

RESIDENTIAL CONSTRUCTION

#2364, 23th. Street N.W.

4-UNIT ROWHOUSE DEVELOPMENT w/SECONDARY SUITES & 4-STALL DETACHED GARAGE: ISSUED for REVIEW

CONSULTANT LIST

ARCHITECTURAL

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STRUCTURAL

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
A-11 ACCESSORY BUILDING PLAN

MECHANICAL

ELECTRICAL

IMPORTANT: SPV 006

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

IMPORTANT: SPV 003

DETACHED GARAGE CONSTRUCTION MUST FOLLOW
SPECIAL VARIANCE (SPV-003) to COMPLY WITH BUILDING CODE.

SYMBOLS



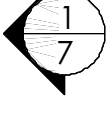
NORTH ARROW



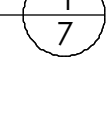
BUILDING SECTION



EXTERIOR ELEVATION



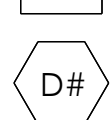
INTERIOR ELEVATION



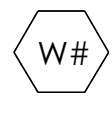
DETAIL



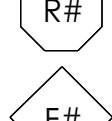
CEILING TYPE



WINDOW CALLOUT



DOOR CALLOUT



WALL TYPE



ROOF TYPE

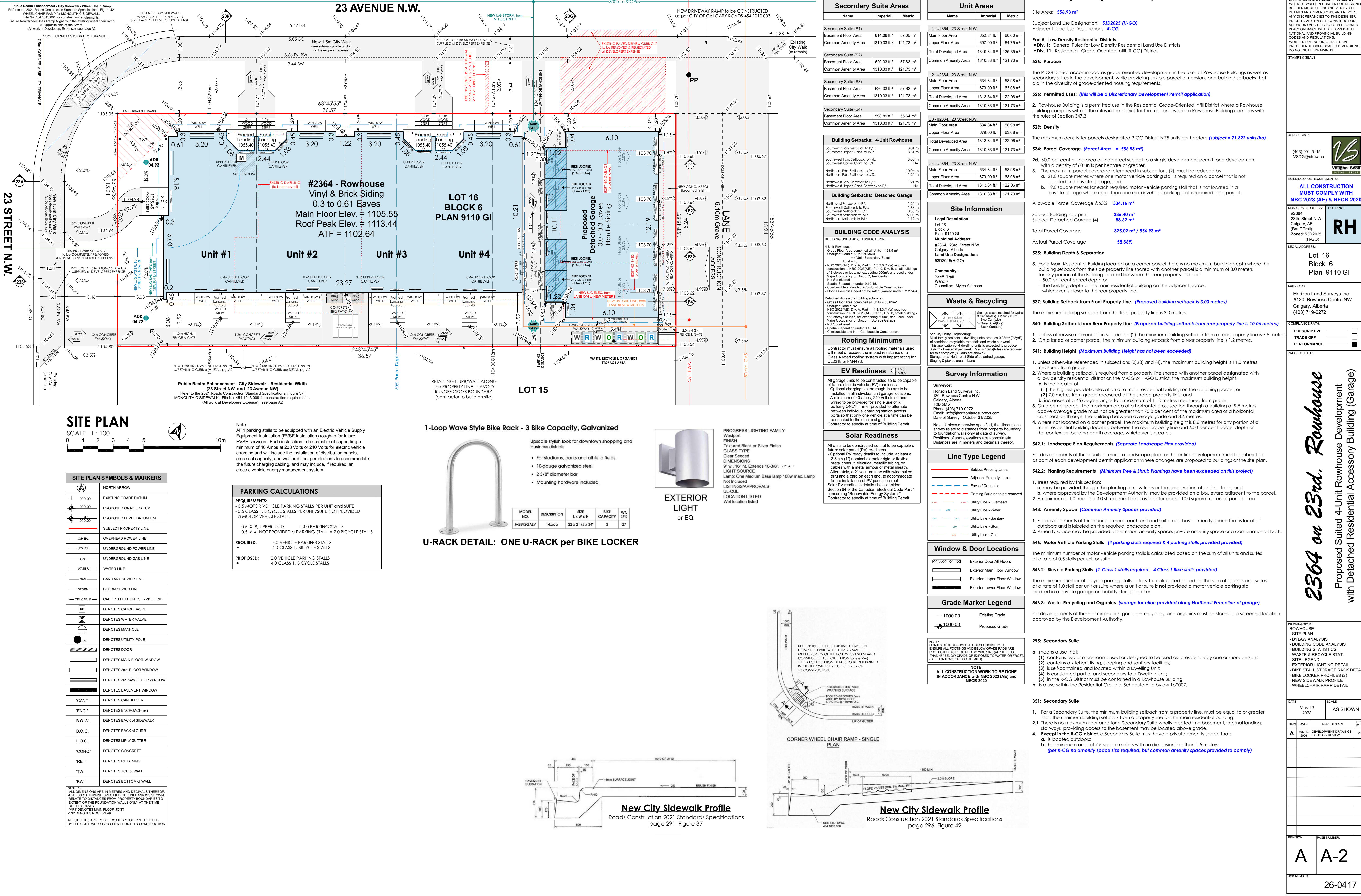


FLOOR TYPE

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	I.F.	-	INTERIOR	STL.	-	STEEL
			INT.	-	INTERIOR	STRUCT.	-	STRUCTURAL
			INSUL.	-	INSULATION			
B.B.	-	BASE BUILDING				T.O.	-	TOP OF
BATT.	-	BATT INSULATION				T&G	-	TONGUE AND GROOVE
BF	-	BARRIER FREE				TL	-	TENANT IMPROVEMENT
BM.	-	BEAM	LAM.	-	LAMINATED	TYP.	-	TYPICAL
BLDG.	-	BUILDING	LAV.	-	LAVATORY			
			L.T.T.P.	-	LONG TERM THERMAL PERFORMANCE	US.	-	UNDERSIDE
C.P.T.	-	CARPET				U.L.C.	-	UNDERWRITER
CLG.	-	CEILING						LABORATORIES OF CANADA
CL.	-	CENTRE LINE	MAX.	-	MAXIMUM			
COL.	-	COLUMN	MECH.	-	MECHANICAL	VB.	-	VAPOUR BARRIER
C/W	-	COMPLETE WITH	MTL.	-	METAL	VEN.	-	VENEER
CONC.	-	CONCRETE	MISC.	-	MISCELLANEOUS	VERT.	-	VERTICAL
CMU	-	CONCRETE MASONRY UNIT	MIN.	-	MINIMUM	V.C.T.	-	VINYL COMPOSITE TILE
			MUA	-	MAKE PAIR UNIT			
CONT.	-	CONTINUOUS	NAT.	-	NATURAL	V.B.	-	WEATHER BARRIER
CG.	-	CORNER GUARD	N.I.C.	-	NOT IN CONTRACT	V.P.	-	WATERPROOF
CORR.	-	CORRIDOR	N.T.S.	-	NOT TO SCALE	WD.	-	WOOD
			NO.	-	NUMBER			
			-	-				
DEMO	-	DEMOLITION						
DF	-	DEEP	O.C.	-	OFF CENTRE			
DIM.	-	DIMENSION	OPG.	-	OPENING			
DIA.	-	DIAMETER	O.T.OO.	-	OUT TO OUT			
DN.	-	DOWN	O.F.	-	OUTSIDE FACE			
DWG.	-	DRAWING						
			FTD.	-	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			
			PS.	-	PRESSED STEEL			
F.O.	-	FACE OF						
FIN.	-	FINISH	Q.T.	-	QUARRY TILE			
FR.	-	FIRE RATED						
FR.R.	-	FIRE RESISTANCE RATING	R.WL.	-	RAINWATER LEADER			
FL.	-	FLOOR	RCV.	-	RECEIVE			
FD.	-	FLOOR DRAIN	REINFOR.	-	REINFORCED			
FE.	-	FIRE EXTINGUISHER	REQ.	-	REQUIRED			
FS.	-	FULL SIZE	REV.	-	REVISED			
			RM.	-	ROOM			
GA.	-	GAUGE	R.D.	-	ROUGH DRAIN			
GL.	-	GLASS	R.Q.	-	ROUGH OPENING			
GR.	-	GRADE	RCP	-	REFLECTED CEILING PLAN			
GWB.	-	GYPSON WALL BOARD						

DOOR SCHEDULE										WINDOW SCHEDULE												
NUMBER	QTY	FLOOR	ROOM NAME	SIZE	EX	IN	W	H	U-FAC	COMMENTS	NUMBER	QTY	FLOOR	ROOM NAME	SIZE	EX	IN	W	H	U-FAC	COMMENTS	
D01	2	1	BIRE LOCKER		EX	3068 L EX	36"	80"	1.1	45 FR.FWS.METAL SELF CLOSER LOCK	D01	1	0	S1 BDRM.1	2632C	30"	36"	90 3/4"	YES	1.6		
D02	2	1	BIRE LOCKER		EX	3068 R EX	36"	80"	1.1	45 FR.FWS.METAL SELF CLOSER LOCK	D02	1	0	S1 BDRM.1	2632C	30"	36"	90 3/4"	YES	1.6		
D03	2	1	GARAGE		EX	2868 R EX	32"	80"	1.1	45 FR.FWS.METAL SELF CLOSER LOCK	D03	1	0	S2 BDRM.2	2632C	30"	36"	90 3/4"	YES	1.6		
D04	2	1	GARAGE		EX	2868 L EX	32"	80"	1.1	45 FR.FWS.METAL SELF CLOSER LOCK	D04	1	0	S2 BDRM.2	2632C	30"	36"	90 3/4"	YES	1.6		
D05	1	0	S1 BDRM.1 CLOSET/S1 BDRM.1		IN	4068 L IN	48"	80"	0.3		D05	1	0	S3 BDRM.3	2632C	30"	36"	90 3/4"	YES	1.6		
D06	1	0	S1 BDRM.1 CLOSET/S1 BDRM.1		IN	4068 L IN	48"	80"	0.3		D06	1	0	S3 BDRM.3	2632C	30"	36"	90 3/4"	YES	1.6		
D07	1	0	S1 BDRM.2 CLOSET/S2 BDRM.2		IN	2668 L IN	30"	80"	0.3		D07	1	0	S3 BDRM.3	2632C	30"	36"	90 3/4"	YES	1.6		
D08	1	0	S1 BDRM.2 CLOSET/S2 BDRM.2		IN	2668 L IN	30"	80"	0.3		D08	1	0	S3 BDRM.3	2632C	30"	36"	90 3/4"	YES	1.6		
D09	1	0	S1 BDRM.2 CLOSET/S2 BDRM.2		IN	2668 R IN	30"	80"	0.3		D09	1	0	S3 BDRM.3	2632C	30"	36"	90 3/4"	YES	1.6		
D10	1	0	S1 ENTRY CLOSET/S1 HALLWAY		IN	1868 R IN	20"	80"	0.3		D10	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D11	1	0	S1 ENTRY CLOSET/S1 HALLWAY		EX	21068 R EX	34"	80"	1.1		D11	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D12	1	0	S1 FULL BATH/S1 HALLWAY		IN	2668 L IN	30"	80"	0.3		D12	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D13	1	0	S1 LAUNDRY/S1 HALLWAY		IN	2868 R IN	32"	80"	0.3		D13	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D14	1	0	S1 MECHANICAL/S1 BDRM.1		IN	2668 L IN	30"	80"	0.3		D14	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D15	1	0	S2 BDRM.1 CLOSET/S2 BDRM.1		IN	4068 R IN	48"	80"	0.3		D15	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D16	1	0	S2 BDRM.1S2 HALLWAY		IN	2668 R IN	30"	80"	0.3		D16	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D17	1	0	S2 BDRM.2 CLOSET/S2 BDRM.2		IN	2668 L IN	30"	80"	0.3		D17	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D18	1	0	S2 BDRM.2S2 HALLWAY		IN	2668 L IN	30"	80"	0.3		D18	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D19	1	0	S2 ENTRY CLOSET/S2 HALLWAY		IN	1868 L IN	20"	80"	0.3		D19	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D20	1	1	S2 ENTRY CLOSET PORCH		EX	21068 L EX	34"	80"	1.1		D20	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D21	1	0	S2 FULL BATH/S2 HALLWAY		IN	2668 L IN	30"	80"	0.3		D21	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D22	1	0	S2 LAUNDRY/S2 HALLWAY		IN	2668 L IN	30"	80"	0.3		D22	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D23	1	0	S2 MECHANICAL/S2 BDRM.2		IN	2668 L IN	30"	80"	0.3		D23	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D24	1	0	S3 BDRM.1 CLOSET/S3 BDRM.1		IN	2668 L IN	30"	80"	0.3		D24	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D25	1	0	S3 BDRM.1S3 HALLWAY		IN	2668 L IN	30"	80"	0.3		D25	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D26	1	0	S3 BDRM.1S3 HALLWAY		IN	2668 L IN	30"	80"	0.3		D26	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D27	1	0	S3 BDRM.2 CLOSET/S3 BDRM.2		IN	2668 L IN	30"	80"	0.3		D27	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D28	1	0	S3 BDRM.2S3 HALLWAY		IN	2668 L IN	30"	80"	0.3		D28	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D29	1	0	S3 ENTRY CLOSET/S3 HALLWAY		IN	1868 R IN	20"	80"	0.3		D29	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D30	1	0	S3 FULL BATH/S3 HALLWAY		IN	2668 R IN	30"	80"	0.3		D30	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D31	1	0	S3 LAUNDRY/S3 HALLWAY		IN	2668 L IN	30"	80"	0.3		D31	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D32	1	0	S3 MECHANICAL/S3 BDRM.2		IN	2668 R IN	30"	80"	0.3		D32	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D33	1	0	S4 BDRM.1 CLOSET/S4 BDRM.1		IN	4068 R IN	48"	80"	0.3		D33	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D34	1	0	S4 BDRM.1S4 HALLWAY		IN	4068 R IN	48"	80"	0.3		D34	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D35	1	0	S4 BDRM.2 CLOSET/S4 BDRM.2		IN	2668 L IN	30"	80"	0.3		D35	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D36	1	0	S4 BDRM.2S4 HALLWAY		IN	2668 L IN	30"	80"	0.3		D36	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D37	1	0	S4 ENTRY CLOSET/S4 HALLWAY		IN	1868 L IN	20"	80"	0.3		D37	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D38	1	1	S4 ENTRY CLOSET PORCH		EX	21068 L EX	34"	80"	1.1		D38	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D39	1	0	S4 FULL BATH/S4 HALLWAY		IN	2668 L IN	30"	80"	0.3		D39	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D40	1	0	S4 LAUNDRY/S4 HALLWAY		IN	2668 L IN	30"	80"	0.3		D40	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D41	1	0	S4 MECHANICAL/S4 BDRM.3		IN	2668 L IN	30"	80"	0.3		D41	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D42	1	2	U1 BDRM.2 CLOSET/U1 BDRM.2		IN	4068 L IN	48"	80"	0.3		D42	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D43	1	2	U1 BDRM.3 CLOSET/U1 BDRM.3		IN	4068 R IN	48"	80"	0.3		D43	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D44	1	2	U1 ENTRY CLOSET/U1 LIV.DIN.		IN	2668 L IN	30"	80"	0.3		D44	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D45	1	2	U1 FULL BATH/U1 UPPER HALLWAY		IN	2668 R IN	30"	80"	0.3		D45	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D46	1	2	U1 KITCHEN		EX	21068 R EX	32"	80"	1.1		D46	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D47	1	2	U1 LAUNDRY/U1 UPPER HALLWAY		IN	2668 R IN	30"	80"	0.3		D47	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D48	1	2	U1 LINEN CLOSET/U1 UPPER HALLWAY		IN	2668 L IN	30"	80"	0.3		D48	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D49	1	2	U1 LIV.DIN.		EX	21068 R EX	32"	80"	1.1		D49	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D50	1	2	U1 LIV.DIN.		EX	1260 EX	14"	96"	0.3	14" SIDE/LITE	D50	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D51	1	1	U1 MECHANICAL/U1 KITCHEN		IN	1868 L IN	20"	80"	0.3		D51	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D52	1	1	U1 PANTRY/U1 KITCHEN		IN	2668 L IN	30"	80"	0.3		D52	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D53	1	1	U1 POWER ROOM/U1 KITCHEN		IN	2668 L IN	30"	80"	0.3		D53	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D54	1	2	U1 PRIMARY CLOSET/U1 PRIMARY		IN	2668 R IN	28"	80"	0.3		D54	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D55	1	2	U1 PRIMARY/U1 PRIMARY ENSUITE		IN	2668 L IN	30"	80"	0.3		D55	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D56	1	2	U1 PRIMARY CLOSET/U1 PRIMARY		IN	2668 R IN	28"	80"	0.3		D56	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D57	1	2	U1 STORAGE CLOSET/U1 BDRM.3		IN	4068 L IN	48"	80"	0.3		D57	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D58	1	2	U1 UPPER HALLWAY/U1 BDRM.2		IN	2668 L IN	30"	80"	0.3		D58	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D59	1	2	U1 UPPER HALLWAY/U1 BDRM.3		IN	2668 R IN	30"	80"	0.3		D59	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D60	1	2	U2 BDRM.2 CLOSET/U2 BDRM.2		IN	4068 R IN	48"	80"	0.3		D60	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D61	1	2	U2 BDRM.3 CLOSET/U2 BDRM.3		IN	4068 L IN	48"	80"	0.3		D61	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D62	1	2	U2 ENTRY CLOSET/U2 LIV.DIN.		IN	4068 L IN	48"	80"	0.3		D62	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D63	1	2	U2 FULL BATH/U2 UPPER HALLWAY		IN	2668 R IN	30"	80"	0.3		D63	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D64	1	2	U2 KITCHEN		EX	2868 L EX	32"	80"	1.1		D64	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D65	1	2	U2 LAUNDRY/U2 UPPER HALLWAY		IN	2668 L IN	30"	80"	0.3		D65	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D66	1	2	U2 LINEN CLOSET/U2 UPPER HALLWAY		IN	2668 L IN	30"	80"	0.3		D66	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D67	1	1	U2 LIV.DIN./U2 PORCH		EX	21068 R EX	34"	80"	1.1		D67	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D68	1	2	U2 MECHANICAL/U2 KITCHEN		IN	1868 L IN	20"	80"	0.3		D68	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D69	1	1	U2 PANTRY/U2 LIV.DIN.		IN	2668 R IN	28"	80"	0.3		D69	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D70	1	2	U2 POWER ROOM/U2 KITCHEN		IN	2668 L IN	30"	80"	0.3		D70	1	0	S4 BDRM.4	2632C	30"	36"	90 3/4"	YES	1.6		
D71	1	2	U2 PRIMARY CLOSET/U2 PRIMARY																			



PLANTING NOTATIONS:

Note: all shrubs within corner cut to be no higher than 0.6m above lip of gutter per Mobility Engineering.

LOW WATER IRRIGATION SYSTEM to be PROVIDED:

This will be an automated underground irrigation system which includes:

- a. a rain sensor or a soil moisture sensor;
b. a flow sensor for leak detection; and
c. a master valve to secure the system if a leak is detected.

LANDSCAPING NOTATIONS:

- a). An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during the site excavation and construction of the walkways. Prior to excavation and construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting on site.
- b) If clearance pruning of public trees is required. Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.
- c) The applicant shall call 311 to arrange a Tree Line Assignment application for Utility Line Assignment approval.

PLANTINGS SCHEDULE						
Tree No.	Qty.	Status	Tree Type	Trunk Dia.	Canopy Dia	Height
1	1	to be removed	Picea Glauca	0.5m	3.0m	10.0m
2	1	to be removed	Populus Balsamifera	0.5m	4.0m	10.0m
3	1	to be removed	Bush	--	2.0m	2.0m
4	1	to be removed	Bush	--	1.5m	1.0m
5	1	to stay	Fraxinus Pennsylvanica	0.4m	5.0m	8.0m
6	1	to be removed	Deciduous	0.6m	4.0m	10.0m
7	1	to be removed	Coniferous	0.1m	1.5m	3.0m
8	1	to be removed	Deciduous	0.3m	5.0m	6.0m
9	1	to stay	Syringa (shrub)	--	3.0m	2.0m
10	1	to be removed	Deciduous	0.6m	4.0m	4.0m
11	1	to stay	Coniferous	0.2m	3.5m	5.0m
12	1	to stay	Coniferous	0.5m	5.0m	12.0m
13	1	to stay	Malus	0.1m	1.0m	2.5m
14	1	to be removed	Bush	--	2.0m	2.0m
15	1	to stay	Quercus Marccocarpa	0.5m	5.0m	3.0m
16	2	New	Amur Maple/Emerald Elf	0.9m	1.8m	2.0m
17	3	New	Dwarf Blue Spruce	0.75m	1.5m	2.5m
18	17	New	Calgary Carp. Juniper	--	0.6m - 0.8m	0.3m
19	10	New	Mugo Pine Shrub	--	0.6m - 0.8m	0.6m

LANDSCAPING LEGEND			
	EXISTING GRASS		POWER POLE
	PROPOSED GRASS		RETAINING WALL
	EXISTING CONCRETE		EXISTING SIGNAGE
	PROPOSED CONCRETE		EXISTING GRADE
	PROPOSED STAMPED CONCRETE		PROPOSED GRADE
	PROPOSED MULCH		EXISTING FIRE HYDRANT
	PROPOSED SHRUB DECIDUOUS		EXISTING LIGHT STANDARD
	PROPOSED SHRUB CONIFEROUS		EXISTING TREE (to remain)
	PROPOSED GRASS/ORNAMENTAL		EXISTING TREE (to be removed)
	PROPOSED DECIDUOUS TREE		
	PROPOSED CONIFEROUS TREE		

SITE STATISTICS	
Total Lot Area (Zoned:53D2025(H-GO)	556.93 m²
Proposed Rowhouse	243.39 m²
Proposed Accessory Building (Garage)	87.67 m²
Proposed Lot Coverage (m²)	331.06 m²
Proposed Lot Coverage (%)	59.44% (-0.56%)
Permitted Lot Coverage (60%)	334.16 m²
Total Landscaped Area	225.87 m²
Soft Landscaped Area	112.05 m²(49.6%)

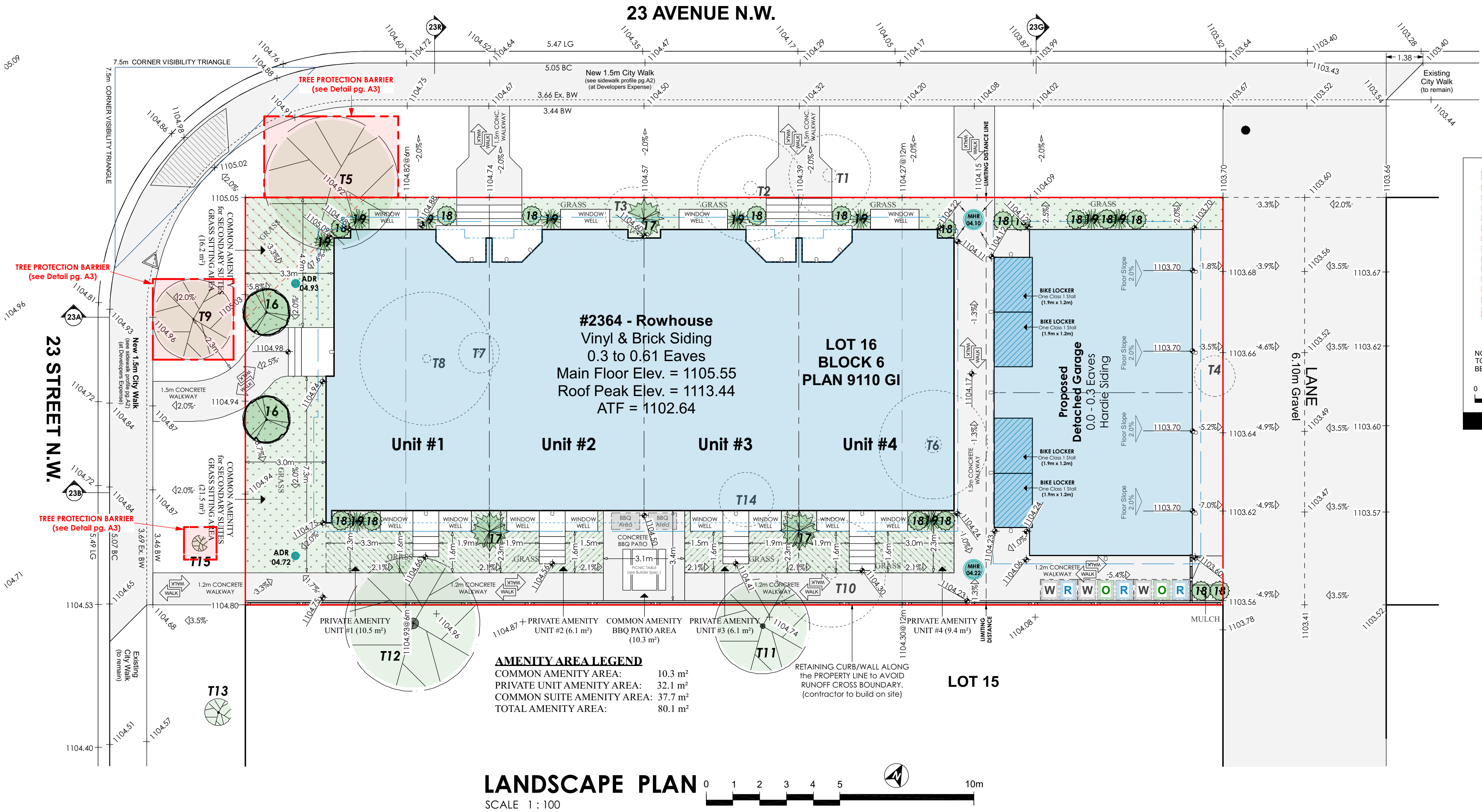
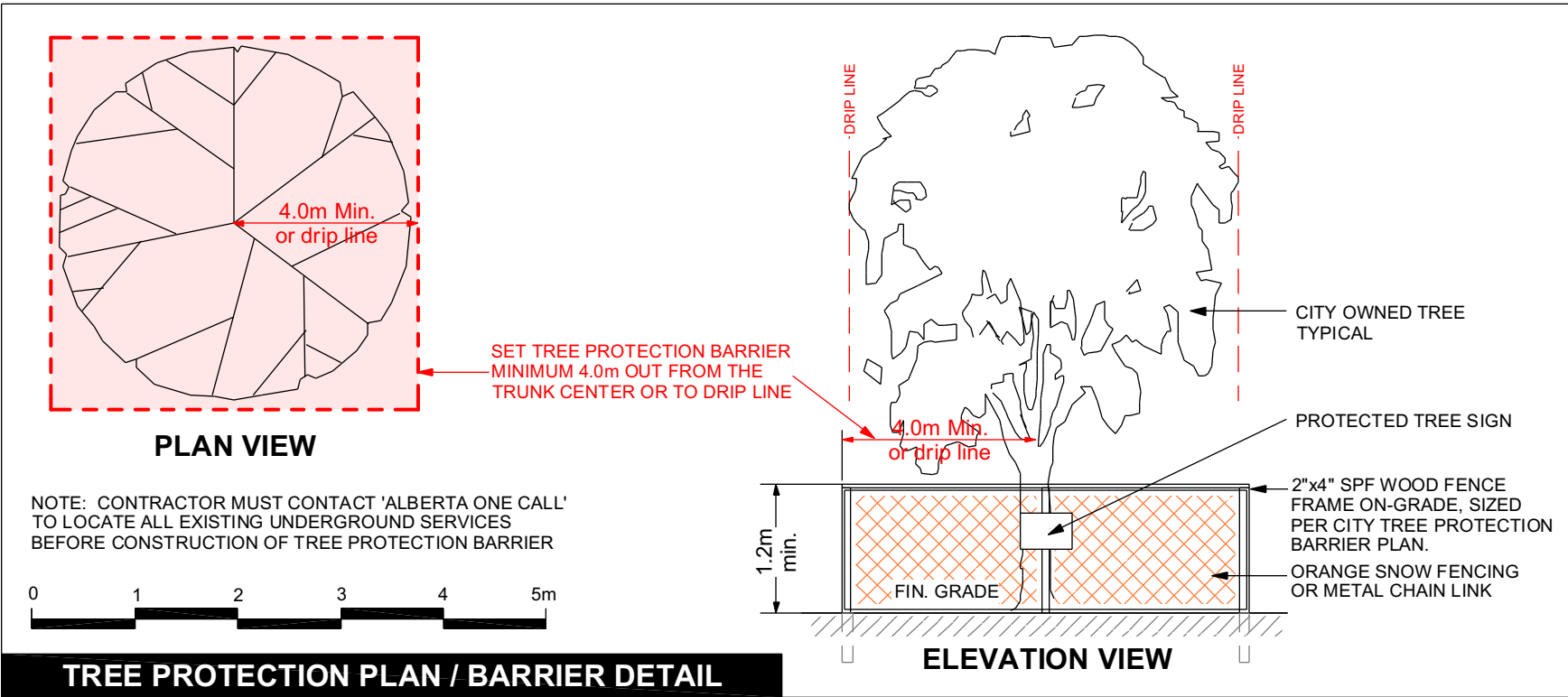
Grass:
All sodded areas are planted with a drought tolerant grass species.

Plantings:
Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

Irrigation:
All soft surfaced landscaped areas will be irrigated by an underground low-water irrigation system.

New matured trees to be planted after construction as required by Land Use Bylaw.
All proposed boulevard trees are subject to Line Assignment approval.

All Trees and Shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.



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

Vaughan Scott
REGISTERED ENGINEER

BUILDING CODE REQUIREMENTS:

ALL CONSTRUCTION
MUST COMPLY WITH
NBC 2023 (AE) & NECB 2020

MUNICIPAL ADDRESS: #2364
23rd 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 4-Unit Rowhouse Development
with Detached Residential Accessory Building (Garage)

DRAWING TITLE:
ROWHOUSE:
- LANDSCAPE PLAN
- SITE STATISTICS CHART
- PLANTINGS SCHEDULE
- LANDSCAPE LEGEND
- TREE PROTECTION PLAN

DATE: May 13 2026
SCALE: 1:100

REV: A
DATE: May 13 2026
DESCRIPTION: DEVELOPMENT DRAWING
ISSUED FOR REVIEW
REV: VS

REVISION: A
PAGE NUMBER: A-3

236 NUMBER: 26-0417

NOTE:
CONTRACTOR ASSUMES ALL RESPONSIBILITY TO ENSURE ALL FOOTINGS AND BELOW GRADE PADS ARE PROTECTED, AS REQUIRED BY NBC 2023 (AE) IF LESS THAN 40" 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

22A STREET N.W.

23 STREET N.W.

NORTHWEST STREETSCAPE

23 STREET N.W.

22A STREET N.W.

23 AVENUE N.W.

LOT 13

SOUTHWEST STREETSCAPE

BLOCK PLAN
SCALE 1 : 150

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STAMPS & SEALS:

CONSULTANT:

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VSDG@shaw.ca



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MUST COMPLY WITH
NBC 2023 (AE) & NECB 2020

MUNICIPAL ADDRESS: #2364
23rd. 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 4-Unit Rowhouse Development
with Detached Residential Accessory Building (Garage)

DRAWING TITLE:

ROWHOUSE:
- BLOCK PLAN
- STREETSCAPES

DATE:

May 13
2026

SCALE:

1:150

REV:

A

DATE:

May 13
2026

DESCRIPTION:

DEVELOPMENT DRAWING
ISSUED FOR REVIEW

REV:

VS

REVISION:

A

PAGE NUMBER:

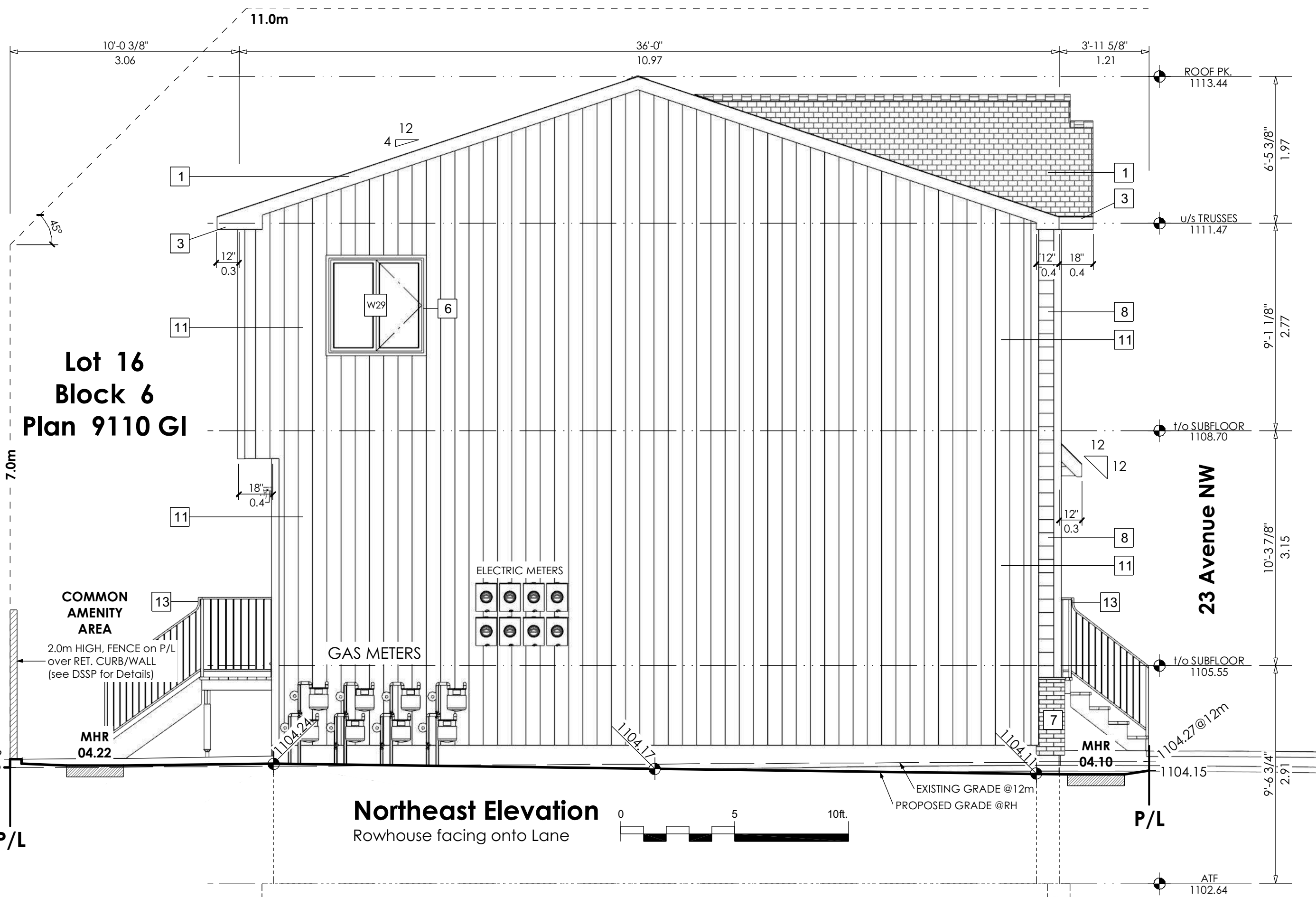
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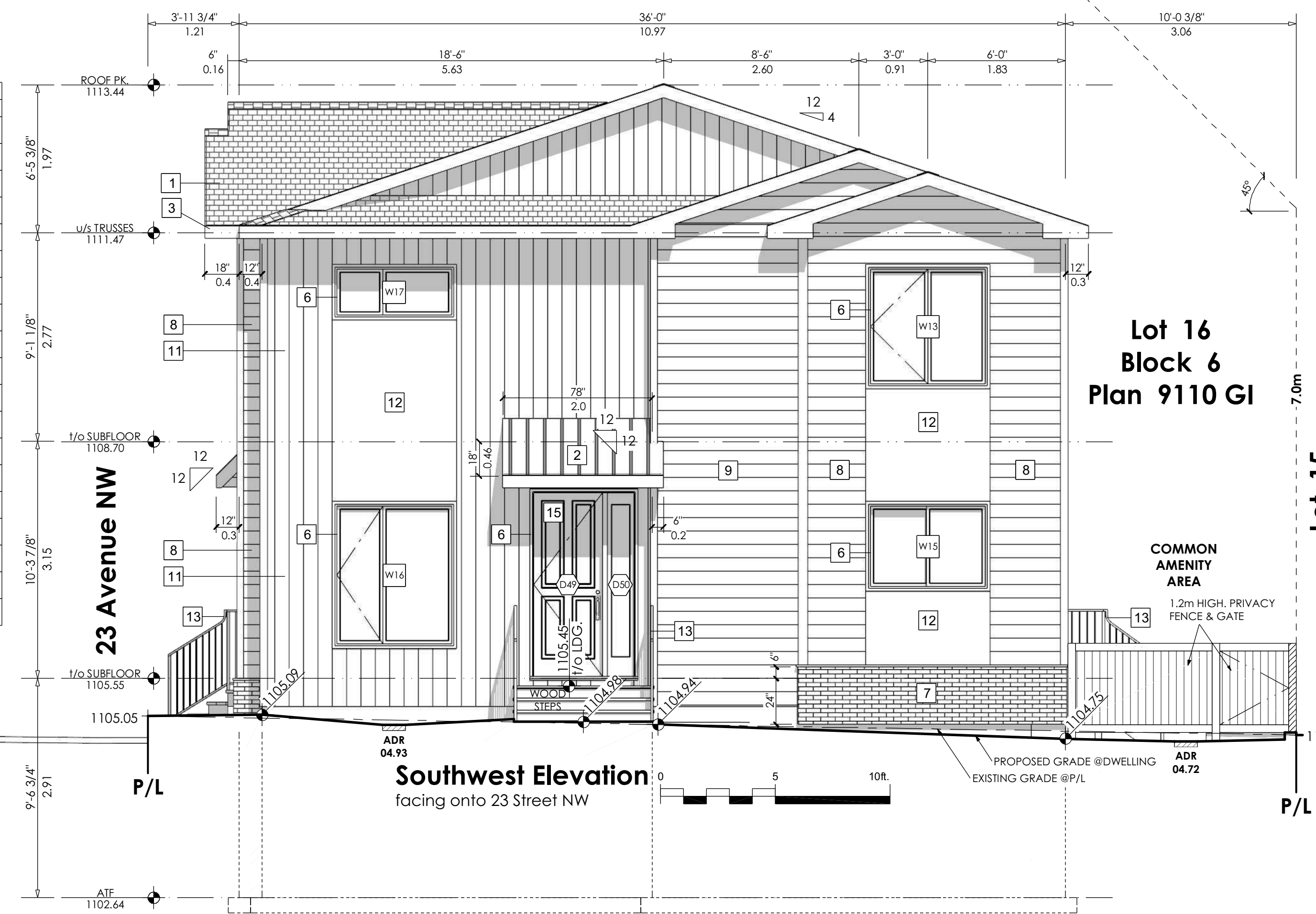
26-0417

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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



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
8h	Wall Finish	Horizontal Hardie Siding	White
8	Wall Finish	Horizontal Vinyl Siding	White
9	Wall Finish	Horizontal Vinyl Siding	Cobblestone
10	Wall Finish	Horizontal Vinyl Siding	Timber Bark
11h	Wall Finish	Vertical Hardie Siding	Night Grey
11	Wall Finish	Vertical Vinyl Siding	Night Grey
12	Wall Trim	Hardie Panel	Black
13	Railing	Metal	Black
14	Fencing	Wood	T&D
15	Entry Door Dwelling	NA	Black
16	Entry Door Garage	Metal	Black
17	Garage O.H.D.	Insulated FB	Black



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STAMPS & SEALS:

CONSULTANT:

(403) 901-5115
VSDG@shaw.ca

VSDG
Vaughan Scott Design Group Inc.

BUILDING CODE REQUIREMENTS:

ALL CONSTRUCTION MUST COMPLY WITH NBC 2023 (AE) & NECB 2020

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

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 4-Unit Rowhouse Development with Detached Residential Accessory Building (Garage)

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

DATE: May 13, 2026, SCALE: 1/4"=1'-0"

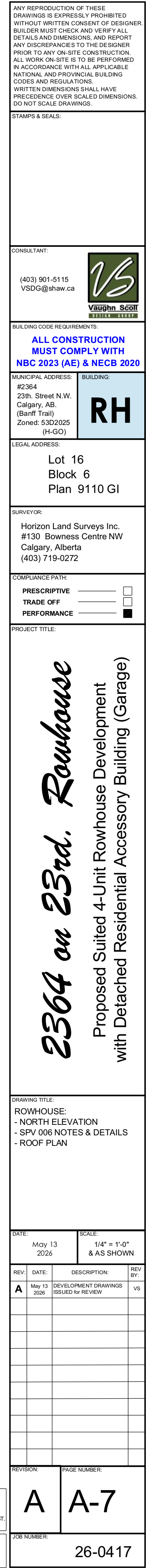
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REVISION: A, PAGE NUMBER: A-6

236 NUMBER: 26-0417

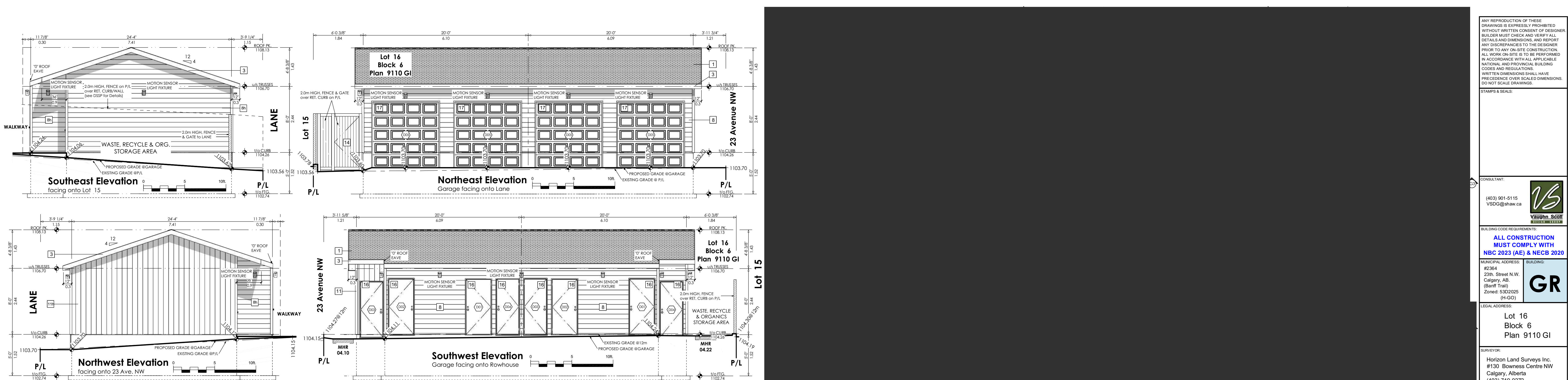
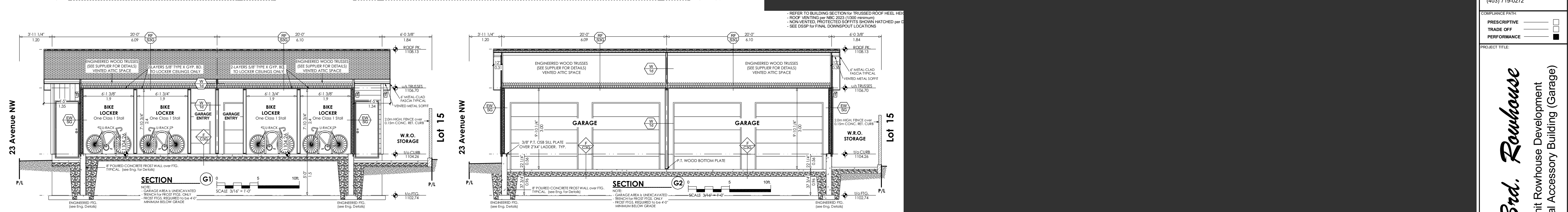
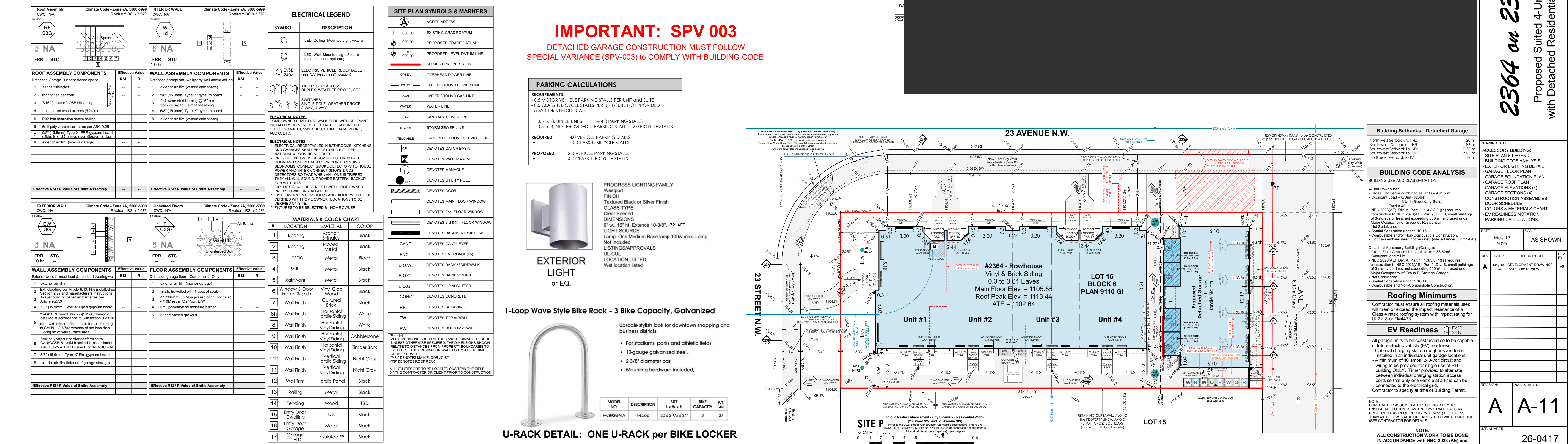
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NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH NBC 2023 (AE) AND NECB 2020.



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

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STAMPS & SEALS:

CONSULTANT:

(403) 901-5115
VSDG@shaw.ca

VSDG
Vancouver Structural Design Group

BUILDING CODE REQUIREMENTS:

ALL CONSTRUCTION MUST COMPLY WITH NBC 2023 (AE) & NECB 2020

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

BUILDING: **GR**

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 4-Unit Rowhouse Development with Detached Residential Accessory Building (Garage)

DRAWING TITLE: ACCESSORY BUILDING - SITE PLAN & LEGEND

BUILDING CODE ANALYSIS: 4-Unit Rowhouse: Gross Floor Area combined all Units = 491.5 m², Occupant Load = 4 Units (2364), Total = 40, NBC 2023(AE), Div. A, Part 1, 1.3.3.3.1(a) requires construction to NBC 2023(AE), Part 9, Div. B, small buildings of 4 storeys or less, not exceeding 6000 m² and used under Major Occupancy of Group C - Residential, Not Sprinkled, Spatial Separation under 9.10.15, Combustible under Non-Combustible Construction, Floor assemblies need not be rated (under 9.10.2.2.4(a)), Detached Accessory Building (Garage): Gross Floor Area combined all Units = 88.62 m², Occupant Load = 4 Units (2364), NBC 2023(AE), Div. A, Part 1, 1.3.3.3.1(a) requires construction to NBC 2023(AE), Part 9, Div. B, small buildings of 4 storeys or less, not exceeding 6000 m² and used under Major Occupancy of Group C - Storage Garage, Not Sprinkled, Spatial Separation under 9.10.14, Combustible and Non-Combustible Construction.

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: All garage units to be constructed so as to be capable of future electric vehicle (EV) readiness. - Optional charging station rough-ins are to be installed in all individual unit garage locations. - A minimum of 40 amps, 240-volt circuit and wiring to be provided for single use of EV building ONLY. - Time 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.

NOTE: CONTRACTOR ASSUMES ALL RESPONSIBILITY TO ENSURE ALL FOOTINGS AND BELOW GRADE PADS ARE PROTECTED. AS REQUIRED BY NBC 2023(AE) IF LESS THAN 45" BELOW GRADE OR EXPOSED TO WATER OR FROST (SEE CONTRACT FOR DETAILS).

NOTE: ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH NBC 2023 (AE) AND NECB 2020.

DATE: May 13, 2026

SCALE: AS SHOWN

REV: A

DATE: May 13, 2026

DESCRIPTION: DEVELOPMENT DRAWING

REV: VS

REVISION: A

PAGE NUMBER: A-11

2364 NUMBER: 26-0417