

2039 57th Ave. SW

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



SHEET LIST

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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: Checker
SCALE: 1/4" = 1'-0"
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REVISION HISTORY

REVISION HISTORY	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	06.07
TM ISSUED FOR TENDER	10.07
TM ISSUED FOR CONSTRUCTION	05.19

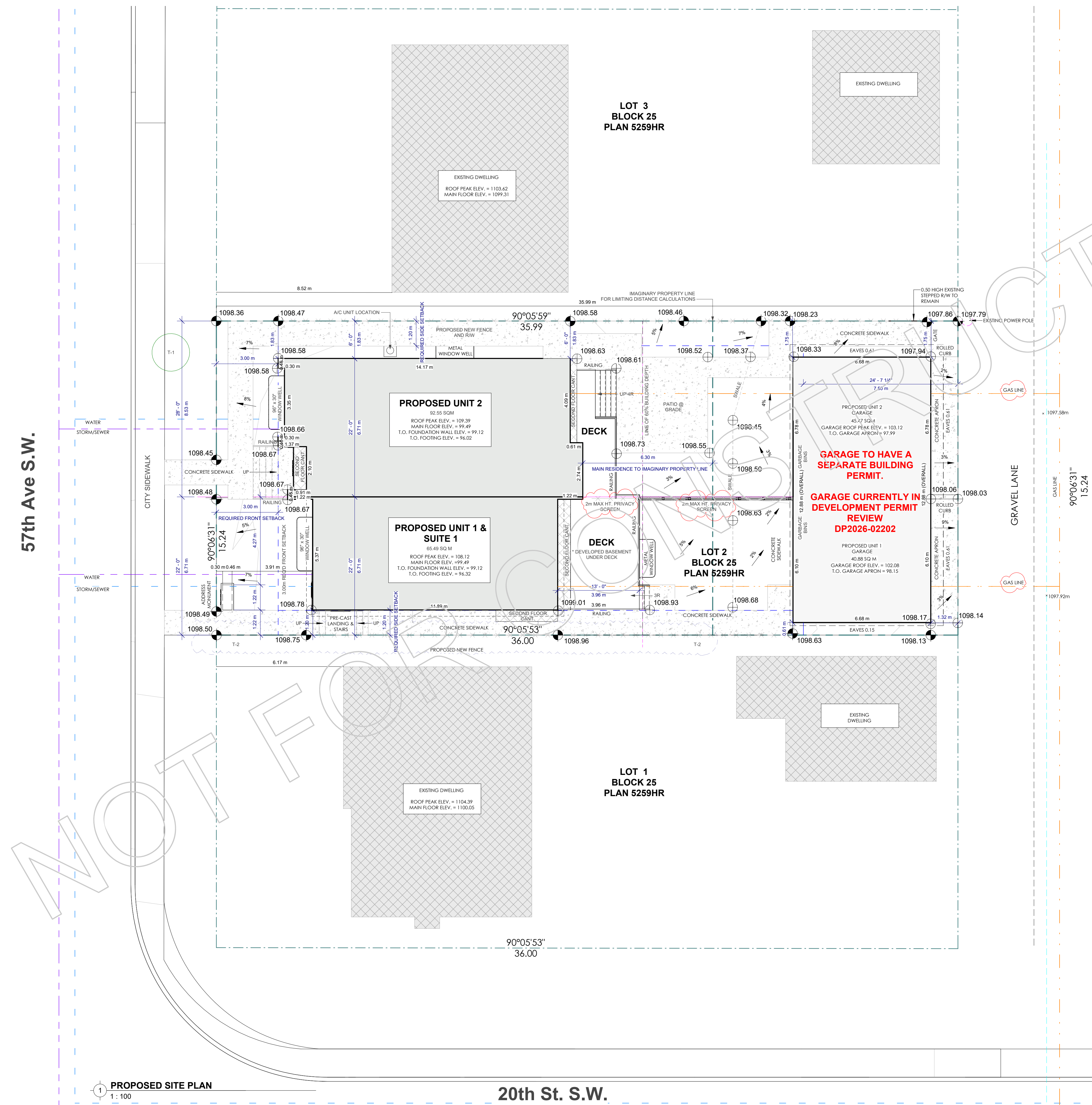
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UNIT 1
R-CG RESIDENTIAL - GRADE-ORIENTED INFILL

SITE COVERAGE:

BLANK REQUIREMENT:	
SITE AREA:	247.00 sq ft
ALLOWED COVERAGE:	45% 111.15 sq ft
ACTUAL PROVIDED:	
HOUSE FOOTPRINT:	85.45 sq ft
FRONT ENTRY COV.:	0 sq ft
COVERED DECKS:	0 sq ft
TOTAL RESIDENCE:	85.45 sq ft
GARAGE:	40.88 sq ft
TOTAL ACCESSORY BUILDINGS:	40.88 sq ft
TOTAL ON SITE:	44.91% 110.33 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	---

EXISTING TREE SCHEDULE:

#	DIA.	TYPE	STATUS
T-1T-3204649	0.48	ULMUS AMERICANA	TO REMAIN
T-2	---	BUSH	TO BE REMOVED

UNIT 2
R-CG RESIDENTIAL - GRADE-ORIENTED INFILL

SITE COVERAGE:

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ACTUAL PROVIDED:	
HOUSE FOOTPRINT:	85.45 sq ft
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ROOF OVERHANG	---
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STORM/SEWER	---
WATER LINES	---
GAS LINES	---
PROPOSED RESIDENCE	---
PROPOSED GARAGES	---
EXISTING BUILDINGS	---
CONCRETE PATHS, ETC.	---
GRAVEL	---
WOOD DECK/SIDEPORCHES	---
PROPOSED GEODETICS	---
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1 PROPOSED SITE PLAN
1:100

20th St. S.W.

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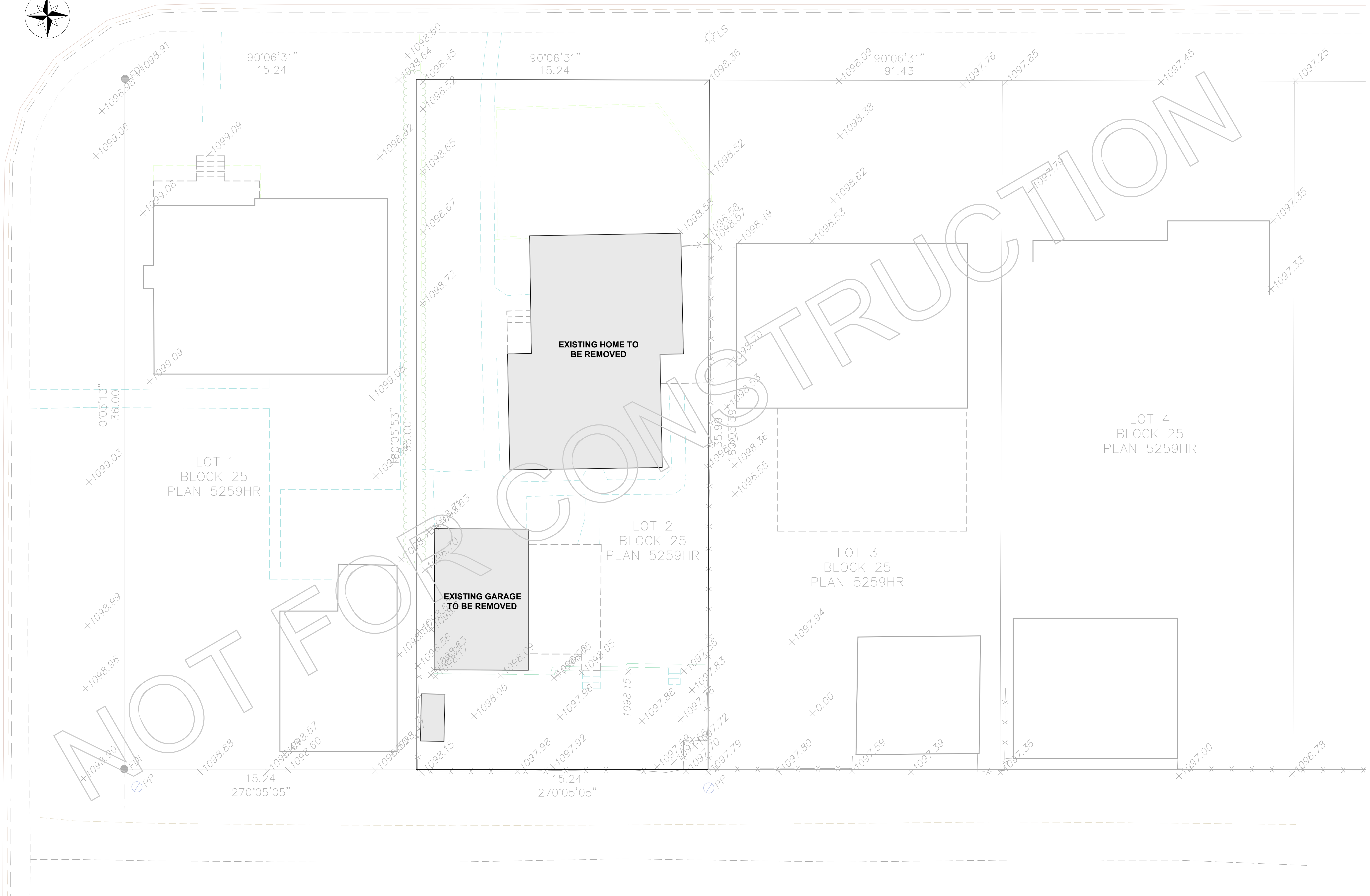
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NOT FOR CONSTRUCTION

EXISTING SITE SURVEY
1:100

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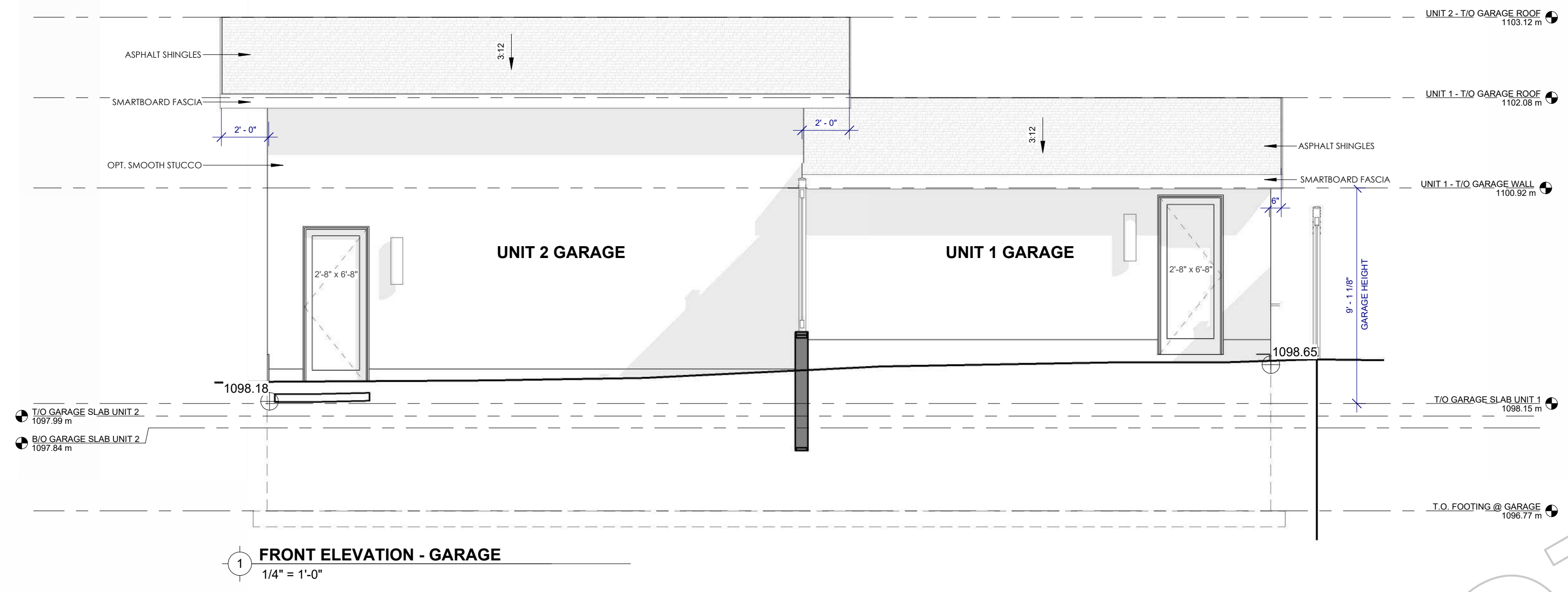
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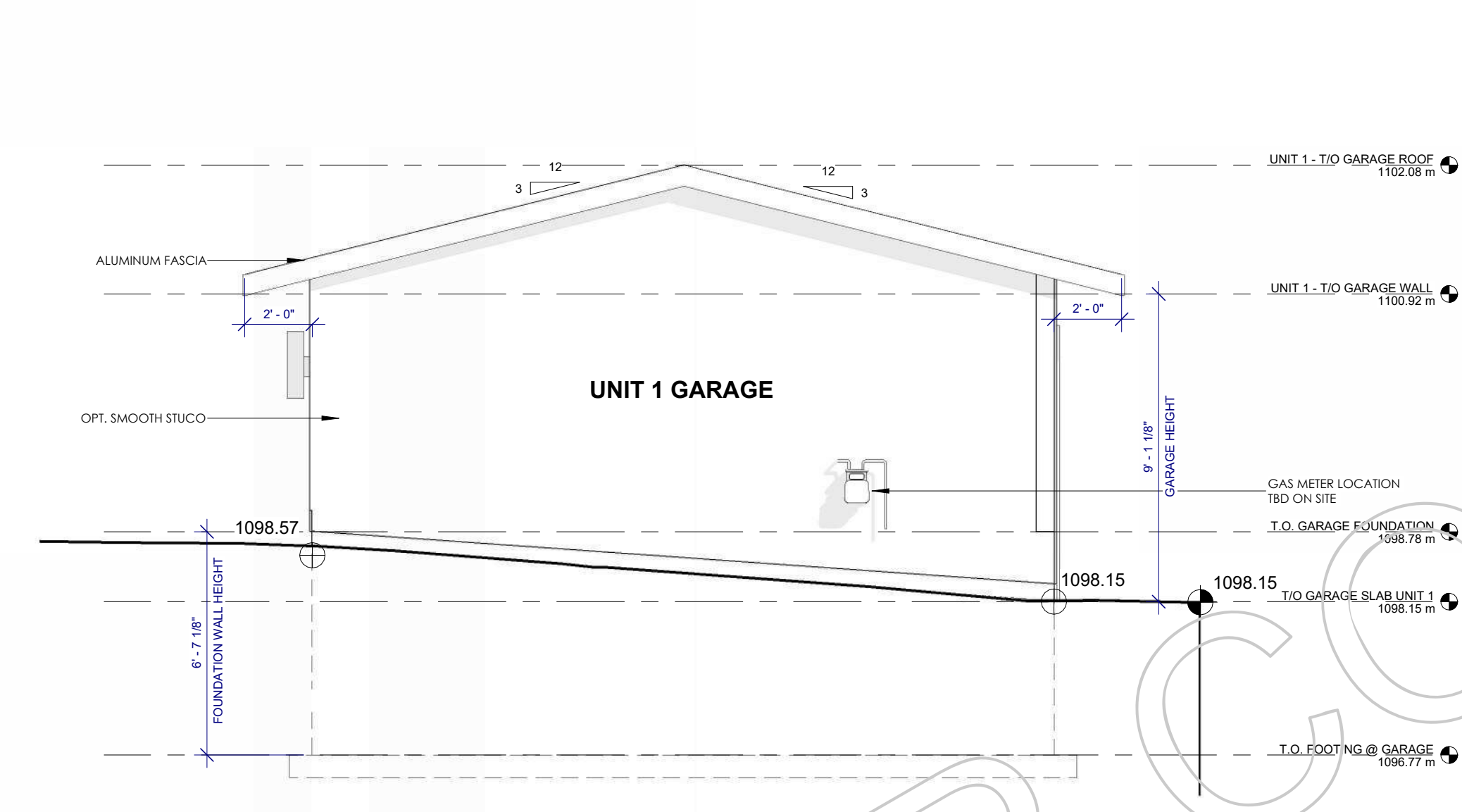
EXISTING SITE SURVEY
A0.2

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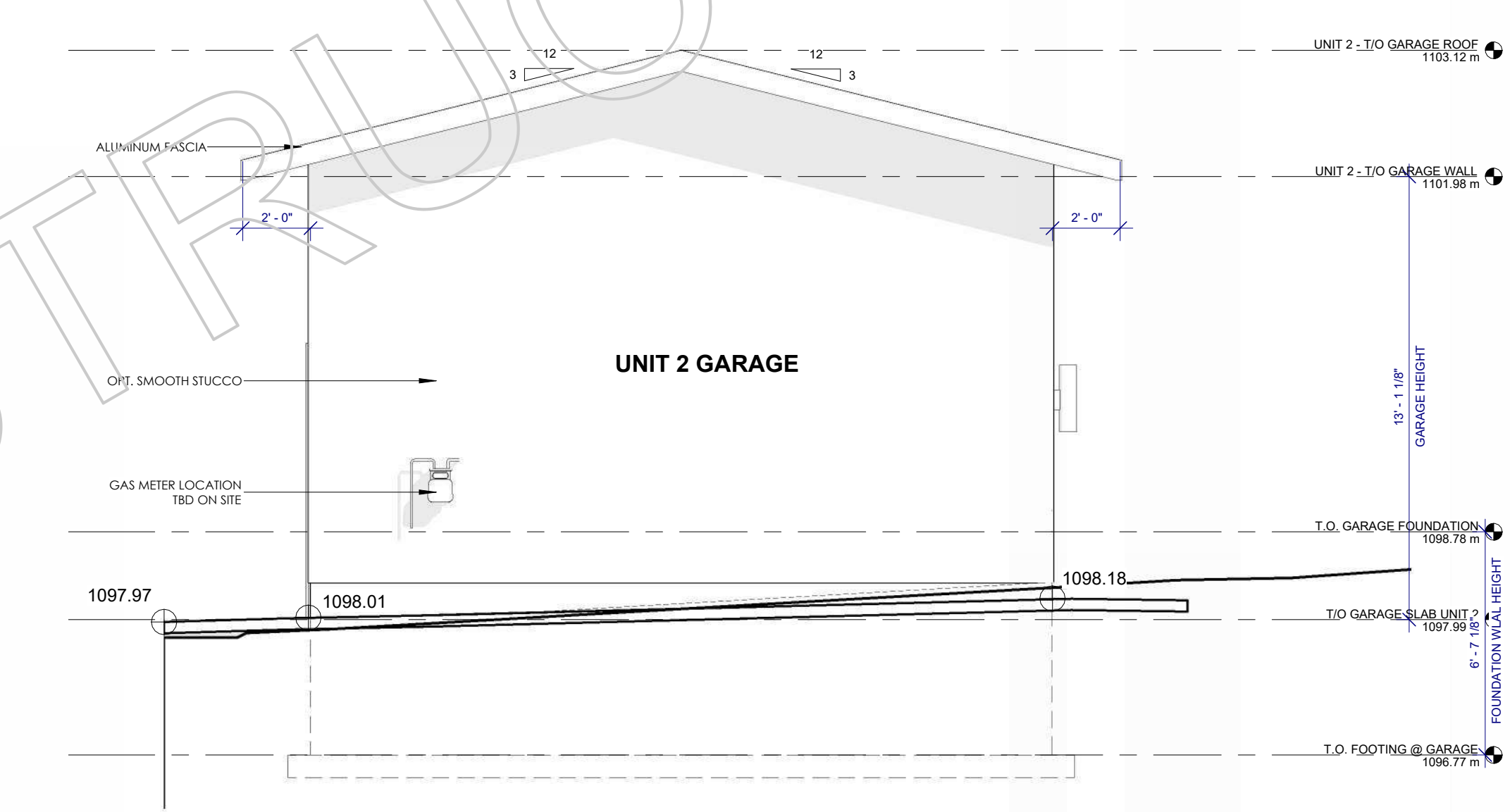
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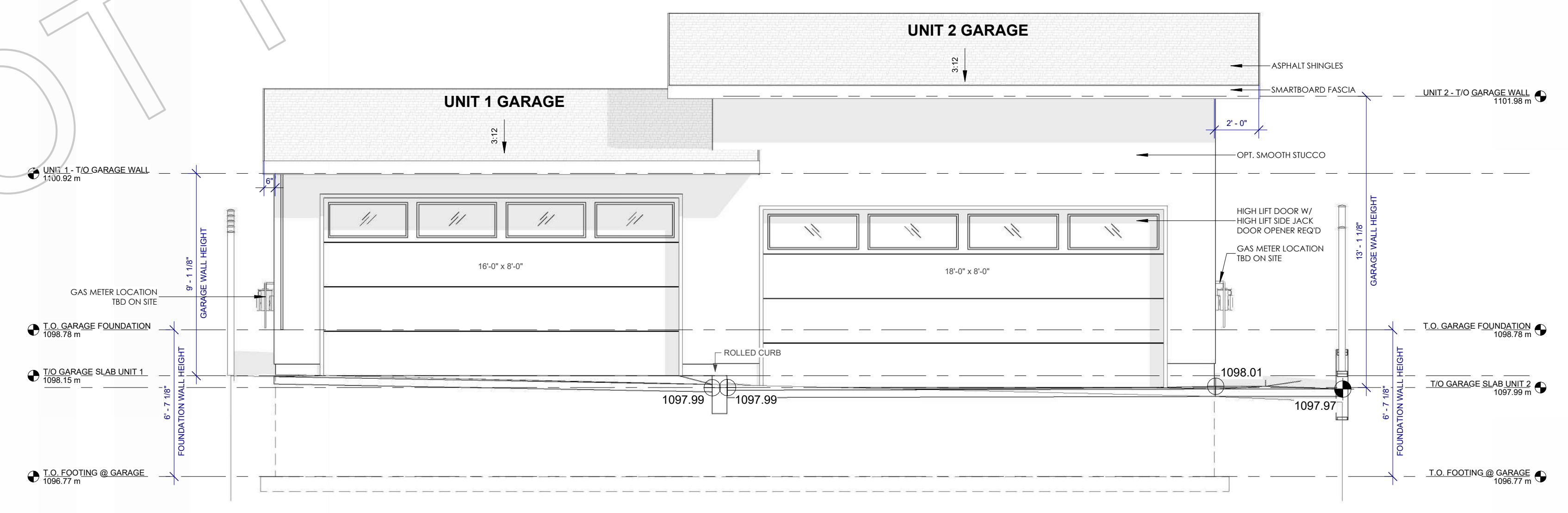
1 FRONT ELEVATION - GARAGE
1/4" = 1'-0"



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

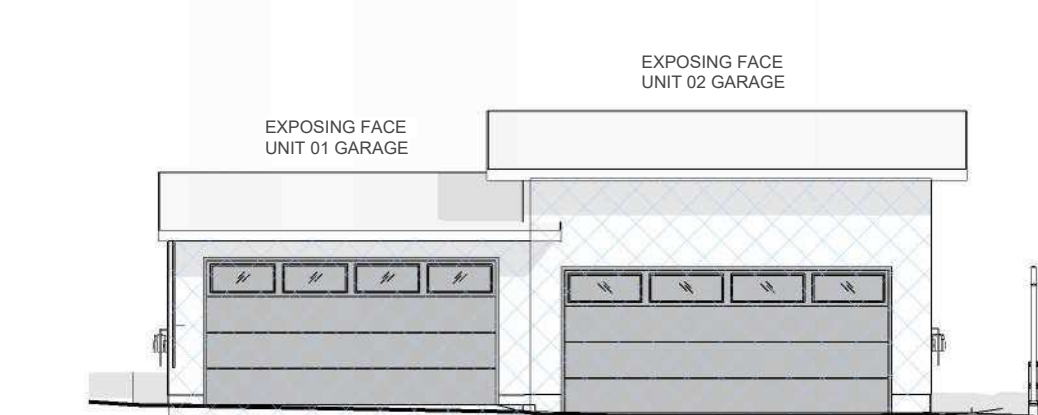


6 GARAGE UNIT 2 - SIDE ELEVATION
1/4" = 1'-0"



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

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



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