4204 5 AVENUE SW

Calgary, Alberta

DEVELOPMENT PERMIT - DP2026-04701

Issued August 6, 2026

Revised October 21, 2026

Revised November 4, 2026



AS PER THE DETAILED TEAM REVIEW #1:
BYLAW DISCREPANCIES:

396 - THE PROPOSED FRONT SETBACK IS 6.00m
336 - PROJECTIONS INTO FRONT SETBACKS - N/A
399 - THE BUILDING HEIGHT IS NOW CONTEXTUAL MAXIMUM 8.60m
361 - CORNER PARCEL CHAMFER HAS BEEN ADDED TO MEET THE REQUIREMENT
393 - PARCEL COVERAGE HAS BEEN REVISED. NEW COVERAGE=43.33%

PRIOR TO DECISION:
2. THE SYMBOL FOR PUBLIC TREE 'A' (GREEN ASH TREE) HAS BEEN ADDED
NOTE ADDED FOR "NO GRADE CHANGES TO DRIPLINE"
4. THE PLANTING LEGEND HAS BEEN UPDATED WITH SYMBOLS THAT REPRESENT THE PROPOSED NEW TREE SPECIES TO BE PLANTED

NOTE: GARAGE DEPTH INCREASED TO 6.25m OUTSIDE DIMENSION. 5.94m INSIDE DIMENSION PROVIDED
MINIMUM INSIDE DIMENSION = 5.90m



KEY MAP

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engineers / consultants:

Terramatic Technologies
File # 2426953
Office: (403) 214-3655

ENVIROMATICS GROUP LTD.
Office: (403)791-0442

floor areas:

MAIN FLOOR AREA (DEVELOPED)	1612 SQFT.
UPPER FLOOR AREA (DEVELOPED)	1538 SQFT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	3150 SQFT.
LOWER LEVEL (DEVELOPED)	1136 SQFT.
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COVERED ENTRY	28 SQFT.
COVERED REAR DECK	182 SQFT.

builder:

drawing index

sheet	description
A0	Cover Page
A1	Site Plan Block Plan / Streetscape
A2	Tree Protection Plan Existing Survey
A3	Elevations
A4	Floor Plans
A5	Building Section Window Schedule
A6	Garage Plan

municipal address:
4204 5th AVENUE SW
Calgary, Alberta

legal description:
LOT : 1
BLOCK: 20
PLAN # : 8819 HA

zoning:
R-C1

community:
WILDWOOD
(Ward 6)

designer

SUBURBIA DESIGN
RESIDENTIAL DESIGNER
Tel. (403) 714-7703
suburbia@telus.net

sheet title
COVER PAGE

job no.	DP 4204
drawn	JFC
checked	JFC
date	MAY 21, 2026
scale	AS NOTED

sheet no.
A0

4204 5th Avenue S.W., Calgary, Alberta

Proposed Single Family Dwelling - Development Permit

DP2026-04701

SITE INFORMATION

LOTS: 1
BLOCK: 20
PLAN: 8819 HA
ADDRESS: 4204 5th AVENUE SW
COMMUNITY: WILDWOOD

ZONING: R-C1 (Residential - Contextual One Dwelling)
PROPOSED DEVELOPMENT: SINGLE DETACHED
DISCRETIONARY

PARCEL COVERAGE (L.U.B. 334 (2) (a))

PARCEL WIDTH	=	16.46 M (54 FT)
PARCEL AREA	=	501.67 SQM. (5400 SQFT.)
BLDG. FOOTPRINT	=	153.10 SQM. (1648 SQFT.)
COVERED DECK	=	9.48 SQM. (102 SQFT.)
ENTRY	=	1.86 SQM. (20 SQFT.)
GARAGE/	=	54.25 SQM. (570 SQFT.)
PERMITTED COVERAGE	=	45% (225.75 SQM.)
PROPOSED COVERAGE	=	43.59% (218.63 SQM.)

PARKING (L.U.B. 114c)

VEHICULAR PARKING
3 NEW PARKING STALLS PROVIDED INSIDE NEW GARAGE
1 PARKING STALL DESIGNATED FOR NEW BACKYARD SUITE

LAND USE BYLAW ANALYSIS - 1P2007

PART5: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. 1: General Rules for Low-Density Residential Land Use Districts

346.(4) IN DEVELOPED AREAS, TREES REQUIRED BY THIS SECTION:
- WHERE A CONTEXTUAL SINGLE DETACHED DWELLING IS LOCATED ON A PARCEL WITH A PARCEL WIDTH GREATER THAN 10 METRES A MINIMUM OF 3 TREES MUST BE PROVIDED

346 ACCESSORY RESIDENTIAL BUILDING
(4)(a) - MUST NO EXCEED THE LESS OF:
(1) 75.0m2 FOR EACH DWELLING UNIT LOCATED ON THE PARCEL
- 74.69m2 PROVIDED

347(1) CONTEXTUAL SINGLE-DETACHED DWELLING MUST PROVIDE:
- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, @ 6m IN DEPTH AND 2.4m IN HEIGHT PROVIDED AT FRONT FACADE
- A PORCH PROJECTING FROM THE FRONT FACADE 2.0m IN WIDTH 12m IN DEPTH PROVIDED AT FRONT FACADE
- MUST NOT HAVE A ROOF SLOPE LESS THAN 4:12 WITHIN 1.5M OF THE HORIZONTAL PLANE FORMING THE MAXIMUM BLDG. HT. PROVIDED

347(4) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN OR EQUAL TO 10m, THE MAX BLDG DEPTH IS THE GREATER OF: THE CONTEXTUAL BUILDING DEPTH AVERAGE:
PROVIDED: Address 4208 Bldg. Depth = 18.37m
Address 4212 Bldg. Depth = 17.76m
AVERAGE = 18.07m + 4.6m = 22.63m
PROVIDED = 17.48m

PART5: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. 1: General Rules for Low-Density Residential Land Use Districts
- DIV. 3: R-C1 Residential-Contextual One Dwelling

386 PERMITTED USES
(1)(1) - DISCRETIONARY SINGLE DETACHED DWELLING

395 BUILDING SETBACK AREAS
- As required in sections 396,397,& 398

For a Contextual Single Detached Dwelling & Single Detached Dwelling, the min. building setback from a front property line is the greater of: the contextual front setback less 1.5 metres or 3 metres

Provided = 6.00 M

Minimum sideyard setbacks are 1.2 M
Provided = 2.28 M (EAST) 1.83 M (WEST)

Minimum rear setback on laned or corner parcel is 1.2 M
Provided = 1.20 M (Detached Garage)

399 BUILDING HEIGHT
(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the maximum building height is the greater of: 8.6 metres, or the contextual height plus 1.5 metres, to a maximum of 10.0 metres
For all other uses, the maximum building height is 10.0 metres

Provided = 8.60 M

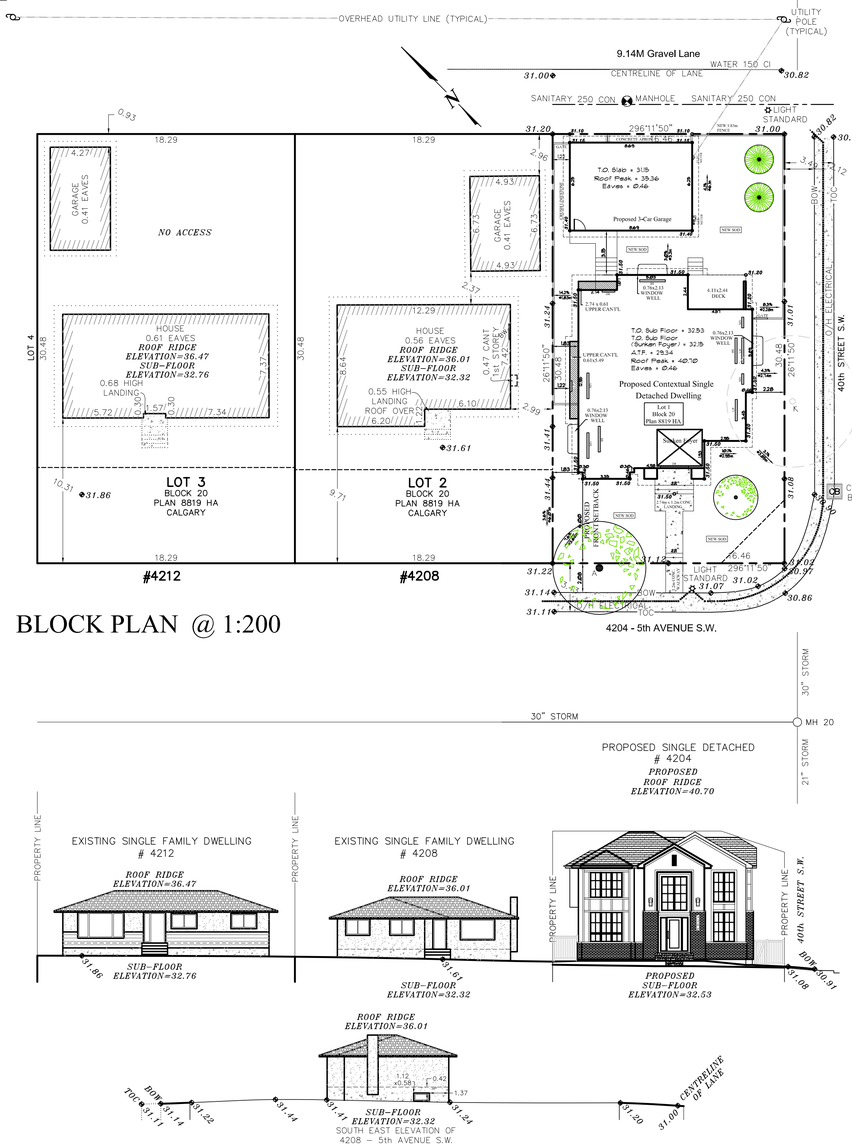
ALL SODDED AREAS TO BE DROUGHT TOLERANT GRASS SPECIES
- CREEPING RED FESCUE or EQUIVALENT.

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.
New matured trees to be planted after construction as required by the Land Use Bylaw

Existing Tree Schedule

TREE TABLE

TREE	Ø	SPREAD	HEIGHT	TYPE	LOCATION	COMMENTS
A	0.35	7.0	10.0	GREEN ASH	In City Property	Remain
B	0.25	8.5	9.0	DECIDUOUS	In Subject Property	Remove
C	-	6.0	3.5	BUSH	In Subject Property	Remove
D	-	5.0	3.0	BUSH	In Subject Property	Remove
E	-	3.0	3.0	BUSH	In Subject Property	Remove
F	0.25	5.5	8.0	DECIDUOUS	In Subject Property	Remove
G	0.17	5.0	7.0	DECIDUOUS	In Subject Property	Remove
H	0.25	5.5	5.0	DECIDUOUS	In Subject Property	Remove
I	-	1.5	1.5	BUSH LINE	In Subject Property	Remove
J	-	1.5	1.7	BUSH LINE	In Subject/City Prop.	Remove
K	0.40	9.0	11.5	PAPER BIRCH	In City Property	Remove
L		4.0	3.5	BUSH	In City Property	Remove
M	0.40	6.7	12.0	CONIFEROUS	In Subject Property	Remove
N	-	6.0	3.5	BUSH	In City Property	Remove



SITE PLAN @ 1:100

BLOCK PLAN @ 1:200

STREETSCAPE @ 1:200

Planting Legend - 3 TREES REQUIRED - 346.1 (4)

--- New Japanese Tree Lilac
(QTY. OF 2 TO BE PLANTED. MINIMUM 85mm CALIPER)

--- New Foothills Green Ash
(QTY. OF 1 TO BE PLANTED. MINIMUM 85mm CALIPER)

--- denotes Removal

Spot Elevation Legend
+1036.84 Existing Grade
O1037.02 Proposed Grade

--- proposed sideyard windows

Concrete, Broom Finish, Hard Landscape

New Crush Lime Stone

LIGHT STANDARD

New 1.8m height, pressure treated fence

General Notes:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE TO BE REMOVED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
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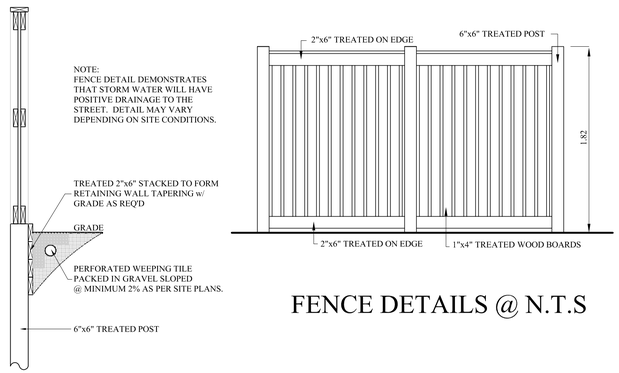
Call Before You Dig:

UTILITY SAFETY PARTNERS
1-800-242-3447
www.utilitysafety.ca



FENCE DETAILS @ N.T.S

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GENERAL REQUIREMENTS:

PROJECT MUST FOLLOW CITY BYLAW 1P2007
PROJECT SHOULD BE SENSITIVE TO THE WESTBROOK COMMUNITIES LAP
PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMODATING GROWTH
PROJECT SHOULD BE SENSITIVE TO THE MUNICIPAL DEVELOPMENT PLAN
PROJECT SHOULD BE SENSITIVE TO THE CALGARY TRANSPORATION PLAN

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COVERED ENTRY	20 SQ.FT.
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builder:

drawing index

sheet	description
A1	Site Plan Block Plan Streetscape
A2	Tree Protection Plan Existing Survey
A3	Elevations
A4	Floor Plans
A5	Building Section 'B' Window Schedules
A6	Detached Garage Plans
A7	
A8	
A9	
A10	
A11	
A12	
A13	

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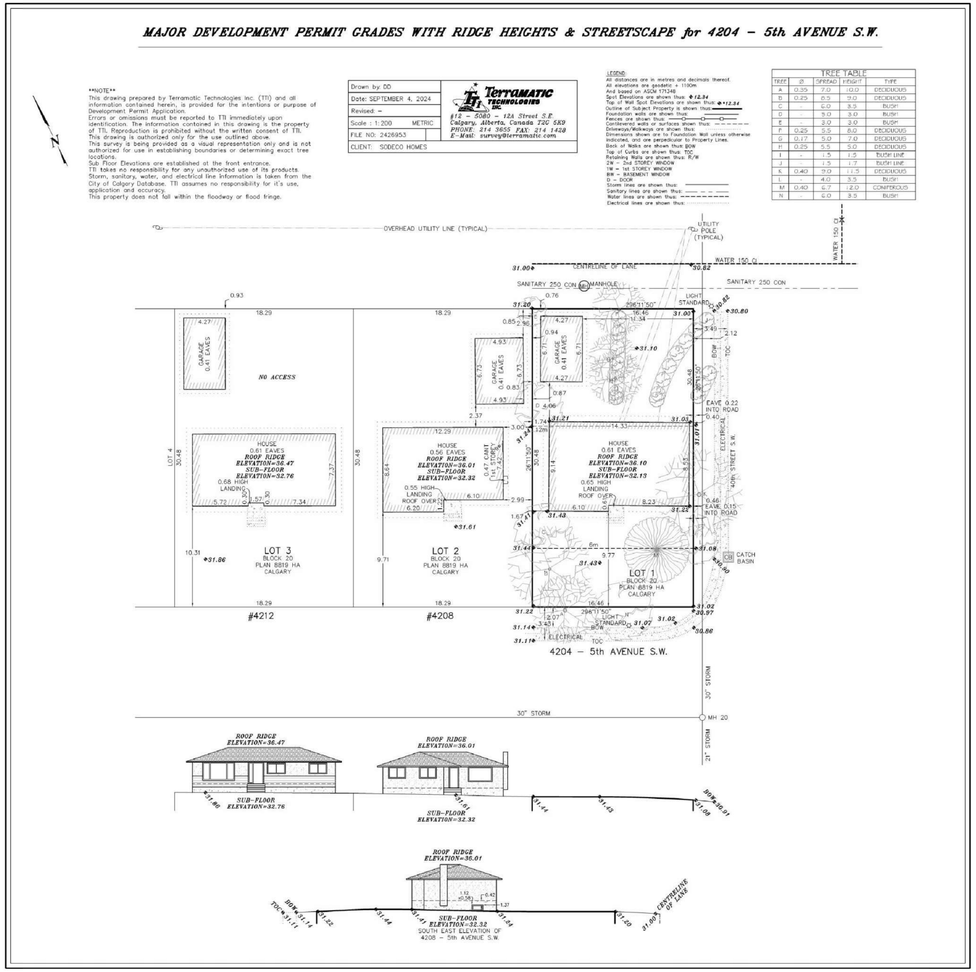
R-C1

community:
WILDWOOD
(Ward 6)

sheet title
SITE PLAN
BLOCK PLAN
STREETSCAPE

job no. DP 4204	sheet no. A1
drawn JPC	
checked JPC	
date NOV. 4, 2026	
scale AS NOTED	

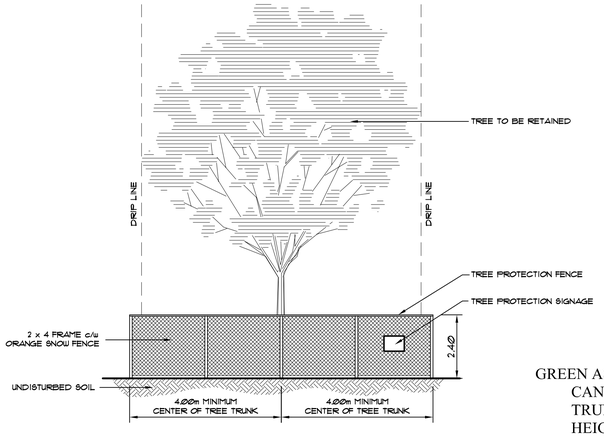
MAJOR DEVELOPMENT PERMIT GRADES WITH RIDGE HEIGHTS & STREETSCAPE for 4204 – 5th AVENUE S.W.



EXISTING SITE SURVEY @ N.T.S.



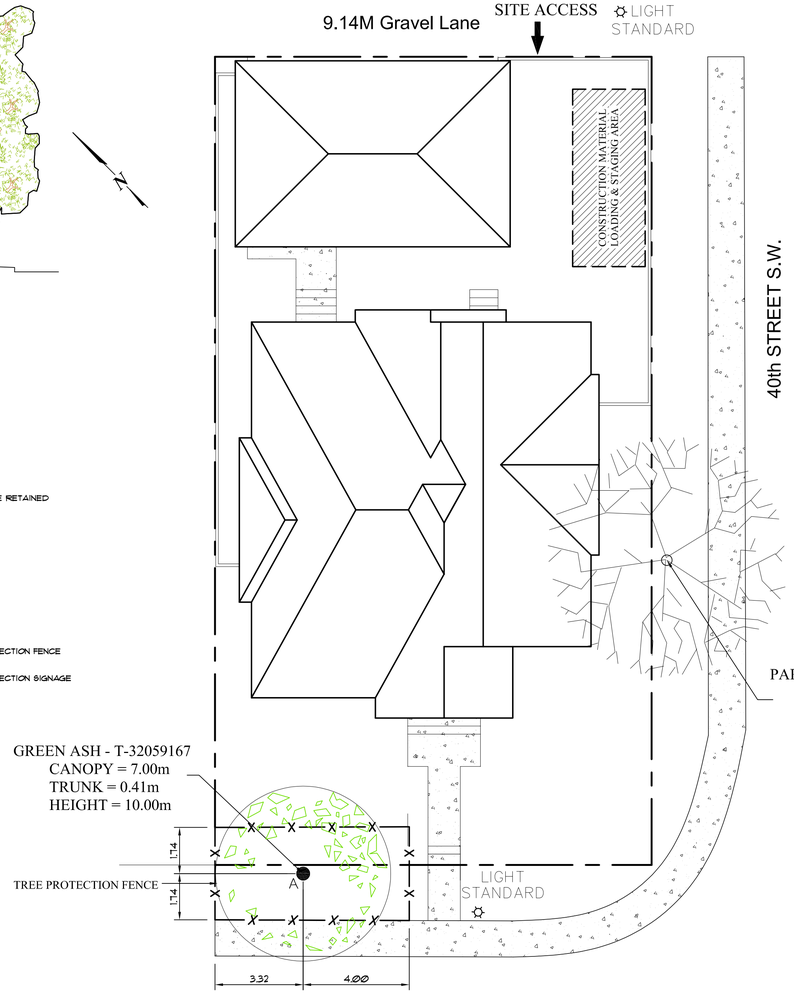
SOUTH ELEVATION
4204 - 5th AVENUE S.W.
Scale = 1:N.T.S



TREE PROTECTION ZONE DETAIL
Scale = N.T.S



TREE PROTECTION SIGNAGE
Scale = N.T.S



4204 - 5th AVENUE S.W.

TREE PROTECTION SITE PLAN
Scale = N.T.S

TREE PROTECTION PLAN:

1. EQUIPMENT AND CONSTRUCTION MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
2. ALL MATERIALS AND EQUIPMENT SHALL BE STORED ON PRIVATE PROPERTY.
3. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ONSITE DURING THE FOLLOWING STAGES OF CONSTRUCTION:
   - A. PRIOR TO CONSTRUCTION, FOR REVIEW OF THE TREE PROTECTION MEASURES
   - B. IF PRUNING IS REQUIRED FOR PUBLIC TREE(S), CONTACT AN URBAN FORESTRY TECHNICIAN AT 311
   - C. AT ANY TIME A TREE ON CITY LAND REQUIRES ATTENTION
4. TREE PROTECTION REQUIREMENTS PRIOR TO AND DURING CONSTRUCTION:
   - A. PRUNING OF BRANCHES TO PROVIDE CLEARANCE FOR NEW BUILDINGS
   - B. IF ELEVATED PRUNING IS REQUIRED FOR THE INSTALLATION OF NEW SERVICES, AN INDEMNIFIED CONTRACTOR THAT IS APPROVED BY THE CITY MUST BE USED AND WRITTEN APPROVAL OBTAINED FROM URBAN FORESTRY PRIOR TO PRUNING
   - C. ROOT PRUNING AS REQUIRED DURING EXCAVATION
   - D. OPTIONAL PROTECTIVE MULCH (2-3 cm IN SIZE x 5 cm DEEP) OVER THE TREE PROTECTION ZONE. MULCH TO REMAIN 5 cm AWAY FROM THE TREE TRUNK
   - E. SUPPLEMENTAL WATERING, WHEN REQUIRED
   - F. SOIL AERATION, WHEN REQUIRED
   - G. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIALS TO ENCROACH INTO THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE
5. TREE PROTECTION MEASURES POST CONSTRUCTION:
   - A. SUPPLEMENTAL WATERING, WHEN REQUIRED
   - B. SOIL AERATION, WHEN REQUIRED
6. ON-SITE TREE PROTECTION ADMINISTRATOR:

   GENERAL HOMES LTD.
   CONTACT: (403) 969-1177

THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTORS WORKING ONSITE ARE AWARE OF THE TREE PROTECTION BY-LAW AND THE APPROVED TREE PROTECTION PLAN.

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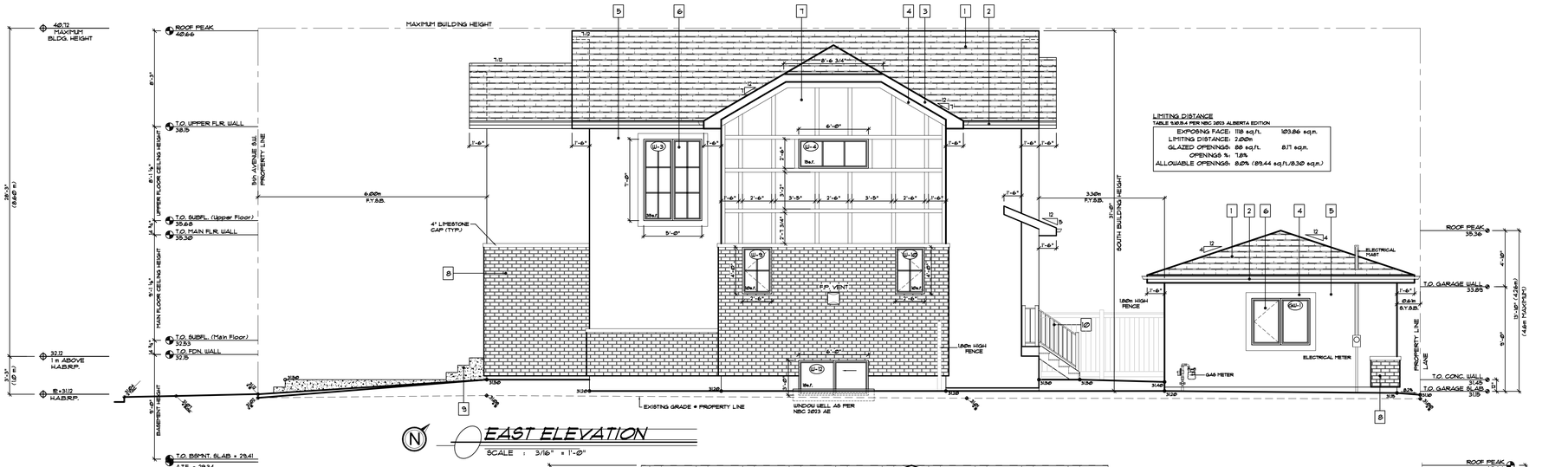
TREE PROTECTION PLAN
EXISTING SURVEY

job no.	DP 4204
drawn	JPC
checked	JPC
date	MAY 21, 2026
scale	AS NOTED

sheet no. A2







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builder:

exterior finishes:

1. ASPHALT SHINGLES (COLOUR T.B.D.)
2. 8" ALUMINUM FASCIA/SOFFIT/EAVES (COLOUR T.B.D.)
3. 8" PAINTED SMART BD. TRIM TO GABLE ENDS (COLOUR T.B.D.)
4. 6" PAINTED SMART BD. TRIM (COLOUR T.B.D.)
5. ACRYLIC STUCCO (COLOUR T.B.D.)
6. METAL CLAD, HYBRID WINDOWS (COLOUR T.B.D.)
7. PRIMED EXTERIOR PANELS c/w 4" TRIM (COLOUR T.B.D.)
8. STONE VENEER (COLOUR T.B.D.)
9. PRE-CAST CONCRETE STEPS (NATURAL SMOOTH FINISH)
10. 42" ALUMINUM RAIL & PICKETS (COLOUR T.B.D.)

VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT & BACK)
- VENTED SOFFIT ON SIDES IF CLEAR OF 1.2m SETBACK
- NON-VENTED SOFFIT ON SIDES WITHIN 1.2m SETBACK
- COLOUR CASHMERE

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designer

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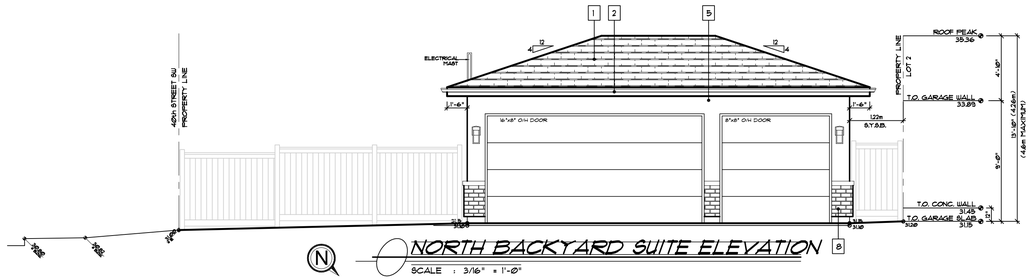
sheet title

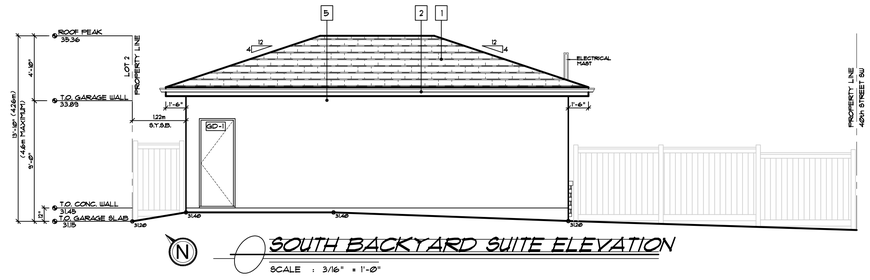
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION

job no.	DP 4204	sheet no. A3
drawn	JPC	
checked	JPC	
date	JULY 27, 2026	
scale	AS NOTED	



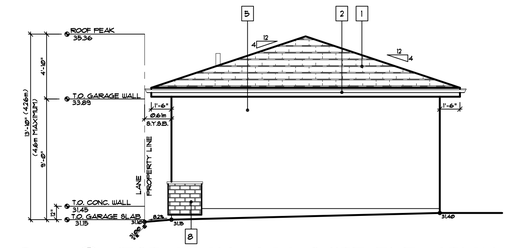
N NORTH BACKYARD SUITE ELEVATION

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



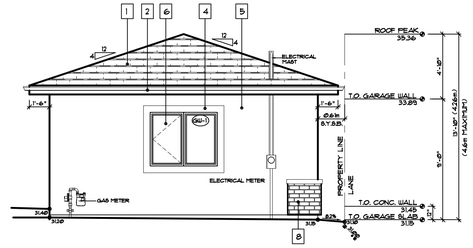
N SOUTH BACKYARD SUITE ELEVATION

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



N WEST BACKYARD SUITE ELEVATION

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



N EAST BACKYARD SUITE ELEVATION

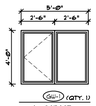
SCALE : 3/16" = 1'-0"

[redacted]

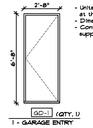
Window & Door Schedule

SD-1 - Door Tag
WD-1 - Window Tag

WINDOWS & DOORS MUST COMPLY WITH THE PRESCRIPTIVE AND PERFORMANCE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4. OF THE 2023 ALBERTA BUILDING CODE



1 - GARAGE



1 - GARAGE ENTRY

- Units shown are viewed from exterior - Looking at the building
- Dimensions are for unit sizes
- Confirm rough openings with the window suppliers list

[redacted]

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engineers / consultants:

Terramatic Technologies
File # 2426953
Office: (403) 214-3655

ENVIROMATICS GROUP LTD.
Office: (403)291-0442

floor areas:

MAIN FLOOR AREA (DEVELOPED)	1612 SQFT.
UPPER FLOOR AREA (DEVELOPED)	1538 SQFT.
TOTAL DEVELOPED FLOOR AREA ABOVE GRADE	3150 SQFT.
LOWER LEVEL (DEVELOPED)	1136 SQFT.
DETACHED GARAGE	576 SQFT.
COVERED ENTRY	28 SQFT.
COVERED REAR DECK	182 SQFT.

builder:

exterior finishes:

municipal address:

4204 5th AVENUE SW
Calgary, Alberta

legal description:

LOT : 1
BLOCK: 20
PLAN # : 8819 HA

zoning:

R-C1

community:

WILDWOOD
(Ward 6)

designer

SUBURBIA DESIGN
RESIDENTIAL DESIGNER

Tel. (403) 714-7703
suburbia@telus.net

sheet title

DETACHED GARAGE PLANS

job no.	DP 4204	sheet no.	A6
drawn	JPC		
checked	JPC		
date	JULY 27, 2026		
scale	AS NOTED		

4204 5th Avenue S.W., Calgary, Alberta

Proposed Single Family Dwelling - Development Permit

DP2026-04701

SITE INFORMATION

LOTS: 1
BLOCK: 20
PLAN: 8819 HA
ADDRESS: 4204 5th AVENUE SW
COMMUNITY: WILDWOOD

ZONING: R-C1 (Residential - Contextual One Dwelling)
PROPOSED DEVELOPMENT: SINGLE DETACHED DISCRETIONARY

PARCEL COVERAGE (L.U.B. 934 (2) (a))

PARCEL WIDTH	=	16.46 M (54 FT)
PARCEL AREA	=	501.67 SQM. (5400 SQFT.)
BLDG. FOOTPRINT	=	153.10 SQM. (1648 SQFT.)
COVERED DECK	=	9.48 SQM. (102 SQFT.)
ENTRY	=	1.86 SQM. (20 SQFT.)
GARAGE/	=	54.25 SQM. (570 SQFT.)
PERMITTED COVERAGE	=	45% (225.75 SQM.)
PROPOSED COVERAGE	=	43.59% (218.63 SQM.)

PARKING (L.U.B. 114c)

VEHICULAR PARKING
3 NEW PARKING STALLS PROVIDED INSIDE NEW GARAGE
1 PARKING STALL DESIGNATED FOR NEW BACKYARD SUITE

LAND USE BYLAW ANALYSIS - IP2007

PARTS: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. 1: General Rules for Low-Density Residential Land Use Districts

346.(4) IN DEVELOPED AREAS, TREES REQUIRED BY THIS SECTION:
- WHERE A CONTEXTUAL SINGLE DETACHED DWELLING IS LOCATED ON A PARCEL WITH A PARCEL WIDTH GREATER THAN 10 METRES A MINIMUM OF 3 TREES MUST BE PROVIDED

346 ACCESSORY RESIDENTIAL BUILDING
(4)(a) - MUST NO EXCEED THE LESS OF:
(1) 75.0m2 FOR EACH DWELLING UNIT LOCATED ON THE PARCEL
- 74.69m2 PROVIDED

347(1) CONTEXTUAL SINGLE-DETACHED DWELLING MUST PROVIDE:
- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, Ø.6m IN DEPTH AND 2.4m IN HEIGHT PROVIDED AT FRONT FACADE
- A PORCH PROJECTING FROM THE FRONT FACADE 2.0m IN WIDTH 1.2m IN DEPTH PROVIDED AT FRONT FACADE
- MUST NOT HAVE A ROOF SLOPE LESS THAN 4:12 WITHIN 1.5M OF THE HORIZONTAL PLANE FORMING THE MAXIMUM BLDG. HT. PROVIDED

347(4) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN OR EQUAL TO 10m, THE MAX BLDG DEPTH IS THE GREATER OF: THE CONTEXTUAL BUILDING DEPTH AVERAGE:
PROVIDED: Address 4208 Bldg. Depth = 18.37m
Address 4212 Bldg. Depth = 11.76m
AVERAGE = 18.02m + 4.6m = 22.63m
PROVIDED = 11.46m

PARTS: LOW DENSITY RESIDENTIAL DISTRICT
- DIV. 1: General Rules for Low-Density Residential Land Use Districts
- DIV. 3: R-C1 Residential-Contextual One Dwelling

386 PERMITTED USES
(1)(1) - DISCRETIONARY SINGLE DETACHED DWELLING

395 BUILDING SETBACK AREAS
- As required in sections 396,397,4 398

For a Contextual Single Detached Dwelling 4 Single Detached Dwelling, the min. building setback from a front property line is the greater of: the contextual front setback less 1.5 metres or 3 metres

Provided = 6.00 M

Minimum sideyard setbacks are 1.2 M
Provided = 2.28 M (EAST) 1.83 M (WEST)

Minimum rear setback on laned or corner parcel is 1.2 M
Provided = 1.20 M (Detached Garage)

399 BUILDING HEIGHT
(1) For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the maximum building height is the greater of: 8.6 metres, or the contextual height plus 1.5 metres, to a maximum of 10.0 metres
For all other uses, the maximum building height is 10.0 metres

Provided = 8.60 M

ALL SODDED AREAS TO BE DROUGHT TOLERANT GRASS SPECIES - CREEPING RED FESCUE or EQUIVALENT.

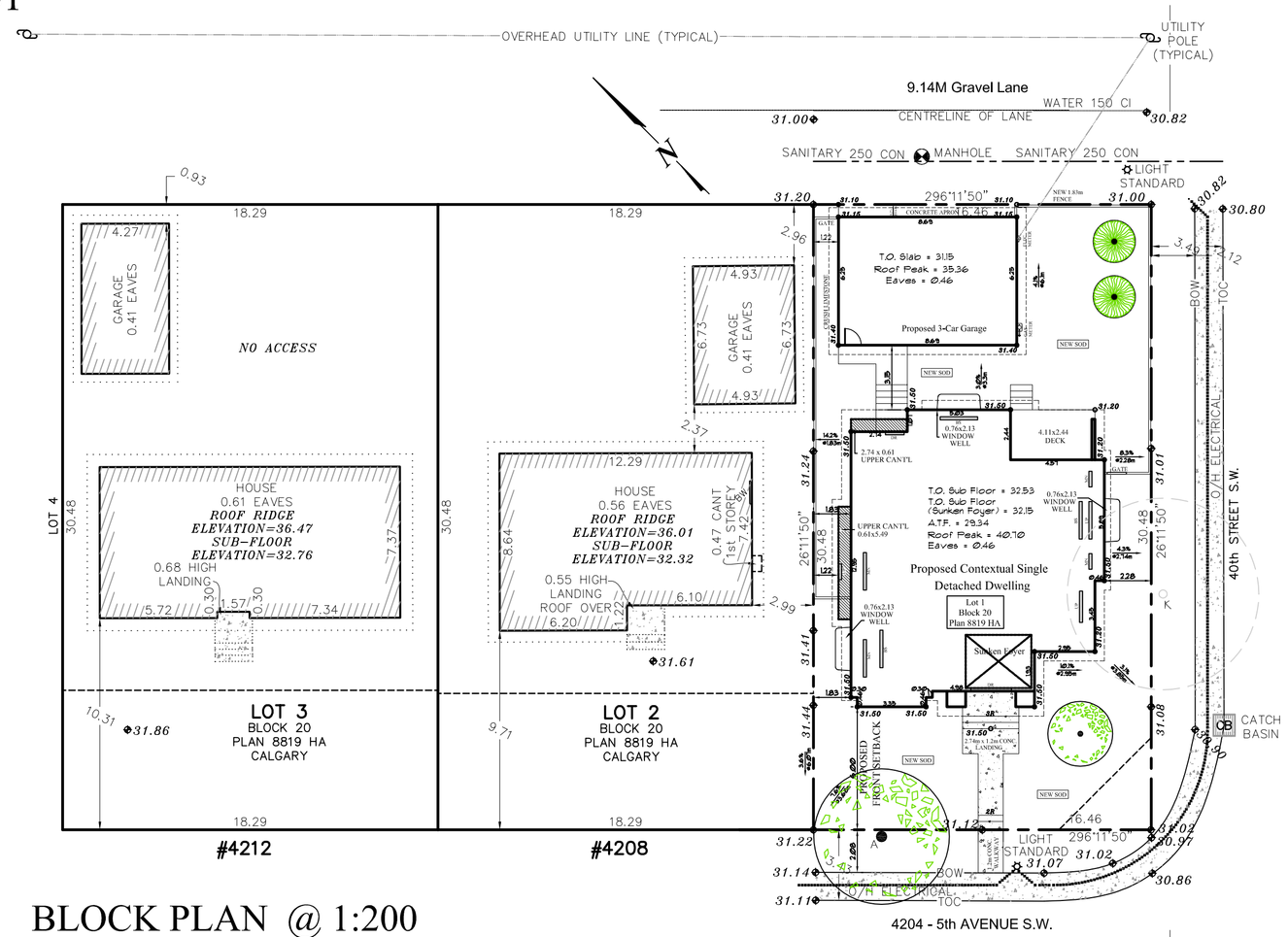
All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by the Land Use Bylaw

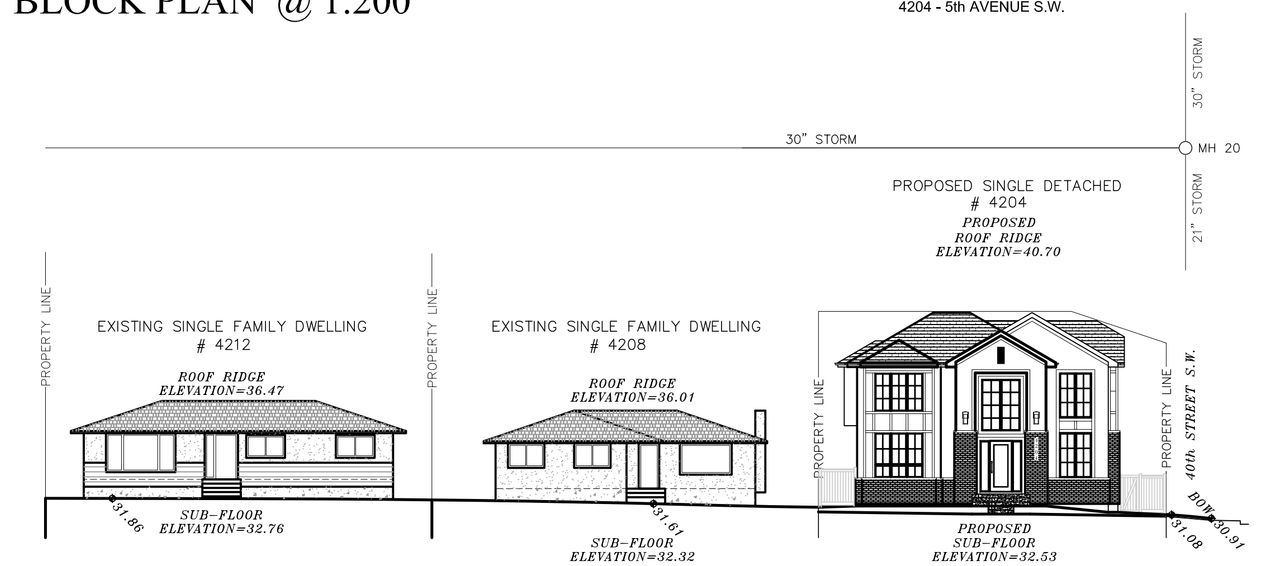
Existing Tree Schedule

TREE TABLE

TREE	Ø	SPREAD	HEIGHT	TYPE	LOCATION	COMMENTS
A	0.35	7.0	10.0	GREEN ASH	In City Property	Remain
B	0.25	8.5	9.0	DECIDUOUS	In Subject Property	Remove
C	-	6.0	3.5	BUSH	In Subject Property	Remove
D	-	5.0	3.0	BUSH	In Subject Property	Remove
E	-	3.0	3.0	BUSH	In Subject Property	Remove
F	0.25	5.5	8.0	DECIDUOUS	In Subject Property	Remove
G	0.17	5.0	7.0	DECIDUOUS	In Subject Property	Remove
H	0.25	5.5	5.0	DECIDUOUS	In Subject Property	Remove
I	-	1.5	1.5	BUSH LINE	In Subject Property	Remove
J	-	1.5	1.7	BUSH LINE	In Subject/City Prop.	Remove
K	0.40	9.0	11.5	PAPER BIRCH	In City Property	Remove
L	-	4.0	3.5	BUSH	In City Property	Remove
M	0.40	6.7	12.0	CONIFEROUS	In Subject Property	Remove
N	-	6.0	3.5	BUSH	In City Property	Remove



BLOCK PLAN @ 1:200



STREETSCAPE @ 1:200

Planting Legend - 3 TREES REQUIRED - 346.) (4)

--- New Japanese Tree Lilac
(QTY. OF 2 TO BE PLANTED. MINIMUM 85mm CALIPER)

--- New Foothills Green Ash
(QTY. OF 1 TO BE PLANTED. MINIMUM 85mm CALIPER)

--- denotes Removal

Spot Elevation Legend
+1035.84 Existing Grade
O1037.02 Proposed Grade

--- proposed sideyard windows

Concrete, Broom Finish, Hard Landscape

New Crush Lime Stone

LIGHT STANDARD

New 1.8m height, pressure treated frence

General Notes:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE TO BE REMOVED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
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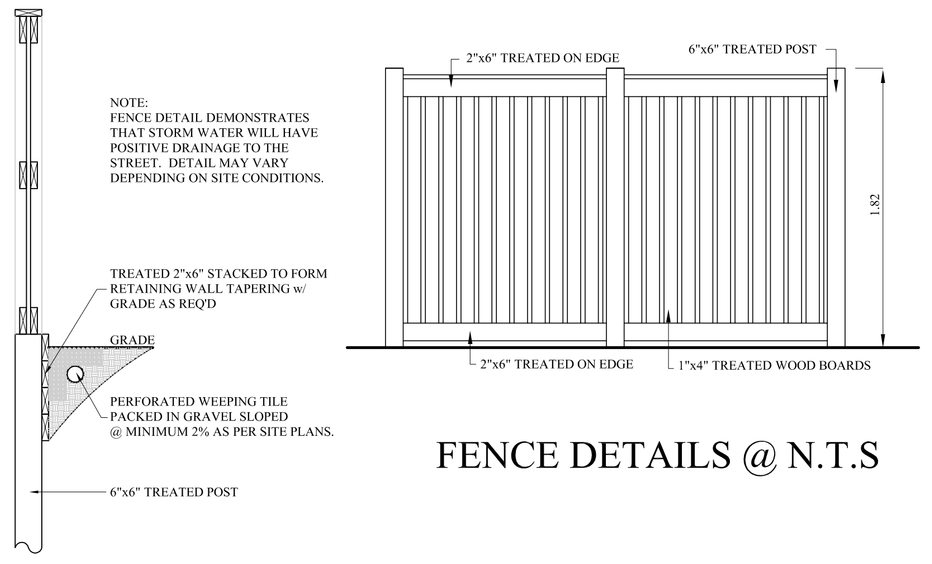
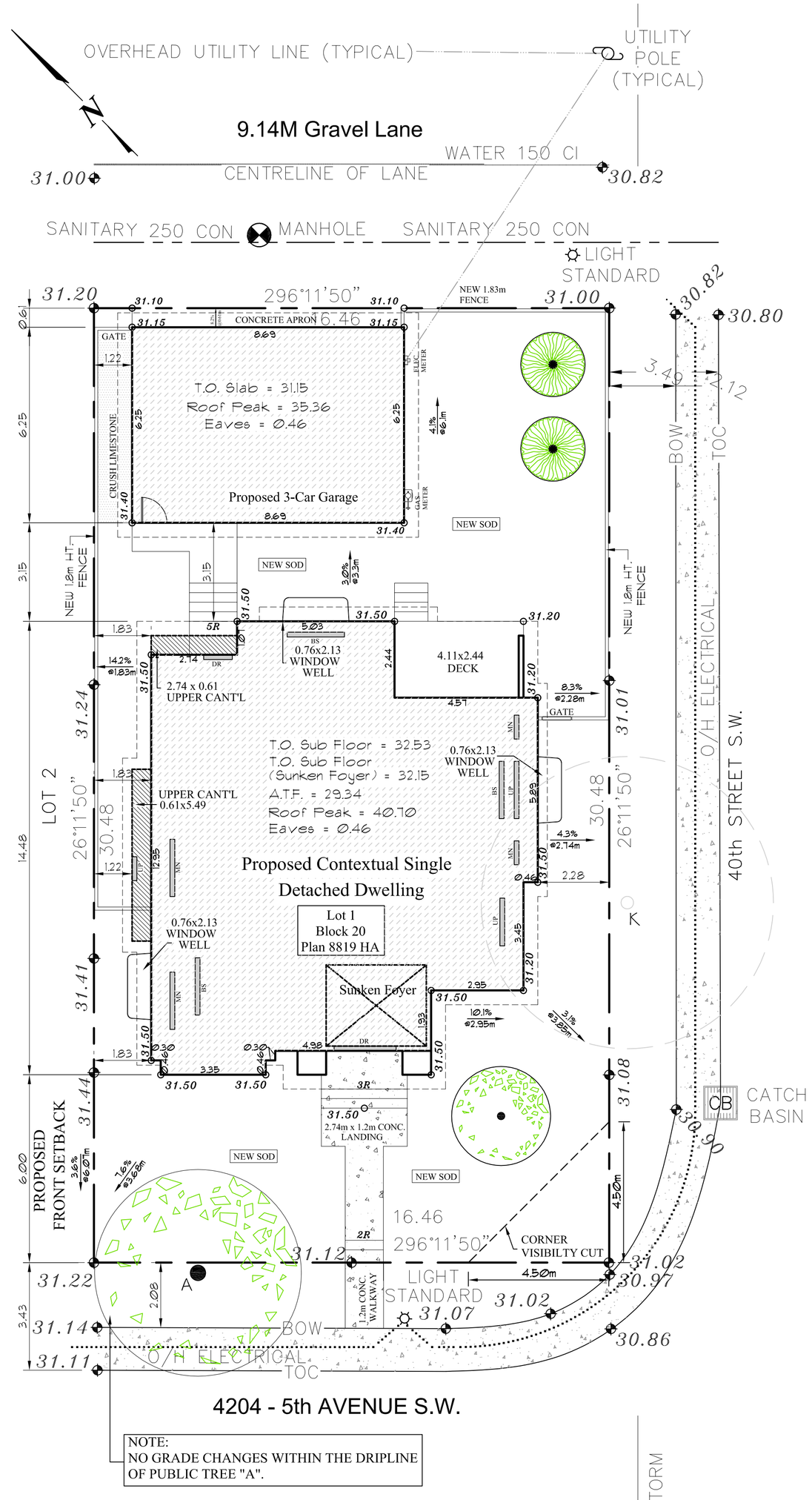
Call Before You Dig:

UTILITY SAFETY PARTNERS
1-800-242-3447
www.utilitysafety.ca



FENCE DETAILS @ N.T.S



SITE PLAN @ 1:100

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GENERAL REQUIREMENTS:

PROJECT MUST FOLLOW CITY BYLAW IP2007
PROJECT SHOULD BE SENSITIVE TO THE WESTBROOK COMMUNITIES LAP
PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMODATING GROWTH
PROJECT SHOULD BE SENSITIVE TO THE MUNICIPAL DEVELOPMENT PLAN
PROJECT SHOULD BE SENSITIVE TO THE CALGARY TRANSPORATION PLAN

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builder:

drawing index

sheet	description
A1	Site Plan Block Plan Streetscape
A2	Tree Protection Plan Existing Survey
A3	Elevations
A4	Floor Plans
A5	Building Section 'B' Window Schedules
A6	Detached Garage Plans
A7	
A8	
A9	
A10	
A11	
A12	
A13	

DESIGNER:
SUBURBIA DESIGN
RESIDENTIAL DESIGNER
Tel. (403) 714-7703
suburbia@telus.net

municipal address:
4204 5th AVENUE SW
Calgary, Alberta

legal description:
LOT : 1
BLOCK: 20
PLAN # : 8819 HA

zoning:
R-C1

community:
WILDWOOD
(Ward 6)

sheet title
SITE PLAN
BLOCK PLAN
STREETSCAPE

job no.	DP #204
drawn	JPC
checked	JPC
date	NOV. 4, 2026
scale	AS NOTED

sheet no. A1