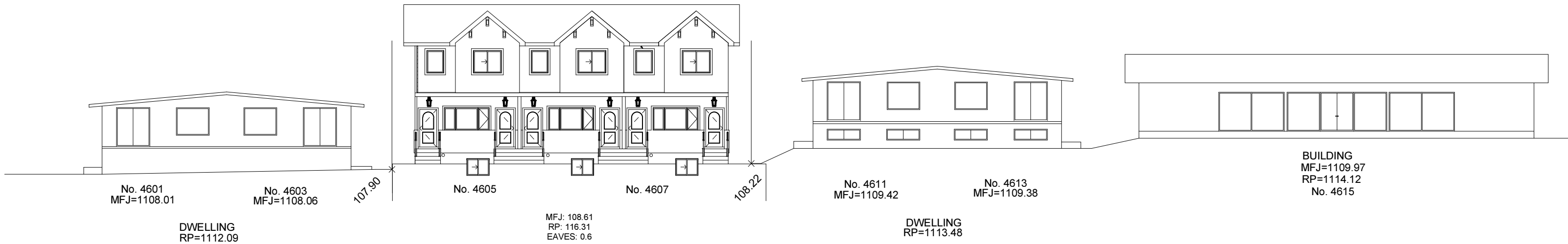
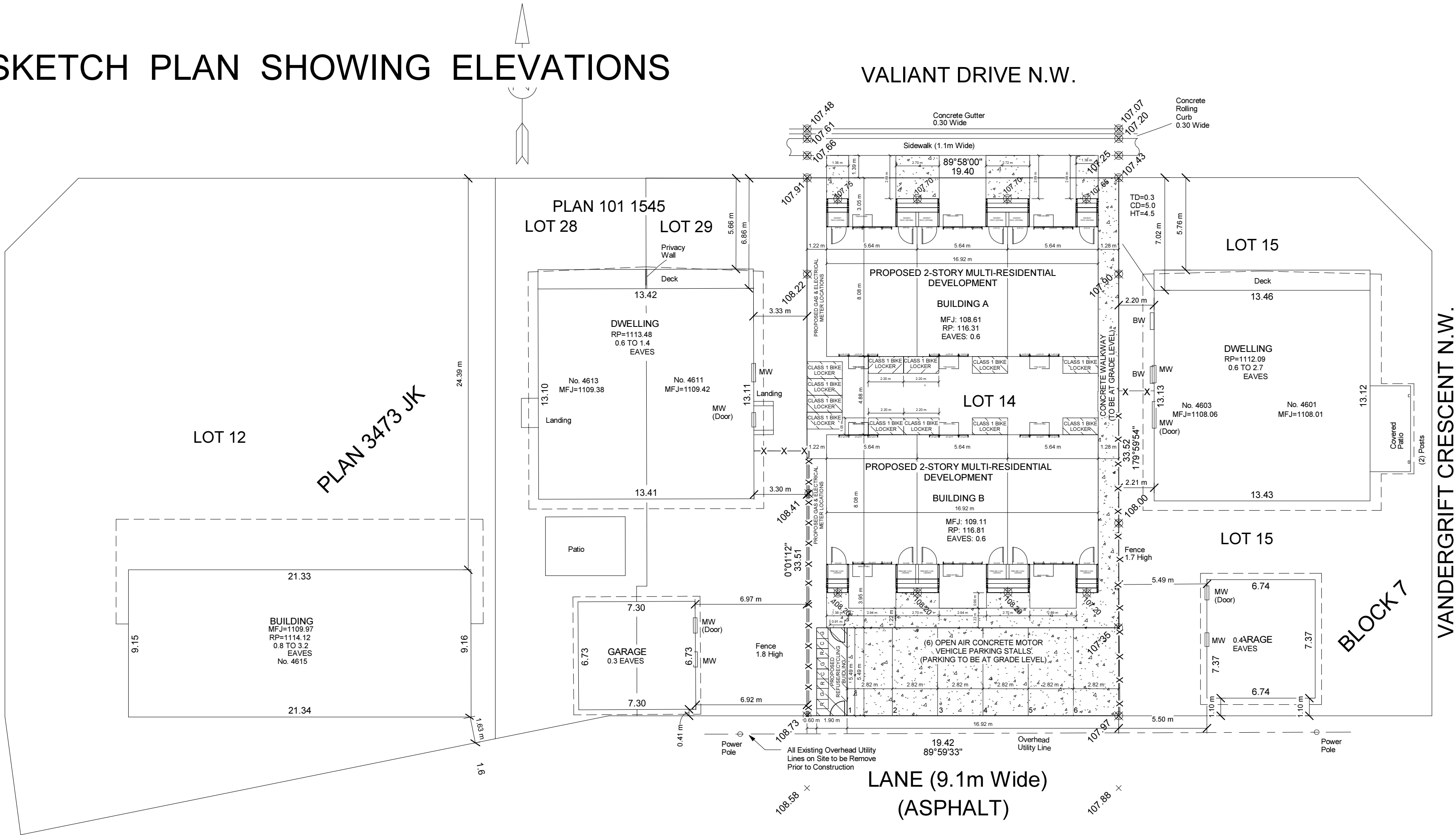


SKETCH PLAN SHOWING ELEVATIONS

VALIANT DRIVE N.W.

SHAGANAPPI TRAIL N.W.



VALIANT DRIVE N.W.

STREETSCAPE
NOT TO SCALE

LEGAL DESCRIPTION :

LOT 14
BLOCK 7 (the "Property")
PLAN 3473 JK
CLIENT : (the "Client")

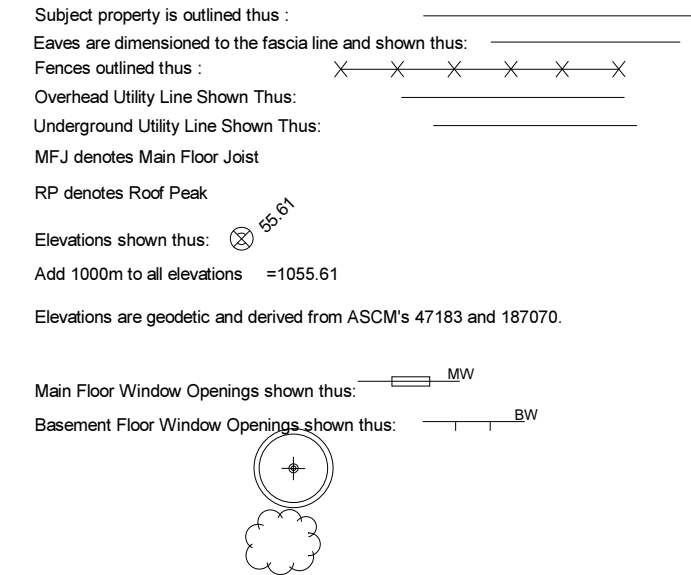
CIVIC ADDRESS :

4605 & 4607 VALIANT DRIVE N.W.
CALGARY, ALBERTA

Date of Survey : JULY 30, 2024

LEGEND :

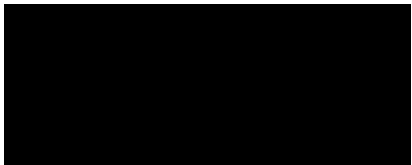
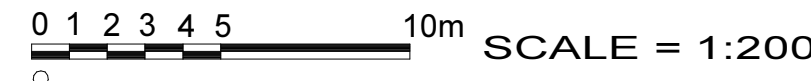
All dimensions are in metres and decimals thereof.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey



SITE INFORMATION

*SITE AREA = 650.96 SQ. METERS
60% SITE AREA = 390.58 SQ. METERS
*PROPOSED DWELLING 1 = 136.71 SQ. METERS
*PROPOSED DWELLING 2 = 136.71 SQ. METERS
*TOTAL DEVELOPED AREA = 273.42 SQM

Dated at Calgary, Alberta this 6th day of AUGUST 2024.



TAMSON

REVISIONS:

PROJECT NOTES:

Project:	TRI-PLEX	PRINTED:	10/2/2024 9:32:15 PM
STATUS:	NEW BUILD	PROJECT NAME:	COCHRANE, ALBERTA LOT:14 BLOCK:7 PLAN: 3473 JK
Site & Block Plan	4605 VALIANT DRIVE NW	AREA	SCALE: 1:200
		SHEET:	A-1

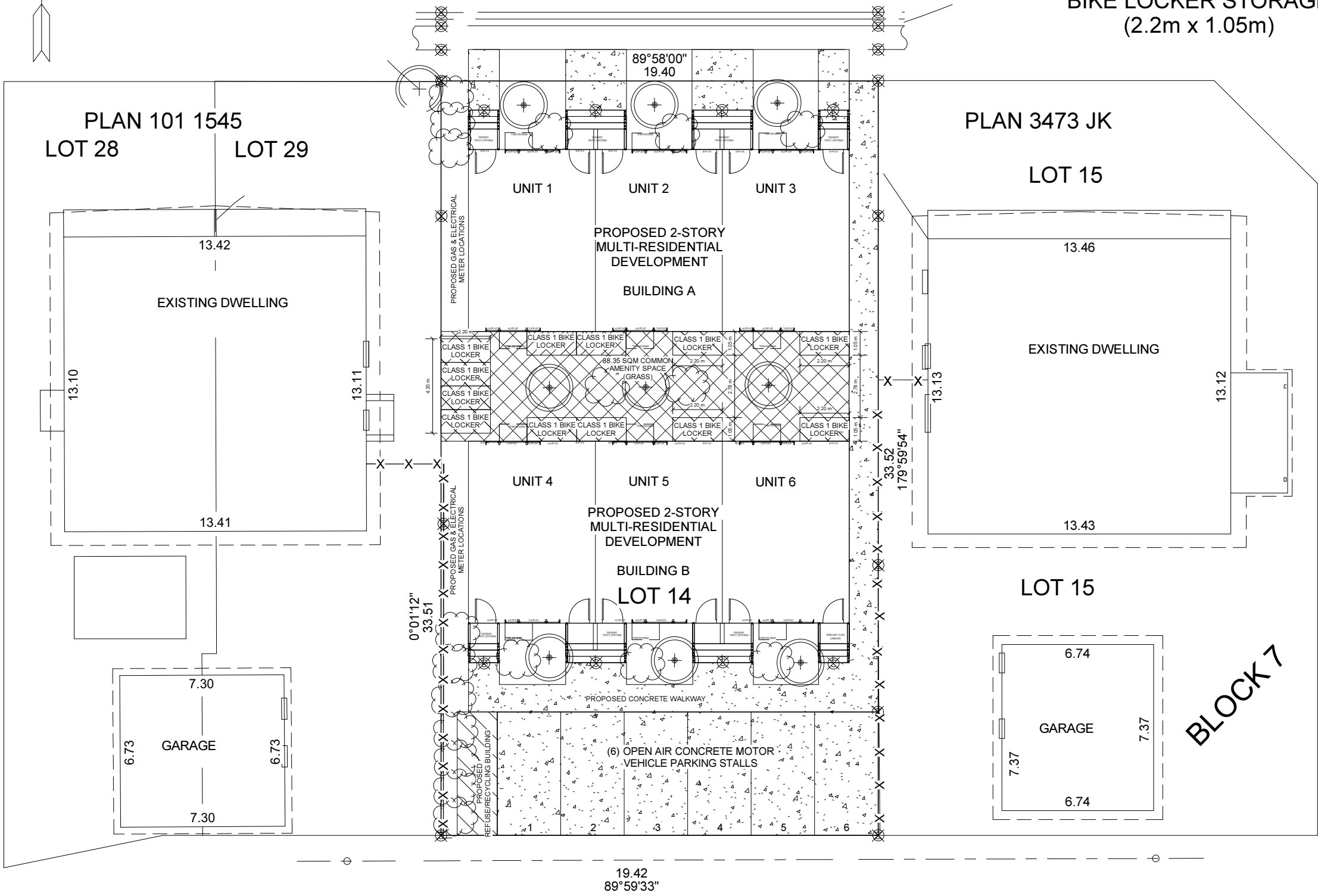
LANDSCAPING PLAN



VALIANT DRIVE N.W.



BIKE LOCKER STORAGE
(2.2m x 1.05m)



LANE (9.1m Wide)
(ASPHALT)

NOTE: ALL EXISTING PRIVATE TREES
AND SHRUBS ON SITE TO BE REMOVED

LANDSCAPING REQUIREMENTS

- LANDSCAPED AREA - 195.29SQM / 650.96SQM
- MINIMUM OF 30% OF LANDCAPED AREA TO BE SOFT LANDSCAPING
- 1 TREE AND 3 SHRUBS REQUIRED FOR 110SQM = 6 TREES & 18 SHRUBS = **9 TREES & 18 SHRUBS PROVIDED**
- LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT
- LOW WATER IRRIGATION SYSTEM FOR SOFT SURFACED AREA

NUMBER	SPECIES	CANOPY(M)	CALLIPER(CM)	HEIGHT(M)	STATUS	PUB/PR

NOTE: AN URBAN FORESTRY TECHNICIAN MUST ON-SITE DURING ECAVATION OF THE PROPOSED WALKWAYS IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANPOIES AND ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING APPROVED INDEMNIFIED TREE CONTRACTOR AT THE APPLICANTS EXPENSE, PLUS COMPENSATION.

LEGAL DESCRIPTION :

LOT 14
BLOCK 7 (the "Property")
PLAN 3473 JK
CLIENT : (the "Client")

CIVIC ADDRESS :
4605 & 4607 VALIANT DRIVE N.W.
CALGARY, ALBERTA

Date of Survey : JULY 30, 2024

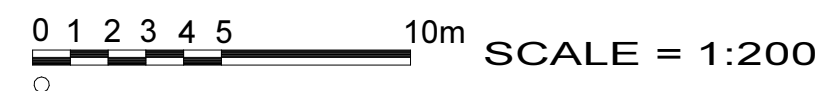
LEGEND :
All dimensions are in metres and decimals thereof.
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey

Subject property is outlined thus :
Eaves are dimensioned to the fascia line and shown thus :
Fences outlined thus :
Overhead Utility Line Shown Thus :
Underground Utility Line Shown Thus :
MFJ denotes Main Floor Joist
RP denotes Roof Peak
Elevations shown thus :
Add 1000m to all elevations =1055.61
Elevations are geodetic and derived from ASCM's 47183 and 187070.
Coniferous trees shown thus :
Proposed trees shown thus :
Proposed Hedges and shrubs shown thus :
Tree dimensions noted as follows:
TD=trunk diameter, CD=canopy diameter, HT=height
Main Floor Window Openings shown thus :
Basement Floor Window Openings shown thus :
GRASS Amenity Space shown thus :
Concrete shown thus :

SITE INFORMATION

- *SITE AREA = 650.96 SQ. METERS
- 60% SITE AREA = 390.58 SQ. METERS
- *PROPOSED DWELLING 1 = 136.71 SQ. METERS
- *PROPOSED DWELLING 2 = 136.71 SQ. METERS
- *TOTAL DEVELOPED AREA = 273.42 SQM

Dated at Calgary, Alberta this 6th day of AUGUST 2024.



REVISIONS:

PROJECT NOTES:

Project:	TRI-PLEX	PRINTED:	10/2/2024 9:32:16 PM
STATUS:	NEW BUILD	PROJECT NAME:	COCHRANE, ALBERTA LOT:14 BLOCK:7 PLAN: 3473 JK
Landscaping Plan	4605 VALIANT DRIVE NW	AREA	SCALE: Checker
		SHEET:	A-2



REVISIONS:

PROJECT NOTES:

Project: TRI-PLEX

STATUS: NEW BUILD

Front Elevations

PRINTED: 10/2/2024 9:32:19 PM

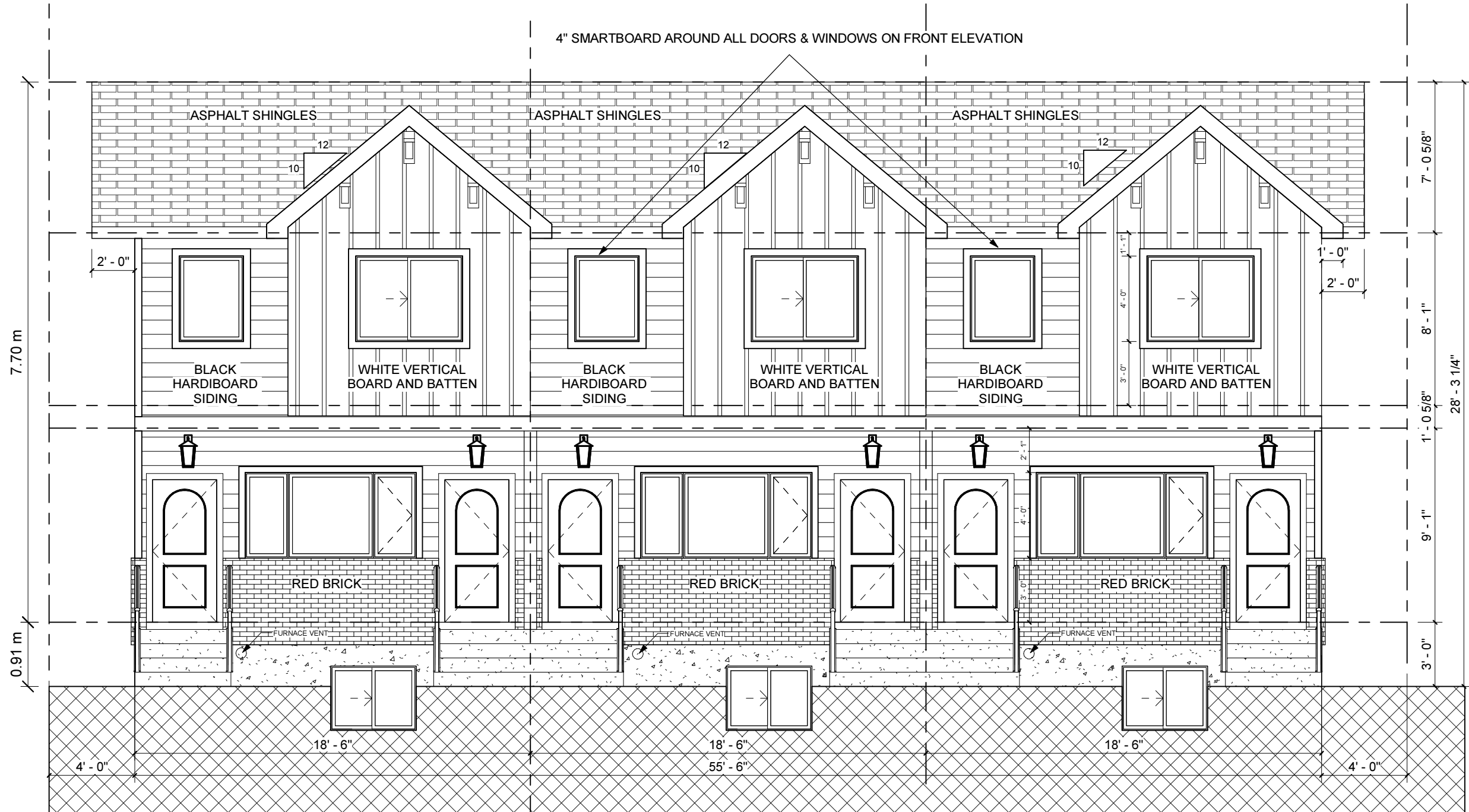
PROJECT NAME:
4805 VALIANT DRIVE NW
CALGARY, ALBERTA
LOT:14 BLOCK:7 PLAN: 3473 JK

SCALE:

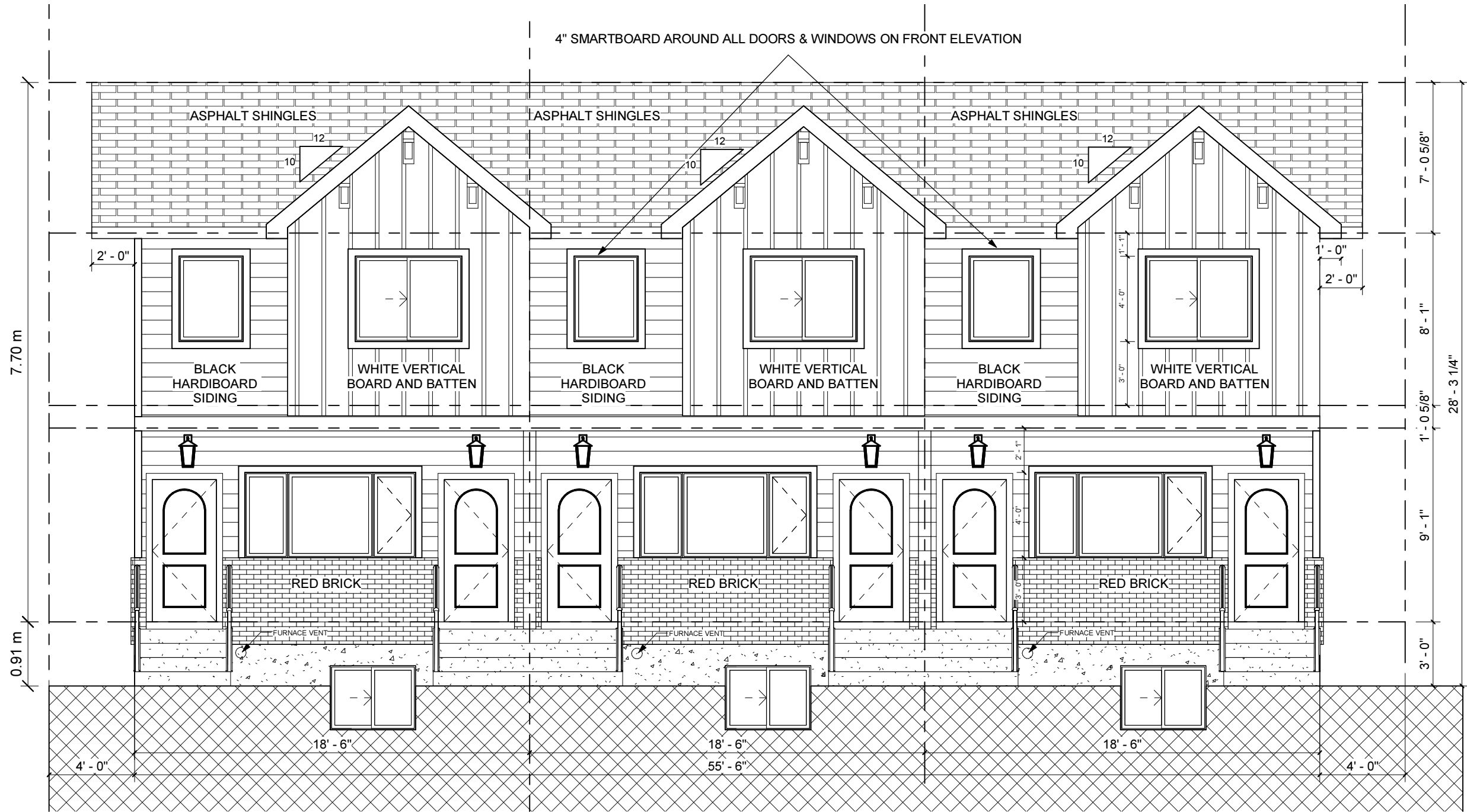
SHEET:

3/16" = 1'-0"

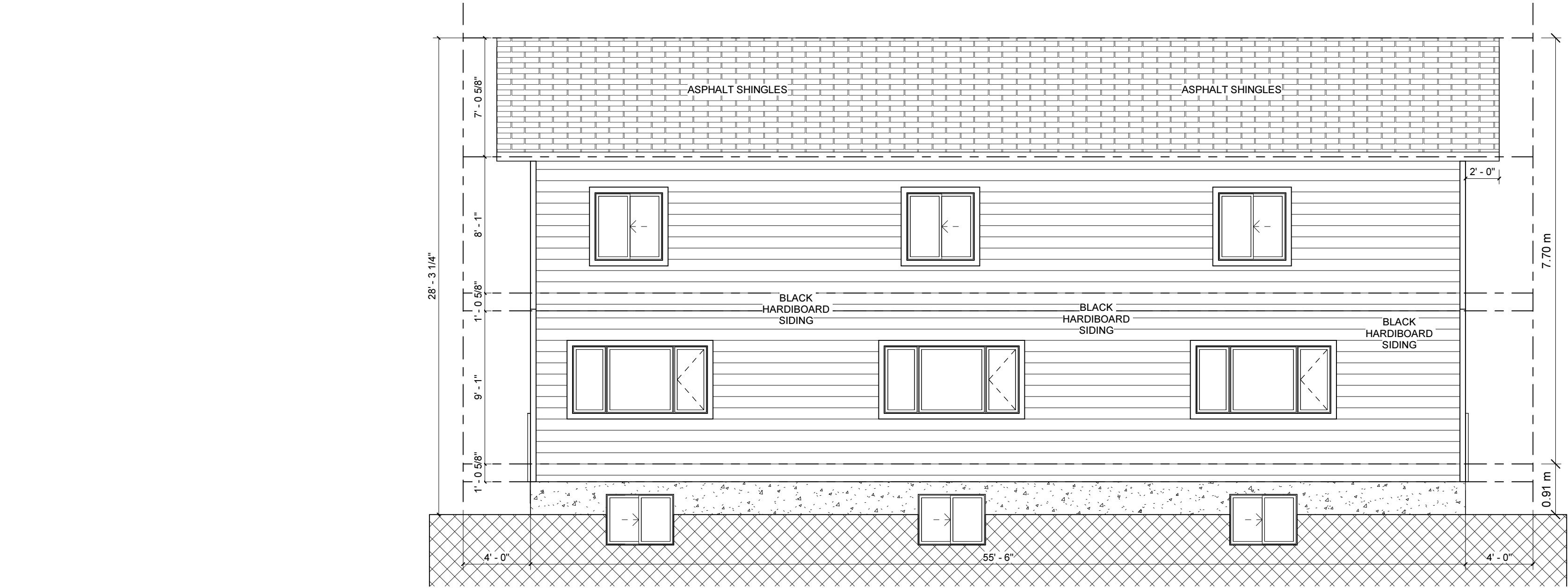
A-6



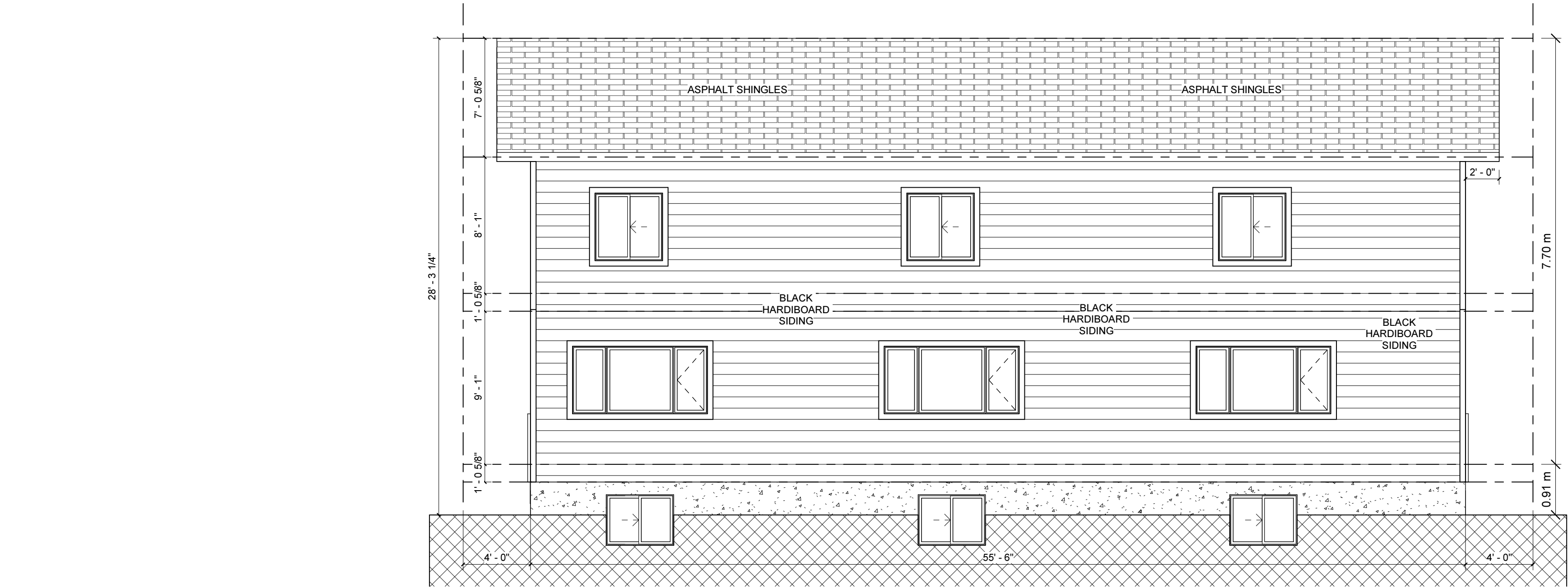
PROPOSED FRONT (NORTH) ELEVATION - BUILDING A
SCALE: 3/16" = 1'-0"



PROPOSED FRONT (SOUTH) ELEVATION - BUILDING B
SCALE: 3/16" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION - BUILDING A
SCALE: 3/16" = 1'-0"



PROPOSED REAR (NORTH) ELEVATION - BUILDING B
SCALE: 3/16" = 1'-0"



REVISIONS:

PROJECT NOTES:

Project: TRI-PLEX

STATUS: NEW BUILD

Rear Elevations

PRINTED: 10/2/2024 9:32:20 PM

PROJECT NAME:
4805 VALIANT DRIVE NW
CALGARY, ALBERTA
LOT:14 BLOCK:7 PLAN: 3473 JK

SCALE:

Checker

SHEET:

A-7



REVISIONS:

PROJECT NOTES:

Project: TRI-PLEX

STATUS: NEW BUILD

Left Elevations

PRINTED: 10/2/2024 9:32:21 PM

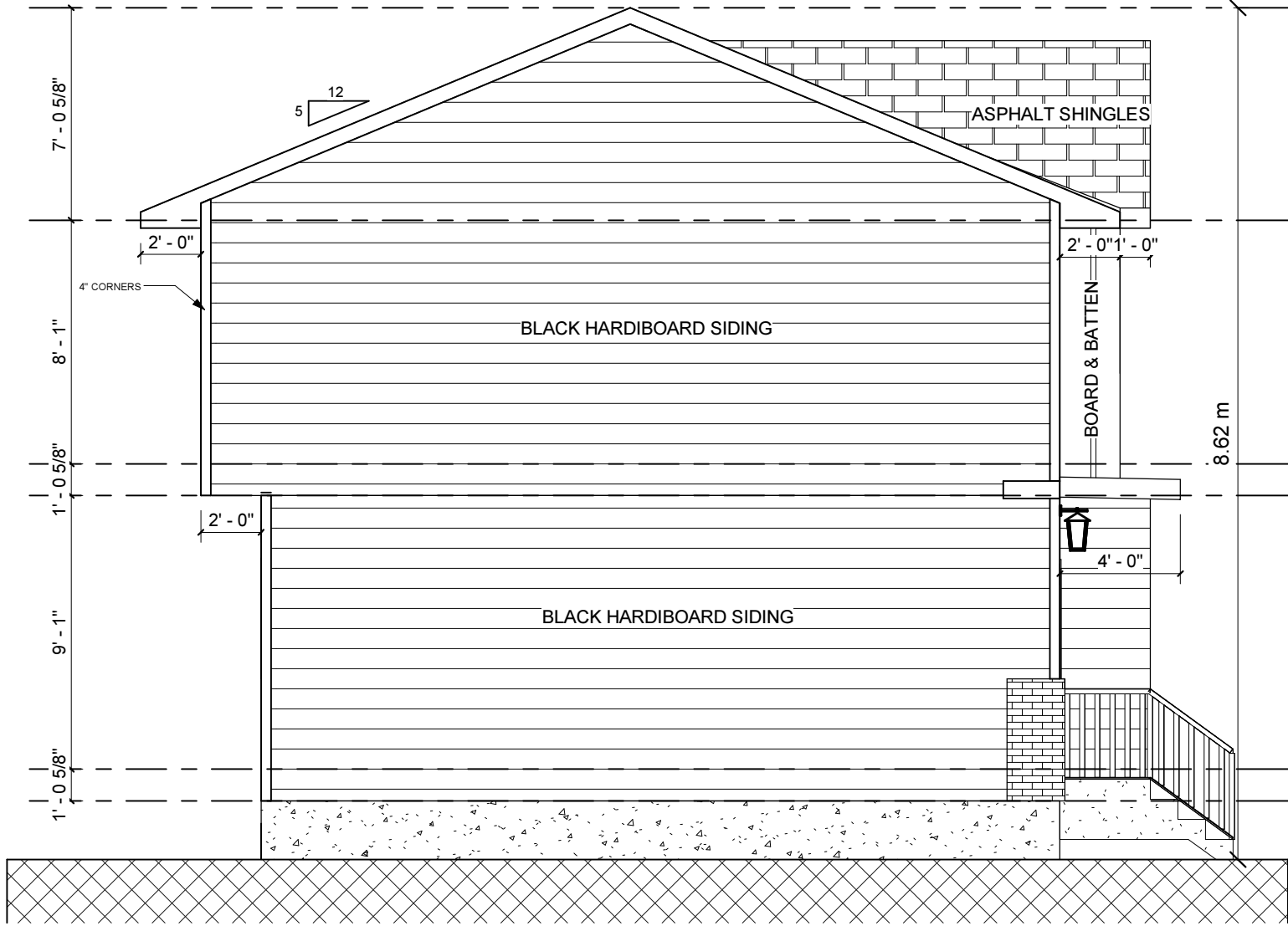
PROJECT NAME:
4605 VALIANT DRIVE NW
CALGARY, ALBERTA
LOT:14 BLOCK:7 PLAN: 3473 JK

SCALE:

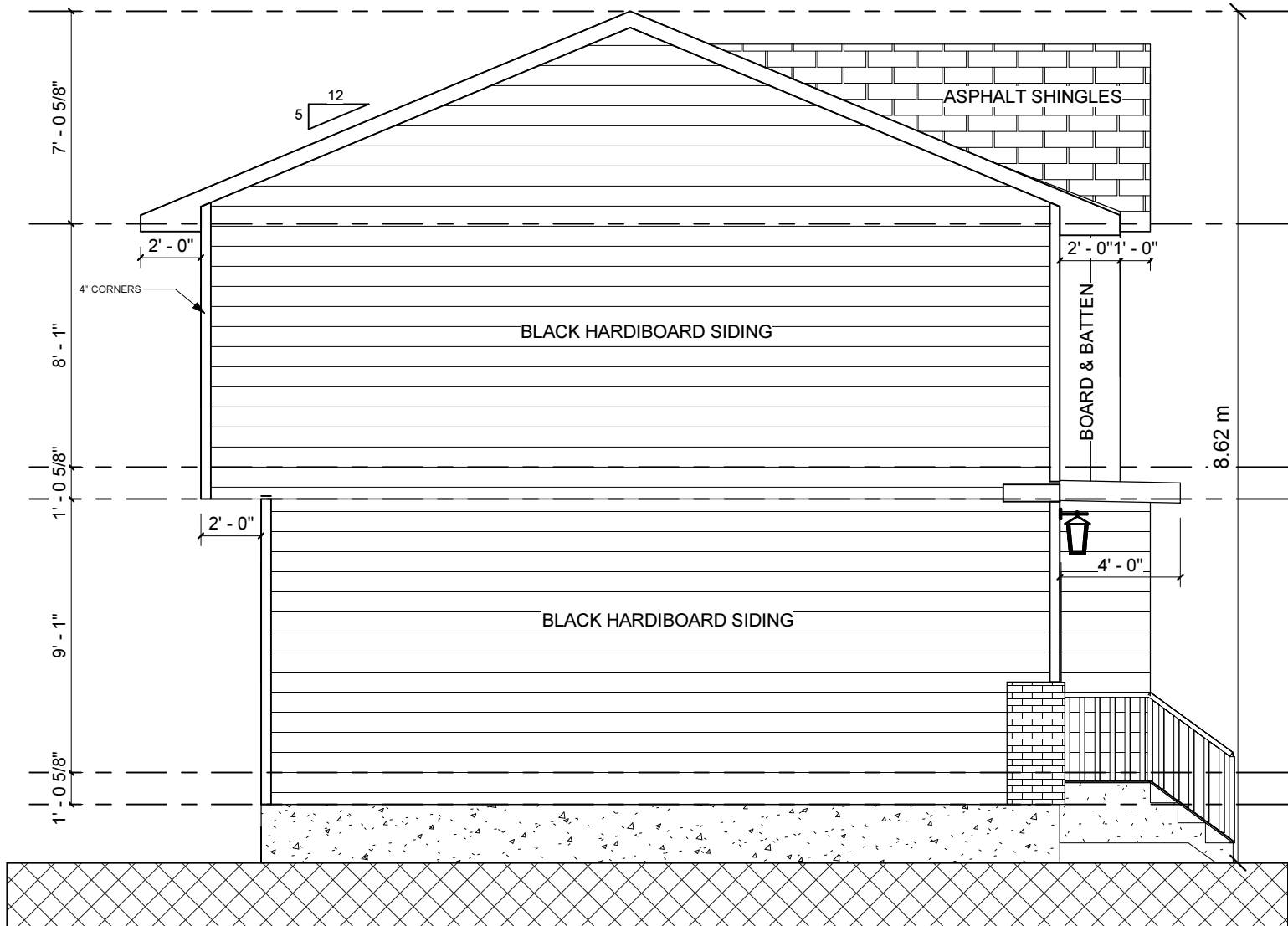
Checker

SHEET:

A-8



PROPOSED LEFT (EAST) ELEVATION - ELEVATION A
SCALE: 3/16" = 1'-0"



PROPOSED LEFT (WEST) ELEVATION - ELEVATION B
SCALE: 3/16" = 1'-0"



REVISIONS:

PROJECT NOTES:

Project: TRI-PLEX

STATUS: NEW BUILD

Right Elevations

PRINTED: 10/2/2024 9:32:22 PM

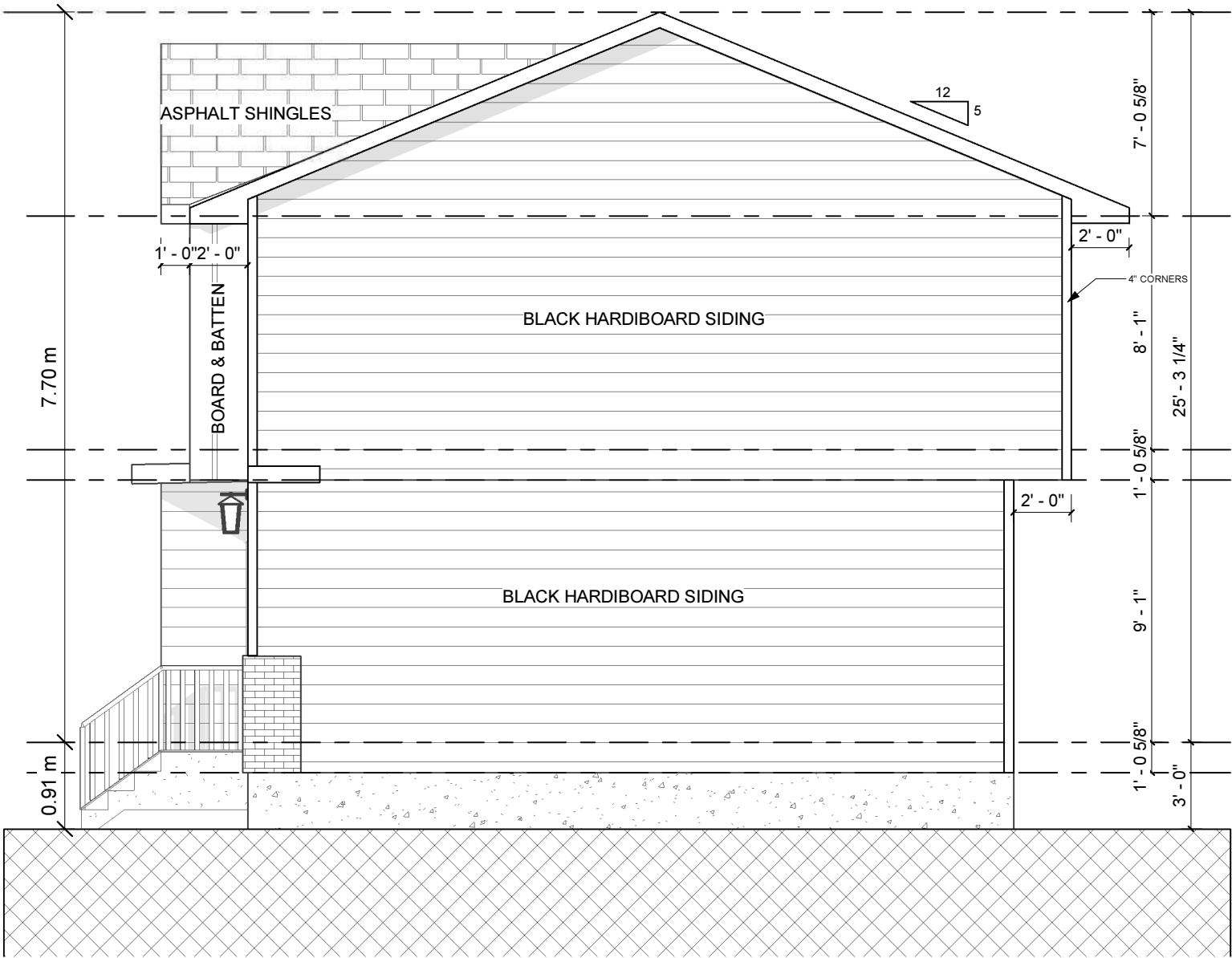
PROJECT NAME:
4805 VALIANT DRIVE NW
CALGARY, ALBERTA
LOT:14 BLOCK:7 PLAN: 3473 JK

SCALE:

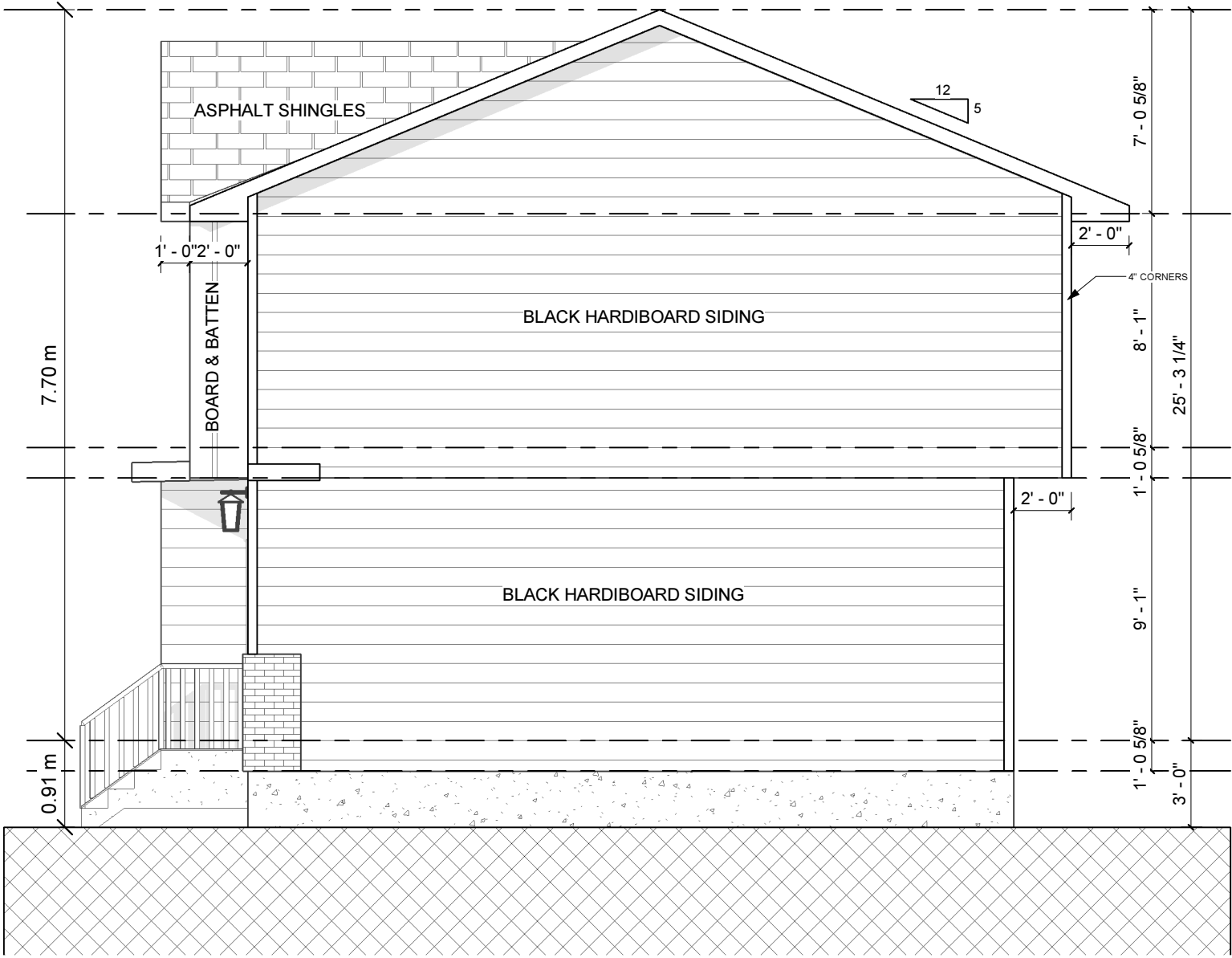
3/16" = 1'-0"

SHEET:

A-9



PROPOSED RIGHT (WEST) ELEVATION - ELEVATION A
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT (EAST) ELEVATION - ELEVATION B
SCALE: 3/16" = 1'-0"