

409 12 AVE NW - EAST LOT

SINGLE FAMILY DWELLING

LOT 4, BLOCK 11, PLAN 3946 N

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

SHEET LIST	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	FLOOR PLANS
A5	FRONT, BACK & LEFT ELEVATIONS
A6	RIGHT ELEVATION & GARAGE ELEVATIONS



VM DESIGNS

587-377-7279

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

AREAS	S.F.
MAIN FLOOR	932 SF
SECOND FLOOR	1,021 SF
TOTAL (GFA)	1,953 SF

BASEMENT DEV.	842 SF
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REAR DECK	169 SF
PORCH	95 SF

GARAGE (DETACHED)	410 SF
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STREET ADDRESS

EAST LOT
409 12 AVE NW

LEGAL ADDRESS

LOT 4, BLOCK 11,
PLAN 3946 N

PROJECT

CRESCENT HEIGHTS
SINGLE - EAST

DRAWING

COVER PAGE

ZONING R-C2	PROJECT TAG 26-11-NSH-01
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SCALE AS NOTED	A1 / 6
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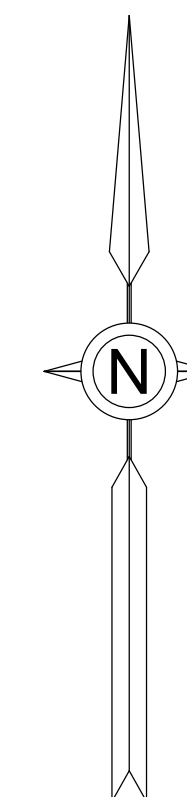
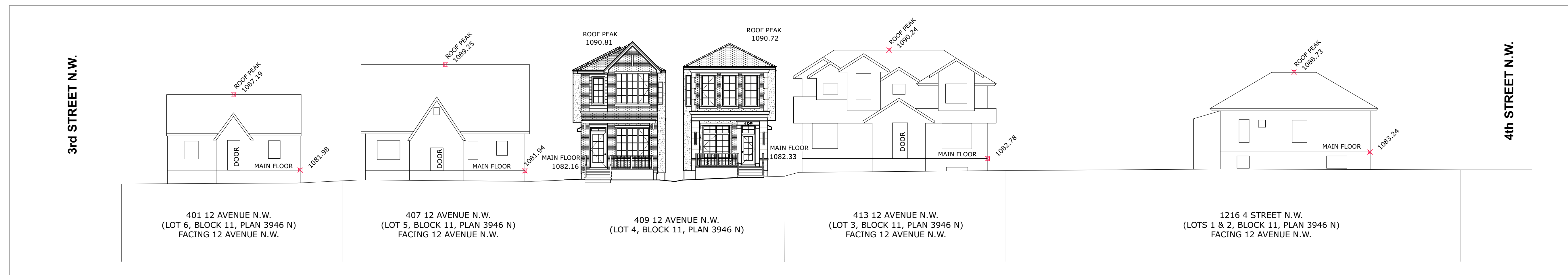
PROJECT

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SINGLE - EAST

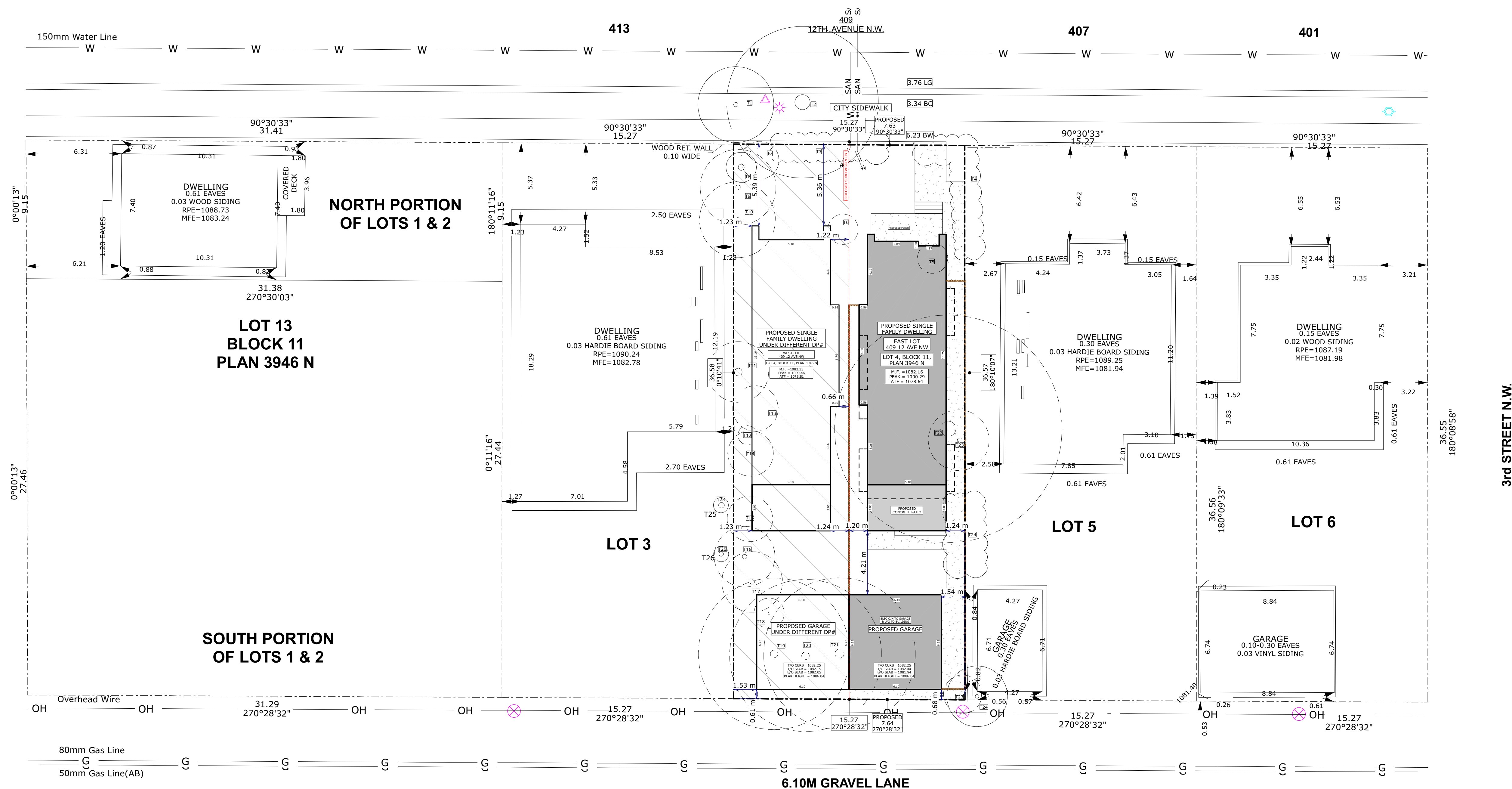
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BLOCK PLAN

ZONING R-C2	PROJECT TAG 26-11-NSH-01
DRAWN BY VM	SHEET A2 / 6
SCALE AS NOTED	



 NORTH STREETScape
SCALE: 1 = 150



 BLOCK PLAN
SCALE: 1 = 150

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1090.81

PROPOSED HEIGHT = 9.51 m

9.51 m

PARCEL COVERAGE

LOT AREA = 558.17 m2 (6,008.15 sf)

TO BE SUBDIVIDED

EAST LOT AREA = 279.13 m2 (3,004.49 sf)

BUILDING FOOTPRINT = 86.58 m2 (932.00 sf)

GARAGE = 38.09 m2 (410.00 sf)

TOTAL COVERED AREA = 124.67 m2 (1,342 sf)

TOTAL COVERED AREA ALLOWED = 125.61 m2 (1,352.05 sf)

44.66 %

GFA FLOOR AREA

MAIN FLOOR = 932 sf

SECOND FLOOR = 1,021 sf

TOTAL = 1,953 sf

BASEMENT DEV = 842 sf

TOTAL = 1,953 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 1

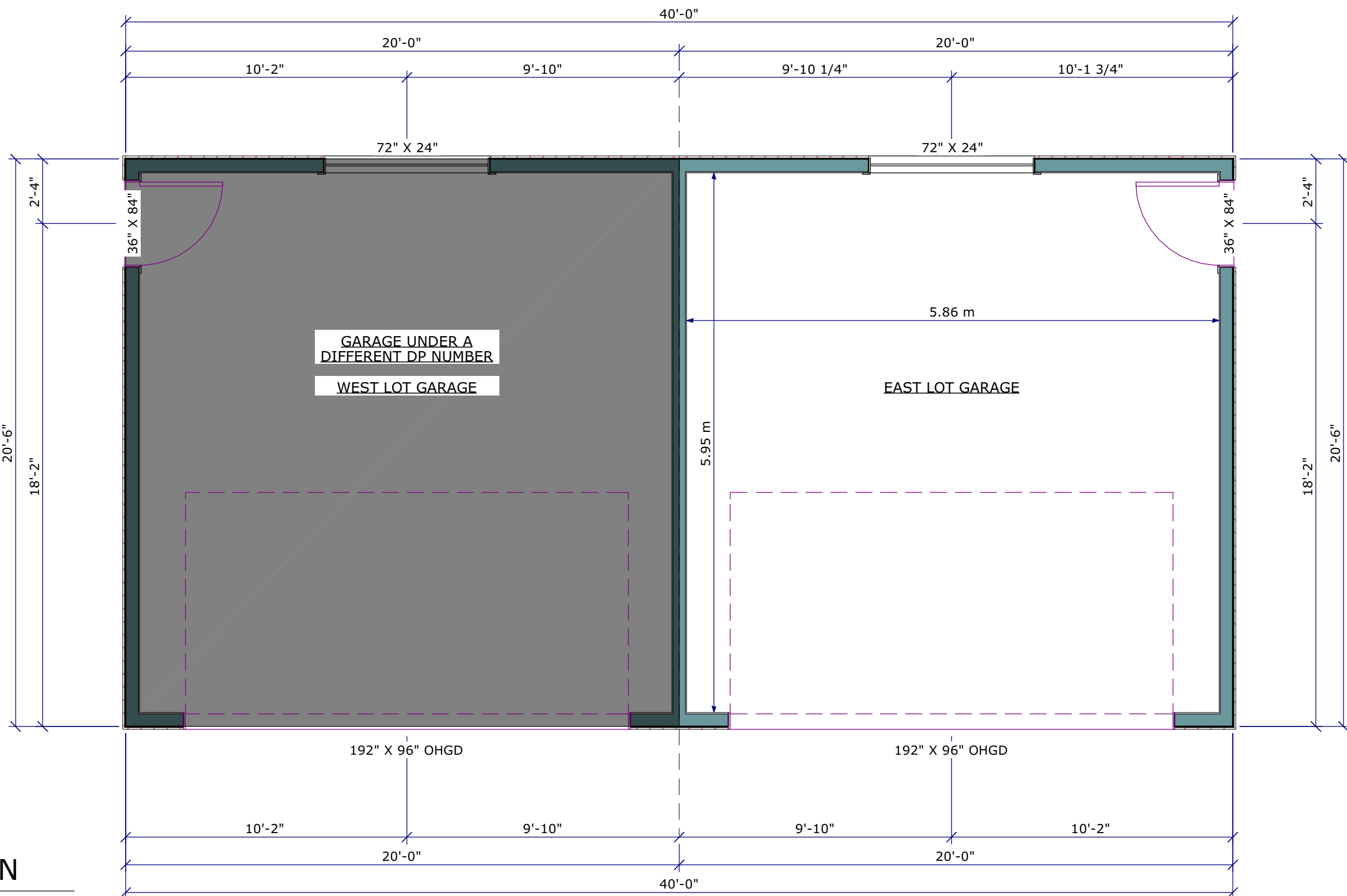
PARKING STALLS PER DWELLING UNIT = 2

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 removed, 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	To be remain
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**
T30	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
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



GARAGE FLOOR PLAN

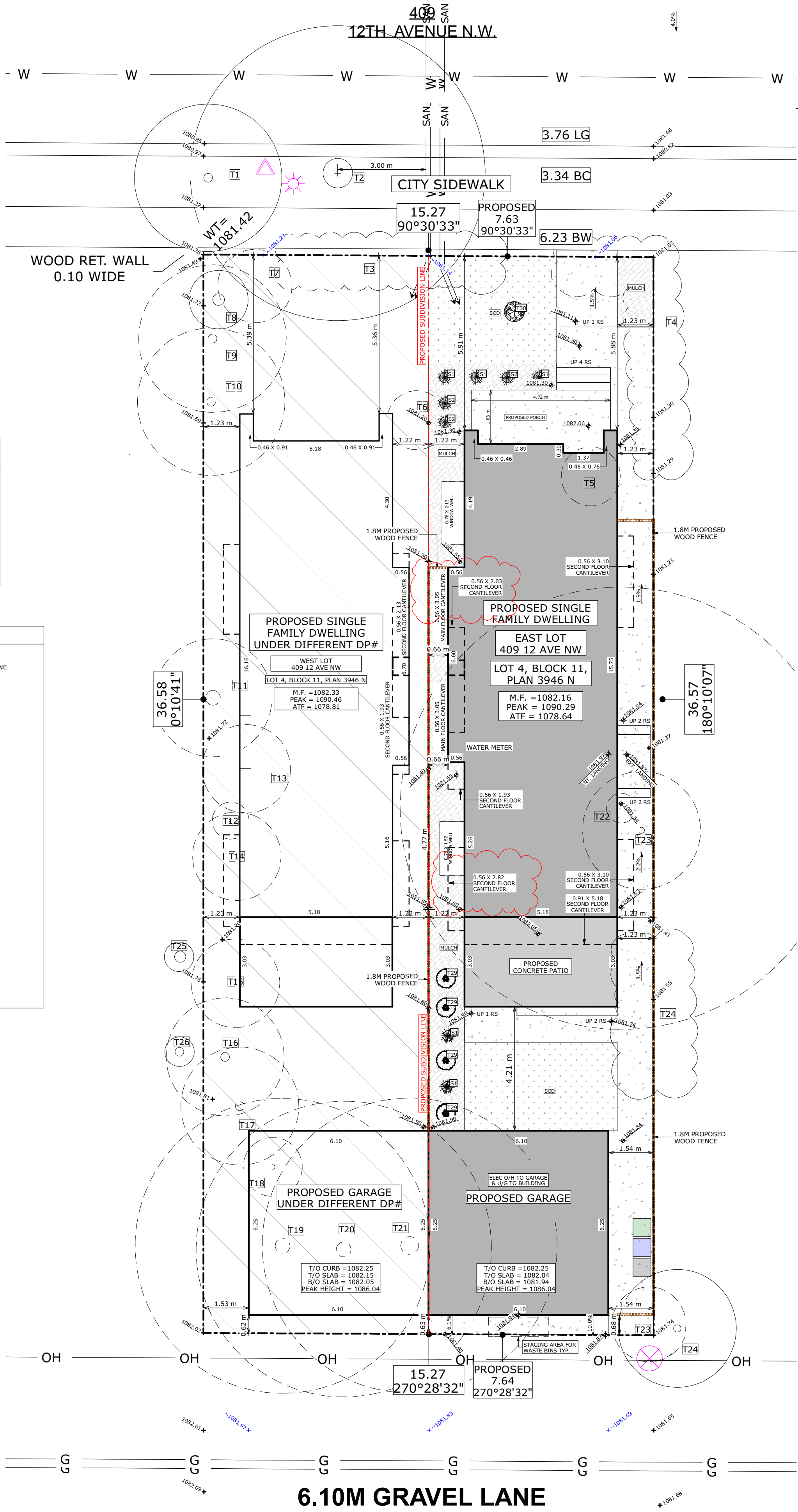
SCALE: 1/4" = 1'-0"

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		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	CONCRETE		CITY WATER LINE
	CRUSHED LIMESTONE		CITY STORM LINE
	MULCH		CITY GAS LINE
	SOD		PROPERTY LINE
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			PROPOSED SLOPE
			POWER POLE



6.10M GRAVEL LANE

SITE PLAN

SCALE: 1 = 100



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REAR DECK

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SITE PLAN &
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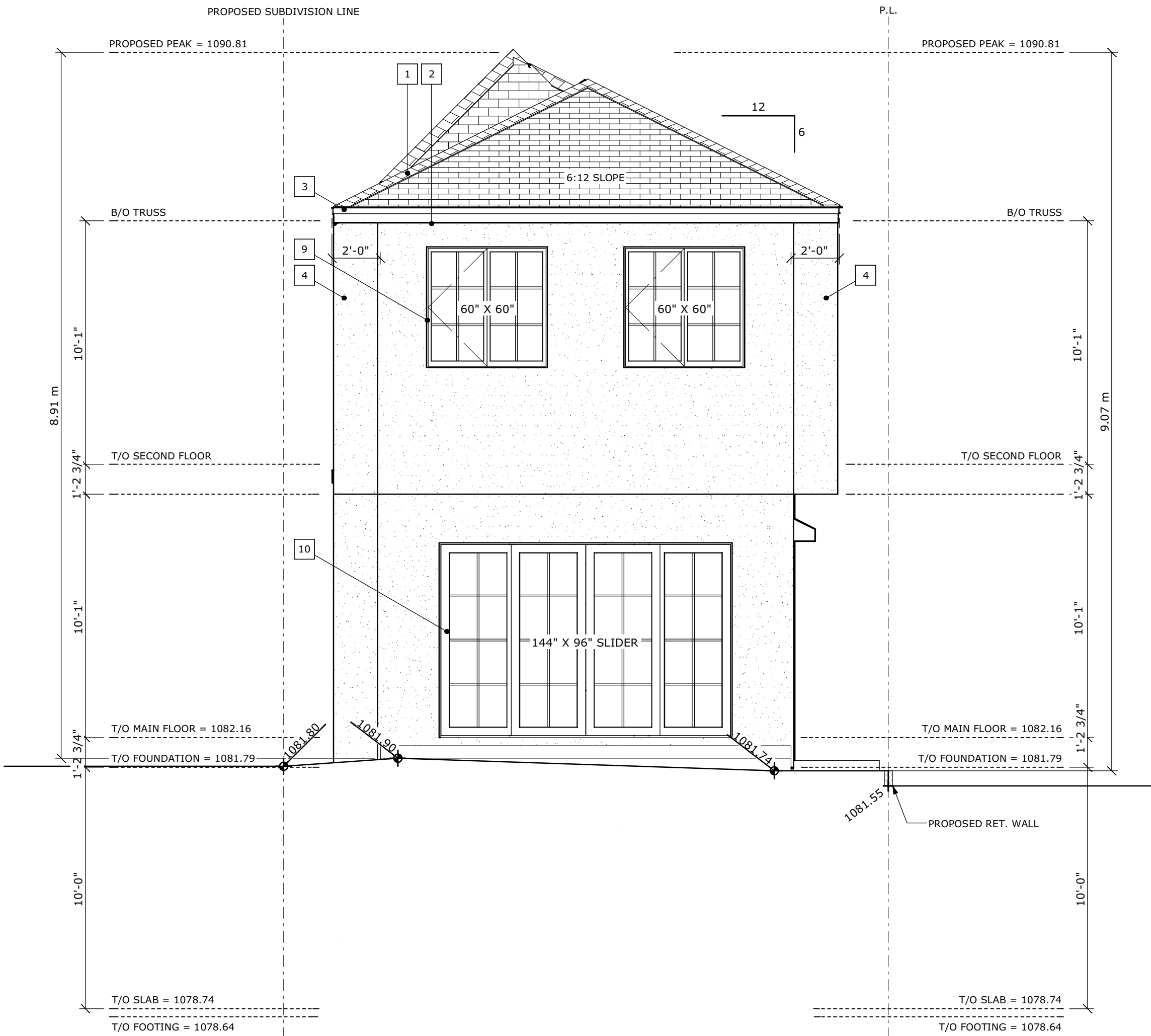
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FRONT, BACK & LEFT
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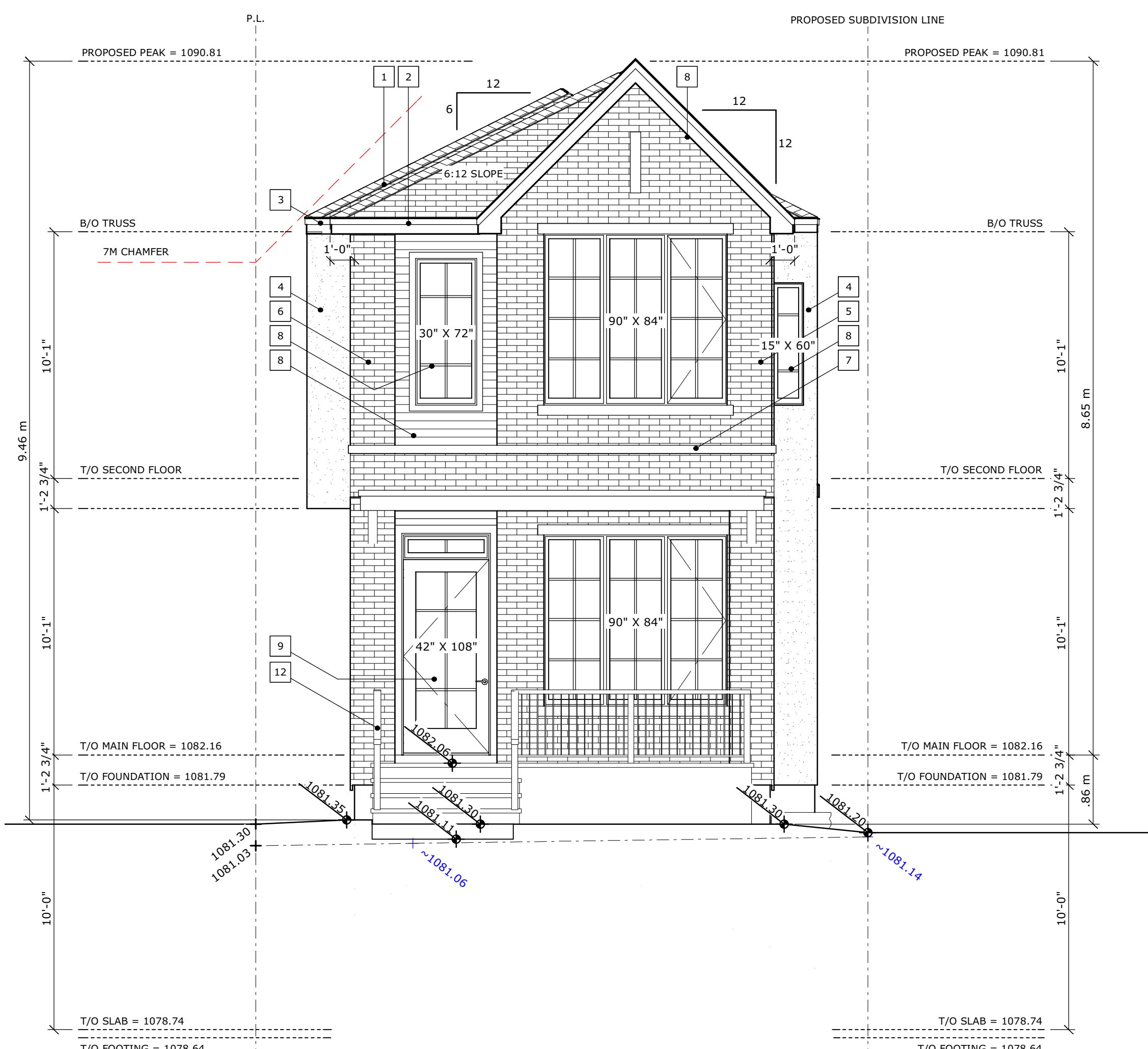
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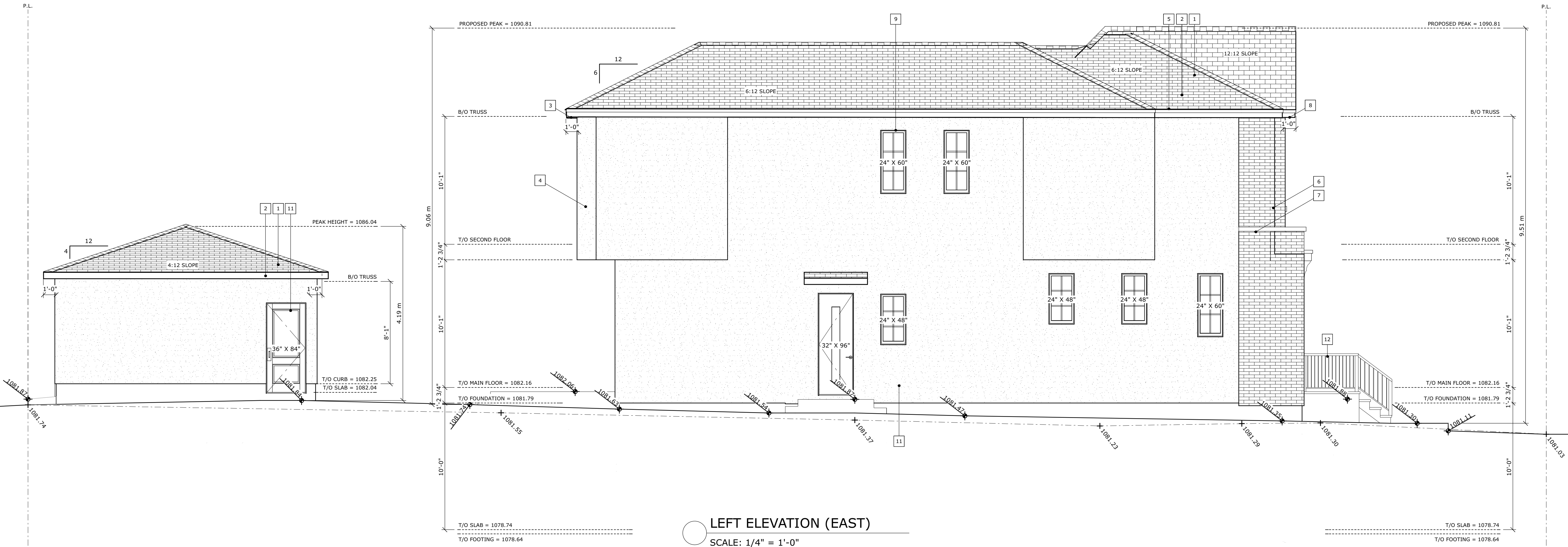
BACK ELEVATION (SOUTH)

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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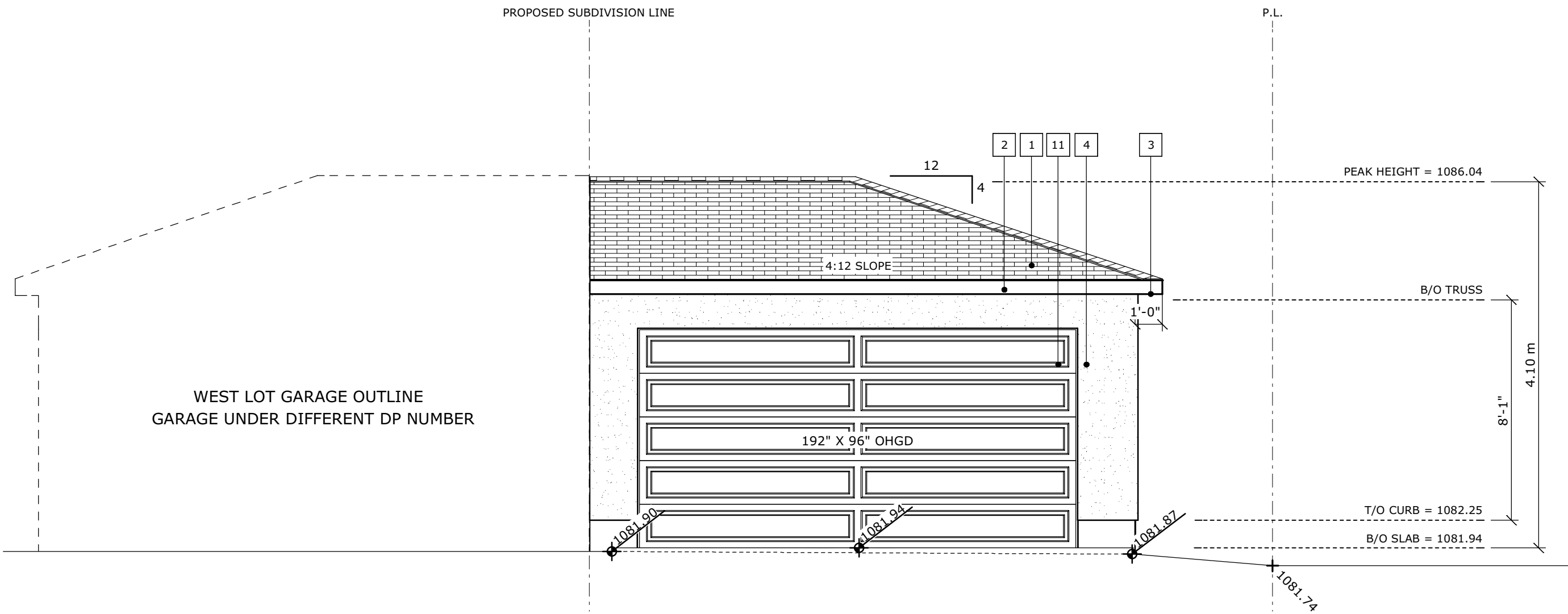
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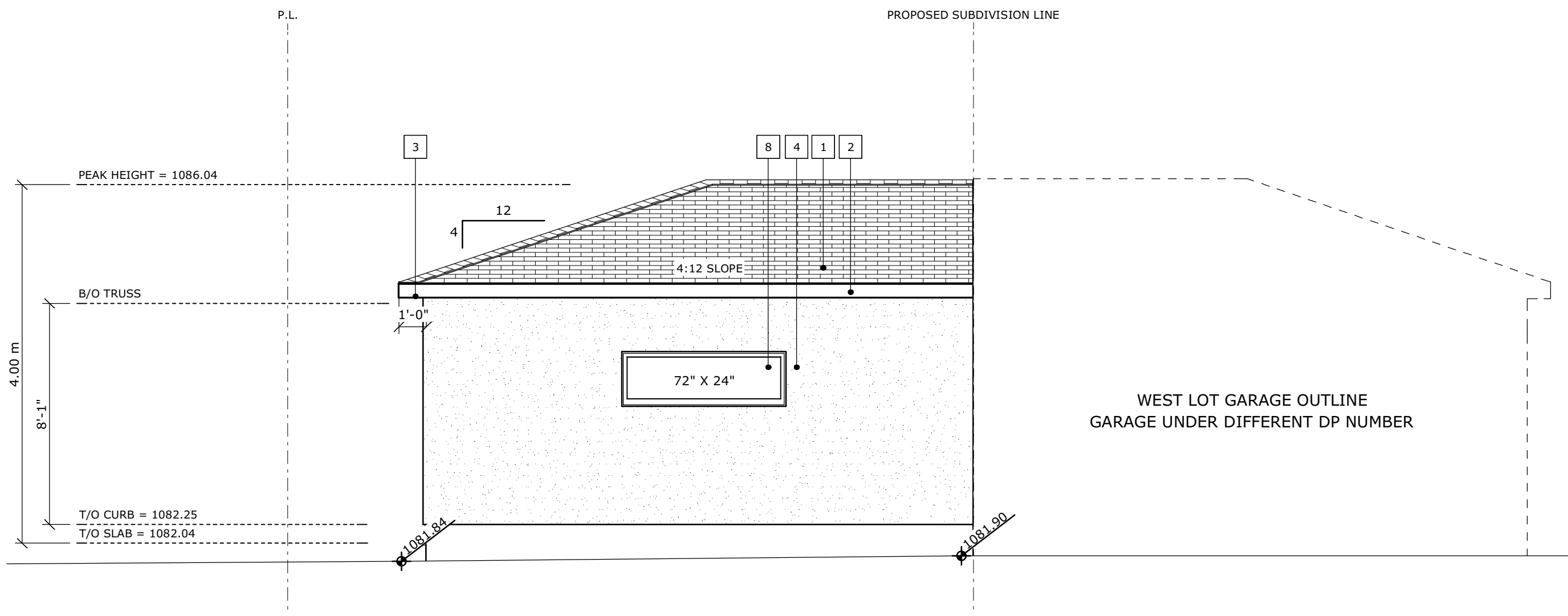
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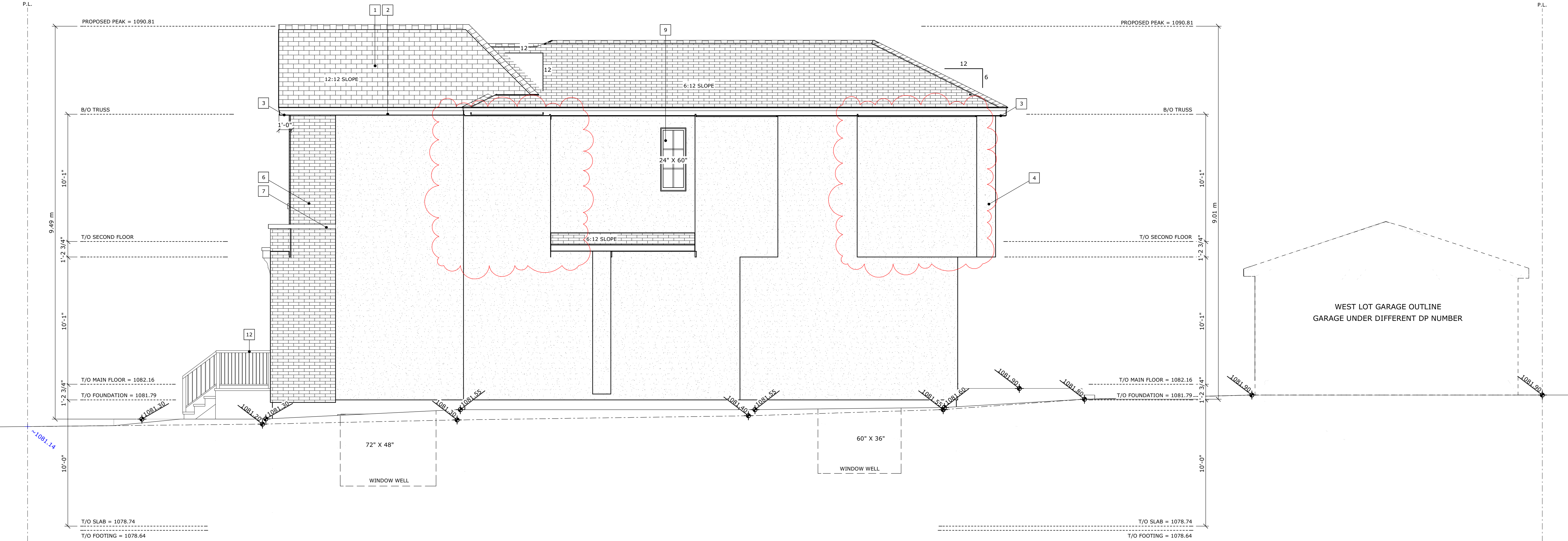


GARAGE LANEWAY ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT BEIGE
5	JAMES HARDIE SMARTBOARD - BLACK
6	BRICK VENEER - RED
7	BRICK CAP
8	HORIZONTAL WOOD SIDING
9	VINYL CLAD WINDOWS - BLACK
10	FIBREGLASS DOOR - BLACK
11	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
12	RAILING - BLACK



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