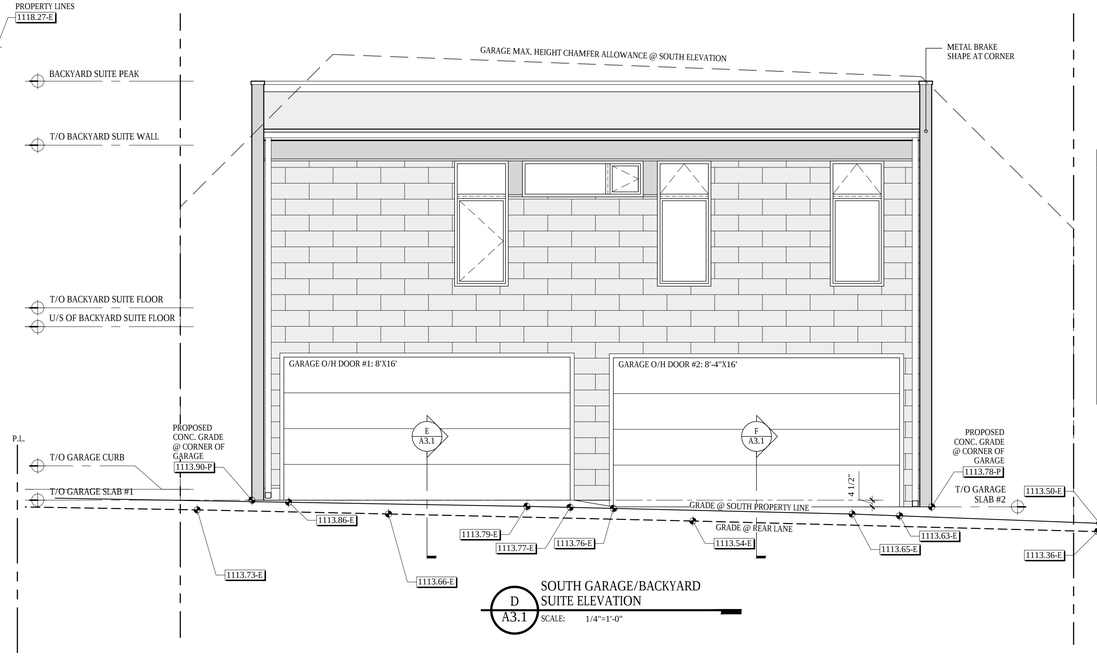

NORTH
PROPOSED DUPLEX DWELLING
#2025 30TH AVE. S.W.
ROOF PEAK ELEV. = 1127.02
MAIN FLOOR ELEV. = 1119.19
LOTS 28 & 29
BLOCK 40
PLAN 4479P
30TH AVENUE S.W.
CITY SIDEWALK
CITY SIDEWALK
ASPHALT LANE
PROPOSED GARAGE W/
BACKYARD SUITE
PARKING STALL #2
(FOR PRIMARY
DWELLING-
UPPER UNIT)
PARKING STALL #2
(FOR BACKYARD
SUITE UNIT)
PARKING STALL #1
(FOR PRIMARY
DWELLING-
LOWER UNIT)
CONCRETE DRIVEWAY
APRON #2
CONCRETE DRIVEWAY-
APRON #1
RECESSED BALCONY
AREA: 241.17 ft²
PROPOSED GRADE
@ HOUSE CORNER
PROPOSED GRADE
@ GARAGE CORNER
PROPOSED GRADE
@ CORNER
PROPOSED
CONCRETE PATIO
@ GARAGE CORNER
PATIO GRADE @
LOWER SUITE
DOOR
MAIN WIN.
LOFT WIN.
BSMT. WIN.
BSMT. DOOR
LOFT DOOR
MAIN DOOR
LOFT WINS.
MAIN WINS.
BSMT. WINS.
MAIN DOOR/WIN.
BSMT. DOOR/WIN.
LOFT WIN.
MAIN WIN.
LOFT WIN, MAIN WIN.
BSMT. WIN.
MAIN WINS.
LOFT WIN.
BSMT. DOOR
LOFT DOOR
LOFT WIN.
MAIN WIN.
LOFT WIN.
MAIN WIN.
BSMT. WIN.
BSMT. WINS.
MAIN WINS.
LOFT WIN.
MAIN WIN.
LOFT WIN.
MAIN WIN.
LOFT WIN.
MAIN WIN



A A3.1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

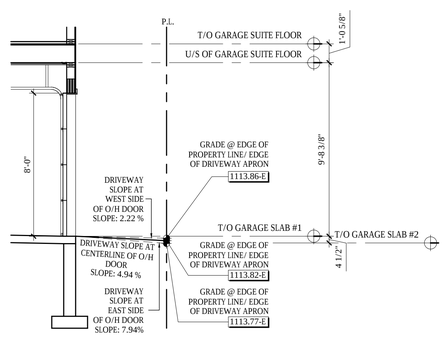


B A3.1 NORTH ELEVATION: GARAGE/BACKYARD SUITE
SCALE: 1/4"=1'-0"

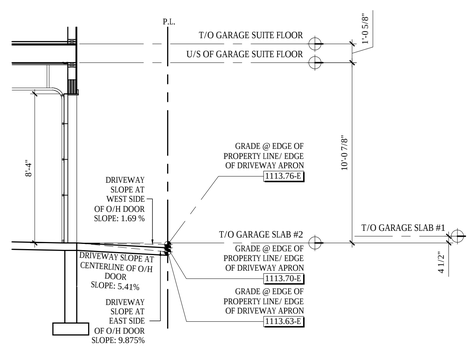


D A3.1 SOUTH GARAGE/BACKYARD SUITE ELEVATION
SCALE: 1/4"=1'-0"

C A3.1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



E A3.1 OVERHEAD GARAGE DOOR #1: DRIVEWAY SECTION
SCALE: 1/4"=1'-0"



F A3.1 OVERHEAD GARAGE DOOR #2: DRIVEWAY SECTION
SCALE: 1/4"=1'-0"

NOTES ::

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ELEVATION FINISH KEY:

- ASPHALT SHINGLES
- 10" X 34" RECTANGULAR METAL SHINGLES (DIAMOND STEEL ROOFING BRAND)
- METAL PANEL COLOUR: TO MATCH WINDOWS
- VERTICAL WOOD SIDING
- NORMAN VENEER BRICKS

REVISIONS::

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PROJECT::

2025 30TH AVE S.W.
CALGARY, AB

TITLE::

ELEVATIONS: NORTH & SOUTH (HOUSE) AND SOUTH GARAGE/ BACKYARD SUITE

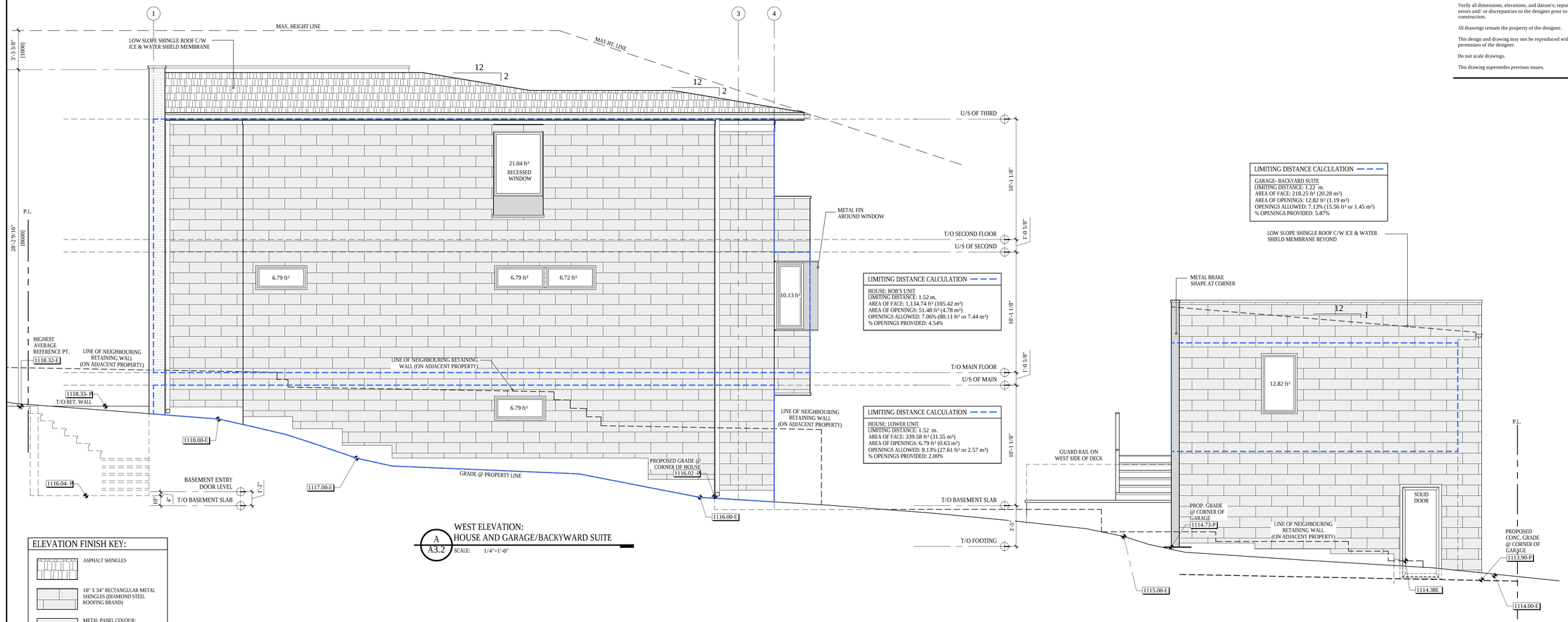
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FILE::			
DRAWN::	RD AND CM		
DATE::	OCTOBER 2026		

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A3.2 WEST ELEVATION: HOUSE AND GARAGE/BACKYARD SUITE

SCALE: 1/4"=1'-0"

ELEVATION FINISH KEY:

- ASPHALT SHINGLES
- 10" X 34" RECTANGULAR METAL SHINGLES (DIAMOND STEEL ROOFING BRAND)
- METAL PANEL COLOUR: TO MATCH WINDOWS
- VERTICAL WOOD SIDING
- NORMAN VENEER BRICKS

NOTES ::

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2025 30TH AVE S.W.
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TITLE::

WEST ELEVATION: HOUSE AND GARAGE/ BACKYARD SUITE

SCALE::	AS NOTED	SHEET::	A3.2
FILE::			
DRAWN::	RD AND CM		
DATE::	OCTOBER 2026		

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NOTES ::

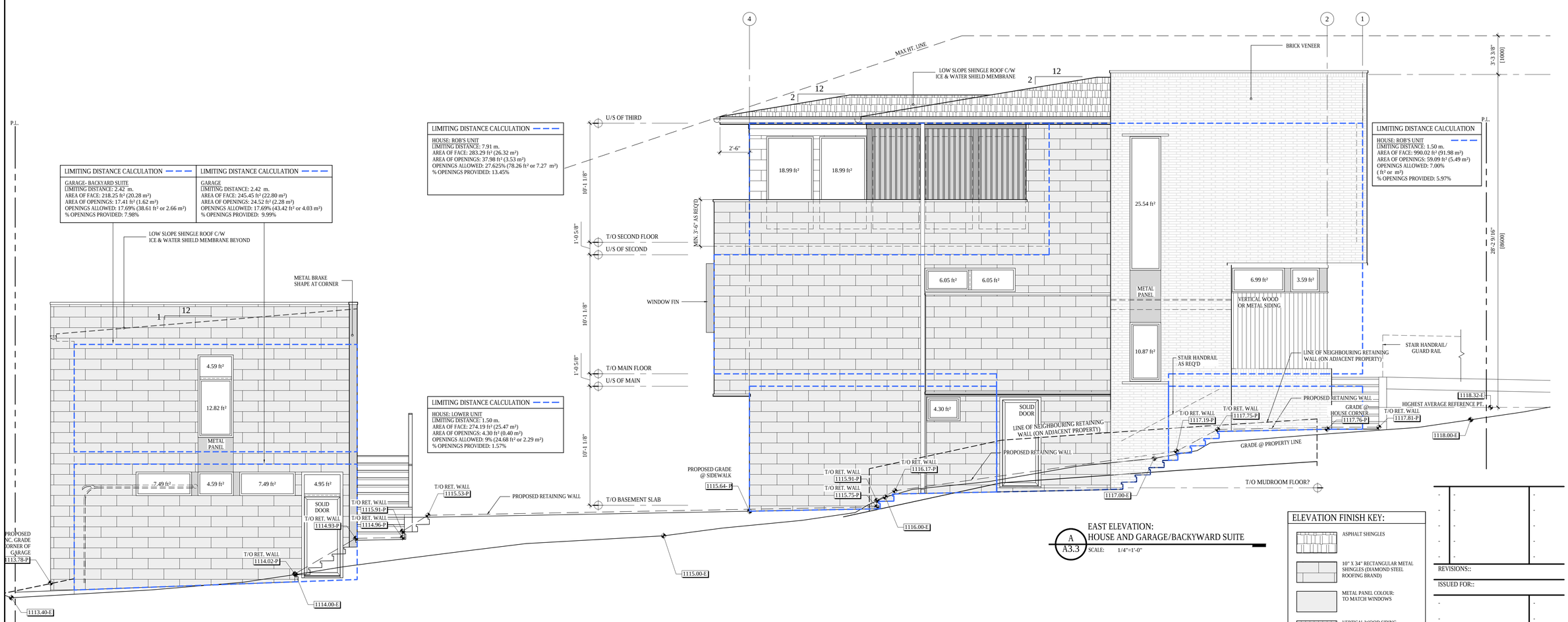
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A3.3 EAST ELEVATION: HOUSE AND GARAGE/BACKYARD SUITE

SCALE: 1/4"=1'-0"

ELEVATION FINISH KEY:

- ASPHALT SHINGLES
- 10" X 34" RECTANGULAR METAL SHINGLES (DIAMOND STEEL ROOFING BRAND)
- METAL PANEL COLOUR: TO MATCH WINDOWS
- VERTICAL WOOD SIDING
- NORMAN VENEER BRICKS

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TITLE::

EAST ELEVATION: HOUSE AND GARAGE/ BACKYARD SUITE

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FILE::			
DRAWN::	RD AND CM		
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