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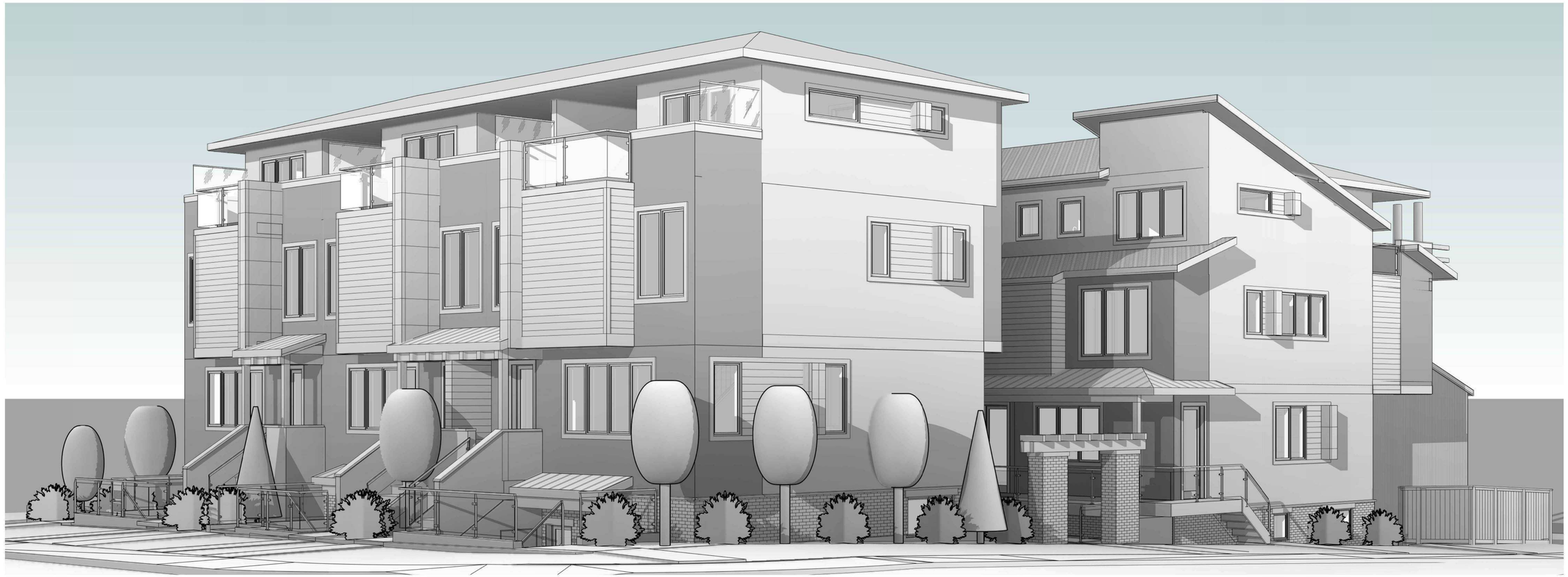
ROSSCARROCK
MULTI-FAMILY DWELLING

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



1 **EXTERIOR PERSPECTIVE**

ellergodt DESIGN
113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5

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403.242.2704

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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"
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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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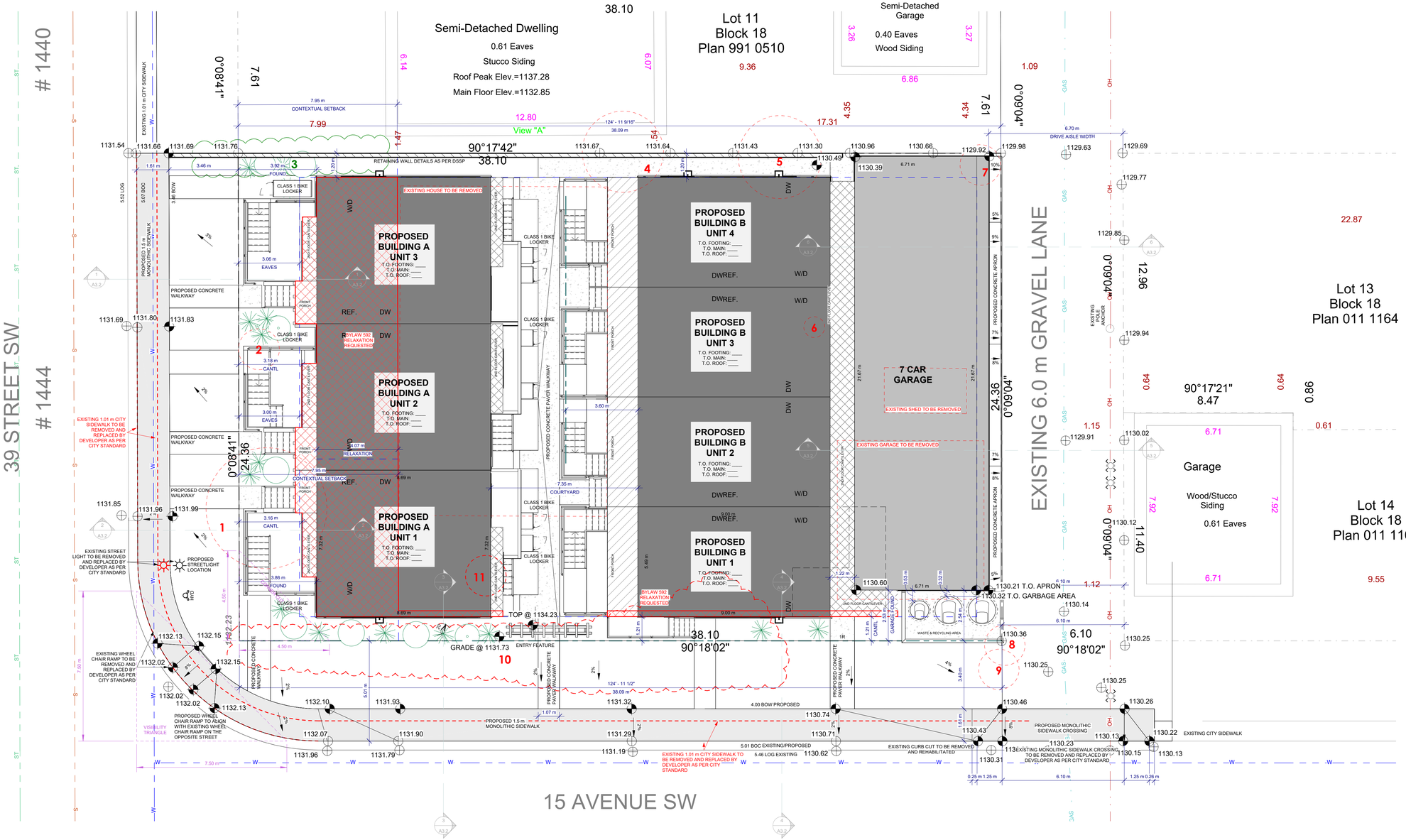
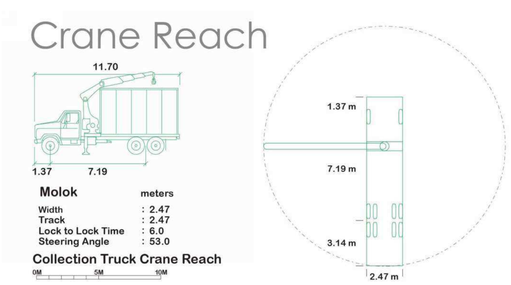
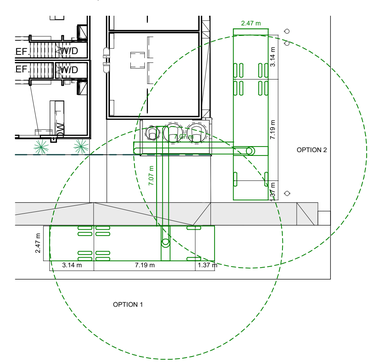
COVER PAGE
A0.0



1 **PROPOSED SITE PLAN**
1 : 100



3 **MOLOK CRANE REACH**
1 : 200



4 **MOLOK COLLECTION OPTIONS**
1 : 200

ROSSCARROCK
MULTI-FAMILY DWELLING

M-C1 MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE
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LOT 1, BLOCK 18, PLAN 746GC

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SITE PLAN
A0.1

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M-C1 MULTI-RESIDENTIAL
CONTEXTUAL LOW PROFILE

SITE COVERAGE:

PROPOSED BUILDING:
7 RESIDENTIAL UNITS
7 SUITES

BYLAW REQUIREMENT:

SITE AREA:	9984.98 SF	927.63 m² (0.2292 ha)
PROPOSED DENSITY:	7 UNITS = 75.43 UNITS/ha	
ALLOWED DENSITY:		148 UNITS/ha

SPECIFIC RULES FOR LANDSCAPED AREAS:

REQUIRED:		40% LANDSCAPED AREA MIN
BUILDING A FOOTPRINT:	2052 SF	190.64 m²
BUILDING B FOOTPRINT:	2269 SF	210.70 m²
GARAGE FOOTPRINT:	1564.04 SF	145.30 m²
VEHICLE ACCESS:	279.89 SF	26.00 m²
PROVIDED LANDSCAPED AREA:	3821.05 SF	354.99 m2
		38.27% LANDSCAPED AREA

SITE STORAGE:
CLASS 1 BIKE — REQUIRED: 7 PROVIDED: 7

PARKING:
MOTOR VEHICLE PARKING — 7 STALLS

WASTE & RECYCLING:
MOLOK BINS PROVIDED — 1 GARBAGE, 1 RECYCLING, 1 COMPOST

BUILDING HEIGHT:

BYLAW REQUIREMENT:
HEIGHT: 12.0 m MAX

BUILDING HEIGHT PROVIDED: 12.0 m

LOWEST AVERAGE GRADE AT BUILDING:	1128.87 m
HIGHEST AVERAGE GRADE AT BUILDING:	1137.51 m
PEAK GEODETIC:	1138.55 m

SETBACKS:

BYLAW REQUIREMENT:

FRONT SETBACK:	3.0 m MIN
SIDE SETBACK:	1.2 m MIN
REAR SETBACK:	6.0 m MIN

PROVIDED:

FRONT SETBACK:	3.21 m
SIDE SETBACK:	1.21 m
REAR SETBACK:	13.71 m

SITE LEGEND:

EXISTING PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL: —OH——OH—
STORM/SEWER: —SAN——SAN—
WATER LINES: —W——W—
GAS LINES: —GAS——GAS—
TELEPHONE LINES: —AGT——AGT—
EXISTING TREE/BUSH TO BE REMOVED
PROPOSED RESIDENCE:
PROPOSED CANTILEVERS:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
WOOD DECKS/PORCHES:
EXISTING POWER POLE
PROPOSED GEODETICS: 195.00
EXISTING GEODETICS: 195.00

DISCLAIMER:
ALL SITE INFORMATION IS BASED OFF OFF THIRD PARTY INFORMATION. ELLERGODT DESIGN IS NOT RESPONSIBLITY FOR INACCURATE GRADING POINTS, SITE FURNITURE, EXISTING SERVICE SIZES OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.

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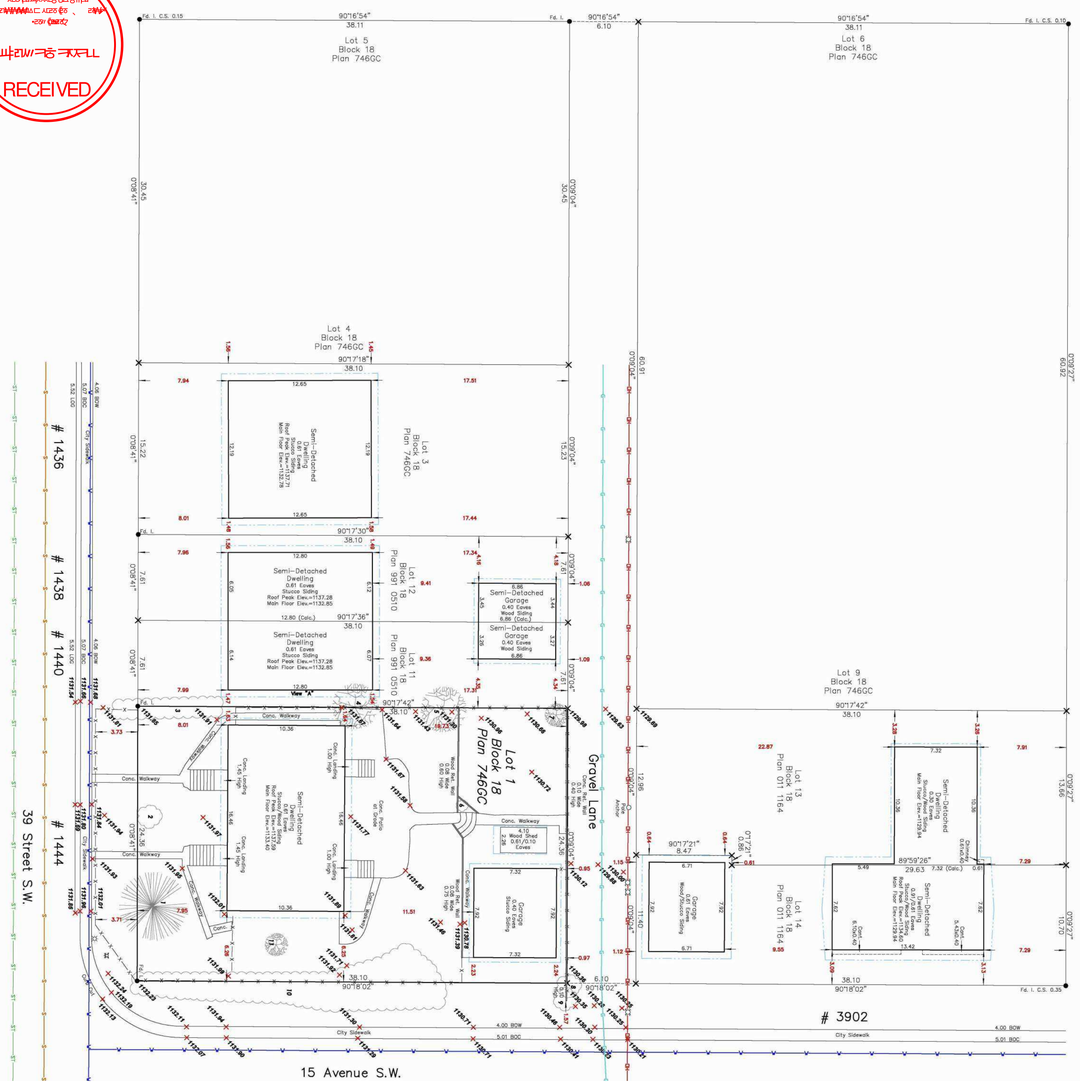
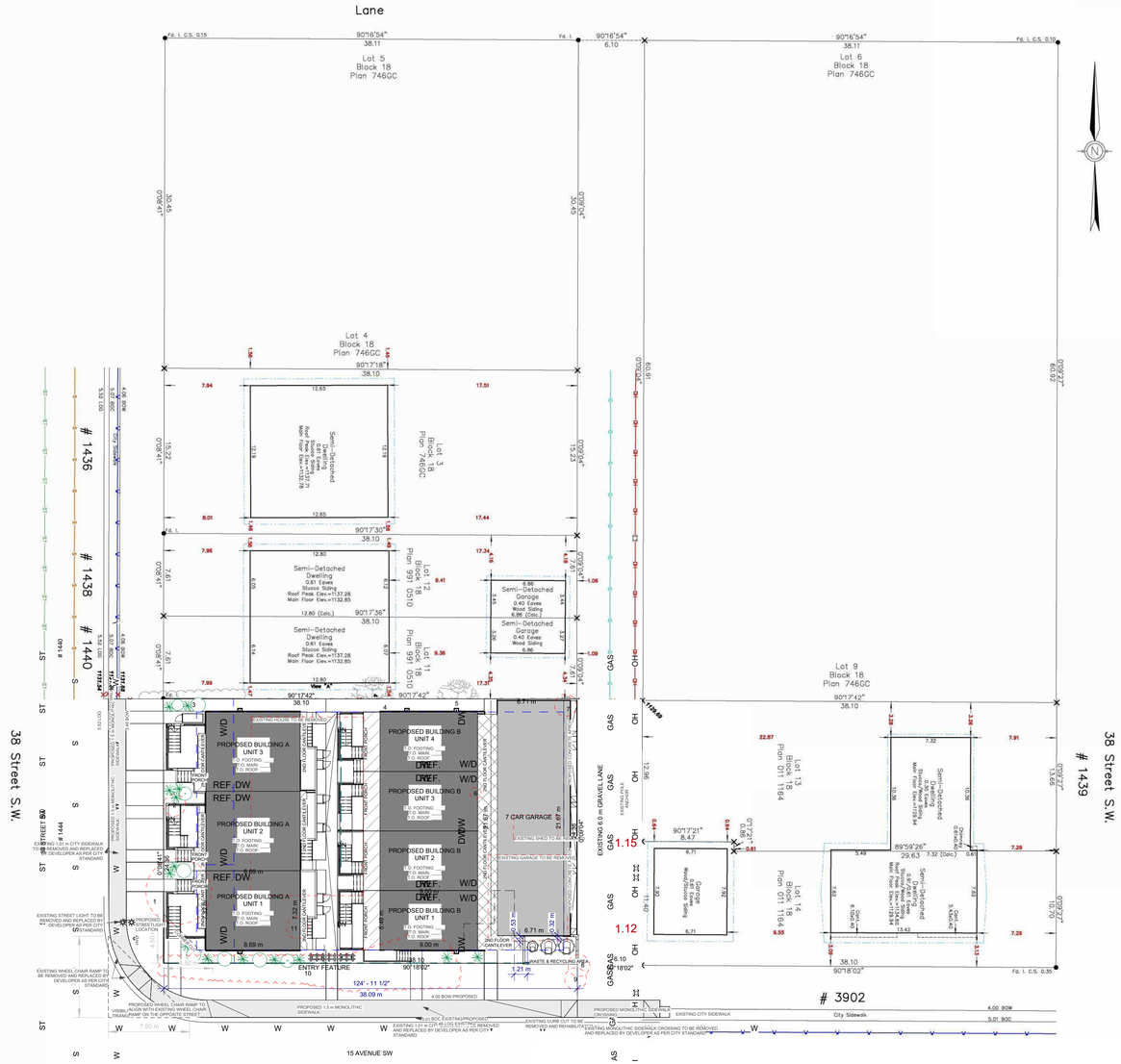
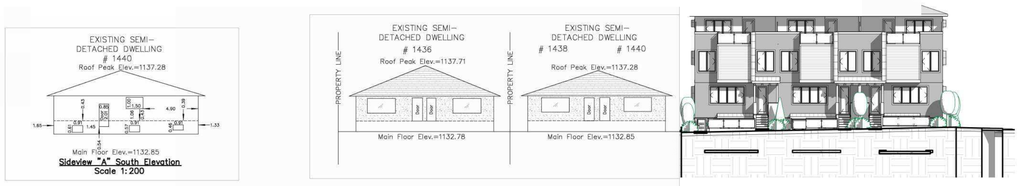


1 **BLOCK PLAN - EXISTING**
1 : 250



4 **PROPOSED SITE PLAN**
1 : 250



5 **STREETSCAPE**
1 : 250

LEGAL DESCRIPTION: Lot 1
Block 18
Plan 746GC

MUNICIPAL ADDRESS: 1444 39 Street S.W.
Calgary, Alberta

CLIENT: Collective Design

DATE OF SURVEY: February 19th, 2025.

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 172361 Elev.=1131.54
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) 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: —x—x—
Streetlight Cables are shown thus: —STL—
Underground Electrical lines shown thus: —ELL—
Stormline are shown thus: —ST—
Sanitaryline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus: —W—
Gasline are shown thus: —G—
Overhead Electrical lines shown thus: —OH—

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:
Title 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

—Arc Length
Ac.—Accessory
A/C—Air Conditioner
Bg.—Building
B.C.—Back of Curb
B.W.—Back of Walk
Calc.—Calculated
Cnt.—Cantilever
Cnc.—Concrete
C.S.—Countersunk
D.H.—Drill Hole
Enc.—Encroaches
Fd.—Found
I.P.—Iron Post
I.B.—Iron Bar
LOG—Lip of Gutter
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R.—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

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REVISION HISTORY		
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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BLOCK PLAN
A0.2

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2020-02-21
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1 **PROPOSED SITE PLAN**
1 : 100

TOTAL LANDSCAPE AREA	**= 3296.77 FT² (33%)**
LANDSCAPE AREA PROVIDED	**= 3626.00 FT²**
HARD LANDSCAPING	
ABOVE GRADE	
PROPOSED CONCRETE	= 816.00 FT²
PROPOSED PAVERS	= 543.00 FT²
PROPOSED WOOD STAIR/LANDINGS	= 718.00 FT²
TOTAL HARD LANDSCAPING	= 2077.00 FT²
SOFT LANDSCAPING	
ABOVE GRADE	
PROPOSED GRASS/ART. GRASS	= 519.00 FT²
PROPOSED MULCH	= 1030.00 FT²
TOTAL SOFT LANDSCAPING	= 1549.00 FT²

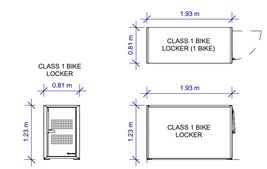
LANDSCAPING LEGEND:

TREE TYPE:	QUANTITY:	SIZE:
DECIDUOUS TREE	6	60mm CAL.
CONIFEROUS TREE	2	2.0m TALL
SHRUB LOCATIONS	16	0.6m SPREAD

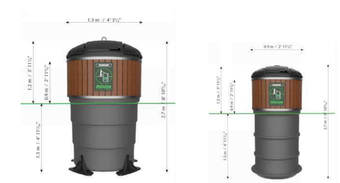
SOFT & HARDSCAPE CALCS:

SOFTSCAPE:	HARDSCAPE:
GRAVEL	CONCRETE
MULCH	PAVERS
GRASS	WOOD STAIR/LANDING

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



6 **CLASS 1 BIKELOCKER (1 BIKE)**
3/16" = 1'-0"



GARBAGE & RECYCLING: MOLOK M-3000
ORGANICS: MOLOK M-1300

3 **MOLOK BIN DETAIL**
1/4" = 1'-0"

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07.24	DP REVIEW	SL

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LANDSCAPE PLAN
A0.3

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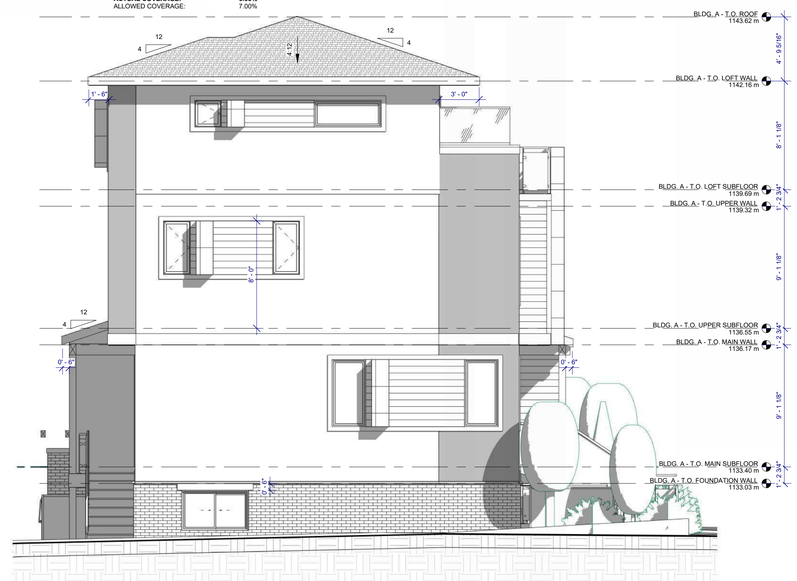
2020-10-21
DEVELOPMENT AUTHORITY

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

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	875.1 ft²	90.59 m²
WINDOW AREA:	59.0 ft²	9.10 m²
LIMITING DISTANCE:	1.20 m	
ACTUAL COVERAGE:	**6.05%**	
ALLOWED COVERAGE:	7.00%	



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

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	842.2 ft²	78.24 m²
WINDOW AREA:	99.0 ft²	9.20 m²
LIMITING DISTANCE:	3.81 m	
ACTUAL COVERAGE:	**11.75%**	
ALLOWED COVERAGE:	17.15%	

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	850.3 ft²	79.00 m²
WINDOW AREA:	108.0 ft²	10.03 m²
LIMITING DISTANCE:	3.81 m	
ACTUAL COVERAGE:	**12.70%**	
ALLOWED COVERAGE:	17.15%	

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	856.8 ft²	79.60 m²
WINDOW AREA:	99.0 ft²	9.20 m²
LIMITING DISTANCE:	3.81 m	
ACTUAL COVERAGE:	**11.56%**	
ALLOWED COVERAGE:	17.15%	

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

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	975.1 ft²	90.59 m²
WINDOW AREA:	98.0 ft²	9.10 m²
LIMITING DISTANCE:	>6.00 m	
ACTUAL COVERAGE:	**10.05%**	
ALLOWED COVERAGE:	>34.00%	

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

BUILDING A

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ELEVATIONS - BLDG A
A2.0

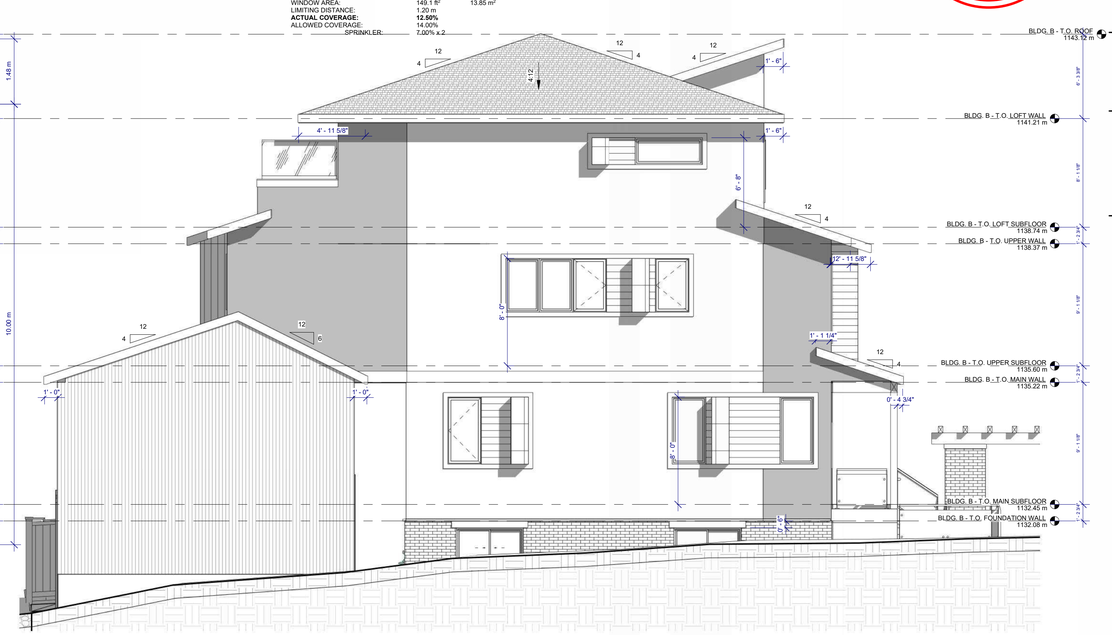
LIMITING DISTANCE CALCULATION

WALL FACE AREA:	586.8 ft²	54.52 m²
WINDOW AREA:	148.4 ft²	13.78 m²
LIMITING DISTANCE:	3.00 m	
ACTUAL COVERAGE:	**25.29%**	
ALLOWED COVERAGE:	27.00%	
SPRINKLER:	13.5% x 2	

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

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	1193.2 ft²	110.85 m²
WINDOW AREA:	149.1 ft²	13.85 m²
LIMITING DISTANCE:	1.20 m	
ACTUAL COVERAGE:	**12.50%**	
ALLOWED COVERAGE:	14.00%	
SPRINKLER:	7.00% x 2	

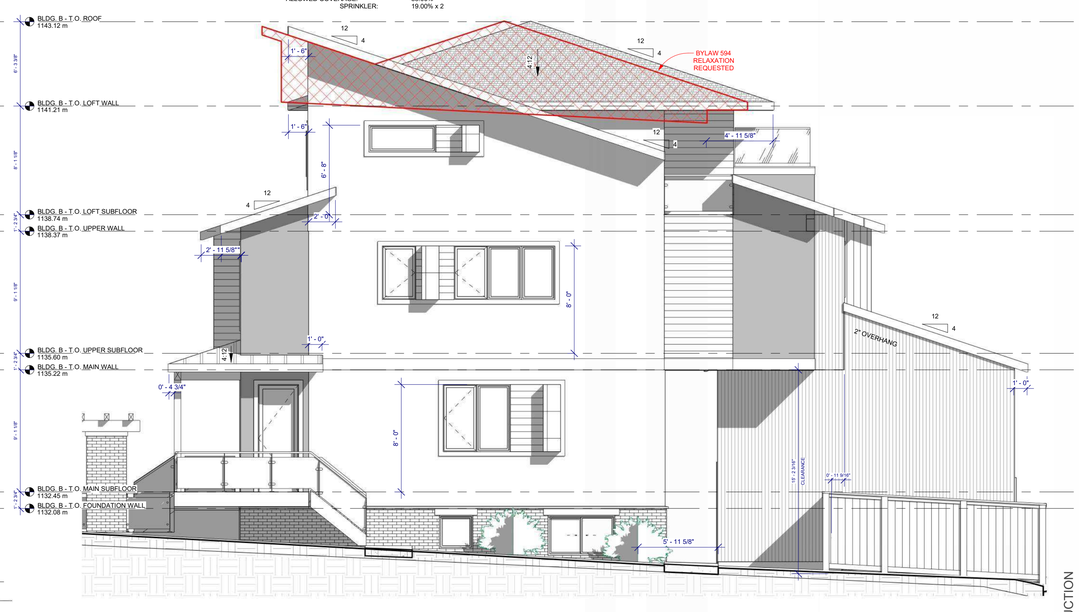


2 **BLDG. B - LEFT ELEVATION**
3/16" = 1'-0"

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

LIMITING DISTANCE CALCULATION

WALL FACE AREA:	1172.8 ft²	108.96 m²
WINDOW AREA:	149.1 ft²	13.85 m²
LIMITING DISTANCE:	>6.00 m	
ACTUAL COVERAGE:	**12.72%**	
ALLOWED COVERAGE:	38.00%	
SPRINKLER:	19.00% x 2	



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

RECEIVED

ellergodt DESIGN
113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5
www.begin with design.com
403.242.2704

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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:	CHRIS HILL
CHECKED BY:	SCOTT LITTKE
SCALE:	3/16" = 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

NOT FOR CONSTRUCTION

ELEVATIONS - BLDG B
A2.1