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ISSUED	m/d/y
Design Draft	04.25.25
DP Draft	05.05.25
DP Set	07.18.25

AREAS

TOTAL GROSS FLOOR AREA	S.F.
UNIT A1 TOTAL	2135
MAIN	1085
UPPER	1050
SUITE A2	358
UNIT B1 TOTAL	1914
MAIN	942
UPPER	972
SUITE B2	943
UNIT C1 TOTAL	1536
MAIN	753
UPPER	783
SUITE C2	754
UNIT D1 TOTAL	1422
MAIN	740
UPPER	682
SUITE D2	692

STREET ADDRESS

1736 8 AVE. NE

LOTS 8, 9 & 12
BLOCK 21
PLAN 4430AC

PROJECT

**MAYLAND HEIGHTS
ROWHOUSE**

DESIGN: DK | DRAWN: TS | CHECKED: DK

PROJECT # 25-3-SL-JE-008

SCALE

AS NOTED

TITLE

**COVER PAGE & BLOCK
PLAN**

ZONING R-CG

PAGE A1 / 7

12:07:00
2025-06-20

1736 8 AVE. NE

**4-UNIT W/ 4 SUITES
MULTI-FAMILY
DEVELOPMENT**

LOTS 8, 9 & 12, BLOCK 21,
PLAN 4430AC

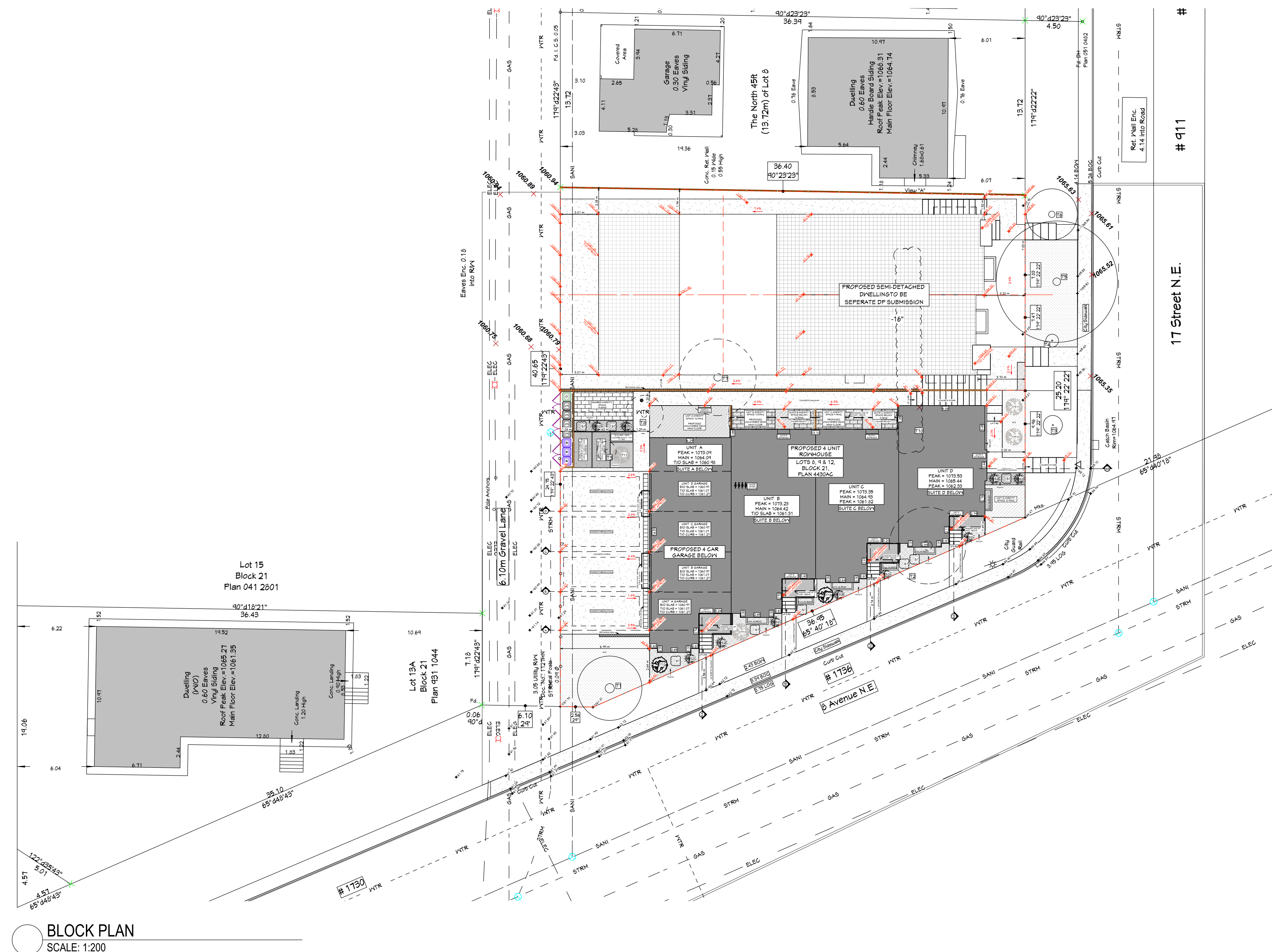
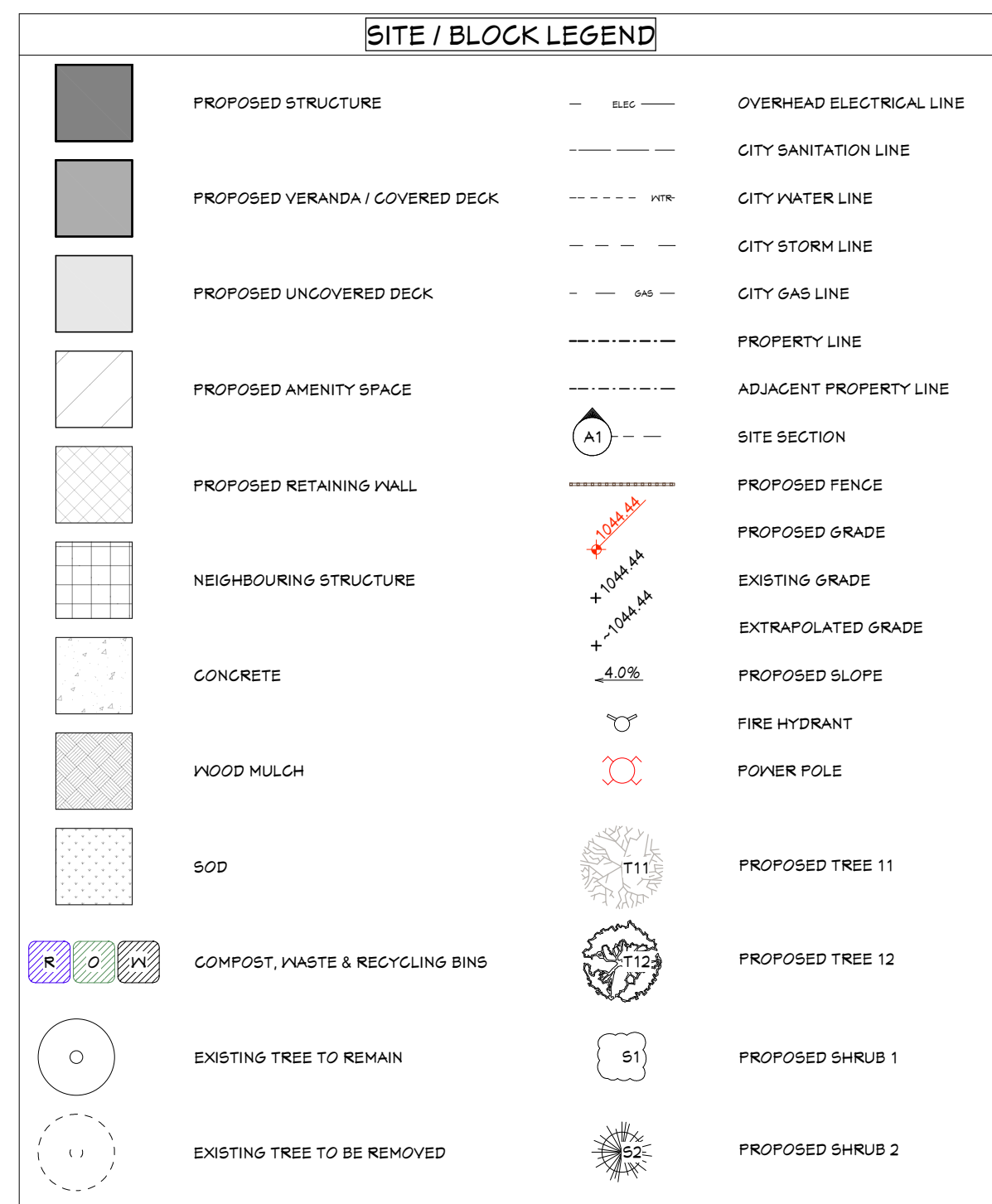
COMMUNITY, NW CALGARY
LOT ZONING: R-CG

Contents

- A1 COVER PAGE & BLOCK PLAN
- A2 SITE PLAN & SITE SECTIONS
- A3 MAIN FLOOR PLAN
- A4 UPPER FLOOR PLAN
- A5 BASEMENT & GARAGE FLOOR PLANS
- A6 ELEVATIONS
- A7 ELEVATIONS



EXTERIOR RENDERING FOR ARTISTIC PURPOSES ONLY - N.T.S.



BLOCK PLAN
SCALE: 1:200

Building Statistics

BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT PLANE (360.2)
 AVERAGE BUILDING REFERENCE POINT = 1063.02
 (1064.61+1064.20+1062.50+1060.80)/4 = 1063.02

DISTRICT MAX HEIGHT = 11.00M + 1.00M = 12.00M
 MAX BUILDING HEIGHT PLANE = 1075.02

PROPOSED PEAK GEODETIC = 1073.53m

PROPOSED MAIN FLOOR GEODETIC:
 UNIT A = 1064.09m
 UNIT B = 1064.42m
 UNIT C = 1064.93m
 UNIT D = 1065.44m

LOWEST ADJACENT GRADE AT FRONT = 1064.61
 LOWEST ADJACENT GRADE AT REAR = 1060.80
 PROPOSED HEIGHT AT FRONT = 8.92m
 PROPOSED HEIGHT AT REAR = 12.29m

RESIDENTIAL DENSITY 61.40 units/ha
 Lot area = ~ 0.06514 ha
 Units = 0.016

PARCEL COVERAGE 57.31%
 Lot area = 651.46 m²
 Building footprint = 358.71 m²
 Covered entries = 14.69 m²
 Total coverage area = 373.40 m²

AREA OF AMENITY SPACE
 TOTAL OUTDOOR AMENITY SPACE 82.68 m²

Unit A1	16.09 m ²
Unit B1	10.59 m ²
Unit C1	9.94 m ²
Unit D1	10.90 m ²
Suite B2	10.59 m ²
Suite C2	9.94 m ²
Shared Amenity	14.63 m ²

TOTAL GROSS FLOOR AREA 650.97 m²

TOTAL	7007 sf (650.97 m ²)
Unit A1	2135 sf (198.34 m ²)
Unit B1	1914 sf (177.81 m ²)
Unit C1	1536 sf (142.70 m ²)
Unit D1	1422 sf (132.10 m ²)

FRONT SETBACK
 AVERAGE CONTEXTUAL SETBACK = 3.00m
 ACTUAL FRONT SETBACK = 3.00m

PARKING STALLS PROVIDED ON-SITE 8.0
 DWELLING UNITS: 4
 PARKING STALLS PER DWELLING UNIT = 2
 VISITOR STALLS PER DWELLING UNIT = 0
 PARKING STALLS PROVIDED: 4
 PROVIDED VIA GARAGE PARKING: 4

LANDSCAPE STATISTICS

NOTE: Underground Low-Water-Irrigation System to be provided.
 NOTE: All sodded areas to be planted with a drought tolerant grass species.
 NOTE: Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

PARCEL AREA = 651.46m²

LANDSCAPING AREA = 202.46 m²

SOFT SURFACE AREA = 93.66 m² (46.26%)

PROPOSED

Sod / grass	= 53.40 m ²
Wood Mulch Bed	= 40.26 m ²

HARD SURFACE AREA = 108.80 m² (53.74%)

PROPOSED

Concrete Walk Ways	= 82.69 m ²
Concrete Pavers	= 26.11 m ²

TREES REQUIRED = 5 Trees

TREES PROPOSED = 6 Trees

PROPOSED DECIDUOUS TREE SPECIES = Columnar Aspen (x4)

T11

PROPOSED CONIFEROUS TREE SPECIES = Columnar Spruce (x2)

T12

SHRUBS REQUIRED = 15 Shrubs

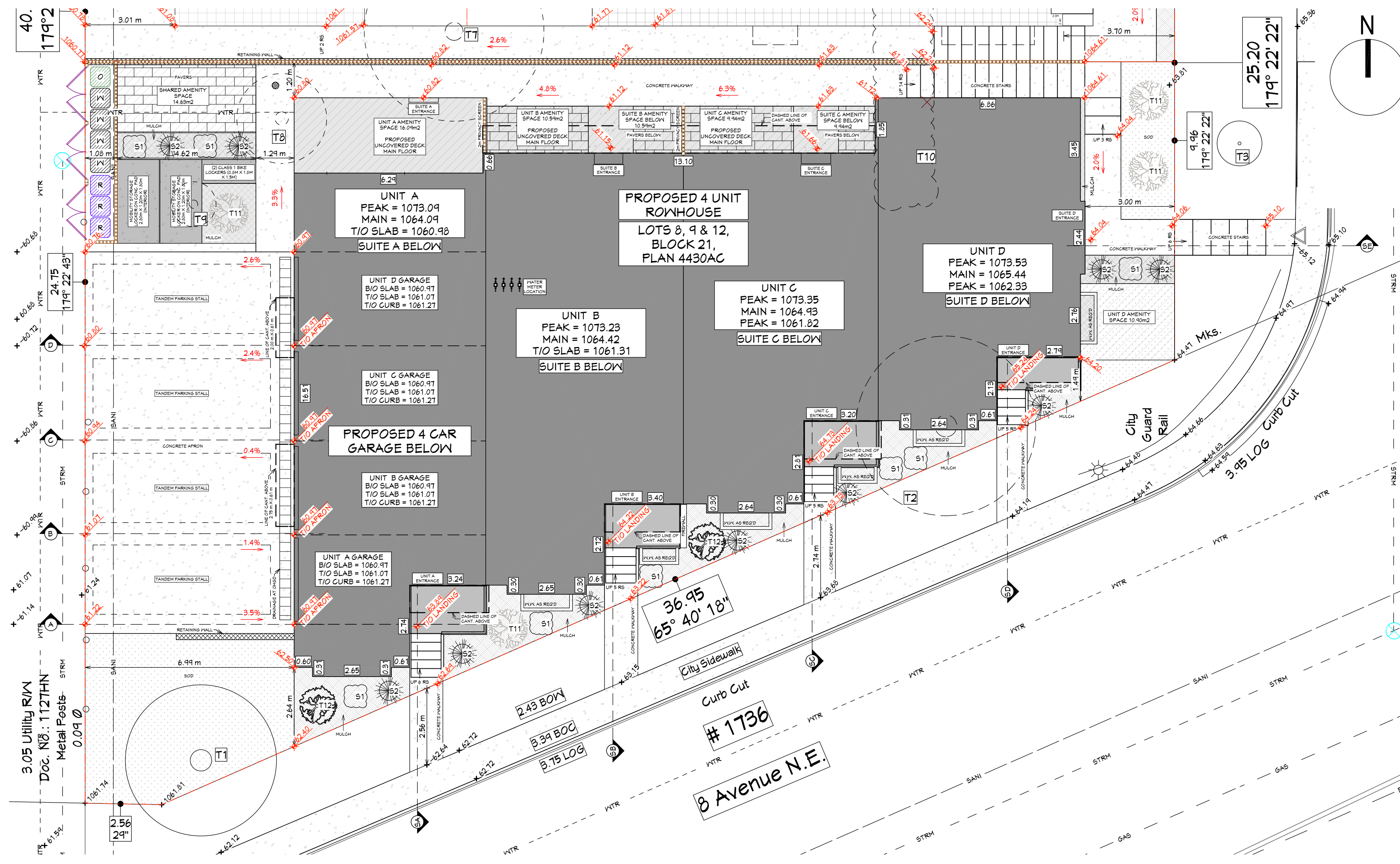
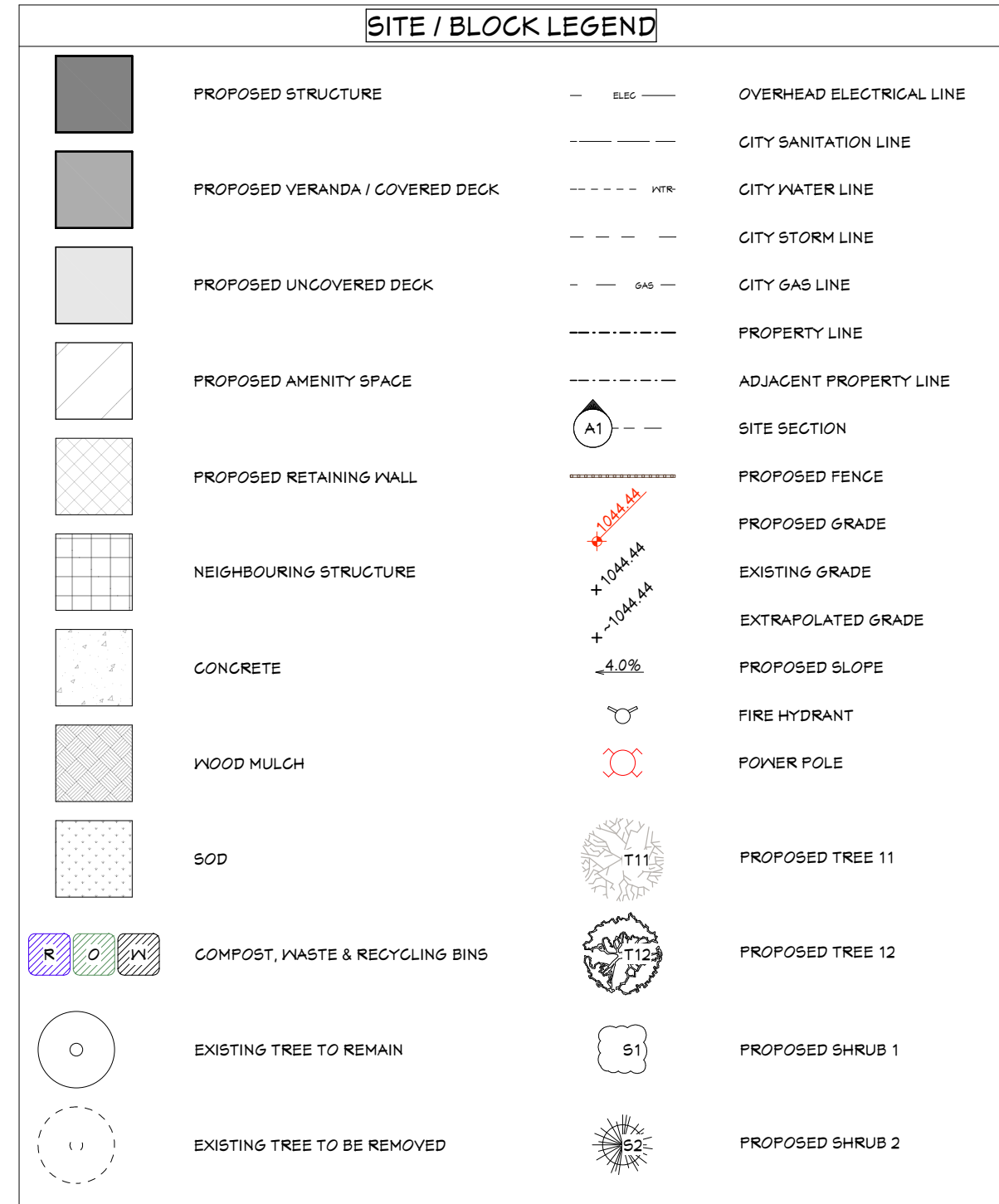
SHRUBS PROPOSED = 18 Shrubs

PROPOSED SHRUB SPECIES = Boxwood (x8)

S1

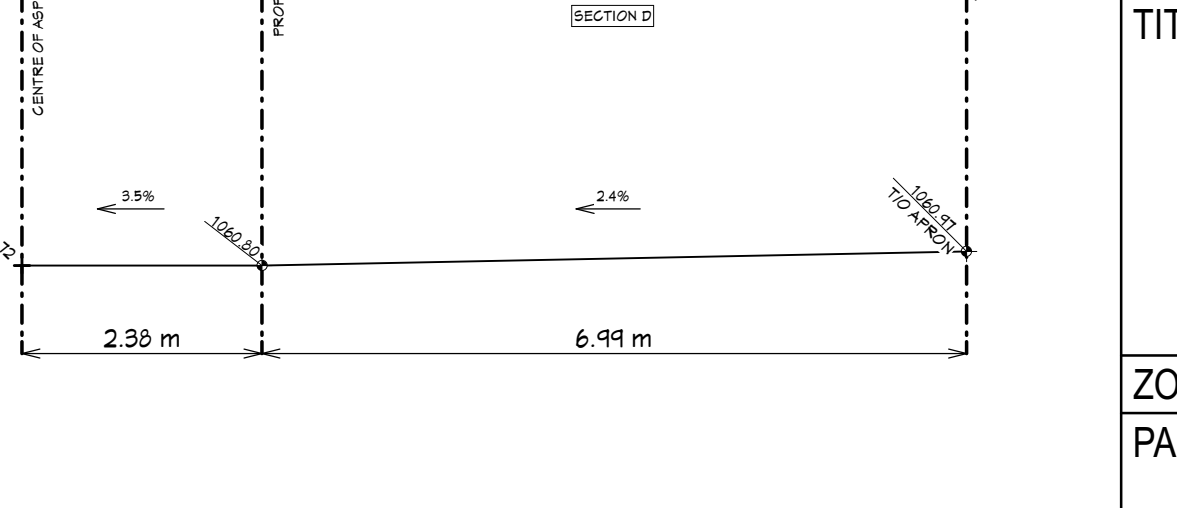
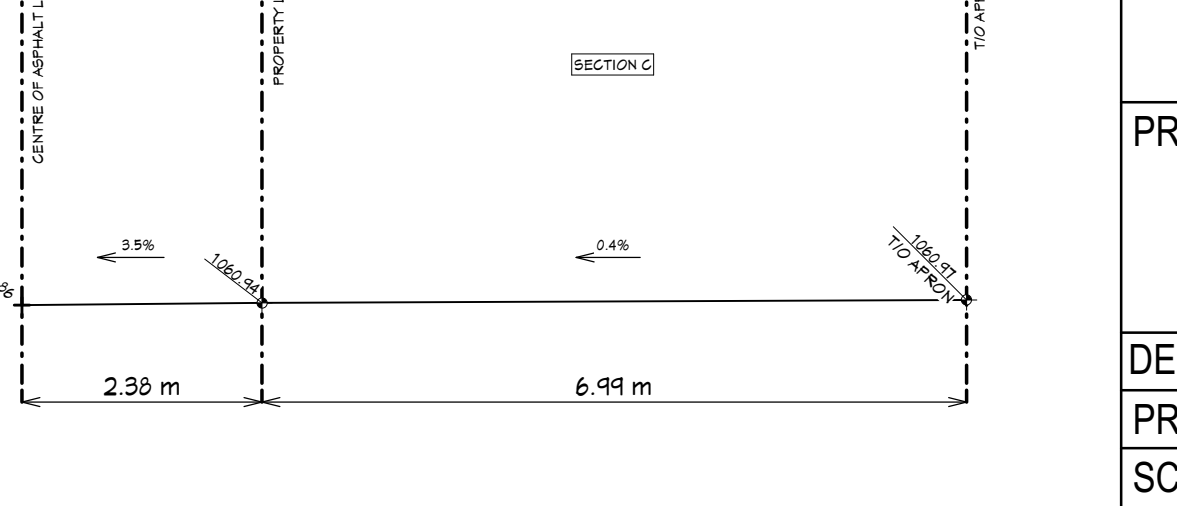
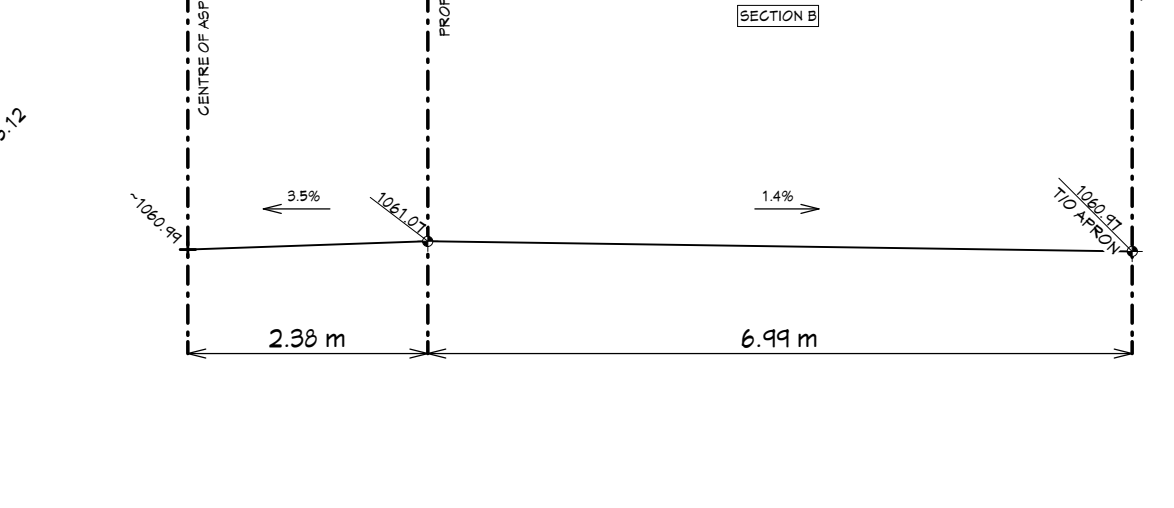
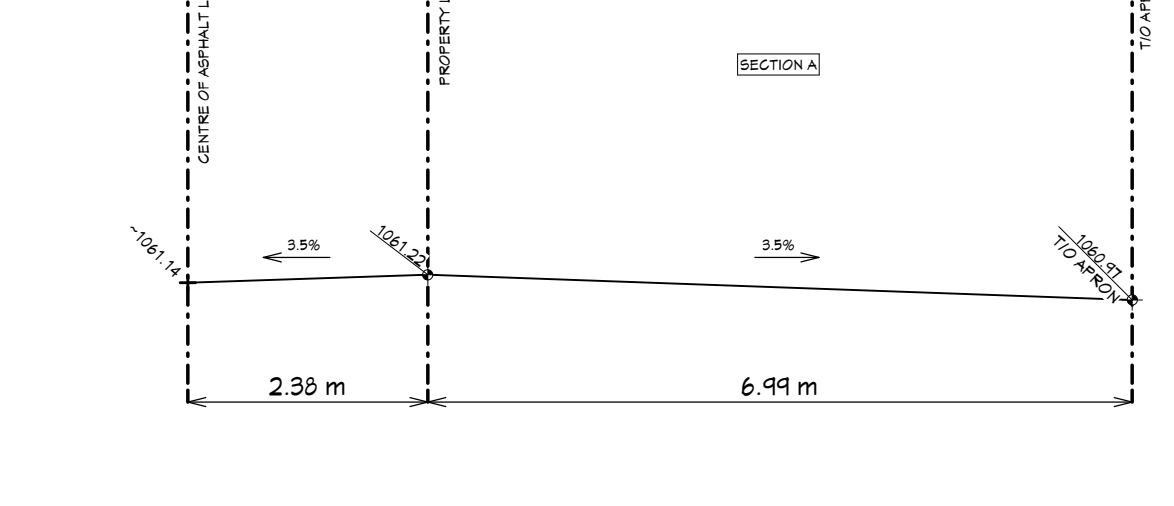
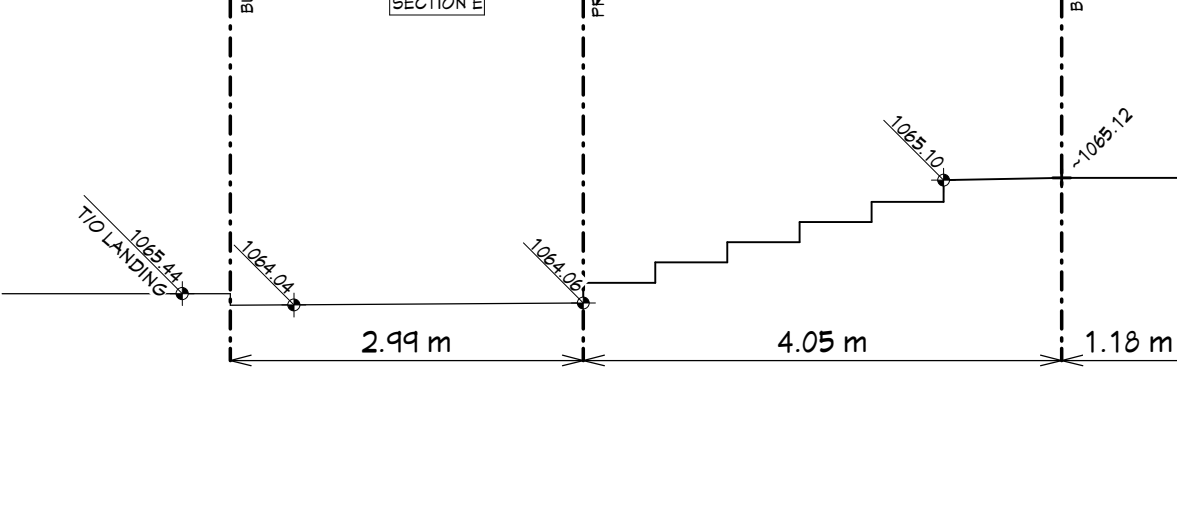
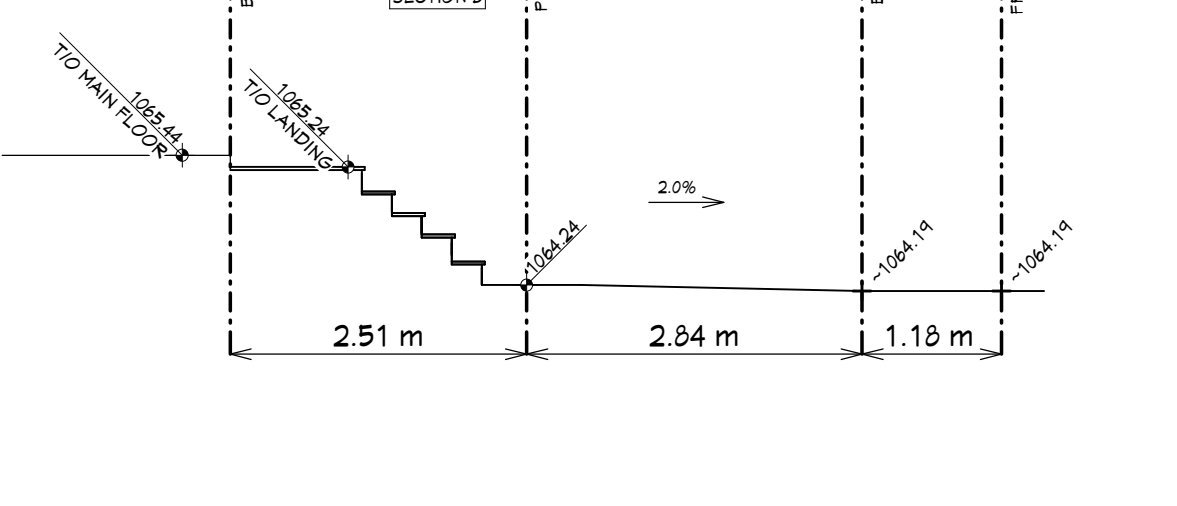
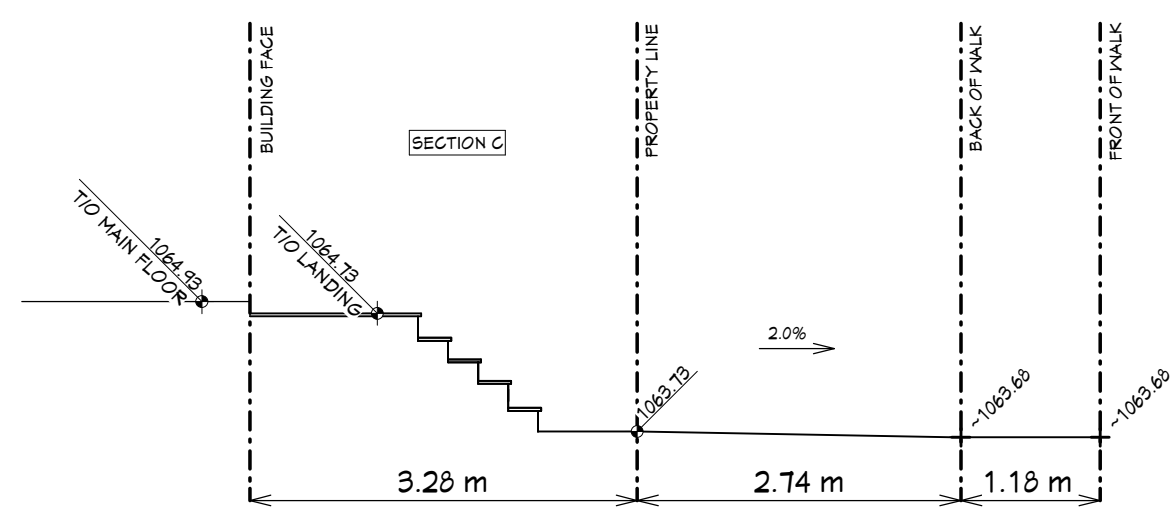
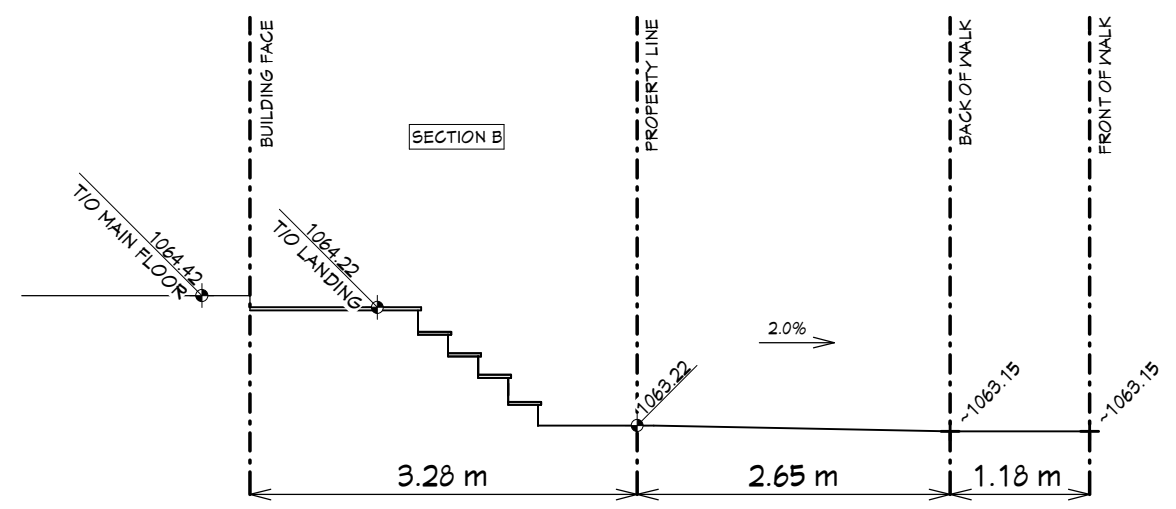
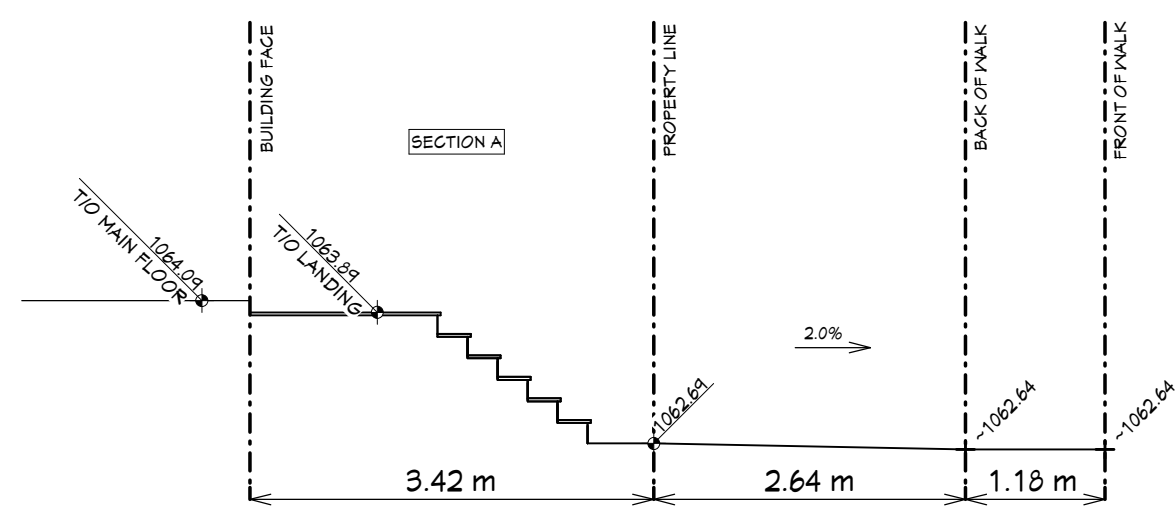
PROPOSED SHRUB SPECIES = Spirea (x10)

S2



SITE PLAN SCALE: 1:100

#	DIA	SFRD	HGT	TYPE	TREE LEGEND SPECIES	STATUS
T1	0.25	5.00	9.00	CONIFEROUS		TO REMAIN
T2	0.35	6.00	11.00	DECIDUOUS		TO REMAIN
T3	0.10	1.50	8.00	DECIDUOUS		TO BE REMOVED
T4	0.10	1.00	7.00	DECIDUOUS		TO BE REMOVED
T5	0.60	4.50	12.00	DECIDUOUS		TO REMAIN (ADJACENT TO PROPERTY)
T6	0.50	4.00	11.00	DECIDUOUS		TO REMAIN (ADJACENT TO PROPERTY)
T7	0.60	6.00	7.00	DECIDUOUS		TO BE REMOVED (ADJACENT TO PROPERTY)
T8	0.10	3.00	2.50	DECIDUOUS		TO BE REMOVED
T9	0.10	1.50	2.50	DECIDUOUS		TO BE REMOVED
T10	---	1.80	2.20	SHRUB		TO BE REMOVED
T11	0.06	1.00	1.45	DECIDUOUS	COLUMNAR ASPEN	TO BE PLANTED (X4)
T12	0.06	1.00	1.45	CONIFEROUS	COLUMNAR SPRUCE	TO BE PLANTED (X2)
S1	---	0.76	0.76	BUSH	BOXWOOD	TO BE PLANTED (X8)
S2	---	1.20	0.91	BUSH	SPIREA	TO BE PLANTED (X10)



BOULEVARD SECTIONS SCALE: 1:75

APRON SECTIONS SCALE: 1:75

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SCALE AS NOTED

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SITE PLAN & SITE SECTIONS

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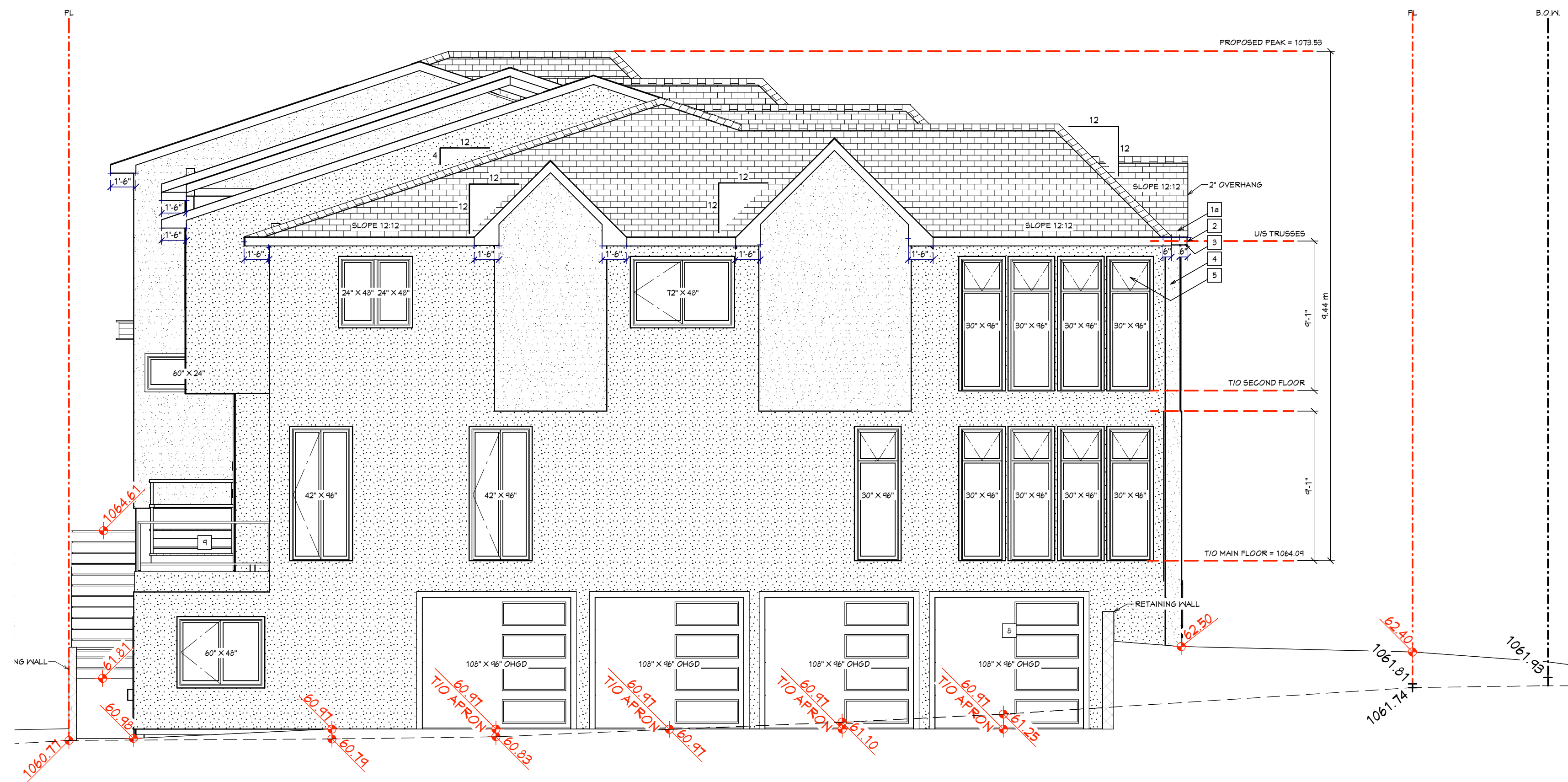
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A2

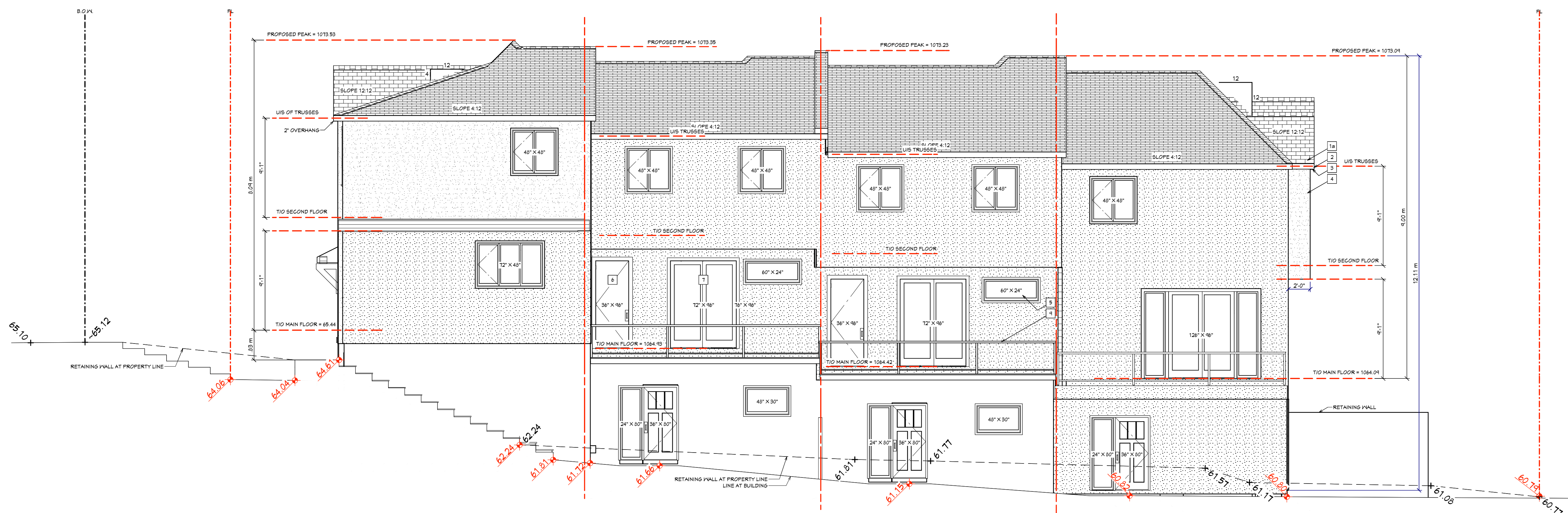
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12:07:01

2025-06-20



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



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

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PROJECT # 25-3-SL-JE-008

SCALE
3/16" = 1'-0"

TITLE
**WEST & NORTH
ELEVATIONS**

ZONING R-CG
PAGE

A7

7