

42ND STREET - 2+3 ROWHOUSE
901 42ND STREET SE
CALGARY, ALBERTA



PROJECT

2+3 ROWHOUSE

STAMP

ISSUED:

NO.	ISSUE	DATE
1	ISSUE FOR REVIEW	08.11.2026

NOTES



DRAWING LISTS:

ARCHITECTURAL

A.00	COVER PAGE
A.01A	GENERAL NOTES
A.01B	WALL TAGS
A.02A	EXISTING BLOCK PLAN
A.02B	PROPOSED BLOCK PLAN
A.02C	PROPOSED SITE PLAN
A.02D	PROPOSED LANDSCAPE PLAN
A.02E	TREE PROTECTION PLAN
A.03	PROPOSED BASEMENT FLOOR -SEMI DETACHED
A.04	PROPOSED MAIN FLOOR PLAN-SEMI DETACHED
A.05	PROPOSED SECOND FLOOR -SEMI DETACHED
A.06	PROPOSED BASEMENT FLOOR -TOWNHOUSE
A.07	PROPOSED MAIN FLOOR PLAN-TOWNHOUSE
A.08	PROPOSED SECOND FLOOR PLAN-TOWNHOUSE
A.09	PROPOSED THIRD FLOOR PLAN-TOWNHOUSE
A.10	PROPOSED ROOF PLAN
A.11	PROPOSED NORTH ELEVATION
A.12	PROPOSED EAST ELEVATION
A.13	PROPOSED SOUTH ELEVATION
A.14	PROPOSED WEST ELEVATIONS
A.15	PROPOSED SECTION 1 -SEMI DETACHED

[illegible]

ELECTRICAL

E.01	PROPOSED BASEMENT ELECTRICAL-SEMI DETACHED
E.02	PROPOSED MAIN ELECTRICAL FLOOR PLAN-SEMI DETACHED
E.03	PROPOSED SECONF ELECTRICAL FLOOR PLAN-SEMI DETACHED
E.04	PROPOSED BASEMENT ELECTRICAL FLOOR PLAN-TOWNHOUSE
E.05	PROPOSED MAIN ELECTRICAL FLOOR PLAN-TOWNHOUSE
E.06	PROPOSED SECONF ELECTRICAL FLOOR PLAN-TOWNHOUSE
E.07	PROPOSED THIRD ELECTRICAL FLOOR PLAN-TOWNHOUSE

DRAWING INFORMATION:

CLIENT:

ADDRESS: 901 42ND STREET SE

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

LEGAL PLAN: PLAN3750AM; BLOCK 35; LOT B

DRAWING NO: 00

DRAWING TITTLE: COVER PAGE

SHEET: A.00

SCALE: NA

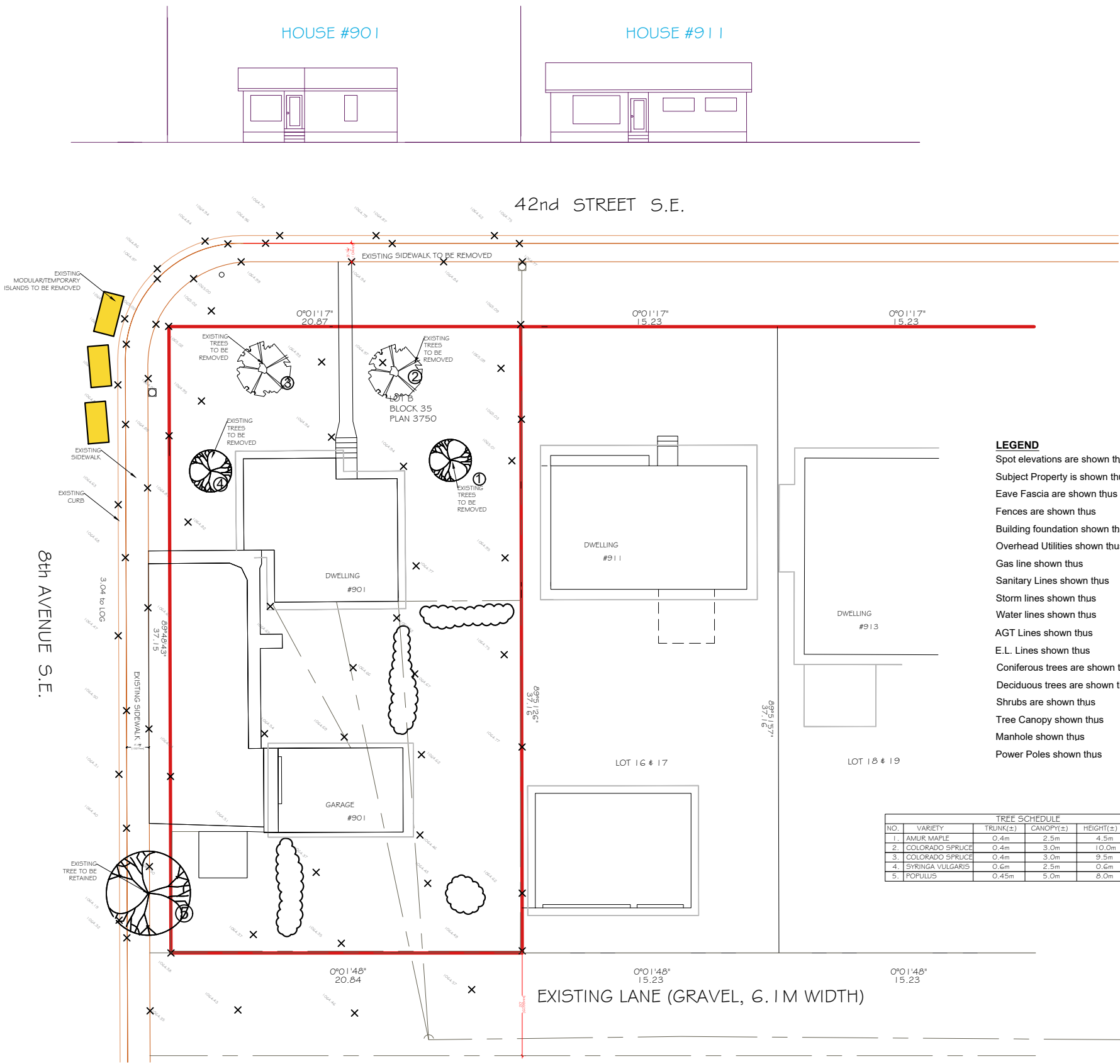
REV.

AMENDED DRAWINGS

DP No	Date Received
DP2026-00468	AUG 19 2026

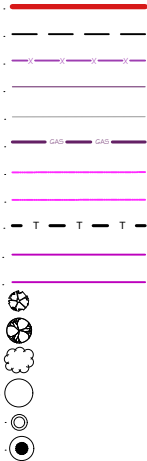
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**

DEVELOPMENT
PERMIT
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ON THIS PLAN



LEGEND

- Spot elevations are shown thus
- Subject Property is shown thus
- Eave Fascia are shown thus
- Fences are shown thus
- Building foundation shown thus
- Overhead Utilities shown thus
- Gas line shown thus
- Sanitary Lines shown thus
- Storm lines shown thus
- Water lines shown thus
- AGT Lines shown thus
- E.L. Lines shown thus
- Coniferous trees are shown thus
- Deciduous trees are shown thus
- Shrubs are shown thus
- Tree Canopy shown thus
- Manhole shown thus
- Power Poles shown thus



TREE SCHEDULE							
NO.	VARIETY	TRUNK(±)	CANOPY(±)	HEIGHT(±)	LOCATION	TYPE	NOTE
1.	AMUR MAPLE	0.4m	2.5m	4.5m	ON LOT	PRIVATE	TO REMOVE
2.	COLORADO SPRUCE	0.4m	3.0m	10.0m	ON LOT	PRIVATE	TO REMOVE
3.	COLORADO SPRUCE	0.4m	3.0m	9.5m	ON LOT	PRIVATE	TO REMOVE
4.	SYRINGA VULGARIS	0.6m	2.5m	0.6m	ON LOT	PRIVATE	TO REMOVE
5.	POPULUS	0.45m	5.0m	8.0m	CITY BOULEVARD	PUBLIC	TO REMAIN

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DRAWING NO: 00
DRAWING TITLE: EXISTING BLOCK PLAN
SHEET: A.02A
SCALE: NTS
REV. 0



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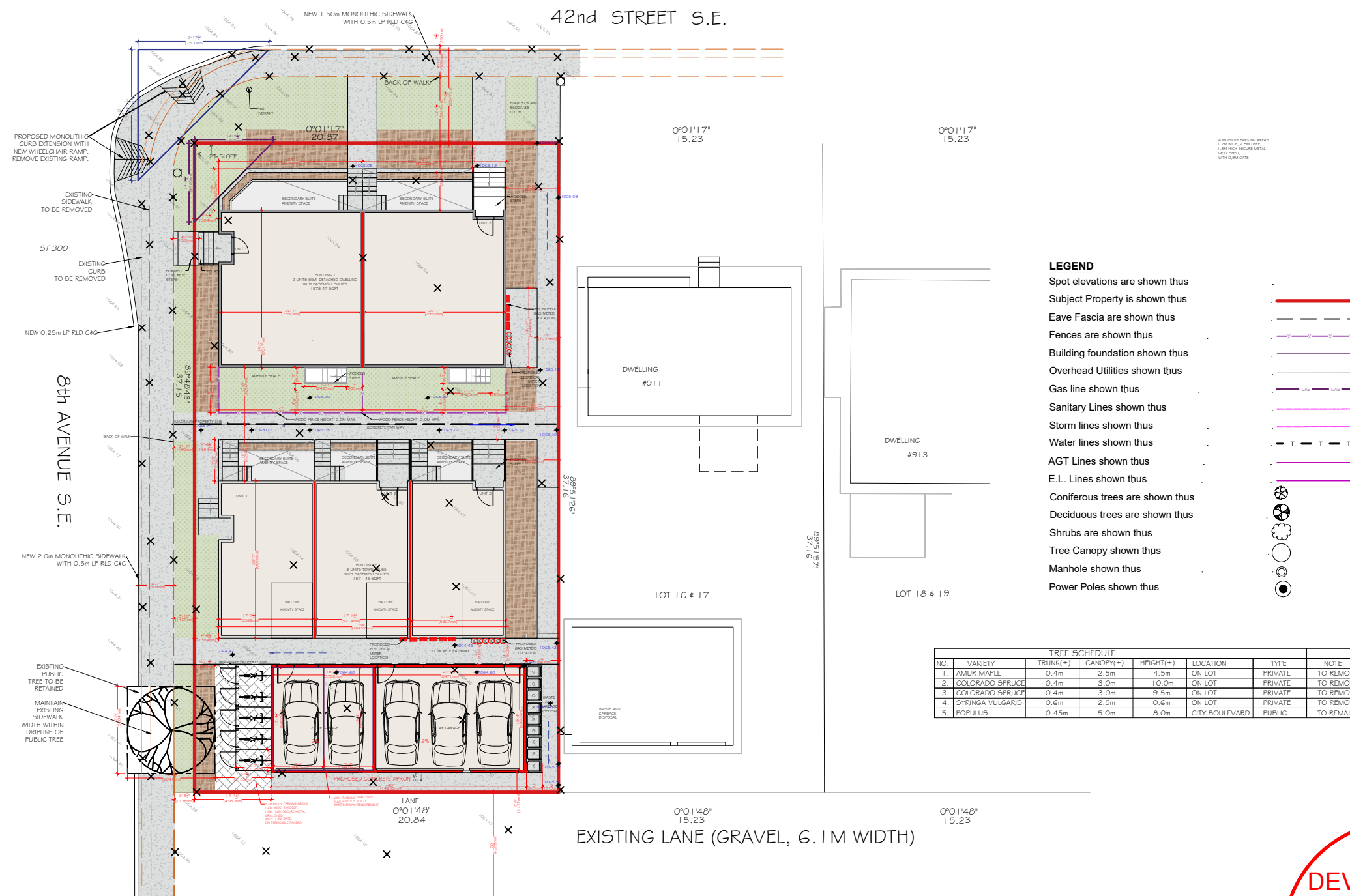
DRAWING NO: 00

DRAWING TITLE: PROPOSED BLOCK PLAN

SHEET: A.02B

SCALE: NTS

REV. 0



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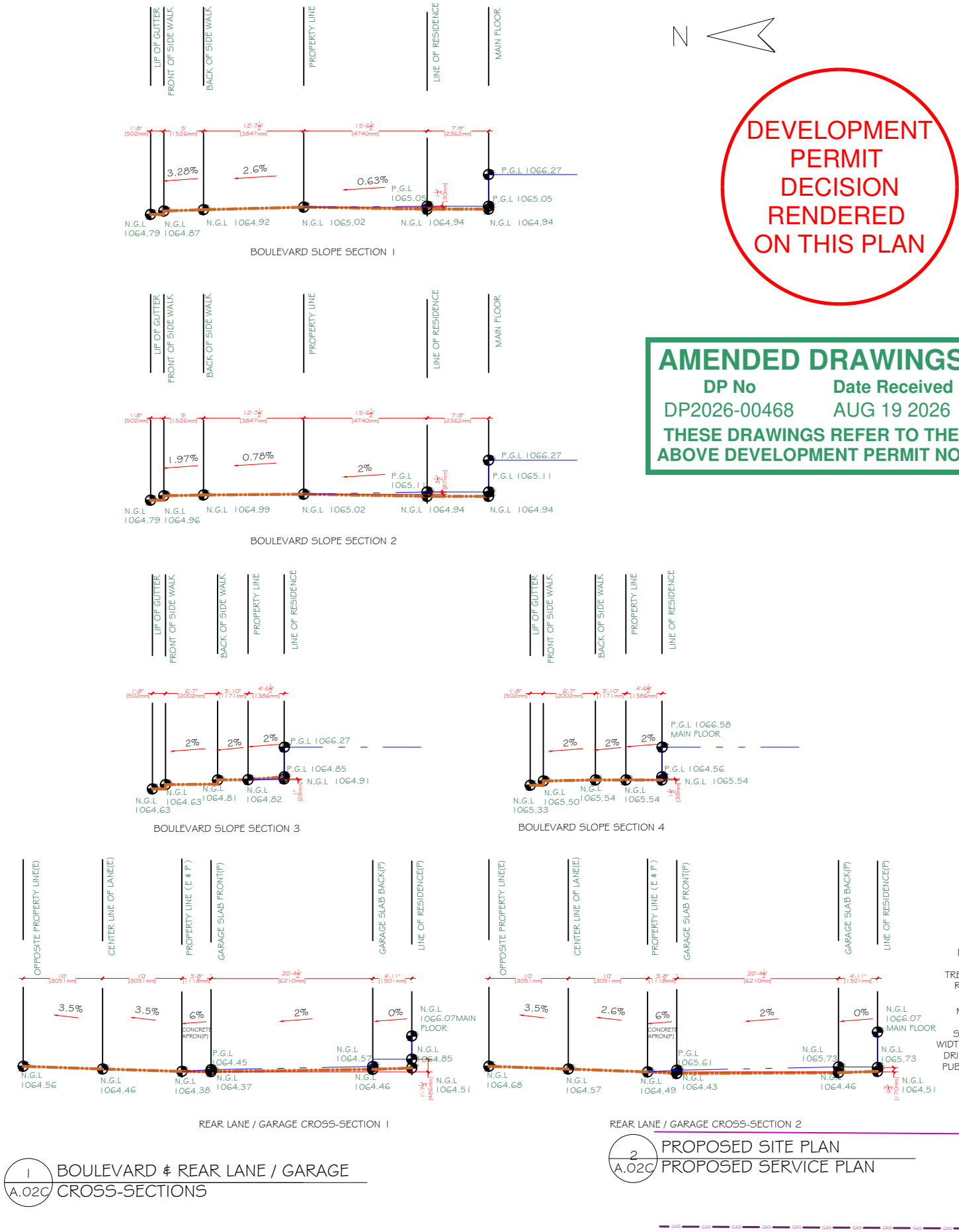
DRAWING NO: 00

DRAWING TITLE: PROPOSED SITE PLAN

SHEET: A.02C

SCALE: 1/16" = 1'0"

REV. 0



8th AVENUE S.E.

EXISTING LANE (GRAVEL. 6.1 M WIDTH)



42nd STREET S.E.



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DRAWING NO: 00
DRAWING TITLE: PROPOSED LANDSCAPE PLAN
SHEET: A.02D
SCALE: 1/16"=1'0"
REV: 0

PROPOSED PLANTINGS						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	AMOUNT
DECIDUOUS TREES						
	AMUR MAPLE	ACER GINNALA	60MM CALIPER	12'-18"	12'-18"	1
CONIFEROUS TREES						
	DWARF SPRUCE	PICEA GLAUCA	2m HIGH	7'-10"	10'-12"	7
SHRUBS						
	SAV. JUNIPER	JUNIPERUS SABINA	0.6m SPREAD	4'	3'-6"	25
GRASSES AND FLOWERS						
	ROCKY MOUNTAIN BROOMRAPE	CLEOME SCORRIATA	0.6m SPREAD		12'-48"	4
	BLUE FESCUE	FESTUCA GLAUCA	0.6m SPREAD			60

LIGHTING LEGEND		
SYMBOL	TYPE	DESCRIPTION
	WALL-MOUNTED LIGHT	FULLY SHIELDED, DOWNWARD DIRECTED, WALL-MOUNTED, HEIGHT: 2.0M
	WALKWAY LIGHT (BOLLARD TYPE)	FULLY SHIELDED, DOWNWARD DIRECTED, SURFACE-MOUNTED BOLLARD, HEIGHT: 0.3M

LANDSCAPE INFORMATION	
LANDSCAPE LEGEND:	
	MULCH GROUND COVER
	LAWN/TURF TOLERANT GRASS SPECIES
	CONCRETE
	PERMEABLE PAVERS
	GRAVEL WINDOW WELL
EXISTING TREES:	
	TO BE REMAIN
	TO ADD
	IRRIGATION SPRINKLER HEAD

GENERAL NOTES

A. LANDSCAPED AREA = 154.55 SQ.M / 1664 SQ.FT AVAILABLE

B. BYLAW 1402 (S): AT LEAST 30% OF THE LANDSCAPED AREA MUST BE SOFT SURFACED.
-REQUIRED: 46.36 SQ.M (499.2 SQ.FT)
-PROVIDED: 49.38 SQ.M (531.57 SQ.FT)

C. BYLAW 1404 (2): ONE (1) TREE AND THREE (3) SHRUBS ARE REQUIRED FOR EVERY 110 SQ.M OF PARCEL AREA.
-REQUIRED: 6 TREES & 24 SHRUBS
-PROVIDED: 6 TREES & 25 SHRUBS

D. LANDSCAPING WILL FEATURE LOW-WATER PLANTS THAT ARE DROUGHT-TOLERANT.

E. ALL SOFT-SURFACED LANDSCAPED AREAS WILL INCLUDE A LOW-WATER IRRIGATION SYSTEM.

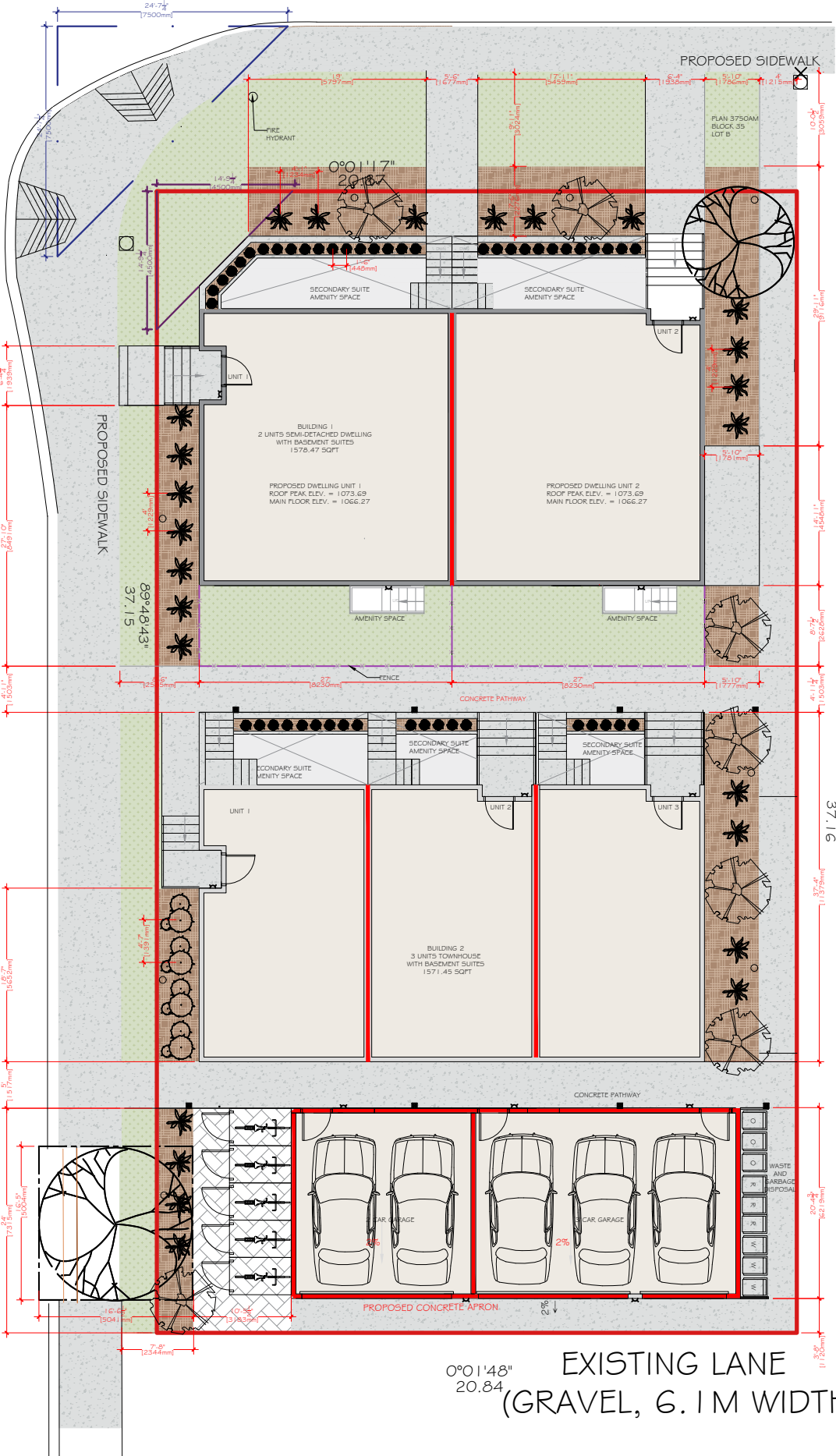
F. ALL SOODED AREAS WILL BE PLANTED WITH DROUGHT-TOLERANT GRASS SPECIES.

G. MINIMUM SOIL DEPTH REQUIRED: 1200MM FOR TREES, 600MM FOR SHRUB PLANTING BEDS, AND 300MM IN ALL OTHER AREAS.

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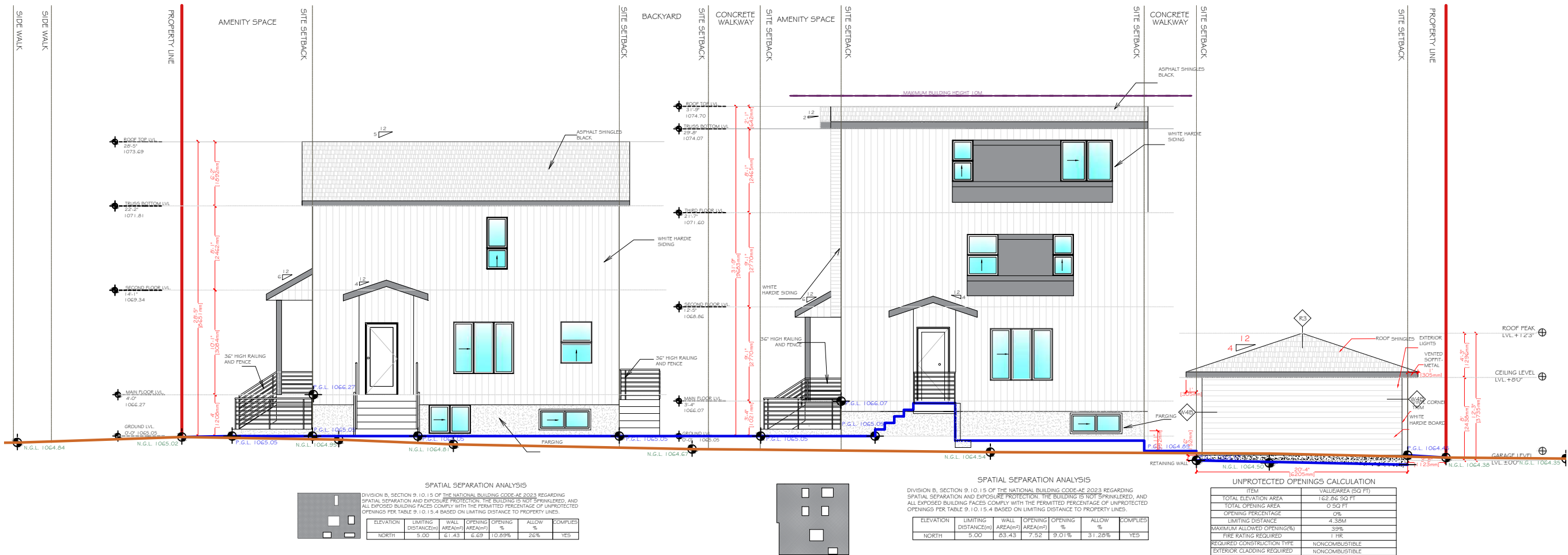
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DRAWING NO: 00
DRAWING TITLE: NORTH ELEVATION
SHEET: A.11
SCALE: 3/32" = 1'-0"
REV: 0





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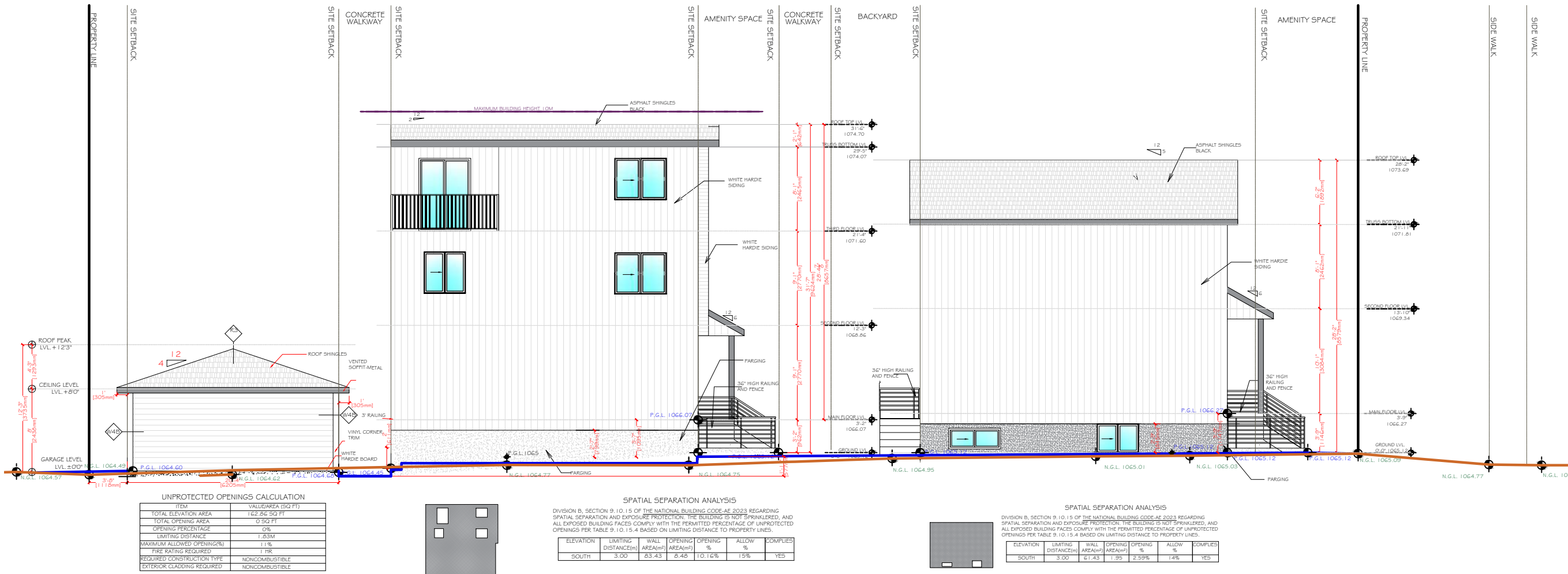
DRAWING NO: 00

DRAWING TITLE: SOUTH ELEVATION

SHEET: A.13

SCALE: 3/32 = 1'-0"

REV. 0



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DRAWING NO: 00
DRAWING TITLE: WEST ELEVATIONS
SHEET: A.14
SCALE: 3/32 = 1'-0"
REV. 0



1
A.14 PROPOSED WEST ELEVATION
SEMI-DETACHED DWELLING



2
A.14 PROPOSED WEST ELEVATION
TOWNHOUSE

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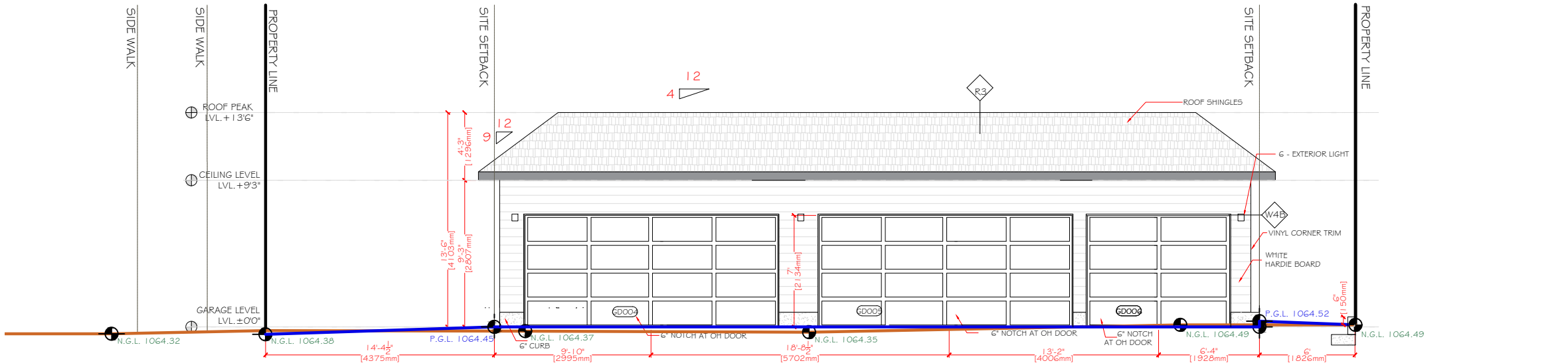
DRAWING NO: 00

DRAWING TITLE: GARAGE ELEVATIONS

SHEET: A.20

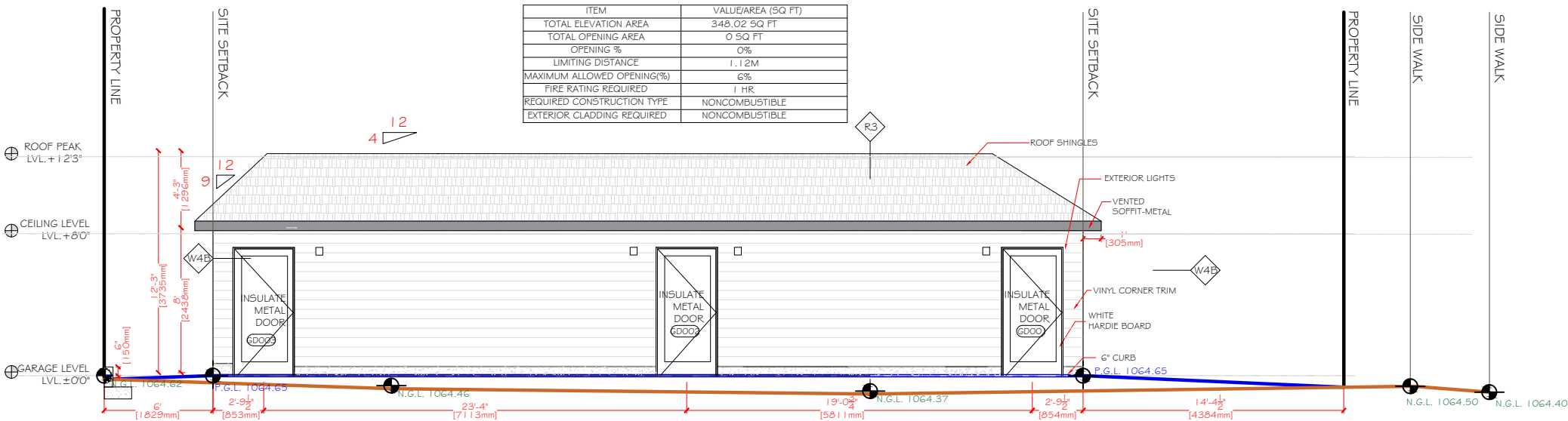
SCALE: 3/16" = 1'-0"

REV. 0



UNPROTECTED OPENINGS CALCULATION

ITEM	VALUE/AREA (SQ FT)
TOTAL ELEVATION AREA	348.02 SQ FT
TOTAL OPENING AREA	0 SQ FT
OPENING %	0%
LIMITING DISTANCE	1.12M
MAXIMUM ALLOWED OPENING(%)	6%
FIRE RATING REQUIRED	1 HR
REQUIRED CONSTRUCTION TYPE	NONCOMBUSTIBLE
EXTERIOR CLADDING REQUIRED	NONCOMBUSTIBLE



UNPROTECTED OPENINGS CALCULATION

ITEM	VALUE/AREA (SQ FT)
TOTAL ELEVATION AREA	384.02 SQ FT
TOTAL OPENING AREA	0 SQ FT
OPENING PERCENTAGE	0 %
LIMITING DISTANCE	0M
MAXIMUM ALLOWED OPENING(%)	0 %
FIRE RATING REQUIRED	1 HR
REQUIRED CONSTRUCTION TYPE	NONCOMBUSTIBLE
EXTERIOR CLADDING REQUIRED	NONCOMBUSTIBLE

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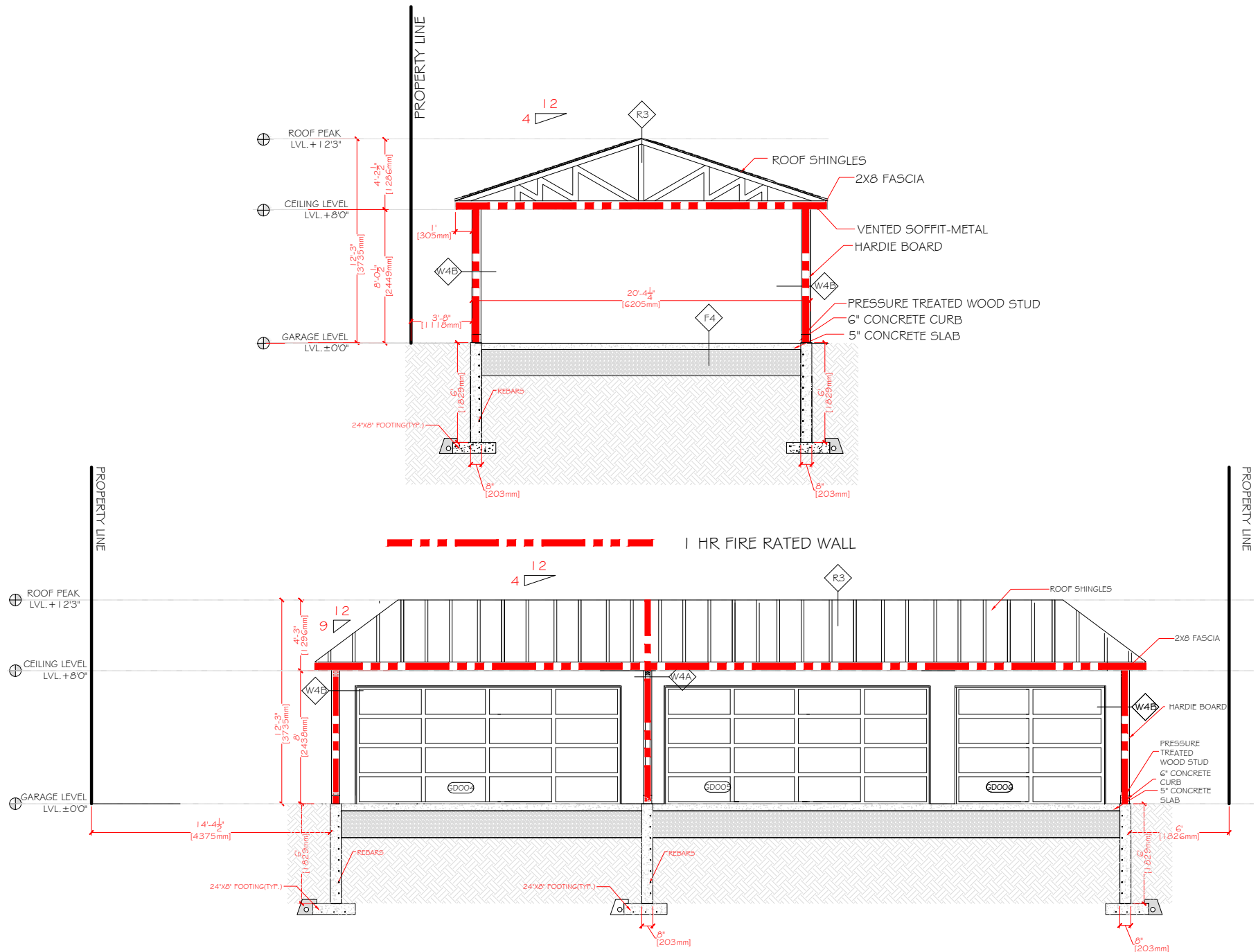
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DRAWING NO:	00
DRAWING TITLE:	GARAGE SECTIONS
SHEET:	A.21
SCALE:	3/16" = 1'-0"
REV.	0



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DRAWING NO:	00
DRAWING TITLE:	3D
SHEET:	A.27
SCALE:	NTS
REV.	0

