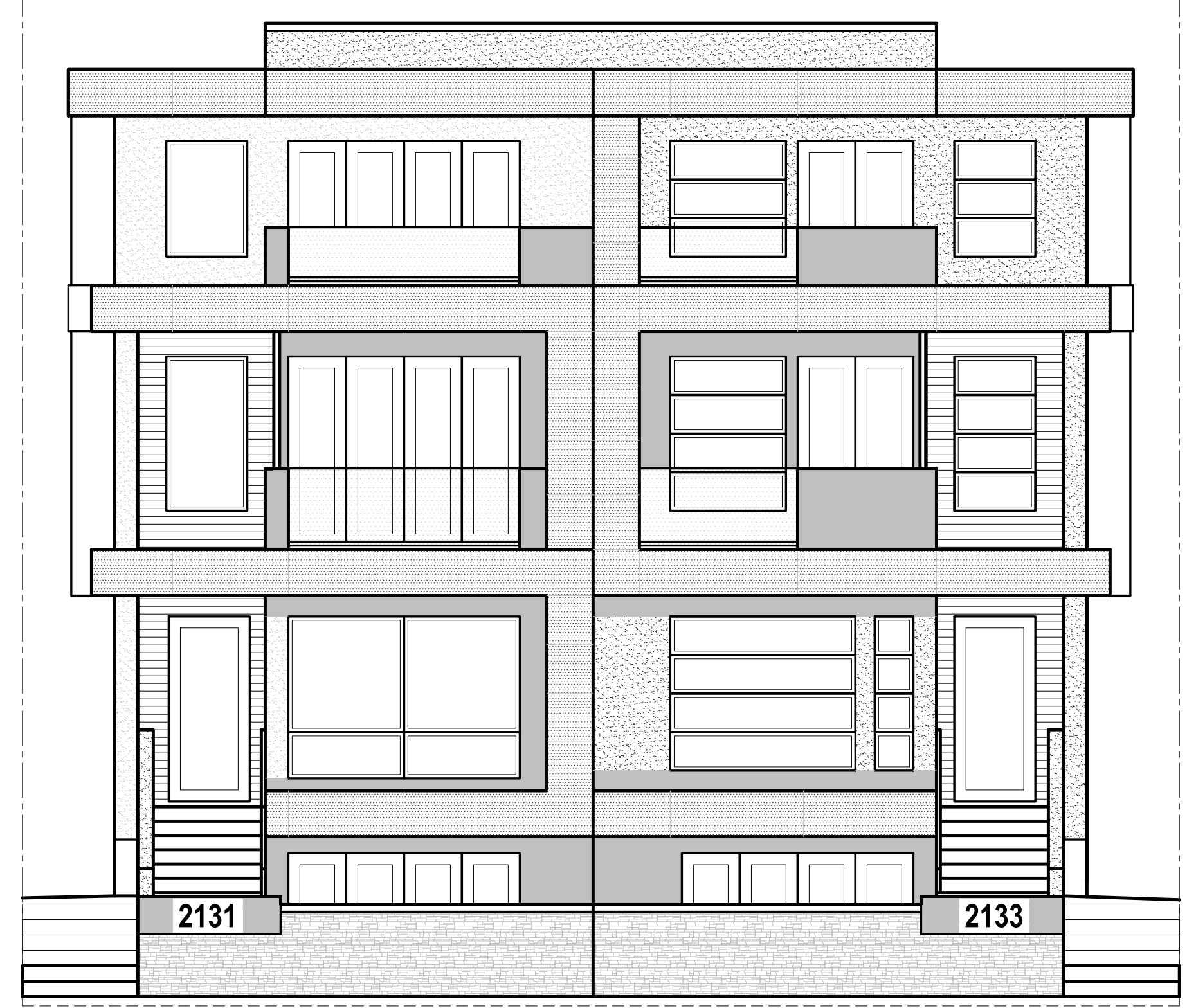
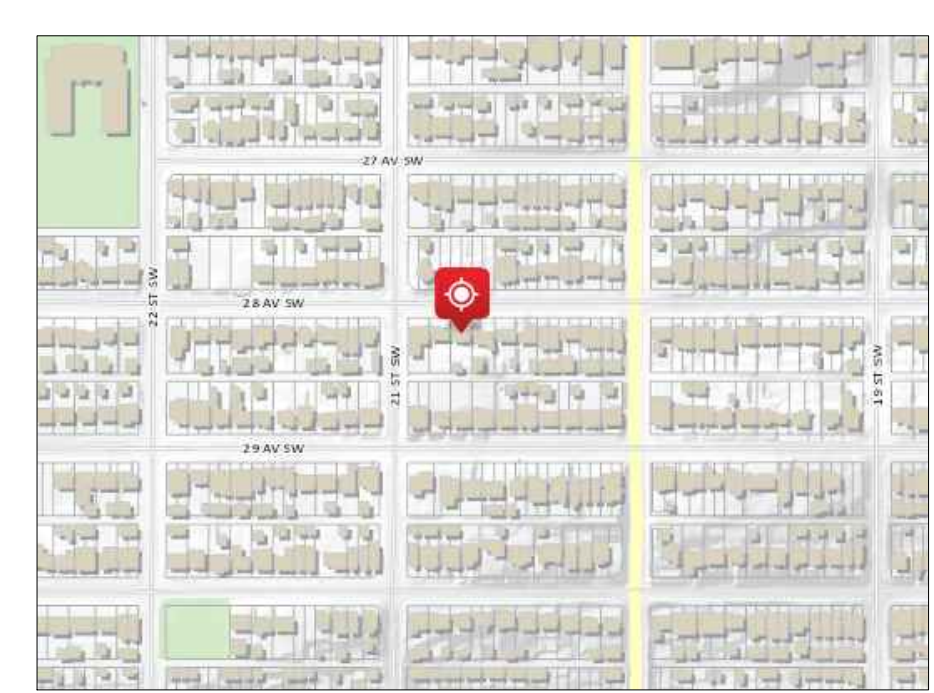


PLANS FOR:  
**28TH AVENUE SEMI**



**LEGAL DESCRIPTION:**  
LOT 25,26 BLOCK 21 PLAN 4479P  
**MUNICIPAL ADDRESS:**  
2131 28TH AVENUE S.W.  
CALGARY, ALBERTA  
**COMMUNITY:**  
**ZONING DESIGNATION:**  
RICHMOND R-C2  
SITE AREA: 580.15 m<sup>2</sup>  
SITE FRONTAGE: 15.23m  
MAXIMUM ALLOWABLE BUILDING %: 45.0%  
MAXIMUM ALLOWABLE BUILDING AREA: 261.07 m<sup>2</sup>  
TOTAL PROPOSED COVERAGE: 261.02m<sup>2</sup> or 44.99%  
EXISTING HOUSE TO BE REMOVED: 84.65m<sup>2</sup>  
EXISTING GARAGE TO BE REMOVED: 32.75m<sup>2</sup>  
MAXIMUM DISTRICT HEIGHT: 10m  
MAXIMUM BUILDING HEIGHT (A.G.M.): 28.90+1.0+8.6=38.50 m

**GENERAL REQUIREMENTS:**  
PROJECT MUST FOLLOW RICHMOND ARP  
PROJECT SHOULD FOLLOW MUNICIPAL DEVELOPMENT PLAN  
PROJECT SHOULD FOLLOW CALGARY TRANSPORTATION PLAN  
PROJECT MUST FOLLOW NEW CITY BYLAW 1P2007



**KEY PLAN**

**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  
facebook.com/ldgc

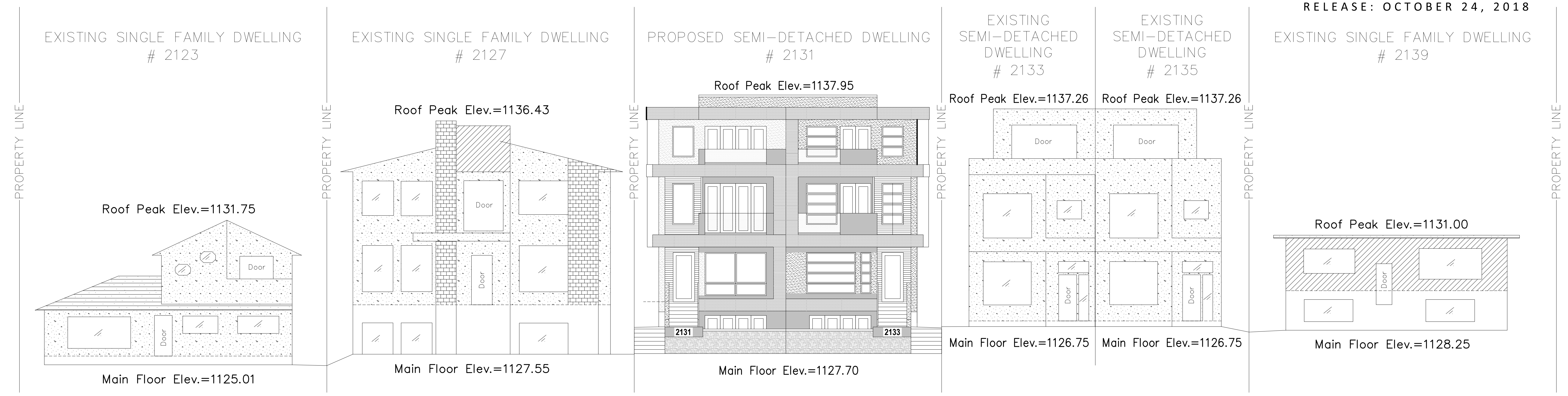
RESIDENTIAL DESIGN © LASTING LEGACIES INC. 2013

SQUARE FOOTAGES	DESCRIPTION		SQ. FT.	
	UNIT 1	UNIT 2	TOTAL	
MAIN FLOOR	1035	1035	2070	
SECOND FLOOR	951	951	1902	
THIRD FLOOR	840	840	1680	
TOTAL	2826	2826	5652	
LOWER LEVEL	839	839	1678	
GRAND TOTAL	3665	3665	7330	
GARAGE(S)	400	400	800	
PORCH	17	17	34	
PATIO	480	480	960	
BALCONY(S)	225	225	450	

LIST OF DRAWINGS:  
DP1 PROPOSED SITE / BLOCK PLAN  
DP2 FRONT & REAR ELEVATIONS & SECTION  
DP3 LEFT & RIGHT ELEVATIONS  
DP4 LOWER & MAIN FLOOR PLANS  
DP5 SECOND & THIRD FLOOR PLANS  
DP6 GARAGE PLANS

**Job:**  
**2017-0842**  
**Address:**  
**2131 28th Avenue S.W.**  
**Calgary, Alberta**  
**Date:**

RELEASE: OCTOBER 24, 2018



**PROPOSED STREETSCAPE**  
SCALE: 1/8"=10"



**CLIENT:**  
**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

**PROJECT NAME & ADDRESS:**  
**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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**DEVELOPMENT PERMIT SET**

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

REVISION: DATE: (M/D/Y)

1.

DRAWING TITLE:

**SITE PLAN / BLOCK PLAN**

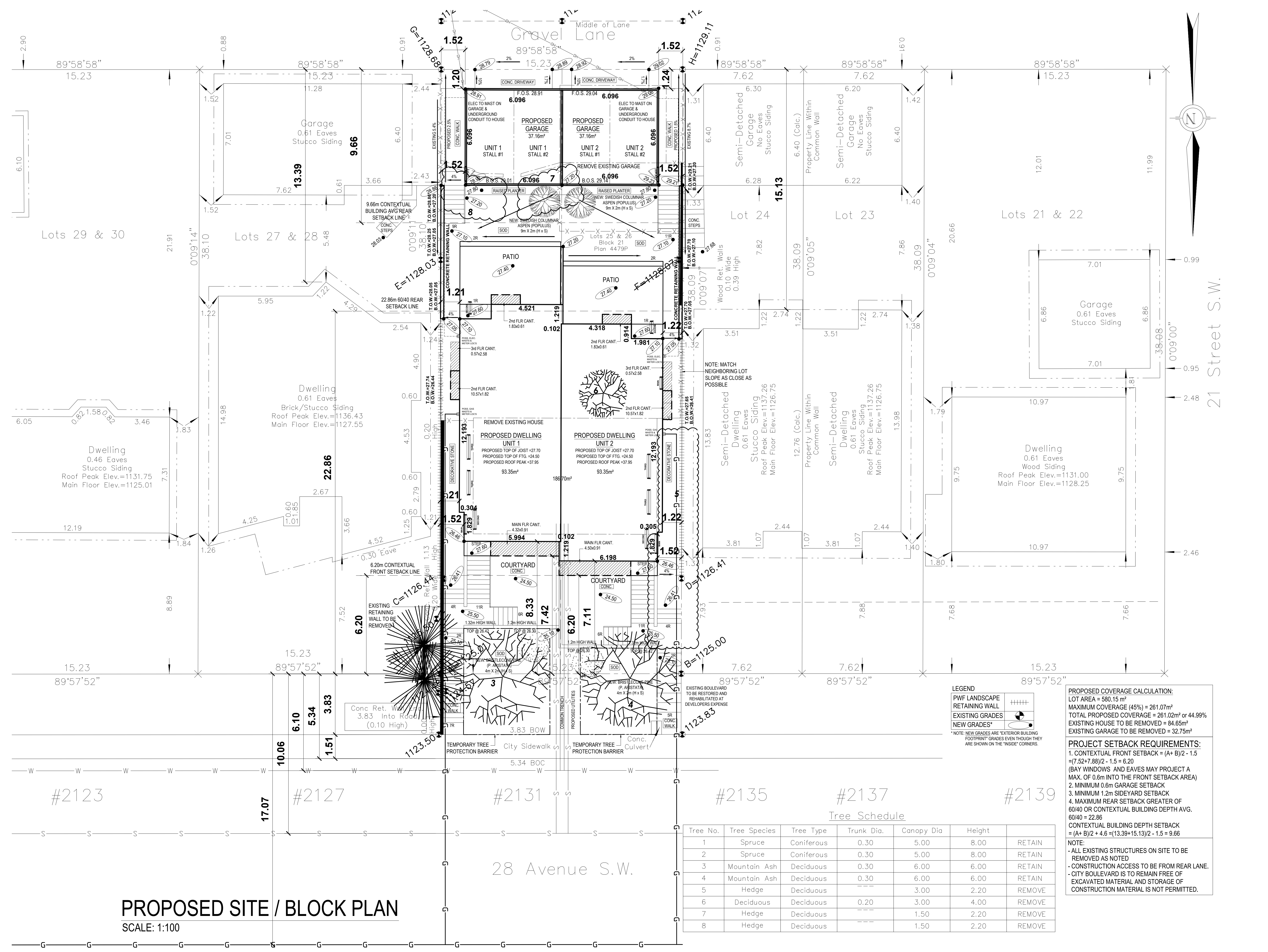
PROJECT #: 2017-0842

DATE: 2018.10.24

SCALE: AS SHOWN

DRAWN BY: LL/JTD

DRAWING #: **DP1**



**LEGEND**

- PWF LANDSCAPE RETAINING WALL
- EXISTING GRADES
- NEW GRADES\*

\*NOTE: NEW GRADES ARE EXTERIOR BUILDING FOOTPRINT GRADES EVEN THOUGH THEY ARE SHOWN ON THE "INSIDE" CORNERS.

**PROPOSED COVERAGE CALCULATION:**  
 LOT AREA = 580.15 m²  
 MAXIMUM COVERAGE (45%) = 261.07m²  
 TOTAL PROPOSED COVERAGE = 261.02m² or 44.99%  
 EXISTING HOUSE TO BE REMOVED = 84.65m²  
 EXISTING GARAGE TO BE REMOVED = 32.75m²

**PROJECT SETBACK REQUIREMENTS:**  
 1. CONTEXTUAL FRONT SETBACK = (A+ B)/2 - 1.5 = (7.52+7.88)/2 - 1.5 = 6.20 (BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)  
 2. MINIMUM 0.6m GARAGE SETBACK  
 3. MINIMUM 1.2m SIDEYARD SETBACK  
 4. MAXIMUM REAR SETBACK GREATER OF 60/40 OR CONTEXTUAL BUILDING DEPTH AVG. 60/40 = 22.86  
 CONTEXTUAL BUILDING DEPTH SETBACK = (A+ B)/2 + 4.6 = (13.39+15.13)/2 - 1.5 = 9.66

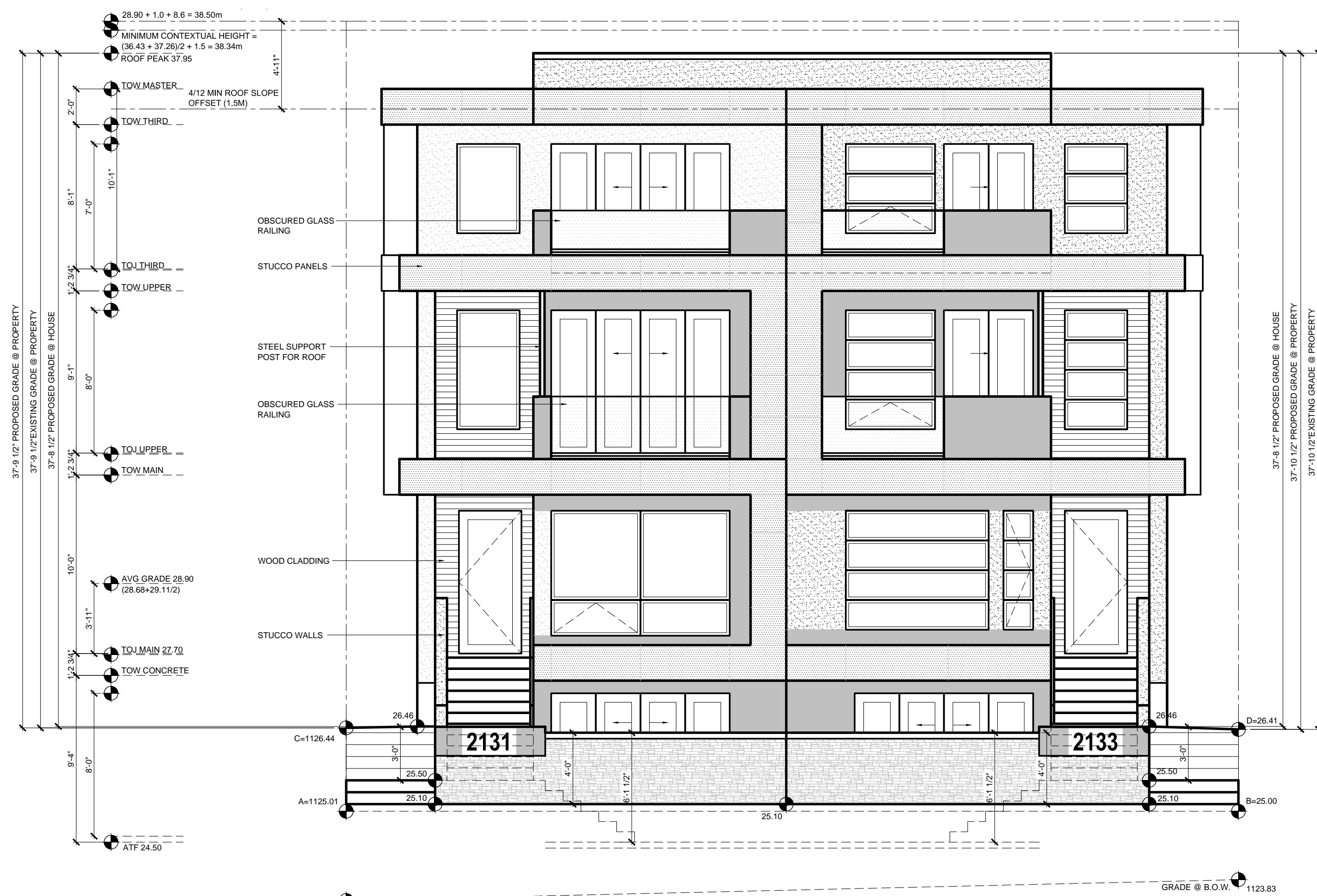
**NOTE:**  
 - ALL EXISTING STRUCTURES ON SITE TO BE REMOVED AS NOTED  
 - CONSTRUCTION ACCESS TO BE FROM REAR LANE.  
 - CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

**Tree Schedule**

Tree No.	Tree Species	Tree Type	Trunk Dia.	Canopy Dia	Height	
1	Spruce	Coniferous	0.30	5.00	8.00	RETAIN
2	Spruce	Coniferous	0.30	5.00	8.00	RETAIN
3	Mountain Ash	Deciduous	0.30	6.00	6.00	RETAIN
4	Mountain Ash	Deciduous	0.30	6.00	6.00	RETAIN
5	Hedge	Deciduous	---	3.00	2.20	REMOVE
6	Deciduous	Deciduous	0.20	3.00	4.00	REMOVE
7	Hedge	Deciduous	---	1.50	2.20	REMOVE
8	Hedge	Deciduous	---	1.50	2.20	REMOVE

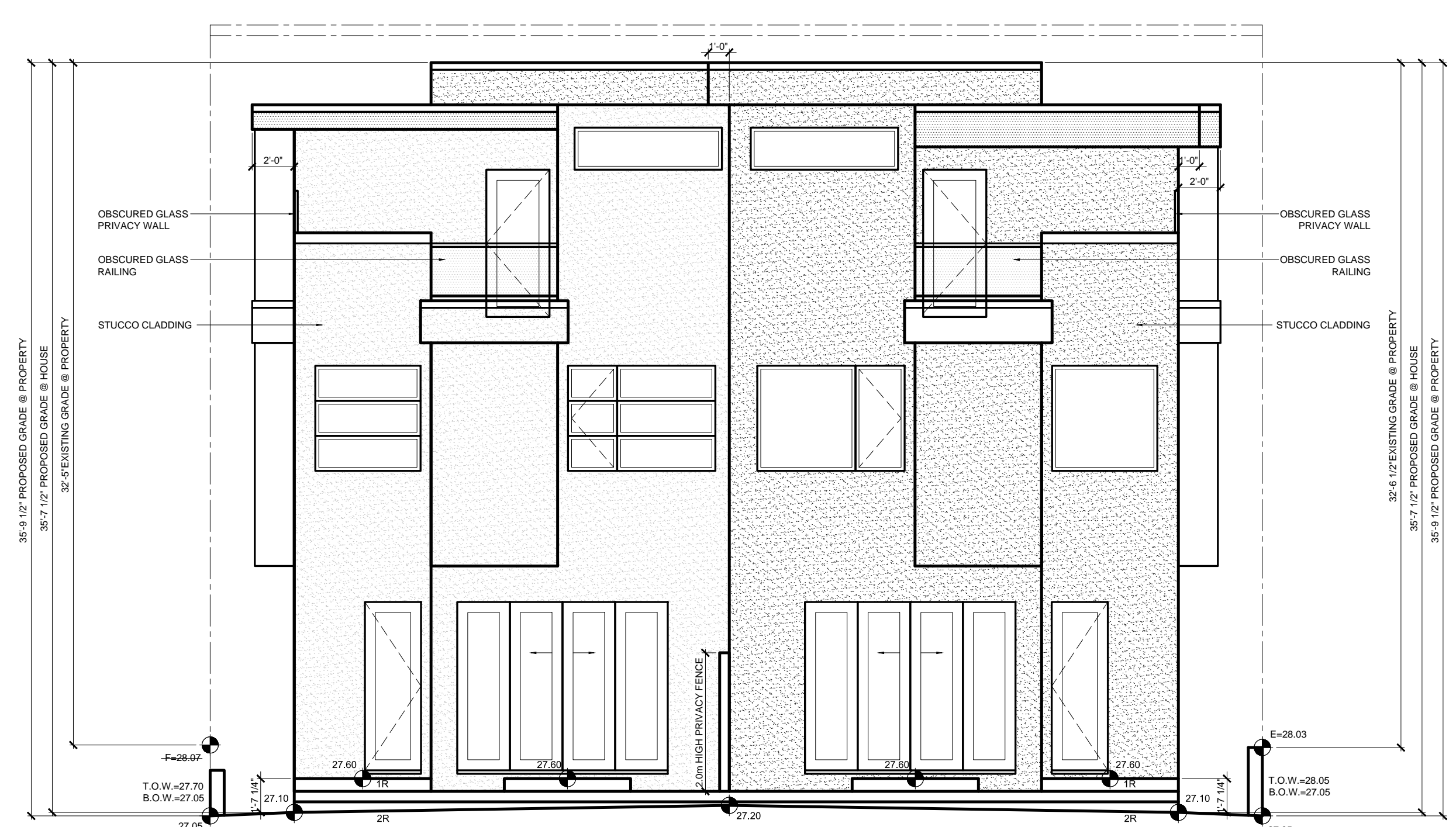
**PROPOSED SITE / BLOCK PLAN**  
 SCALE: 1:100





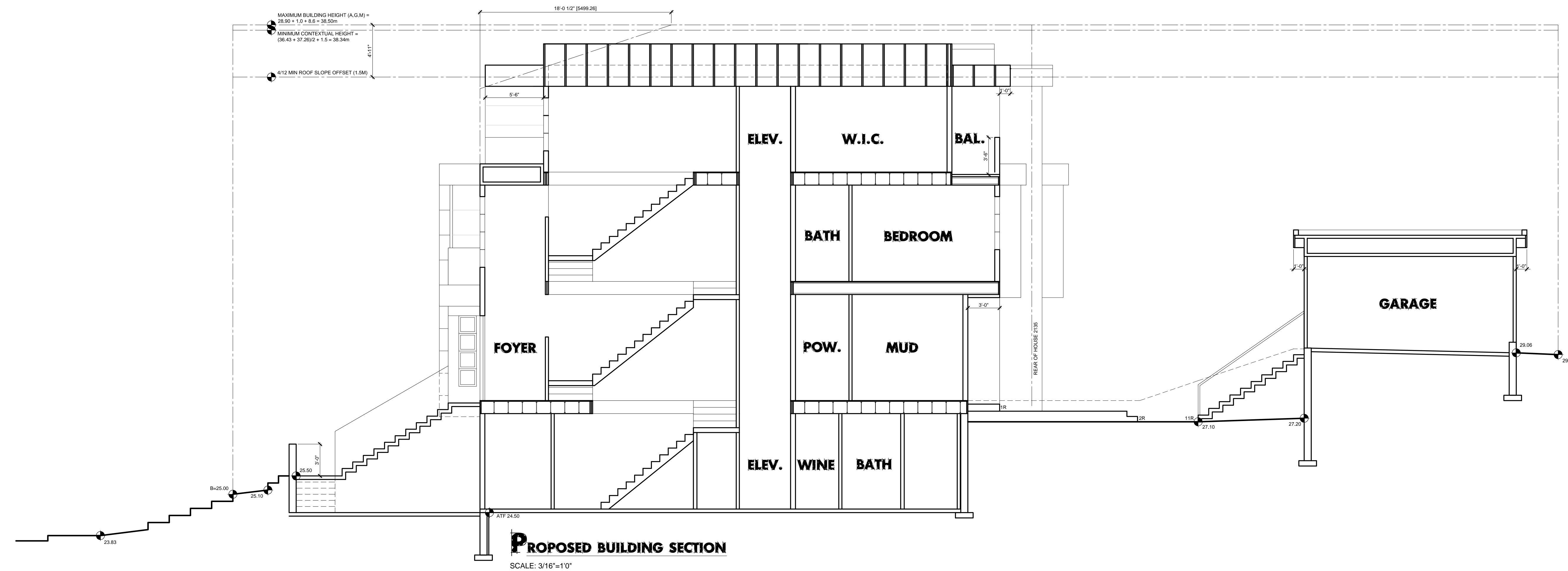
**UNIT 1**  
**PROPOSED FRONT (NORTH) ELEVATION**  
 SCALE: 3/16"=1'0"  
 2131 - 28th Avenue SW  
 LOT 25/26, BLK 21, PLAN 4479P

**UNIT 2**  
**PROPOSED FRONT (NORTH) ELEVATION**  
 SCALE: 3/16"=1'0"  
 2131 - 28th Avenue SW  
 LOT 25/26, BLK 21, PLAN 4479P



**UNIT 2**  
**PROPOSED REAR (SOUTH) ELEVATION**  
 SCALE: 3/16"=1'0"  
 2131 - 28th Avenue SW  
 LOT 25/26, BLK 21, PLAN 4479P

**UNIT 1**  
**PROPOSED REAR (SOUTH) ELEVATION**  
 SCALE: 3/16"=1'0"  
 2131 - 28th Avenue SW  
 LOT 25/26, BLK 21, PLAN 4479P



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

CLIENT:  
**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

PROJECT NAME & ADDRESS:  
**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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**DEVELOPMENT PERMIT SET**

ISSUED FOR:	DATE: (M/D/Y)
REVISION:	DATE: (M/D/Y)
1.	
2.	
3.	
4.	

DRAWING TITLE:  
**FRONT / REAR ELEVATION BUILDING SECTION**

PROJECT #:	2017-0842
DATE:	2018.10.18
SCALE:	AS SHOWN
DRAWN BY:	LL / JTD

DRAWING #:  
**DP2**



CLIENT:  
**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

PROJECT NAME & ADDRESS:  
**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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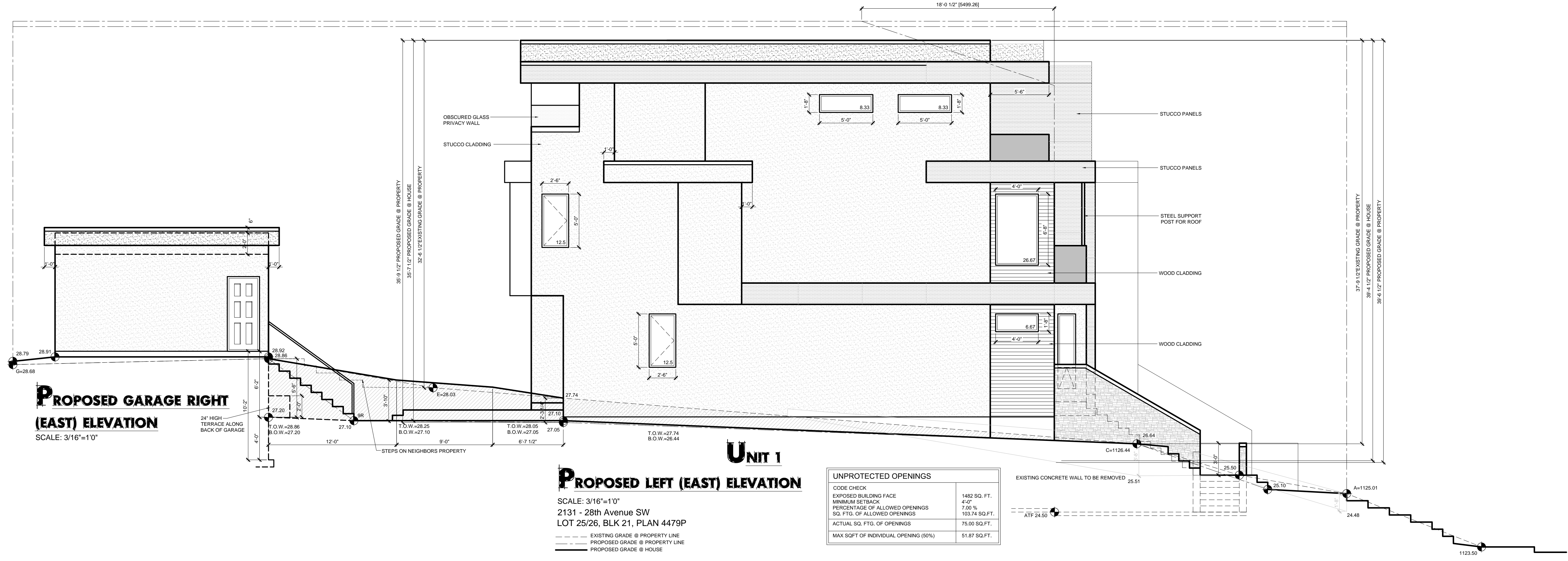
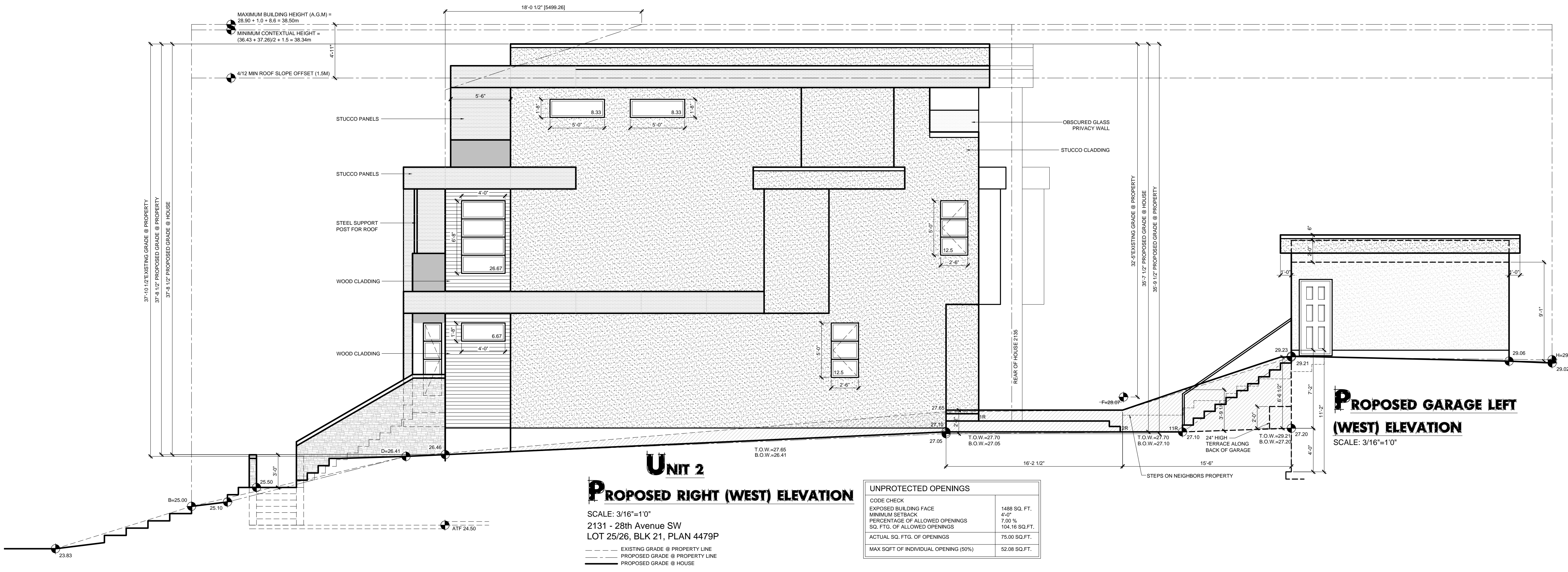
**DEVELOPMENT PERMIT SET**

ISSUED FOR:	DATE: (M/D/Y)
REVISION:	DATE: (M/D/Y)
1.	
2.	
3.	
4.	

DRAWING TITLE:  
**RIGHT / LEFT ELEVATION**

PROJECT #:	2017-0842
DATE:	2018.10.18
SCALE:	AS SHOWN
DRAWN BY:	LL / JTD
DRAWING #:	

**DP3**





CLIENT:

**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

PROJECT NAME & ADDRESS:

**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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**DEVELOPMENT PERMIT SET**

ISSUED FOR:	DATE: (M/D/Y)
REVISION:	DATE: (M/D/Y)
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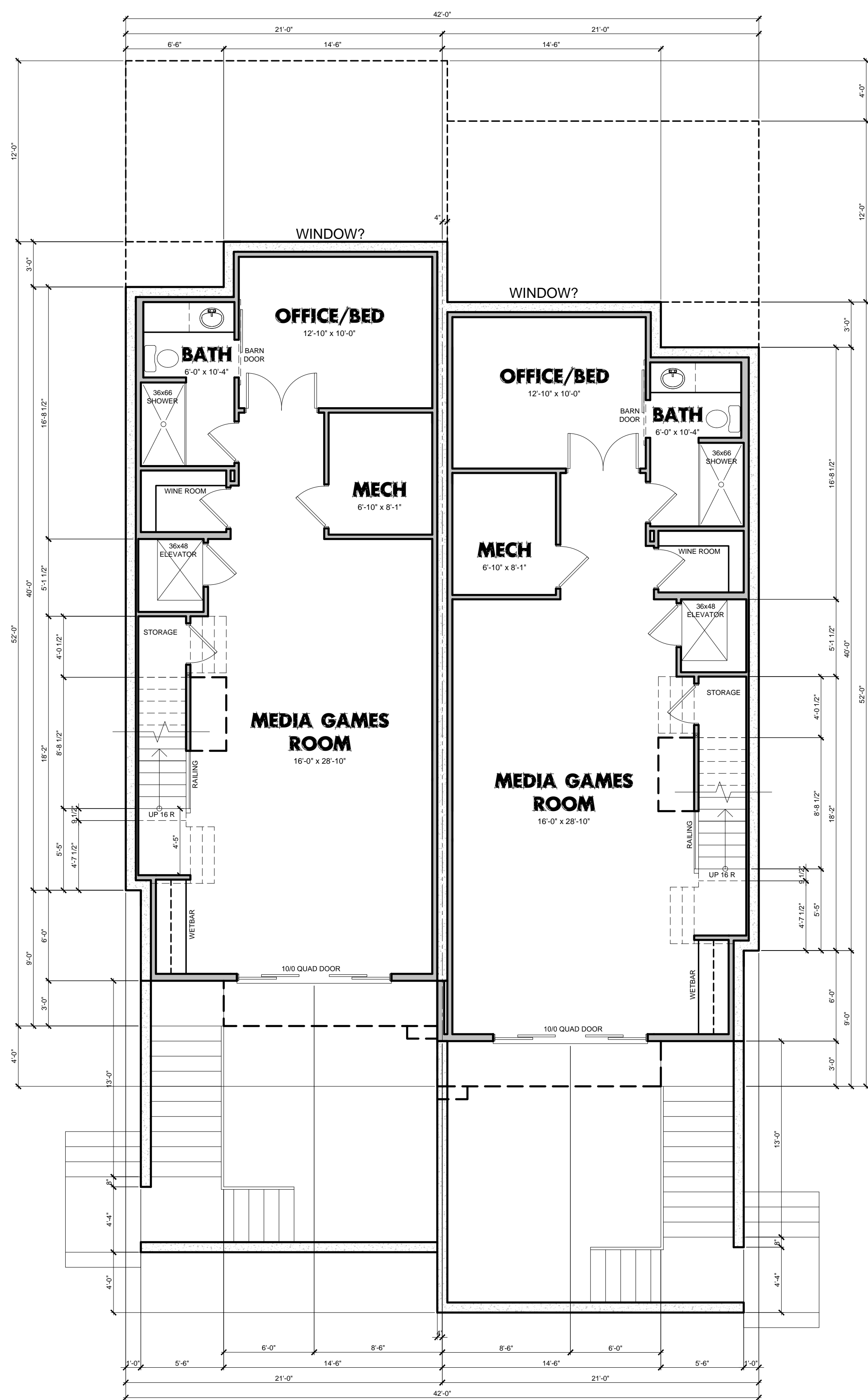
DRAWING TITLE:

**LOWER & MAIN FLOOR PLANS**

PROJECT #:	2017-0842
DATE:	2018.10.18
SCALE:	AS SHOWN
DRAWN BY:	LL / JTD

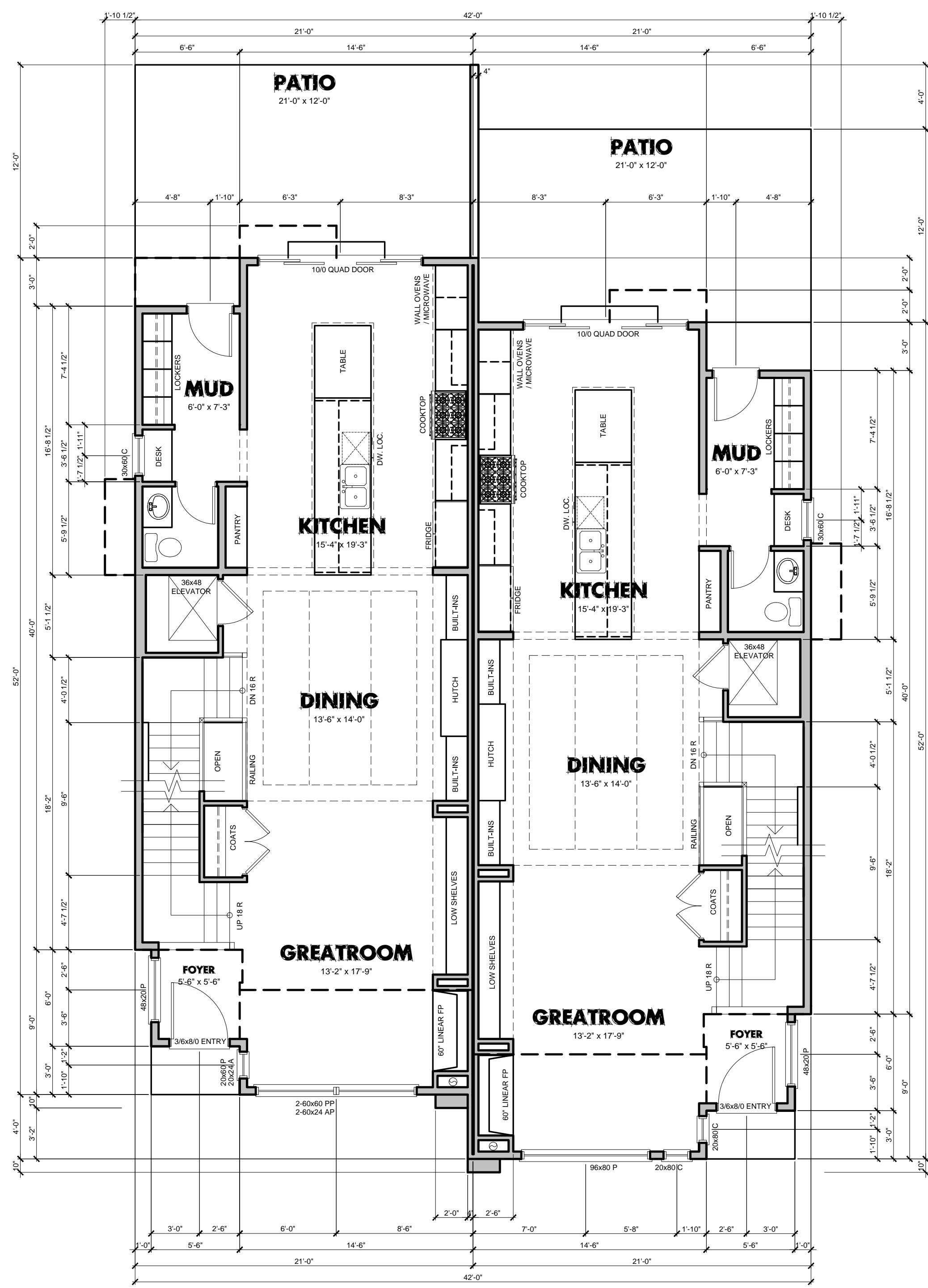
DRAWING #:

**DP4**



**UNIT 1**  
**PROPOSED LOWER FLOOR**  
 SCALE: 3/16"=1'0"  
 (UNIT 1 = 839 SQ.FT. - 9'-0" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

**UNIT 2**  
**PROPOSED LOWER FLOOR**  
 SCALE: 3/16"=1'0"  
 (UNIT 2 = 839 SQ.FT. - 9'-0" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P



**UNIT 1**  
**PROPOSED MAIN FLOOR**  
 SCALE: 3/16"=1'0"  
 (UNIT 1 = 1035 SQ.FT. - 10'-0" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

**UNIT 2**  
**PROPOSED MAIN FLOOR**  
 SCALE: 3/16"=1'0"  
 (UNIT 2 = 1035 SQ.FT. - 10'-0" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

CLIENT:

**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

PROJECT NAME & ADDRESS:

**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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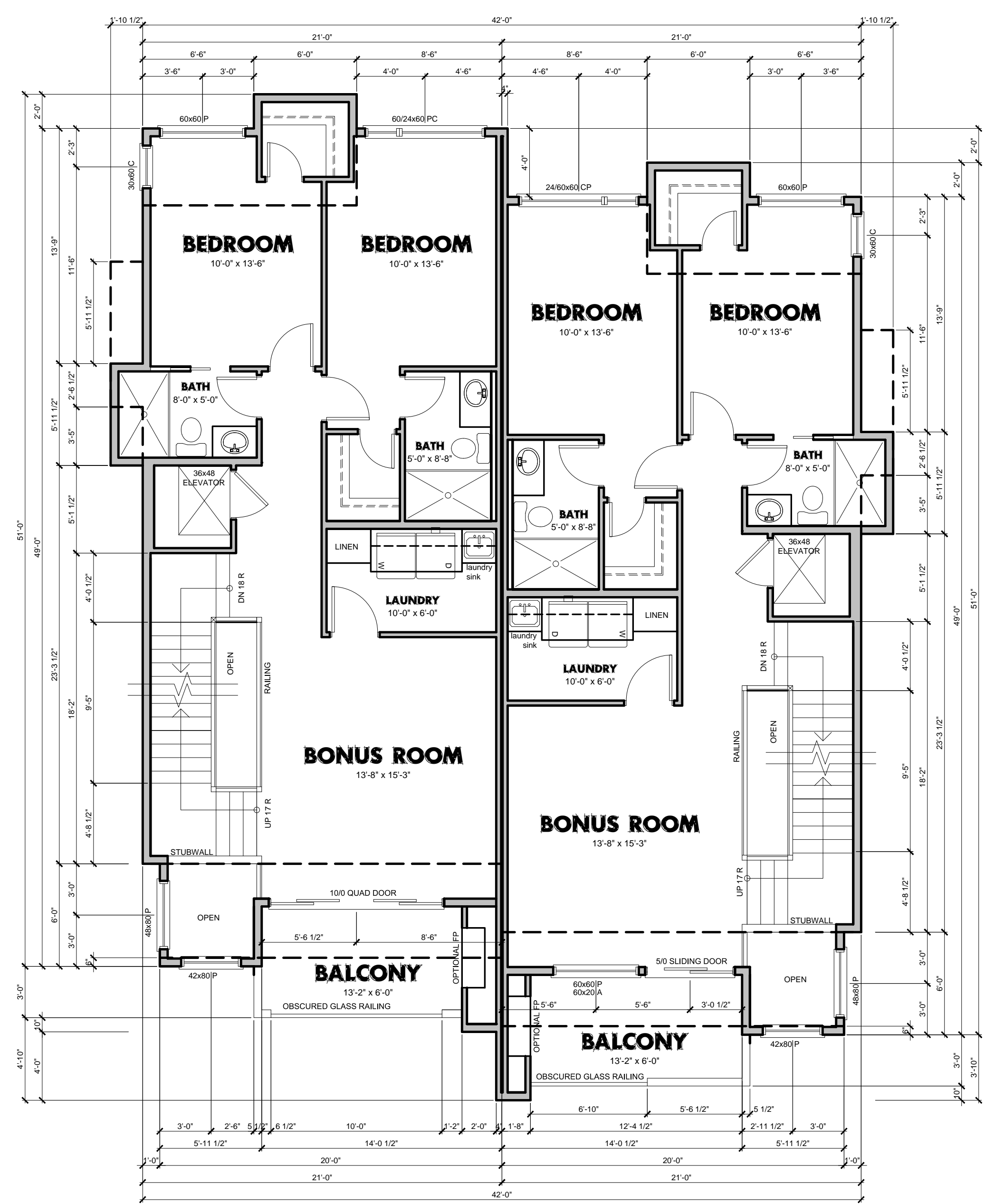
**DEVELOPMENT PERMIT SET**

ISSUED FOR:	DATE: (M/D/Y)
REVISION:	DATE: (M/D/Y)
1.	
2.	
3.	
4.	

DRAWING TITLE:  
**SECOND & THIRD FLOOR PLANS**

PROJECT #:	2017-0842
DATE:	2018.10.18
SCALE:	AS SHOWN
DRAWN BY:	LL / JTD

DRAWING #:  
**DP5**

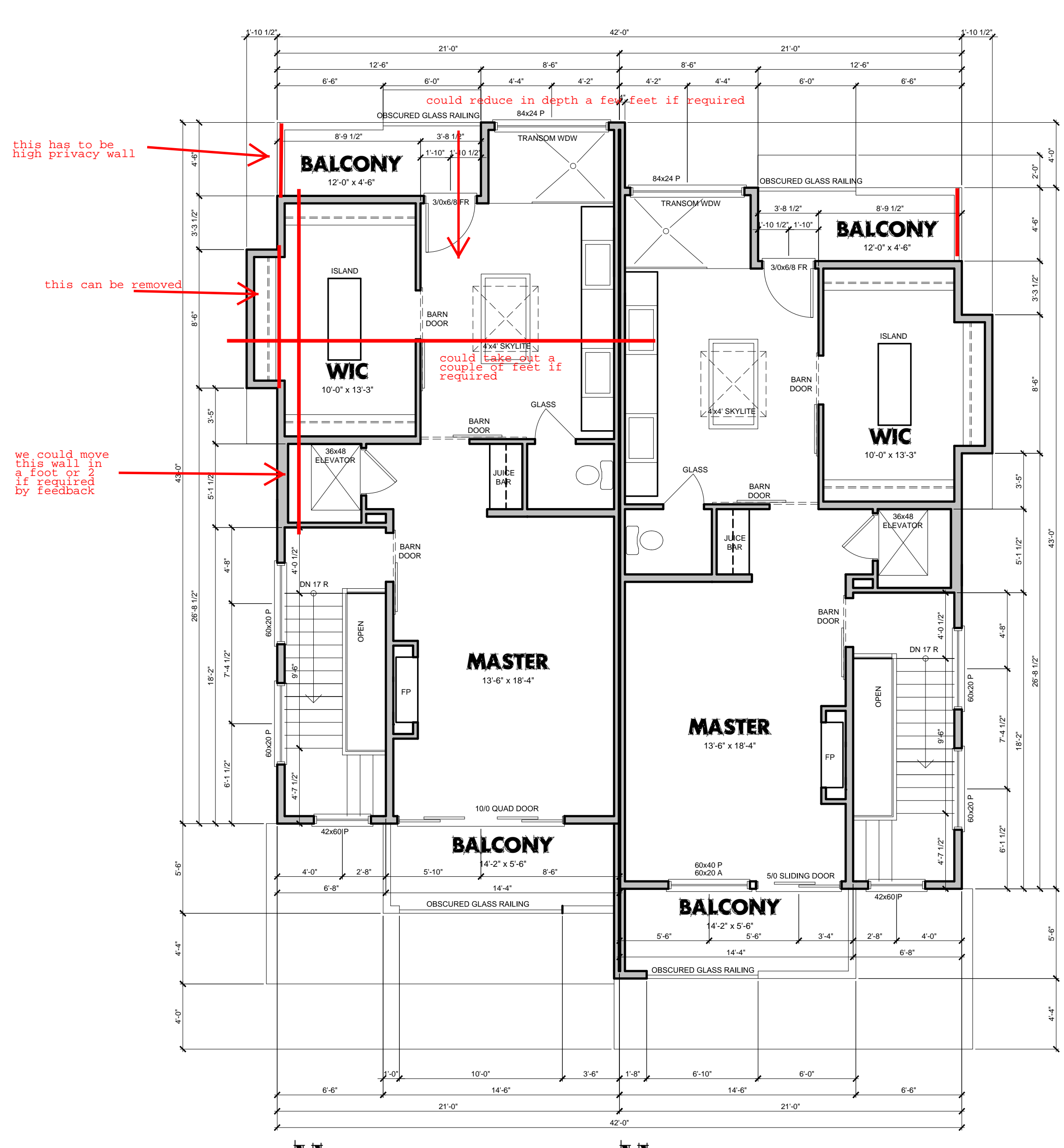


**UNIT 1**  
**PROPOSED SECOND FLOOR**

SCALE: 3/16"=1'0"  
 (UNIT 1 = 951 SQ.FT. - 9'-1" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

**UNIT 2**  
**PROPOSED SECOND FLOOR**

SCALE: 3/16"=1'0"  
 (UNIT 2 = 951 SQ.FT. - 9'-1" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P



**UNIT 1**  
**PROPOSED THIRD FLOOR B**

SCALE: 3/16"=1'0"  
 (UNIT 1 = 840 SQ.FT. - 9'-1" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

**UNIT 2**  
**PROPOSED THIRD FLOOR A**

SCALE: 3/16"=1'0"  
 (UNIT 2 = 840 SQ.FT. - 9'-1" CEILING HGT.)  
 2131 - 28TH STREET SW  
 LOTS 25&26, BLOCK 21, PLAN 4479P

this has to be high privacy wall

this can be removed

we could move this wall in a foot or 2 if required by feedback

could reduce in depth a few feet if required

could take out a couple of feet if required



CLIENT:

**JAYDEN DEVELOPMENTS**  
 4511 CHAPEL ROAD S.W.  
 Calgary, AB, (403)801-6295  
 ian999ca@yahoo.ca

PROJECT NAME & ADDRESS:

**28 AVE SEMI-DETACHED**  
 2131 28th Avenue S.W.  
 Calgary, AB,  
 Lot 25,26 Block 21 Plan 4479P

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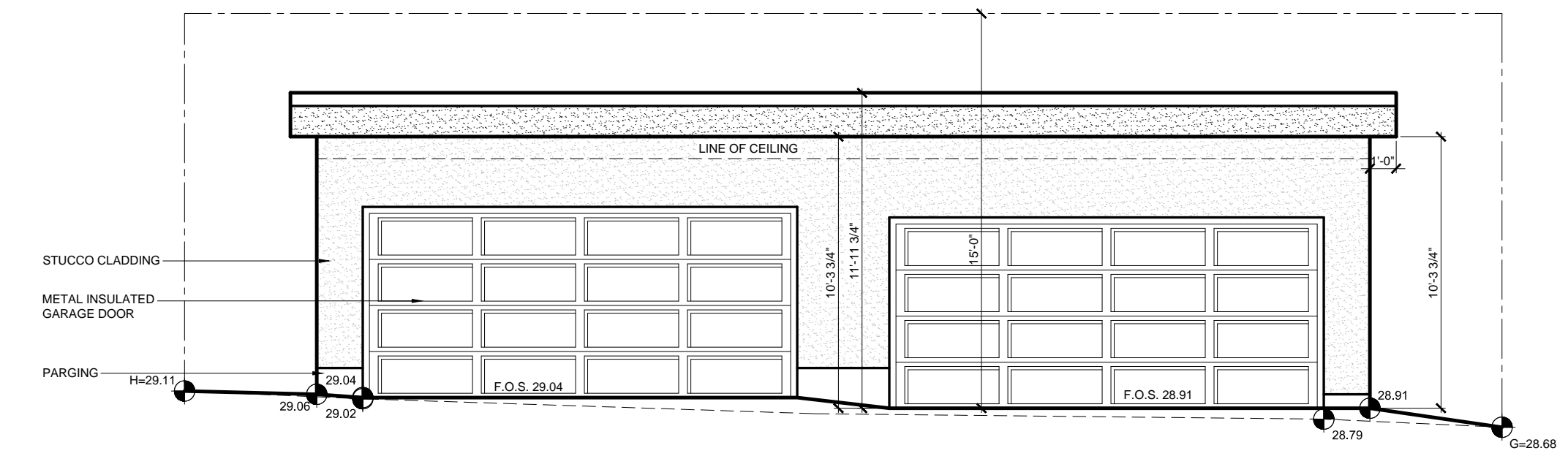
**DEVELOPMENT PERMIT SET**

ISSUED FOR:	DATE: (M/D/Y)
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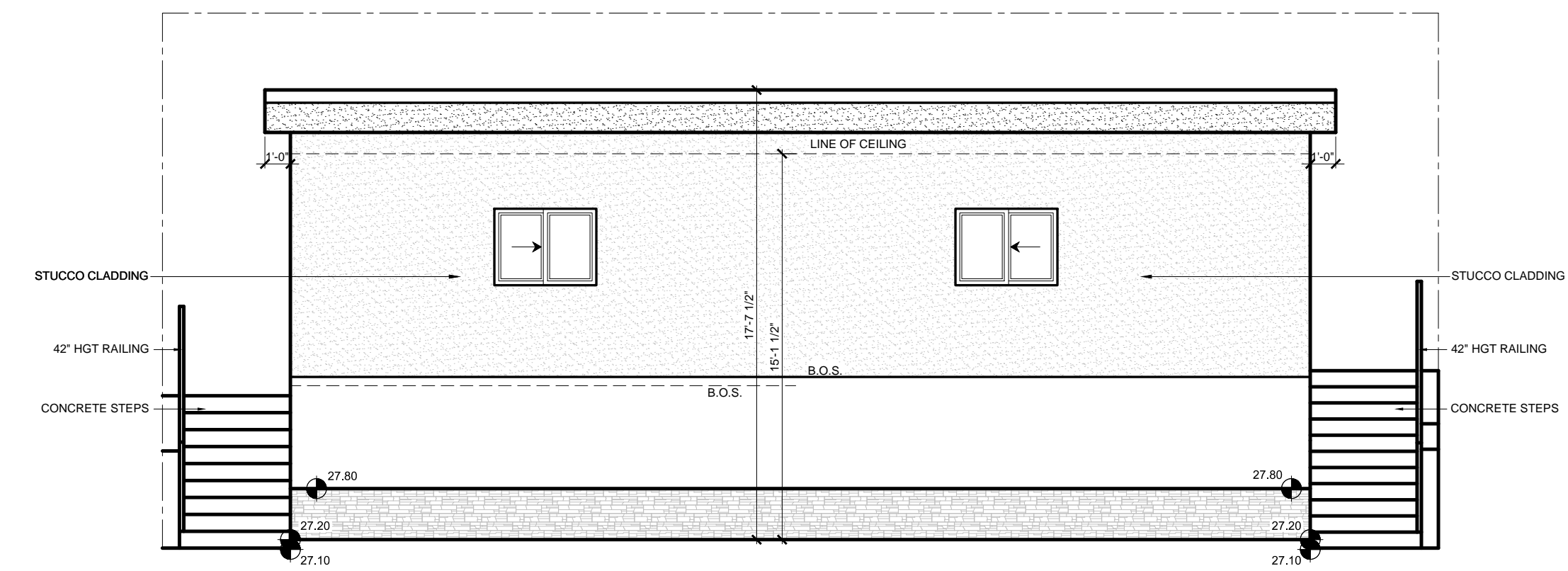
DRAWING TITLE:  
**GARAGE PLANS**

PROJECT #:	2017-0842
DATE:	2018.10.18
SCALE:	AS SHOWN
DRAWN BY:	LL / JTD

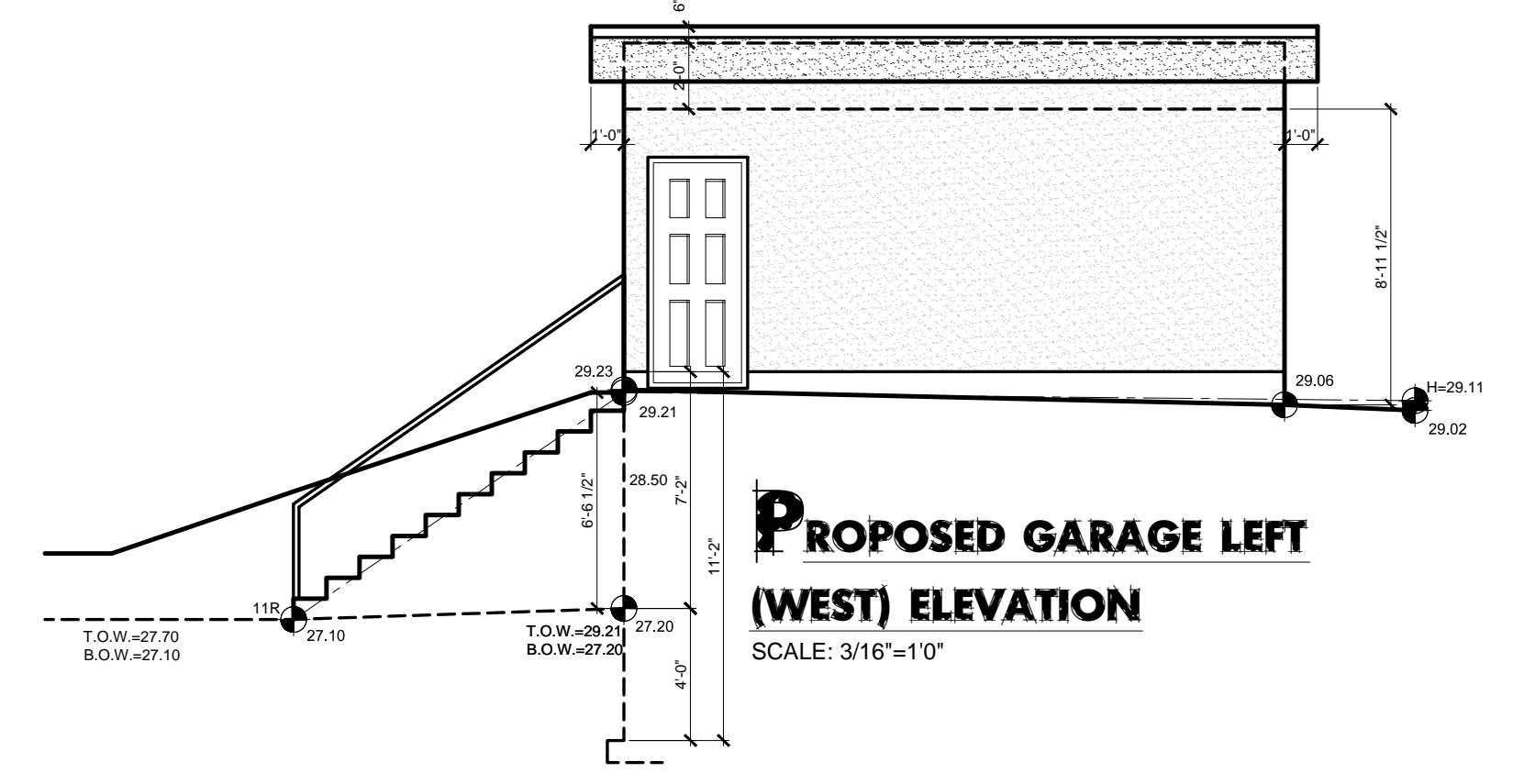
DRAWING #:  
**DP6**



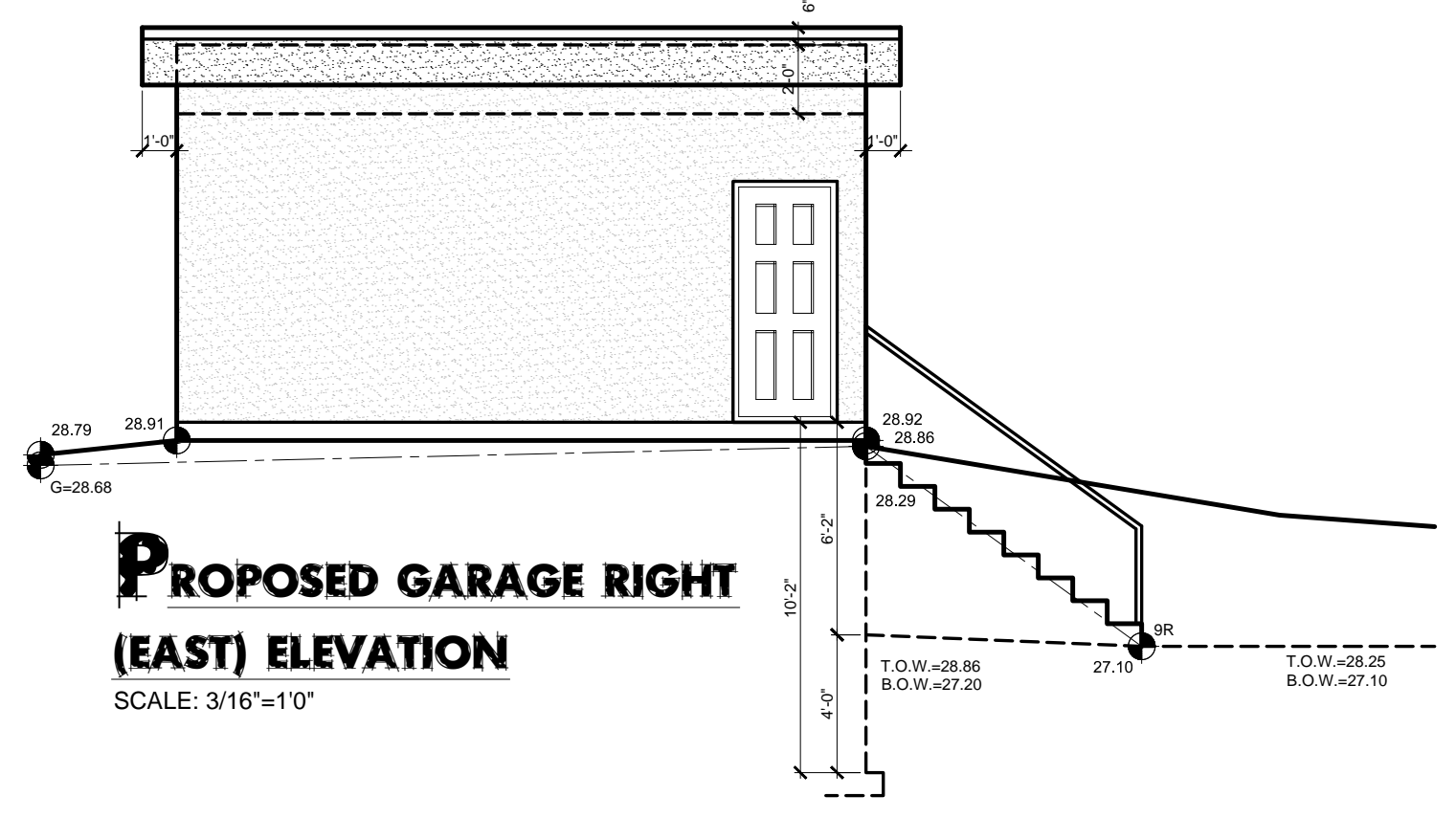
**PROPOSED FRONT (WEST) ELEVATION**  
 SCALE: 3/16"=1'0"



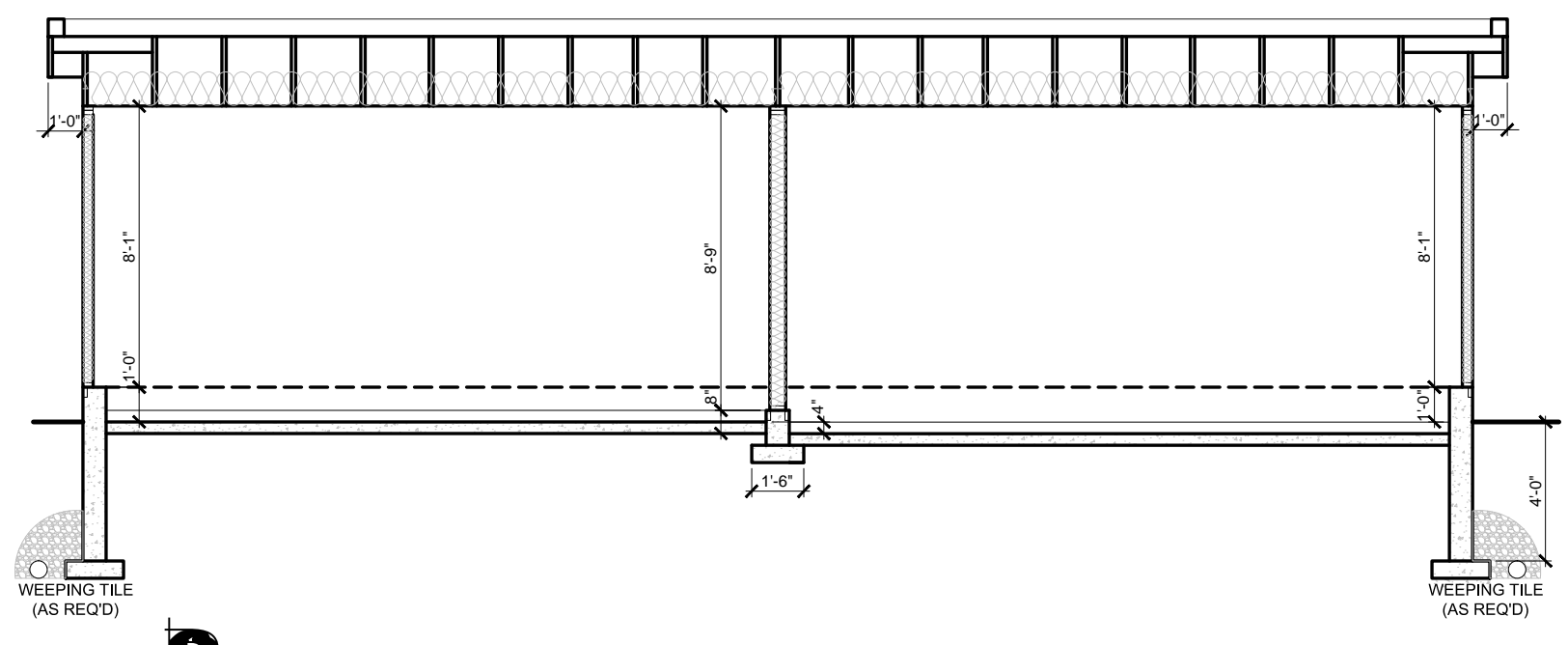
**PROPOSED REAR (EAST) ELEVATION**  
 SCALE: 3/16"=1'0"



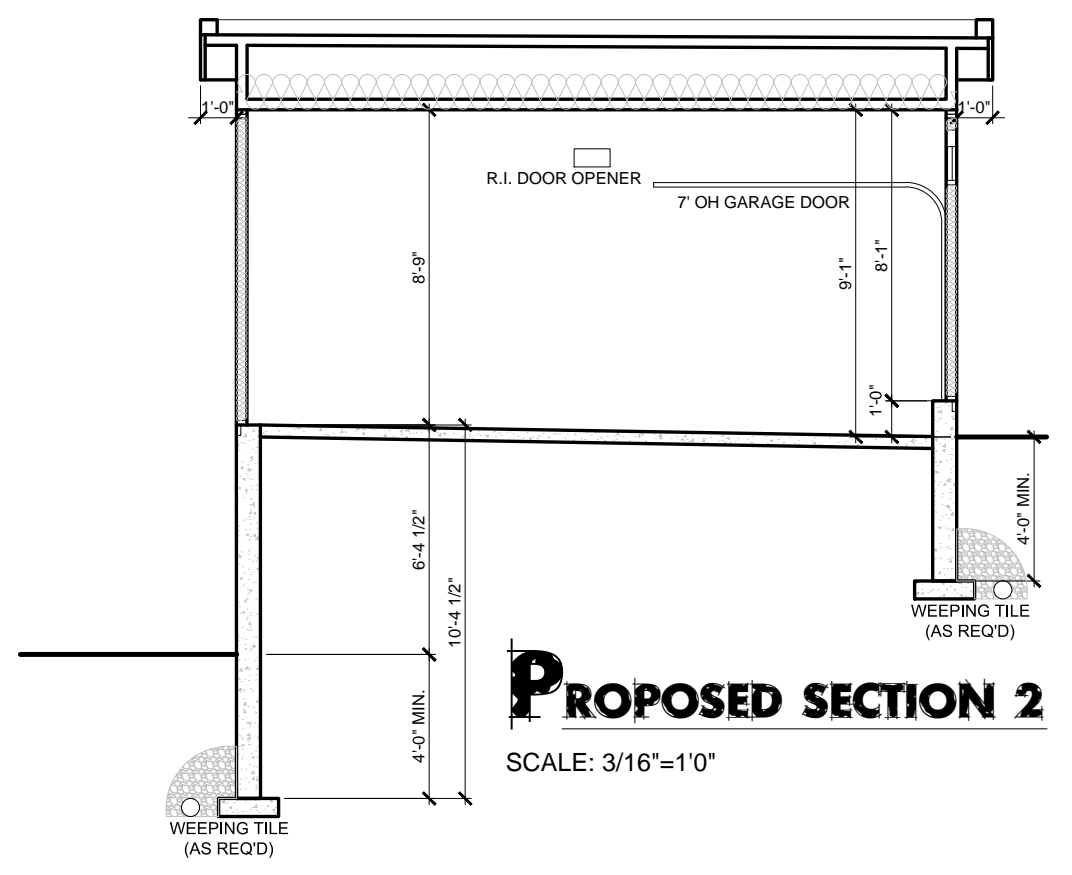
**PROPOSED GARAGE LEFT (WEST) ELEVATION**  
 SCALE: 3/16"=1'0"



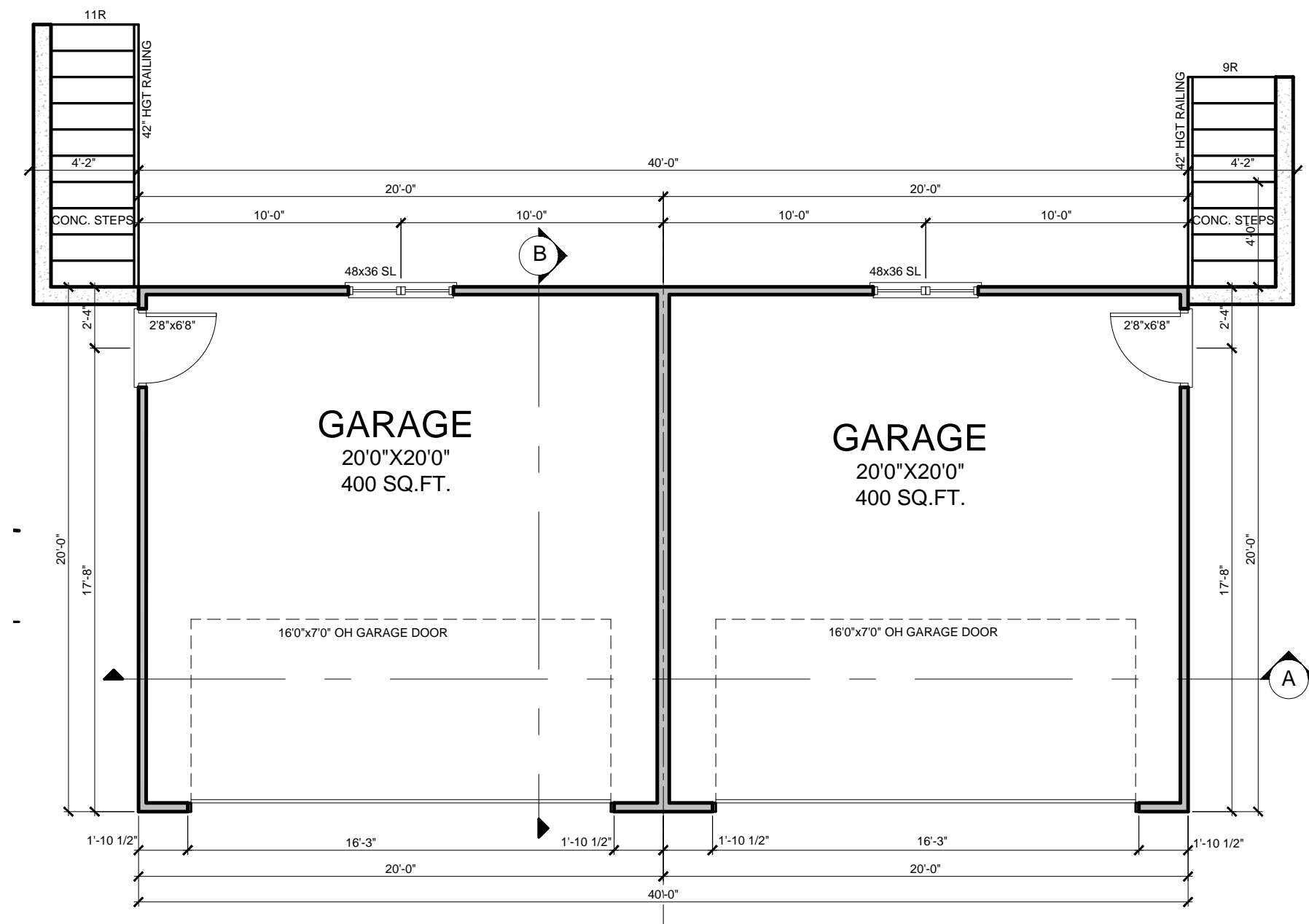
**PROPOSED GARAGE RIGHT (EAST) ELEVATION**  
 SCALE: 3/16"=1'0"



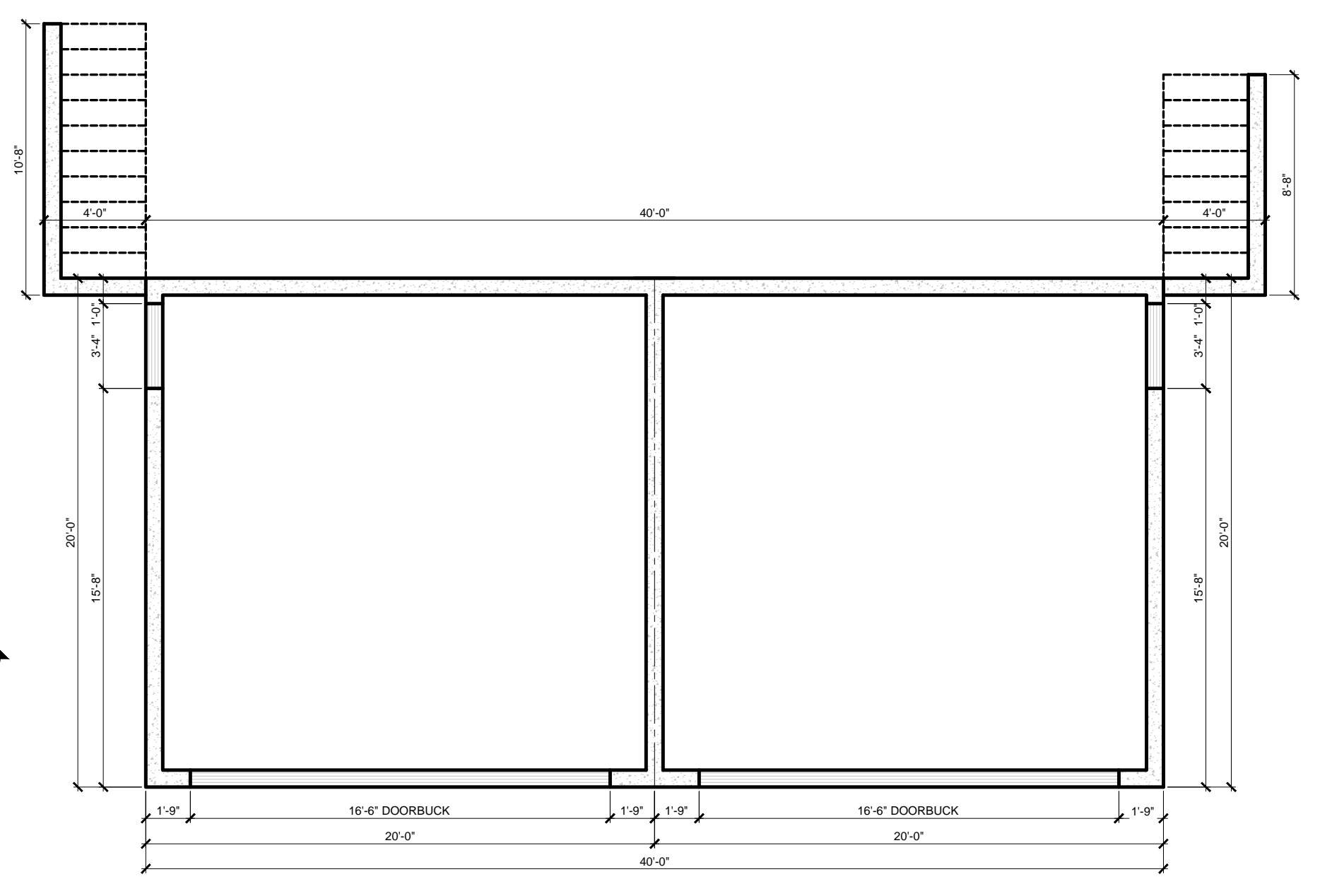
**PROPOSED SECTION 1**  
 SCALE: 3/16"=1'0"



**PROPOSED SECTION 2**  
 SCALE: 3/16"=1'0"



**PROPOSED FLOOR PLAN**  
 SCALE: 3/16"=1'0"



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