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CONSULTANTS:

PROJECT:

1037 19 AVE SE
CALGARY, AB
LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

BLOCK PLAN

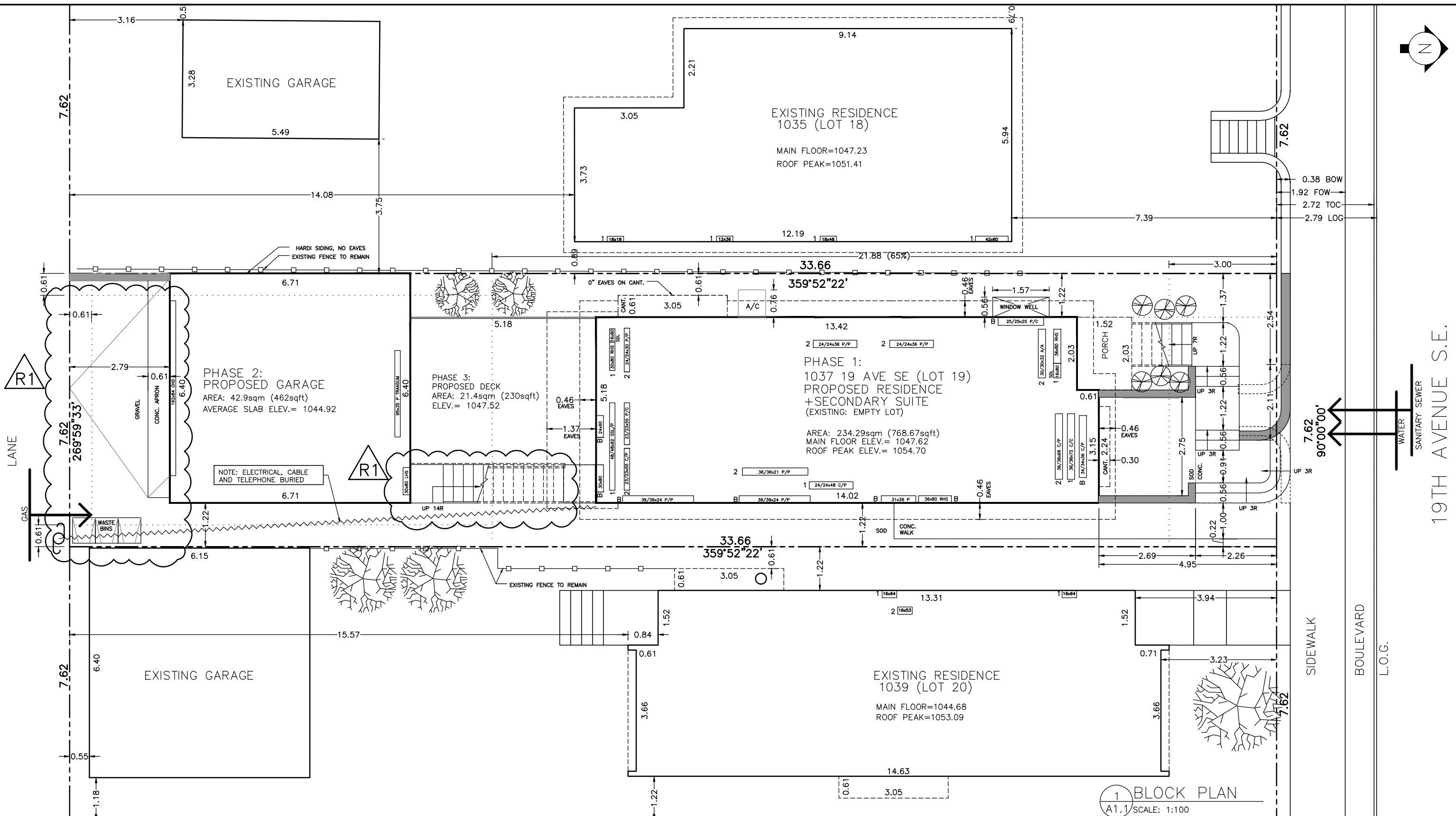
ISSUED

DATE	DESCRIPTION
2025/10/27	ISSUED FOR DP
2025/12/22	R1 - PRIOR TO DP DECISION

PROJECT NUMBER: 2024-002

DRAWN BY:	JK
DATE:	2025.10.27
SCALE:	AS SHOWN
REVIEWED BY:	JK

A1.1



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SHEET LIST:

- A1.0 SITE PLAN
- A1.1 BLOCK PLAN
- A2.0 STREET SCAPE
- A3.0 GROUND FLOOR & MAIN FLOOR PLAN
- A3.1 GARAGE FLOOR & ROOF PLAN
- A3.2 SECOND FLOOR & ROOF PLAN
- A4.0 FRONT (NORTH) & REAR (SOUTH) ELEV.
- A4.1 RIGHT (WEST) ELEVATION
- A4.2 LEFT (EAST) ELEVATION
- A4.3 GARAGE ELEVATIONS

LEGEND

- Property Line ————
- Setback - - - - -
- Roof overhang ————
- Cantilever/ Projection ————
- Building outline ————
- Basement opening ————
- Main Floor opening ————
- Second Floor opening ————
- Existing to be removed - - - - -
- Existing Telephone Pole ————
- Existing Fence ————
- Existing Geodetic Datum 1044.50
- Proposed Geodetic Datum 1044.50
- New Shrub: 0.6m high spread
Yellow Potentilla and/or
Powderface Willow
- New Tree: 60mmØ calliper
Parkland Pillar Birch
- Fire (Access) Route 1m width
- Swale

LUB 1P2007 Review:

22. "parcel coverage" means the cumulative building coverage of all buildings on a parcel excluding, Accessory Residential Buildings which in aggregate are less than 10.0sqm. "building coverage" excludes: (e) decks, landings, uncovered stairs, and any external areas located below.
- 339.1. (Porch Area) is exempt from parcel coverage where:
- (a)-(c) are met
- 339.(2) Developed Area decks must not exceed:
- (a) 1.5m above grade at any point, except where the deck is located on the same facade as the at-grade entrance to a walkout basement, and
- (b) 0.3m above the main floor level of the closest main residential building on the parcel.
- Permitted Uses:**
- 526.(a) Accessory Residential Building
- (b.1) Contextual Sing Detached Dwelling
- (g) Secondary Suite
- Density:**
529. 2 units/0.02565ha= max. 75units/ha
- 534.(2)(d) Max. 60% for density of 60 units/ha or greater

Minimum Building Setbacks Req:	Proposed:
535. Max. Bldg. Depth 65% parcel depth	56.4%
537. Front Yard = 3.0m	4.95m
538. Block Face = N/A	N/A
539.(1) Side Yard = 1.2m	1.2m
540.(2) Rear Yard = 1.2m	2.79m

Building Height:

541.(1) Maximum building height 11.0m measured from grade

Provided: Average = 9.68m

Parking Stalls Required:

546.(2) 0.5/ unit x 2 units= 1 stall

Provided: 2 stalls

Landscaping:

542.(2) 1 tree + 3 shrubs/ 110.0sqm of parcel area

Provided: 2 trees +6 shrubs

Minimum Accessory Building Setback Req:

345.(2) The minimum building setback for a side or rear setback may be reduced to zero when:

(b) constructed of maintenance-free materials and no overhang of eaves onto an adjacent parcel.

(6) The height must not exceed:

(a) 4.6m measured from the finished floor of the building

Site Information

Address: 1037 - 19TH AVENUE SE

Legal Description: Lot: 19, Block 5, Plan 4040N

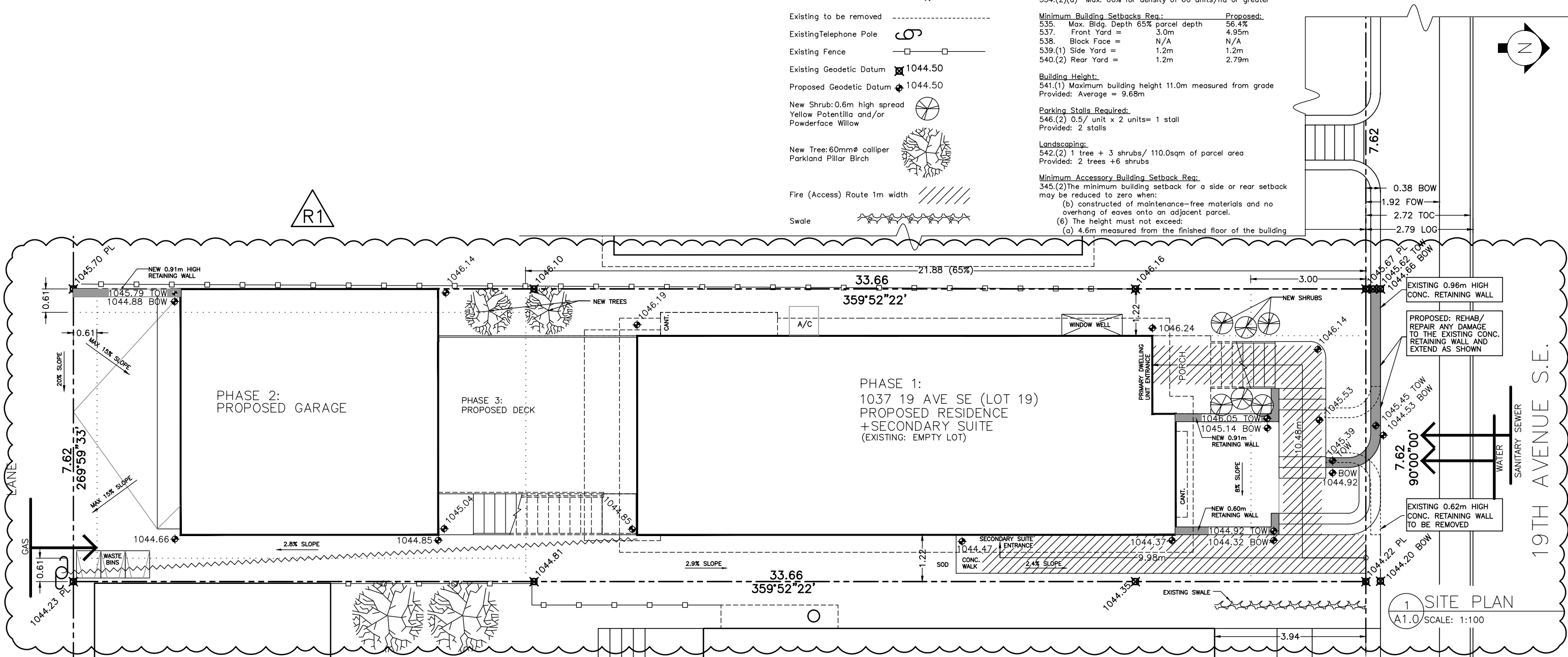
Land Use Designation: R-CG

Parcel Area: 256.5sqm (2,760.9sqft)

House Area: 71.4sqm (768.7sqft)

Garage Area: 42.9sqm (462.0sqft)

Parcel Coverage: Building Area(s)/Parcel Area
=114.3/256.5sqm =44.6%



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PROJECT:

1037 19 AVE SE
CALGARY, AB
LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

SITE PLAN
C/W FIRE ACCESS ROUTE

ISSUED

DATE	DESCRIPTION
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2025/12/22	R1 - PRIOR TO DP DECISION

PROJECT NUMBER:

2024-002
DRAWN BY: JK
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SCALE: AS SHOWN
REVIEWED BY: JK

Jayda
Karsten
Drafting & Design

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CONSULTANTS:

PROJECT:

KARSTEN RESIDENCE
1037 19 AVE SE
CALGARY, AB
LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

RIGH (WEST) ELEVATION

ISSUED

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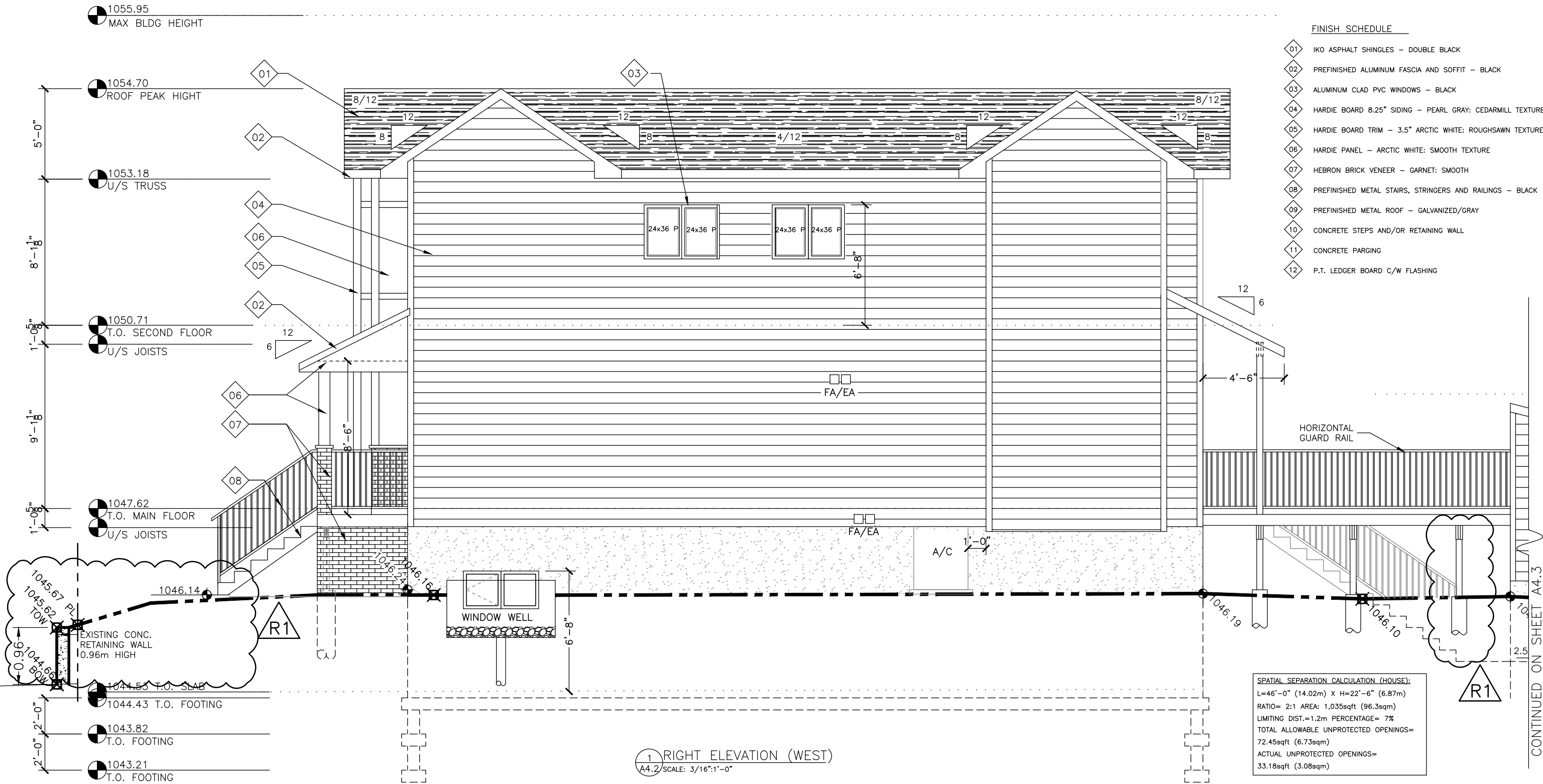
DATE: 2025.10.27

SCALE: AS SHOWN

REVIEWED BY: JK

FINISH SCHEDULE

- | | |
|----|---|
| 01 | IKO ASPHALT SHINGLES - DOUBLE BLACK |
| 02 | PREFINISHED ALUMINUM FASCIA AND SOFFIT - BLACK |
| 03 | ALUMINUM CLAD PVC WINDOWS - BLACK |
| 04 | HARDIE BOARD 8.25" SIDING - PEARL GRAY: CEDARMILL TEXTURE |
| 05 | HARDIE BOARD TRIM - 3.5" ARCTIC WHITE: ROUGHSAWN TEXTURE |
| 06 | HARDIE PANEL - ARCTIC WHITE: SMOOTH TEXTURE |
| 07 | HEBRON BRICK VENEER - GARNET: SMOOTH |
| 08 | PREFINISHED METAL STAIRS, STRINGERS AND RAILINGS - BLACK |
| 09 | PREFINISHED METAL ROOF - GALVANIZED/GRAY |
| 10 | CONCRETE STEPS AND/OR RETAINING WALL |
| 11 | CONCRETE PAVING |
| 12 | P.T. LEDGER BOARD C/W FLASHING |



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LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

STREET SCAPE

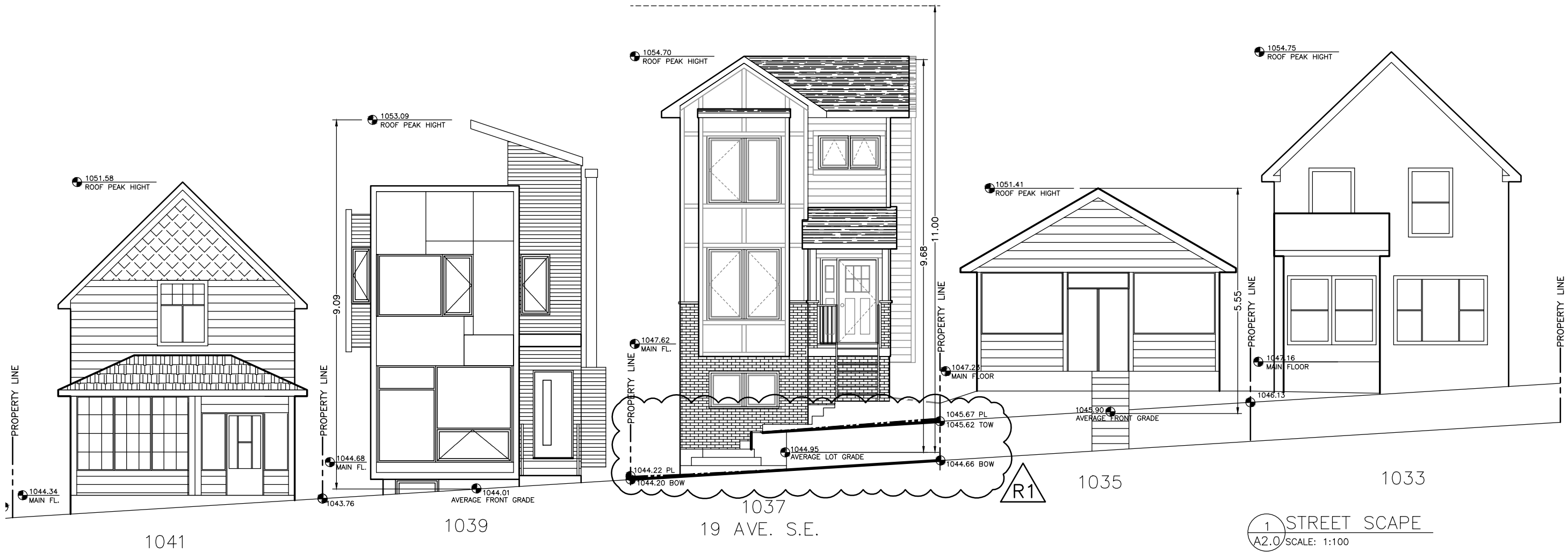
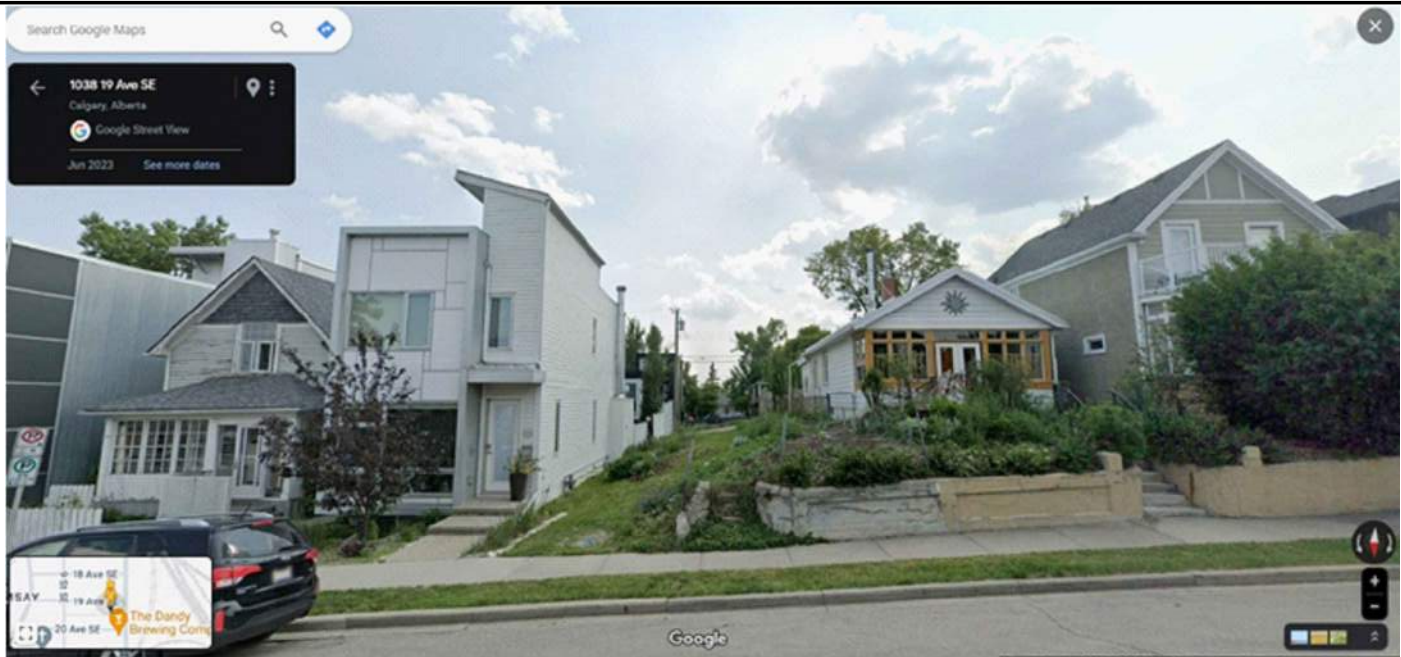
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CALGARY, AB
LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

BLOCK PLAN

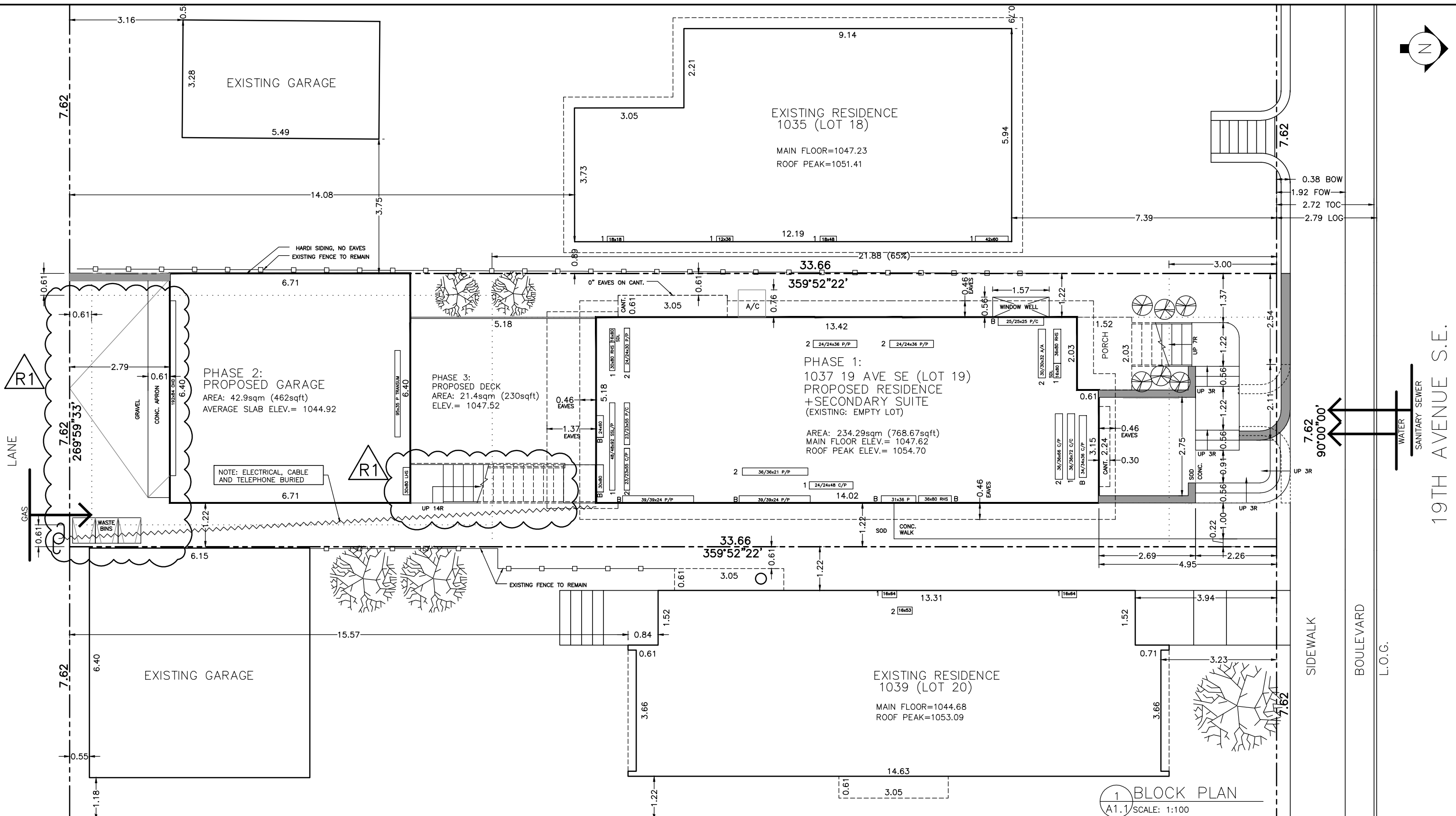
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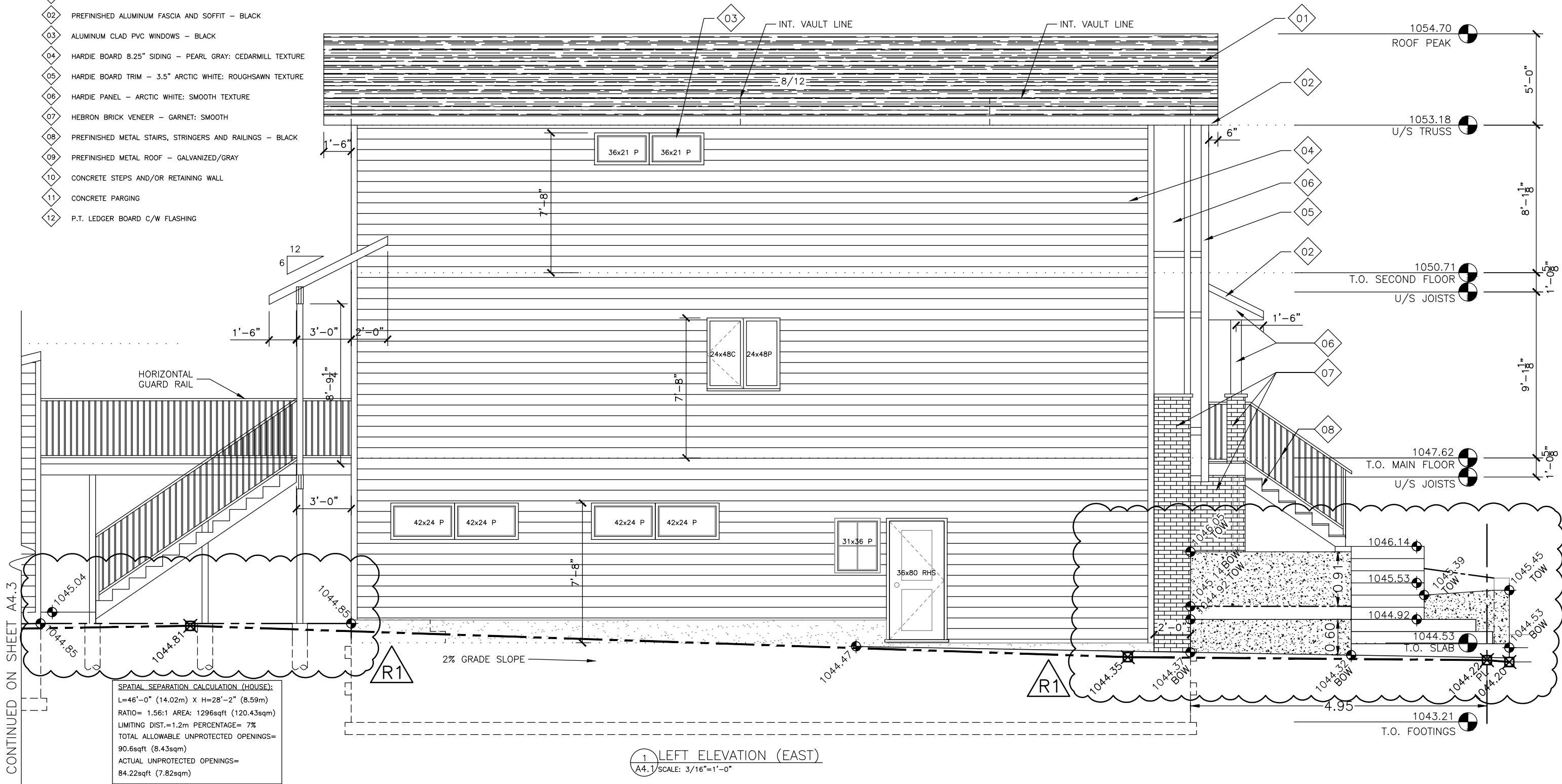


1 BLOCK PLAN
A1.1 SCALE: 1:100

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FINISH SCHEDULE

- 01 IKO ASPHALT SHINGLES — DOUBLE BLACK
- 02 PREFINISHED ALUMINUM FASCIA AND SOFFIT — BLACK
- 03 ALUMINUM CLAD PVC WINDOWS — BLACK
- 04 HARDIE BOARD 8.25" SIDING — PEARL GRAY: CEDARMILL TEXTURE
- 05 HARDIE BOARD TRIM — 3.5" ARCTIC WHITE: ROUGHSAWN TEXTURE
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CALGARY, AB

DRAWING TITLE:

LEFT (EAST) ELEVATION

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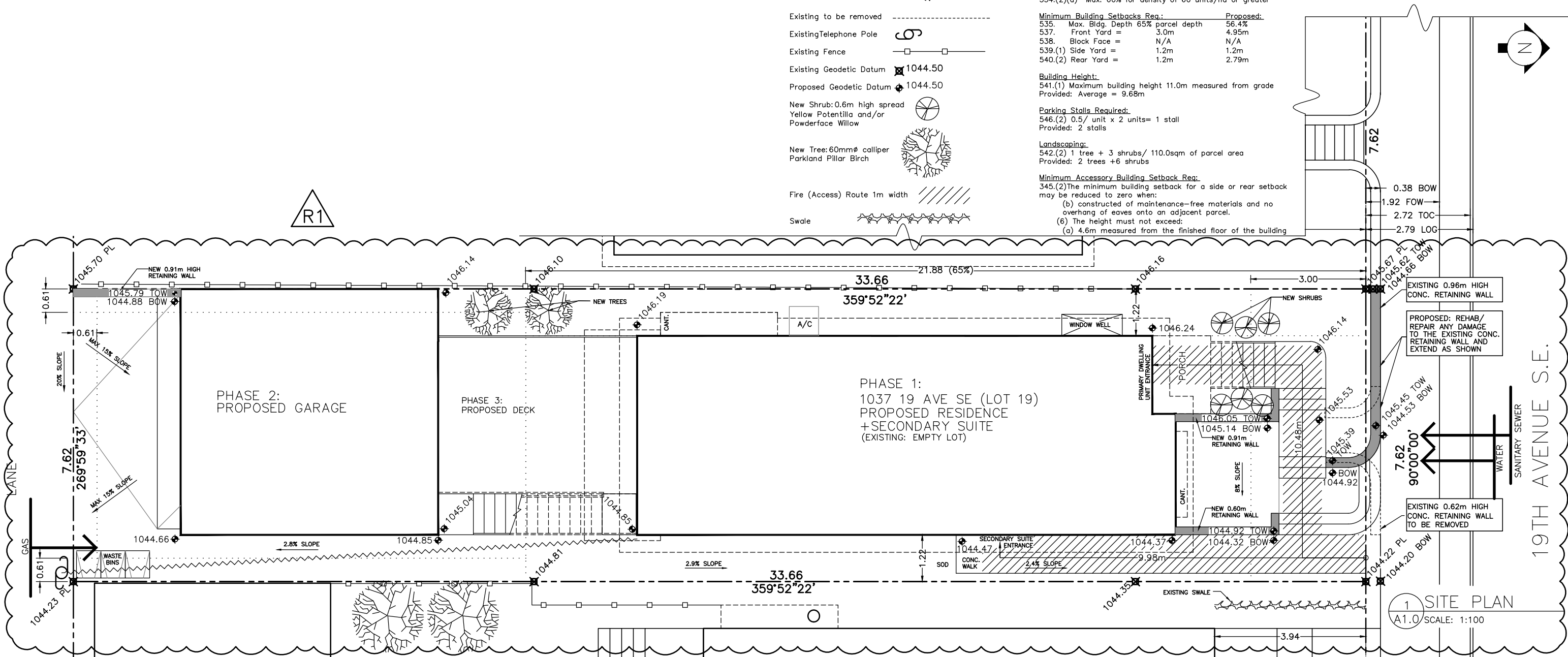
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CLIENT:

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CALGARY, AB

DRAWING TITLE:

SITE PLAN
C/W FIRE ACCESS ROUTE

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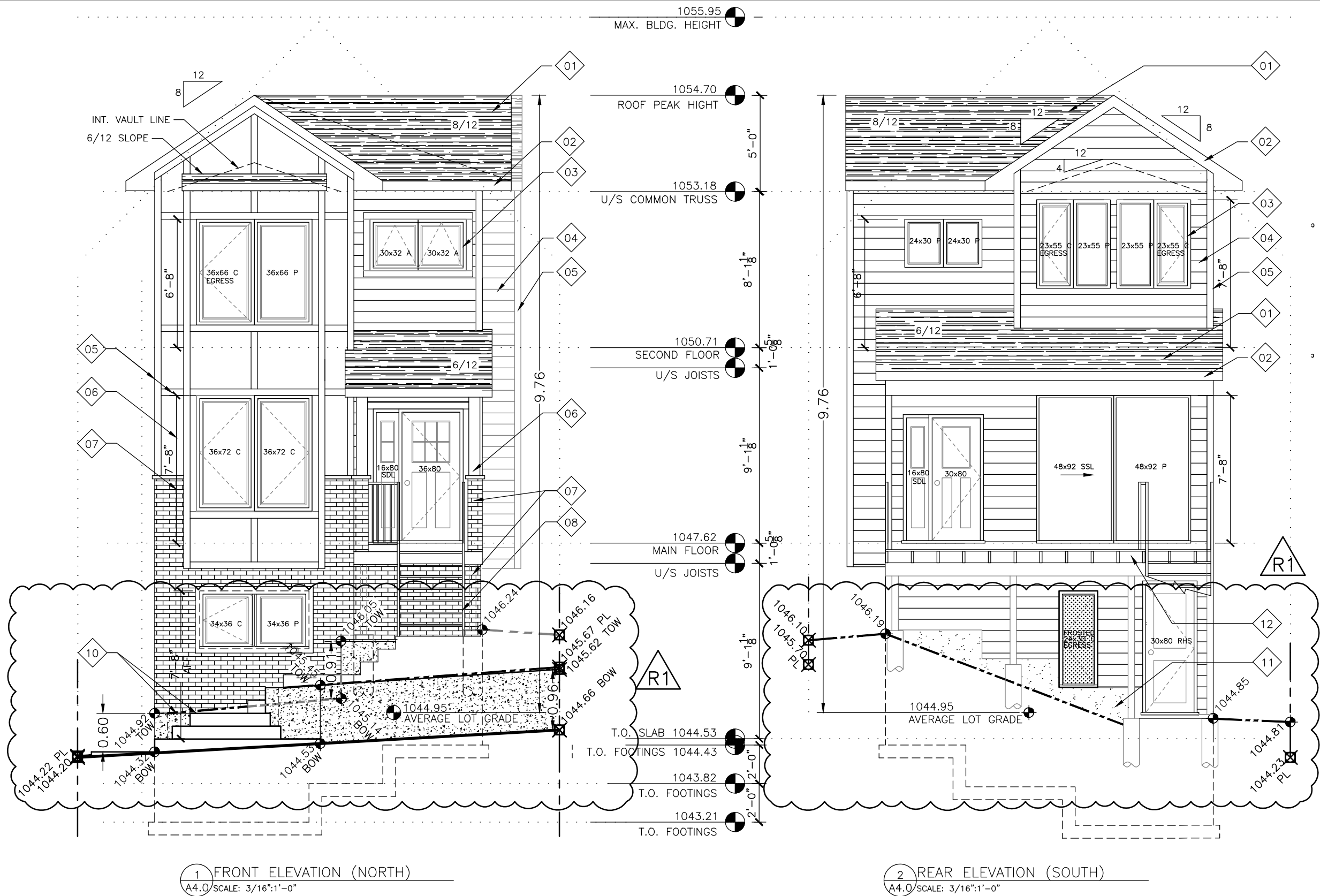
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Drafting & Design

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FINISH SCHEDULE	
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CALGARY, AB

DRAWING TITLE:

FRONT (NORTH) ELEVATION
REAR (SOUTH) ELEVATION

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PROJECT:

KARSTEN RESIDENCE
1037 19 AVE SE
CALGARY, AB
LOT 19, BLOCK 5, PLAN 4040N

CLIENT:

J. KARSTEN
308 - 320 24 AVE SW
CALGARY, AB

DRAWING TITLE:

GARAGE ELEVATIONS

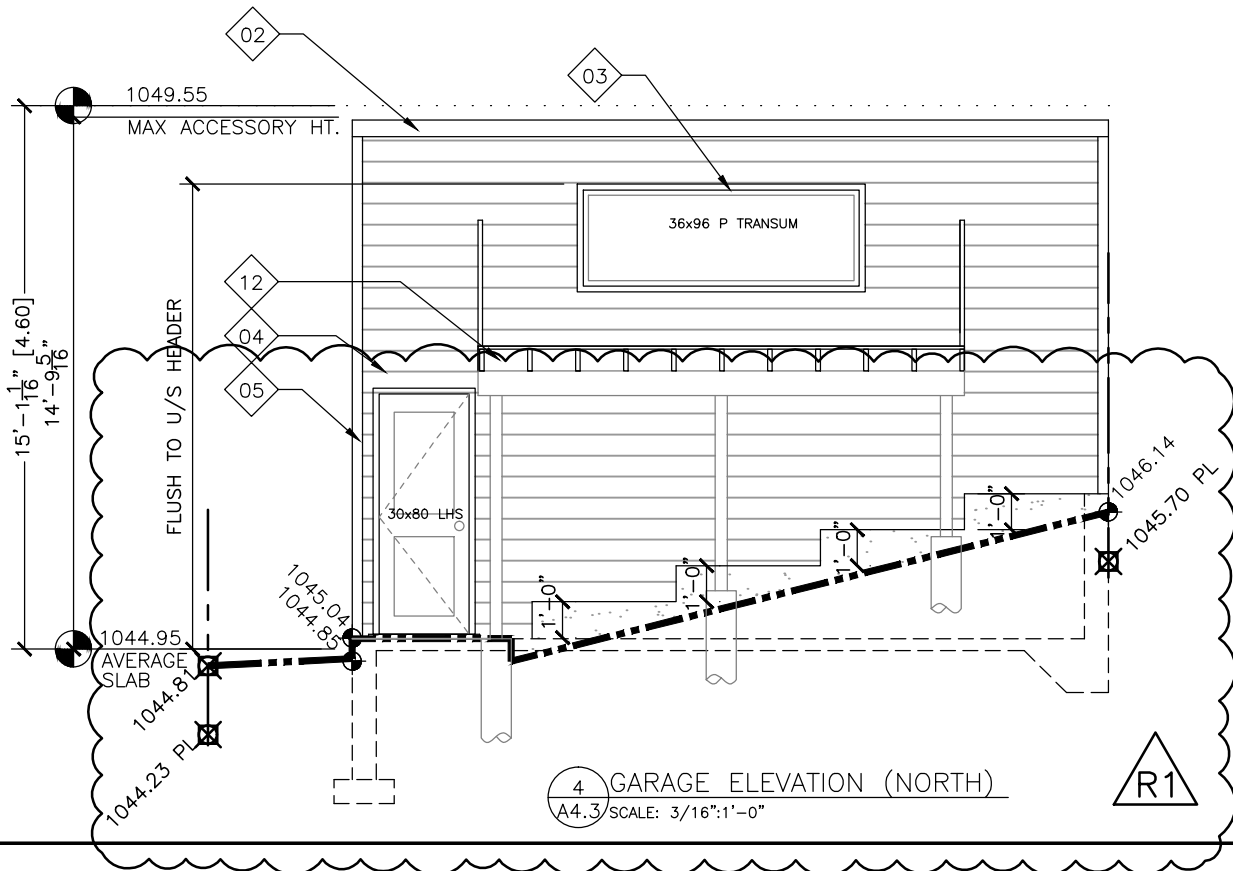
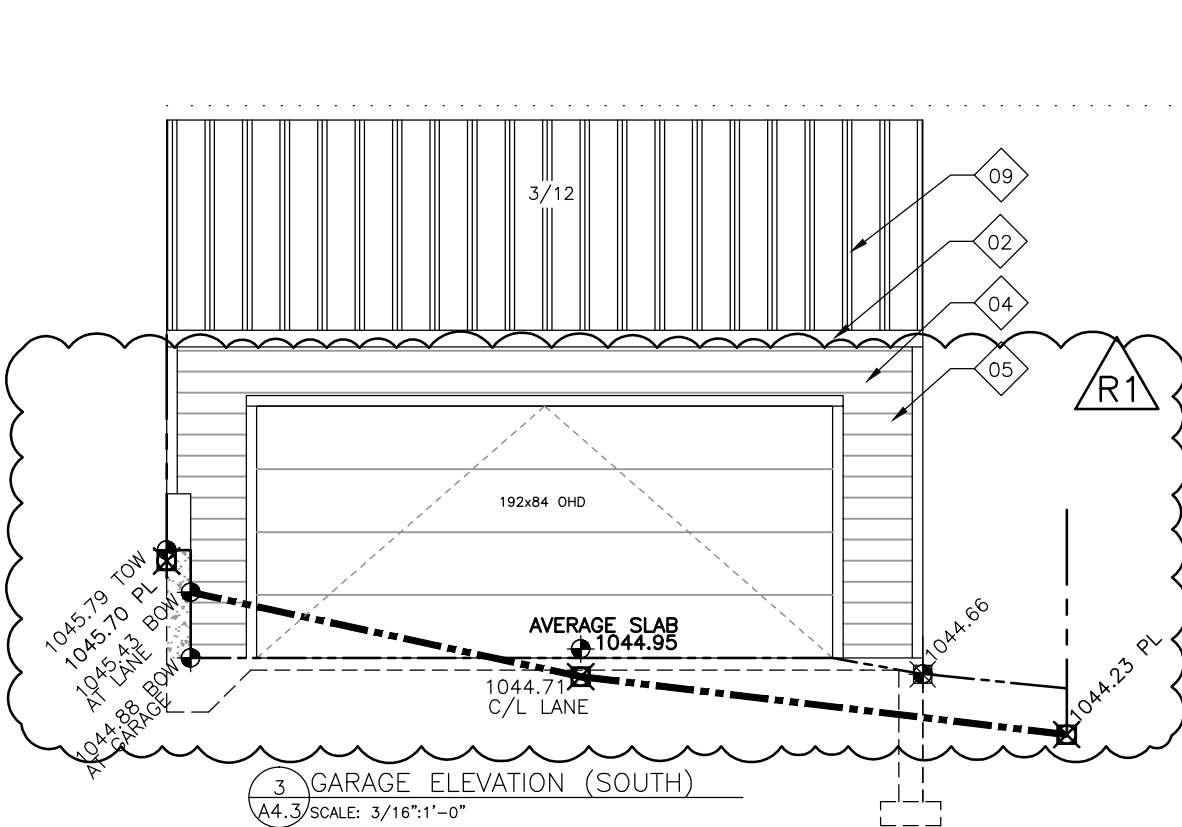
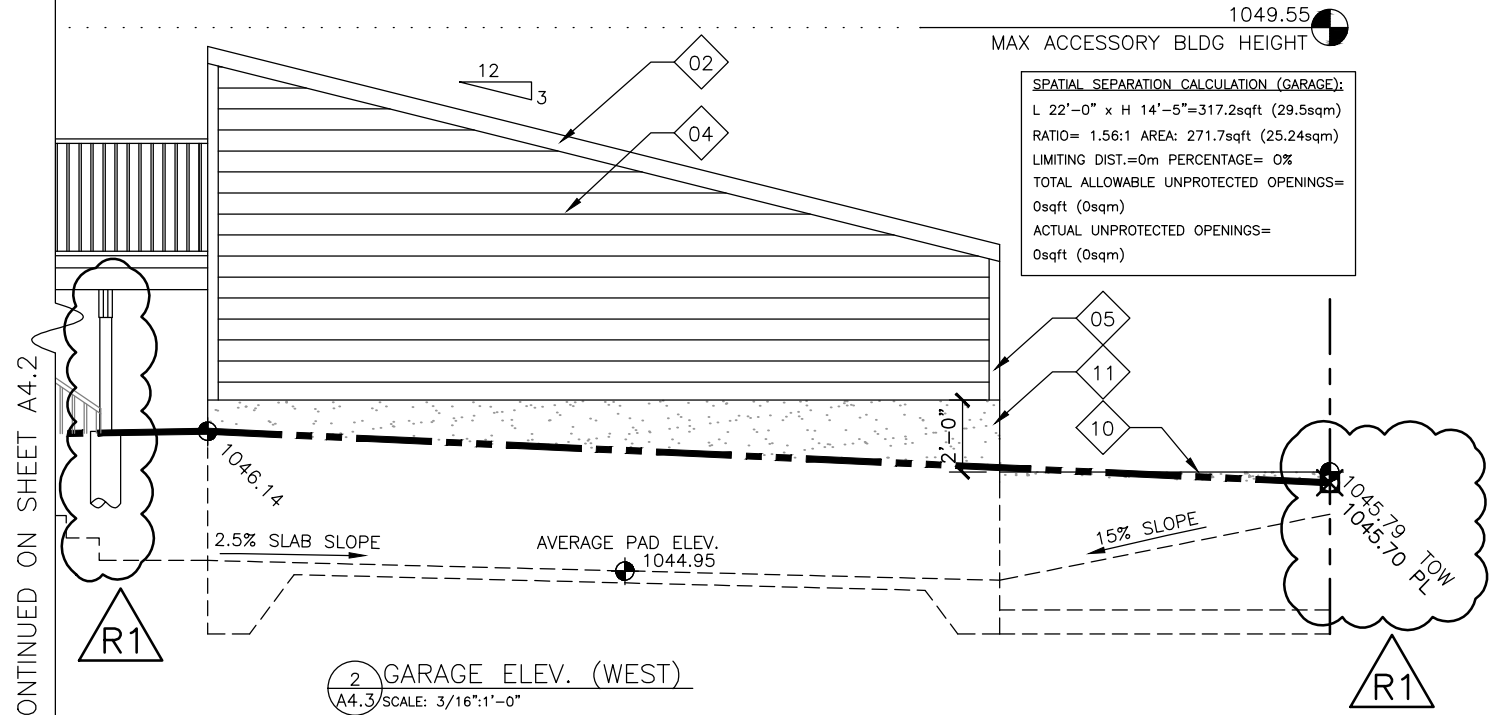
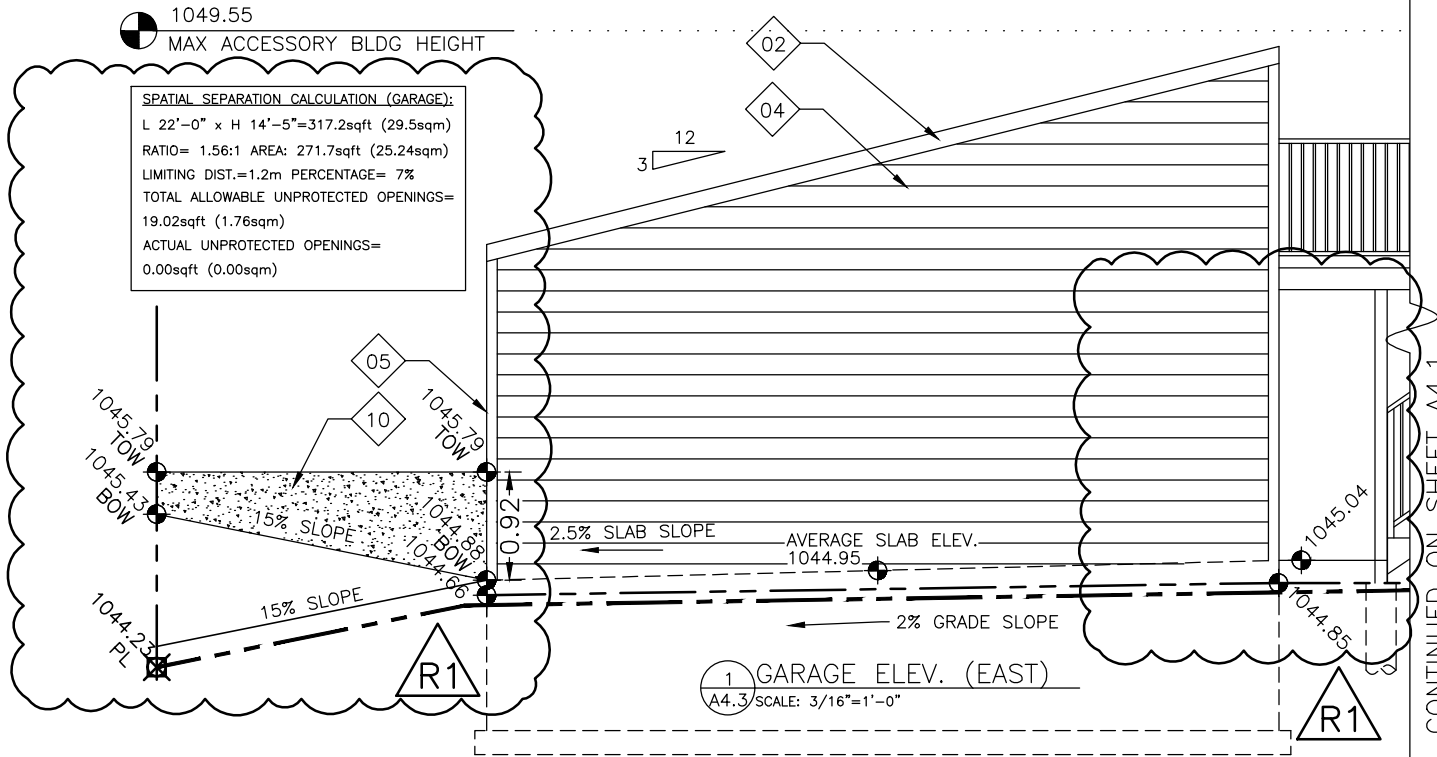
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A4.3



FINISH SCHEDULE

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