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 (Garage/Garbage/ 80.42m2)
 1/2 Visitor Stall - 720.09 m2
 Site Area: 58.77 %

554 of Bylaw - 40% reduction on landscaping -
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Required Landscaping: 40% - 4.24% = 35.76%
 Actual Landscaping: 41.23%
 Hard Landscaping: 108.01m2 (47.72%)

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 8.78 m2 New hard landscaping: 99.23 m2 (41.47%)
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319, 32nd AVENUE N.E.
 LOT 20 & 21, BLOCK 67, PLAN 2617 AG

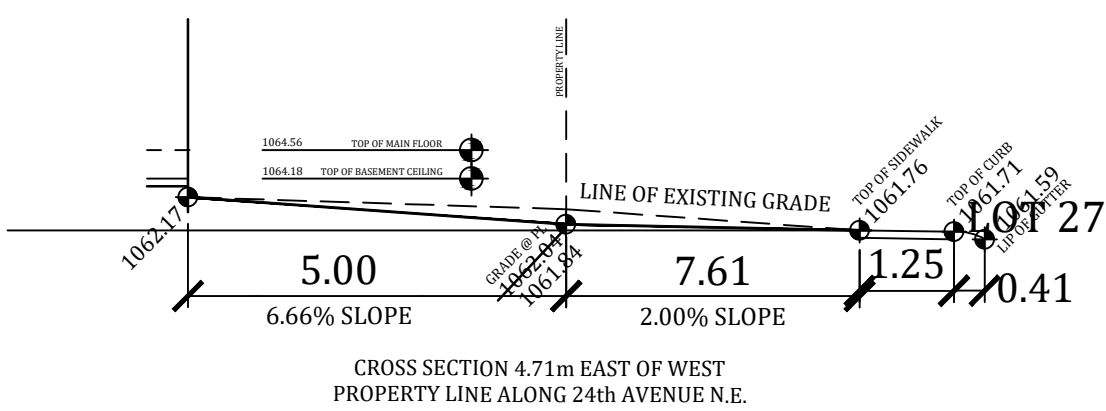
FLOOR	GROSS
MAIN	257.43 SQ. M. (2,770.00 SQ. FT.)
UPPER	266.58 SQ. M. (2,869.50 SQ. FT.)
THIRD	228.16 SQ. M. (2,456.00 SQ. FT.)

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

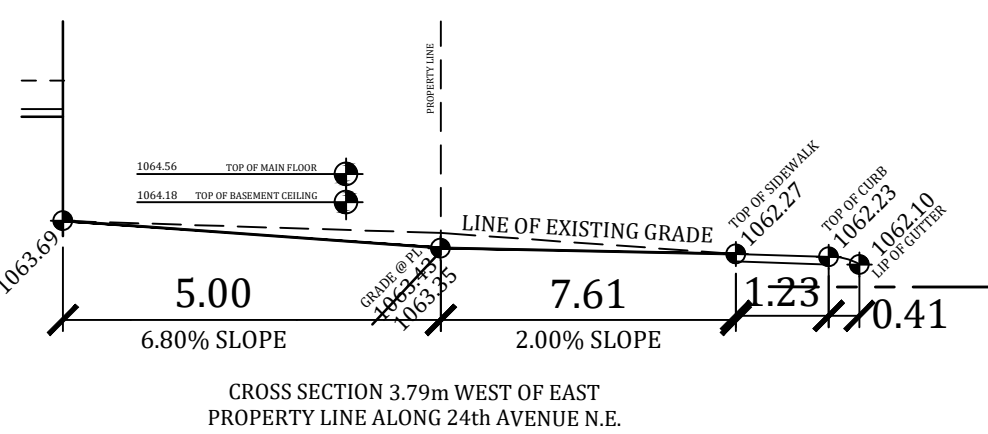
DENSITY:
 R-CG DENSITY = 75 UNITS/HECTARE
 SUBJECT SITE = 720.09 SQ. M. (0.072 Ha) = 5.40 UNITS
 ALLOWABLE (ACTUAL = 4 UNITS)

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

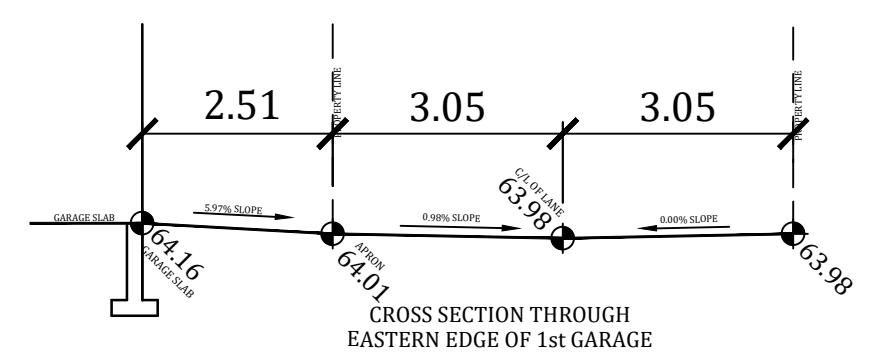
NOTE: LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM
 NOTE: ALL PLANT BEDS TO HAVE BLACK MULCH FILL
 NOTE: ALL SODDED AREAS TO BE MADE UP OF DROUGHT RESISTANT SPECIES
 NOTE: MINIMUM TOPSOIL DEPTH TO BE 300mm FOR ALL ABSORBENT LANDSCAPE AREAS
 AND 600mm FOR PLANT BEDS WITH SHRUBS



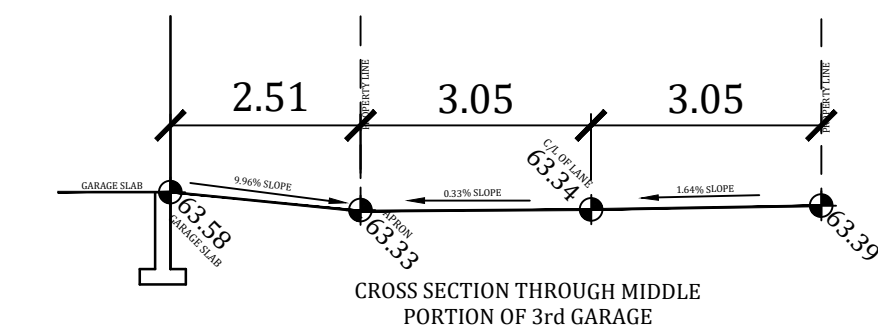
1 BOULEVARD CROSS SECTION
 SCALE: 1:100



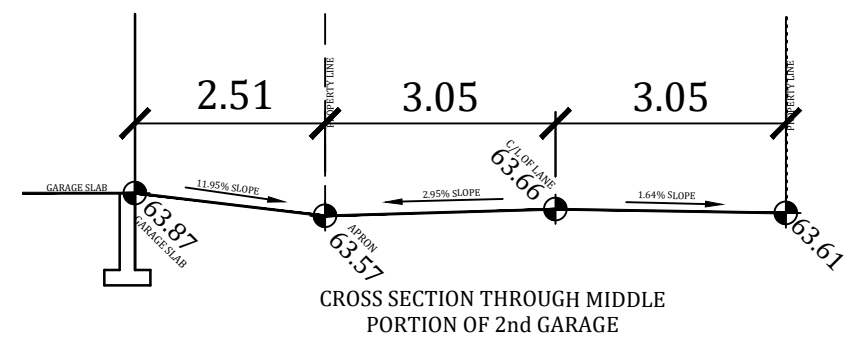
2 BOULEVARD CROSS SECTION
 SCALE: 1:100



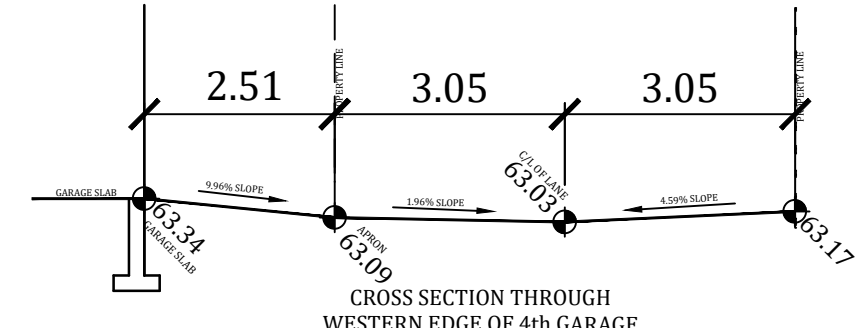
3 APRON/LANE CROSS SECTION
 SCALE: 1:100



5 APRON/LANE CROSS SECTION
 SCALE: 1:100

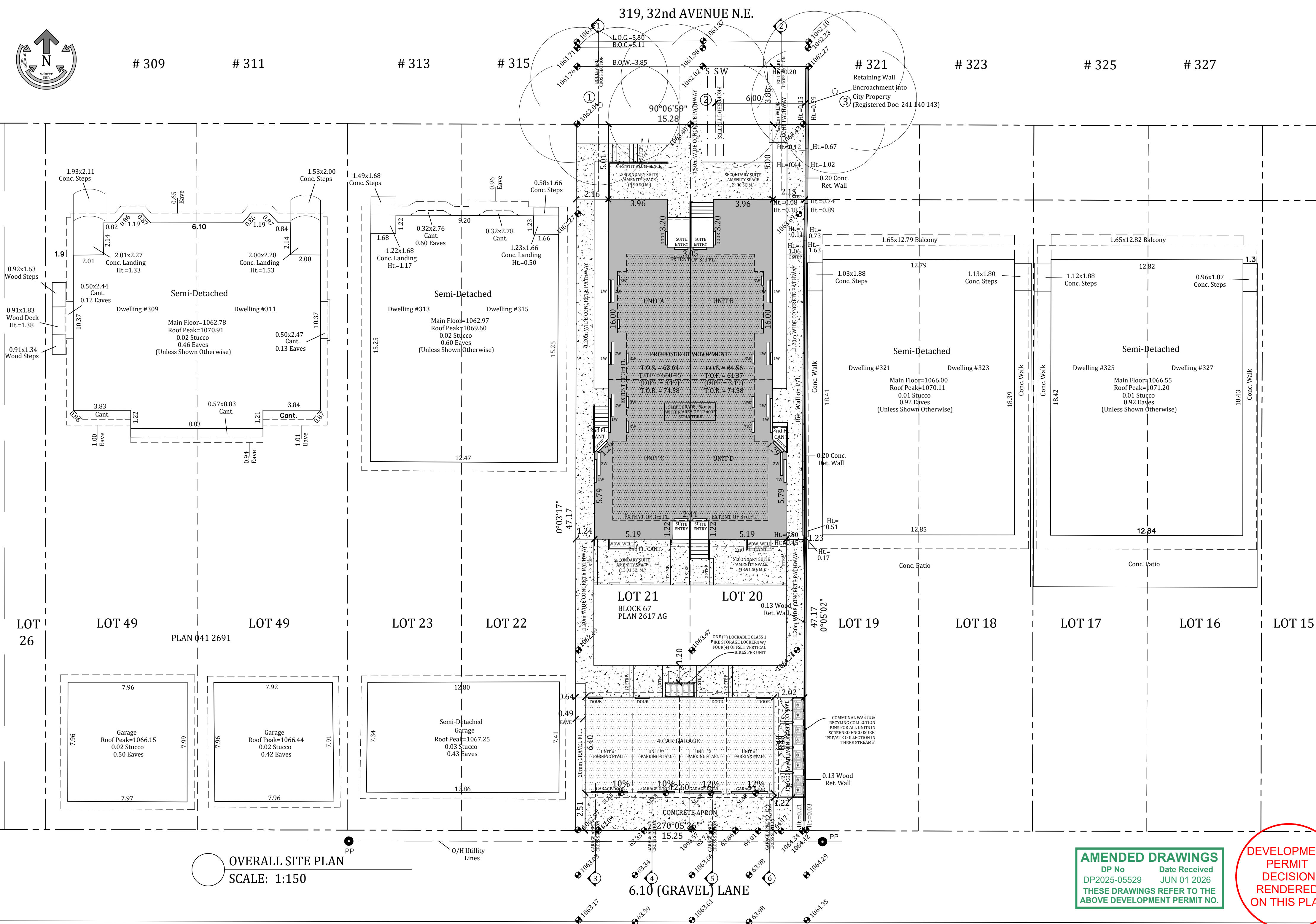


4 APRON/LANE CROSS SECTION
 SCALE: 1:100



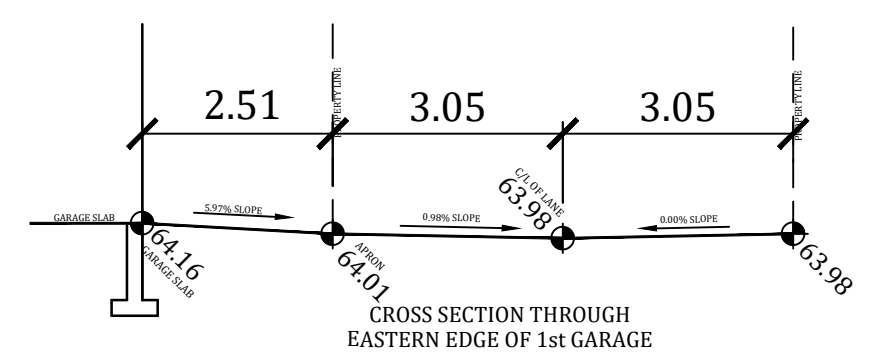
6 APRON/LANE CROSS SECTION
 SCALE: 1:100

OVERALL SITE PLAN
 SCALE: 1:150

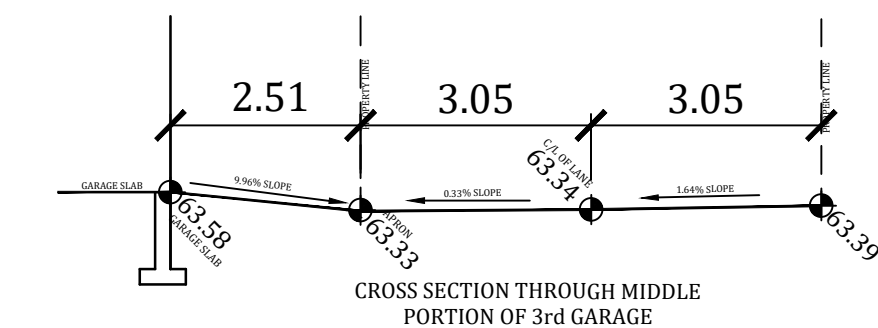


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 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

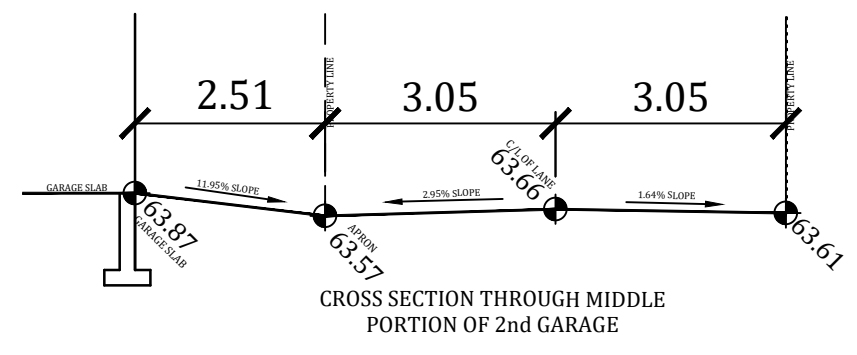
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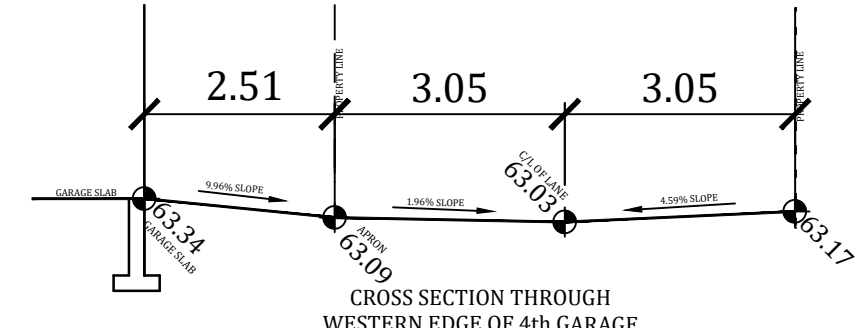
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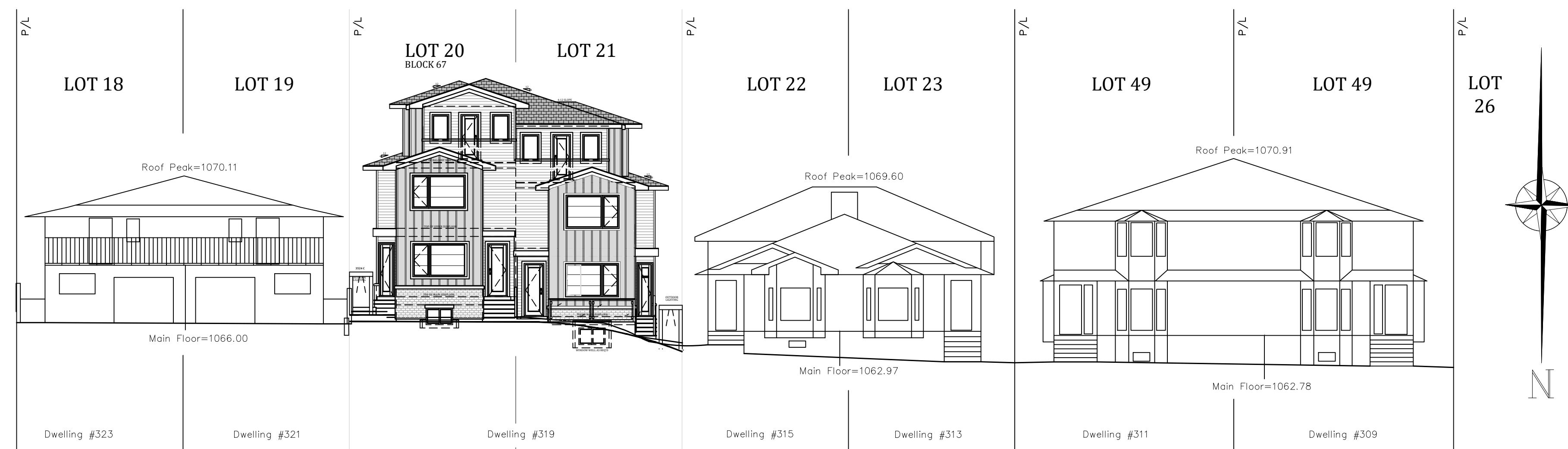
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APRIL 29, 2026

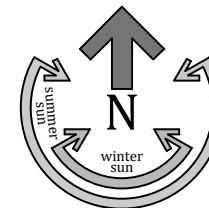
OVERALL SITE PLAN - FOURPLEX
 319 32nd AVENUE N.E.
 SITE PLAN & STREETScape

Index of pages

A1	Site plan
A2	Landscape plans
A3	Main floor plan
A4	Upper floor plan
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A8	South & East elevations
A9	Structural Cross Sections
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A1

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



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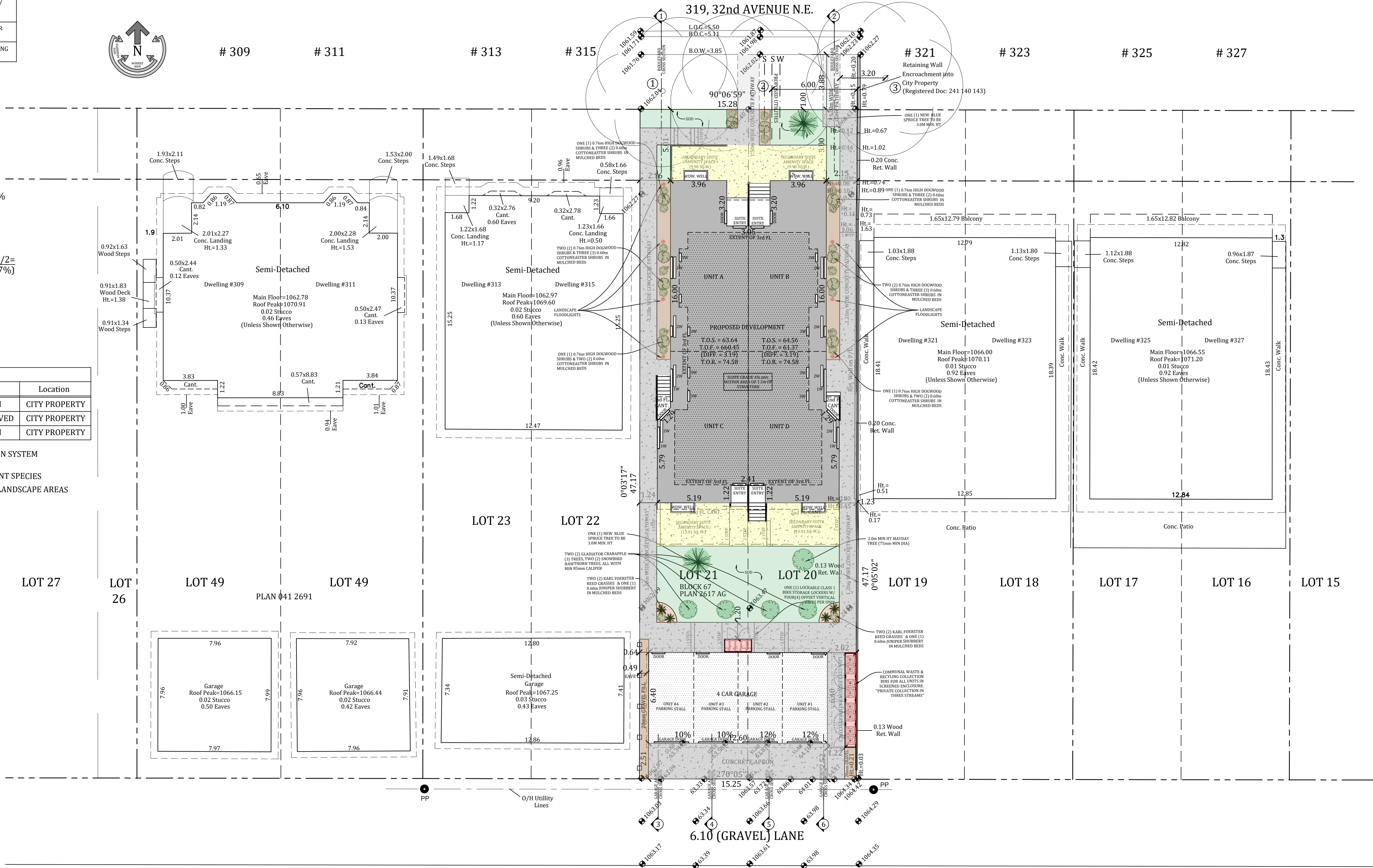
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LANDSCAPING LEGEND	
	SOFT LANDSCAPING - SOD
	SOFT LANDSCAPING - MULCH PLANT BED
	SOFT LANDSCAPING - VEGETATION (TREES & SHRUBS)
	HARD LANDSCAPING - CONCRETE PATHWAYS/APRON
	HARD LANDSCAPING - AMENITY SPACE (PATIO)



LANDSCAPE FLOODLIGHTS
 SCALE: N.T.S.



OVERALL LANDSCAPE PLAN
 SCALE: 1:150

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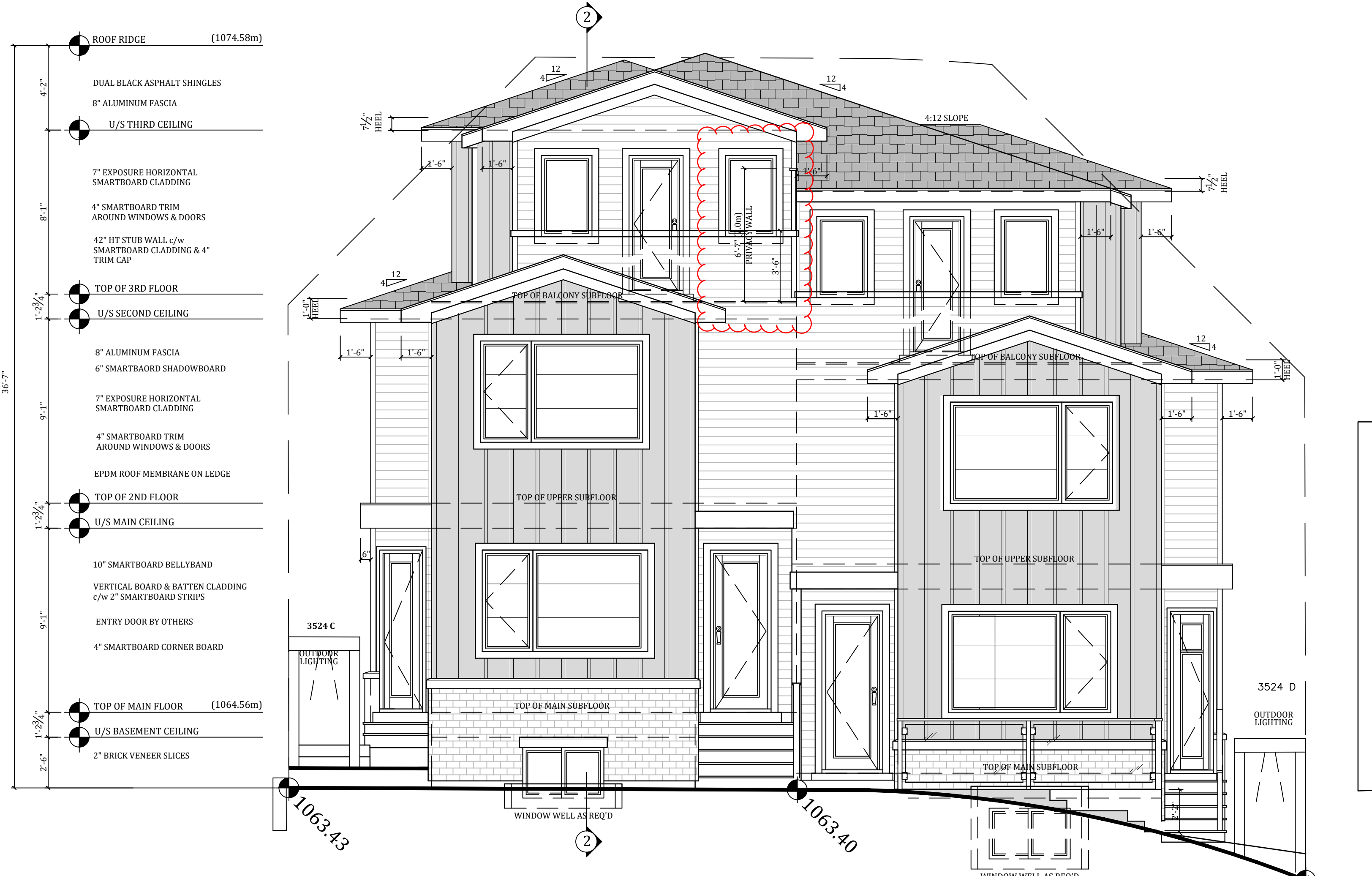
NOVEMBER 26, 2025

OVERALL LANDSCAPE PLAN - FOURPLEX
 319 32nd AVENUE N.E.
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Index of pages

A1	Site plan
A2	Landscape plans
A3	Main floor plan
A4	Upper floor plan
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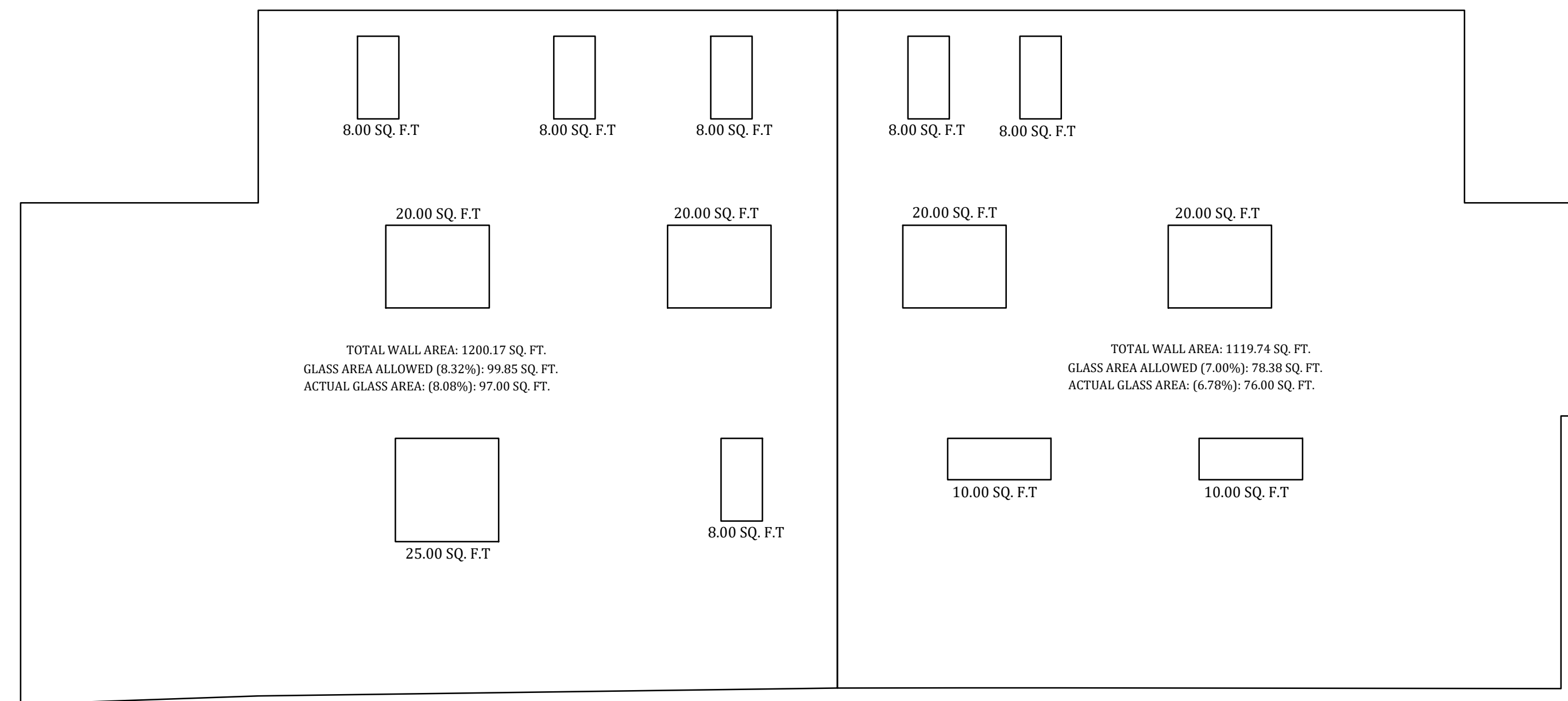
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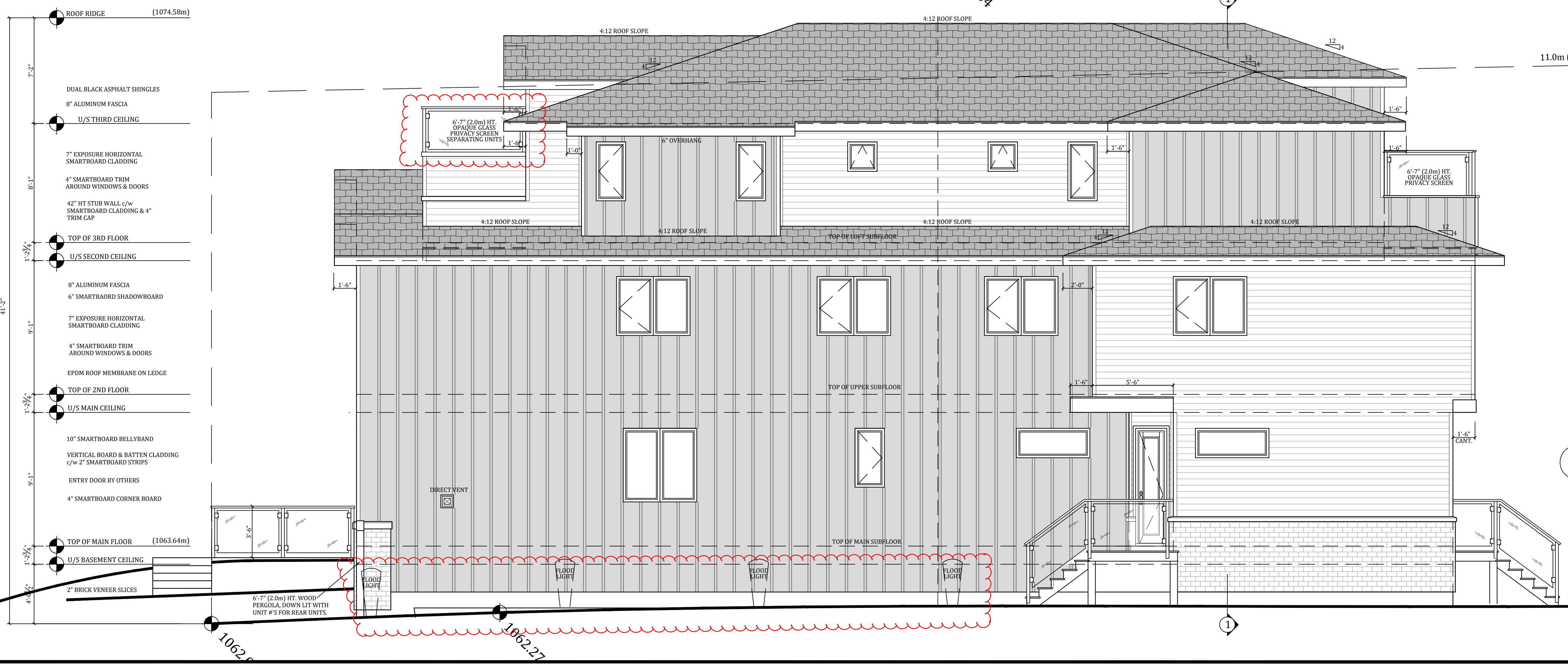
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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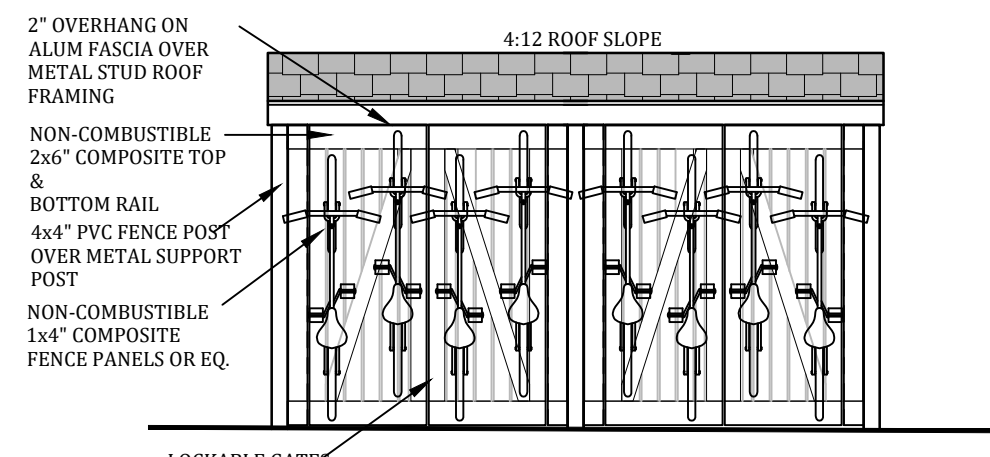
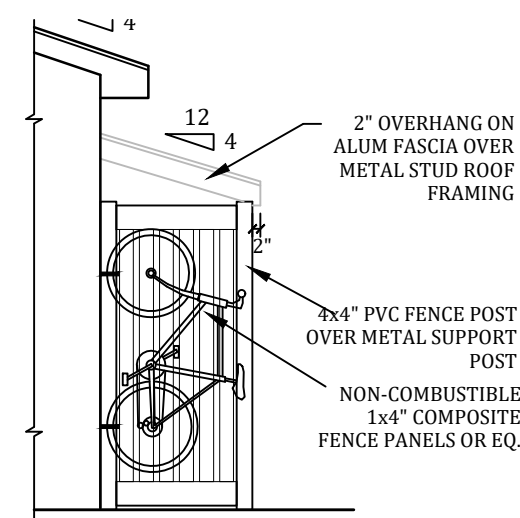
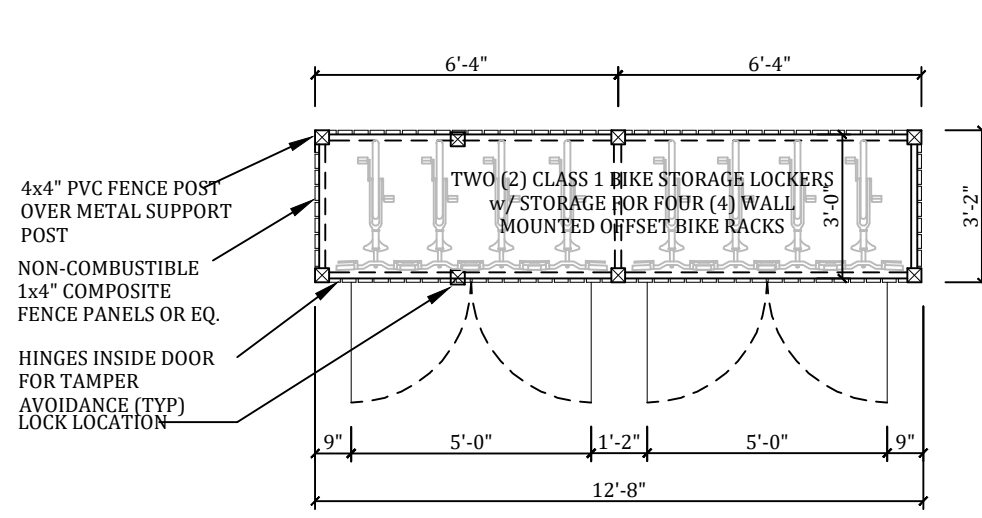
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NORTH & WEST ELEVATIONS - FOURPLEX
319 32nd AVENUE N.E.

Index of pages

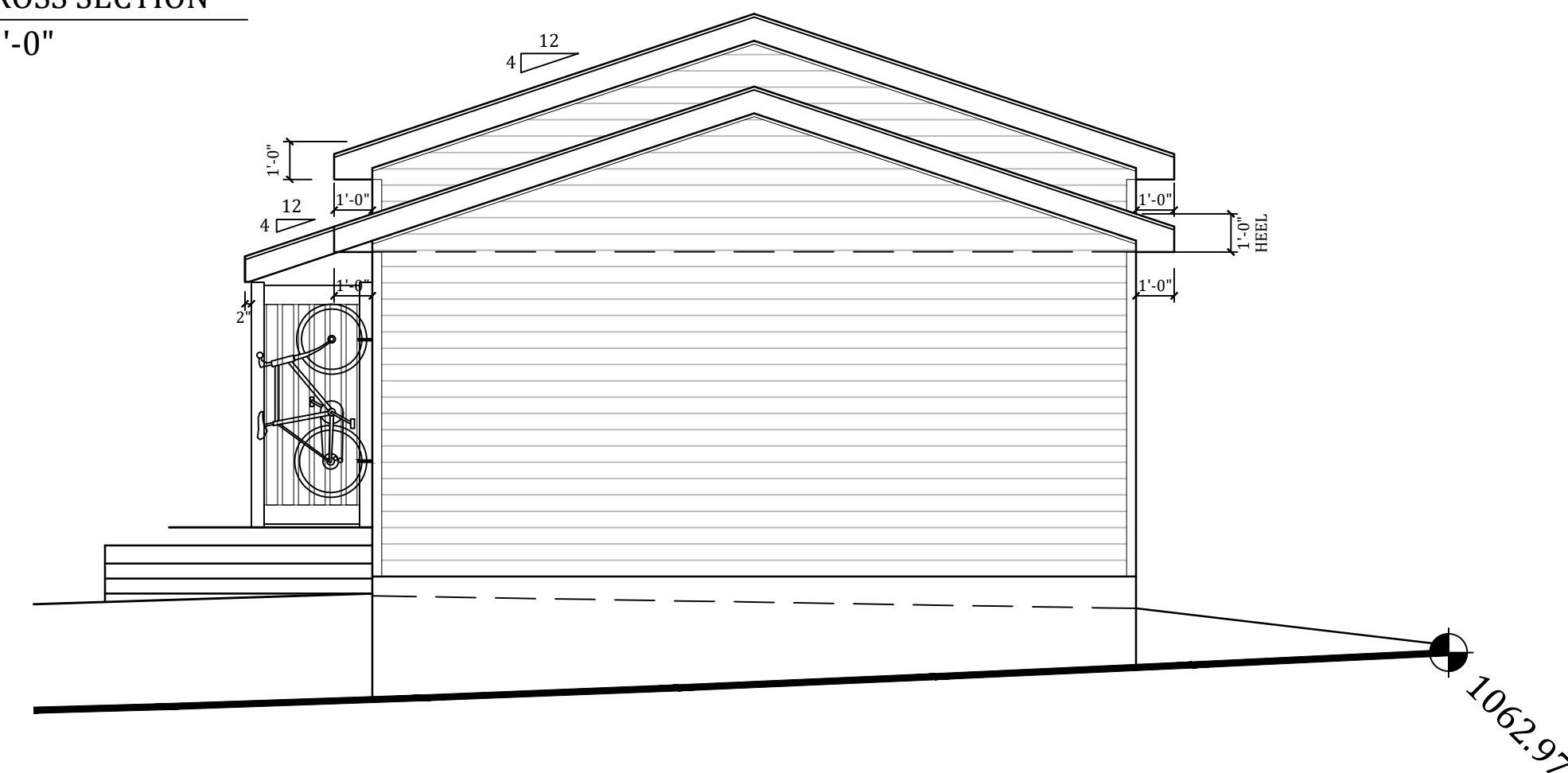
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- A8 South & East elevations
- A9 Structural Cross Sections
- A10 Construction Details

A7

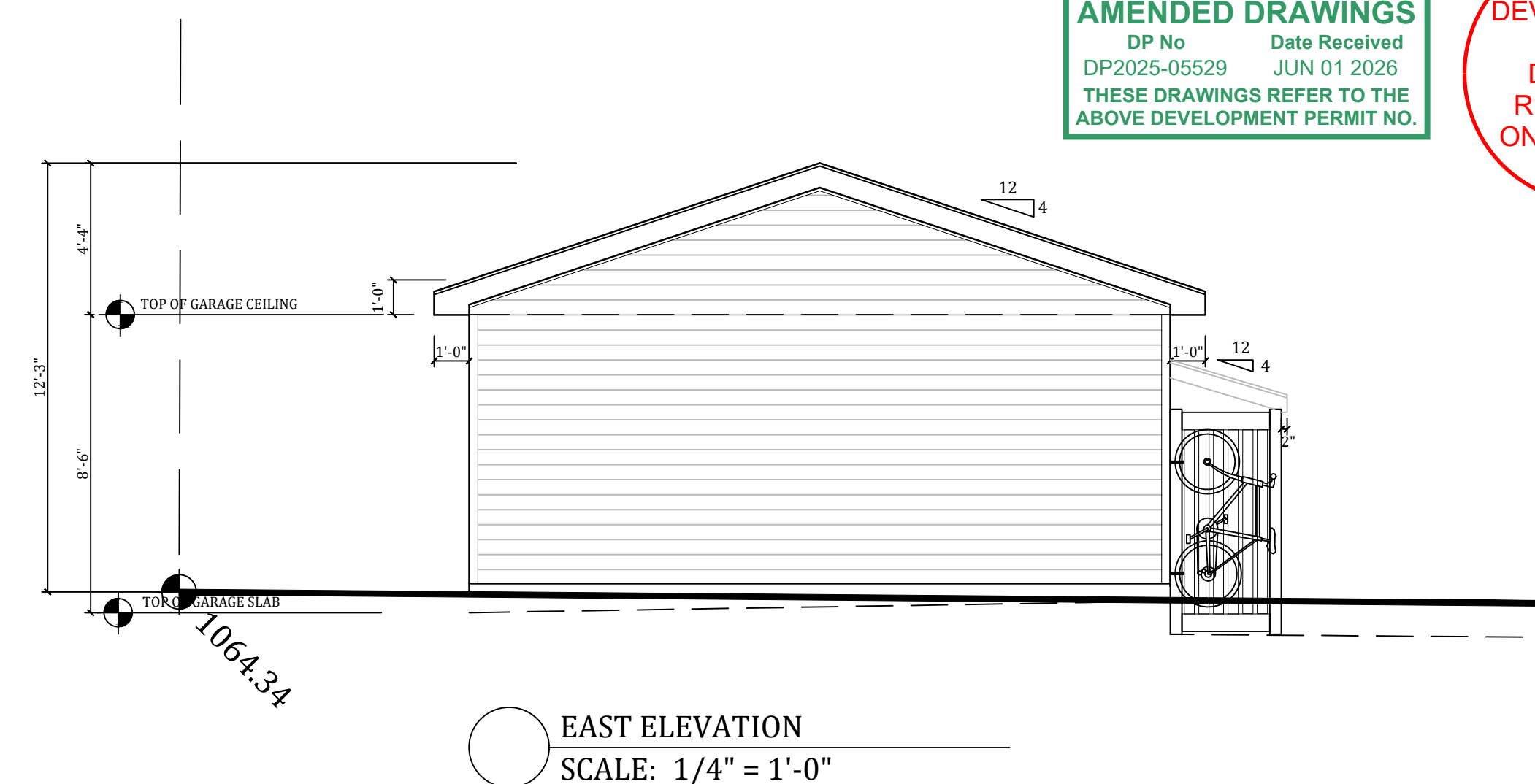


GARBAGE BIN ENCLOSURE PLANS & ELEVATIONS
SCALE: 1/4" = 1'-0"

2 STRUCTURAL CROSS SECTION
SCALE: 1/4" = 1'-0"



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



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

- 1 - 4" POURED CONCRETE SLAB OVER REINFORCED WITH 6X6X6/6 WELDED WIRE MESH GRID SLOPED 4" TO FRONT c/w THICKENED SLAB EDGE AS PER ENG. SPEC 5" GRANULAR 'A' STONE (COMPACTED)
- 2 COMPLIES WITH SPV-003 FOR EXTERIOR WALLS AS SHOWN (1hr F.R.R.)
CEMENTITIOUS STUCCO CLADDING ON WIRE MESH BACKING ON BLDG PAPER 5/8" DENSIELD SHEATHING (45 min) 2x4" STUDS @ 16" O/C, 2x6" STUDS ON GARAGE DR WALL R12+ MINERAL FIBRE INSULATION 6 MIL VAPOUR BARRIER 5/8" TYPE X GYPSUM WALL BOARD
- 3 COMPLIES WITH SPV-003
- ASPHALT SHINGLES ON # 15 FELT BUILDING PAPER 3/8" OSB OR EQ SHEATHING W/ 'H' CLIPS APPROVED WOOD TRUSSES @ 24" O/C R-40 INSULATION 6 MIL VAPOUR BARRIER 5/8" TYPE X GYPSUM CEILING BOARD
- 4 COMPLIES WITH SPV-003 FOR INTERIOR WALL SEPARATING GARAGE BAYS (1hr F.R.R.)
5/8" TYPE X GYPSUM WALL BOARD 2x6" STUDS @ 16" O/C 5/8" TYPE X GYPSUM WALL BOARD

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GARAGE & GARBAGE ENCLOSURE PLANS
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Index of pages

- A1 Site plan
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- A4 Upper floor plan
- A5 Third floor plan
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A11