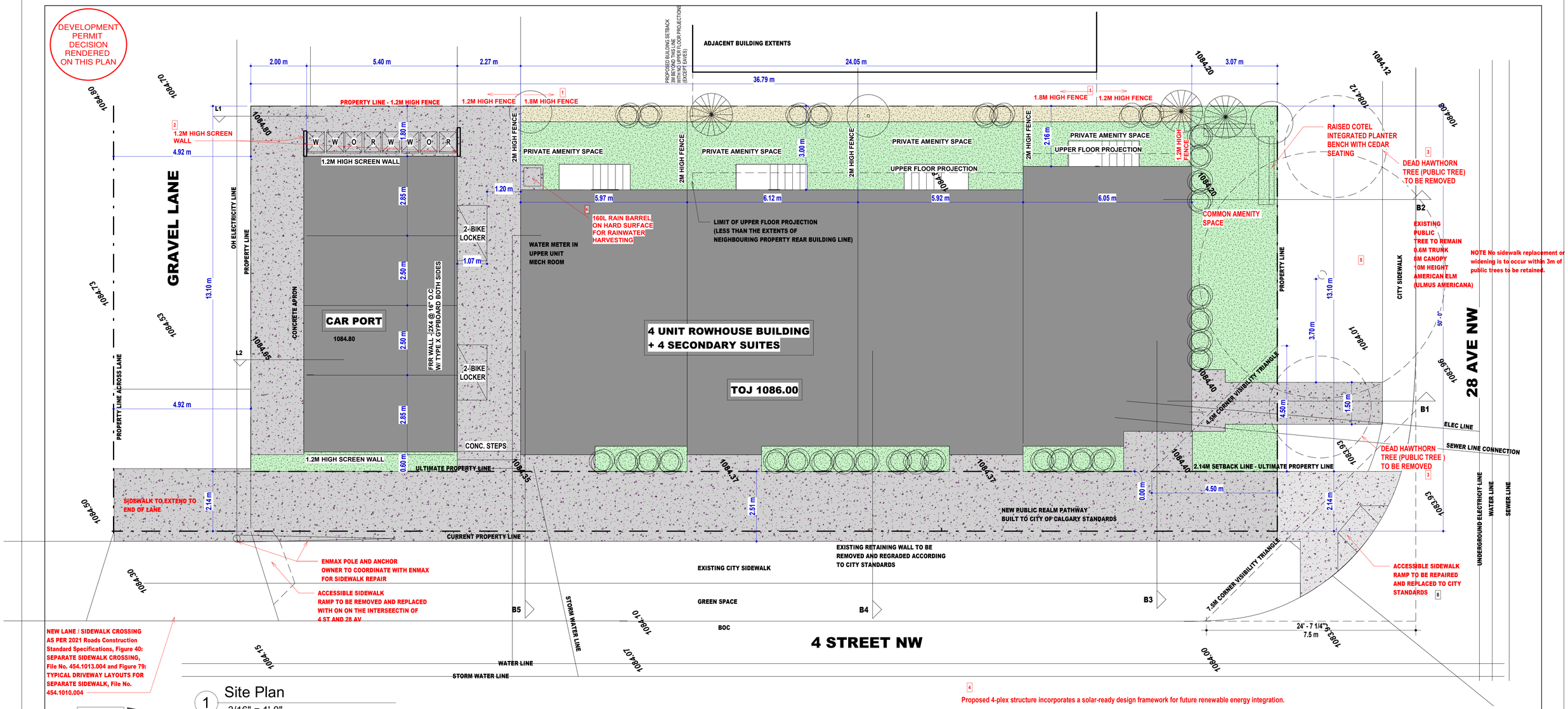
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 Site Plan

3/16" = 1'-0"

NORTH

RESIDENTIAL STYLE GARBAGE RECYCLING BINS PROVIDED

W WASTE
R RECYCLING
O ORGANICS

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

TOTAL LOT AREA 6035 SF

2 BUILDING AREA 2444 SF
GARAGE AREA 616 SF

TOTAL LOT COVERAGE 3060 SF
50.7%

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

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

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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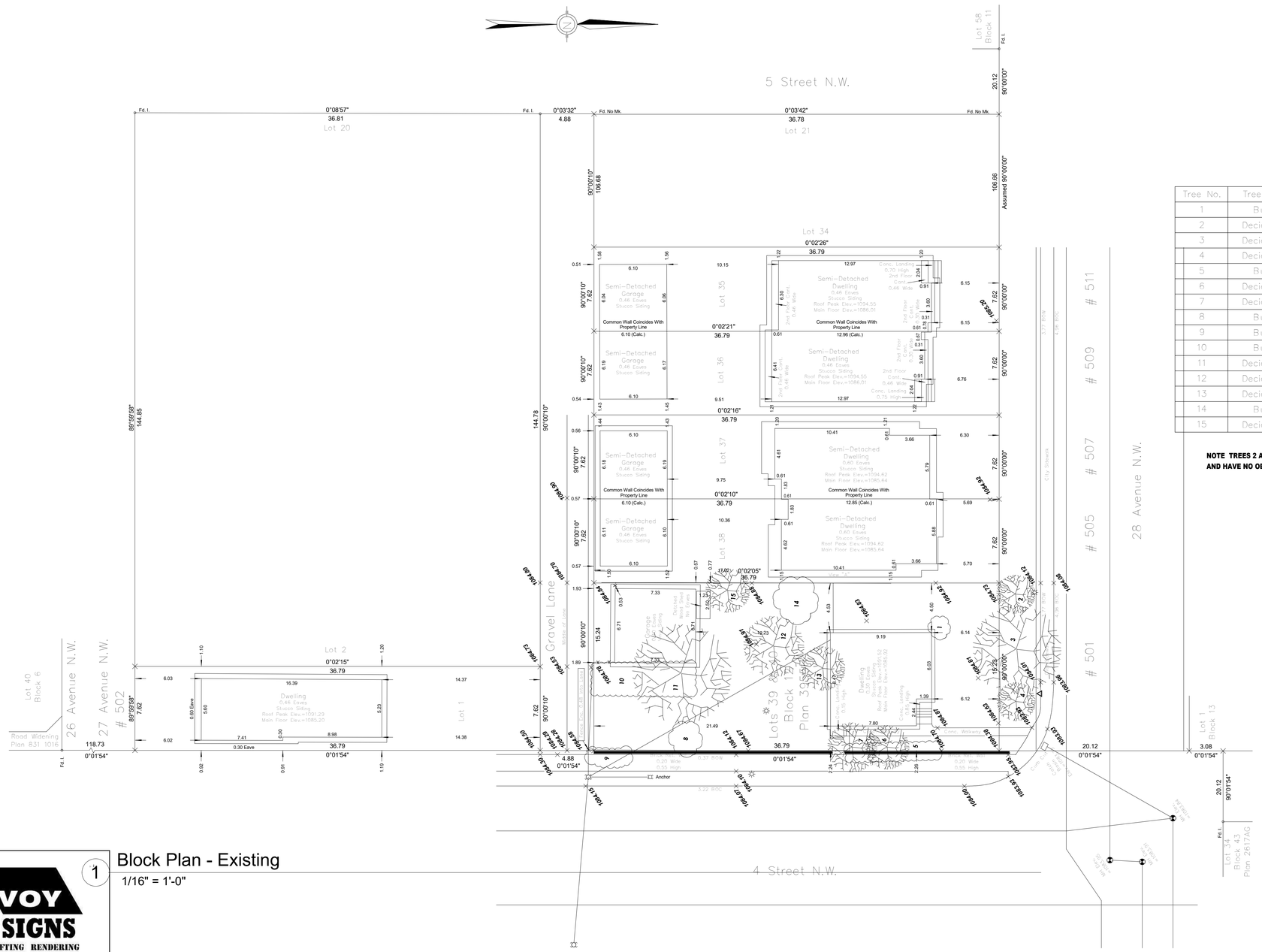
Site Plan

Date	SEP 2026
Drawn by	Author
Checked by	Checker

A001

Scale 3/16" = 1'-0"

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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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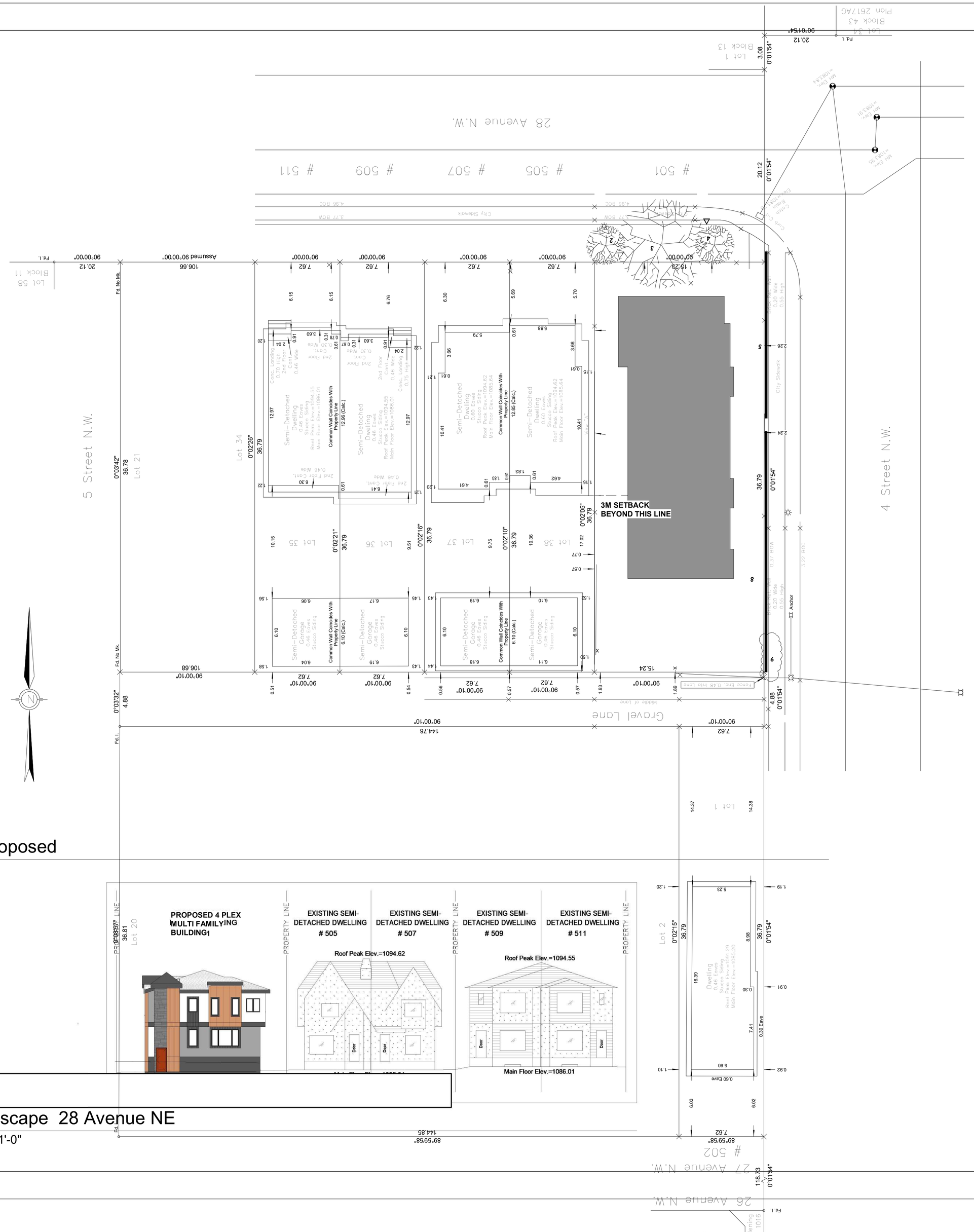
Block Plan

Date	SEP 2026
Drawn by	Author
Checked by	Checker

A002

Scale	1/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 Block Plan -Proposed
1/16" = 1'-0"

2 Streetscape 28 Avenue NE
1/16" = 1'-0"

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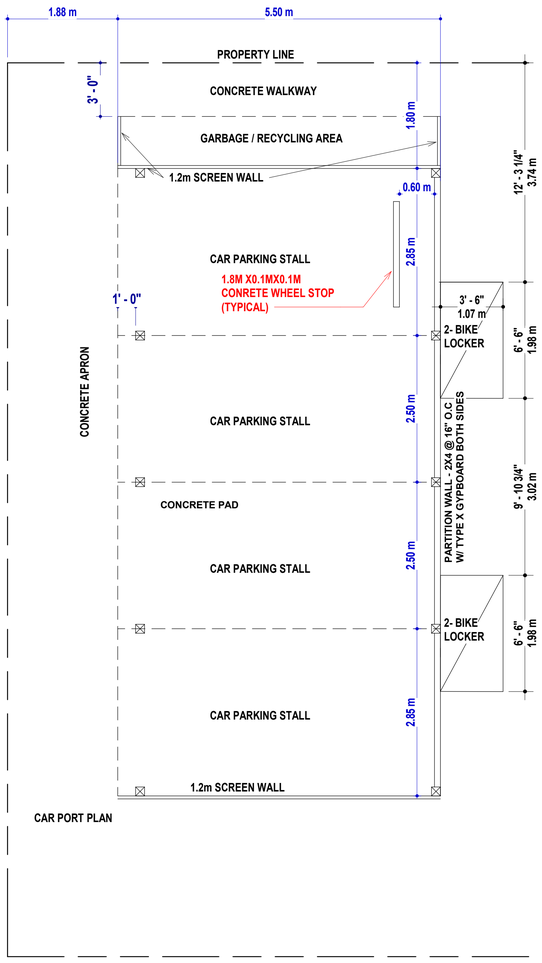
Block Plan

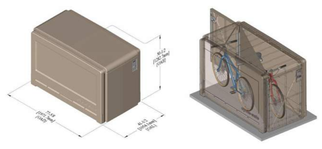
Date	SEP 2026
Drawn by	Author
Checked by	Checker

A003

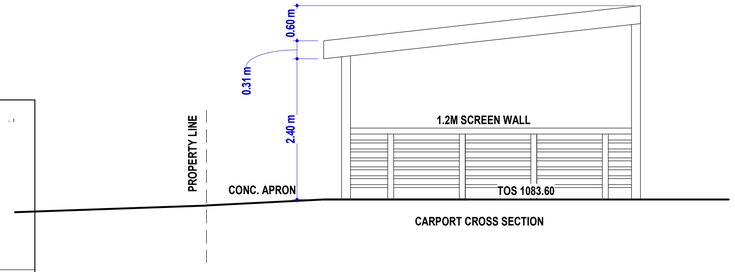
Scale	1/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN





CLASS 1 BIKE LOCKER DETAILS
SCALE: NTS



- **2.1 MATERIAL:** Wheel stops shall consist of high-durability precast concrete (minimum 35 MPa) or high-density industrial vulcanized rubber.
- **2.2 ANCHORING:** Securely anchor each unit to the parking surface using a minimum of two (2) galvanized steel pins or rebar spikes driven at least 300 mm into the asphalt or base substrate.

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Car Port Details

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A105

Scale 1/4" = 1'-0"

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1 East (4 Street) Elevation

1/4" = 1'-0"

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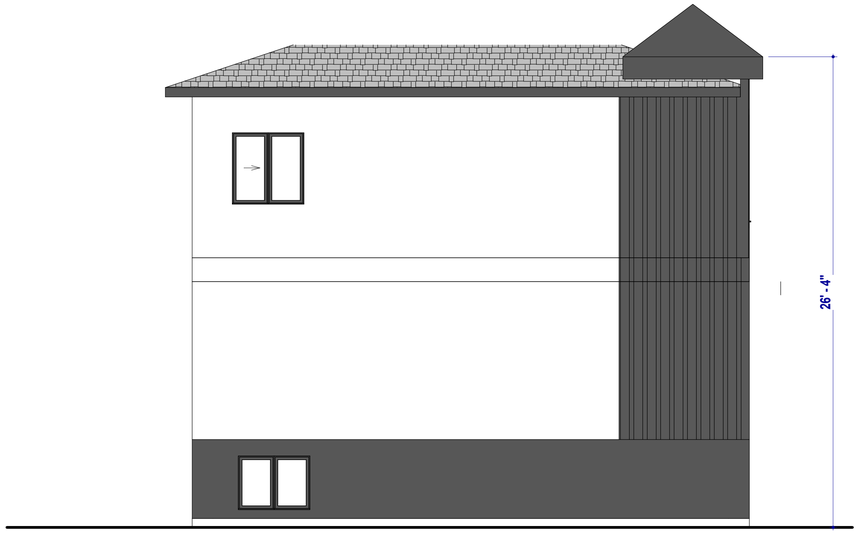
Elevations

Date	SEP 2026
Drawn by	HS
Checked by	UH

A201

Scale 1/4" = 1'-0"

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



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

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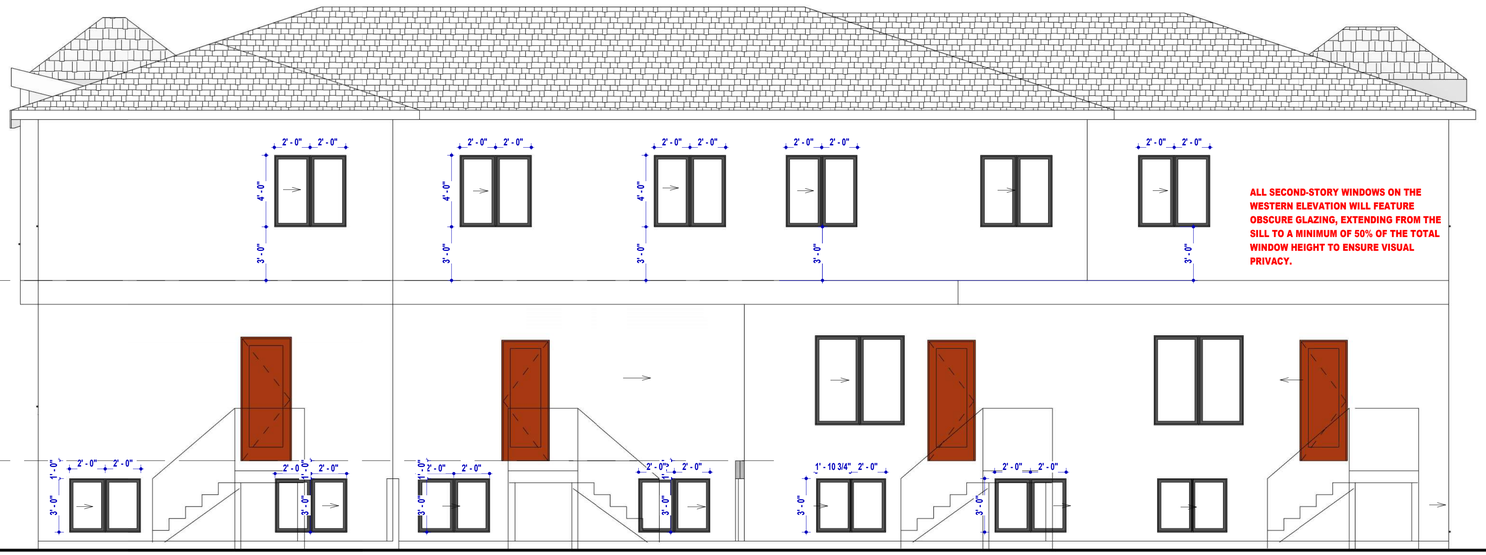
Elevations

Date	SEP 2026
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A202

Scale 1/4" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



ALL SECOND-STORY WINDOWS ON THE WESTERN ELEVATION WILL FEATURE OBSCURE GLAZING, EXTENDING FROM THE SILL TO A MINIMUM OF 50% OF THE TOTAL WINDOW HEIGHT TO ENSURE VISUAL PRIVACY.

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

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Elevations

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A203

Scale 1/4" = 1'-0"

DEVELOPMENT
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3D Views

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A301

Scale

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1 Corner View

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3D Views

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A302

Scale