RESIDENTIAL CONSTRUCTION

#2364, 23th. Street N.W.

5-UNIT ROWHOUSE DEVELOPMENT w/SECONDARY SUITES and OPEN AIR PARKING STALLS: ISSUED for REVIEW

CONSULTANT LIST

ARCHITECTURAL

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STRUCTURAL

MECHANICAL

ELECTRICAL

DRAWING LIST

ARCHITECTURAL

A-1 COVER SHEET
A-2 SITE PLAN & DETAILS
A-3 LANDSCAPE PLAN
A-4 BLOCK PLAN & STREETSCAPES
A-5 BUILDING PROFILE & SITE PROFILES
A-6 ROWHOUSE: ELEVATIONS (3)
A-7 ROWHOUSE: ELEVATIONS (1) & ROOF PLAN
A-8 ROWHOUSE: MAIN FLOOR PLAN
A-9 ROWHOUSE: UPPER FLOOR PLAN
A-10 ROWHOUSE: FDN. PLAN & BSMT. SUITE LAYOUT

IMPORTANT: SPV 006

ROWHOUSE CONSTRUCTION MUST FOLLOW
SPECIAL VARIANCE (SPV-006) to COMPLY WITH BUILDING CODE.

SYMBOLS

NORTH ARROW
BUILDING SECTION
EXTERIOR ELEVATION
INTERIOR ELEVATION
DETAIL
CEILING TYPE
WINDOW CALLOUT
DOOR CALLOUT
WALL TYPE
ROOF TYPE
FLOOR TYPE

ABBREVIATIONS

A.F.F.	-	ABOVE FINISHED FLOOR	HC	-	HOLLOWCORE	SIM	-	SIMILAR
AR. GWB	-	ABUSE RESISTANT GWB	HD	-	HIGH DENSITY	SPEC.	-	SPECIFICATION
ACT.	-	ACOUSTIC CEILING TILE	HP	-	HIGH POINT	S.C.	-	SOLID CORE
ALUM.	-	ALUMINUM	HORIZ.	-	HORIZONTAL	STD.	-	STAINED
ANOD.	-	ANODIZED	H.S.S.	-	HOLLOW STEEL SECTION	SS.	-	STAINLESS STEEL
ARCH.	-	ARCHITECTURAL				STL.	-	STEEL
			INT.	-	INTERIOR	STRUCT.	-	STRUCTURAL
B.B.	-	BASE BUILDING	I.F.	-	INSIDE FACE			
BATT.	-	BATT INSULATION	INSUL.	-	INSULATION	T.O.	-	TOP OF
BF	-	BARRIER FREE				T&G	-	TONGUE AND GROOVE
BM.	-	BEAM	LAM.	-	LAMINATED	T.I.	-	TENANT IMPROVEMENT
BLDG.	-	BUILDING	LAV.	-	LAVATORY	TYP.	-	TYPICAL
			LTTP.	-	LONG TERM THERMAL PERFORMANCE			
CPT.	-	CARPET				US.	-	UNDERSIDE
CLG.	-	CEILING				U.L.C.	-	UNDERWRITER LABORATORIES OF CANADA
CL.	-	CENTRE LINE	MAX.	-	MAXIMUM			
COL.	-	COLUMN	MECH	-	MECHANICAL			
C/W	-	COMPLETE WITH	MTL.	-	METAL	V.B.	-	VAPOUR BARRIER
CONC.	-	CONCRETE	MISC.	-	MISCELLANEOUS	VEN.	-	VENEER
CMU	-	CONCRETE MASONRY UNIT	MIN.	-	MINIMUM	VERT.	-	VERTICAL
			MUA	-	MAKE P AIR UNIT	V.C.T.	-	VINYL COMPOSITE TILE
CONT.	-	CONTINUOUS	NAT.	-	NATURAL			
CG.	-	CORNER GUARD	N.I.C.	-	NOT IN CONTRACT	W.B.	-	WEATHER BARRIER
CORR.	-	CORRIDOR	N.T.S.	-	NOT TO SCALE	W.P.	-	WATERPROOF
			NO.	-	NUMBER	WD.	-	WOOD
DEMO	-	DEMOLITION	-					
DP.	-	DEEP	O.C.	-	OFF CENTRE			
DIM.	-	DIMENSION	OPG.	-	OPENING			
DIA.	-	DIAMETER	O.TOO.	-	OUT TO OUT			
DN.	-	DOWN	O.F.	-	OUTSIDE FACE			
DWG.	-	DRAWING						
			PTD.	-	PAINTED			
EA.	-	EACH	PR.	-	PAIR			
EL.	-	ELEVATION	PL.	-	PLATE			
ELEC.	-	ELECTRICAL	PLAM	-	PLASTIC LAMINATE			
EQ.	-	DQUAL	PTN.	-	PARTITION			
EXIST.	-	EXISTING	PREFIN.	-	PREFINISHED			
EXT.	-	EXTERIOR	PLWD.	-	PLYWOOD			
			POLU.	-	POLYETHYLENE			
F.O.	-	FACE OF	PS.	-	PRESSED STEEL			
FIN.	-	FINISH						
F.R.	-	FIRE RATED	Q.T.	-	QUARRY TILE			
F.R.R.	-	FIRE RESISTANCE RATING						
FL.	-	FLOOR	R.W.L.	-	RAINWATER LEADER			
F.D.	-	FLOOR DRAIN	RCV	-	RECEIVE			
F.E.	-	FIRE EXTINGUISHER	REINF.	-	REINFORCED			
F.S.	-	FULL SIZE	REQ.	-	REQUIRED			
			REV.	-	REVISED			
GA.	-	GAUGE	RM.	-	ROOM			
GL.	-	GLASS	R.D.	-	ROOF DRAIN			
GR.	-	GRADE	R.Q.	-	ROUGH OPENING			
GWB.	-	GYPSUM WALL BOARD	RCP	-	REFLECTED CEILING PLAN			

CCMC REGISTRY #'s

JAMES HARDIE - PLANK, PANEL, SHINGLE	12078-R
BLUESKIN SA (WRB)	13297-R
AKRILON PRO-RS (EIFS)	13262-R
DUREX EIFS (combustible & non-combustible)	13103-R
INSULROCK & PUCC EIFS	12969-R
DOW CHEMICAL POLYSIO. (FACED) INSULATION	08433-L
HAMBRO FLOOR/CEILING ASSEMBLY	06292-R
COLPHENE FOUNDATION WATERPROOFING	13577-R
ROXUL FOUNDATION DRAINBOARD SYSTEM	12718-R
KRINNER SCREW PILES	13193-R
CHANCE HELICAL PILES	13244-L
MEDIUM DENSITY SPRAY FOAM (2lb.dosed cell) - PEACH - GREEN	13244-L 13552-L
MINERAL FIBRE BLOWN-IN INSULATION	13185-L
LOOSE FILL INSULATION-DRY (CAN/ULC-S703)	13198-R
VINYL SIDING	09799-L
CERTAINTEED MINERAL FIBRE BLOWN-IN INSULATION	13008-L
ROYAL-VINYL SIDING	12244-L
"NUDURA" INSULATED CONCRETE FORMS (ICF)	13063-R
"LOGIX" INSULATED CONCRETE FORMS (ICF)	13110-R
DENSGLAS GOLD, EXT. GUARD GYPSUM BOARD	12064-R
IMASCO FLEX COAT ACRYLIC STUCCO	13334-R
COMPOSITE DECKING (TREK)	13125-R

DOOR SCHEDULE

NUMBER	QTY	FLOOR	ROOM NAME	EX/N	SIZE	WIDTH	HEIGHT	U-FACTOR	COMMENTS	NUMBER
D01	1	0	S1 BATHS1 LIVING	IN	2668 R IN	30"	80"	0.3		D01
D02	1	0	S1 BDRM. 1 CLOSET/S1 BDRM. 1	IN	2468 R IN	28"	80"	0.3		D02
D03	1	0	S1 BDRM. 1/S1 LIVING	IN	2668 R IN	30"	80"	0.3		D03
D04	1	0	S1 BDRM. 2 CLOSET/S1 BDRM. 2	IN	2468 R IN	28"	80"	0.3		D04
D05	1	0	S1 BDRM. 2/S1 KIT.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D05
D06	1	0	S1 BDRM. 2/S1 MECH./STORAGE	IN	2868 L IN	32"	80"	0.3		D06
D07	1	0	S1 LIVING/S1 STAIRWELL	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D07
D08	1	0	S2 BATHS2 LIVING	IN	2668 R IN	30"	80"	0.3		D08
D09	1	0	S2 BDRM. 1 CLOSET/S2 BDRM. 1	IN	2468 R IN	28"	80"	0.3		D09
D10	1	0	S2 BDRM. 1/S2 LIVING	IN	2668 R IN	30"	80"	0.3		D10
D11	1	0	S2 BDRM. 2 CLOSET/S2 BDRM. 2	IN	2468 R IN	28"	80"	0.3		D11
D12	1	0	S2 BDRM. 2/S2 KIT.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D12
D13	1	0	S2 BDRM. 2/S2 MECH./STORAGE	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D13
D14	1	0	S2 LIVING/S2 STAIRWELL	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D14
D15	1	0	S3 BATHS3 LIVING	IN	2668 R IN	30"	80"	0.3		D15
D16	1	0	S3 BDRM. 1 CLOSET/S3 BDRM. 1	IN	2468 R IN	28"	80"	0.3		D16
D17	1	0	S3 BDRM. 1/S3 LIVING	IN	2668 R IN	30"	80"	0.3		D17
D18	1	0	S3 BDRM. 2 CLOSET/S3 BDRM. 2	IN	2468 R IN	28"	80"	0.3		D18
D19	1	0	S3 BDRM. 2/S3 KIT.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D19
D20	1	0	S3 BDRM. 2/S3 MECH./STORAGE	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D20
D21	1	0	S3 LIVING/S3 STAIRWELL	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D21
D22	1	0	S4 BATHS4 LIVING	IN	2668 R IN	30"	80"	0.3		D22
D23	1	0	S4 BDRM. 1 CLOSET/S4 BDRM. 1	IN	2468 R IN	28"	80"	0.3		D23
D24	1	0	S4 BDRM. 1/S4 LIVING	IN	2668 R IN	30"	80"	0.3		D24
D25	1	0	S4 BDRM. 2 CLOSET/S4 BDRM. 2	IN	2468 R IN	28"	80"	0.3		D25
D26	1	0	S4 BDRM. 2/S4 KIT.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D26
D27	1	0	S4 BDRM. 2/S4 MECH./STORAGE	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D27
D28	1	0	S4 LIVING/S4 STAIRWELL	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D28
D29	1	0	S5 BATHS5 LIVING	IN	2668 R IN	30"	80"	0.3		D29
D30	1	0	S5 BDRM. 1 CLOSET/S5 BDRM. 1	IN	2468 R IN	28"	80"	0.3		D30
D31	1	0	S5 BDRM. 1/S5 LIVING	IN	2668 R IN	30"	80"	0.3		D31
D32	1	0	S5 BDRM. 2 CLOSET/S5 BDRM. 2	IN	2468 R IN	28"	80"	0.3		D32
D33	1	0	S5 BDRM. 2/S5 KIT.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D33
D34	1	0	S5 BDRM. 2/S5 MECH./STORAGE	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D34
D35	1	0	S5 LIVING/S5 STAIRWELL	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D35
D36	1	2	U1 BDRM. 1 CLOSET/U1 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D36
D37	1	2	U1 BDRM. 1 ENSUITE/U1 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D37
D38	1	2	U1 BDRM. 1/U1 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D38
D39	1	2	U1 BDRM. 2 CLOSET/U1 BDRM. 2	IN	4068 L/R	48"	80"	0.3		D39
D40	1	2	U1 BDRM. 2 ENSUITE/U1 BDRM. 2	IN	2668 R IN	30"	80"	0.3		D40
D41	1	2	U1 BDRM. 2/U1 LOFT AREA	IN	2668 L IN	30"	80"	0.3		D41
D42	1	1	U1 KIT./U1 REAR ENTRY	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR,LOCK	D42
D43	1	1	U1 LAUNDRY/U1 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D43
D44	1	2	U1 LINEN CLOSET/U1 LOFT AREA	IN	2068 L IN	24"	80"	0.3		D44
D45	1	1	U1 LIVING	EX	3068 L EX	36"	80"	1.1		D45
D46	1	1	U1 LIVING	EX	1268 EX	14"	80"	1.1	14" SIDELITE	D46
D47	1	1	U1 MECHANICAL/U1 LIVING	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D47
D48	1	1	U1 PANTRY/U1 KIT.	IN	2068 L IN	24"	80"	0.3		D48
D49	1	1	U1 POWDER RM./U1 LIVING	IN	2668 L	30"	80"	0.3		D49
D50	1	1	U1 REAR ENTRY	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D50
D51	1	2	U2 BDRM. 1 CLOSET/U2 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D51
D52	1	2	U2 BDRM. 1 ENSUITE/U2 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D52
D53	1	2	U2 BDRM. 1/U2 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D53
D54	1	2	U2 BDRM. 2 CLOSET/U2 BDRM. 2	IN	4068 L/R	48"	80"	0.3		D54
D55	1	2	U2 BDRM. 2 ENSUITE/U2 BDRM. 2	IN	2668 R IN	30"	80"	0.3		D55
D56	1	2	U2 BDRM. 2/U2 LOFT AREA	IN	2668 L IN	30"	80"	0.3		D56
D57	1	1	U2 FOYER	EX	3068 L EX	36"	80"	1.1		D57
D58	1	1	U2 KIT./U2 REAR ENTRY	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR,LOCK	D58
D59	1	2	U2 LAUNDRY/U2 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D59
D60	1	2	U2 LINEN CLOSET/U2 LOFT AREA	IN	2068 L IN	24"	80"	0.3		D60
D61	1	1	U2 MECHANICAL/U2 LIVING	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D61
D62	1	1	U2 PANTRY/U2 KIT.	IN	2068 L IN	24"	80"	0.3		D62
D63	1	1	U2 POWDER RM./U2 LIVING	IN	2668 L	30"	80"	0.3		D63
D64	1	1	U2 REAR ENTRY	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D64
D65	1	2	U3 BDRM. 1 CLOSET/U3 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D65
D66	1	2	U3 BDRM. 1 ENSUITE/U3 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D66
D67	1	2	U3 BDRM. 1/U3 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D67
D68	1	2	U3 BDRM. 2 CLOSET/U3 BDRM. 2	IN	4068 L/R	48"	80"	0.3		D68
D69	1	2	U3 BDRM. 2 ENSUITE/U3 BDRM. 2	IN	2668 R IN	30"	80"	0.3		D69
D70	1	2	U3 BDRM. 2/U3 LOFT AREA	IN	2668 L IN	30"	80"	0.3		D70
D71	1	1	U3 FOYER	EX	3068 L EX	36"	80"	1.1		D71
D72	1	1	U3 KIT./U3 REAR ENTRY	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR,LOCK	D72
D73	1	2	U3 LAUNDRY/U3 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D73
D74	1	2	U3 LINEN CLOSET/U3 LOFT AREA	IN	2068 L IN	24"	80"	0.3		D74
D75	1	1	U3 MECHANICAL/U3 LIV./DIN.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D75
D76	1	1	U3 PANTRY/U3 KIT.	IN	2068 L IN	24"	80"	0.3		D76
D77	1	1	U3 POWDER RM./U3 LIV./DIN.	IN	2668 L	30"	80"	0.3		D77
D78	1	1	U3 REAR ENTRY	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D78
D79	1	2	U4 BDRM. 1 CLOSET/U4 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D79
D80	1	2	U4 BDRM. 1 ENSUITE/U4 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D80
D81	1	2	U4 BDRM. 1/U4 BDRM. 2	IN	4068 L/R	48"	80"	0.3		D81
D82	1	2	U4 BDRM. 1/U4 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D82
D83	1	2	U4 BDRM. 2 ENSUITE/U4 BDRM. 2	IN	2668 R IN	30"	80"	0.3		D83
D84	1	2	U4 BDRM. 2/U4 LOFT AREA	IN	2668 L IN	30"	80"	0.3		D84
D85	1	1	U4 FOYER	EX	3068 L EX	36"	80"	1.1		D85
D86	1	1	U4 KIT./U4 REAR ENTRY	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR,LOCK	D86
D87	1	2	U4 LAUNDRY/U4 LOFT AREA	IN	2668 R IN	32"	80"	0.3		D87
D88	1	2	U4 LINEN CLOSET/U4 LOFT AREA	IN	2068 L IN	24"	80"	0.3		D88
D89	1	1	U4 MECHANICAL/U4 LIV./DIN.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D89
D90	1	1	U4 PANTRY/U4 KIT.	IN	2068 L IN	24"	80"	0.3		D90
D91	1	1	U4 POWDER RM./U4 LIV./DIN.	IN	2668 L	30"	80"	0.3		D91
D92	1	1	U4 REAR ENTRY	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D92
D93	1	2	U5 BDRM. 1 CLOSET/U5 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D93
D94	1	2	U5 BDRM. 1 ENSUITE/U5 BDRM. 1	IN	2668 R IN	30"	80"	0.3		D94
D95	1	2	U5 BDRM. 1/U5 LOFT AREA	IN	2668 R IN	30"	80"	0.3		D95
D96	1	2	U5 BDRM. 2 CLOSET/U5 BDRM. 2	IN	4068 L/R	48"	80"	0.3		D96
D97	1	2	U5 BDRM. 2 ENSUITE/U5 BDRM. 2	IN	2668 R IN	30"	80"	0.3		D97
D98	1	2	U5 BDRM. 2/U5 LOFT AREA	IN	2668 L IN	30"	80"	0.3		D98
D99	1	1	U5 FOYER	EX	3068 L EX	36"	80"	1.1		D99
D100	1	1	U5 KIT./U5 REAR ENTRY	IN	2868 L IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR,LOCK	D100
D101	1	2	U5 LAUNDRY/U5 LOFT AREA	IN	2668 R IN	32"	80"	0.3		D101
D102	1	2	U5 LINEN CLOSET/U5 LOFT AREA	IN	2068 L IN	24"	80"	0.3		D102
D103	1	1	U5 MECHANICAL/U5 LIV./DIN.	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45 MIN. FR	D103
D104	1	1	U5 PANTRY/U5 KIT.	IN	2068 L IN	24"	80"	0.3		D104
D105	1	1	U5 POWDER RM./U5 LIV./DIN.	IN	2668 L	30"	80"	0.3		D105
D106	1	1	U5 REAR ENTRY	IN	2868 R IN	32"	80"	0.3	SOLID CORE,SELF-CLOSER,WS,45MIN. FR,LOCK	D106

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	ROOM NAME	SIZE	WIDTH	HEIGHT	TOP	EGRESS	U-FACTOR	COMMENTS	NUMBER
W01	1	0	S1 BDRM. 1	5030LS	60"	36"	96"		1.6		W01
W02	1	0	S1 BDRM. 2	2636SC	30"	42"	96"	YES	1.6		W02
W03	1	0	S2 BDRM. 1	5030LS	60"	36"	96"		1.6		W03
W04	1	0	S2 BDRM. 2	2636SC	30"	42"	96"	YES	1.6		W04
W05	1	0	S3 BDRM. 1	5030LS	60"	36"	96"		1.6		W05
W06	1	0	S3 BDRM. 2	2636SC	30"	42"	96"	YES	1.6		W06
W07	1	0	S4 BDRM. 1	5030LS	60"	36"	96"		1.6		W07
W08	1	0	S4 BDRM. 2	2636SC	30"	42"	96"	YES	1.6		W08
W09	1	0	S5 BDRM. 1	5030LS	60"	36"	96"		1.6		W09
W10	1	0	S5 BDRM. 2	2636SC	30"	42"	96"	YES	1.6		W10
W11	1	2	U1 BDRM. 1	5020DC	60"	24"	90"		1.6		W11
W12	1	2	U1 BDRM. 1	5060LS	60"	72"	90"	YES	1.6		W12
W13	1	2	U1 BDRM. 2	4030LS	48"	60"	90"	YES	1.6		W13
W14	1	1	U1 KIT.	4040LS	48"	48"	90"		1.6		W14
W15	1	1	U1 KIT.	2040SC	24"	48"	90"		1.6		W15
W16	1	1	U1 LIVING	5060LS	60"	72"	90"		1.6		W16
W17	1	1	U1 LIVING	2060SC	24"	72"	90"		1.6		W17
W18	1	1	U1 LIVING	2060FX	24"	72"	90"		1.6		W18
W19	1	2	U2 BDRM. 1	5060LS	60"	72"	90"	YES	1.6		W19
W20	1	2	U2 BDRM. 2	4040LS	48"	48"	90"	YES	1.6		W20
W21	1	1	U2 KIT.	4040LS	48"	48"	90"		1.6		W21
W22	1	1	U2 LIVING	5060LS	60"	72"	90"		1.6		W22
W23	1	2	U3 BDRM. 1	5060LS	60"	72"	90"	YES	1.6		W23
W24	1	2	U3 BDRM. 2	4040LS	48"	48"	90"	YES	1.6		W24
W25	1	1	U3 KIT.	4040LS	48"	48"	90"		1.6		W25
W26	1	1	U3 LIV./DIN.	5060LS	60"	72"	90"		1.6		W26
W27	1	2	U4 BDRM. 1	5060LS	60"	72"	90"	YES	1.6		W27
W28	1	2	U4 BDRM. 2	4040LS	48"	48"	90"	YES	1.6	OBSCURED GLASS	W28
W29	1	1	U4 KIT.	4040LS	48"	48"	90"		1.6		W29
W30	1	1	U4 LIV./DIN.	5060LS	60"	72"	90"		1.6		W30
W31	1	2	U5 BDRM. 1	5060LS	60"	72"	90"	YES	1.6		W31
W32	1	2	U5 BDRM. 2	4040LS	48"	48"	90"	YES	1.6	OBSCURED GLASS	W32
W33	1	1	U5 KIT.	4040LS	48"	48"	90"		1.6		W33
W34	1	1	U5 LIV./DIN.	5060LS	60"	72"	90"		1.6		W34
W35	1	2	U5 LOFT AREA	2060SC	24"	48"	90"	YES	1.6		W35

ANY REPRODUCTION OF THESE DRAWINGS IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT OF DESIGNER. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY ON-SITE CONSTRUCTION. ALL WORK ON-SITE IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND PROVINCIAL BUILDING CODES AND REGULATIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

STAMPS & SEALS:

CONSULTANT:
(403) 901-5115
VSDG@shaw.ca
Vaughn Scott

BUILDING CODE REQUIREMENTS:
ALL CONSTRUCTION MUST COMPLY WITH NBC 2023 (AE) & NECB 2020

MUNICIPAL ADDRESS:
#2364
23th. Street N.W.
Calgary, AB.
(Banff Trail)
Zoned: 5302025
(H-GO)

BUILDING:
RH

LEGAL ADDRESS:
Lot 16
Block 6
Plan 9110 GI

SURVEYOR:
Horizon Land Surveys Inc.
#130 Bowness Centre NW
Calgary, Alberta
(403) 719-0272

COMPLIANCE PATH:
PRESCRIPTIVE
TRADE OFF
PERFORMANCE ■

PROJECT TITLE:
2364 on 23rd. Rowhouse
Proposed Suited 5-Unit Rowhouse Development

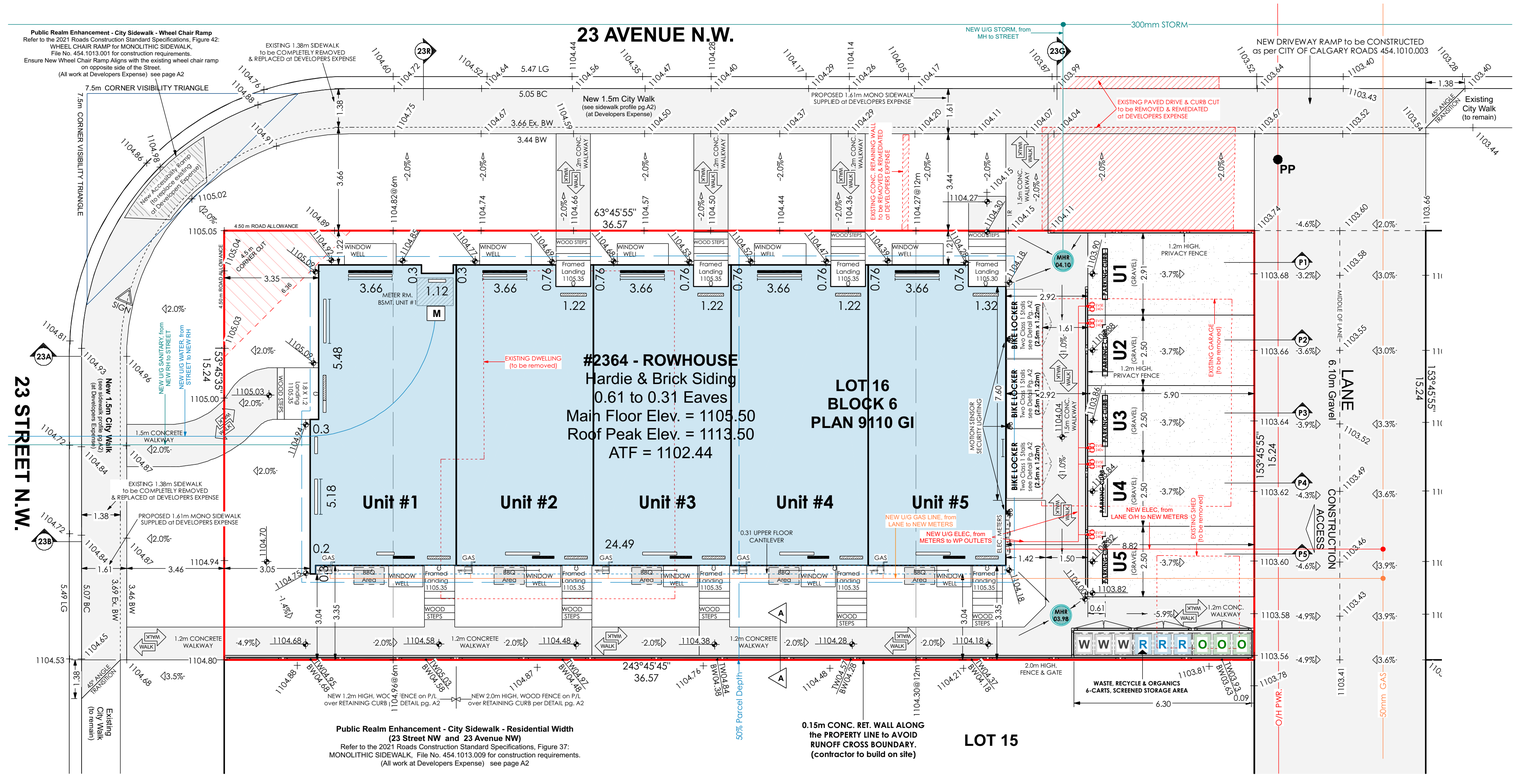
DRAWING TITLE:
COVER SHEET:
- ISOMETRIC VIEWS of PROJECT
- CONSULTANT LIST
- DRAWING LIST
- SYMBOLS
- ABBREVIATIONS
- CCMC #s
- LAND USE BYLAW ANALYSIS
- DOOR SCHEDULE
- WINDOW SCHEDULE
- "SPV" VARIANCE NOTIFICATIONS

DATE: August 21 2026
SCALE: NA

REV:	DATE:	DESCRIPTION:	REV BY:
A	May 13 2026	DEVELOPMENT DRAWINGS ISSUED for REVIEW	VS
B	July 03 2026	DEVELOPMENT DRAWINGS Amended: DR1	VS
C	Aug. 21 2026	DEVELOPMENT DRAWINGS Amended: SRH Update	VS

REVISION: C
PAGE NUMBER: A-1

JOB NUMBER: 26-0417



SITE PLAN

SCALE 1 : 100

0 1 2 3 4 5 10m

Note:
All 4 parking stalls to be equipped with an Electric Vehicle Supply Equipment Installation (EVSE installation) rough-in for future EVSE services. Each installation to be capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electric vehicle charging and will include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate the future charging cabling, and may include, if required, an electric vehicle energy management system.

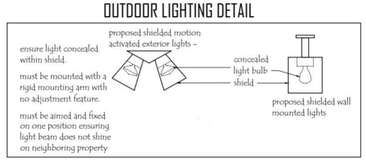
SITE PLAN SYMBOLS & MARKERS

	NORTH ARROW
000.00	EXISTING GRADE DATUM
000.00	PROPOSED GRADE DATUM
RP 000.00	PROPOSED LEVEL DATUM LINE
	SUBJECT PROPERTY LINE
OH EL	OVERHEAD POWER LINE
UG EL	UNDERGROUND POWER LINE
GAS	UNDERGROUND GAS LINE
WATER	WATER LINE
SAN	SANITARY SEWER LINE
STORM	STORM SEWER LINE
TEL/CABLE	CABLE/TELEPHONE SERVICE LINE
CB	DENOTES CATCH BASIN
	DENOTES WATER VALVE
	DENOTES MANHOLE
PP	DENOTES UTILITY POLE
	DENOTES DOOR
	DENOTES MAIN FLOOR WINDOW
	DENOTES 2nd. FLOOR WINDOW
	DENOTES 3rd.&4th. FLOOR WINDOW
	DENOTES BASEMENT WINDOW
'CANT.'	DENOTES CANTILEVER
'ENC.'	DENOTES ENCROACH(es)
B.O.W.	DENOTES BACK of SIDEWALK
B.O.C.	DENOTES BACK of CURB
L.O.G.	DENOTES LIP of GUTTER
'CONC.'	DENOTES CONCRETE
'RET.'	DENOTES RETAINING
'TW'	DENOTES TOP of WALL
'BW'	DENOTES BOTTOM of WALL

NOTE(s):
-ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF -UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO DISTANCES FROM PROPERTY BOUNDARIES TO EXTENT OF THE FOUNDATION WALLS ONLY AT THE TIME OF THE SURVEY.
-'MFJ' DENOTES MAIN FLOOR JOIST
-'RP' DENOTES ROOF PEAK

ALL UTILITIES ARE TO BE LOCATED ONSITE/IN THE FIELD BY THE CONTRACTOR OR CLIENT PRIOR TO CONSTRUCTION.

OUTDOOR LIGHTING DETAIL



EXTERIOR LIGHT

Westport Collection 1-light Wall Lantern by Progress Lighting P5863-31

PROGRESS LIGHTING FAMILY
Westport
FINISH
Textured Black or Silver Finish
GLASS TYPE
Clear Seeded
DIMENSIONS
9" w., 16" ht. Extends 10-3/8".
LIGHT SOURCE
Lamp: One Medium Base lamp 100w max. Lamp Not Included
LISTINGS/APPROVALS
UL-CUL
LOCATION LISTED
Wet location listed

SITE STATISTICS

Total Lot Area (Zoned:53D2025)/H-GO	556.93 m²
Proposed Rowhouse	257.63 m²
Proposed Bike Locker (3)	9.0 m²
Proposed Lot Coverage (m²)	**266.63 m²**
Proposed Lot Coverage (%)	**47.87% (+4.93%)**
Permitted Lot Coverage (60%)	239.16 m² (42.94%)
Total Landscaped Area	290.30 m²
Soft Landscaped Area	130.79 m²(45.1%)

PARKING CALCULATIONS

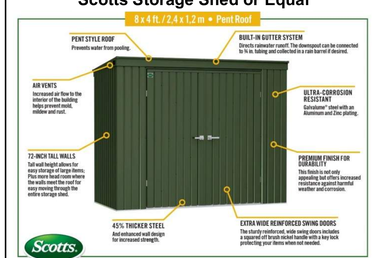
REQUIREMENTS:
- 0.5, MOTOR VEHICLE PARKING STALLS PER UNIT and SUITE (0.5 X 10 STALLS = 5.0 VEHICLE PARKING STALLS)
- 1.0, CLASS 1, BICYCLE STALLS PER UNIT or SUITE NOT PROVIDED a MOTOR VEHICLE STALL LOCATED IN PRIVATE GARAGE. (1.0 x 10 STALLS = 10.0 CLASS 1 BICYCLE STALLS)

REQUIRED: 5.0 VEHICLE PARKING STALLS
10.0 CLASS 1, BICYCLE STALLS

PROPOSED: 5.0 VEHICLE PARKING STALLS (no Variance)
6.0 CLASS 1, BICYCLE STALLS (w/Variance)

Scotts Storage Shed or Equal

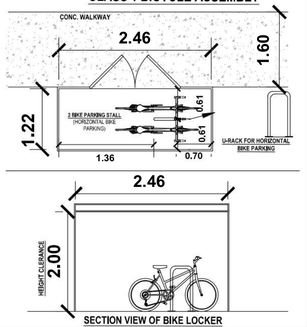
8 x 4 ft. / 2.4 x 1.2 m • Pent Roof



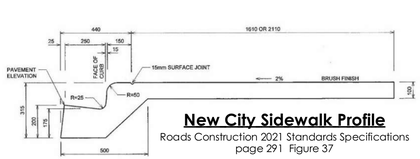
#ST1TEP84

Approx.† Size	Storage Area	Exterior Dimensions (Roof Edge to Roof Edge) Width	Depth	Height	Interior Dimensions (Wall to Wall) Width	Depth	Height	Door Opening Width	Height
8' x 4'	28 Sq. Ft. - 173 Cu. Ft.	96 3/4"	48 1/16"	77 7/16"	94 3/8"	42 5/8"	76 1/4"	63 7/16"	69 3/4"
2,4m x 1.2m	2,6m²	4.9m³	245,6 cm	122,1 cm	196,6 cm	239,7 cm	108,2 cm	193,6 cm	161,1 cm	177,2 cm

CLASS 1 BICYCLE ASSEMBLY

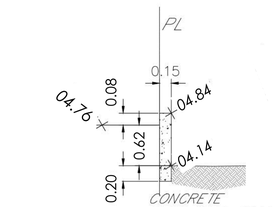


Detail: Bike Locker w/ 2-Class 1 Stalls on Concrete Pad



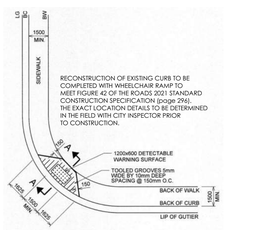
New City Sidewalk Profile

Roads Construction 2021 Standards Specifications
page 291 Figure 37

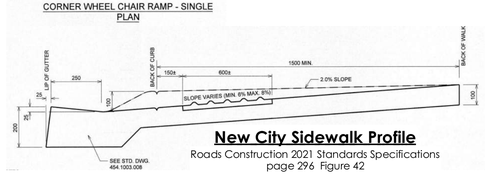


SECTION: A-A

NTS
(see Engineer for Details)



CORNER WHEEL CHAIR RAMP - SINGLE PLAN



New City Sidewalk Profile

Roads Construction 2021 Standards Specifications
page 296 Figure 42

Secondary Suite Areas

Name	Imperial	Metric
Secondary Suite (S1)		
Basement Floor Area	526.22 ft.²	48.89 m²
Common Amenity Area	880.52 ft.²	81.80 m²
Secondary Suite (S2)		
Basement Floor Area	526.17 ft.²	48.88 m²
Common Amenity Area	880.52 ft.²	81.80 m²
Secondary Suite (S3)		
Basement Floor Area	526.17 ft.²	48.88 m²
Common Amenity Area	880.52 ft.²	81.80 m²
Secondary Suite (S4)		
Basement Floor Area	526.17 ft.²	48.88 m²
Common Amenity Area	880.52 ft.²	81.80 m²
Secondary Suite (S5)		
Basement Floor Area	505.39 ft.²	46.95 m²
Common Amenity Area	880.52 ft.²	81.80 m²

Building Setbacks: 5-Unit Rowhouse

Southeast Fdn. Setback to P/L: Southeast Upper Cant. to P/L:	3.04 m 3.35 m
Southwest Fdn. Setback to P/L: Southwest Upper Cant. to P/L:	3.05 m NA
Northeast Fdn. Setback to P/L: Northeast Fdn. Setback to L/D:	8.82 m NA
Northwest Fdn. Setback to P/L: Northwest Upper Cant. Setback to P/L:	1.21 m NA

BUILDING CODE ANALYSIS

BUILDING USE AND CLASSIFICATION:

5-Unit Rowhouse:
- Gross Floor Area combined all Units = 257.6 m²
- Occupant Load = 6Unit (#2364)
  = 4Unit (Secondary Suite)
  Total = 50
- NBC 2023(AE), Div. A, Part 1, 1.3.3.1(1)(a) requires construction to NBC 2023(AE), Part 9, Div. B, small buildings of 3-storeys or less, not exceeding 600m², and used under Major Occupancy of Group C, Residential
- Not Sprinklered
- Spatial Separation under 9.10.15.
- Combustible and/or Non-Combustible Construction.
- Floor assemblies need not be rated (waived under 3.2.2.54(4))

Roofing Minimums

Contractor must ensure all roofing materials used will meet or exceed the impact resistance of a Class 4 rated roofing system with impact rating for UL2218 or FM4473.

EV Readiness

EVSE 240v

All parking stalls to be constructed so to be capable of future electric vehicle readiness.
- Optional charging station rough-ins are to be installed in all individual parking stall locations.
- A minimum of 40 amps, 240-volt circuit and wiring to be provided for single use of RH building ONLY. Turner provided to alternate between individual charging station access ports so that only one vehicle at a time can be connected to the electrical grid.

Contractor to specify at time of Building Permit.

Solar Readiness

All units to be constructed so that to be capable of future solar panel (PV) readiness.
- Optional PV ready details to include, at least a 2.5 cm (1") nominal diameter rigid or flexible metal conduit, electrical metallic tubing, or cables with a metal armour or metal sheath.
- Alternately, a 2" vacuum tube with twine pulled thru and a card on each end, to accommodate future installation of PV panels on roof.

Solar PV readiness details shall consider:
Section 64 of the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".
Contractor to specify at time of Building Permit.

Unit Areas

Name	Imperial	Metric
U1 - #2364, 23 Street N.W.		
Main Floor Area	573.33 ft.²	56.23 m²
Upper Floor Area	590.33 ft.²	54.84 m²
Total Developed Area	1163.66 ft.²	108.10 m²
Common Amenity Area	880.52 ft.²	81.80 m²
U2 - #2364, 23 Street N.W.		
Main Floor Area	550.00 ft.²	51.10 m²
Upper Floor Area	572.00 ft.²	53.14 m²
Total Developed Area	1122.00 ft.²	104.24 m²
Common Amenity Area	880.52 ft.²	81.80 m²
U3 - #2364, 23 Street N.W.		
Main Floor Area	550.00 ft.²	51.10 m²
Upper Floor Area	572.00 ft.²	53.14 m²
Total Developed Area	1122.00 ft.²	104.24 m²
Common Amenity Area	880.52 ft.²	81.80 m²
U4 - #2364, 23 Street N.W.		
Main Floor Area	550.00 ft.²	51.10 m²
Upper Floor Area	572.00 ft.²	53.14 m²
Total Developed Area	1122.00 ft.²	104.24 m²
Common Amenity Area	880.52 ft.²	81.80 m²
U5 - #2364, 23 Street N.W.		
Main Floor Area	549.17 ft.²	51.02 m²
Upper Floor Area	571.67 ft.²	53.11 m²
Total Developed Area	1120.84 ft.²	104.14 m²
Common Amenity Area	880.52 ft.²	81.80 m²

Site Information

Legal Description:
Lot 16
Block 6
Plan 9110 GI

Municipal Address:
#2364, 23rd. Street N.W.
Calgary, Alberta

Land Use Designation:
53D2025(H-GO)

Community:
Banff Trail
Ward: 7
Councillor: Myles Atkinson

Waste & Recycling

W R O

Storage space required for typical
- 3 Carts(totes) is 2.1m x 0.8m
- 1- Blue Cart(tote)
- 1- Green Cart(tote)
- 1- Black Cart(tote)

per City Utility Engineering:
Multi-family residential dwelling units produce 0.23m³ (0.3yd³) of combined recyclable materials and waste per week. This application of 5 dwelling units is expected to produce 0.92m³ of material per week. Min. 5 Carts(totes) are required for this complex (9 Carts are shown).
Storage area is along North-east property fenceline.
Staging & pickup area in Lane

Survey Information

Surveyor:
Horizon Land Surveys Inc.
130 Bowness Centre N.W.
Calgary, Alberta
T3B 5M5
Phone (403) 719-0272
Email: info@horizonlandsurveys.com
Date of Survey: October 31/2025

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at date of survey. Positions of spot elevations are approximate. Distances are in meters and decimals thereof.

Line Type Legend

- Subject Property Lines
- Adjacent Property Lines
- Eaves / Canopies
- Existing Building to be removed
- O/H — Utility Line - Overhead
- WTR — Utility Line - Water
- SAN — Utility Line - Sanitary
- STM — Utility Line - Storm
- GAS — Utility Line - Gas

Window & Door Locations

- Exterior Door All Floors
- Exterior Main Floor Window
- Exterior Upper Floor Window
- Exterior Lower Floor Window

Grade Marker Legend

- 1000.00 — Existing Grade
- 1000.00 — Proposed Grade

NOTE:
CONTRACTOR ASSUMES ALL RESPONSIBILITY TO ENSURE ALL FOOTINGS AND BELOW GRADE PADS ARE PROTECTED, AS REQUIRED BY "NBC 2023 (AE)" IF LESS THAN 48" BELOW GRADE OR EXPOSED TO WATER OR FROST (SEE CONTRACTOR FOR DETAILS)

NOTE:
ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE with NBC 2023 (AE) and NECB 2020

Land Use Bylaw Analysis based on 1p2007

Site Area: **556.93 m²**

Subject Land Use Designation: ***53D2025 (H-GO)***
Adjacent Land Use Designations: ***R-CG***

Part 15: Housing - Grade Oriented (H-GO) District
• Div. 1: General Rules for Low Density Residential Land Use Districts

1386: Purpose The Housing – Grade Oriented (H-GO) District:

a.) accommodates grade-oriented development in a range of housing forms where the Dwelling Units may be attached or stacked within a shared building or cluster of buildings in a form and at a scale that is consistent with low density residential districts;
b.) provides flexible parcel dimensions and building setbacks that allow a diversity of grade-oriented housing;
c.) accommodates site and building design that is adaptable to evolving housing needs;

1387: Permitted Uses: ***(this will be a Discretionary Development Permit application)***

2. Rowhouse Building is a permitted use in the Residential Grade-Oriented Infill District where a Rowhouse building complies with all the rules in the district for that use and where a Rowhouse Building complies with the rules of Section 347.3.

1390: Floor Area Ratio

The maximum floor area ratio is 1.5

1392: Parcel Coverage ***(Parcel Area = 556.93 m²) (Density = 89.78 units/ha)***

1d. 60.0 per cent of the area of the parcel subject to a single development permit for a development with a density of 60 units per hectare or greater,
2. The maximum parcel coverage referenced in subsections (2), must be reduced by:
- **a.** 21.0 square metres where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and
- **b.** 19.0 square metres for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.

Allowable Parcel Coverage @42.94% **239.16 m²**

Subject Building Footprint **257.63 m²**
Bike Lockers (3) **9.0 m²**

Total Parcel Coverage **266.63 m² / 556.93 m²**

Actual Parcel Coverage **47.85%** (variance required)

1393: Building Depth & Separation

3. For a Main Residential Building located on a corner parcel there is no maximum building depth where the building setback from the side property line shared with another parcel is a minimum of 3.0 meters for any portion of the Building located between the rear property line and:
- 50.0 per cent parcel depth or
- the building depth of the main residential building on the adjacent parcel, whichever is closer to the rear property line.

1395: Building Setback from Front Property Line ***(Proposed building setback is 3.05 metres)***

The minimum building setback from the front property line is 3.0 metres.

1396: Building Setback from Side Property Line

3. For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.

1397: Building Setback from Rear Property Line ***(Proposed building setback from rear property line is 8.82 metres)***

1. Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5 metres.
2. On a laned or corner parcel, the minimum building setback from a rear property line is 1.2 metres.

1399: Building Height ***(Maximum Building Height has not been exceeded)***

1. Unless otherwise referenced in subsections (2),(3) and (4), the maximum building height is 12.0 metres measured from grade.
2. Where a building setback is required from a property line shared with another parcel designated with a low density residential district or, the M-CG or H-GO District, the maximum building height:
- **a.** is the greater of:
  - **(1)** the highest geodetic elevation of a main residential building on the adjoining parcel; or
  - **(2)** 8.0 metres from grade; measured at the shared property line; and
- **b.** increases at a 45 degree angle to a maximum of 12.0 metres measured from grade.

3. On a corner parcel, the maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.
4. Where not located on a corner parcel, the maximum building height is 8.6 metres for any portion of a main residential building located between the rear property line and 60.0 per cent parcel depth or the contextual building depth average, whichever is greater.

1402: Landscape Plan Requirements ***(Separate Landscape Plan provided)***

For developments of three units or more, a landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to buildings or the site plan.

1404: Planting Requirements ***(Minimum Tree & Shrub Plantings have been exceeded on this project)***

1. Trees required by this section:
- **a.** may be provided though the planting of new trees or the preservation of existing trees; and
- **b.** where approved by the Development Authority, may be provided on a boulevard adjacent to the parcel.

2. A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.

1405: Amenity Space ***(Common Amenity Spaces provided)***

1. For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labeled on the required landscape plan.
2. Amenity space may be provided as common amenity space, private amenity space or a combination of both.

1411: Motor Vehicle Parking Stalls ***(5 parking stalls required & 5 parking stalls provided provided)***

The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite.

1412: Mobility Storage ***(2 Mobility Storage Lockers required & 2 Mobility Storage Lockers provided)***

The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit **or** suite where a unit or suite is **not** provided a motor vehicle parking stall located in a private garage.

1413: Bicycle Parking Stalls ***(10-Class 1 stalls required. 6-Class 1 bicycle stalls provided. see Detail)***

The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is **not** provided a motor vehicle parking stall located in a private garage **or** mobility storage locker.

1450: Waste, Recycling and Organics ***(storage location provided along Northeast fenceline)***

For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.

295: Secondary Suite

a. means a use that:
- **(1)** contains two or more rooms used or designed to be used as a residence by one or more persons;
- **(2)** contains a kitchen, living, sleeping and sanitary facilities;
- **(3)** is self-contained and located within a Dwelling Unit;
- **(4)** is considered part of and secondary to a Dwelling Unit;
- **(5)** in the R-CG District must be contained in a Rowhouse Building

b. is a use within the Residential Group in Schedule A to bylaw 1p2007.

351: Secondary Suite

1. For a Secondary Suite, the minimum building setback from a property line, must be equal to or greater than the minimum building setback from a property line for the main residential building.
2.1 There is no maximum floor area for a Secondary Suite wholly located in a basement, internal landings stairways providing access to the basement may be located above grade.
4. Except in the R-CG district, a Secondary Suite must have a private amenity space that:
- **a.** is located outdoors;
- **b.** has minimum area of 7.5 square meters with no dimension less than 1.5 meters.
  (per R-CG no amenity space size required, but common amenity spaces provided to comply)

ANY REPRODUCTION OF THESE DRAWINGS IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT OF DESIGNER. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY ON-SITE CONSTRUCTION. ALL WORK ON-SITE IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND PROVINCIAL BUILDING CODES AND REGULATIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

STAMPS & SEALS:

CONSULTANT:
(403) 901-5115
VSDG@shaw.ca
Vaughn Scott Design Group

BUILDING CODE REQUIREMENTS:
ALL CONSTRUCTION MUST COMPLY WITH NBC 2023 (AE) & NECB 2020

MUNICIPAL ADDRESS: #2364 23th. Street N.W. Calgary, AB. (Banff Trail) Zoned: 53D2025 (H-GO)

BUILDING: **RH**

LEGAL ADDRESS:
Lot 16
Block 6
Plan 9110 GI

SURVEYOR:
Horizon Land Surveys Inc.
#130 Bowness Centre NW
Calgary, Alberta
(403) 719-0272

COMPLIANCE PATH:
- PRESCRIPTIVE ☐
- TRADE OFF ☐
- PERFORMANCE ■

PROJECT TITLE:

2364 on 23rd. Rowhouse
Proposed Suited 5-Unit Rowhouse Development

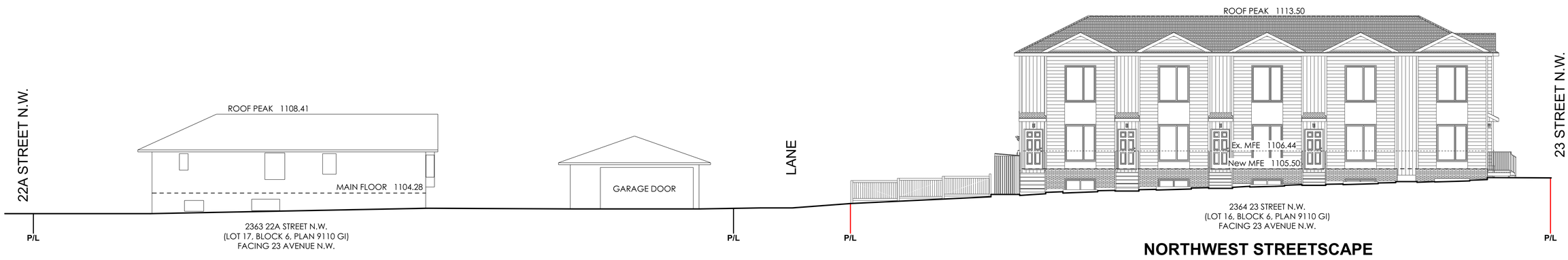
DRAWING TITLE:
ROWHOUSE:
- SITE PLAN
- BYLAW ANALYSIS
- BUILDING CODE ANALYSIS
- BUILDING STATISTICS
- WASTE & RECYCLE STAT.
- SITE LEGEND
- EXTERIOR LIGHTING DETAILS
- BIKE LOCKER DETAIL
- NEW SIDEWALK PROFILE
- WHEELCHAIR RAMP DETAIL

DATE: August 21 2026
SCALE: AS SHOWN

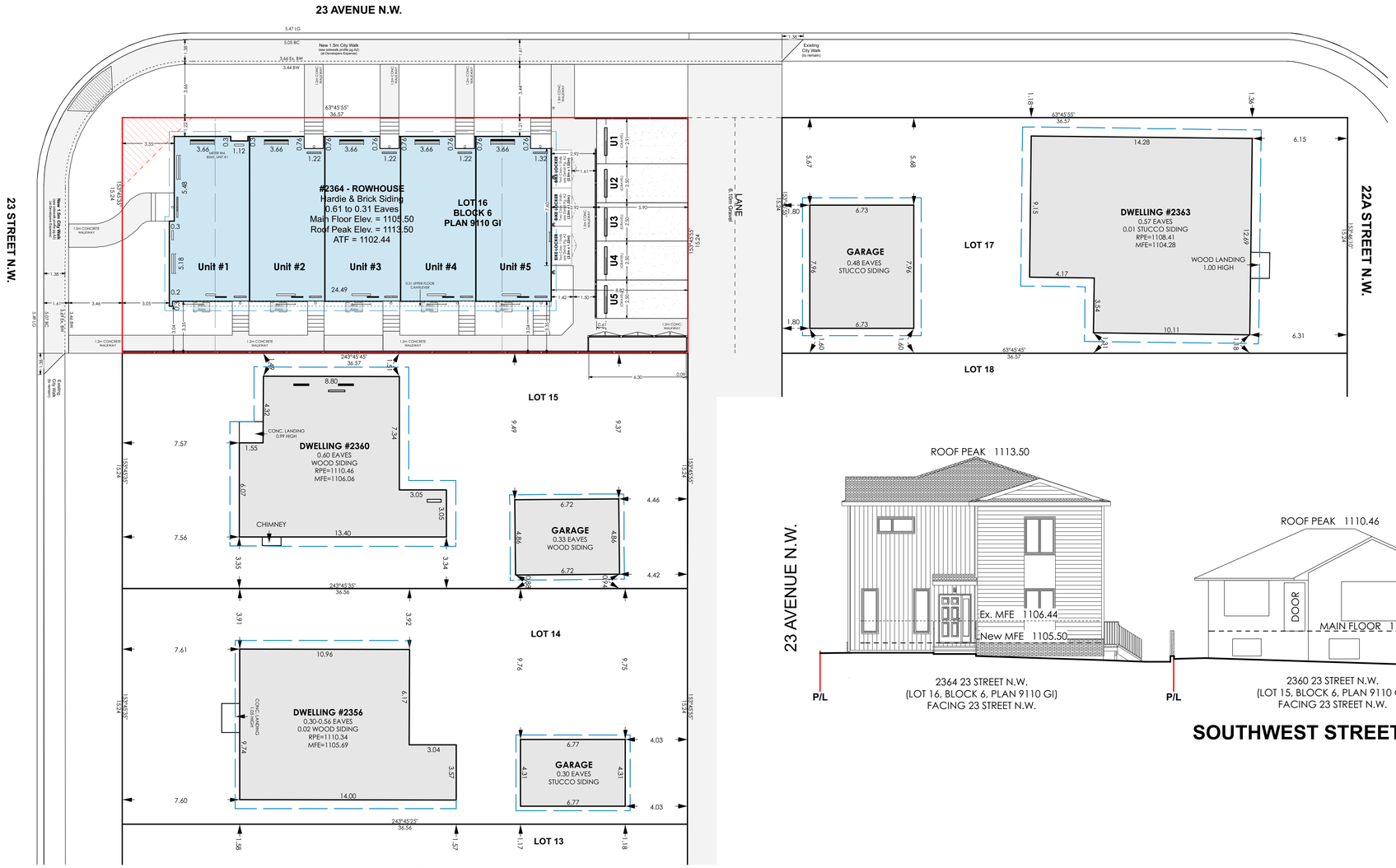
REV:	DATE:	DESCRIPTION:	REV BY:
A	May 13 2026	DEVELOPMENT DRAWINGS ISSUED for REVIEW	VS
B	July 03 2026	DEVELOPMENT DRAWINGS Amended: DR1	VS
C	Aug. 21 2026	DEVELOPMENT DRAWINGS Amended: SRH Update	VS

REVISION: C
PAGE NUMBER: A-2

JOB NUMBER: 26-0417



NORTHWEST STREETSCAPE



BLOCK PLAN

SCALE 1 : 150

SOUTHWEST STREETSCAPE

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STAMPS & SEALS:

CONSULTANT:
(403) 901-5115
VSDG@shaw.ca
Vaughn Scott

BUILDING CODE REQUIREMENTS:
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MUNICIPAL ADDRESS:
#2364
23th. Street N.W.
Calgary, AB.
(Banff Trail)
Zoned: S3D2025 (H-GO)

BUILDING:
RH

LEGAL ADDRESS:
Lot 16
Block 6
Plan 9110 GI

SURVEYOR:
Horizon Land Surveys Inc.
#130 Bowness Centre NW
Calgary, Alberta
(403) 719-0272

COMPLIANCE PATH:
PRESCRIPTIVE ☐
TRADE OFF ☐
PERFORMANCE ■

PROJECT TITLE:
2364 on 23rd. Rowhouse
Proposed Suited 5-Unit Rowhouse Development

DRAWING TITLE:
ROWHOUSE:
- BLOCK PLAN
- STREETSCAPES

DATE: August 21 2026
SCALE: 1:150

REV:	DATE:	DESCRIPTION:	REV BY:
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REVISION: C
PAGE NUMBER: A-4
JOB NUMBER: 26-0417

NOTE:
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NOTE:
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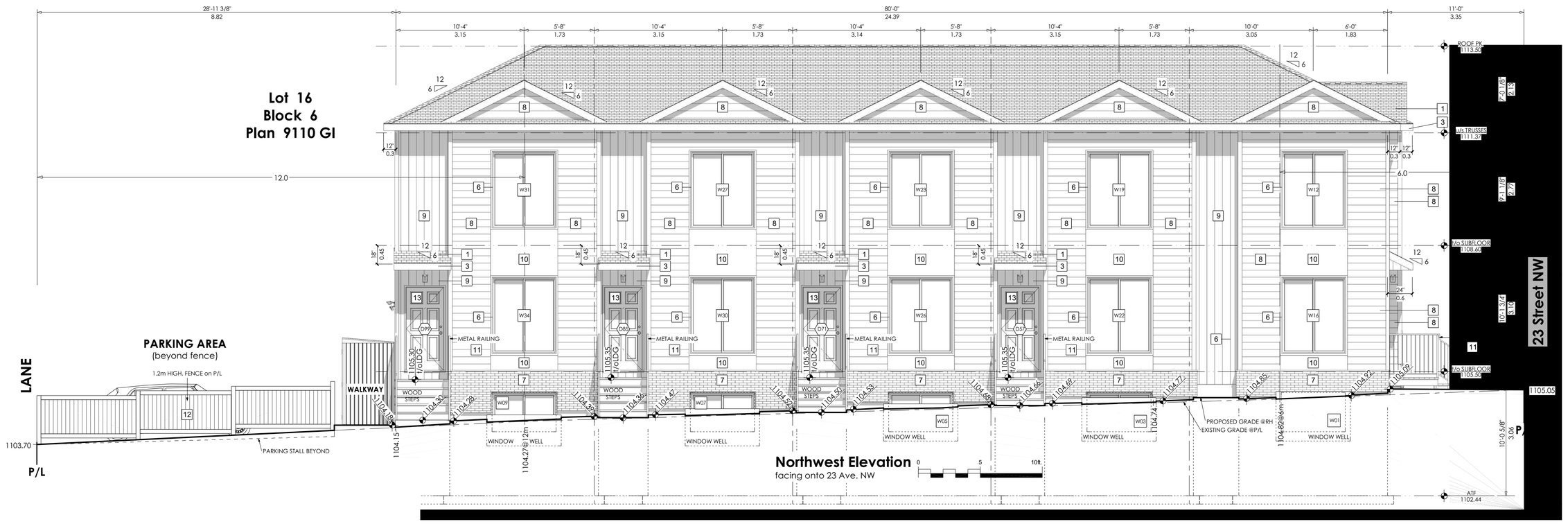
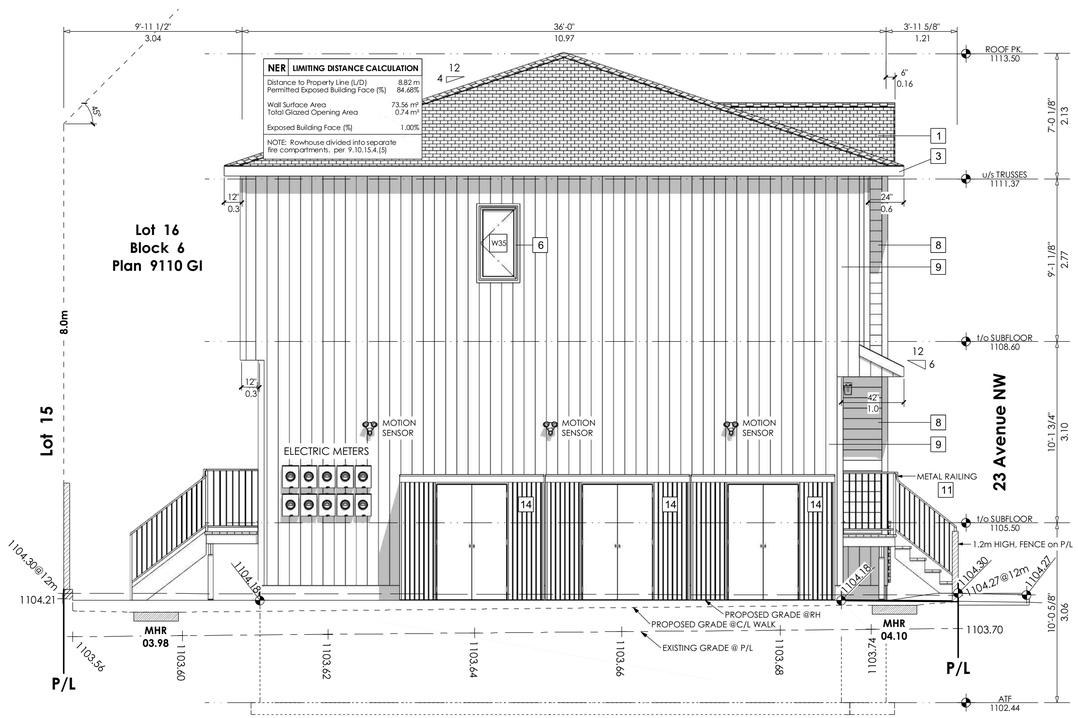
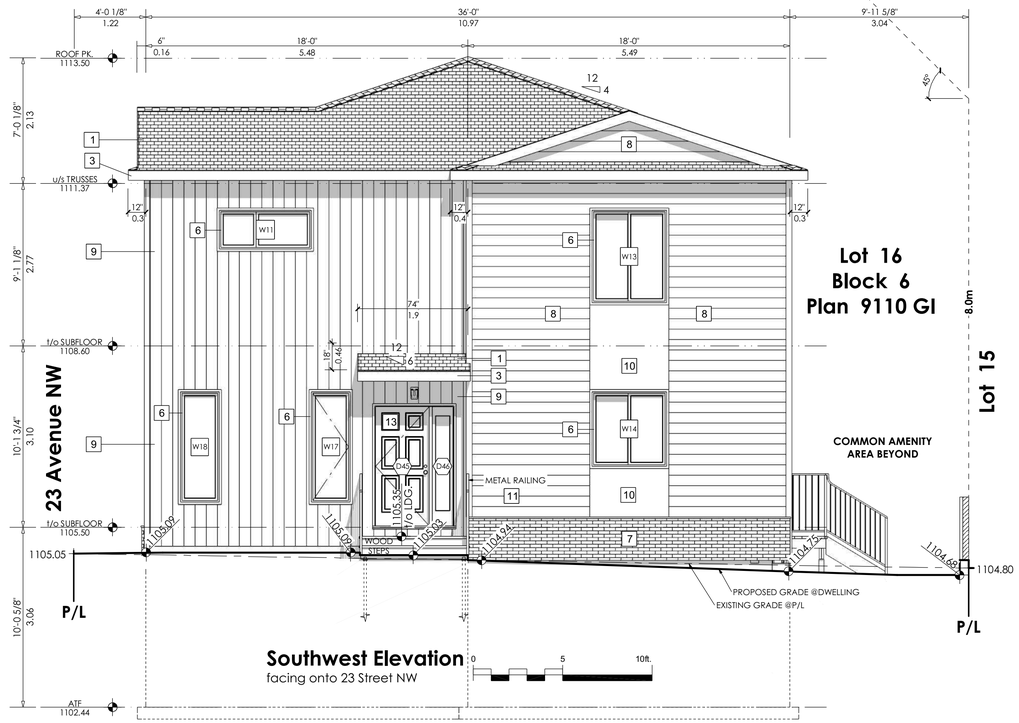




MATERIALS & COLOR CHART			
#	LOCATION	MATERIAL	COLOR
1	Roofing	Asphalt Shingles	Black
2	Roofing	Ribbed Metal	Black
3	Fascia	Metal	Black
4	Soffit	Metal	Black
5	Rainware	Metal	Black
6	Window & Door Frame & Sash	Vinyl Clad Wood	Black
7	Wall Finish	Cultured Brick	Black
8	Wall Finish	Horizontal Hardie Siding	White
9	Wall Finish	Vertical Hardie Siding	Night Grey
10	Wall Trim	Hardie Panel	Black
11	Railing	Metal	Black
12	Fencing	Wood	TBD
13	Entry Door Dwelling	NA	Black
14	Bike Locker	Metal	Green



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(Banff Trail)
Zoned: S3D2025 (H-GO)

BUILDING:
RH

LEGAL ADDRESS:
Lot 16
Block 6
Plan 9110 GI

SURVEYOR:
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#130 Bowness Centre NW
Calgary, Alberta
(403) 719-0272

COMPLIANCE PATH:
PRESCRIPTIVE ☐
TRADE OFF ☐
PERFORMANCE ■

PROJECT TITLE:
2364 on 23rd. Rowhouse
Proposed Suited 5-Unit Rowhouse Development

DRAWING TITLE:
ROWHOUSE:
- EAST ELEVATION
- SOUTH ELEVATION
- WEST ELEVATION
- COLORS & MATERIALS CHART

DATE: August 21 2026
SCALE: 1/4"=1'-0"

REV:	DATE:	DESCRIPTION:	REV BY:
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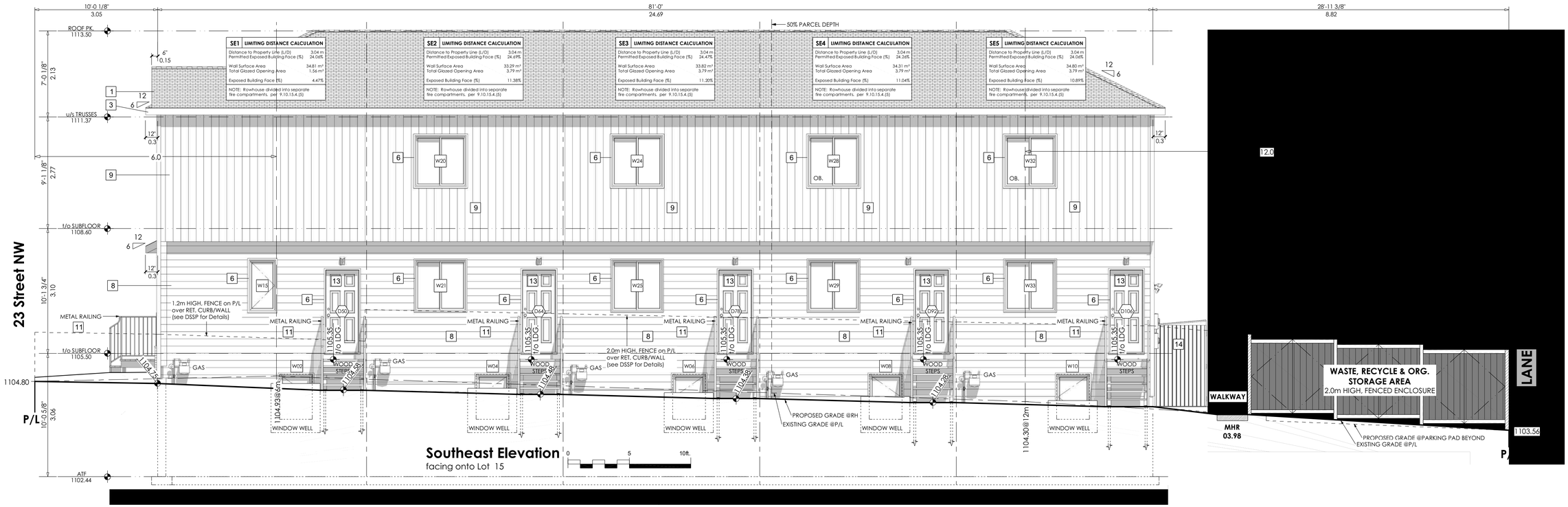
REVISION: C
PAGE NUMBER: A-6
JOB NUMBER: 26-0417



DETAILS of CONSTRUCTION USED to COMPLY with SPV-006

(Firewall by Division B 9.10.11.2.(2) need not be provided)(Sprinklered)

1./ Fire Separation for Exits: see construction assemblies pg. A10

a) Secondary Suite exits are independent of main unit construction
and
Fire Separation Floor assemblies "F9h" under 9.10.3.1.-B

b) Floor Assembly "F9h" has a fire-resistance rating of 45 min.

This assembly has a STC rating of 53

2./ Separation of Residential Units and Suites: see construction assemblies pg. A10

a) Secondary Suites are separated from the Main Units by
Fire Separation Floor assemblies "F9h" & "F/C9h under 9.10.3.1.-B
and
Units & Suites are separated from other Units & Suites by
Fire Separation Wall assemblies "W13a" under 9.10.3.1.-A

b) Floor Assembly "F9h" & "F/C9h" have a fire-resistance rating of 1.0hr.
This assembly has a STC rating of 53
and
Wall Assembly "W13a" has a fire-resistance rating of:
- 1.0hr. for Load-Bearing Assemblies
- 1.0hr. for Non-Load Bearing Assemblies
This assembly has a STC rating of 57

3./ Construction of Fire Separations with a Fire-Resistance Rating

a) All Fire-Rated assemblies are in conformance with Article 9.10.3.1. and
b) construction that is deemed to satisfy the requirements of 9.10.3.1. having
i) walls and floor/ceiling assemblies framed with wood studs, wood joists, or wood I-joists,
ii) joist/stud spaces filled with preformed rock or slag fibre insulation
iii) resilient channel on one side of the fire separation spaced 400 or 600mm on centre, and
iv) not less than 15.9mm thick Type X gypsum board on ceilings and both sides of walls
and
c) All load bearing walls, columns and arches in the storey immediately below a floor assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.

4./ Two Separate Exits

a) Each Dwelling Unit is provided with two separate egress exits.
- one exit door faces the street and is within 0.6m of finished grade
- second exit door faces the rear common area and is within 0.6m of finished grade.

b) Each secondary suite is provided with three separate egress exits.
- one exit door faces the street and is within 0.6m of finished grade.
- two egress windows conforming to clauses 9.9.9.1.(2)(a) and (b)
one window facing the street and one window facing the rear common area.

5./ Ventilation, Air Ducts and Fire Dampers

Sub-trade drawings will be submitted with the building permit application for heating, ventilating and air-conditioning systems as needed, showing the size and continuity of all pipes, ducts, shafts, flues and fire dampers; the location, size, capacity and type of all principal units of equipment, and the size and location of all combustion air and ventilation openings.

6./ Doors and Penetrations

a) No door openings in fire separations are designed for this project.

7./ National Building Code - Alberta Edition

a) Excepting the points noted above, all other acceptable solutions and technical requirements for secondary suites as outlined in the National Building Code - Alberta Edition must be satisfied for this application to use SPV-006.

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COMPLIANCE PATH:
PRESCRIPTIVE ☐
TRADE OFF ☐
PERFORMANCE ■

PROJECT TITLE:
2364 on 23rd. Rowhouse
Proposed Suited 5-Unit Rowhouse Development

DRAWING TITLE:
ROWHOUSE:
- NORTH ELEVATION
- SPV 006 NOTES & DETAILS
- ROOF PLAN

DATE: August 21 2026
SCALE: 1/4" = 1'-0" & AS SHOWN

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