



Exterior Plendering for Presentation Purposes

ARCHITECTURAL DRAWINGS - DP	
NUMBER	NAME
DP000	Cover
DP100	Site Plan
DP101	Site Details
DP102	Landscape Plan
DP103	Landscape Details
DP104	Survey/Existing Block Plan
DP105	Proposed Block Plan
DP106	Site Plan - Amenity Space
DP107	Site Photos
DP200	Floor Plans_Building B
DP201	Floor Plans_Building B
DP202	Floor Plans_Building A
DP203	Floor Plans_Building A
DP204	Amenity Plans_Building B
DP205	Amenity Plans_Building A
DP300	Elevations_Building A
DP301	Elevations_Building A / B
DP302	Elevations_Building B
DP400	Cross Sections
DP401	Cross Sections

*Private Client*

# Forest Lawn Multifamily II

2001 & 2007 37 STREET SE, CALGARY, AB

LOT 17-20  
BLOCK 13  
PLAN 2335 AH

ISSUED FOR CONSULTANTS

2026-06-11

# Forest Lawn Multifamily II

2001 & 2007 37 STREET SE, CALGARY, AB  
ISSUED FOR CONSULTANTS

DP000

sheet number

**NOTES: SITE**

- REFER TO SURVEY DRAWINGS AND GEOTECHNICAL REPORT TO VERIFY SITE PARAMETERS AND CONDITIONS.
- 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.
- ESTABLISH ALL PROPERTY LINES, LEVELS, SETBACKS, EASEMENTS, RIGHT-OF-WAY, UTILITIES, CURBS, SIDEWALKS, BUILDING LOCATIONS, AND LAYOUT ETC. BY SURVEYOR BEFORE COMMENCING CONSTRUCTION.
- SOIL BEARING CAPACITY TO BE REVIEWED BY THE CERTIFIED GEOTECHNICAL ENGINEER.
- 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.
- 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.
- EXCAVATION WORKS CLOSE TO SERVICES AND STRUCTURES ARE TO BE DONE MANUALLY.
- 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.
- 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.
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING & POWER INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE LAYOUT, PLANTING INFORMATION, AND SURFACE FINISHES.
- REFER TO SITE DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 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.
- 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.
- 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.
- WHERE PROVIDED, POST-MOUNTED SIGNAGE TO BE INSET MIN. 0.6 M FROM FACE OF CURBS TYPICAL.
- SIDEWALKS TO BE 1.5 M WIDE TYPICAL WITH BROOM FINISH UNLESS OTHERWISE NOTED OR DIMENSIONED.
- 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.
- 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.
- 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").
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND REHABILITATION OF NEW AND EXISTING SIDEWALKS, CURBS, GUTTERS, DRIVEWAY CROSSINGS, ETC., AS REQUIRED.
- 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.

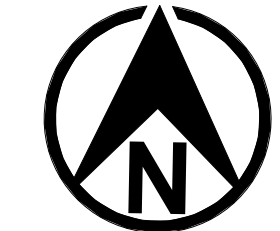
Project Data / Zoning Bylaw Summary - Calgary		
Item	Description	Reference
Project Description	Multi-Residential Development (Permitted)	
Project Name	Forest Lawn Multifamily II	
Municipal Address	2001 & 2007 37 St SE Calgary	
Neighborhood	Forest Lawn	
Legal Description	LOT #17-20, BLOCK# 13, PLAN #2335 AH	
Site Area	1169.5 m <sup>2</sup> /0.117 ha	
City File #		
Existing Land Use	Residential Low Density R-CG	
Proposed Land Use	H-GO	
Abutting Land Uses	South: R-CG	
Zoning Special Area	N/A	
Flood Protection Area	N/A	
Abandoned Wells	None	
Applicable Bylaw	City Of Calgary LUBIP2007	
Proposed Use	Dwelling units and secondary suites	
Permitted Density	N/A	
MAX. Floor Area Ratio	1.5	1390
Max. Parcel Coverage Permitted	60%	1392(1)(d); 1392 (2)
Parcel Coverage Proposed	45.49%	
Proposed Density	-85/ha (10 Dwelling Units + 10 Secondary Suites)	
Permitted Max. Height	12m	1399
Proposed Height	11.15m	
Min. Front Setback	3m	1395
Min. Rear Setback	1.2m	
Min. Side Setback	1.2m	1396(1)
Proposed Building Setbacks	Refer to site plan	
Min. Amenity Area per Unit	n/a	
Min. Parking Required	10	1411
No. of Parking Stalls...	10	
Site Area	1169.5 m <sup>2</sup> /0.117 ha	
Amenity Space Analysis	Each unit and suite must have amenity space that is located...	1405(1)
Min. area per dwelling	N/A	
Amenity Space Provided	Balconies provided for 10 units & at-grade amenity spaces for secondary suites	
Class 1 Bicycle parking... Provided	20	1413
Class 1 Bicycle parking Provided	20	

**MATERIAL/FINISH LEGEND:**

- ASPHALT HEAVY DUTY - DRIVEWAY
- CONCRETE, BROOM FINISH, SIDEWALK
- SOD
- WINDOW WELL
- BUILDING OUTLINE
- CURB AS PER CIVIL
- UNIT ACCESS
- SECONDARY SUITE ACCESS
- PROPOSED GEODETIC ELEVATION
- EXISTING GEODETIC ELEVATION
- AMENITY SPACE FOR SECONDARY SUITES
- EXISTING POWER POLE
- BOLLARD LIGHT
- UTILITY LINES:**
  - STORMWATER
  - WATER
  - SANITARY
  - GAS
  - POWER - OVERHEAD
  - POWER - UNDERGROUND
- SITE LINES:**
  - EXISTING SIDEWALK/ DRIVEWAYS TO BE REMOVED
  - FENCE
  - SETBACK LINE
  - PROPERTY LINE
- LANDSCAPING PLAN:**
  - EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO BE MAINTAINED



1 Site  
DP100 1/8" = 1'-0"



professional seal

**PRELIMINARY**  
NOT FOR CONSTRUCTION

key plan

project information

project title

**Forest Lawn Multifamily II**  
municipal address  
2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description  
LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client  
Private Client

phase  
DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-06-11	ISSUED FOR DP

project number  
25-509

scale  
As indicated

drawn by PS/FI approved by SA

checked by KA/HM

sheet title  
**Site Plan**

sheet number  
**DP100**

**NOTES: LANDSCAPE**

- 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.
- ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
- 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.
- 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.
- ALL SOFT SURFACED LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF CALGARY REQUIREMENTS.
- TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS TO BE GROUPED TOGETHER.
- 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.
- ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
- CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).
- ALL PLANT MATERIAL TO BE DISEASE-FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DIG AND INSTALLED TO CURRENT CNLA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.
- 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.
- ALL PLANTING BEDS TO BE LOCATED ON SITE AND APPROVED BY LANDSCAPE CONSULTANT PRIOR TO EXCAVATION.
- ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.
- ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50 mm DEPTH CLEAN BARK MULCH.
- ALL SODDED AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES INSTALLED ON 300 MM MIN OF TOPSOIL. TOPSOIL DEPTH OF TREE AND SHRUB BEDS SHOULD BE 600 MM.
- PROVIDE BLACK PRO EDGER BETWEEN DIFFERENT LANDSCAPE SURFACES, UNLESS NOTED OTHERWISE.
- TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS PRIOR TO SOD INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT, CARE, AND MAINTENANCE OF SITE UNTIL PROJECT IS HANDED OVER TO CLIENT.
- 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.
- 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.
- 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.

ALL SOFT SURFACED LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF CALGARY REQUIREMENTS.

Planting Requirements			
	Required	Proposed	Bylaw Reference
Trees	11	11	1404(2)
Shrubs	32	32	1404(2)

**MATERIAL/FINISH LEGEND:**

- ASPHALT HEAVY DUTY - DRIVEWAY
- CONCRETE, BROOM FINISH, SIDEWALK
- SOD
- WINDOW WELL
- BUILDING OUTLINE
- CURB AS PER CIVIL

- UNIT ACCESS
- SECONDARY SUITE ACCESS
- PROPOSED GEODETIC ELEVATION
- EXISTING GEODETIC ELEVATION
- AMENITY SPACE FOR SECONDARY SUITES
- EXISTING POWER POLE
- BOLLARD LIGHT

- UTILITY LINES:
- STORMWATER
  - WATER
  - SANITARY
  - GAS
  - POWER - OVERHEAD
  - POWER - UNDERGROUND

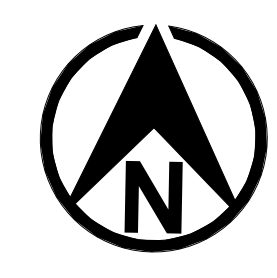
- SITE LINES:
- EXISTING SIDEWALK/ DRIVEWAYS TO BE REMOVED
  - FENCE
  - SETBACK LINE
  - PROPERTY LINE

- LANDSCAPING PLAN:
- EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO BE MAINTAINED

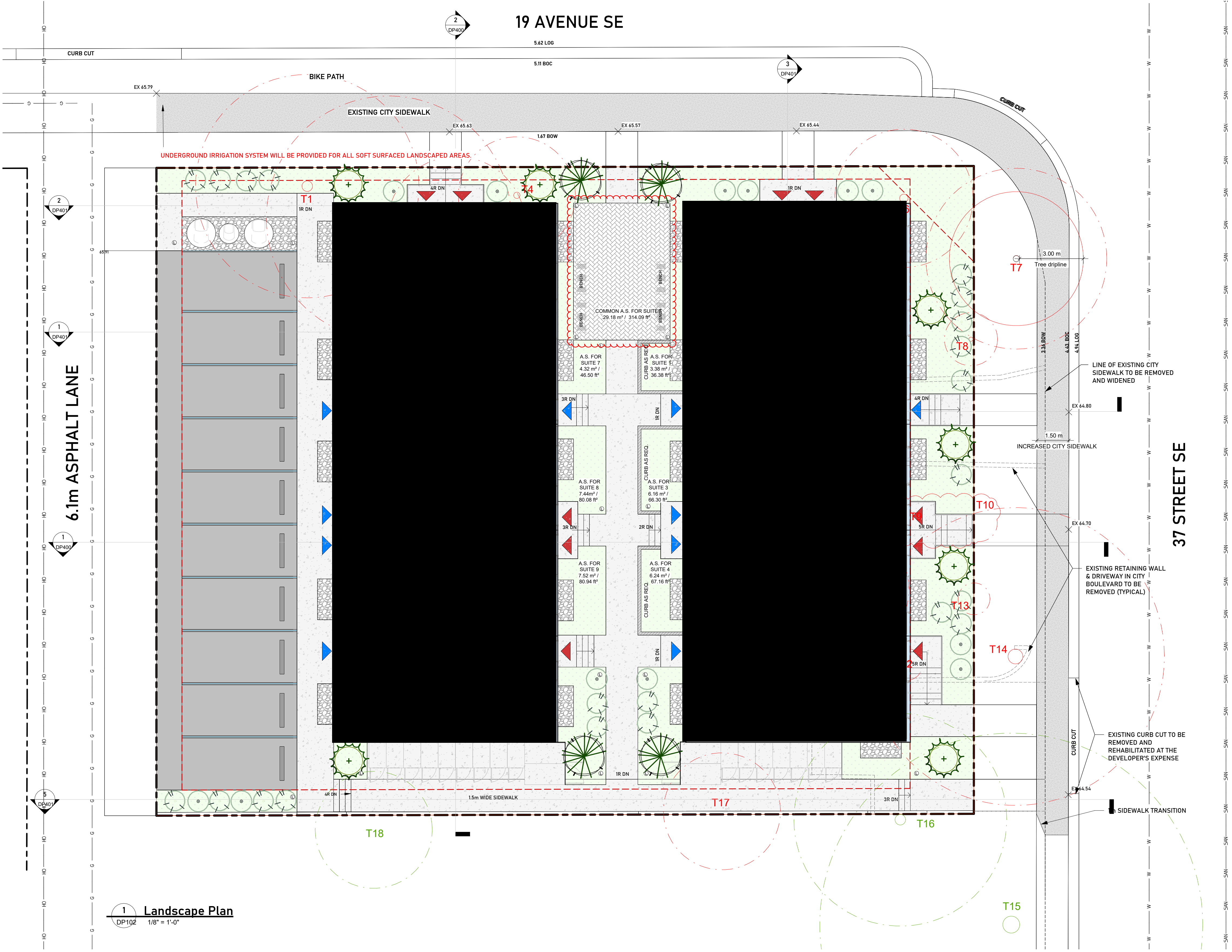
**TREE SCHEDULE:**

Tree No.	ID Number	Variety	Trunk (Ø14)	Canopy (Ø14)	Height (H)	Location	Retained/Removed	Scientific Name
T1	N/A	Coniferous	0.50	10.50	15.00	In Subject Property	To be Removed	N/A
T2	N/A	Coniferous	0.50	11.50	14.50	In Subject Property	To be Removed	N/A
T3	N/A	Coniferous	0.35	6.50	9.00	In Subject Property	To be Removed	N/A
T4	N/A	Coniferous	0.30	5.50	7.50	In Subject Property	To be Removed	N/A
T5	N/A	Coniferous	0.50	6.50	11.50	In Subject Property	To be Removed	N/A
T6	N/A	Coniferous	0.40	6.50	8.50	In Subject Property	To be Removed	N/A
T7	T-32021853	Coniferous	0.30	8.50	9.50	In City Property	To be Removed	Larix Sibirica
T8	N/A	Coniferous	0.20	2.50	4.00	In Subject Property	To be Removed	N/A
T9	N/A	Bush	-	2.00	4.00	In Subject Property	To be Removed	N/A
T10	T-32021854	Bush	0.10	2.00	4.00	In City Property	To be Removed	Coltsfoot
T11	N/A	Coniferous	0.15	6.00	3.00	In Subject Property	To be Removed	N/A
T12	N/A	Bush	-	1.50	1.20	In Subject Property	To be Removed	N/A
T13	N/A	Bush	-	1.50	1.20	On Property Line	To be Removed	N/A
T14	T-32019017	Coniferous	0.70	14.00	18.00	In City Property	To be Removed	Acer Negundo
T15	T-32019018	Deciduous	0.80	18.00	18.00	In Subject Property	To be Retained	Ulmus Americana
T16	N/A	Deciduous	0.50	10.00	15.00	In Adjacent Property	To be Retained	N/A
T17	N/A	Bush	-	5.50	4.50	In Subject Property	To be Retained	N/A
T18	N/A	Bush	-	5.50	4.50	In Adjacent Property	To be Retained	N/A

Landscape Area Calculations	
Total lot area:	1169.5 m <sup>2</sup>
Building footprint	(532.06 m <sup>2</sup> )
Landscape Area Required	n/a
Street-oriented multi-residential landscaping -4% (Rule 554)	n/a
Enhanced Landscaping -3% (Rule 555)	n/a
Low-water Landscaping -3% (Rule 553)	n/a
Landscape Area Provided	= 455.57 m <sup>2</sup> (42.77% of lot area)
Sod	187.062 m <sup>2</sup>
Pavers	29.185 m <sup>2</sup>
Gravel (window wells)	27.798 m <sup>2</sup>
Permeable Surface Total	244.045 m <sup>2</sup> (53.56%)
Concrete	211.532 m <sup>2</sup> (46.44%)
Hard-surface Total	211.532 m <sup>2</sup> (46.44%)



**PRELIMINARY**  
NOT FOR CONSTRUCTION



**1 Landscape Plan**  
DP102 1/8" = 1'-0"

project information

project site

**Forest Lawn Multifamily II**  
municipal address  
2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-06-11	ISSUED FOR DP

project number 25-509 scale As indicated

drawn by PS/FI approved by SA  
checked by KA/HM

sheet title

**Landscape Plan**

sheet number

**DP102**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**SITE PLAN**

MUNICIPAL ADDRESS:  
2001 & 2007 37 STREET S.E.  
CALGARY, ALBERTA

LEGAL DESCRIPTION:  
LOTS 17 - 20  
BLOCK 13  
PLAN 2335 AH

PREPARED FOR: Sphere Architecture Inc.

DATE OF SURVEY: July 18th, 2025

SCALE: 1:200

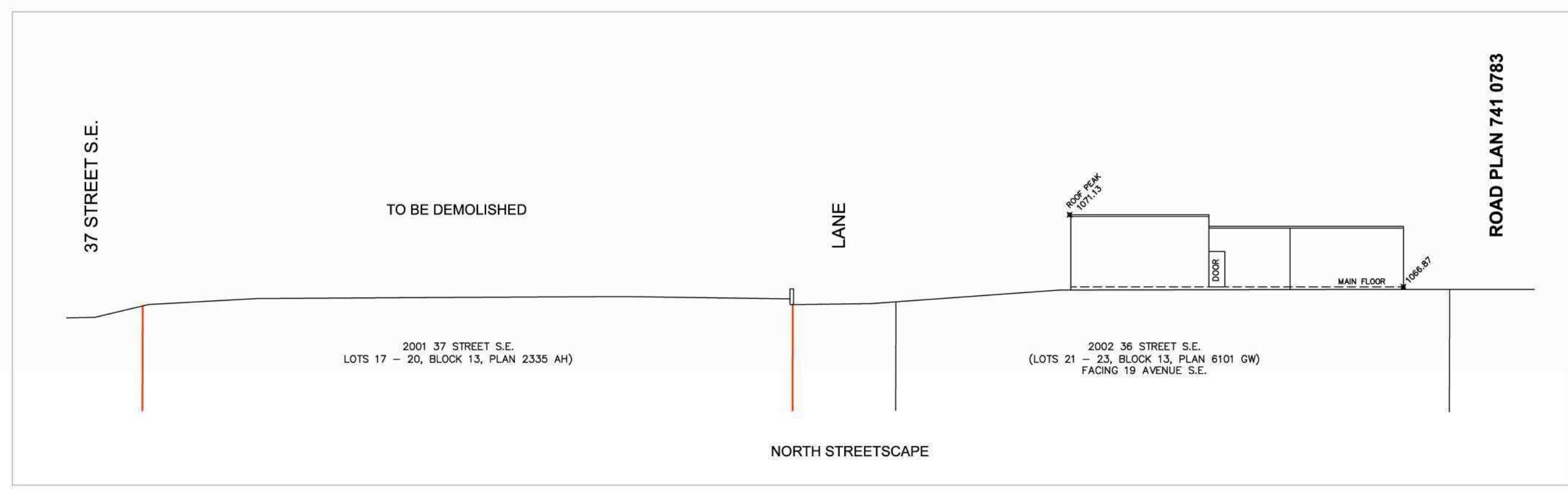
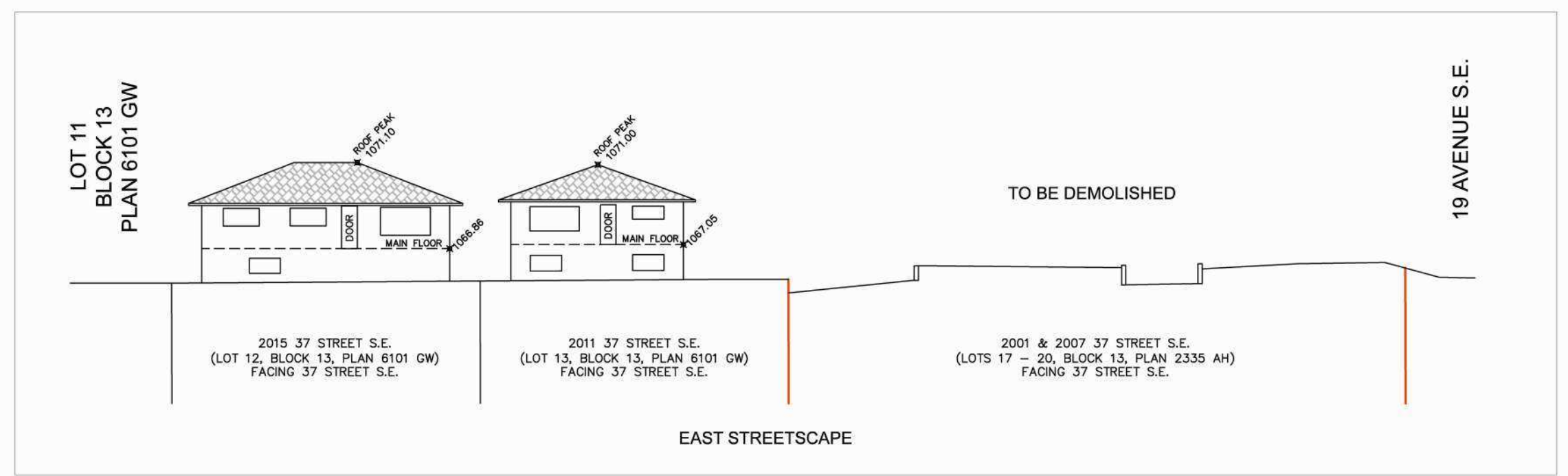
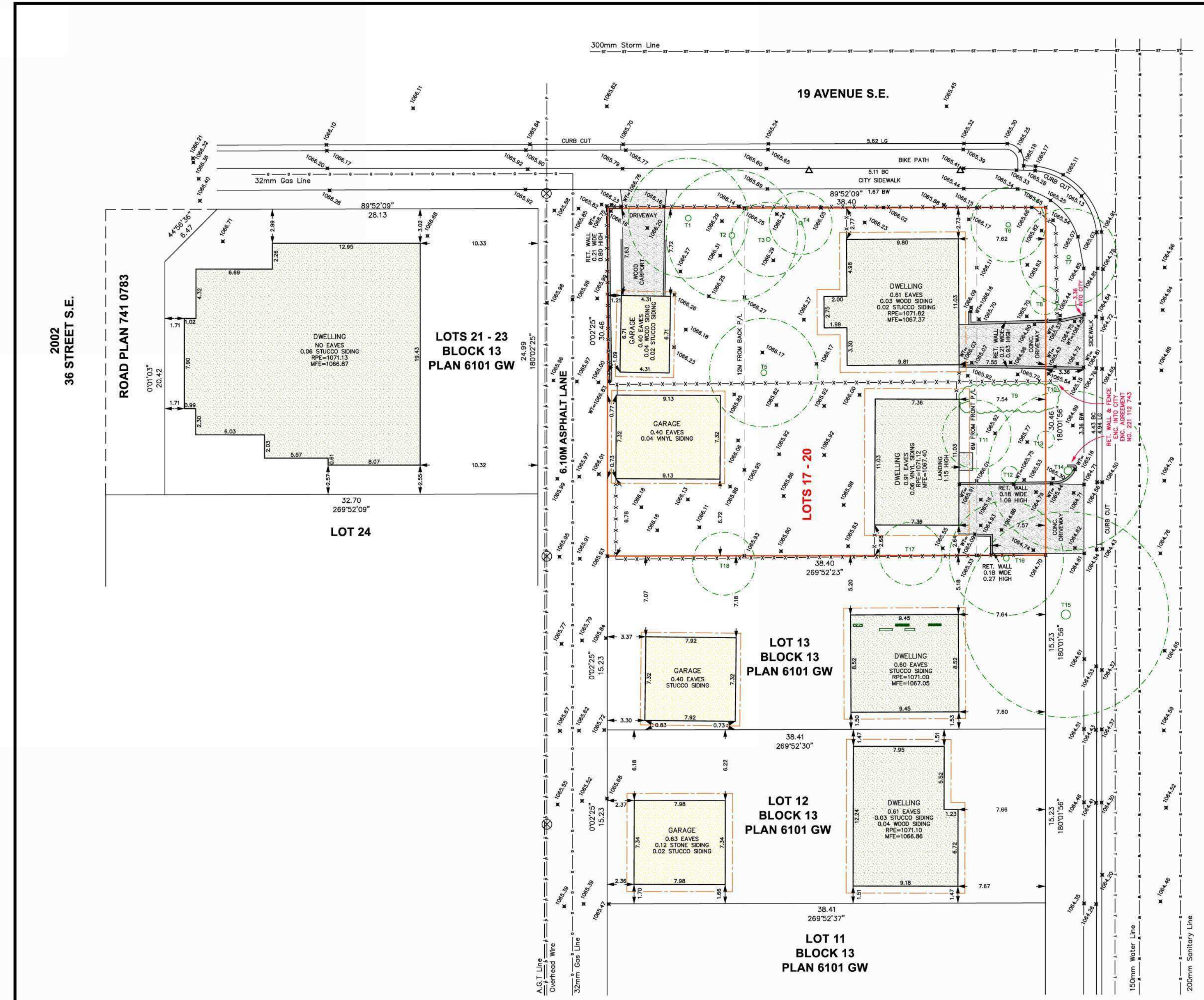
- LEGEND:**
- Subject Property Line
  - Right of Way Line
  - Eave Line
  - Fence Line
  - Sanitary Line
  - Storm Line
  - Water Line
  - Gas Line
  - Overhead Wire
  - A.C.T. Line
  - Door
  - Second Floor Window
  - Main Floor Window
  - Basement Floor Window
  - Calculation points
  - Power Pole
  - 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 'LC'--Lip of Gutter 'RPF'--Roof Peak Elevation  
'Cont.'--Cantilever 'M.F.'--Main Floor 'WB'--Bottom of Wall  
'Conc.'--Concrete 'MFE'--Main Floor Elevation 'WT'--Top of Wall  
'Elev.'--Elevation 'R'--Radius

- NOTE:**
- 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: 0.999736
  - Distances are in ground and are shown in metres and decimals thereof.
  - Distances along curves are arc distances.
  - Elevations are derived from ASCM 295345.
  - Existing spot elevations are shown thus:
  - The Certificate of Title 231 357 371 for Lots 17 and 18 which was Searched on the 11th day of July, 2025, and includes the following instruments:  
Zoning Regulations No. 771 147 064  
Covenant No. 221 112 743, 231 357 373  
Mortgage No. 231 357 372
  - The Certificate of Title 231 042 182 for Lots 19 and 20 which was Searched on the 11th day of July, 2025, and includes the following instruments:  
Zoning Regulations No. 231 042 182  
Mortgage No. 231 042 182
  - The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 02, 11, 47 & 48 in Sec.10-Twp.24-Rge.29-W.4M. (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 (cm)	Canopy (cm)	Height (m)	Location
T1	Coniferous	0.30	10.50	15.00	In Subject Property
T2	Coniferous	0.30	11.50	14.00	In Subject Property
T3	Coniferous	0.30	8.50	9.00	In Subject Property
T4	Coniferous	0.30	5.50	7.50	In Subject Property
T5	Coniferous	0.30	9.00	11.50	In Subject Property
T6	Coniferous	0.40	8.50	8.50	In Subject Property
T7	Coniferous	0.30	8.50	8.50	In City Property
T8	Coniferous	0.30	2.50	4.00	In Subject Property
T9	Bath	---	2.80	4.00	In Subject Property
T10	Bath	---	2.80	4.00	In City Property
T11	Coniferous	0.15	6.00	3.00	In Subject Property
T12	Bath	---	1.00	1.20	In Subject Property
T13	Bath	---	1.50	1.20	On Property Line
T14	Coniferous	0.30	14.50	18.00	In City Property
T15	Deciduous	0.30	18.00	18.00	In City Property
T16	Deciduous	0.50	10.00	18.00	In Adjacent Property
T17	Bath	---	3.50	4.50	In Subject Property
T18	Bath	---	3.50	4.50	In Adjacent Property



NOTE: FOR REFERENCE ONLY

**Survey/Existing**  
**Block Plan**

sheet number  
**DP104**

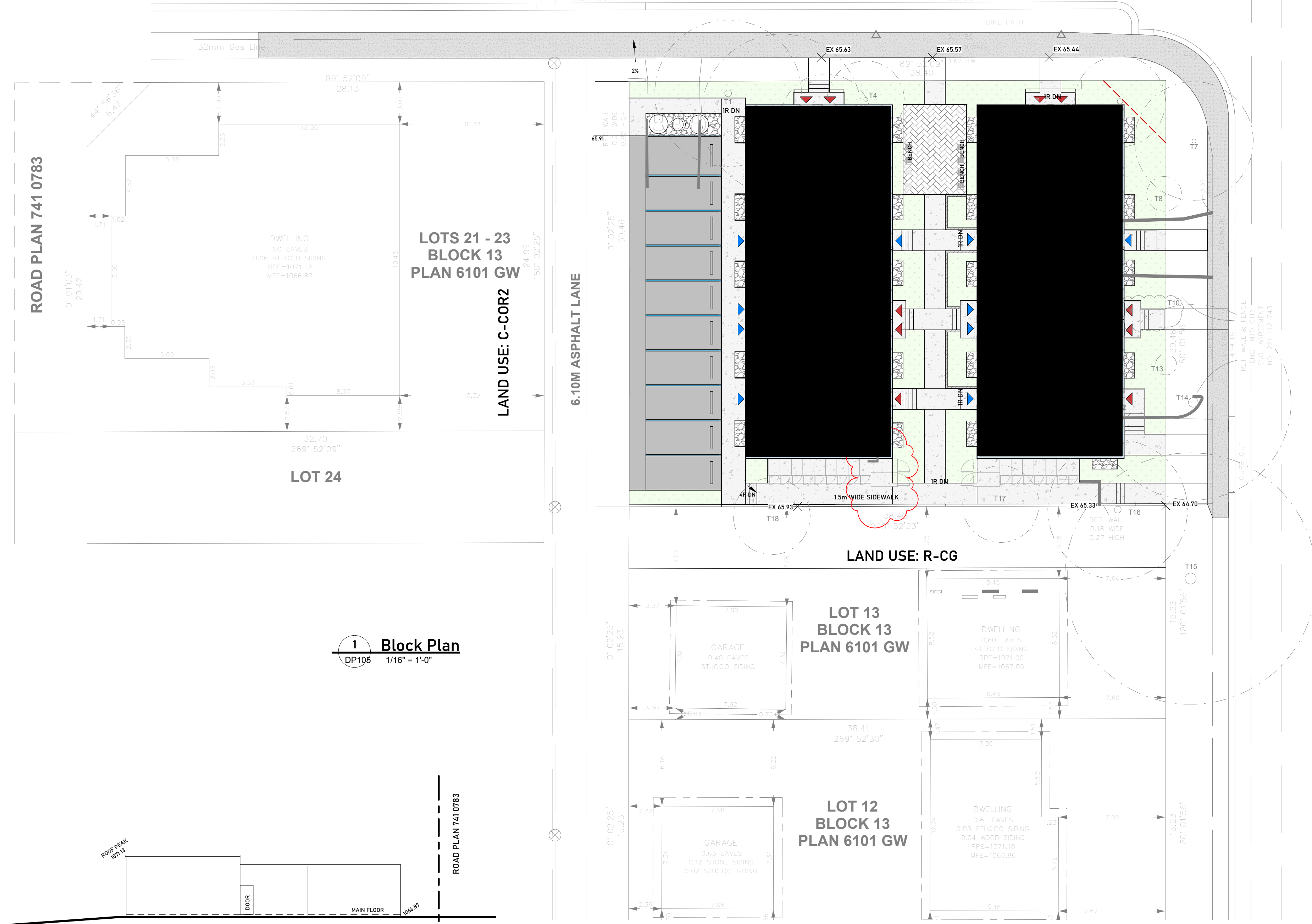
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/OMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

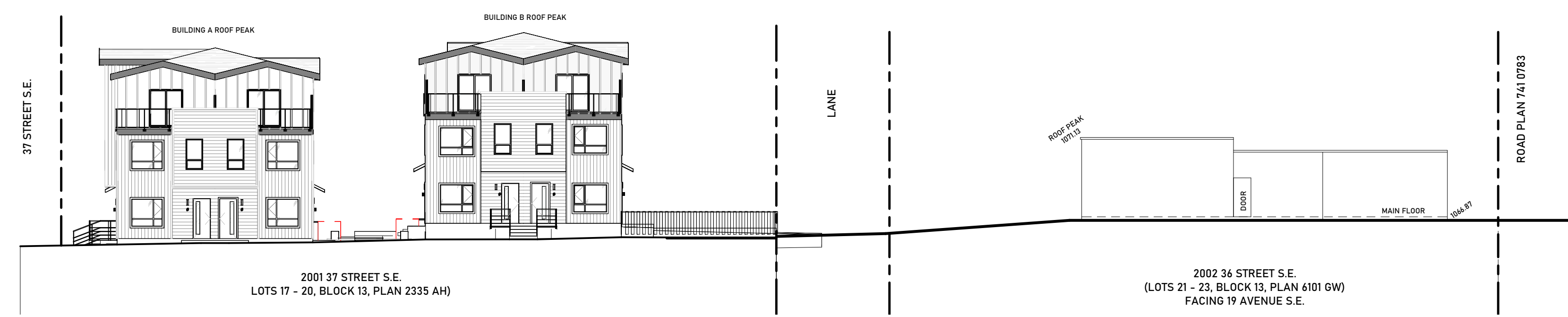
key plan

GROSS FLOOR AREAS			
NAME	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )	
<b>BUILDING A</b>			
UNIT 1			
01 MFL	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
02 L2	55.87 m <sup>2</sup>	601.33 ft <sup>2</sup>	
03 L3	43.80 m <sup>2</sup>	471.50 ft <sup>2</sup>	
	154.16 m <sup>2</sup>	1659.33 ft <sup>2</sup>	
<b>UNIT 2</b>			
01 MFL	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
02 L2	57.55 m <sup>2</sup>	619.50 ft <sup>2</sup>	
03 L3	45.99 m <sup>2</sup>	497.71 ft <sup>2</sup>	
	157.43 m <sup>2</sup>	1698.71 ft <sup>2</sup>	
<b>UNIT 3</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
<b>UNIT 4</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
<b>UNIT 5</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
<b>BUILDING B</b>			
UNIT 6			
01 MFL	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
02 L2	55.87 m <sup>2</sup>	601.33 ft <sup>2</sup>	
03 L3	43.80 m <sup>2</sup>	471.50 ft <sup>2</sup>	
	154.16 m <sup>2</sup>	1659.33 ft <sup>2</sup>	
<b>UNIT 7</b>			
01 MFL	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
02 L2	55.87 m <sup>2</sup>	601.33 ft <sup>2</sup>	
03 L3	43.80 m <sup>2</sup>	471.50 ft <sup>2</sup>	
	154.16 m <sup>2</sup>	1659.33 ft <sup>2</sup>	
<b>UNIT 8</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
<b>UNIT 9</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
<b>UNIT 10</b>			
01 MFL	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
02 L2	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
03 L3	42.23 m <sup>2</sup>	454.61 ft <sup>2</sup>	
	146.94 m <sup>2</sup>	1581.61 ft <sup>2</sup>	
OVERALL GFA:	1501.72 m <sup>2</sup>	16164.37 ft <sup>2</sup>	

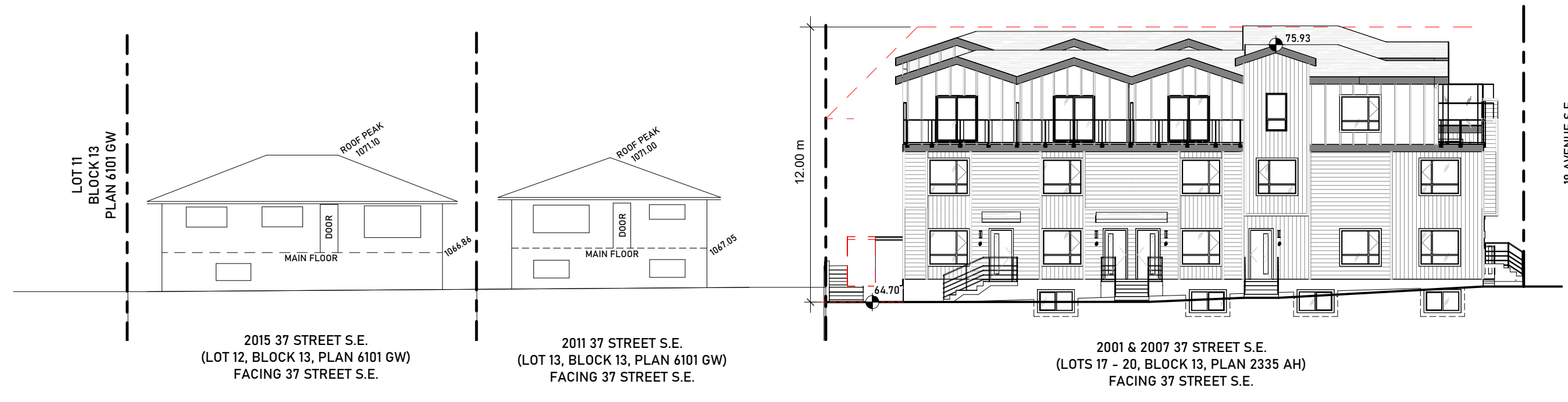
BELOW GRADE AREAS			
NAME	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )	
<b>BUILDING A</b>			
SUITE 1	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
SUITE 2	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
SUITE 3	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
SUITE 4	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
SUITE 5	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
<b>BUILDING B</b>			
SUITE 6	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
SUITE 7	54.49 m <sup>2</sup>	586.50 ft <sup>2</sup>	
SUITE 8	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
SUITE 9	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
SUITE 10	52.35 m <sup>2</sup>	563.50 ft <sup>2</sup>	
OVERALL BELOW GRADE:	532.06 m <sup>2</sup>	5727.00 ft <sup>2</sup>	



**1 Block Plan**  
DP105 1/16" = 1'-0"



**2 STREET ELEVATION - NORTH (19 AVENUE)**  
DP105 1/16" = 1'-0"



**3 STREET ELEVATION - EAST (37 STREET)**  
DP105 1/16" = 1'-0"

2001 & 2007  
37 STREET S.E.

2011

2015

project information

project title

**Forest Lawn Multifamily II**

municipal address  
2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-06-11	ISSUED FOR DP

project number  
25-509

scale  
1/16" = 1'-0"

drawn by PS/FI approved by SA

checked by KA/HM

sheet title

**Proposed Block Plan**

sheet number

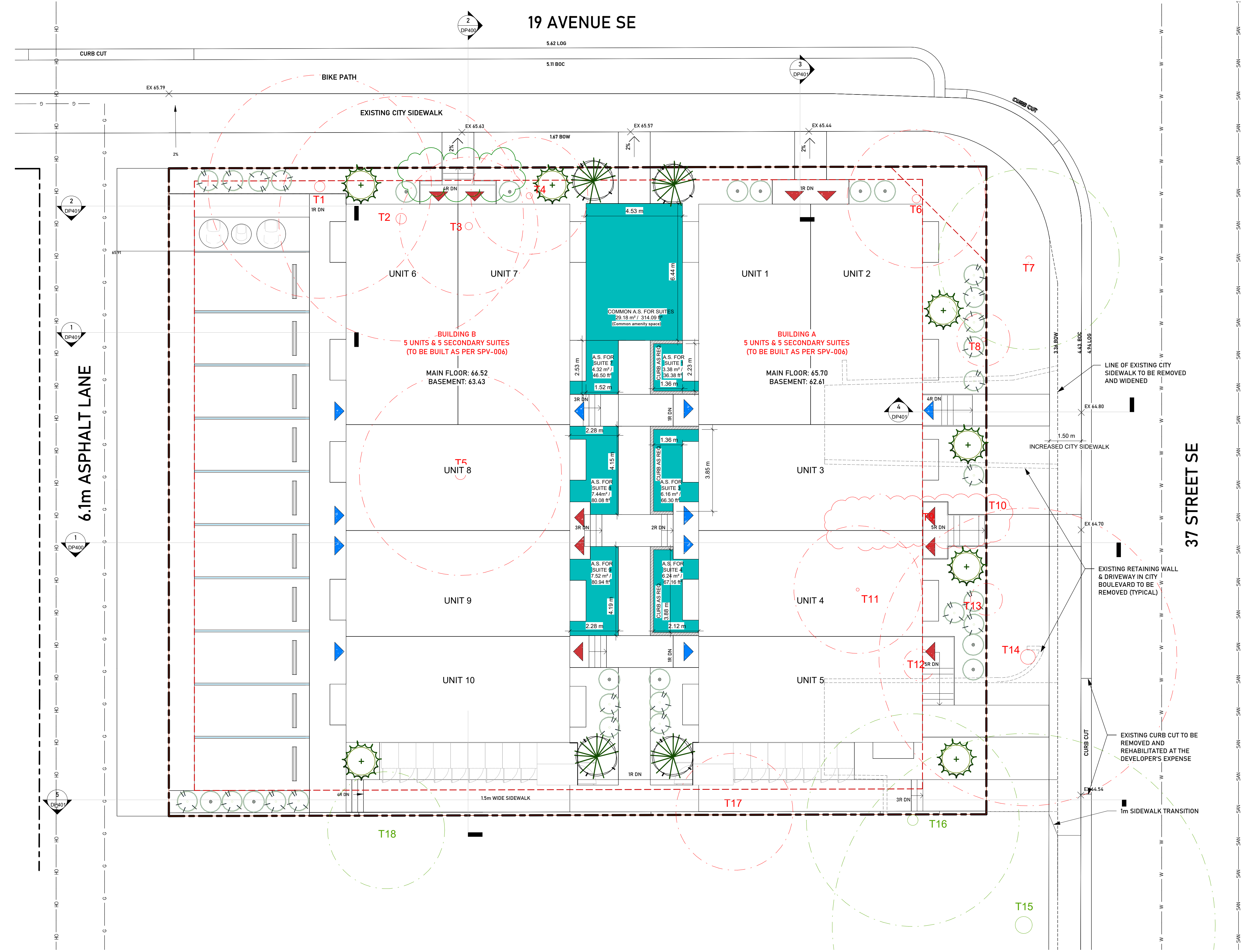
**DP105**

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.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

key plan

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. ANY ERRORS, OMISSIONS, DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THIS 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 information

project title

**Forest Lawn Multifamily II**

municipal address

2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2028-06-25	ISSUED FOR DR01
2	2028-06-11	ISSUED FOR CONSULTANTS
1	2028-05-11	ISSUED FOR DP

project number 25-509 scale 1/8" = 1'-0"

drawn by PS/FI approved by SA  
checked by KA/HM

sheet title

**Site Plan - Amenity Space**

sheet number

**DP106**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

key plan

project information

project title

**Forest Lawn Multifamily II**

municipal address

2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

**DEVELOPMENT PERMIT**

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-06-11	ISSUED FOR DP

project number

25-509

scale

12" = 1'-0"

drawn by

PS/FI

checked by

KA/HM

approved by

SA

sheet title

**Site Photos**

sheet number

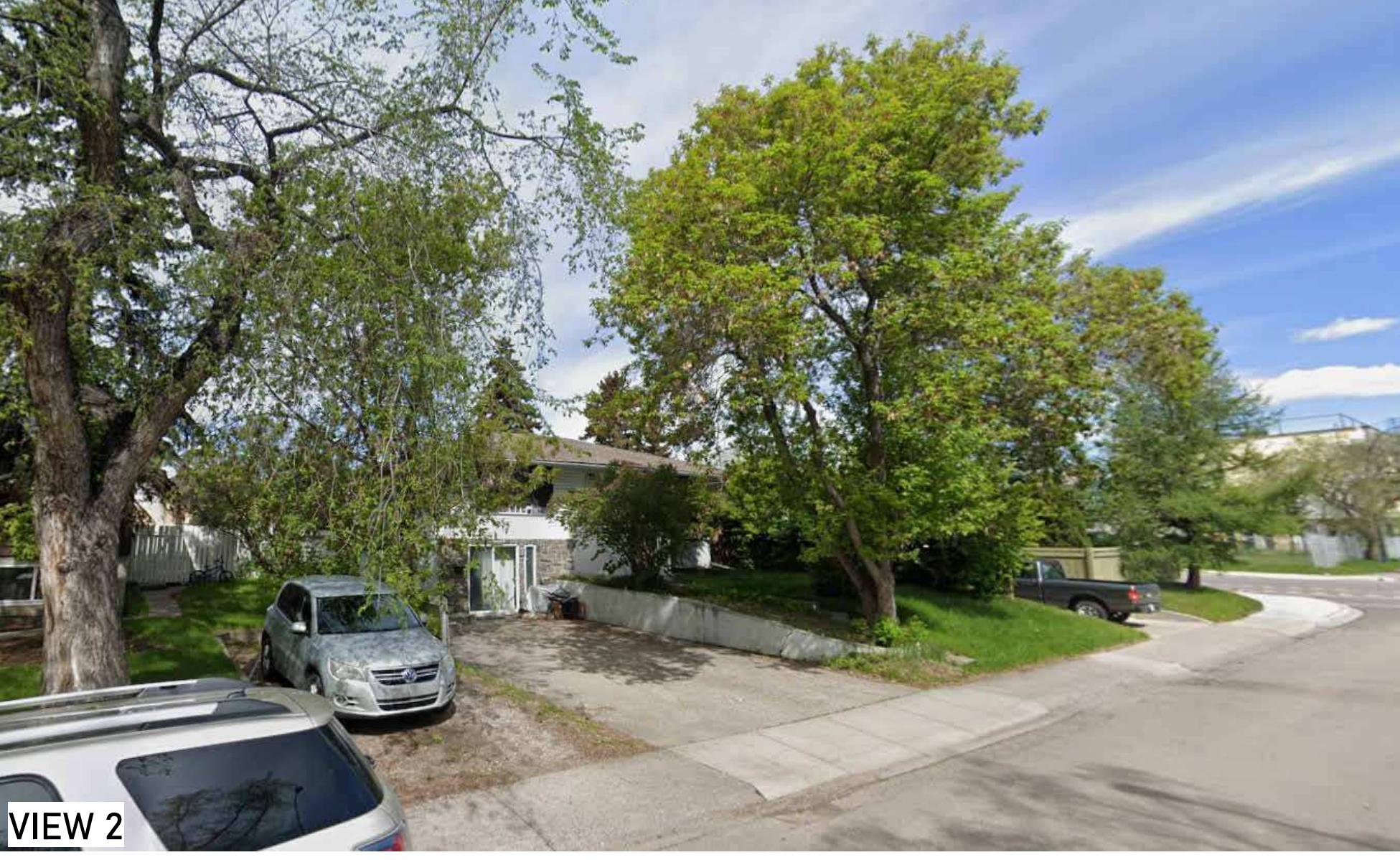
**DP109**

2026-06-25 2:15:46 PM

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VIEW 1

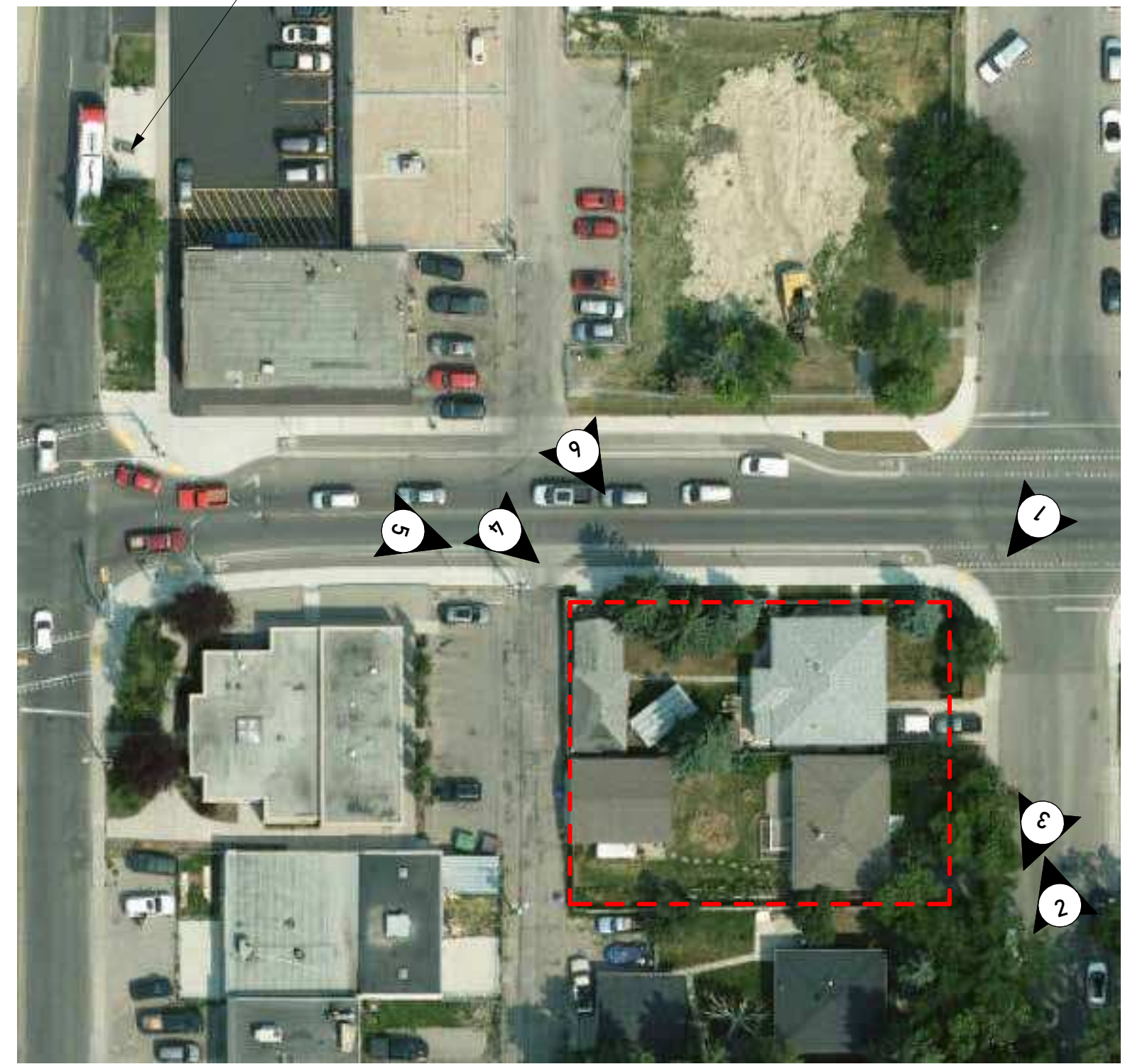


VIEW 2



VIEW 3

BUS TRANSIT STOP: NB 36 St SE @ 19 Av SE



VIEW 4



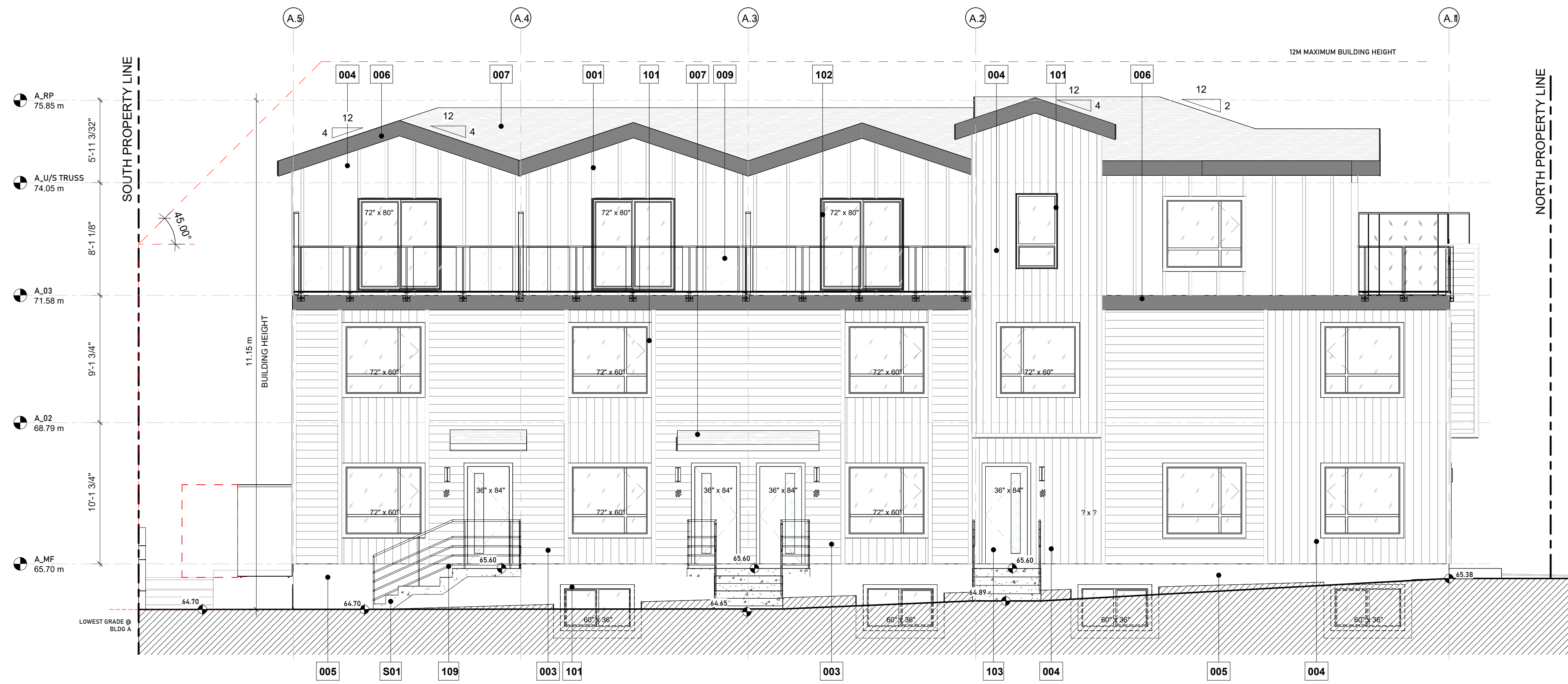
VIEW 5



VIEW 6

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Elevation Material Legend	
Key Value	Keynote Text
001	Fibre Cement Batten, Colour: White
002	Fibre Cement Panel, Colour: White
003	Horizontal Siding, Colour: white
004	Vertical Siding, Colour: Gray
005	Min 8" Concrete Parging
006	Smartboard Fascia/Trim/Cladding: Colour: Charcoal/Black
007	Asphalt Shingles: Colour: Black
008	2m high privacy screen, obscured tempered glass in steel frame, Frame, Colour: Charcoal/Black
009	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
101	Thermally broken vinyl window with clear Low-E glazing, Frame Colour: Black
102	Thermally broken sliding door with clear Low-E glazing, Frame Colour: Black
103	Thermally broken entrance door with clear Low-E glazing sidelights, Colour: Black
109	Prefinished metal railing, Colour: Charcoal/Black
LF01	Exterior wall-mounted light fixture



**1 BLDG A - EAST**  
DP300 3/16" = 1'-0"



**2 BLDG A - WEST**  
DP300 3/16" = 1'-0"

project information

project title

**Forest Lawn Multifamily II**

municipal address

2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-05-11	ISSUED FOR DP

project number	scale
25-509	3/16" = 1'-0"

drawn by	checked by	approved by
PS/FI	KA/HM	SA

sheet title

**Elevations Building A**

sheet number

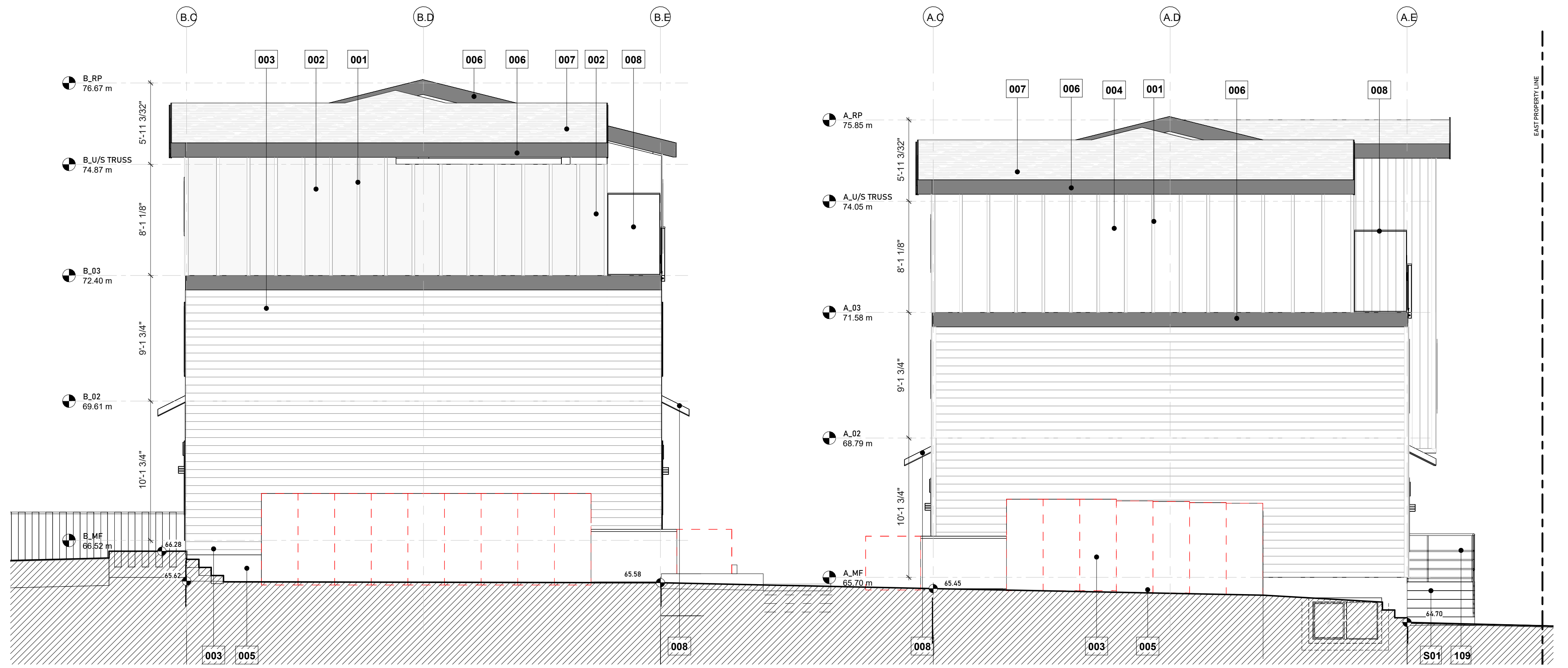
**DP300**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Elevation Material Legend	
Key Value	Keynote Text
001	Fibre Cement Batten, Colour: White
002	Fibre Cement Panel, Colour: White
003	Horizontal Siding, Colour: white
004	Vertical Siding, Colour: Gray
005	Min 8" Concrete Parging
006	Smartboard Fascia/Trim/Cladding: Colour: Charcoal/Black
007	Asphalt Shingles: Colour: Black
008	2m high privacy screen, obscured tempered glass in steel frame, Frame, Colour: Charcoal/Black
009	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
101	Thermally broken vinyl window with clear Low-E glazing, Frame Colour: Black
102	Thermally broken sliding door with clear Low-E glazing, Frame Colour: Black
103	Thermally broken entrance door with clear Low-E glazing sidelights, Colour: Black
109	Prefinished metal railing, Colour: Charcoal/Black
LF01	Exterior wall-mounted light fixture



**3 BLDG A & B - NORTH ELEVATION**  
DP301 3/16" = 1'-0"



**2 BLDG A & B - SOUTH ELEVATION**  
DP301 3/16" = 1'-0"

project information

project title

**Forest Lawn Multifamily II**  
municipal address  
2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

**DEVELOPMENT PERMIT**

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-05-11	ISSUED FOR DP

project number 25-509 scale 3/16" = 1'-0"

drawn by PS/FI approved by SA  
checked by KA/HM

sheet title

**Elevations Building A / B**

sheet number

**DP301**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Elevation Material Legend	
Key Value	Keynote Text
001	Fibre Cement Batten, Colour: White
002	Fibre Cement Panel, Colour: White
003	Horizontal Siding, Colour: white
004	Vertical Siding, Colour: Gray
005	Min 8" Concrete Parging
006	Smartboard Fascia/Trim/Cladding: Colour: Charcoal/Black
007	Asphalt Shingles: Colour: Black
008	2m high privacy screen, obscured tempered glass in steel frame, Frame, Colour: Charcoal/Black
009	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
101	Thermally broken vinyl window with clear Low-E glazing, Frame Colour: Black
102	Thermally broken sliding door with clear Low-E glazing, Frame Colour: Black
103	Thermally broken entrance door with clear Low-E glazing sidelights, Colour: Black
109	Prefinished metal railing, Colour: Charcoal/Black
LF01	Exterior wall-mounted light fixture



**3 BLDG B - WEST**  
DP302 3/16" = 1'-0"



**1 BLDG B - EAST**  
DP302 3/16" = 1'-0"

project information

project title

**Forest Lawn  
Multifamily II**

municipal address

2001 & 2007 37 STREET SE,  
CALGARY, AB

legal description

LOT: 17-20  
BLOCK: 13  
PLAN: 2335 AH

client

Private Client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-05-11	ISSUED FOR DP

project number	scale
25-509	3/16" = 1'-0"

drawn by	checked by	approved by
PS/FI	KA/HM	SA

sheet title

**Elevations Building B**

sheet number

**DP302**