

534 23 AVE NW

ISSUED FOR DEVELOPMENT PERMIT

SEP 24, 2025

DRAWING LIST:

DP.000	TITLE SHEET
DP.001	GENERAL NOTES & RENDERINGS
DP.100	BLOCK PLAN
DP.101	SITE PLAN
DP.102	SITE DETAILS
DP.103	BICYCLE STORAGE LOCKER DETAILS
DP.200	BASEMENT FLOOR PLAN
DP.201	MAIN FLOOR PLAN
DP.202	SECOND FLOOR PLAN
DP.203	THIRD FLOOR PLAN
DP.204	ROOF PLAN
DP.205	OPEN-AIR PARKING STRUCTURE PLANS & ELEVATIONS
DP.300	BUILDING SECTIONS
DP.301	BUILDING SECTIONS
DP.302	LANE SECTIONS
DP.400	BUILDING ELEVATIONS
DP.401	BUILDING ELEVATIONS
DP.402	BUILDING ELEVATIONS
DP.403	BUILDING ELEVATIONS
L.100	LANDSCAPE PLAN



(ARTISTIC REPRESENTATION ONLY)

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL:	L: 16-20, B: 40, P: 2934 O
MUNICIPAL:	534 23rd AVENUE N.W., CALGARY, AB
COMMUNITY:	MOUNT PLEASANT
ZONING:	M-C2

PROPOSED GROSS BUILDING AREA:

BUILDING A	
MAIN	295.07 SQ.M. / 3176.14 SQ.FT.
SECOND	296.95 SQ.M. / 3196.32 SQ.FT.
THIRD	232.48 SQ.M. / 2502.40 SQ.FT.
TOTAL:	824.50 SQ.M. / 8874.86 SQ.FT.
BUILDING B	
MAIN	150.03 SQ.M. / 1614.91 SQ.FT.
SECOND	150.79 SQ.M. / 1623.14 SQ.FT.
THIRD	124.31 SQ.M. / 1338.03 SQ.FT.
TOTAL:	425.13 SQ.M. / 4576.08 SQ.FT.
BUILDING C	
MAIN	150.07 SQ.M. / 1615.29 SQ.FT.
SECOND	150.85 SQ.M. / 1623.76 SQ.FT.
THIRD	124.02 SQ.M. / 1334.99 SQ.FT.
TOTAL:	424.94 SQ.M. / 4574.04 SQ.FT.

*ALL GROSS BUILDING AREA INCLUDE STAIR OPENING SPACE
*ALL GROSS BUILDING AREA NOT INCLUDE BALCONY

BLDG. CLASSIFICATION & TECHNICAL OVERVIEW:

- BASED ON THE NATIONAL BUILDING CODE 2023 (ALBERTA EDITION) PART 9 SECTION 9.10.15. SPATIAL SEPARATION BETWEEN HOUSES.
MAJOR OCCUPANCY GROUP-C WITH UNIT OVER SECONDARY SUITE.
THIS APPLIES TO BUILDINGS THAT CONTAIN ONLY DWELLING UNITS AND HAVE NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, AND HOUSES WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES.

- BUILDING-C REQUIRES A FIREWALL.

BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED
NORTH	1.2m
WEST	2.18m (CONTEXTUAL)
EAST	1.2m
SOUTH	3.0m

PARCEL COVERAGE:

PARCEL AREA:	1,395.53 SQ.M. / 15,021.36 SQ.FT.
BUILDING EXCLUDING AREA:	590.06 SQ.M. / 6,351.20 SQ.FT.
LOCKERS AREA:	42.07 SQ.M. / 452.88 SQ.FT.
PARKING AREA:	171.02 SQ.M. / 1,840.80 SQ.FT.
TOTAL PROPOSED:	803.15 SQ.M. / 8,644.88 SQ.FT.
PARCEL COVERAGE :	57.55%

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	2.5
PROPOSED:	1.4

BALCONY:

BUILDING A PROPOSED:	7.18 SQ.M. / 77.28 SQ.FT. / UNIT
TOTAL:	43.08 SQ.M. / 463.68 SQ.FT.
BUILDING B PROPOSED:	7.15 SQ.M. / 76.96 SQ.FT. / UNIT
TOTAL:	42.90 SQ.M. / 461.76 SQ.FT.
BUILDING C PROPOSED:	7.15 SQ.M. / 76.96 SQ.FT. / UNIT
TOTAL:	42.90 SQ.M. / 461.76 SQ.FT.

VEHICULAR PARKING:

REQUIRED RESIDENTIAL STALLS 0.625 STALLS / UNIT	15 STALLS REQUIRED (24 UNITS X 0.625)
25% REDUCTION	- 3.5 STALLS
TOTAL PARKING STALLS REQUIRED:	12 STALLS

BICYCLE PARKING:

MINIMUM REQUIRED: 1.0 CLASS 1 BICYCLE STALLS / UNIT	24 UNITS x 1.0 = 24 STALLS REQUIRED
EXTRA CLASS 1 STALLS FOR PARKING REDUCTION	15 STALLS
TOTAL REQUIRED:	39 STALLS
TOTAL PROVIDED:	40 STALLS PROVIDED

WASTE & RECYCLING:

MINIMUM REQUIRED:	0.24 m³ PER UNIT / WEEK (24 UNITS x 0.24 m³ = 5.76 m³ / WEEK)
PROVIDED:	
WASTE:	3 m³ MOLOK BIN
RECYCLING:	3 m³ MOLOK BIN
ORGANICS:	1.3 m³ MOLOK BIN



FORMED ALLIANCE ARCHITECTURE STUDIO

DRAWING TITLE		TITLE SCALE: _____
DETAIL TAG		
NORTH ARROW		
ROOM TAG		
SECTION TAG		
EXIST. ELEV. TAG		XXXX.XX
ELEVATION TAG		XXXX.XX
ASSEMBLY TAG		
CEILING TAG		
NOTATION TAG		
MATERIAL TAG		
WINDOW TAG		
GRID MARKER		
ELEVATION MARKER		

®	AND	F.H.C.	FIRE HOSE CABINET	P.L.M.	PLASTIC LAMINATE
®	AT	F.R.R.	FIRE-RESISTANCE RATING	P.L.W.	PLYWOOD
®	CENTERLINE	G.F.A.	GROSS FLOOR AREA	P.S.F.	PRESSED STEEL FRAME
®	DIAMETER	G.W.B.	GYPSSUM BOARD	P.T.	PRESSURE TREATED
®	ALUMINA BUILDING CODE	H.S.	HANVONIZED STEEL	Q.T.Y.	QUANTITY
®	ACCESSORY	H.M.	HOLLOW METAL	R.D.	RADIUS
®	ACOUSTIC CEILING TILE	HOR.	HORIZONTAL	R.O.	ROOF DRAIN
®	ADJUSTABLE	H.P.	HIGH POINT	R.O.	ROUGH OPENING
®	AFTER FINISHED FLOOR	H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING	REF.	REFERENCE
®	ALUM.	I.C.	IN CONTRACT	REFL.	REFLECTED
®	ANODIZED	I.D.	INSIDE DIMENSION	REQ.	REQUIRED
®	AP ACCESS PANEL	INT.	INTERIOR	RES.	RESILIENT
®	B.D.G.	I.P.	LOW POINT	RES.	RESILIENT
®	BOLD OF	L.F.	LANDFILL	RSF	RESILIENT CEILING PLATE
®	C.W.	M	METER	RSF	RESILIENT SHEET
®	CG CORNER GUARD	MAX.	MAXIMUM	F.L.V.	FLOORING
®	C.I.P.	MECH.	MECHANICAL	RM.	ROOM
®	C.J.	MEMB.	MEMBRANE	RWL	RAIN WATER LEADER
®	C.O.U.	MN.	MINIMUM	RWL	RAIN WATER LEADER
®	C.C.	MIR.	MIRROR	RS.	STAR NUTS / TREADS
®	COLL. COLLECTIONS	MISC.	MISCELLANEOUS	RS.	STAR NUTS
®	CONC. CONCRETE	MM.	MILLIMETERS	SC.	SOLID CORE
®	CONT. CONTINUOUS	MT.	FOOT	SECT.	SECTION
®	D.A.	DMT.	DIAMETER	SM.	SIMILAR
®	DIMS. DIMENSIONS	N/A	NOT APPLICABLE	S.S.	STAINLESS STEEL
®	DN. DOWN	N.I.C.	NOT IN CONTRACT	T.B.D.	TO BE DETERMINED
®	DP. DEEP	NO.	NUMBER	T.O.P.	TOP OF
®	E.A.	N.T.S.	NOT TO SCALE	TOL.	TOLERANCE
®	EWI. EACH WAY	O.A.	OVERALL	TYP.	TYPICAL
®	ELEC. ELECTRICAL	O.C.	ON CENTER	U.N.O.	UNLESS NOTED
®	EQ. EQUAL	O.D.	OUTSIDE DIMENSION		OTHERWISE
®	EXT. EXTERIOR	OH.	OVERHEAD	US.	UNDERSIDE
®	F.D. FLOOR DRAIN	PF.	PRE-FINISHED	VERT.	VERTICAL
®	FIRE EXTINGUISHER CABINET	P.C.	PRE-CAST	W.C.	WINDOW CLOSET
®				WIN.	WINDOW



A modern, two-story townhouse with a white brick facade and dark grey accents. The house features a gabled roof, large windows, and a small front yard with a lawn and a paved walkway. A man and a child are standing in the yard, and a dog is lying down. A person is crouching on the left side of the frame.



NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2025.09.24

34 23 AVE N.W., CALGARY, AB

16 - 20 B: 40 P: 2534 C

PROJECT NO. 25.001.OSD 534

RUNN	CHECKED
ML	NF

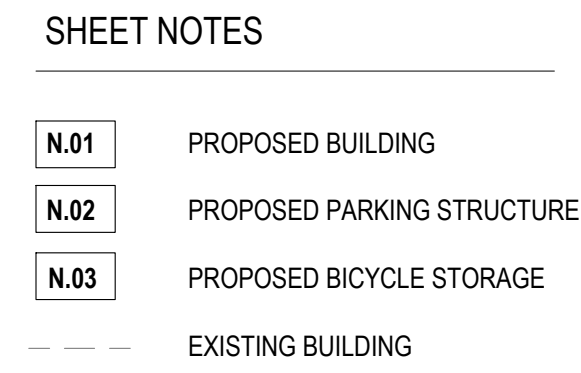
DATE	SCALE
0025 SEP.24	AS NOTE

GENERAL NOTES & RENDERINGS

Runway 12, 18, 24

DP.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

[illegible]

534 23 AVE N.W.

423 AVE N.W., CALGARY, AB

16 - 20 B: 40 P: 2534 O

25.001.OSD 534

MAN	CHECKED
L	MF

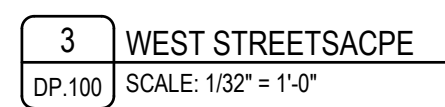
DATE	SCALE
125 SEP 24	AS NOTED

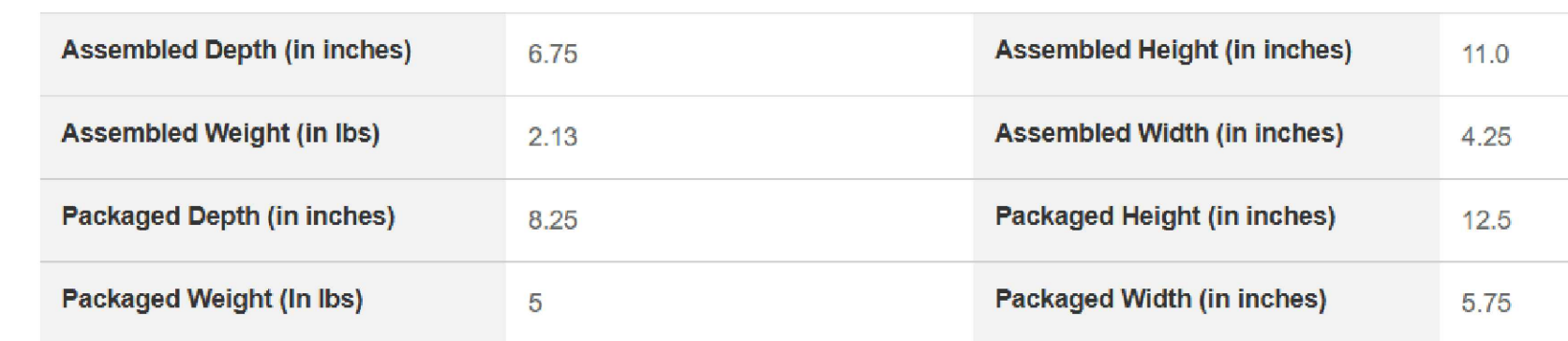
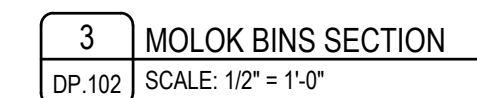
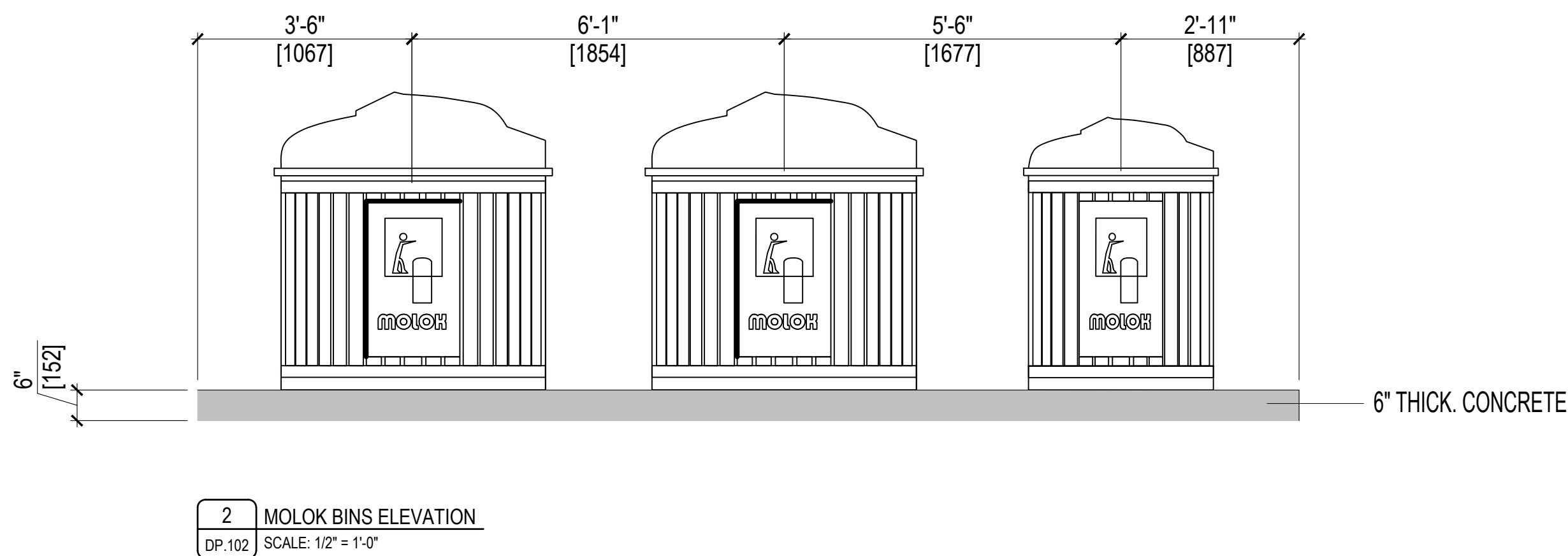
BLOCK PLAN

UNIV) NUMBER

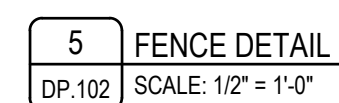
DP.100

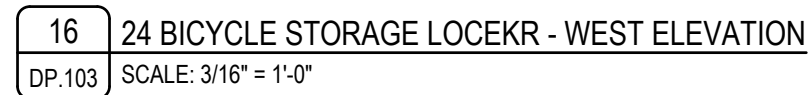
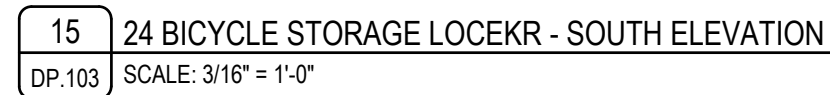
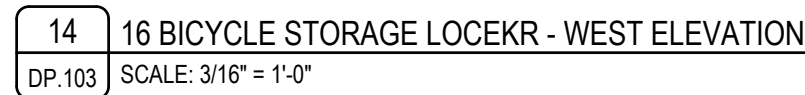
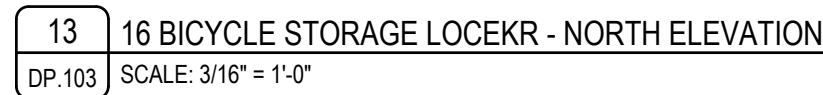
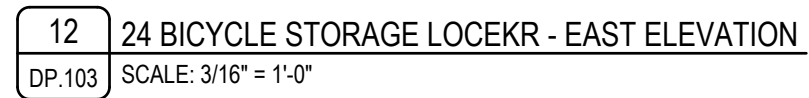
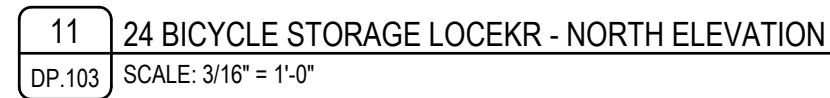
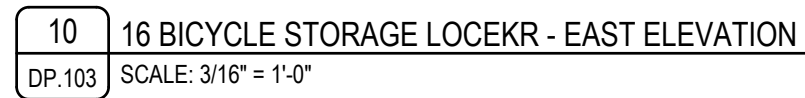
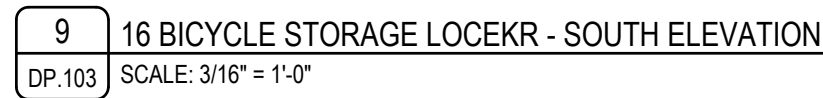
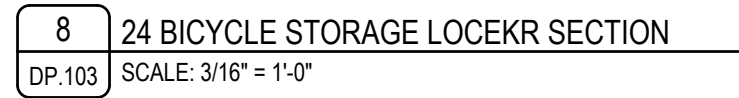
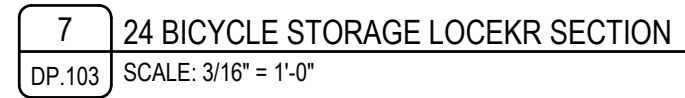
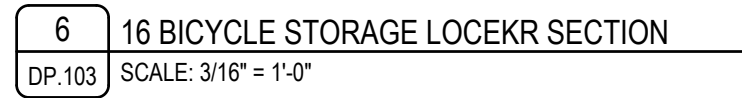
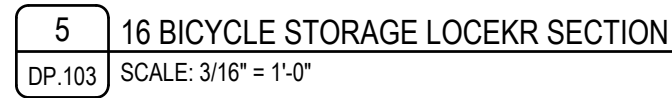
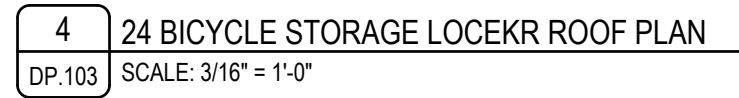
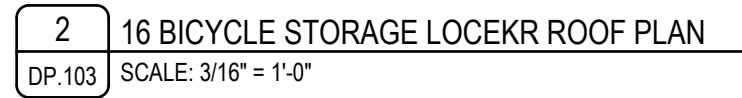
THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.





4	PROPOSED LIGHTING FIXTURE
DP.102	NTS



[illegible]

34 23 AVE N.W.

MUNICIPAL ADDRESS
534 23 AVE N.W., CALGARY, AB

LEGAL ADDRESS
L: 16 - 20 B: 40 P: 2934 O

PROJECT NO.
25.001.OSD 534

DIANN	CHECKED
ML	MF

DATE	SCALE
2025.SEP.24	AS NOTED

DRAWING TITLE

**BICYCLE STORAGE
LOCKERS DETAILS**

DRAWING NUMBER

DP.103

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

N.01	6'-1" X 3'-1/2" WINDOW WELL TYP.
N.02	STAIR ABOVE
N.03	FIREWALL

[illegible]

PROJECT NAME _____

534 23 AVE N.W.

4423 AVE N.W., CALGARY, AB

16 - 20 B: 40 P: 2034 O

25.001.OSD 534

MAN	CHECKED
L	MF

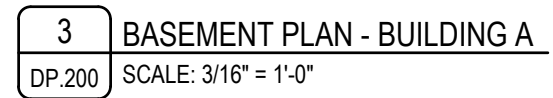
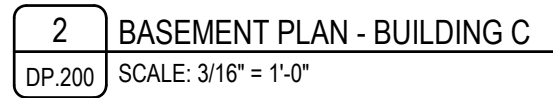
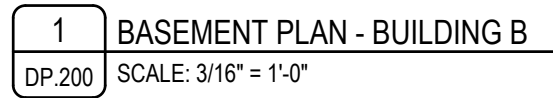
DATE	SCALE
125 SEP 24	AS NOTED

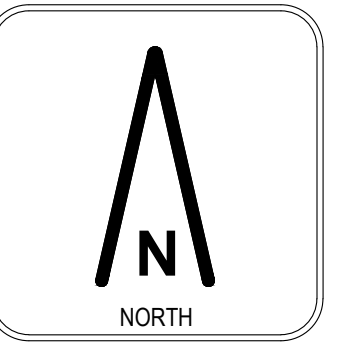
BASEMENT FLOOR PLAN

UNIV) NAME(S)

DP.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



[illegible]

01	ISSUED FOR DP	2025.09.24
----	---------------	------------

PROJECT NAME

534 23 AVE N.W.

4423 AVE N.W., CALGARY, AB

16 - 20 B: 40 P: 2534 O

25.001.OSD 534

MAN	CHECKED
L	MF

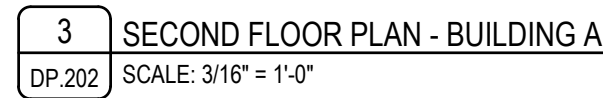
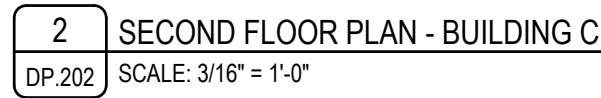
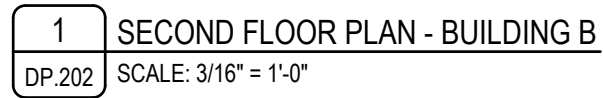
DATE	SCALE
025 SEP 24	AS NOTED

MAIN FLOOR PLAN

ANTHONY J. MARRAS

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

3	MAIN FLOOR PLAN - BUILDING A
DP.201	SCALE: 3/16" = 1'-0"



N.01	CANOPY BELOW
N.02	LINE OF UPPER FLOOR
N.03	LINE OF BALCONY
N.04	FIREWALL
○	PROPOSED DOWNSPOUT LOCATION

[illegible]

01	ISSUED FOR DP	2025.09.24
----	---------------	------------

PROJECT NAME

534 23 AVE N.W.

4423 AVE N.W., CALGARY, AB

16 - 20 B: 40 P: 2034 O

25.001.OSD 534

MAN	CHECKED
L	MF

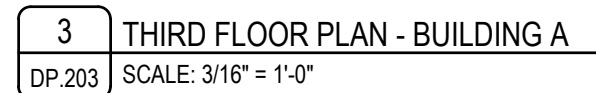
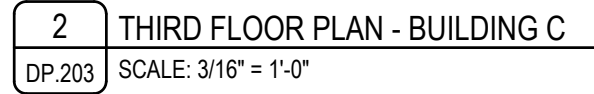
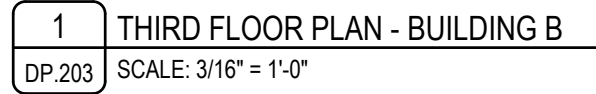
DATE	SCALE
025.SEP.24	AS NOTED

SECOND FLOOR PLAN

ANDREW H. JAMES

DP.202

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



N.01	PONY WALL
N.02	3'-6" HIGH WALL FROM TOP OF THIRD FLOOR (REFER TO ELEVATIONS)
N.03	LOW PITCHED ROOF BELOW
N.04	LINE OF ROOF ABOVE
N.05	PROPOSED WALL THROUGH SCUPPER AND DOWNSPOUT LOCATION TYP.
N.06	FIREWALL
○	PROPOSED DOWNSPOUT LOCATION

[illegible]

534 23 AVE N.W.

23 AVE N.W., CALGARY, AB

5 - 20 B: 40 P: 2534 O

25.001.OSD 534

MF

5 SEP 24	SCALE	AS NOTED
----------	-------	----------

THIRD FLOOR PLAN

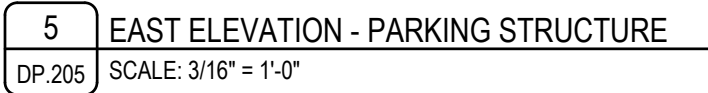
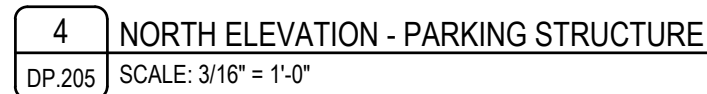
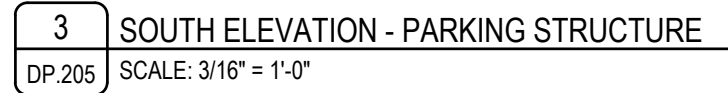
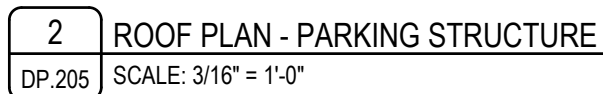
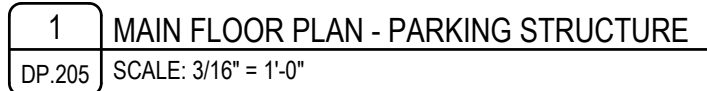
70) 70.85(9)

DP.203

DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF
ARCHITECT AND MAY NOT BE USED OR
REDUCED WITHOUT PRIOR WRITTEN
CONSENT.

DRAWING AND DESIGN ARE AT ALL TIMES
REMAIN THE EXCLUSIVE PROPERTY OF
ARCHITECT AND MAY NOT BE USED OR
REDUCED WITHOUT PRIOR WRITTEN
SENT.

3	ROOF PLAN - BUILDING A
DP.204	SCALE: 3/16" = 1'-0"



NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2025.09.24

34 23 AVE N.W.

34 23 AVE N.W., CALGARY, AB

: 16-20 B: 40 P: 2034 Q

PROJECT NO.
25.001.OSD 534

RAWN	CHECKED
ML	MF

DATE	SCALE
2025.SEP.24	AS NOTED

OPEN-AIR PARKING STRUCTURE PLANS & SECTIONS & ELEVATIONS

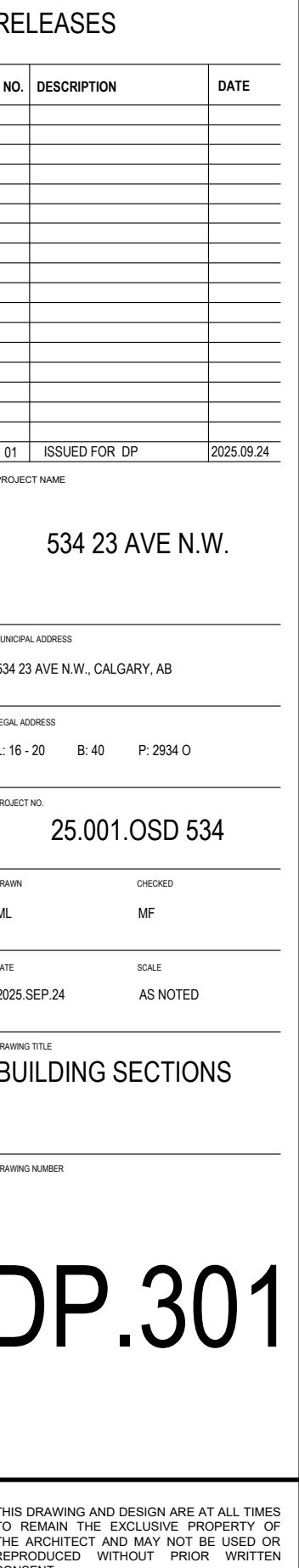
Source: *U.S. Census Bureau*.

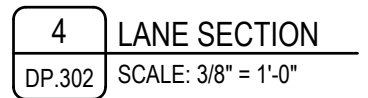
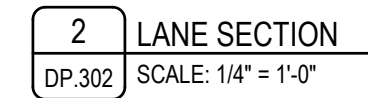
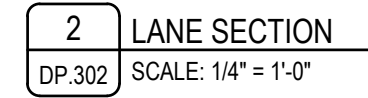
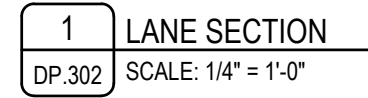
DP.205

THIS DRAWING AND DESIGN ARE AT ALL TIMES
TO REMAIN THE EXCLUSIVE PROPERTY OF
THE ARCHITECT AND MAY NOT BE USED OR
REPRODUCED WITHOUT PRIOR WRITTEN
CONSENT.



THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



[illegible]

44 23 AVE N.W., CALGARY, AB

16-20 B: 40 P: 2034 O

25.001.OSD 534

MMN	CHECKED
L	MF

RE	SCALE
125.SEP.24	AS NOTED

PLANE SECTIONS

ANTW) 78, 2019

DP.302

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.
3. WINDOW AND DOOR TRIMS = 3-1/2"
4. MAXIMUM BUILDING HEIGHT : 16m UNLESS OTHERWISE NOTED.

N.01	CONCRETE FIREWALL
N.02	2.0m HEIGHT WOOD FENCE (REFER TO DP.102)

A1.1	6" HORIZONTAL HARDIE LAP SIDING / SMOOTH / COLOUR = AGED PEWTER
A2.1	HARDIE SHAKE / CEDARMILL / COLOUR = NAVAJO BEIGE
A3.1	HARDIE PANEL / SMOOTH / COLOUR = BLACK

B1.1 FACE BRICK / COLOUR = BEIGE

C1.1	CORRUGATED PANEL / COLOUR = BLACK / FINISH = GALVANIZED
C2.1	WOOD SIMULATED LUX VERTICAL SIDING / COLOUR = DRIFTWOOD
C3.1	ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK
C4.1	METAL FLASHING / COLOUR = BLACK

D1.1 ENGINEERED WOOD TRIM / COLOUR = BLACK

E1.1	PARGING / COLOUR = NATURAL GRAY
E2.1	CONCRETE STAIR / COLOUR = NATURAL GRAY

F1.1	ASPHALT ROOF SHINGLES / COLOUR = BLACK
------	--

G1.1 WINDOW / COLOUR = BLACK

H1.1	METAL DOOR / COLOUR = BLACK
------	-----------------------------

J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = DRIFTWOOD

K1.1	DOWNSPOUT / COLOUR = BLACK
------	----------------------------

Figure 1

COLOUR = TO MATCH ADJACENT FINISH

 EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

[illegible]

534 23 AVE N.W.

34 23 AVE N.W., CALGARY, AB

: 16 - 20 B: 40 P: 2934

PROJECT NO. 25 001 OSD 534

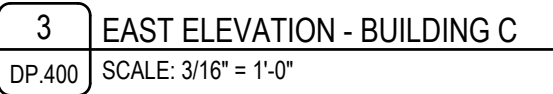
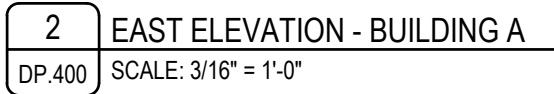
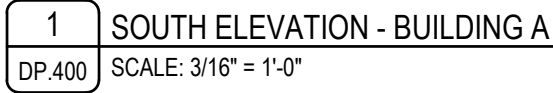
RUN	CHECKED
-----	---------

DATE	SCALE
------	-------

DRAWING TITLE
DRAWING FILE NAME

DP.400

THIS DRAWING AND DESIGN ARE AT ALL TIMES
TO REMAIN THE EXCLUSIVE PROPERTY OF
THE ARCHITECT AND MAY NOT BE USED OR
REPRODUCED WITHOUT PRIOR WRITTEN
CONSENT.



1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.
3. WINDOW AND DOOR TRIMS = 3-1/2"
4. MAXIMUM BUILDING HEIGHT : 16m UNLESS OTHERWISE NOTED.

N.01	CONCRETE FIREWALL
N.02	2.0m HEIGHT WOOD FENCE (REFER TO DP.102)

A1.1	6" HORIZONTAL HARDIE LAP SIDING / SMOOTH / COLOUR = AGED PEWTER
A2.1	HARDIE SHAKE / CEDARMILL / COLOUR = NAVAJO BEIGE
A3.1	HARDIE PANEL / SMOOTH / COLOUR = BLACK

B1.1 FACE BRICK / COLOUR = BEIGE

C1.1	CORRUGATED PANEL / COLOUR = BLACK / FINISH = GALVANIZED
C2.1	WOOD SIMULATED LUX VERTICAL SIDING / COLOUR = DRIFTWOOD
C3.1	ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK
C4.1	METAL FLASHING / COLOUR = BLACK

D1.1 ENGINEERED WOOD TRIM / COLOUR = BLACK

E1.1	PARGING / COLOUR = NATURAL GRAY
E2.1	CONCRETE STAIR / COLOUR = NATURAL GRAY

F1.1	ASPHALT ROOF SHINGLES / COLOUR = BLACK
------	--

G1.1	WINDOW / COLOUR = BLACK
------	-------------------------

H1.1	METAL DOOR / COLOUR = BLACK
------	-----------------------------

J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = DRIFTWOOD

K1.1	DOWNSPOUT / COLOUR = BLACK
------	----------------------------

[illegible]

COLOUR = TO MATCH ADJACENT FINISH

 EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

[illegible]

534 23 AVE N.W.

34 23 AVE N.W., CALGARY, AB

L: 16-20 B: 40 P: 2034 C

PROJECT NO.
25.001.OSD 534

RUN	CHARGE
ML	MF

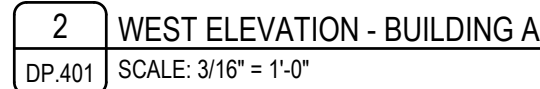
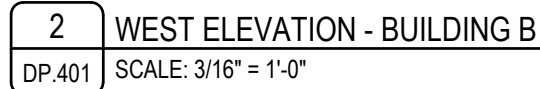
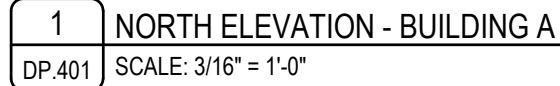
DATE	SCALE
0025 SEP 24	AS NOTED

BUILDING ELEVATIONS

RAJENDRA K. BHATT

DP.401

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.
3. WINDOW AND DOOR TRIMS = 3-1/2"
4. MAXIMUM BUILDING HEIGHT : 16m UNLESS OTHERWISE NOTED.

N.01	CONCRETE FIREWALL
N.02	2.0m HEIGHT WOOD FENCE (REFER TO DP.102)

A1.1	6" HORIZONTAL HARDIE LAP SIDING / SMOOTH / COLOUR = AGED PEWTER
A2.1	HARDIE SHAKE / CEDARMILL / COLOUR = NAVAJO BEIGE
A3.1	HARDIE PANEL / SMOOTH / COLOUR = BLACK

B1.1 FACE BRICK / COLOUR = BEIGE

C1.1	CORRUGATED PANEL / COLOUR = BLACK / FINISH = GALVANIZED
C2.1	WOOD SIMULATED LUX VERTICAL SIDING / COLOUR = DRIFTWOOD
C3.1	ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK
C4.1	METAL FLASHING / COLOUR = BLACK

D1.1	ENGINEERED WOOD TRIM / COLOUR = BLACK
------	---------------------------------------

E1.1	PARGING / COLOUR = NATURAL GRAY
E2.1	CONCRETE STAIR / COLOUR = NATURAL GRAY

F1.1 ASPHALT ROOF SHINGLES / COLOUR = BLACK

G1.1 WINDOW / COLOUR = BLACK

H1.1	METAL DOOR / COLOUR = BLACK
------	-----------------------------

J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = DRIFTWOOD

K1.1 DOWNSPOUT / COLOUR = BLACK

L1.1 WALL MOUNTED / COLOUR = BLACK

M1.1 SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
COLOUR = TO MATCH ADJACENT FINISH

 EXISTING GEODETIC ELEVATION
 PROPOSED GEODETIC ELEVATION

[illegible]

534 23 AVE N.W.

34 23 AVE N.W., CALGARY, AB

LEGAL ADDRESS

PROJECT NO.
25.001.OSD 534

RAWN	CHECKED
ML	MF

DATE	SCALE
0025 SEP 24	AS NOTED

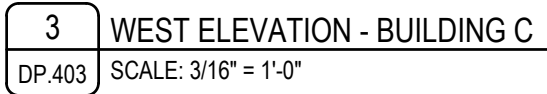
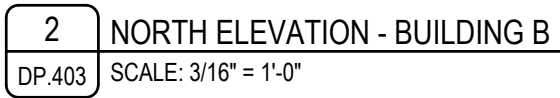
BUILDING ELEVATIONS

RAJNIV) 72, 85(5)

DP.402

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.





COLOUR = TO MATCH ADJACENT FINISH

34 23 AVE N.W., CALGARY, AB

25.001.OSD 534

PLAN	CHECKS
ML	MF

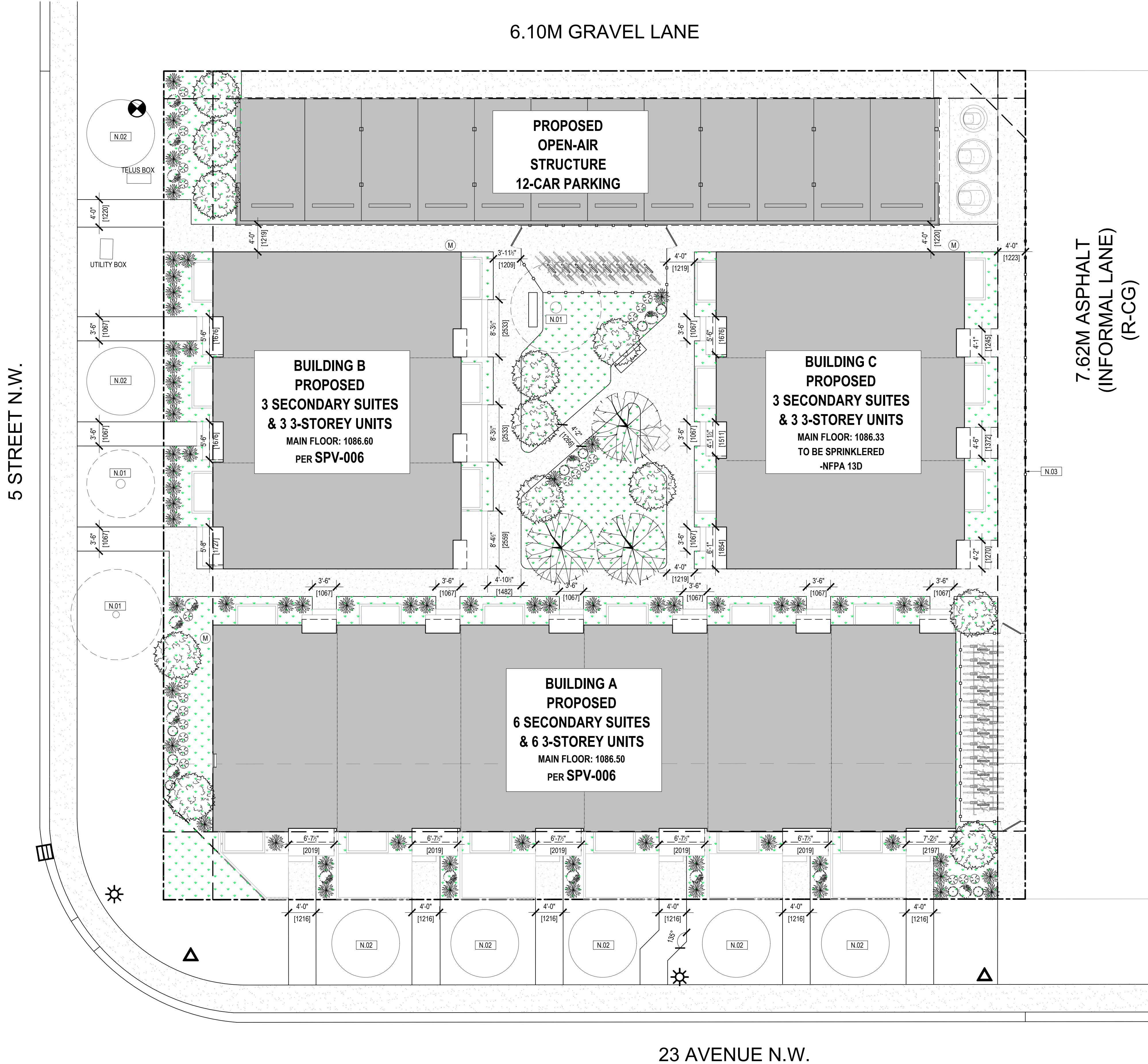
0025 SEP 24 AS N

BUILDING ELEVATIONS

RAJENDRA PRASAD

DP.403

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



EXISTING TREES					
NO.	SPECIES	CALIPER (m)	CANOPY (m)	HEIGHT (m)	NOTES
T1	CONIFEROUS	0.50	4.00	10.00	IN SUBJECT PROPERTY
T2	CONIFEROUS	0.50	4.00	10.00	IN SUBJECT PROPERTY
T3	DECIDUOUS	0.30	4.00	7.00	IN SUBJECT PROPERTY
T4	DECIDUOUS	0.50	6.00	6.00	IN SUBJECT PROPERTY
T5	DECIDUOUS	0.20	2.00	3.00	IN SUBJECT PROPERTY
T6	DECIDUOUS	0.10	1.00	3.00	IN SUBJECT PROPERTY
T7	DECIDUOUS	0.40	6.00	5.00	IN SUBJECT PROPERTY
T8	DECIDUOUS	0.50	4.00	5.00	IN SUBJECT PROPERTY
T9	BUSH	-	3.00	3.50	IN CITY PROPERTY
T10	DECIDUOUS	0.40	3.00	6.00	IN CITY PROPERTY
T11	DECIDUOUS	0.30	4.00	3.00	IN CITY PROPERTY
T12	DECIDUOUS	0.30	2.00	6.00	IN SUBJECT PROPERTY
T13	DECIDUOUS	0.60	5.00	7.00	ON PROPERTY LINE
T14	BUSH	-	5.00	4.00	IN SUBJECT PROPERTY
T15	DECIDUOUS	0.50	5.00	4.00	IN SUBJECT PROPERTY
T16	BUSH	-	2.00	3.00	IN SUBJECT PROPERTY
T17	CONIFEROUS	0.80	4.00	12.00	IN SUBJECT PROPERTY
T18	CONIFEROUS	0.50	4.00	12.00	IN SUBJECT PROPERTY
T19	BUSH	-	1.50	2.00	IN CITY PROPERTY
T20	BUSH	-	1.50	2.00	ON PROPERTY LINE
T21	BUSH	-	3.00	3.00	IN SUBJECT PROPERTY
T22	BUSH	0.30	3.00	5.00	ON PROPERTY LINE
T23	CONIFEROUS	0.30	5.00	5.00	IN ADJACENT PROPERTY
T24	CONIFEROUS	0.20	3.00	4.00	IN SUBJECT PROPERTY
T25	CONIFEROUS	0.10	2.00	5.00	IN SUBJECT PROPERTY
T26	CONIFEROUS	0.20	3.00	5.00	IN SUBJECT PROPERTY
T27	CONIFEROUS	0.20	3.00	5.00	IN SUBJECT PROPERTY
T28	CONIFEROUS	0.20	3.00	5.00	IN SUBJECT PROPERTY
T29	BUSH	-	2.00	2.00	IN SUBJECT PROPERTY
T30	BUSH	-	2.00	2.00	IN CITY PROPERTY

- GENERAL NOTES
- A.

BYLAW 551 (2) MINIMUM 40% OF THE AREA OF PARCEL MUST BE A LANDSCAPE AREA = 653.25 SQ.M / 7031.52 SQ.FT PROVIDED (47%)
- B.

BYLAW 552.2 (2): 1 TREE AND 2 SHRUBS REQUIRED PER 45 sq.m OF PARCEL AREA = 15 TREES & 30 SHRUBS. PROVIDED 15 TREES & X 87 SHRUBS
- C.

LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- D.

ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM.
- E.

ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- F.

MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.

- SHEET NOTES
- N.01

EXISTING TREE TO REMAIN
- N.02

PROPOSED TREE IN PUBLIC REALM
- N.03

2.0m HEIGHT WOOD FENCE (REFER TO DP.102 (5))
- N.04

ADD NOTE
- N.05

ADD NOTE
- N.06

ADD NOTE
- N.07

ADD NOTE
- N.08

ADD NOTE
- N.09

ADD NOTE
- N.10

ADD NOTE
- N.11

ADD NOTE
- N.12

ADD NOTE
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

LANDSCAPING LEGEND	
CODE	ITEM
	MULCH GROUND COVER
	LAWN (GRASS)
	CONCRETE (APRON)
	BROOM FINISHED CONCRETE (WALKWAY)
	GRAVEL (WINDOW WELL)

PLANTING LEGEND							
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	QTY.
CONIFEROUS TREES							
	DWARF SPRUCE	PICEA GLAUCA	2 m HIGH	7'-10'	10'-13'	LOW WATER	12
DECIDUOUS TREES							
	AMUR MAPLE	ACER GINNALA	60 mm CALLIPER			LOW WATER	3
DECIDUOUS SHRUBS							
	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	62
	ARCADIA JUNIPER	JUNIPERUS SABINA	0.60m SPREAD			LOW WATER	10
	BOOMERANG LILAC	SYRINGA SPP.	0.60m SPREAD			LOW WATER	15
ORNAMENTAL GRASSES							
	ROCKY MOUNTAIN BEEBALM	CLEOME SERRULATA	0.60m SPREAD		12" TO 48"	LOW WATER	24

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR CIP	2025.09.24

PROJECT NAME

534 23 AVE N.W.

PROJECT ADDRESS

534 23 AVE N.W., CALGARY, AB

LOCAL ADDRESS

L: 16 - 20 B: 40 P: 2834 O

PROJECT NO.

25.001.OSD 534

DRAWN

ML

CHECKED

MF

DATE

2025 SEP 24

SCALE

AS NOTED

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

L.100

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.