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Architectural Drawing List	
Sheet Number	Sheet Name
DP000	Cover
DP100	Site & Block Plan
DP101	Site Details
DP102	Landscape Plan
DP103	Landscape Details
DP104	Survey/Existing Block Plan
DP105	Site Cross Sections
DP106	Site Photos
DP200	Floor Plans
DP201	Floor Plans
DP202	Floor Plans
DP300	Elevations
DP301	Elevations
DP400	Sections

RECEIVED

SUNSTAR HOMES

KILLARNEY III

1927 34 ST SW

LOT 7
BLOCK 2F
PLAN 7701 GI

ISSUED FOR DR2 RESPONSE
2026-MAR-23

KILLARNEY III
1927 34 ST SW
ISSUED FOR DR2 RESPONSE

sheet number
DP000

2026-04-29 3:05:13 PM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

Project Data / Zoning Bylaw Summary - Calgary

Site/Building Data			
Project Description	Proposed multi-family residential townhouse with 5 units & 5 secondary suites		
Project Name	Killarney 3		
Municipal Address	1927 23 ST SW		
Neighborhood	Killarney		
Legal Description	Plan:7701GI; Block:2F; Lot:7		
Existing Land Use	M-C1 Multi-residential Contextual Low-profile		
Abutting Land Use Districts	North: M-C1		
	East: M-C1 (across 34 ST)		
	West: M-C1 (across lane)		
	South: M-C1		
Flood Protection Area	N/A		
Abandoned Wells	N/A		
Applicable Bylaw	City Of Calgary LUB1P2007		
Site Area	555.97 m2		
Building Area	239.39 m2		
	Required/Permitted	Proposed	Bylaw Reference
Site/Area Analysis			
Use	Multi-residential Development		586
Floor Area Ratio	N/A		
Density (units per hectare)	Max. 148 units/ha	89.9 units/ha	590(1)
Building Height	14m		594(1)
No. of Storeys	3		
Min. Front Setback	0 m	4.5 m	592(1);592(5)
Min. Side Setback	1.2 m	1.2 m	592(4)
Min. Rear Setback	1.2 m	1.2 m	592(3)
Amenity Space Analysis			
Min. Required Area	5 m²		557(4); 557(8)
Total Area Required	25 m²	25 m²	
Min. Dimension	2 m		557(8)(b)
Vehicle Parking Analysis			
Residential Parking Stalls	5 (25% transit-oriented development reduction included)	5	558(a); 560(a)
Bicycle Parking Analysis			
Required Class 1	0.5 per suite/dwelling = 5	5	559(a); 559(b)
Required Class 2	N/A		

NOTES: SITE

1. REFER TO SURVEY DRAWINGS AND GEOTECHNICAL REPORT TO VERIFY SITE PARAMETERS AND CONDITIONS.

2. CONTRACTOR TO VERIFY SITE PARAMETERS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ANY SITE PARAMETERS OR CONDITIONS FOUND TO BE DIFFERENT THAN THOSE ON DRAWINGS OR REPORTS SHALL BE REPORTED TO THE ARCHITECT.

3. ESTABLISH ALL PROPERTY LINES, LEVELS, SETBACKS, EASEMENTS, RIGHT-OF-WAY, UTILITIES, CURBS, SIDEWALKS, BUILDING LOCATIONS, AND LAYOUT ETC. BY SURVEYOR BEFORE COMMENCING CONSTRUCTION.

4. SOIL BEARING CAPACITY TO BE REVIEWED BY THE CERTIFIED GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR SHALL REFER, COMPLY AND FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS NOR THE FINAL RECOMMENDATIONS OF THE REPORT. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER FOR INSTRUCTION PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING CONSTRUCTION. EXCAVATION AND FILL SHOULD BE DONE AS PER GEOTECHNICAL REPORT REQUIREMENTS. DO NOT OVER-EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.

6. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GRADE SERVICES OR OBSTACLES ON OR ADJACENT TO SITE AND SHALL REPORT SUCH OBSTRUCTIONS IN WRITING TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.

7. EXCAVATION WORKS CLOSE TO SERVICES AND STRUCTURES ARE TO BE DONE MANUALLY.

8. REFER TO CIVIL ENGINEERING DRAWINGS (DSSP), LOT GRADING AS PER APPROVED PLOT PLAN, OR MUNICIPAL LOT GRADING REQUIREMENTS AS REQUIRED FOR GRADING, DRAINAGE, AND SITE SERVICING INFORMATION.

9. WHERE NEW SITE GRADING IS CALLED FOR, SLOPE NEW TERRAIN ELEVATIONS TO MEET EXISTING GRADE ELEVATIONS AT PROPERTY LINES AND BLEND NEW TO EXISTING. CITY BOULEVARD GRADES TO BE 2% TYPICAL UNLESS NOTED OTHERWISE.

10. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING & POWER INFORMATION.

11. REFER TO LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE LAYOUT, PLANTING INFORMATION, AND SURFACE FINISHES.

12. REFER TO SITE DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

13. WHERE INTERNAL ROADWAYS ARE PROVIDED, ASPHALT SURFACED DRIVE AISLES TO SUPPORT MIN. 38,556 KG & A POINT LOAD OF 517 KPA (75 PSI) OVER A 24" X 24" AREA, SUBGRADE PREPARATION AS PER CITY OF CALGARY STANDARDS, REFER TO GEOTECHNICAL REPORT.

14. ALL CONCRETE AND ASPHALTIC PAVEMENT (PADS, APRONS, APPROACH AREAS AND PARKING STRUCTURES) WITHIN THE COLLECTION ROUTE, COLLECTION AREA AND STAGING AREAS MUST HAVE SUFFICIENT CAPACITY TO SUPPORT A MINIMUM WEIGHT OF A 25,000 KG COLLECTION VEHICLE.

15. SIDEWALKS & CURBS TO BE CAST CONCRETE TYPICAL, CURBS TO ROAD PERIMETER TO BE LOW PROFILE ROLLED CURBS AS PER CITY OF CALGARY ROADS CONSTRUCTION STANDARDS SPECIFICATIONS, FIGURE 15, SECTION B AND CURB CROSSING B.

16. WHERE PROVIDED, POST-MOUNTED SIGNAGE TO BE INSET MIN. 0.6 M FROM FACE OF CURBS TYPICAL.

17. SIDEWALKS TO BE 1.5 M WIDE TYPICAL WITH BROOM FINISH UNLESS OTHERWISE NOTED OR DIMENSIONED.

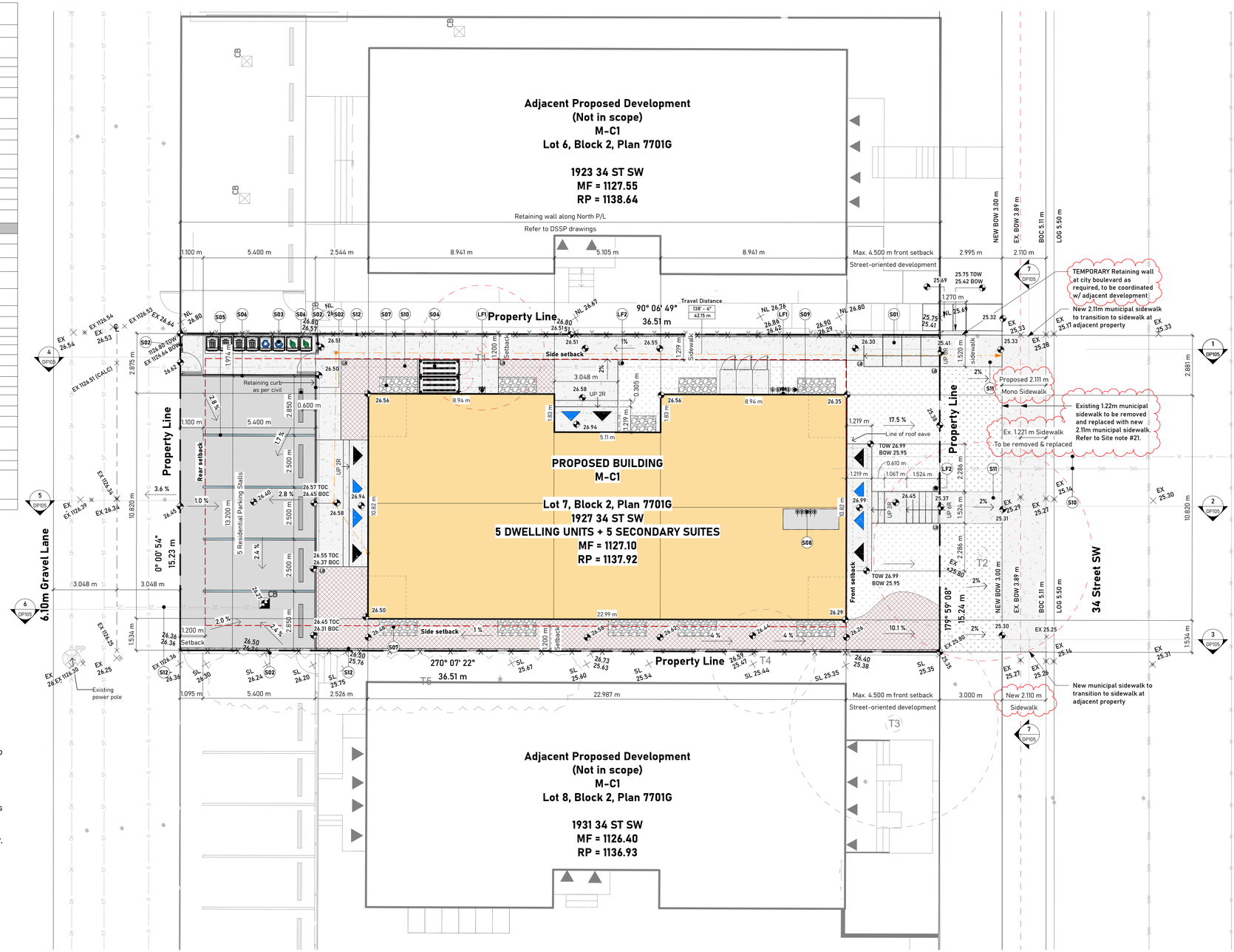
18. MAKE GOOD TO EXISTING NEIGHBORING SITES AND MUNICIPAL BOULEVARDS, STREETS, AND SIDEWALKS ALL ELEMENTS INCLUDING BUT NOT LIMITED TO FINISHES, FIXTURES, GRADES, AND LANDSCAPE WHERE AFFECTED BY DEMOLITION OR CONSTRUCTION.

19. PROVIDE ROUGH-INS FOR EV CHARGING, MIN. CAPACITY 40 AMPS AT 208 OR 240 VOLTS, TO INCLUDE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND PENETRATIONS AS REQUIRED.

20. PROVIDE ROUGH-INS FOR SOLAR PHOTOVOLTAIC (PV) PANELS, INSTALL MIN. 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS").

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND REHABILITATION OF NEW AND EXISTING SIDEWALKS, CURBS, GUTTERS, DRIVEWAY CROSSINGS, ETC., AS REQUIRED. NEW MUNICIPAL MONOLITHIC SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF CALGARY ROADS CONSTRUCTION 2021 STANDARD SPECIFICATIONS, FIGURE 37, FILE NO 454.1013.009

22. ALL GROSS FLOOR AREAS PROVIDED ARE APPROXIMATE AND ARE CALCULATED BASED ON *GROSS FLOOR AREA* DEFINITIONS PROVIDED BY THE AUTHORITY HAVING JURISDICTION. UNLESS OTHERWISE NOTED, GROSS FLOOR AREAS ARE TAKEN FROM THE FACE OF EXTERIOR WALL SHEATHING AND INCLUDES ALL SPACES WITHIN THE BUILDING INCLUDING GARAGES, MECHANICAL ROOMS AND STAIRWELLS. UNENCLOSED AREAS SUCH AS DECKS, BALCONIES, AND PATIOS ARE NOT INCLUDED IN THE CALCULATIONS.



ANNOTATION SYMBOLS

- ℄ — CENTER LINE
- 0 — STRUCTURAL GRID
- A / B Ref — ELEVATION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- A / B Ref — SECTION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- EX 99.44 — ELEVATION - EXISTING GRADE
- 99.64 — ELEVATION - PROPOSED GRADE
- 2% — SLOPE ARROW
- 11 — WINDOW TAG
- D00 — DOOR TAG
- ? — KEYNOTE/MATERIAL/FINISH TAG
- 1 — REVISION TAG

SITE ITEMS

TAG	DESCRIPTION
S01	Concrete landscape steps
S02	Proposed 2m high maintenance-free PVC privacy fence, waste enclosure & gate
S03	Proposed 64 gal/240 l roll-out bins for mixed waste, recycling, & compost, private pick-up as required
S04	Proposed Class 1 bicycle parking stall, 2x horizontal & 3x vertical lockers (5 total) refer to detail
S05	Proposed residential surface parking stalls x5
S06	Proposed wheel stops, refer to detail
S07	Proposed window wells
S08	Proposed water meter room @ basement level
S09	Proposed gas/electric meters location
S10	Proposed utility line connection, refer to DSSP drawings
S11	Proposed municipal sidewalk connection
S12	Proposed retaining wall/curb along North & South Property Lines, refer to DSSP drawings

LIGHTING LEGEND

TAG	DESCRIPTION
LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture

GROSS FLOOR AREAS (ABOVE GRADE)

Level	Area	Area (sq. ft)
UNIT 1		
MFL	47.89 m²	515.49 ft²
L2	47.92 m²	515.79 ft²
L3	42.78 m²	460.50 ft²
	138.59 m²	1491.78 ft²
UNIT 2		
MFL	48.05 m²	517.24 ft²
L2	48.14 m²	518.21 ft²
L3	43.12 m²	464.17 ft²
	139.32 m²	1499.61 ft²
UNIT 3		
L2	47.65 m²	512.95 ft²
MFL	47.62 m²	512.56 ft²
L3	39.64 m²	426.71 ft²
	134.92 m²	1452.22 ft²

GROSS FLOOR AREAS (ABOVE GRADE)

Level	Area	Area (sq. ft)
UNIT 4		
MFL	47.82 m²	514.75 ft²
L2	47.74 m²	513.90 ft²
L3	42.78 m²	460.50 ft²
	138.35 m²	1489.15 ft²
UNIT 5		
MFL	48.01 m²	516.75 ft²
L2	47.97 m²	516.31 ft²
L3	43.12 m²	464.17 ft²
	139.10 m²	1497.23 ft²
GFA	690.27 m²	7429.99 ft²

BASEMENT GFA

Name	Area	Area (sq. ft)
SUITE 1	47.82 m²	514.75 ft²
SUITE 2	48.01 m²	516.75 ft²
SUITE 3	47.71 m²	513.57 ft²
SUITE 4	47.82 m²	514.75 ft²
SUITE 5	48.01 m²	516.75 ft²
Total Below Grade	239.37 m²	2576.57 ft²

MATERIAL/FINISH LEGEND:

- ASPHALT, HEAVY DUTY
- ASPHALT, LIGHT DUTY
- CONCRETE, BROOM FINISH
- SOD
- GRAVEL BED
- WOODEN DECK
- MULCH BED
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE
- EASEMENT/R.O.W.
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO REMAIN
- #V — VISITOR PARKING STALL
- #R — RESIDENTIAL PARKING STALL
- W — WATER METER LOCATION
- G — GAS METER LOCATION
- DIM F/L — DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
- DWELLING UNIT ACCESS
- SECONDARY SUITE ACCESS
- PP — EXISTING POWER POLE

UTILITY LINES:

- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

NOTE: Site plan elevations are referenced to 1100 geodetic datum unless otherwise noted.

RECEIVED

project information

project title
KILLARNEY III

municipal address
1927 34 ST SW

legal description
LOT: 7
BLOCK: 2F
PLAN: 7701 GI

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT
DP2025-06375

issue / revision

issue	date	description
5	2026-MAR-23	ISSUED FOR DR2 RESPONSE
4	2026-FEB-03	ISSUED FOR DR1 RESPONSE (ADDITIONAL CITY COMMENTS)
3	2026-JAN-12	ISSUED FOR DR1 RESPONSE
2	2025-NOV-12	ISSUED FOR DP
1	2025-OCT-31	ISSUED FOR DP REVIEW

project number 25-519 | scale As indicated
drawn by Author | approved by Approver
checked by Checker

sheet title
Site & Block Plan

sheet number
DP100

2026-04-28 3:05:14 PM

NOTES: LANDSCAPE

1. ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

2. ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.

3. DIFFERENT VARIETIES OF TREE AND SHRUB SPECIES WILL BE PROVIDED TO AVOID MONO-CULTURE AND REDUCE RISK OF INSECT DAMAGE AND DISEASE. IT WILL ALSO PROVIDE SEASONAL VARIETY AND ENHANCE VISUAL INTEREST.

4. ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS.

5. TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS TO BE GROUPED TOGETHER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW-IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START-UP.

7. ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.

8. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).

9. ALL PLANT MATERIAL TO BE DISEASE-FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DUG AND INSTALLED TO CURRENT CNLA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.

10. CONSULTANT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS - PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION FOR NURSERY DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE.

11. ALL PLANTING BEDS TO BE LOCATED ON SITE AND APPROVED BY LANDSCAPE CONSULTANT PRIOR TO EXCAVATION.

12. ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.

13. ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50 mm DEPTH CLEAN BARK MULCH.

14. ALL SODDED AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES INSTALLED ON 300 mm MIN OF TOPSOIL.

15. PROVIDE BLACK PRO EDGER BETWEEN DIFFERENT LANDSCAPE SURFACES, UNLESS NOTED OTHERWISE.

16. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS PRIOR TO SOD INSTALLATION.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT, CARE, AND MAINTENANCE OF SITE UNTIL PROJECT IS HANDED OVER TO CLIENT.

19. TREES SHALL NOT BE PLACED WITHIN ANY UTILITY RIGHTS-OF-WAY, ABOVE UNDERGROUND UTILITIES, OR WITHIN THE UTILITY SAFETY CLEARANCES OF OVERHEAD POWER LINES, TAKING INTO CONSIDERATION THE MATURE TREE SIZE.

20. MAINTAIN 4.0 m PLANTING SETBACK FROM BUS PADS, MAILBOXES, & STREETLIGHTS; 2.5 m SETBACK FROM LOT SERVICING UTILITIES; 2.5 m SETBACK FROM HYDRANTS; 3.0 m SETBACK FROM DEEP UTILITY MAINLINES; 2.0 m SETBACK FROM SHALLOW UTILITIES (ATCO, ENMAX, TV, PHONE); AND 1.0 m SETBACK FROM DRIVEWAYS. A REVISED SETBACK OF 3.0 m FROM UTILITIES MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY.

21. TREES ON PUBLIC PROPERTY TO BE RETAINED AND PROTECTED UNLESS OTHERWISE AUTHORIZED. SUBMIT A TREE PROTECTION PLAN TO URBAN FORESTRY OR THE LOCAL AHJ AS REQUIRED. SEE BELOW.

PUBLIC TREE PROTECTION

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.

2. ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.

3. AN URBAN FORESTRY TECHNICIAN (3-1-1) SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
i. COMMENCEMENT
ii. WHEN EXISTING WALKWAY IS REMOVED
iii. WHEN CLEARANCE PRUNING COMMENCES

4. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:
i. BRANCH PRUNING, IF REQUIRED FOR CLEARANCE OF NEW BUILDING.
ii. IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES, AN INDEMNIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS URBAN FORESTRY PRIOR TO PRUNING.
iii. ROOT PRUNING AS REQUIRED DURING FOUNDATION EXCAVATIONS.
iv. APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE.
v. SUPPLEMENTAL WATERING, WHEN REQUIRED.
vi. SOIL AERATION, WHERE REQUIRED.
vii. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENCROACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.

5. TREE PROTECTION MEASURES POST CONSTRUCTION:
i. SUPPLEMENTAL WATERING, WHEN REQUIRED.
ii. SOIL AERATION, WHERE REQUIRED.

6. ON-SITE TREE PROTECTION ADMINISTRATOR:
i. _____
ii. CONTACT # _____

7. THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHRES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.

MATERIAL/FINISH LEGEND:

- ASPHALT, HEAVY DUTY
- ASPHALT, LIGHT DUTY
- CONCRETE, BROOM FINISH
- SOD
- GRAVEL BED
- WOODEN DECK
- MULCH BED
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE
- EASEMENT/R.O.W.
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO REMAIN
- #V VISITOR PARKING STALL
- #R RESIDENTIAL PARKING STALL
- W WATER METER LOCATION
- G GAS METER LOCATION
- DIM F/L DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
- DWELLING UNIT ACCESS
- SECONDARY SUITE ACCESS
- PP EXISTING POWER POLE

UTILITY LINES:

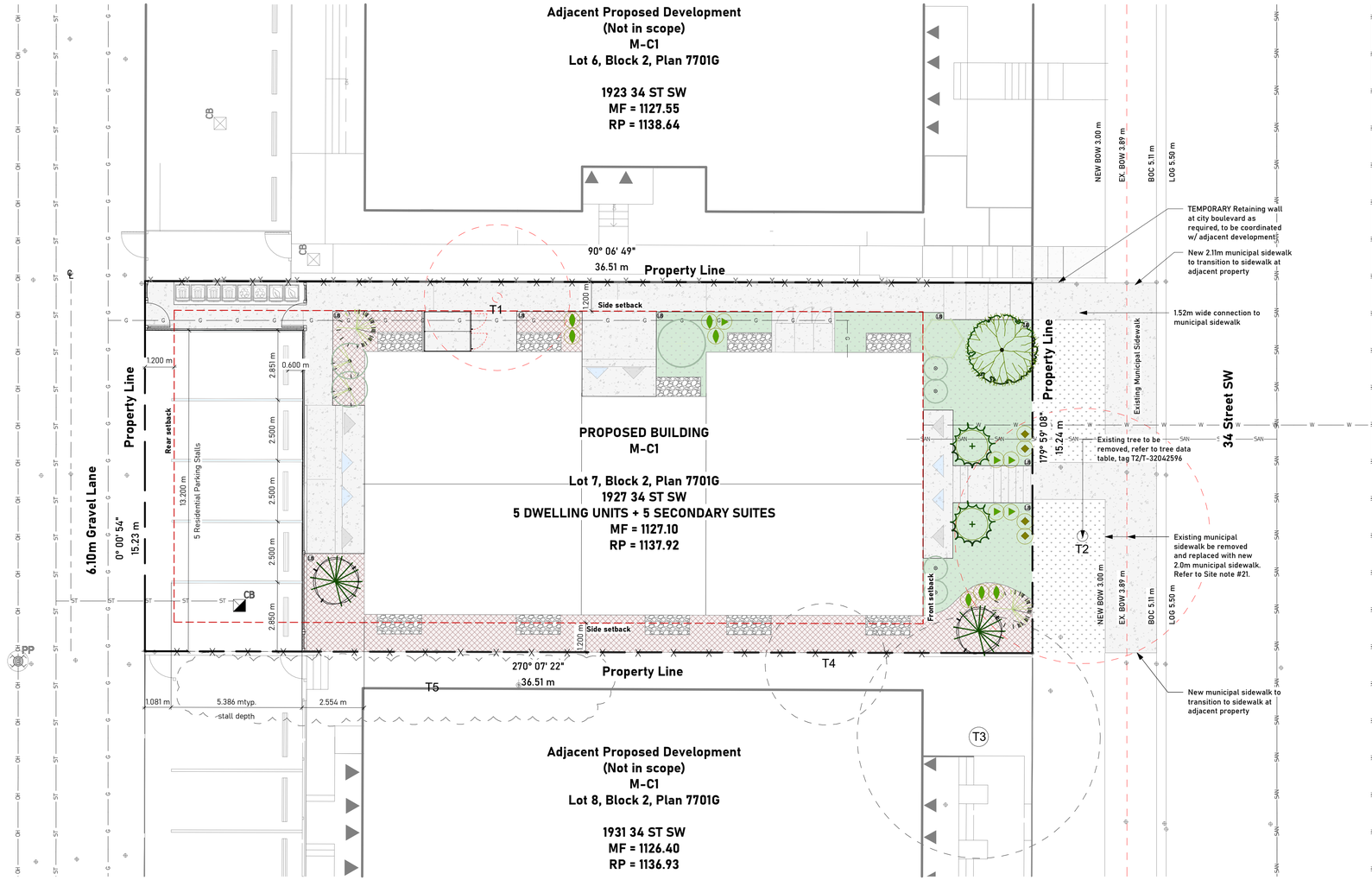
- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE

ANNOTATION SYMBOLS

- CENTER LINE
- STRUCTURAL GRID
- ELEVATION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- SECTION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- EX 99.64 — ELEVATION - EXISTING GRADE
- 99.64 — ELEVATION - PROPOSED GRADE
- 2% — SLOPE ARROW
- WINDOW TAG
- DOOR TAG
- KEYNOTE/MATERIAL/FINISH TAG
- REVISION TAG



1 **Landscape Plan**
1 : 100

Landscape Area Calculations

Total lot area:	555.97 m²
Building footprint	(239.39 m²)
Non-landscape	(91.02 m²)
Landscape Area Provided	= 225.56 m²
Landscape Area Required (before reductions)	222.39 m² (40%)
Street-oriented multi-residential landscaping -4% (Rule 554)	(22.24 m²)
Enhanced Landscaping -3%(Rule 555)	(0 m²)
Low-water Landscaping -3% (Rule 553)	(16.68 m²)
Required landscape area after reductions (-7%)	183.47 m² (33%)
Landscape Area Provided	= 225.56 m² (39.83%)
Sod	(52.00 m²)
Mulch	(59.42 m²)
Pebble Mulch	(14.63 m²)
Permeable Surface Total	55.88% (126.05 m²)
Concrete	(95.23 m²)
Hard-surface Total	44.12% (99.51 m²)

Low Water Landscaping (Rule 556)

	Required	Proposed	Bylaw Reference
Low Water Trees	1.25 (30%)	2 (40%)	556(e)
Low Water Shrubs	3 (30%)	4 (40%)	555(f)

Street-oriented Landscaping (Rule 554)

		Bylaw Reference
Street-oriented multi-residential building frontage	15.24 m² x 2.0m ² = 30.48 m²	554(1)
Total reduction (max. 4% of parcel area)	22.24 m²	554(1)

Planting Requirements

	Required	Proposed	Bylaw Reference
Trees	5	5	552(2)
Shrubs	10	10	555(a)
Coniferous trees (25%)	2 (1.25)	2	552(3)

Existing Tree Data

No./Tree ID	Type	Species	Common Name	Calliper (m)	Canopy (m)	Height (m)	Location/Ownership	Status
T1	Tree	*COTONEASTER SPP.*	COTONEASTER	0.10	3.00	-	Private	To be removed
T2/ T-32042596	Tree	*BETULA PAPYFIERA*	PAPER BIRCH	0.52	10.5	-	Public	To be removed
T3	Tree	-	-	0.90	10.00	7.20	Adjacent property	To be removed as per DP2024-02610
T4	Shrub	-	-	-	-	-	Adjacent property	To be removed as per DP2024-02610
T5	Shrub	-	-	-	-	-	Adjacent property	To be removed as per DP2024-02610

NOTE: Refer to City of Calgary Tree Map for city-maintained trees & shrubs species and sizes: https://mapgallery.calgary.ca/apps/9178b2fdddba48acaafc62d19081717c/explore

LANDSCAPE SCHEDULE

COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	CALLIPER	QTY.	NOTES
CONIFEROUS TREES						
COLUMNAR COLORADO SPRUCE	*PICEA PUNGENS 'FASTIGIATA'*	3.0 m	-	80 mm	2	LOW WATER
ORNAMENTAL DECIDUOUS TREES						
PURPLE SPIRE COLUMNAR CRAB	*MALUS X ASTRINGENS 'JEFSPIRE'*	3.0 m	-	80 mm	2	
SPRING SNOW CRAB	*MALUS X BACCATA 'SPRING SNOW'*	3.0 m	-	80 mm	1	
CONIFEROUS SHRUBS						
MUGO PINE	*PINUS MUGO*	-	600mm	-	2	LOW WATER
NON-FRUITING JUNIPER VAR.	*JUNIPERUS SPP.*	-	600mm	-	2	LOW WATER
DECIDUOUS SHRUBS						
THREE-LOBED SPIRAEA	*SPIRAEA TRILOBATA*	-	600mm	-	4	LOW WATER
FLOWERING PLUM	*PRUNUS TRILOBA*	-	600mm	-	1	LOW WATER
NANKING CHERRY	*PRUNUS TOMENTOSA*	-	600mm	-	1	LOW WATER
PLANTS & HERBS						
DAYLILY	*HEMEROCALLIS FULVA*	-	-	-	2	
REED GRASSES	*CALAMGROSTIS X ACUTIFLORA*	-	-	-	7	
SAGE	*SALVIA 'BIG BLUE'*	-	-	-	3	

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Suite 1220 - 717 7th Ave. SW Calgary, AB T2P 0Z3
ph: 825.910.8080 email: info@spherearc.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

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project information

project title

KILLARNEY III

municipal address

1927 34 ST SW

legal description

LOT: 7
BLOCK: 2F
PLAN: 7701 GI

client

SUNSTAR HOMES

phase

DEVELOPMENT PERMIT
DP2025-06375

issue / revision

issue	date	description
5	2026-MAR-23	ISSUED FOR DR2 RESPONSE
4	2026-FEB-03	ISSUED FOR DR1 RESPONSE (ADDITIONAL CITY COMMENTS)
3	2026-JAN-12	ISSUED FOR DR1 RESPONSE
2	2025-NOV-12	ISSUED FOR DP
1	2025-OCT-31	ISSUED FOR DP REVIEW

project number 25-519

scale As indicated

drawn by Author

checked by Checker

approved by **Approver**

sheet title

Landscape Plan

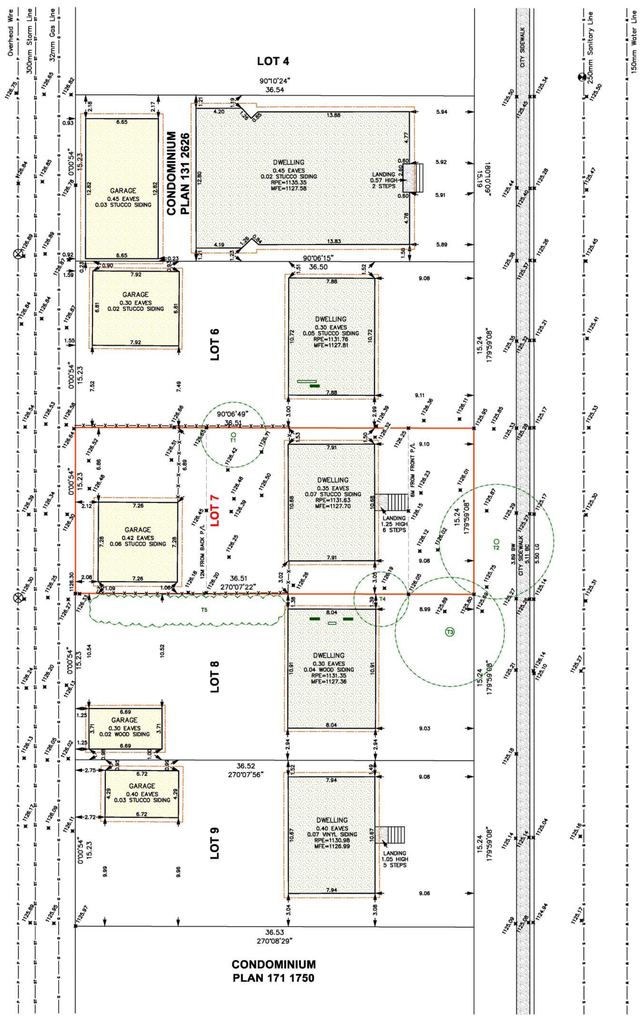
sheet number

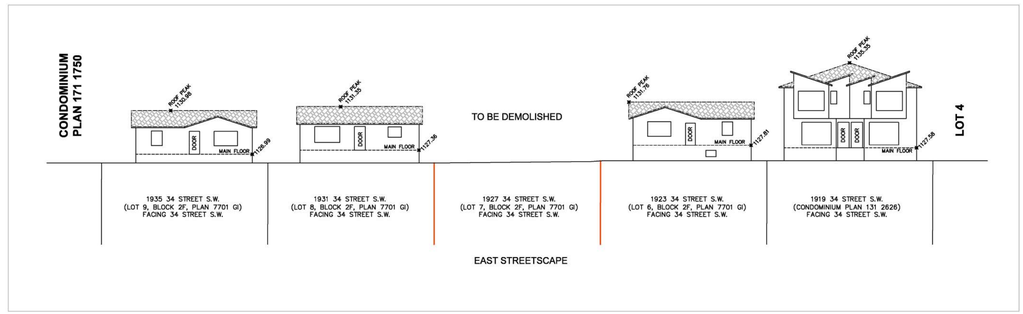
DP102

2026-04-28 3:05:20 PM

NOTE: FOR REFERENCE ONLY

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SITE PLAN



MUNICIPAL ADDRESS:
1927 34 STREET S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 7
BLOCK 2F
PLAN 7701 GI

PREPARED FOR: Sunstar Homes Inc.

DATE OF SURVEY: October 02nd, 2025

0 2 4 8 12 16 20 METRES

SCALE: 1:200

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F'–Second Floor	'Enc.'–Encroach(es)	'R/W'–Right of Way
'BC'–Back of Curb	'L'–Length of Arc	'Ret.'–Retaining
'BW'–Back of Walkway	'LG'–Lip of Gutter	'RPE'–Roof Peak Elevation
'Cant.'–Cantilever	'M.F.'–Main Floor	'WB'–Bottom of Wall
'Conc.'–Concrete	'MFE'–Main Floor Elevation	'WT'–Top of Wall
'Elev.'–Elevation	'R'–Radius	

NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999727
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM 195214.
5. Existing spot elevations are shown thus: ✕ 1000.00
6. The Certificate of Title 221 139 747 , which was Searched on the 16th day of September , 2025 and Includes the following instruments:
   No Registrations.
7. The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 51, 76 & 269 in Sec.07–Twp.24–Rge.1–W.5M. And 02 in Sec.18–Twp.24–Rge.1–W.5M.
   (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Deciduous	0.40	6.00	5.50	In Subject Property
T2	Deciduous	0.45	10.50	7.00	In City Property
T3	Coniferous	0.80	10.00	20.00	In Adjacent Property
T4	Bush	–	5.00	3.50	On Property Line
T5	Bush	–	3.00	3.50	In Adjacent Property

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File No.: 251182	Date: 06/Oct/2025
Surveyed: RM/TS	Drawn: LZ/SS

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

sphere architecture inc.
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project number: 25-519
scale: 1 : 1
drawn by: Author
checked by: Checker
approved by: **Approver**

sheet title

Survey/Existing Block Plan

sheet number

DP104

2026-04-28 3:05:22 PM







TRANSIT STOP: EB 17 Av SW
@ 35 St SW









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project number 25-519

scale 1 : 1

drawn by Author

checked by Checker

approved by **Approver**

sheet title

Site Photos

sheet number

DP106

2026-04-28 3:05:24 PM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

Elevation Legend

Tag	Description
001	Smooth Cementitious Board, Colour 1
003	Horizontal Siding, Colour 1
004	Horizontal Siding, Colour 2
005	Vertical Siding, Colour 1
006	Board & Batten, Colour 1
008	Smartboard Fascia/Trim/Cladding, Colour 1
011	Asphalt Shingle Roofing
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Dark Gray
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Dark Gray
103	Thermally broken entrance door with clear, Low-E glazing panel/inserts, Colour: Dark Gray
108	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture



1 East
1 : 64



2 North
1 : 64

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LOT: 7
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SUNSTAR HOMES

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issue	date	description

project number: 25-519
scale: 1 : 64
drawn by: Author
checked by: Checker
approved by: Approver

sheet title

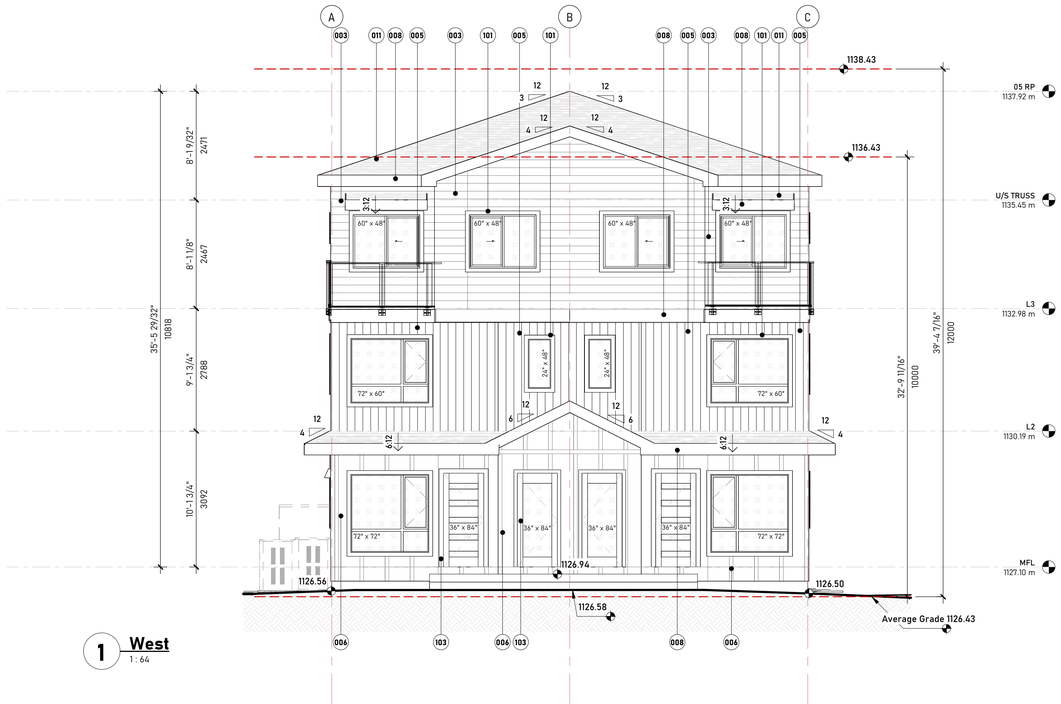
Elevations

sheet number

DP300

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Elevation Legend	
Tag	**Description**
001	Smooth Cementitious Board, Colour 1
003	Horizontal Siding, Colour 1
004	Horizontal Siding, Colour 2
005	Vertical Siding, Colour 1
006	Board & Batten, Colour 1
008	Smartboard Fascia/Trim/Cladding, Colour 1
011	Asphalt Shingle Roofing
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LF2	Exterior bollard light fixture



1 West
1 : 64



2 South
1 : 64

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project number 25-519

scale 1 : 64

drawn by Author

checked by Checker

approved by **Approver**

sheet title

Elevations

sheet number

DP301

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