MONTGOMERY 5-PLEX

5 UNITS + 5 SUITES ROW HOUSE

R-CG RESIDENTIAL
4904 & 4908 22 AVE NW
CALGARY, ALBERTA

LOT 24, BLOCK 54, PLAN 801 0174
LOT 22 & 23, BLOCK 54, PLAN 4994GI

(THAT PORTION WHICH LIES TO THE SOUTH
EAST OF THE NORTH WESTERLY NINE(9)
METRES IN PERPENDICULAR WIDTH
THROUGHOUT LOT TWENTY TWO (22)



RENDERING FOR ARTISTIC VISUALIZATION PURPOSES ONLY. ACTUAL MATERIALS AND COLOURS SUBJECT TO CHANGE AS PER AVAILABILITY AND CITY/COMMUNITY FEEDBACK



1 BACK MIDDLE



4 GARAGE AND REAR

ellergodt DESIGN

113 7a STREET NE
CALGARY, ALBERTA
T2E 4E5

www.beginwithdesign.com
403.242.2704

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SQUARE FOOTAGE

ABOVE GRADE AREA	
UNIT 1 MAIN	646 SF
UNIT 1 UPPER	646 SF
	1291 SF
UNIT 2 MAIN	717 SF
UNIT 2 UPPER	717 SF
	1434 SF
UNIT 3 MAIN	704 SF
UNIT 3 UPPER	704 SF
	1407 SF
UNIT 4 MAIN	703 SF
UNIT 4 UPPER	703 SF
	1405 SF
UNIT 5 MAIN	717 SF
UNIT 5 UPPER	717 SF
	1434 SF
BELOW GRADE AREA	
SUITE 1	597 SF
	597 SF
SUITE 2	677 SF
	677 SF
SUITE 3	677 SF
	677 SF
SUITE 4	677 SF
	677 SF
SUITE 5	665 SF
	665 SF
EXTERIOR AREAS	
UNIT 1 DECK	106 SF
UNIT 1 PORCH	15 SF
UNIT 1 BALCONY	106 SF
	227 SF
SUITE 1 PORCH	129 SF
	129 SF
UNIT 2 DECK	141 SF
UNIT 2 PORCH	15 SF
UNIT 2 BALCONY	88 SF
	245 SF
SUITE 2 PORCH	144 SF
	144 SF
UNIT 3 DECK	141 SF
UNIT 3 PORCH	15 SF
UNIT 3 BALCONY	88 SF
	244 SF
SUITE 3 PORCH	141 SF
	141 SF
UNIT 4 DECK	141 SF
UNIT 4 PORCH	15 SF
UNIT 4 BALCONY	88 SF
	244 SF
SUITE 4 PORCH	141 SF
	141 SF
UNIT 5 DECK	141 SF
UNIT 5 PORCH	15 SF
UNIT 5 BALCONY	88 SF
	245 SF
SUITE 5 PORCH	141 SF
	141 SF

PLAN AREAS - GARAGE

COMMON GARAGE	
OTHER	
COMMON GARAGE	1072 SF
	1072 SF

SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
PROPOSED BASEMENT PLAN	A1.0a
PROPOSED MAIN FLOOR PLAN	A1.1
PROPOSED SECOND FLOOR PLAN	A1.2
NORTH/EAST ELEVATIONS	A2.0
SOUTH/WEST ELEVATIONS	A2.1
BOULEVARD/LANE SECTIONS	A3.1
GARAGE PLANS/APRON SECTIONS	G1.1

PROJECT INFO	
CLIENT/PROJECT:	**MONTGOMERY 5-PLEX**
LEGAL ADDRESS:	L24,B54,P8010174 & L22&23,B54,P4994GI
CIVIC ADDRESS:	4908 & 4904 22 AVE NW

DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	E. CANTAFIO
CHECKED BY:	L. GUEVARRA
SCALE:	1/4" = 1'-0"
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY		DATE
PRESENTATION 1	EMC	26.03.04
PRESENTATION 2	EMC	26.03.09
DEVELOPMENT PERMIT	LG	26.03.11

DEVELOPMENT PERMIT

COVER PAGE
A0.0

MONTGOMERY 5-PLEX

5 UNITS + 5 SUITES ROW HOUSE

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4904 & 4908 22 AVE NW
CALGARY, ALBERTA

LOT 24, BLOCK 54, PLAN 801 0174
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(THAT PORTION WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY NINE(9) METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT TWENTY TWO (22)

RCG BYLAW REVIEW

ADDRESS	4904 & 4908 22 AVE NW
LEGAL	LOT 24, BLOCK 54, PLAN 801 0174 LOT 22 & 23, BLOCK 54, PLAN 4994GI (THAT PORTION WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY NINE(9) METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT TWENTY TWO (22)
ZONING	R-CG
NEIGHBOURHOOD	MONTGOMERY
RELEVANT POLICIES	SOUTH SHAGANAPPI COMMUNITIES LOCAL AREA PLAN
SITE AREA	9731.25 SF/ 904.06 m2 (0.090406 HECTARES)

DENSITY	**REQUIRED**	**PROPOSED**
	MAX 75 UNITS / 0.090406 HECTARE = 6.78 UNITS MAX	5 UNITS 5 / 0.090406 = 55.30 UNITS PER HECTARE
SITE COVERAGE	**REQUIRED**	**PROPOSED**
PARCEL AREA	-	9731.25 SF (904.06 m2)
BUILDING COVERAGE		3515.49 SF (326.62 m2)
COVERED PORCH		672.14 SF (62.45 m2)
ACCESSORY BUILDING COVERAGE	-	1071.31 SF (99.53 m2)
TOTAL COVERAGE (%)	MAX 60%	54.04%
TOTAL COVERAGE (SF)	MAX 5838.75 SF (542.44 m2)	5238.94 SF (486.71 m2)
PARKING & STORAGE REQUIREMENTS	**REQUIRED**	**PROPOSED**
LUB 546 TABLE 2.1 - # OF STALL REQUIRED	MONTGOMERY = 0.5 STALLS PER UNIT OR SUITE	5
VEHICLE	(5 UNITS + 5 SUITES) X 0.5 = 5	5
MOBILITY STORAGE	0	0
BIKE PARKING - CLASS 1	(5 UNITS + 5 SUITES) - 5 PROPOSED VEHICLE SPOTS	5
WASTE BINS	TBD	10
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT	3.0m MIN	3.0m
SIDE	1.2m MIN	1.21m
REAR	1.2m MIN	7.09m
BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
HEIGHT	11m MAX FROM GRADE AT HIGH POINTS	9.81 m MAX
	11m MAX W/ 45d CHAMFER @ 7m	PER PLANS

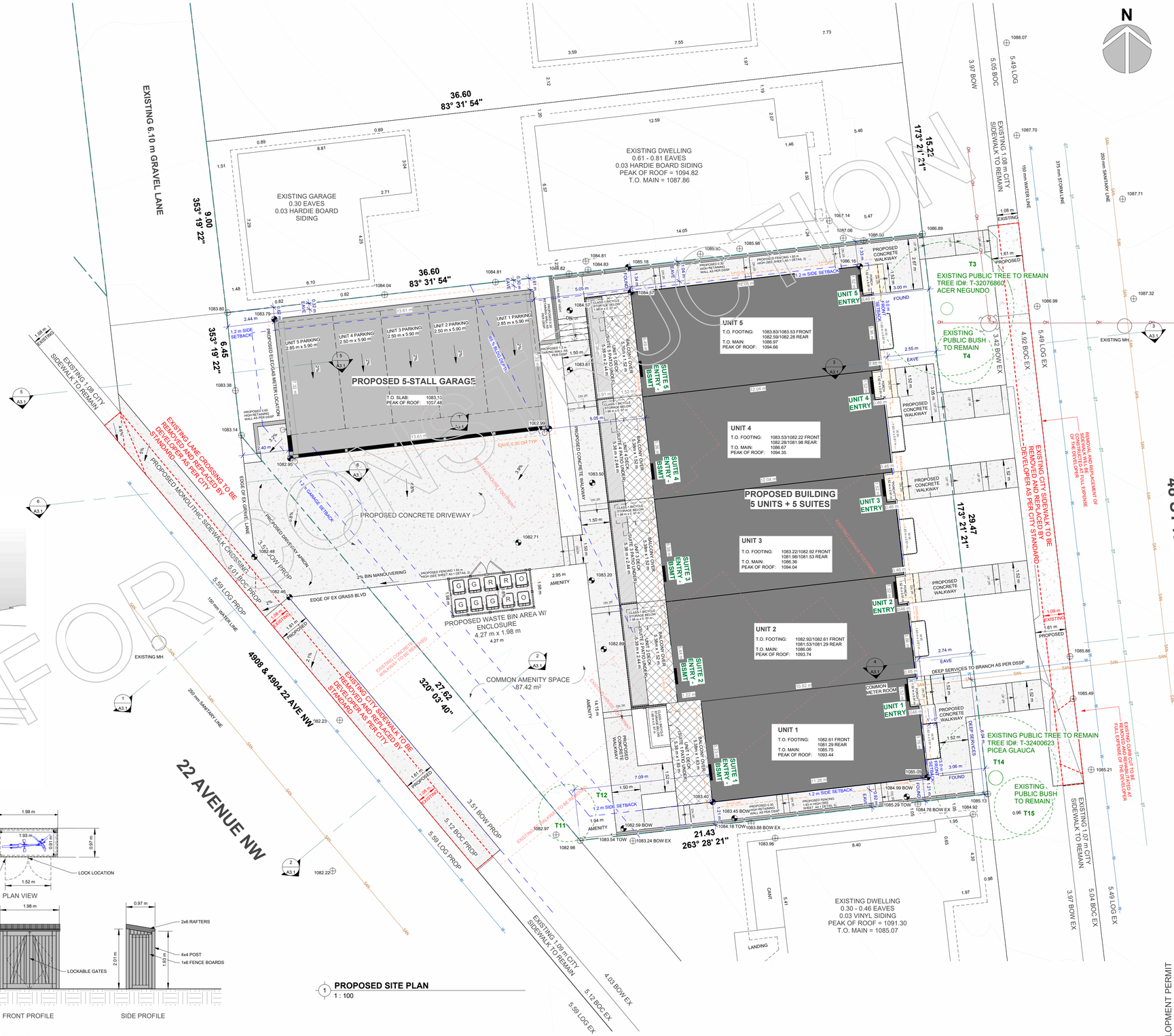
SITE LEGEND:

PROPERTY LINES:
SETBACKS:
UTILITY R.O.W. & CAVEATS:
ROOF OVERHANG:
ELECTRICAL: OH OH OH
SANITARY LINES: SAN SAN SAN
WATER LINES: W W W
STORM LINES: ST ST ST
GAS LINES: GAS GAS GAS
PROPOSED RESIDENCE:
PROPOSED BALCONY OVER:
PROPOSED GARAGES:
EXISTING BUILDINGS:
CONCRETE PATHS, ETC:
GRAVEL:
UNCOVERED CONC. DECKS/PORCHES:
COVERED CONC. DECKS/PORCHES:
PROPOSED DOOR/OVERHEAD DOOR:
PROPOSED GEODETICS: 100.00
EXISTING GEODETICS: 100.00

DISCLAIMER:

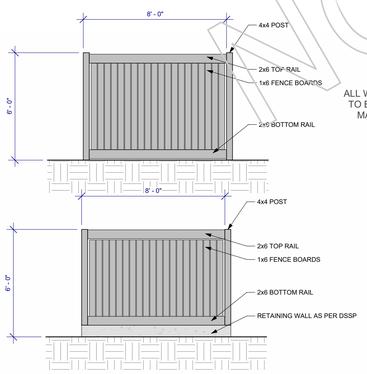
ALL SITE INFORMATION IS BASED OFF OFF THIRD PARTY DRAWINGS. ELLERGODT DESIGN TAKES NO REPSONSIBILITY FOR INACCURATE GRADING POINTS, SITE FURNITURE, EXISTING SERVICE SIZES OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.





1 **PROPOSED SITE PLAN**
1 : 100

2 **DECK/BALCONY/PORCH 3D**



ALL WOOD FINISHED TO BE STAINED TO MATCH HOUSE

PLAN VIEW

FRONT PROFILE SIDE PROFILE

3 **FENCING DETAIL**
1/4" = 1'-0"

4 **CLASS 1 BICYCLE STALL**
3/16" = 1'-0"

ellergodt DESIGN
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SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
PROPOSED BASEMENT PLAN	A1.0a
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NORTH/EAST ELEVATIONS	A2.0
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PROJECT LEAD:	E. CANTAFIO
CHECKED BY:	L. GUEVARRA
SCALE:	As indicated
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REVISION HISTORY		**DATE**
PRESENTATION 1 - DRAFT	EMC	26.03.04
PRES 2 DRAFT - FLOOR PLANS	EMC	26.03.09
PRESENTATION 2	EMC	26.03.10
DP APPLICATION SET	EMC / LG	26.03.17

DEVELOPMENT PERMIT

SITE PLAN
A0.1

LANDSCAPING LEGEND

TREE LEGEND

TOTAL PARCEL AREA: 9731.25 SQ.FT. (904.06 m²)

REQUIRED PLANTING: 1.0 TREE PER 110 m² = 8.22 TREES PER 904.06 m²
3.0 SHRUBS 110 m² = 24.66 SHRUBS PER 904.06 m²

PROVIDED PLANTING: 1.09 TREES PER 110 m² = **9 TREES** PER 904.06 m²
3.04 SHRUBS PER 110 m² = **25 SHRUBS** PER 904.06 m²

TREE TYPE:		REQUIRED	PROVIDED	SIZE:
DECIDUOUS TREE (AMUR MAPLE)		-	3	60 mm CAL.
CONIFEROUS TREE (BRISTLECONE PINE)		-	3	2.0 m TALL
CONIFEROUS TREE (COLORADO BLUE SPRUCE)		-	3	2.0 m TALL
		9 TOTAL	9 TOTAL	
SHRUB TYPE:				
CHERRY PRINSEPIA (PRINSEPIA SINENSIS)		-	15	0.7 m HEIGHT
POTENTILLA (DASIPHORA FLORIBUNDA)		-	10	0.8 m HEIGHT
		25 TOTAL	25 TOTAL	

LANDSCAPING REQUIREMENTS

TOTAL SITE AREA: 9731.25 SQ.FT. (904.06 m²)

MOTOR VEHICLE ACCESS: 981.80 SQ.FT. (91.21 m²)

GARBAGE FACILITIES: 91.00 SQ.FT. (8.45 m²)

TOTAL LANDSCAPED AREA: 4071.64 SQ.FT. (378.27 m²)
41.84% SITE COVERAGE

SOFTSCAPE:		HARDSCAPE:	
GRASS:	1223.44 SQ.FT. (113.66 m²)	CONCRETE:	1328.97 SQ.FT. (123.47 m²)
MULCH:	613.28 SQ. FT. (56.98 m²)	COVERED PORCH:	671.99 SQ.FT. (62.43 m²)
TOTAL:	**1836.72 SQ. FT. 170.64 m² (45.11%)**	UNCOVERED PORCH:	100.31 SQ.FT. (9.32 m²)
(REQUIRED):	1221.49 SQ.FT. 113.48 m² (30.00%)	GRAVEL:	84.33 SQ.FT. (7.83 m²)
		TOTAL:	2185.60 SQ.FT. 203.05 m² (53.68%)

NOTES:

- A MINIMUM DEPTH OF 300 mm TOPSOIL IS TO BE PROVIDED FOR ALL SODDED AREAS AND 600 mm FOR SHRUB AND TREE BEDS

- ALL SODDED AREAS ARE TO BE PLANTED WITH KENTUCKY BLUEGRASS OR OTHER DROUGHT-TOLERANT GRASS SPECIES.

- ENTIRE SITE TO BE IRRIGATED BY LOW FLOW IRRIGATION SYSTEM AS PER CITY STANDARD

- A MAXIMUM GRADE OF 2% IS PERMITTED WHERE ANY WASTE, RECYCLING, AND ORGANIC BIN CONTAINERS ARE STORED, MANEUVERED, OR STAGED.

- CONFIRM SMOOTH TIE-IN BETWEEN BOULEVARD AND ADJACENT DEVELOPMENT TO AVOID ABRUPT GRADE CHANGES AS PER SITE CONDITIONS.

PLANTING SPECIES BASELINE:

ACCEPTABLE CONIFEROUS TREES
- COLORADO BLUE SPRUCE OR COLUMNAR BLUE SPRUCE
- BRISTLECONE PINE

ACCEPTABLE DECIDUOUS TREES
- TOBA OR SNOWBIRD HAWTHORN
- SHOWY MOUNTAIN ASH
- AMUR CHERRY
- AMUR MAPLE

ACCEPTABLE SHRUBS - MIN 0.6m SPREAD OR HEIGHT AT TIME OF PLANTING
- TO BE CONFIRMED BASED ON CITY OF CALGARYS YARDSMART GUIDELINES AND AVAILABILITY AT TIME OF PLANTING.

https://www.calgary.ca/water/programs/water-wise-trees-andshrubs.html

TREE PROTECTION NOTES:
EXISTING PUBLIC TREES TO BE PROTECTED ON SITE
- MIN 1.2M TALL CONSTRUCTION FENCING TO BE PROVIDED AT 4.0M FROM TRUNK. DO NOT EXTEND FENCING OVER EXISTING PUBLIC SIDEWALK LOCATIONS
- SIGNAGE TO BE POSTED ON EACH TREE WITH TREE PROTECTION PLAN AGREEMENT
- TYPICAL FENCING TO BE SOLID WOOD FRAME W/ ORANGE SNOW FENCING STAPLED TO OUTSIDE

AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED WALKWAY AND PUBLIC SIDEWALK IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE. PLUS COMPENSATION FOR THE REMOVED TREE.

EXISTING TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK DIA	CANOPY DIA	HEIGHT
1	DECIDUOUS - SPECIES UNKNOWN	0.24	4.00	3.00
2	DECIDUOUS - SPECIES UNKNOWN	0.23	4.00	6.00
3	**EXISTING PUBLIC TREE TO REMAIN TREE ID#: T-32076860 ACER NEGUNDO**	0.65	7.00	8.00
4	BUSH - SPECIES UNKNOWN	-	3.00	2.00
5	DECIDUOUS - SPECIES UNKNOWN	0.21	4.00	5.00
6	DECIDUOUS - SPECIES UNKNOWN	0.26	5.00	10.00
7	DECIDUOUS - SPECIES UNKNOWN	0.26	5.00	10.00
8	DECIDUOUS - SPECIES UNKNOWN	0.54	8.00	12.00
9	BUSH - SPECIES UNKNOWN	-	4.00	4.00
10	BUSH - SPECIES UNKNOWN	-	3.00	3.00
11	HEDGE - SPECIES UNKNOWN	-	3.00	2.00
12	DECIDUOUS - SPECIES UNKNOWN	0.57	9.00	15.00
13	DECIDUOUS - SPECIES UNKNOWN	0.31	5.00	9.00
14	**EXISTING PUBLIC TREE TO REMAIN TREE ID#: T-32400623 PICEA GLAUCA**	0.76	6.50	20.00
15	BUSH - SPECIES UNKNOWN	---	3.00	3.00

RED TEXT/DASHED LINES DENOTES EXISTING TREE/BUSH TO BE REMOVED



TYPICAL EXTERIOR LIGHT

KUZCO SKU: EW3107-BK OR SIMILAR
ALL FIXTURES TO BE WALL-MOUNTED 7'0" ABOVE
NEAREST FF & DOWNWARD-ORIENTED
DIE-CAST ALUMINUM HOUSING
MOTION SENSOR ACTIVATED
SIMILAR OR BETTER SUBSTITUTIONS ALLOWED

2 **OUTDOOR LIGHTING SCONCE**
1 1/2" = 1'-0"

1 **PROPOSED SITE PLAN**
1 : 100

NOT FOR CONSTRUCTION

ellergodt DESIGN
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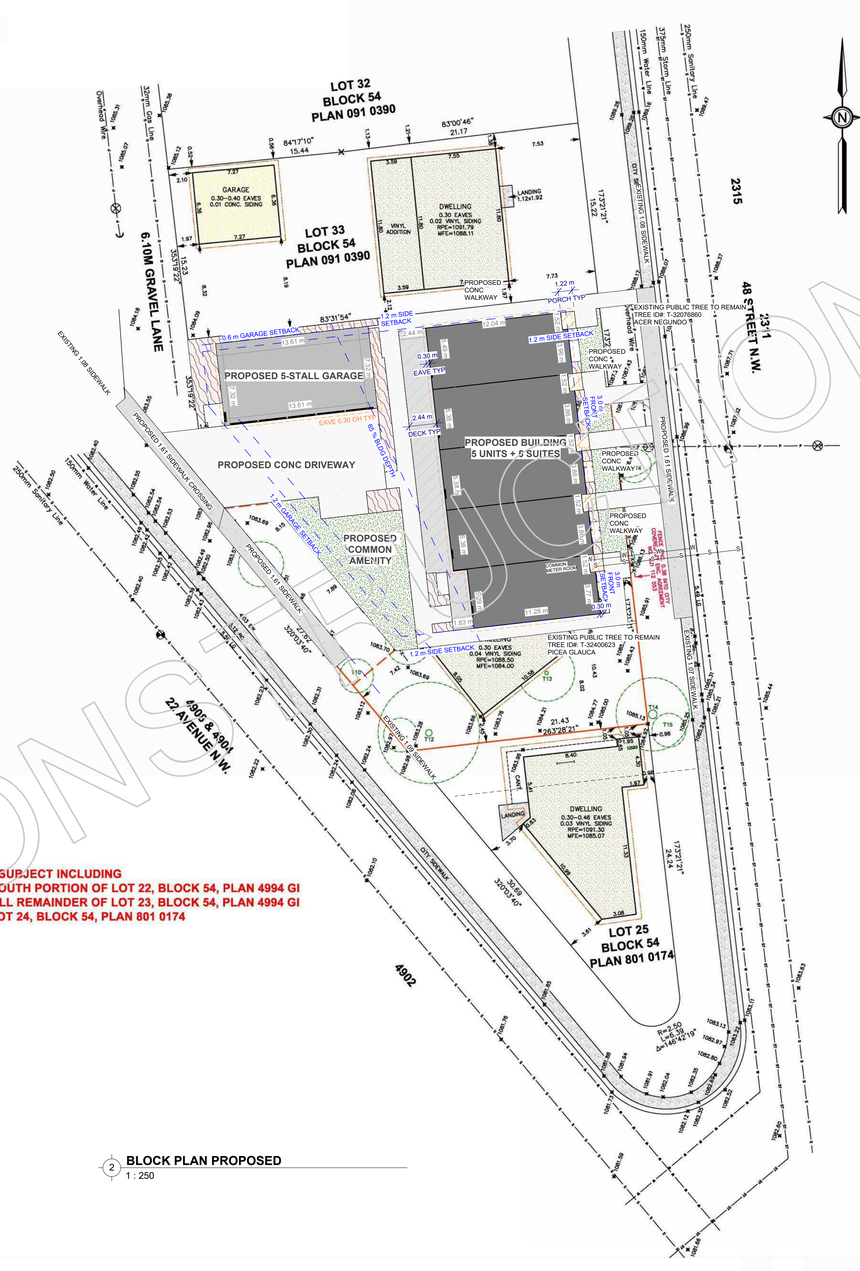
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DP APPLICATION SET	EMC / LG	26.03.17

DEVELOPMENT PERMIT

LANDSCAPING PLAN
A0.2



1 BLOCK PLAN EXISTING
1 : 250



2 BLOCK PLAN PROPOSED
1 : 250

*** SUBJECT INCLUDING**
SOUTH PORTION OF LOT 22, BLOCK 54, PLAN 4994 GI
ALL REMAINDER OF LOT 23, BLOCK 54, PLAN 4994 GI
LOT 24, BLOCK 54, PLAN 801 0174



5 22 AVE NW STREETSCAPE
1 : 250



4 48 ST NW STREETSCAPE
1 : 250

SITE PLAN

MUNICIPAL ADDRESS:
4904 & 4908 22 AVENUE N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 24
BLOCK 54
PLAN 801 0174
THAT PORTION WHICH LIES TO THE SOUTH EAST OF THE NORTH WESTERLY 9 METRES IN PERPENDICULAR WIDTH THROUGHOUT LOT 22
BLOCK 54
PLAN 4994 GI

PREPARED FOR: [redacted]

DATE OF SURVEY: January 12th, 2026

0 2 4 8 12 16 20 METRES
SCALE: 1:200

LEGEND:
- Subject Property Line
- Right of Way Line
- Cave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'—Second Floor
'BC'—Back of Curb
'BW'—Back of Walkway
'Cant.'—Cantilever
'Conc.'—Concrete
'Elev.'—Elevation
'Enc.'—Encroach(es)
'L'—Length of Arc
'LG'—Lip of Gutter
'M.F.'—Main Floor
'MFE'—Main Floor Elevation
'R'—Radius
'R/W'—Right of Way
'Ret.'—Retaining
'RPE'—Roof Peak Elevc
'WB'—Bottom of Wall
'WT'—Top of Wall

NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999734
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 145755.
5. Existing spot elevations are shown thus: x 1000.00
6. The Certificate of Title 251 279 923 for Lot 24 which was Searched on th 08th day of January, 2026 and includes the following Instruments:
   Easement No. 801 018 667
   Caveat No. 221 112 553, 251 279 925
   Mortgage No. 251 279 924
   The Certificate of Title 251 279 496 for South Portion of Lot 22 And All Remainder Of Lot 23 which was Searched on the 08th day of January, 2026 and includes the following Instruments:
   Mortgage No. 251 279 497
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 24, 27 & 96 in Sec.25—Twp.24—Rge.2—W.5M.

(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Deciduous	0.24	4.00	3.00	In Subject Property
T2	Deciduous	0.23	4.00	6.00	In Subject Property
T3	Deciduous	0.65	7.00	8.00	In City Property
T4	Bush	–	3.00	2.00	In City Property
T5	Deciduous	0.21	4.00	5.00	In Subject Property
T6	Deciduous	0.28	5.00	10.00	In Subject Property
T7	Deciduous	0.26	5.00	10.00	In Subject Property
T8	Deciduous	0.54	8.00	12.00	In Subject Property
T9	Bush	–	4.00	4.00	In Subject Property
T10	Bush	–	3.00	3.00	In Subject Property
T11	Hedge	–	3.00	2.00	In Subject Property
T12	Deciduous	0.57	9.00	15.00	In Subject Property
T13	Deciduous	0.31	5.00	9.00	In Subject Property
T14	Coniferous	0.76	6.50	20.00	In City Property
T15	Bush	–	3.00	3.00	In City Property

SHEET LIST

COVER PAGE	A0.0
SITE PLAN	A0.1
LANDSCAPING PLAN	A0.2
BLOCK PLAN	A0.3
PROPOSED BASEMENT PLAN	A1.0a
PROPOSED MAIN FLOOR PLAN	A1.1
PROPOSED SECOND FLOOR PLAN	A1.2
NORTHEAST ELEVATIONS	A2.0
SOUTHWEST ELEVATIONS	A2.1
BOULEVARD/LANE SECTIONS	A3.1
GARAGE PLANS/APRON SECTIONS	G1.1

PROJECT INFO	
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CIVIC ADDRESS:	4908 & 4904 22 AVE NW

DRAWING INFORMATION	
STATUS:	DEVELOPMENT PERMIT
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CHECKED BY:	L. GUEVARRA
SCALE:	1 : 250
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REVISION HISTORY		DATE
PRESENTATION 1 - DRAFT	EMC	26.03.04
PRES 2 DRAFT - FLOOR PLANS	EMC	26.03.09
PRESENTATION 2	EMC	26.03.10
DP APPLICATION SET	EMC / LG	26.03.17

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BLOCK PLAN
A0.3

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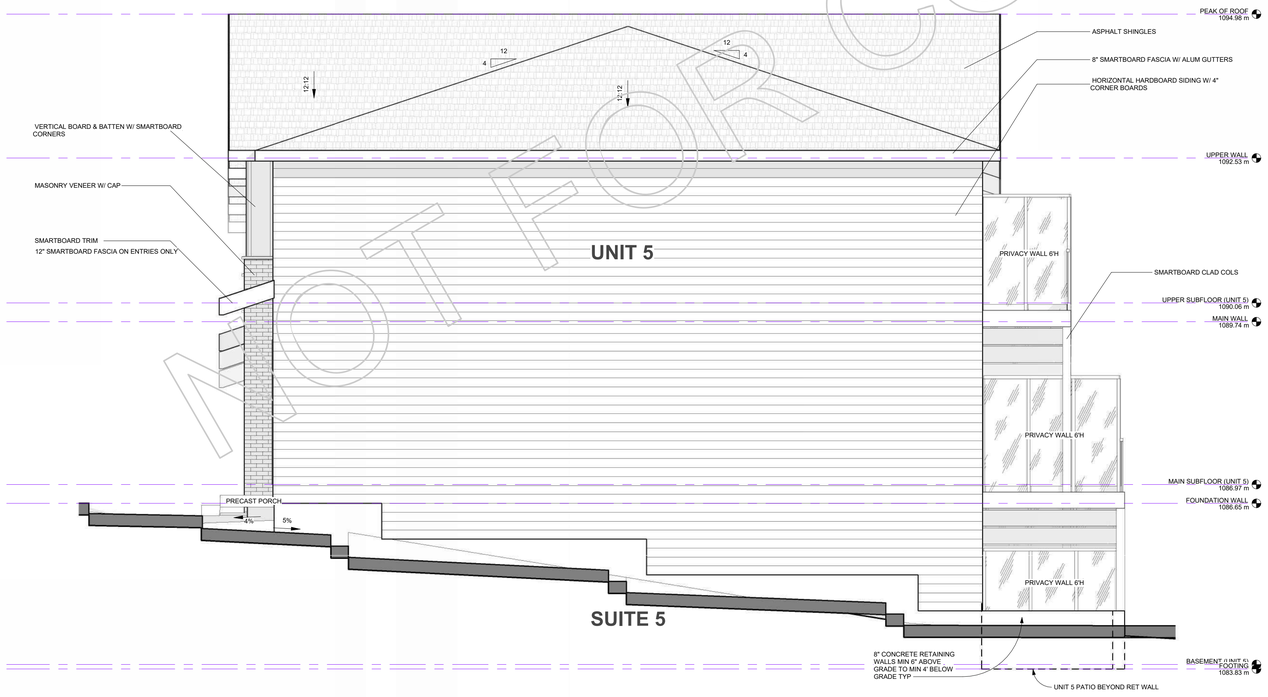
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1 **FRONT/48 ST/EAST ELEVATION**
1/4" = 1'-0"



2 **RIGHT / NORTH ELEVATION**
1/4" = 1'-0"



3 **FRONT RIGHT CORNER**



4 **BACK RIGHT CORNER**

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EXTERIOR MATERIALS

TO BE CONFIRMED

MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	DUAL BLACK
ALUMINUM SOFFIT & RAINWEAR	TBD	BLACK OR DARK GREY
HORIZONTAL SIDING	JAMES HARDIE OR SIMILAR	COBBLESTONE
VERTICAL SIDING	JAMES HARDIE OR SIMILAR	DEEP OCEAN
BRICK VENEER	TBD	MEDIUM RED/BROWN
BRICK TRIM	TBD	STONE CAP
TRIM	SMARTBOARD	PAINTED SW TRICORN BLACK O...
RAILING	ALUMINUM	BLACK
WINDOWS	TBD	BLACK W/ BLACK GRILLS
CONCRETE	BROOM FINISH	GREY
GARAGE DOORS	DECORATIVE WITH WINDOWS	TO MATCH COBBLESTONE

SHEET LIST

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DEVELOPMENT PERMIT

NORTH/EAST ELEVATIONS
A2.0

UNIT 5 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	4.64 m
OPENING LIMITS:	37.28%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 4 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	4.64 m
OPENING LIMITS:	37.28%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 3 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	4.64 m
OPENING LIMITS:	37.28%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 2 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	4.64 m
OPENING LIMITS:	37.28%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

UNIT 1 REAR OPENINGS	
FIRE COMPARTMENT AREA:	46.43 m²
LIMITING DISTANCE:	6.28 m
OPENING LIMITS:	69.00%
OPENINGS AREA:	16.54 m²
OPENINGS %:	35.62%

6 5 4 3 2 1

UNIT 5 UNIT 4 UNIT 3 UNIT 2 UNIT 1

PEAK OF ROOF 1094.98 m
4.08 m TO MAX HEIGHT
ASPHALT SHINGLES
8" SMARTBOARD FASCIA W/ ALUM GUTTERS
UPPER WALL 1092.53 m
WINDOWS AND DOORS AS SPEC'D
UPPER SUBFLOOR (UNIT 5) 1090.06 m
MAIN WALL 1089.74 m
HORIZONTAL HARDBOARD SIDING W/ 4" CORNER BOARDS
7.00 m TO CHAMFER
SMARTBOARD CLAD COLS
MAIN SUBFLOOR (UNIT 5) 1086.97 m
FOUNDATION WALL 1086.65 m
1085.18
BASEMENT (UNIT 5) 1083.91 m
FOOTING 1083.83 m
GLASS RAIL AS SPEC'D
SADDLE AS REQ'D AROUND FIREWALL
3'-4"
6'-8"
CONC RETAINING WALL
SUITE 5 SUITE 4 SUITE 3 SUITE 2 SUITE 1
UNIT 1 PEAK OF ROOF 1093.63 m
UNIT 1 ROOF PEAK 1093.63 m
4.00 m
HORIZONTAL HARDBOARD SIDING W/ 4" CORNER BOARDS
ALUM & GLASS RAIL AS SPEC'D
UNIT 1 UPPER FLOOR 1088.64 m
WINDOWS AND DOORS AS SPEC'D
SMARTBOARD CLAD COLS
7.00 m
UNIT 1 MAIN FLOOR 1085.75 m
PRIVACY WALL 6'H
1083.91
UNIT 1 BASEMENT 1082.69 m

2 REAR/WEST ELEVATION
1/4" = 1'-0"

UNIT 1 ROOF PEAK 1093.63 m
ASPHALT SHINGLES
8" SMARTBOARD FASCIA W/ ALUM GUTTERS
4:12
4:12
HORIZONTAL HARDBOARD SIDING W/ 4" CORNER BOARDS
PRIVACY WALL 6'H
SMARTBOARD CLAD COLS
UNIT 1
VERTICAL BOARD & BATTEN W/ SMARTBOARD CORNERS
MASONRY VENEER W/ CAP
3" RETURN
PRIVACY WALL 6'H
UNIT 1 UPPER FLOOR 1088.64 m
PRIVACY WALL 6'H
UNIT 1 MAIN FLOOR 1085.75 m
5.1%
5%
5%
SUITE 1
UNIT 1 BASEMENT 1082.69 m

1 LEFT/SOUTH ELEVATION
1/4" = 1'-0"



3 FRONT LEFT CORNER



4 BACK LEFT CORNER

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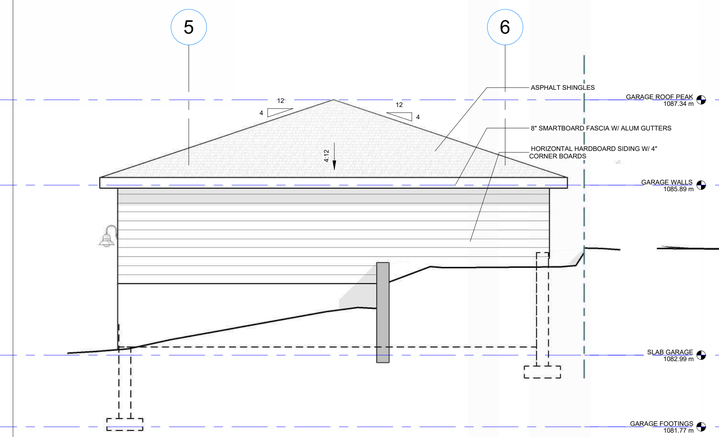
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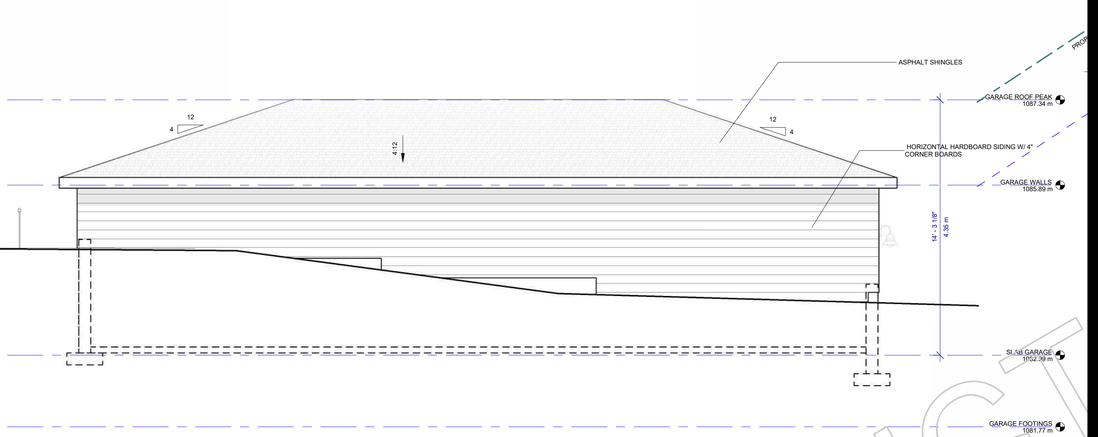
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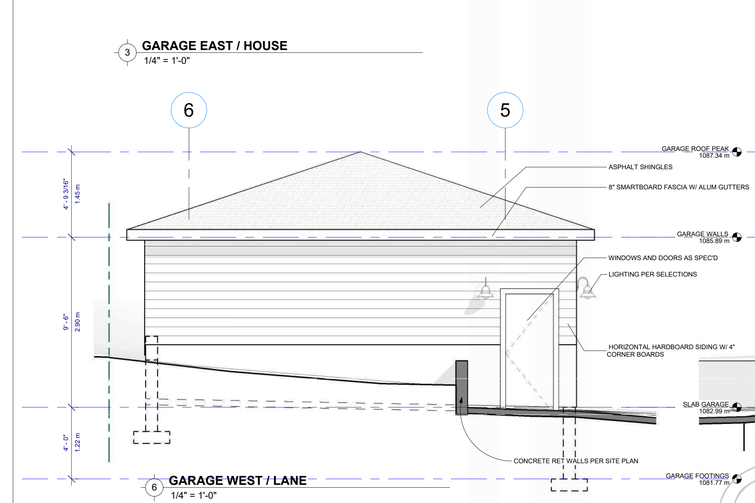
SOUTH/WEST ELEVATIONS
A2.1



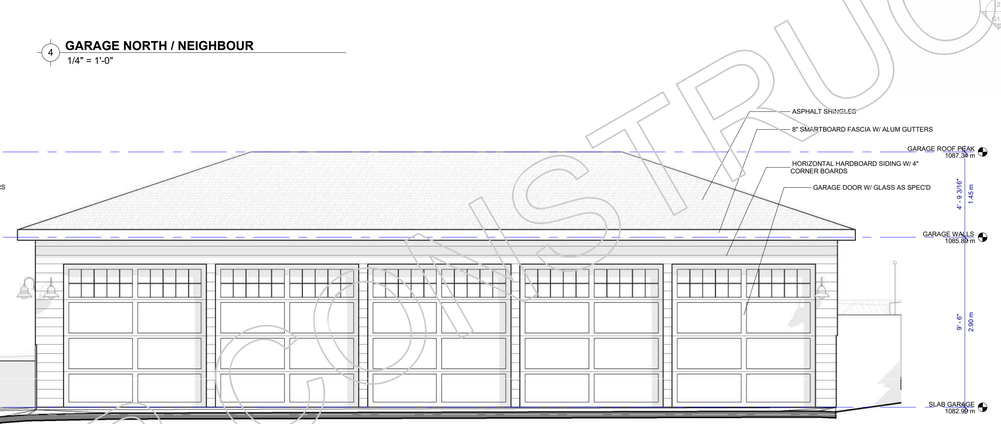
3 **GARAGE EAST / HOUSE**
1/4" = 1'-0"



4 **GARAGE NORTH / NEIGHBOUR**
1/4" = 1'-0"



6 **GARAGE WEST / LANE**
1/4" = 1'-0"



5 **GARAGE SOUTH / YARD**
1/4" = 1'-0"

[redacted]

[redacted]

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PLAN AREAS - GARAGE

COMMON GARAGE	
OTHER	
COMMON GARAGE	1072 SF
	1072 SF

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GARAGE PLANS/APRON SECTIONS
G1.1

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