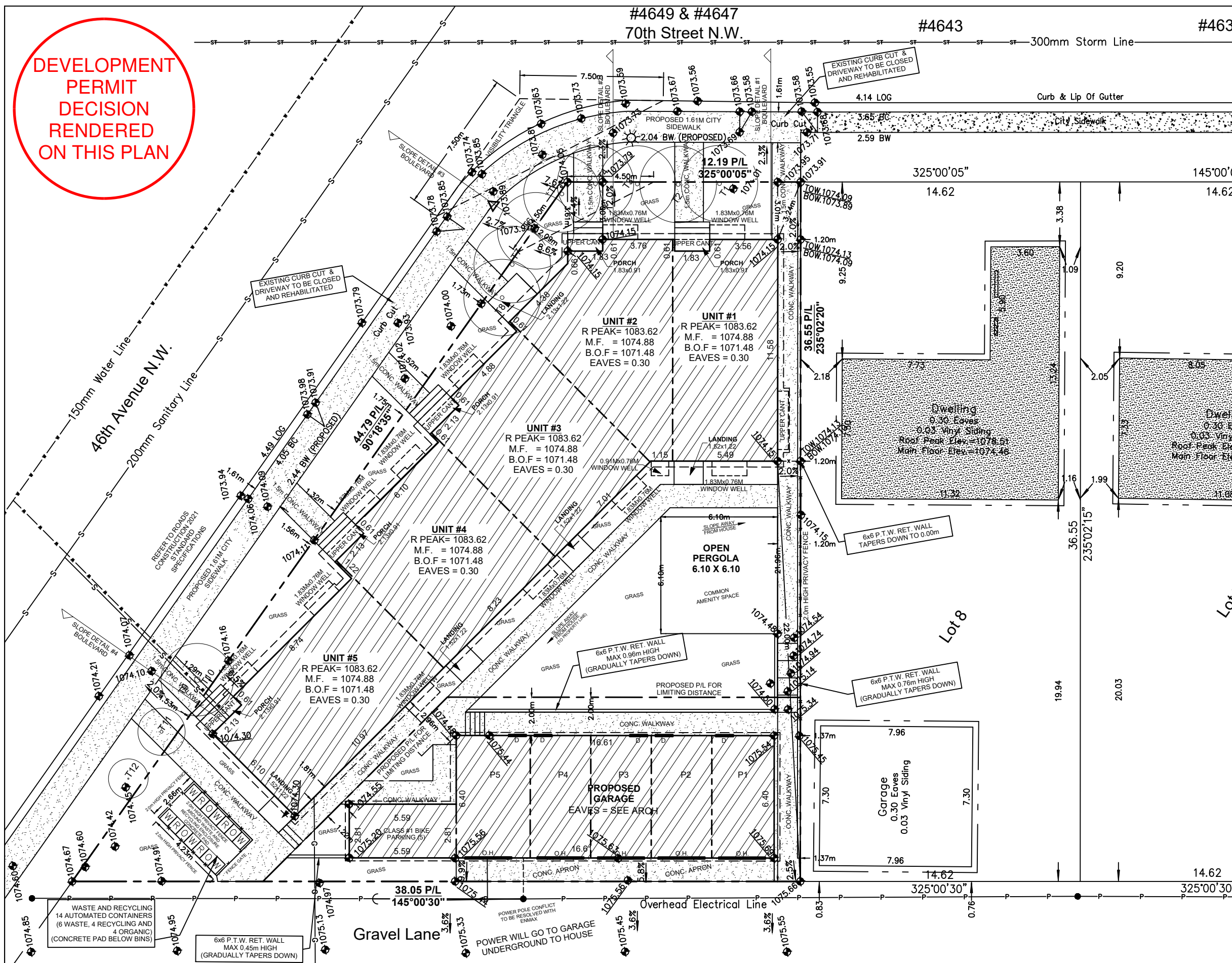


DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



SITE PLAN

- LEGEND**
- ELEVATIONS ARE SHOWN THIS: \square = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 55269 AND 179085
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
- THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:
- denotes Calculation points
 - denotes Gas Valve
 - ◇--- denotes Gas Valve
 - denotes Manhole
 - denotes Tree
 - ⊕--- denotes Power Pole
 - △--- denotes Sign
 - ☀--- denotes Light Standard
 - X---X--- denotes Fence
 - S--- denotes Sanitary Line
 - ST--- denotes Storm Line
 - W--- denotes Water Line
 - G--- denotes Gas Line
 - E--- denotes Electrical Line
 - A.G.T--- denotes A.G.T Line
 - U.R.O.W--- denotes Utility Right of Way Line
 - P.L--- denotes Property Line
 - |--- denotes Door
 - |--- denotes Main Floor Windows
 - |--- denotes Second Floor Windows
 - |--- denotes Basement Floor Windows
 - |--- denotes Shed Hatch
 - |--- denotes Detached Garage Hatch
 - |--- denotes Main Building Hatch
 - |--- denotes Concrete and Asphalt Hatch
 - |--- denotes Wood Hatch

'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BO' denotes Bottom of Wall

'Conc.' denotes Concrete
 'Ret.' denotes Retaining
 'BC' denotes Back of Curb
 'TOW' denotes Top of Wall

Disclaimer
 The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee 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 representation only, and 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.

LAND USE: R-GO Housing
 Grade-Oriented

SCALE: 1:200

LEGAL DESCRIPTION:
 Lots 9
 Block 14
 Plan 1679 HJ

MUNICIPAL ADDRESS:
 4649 - 70 STREET N.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (CLUSTER HOUSE)

LOT SIZE: 918.033 SQ M
 HOUSE SIZE: 314.764 SQ M
 CANT.: 0.000 SQ M
 COVERED PORCH: 6.132 SQ M
 GARAGE & SUITE: 132.606 SQ M
 WINGWALL: 0.000 SQ M

TOTAL: 453,502/918,033
 49.39%

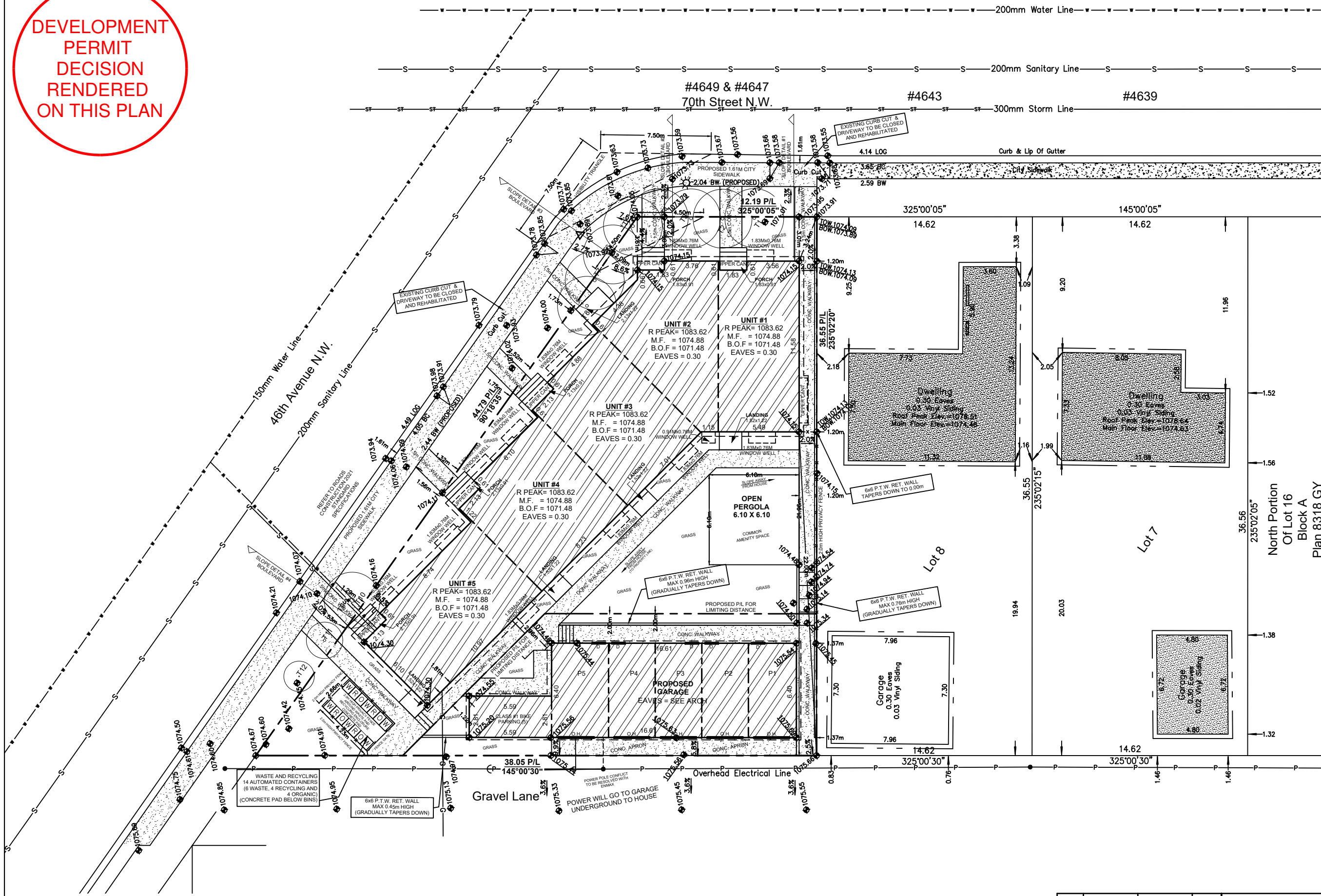
TOTAL UNITS: 11
 LOT SIZE: 918.033 SQ M (0.0918033 ha)
 DENSITY: 75 UNITS/ha

PARKING:
 PARKING PROVIDED: 6 STALLS
 CLASS #1 BIKE PARKING: 6 STALLS

SITE PLAN
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	1: 200
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER
03.					OCT 16, 2025	S 01
04.						

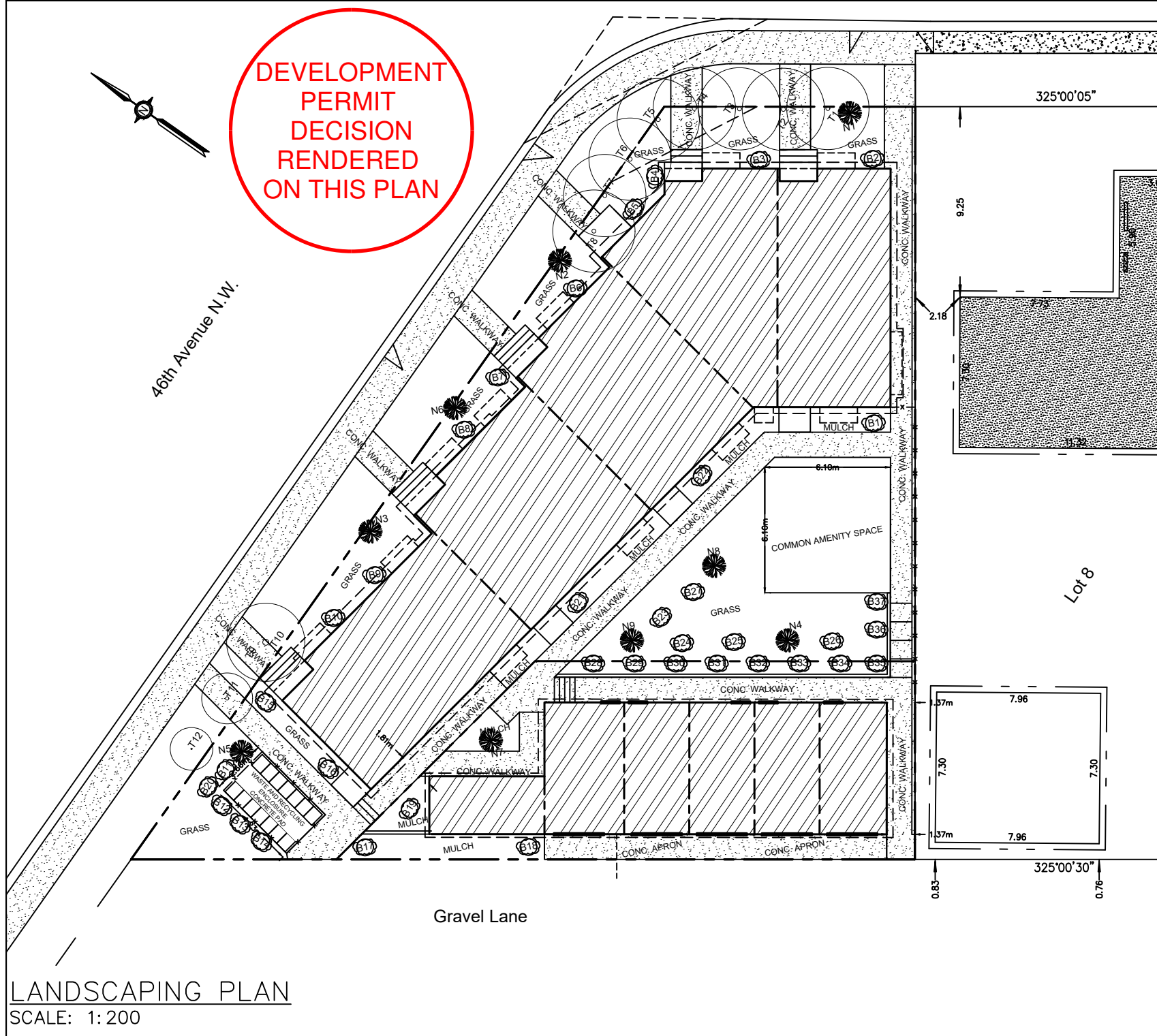
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	1: 300
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER:
03.					OCT 16, 2025	S 02
04.						

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



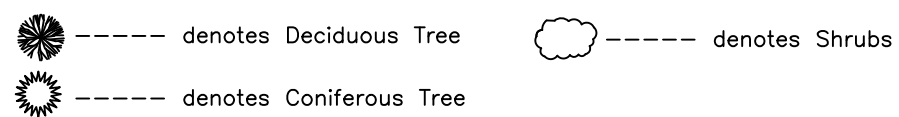
Tree No.	Variety	Calliper (±)	Canopy (±)	Height (±)	Location	Disposition
T1	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T2	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T3	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T4	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T5	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T6	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T7	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T8	Spruce	0.20	4.00	8.00	In Subject Property	To Be Removed
T9	Bush Line	10.00	1.50	2.00	In City Property	To Be Removed
T10	Ulmus Pumila	0.29	5.50	7.00	In City Property	To Be Removed
T11	Acer Negundo	0.16	3.00	4.00	In City Property	To Be Removed
T12	Fraxinus Pennsylvanica	0.07	1.50	3.00	In City Property	To Stay

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Snowbird Hawthorn (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Strathmore Crabapple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Strathmore Crabapple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Princess Kay Plum (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Snowbird Hawthorn (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N7	Princess Kay Plum (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N8	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N9	Snowbird Hawthorn (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
B1 to B4	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
B5 to B7	Bearberry (Shrub)	--	0.61	0.61	In Subject Property	New
B8 to B12	Juniper (Shrub)	--	0.61	0.61	In Subject Property	New
B8 to B12	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
B13 to B16	Juniper (Shrub)	--	0.61	0.61	In Subject Property	New
B17 to B19	Bearberry (Shrub)	--	0.61	0.61	In Subject Property	New
B20 to B24	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New
B25 to B27	Mugo Pine (Shrub)	--	0.61	0.61	In Subject Property	New
B27 to B37	Lilac (Shrub)	--	0.61	0.61	In Subject Property	New

LANDSCAPING LEGEND



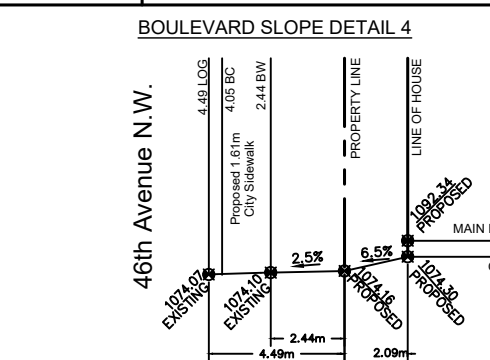
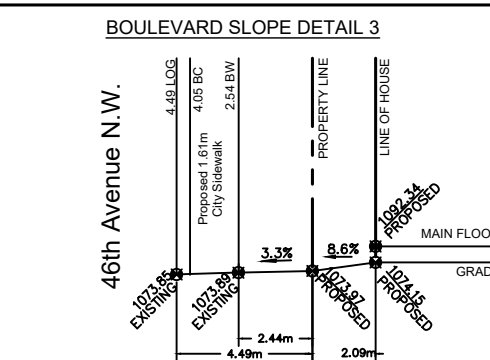
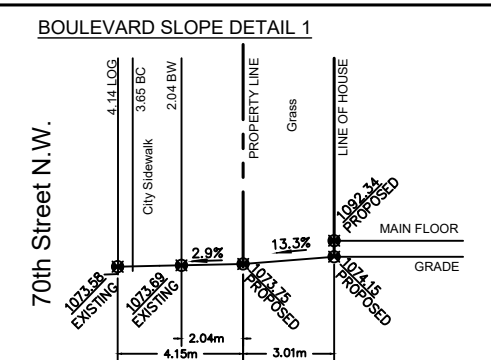
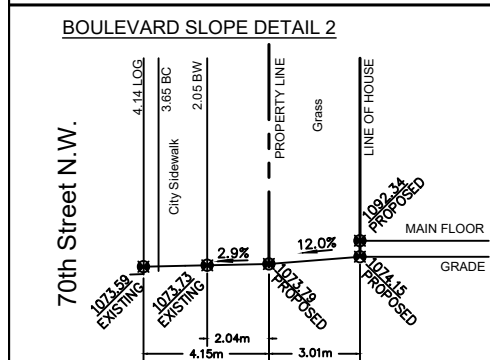
LANDSCAPE COVERGE

LOT SIZE = 918.033 SQ. M
 LANDSCAPE AREA = 397.473 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY) = 116.640 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 280.833 SQ. M

116.640 / 397.473 = 29.34% OF HARD LANDSCAPE
 280.833 / 397.473 = 70.73% OF SOFT LANDSCAPE

UNDER GROUND IRRIGATION SYSTEM

LANDSCAPING PLAN
SCALE: 1:200



BOULEVARD SLOPE
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	16/10/2025	DP PLANS	T.Y.	4649 70 ST N.W. Calgary, Alberta	ROW HOUSE	AS SHOWN
02.				Lots 9 Block 14 Plan 1679 HJ	DATE:	DIVISION NUMBER
03.					OCT 16, 2025	S 03
04.						



GENERAL NOTES:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.10.25	DP PLANS	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-25 11:02:56 AM

SCALE:

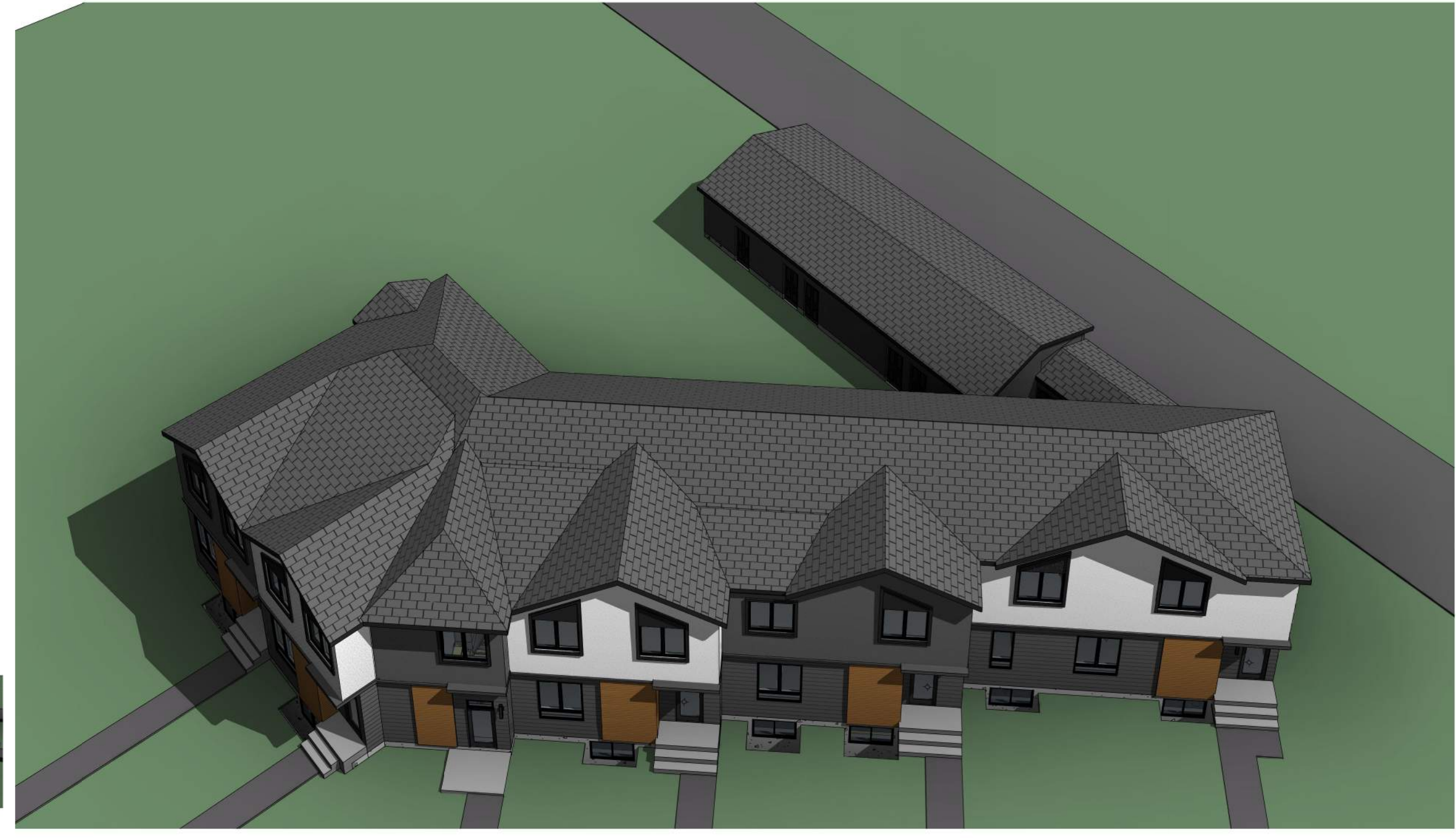
PAGE: **A-0.0**

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.2	Left & Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevations
A-3.3	Pergola Plans

FLOOR AREA - UNIT #1	FLOOR AREA - UNIT #2
BASEMENT (SUITE) = 684.00 SQ. FT.	BASEMENT (SUITE) = 684.41 SQ. FT.
MAIN = 672.00 SQ. FT.	MAIN = 672.41 SQ. FT.
UPPER = 702.33 SQ. FT.	UPPER = 684.41 SQ. FT.
TOTAL = 1374.33 SQ. FT.	TOTAL = 1356.82 SQ. FT.

FLOOR AREA - UNIT #3	FLOOR AREA - UNIT #4
BASEMENT (SUITE) = 736.67 SQ. FT.	BASEMENT (SUITE) = 784.00 SQ. FT.
MAIN = 723.33 SQ. FT.	MAIN = 770.00 SQ. FT.
UPPER = 736.67 SQ. FT.	UPPER = 784.00 SQ. FT.
TOTAL = 1460.00 SQ. FT.	TOTAL = 1554.00 SQ. FT.

FLOOR AREA - UNIT #5
BASEMENT (SUITE) = 794.33 SQ. FT.
MAIN = 779.67 SQ. FT.
UPPER = 794.33 SQ. FT.
TOTAL = 1574.00 SQ. FT.





GENERAL NOTES:

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

MUNICIPAL ADDRESS:
4649 70 ST N.W.

PROJECT:
ROW HOUSE

PROJECT NUMBER:
318 - 25

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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

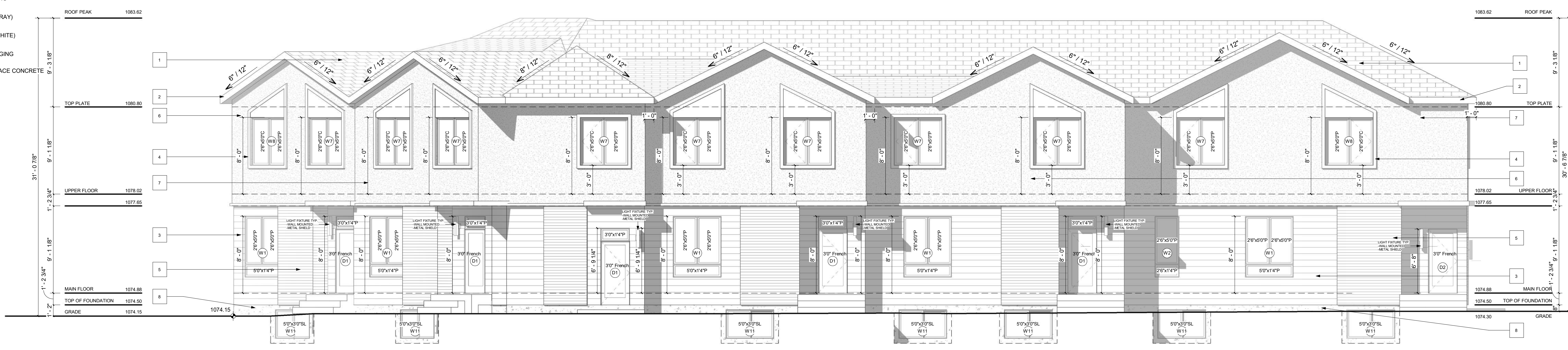
PRINTED: 2026-03-25 11:03:09 AM

SCALE: 3/16" = 1'-0"

PAGE: **A-2.0**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

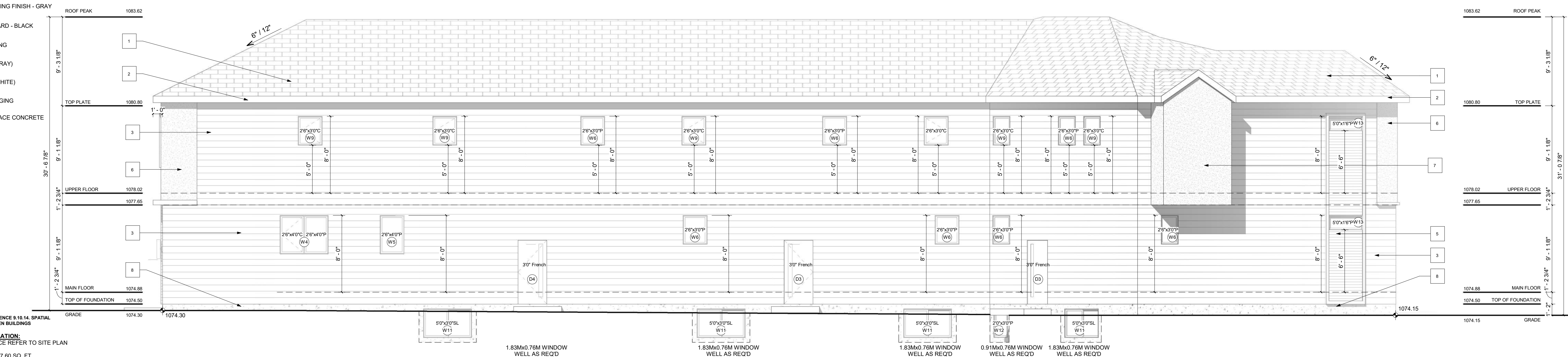


VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE



NBC 2023 A.E. REFERENCE 9.10.14 SPATIAL SEPARATION BETWEEN BUILDINGS

WINDOW CALCULATION:
LIMITING DISTANCE REFER TO SITE PLAN
WALL AREA = 2557.60 SQ. FT.
WINDOW AREA = 137.35 SQ. FT.
TOTAL: 137.35 / 2557.60 = 5.37%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

REAR ELEVATION
SCALE: 3/16" = 1'-0"

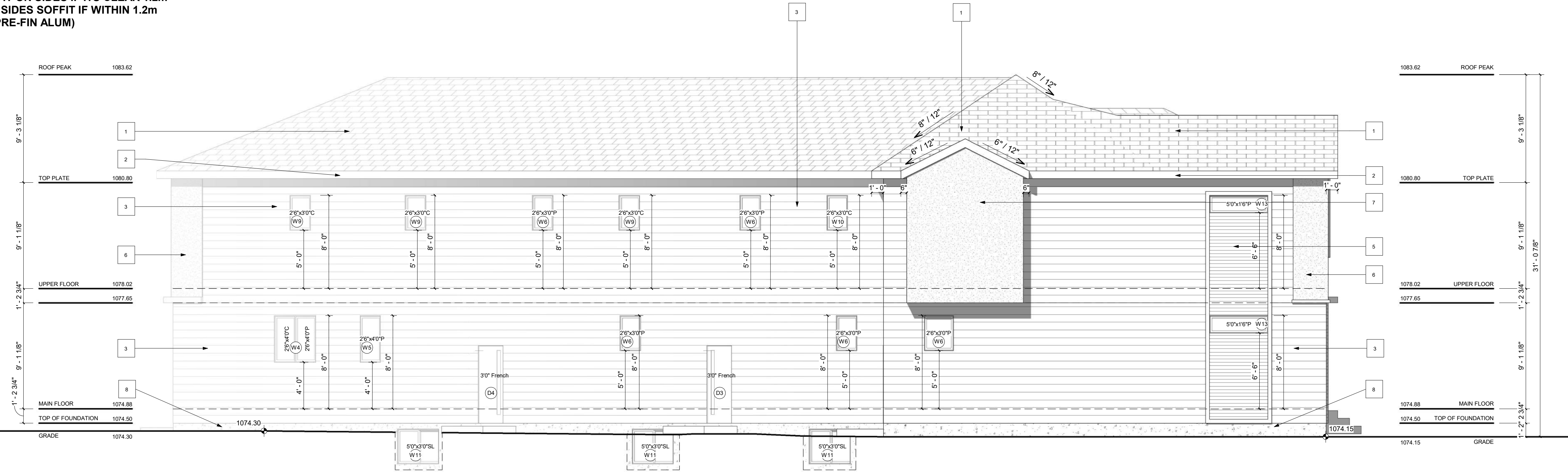
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
- (SOFFIT ARE PRE-FIN ALUM)

NBC 2023 A.E. REFERENCE 9-10.14, SPATIAL SEPARATION BETWEEN BUILDINGS
 WINDOW CALCULATION:
 1.20m LIMITING DISTANCE
 WALL AREA = 845.49 SQ. FT.
 WINDOW AREA = 7.97 SQ. FT.
 TOTAL: 7.97 / 845.49 = 0.94%



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
- (SOFFIT ARE PRE-FIN ALUM)



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



GENERAL NOTES:



MUNICIPAL ADDRESS:

4649 70 ST N.W.

PROJECT:

ROW HOUSE

PROJECT NUMBER:

318 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.10.25	DP PLANS	T.Y.
02.	--	--	--
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DRAWING SET:

SHEET NAME:

Left & Right Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

2026-03-25 11:03:13 AM

SCALE:

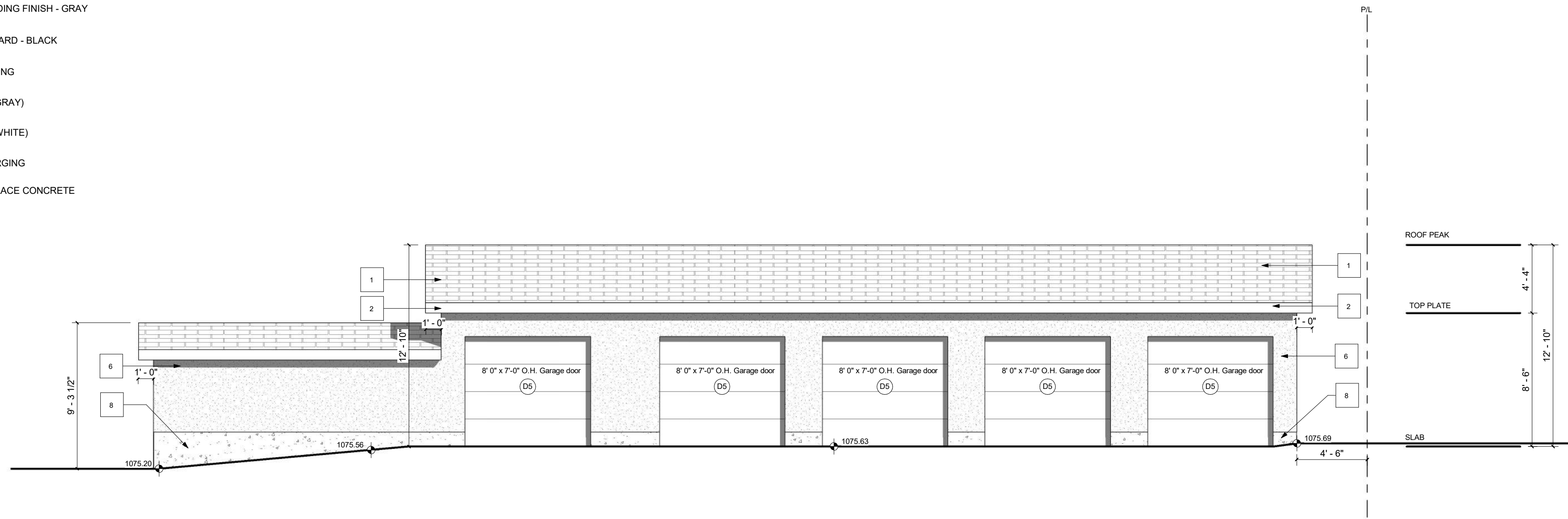
3/16" = 1'-0"

PAGE:

A-2.2

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - GRAY
- 4 SMART BOARD - BLACK
- 5 WOOD SIDING
- 6 STUCCO (GRAY)
- 7 STUCCO (WHITE)
- 8 CONC. PARGING
- 9 CAST IN PLACE CONCRETE



**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT A**

LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT B**

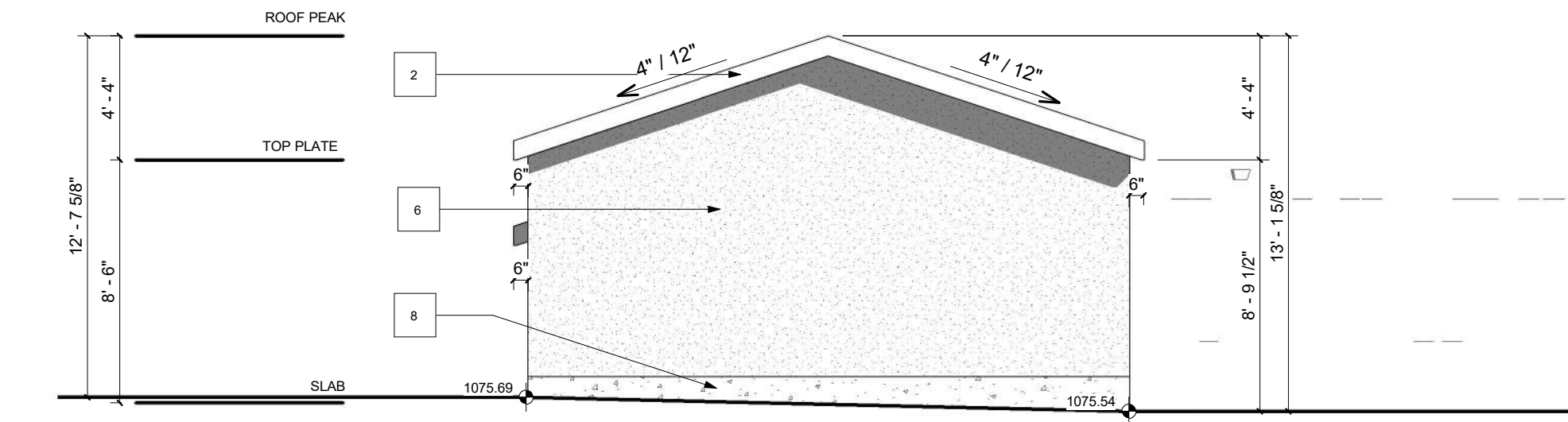
LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

**UNPROTECTED OPENING CALCULATION
(9.10.14.4. 1) c) COMPARTMENT C**

LIMITING DISTANCE = 1.20m + 3.05m = 4.25m
 LIMITING DISTANCE SQUARED = 18.0625sqm
 UNPROTECTED OPENINGS = 11.89sqm
 11.89sqm < 18.06sqm

GARAGE FRONT ELEVATION (LANE)

SCALE: 3/16" = 1'-0"



GARAGE LEFT ELEVATION

SCALE: 3/16" = 1'-0"



GENERAL NOTES:

DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

MUNICIPAL ADDRESS:
 4649 70 ST N.W.

PROJECT:
 ROW HOUSE

PROJECT NUMBER:
 318 - 25

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05.	--	--	--
06.	--	--	--

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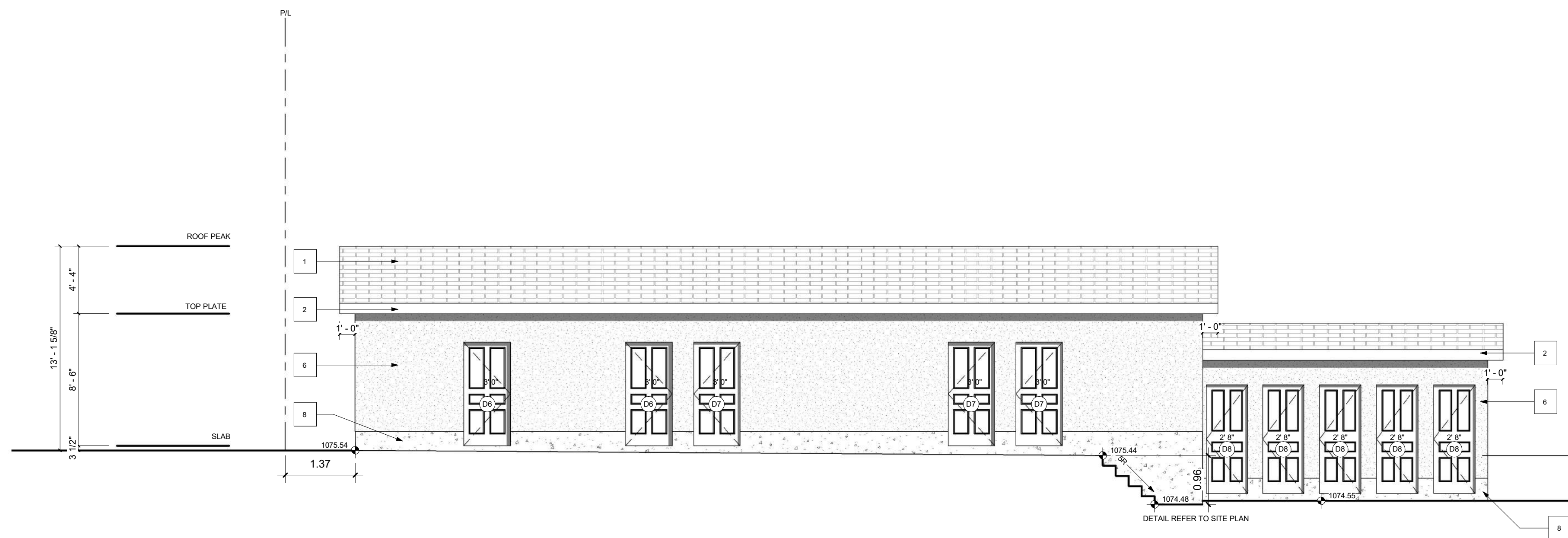
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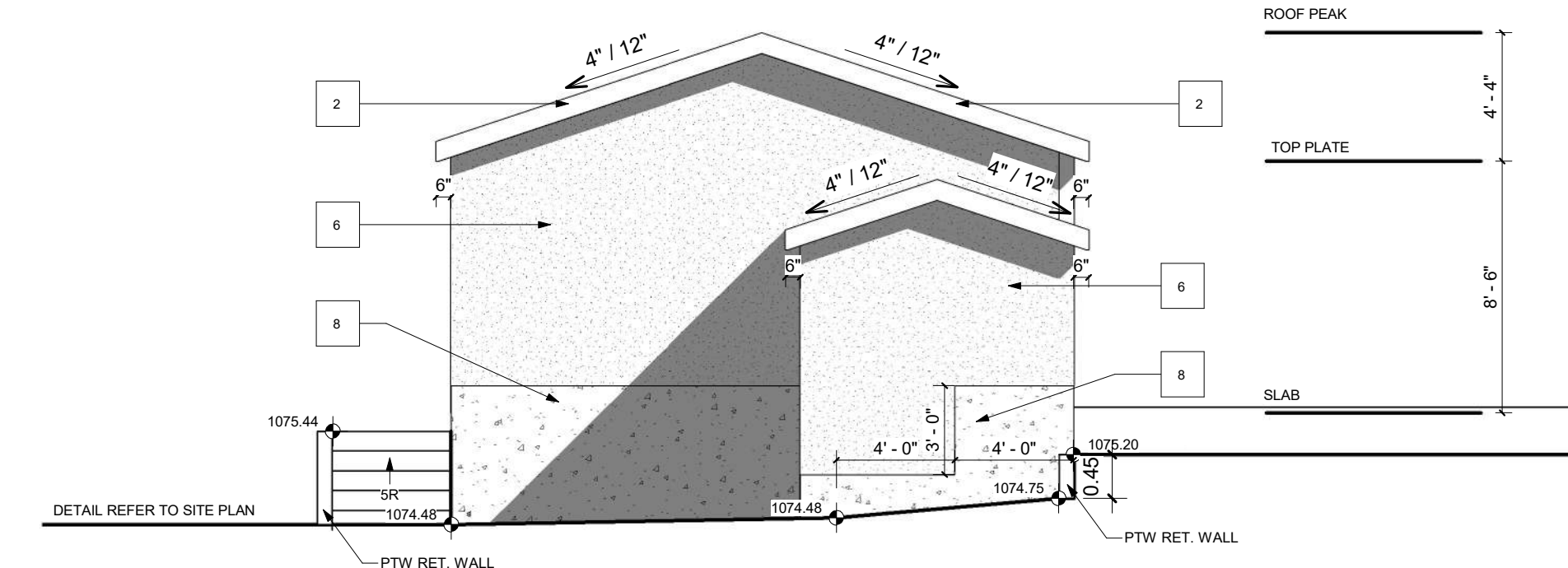
WINDOW CALCULATION:

LIMITING DISTANCE REFER TO SITE PLAN
 WALL AREA = 1070.64 SQ. FT.
 WINDOW AREA = 46.94 SQ. FT.
 TOTAL: 46.94 / 1070.64 = 4.38%



GARAGE REAR ELEVATION

SCALE: 3/16" = 1'-0"



GARAGE RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

DRAWING SET:

SHEET NAME:
 Garage Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-25 11:03:17 AM

SCALE: 3/16" = 1'-0"

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