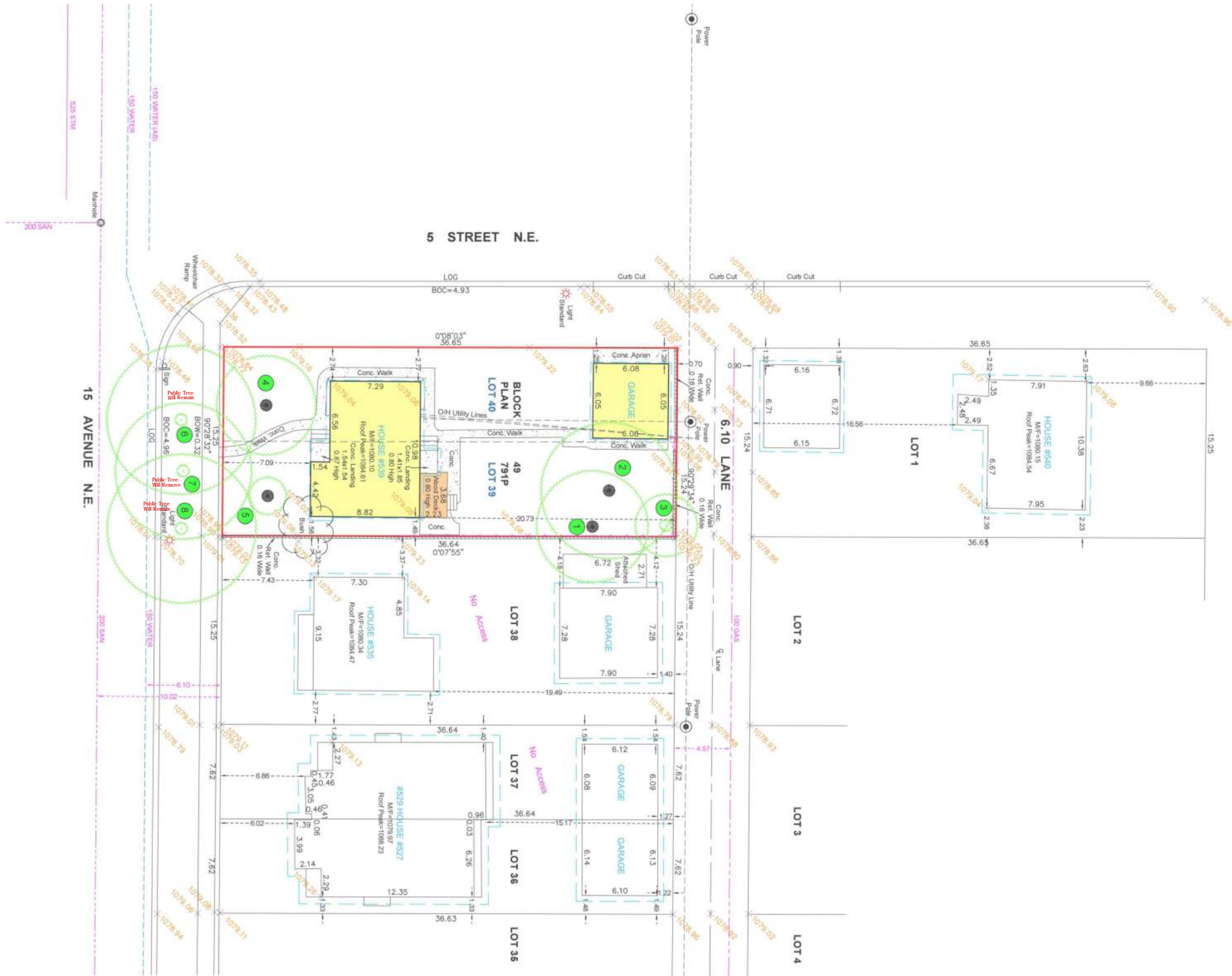


**AMENDED DRAWINGS**  
 DP No      Date Received  
 DP2026-00477      JUN 29 2026  
 THESE DRAWINGS REFER TO THE  
 ABOVE DEVELOPMENT PERMIT NO.



**1** Site/Block Plan (Existing)  
 A-1.0 Scale: 1:400

**Project:**  
 New 4Plex

**Address :**  
 539, 15 Avenue, NE  
 Calgary, AB

**Project Designer:**  
 Sara Karimi avval



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**RenoCal**

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**calgary.renov@gmail.com**

**Lots 39&40, Block 49, Plan 791 P**

**Drawing :**  
 Site Plan, Existing

**Scale :**  
 1:400

**Designed By :**  
 SK

**Drawn By :**  
 SK

**Checked By :**  
 SK

**Date :**  
 20-June-2026

**File No.**  
 25-263-20260620-A1.0

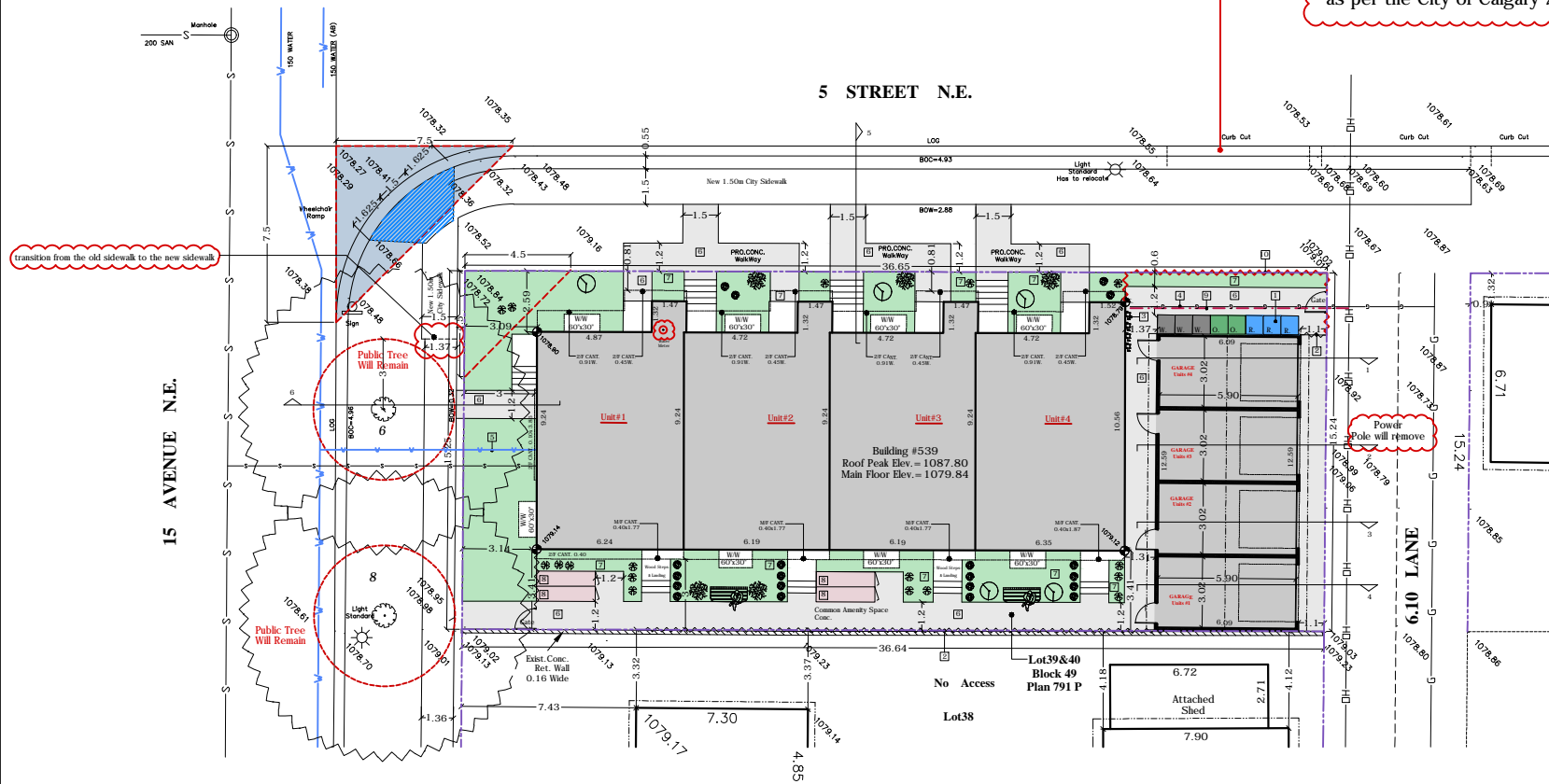
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**Note:**

- Builder to ensure minimum of 2% Positive slope is provided away from the dwelling unit & towards streets / Lanes.
- All sodded areas are planted with a drought tolerant grass species.

These existing, unused driveway crossings and curb cuts are to be "closed, removed and rehabilitated as per the City of Calgary 2021 Roads Construction Standard Specifications, at the expense of the Developer



**1 Site Plan** (Proposed)  
A-1.1 Scale: 1:300

**Landscaping Notes:**

- A. Landscape Area=237.50 SQ.M. (2'556.49 SQ.FT.)
- B. Bylaw 1404(2): 1 tree and 3 Shrubs required per 110 sq.m. of Parcel are =6 Trees + 16 Shrubs  
Provided 10 Trees + 37 Shrubs
- C. Landscaping to be Low Water Planting, Drought tolerant.
- D. All Soft Surface Landscaped area will have a low water irrigation system.
- E. All Sodded Areas are planted with a drought tolerant grass species.
- F. Minimum Soil depth of 1200mm for trees, 600mm for planting beds with shrubs & 300mm in all other areas.

- 1 Proposed Private Waste, Organics & Recycle Bin Collection
- 2 New 6' High Wood Fence
- 3 Proposed Gas Meter Location
- 4 New Underground Gas Lines - Location TBD on Site
- 5 New Water and Sewer Lines - Location TBD on Site
- 6 Conc.Sidewalk
- 7 Sod
- 8 4 Freestanding Bike Class 1 Stalls, Covered and secured 2.50m L. x 0.64m W.x2.0m. H. (Wall to Wall)(Door= 0.6mW.)
- 9 New Power Lines - Location TBD on Site
- 10 New 4' High Wood Fence

**Parcel Address**

Municipal: 539, 15 Avenue, NE

Legal Description: Lot 39&40, Block 49, Plan 791P

**Zoning:** Residential, (R-CG) District

**Parcel Coverage**

Parcel Area = 558.64 SQ.M. (6'013.15 SQ.FT.)(0.055864 ha)  
Parcel Coverage allowed: 60%

Total Proposed: 57.04%

**Density:**

Max. Density = 75 Units per Hectare  
Total Proposed = 4 + 4 Suites

**Parking**

Required= 0.5 Stalls Per Dwelling unit or Suite  
8 Units x 0.5 stalls = 4 Stalls  
Total Parking provided = 4 Stalls

**Building Footprint Area:**

Proposed House = 241.86 SQ.M.(2'603.38 SQ.FT.)  
Proposed Garage = 76.79 SQ.M.(826.66 SQ.FT.)

**Total Building Areas:**

318.65 SQ.M. (3'430.04 SQ.FT.)

**Proposed Gross Building Area**

Floor	Gross Area Per Dwelling
Lower	238.93 SQ.M. (2'571.83 SQ.FT.)
Main	241.86 SQ.M. (2'603.38 SQ.FT.)
Upper	273.63 SQ.M. (2'945.36 SQ.FT.)

Subtotal (All Floor area) :754.42 SQ.M. (8'120.57 SQ.FT.)  
Total ( Main+ Upper area) :515.49 SQ.M. (5'548.74 SQ.FT.)

Note: Bicycle lockers are freestanding from garage and house.

**Tree Schedule**

Tree No.	Tree Type	Calliper±(mm)	Spread±(m)	Trunk Dia.	Canopy Dia	Height	Status	—	Amount	Symbol
1	Coniferous	0.60		0.60	9.00	17.00	Will Remove	Private		
2	Coniferous			0.70	11.00	19.00	Will Remove	Private		
3	Deciduous			0.20	5.00	8.00	Will Remove	Private		
4	Coniferous			0.70	8.00	17.00	Will Remove	Private		
5	Coniferous			0.20	3.00	7.00	Will Remove	Public		
6	FRAXINUS PENNSYLVANICA	0.42		12.00	13.00	13.00	Will Remain	Public		
7	FRAXINUS PENNSYLVANICA	0.55		11.00	11.00	11.00	Will Remove	Public		
8	FRAXINUS PENNSYLVANICA, Green Ash	0.60		12.00	14.00	14.00	Will Remain	Public		
9	Amur Maple Acer Ginnala	85				4.0	New	Private	5	
10	Swedish Aspen	60			0.75	3.0	New	Private	5	
11	Lilac		0.60				New	Private	17	
12	Mugo Pine		0.60				New	Private	20	
13	Prairie Grass						New	Private		

**Project:**

New 4Plex

**Address :**

539, 15 Avenue, NE  
Calgary, AB

**Project Designer:**

Sara Karimi avval



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Lots 39&40, Block 49, Plan 791 P

**Drawing :**  
Site Plan, Proposed

**Scale :**  
1:300

**Designed By :**  
SK

**Drawn By :**  
SK

**Checked By :**  
SK

**Date :**  
20-June-2026

**File No.**  
25-263-20260620-A1.1

**Sheet :**  
A1.1

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Exterior Materials

- 1 Stucco, Light Color
- 2 Stucco, Dark Color
- 3 Lux Panel , Metal Clading
- 4 Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

**Windows & Doors**  
 Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***  
 Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***  
 Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***  
 Contractor To Confirm Dim. Prior To Const.

**Project:**

New 4Plex

**Address :**

539, 15 Avenue, NE  
 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lots 39&40, Block 49, Plan 791 P

**Drawing :**

Front Elevation, Proposed

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

20-June-2026

**File No.**

25-263-20260620-A3.0

**Sheet :**

A3.0



**1 Front Elevation-East (Proposed)**  
 A-3.0 Scale: 1/8" = 1'-0"

Exterior Materials

- 1 Stucco, Light Color
- 2 Stucco, Dark Color
- 3 Lux Panel , Metal Clading
- 4 Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

**Windows & Doors**  
 Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***  
 Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***  
 Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***  
 Contractor To Confirm Dim. Prior To Const.



**1** Right Elevation-North (Proposed)  
 A-3.1 Scale: 1/8" = 1'-0"

**Project:**

**New 4Plex**

**Address :**

**539, 15 Avenue, NE  
 Calgary, AB**

**Project Designer:**

**Sara Karimi avval**

**Date :**

**20-June-2026**

**File No.**

**25-263-20260620-A3.1**

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**A3.1**

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**Lots 39&40, Block 49, Plan 791 P**

**Drawing :**

**Right Elevation, Proposed**

**Scale :**

**1/8"=1'-0"**

**Designed By :**

**SK**

**Drawn By :**

**SK**

**Checked By :**

**SK**

**Date :**

**20-June-2026**

**File No.**

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**Sheet :**

**A3.1**

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Exterior Materials

- 1 Stucco, Light Color
- 2 Stucco, Dark Color
- 3 Lux Panel , Metal Clading
- 4 Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 1'755.16 SQ.FT.  
 Allowable Glazing = 10%= 175.51 SQ.FT.  
 Proposed Glazing = 171.84 SQ.FT.

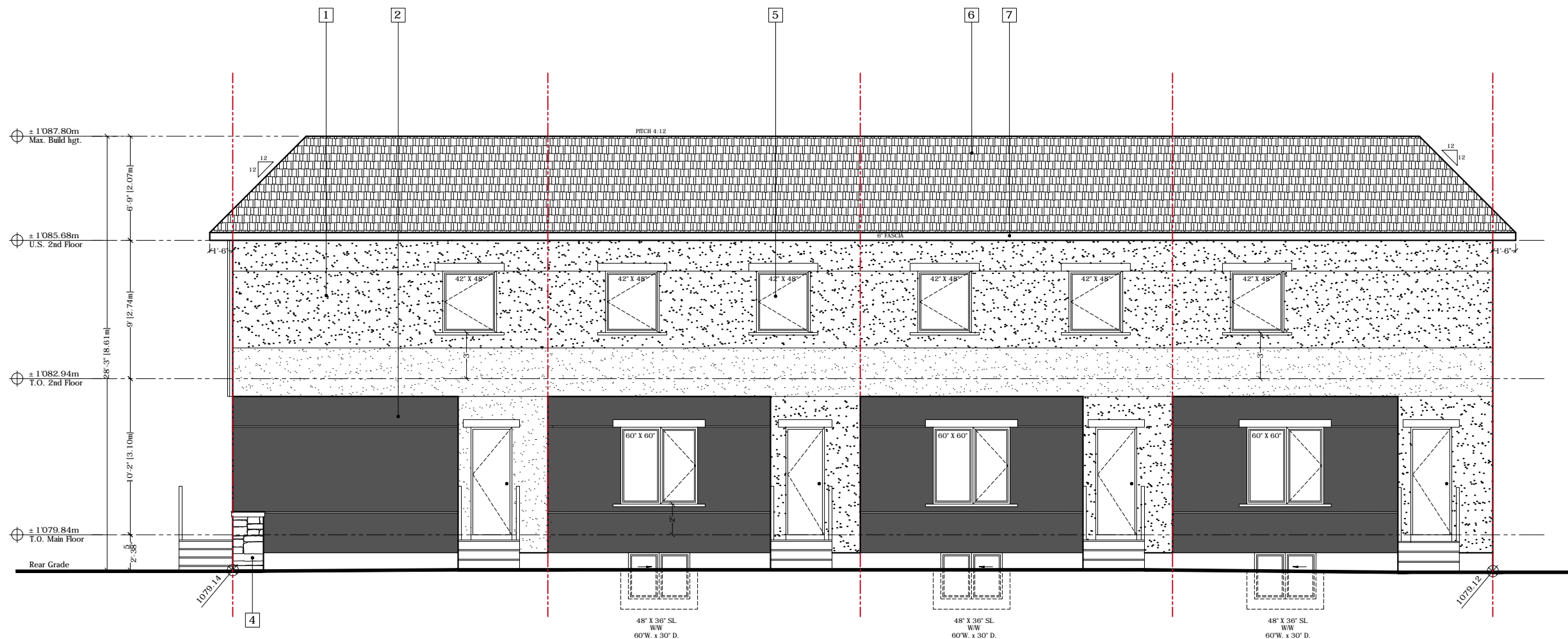
Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***  
 Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***  
 Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***  
 Contractor To Confirm Dim. Prior To Const.



**1** Rear Elevation-West (Proposed)  
 A-3.2 Scale: 1/8"=1'-0"

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**Project:**

New 4Plex

**Address :**

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 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lots 39&40, Block 49, Plan 791 P

**Drawing :**

Rear Elevation, Proposed

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

20-June-2026

**File No.**

25-263-20260620-A3.2

**Sheet :**

A3.2

Exterior Materials

- 1 Stucco, Light Color
- 2 Stucco, Dark Color
- 3 Lux Panel , Metal Clading
- 4 Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 809.31 SQ.FT.  
 Allowable Glazing = 7% = 56.65 SQ.FT.  
 Proposed Glazing = 25.00 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

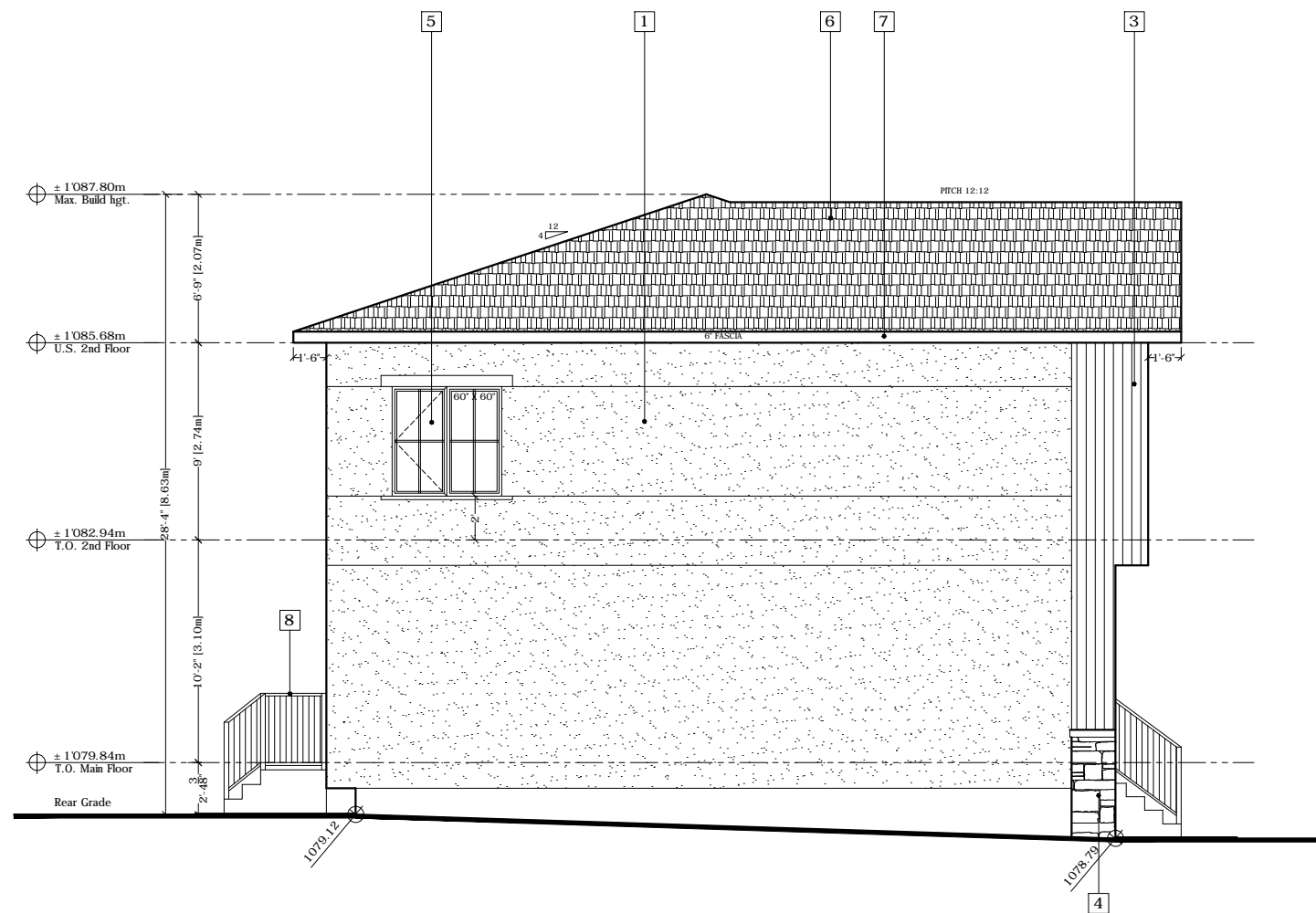
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Left Elevation-South (Proposed)  
 A-3.3 Scale: 1/8"=1'-0"

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**Project:**

New 4Plex

**Address :**

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**Project Designer:**

Sara Karimi avval

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Lots 39&40, Block 49, Plan 791 P

**Drawing :**

Left Elevation, Proposed

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

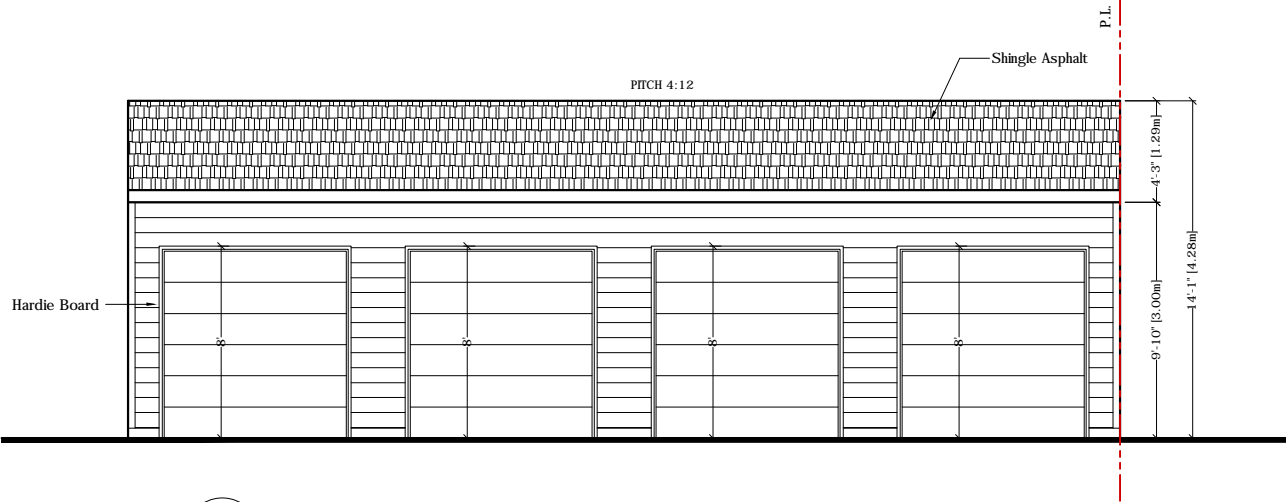
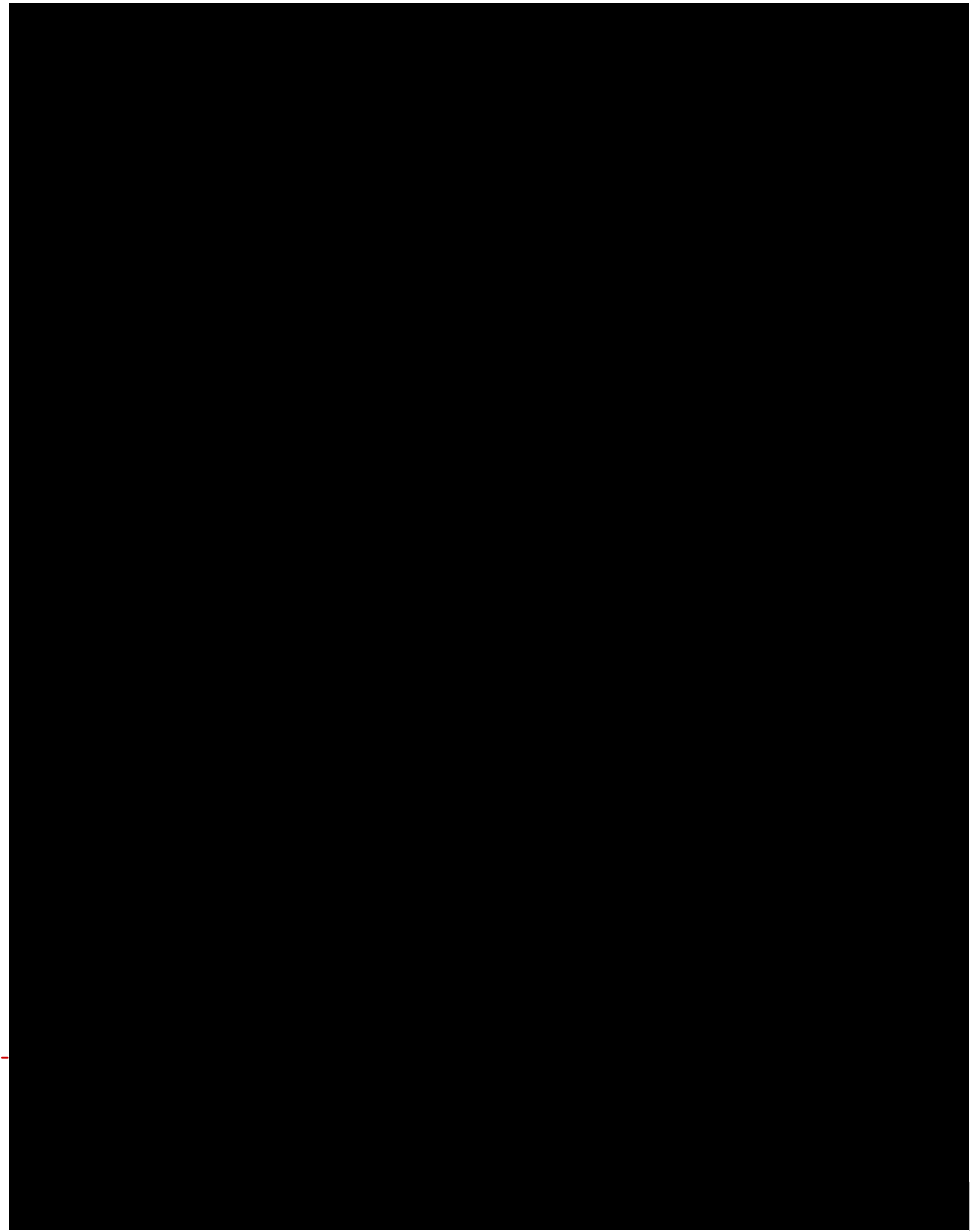
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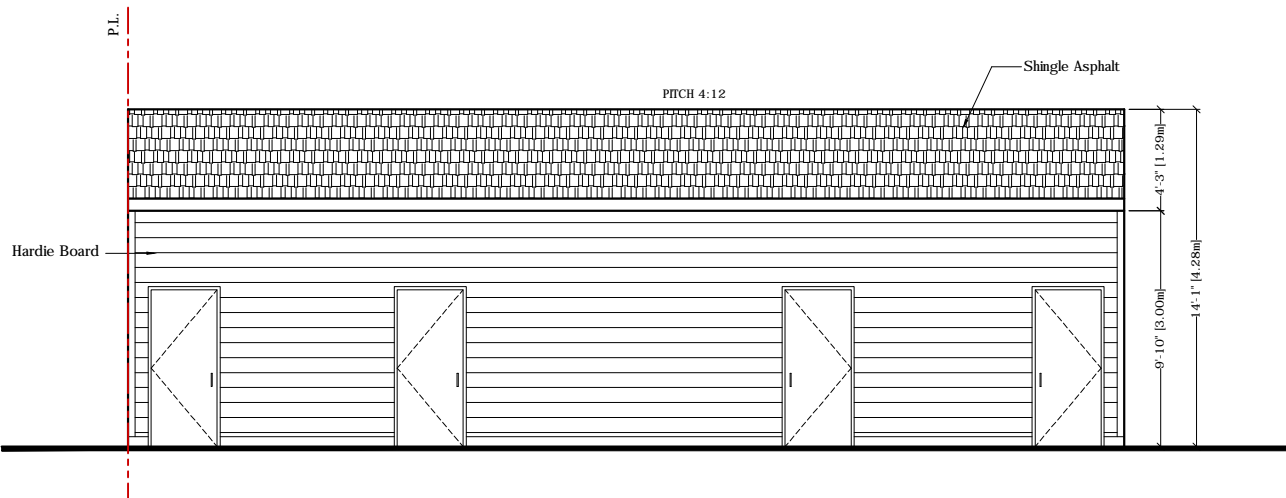
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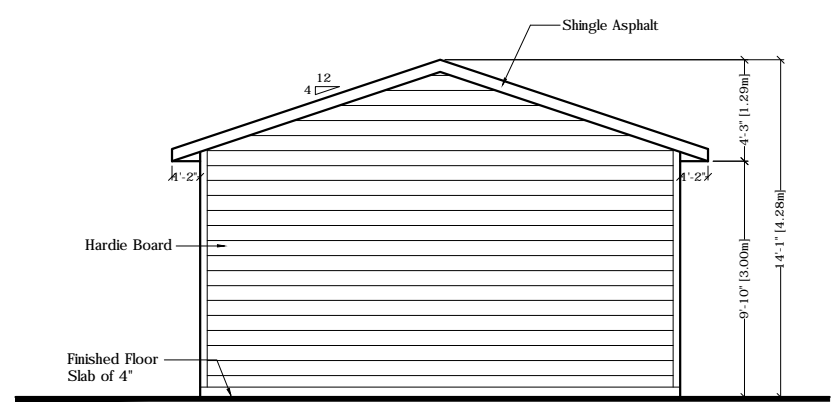


**2 East Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"



**3 West Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"

Roof  
- Architectural asphalt shingles  
- Building paper



**5 North & South Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"

**Project:**  
New 4Plex  
**Address :**  
539, 15 Avenue, NE  
Calgary, AB  
**Project Designer:**  
Sara Karimi avval

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Lots 39&40, Block 49, Plan 791 P

**Drawing :**  
Garage Plan&Elevations  
**Scale :**  
1/8"=1'-0"  
**Designed By :**  
SK  
**Drawn By :**  
SK  
**Checked By :**  
SK  
**Date :**  
14-June-2026  
**File No.**  
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**Sheet :**  
A4.0