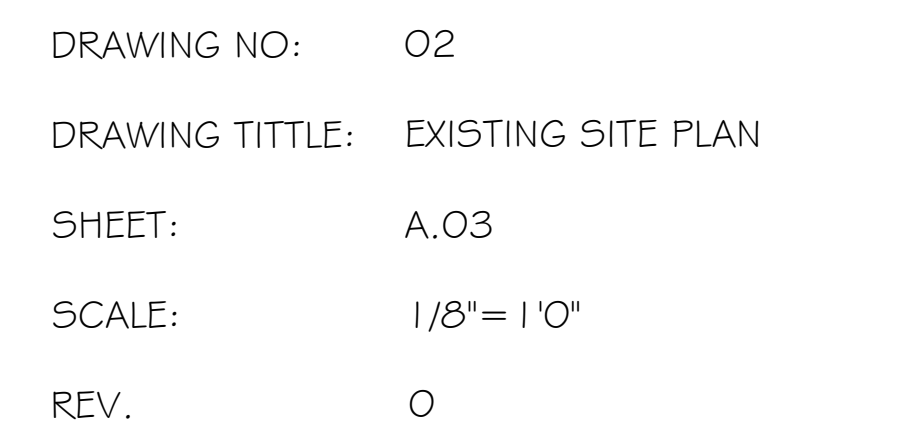
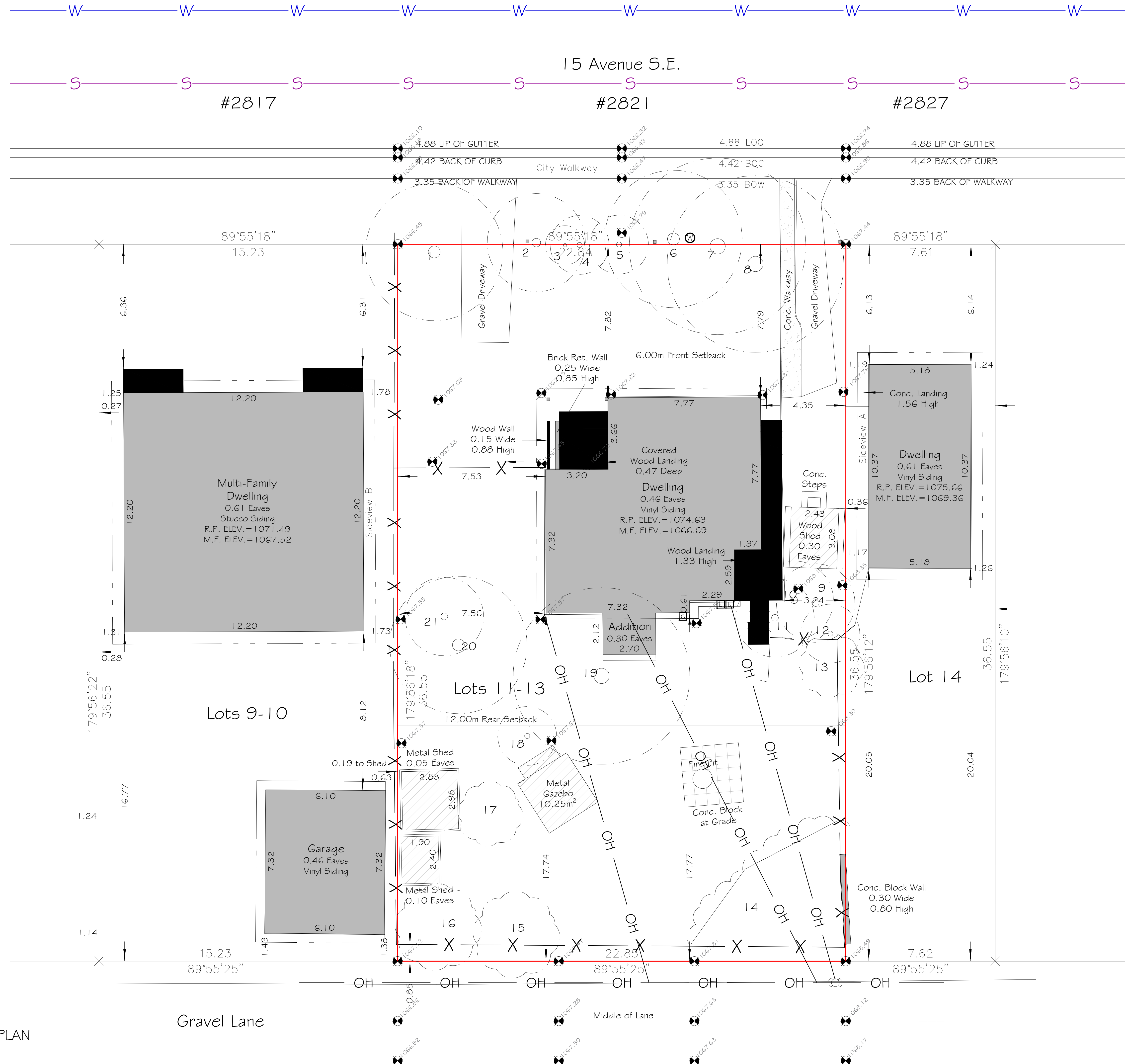
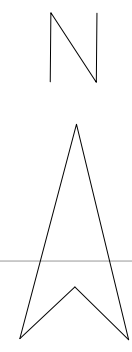
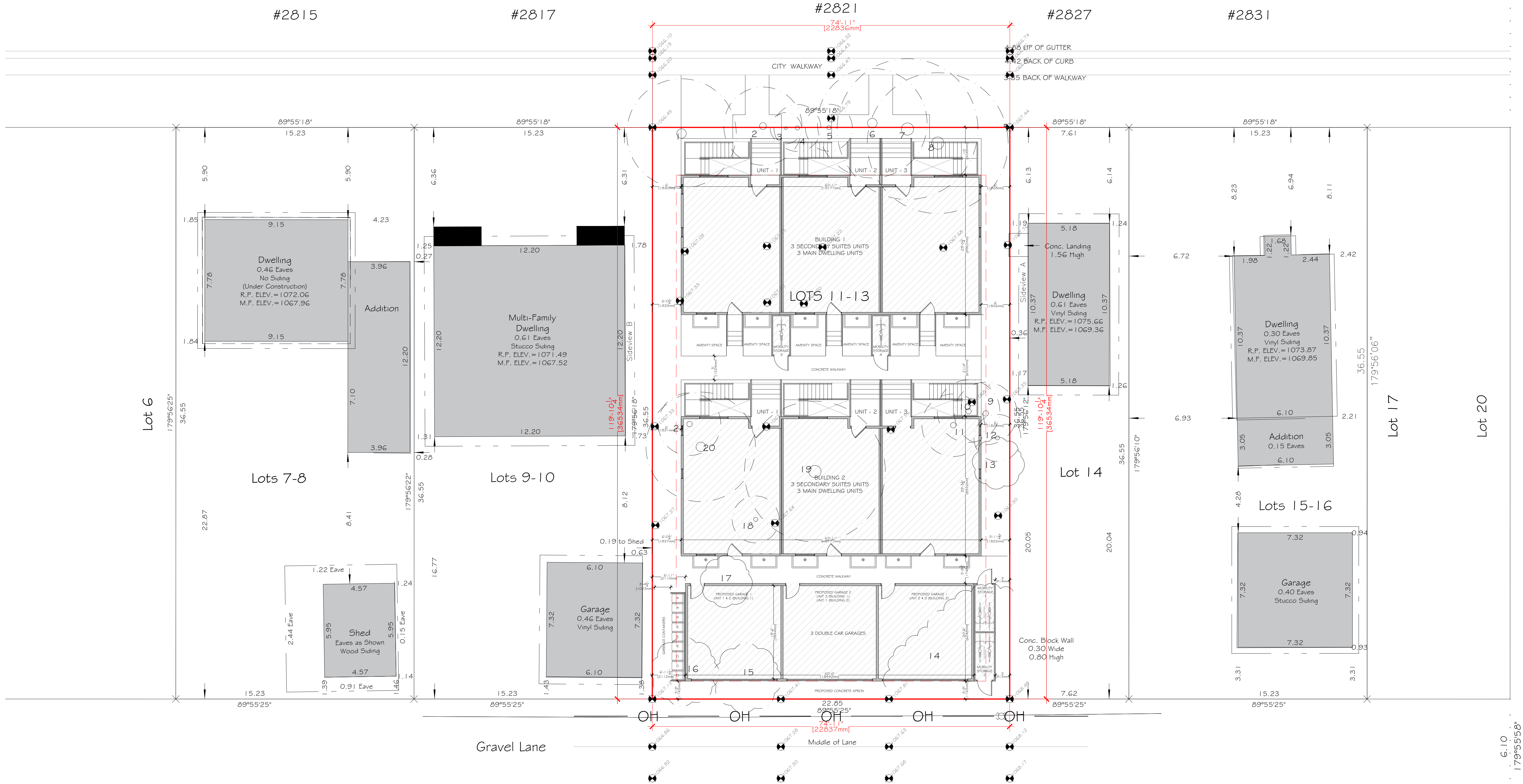






15 AVENUE S.E.



PROJECT

2821 15 AVENUE SE - 6 PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

DRAWING NO: 03

DRAWING TITTLE: SITE BLOCK PLAN & SECTION

SHEET: A.04

SCALE: 3/32"= 1'0"

REV. 0



15 AVENUE S.E.



|                      |
|----------------------|
| ELECTRICAL ISSUES    |
| SCENE WALL LIGHT     |
| POLYLIGHT DOOR/LIGHT |
| PATHWAY LIGHT        |
| RECESSED LIGHT       |
| MAIN ENTRANCE        |

|                                                            |                    |                |                 |             |             |        |
|------------------------------------------------------------|--------------------|----------------|-----------------|-------------|-------------|--------|
| NOTE: EXISTING TREES T1, T2, T3, T8 AND T10 TO BE REMOVED. |                    |                |                 |             |             |        |
| PROPOSED PLANTINGS                                         |                    |                |                 |             |             |        |
| SYMBOL                                                     | COMMON NAME        | BOTANICAL NAME | SIZE @ PLANTING | TYP. SPREAD | TYP. HEIGHT | AMOUNT |
| DECIDUOUS TREES                                            |                    |                |                 |             |             |        |
| AMUR MAPLE                                                 | ACER GINNALA       | 60MM CALIPER   |                 |             |             | 0      |
| CONIFEROUS TREES                                           |                    |                |                 |             |             |        |
| DWARF SPRUCE                                               | PICEA GLAUCA       | 2m HIGH        | 7'-10"          | 10'-13"     |             | 4      |
| SHRUBS                                                     |                    |                |                 |             |             |        |
| SAVY JUNIPER                                               | JUNIPERUS SABINA   | 0.6m SPREAD    | 4'              | 3'-6"       |             | 14     |
| LILAC                                                      | SYRINGA SPP.       | 0.6m SPREAD    |                 |             |             | 6      |
| CHERRY PRINSEPIA                                           | PRINSEPIA SINENSIS | 0.6m SPREAD    |                 | 3'-6"       |             | 12     |
| GRASSES AND FLOWERS                                        |                    |                |                 |             |             |        |
| ROCKY MOUNTAIN BEEDUM                                      | CLEOME SERRULATA   | 0.6m SPREAD    |                 | 12'-48"     |             | 0      |

|                           |  |                                                                                                                                                   |
|---------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------|
| LANDSCAPE INFORMATION     |  | GENERAL NOTES                                                                                                                                     |
| LANDSCAPE LEGEND :        |  | A. LANDSCAPED AREA = 345.02 SQ.M / 3970 SQ.FT AVAILABLE                                                                                           |
| MULCH/GROUND COVER        |  | B. BYLAW 1402 (6): AT LEAST 30% OF THE LANDSCAPED AREA MUST BE SOFT-SURFACED = 79.25 SQ.M / 853.04 SQ.FT PROVIDED                                 |
| LAWN                      |  | C. BYLAW 1404 (2): FOR EVERY 110 SQ.M OF PARCEL AREA, 1 TREE AND 3 SHRUBS ARE REQUIRED = 4 TREES & 11 SHRUBS NEEDED PROVIDED: 4 TREES & 32 SHRUBS |
| CONCRETE                  |  | D. LANDSCAPING WILL FEATURE LOW-WATER PLANTS THAT ARE DROUGHT-TOLERANT.                                                                           |
| PAVED(WALK WAY)           |  | E. ALL SOFT-SURFACED LANDSCAPED AREAS WILL INCLUDE A LOW-WATER IRRIGATION SYSTEM.                                                                 |
| GRAVEL(WINDOW WELL)       |  | F. ALL SOODED AREAS WILL BE PLANTED WITH DROUGHT-TOLERANT GRASS SPECIES.                                                                          |
| EXISTING TREES:           |  | G. MINIMUM SOIL DEPTH REQUIRED: 1200MM FOR TREES, 600MM FOR SHRUB PLANTING BEDS, AND 300MM IN ALL OTHER AREAS.                                    |
| TO BE REMOVED             |  |                                                                                                                                                   |
| TO REMAIN                 |  |                                                                                                                                                   |
| IRRIGATION SPRINKLER HEAD |  |                                                                                                                                                   |

PROJECT

2821 15 AVENUE SE - 6 PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

DRAWING NO: 05

DRAWING TITTLE: PROPOSED LANDSCAPE PLAN

SHEET: A.06

SCALE: 3/16"=1'0"

REV. 0

PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

DRAWING NO: 13

DRAWING TITLE: PROP.NORTH ELEVATION

SHEET: A.13

SCALE: 1/4"= 1'0"

REV. 0



**BUILDING -1**

GLAZING CALCULATION - NORTH SIDE (FACE 1)

LIMITING DISTANCE - 43'3" (13.17 M)  
EXPOSED SURFACE AREA - 1551.94 SQ.FT.  
- 144.17 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 55 %  
- 853.56 SQ.FT

PROPOSED GLAZING - 436.98 SQ.FT.  
- 28.15 %

**BUILDING -2**

GLAZING CALCULATION - NORTH SIDE (FACE 1)

LIMITING DISTANCE - 6'10" (2.08 M)  
EXPOSED SURFACE AREA - 1551.94 SQ.FT.  
- 144.17 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 8 %  
- 124.15 SQ.FT

PROPOSED GLAZING - 436.98 SQ.FT.  
- 28.15 %

**BUILDING -1**

GLAZING CALCULATION - NORTH SIDE (FACE 2)

LIMITING DISTANCE - 5'10" (15.54 M)  
EXPOSED SURFACE AREA - 659.46 SQ.FT.  
61.26 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - \_\_\_\_ %  
\_\_\_\_ SQ.FT

PROPOSED GLAZING - 137.25 SQ.FT.  
- 20.81 %

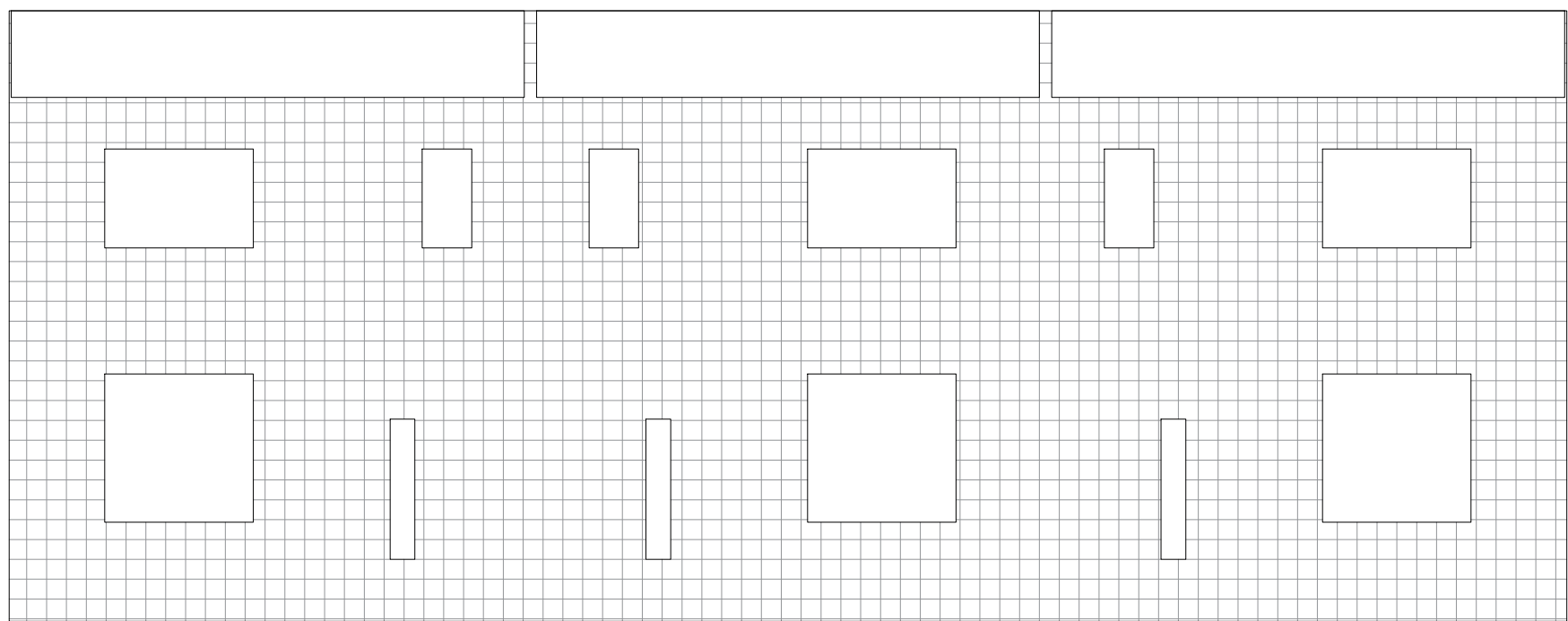
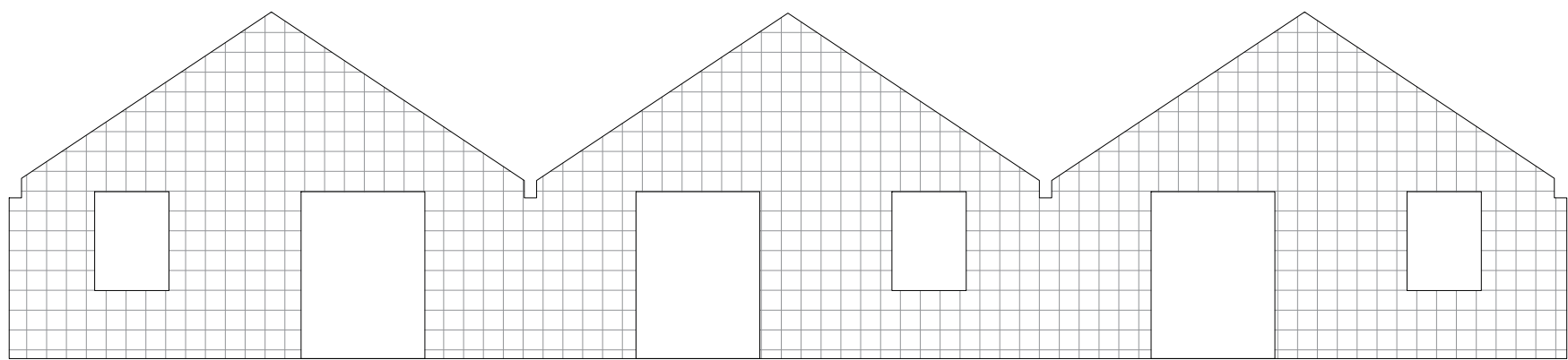
**BUILDING -2**

GLAZING CALCULATION - NORTH SIDE (FACE 2)

LIMITING DISTANCE - 14'8" (4.47 M)  
EXPOSED SURFACE AREA - 659.46 SQ.FT.  
61.26 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 28 %  
- 184.64 SQ.FT

PROPOSED GLAZING - 137.25 SQ.FT.  
- 20.81 %



**SPATIAL SEPARATION ANALYSIS (BUILDING 1)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION, THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION    | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|--------------|----------------------|---------------|------------------|-----------|---------------------|----------|
| NORTH FACE 2 | 15.54                | 61.26         | 12.75            | 20.81%    | ____%               | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

**SPATIAL SEPARATION ANALYSIS (BUILDING 1)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION, THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION    | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|--------------|----------------------|---------------|------------------|-----------|---------------------|----------|
| NORTH FACE 1 | 13.17                | 144.17        | 40.59            | 28.15%    | 55%                 | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

**SPATIAL SEPARATION ANALYSIS (BUILDING 2)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION, THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION    | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|--------------|----------------------|---------------|------------------|-----------|---------------------|----------|
| NORTH FACE 2 | 4.47                 | 62.26         | 12.75            | 20.81%    | 28%                 | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

**SPATIAL SEPARATION ANALYSIS (BUILDING 2)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION, THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION    | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|--------------|----------------------|---------------|------------------|-----------|---------------------|----------|
| NORTH FACE 1 | 2.08                 | 144.17        | 40.59            | 28.15%    | 8%                  | NO       |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

DRAWING NO: 14

DRAWING TITLE: PROP.SOUTH ELEVATION

SHEET: A.14

SCALE: 3/16"=1'0"

REV. 0



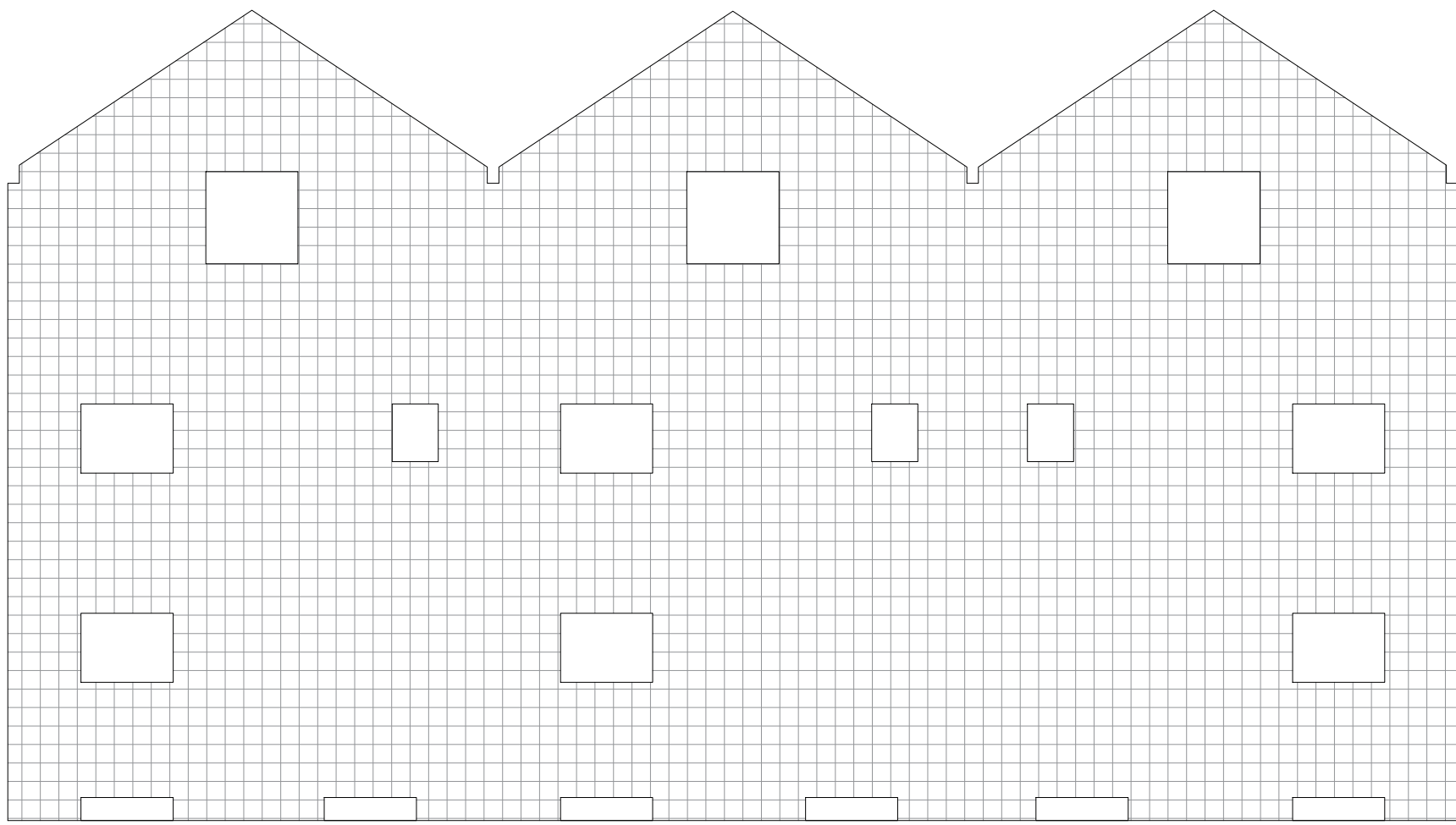
**BUILDING -1**

**GLAZING CALCULATION - SOUTH SIDE**

LIMITING DISTANCE - 6'10" (2.08 M)  
EXPOSED SURFACE AREA - 1891.19 SQ.FT.  
- 184.98 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 8 %  
- 159.29 SQ.FT

PROPOSED GLAZING - 159.00 SQ.FT.  
- 7.98 %

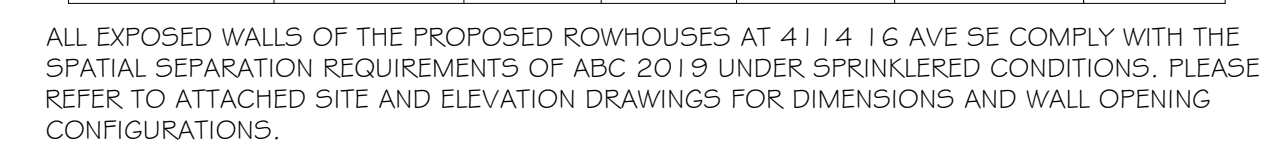


**SPATIAL SEPARATION ANALYSIS (BUILDING 1)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION. THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|-----------|----------------------|---------------|------------------|-----------|---------------------|----------|
| SOUTH     | 2.08                 | 184.98        | 159.00           | 7.98%     | 8%                  | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.



PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

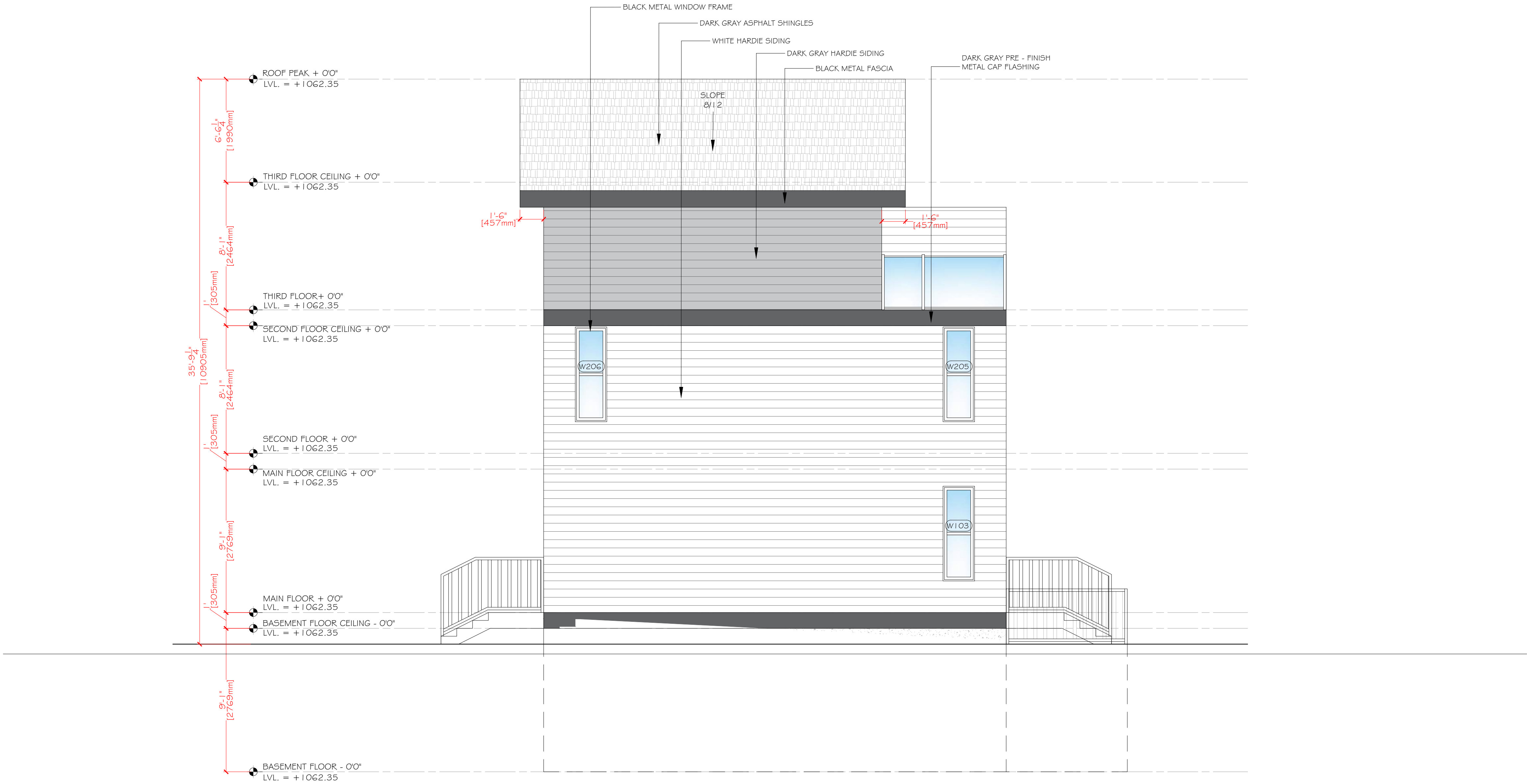
DRAWING NO: 16

DRAWING TITLE: PROP.EAST ELEVATION

SHEET: A.15

SCALE: 1/4"= 1'0"

REV. 0



**BUILDING -1**

GLAZING CALCULATION - EAST SIDE

LIMITING DISTANCE - 6'0" (1.83 M)  
EXPOSED SURFACE AREA - 809.82 SQ.FT.  
- 75.23 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 9 %  
- 72.88 SQ.FT

PROPOSED GLAZING - 63.56 SQ.FT.  
- 7.84 %

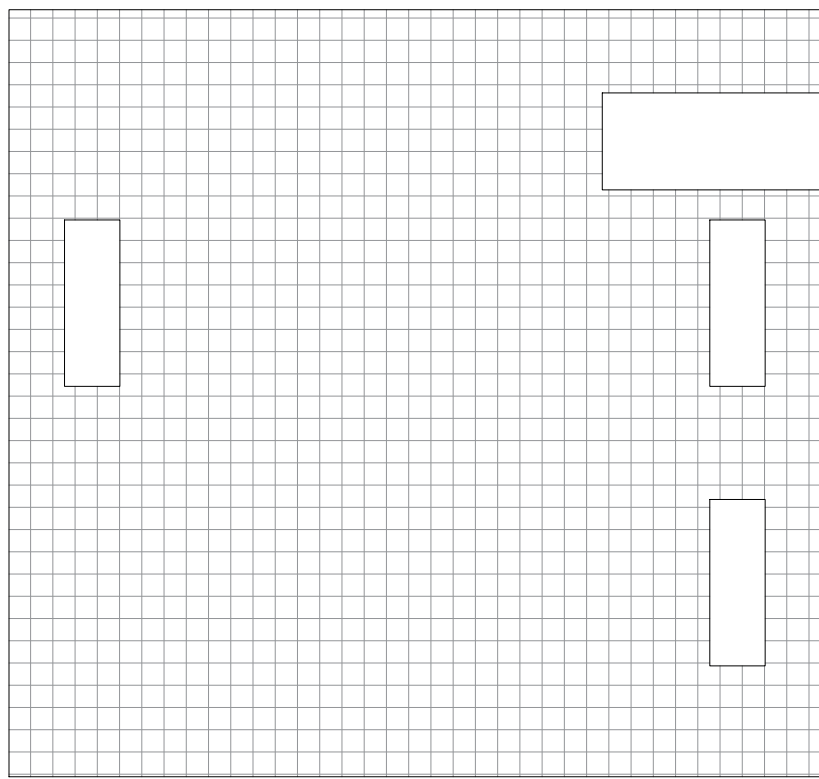
**BUILDING -2**

GLAZING CALCULATION - EAST SIDE

LIMITING DISTANCE - 6'0" (1.83 M)  
EXPOSED SURFACE AREA - 809.82 SQ.FT.  
- 75.23 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 9 %  
- 72.88 SQ.FT

PROPOSED GLAZING - 63.56 SQ.FT.  
- 7.84 %



**SPATIAL SEPARATION ANALYSIS (BUILDING 1 # 2)**

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION, THE BUILDING IS FULLY SPRINKLER (NFFA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW % (SPRINKLER) | COMPLIES |
|-----------|----------------------|---------------|------------------|-----------|---------------------|----------|
| EAST      | 1.83                 | 75.23         | 63.56            | 7.84%     | 9%                  | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

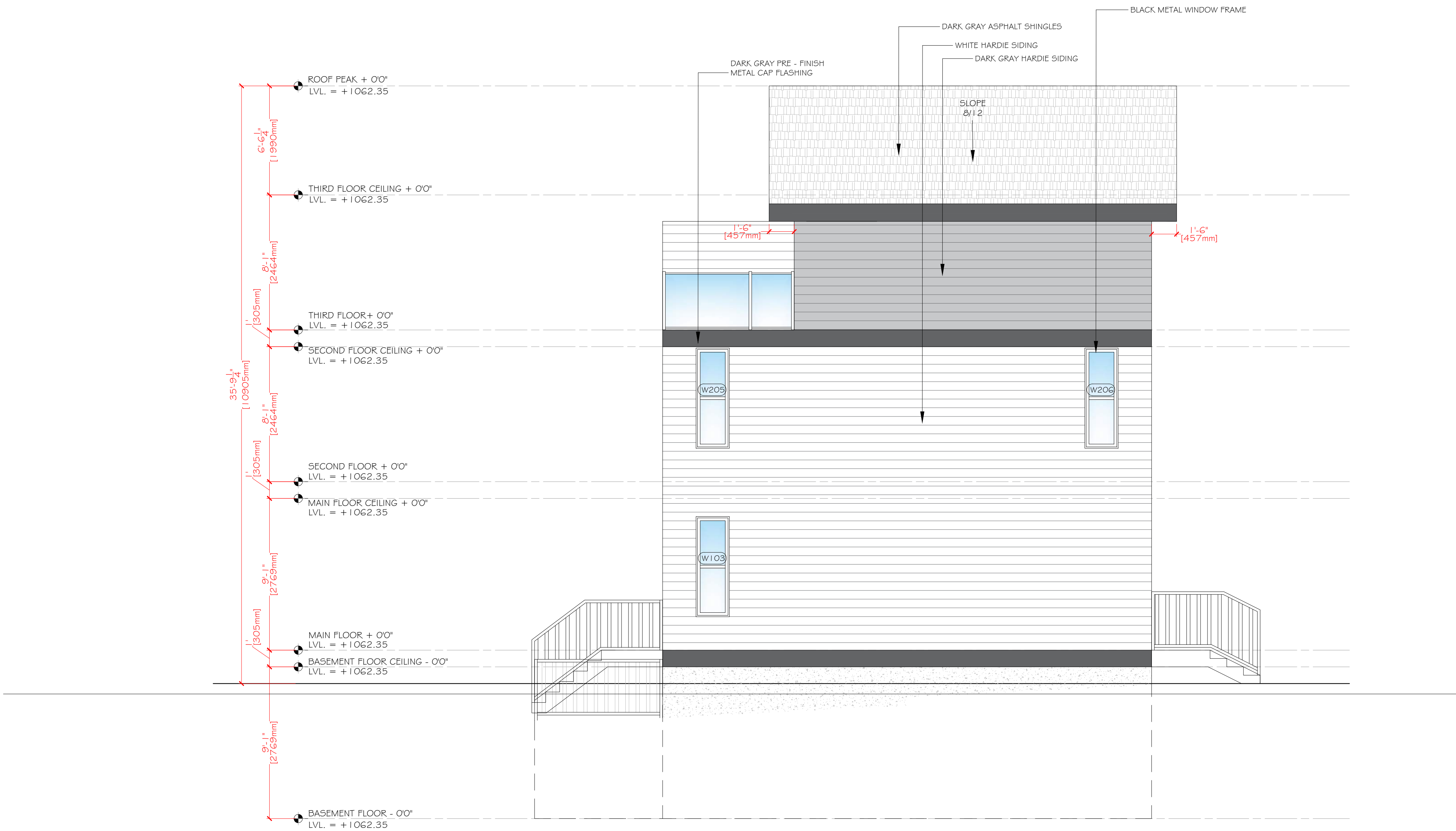
DRAWING NO: 17

DRAWING TITLE: PROP.WEST ELEVATION

SHEET: A.16

SCALE: 1/4"= 1'0"

REV. 0



BUILDING -1

GLAZING CALCULATION - WEST SIDE

LIMITING DISTANCE - 6'0" (1.83 M)  
EXPOSED SURFACE AREA - 809.82 SQ.FT.  
- 75.23 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 9 %  
- 72.88 SQ.FT

PROPOSED GLAZING - 63.56 SQ.FT.  
- 7.84 %

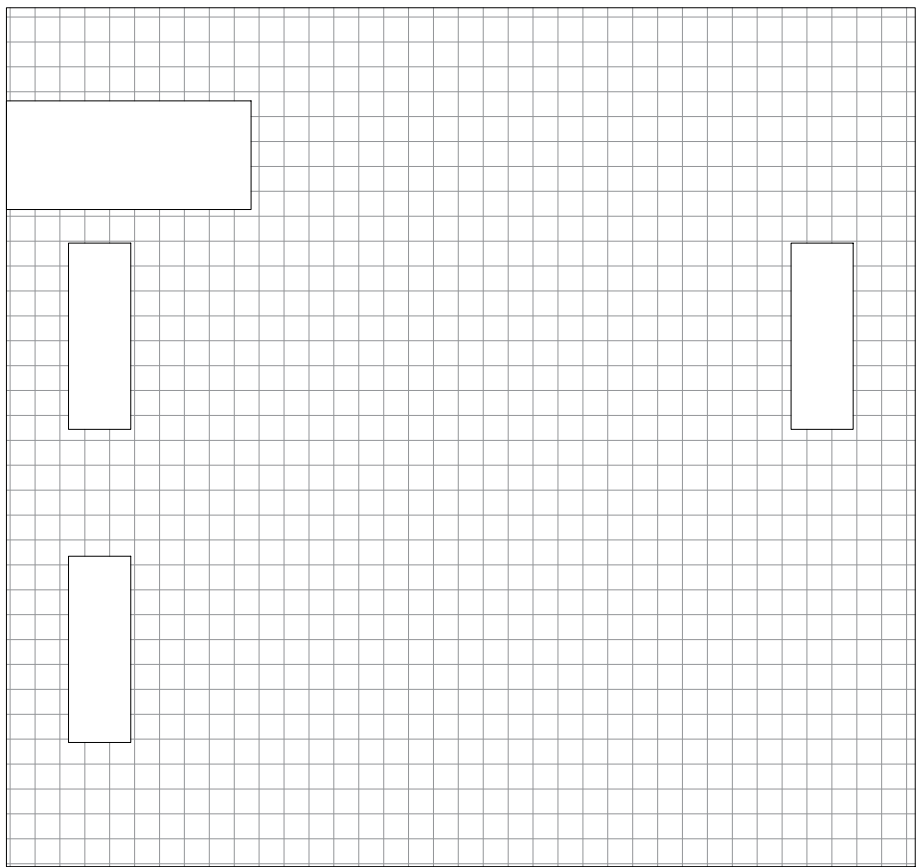
BUILDING -2

GLAZING CALCULATION - WEST SIDE

LIMITING DISTANCE - 6'0" (1.83 M)  
EXPOSED SURFACE AREA - 809.82 SQ.FT.  
- 75.23 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 9 %  
- 72.88 SQ.FT

PROPOSED GLAZING - 63.56 SQ.FT.  
- 7.84 %



SPATIAL SEPARATION ANALYSIS (BUILDING 1 & 2)

DIVISION B, SECTION 9.10.15 OF THE ALBERTA BUILDING CODE 2019 REGARDING SPATIAL SEPARATION AND EXPOSURE PROTECTION. THE BUILDING IS FULLY SPRINKLER (NFPA 13R), AND ALL EXPOSED BUILDING FACES COMPLY WITH THE PERMITTED PERCENTAGE OF UNPROTECTED OPENINGS PER TABLE 9.10.15.4 BASED ON LIMITING DISTANCE TO PROPERTY LINES.

| ELEVATION | LIMITING DISTANCE(m) | WALL AREA(m²) | OPENING AREA(m²) | OPENING % | ALLOW %(SPRINKLER) | COMPLIES |
|-----------|----------------------|---------------|------------------|-----------|--------------------|----------|
| WEST      | 1.83                 | 75.23         | 63.56            | 7.84%     | 9%                 | YES      |

ALL EXPOSED WALLS OF THE PROPOSED ROWHOUSES AT 4114 16 AVE SE COMPLY WITH THE SPATIAL SEPARATION REQUIREMENTS OF ABC 2019 UNDER SPRINKLERED CONDITIONS. PLEASE REFER TO ATTACHED SITE AND ELEVATION DRAWINGS FOR DIMENSIONS AND WALL OPENING CONFIGURATIONS.

PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

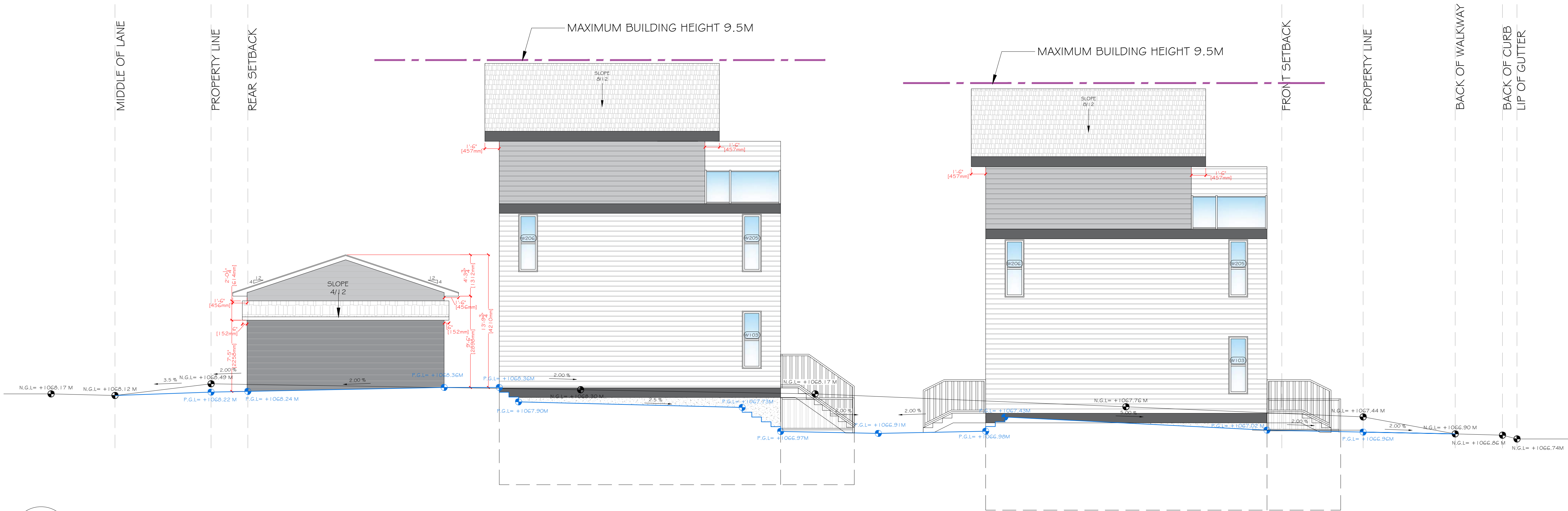
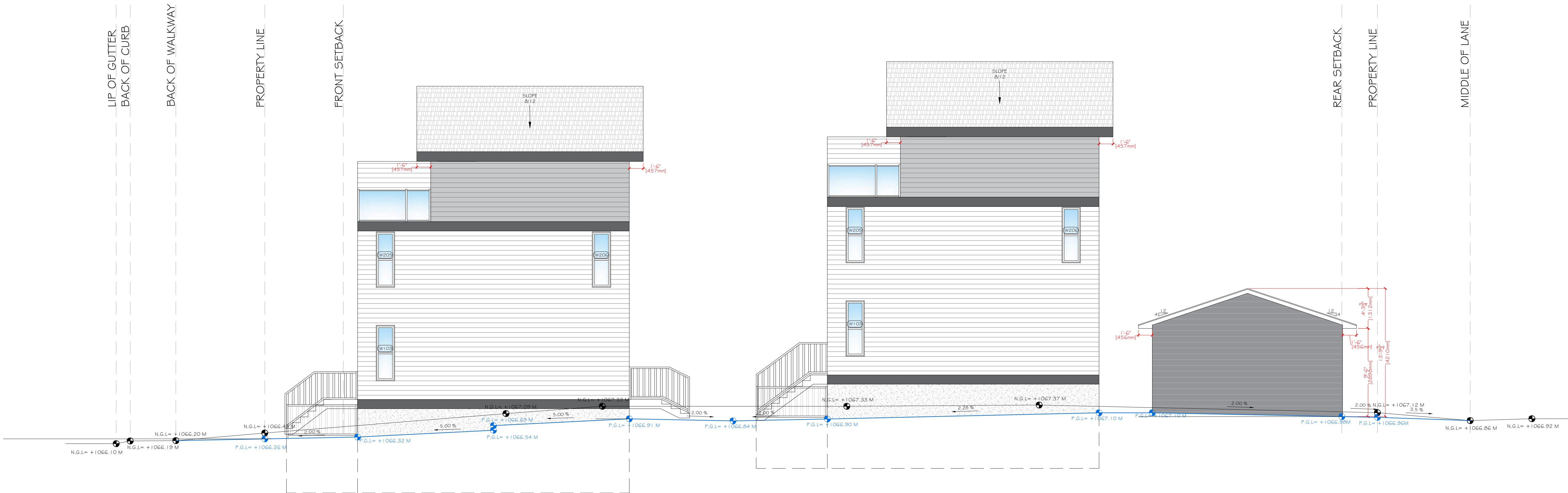
DRAWING NO: 17

DRAWING TITLE: PROP.WEST ELEVATION

SHEET: A.16

SCALE: 1/4"=1'0"

REV. 0



PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

ISSUED:

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2821 15 AVENUE SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

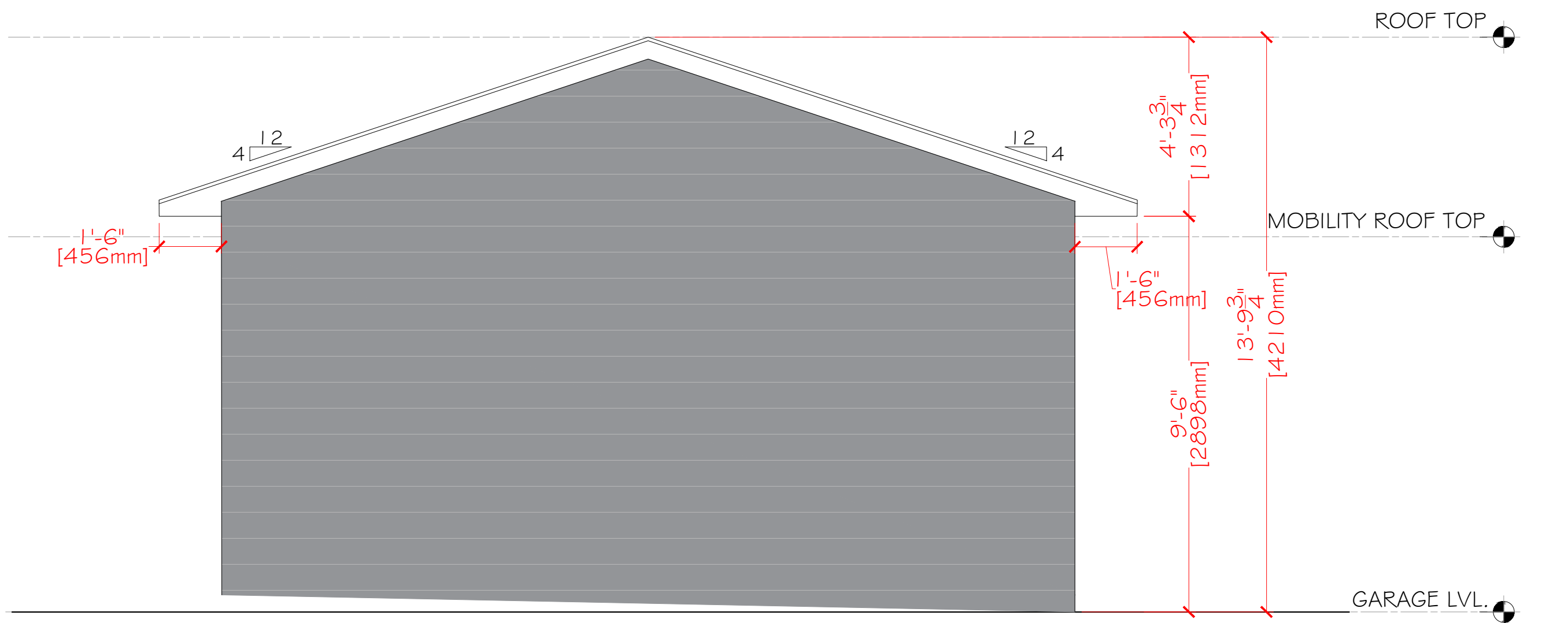
DRAWING NO: 21

DRAWING TITLE: PROP. GARAGE ELE.

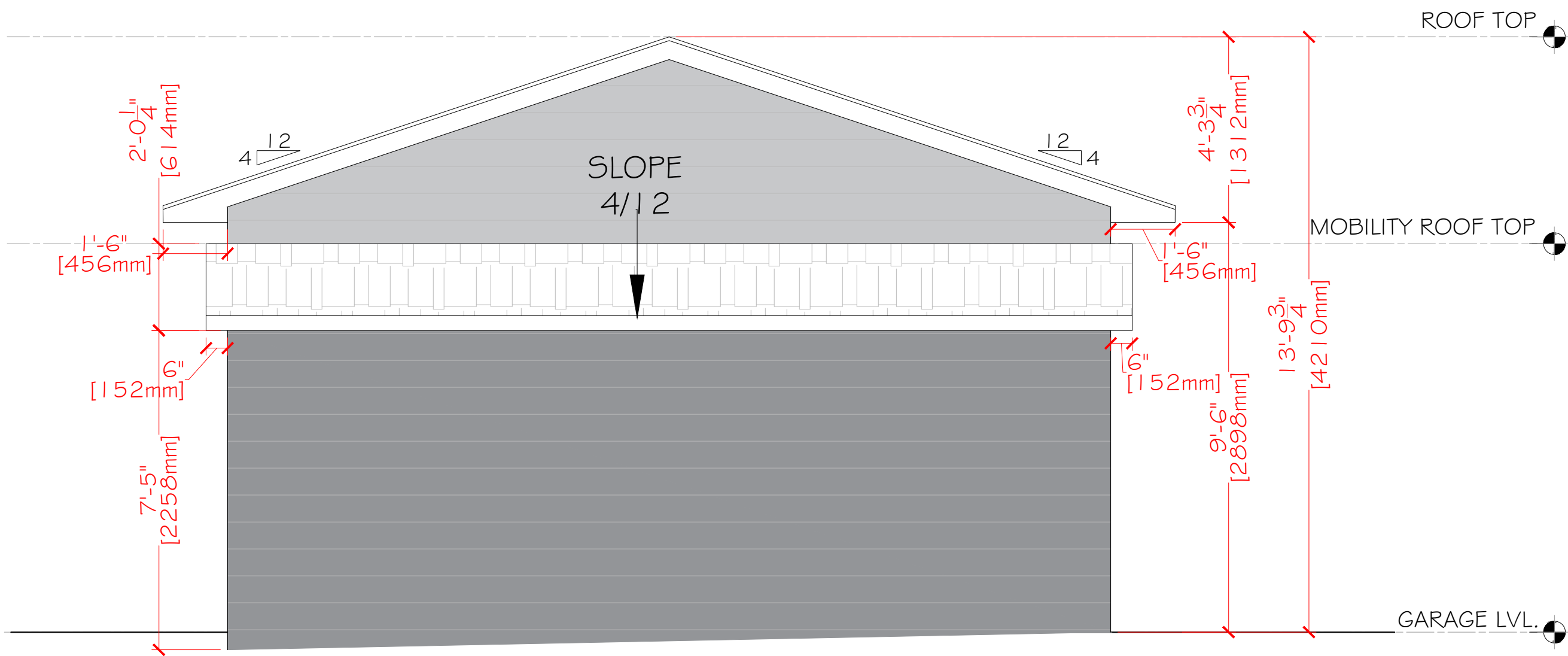
SHEET: A.20

SCALE: 3/8"= 1'0"

REV. 0



1 GARAGE AND MOBILE STORAGE  
A.20 WEST ELEVATION



2 GARAGE AND MOBILE STORAGE  
A.20 EAST ELEVATION

PROJECT

2821 15 AVENUE SE - G PLEX UNIT

STAMP

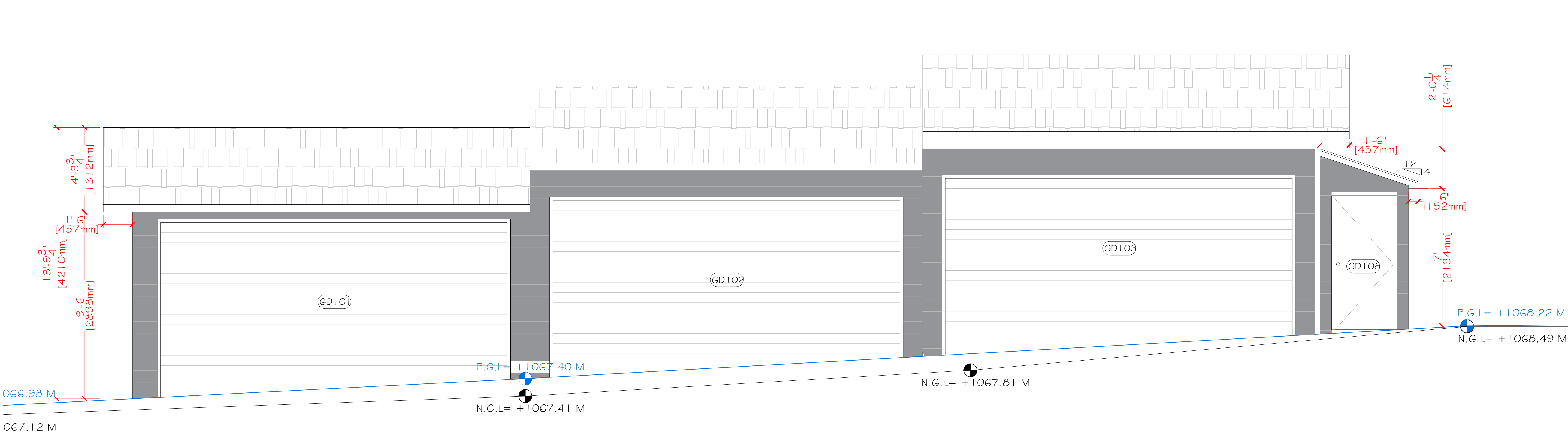
ISSUED:

NOTES

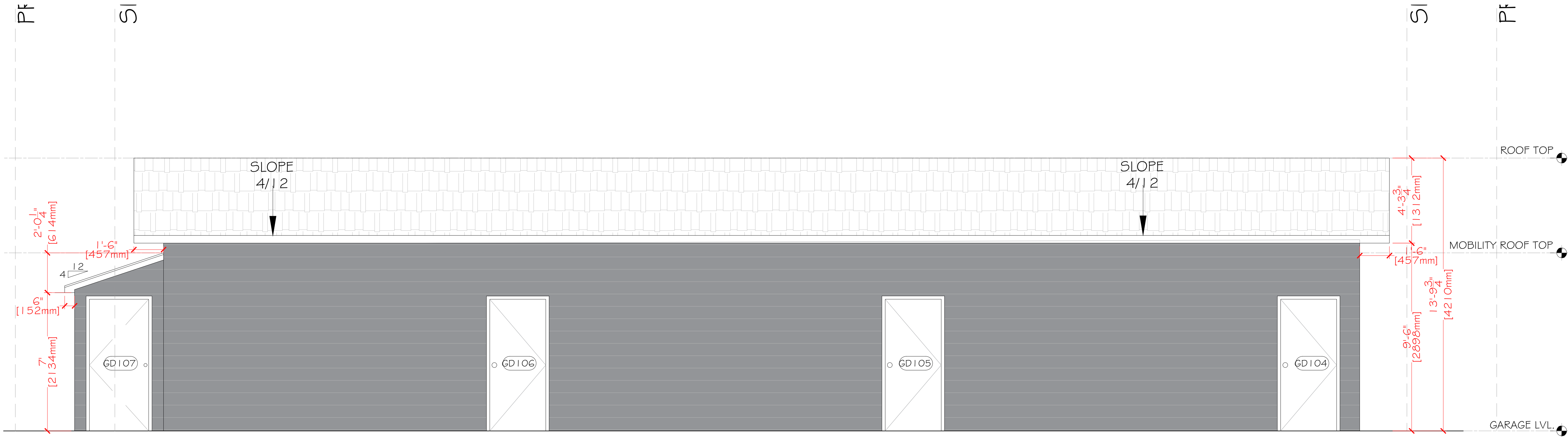
DRAWING INFORMATION:

CLIENT:  
ADDRESS: 2821 15 AVENUE SE  
LOCATION: CALGARY, ALBERTA  
DRAWN BY: KT  
PLAN :4946 ;BLOCK:18 ;LOT:11,12,13

DRAWING NO: 22  
DRAWING TITLE: PROP. GARAGE ELE.  
SHEET: A.21  
SCALE: 3/8"= 1'0"  
REV. 0



1 GARAGE AND MOBILITY STORAGE  
A.21 SOUTH ELEVATION



2 GARAGE AND MOBILITY STORAGE  
A.21 SOUTH ELEVATION

TBACK  
TY LINE