

Site Coverage: 341.07 m2
 (House/Porch - 260.65 m2)
 (Garage/Garbage/ 80.42m2)
 1/2 Visitor Stall - 720.09 m2
 Site Area: 58.77 %

554 of Bylaw - 40% reduction on landscaping -
 2.0m2 per 1.0m frontage = 2x15.28m (30.56m2) 4.24%

Required Landscaping: 40% - 4.24% = 35.76%
 Actual Landscaping: 41.23%
 Hard Landscaping: 108.01m2 (47.72%)

Less 50% of Visitor stall hard landscaping = 17.56 m2 /2=
 8.78 m2 New hard landscaping: 99.23 m2 (41.47%)
 New soft landscaping: 140.05 m2 (58.53%)

319, 32nd AVENUE N.E.
 LOT 20 & 21, BLOCK 67, PLAN 2617 AG

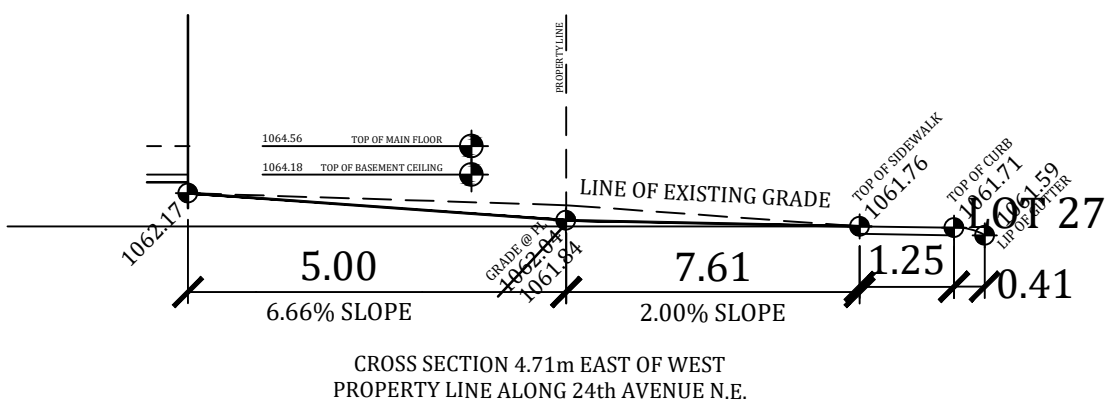
FLOOR	GROSS
MAIN	257.43 SQ. M. (2,770.00 SQ. FT.)
UPPER	266.58 SQ. M. (2,869.50 SQ. FT.)
THIRD	228.16 SQ. M. (2,456.00 SQ. FT.)

TOTAL 752.05 SQ. M. (8,095.50 SQ. FT.)

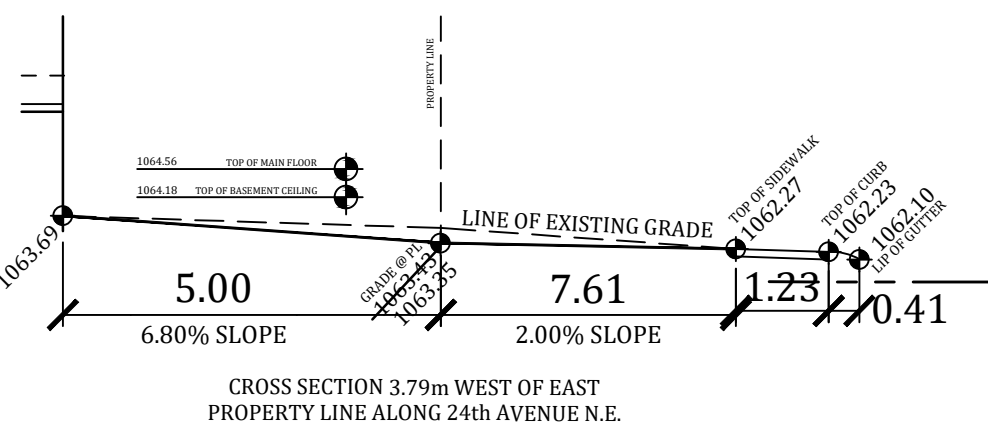
DENSITY:
 R-CG DENSITY = 75 UNITS/HECTARE
 SUBJECT SITE = 720.09 SQ. M. (0.072 Ha) = 5.40 UNITS
 ALLOWABLE (ACTUAL = 4 UNITS)

TREE INFORMATION CHART					
TREE	Type	Canopy	Height	Diameter	Status
1	GREEN ASH	10.4	9	0.6	TO REMAIN
2	GREEN ASH	11.1	14	0.5	TO REMAIN
3	GREEN ASH	10.7	12	0.3	TO REMAIN

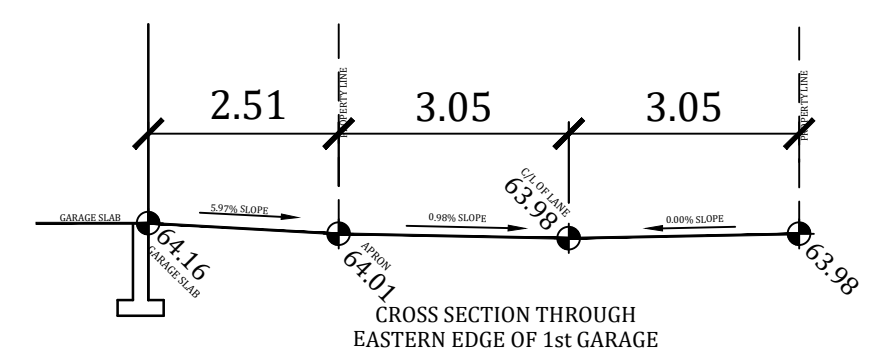
NOTE: LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM
 NOTE: ALL PLANT BEDS TO HAVE BLACK MULCH FILL
 NOTE: ALL SODDED AREAS TO BE MADE UP OF DROUGHT RESISTANT SPECIES
 NOTE: MINIMUM TOPSOIL DEPTH TO BE 300mm FOR ALL ABSORBENT LANDSCAPE AREAS
 AND 600mm FOR PLANT BEDS WITH SHRUBS



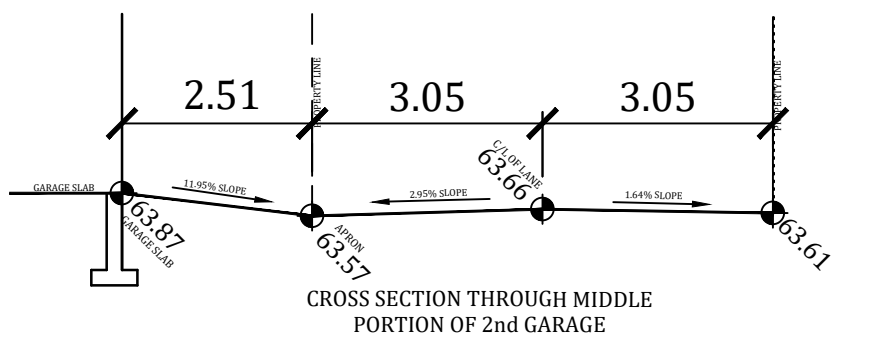
1 BOULEVARD CROSS SECTION
 SCALE: 1:100



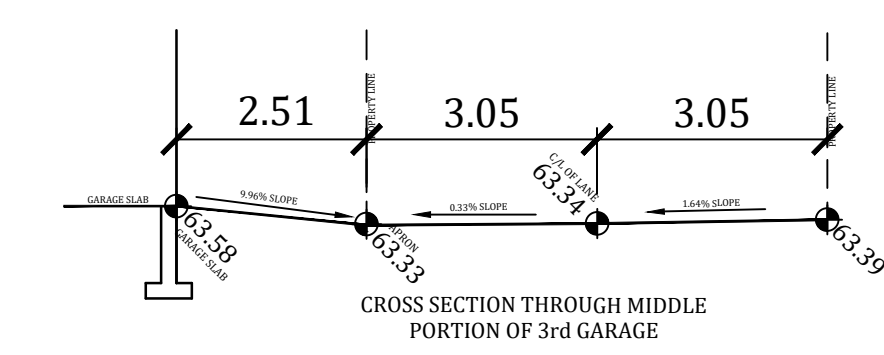
2 BOULEVARD CROSS SECTION
 SCALE: 1:100



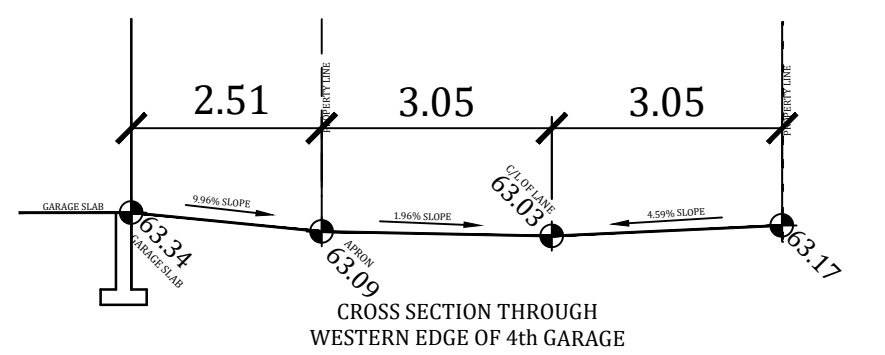
3 APRON/LANE CROSS SECTION
 SCALE: 1:100



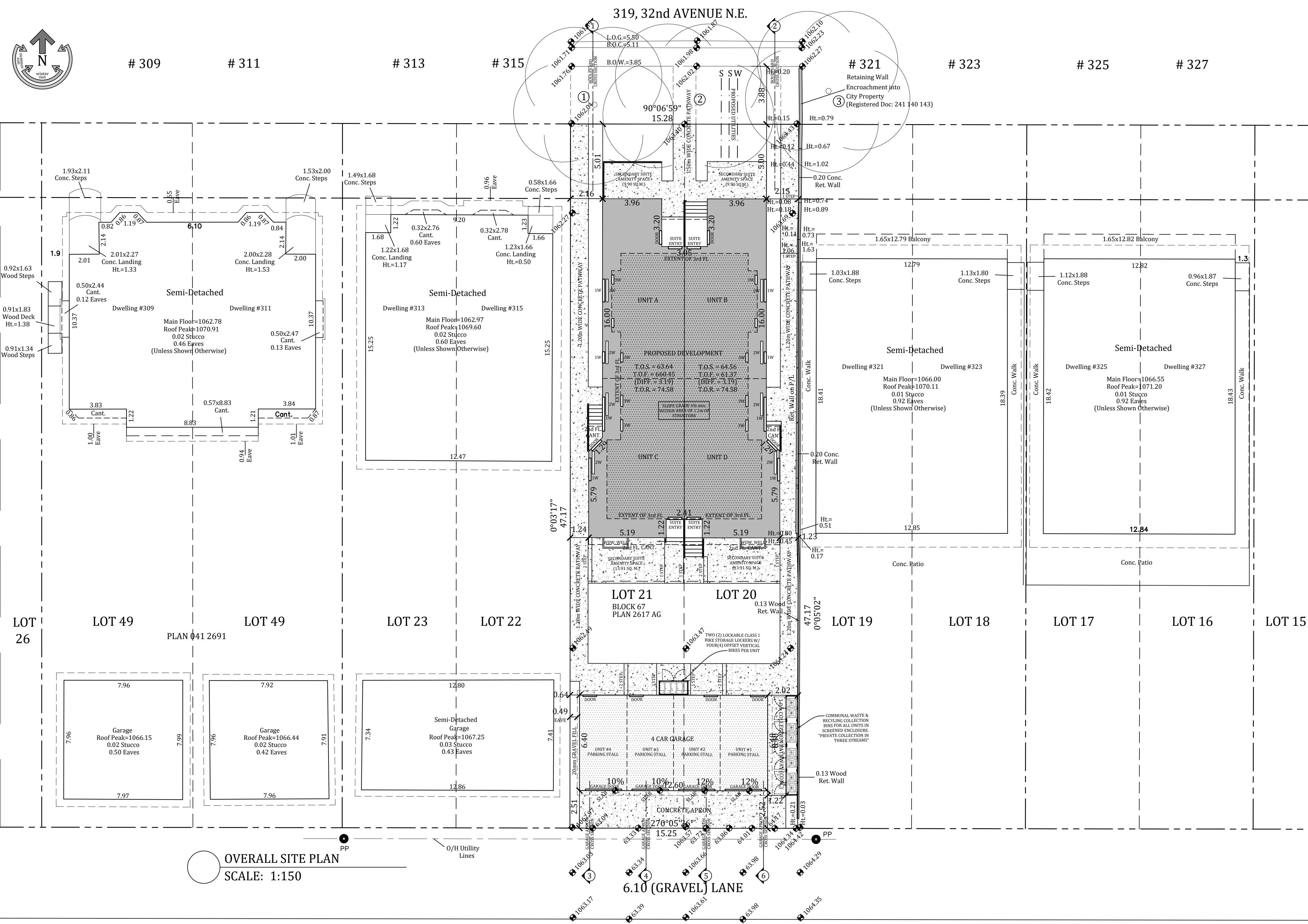
4 APRON/LANE CROSS SECTION
 SCALE: 1:100



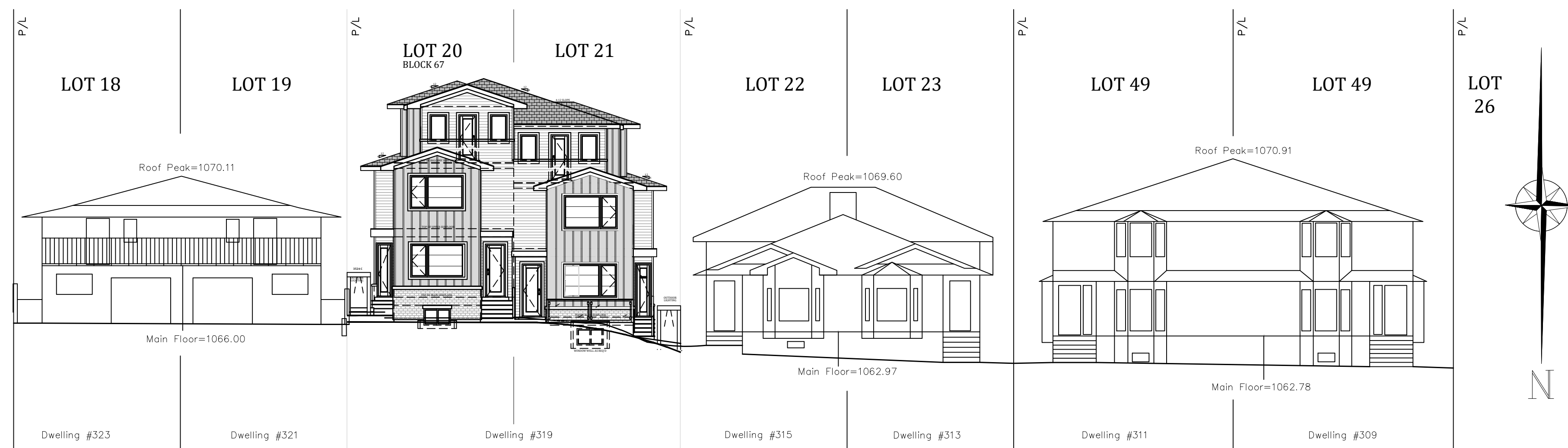
5 APRON/LANE CROSS SECTION
 SCALE: 1:100



6 APRON/LANE CROSS SECTION
 SCALE: 1:100



OVERALL SITE PLAN
 SCALE: 1:150



155 ELGIN TERRACE S.E.
 CALGARY, AB T2Z 0G3
 TEL: (403) 399 - 2930

www.designhausstudio.com

Need the Full Plans?
 If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans
 A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright
 Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer
 Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc... which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

NOVEMBER 26, 2025

OVERALL SITE PLAN - FOURPLEX
 319 32nd AVENUE N.E.
 SITE PLAN & STREETSCAPE

Index of pages

A1	Site plan
A2	Landscape plans
A3	Main floor plan
A4	Upper floor plan
A5	Third floor plan
A6	Lower floor plan
A7	North & West elevations
A8	South & East elevations
A9	Structural Cross Sections
A10	Construction Details

A1

LANDSCAPE LEGEND				
Variety	Trunk (Ø±)	Quantity	Height (±)	Location
Coniferous	2.0 (SPRUCE)	3.0m	FRONT YARD (N.W.)	
Deciduous	5.0 (3 COLUMNAR) 60/85mm (2 MAYDAY)	2.0m/3.0m	FRONT YARD/ REAR YARD	
Shrubbery	34.0	0.60m /0.76mm	FRONT & REAR PLANTBEDS	
Lighting	8.0		PATHWAY FLOODLIGHTS ALONG EAST & WEST FACADES	

Site Coverage: 341.07 m2
 (House/Porch - 260.65 m2)
 (Garage/Garbage/ 80.42m2)
 1/2 Visitor Stall - 720.09 m2
 Site Area: 58.77 %

554 of Bylaw - 40% reduction on landscaping -
 2.0m2 per 1.0m frontage = 2x15.28m (30.56m2) 4.24%

Required Landscaping: 40% - 4.24% = 35.76%
 Actual Landscaping: 41.23%
 Hard Landscaping: 108.01m2 (47.72%)

Less 50% of Visitor stall hard landscaping = 17.56 m2 /2=
 8.78 m2 New hard landscaping: 99.23 m2 (41.47%)
 New soft landscaping: 140.05 m2 (58.53%)

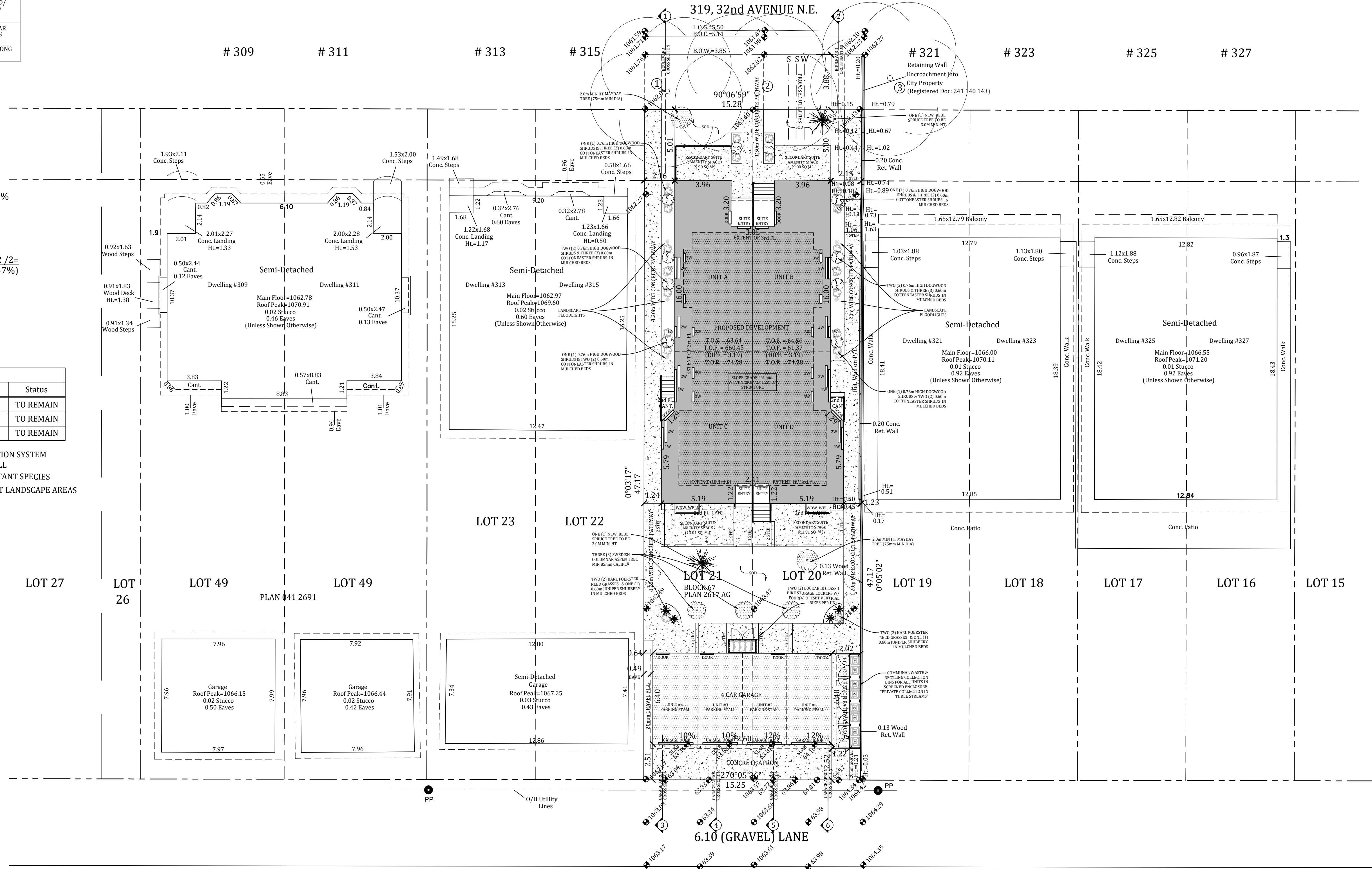
319, 32nd AVENUE N.E.
 LOT 20 & 21, BLOCK 67, PLAN 2617 AG

TREE INFORMATION CHART					
TREE	Type	Canopy	Height	Diameter	Status
1	GREEN ASH	10.4	9	0.6	TO REMAIN
2	GREEN ASH	11.1	14	0.5	TO REMAIN
3	GREEN ASH	10.7	12	0.3	TO REMAIN

NOTE: LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM
 NOTE: ALL PLANT BEDS TO HAVE BLACK MULCH FILL
 NOTE: ALL SODDED AREAS TO BE MADE UP OF DROUGHT RESISTANT SPECIES
 NOTE: MINIMUM TOPSOIL DEPTH TO BE 300mm FOR ALL ABSORBENT LANDSCAPE AREAS
 AND 600mm FOR PLANT BEDS WITH SHRUBS



LANDSCAPE FLOODLIGHTS
 SCALE: N.T.S.



OVERALL LANDSCAPE PLAN
 SCALE: 1:150



155 ELGIN TERRACE S.E.
 CALGARY, AB T2Z 0G3
 TEL: (403) 399 - 2930

www.designhausstudio.com

Need the Full Plans?
 If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans
 A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright
 Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer
 Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc... which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements. Insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

NOVEMBER 26, 2025

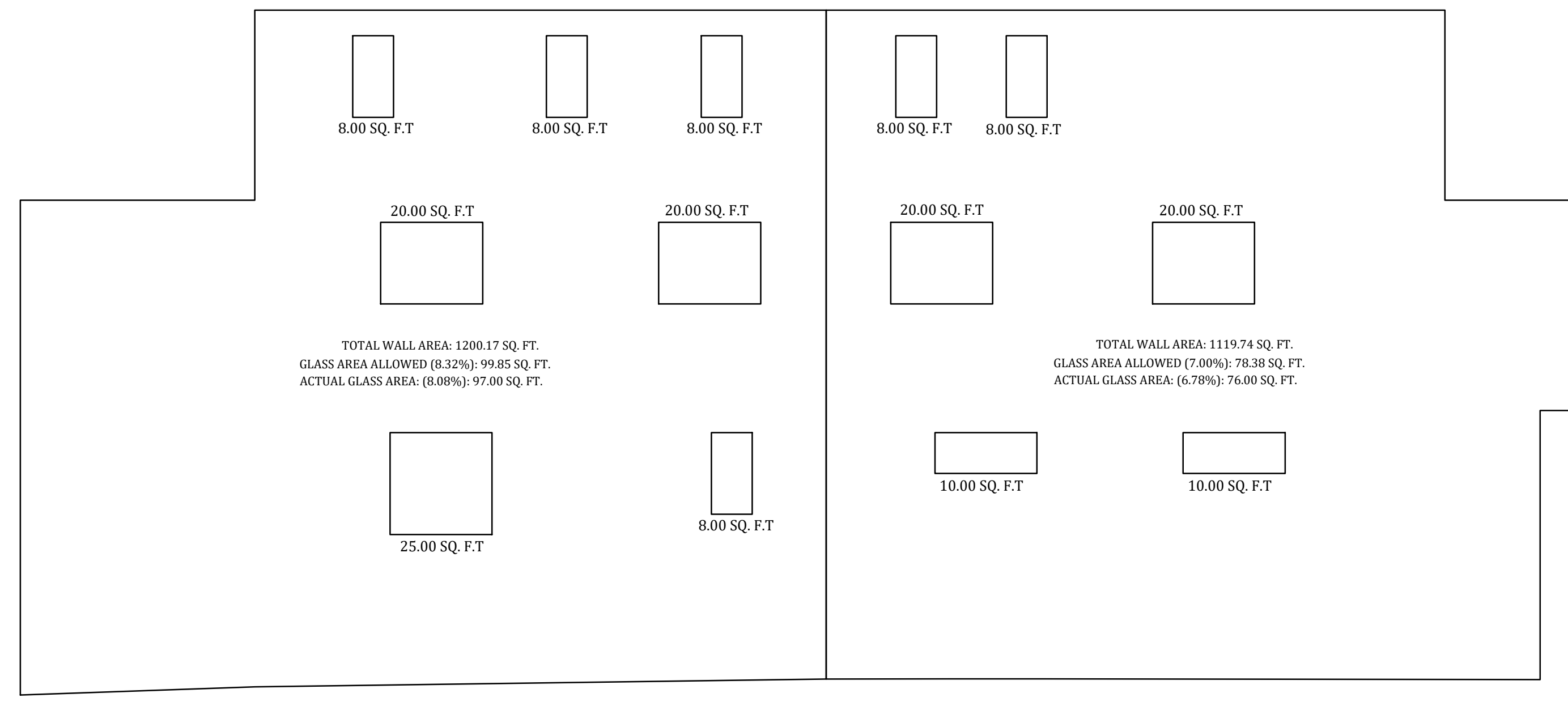
OVERALL LANDSCAPE PLAN - FOURPLEX
 319 32nd AVENUE N.E.
 SITE PLAN & STREETSCAPE

Index of pages

A1	Site plan
A2	Landscape plans
A3	Main floor plan
A4	Upper floor plan
A5	Third floor plan
A6	Lower floor plan
A7	North & West elevations
A8	South & East elevations
A9	Structural Cross Sections
A10	Construction Details



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



GLASS COVERAGE
 SCALE: 1/8" = 1'-0"



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

11.0m (36'-1") BUILDING HEIGHT



155 ELGIN TERRACE S.E.
 CALGARY, AB T2Z 0G3
 TEL: (403) 399-2930

www.designhausstudio.com

Need the Full Plans?
 If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans
 A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright
 Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer
 Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

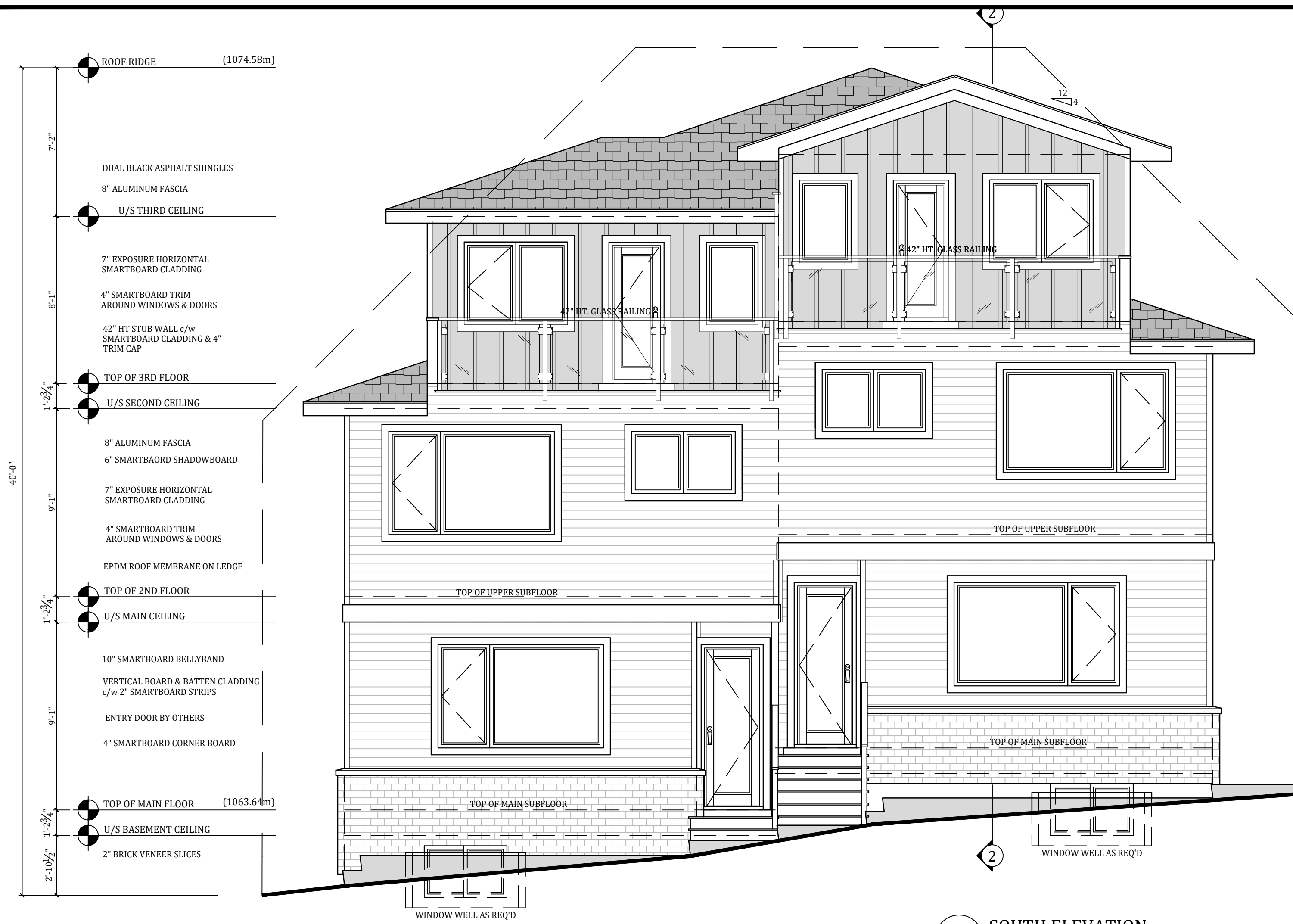
NOVEMBER 26, 2025

NORTH & WEST ELEVATIONS - FOURPLEX
 319 32nd AVENUE N.E.

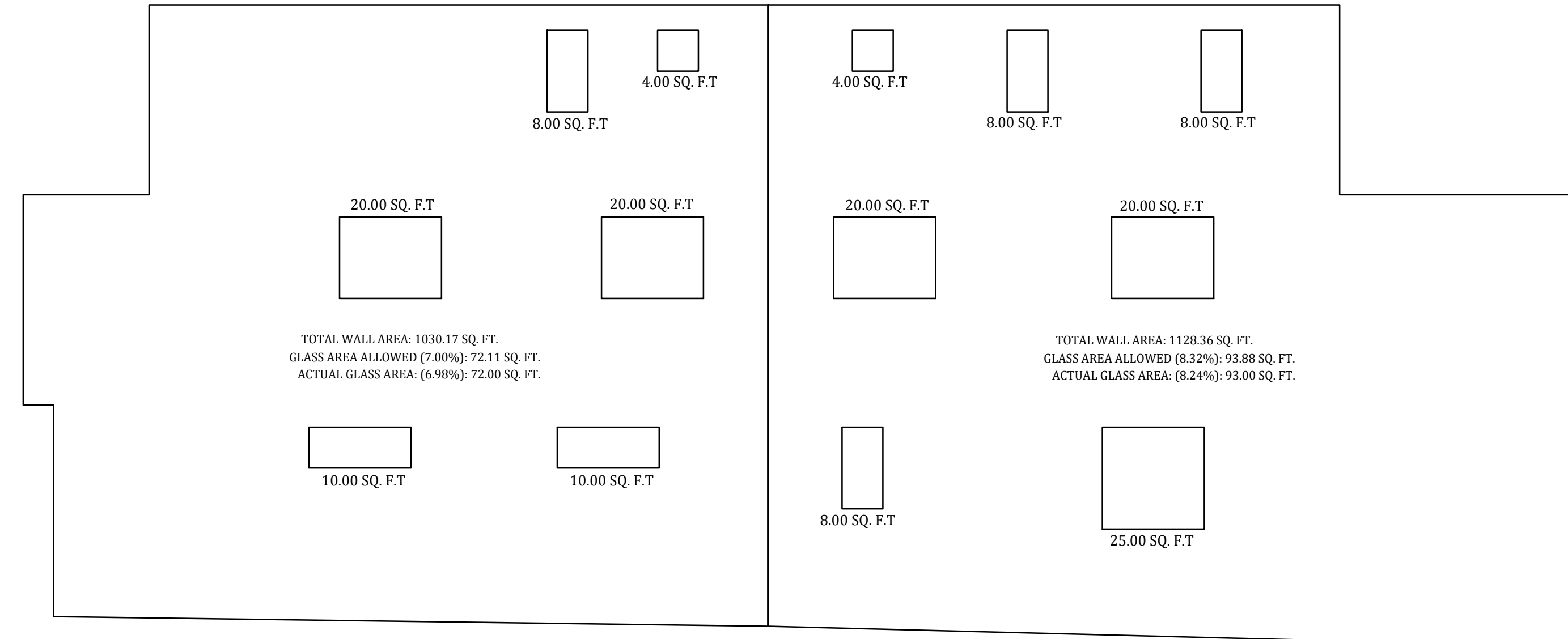
Index of pages

- A1 Site plan
- A2 Landscape plans
- A3 Main floor plan
- A4 Upper floor plan
- A5 Third floor plan
- A6 Lower floor plan
- A7 North & West elevations
- A8 South & East elevations
- A9 Structural Cross Sections
- A10 Construction Details

A7



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



GLASS COVERAGE
SCALE: 1/8" = 1'-0"



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



155 ELGIN TERRACE S.E.
CALGARY, AB T2Z 0G3
TEL: (403) 399-2930

www.designhausstudio.com

Need the Full Plans?
If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans
A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright
Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer
Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

NOVEMBER 26, 2025

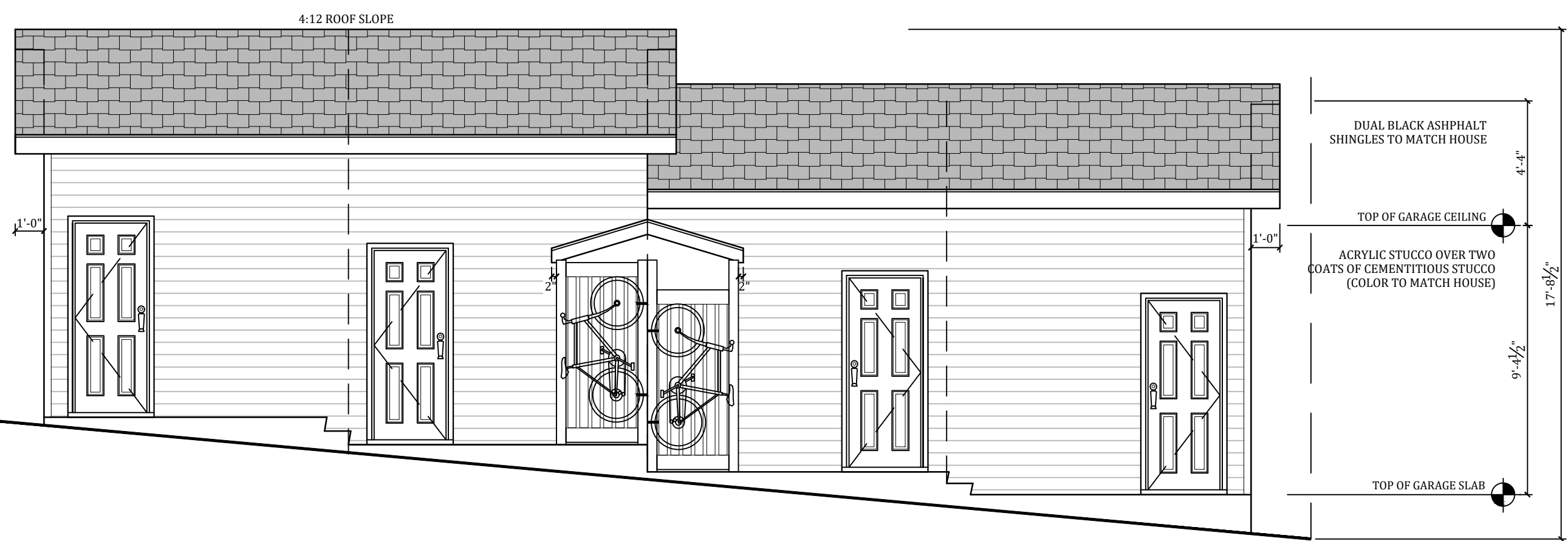
SOUTH & EAST ELEVATIONS - FOURPLEX
319 32nd AVENUE N.E.

Index of pages

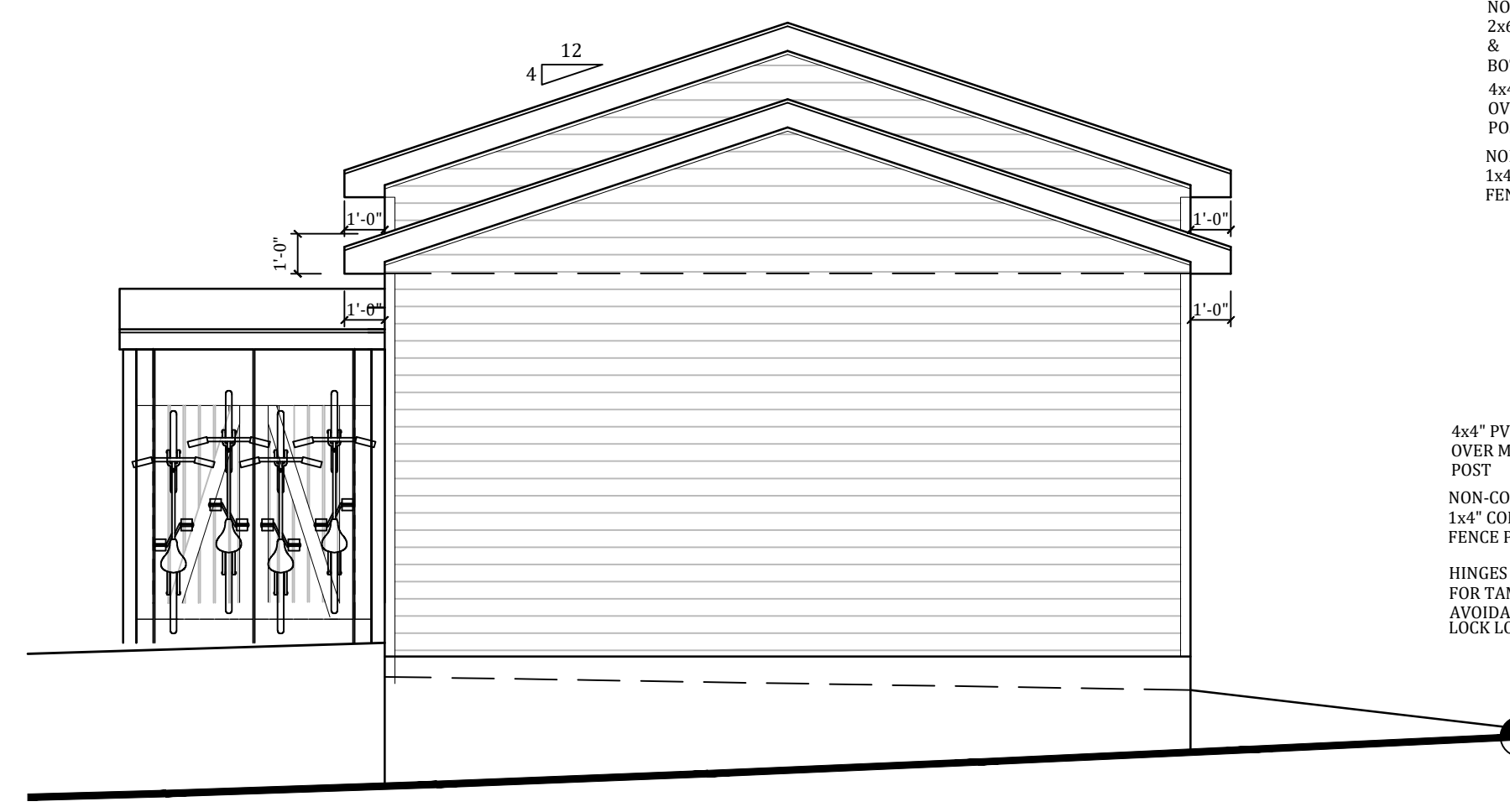
- A1 Site plan
- A2 Landscape plans
- A3 Main floor plan
- A4 Upper floor plan
- A5 Third floor plan
- A6 Lower floor plan
- A7 North & West elevations
- A8 South & East elevations
- A9 Structural Cross Sections
- A10 Construction Details



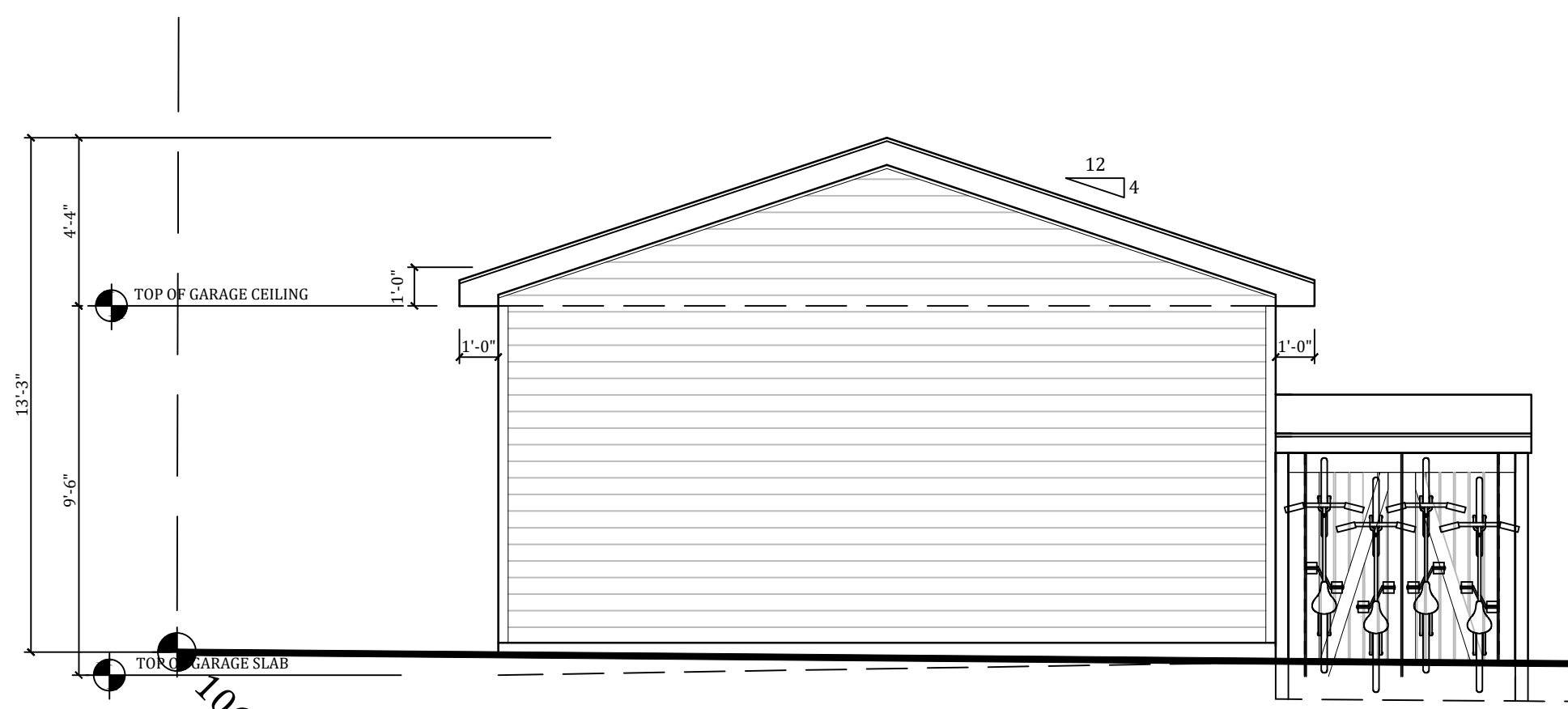
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



designhaus
STUDIO INC.
155 ELGIN TERRACE S.E.
CALGARY, AB T2Z 0G3
TEL: (403) 399-2930
www.designhausstudio.com

Need the Full Plans?
If you need the full set of plans or need changes, call 403.399.2930 or email info@designhausstudio.com for details.

Digital Plans
A PDF version of this plan is available. Call 403.399.2930 or email info@designhausstudio.com for copies.

Copyright
Designhaus Studio Inc. reserves the rights to these documents and to all designs contained herein. No copies or alterations are to be made without expressed written permission from the designer. All plans sold by Designhaus Studio Inc. are protected under copyright law.

Liability Disclaimer
Placement of the residence on the site plan is based on owners desired location and governing authority's regulations. Every property has inherent risks due to location, acts of God, etc., which may cause damage to structures built on said property and bodily injury and/or death to the occupants of said structures. Designhaus Studio Inc. does not in any way guarantee the suitability or any area for construction or habitation, and will not be held liable for damages based on the location of said structure. General Contractor to verify all field conditions and code requirements, insure compliance of proposed structure with said conditions, verify all dimensions & techniques in construction documents, and notify Designhaus Studio Inc. of any discrepancies before construction.

NOVEMBER 26, 2025

GARAGE & GARBAGE ENCLOSURE PLANS
319 32nd AVENUE N.E.

Index of pages

- A1 Site plan
- A2 Landscape plans
- A3 Main floor plan
- A4 Upper floor plan
- A5 Third floor plan
- A6 Lower floor plan
- A7 North & West elevations
- A8 South & East elevations
- A9 Structural Cross Sections
- A10 Construction Details