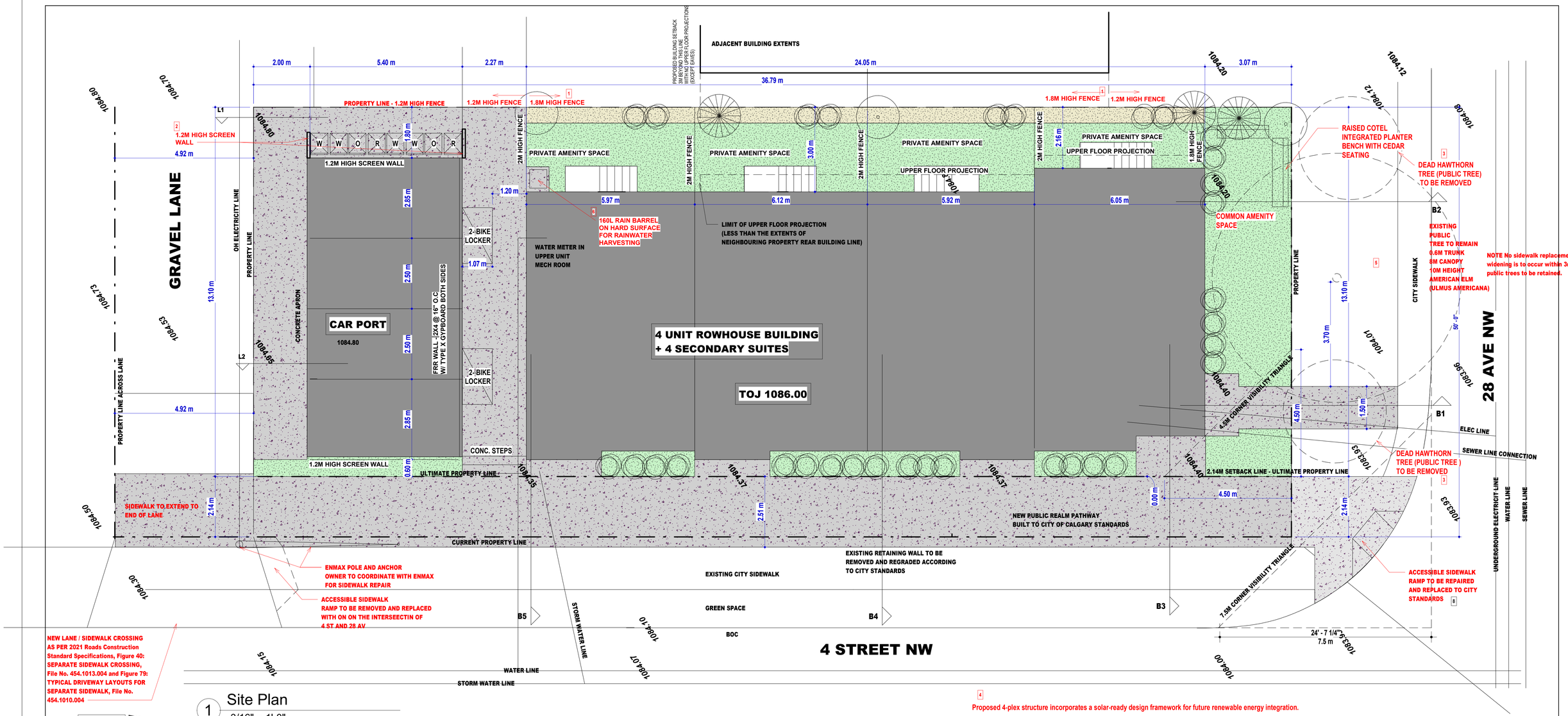


NEW LANE / SIDEWALK CROSSING AS PER 2021 Roads Construction Standard Specifications, Figure 40: SEPARATE SIDEWALK CROSSING, File No. 454.1013.004 and Figure 79: TYPICAL DRIVEWAY LAYOUTS FOR SEPARATE SIDEWALK, File No. 454.1010.004

NORTH

1 Site Plan

3/16" = 1'-0"

4 Proposed 4-plex structure incorporates a solar-ready design framework for future renewable energy integration.

RESIDENTIAL STYLE GARBAGE RECYCLING BINS PROVIDED

W WASTE
R RECYCLING
O ORGANICS

TOTAL LOT AREA	6035 SF
2 BUILDING AREA	2444 SF
GARAGE AREA	616 SF
TOTAL LOT COVERAGE	3060 SF
	50.7%

SURFACE LEGEND

LANDSCAPING REQUIREMENTS

1 TREE, 3 SHRUBS FOR EVERY 110 SQM

LOT AREA 558 SQM
6 TREES , 18 SHRUBS

TOTAL PROVIDED
6 TREES ,26 SHRUBS

Low Water irrigation system will be provided, with automated underground irrigation system which includes:

a) rain sensor or a soil moisture sensor;

b) flow sensor for leak detection; and

c) master valve to secure the system if a leak is detected.

NEW LOW WATER SHRUB
0.6m canopy
0.6m height
Amelanchier alnifolia
Saskatoon berry

NEW LOW WATER CONIFEROUS TREE
85mm caliper
1m canopy
4m height
Picea Pungens
(Columnar Blue Spruce)
3

NEW LOW WATER DECIDUOUS TREE
85mm caliper
1m canopy
1m height
Prunus virginiana var. melanocarpa
Chokecherry

MULCH

GRASS AREA

CONCRETE PATHWAY

FOR LANE AND BOULEVARD CROSS SECTIONS REFER TO SHEET A205

MIN PLANTING BED DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM DEPTH FOR ALL OTHER AREAS

ALL SODDED AREAS TO USE DROUGHT RESISTANT GRASS SPECIES (Blue Grama Grass (Bouteloua gracilis) OR similar)

ALL EXISTING TREES AND BUSHES TO B REMOVED
ALL PLANTATIONS ARE PROPOSED

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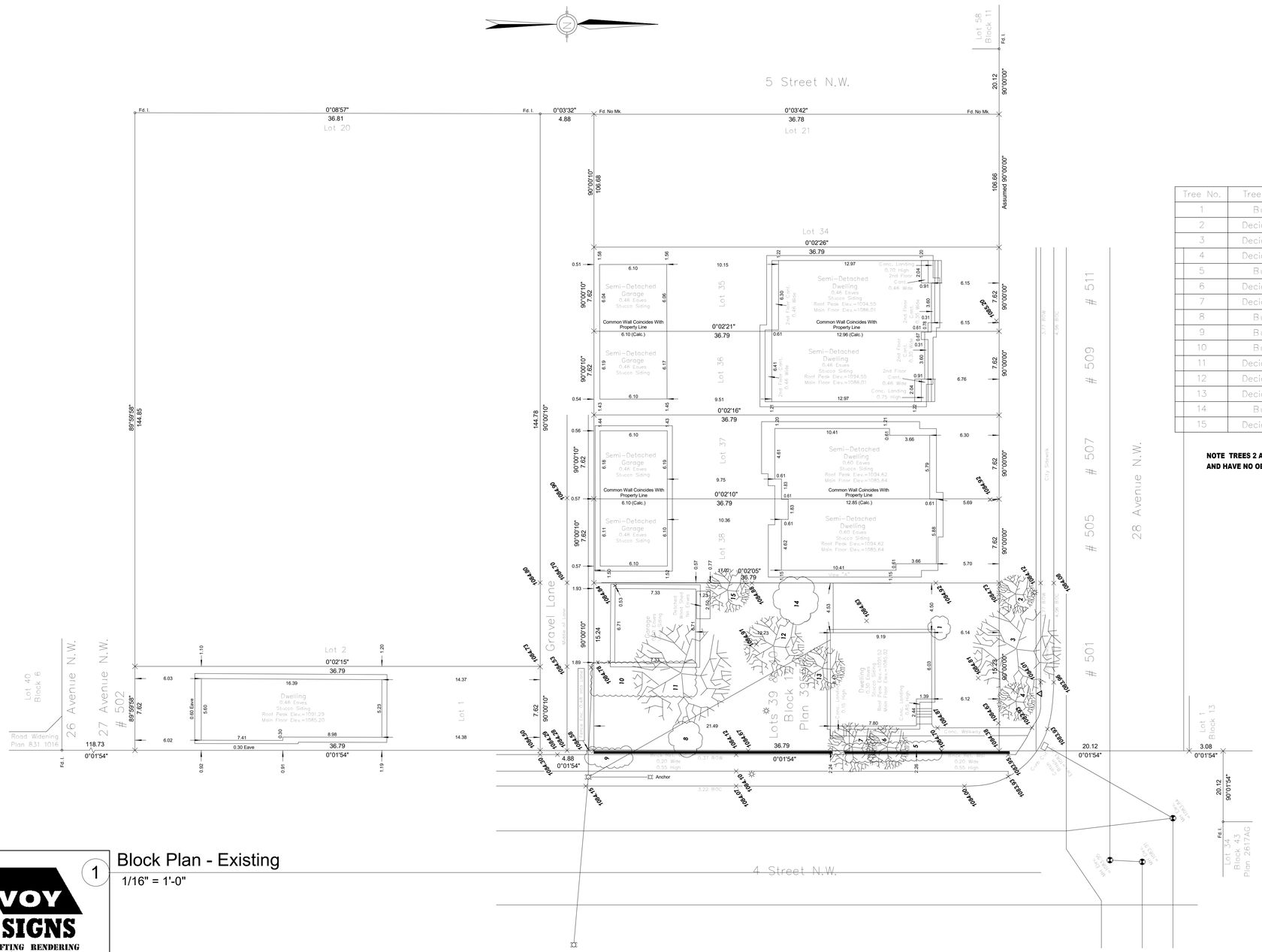
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Site Plan

Date	SEP 2026
Drawn by	Author
Checked by	Checker

A001

Scale 3/16" = 1'-0"



Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Comments
1	Bush	———	2,00	2,00	TO BE REMOVED
2	Deciduous	0,25	3,50	4,50	**TO BE REMOVED**
3	Deciduous	0,60	8,00	10,00	**TO REMAIN**
4	Deciduous	0,25	3,50	4,50	TO BE REMOVED
5	Bush	———	1,50	1,70	TO BE REMOVED
6	Deciduous	0,20	4,00	8,00	TO BE REMOVED
7	Deciduous	0,15	4,50	7,50	TO BE REMOVED
8	Bush	———	3,00	3,00	TO BE REMOVED
9	Bush	———	1,50	3,00	TO BE REMOVED
10	Bush	———	3,00	3,00	TO BE REMOVED
11	Deciduous	0,60	9,00	8,00	TO BE REMOVED
12	Deciduous	0,60	5,50	5,50	TO BE REMOVED
13	Deciduous	0,25	4,00	6,00	TO BE REMOVED
14	Bush	———	4,00	5,00	TO BE REMOVED
15	Deciduous	0,15	4,00	5,50	TO BE REMOVED

NOTE TREES 2 AND 4 ARE PUBLIC TREES, BUT THE URBAN FORESTRY HAS INDICATED THEY ARE DEAD AND WITH NO VALUE AND HAVE NO OBJECTION TO THEIR REMOVAL

1 Block Plan - Existing

1/16" = 1'-0"

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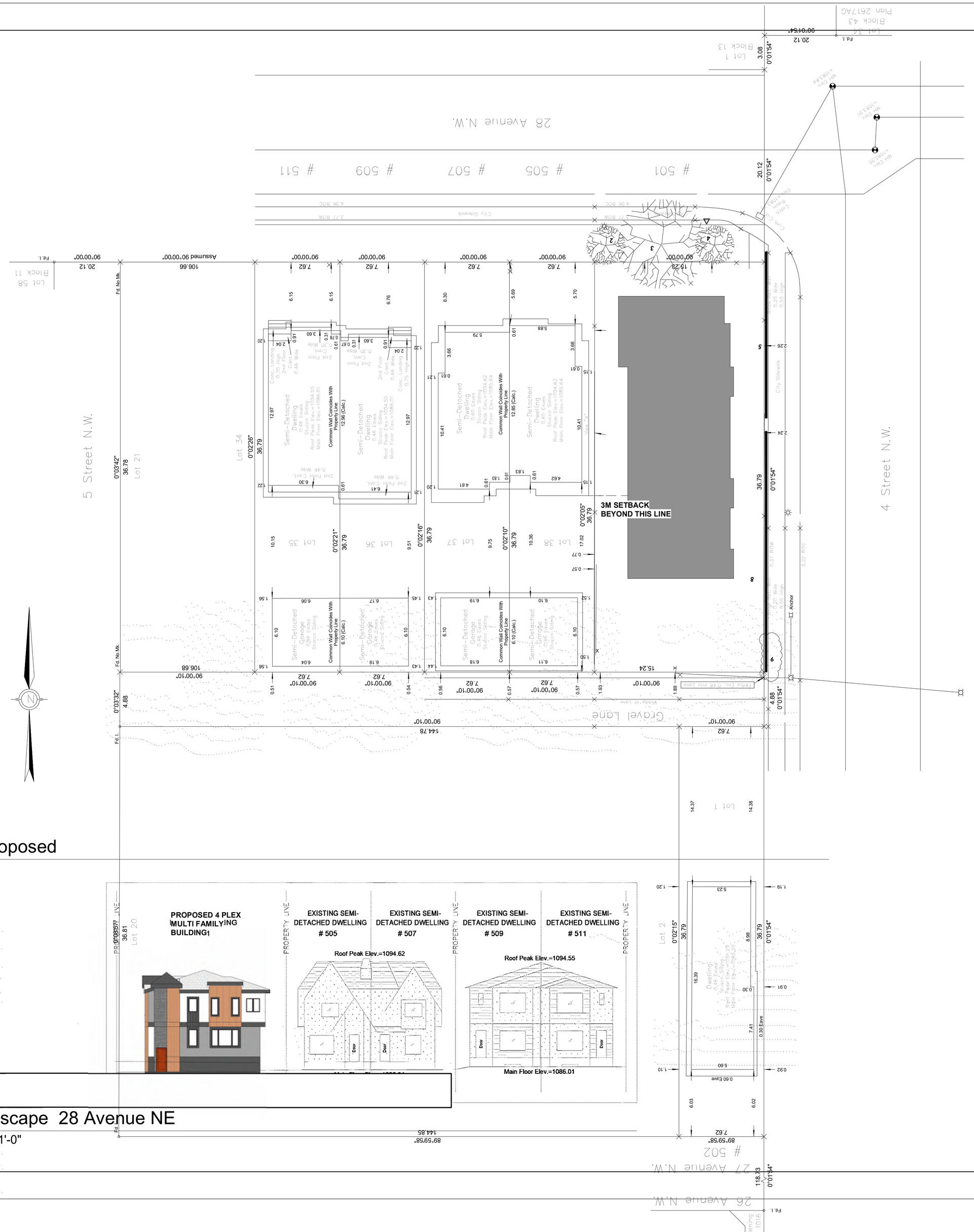
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Block Plan

Date	SEP 2026
Drawn by	Author
Checked by	Checker

A002

Scale 1/16" = 1'-0"



1 Block Plan -Proposed

1/16" = 1'-0"

2 Streetscape 28 Avenue NE

1/16" = 1'-0"

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Block Plan

Date	SEP 2026
Drawn by	Author
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Scale	1/16" = 1'-0"

A003



1 East (4 Street) Elevation

1/4" = 1'-0"

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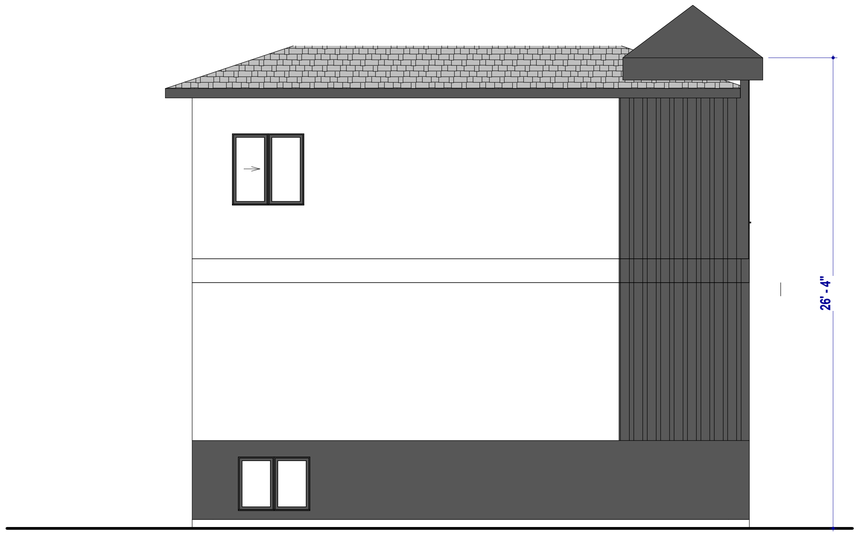
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Elevations

Date	SEP 2026
Drawn by	HS
Checked by	UH

A201

Scale 1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



1 North (28 Ave) Elevation
1/4" = 1'-0"

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Elevations

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Checked by	UH

A202

Scale 1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

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Elevations

Date	SEP 2026
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Checked by	UH

A203

Scale 1/4" = 1'-0"



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3D Views

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A301

Scale



1 Corner View

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3D Views

Date	SEP 2026
Drawn by	Author
Checked by	Checker

A302

Scale