

1304 GLADSTONE ROAD NW

SINGLE FAMILY DWELLING

LOT 18, BLOCK M, PLAN 5609J

HILLHURST, NW CALGARY, LOT ZONING: M-CG

CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT & MAIN FLOOR PLANS
A5	SECOND & THIRD FLOOR PLANS
A6	FRONT, BACK & LEFT ELEVATIONS
A7	RIGHT ELEVATION & GARAGE ELEVATIONS+PLANS



VM DESIGNS

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ISSUED SETS	m/d/y
Design Draft 1.0	06.11.26
Design Draft 1.1	06.14.26
DP Set	06.18.26

AREAS	S.F.
MAIN FLOOR	1,183 SF
SECOND FLOOR	1,250 SF
THIRD FLOOR	720 SF
TOTAL (GFA)	3,153 SF

BASEMENT DEV.	1,070 SF
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REAR DECK	247 SF
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GARAGE (DETACHED)	506 SF
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STREET ADDRESS
1304 GLADSTONE ROAD NW

LEGAL ADDRESS
LOT 18, BLOCK M,
PLAN 5609 J

PROJECT

HILLHURST SINGLE

DRAWING

COVER PAGE

ZONING M-CG	PROJECT TAG 26-13-NLH-01
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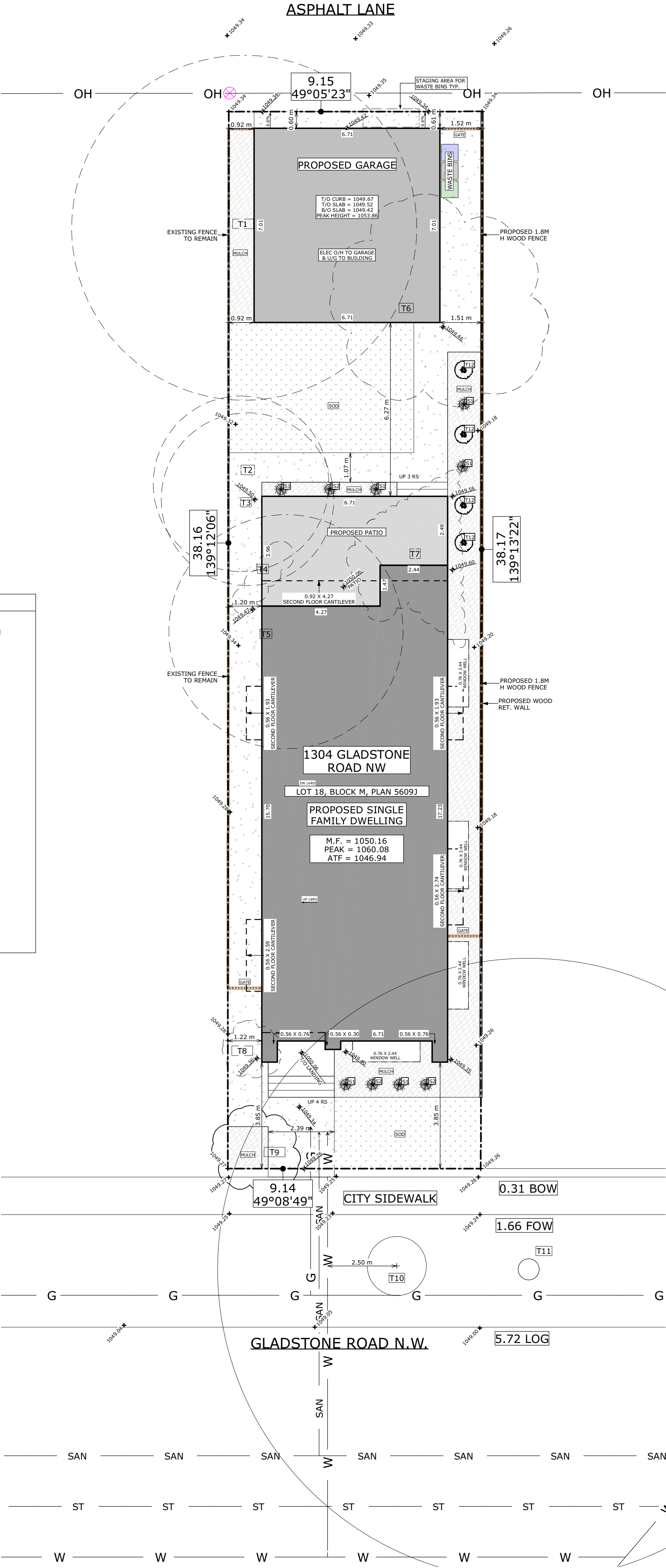
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SCALE AS NOTED	A1 / 7
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BUILDING STATISTICS	
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT PLANE = 11.00m	
PROPOSED PEAK GEODETIC = 1060.08	
PROPOSED HEIGHT = 10.73 m	10.73 m
PARCEL COVERAGE	
LOT AREA = 348.73 m2 (3,753.70 sf) BUILDING FOOTPRINT = 109.87 m2 (1,182.67 sf) GARAGE = 47.00 m2 (506.00 sf) TOTAL COVERED AREA = 156.87 m2 (1,688.53 sf) TOTAL COVERED AREA ALLOWED = 156.92 m2 (1,689.07 sf)	
	44.98 %
GFA FLOOR AREA	
MAIN FLOOR = 1,183 sf SECOND FLOOR = 1,250 sf THIRD FLOOR = 720 sf TOTAL = 3153 sf	
BASEMENT DEV. = 1,070 sf	TOTAL = 3,154 sf
PARKING STALLS PROVIDED ON-SITE	
DWELLING UNITS: 1 PARKING STALLS PER DWELLING UNIT = 2 PROVIDED VIA GARAGE	
	2 stalls

SITE PLAN NOTES
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES. - MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL SODDED AREAS.

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



TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Deciduous	0.60	12.0	7.0	In Subject Property	To be removed
T2	Deciduous	0.20	6.0	7.0	In Subject Property	To be removed
T3	Deciduous	0.20	6.0	7.0	In Subject Property	To be removed
T4	Bush	---	1.60	1.40	In Subject Property	To be removed
T5	Deciduous	0.50	8.0	7.0	In Subject Property	To be removed
T6	Bush	---	4.0	1.40	In Subject Property	To be removed
T7	Bush	---	7.40	1.40	In Subject Property	To be removed
T8	Bush	---	2.0	1.40	In Subject Property	To be removed
T9	Bush	---	3.0	1.40	In Subject Property	To be trimmed
T10	Deciduous	0.10	2.0	2.50	In City Property	To remain (T-32175210 - CRATAEGUS)
T11	Deciduous	1.30	22.0	12.0	In City Property	To remain (T-32094336 - POPULUS JACKII)
T12	Deciduous	0.10	0.60	2.0	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 (x6) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	---	0.60	0.60	In Subject Property	To be planted (x3) - Pygmy Caragana - Caragana Pygmae

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DRAWING		SITE PLAN & BUILDING STATS
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SCALE AS NOTED	A3 / 7	



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PROJECT
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DRAWING
FRONT, BACK & LEFT
ELEVATIONS

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SCALE AS NOTED	A6 / 7
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BACK ELEVATION (NORTH)

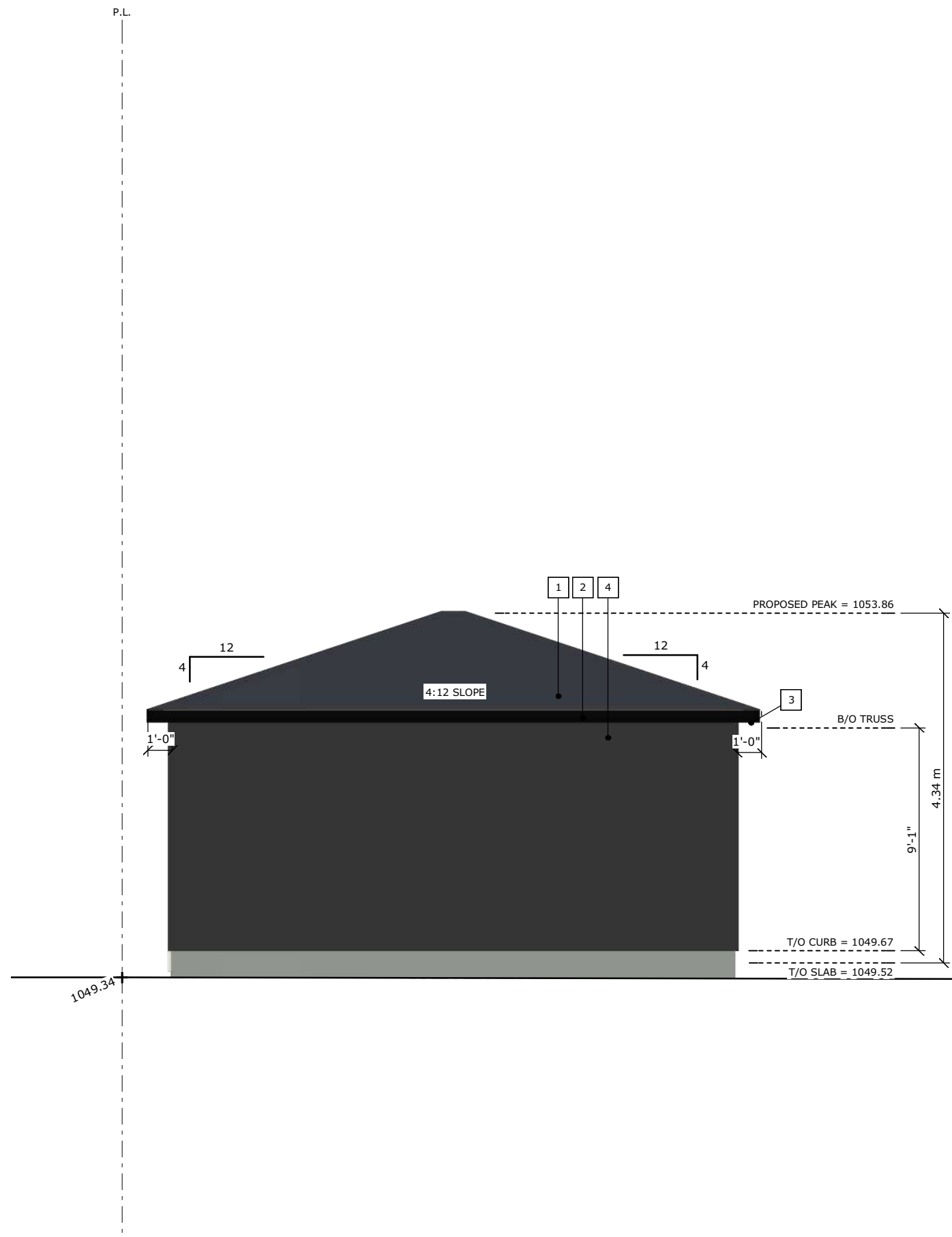
SCALE: 3/16" = 1'-0"

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



FRONT ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"



LEFT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"





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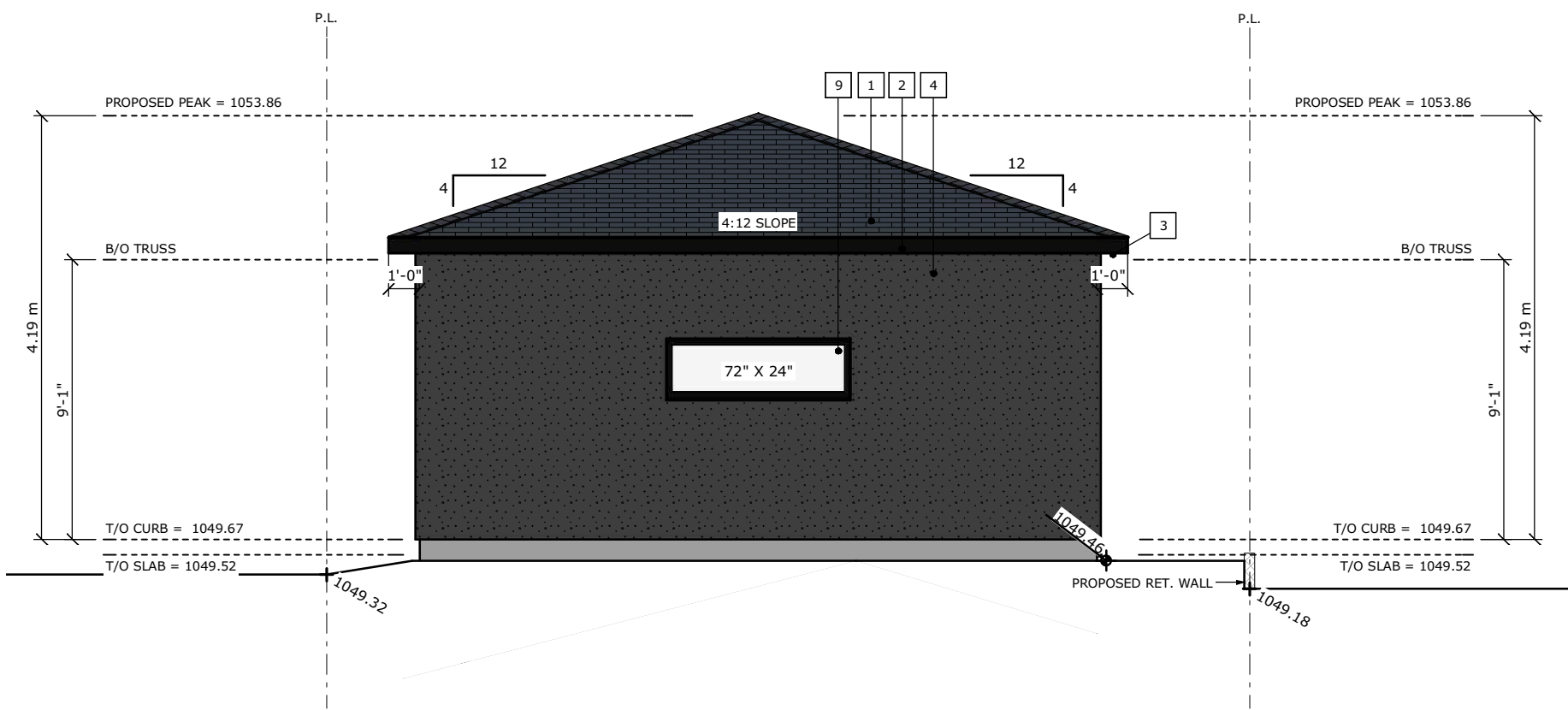
PROJECT
HILLHURST SINGLE

DRAWING
RIGHT & GARAGE
ELEVATIONS

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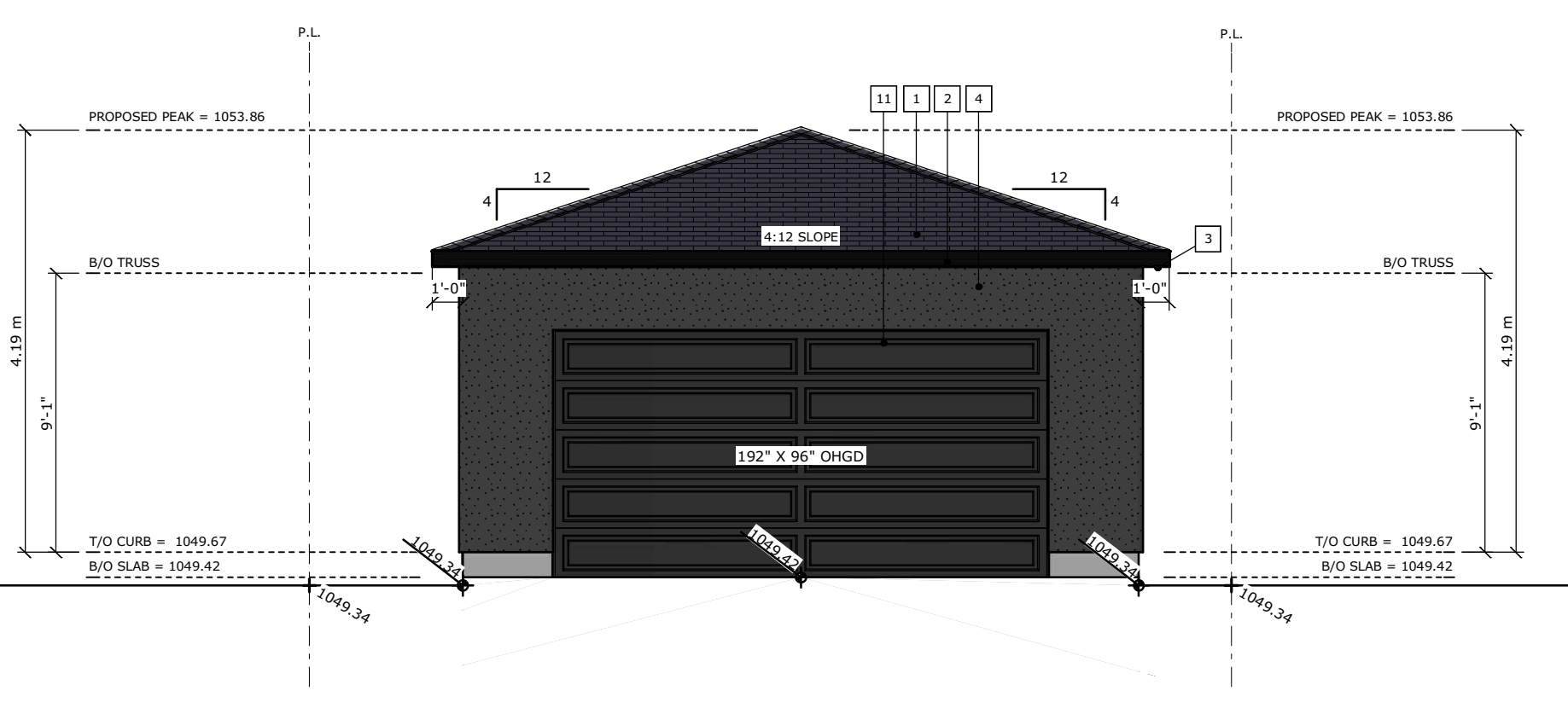
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SCALE AS NOTED	A7 / 7
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GARAGE YARD ELEVATION (SOUTH)

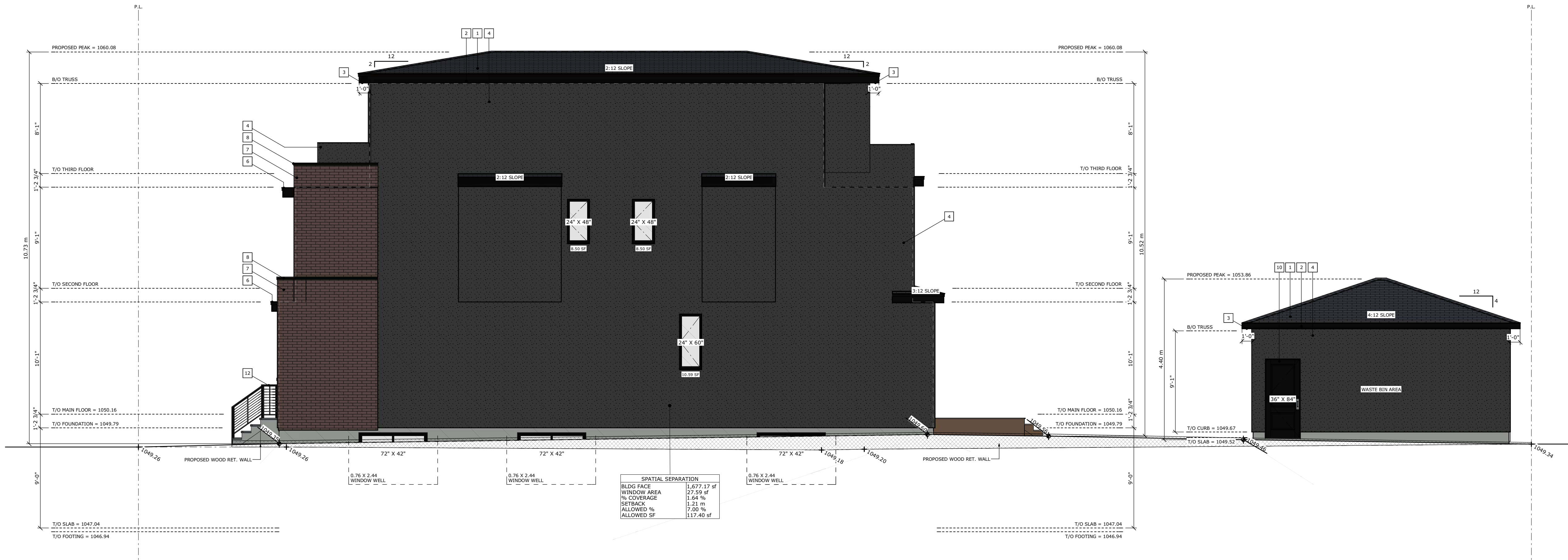
SCALE: 3/16" = 1'-0"



GARAGE LANEWAY ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"

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



RIGHT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

SPATIAL SEPARATION	
BLDG FACE	1,877.17 sf
WINDOW AREA	27.59 sf
% COVERAGE	1.48 %
SETBACK	1.21 m
ALLOWED %	7.00 %
ALLOWED SF	13.74 sf