

PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 1102 18 AVENUE N.W, CALGARY, AB
LEGAL ADDRESS: PLAN 3150 P, BLOCK 12, LOTS 1 & 2

AREA

PARCEL SIZE:

LOT AREA: 557.55 m² (\$999 SF)
BUILDING AREA: 199.57 m² (2147.37 SF)
ANCILLARY AREA: 76.72.00 m² (825 SF)
LAND USE DISTRICT: RC - G
LOT COVERAGE: 49.55%
SOFT LANDSCAPE %: 67%

BUILDING AREA

UNIT 1			UNIT 3		
FLOOR	AREA		FLOOR	AREA	
BASEMENT	47.91 m² (515.51 SF)		BASEMENT	47.91 m² (515.51 SF)	
MAIN	47.16 m² (507.44 SF)		MAIN	52.25 m² (562.21 SF)	
2ND	52.25 m² (562.21 SF)		2ND	44.74 m² (481 SF)	
3RD	44.74 m² (481 SF)		3RD		
UNIT 2			UNIT 4		
FLOOR	AREA		FLOOR	AREA	
BASEMENT	46.97 m² (505.40 SF)		BASEMENT	46.88m² (504.43 SF)	
MAIN	46.88m² (504.43 SF)		MAIN	51.27 m² (551.67 SF)	
2ND	51.27 m² (551.67 SF)		2ND	43.93 m² (472.69 SF)	
3RD	43.93 m² (472.69 SF)		3RD		

GENERAL NOTES

- GENERAL CONDITIONS
- ALL WORKS TO COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS, IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL WORK AND FOR THE PROTECTION OF ADJACENT STRUCTURES AND SERVICES.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS FROM THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, GEO-TECHNICAL OR ANY OTHER SPECIALIST CONSULTANT DOCUMENTATION
 - FURNITURE, FIXTURES AND FITTINGS, EQUIPMENT ETC. ARE SHOWN FOR REFERENCE PURPOSES ONLY. THESE ITEMS WILL BE CO-ORDINATED WITH SUPPLIERS/ SPECIALISTS AND THE CONSULTANTS

DRAWINGS AND SPECIFICATIONS

- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR PROCEEDING WITH THE WORK.
- SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- ALL DIMENSIONS ARE AS INDICATED, DRAWINGS NOT BE SCALED.
- ALL DIMENSIONS FOR ROUGH OPENINGS TO BE CONFIRMED WITH RELEVANT SUPPLIERS PRIOR TO FRAMING/ FABRICATION.
- CONTRACTOR TO NOTE THAT FURRING REQUIREMENTS AND LIMITATIONS, INDICATED ON THE DRAWINGS. CONTRACTOR TO MAKE ALLOWANCES AS LOCATIONS AND INDICATIONS ON MECHANICAL AND ELECTRICAL DRAWINGS ARE DIAGRAMATIC

SITE WORK

- ALL SITE WORK SHALL BE EXECUTED IN A MANNER THAT ENSURES THE SAFETY OF THE PUBLIC AND WORKERS. WORKS MUST BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT CODES AND STANDARDS FOR THE CITY OF CALGARY.
- WORKING HOURS MUST STRICTLY BE ADHERED TO IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CITY OF CALGARY.
- THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXCAVATION AND BACKFILL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM DEBRIS AT ALL TIMES
- ALL WASTE MATERIAL SHALL BE REMOVED, STORED AND DISPOSED OFF PROPERLY, IN ACCORDANCE WITH THE LOCAL REGULATIONS.
- UPON COMPLETION OF WORKS, THE CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF THE SITE TO THE SATISFACTION OF THE CONSULTANT.

MATERIALS

- ALL MATERIALS SHALL BE NEW, OF THE SPECIFIED QUALITY, AND FREE FROM DEFECTS. ALL MATERIALS MUST CONFORM TO THE MINIMUM STANDARDS IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION AND ANY OTHER APPLICABLE CODES OR STANDARDS DEEMED NECESSARY.
- ANY SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF COMPLIANCE/ CONFORMITY FOR ALL MATERIALS AS REQUESTED BY THE CONSULTANT.

WORKMANSHIP

- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND PERFORMED IN ACCORDANCE WITH BEST INDUSTRY STANDARDS AND IN ACCORDANCE WITH CITY OF CALGARY RULES AND REGULATIONS, AT A MINIMUM.
- ALL WORK SHALL BE EXECUTED BY SKILLED TRADESPEOPLE EXPERIENCED IN THEIR RESPECTIVE FIELDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE PLUMB, LEVEL, TRUE TO LINE, CORRECT SLOPES ARE MET FOR GOOD DRAINAGE OF WATER AND THAT ALL FINISHES ARE SMOOTH AND EVEN.
- FOR ANY WORKS THAT REQUIRE PROFESSIONAL ENGINEERING SERVICES BY A PROFESSIONAL ENGINEER REGISTERED IN ALBERTA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HIS OR THAT OF HIS SUBCONTRACTOR'S WORKS ARE SUBMITTED TO THE CONSULTANT AND STATUTORY AUTHORITY, SIGNED AND STAMPED BY THE RELEVANT PROFESSIONAL ENGINEER.

INSPECTIONS

- THE CONTRACTOR SHALL, IN ADVANCE, NOTIFY THE CONSULTANT FOR ALL REQUIRED INSPECTIONS.
- WORKS SHALL NOT BE COVERED OR CONCEALED WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY OR CONSULTANT.
- ANY WORK FOUND TO BE NON-CONFORMING OR NON-COMPLIANT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY FACILITIES

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, INCLUDING BUT NOT LIMITED TO SCAFFOLDING, HOISTING EQUIPMENT, TEMPORARY UTILITIES AND SANITATION FACILITIES IN ACCORDANCE WITH BEST INDUSTRY PRACTICES.
- ALL TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF THE WORKS AND THE SITE SHALL BE MADE GOOD.

HEALTH AND SAFETY

- THE CONTRACTOR MUST COMPLY AND ENFORCE CONSTRUCTION SAFETY MEASURES, IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION, THE WORKERS' COMPENSATION BOARD AND ANY OTHER STATUTORY REQUIREMENTS DEEMED NECESSARY BY THE CITY OF CALGARY AND THE FEDERAL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL IMPLEMENT A SAFETY PROGRAM THAT INCLUDES REGULAR SAFETY BRIEFS, TOOLBOX TALKS THAT IDENTIFY AND MITIGATE RISKS APPLICABLE TO THE SITE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PERSONNEL ARE PROVIDED WITH PROPER PERSONAL PROTECTIVE EQUIPMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER USE OF PPE ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES THAT MAY OCCUR ON SITE, THE CONSULTANT OR CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURIES OR ACCIDENTS THAT MAY OCCUR ON SITE.
- ANY ACCIDENT OR INJURY MUST BE REPORTED TO THE CONSULTANT IN GOOD TIME.

PROJECT INFORMATION

LAND USE BYLAWS

DENSITY

529 THE MAXIMUM DENSITY FOR PARCELS DESIGNATED R - CG DISTRICT IS 75 UNITS PER HECTARE

PARCEL COVERAGE

534 (2) UNLESS OTHERWISE REFERENCED IN SUBSECTION (3), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER ALL THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING CONTEXTUAL SEMI-DETACHED DWELLING, CONTEXTUAL SINGLE DETACHED DWELLING, COTTAGE HOUSING CLUSTER, ROWHOUSE BUILDING, SEMI-DETACHED DWELLING, SINGLE DETACHED DWELLING OR TOWNHOUSE IS:
(A) 45.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF LESS THAN 40 UNITS PER HECTARE;
(B) 50.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 40 UNITS PER HECTARE OR GREATER AND LESS THAN 50 UNITS PER HECTARE;
(C) 55.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 50 UNITS PER HECTARE OR GREATER AND LESS THAN 60 UNITS PER HECTARE;
(D) 60.0 PERCENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY 60 UNITS PER HECTARE OR GREATER.

BUILDING SETBACK AREAS

BUILDING SETBACK FROM FRONT PROPERTY LINE

537 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

BUILDING SETBACK FROM SIDE PROPERTY LINE

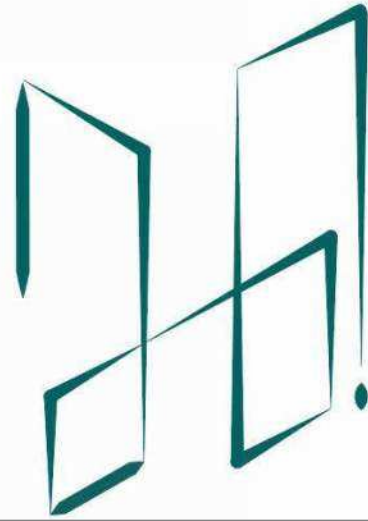
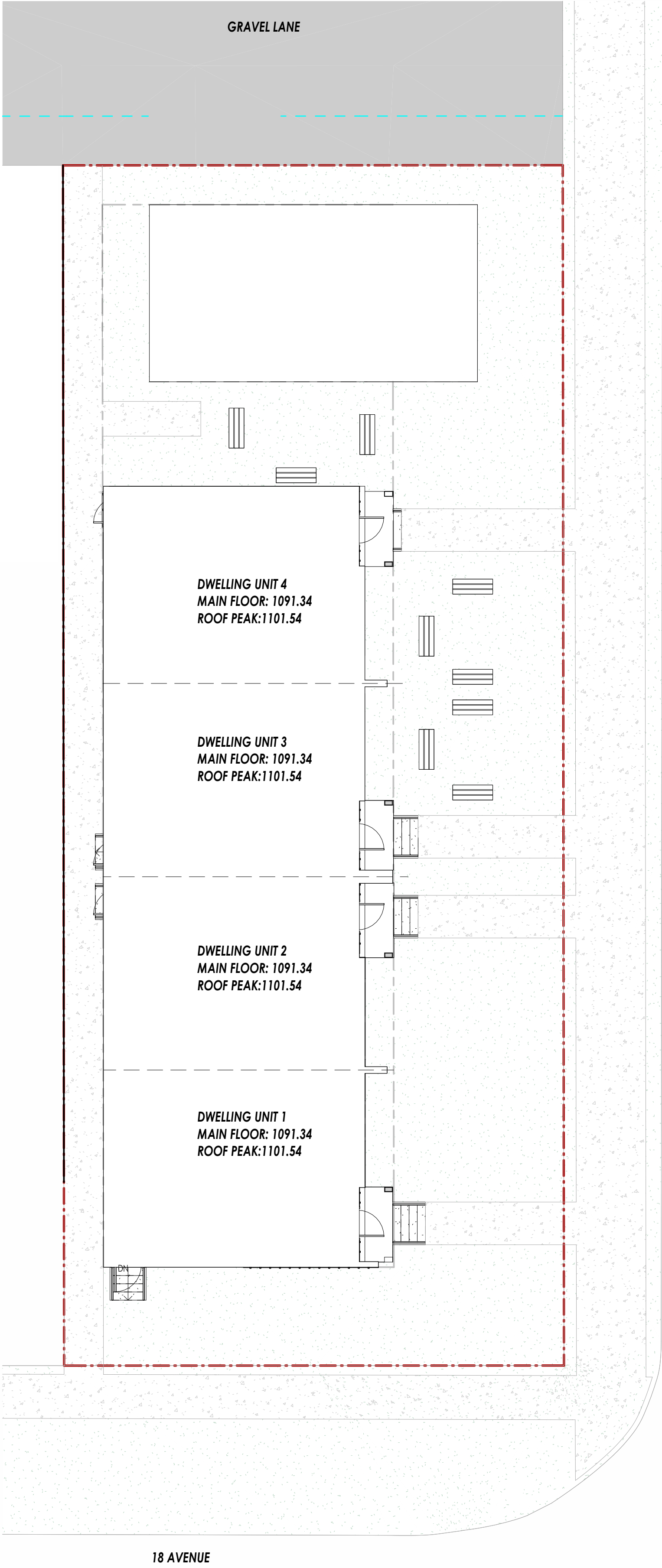
539 (1) SUBJECT TO SUBSECTIONS (3) THROUGH (9), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2 METRES.
(2) SUBJECT TO SUBSECTIONS (3) THROUGH (7), FOR A LANELESS PARCEL THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS:
(A) 1.2 METRES; OR
(B) 3.0 METRES ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING;
(3) THERE IS NO REQUIREMENT FOR A BUILDING SETBACK FROM THE SIDE OF THE PROPERTY LINE UPON WHICH THE PARTY WALL IS LOCATED.
(4) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE:
(A) THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTER, AGAINST BOTH TITLES, A 1.2 METRE PRIVATE MAINTENANCE EASEMENT;
(5) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE MAY BE REDUCED TO A ZERO SETBACK WHERE THE MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL HAS A ZERO SETBACK;
(6) FOR A CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 0.6 METRES.
(7) THE BUILDING SETBACK FROM A SIDE PROPERTY LINE OF 3.0 METRES REQUIRED IN SUBSECTION (2)(B) MAY BE REDUCED TO ZERO METRES WHERE THE OWNER OF THE PARCEL PROPOSED FOR DEVELOPMENT AND THE OWNER OF THE ADJACENT PARCEL REGISTERS, AGAINST BOTH TITLES, A PRIVATE ACCESS EASEMENT;
(A) WHERE THE WIDTH OF THE EASEMENT IN COMBINATION WITH THE REDUCED BUILDING SETBACK MUST BE AT LEAST 3.0 METRES; AND
(B) THAT PROVIDES UNRESTRICTED VEHICLE ACCESS TO THE REAR OF THE PARCEL.
8. UNLESS OTHERWISE REFERENCED IN SUBSECTION (9), ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING IS 0.6 METRES.
9. ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FOR A PRIVATE GARAGE ATTACHED TO A MAIN RESIDENTIAL BUILDING THAT DOES NOT SHARE A SIDE OR A REAR PROPERTY LINE WITH A STREET MAY BE REDUCED TO ZERO METRES WHERE THE WALL OF THE PORTION OF THE BUILDING THAT CONTAINS THE PRIVATE GARAGE IS CONSTRUCTED OF MAINTENANCE-FREE MATERIALS AND THERE IS NO OVERHANG OF EAVES ONTO AN ADJACENT PARCEL.

BUILDING SETBACK FROM REAR PROPERTY LINE

540 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2) THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 7.5 METRES.
(2) ON A LANED OR CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A REAR PROPERTY LINE IS 1.2 METRES.

BUILDING HEIGHT

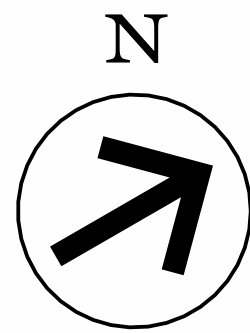
541 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), (3) AND (4), THE MAXIMUM BUILDING HEIGHT IS 11.0 METRES MEASURED FROM GRADE.
(2) WHERE A BUILDING SETBACK IS REQUIRED FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL, DESIGNATED WITH A LOW DENSITY RESIDENTIAL DISTRICT OR THE M- CG OR H- G-0 DISTRICT, THE MAXIMUM BUILDING HEIGHT:
(A) IS THE GREATER OF:
(i) THE HIGHEST GEODETIC ELEVATION OF A MAIN RESIDENTIAL BUILDING ON THE ADJOINING PARCEL; OR
(ii) 7.0 METRES FROM GRADE, MEASURED AT THE SHARED PROPERTY LINE; AND
(B) INCREASES AT A 45 DEGREE ANGLE TO A MAXIMUM OF 11.0 METRES MEASURED FROM GRADE
(3) ON A CORNER PARCEL, THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH A BUILDING AT 9.5 METRES ABOVE GRADE MUST NOT BE GREATER THAN 75.0 PERCENT OF THE MAXIMUM AREA OF A HORIZONTAL CROSS SECTION THROUGH THE BUILDING BETWEEN AVERAGE GRADE AND 8.6 METRES.
(4) WHERE NOT LOCATED ON A CORNER PARCEL, THE MAXIMUM BUILDING HEIGHT IS 8.6 METRES FOR ANY PORTION OF A MAIN RESIDENTIAL BUILDING LOCATED BETWEEN THE REAR PROPERTY LINE AND 60.0 PERCENT PARCEL DEPTH OR THE CONTEXTUAL BUILDING DEPTH AVERAGE, WHICHEVER IS GREATER.



NexGen Draft

220 SETON GROVE, SETON, S.W. CALGARY T3M 3T1
ph. 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.



Rev.	Revision Description	Date	By
------	----------------------	------	----

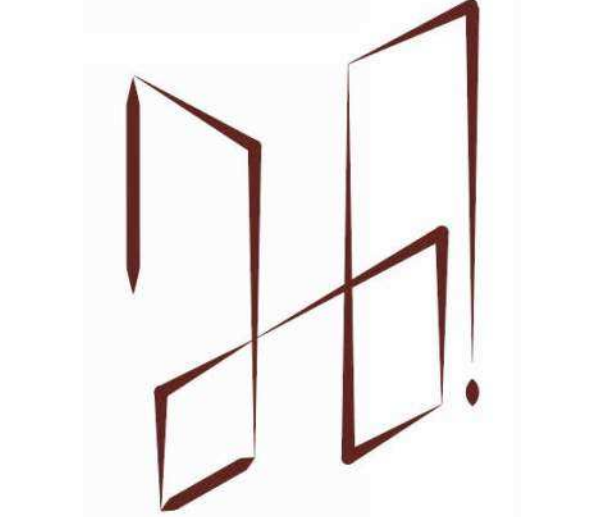
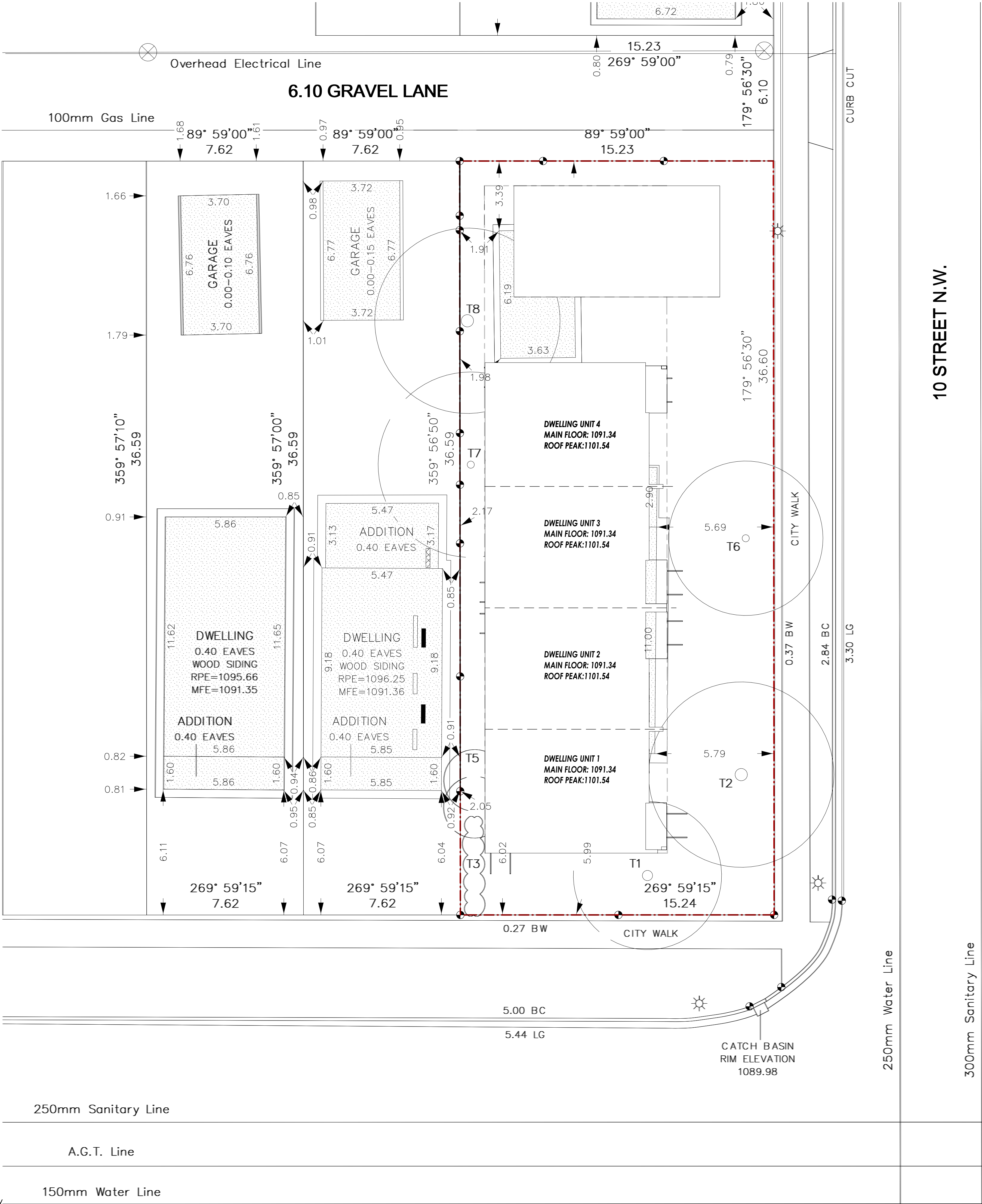
EVOLVE HOMES

Client			
1102 18 AVE NW, CALGARY, AB			
Legal Address			
Job No.	250805	Status	Preliminary
Proposed 4 Plex			
Project			
Drawn	Author	Checked	1 : 100
Cover			

COVER PAGE

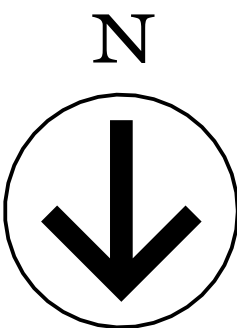
A001

Sheet Number



NexGen Draft
220 SETON GROVE, SETON, S.W. CALGARY T3M 3T1
ph: 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.



Rev.	Revision Description	Date	By
------	----------------------	------	----

EVOLVE HOMES

Client

1102 18 AVE NW,
CALGARY,
AB

Legal Address

Job No.	250805	Status	Preliminary
---------	--------	--------	-------------

Proposed 4 Plex

Project

Drawn	NSR	Checked	NSR	Scale	1 : 100
-------	-----	---------	-----	-------	---------

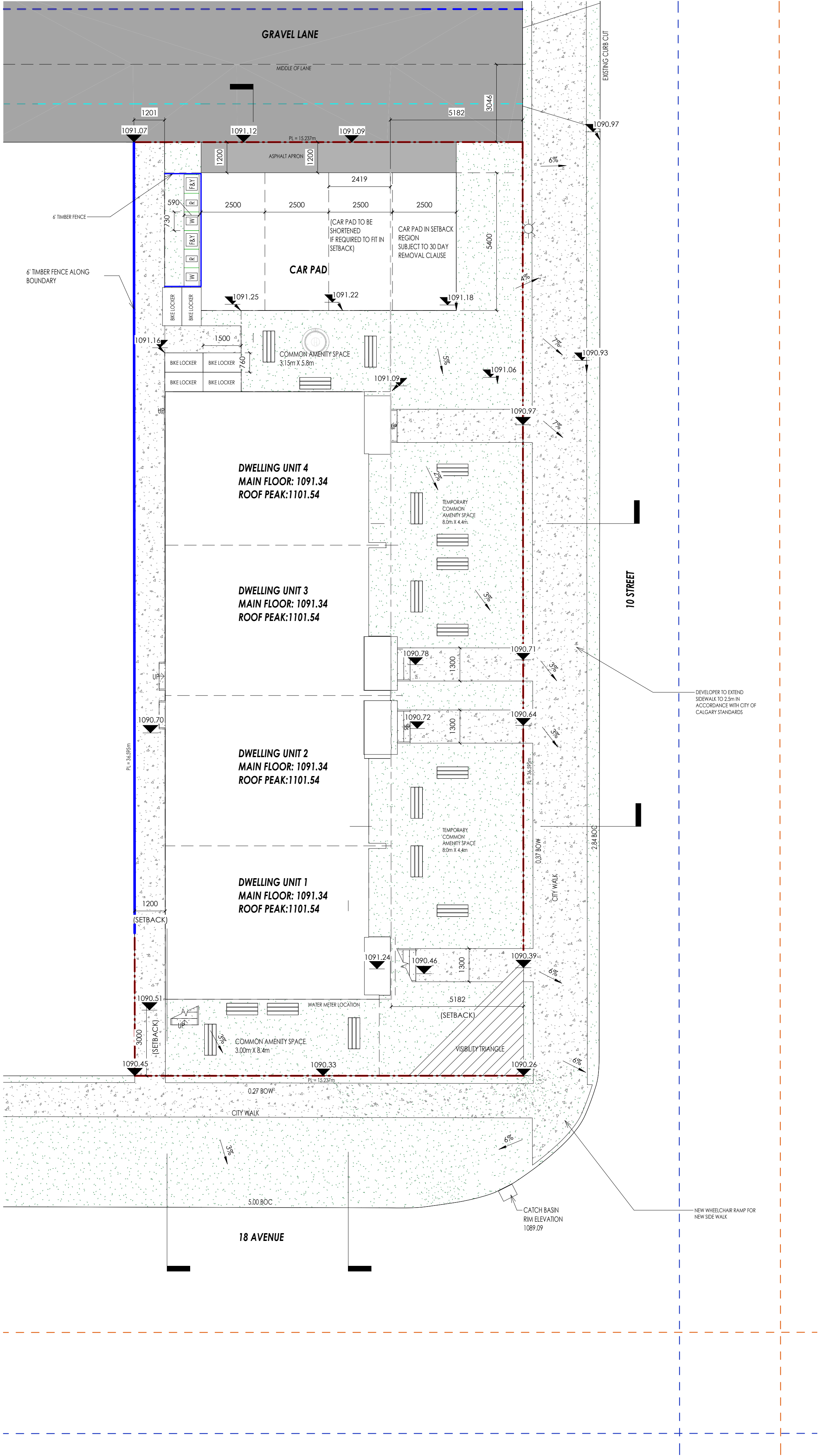
SITE SURVEY

Title

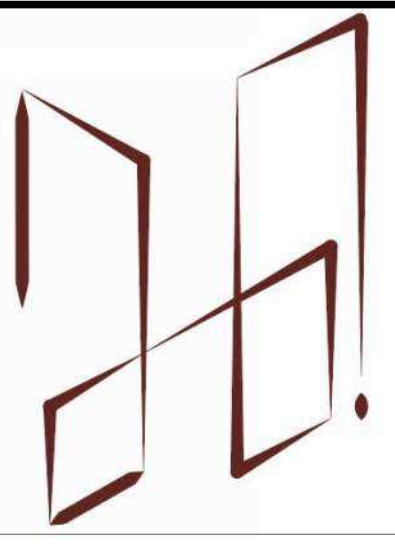
A002

Sheet Number

1/21/2026 10:59:10 PM



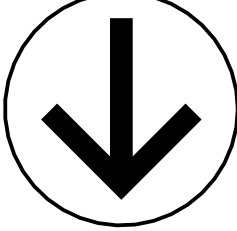
SITE LEGEND	
	DENOTES BOUNDARY LINE
	DENOTES SETBACK
	DENOTES 8' WOODEN FENCING
	DENOTES 6' WOODEN FENCING
	DENOTES PAVED WALKWAY
	DENOTES LANDSCAPED AREA
	DENOTES ASPHALT CONCRETE
	ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE



NexGen Draft
220 SETON GROVE, SETON, S.W. CALGARY T3M 3T1
ph: 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

N



Rev.	Revision Description	Date	By
------	----------------------	------	----

EVOLVE HOMES

Client

1102 18 AVE NW,
CALGARY,
AB

Legal Address

Job No.	250805	Status	Preliminary
---------	--------	--------	-------------

Proposed 4 Plex

Project

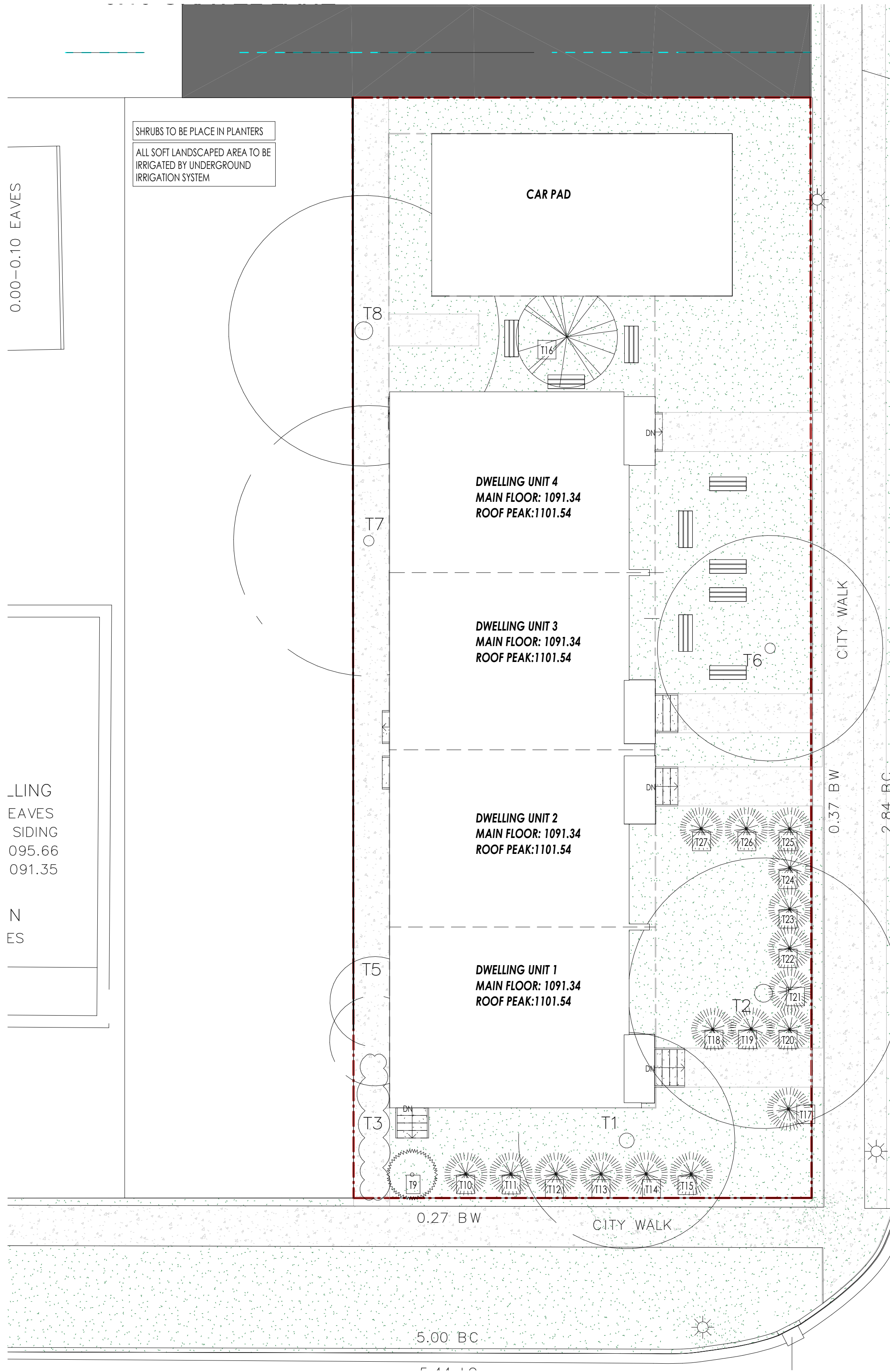
Drawn	NSR	Checked	NSR	Scale	1 : 100
-------	-----	---------	-----	-------	---------

SITE LAYOUT

Title

A003

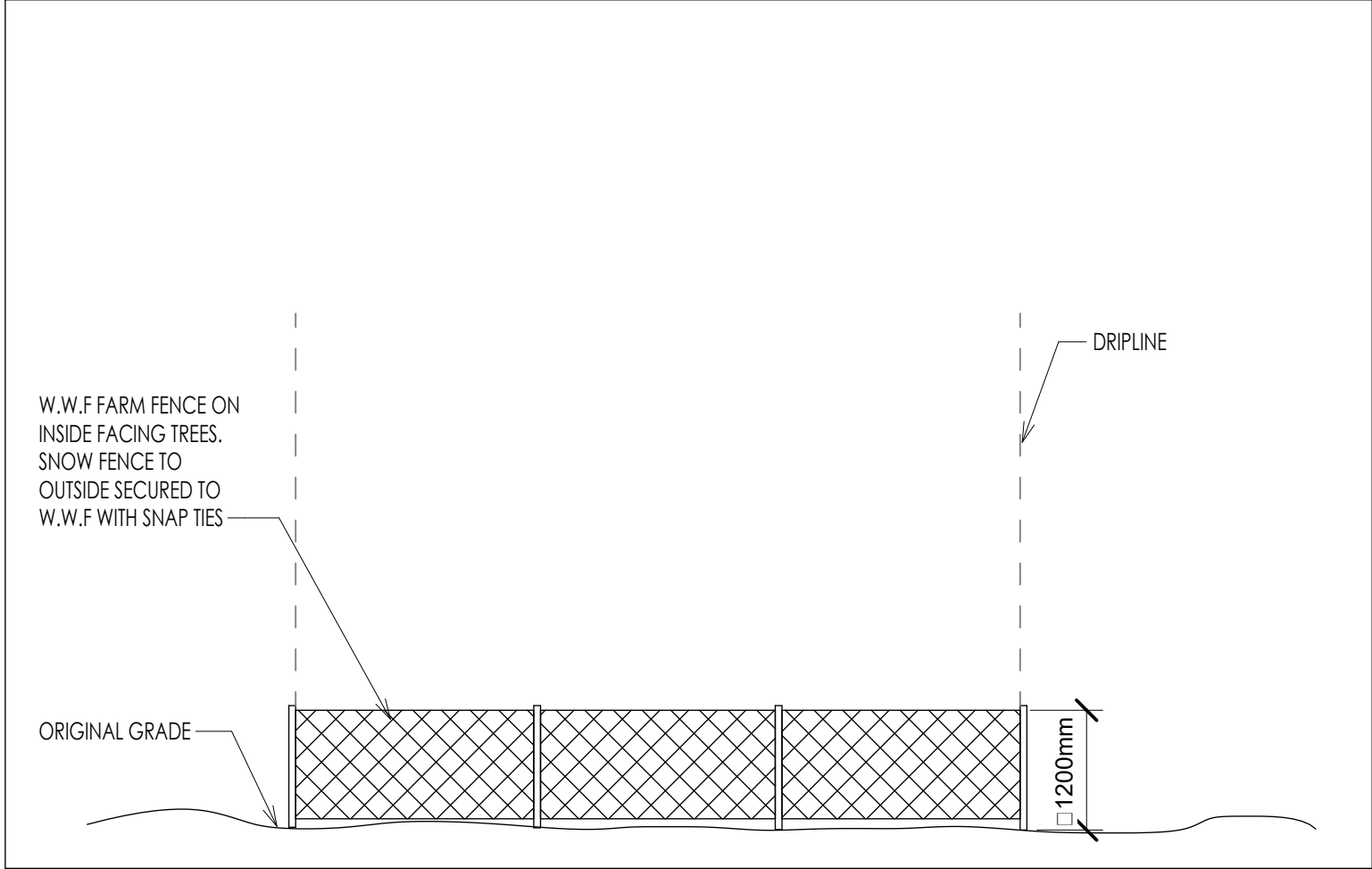
Sheet Number



1 SITE LANDSCAPE
1 : 100

TREE SCHEDULE

EXISTING LANDSCAPE						
NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	TREE HEIGHT	LOCATION	STATUS
1	DECIDUOUS	0.50	7.00	13.00	IN SUBJECT PROPERTY	TO BE RETAINED
2	DECIDUOUS	0.60	9.00	14.00	IN SUBJECT PROPERTY	TO BE RETAINED, NEEDS TO BE TRIMMED
3	BUSH	---	0.60	1.20	IN SUBJECT PROPERTY	TO BE REMOVED
4	BUSH	---	3.00	3.00	IN SUBJECT PROPERTY	TO BE REMOVED
5	BUSH	---	3.00	3.00	IN SUBJECT PROPERTY	TO BE REMOVED
6	DECIDUOUS	0.35	7.50	14.00	IN SUBJECT PROPERTY	TO BE RETAINED
7	DECIDUOUS CLUMP	0.33x2	9.00	14.00	IN SUBJECT PROPERTY	TO BE REMOVED
8	DECIDUOUS	0.60	9.00	14.00	IN SUBJECT PROPERTY	TO BE REMOVED

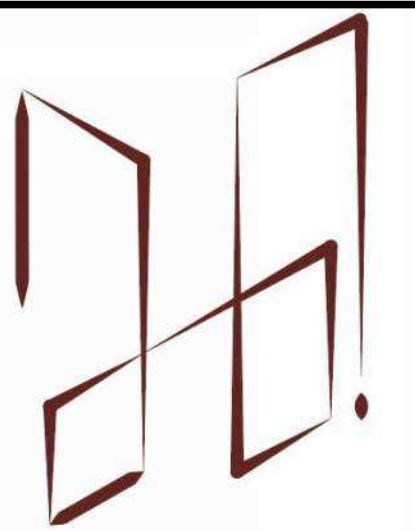


3 TREE PROTECTION FENCING
1 : 10

PROPOSED LANDSCAPE

NO.	TREE TYPE	SPECIES	COMMON NAME	TRUNK DIA.	HEIGHT (AT PLANTING)	NOTES
9	CONIFEROUS	PICEA PLUNGENS	COLORADO BLUE SPRUCE	60mm - 80mm	2.5m - 4.0m	DROUGHT RESISTANT
10	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
11	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
12	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
13	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
14	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
15	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
16	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
17	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
18	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
19	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
20	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
21	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
22	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
23	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
24	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
25	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
26	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
27	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT

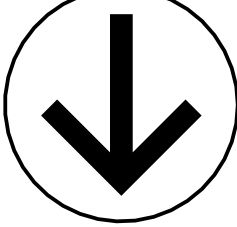
552.2 (2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EVERY 110.00 SQUARE METRES OF LANDSCAPED AREA PROVIDED.



NexGen Draft
220 SETON GROVE, SETON, S.W. CALGARY T3M 3T1
ph: 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.

N



Rev.	Revision Description	Date	By

EVOLVE HOMES

Client

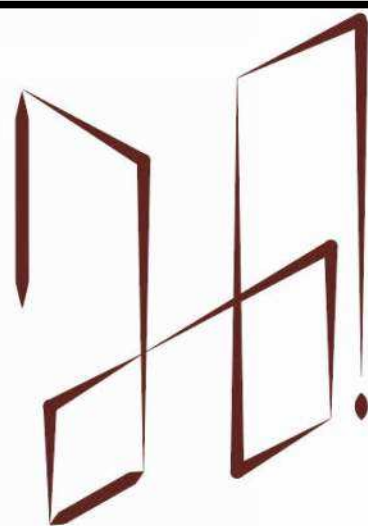
1102 18 AVE NW,
CALGARY,
AB

Legal Address

Job No.	250805	Status	Preliminary
---------	--------	--------	-------------

Proposed 4 Plex

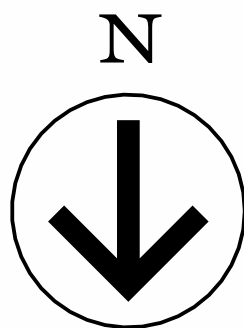
Drawn	NSR	Checked	NSR	Scale	As indicated
-------	-----	---------	-----	-------	--------------



NexGen Draft

220 SETON GROVE, SETON, S.W. CALGARY T3M 3T1
ph: 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS.
DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY, WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.



NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH TABLE 9.7.3.3 OF THE NBC, AB 2023 AND IN ACCORDANCE WITH 9.7.4 OF NBC, AB 2023

VENTED SOFFITS
VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS GREATER THAN 1.2M FROM PROPERTY LINE.

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	28mm DEEP ALUMINIUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST-IN-SITU FINISH
9	CONCRETE PAVING
10	ASPHALT PAVING

Rev.	Revision Description	Date	By
------	----------------------	------	----

EVOLVE HOMES

Client

1102 18 AVE NW,
CALGARY,
AB

Legal Address

Job No.

250805

Status

Preliminary

Proposed 4 Plex

Project

Drawn

Author

Checked

Checker

Scale

As indicated

Elevations 1

Title

A201

Sheet Number

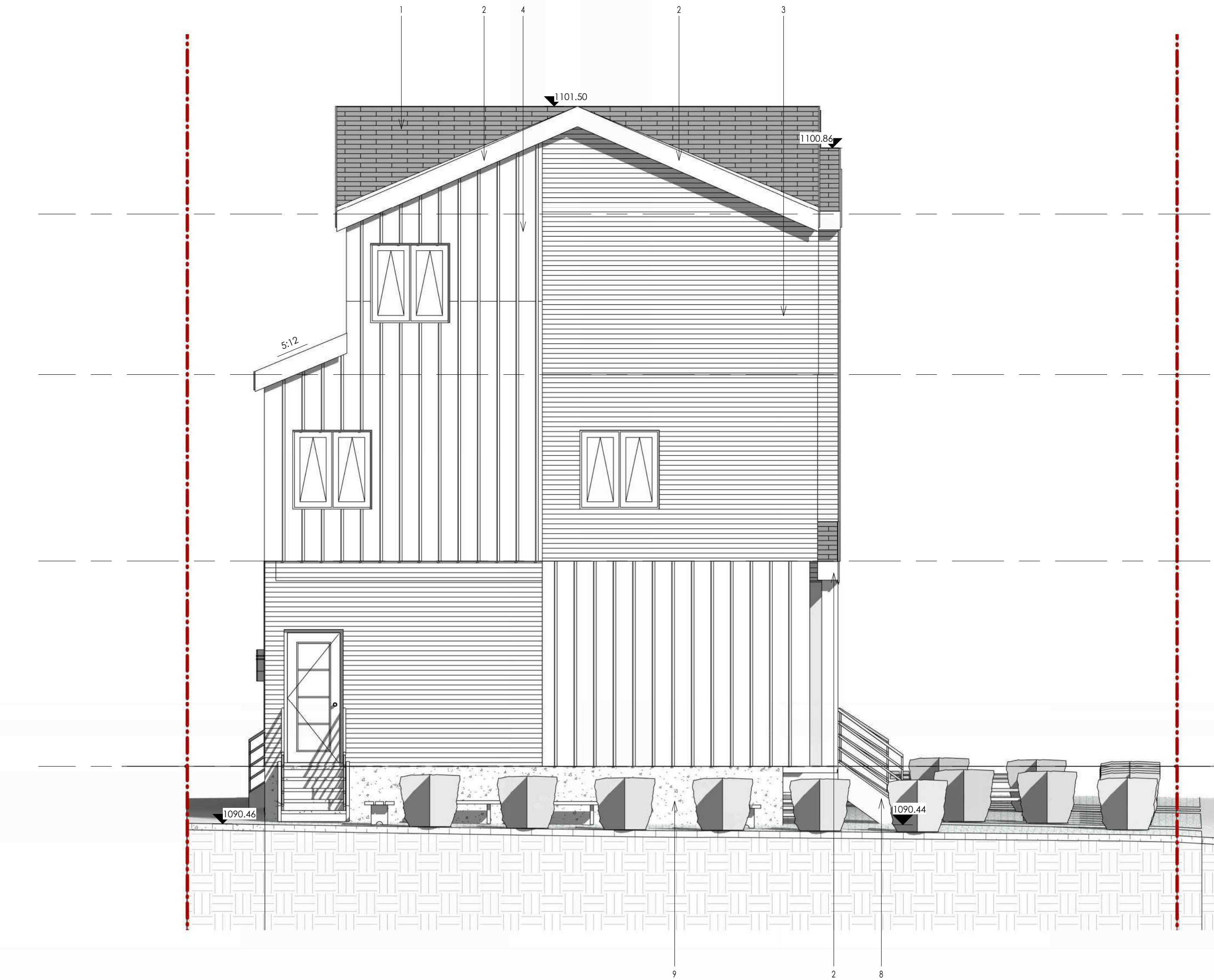
11/21/2026 10:59:33 PM



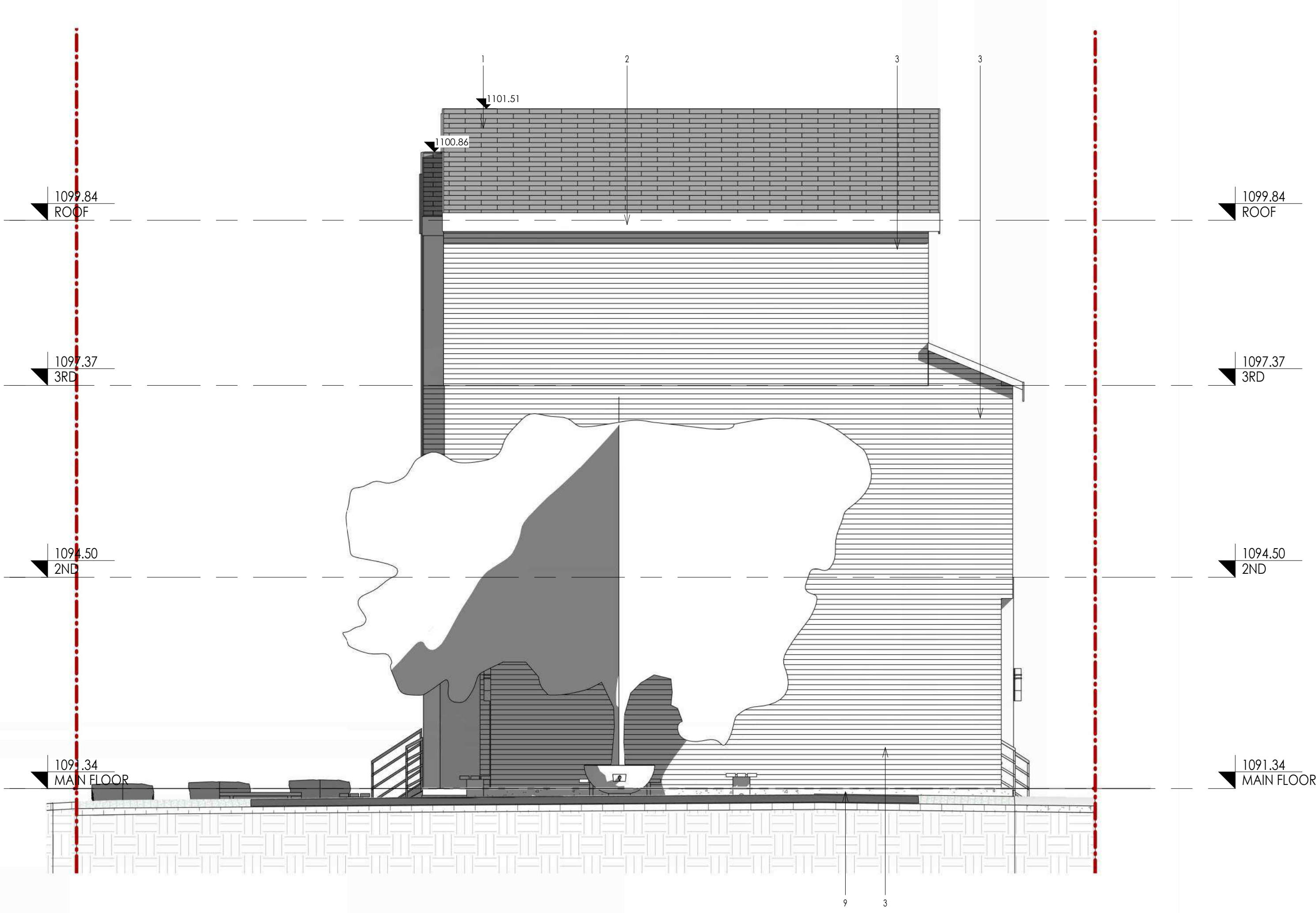
Elevation 1 - a
1:50



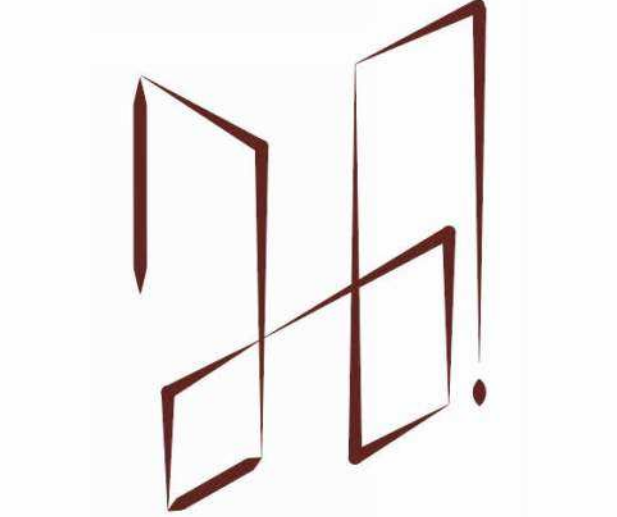
Elevation 2 - a
1:50



1 Elevation 3 - a
1 : 50

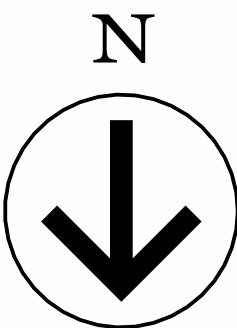


2 Elevation 4 - a
1 : 50



NexGen Draft
220 SETON GROVE, SETON, S.W., CALGARY T3M 3T1
ph: 368.886.4262
email: nexgendraft@gmail.com

COPYRIGHT, THE COPYRIGHT OF THIS DRAWING IS VESTED IN NEXGEN DRAFT. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND SUPPLIERS' MANUFACTURERS' DRAWINGS, DETAILS AND SPECIFICATIONS.
DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.



NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH
TABLE 9.7.3.3 OF THE NBC, AB 2023 AND IN ACCORDANCE
WITH 9.7.4 OF NBC, AB 2023

VENTED SOFFITS
VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS
GREATER THAN 1.2M FROM PROPERTY LINE.

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	28mm DEEP ALUMINUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	BOARD AND BATTEN - GREY
6	STUCCO FINISH - DARK GREY
7	BRICK FINISH - DARK GREY
8	CAST - IN - SITU FINISH
9	CONCRETE PAVING
10	ASPHALT PAVING

Rev.	Revision Description	Date	By
------	----------------------	------	----

EVOLVE HOMES

Client

1102 18 AVE NW,
CALGARY,
AB

Legal Address

Job No.	250805	Status	Preliminary
---------	--------	--------	-------------

Proposed 4 Plex

Project

Drawn	Author	Checked	Checker	Scale	As indicated
-------	--------	---------	---------	-------	--------------

Elevations 2

Title

A202

Sheet Number

11/21/2026 10:59:45 PM