



EXTERIOR 3D PERSPECTIVE - FOR VISUALIZATION PURPOSE ONLY - N.T.S.

1044 7 AVE N.E.

SINGLE-FAMILY DWELLING

LOT 12, BLOCK 156,
PLAN 4237GJ

RENFREW, NE CALGARY
LOT ZONING: H-GO

RESPONSIBILITIES

NEW CENTURY DESIGN

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ISSUED / REVISED	yy/mm/dd
Design Draft	26.03.18
Design Draft 1.01	26.03.25
DP Set	26.05.25
DTR 1	26.07.27
DTR 1.1	26.08.07

AREAS

TOTAL GROSS FLOOR AREA	S.F.
MAIN (incl. stair)	1682
SECOND (not incl. stair)	1245
THIRD (not incl. stair)	920
ABOVE GRADE TOTAL	3847
BASEMENT	843
DECK	202
COVERED ENTRY TOTAL	48
BASEMENT GARAGE	645

STREET ADDRESS

1044 7 AV. NE

LEGAL ADDRESS

LOT 12, BLOCK 156, PLAN 4237GJ

PROJECT

RENFREW SFD

DESIGN: DK DRAWN: RJ CHECKED: DK

PROJECT # 26-1-CL-HH-009

SCALE

N.T.S.

TITLE

COVER PAGE &
BLOCK PLAN

ZONING

H-GO

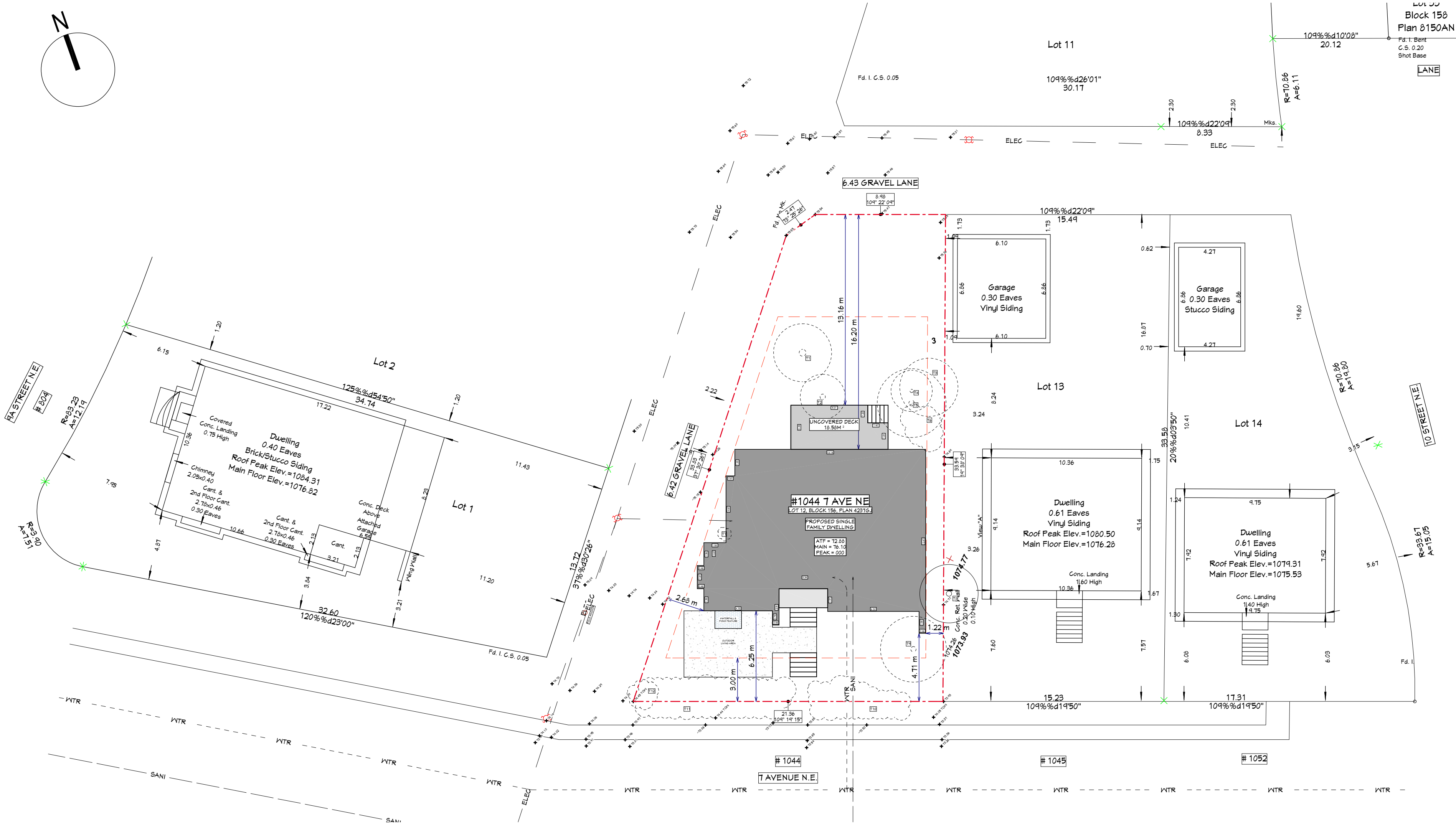
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- A3 MAIN & SECOND FLOOR PLANS
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- A6 ELEVATIONS



SITE / BLOCK LEGEND			
PROPOSED STRUCTURE	PROPOSED RETAINING WALL	ELECTRICAL LINE	PROPOSED SLOPE
PROPOSED GARAGE	CONCRETE DRIVEWAY	SANITATION LINE	FIRE HYDRANT
PROPOSED VERANDA / COVERED DECK	CONCRETE WALKWAY	WATER LINE	POWER POLE
PROPOSED UNCOVERED DECK	PAVERS	STORM LINE	PROPOSED TREE
NEIGHBOURING STRUCTURE	GRAVEL	GAS LINE	PROPOSED SHRUB
PROPOSED MAIN UNIT AMENITY SPACE	SOIL	PROPERTY LINE	EXISTING TREE TO REMAIN
PROPOSED SUITE AMENITY SPACE	WOOD MULCH	ADJACENT PROPERTY LINE	EXISTING TREE TO BE REMOVED
		PROPOSED FENCE	EXTRAPOLATED GRADE
		PROPOSED GRADE	COMPOST BIN & RECYCLING BIN
		EXISTING GRADE	
		PROPOSED GRADE	

BLOCK PLAN
SCALE: 1 = 200

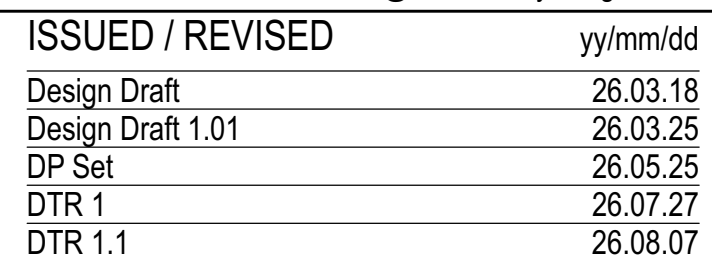
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LOT 12, BLOCK 156, PLAN 4237GJ

DESIGN: DK	DRAWN: RJ	CHECKED: D
PROJECT #		26-1-CL-HH-0

SITE PLAN & SITE STATISTICS

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	PROPOSED STRUCTURE		PROPOSED RETAINING WALL		ELECTRICAL LINE		PROPOSED SLOPE
	PROPOSED GARAGE		CONCRETE DRIVEWAY		SANITATION LINE		FIRE HYDRANT
	PROPOSED VERANDA / COVERED DECK		CONCRETE WALKWAY		WATER LINE		POWER POLE
	PROPOSED UNCOVERED DECK		PAVERS		STORM LINE		PROPOSED TREE
	NEIGHBOURING STRUCTURE		GRAVEL		GAS LINE		PROPOSED SHRUB
	PROPOSED MAIN UNIT AMENITY SPACE		SOD		PROPERTY LINE		EXISTING TREE TO REMAIN
	PROPOSED SUITE AMENITY SPACE		WOOD MULCH		ADJACENT PROPERTY LINE		EXISTING TREE TO BE REMOVED
					PROPOSED FENCE		
					PROPOSED GRADE		
					EXISTING GRADE		
					EXTRAPOLATED GRADE		
					COMPOST, WASTE & RECYCLING BINS		

#1	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS	LOCATION
T1	0.29	4.00	5.00	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T2	0.21	3.00	4.00	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T3	0.10	4.00	6.00	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T4	0.05	3.00	6.00	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T5	0.13	5.00	6.00	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T6	---	2.30	2.00	SHRUB		TO BE REMOVED	(PRIVATE)
T7	---	0.10	1.40	SHRUB		TO BE REMOVED	(PRIVATE)
T8	0.69	4.00	4.00	DECIDUOUS		TO BE REMOVED	(NEIGHBOUR)
T9	0.23	4.50	3.50	DECIDUOUS		TO BE REMOVED	(PRIVATE)
T10	---	---	0.60	TREELINE		TO BE REMOVED	(PRIVATE)
T11	---	---	0.60	TREELINE		TO BE REMOVED	(PRIVATE)
T12	---	2.00	1.50	SHRUB		TO BE REMOVED	(PRIVATE)

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS	LOCATION
T13	0.06	---	---	DECIDUOUS	Amur Maple (<i>Acer Ginnala</i>)	TO BE PLANTED (X2)	
T14	0.06	---	---	DECIDUOUS	Majday Tree (<i>Frinus Ficus Commutata</i>)	TO BE PLANTED (X1)	
T15	---	---	2.0	CONIFEROUS	Columnar Blue Spruce (<i>Plumar pungens 'Fastigiata'</i>)	TO BE PLANTED (X1)	
S1	---	---	0.60		Ninebark (<i>Physocarpus opulifolius</i>)	TO BE PLANTED (X2)	
S2	---	---	0.60		Nannyberry (<i>Viburnum Lentago</i>)	TO BE PLANTED (X2)	
S3	---	---	0.60		Mugo Pine (<i>Pinus Mugo</i>)	TO BE PLANTED (X2)	

- SITE TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM
- ALL SOD AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- ALL SOD TOPSOIL TO BE MINIMUM 300mm DEPTH
- ALL SHRUB AND TREE BEDS TO BE MINIMUM 600mm DEPTH

BUILDING HEIGHT	10.98 m
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Proposed main floor geodetic	1076.10
Proposed peak geodetic	1085.78
Lowest adjacent grade	1074.80
Proposed building height	10.98 m

RESIDENTIAL DENSITY 18.73 units/ha

Lot area = ~ 0.053385 ha
Units = 1

PARCEL COVERAGE 30.11 %

Lot area	533.85m ²
Building footprint	156.26 m ²
Covered entries	4.46 m ²
Total coverage area	160.72 m ²

TOTAL GROSS FLOOR AREA 357.40 m2

ABOVE GRADE TOTAL =	3847 sf (357.40 m2)
Main	1682sf (156.26 m2)
Second	1245 sf (115.66 m2)
Third	920 sf (85.47 m2)
Basement	843 sf (78.32 m2)

PARKING STALLS PROVIDED ON-SITE	2.00
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Dwelling units: 1
Parking stalls per dwelling unit = 2
Garage parking stalls provided: 2

REQUIRED PLANTINGS

A minimum of 3.0 trees must be provided if parcel width is greater than 10.0m.

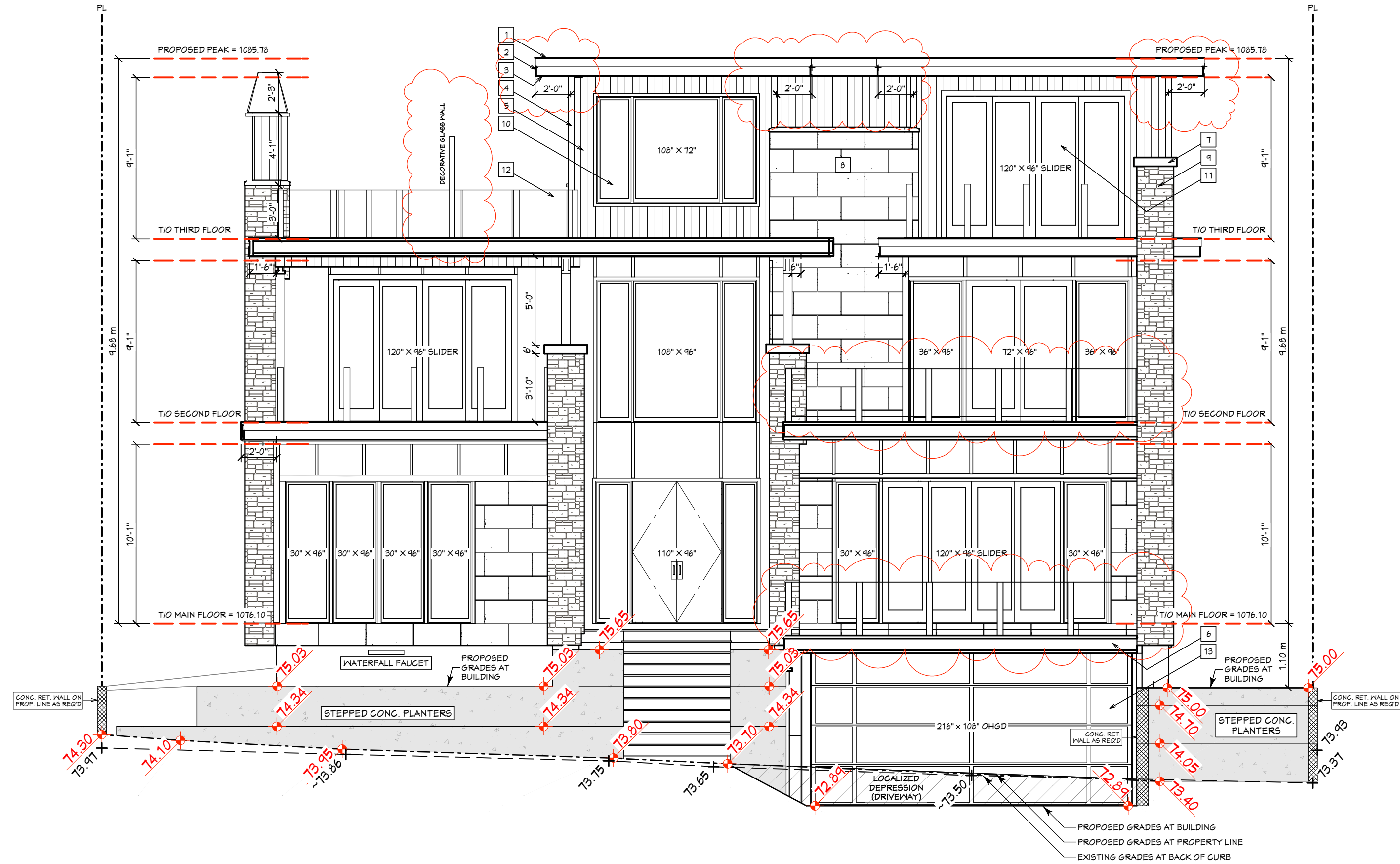
2.0 trees must be provided when parcel width is less than or equal to 10.0m

Parcel Width = 21.36
Trees Required = 3.00

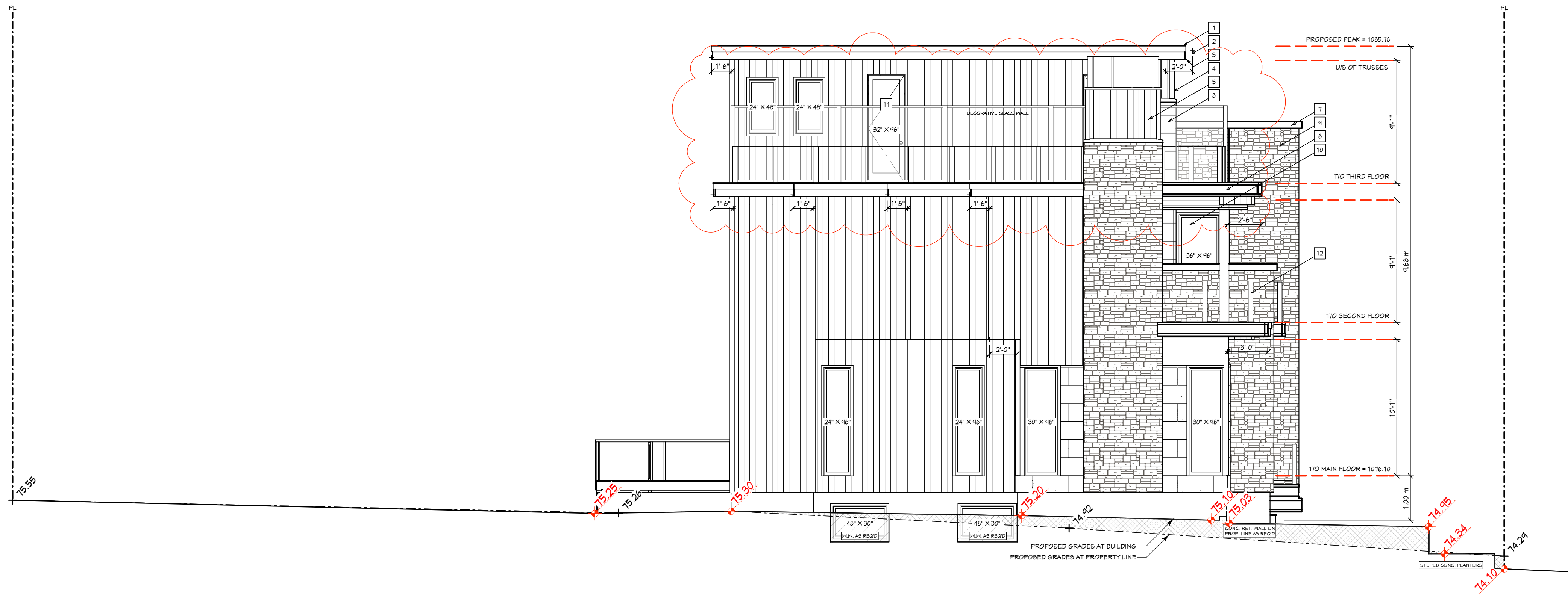
Planting Provided
Trees = 4.00



SCALE: NTS - FOR DESIGN PURPOSE ONLY



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



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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	4" COMPOSITE CORNER BOARD
5	COMPOSITE VERT. BOARD & BATTEN
6	BLACK METAL DETAILING
7	STONE CAP
8	BRICK VENEER
9	STONE VENEER
10	VINYL CLAD WINDOWS
11	FIBREGLASS DOOR
12	METAL & GLASS RAILING
13	STEEL O/H DOOR

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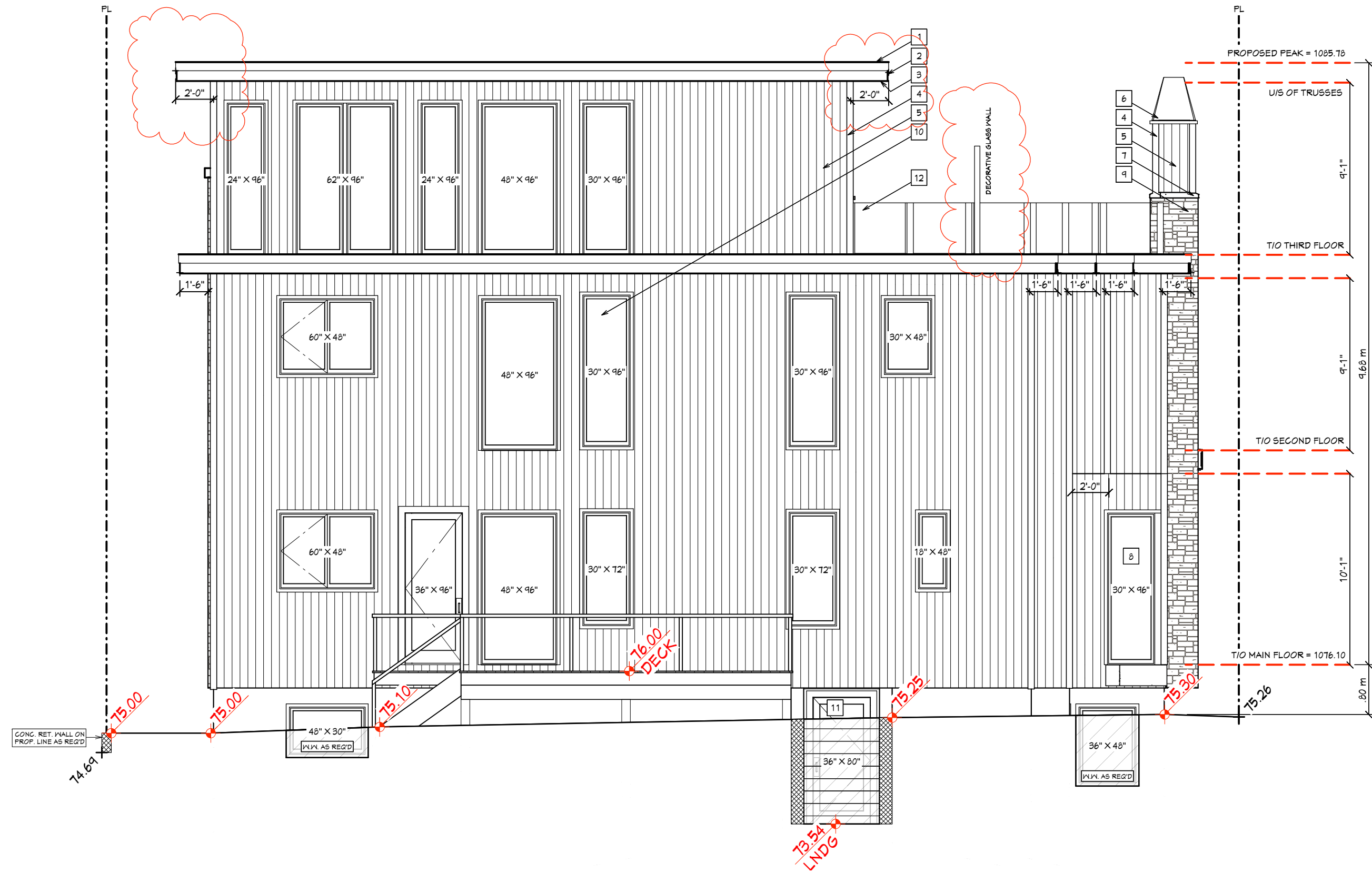
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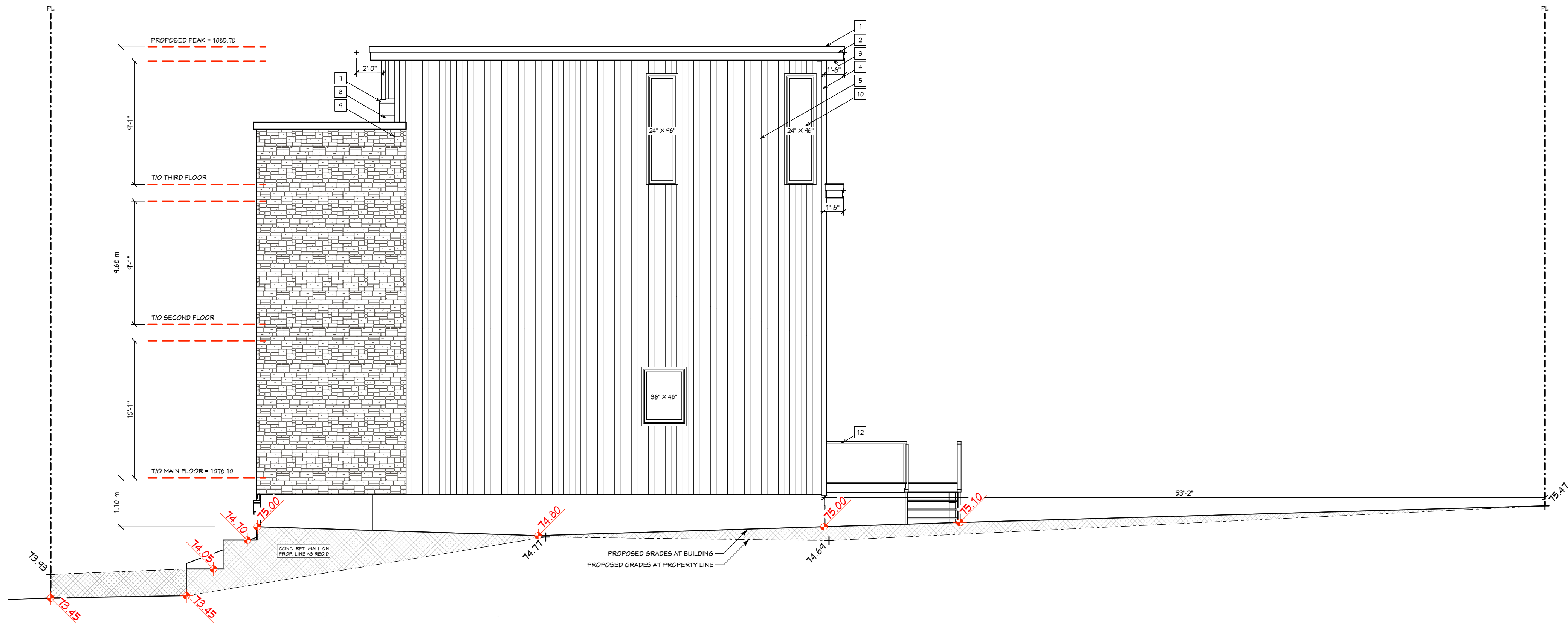
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REAR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



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

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