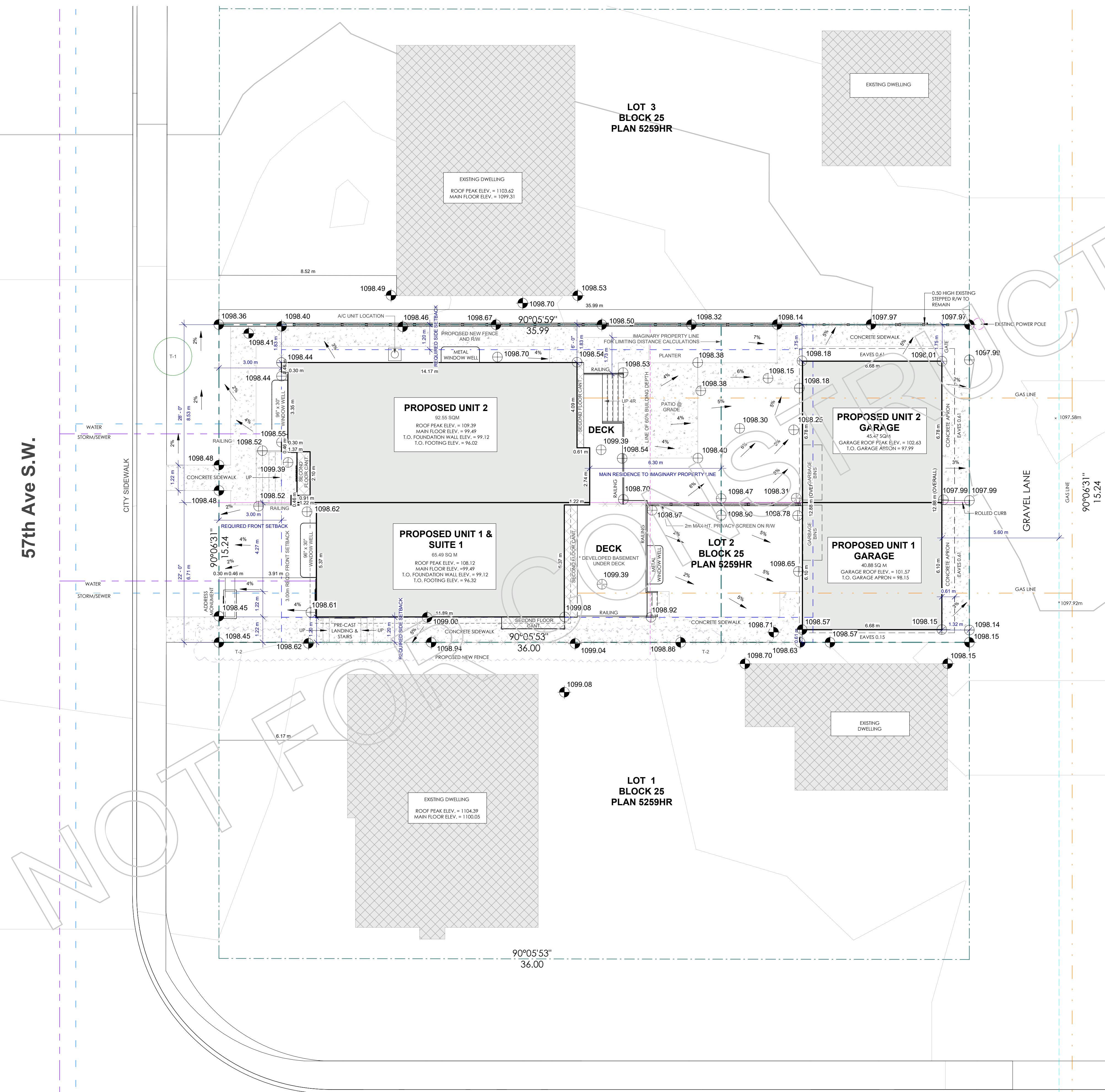


# 2039 57th Ave. SW

SEMI DETACHED DWELLING  
CALGARY, ALBERTA  
LOT 2, BLOCK 25, PLAN 5259HR

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57th Ave S.W.

20th St. S.W.

1 PROPOSED SITE PLAN  
1:100

**UNIT 1**  
R-CG RESIDENTIAL - GRADE-ORIENTED INFILL

**SITE COVERAGE:**

BLUML REQUIREMENT:	247.00 sq ft
SITE AREA:	134.87 sq ft
ALLOWED COVERAGE:	45%
ACTUAL COVERAGE:	134.87 sq ft
ACTUAL FOOTPRINT:	92.85 sq ft
HOUSE FOOTPRINT:	92.85 sq ft
FRONT ENTRY COV.:	0 sq ft
COVERED DECKS:	0 sq ft
TOTAL RESIDENCE:	92.85 sq ft
GARAGE:	45.87 sq ft
TOTAL ACCESSORY BUILDINGS:	45.87 sq ft
TOTAL ON SITE:	138.72 sq ft

**SITE LEGEND:**

PROPERTY LINES	---
SETBACKS	---
UTILITY R.O.W. & CAVEATS	---
ROOF OVERHANG	---
ELECTRICAL	---
STORM/SEWER	---
WATER LINES	---
GAS LINES	---
PROPOSED RESIDENCE	---
PROPOSED GARAGES	---
EXISTING BUILDINGS	---
CONCRETE PATHS, ETC.	---
GRAVEL	---
WOOD DECK/SIDEPORCHES	---
PROPOSED GEODETICS	---
EXISTING GEODETICS	---

**DISCLAIMER:**  
ALL SITE INFORMATION IS BASED OFF OF THIRD PARTY DRAWINGS. ELLERGGODT DESIGN TAKES NO RESPONSIBILITY FOR INACCURATE DRAWING POINTS, SITE SURVEY, EXISTING SERVICE AIDS OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.

**EXISTING TREE SCHEDULE:**

#	DIA.	TYPE	STATUS
T-1T-32044649	0.48	ULMUS AMERICANA	TO REMAIN
T-2	---	BUSH	TO BE REMOVED

**UNIT 2**  
R-CG RESIDENTIAL - GRADE-ORIENTED INFILL

**SITE COVERAGE:**

BLUML REQUIREMENT:	307.13 sq ft
SITE AREA:	138.21 sq ft
ALLOWED COVERAGE:	45%
ACTUAL COVERAGE:	138.21 sq ft
ACTUAL FOOTPRINT:	92.85 sq ft
HOUSE FOOTPRINT:	92.85 sq ft
FRONT ENTRY COV.:	0 sq ft
COVERED DECKS:	0 sq ft
TOTAL RESIDENCE:	92.85 sq ft
GARAGE:	45.87 sq ft
TOTAL ACCESSORY BUILDINGS:	45.87 sq ft
TOTAL ON SITE:	138.72 sq ft

**SITE LEGEND:**

PROPERTY LINES	---
SETBACKS	---
UTILITY R.O.W. & CAVEATS	---
ROOF OVERHANG	---
ELECTRICAL	---
STORM/SEWER	---
WATER LINES	---
GAS LINES	---
PROPOSED RESIDENCE	---
PROPOSED GARAGES	---
EXISTING BUILDINGS	---
CONCRETE PATHS, ETC.	---
GRAVEL	---
WOOD DECK/SIDEPORCHES	---
PROPOSED GEODETICS	---
EXISTING GEODETICS	---

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**PROJECT INFO**

CLIENT/PROJECT: 2039 57th Ave SW  
LEGAL ADDRESS: Lot 2 Block 25, Plan 5259HR  
CIVIC ADDRESS: 2039 57th Ave SW

**DRAWING INFORMATION**

STATUS: DEVELOPMENT PERMIT  
PROJECT LEAD: RB  
CHECKED BY: B. ELLERGGODT  
SCALE: As indicated  
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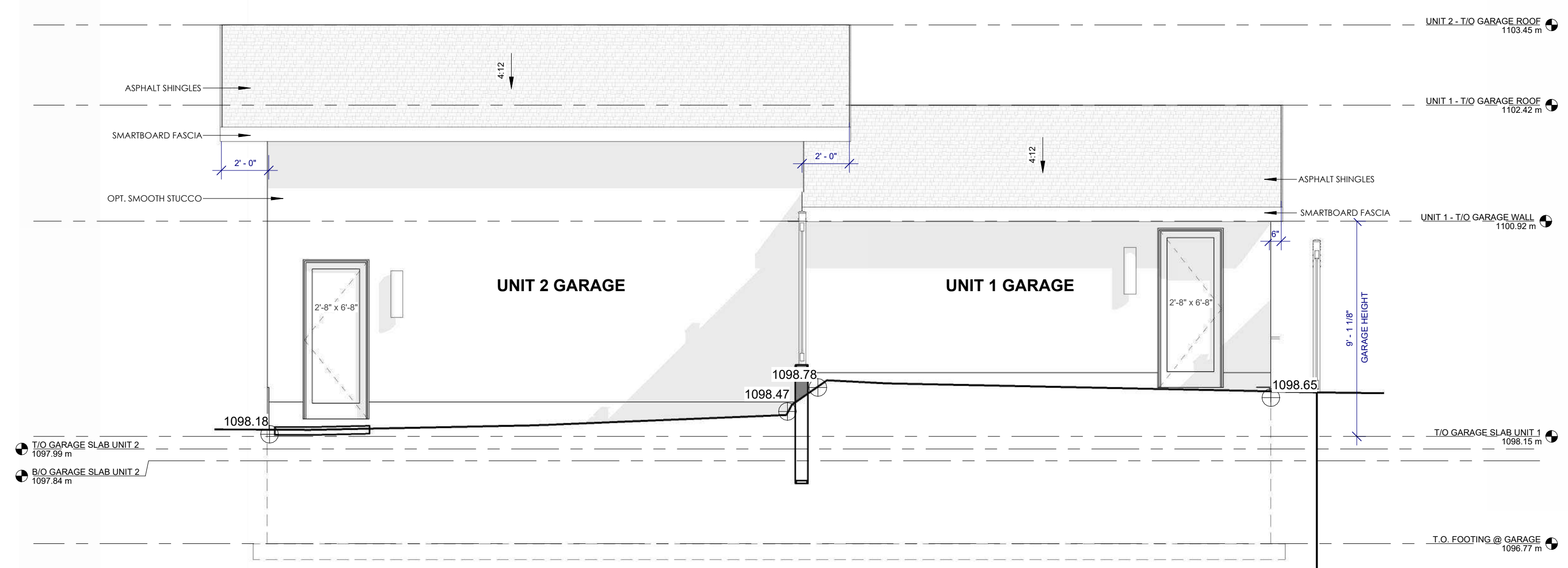
**REVISION HISTORY**

REVISION	DATE
RB DESIGN PRESENTATION 1	02.28
RB DESIGN PRESENTATION 2	03.21
RB DESIGN PRESENTATION 3	04.24
RB DESIGN PRESENTATION 3 REVS	05.07
SV DEVELOPMENT PERMIT	05.26
SV DEVELOPMENT PERMIT REVS	08.07
TM ISSUED FOR TENDER	10.07

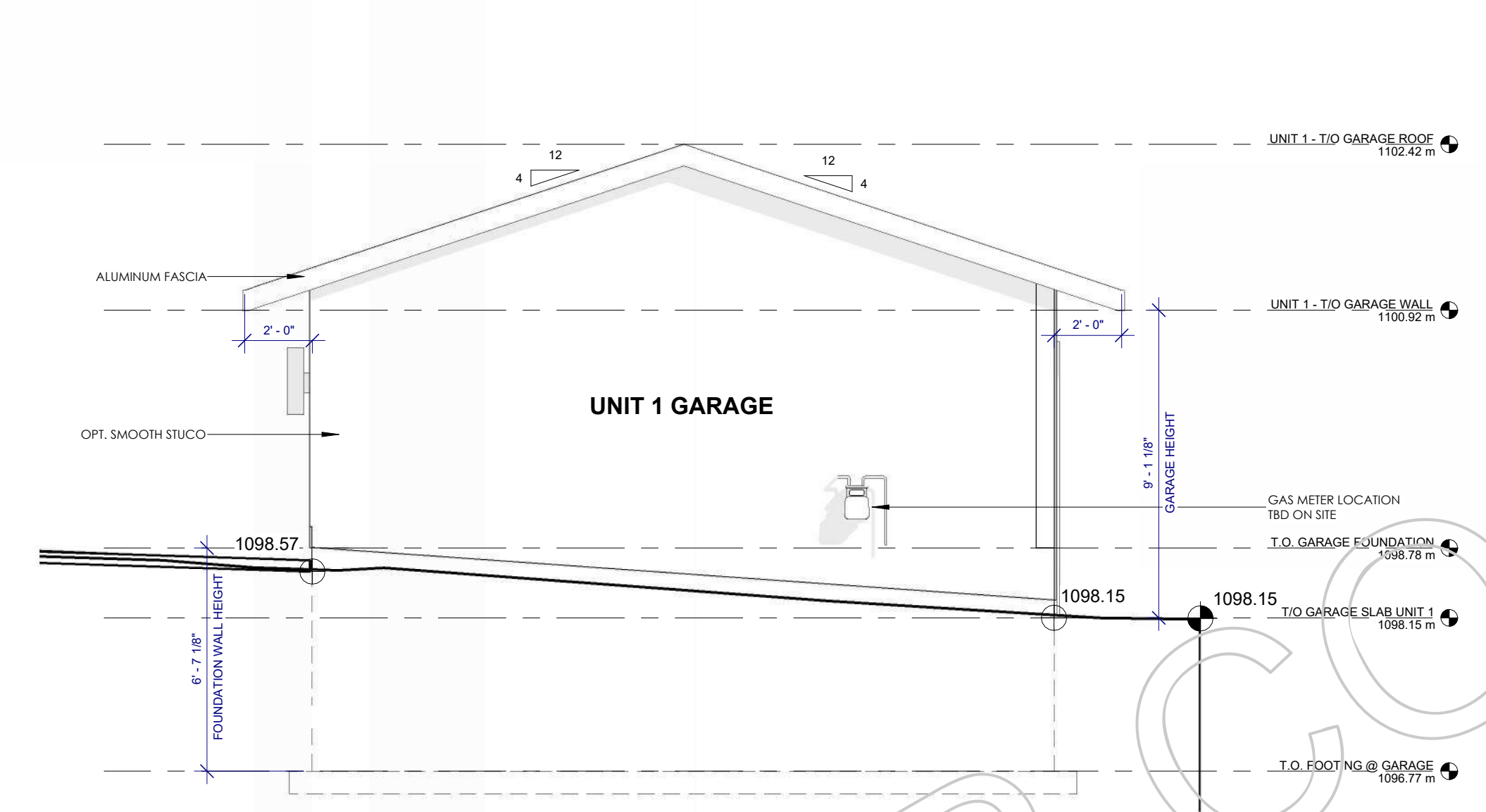
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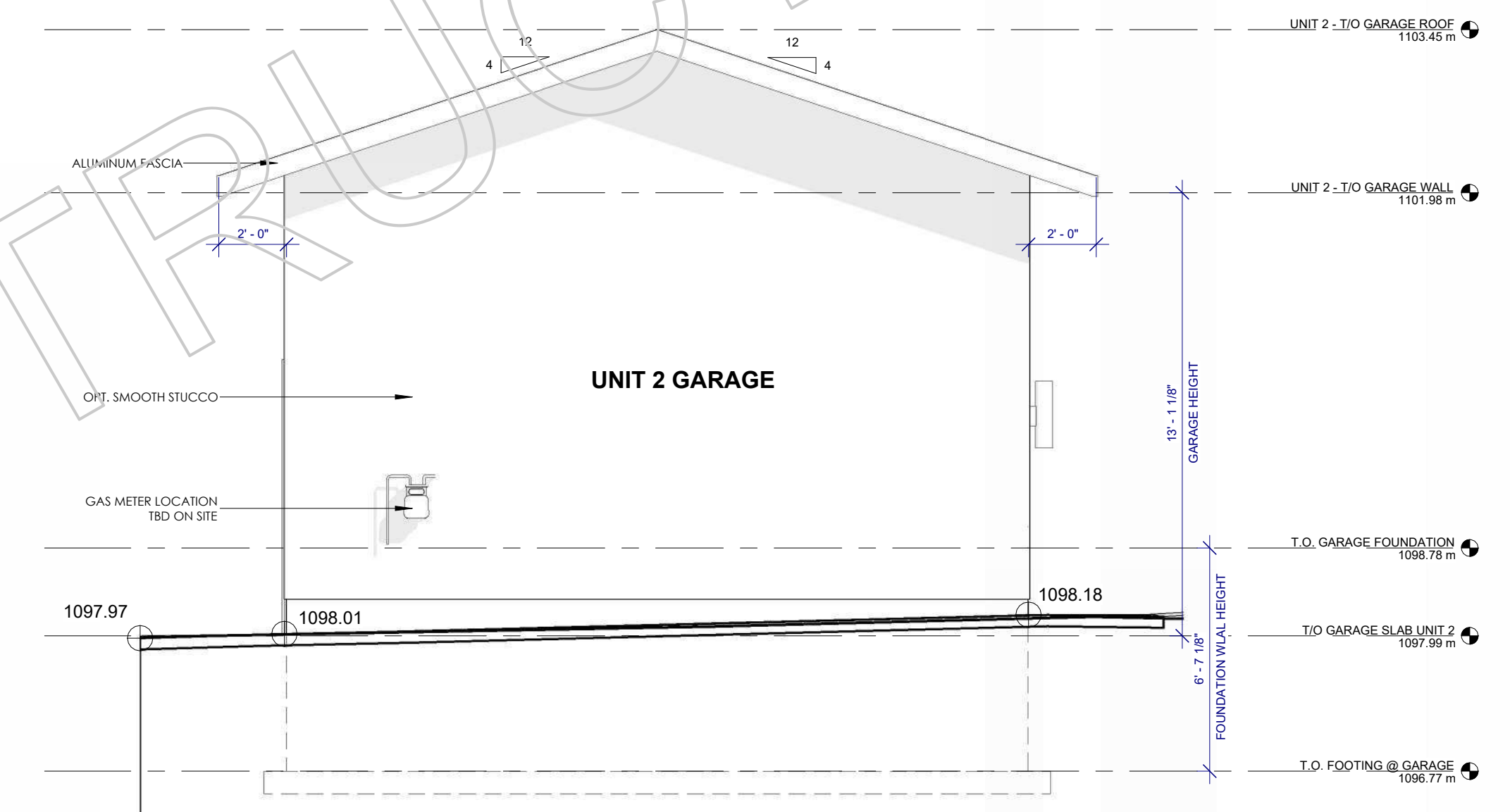
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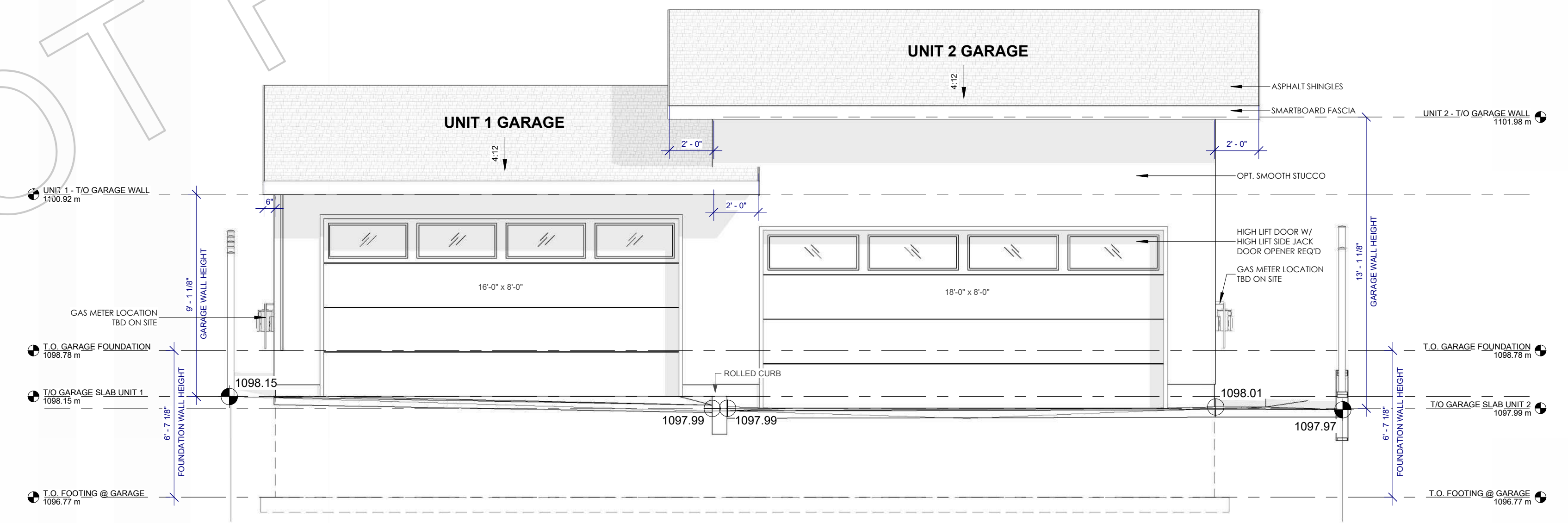
1 FRONT ELEVATION - GARAGE  
1/4" = 1'-0"



5 GARAGE UNIT 1 - SIDE ELEVATION  
1/4" = 1'-0"

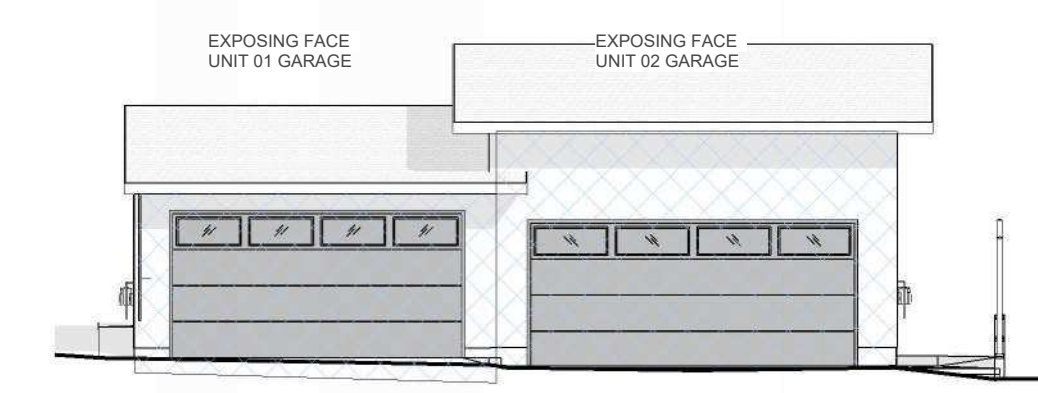


6 GARAGE UNIT 2 - SIDE ELEVATION  
1/4" = 1'-0"



2 GARAGE REAR ELEVATION  
1/4" = 1'-0"

UNIT 01 GARAGE		UNIT 02 GARAGE	
FIRE COMPARTMENT AREA:	19.04 m <sup>2</sup>	FIRE COMPARTMENT AREA:	26.81 m <sup>2</sup>
LIMITING DISTANCE:	5.60 m	LIMITING DISTANCE:	5.60 m
OPENING LIMITS:	31.36m <sup>2</sup>	OPENING LIMITS:	31.36m <sup>2</sup>
OPENINGS AREA:	12.29 m <sup>2</sup>	OPENINGS AREA:	13.23 m <sup>2</sup>
OPENINGS %:	45.07%	OPENINGS %:	49.35%
	(5.60m) <sup>2</sup> or 31.36m <sup>2</sup>		(5.60m) <sup>2</sup> or 31.36m <sup>2</sup>



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LEGAL ADDRESS: Lot 2 Block 25, Plan 5259HR  
CIVIC ADDRESS: 2039 57th Ave SW

DRAWING INFORMATION  
STATUS: DEVELOPMENT PERMIT  
PROJECT LEAD: ROO BAKELAAR  
CHECKED BY: B. ELLERGODT  
SCALE: As indicated  
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