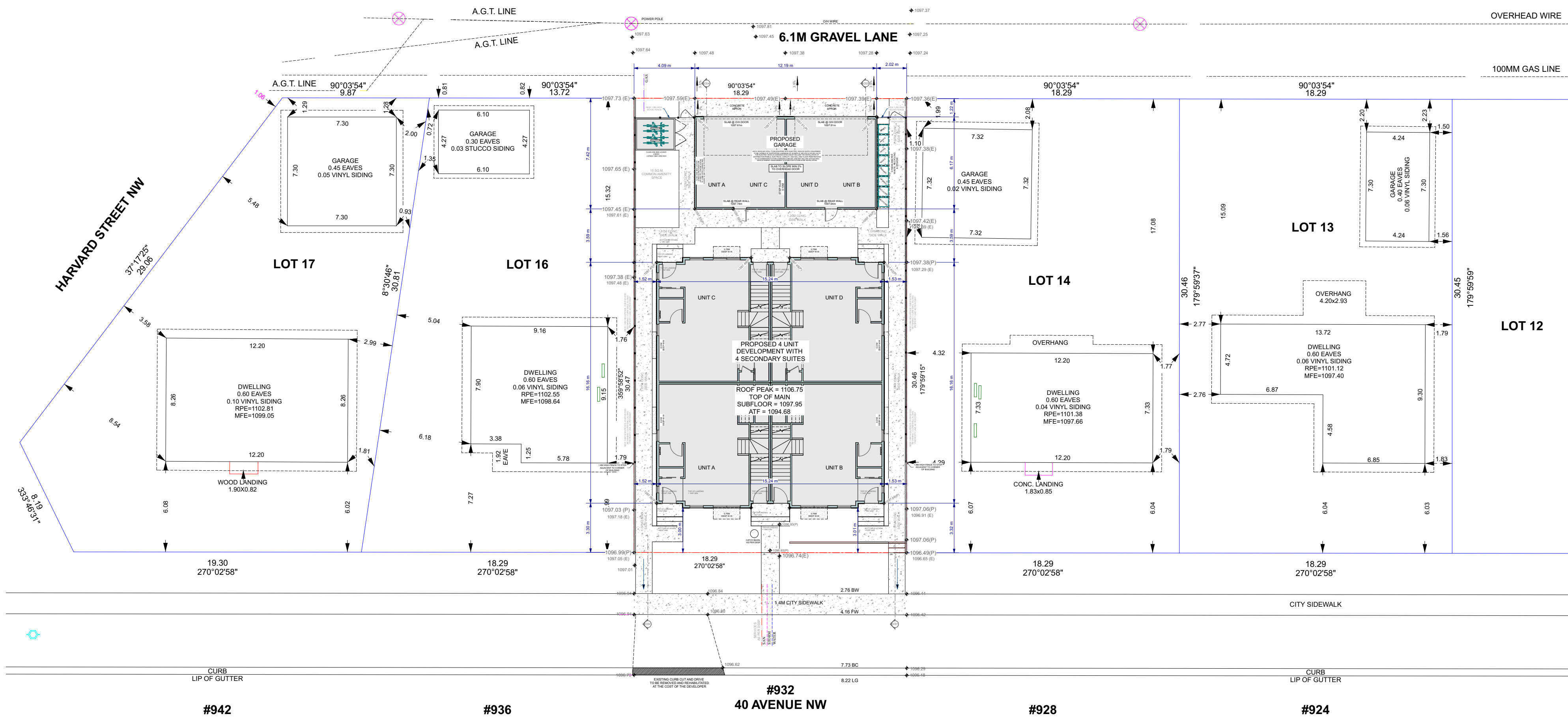
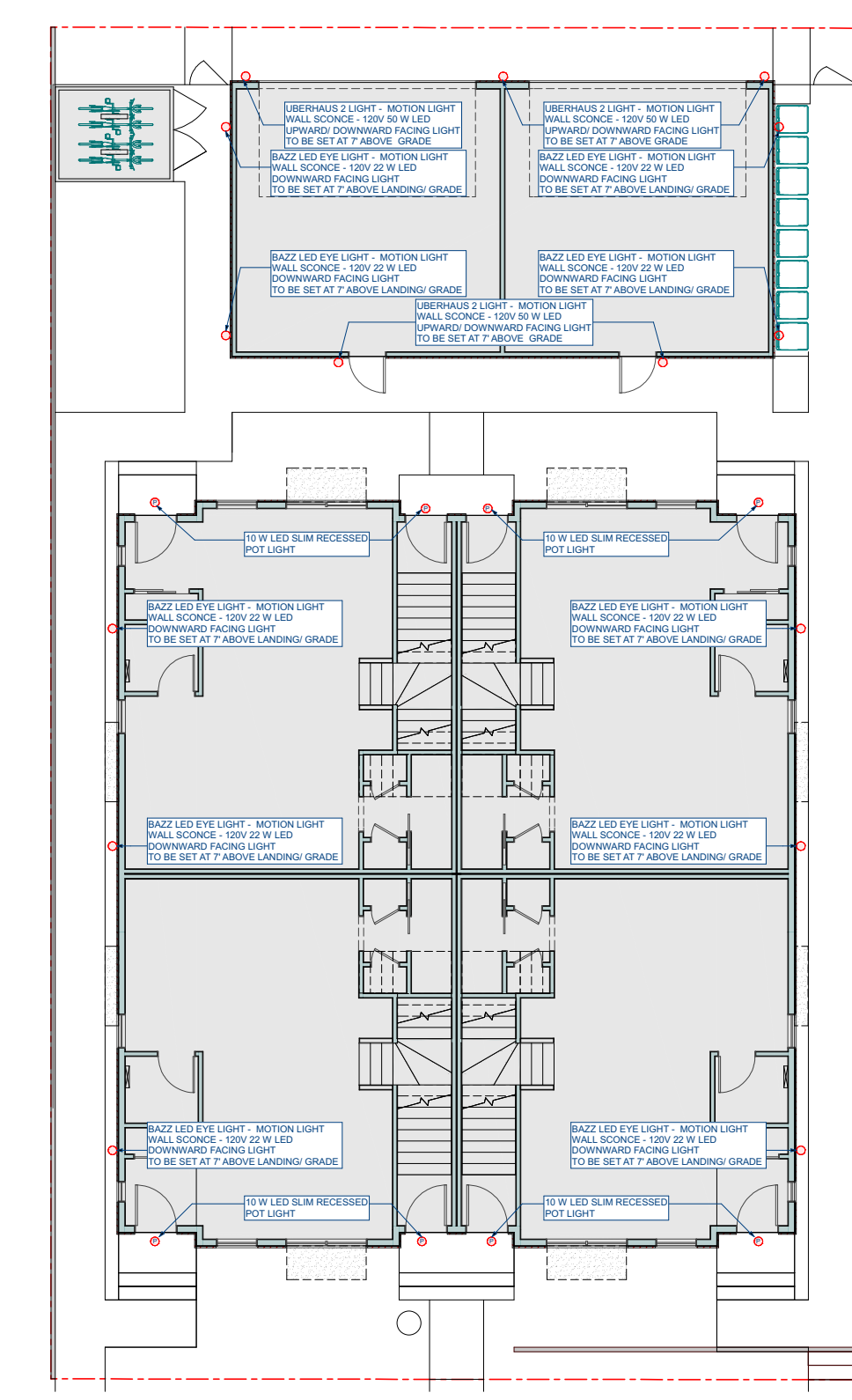


1 **STREETSCAPE**
A1 SCALE = 1:200



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

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



MISCELLANEOUS NOTES:
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4 UNIT DEVELOPMENT WITH SECONDARY SUITES

PROJECT:
4 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
932 40 AVENUE NW
CALGARY, ALBERTA
LOT 15
BLOCK 15
PLAN 1277 GW

SHEET TITLE:
BLOCK PLAN & STREETSCAPE & LIGHTING PLAN

DRAWING DATE:
3/23/2026
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-012

SHEET:
A1

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 4 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
 932 40 AVENUE NW
 CALGARY, ALBERTA
 LOT 15
 BLOCK 15
 PLAN 1277 GW

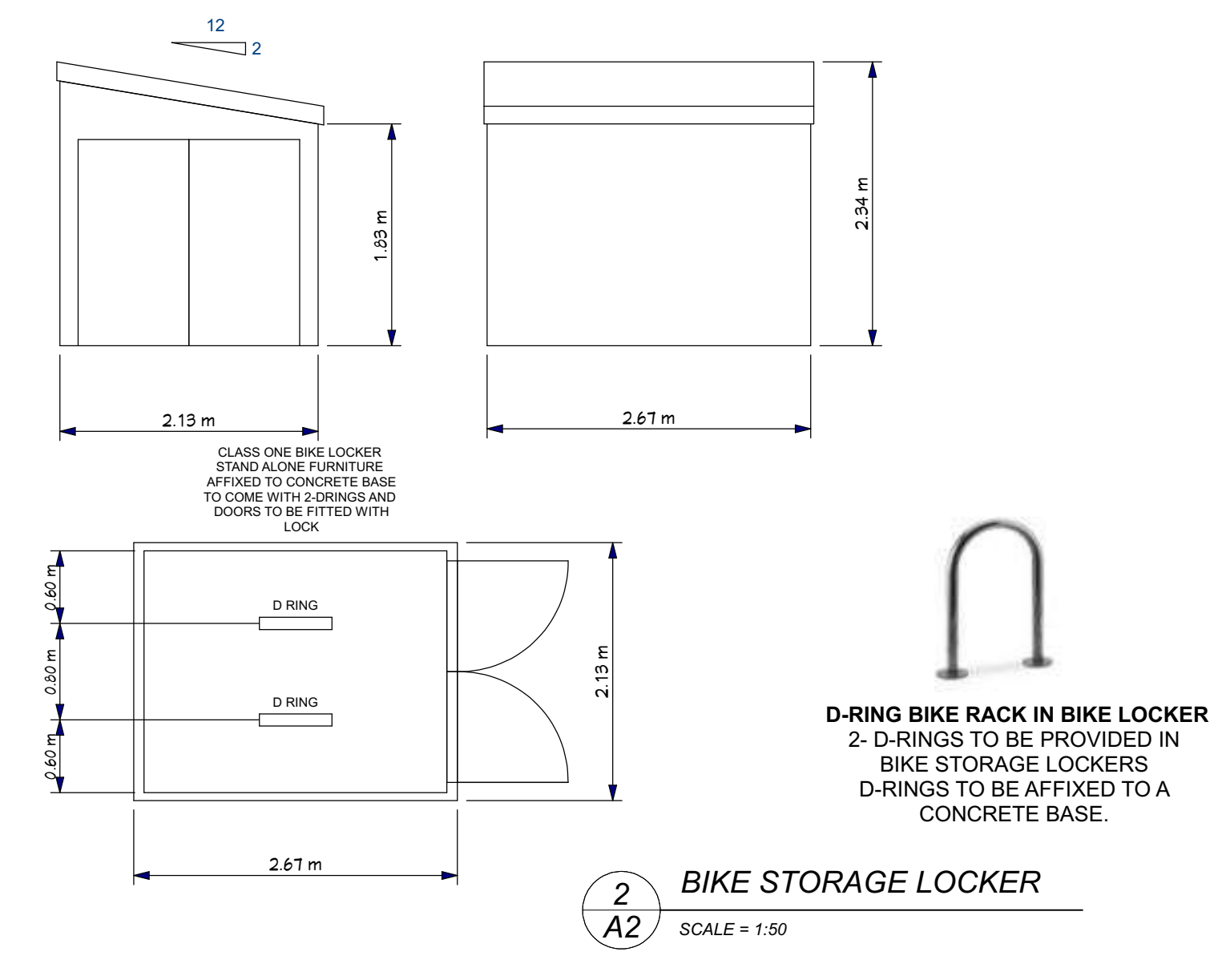
SHEET TITLE:
 SITE PLAN /
 LANDSCAPE PLAN

DRAWING DATE:
 3/23/2026

SCALE: AS NOTED
DRAWN BY: IAN

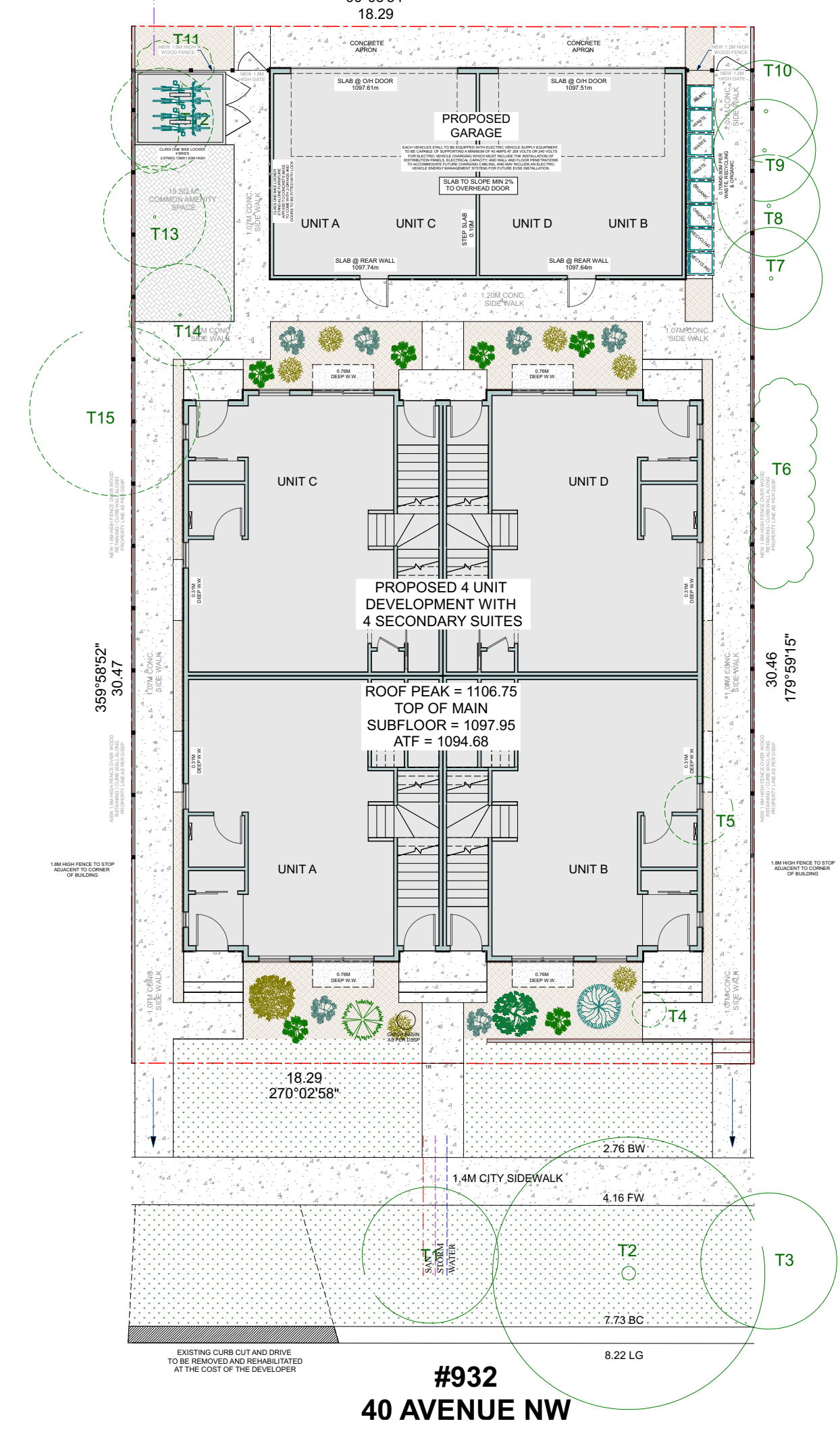
FILE #:
 CWD 2026-012

SHEET:
 A2



EXISTING TREE & BUSH SCHEDULE:

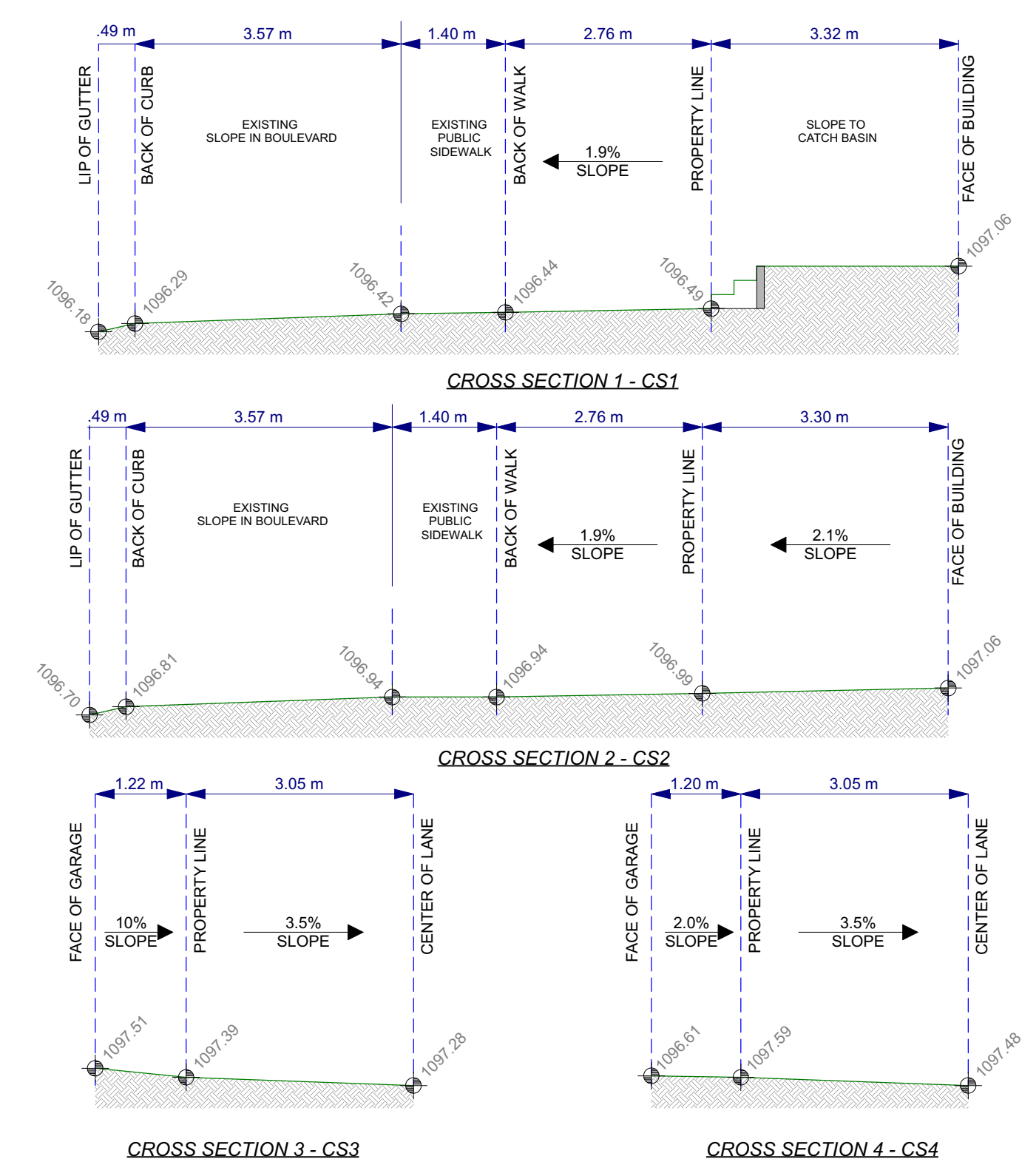
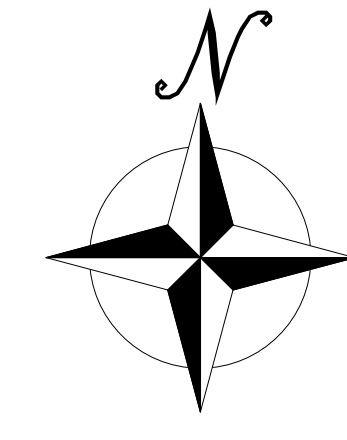
Tree No.	Variety	Trunk (DIA. +/-)	Canopy (DIA. +/-)	Height (+/-)	Location	Retain/Remove
T1	Bush	---	4.00	2.00	In City Property	Retain
T2	Ash Green Tlx2064707	0.40	9.00	12.00	In City Property	Retain
T3	Bush	---	4.00	2.00	In City Property	Retain
T4	Deciduous	0.05	1.00	3.00	In Subject Property	Remove
T5	Deciduous	0.10	2.00	3.00	In Subject Property	Remove
T6	Hedge	---	1.50	2.00	In Adjacent Property	Retain
T7	Deciduous	0.10	3.00	4.00	In Adjacent Property	Retain
T8	Deciduous	0.10	3.00	4.00	In Adjacent Property	Retain
T9	Deciduous	0.10	3.00	4.00	In Adjacent Property	Retain
T10	Deciduous	0.10	3.00	4.00	In Adjacent Property	Retain
T11	Hedge	---	1.00	2.00	In Subject Property	Remove
T12	Deciduous	0.07	3.00	4.00	In Subject Property	Remove
T13	Deciduous	0.07	3.00	4.00	In Subject Property	Remove
T14	Deciduous	0.07	3.00	4.00	In Subject Property	Remove
T15	Bush	---	5.00	5.00	In Adjacent Property	Retain



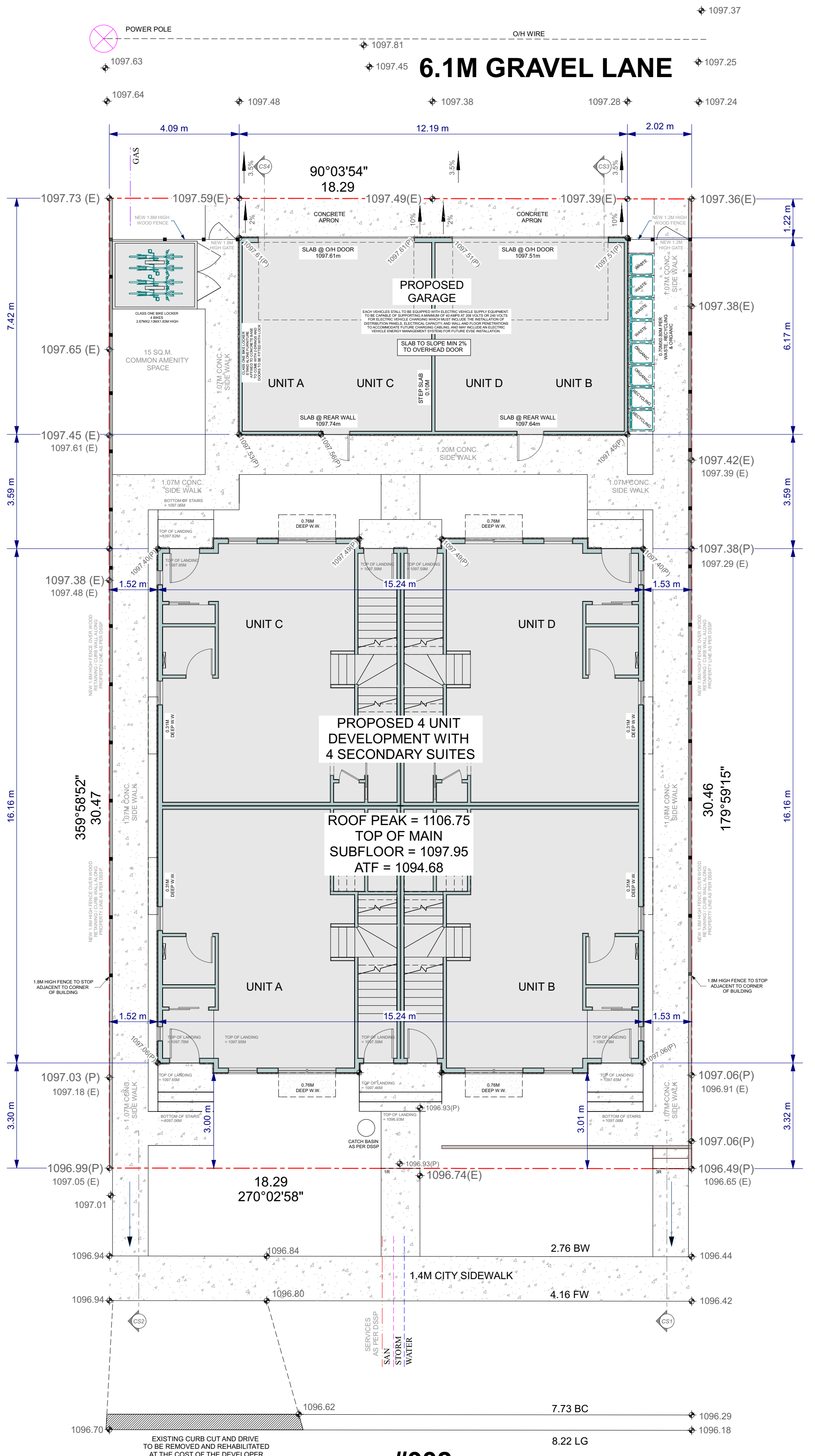
3 LANDSCAPE PLAN
 SCALE = 1:150

PROJECT INFORMATION	SITE INFORMATION	SITE INFORMATION
MUNICIPAL ADDRESS: 932 40TH AVENUE NW CALGARY, AB LEGAL DESCRIPTION: LOTS - 15 BLOCK - 15 PLAN - 1277 GW ZONING / COMMUNITY: R-CO RESIDENTIAL - GRADE-ORIENTED INFILL HIGHWOOD	COVERAGE: LOT AREA = 556.93 SQ.M. MAXIMUM COVERAGE = 334.16 SQ.M. PROPOSED BUILDING FOOTPRINT: 251.77 SQ.M. PROPOSED GARAGE FOOTPRINT: 75.25 SQ.M. TOTAL COVERAGE = 327.02 SQ.M. % OF LOT COVERED: 58.7% DENSITY: NUMBER OF UNITS = 4 + 4 SECONDARY SUITES PROPOSED PARKING PER HECTARE: 72	GROSS FLOOR AREA: ALL AREAS ARE RESIDENTIAL MAIN FLOOR = 251.58 SQ.M. SECOND FLOOR = 256 SQ.M. THIRD FLOOR = N/A TOTAL GROSS FLOOR AREA (GFA) = 507.58 SQ.M. FLOOR AREA RATIO (FAR): 0.91 PARKING: PARKING STALLS REQUIRED: 4 SPACES 0.5 STALLS PER UNIT/SUITE ENCLOSED UNIT PARKING STALLS: 4 SPACES OUTDOOR PARKING STALLS: 0 TOTAL PARKING STALLS: 4 BIKE PARKING REQUIRED: 4 SPACES 1 STALL PER UNIT WITH OUT PARKING BIKE PARKING PROVIDED: 1 PER UNIT IN SHARED BIKE LOCKER 4 SPACES

LANDSCAPE INFORMATION:			LANDSCAPE INFORMATION				
TREE:	SIZE:	QTY:	TREE:	SIZE:	QTY:		
BRISTLECONE PINE (PINUS ARISTATE)	2.0M HEIGHT	1	COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	4.0M HEIGHT	1 (COUNTS AS 2)		
USSURIAN PEAR (PYRUS USSURIENSIS)	60mm	1	PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1 (COUNTS AS 2)		
SHRUB:			CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	6		
BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	6	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	6		
GROUND COVERS:			GROUND COVERS:				
ITEM:	HARD/SOFT	AREA	%	ITEM:	HARD/SOFT	AREA	%
SODDED AREA	SOFT	9.95 SQ.M.	5.18%	CONCRETE BROOM FINISH	HARD	114.69 SQ.M.	59.82%
MULCH	SOFT	52.10 SQ.M.	27.17%	LANDING & STAIRS WOOD	HARD	N/A	N/A
AMENITY SPACE STAMPED CONCRETE	HARD	15.00 SQ.M.	7.83%	DECORATIVE STONE	HARD	N/A	0%
TOTAL HARD LANDSCAPING		129.69 SQ.M.	67.65%	TOTAL SOFT LANDSCAPING		62.05 SQ.M.	32.35%



2 SITE CROSS SECTIONS
 SCALE = 1:75



#932
40 AVENUE NW

GRADE LEGEND:
 EXISTING GRADE = 1000.00 (E)
 PROPOSED GRADE = 1000.00 (P)

SERVICES:
 GAS: ---
 SANITARY: ---
 STORM: ---
 WATER: ---
 OVERHEAD WIRE: ---

1 SITE PLAN
 SCALE = 1:100

3 LANDSCAPE PLAN
 SCALE = 1:150

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PROJECT:
4 UNIT DEVELOPMENT WITH SECONDARY SUITE

PROJECT ADDRESS:
932 40 AVENUE NW
CALGARY, ALBERTA
LOT 15
BLOCK 15
PLAN 1277 GW

SHEET TITLE:
ELEVATIONS

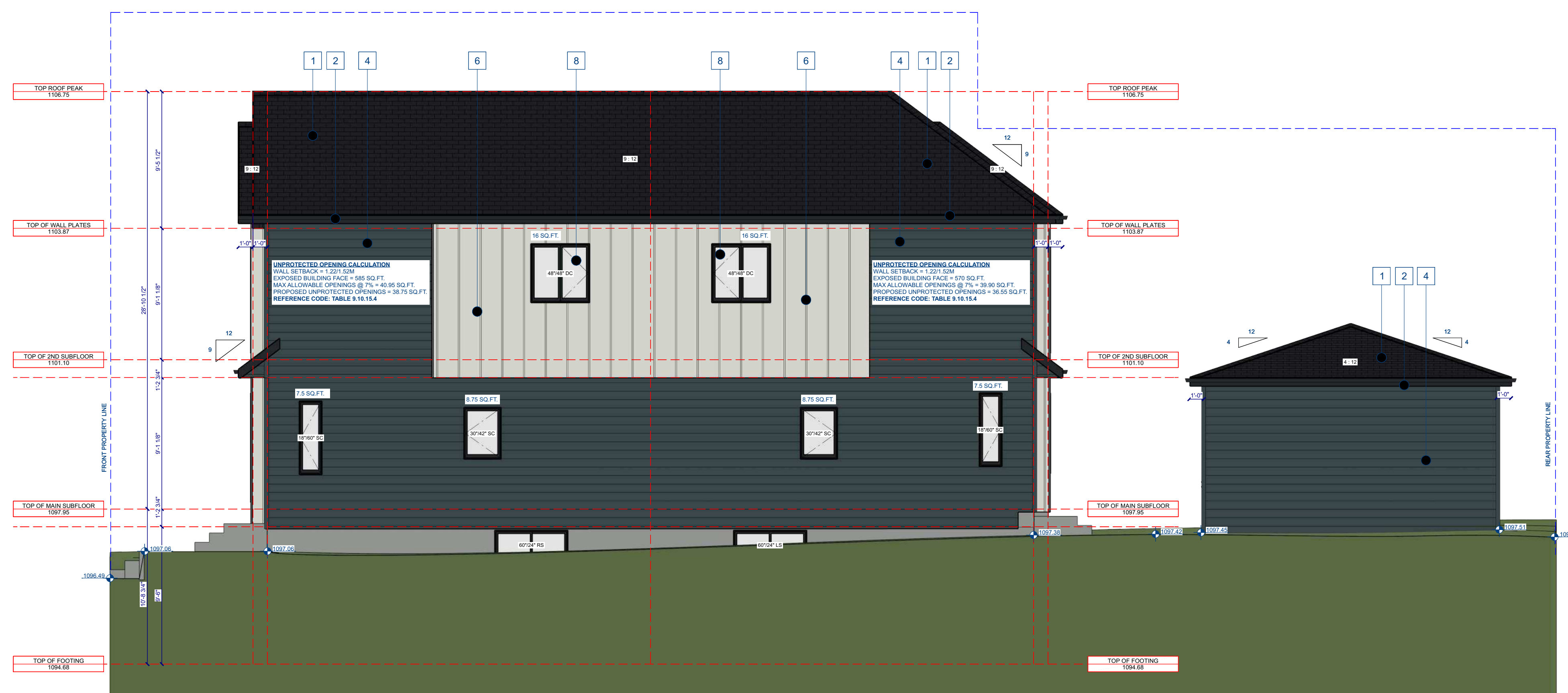
DRAWING DATE:
3/11/2026

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-012

SHEET:
A6



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



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

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PROJECT:
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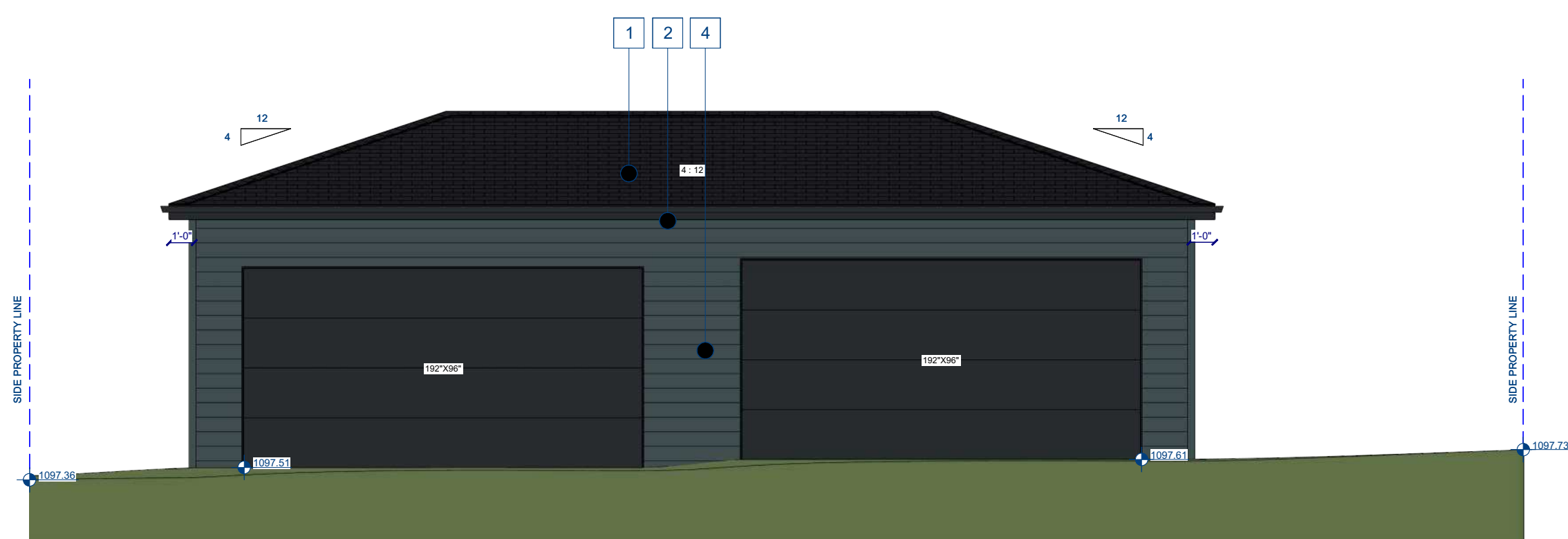
PROJECT ADDRESS:
932 40 AVENUE NW
CALGARY, ALBERTA
LOT 15
BLOCK 15
PLAN 1277 GW

SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
3/11/2026

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-012

SHEET:
A7



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

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. 2X6 ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - GREY/BLACK
4. BOARD AND BATON - 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 A440S1 2023 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS

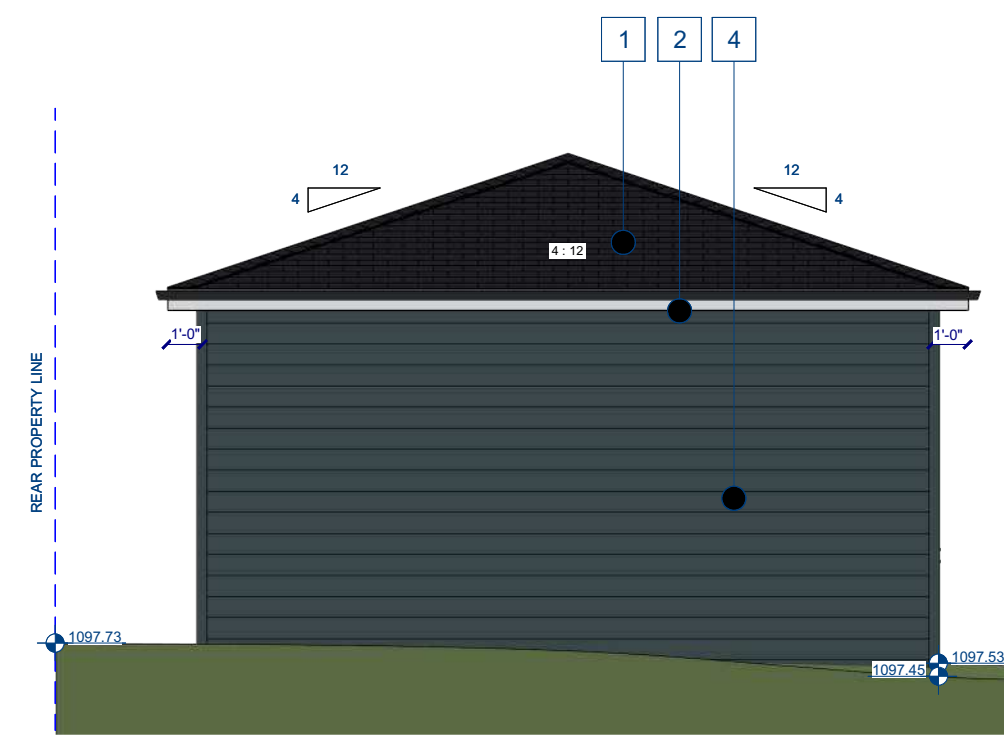
MINIMUM PERFORMANCE GRADE:	15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE:	720 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	-720 PA
MINIMUM WATER PENETRATION:	220 PA
RESISTANCE TEST PRESSURE MINIMUM	
CANADIAN AIR INFILTRATION/ EXFILTRATION:	A2
TERRAIN TYPE:	ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS

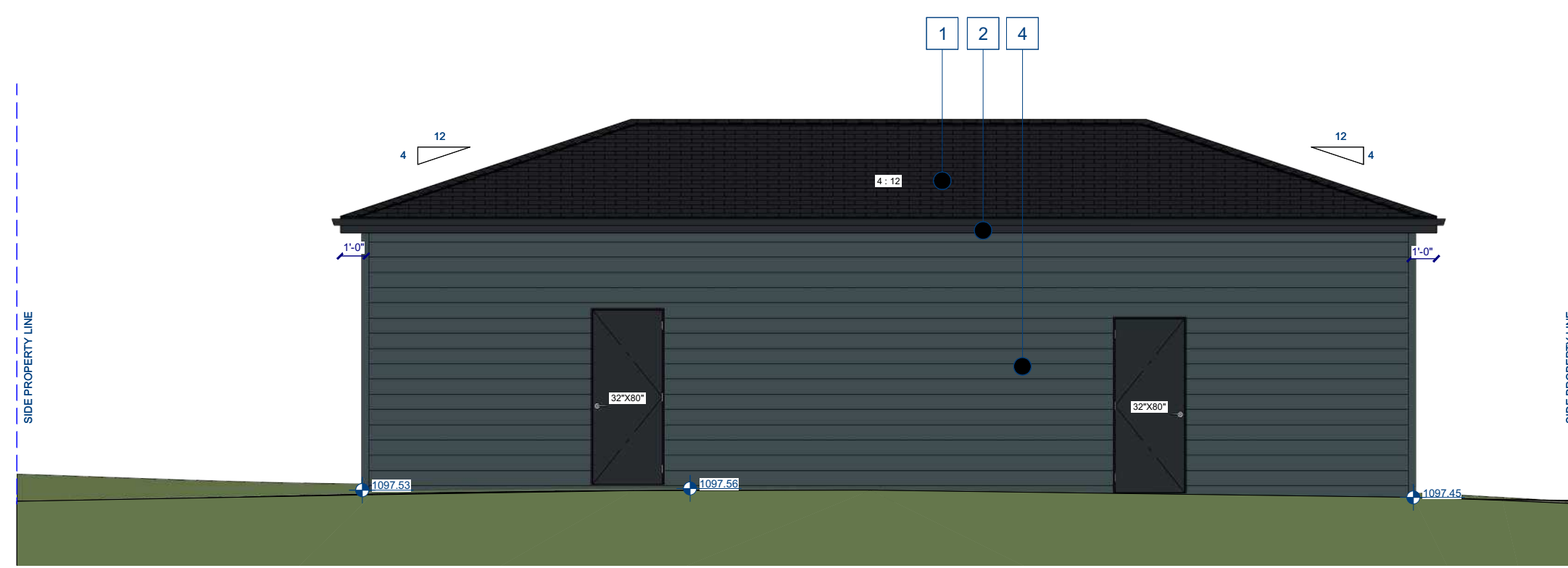
FENESTRATION & DOORS - MAX U VALUE =	1.61
FENESTRATION & DOORS - MIN. ENERGY RATING =	25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS

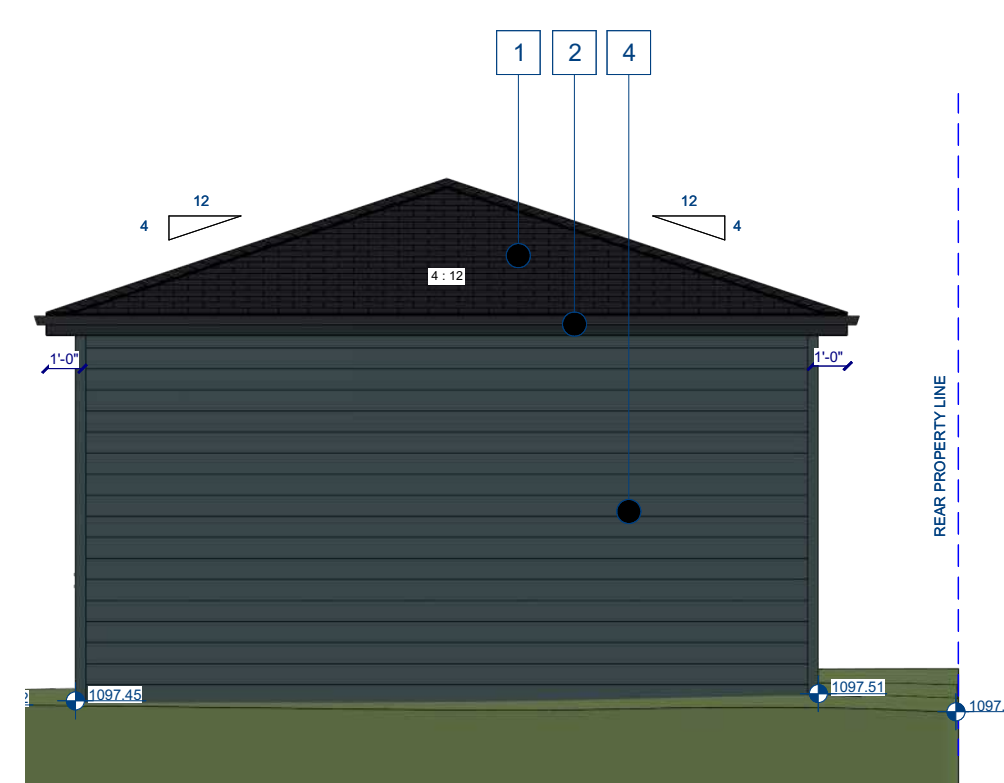
SKYLIGHTS =	2.75
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5 GARAGE ELEVATION - WEST
A7 SCALE = 3/16" = 1'-0"



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



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

