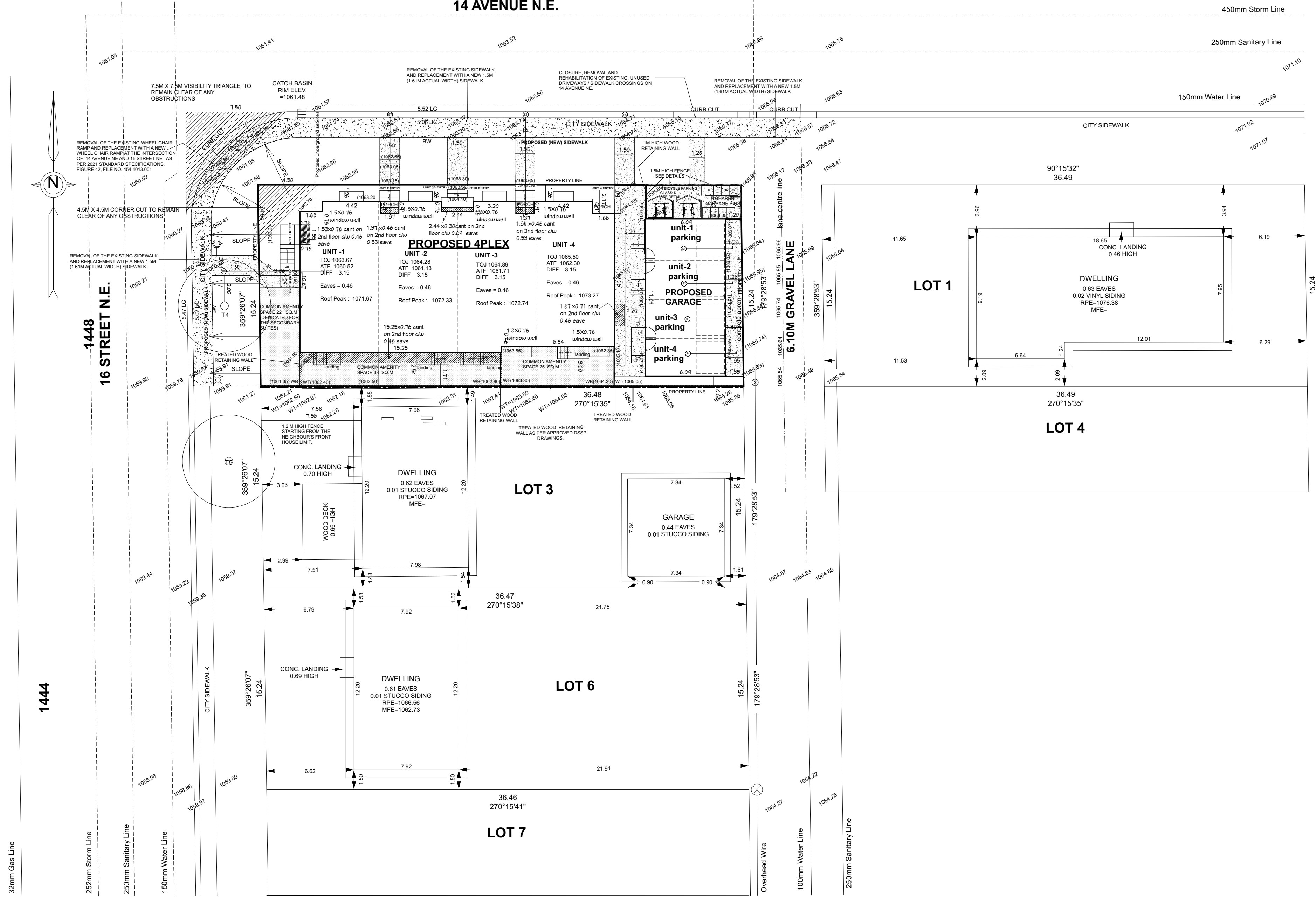


1703
14 AVENUE N.E.



1427
16A STREET N.E.

LEGAL ADDRESS:
 LOT 2
 BLOCK 27
 PLAN 4430 AC

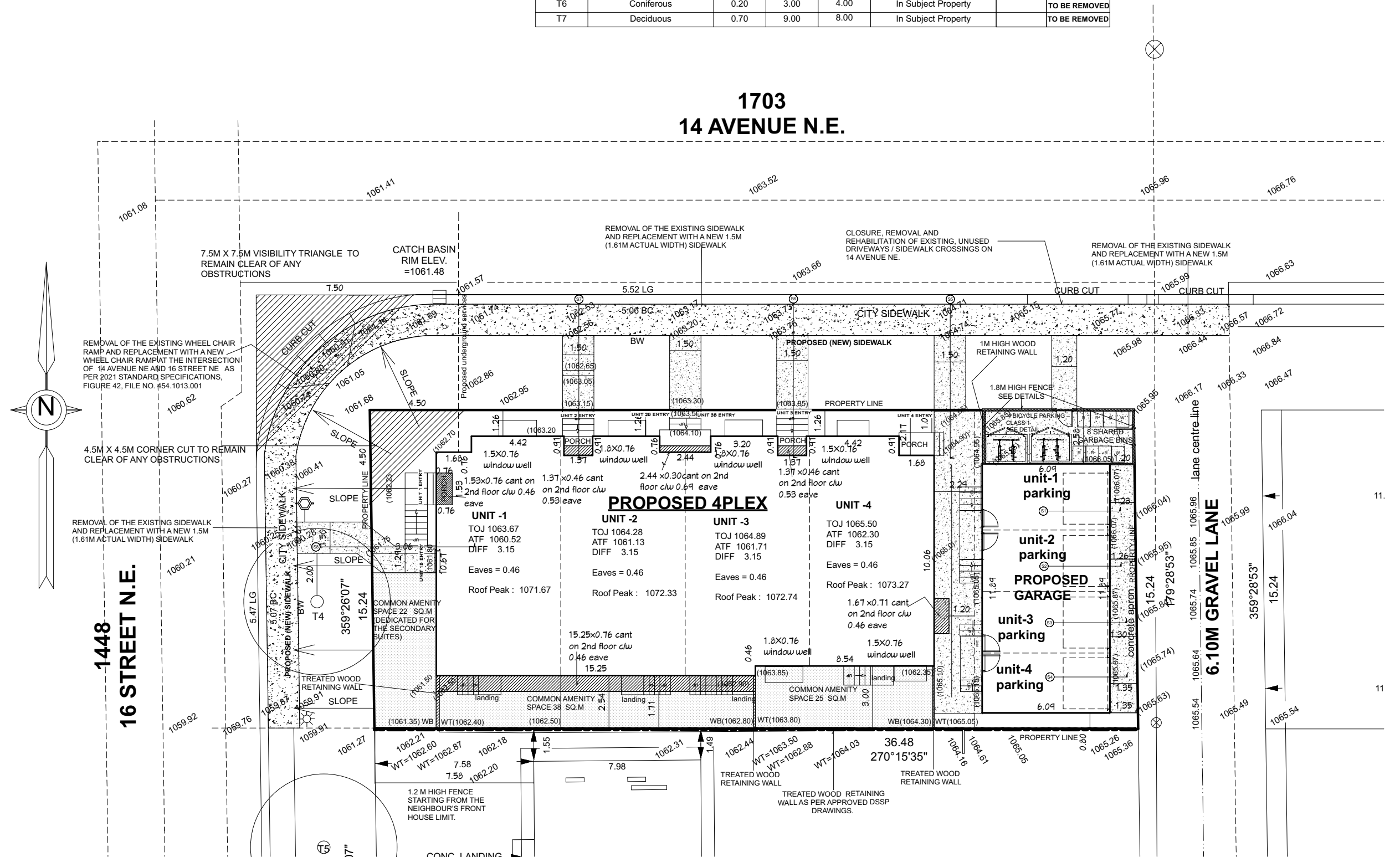
CIVIC ADDRESS:
 1703 14 AVENUE N.E.
 Calgary, AB

LOT AREA : 555.57 SQ.M.

COVERAGE :
 RESIDENTIAL BUILDING : 260.66 SQ.M.
 GARAGE : 72.46 SQ.M.
 TOTAL : 333.12 (59.74%)SQ.M.

MAXIMUM DENSITY 75 UNIT PER HECTARE
 0.054 X75=4.05
 TOTAL ALLOWED UNITS = 4

Tree No.	Variety	Trunk (%C%%P)	Canopy (%c%%P)	Height (%%P)	Location	TREE ID
T1	Deciduous	1.00	9.00	8.00	In Subject Property	TO BE REMOVED
T2	Coniferous	0.30	4.00	7.00	In Subject Property	TO BE REMOVED
T3	Coniferous	0.30	5.00	7.00	In Subject Property	TO BE REMOVED
T4	FRAXINUS PENNSYLVANICA	0.60	7.00	7.00	In City Property	T-32392523 TO REMAIN
T5	FRAXINUS PENNSYLVANICA	0.60	7.00	7.00	In City Property	T-32015200 TO REMAIN
T6	Coniferous	0.20	3.00	4.00	In Subject Property	TO BE REMOVED
T7	Deciduous	0.70	9.00	8.00	In Subject Property	TO BE REMOVED



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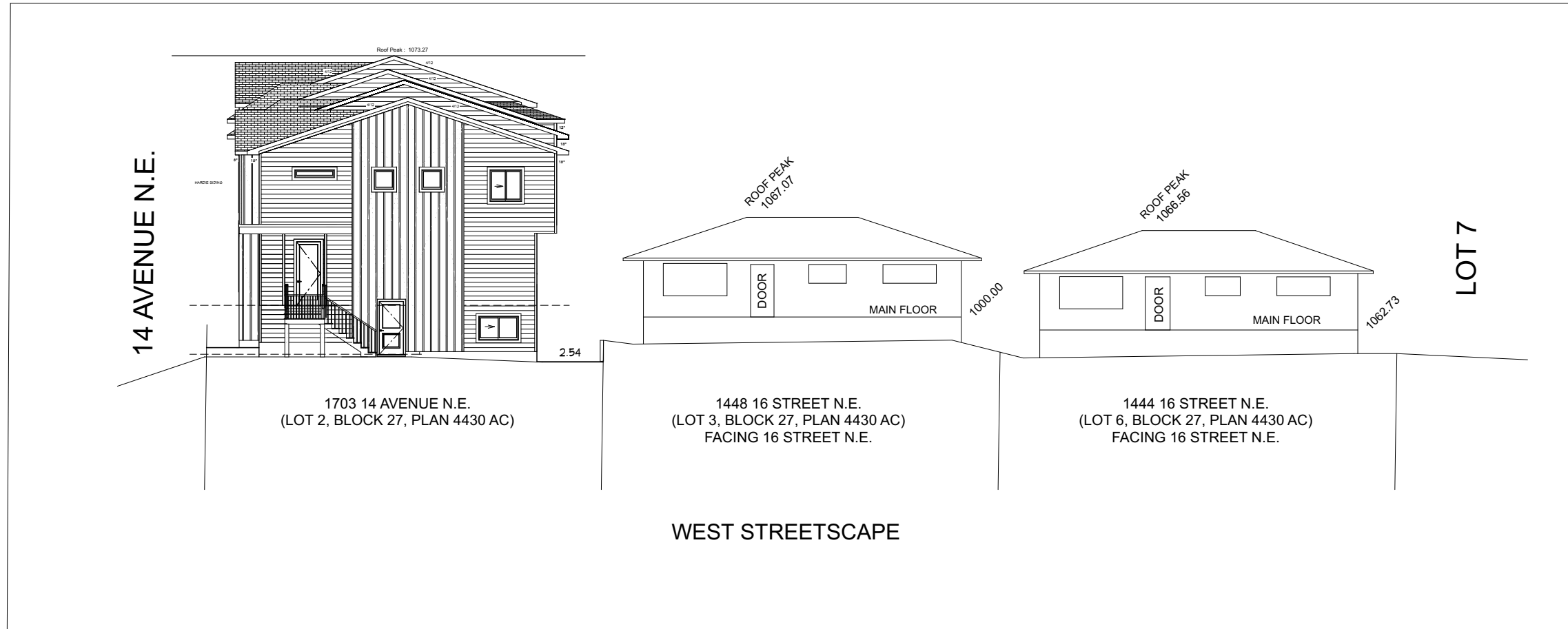
Revisions	date
1	
2	
3	
4	
5	

MUNICIPAL ADDRESS
1703 14 AVE NE
 LEGAL DESCRIPTION :
 LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:
FOURPLEX
 SCALE
 1 : 200

DRAWING TITLE:
PLOT PLAN

ARCHI DESIGN INC.
 hassan@archidesigns.ca
 Tel: 587.438.5721



PAGE NO.
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	Revisions	date
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3		
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MUNICIPAL ADDRESS
1703 14 AVE NE
LEGAL DESCRIPTION :
LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:
FOURPLEX
SCALE
1 : 100

DRAWING TITLE:
STREETScape

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721



LEGAL ADDRESS:

LOT 2
BLOCK 27
PLAN 4430 AC

CIVIC ADDRESS:

1703 14 AVENUE N.E.
Calgary, AB

LOT AREA : 555.57 SQ.M.

PROPOSED LANDSCAPE COVERAGE:

CONCRETE WALKWAY/PORCH/PATIO = 63 SQ.M
SOD = 108.5 SQ.M
WOOD = 14.5 SQ.M
MULCH = 14 SQ.M

TOTAL LANDSCAPE PROVIDED 200 SQ.M = 36%
TOTAL HARD LANDSCAPE = 77.5 SQ.M

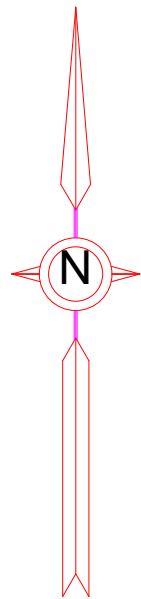
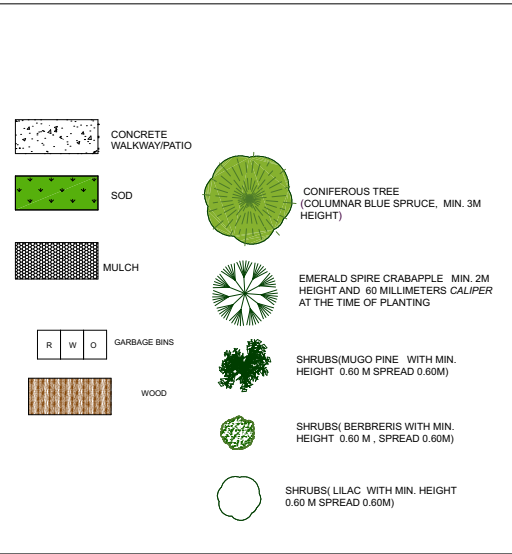
HARDSCAPE % OF TOTAL LANDSCAPE 38.75%

REQUIRED TREES/SHRUBS:

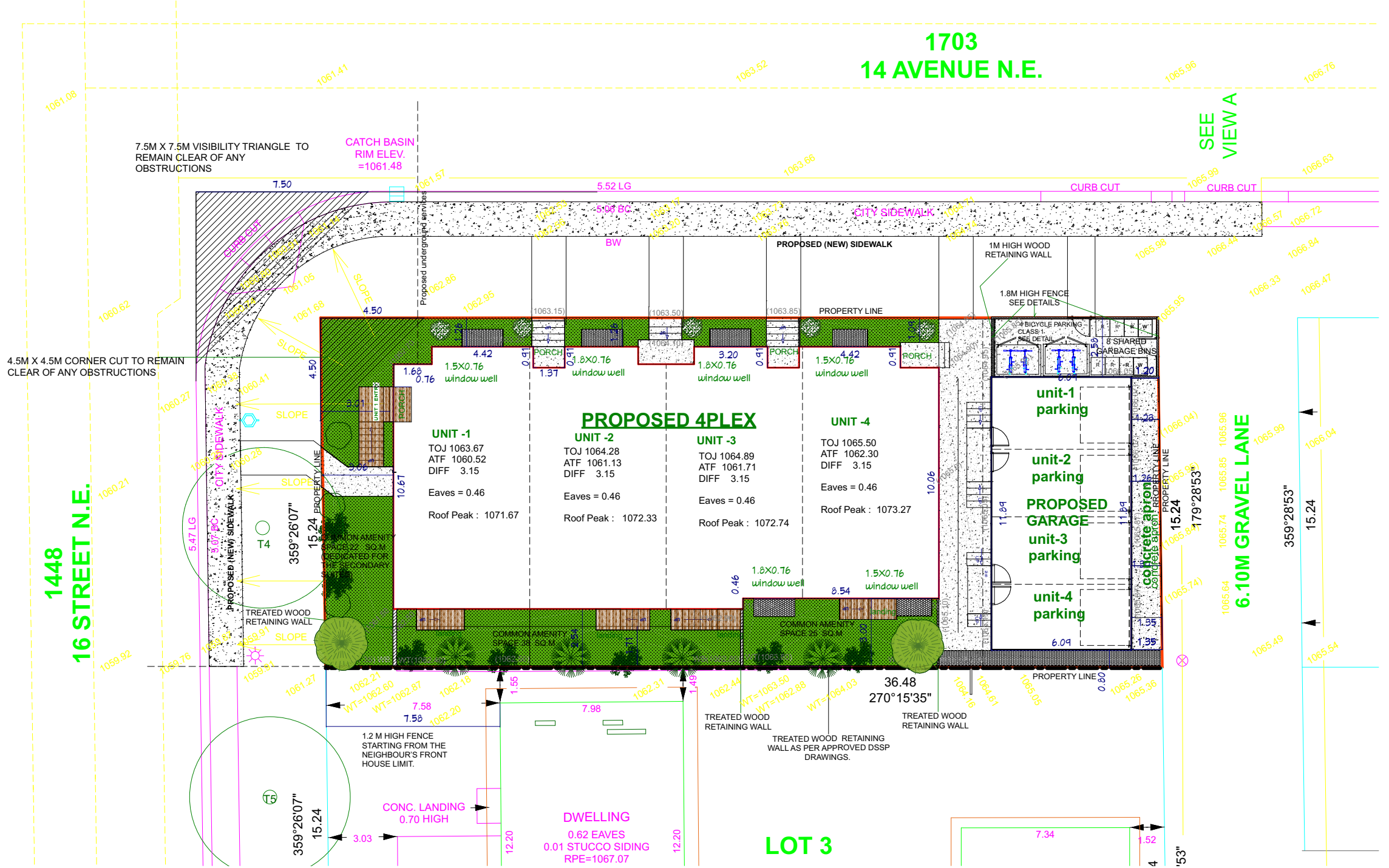
A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF **PARCEL AREA**.

Required Trees 6
Provided Trees 6

Required Shrubs 16
Provided Shrubs 16



- NOTE:**
- IRRIGATION BY UNDERGROUND SPRINKLER IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREAS.
 - LEAST 50.0% OF THE PROVIDED DECIDUOUS TREES AS HAVING A MINIMUM CALIPER OF 75MM.
 - ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
 - LOW WATER IRRIGATION SYSTEM IS PROVIDED;
 - THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS;
 - TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER.
 - ALL SOFT SURFACED LANDSCAPED AREAS MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM
 - MINIMUM TOP SOIL DEPTH OF 300MM IN ALL THE LANDSCAPED AREA
 - ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.



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Revisions	date
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MUNICIPAL ADDRESS
1703 14 AVE NE

LEGAL DESCRIPTION :
LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:
FOURPLEX

SCALE
1 : 200

DRAWING TITLE:
LANDSCAPE

ARCHI DESIGN INC.

hassan@archidesigns.ca
Tel: 587.438.5721



UNIT -4

UNIT -3

UNIT -2

UNIT -1

NORTH ELEVATION

PAGE NO.
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2/12/2026

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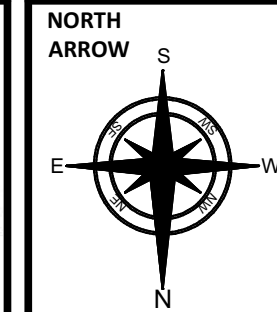
Revisions	date
1	
2	

MUNICIPAL ADDRESS
1703 14 Ave NE.
LEGAL DESCRIPTION :
LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:
FOURPLEX
SCALE
1/4"=1'- 0"

MAIN FLOOR : 2,802
UPPER FLOOR : 2,716
TOTAL SQ.FT.: 5518

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721





SOUTH ELEVATION

UNIT -1

WALL AREA =440 SQ.FT.
 UNPROTECTED OPENING=28 SQ.FT.(6.3 %)
 Limiting Distance is 2.54 m
 Maximum allowed as per ABC 9.10.15.4 = 12.5 %
 (proportional for 2.5 m distance)

UNIT -2

WALL AREA =461 SQ.FT.
 UNPROTECTED OPENING=54.5 SQ.FT.(11.8 %)
 Limiting Distance is 2.54 m
 Maximum allowed as per ABC 9.10.15.4 = 12.5 %
 (proportional for 2.5 m distance)

UNIT -3

WALL AREA =465 SQ.FT.
 UNPROTECTED OPENING=54.5 SQ.FT.(11.7 %)
 Limiting Distance is 2.54 m
 Maximum allowed as per ABC 9.10.15.4 = 12.5 %
 (proportional for 2.5 m distance)

UNIT -4

WALL AREA =450 SQ.FT.
 UNPROTECTED OPENING=37 SQ.FT.(8.2%)
 Limiting Distance is 3m
 Maximum allowed as per ABC 9.10.15.4 = 19%
 (proportional for 3 m distance)

PAGE NO.

2

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1	
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MUNICIPAL ADDRESS

1703 14 Ave NE.

LEGAL DESCRIPTION :

LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:

FOURPLEX

SCALE

1/4"=1'- 0"

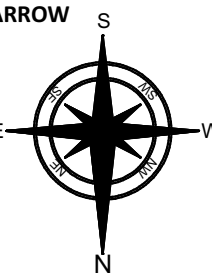
MAIN FLOOR : 2,802
UPPER FLOOR : 2,716
TOTAL SQ.FT.: 5518

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NORTH ARROW





UNIT -1
WEST ELEVATION

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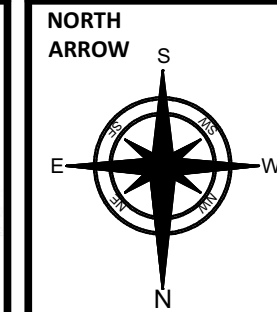
ISSUED FOR	Revisions	date
	1	
	2	

MUNICIPAL ADDRESS
1703 14 Ave NE.
LEGAL DESCRIPTION :
LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:
FOURPLEX
SCALE
1/4"=1'- 0"

MAIN FLOOR : 2,802
UPPER FLOOR : 2,716
TOTAL SQ.FT.: 5518

ARCHI DESIGN INC.
hassan@archidesigns.ca
Tel: 587.438.5721



EAST ELEVATION

UNIT -4

WALL AREA = 687 SQ.FT.
 UNPROTECTED OPENING = 226.5 SQ.FT. (3.9%)
 Limiting Distance is 1.2 m
 Maximum allowed as per ABC 9.10.15.4 = 7%

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MUNICIPAL ADDRESS

1703 14 Ave NE.

LEGAL DESCRIPTION :

LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:

FOURPLEX

SCALE

1/4" = 1' - 0"

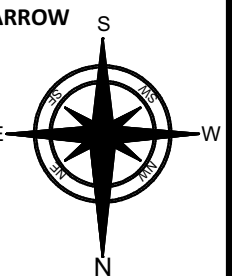
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UPPER FLOOR : 2,716
TOTAL SQ.FT.: 5518

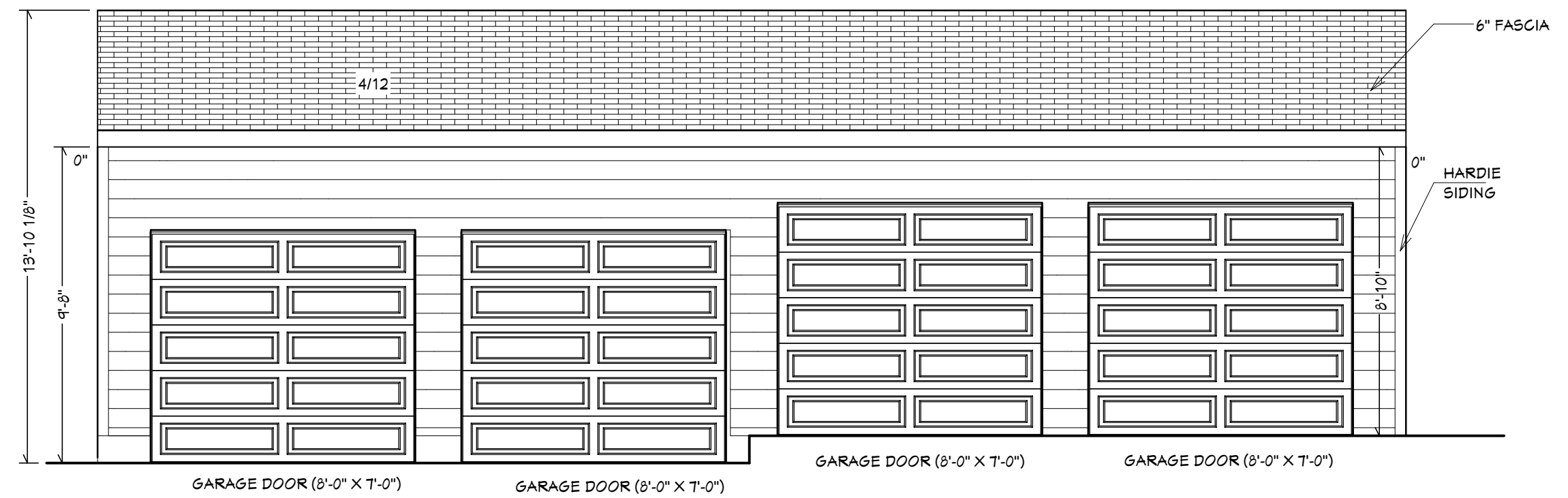
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NORTH ARROW





FRONT ELEVATION (EAST)



REAR ELEVATION (WEST)

GARAGE DRAWINGS

PAGE NO.

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MUNICIPAL ADDRESS

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LEGAL DESCRIPTION :

LOTS 2, BLK 27, PLAN 4430 AC

PROJECT:

FOURPLEX

SCALE

1/4"=1'- 0"

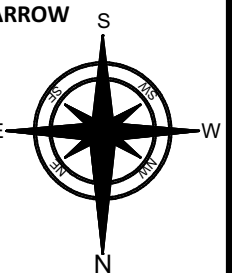
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UPPER FLOOR : 2,716
TOTAL SQ.FT.: 5518

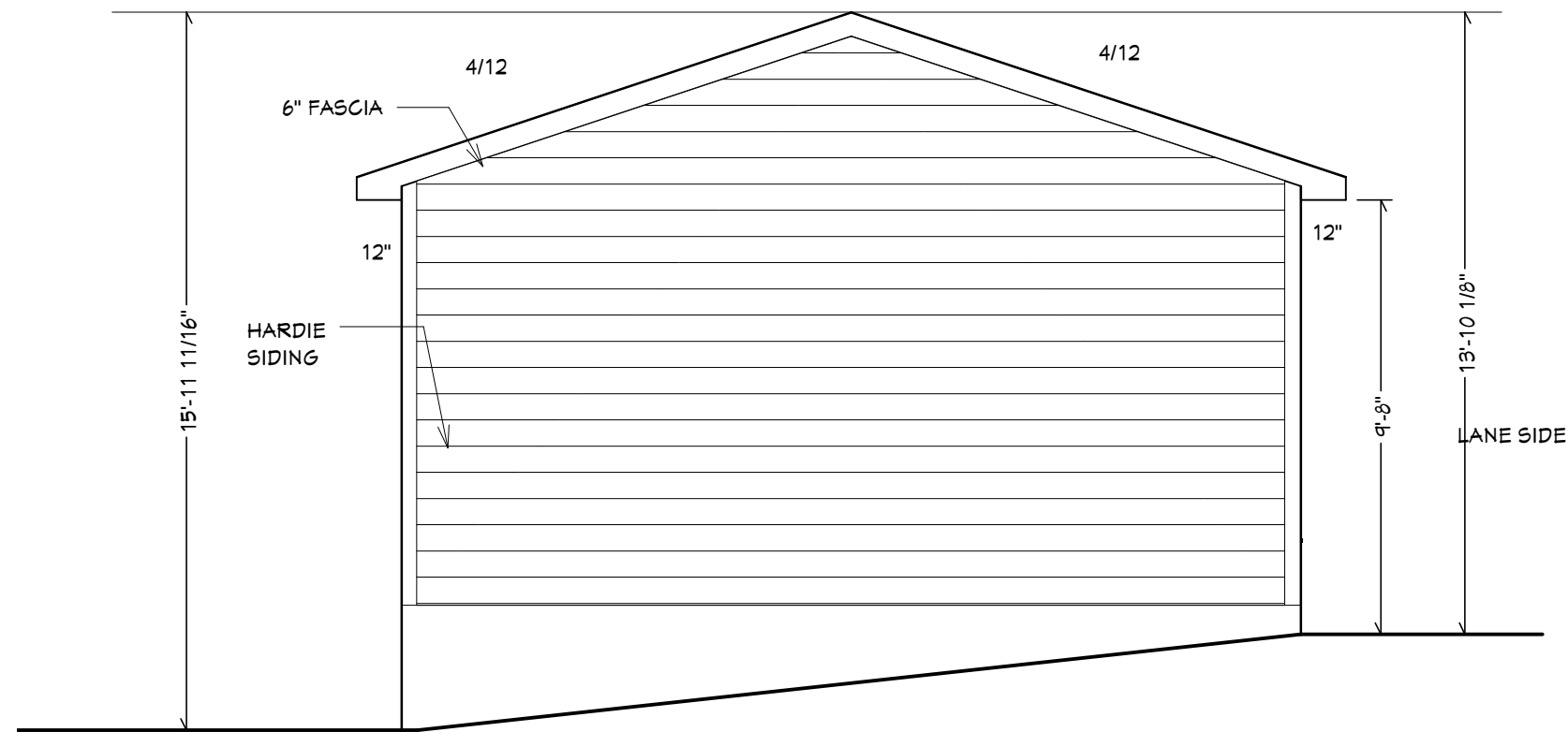
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NORTH ARROW





LEFT ELEVATION (SOUTH)



RIGHT ELEVATION (NORTH)

GARAGE DRAWINGS

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	2	

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PROJECT:

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TOTAL SQ.FT.: 5518

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NORTH ARROW

