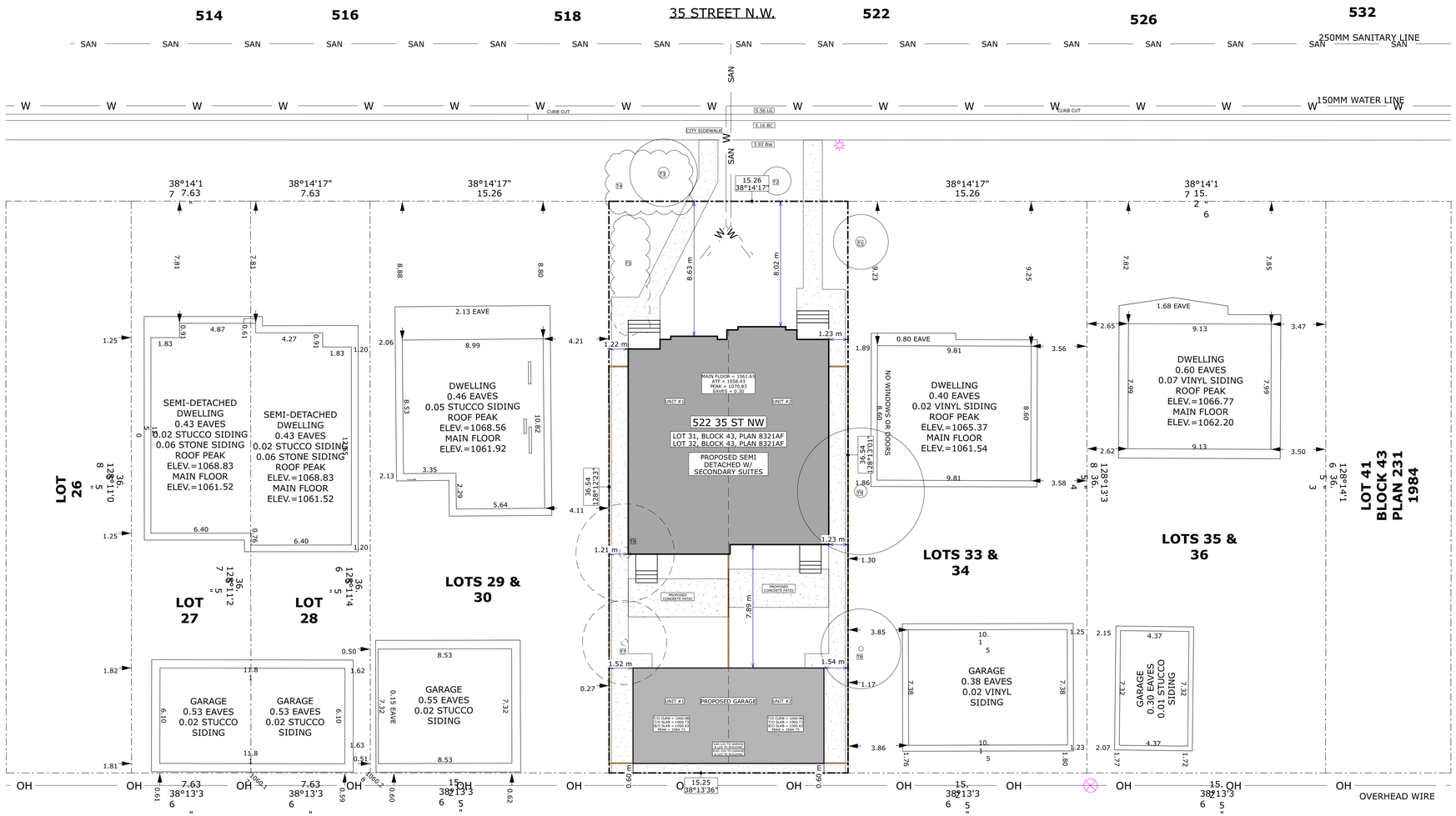


NORTH WEST STREETSCAPE

SOUTH STREETSCAPE

SCALE: 1 = 150



BLOCK PLAN

SCALE: 1 = 150

VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

BLOCK PLAN

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A2 / 8
SCALE: AS NOTED	

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 10.00m

PROPOSED PEAK GEODETIC = 1070.83 m

PROPOSED HEIGHT = 9.99 m — 9.99 m

PARCEL COVERAGE

LOT AREA = 557.19 m2 (5,997.65 sf)
BUILDING FOOTPRINT = 174.45 m2 (1,877.84 sf)
GARAGE = 74.32 m2 (800.00 sf)
TOTAL COVERED AREA = 248.77 m2 (2,677.73 sf)
TOTAL COVERED AREA ALLOWED = 250.73 m2 (2,698.83 sf) — 44.64 %

TOTAL GROSS FLOOR AREA

UNIT #1 TOTAL = 1,973.03 sf
MAIN = 938.39 sf
SECOND = 1,034.64 sf
UNIT #2 TOTAL = 1,973.03 sf
MAIN = 938.39 sf
SECOND = 1,034.64 sf — TOTAL = 3,946.06 sf

SUITE AREA

SUITE #1B 765.93 sf
SUITE #2B 765.93 sf — TOTAL = 1,531.86 sf

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 2
PARKING STALLS PER DWELLING UNIT = 2
PROVIDED VIA GARAGE — 4 stalls

SITE / BLOCK LEGEND

- PROPOSED STRUCTURE
- PROPOSED GARAGE
- PROPOSED AMENITY SPACE
- PROPOSED RETAINING WALL
- CONCRETE
- CRUSHED LIMESTONE
- SOD
- MULCH
- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB
- OVERHEAD ELECTRICAL LINE
- CITY SANITATION LINE
- CITY SEWER LINE
- CITY WATER LINE
- CITY STORM LINE
- CITY GAS LINE
- PROPERTY LINE
- SITE SECTION
- PROPOSED GRADE
- EXISTING GRADE
- EXTRAPOLATED GRADE
- PROPOSED SLOPE
- EXISTING SLOPE
- POWER POLE
- EXISTING TREE TO BE REMOVED
- COMPOST, WASTE & RECYCLING BINS

SITE PLAN NOTES

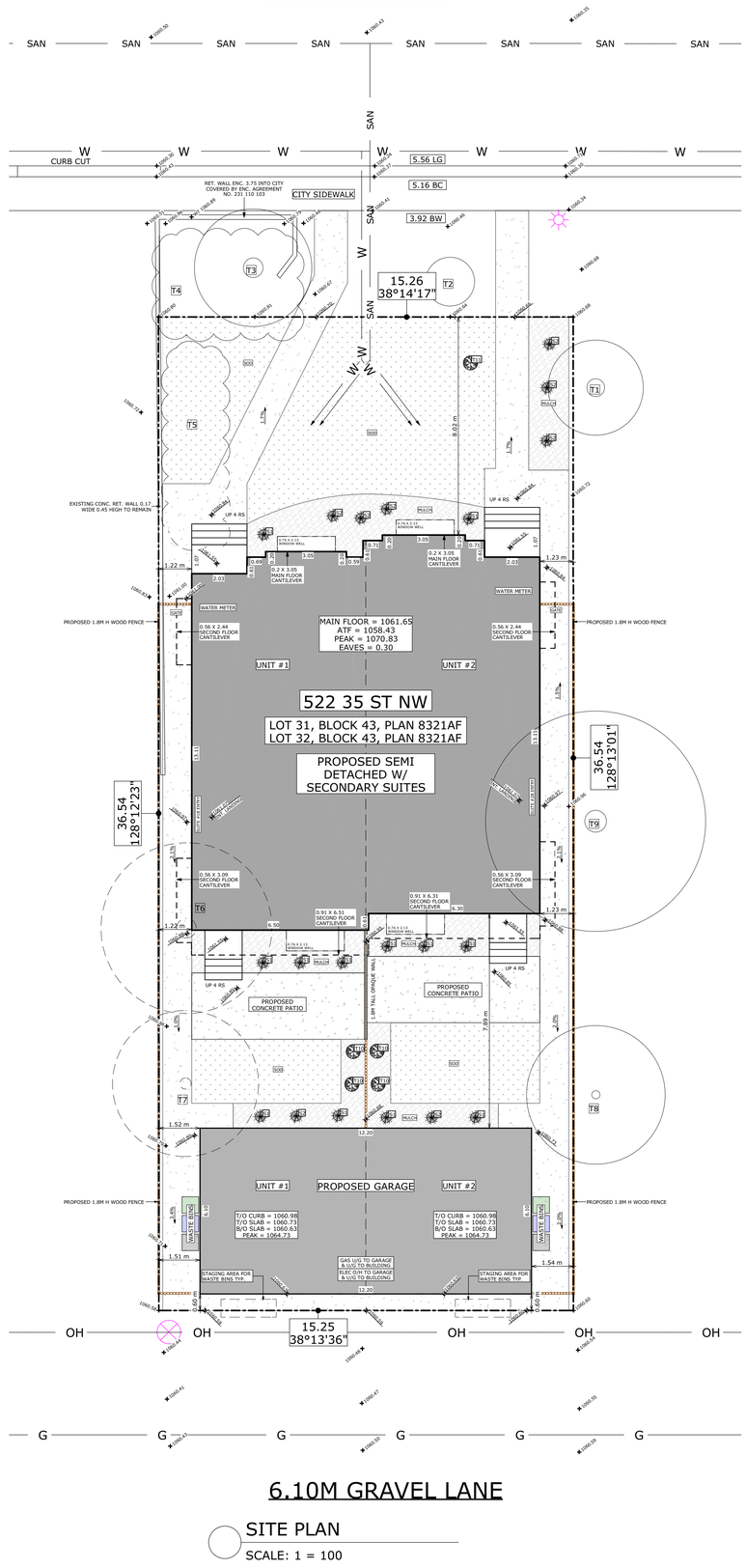
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

TREE SCHEDULE:

TREE NO.	VARIETY	TRUNK (m)	CANOPY (m)	HEIGHT (m)	LOCATION	STATUS & NAME
T1	Coniferous	0.65	3.5	10.0	In Adjacent Property	To remain
T2	Bush	-.--	1.8	1.9	In City Property	To remain
T3	Deciduous	0.72	4.3	7.0	In City Property	To remain
T4	Bush	-.--	4.5	1.8	In City Property	To remain
T5	Bush	-.--	2.0	2.1	In Subject Property	To remain & be partially trimmed
T6	Deciduous	0.72	6.3	12.0	In Subject Property	To be removed
T7	Deciduous	0.41	5.4	10.0	In Subject Property	To be removed
T8	Deciduous	0.30	5.1	6.0	In Adjacent Property	To remain
T9	Deciduous	0.80	8.1	11.0	In Adjacent Property	To remain
T10	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay'
T11	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	6.00	In Subject Property	To be planted (x12) - Pygmy Caragana - Caragana Pygmaea
S2	Bush	---	0.60	6.00	In Subject Property	To be planted (x8) - Phenomenal Lavender - Lavandula X Intermedia

[redacted]

35 STREET N.W.



SITE PLAN
SCALE: 1 = 100

VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

SITE PLAN

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A3 / 8
SCALE: AS NOTED	

522 35 ST NW

SEMI-DETACHED WITH SECONDARY SUITES

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PARKDALE, NW CALGARY, LOT ZONING: R-C2

CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT & MAIN FLOOR PLANS
A5	SECOND FLOOR PLANS
A6	FRONT, BACK & LEFT ELEVATIONS
A7	RIGHT ELEVATION & GARAGE ELEVATIONS
A8	LAND SURVEY





VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

SITE PLAN

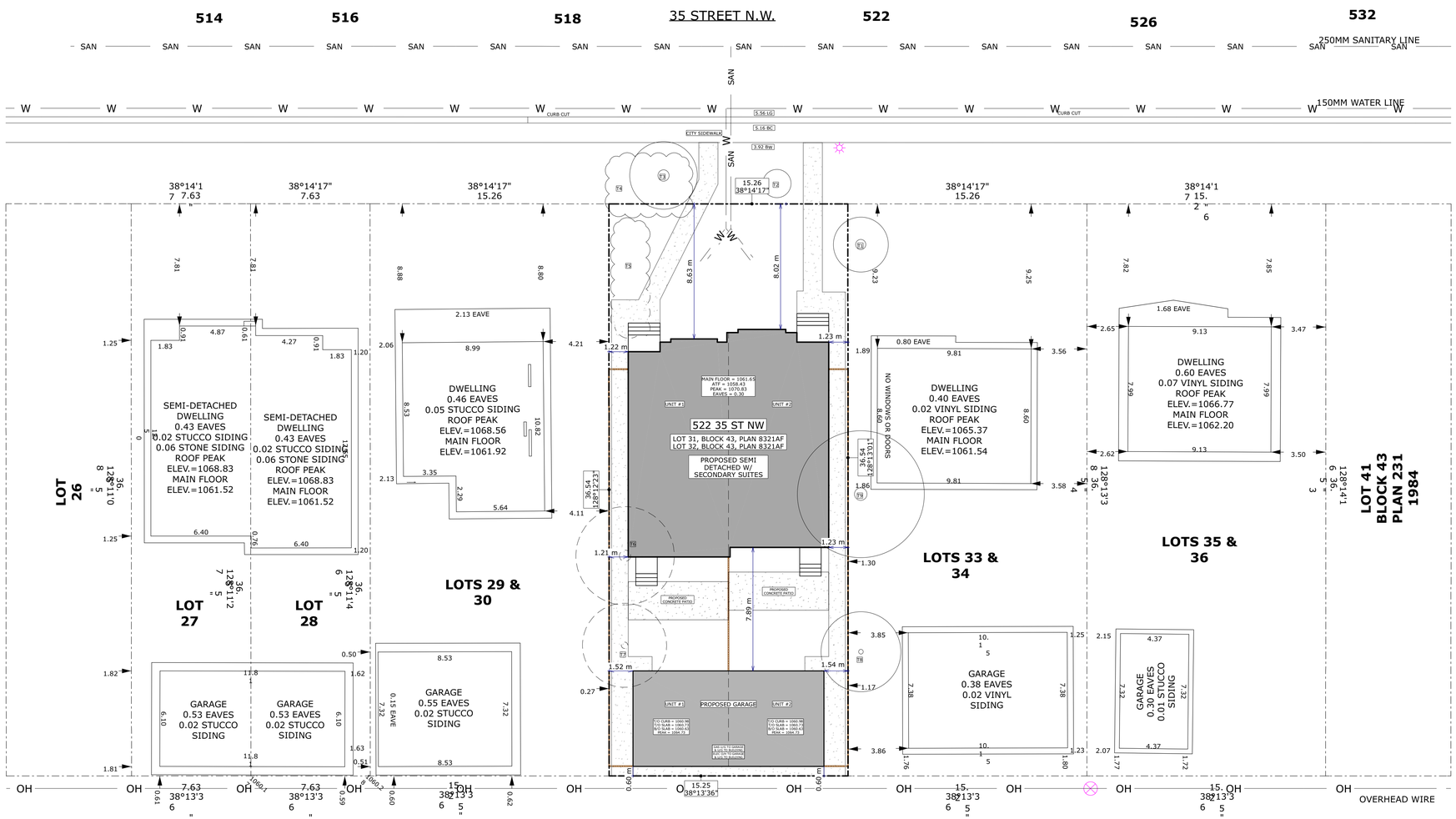
ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A1 / 8
SCALE: AS NOTED	



NORTH WEST STREETSCAPE

SOUTH STREETSCAPE

SCALE: 1 = 150



BLOCK PLAN

SCALE: 1 = 150

VM DESIGNS
587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

BLOCK PLAN

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A2 / 8
SCALE: AS NOTED	



BACK ELEVATION (WEST)

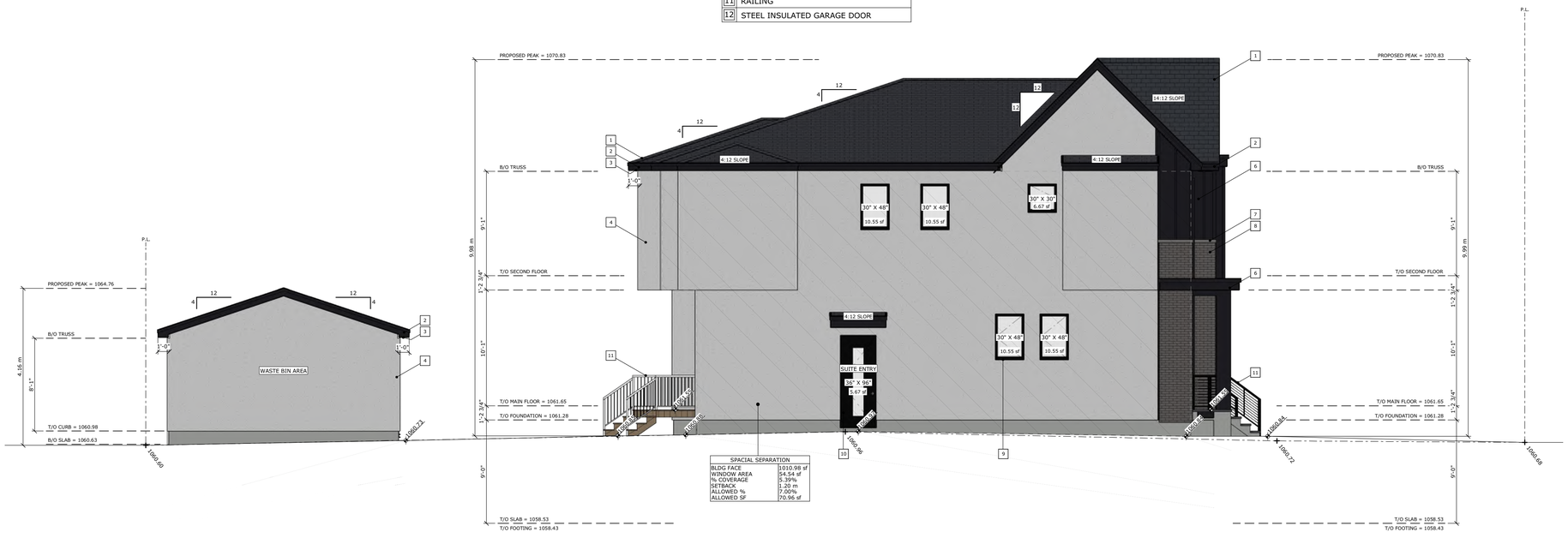
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (EAST)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	SMOOTH ACRYLIC STUCCO - LIGHT GREY
5	JAMES HARDIE SMARTBOARD -BLACK
6	JAMES HARDIE SMARTBOARD - NIGH GREY
7	STONE CAP
8	BRICK VENEER - LIGHT GREY
9	VINYL CLAD WINDOWS
10	FIBREGLASS DOOR
11	RAILING
12	STEEL INSULATED GARAGE DOOR



LEFT ELEVATION (NORTH)

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

VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

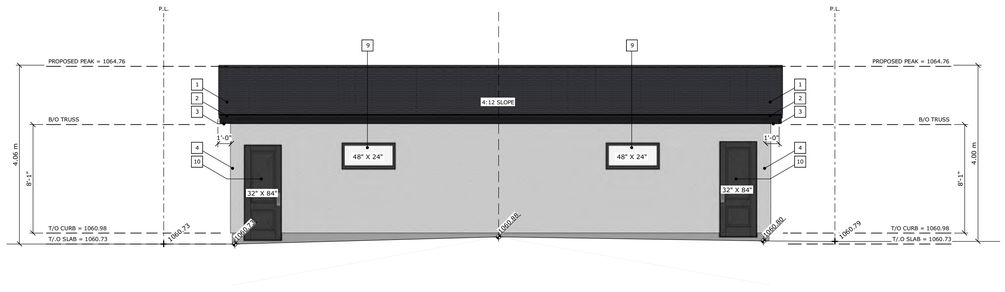
FRONT, BACK & LEFT ELEVATIONS

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A6 / 8
SCALE: AS NOTED	



GARAGE LANEWAY ELEVATION (WEST)

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



GARAGE YARD ELEVATION (EAST)

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

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	SMOOTH ACRYLIC STUCCO - LIGHT GREY
5	JAMES HARDIE SMARTBOARD -BLACK
6	JAMES HARDIE SMARTBOARD - NIGH GREY
7	STONE CAP
8	BRICK VENEER - LIGHT GREY
9	VINYL CLAD WINDOWS
10	FIBREGLASS DOOR
11	RAILING
12	STEEL INSULATED GARAGE DOOR

SPACIAL SEPARATION	
BLDG FACE	1004.93 sf
WINDOW AREA	54.54 sf
% COVERAGE	5.43%
SETBACK	1.20 m
ALLOWED %	7.00%
ALLOWED SF	70.34 sf

RIGHT ELEVATION (SOUTH)

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

VM DESIGNS

587-377-7279

vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	07.27.26
Design Draft 1.1	07.28.26
DP Set	08.12.26

STREET ADDRESS

522 35 ST NW

LEGAL ADDRESS

LOT 31, BLOCK 43, PLAN 8321AF
LOT 32, BLOCK 43, PLAN 8321AF

PROJECT

PARKDALE
SEMI-DETATCHED

DRAWING

RIGHT & GARAGE ELEVATIONS

ZONING	PROJECT TAG
R-C2	26-15-MD-02
DRAWN BY: VM	SHEET: A7 / 8
SCALE: AS NOTED	