



RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY

# 9755 & 9803 ELBOW DR

ARCHITECTURAL DRAWING LIST

| | |
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9755 & 9803 ELBOW DR

9755 & 9803 ELBOW DRIVE SW
CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
CONTACT: JESSICA STOLLBERT
TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
COVER PAGE

| PROJECT NUMBER | DRAWN |
|---|---|
| 2610 | JS |
| SCALE | CHECKED |
| | LA |

DRAWING NO.
DP0.00

## SITE INFORMATION

MUNICIPAL ADDRESS:
9755 & 9803 ELBOW DRIVE SW
CALGARY AB T2V 1M4

LEGAL ADDRESS:
LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

ZONING:
H-GO

PARCEL AREA:
LOT 20 = 557.12 SM (0.056 HA)
LOT 21 = 557.12 SM (0.056 HA)

BUILDING COVERAGE (BUILDING):
MAX. BUILDING COVERAGE: 60% (334.27m² PER LOT)
PARKING REDUCTION: 19m² / UNCOVERED STALL = 334.27m² - 95m² = 239.27m² MAX. BUILDING COVERAGE

LOT 20 PROPOSED BUILDING COVERAGE: 239.27m² (144.45m² FRONT BUILDING + 94.82m² REAR BUILDING)
LOT 21 PROPOSED BUILDING COVERAGE: 239.27m² (144.45m² FRONT BUILDING + 94.82m² REAR BUILDING)

DENSITY:
MAX. ALLOWABLE = 1.5 F.A.R.
MAX. GFA = (557.12m² PARCEL AREA x 1.5 F.A.R.) = 835.68m²

LOT 20 PROPOSED GFA = 587.01m² (296.84m² FRONT BUILDING + 290.17m² REAR BUILDING) = 1.05 F.A.R.
LOT 21 PROPOSED GFA = 587.01m² (296.84m² FRONT BUILDING + 290.17m² REAR BUILDING) = 1.05 F.A.R.

LOT 20 PROPOSED NO. DWELLING UNITS = 8
LOT 21 PROPOSED NO. DWELLING UNITS = 8
DWELLING UNIT DENSITY = 143.6 UNITS/HA

NOTES:

1. ALL BUILDING AND SITE ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE
2. ALL BUILDINGS AND SITE ELEMENTS TO BE CONSTRUCTED AS SINGLE PHASE
3. BUILDING CORNER DIMENSIONS TO PROPERTY LINES VARY DUE TO PROPERTY LINES HAVING DIFFERENT ANGLES
4. BUILDING COVERAGE MEASURED TO FACE OF FOUNDATION WALLS

MINIMUM SETBACKS:

| | |
|---|---|
| FRONT (EAST) | 3.0m |
| SIDE (NORTH) | 1.2m |
| SIDE (SOUTH) | 1.2m |
| REAR (WEST) | 1.2m |

MAXIMUM ALLLOWABLE HEIGHT:
8m AT SIDE PROPERTY LINES, SLOPED UPWARDS AT 45° TO A MAX. OF 12m. 12m OUTSIDE OF THE AREA NOTED ABOVE

CAR PARKING:
REQUIRED: 0.5 STALLS / UNIT = 4 STALLS PER LOT
PROVIDED: 5 STALLS PER LOT

CLASS 1 BICYCLE PARKING:
REQUIRED: 1 CLASS 1 BIKE STALL / UNIT = 8 CLASS 1 BIKE PARKING STALLS PER LOT
PROVIDED = 8 CLASS 1 BIKE PARKING STALLS PER LOT

## SITE PLAN LEGEND

PROPERTY LINE
SETBACK
OVERHANG

EXISTING GEODETIC ELEVATION 38.00
PROPOSED GEODETIC ELEVATION 38.00
SLOPE PERCENT/DIRECTION #%

BUILDING ENTRANCE / EXIT

STRUCTURA 'SUMMIT' WALL SCONCE LIGHT (14W) L
SOFFIT POT LIGHT (14W) SL
STRUCTURA 'AYLA' BOLLARD LIGHT (14W) BL

CATCH BASIN W/ BELOW GRADE STORM TANK CB
GRATED TOP MANHOLE W/ BELOW GRADE DRYWELL GT

PROPOSED CONCRETE - BROOM FINISH

EXISTING FENCE TO REMAIN ex ex ex
PROPOSED WOOD FENCE, MAX. 1.8m HIGH x x x

EXISTING ABOVE GRADE POWERLINE P P P
PROPOSED ABOVE GRADE POWERLINE P P P

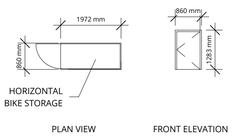
EXISTING ABOVE GRADE A.G.T. LINE T T T
PRPOPOSED ABOVE GRADE A.G.T. LINE T T T

EXISTING BELOW GRADE WATER LINE W W W
PROPOSED BELOW GRADE WATER LINE W W W

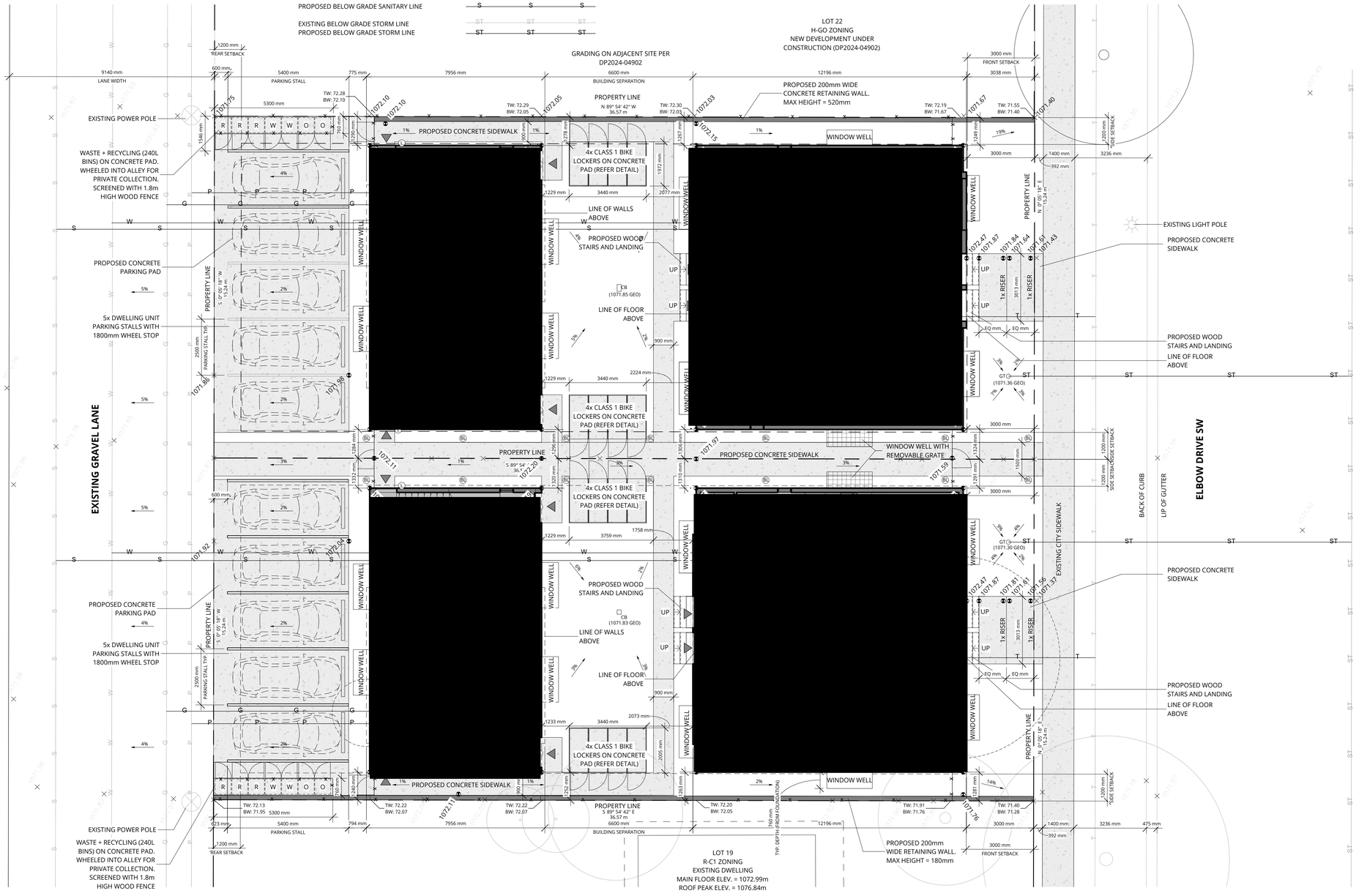
EXISTING BELOW GRADE SANITARY LINE S S S
PROPOSED BELOW GRADE SANITARY LINE S S S

EXISTING BELOW GRADE STORM LINE ST ST ST
PROPOSED BELOW GRADE STORM LINE ST ST ST

## CLASS 1 BIKE LOCKERS




BIKE LOCKER SPECIFIC NOTES
BIKE LOCKER TO BE ANCHORED TO GROUND
BIKE LOCKER AREA TO BE ADEQUATELY ILLUMINATED
BIKE LOCKER DOORS TO BE LOCKABLE




3 SITE PLAN
DP1.01 SCALE : 1 : 100

ISSUED FOR:

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CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
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E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
SITE PLAN

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DRAWING NO.
DP1.01

## LANDSCAPE PLAN LEGEND

PROPERTY LINE
SETBACK
OVERHANG

EXISTING GEODETIC ELEVATION 38.00 ×
PROPOSED GEODETIC ELEVATION 38.00
SLOPE PERCENT/DIRECTION #%

CATCH BASIN CB
GRATED TOP MANHOLE W/ BELOW GRADE DRYWELL GT

BUILDING ENTRANCE / EXIT

STRUCTURA 'AYLA' BOLLARD LIGHT (14W) BL

PROPOSED CONCRETE - BROOM FINISH
PROPOSED GRASS
PROPOSED MULCH (PLANTING BED)

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE REMOVED

EXISTING CONIFEROUS TREE TO REMAIN

EXISTING CONIFEROUS TREE TO BE REMOVED

PROPOSED TREE - SPRING SNOW CRAB APPLE (MIN. 60mm CALIPER WHEN PLANTED)
**PROVIDED: 3 PER LOT**

PROPOSED TREE - DWARF SPRUCE (MIN. 2m HEIGHT WHEN PLANTED)
**PROVIDED: 3 PER LOT**

PROPOSED SHRUB - CLAVEY'S DWARF HONEYSUCKLE (MIN. 0.6M HEIGHT OR SPREAD WHEN PLANTED)
**PROVIDED: 11 PER LOT**

PROPOSED SHRUB - MUGO PINE (MIN. 0.6M HEIGHT OR SPREAD WHEN PLANTED)
**PROVIDED: 5 PER LOT**

LANDSCAPING AREAS:
LOT 20 TOTAL LANDSCAPING AREA PROVIDED: 204.5m²
LOT 21 TOTAL LANDSCAPING AREA PROVIDED: 204.9m²

*EXCLUDES CAR PARKING, W+R, BIKE PARKING, WINDOW WELLS*

SOFT LANDSCAPING REQUIRED: 30% OF LANDSCAPED AREA = 60.21m² PER LOT

LOT 20 SOFT LANDSCAPING PROVIDED: +/- 121.1m² (59%)
LOT 21 SOFT LANDSCAPING PROVIDED: +/- 124.5m² (61%)

NOTES:

1. ALL BUILDING AND SITE ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE
2. ALL PROPOSED SOFT LANDSCAPING WITH NEW SHRUBS AND GRASSES WILL COME WITH AN AUTOMATIC UNDERGROUND LOW WATER IRRIGATION SYSTEM.
3. A MINIMUM OF 300MM TOPSOIL IS PROPOSED TO BE USED FOR ALL NEW ABSORBENT LANDSCAPING AREAS ON / WITHIN THE PROPOSED SITE
4. NO SIDEWALK REPLACEMENT OR WIDENING IS TO OCCUR WITHIN THE DRIPLINE OF THE PUBLIC TREE TO BE RETAINED

## EXISTING TREE SCHEDULE

T1
DECIDUOUS TREE
TRUNK 0.05m
CANOPY 3.00m
HEIGHT 3.00 m
**TO BE REMOVED**

T2
CONIFEROUS TREE
TRUNK 0.60m
CANOPY 9.00m
HEIGHT 10.00 m
**TO BE REMOVED**

T3
DECIDUOUS TREE: MANITOBA MAPLE
TRUNK 0.45m
CANOPY 8.00m
HEIGHT 12.00 m
**CITY TREE TO REMAIN**

T4
DECIDUOUS TREE: NORTHWEST POPLAR
TRUNK 0.20m
CANOPY 6.00m
HEIGHT 7.00 m
**CITY TREE TO REMAIN**

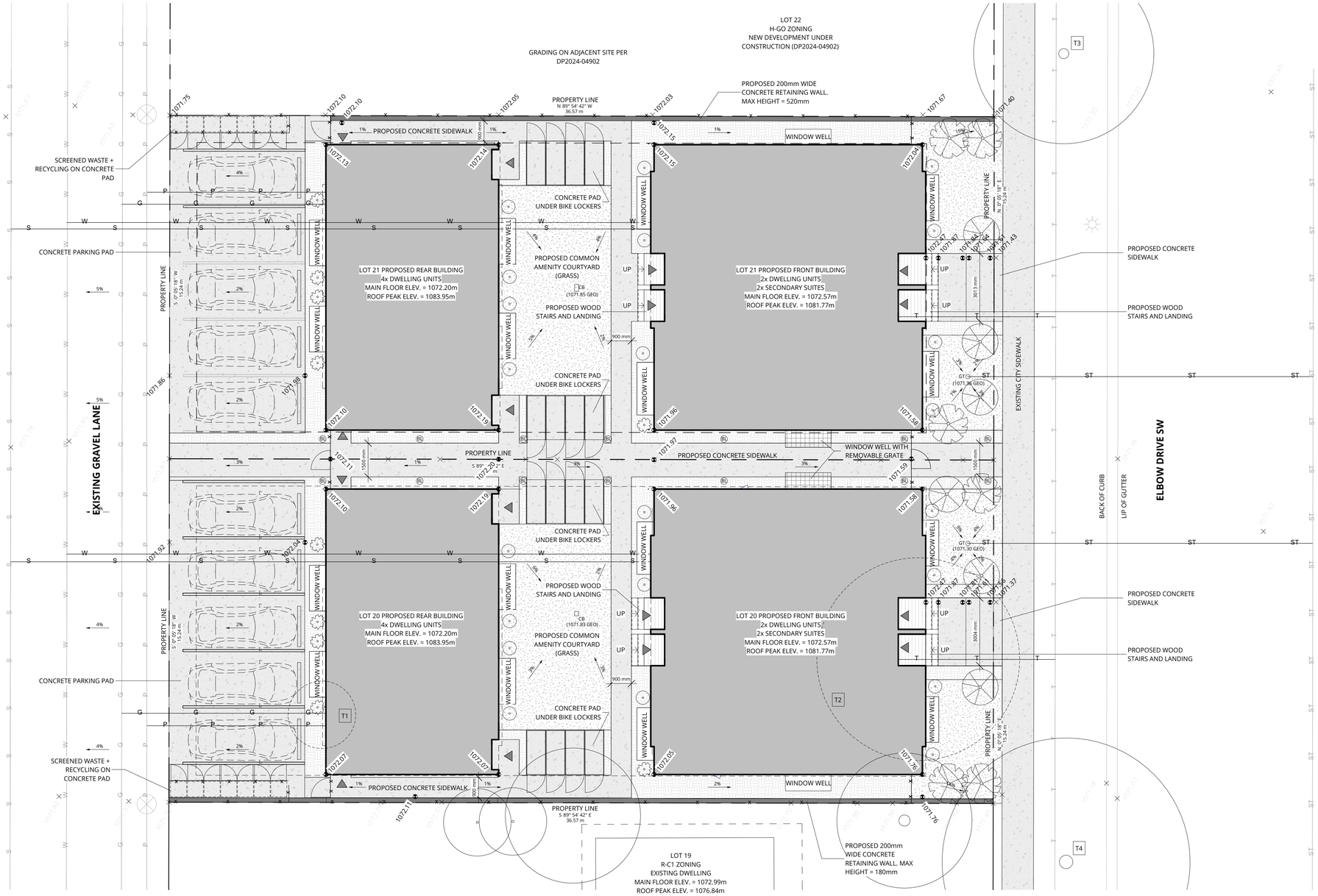
## TREE + SHRUB COUNT

TREES
REQUIRED: 1.0 TREES / 110 SM PARCEL AREA (557.12 SM / 110 SM x 1 TREE) = 6 TREES PER LOT

PROPOSED: 6 PER LOT

SHRUBS
REQUIRED: 3.0 SHRUBS / 110 SM PARCEL AREA (557.12 SM / 110 SM x 3 SHRUBS) = 16 SHRUBS PER LOT

PROPOSED: 16 PER LOT




1 LANDSCAPE PLAN
DP1.02 SCALE : 1 : 100

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9755 & 9803 ELBOW DR
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CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
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DRAWING TITLE
LANDSCAPE PLAN

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| 1 : 100 | LA |

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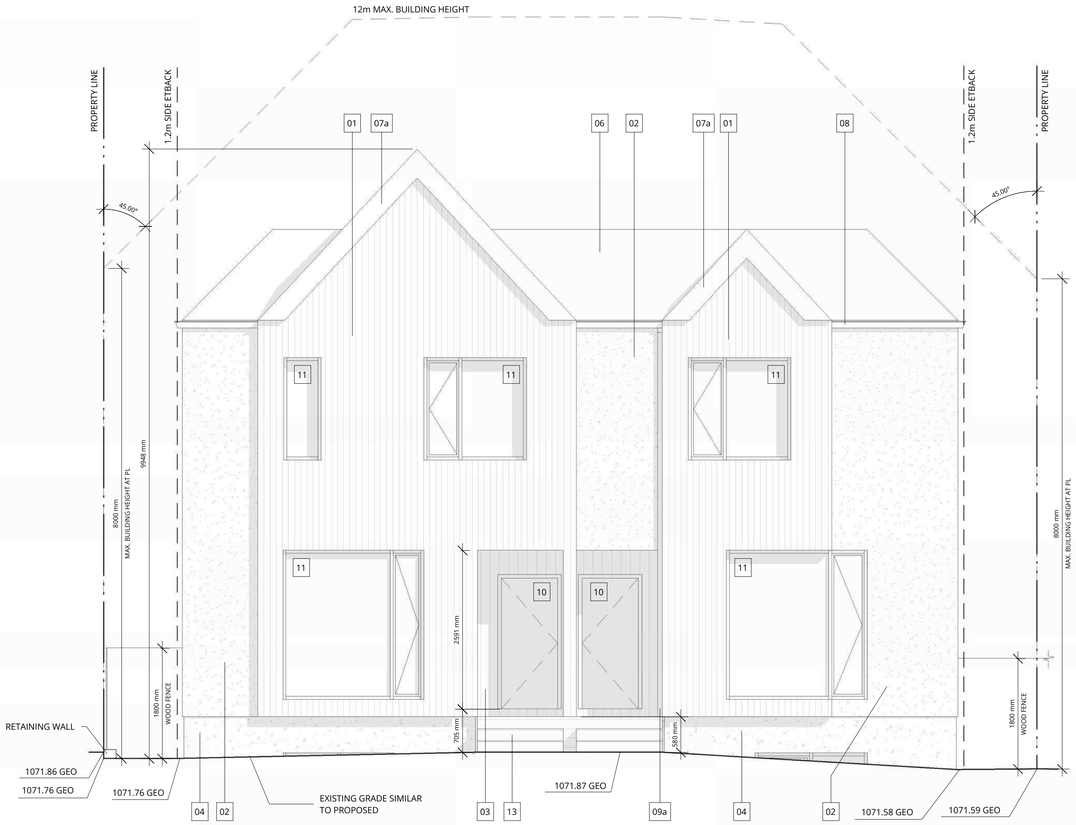
DP1.02

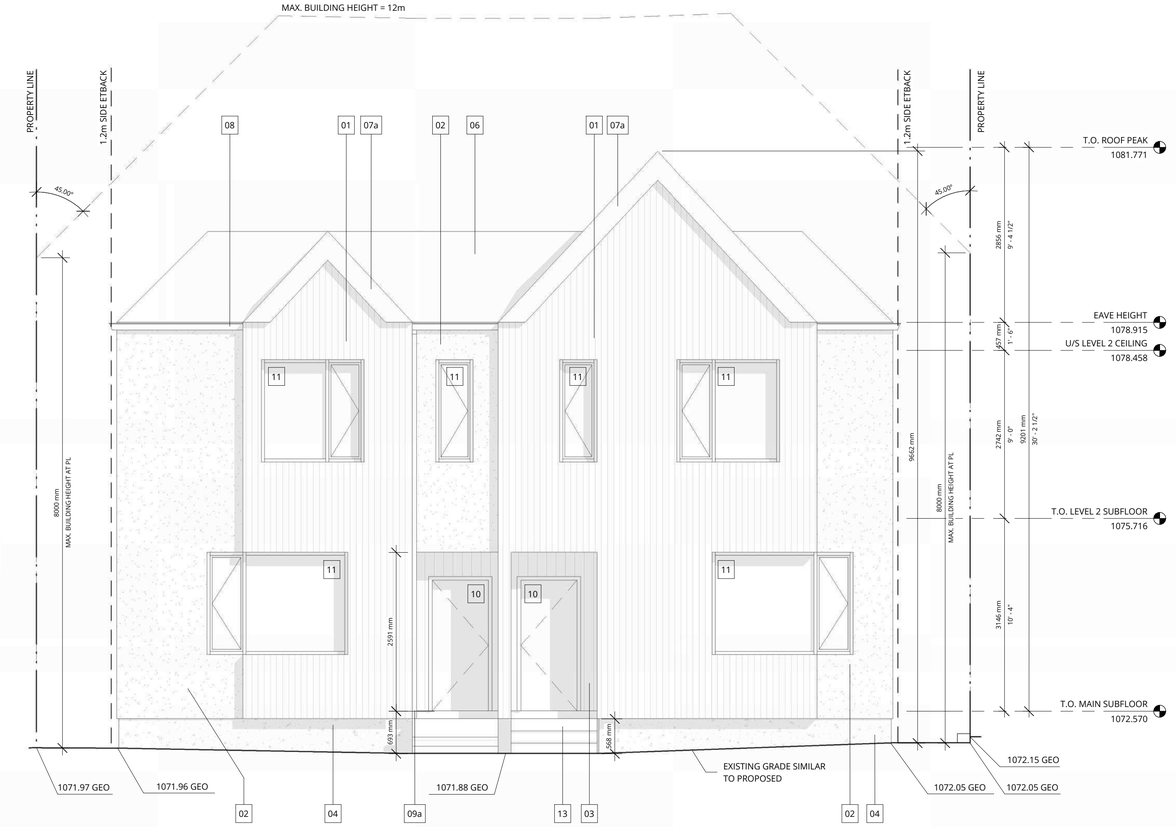
ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED

EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
| 07b | METAL FLASHING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 08 | METAL GUTTER - LIGHT TONE (TO MATCH MATERIAL 02) |
| 09a | METAL DOWNSPOUT - BROWN (TO MATCH MATERIAL 01) |
| 09b | METAL DOWNSPOUT - LIGHT TONE (TO MATCH MATERIAL 02) |
| 10 | SOLID DOOR AND TRIM - BROWN (TO MATCH MATERIAL 03) |
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |




1 DP4.01 EAST ELEVATION - LOT 20 FRONT BUILDING
SCALE : 1 : 50




2 DP4.01 WEST ELEVATION - LOT 20 FRONT BUILDING
SCALE : 1 : 50

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E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 20 FRONT BUILDING

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|---|---|
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| As indicated | LA |

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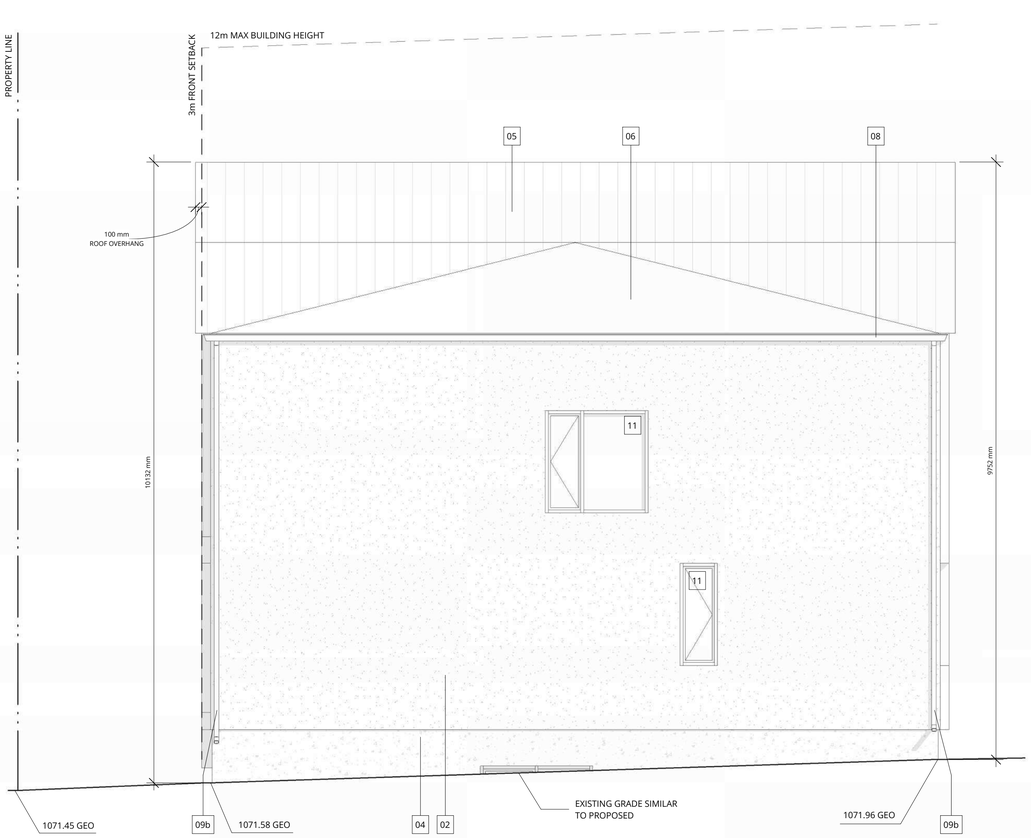
DP4.01

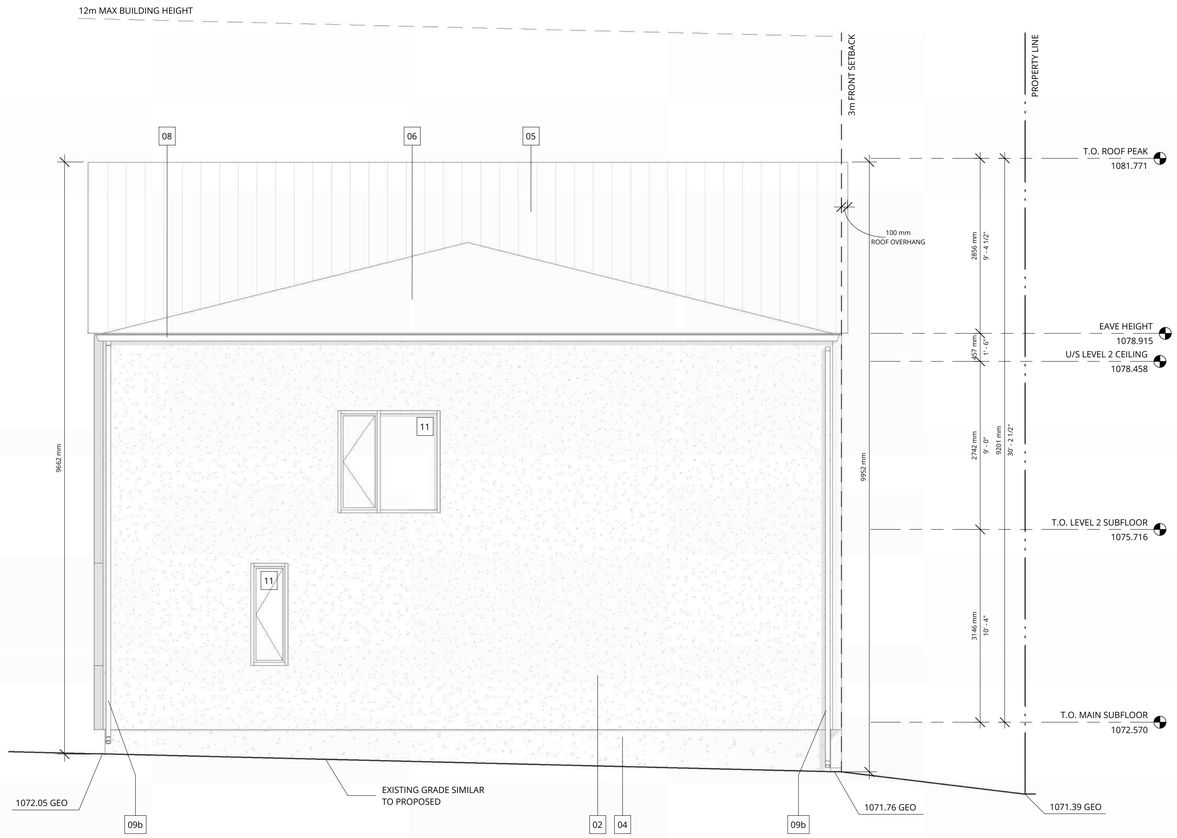
## EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
| 07b | METAL FLASHING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 08 | METAL GUTTER - LIGHT TONE (TO MATCH MATERIAL 02) |
| 09a | METAL DOWNSPOUT - BROWN (TO MATCH MATERIAL 01) |
| 09b | METAL DOWNSPOUT - LIGHT TONE (TO MATCH MATERIAL 02) |
| 10 | SOLID DOOR AND TRIM - BROWN (TO MATCH MATERIAL 03) |
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |

ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED




1 DP4.02 NORTH ELEVATION - LOT 20 FRONT BUILDING
SCALE : 1 : 50




2 DP4.02 SOUTH ELEVATION - LOT 20 FRONT BUILDING
SCALE : 1 : 50

BOLD

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9755 & 9803 ELBOW DRIVE SW
CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
CONTACT: JESSICA STOLLBERT
TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 20 FRONT BUILDING

| PROJECT NUMBER | DRAWN |
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DRAWING NO.
DP4.02

EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
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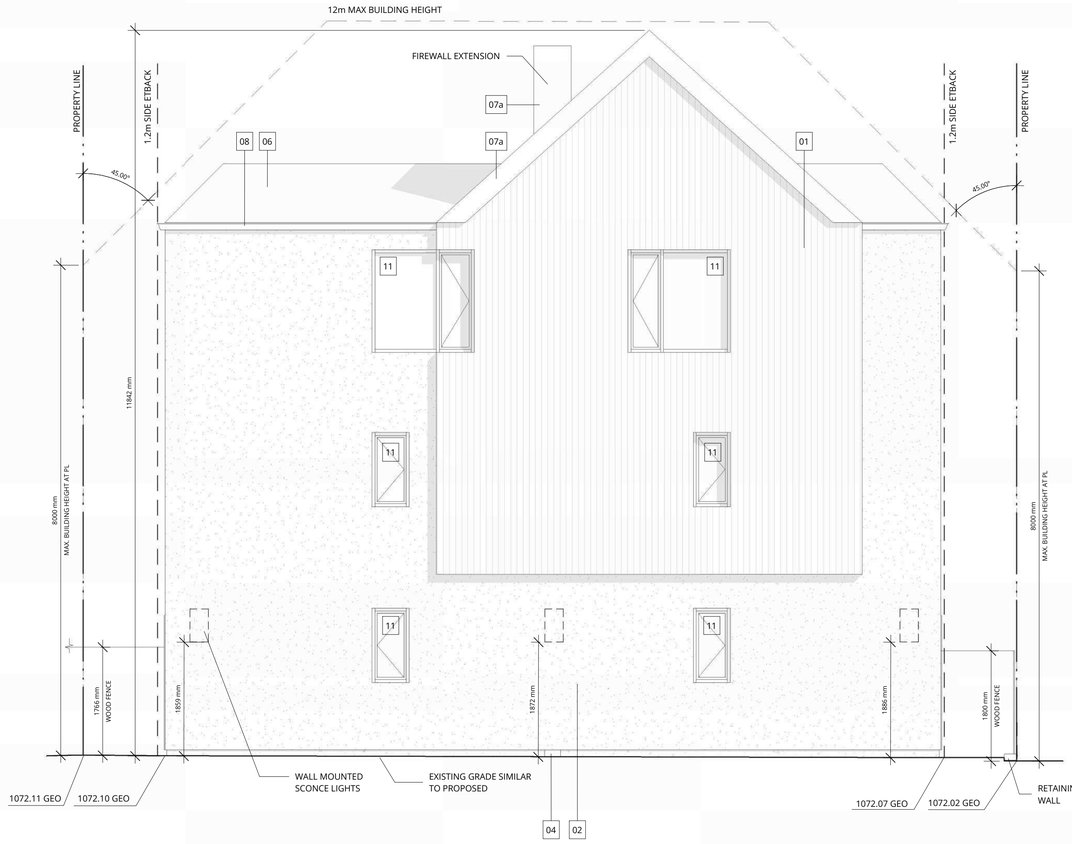
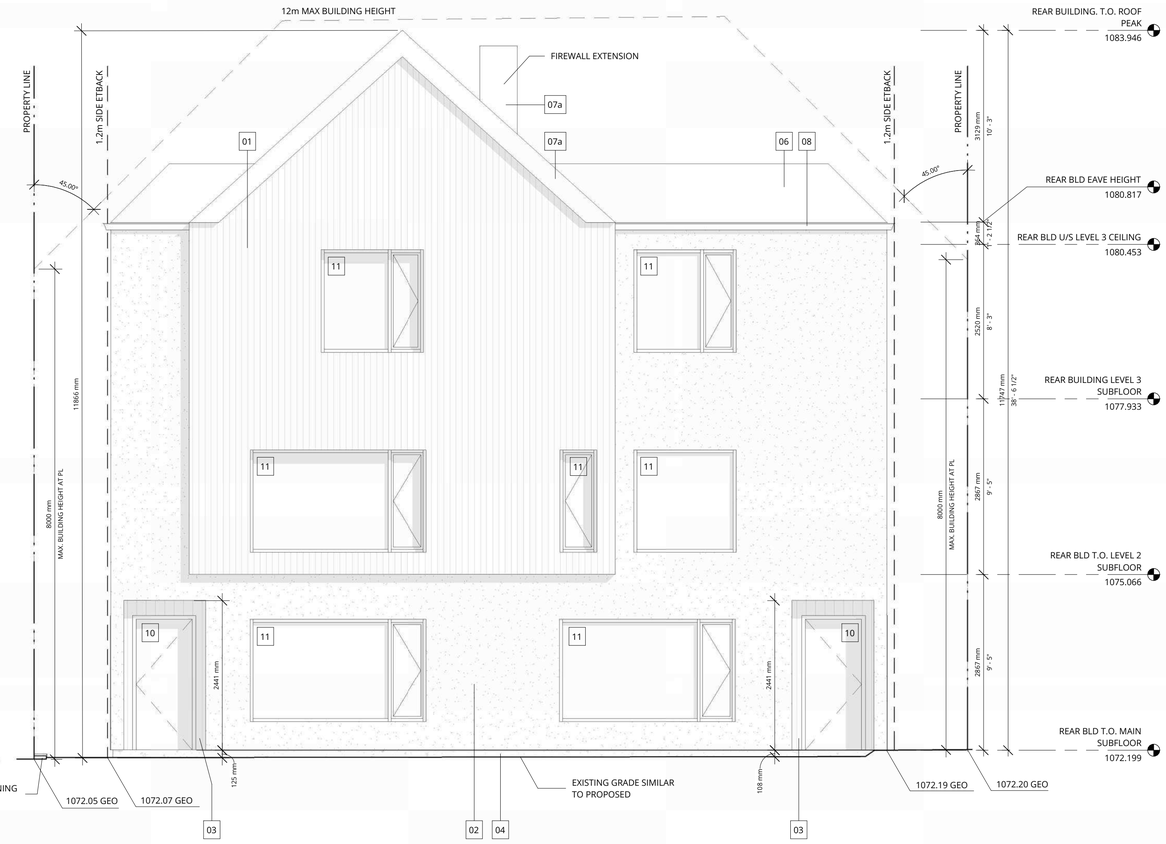
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |

ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED




1 LOT 20 REAR - WEST ELEVATION
DP4.03 SCALE : 1 : 50




2 LOT 20 REAR - EAST ELEVATION
DP4.03 SCALE : 1 : 50

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EXTERIOR ELEVATIONS - LOT 20 REAR BUILDING

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DP4.03

EXTERIOR MATERIAL SCHEDULE

| | |
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| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
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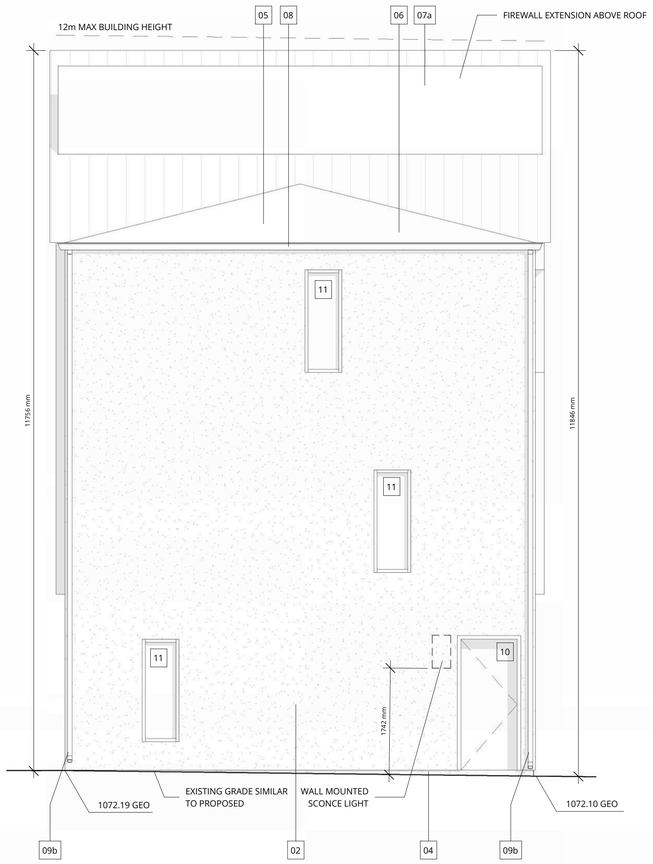
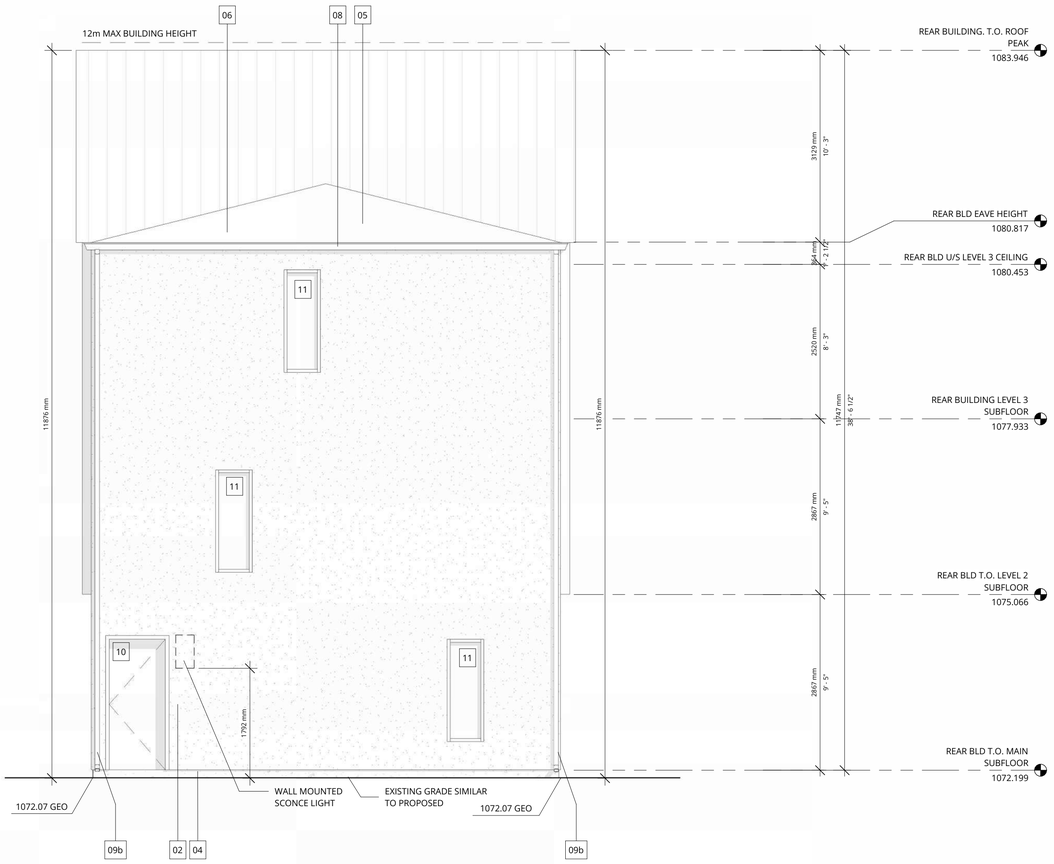
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |

ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED




1 NORTH ELEVATION - LOT 20 REAR BUILDING
DP4.04 SCALE : 1 : 50




2 SOUTH ELEVATION - LOT 20 REAR BUILDING
DP4.04 SCALE : 1 : 50

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DRAWING NO.
DP4.04

EXTERIOR MATERIAL SCHEDULE

| | |
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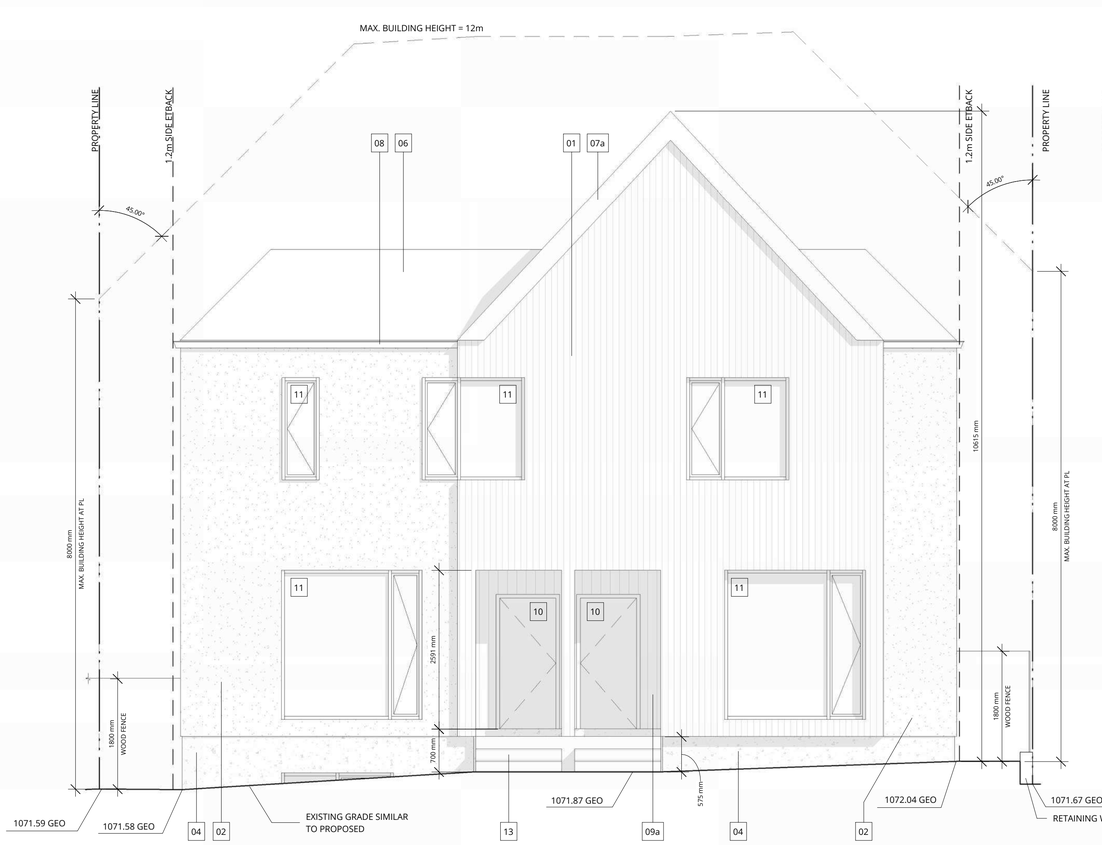
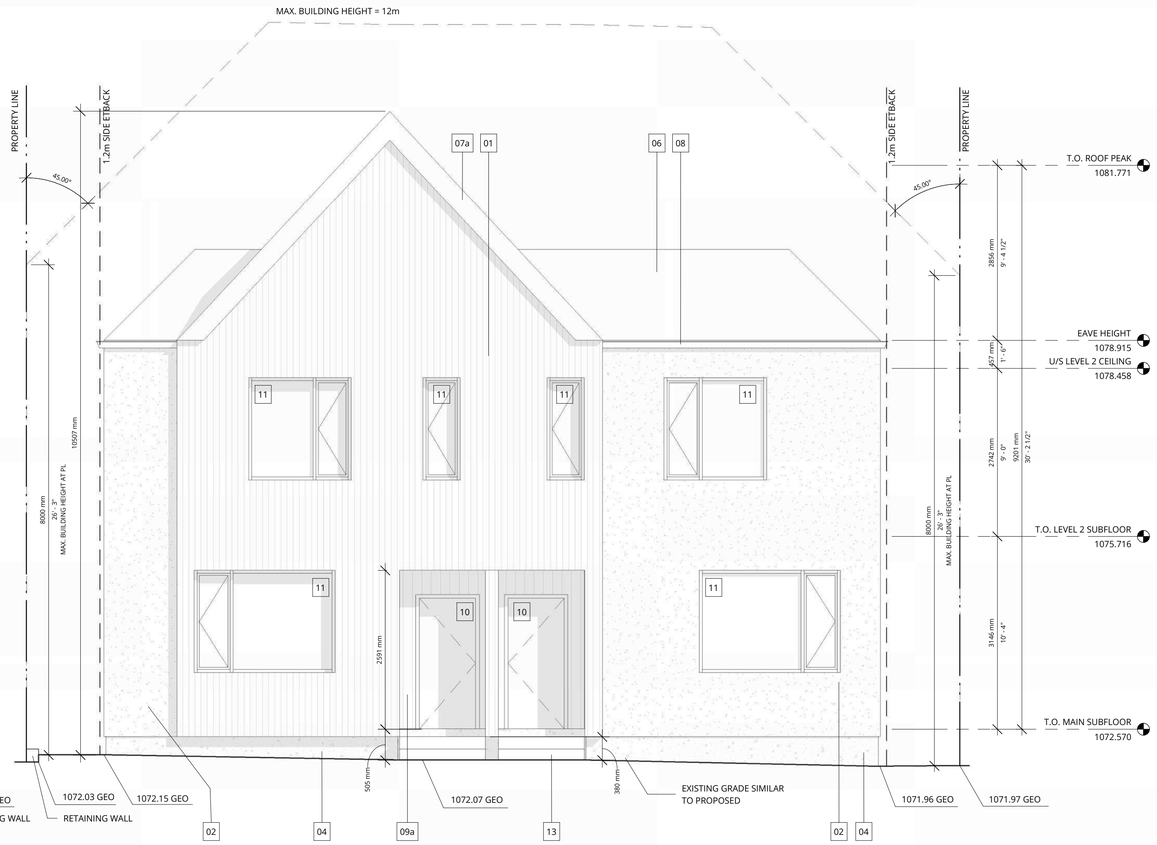
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
| 07b | METAL FLASHING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 08 | METAL GUTTER - LIGHT TONE (TO MATCH MATERIAL 02) |
| 09a | METAL DOWNSPOUT - BROWN (TO MATCH MATERIAL 01) |
| 09b | METAL DOWNSPOUT - LIGHT TONE (TO MATCH MATERIAL 02) |
| 10 | SOLID DOOR AND TRIM - BROWN (TO MATCH MATERIAL 03) |
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |

ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED




1 EAST ELEVATION - LOT 21 FRONT BUILDING
DP4.05 SCALE : 1 : 50




4 WEST ELEVATION - LOT 21 FRONT BUILDING
DP4.05 SCALE : 1 : 50

ISSUED FOR:

| | |
|---|---|
| 2026.10.29 | ISSUED FOR REVISED DEVELOPMENT PERMIT |
| 2026.11.18 | ISSUED FOR REVISED DEVELOPMENT PERMIT |

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## 9755 & 9803 ELBOW DR

9755 & 9803 ELBOW DRIVE SW
CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
CONTACT: JESSICA STOLLBERT
TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 21 FRONT BUILDING

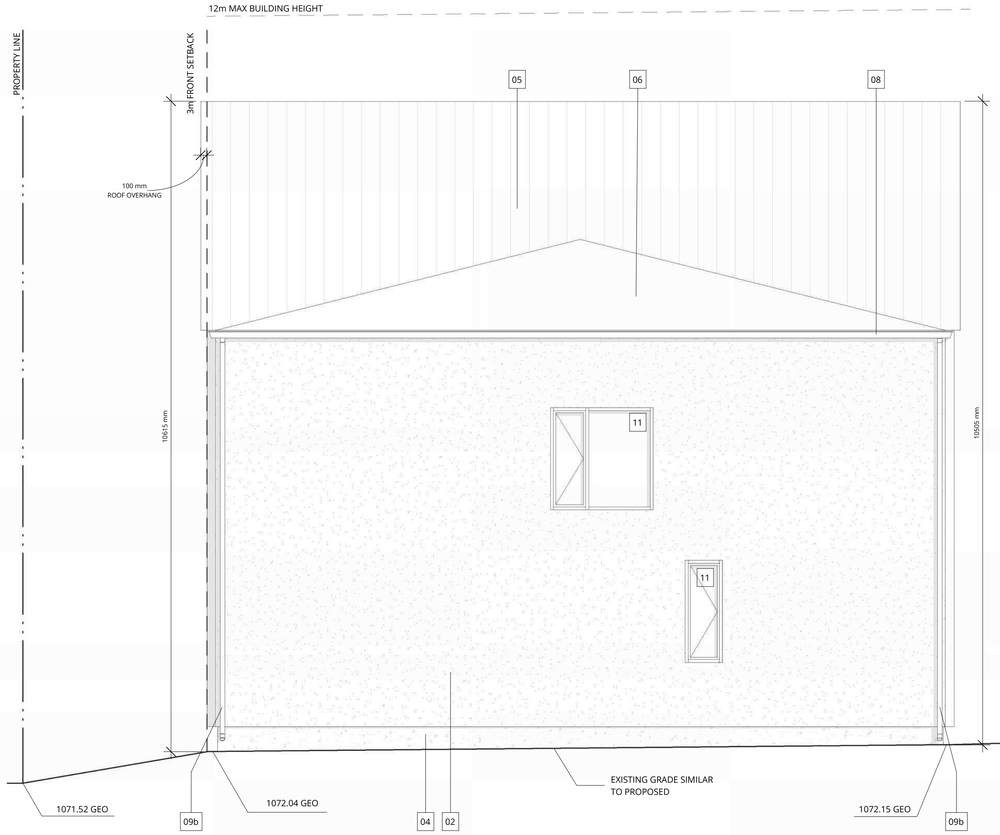
| PROJECT NUMBER | DRAWN |
|---|---|
| 2610 | JS |
| SCALE | CHECKED |
| As indicated | LA |

DRAWING NO.
DP4.05

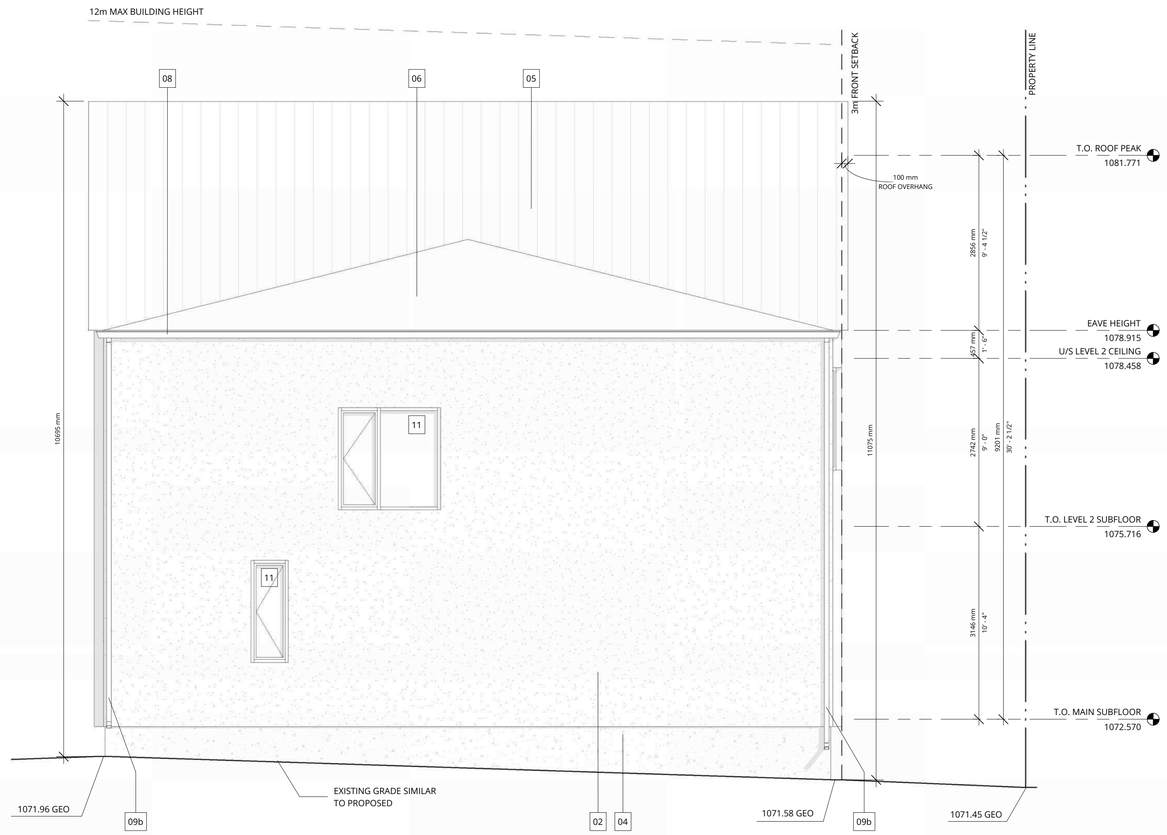
ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED

## EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
| 07b | METAL FLASHING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 08 | METAL GUTTER - LIGHT TONE (TO MATCH MATERIAL 02) |
| 09a | METAL DOWNSPOUT - BROWN (TO MATCH MATERIAL 01) |
| 09b | METAL DOWNSPOUT - LIGHT TONE (TO MATCH MATERIAL 02) |
| 10 | SOLID DOOR AND TRIM - BROWN (TO MATCH MATERIAL 03) |
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |




1 DP4.06 NORTH ELEVATION - LOT 21 FRONT BUILDING
SCALE : 1 : 50




2 DP4.06 SOUTH ELEVATION - LOT 21 FRONT BUILDING
SCALE : 1 : 50

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## 9755 & 9803 ELBOW DR

9755 & 9803 ELBOW DRIVE SW
CALGARY, AB T2V 1M4

LOT 20 + LOT 21
BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
CONTACT: JESSICA STOLLBERT
TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 21 FRONT BUILDING

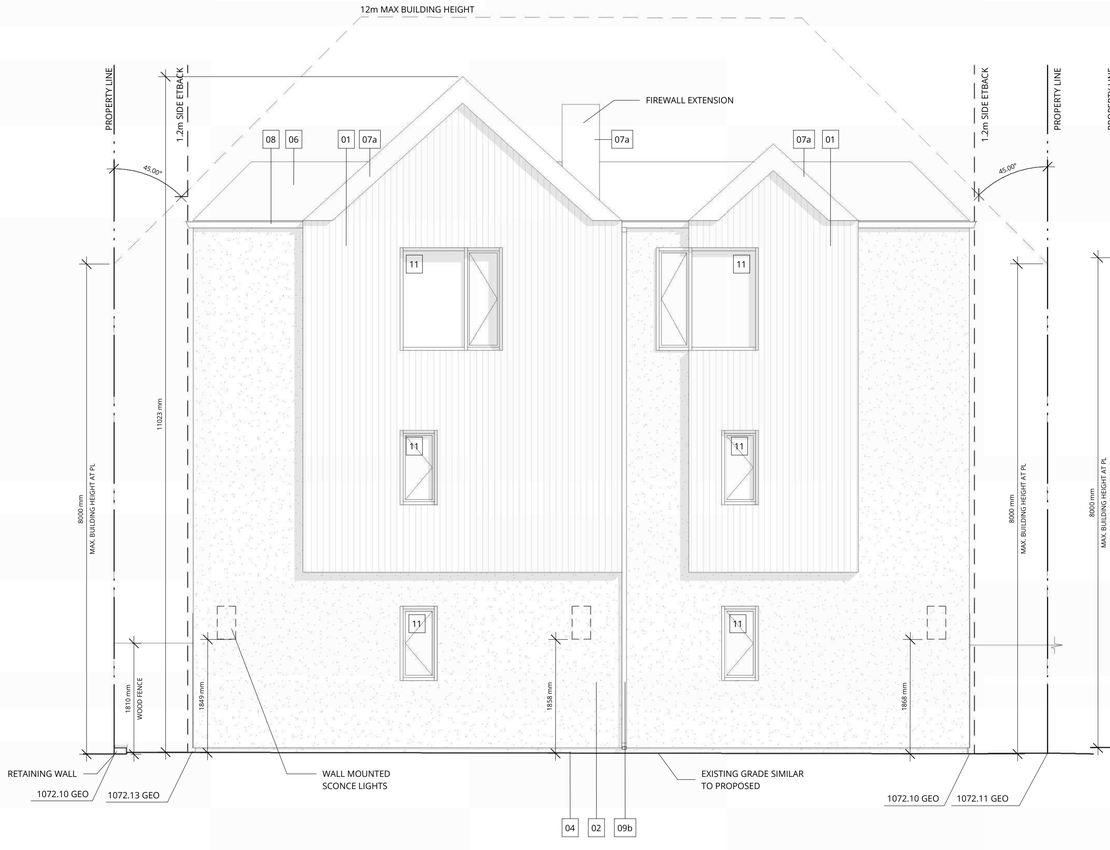
| PROJECT NUMBER | DRAWN |
|---|---|
| 2610 | JS |
| SCALE | CHECKED |
| As indicated | LA |

DRAWING NO.
DP4.06

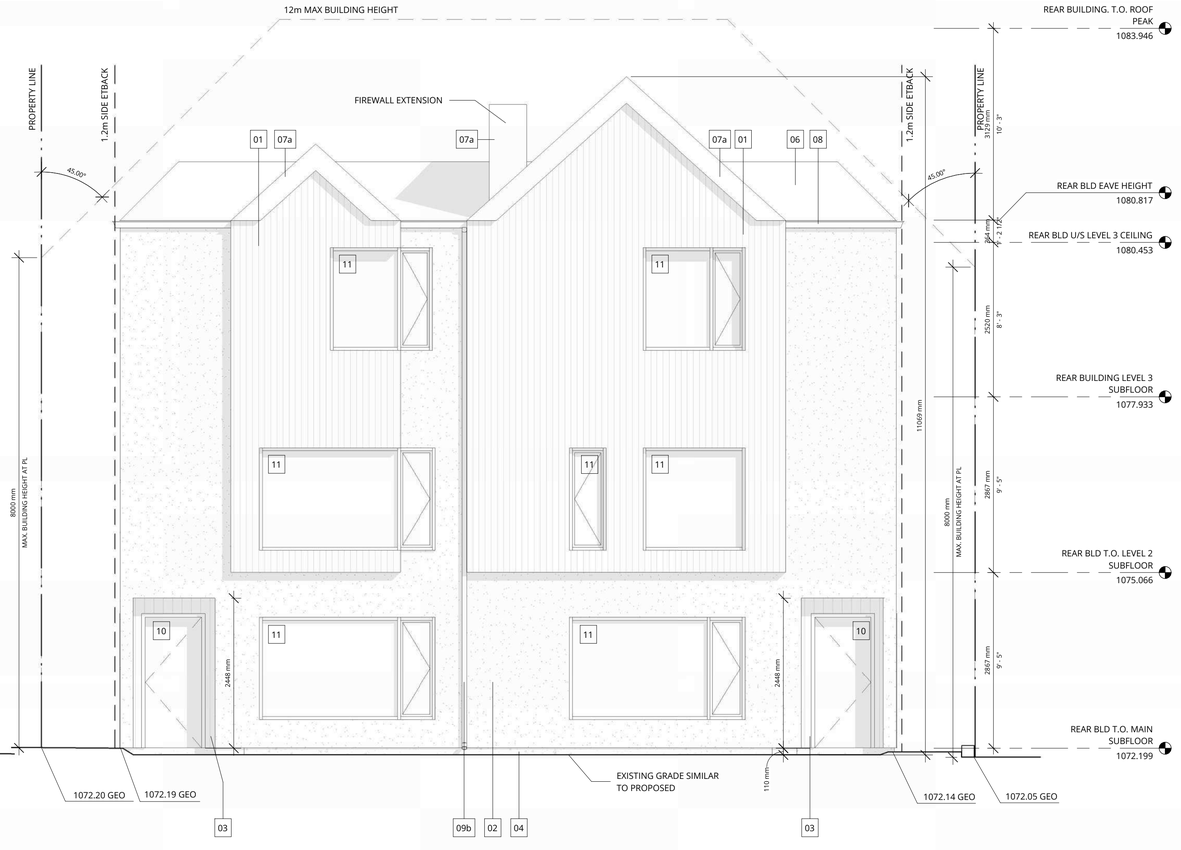
ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED

EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
| 07b | METAL FLASHING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 08 | METAL GUTTER - LIGHT TONE (TO MATCH MATERIAL 02) |
| 09a | METAL DOWNSPOUT - BROWN (TO MATCH MATERIAL 01) |
| 09b | METAL DOWNSPOUT - LIGHT TONE (TO MATCH MATERIAL 02) |
| 10 | SOLID DOOR AND TRIM - BROWN (TO MATCH MATERIAL 03) |
| 11 | GLAZING - CLEAR LOW-E COATING WITH BROWN FRAMES |
| 12 | WOOD FENCE - PAINTED, COLOR TO BE DETERMINED |
| 13 | WOOD DECKING AND STAIRS - BROWN |




2 DP4.07 WEST ELEVATION - LOT 21 REAR BUILDING
SCALE : 1 : 50




1 DP4.07 EAST ELEVATION - LOT 21 REAR BUILDING
SCALE : 1 : 50

ISSUED FOR:

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9755 & 9803 ELBOW DR

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BLOCK 35
PLAN 4704 HL

PROJECT ARCHITECT
CONTACT: JESSICA STOLLBERT
TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 21 REAR BUILDING

| PROJECT NUMBER | DRAWN |
|---|---|
| 2610 | JS |
| SCALE | CHECKED |
| As indicated | LA |

DRAWING NO.
DP4.07

## EXTERIOR MATERIAL SCHEDULE

| | |
|---|---|
| 01 | CORRUGATED METAL CLADDING - BROWN TONE |
| 02 | STUCCO CLADDING - LIGHT TONE |
| 03 | VERTICAL METAL SIDING - BROWN |
| 04 | CEMENTITIOUS PARGING - LIGHT TONE (TO MATCH MATERIAL 02) |
| 05 | STANDING SEAM METAL ROOF - BROWN (TO MATCH MATERIAL 01) |
| 06 | ASPHALT SHINGLE ROOF - LIGHT TONE |
| 07a | METAL FLASHING - BROWN (TO MATCH MATERIAL 01) |
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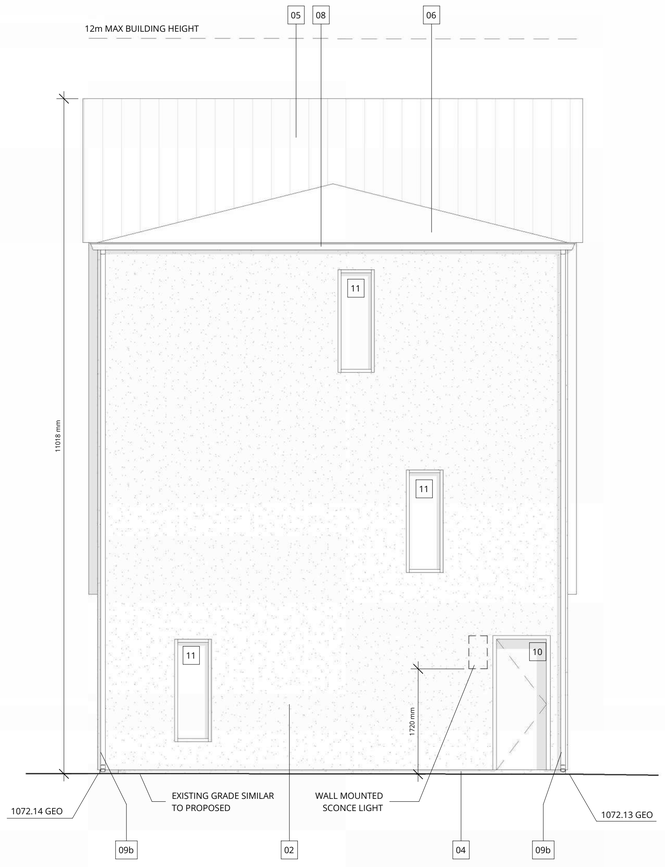
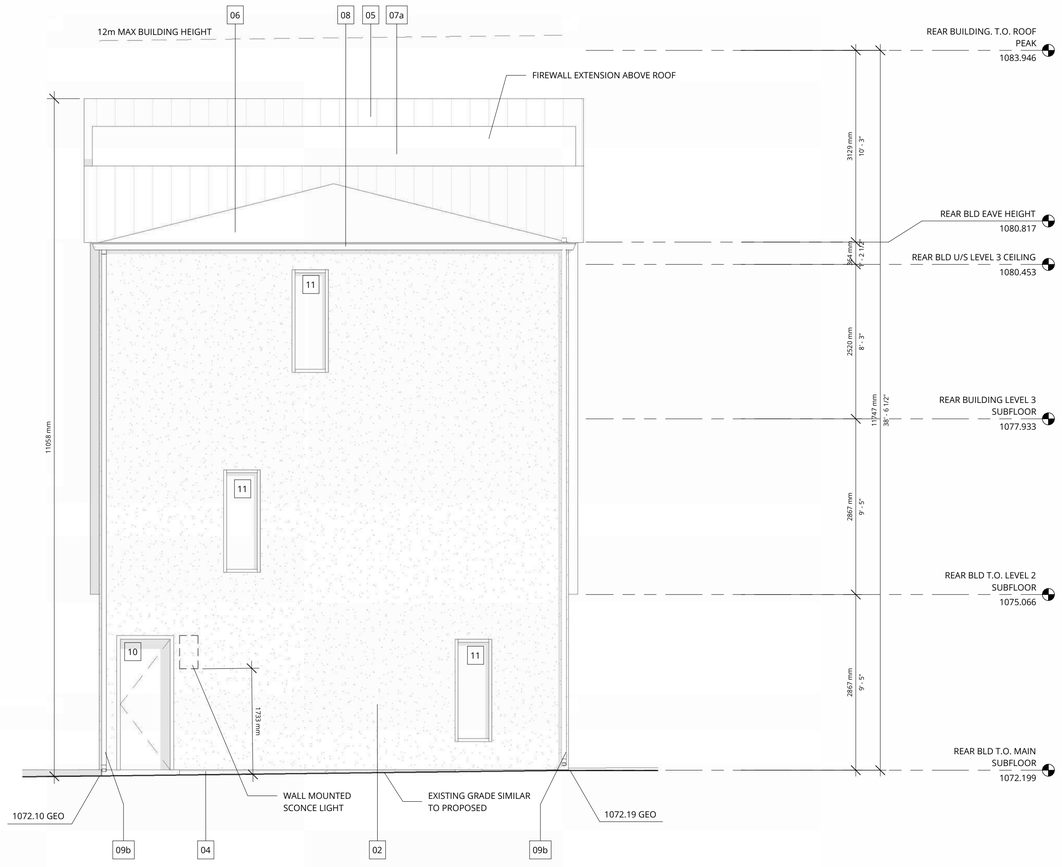



1 DP4.08 NORTH ELEVATION - LOT 21 BACK BUILDING
SCALE : 1 : 50




2 DP4.08 SOUTH ELEVATION - LOT 21 BACK BUILDING
SCALE : 1 : 50

ALL ELEMENTS SHOWN ON ELEVATIONS ARE PROPOSED

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TELEPHONE: 587 586 5314
E-MAIL: jessica@boldworkshop.ca

DRAWING TITLE
EXTERIOR ELEVATIONS - LOT 21 REAR BUILDING

| PROJECT NUMBER | DRAWN |
|---|---|
| 2610 | JS |
| SCALE | CHECKED |
| As indicated | LA |

DRAWING NO.
DP4.08