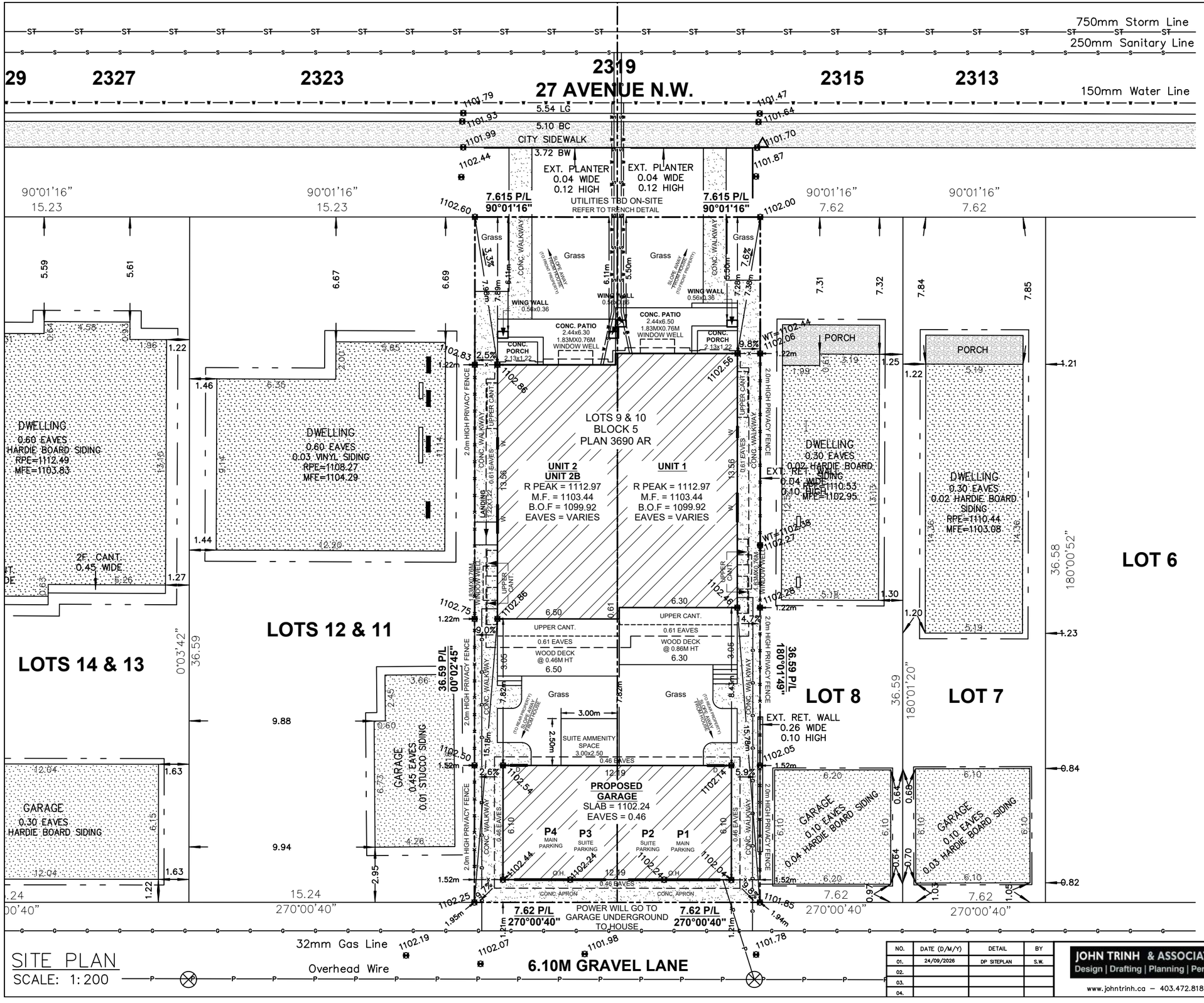


SITE PLAN
SCALE: 1: 200

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 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:

Lot 10 & 9
Block 5
Plan 3690 AR

MUNICIPAL ADDRESS:

2319 27 AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)

LOT SIZE: 557.264 SQ M
HOUSE SIZE: 173.760 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 74.322 SQ M
WING WALL: 0.821 SQ M

= 248.903/557.264
= 44.67%

LOT COVERAGE DETAIL: (UNIT #1)

LOT SIZE: 278.627 SQ M
HOUSE SIZE: 86.880 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.392 SQ M

= 124.433/278.627
= 44.66%

LOT COVERAGE DETAIL: (UNIT #2)

LOT SIZE: 278.637 SQ M
HOUSE SIZE: 86.880 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.429 SQ M

= 124.470/278.637
= 44.67%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/09/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

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PROJECT NAME AND ADDRESS:
2319 27 AVENUE N.W.
Calgary, Alberta
Lot 9 & 10
Block 5
Plan 3690 AR

PROJECT: NEW HOME
SCALE: 1: 200
DATE: SEP 24, 2026
DIVISION S NUMBER 01

750mm Storm Line
250mm Sanitary Line
150mm Water Line

2329 | 2327 | 2323 | 2319 | 2315 | 2313

27 AVENUE N.W.

LOT 51
BLOCK 5
PLAN 201 2076

LOTS 14 & 13 | LOTS 12 & 11 | LOTS 9 & 10 BLOCK 5 PLAN 3690 AR | LOT 8 | LOT 7 | LOT 6

DWELLING
0.60 EAVES
0.02 HARDIE BOARD SIDING
RPE=1112.49
MFE=1103.83

2F. CANT.
0.45 WIDE

DWELLING
0.60 EAVES
0.03 VINYL SIDING
RPE=1108.27
MFE=1104.29

GARAGE
0.30 EAVES
0.03 HARDIE BOARD SIDING

GARAGE
0.45 EAVES
0.01 STUCCO SIDING

UNIT 2
UNIT 2B
R PEAK = 1112.97
M.F. = 1103.44
B.O.F = 1099.92
EAVES = VARIES

UNIT 1
R PEAK = 1112.97
M.F. = 1103.44
B.O.F = 1099.92
EAVES = VARIES

PROPOSED GARAGE
SLAB = 1102.24
EAVES = 0.46

P4 MAIN PARKING | P3 SUITE PARKING | P2 SUITE PARKING | P1 MAIN PARKING

SUITE AMENITY SPACE 3.00x2.50

CONC. PATIO 2.44x6.30
1.83MX0.76M WINDOW WELL

CONC. PORCH 2.13x1.22

WING WALL 0.54x0.36

EXT. PLANTER 0.04 WIDE 0.12 HIGH

7.615 P/L 90°01'16"

UTILITIES TBD ON-SITE
REFER TO TRENCH DETAIL

CITY SIDEWALK
3.72 BW

5.54 LC
5.10 BC

36.59 P/L 00°02'45"
36.59 P/L 180°01'49"

EXT. RET. WALL
0.86 WIDE
0.10 HIGH

PORCH

DWELLING
0.30 EAVES
0.02 HARDIE BOARD SIDING
RPE=1110.53
MFE=1102.95

DWELLING
0.30 EAVES
0.02 HARDIE BOARD SIDING
RPE=1110.44
MFE=1103.08

GARAGE
0.10 EAVES
0.04 HARDIE BOARD SIDING

GARAGE
0.10 EAVES
0.03 HARDIE BOARD SIDING

2.0m HIGH PRIVACY FENCE
CONC. WALKWAY
UPPER CANT.
WOOD DECK @0.46M HT
WOOD DECK @ 0.86M HT
SLOPE AWAY FROM PROPERTY
SLOPE AWAY FROM PROPERTY (TYP.)
CONC. APRON
O.H.
LANDING 1.22x1.22

7.62 P/L 270°00'40"
POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE
7.62 P/L 270°00'40"

32mm Gas Line
Overhead Wire
6.10M GRAVE

90°01'16" 15.23 | 90°01'16" 15.23 | 90°01'16" 7.62 | 90°01'16" 7.62
0°04'39" 36.59 | 0°03'42" 36.59 | 36.58 180°00'52" | 180°01'20" 36.59
15.24 270°00'40" | 15.24 270°00'40" | 7.62 270°00'40" | 7.62 270°00'40"

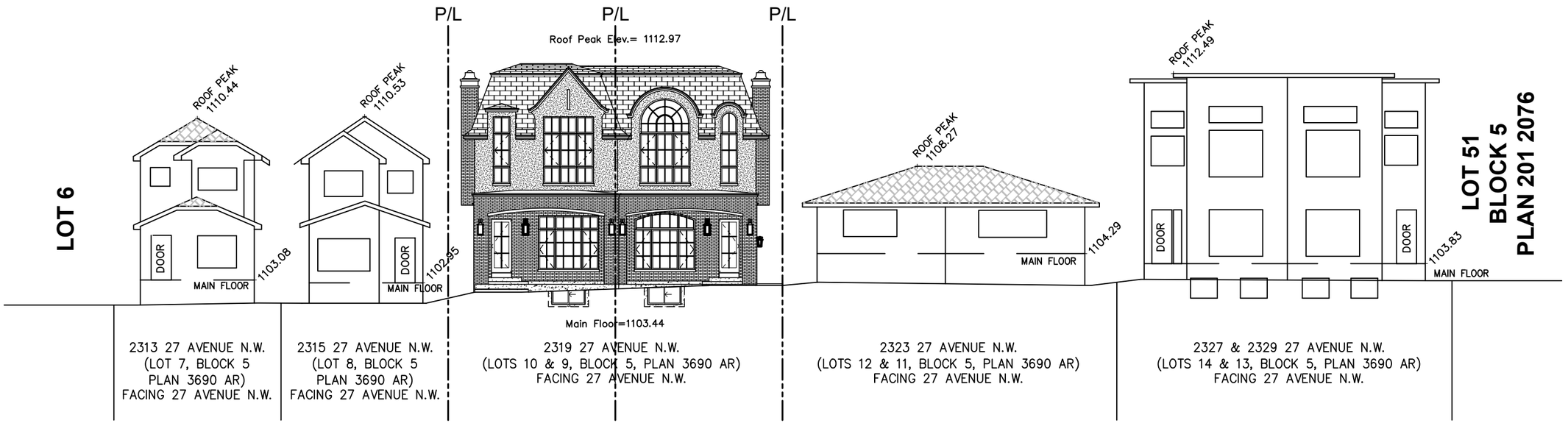
BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/09/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

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PROJECT NAME AND ADDRESS:
2319 27 AVENUE N.W.
Calgary, Alberta
Lot 9 & 10
Block 5
Plan 3690 AR

PROJECT: NEW HOME
DATE: SEP 24, 2026
SCALE: AS SHOWN
DIVISION: S NUMBER: 01

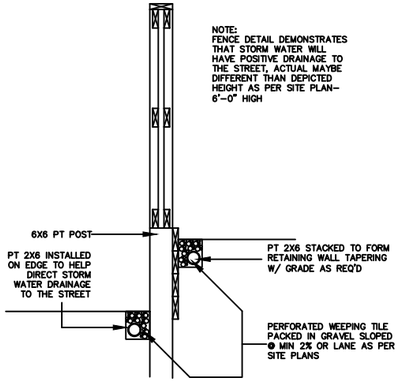


NORTH STREETSCAPE

STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

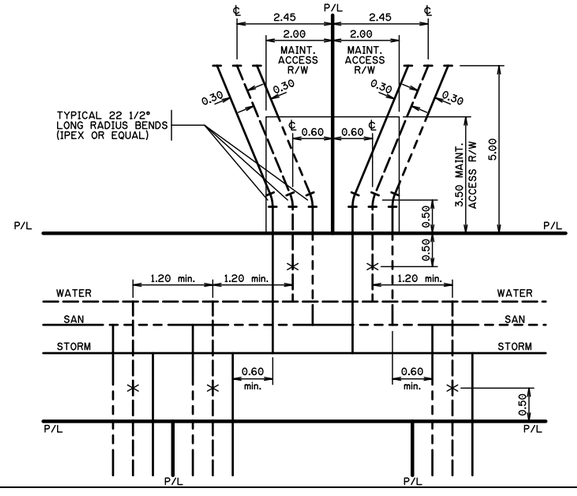
	UNIT#2020	UNIT#2018
GARAGES	400.00 SQ FT	400.00 SQ FT
BASEMENT	935.17 SQ FT	935.17 SQ FT
MAIN FLOOR	935.17 SQ FT	935.17 SQ FT
UPPER FLOOR	1033.00 SQ FT	1033.00 SQ FT
TOTAL	1968.17 SQ FT	1968.17 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	–	0.50	1.00	In Subject Property	To Be Removed
T2	Coniferous	0.07	2.00	3.00	In Subject Property	To Be Removed
T3	Bush	–	0.50	1.00	In Subject Property	To Be Removed
T4	Bush	–	5.00	2.00	In Subject Property	To Be Removed
T5	Deciduous	0.60	12.00	10.00	In City Property	To Stay
T6	Deciduous	0.60	12.00	13.00	In City Property	To Be Removed
T7	Coniferous	0.40	6.00	15.00	In Subject Property	To Be Removed
T8	Bush Area	–	0.50	2.00	On Property Line	To Be Removed
T9	Bush	–	3.00	0.50	In Subject Property	To Be Removed
T10	Bush	–	2.00	1.00	In Adjacent Property	To Stay
T11	Deciduous	0.05	2.00	3.00	In Subject Property	To Be Removed
T12	Deciduous	0.40	8.00	8.00	In Adjacent Property	To Stay
T13	Bush	–	2.00	1.00	In Subject Property	To Be Removed
T14	Deciduous	0.10	4.00	6.00	In Subject Property	To Be Removed
T15	Deciduous	0.60	9.00	10.00	In Subject Property	To Be Removed
T16	Coniferous	0.10	4.00	5.00	In Subject Property	To Be Removed
T17	Deciduous	1.00	15.00	15.00	In Subject Property	To Be Removed
T18	Coniferous	0.25	5.00	13.00	In Subject Property	To Be Removed
T19	Coniferous	0.10	3.00	4.00	In Subject Property	To Be Removed
T20	Deciduous	0.30	7.00	12.00	In Adjacent Property	To Stay
T21	Coniferous	0.60	8.00	15.00	In Subject Property	To Be Removed
T22	Bush	–	2.00	3.00	In Subject Property	To Be Removed
T23	Deciduous	0.05	2.00	3.00	In Subject Property	To Be Removed

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/09/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

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PROJECT NAME AND ADDRESS:
2319 27 AVENUE N.W.
Calgary, Alberta
Lot 9 & 10
Block 5
Plan 3690 AR

PROJECT: NEW HOME
SCALE: AS SHOWN
DATE: SEP 24, 2026
DIVISION: S NUMBER: 02









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	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
BASEMENT = 935.17 SQ. FT.

FLOOR AREA - UNIT #1
MAIN = 935.17 SQ. FT.
UPPER = 1033.00 SQ. FT.
TOTAL = 1968.17 SQ. FT.

FLOOR AREA - UNIT #2B
BASEMENT = 935.17 SQ. FT.

FLOOR AREA - UNIT #2
MAIN = 935.17 SQ. FT.
UPPER = 1033.00 SQ. FT.
TOTAL = 1968.17 SQ. FT.

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	D.J.
02.	09/10/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

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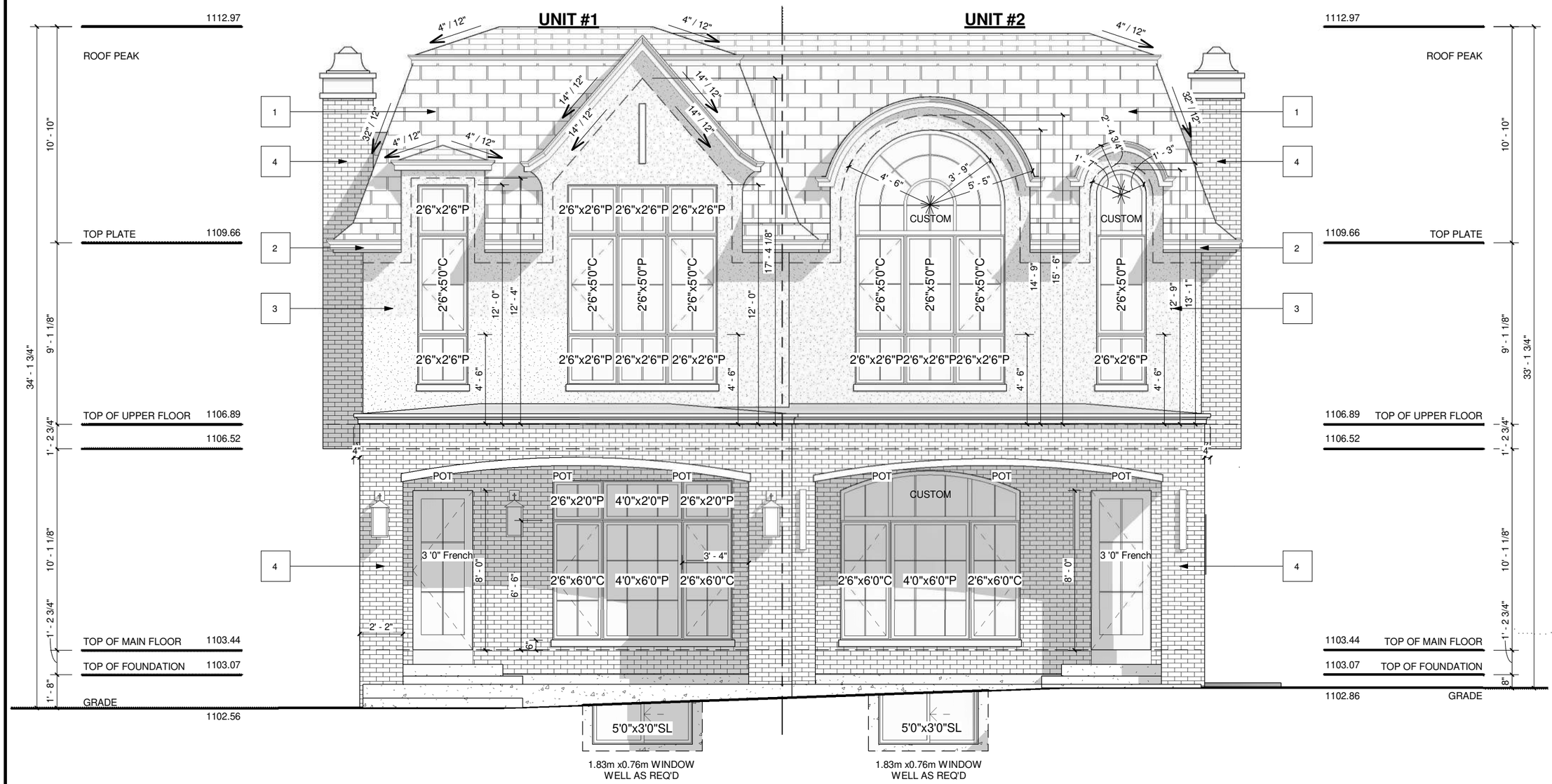
PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	STUCCO FINISHES - WHITE
4	BRICK FINISH
5	SIDING - WHITE
6	CONC. PARGING
7	CAST IN PLACE CONCRETE

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	D.J.
02.	09/10/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-09 2:06:44 PM

PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	STUCCO FINISHES - WHITE
4	BRICK FINISH
5	SIDING - WHITE
6	CONC. PARGING
7	CAST IN PLACE CONCRETE

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)



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

PROJECT NOTES:

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DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	D.J.
02.	09/10/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-2.1

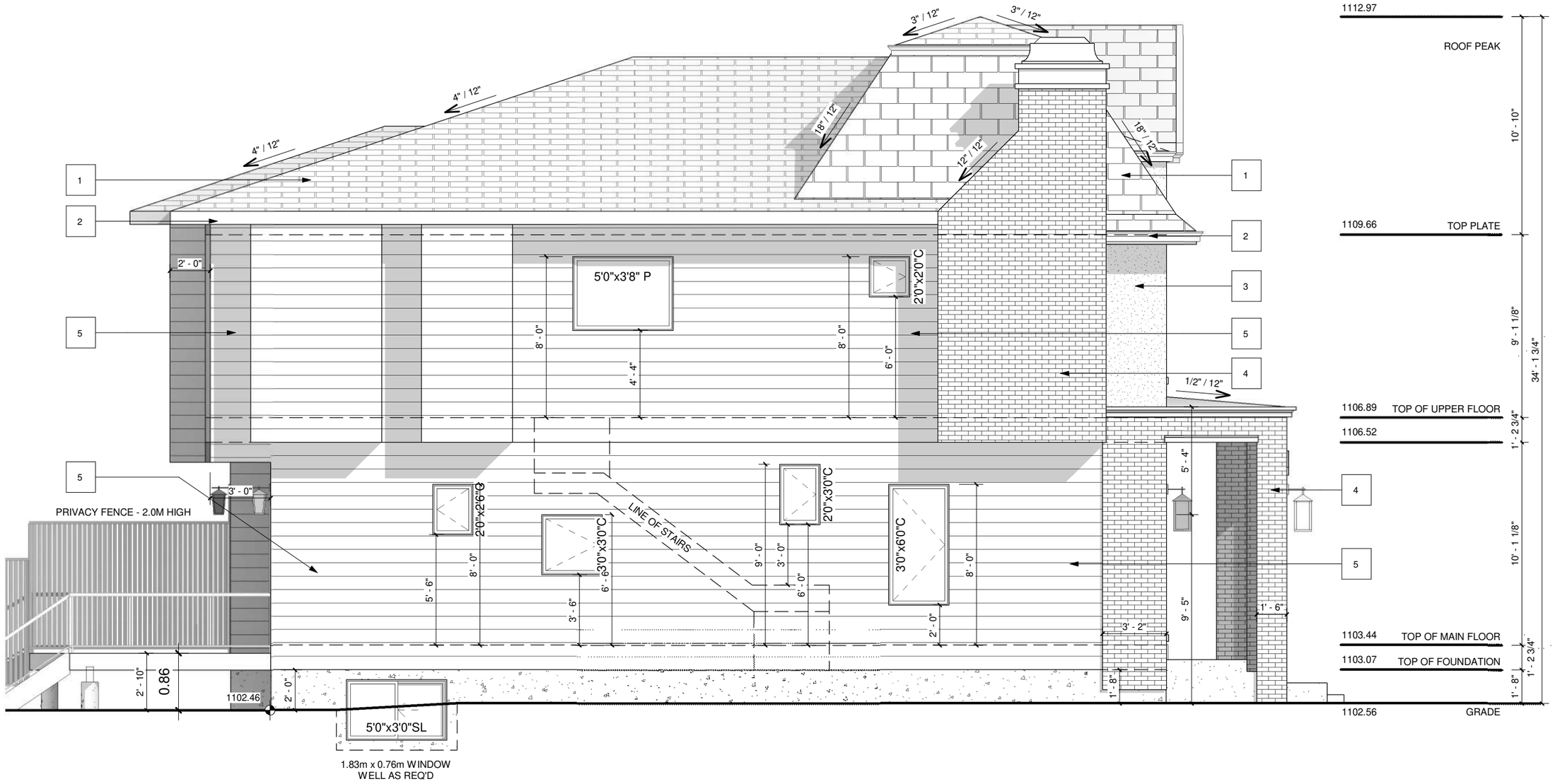
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	STUCCO FINISHES - WHITE
4	BRICK FINISH
5	SIDING - WHITE
6	CONC. PARGING
7	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1073.95 SQ. FT.
WINDOW AREA = 70.67 SQ. FT.
TOTAL: 70.67 / 1073.95 = 6.58%

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)

UNIT #1



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

PROJECT NOTES:

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DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	D.J.
02.	09/10/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-09 2:06:47 PM

PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-2.2

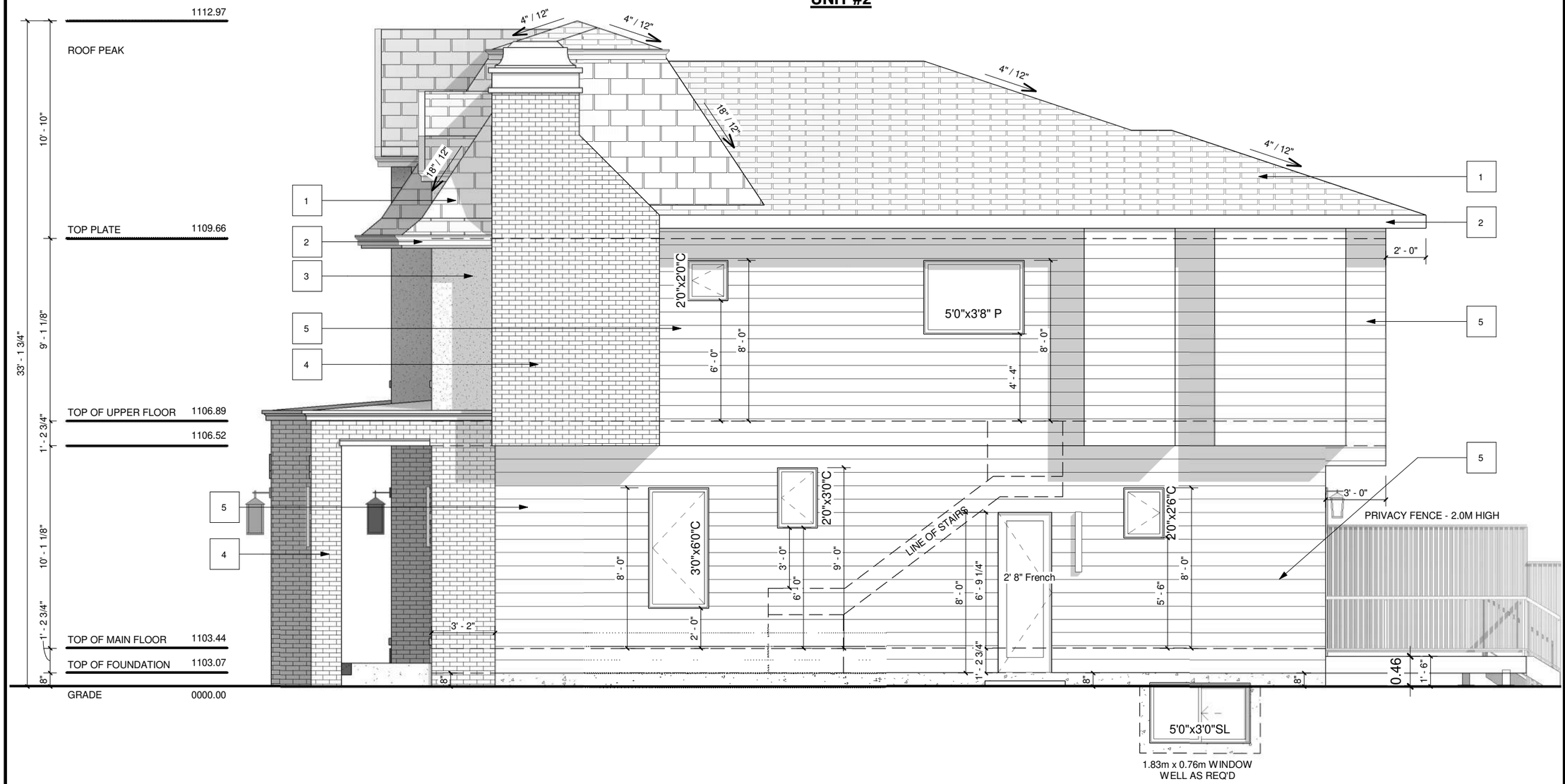
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	STUCCO FINISHES - WHITE
4	BRICK FINISH
5	SIDING - WHITE
6	CONC. PARGING
7	CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA= 1027.34 SQ. FT.
WINDOW AREA = 67.55 SQ. FT.
TOTAL: 67.55 / 1027.34 = 6.58%

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)

UNIT #2



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	D.J.
02.	09/10/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

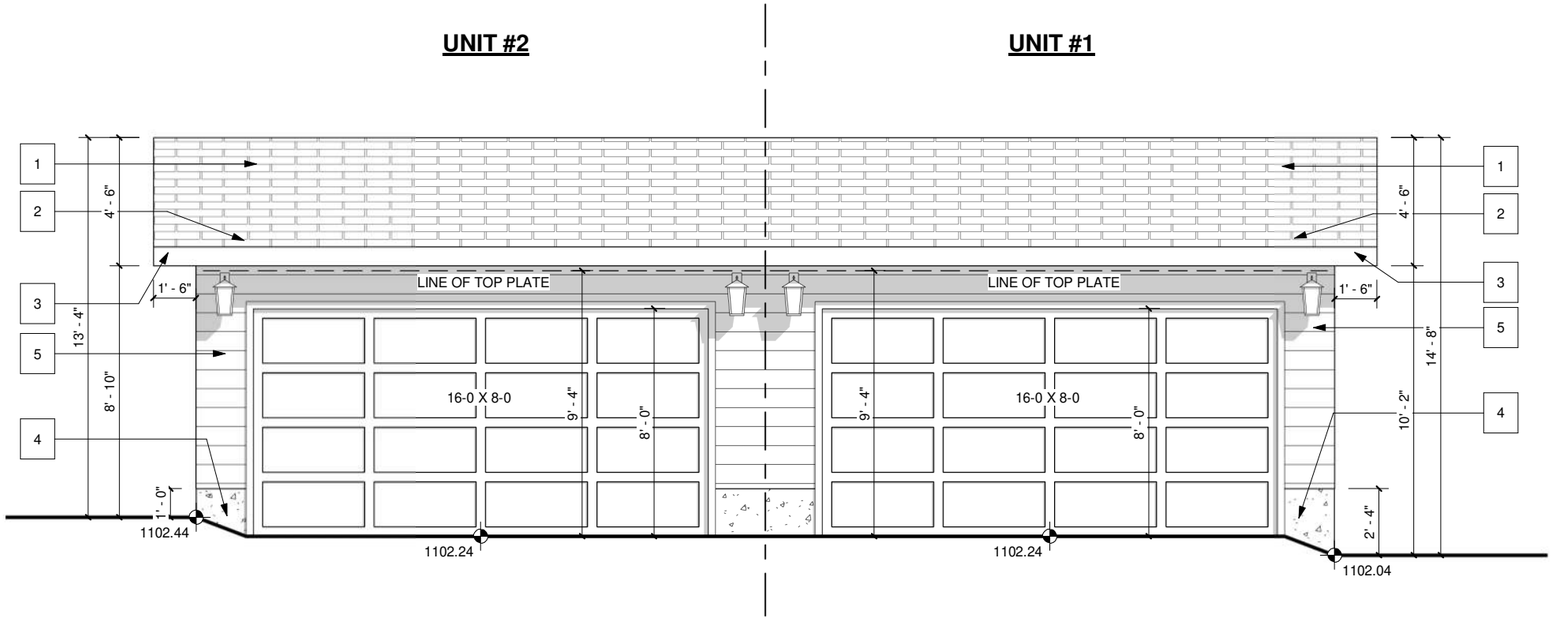
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PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-2.3

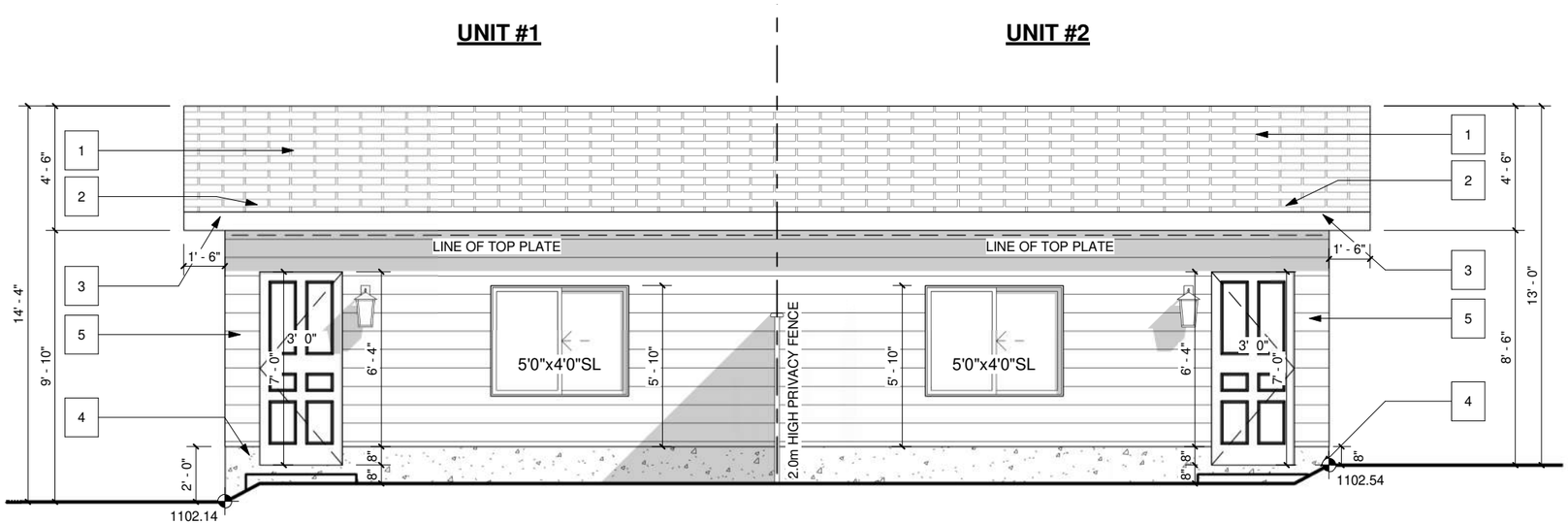
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	SIDING FINISH



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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

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STATUS: -

SIGNATURES:

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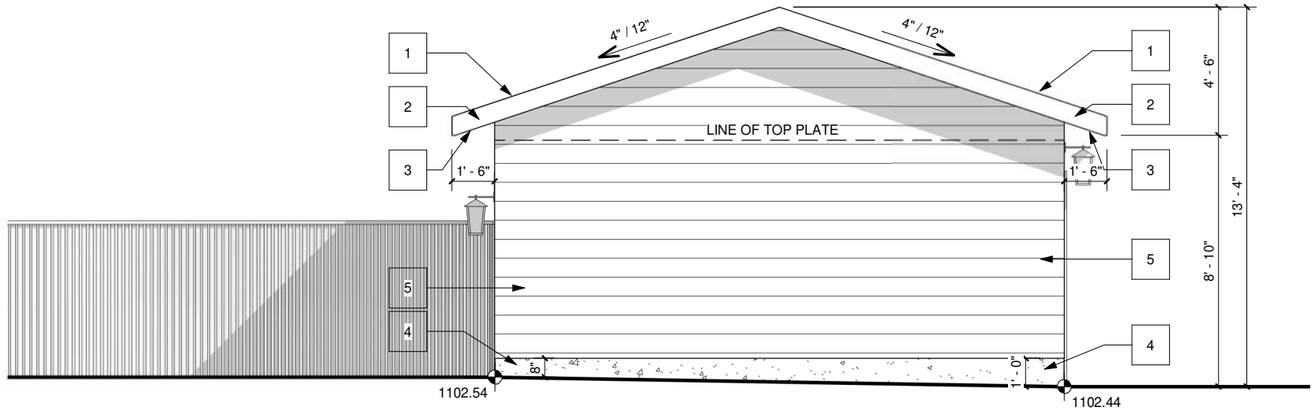
PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

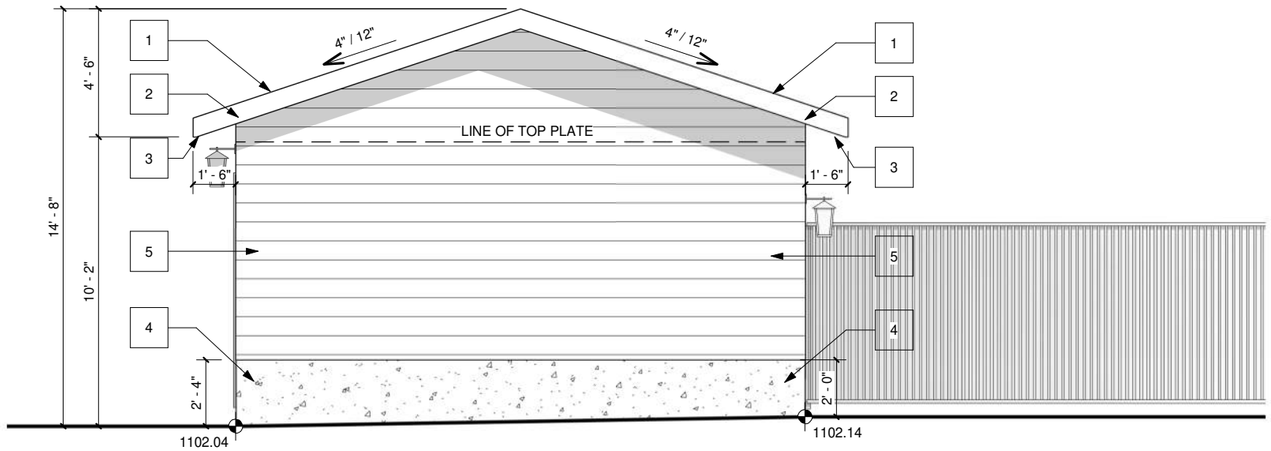
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	SIDING FINISH

UNIT #2



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

UNIT #1



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

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STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
2319 27 AVE NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#394-26
SCALE:	SHEET:
AS SHOWN	A-3.2