

PROPOSED 12- PLEX TOWNHOUSE DEVELOPMENT



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PERMIT NUMBERS:

PROJECT INFORMATION

MUNICIPAL ADDRESS :

2003 & 2007 2011 34St SW, Calgary, AB

LEGAL ADDRESS:

LOT 15-20
BLOCK 7F
PLAN 6000AG

LAND USE DESIGNATION :

R-CG,
RESIDENTIAL – GRADE-ORIENTED INFILL
DISTRICT

LOT CALCULATIONS:

SITE AREA = 17994.13 SQ.FT. (1671.68 SQ.M.)

BUILDING FOOTPRINT:

BUILDING= 7831.62 SQ.FT. (727.58 SQ.M.)
GARAGE : 828.5 SQ.FT.(77.0 SQ.M.)
CARPORT : 1356 SQ.FT.(126.0 SQ.M.)
BIKE STORAGE: 117.0 SQ.FT.(10.87 SQ.M.)
FOOTPRINT = 10133.12 SQ.FT. (941.40 SQ.M.)

SITE COVERAGE:

MAXIMUM ALLOWED **60%** =10796.49 SQ.FT.
(1003.03 SQ.M.)

PROPOSED **56.3%** =10133.12 SQ.FT. (941.40 SQ.M.)

DENSITY: 12/0.167=71.86 UNIT/1HA (MAXIMUM
ALLOWED **75** UNIT/1HA)

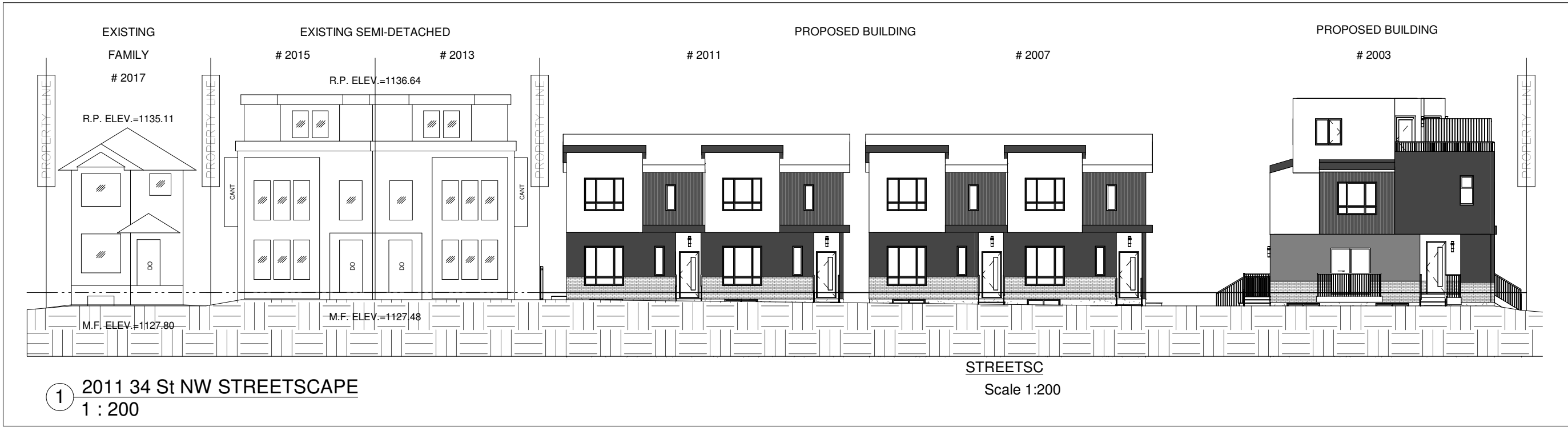
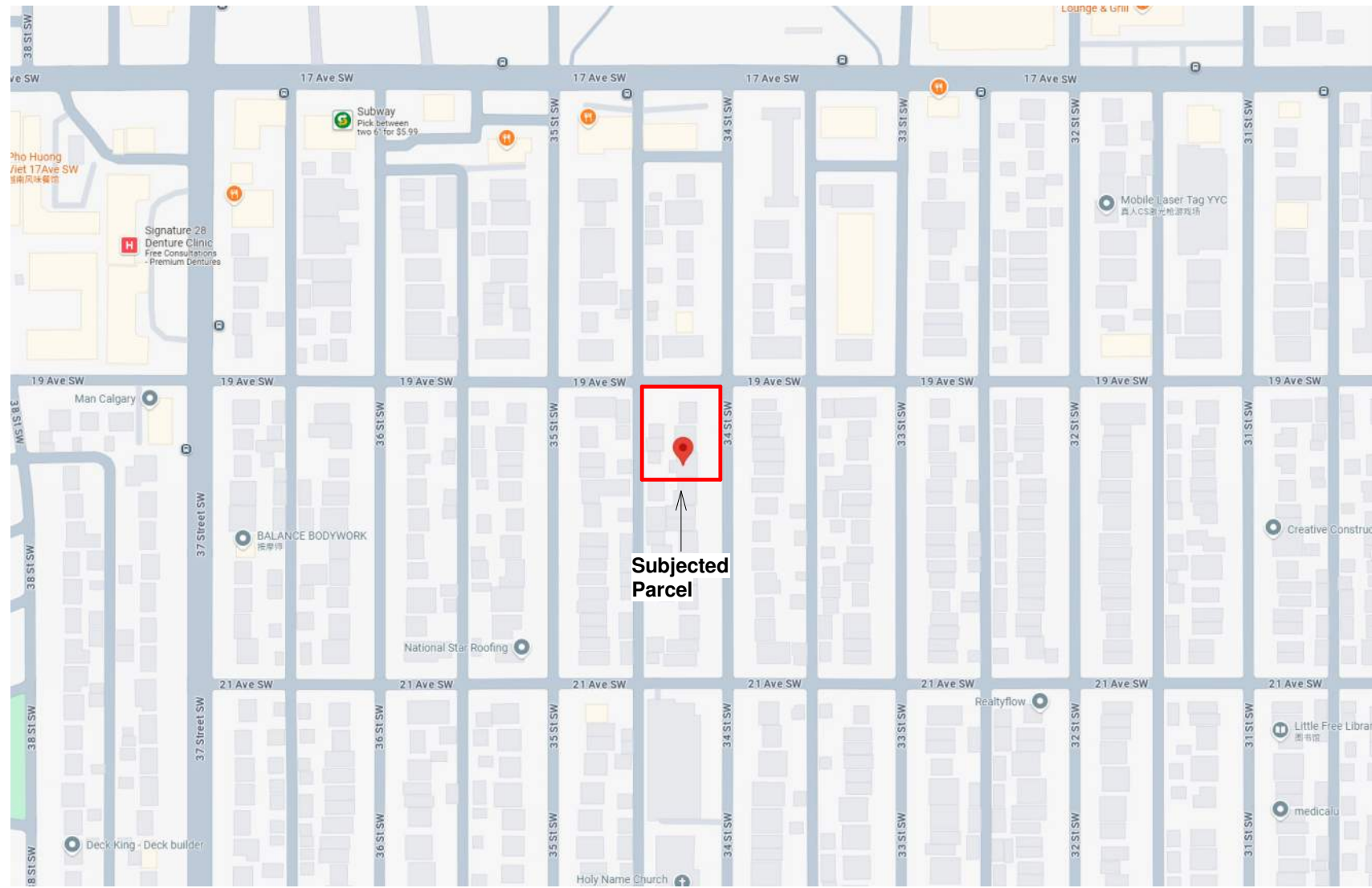
GARBAGE AREA : 186.87 SQ.FT.(17.36 SQ.M.)

MAXIMUM BUILDING HEIGHT (A to H): 11.0M,
MAXIMUM BUILDING HEIGHT (I to L): 8.5M,

ARCHITECTURAL DRAWING LIST

A01	Title Sheet
A02	Site Plan
A03	Landscape Plan
A04	Tree Protection Plan
A05	Basement Plan (Building A)
A06	First Floor Plan (Building A)
A07	Second Floor Plan (Building A)
A08	Third Floor Plan (Building A)
A09	Basement Plan (Building B&C)
A10	First Floor Plan (Building B&C)
A11	Second Floor Plan (Building B&C)
A12	Roof Plan (Building B&C)
A13	Basement Plan (Building D&E)
A14	First Floor Plan (Building D&E)
A15	Second Floor Plan (Building D&E)
A16	Roof Plan (Building D&E)
A17	North Elevation (Building A)
A18	South Elevation (Building A)
A19	East and West Elevation (Building A)
A20	East Elevation (Building B&C)
A21	West Elevation (Building B&C)
A22	North and South Elevation (Building B)
A23	North and South Elevation (Building C)
A24	East Elevation (Building D&E)
A25	West Elevation (Building D&E)
A26	North & South Elevation (Building D)
A27	North & South Elevation (Building E)
A28	Building A Section
A29	Building B Section
A30	Building C&D Section
A31	Garage Plan & Bike Storage & Grading Plan
A32	Garage Elevation
A33	Carport Plan & Section
A34	Survey Record

FIRE HYDRANT DISTANCE



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SEALS

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PROJECT

12-plex Townhouse
Development

2003 & 2007 & 2011 34St SW Calgary
AB

DRAWING
Title Sheet

DWG No
A01

Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

LOT CALCULATIONS:

SITE AREA = 17994.13 SQ.FT. (1671.68 SQ.M.)

BUILDING FOOTPRINT:

BUILDING= 7711.62 SQ.FT. (716.43 SQ.M.)
GARAGE : 828.5 SQ.FT.(77.0 SQ.M.)
CARPORT : 1356 SQ.FT.(126.0 SQ.M.)
BIKE STORAGE: 117.0 SQ.FT. (10.87 SQ.M.)
FOOTPRINT = 10013.12 SQ.FT. (930.23 SQ.M.)

SITE COVERAGE:

MAXIMUM ALLOWED 60% =10796.49 SQ.FT.
(1003.03 SQ.M.)

PROPOSED 55.65% =10013.12 SQ.FT. (930.23 SQ.M.)

DENSITY: 12/0.167=71.86 UNIT/1HA
(MAXIMUM ALLOWED 75 UNIT/1HA)

GARBAGE AREA : 186.87 SQ.FT.(17.36 SQ.M.)



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PROJECT

12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING

Site Plan

DWG No.

A02

Calgreen Living
Design & Build Consulting
Tel: 587-578-1425

LANDSCAPE AREA CALCULATION:

SITE AREA = 17994.13 SQ.FT. (1671.68 SQ.M.)
BUILDING COVERAGE = 10013.12 SQ.FT. (930.23 SQ.M.)
ASPHALT PAVE= 557 SQ.FT. (51.75 SQ.M.)
GARBAGE AREA =186.87 SQ.FT.(17.36 SQ.M.)

LANDSCAPING AREA = 7297.14 SQ.FT.

SOFT LANDSCAPING AREA :
REQUIRED MINIMUM =2153.34 SQ.FT (30%)
PROVIDED= 4237 SQ.FT (58.06%)

HARD LANDSCAPING AREA = 3060.14 SQ.FT. (42.64%)

PLANTING:
64 Trees (8 Coniferous Trees "TA", 8 Deciduous Trees "TB")
48 Shrubs "S" Provided.

TREE SCHEDULE

Proposed Tree

Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location	Qty
TA	Deciduous Tree	0.85	3.00	3.50	in Subject Property	8
TB	Coniferous Tree	0.38	3.00	8.00	in Subject Property	8
S	Shrub	0.15	1.00	2.00	in Subject Property	48

Removed

Tree Sheet					
Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
1	Bush	---	4.00	2.00	in Subject Property
2	Bush	---	3.00	1.60	in Subject Property
3	Bush	---	4.00	2.60	in Subject Property
4	Bush	---	2.00	1.00	in Subject Property
5	Deciduous	0.15	2.50	5.00	in Subject Property
6	Bush	---	4.00	3.00	in Subject Property
7	Bush	---	2.00	1.50	in Subject Property
9	Bush	---	2.00	1.80	in Subject Property
11	Bush	---	2.00	1.40	in Subject Property
12	Bush	---	4.00	2.50	in Subject Property
13	Coniferous	0.20	4.00	8.50	in Subject Property
14	Bush	---	4.00	2.00	in Subject Property
15	Bush	---	4.00	3.00	in Subject Property
16	Deciduous	0.20	2.00	15.00	in Subject Property
17	Deciduous	0.20	2.00	15.00	in Subject Property
18	Bush	---	4.00	2.30	in Subject Property
19	Deciduous	0.25	3.00	15.00	in Subject Property
20	Bush	---	2.00	1.70	in Subject Property
21	Bush	---	2.00	2.50	in Subject Property
22	Bush	---	3.00	1.70	in Subject Property
23	Coniferous	0.15	2.50	6.00	in Subject Property
24	Deciduous	0.25	3.00	13.00	in Subject Property
25	Deciduous	0.05	3.00	2.80	in Subject Property
26	Coniferous	0.65	10.00	19.00	in Subject Property
27	Coniferous	0.55	8.00	19.00	in Subject Property
28	Deciduous	0.45	12.00	16.00	in Subject Property
29	Deciduous	0.45	12.00	16.00	in Subject Property
30	Deciduous	0.60	16.00	18.00	in Subject Property
31	Bush	---	3.00	1.00	in Subject Property

Retained

8	Deciduous	0.30	6.00	11.00	in City Property
10	Deciduous	0.10	1.50	2.50	in City Property

Notes

1. All soft surfaced landscaped area will be irrigated by an underground irrigation system;

LANDSCAPING LEGEND

- Ground Solar Energy Light
Wall Light

FILL	LANDSCAPE MATERIAL	AREA (APPR.)
	MULCH	269.5 SQ.M (2901 SQ.FT)
	SOD DROUGHT-RESILIENT	113 SQ.M (1216.24 SQ.FT)
	CONCRETE	145.7 SQ.M (1568.2 SQ.FT)
	WOOD DECK	65.95 SQ.M (709.9 SQ.FT)
	ASPHALT PAVE	51.75 SQ.M (557.0 SQ.FT)



1 Landscape Plan-1
1 : 100

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PROJECT

12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING

Landscape Plan

DWG No.

A03

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PROJECT

12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING	DWG No.
North Elevation (Building A)	A17

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Living
Design & Build Consulting
Tel: 587-578-1425



1 Elevation Building A North
1/4" = 1'-0"

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PAVING
M9	ASPHALT SHINGLE

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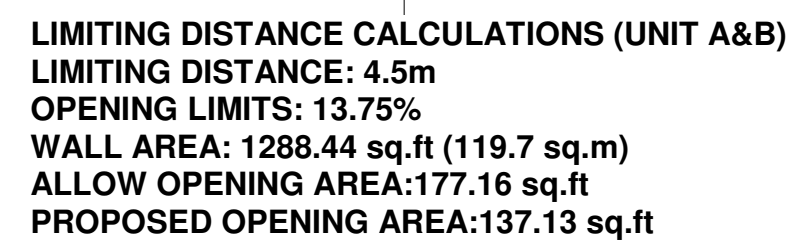
2003 & 2007 & 2011 34St SW Calgary
AB

DRAWING

DWG No.

A18

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Design & Build-Consulting
Tel: 587-578-1425



MATERIAL LEGEND

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

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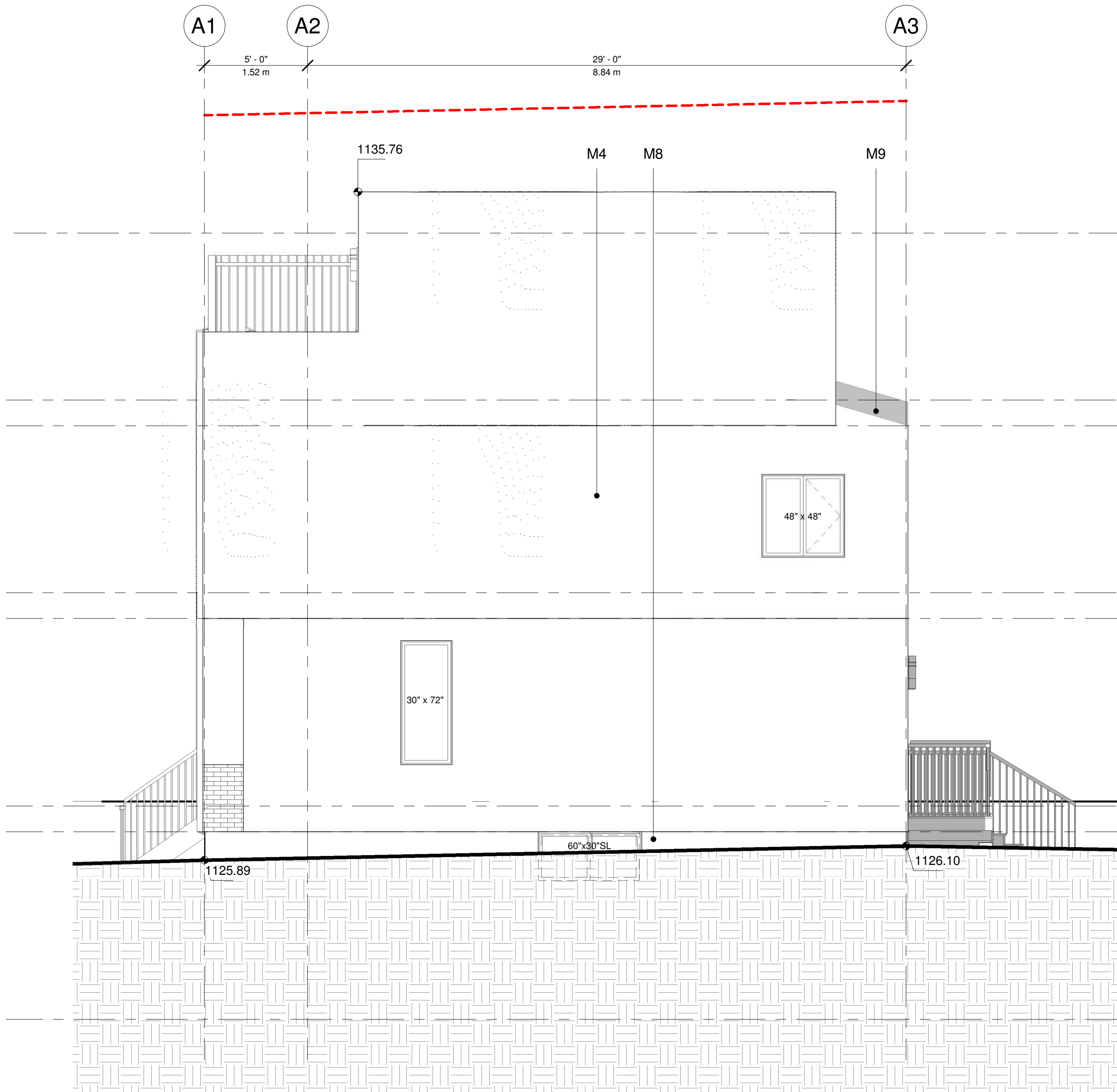
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PROJECT
12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING	East and West Elevation (Building A)	DWG No.	A19
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Design & Build Consulting
Tel: 587-578-1425



② Elevation Building A. West
1/4" = 1'-0"



① Elevation Building A. East
1/4" = 1'-0"

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PAVING
M9	ASPHALT SHINGLE

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12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING

East Elevation (Building B&C)

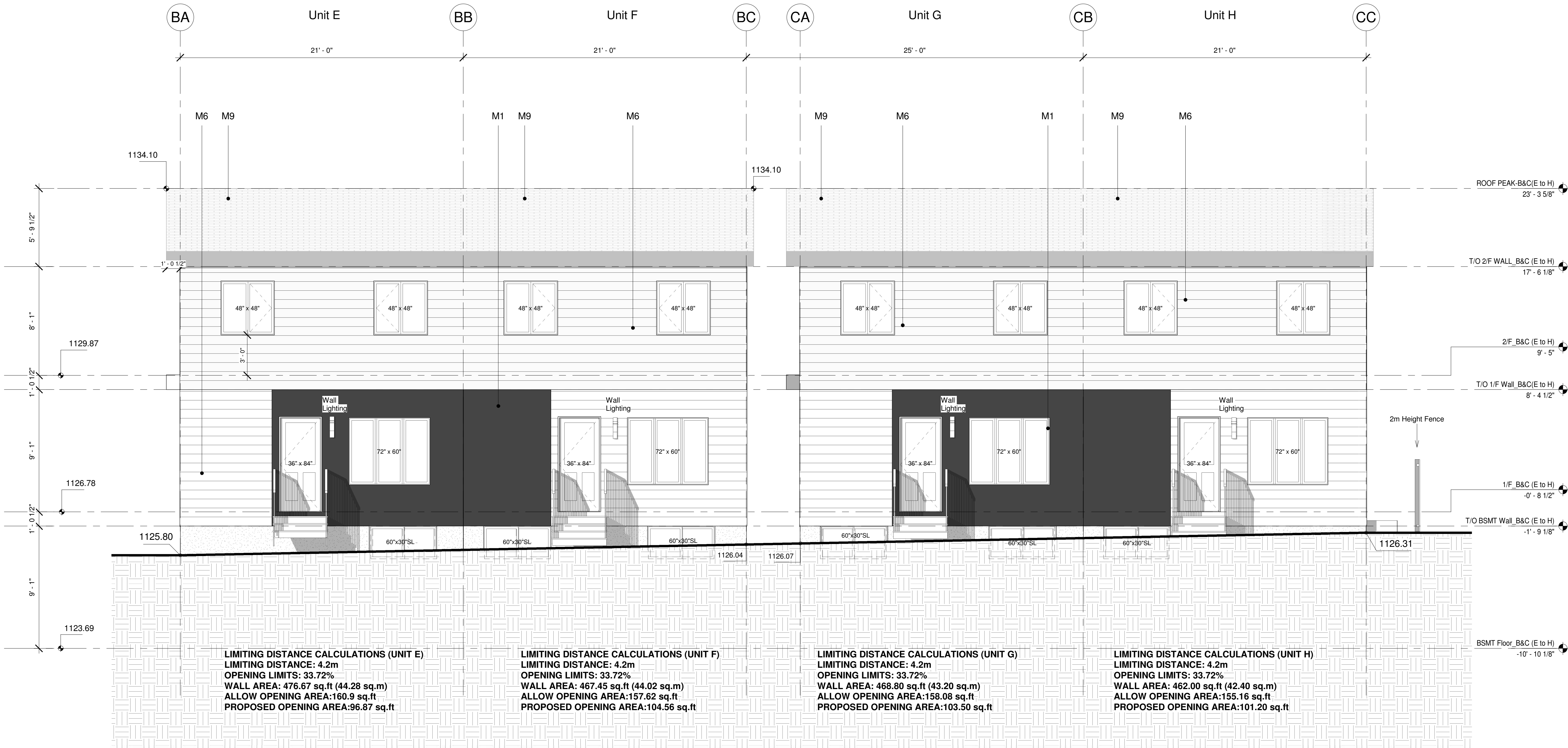
DWG No

A20

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① Elevation Building B_East
1/4" = 1'-0"



① Elevation Building B. West
1/4" = 1'-0"

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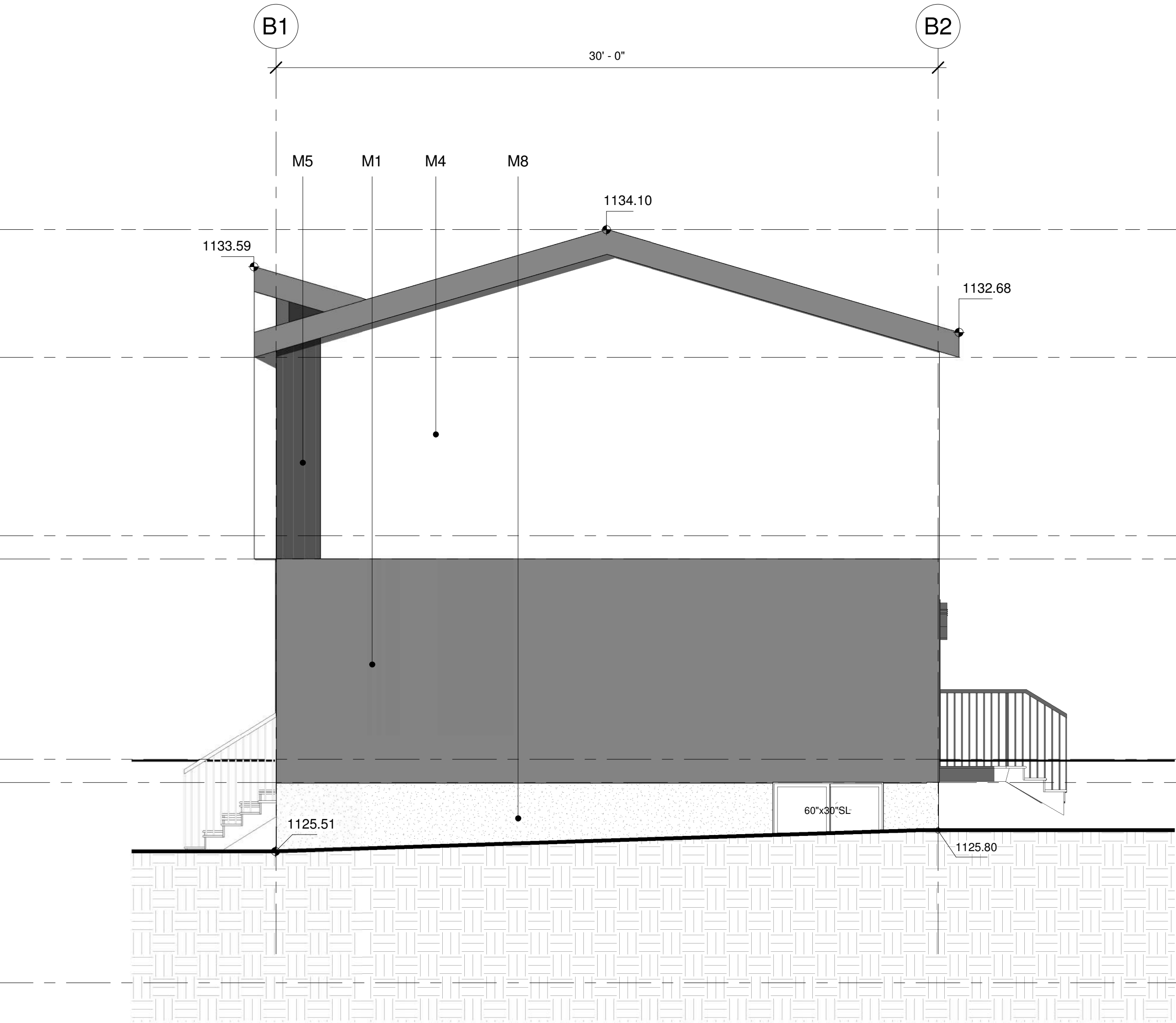
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12-plex Townhouse
Development

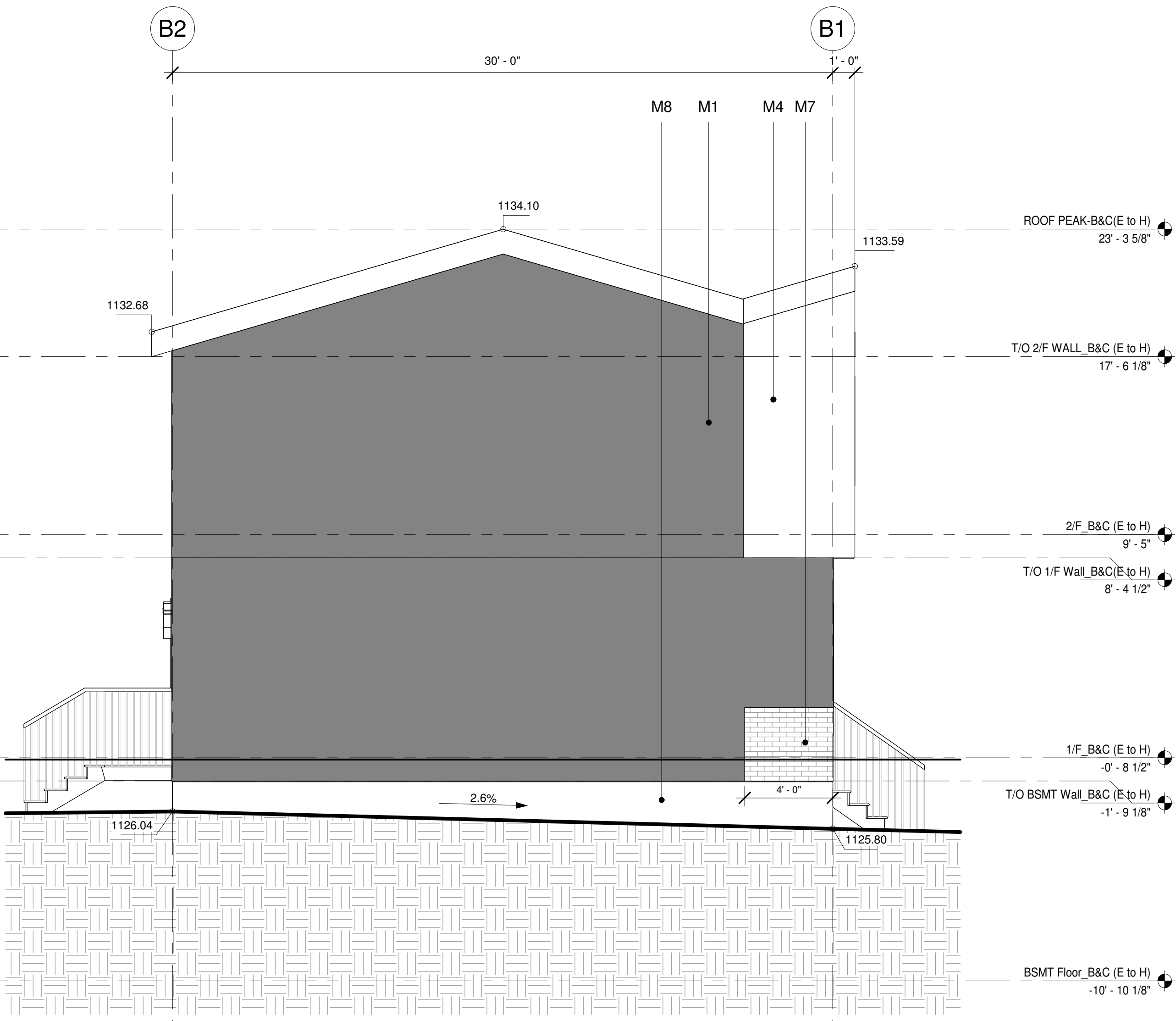
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AB

DRAWING	DWG No.
West Elevation (Building B&C)	A21

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Tel: 587-578-1425



① Elevation Building B North
1/4" = 1'-0"



② Elevation Building B South
1/4" = 1'-0"

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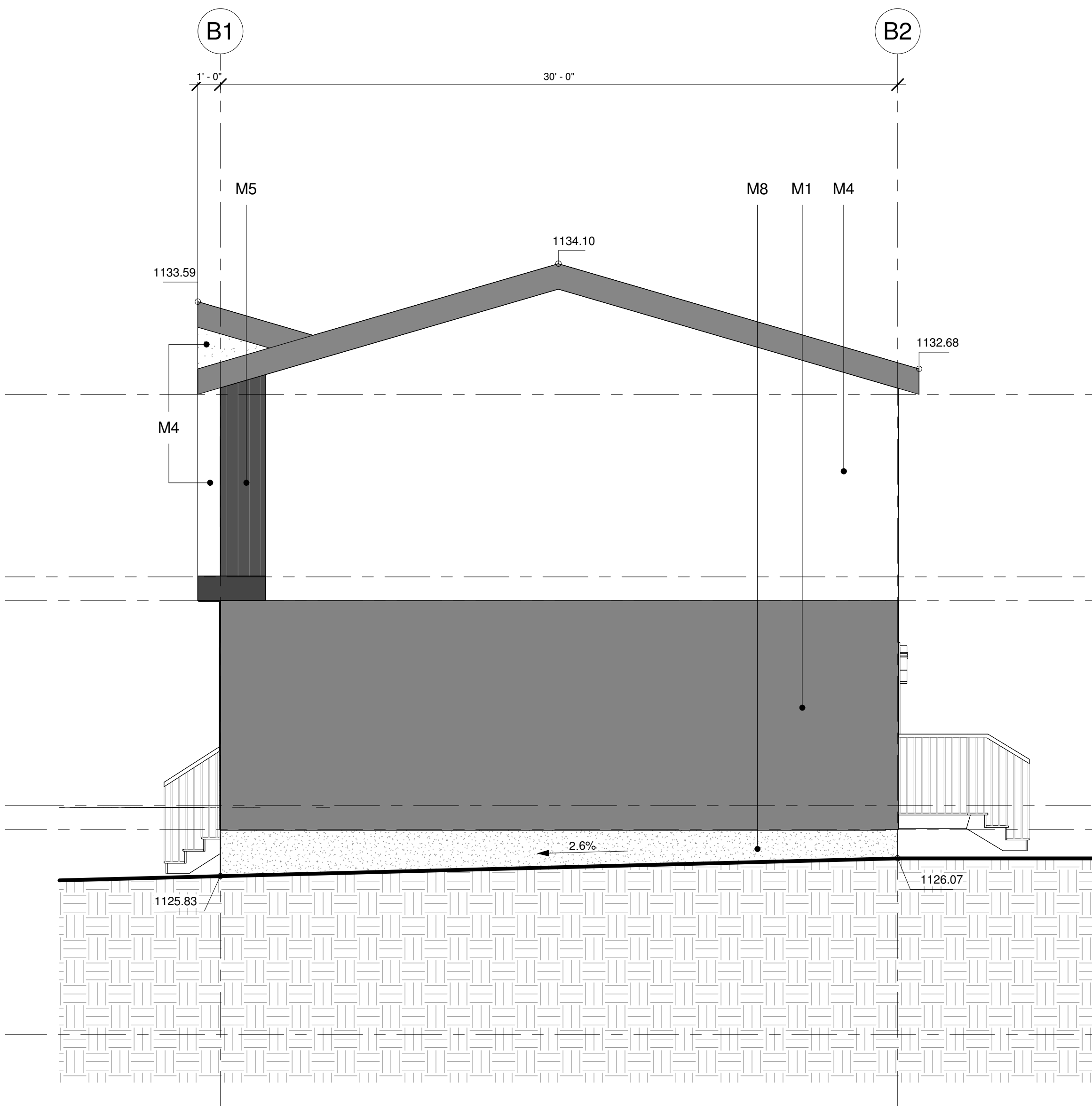
DRAWING	DWG No.
North and South Elevation (Building B)	A22

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Tel: 587-578-1425

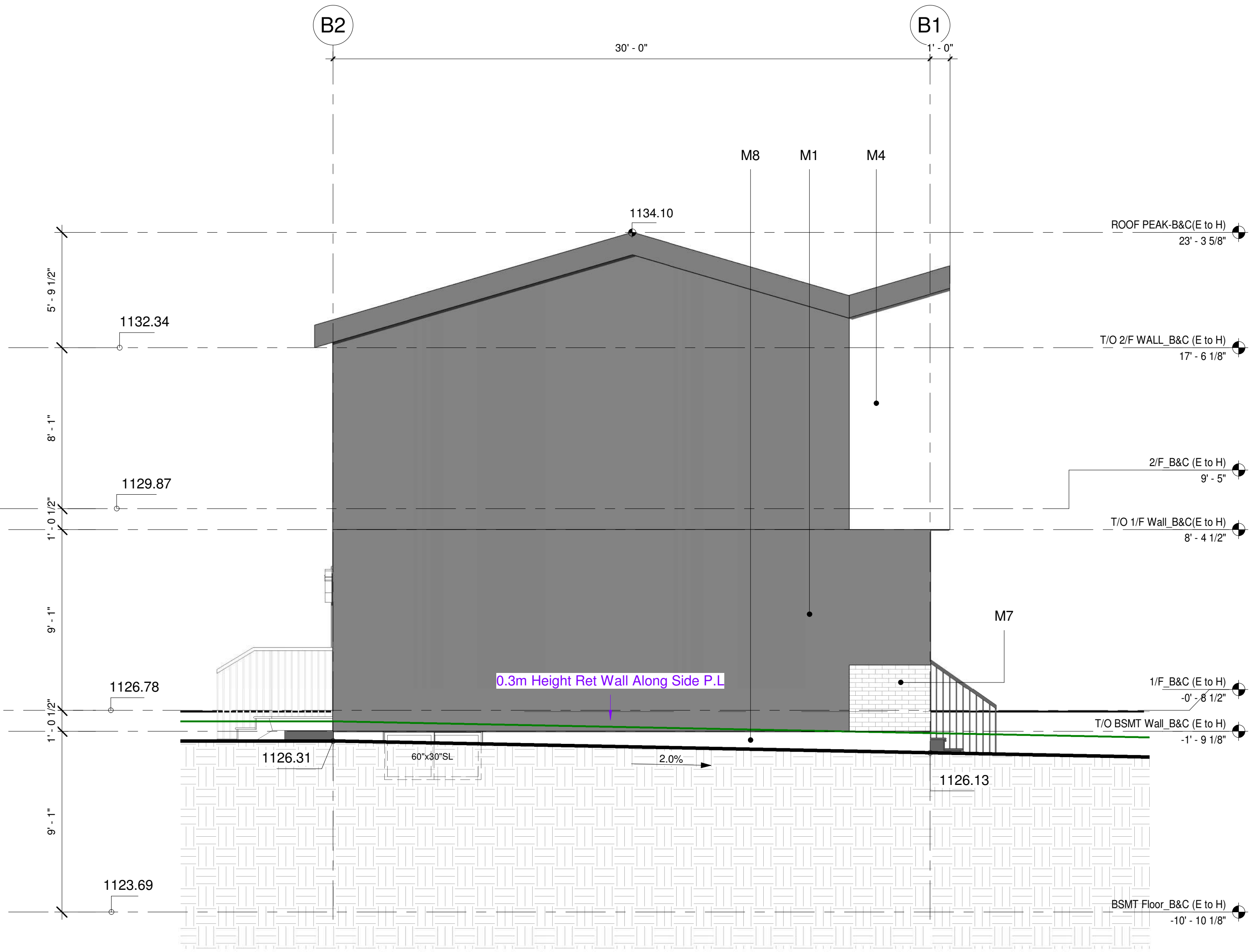
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PERMIT NUMBERS:



② Elevation Building C North
1/4" = 1'-0"



① Elevation Building C South
1/4" = 1'-0"

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Development

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AB

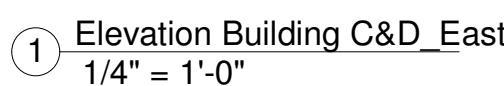
DRAWING	DWG No.
North and South Elevation (Building C)	A23

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Tel: 587-578-1425



MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

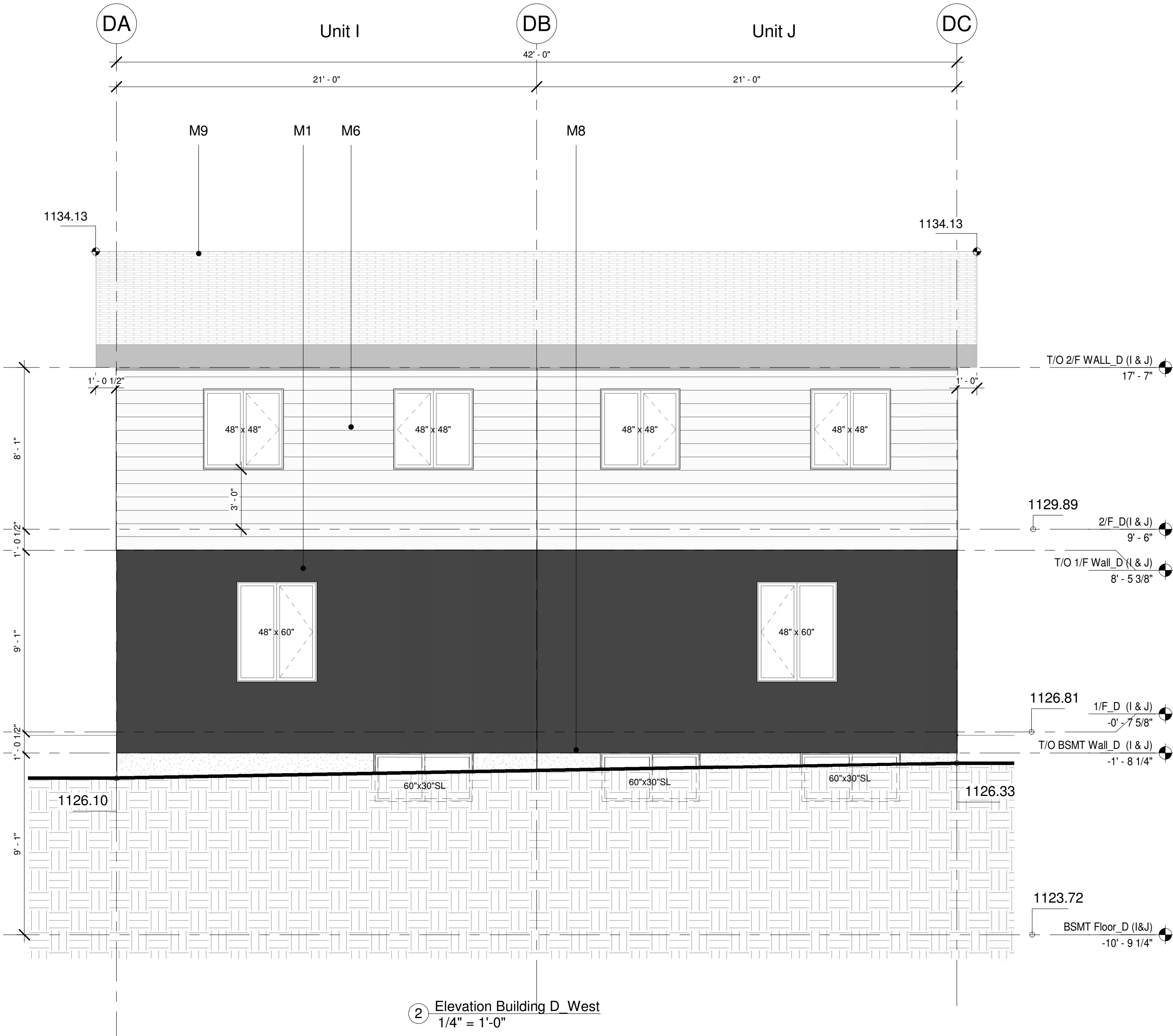
BUILDING-D

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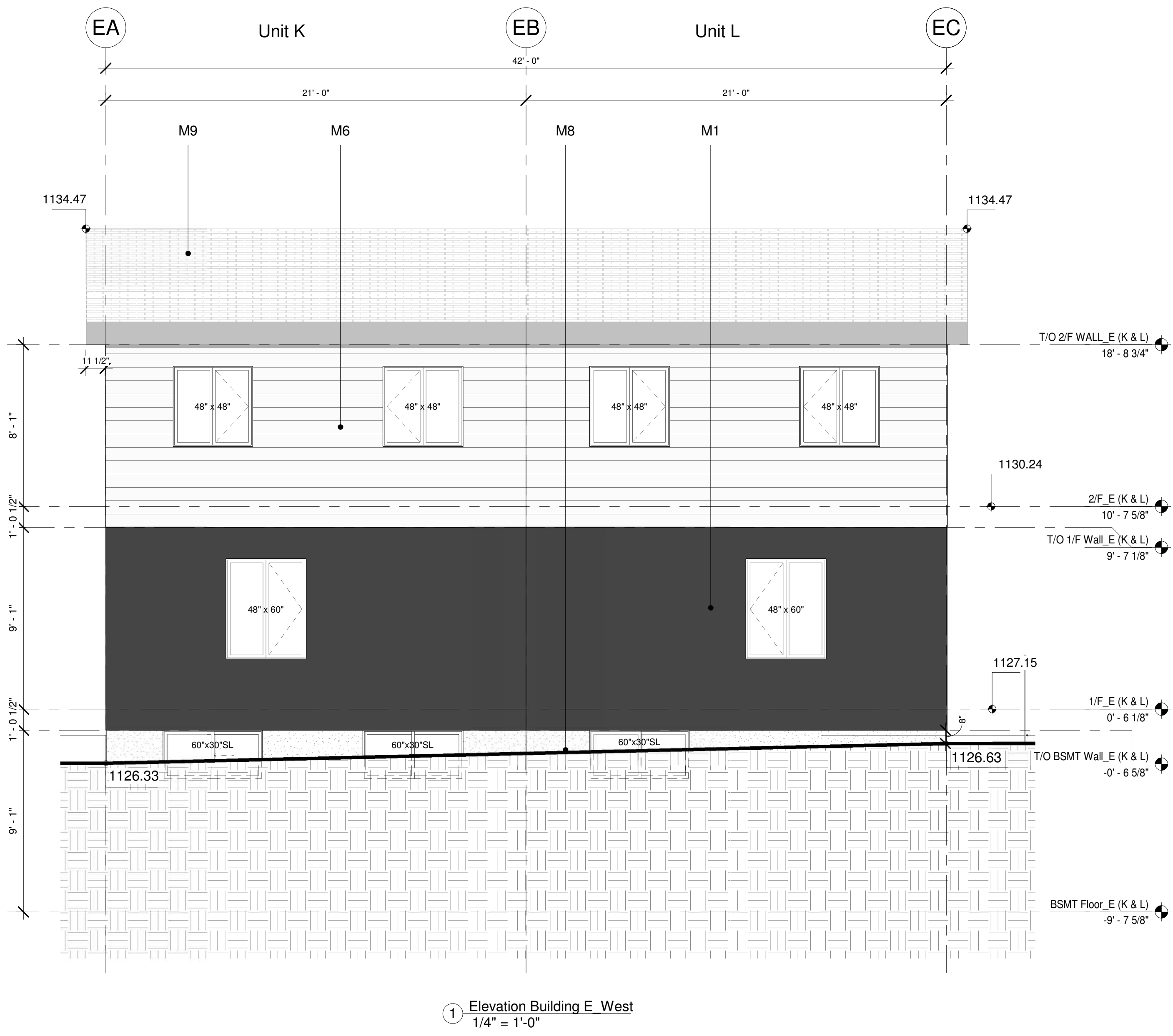
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PERMIT NUMBERS:



② Elevation Building D West
1/4" = 1'-0"



① Elevation Building E West
1/4" = 1'-0"

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

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12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

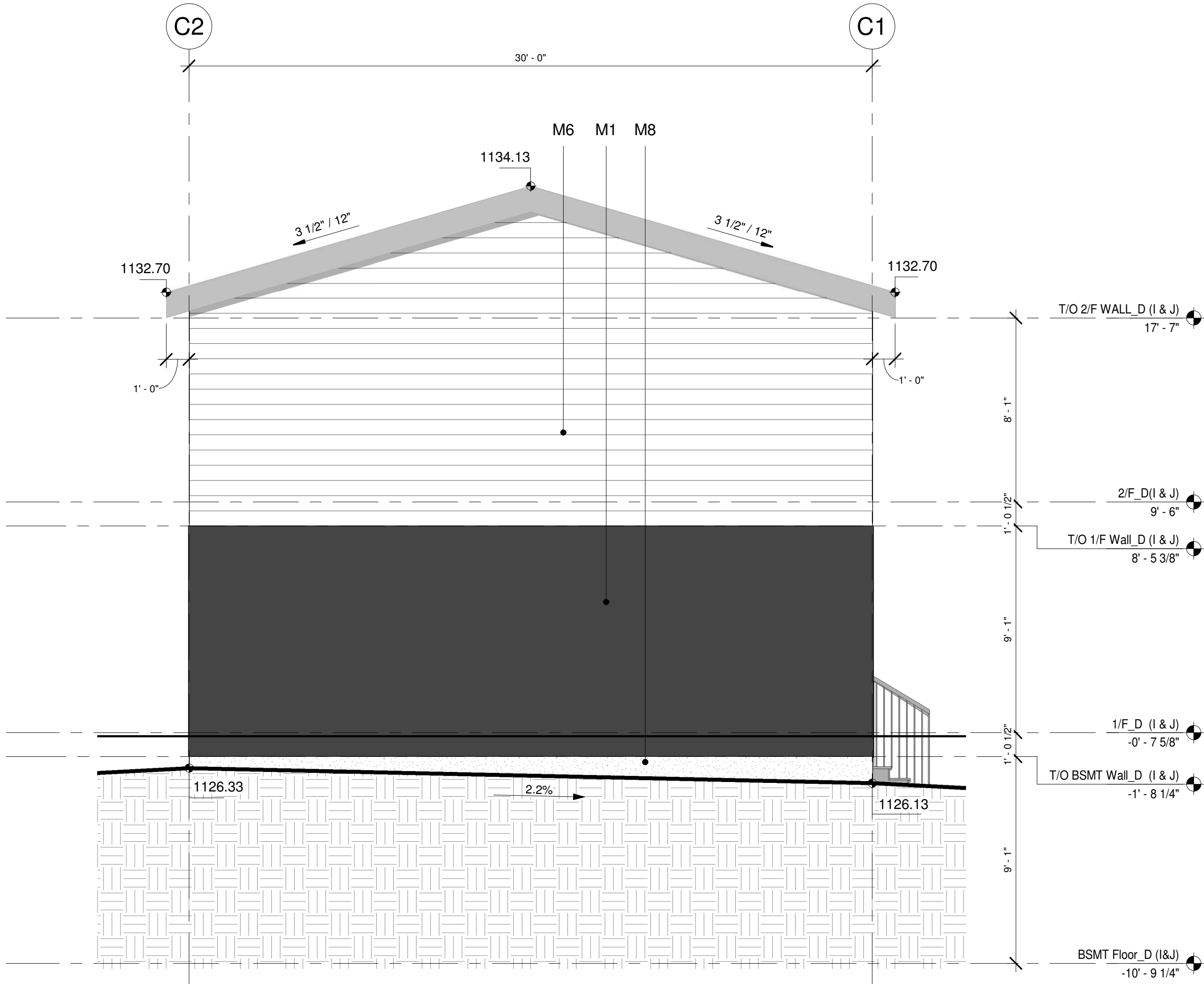
DRAWING	West Elevation (Building D&E)	DWG No.	A25
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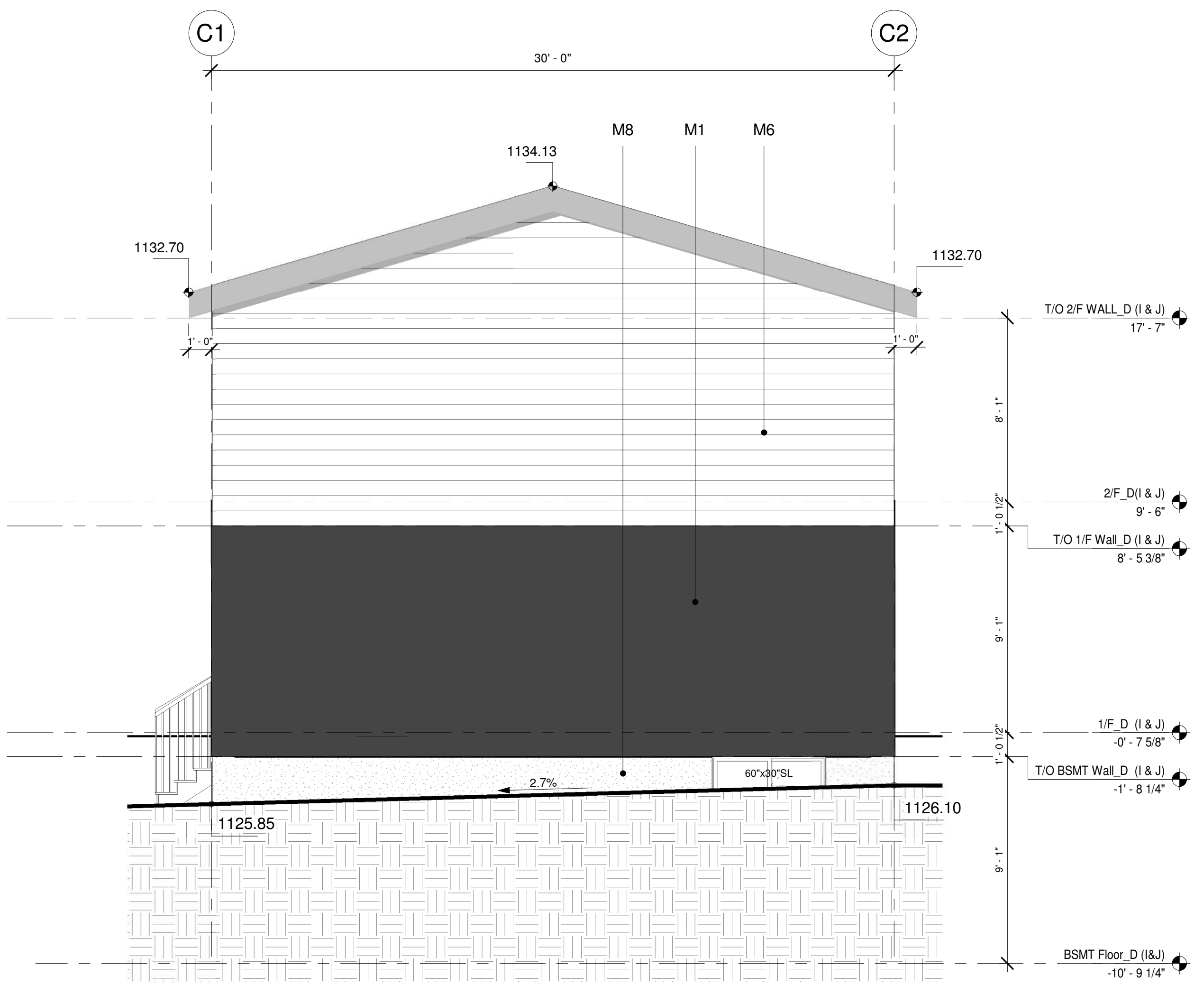
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PERMIT NUMBERS:



② Elevation Building D South
1/4" = 1'-0"



① Elevation Building D North
1/4" = 1'-0"

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

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2003 & 2007 & 2011 34St SW Calgary AB

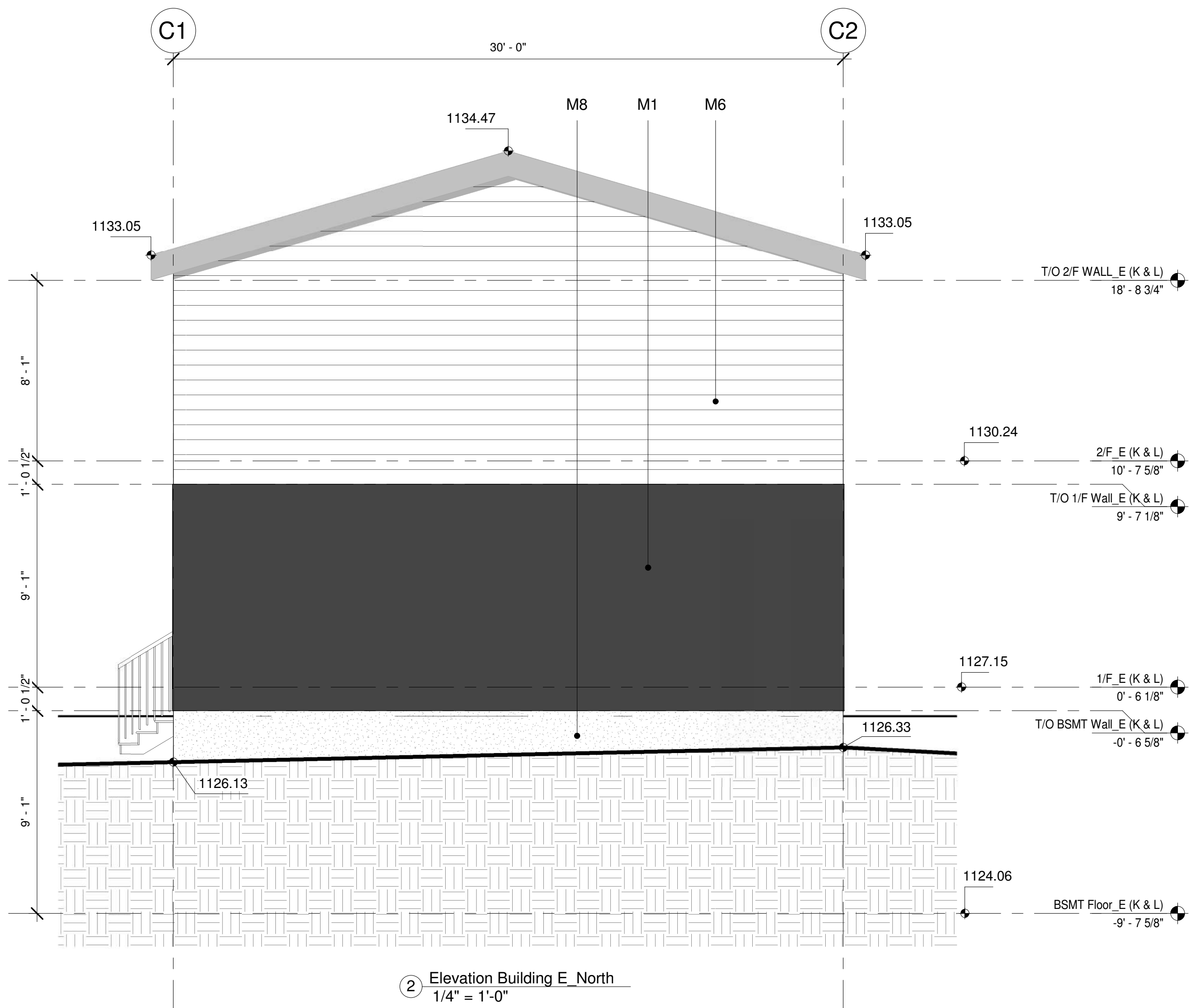
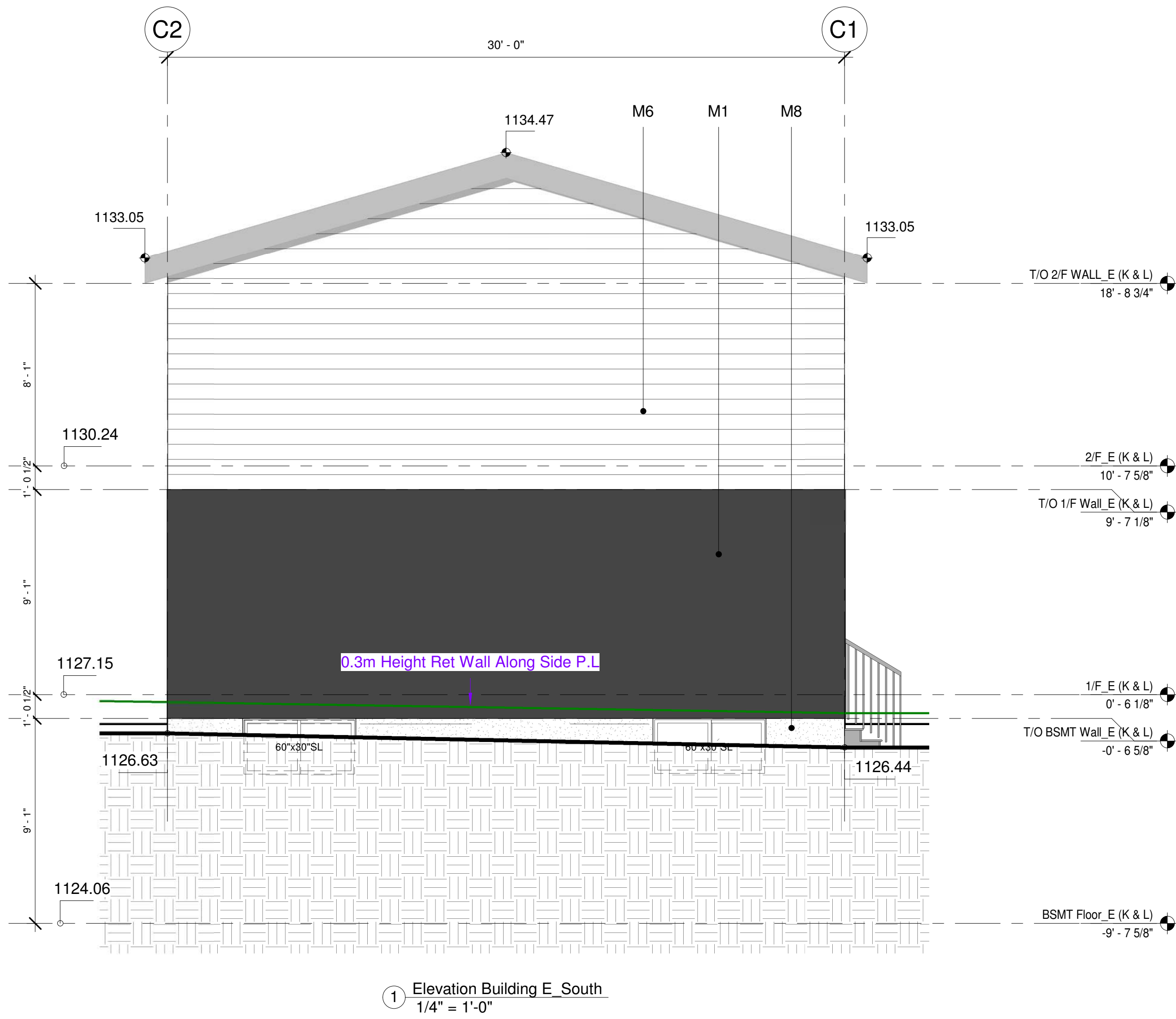
DRAWING	DWG No.
North & South Elevation (Building D)	A26

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PERMIT NUMBERS:



MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

DATE	No.	REVISION	BY
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SEALS

SCALE	FILE
AS NOTED	Project Number

DATE 2026-01-30 12:08:45 PM

DRAWN	CHECKED
HN	AC

CLIENT

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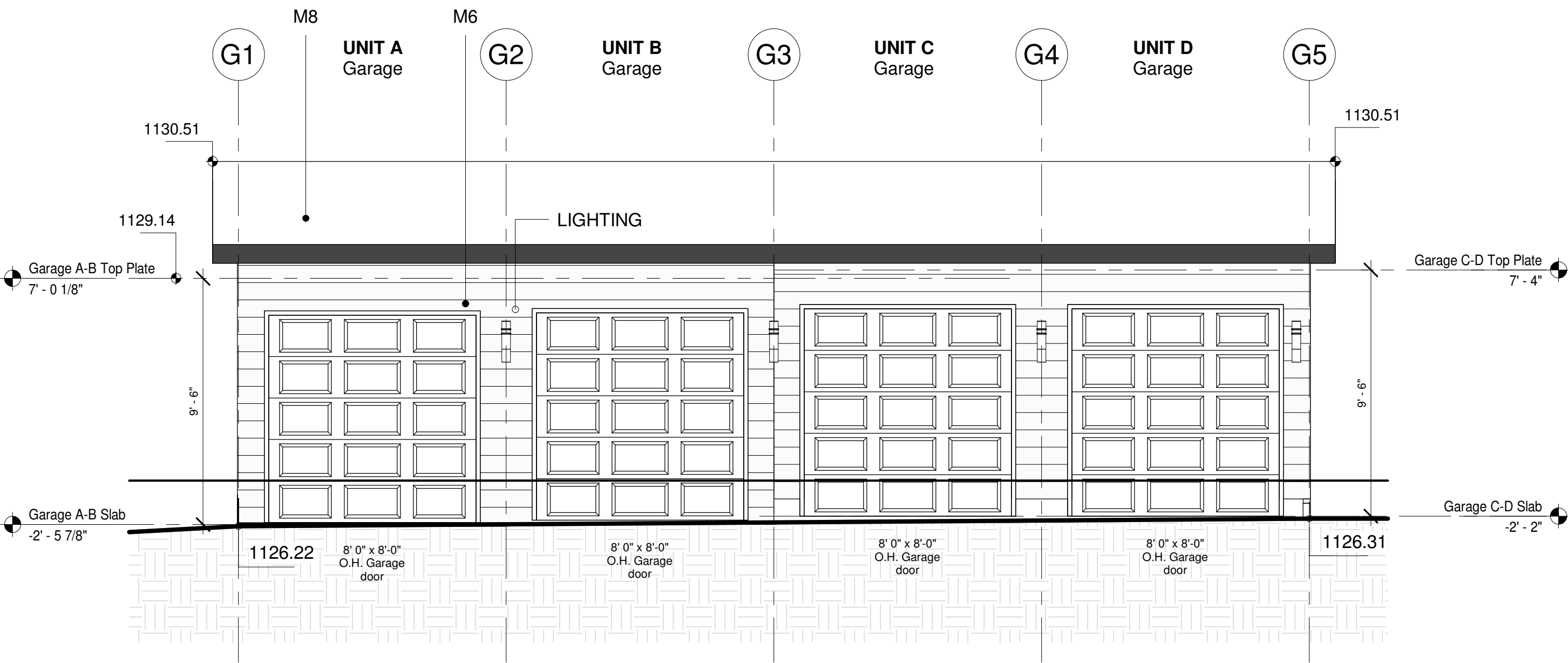
PROJECT

12-plex Townhouse Development

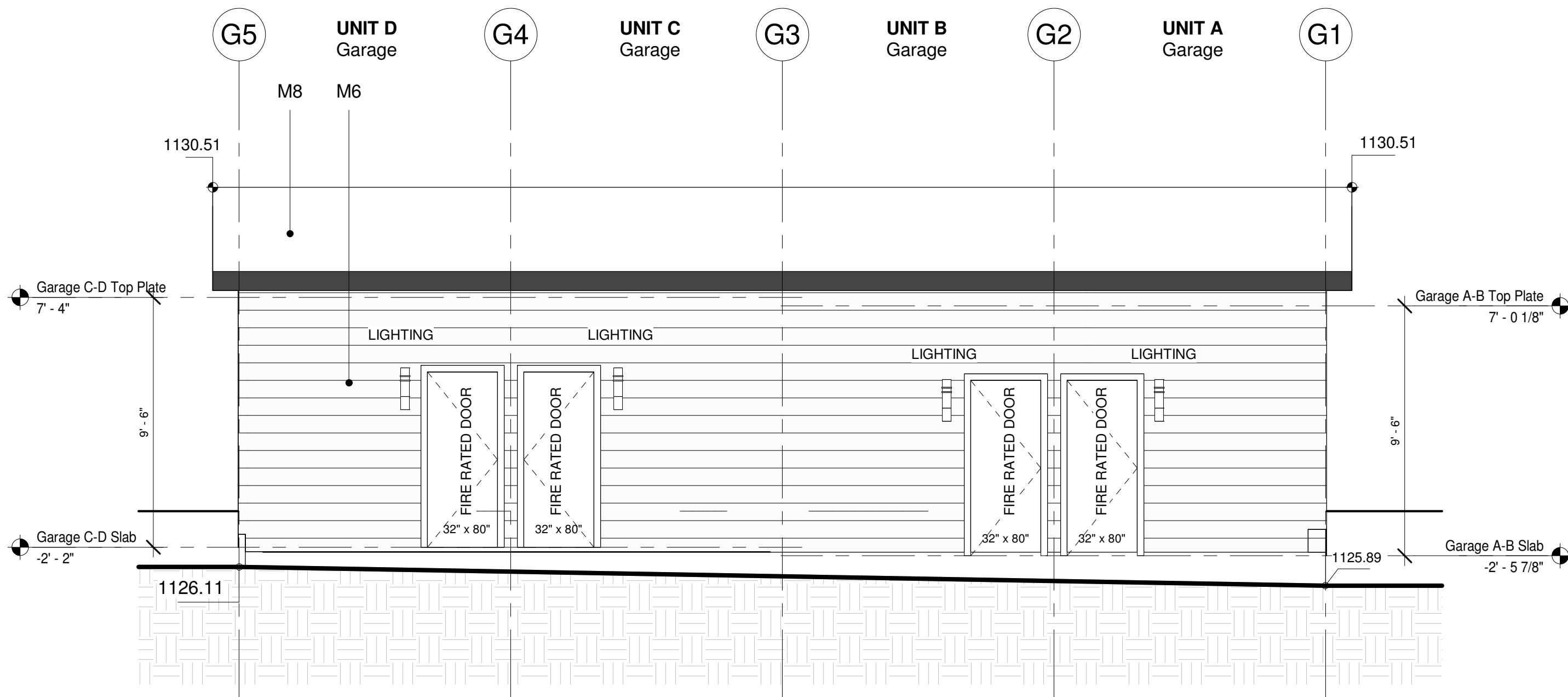
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DRAWING	DWG No.
North & South Elevation (Building E)	A27

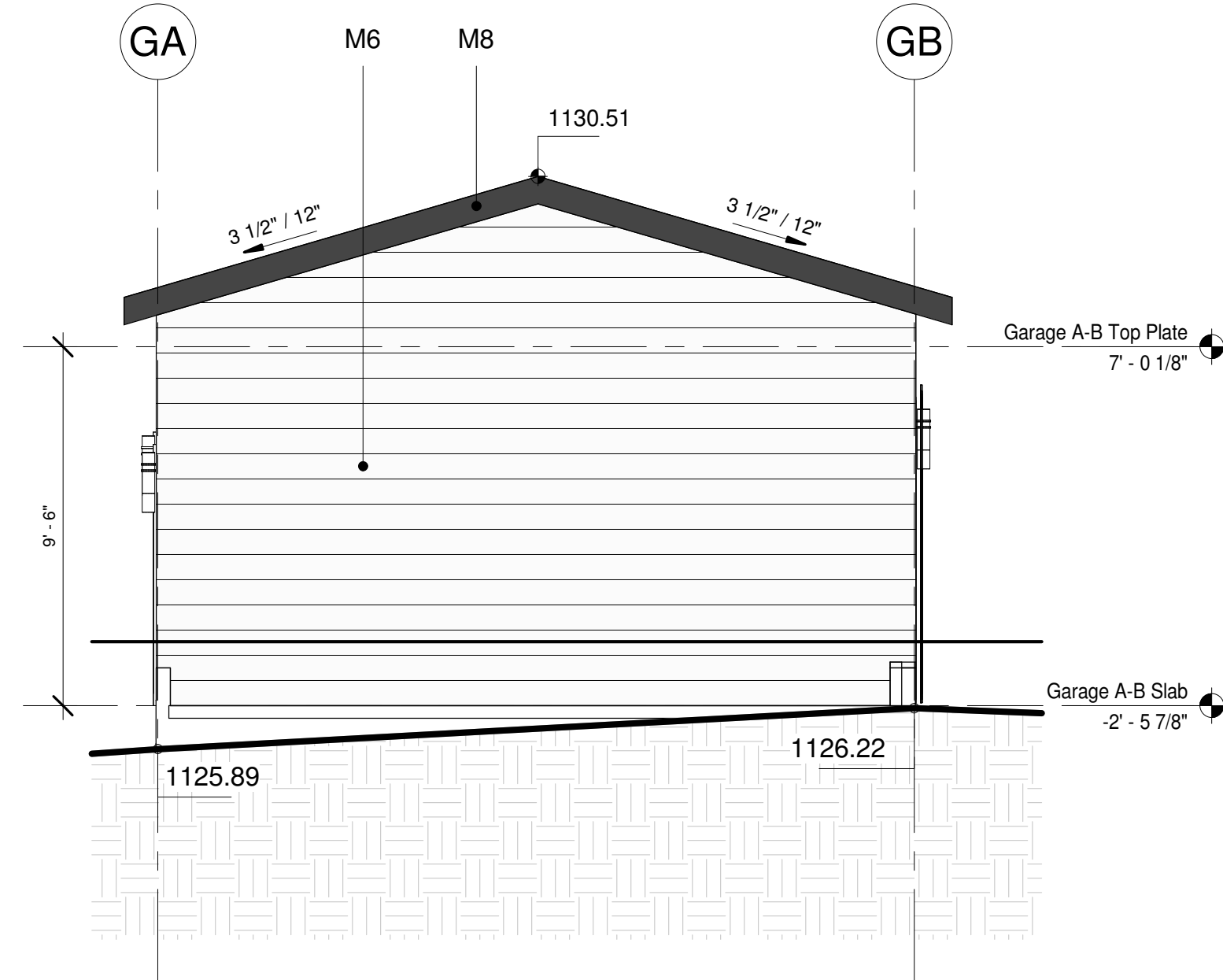
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Design & Build Consulting
Tel: 587-578-1425



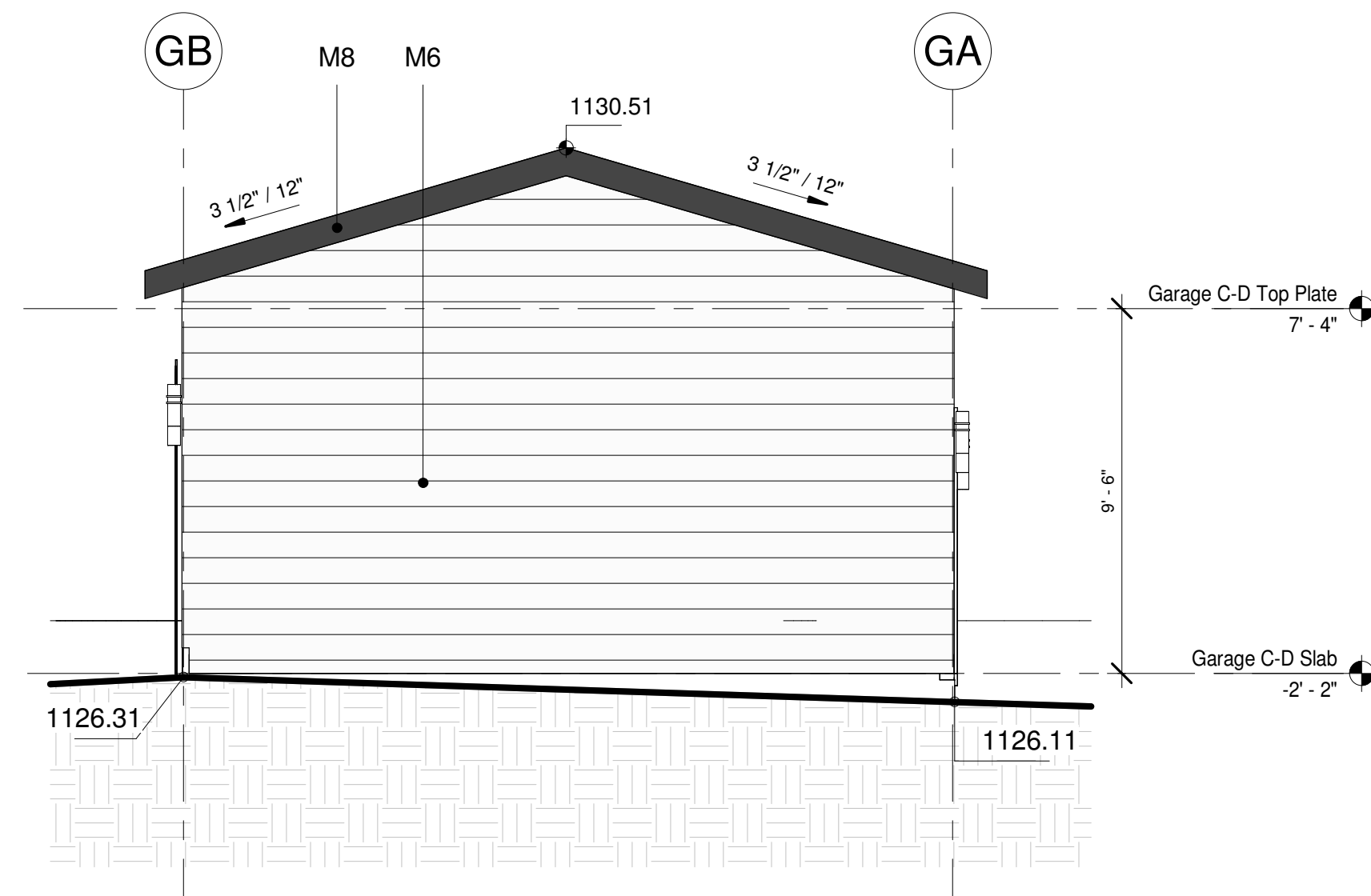
① Elevation Garage West
1/4" = 1'-0"



② Elevation Garage East
1/4" = 1'-0"



③ Elevation Garage North
1/4" = 1'-0"



④ Elevation Garage South
1/4" = 1'-0"

MATERIAL LEGEND	
M1	BLACK STUCCO
M2	LIGHT GREY HARDIE BOARD
M3	GREY STUCCO
M4	WHITE STUCCO
M5	CORRUGATED METAL SIDING (BLACK)
M6	HORIZONTAL WHITE SIDING
M7	BRICK VENEER
M8	PARGING
M9	ASPHALT SHINGLE

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PERMIT NUMBERS:

DATE	No.	REVISION	BY
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SEALS

SCALE AS NOTED FILE Project Number

DATE 2026-01-30 12:08:49 PM

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PROJECT

12-plex Townhouse Development

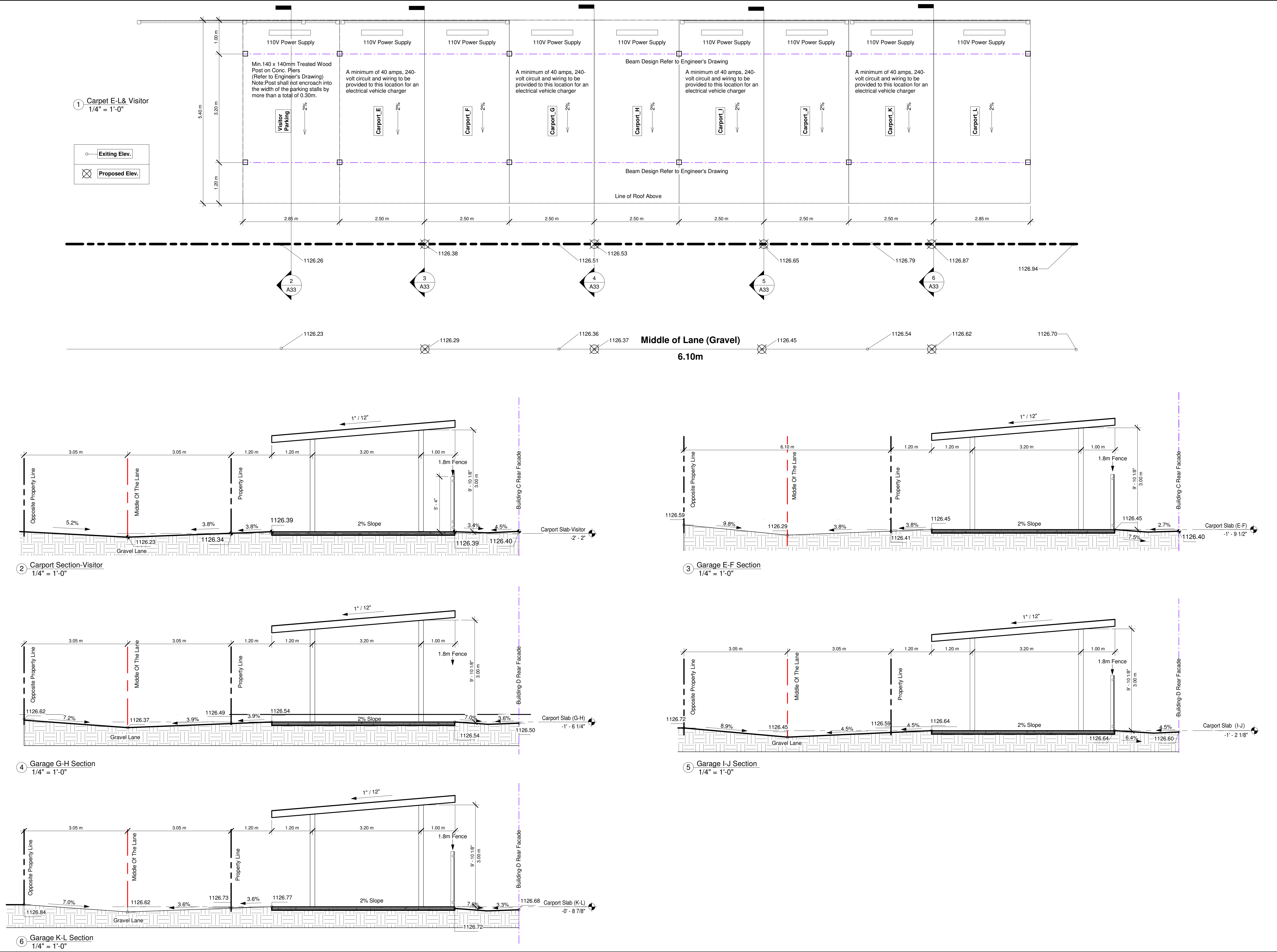
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DRAWING Garage Elevation

DWG No.

A32

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PERMIT NUMBERS:

DATE	No.	REVISION	BY
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SEALS

SCALE	FILE
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AS NOTED Project Number

DATE 2026-01-30 12:08:50 PM

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PROJECT

12-plex Townhouse Development

2003 & 2007 & 2011 34St SW Calgary AB

DRAWING	DWG No.
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Carport Plan & Section

A33

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PERMIT NUMBERS:

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lots 9-13
Block 44
Plan 8100AF

MUNICIPAL ADDRESS: 2020 & 2024 20 Avenue N.W.
Calgary, Alberta

DATE OF SURVEY: June 6, 2024.

SCALE: 1:250

NOTES:

Elevations are shown thus:  1000.00 metres. (Gadetic)

Elevations are gadetic and derived from ASCM: 111617 ELEV: 1096.708

All dimensions are ground in metres and decimals thereof unless otherwise shown.

All distances on curves are arc distances.

Bearings are grid (3TM, CM114) and derived from GNSS Observations.

All fences are within 0.2 metres of the property lines unless otherwise shown.

All eaves are measured to fascia unless otherwise shown.

Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc. - Accessory
A/C - Air Conditioner
Bldg - Building
BOC - Back of Curb
BOW - Back of Walk
Calc. - Calculated
Cont. - Contiever
Conc. - Concrete
C.S. - Counter-sink
DH - Drill Hole
Enc. - Encroaches
ELEV - Elevation
Fd. - Found
I. - Iron Post
M.A. - Maintenance Access
M.F. - Main Floor
Mk. - Mark
O.D. - Overland Drainage
Ret. - Retaining
R.P. - Roof Peak
R/W - Right of Way
W/O - Without Basement
W.W. - Window Well

Calculation points shown thus:  X

Elevations shown thus:  •

Found Iron Posts shown thus:  ○

Fire Hydrants shown thus:  ⊗

Lamp Standards shown thus:  ⊗

Manholes shown thus:  ○

Power Poles shown thus:  ⊗

Street Signs shown thus:  ⊗

Electrical Meter shown thus:  ⊗

Gas Meter shown thus:  ⊗

Property Lines shown thus:  —

Right of Ways shown thus:  - - -

Eaves shown thus:  - - -

Fences shown thus:  - - -

Overhead Electrical Lines shown thus:  - - -

Gasline shown thus:  - - -

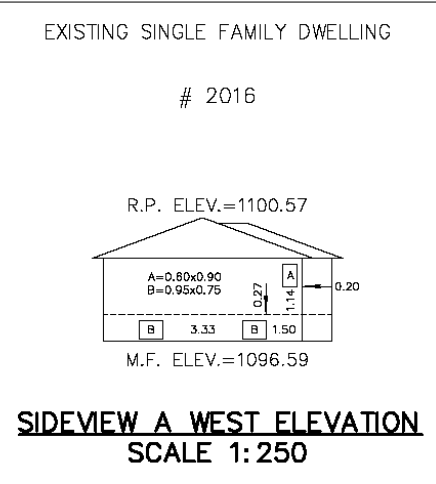
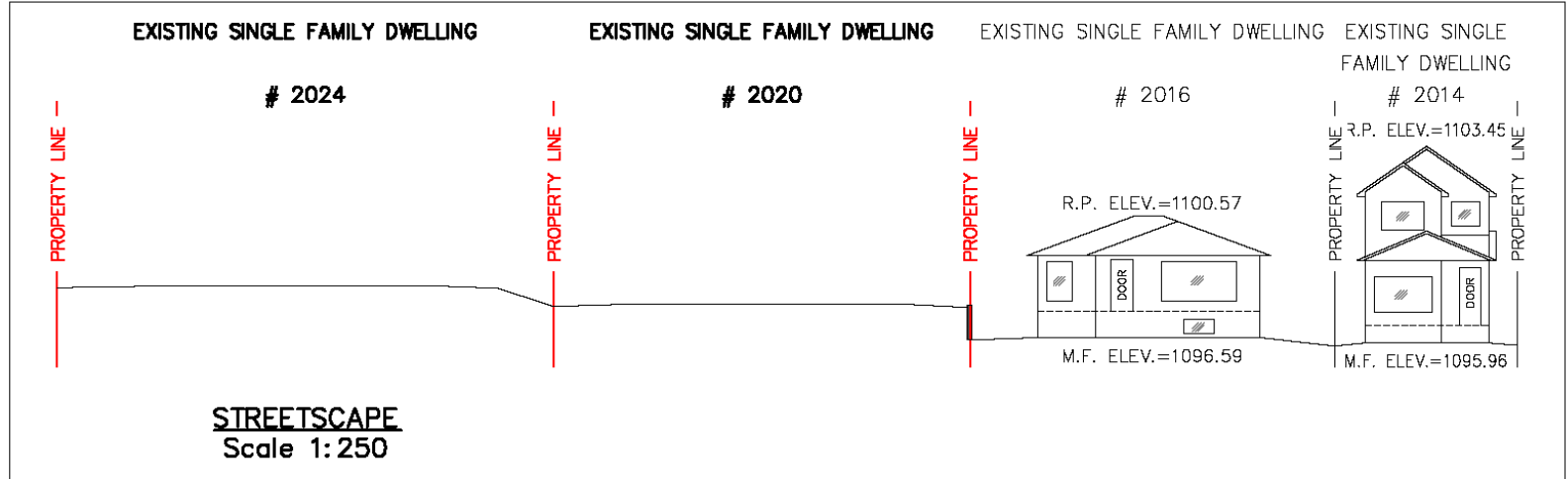
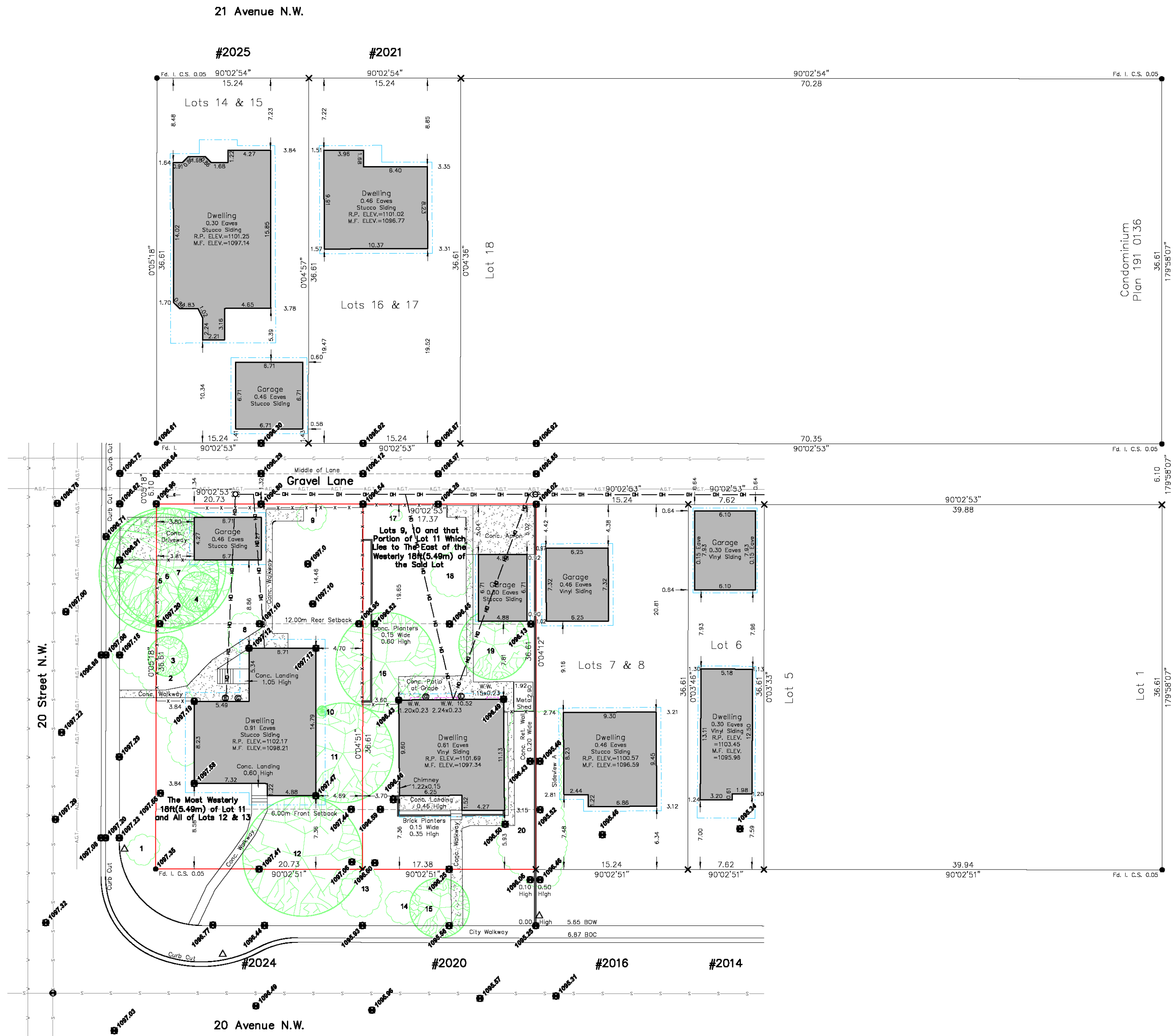
Sanitaryline shown thus:  - - -

Stormline shown thus:  - - -

Waterline are shown thus:  - - -

This plan represents the best information at the time of survey
ZOOM 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 UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule				
Tree	Type	#	Spread	Height
1	Bush	---	3.00	1.50
2	Bush	---	4.00	2.00
3	Deciduous	0.25	4.00	3.50
4	Deciduous	0.35	4.00	10.00
5	Deciduous	0.55	12.00	10.00
6	Deciduous	0.45	12.00	10.00
7	Deciduous	0.45	12.00	10.00
8	Bush	---	2.00	2.00
9	Bush	---	2.00	2.00
10	Coniferous	0.10	1.00	4.00
11	Deciduous	0.40	10.00	8.00
12	Deciduous	0.55	12.00	10.00
13	Bush	---	2.00	2.00
14	Bush	---	2.00	2.00
15	Deciduous	0.20	6.00	5.00
16	Deciduous	0.45	10.00	10.00
17	Bush	---	1.00	2.00
18	Bush	---	3.00	2.50
19	Deciduous	0.45	7.00	5.00
20	Bush	---	4.00	2.00



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E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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