Building Statistics

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00 m

PROPOSED PEAK GEODETIC = 1156.15 m

PROPOSED MAIN FLOOR GEODETIC = 1148.15

LOWEST ADJACENT GRADE = 1147.01

PROPOSED HEIGHT = 9.14 m

RESIDENTIAL DENSITY 57.00 units/ha

Lot area = ~ 0.070175 ha
Units = 4

PARCEL COVERAGE 45.76 %

Lot area = 701.75 m2
Building footprint = 232.19 m2
Class 1 Bike Lockers = 4.96 m2
Parking Stalls (21.00 m2/stall) = 4 (21.00) = 84.00 m2
Total coverage area = 321.15 m2

AREA OF AMENITY SPACE

TOTAL OUTDOOR AMENITY SPACE 79.24 m2
Private:

Unit B	10.68 m2
Unit C	11.10 m2
Unit D	12.00 m2
Suite C	12.30 m2
Suite D	12.30 m2
Shared Amenity	20.86 m2

TOTAL GROSS FLOOR AREA 468.12 m2

TOTAL = 5038.80 sf (468.12 m2)

Unit A1	588 sf (54.62 m2) 656 sf (60.94 m2)	Total = 115.56 m2
Unit B1	593 sf (55.09 m2) 680 sf (63.17 m2)	Total = 118.26 m2
Unit C1	593 sf (55.09 m2) 678 sf (62.99 m2)	Total = 118.08 m2
Unit D1	611 sf (56.76 m2) 640 sf (59.46 m2)	Total = 116.22 m2

FRONT SETBACK 3.00 m

Required Front Yard Setback = 3.00 m
Provided Front Yard Setback = 3.00 m

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
BUILDING AREA	=	237.15 m2
CONC. PARKING	=	187.65 m2
LANDSCAPING AREA	=	276.95 m2
SOFT SURFACE AREA = PROPOSED		160.50 m2 (57.95%)
Sod / grass	=	84.82 m2 (31.33%)
Mulch	=	83.43 m2
HARD SURFACE AREA = PROPOSED		116.45 m2 (42.05%)
Concrete Walk Ways	=	104.34 m2
Crushed Limestone	=	12.11 m2

Lot Area = 701.75 m2/110 = 6.38
Trees = 1.0 x 6.38 = 6.38 = 7 Req.
Shrubs = 3.0 x 6.68 = 19.14 = 20 Req.

TREES REQUIRED = 7 Trees

TREES PROPOSED = 7 Trees

SHRUBS REQUIRED = 20 Shrubs

SHRUBS PROPOSED = 21 Shrubs

TREE LEGEND

TREES EXISTING

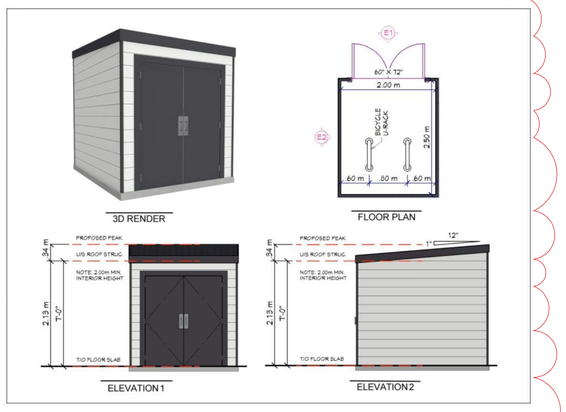
#	DIA.(mm)	SPRD.(m)	HGT.(m)	SPECIES	STATUS	QTY.
T1	0.55	22.00	23.00	DECIDUOUS	TO BE REMOVED	1
T2	0.30	7.00	14.00	CONIFEROUS	TO BE REMOVED	1
T3	0.55	22.00	23.00	DECIDUOUS	TO BE REMOVED	1
T4	---	4.00	4.00	SHRUB	TO REMAIN	1
T5	0.10	3.00	6.00	DECIDUOUS	TO BE REMOVED	1
T6	0.18	3.00	5.00	DECIDUOUS	TO BE REMOVED	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	0.75	9.20	17.00	CONIFEROUS	TO BE REMOVED	1
T15	0.45	6.70	13.00	CONIFEROUS	TO BE REMOVED	1

PROPOSED

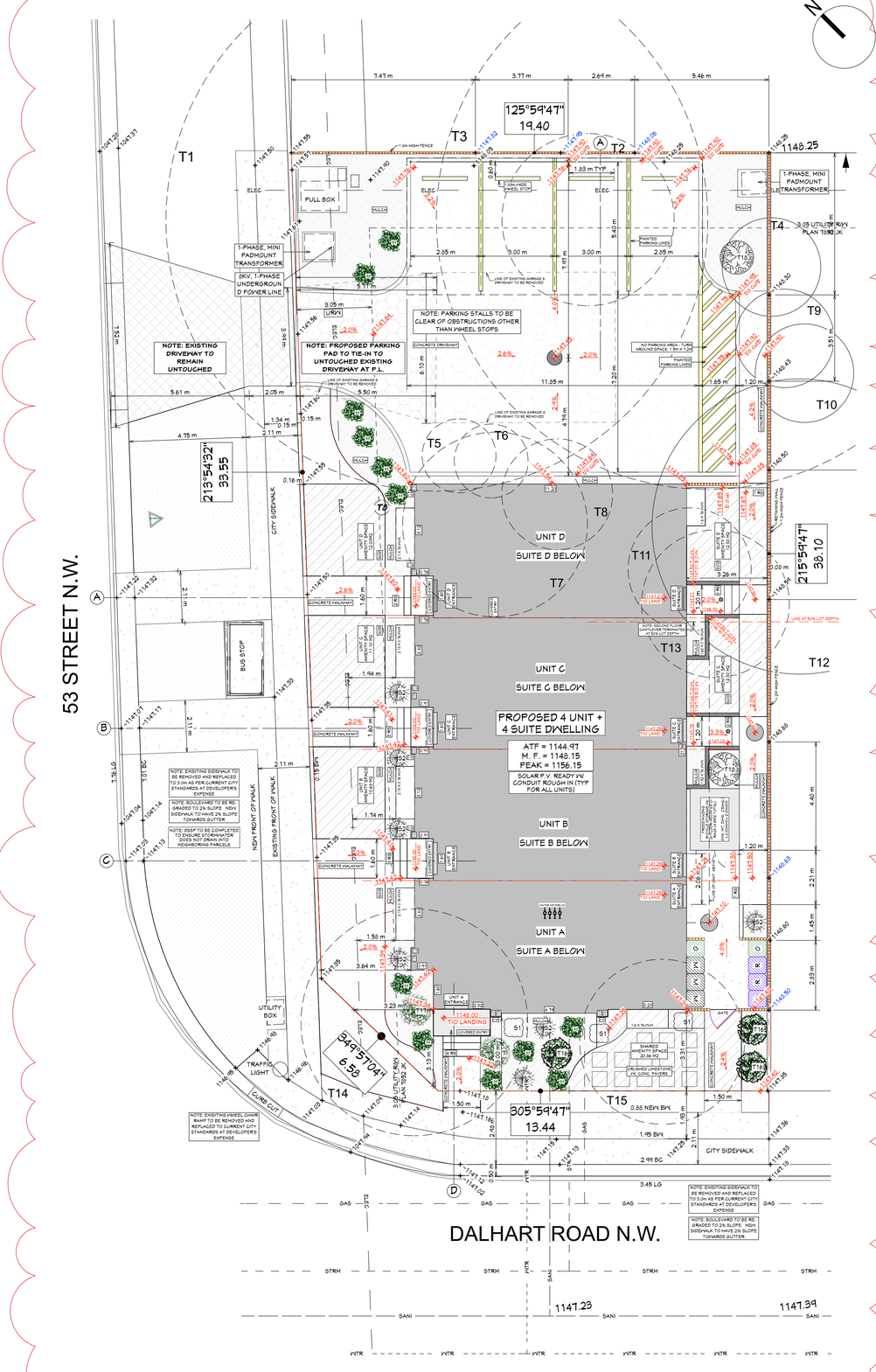
T16	0.60	2.10	3.00	MONTGOMERY SPRUCE (CONIFEROUS)	TO BE PLANTED	3
T17	0.75	4.50	6.00	SWEDISH ASPEN (DECIDUOUS)	TO BE PLANTED	2
T18	0.50	3.00	3.00	USSURIAN PEAR (DECIDUOUS)	TO BE PLANTED	2
S1	---	1.00	1.00	COTONEASTER	TO BE PLANTED	2
S2	---	0.41	0.41	POTENTILLA ABBOTSWOOD	TO BE PLANTED	7
S3	---	1.50	0.30	CARPET JUNIPER	TO BE PLANTED	12

SITE / BLOCK LEGEND

- PROPOSED STRUCTURE
- PROPOSED EXTERIOR FEATURES
- PROPOSED COVERED ENTRY
- PROPOSED AMENITY SPACE
- SOD
- MULCH
- CONCRETE
- PROPOSED RETAINING WALL
- COMPOST, WASTE & RECYCLING BINS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 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
- DECIDUOUS - TYPE 1
- DECIDUOUS - TYPE 2
- CONIFEROUS - TYPE 1
- SHRUB - TYPE 1
- SHRUB - TYPE 2
- SHRUB - TYPE 3



BIKE LOCKER
N.T.S.



SITE PLAN
SCALE: 1:100

RESPONSIBILITIES

NEW CENTURY DESIGN

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ISSUED

	m/d/y
Design Draft - Sign-Off	11.28.25
DP Set	12.08.25
DTR	03.23.26

AREAS

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

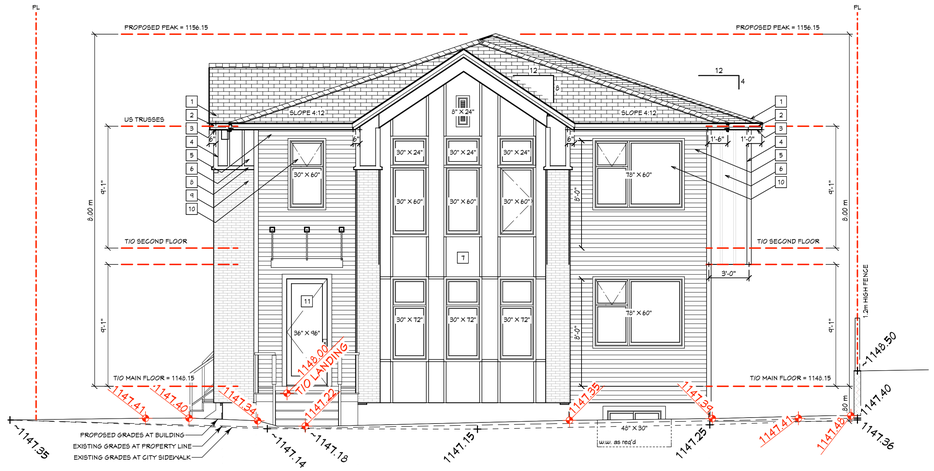
SCALE
AS NOTED

TITLE
SITE PLAN

ZONING R-CG

PAGE A3 / 7

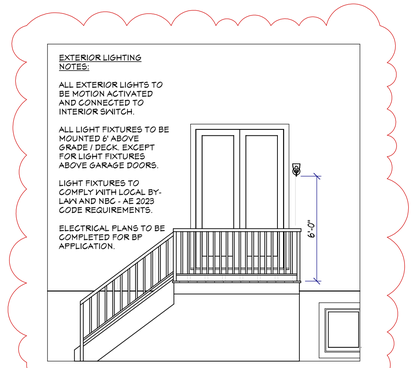
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SOUTH WEST ELEV. - RIGHT
SCALE: 3/16" = 1'-0"



NORTH WEST ELEV. - FRONT
SCALE: 3/16" = 1'-0"



EXTERIOR CLADDING SCHEDULE

1	ASPHALT ROOFING
2	6" 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	METAL STONE CAP/SILL
9	BRICK VENEER
10	VINYL CLAD WINDOWS
11	FIBREGLASS DOOR
12	SLIDING GLASS DOOR
13	RAILING
14	STEEL GARAGE DOOR

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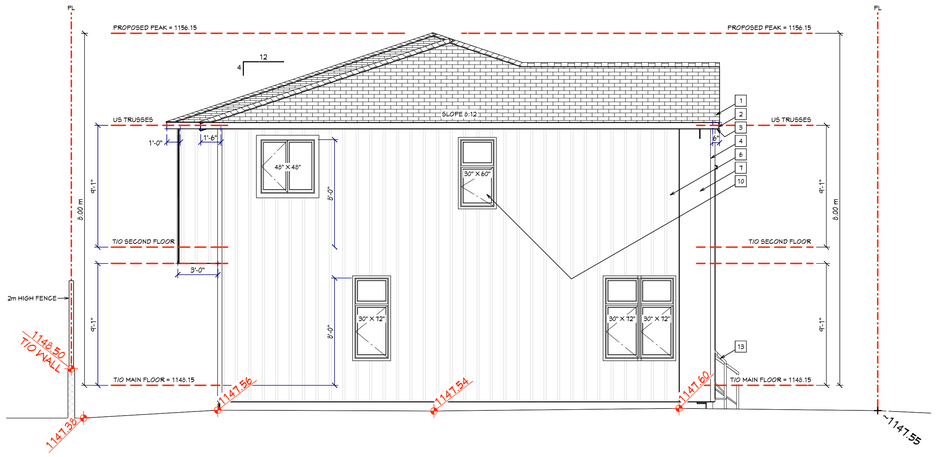
LEGAL ADDRESS
LOT 1, BLOCK 23, PLAN 7851 JK

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DALHOUSIE ROWHOUSE

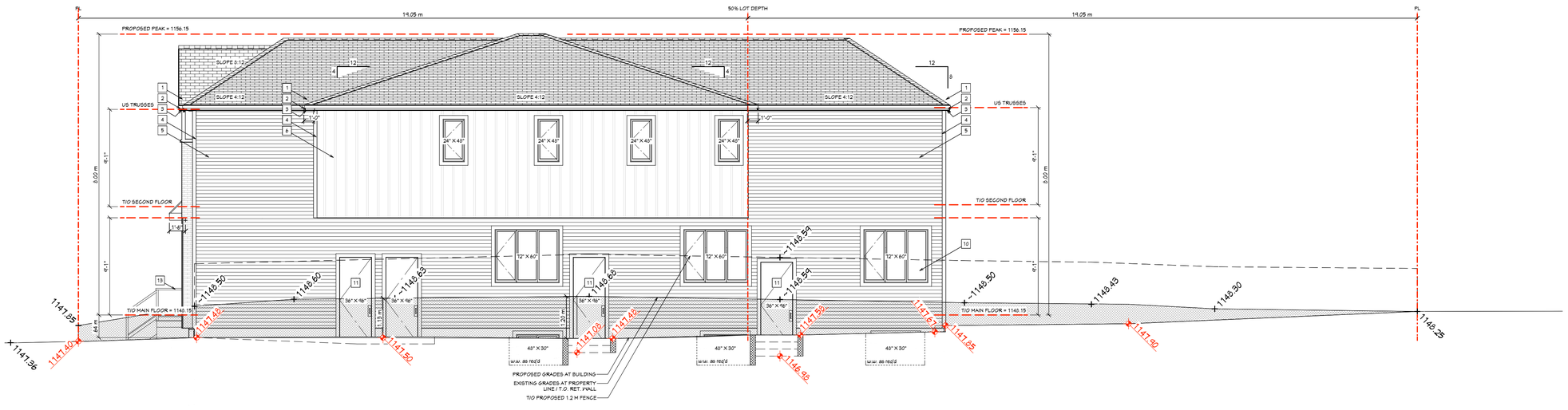
DESIGN: DK	DRAWN: DK/TS	CHECKED: DK

PROJECT # 25-3-CL-RM-047
SCALE
TITLE
ZONING R-CG
PAGE A6 / 7

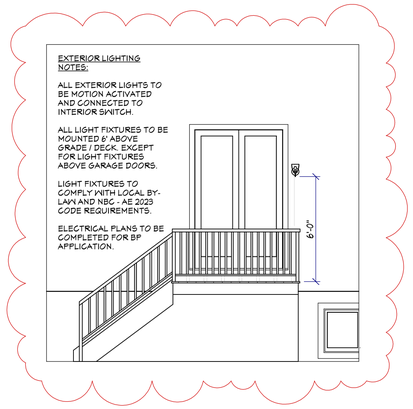
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2026-04-16



NORTH EAST ELEV. - LEFT
SCALE: 3/16" = 1'-0"



SOUTH EAST ELEV. - REAR
SCALE: 3/16" = 1'-0"



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LOT 1, BLOCK 23, PLAN 7851 JK

PROJECT
DALHOUSIE ROWHOUSE

DESIGN: DK	DRAWN: DK/TS	CHECKED: DK

PROJECT # 25-3-CL-RM-047

SCALE
3/16" = 1'-0"

TITLE
ELEVATIONS

ZONING R-CG

PAGE A7 / 7

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2026-04-16