

**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

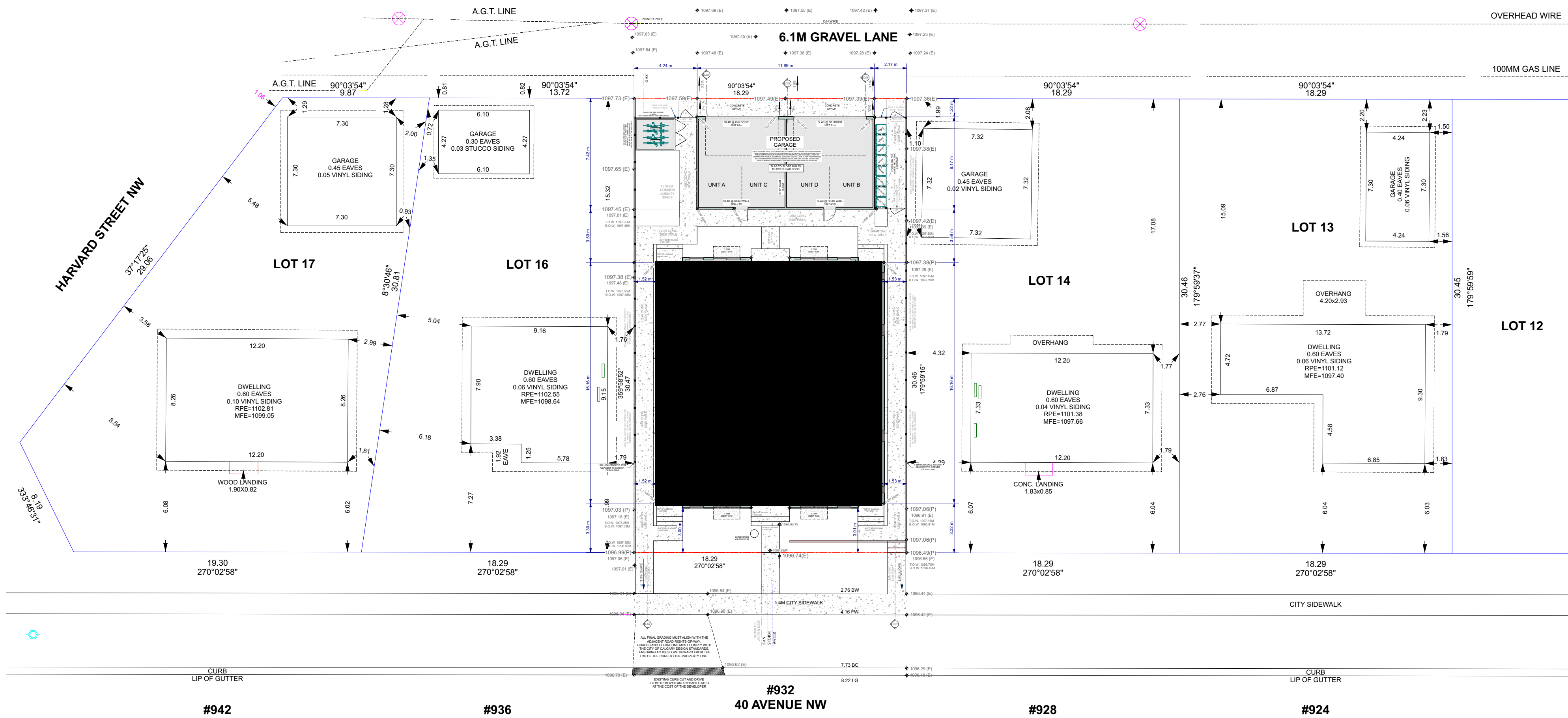
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**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**



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



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

**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:**  
5/12/2026

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

**SHEET:**  
**A1**

**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**

**MISCELLANEOUS NOTES:**  
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**4 UNIT DEVELOPMENT WITH SECONDARY SUITES**

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

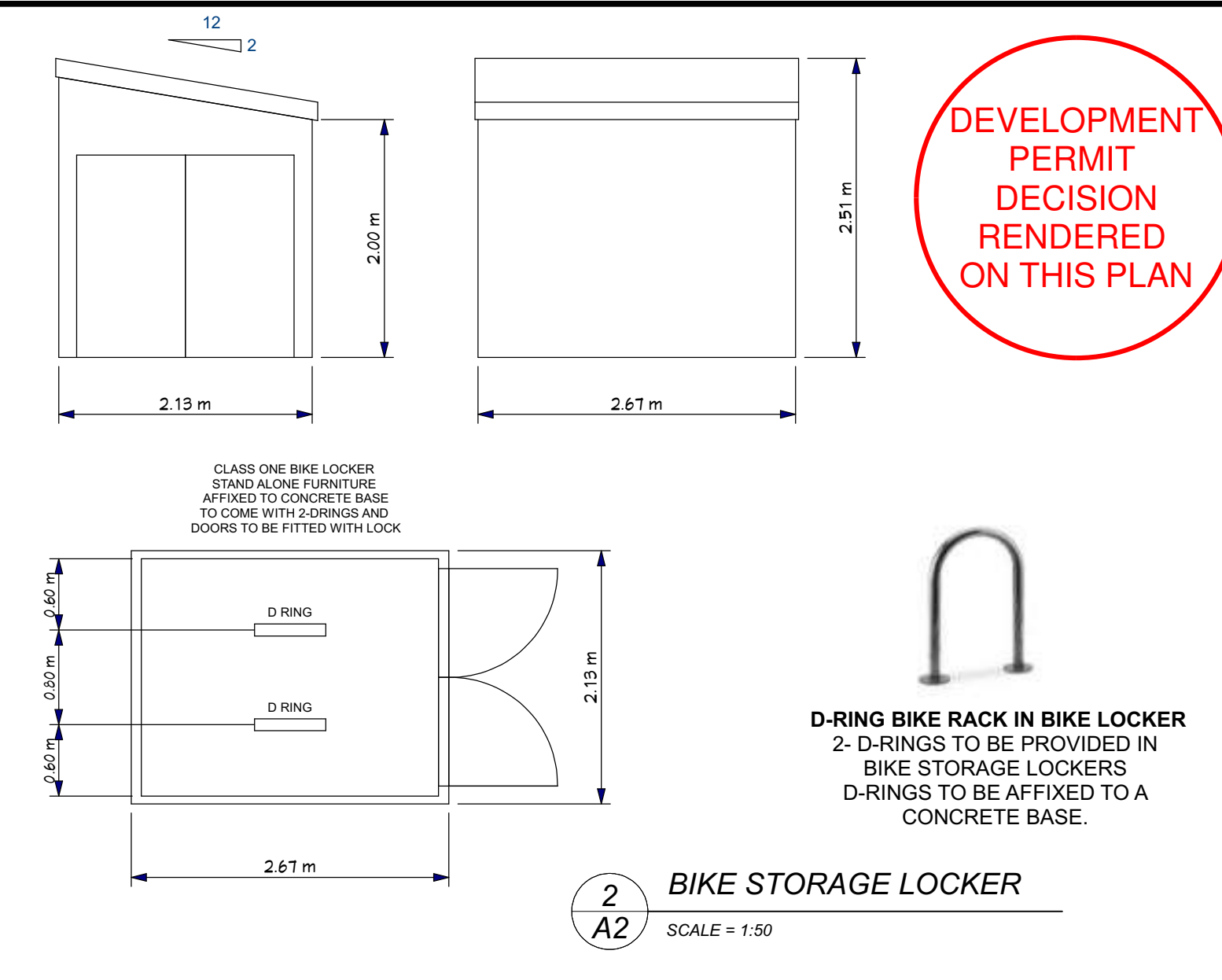
**PROJECT ADDRESS:**  
 932 40 AVENUE NW  
 CALGARY, ALBERTA  
 LOT 15  
 BLOCK 15  
 PLAN 1277 GW

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

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

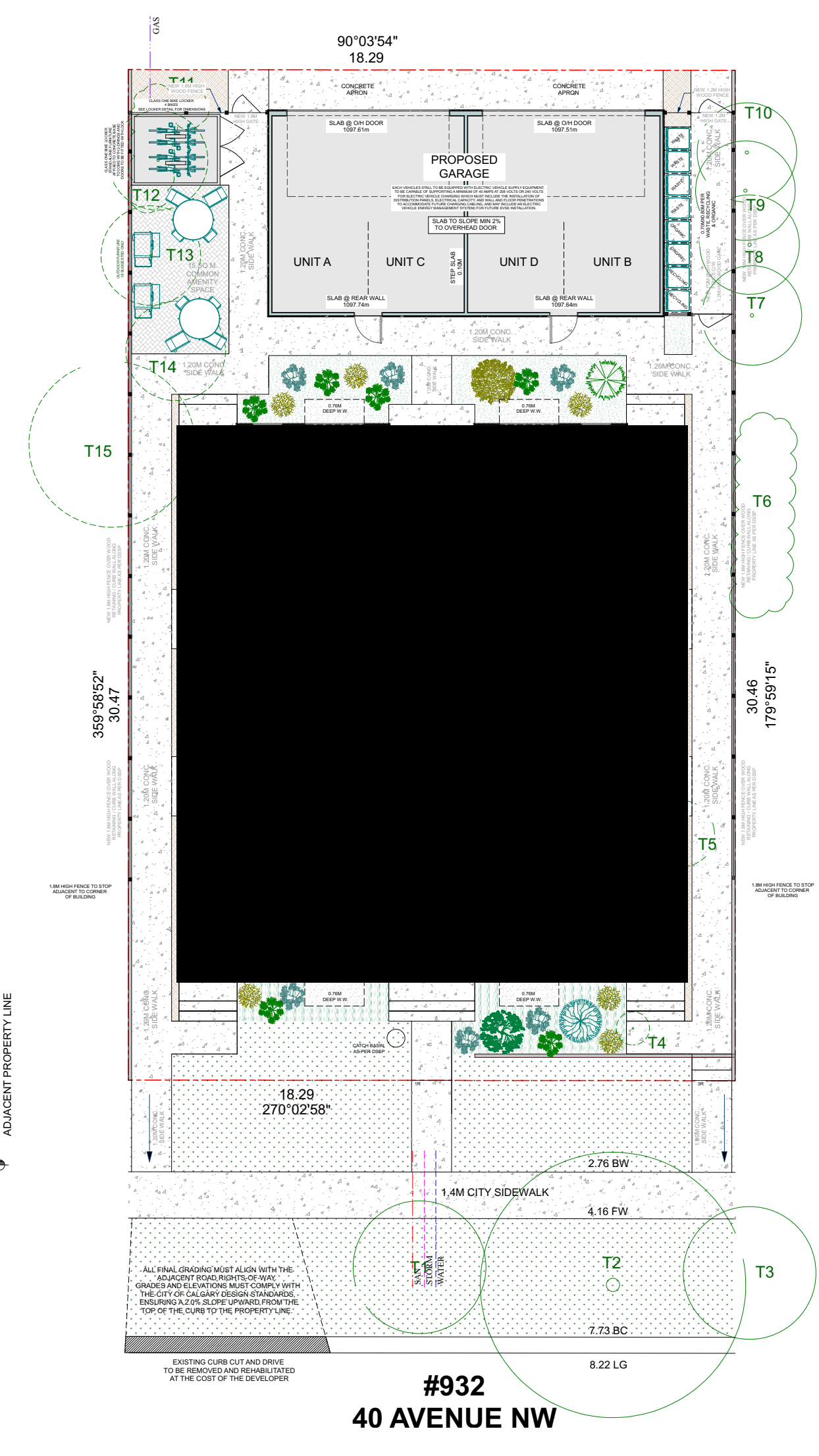
**SCALE:** AS NOTED  
**DRAWN BY:** IAN

**SHEET:**  
 A2



**EXISTING TREE & BUSH SCHEDULE:**

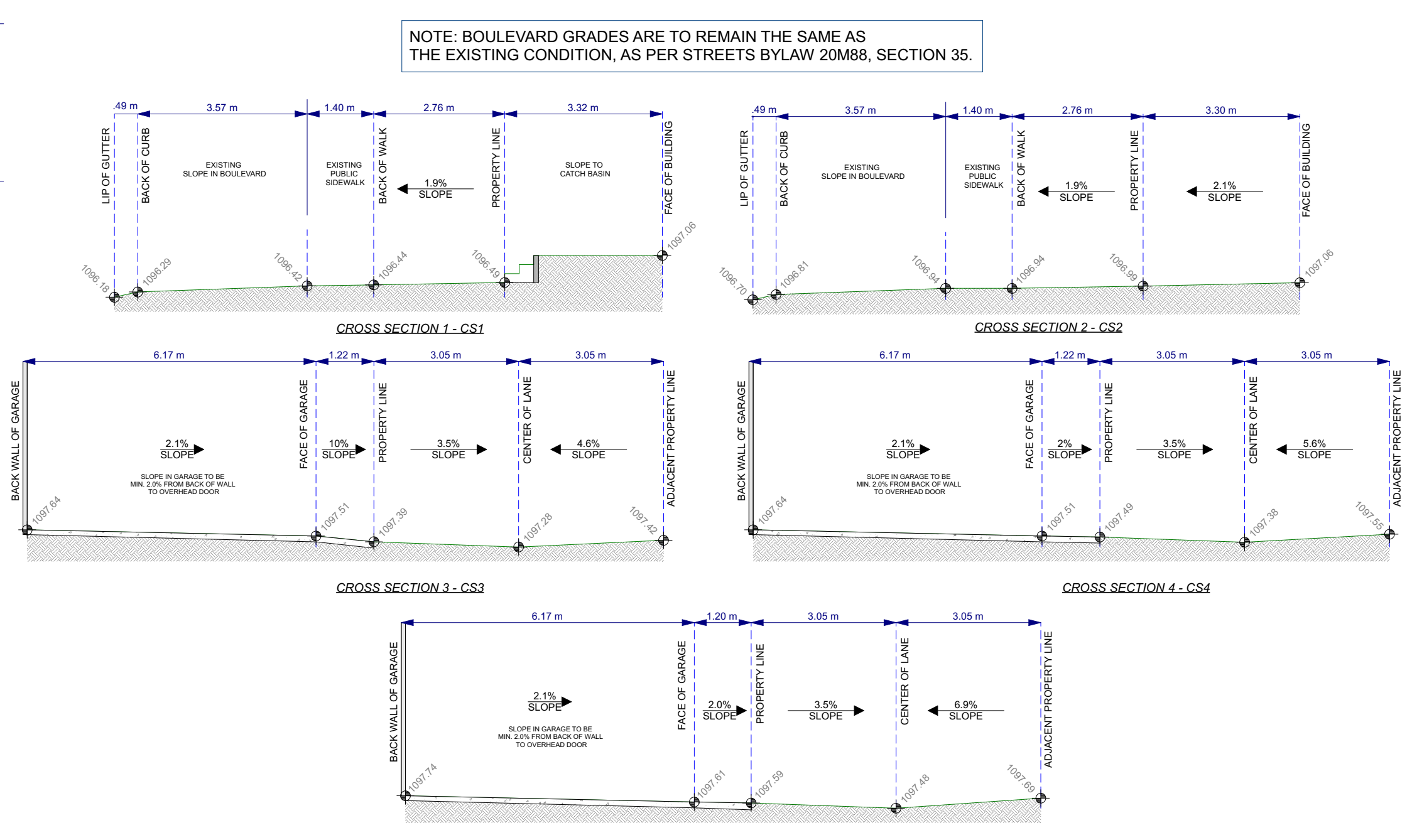
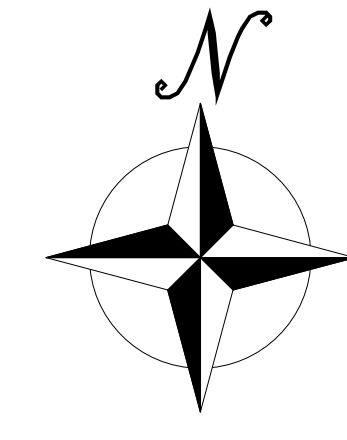
Tree No.	Variety	Trunk (DIA. +/-)	Canopy (DIA. +/-)	Height (+/-)	Location	Retain/Remove
T1	Bush	---	4.00	2.00	In City Property	Proposed for Removal
T2	Ash Green Txs2064707	0.40	9.00	12.00	In City Property	Retain
T3	Bush	---	4.00	2.00	In City Property	Retain
T4	Deciduous	0.05	1.00	3.00	In Subject Property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



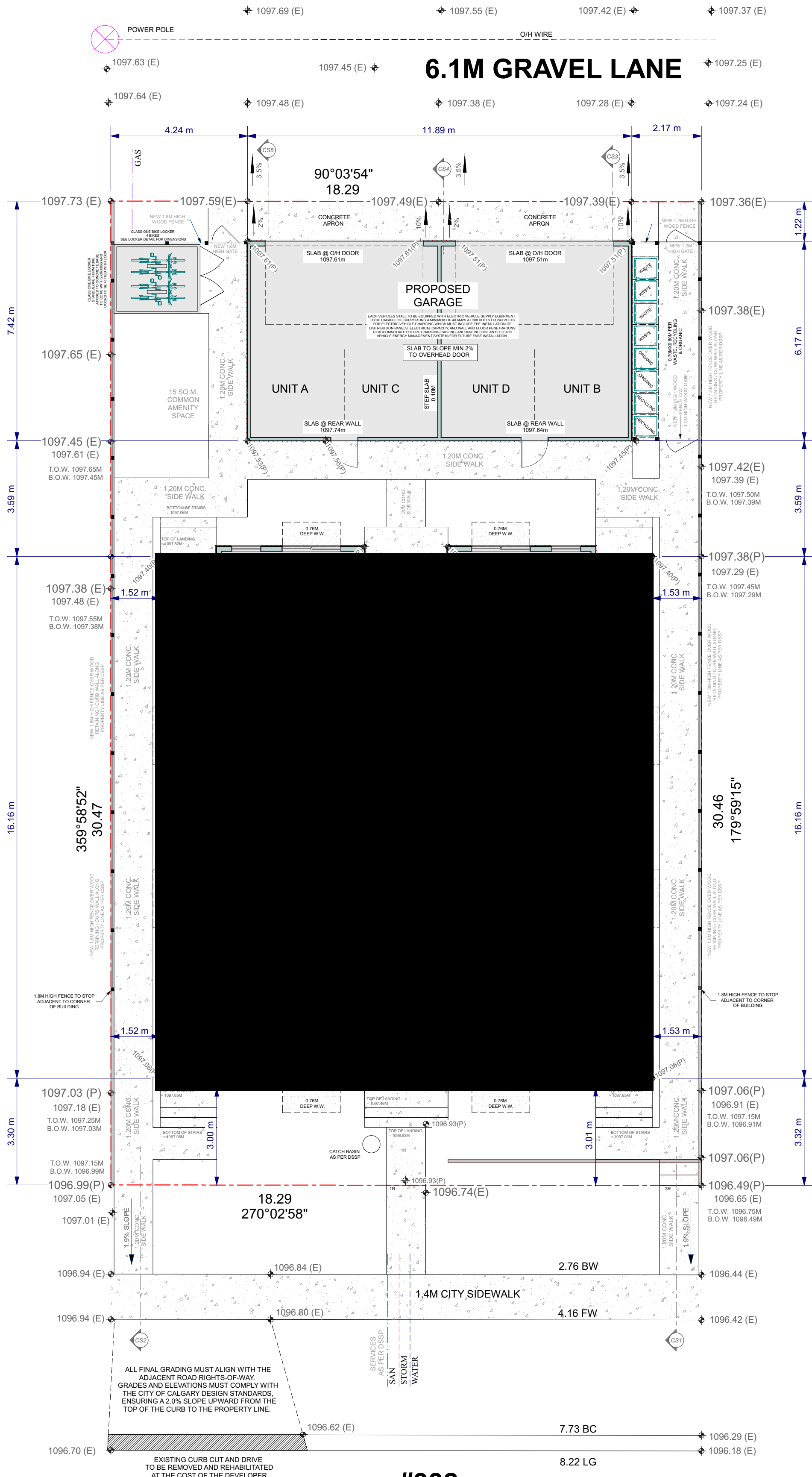
**3 LANDSCAPE PLAN**  
 SCALE = 1:150

PROJECT INFORMATION	SITE INFORMATION	SITE INFORMATION
<b>MUNICIPAL ADDRESS:</b> 932 40TH AVENUE NW CALGARY, AB <b>LEGAL DESCRIPTION:</b> LOTS - 15 BLOCK - 15 PLAN - 1277 GW <b>ZONING / COMMUNITY:</b> 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)
SHRUB:	SIZE:	QTY:	CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	6
BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	6	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	6
<b>GROUND COVERS:</b>					
SODDED AREA	HARD/SOFT	AREA	%		
MULCH	SOFT	12.03 SQ.M.	6.20%		
CREEPING THYME	SOFT	13.64 SQ.M.	7.02%		
MICROCLOVER	SOFT	18.23 SQ.M.	9.39%		
CONCRETE BROOM FINISH	HARD	119.23 SQ.M.	61.40%		
LANDING & STAIRS WOOD	HARD	N/A	N/A		
AMENITY SPACE STAMPED CONCRETE	HARD	15 SQ.M.	7.73%		
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 SITE CROSS SECTIONS**  
 SCALE = 1:100



**#932 40 AVENUE NW**

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

SERVICES	LINE STYLE
GAS:	Solid Blue
SANITARY:	Solid Red
STORM:	Solid Green
WATER:	Solid Yellow
OVERHEAD WIRE:	Dashed Black

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

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

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

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**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**



**4 UNIT DEVELOPMENT WITH SECONDARY SUITES**

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

**PROJECT ADDRESS:**  
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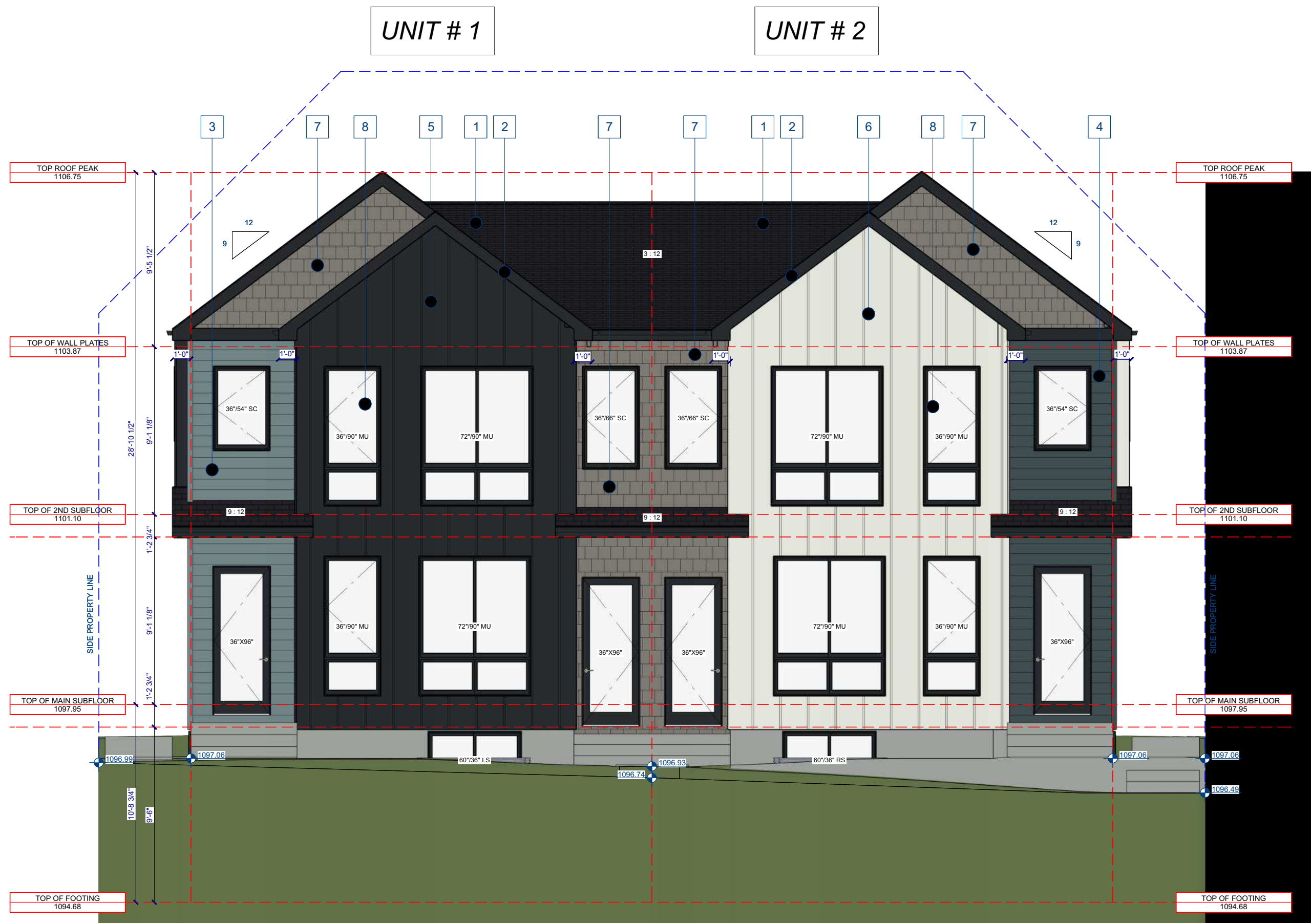
**SHEET TITLE:**  
ELEVATIONS

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

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

**FILE #:**  
CWD 2026-012

**SHEET:**  
A5



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



**2 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. HARDIE 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  
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3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

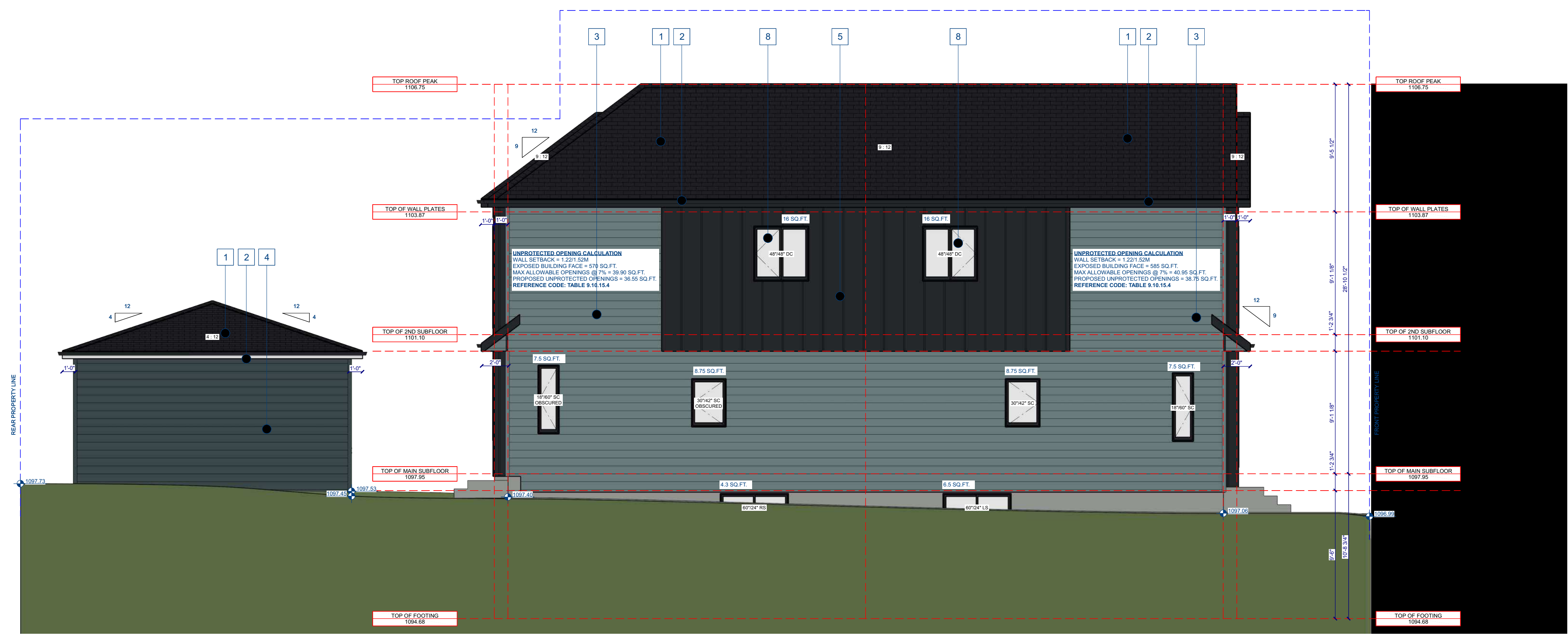
**WINDOW & DOOR NOTES:**  
MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2023 NBC (AE) 5.10.2.2

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

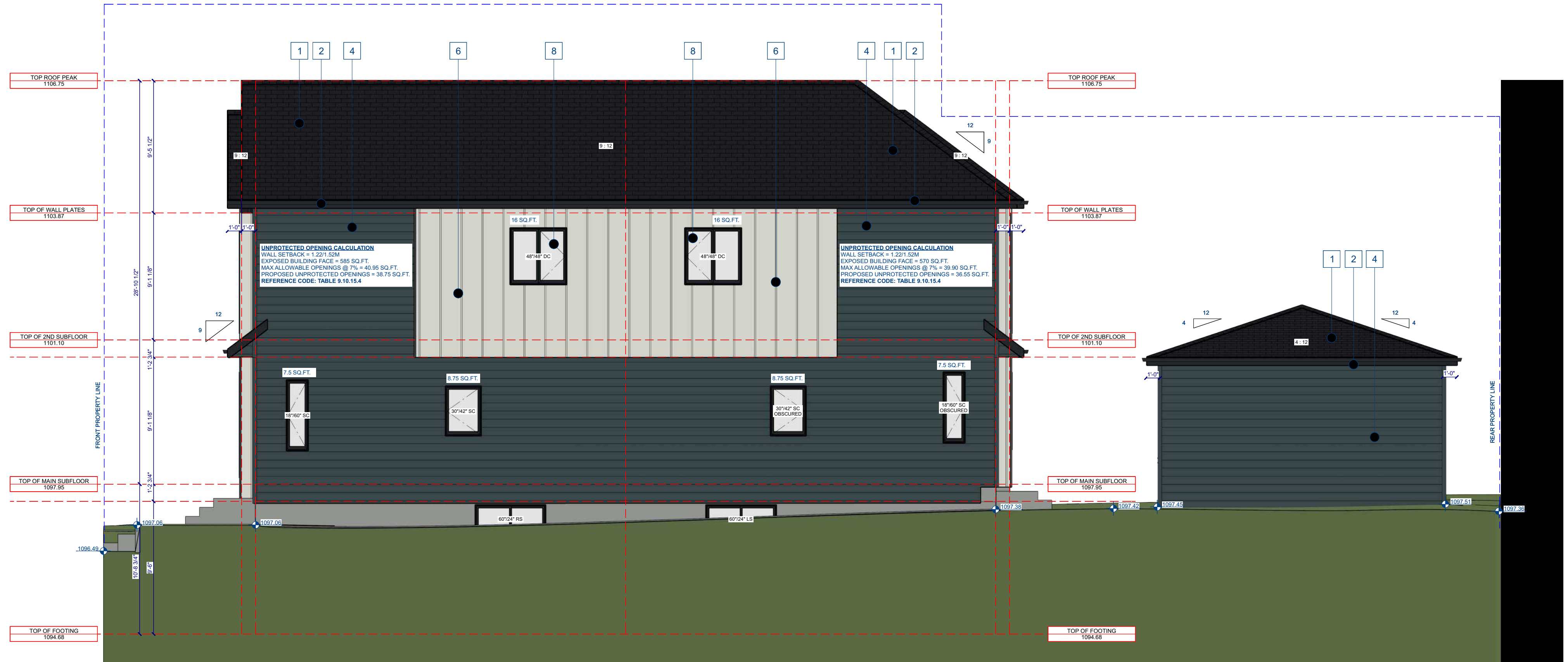
**OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS**  
SKYLIGHTS = 2.75

DEVELOPMENT  
PERMIT  
DECISION  
RENDERED  
ON THIS PLAN



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

**4 UNIT  
DEVELOPMENT  
WITH SECONDARY  
SUITES**



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

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

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LOT 15  
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**SHEET TITLE:**  
ELEVATIONS

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

**FILE #:**  
CWD 2026-012

**SHEET:**  
**A6**

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**4 UNIT DEVELOPMENT WITH SECONDARY SUITES**

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

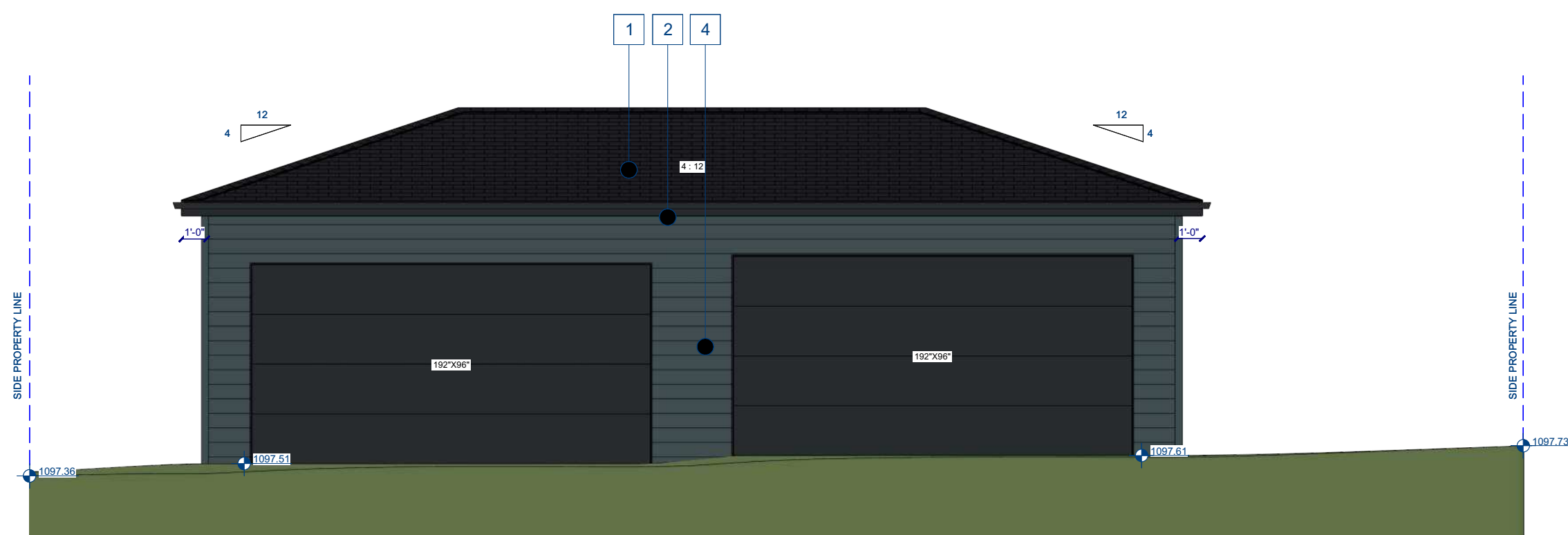
**PROJECT ADDRESS:**  
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LOT 15  
BLOCK 15  
PLAN 1277 GW

**SHEET TITLE:**  
GARAGE PLAN

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

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

**SHEET:**  
**A7**



**4** 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 BATTON - 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:**

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**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**

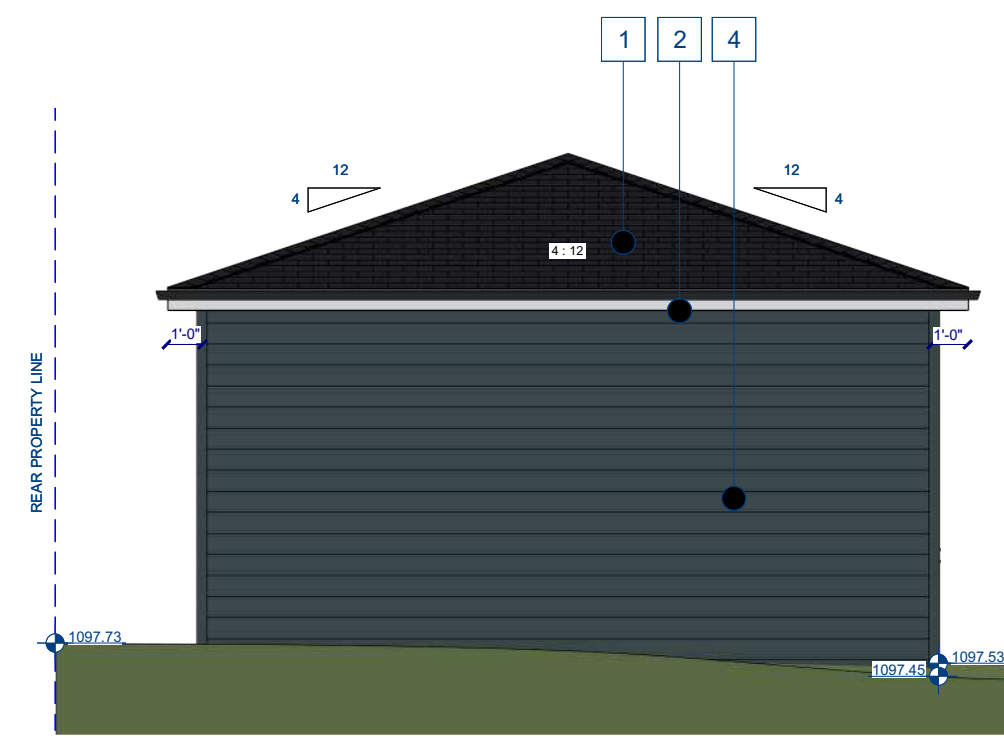
MINIMUM PERFORMANCE GRADE:	15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE:	720 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	-720 PA
MINIMUM WATER PENETRATION:	220 PA
RESISTANCE TEST PRESSURE MINIMUM	
CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
TERRAIN TYPE:	ROUGH

**THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS**

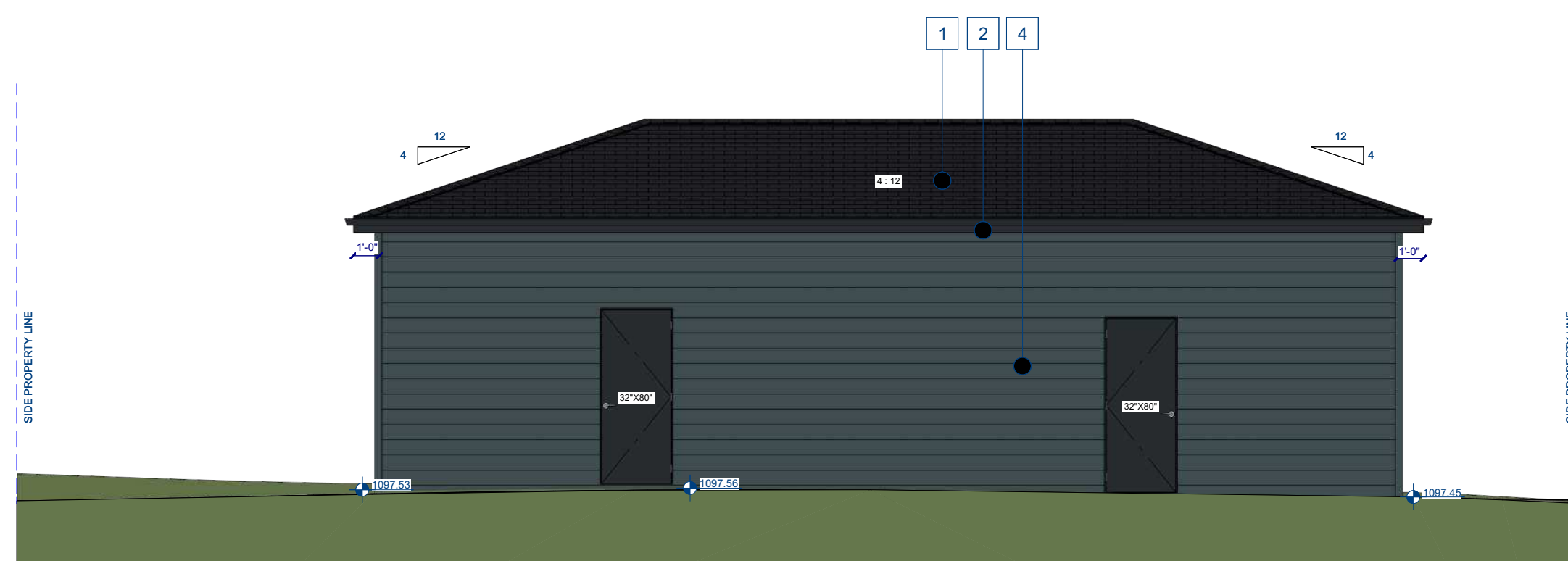
FENESTRATION & DOORS - MAX U VALUE =	1.61
FENESTRATION & DOORS - MIN. ENERGY RATING =	25

**OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS**

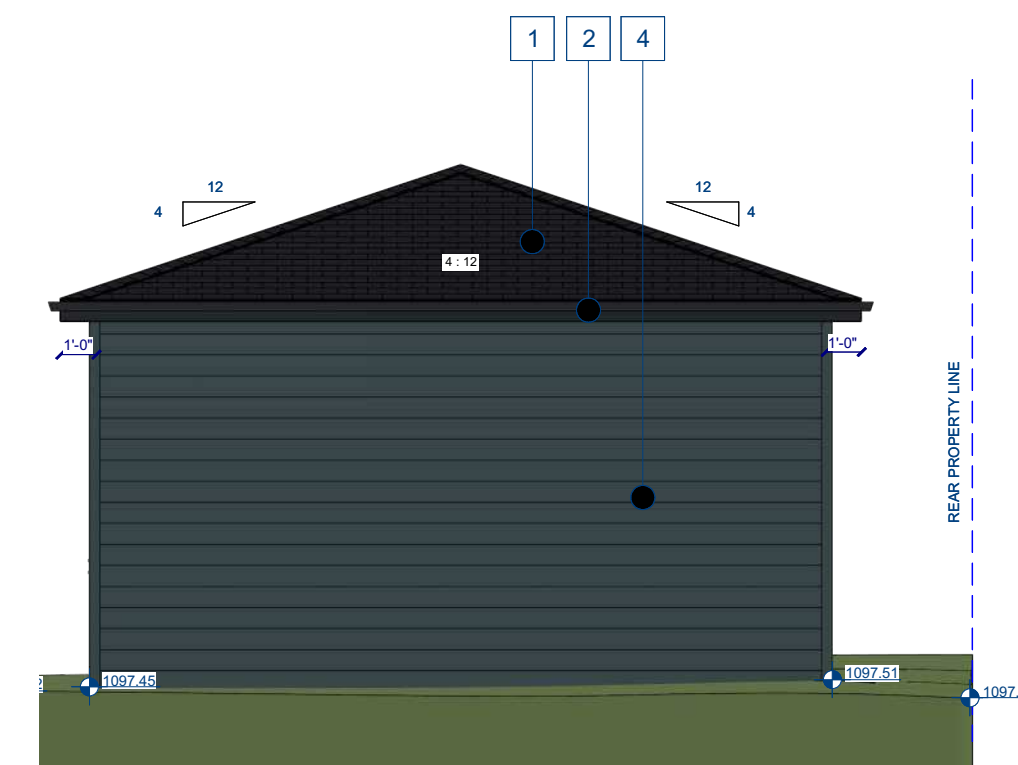
SKYLIGHTS =	2.75
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**5** GARAGE ELEVATION - WEST  
**A7** SCALE = 3/16" = 1'-0"



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



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

**DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN**