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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



DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN

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587-377-7279 vaughn@vmdesigns.ca

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Design Draft 1.0	02.26.26
Design Draft 1.1	03.04.26
DP Set	03.11.26
DR Set	06.02.26

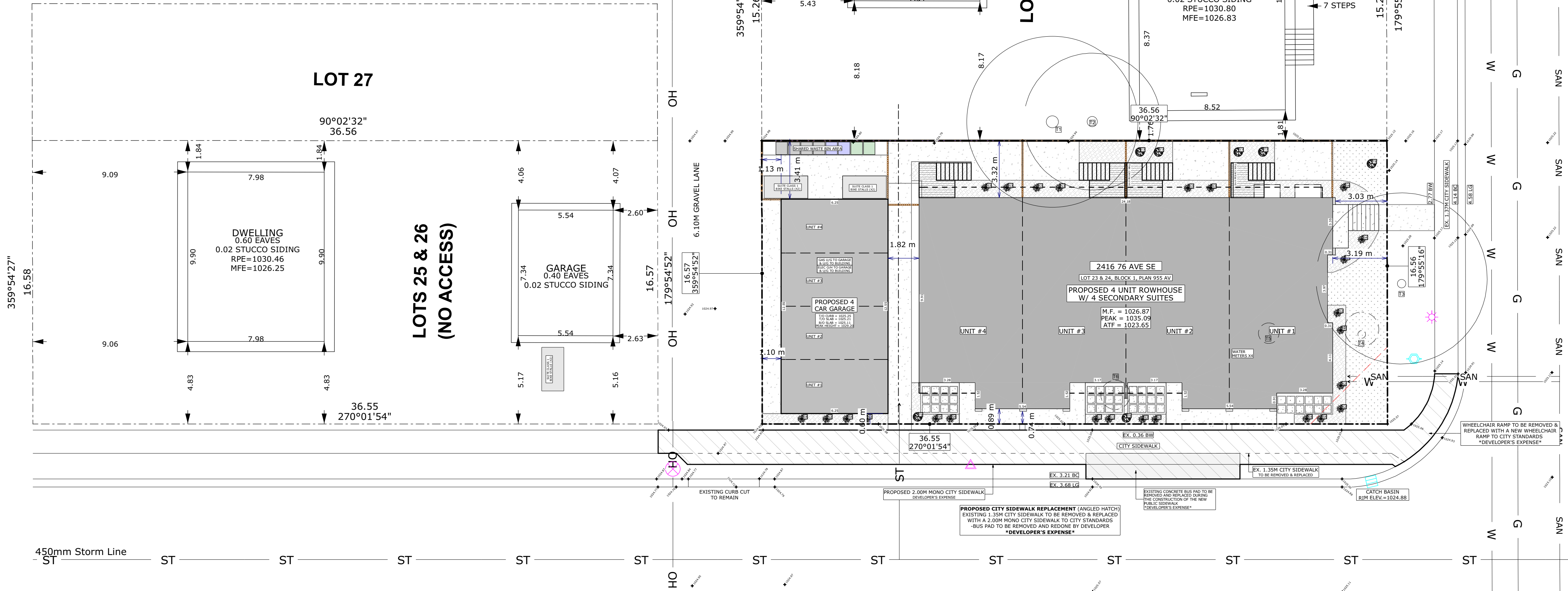
STREET ADDRESS	
2416 76 AVE SE	
LEGAL ADDRESS	
LOT 23 & 24, BLOCK 1, PLAN 955 AV	
PROJECT	
OGDEN ROWHOUSE	
DRAWING	
COVER PAGE	
ZONING	PROJECT TAG
R-CG	26-05-ABD-03
DRAWN BY	SHEET
VM	A1 / 9
SCALE	
AS NOTED	

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	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Columnar Swedish Aspen - Populus tremula 'Erecta'
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 (x9) - 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 (x8) - Tor Spirea - Spiraea Betulifolia 'Tor'

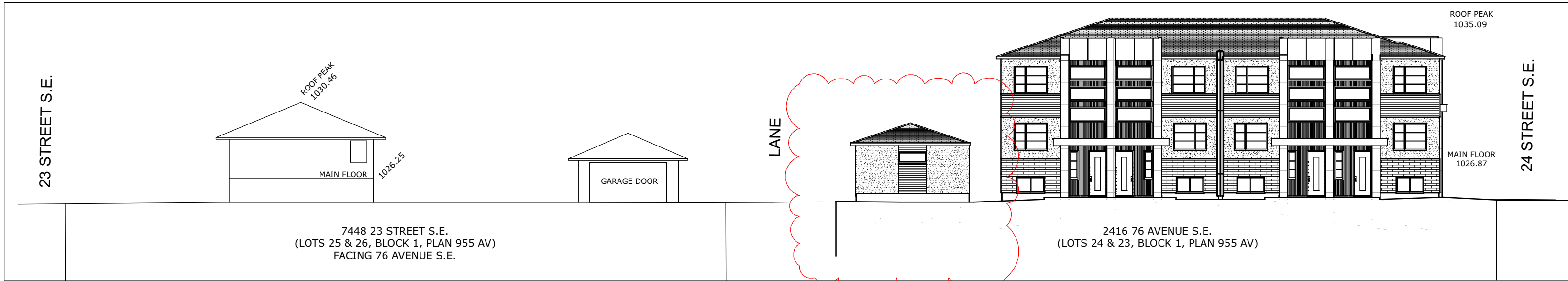
AMENDED DRAWINGS
DP No DP2026-01371
Date Received JUNE 2, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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

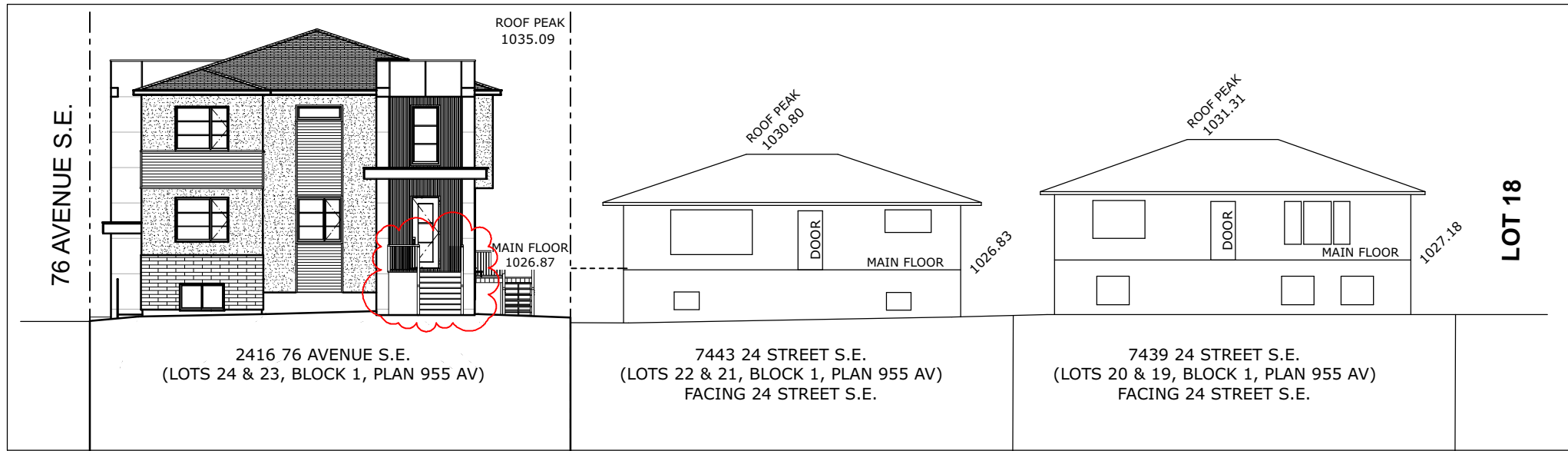
7448
23 STREET S.E.



BLOCK PLAN
SCALE: 1 = 150



SOUTH STREETScape
SCALE: 1 = 150



EAST STREETScape
SCALE: 1 = 150

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2416 76 AVE SE

LEGAL ADDRESS

LOT 23 & 24, BLOCK 1,
PLAN 955 AV

PROJECT

OGDEN
ROWHOUSE

DRAWING

BLOCK PLAN

ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

PROJECT TAG

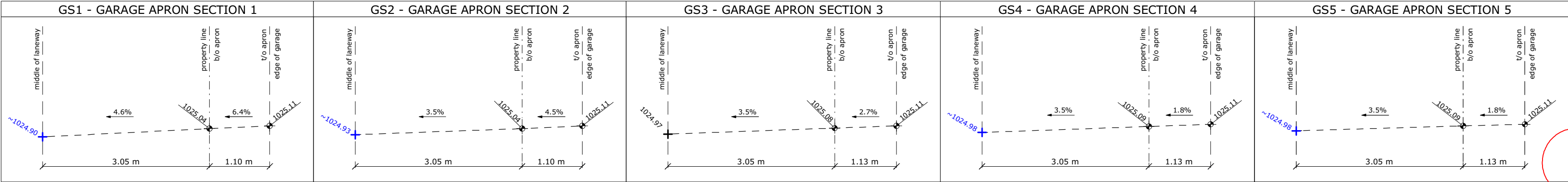
26-05-ABD-03

SHEET

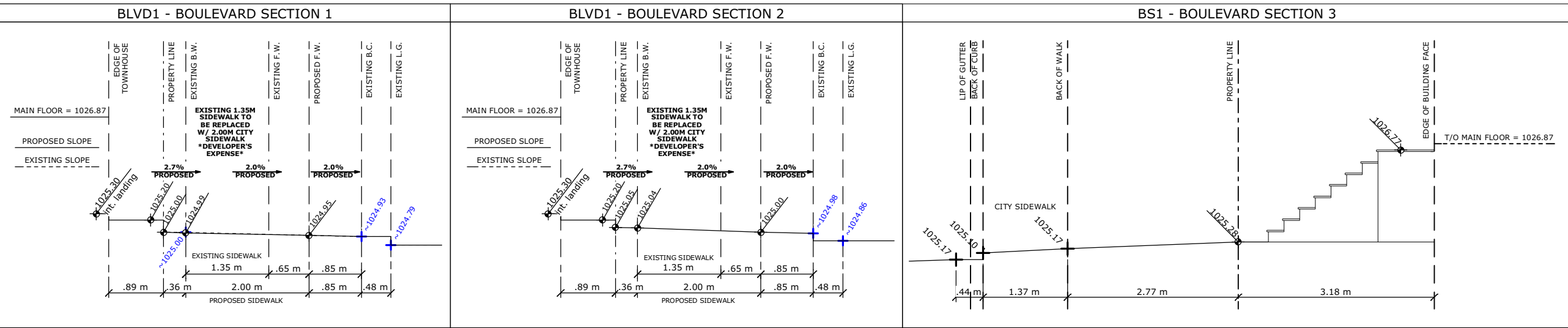
A2 / 9

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		
UNIT #2 AMENITY SPACE = 216 sf		
UNIT #3 AMENITY SPACE = 216 sf		
UNIT #4 AMENITY SPACE = 290 sf		
TOTAL = 1,230 sf		
SUITE #1B AMENITY SPACE = 64 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		
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		
TOTAL = 5,871 sf		
SUITE AREA		
SUITE #1B 705 sf		
SUITE #2B 703 sf		
SUITE #3B 703 sf		
SUITE #4B 680 sf		
TOTAL = 2,791 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)		
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 - 26 SHRUBS	
SHRUBS - 26		

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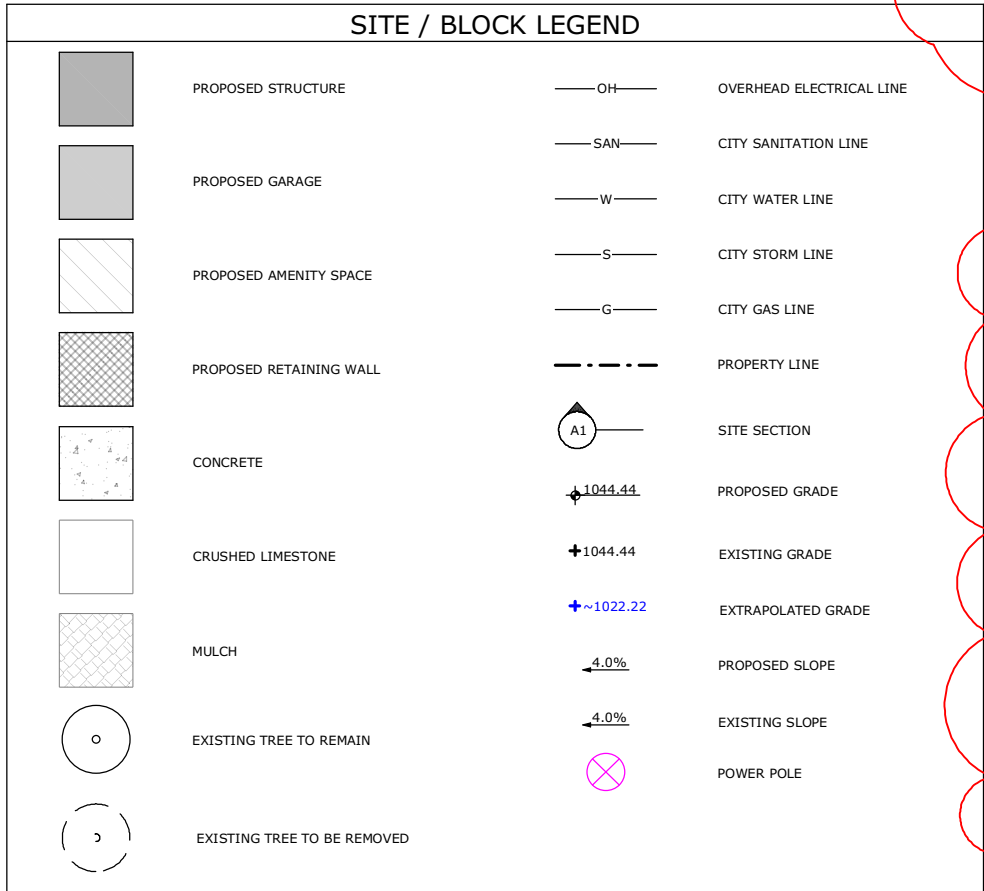


APRON SECTIONS
SCALE: 1 = 75

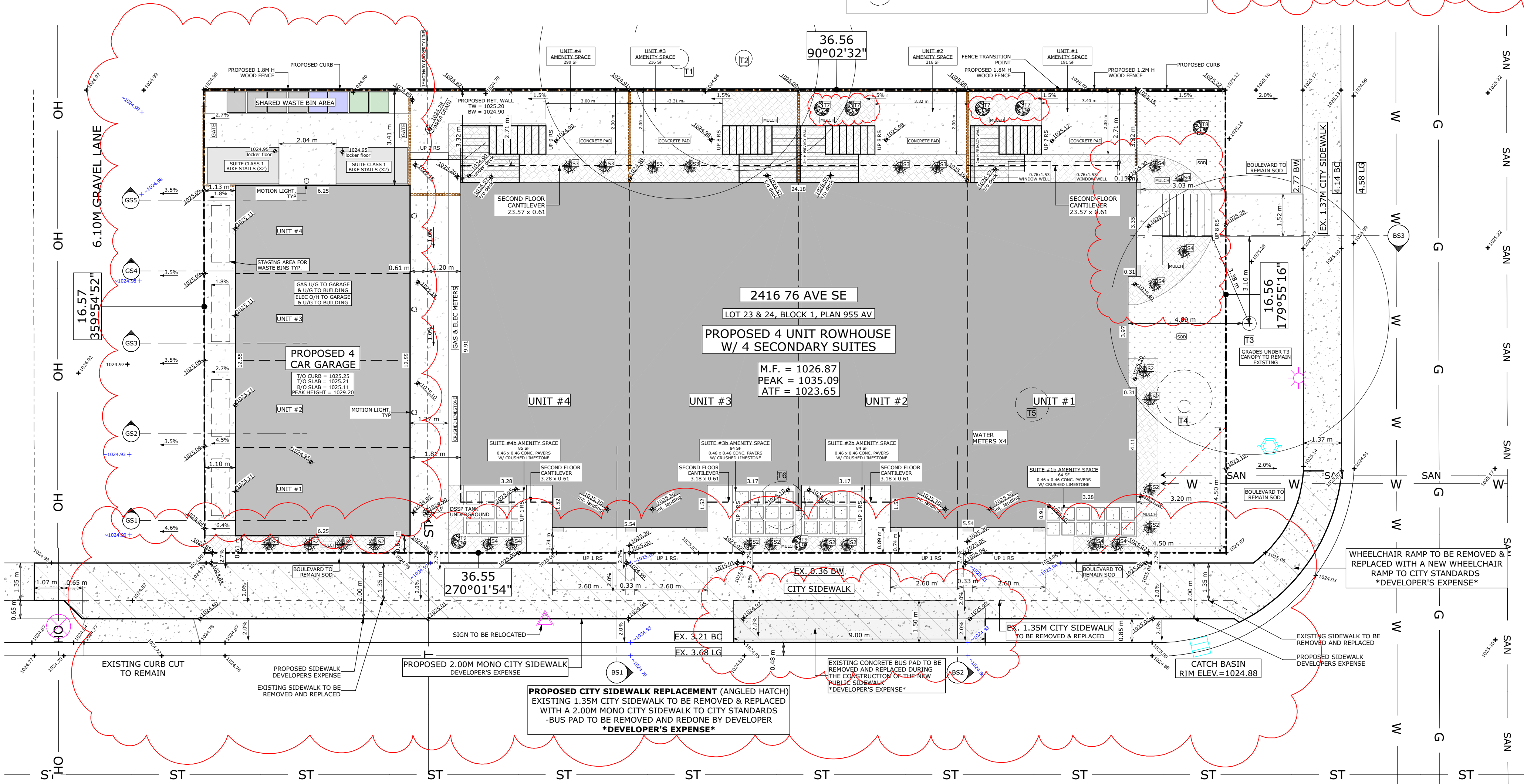


BOULEVARD SECTIONS
SCALE: 1 = 75

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)
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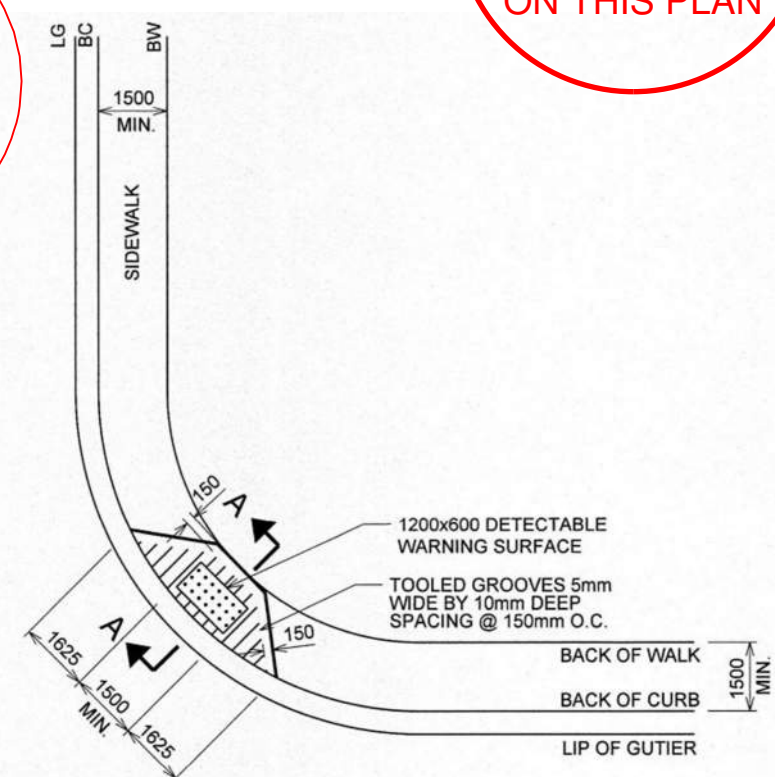


- SITE PLAN NOTES**
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
 - SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
 - MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
 - 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.
 - AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING ALL OPEN EXCAVATION WITHIN 4M OF PUBLIC TREES.



SITE PLAN
SCALE: 1 = 100

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CORNER WHEEL CHAIR RAMP - SINGLE
PLAN
WHEELCHAIR RAMP
N.T.S.

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PROJECT

OGDEN
ROWHOUSE

DRAWING

SITE PLAN &
BUILDING STATS

ZONING

R-CG

DRAWN BY

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SCALE

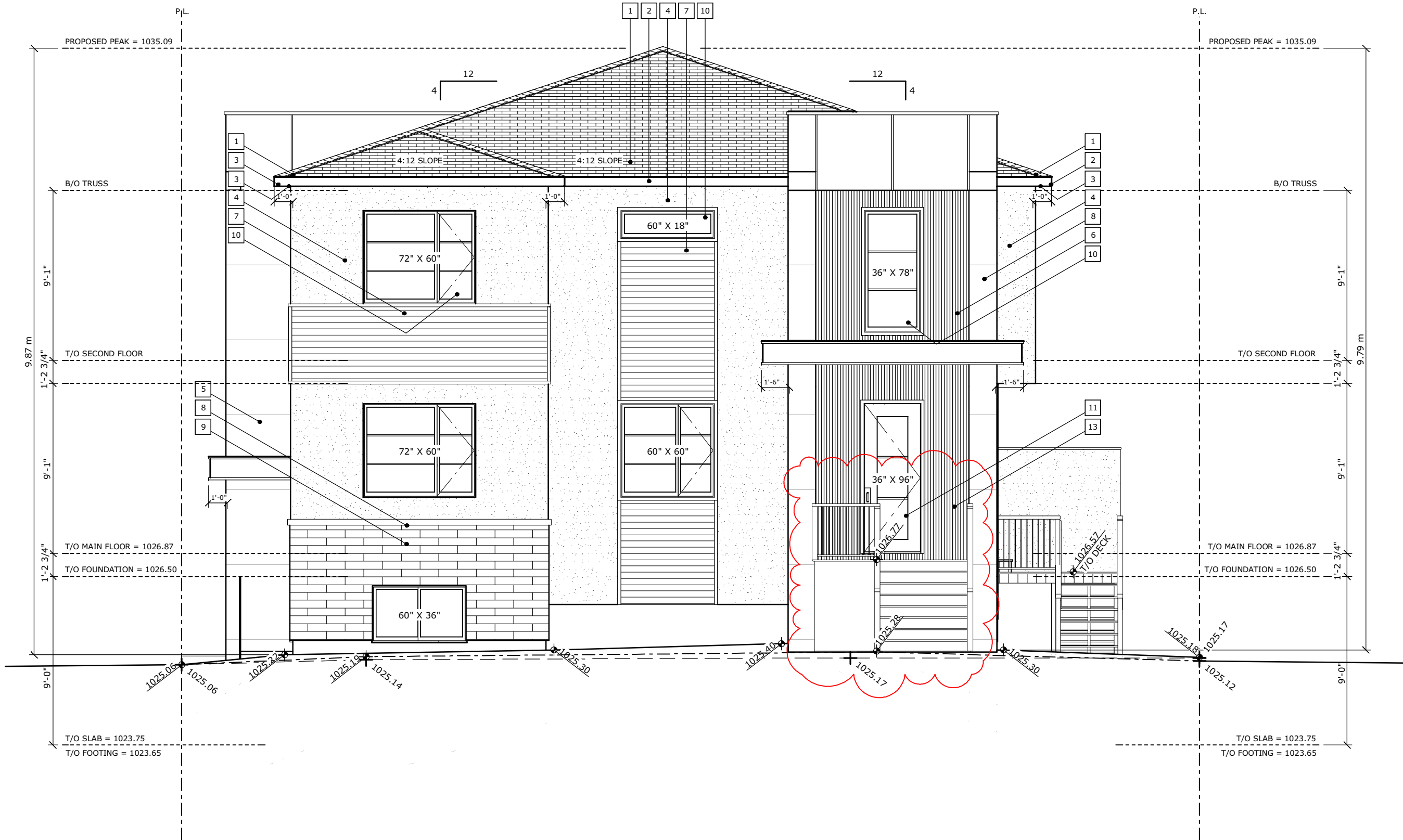
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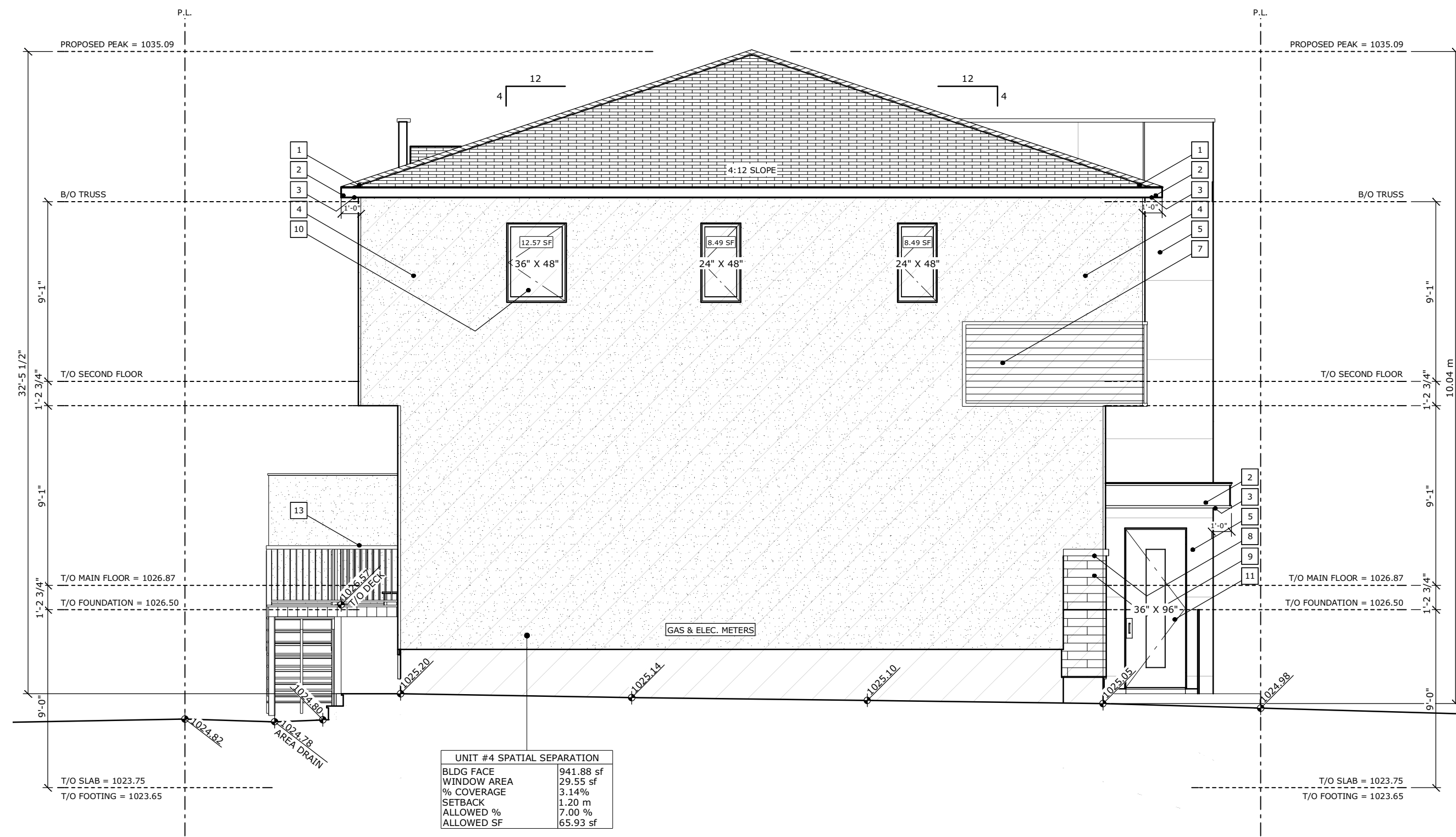
26-05-ABD-03

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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FRONT, RIGHT & LEFT
ELEVATIONS

ZONING

R-CG

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SCALE

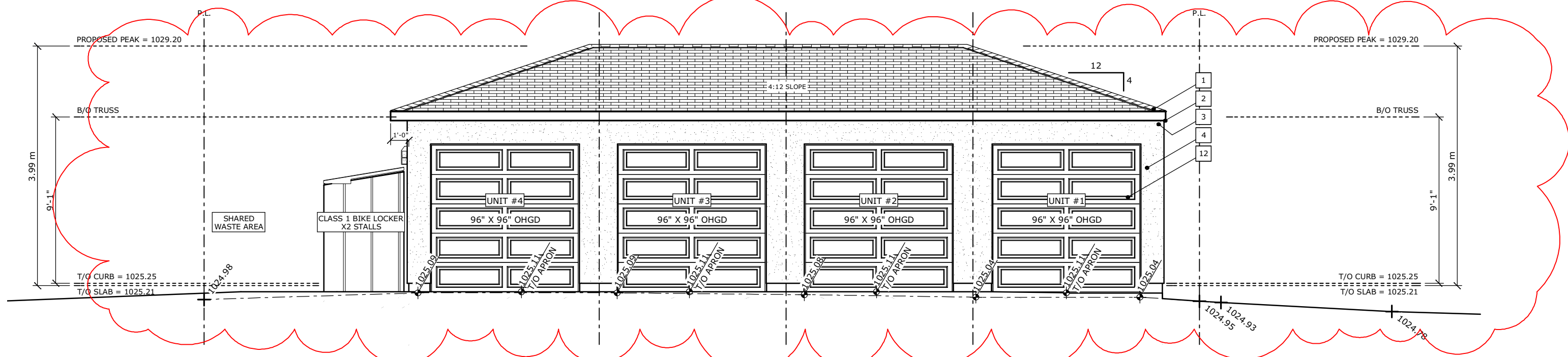
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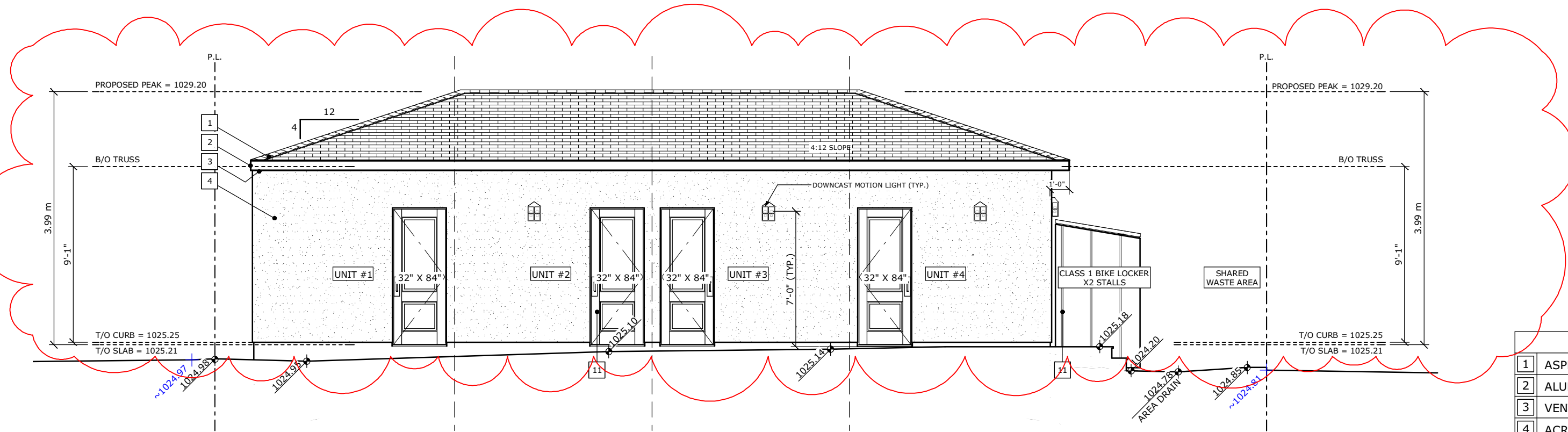
26-05-ABD-03

SHEET

A7 / 9



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



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

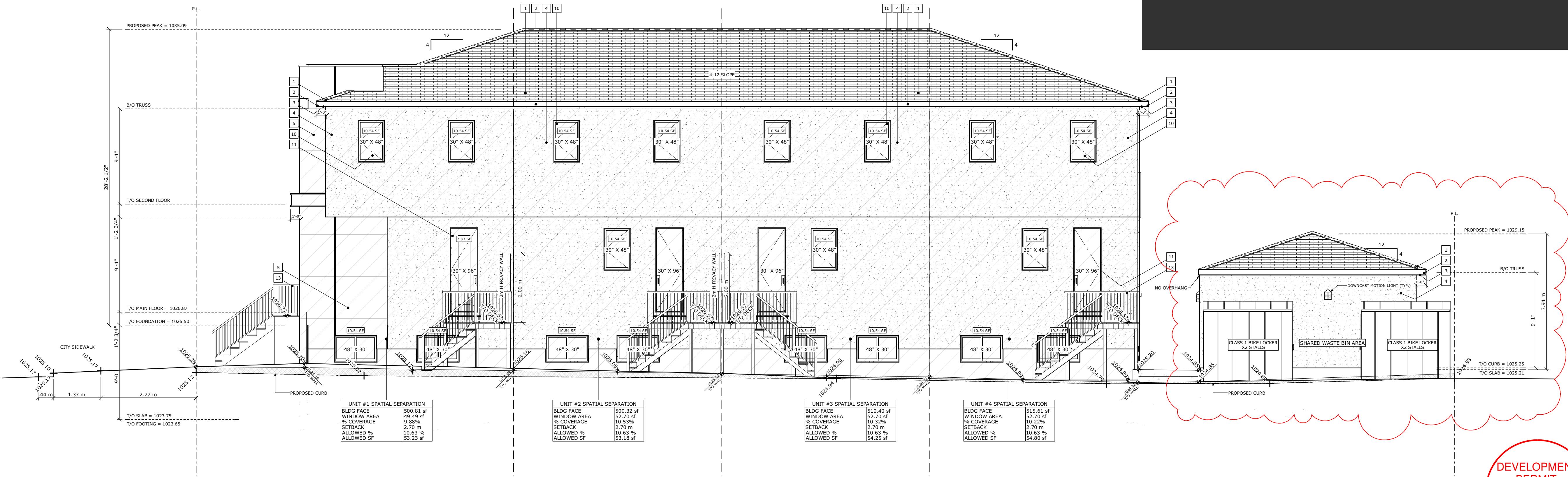


**HORIZONTAL U RACK
BOLTED TO CONCRETE**

GARAGE PLAN NOTES

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

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
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9	MASONRY VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLOSS DOOR - BLACK
12	FIBREGLOSS INSULATED GARAGE DOOR - BLACK
13	RAILING - BLACK



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

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PROJECT

**OGDEN
ROWHOUSE**

DRAWING

**BACK ELEVATIONS &
GARAGE PLANS &
ELEVATIONS**

ZONING

R-CG

DRAWN BY

VM

SCALE

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26-05-ABD-03

SHEET

A8 / 9

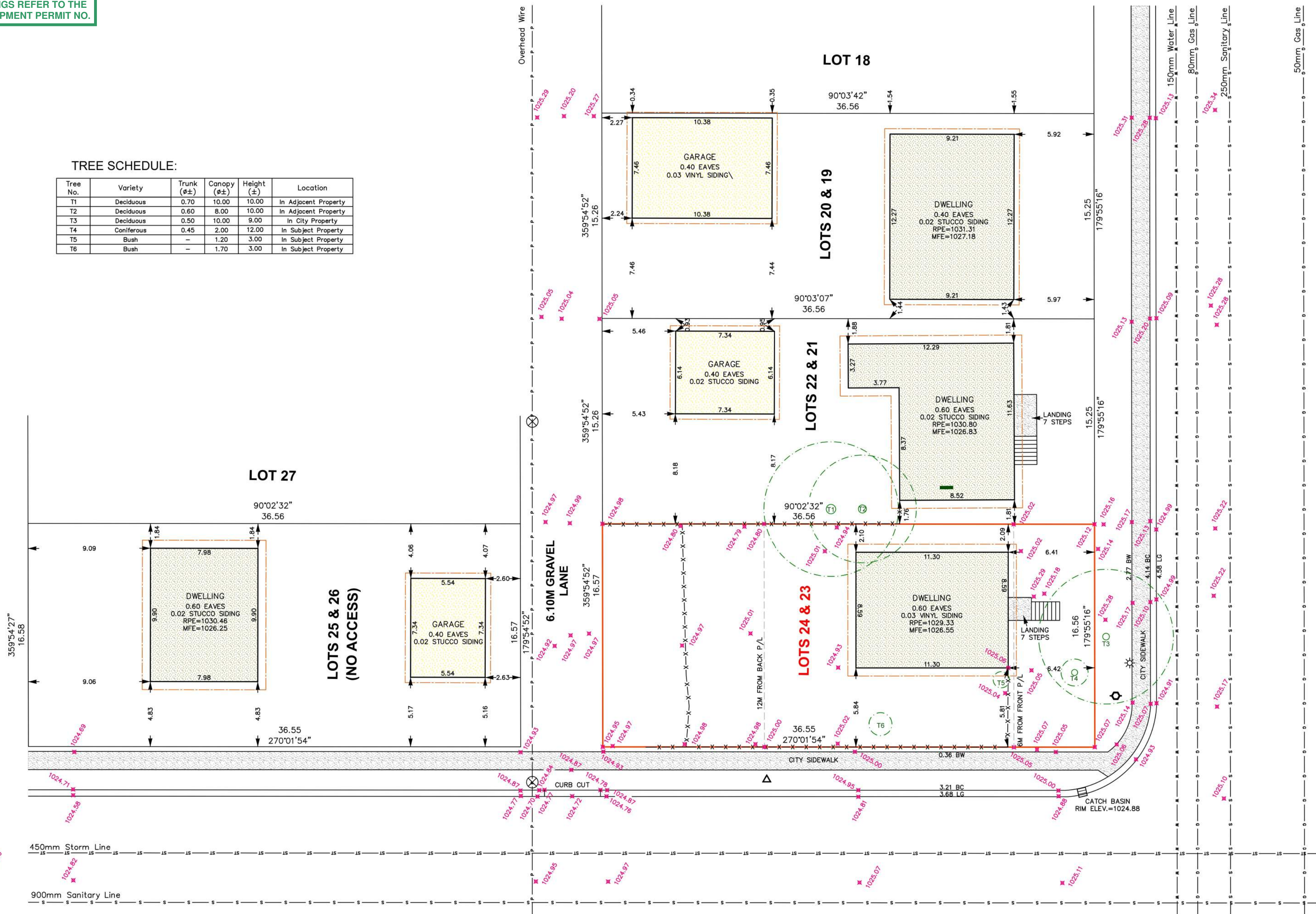
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TREE SCHEDULE:

Tree No.	Variety	Trunk (in.)	Canopy (ft.)	Height (ft.)	Location
T1	Deciduous	0.70	10.00	10.00	In Adjacent Property
T2	Deciduous	0.60	8.00	10.00	In Adjacent Property
T3	Deciduous	0.50	10.00	9.00	In City Property
T4	Coniferous	0.45	2.00	12.00	In Subject Property
T5	Bush	-	1.20	3.00	In Subject Property
T6	Bush	-	1.70	3.00	In Subject Property



SITE PLAN

MUNICIPAL ADDRESS:
2416 76 AVENUE S.E.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 24 & 23
BLOCK 1
PLAN 955 AV

PREPARED FOR: Abstract Developments Ltd.

DATE OF SURVEY: January 30th, 2026

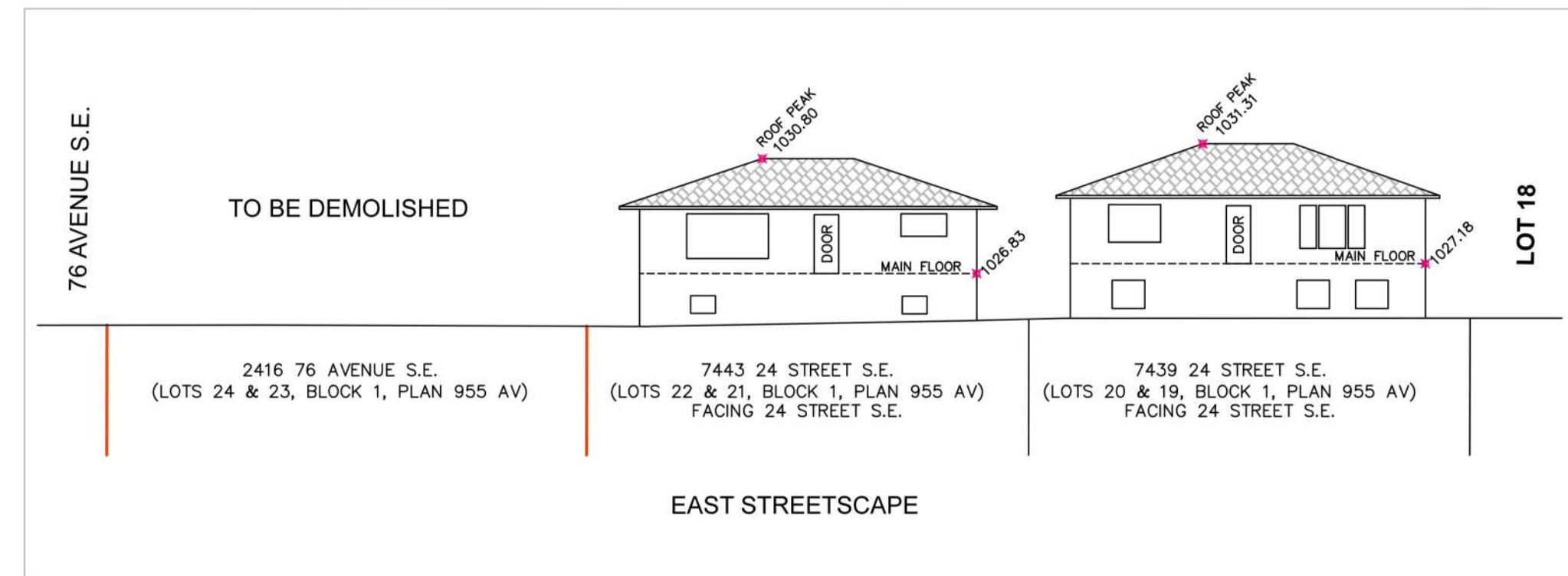


LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch
- '2F.'-Second Floor
- 'BC'-Back of Curb
- 'BW'-Back of Walkway
- 'Cont.'-Contiguous
- 'Conc.'-Concrete
- 'Elev.'-Elevation
- 'Enc.'-Encroachment
- 'L'-Length of Arc
- 'LG'-Lip of Gutter
- 'M.F.'-Main Floor
- 'MFE'-Main Floor Elevation
- 'R'-Radius
- 'R/W'-Right of Way
- 'Ret.'-Retaining
- 'RPE'-Roof Peak Elevation
- 'WB'-Bottom of Wall
- 'WT'-Top of Wall

NOTE:

- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999742
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASQM 126359.
- Existing spot elevations are shown thus: 1000.00
- The Certificate of Title 971 345 621 which was Searched on the 28th day of January, 2026, and includes the following instruments:
Zoning Regulations No. 771 147 064
Mortgage No. 991 097 708
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 56, 59 & 188 in Sec.25-Twp.23-Rge.1-W.5M. And 15 & 19 in Sec.28-Twp.23-Rge.29-W.4M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy; it is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)



RESPONSIBILITIES

VM DESIGNS

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS

	m/d/y
Design Draft 1.0	02.26.26
Design Draft 1.1	03.04.26
DP Set	03.11.26
DR Set	06.02.26

STREET ADDRESS

2416 76 AVE SE

LEGAL ADDRESS

LOT 23 & 24, BLOCK 1,
PLAN 955 AV

PROJECT

OGDEN
ROWHOUSE

DRAWING

LAND SURVEY

ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

PROJECT TAG

26-05-ABD-03

SHEET

A9 / 9



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Calgary, Alberta, T3B 5M5 F. 403-701-1272

DEVELOPMENT
PERMIT
DECISION
ON THIS PLAN