AMENDED DRAWINGS
DP No: DP2025-07051
Date Received: MAY 6, 2026
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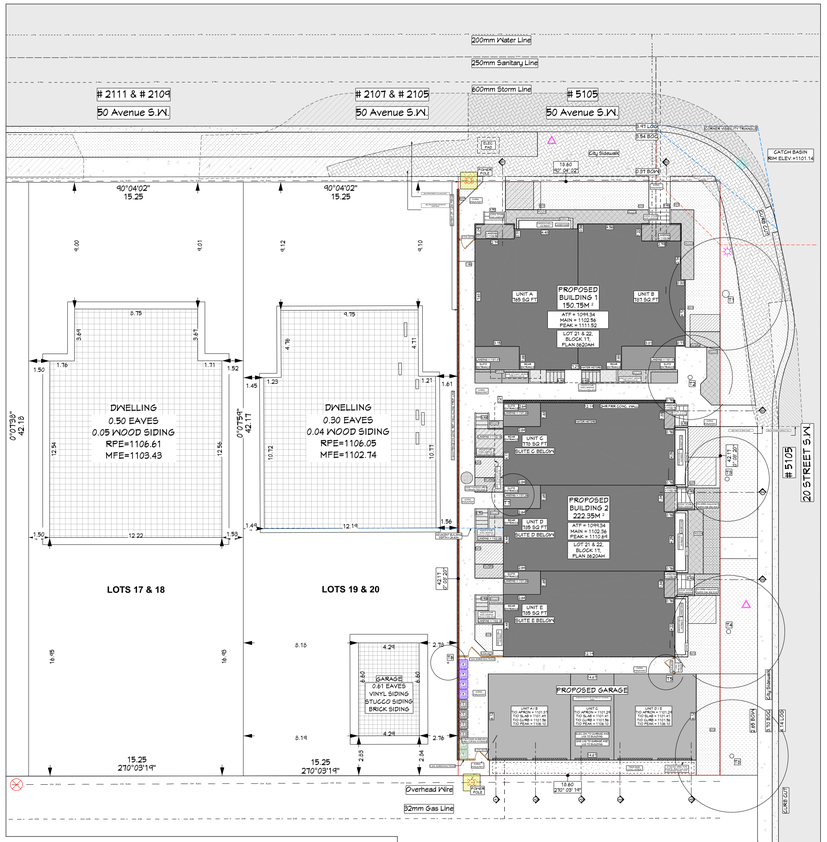
EXTERIOR RENDERING - 20 ST VIEW
SCALE: N.T.S

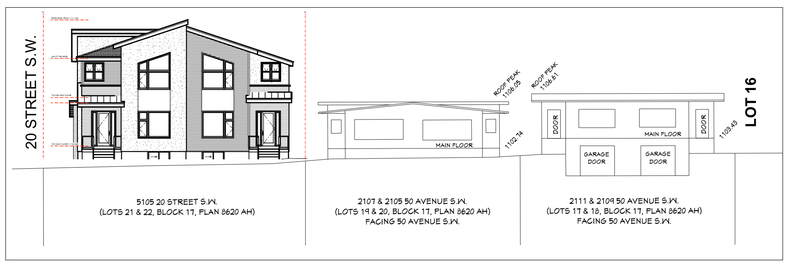


EXTERIOR RENDERING - BUILDING 1
SCALE: N.T.S

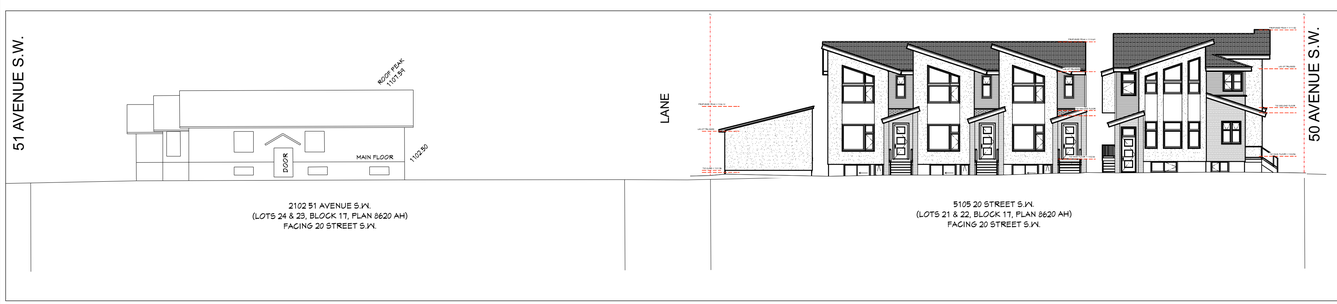


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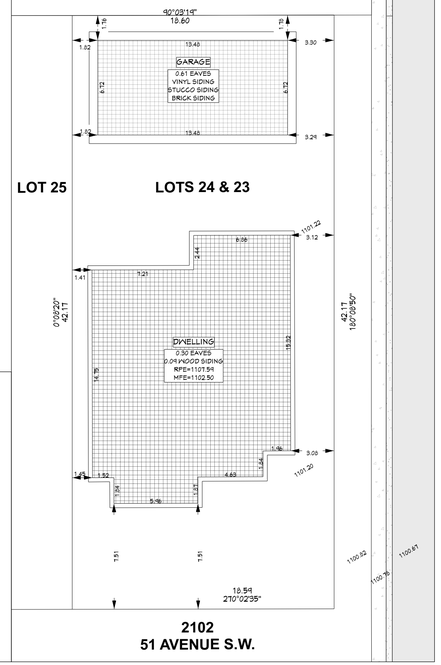




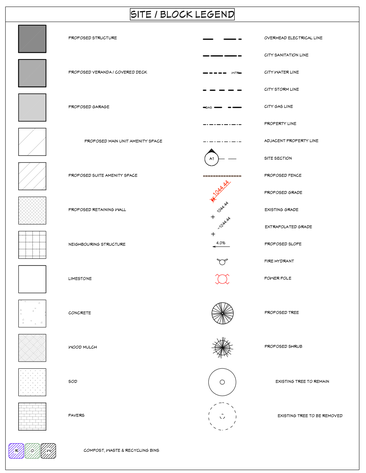
NORTH STREETSCAPE
SCALE: 1:200



EAST STREETSCAPE
SCALE: 1:200



BLOCK PLAN
SCALE: 1:200



N

5105 20 ST SW

2-UNIT & 2 SUITE
+
3-UNIT & 3-SUITE

MULTI-FAMILY
DEVELOPMENT

LOTS 21 & 22, BLOCK 17,
PLAN 8620AH

NORTH GLENMORE PARK,
SW CALGARY
LOT ZONING: R-CG

Contents

A1 COVER PAGE& BLOCK PLAN
A2 SITE PLAN, SECTION & STATS
A3 MAIN FLOOR PLANS
A4 SECOND FLOOR PLANS
A5 BASEMENT DEV. PLANS
A6 EAST & NORTH ELEVATIONS
A7 WEST & SOUTH ELEVATIONS

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DP Draft	11.27.25
DTR 1 Set	02.05.26
DTR 2 Set	05.05.26

AREAS

TOTAL GROSS FLOOR AREA		S.F.
UNIT A	**TOTAL**	**1489**
	MAIN	710
	UPPER	779
	SUITE A	568
UNIT B	**TOTAL**	**1495**
	MAIN	719
	UPPER	776
	SUITE B	590
UNIT C	**TOTAL**	**1431**
	MAIN	704
	UPPER	727
	SUITE C	652
UNIT D	**TOTAL**	**1481**
	MAIN	738
	UPPER	743
	SUITE D	682
UNIT E	**TOTAL**	**1462**
	MAIN	738
	UPPER	724
	SUITE E	656

STREET ADDRESS
5105 20 ST SW

LEGAL ADDRESS
LOTS 21, 22, BLOCK 17, PLAN 8620AH

PROJECT
NORTH GLENMORE PARK MULTI

DESIGN: DK	DRAWN: DK/PR	CHECKED: DK
PROJECT #		25-3-PL-MA-039

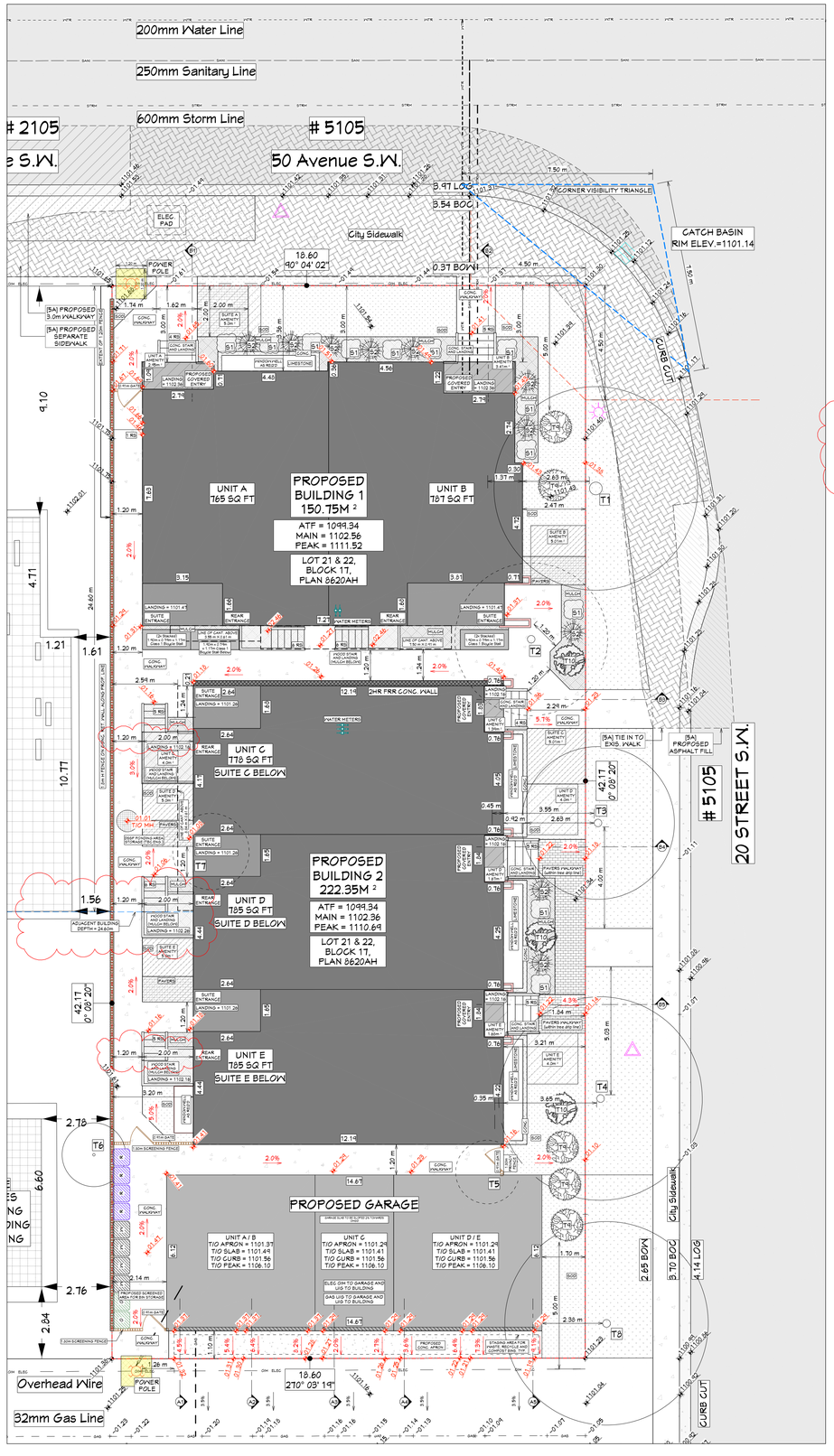
SCALE
AS NOTED

TITLE
COVER PAGE & BLOCK PLAN

ZONING R-CG

PAGE A1 / 7

11:18:05
2026-05-06



SITE PLAN
SCALE: 1:100

EXISTING *TREE LEGEND*

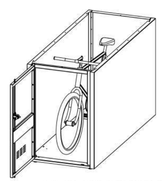
#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	TREE ID#	STATUS
T1	0.60	8.00	12.00	DECIDUOUS	T-32044424	TO BE RETAINED IF POSSIBLE (CITY)
T2	0.40	6.00	12.00	CONIFEROUS		TO BE REMOVED
T3	0.40	6.00	8.00	DECIDUOUS	T-32044425	TO BE RETAINED IF POSSIBLE (CITY)
T4	0.40	8.00	8.00	DECIDUOUS	T-32044426	TO BE RETAINED IF POSSIBLE (CITY)
T5	---	2.50	3.00	BUSH		TO BE REMOVED
T6	0.10	2.50	3.50	DECIDUOUS		TO BE RETAINED (PRIVATE)
T7	0.10	3.00	3.50	DECIDUOUS		TO BE REMOVED
T8	0.40	8.00	12.00	DECIDUOUS	T-32044427	TO BE RETAINED IF POSSIBLE (CITY)

PROPOSED *TREE LEGEND*

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS
T9	0.60	---	---	DECIDUOUS	Prunus Nigra (4m Height)	TO BE PLANTED (x5)
T10	---	---	2.00	CONIFEROUS	Pica Pungens ('Fastigiata')	TO BE PLANTED (x3)
S1	---	0.60	0.60	SHRUB	Juniperis Scopulorum	TO BE PLANTED (x12)
S2	---	0.60	0.60	SHRUB	Dasiphora Floribunda	TO BE PLANTED (x10)

SITE PLAN NOTES

-SITE TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM
-ALL SOD AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
-ALL SOD TOPSOIL TO BE MINIMUM 300mm DEPTH
-ALL SHRUB AND TREE BEDS TO BE MINIMUM 600mm DEPTH
-TREES WITHIN 5m OF O/H WIRE TO BE NO MORE THAN 4m TALL AT MATURITY
-[5A] NOTES REFER TO "*5A IMPROVEMENTS FOR 50 AVE AND 20 STREET*"
-NO SIDEWALK REPLACEMENT OR WIDENING IS TO OCCUR WITHIN 3m OF PUBLIC TREES TO BE RETAINED.
-IF DEEMED NECESSARY, PUBLIC TREES: T1, T3, T4, T8 TO BE REMOVED AND SIDEWALK WIDENING TO BE REVISED.



CLASS 1 BICYCLE STALLS
SCALE: NTS



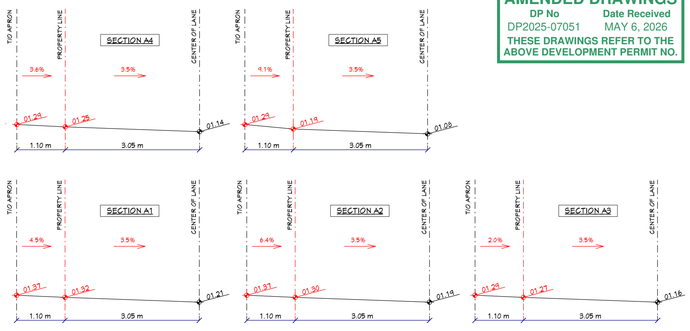


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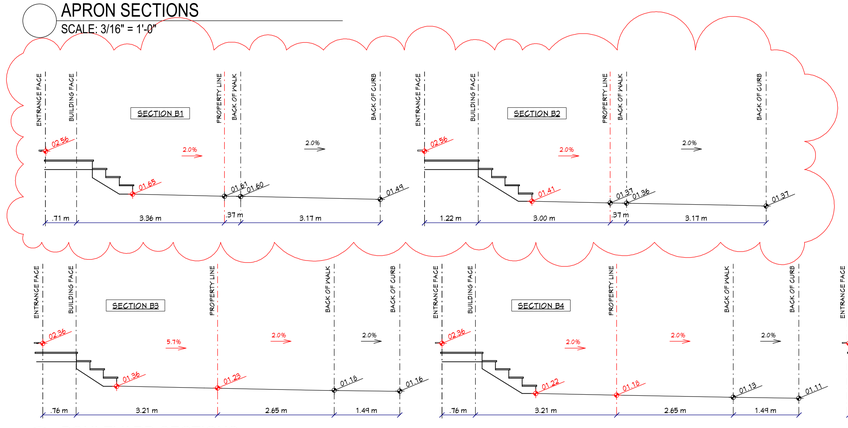
SITE / BLOCK LEGEND

PROPOSED STRUCTURE
PROPOSED VERANDA / COVERED DECK
PROPOSED GARAGE
PROPOSED MAIN UNIT AMENITY SPACE
PROPOSED SUITE AMENITY SPACE
PROPOSED RETAINING WALL
NEIGHBOURING STRUCTURE
LIMESTONE
CONCRETE
WOOD MULCH
SOD
PAVERS
COMPOST, WASTE & RECYCLING BINS
OVERHEAD ELECTRICAL LINE
CITY SANITATION LINE
CITY WATER LINE
CITY STORM LINE
CITY GAS LINE
PROPERTY LINE
ADJACENT PROPERTY LINE
SITE SECTION
PROPOSED FENCE
PROPOSED GRADE
EXISTING GRADE
EXTRAPOLATED GRADE
PROPOSED SLOPE
FIRE HYDRANT
POWER POLE
PROPOSED TREE
PROPOSED SHRUB
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED

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



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

Building Statistics

BUILDING HEIGHT

BLDG1	Proposed main floor geodetic	1102.56
	Maximum building geodetic	1112.27
	Proposed peak geodetic	1111.52
	Lowest adjacent grade	1101.27
	Proposed building height	**10.25 m**
BLDG2	Proposed main floor geodetic	1102.36
	Maximum building geodetic	1112.08
	Proposed peak geodetic	1110.69
	Lowest adjacent grade	1101.08
	Proposed building height	**9.61 m**

RESIDENTIAL DENSITY — 63.75 units/ha

Lot area = ~ 0.078437 ha
Units = 5

PARCEL COVERAGE — 59.69 %

Lot area	784.37 m2
Building 1 footprint	150.85 m2
Building 2 footprint	222.35 m2
Garage footprint	90.43 m2
Storage Footprint	4.56 m2
Total coverage area 468.19 m2	

AREA OF AMENITY SPACE — 52.94 m2

Unit A	5.59 m2
Unit B	5.59 m2
Unit C	5.39 m2
Unit D	5.67 m2
Unit E	5.68 m2
Suite A	5.00 m2
Suite B	5.01 m2
Suite C	5.01 m2
Suite D	5.00 m2
Suite E	5.00 m2

TOTAL A.G. GROSS FLOOR AREA — 7358 SF (683.66 m2)

TOTAL = 10506 sf (976.02 m2)

Unit A	1489 sf (138.40 m2)
Unit B	1495 sf (138.88 m2)
Unit C	1431 sf (132.96 m2)
Unit D	1481 sf (137.61 m2)
Unit E	1462 sf (135.81 m2)
Suite A	568 sf (52.80 m2)
Suite B	590 sf (54.77 m2)
Suite C	652 sf (60.54 m2)
Suite D	682 sf (63.33 m2)
Suite E	656 sf (60.92 m2)

PARKING STALLS PROVIDED ON-SITE 5

Dwelling units: 5
Parking stalls per dwelling unit = 1.0
Visitor stalls per dwelling unit = 00
Garage parking stalls provided: 5
Uncovered parking stalls provided: 00

TOTAL LANDSCAPED AREA — 300.37 m2

38.3% of 784.37 Lot Area
Apron = 15.93 m2

Hard Landscape = 166.24 m2 (55.3%)
Concrete = 128.08 m2
Pavers = 21.91 m2
Conc. Ret. = 3.47 m2
Limestone = 12.78 m2
Soft Landscape = 135.44 m2 (44.7%)
Sod = 88.36 m2
Mulch = 45.77 m2

REQUIRED PLANTINGS

A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
Lot area = 784.37 m2 / 110 = 7.13
Trees: 1.0 x 7.13 ~ 8.0
Shrubs: 1.0 x 7.13 = 21.4 ~ 22

Planting Provided
Trees = 8
Shrubs = 22

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STREET ADDRESS
5105 20 ST SW

LEGAL ADDRESS
LOTS 21, 22, BLOCK 17, PLAN 8620AH

PROJECT
NORTH GLENMORE PARK MULTI

DESIGN: DK	DRAWN: DK/PR	CHECKED: DK

PROJECT # 25-3-PL-MA-039

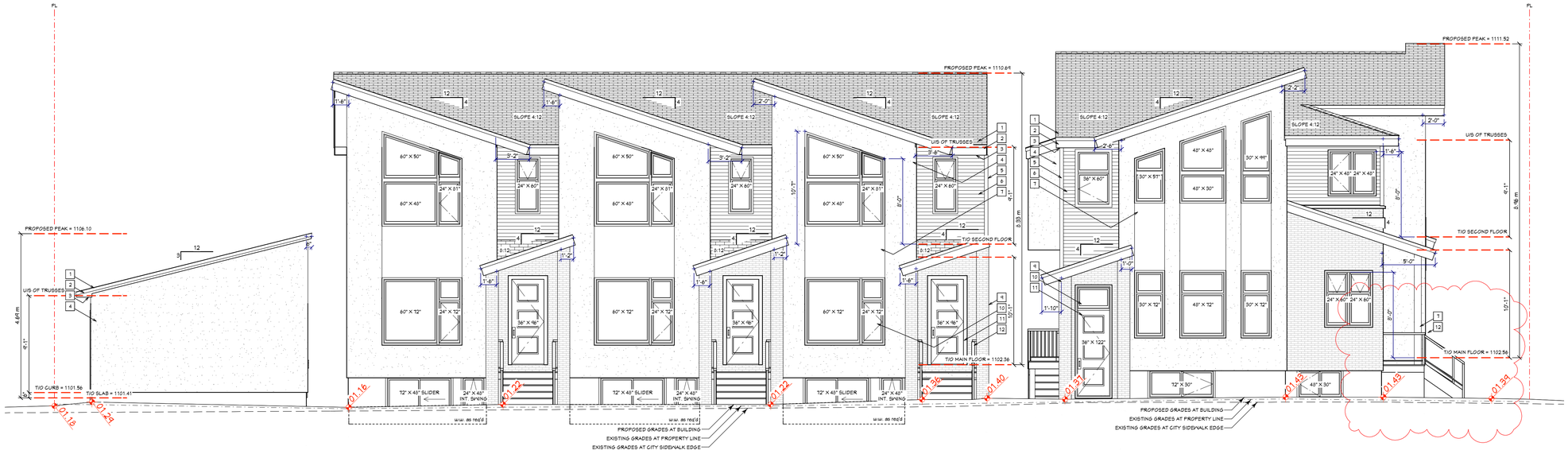
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TITLE
SITE PLAN, SECTIONS & STATS

ZONING R-CG

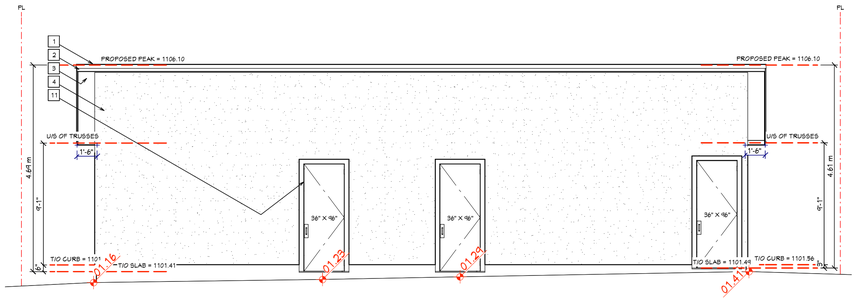
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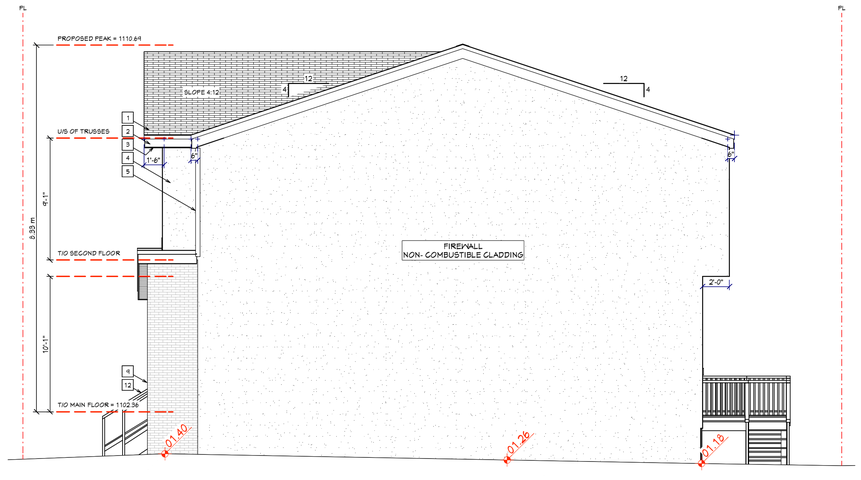


EAST ELEVATION - BUILDING 2
SCALE: 3/16" = 1'-0"

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



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



NORTH ELEVATION - BUILDING 2
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - BUILDING 1
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6	COMPOSITE HORIZONTAL SIDING
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8	STONE CAP
9	STONE OR BRICK VENEER
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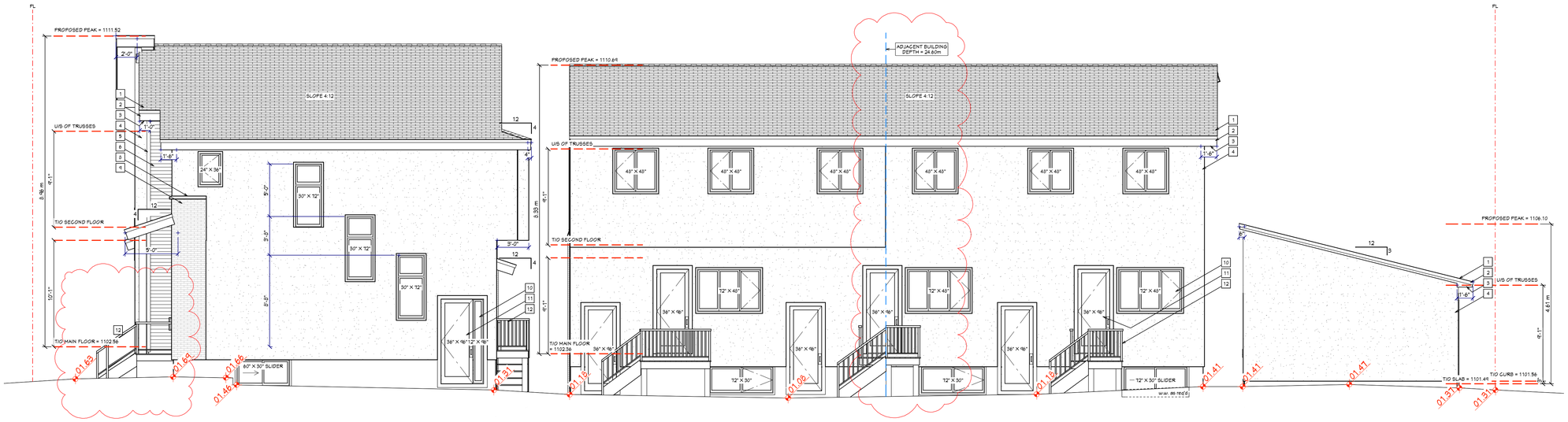
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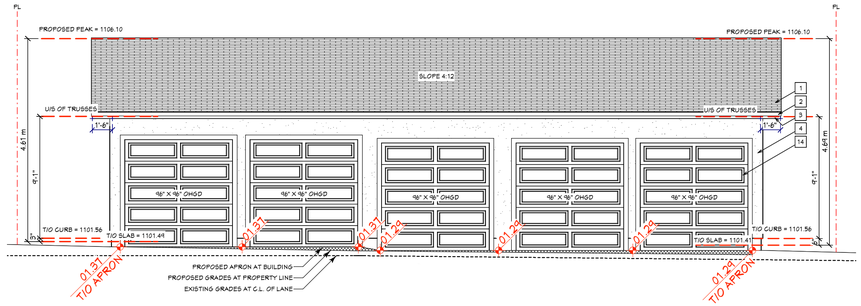
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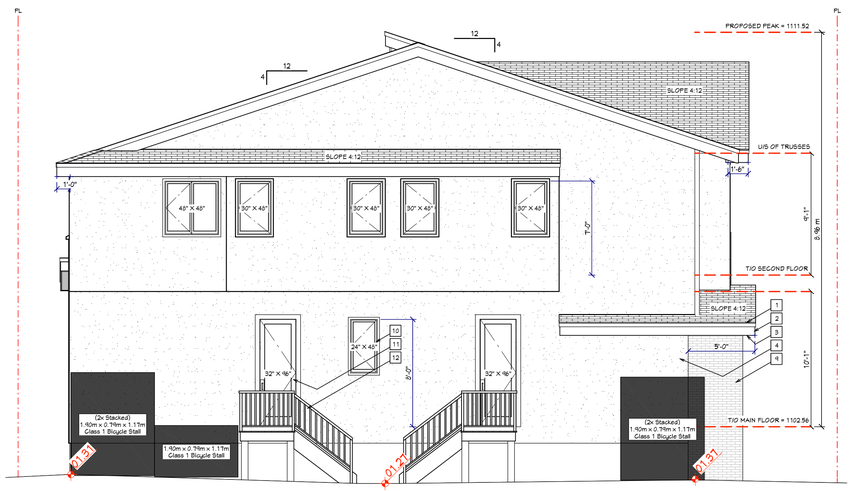


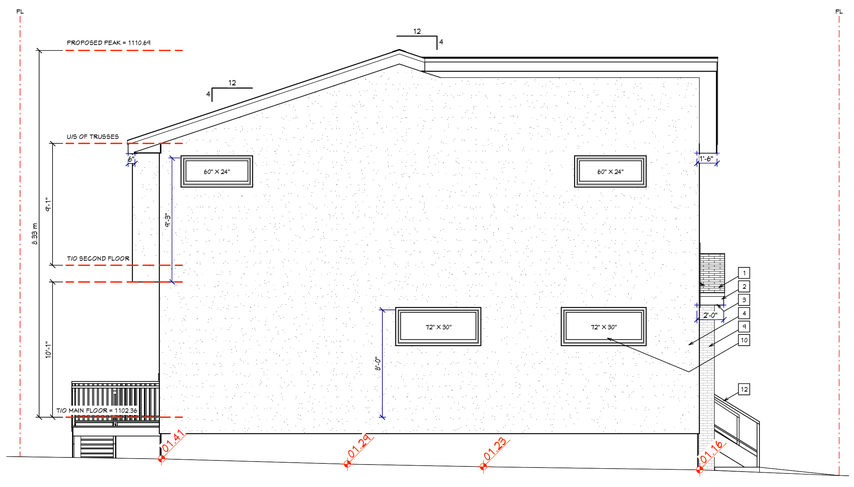
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SCALE: 3/16" = 1'-0"

WEST ELEVATION - BUILDING 2
SCALE: 3/16" = 1'-0"



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





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LEGAL ADDRESS
LOTS 21, 22, BLOCK 17, PLAN 8620AH

PROJECT
NORTH GLENMORE PARK MULTI

DESIGN: DK	DRAWN: DK/PR	CHECKED: DK
PROJECT #	25-3-PL-MA-039	

SCALE
3/16" = 1'-0"

TITLE
WEST & SOUTH ELEVATIONS

ZONING R-CG

PAGE
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11:18:07
2026-05-06