

# DEVELOPMENT PERMIT SET



246 Royal Abbey Court NW, Calgary, Alta, T3G 4Y3  
 P:403.374.1921 | C:403.613.4639  
 LegaciesDesign@gmail.com | LastingLegaciesDesign.com

| SQUARE FOOTAGES | DESCRIPTION  | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. |
|-----------------|--------------|---------|---------|---------|---------|
|                 | UNIT 1       | UNIT 2  | UNIT 3  | UNIT 4  |         |
|                 | MAIN FLOOR   | 821     | 811     | 811     | 811     |
|                 | SECOND FLOOR | 869     | 869     | 869     | 869     |
|                 | THIRD FLOOR  | n/a     | n/a     | n/a     | n/a     |
|                 | TOTAL        | 1690    | 1680    | 1680    | 1680    |
|                 | LOWER LEVEL  | n/a     | n/a     | n/a     | n/a     |
|                 | GRAND TOTAL  | 1690    | 1680    | 1680    | 1680    |
|                 | GARAGE(S)    | 193     | 190     | 190     | 200     |
|                 | PORCH        | 15      | 15      | 15      | 15      |
|                 | PATIO        | 133     | 133     | 133     | 133     |

- LIST OF DRAWINGS:  
 DP1 SITE PLAN & BLOCK PLAN  
 DP2 LANDSCAPE PLAN  
 DP3 FRONT & REAR ELEVATIONS  
 DP4 L&R ELEV & STREETScape  
 DP5 MAIN & UPPER FLOOR PLANS  
 DP6 FOUNDATION PLAN & SECTION  
 DP7 GARAGE PLANS

PLANS FOR:

## 80 STREET 4 PLEX



**LEGAL DESCRIPTION:**  
 LOT 28 BLOCK 15, PLAN 2660 AP  
**MUNICIPAL ADDRESS:**  
 4655 - 80 STREET NW  
 CALGARY, ALBERTA

**COMMUNITY:** BOWNESS  
**CURRENT ZONING DESIGNATION:** R-C2  
**PROPOSED ZONING RE-DESIGNATION:** R-CG  
**SITE AREA:** 713.07 m<sup>2</sup>  
**CURRENT MAX ALLOWABLE BUILDING %:** 45.0%  
**PROPOSED MAX ALLOWABLE BUILDING %:** 60.0%  
**MAXIMUM ALLOWABLE BUILDING AREA:** 427.84 m<sup>2</sup>  
**MAXIMUM BUILDING HEIGHT:** 10m  
**SITE FRONTAGE:** 18.94m / 37.62m

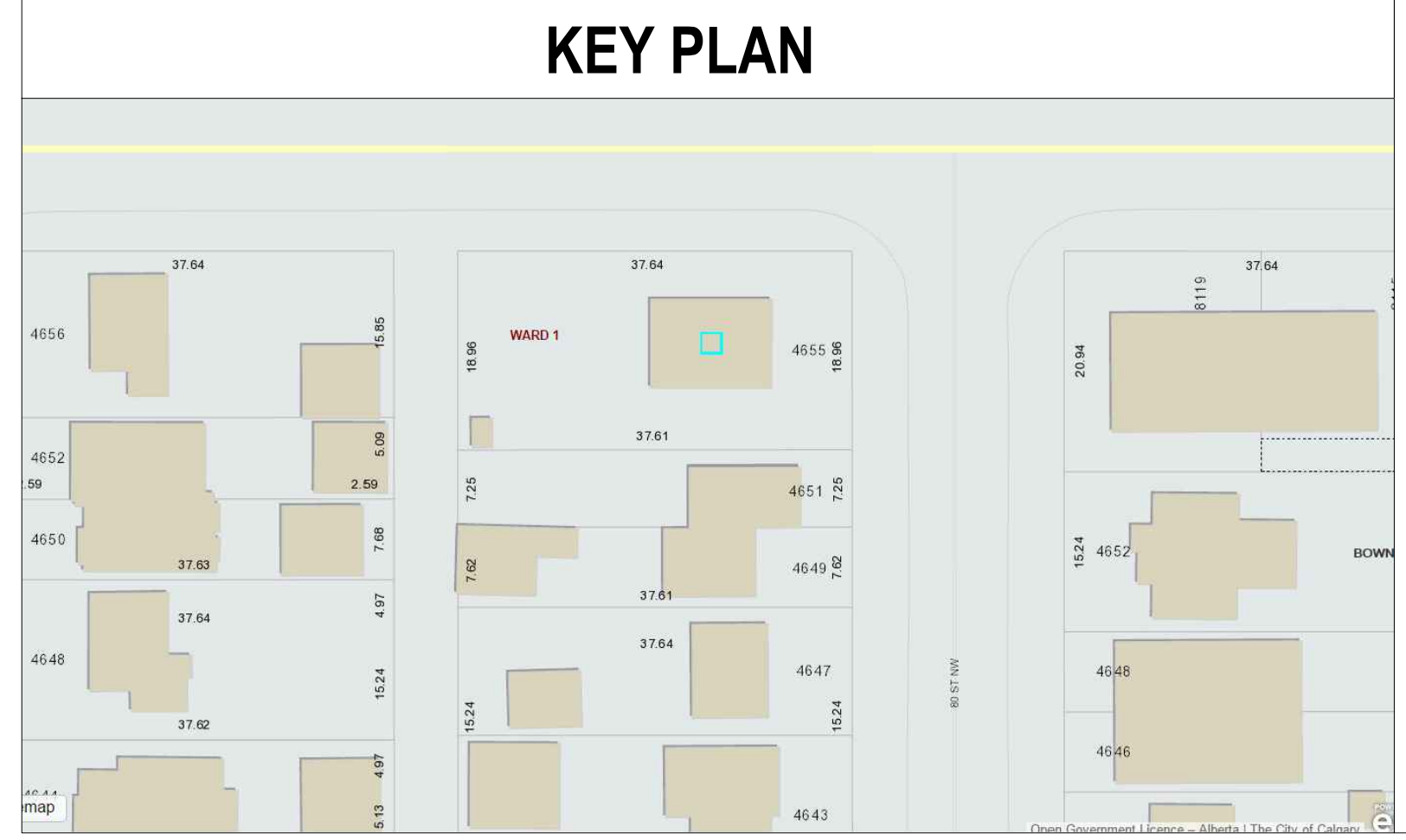
**PROPOSED COVERAGE CALCULATION:**  
 LOT AREA: 713.07m<sup>2</sup>  
 MAXIMUM COVERAGE (60%): 427.84m<sup>2</sup>  
 PROPOSED COVERAGE:  
 UNITS 1-4 (N.I.C. PORCH): 304.37m<sup>2</sup>  
 GARAGE: 71.83m<sup>2</sup>  
 TOTAL PROPOSED COVERAGE: 376.20m<sup>2</sup>  
 COVERAGE %: 52.76%  
 EXISTING HOUSE TO BE REMOVED: 87.78m<sup>2</sup>

**GROSS FLOOR AREA (GFA):**  
 EXISTING BUILDING: 87.78 m<sup>2</sup>  
 EXISTING GFA: 87.78 m<sup>2</sup>  
 PROPOSED BUILDINGS: 427.84 m<sup>2</sup>  
**PROPOSED GFA: 628.37m<sup>2</sup>**

**PROPOSED FLOOR AREA RATIO (FAR):**  
 DENSITY (UPH)  
 EXISTING 1\*0.713 ha: 1.40 UNITS  
 PROPOSED 4\*0.713 ha: 5.61 UNITS

**GENERAL REQUIREMENTS:**  
 PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMODATING GROWTH  
 PROJECT SHOULD FOLLOW MUNICIPAL DEVELOPMENT PLAN  
 PROJECT SHOULD FOLLOW CALGARY TRANSPORTATION PLAN  
 PROJECT MUST FOLLOW NEW CITY BYLAW 1P2007

**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



VISITOR PARKING SIGN



NO PARKING SIGN



PS674-82/30K by Progress Lighting  
 Product SKU PS674-82/30K  
 Family Cylinder  
 Category Outdoor  
 Description 5' wall cylinder. The PS674 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This module approach results in an encapsulated luminaire that unites performance, cost and safety benefits.  
 Finish Metallic Gray  
 Bulb Type Uses LED  
 Bulb Wattage 7 W  
 Bulb Quantity 1  
 Listed cCSAus  
 Mount Type Wall  
 Style Contemporary/Modern  
 Material Metallic Gray finish  
 Construction Die-cast aluminum construction with durable powder coated finish  
 Lumens 788 lumens  
 Color Temperature 3000K color temperature, 90+ CRI  
 Dimmable Dimmable to 10% with many ELY dimmers  
 Room Type Outdoor Lighting  
 Dimensions Width/Diameter: 5" Height: 7'-1/2"

**JOB:**  
 2017-0773  
**ADDRESS:**  
 4655 80 ST NW  
 CALGARY, ALBERTA

**DATE:**  
 RELEASE: SEPTEMBER 19, 2017  
 REVISED: DECEMBER 15, 2017



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CLIENT:  
**1620719 ALBERTA LTD**  
 Tel. (403) 630-9688  
 Email: drcory.fell@gmail.com

PROJECT NAME & ADDRESS:  
**4 PLEX PROJECT**  
**4655 80th ST NW**

ENGINEER/ARCHITECTS STAMP:

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**DEVELOPMENT PERMIT**

ISSUED FOR: DATE: (M/D/Y)

REVISION: DATE: (M/D/Y)

1. CITY DR REVISIONS 12/15/17

DRAWING TITLE:  
**SITE PLAN & BLOCK PLAN**

PROJECT #: 2017-0773

DATE: 2017.08.10

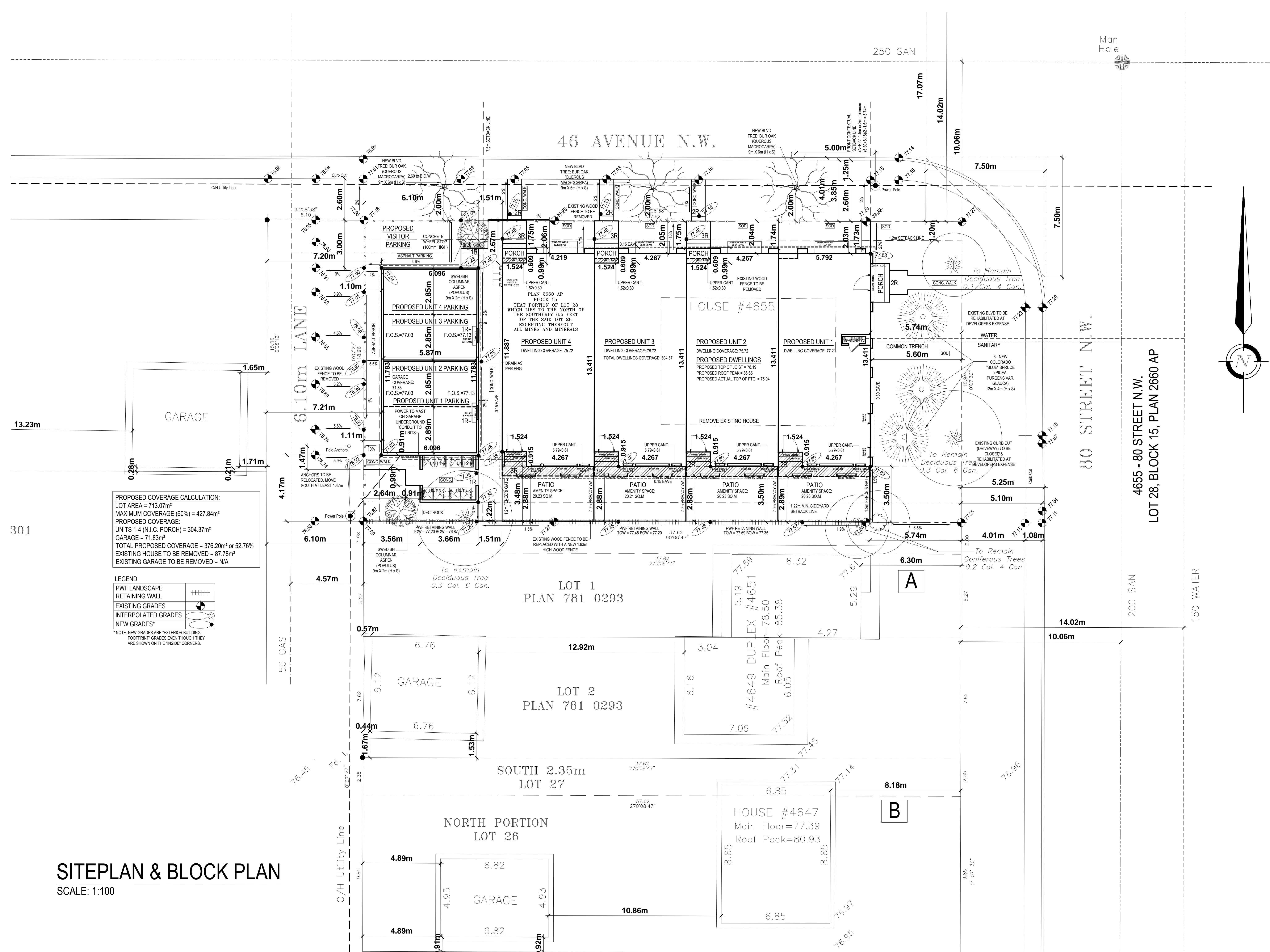
SCALE: AS SHOWN

DRAWN BY: LL / JTD

DRAWING #:

**DP1**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



**SITEPLAN & BLOCK PLAN**

SCALE: 1:100



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|                      |               |
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| 1. CITY DR REVISIONS | 12/15/17      |
|                      |               |
|                      |               |
|                      |               |

DRAWING TITLE:  
**LANDSCAPE PLAN**

|            |            |
|------------|------------|
| PROJECT #: | 2017-0773  |
| DATE:      | 2017.08.10 |
| SCALE:     | AS SHOWN   |
| DRAWN BY:  | LL / JTD   |

DRAWING #:  
**DP2**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

46 AVENUE N.W.

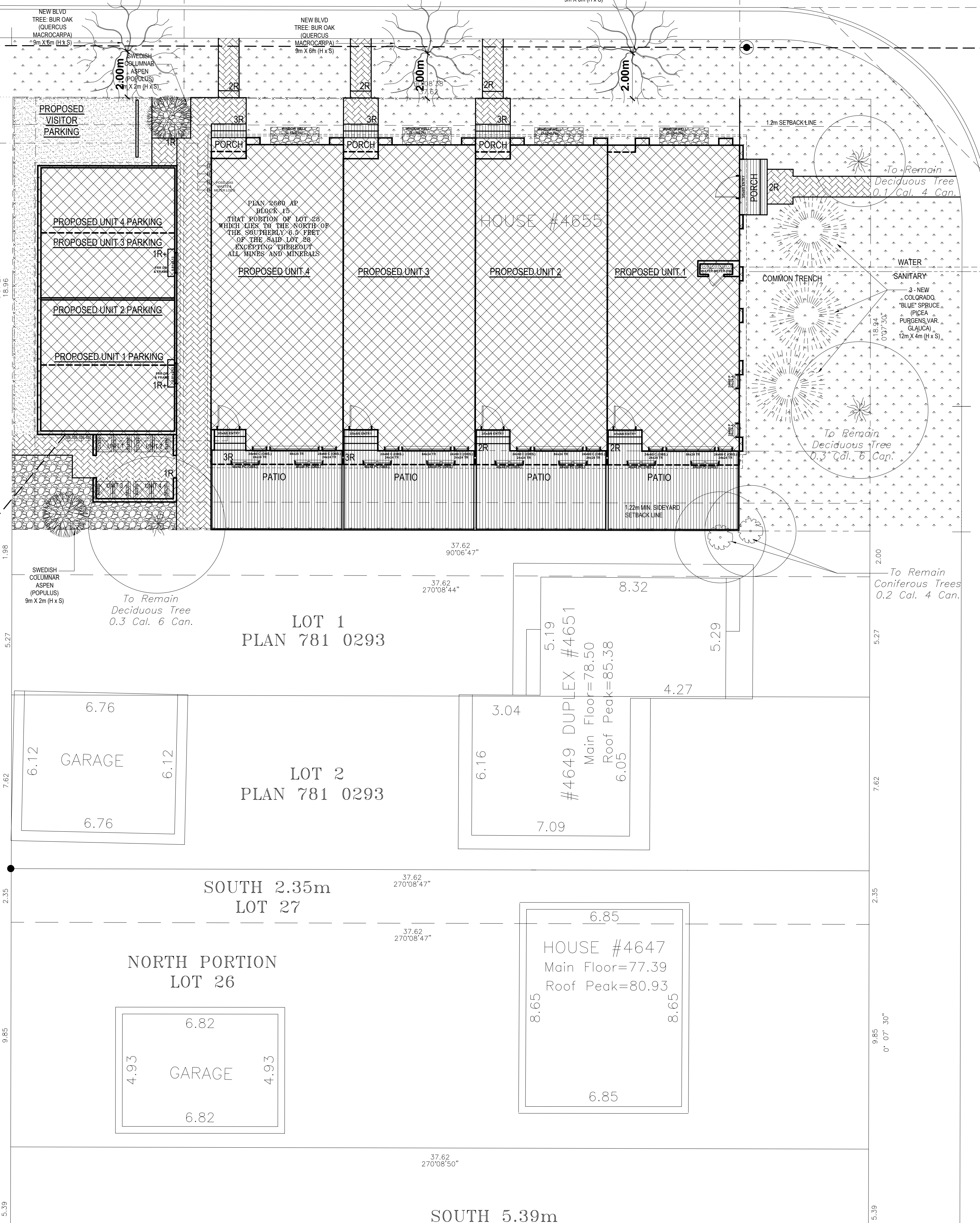
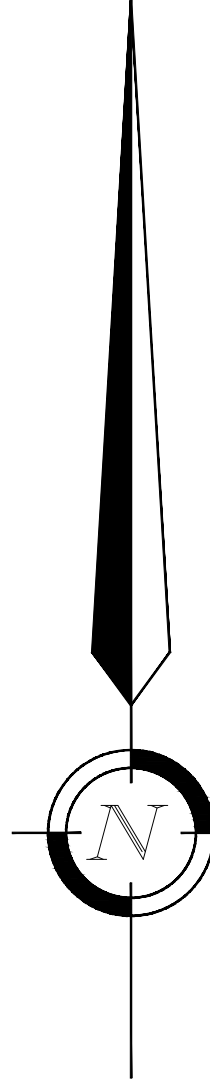
80 STREET N.W.

6.10m LANE

50 GAS

200 SAN

150 WATER



- LEGEND**
- CONCRETE WALKWAY = 52.34 m<sup>2</sup> or 7.34%
  - PROPOSED PATIO & STEPS (CONCRETE) = 90.11 m<sup>2</sup> or 12.64%
  - 20-40mm DECORATIVE LANDSCAPE ROCK = 24.37 m<sup>2</sup> or 3.42%
  - PROPOSED BUILDINGS = 376.20 m<sup>2</sup> or 52.76%
  - SOD = 139.89 m<sup>2</sup> or 19.62%
  - ASPHALT GARAGE APRON & PARKING = 30.16 m<sup>2</sup> or 4.22%

TOTAL LOT AREA = 713.07 m<sup>2</sup> or 100%

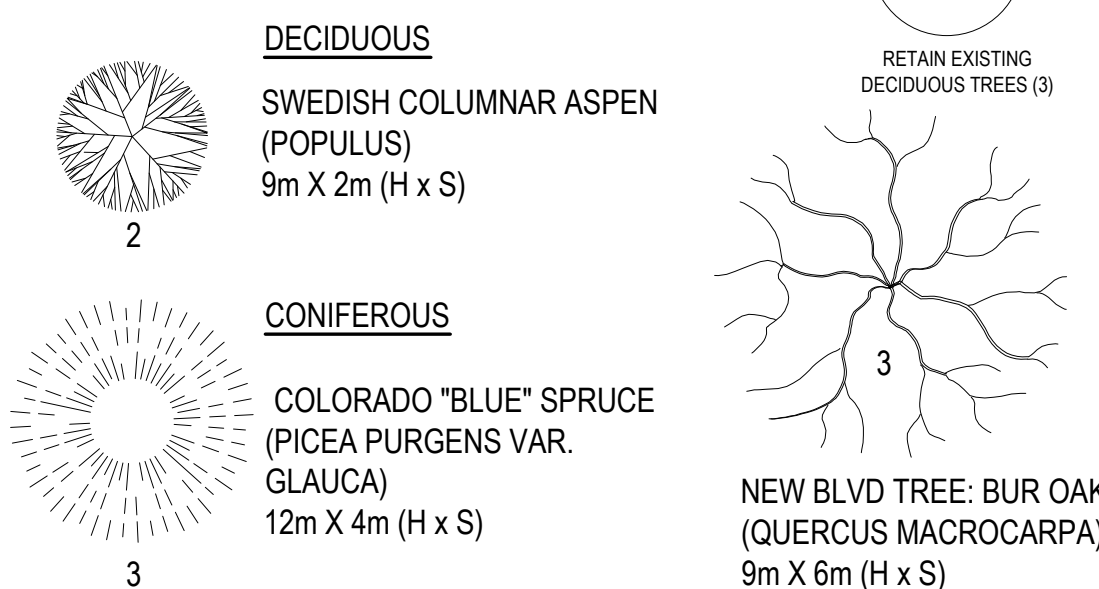
NOTE:  
 NOT INCLUDED IN 40% LANDSCAPE REQUIREMENTS

|                                 |                                  |
|---------------------------------|----------------------------------|
| -PROPOSED DWELLING (INCL PORCH) | = 304.37 m <sup>2</sup>          |
| -PARKING/APRON                  | = 101.99 m <sup>2</sup>          |
| -GARBAGE                        | = 7.21 m <sup>2</sup>            |
| TOTAL                           | = 413.57 m <sup>2</sup> (58.00%) |
| TOTAL LANDSCAPING               | = 299.50 m <sup>2</sup> (42.00%) |

**LANDSCAPING RULES**  
 2 TREE / UNIT  
 MIXTURE OF CONIFEROUS & DECIDUOUS TREES  
 MINIMUM SIZE OF SMALL DECIDUOUS: 65mm  
 MINIMUM SIZE OF LARGE DECIDUOUS: 85mm  
 MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"  
 MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-0"

THEREFORE:  
 WE REQUIRE: (8) TREES (8 PROVIDED)  
 BROKEN DOWN AS:  
 3 LARGE CONIFEROUS  
 2 SMALL DECIDUOUS

\*ANY EXISTING TREES TO BE RETAINED NOTED AS SUCH.\*



**LANDSCAPE PLAN**

SCALE: 1:100



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PROJECT NAME & ADDRESS:

**4 PLEX PROJECT**  
 4655 80th ST NW

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|----------------------|---------------|
| 1.                   | XX/XX/XX      |
| REVISION:            | DATE: (M/D/Y) |
| 1. CITY DR REVISIONS | 12/15/17      |

DRAWING TITLE:

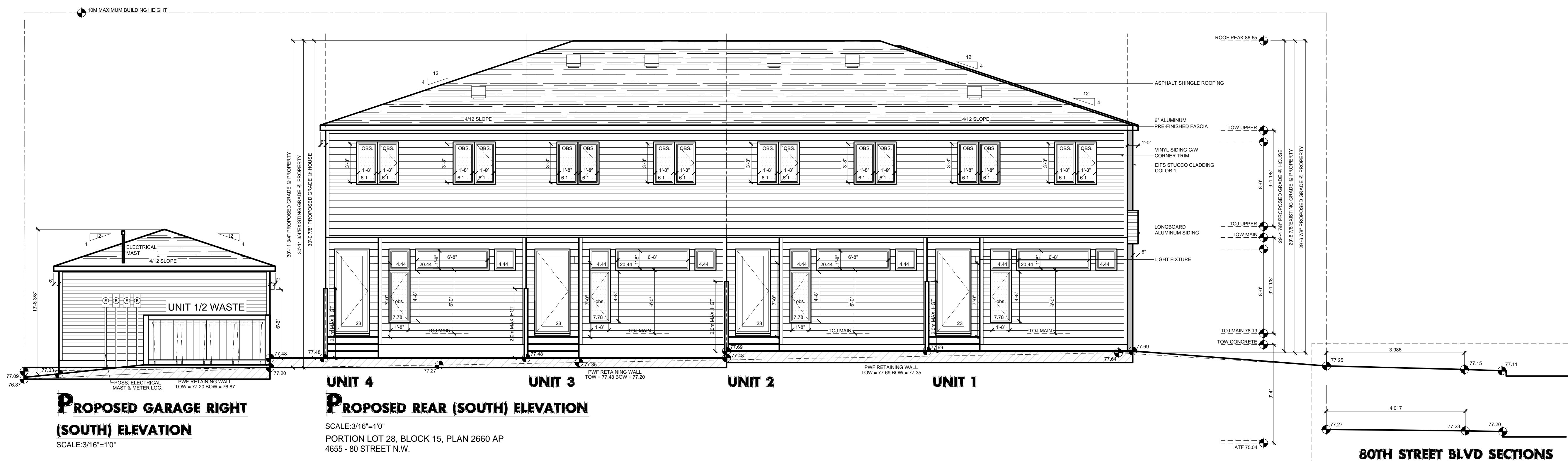
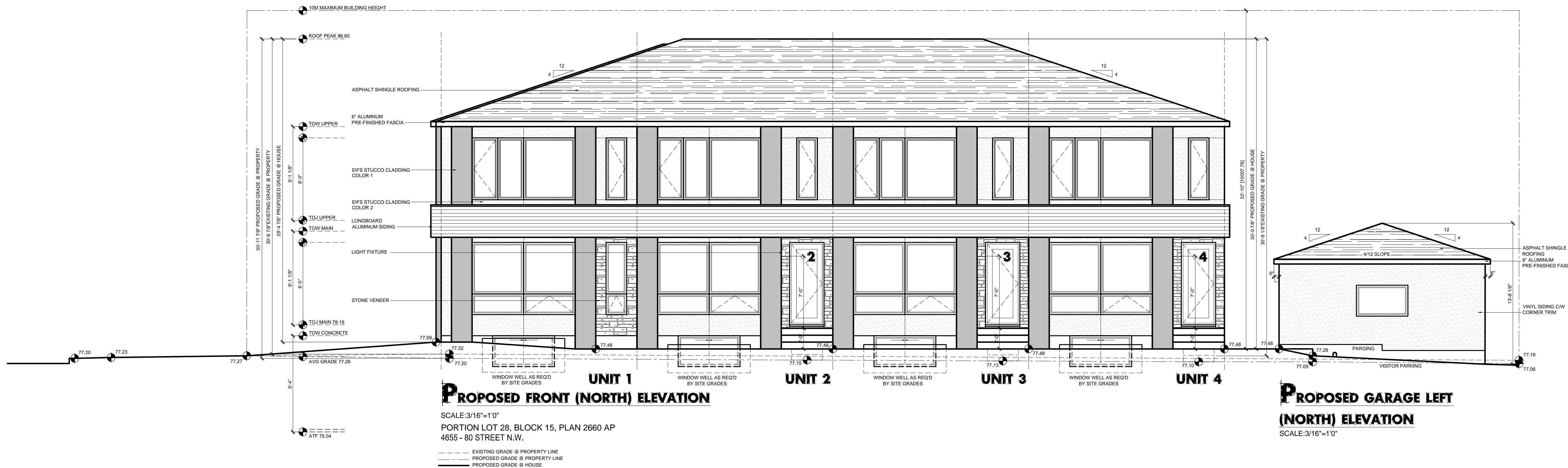
**FRONT / REAR ELEVATION**

|            |            |
|------------|------------|
| PROJECT #: | 2017-0773  |
| DATE:      | 2017.09.15 |
| SCALE:     | AS SHOWN   |
| DRAWN BY:  | PLO / JTD  |

DRAWING #:

**DP3**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



| UNPROTECTED OPENINGS (UNIT 4) |                       |                 |                                | UNPROTECTED OPENINGS (UNIT 3) |                       |                 |                                | UNPROTECTED OPENINGS (UNIT 2) |                       |                 |                                | UNPROTECTED OPENINGS (UNIT 1) |                       |                 |                                |
|-------------------------------|-----------------------|-----------------|--------------------------------|-------------------------------|-----------------------|-----------------|--------------------------------|-------------------------------|-----------------------|-----------------|--------------------------------|-------------------------------|-----------------------|-----------------|--------------------------------|
| CODE CHECK                    | EXPOSED BUILDING FACE | MINIMUM SETBACK | PERCENTAGE OF ALLOWED OPENINGS | CODE CHECK                    | EXPOSED BUILDING FACE | MINIMUM SETBACK | PERCENTAGE OF ALLOWED OPENINGS | CODE CHECK                    | EXPOSED BUILDING FACE | MINIMUM SETBACK | PERCENTAGE OF ALLOWED OPENINGS | CODE CHECK                    | EXPOSED BUILDING FACE | MINIMUM SETBACK | PERCENTAGE OF ALLOWED OPENINGS |
|                               | 410 SQ. FT.           | 9'-6"           | 19%                            |                               | 410 SQ. FT.           | 9'-6"           | 19%                            |                               | 397 SQ. FT.           | 9'-6"           | 19%                            |                               | 397 SQ. FT.           | 9'-6"           | 19%                            |
|                               | 75.43 SQ. FT.         | 2.89M           | 75.43 SQ. FT.                  |                               | 75.43 SQ. FT.         | 2.89M           | 75.43 SQ. FT.                  |                               | 75.43 SQ. FT.         | 2.89M           | 75.43 SQ. FT.                  |                               | 75.43 SQ. FT.         | 2.89M           | 75.43 SQ. FT.                  |
|                               | 64.52 SQ. FT.         | 5.99 SQ.M       | 64.52 SQ. FT.                  |                               | 64.52 SQ. FT.         | 5.99 SQ.M       | 64.52 SQ. FT.                  |                               | 64.52 SQ. FT.         | 5.99 SQ.M       | 64.52 SQ. FT.                  |                               | 64.52 SQ. FT.         | 5.99 SQ.M       | 64.52 SQ. FT.                  |



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 4655 80th ST NW

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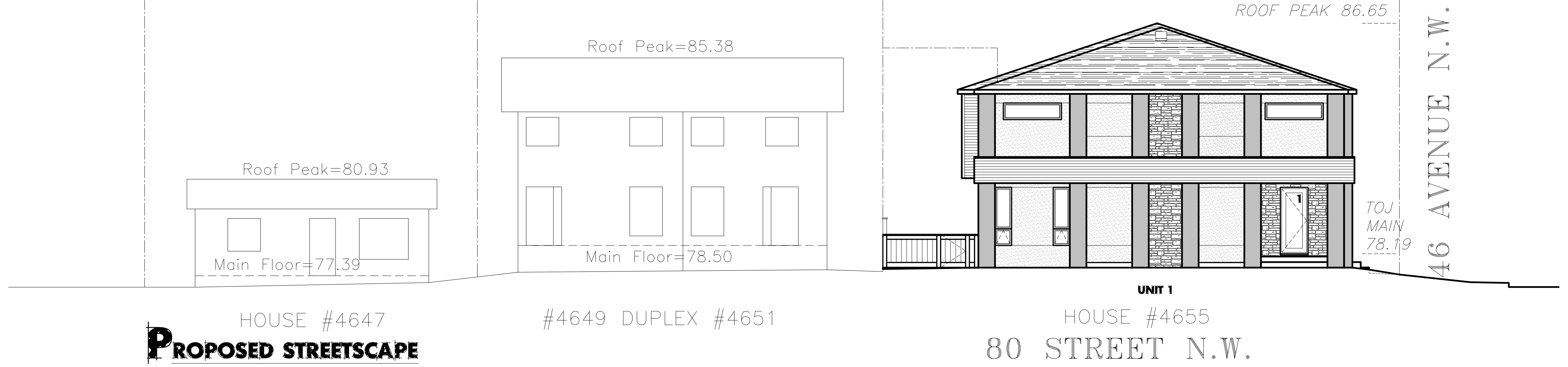
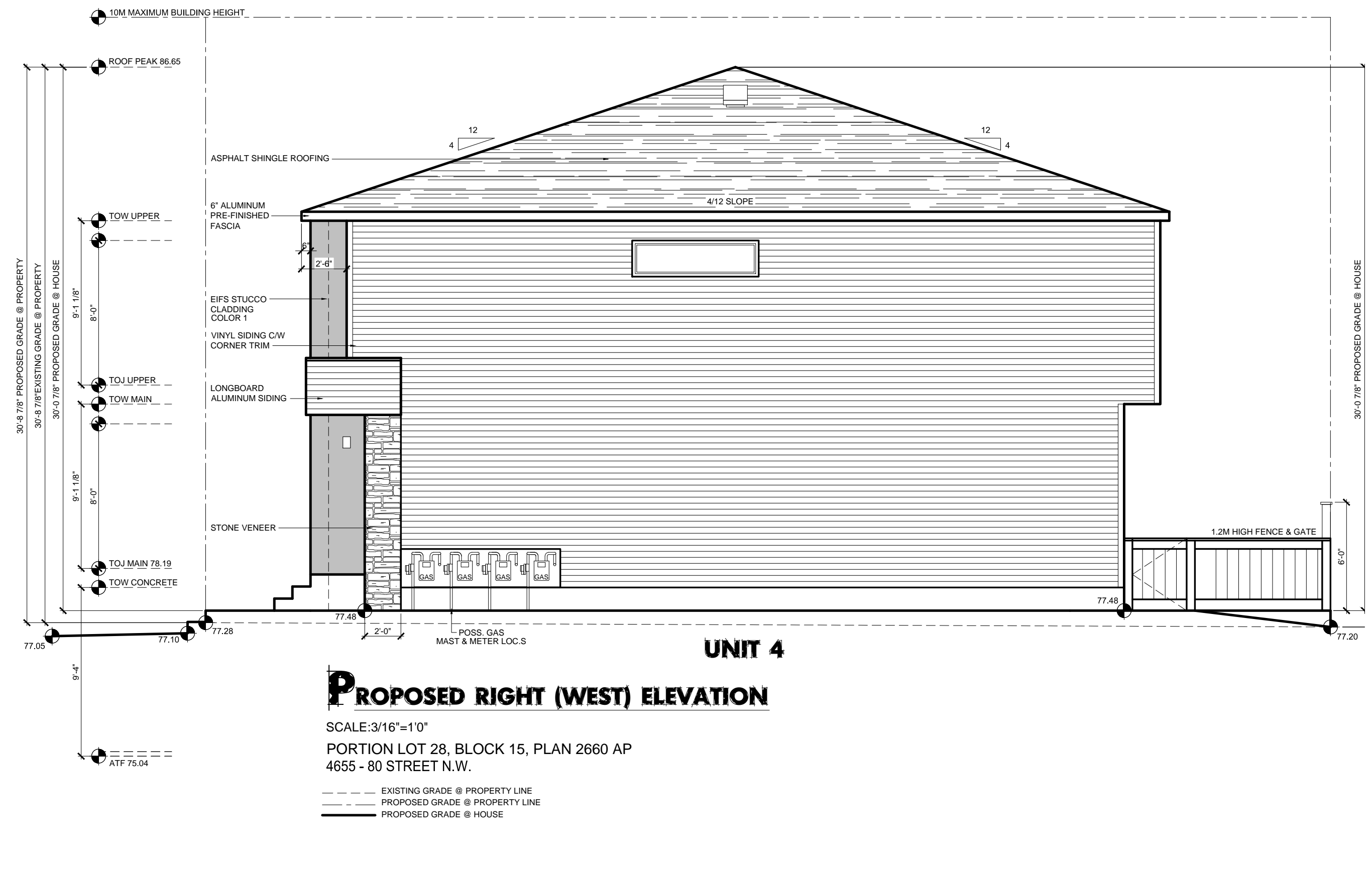
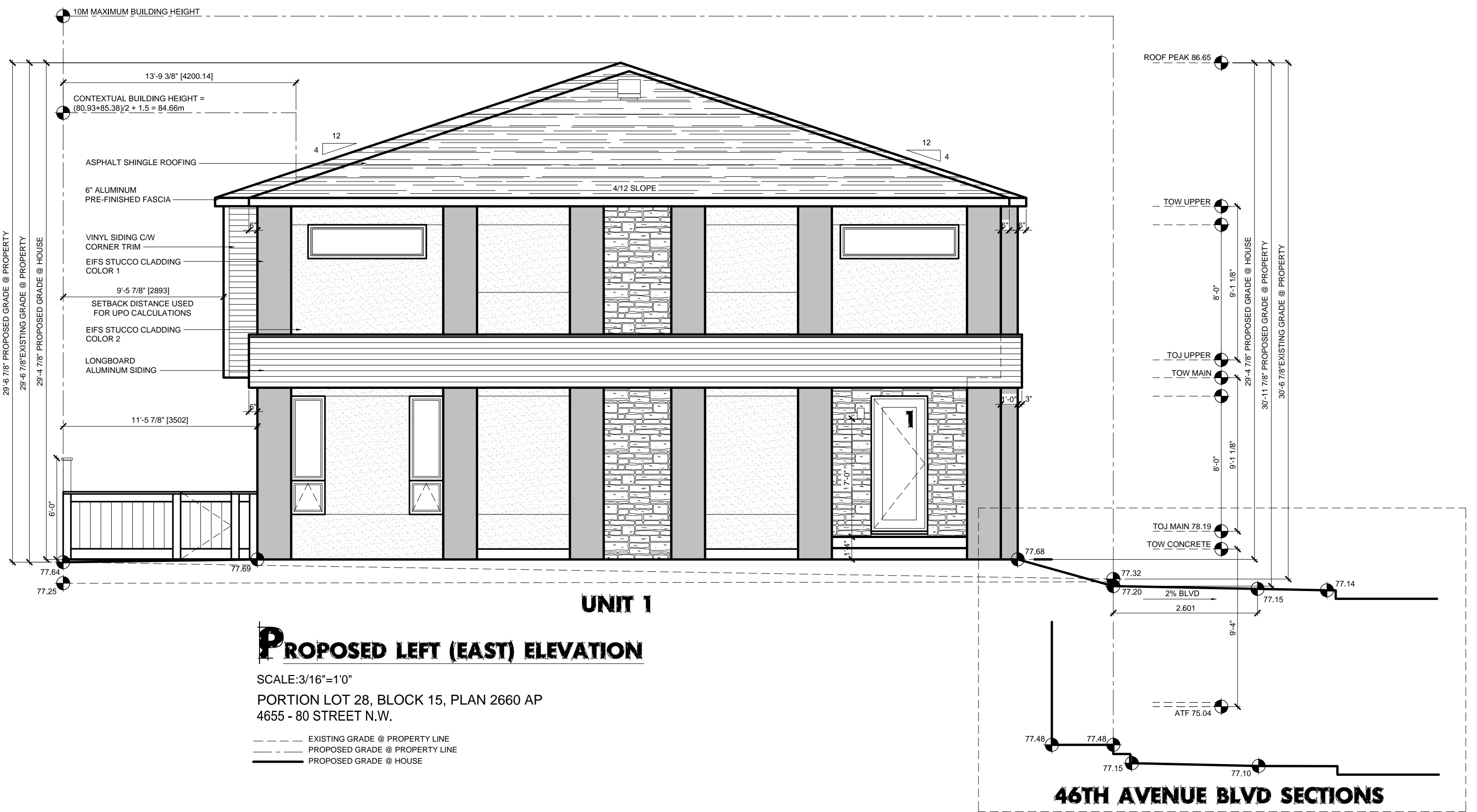
**DEVELOPMENT PERMIT SET**

|                      |               |
|----------------------|---------------|
| ISSUED FOR:          | DATE: (M/D/Y) |
| 1.                   | XX/XX/XX      |
| REVISION:            | DATE: (M/D/Y) |
| 1. CITY DR REVISIONS | 12/15/17      |

|   |            |
|---|------------|
| DRAWING TITLE:<br><b>RIGHT / LEFT ELEVATION &amp; STREETSCAPE</b> |            |
| PROJECT #:  | 2017-0773  |
| DATE:   | 2017.09.15 |
| SCALE:  | AS SHOWN   |
| DRAWN BY:   | PLO / JTD  |
| DRAWING #:  |            |

**DP4**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.





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| 1. CITY DR REVISIONS | 12/15/17      |

|   |            |
|---|------------|
| DRAWING TITLE:<br><b>MAIN &amp; UPPER FLOOR PLANS</b> |            |
| PROJECT #:  | 2017-0773  |
| DATE:   | 2017.09.15 |
| SCALE:  | AS SHOWN   |
| DRAWN BY:   | PLO / JTD  |
| DRAWING #:  |            |

**DP5**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



**PROPOSED MAIN FLOOR PLAN**

SCALE: 3/16"=1'0" (9'-1" CEILING HGT.)  
 PORTION LOT 28, BLOCK 15, PLAN 2660 AP  
 4655 - 80 STREET N.W.

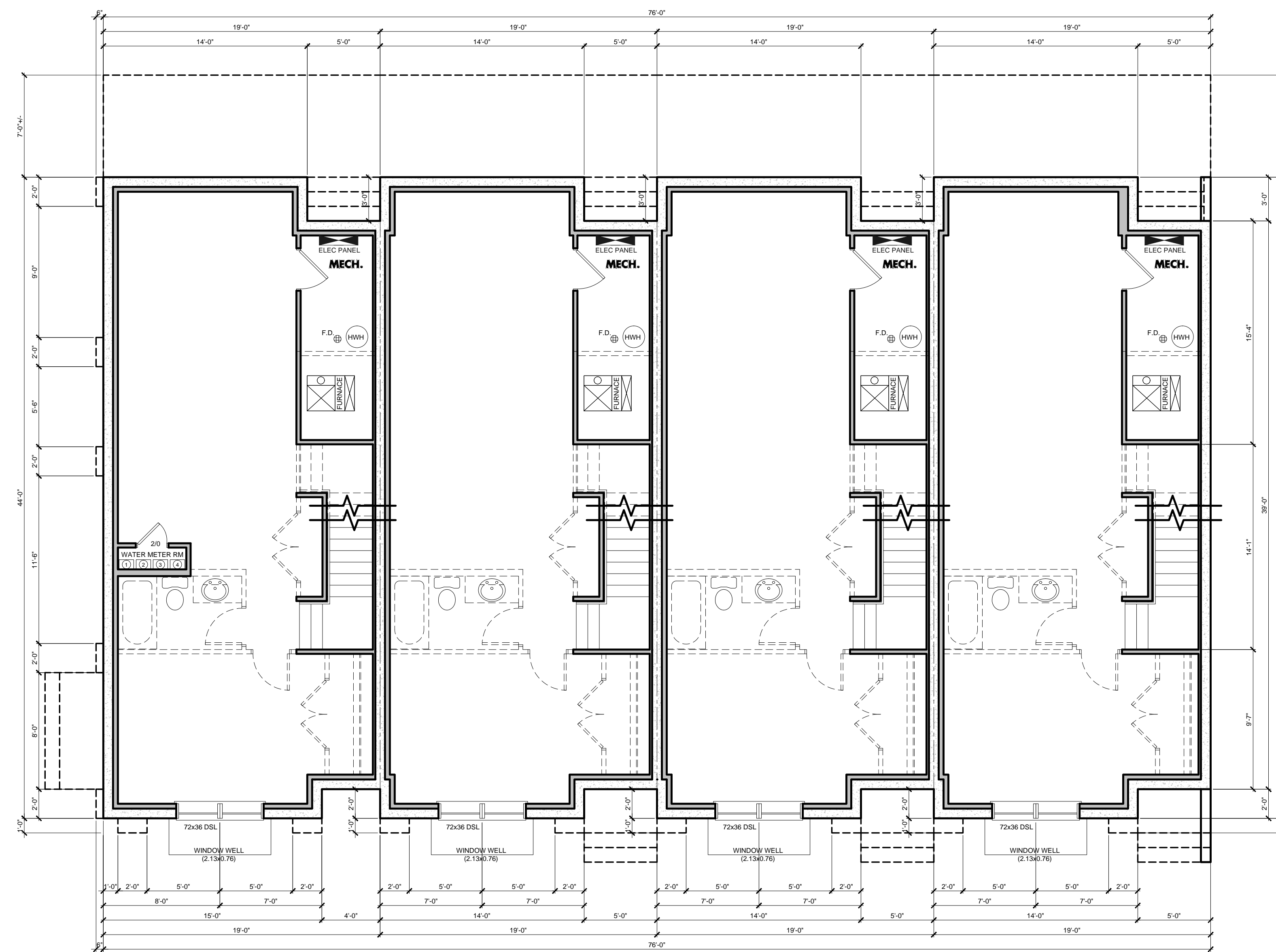
**UNIT 1 - 821 SQ.FT**      **UNIT 2 - 811 SQ.FT**      **UNIT 3 - 811 SQ.FT**      **UNIT 4 - 811 SQ.FT**  
**TOTAL - 1690 SQ.FT**      **TOTAL - 1680 SQ.FT**      **TOTAL - 1680 SQ.FT**      **TOTAL - 1680 SQ.FT**



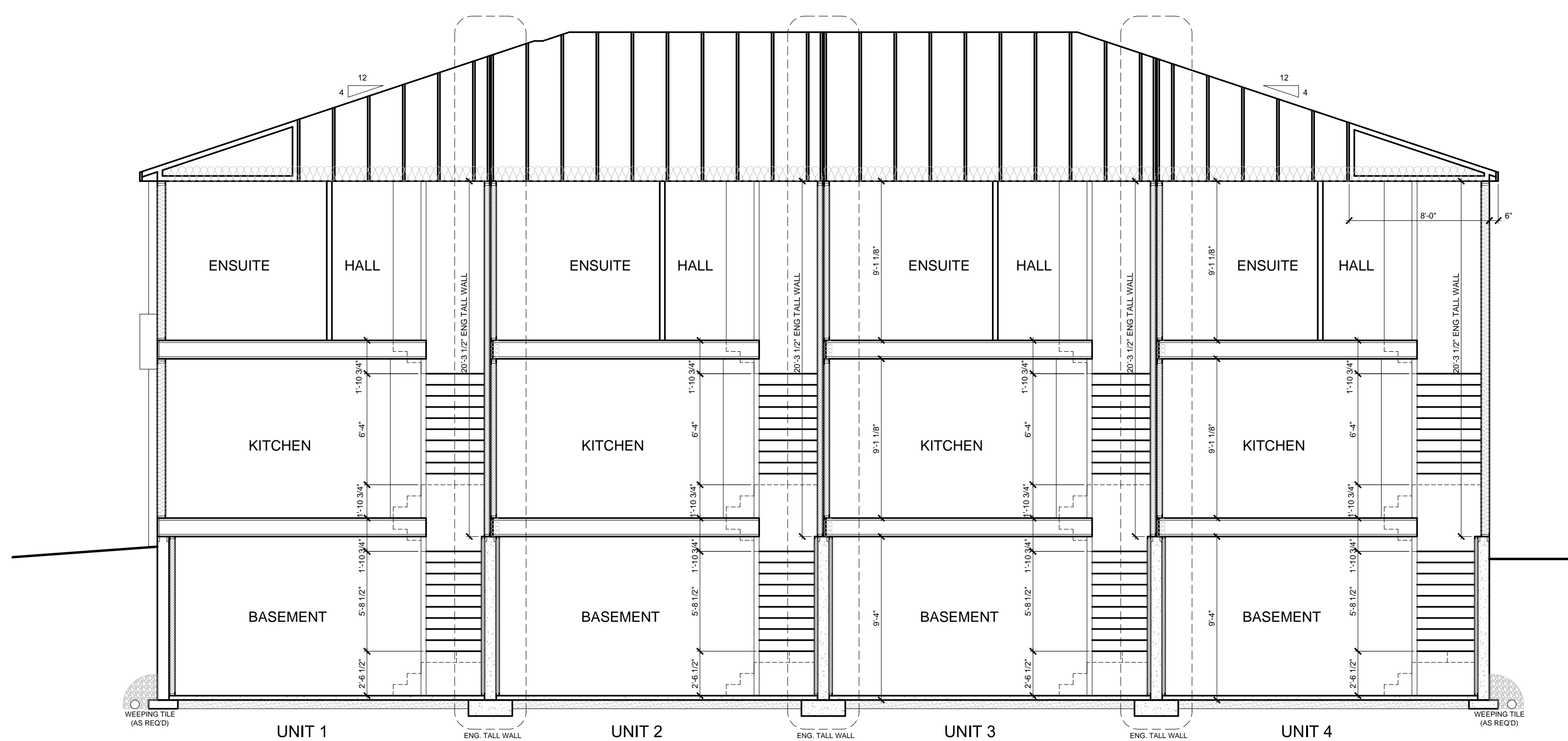
**PROPOSED UPPER FLOOR PLAN**

SCALE: 3/16"=1'0" (9'-1" CEILING HGT.)  
 PORTION LOT 28, BLOCK 15, PLAN 2660 AP  
 4655 - 80 STREET N.W.

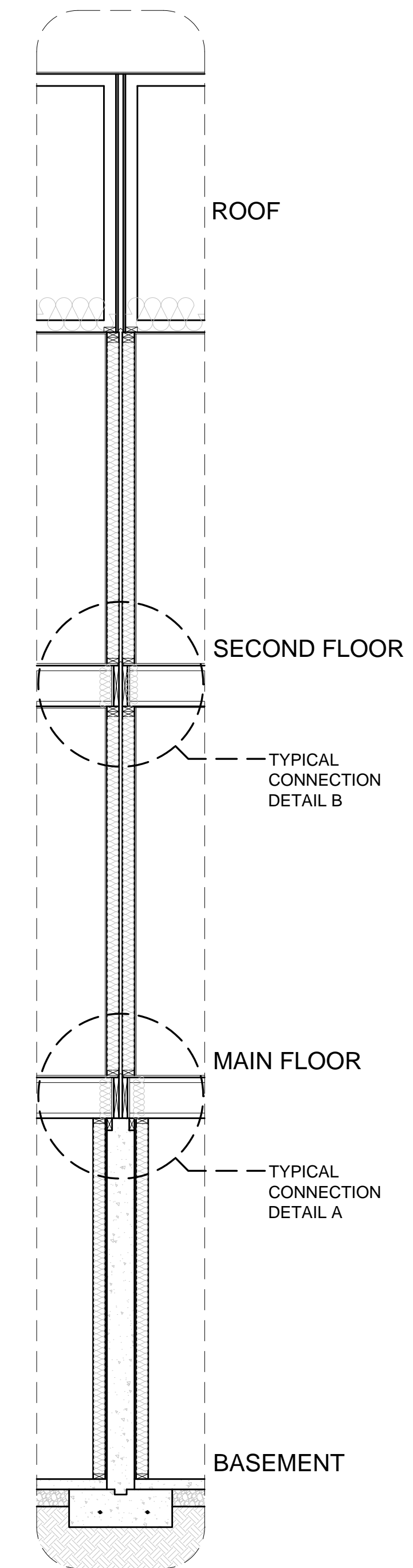
**UNIT 1 - 869 SQ.FT**      **UNIT 2 - 869 SQ.FT**      **UNIT 3 - 869 SQ.FT**      **UNIT 4 - 869 SQ.FT**



**PROPOSED FOUNDATION PLAN**  
SCALE: 3/16"=1'-0" (9'-4" WALL HGT.)

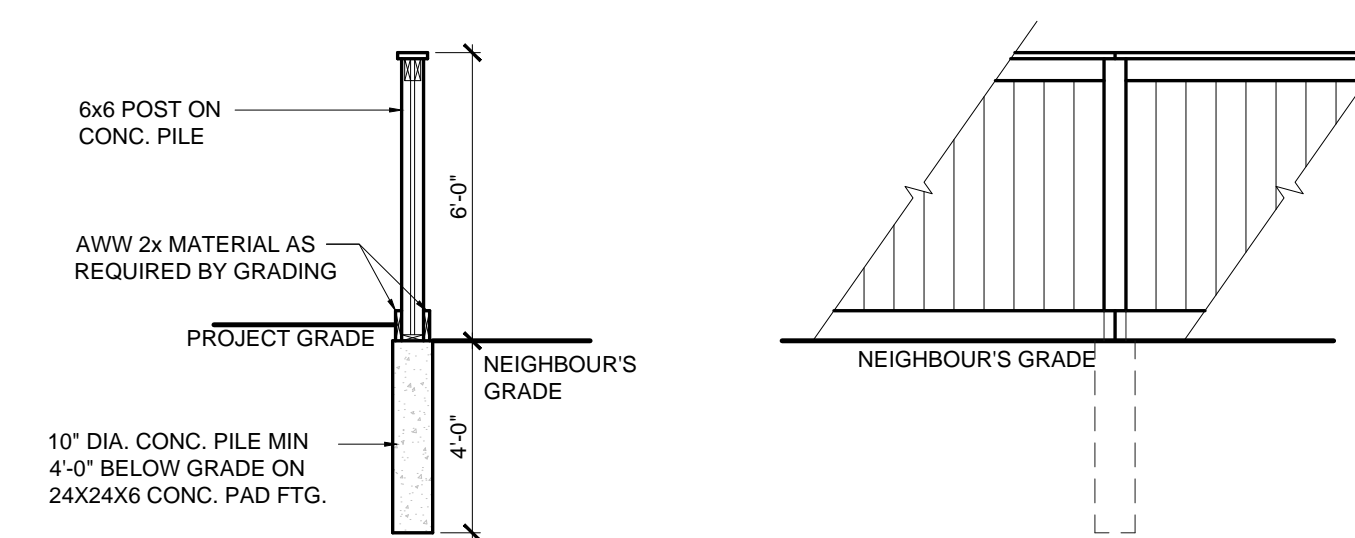


**PROPOSED BUILDING SECTION 1**  
SCALE: 3/16"=1'-0"



**FOOTING**  
3 - 15M REBAR  
30" x 11" CONC STRIP FTG.

**2x4 TYPICAL PARTY WALL SECTION (A-A)**  
(MAIN ROOF TRUSSES & JOISTS SIDE TO SIDE)  
NO STAGGER IN FLOOR - 8" CONCRETE BASEMENT WALL  
SCALE: 3/8"=1'-0"



**PRIVACY FENCE DETAIL**  
N.T.S.



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| ISSUED FOR:          | DATE: (M/D/Y) |
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| REVISION:            | DATE: (M/D/Y) |
| 1. CITY DR REVISIONS | 12/15/17      |

DRAWING TITLE:  
**FOUNDATION PLAN & BUILDING SECTION**

|            |            |
|------------|------------|
| PROJECT #: | 2017-0773  |
| DATE:      | 2017.09.15 |
| SCALE:     | AS SHOWN   |
| DRAWN BY:  | PL0 / JTD  |
| DRAWING #: |            |

**DP6**

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



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**4 PLEX PROJECT**  
 4655 80th ST NW

ENGINEER/ARCHITECTS STAMP:

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ISSUED FOR: DATE: (M/D/Y)

1. XX/XX/XX

REVISION: DATE: (M/D/Y)

1. CITY DR REVISIONS 12/15/17

DRAWING TITLE:

**GARAGE PLANS**

PROJECT #: 2017-0773

DATE: 2017.09.15

SCALE: AS SHOWN

DRAWN BY: PLO / JTD

DRAWING #:

**DP7**

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