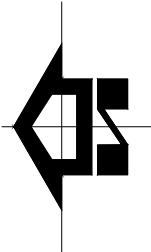


Project:
New 4Plex
Address :
539, 15 Avenue, NE
Calgary, AB
Project Designer:
Sara Karimi avval



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Lots 39&40, Block 49, Plan 791 P

Drawing :
Site Plan, Existing

Scale :
1:400

Designed By :
SK

Drawn By :
SK

Checked By :
SK

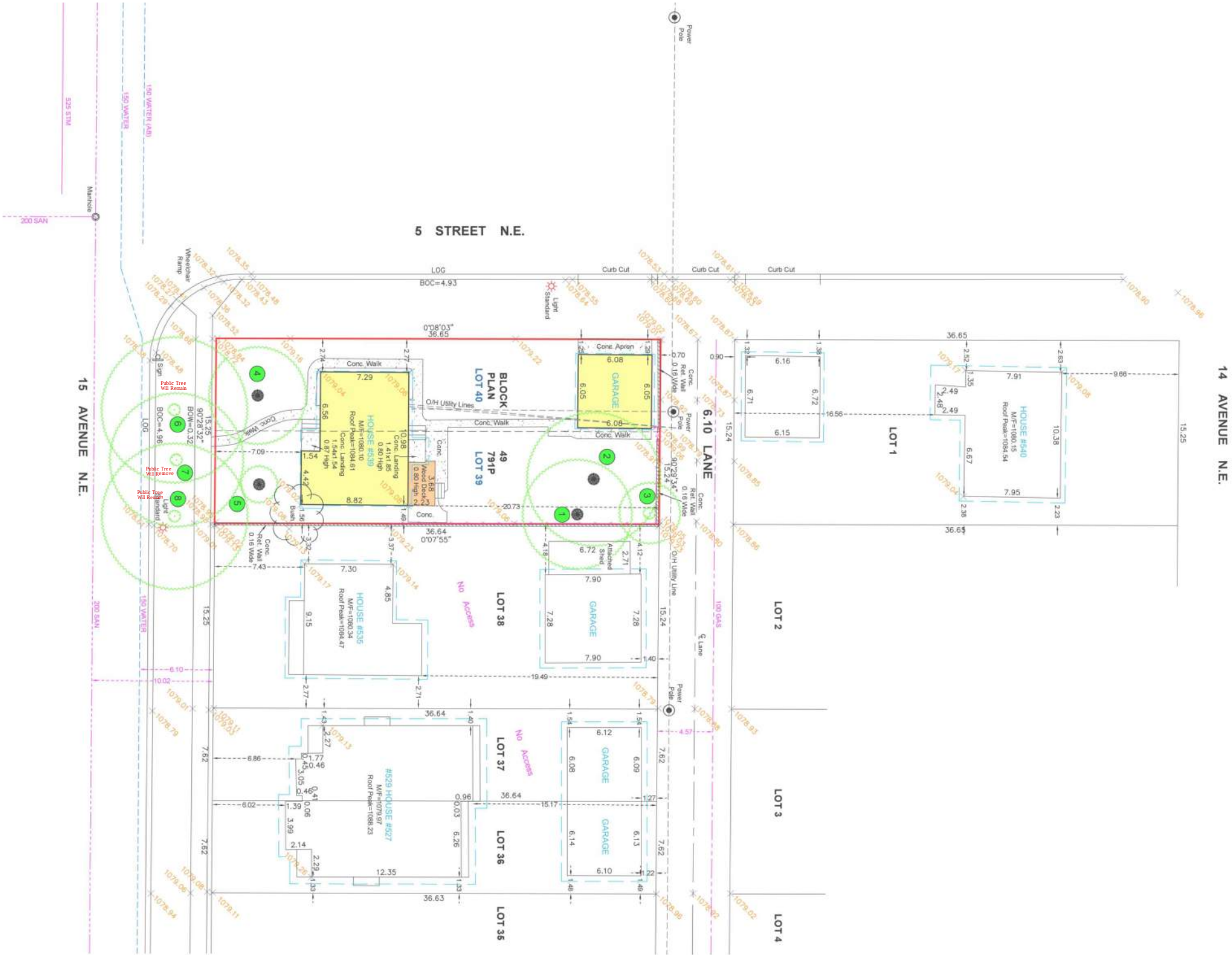
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03-August-2026

File No.
25-263-20260803-A1.0

Sheet :
A1.0

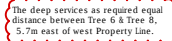
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1 Site/Block Plan (Existing)
A-1.0 Scale: 1:400

- 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.



1 Site Plan (Proposed)

- 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 area
= 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 Soded 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 Bike Class 1 Stalls, Covered , for 4 Bike , secured 2.06m L. x 1.93m W.x1.62m. H.
(Wall to Wall)(Door=0.6mW.)
- 9 New Power Lines - Location TBD on Site
- 10 New 1.5m Side Setback 
- 11 Mulch 

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

Tree No.	Tree Type	Calliper±(mm)	Spread±(m)	Trunk Dia.	Canopy Dia	Height	Status	—	Amount	Symbol
1	Coniferous			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	Will Remain	Public		
7	FRAXINUS PENNSYLVANICA			0.55	11.00	11.00	Will Remove	Public		
8	FRAXINUS PENNSYLVANICA, Green Ash			0.60	12.00	14.00	Will Remain	Public		
9	Amur Maple Acer Ginnala	85				4.0	New	Private	9	
10	Swedish Aspen	60			0.75	3.0	New	Private	7	
11	Lilac		0.60				New	Private	17	
12	Mugo Pine		0.60				New	Private	20	
13	Prairie Grass						New	Private		
14	Karl Forester feather reed grass						New	Private	9	

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
- 9
- Lights

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 Front Elevation-East (Proposed)
A-3.0 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 :

Front Elevation, Proposed

Scale :

1/8"=1'-0"

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

03-August-2026

File No.

25-263-20260803-A3.0

Sheet :

A3.0

Exterior Materials

- 1
- Stucco, Light Color

2

3

4

5

6

7

8

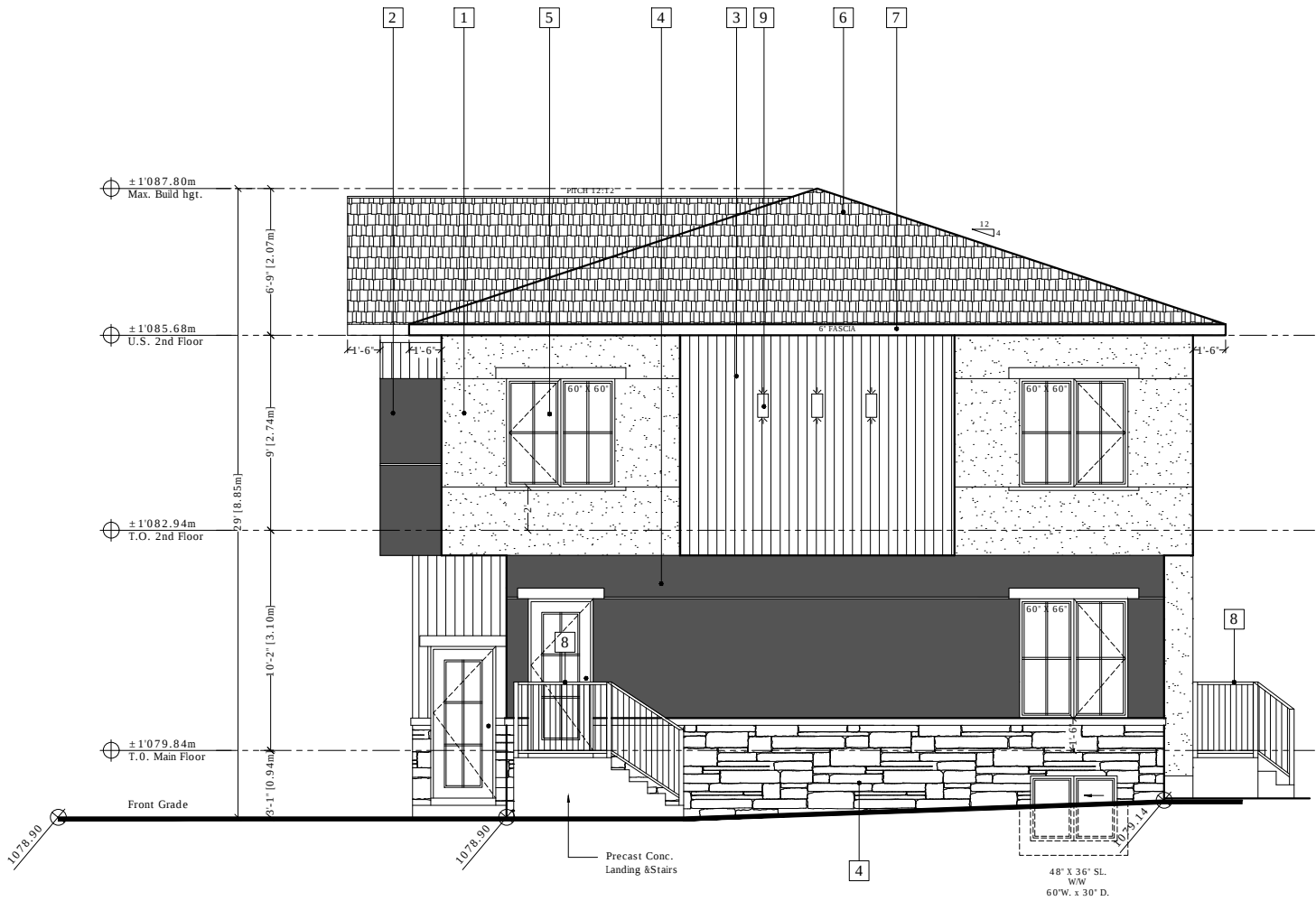
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Windows & Doors
Rough Terrain- Class R- PG25,1200 Pa
Design Pressure, 260 Pa Water Resistance,
A2 Air, U-Value (Doors & Windows) Max.1.6

**** 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

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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 :

03-August-2026

File No.

25-263-20260803-A3.1

Sheet :

A3.1

Exterior Materials

- 1
- Stucco, Light Color

2

3

4

5

6

7

8

9

Glazing Calculation:

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

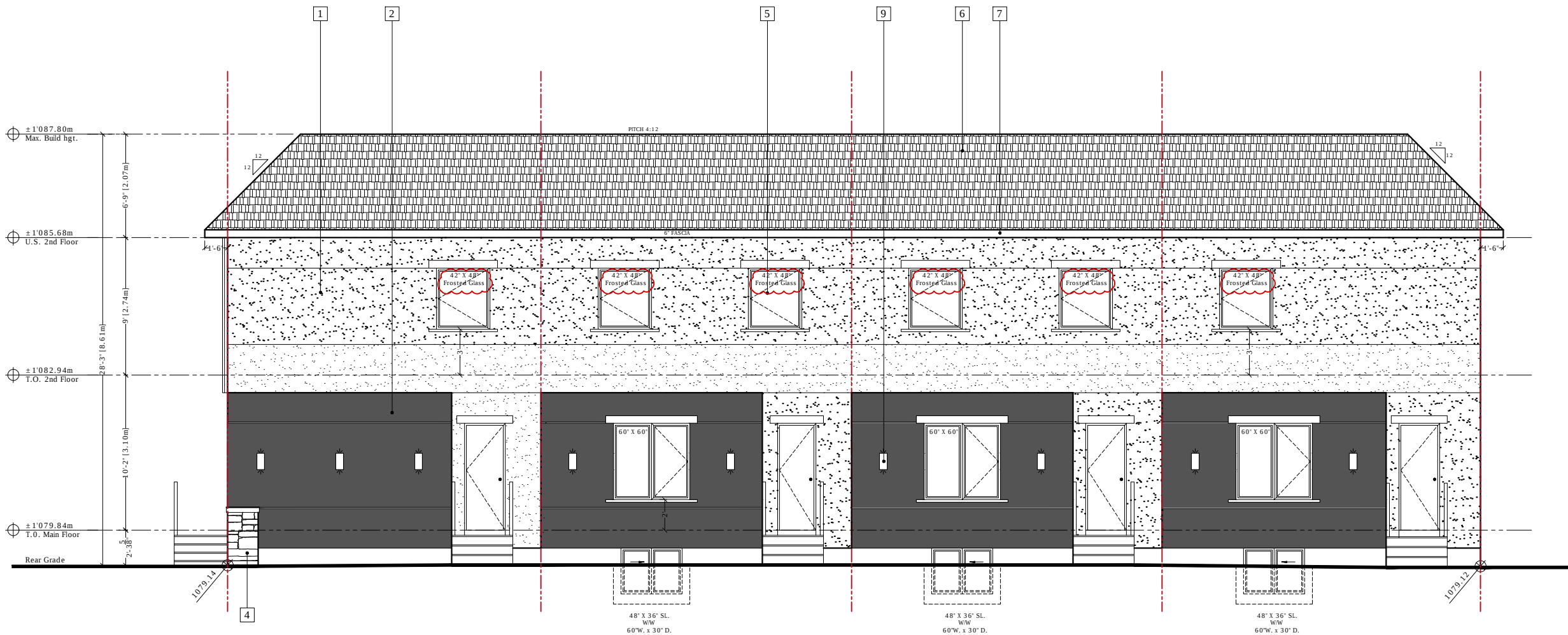
Windows & Doors

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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Project Designer:

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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 :

04-August-2026

File No.

25-263-20260804-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
- 9 Lights

Glazing Calculation:

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

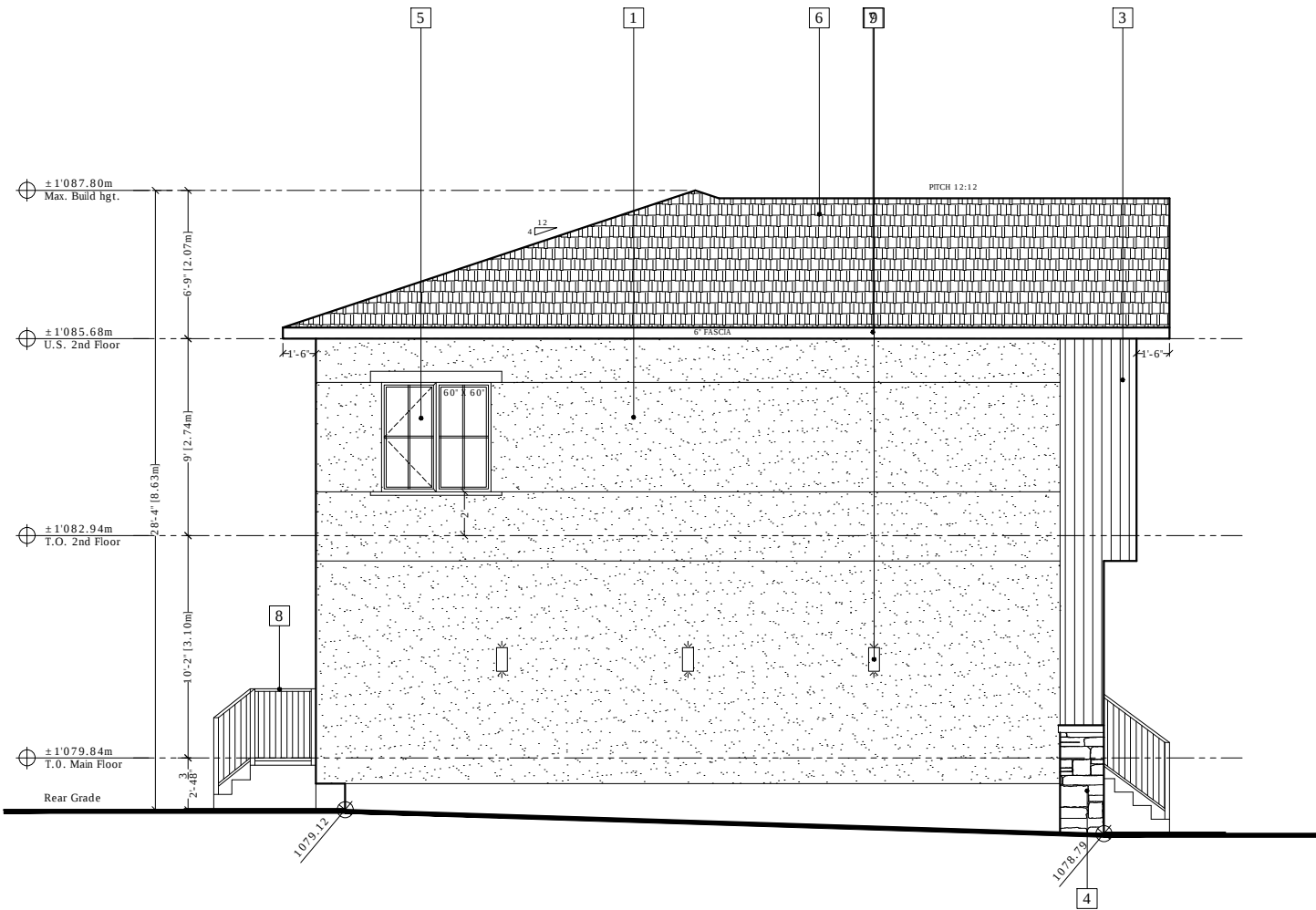
Windows & Doors

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"

Project:

New 4Plex

Address :

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Calgary, AB

Project Designer:

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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 :

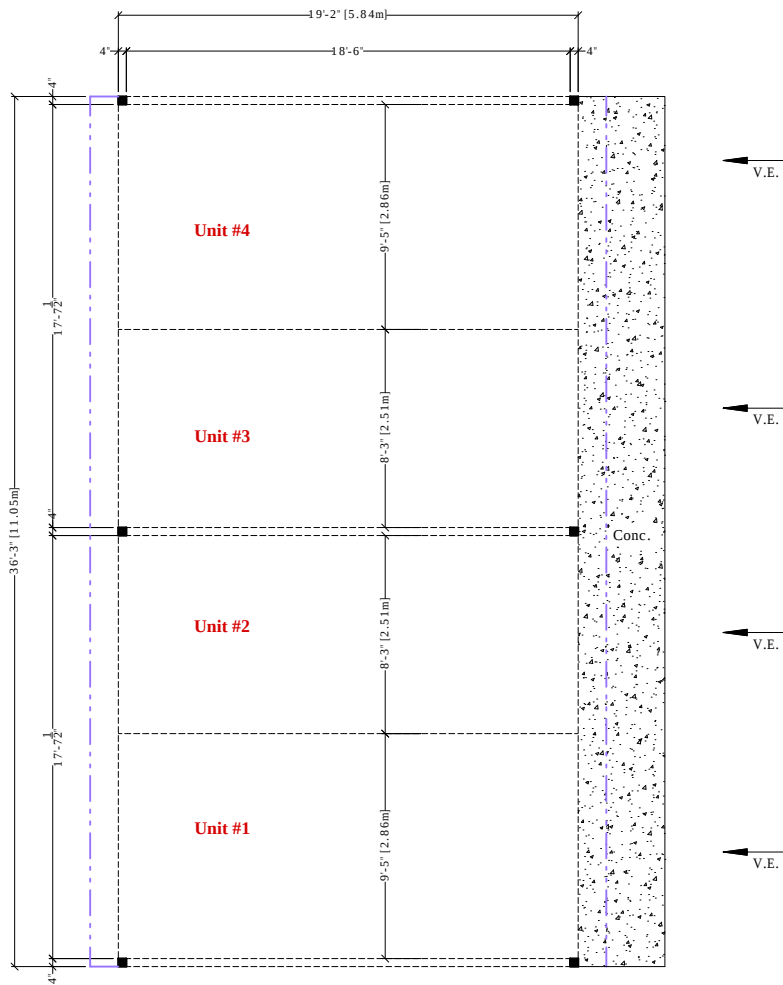
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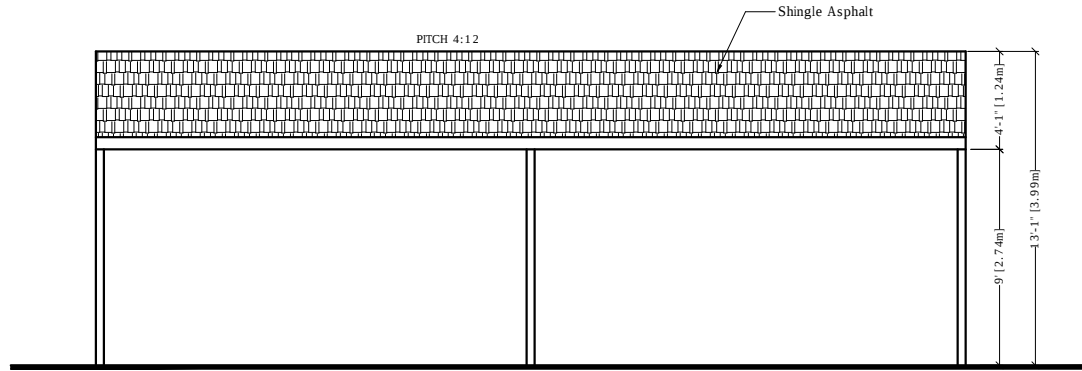
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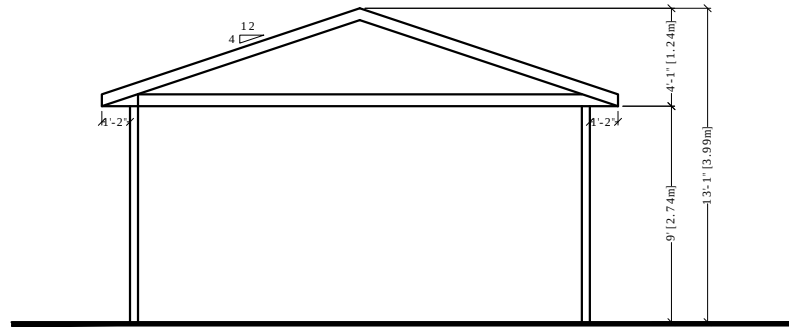
A3.3



1 Carport Floor Plan (Proposed)
A-4.0 Scale: 1/8"= 1'-0" Total Area = 694.79 SQ.FT
0-14" EAVES



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



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

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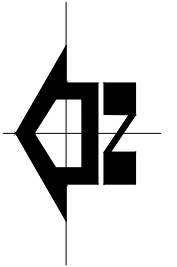
New 4Plex

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Lots 39&40, Block 49, Plan 791 P

Drawing :

Carport Plan&Elevations

Scale :

1/8"=1'-0"

Designed By :

SK

Drawn By :

SK

Checked By :

SK

Date :

04-August-2026

File No.

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Sheet :

A4.0