

MINIMUM SOIL DEPTH OF 600MM FOR  
PLANTING BEDS WITH SHRUBS AND  
300MM IN ALL OTHER AREAS.

1504 36 STREET S.E.

14 AVENUE S.E.



TREE SCHEDULE					
TREE	TYPE	CANOPY	HEIGHT	DIAMETER	STATUS
T1	DECIDUOUS	2.20m	3.50m	0.14m	TREE IN SUBJECT PROPERTY TO BE REMOVED
T2	BUSH	1.20m	1.70m	N/A	BUSH IN SUBJECT PROPERTY TO BE REMOVED
T3	BUSH	6.0m	4.0m	N/A	BUSH IN SUBJECT PROPERTY TO BE REMOVED
T4	BUSH	5.0m	5.0m	N/A	BUSH IN SUBJECT PROPERTY TO BE REMOVED
T5	BUSH	3.0m	4.0m	N/A	BUSH ON PROPERTY LINE TO BE REMOVED

<div><div>LEGEND</div><div><div>EXISTING PROPERTY LINES... EXISTING SETBACK LINES...</div><div><div>PROPOSED CONCRETE PROPOSED RESIDENCE... PROPOSED CANTILEVER... PROPOSED GARAGE... PROPOSED ROOF OVERHANG... PROPOSED MULCH... PROPOSED SOD... DECORATIVE STONE...</div><div><div>BASEMENT WINDOWS... MAIN FLOOR WINDOWS... MAIN FLOOR DOORS... UPPER FLOOR WINDOWS... OVERHEAD DOORS... STORAGE DOORS...</div><div><div>EXISTING GEODETIC... PROPOSED GEODETIC...</div><div>PROPOSED LIGHTING FIXTURE...</div></div></div></div></div></div>	<div><div>TREE CONIFEROUS</div><div>UPRIGHT COLORADO SPRUCE (C1) PICEA, PINGULUS "FASTIGIATA" 1 PROVIDED</div><div>1 @ Min. Height 2.0m MATURE H. 23' / MATURE S. 5'</div><div><div>TREES DECIDUOUS</div><div>COLUMNAR, SWEDISH ASPEN (D1) POPULUS, TREMULA "ERECTA" 5 PROVIDED</div><div>5 @ Min 60cm Calliper</div></div></div>	<div><div>SHRUBS</div><div>MUGO PINE (S1) PINUS MUGO 10 PROVIDED</div><div>Min. Height or Spread of 0.60m at time of planting</div><div><div>SHRUBS</div><div>ALPINE CURRANT (S2) RIBES ALPINUM 8 PROVIDED</div><div>Min. Height or Spread of 0.60m at time of planting</div></div></div>	<div><div>LANDSCAPING BREAKDOWN</div><div>PRINCIPAL BUILDING : 2648.40 m<sup>2</sup> DETACHED GARAGE: 993.93 m<sup>2</sup> GARAGE 8 APRON: 165.24 m<sup>2</sup> GARAGE 8 RECYCLE: 93.26 m<sup>2</sup> LANDSCAPING AREA: 2176.51 m<sup>2</sup></div><div><div>HARD LANDSCAPING:</div><div>60.77% CONCRETE : 1167.82 m<sup>2</sup> DECORATIVE STONE: 155.01 m<sup>2</sup></div><div><div>SOFT LANDSCAPING:</div><div>39.23% MULCH : 467.13 m<sup>2</sup> SOD : 386.55 m<sup>2</sup></div></div><div>ALL PLANT MATERIALS SHALL BE SUITABLE FOR CALGARY'S CLIMATE AND MUST COMPLY WITH THE STANDARDS ESTABLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.</div><div>ALL SOFT LANDSCAPED AREAS MUST BE SERVICED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM.</div></div></div>																																							
<div><div>LOT INFORMATION</div><div>LOT ADDRESS: LOT 19 &amp; 20, BLOCK 9, PLAN 2700 AH MUNICIPAL ADDRESS:</div><div>1504 36 STREET SE CALGARY, ALBERTA</div><div>PROPOSED USE: DWELLING UNITS: 4</div><div>SECONDARY SUITES: 4</div><div><div>SITE INFORMATION</div><div>SITE AREA: 581.65m<sup>2</sup> / 6260.88 ft<sup>2</sup></div><div>LAND AREA MAX. BUILDING HEIGHT: 11.0m FRONT YARD SETBACK: 3.0m SIDE YARD SETBACK: 1.2m / 3.0m STREET SIDE SETBACK: 0.6m DENSITY: 68.90 PH F.A.R.: 0.87</div></div></div>	<div><div>SITE COVERAGE:</div><div>SITE COVERAGE BREAKDOWN:</div><div>PRINCIPAL BUILDING: 2648.40 m<sup>2</sup> = 246.04m<sup>2</sup> DETACHED GARAGE: 993.93 m<sup>2</sup> = 92.34 m<sup>2</sup> CANTS./COVERED PORCH: 93.33 m<sup>2</sup> = 8.67m<sup>2</sup></div><div>TOTAL COVERAGE: 347.05m<sup>2</sup> / 59.66%</div><div><div>SQUARE FOOTAGE SUMMARY - PER UNIT</div><div><table><tr><th>UNIT</th><th>UNIT 1</th><th>UNIT 2</th><th>UNIT 3</th><th>UNIT 4</th></tr><tr><td>MAIN:</td><td>612.67 ft<sup>2</sup></td><td>613.08 ft<sup>2</sup></td><td>616.92 ft<sup>2</sup></td><td>604.92 ft<sup>2</sup></td></tr><tr><td>UPPER:</td><td>820.62 ft<sup>2</sup></td><td>656.77 ft<sup>2</sup></td><td>680.24 ft<sup>2</sup></td><td>672.22 ft<sup>2</sup></td></tr><tr><td>TOTAL:</td><td>1233.29 ft<sup>2</sup></td><td>1269.85 ft<sup>2</sup></td><td>1297.16 ft<sup>2</sup></td><td>1277.14 ft<sup>2</sup></td></tr></table></div><div><div>SUITE</div><div><table><tr><th>BASEMENT</th><th>UNIT 1</th><th>UNIT 2</th><th>UNIT 3</th><th>UNIT 4</th></tr><tr><td>TOTAL:</td><td>44.24 ft<sup>2</sup></td><td>48.09 ft<sup>2</sup></td><td>44.24 ft<sup>2</sup></td><td>52.00 ft<sup>2</sup></td></tr><tr><td>TOTAL:</td><td>570.49 ft<sup>2</sup></td><td>594.84 ft<sup>2</sup></td><td>594.04 ft<sup>2</sup></td><td>574.01 ft<sup>2</sup></td></tr><tr><td>TOTAL:</td><td>614.73 ft<sup>2</sup></td><td>642.93 ft<sup>2</sup></td><td>638.28 ft<sup>2</sup></td><td>626.01 ft<sup>2</sup></td></tr></table></div></div><div>THIS DOCUMENT DOES NOT FALL WITHIN THE OVERLAND FLOW REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM <a href="http://www.calgary.ca">www.calgary.ca</a></div></div></div>	UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	MAIN:	612.67 ft <sup>2</sup>	613.08 ft <sup>2</sup>	616.92 ft <sup>2</sup>	604.92 ft <sup>2</sup>	UPPER:	820.62 ft <sup>2</sup>	656.77 ft <sup>2</sup>	680.24 ft <sup>2</sup>	672.22 ft <sup>2</sup>	TOTAL:	1233.29 ft <sup>2</sup>	1269.85 ft <sup>2</sup>	1297.16 ft <sup>2</sup>	1277.14 ft <sup>2</sup>	BASEMENT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL:	44.24 ft <sup>2</sup>	48.09 ft <sup>2</sup>	44.24 ft <sup>2</sup>	52.00 ft <sup>2</sup>	TOTAL:	570.49 ft <sup>2</sup>	594.84 ft <sup>2</sup>	594.04 ft <sup>2</sup>	574.01 ft <sup>2</sup>	TOTAL:	614.73 ft <sup>2</sup>	642.93 ft <sup>2</sup>	638.28 ft <sup>2</sup>	626.01 ft <sup>2</sup>	<div><div>PARKING</div><div>PROVIDED PARKING: 4 STALLS MOBILE STORAGE LOCKER 2 PROVIDED</div><div>4 IN DETACHED GARAGE BICYCLE STAND 2 PROVIDED</div><div><div>GARAGE / RECYCLING</div><div>INDIVIDUAL STORAGE AND COLLECTION</div></div><div><div>DISCLAIMER</div><div>THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTIES OR GUARANTEES ARE GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, ELECTRICAL, TELEPHONE AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL BEFORE YOU DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.</div></div></div>
UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4																																						
MAIN:	612.67 ft <sup>2</sup>	613.08 ft <sup>2</sup>	616.92 ft <sup>2</sup>	604.92 ft <sup>2</sup>																																						
UPPER:	820.62 ft <sup>2</sup>	656.77 ft <sup>2</sup>	680.24 ft <sup>2</sup>	672.22 ft <sup>2</sup>																																						
TOTAL:	1233.29 ft <sup>2</sup>	1269.85 ft <sup>2</sup>	1297.16 ft <sup>2</sup>	1277.14 ft <sup>2</sup>																																						
BASEMENT	UNIT 1	UNIT 2	UNIT 3	UNIT 4																																						
TOTAL:	44.24 ft <sup>2</sup>	48.09 ft <sup>2</sup>	44.24 ft <sup>2</sup>	52.00 ft <sup>2</sup>																																						
TOTAL:	570.49 ft <sup>2</sup>	594.84 ft <sup>2</sup>	594.04 ft <sup>2</sup>	574.01 ft <sup>2</sup>																																						
TOTAL:	614.73 ft <sup>2</sup>	642.93 ft <sup>2</sup>	638.28 ft <sup>2</sup>	626.01 ft <sup>2</sup>																																						







**ILDER:**



**DISCLAIMER:**  
DRAWINGS HAVE BEEN PREPARED TO Satisfy THE REQUIREMENTS OF THE SPECIFICATIONS INDICATED; HOWEVER, MINOR VARIATIONS MAY OCCUR DUE TO REPRODUCTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE BEGINNING ANY WORK. ANY DISCREPANCY SHOULD BE REPORTED TO ELEANOR DESIGNS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WHEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

ENT:

1504 36 ST SE  
CALGARY, ALBERTA  
LOT 19&20, BLOCK  
PLAN 2700AH

STATUS: ISSUED FOR CONSTRUCTION

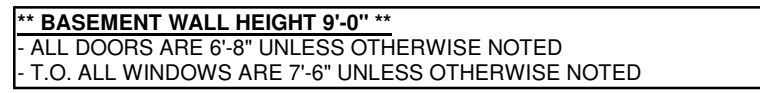
**DRAWING NAME:**  
**BASEMENT PLAN -**  
**PROPOSED**

CHECKED BY: A.K.	DRAWN BY: A.K.
---------------------	-------------------

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

## A1.0

TES:



1 BASEMENT FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



**ILDER:**



**DISCLAIMER:**  
DRAWINGS HAVE BEEN PREPARED TO Satisfy THE REQUIREMENTS OF THE SPECIFICATIONS INDICATED; HOWEVER, MINOR VARIATIONS MAY OCCUR DUE TO REPRODUCTION. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE BEGINNING ANY WORK. ANY DISCREPANCY SHOULD BE REPORTED TO ELEANOR DESIGNS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WHEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

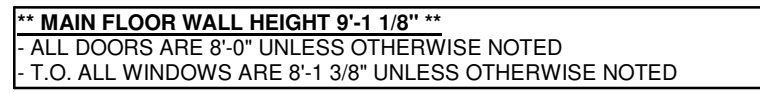
ENT:

1504 36 ST SE  
CALGARY, ALBERTA  
LOT 19&20, BLOCK  
PLAN 2700AH

STATUS: ISSUED FOR CONSTRUCTION

CHECKED BY: A.K.	DRAWN BY: A.K.
---------------------	-------------------

## A1.1



$1/4" = 1'-0"$



BUILDER:



COPYRIGHT:

ALL CONCEPTS, DRAWINGS, AND DESIGN ELEMENTS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF ELEANOR DESIGNS. REPRODUCTION, DISTRIBUTION, OR USE OF THIS MATERIAL IN WHOLE OR IN PART, IN ANY FORM OR BY ANY MEANS, IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ELEANOR DESIGNS. ALL RIGHTS RESERVED.

DISCLAIMER:

DRAWINGS HAVE BEEN PREPARED TO SCALE AS INDICATED; HOWEVER, MINOR VARIATIONS MAY OCCUR DUE TO REPRODUCTION. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE BEGINNING ANY WORK. ANY DISCREPANCIES MUST BE REPORTED TO ELEANOR DESIGNS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

MAIN FLOOR : 2447.59 SQ.FT.

UPPER FLOOR: 2629.85 SQ.FT.

TOTAL AREA: 5077.44 SQ.FT.

GARAGE : 993.93 SQ.FT.

BSMT DEV. : 2521.95 SQ.FT.

CLIENT:

**GOOD EARTH BUILDERS**

1504 36 ST SE  
CALGARY, ALBERTA  
LOT 19&20, BLOCK 9,  
PLAN 2700AH

No.	Date:	Description:	By:
1.	2025-07-22	DESIGN SIGN-OFF	AH
2.	2025-07-28	DESIGN SIGN-OFF	AH
3.	2025-07-14	DP DRAWINGS	AH

STATUS:  
ISSUED FOR CONSTRUCTION

DRAWING NAME:  
UPPER FLOOR PLAN -  
PROPOSED

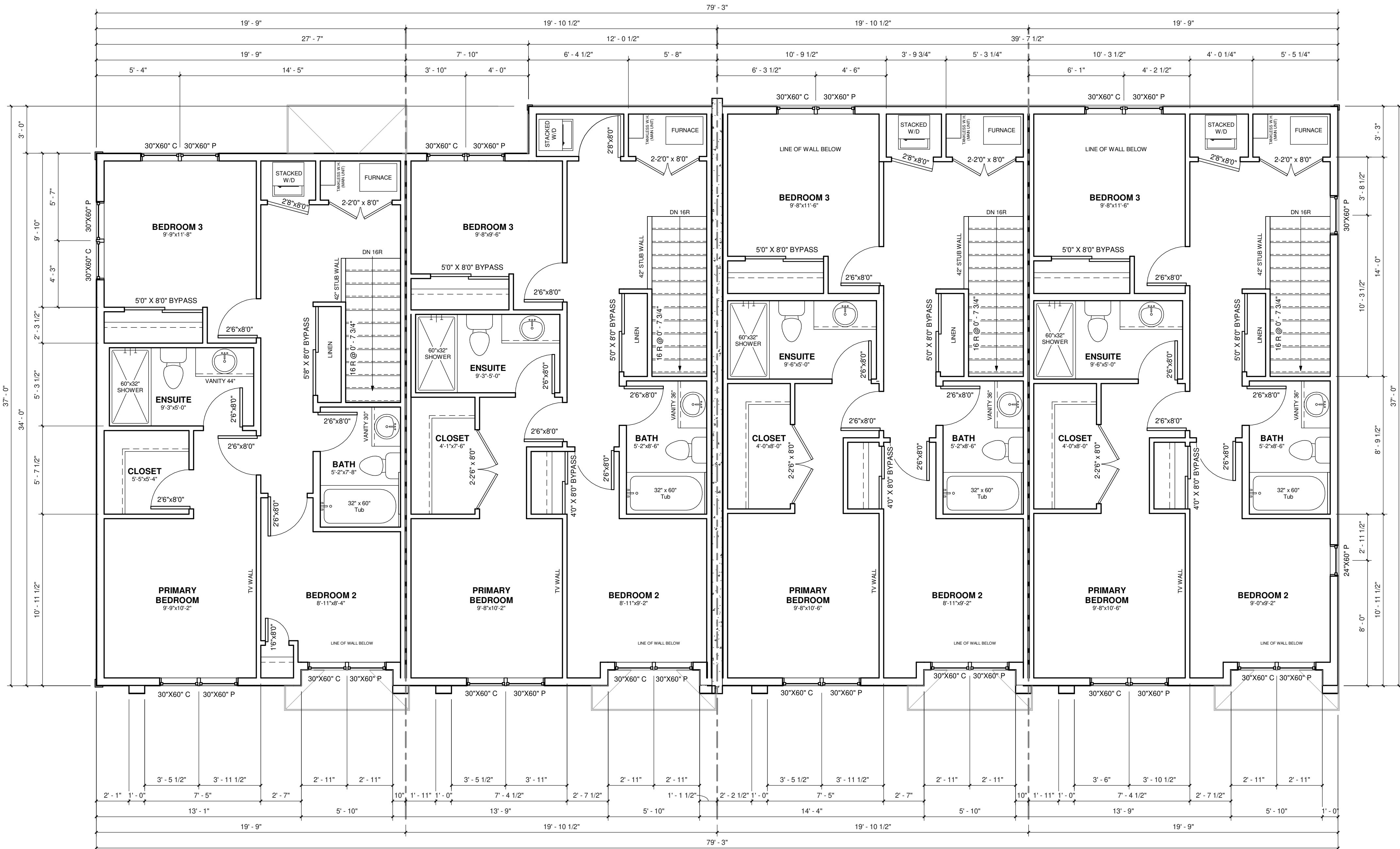
CHECKED BY: A.K. DRAWN BY: A.K.

SCALE: 1/4" = 1'-0"  
PRINTED ON 24x36 PAPER

SHEET #:




**A1.2**

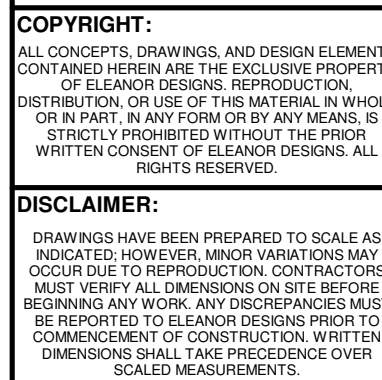
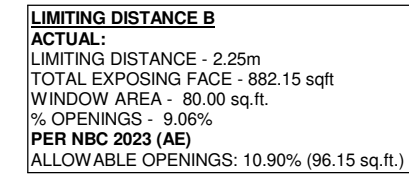
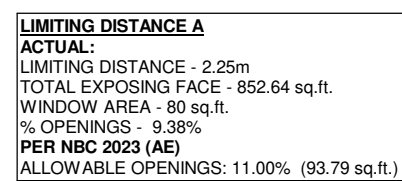
NOTES:



UPPER FLOOR WALL HEIGHT 9'-1 1/8"  
ALL DOORS ARE 8'-0" UNLESS OTHERWISE NOTED  
T.O. ALL WINDOWS ARE 8'-1 3/8" UNLESS OTHERWISE NOTED

1 UPPER FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

EXISTING GEODETIC...		XX.XX
PROPOSED GEODETIC...		XX.XX
PROPOSED LIGHTING FIXTURE...		



MAIN FLOOR :	2447.59 SQ.FT.
UPPER FLOOR:	2629.85 SQ.FT.
TOTAL AREA:	5077.44 SQ.FT.
GARAGE :	993.93 SQ.FT.
BSMT DEV. :	2521.95 SQ.FT.
CLIENT:	

**GOOD EARTH BUILDERS**

1504 36 ST SE  
CALGARY, ALBERTA  
LOT 19&20, BLOCK 9,  
PLAN 2700AH

[illegible]

STATUS:	ISSUED FOR CONSTRUCTION
---------	-------------------------

**DRAWING NAME:**  
ELEVATIONS -  
PROPOSED

CHECKED BY: A.K.	DRAWN BY: A.K.
---------------------	-------------------

SCALE: As indicated  
PRINTED ON 24x36 PAPER

**SHEET #:**

### A3.1

NOTES:



- COMBUSTIBLE SIDING OR EIFS SYSTEMS ON WALL ASSEMBLIES WITHIN 1.2m (4'-0") OF THE PROPERTY LINE SHALL BE APPLIED DIRECTLY OVER 12.7mm (1/2") EXTERIOR GRADE GYPSUM SHEATHING

