

ROSSCARROCK
MULTI-FAMILY DWELLING

M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE
1444 39 STREET SW
CALGARY, ALBERTA
LOT 1, BLOCK 18, PLAN 746GC

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CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS & DATUM POINTS PRIOR TO CONSTRUCTION ON SITE.
PRIOR TO CONSTRUCTION.
ELLERGODT DESIGN LIABILITY IS LIMITED TO CORRECTION OF WORKING DRAWINGS ONLY.



1 EXTERIOR PERSPECTIVE



PROJECT INFO			
CLIENT/PROJECT:	PRIVATE OWNER		
LEGAL ADDRESS:	Lot 1, Block 18, Plan 746GC		
CIVIC ADDRESS:	1444 39 STREET SW		
DRAWING INFORMATION			
STATUS:	DEVELOPMENT PERMIT		
PROJECT LEAD:	CH		
CHECKED BY:	LG		
SCALE:	1/4" = 1'-0"		
COPYRIGHT ALL RIGHTS RESERVED		ARCH D / 24" x 36"	
REVISION HISTORY			DATE
05.02	PRESENTATION 1	CH	
06.10	LANDSCAPE REVIEW	CH	
06.26	PRESENTATION 2	CH	
07.10	PRESENTATION 3	CH	
07.24	DP REVIEW	SL	

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SITE COVERAGE:

PROPOSED BUILDING:	7 RESIDENTIAL UNITS
7 SUITES	
BYLAW REQUIREMENT:	
SITE AREA:	9564.88 SF 87.87 SQ M
PROPOSED DENSITY:	48 UNITS/HA
ALLOWED DENSITY:	48 UNITS/HA
SPECIFIC RULES FOR LANDSCAPED AREAS:	
REQUIRED:	40% LANDSCAPED AREA MIN
BUILDING 4 FOOTPRINT:	2002 SF 186.44 SQ M
BUILDING 5 FOOTPRINT:	2286 SF 212.70 SQ M
GARAGE FOOTPRINT:	1584 SQ SF 145.30 SQ M
VEHICLE ACCESS:	279.89 SF 25.80 SQ M
PROPOSED LANDSCAPED AREA:	3625.99 SF 334.89 SQ M
38.27% LANDSCAPED AREA	

SITE COVERAGE:	REQUIRED 7 PROVIDED 7
CLASS 1 BIKE	
STALLS:	7 STALLS
BIKE RACKS:	
BIKE RACKS PROVIDED:	1 GARAGE 1 BIKE RACKING COMPART

BUILDING HEIGHT:

BYLAW REQUIREMENT:	12.0 m MAX
HEIGHT:	12.0 m
BUILDING HEIGHT PROVIDED:	12.0 m
LOWEST AVERAGE GRADE AT BUILDING:	1129.81 m
HIGHEST AVERAGE GRADE AT BUILDING:	1130.81 m
PROPOSED:	1130.81 m

SETBACKS:

BYLAW REQUIREMENT:	3.0 m MIN
FRONT SETBACK:	3.0 m MIN
REAR SETBACK:	3.0 m MIN
BYLAW 592:	
FRONT SETBACK:	3.21 m
REAR SETBACK:	13.71 m

SITE LEGEND:

EXISTING PROPERTY LINES	SETBACKS
UTILITY R.O.W. & CAVEATS	ROOF OVERHANG
ROOF OVERHANG	ELECTRICAL
STORMWATER	SAN - SAN
WATER LINES	W - W
GAS LINES	GAS - GAS
TELEPHONE LINES	AGT - AGT
EXISTING TREES/SHRUB TO BE REMOVED	
PROPOSED RESIDENCE	
PROPOSED CANTILEVERS	
PROPOSED GARAGES	
EXISTING BUILDINGS	
CONCRETE PATHS, ETC.	
GRAVEL	
WOOD DECKS/PORCHES	
EXISTING POWER POLE	
PROPOSED GEODETICS	
EXISTING GEODETICS	

DISCLAIMER:
ALL SITE INFORMATION IS BASED OFF OF THIRD PARTY DRAWINGS. ELLERGOODT DESIGN TAKES NO RESPONSIBILITY FOR INACCURATE OR MISSING SITE INFORMATION. EXISTING SERVICE LINES (ELECTRICAL, WATER, GAS, SANITARY) SHALL BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION.

PROJECT INFO

CLIENT/PROJECT:	PRIVATE OWNER
LEGAL ADDRESS:	Lot 1, Block 18, Plan 746GC
CIVIC ADDRESS:	1444 39 STREET SW

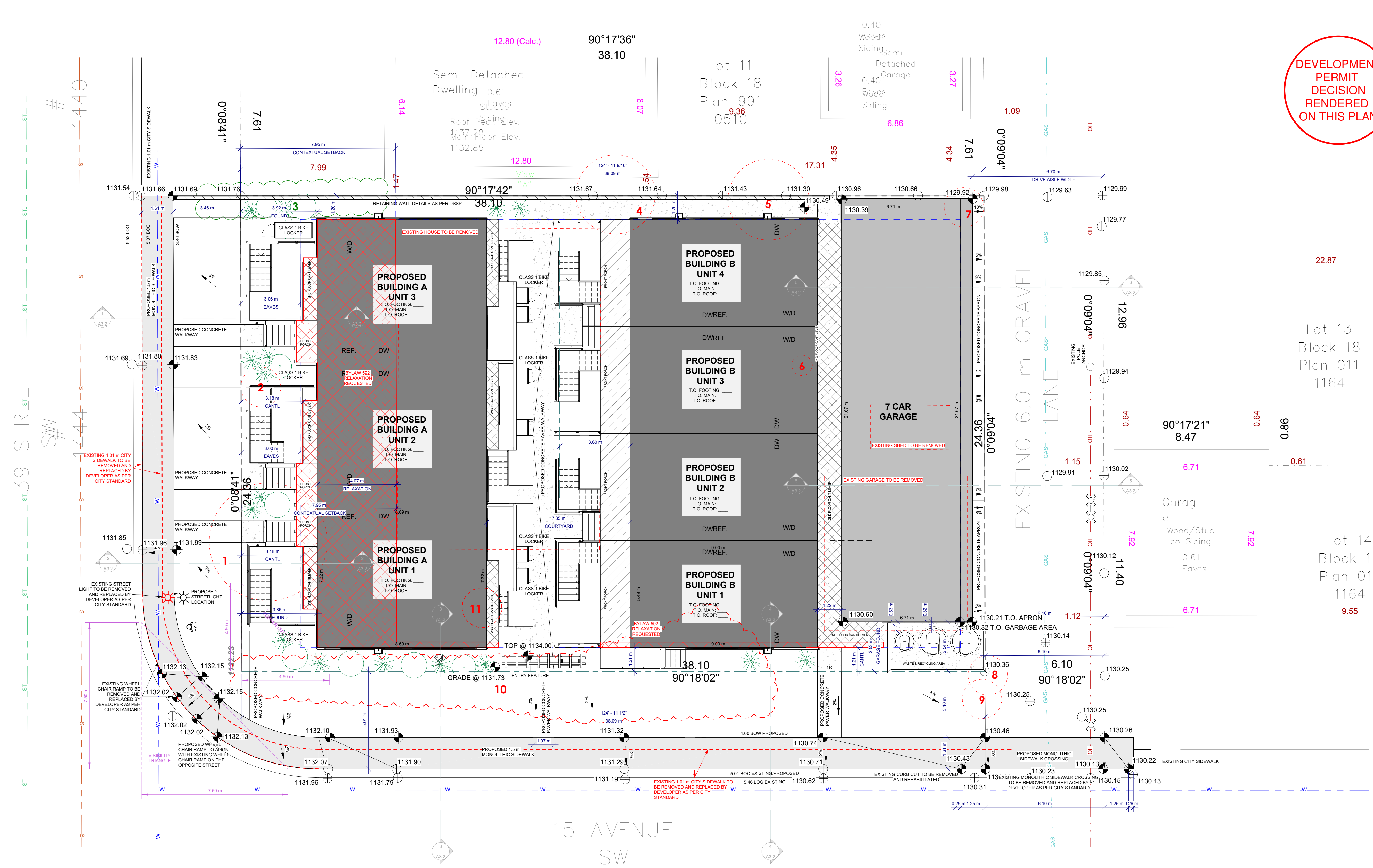
DRAWING INFORMATION

STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	LEAD DESIGNER
CHECKED BY:	CHECKER
SCALE:	As indicated
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY	DATE	
05.02	PRESENTATION 1	CH
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07.24	DP REVIEW	SL

SITE PLAN

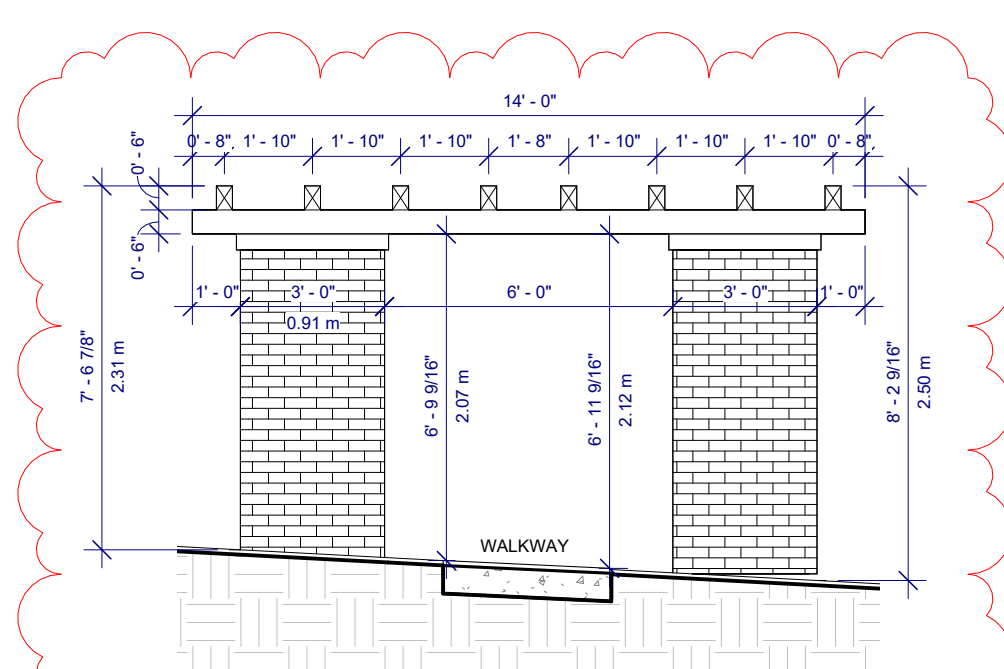
A0.1



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

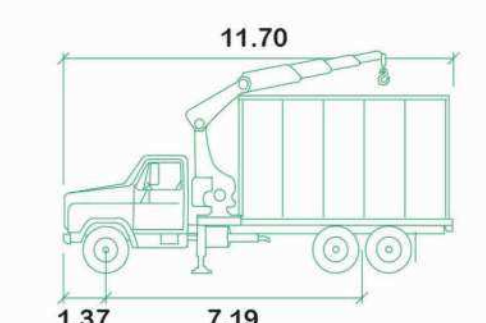
RECEIVED

PROPOSED SITE PLAN
1:100



ENTRY FEATURE
1/4" = 1'-0"

Crane Reach

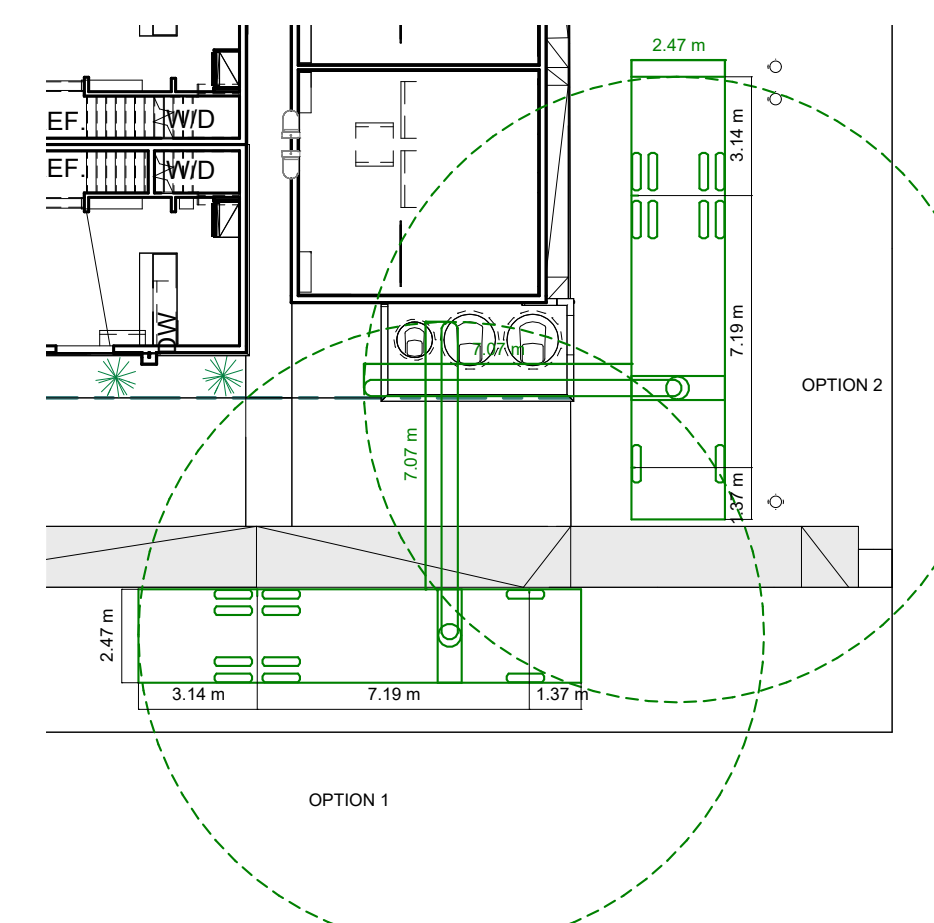


Molok meters
Width : 2.47
Track : 2.47
Lock to Lock Time : 6.0
Steering Angle : 53.0

Collection Truck Crane Reach



MOLOK CRANE REACH
1:200



MOLOK COLLECTION OPTIONS
1:200

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38 Street S.W.
1439

3902

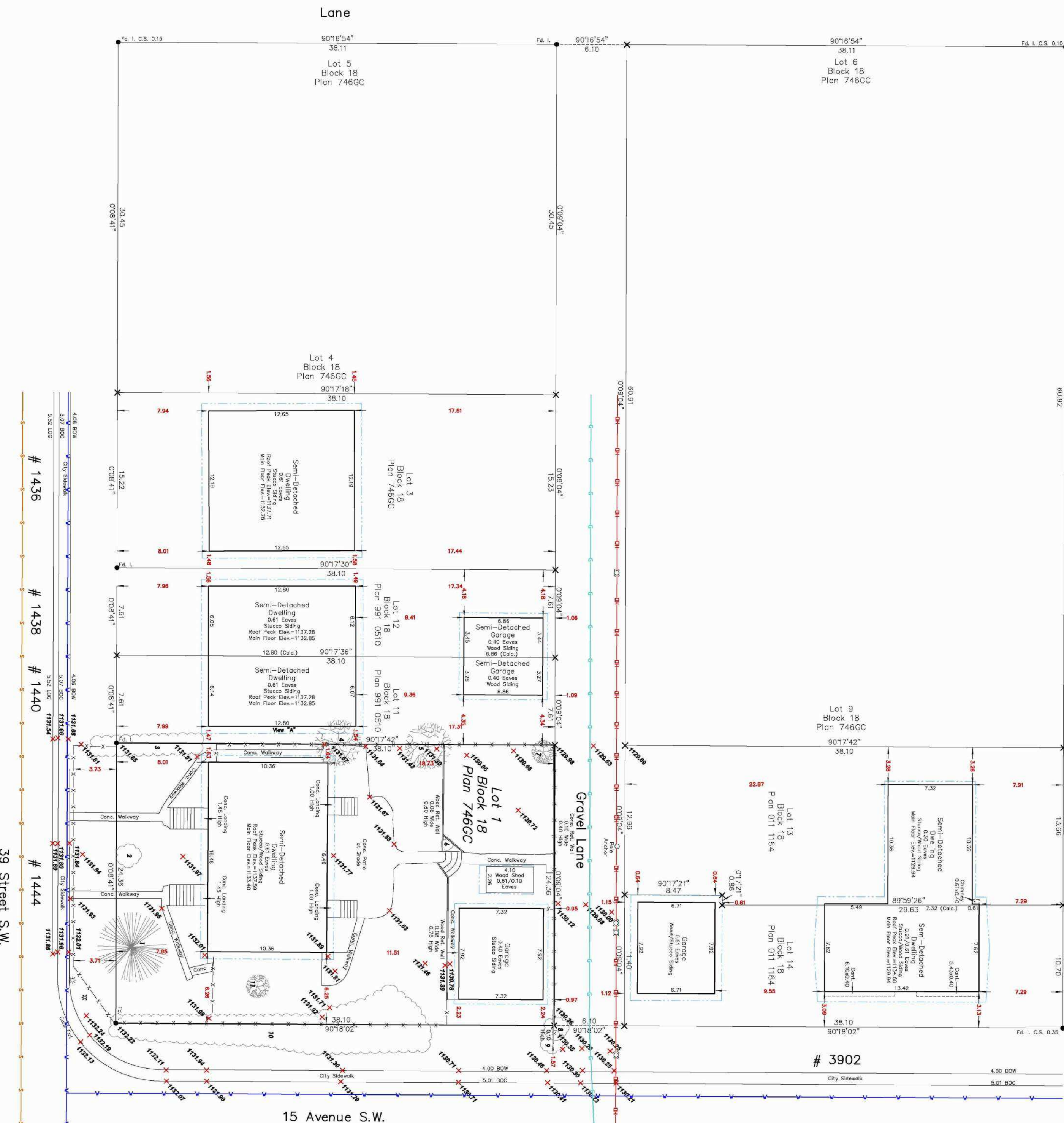
15 Avenue S.W.

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CIVIC ADDRESS:	1444 38 STREET SW
DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	LEAD DESIGNER
CHECKED BY:	CHECKER
SCALE:	1:250
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REVISION HISTORY	
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07.24	PRESENTATION 3
07.24	DP REVIEW

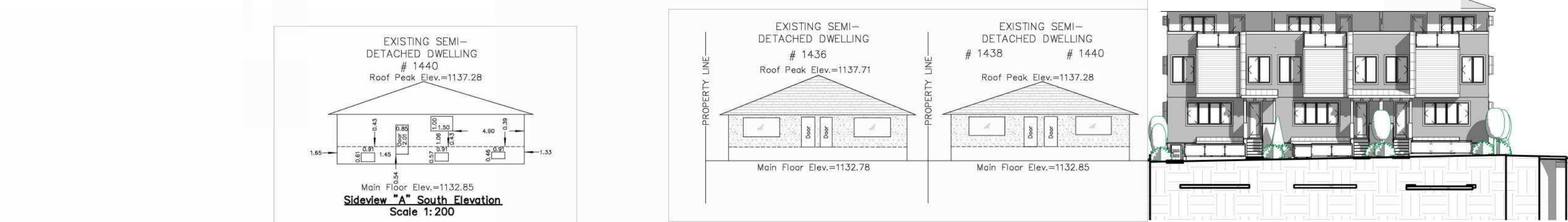
BLOCK PLAN

A0.2

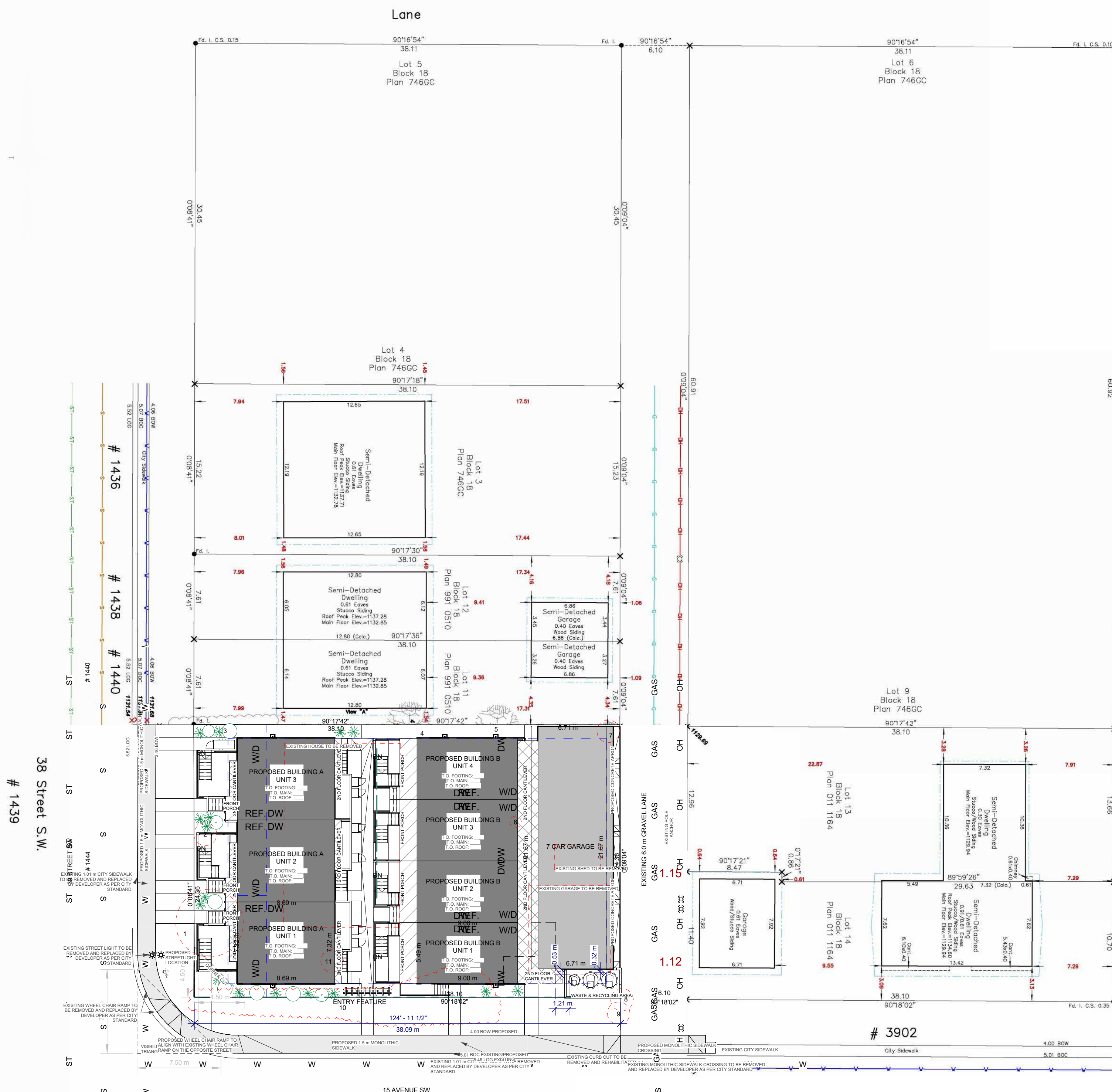
NOT FOR CONSTRUCTION



1 BLOCK PLAN - EXISTING
1:250



5 STREETScape
1:250



4 PROPOSED SITE PLAN
1:250

LEGAL DESCRIPTION: Lot 1, Block 18, Plan 746GC.
MUNICIPAL ADDRESS: 1444 38 Street S.W., Calgary, Alberta.
CLIENT: Collective Design.
DATE OF SURVEY: February 19th, 2025.

LEGEND
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 172361 Elev.=1131.54
Distances are in metres and decimals thereof.
Bearings are Grid (37M-114W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines 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:
This information is based on the C. of T. 011 240 031 which was searched on the 24th day of February, 2025, and is subject to:
No Pertinent Registration.

ABBREVIATIONS	
AW	Accessories
AC	Accessory
CC	Conditioner
CB	Building
CC	Back of Curb
CC	Back of Walk
CC	Calculated
CC	Centerline
CC	Concrete
CC	Courtesy
CC	Drill Hole
CC	Entrances
CC	Found
CC	Iron Post
CC	Up of Gutter
CC	Maintenance Access
CC	Mark
CC	Magnetic Nail
CC	Overland Drainage
CC	Radius
CC	Registration
CC	Retaining
CC	Right of Way
CC	Setback
CC	Window Wall



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LANDSCAPING LEGEND:

TREE TYPE	QUANTITY	SIZE
DECIDUOUS TREE	5	60mm CAL.
CONIFEROUS TREE	2	2.0m TALL
SHRUB LOCATIONS	10	0.6m SPREAD

SOFT & HARDSCAPE CALCS:

SOFTSCAPE:		HARDSCAPE:	
GRAVEL	1	CONCRETE	4
MULCH	1	PAVERS	1
GRASS	1	WOOD STAIR/LANDINGS	1

NOTE: ALL LANDSCAPING SHOWN IS ILLUSTRATIVE ONLY AND MAY NOT REFLECT EXACT CONDITIONS ON SITE OR FINAL PRODUCT.

CLASS 1 BIKELOCKER (1 BIKE)

3/16" = 1'-0"

MOLOK BIN DETAIL

1/4" = 1'-0"

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07.24	DP REVIEW	SL



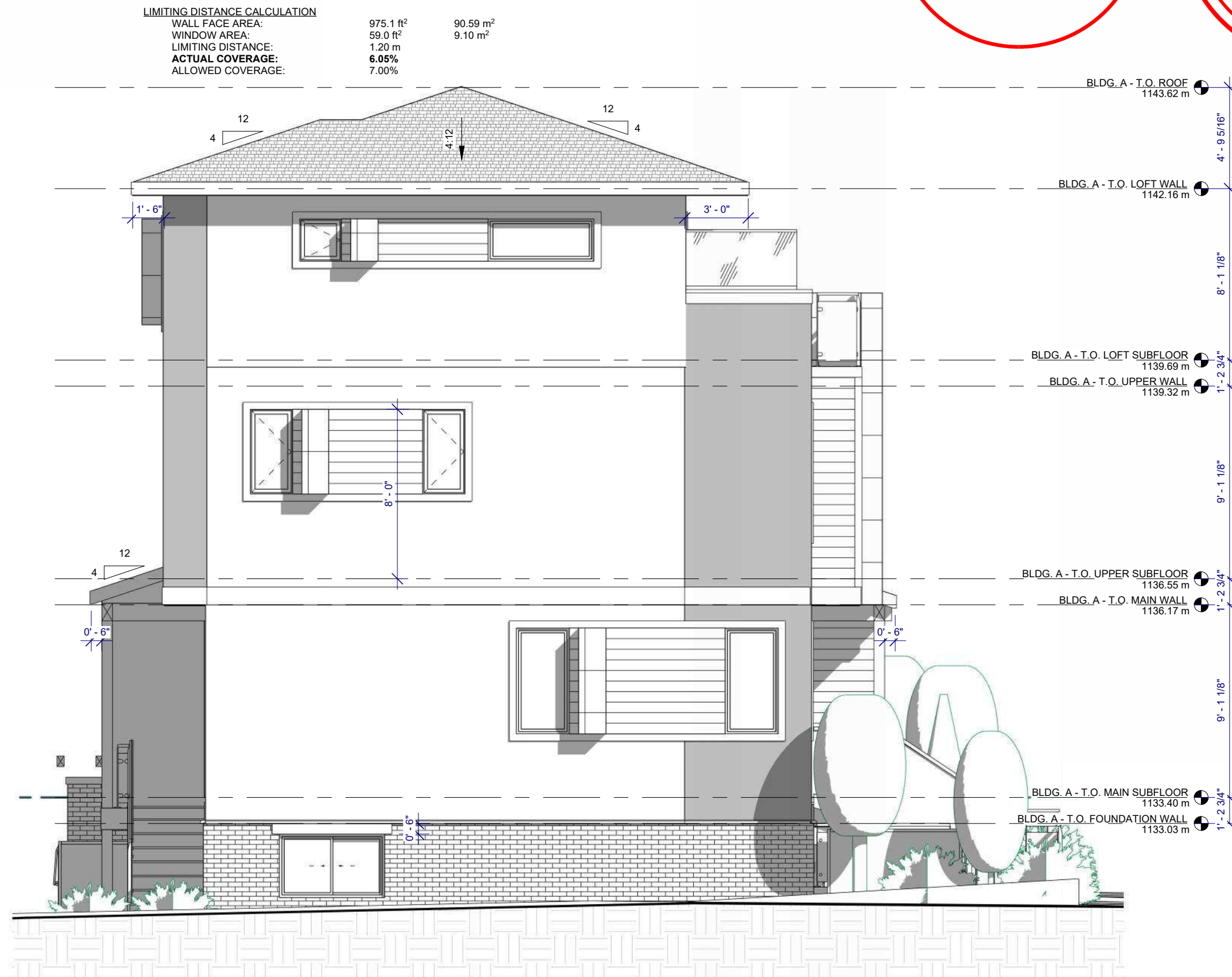
PROPOSED SITE PLAN

1:100

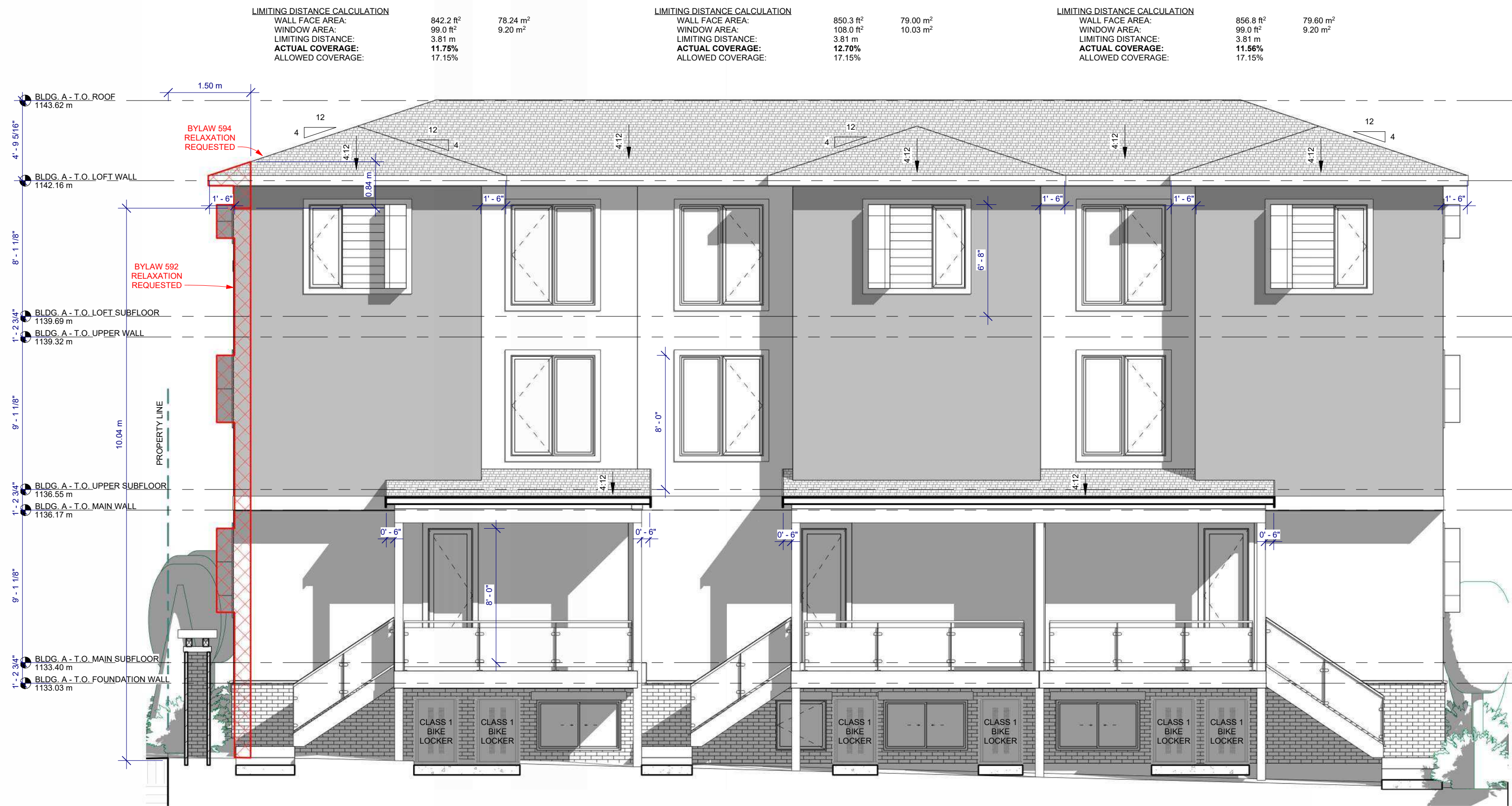
NOT FOR CONSTRUCTION



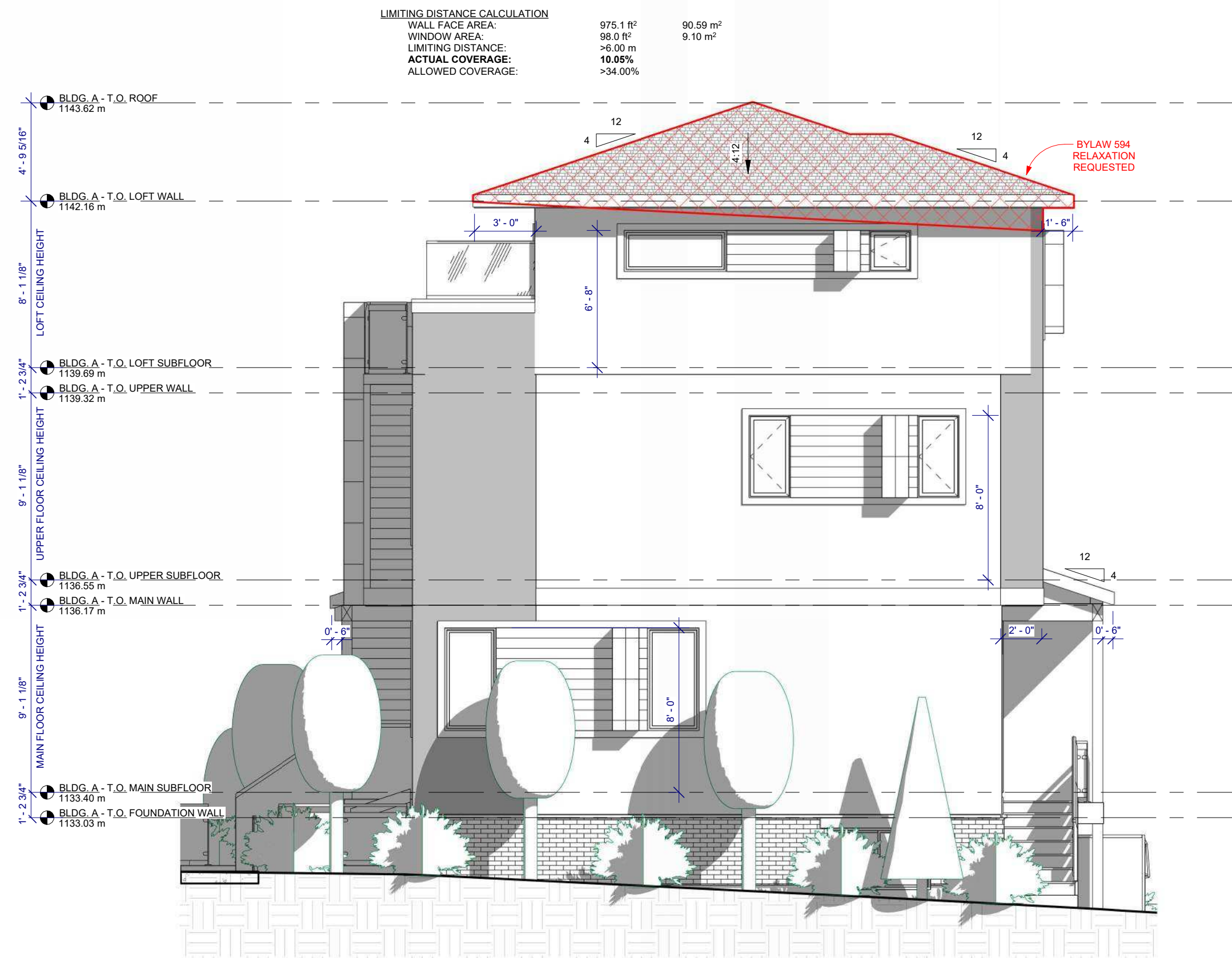
1 PROPOSED LEFT ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
3/16" = 1'-0"



3 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"



4 PROPOSED FRONT ELEVATION
3/16" = 1'-0"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

ALPHA DESIGN GROUP
RECEIVED

ellergodt DESIGN
113 7A STREET NE
CALGARY, ALBERTA
T2E 4E5
www.ellergodtdesign.com
403.242.2704
BUILDER:

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07.10	PRESENTATION 3	CH	CH
07.24	DP REVIEW	SL	SL

NOT FOR CONSTRUCTION

BUILDING A

ELEVATIONS - BLDG A
A2.0

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

소도출발시작공공용건물
허가신청서
제출
받은
날짜
2024.06.27
RECEIVED

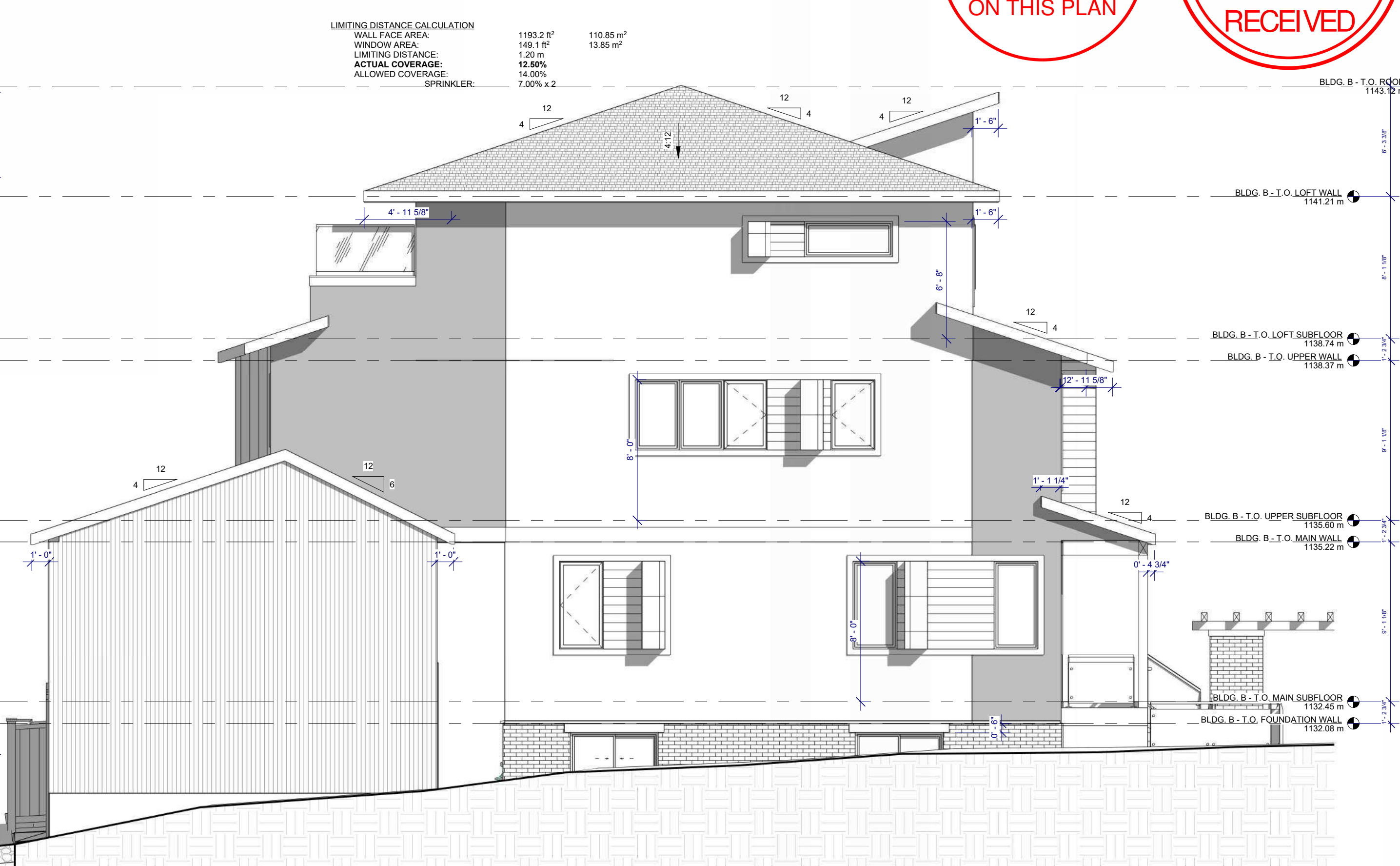
ellergodt DESIGN
113 7A STREET NE
CALGARY, ALBERTA
T2E 4E5
www.ellergodtdesign.com
403.242.2704
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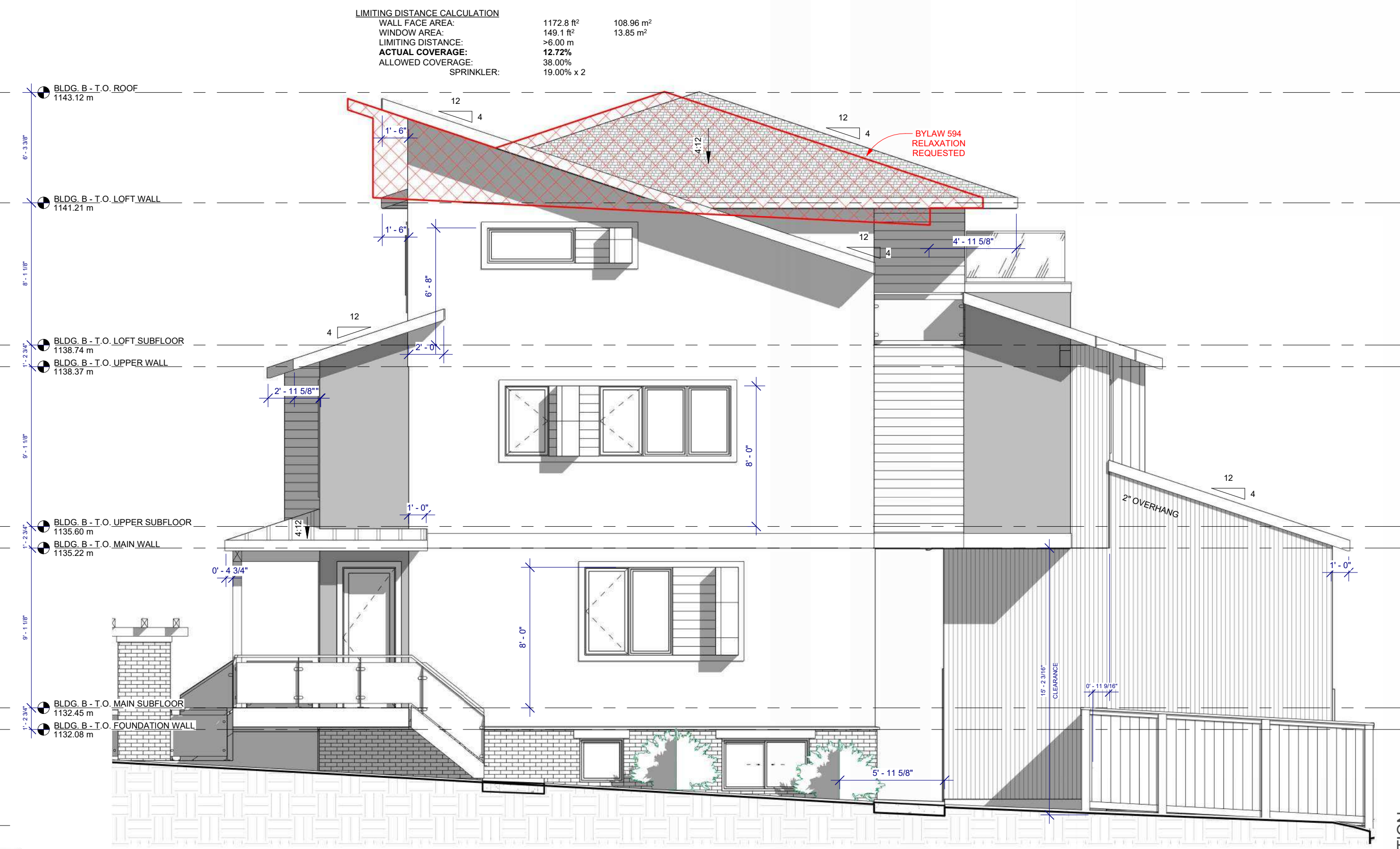
1 BLDG. B - FRONT ELEVATION
3/16" = 1'-0"



2 BLDG. B - LEFT ELEVATION
3/16" = 1'-0"



3 BLDG. B - REAR ELEVATION
3/16" = 1'-0"



4 BLDG. B - RIGHT ELEVATION
3/16" = 1'-0"

PROJECT INFO	
CLIENT/PROJECT:	PRIVATE OWNER
LEGAL ADDRESS:	Lot 1, Block 15, Plan 746GG
CIVIC ADDRESS:	1444 39 STREET SW
DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	CHRIS HILL
CHECKED BY:	SCOTT LITTE
SCALE:	3/16" = 1'-0"
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ELEVATIONS - BLDG B
A2.1