

PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 1030_1024 AVENUE N.W, CALGARY, ALBERTA
LEGAL ADDRESS: PLAN 3130P, BLOCK 20 LOTS 12, 13, 14 & 15

AREA

PARCEL SIZE:

LOT AREA: 1114.95 m² (11997 SF)

BUILDING AREA: 444.32 m² (4781 SF)

GARAGE AREA: N/A

LAND USE DISTRICT: HG-O

LOT COVERAGE: 39.85%

SOFT LANDSCAPE %: 73.24%

BUILDING AREA

BUILDING 1	
FLOOR	AREA
BASEMENT	240.24 m² (2585 SF)
MAIN	238.51 m² (2566 SF)
UPPER	240.85 m² (2592 SF)
BUILDING 2	
FLOOR	AREA
BASEMENT	240.24 m² (2585 SF)
MAIN	238.51 m² (2566 SF)
UPPER	240.85 m² (2592 SF)

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 ARE 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 PLUMM, 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

PARCEL COVERAGE

- 1392 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), THE MAXIMUM CUMULATIVE BUILDING COVERAGE OVER ALL THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT CONTAINING ONE OR MORE DWELLING UNITS IS:
- (A) 45.0 PER CENT 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 PER CENT 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 PER CENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 50 UNITS PER HECTARE OR GREATER AND LESS THAN 60 UNITS PER HECTARE; OR
- (D) 60.0 PER CENT OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 60 UNITS PER HECTARE OR GREATER.

BUILDING SETBACK AREAS

BUILDING SETBACK FROM FRONT PROPERTY LINE

- 1395 THE MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.

BUILDING SETBACK FROM SIDE PROPERTY LINE

- 1396 (1) SUBJECT TO SUBSECTIONS (3) THROUGH (9), THE MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS 1.2 METRES.
- (2) THERE IS NO REQUIREMENT FOR A BUILDING SETBACK FROM THE SIDE OF THE PROPERTY LINE UPON WHICH THE PARTY WALL IS LOCATED.
- (3) FOR A CORNER PARCEL THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 0.6 METRES.
- (4) 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.
- (5) ON A LANED PARCEL THE MINIMUM BUILDING SETBACK FOR A MAIN RESIDENTIAL BUILDING THAT DOES NOT SHARE A SIDE OR A REAR PROPERTY LINE WITH A STREET MAY BE REDUCED TO 0.300 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.

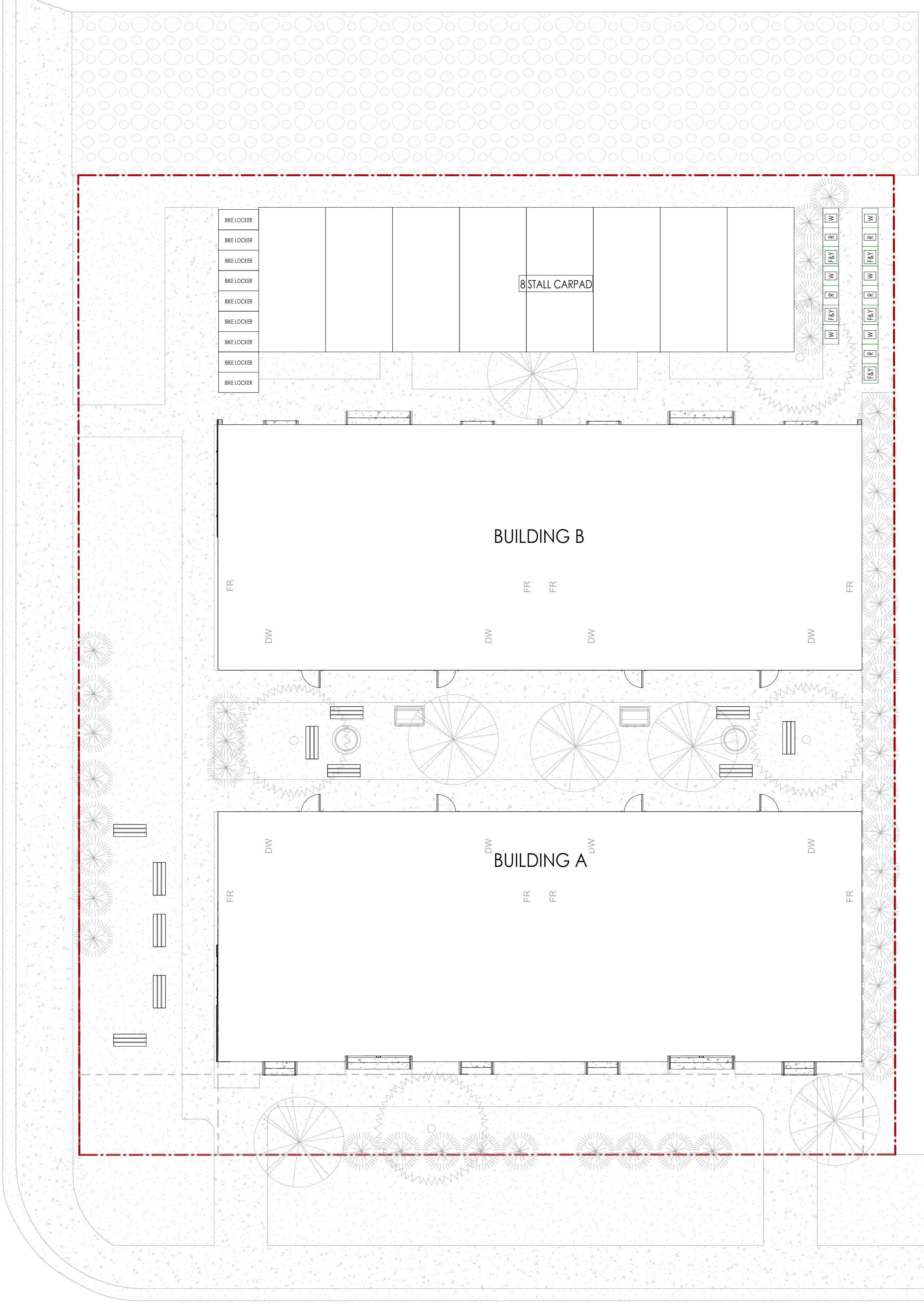
BUILDING SETBACK FROM REAR PROPERTY LINE

- 1397540 (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.

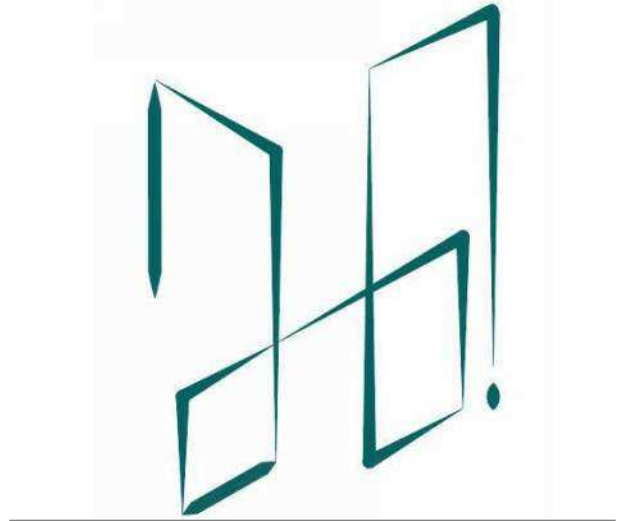
BUILDING HEIGHT

- 1399 (1) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (2), THE MAXIMUM BUILDING HEIGHT IS 12.0 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-GO DISTRICT, THE MAXIMUM BUILDING HEIGHT:
- (A) IS THE GREATER OF: (i) THE HIGHEST GEODESIC 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.

10 STREET NW



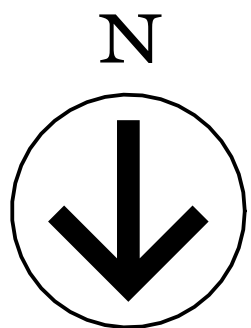
19 AVENUE NW



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Rev.	Revision Description	Date	By
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Client

1030_1024 19 AVE NW
CALGARY

Legal Address

Job No.	240806	Status	Preliminary
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Proposed 4 Plex

Project

Drawn	Author	Checked	Checker	As indicated
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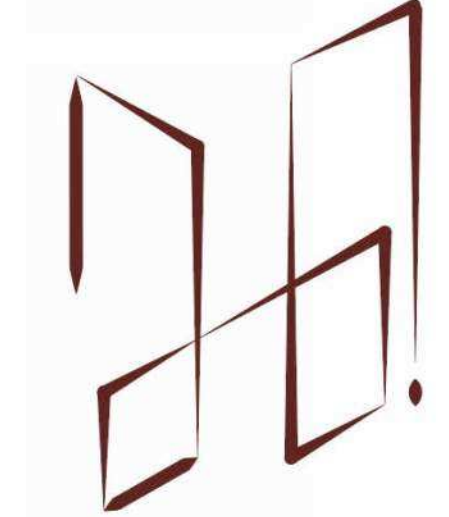
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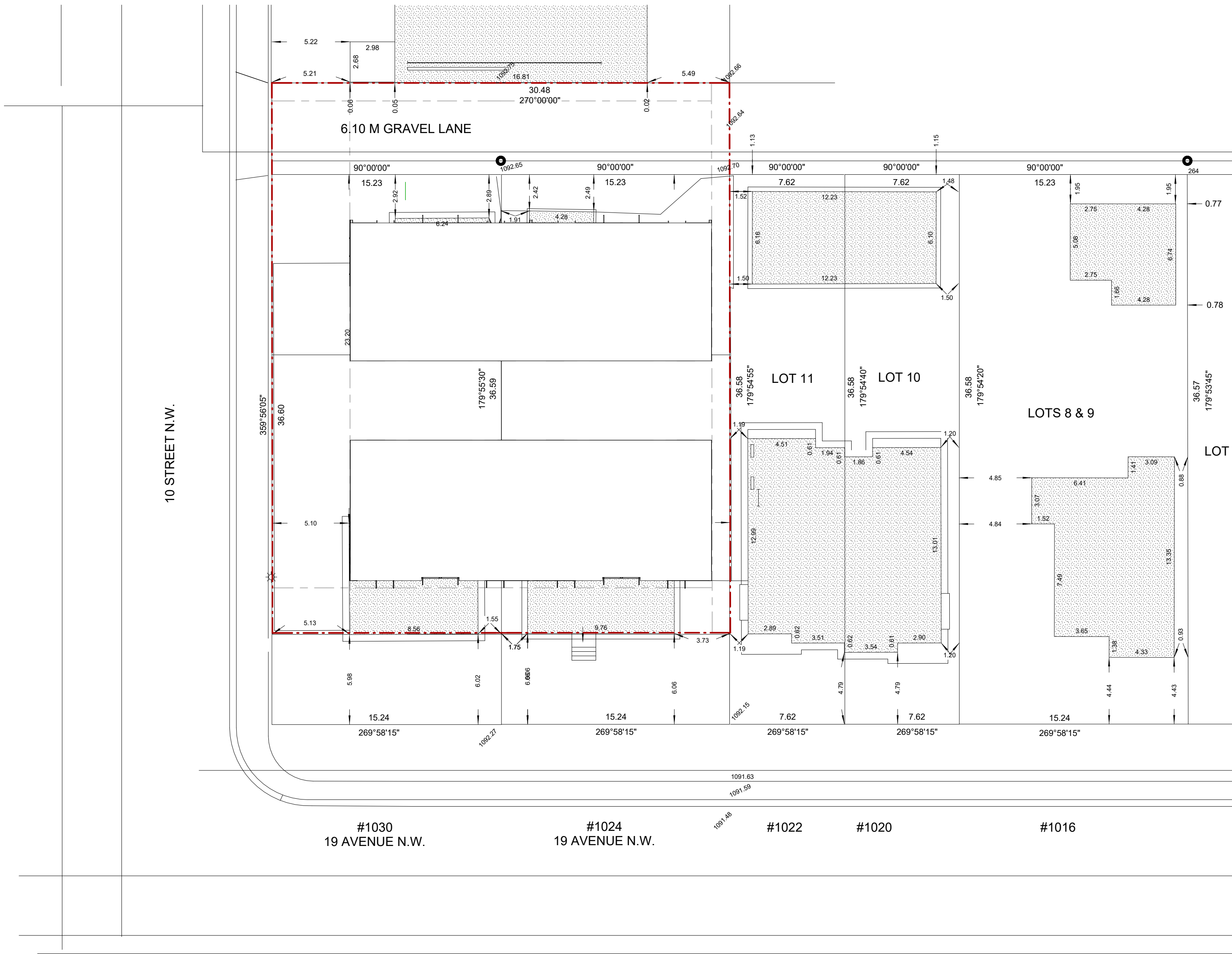
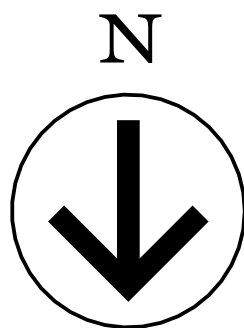
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1 SITE SURVEY
1 : 200

Rev.	Revision Description	Date	By
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Client

1030_1024 19 AVE NW
CALGARY

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Job No.	240806	Status	Preliminary
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Proposed 4 Plex

Project

Drawn	NSR	Checked	NSR	Scale	1 : 200
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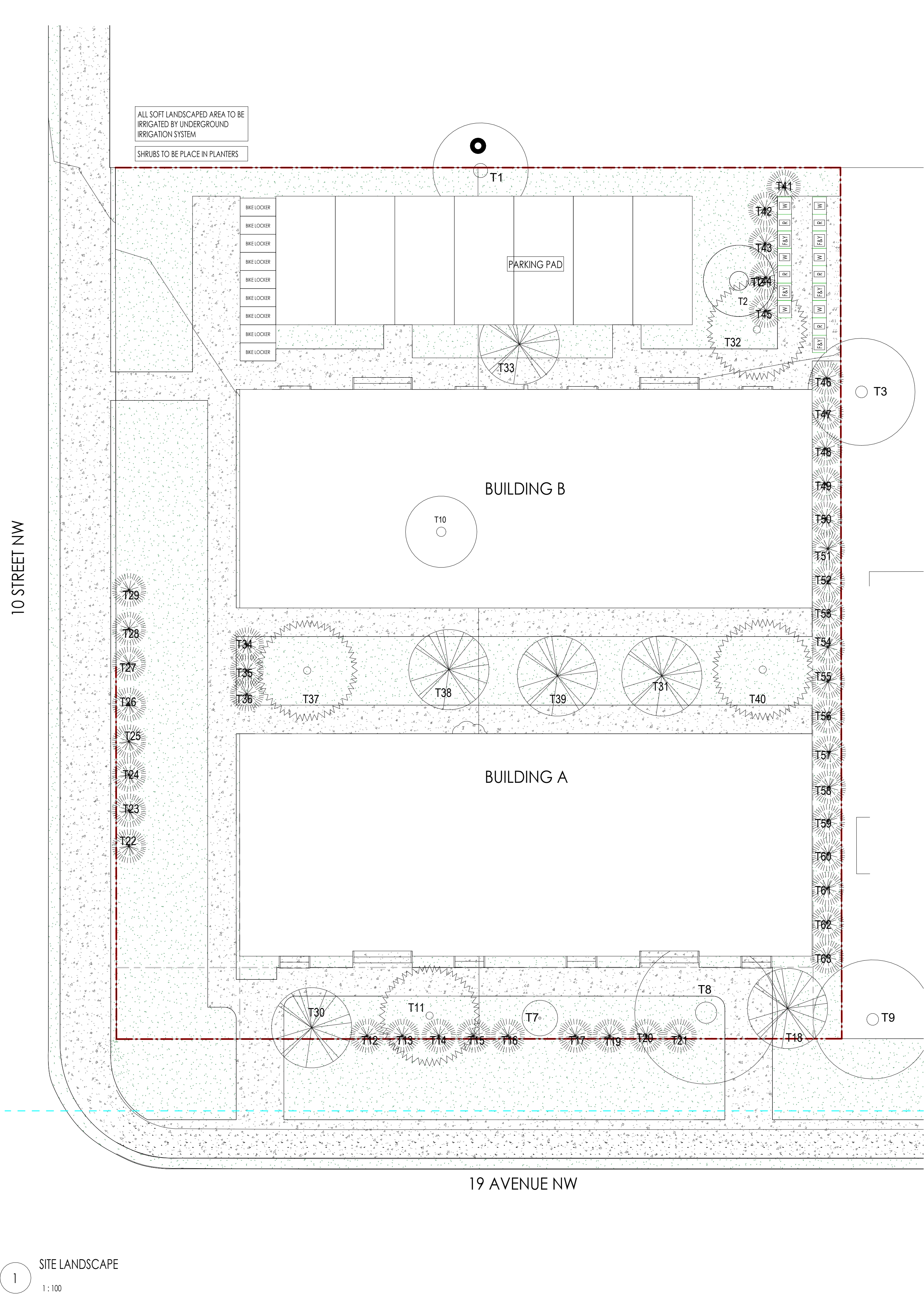
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Title

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1 SITE LANDSCAPE
1:100

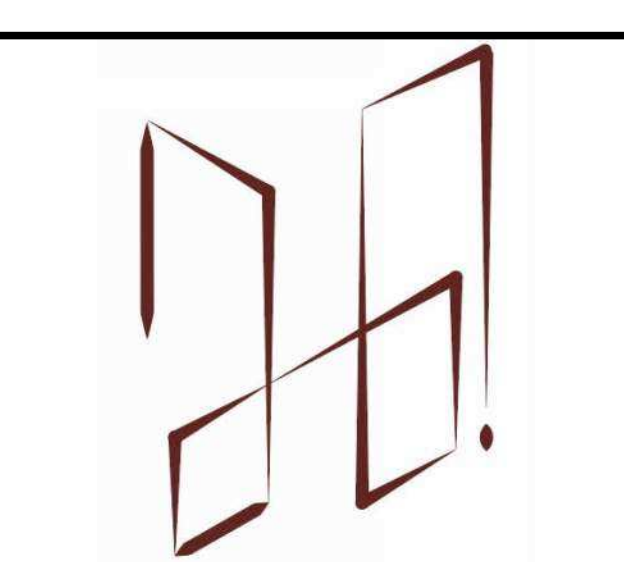
TREE SCHEDULE

EXISTING LANDSCAPE						
NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	TREE HEIGHT	LOCATION	STATUS
1	DECIDUOUS	0.60	4.00	600	ON PROPERTY LINE	TO BE RETAINED
2	DECIDUOUS	0.80	3.00	7.00	IN SUBJECT PROPERTY	TO BE REMOVED
3	DECIDUOUS	0.50	4.50	8.00	IN ADJACENT PROPERTY	TO BE RETAINED
4	BUSH	---	1.80	2.00	IN ADJACENT PROPERTY	TO BE RETAINED
5	BUSH	---	1.50	2.00	IN SUBJECT PROPERTY	TO BE REMOVED
6	BUSH	---	1.00	1.50	IN SUBJECT PROPERTY	TO BE REMOVED
7	DECIDUOUS	0.10	1.50	4.00	IN SUBJECT PROPERTY	TO BE RETAINED
8	DECIDUOUS	0.90	6.00	10.00	IN SUBJECT PROPERTY	TO BE RETAINED
9	DECIDUOUS	0.50	5.00	10.00	IN ADJACENT PROPERTY	TO BE RETAINED
10	DECIDUOUS	0.30	5.00	9.00	IN SUBJECT PROPERTY	TO BE REMOVED

PROPOSED LANDSCAPE						
NO.	TREE TYPE	SPECIES	COMMON NAME	TRUNK DIA.	HEIGHT (AT PLANTING)	NOTES
11	CONIFEROUS	PICEA PUNGENS	COLORADO BLUE SPRUCE	60mm - 80mm	2.5m - 4.0m	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	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
17	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
18	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
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
28	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
29	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
30	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
31	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
32	CONIFEROUS	PICEA PUNGENS	COLORADO BLUE SPRUCE	60mm - 80mm	2.5m - 4.0m	DROUGHT RESISTANT
33	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS

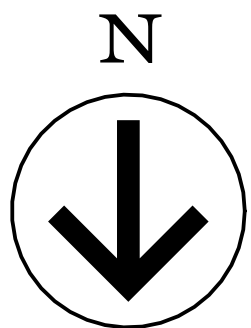
532.2 (2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EVERY 110.00 SQUARE METRES OF LANDSCAPED AREA PROVIDED.

PROPOSED LANDSCAPE						
NO.	TREE TYPE	SPECIES	COMMON NAME	TRUNK DIA.	HEIGHT (AT PLANTING)	NOTES
34	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
35	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
36	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
37	CONIFEROUS	PICEA PUNGENS	COLORADO BLUE SPRUCE	60mm - 80mm	2.5m - 4.0m	DROUGHT RESISTANT
38	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
39	DECIDUOUS	QUERCUS MARCOCARPA	BUR OAK	65mm	3.5m TO 4.5m	DROUGHT RESISTANT DEEP ROOTS
40	CONIFEROUS	PICEA PUNGENS	COLORADO BLUE SPRUCE	60mm - 80mm	2.5m - 4.0m	DROUGHT RESISTANT
41	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
42	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
43	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
44	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
45	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
46	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
47	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
48	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
49	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
50	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
51	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
52	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
53	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
54	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
55	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
56	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
57	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
58	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
59	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
60	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
61	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
62	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT
63	SHRUB	DASIPHORA FRUTICOSA	POTENTILLA	--	MIN. 600mm	DROUGHT RESISTANT



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NOTES:
MINIMUM SOIL DEPTH OF 300mm FOR ALL SOFT LANDSCAPED AREAS AND A MINIMUM SOIL DEPTH OF 600mm BELOW SHRUBS OR PLANTING BEDS.

ALL SOD TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.

ALL SHRUBS TO BE A MINIMUM HEIGHT OF 0.6m, WHEN PLANTED ON SITE.

ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM.

ALL VEGETATION AND PLANT SPECIES MUST BE CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST BE COMPLIANT WITH THE STANDARDS AS PER THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

IF REQUIRED, PRUNING REQUEST MUST BE APPROVED BY THE URBAN FORESTRY (UF) BEFORE ANY WORK IS DONE. UF MUST BE CONTACTED A MINIMUM OF TWO DAYS PRIOR TO SCHEDULED WORKS TO DISCUSS PRUNING OPTIONS AND USE A CONTRACTOR THAT MEETS THE CITY OF CALGARY'S MINIMUM REQUIREMENTS

Rev.	Revision Description	Date	By
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Client

1030_1024 19 AVE NW
CALGARY

Legal Address

Job No.	240806	Status	Preliminary
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Proposed 4 Plex

Project	Drawn	Checked	Scale	As indicated
	NSR	NSR		

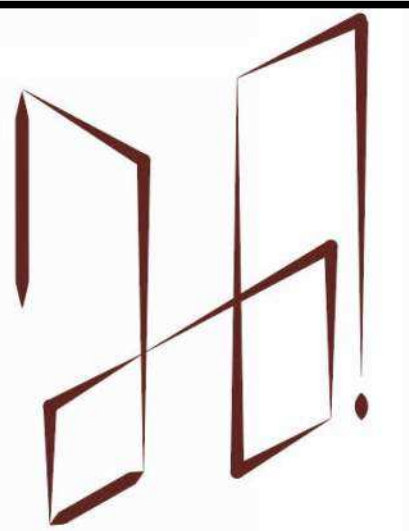
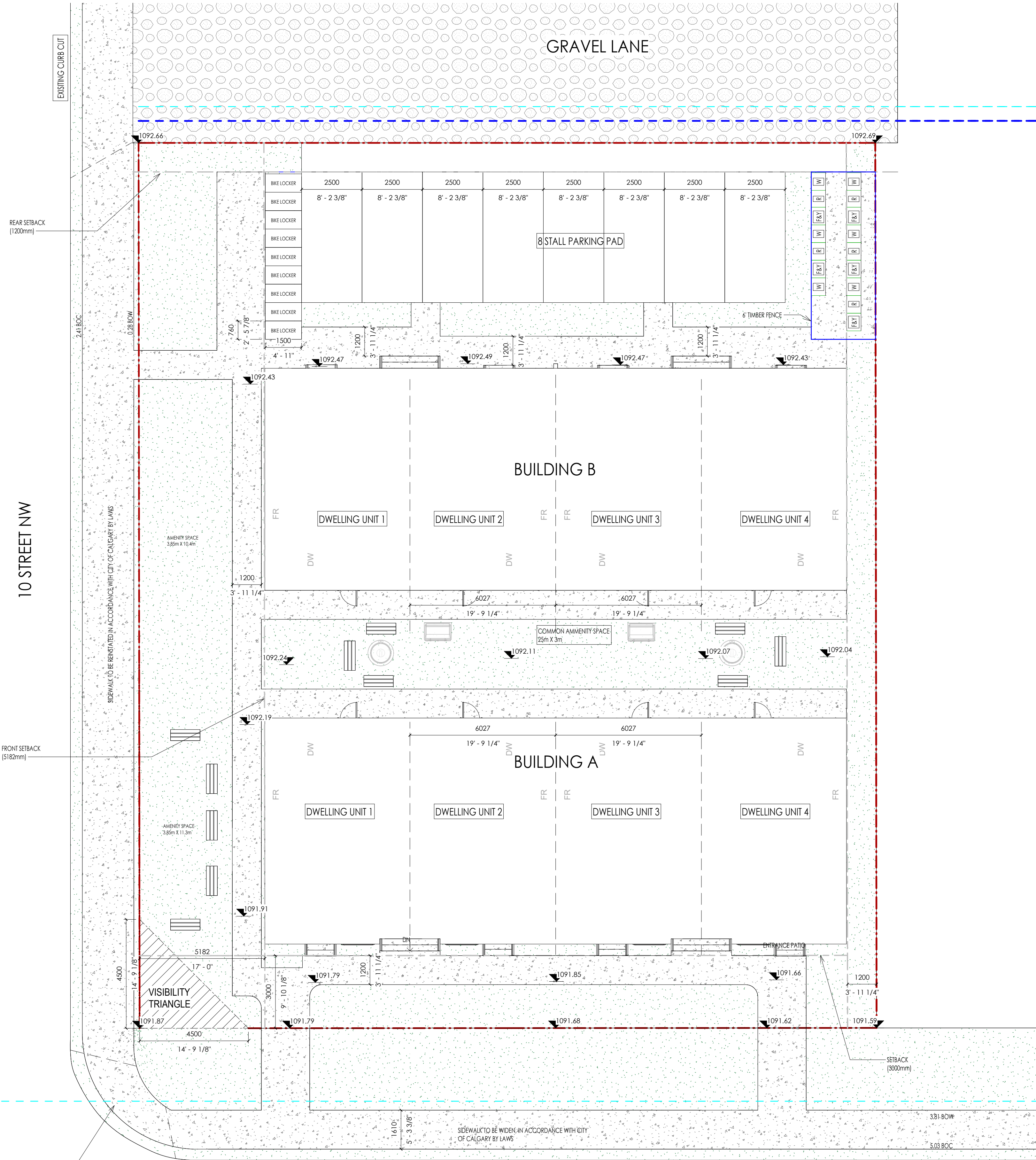
SITE LANDSCAPE

Title

A003

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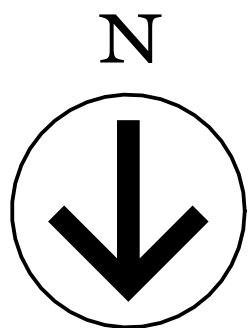
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TREE PROTECTION LEGEND	
	EXTENT OF CONSTRUCTION
	LIMIT OF DISTURBANCE
	ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED

Rev.	Revision Description	Date	By
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Client
1030_1024 19 AVE NW
CALGARY

Legal Address

Job No.	240806	Status	Preliminary
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Proposed 4 Plex

Project	Drawn	NSR	Checked	NSR	Scale	1 : 100
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SITE LAYOUT

Title

A004

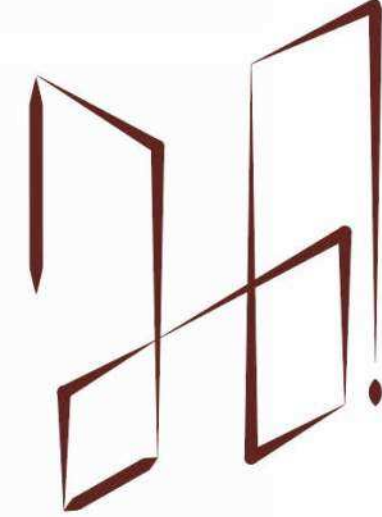
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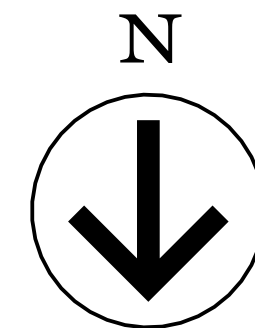
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NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

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	286mm DEEP ALUMINIUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	HARDIE BOARD FINISH - TEAK
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
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Client

1030, 1024 19 AVE NW
CALGARY

Legal Address

Job No. 240806

Status Preliminary

Proposed 4 Plex

Project

Drawn Author Checked Checker Scale As indicated

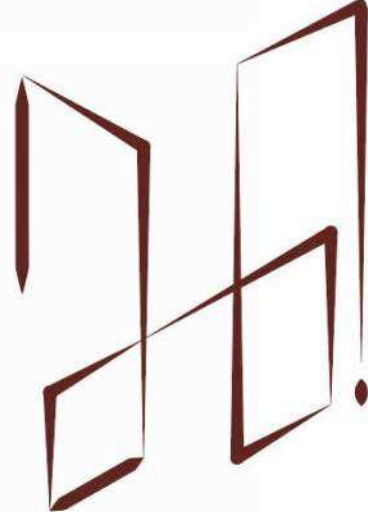
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Title

A201

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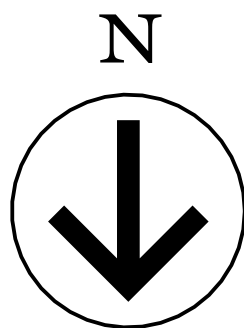
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EXTERNAL FINISHES

1	ASPHALT SHINGLE ROOF
2	28mm DEEP ALUMINUM FASCIA, PRE-PAINTED
3	HARDIE BOARD FINISH - DARK GREY
4	HARDIE BOARD FINISH - OFF WHITE
5	HARDIE BOARD FINISH - TEAK
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
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Client

1030_1024 19 AVE NW
CALGARY

Legal Address

Job No.

240806

Status

Preliminary

Proposed 4 Plex

Project

Drawn

Author

Checked

Checker

Scale

As indicated

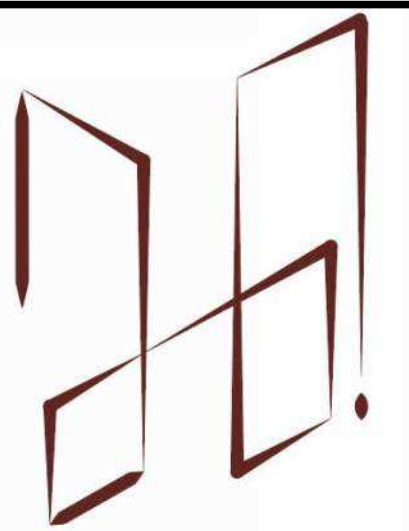
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A202

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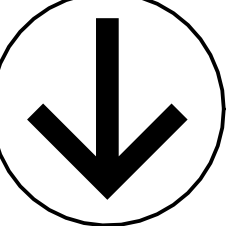


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NOTES:
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3	HARDIE BOARD FINSH - DARK GREY
4	HARDIE BOARD FINSH - OFF WHITE
5	HARDIE BOARD FINSH - TEAK
6	STUCCO FINSH - DARK GREY
7	BRICK FINSH - DARK GREY
8	CAST - IN - SITU FINSH
9	CONCRETE PARGING
10	ASPHALT PAVING

Rev.	Revision Description	Date	By
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Client

1030, 1024 19 AVE NW
CALGARY

Legal Address

Job No. 240806 Status Preliminary

Proposed 4 Plex

Project

Drawn Author Checked Checker Scale As indicated

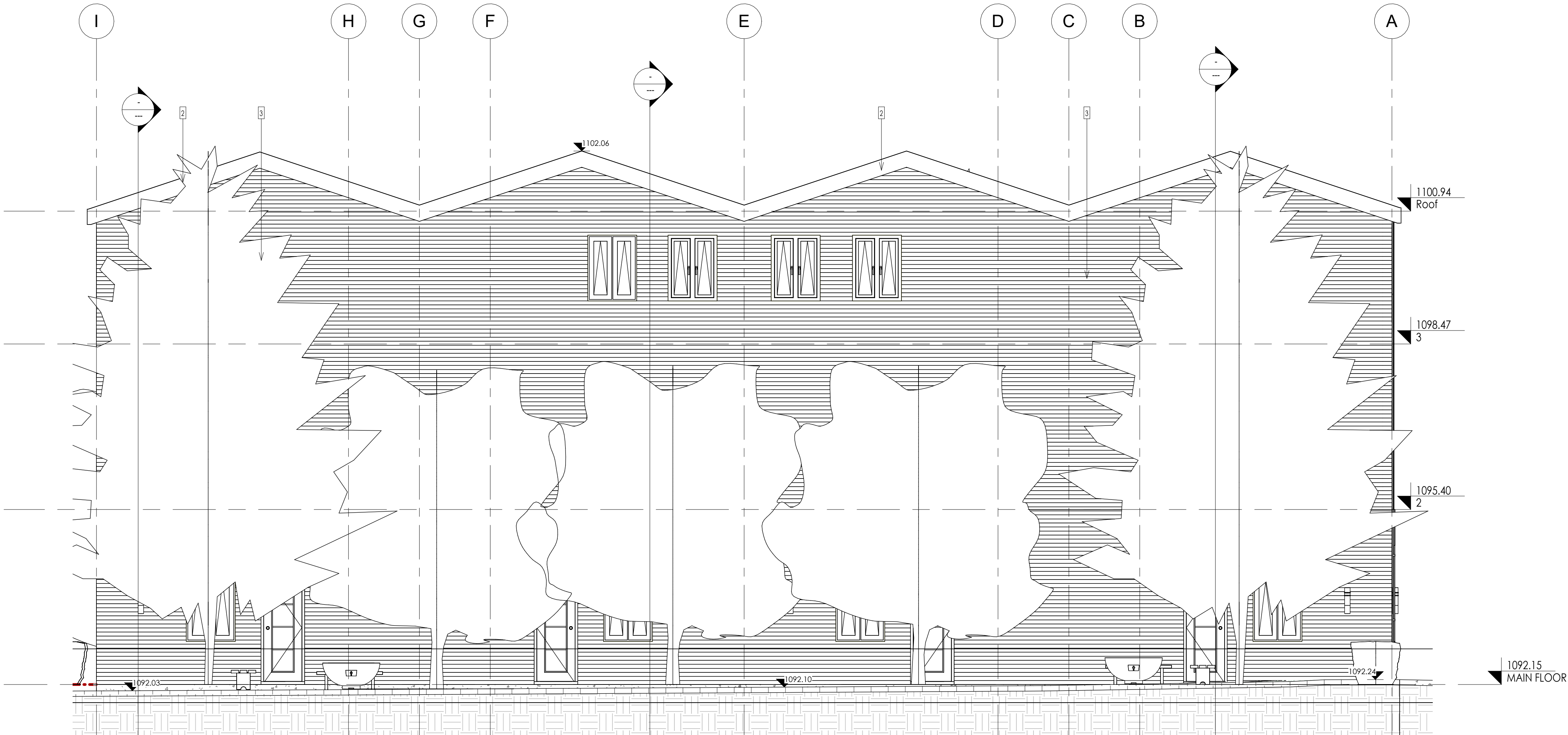
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Title

A203

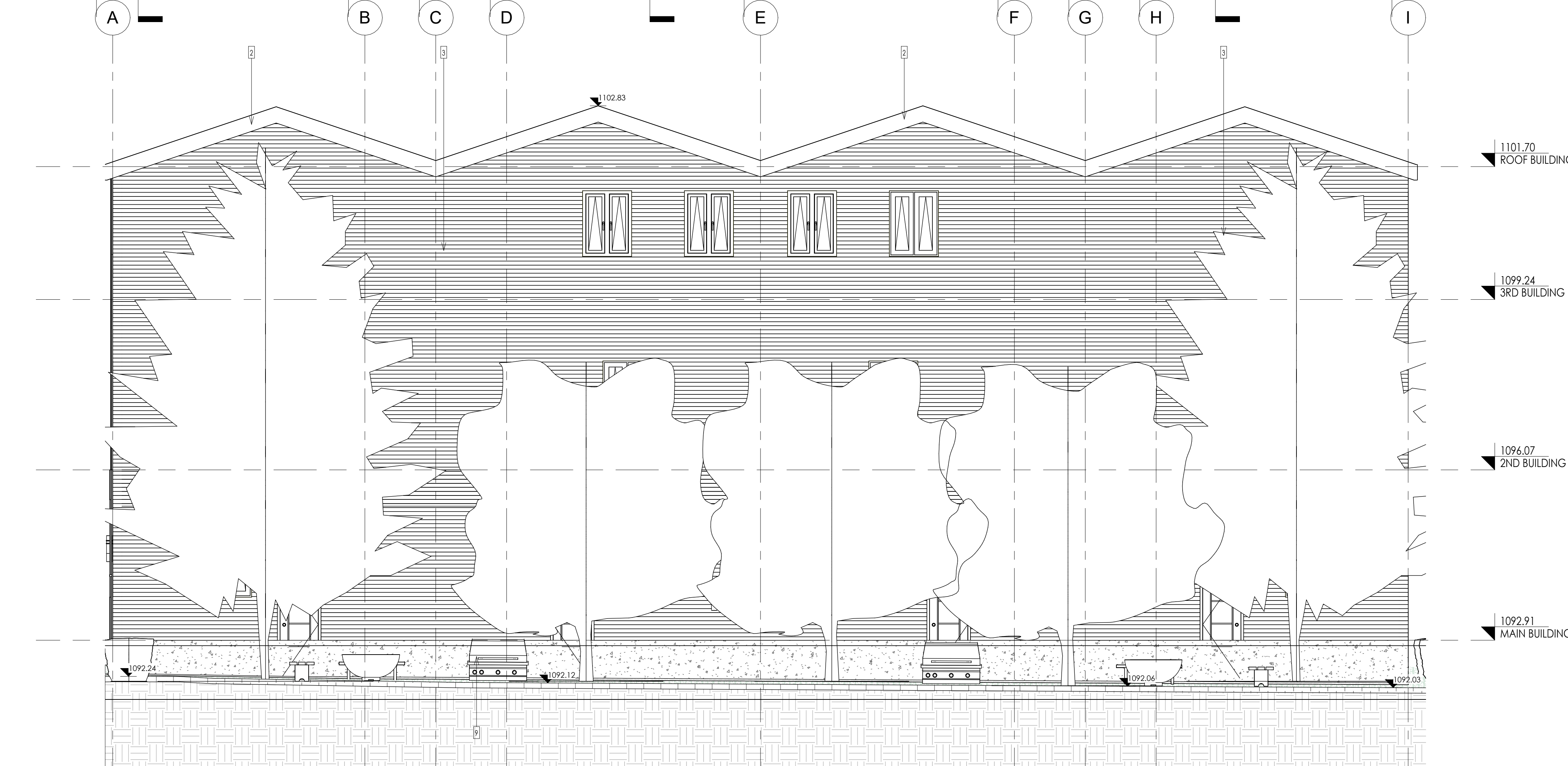
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REAR BUILDING A

1:50



REAR BUILDING B

1:50