



VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS		m/d/y
Design Draft 1.0		05.08.26
Design Draft 1.1		05.13.26
DP Set		06.16.26
DP Set - Revised Exterior		07.29.26
DR Set		09.14.26
DR Set - Rev. 1		10.05.26

AREAS		S.F.
MAIN FLOOR		938 SF
SECOND FLOOR		1,025 SF
TOTAL (GFA)		1,963 SF

BASEMENT DEV.	842 SF
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REAR DECK	169 SF
OPEN PORCH	90 SF

GARAGE (DETACHED)	410 SF
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STREET ADDRESS
WEST LOT
409 12 AVE NW

LEGAL ADDRESS
LOT 4, BLOCK 11,
PLAN 3946 N

PROJECT
CRESCENT HEIGHTS
SINGLE - WEST

DRAWING
COVER PAGE

ZONING	PROJECT TAG
R-C2	26-11-NSH-01

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VM	

SCALE	
AS NOTED	A1 / 6

409 12 AVE NW - WEST LOT

SINGLE FAMILY DWELLING

LOT 4, BLOCK 11, PLAN 3946 N

CRESCENT HEIGHTS, NW CALGARY, LOT ZONING: R-C2

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A2	BLOCK PLAN
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A4	FLOOR PLANS
A5	FRONT, BACK & LEFT ELEVATIONS
A6	RIGHT ELEVATION & GARAGE ELEVATIONS

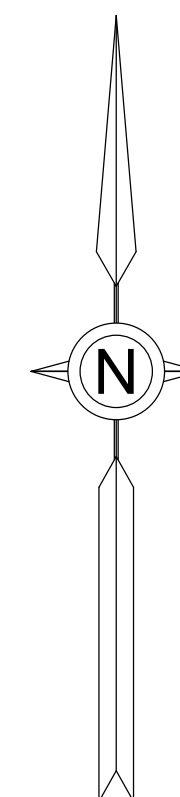
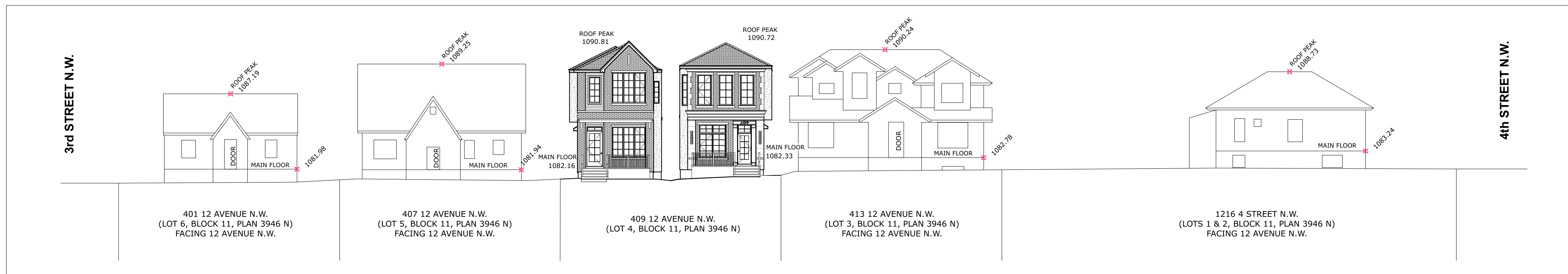




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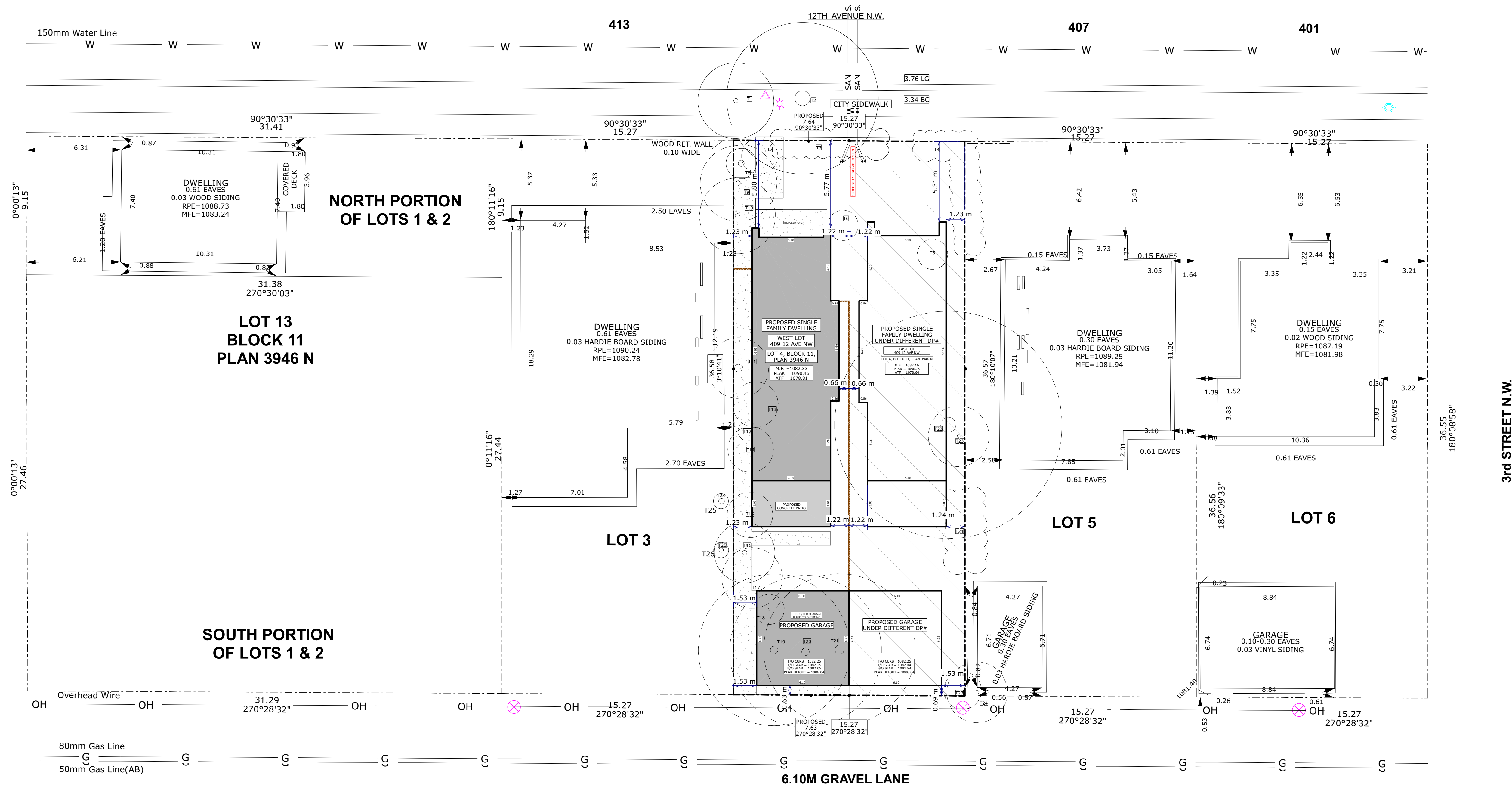
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SCALE AS NOTED	A2 / 6



NORTH STREETSCAPE

SCALE: 1 = 150



BLOCK PLAN

SCALE: 1 = 150

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1090.72

PROPOSED HEIGHT = 9.42 m

9.42 m

PARCEL COVERAGE

LOT AREA = 558.17 m2 (6,008.15 sf)

TO BE SUBDIVIDED

WEST LOT AREA = 279.05 m2 (3,003.66 sf)

BUILDING FOOTPRINT = 87.14 m2 (938.00 sf)

GARAGE = 38.09 m2 (410.00 sf)

TOTAL COVERED AREA = 125.23 m2 (1,348.00 sf)

TOTAL COVERED AREA ALLOWED = 125.57 m2 (1,351.62 sf)

44.87 %

GFA FLOOR AREA

MAIN FLOOR = 938 sf

SECOND FLOOR = 1,025 sf

TOTAL = 1,963 sf

BASEMENT = 842 sf

TOTAL = 1,963 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 1

PARKING STALLS PER DWELLING UNIT = 2

PROVIDED VIA GARAGE

2 stalls

TREE SCHEDULE:

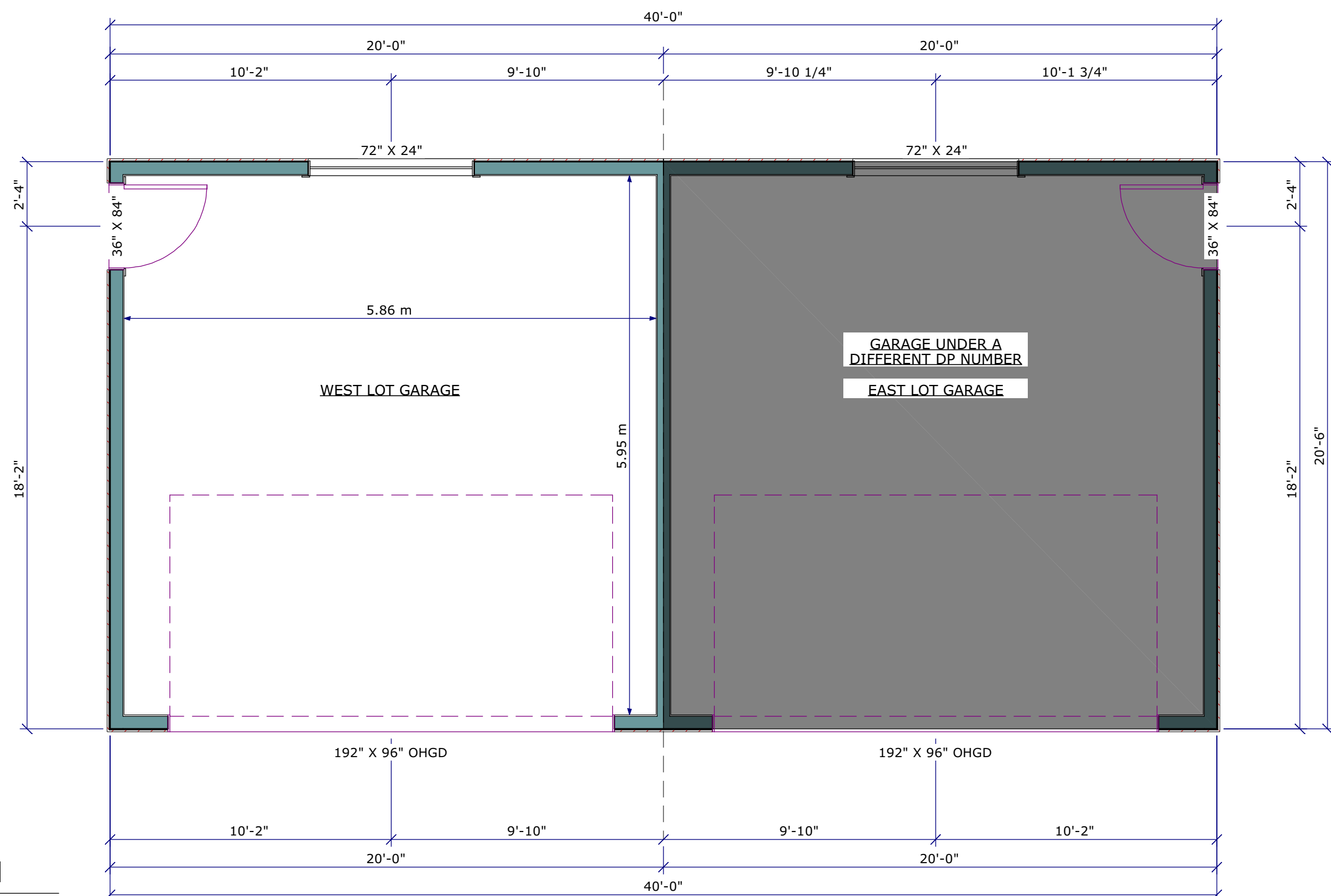
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Deciduous	0.30	5.0	10.0	In City Property	To remain (T-32126821 - FRAXINUS PENNSYLVANICA)
T2	Deciduous	1.00	10.0	10.0	In City Property	To remain (T-32126820 FRAXINUS PENNSYLVANICA)
T3-T4	Hedge	---	1.0	2.0	On Property Line	T3 Partially removed, T4 Partially removed & trimmed
T5-T6	Bush	---	2.0	2.0	In Subject Property	T5-T6 To be removed
T7	Bush	---	2.5	4.0	In Subject Property	To be removed
T8	Deciduous	0.40	2.0	6.0	In Subject Property	To remain
T9	Deciduous	0.30	5.0	8.0	In Subject Property	To be removed
T10	Deciduous	0.30	5.0	7.0	In Subject Property	To be removed
T11	Deciduous	0.50	4.0	10.0	In Subject Property	To be removed
T12	Deciduous	0.10	2.0	6.0	In Subject Property	To be removed
T13-T15	Bush	---	3.0	3.0	In Subject Property	T13-T15 To be removed
T16-T17	Deciduous	0.30	4.0	6.0	In Subject Property	T16 To remain, T17 To be removed
T18	Deciduous	0.15	2.0	5.0	In Subject Property	To be removed
T19-T20	Coniferous	0.50	10.0	20.0	In Subject Property	To be removed
T21	Coniferous	0.60	10.0	20.0	In Subject Property	To be removed
T22	Deciduous	1.00	15.0	20.0	In Subject Property	To be removed
T23	Deciduous	0.20	4.0	5.0	In Subject Property	To be removed
T24	Bush	---	3.0	4.0	On Property Line	Partially removed & trimmed
T25	Bush	---	2.5	2.5	In Adjacent Property	To remain
T26	Deciduous	0.25	4.0	7.0	In Adjacent Property	To remain
T27-T28	Deciduous	0.30	1.0	15.0	In Adjacent Property	To remain
T29	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Brandon White Cedar - Thuja Occidentalis 'Brandon' **MATURE HEIGHT 13' - 3.96M**
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x4) - Pygmy Caragana - Caragana Pygmae

SITE PLAN NOTES

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

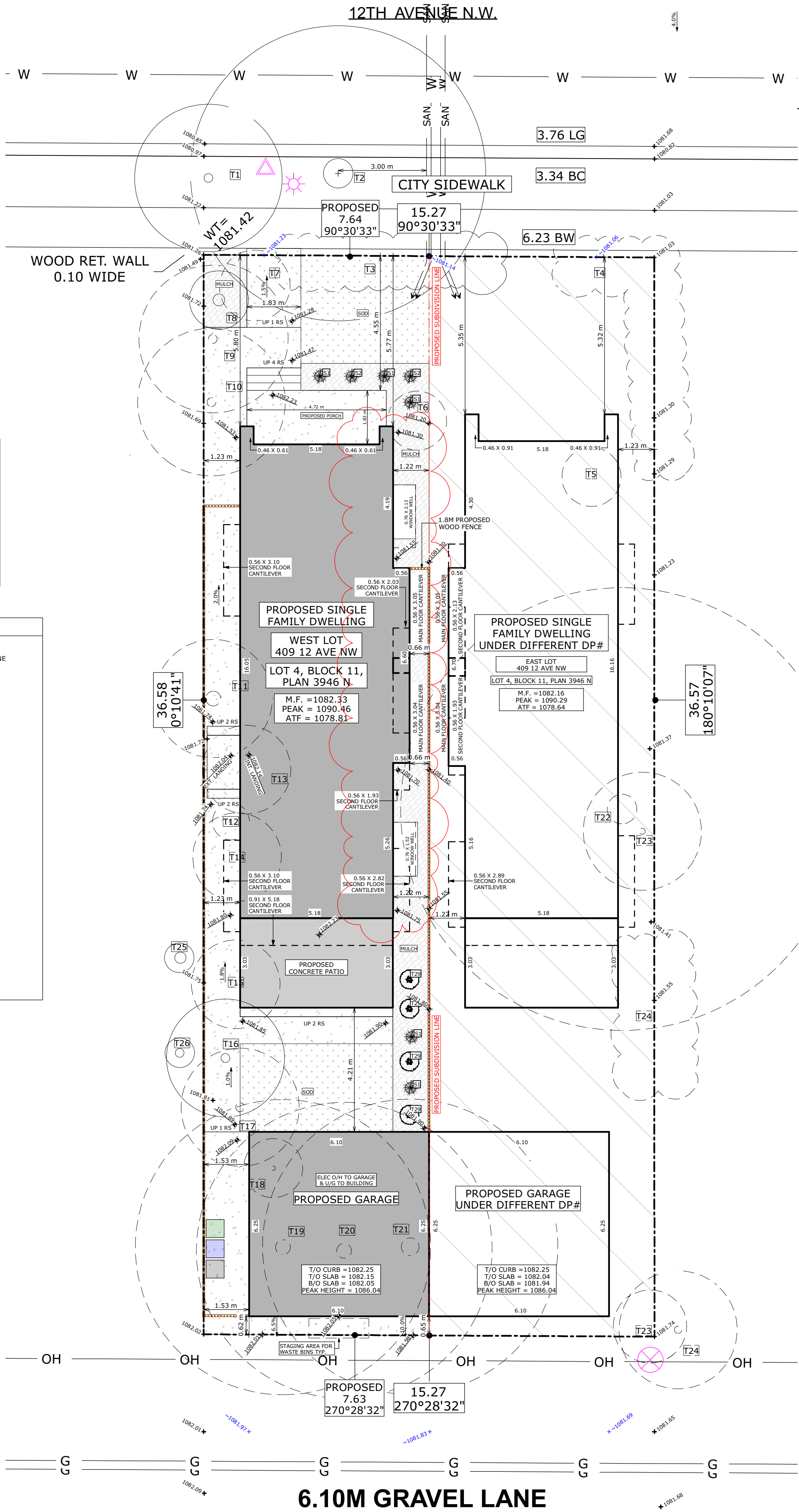
SITE / BLOCK LEGEND

	PROPOSED HOUSE	—OH—	OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE	—SAN—	CITY SANITATION LINE
	CONCRETE	—W—	CITY WATER LINE
	CRUSHED LIMESTONE	—ST—	CITY STORM LINE
	MULCH	—G—	CITY GAS LINE
	SOD	---	PROPERTY LINE
	EXISTING TREE TO REMAIN	±1044.44	PROPOSED GRADE
	EXISTING TREE TO BE REMOVED	+1044.44	EXISTING GRADE
		+~1022.22	EXTRAPOLATED GRADE
		4.0%	PROPOSED SLOPE
			POWER POLE



GARAGE FLOOR PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1 = 100



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REAR DECK

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WEST LOT
409 12 AVE NW

LEGAL ADDRESS

LOT 4, BLOCK 11,
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SINGLE - WEST

DRAWING

SITE PLAN &
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ZONING

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A3 / 6



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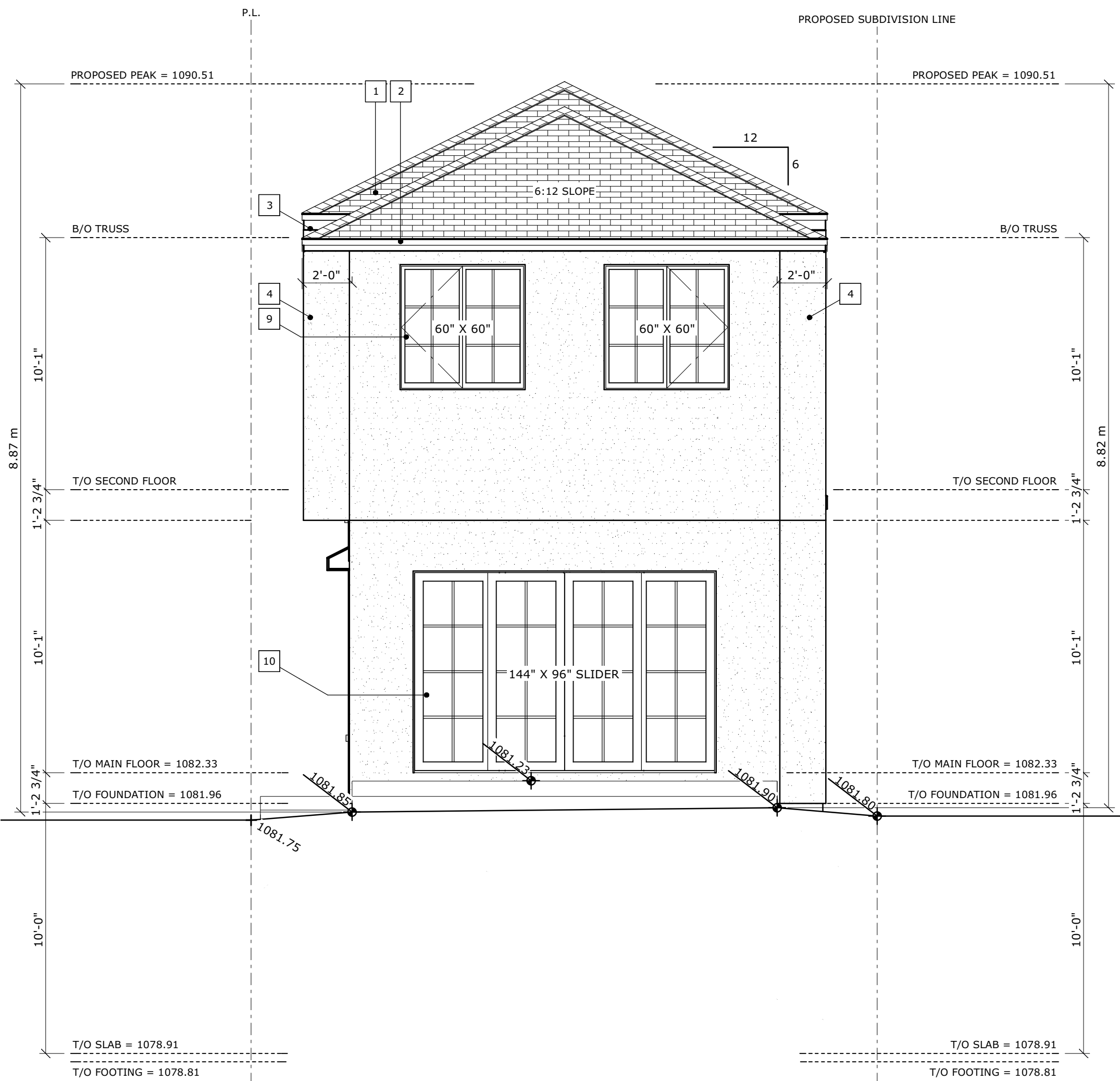
PROJECT
CRESCENT HEIGHTS
SINGLE - WEST

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

ZONING R-C2	PROJECT TAG 26-11-NSH-01
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SCALE AS NOTED	A5 / 6
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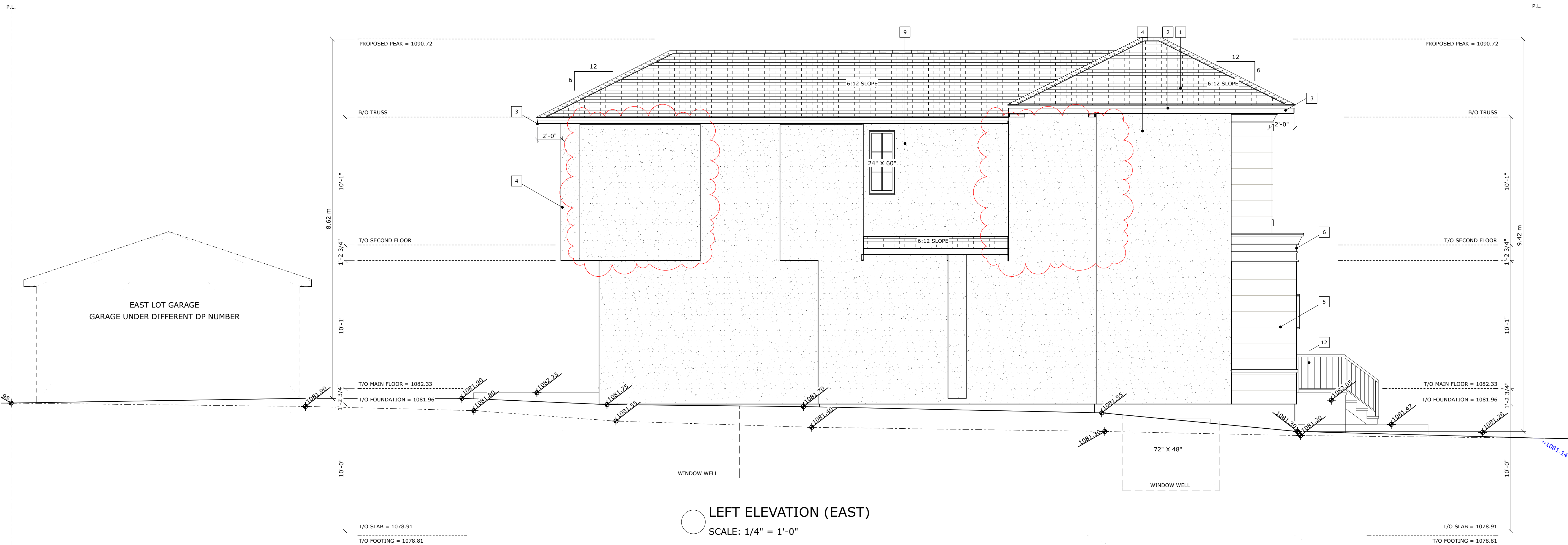
BACK ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



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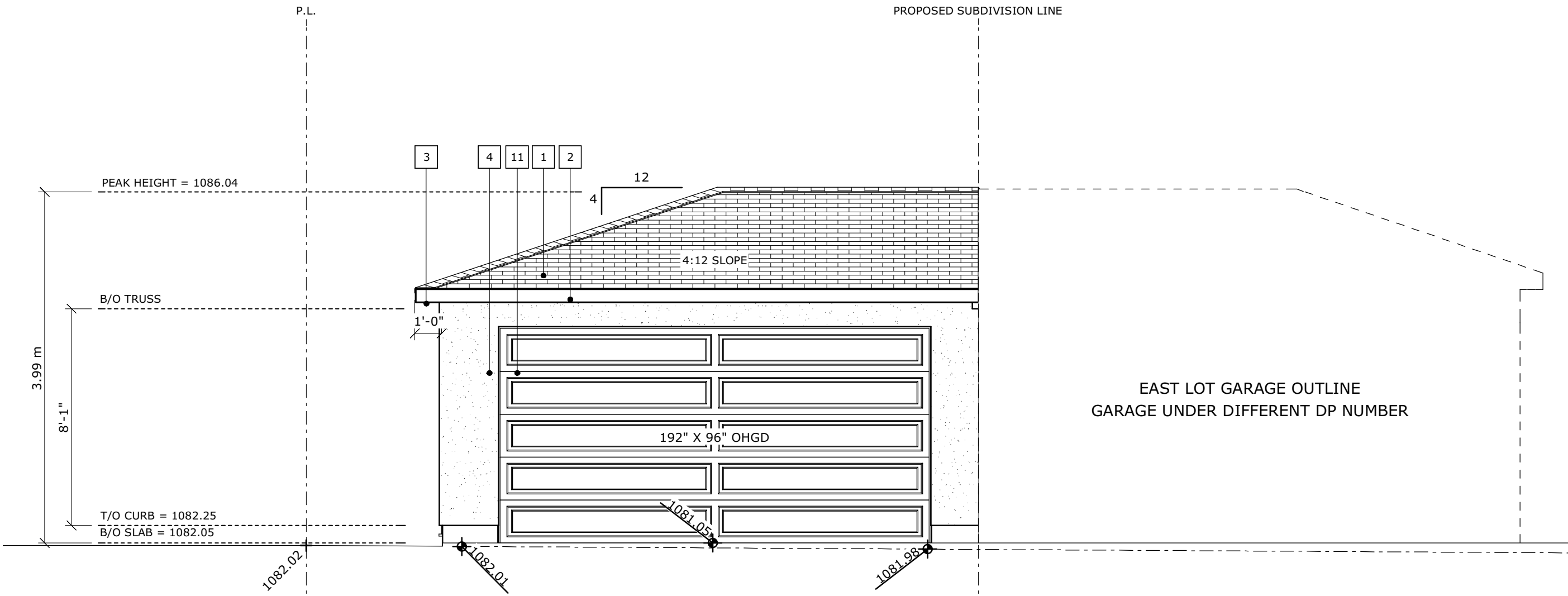
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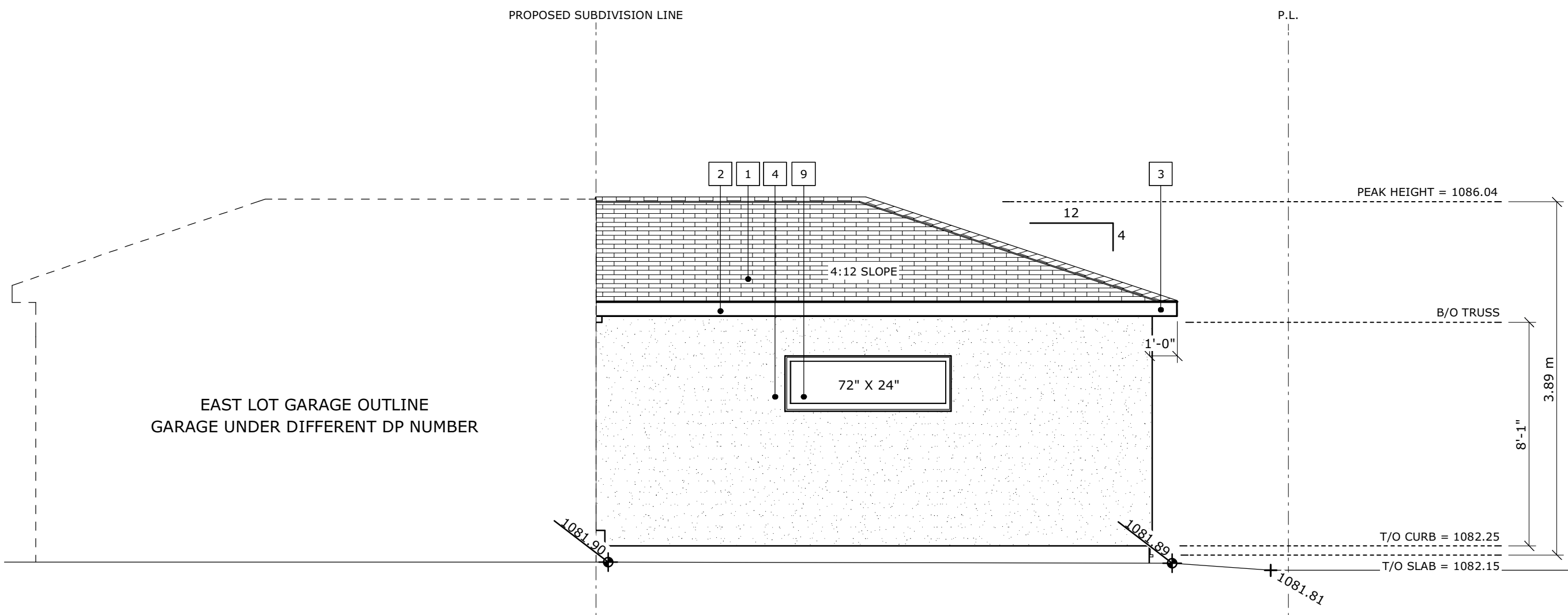
DRAWING
RIGHT & GARAGE
ELEVATIONS

ZONING R-C2	PROJECT TAG 26-11-NSH-01
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SCALE AS NOTED	A6 / 6



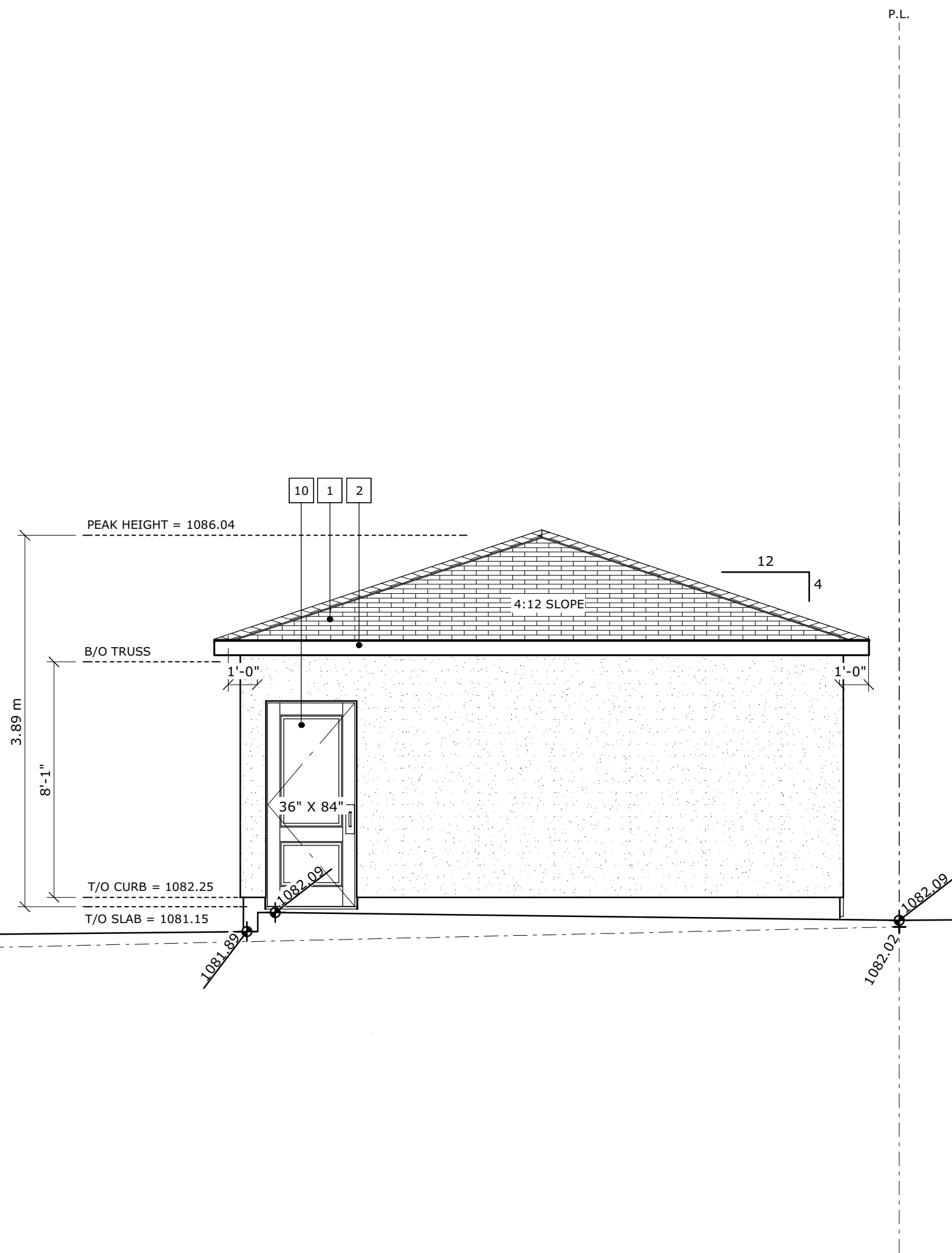
GARAGE LANEWAY ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



GARAGE YARD ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



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