



GENERAL NOTES:

MUNICIPAL ADDRESS:
2340 5 AVENUE N.W.
CALGARY, AB

PROJECT:
FOUR UNIT
ROWHOUSE
PROJECT NUMBER:
102-26

STATUS:
DP PLANS

LEGAL LAND DESCRIPTION:
LOT: BLOCK: PLAN:
-- -- --

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/01/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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TO BE RESOLVED BEFORE PROCEEDING

FLOOR AREAS:	
MAIN FLOOR AREA:	-- SQ. FT.
UPPER FLOOR AREA:	-- SQ. FT.
LOFT FLOOR AREA:	-- SQ. FT.
TOTAL ABOVE GRADE:	-- SQ. FT.
BASEMENT AREA:	-- SQ. FT.
GARAGE AREA:	-- SQ. FT.

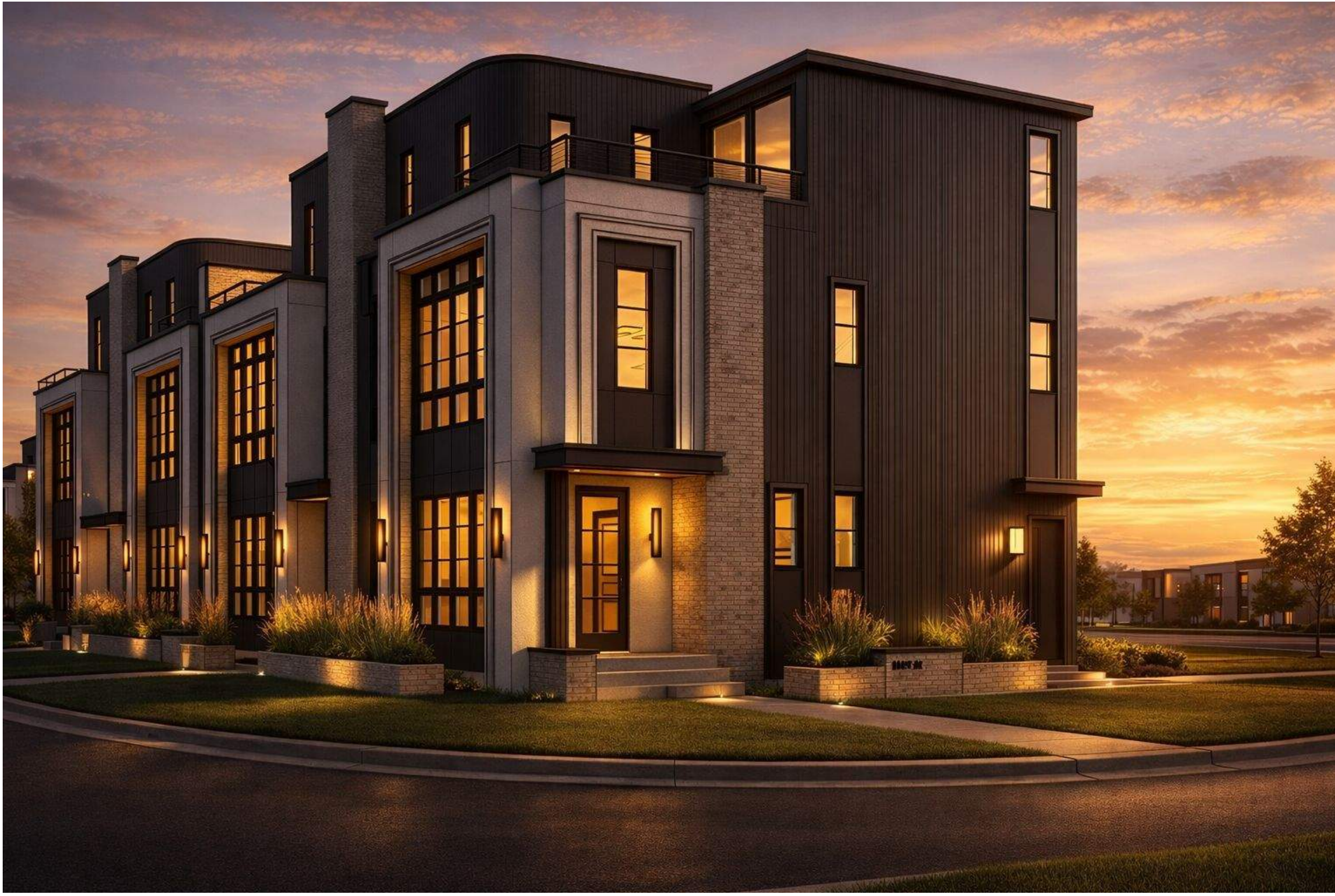
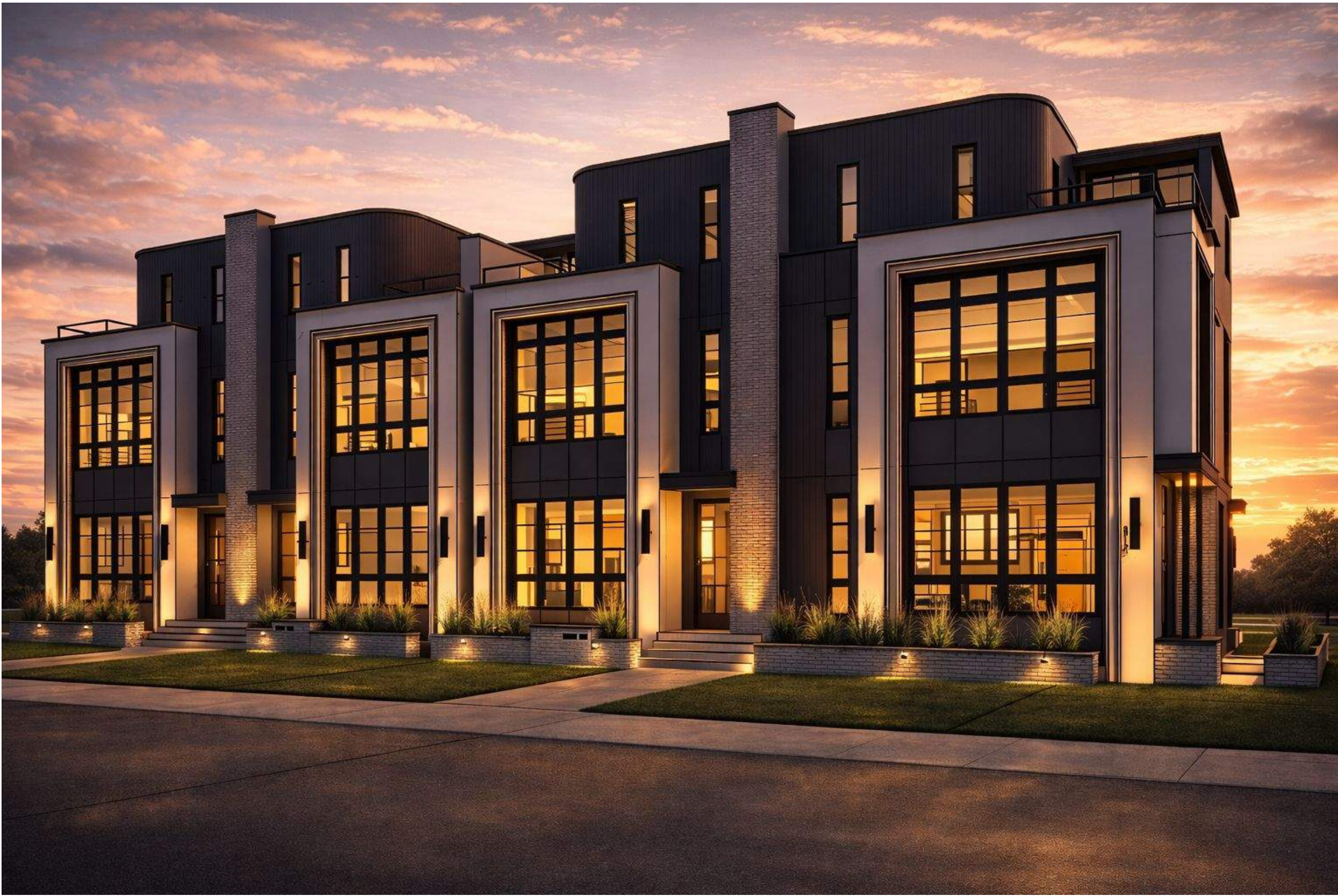
DRAWING SET:
DP PLANS
SHEET NAME:
Cover Page

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY: -

PRINTED: 2026-01-29 10:32:51 AM

SCALE:

PAGE: A-0.0



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Left & Right Elevations
A-3.0	Garage Plans & Elevations
A-3.1	Garage Sections

LOT COVERAGE:

LOT = 6370.00 SQ. FT.
GARAGE (40'0" X 20'6") = 820.00 SQ. FT.
HOUSE + WINGWALL = 2906.67 SQ. FT.
COVERAGE: 3726.67 / 6370.00 = 58.50%

FLOOR AREA - UNIT #1

BASEMENT = 732.67 SQ. FT.
MAIN = 719.33 SQ. FT.
UPPER = 759.42 SQ. FT.
LOFT = 539.96 SQ. FT.
TOTAL = 2018.71 SQ. FT.

FLOOR AREA - UNIT #2

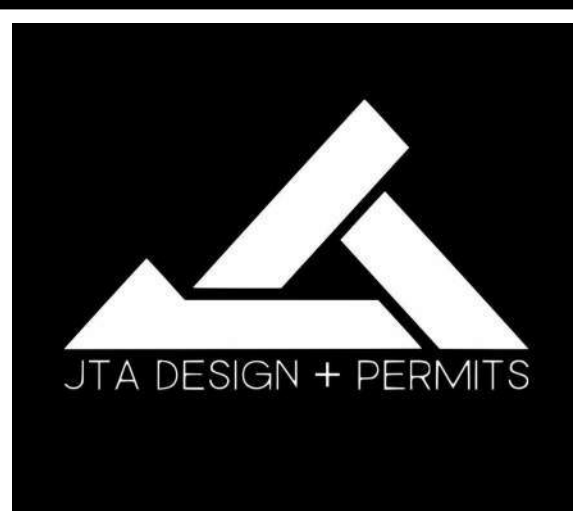
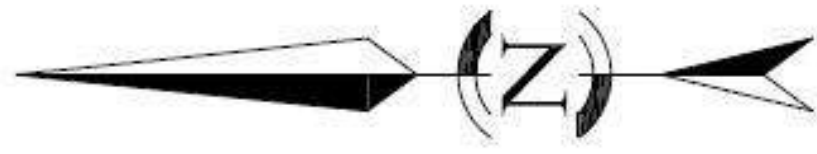
BASEMENT = 736.67 SQ. FT.
MAIN = 723.33 SQ. FT.
UPPER = 748.69 SQ. FT.
LOFT = 538.51 SQ. FT.
TOTAL = 2010.53 SQ. FT.

FLOOR AREA - UNIT #3

BASEMENT = 736.67 SQ. FT.
MAIN = 722.67 SQ. FT.
UPPER = 747.42 SQ. FT.
LOFT = 538.51 SQ. FT.
TOTAL = 2008.60 SQ. FT.

FLOOR AREA - UNIT #4

BASEMENT = 736.67 SQ. FT.
MAIN = 722.67 SQ. FT.
UPPER = 747.42 SQ. FT.
LOFT = 538.51 SQ. FT.
TOTAL = 2008.60 SQ. FT.



GENERAL NOTES:
FOR RADON PIPE SIZE, THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100MM (4")

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03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:
DP PLANS
SHEET NAME:
Foundation Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY: -

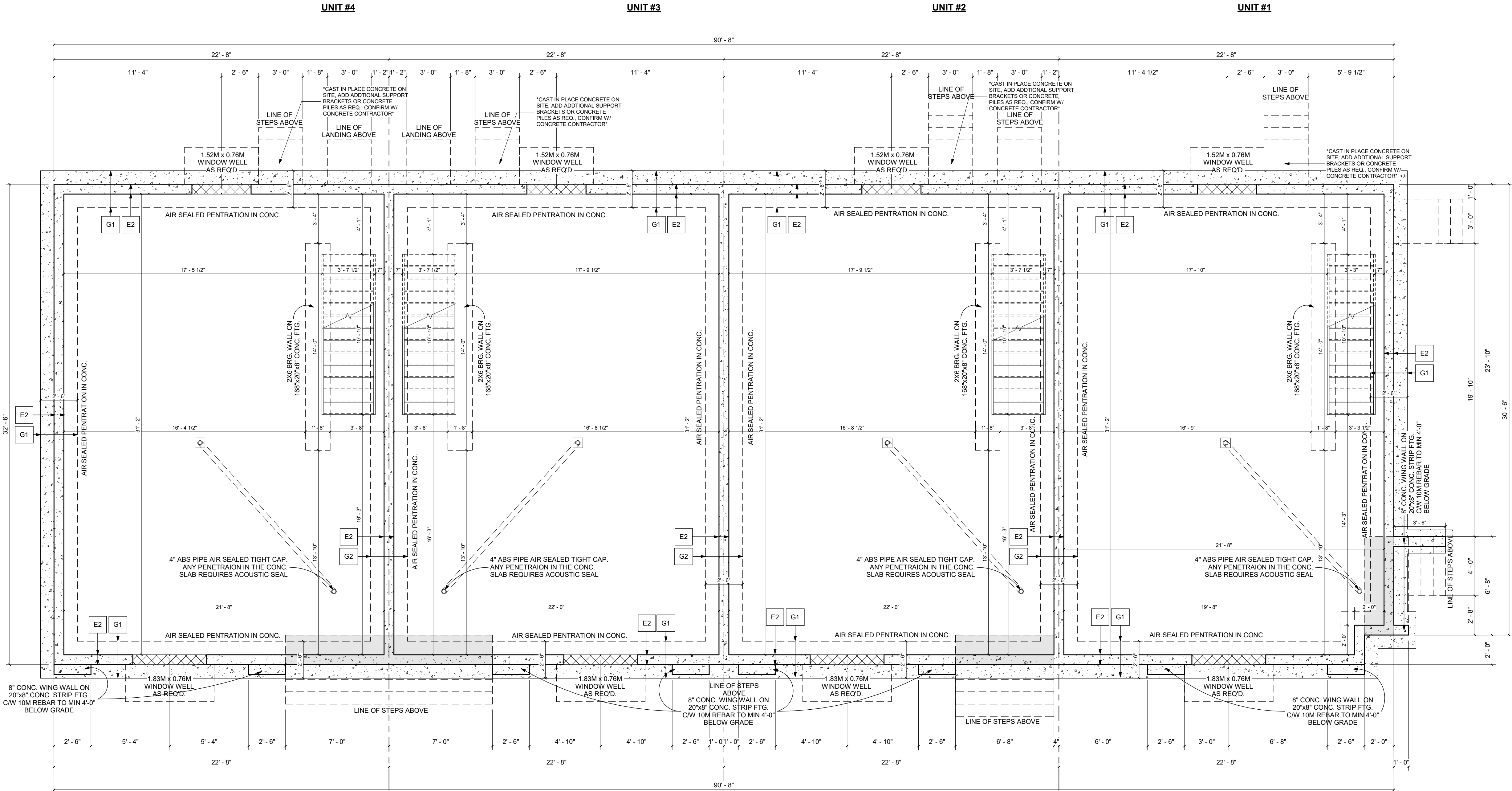
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SCALE: 1/4" = 1'-0"

PAGE: A-1.0

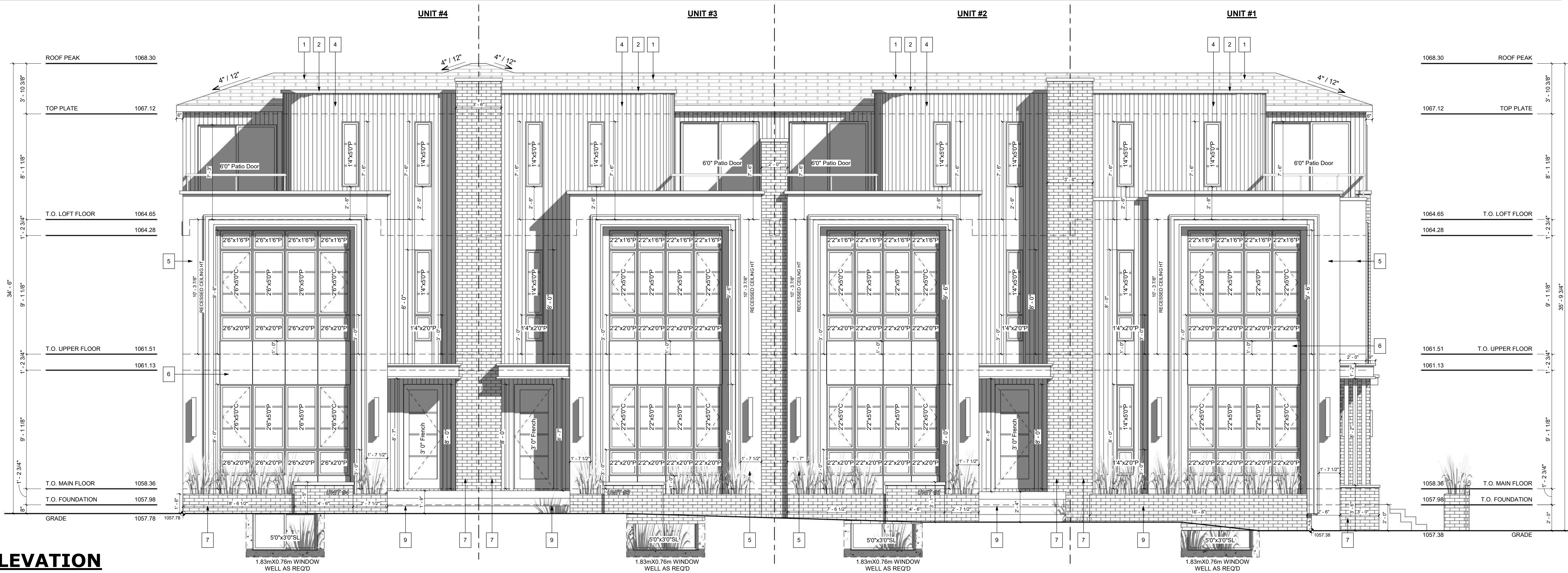
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUM. FASCIA
- 3 WOOD SOFFIT
- 4 VERTICAL SIDING
- 5 SMOOTH STUCCO - WHITE
- 6 SMOOTH STUCCO - BLACK
- 7 BRICK AS SPEC'D.
- 8 STUCCO FINISH - WHITE
- 9 CAST IN PLACE CONCRETE
- 10 CONCRETE PAVING



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUM. FASCIA
- 3 WOOD SOFFIT
- 4 VERTICAL SIDING
- 5 SMOOTH STUCCO - WHITE
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL NOTES:
VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:
DP PLANS
SHEET NAME:
Front & Rear Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY: .

PRINTED: 2026-01-29 10:33:01 AM

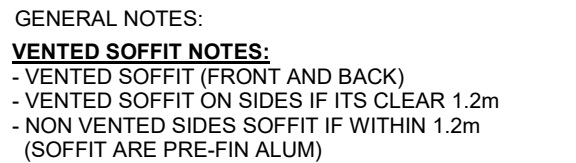
SCALE: 1/4" = 1'-0"

PAGE: **A-2.0**

1	ASPHALT SHINGLES
2	8" ALUM. FASCIA
3	WOOD SOFFIT
4	VERTICAL SIDING
5	SMOOTH STUCCO - WHITE
6	SMOOTH STUCCO - BLACK
7	BRICK AS SPEC'D.
8	STUCCO FINISH - WHITE
9	CAST IN PLACE CONCRETE
10	CONCRETE PARGING



1	ASPHALT SHINGLES
2	8" ALUM. FASCIA
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LOFT FLOOR AREA: _____ – SQ.FT.

TOTAL ABOVE GRADE: _____ SQ.FT.

BASEMENT AREA: _____ SQ.FT.

GARAGE AREA: - SQ.FT.

DRAWING SET:
DP PLANS

SHEET NAME:
Left & Right Elevations

DESIGN BY: JT

DRAWN BY: JT

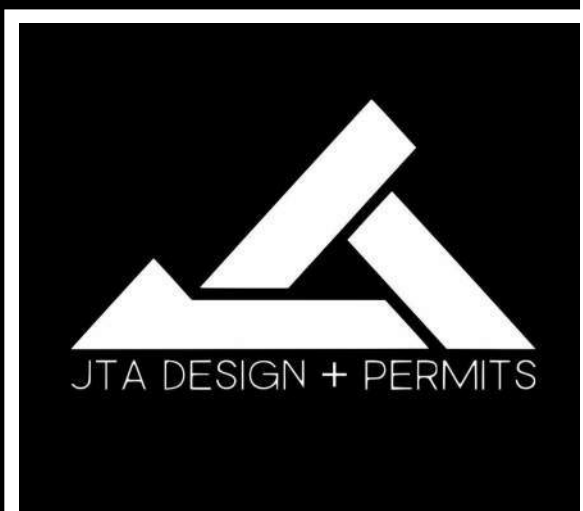
LAST REVISION BY: -

PRINTED: 2026-01-29 10:33:04 AM

SCALE: $1/4" = 1'-0"$

A 2 1

PAGE: **A-2.1**



GENERAL NOTES:

**GARAGE TO BE
BUILT USING
SPV-003**

MUNICIPAL ADDRESS:
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UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:
DP PLANS
SHEET NAME:
**Garage Plans &
Elevations**

DESIGN BY: JT

DRAWN BY: JT

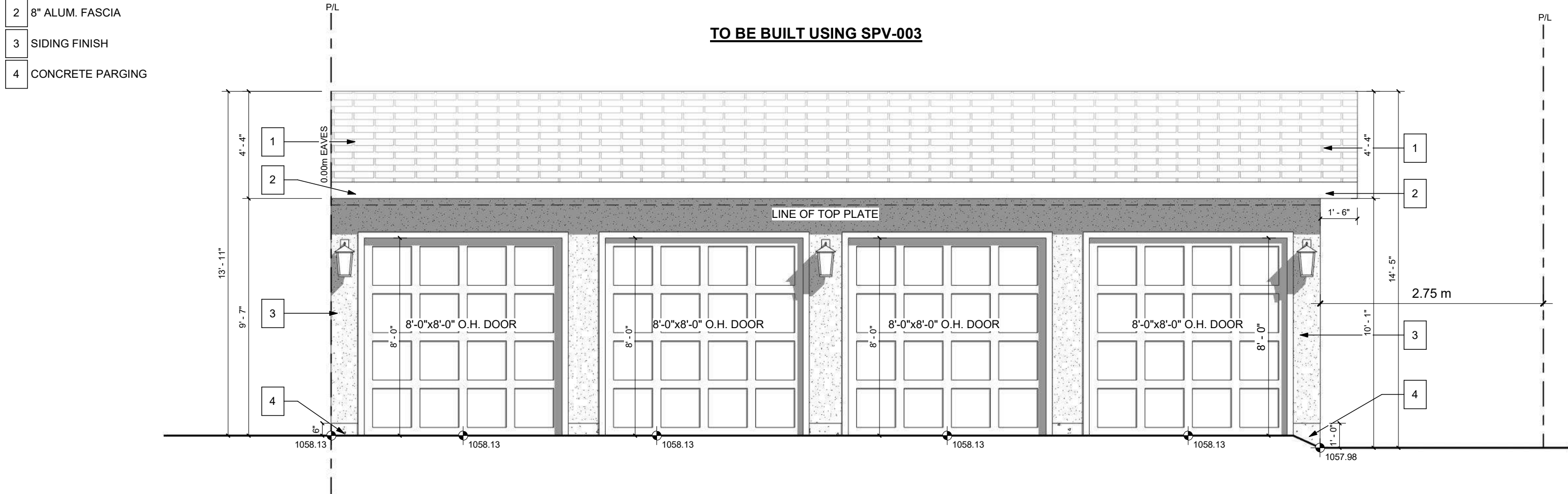
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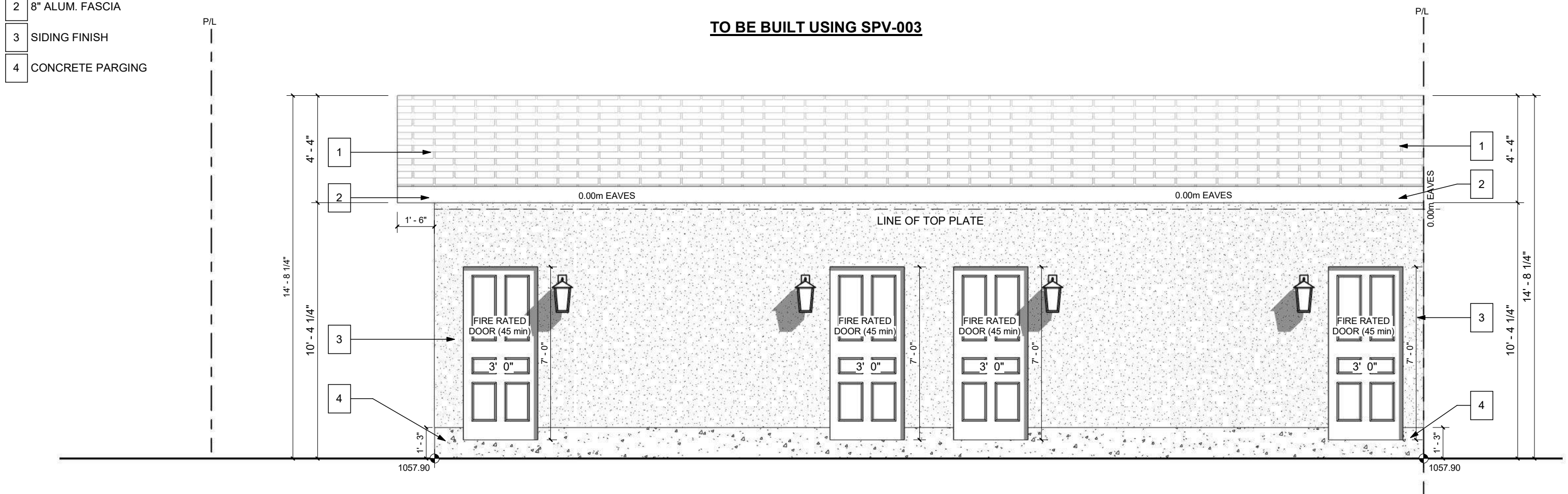
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- EXTERIOR FINISHES:
- 1 ASPHALT SHINGLES
 - 2 8" ALUM. FASCIA
 - 3 SIDING FINISH
 - 4 CONCRETE PARGING



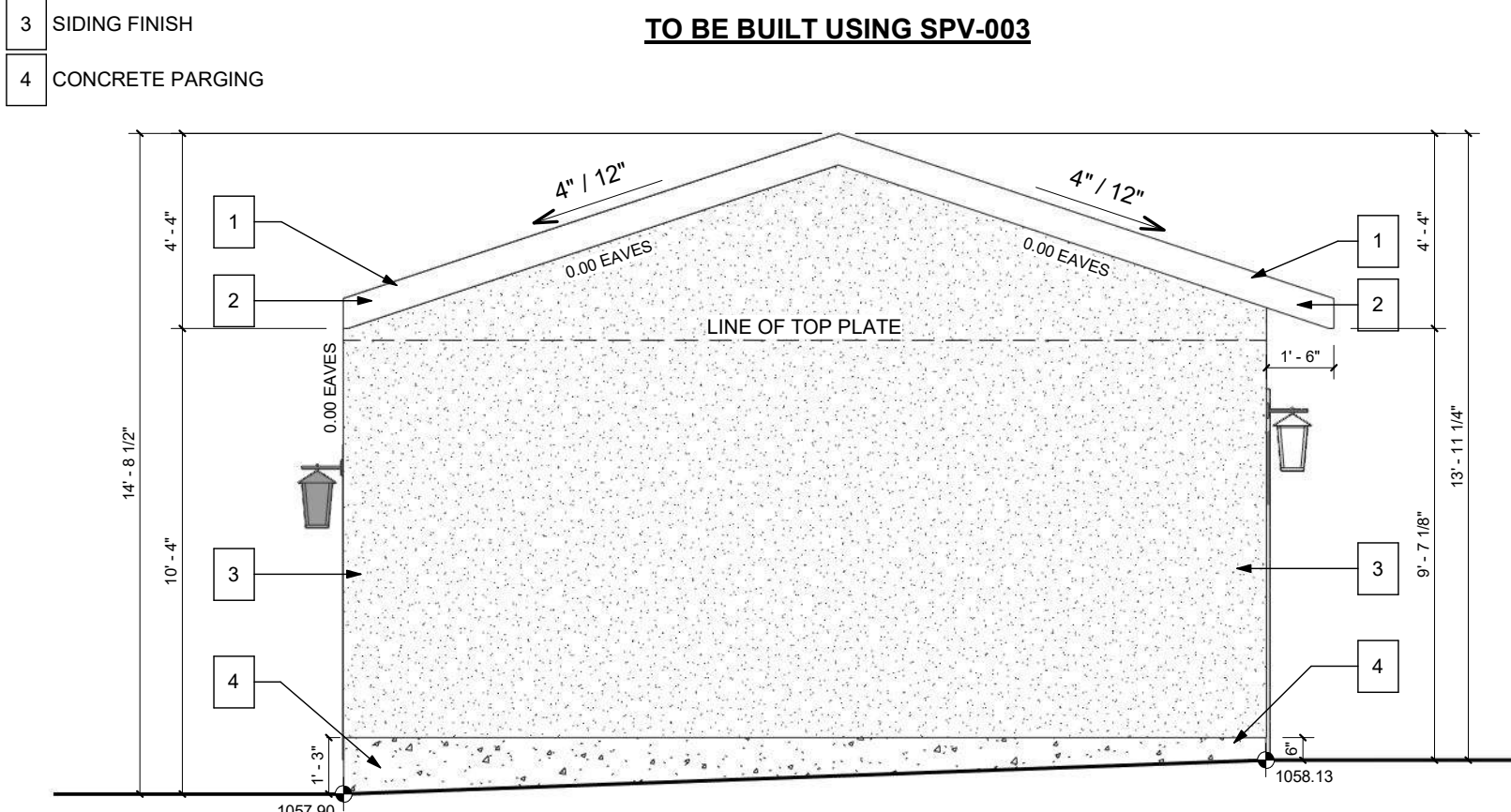
GARAGE FRONT
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES:
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 - 2 8" ALUM. FASCIA
 - 3 SIDING FINISH
 - 4 CONCRETE PARGING



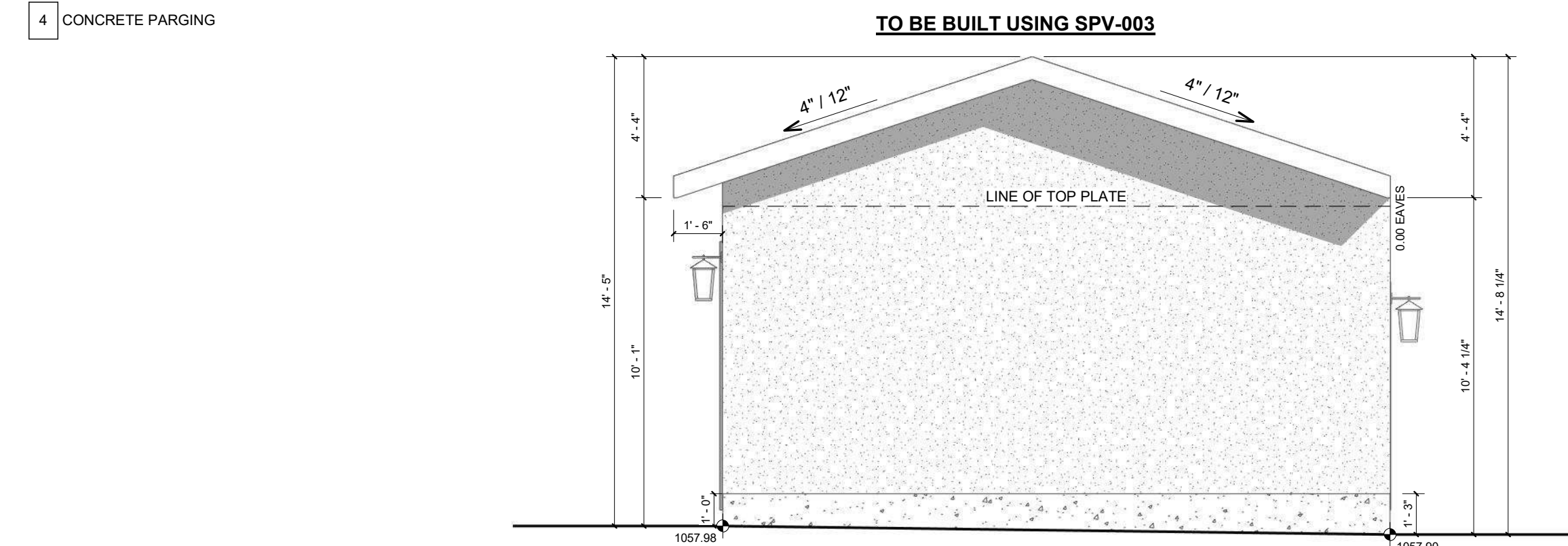
GARAGE REAR
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES:
- 1 ASPHALT SHINGLES
 - 2 8" ALUM. FASCIA
 - 3 SIDING FINISH
 - 4 CONCRETE PARGING

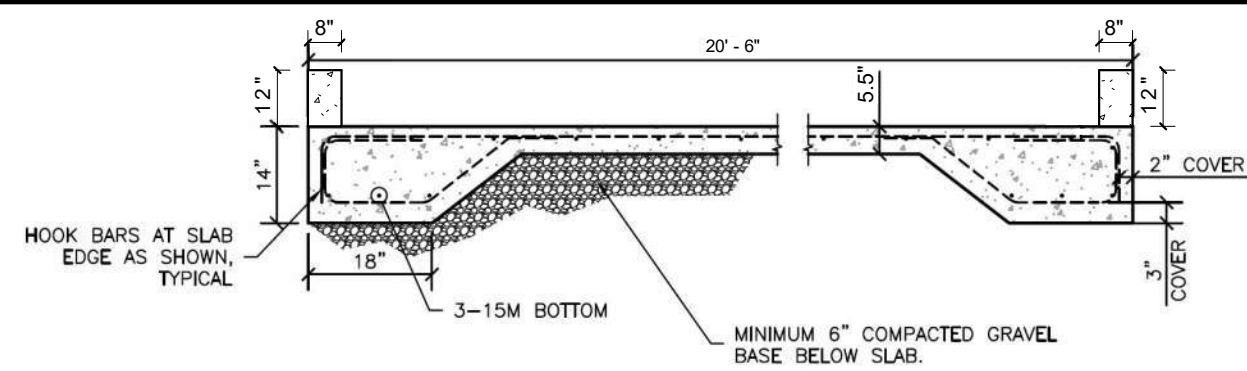


GARAGE LEFT
SCALE: 1/4" = 1'-0"

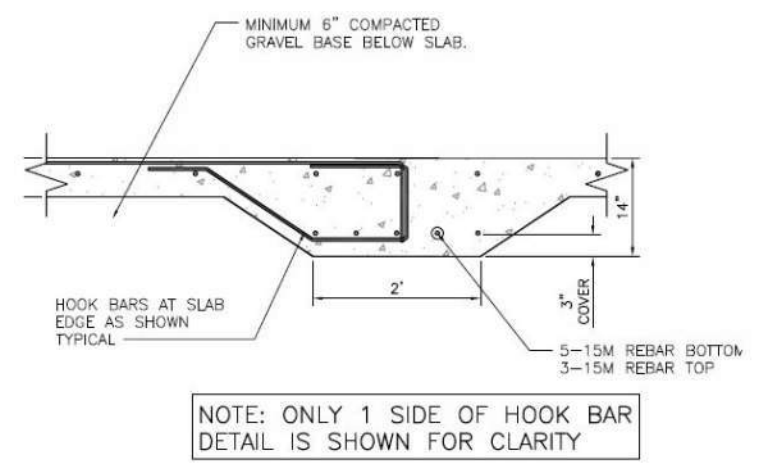
- EXTERIOR FINISHES:
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GARAGE RIGHT
SCALE: 1/4" = 1'-0"



SECTION A
SCALE: NTS

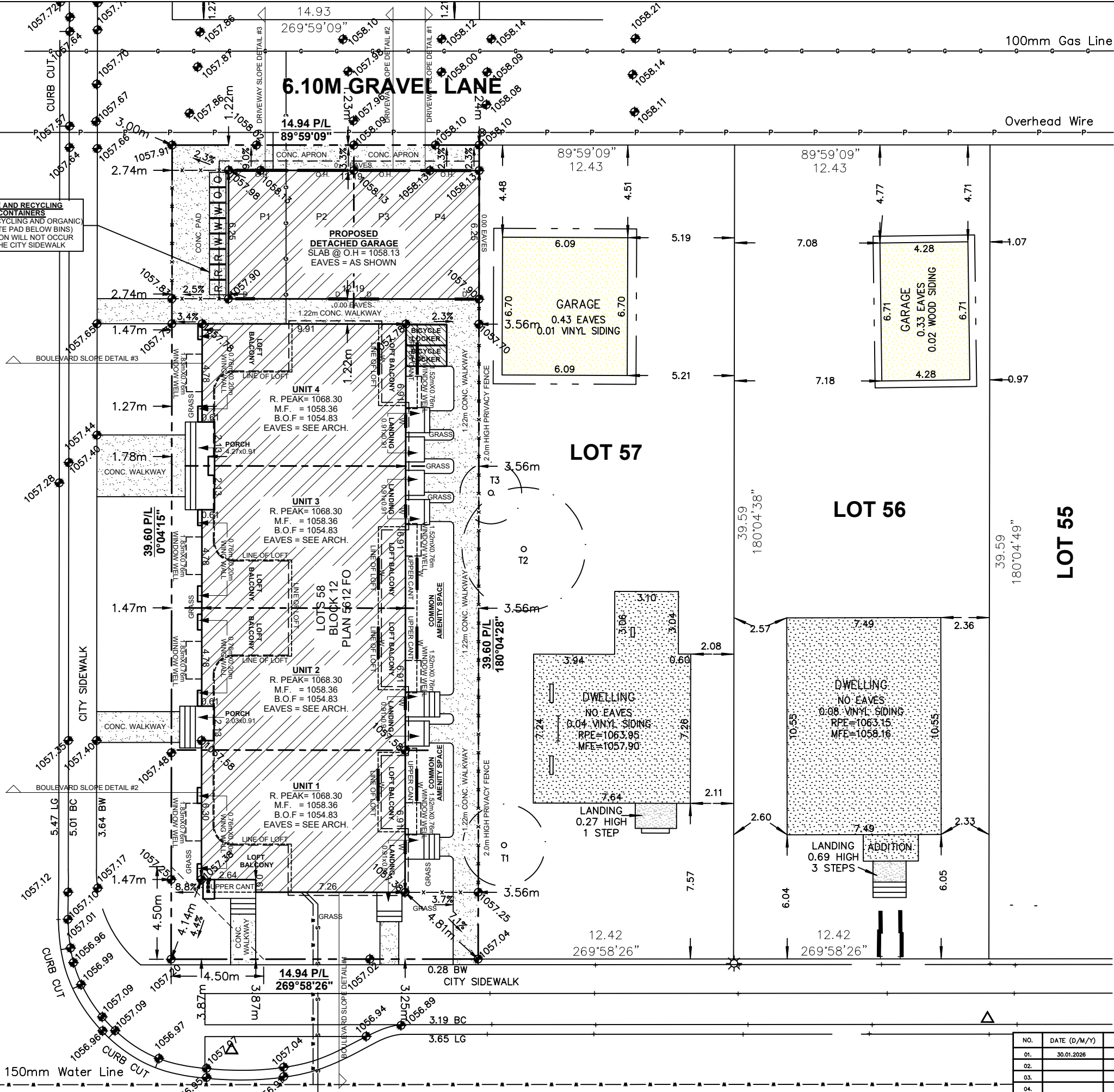


SECTION @ PARTY WALL
SCALE: NTS

SEE VIEW A

WASTE AND RECYCLING
8 CONTAINERS
(WASTE, RECYCLING AND ORGANIC)
(CONCRETE PAD BELOW BINS)
COLLECTION WILL NOT OCCUR
OVER THE CITY SIDEWALK

23 STREET N.W.



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- $\bullet$ ----- denotes Calculation points
- $\boxtimes$ ----- denotes Water Valve
- $\blacklozenge$ ----- denotes Gas Valve
- $\blacklozenge$ ----- denotes Manhole
- $\odot$ ----- denotes Tree
- $\oplus$ ----- denotes Power Pole
- $\triangle$ ----- denotes Sign
- $\odot$ ----- denotes Light Standard
- $\times$ ----- denotes Fire Hydrant
- $-X-X-$ denotes Fence
- $-S-$ denotes Sanitary Line
- $-ST-$ denotes Storm Line
- $-W-$ denotes Water Line
- $-G-$ denotes Gas Line
- $-E-$ denotes Electrical Line
- $-A.G.T-$ denotes A.G.T Line
- $-$ denotes Utility Right of Way Line
- $-$ denotes Property Line
- $-$ denotes Door
- $-$ denotes Main Floor Windows
- $-$ denotes Second Floor Windows
- $-$ denotes Basement Floor Windows
- $\square$ ----- denotes Shed Hatch
- $\square$ ----- denotes Detached Garage Hatch
- $\square$ ----- denotes Main Building Hatch
- $\square$ ----- denotes Concrete and Asphalt Hatch
- $\square$ ----- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall
'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer

The gas line information shown on this sheet is compiled from records maintained by
ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness
of those records. service lines, water lines, storm, sanitary, electrical and cable as
shown are schematic representation only, and do not indicate the actual location or
length of the service line. Dial-before-you-dig services should be utilized before
commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1: 200

LEGAL DESCRIPTION:

Lots 58
Block 12
Plan 5612 FO

MUNICIPAL ADDRESS:

2340 5 Ave. N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (MULTI HOUSE)

LOT SIZE: 591.257 SQ M
HOUSE: 268.521 SQ M
MAIN CANT.: 0.000 SQ M
GARAGE: 76.180 SQ M
COVERED PORCH: 1.425 SQ M
WING WALL: 1.548 SQ M

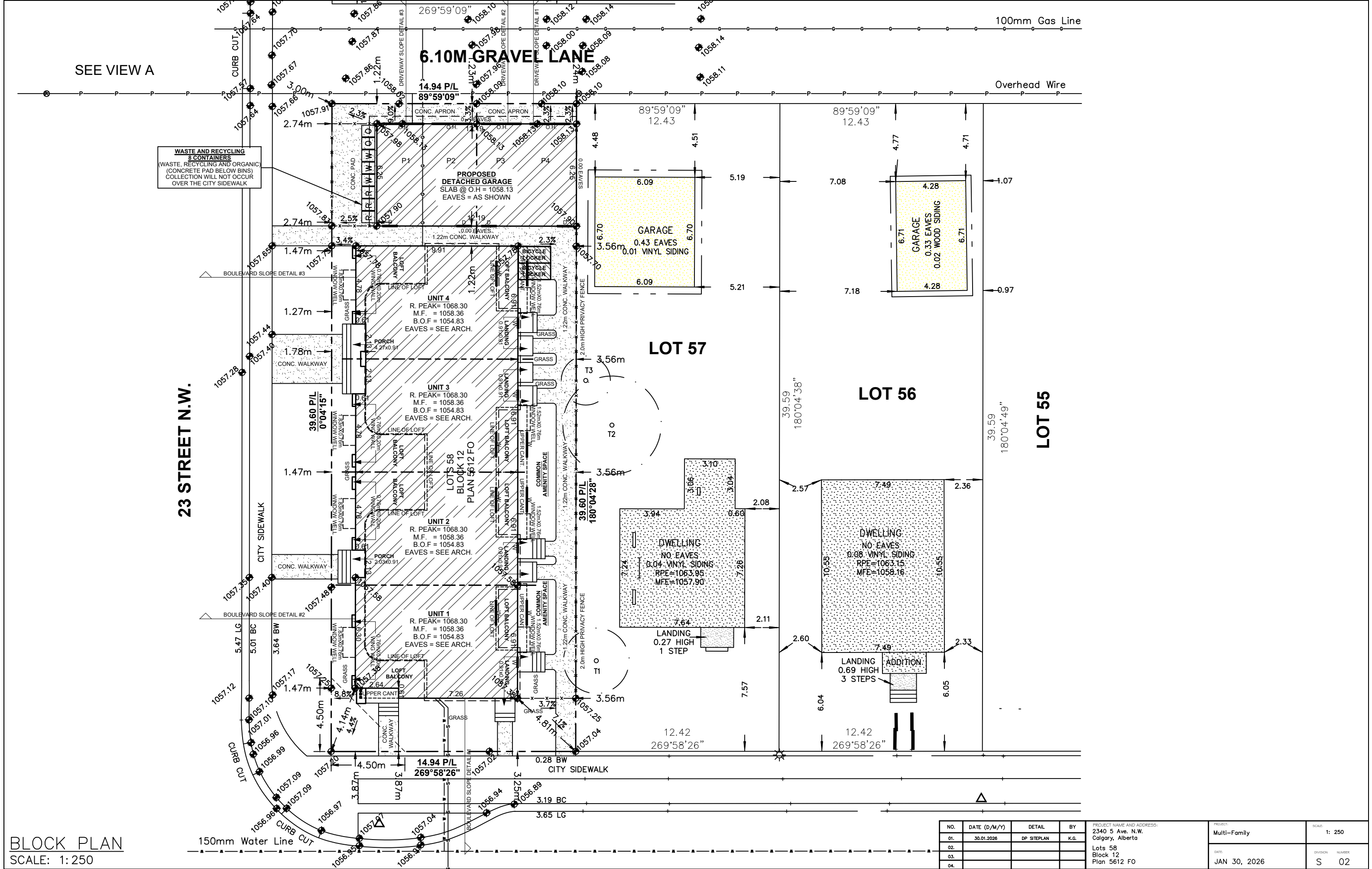
TOTAL UNITS: 4
LOT SIZE: 591.257 SQ M (0.0591257 ha)
DENSITY: 68 UNITS/ha

PARKING PROVIDED: 4 STALLS

TOTAL : 347.674/591.257
= 58.80%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	30.01.2026	DP SITEPLAN	K.G.	2340 5 Ave. N.W. Calgary, Alberta	Multi-Family	1: 200
02.				Lots 58 Block 12 Plan 5612 FO	DATE:	DIVISION NUMBER:
03.					JAN 30, 2026	S 01
04.						

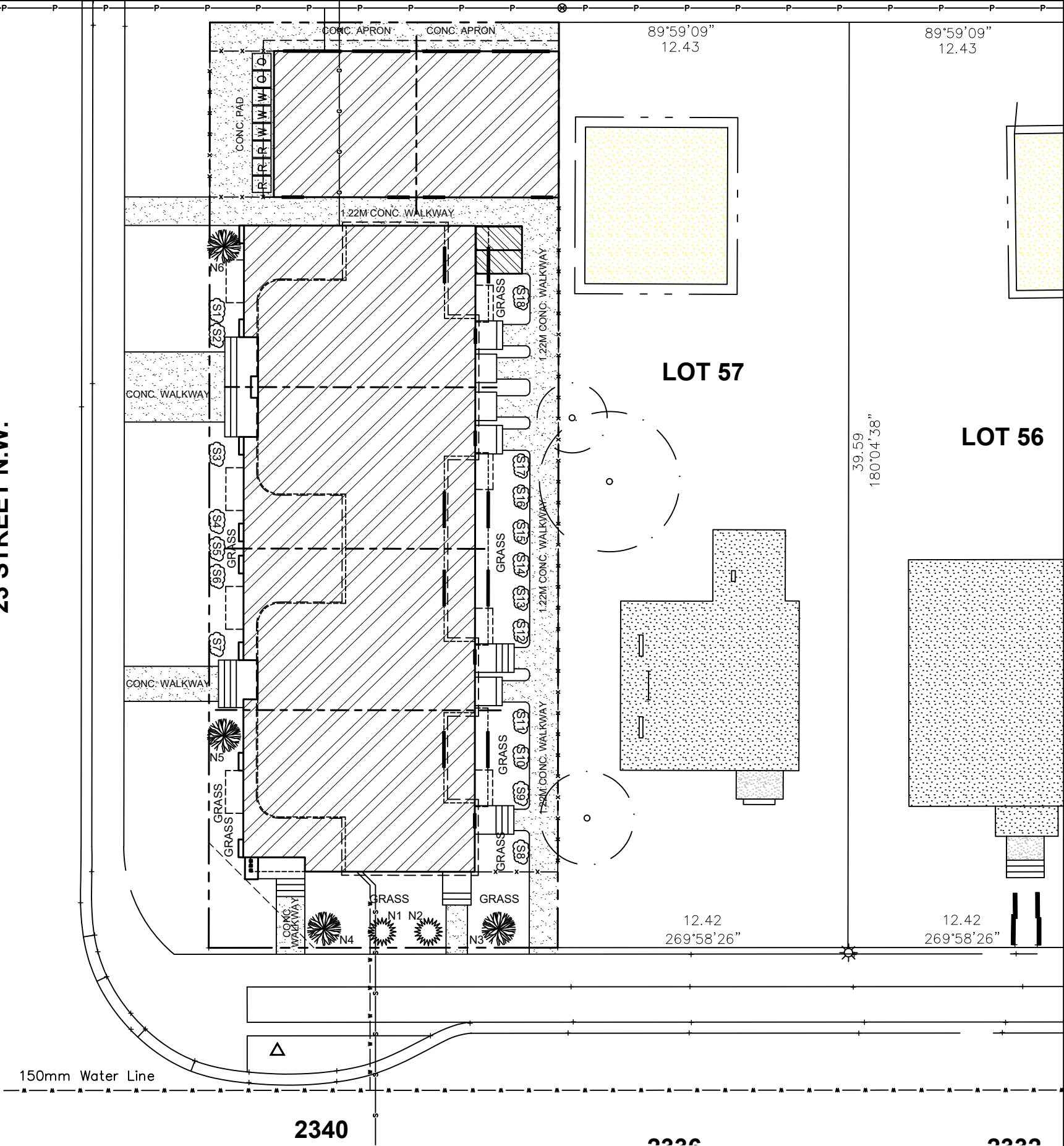
SITE PLAN
SCALE: 1: 200



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	30.01.2026	DP SITEPLAN	K.G.	2340 5 Ave. N.W. Calgary, Alberta	Multi-Family	1: 250
02.				Lots 58 Block 12 Plan 5612 FO	DATE:	DIVISION NUMBER:
03.					JAN 30, 2026	S 02
04.						

23 STREET N.W.



LANDSCAPING PLAN
SCALE: 1:250

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.25	4.0	3.0	In Adjacent Property	To Stay
T2	Deciduous	0.30	6.0	6.0	In Adjacent Property	To Stay
T3	Coniferous	0.25	3.0	5.0	In Adjacent Property	To Stay
T4	Deciduous	0.60	8.0	10.0	In Subject Property	To Be Removed
T5	Deciduous	0.50	8.0	7.0	In Subject Property	To Be Removed
T6	Deciduous	0.30	5.0	5.0	In Subject Property	To Be Removed
T7-T9	Deciduous	0.25	5.0	6.0	In Subject Property	To Be Removed
T10	Deciduous	0.30	7.0	6.0	In Subject Property	To Be Removed
T11	Deciduous	0.80	8.0	8.0	In Subject Property	To Be Removed
T12	Deciduous	0.35	5.0	5.0	In Subject Property	To Be Removed
T13	Bush	---	3.0	4.0	In Subject Property	To Be Removed
T14	Bush	---	4.0	4.0	On Property Line	To Be Removed

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 591.257 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
591.257/110.000 = 5.4

6 TREES
18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S2	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S3	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S4	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S5	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S6	Hawthorn (Crataegus Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S7	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S8	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S9	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S10	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S11	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S12	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S13	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S14	Mugo Pine (Pinus Mugo) (Shrub)	--	0.61	0.61	In Subject Property	New
S15	Lilac (Syringa Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S16	Lilac (Syringa Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S17	Lilac (Syringa Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New
S18	Lilac (Syringa Spp.) (Shrub)	--	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 591.257 SQ. M
LANDSCAPE AREA = 169.093 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 70.189 SQ. M
SOFT LANDSCAPE (GRASS + MULCH) = 98.904 SQ. M

70.189 / 169.093 = 41.51% OF HARD LANDSCAPE
98.904 / 169.093 = 58.50% OF SOFT LANDSCAPE

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

NOTE:
"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

NO.	DATE (D/M/Y)	DETAIL	BY
01.	30.01.2026	DP SITEPLAN	K.G.
02.			
03.			
04.			

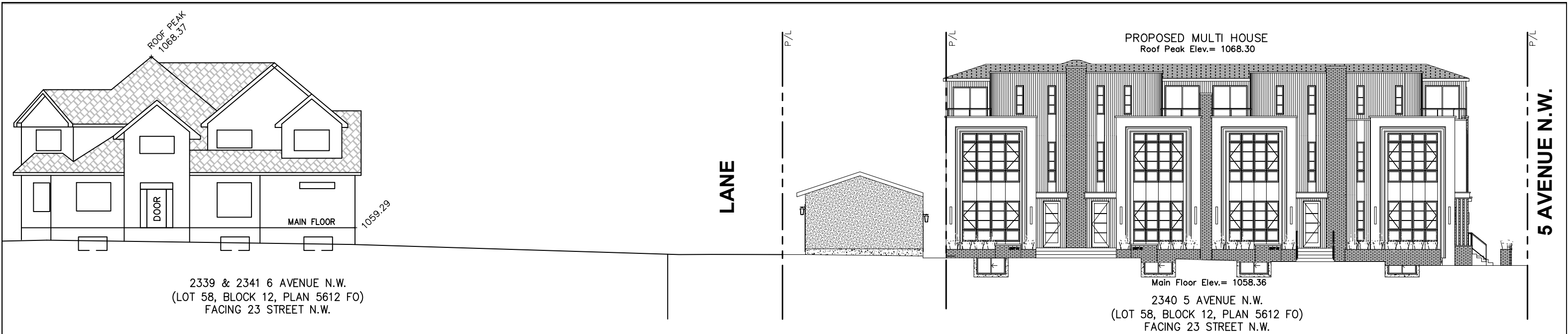
PROJECT NAME AND ADDRESS:
2340 5 Ave. N.W.
Calgary, Alberta

PROJECT:
Multi-Family

SCALE:
1: 200

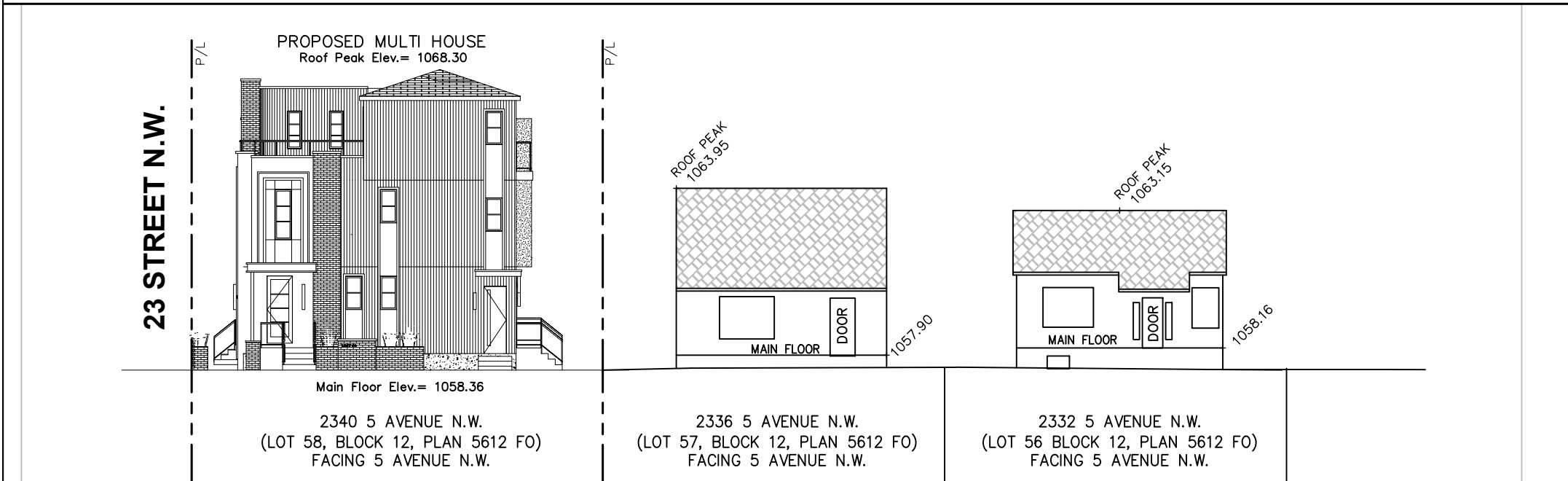
DATE:
JAN 30, 2026

DIVISION NUMBER:
S 03

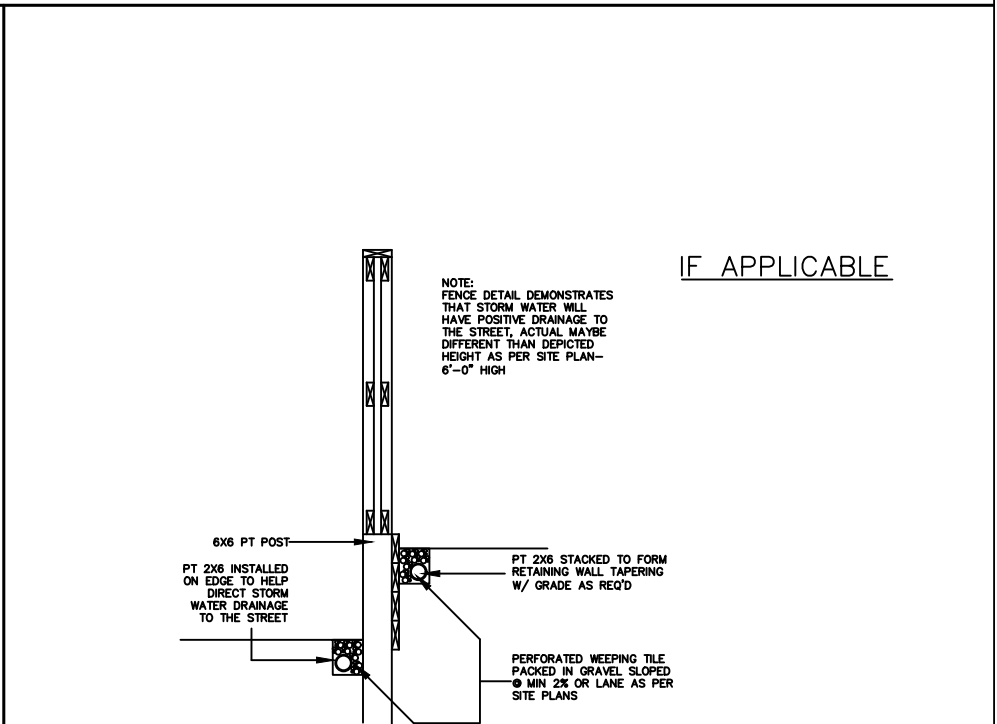


STREETSCAPE
SCALE: 1: 200

WEST STREETSCAPE



STREETSCAPE
SCALE: 1: 200



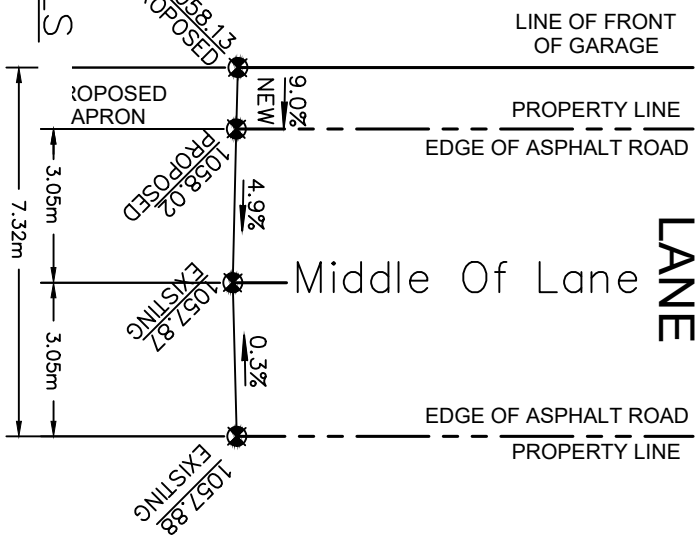
BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	732.67 SQ.FT.	732.67 SQ.FT.	732.67 SQ.FT.	732.67 SQ.FT.
MAIN FLOOR	719.33 SQ.FT.	723.33 SQ.FT.	722.67 SQ.FT.	722.67 SQ.FT.
UPPER FLOOR	759.42 SQ.FT.	748.69 SQ.FT.	747.42 SQ.FT.	747.42 SQ.FT.
LOFT FLOOR	539.96 SQ.FT.	538.51 SQ.FT.	538.51 SQ.FT.	538.51 SQ.FT.
TOTAL AREA	2018.17 SQ.FT.	2010.53 SQ.FT.	2008.60 SQ.FT.	2008.60 SQ.FT.

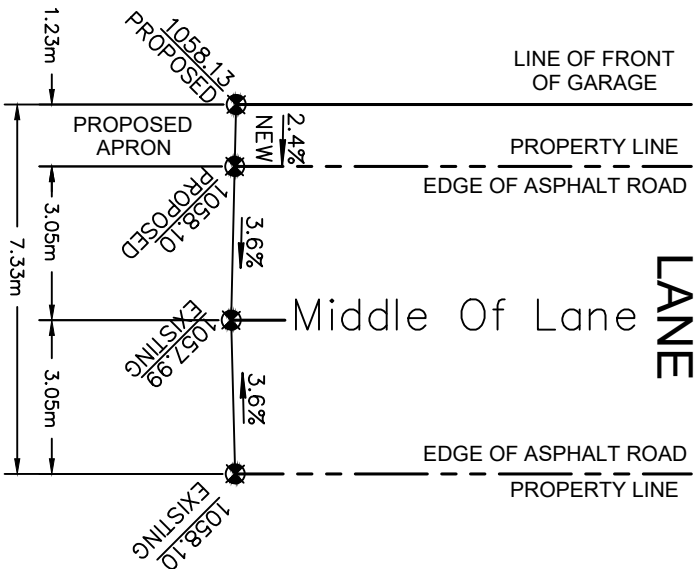
FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	30.01.2026	DP SITEPLAN	K.G.	2340 5 Ave. N.W. Calgary, Alberta	Multi-Family	AS SHOWN
02.				Lots 58 Block 12	DATE:	DIVISION NUMBER
03.				Plan 5612 FO	JAN 30, 2026	S 04
04.						

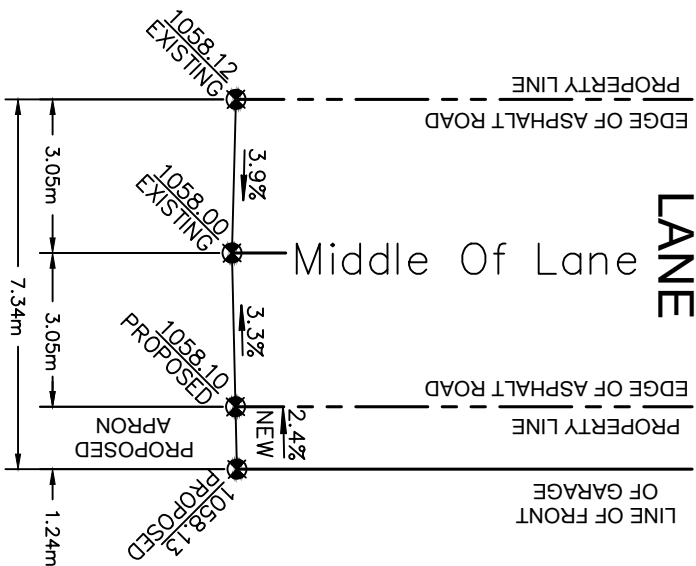
DRIVE WAY SLOPE DETAIL #1



DRIVE WAY SLOPE DETAIL #2



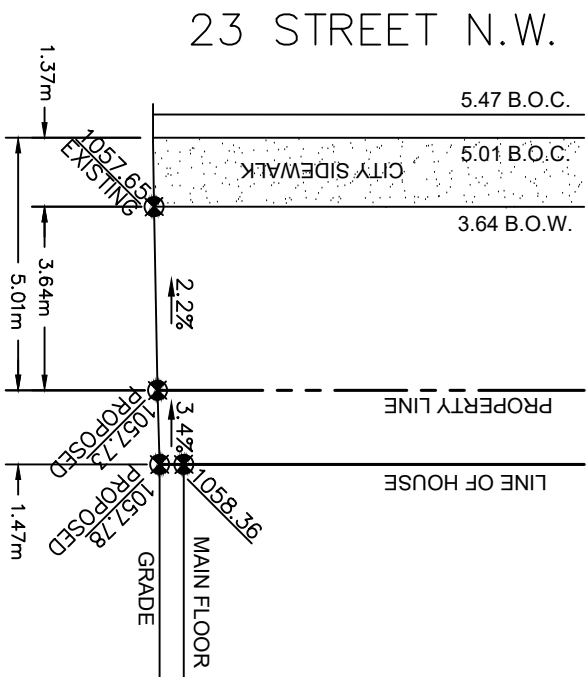
DRIVE WAY SLOPE DETAIL #3



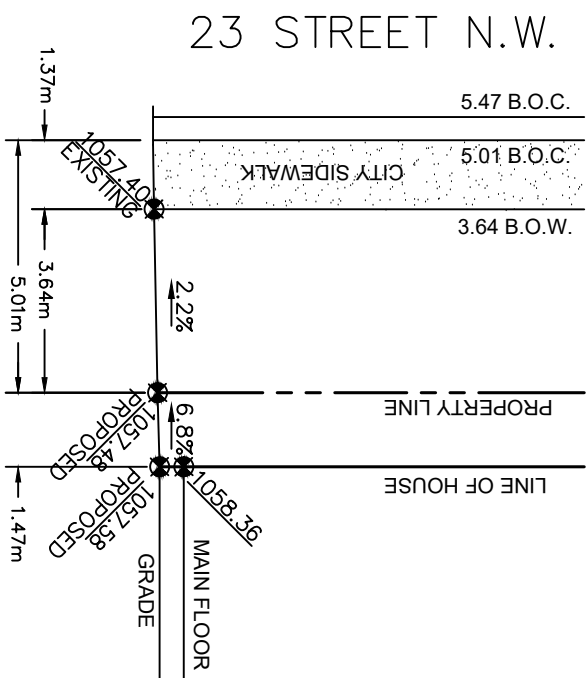
BOULEVARD SLOPE DETAILS

SCALE: NTS

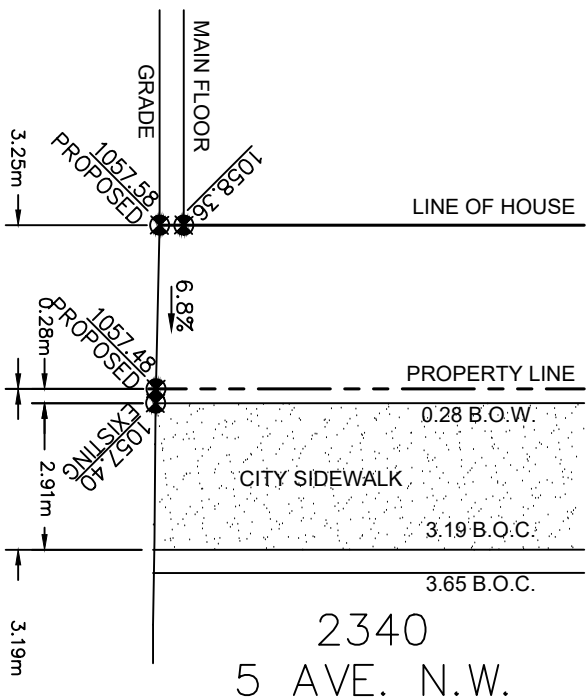
BOULEVARD SLOPE DETAIL #1



BOULEVARD SLOPE DETAIL #2



BOULEVARD SLOPE DETAIL #3



DRIVEWAY/LANE SLOPE DETAILS

SCALE: NTS

PROJECT NAME AND ADDRESS	PROJECT	SCALE
2340 5 Ave. N.W.	Multi-Family	AS SHOWN
Category, Alberta		
NO. DATE (D/M/Y)		
01. 30.01.2026		
DETAIL BY		
DP STEPHAN K.G.		
02.		
03.		
04.		
Lots 58 Block 12 Plan 5612 FO	DATE	DIVISION NUMBER
	JAN 30, 2026	S 05