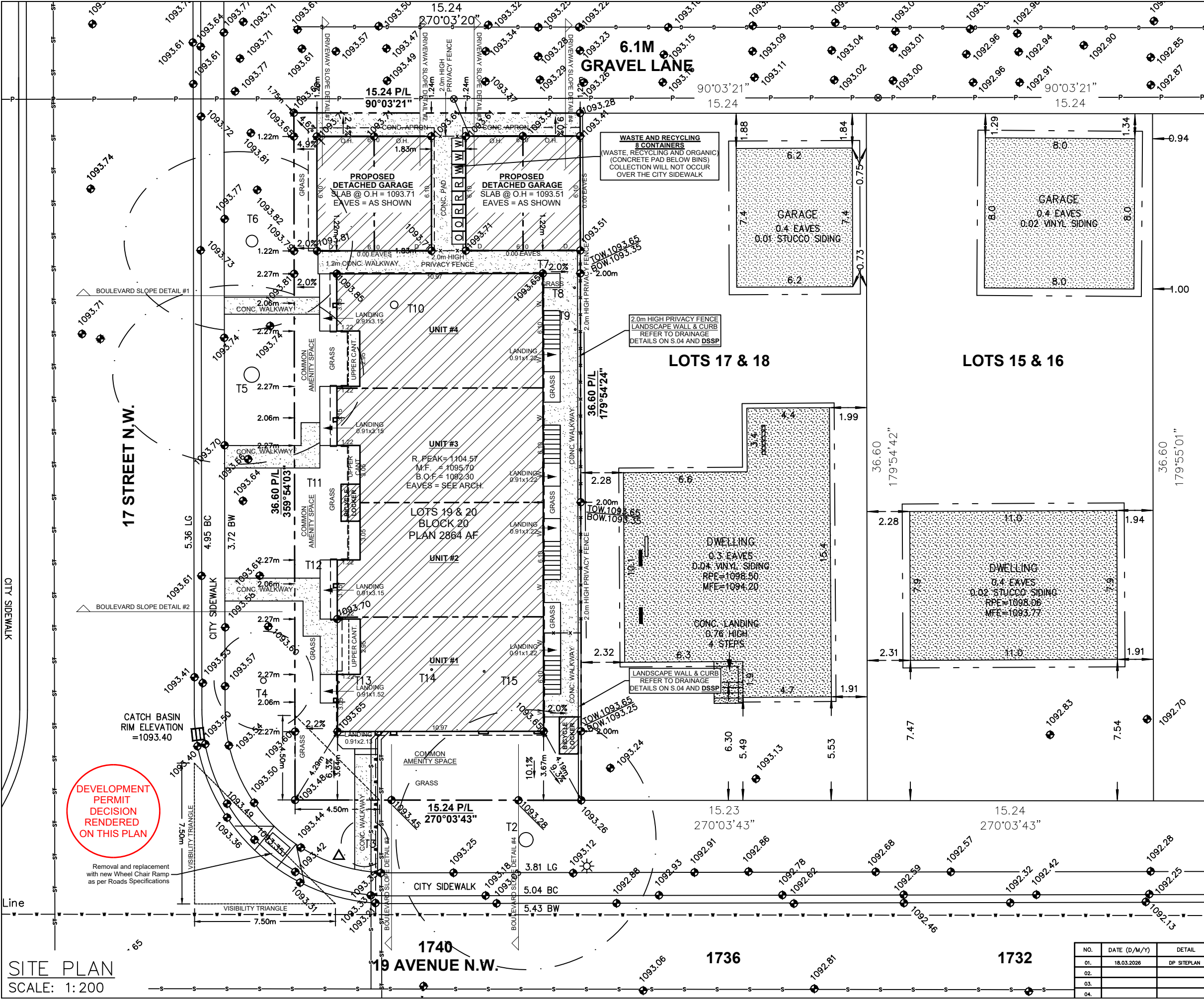




SITE PLAN

- LEGEND**
- ELEVATIONS ARE SHOWN THUS: $\bullet$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- $\bullet$ ----- denotes Calculation points
 - $\blacklozenge$ ----- denotes Water Valve
 - $\blacklozenge$ ----- denotes Gas Valve
 - $\bullet$ ----- denotes Manhole
 - $\odot$ ----- denotes Tree
 - $\oplus$ ----- denotes Power Pole
 - $\triangle$ ----- denotes Sign
 - $\odot$ ----- denotes Light Standard
 - $\star$ ----- denotes Fire Hydrant
 - X--- denotes Fence
 - S--- denotes Sanitary Line
 - ST--- denotes Storm Line
 - W--- denotes Water Line
 - G--- denotes Gas Line
 - E--- denotes Electrical Line
 - A.G.T--- denotes A.G.T Line
 - denotes Utility Right of Way Line
 - denotes Property Line
 - ===== denotes Door
 - ===== denotes Main Floor Windows
 - ===== denotes Second Floor Windows
 - ===== denotes Basement Floor Windows
 - denotes Shed Hatch
 - denotes Detached Garage Hatch
 - denotes Main Building Hatch
 - denotes Concrete and Asphalt Hatch
 - denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lots 19 & 20
Block 20
Plan 2864 AF

MUNICIPAL ADDRESS:

1740 19 Ave. N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(MULTI HOUSE)

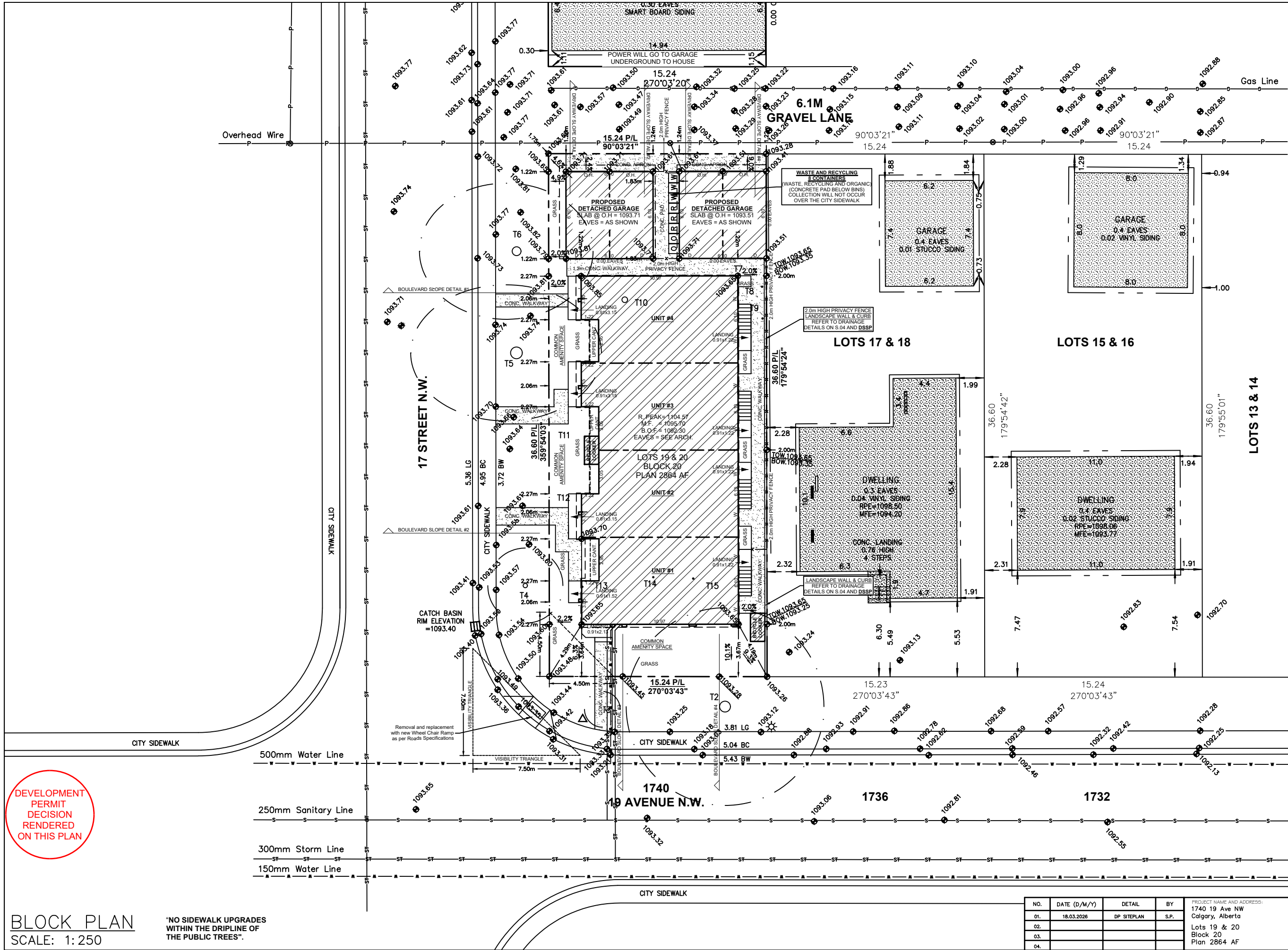
LOT SIZE: 557.772 SQ M
HOUSE: 252.944 SQ M
MAIN CANT: 0.000 SQ M
GARAGE: 74.322 SQ M
COVERED PORCH: 7.308 SQ M
WING WALL: 0.000 SQ M

TOTAL UNITS: 4
LOT SIZE: 557.772 SQ M (0.0557772 ha)
DENSITY: 72 UNITS/ha

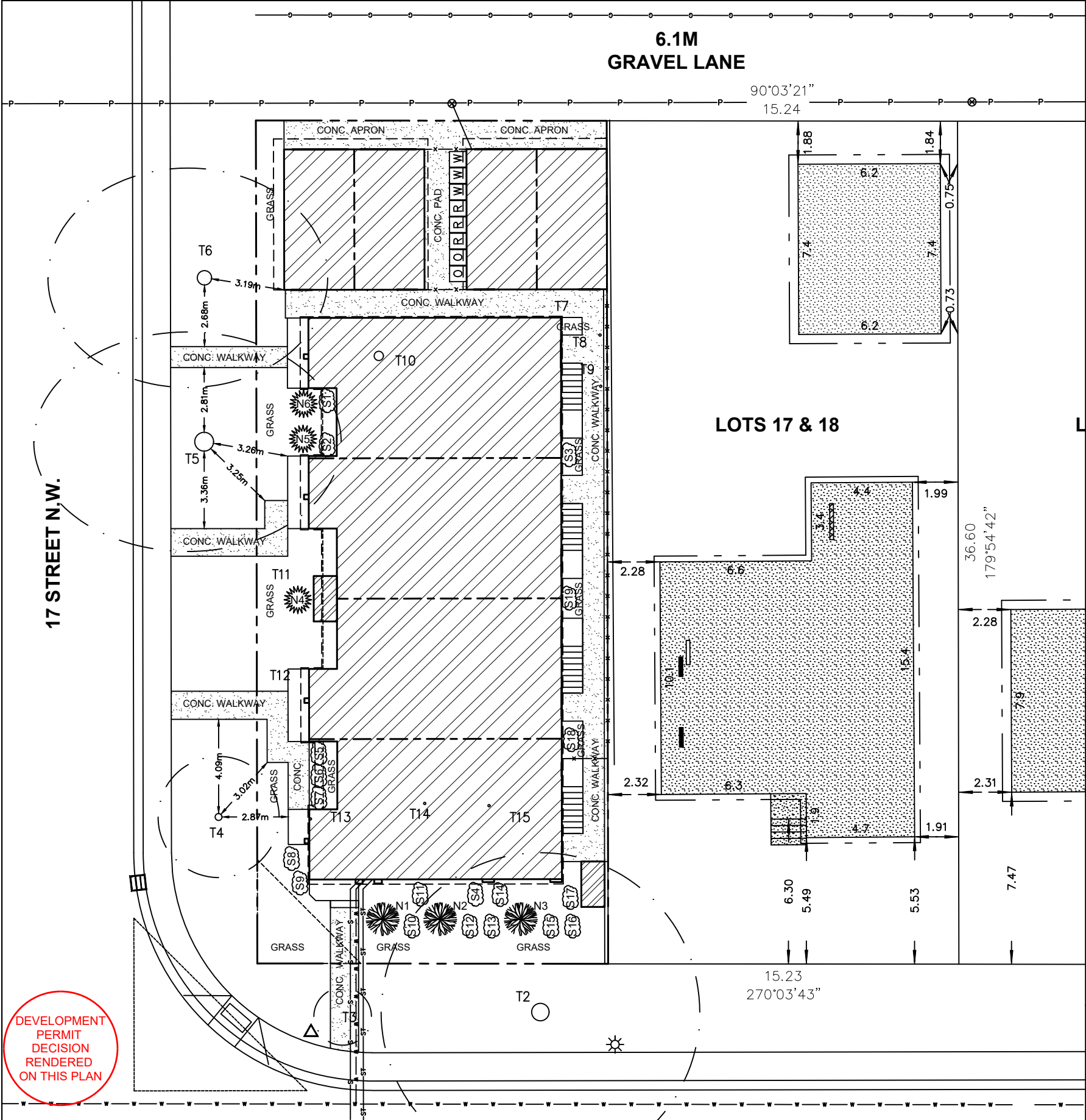
PARKING PROVIDED: 4 STALLS

TOTAL : 334.574 / 557.772
= 59.84%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.03.2026	DP SITEPLAN	S.P.	1740 19 Ave NW Calgary, Alberta	4+4 Fourplex Corner	1: 200
02.				Lots 19 & 20 Block 20 Plan 2864 AF	DATE:	DIVISION NUMBER:
03.					MAR 18, 2026	S 01
04.						



NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS: 1740 19 Ave NW Calgary, Alberta Lots 19 & 20 Block 20 Plan 2864 AF	PROJECT:	SCALE:	
01.	18.03.2026	DP SITEPLAN	S.P.		4+4 Fourplex Corner		1: 200
02.							
03.						DATE:	DIVISION NUMBER
04.						MAR 18, 2026	S 02



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

LANDSCAPING PLAN

SCALE: 1:200

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Hedge	—	1.0	1.0	In Adjacent Property	To Stay
T2	American Elm	0.76	10.0	8.0	In City Property	To Stay
T3	Bush	—	2.5	2.5	In City Property	To Be Removed
T4	Mugo Uncinata Pine	0.30	4.0	5.0	In City Property	To Stay
T5	American Elm	0.82	8.0	8.0	In City Property	To Stay
T6	American Elm	0.62	8.0	8.0	In City Property	To Stay
T7	Bush	—	1.5	2.5	In Subject Property	To Be Removed
T8–T9	Coniferous	0.10	1.0	3.0	In Subject Property	To Be Removed
T10	Deciduous	0.40	5.0	4.0	In Subject Property	To Be Removed
T11–T12	Bush	—	2.0	3.0	In Subject Property	To Be Removed
T13	Coniferous	0.10	1.5	3.0	In Subject Property	To Be Removed
T13	Coniferous	0.10	2.0	3.0	In Subject Property	To Be Removed
T13	Coniferous	0.10	1.5	3.0	In Subject Property	To Be Removed

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 557.772 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
557.772/110.000 = 5.1

6 TREES
16 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S2	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S3	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S4	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S5	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S6	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S7	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S8	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S9	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S10	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S11	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S12	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S13	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S14	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S15	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S16	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S17	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S18	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New
S19	Nanyberry (Viburnum Lentago) (Shrub)	—	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 557.602 SQ. M
LANDSCAPE AREA = 180.170 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 71.671 SQ. M
SOFT LANDSCAPE (GRASS + MULCH) = 108.499 SQ. M

71.671 / 180.170 = 39.78% OF HARD LANDSCAPE
108.499 / 180.170 = 60.22% OF SOFT LANDSCAPE

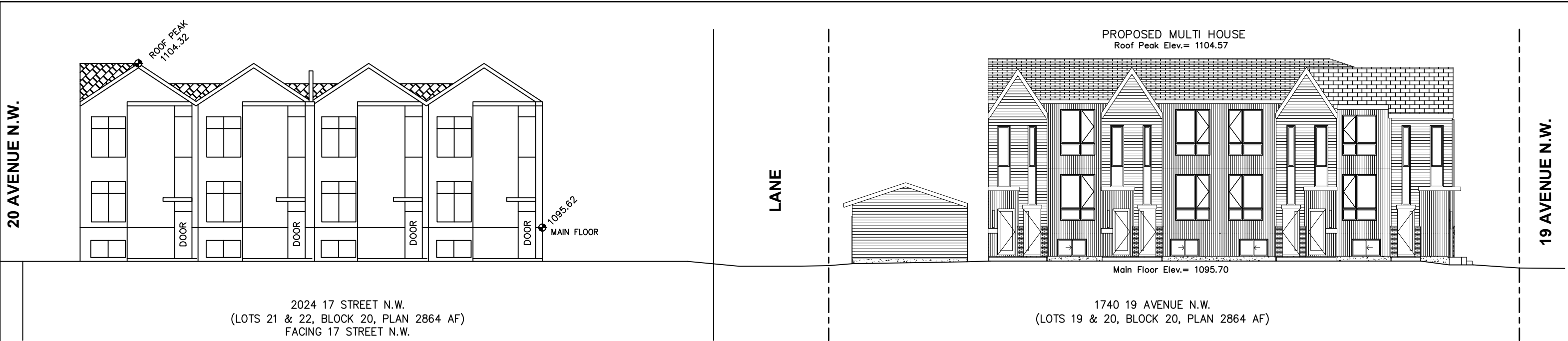
MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS
WITH SHRUBS AND 300MM IN ALL OTHER AREAS

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

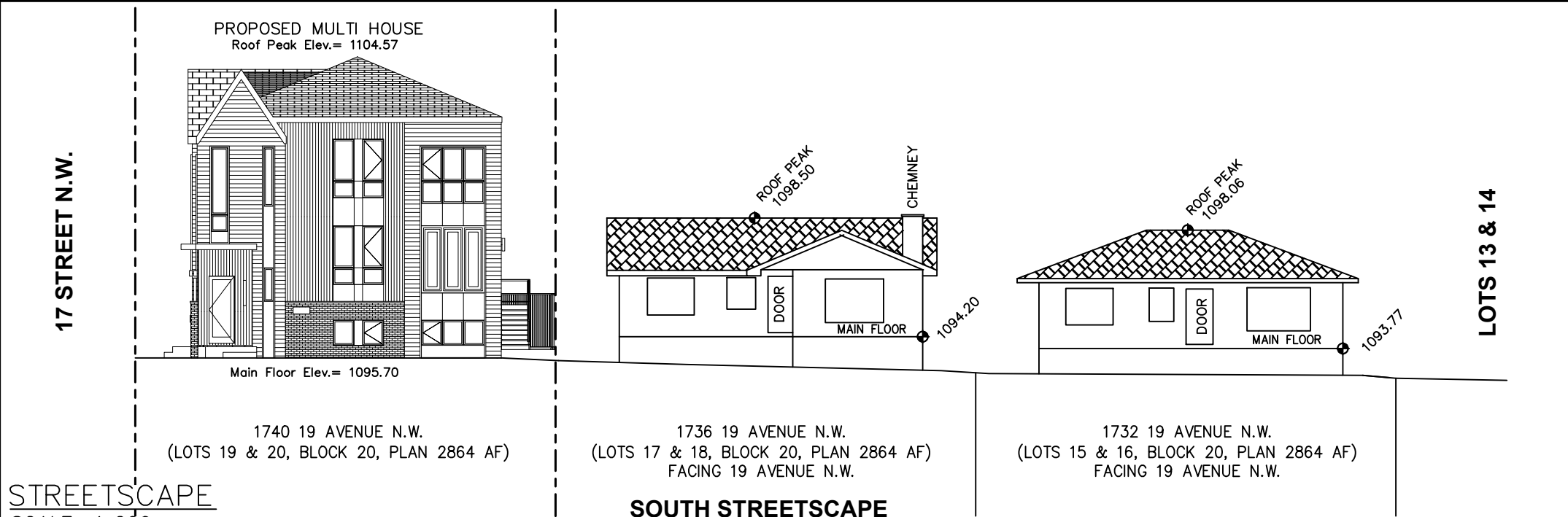
"Low water irrigation system is provided".

NOTE:
"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.03.2026	DP SITEPLAN	S.P.	1740 19 Ave NW Calgary, Alberta	4+4 Fourplex Corner	1: 200
02.				Lots 19 & 20 Block 20 Plan 2864 AF	DATE: MAR 18, 2026	DIVISION NUMBER: S 03
03.						
04.						



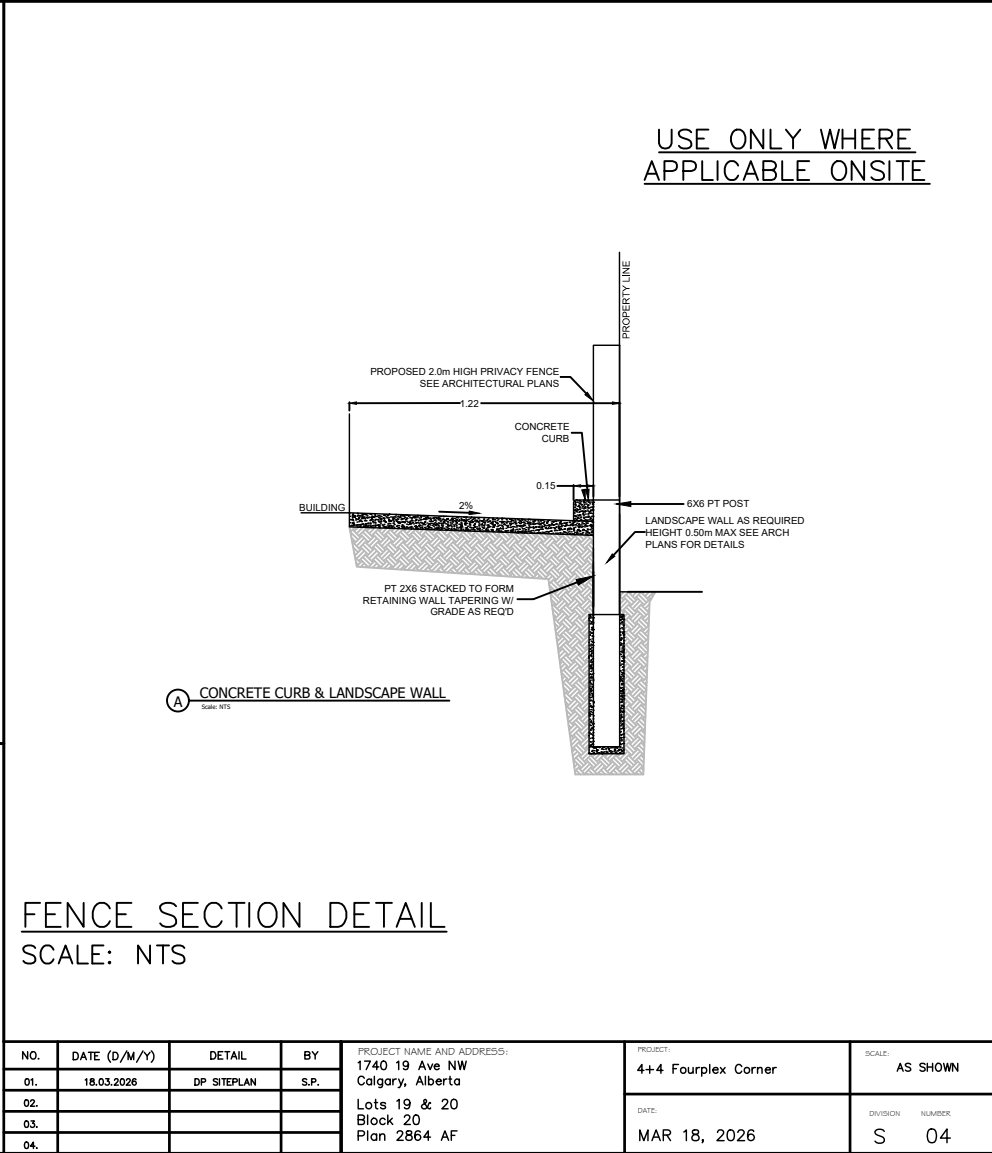
STREETSCAPE
SCALE: 1: 200



STREETSCAPE
SCALE: 1: 200

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

BUILDING AREA				
	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	681.33 SQ.FT.	681.33 SQ.FT.	681.33 SQ.FT.	681.33 SQ.FT.
MAIN FLOOR	681.33 SQ.FT.	680.00 SQ.FT.	680.00 SQ.FT.	681.33 SQ.FT.
UPPER FLOOR	700.67 SQ.FT.	700.23 SQ.FT.	700.23 SQ.FT.	700.67 SQ.FT.
TOTAL AREA	1382.00 SQ.FT.	1380.23 SQ.FT.	1380.23 SQ.FT.	1382.00 SQ.FT.





LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Sections

FLOOR AREA - UNIT #1

BASEMENT = 681.33 SQ. FT.

MAIN = 681.33 SQ. FT.

UPPER = 700.67 SQ. FT.

TOTAL = 1382.00 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT = 681.33 SQ. FT.

MAIN = 680.00 SQ. FT.

UPPER = 700.23 SQ. FT.

TOTAL = 1380.23 SQ. FT.

FLOOR AREA - UNIT #3

BASEMENT = 681.33 SQ. FT.

MAIN = 680.00 SQ. FT.

UPPER = 700.23 SQ. FT.

TOTAL = 1380.23 SQ. FT.

FLOOR AREA - UNIT #4

BASEMENT = 681.33 SQ. FT.

MAIN = 681.33 SQ. FT.

UPPER = 700.67 SQ. FT.

TOTAL = 1382.00 SQ. FT.



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL
OTHER APPLICABLE CONSULTANT DRAWINGS
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL
DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT
DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING
ROUGH-IN NEEDS TO BE CONFIRMED BY
TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE
NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/03/2026	DP PLANS	S.P.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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WRITTEN PERMISSION

ALL WORK MUST COMPLY WITH THE MOST
RECENT EDITION OF THE ALBERTA BUILDING
CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

FOUR UNIT ROWHOUSE

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-06-17 12:27:10 PM



PROJECT NAME:

1740 19 AVENUE N.W.
CALGARY, AB

DESIGNER:

JT

JOB #:

176-26

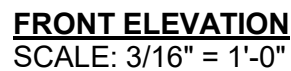
SCALE:

AS SHOWN

SHEET:

A-0.0

1	ASPHALT SHINGLES	4	HARDIE BOARD - GRAY	7	CAST IN PLACE CONC.
2	10" ALUM. FASCIA	5	HARDIE BOARD - BROWN	8	CONCRETE PARGING
3	HARDIE BOARD - WHITE	6	BRICK - GRAY	9	SMART BOARD - BLACK



VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



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NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/03/2026	DP PLANS	S.F.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

—

PRINTED: 2026-06-17 12:27:18 PM



SCALE:
AS SHOWN

SHEET:
A-2.0

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

10" ALUM. FASCIA
- 3

HARDIE BOARD - WHITE
- 4

HARDIE BOARD - GRAY
- 5

HARDIE BOARD - BROWN
- 6

BRICK - GRAY
- 7

CAST IN PLACE CONC.
- 8

CONCRETE PARGING
- 9

SMART BOARD - BLACK

UNIT 1 & 2 WINDOW CALCULATION
(3.00m LIMITING DISTANCE)

WALL AREA = 1046.11 SQ. FT.
WINDOW AREA = 73.01 SQ. FT.
TOTAL: 73.01 / 1046.11 = 6.98%

UNIT 3 & 4 WINDOW CALCULATION
(3.00m LIMITING DISTANCE)

WALL AREA = 1049.08 SQ. FT.
WINDOW AREA = 90.99 SQ. FT.
TOTAL: 90.99 / 1049.08 = 8.67%

UNIT #1

UNIT #2

UNIT #3

UNIT #4



REAR ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NOTES:
B.O.F. 1092.30

VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT AND BACK)
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(SOFFIT ARE PRE-FIN ALUM)

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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ISSUES:

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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

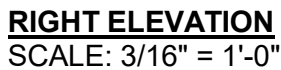
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PROJECT:
FOUR UNIT ROWHOUSE
STATUS:
-
SIGNATURES:
X
PRINTED: 2026-06-17 12:27:21 PM



1092.30 B.O.F.
PROJECT NAME:
1740 19 AVENUE N.W.
CALGARY, AB
DESIGNER:
JT
JOB #:
176-26
SCALE:
AS SHOWN
SHEET:
A-2.1

1	ASPHALT SHINGLES	4	HARDIE BOARD - GRAY	7	CAST IN PLACE CONC.
2	10" ALUM. FASCIA	5	HARDIE BOARD - BROWN	8	CONCRETE PARGING
3	HARDIE BOARD - WHITE	6	BRICK - GRAY	9	SMART BOARD - BLACK



VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

DEVELOPMENT
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DECISION
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02.	--	--	--
03.	--	--	--
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05.	--	--	--

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FOUR UNIT ROWHOUSE

X

PRINTED: 2026-06-17 12:27:24 PM



1740 19 AVENUE N.W.
CALGARY, AB

DESIGNER:
JT

176-26

AS SHOWN

A-2.2

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

10" ALUM. FASCIA
- 3

HARDIE BOARD - WHITE
- 4

HARDIE BOARD - GRAY
- 5

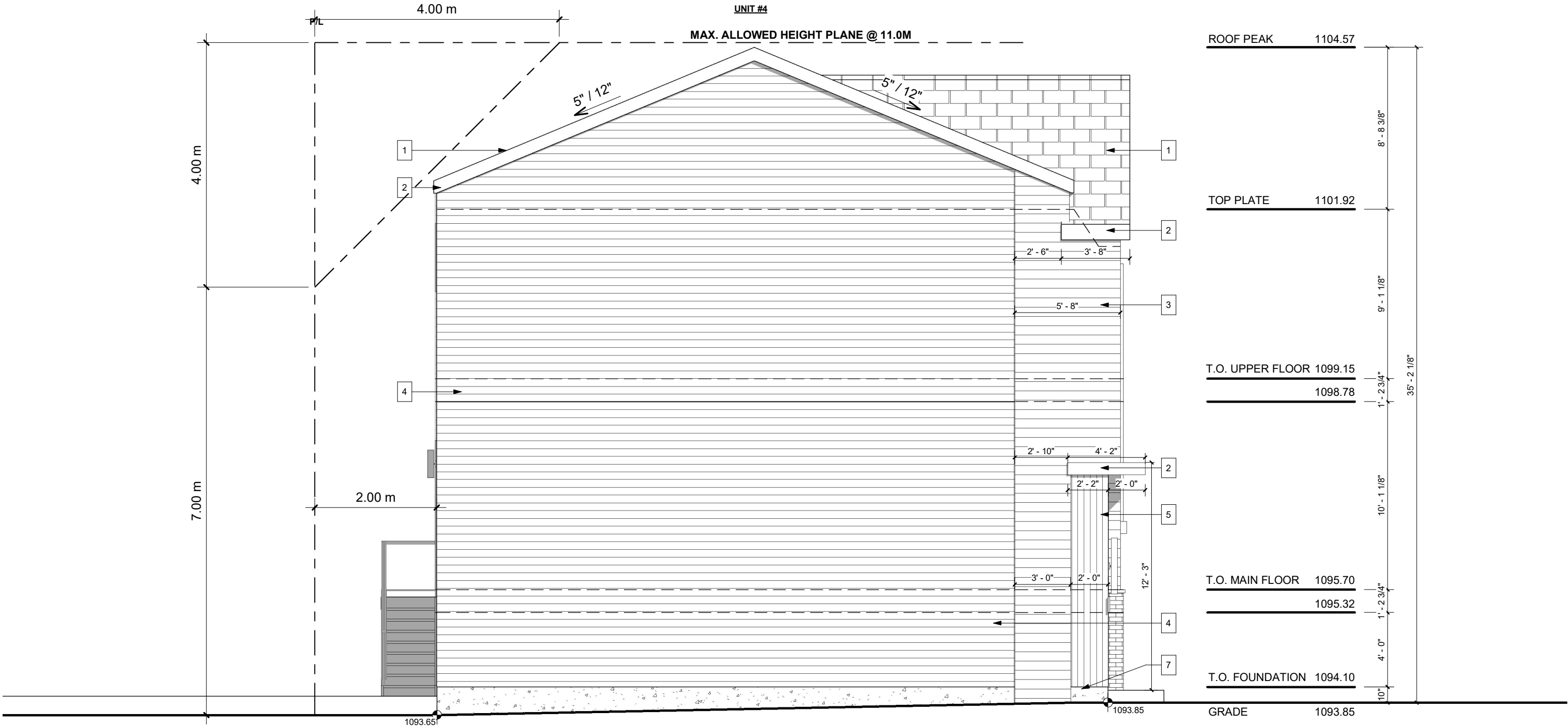
HARDIE BOARD - BROWN
- 6

BRICK - GRAY
- 7

CAST IN PLACE CONC.
- 8

CONCRETE PARGING
- 9

SMART BOARD - BLACK



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

PROJECT NOTES:

- VENTED SOFFIT NOTES:**
- VENTED SOFFIT (FRONT AND BACK)
 - VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 - NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/03/2026	DP PLANS	S.P.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

FOUR UNIT ROWHOUSE

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-06-17 12:27:26 PM



PROJECT NAME:

1740 19 AVENUE N.W.
CALGARY, AB

DESIGNER:

JT

JOB #:

176-26

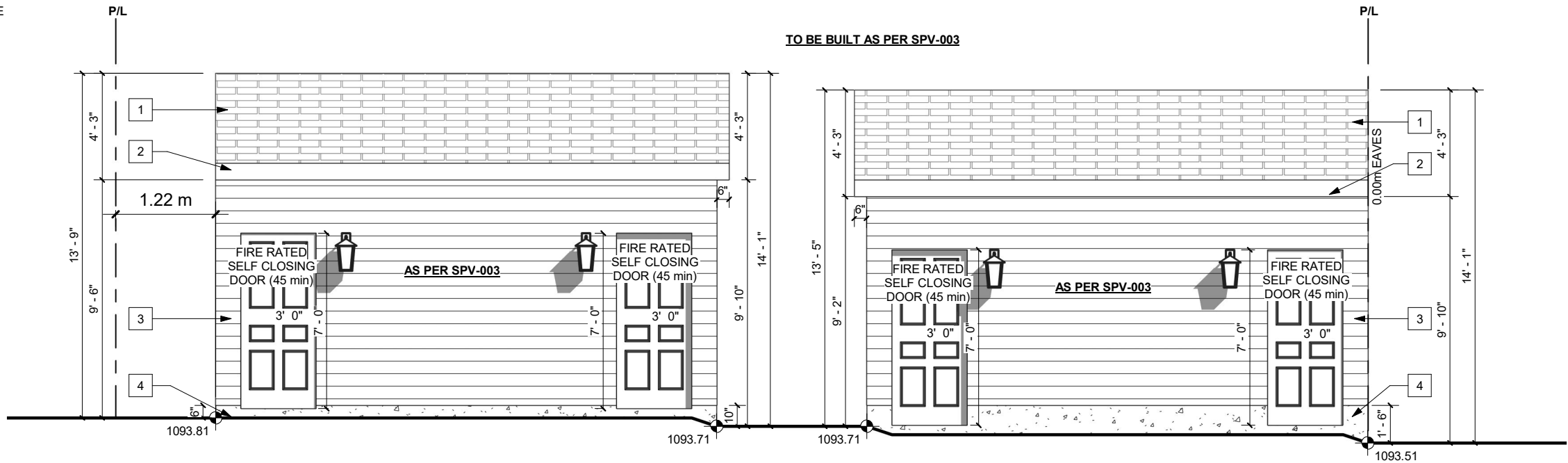
SCALE:

AS SHOWN

SHEET:

A-2.3

- EXTERIOR FINISHES:
- 1 ASPHALT SHINGLES
 - 2 8" FASCIA
 - 3 SMART BOARD - WHITE
 - 4 CONCRETE PAVING
 - 5 CEDAR FINISH



GARAGE REAR
SCALE: 3/16" = 1'-0"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GARAGE FRONT - LANE
SCALE: 3/16" = 1'-0"

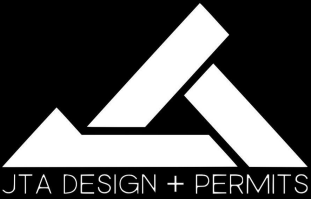
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AND PLUMBING ROUGH-IN NEEDS TO BE
CONFIRMED BY TRADES/CONTRACTOR
AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/03/2026	DP PLANS	S.P.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:
FOUR UNIT ROWHOUSE

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-06-17 12:27:28 PM

PROJECT NAME:
1740 19 AVENUE N.W.
CALGARY, AB

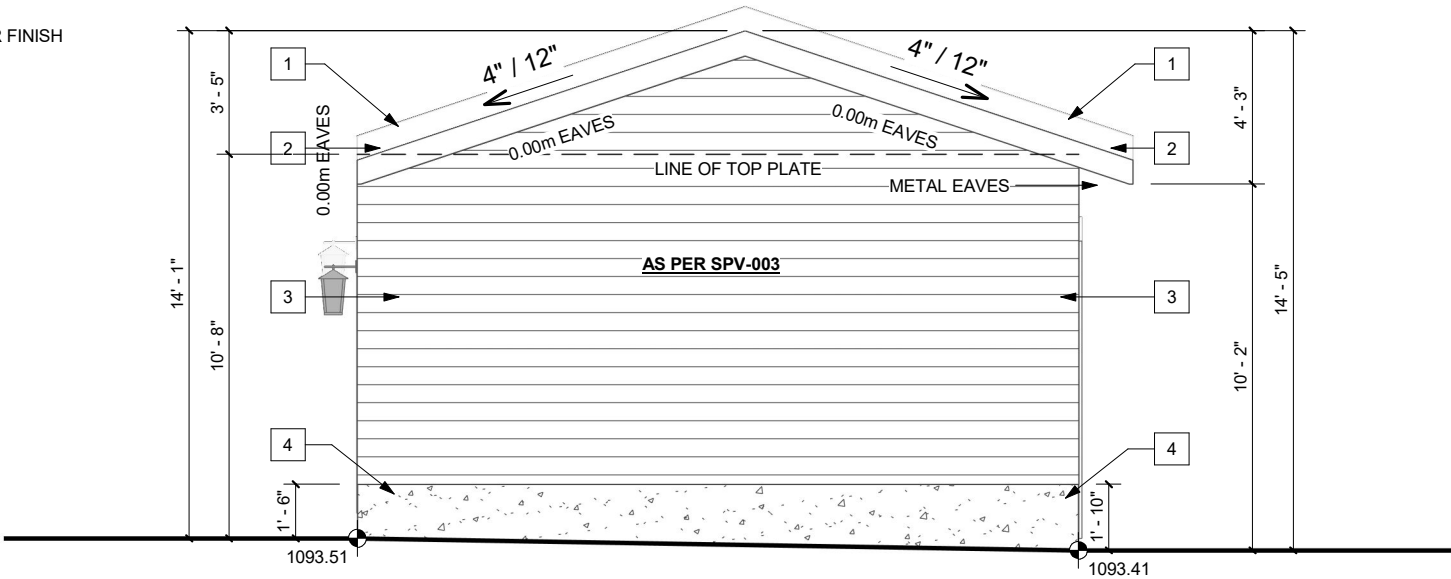
DESIGNER: JT JOB #: 176-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

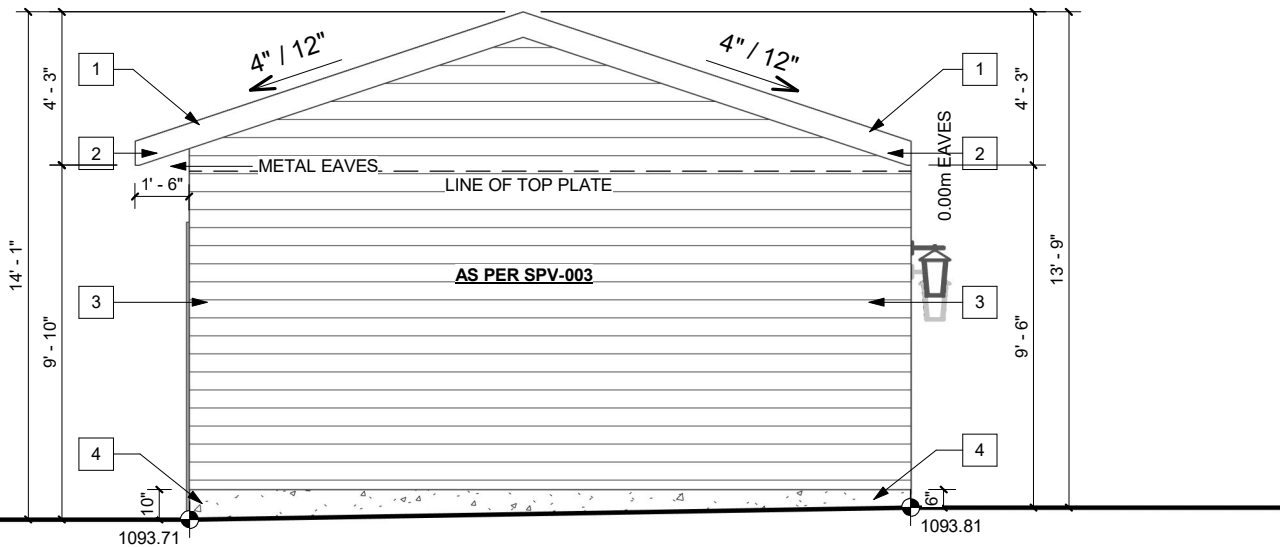
- 1 ASPHALT SHINGLES
- 2 8" FASCIA
- 3 SMART BOARD - WHITE
- 4 CONCRETE PARGING
- 5 CEDAR FINISH

TO BE BUILT AS PER SPV-003



GARAGE RIGHT
SCALE: 3/16" = 1'-0"

TO BE BUILT AS PER SPV-003



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

GARAGE LEFT
SCALE: 3/16" = 1'-0"

BIKE LOCKERS

The bicycle locker pioneer: CycleSafe lockers are engineered with high strength poly-resin composites with the high impact resistance of structural steel. The benchmark in secure bicycle parking, CycleSafe offers the most secure, versatile and cost effective bike lockers on the market that

PROPARK SERIES®

Class 1 - Long Term Security



The **ProPark** series by **CycleSafe** is a modular, interlocking locker system that stores bikes/gear in a fire-retardant, weather and vandal resistant hot compression molded poly-resin material that will not crack, dent, warp, corrode or sustain UV degradation. Standard unit includes high security Abloy cylinder 1-handle, other lock options available depending on the level of security required. Each unit has a door on each side with a diagonal partition to create two triangular stalls to secure one bike per door, or a single door unit without an interior partition for two bikes per door.

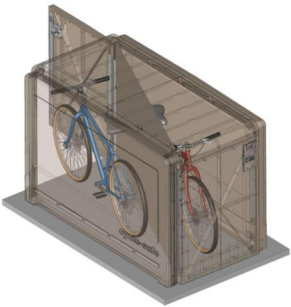
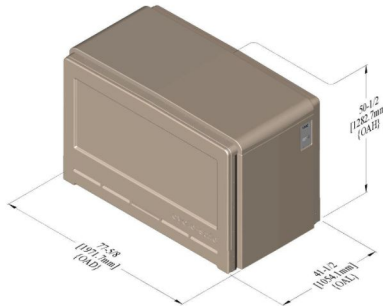
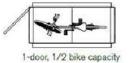
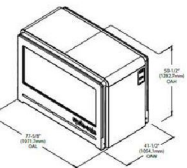
- Options: (Refer to cyclesafe.com for more options)
- Double Tier Capacity
 - Display Panels
 - Storage Bins
 - Electronic Access

Finishes:

Standard
Black
RAL 7010

Optional
Grey
RAL 7010

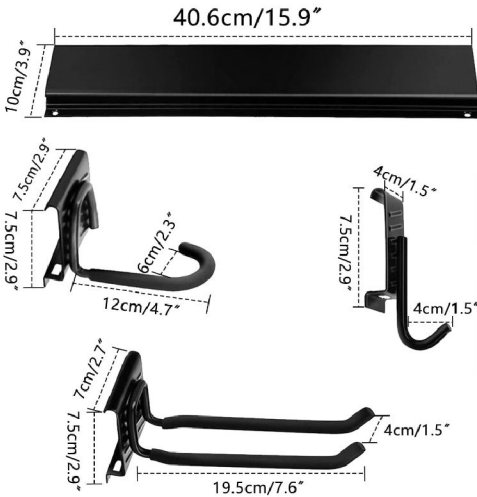
Other
Colors
RAL 7010



CLASS-1 BICYCLE LOCKER DETAILS
SCALE: NTS

DERO - ULTRA SPACE SAVER SINGLE

U-LOCK COMPATIBLE BIKE HANGER
SPACED AT MIN. 16" AS PER MANUFACTURER SPEC.



CLASS-1 BICYCLE HANGER DETAILS
SCALE: NTS

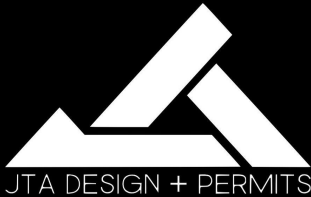
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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-06-17 12:27:29 PM

PROJECT NAME:
1740 19 AVENUE N.W.
CALGARY, AB

DESIGNER: JT JOB #: 176-26

SCALE: AS SHOWN SHEET: A-3.2