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2416 76 AVE SE

4 UNIT ROWHOUSE
W/ 4 SECONDARY SUITES

LOT 23 & 24, BLOCK 1, PLAN 955 AV

OGDEN, SE CALGARY, LOT ZONING: R-CG

RESPONSIBILITIES

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STREET ADDRESS

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LEGAL ADDRESS

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PLAN 955 AV

PROJECT

OGDEN
ROWHOUSE

DRAWING

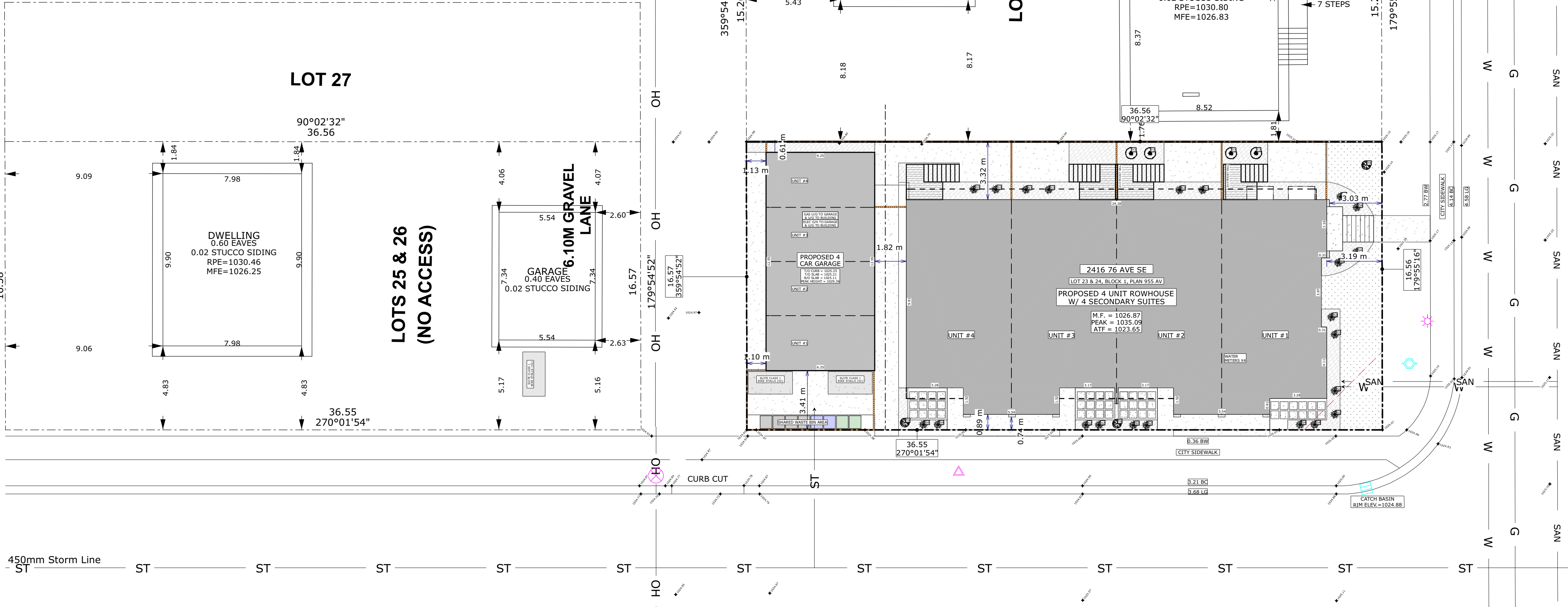
COVER PAGE

ZONING R-CG	PROJECT TAG 26-05-ABD-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A1 / 9

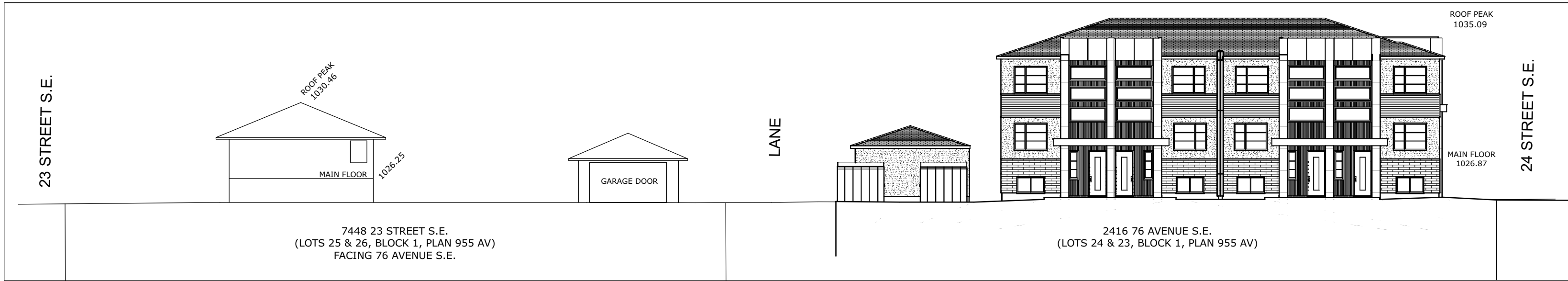


TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	Status & Name
T1	Deciduous	0.70	10.00	10.00	In Adjacent Property	To remain
T2	Deciduous	0.60	8.00	10.00	In Adjacent Property	To remain
T3	Deciduous	0.50	10.00	9.00	In City Property	To remain (T-32004359 - FRAXINUS PENNSYLVANICA)
T4	Coniferous	0.45	2.00	12.00	In Subject Property	To be removed
T5	Bush	-	1.20	3.00	In Subject Property	To be removed
T6	Bush	-	1.70	3.00	In Subject Property	To be removed
T7	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x2) - Skybound White Cedar - Thuja Occidentalis
T8	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
T8	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x2) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Pygmy Caragana - Caragana Pygmaea
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Bella Sol Potentilla - Potentilla Fruticosa 'Hachdon'
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Blue Star Juniper - Juniperus Sqwuamata 'Blue Star'
S4	Bush	-	0.60	0.60	In Subject Property	To be planted (x6) - Tor Spirea - Spiraea Betulifolia 'Tor'

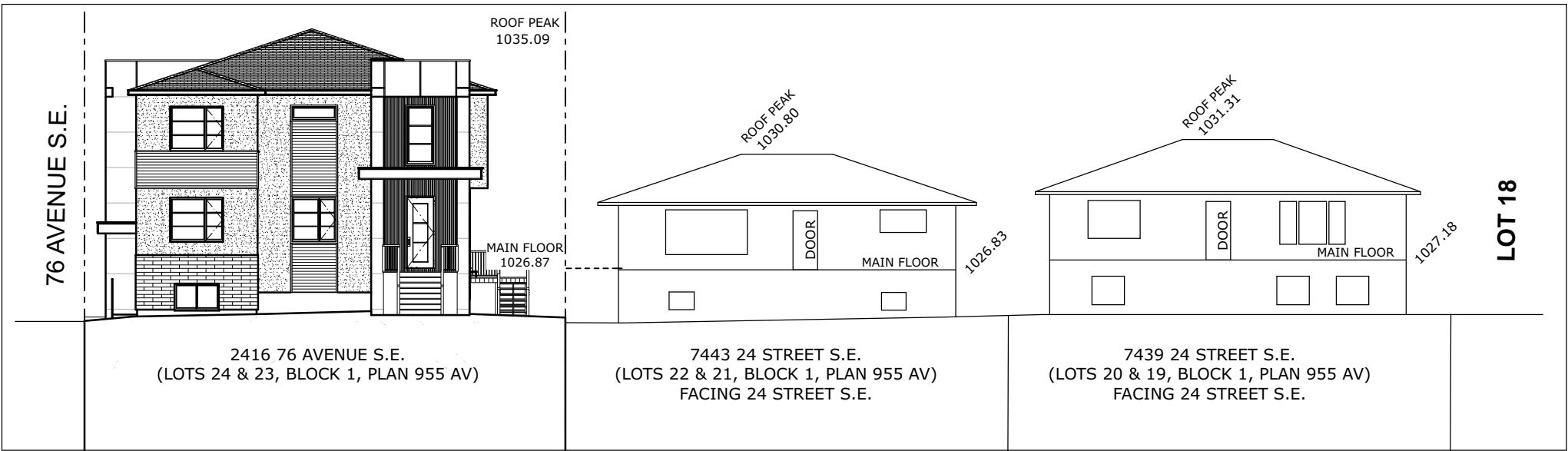
SITE / BLOCK LEGEND			
	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITARY LINE
	PROPOSED WHERITY SPACE		CITY WATER LINE
	PROPOSED RETAINING WALL		CITY STORM LINE
	CONCRETE		CITY GAS LINE
	CRUSHED LIMESTONE		PROPERTY LINE
	MUDCH		SITE SECTION
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			PROPOSED SLOPE
			EXISTING SLOPE
			POWER POLE



BLOCK PLAN
SCALE: 1 = 150



SOUTH STREETScape
SCALE: 1 = 150



EAST STREETScape
SCALE: 1 = 150

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ROWHOUSE

DRAWING

BLOCK PLAN

ZONING

R-CG

DRAWN BY

VM

SCALE
AS NOTED

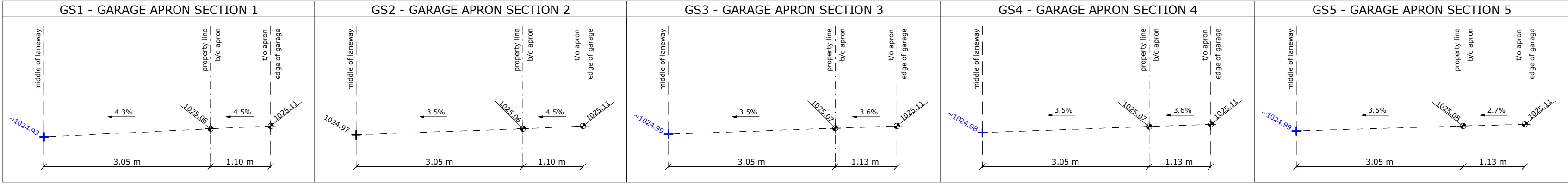
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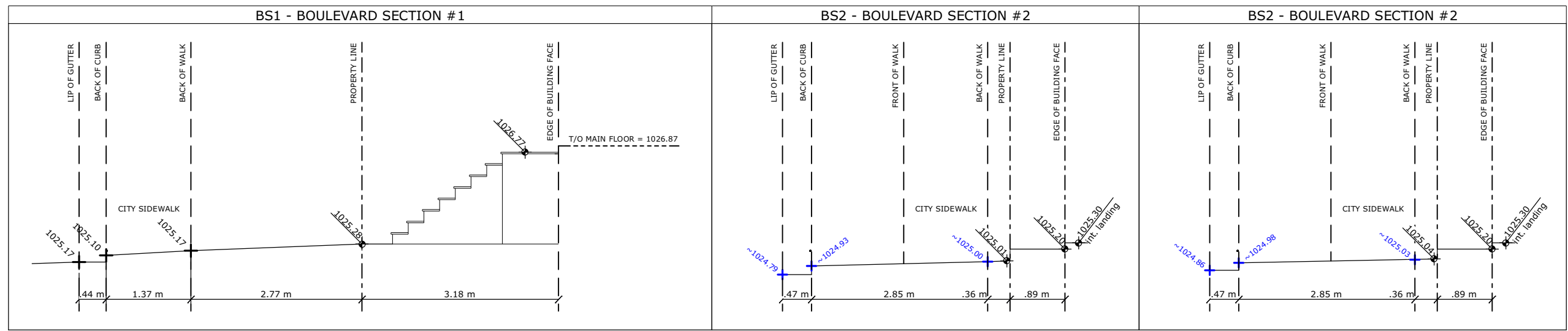
A2 / 9

BUILDING STATISTICS		
BUILDING HEIGHT		
MAXIMUM BUILDING HEIGHT PLANE = 11.00m		
PROPOSED PEAK GEODETIC = 1035.09 m		
PROPOSED HEIGHT = 10.19 m	10.19 m	
RESIDENTIAL DENSITY		
LOT AREA = 0.0605 ha	66.12 units/ha	
UNITS = 4		
PARCEL COVERAGE		
LOT AREA = 605.21 m2 (6,514.41 sf)		
BUILDING FOOTPRINT = 279.50 m2 (3,008.49 sf)		
GARAGE = 78.41 m2 (844.00 sf)		
TOTAL COVERED AREA = 357.91 m2 (3,852.49 sf)		
TOTAL COVERED AREA ALLOWED = 363.13 m2 (3,908.65 sf)	59.14 %	
AREA OF AMENITY SPACE		
UNIT #1 AMENITY SPACE = 191 sf	TOTAL = 1,230 sf	
UNIT #2 AMENITY SPACE = 216 sf		
UNIT #3 AMENITY SPACE = 216 sf		
UNIT #4 AMENITY SPACE = 290 sf		
SUITE #1B AMENITY SPACE = 64 sf	TOTAL = 5,871 sf	
SUITE #2B AMENITY SPACE = 84 sf		
SUITE #3B AMENITY SPACE = 84 sf		
SUITE #4B AMENITY SPACE = 85 sf		
TOTAL GROSS FLOOR AREA		
UNIT #1 TOTAL = 1461 sf	TOTAL = 5,871 sf	
MAIN = 758 sf		
SECOND = 703 sf		
UNIT #2 TOTAL = 1470 sf		
MAIN = 750 sf		
SECOND = 720 sf		
UNIT #3 TOTAL = 1470 sf		
MAIN = 750 sf		
SECOND = 720 sf		
UNIT #4 TOTAL = 1470 sf		
MAIN = 750 sf		
SECOND = 720 sf		
SUITE AREA		
SUITE #1B 705 sf		TOTAL = 2,791 sf
SUITE #2B 703 sf		
SUITE #3B 703 sf		
SUITE #4B 680 sf		
PARKING STALLS PROVIDED ON-SITE		
DWELLING UNITS: 4		
PARKING STALLS PER DWELLING UNIT = 4		
PROVIDED VIA GARAGE		
CLASS 1 BIKE LOCKER = 4 STALLS		
LANDSCAPE AREA		
LOT AREA = 605.21 m2 (6,514.41 sf)	4 stalls	
BUILDING FOOTPRINT = 279.50 m2		
GARAGE = 78.41 m2		
CONCRETE APRON = 13.96 m2		
SUITE LOCKERS =6.65 m2		
TOTAL AREA NOT LANDSCAPED = 378.52 m2		
TOTAL LANDSCAPED AREAS = 226.69 m2		
HARD LANDSCAPE		
CONCRETE	99.27 m2	
CRUSHED LIMESTONE	18.68 m2	
ENTRY LANDINGS & STAIRS	4.93 m2	
TOTAL	122.88 m2 = 54.21%	
SOFT LANDSCAPE		
MULCH	67.81 m2	
SOD	36.00 m2	
TOTAL	103.81 m2 = 45.79%	
HARD = 54.21%		
SOFT = 45.79%		
REQUIRED PLANTINGS		
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m2 OF PARCEL AREA		
LOT AREA = 605.21 m2 / 110 = 5.50		
TREES - 1.0 x 5.50 = 5.50		
SHRUBS - 3.0 x 5.50 = 16.50		
PROPOSED		
TREES - 7	7 TREES - 22 SHRUBS	
SHRUBS - 22		



APRON SECTIONS

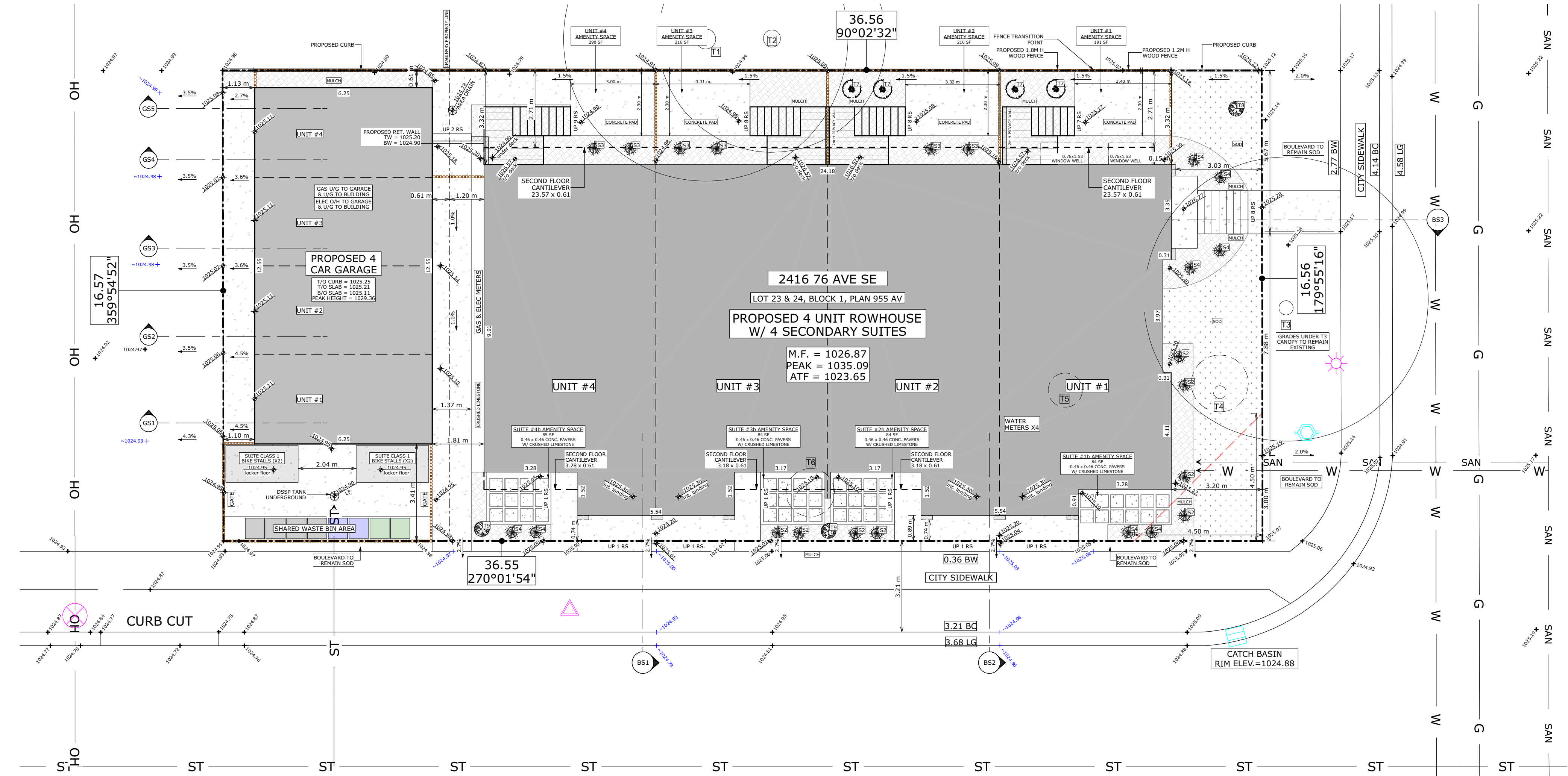
SCALE: 1 = 75



BOULEVARD SECTIONS

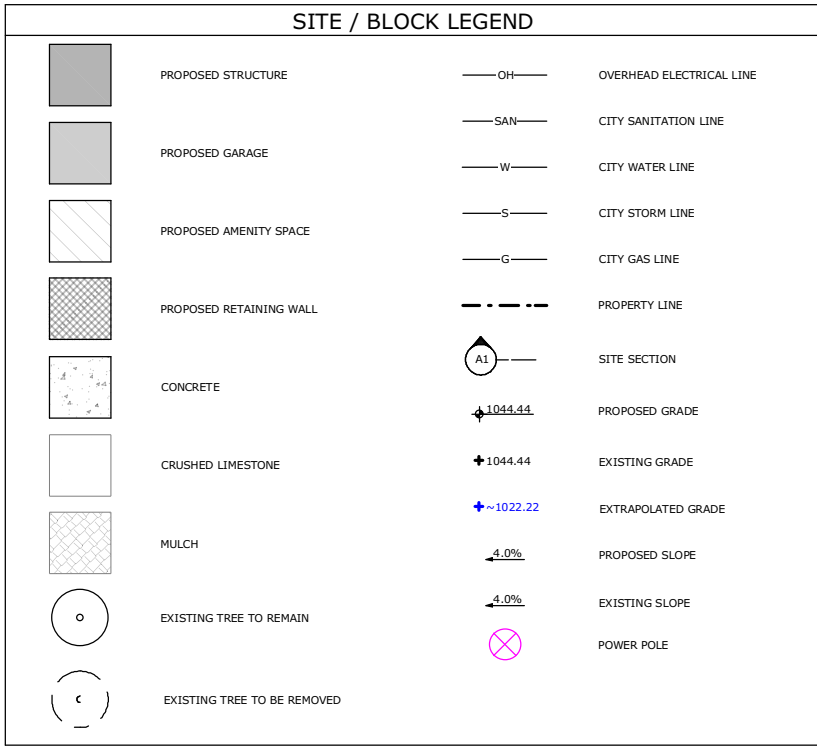
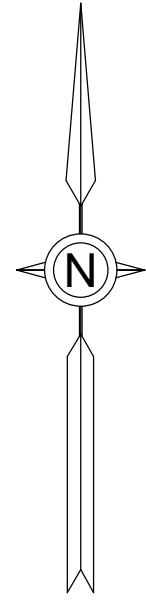
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T6	Bush	-	1.70	3.00	In Subject Property
T7	Coniferous	0.10	0.60	2.00	In Subject Property
T8	Deciduous	0.10	0.60	2.00	In Subject Property
T8	Deciduous	0.10	0.60	2.00	In Subject Property
S1	Bush	-	0.60	0.60	In Subject Property
S2	Bush	-	0.60	0.60	In Subject Property
S3	Bush	-	0.60	0.60	In Subject Property
S4	Bush	-	0.60	0.60	In Subject Property



SITE PLAN

SCALE: 1 = 100



- #### SITE PLAN NOTES
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
 - SOD SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
 - MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
 - 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

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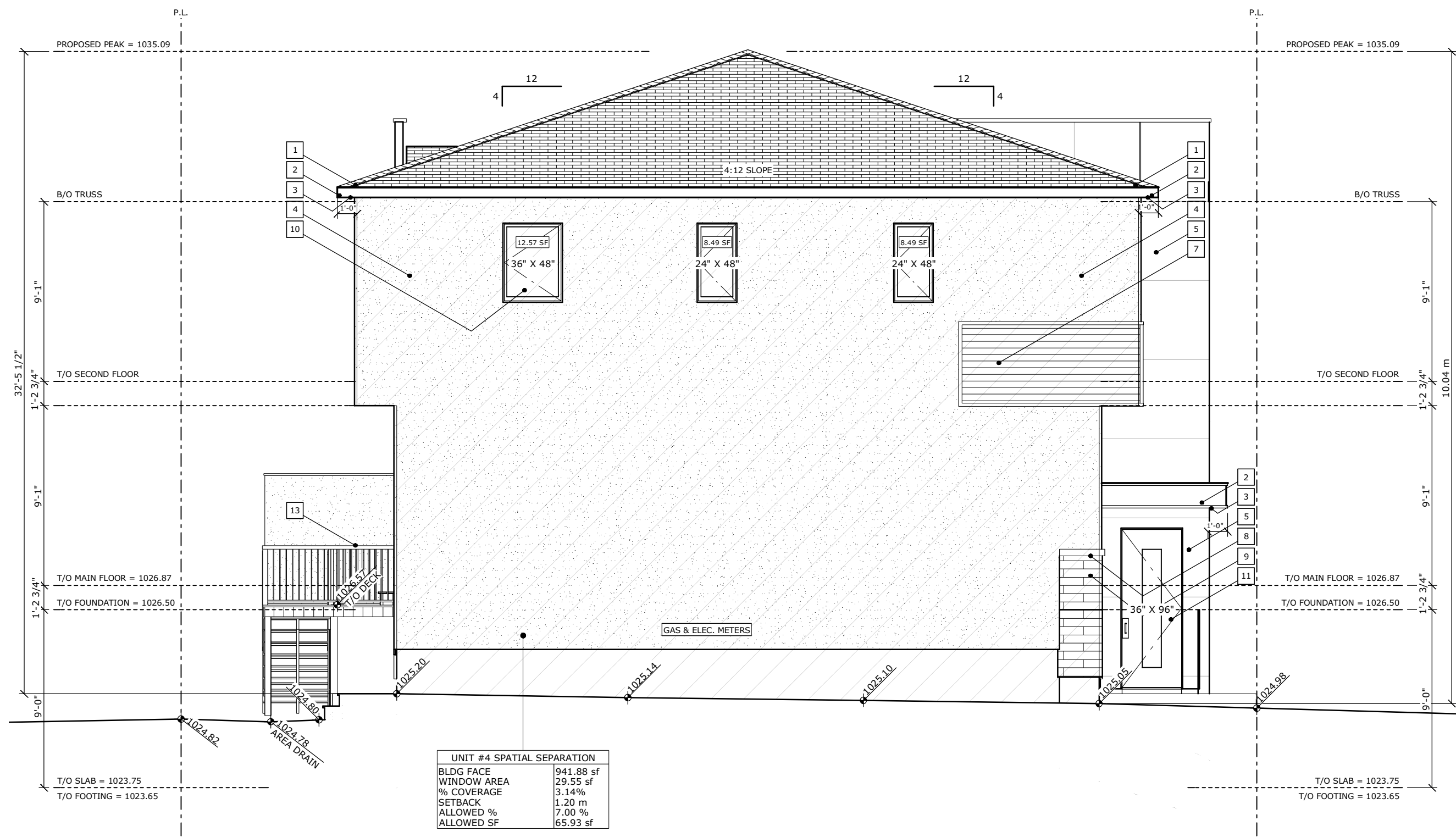
26-05-ABD-03

SHEET

A3 / 9



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



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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	ALUMINUM FASCIA (HEIGHT VARIES) - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	ACRYLIC SMOOTH STUCCO - DARK CHARCOAL
5	METAL PANELS - WHITE
6	BOARD AND BATTEN - BLACK
7	TONGUE AND GROOVE - CEDAR FINISH
8	MASONRY CAP
9	MASONRY VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - BLACK
13	RAILING - BLACK



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

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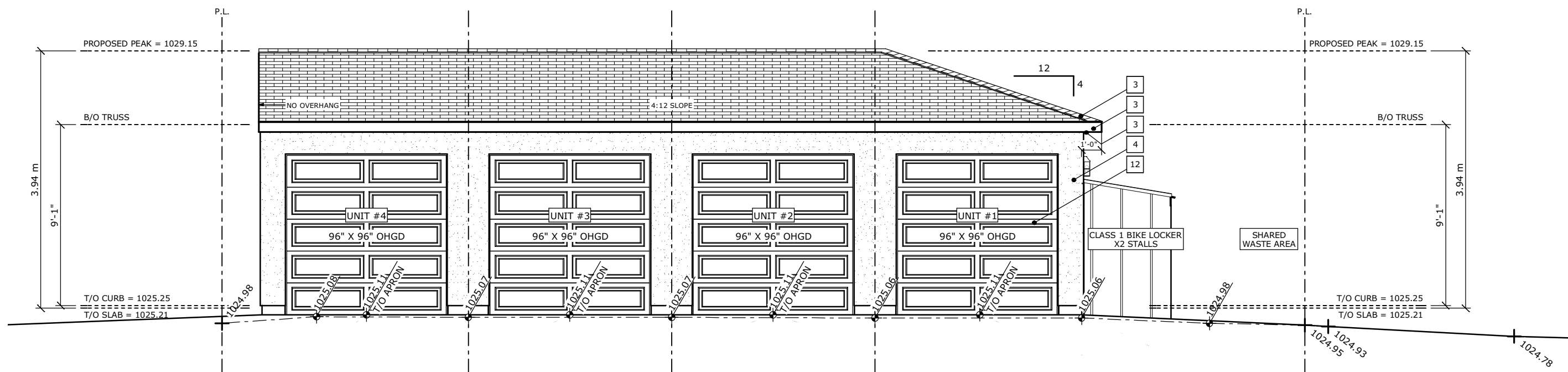
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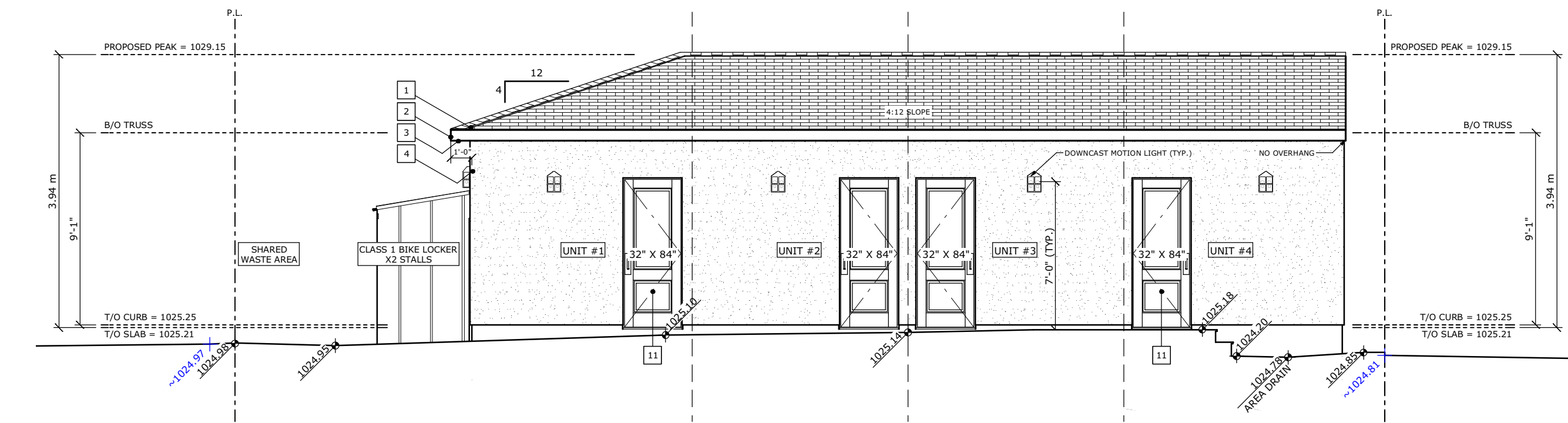
DRAWING

FRONT, RIGHT & LEFT
ELEVATIONS

ZONING R-CG	PROJECT TAG 26-05-ABD-03
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SCALE AS NOTED	A7 / 9



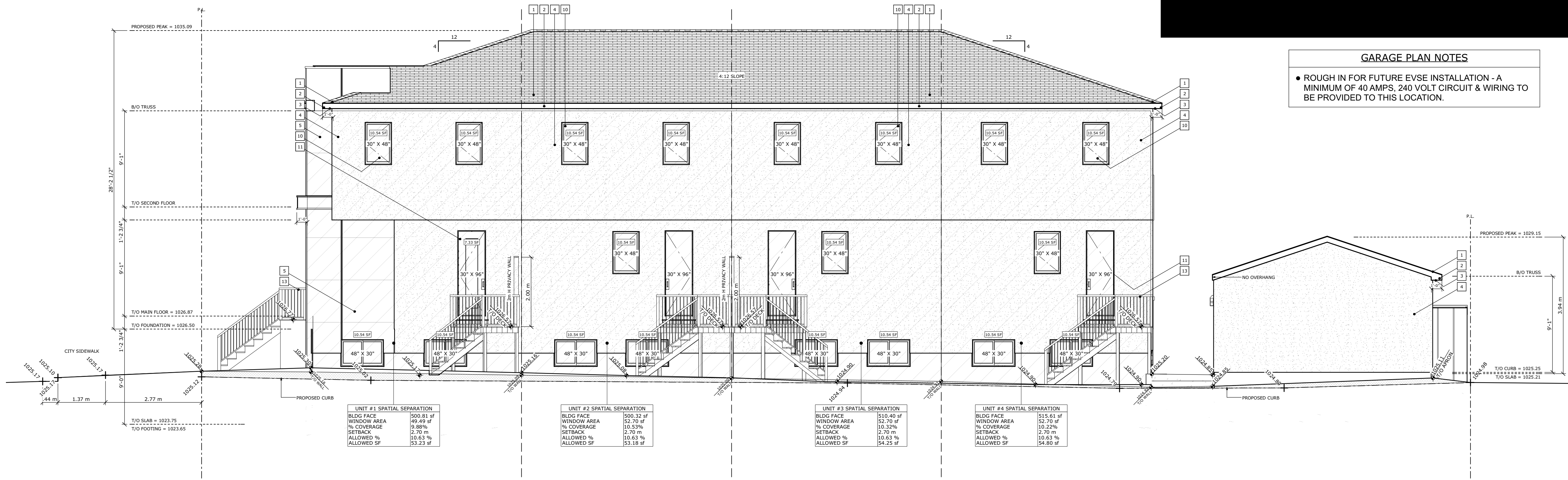
GARAGE - LANEWAY (WEST)
SCALE: 3/16" = 1'-0"



GARAGE - YARD (EAST)
SCALE: 3/16" = 1'-0"

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1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	ALUMINUM FASCIA (HEIGHT VARIES) - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	ACRYLIC SMOOTH STUCCO - DARK CHARCOAL
5	METAL PANELS - WHITE
6	BOARD AND BATTEN - BLACK
7	TONGUE AND GROOVE - CEDAR FINISH
8	MASONRY CAP
9	MASONRY VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLOSS DOOR - BLACK
12	FIBREGLOSS INSULATED GARAGE DOOR - BLACK
13	RAILING - BLACK

**HORIZONTAL U RACK
BOLTED TO CONCRETE**



BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

GARAGE PLAN NOTES

- ROUGH IN FOR FUTURE EVSE INSTALLATION - A MINIMUM OF 40 AMPS, 240 VOLT CIRCUIT & WIRING TO BE PROVIDED TO THIS LOCATION.

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A8 / 9