

KILLARNEY/GLENGARRY - MULTI FAMILY DWELLING

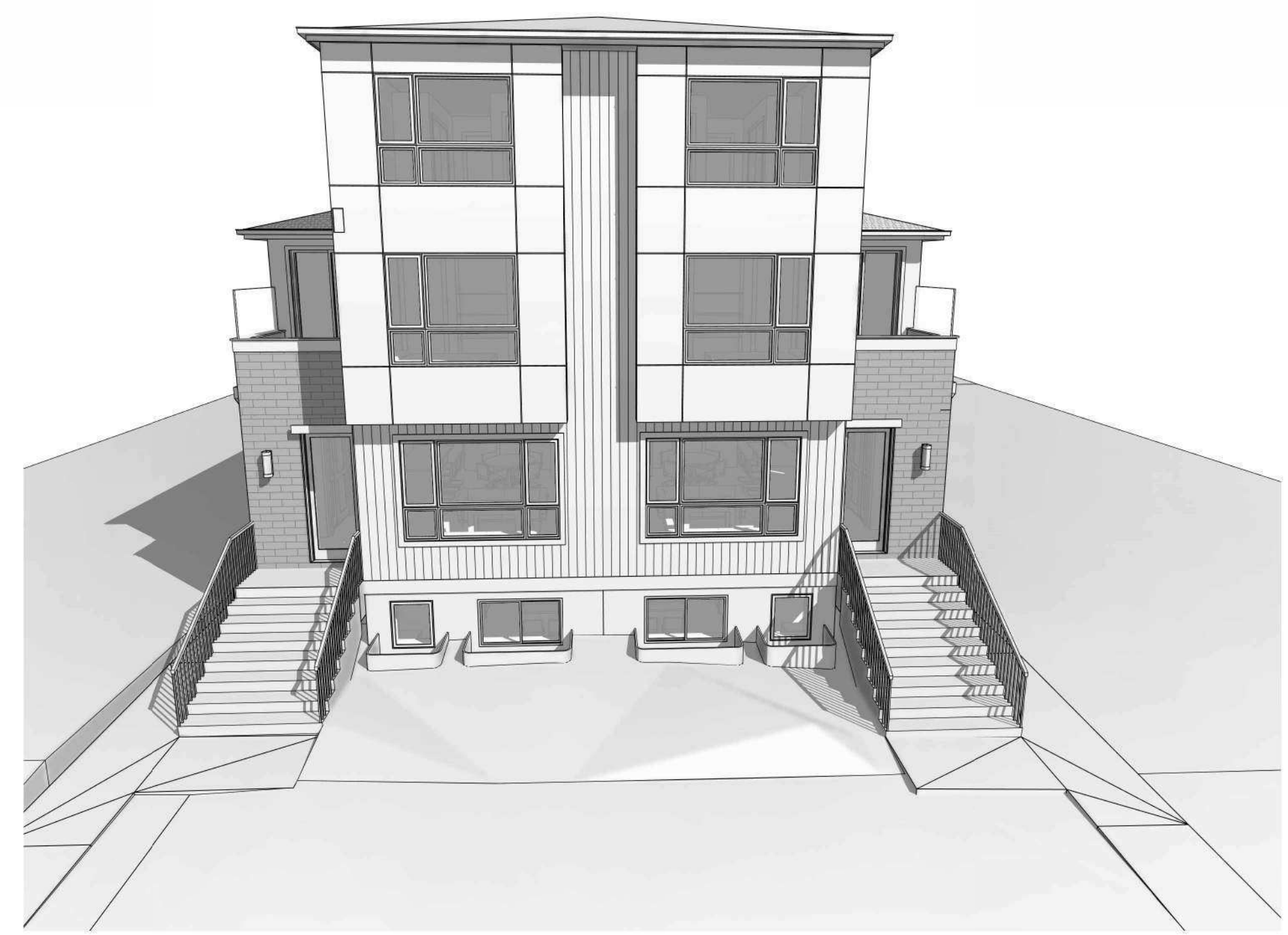
H-GO RESIDENTIAL
2021 33 STREET SW
CALGARY, ALBERTA
LOT 10&11, BLOCK 8F, PLAN 1612AF

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1 3D - FRONT LEFT PERSPECTIVE



2 3D - FRONT PERSPECTIVE



3 3D - FRONT RIGHT PERSPECTIVE

SQUARE FOOTAGE

1/2/3/4 ABOVE GRADE AREA	
MAIN FLOOR	581 SF
UPPER FLOOR	612 SF
LOFT	450 SF
	1642 SF
EXTERIOR AREA	
PORCH	22 SF
UPPER BALCONY	42 SF
	64 SF
SITE	
BASEMENT SUITE	417 SF
	417 SF
SUITECOMMON - ABOVE GRADE	
SUITEMECH ENTRY, COMMON	61 SF
	61 SF
SUITECOMMON - BELOW GRADE	
UNDEVELOPED COMMON MECH	103 SF
COMMON SPACE, DEVELOPED	71 SF
	174 SF

SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
BASEMENT & MAIN PLAN	A1.0a
SECOND & LOFT PLAN	A1.1
ELEVATIONS	A2.0
BUILDING SECTION	A3.0
BOULEVARD & LAKE SECTIONS	A3.1
GARAGE PLANS	G1.0

PROJECT INFO
CLIENT/PROJECT: KILLARNEY/GLENGARRY - MULTI-FAMILY DWELLING
LEGAL ADDRESS: LOT 10&11, BLOCK 8F, PLAN 1612AF
CIVIC ADDRESS: 2021 33 STREET SW

DRAWING INFORMATION
PROJECT LEAD: J.WILLSIE
STATUS: DEVELOPMENT PERMIT

SCALE: 1/4" = 1'-0"
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REVISION HISTORY	DATE
JW PRESENTATION 1	25.10.02
LG PRESENTATION 2	25.11.07
LG DEVELOPMENT PERMIT	25.11.19

NOT FOR CONSTRUCTION

KILLARNEY/GLENGARRY - MULTI FAMILY DWELLING

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2021 33 STREET SW
CALGARY, ALBERTA
LOT 10&11, BLOCK 8F, PLAN 1612AF

H-GO HOUSING - GRADE ORIENTED

SITE COVERAGE:

PROPOSED BUILDING:	4 RESIDENTIAL UNITS
4 SUITES	
EXLAIN REQUIREMENT:	
SITE AREA:	6007.21 SF 558.00 m ²
PERMITS:	1.44M ² 133,000.00 SF
ALLOWED COVERAGE:	60% 3604.30 SF 334.86 m ²
ACTUAL PROVIDED:	
HOUSE FOOTPRINT:	2568.71 SF 238.66 m ²
GARAGE:	899.23 SF 83.02 m ²
TOTAL ON SITE:	3468.94 SF 321.68 m ²
FLOOR AREA DATA:	
HOUSE:	888.45 SF 82.07 m ²
GARAGE:	899.23 SF 83.02 m ²
GROSS FLOOR AREA:	784.66 SF 72.79 m ²
TOTAL FAR:	REQUIRED: 1.5 MAX PROVIDED: 1.31
SITE STORAGE:	
CLASS 1 BRK:	REQUIRED: 4 PROVIDED: 4
ESD/MS:	
MOTOR VEHICLE PARKING:	4 STALLS
WASTE & RECYCLING:	
CITY BINS PROVIDED:	6

BUILDING HEIGHT:

EXLAIN REQUIREMENT:	
HEIGHT:	12.00 MAX
BUILDING HEIGHT PROVIDED:	12.00 m
LOWEST FINISH (GRADE AT BUILDING):	1129.81 m
FINISH GEOMETRIC:	1128.93 m

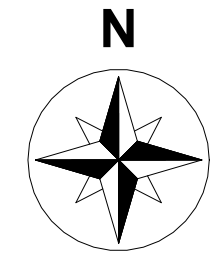
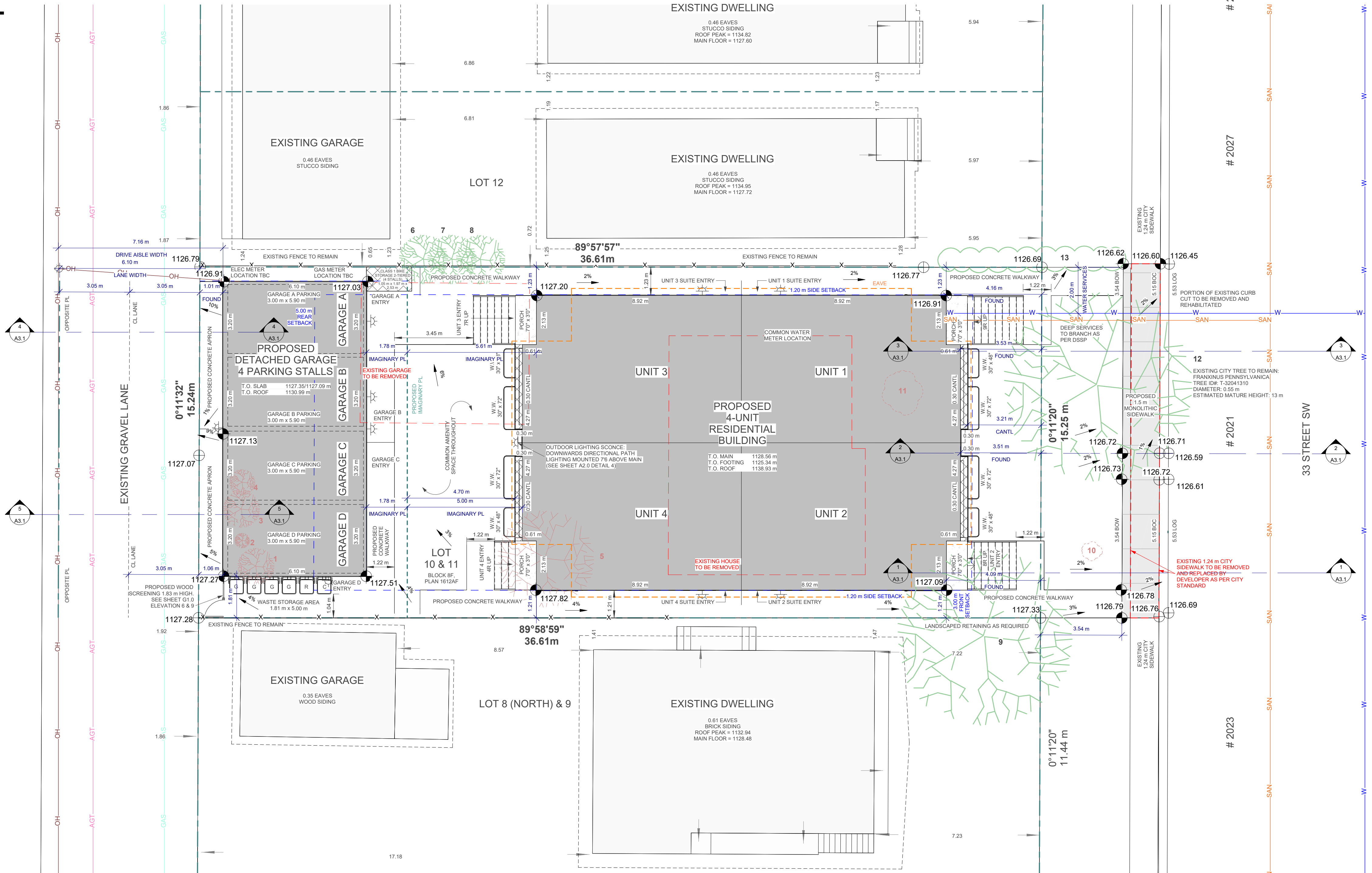
SETBACKS:

EXLAIN REQUIREMENT:	
FRONT SETBACK:	3.0 m MIN
REAR SETBACK:	1.2 m MIN
REAR SETBACK:	5.0 m MIN
PROVIDED:	
FRONT SETBACK:	3.21 m
REAR SETBACK:	12.71 m

SITE LEGEND:

EXISTING PROPERTY LINES	---
REMARKS	---
UTILITY ROW & CAVEATS	OH - OH
ROOF OVERHANG	SAN - SAN
STORMWATER	W - W
WATER LINES	GAS - GAS
GAS LINES	AGT - AGT
TELEPHONE LINES	---
EXISTING TREES/PLANT TO BE REMOVED	(Symbol)
PROPOSED RESIDENCE	(Symbol)
PROPOSED CANTILEVERS	(Symbol)
PROPOSED GARAGES	(Symbol)
EXISTING BUILDINGS	(Symbol)
CONCRETE PATHS, ETC	(Symbol)
GRAVEL	(Symbol)
WOOD DECK/SIDEPORCHES	(Symbol)
EXISTING POWER POLE	(Symbol)
PROPOSED GEODETICS	(Symbol)
EXISTING GEODETICS	(Symbol)

DISCLAIMER:
ALL SITE INFORMATION IS BASED OFF OF THIRD PARTY DRAWINGS. ELLERGOOT DESIGN TAKES NO RESPONSIBILITY FOR INACCURATE OR MISSING INFORMATION. CLIENTS SHOULD VERIFY SERVICE SIZES OR LOCATIONS, BUILDING TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.



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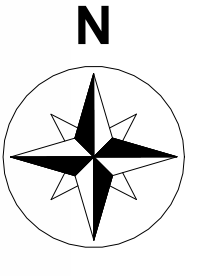
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LANDSCAPING LEGEND:

TREE TYPE	QUANTITY	SIZE
DECIDUOUS TREE (HARDY MAPLE)	2	65mm CAL.
CONIFEROUS TREE (SPRUCEDALE PINE)	2	3.0m TALL
CONIFEROUS TREE (COLORADO BLUE SPRUCE)	2	0.6m SPREAD
SHRUB TYPE (CORBARY FRITSCHIA / PRINSEPIA GRENZBURG)	12	0.7 m HEIGHT
POTENTILLA (DAPHNORA FLORIBUNDA)	6	0.8 m HEIGHT

PROVIDED PLANTING: 1.58 TREE PER 110 SF / 3.55 SHRUBS PER 110 SF

ALL EXISTING TREES REMOVED. NO PUBLIC TREES ADJACENT TO SUBJECT PARCEL.

SOFT & HARDSCAPE CALCS:

SOFTSCAPE	HARDSCAPE
MULCH: 248.65 SF (11.62 m ²)	CONCRETE: 1089.29 SF (101.22 m ²)
GRASS: 718.17 SF (66.46 m ²)	WOODDECKING: 302.52 SF (28.14 m ²)
TOTAL: 966.82 SF (88.08 m ²)	GRANITE: 109.35 SF (10.11 m ²)
	TOTAL: 1198.51 SF (111.37 m ²)

TOTAL LANDSCAPED AREA: 2296.69 SF (213.22 m²)

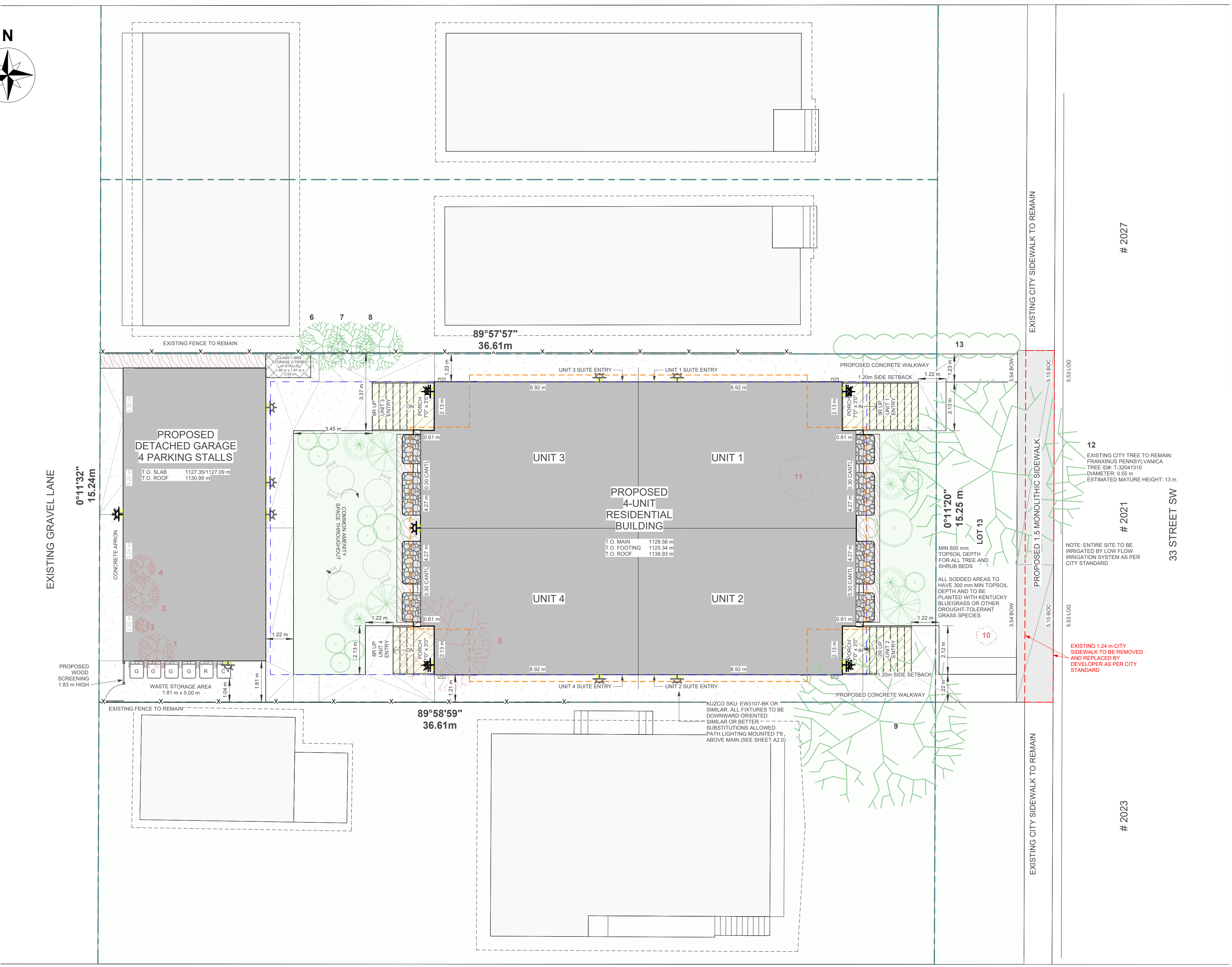
REQUIRED SOFTSCAPE: 898.82 SF (83.08 m²) 39.57% LANDSCAPED AREA
PROVIDED SOFTSCAPE: 966.82 SF (88.08 m²) 42.10% LANDSCAPED AREA
PROVIDED HARDSCAPE: 1089.29 SF (101.22 m²) 47.43% LANDSCAPED AREA

GENERAL NOTES:
A MINIMUM DEPTH OF 300mm TOPSOIL IS TO BE PROVIDED FOR ALL SOODED AREAS AND 600mm FOR SHRUB AND TREE BEDS.
ALL SOODED AREAS ARE TO BE PLANTED WITH KENTUCKY BLUEGRASS OR OTHER DROUGHT-TOLERANT GRASS SPECIES.
ENTIRE SITE TO BE IRRIGATED BY LOW FLOW IRRIGATION SYSTEM AS PER CITY STANDARD.

EXISTING TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT
1	DECIDUOUS - SPECIES UNKNOWN	0.05	1.50	2.50
2	DECIDUOUS - SPECIES UNKNOWN	0.05	0.60	5.00
3	DECIDUOUS - SPECIES UNKNOWN	0.20	1.50	10.00
4	DECIDUOUS - SPECIES UNKNOWN	0.15	1.00	10.00
5	DECIDUOUS - SPECIES UNKNOWN	0.30	4.00	6.00
6	DECIDUOUS - SPECIES UNKNOWN	0.20	2.00	9.00
7	DECIDUOUS - SPECIES UNKNOWN	0.20	2.00	9.00
8	DECIDUOUS - SPECIES UNKNOWN	0.20	2.00	9.00
9	DECIDUOUS - SPECIES UNKNOWN	0.55	8.00	8.00
10	BUSH	---	0.80	0.65
11	BUSH	---	1.70	1.20
12	EXISTING CITY TREE TO REMAIN: FRANKLINIA PENNSYLVANICA TREE (D.E. T-32041310)	0.55	6.00	13.00
13	BUSH	---	0.90	1.30

RED TEXT DENOTES EXISTING TREE/BUSH TO BE REMOVED



PROPOSED LANDSCAPING PLAN
1: 100



LANDSCAPING FRONT ELEVATION
1: 100



LANDSCAPING REAR ELEVATION
1: 100

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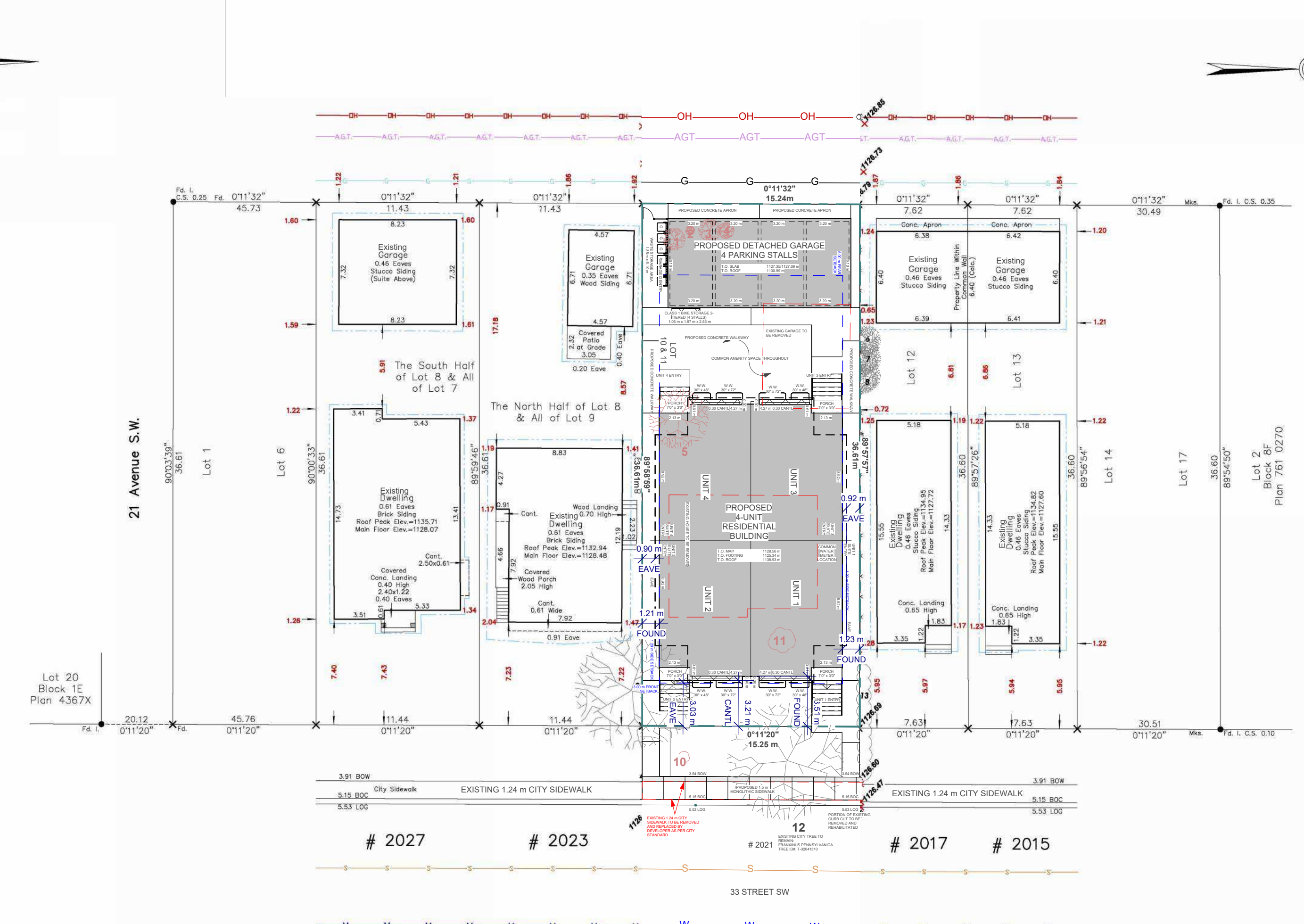
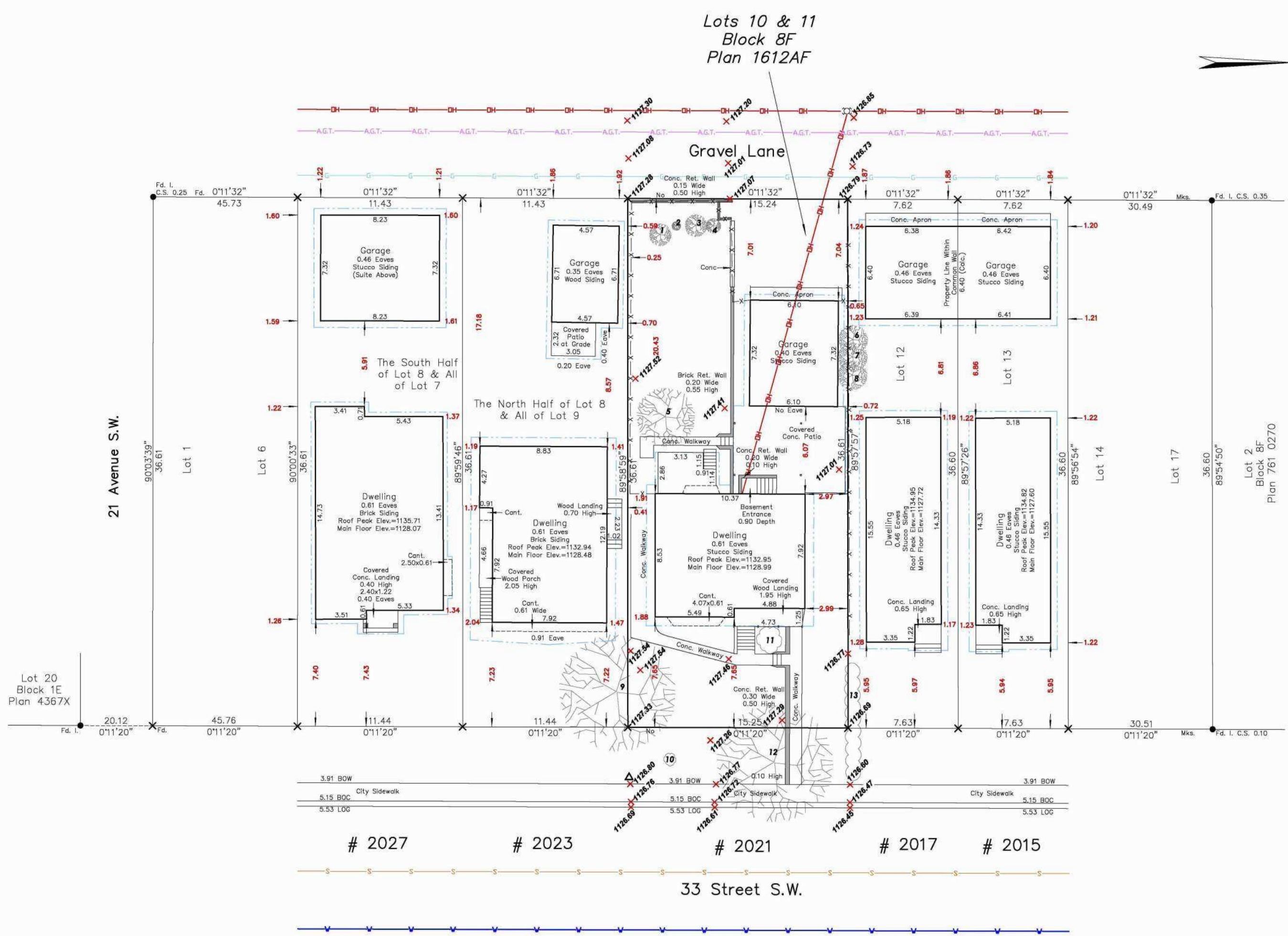
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1 EXISTING BLOCK PLAN
1:250

2 PROPOSED BLOCK PLAN
1:250

LEGAL DESCRIPTION: Lots 10 & 11 Block 8F Plan 1612AF
MUNICIPAL ADDRESS: 2021 33 Street S.W. Calgary, Alberta
DATE OF SURVEY: October 23rd, 2025.

- LEGEND**
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 12724 Elev.=1126.05
Distances are in metres and decimals thereof.
Bearings are Grid (37M-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: [Symbol]
Drill Holes are shown thus: [Symbol]
Found Iron Bars are shown thus: [Symbol]
Magnetic Nails are shown thus: [Symbol]
Calculation points are shown thus: [Symbol]
Fire Hydrants are shown thus: [Symbol]
Water Valves are shown thus: [Symbol]
Power Poles are shown thus: [Symbol]
Manholes are shown thus: [Symbol]
Lamp Standards are shown thus: [Symbol]
Street Signs are shown thus: [Symbol]
Property lines are shown thus: [Symbol]
Utility Right of Ways are shown thus: [Symbol]
Eaves are shown thus: [Symbol]
Fences are shown thus: [Symbol]
Streetlight Cables are shown thus: [Symbol]
Underground Electrical lines shown thus: [Symbol]
Stormline are shown thus: [Symbol]
Sanitaryline are shown thus: [Symbol]
Combined Storm/Sanitary are shown thus: [Symbol]
Telephone Lines are shown thus: [Symbol]
Waterline are shown thus: [Symbol]
Gasline are shown thus: [Symbol]
Overhead Electrical lines shown thus: [Symbol]

SQUARE FOOTAGE

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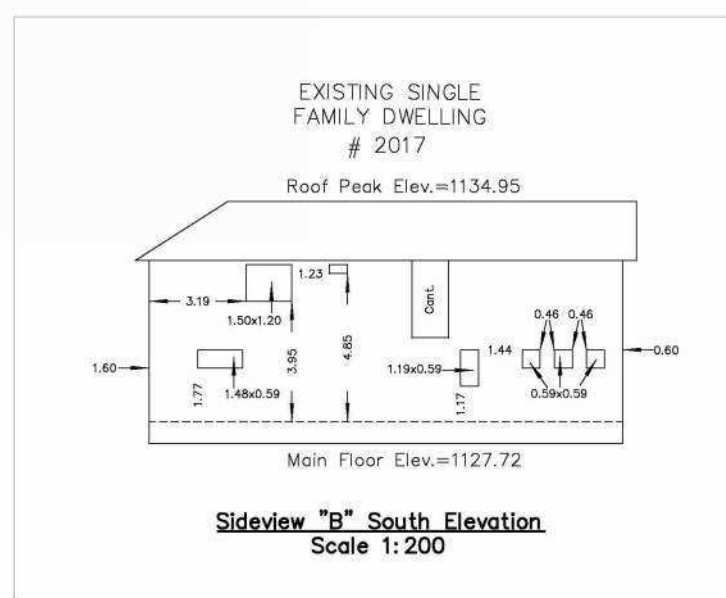
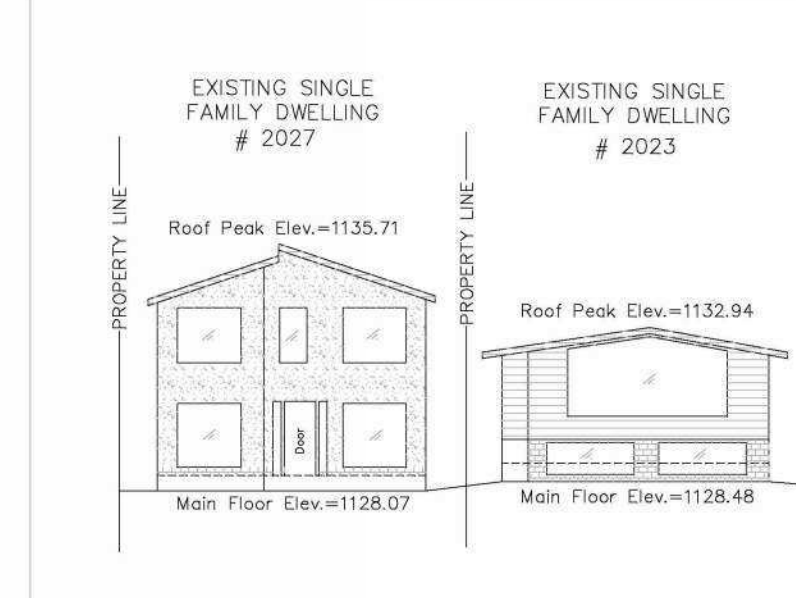
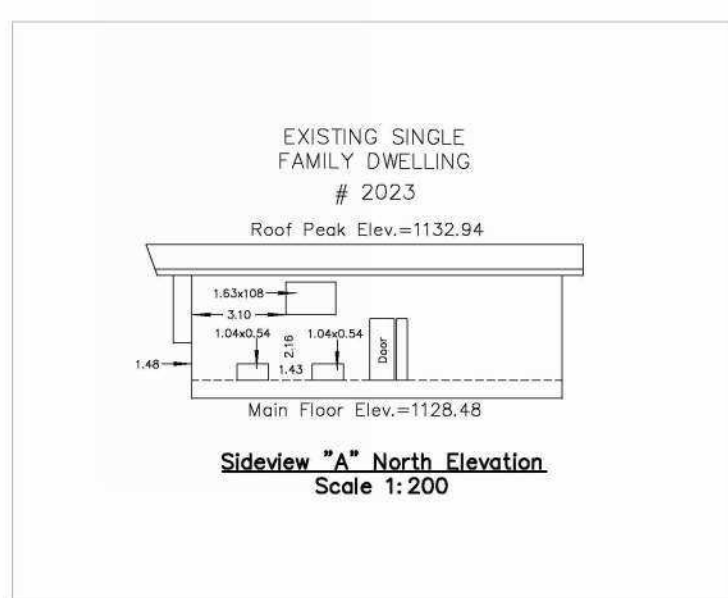
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SCALE: 1:250
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REVISION HISTORY

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8 STREETScape
1:250

NOTE:
Title information is based on the C. of T. 181_052_095, which was searched on the 23rd day of October, 2025, and is subject to:
No Pertinent Registration.

- ABBREVIATIONS**
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Cont---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
FD---Found
I---Iron Post
I.B---Iron Bar
L/C---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

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

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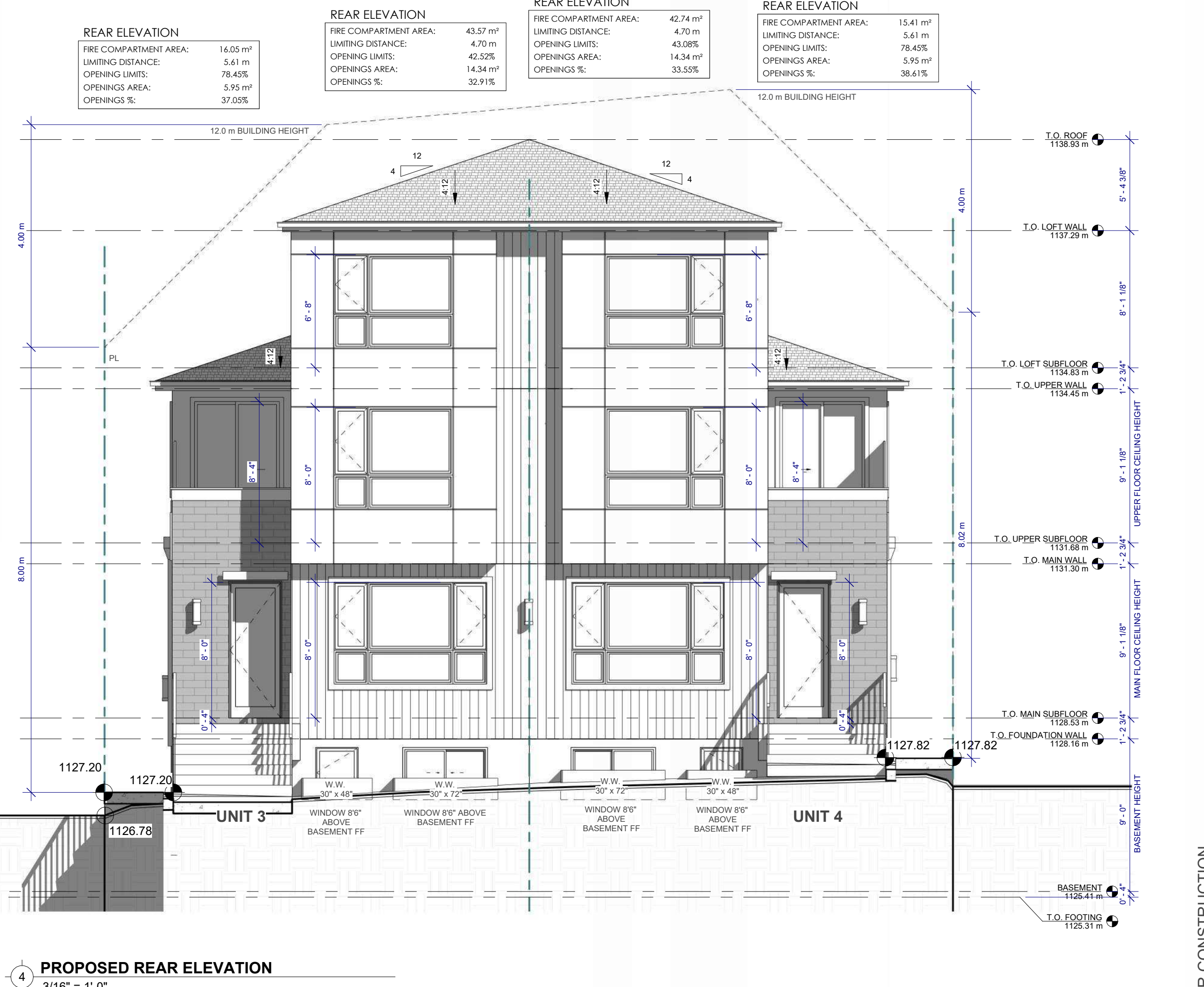
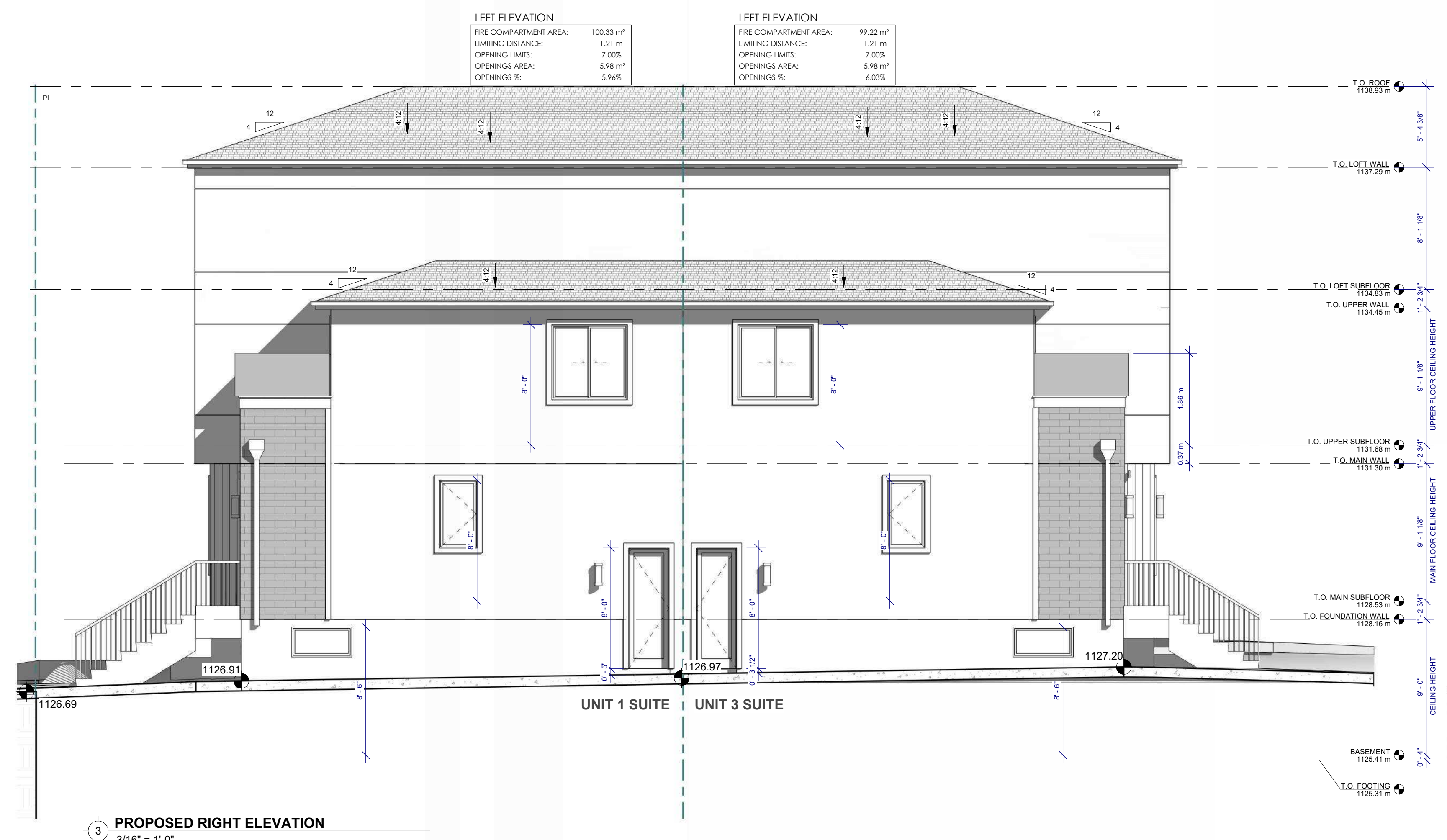
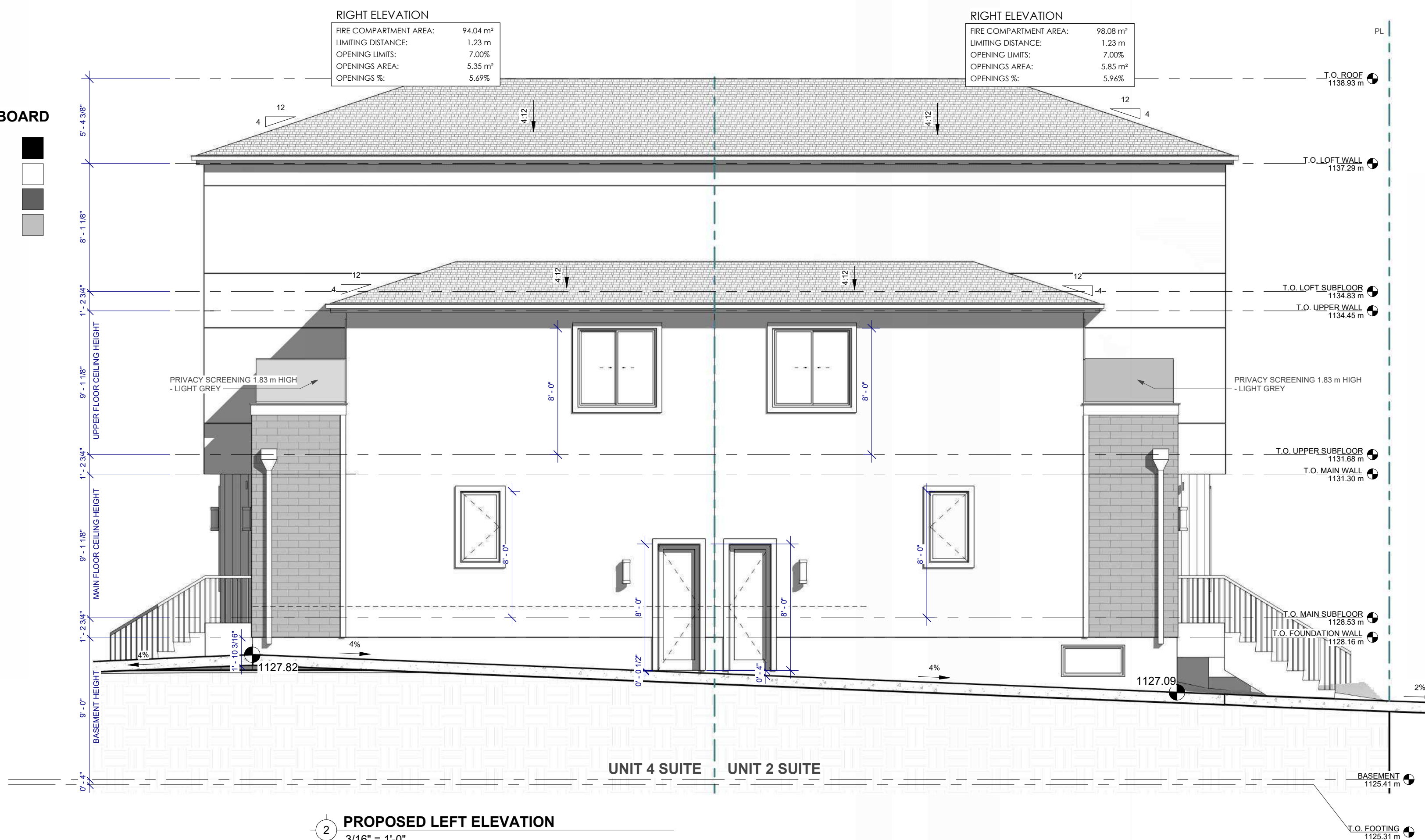
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COLOUR BOARD

BLACK
WHITE
DARK GREY
LIGHT GREY



SHEET LIST

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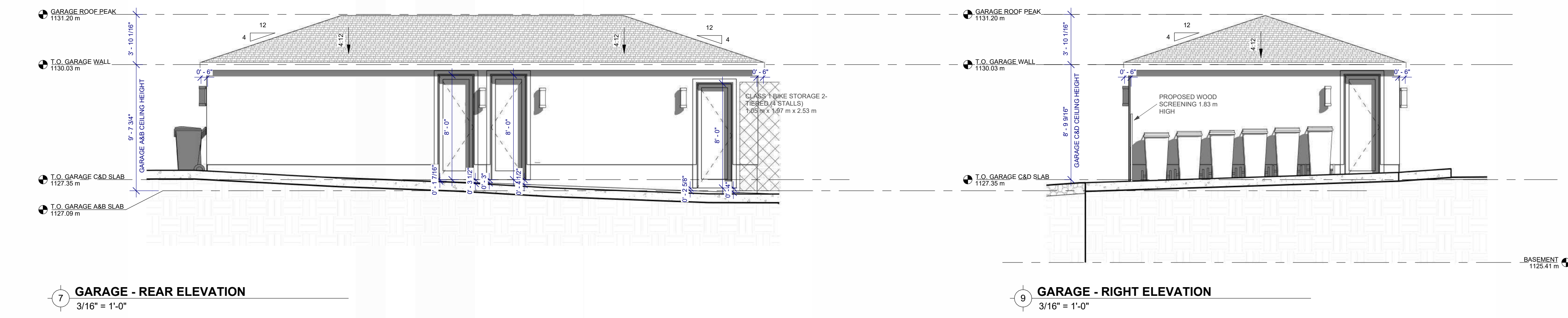
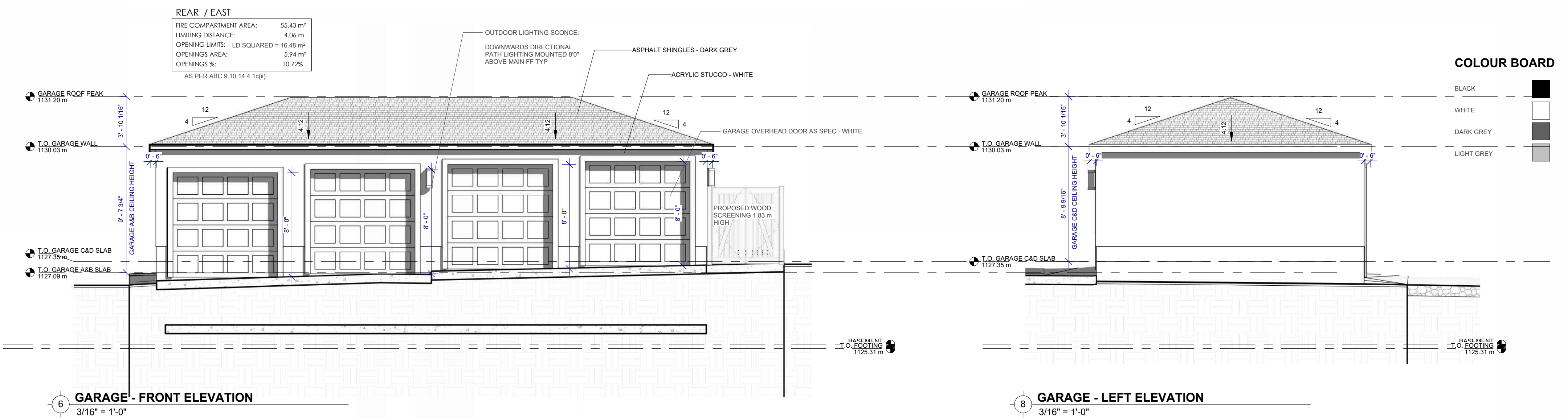
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CLIENT PROJECT: MILLARNEY/OLENABERRY - MULTIFAMILY DWELLING
LEGAL ADDRESS: LOT 10811, BLOCK 8F, PLAN 16124F
CIVIC ADDRESS: 2021 33 STREET SW

DRAWING INFORMATION

PROJECT LEAD: DESIGNER
STATUS: DEVELOPMENT PERMIT
SCALE: As Indicated
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REVISION HISTORY: DATE

NOT FOR CONSTRUCTION