



**MISCELLANEOUS NOTES:**  
**PROFESSIONAL INVOLVEMENT**  
- THE FOLLOWING PROJECT MAY NEED TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED TO PRACTICE IN THE PROVINCE OF ALBERTA UPON THE DETERMINATION OF THE LOCAL BUILDING AUTHORITY AND SECTION 2.4 OF THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION

**NOTE:**  
• DO NOT SCALE DRAWINGS  
• ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD  
• ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS  
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS  
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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

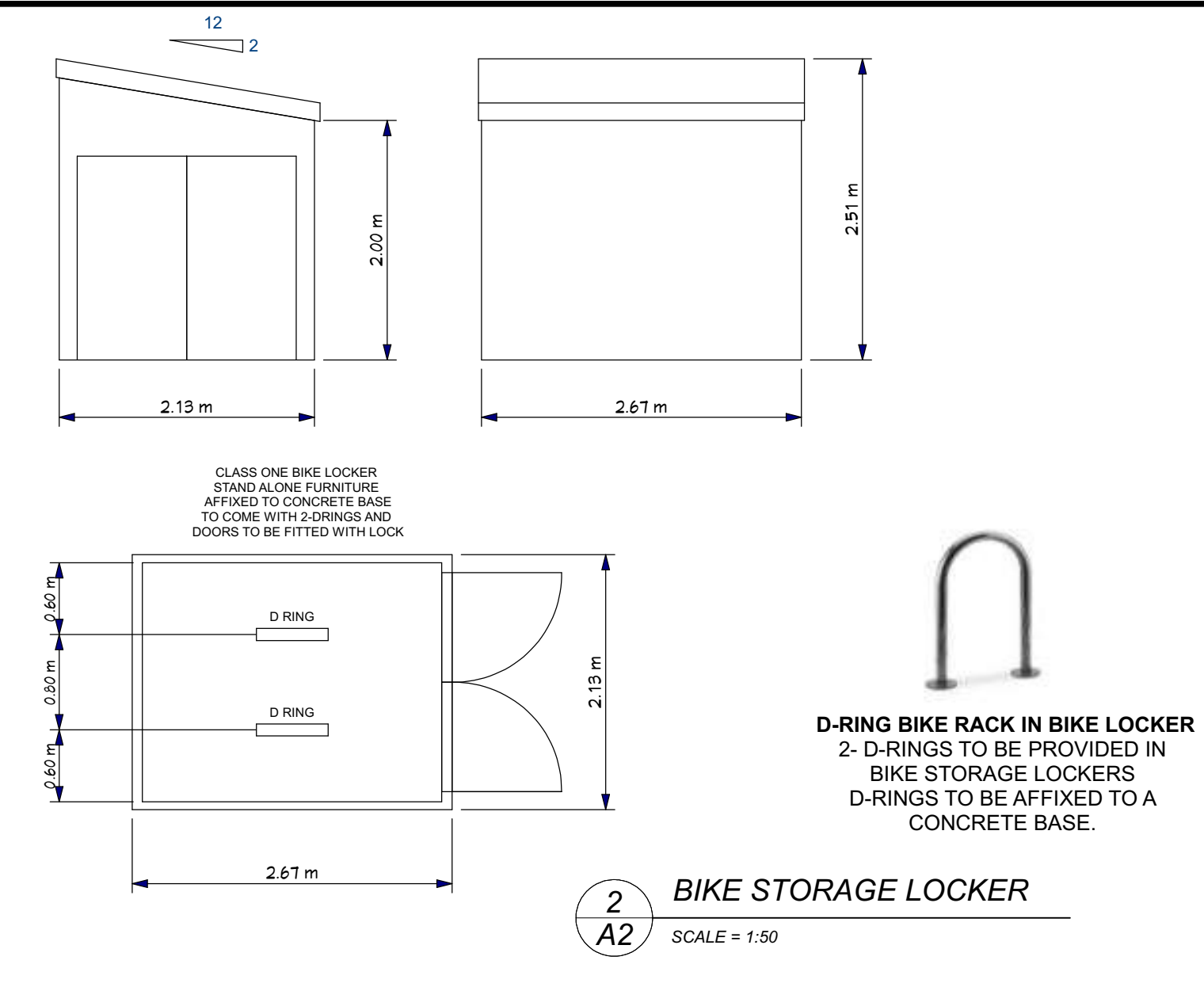
**SHEET TITLE:**  
SITE PLAN /  
LANDSCAPE PLAN

**DRAWING DATE:**  
5/12/2026

**SCALE:** AS NOTED  
**DRAWN BY:** IAN

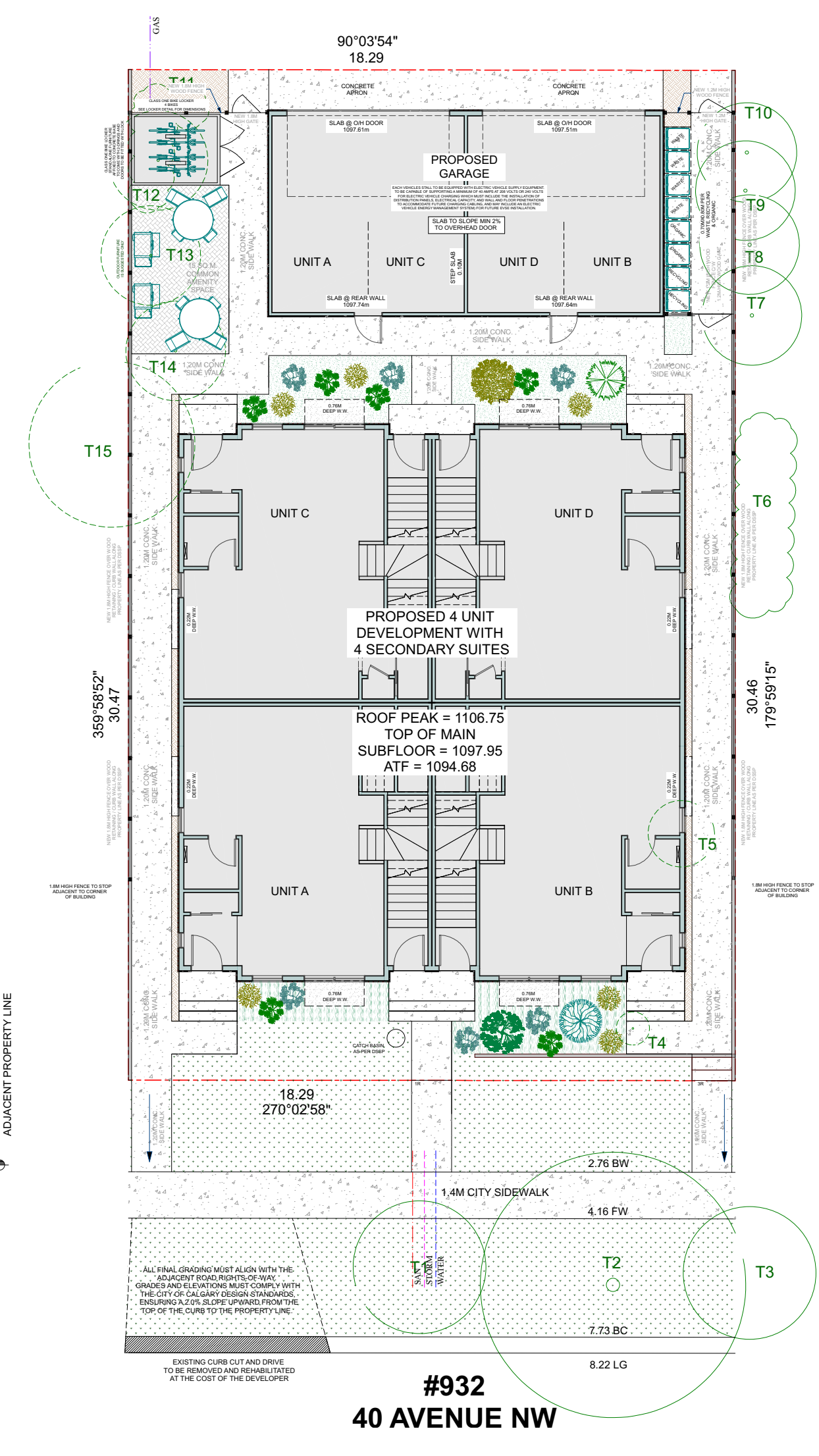
**FILE #:**  
CWD 2026-012

**SHEET:**  
**A2**



**EXISTING TREE & BUSH SCHEDULE:**

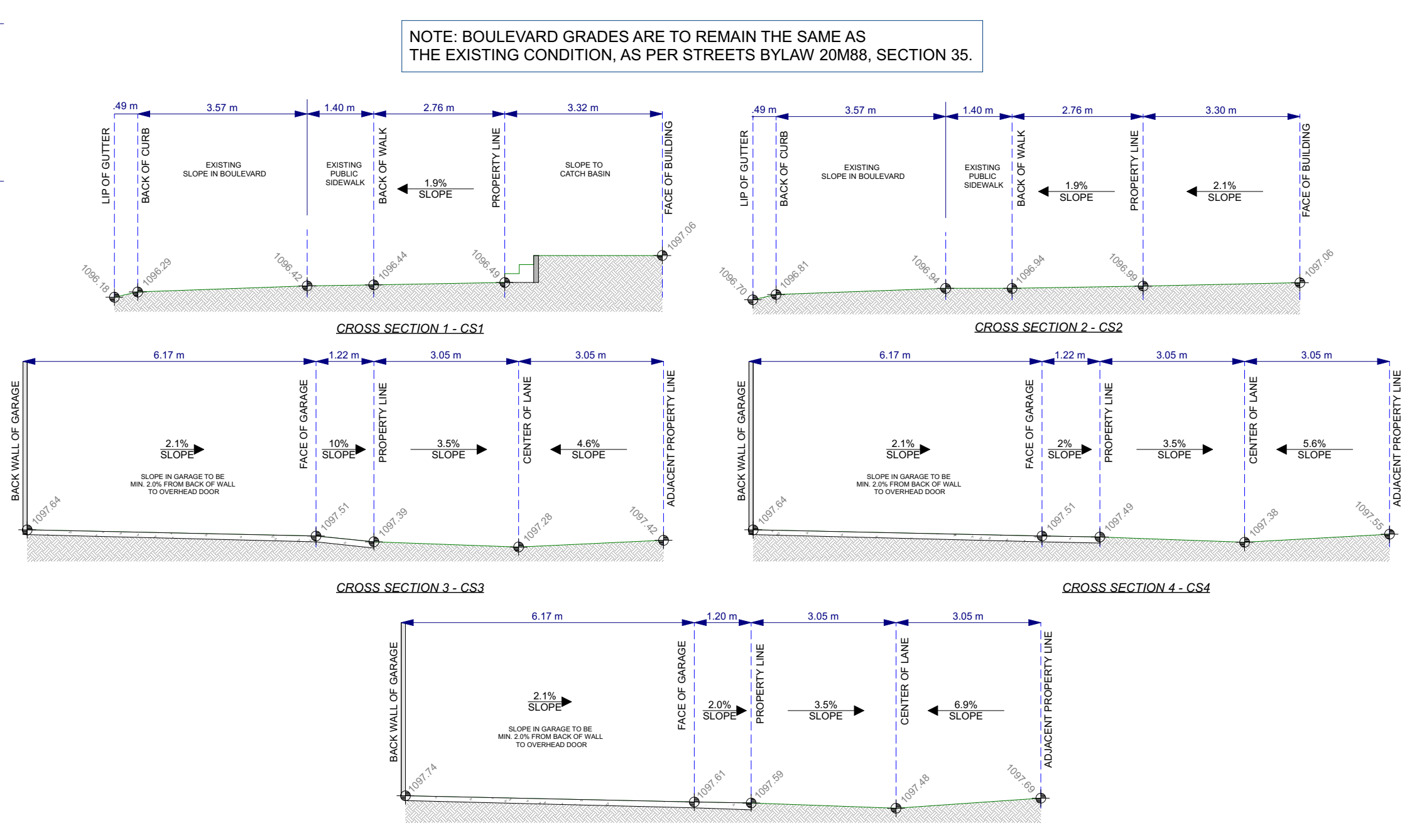
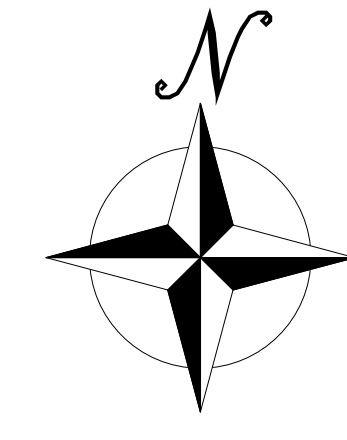
Tree No.	Variety	Trunk (DIA. +/-)	Canopy (DIA. +/-)	Height (+/-)	Location	Retain/Remove
T1	Bush	---	4.00	2.00	In City Property	Proposed for Removal
T2	Ash Green Txs2064707	0.40	9.00	12.00	In City Property	Retain Value \$10,959.63
T3	Bush	---	4.00	2.00	In City Property	Retain
T4	Deciduous	0.05	1.00	3.00	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



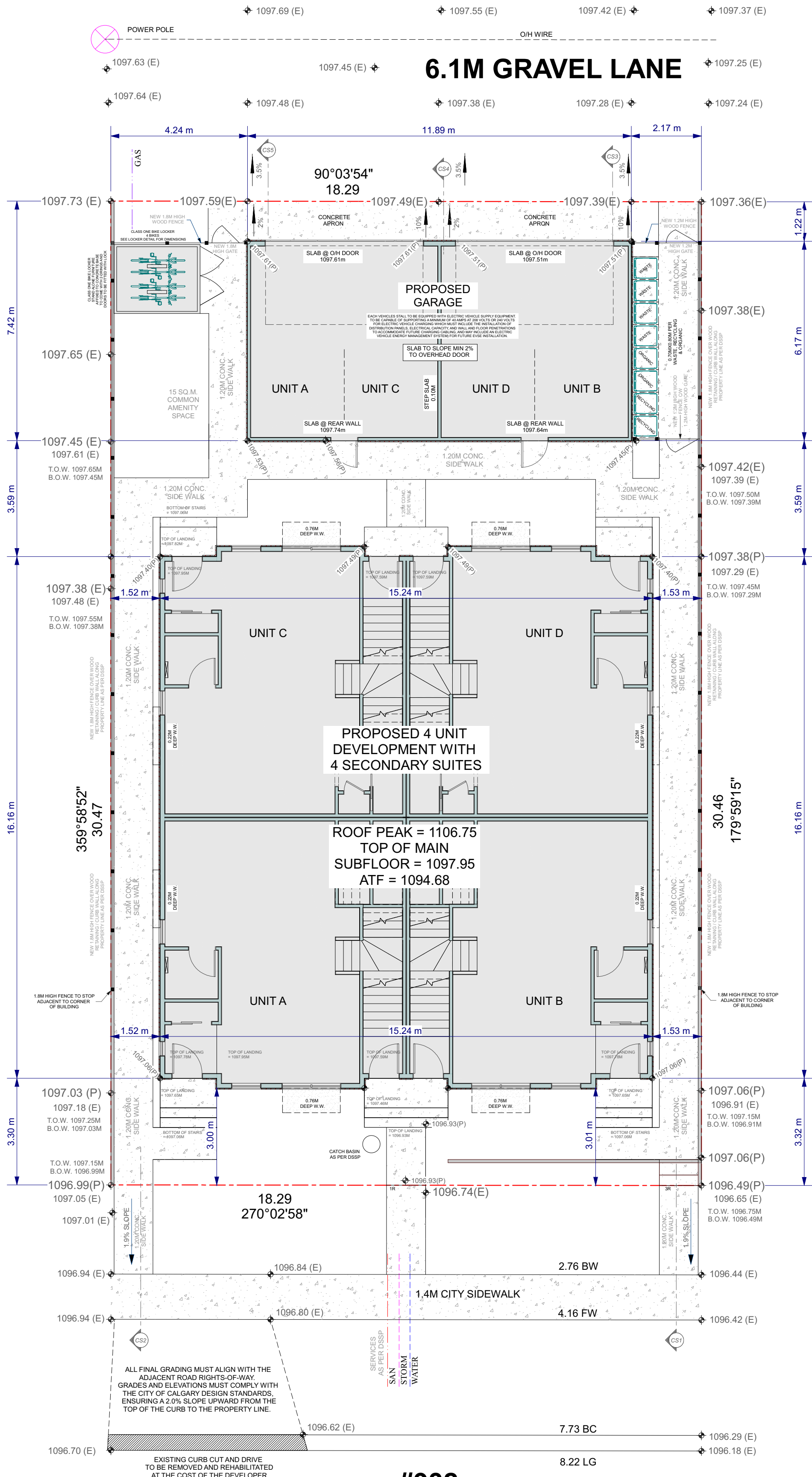
**3**  
**A2** LANDSCAPE PLAN  
SCALE = 1:150

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	<b>COVERAGE:</b> LOT AREA: 596.93 SQ.M. MAXIMUM COVERAGE: 334.16 SQ.M. PROPOSED BUILDING FOOTPRINT: 251.77 SQ.M. PROPOSED GARAGE FOOTPRINT: 73.37 SQ.M. TOTAL COVERAGE: 325.14 SQ.M. % OF LOT COVERED: 58.38% <b>DENSITY:</b> NUMBER OF UNITS: 4 + 4 SECONDARY SUITES PROPOSED PARKING PER HECTARE: 72	<b>GROSS FLOOR AREA:</b> 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 <b>PARKING:</b> 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)		
USSURI PEAR (PYRUS USSURIENSIS)	60mm	1	PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1 (COUNTS AS 2)		
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	16.04 SQ.M.	8.26%	CONCRETE BROOM FINISH	HARD	119.23 SQ.M.	61.40%
MULCH	SOFT	12.03 SQ.M.	6.20%	LANDING & STAIRS WOOD	HARD	N/A	N/A
CREeping THYME	SOFT	13.64 SQ.M.	7.02%	AMENITY SPACE STAMPED CONCRETE	HARD	15 SQ.M.	7.73%
MICROCLOVER	SOFT	18.23 SQ.M.	9.39%	DECORATIVE STONE	HARD	N/A	N/A
TOTAL HARD LANDSCAPING		134.23 SQ.M.	69.13%	TOTAL SOFT LANDSCAPING		59.94 SQ.M.	30.87%



**2**  
**A2** SITE CROSS SECTIONS  
SCALE = 1:100



**#932**  
**40 AVENUE NW**

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

**SERVICES**

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

NOTE: BOULEVARD GRADES ARE TO REMAIN THE SAME AS THE EXISTING CONDITION, AS PER STREETS BYLAW 20M88, SECTION 35.

**1**  
**A2** SITE PLAN  
SCALE = 1:100

**3**  
**A2** LANDSCAPE PLAN  
SCALE = 1:150

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**4 UNIT DEVELOPMENT WITH SECONDARY SUITES**

**PROJECT:**  
4 UNIT DEVELOPMENT WITH SECONDARY SUITE

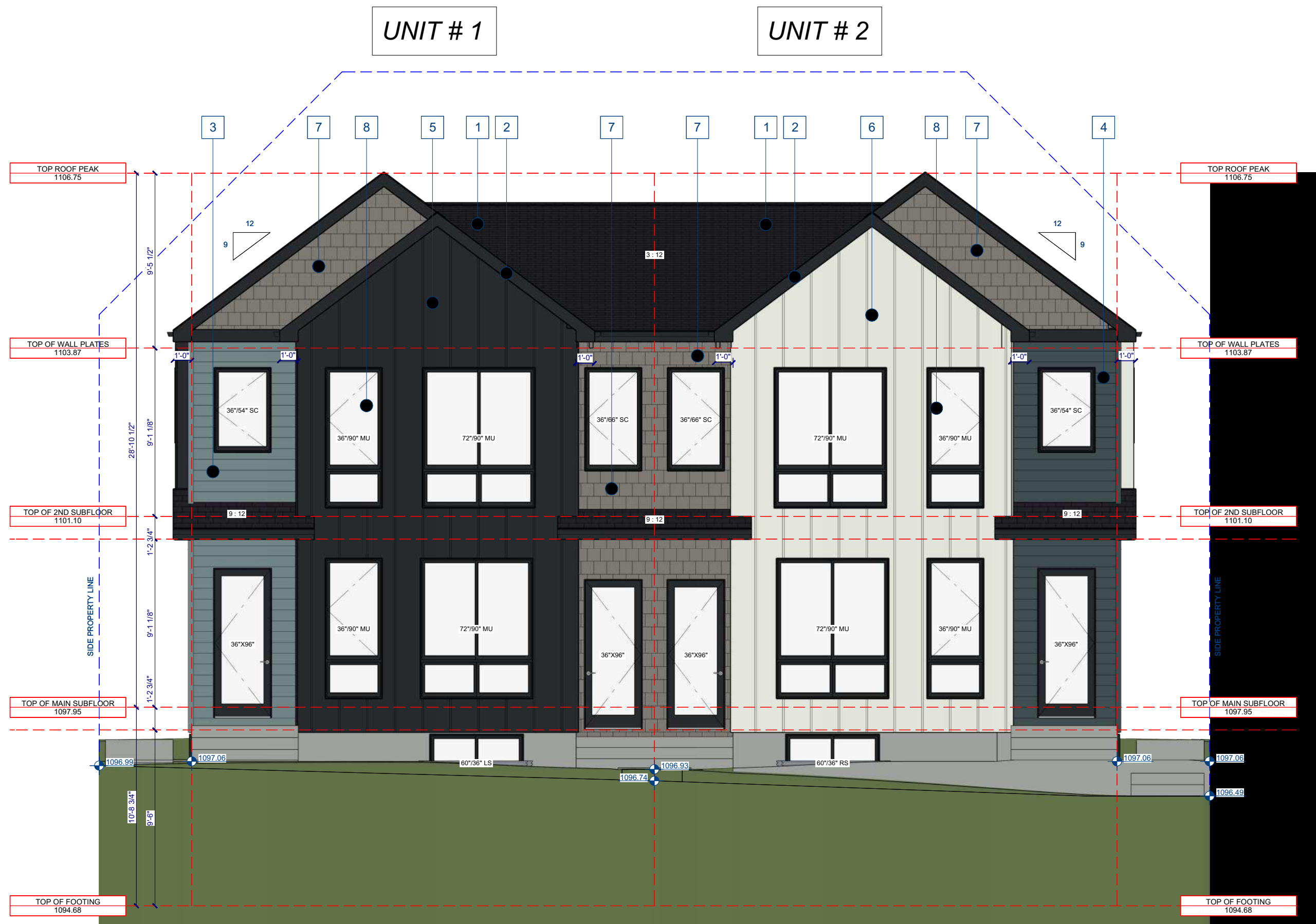
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932 40 AVENUE NW  
CALGARY, ALBERTA  
LOT 15  
BLOCK 15  
PLAN 1277 GW

**SHEET TITLE:**  
ELEVATIONS

**DRAWING DATE:**  
5/12/2026

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

**SHEET:**  
A5



**1**  
A5 **FRONT ELEVATION**  
SCALE = 3/16" = 1'-0"



**2**  
A5 **REAR ELEVATION**  
SCALE = 3/16" = 1'-0"

**EXTERIOR KEY NOTES:**  
1. ASPHALT SHINGLES - BLACK  
2. 2X6 ALUMINUM FASCIA AND SOFFIT - BLACK  
3. HORIZONTAL HARDIE BOARD SIDING - LIGHT GREY BLUE  
4. HORIZONTAL HARDIE BOARD SIDING - DARK GREY BLUE  
5. VERTICAL BOARD AND BATON - BLACK  
6. VERTICAL BOARD AND BATON - WHITE  
7. HADDIE SHAKES - GREY  
8. WINDOWS & DOORS - BLACK  
9. NOT USED

**EXTERIOR NOTES:**  
EXTERIOR COLORS SHOWN / NOTED ARE SUGGESTED ONLY AND MAY VARY BASED ON PRODUCT AVAILABILITY AT TIME OF CONSTRUCTION

**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

**MISCELLANEOUS NOTES:**  
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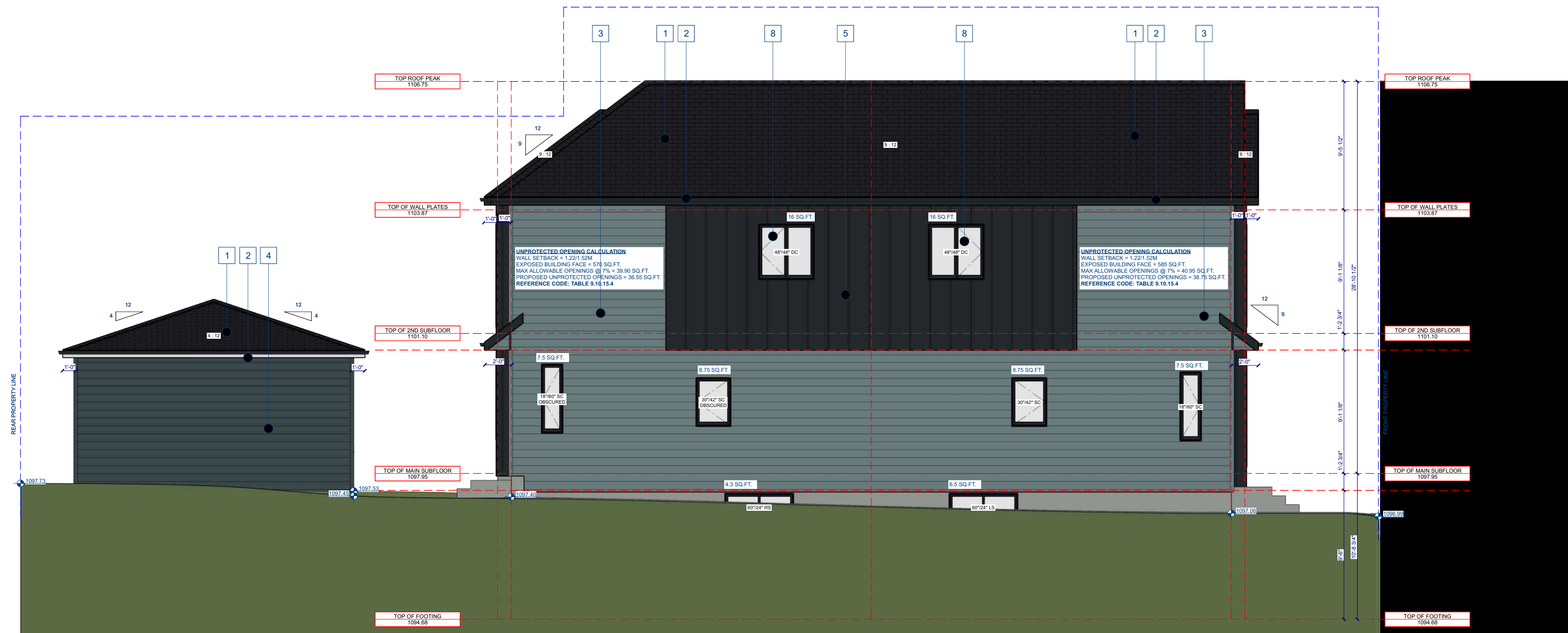
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**SHEET TITLE:**  
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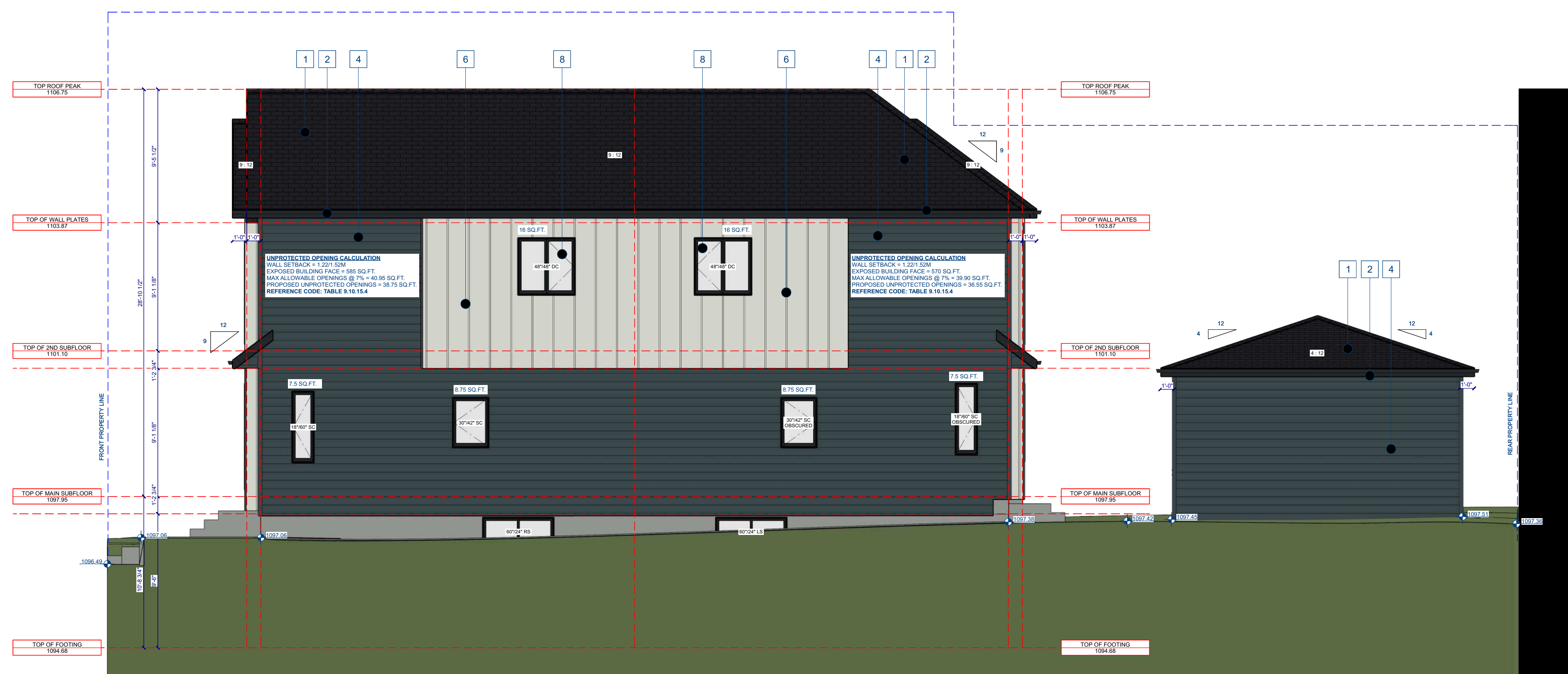
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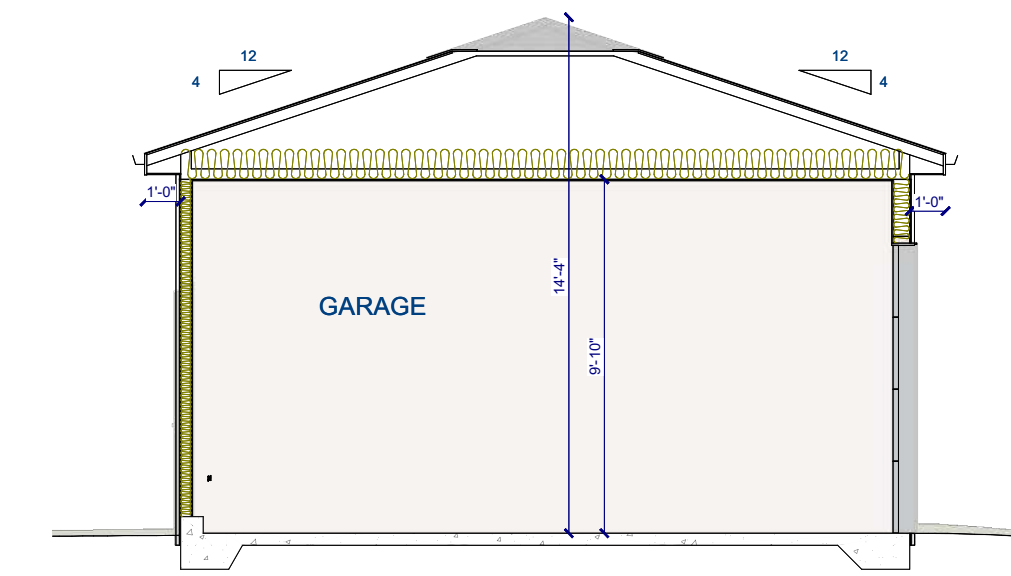
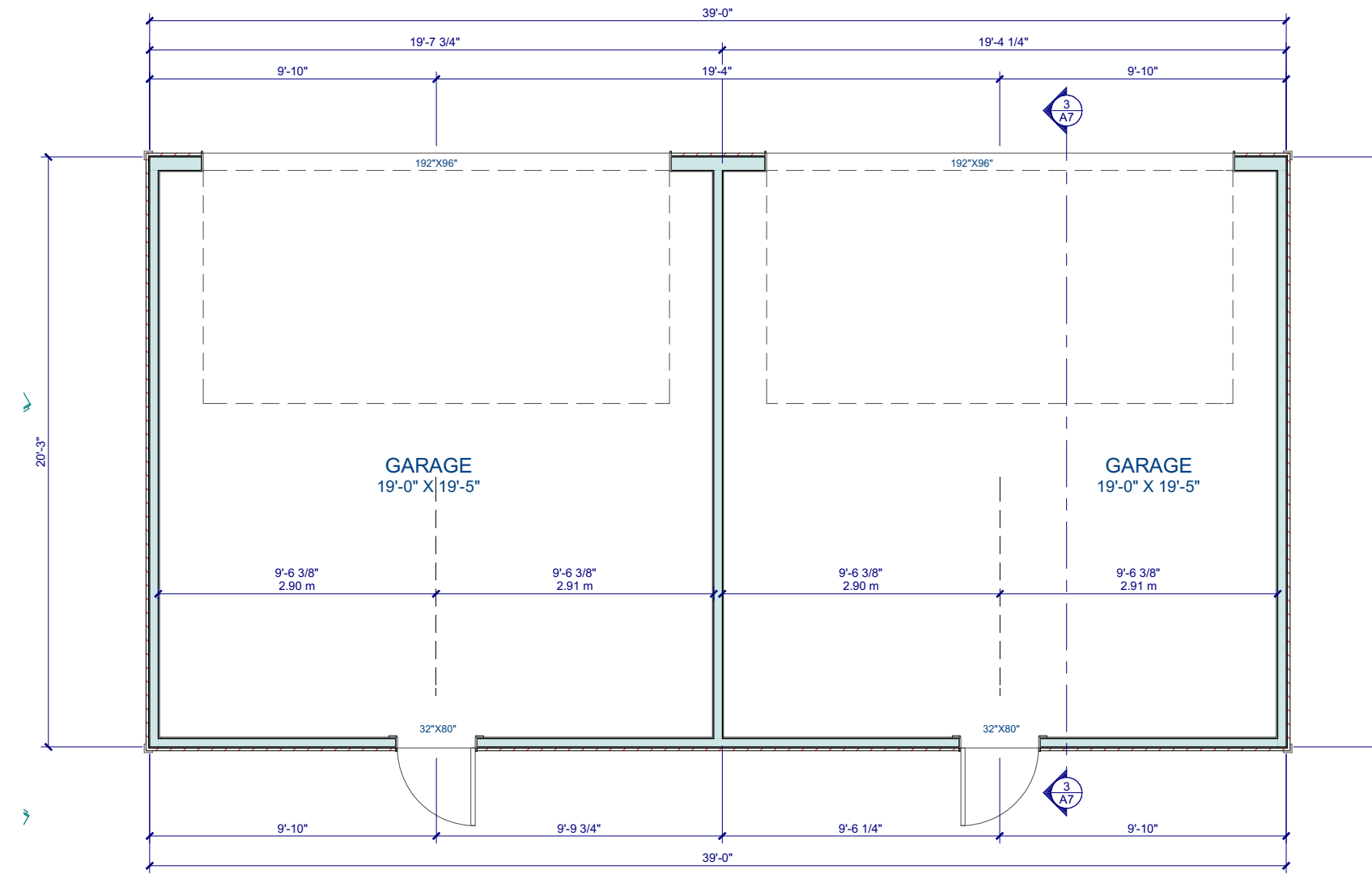
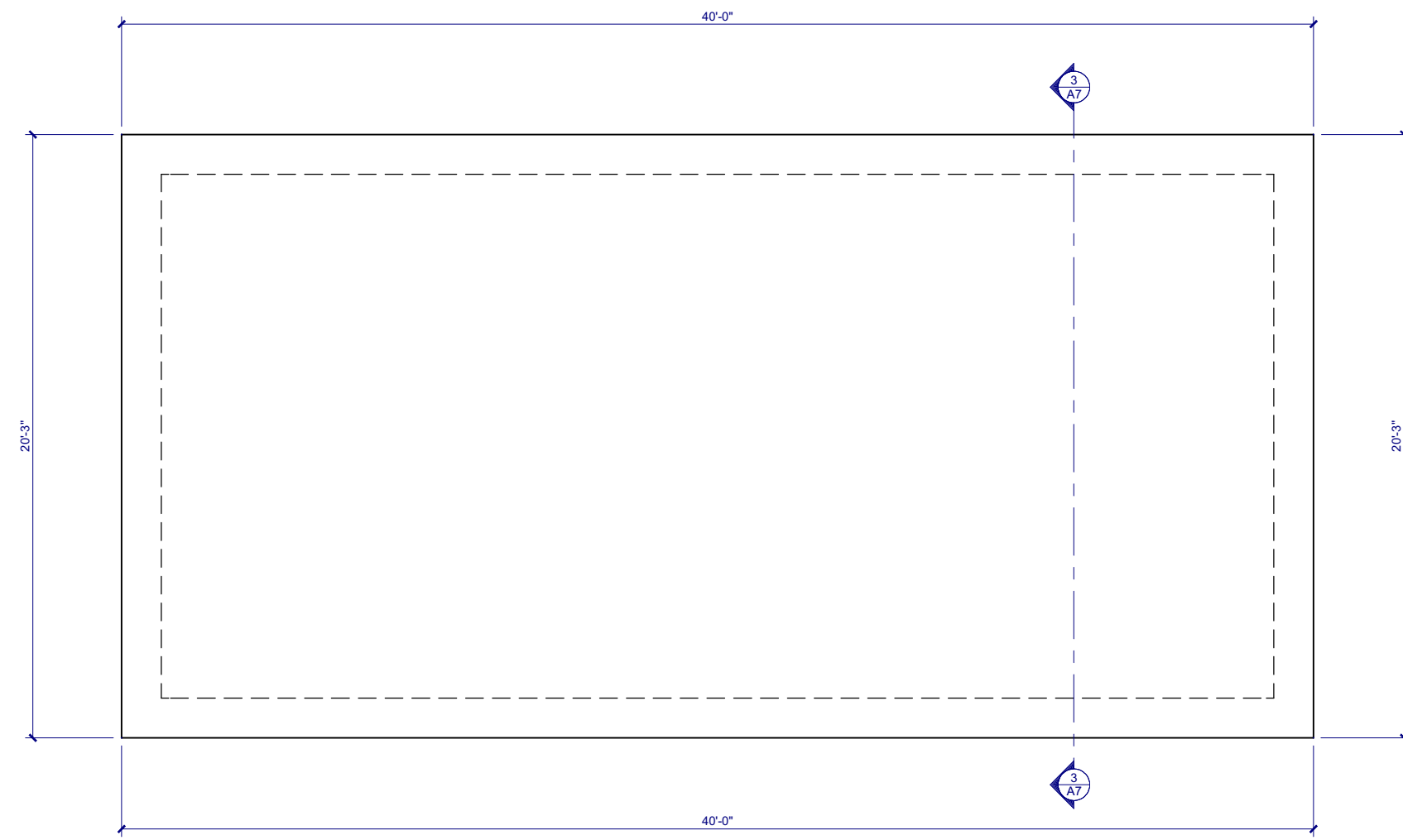
**SHEET:**  
A6



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



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



**1**  
**A7** GARAGE FLOOR PLAN  
SCALE = 3/16" = 1'-0"

**2**  
**A7** UNIT 5 FLOOR PLAN  
SCALE = 3/16" = 1'-0"

**3**  
**A7** CROSS SECTION  
SCALE = 3/16" = 1'-0"

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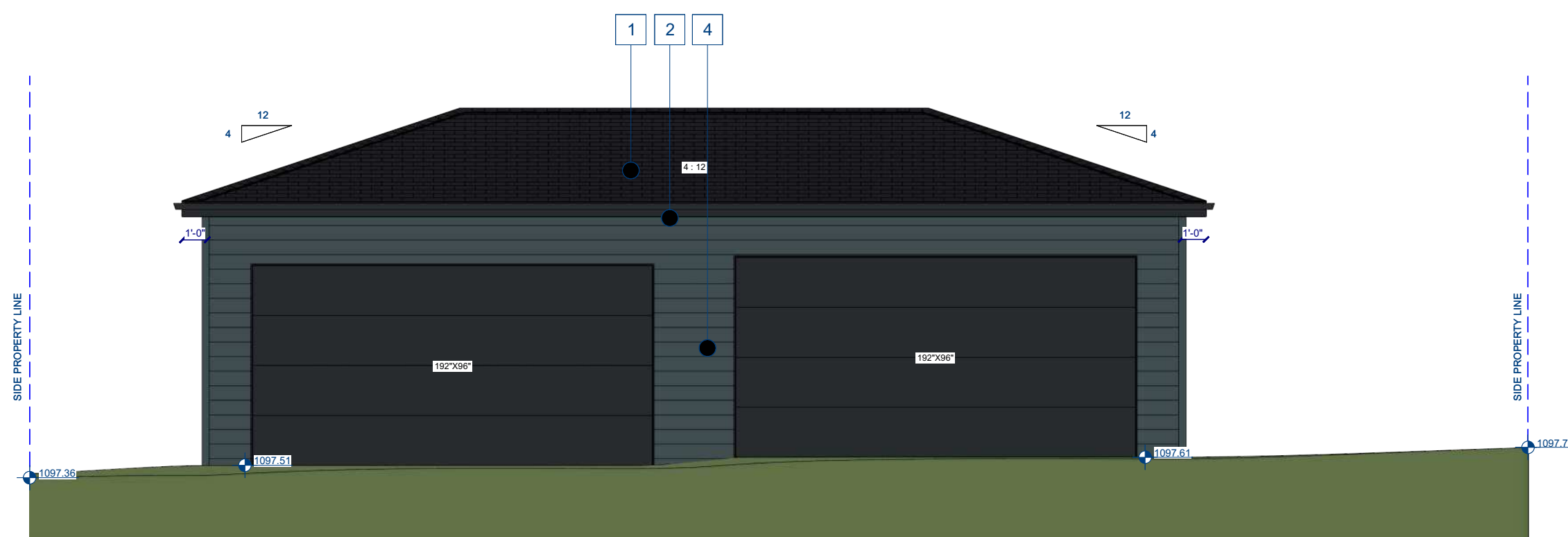
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LOT 15  
BLOCK 15  
PLAN 1277 GW

**SHEET TITLE:**  
**GARAGE PLAN**

**DRAWING DATE:**  
5/12/2026

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

**SHEET:**  
**A7**



**4**  
**A7** GARAGE ELEVATION - NORTH  
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

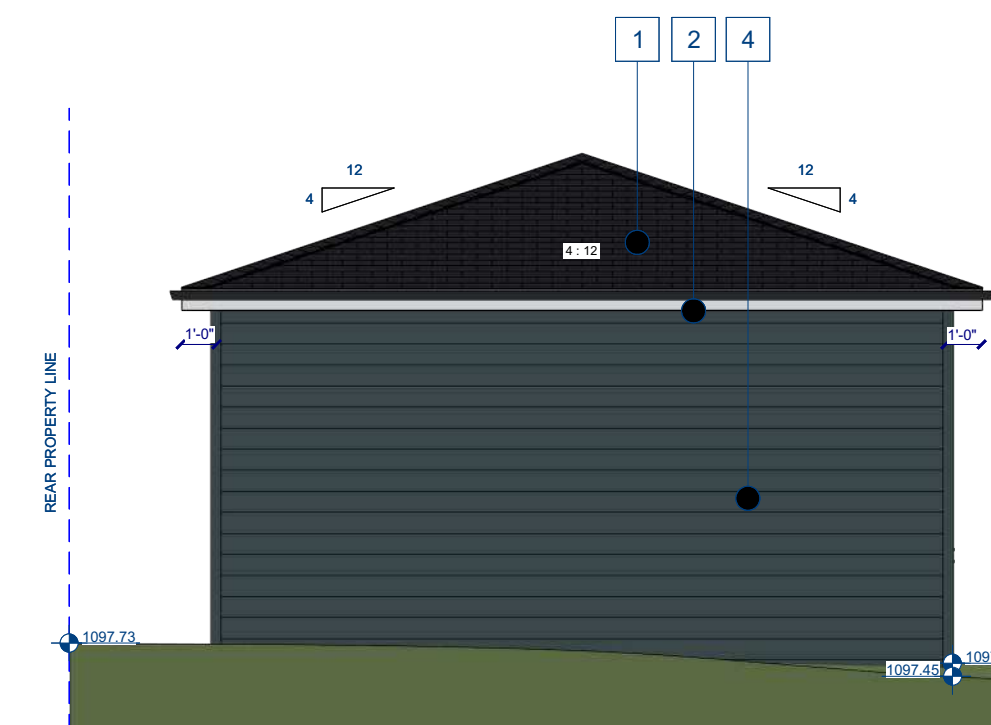
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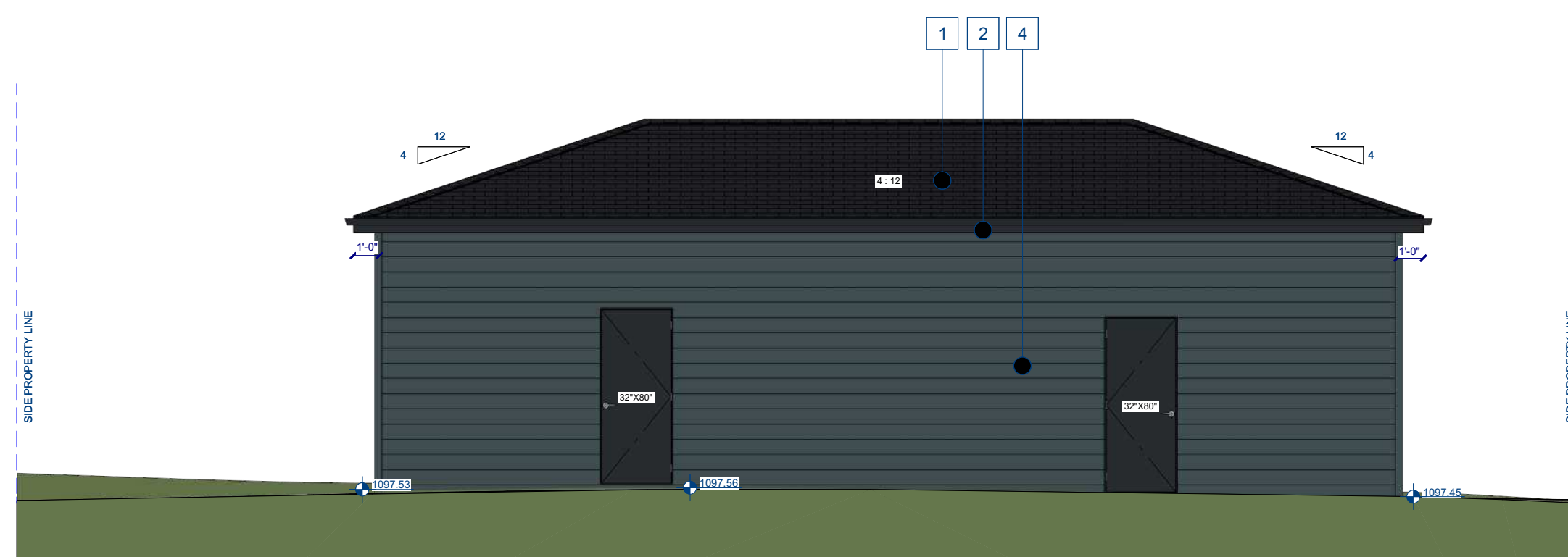
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RESISTANCE TEST PRESSURE MINIMUM  
CANADIAN AIR INFILTRATION/ EXFILTRATION: A2  
TERRAIN TYPE: ROUGH

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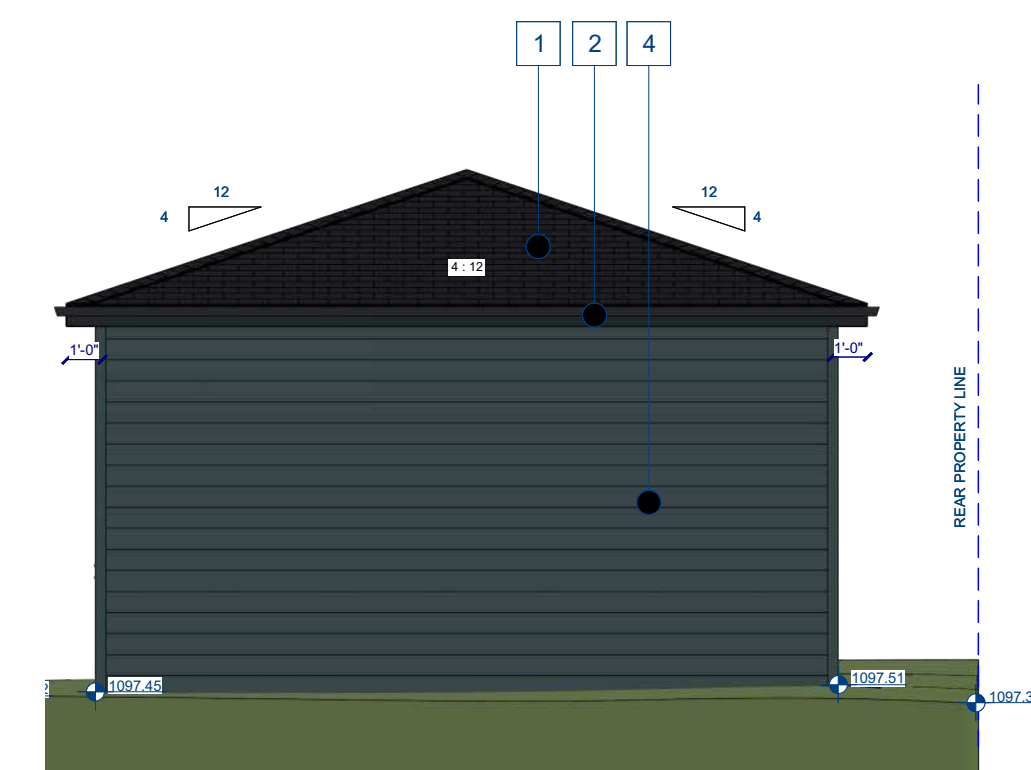
**OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS**  
SKYLIGHTS = 2.75



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



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



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