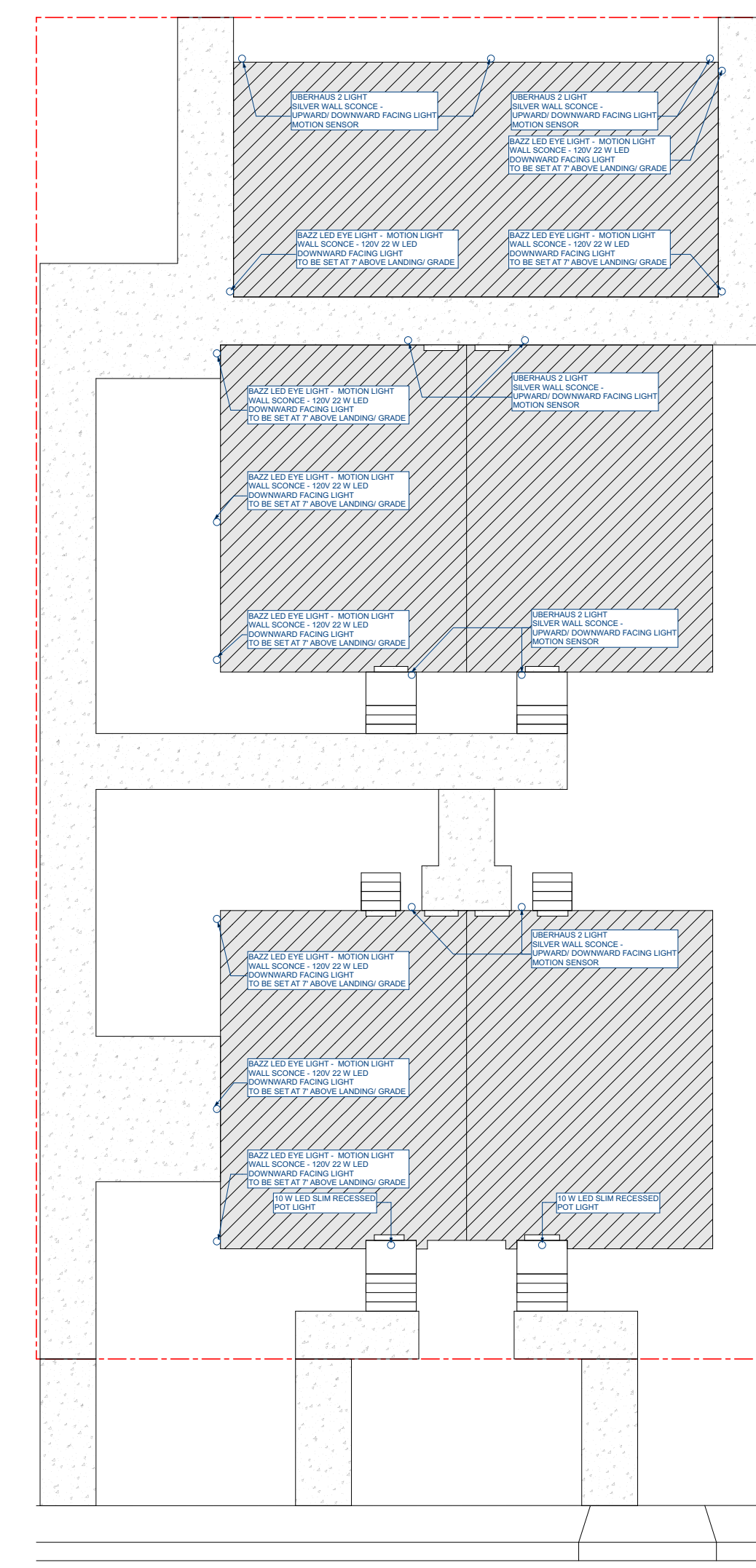
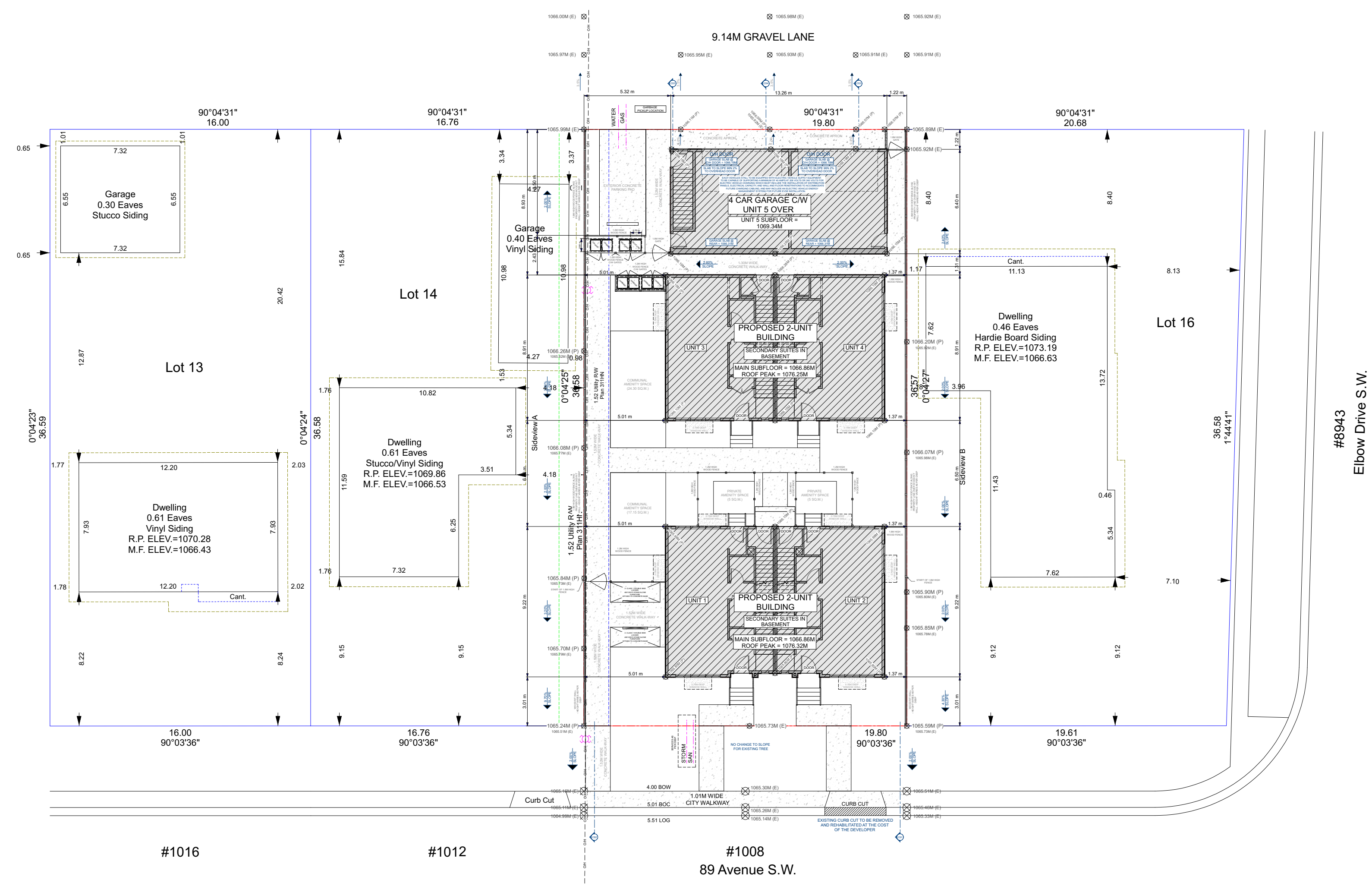


1
A1 **STREETSCAPE**
SCALE = 1:200

2
A1 **ADJACENT BUILDING SIDE VIEWS**
SCALE = 1:200



3
A1 **BLOCK PLAN**
SCALE = 1:200

4
A1 **SITE LIGHTING PLAN**
SCALE = 1:150

MISCELLANEOUS NOTES:
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5 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
5 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
1008 89 AVENUE SW
CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

SHEET TITLE:
BLOCK PLAN & STREETSCAPE & LIGHTING PLAN

DRAWING DATE:
12/2/2025

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A1

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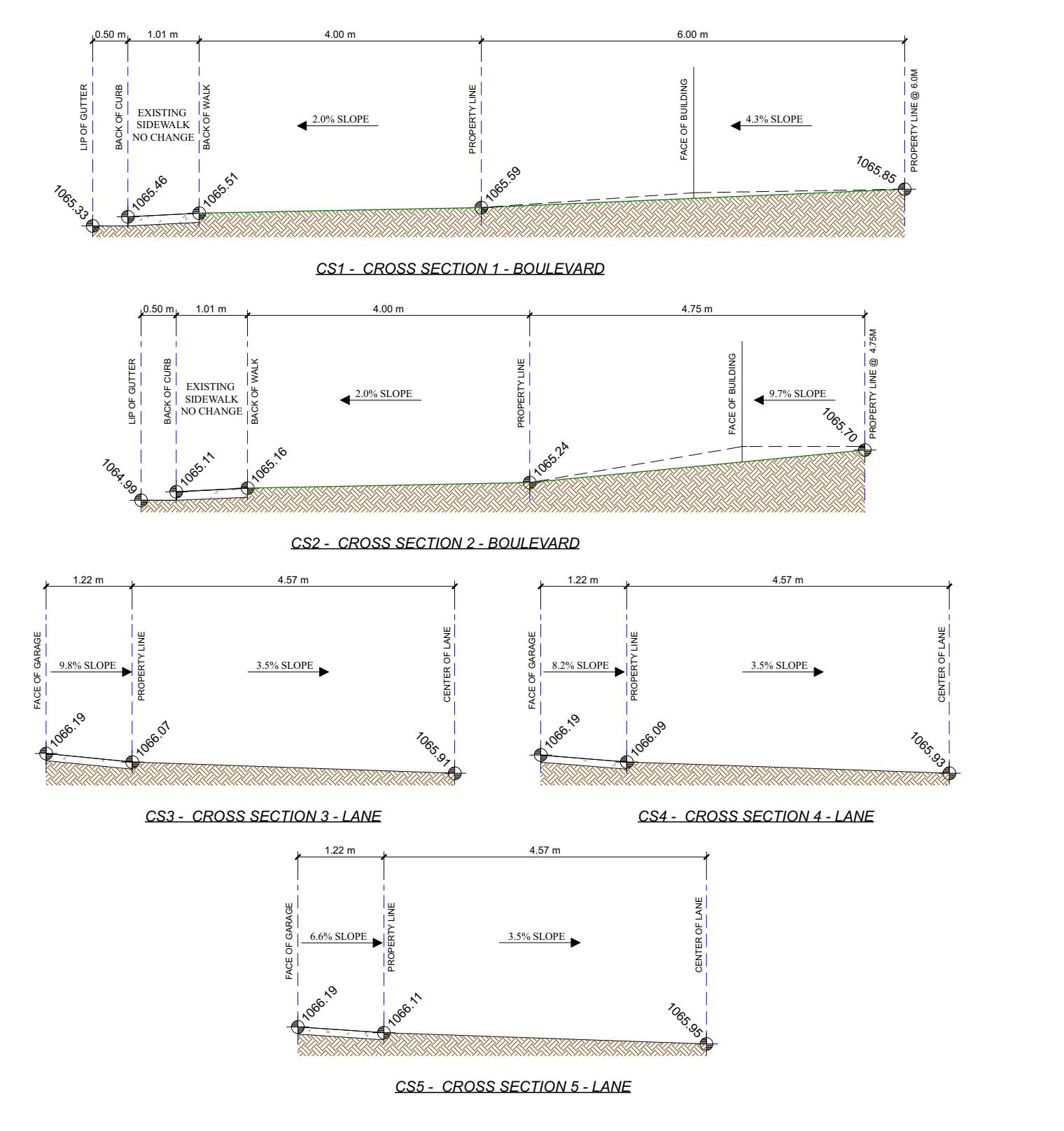
SHEET TITLE:
SITE PLAN /
LANDSCAPE PLAN

DRAWING DATE:
12/2/2025

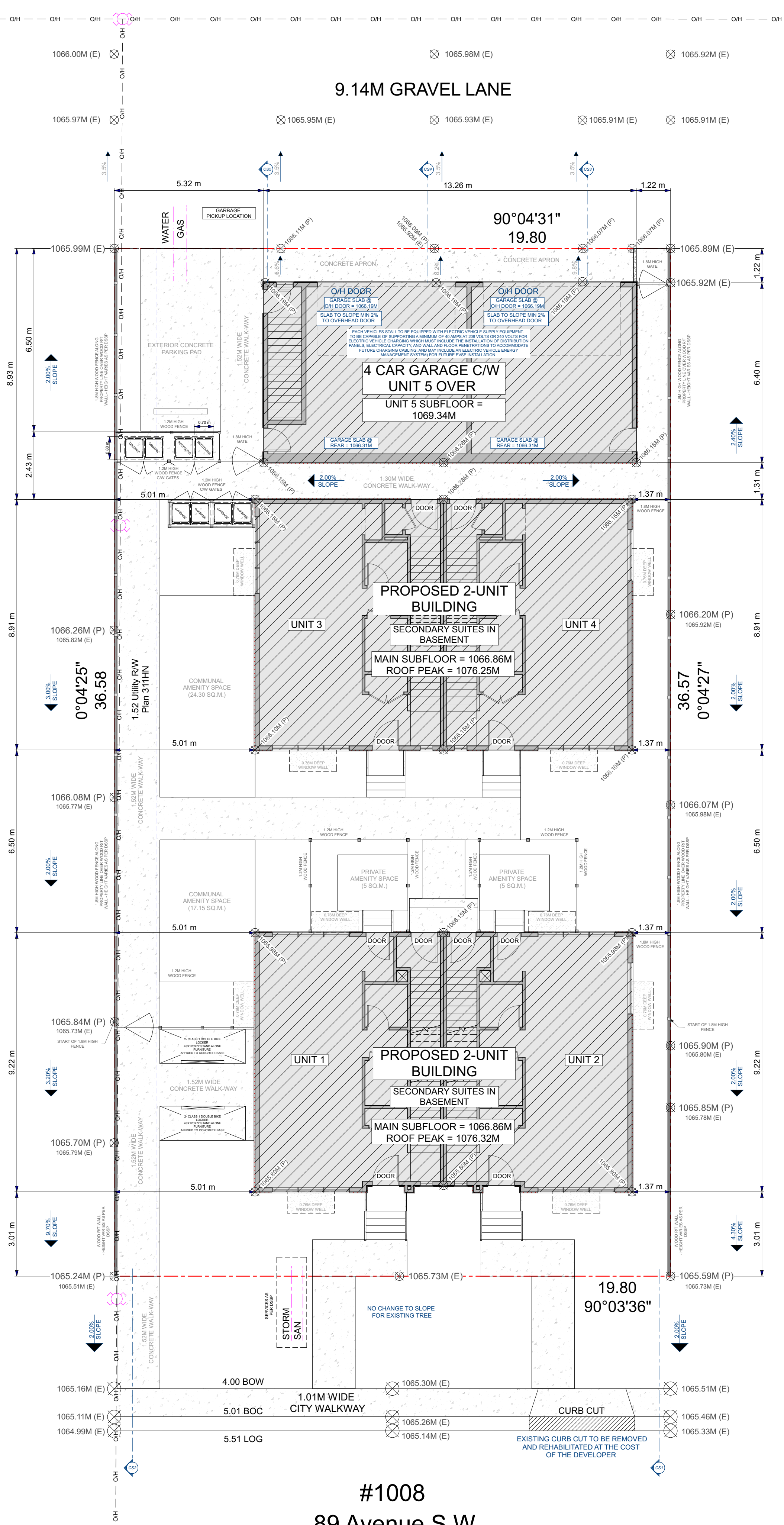
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:
A2

<p>PROJECT INFORMATION</p> <p>MUNICIPAL ADDRESS: 1008 89 AVENUE SW, CALGARY, AB</p> <p>LEGAL DESCRIPTION: LOTS - 15 BLOCK - 12 PLAN - 311HN</p> <p>ZONING / COMMUNITY: H-GO HOUSING - GRADE-ORIENTED HAYSBORO</p> <p>CLIENT: KAM DHILLON REAL ESTATE</p>	<p>SITE INFORMATION</p> <p>COVERAGE: LOT AREA: 724.09 SQ.M. MAXIMUM COVERAGE: 434.45 SQ.M. PROPOSED BUILDING FOOTPRINT: 242.10 SQ.M. PROPOSED GARAGE FOOTPRINT: 84.87 SQ.M. TOTAL COVERAGE: 326.97 SQ.M. % OF LOT COVERED: 45.12%</p> <p>DENSITY: NUMBER OF UNITS: 5 + 4 SECONDARY SUITES PROPOSED UNITS PER HECTARE: 69</p>	<p>SITE INFORMATION</p> <p>GROSS FLOOR AREA: ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 241.92 SQ.M. SECOND FLOOR: 330.38 SQ.M. THIRD FLOOR: N/A TOTAL GROSS FLOOR AREA (GFA): 572.28 SQ.M. FLOOR AREA RATIO (FAR): 0.79FAR MAX FAR = 1.50 FAR</p> <p>PARKING ENCLOSED UNIT PARKING STALLS: 4 OUTDOOR PARKING STALLS: 1 TOTAL PARKING STALLS: 5</p>																											
<p>LANDSCAPE INFORMATION:</p> <table border="1"> <thead> <tr> <th>TREE:</th> <th>SIZE:</th> <th>QTY:</th> </tr> </thead> <tbody> <tr> <td> BLUE SPRUCE (PICEA PUNGENS)</td> <td>2.0M HEIGHT</td> <td>1</td> </tr> <tr> <td> COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)</td> <td>4.0M HEIGHT</td> <td>1</td> </tr> <tr> <td> USSURIAN PEAR (PYRUS USSURIENSIS)</td> <td>85mm</td> <td>1</td> </tr> <tr> <td> PIN CHERRY (PRUNUS PENNSYLVANICA)</td> <td>85mm</td> <td>1</td> </tr> <tr> <td>SHRUB:</td> <td>SIZE:</td> <td>QTY:</td> </tr> <tr> <td> CARPET JUNIPER (JUNIPERUS SABINA MONNA)</td> <td>0.6M</td> <td>7</td> </tr> <tr> <td> BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)</td> <td>0.6M</td> <td>7</td> </tr> <tr> <td> BLACK LACE ELDERBERRY (SAMBUCUS NIGRA 'EVA')</td> <td>0.6M</td> <td>7</td> </tr> </tbody> </table>		TREE:	SIZE:	QTY:	BLUE SPRUCE (PICEA PUNGENS)	2.0M HEIGHT	1	COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	4.0M HEIGHT	1	USSURIAN PEAR (PYRUS USSURIENSIS)	85mm	1	PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1	SHRUB:	SIZE:	QTY:	CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	7	BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	7	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA 'EVA')	0.6M	7	<p>LANDSCAPE INFORMATION</p> <p>LOT AREA = 724.09 SQ.M. MAX LOT COVERAGE = 434.45 SQ.M. PROPOSED LOT COVERAGE = 326.97 SQ.M.</p> <p>BUILDING COVERAGE = 326.97 SQ.M. WINDOW WELLS = 12.77 SQ.M. CONCRETE APRON = 18.00 SQ.M. LOCKER FOOTPRINT = 7.43 SQ.M. RETAINING WALLS = 7.43 SQ.M. WASTE STORAGE AREA = 4.48 SQ.M. EXTERIOR PARKING SPACE = 18.60 SQ.M. TOTAL COVERED AREA = 393.68 SQ.M.</p> <p>TOTAL LANDSCAPE AREA = 330.41 SQ.M. REQUIRED LANDSCAPE AREA = 289.64 SQ.M. MAX HARD LANDSCAPE = 115.86 SQ.M.</p> <p>NOTE: IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM - SPRINKLERS TO BE CONFINED TO TALL SOFT LANDSCAPED AREAS ONLY AS PER LUB</p> <p>NOTE: MIN. 300MM OF TOP SOIL REQ. IN ALL SOFT LANDSCAPE AREAS</p> <p>NOTE: ALL SOD TO BE A DROUGHT TOLERANT SPECIES</p>
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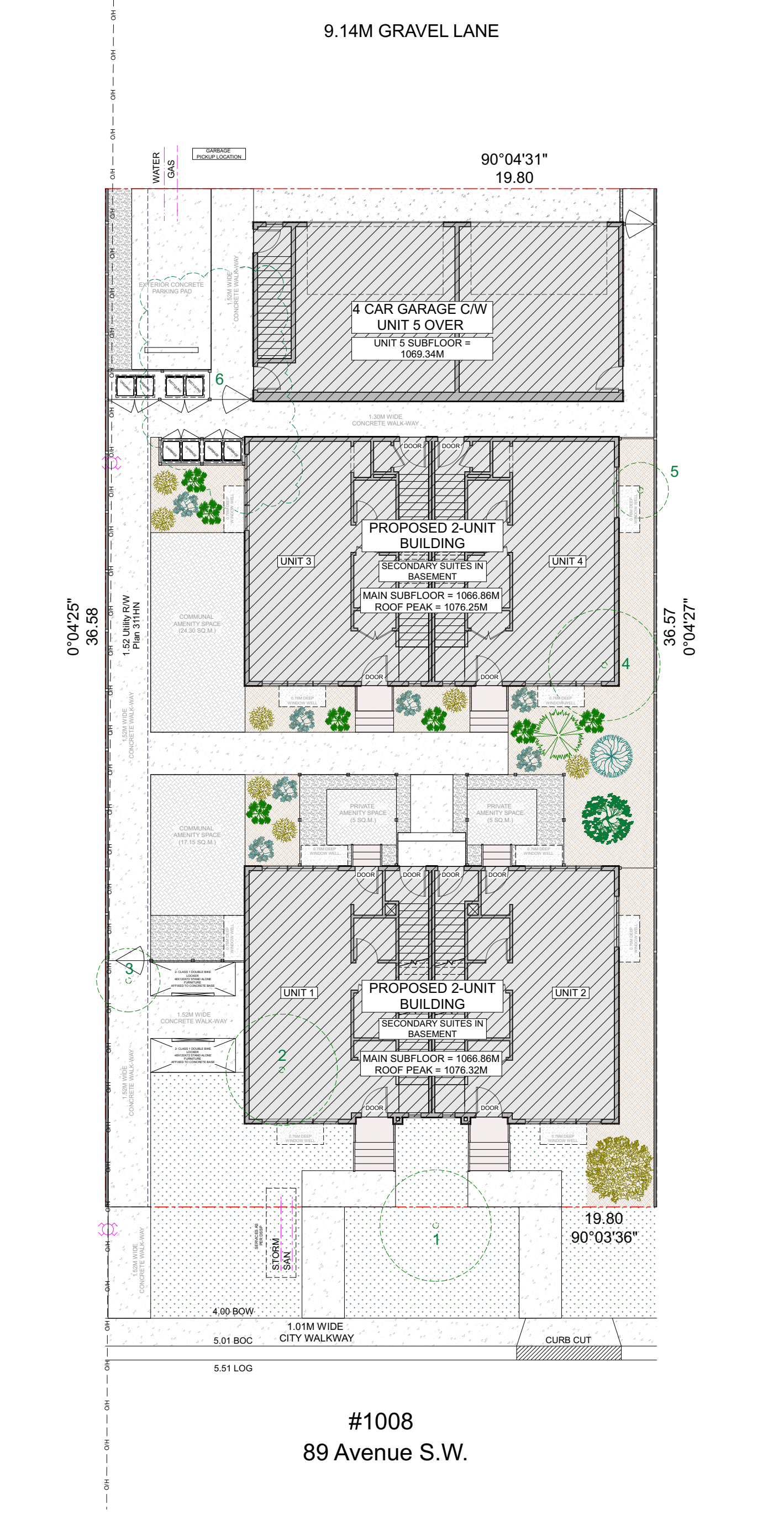
2 SITE CROSS SECTIONS
SCALE = 1:75



1 SITE PLAN
SCALE = 1:100

Existing Tree Schedule

Tree	Type	Ø	Spread	Height	Location	Retain/Remove
1	Deciduous	0.10	4.00	3.50	In City Property	Retain
2	Coniferous	0.45	4.00	12.00	In Subject Property	Remove
3	Bush	---	2.00	2.00	In Subject Property	Remove
4	Coniferous	0.45	4.00	12.00	In Subject Property	Remove
5	Deciduous	0.10	2.00	6.00	In Subject Property	Remove
6	Bush	---	---	1.50	In Subject Property	Remove



3 LANDSCAPE PLAN
SCALE = 1:150

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CALGARY, ALBERTA
LOT 15
BLOCK 12
PLAN 311HN

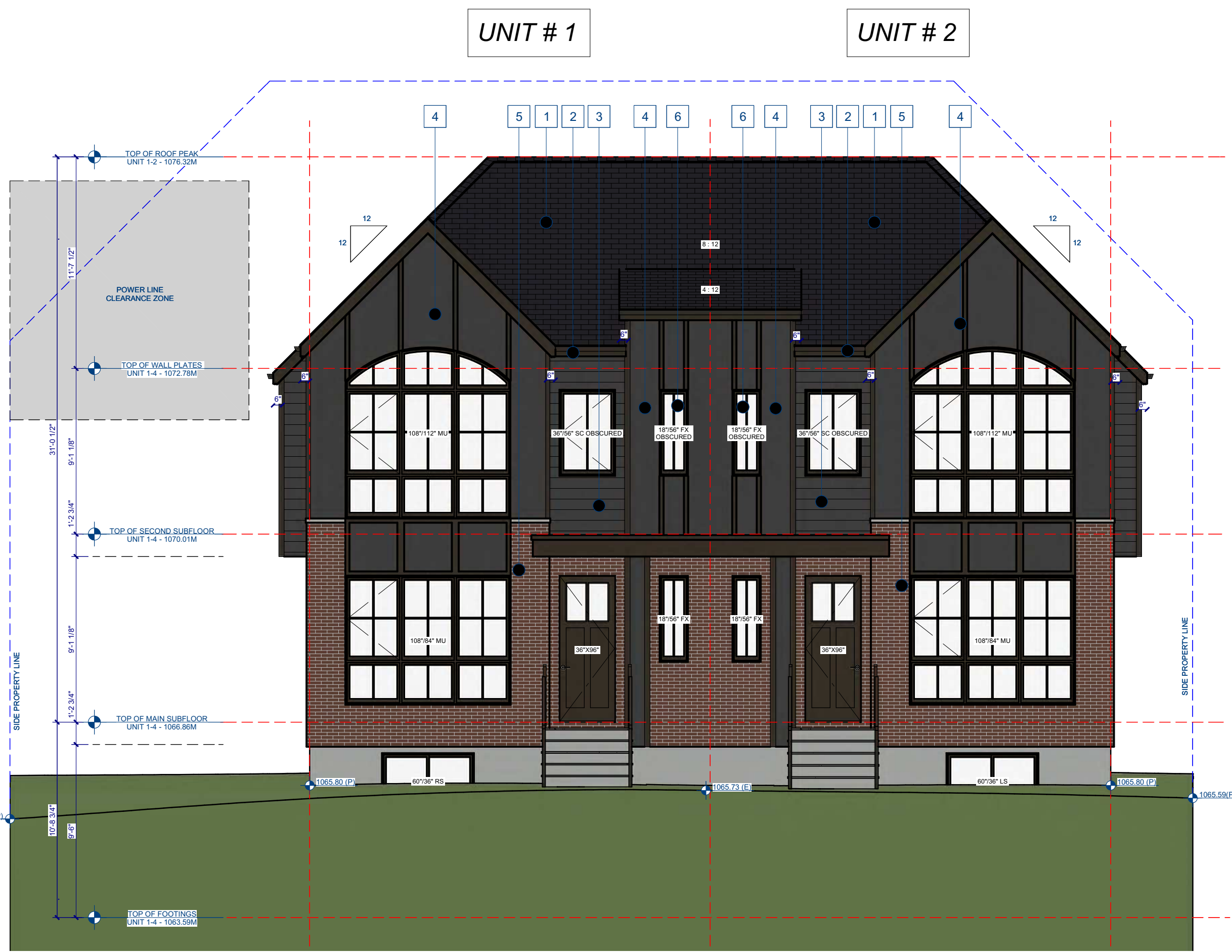
SHEET TITLE:
CROSS SECTIONS / ELEVATIONS

DRAWING DATE:
12/2/2025

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: PLP 2025-056

SHEET:

A5



1 FRONT ELEVATION - FRONT BUILDING
A5 SCALE = 3/16" = 1'-0"

EXTERIOR KEY NOTES:
1. ASPHALT SHINGLES - BLACK
2. 20# ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - GREY/BLACK
4. BOARD AND BATTON - GREY/BLACK
5. BRICK - RED/BROWN
6. WINDOWS & DOORS - BLACK
7. NOT USED
8. NOT USED
9. NOT USED

ELEVATION NOTES:
PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

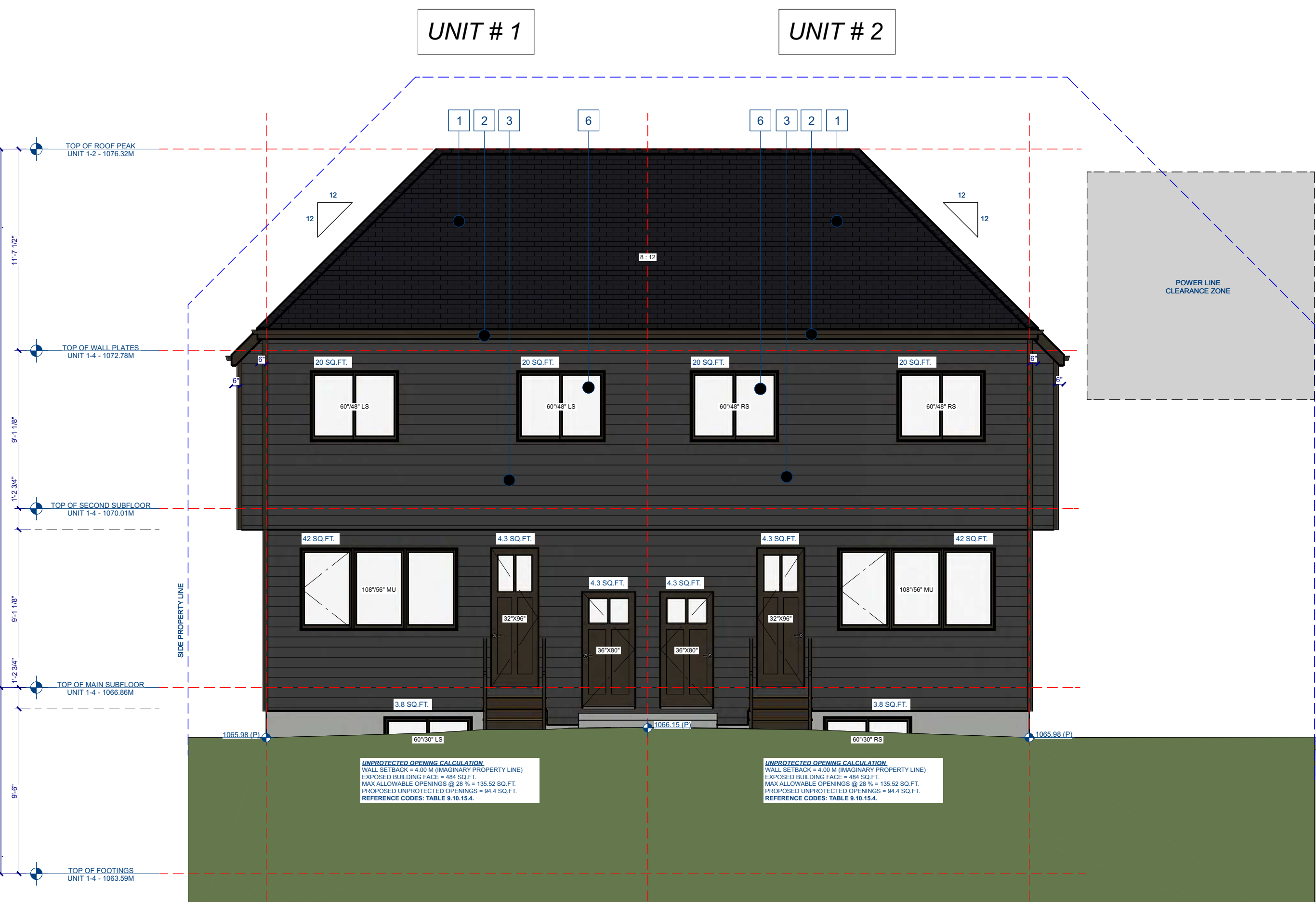
WINDOW & DOOR NOTES:
MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA-MASSEI 2023 NBC (AE) § 10.2.2.

WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: -720 PA
MINIMUM WATER PENETRATION: 220 PA
RESISTANCE TEST PRESSURE MINIMUM CANADIAN AIR INFILTRATION/EXFILTRATION: A2
TERRAIN TYPE: ROUGH

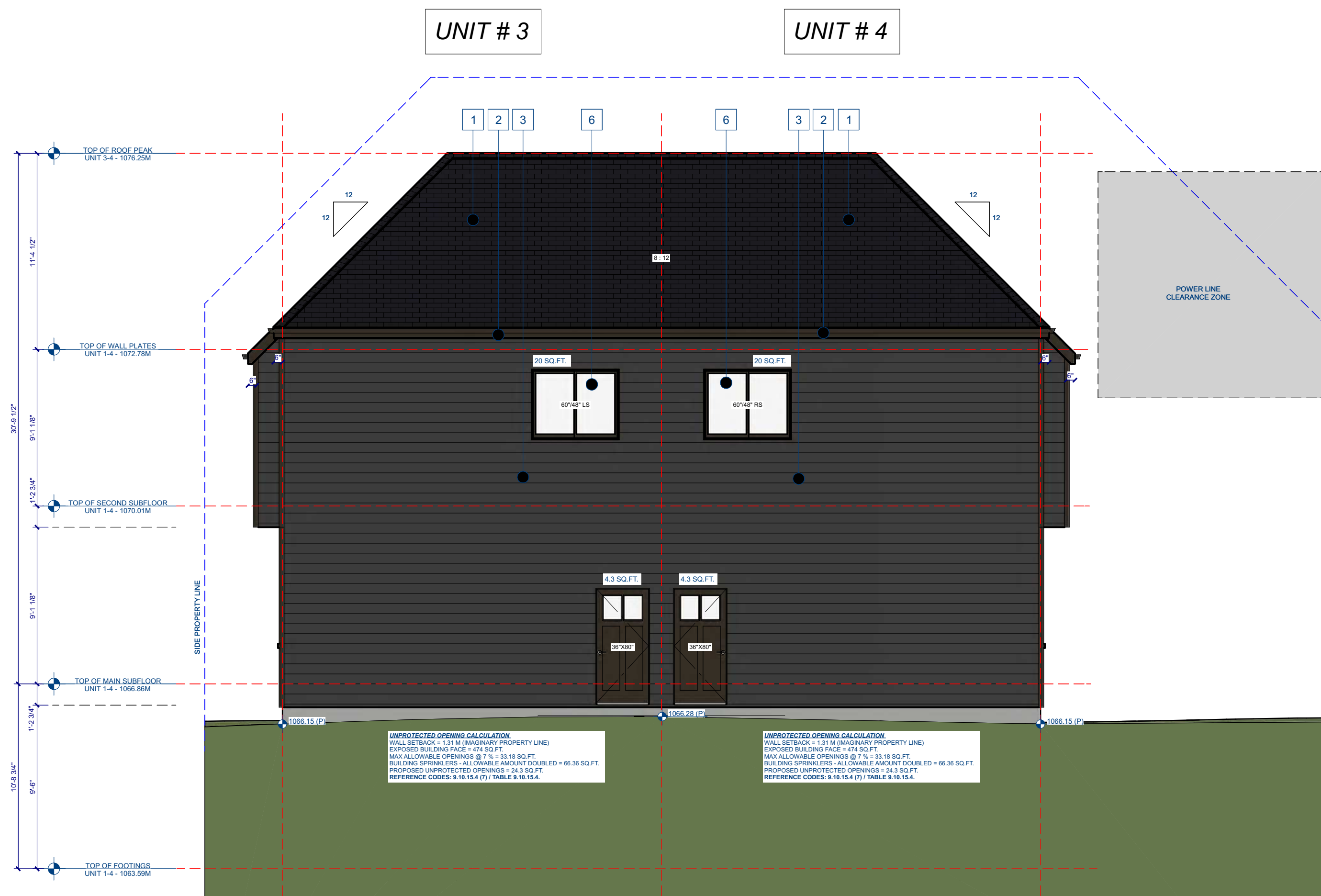
THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.61
FENESTRATION & DOORS - MIN. ENERGY RATING = 25
OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS: 2.75



2 FRONT ELEVATION - REAR BUILDING
A5 SCALE = 3/16" = 1'-0"



3 REAR ELEVATION - FRONT BUILDING
A5 SCALE = 3/16" = 1'-0"



4 REAR ELEVATION - REAR BUILDING
A5 SCALE = 3/16" = 1'-0"

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ELEVATIONS

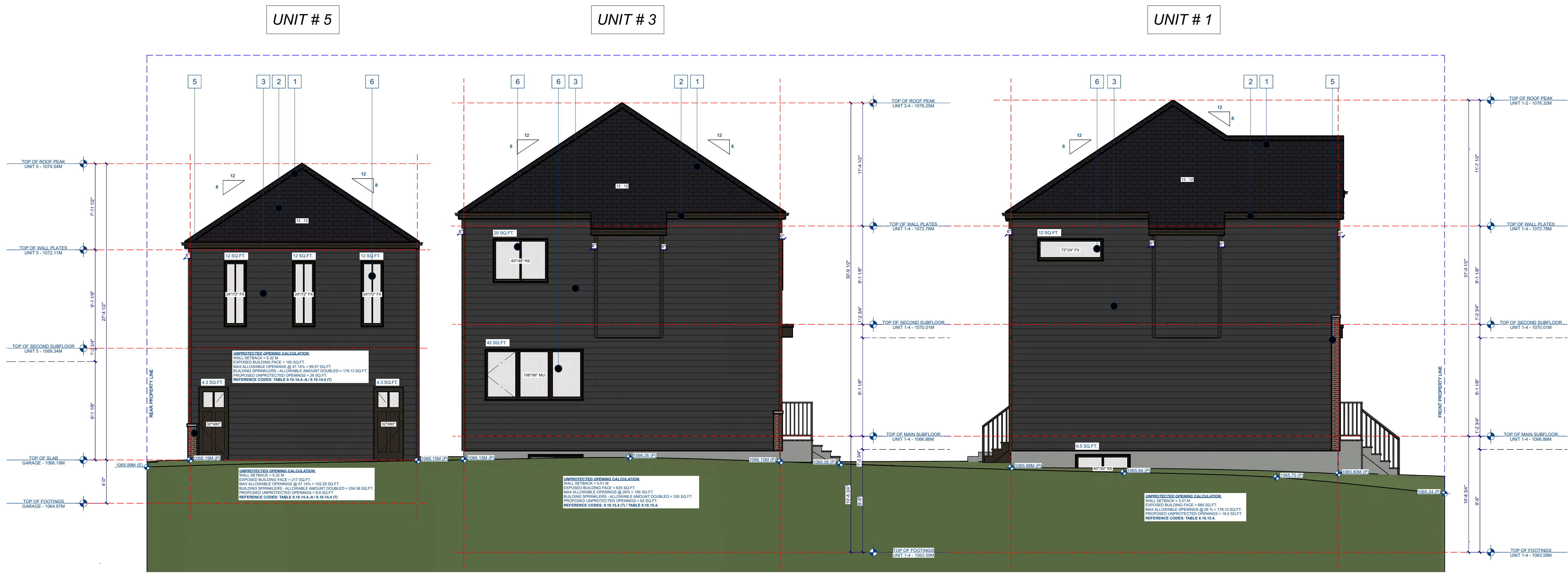
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DRAWN BY: IAN

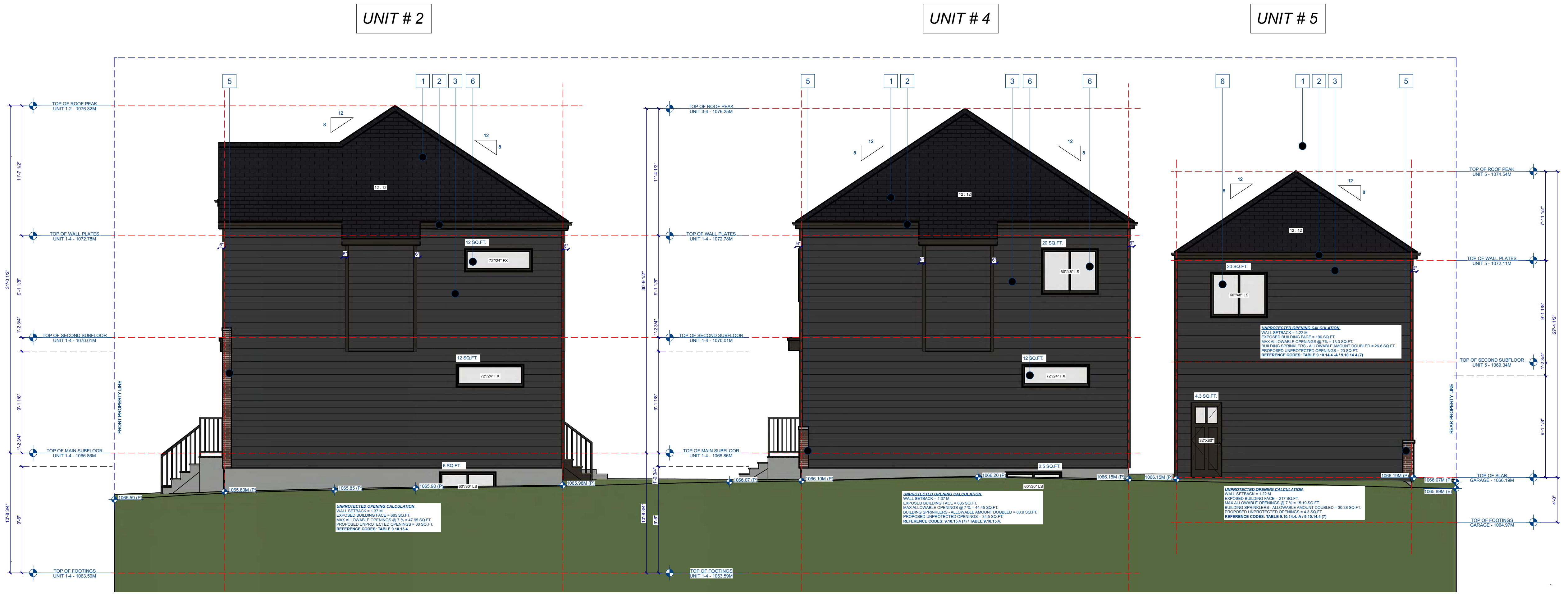
FILE #:
PLP 2025-056

SHEET:

A6



1 LEFT ELEVATION - FRONT / REAR BUILDING
A6 SCALE = 3/16" = 1'-0"



2 RIGHT ELEVATION - FRONT / REAR BUILDING
A6 SCALE = 3/16" = 1'-0"

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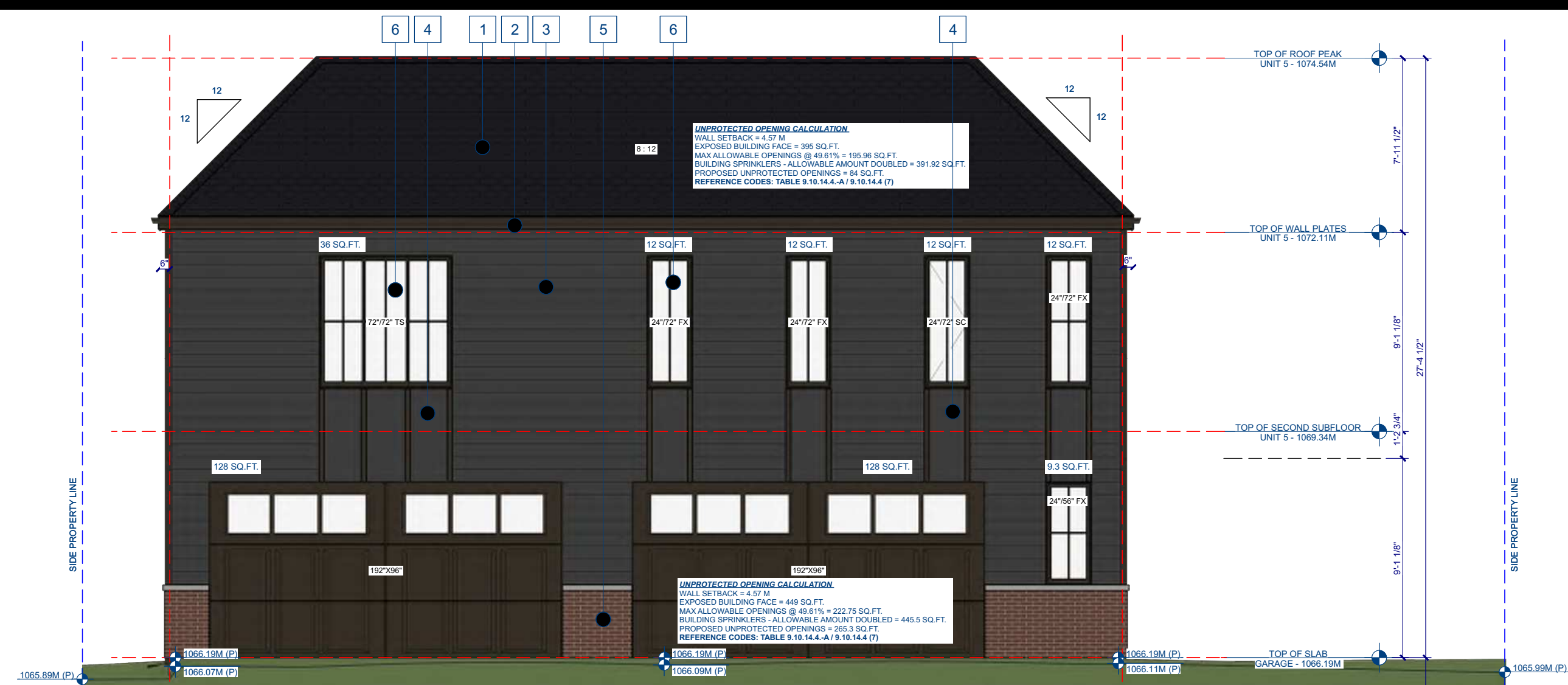
SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
12/2/2025

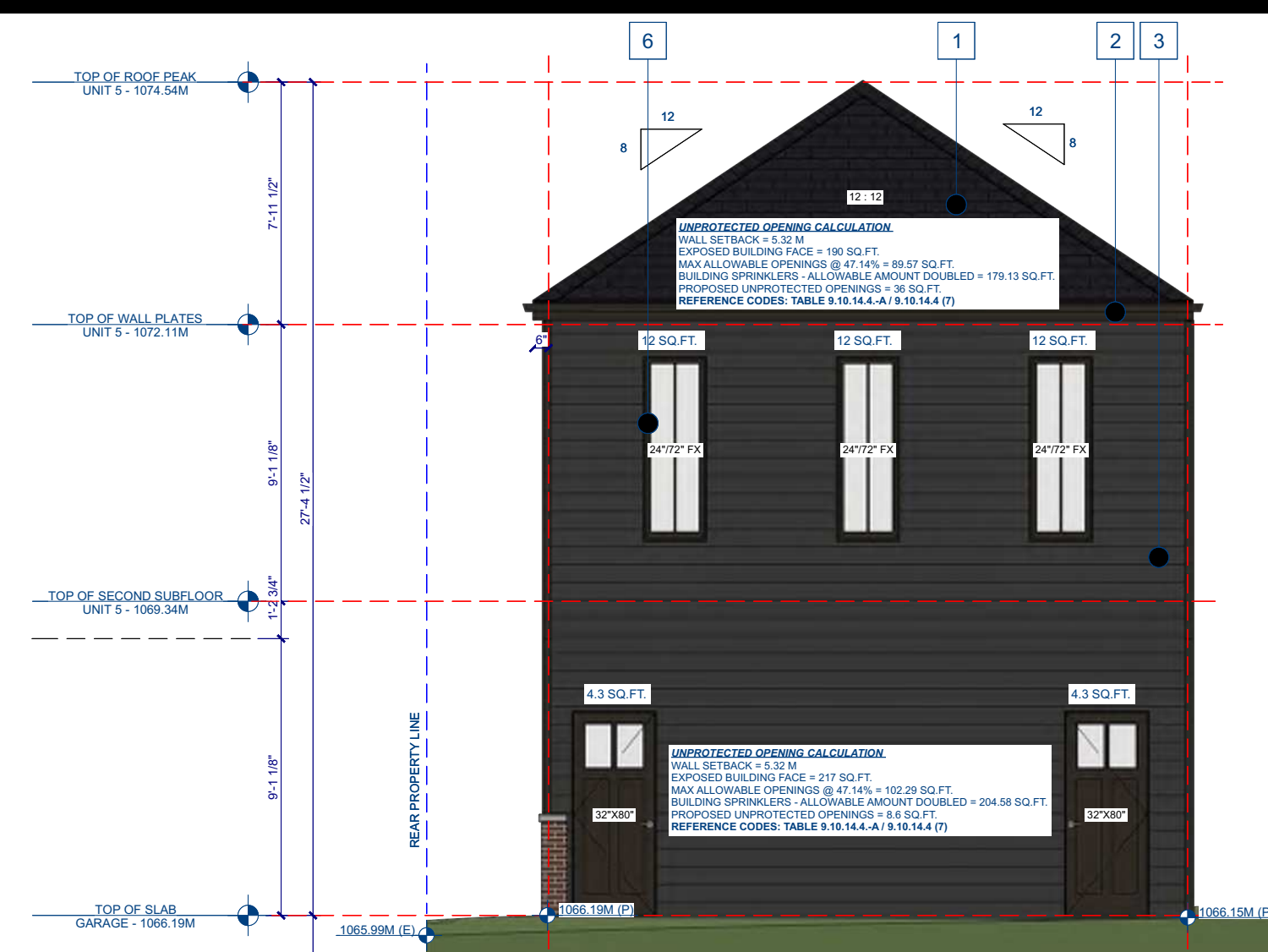
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DRAWN BY: IAN

FILE #:
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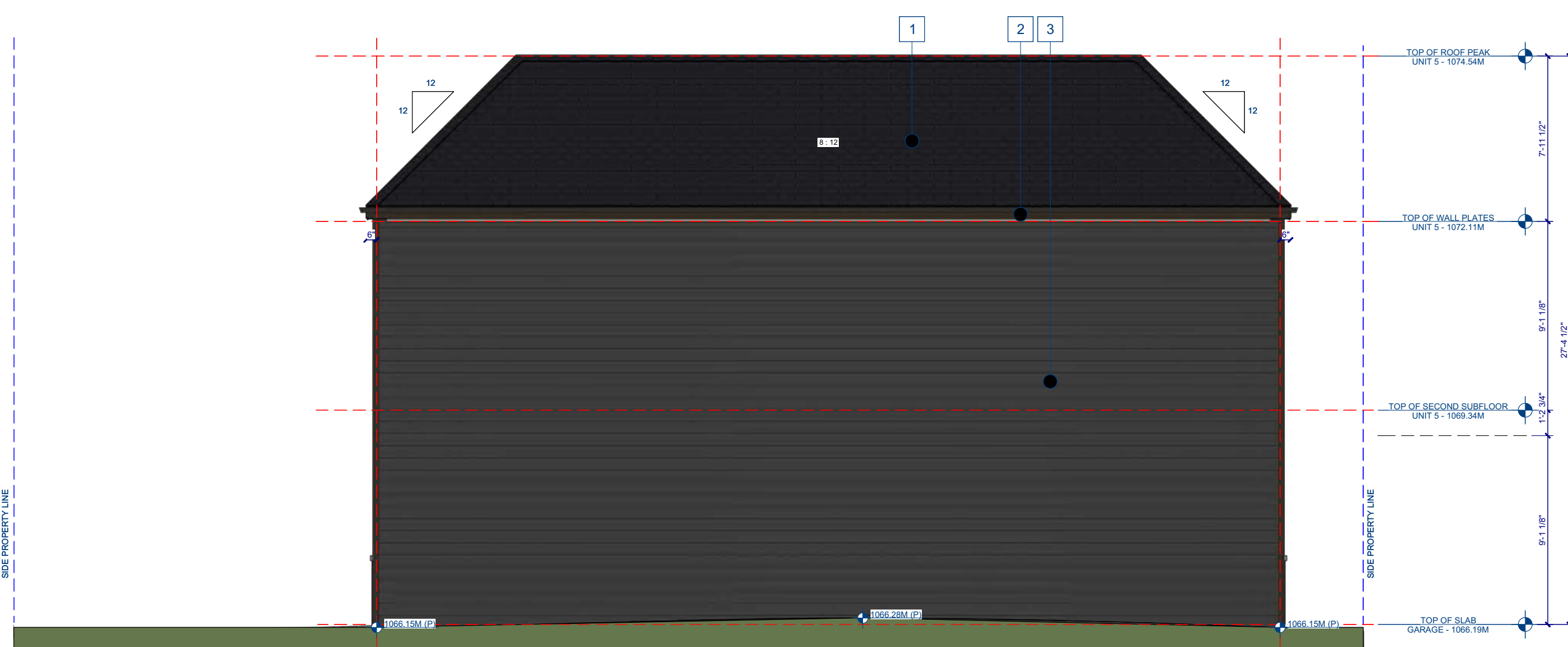
SHEET:
A7



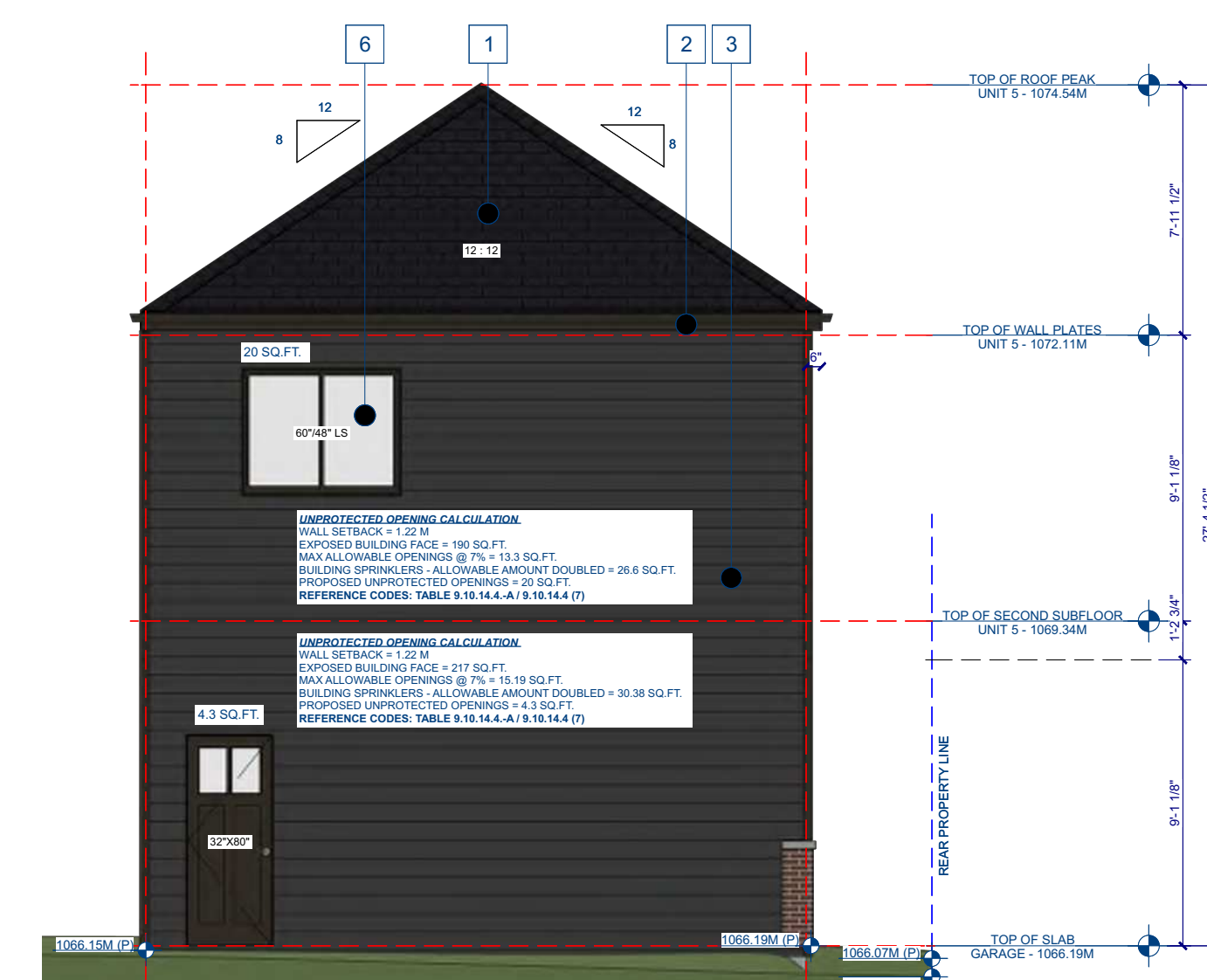
4 GARAGE ELEVATION - NORTH
A7 SCALE = 3/16" = 1'-0"



5 GARAGE ELEVATION - WEST
A7 SCALE = 3/16" = 1'-0"



6 GARAGE ELEVATION - SOUTH
A7 SCALE = 3/16" = 1'-0"



7 GARAGE ELEVATION - EAST
A7 SCALE = 3/16" = 1'-0"