#2102 21 AV SW

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

CALGARY, ALBERTA

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BUILDING STATISTICS

BUILDING HEIGHT:

ROOF PEAK GEODETIC:
BUILDING 1: 19.25m
BUILDING 2: 17.29m

RESIDENTIAL DENSITY:

DWELLING UNITS:	5
PARCEL AREA:	0.056 ha
DENSITY:	89.3 u/ph

SITE COVERAGE: REFER TO PAGE A10 FOR PARCEL COVERAGE DETAIL

PARCEL AREA:	557.96 m²	
MAXIMUM COVERAGE:	334.78 m²	60.00%
PROPOSED ON-SITE:	329.45 m² ±	59.05 %

REFER TO PAGE A10 FOR FAR & PARCEL COVERAGE CALCULATION, / VISUAL

FLOOR AREA RATIO: REFER TO PAGE A10 FOR PARCEL COVERAGE DETAIL

PARCEL AREA:	557.96 m²	
MAXIMUM FAR:	836.94 m²	1.50
PROPOSED FAR:	807.81 m²	1.45

REFER TO PAGE A10 FOR FAR & PARCEL COVERAGE CALCULATION, / VISUAL

AMENITY SPACE:

BLDG. 1 (PRIVATE TO UNIT A & B:	21.12 m²
BLDG. 2 (PRIVATE TO UNIT C, D, & E):	79.60 m²
BACK YARD (PRIVATE TO SUITE A2):	8.67 m²
BACK YARD (SHARED TO ALL UNITS)	67.21 m²

PARKING ON-SITE:

PRIVATE GARAGE:	7 STALLS
BICYCLE STORAGE LOCKER:	1 STALL

PROPERTY STATISTICS

STREET ADDRESS:

#2102 21 AV SW

LEGAL ADDRESS:

LOT 1, BLOCK 11, PLAN 8997GC

COMMUNITY:

RICHMOND

ZONING:

R-6G - HOUSING GRADE ORIENTED

PARCEL SIZE & AREA:

15.25m x 36.61m (50' x 120')
557.95 m²
0.056 ha

LOCAL AREA PLAN:

WEST ELBOW LOCAL AREA PLAN
URBAN FORM: NEIGHBOURHOOD LOCAL (CORNER PARCEL)
BUILDING SCALE: LIMITED (3-STOREY)

TRANSIT PROXIMITY:

LRT (BLUE LINE)
1.25 km (11 MINUTE WALK)
BRT (MAX YELLOW)
390 m (5 MINUTE WALK)
REGULAR BUS: (ROUTE 2, 6, 7, 9, 20, 22, 64, 90):
ROUTES 2 & 6: <500 m
ROUTES 7, 9, 20, 22, 64, 90: <1 km

LANDSCAPE INFORMATION

PARCEL AREA:	557.96 m²

LANDSCAPE AREA REQUIRED: ALL AREAS NOT REQUIRED FOR VEHICLE ACCESS, GARBAGE FACILITIES, OR BUILDING AREAS

LANDSCAPE AREA PROVIDED:	194.85 m²
HARD SURFACED AREA:	102.53 m² (52.61%)
BROOM FINISH CONCRETE:	72.20 m²
ROCK MULCH:	30.19 m²
SOFT SURFACED AREA:	92.24 m² (47.39%)
SOD / GRASS:	73.52 m²
WOOD MULCH / PLANTER BED:	18.82 m²

TREES REQUIRED: 4
1 tree per 110.0 m² parcel area = 5.07 ≈ 6

TREES PROPOSED: 6
2 new trees (T-155) = 3.0 trees as per 542.2(4)
2 new trees (T-16) = 2.0 trees as per 542.2(4)
2 new trees (T-17) = 2.0 trees as per 542.2(4)

NOTE: The proposed tree within the boulevard area is not counted towards these numbers. This tree is subject to approval by Utility Line Assignments seperate from this Development Permit.

SHRUBS REQUIRED: 76
3 shrubs per 110.0 m² parcel area = 15.22 ≈ 16

SHRUBS PROPOSED: 20
5 new shrubs (T-18)
7 new shrubs (T-19)
8 new shrubs (T-20)

IRRIGATION: A low-water irrigation system is to be installed for all areas under shrubery.

SOIL DEPTH: For all planting beds including shrubs, a minimum soil depth of 0.6m is to be installed. For all other areas, a minimum soil depth of 0.2m is to be installed.

BROOM FINISH CONCRETE
(not counted in landscaping area)

BROOM FINISH CONCRETE

ROCK MULCH (GRANDLE STONE)
(vanilla / limestone or similar)

WOOD MULCH BED

SOD / GRASS
(drought tolerant grass species)

DECIDUOUS TREE T-15
BUR OAK (quercus macrocarpa)
TO BE PLANTED (x2)
DIA. = 0.06x0m min.
SPRD. = 0.9m
HGT. = 2.0m min.
note: one additional tree to be planted in boulevard subject to Utility Line Assignments approval.

DECIDUOUS TREE T-16
PRINCESS KAY PLUM (prunus nigra 'princess kay')
TO BE PLANTED (x2)
DIA. = 0.06x0m min.
SPRD. = 1.0m
HGT. = 2.0m at planting, MATURE HEIGHT: +5.0m

CONIFEROUS TREE T-17
COLORADO COLORADO BLUE SPRUCE (picea pungens 'iseli fastigiate')
TO BE PLANTED (x2)
DIA. = 0.06x0m min.
SPRD. = 0.8m
HGT. = 2.0m min.

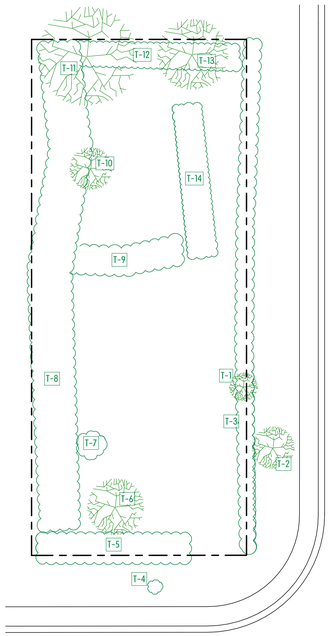
SHRUB T-18
JUNIPER (juniperus communis)
TO BE PLANTED (x5)
SPRD. = 0.6m min.
HGT. = 0.6m min.

SHRUB T-19
SNOWBERRY (symphoricarpos)
TO BE PLANTED (x7)
SPRD. = 0.6m min.
HGT. = 0.6m min.

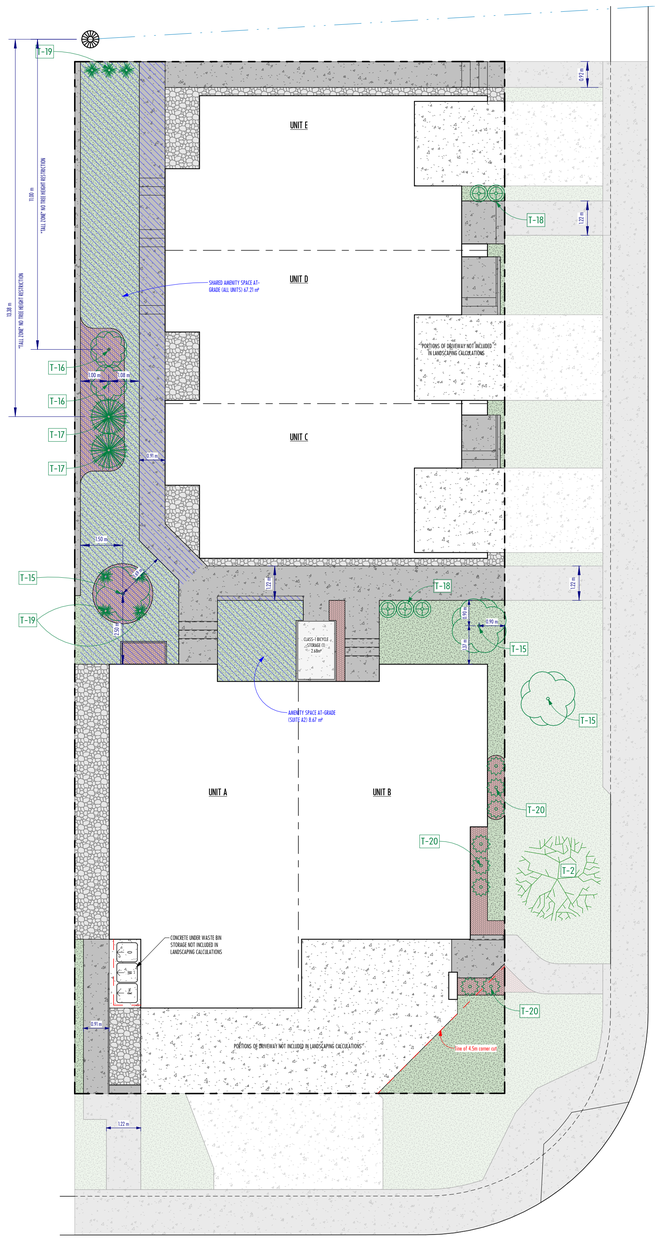
SHRUB T-20
MUGO PINE (pinus mugo)
TO BE PLANTED (x8)
SPRD. = 0.6m min.
HGT. = 1.0m

EXISTING TREE LEGEND

#	TYPE	DIA. (m)	SPRD. (m)	HGT. (m)	STATUS
T-1	DECIDUOUS	0.50	2.00	4.00	TO BE REMOVED
T-2	DECIDUOUS	0.30	3.00	8.00	TO REMAIN (CITY TREE T-3203379)
T-3	BUSH	-	1.00	1.00	TO BE REMOVED
T-4	BUSH	-	1.00	1.00	TO BE REMOVED
T-5	BUSH	-	2.00	2.00	TO BE REMOVED
T-6	DECIDUOUS	0.30	4.00	7.00	TO BE REMOVED
T-7	BUSH	-	2.00	2.00	TO BE REMOVED
T-8	BUSH	-	3.00	2.00	TO BE REMOVED
T-9	BUSH	-	2.00	4.00	TO BE REMOVED
T-10	DECIDUOUS	0.30	3.00	4.00	TO BE REMOVED
T-11	DECIDUOUS	0.60	7.00	9.00	TO BE REMOVED
T-12	BUSH	-	2.00	2.00	TO BE REMOVED
T-13	DECIDUOUS	0.90	5.00	9.00	TO BE REMOVED
T-14	BUSH	-	2.00	2.00	TO BE REMOVED

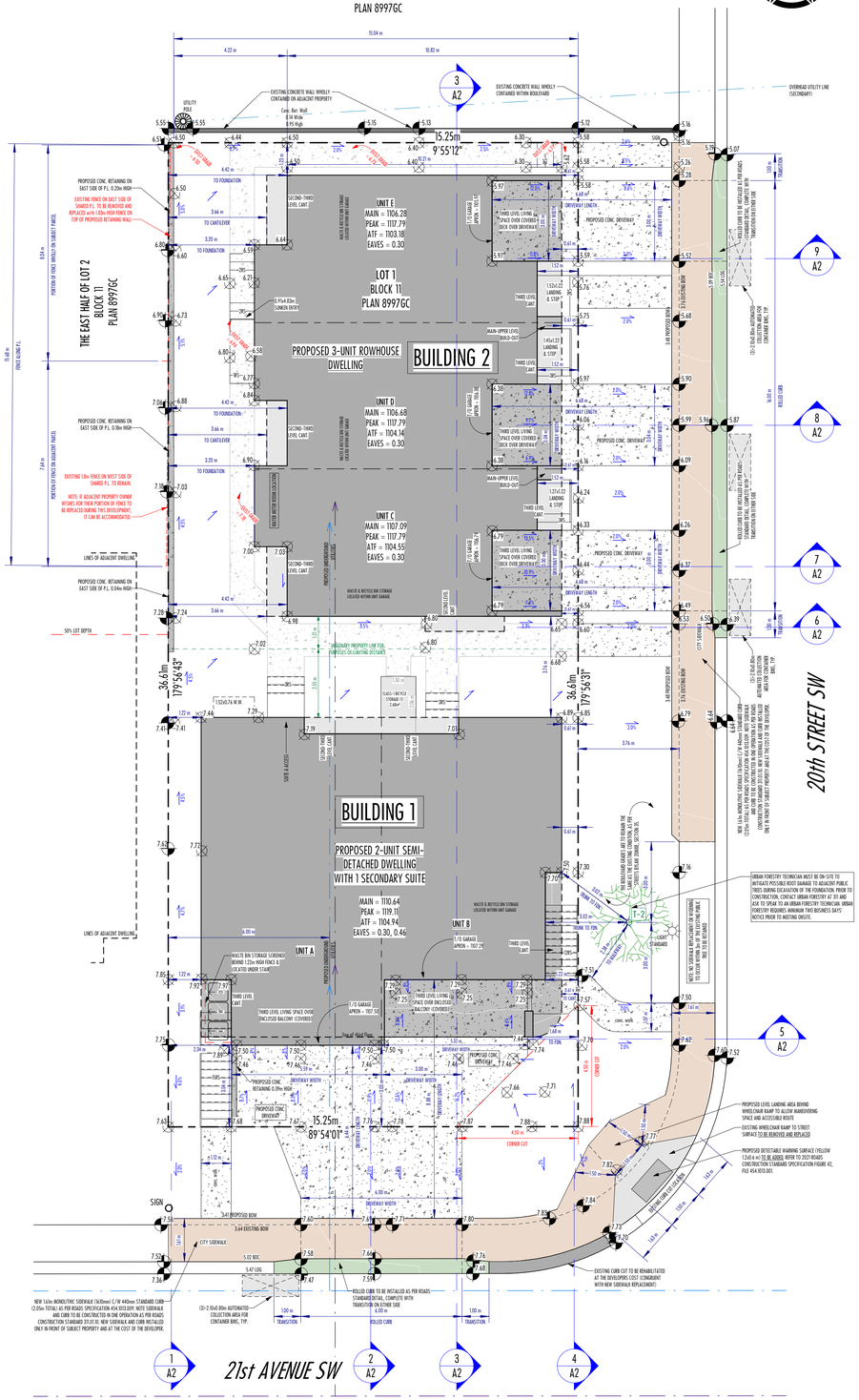


3 / A1 EXISTING TREE PLAN
1 : 200



2 / A1 LANDSCAPE PLAN
1 : 100

LOT 17
BLOCK 11
PLAN 8997GC


15.04 m
4.22 m
10.82 m
3 / A2
15.25m 9' 55'12"
EXISTING CONCRETE WALL WHOLLY CONTAINED ON ADJACENT PROPERTY
EXISTING CONCRETE WALL WHOLLY CONTAINED WITHIN BOULEVARD
OVERHEAD UTILITY LINE (SECONDARY)
UTILITY POLE
Curb. Rev. Wall
0.14 Wide
0.95 High
PROPOSED CONC. RETAINING ON EAST SIDE OF P.L. 0.35m HIGH
EXISTING FENCE ON EAST SIDE OF SHARED P.L. TO BE REMOVED AND REPLACED with 1.83m HIGH FENCE ON TOP OF PROPOSED RETAINING WALL
PROPOSED CONC. RETAINING ON EAST SIDE OF P.L. 0.35m HIGH
EXISTING 1.8m FENCE ON WEST SIDE OF SHARED P.L. TO REMAIN.
NOTE: IF ADJACENT PROPERTY OWNER WISHES FOR THEIR PORTION OF FENCE TO BE REPLACED DURING THIS DEVELOPMENT, IT CAN BE ACCOMMODATED.
PROPOSED CONC. RETAINING 0.3m HIGH
LINES OF ADJACENT DWELLING
50% LOT DEPTH
ORIGINAL PROPERTY LINE FOR PURPOSES OF LIMITING DISTANCE
PROPOSED 2-UNIT SEMI-DETACHED DWELLING WITH 1 SECONDARY SUITE
PROPOSED 3-UNIT ROWHOUSE DWELLING
BUILDING 2
BUILDING 1
THE EAST HALF OF LOT 2
BLOCK 11
PLAN 8997GC
LOT 1
BLOCK 11
PLAN 8997GC
UNIT E
MAIN = 1106.28
PEAK = 1117.79
ATF = 1103.18
EAVES = 0.30
UNIT D
MAIN = 1106.68
PEAK = 1117.79
ATF = 1104.14
EAVES = 0.30
UNIT C
MAIN = 1107.09
PEAK = 1117.79
ATF = 1104.55
EAVES = 0.30
UNIT A
MAIN = 1110.64
PEAK = 1119.11
ATF = 1104.94
EAVES = 0.30, 0.46
UNIT B
T/O GARAGE APRON = 1107.29
T/O GARAGE APRON = 1107.54
SECOND-THIRD LEVEL CANT
THIRD LEVEL CANT
THIRD LEVEL LIVING SPACE OVER COVERED DECK OVER DRIVEWAY
THIRD LEVEL LIVING SPACE OVER ENCLOSED BALCONY (COVERED)
THIRD LEVEL LIVING SPACE OVER UNCLOSED BALCONY (COVERED)
MAIN-UPPER LEVEL BUILD-OUT
PROPOSED CONC. DRIVEWAY
DRIVEWAY WIDTH
DRIVEWAY LENGTH
DRIVEWAY WIDTH
DRIVEWAY GRADE

3D VIEWS FOR REFERENCE ONLY. DO NOT SCALE.

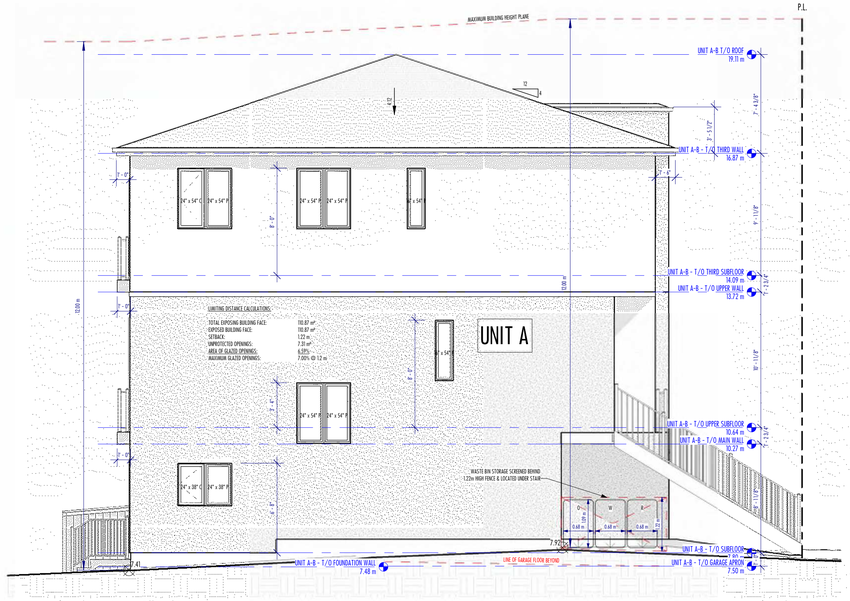




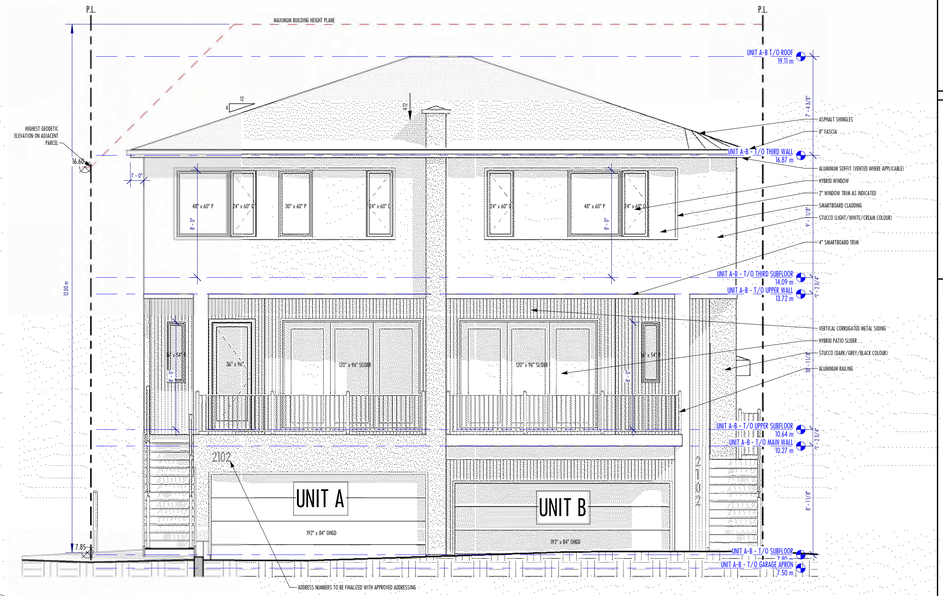




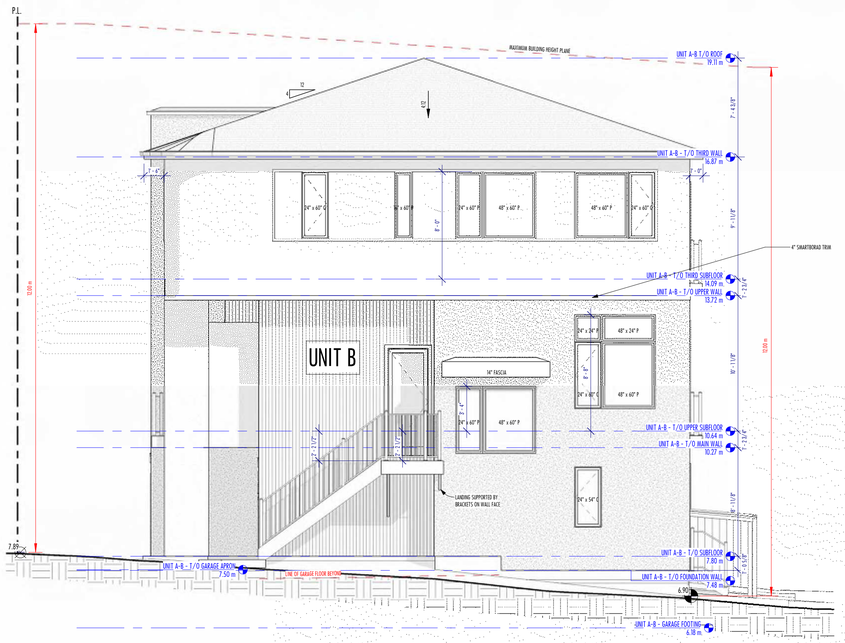




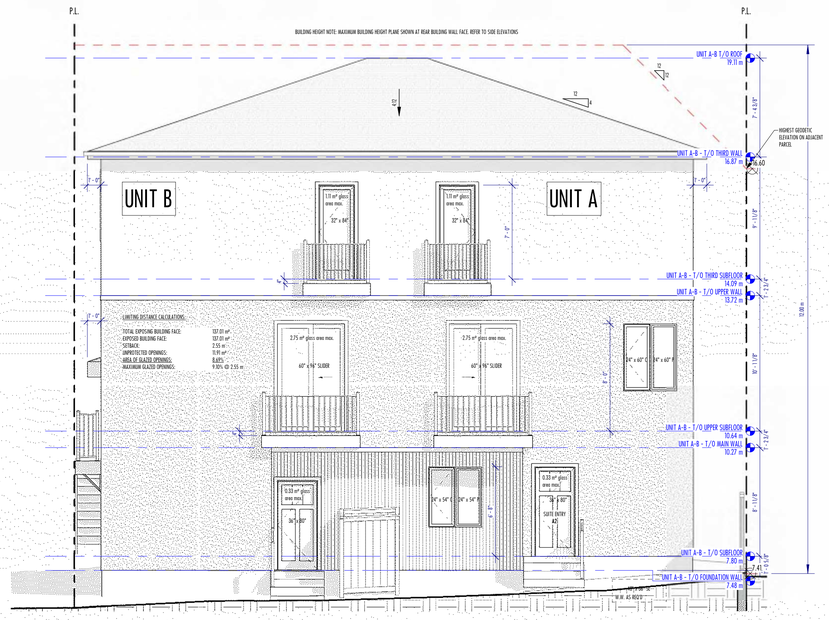
2 / A5 *LEFT ELEVATION (WEST)*
3/16" = 1'-0"



1 / A5 *FRONT ELEVATION (SOUTH)*
3/16" = 1'-0"



4 / A5 *RIGHT ELEVATION (EAST)*
3/16" = 1'-0"



3 / A5 *REAR ELEVATION (NORTH)*
3/16" = 1'-0"

BUILDING 1

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RGC
Residential Design

Contact: ryan@rgcdesign.ca
Calgary, Alberta

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ISSUED:

DATE	ISSUED	BY:
24.3.03	LOC SITE PLAN - PROPOSED R-GO ZONING	RC
24.10.08	LOC APPROVED AT COUNCIL	RC
25.1.27	PROJECT KICKOFF	
25.2.04	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 SUITES REMOVED	RC
25.4.17	BLDG. 2 SUITE REMOVED, BLDG. 1 REV'D UPPER	RC
25.5.16	FLOOR PLAN, EXT. REV	RC
25.6.09	UNIT A ALTERNATE	RC
25.6.19	BLDG. 1 REV'D PLANS	RC
25.6.21	BLDG. 2 REV'D LAUNDRY	RC
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25.9.01	PRICING	RC
25.10.01	BLDG. 1 RAISED, REV DRIVEWAY	RC
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26.2.21	DP SUBMISSION PACKAGE	RC
26.4.21	DTR DRAFT SKETCHES	RC
26.5.08	DTR REVIEW	RC
26.5.12	DTR REVIEW	RC
26.6.03	DTR RESUBMISSION	RC
26.7.21	DTR REVISED RESUBMISSION	RC
26.9.02	DTR2 DRAFT REVIEW	RC
26.10.14	DTR2 RESUBMISSION	RC

AREAS:

	AREA	SF		AREA	SF
BUILDING 1 - UNIT A	MAIN	118	BUILDING 1 - UNIT B	MAIN	184
	UPPER	737		UPPER	710
	THIRD	795		THIRD	792
	TOTAL	1650		TOTAL	1686
	MAIN (suite)	279	BUILDING 1 - GARAGE	GARAGE	475
	BSMT DEV. (suite)	294			
	GARAGE	436			
BUILDING 2 - UNIT C	MAIN	265	BUILDING 2 - UNIT D	MAIN	265
	UPPER	605		UPPER	582
	THIRD	625		THIRD	619
	TOTAL	1495		TOTAL	1466
	GARAGE	264		GARAGE	259
	BSMT	222		BSMT	222
BUILDING 2 - UNIT E	MAIN	265	BUILDING 1 ABOVE GRADE		3615
	UPPER	582	BUILDING 1 BELOW GRADE		294
	THIRD	625	BUILDING 1 GARAGES		911
	TOTAL	1472			
	GARAGE	264	BUILDING 2 ABOVE GRADE		4430
	BSMT	222	BUILDING 2 BELOW GRADE		666
			BUILDING 2 GARAGES		787

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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:	R-GO
PAGE:	ARCH B / 36" x 24"
SCALE:	3/16" = 1'-0"

SHEET:

ELEVATIONS BUILDING 1

PAGE:

A5

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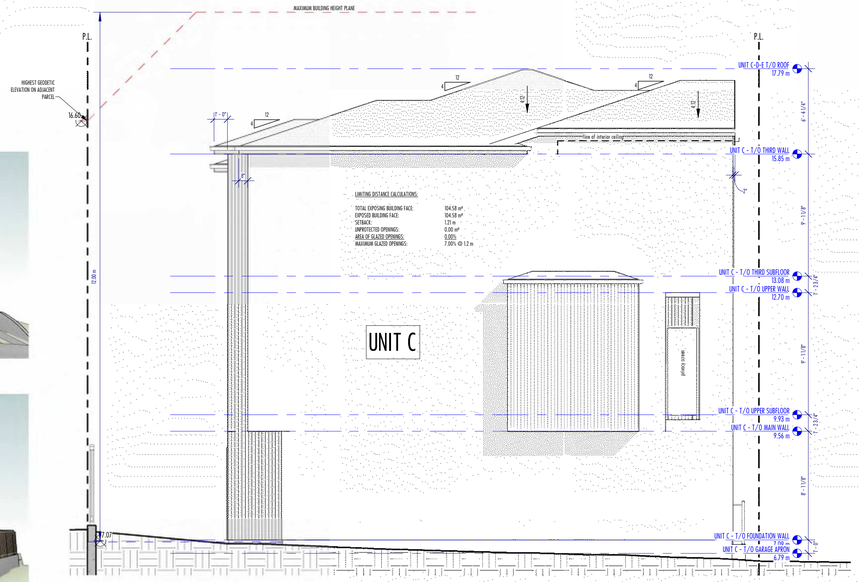




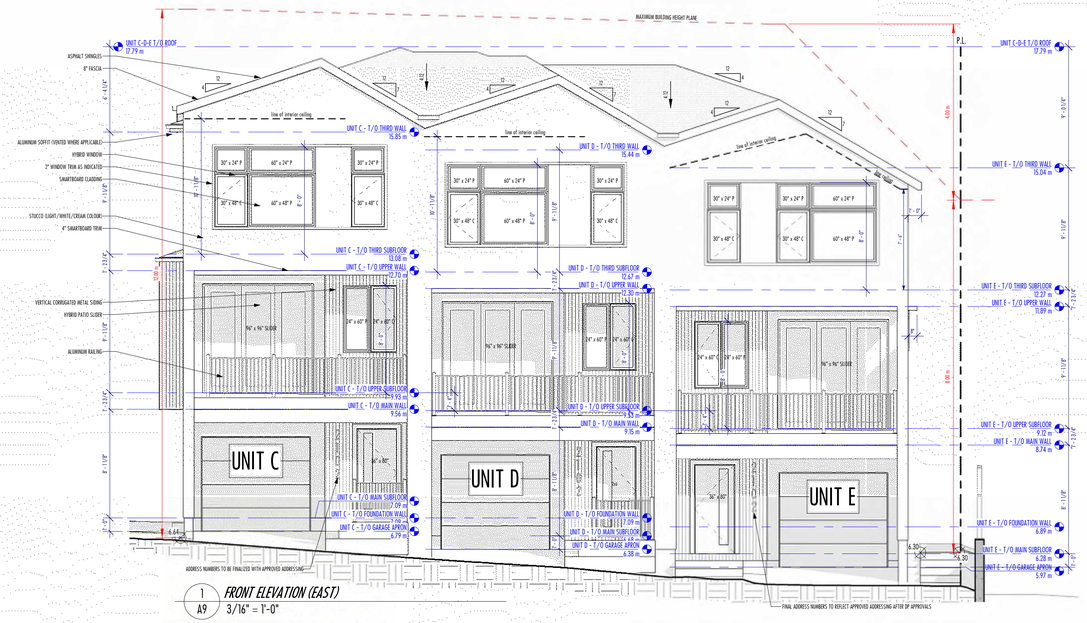




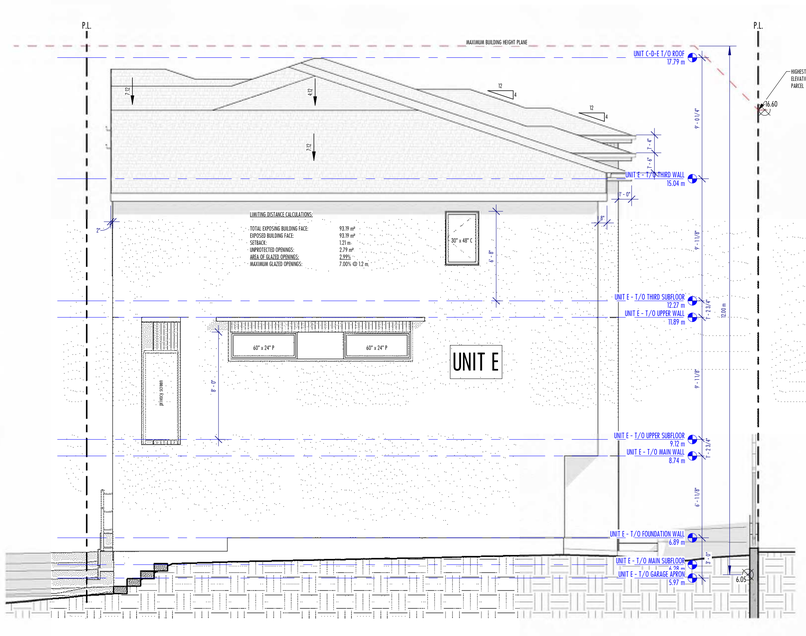




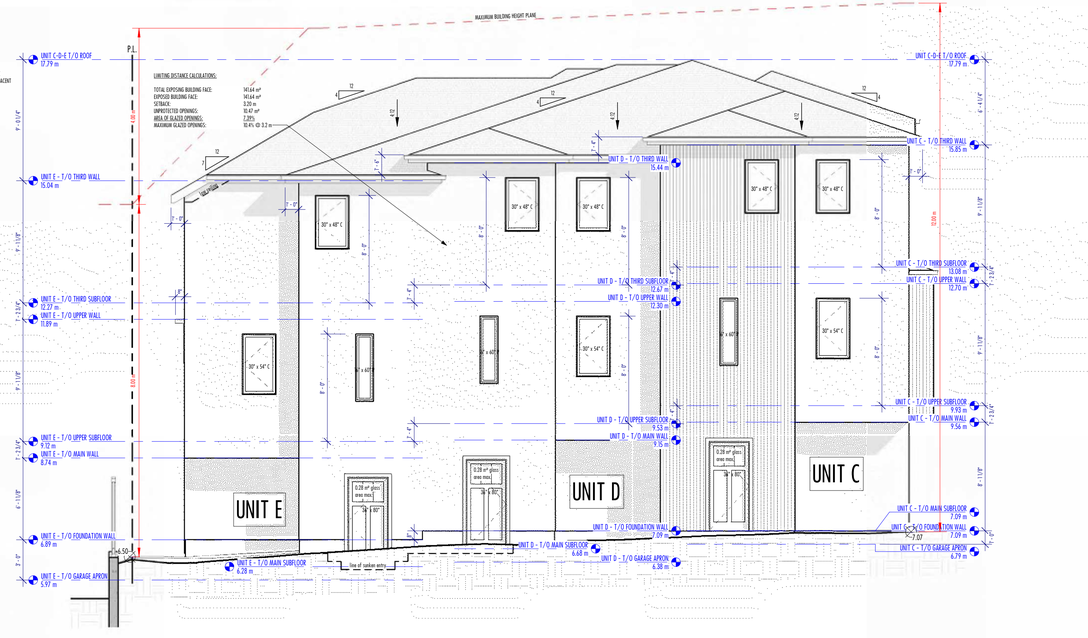
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3/16" = 1'-0"



1 A9 *FRONT ELEVATION (EAST)*
3/16" = 1'-0"



4 A9 *RIGHT ELEVATION (NORTH)*
3/16" = 1'-0"



3 A9 *REAR ELEVATION (WEST)*
3/16" = 1'-0"

BUILDING 2

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Calgary, Alberta

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	THIRD	625	BUILDING 1 GARAGES		911
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	BSMT	222	BUILDING 2 BELOW GRADE		666
			BUILDING 2 GARAGES		787

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ELEVATIONS BUILDING 2

PAGE:

A9