

#2102 21 AV SW

2-UNIT SEMI-DETACHED AND 3-UNIT ROWHOUSE DWELLING UNITS
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA

BUILDING STATISTICS

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BUILDING HEIGHT:

ROOF PEAK GEOMETRY:
BUILDING 1: 18.95m
BUILDING 2: 17.70m

RESIDENTIAL UNITS:

DWELLING UNITS: 5
PARCEL AREA: 0.0524 ha
DENSITY: 89.3 u/ha

SITE COVERAGE:

PARCEL AREA: 527.76 m²
MAXIMUM COVERAGE: 40.00%

PROPOSED ON-SITE:

BUILDING 1: 18.95m
BUILDING 2: 17.70m
BUILDING 3: 16.50m
BUILDING 4: 15.25m
BUILDING 5: 14.00m
BUILDING 6: 12.75m
BUILDING 7: 11.50m
BUILDING 8: 10.25m
BUILDING 9: 9.00m
BUILDING 10: 7.75m
BUILDING 11: 6.50m
BUILDING 12: 5.25m
BUILDING 13: 4.00m
BUILDING 14: 2.75m
BUILDING 15: 1.50m
BUILDING 16: 0.25m

AMENITY SPACE:

BUILDING 1: 18.95m
BUILDING 2: 17.70m
BUILDING 3: 16.50m
BUILDING 4: 15.25m
BUILDING 5: 14.00m
BUILDING 6: 12.75m
BUILDING 7: 11.50m
BUILDING 8: 10.25m
BUILDING 9: 9.00m
BUILDING 10: 7.75m
BUILDING 11: 6.50m
BUILDING 12: 5.25m
BUILDING 13: 4.00m
BUILDING 14: 2.75m
BUILDING 15: 1.50m
BUILDING 16: 0.25m

PARKING ON-SITE:

PRIVATE GARAGE: 7 STALLS
BICYCLE STORAGE LOCKER: 2 STALLS

PROPERTY STATISTICS

STREET ADDRESS:

#2102 21 AV SW

LEGAL ADDRESS:

LOT 1, BLOCK 11, PLAN 8997GC

COMMUNITY:

RICHMOND

ZONING:

R-60 - RESIDING GRADE ORIENTED

PARCEL SIZE & AREA:

15.25m x 36.25m (551 x 1201)
551 m² ±
0.0524 ha

LOCAL AREA PLAN:

WEST BAYVIEW LOCAL AREA PLAN

BOUNDARY: WEST BAYVIEW LOCAL (LOCAL CHURCH)

BUILDING SCALE: UNITS 1-5 (STREET)

TRANSIT PROXIMITY:

LAST BUS STOP: 150m (10 MINUTE WALK)

NEAREST RAIL: 150m (10 MINUTE WALK)

NEAREST HIGHWAY: 150m (10 MINUTE WALK)

PROXIMITY TO: 150m (10 MINUTE WALK)

LANDSCAPE INFORMATION

PARCEL AREA:

527.76 m²

LANDSCAPE AREA REQUIRED:

185.50 m²

LANDSCAPE AREA PROVIDED:

185.50 m²

SHARED AMENITY SPACE:

185.50 m²

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185.50 m²

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SHARED AMENITY SPACE:

185.50 m²

EXISTING TREE LEGEND:

TYPE DBH (in) SPREAD (m) HEIGHT (m) STATUS

1-1 DECIDUOUS 0.30 2.00 2.00 TO BE REMOVED

1-2 DECIDUOUS 0.30 2.00 2.00 TO BE REMOVED

1-3 DECIDUOUS 0.30 2.00 2.00 TO BE REMOVED

1-4 DECIDUOUS 0.30 2.00 2.00 TO BE REMOVED

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1-11 DECIDUOUS 0.30 2.00 2.00 TO BE REMOVED

1-12 DECIDUOUS 0.30 2.00 2.0

REVISIONS

DATE	ISSUED	BY
24.3.20	LOC. SITE PLAN - PROPOSED H-50 ZONING	RC
24.10.20	LOC. APPROVED AT CONSOLE	RC
25.1.22	PROJECT KICKOFF	
25.2.22	DRAFT FLOORPLANS	RC
25.3.01	REV'D FLOORPLANS, EXT. BLDG. 2	RC
25.3.08	ROOFTOP BALCONY, EXT. BLDG. 1	RC
25.4.14	BLDG. 1 SITES REMOVED	RC
25.4.17	BLDG. 2 SITES REMOVED, BLDG. 1 REV'D UPPER	RC
25.5.14	FLOOR PLAN, EXT. REV	RC
25.6.09	UNIT A ALTERNATE	RC
25.6.19	BLDG. 1 REV'D PLANS	RC
25.6.25	BLDG. 2 REV'D LAUNDRY	RC
25.7.08	BLDG. 2 REV'D PLANS, EXT.	RC
25.7.14	BLDG. 1 UP'D UPPER STAIRS - RAMP	RC
25.7.25	FLOOR PLAN, EXT. REV	RC
25.9.01	PROSING	RC
25.10.01	BLDG. 1 TRASHED, REV'D ROOFTOP	RC
26.1.12	PROSING REV. SITES A & B	RC
26.2.22	DP SUBMISSION PACKAGE	RC

AREAS

AREA	SF	AREA	SF
MAIN	118	MAIN	118
UPPER	737	UPPER	737
THIRD	806	THIRD	806
TOTAL	1661	TOTAL	1661

BUILDING 1 - UNIT A

MAIN (actual)	279	MAIN (actual)	279
BSMT. DECK (actual)	294	BSMT. DECK (actual)	294
GARAGE	436	GARAGE	436

BUILDING 2 - UNIT C

MAIN	273	MAIN	273
UPPER	605	UPPER	582
THIRD	625	THIRD	619
TOTAL	1503	TOTAL	1474
GARAGE	264	GARAGE	259
BSMT.	229	BSMT.	229

BUILDING 2 - UNIT E

MAIN	605	BUILDING 2 ABOVE GRADE	3880
UPPER	625	BUILDING 2 BELOW GRADE	588
THIRD	625	BUILDING 2 GARAGES	872
TOTAL	1503	BUILDING 2 ABOVE GRADE	4468
GARAGE	264	BUILDING 2 BELOW GRADE	607
BSMT.	229	BUILDING 2 GARAGES	787

PUBLISHED: 2024-02-20 3:26:58 PM

STAGE: DP

DRAWN & DESIGNED: R. CAIRNS

CHECKED: R. CAIRNS

PROJECT: RICHMOND
2-3 UNIT DEVELOPMENT

STREET ADDRESS: #2102 21 AV SW
CALGARY, AB

LEGAL ADDRESS: LOT 1, BLOCK 11,
PLAN 8997 GC

OWNER: PRIVATE OWNER

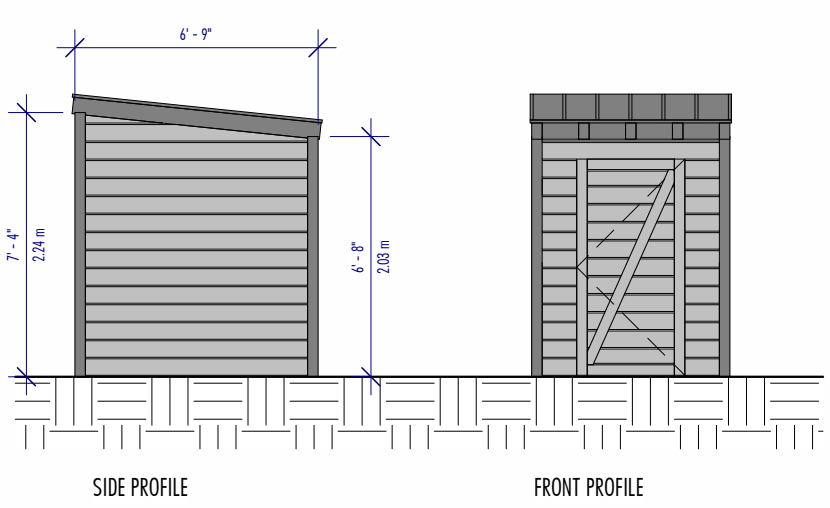
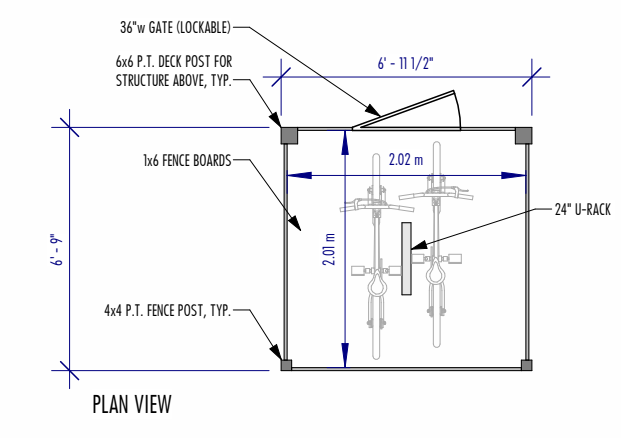
LOT ZONING: R-50

PAGE: ARCH 3 / 36" x 24"

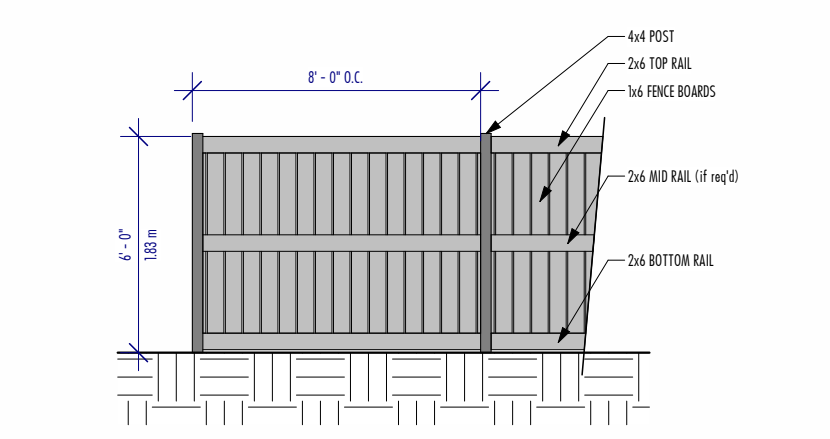
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SHEET: BLOCK PLAN & SITE DETAILS

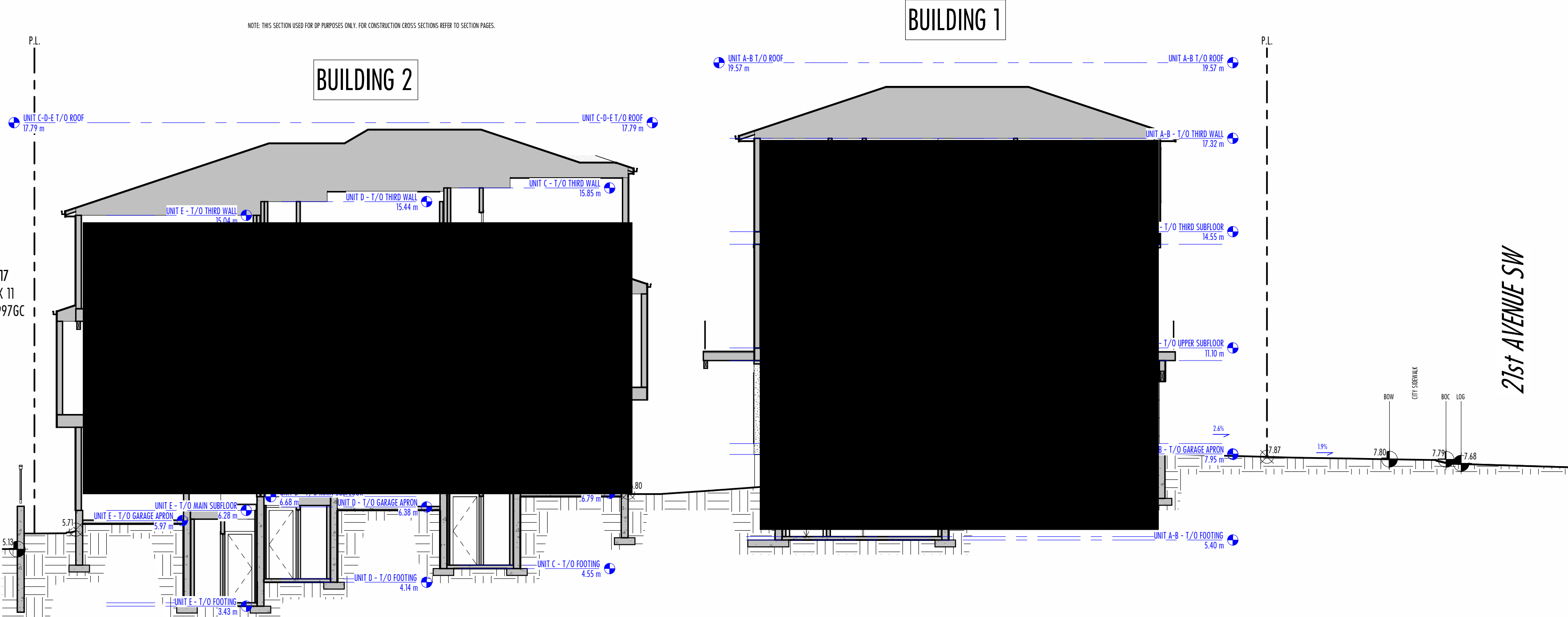
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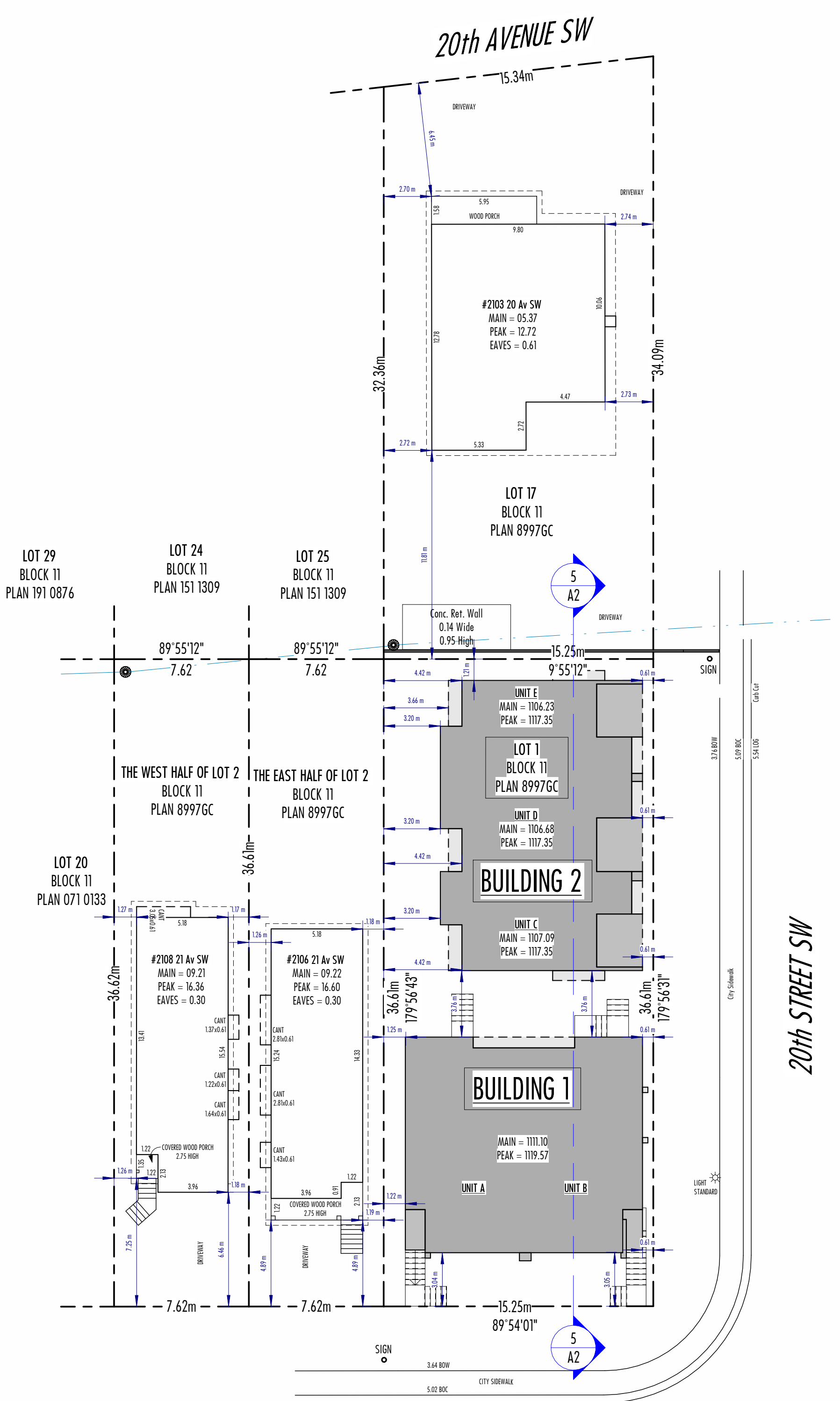
3 CLASS-1 BICYCLE STALL
3/16" = 1'-0"



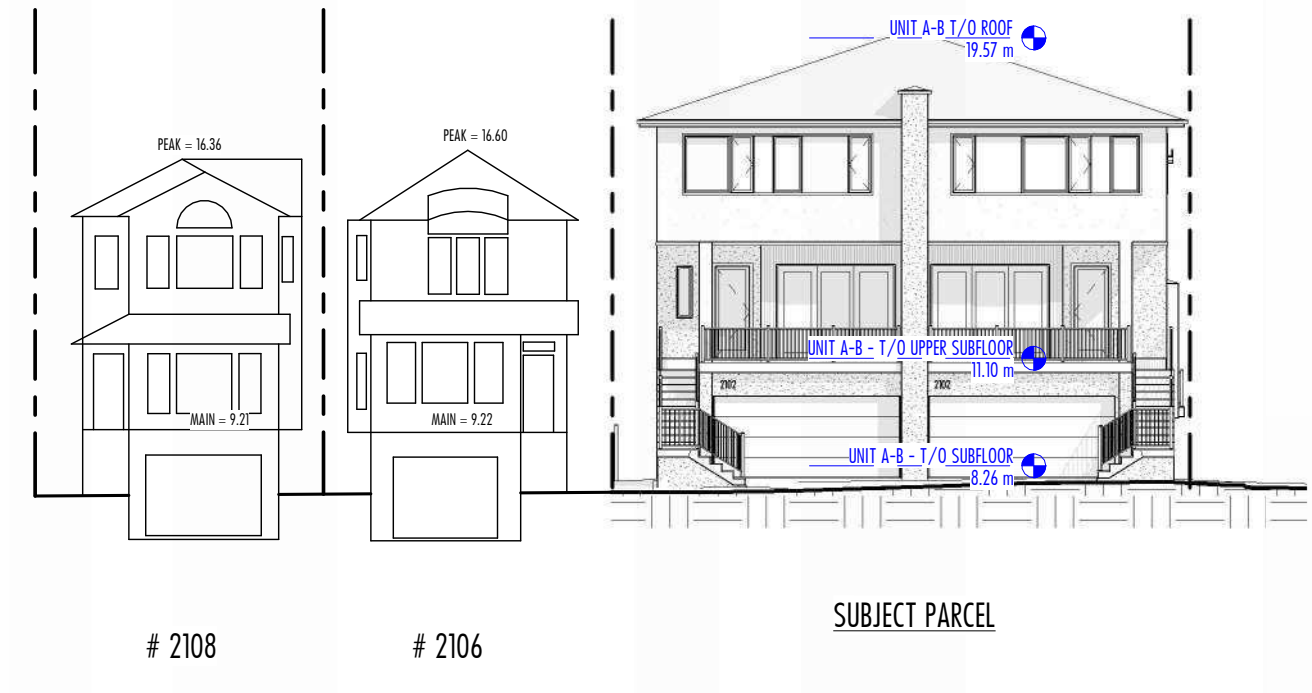
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3/16" = 1'-0"



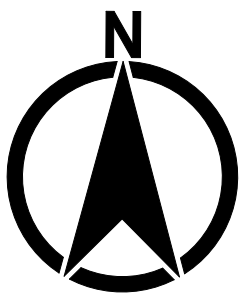
5 SITE SECTION
A2 1: 100



1 BLOCK PLAN
A2 1: 200



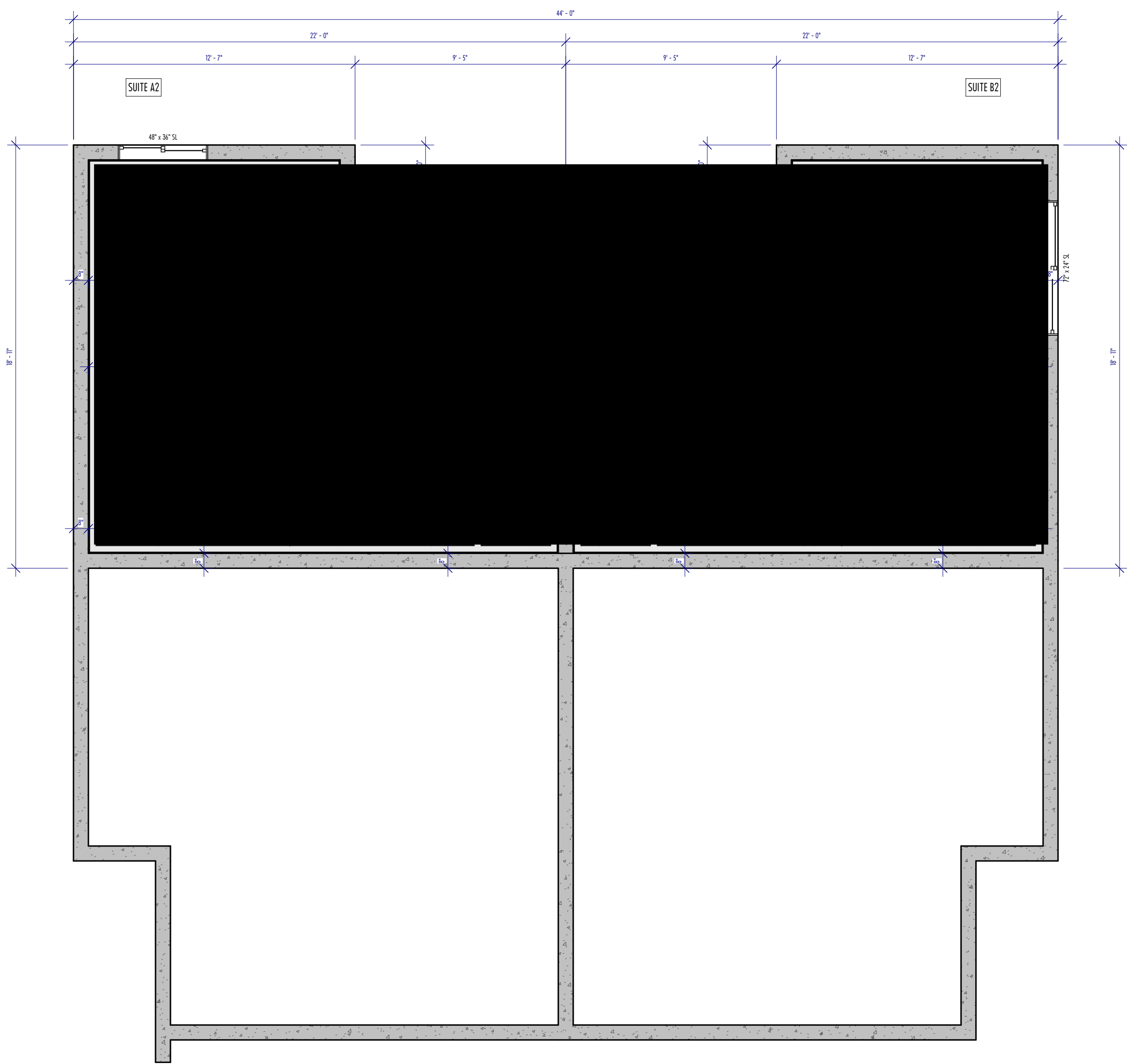
2 STREETSCAPE
A2 1: 200



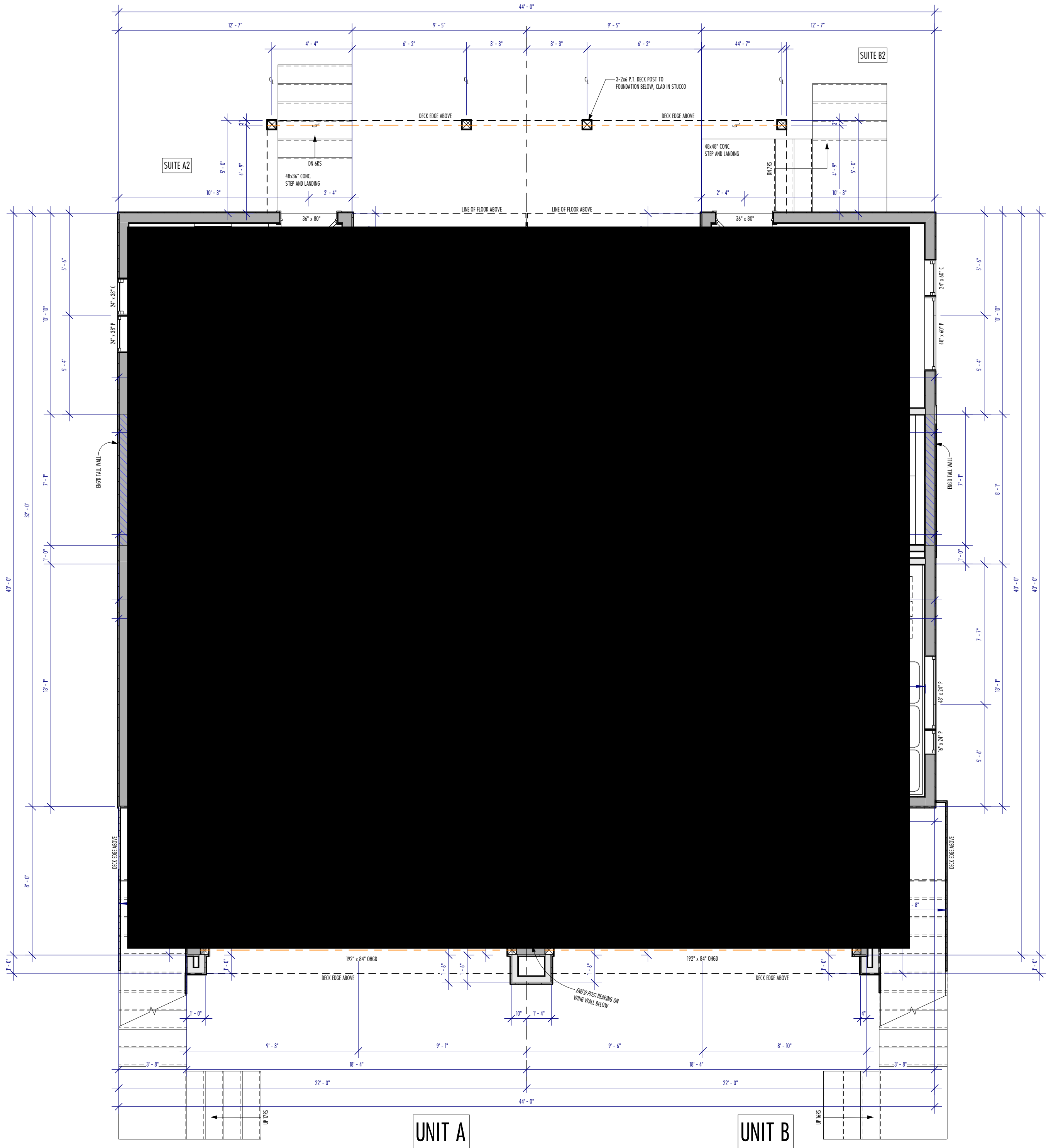
REVISIONS		
DATE	ISSUED	BY
24.3.23	LOC. SITE PLAN - PROPOSED H-50 TONING	KC
24.10.28	LOC. APPROVED AT COUNCIL	KC
25.1.27	PROJECT RACISET	
25.2.29	DRAFT FLOORPLANS	KC
25.3.01	REV'D FLOORPLANS, EXT. BLDG. 2	KC
25.3.08	ROOFTOP BALCONY, EXT. BLDG. 1	KC
25.4.14	BLDG. 1 SUITES REDESIGNED	KC
25.4.17	BLDG. 2 SUITES REDESIGNED, BLDG. 1 REV'D UPPER	KC
25.5.16	FLOOR PLAN, EXT. REV	KC
25.6.09	UNIT A ALTERNATE	KC
25.6.19	BLDG. 1 REV'D PLANS	KC
25.6.25	BLDG. 2 REV'D LAUNDRY	KC
25.7.08	BLDG. 2 REV'D PLANS, EXT.	KC
25.7.14	BLDG. 1 UP'D UPPER STAIRS - RAMP	KC
25.7.25	FLOOR PLAN, EXT. REV	KC
25.9.01	PROSING	KC
25.10.01	BLDG. 1 RAMP, REV'D PROSING	KC
26.1.12	PROSING REV, SUITE A & B	KC
26.2.23	DP SUBMISSION PACKAGE	KC

AREAS			
AREA	SF	AREA	SF
AREA	118	AREA	118
UPPER	737	UPPER	737
TOTAL	855	TOTAL	855
BLDG. 1 - UNIT A		BLDG. 1 - UNIT B	
AREA	806	AREA	806
UPPER	560	UPPER	560
TOTAL	860	TOTAL	860
BLDG. 1 - UNIT C		BLDG. 1 - UNIT D	
AREA	279	AREA	279
UPPER	294	UPPER	294
TOTAL	453	TOTAL	453
BLDG. 1 - UNIT E		BLDG. 1 - UNIT F	
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 1 - UNIT G		BLDG. 1 - UNIT H	
AREA	625	AREA	625
UPPER	1003	UPPER	1003
TOTAL	1628	TOTAL	1628
BLDG. 1 - UNIT I		BLDG. 1 - UNIT J	
AREA	264	AREA	264
UPPER	229	UPPER	229
TOTAL	493	TOTAL	493
BLDG. 1 - UNIT K		BLDG. 1 - UNIT L	
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 1 - UNIT M		BLDG. 1 - UNIT N	
AREA	625	AREA	625
UPPER	1003	UPPER	1003
TOTAL	1628	TOTAL	1628
BLDG. 1 - UNIT O		BLDG. 1 - UNIT P	
AREA	264	AREA	264
UPPER	229	UPPER	229
TOTAL	493	TOTAL	493
BLDG. 1 - UNIT Q		BLDG. 1 - UNIT R	
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 1 - UNIT S		BLDG. 1 - UNIT T	
AREA	625	AREA	625
UPPER	1003	UPPER	1003
TOTAL	1628	TOTAL	1628
BLDG. 1 - UNIT U		BLDG. 1 - UNIT V	
AREA	264	AREA	264
UPPER	229	UPPER	229
TOTAL	493	TOTAL	493
BLDG. 1 - UNIT W		BLDG. 1 - UNIT X	
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 1 - UNIT Y		BLDG. 1 - UNIT Z	
AREA	625	AREA	625
UPPER	1003	UPPER	1003
TOTAL	1628	TOTAL	1628

PUBLISHED:	2024-02-23 2:27:00 PM
STATUS:	DP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS
PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT TONING:	H-50
PAGE:	ARCH 3 / 36" x 24"
SCALE:	As indicated
SHEET:	FLOORPLANS BUILDING 1
PAGE:	A3



3
A3
BLDG. 1 - BASEMENT DEV.
1/4" = 1'-0"



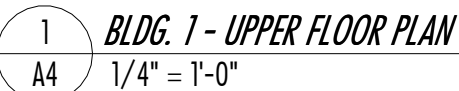
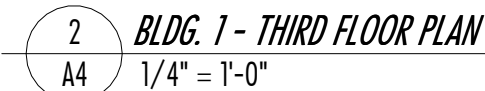
2
A3
BLDG. 1 - MAIN FLOOR
1/4" = 1'-0"

BUILDING 1

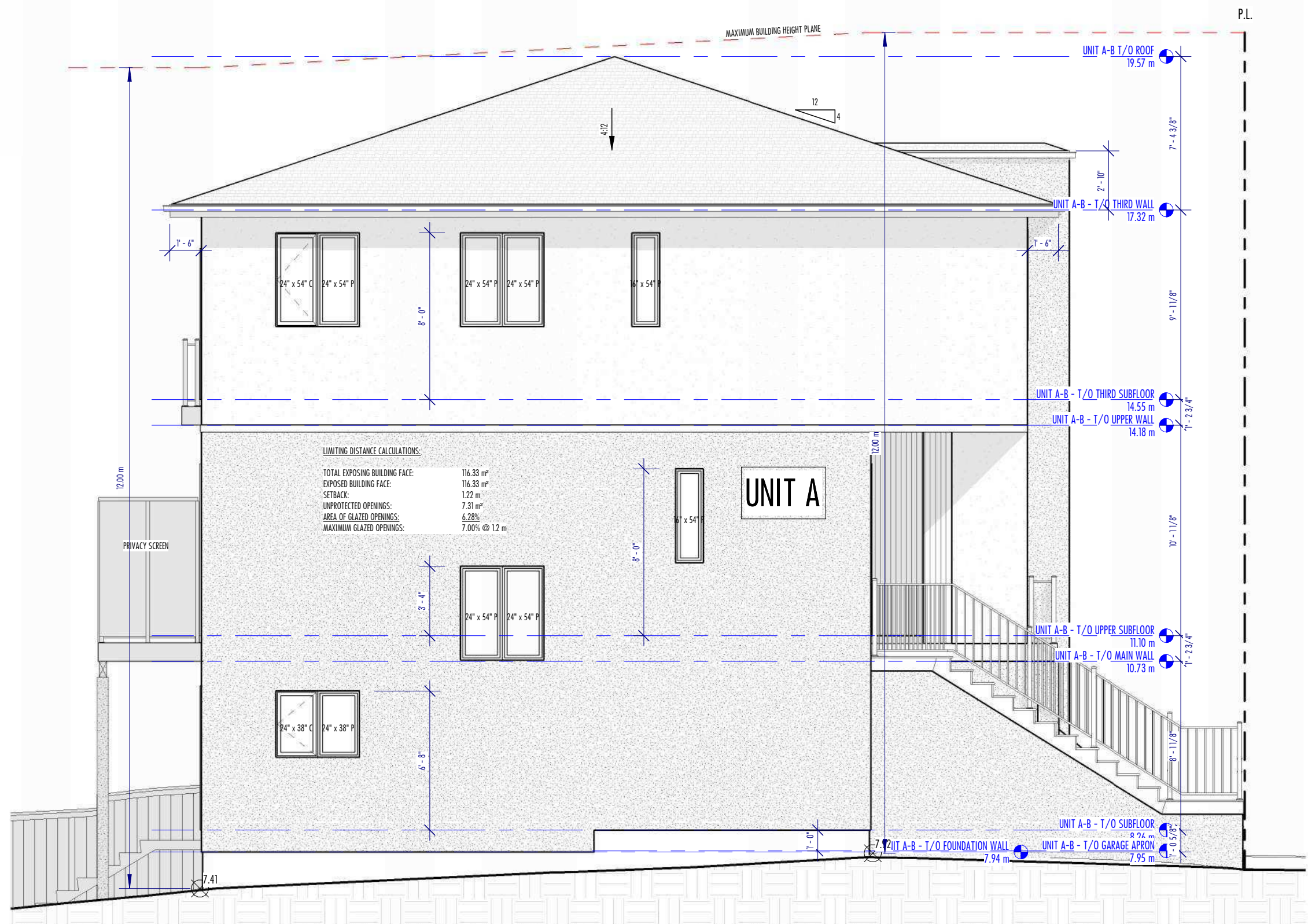


DATE	ISSUED	BY
24.12.03	LOC SITE PLAN - PROPOSED 9-22 ZONING	KE
24.10.08	LOC APPROVED AT COMEX	
25.12.17	PROJECT HISTORY	
25.12.19	DRAFT FLOORPLANS	KE
25.12.19	REV'D FLOORPLANS, EXT. BLOCK 2	KE
25.10.08	PROTOP BUILDING, EXT. BLOCK 7	KE
25.14	BLOCK 5 SITES REWRITTEN	
25.14	BLOCK 2 SITES REWRITTEN, BLOCK 1 REV'D UPPER	
25.5.W	FLOOR PLAN, EXT. REV	
25.6.09	UNIT 4 ALTERNATIVE	
25.6.R	BLOCK 1 REV'D PLAN	
25.6.Z	BLOCK 2 REV'D LAYOUT	
25.7.08	BLOCK 2 REV'D PLAN, EXT.	
25.7.W	BLOCK 1 UPT. UPPER STAND-2002	
25.7.N	FLOOR PLAN, EXT. REV	KE
25.8.01	PROLOG	KE
25.8.01	BLOCK 1 RAISED REV. BOPROPOS	
26.1.Z	PROLOG REV. SITES 4 & 6	
26.2.Z	EP SUBMISSION PACKAGE	KE

PUBLISHED:	2026-03-31 3:27:02 PM
STAGE:	D
DRAWN & DESIGNED:	E. CARON
CHECKED:	E. CARON
PROJECT:	
RICHMOND 2+3 UNIT DEVELOPMENT	
STREET ADDRESS:	
#2102 21 AV SW CALGARY, AB	
LEGAL ADDRESS:	
LOT 1, BLOCK 11, PLAN 8997 GC	
OWNER:	
PRIVATE OWNER	
LOT ZONING:	R1-G
PAGE:	SHEET 8 / 30 x 24
SCALE:	As indicated
SHEET:	
FLOORPLANS BUILDING 1	
PAGE:	



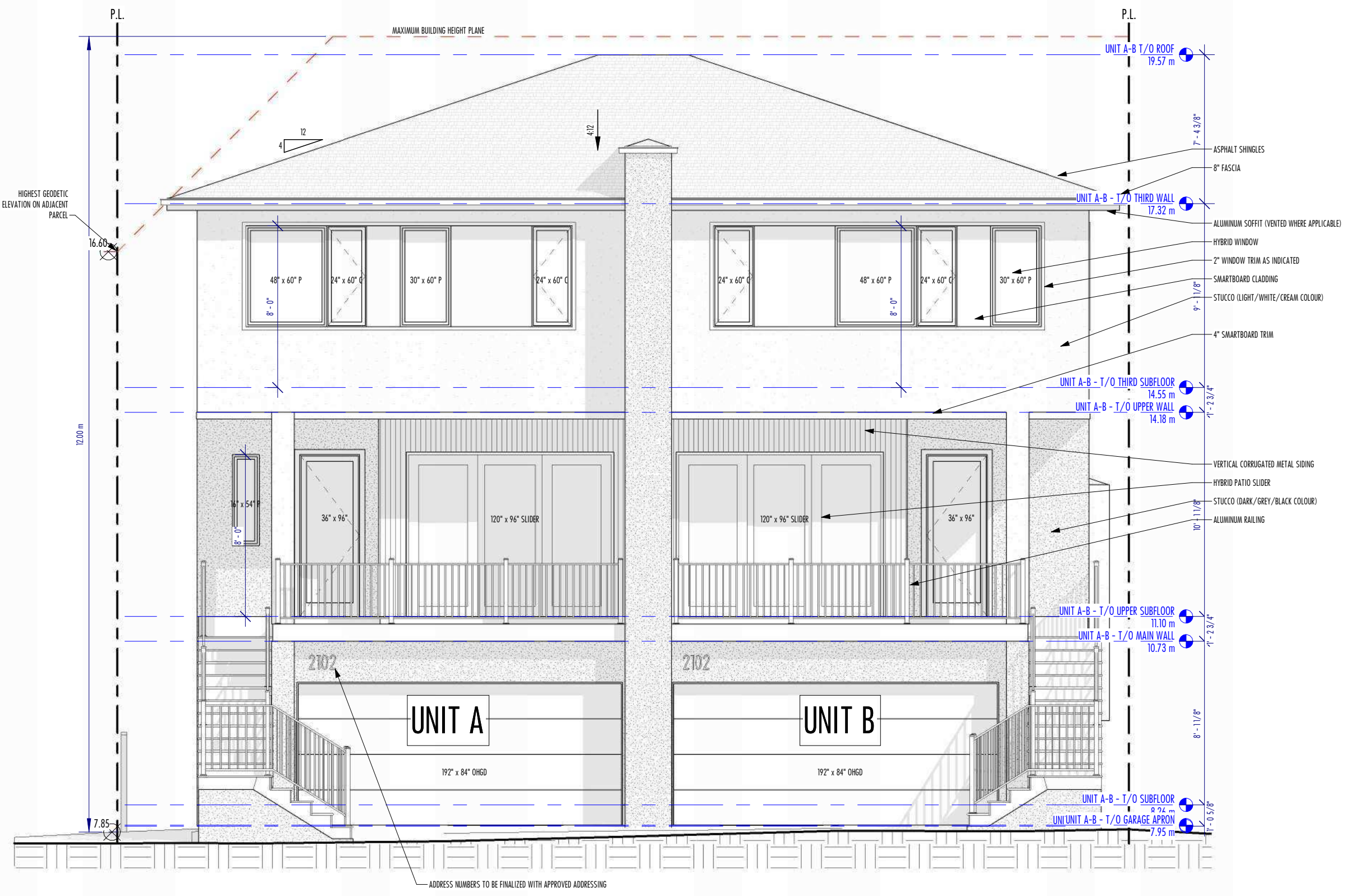
BUILDING 1



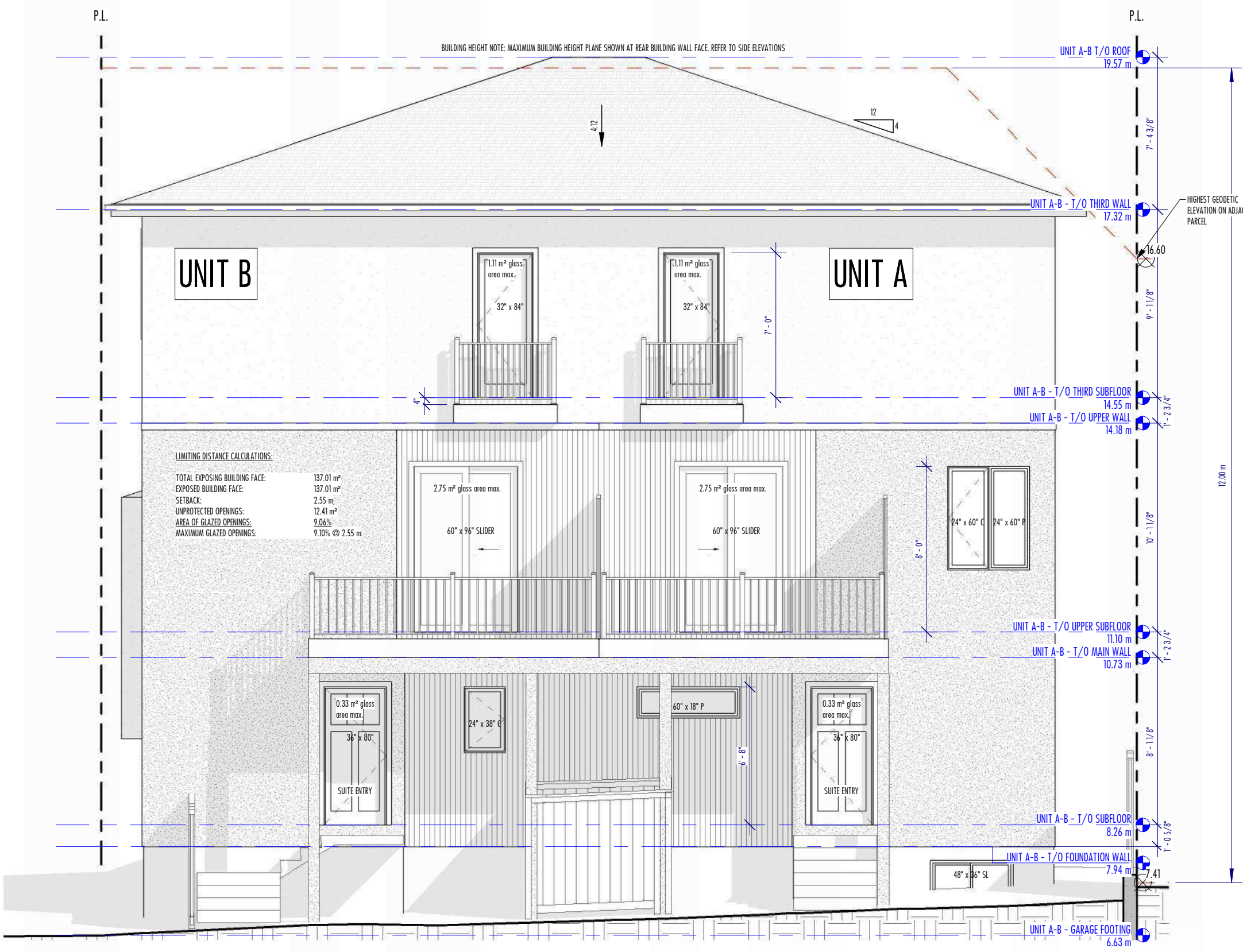
2 LEFT ELEVATION (WEST)
3/16" = 1'-0"



4 RIGHT ELEVATION (EAST)
3/16" = 1'-0"



1 FRONT ELEVATION (SOUTH)
3/16" = 1'-0"



3 REAR ELEVATION (NORTH)
3/16" = 1'-0"

BUILDING 1

DATE	ISSUED	BY
24.3.23	LOC SITE PLAN - PROPOSED H-50 TONING	RC
24.10.28	LOC APPROVED AT CORNER	RC
25.1.27	PROJECT EXCIT	RC
25.2.29	DRIFT FLOORPLANS	RC
25.3.01	REFO FLOORPLANS, EXT. BLOC 2	RC
25.3.08	ROOFTOP BALCONY, EXT. BLOC 1	RC
25.4.14	BLOC 2 SITES REWORKED	RC
25.4.17	BLOC 2 SITES REWORKED, BLOC 1 REFO UPPER	RC
25.5.11	FLOOR PLAN, EXT. REV	RC
25.6.09	UNIT A ALTERNATE	RC
25.6.19	BLOC 1 REFO PLANS	RC
25.6.25	BLOC 2 REFO LAUNDRY	RC
25.7.08	BLOC 2 REFO PLANS, EXT.	RC
25.7.14	BLOC 1 UPPI UPPER SLOPER	RC
25.7.25	FLOOR PLAN, EXT. REV	RC
25.8.01	PROJING	RC
25.8.01	UNIT A ALTERNATE	RC
25.8.01	BLOC 1 REFO, REV. REWORKED	RC
26.1.12	PROJING REV. SITES A & B	RC
26.2.2	DP SUBMISSION PACKAGE	RC

AREA	SF	AREA	SF
AREA	118	AREA	118
UPPER	737	UPPER	737
THIRD	806	THIRD	806
TOTAL	1643	TOTAL	1643
BUILDING 1 - UNIT A		BUILDING 1 - UNIT A	
AREA (total)	279	AREA (total)	279
UPPER (total)	294	UPPER (total)	294
THIRD (total)	294	THIRD (total)	294
TOTAL	436	TOTAL	436
BUILDING 2 - UNIT B		BUILDING 2 - UNIT B	
AREA	273	AREA	273
UPPER	605	UPPER	605
THIRD	625	THIRD	625
TOTAL	1230	TOTAL	1230
BUILDING 3 - UNIT C		BUILDING 3 - UNIT C	
AREA	264	AREA	264
UPPER	229	UPPER	229
THIRD	229	THIRD	229
TOTAL	458	TOTAL	458

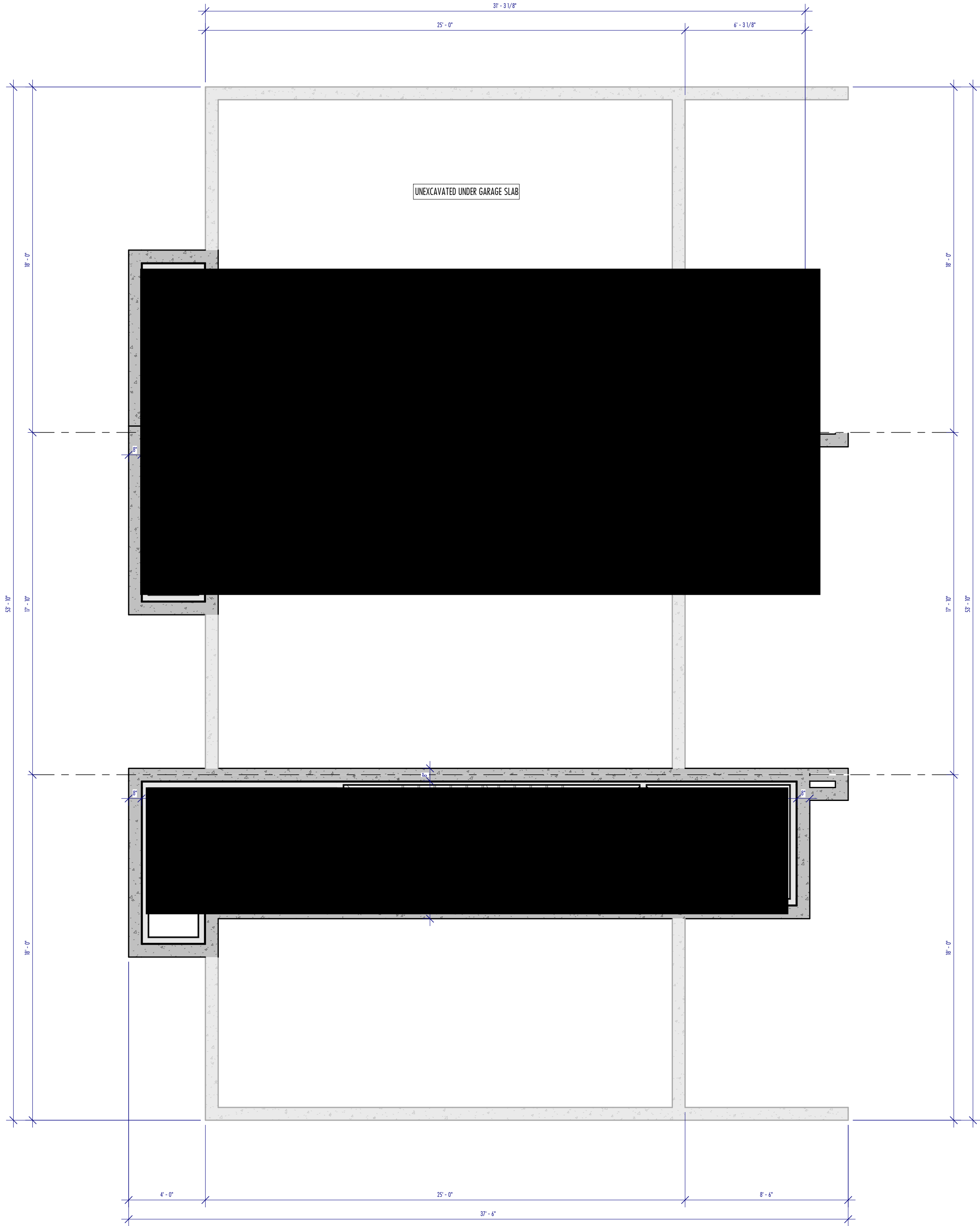
PUBLISHED:	2024-02-21 12:27 PM
STATUS:	DP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS
PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT ZONING:	R-50
PAGE:	ARCH 3 / 36" x 24"
SCALE:	3/16" = 1'-0"
SHEET:	ELEVATIONS BUILDING 1
PAGE:	A5

REVISIONS		
DATE	ISSUED	BY
24.3.03	LOC. SITE PLAN - PROPOSED H-50 ZONING	KC
24.10.08	LOC. APPROVED AT CONICAL	KC
25.1.07	PROJECT REVISION	
25.2.09	DRAFT FLOORPLANS	KC
25.3.01	REV'D FLOORPLANS, EXT. BLDG. 2	KC
25.3.08	ROOFTOP BALCONY, EXT. BLDG. 1	KC
25.4.14	BLDG. 1 SITES REWORKED	KC
25.4.17	BLDG. 2 SITES REWORKED, BLDG. 1 REV'D UPPER	KC
25.5.16	FLOOR PLAN, EXT. REV.	KC
25.6.09	UNIT A ALTERNATE	KC
25.6.19	BLDG. 1 REV'D PLANS	KC
25.6.25	BLDG. 2 REV'D LAUNDRY	KC
25.7.08	BLDG. 2 REV'D PLANS, EXT.	KC
25.7.14	BLDG. 1 UPV. UPPER STAIRS	KC
25.7.25	FLOOR PLAN, EXT. REV.	KC
25.9.01	PROVING	KC
25.10.05	BLDG. 1 REVISION, REV. PROVISIONS	KC
26.1.12	PROVING REV. SITES A & B	KC
26.2.22	DP SUBMISSION PACKAGE	KC

AREAS			
AREA	SF	AREA	SF
AREA	118	AREA	118
UPPER	737	UPPER	737
THIRD	806	THIRD	806
TOTAL	1661	TOTAL	1661
BLDG. 1 - UNIT A		BLDG. 1 - UNIT B	
AREA (Total)	279	AREA (Total)	279
UPPER (Total)	294	UPPER (Total)	294
THIRD (Total)	436	THIRD (Total)	436
BLDG. 1 - UNIT C		BLDG. 1 - UNIT D	
AREA	273	AREA	273
UPPER	605	UPPER	502
THIRD	625	THIRD	619
TOTAL	1230	TOTAL	1121
GARAGE	264	GARAGE	259
UPPER	229	UPPER	229
BLDG. 1 - UNIT E		BLDG. 1 - UNIT F	
AREA	273	BLDG. 1 - UNIT G	3000
UPPER	605	BLDG. 1 - UNIT H	508
THIRD	625	BLDG. 1 - UNIT I	872
TOTAL	1230	BLDG. 1 - UNIT J	4489
GARAGE	264	BLDG. 1 - UNIT K	607
UPPER	229	BLDG. 1 - UNIT L	707

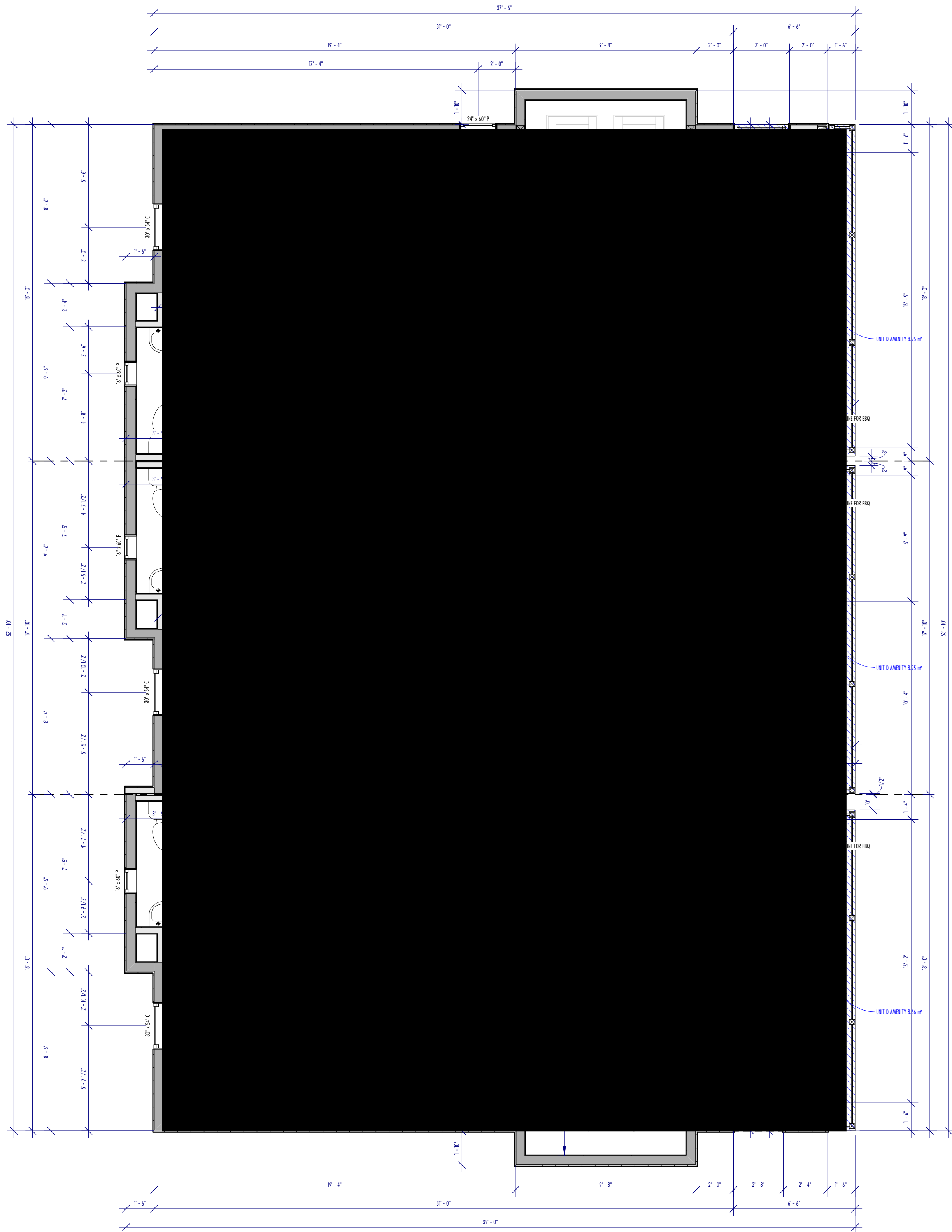
PUBLISHED:	2024-02-21 10:27 AM
STAGE:	DP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS

PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT ZONING:	R-50
PAGE:	ARCH 1 / 36" x 24"
SCALE:	1/4" = 1'-0"
SHEET:	FLOORPLANS BUILDING 2
PAGE:	A6

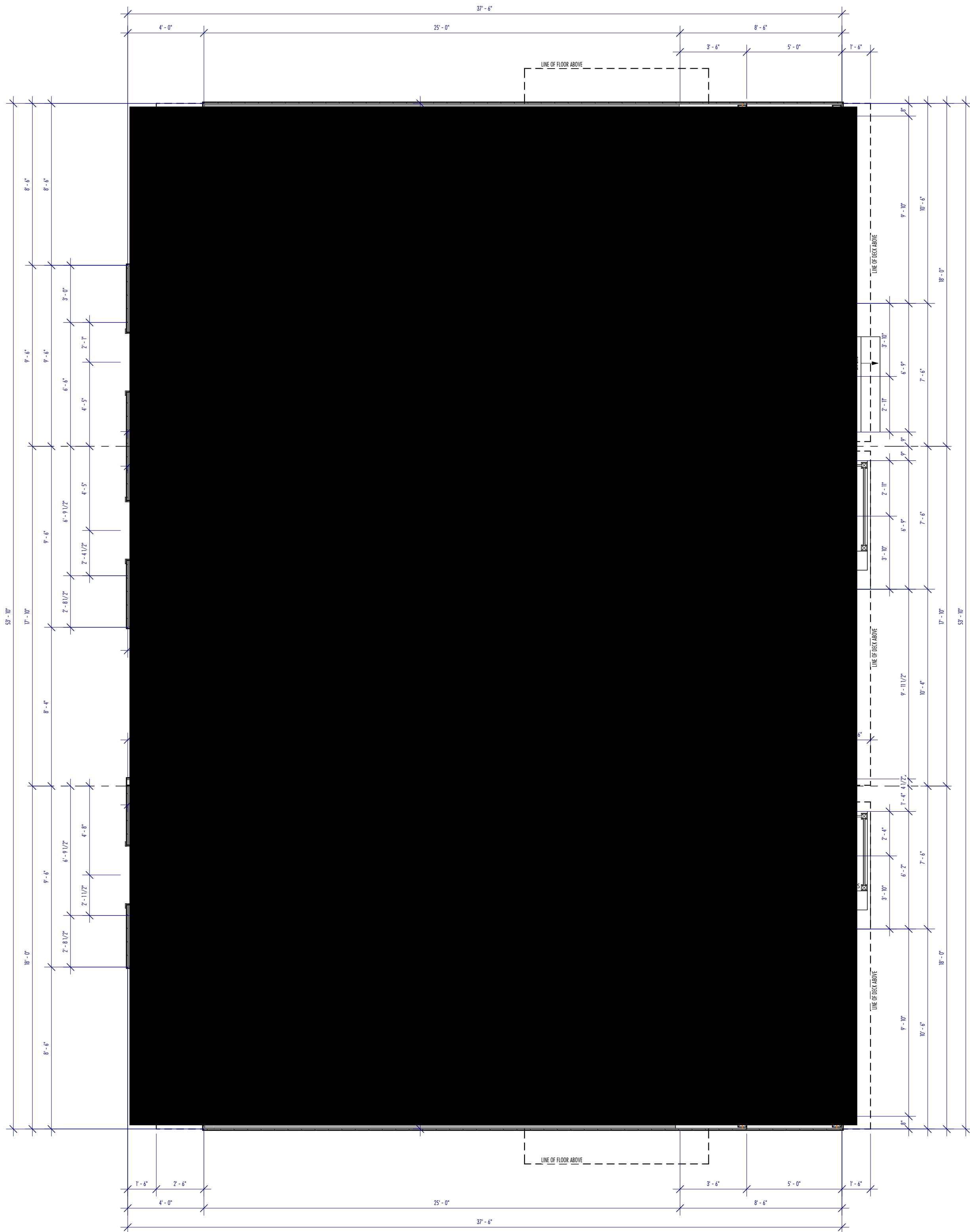


1 BLDG. 2 - BASEMENT DEV.
A6 1/4" = 1'-0"

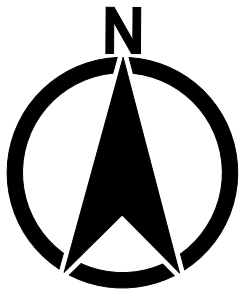
BUILDING 2



2 BLDG. 2 - UPPER FLOOR PLAN
A7 1/4" = 1'-0"



1 BLDG. 2 - MAIN FLOOR PLAN
A7 1/4" = 1'-0"



CHANGES		
DATE	ISSUED	BY
24.3.03	LOC. SITE PLAN - PROPOSED H-50 ZONING	RC
24.10.08	LOC. APPROVED AT CONSOLE	RC
25.1.27	PROJECT REVISION	
25.2.09	DRAFT FLOORPLANS	RC
25.3.01	REVISED FLOORPLANS, EXT. BLDG. 2	RC
25.3.08	ROOFTOP BALCONY, EXT. BLDG. 1	RC
25.4.14	BLDG. 1 SUITES REDESIGNED	RC
25.4.17	BLDG. 2 SUITES REDESIGNED, BLDG. 1 REVISED UPPER	RC
25.5.16	FLOOR PLAN, EXT. REV.	RC
25.6.09	UNIT A ALTERNATE	RC
25.6.19	BLDG. 1 REVISED PLANS	RC
25.6.25	BLDG. 2 REVISED LAUNDRY	RC
25.7.08	BLDG. 2 REVISED PLANS, EXT.	RC
25.7.14	BLDG. 1 UPPER SUITE, REV. ROOFTOP BALCONY	RC
25.7.25	FLOOR PLAN, EXT. REV.	RC
25.9.01	PROCESSED	RC
25.10.01	BLDG. 1 TRAILER, REV. ROOFTOP BALCONY	RC
26.1.12	PROCESSED REV. SUITE A & B	RC
26.2.22	DP SUBMISSION PACKAGE	RC

AREAS			
AREA	SF	AREA	SF
AREA	118	AREA	118
UPPER	737	UPPER	737
TOTAL	855	TOTAL	855
BLDG. 2 - UNIT 1	855	BLDG. 2 - UNIT 1	855
AREA (Total)	279	AREA (Total)	279
BLDG. 2 - UNIT 1	294	BLDG. 2 - UNIT 1	294
BLDG. 2 - UNIT 1	436	BLDG. 2 - UNIT 1	436
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 2 - UNIT 2	878	BLDG. 2 - UNIT 2	878
AREA (Total)	279	AREA (Total)	279
BLDG. 2 - UNIT 2	294	BLDG. 2 - UNIT 2	294
BLDG. 2 - UNIT 2	436	BLDG. 2 - UNIT 2	436
AREA	273	AREA	273
UPPER	605	UPPER	605
TOTAL	878	TOTAL	878
BLDG. 2 - UNIT 3	878	BLDG. 2 - UNIT 3	878
AREA (Total)	279	AREA (Total)	279
BLDG. 2 - UNIT 3	294	BLDG. 2 - UNIT 3	294
BLDG. 2 - UNIT 3	436	BLDG. 2 - UNIT 3	436

PUBLISHED:	2024-02-21 12:27 PM
STATE:	OP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS
PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT ZONING:	R-50
PAGE:	ARCH 1 / 36" x 24"
SCALE:	As indicated
SHEET:	FLOORPLANS BUILDING 2
PAGE:	A7



Contact: ryan@ogcodeigniter.com
Calgary, Alberta

AREA		50	AREA	50
AREA	AREA	718	AREA	718
UPPER	UPPER	717	UPPER	717
THIRD	THIRD	874	THIRD	874
TOTAL	TOTAL	1643	TOTAL	1643
AREA (sq'ft)	AREA (sq'ft)	279	AREA (sq'ft)	279
ECAT DEV (sq'ft)	ECAT DEV (sq'ft)	294	ECAT DEV (sq'ft)	294
GARAGE	GARAGE	436	GARAGE	436

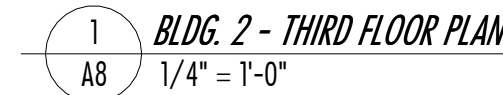
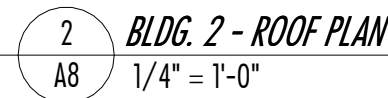
AREA		50	AREA	50
AREA	AREA	713	AREA	713
UPPER	UPPER	655	UPPER	582
THIRD	THIRD	678	THIRD	678
TOTAL	TOTAL	1333	TOTAL	1264
GARAGE	GARAGE	264	GARAGE	259
ECAT	ECAT	229	ECAT	229

AREA		50	BUILDING 1 GARAGE		3800
UPPER	UPPER	655	BUILDING 1 BELOW GRADE		500
THIRD	THIRD	653	BUILDING 1 GARAGES		872
TOTAL	TOTAL	1308			
GARAGE	GARAGE	264	BUILDING 2 ABOVE GRADE		4483
ECAT	ECAT	229	BUILDING 2 BELOW GRADE		629
			BUILDING 2 GARAGES		787

PUBLISHED:	2024-05-01 17:52:59 P
STAGE:	D
DRAWN & DESIGNED:	E. GARDIN
CHECKED:	E. GARDIN
PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT ZONING:	R-40
PAGE:	SHEET 3 / 367 x 24
SCALE:	As indicated
SHEET:	
	FLOORPLANS BUILDING 2
PAGE:	



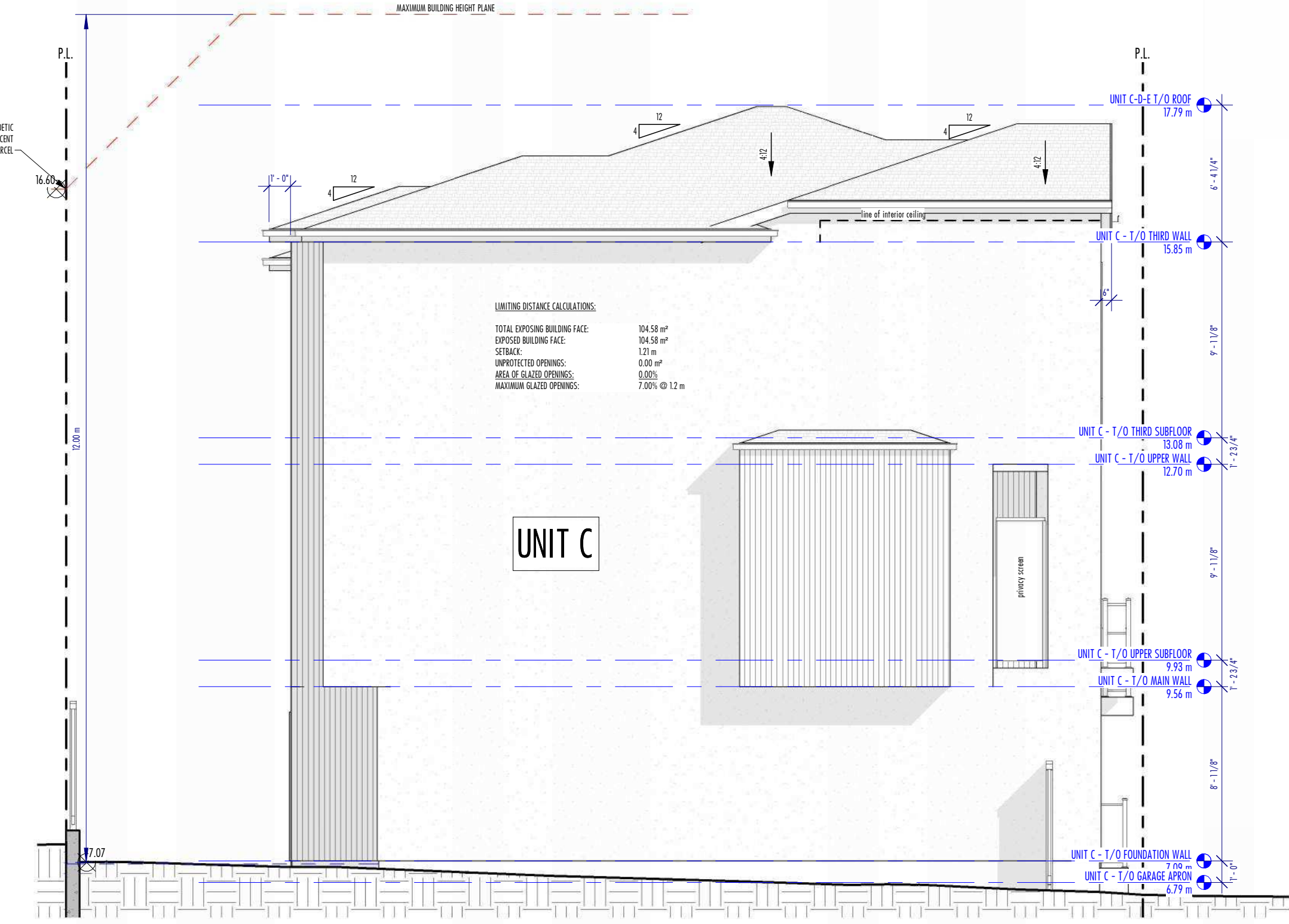
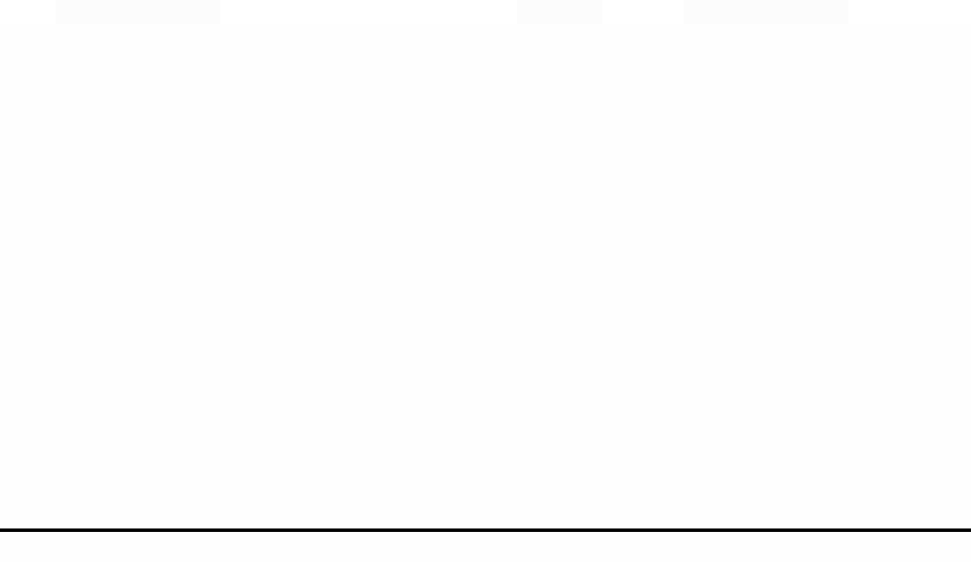
BUILDING 2



DATE	ISSUED	BY
24.3.23	LOC. SITE PLAN - PROPOSED H-20 ZONING	RC
24.3.23	LOC. APPROVED AT CORNER	RC
25.1.27	PROJECT RACIST	RC
25.2.29	DRAFT FLOORPLANS	RC
25.3.01	REV'D FLOORPLANS, EXT. BLDG. 2	RC
25.3.08	ROOFTOP BALCONY, EXT. BLDG. 1	RC
25.4.14	BLDG. 2 SITES REWORKED	RC
25.4.17	BLDG. 2 SITES REWORKED, BLDG. 1 REV'D UPPER	RC
25.5.11	FLOOR PLAN, EXT. REV.	RC
25.6.09	UNIT A ALTERNATE	RC
25.6.19	BLDG. 2 REV'D PLANS	RC
25.6.25	BLDG. 2 REV'D LAUNDRY	RC
25.7.08	BLDG. 2 REV'D PLANS, EXT.	RC
25.7.14	BLDG. 1 UPPI. UPPER STAIRS	RC
25.7.25	FLOOR PLAN, EXT. REV.	RC
25.9.01	PROVING	RC
25.10.01	BLDG. 2 TRAVEL REV. PROVING	RC
26.1.12	PROVING REV. SITES A & B	RC
26.2.2	DP SUBMISSION PACKAGE	RC

AREA	SF	AREA	SF
AREA	118	AREA	118
UPPER	737	UPPER	737
THIRD	806	THIRD	806
TOTAL	1661	TOTAL	1661
BLDG. 1 - UNIT A		BLDG. 1 - UNIT A	
AREA (total)	279	AREA (total)	279
BSMT. REV. (total)	294	BSMT. REV. (total)	294
GARAGE	436	GARAGE	436
BLDG. 2 - UNIT C		BLDG. 2 - UNIT C	
AREA	273	AREA	273
UPPER	605	UPPER	605
THIRD	625	THIRD	625
TOTAL	1230	TOTAL	1230
GARAGE	264	GARAGE	264
BSMT.	229	BSMT.	229
BLDG. 2 - UNIT E		BLDG. 2 - UNIT E	
AREA	273	AREA	273
UPPER	605	UPPER	605
THIRD	625	THIRD	625
TOTAL	1230	TOTAL	1230
GARAGE	264	GARAGE	264
BSMT.	229	BSMT.	229

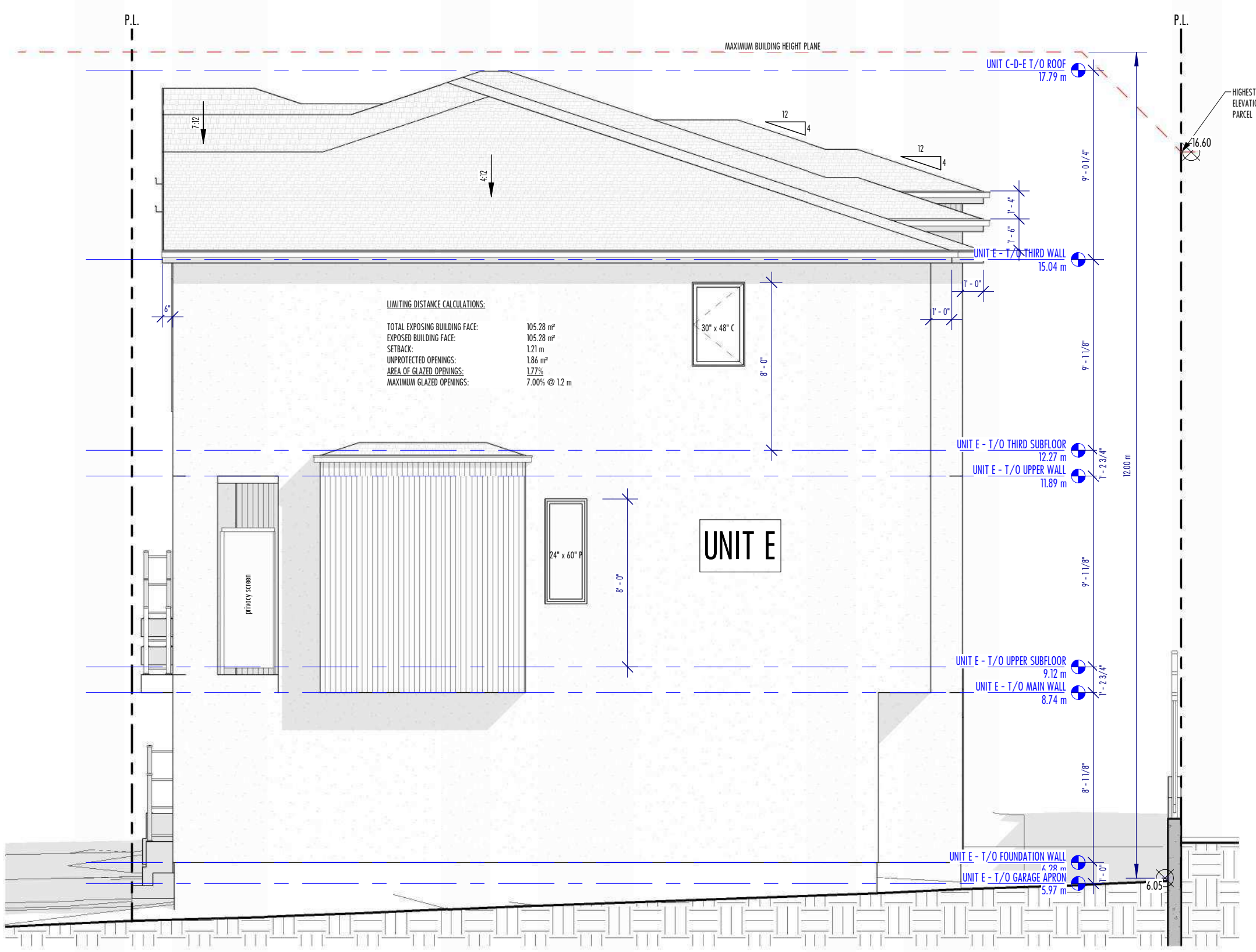
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CHECKED:	R. CAIRNS
PROJECT:	RICHMOND 2+3 UNIT DEVELOPMENT
STREET ADDRESS:	#2102 21 AV SW CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 11, PLAN 8997 GC
OWNER:	PRIVATE OWNER
LOT ZONING:	H-20
PAGE:	ARCH 3 / 36" x 24"
SCALE:	3/16" = 1'-0"
SHEET:	ELEVATIONS BUILDING 2
PAGE:	



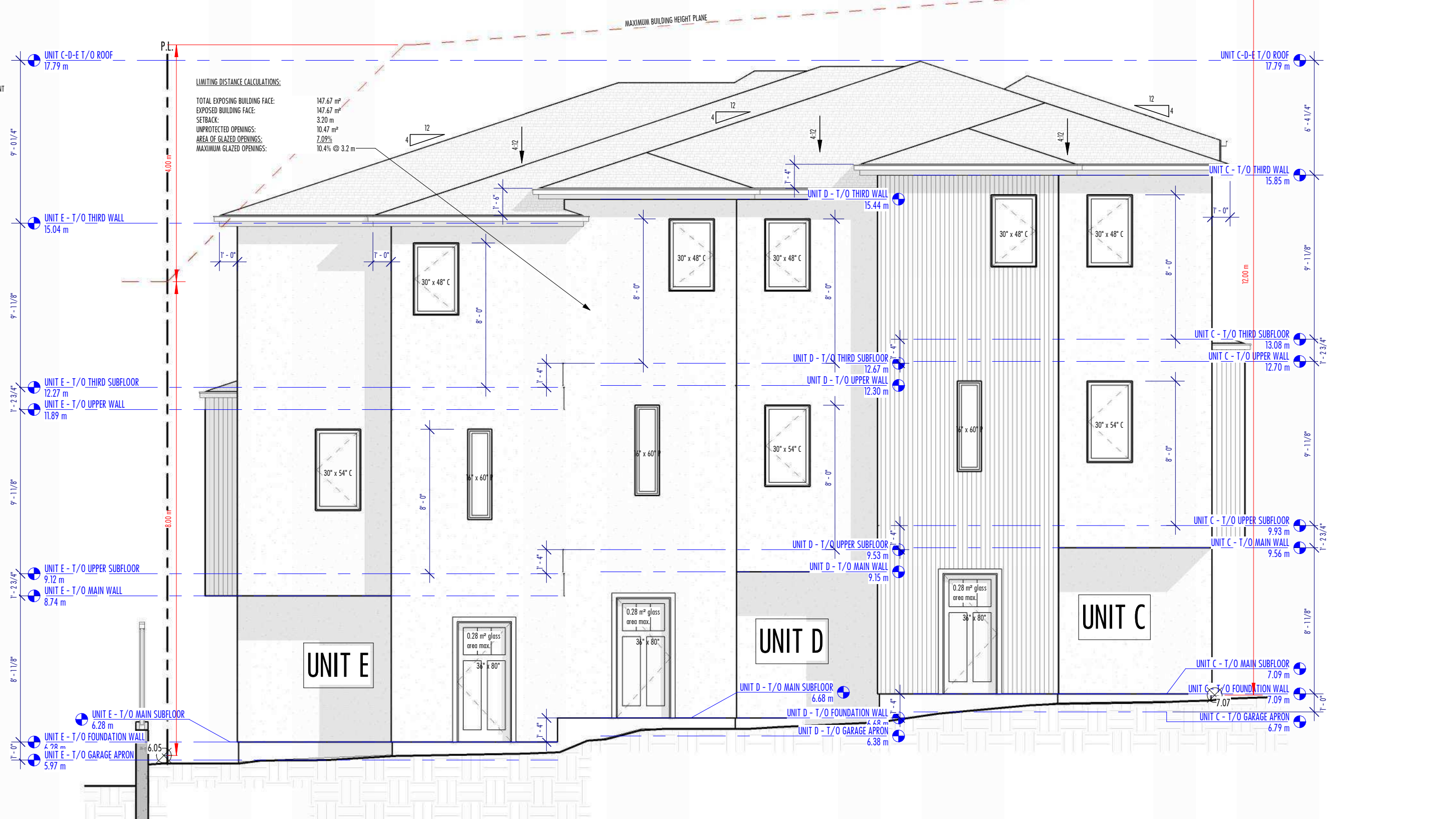
2 LEFT ELEVATION (SOUTH)
3/16" = 1'-0"



1 FRONT ELEVATION (EAST)
3/16" = 1'-0"



4 RIGHT ELEVATION (NORTH)
3/16" = 1'-0"



3 REAR ELEVATION (WEST)
3/16" = 1'-0"