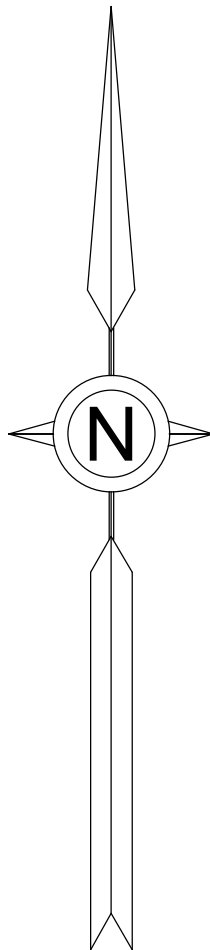


4313 30 AVE SW

4 UNIT ROWHOUSE W/ 4 SECONDARY SUITES
LOT 11, BLOCK 38, PLAN 8158 HM
GLENBROOK, SW CALGARY, LOT ZONING: R-CG



CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT FLOOR PLAN
A5	MAIN FLOOR
A6	SECOND FLOOR PLAN
A7	FRONT, BACK & LEFT ELEVATIONS
A8	LEFT & GARAGE ELEVATIONS
A9	LAND SURVEY



RESPONSIBILITIES

VM DESIGNS

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ISSUED SETS

DP Set m/d/y
03.19.26

STREET ADDRESS

4313 30 AVE SW

LEGAL ADDRESS

LOT 11, BLOCK 38,
PLAN 8158 HM

PROJECT

GLENBROOK
ROWHOUSE

DRAWING

COVER PAGE

ZONING

R-CG

PROJECT TAG

26-06-RMH-03

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VM

SHEET

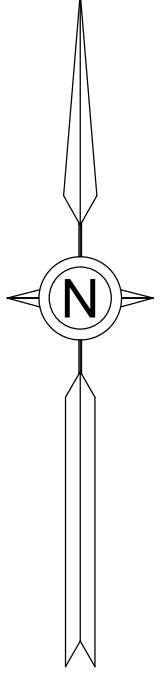
SCALE

AS NOTED

A1 / 9

TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Bush	---	4.5	3.5	In City Property	To remain (NOT ON THE TREE MAP)
T2	Deciduous	0.15	4.5	5.0	In City Property	To remain (T-32249340 - CRATAEGUS)
T3	Coniferous	0.55	5.5	15.0	On Property Line	To be removed
T4	Coniferous	0.60	5.0	14.0	On Property Line	To be removed
T5	Deciduous	0.35	5.0	9.0	In Subject Property	To be removed
T6	Deciduous	1.30	12.0	7.5	In Subject Property	To be removed
T7	Deciduous	0.50	7.0	5.5	In Subject Property	To be removed
T8	Bush	---	6.0	10.0	In Subject Property	To be removed
T9	Tree Line	0.15	4.0	6.0	In Subject Property	To be removed
T10	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
T11	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x6) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x9) - Bella Sol Potentilla - Potentilla Fruticosa 'Hachdon'
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Blue Star Juniper - Juniperus Sqwuamata 'Blue Star'
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x8) - Tor Spirea - Spiraea Betulifolia 'Tor'

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



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STREET ADDRESS

4313 30 AVE SW

LEGAL ADDRESS

LOT 11, BLOCK 38,
PLAN 8158 HM

PROJECT

GLENBROOK
ROWHOUSE

DRAWING

BLOCK PLAN

ZONING

R-CG

DRAWN BY

VM

SCALE

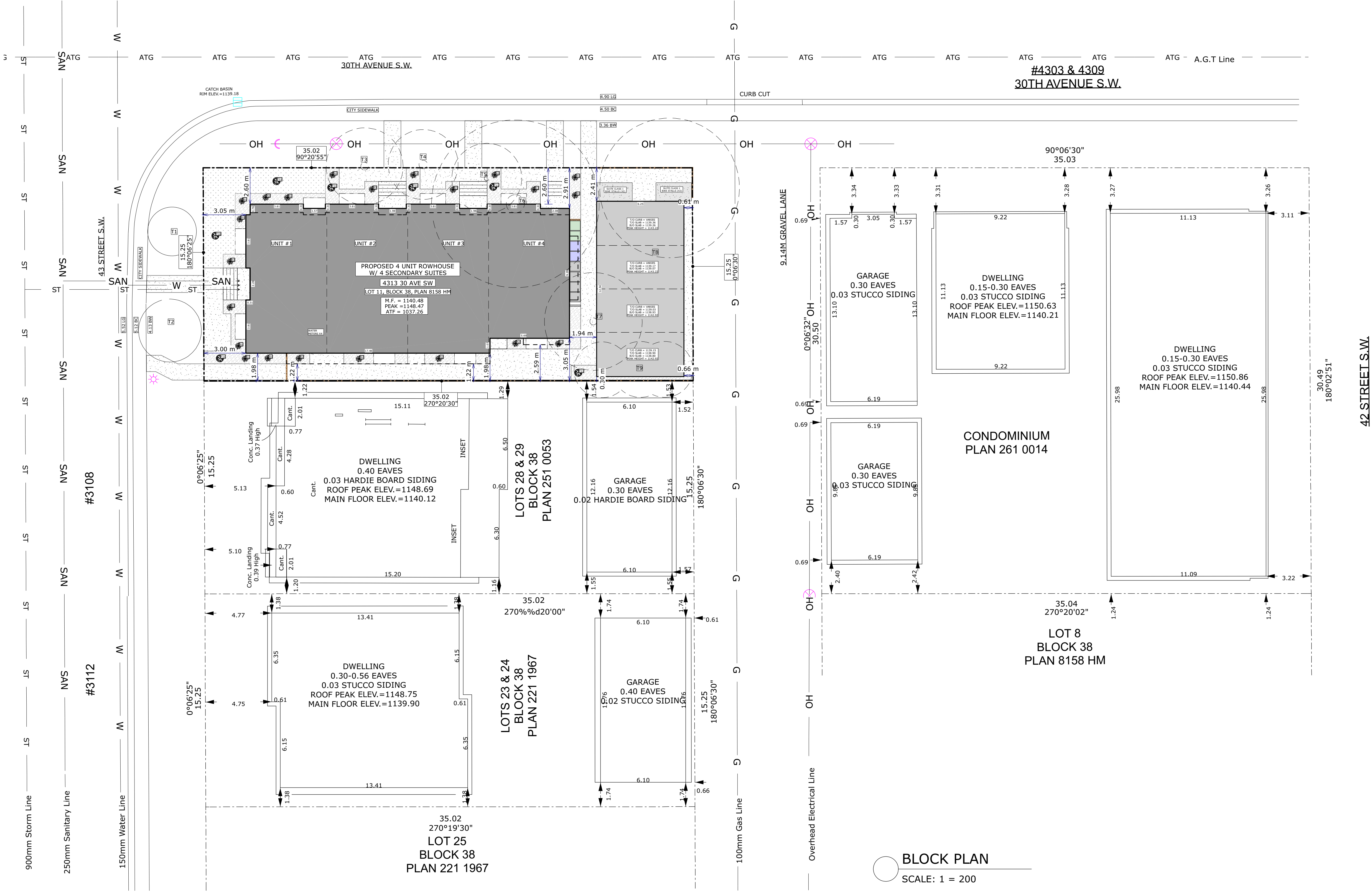
AS NOTED

PROJECT TAG

26-06-RMH-03

SHEET

A2 / 9

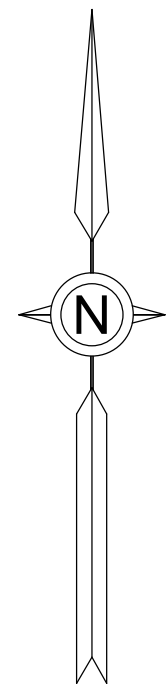
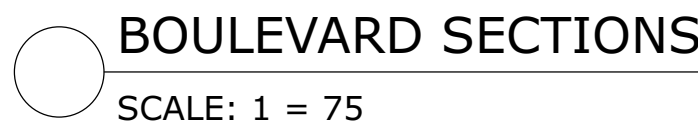


BLOCK PLAN

SCALE: 1 = 200

BUILDING STATISTICS			
BUILDING HEIGHT			
MAXIMUM BUILDING HEIGHT PLANE = 11.00m			
PROPOSED PEAK GEODETIC = 1148.47 m			
PROPOSED HEIGHT = 9.47 m		9.47 m	
RESIDENTIAL DENSITY			
LOT AREA = 0.053401 ha UNITS = 4		74.90 units/ha	
PARCEL COVERAGE			
LOT AREA = 534.01 m2 (5,748.04 sf) BUILDING FOOTPRINT = 237.79 m2 (2,559.58 sf) GARAGE = 78.40 m2 (843.92 sf) TOTAL COVERED AREA = 316.19 m2 (3,403.50 sf) TOTAL COVERED AREA ALLOWED = 320.40 m2 (3,448.82 sf)		59.21 %	
AREA OF AMENITY SPACE			
SHARED AMENITY SPACE = 366 SF UNIT #1 = 89 SF UNIT #2 = 76 SF UNIT #3 = 76 SF UNIT #4 = 76 SF SHARED SUITE AMENITY = 188 SF			
		TOTAL = 871 sf	
TOTAL GROSS FLOOR AREA			
UNIT #1 TOTAL = 1238 sf MAIN = 650 sf UPPER = 588 sf UNIT #2 TOTAL = 1277 sf MAIN = 658 sf UPPER = 619 sf UNIT #3 TOTAL = 1277 sf MAIN = 658 sf UPPER = 619 sf UNIT #4 TOTAL = 1128 sf MAIN = 591 sf UPPER = 537 sf		TOTAL = 4,920 sf	
SUITE AREA			
SUITE #1b 600 sf SUITE #2b 632 sf SUITE #3b 632 sf SUITE #4b 546 sf		TOTAL = 2,410 sf	
PARKING STALLS PROVIDED ON-SITE			
DWELLING UNITS: 4 PARKING STALLS PER DWELLING UNIT = 1 PROVIDED VIA GARAGE			
CLASS 1 BIKE STALLS = 4		4 stalls	
LANDSCAPE AREA			
LOT AREA = 534.01 m2 (5,748.04 sf) BUILDING FOOTPRINT = 237.79 m2 GARAGE = 78.40 m2 CONCRETE APRON = 7.98 m2 WINDOW WELLS (X9) = 11.60 m2 SUITE LOCKERS = 6.65 m2 TOTAL AREA NOT LANDSCAPED = 342.42 m2 TOTAL LANDSCAPED AREAS = 191.59 m2			
HARD LANDSCAPE			
CONCRETE	100.15 m2		
CRUSHED LIMESTONE	4.88 m2		
ENTRY LANDING & STAIRS X4	12.23 m2		
TOTAL	117.26 m2 = 61.21%		
SOFT LANDSCAPE			
SOD	27.42 m2	HARD = 61.21% SOFT = 38.62%	
MULCH	46.91 m2		
TOTAL	74.33 m2= 38.79%		
REQUIRED PLANTINGS			
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m2 OF PARCEL AREA LOT AREA = 534.01 m2 / 110 = 4.85 TREES - 1.0 x 4.85 = 4.85 SHRUBS - 3.0 x 4.85 = 14.55			
PROPOSED			
TREES - 7 SHRUBS - 22		7 TREES - 22 SHRUBS	

- 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.



SITE / BLOCK LEGEND

	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED GRAZE		CITY SANITATION LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	PROPOSED RETAINING WALL		CITY STORM LINE
	CONCRETE		CITY GAS LINE
	CRUSHED LIMESTONE		PROPERTY LINE
	MULCH		SITE SECTION
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRAZE
			EXTRAPOLATED GRADE
			PROPOSED SLOPE
			EXISTING SLOPE
			POWER POLE



A3 / 9

RESPONSIBILITIES

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ISSUED SETS

DP Set m/d/y
03.19.26

STREET ADDRESS

4313 30 AVE SW

LEGAL ADDRESS

LOT 11, BLOCK 38,
PLAN 8158 HM

PROJECT

GLENBROOK
ROWHOUSE

DRAWING

FRONT, BACK & LEFT
ELEVATIONS

ZONING
R-CG

PROJECT TAG
26-06-RMH-03

DRAWN BY
VM

SHEET

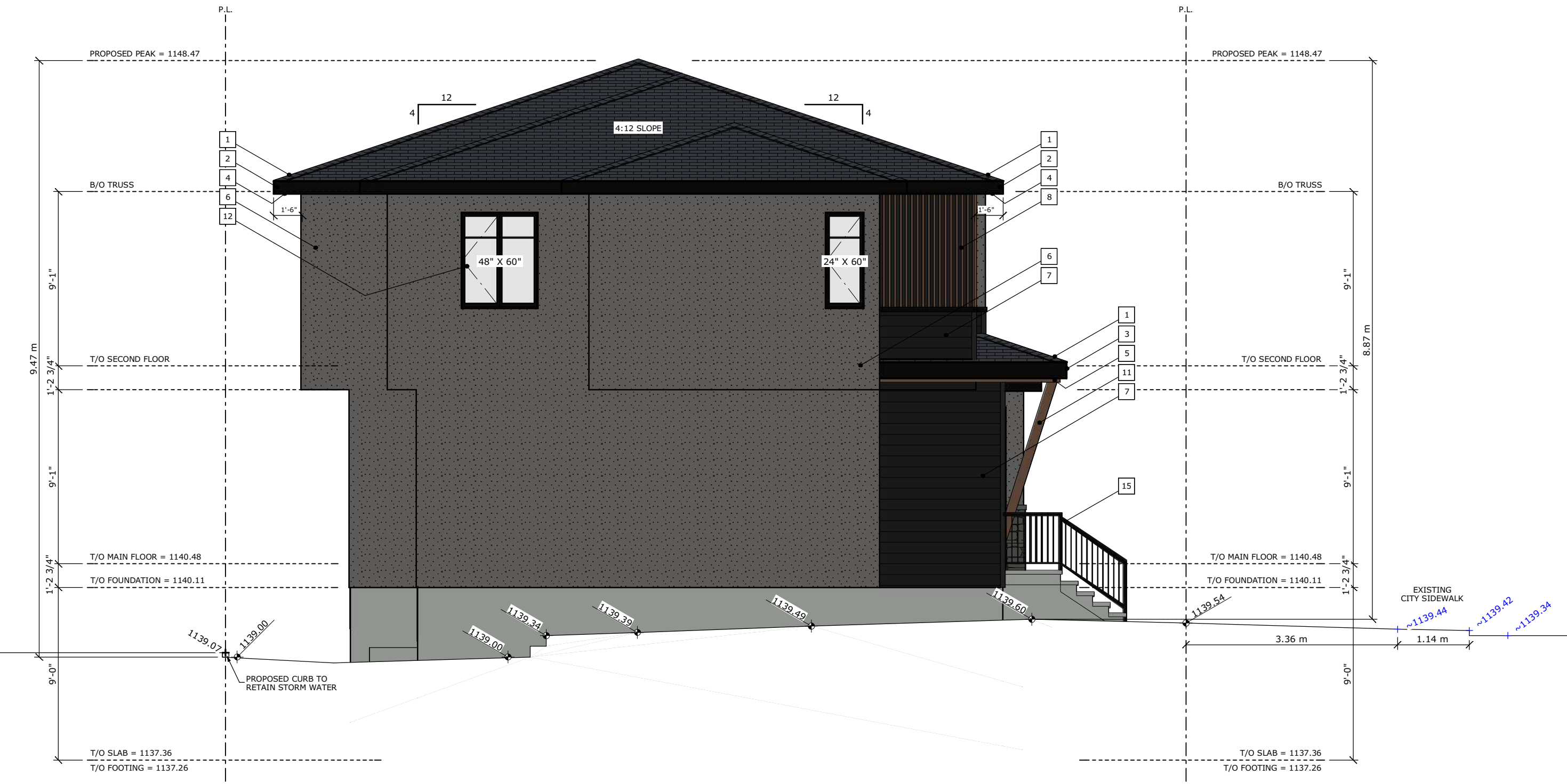
SCALE
AS NOTED

A7 / 9

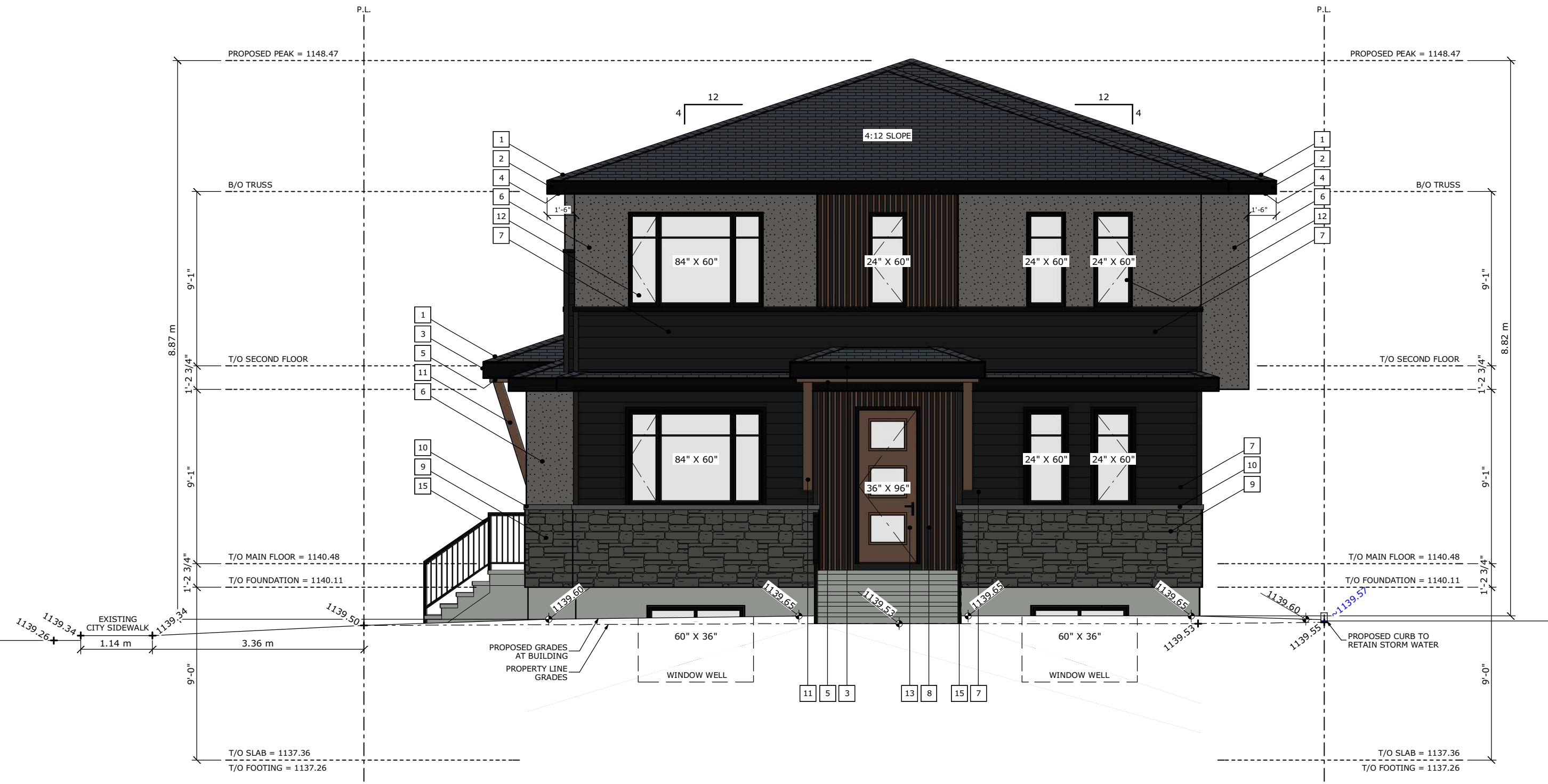


FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	12" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	NON VENTED ALUMINUM SOFFIT - WOOD
6	ACRYLIC SMOOTH STUCCO - GREY
7	HORIZONTAL JAMES HARDIE SIDING - CHARCOAL
8	VERTICAL ALUMINUM WOOD SLATS
9	STONE VENEER
10	STONE CAP
11	WOOD BRACKETS
12	VINYL CLAD WINDOWS - BLACK
13	FIBREGLASS DOOR - WOOD
14	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
15	RAILING - BLACK



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



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

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PROJECT

GLENBROOK
ROWHOUSE

DRAWING

BACK & GARAGE
ELEVATIONS

ZONING

R-CG

PROJECT TAG

26-06-RMH-03

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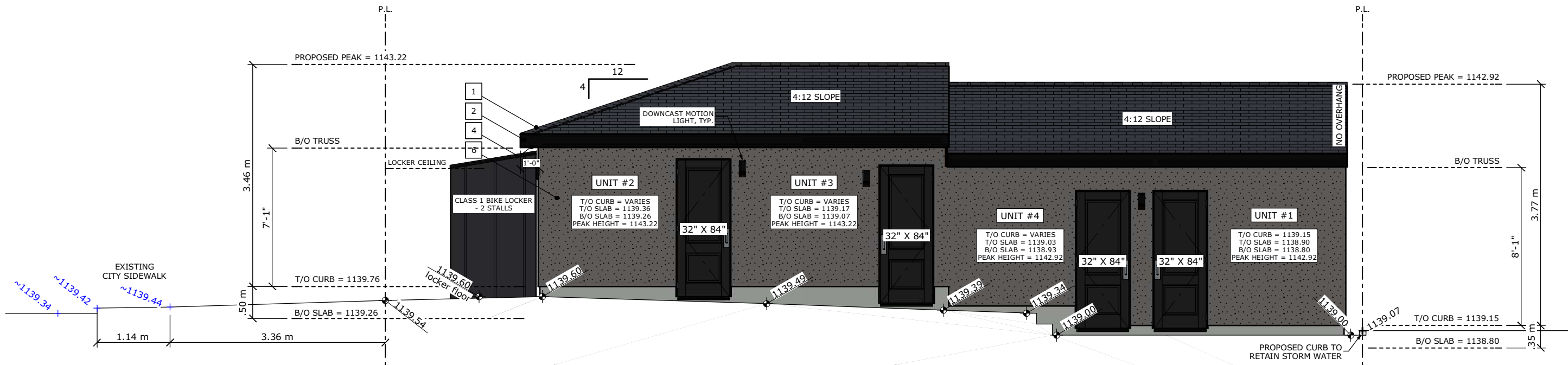
VM

SHEET

SCALE

AS NOTED

A8 / 9



GARAGE YARD ELEVATION (WEST)

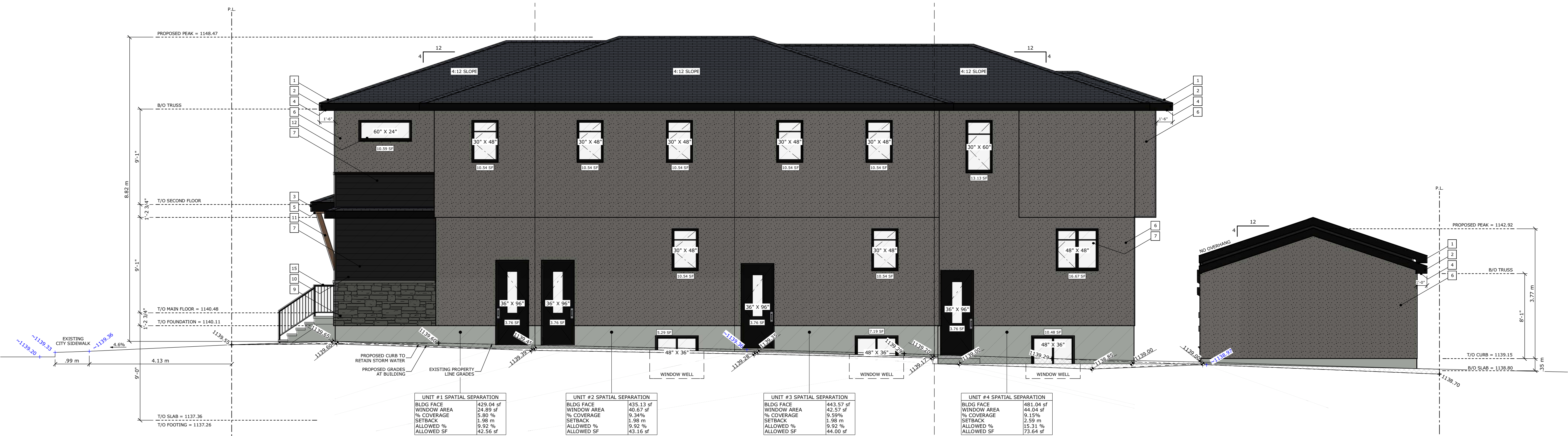
SCALE: 3/16" = 1'-0"



GARAGE LANE ELEVATION (EAST)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	12" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	NON VENTED ALUMINUM SOFFIT - WOOD
6	ACRYLIC SMOOTH STUCCO - GREY
7	HORIZONTAL JAMES HARDIE SIDING - CHARCOAL
8	VERTICAL ALUMINUM WOOD SLATS
9	STONE VENEER
10	STONE CAP
11	WOOD BRACKETS
12	VINYL CLAD WINDOWS - BLACK
13	FIBREGLASS DOOR - WOOD
14	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
15	RAILING - BLACK



BACK ELEVATION (SOUTH)

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

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PLAN 8158 HM

PROJECT

GLENBROOK
ROWHOUSE

DRAWING

LAND SURVEY

ZONING

R-CG

PROJECT TAG

26-06-RMH-03

DRAWN BY

VM

SHEET

SCALE

AS NOTED

A9 / 9

SITE PLAN

MUNICIPAL ADDRESS:
4313 30 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 11
BLOCK 38
PLAN 8158 HM

PREPARED FOR: ROYAL MODEL HOMES

DATE OF SURVEY: February 23rd, 2026

SCALE: 1:200

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

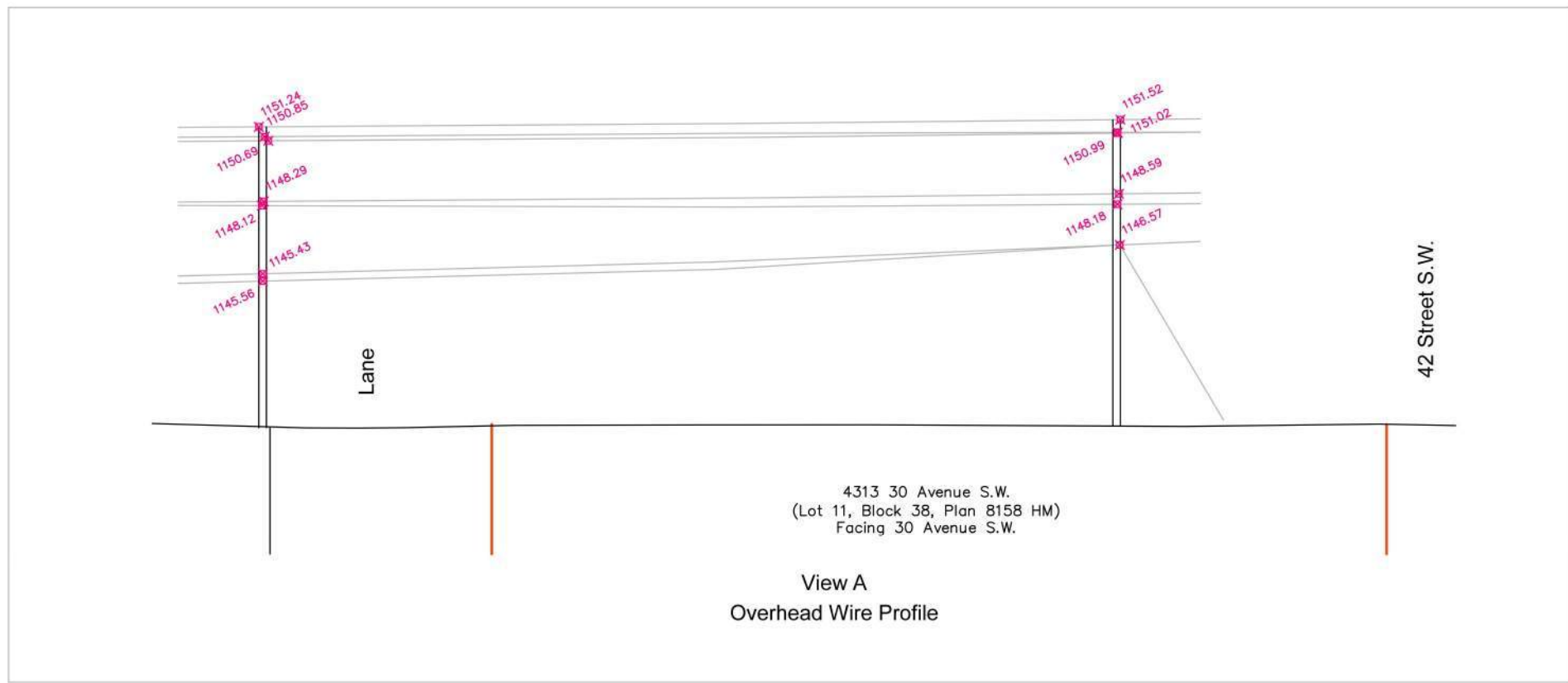
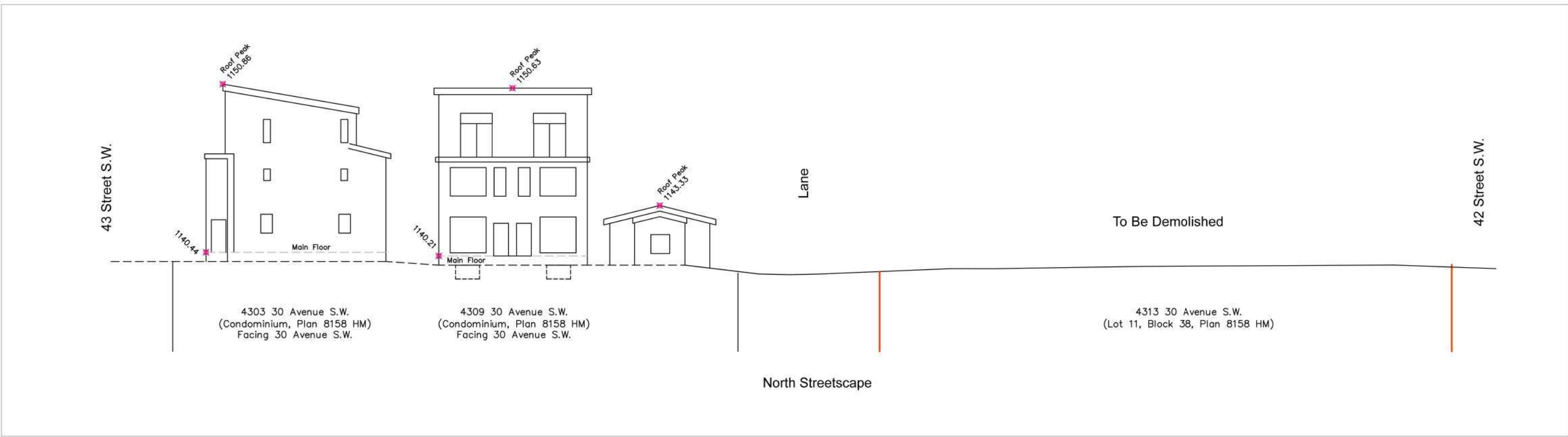
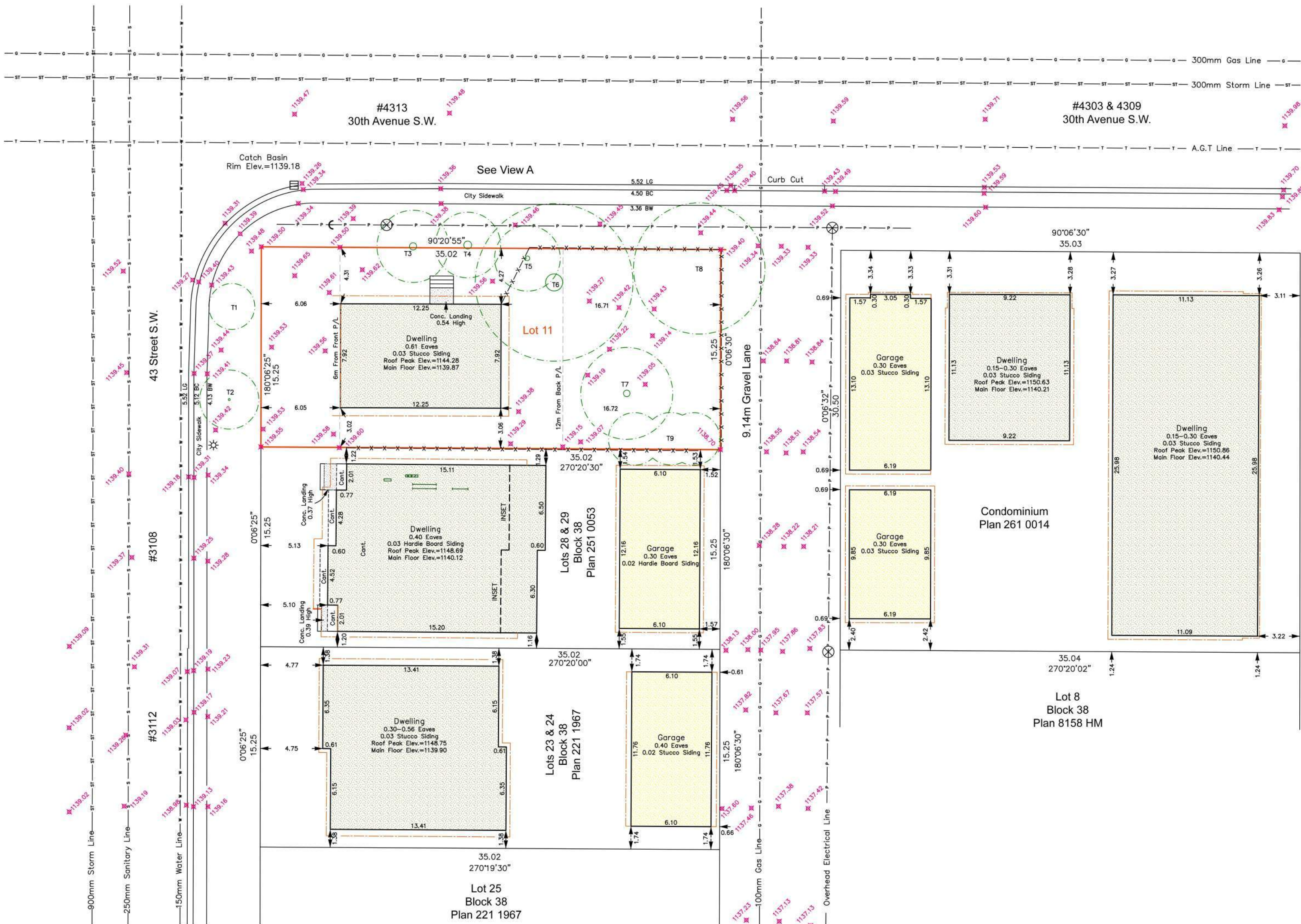
"2F"=Second Floor "Enc."=Encroachment "R/W"=Right of Way
"BC"=Back of Curb "L"=Length of Arc "Ret."=Retaining
"BW"=Back of Walkway "LG"=Lip of Gutter "RPE"=Roof Peak Elevation
"Cont."=Conteiner "M.F."=Main Floor "WF"=Bottom of Wall
"Conc."=Concrete "MFE"=Main Floor Elevation "WT"=Top of Wall
"Elev."=Elevation "R"=Radius

NOTE:

- Distances are on the ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from **ASPM 157783**.
- Existing spot elevations are shown thus: **606.00**
- The Certificate of Title **221_204_665** which was searched on the 13th Day of February, 2026 and includes the following instruments: Mortgage No. 2050 HS
- The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 64, 69, 87, 207 & 236 in Sec12-Twp.24-Rge.2-W.5M. (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.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (d.b.h.)	Canopy (d.b.h.)	Height (m)	Location
11	Bush	4.5	3.5	3.5	In City Property
12	Deciduous	0.15	4.5	5.0	In City Property
13	Coniferous	0.55	5.5	15.0	On Property Line
14	Coniferous	0.60	5.0	14.0	On Property Line
15	Deciduous	0.35	5.0	9.0	In Subject Property
16	Deciduous	1.30	12.0	7.5	In Subject Property
17	Deciduous	0.50	7.0	5.5	In Subject Property
18	Bush	---	6.0	10.0	In Subject Property
19	Tree Line	0.15	4.0	6.0	In Subject Property



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File No.: 260192 Date: 27/Feb/2026

Surveyed: RM Drawn: EM

Horizon Land Surveys Inc.

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Calgary, Alberta, T2B 5M5 F. 403-775-4171