

PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 2622 42 ST SE
LEGAL ADDRESS: PLAN 2900W, BLOCK J, LOTS 24 & 25

AREA

PARCEL SIZE:

LOT AREA: 567.18 m² (6103 SF)
BUILDING AREA: 250.63 m² (2697 SF)
GARAGE AREA: 78.77 m² (848 SF)
LAND USE DISTRICT: RC - G
LOT COVERAGE: 58%
SOFT LANDSCAPE %: 55.5%

BUILDING AREA

UNIT 1		
FLOOR	AREA	
BASEMENT	59.59 m² (641 SF)	
MAIN	62.66 m² (674 SF)	
UPPER	68.18 m² (734 SF)	
UNIT 2		
FLOOR	AREA	
BASEMENT	59.59 m² (641 SF)	
MAIN	62.66 m² (674 SF)	
UPPER	68.18 m² (734 SF)	

UNIT 3		
FLOOR	AREA	
BASEMENT	59.59 m² (641 SF)	
MAIN	62.66 m² (674 SF)	
UPPER	68.18 m² (734 SF)	
UNIT 4		
FLOOR	AREA	
BASEMENT	59.59 m² (641 SF)	
MAIN	62.66 m² (674 SF)	
UPPER	68.18 m² (734 SF)	

PROJECT INFORMATION

LAND USE BYLAWS

DENSITY

529 THE MAXIMUM DENSITY FOR PARCELS DESIGNATED R - CG DISTRICT IS 75 UNITS PER HECTARE

PARCEL COVERAGE

534 (2) UNLESS OTHERWISE REFERENCED IN SUBSECTION (3), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER ALL THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING CONTEXTUAL SEMI-DETACHED DWELLING, CONTEXTUAL SINGLE DETACHED DWELLING, COTTAGE HOUSING CLUSTER, ROWHOUSE BUILDING, SEMI-DETACHED DWELLING, SINGLE DETACHED DWELLING OR TOWNHOUSE IS:
(A) 45.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF LESS THAN 40 UNITS PER HECTARE;
(B) 50.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 40 UNITS PER HECTARE OR GREATER AND LESS THAN 50 UNITS PER HECTARE;
(C) 55.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 50 UNITS PER HECTARE OR GREATER AND LESS THAN 60 UNITS PER HECTARE;
(D) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 60 UNITS PER HECTARE OR GREATER.

BUILDING SETBACK AREAS

BUILDING SETBACK FROM FRONT PROPERTY LINE

537 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

BUILDING SETBACK FROM SIDE PROPERTY LINE

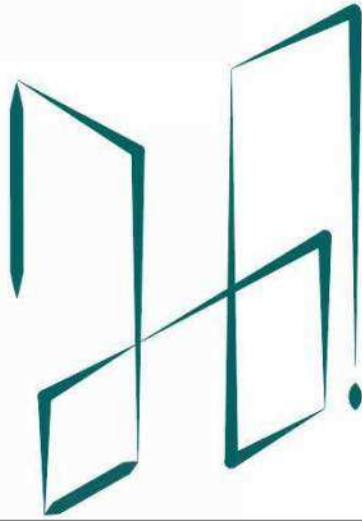
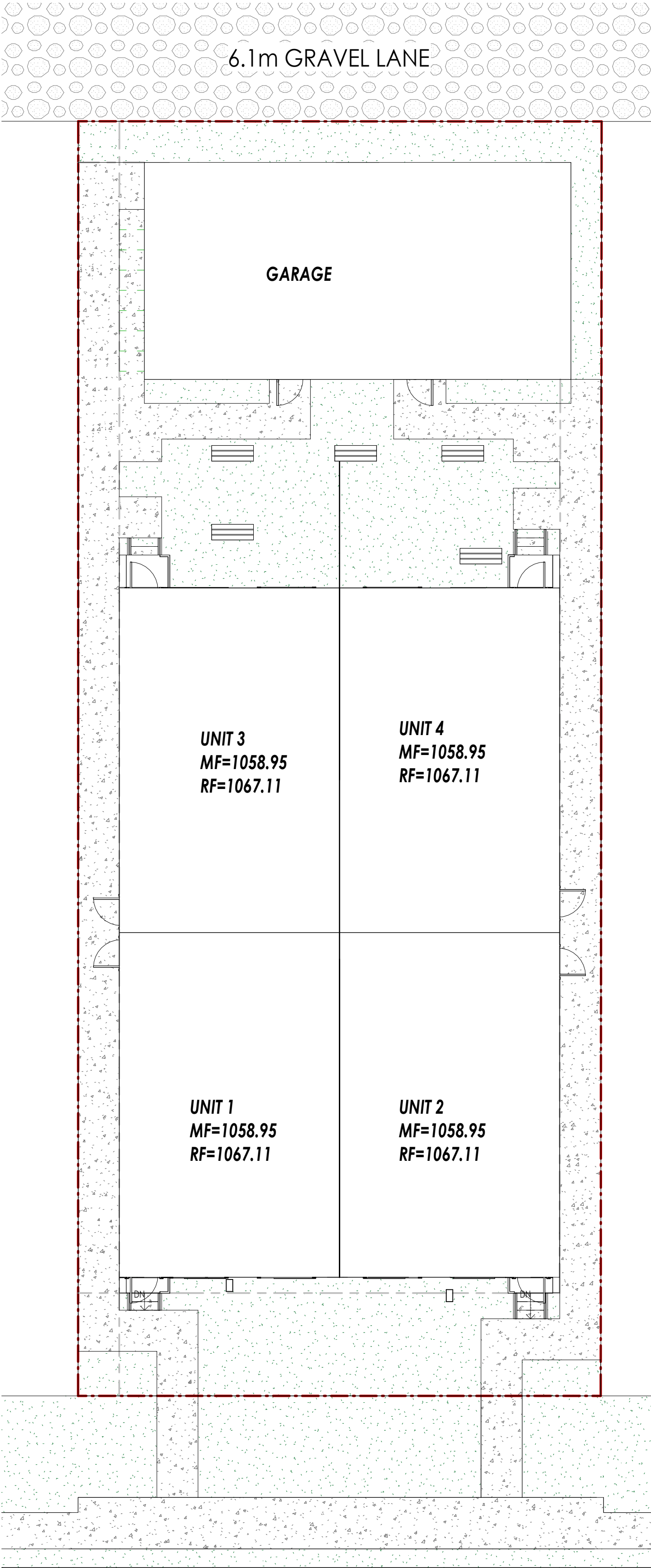
539 (1) SUBJECT TO SUBSECTIONS (3) THROUGH (9), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2 METRES.
(2) SUBJECT TO SUBSECTIONS (3) THROUGH (7), FOR A LANELESS PARCEL THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS:
(A) 1.2 METRES; OR
(B) 3.0 METRES ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING;
(3) THERE IS NO REQUIREMENT FOR A BUILDING SETBACK FROM THE SIDE OF THE PROPERTY LINE UPON WHICH THE PARTY WALL IS LOCATED;
(4) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE:
(A) THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTER, AGAINST BOTH TITLES, A 1.2 METRE PRIVATE MAINTENANCE EASEMENT;
(5) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE THE MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL HAS A ZERO SETBACK;
(6) FOR A CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 0.6 METRES;
(7) THE BUILDING SETBACK FROM A SIDE PROPERTY LINE OF 3.0 METRES REQUIRED IN SUBSECTION (2)(B) MAY BE REDUCED TO ZERO METRES WHERE THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTERS, AGAINST BOTH TITLES, A PRIVATE ACCESS EASEMENT;
(A) WHERE THE WIDTH OF THE EASEMENT IN COMBINATION WITH THE REDUCED BUILDING SETBACK MUST BE AT LEAST 3.0 METRES; AND
(B) THAT PROVIDES UNRESTRICTED VEHICLE ACCESS TO THE REAR OF THE PARCEL;
(8) UNLESS OTHERWISE REFERENCED IN SUBSECTION (9), ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING IS 0.6 METRES;
(9) ON A LANED PARCEL, THE MINIMUM BUILDING SETBACK FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING THAT DOES NOT SHARE A SIDE OR A REAR PROPERTY LINE WITH A STREET MAY BE REDUCED TO ZERO METRES WHERE THE WALL OF THE PORTION OF THE BUILDING THAT CONTAINS THE PRIVATE GARAGE IS CONSTRUCTED OF MAINTENANCE-FREE MATERIALS AND THERE IS NO OVERHANG OF EAVES ONTO AN ADJACENT PARCEL.

BUILDING SETBACK FROM REAR PROPERTY LINE

540 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2) THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 7.5 METRES;
(2) ON A LANED OR CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 1.2 METRES.

BUILDING HEIGHT

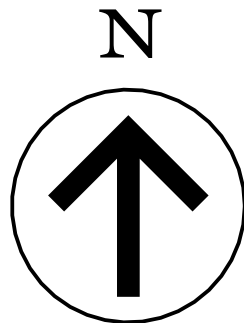
541 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4), THE MAXIMUM BUILDING HEIGHT IS 11.0 METRES MEASURED FROM GRADE;
(2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR THE M- CG OR H- G- Q DISTRICT, THE MAXIMUM BUILDING HEIGHT:
(A) IS THE GREATER OF:
(i) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL; OR
(ii) 7.0 METRES FROM GRADE, MEASURED AT THE SHARED PROPERTY LINE; AND
(B) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 11.0 METRES MEASURED FROM GRADE;
(3) ON A CORNER PARCEL, THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 9.5 METRES ABOVE GRADE MUST NOT BE GREATER THAN 75.0 PERCENT OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 8.6 METRES;
(4) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 8.6 METRES FOR ANY PORTION OF A MAIN RESIDENTIAL BUILDING LOCATED BETWEEN THE REAR PROPERTY LINE AND 60.0 PERCENT PARCEL DEPTH OR THE CONTEXTUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.



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Rev.	Revision Description	Date	By
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Client 2622 42 ST SE

Legal Address	
Job No.	240806
Status	Preliminary

Proposed 4 Plex

Project	Author	Checked	Checker
Drawn	Author	Checked	Checker

1 : 100

COVER PAGE

Title

A001

Sheet Number

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2622 42 ST SE

No.	us
2	1
1	2
3	3
3	4

Proposed 4 Plex

scale 1 : 200

Title

A002

Sheet Number

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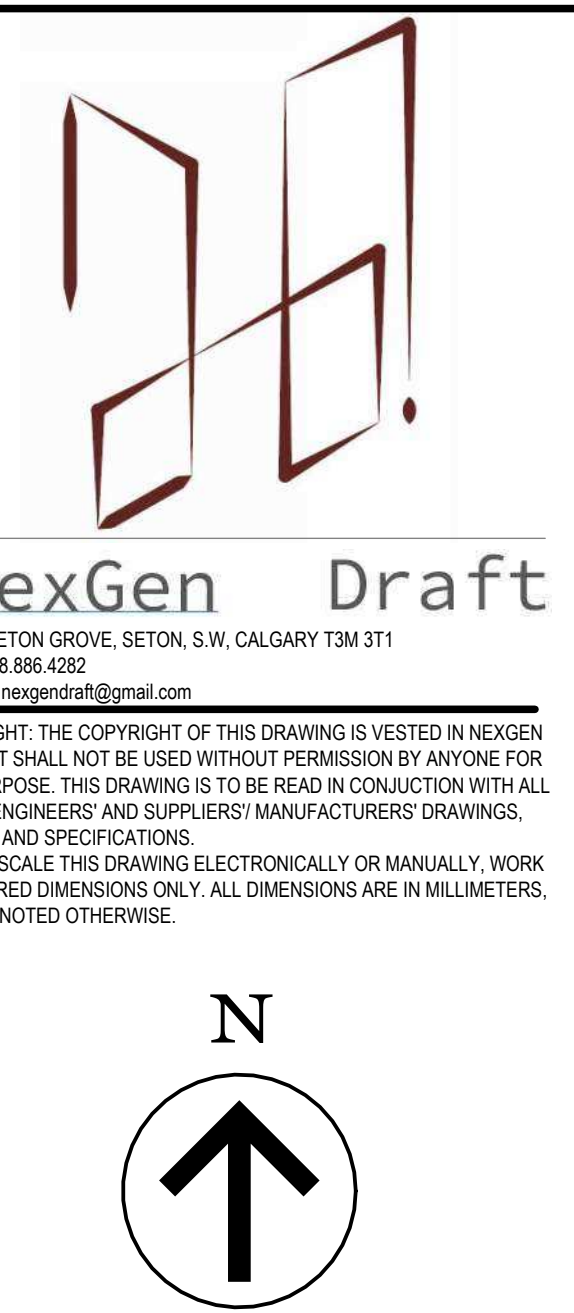
SITE SURVEY

1

1:200



SITE LEGEND	
	DENOTES BOUNDARY LINE
	DENOTES SETBACK
	DENOTES 8' WOODEN FENCING
	DENOTES 6' WOODEN FENCING
	DENOTED PAVED WALKWAY
	DENOTED LANDSCAPED AREA
	DENOTED ASPHALT CONCRETE
	ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE



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Rev.	Revision Description	Date	By

Client _____
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Job No. 240806	Status Preliminary

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Project	
Drawn	NSR
Checked	NSR
Scale	1 : 100

Title

SITE
LAYOUT

A003

Sheet Number

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TREE SCHEDULE

EXISTING LANDSCAPE						
NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	TREE HEIGHT	LOCATION	STATUS
1	BUSH	--	2.40	1.80	IN SUBJECT PROPERTY	TO BE REMOVED
2	DECIDUOUS	0.15	3.00	8.00	IN SUBJECT PROPERTY	TO BE REMOVED
3	DECIDUOUS	0.36	6.10	12.00	IN NEIGHBOUR'S PROPOERTY	TO BE RETAINED, NEEDS TO BE TRIMMED
4	DECIDUOUS	0.30	5.60	8.00	IN NEIGHBOUR'S PROPOERTY	TO BE RETAINED
5	DECIDUOUS	0.30	2.20	2.00	IN NEIGHBOUR'S PROPOERTY	TO BE RETAINED
6	DECIDUOUS	1.30	4.60	7.00	IN SUBJECT PROPERTY	TO BE REMOVED
7	DECIDUOUS	0.50	12.60	12.00	IN SUBJECT PROPERTY	TO BE REMOVED
8	DECIDUOUS	0.20	0.60	2.00	IN SUBJECT PROPERTY	TO BE REMOVED
9	DECIDUOUS	0.30	2.00	4.00	IN SUBJECT PROPERTY	TO BE REMOVED
10	DECIDUOUS	0.30	3.00	4.00	IN SUBJECT PROPERTY	TO BE REMOVED
11	DECIDUOUS	0.20	1.20	2.00	IN SUBJECT PROPERTY	TO BE REMOVED

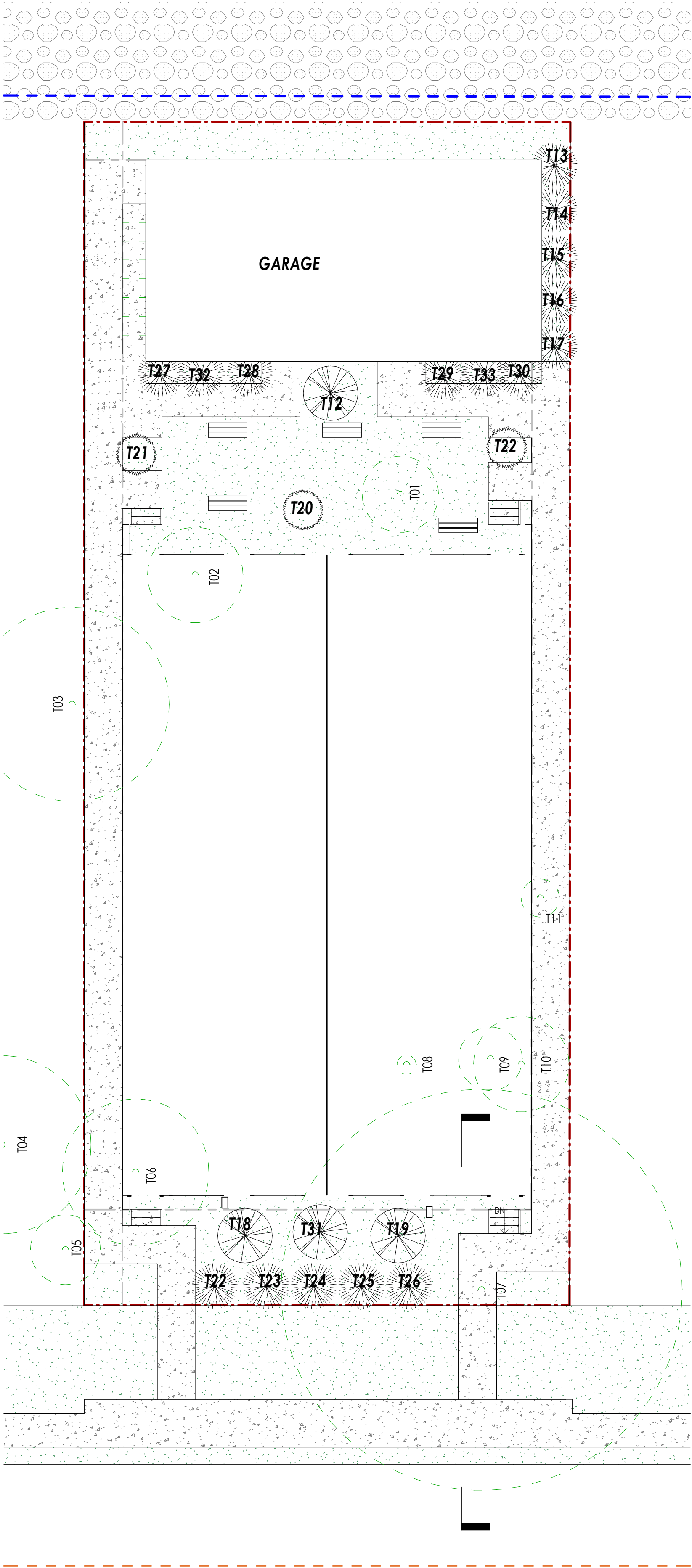
PROPOSED LANDSCAPE

NO.	TREE TYPE	SPECIES	COMMON NAME	TRUNK DIA.	HEIGHT (AT PLANTING)	NOTES
12	DECIDUOUS	QUIERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT
13	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
14	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
15	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
16	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
17	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
18	DECIDUOUS	QUIERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT
19	DECIDUOUS	QUIERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT
20	CONIFEROUS	PICEA PLUNGENS	COLORADO SPRUCE	75mm	2.5m TO 3.0m	DROUGHT RESISTANT
21	CONIFEROUS	PINUS MUGO	MOUNTAIN PINE	65-75mm	2.5m TO 3.0m	DROUGHT RESISTANT
22	CONIFEROUS	PINUS MUGO	MOUNTAIN PINE	65-75mm	2.5m TO 3.0m	DROUGHT RESISTANT
23	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
24	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
25	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
26	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
27	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
28	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
29	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
30	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
31	DECIDUOUS	PYRUS USSURENSIS	USSURIAN PEAR	65mm	3.0m TO 3.5m	DROUGHT RESISTANT
32	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
33	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT

SS2.2 (2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EVERY 110.00 SQUARE METRES OF LANDSCAPED AREA PROVIDED.

TREE SCHEDULE

1 : 10



SITE LANDSCAPE

1 : 100

NOTES:
MINIMUM SOIL DEPTH OF 300mm FOR ALL SOFT LANDSCAPED AREAS AND A MINIMUM SOIL DEPTH OF 600mm BELOW SHRUBS OR PLANTING BEDS.

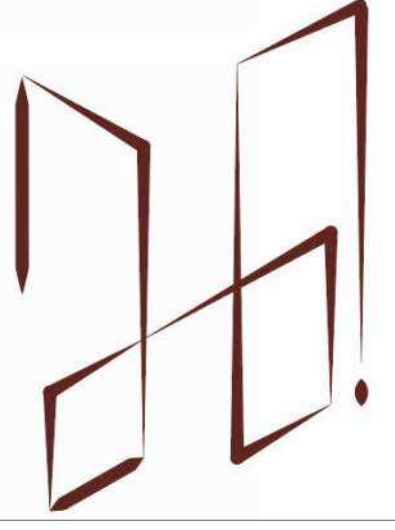
ALL SOD TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.

ALL SHRUBS TO BE A MINIMUM HEIGHT OF 0.6m, WHEN PLANTED ON SITE.

ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM.

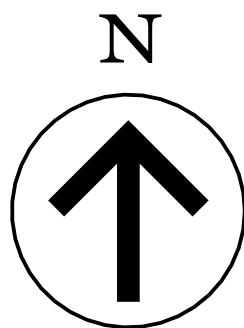
ALL VEGETATION AND PLANT SPECIES MUST BE CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST BE COMPLIANT WITH THE STANDARDS AS PER THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

IF REQUIRED, PRUNING REQUEST MUST BE APPROVED BY THE URBAN FORESTRY (UF) BEFORE ANY WORK IS DONE. UF MUST BE CONTACTED A MINIMUM OF TWO DAYS PRIOR TO SCHEDULED WORKS TO DISCUSS PRUNING OPTIONS AND USE A CONTRACTOR THAT MEETS THE CITY OF CALGARY'S MINIMUM REQUIREMENTS



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Rev.	Revision Description	Date	By
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Client

2622 42 ST SE

Legal Address

Job No.	240806	Status	Preliminary
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Project

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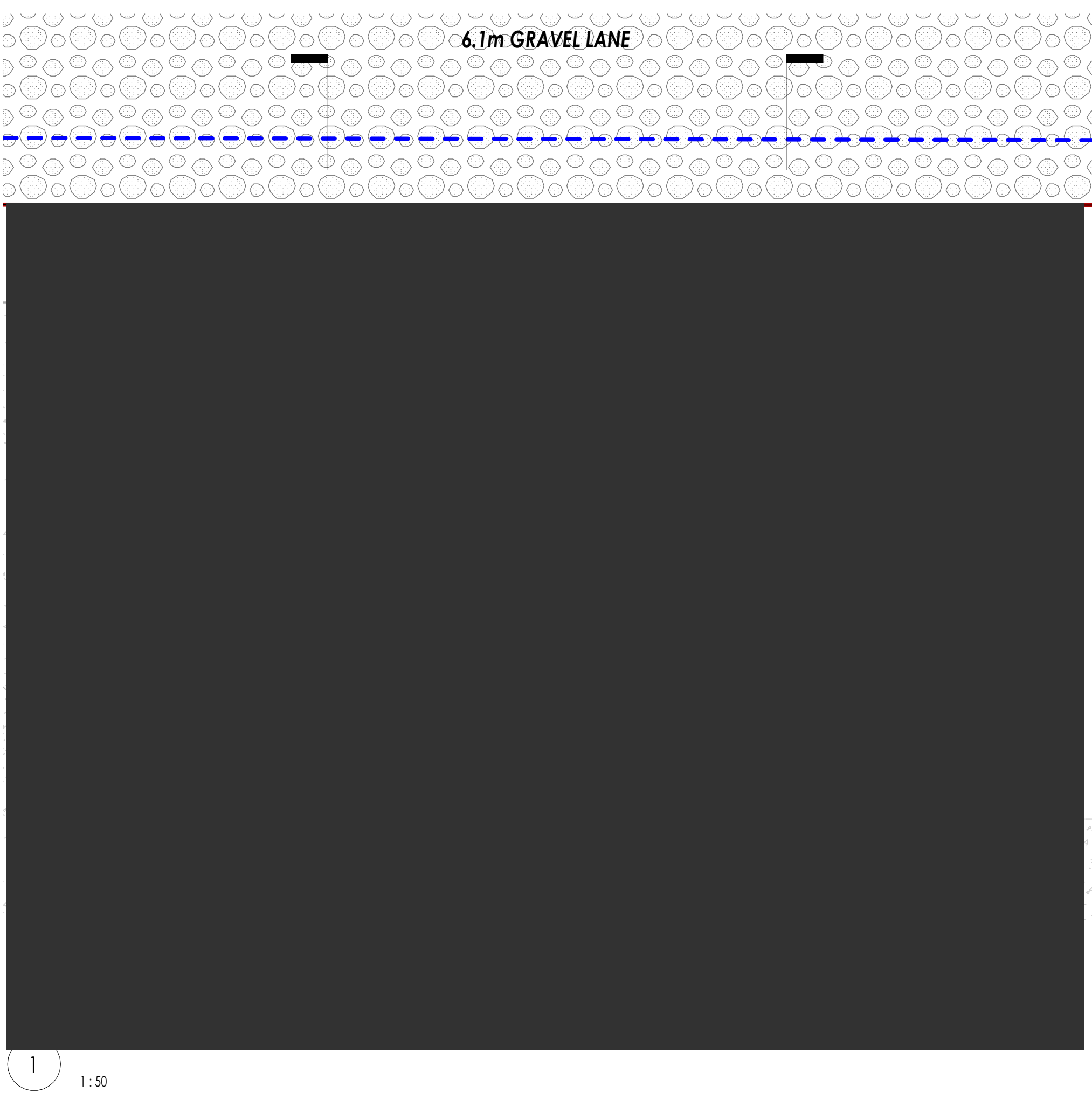
SITE LANDSCAPE

Title

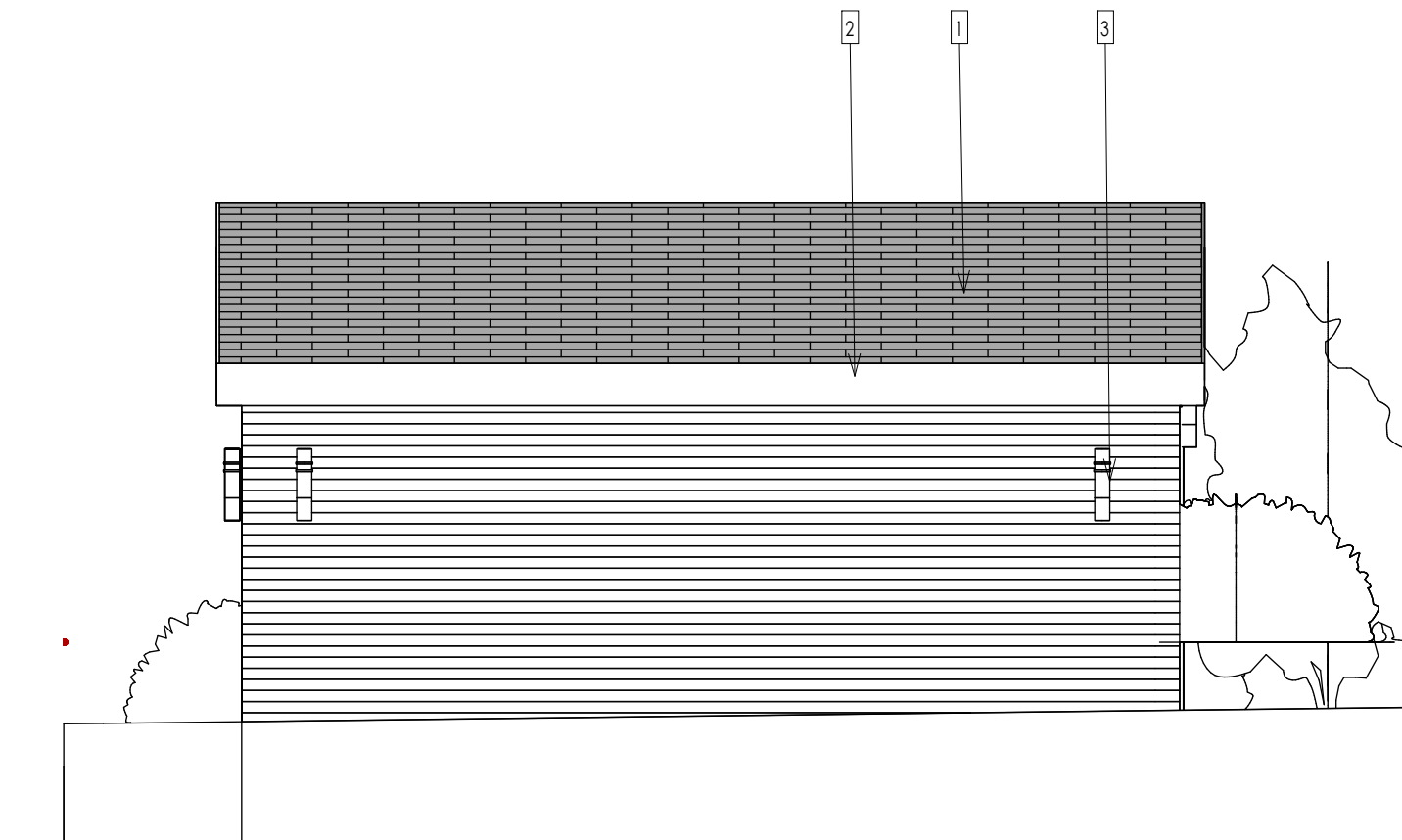
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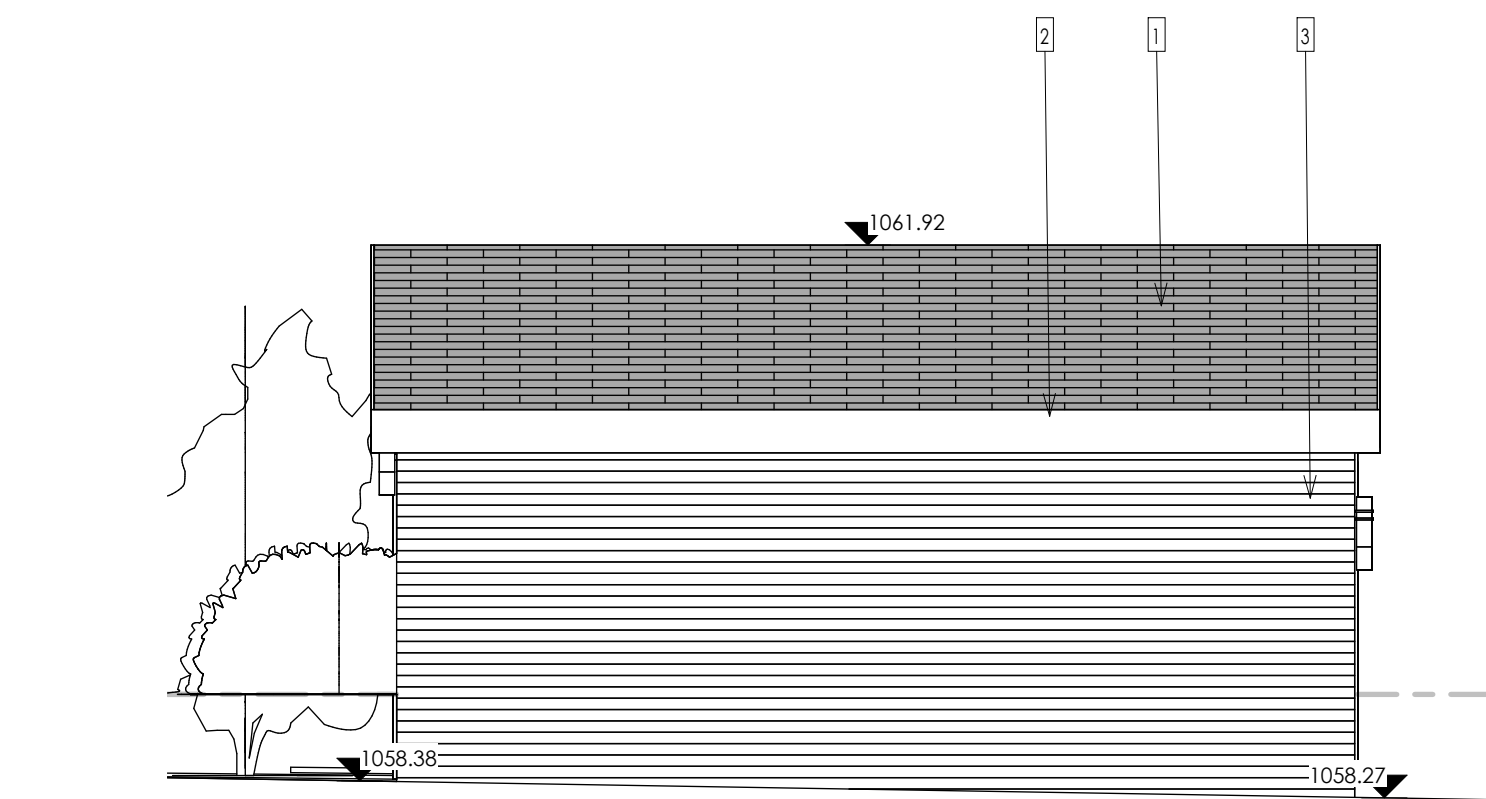
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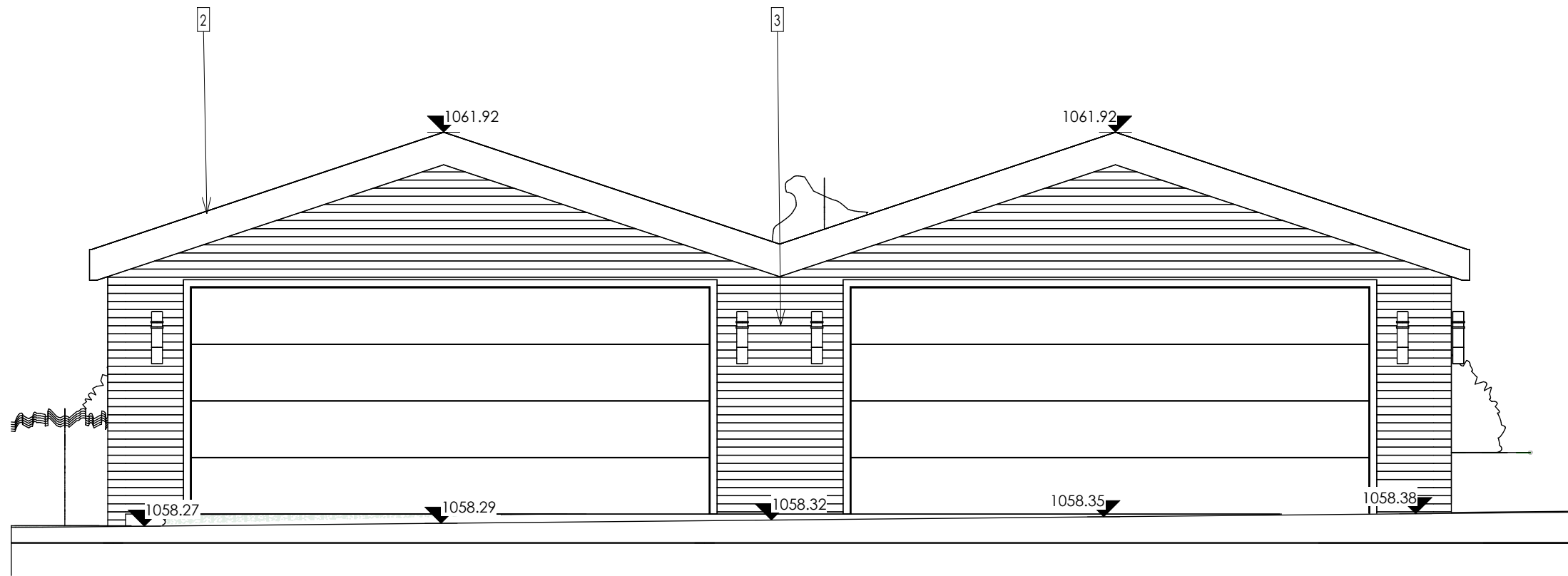
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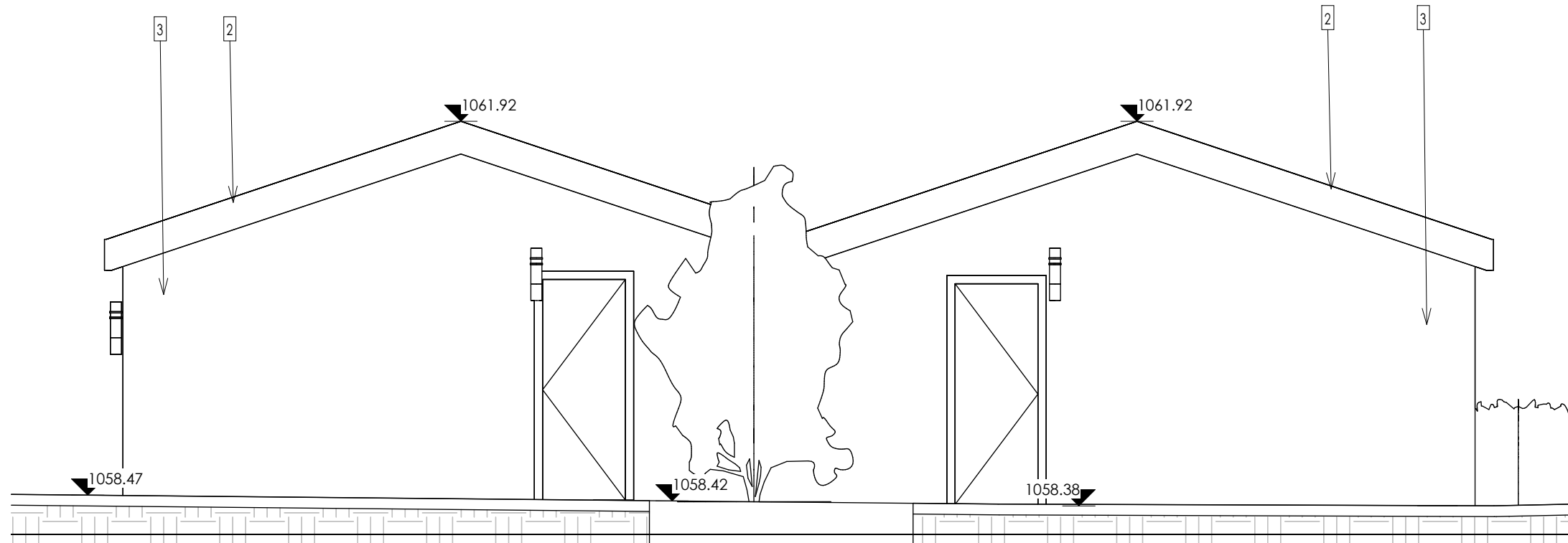
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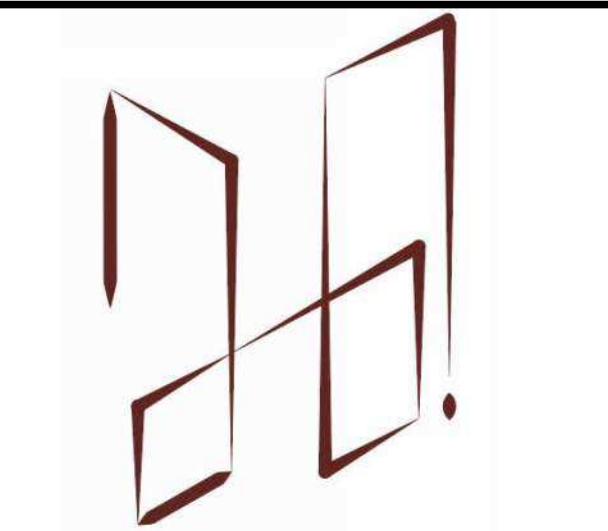
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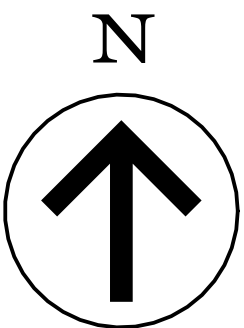
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EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	286mm DEEP ALUMINIUM FASCIA, PRE-PAINTED
3	HARDE BOARD FINISH - DARK GREY
4	HARDE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST-IN-SITU FINISH
9	CONCRETE PAVING
10	ASPHALT PAVING

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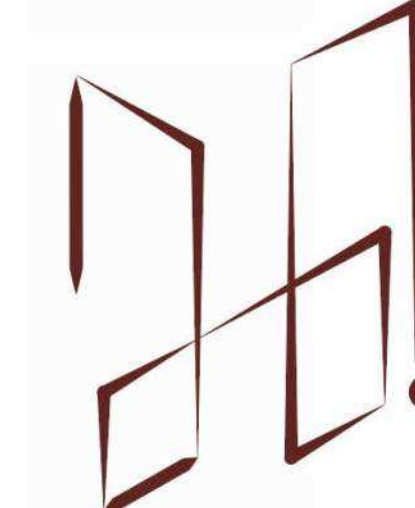
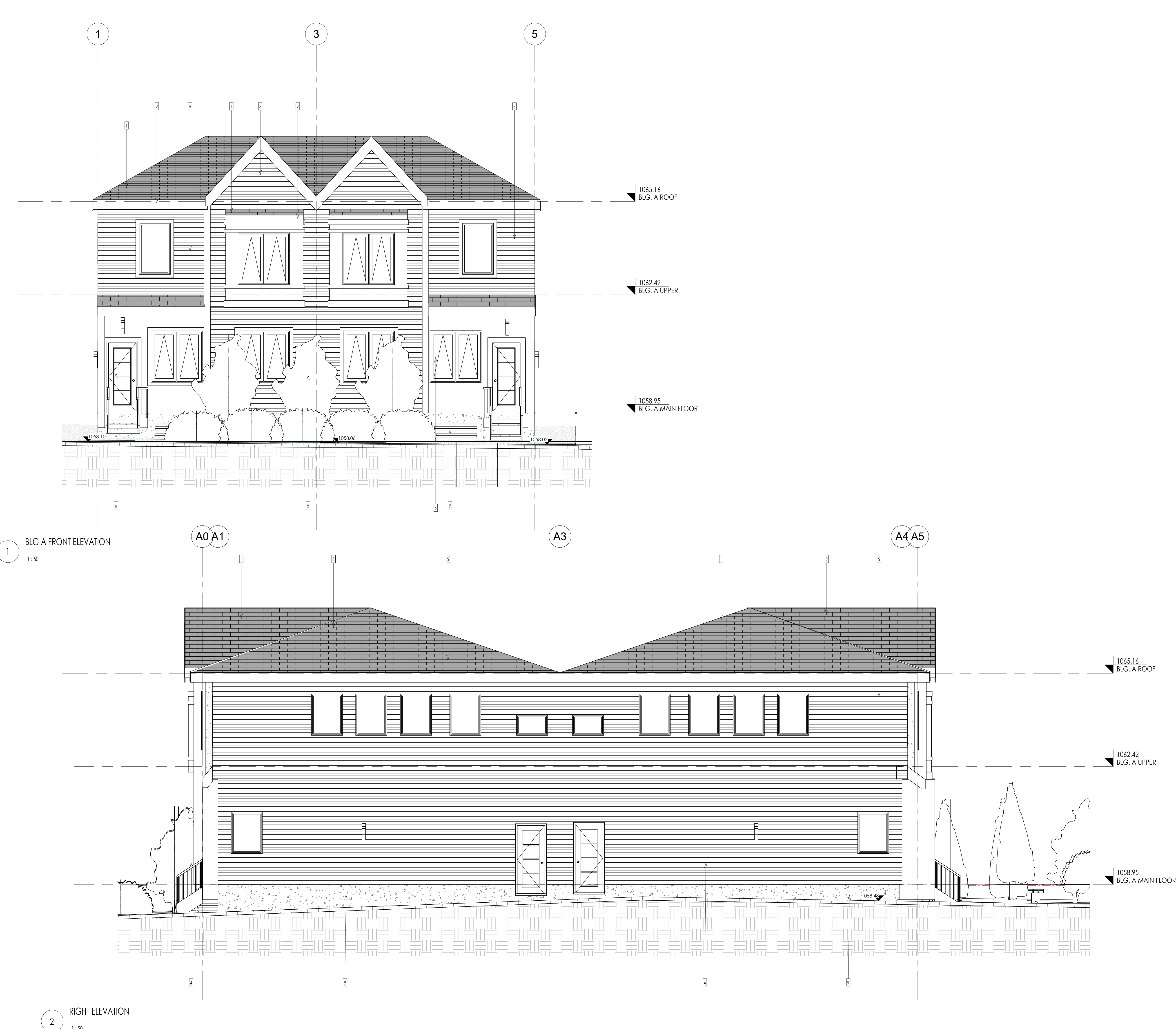
Client
2622 42 ST SE

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Job No. 240806 Status Preliminary

Proposed 4 Plex
Project
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GARAGE
DRAWINGS
Title

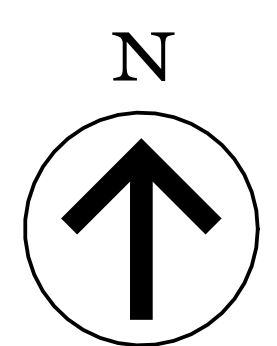
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NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH
TABLE 9.7.3.3 OF THE NBC, AB 2023 AND IN ACCORDANCE
WITH 9.7.4 OF NBC, AB 2023

VENTED SOFFITS
VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS
GREATER THAN 1.2M FROM PROPERTY LINE.

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	28mm DEEP ALUMINIUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST-IN-SITU FINISH
9	CONCRETE PAVING
10	ASPHALT PAVING



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Job No. 240806 Status Preliminary

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Elevations 1

Title

A201

Sheet Number

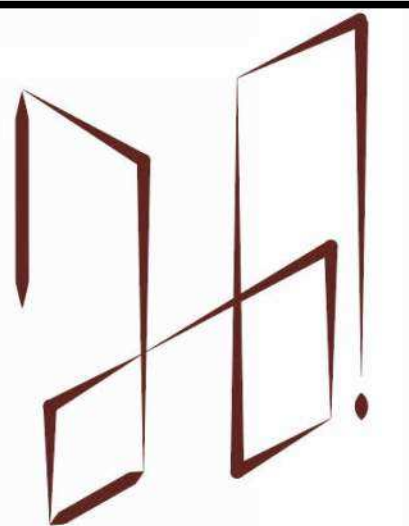
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1
BLG A REAR ELEVATION
1:50



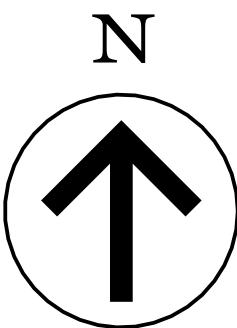
2
LEFT ELEVATION
1:50



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NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH
TABLE 9.7.3.3 OF THE NBC, AB 2023 AND IN ACCORDANCE
WITH 9.7.4 OF NBC, AB 2023

VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS
GREATER THAN 1.2M FROM PROPERTY LINE.

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	284mm DEEP ALUMINUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINSH - DARK GREY
4	HARDIE BOARD FINSH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINSH - DARK GREY
7	BRICK FINSH - DARK GREY
8	CAST - IN - SITU FINSH
9	CONCRETE PARGING
10	ASPHALT PAVING

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

Rev.	Revision Description	Date	By
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Client
2622 42 ST SE

Legal Address
Job No. 240806 Status Preliminary

Project
Proposed 4 Plex
Drawn Author Checked Checker Scale As indicated

Elevations 2
Title

A202
Sheet Number
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