

SEE VIEW A

SITE PLAN
SCALE: 1: 200

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: * = 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:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fire Hydrant
- X--- denotes Fence
- S--- denotes Sanitary Line
- ST--- denotes Storm Line
- W--- denotes Water Line
- G--- denotes Gas Line
- denotes Electrical Line
- 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
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- 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%

100mm Gas Line

Overhead Wire

6.10M GRAVEL LANE

LOT 57

LOT 56

LOT 55

23 STREET N.W.

5 AVENUE N.W.

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:
01.	30.01.2026	DP SITEPLAN	K.G.	2340 5 Ave. N.W. Calgary, Alberta
02.				Lots 58 Block 12 Plan 5612 FO
03.				
04.				

PROJECT:	SCALE:
Multi-Family	1: 200
DATE:	DIVISION NUMBER:
JAN 30, 2026	S 01

23 STREET N.W.

LANDSCAPING PLAN

SCALE: 1:200

"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".

2340
5 AVENUE N.W.

2336

2332

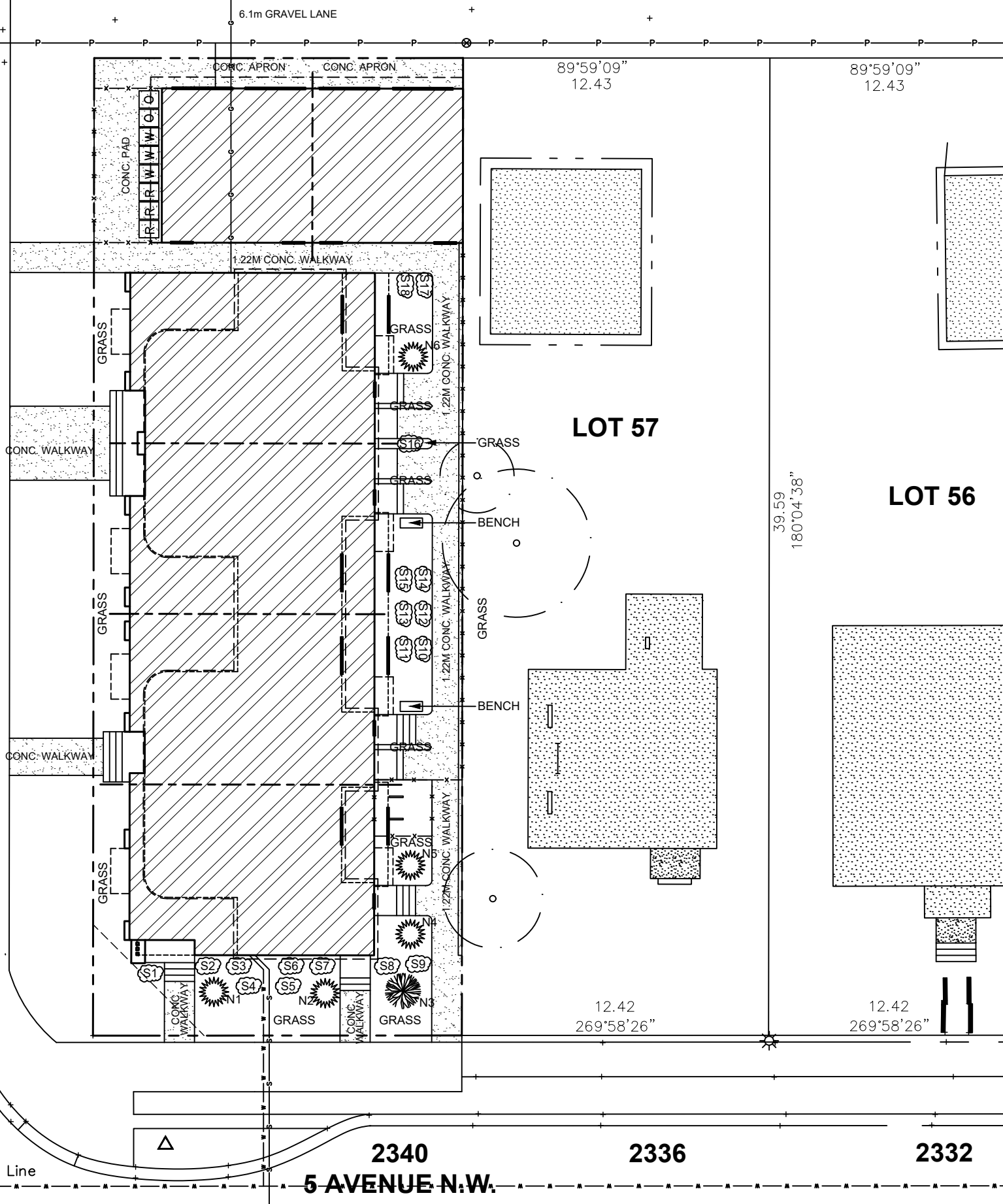
MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS
WITH SHRUBS AND 300MM IN ALL OTHER AREAS

LOT 57

LOT 56



150mm Water Line



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	Blue Spruce	(Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Blue Spruce	(Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Prairie Spire Green Ash	(Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Blue Spruce	(Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Blue Spruce	(Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Blue Spruce	(Coniferous 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

"All sodded areas are to be planted with a drought tolerant grass species".

"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".

"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

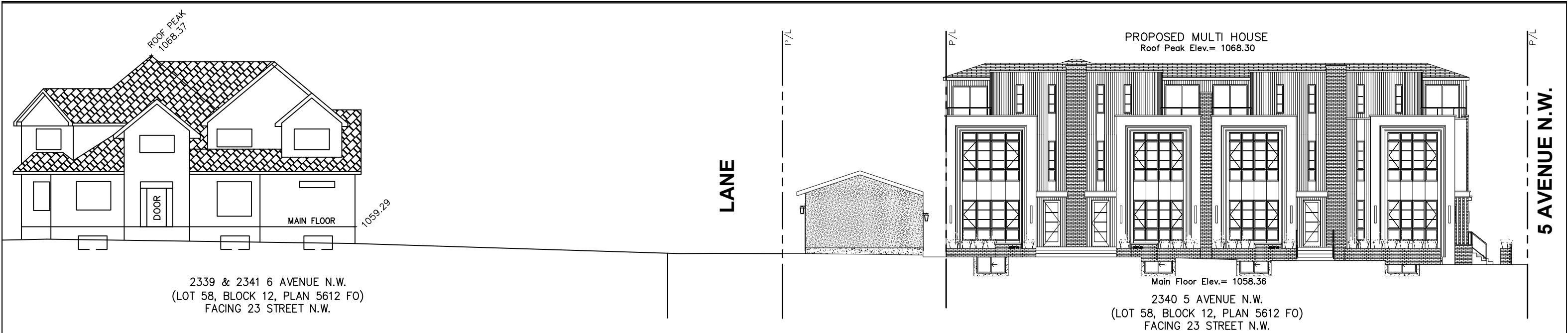
Lots 58
Block 12
Plan 5612 F0

PROJECT:
Multi-Family

DATE:
JAN 30, 2026

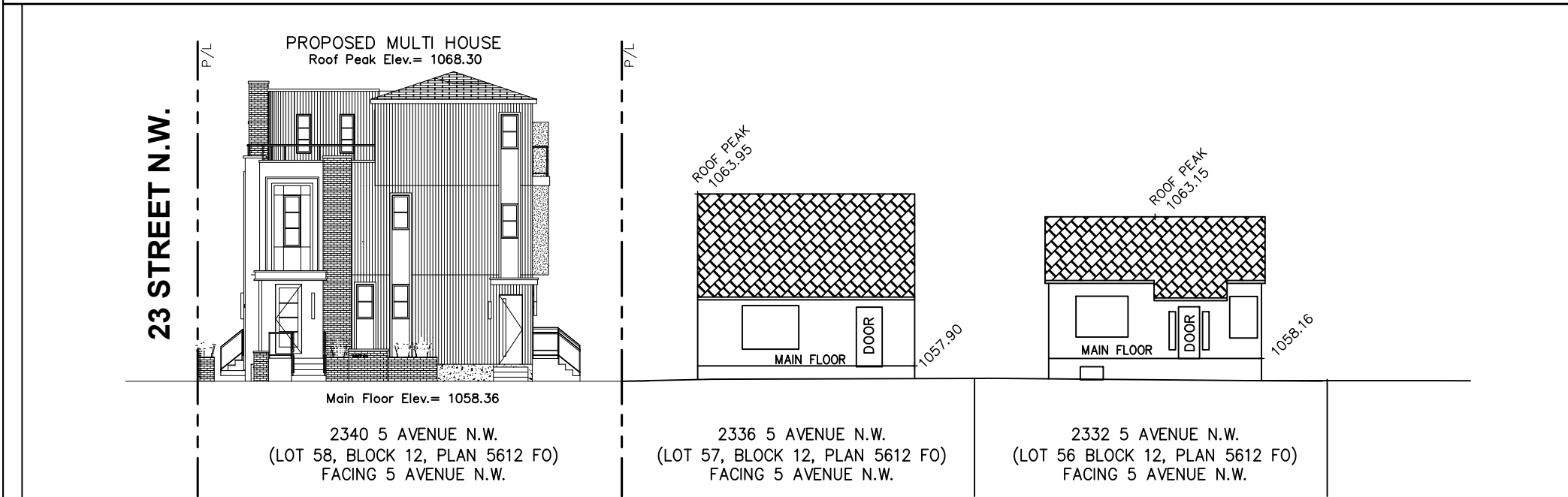
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DIVISION NUMBER:
S 03

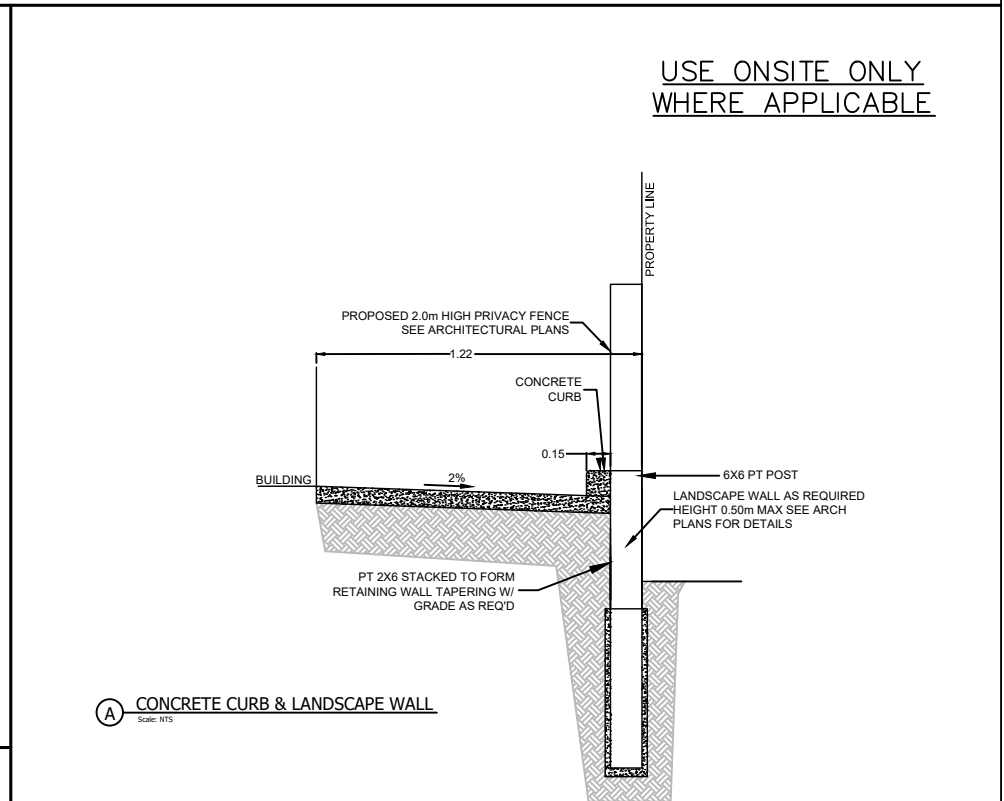


STREETSCAPE
SCALE: 1: 200

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: 2340 5 Ave. N.W. Calgary, Alberta	PROJECT: Multi-Family	SCALE: AS SHOWN
01.	30.01.2026	DP SITEPLAN	K.G.			
02.				Lots 58 Block 12	DATE: JAN 30, 2026	DIVISION S
03.				Plan 5612 FO		NUMBER 04
04.						



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:
-- -- --

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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

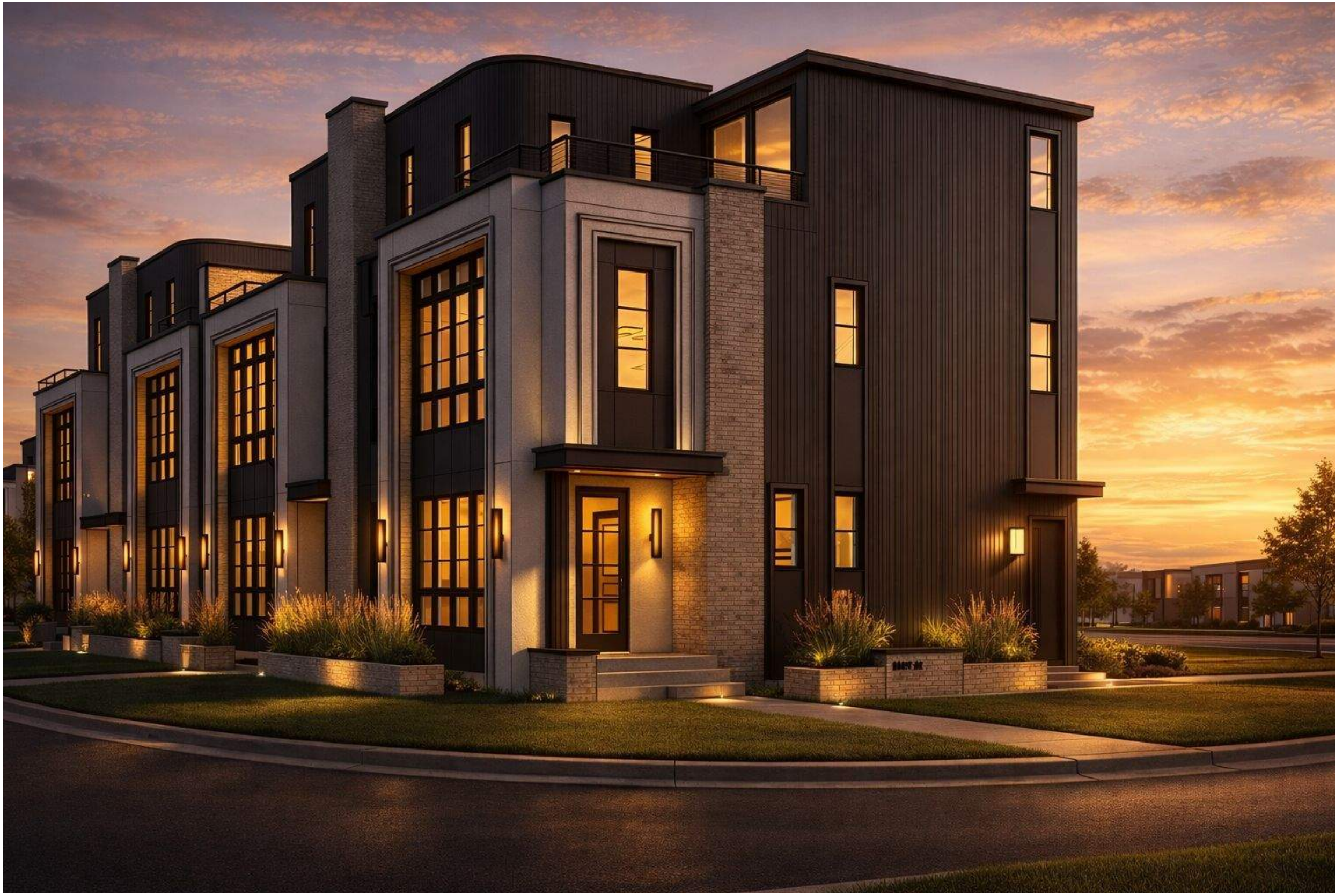
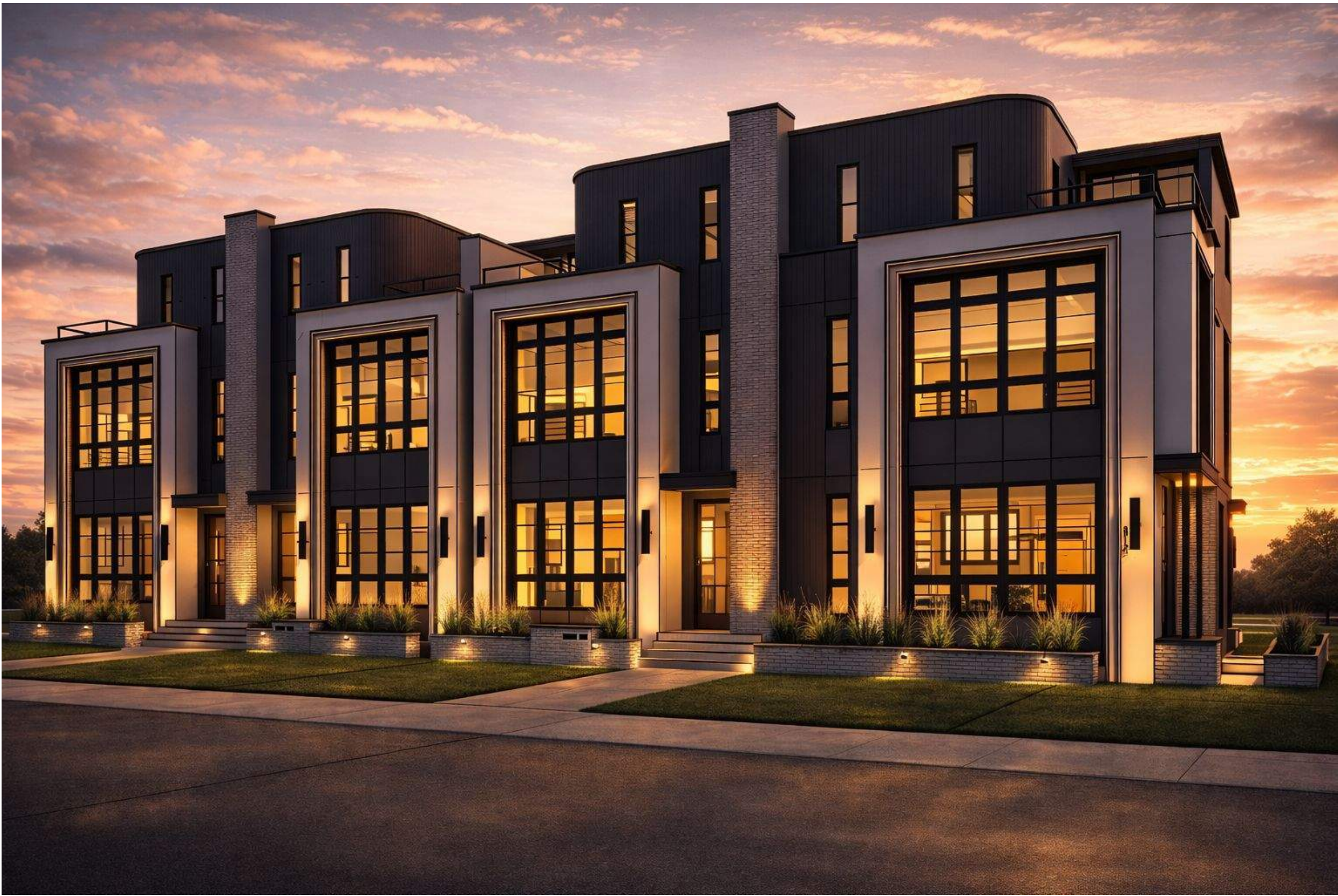
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SCALE:

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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 = 538.96 SQ. FT.
TOTAL = 2018.71 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT = 736.67 SQ. FT.
MAIN = 723.33 SQ. FT.
UPPER = 747.42 SQ. FT.
LOFT = 538.51 SQ. FT.
TOTAL = 2010.53 SQ. FT.

FLOOR AREA - UNIT #3

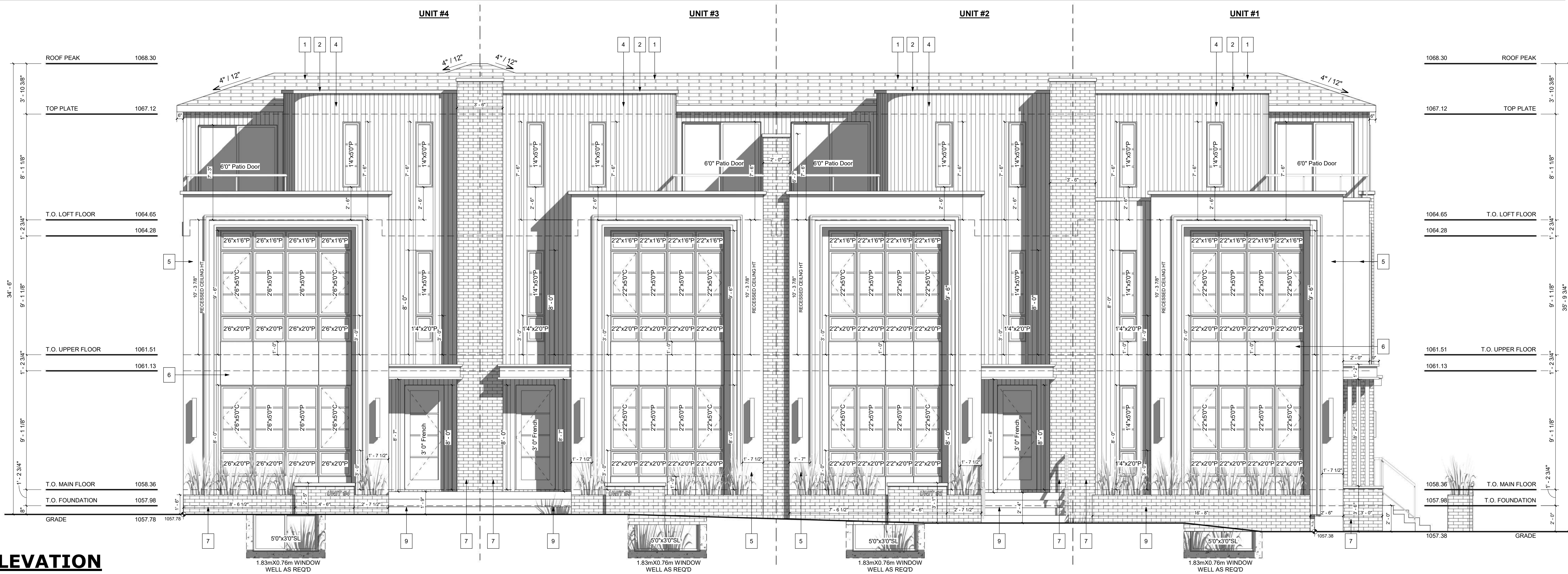
BASEMENT = 736.67 SQ. FT.
MAIN = 722.67 SQ. FT.
UPPER = 747.42 SQ. FT.
LOFT = 538.51 SQ. FT.
TOTAL = 2008.60 SQ. FT.

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.

EXTERIOR FINISHES:

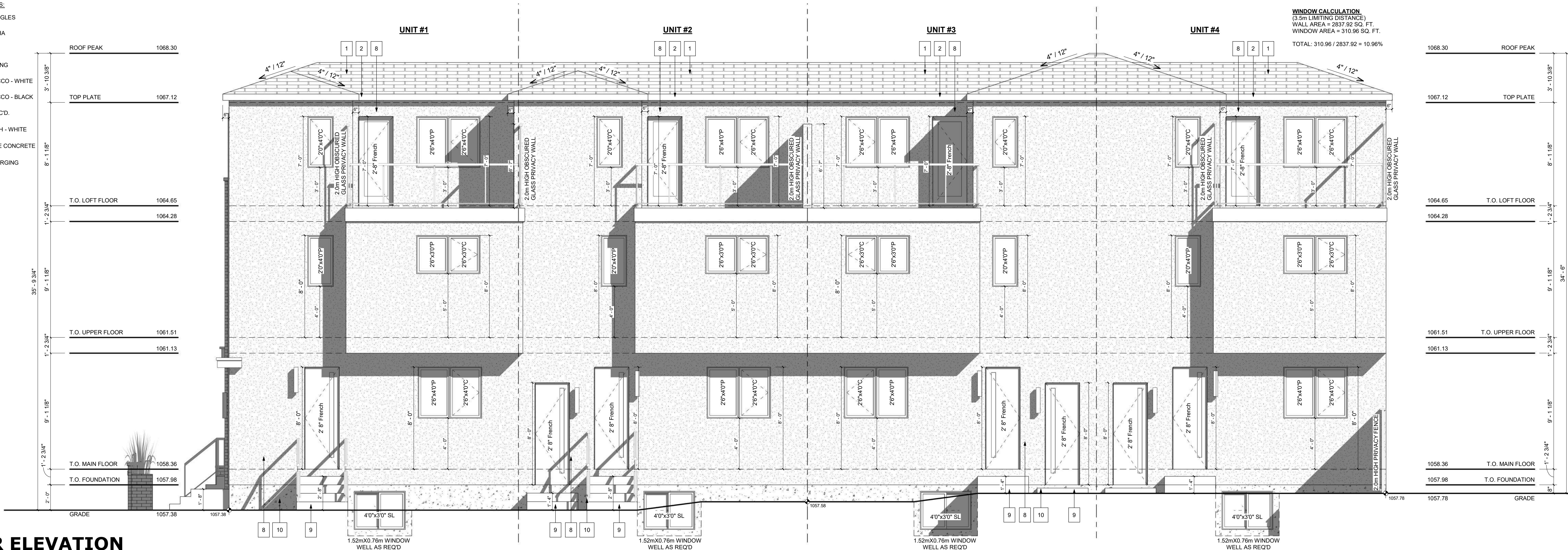
- 1 ASPHALT SHINGLES
- 2 8" ALUM. FASCIA
- 3 WOOD SOFFIT
- 4 VERTICAL SIDING
- 5 SMOOTH STUCCO - WHITE
- 6 SMOOTH STUCCO - BLACK
- 7 BRICK AS SPEC'D.
- 8 STUCCO FINISH - WHITE
- 9 CAST IN PLACE CONCRETE
- 10 CONCRETE PAVING



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
- 6 SMOOTH STUCCO - BLACK
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- 10 CONCRETE PAVING



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)

MUNICIPAL ADDRESS:

2340 5 AVENUE N.W.
CALGARY, AB

PROJECT:

FOUR UNIT
ROWHOUSE

PROJECT NUMBER:

102-26

STATUS:

DP PLANS

LEGAL LAND DISCRPTION:

LOT: BLOCK: PLAN:

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01.	29/01/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
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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:

Front & Rear Elevations

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

-

PRINTED:

2026-03-20 8:51:11 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.0

EXTERIOR FINISHES:

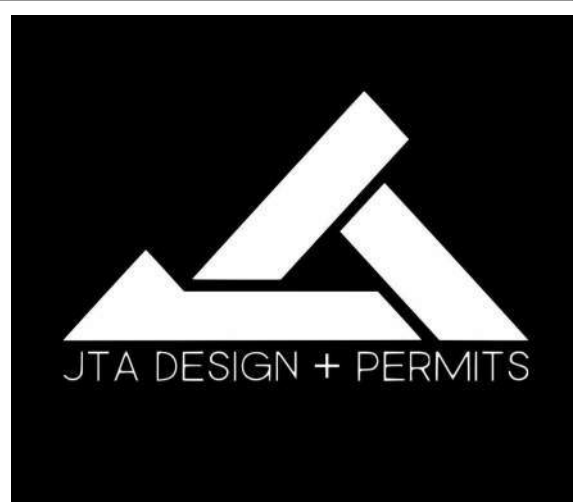
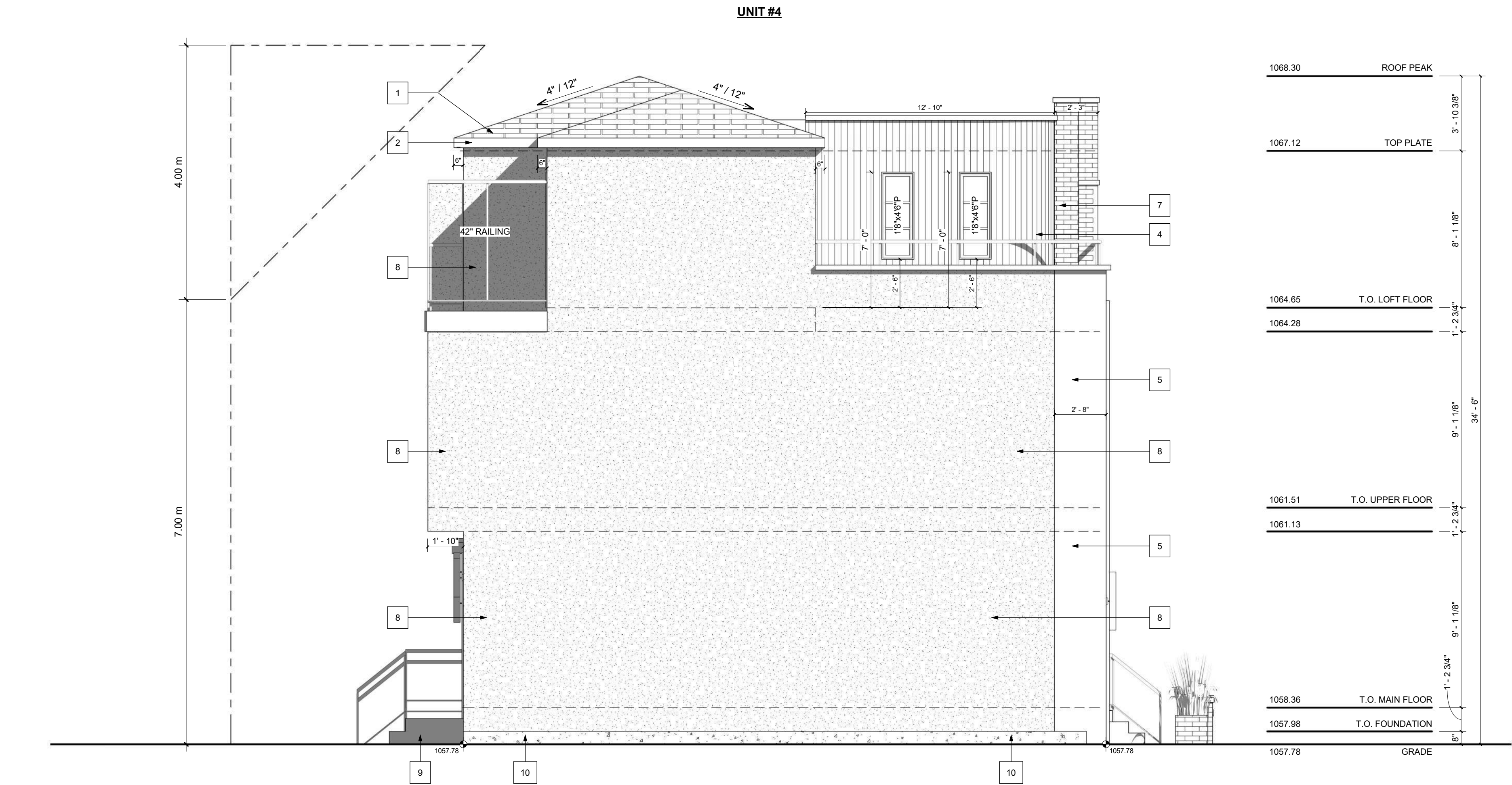
- 1
- ASPHALT SHINGLES
- 2
- 8" ALUM. FASCIA
- 3
- WOOD SOFFIT
- 4
- VERTICAL SIDING
- 5
- SMOOTH STUCCO - WHITE
- 6
- SMOOTH STUCCO - BLACK
- 7
- BRICK AS SPEC'D.
- 8
- STUCCO FINISH - WHITE
- 9
- CAST IN PLACE CONCRETE
- 10
- CONCRETE PARGING

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

EXTERIOR FINISHES:

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RIGHT ELEVATION
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LOT: BLOCK: PLAN:
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TOTAL ABOVE GRADE:	-- SQ.FT.
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GARAGE AREA:	-- SQ.FT.

DRAWING SET:
DP PLANS
SHEET NAME:
Left & Right Elevations

DESIGN BY: JT

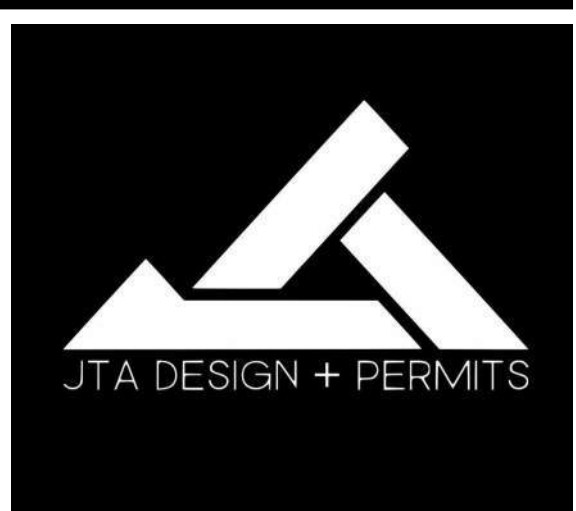
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SCALE: 1/4" = 1'-0"

PAGE: **A-2.1**



GENERAL NOTES:

GARAGE TO BE BUILT USING SPV-003

MUNICIPAL ADDRESS:
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CALGARY, AB**

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FOUR UNIT ROWHOUSE
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102-26

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

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER 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:
Garage Plans & Elevations

DESIGN BY: JT

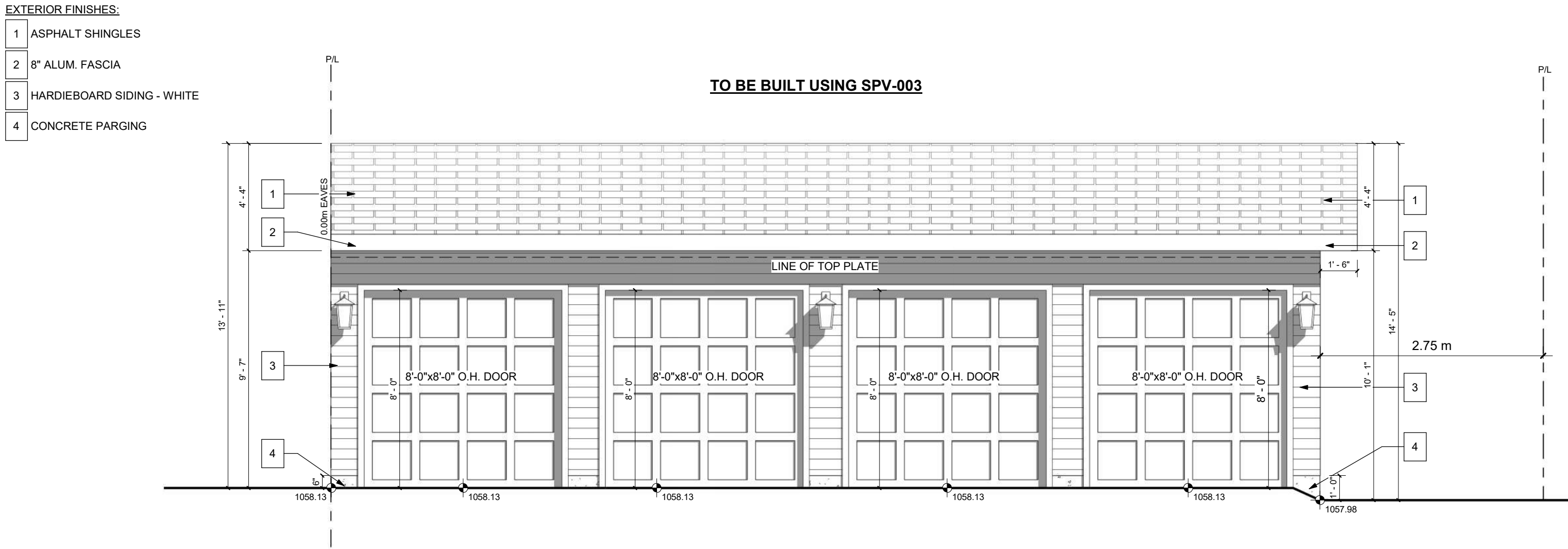
DRAWN BY: JT

LAST REVISION BY: -

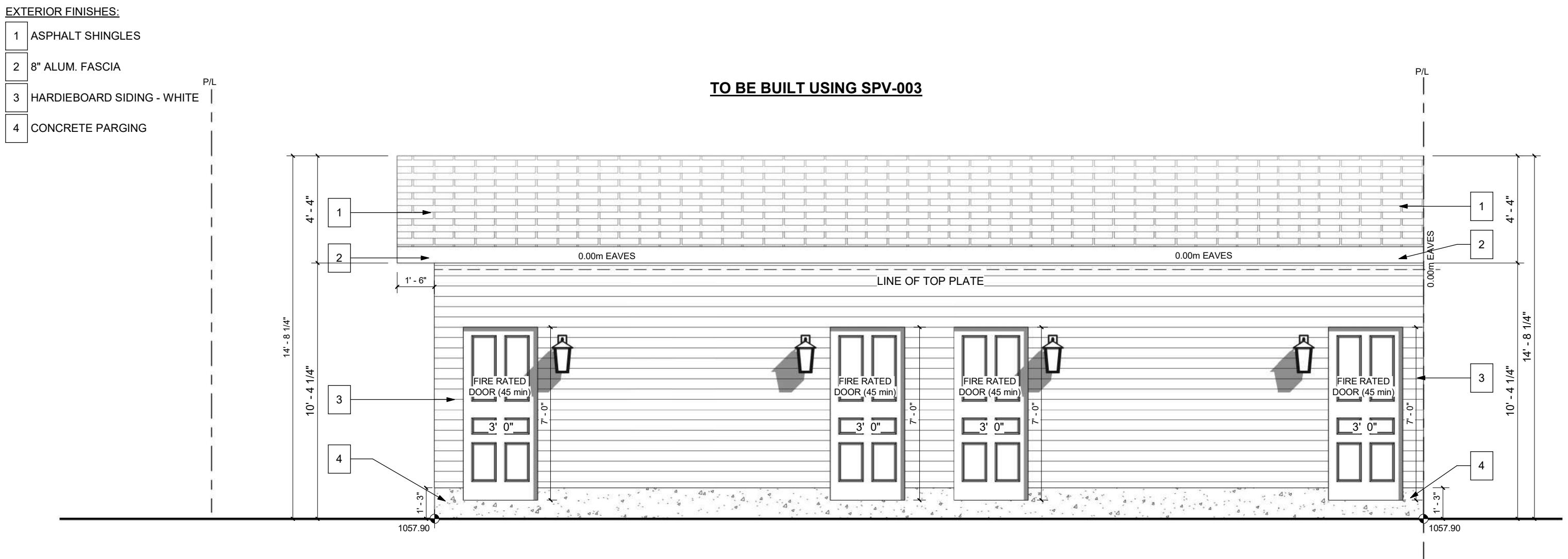
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SCALE: As indicated

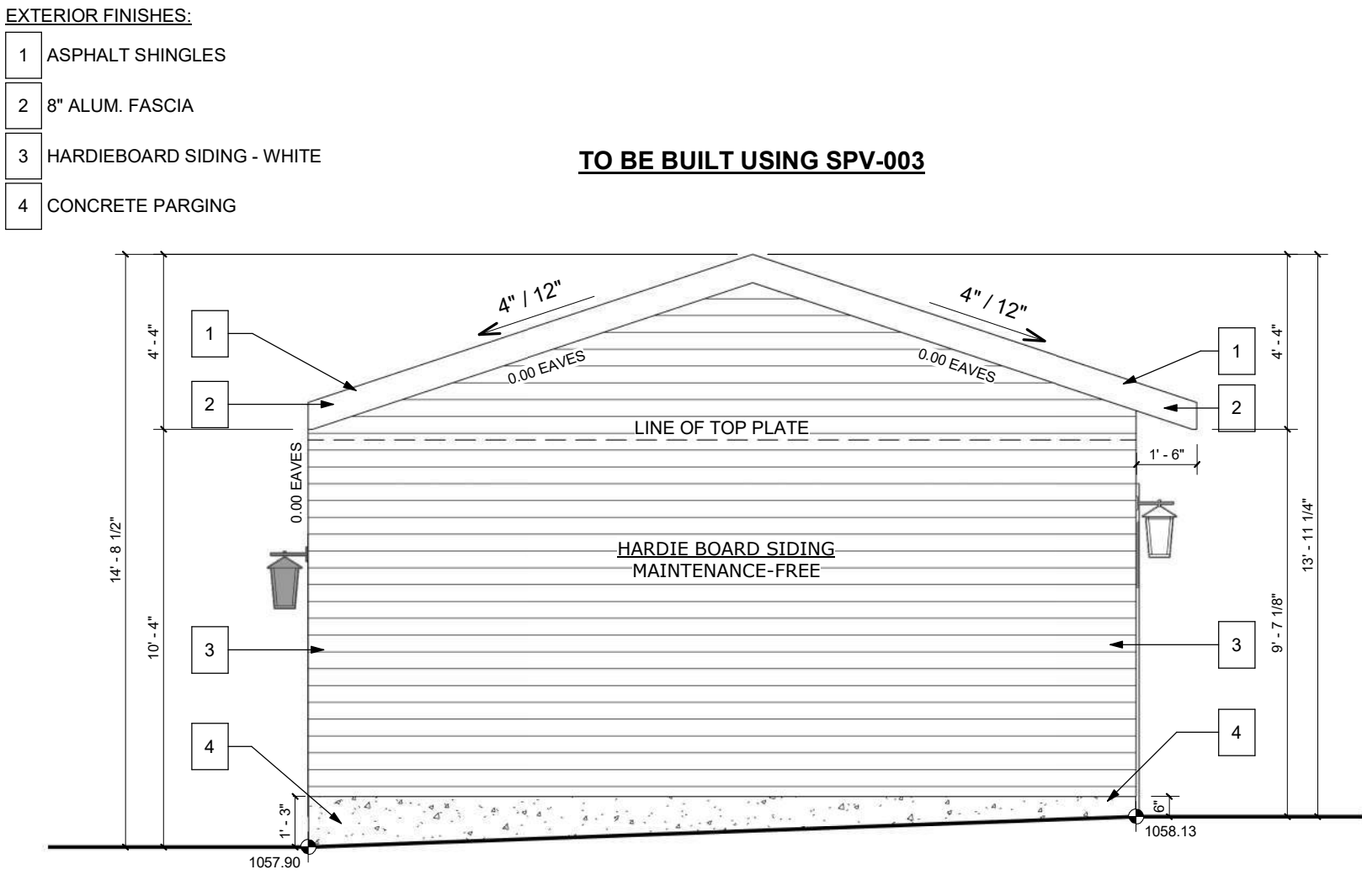
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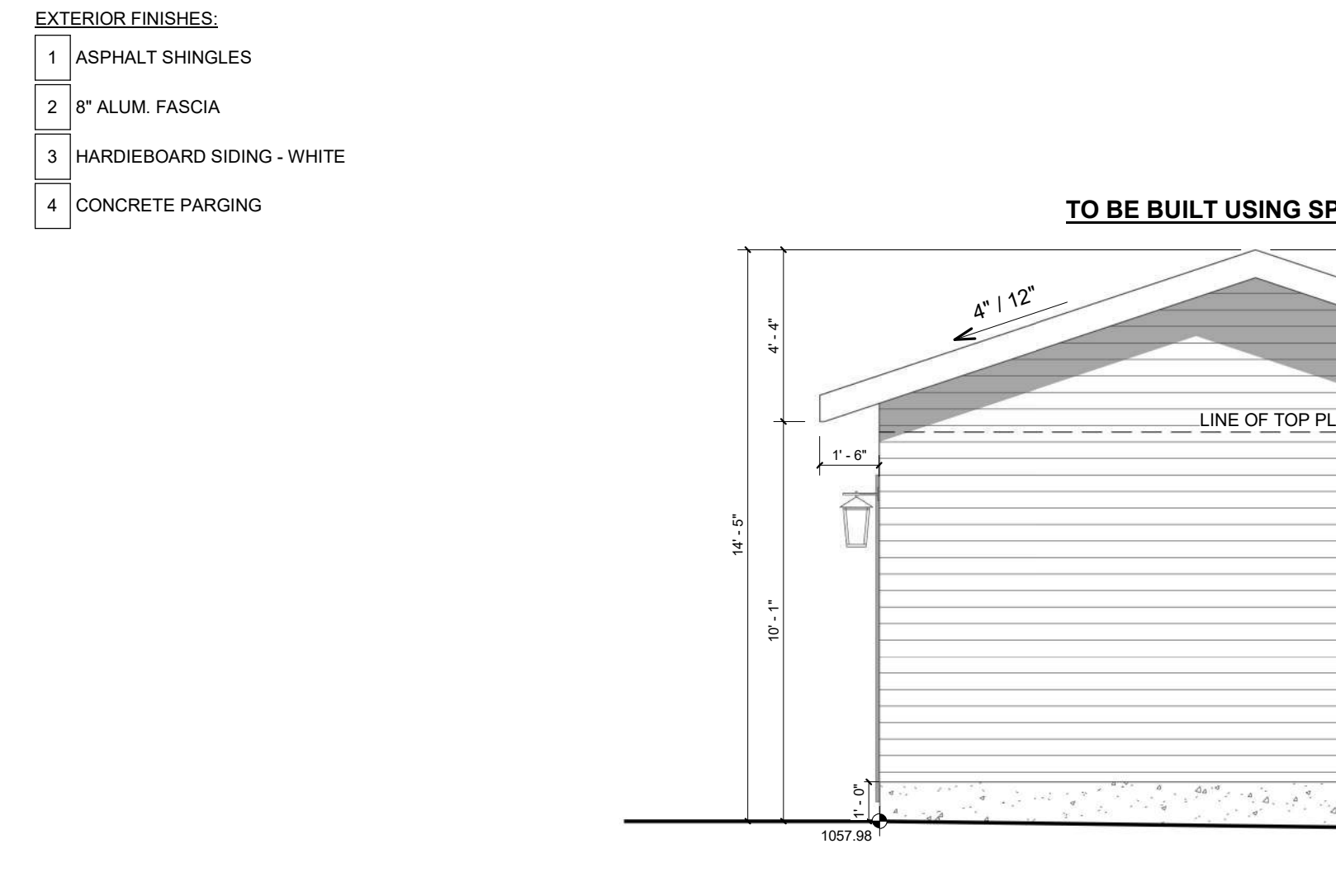
GARAGE FRONT
SCALE: 1/4" = 1'-0"



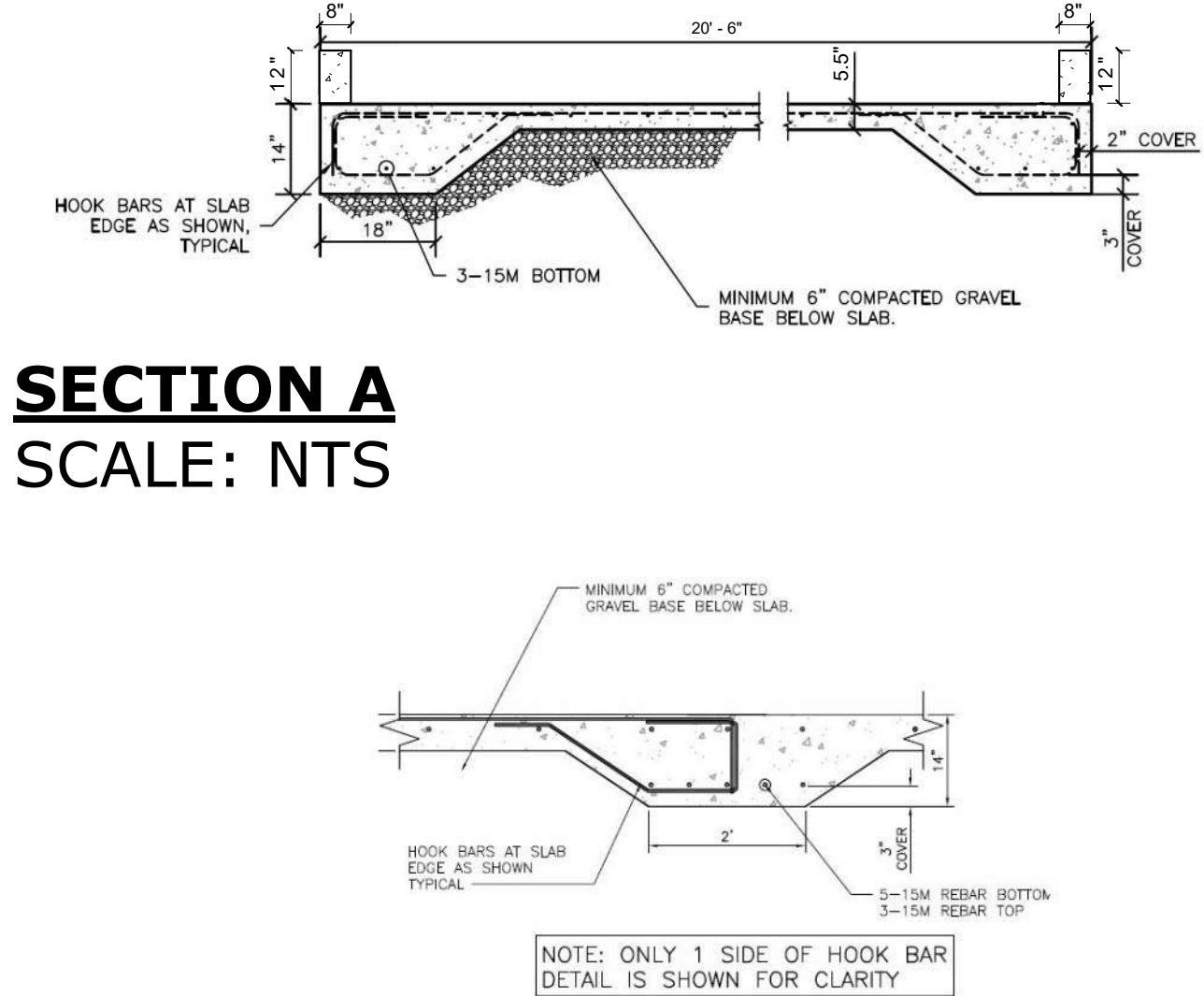
GARAGE REAR
SCALE: 1/4" = 1'-0"



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



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



SECTION A
SCALE: NTS

SECTION @ PARTY WALL
SCALE: NTS