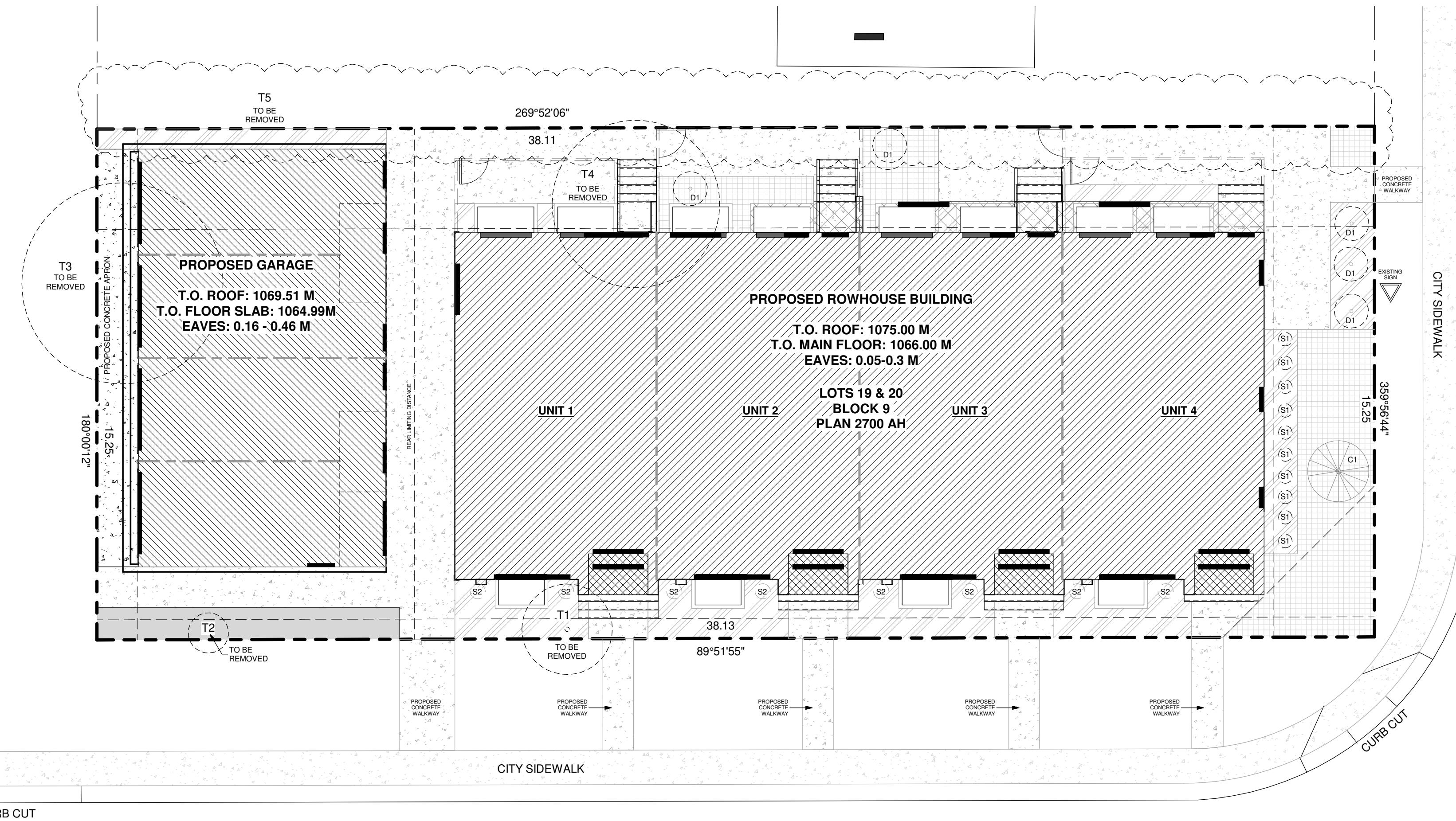


LOT 1  
BLOCK 9  
PLAN 5428 GG

6.10M GRAVEL LANE



NOTE:

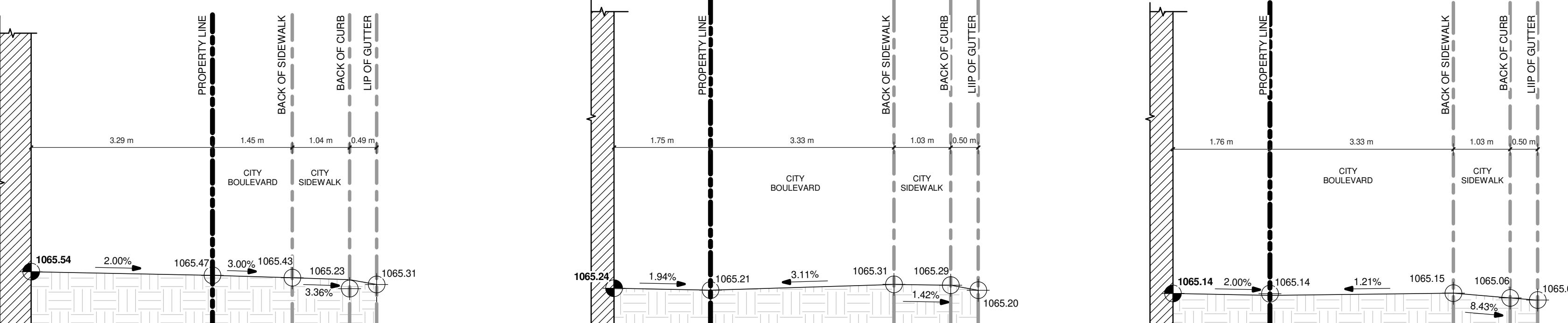
PROPOSED IRRIGATION METHOD FOR  
SOFT SURFACED LANDSCAPED AREAS  
TO BE IN-GROUND SPRINKLER SYSTEM

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.

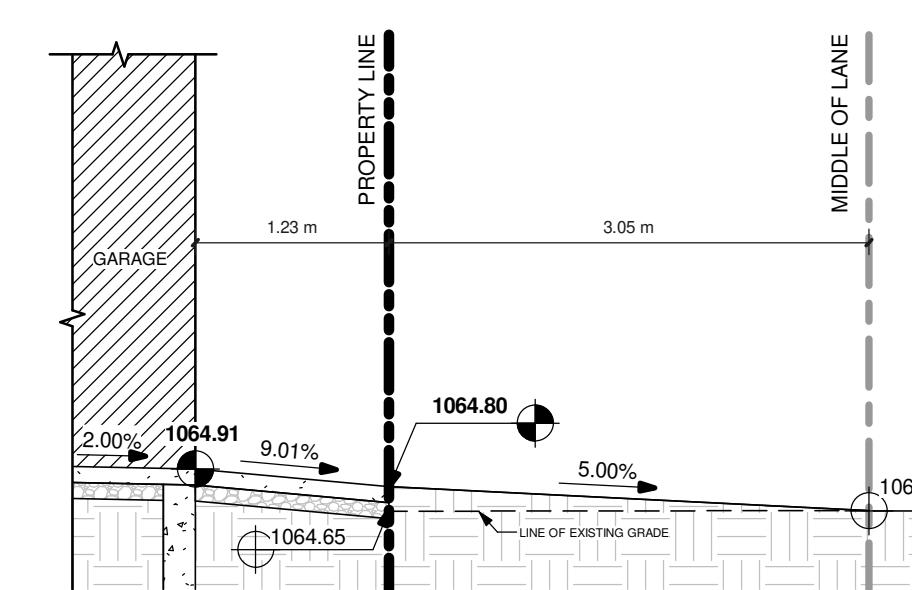
LANDSCAPING PLAN - PROPOSED  
1 : 100



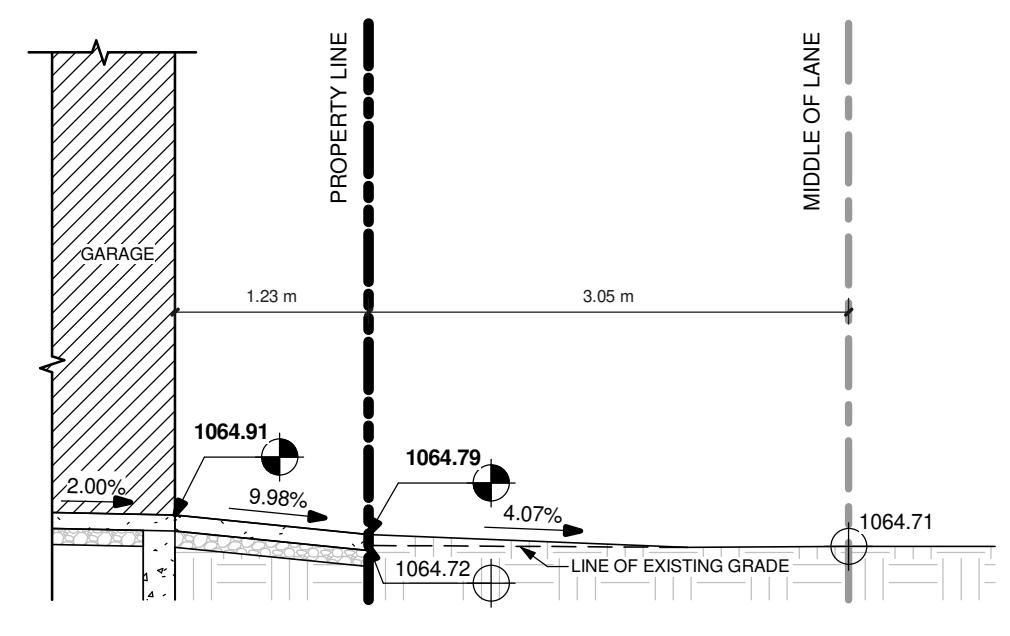
BOULEVARD CROSS SECTION 1  
3/16" = 1'-0"

BOULEVARD CROSS SECTION 2  
3/16" = 1'-0"

BOULEVARD CROSS SECTION 3  
3/16" = 1'-0"



GARAGE SLAB CROSS SECTION 1  
1/4" = 1'-0"



GARAGE SLAB CROSS SECTION 2  
1/4" = 1'-0"

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

LEGEND		PROPOSED TREE LEGEND		LANDSCAPING BREAKDOWN	
EXISTING PROPERTY LINES...	-----	TREE CONIFEROUS - UPRIGHT COLORADO SPRUCE (C1) - PICEA PUNGENS "FASTIGIATA" 1 PROVIDED	SHRUBS - MUGO PINUS (S1) PINUS MUGO 10 PROVIDED	PRINCIPAL BUILDING : 2648.40 ft <sup>2</sup> DETACHED GARAGE : 693.33 ft <sup>2</sup> GARAGE APPN : 165.24 ft <sup>2</sup> GARBAGE & RECYCLE : 93.26 ft <sup>2</sup> LANDSCAPING AREA : 2176.51 ft <sup>2</sup>	
EXISTING SETBACK LINES...	-----	PROPOSED CONCRETE - PROPOSED RESIDENCE... - PROPOSED ROOF OVERHANG... - PROPOSED GARAGE... - PROPOSED ROOF OVERHANG... - PROPOSED SOIL... - DECORATIVE STONE...		Min. Height or Spread of 0.60m at time of planting	
		PROPOSED CONCRETE - PROPOSED RESIDENCE... - PROPOSED ROOF OVERHANG... - PROPOSED GARAGE... - PROPOSED ROOF OVERHANG... - PROPOSED SOIL... - DECORATIVE STONE...		HARD LANDSCAPING : 60.77% CONCRETE : 116.82 ft <sup>2</sup> DECORATIVE STONE : 155.01 ft <sup>2</sup>	
		PROPOSED SOIL... - BASEMENT WINDOWS... - MAIN FLOOR WINDOWS... - MAIN FLOOR DOORS... - UPPER FLOOR WINDOWS... - UPPER FLOOR DOORS... - GARAGE DOORS... - STORAGE DOORS...		SOFT LANDSCAPING : 39.23% MULCH : 467.13 ft <sup>2</sup> SOD : 386.55 ft <sup>2</sup>	
		EXISTING GEODETIC... PROPOSED GEODETIC... PROPOSED LIGHTING FIXTURE...		ALL PLANT MATERIALS SHALL BE SUITABLE FOR CALGARY'S CLIMATE AND MUST COMPLY WITH THE STANDARDS ESTABLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.	
				ALL SOFT LANDSCAPED AREAS MUST BE SERVICED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM.	

SITE INFORMATION					
UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	
LOWER	612.62 ft <sup>2</sup>	613.00 ft <sup>2</sup>	612.52 ft <sup>2</sup>	604.92 ft <sup>2</sup>	
UPPER	620.62 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>	1269.35 ft <sup>2</sup>	1297.16 ft <sup>2</sup>	1277.14 ft <sup>2</sup>	
SITE COVERAGE:	PARKING				
PRINCIPAL BUILDING:	2648.40 ft <sup>2</sup>	DETACHED GARAGE:	693.33 ft <sup>2</sup>	GANTS / COVERED PORCH:	MOBILE STORAGE LOCKER 4 STALLS 2 PROVIDED
	246.04 ft <sup>2</sup>	93.24 m <sup>2</sup>	8.67 m <sup>2</sup>		4 IN DETACHED GARAGE BICYCLE STAND 2 PROVIDED
SQUARE FOOTAGE SUMMARY - PER UNIT	GARBAGE / RECYCLING				
UNIT	UNIT 1	UNIT 2	UNIT 3	UNIT 4	INDIVIDUAL STORAGE AND COLLECTION
MAX. BASEMENT:	44.24 ft <sup>2</sup>	48.09 ft <sup>2</sup>	44.24 ft <sup>2</sup>	52.00 ft <sup>2</sup>	
BASEMENT:	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>	
DISCLAIMER					
THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COPIED EXACTLY FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC ONLY. THESE LINES 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.					
THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOW REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM www.calgary.ca					





ELEANOR DESIGNS  
(403) 734-5525  
eleanor@designs.co

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COMMITMENT TO CONSTRUCTION WRITTEN  
DIMENSIONS SHALL TAKE PRIORITY 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.	2025-07-02	DESIGN SIGN-OFF	AK
2.	2025-07-08	DESIGN SIGN-OFF	AK
3.	2025-07-14	DP DRAWINGS	AK

STATUS:  
ISSUED FOR CONSTRUCTION

DRAWING NAME: BASEMENT PLAN - PROPOSED

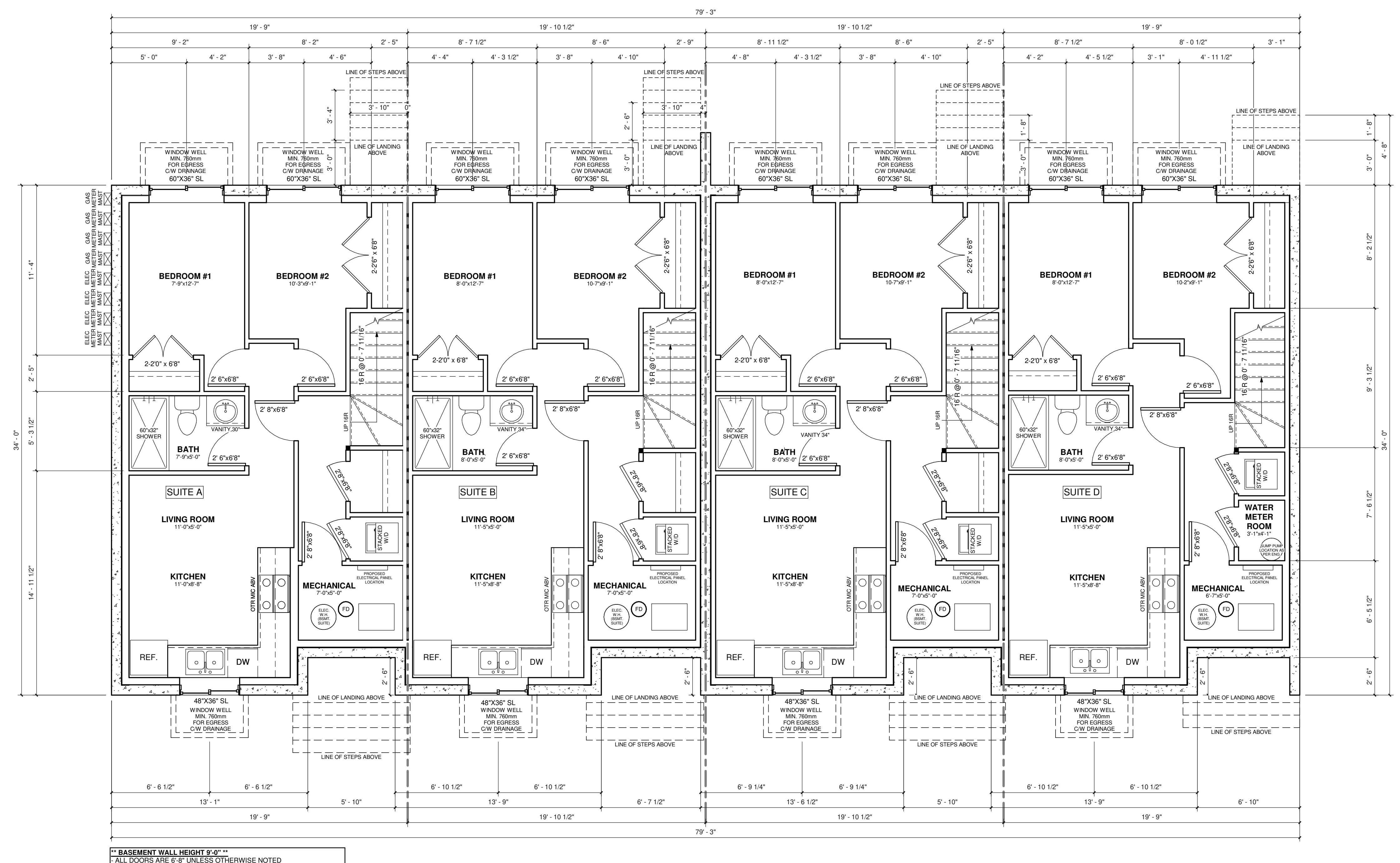
CHECKED BY: A.K. DRAWN BY: A.K.

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

**A1.0**

NOTES:



1 BASEMENT FLOOR PLAN - PROPOSED

1/4" = 1'-0"





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BE INVESTIGATED BY THE CONTRACTOR.  
CONSTRUCTION CONTRACTORS ARE  
NOTIFIED THAT THE CONTRACTOR'S  
COMMITMENT TO CONSTRUCTION PRECEDENCE OVER  
DIMENSIONS SHALL TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS.

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UPPER FLOOR: 2629.85 SQ.FT.  
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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.	2025-07-02	DESIGN SIGN-OFF	AK
2.	2025-07-08	REVIEW	AK
3.	2025-07-14	DP DRAWINGS	AK

STATUS:  
ISSUED FOR CONSTRUCTION

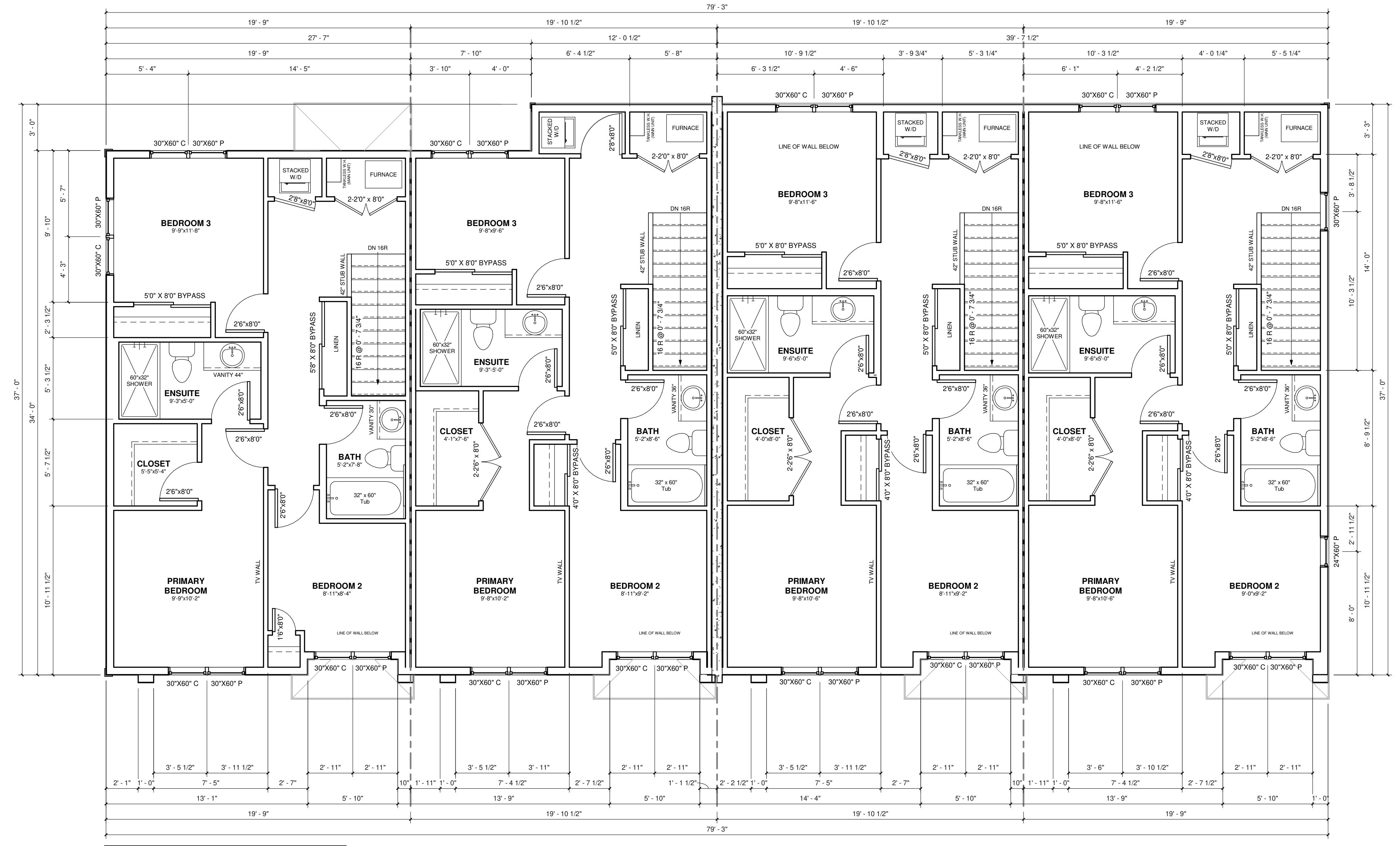
DRAWING NAME:  
UPPER FLOOR PLAN -  
PROPOSED

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

SCALE: 1/4" = 1'-0"  
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**A1.2**

NOTES:



1 UPPER FLOOR PLAN - PROPOSED

1

1/4" = 1'-0"



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DIMENSIONS SHALL TAKE PRIORITY OVER  
SCALED MEASUREMENTS.

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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	2025-07-02	DESIGN SIGN-OFF	AK
2	2025-07-08	DESIGN SIGN-OFF	AK
3	2025-07-14	DP DRAWINGS	AK

STATUS:  
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DRAWING NAME:  
ELEVATIONS -  
PROPOSED

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NOTES:





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BEGINS ANY WORK, ANY DISCREPANCIES MUST  
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GARAGE : 993.93 SQ.FT.  
BSMT DEV.: 2521.95 SQ.FT.

CLIENT:  
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BUILDERS**

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LOT 19&20, BLOCK 9,  
PLAN 2700AH

No	Date	Description	By
1	2025-07-02	DESIGN SIGN-OFF	AK
2	2025-07-08	2D DRAWINGS	AK
3	2025-07-14	DP DRAWINGS	AK

STATUS:  
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DRAWING NAME:  
ELEVATIONS -  
PROPOSED

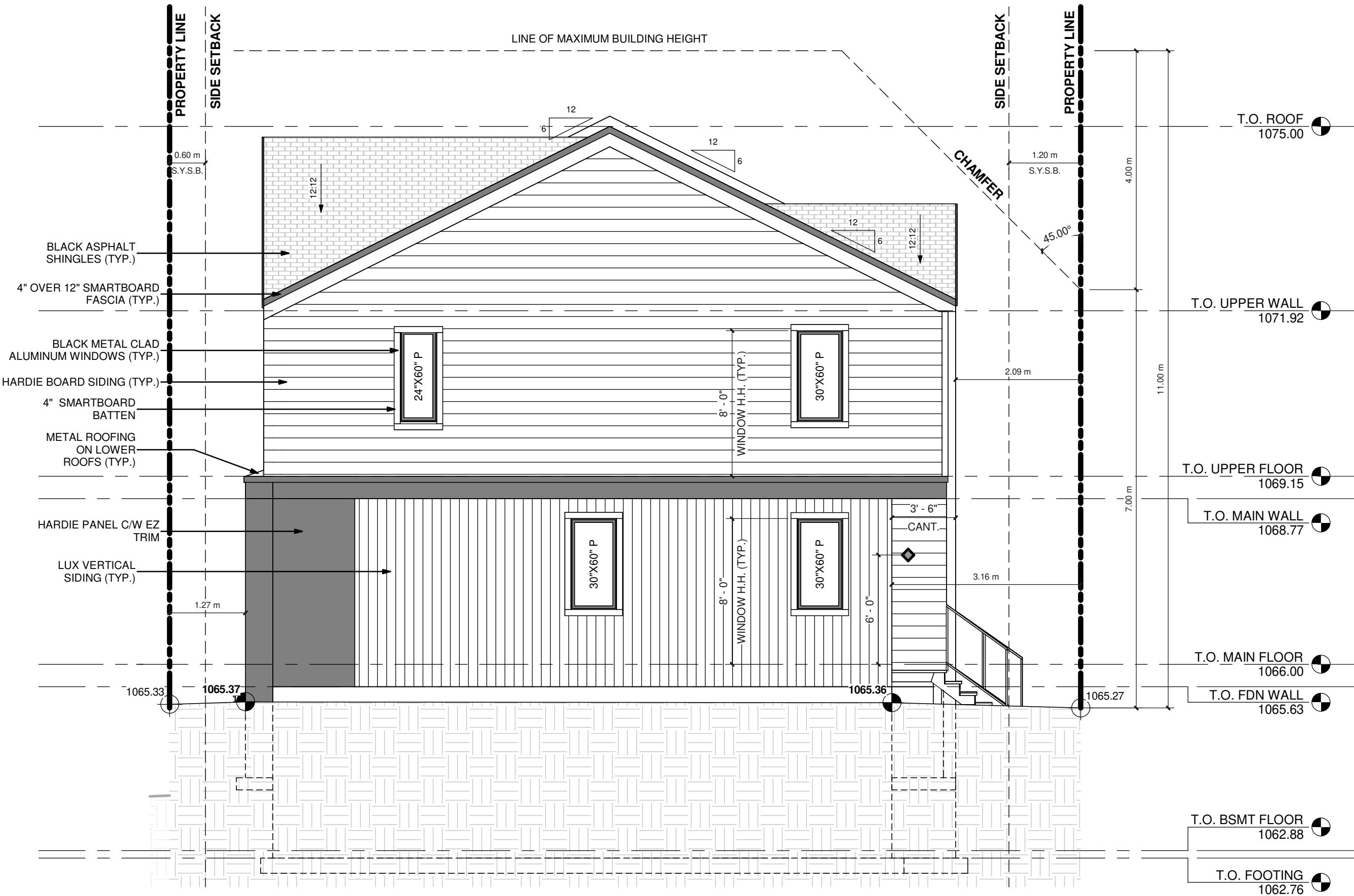
CHECKED BY: A.K.  
DRAWN BY: A.K.  
SCALE: As indicated  
PRINTED ON 24x36 PAPER

SHEET #:  
**A3.2**

NOTES:

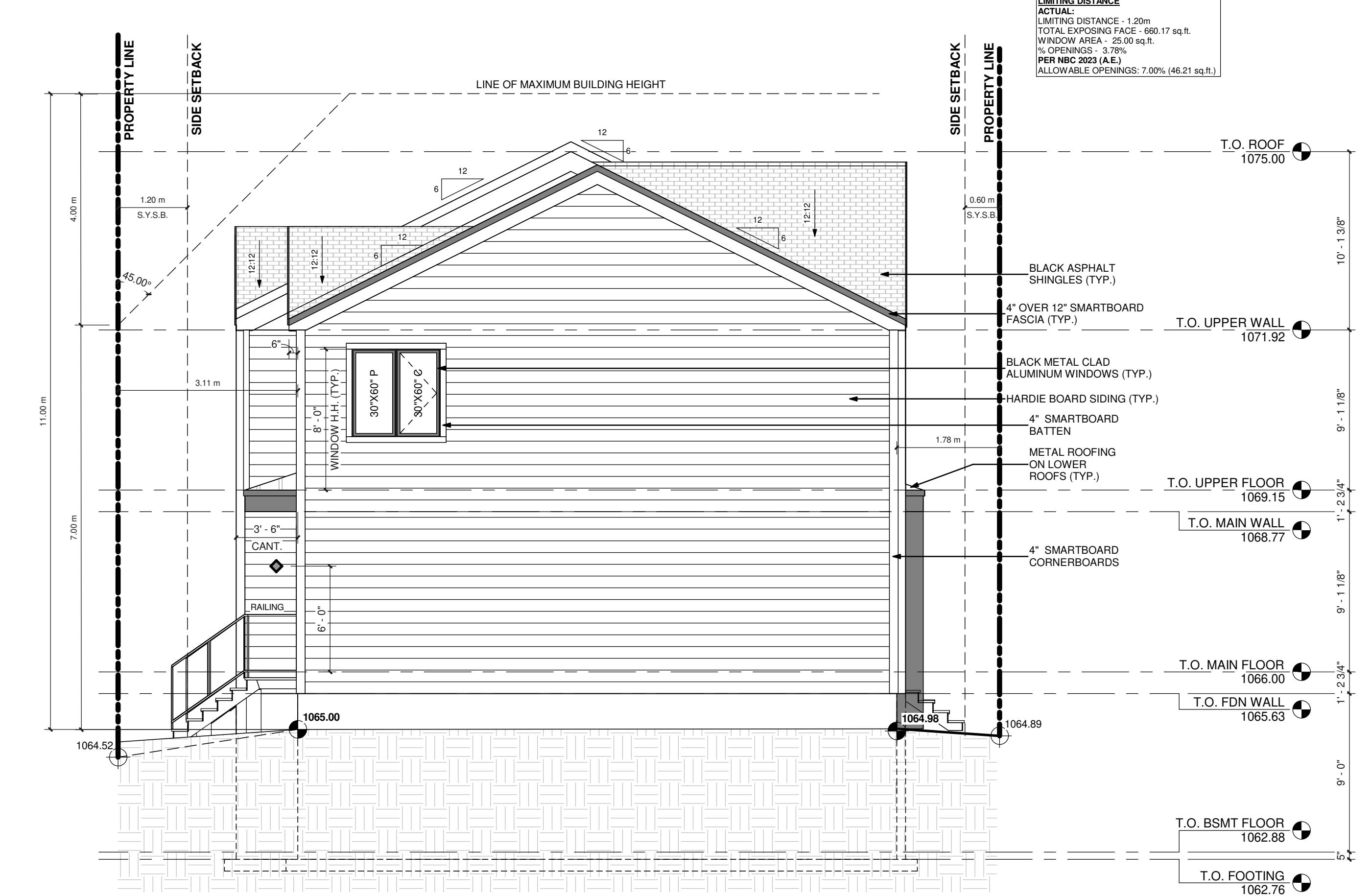
EXISTING GEODETIC... XX.XX  
PROPOSED GEODETIC... XX.XX  
PROPOSED LIGHTING FIXTURE... ◊

HIGH INTENSITY RESIDENTIAL FIRES  
APPLIES TO DWELLINGS WHERE THERE IS  
2.0m OR LESS TO PROPERTY LINE  
PROVIDE 5/8" TYPE X DRYWALL @ 24" O.C. OR 1/2"  
TYPE X WITH STUDS @ 16" O.C. TO INTERIOR OF  
FACE AND SIDE WALLS OF AN ENCLOSURE  
PROJECTION (E.G. FIREPLACE CHIMNEY)  
PROVIDE 5/8" TYPE X DRYWALL @ 24" O.C. OR 1/2"  
TYPE X WITH STUDS @ 16" O.C. TO  
INTERIOR SIDE OF ASSEMBLY FOR EXTERIOR WALLS  
FACING AND WITHIN 1.2m (4'-0") OF PROPERTY LINE  
EAVES PROJECTING WITHIN 1.2m (4'-0") FROM THE  
PROPERTY LINE SHALL HAVE NON-VENTED SOFFITS  
ROOF SOFFITS ARE NOT PERMITTED WITHIN 0.45m  
(1'6") OF PROPERTY LINE  
PROVIDE 1/2" TYPE X DRYWALL TO THE UNDERSIDE  
OF AN ENCLOSED PROJECTION WITHIN 1.2m (4'-0") OF  
PROPERTY LINE AND IS GREATER THAN 0.6m (2'-0")  
ABOVE FINISHED GROUND LEVEL  
COMBUSTIBLE Siding OR EIFS SYSTEMS ON WALL  
ASSOCIATED WITH THE LINE OF THE PROPERTY  
LINE SHALL BE APPLIED DIRECTLY OVER 12.7mm (1/2")  
EXTERIOR GRADE GYPSUM SHEATHING



1 WEST ELEVATION - PROPOSED

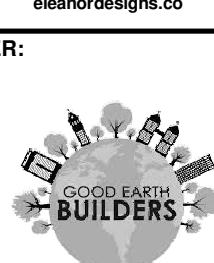
3/16" = 1'-0"



2 EAST ELEVATION - PROPOSED

3/16" = 1'-0"

LIMITING DISTANCE  
ACTUAL: 1.20m  
LIMITING DISTANCE: 1.20m  
TOTAL EXPOSED FACE: 660.17 sq.ft.  
PROPERTY AREA: 25.00 sq.ft.  
% OPENINGS: 3.78%  
PERMITTED OPENINGS: 24.66 sq.ft.  
ALLOWABLE OPENINGS: 7.00% (46.21 sq.ft.)





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**BSMT DEV. :** 2521.95 SQ.FT.

**CLIENT:**

**GOOD EARTH BUILDERS**

1504 36 ST SE  
CALGARY, ALBERTA  
LOT 19&20, BLOCK 9,  
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No	Date	Description	By
1	2025-07-02	DESIGN SIGN-OFF	AK
2	2025-07-08	DESIGN SIGN-OFF	AK
3	2025-07-14	DP DRAWINGS	AK

**STATUS:**  
ISSUED FOR CONSTRUCTION

**DRAWING NAME:**  
GARAGE PLANS

**CHECKED BY:** A.K. **DRAWN BY:** A.K.  
**SCALE:** As indicated  
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**SHEET #:**

**G1.0**

**NOTES:**

