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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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587-377-7279 vaughn@vmdesigns.ca

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Design Draft 1.0		02.26.26
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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

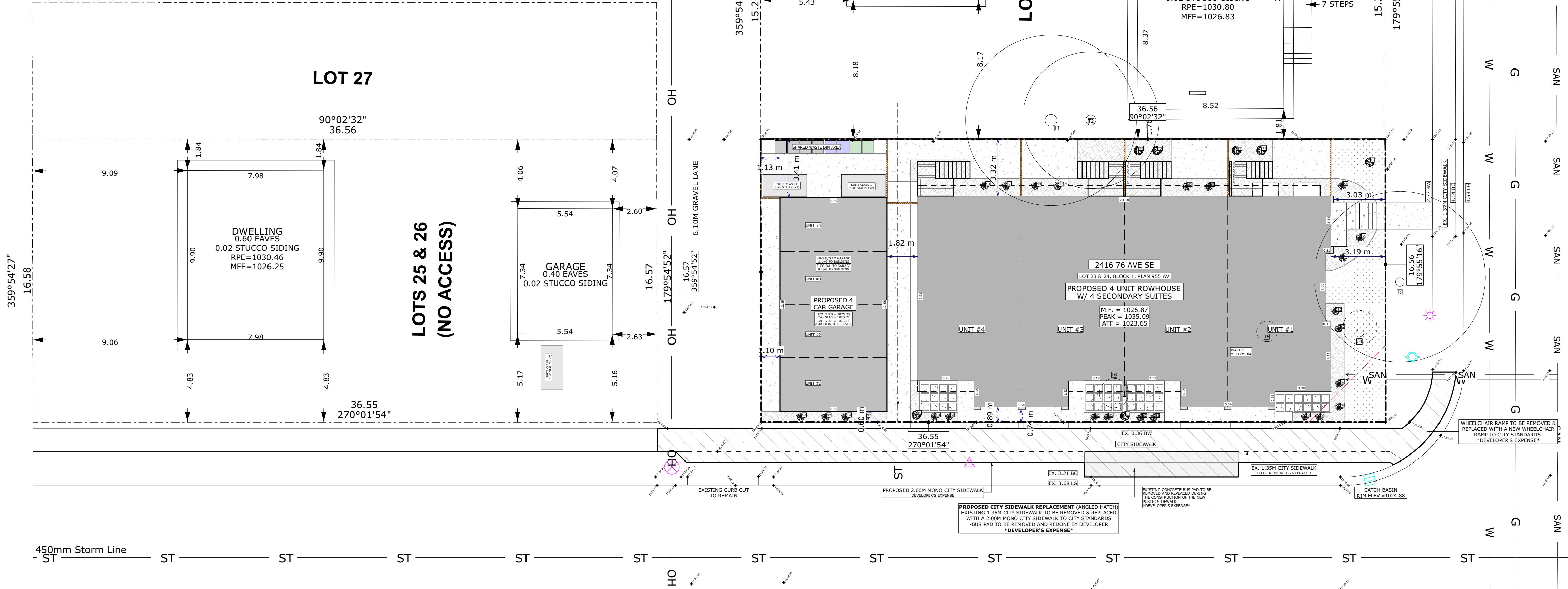
ZONING	PROJECT TAG
R-CG	26-05-ABD-03
DRAWN BY	SHEET
VM	A1 / 9
SCALE	
AS NOTED	

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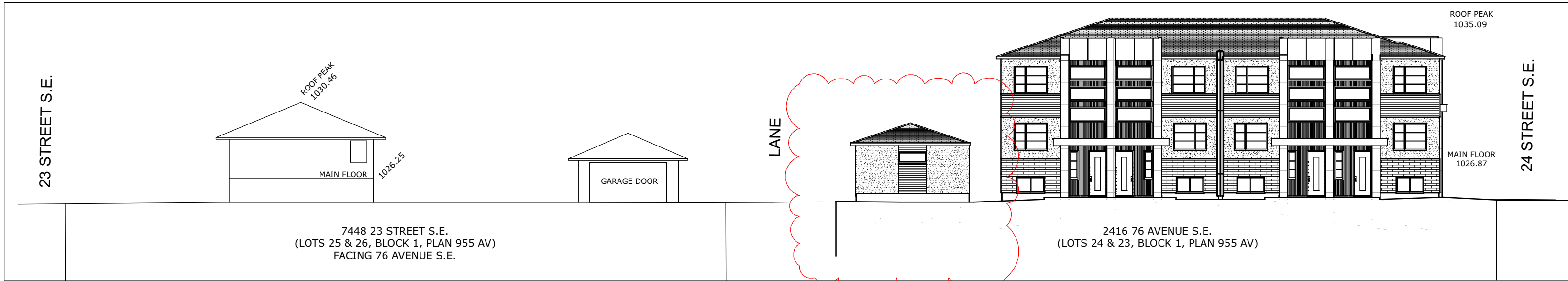
AMENDED DRAWINGS
DP No DP2026-01371 Date Received JUNE 2, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SITE / BLOCK LEGEND	
	PROPOSED STRUCTURE
	PROPOSED GARAGE
	PROPOSED WHARNEY 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

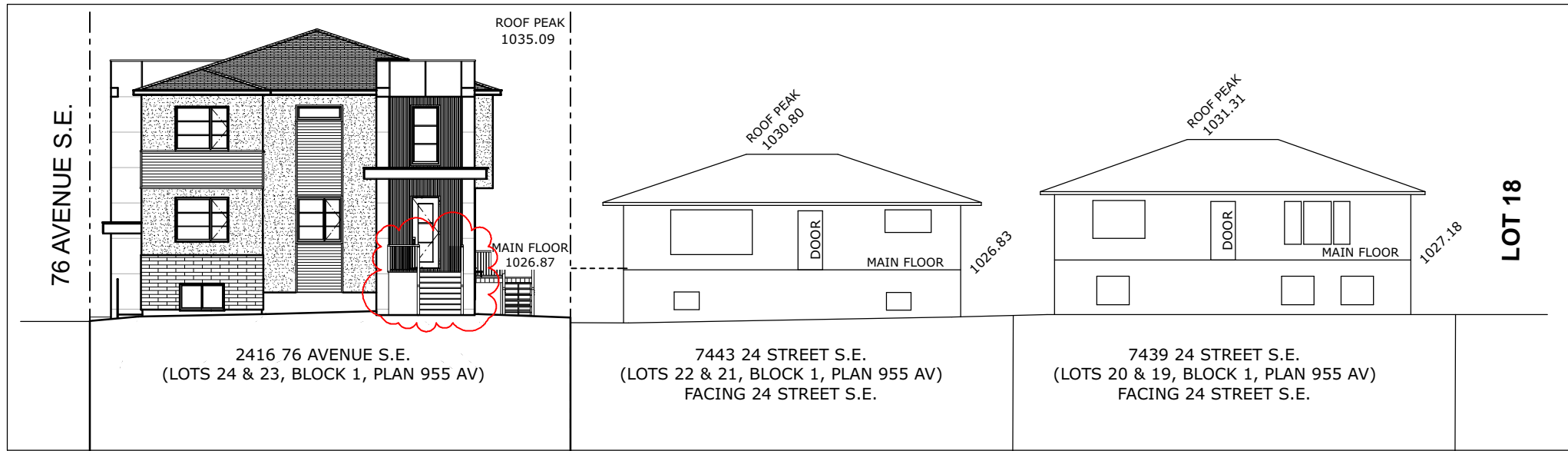
7448
23 STREET S.E.



BLOCK PLAN
SCALE: 1 = 150



SOUTH STREETScape
SCALE: 1 = 150



EAST STREETScape
SCALE: 1 = 150

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ROWHOUSE

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ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

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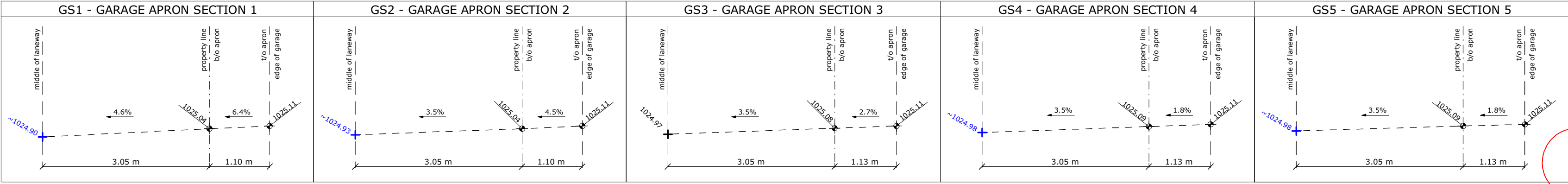
26-05-ABD-03

SHEET

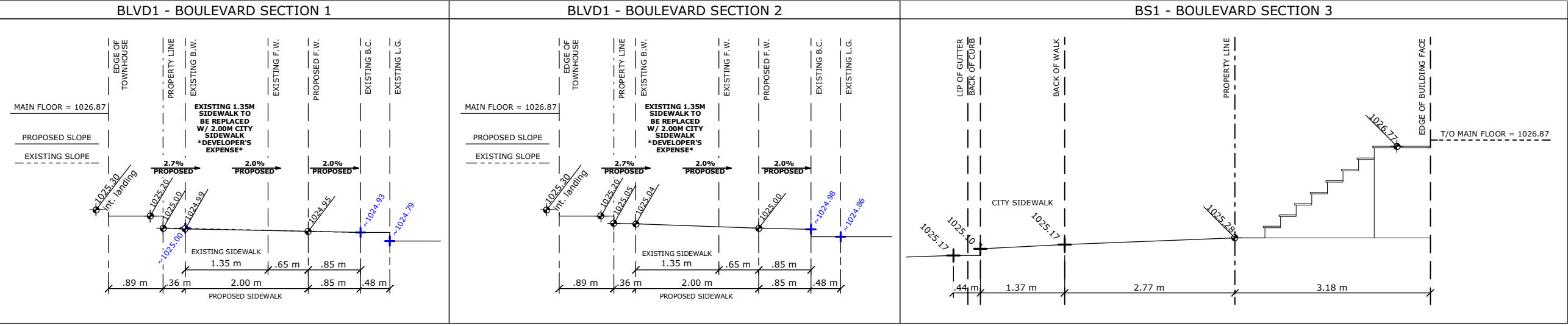
A2 / 9

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	
UNITS = 4	66.12 units/ha
PARCEL COVERAGE	
LOT AREA = 605.21 m ² (6,514.41 sf)	
BUILDING FOOTPRINT = 279.50 m ² (3,008.49 sf)	
GARAGE = 78.41 m ² (844.00 sf)	
TOTAL COVERED AREA = 357.91 m ² (3,852.49 sf)	
TOTAL COVERED AREA ALLOWED = 363.13 m ² (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 m ² (6,514.41 sf)	
BUILDING FOOTPRINT = 279.50 m ²	
GARAGE = 78.41 m ²	
CONCRETE APRON = 13.96 m ²	
SUITE LOCKERS = 6.65 m ²	
TOTAL AREA NOT LANDSCAPED = 378.52 m ²	
TOTAL LANDSCAPED AREAS = 226.69 m ²	
HARD LANDSCAPE	
CONCRETE	99.27 m ²
CRUSHED LIMESTONE	18.68 m ²
ENTRY LANDINGS & STAIRS	4.93 m ²
TOTAL	122.88 m ² = 54.21%
SOFT LANDSCAPE	
MULCH	67.81 m ²
SOD	36.00 m ²
TOTAL	103.81 m ² = 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 m ² OF PARCEL AREA	
LOT AREA = 605.21 m ² / 110 = 5.50	
TREES - 1.0 x 5.50 = 5.50	
SHRUBS - 3.0 x 5.50 = 16.50	
PROPOSED TREES - 7	
SHRUBS - 26	7 TREES - 26 SHRUBS

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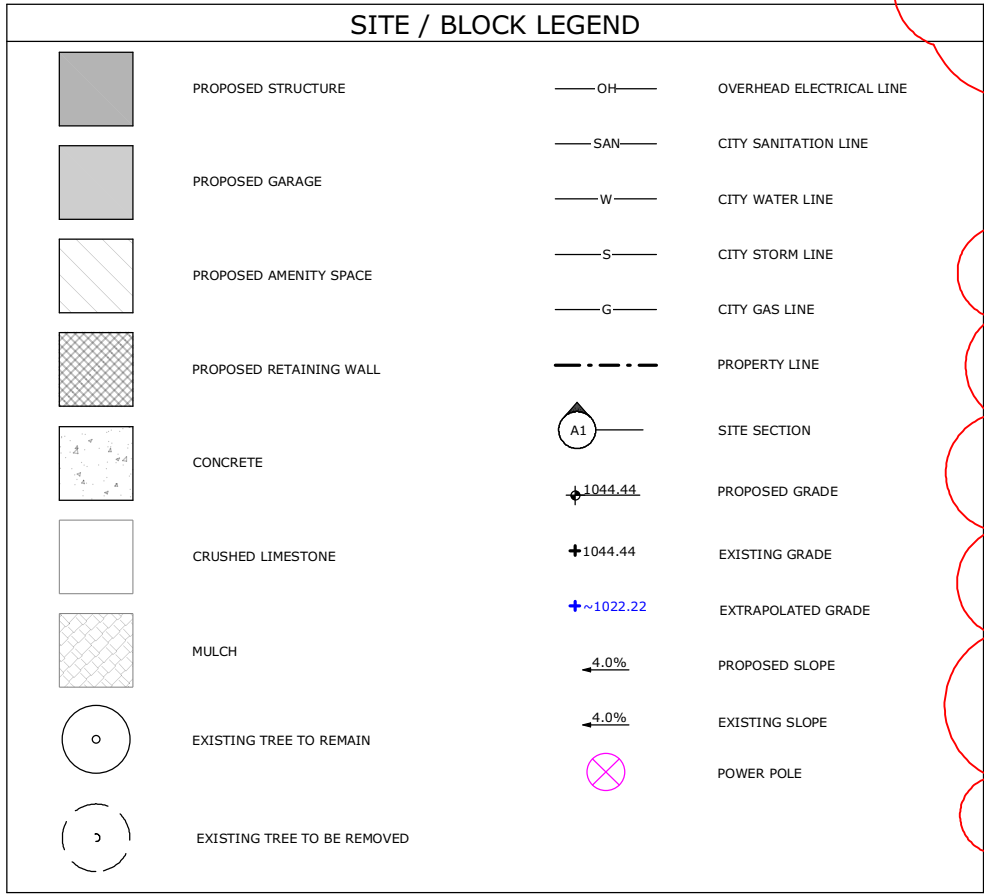


APRON SECTIONS
SCALE: 1 = 75

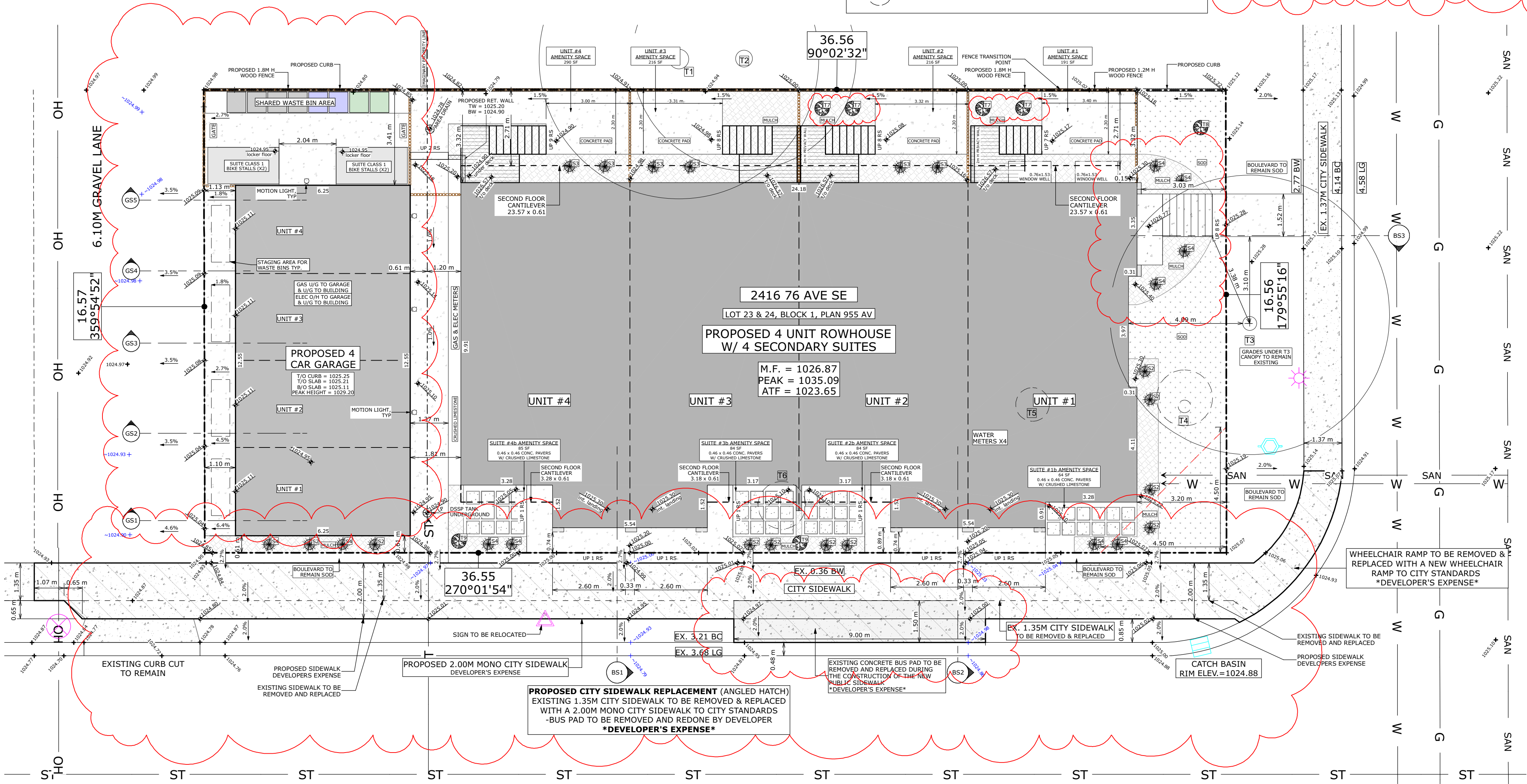


BOULEVARD SECTIONS
SCALE: 1 = 75

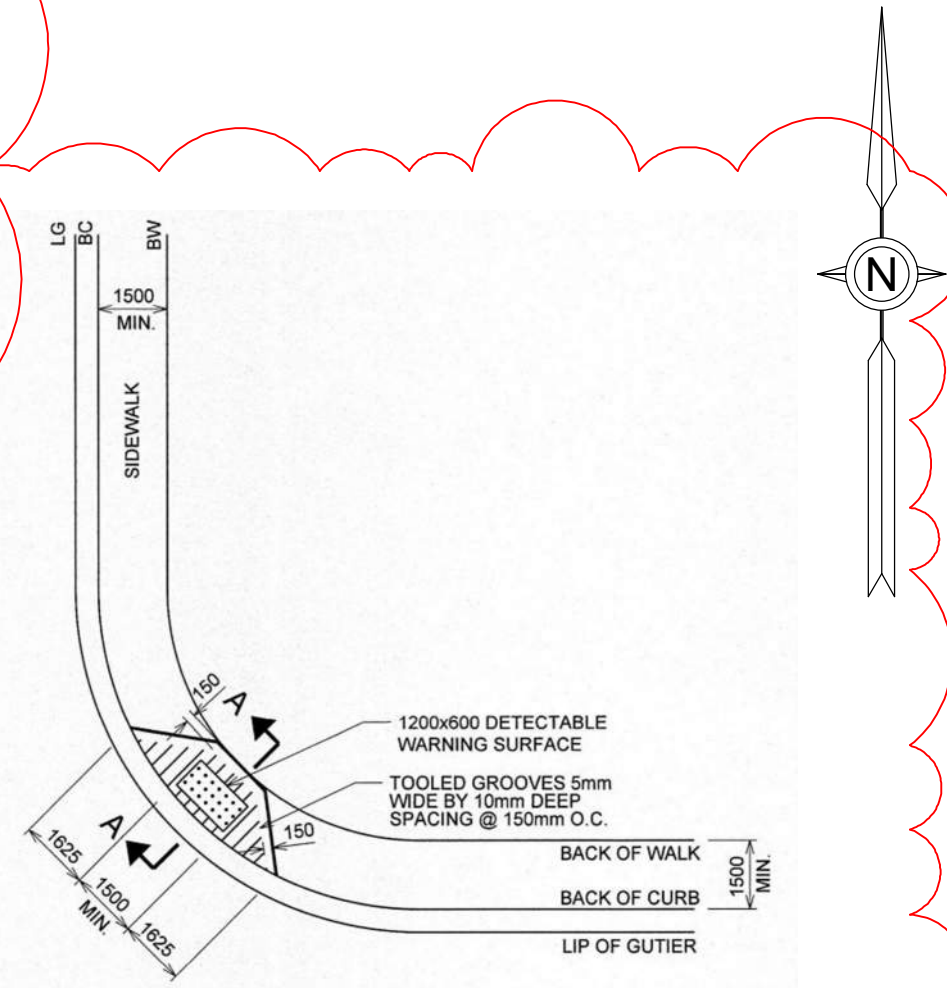
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- SITE PLAN NOTES**
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
 - SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
 - MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
 - 300mm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



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

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ROWHOUSE

DRAWING

SITE PLAN &
BUILDING STATS

ZONING

R-CG

DRAWN BY

VM

SCALE

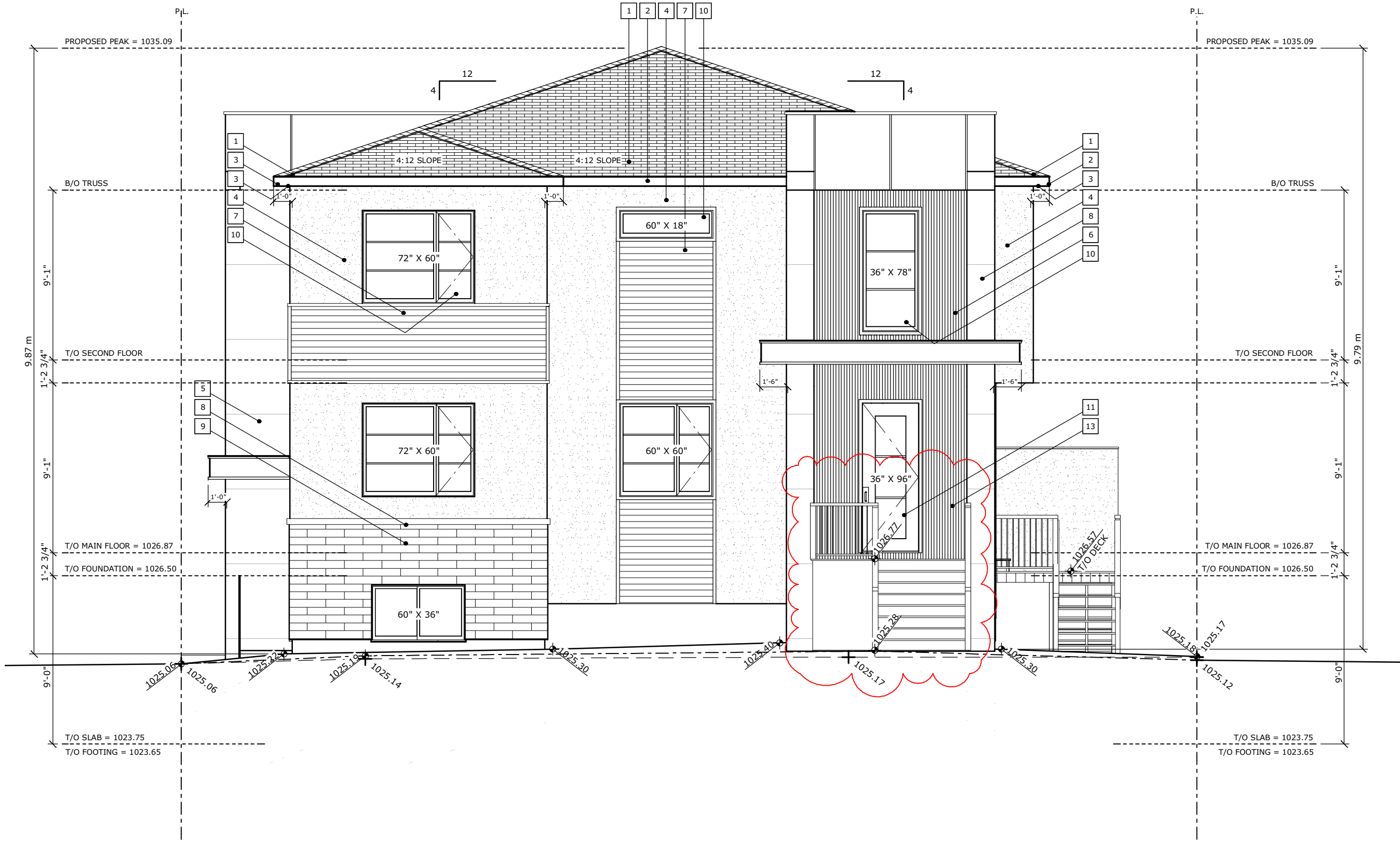
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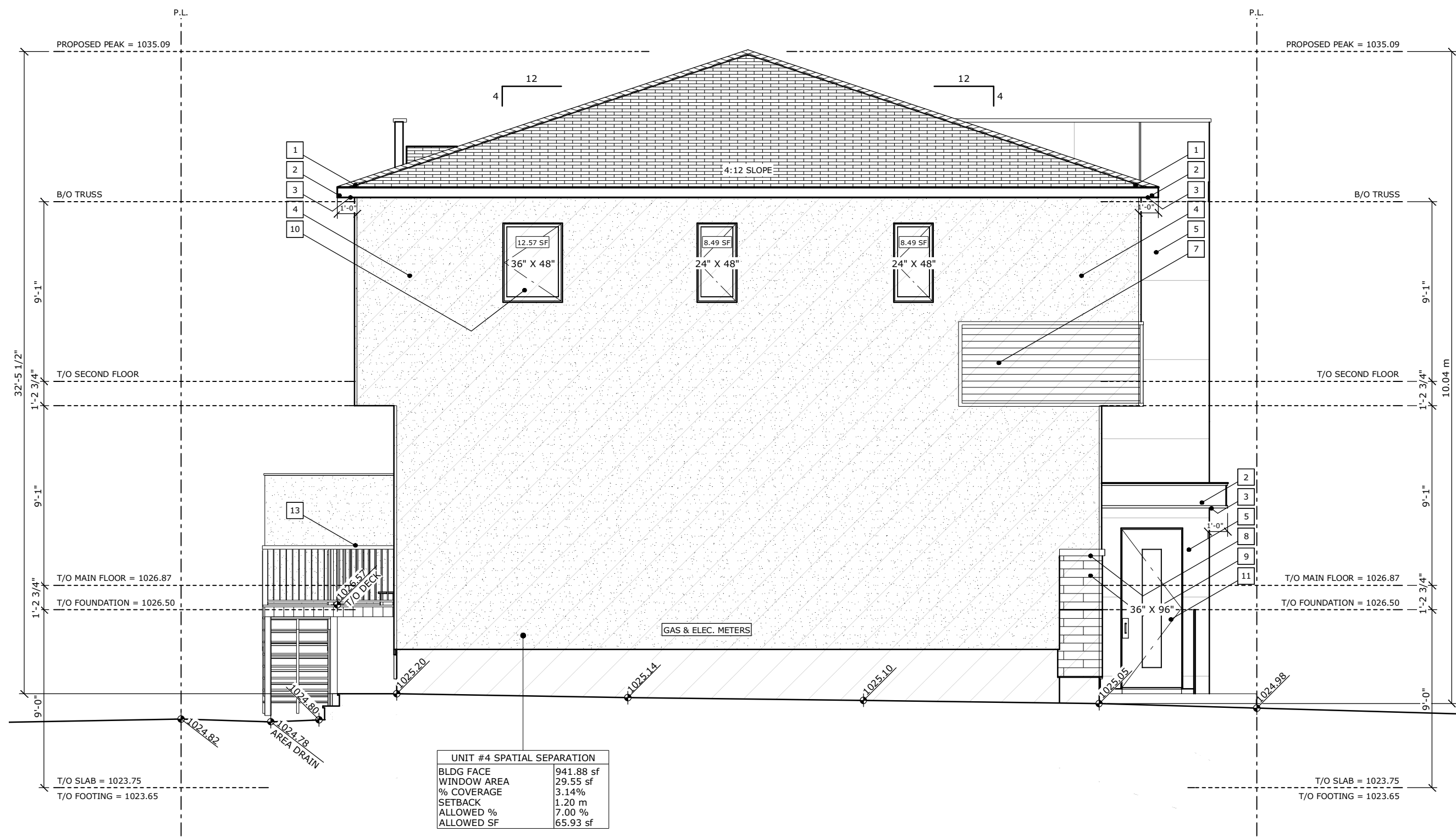
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SHEET

A3 / 9

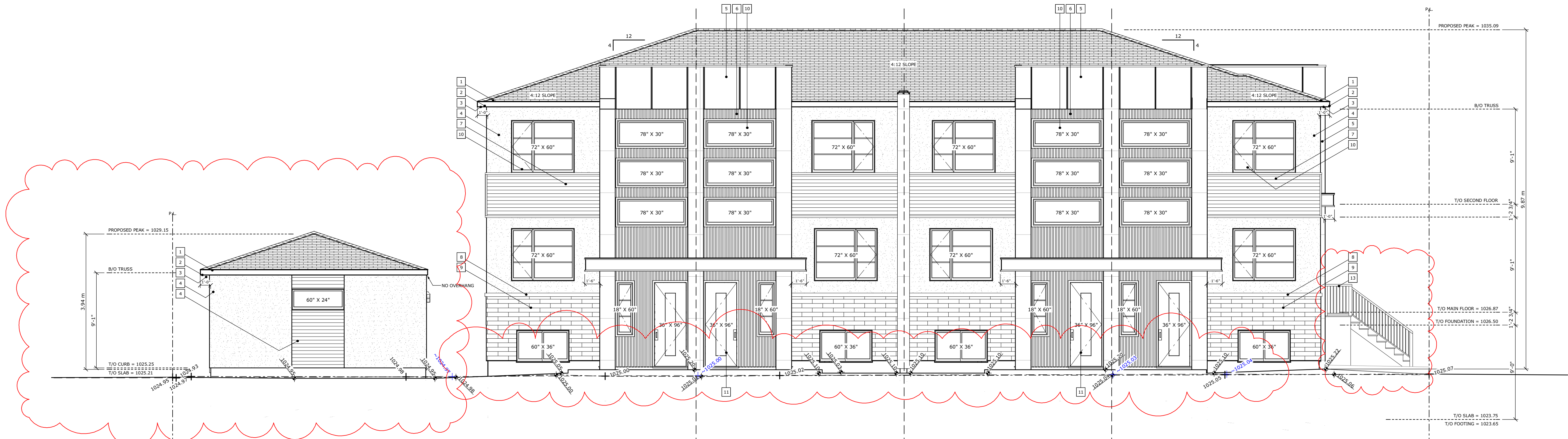


RIGHT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



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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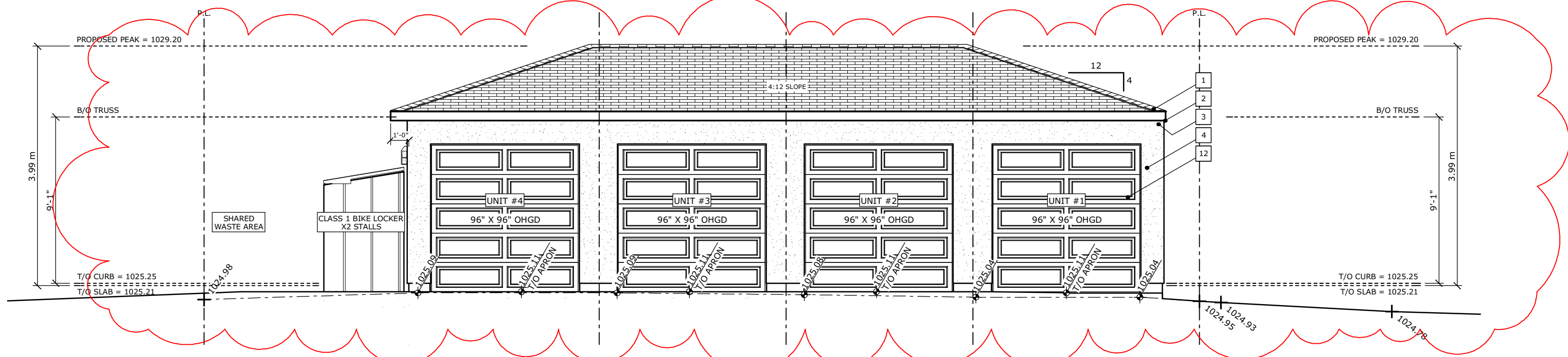
PROJECT

OGDEN
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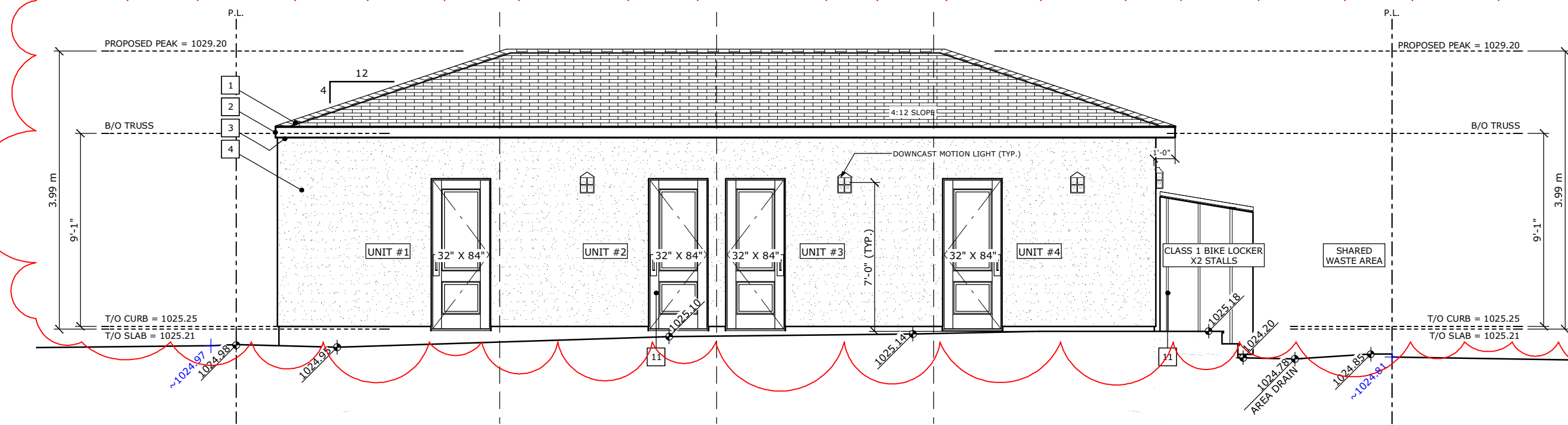
DRAWING

FRONT, RIGHT & LEFT
ELEVATIONS

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



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



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

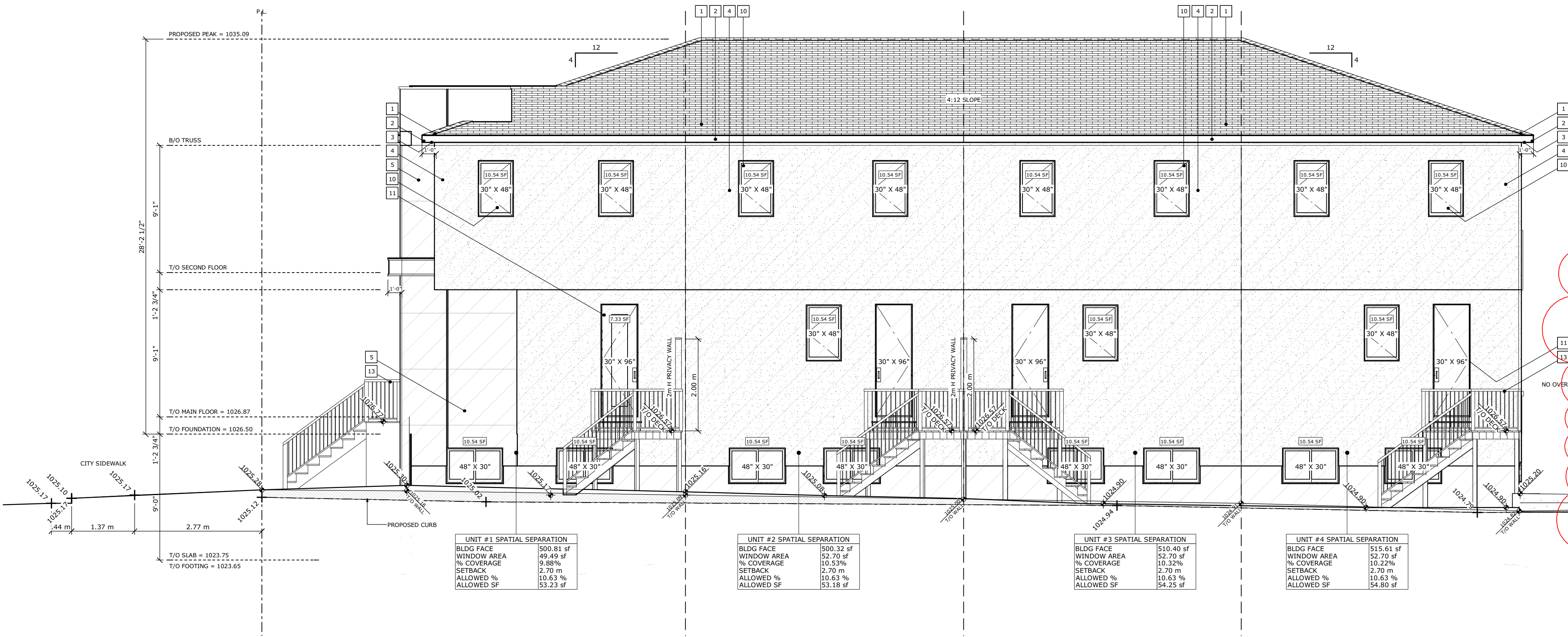


**HORIZONTAL U RACK
BOLTED TO CONCRETE**

GARAGE PLAN NOTES

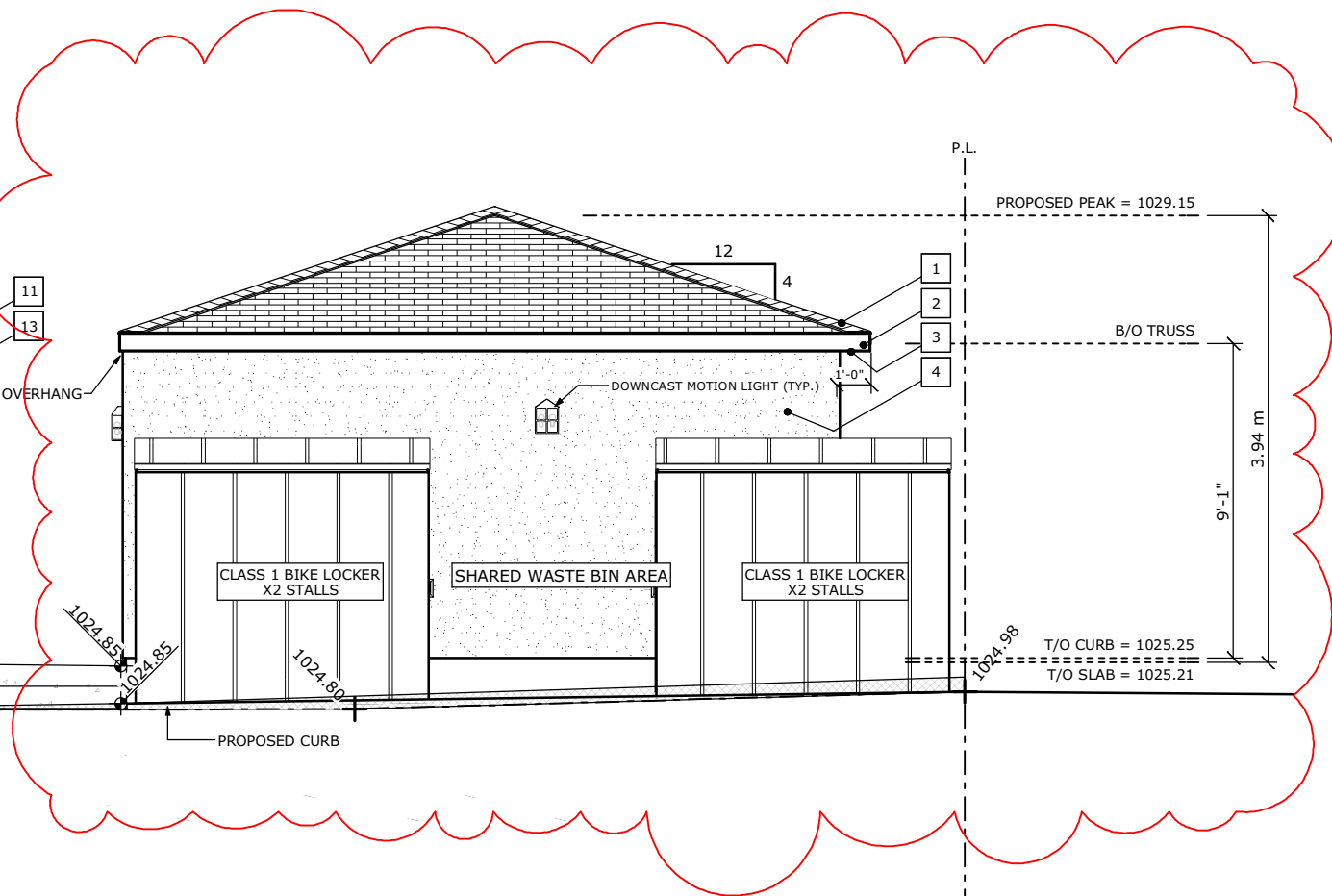
- ROUGH IN FOR FUTURE EVSE INSTALLATION - A MINIMUM OF 40 AMPS, 240 VOLT CIRCUIT & WIRING TO BE PROVIDED TO THIS LOCATION.

EXTERIOR CLADDING SCHEDULE	
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5	METAL PANELS - WHITE
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9	MASONRY VENEER
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12	FIBREGLOSS INSULATED GARAGE DOOR - BLACK
13	RAILING - BLACK



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



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