5052 DALHART RD. NW

4-UNIT, 4 SUITE
MULTI-FAMILY
DEVELOPMENT

LOT 1, BLOCK 23,
PLAN 7851 JK

DALHOUSIE, NW CALGARY
LOT ZONING: R-CG

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A5	ELEVATIONS
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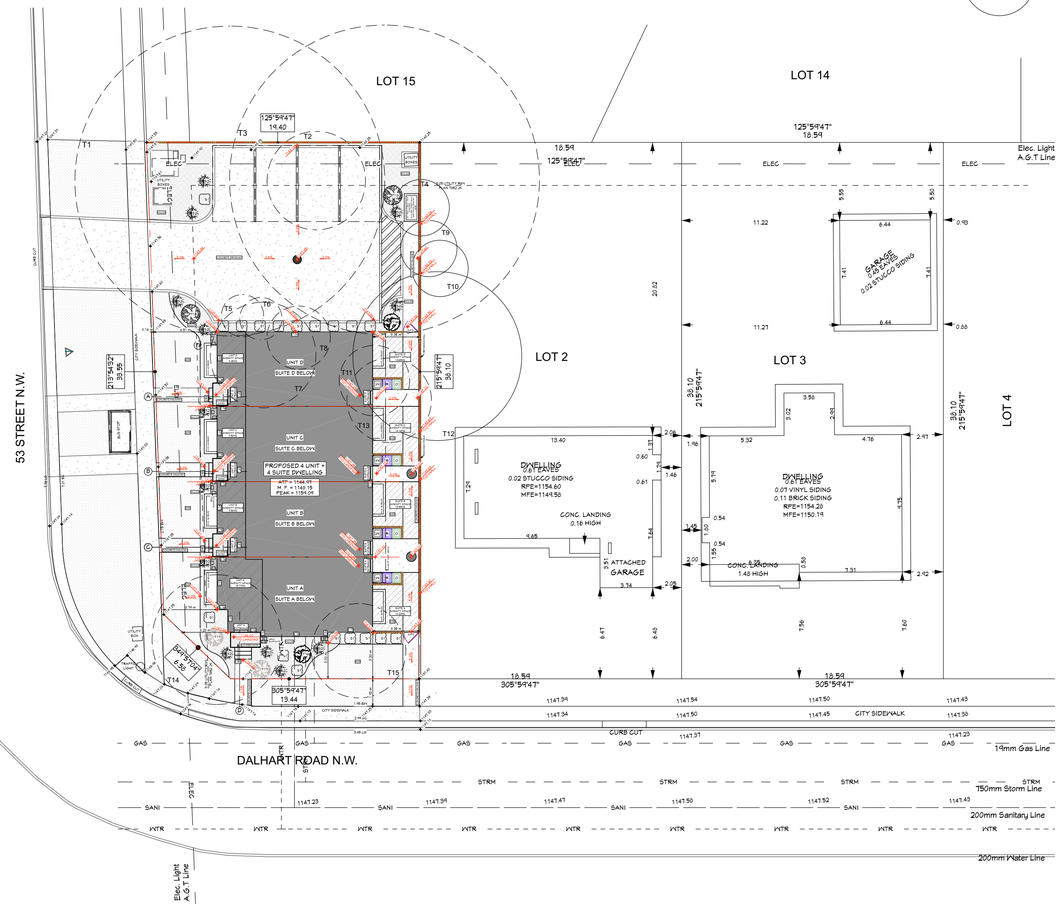
EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.



EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.



EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.



BLOCK PLAN
SCALE: 1:200

RESPONSIBILITIES

NEW CENTURY DESIGN

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ISSUED

	m/d/y
Design Draft - Sign-Off	11.28.25
DP Set	12.08.25

AREAS

TOTAL GROSS FLOOR AREA	S.F.
UNIT A1 TOTAL	1616
MAIN	588
SECOND	656
THIRD	372
SUITE A2	476
UNIT B1 TOTAL	1735
MAIN	593
SECOND	680
THIRD	462
SUITE B2	498
UNIT C1 TOTAL TOTAL	1735
MAIN	593
SECOND	680
THIRD	462
SUITE C2	498
UNIT D1 TOTAL	1666
MAIN	611
SECOND	599
THIRD	456
SUITE D2	480

STREET ADDRESS
5052 Dalhart Rd. NW

LEGAL ADDRESS
LOT 1, BLOCK 23, PLAN 7851 JK

PROJECT
DALHOUSIE ROWHOUSE

DESIGN: DK	DRAWN: DK/TS	CHECKED: DK

PROJECT # 25-3-CL-RM-047

SCALE
AS NOTED

TITLE
COVER PAGE & BLOCK PLAN

ZONING R-CG

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2025-12-08

Building Statistics

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1158.00m

PROPOSED MAIN FLOOR GEODETIC = 1148.15m

LOWEST ADJACENT GRADE = 1147.10

PROPOSED HEIGHT = 10.90m

RESIDENTIAL DENSITY 57.00 units/ha
Lot area = ~ 0.070175 ha
Units = 4

PARCEL COVERAGE 34.13 %
Lot area = 701.75 m2
Building footprint = 232.09 m2
Covered entries = 7.42 m2
Total coverage area = 239.51 m2

AREA OF AMENITY SPACE
TOTAL OUTDOOR AMENITY SPACE 99.96 m2

Unit A	15.77 m2
Unit B	9.58 m2
Unit C	9.58m2
Unit D	9.45 m2
Suite A	14.22 m2
Suite B	13.55 m2
Suite C	14.16 m2
Suite D	13.65 m2

TOTAL GROSS FLOOR AREA 221.57 m2
TOTAL = 2385 sf (221.57 m2)
Unit A1 588 sf (54.62m2)
Unit B1 593 sf (55.09 m2)
Unit C1 593 sf (55.09 m2)
Unit D1 611 sf (56.76 m2)

FRONT SETBACK
AVERAGE CONTEXTUAL SETBACK = 3.00m

PARKING STALLS PROVIDED ON-SITE 4.0
DWELLING UNITS: 4
PARKING STALLS PER DWELLING UNIT = 1
VISITOR STALLS PER DWELLING UNIT = 0
PARKING STALLS PROVIDED: 4
PROVIDED VIA DRIVEWAY PARKING

LANDSCAPE STATISTICS

NOTE: Underground Low-Water-Irrigation System to be provided.
NOTE: All sodded areas to be planted with a drought tolerant grass species.
NOTE: Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

PARCEL AREA = 701.75 m2

LANDSCAPING AREA = 277.40 m2

SOFT SURFACE AREA = 182.34 m2 (65.74%)
PROPOSED

Sod / grass	=	96.75 m2
Mulch	=	85.59 m2

HARD SURFACE AREA = 95.05 m2 (34.26%)
PROPOSED

Concrete Walk Ways	=	87.38 m2

TREES REQUIRED = 5 Trees

TREES PROPOSED = 6 Trees

PROPOSED TREE SPECIES
T16 = Montgomery Spruce (Picea Pungens) (x2)
T17 = Polar Bear Willow (Salix Salicola) (x2)
T18 = Ussurain Pear (Pyrus x Ussuriensis) (x2)

SHRUBS REQUIRED = 20 Shrubs

SHRUBS PROPOSED = 31 Shrubs

PROPOSED SHRUB SPECIES
S1 = Cotoneaster (Cotoneaster Acutifolius) (x18)
S2 = Potentilla Abbotswoodt (Potentilla Fruticosa) (x13)

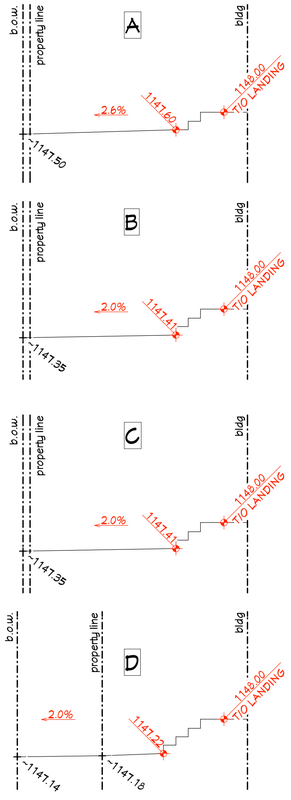
TREE LEGEND

TREES EXISTING

#	DIA.(mm)	SPRD.(m)	HGT.(m)	SPECIES	STATUS	QTY.
T1	0.55	22.00	23.00	DECIDUOUS	TO BE REMOVED	1
T2	0.30	7.00	14.00	CONIFEROUS	TO BE REMOVED	1
T3	0.55	22.00	23.00	DECIDUOUS	TO BE REMOVED	1
T4	---	4.00	4.00	SHRUB	TO REMAIN	1
T5	0.10	3.00	6.00	DECIDUOUS	TO BE REMOVED	1
T6	0.18	3.00	5.00	DECIDUOUS	TO BE REMOVED	1
T7	0.25	7.50	12.50	DECIDUOUS	TO BE REMOVED	1
T8	0.20	4.50	6.00	DECIDUOUS	TO BE REMOVED	1
T9	---	4.00	4.00	SHRUB	TO REMAIN	1
T10	---	4.00	4.00	SHRUB	TO REMAIN	1
T11	0.18	5.00	6.50	DECIDUOUS	TO BE REMOVED	1
T12	0.65	12.00	15.00	DECIDUOUS	TO REMAIN	1
T13	0.30	6.00	12.00	CONIFEROUS	TO BE REMOVED	1
T14	0.15	4.20	17.00	CONIFEROUS	TO BE REMOVED	1
T15	0.45	6.70	13.00	CONIFEROUS	TO BE REMOVED	1

PROPOSED

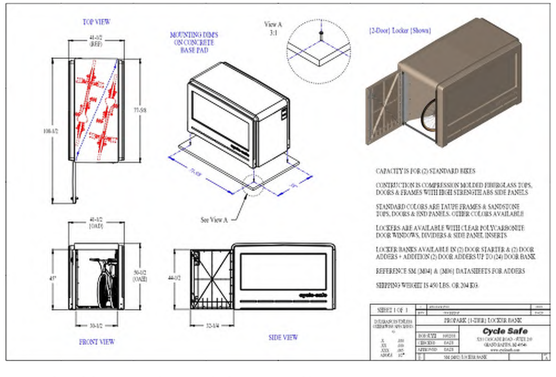
T16	0.50	2.10	3.00	MONTGOMERY SPRUCE (CONIFEROUS)	TO BE PLANTED	2
T17	0.75	4.50	6.00	POLAR BEAR WILLOW (DECIDUOUS)	TO BE PLANTED	2
T18	0.50	9.00	9.00	USSURAIN PEAR (DECIDUOUS)	TO BE PLANTED	2
S1	---	1.00	1.00	COTONEASTER	TO BE PLANTED	18
S2	---	0.91	0.91	POTENTILLA ABBOTSWOOD	TO BE PLANTED	13



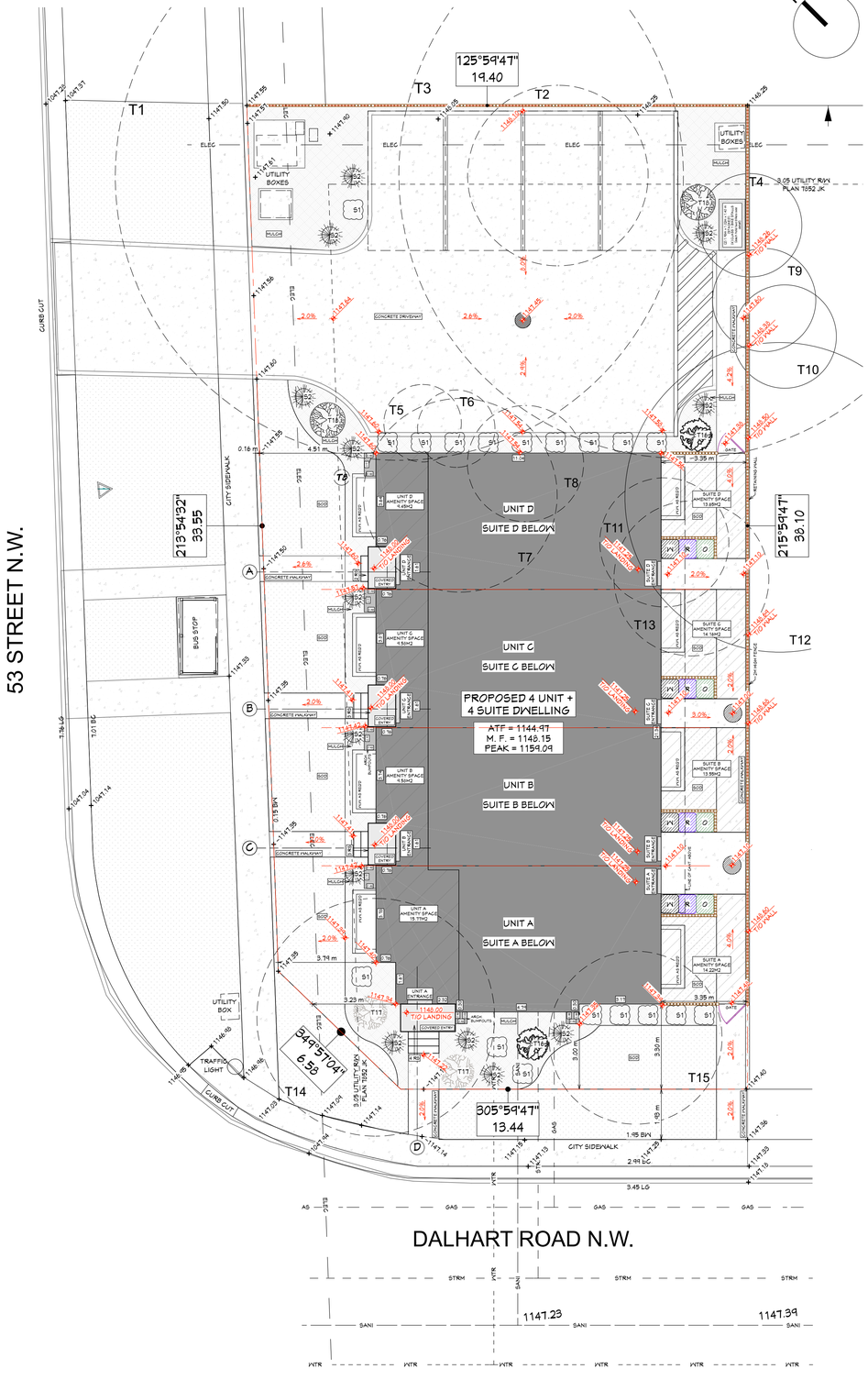
BOULEVARD SECTIONS
SCALE: 3/16" = 1'-0"

SITE / BLOCK LEGEND

PROPOSED STRUCTURE		ELEC	OVERHEAD ELECTRICAL LINE
PROPOSED EXTERIOR FEATURES			CITY SANITATION LINE
PROPOSED COVERED ENTRY			CITY WATER LINE
PROPOSED UNCOVERED DECK			CITY STORM LINE
PROPOSED MAIN UNIT AMENITY SPACE			CITY GAS LINE
SOD			PROPERTY LINE
MULCH		A1	ADJACENT PROPERTY LINE
CONCRETE			SITE SECTION
PROPOSED RETAINING WALL			PROPOSED FENCE
NEIGHBOURING STRUCTURE		1044.44	PROPOSED GRADE
COMPOST, WASTE & RECYCLING BINS		1044.44	EXISTING GRADE
EXISTING TREE TO REMAIN			EXTRAPOLATED GRADE
EXISTING TREE TO BE REMOVED		4.0%	PROPOSED SLOPE
			FIRE HYDRANT
			POWER POLE
		T1	DECIDUOUS - TYPE 1
		T2	DECIDUOUS - TYPE 2
		BC	CONIFEROUS - TYPE 1
		S1	SHRUB - TYPE 1
		S2	SHRUB - TYPE 2



CLASS 1 BIKE STALL (FOR 2 BIKES)
SCALE: N.T.S.



SITE PLAN
SCALE: 1:100

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DALHOUSIE ROWHOUSE

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SCALE
AS NOTED

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SITE PLAN & BLVD SECTIONS

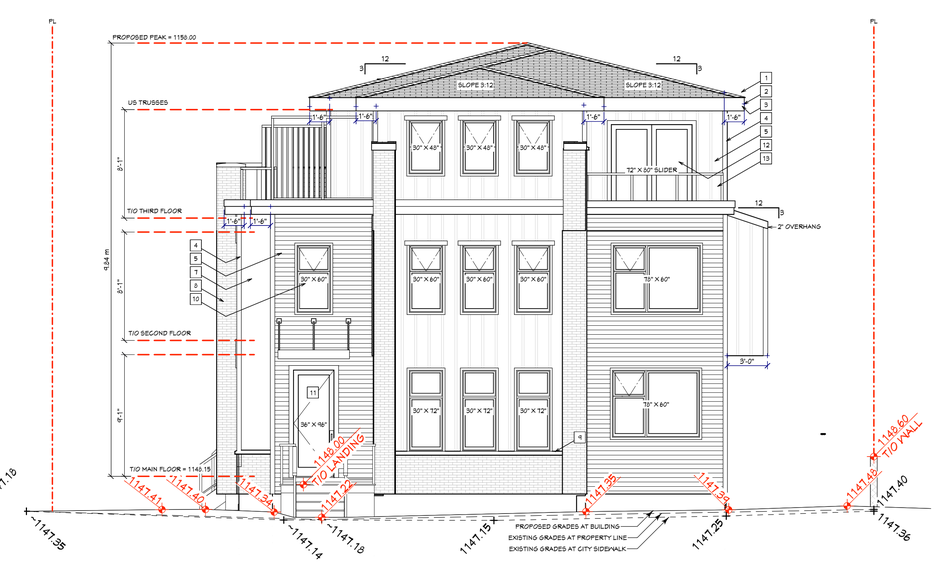
ZONING R-CG

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

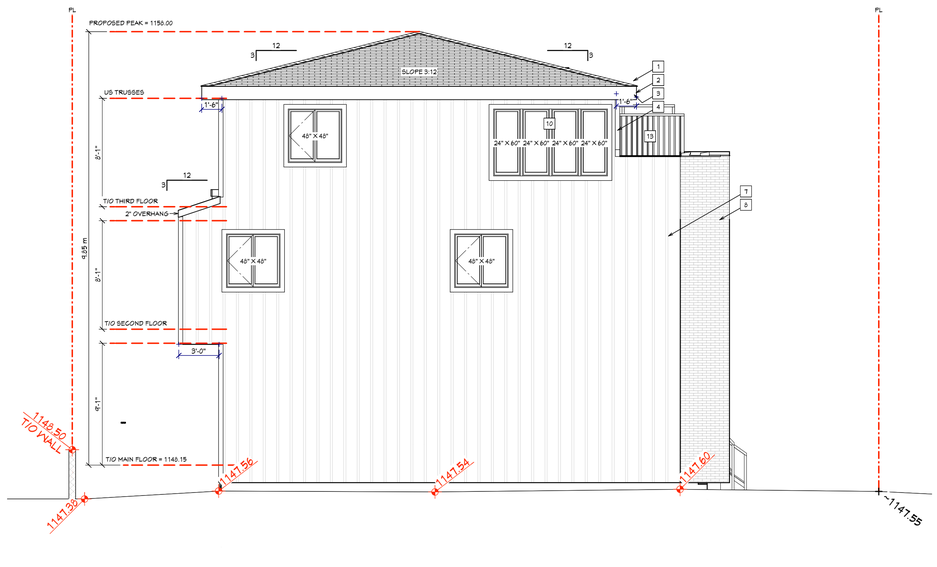


SIDE STREET ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	12" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	4" CORNER BOARD
5	JAMES HARDIE HORIZONTAL SIDING
6	JAMES HARDIE BOARD AND BATTEN
7	JAMES HARDIE SMOOTH PANEL
8	BRICK VENEER
9	METAL STONE CAP/SILL
10	VINYL CLAD WINDOWS
11	FIBREGLASS DOOR
12	SLIDING GLASS DOOR
13	RAILING
14	STEEL GARAGE DOOR



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



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

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SCALE
3/16" = 1'-0"

TITLE
ELEVATIONS

ZONING R-CG

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