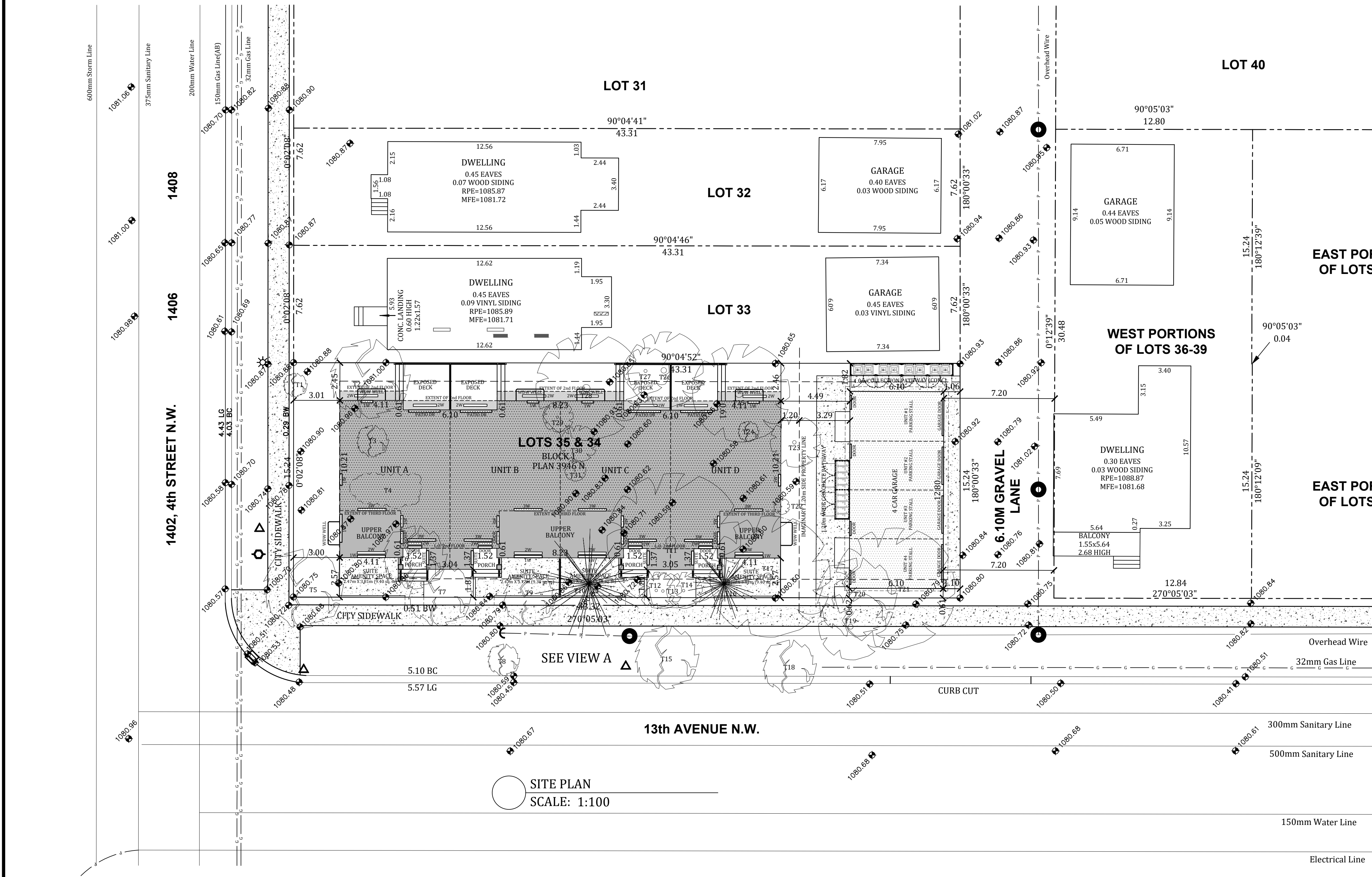
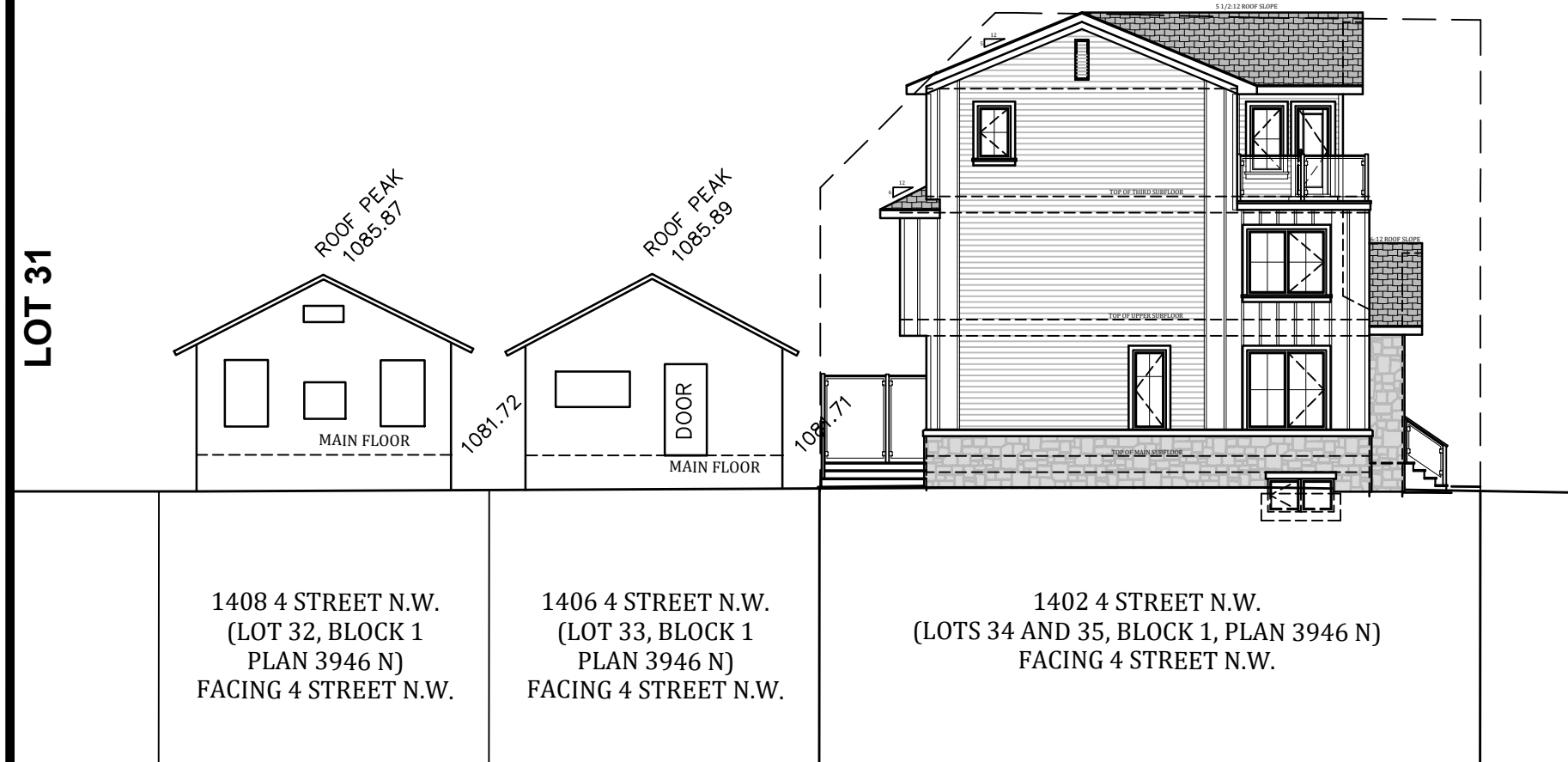
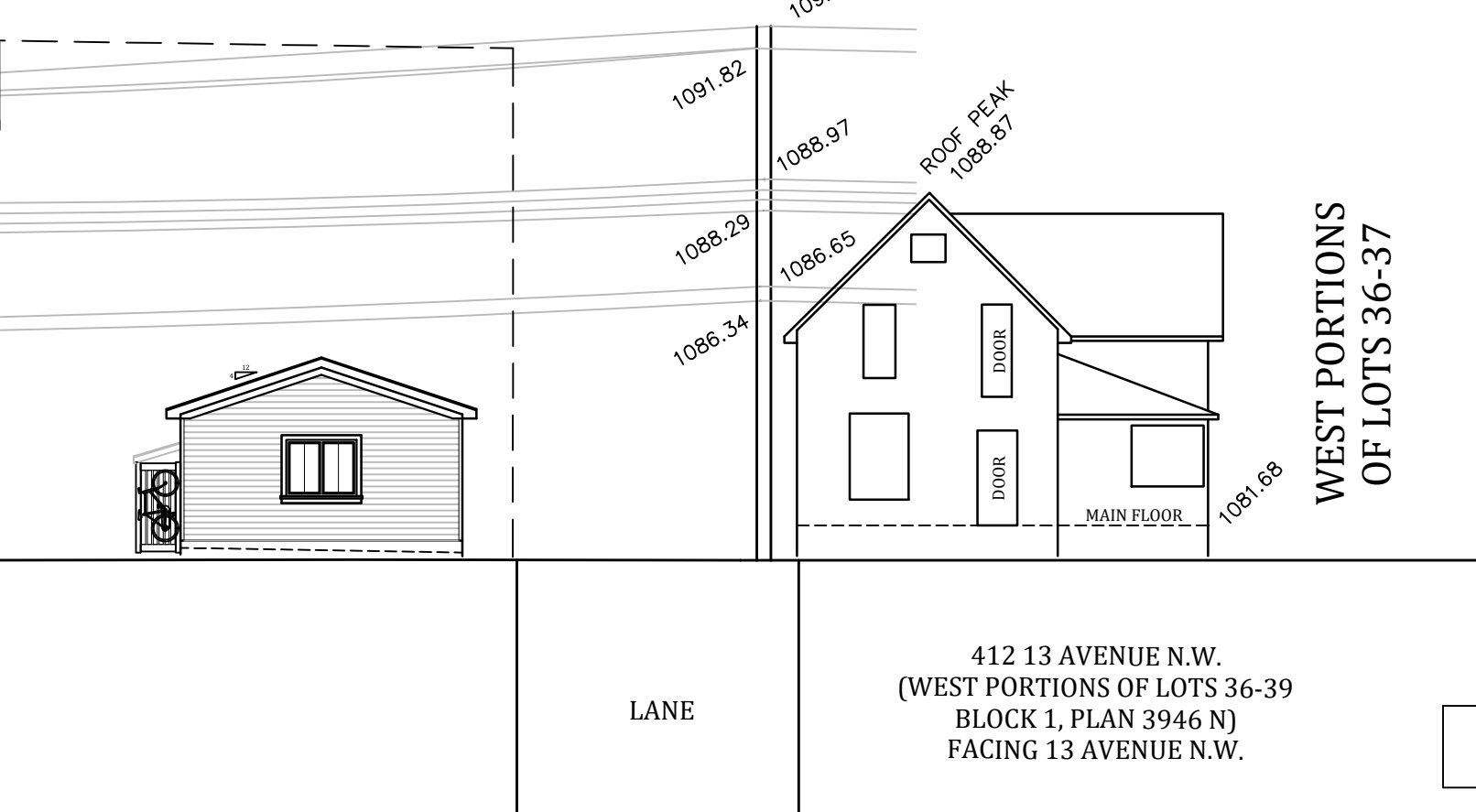




SITE PLAN
SCALE: 1:100



13 AVENUE N.W.



NOT FOR
CONSTRUCTION

TREE INFORMATION CHART						
Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Status
T1	Bush	-	1.50	1.15	On Property Line	To remain
T2	Bush	-	5.00	6.00	In Subject Property	To be removed
T3	Bush	-	2.00	2.00	In Subject Property	To be removed
T4	Bush	-	2.40	3.50	In Subject Property	To be removed
T5	Bush	-	5.00	5.00	On Property Line	To remain
T6	Bush	-	4.00	4.00	In Subject Property	To be removed
T7	Bush	-	4.00	4.00	On Property Line	To be removed
T8	Bush	-	2.00	3.10	In City Property	To remain
T9	Bush	-	3.50	3.50	On Property Line	To be removed
T10	Coniferous	0.44	6.00	10.00	In Subject Property	To remain
T11	Deciduous	0.67	8.50	8.00	In Subject Property	To be removed
T12	Deciduous	0.09	2.50	4.00	In Subject Property	To be removed
T13	Deciduous	0.09	2.50	4.00	In Subject Property	To be removed
T14	Deciduous	0.09	2.50	4.00	In Subject Property	To be removed
T15	Bush	-	4.20	5.00	In City Property	To remain
T16	Coniferous	0.21	4.00	7.00	In Subject Property	To be removed
T17	Deciduous	0.47	8.00	6.00	In Subject Property	To be removed
T18	Bush	-	3.50	2.00	In City Property	To remain
T19	Deciduous	0.55	4.50	3.50	In City Property	To remain
T20	Bush	-	5.00	4.00	On Property Line	To remain
T21	Deciduous	0.70	8.00	7.00	In Subject Property	To be removed
T22	Deciduous	0.07	1.00	2.00	In Subject Property	To be removed
T23	Deciduous	0.14	3.20	4.50	In Subject Property	To be removed
T24	Bush	-	1.30	2.25	In Subject Property	To be removed
T25	Deciduous	0.60	6.50	7.00	In Subject Property	To be removed
T26	Deciduous	0.31	5.00	6.00	In Subject Property	To be removed
T27	Deciduous	0.10	3.00	5.00	In Subject Property	To be removed
T28	Deciduous	0.46	7.00	7.00	In Subject Property	To be removed
T29	Deciduous	0.10	2.00	3.50	In Subject Property	To be removed
T30	Deciduous	0.14	2.40	4.00	In Subject Property	To be removed
T31	Deciduous	0.12	1.40	3.75	In Subject Property	To be removed

NOTE: LANDSCAPED AREAS TO HAVE UNDERGROUND IRRIGATION SYSTEM
NOTE: ALL PLANT BEDS TO HAVE BLACK MULCH FILL
NOTE: ALL SODDED AREAS TO BE MADE UP OF DROUGHT RESISTANT SPECIES
NOTE: MINIMUM TOPSOIL DEPTH TO BE 300mm FOR ALL ABSORBENT LANDSCAPE AREAS.

Site Coverage:	373.24 m2
(4 Unit Multi-residential -	286.05 m2)
(Detached garage (4 stalls)	78.03 m2)
(2 Bike storage lockers (8 bikes) -	3.71 m2)
(Waste collection -	5.45 m2)
Site Area:	659.88 m2
	56.56 %

555 Enhanced Landscaping Option - Reduction on 40% landscaping

Required Landscaping:	40% - 3% = 37.00% = 244.15 m2
Actual Landscaping:	43.44% = 286.64 m2
Hard Landscaping:	155.03 m2 (54.08%)
- Apron, patios & pathways	
Soft Landscaping:	131.61 m2 (45.91%)

1402, 4th STREET N.W.
LOTS 34 & 35, BLOCK 1, PLAN 3946 N

LANDSCAPE LEGEND				
Variety	Trunk (Ø±)	Quantity	Height (±)	Location
Coniferous		2.0	3.0m	FRONT YARD (N.W.)
Deciduous		6.0	2.0m/3.0m	FRONT YARD/ REAR YARD
Shrubbery		23.0	0.60m /0.70m	FRONT & REAR PLANTBEDS
Lighting		12.0		PATHWAY FLOODLIGHTS ALONG EAST, WEST & SOUTH FACADES



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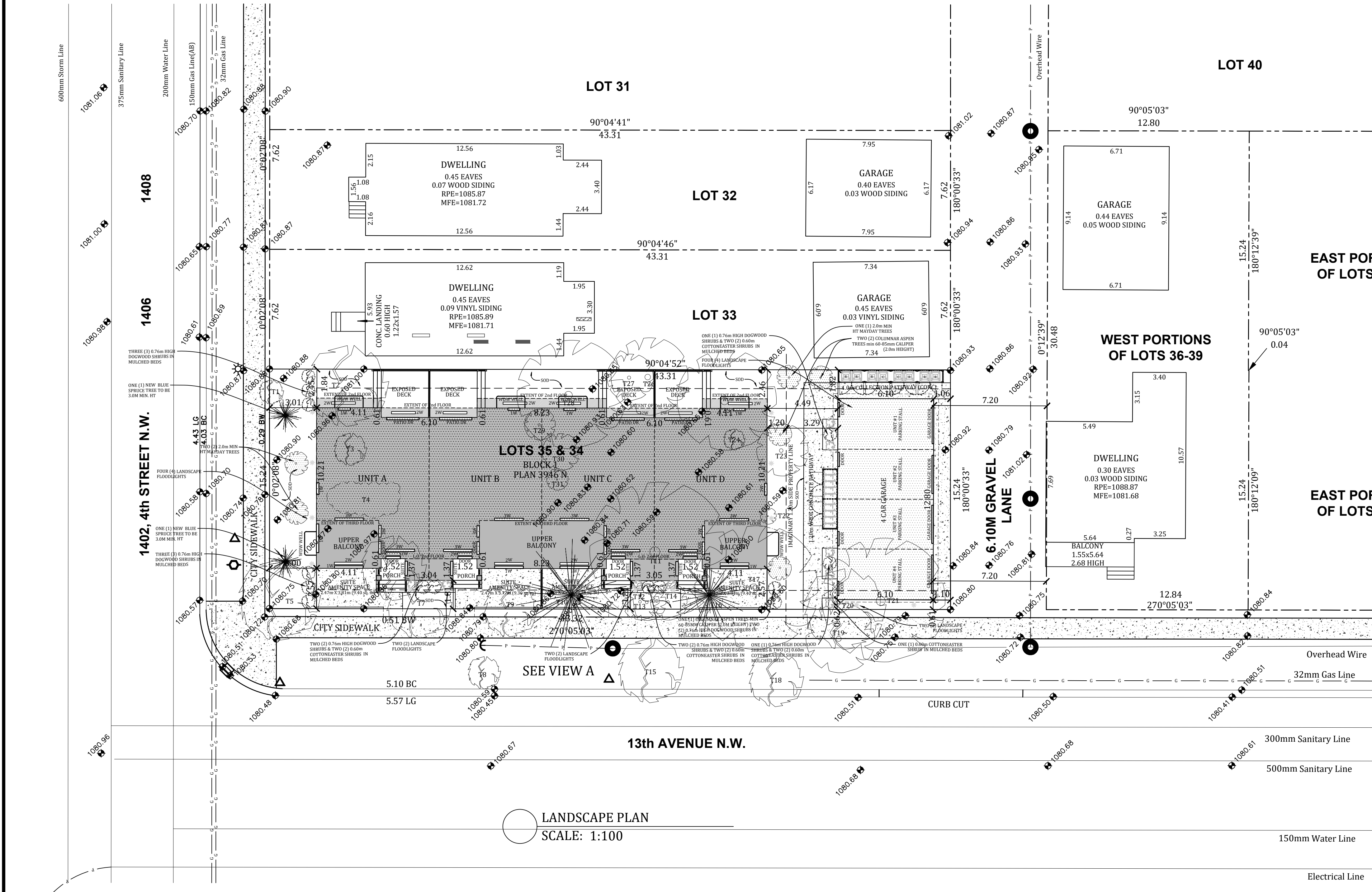
SEPTEMBER 02, 2025

OVERALL SITE PLANS
CUSTOM MULTI-FAMILY DEVELOPMENT

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- A2 Main floor plans
- A3 Upper floor plans
- A4 Lower floor & roof plans
- A5 East & South elevations
- A6 West & North elevations
- A7 Structural cross sections
- A8 Construction details
- A9 Electrical layouts

A1



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Soft Landscaping:	131.61 m2 (45.91%)

1402, 4th STREET N.W.
LOTS 34 & 35, BLOCK 1, PLAN 3496 N

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Deciduous		6.0	2.0m/3.0m	FRONT YARD/ REAR YARD
Shrubby		23.0	0.60m /0.70m	FRONT & REAR PLANTBEDS
Lighting		12.0		PATHWAY FLOODLIGHTS ALONG EAST, WEST & SOUTH FACADES



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OVERALL LANDSCAPE PLANS
CUSTOM MULTI-FAMILY DEVELOPMENT

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A8	Construction details
A9	Electrical layouts

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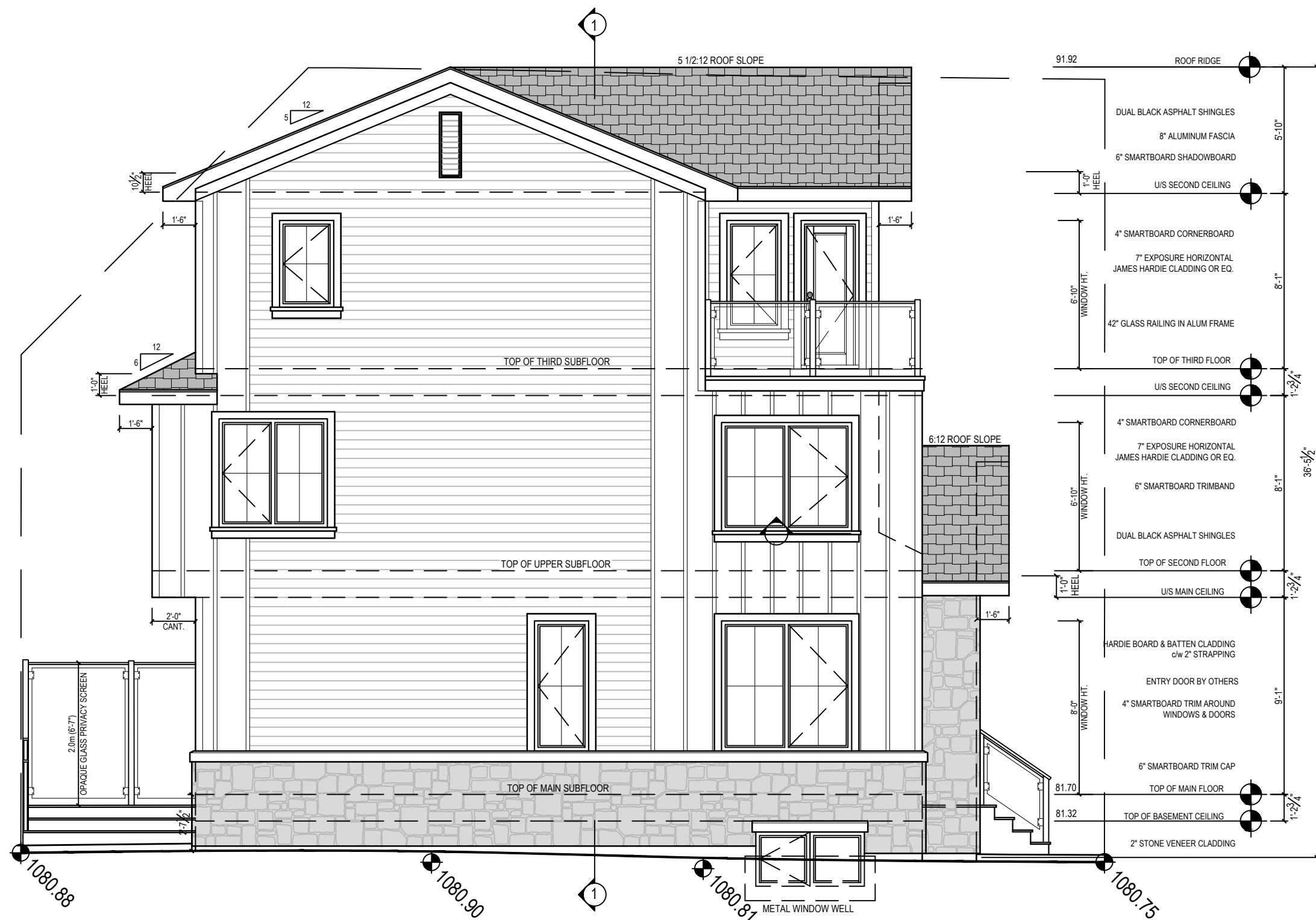
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WEST & SOUTH ELEVATIONS
CUSTOM MULTI-FAMILY DEVELOPMENT

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- A5 West & North elevations
- A6 Structural cross sections

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



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

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EAST & NORTH ELEVATIONS
CUSTOM MULTI-FAMILY DEVELOPMENT

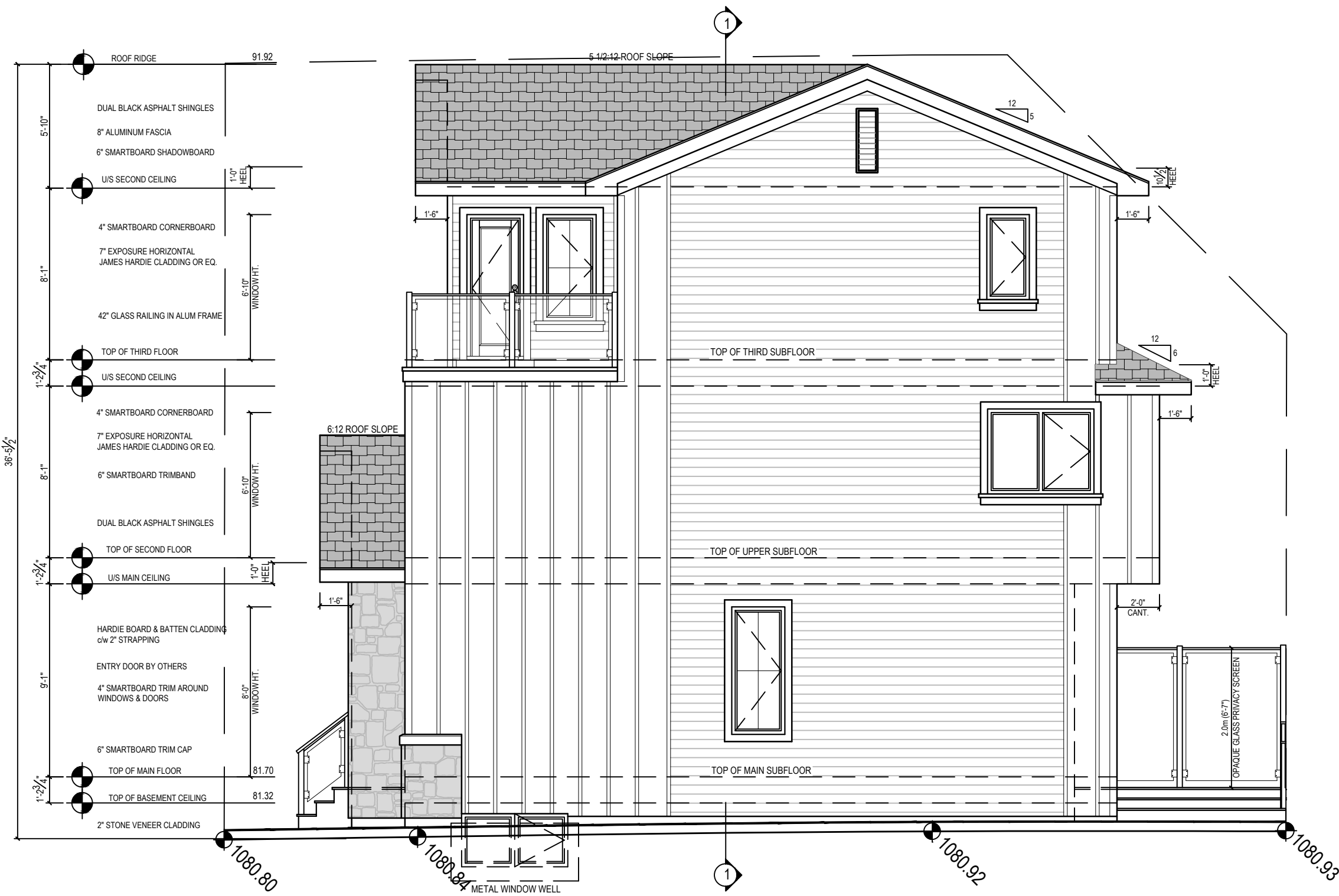
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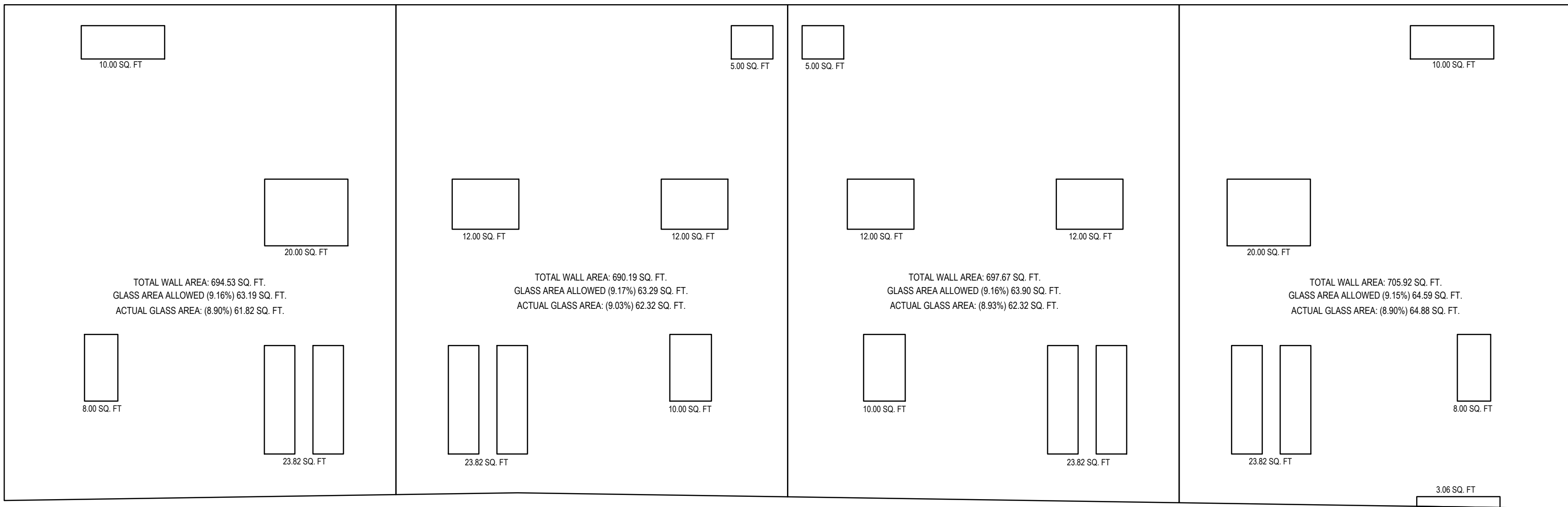
A5



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

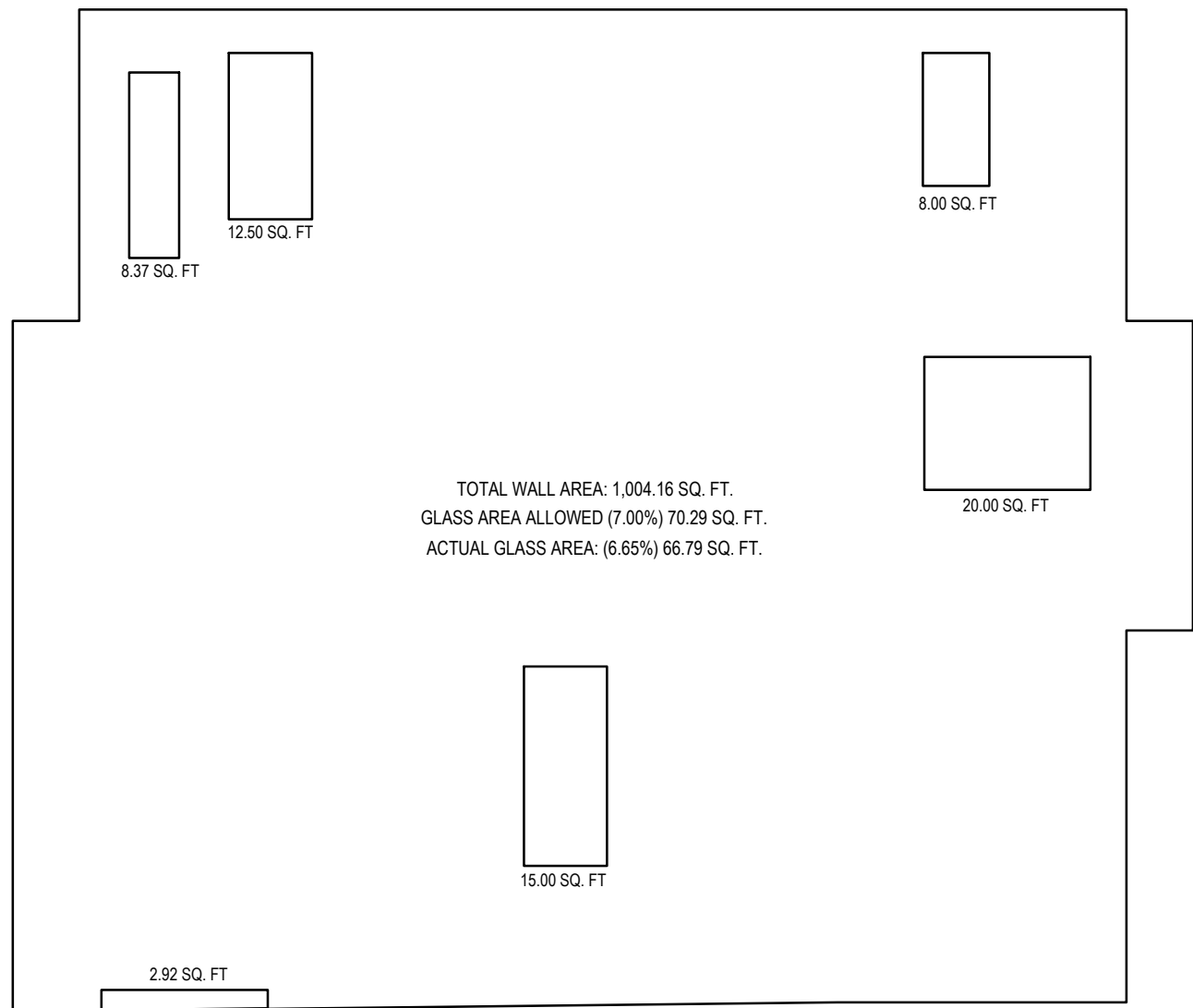


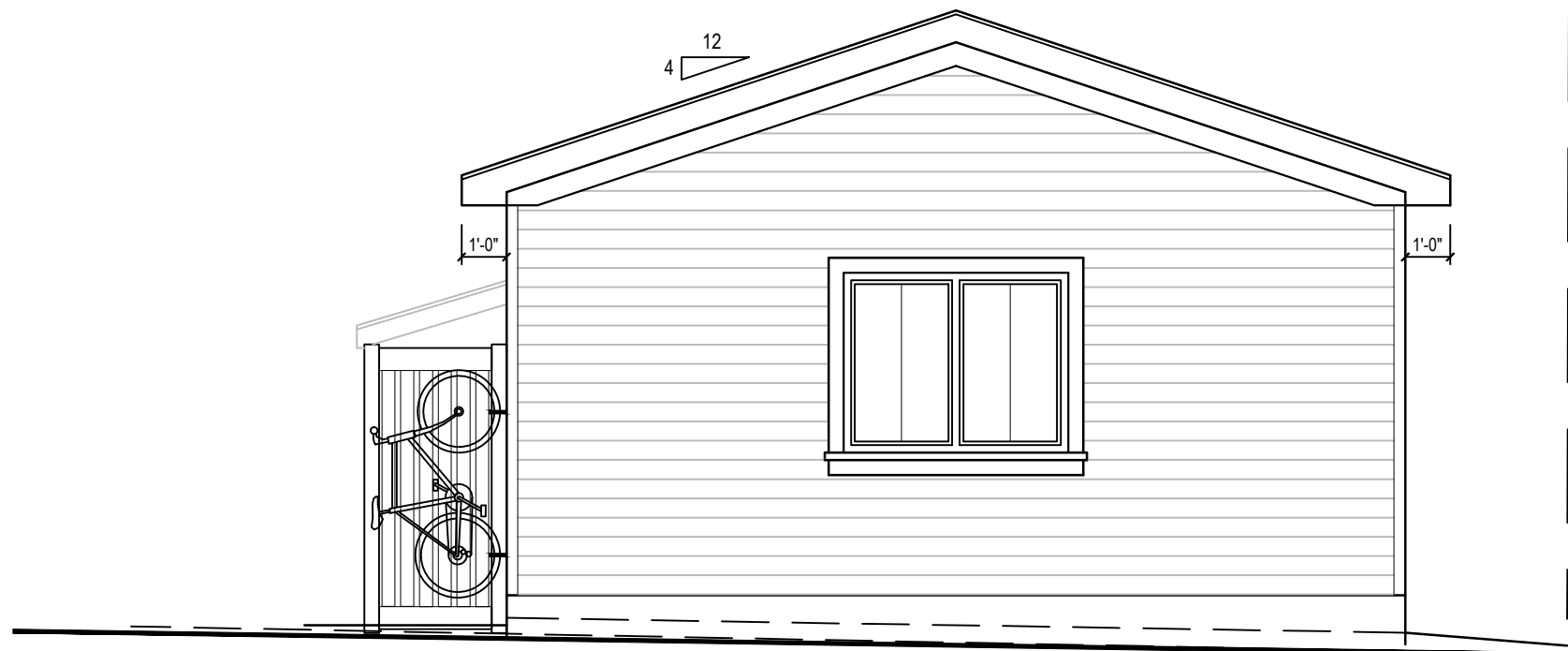
EAST ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING CODE FENESTRATION CHART	
WHERE	PERFORMANCE REQUIREMENTS
province - alberta	minimum performance grade (PG) = 30
city - calgary	minimum positive design pressure = 1440 pa
	minimum negative design pressure = 1440 pa
LOCATION	
product height above ground to top of product - 10.0 m	minimum water penetration resistance test pressure 330 pa
terrian type - open - rough	minimum Canadian air infiltration/ediltration A2

ALL WINDOWS & DOORS TO MEET OR EXCEED NAFS STANDARDS
TRIPLE PANE INSULATED GLASS WINDOWS IN ALL INSTANCES (MIN U-VALUE 1.60)

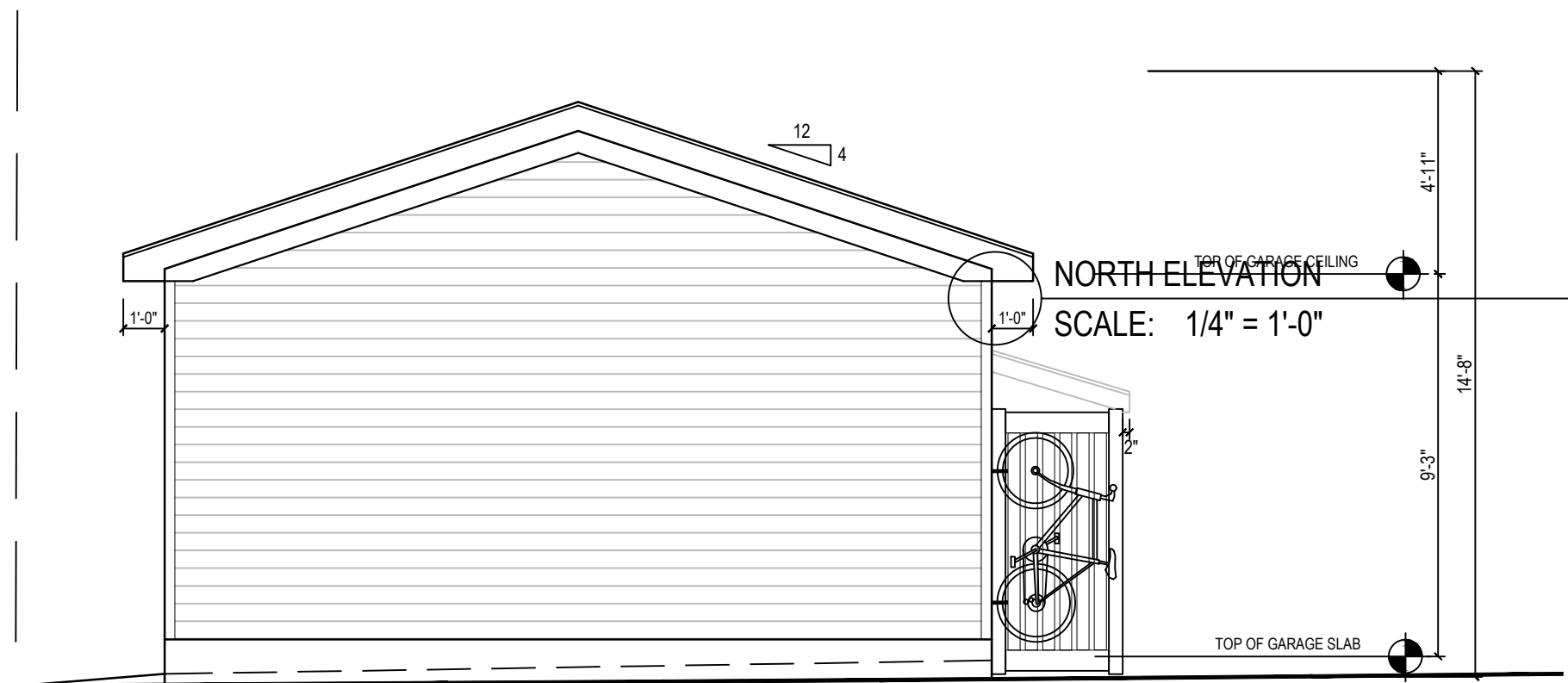




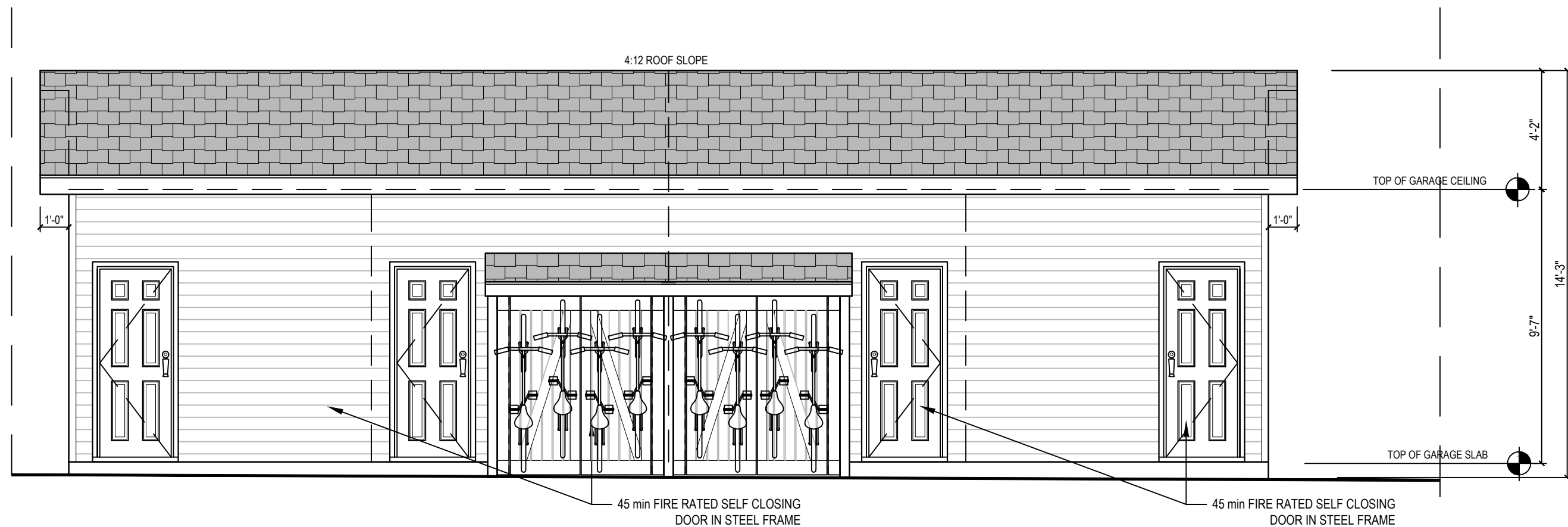
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



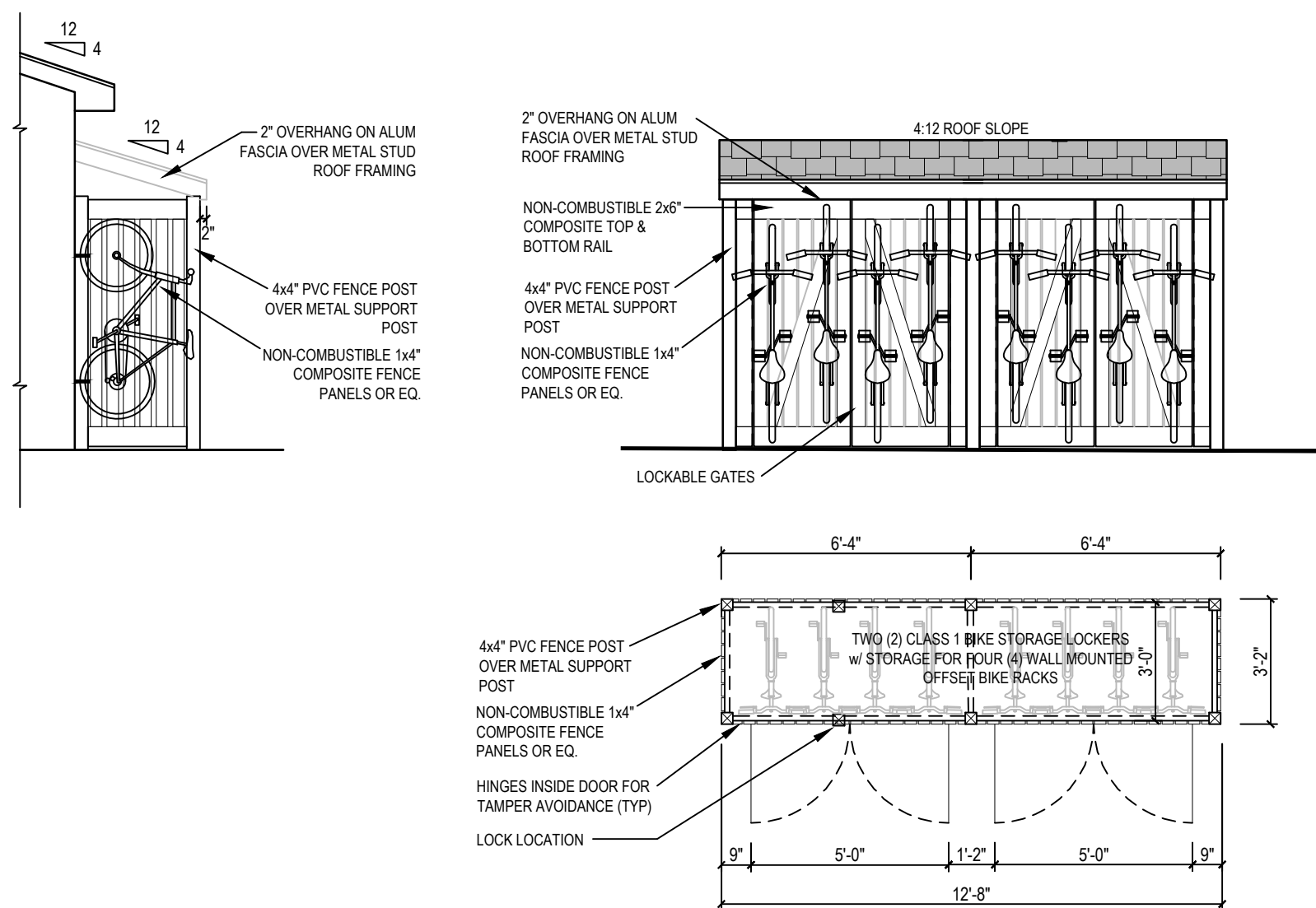
EAST ELEVATION
SCALE: 1/4" = 1'-0"



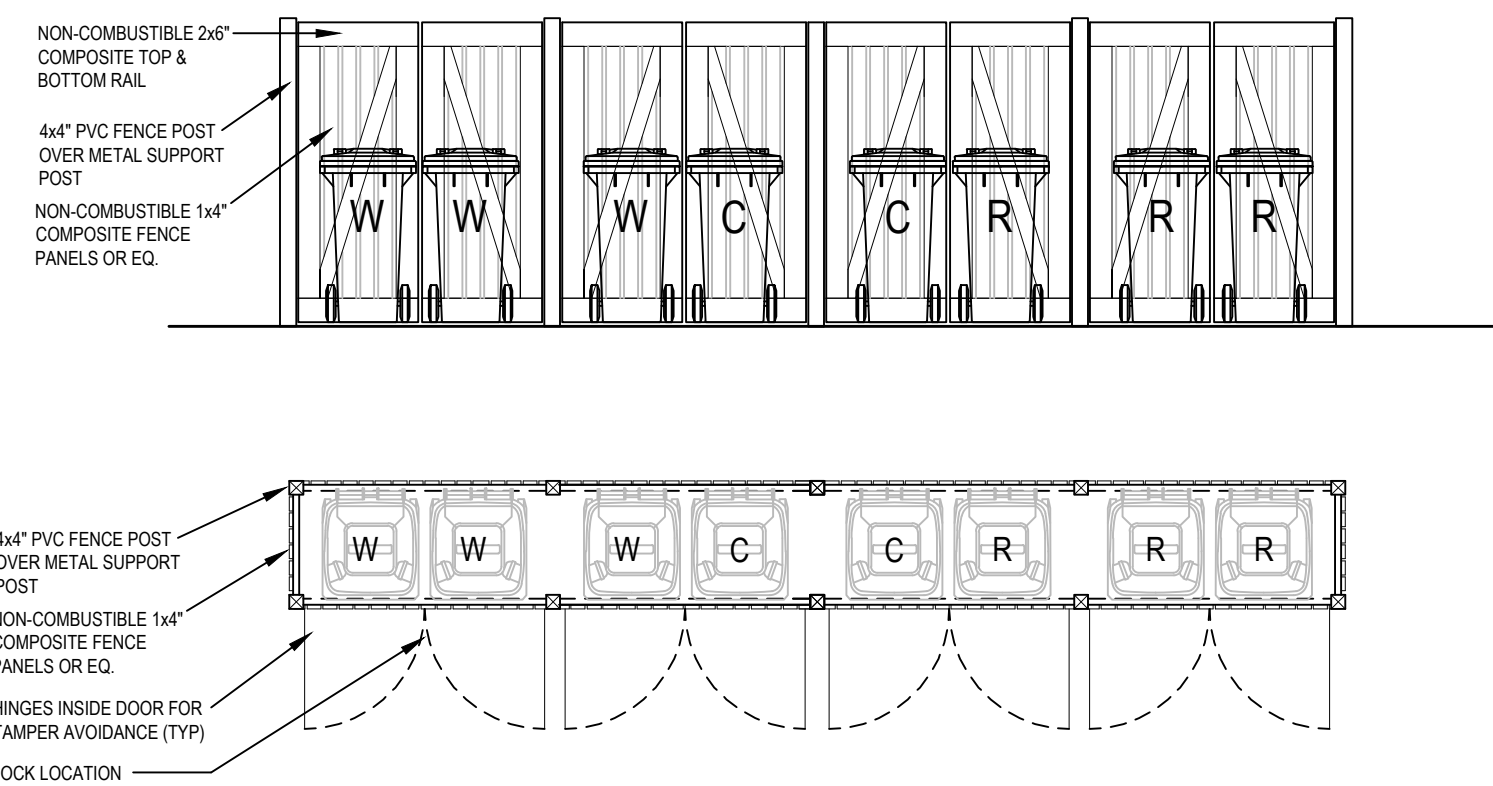
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



CLASS 1 BICYCLE STORAGE PLAN & ELEVATION
SCALE: 1/4" = 1'-0"



WASTE/RECYCLING STORAGE PLAN & ELEVATION
SCALE: 1/4" = 1'-0"

1 - 4" POURED CONCRETE SLAB OVER REINFORCED WITH 6X6X6 WELDED WIRE MESH GRID SLOPED 4" TO FRONT o/w THICKENED SLAB EDGE AS PER ENG. SPEC 5" GRANULAR 'A' STONE (COMPACTED)

2 COMPLIES WITH SPV-003 FOR EXTERIOR WALLS AS SHOWN (1hr F.R.R.)
CEMENTITIOUS STUCCO CLADDING ON WIRE MESH BACKING ON BLDG PAPER 5/8" DENSIELD SHEATHING (45 min) 2x4" STUDS @ 16" O/C, 2x6" STUDS ON GARAGE DR WALL R12+ MINERAL FIBRE INSULATION 6 MIL VAPOUR BARRIER 5/8" TYPE X GYPSUM WALL BOARD

3 COMPLIES WITH SPV-003
- ASPHALT SHINGLES ON # 15 FELT BUILDING PAPER 3/8" OSB OR EQ SHEATHING W/ 'H' CLIPS APPROVED WOOD TRUSSES @ 24" O/C R-40 INSULATION 6 MIL VAPOUR BARRIER 5/8" TYPE X GYPSUM CEILING BOARD

4 COMPLIES WITH SPV-003 FOR INTERIOR WALL SEPARATING GARAGE BAYS (1hr F.R.R.)
5/8" TYPE X GYPSUM WALL BOARD 2x6" STUDS @ 16" O/C 5/8" TYPE X GYPSUM WALL BOARD



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GARAGE PLANS & ELEVATIONS
CUSTOM MULTI-FAMILY DEVELOPMENT

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