



LEGAL DESCRIPTION:
 LOT 13 BLOCK 8, PLAN 2660 AP
MUNICIPAL ADDRESS:
 8104 46th AVENUE NW, CALGARY, ALBERTA

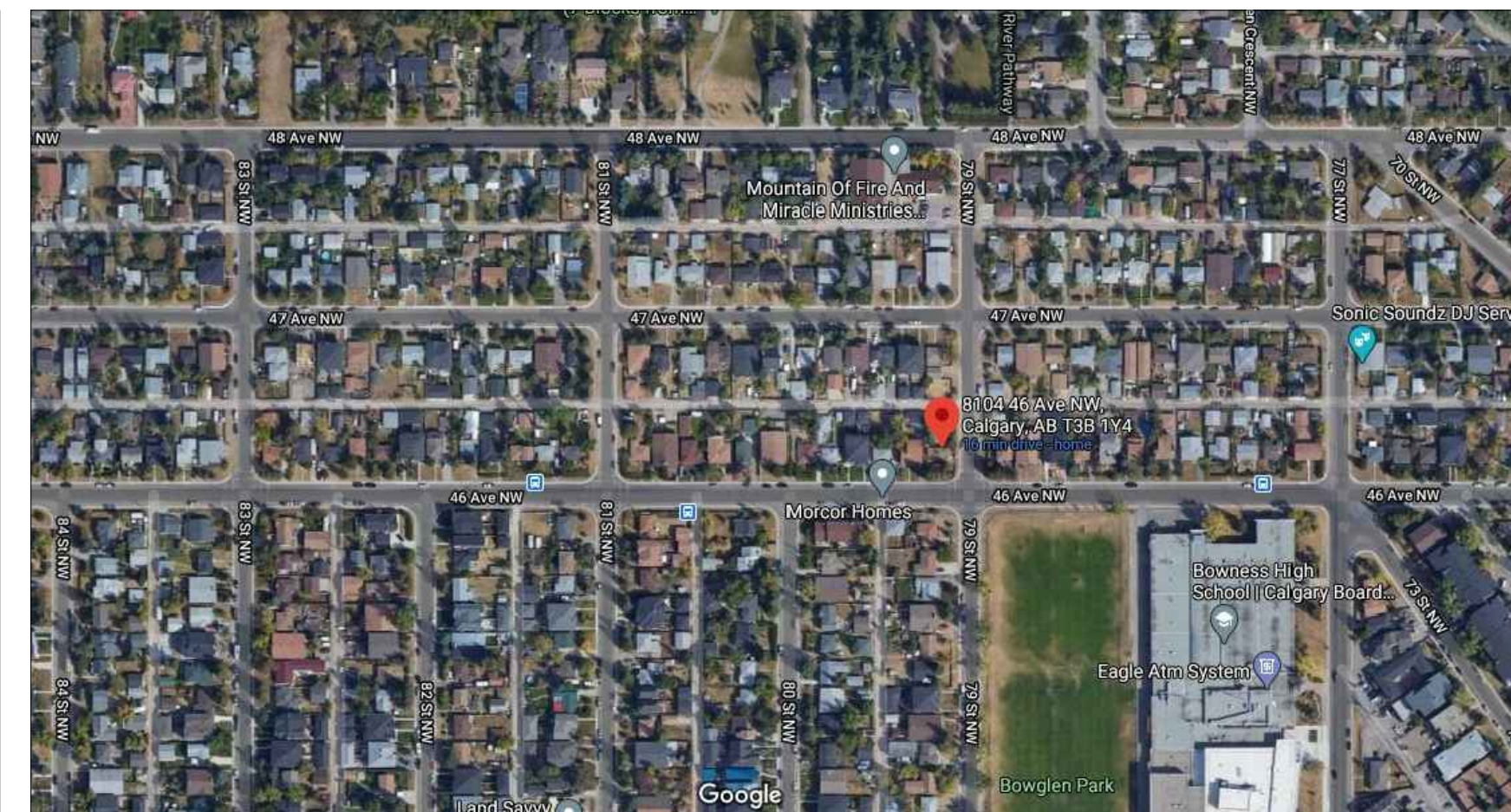
COMMUNITY: BOWNESS
CURRENT ZONING DESIGNATION: R-C2
SITE AREA: 558,066m²
PROPOSED PRINCIPAL BUILDING AREA - MF | %: 264.15 m² | 47.33%
PROPOSED ACCESSORY BUILDING AREA - MF | %: 67.28 m² | 12.06%
PROPOSED TOTAL COVERAGE - MF | %: 331.43 m² | 59.39%
MAXIMUM BUILDING HEIGHT: 76.54 + 8.6m + 1.0m
SITE FRONTAGE: 15.23m

GENERAL REQUIREMENTS:
 PROJECT MUST FOLLOW CITY BYLAW 1P2007
 PROJECT SHOULD BE SENSITIVE TO BOWNESS COMMUNITIES PLANNING POLICIES

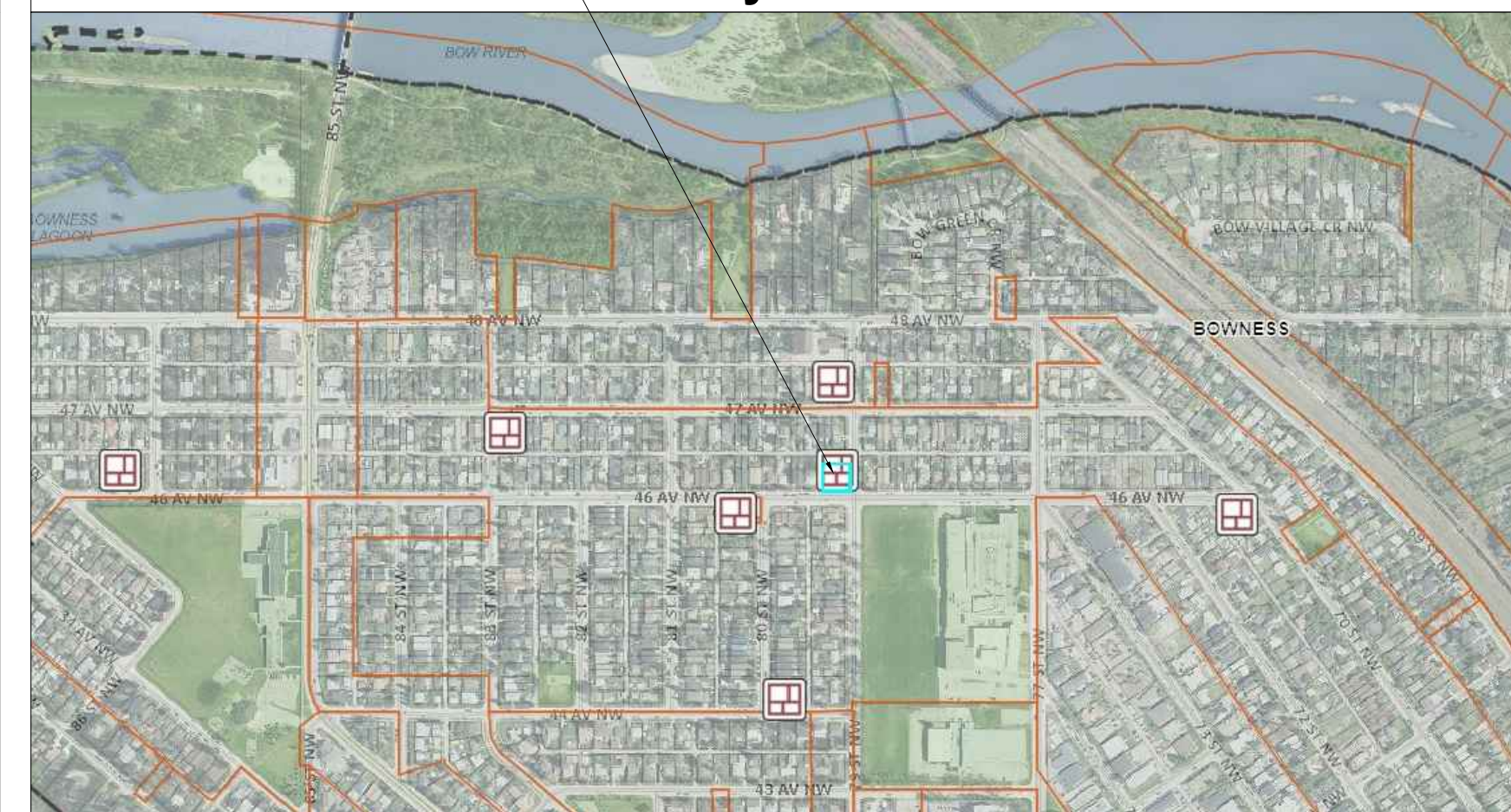
Location Overview

CALCULATIONS:
 EXISTING HOUSE TO BE REMOVED: 65,597 m²
 EXISTING GARAGE TO BE REMOVED: 31,947 m²

GENERAL NOTES:
 ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED
 CONSTRUCTION ACCESS TO BE FROM REAR LANE
 CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED (SEE SITEPLAN FOR ADDITIONAL INFORMATION)
 WHEN THE MAIN FLOOR IS CONSTRUCTED, SUBMIT THE GEODETIC ELEVATION TO GEODETICREVIEW@CALGARY.CA



Key Plan



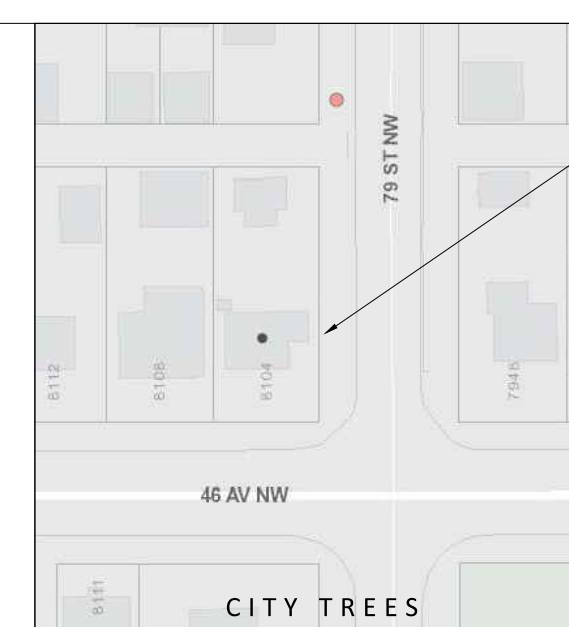
DESCRIPTION	SQ. FT.				TOTAL
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	
MAIN FLOOR	702	713	713	713	2841
SECOND FLOOR	728	740	740	740	2948
LOFT FLOOR					
TOTAL	1430	1453	1453	1453	5789
LOWER LEVEL					
GRAND TOTAL					
GARAGE(S)	194	193	193	194	774
DECK					
PORCH					



Photos/Goggle



LIST OF DRAWINGS:
 DP 0 COVERPAGE
 DP 1 EXISTING SITEPLAN | BLOCKPLAN
 DP 2 PROPOSED SITEPLAN | BLOCKPLAN
 DP 3 ELEVATIONS & SECTIONS
 DP 4 ELEVATIONS
 DP 5 FLOORPLANS



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DRAWING TITLE:
DP APPLICATION COVERPAGE
PROJECT #: 2020-2237
DATE: 2021.03.07
DRAWN BY: LL
SHEET

4 PLEX PROJECT

8104 46 AVE NW



246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3
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DEVELOPMENT PERMIT SET

REVISION:	DATE: (M/D/Y)

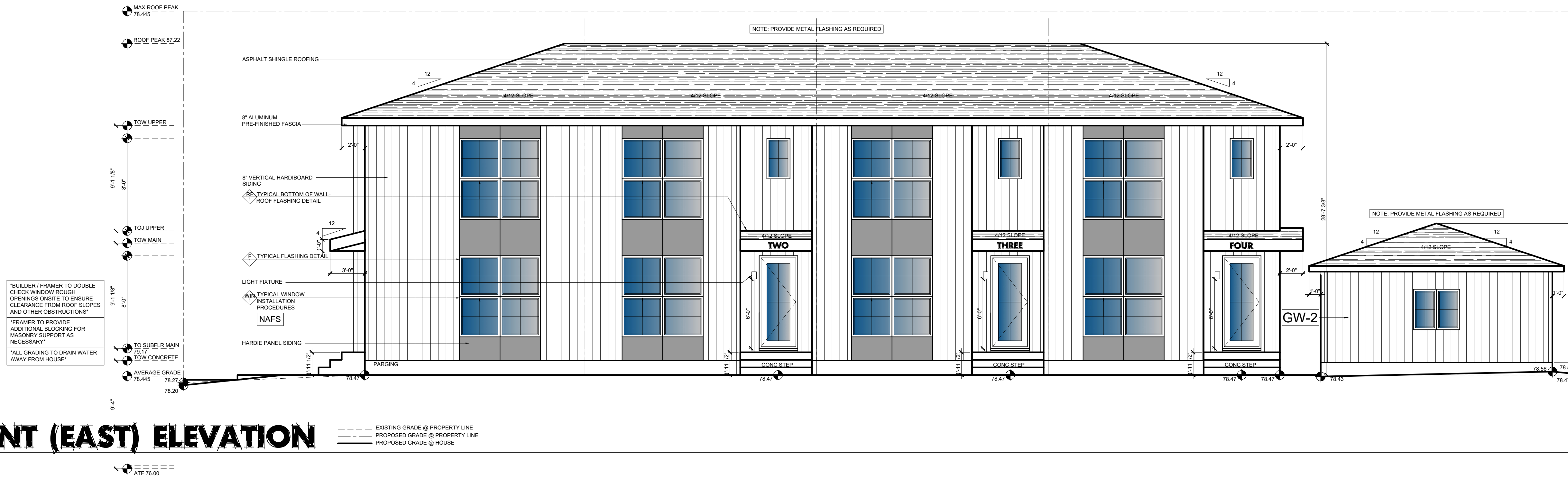
DRAWING TITLE:

FRONT / REAR ELEVATION

PROJECT #:	2021-2237
DATE:	2021.03.07
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

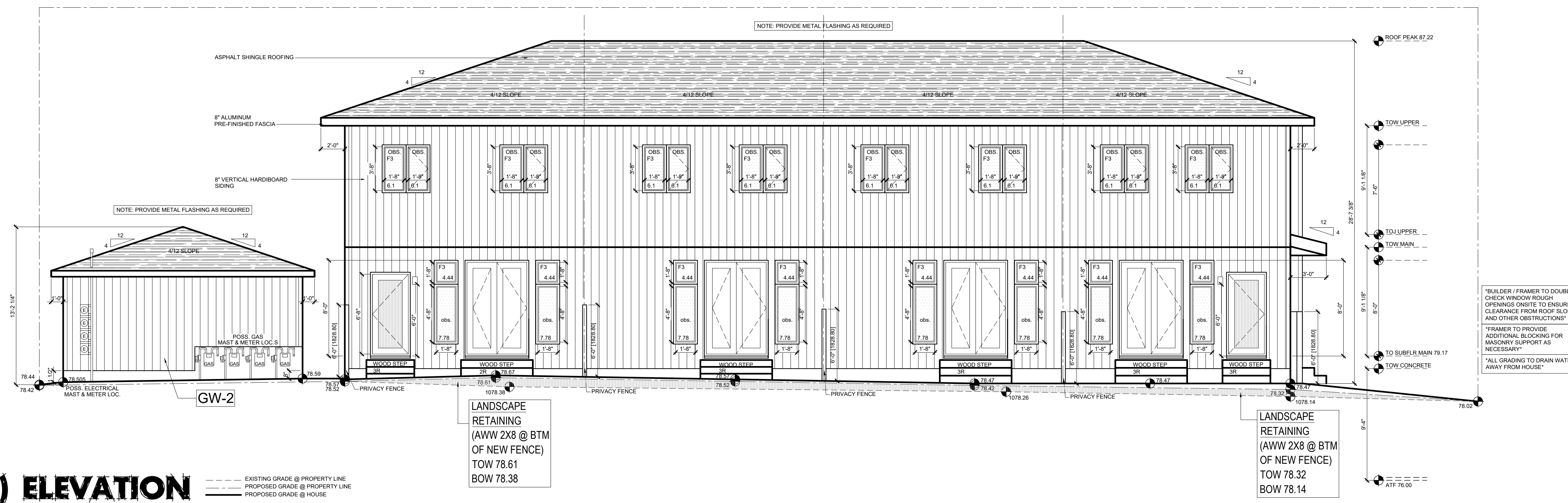
DP3

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



FRONT (EAST) ELEVATION

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



REAR (WEST) ELEVATION

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

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DRAWING TITLE:

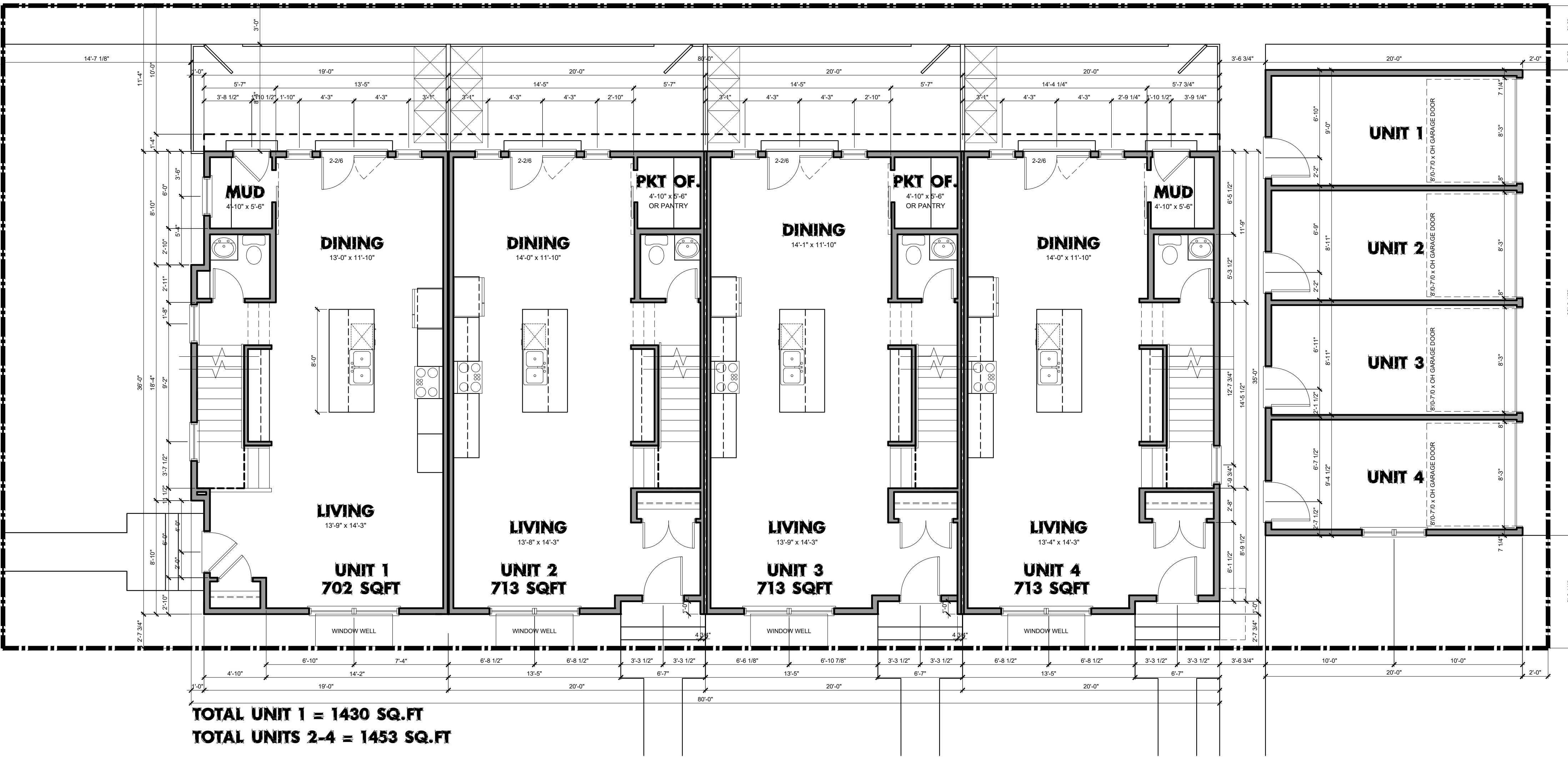
MAIN & UPPER FLOOR PLANS

PROJECT #:	2021-2237
DATE:	2021.03.07
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

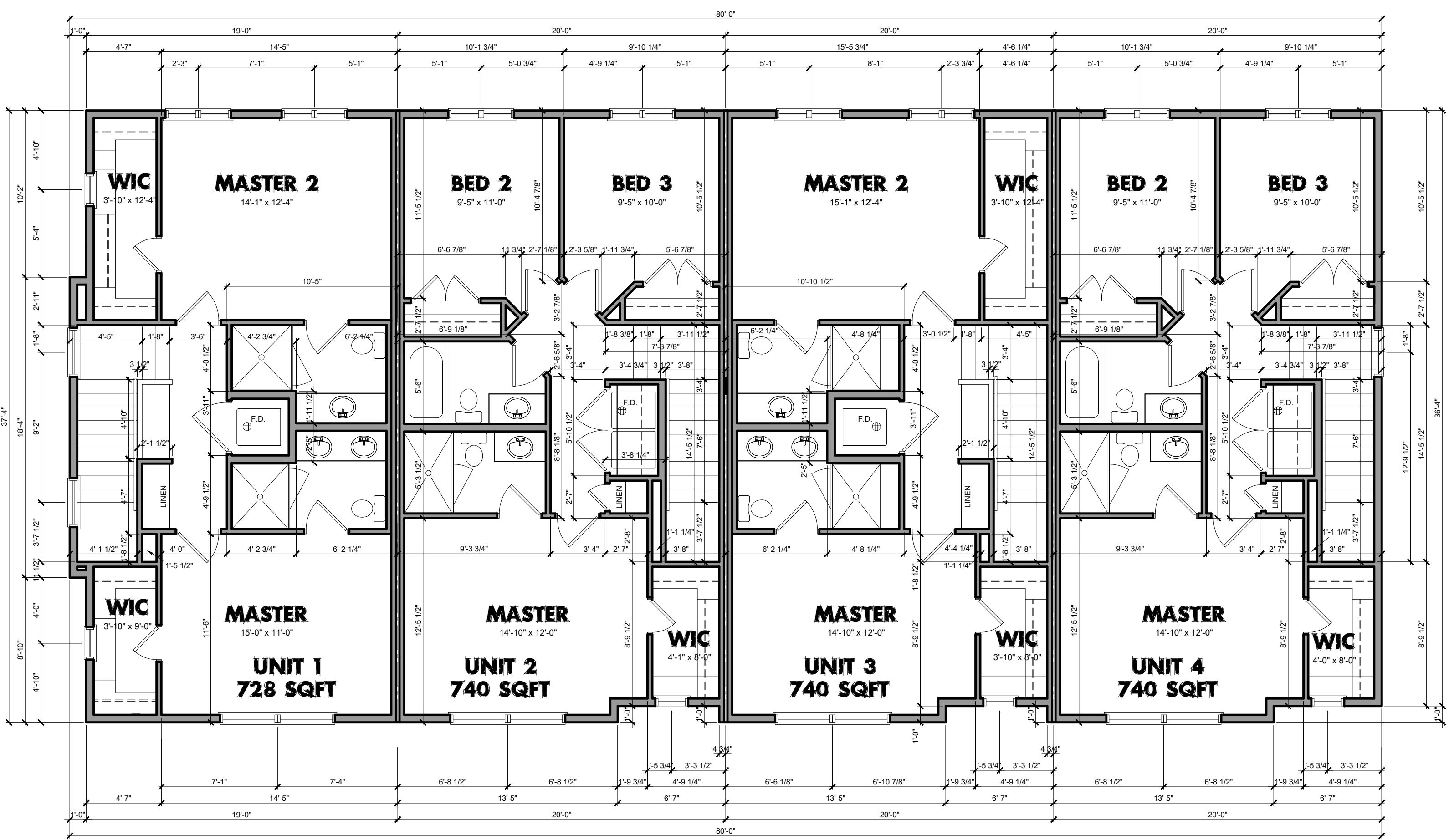
DP5

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



MAIN LEVEL

SCALE 3/16"=1'-0"



UPPER LEVEL

SCALE 3/16"=1'-0"

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DEVELOPMENT PERMIT SET

REVISION:	DATE: (M/D/Y)

DRAWING TITLE:
FOUNDATION PLAN & ROOF PLAN

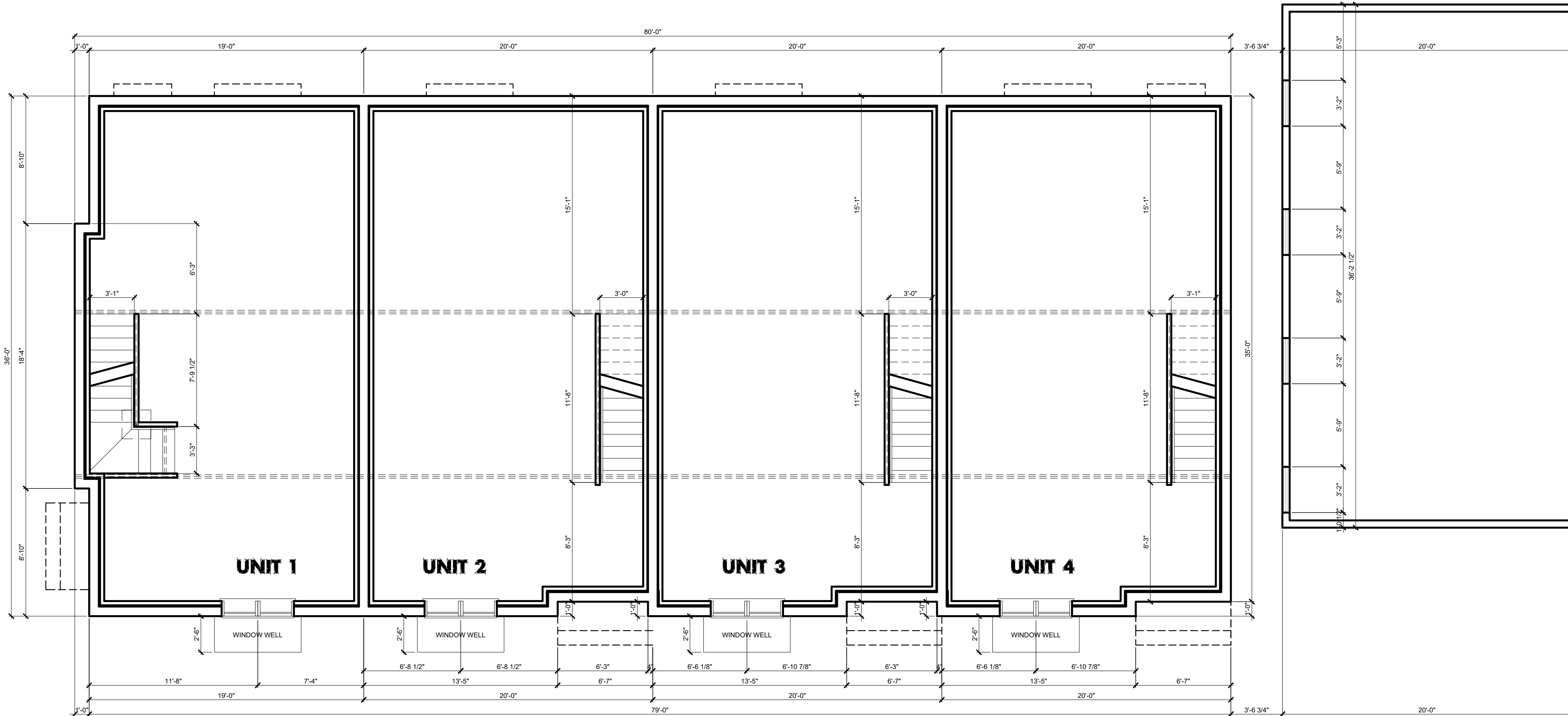
PROJECT #:	2021-2237
DATE:	2021.03.07
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

DP6

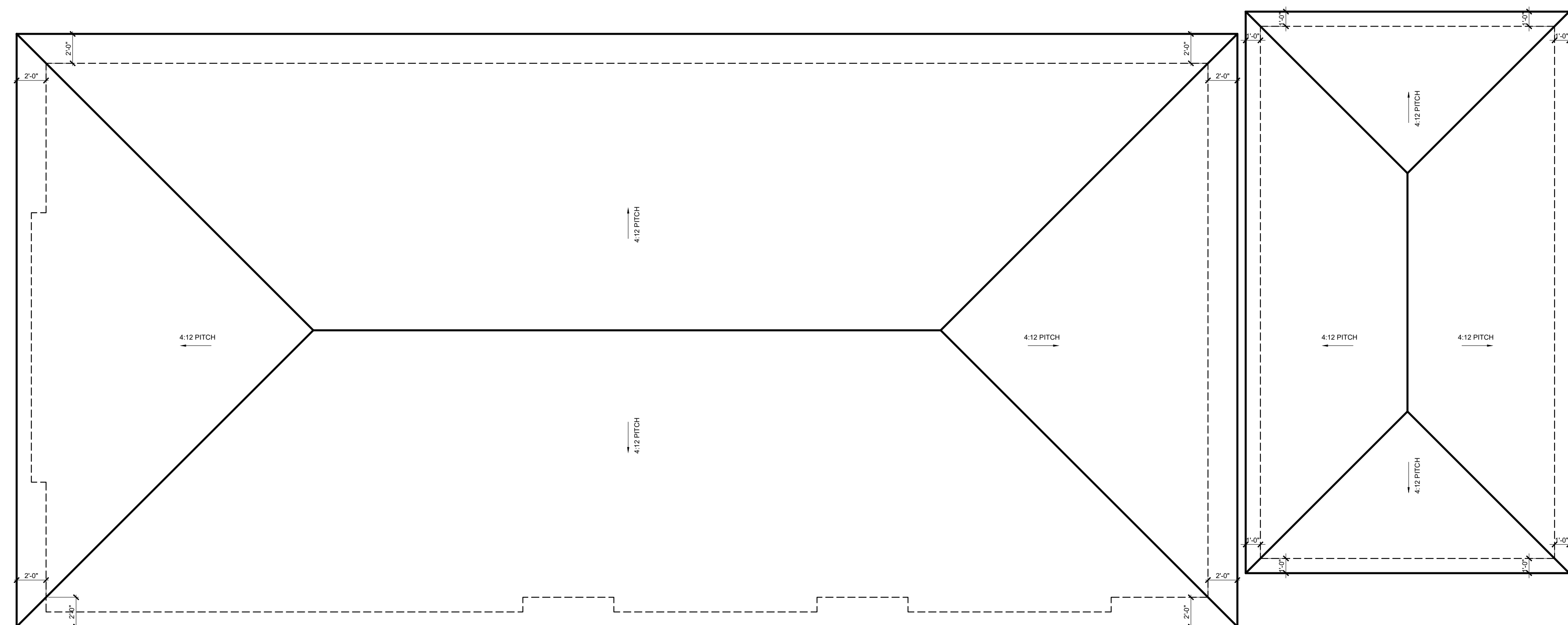
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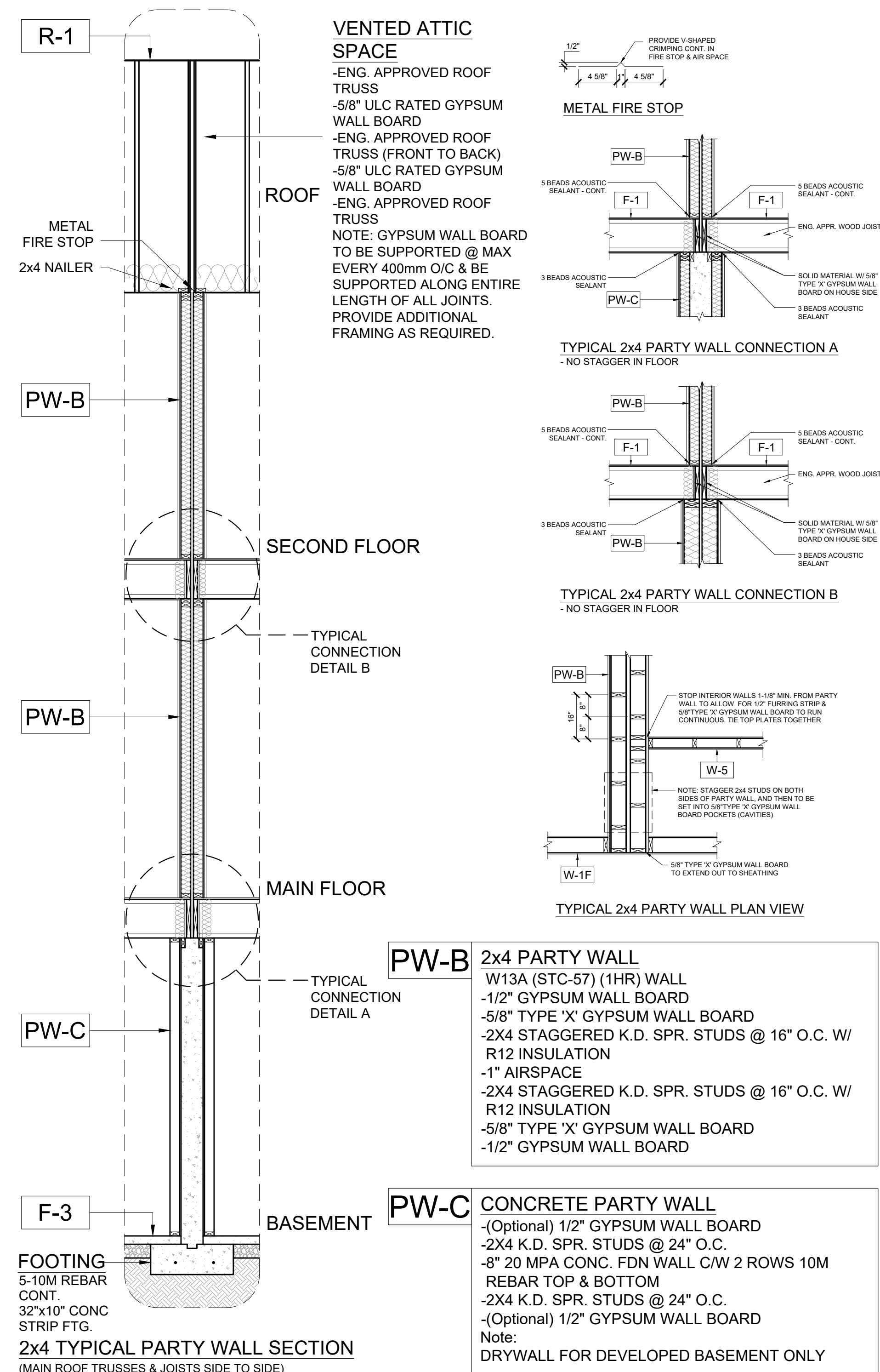
FOUNDATION

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

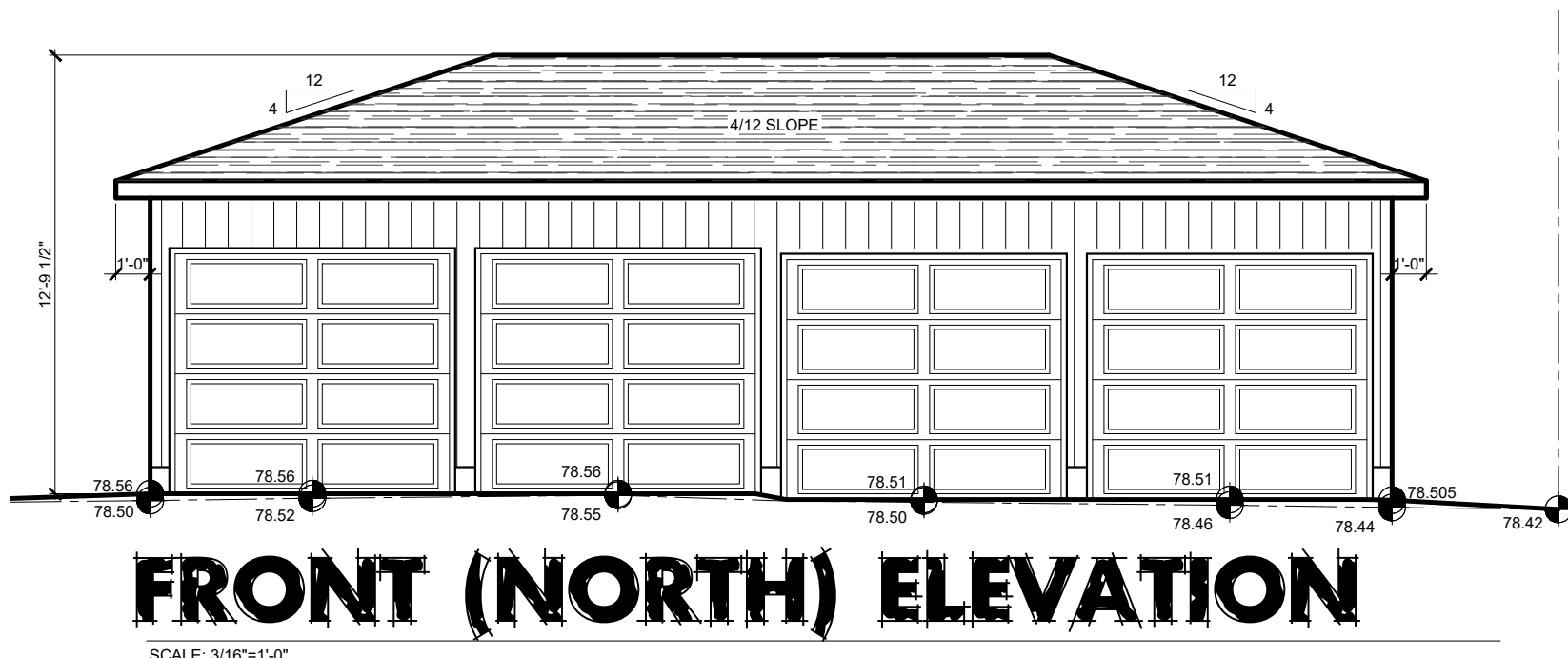


ROOF PLAN

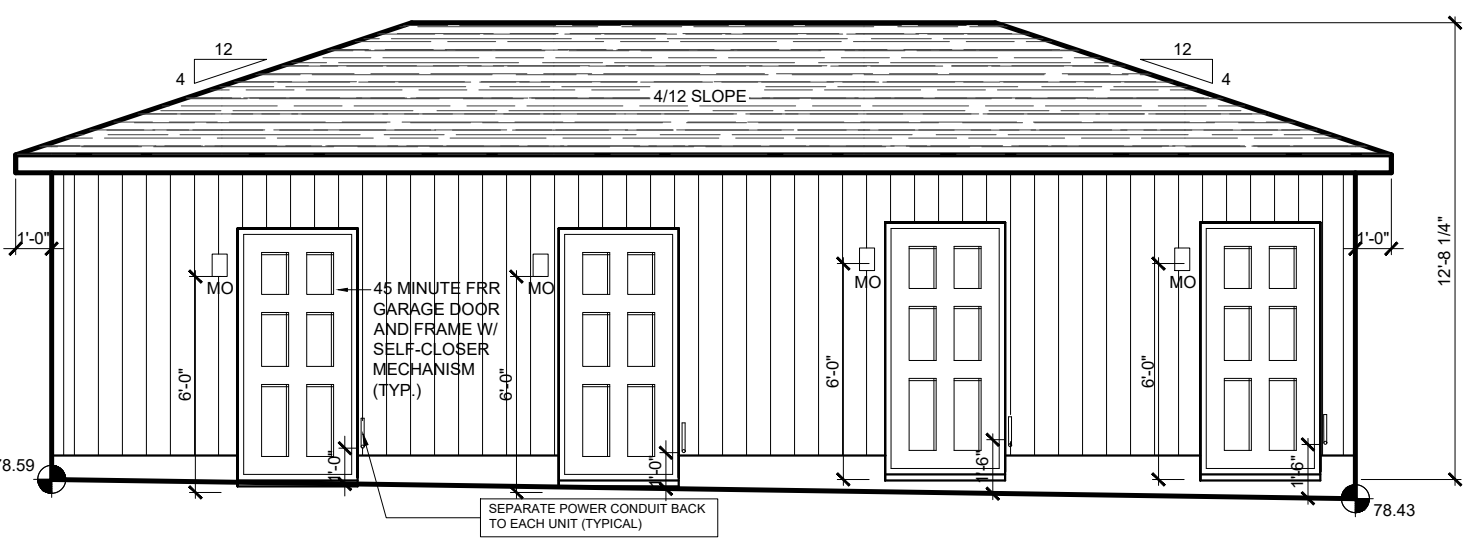
SCALE: 3/16"=1'-0"



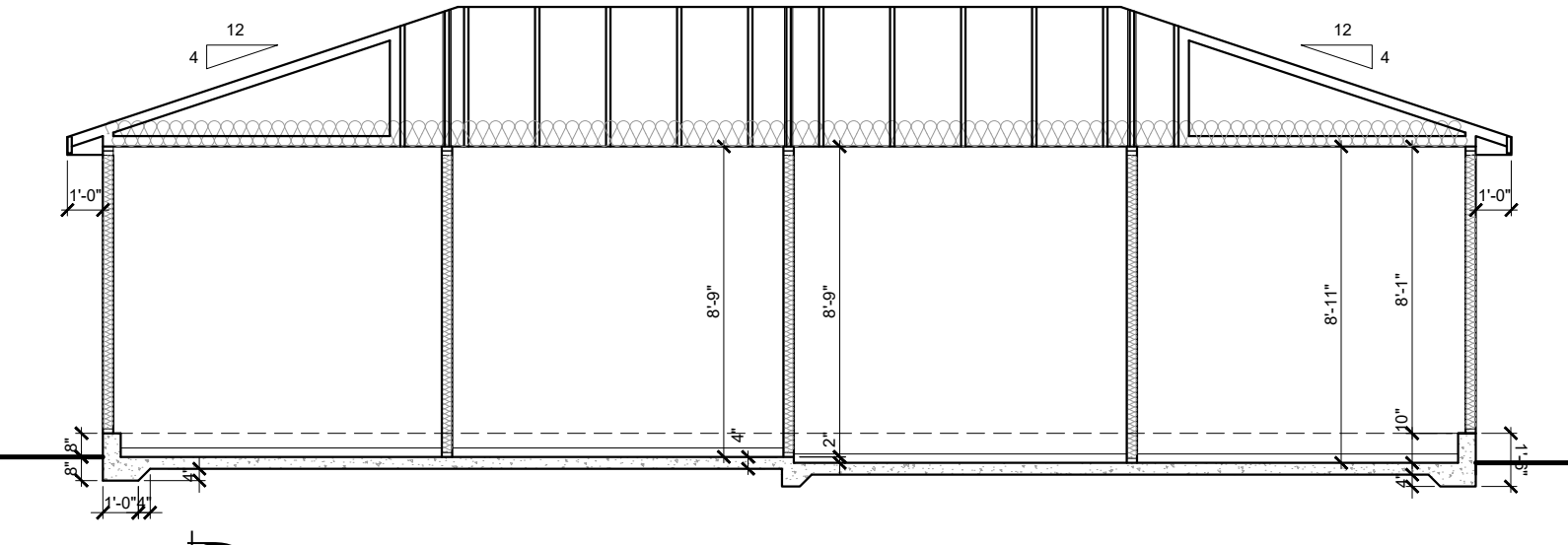
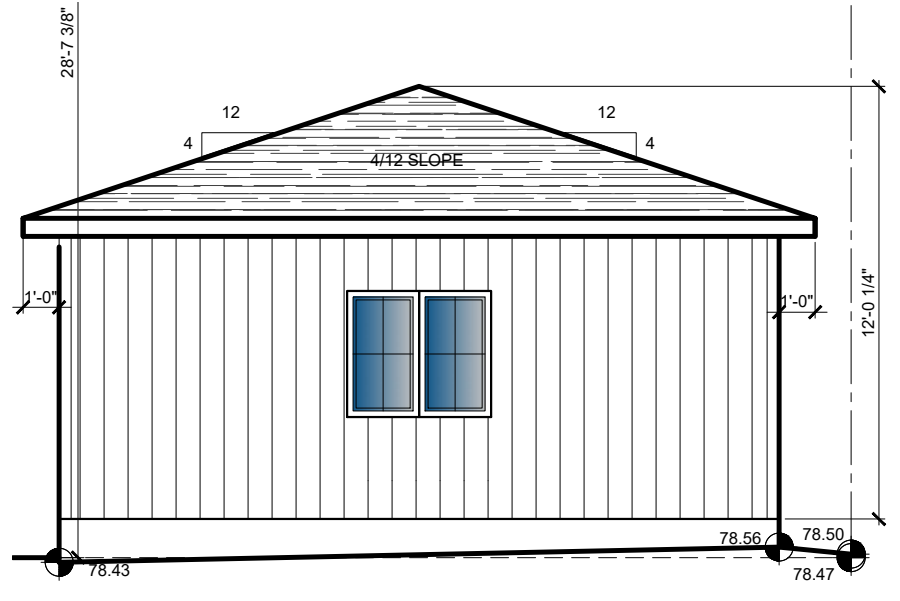
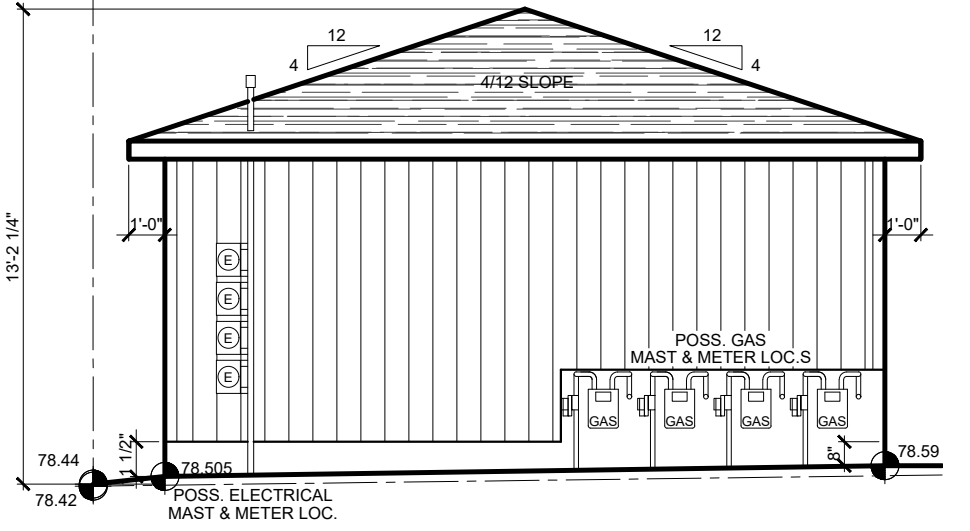
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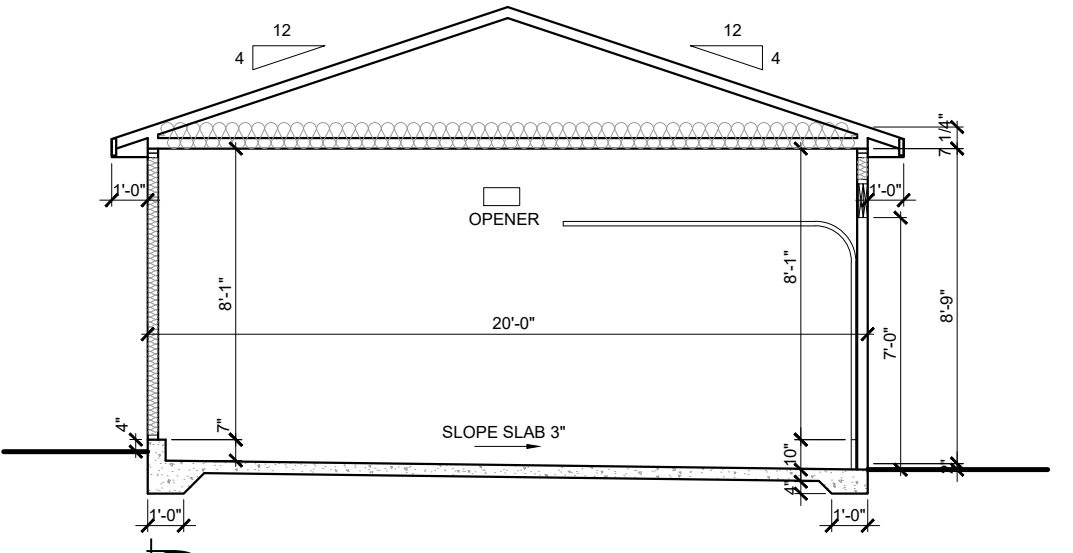
FRONT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



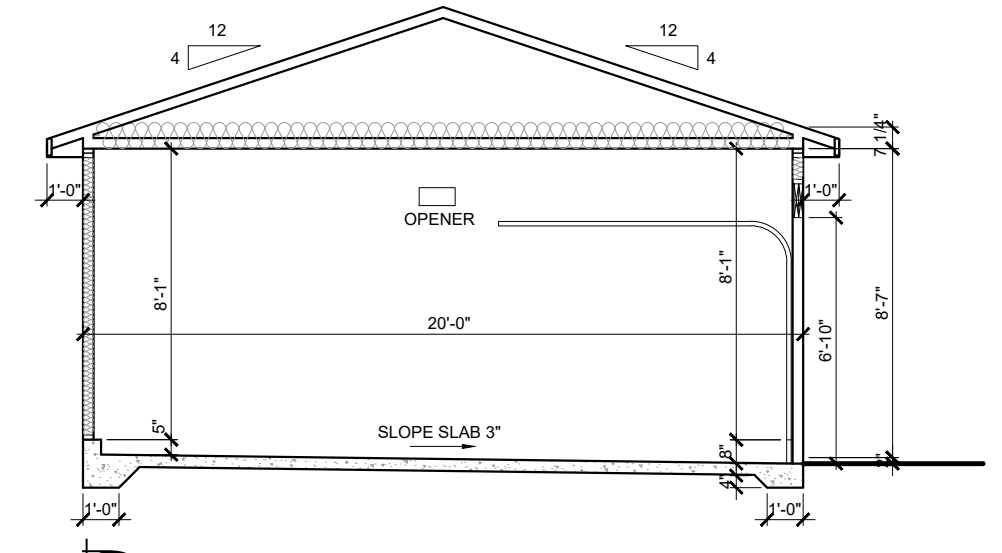
REAR (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



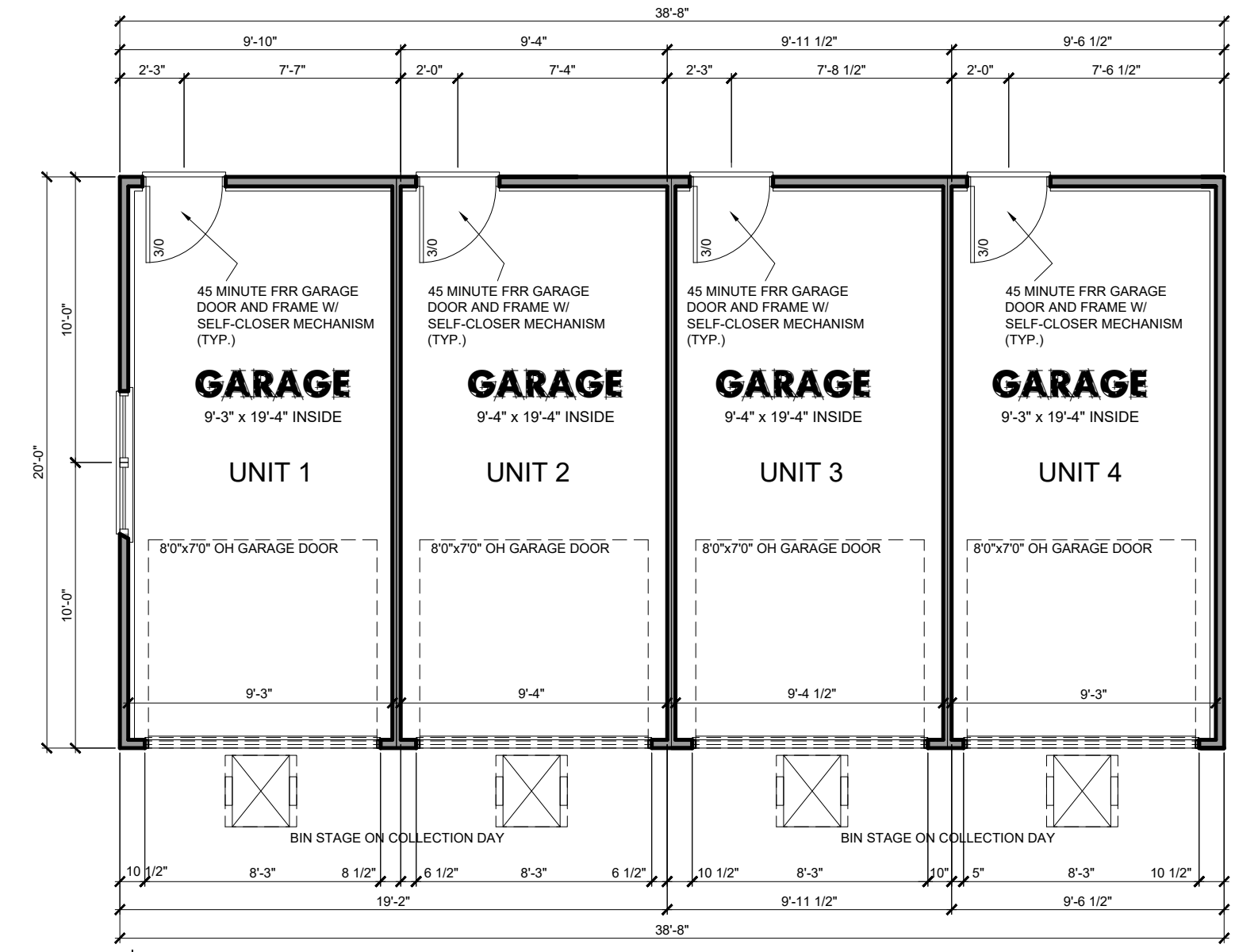
PROPOSED SECTION A
SCALE: 3/16"=1'-0"



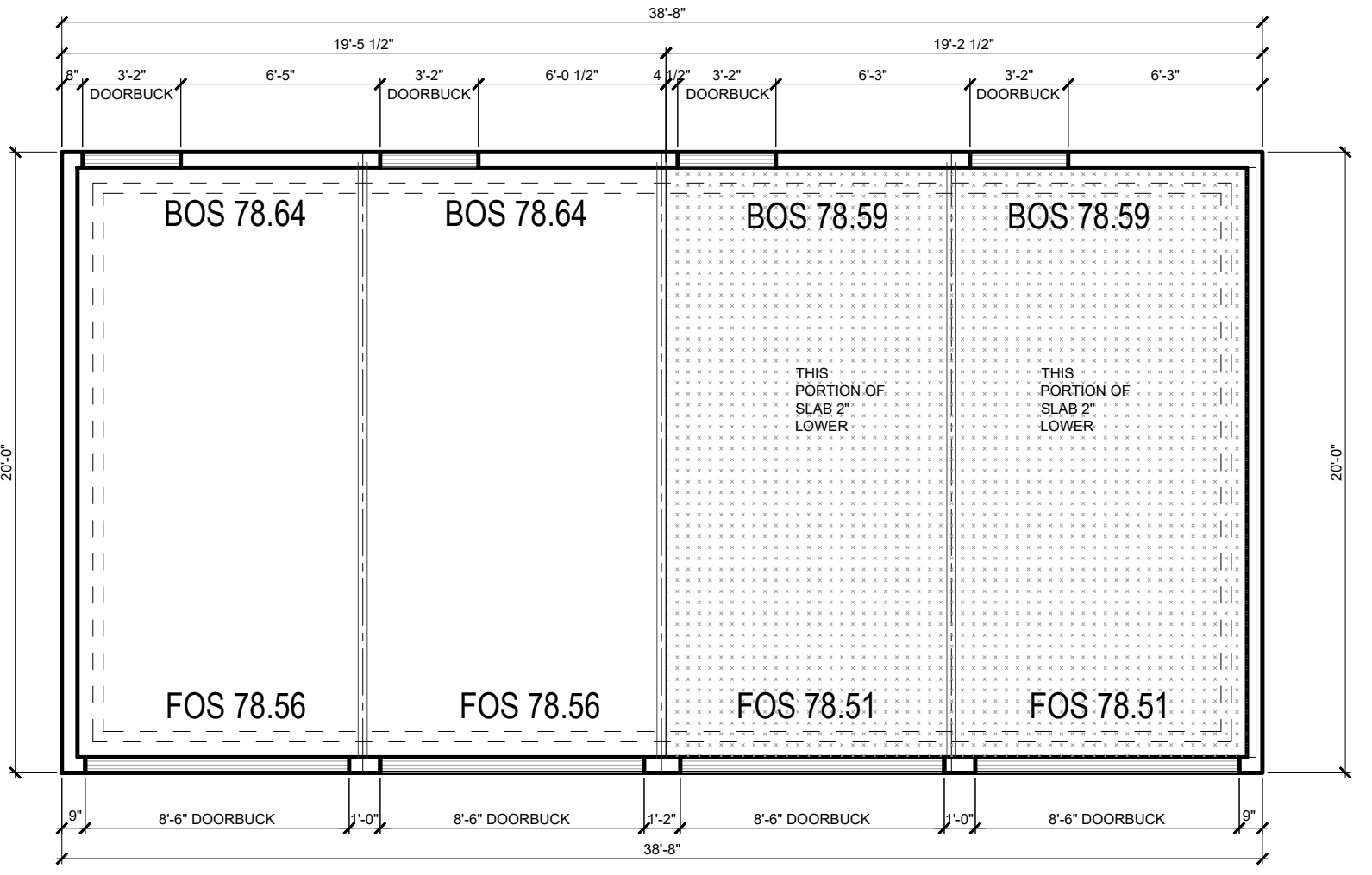
PROPOSED SECTION B
SCALE: 3/16"=1'-0"



PROPOSED SECTION C
SCALE: 3/16"=1'-0"



PROPOSED GARAGE MAIN FLOOR
SCALE: 3/16"=1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 3/16"=1'-0"

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DEVELOPMENT PERMIT SET

REVISION:	DATE: (M/D/Y)

DRAWING TITLE:

GARAGE PLANS

PROJECT #:	2021-2237
DATE:	2021.03.07
SCALE:	AS SHOWN
DRAWN BY:	LL

DRAWING #:

DP7

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