

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THIS: \square = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 55269 AND 179085
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
 THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- \square ----- denotes Calculation points
- \square ----- denotes Water Valve
- \square ----- denotes Gas Valve
- \square ----- denotes Manhole
- \square ----- denotes Tree
- \square ----- denotes Power Pole
- \square ----- denotes Sign
- \square ----- denotes Light Standard
- X-X ----- denotes Fence
- S ----- denotes Sanitary Line
- ST ----- denotes Storm Line
- W ----- denotes Water Line
- G ----- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BOW' denotes Bottom of Wall
 'Conc.' denotes Concrete
 'Ret.' denotes Retaining
 'BC' denotes Back of Curb
 'TOW' denotes Top of Wall

Disclaimer
 The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
 Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

LOTS 19
 BLOCK 3
 PLAN 3239GR
 MUNICIPAL ADDRESS:
 6403 32 AVENUE NW
 Calgary, Alberta

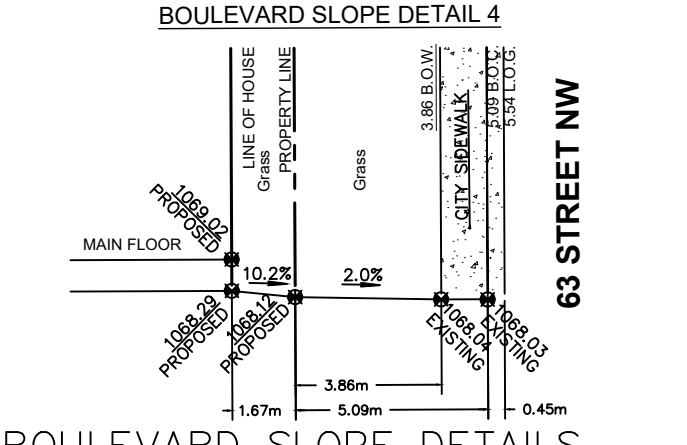
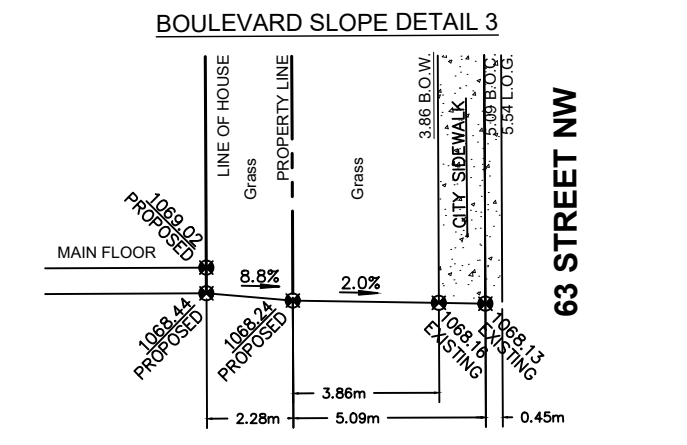
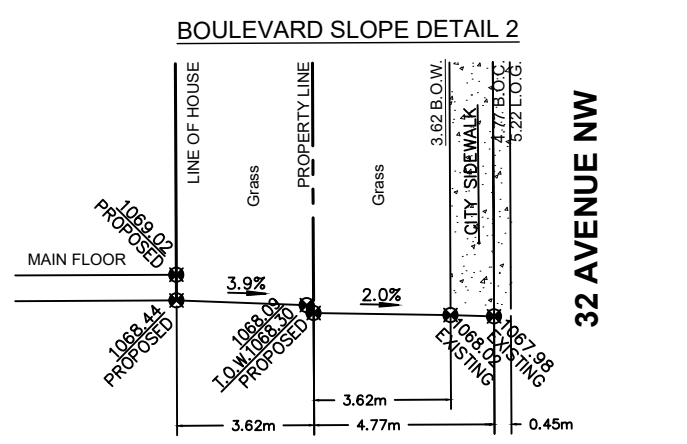
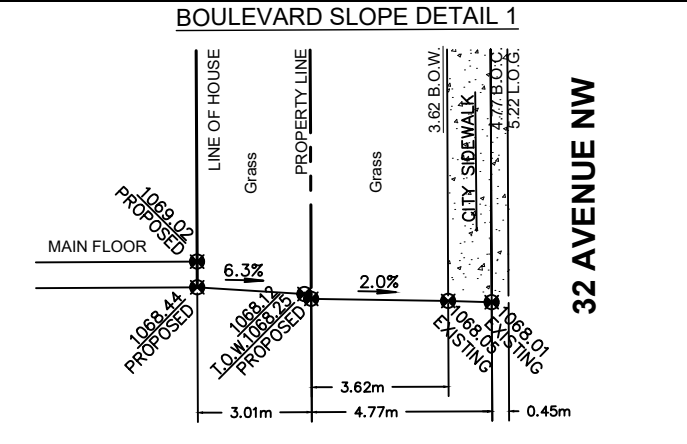
LOT COVERAGE DETAIL:
 (ROW HOUSE)
 LOT SIZE: 534.760 SQ M
 HOUSE SIZE: 225.101 SQ M
 CANT.: 0.000 SQ M
 COVERED PORCH: 2.090 SQ M
 GARAGE: 74.322 SQ M
 WINGWALL: 0.000 SQ M
DENSITY:
 TOTAL UNITS: 4
 LOT SIZE: 534.760 SQ M (0.0534760 ha)
 DENSITY: 75 UNITS/ha
PARKING:
 PARKING PROVIDED: 4 STALLS

TOTAL: 301.513/534.760
 = 56.38%

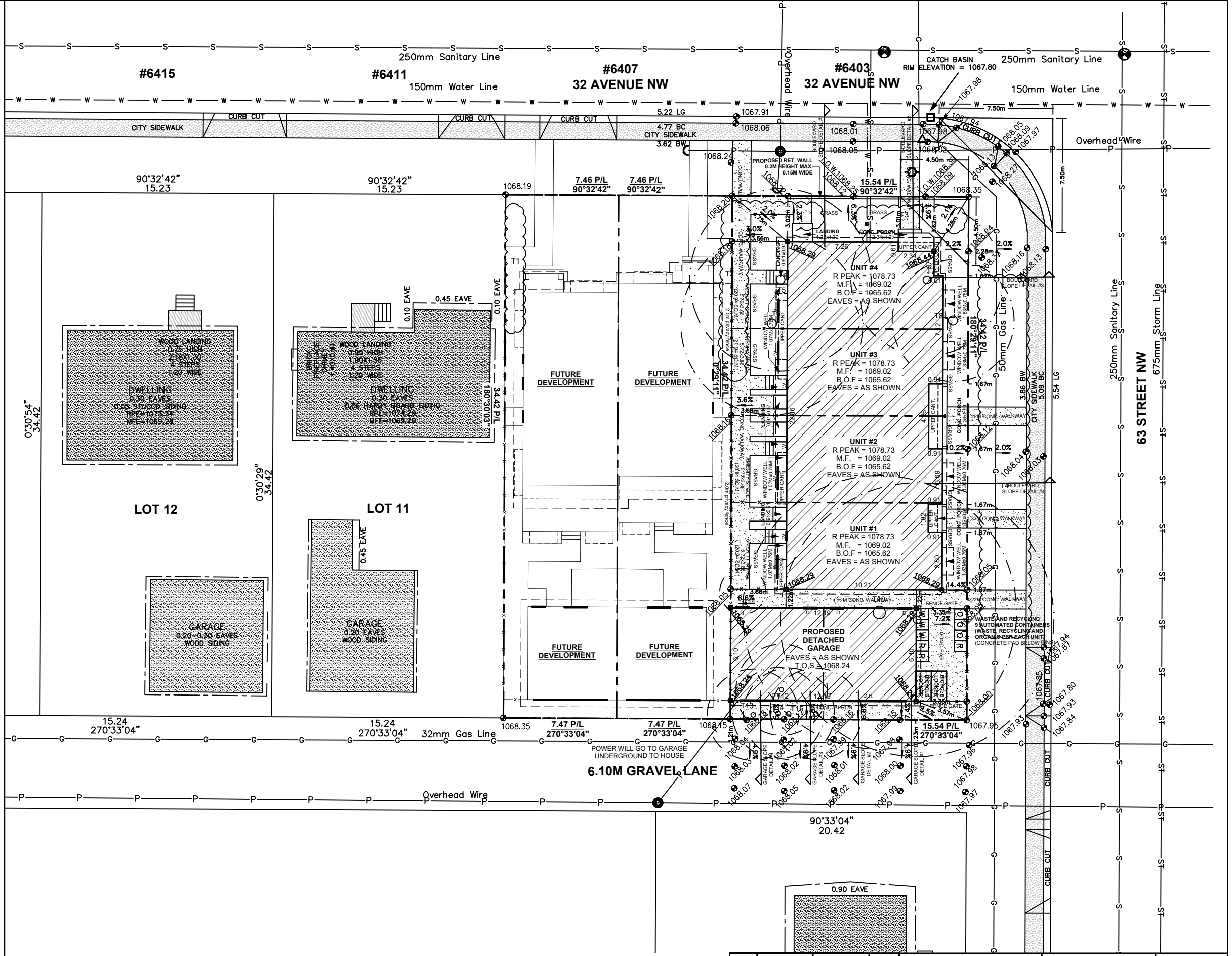


SITE PLAN
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	1:200
02.	--	--	--	Lot 19	DATE:
03.	--	--	--	Block 3	DECEMBER 03, 2025
04.	--	--	--	Plan 3239GR	DIVISION NUMBER:
					S 01



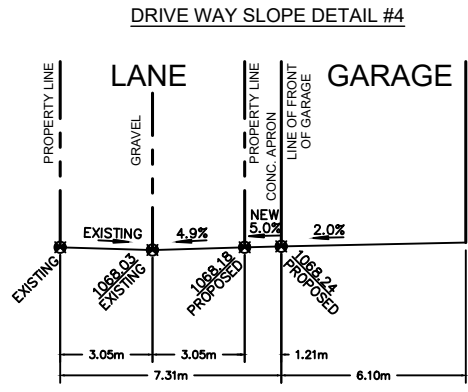
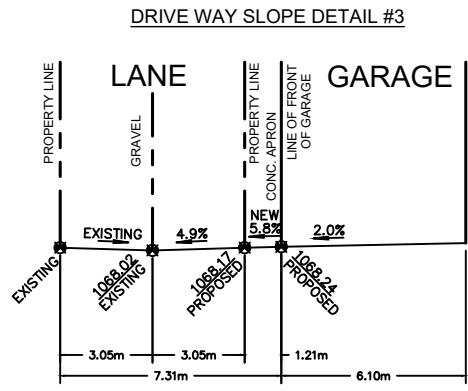
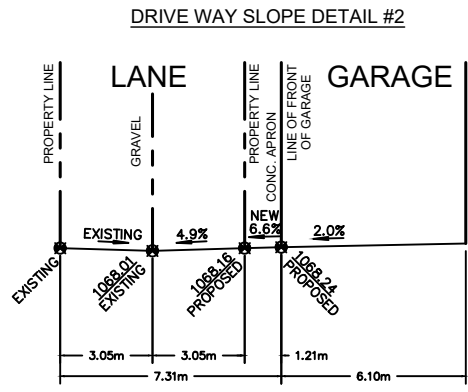
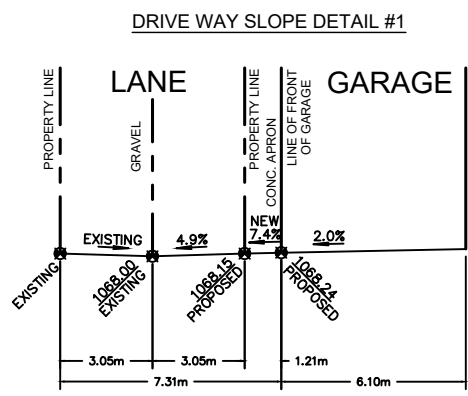
BOULEVARD SLOPE DETAILS
SCALE: NTS



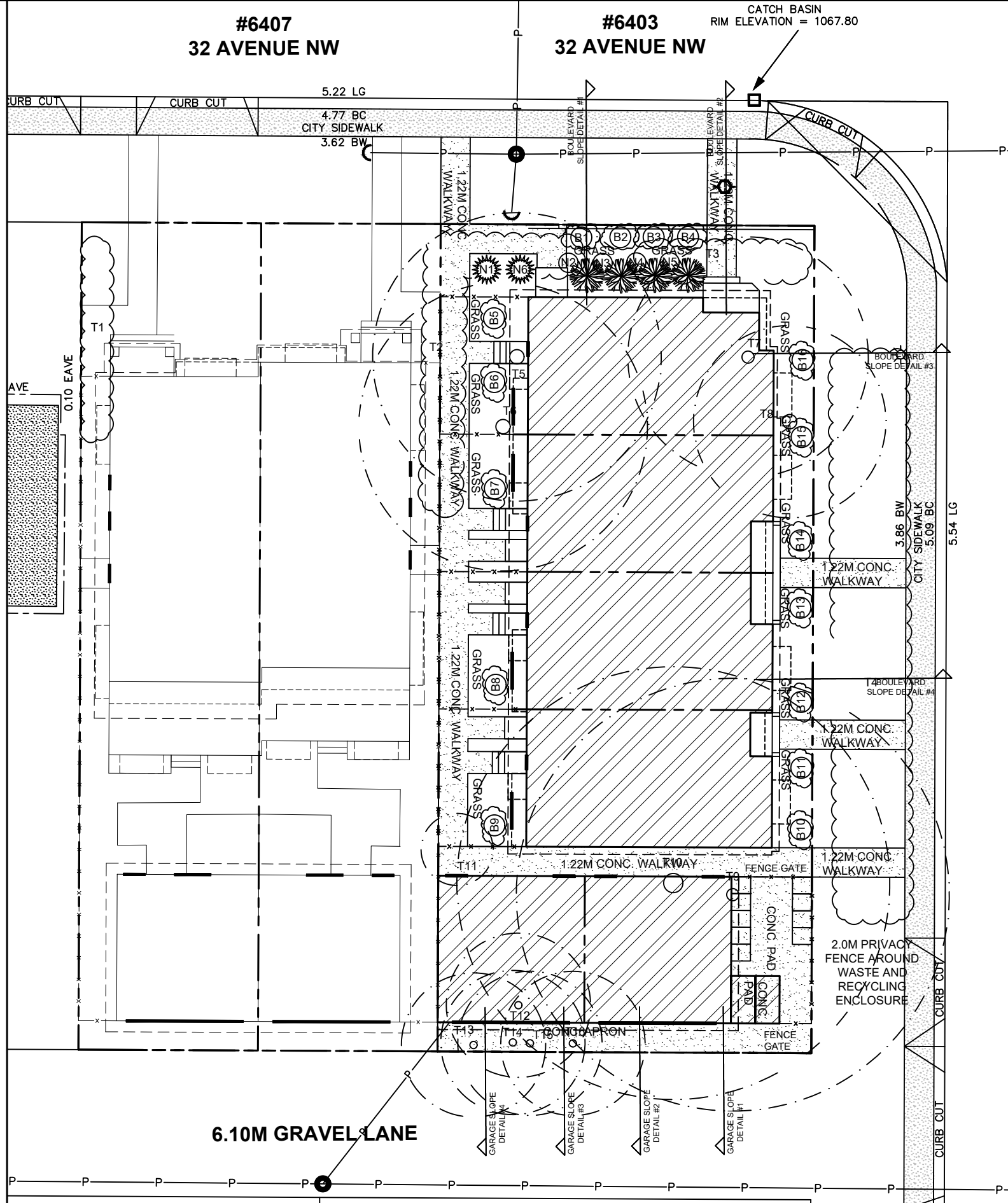
BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	ROW HOUSE	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta		1: 200
02.	--	--	--	Lot 19		
03.	--	--	--	Block 3		
04.	--	--	--	Plan 3239GR		

DATE:	DIVISION NUMBER:
DECEMBER 03, 2025	S 02



DRIVE WAY SLOPE DETAILS
SCALE: NTS



LANDSCAPING PLAN
SCALE: 1:200

All sodded areas are planted with a drought tolerant grass species

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
B1	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B2	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B3	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B4	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B5	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B6	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B7	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B8	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B9	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B10	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B11	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B12	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B13	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B14	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B15	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B16	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPE COVERAGE
 LOT SIZE = 534.926 SQ. M
 LANDSCAPE AREA = 200.878 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY AND CONC. PADS) = 109.439 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 91.439 SQ. M
 91.439 / 200.878 = 45.52% OF SOFT LANDSCAPE
 109.439 / 200.878 = 54.48% OF HARD LANDSCAPE

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	DISPOSITION
T1	Bush Line	-	1.00	1.50	In Subject Property	To Be Removed
T2	Bush Line	-	1.50	2.50	In Subject Property	To Be Removed
T3	Bush Line	-	1.50	2.50	In Subject Property	To Be Removed
T4	Bush Line/Coniferous	0.25	3.00	4.00	In City Property	To Be Removed
T5	Coniferous	0.60	12.00	20.00	In Subject Property	To Be Removed
T6	Coniferous	0.60	12.00	20.00	In Subject Property	To Be Removed
T7	Coniferous	0.50	10.00	20.00	In Subject Property	To Be Removed
T8	Deciduous	0.60	8.00	5.00	In Subject Property	To Be Removed
T9	Coniferous	0.50	18.00	20.00	In Subject Property	To Be Removed
T10	Coniferous	0.80	18.00	20.00	In Subject Property	To Be Removed
T11	Bush	-	3.00	3.00	In Subject Property	To Be Removed
T12	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T13	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T14	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T15	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T16	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed

NOTE: All soft surfaced landscape area will be irrigated by an underground irrigation system.

NOTE: Minimum 300mm topsoil is required in all pervious areas.
 Minimum 600mm topsoil depth for tree and shrub beds.

An urban forestry technician will need to be onsite during excavation to determine the level of impact and if the tree can be retained. Plans should be undertaken by the developer to have an estimate for possible tree removal ahead of the excavation date.

"If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

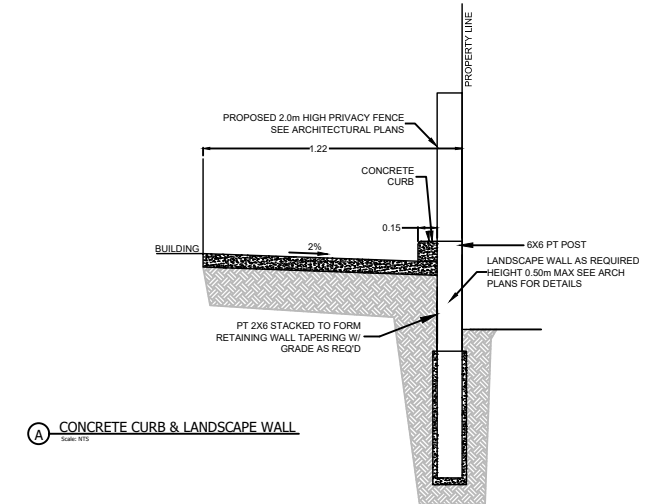
"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	ROW HOUSE	1: 200
02.	--	--	--	Lot 19	DATE:	DIVISION NUMBER
03.	--	--	--	Block 3	DECEMBER 03, 2025	S 03
04.	--	--	--	Plan 3239GR		

GROSS FLOOR AREAS

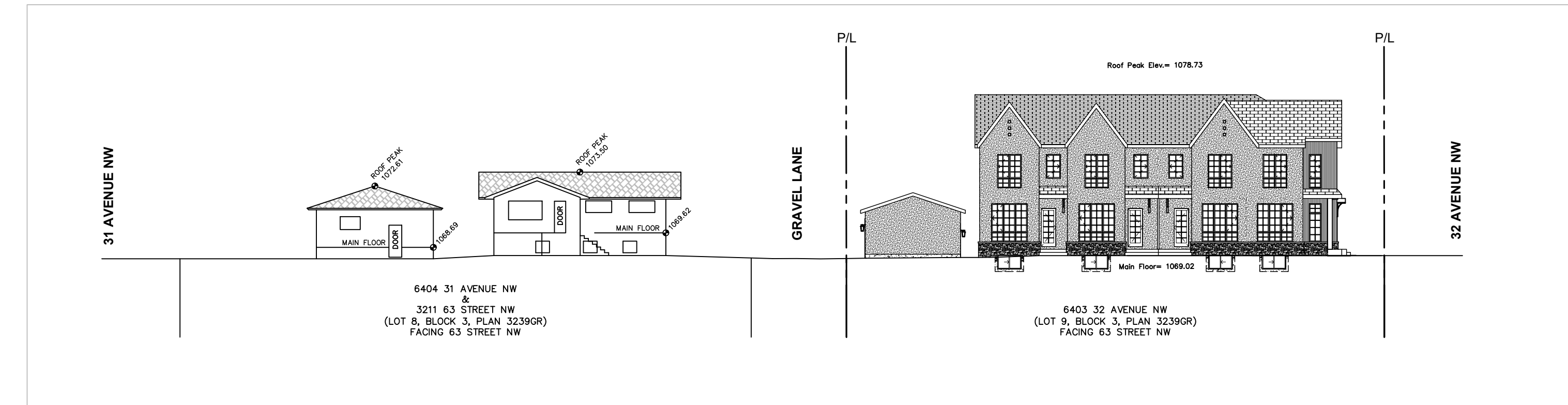
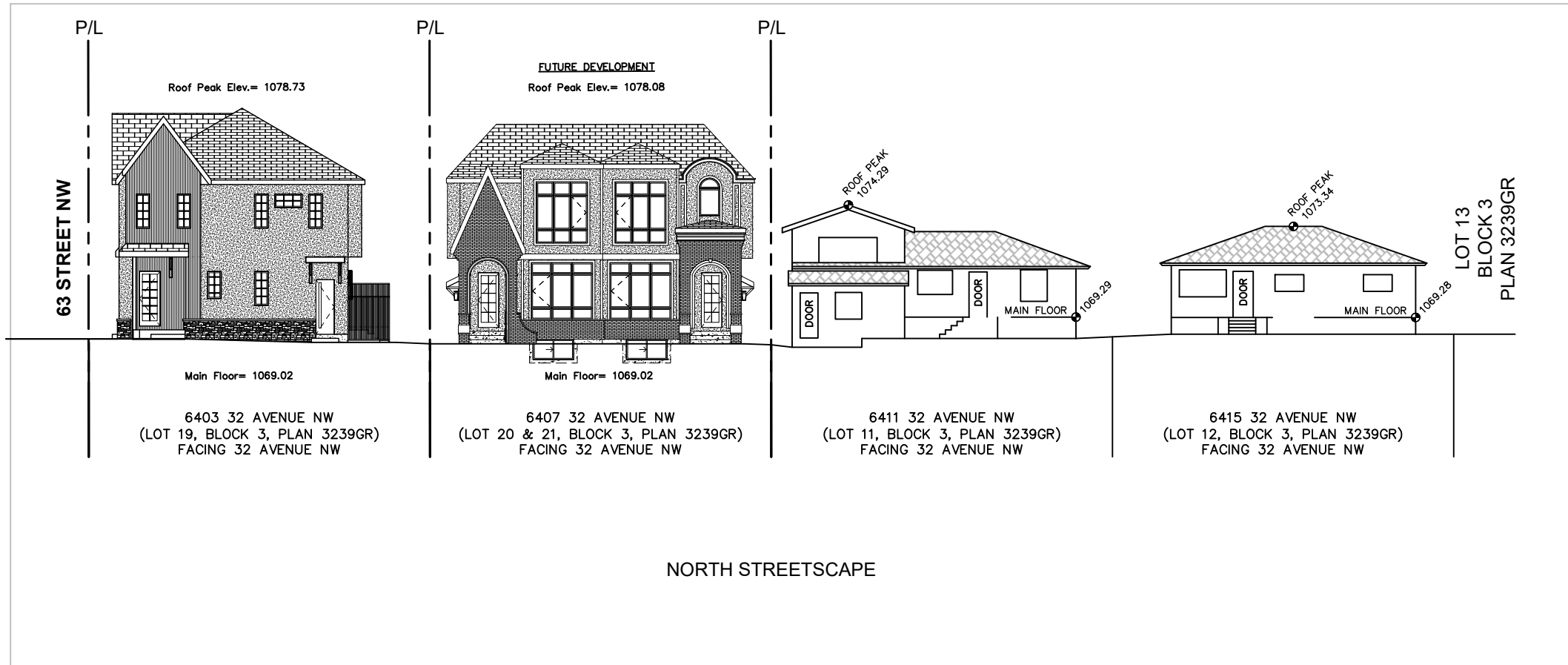
	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	609.26 SQ FT	607.12 SQ FT	607.12 SQ FT	600.46 SQ FT
MAIN FLOOR	609.26 SQ FT	607.12 SQ FT	607.12 SQ FT	600.46 SQ FT
UPPER FLOOR	641.84 SQ FT	642.79 SQ FT	642.79 SQ FT	636.29 SQ FT
TOTAL AREA	1860.36 SQ FT	1857.03 SQ FT	1857.03 SQ FT	1837.21 SQ FT

IF APPLICABLE



NOTE: USE ON SITE ONLY WHERE APPLICABLE

FENCE SECTION DETAIL



STREETScape
SCALE: 1:250

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02.	--	--	--	Lot 19 Block 3	DATE:	DIVISION NUMBER
03.	--	--	--	Plan 3239GR	DECEMBER 03, 2025	S 04
04.	--	--	--			



LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Sections



FLOOR AREA UNIT #1

BASEMENT	= 609.26 SQ. FT.
MAIN	= 609.26 SQ. FT.
UPPER	= 641.84 SQ. FT.
TOTAL	= 1860.36 SQ. FT.

FLOOR AREA UNIT #2

BASEMENT	= 607.12 SQ. FT.
MAIN	= 607.12 SQ. FT.
UPPER	= 642.79 SQ. FT.
TOTAL	= 1857.03 SQ. FT.

FLOOR AREA UNIT #3

BASEMENT	= 607.12 SQ. FT.
MAIN	= 607.12 SQ. FT.
UPPER	= 642.79 SQ. FT.
TOTAL	= 1857.03 SQ. FT.

FLOOR AREA UNIT #4

BASEMENT	= 600.46 SQ. FT.
MAIN	= 600.46 SQ. FT.
UPPER	= 636.29 SQ. FT.
TOTAL	= 1837.21 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLAN	S.W.
03.	--	--	--
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PROJECT:	FOUR UNIT ROWHOUSE
STATUS:	DP
SIGNATURES:	X _____
PRINTED:	2026-03-17 3:42:08 PM

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"We specialize in New Homes, In-fills, Renovations and Commercial projects."

PROJECT NAME:	6403 32 AVE N.W. CALGARY	
DESIGNER:	JT	JOB #: 172-26
SCALE:	AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH - WHITE
- 4 STONE FINISH
- 5 CAST-IN PLACE CONCRETE
- 6 CONCRETE PARGING
- 7 HARDIE FINISH - VERTICAL

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)

UNIT #4

UNIT #3

UNIT #2

UNIT #1



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

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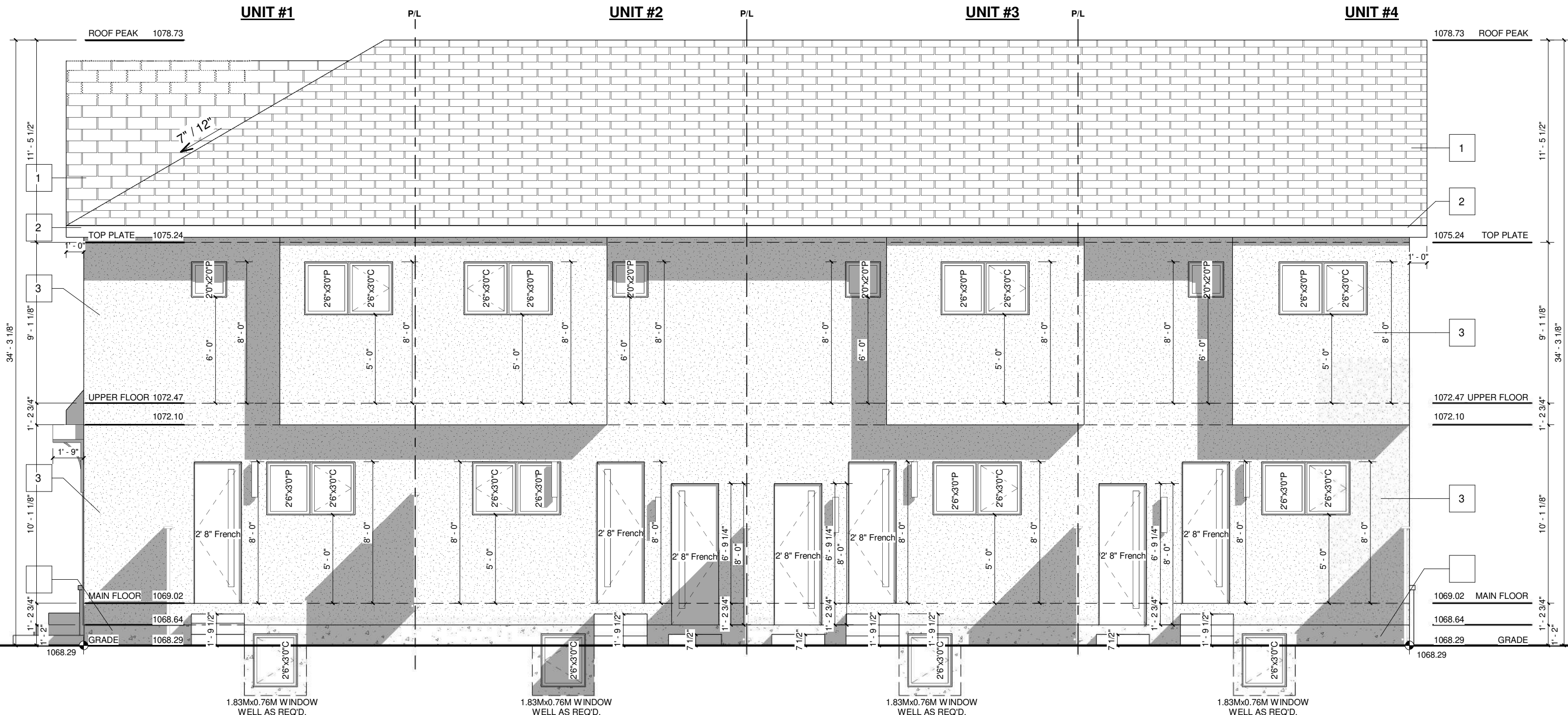
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- 5 CAST-IN PLACE CONCRETE
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- 7 HARDIE FINISH - VERTICAL

WINDOW CALCULATION
 (3.66m LIMITING DISTANCE)
 WALL AREA = 1733.01 SQ. FT.
 WINDOW AREA = 166.05 SQ. FT.

TOTAL: 166.05 / 1733.01 = 9.58%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)



REAR ELEVATION
 SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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PROJECT:
 FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
 X

PRINTED: 2026-03-17 3:42:13 PM

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PROJECT NAME:
 6403 32 AVE N.W. CALGARY

DESIGNER: JT

SCALE: AS SHOWN

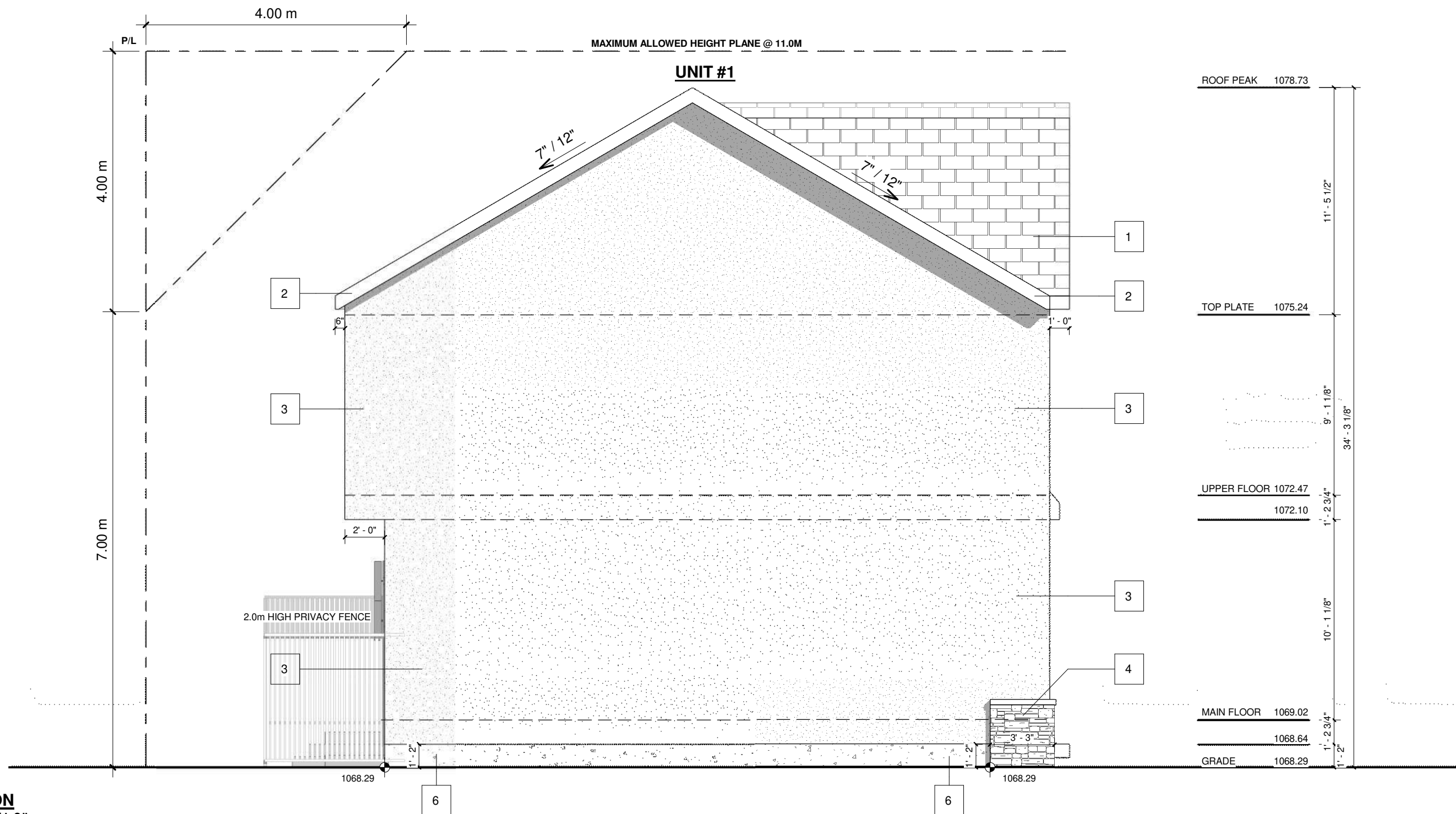
JOB #: 172-26

SHEET: A-2.1

EXTERIOR FINISHES:

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 (SOFFIT ARE PRE-FIN ALUM)



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

PROJECT NOTES:
 NOTE: RIM JOIST AND EXTERIOR WALL SHEATHING ARE TO BE PRESSURE TREATED AT LOCATIONS WHERE GRADES ARE LESS THAN 8" FROM OF TOP OF FOUNDATION WALL

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04.	--	--	--	
05.	--	--	--	

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PROJECT: FOUR UNIT ROWHOUSE	
STATUS:	DP
SIGNATURES:	X _____
PRINTED:	2026-03-17 3:42:14 PM

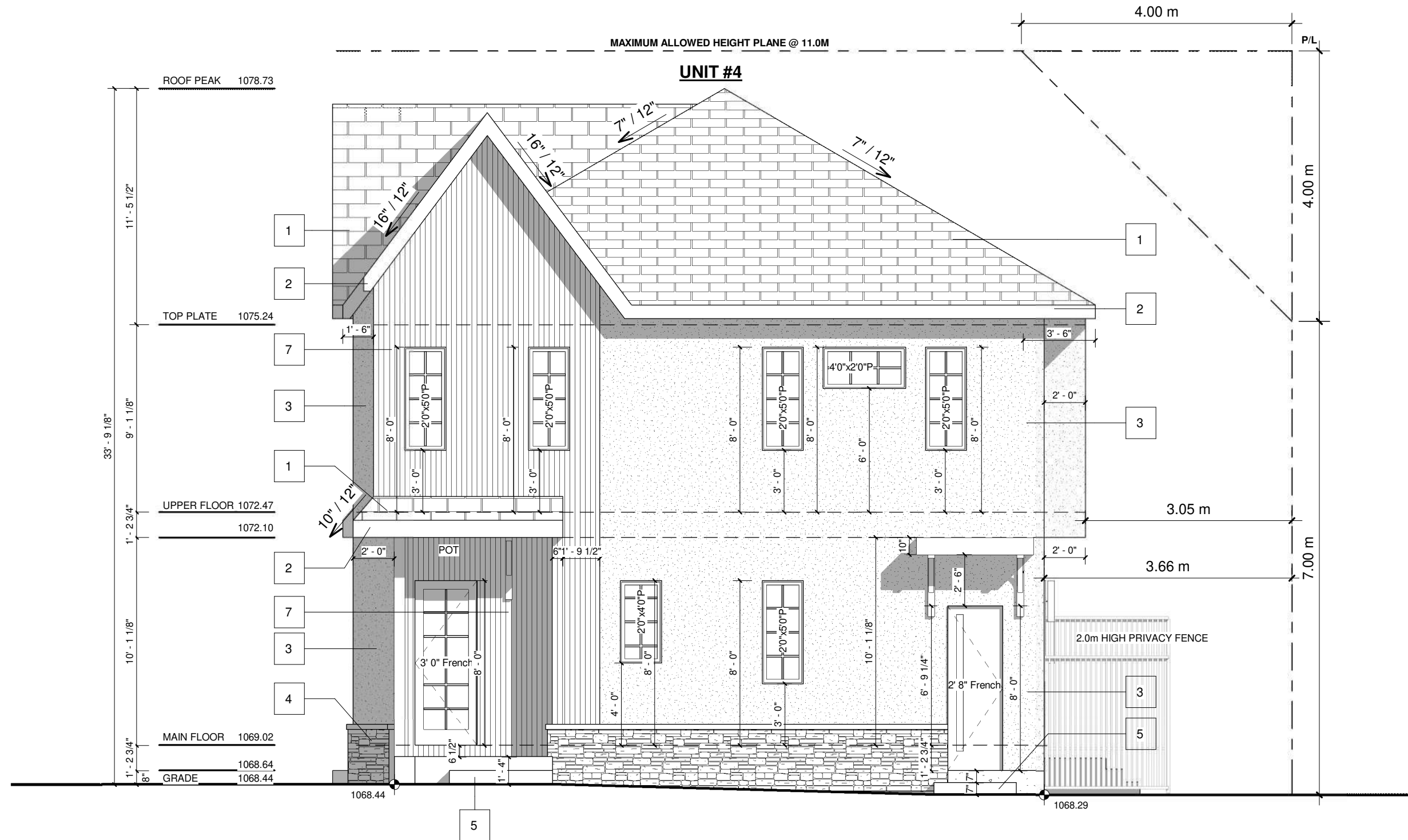
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PROJECT NAME: 6403 32 AVE N.W. CALGARY	
DESIGNER: JT	JOB #: 172-26
SCALE: AS SHOWN	SHEET: A-2.2

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH - WHITE
- 4 STONE FINISH
- 5 CAST-IN PLACE CONCRETE
- 6 CONCRETE PARGING
- 7 HARDIE FINISH - VERTICAL

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m
 (SOFFIT ARE PRE-FIN ALUM)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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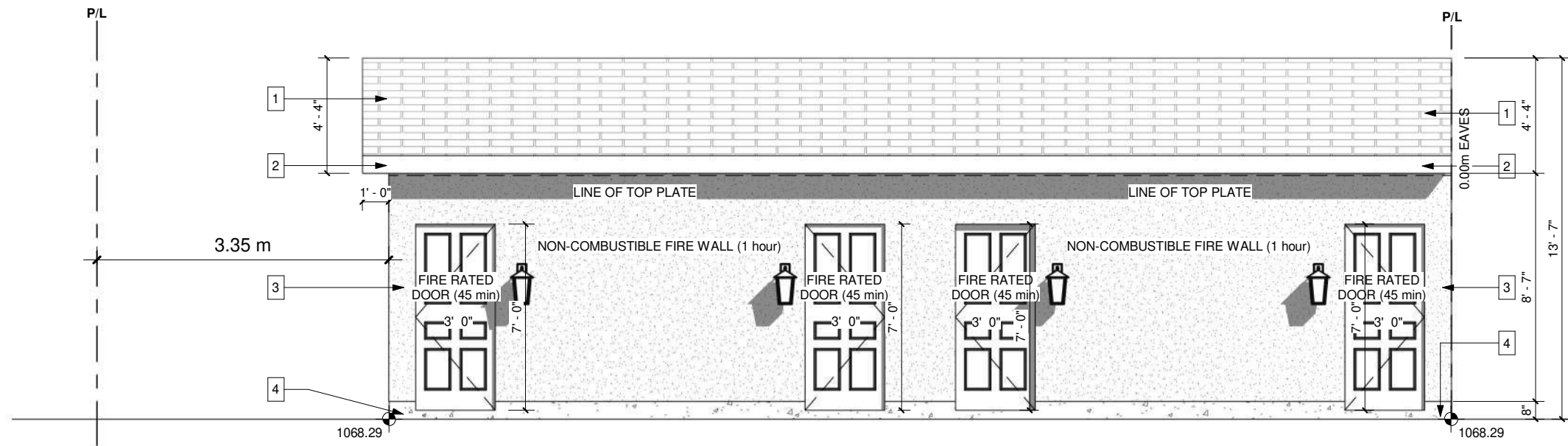
PROJECT:	FOUR UNIT ROWHOUSE
STATUS:	DP
SIGNATURES:	X
PRINTED:	2026-03-17 3:42:15 PM

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PROJECT NAME:	6403 32 AVE N.W. CALGARY	
DESIGNER:	JT	JOB #: 172-26
SCALE:	AS SHOWN	SHEET: A-2.3

EXTERIOR FINISHES:

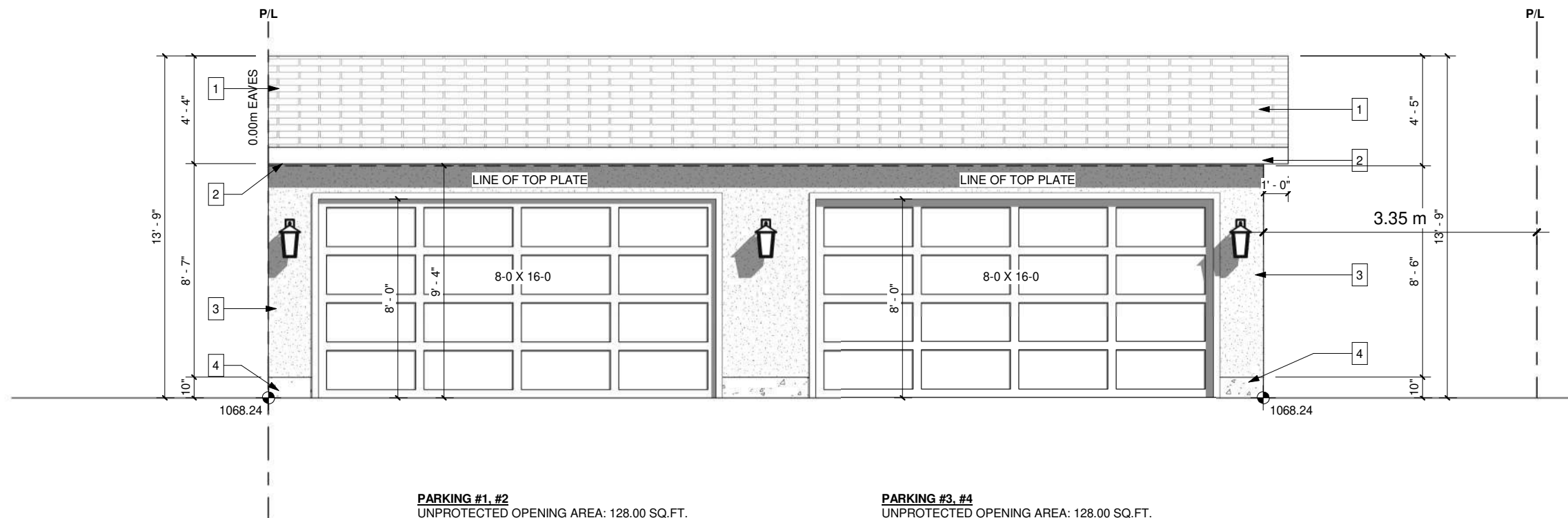
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



GARAGE REAR
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



PARKING #1, #2
UNPROTECTED OPENING AREA: 128.00 SQ.FT.
MAX. AGGREGATE AREA: 185.41 SQ.FT.
128.00 / 185.41 = 69.04%

PARKING #3, #4
UNPROTECTED OPENING AREA: 128.00 SQ.FT.
MAX. AGGREGATE AREA: 185.41 SQ.FT.
128.00 / 185.41 = 69.04%

GARAGE FRONT
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: **DP**

SIGNATURES:

X _____

PRINTED: 2026-03-17 3:42:17 PM

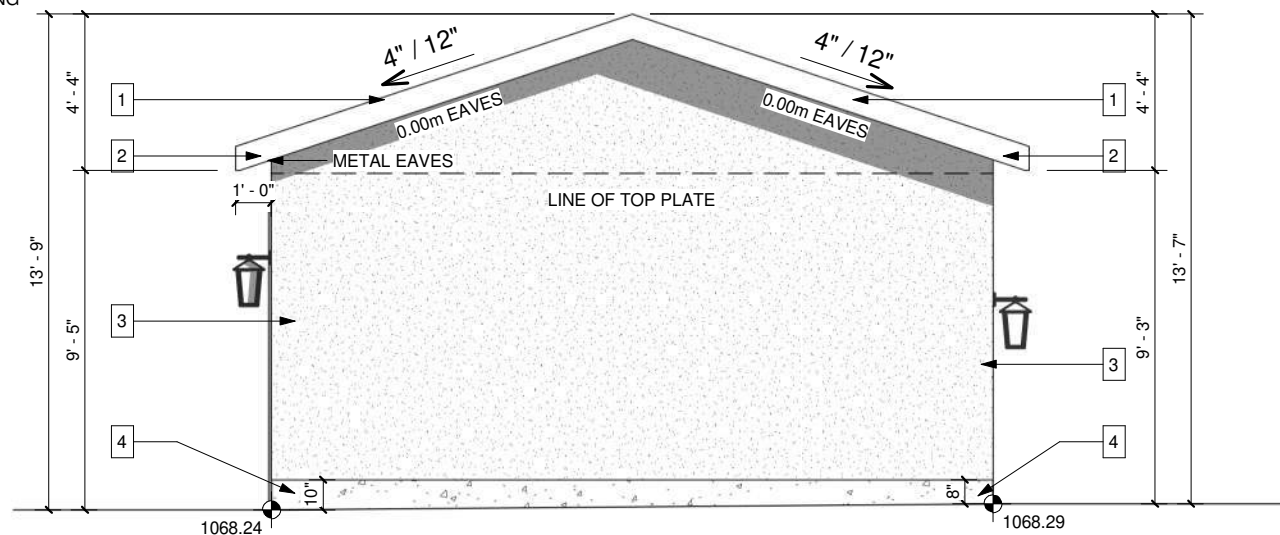
PROJECT NAME:
6403 32 AVE N.W. CALGARY

DESIGNER: **JT** JOB #: **172-26**

SCALE: **AS SHOWN** SHEET: **A-3.1**

EXTERIOR FINISHES:

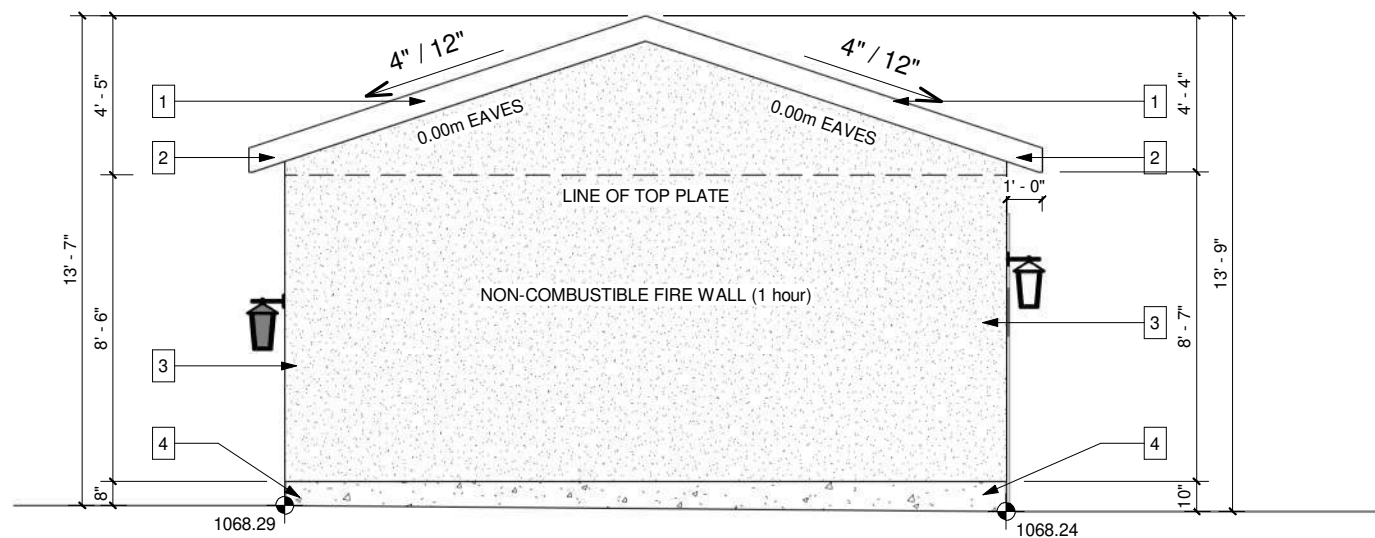
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



GARAGE RIGHT
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



GARAGE LEFT
SCALE: 3/16" = 1'-0"

ULINE
1-LOOP WAVE STYLE BIKE RACK



MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27

CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

PROJECT NOTES:

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-03-17 3:42:17 PM

PROJECT NAME:
6403 32 AVE N.W. CALGARY

DESIGNER: JT JOB #: 172-26

SCALE: AS SHOWN SHEET: A-3.2