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ARCHITECTURAL DRAWINGS - DP	
NUMBER	NAME
DP000	Cover
DP100	Site Plan
DP102	Landscape Plan
DP103	Landscape & Site Details
DP104	Survey/Existing Block Plan
DP105	Proposed Block Plan
DP106	Site Plan - Amenity Space
DP107	Amenity Plans_Building A
DP108	Amenity Plans_Building B
DP109	Site Photos
DP200	Floor Plans_Building B
DP201	Floor Plans_Building B
DP202	Floor Plans_Building A
DP203	Floor Plans_Building A
DP300	Elevations Building A
DP301	Elevations Building A / B
DP302	Elevations Building B
DP400	Cross Sections
DP401	Site - 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 DR2
2026-10-02

Forest Lawn Multifamily II
2001 & 2007 37 STREET SE, CALGARY, AB
ISSUED FOR DR2

sheet number
DP000

2026-10-06 11:49:20 AM

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 I 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.

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.

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

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 m²/0.117 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 LUB1P2007	
Proposed Use	Dwelling units and secondary suites	
Permited Density	N/A	
MAX. Floor Area Ratio	1.5	1390
Max. Parcel Coverage Permitted	60%	1392(1)(d); 1392 (2)
Parcel Coverage Proposed	45.69%	
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 m²/0.117 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 required	20	1413
Class 1 Bicycle parking Provided	20	

MATERIAL/FINISH LEGEND:

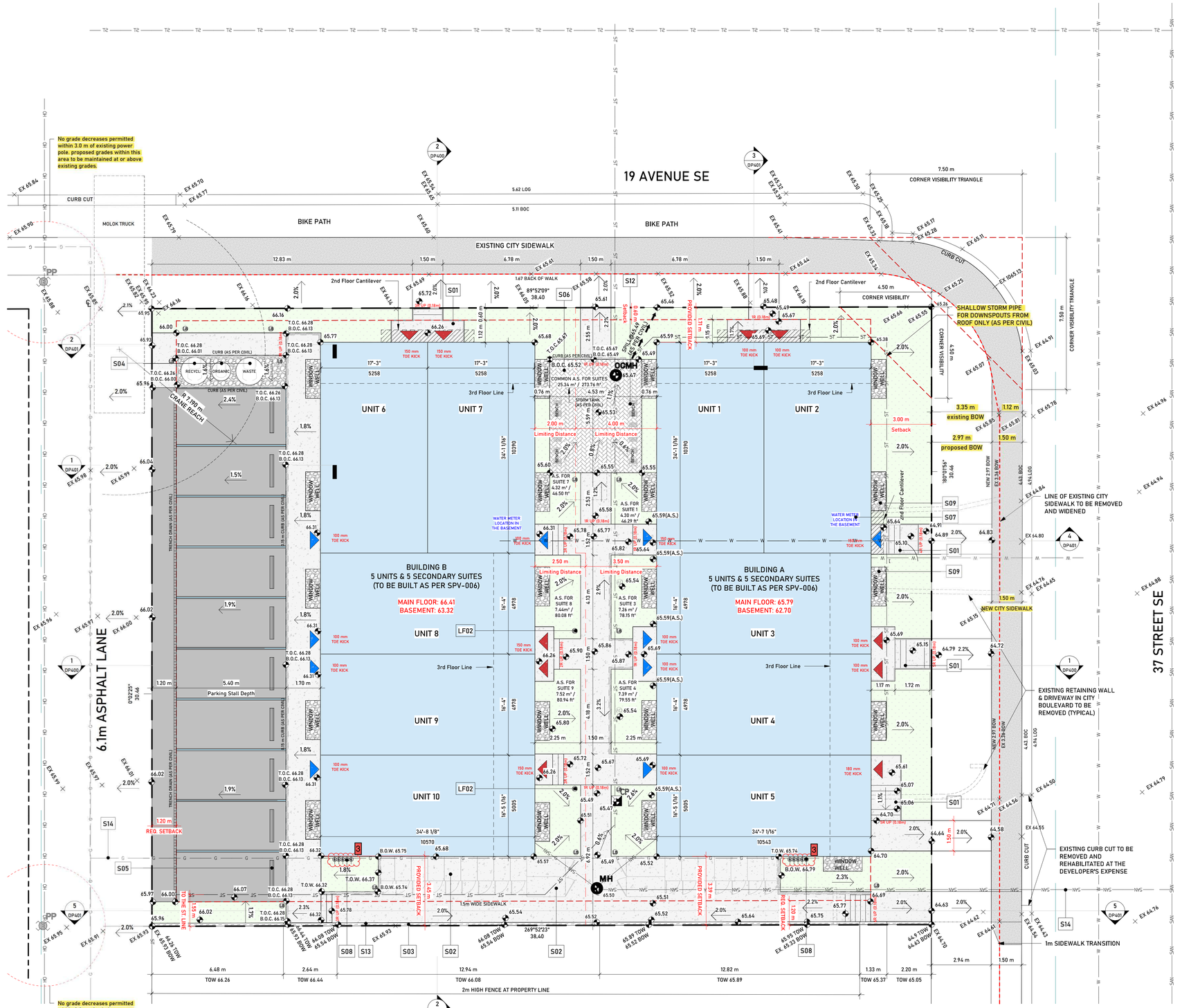
- ASPHALT HEAVY DUTY- DRIVEWAY
- CONCRETE, BROOM FINISH, SIDEWALK
- SOD
- WINDOW WELL, GRAVEL
- BUILDING OUTLINE
- PAVERS, PERMEABLE
- CURB/ LANDSCAPE RETAINING WALL (AS PER CIVIL)
- UNIT ACCESS
- SECONDARY SUITE ACCESS
- A.S. FOR SUITES — AMENITY SPACE FOR SECONDARY SUITES
- PP — EXISTING POWER POLE
- BOLLARD LIGHT
- CB — PROPOSED CATCH BASIN
- MH — PROPOSED MANHOLE
- OGMH — PROPOSED STORM OIL-GRIT MANHOLE
- AD — PROPOSED AREA DRAIN

3

UTILITY LINES:
- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND
- A.G.T LINE

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

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



1 DP100 **Site Plan** 1 : 96

SITE ITEMS

TAG	DESCRIPTION
S01	Concrete exterior stairs & landing, typical
S02	Proposed Class 1 bicycle parking stall, 16x vertical & 4x horizontal lockers (20 total) refer to detail
S03	2m high maintenance-free PVC screening fence with gate
S04	Proposed underground waste disposal, 1 x 1.3m3 containers for mixed waste & recycling, 1 x 1.3m3 container for organics, private pick-up as required
S05	Typical wheel stops, refer to site details
S06	Proposed secondary suite amenity space
S07	Proposed water meter room @ basement level
S08	Proposed gas/electric meters location
S09	Proposed window wells

SITE ITEMS

TAG	DESCRIPTION
S10	Proposed bike tune-up station
S12	Proposed bench
S13	Proposed retaining wall/curb along South Property Lines, refer to DSSP drawings
S14	Proposed utility line connection, refer to DSSP drawings

LIGHTING LEGEND

TAG	DESCRIPTION
LF01	Exterior wall-mounted light fixture
LF02	Light bollard, typical, refer to site detail

GRADE LEGEND:

- 99.99 — PROPOSED GEODETIC ELEVATION
- 99.99 — EXISTING GEODETIC ELEVATION
- T.O.C. 99.99 — PROPOSED TOP OF CURB
- B.O.C. 99.99 — PROPOSED BOTTOM OF CURB
- B.O.W. 99.99 — PROPOSED BOTTOM OF WALL
- T.O.W. 99.99 — PROPOSED TOP OF WALL
- 99.99@M.F. — PROPOSED GRADE OG THE MAIN FLOOR
- 65.59(A.S.) — AMENITY SPACE ELEVATION

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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
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP

project number 25-509
scale As indicated
drawn by PS/NS
approved by SA
checked by KA/HM

sheet title
Site Plan

sheet number
DP100

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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.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.

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

7. 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.

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

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

10. 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.

11. 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.

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

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

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

15. 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.

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

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

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

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

20. 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.

21. 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.

22. 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.

LANDSCAPE SCHEDULE

COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	CALLIPER	QTY.	NOTES
CONIFEROUS TREES						
COLUMNAR COLORADO SPRUCE	PICEA PUNGENS 'FASTIGIATA	3.0 m	-	80 mm	4	LOW WATER
ORNAMENTAL DECIDUOUS TREES						
PURPLE SPIRE COLUMNAR CRAB	MALUS X ASTRINGENS 'JEFSPIRE'	3.0 m	-	80 mm	7	
DECIDUOUS SHRUBS						
BLUE FOX WILLOW	*SALIX BRACHYCARPA 'BLUE FOX'*	-	600mm	-	21	
GOLDFINGER CINQUEFOIL	*POTENTILLA FRUTICOSA 'GOLDFINGER'*	-	600mm	-	12	LOW WATER

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

TREE SCHEDULE:

Tree No.	ID Number	Variety	Trunk (Ø")	Canopy (Ø")	Height (")	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	9.50	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 Retained	Larix Sibirica
T8	N/A	Coniferous	0.20	2.50	4.00	In Subject Property	To be Removed	N/A
T9	N/A	Bush	-	2.80	4.00	In Subject Property	To be Removed	N/A
T10	T-32021854	Bush	0.10	2.80	4.00	In City Property	To be Removed	Cotoneaster
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 City 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 Removed	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 m²
Building footprint	(532.06 m²)
Landscape Area Required	30% of landscape must be soft surfaced landscape
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 m²
Sod	182.089 m²
Pavers	29.185m²
Gravel (window wells)	29.168 m²
Permeable Surface Total	240.442 m² (52.77% of provided landscape area)
Concrete	215.135 m²
Hard-surface Total	215.135 m² (47.23% of provided landscape area)

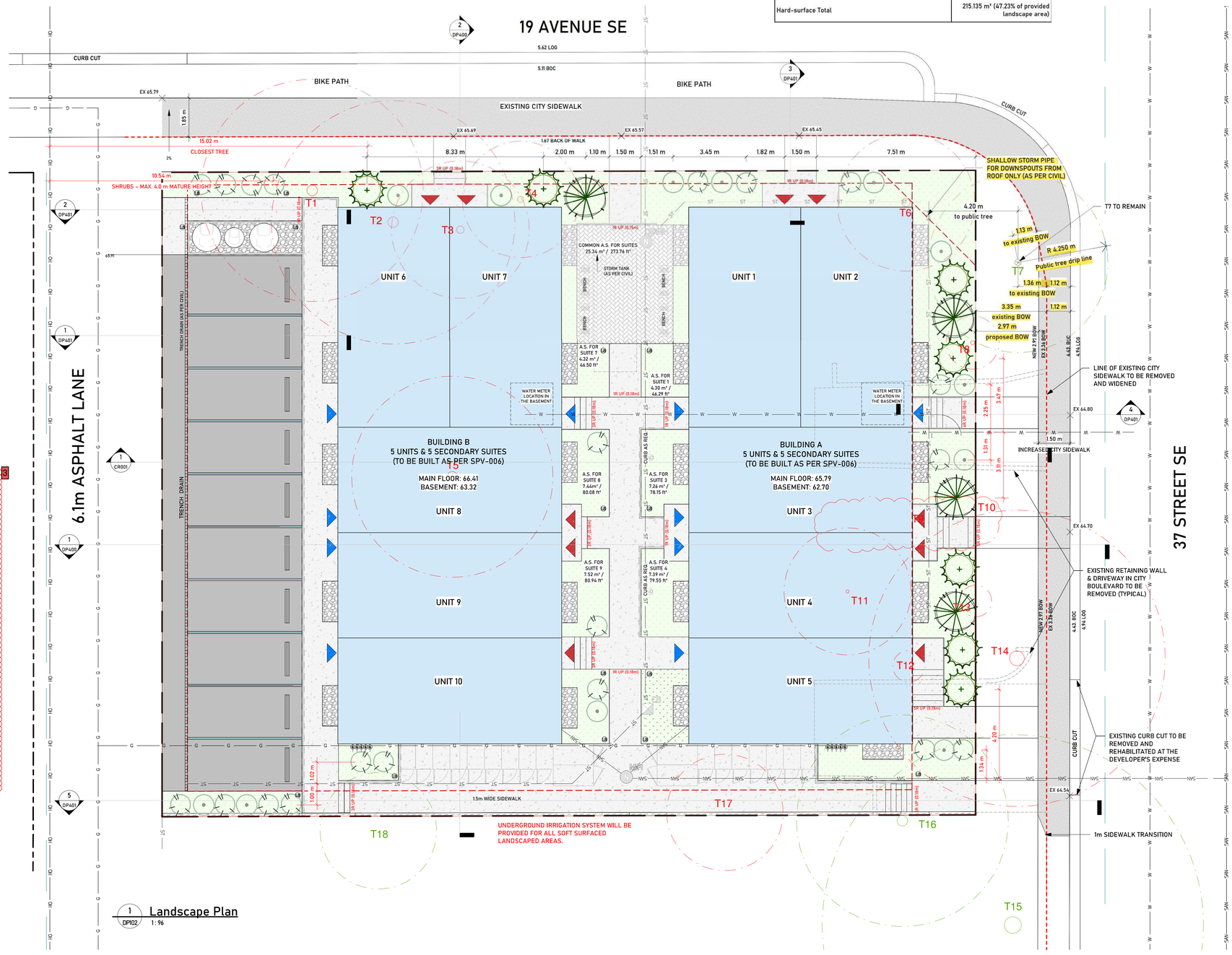
MATERIAL/FINISH LEGEND:

- ASPHALT HEAVY DUTY- DRIVEWAY
- CONCRETE, BROOM FINISH, SIDEWALK
- SOD
- WINDOW WELL, GRAVEL
- BUILDING OUTLINE
- PAVERS, PERMEABLE
- CURB/ LANDSCAPE RETAINING WALL (AS PER CIVIL)
- UNIT ACCESS
- SECONDARY SUITE ACCESS
- A.S. FOR SUITES — AMENITY SPACE FOR SECONDARY SUITES
- EXISTING POWER POLE
- BOLLARD LIGHT
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED STORM OIL-GRIT MANHOLE
- PROPOSED AREA DRAIN

UTILITY LINES:
- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND
- A.G.T LINE

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

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



1 DP102 **Landscape Plan**
1 : 96

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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

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
4		2024-10-02	ISSUED FOR DP2
3		2024-06-25	ISSUED FOR DP01
2		2024-06-11	ISSUED FOR CONSULTANTS
1		2024-03-11	ISSUED FOR DP

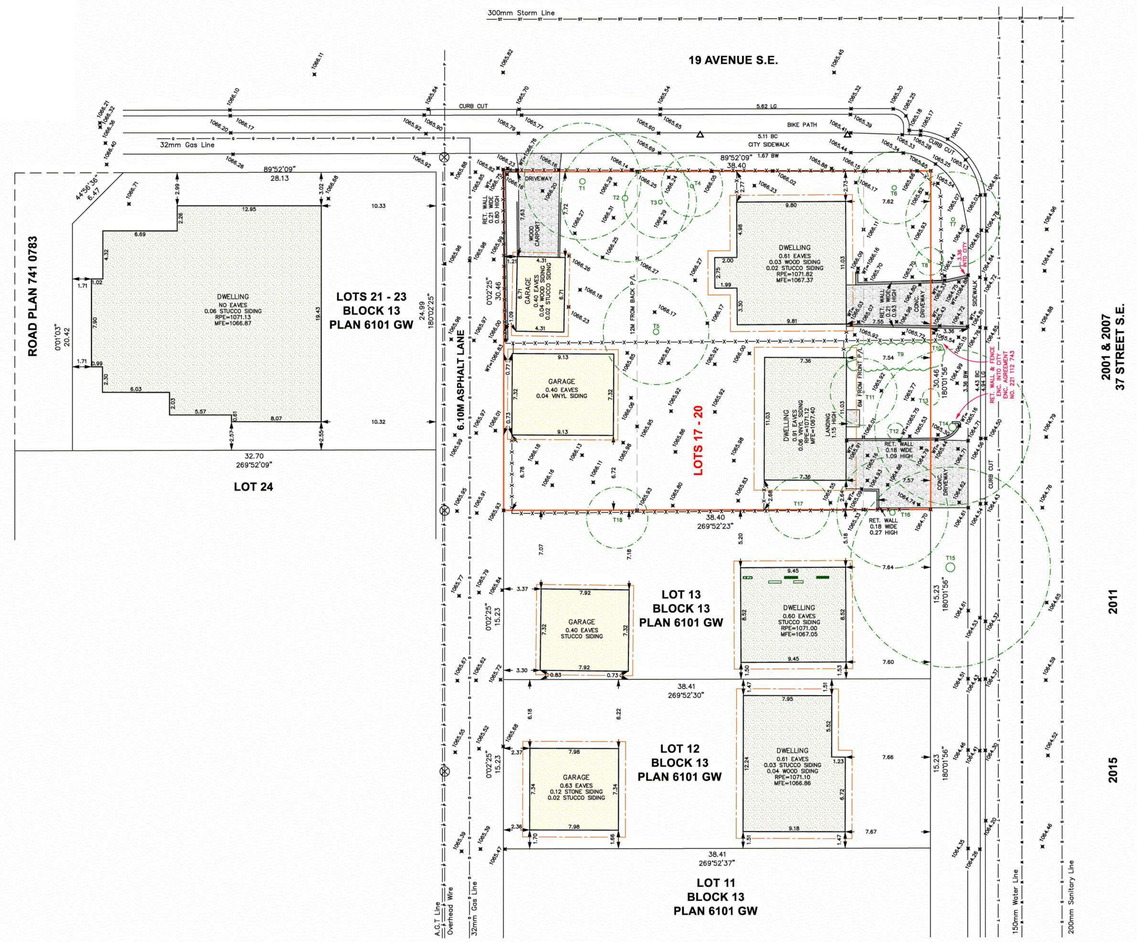
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scale: As indicated
drawn by: PS/NS
checked by: KA/HM
approved by: SA

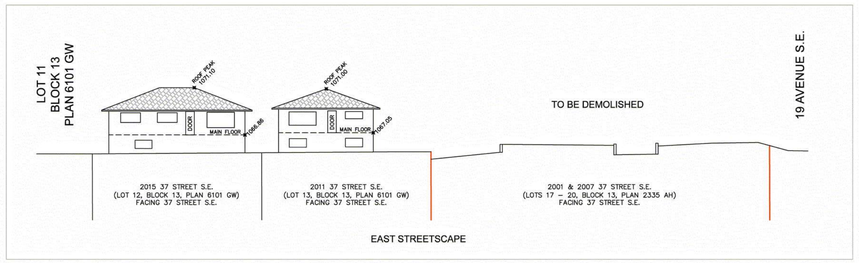
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Landscape Plan

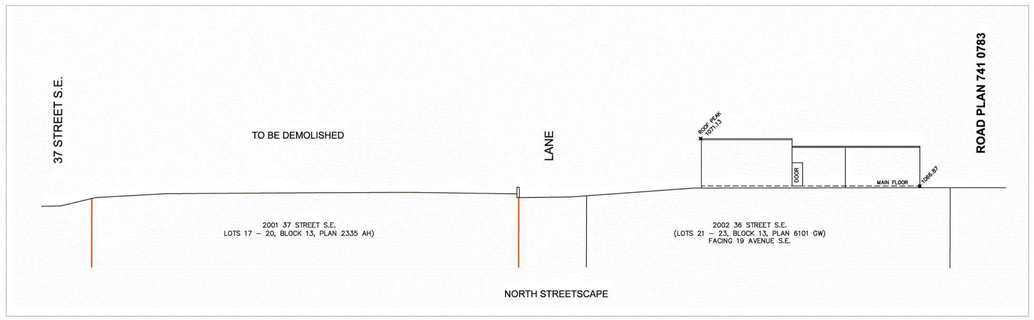
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DP102

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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

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

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: 0.999736
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 295345, 1000.450
5. Existing spot elevations are shown thus: x
6. 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
   Caveat No. 221 112 743, 231 357 373
   Mortgage No. 231 357 372
   The Certificate of Title 251 042 182 for Lots 19 and 20 which was Searched on the 11th day of July, 2025 and includes the following instruments:
   Zoning Regulations No. 251 042 182
   Mortgage No. 251 042 183
7. 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 (ø±)	Canopy (ø±)	Height (±)	Location
T1	Coniferous	0.50	10.50	15.00	In Subject Property
T2	Coniferous	0.50	11.50	14.50	In Subject Property
T3	Coniferous	0.35	8.50	9.00	In Subject Property
T4	Coniferous	0.30	5.50	7.50	In Subject Property
T5	Coniferous	0.50	9.50	11.50	In Subject Property
T6	Coniferous	0.40	8.50	8.50	In Subject Property
T7	Coniferous	0.30	8.50	9.50	In City Property
T8	Coniferous	0.20	2.50	4.00	In Subject Property
T9	Bush	–	2.80	4.00	In Subject Property
T10	Bush	–	2.80	4.00	In City Property
T11	Coniferous	0.15	8.00	3.00	In Subject Property
T12	Bush	–	1.50	1.20	In Subject Property
T13	Bush	–	1.50	1.20	On Property Line
T14	Coniferous	0.70	14.00	18.00	In City Property
T15	Deciduous	0.80	18.00	18.00	In City Property
T16	Deciduous	0.50	10.00	15.00	In Adjacent Property
T17	Bush	–	5.50	4.50	In Subject Property
T18	Bush	–	5.50	4.50	In Adjacent Property

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File No.: 250891	Date: 28/Jul/2025
Surveyed: RM/BS	Drawn: LZ/DM

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Calgary, Alberta, T3B 5M5 F. 403–775–4171

NOTE: FOR REFERENCE ONLY

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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
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP

project number 25-509
scale

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

sheet title
Survey/Existing Block Plan

sheet number
DP104

2026-10-06 11:49:26 AM

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.

GROSS FLOOR AREAS

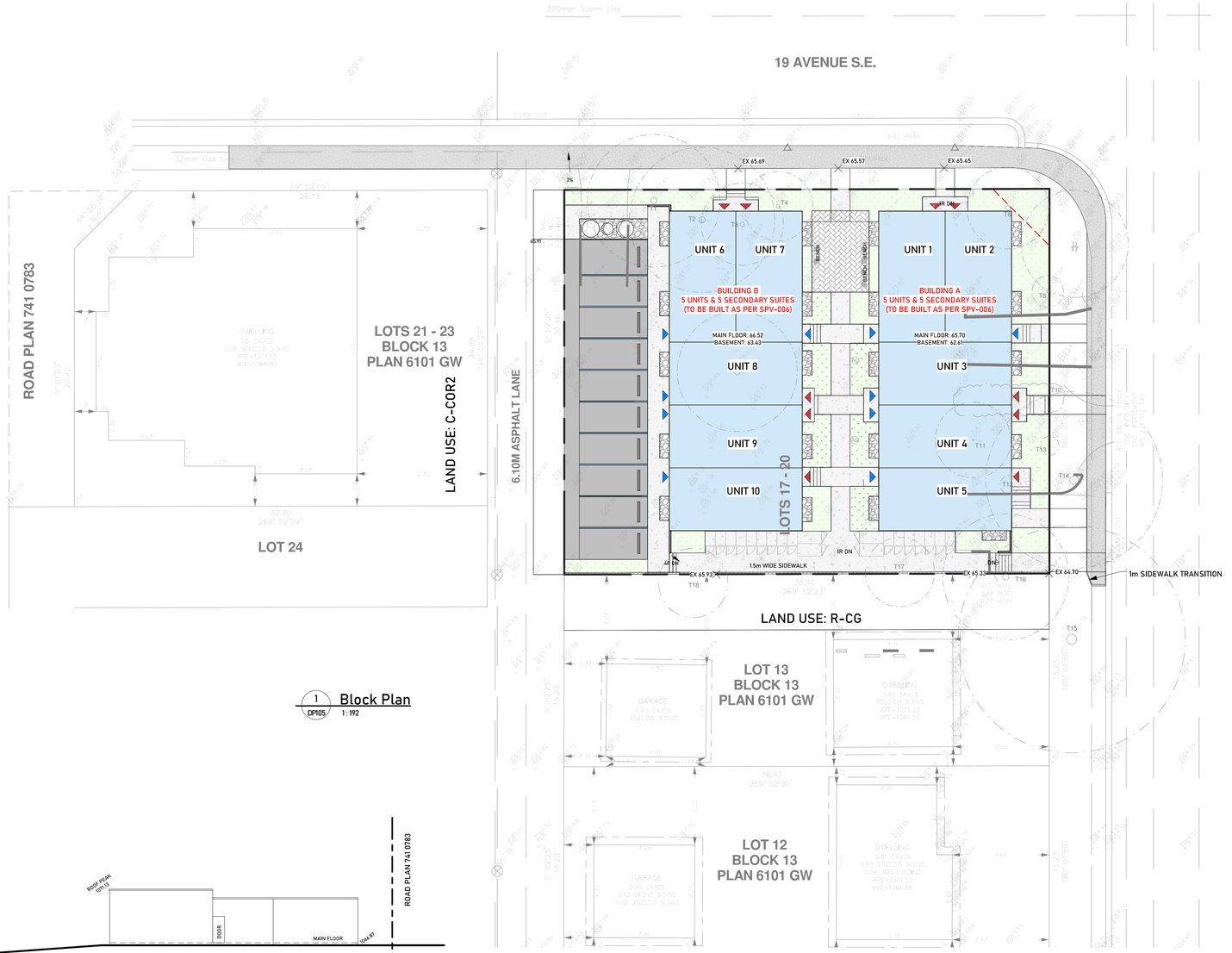
NAME	AREA (m²)	AREA (ft²)
BUILDING A		
UNIT 1		
01 MFL	54.49 m²	586.50 ft²
02 L2	55.87 m²	601.33 ft²
03 L3	43.80 m²	471.50 ft²
	154.16 m²	1659.33 ft²
UNIT 2		
01 MFL	54.49 m²	586.50 ft²
02 L2	57.55 m²	619.50 ft²
03 L3	45.59 m²	490.71 ft²
	157.63 m²	1696.71 ft²
UNIT 3		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²
UNIT 4		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²
UNIT 5		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²

GROSS FLOOR AREAS

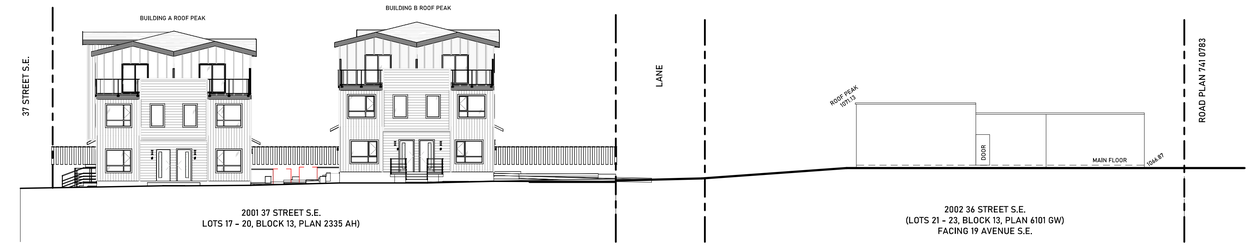
NAME	AREA (m²)	AREA (ft²)
BUILDING B		
UNIT 6		
01 MFL	54.49 m²	586.50 ft²
02 L2	55.87 m²	601.33 ft²
03 L3	43.80 m²	471.50 ft²
	154.16 m²	1659.33 ft²
UNIT 7		
01 MFL	54.49 m²	586.50 ft²
02 L2	55.87 m²	601.33 ft²
03 L3	43.80 m²	471.50 ft²
	154.16 m²	1659.33 ft²
UNIT 8		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²
UNIT 9		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²
UNIT 10		
01 MFL	52.35 m²	563.50 ft²
02 L2	52.35 m²	563.50 ft²
03 L3	42.23 m²	454.61 ft²
	146.94 m²	1581.61 ft²
	1501.72 m²	16164.37 ft²
OVERALL GFA:	1501.72 m²	16164.37 ft²

BELOW GRADE AREAS

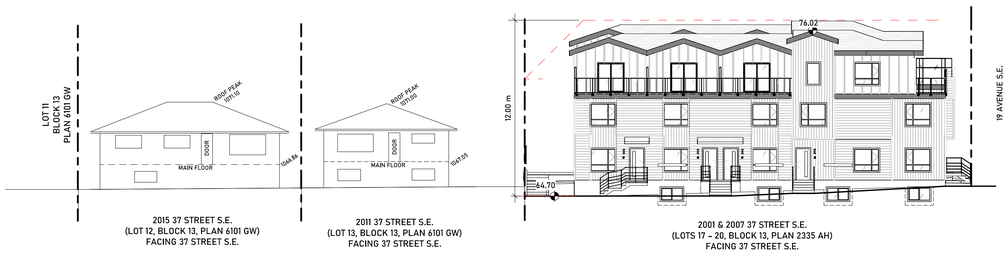
NAME	AREA (m²)	AREA (ft²)
BUILDING A		
SUITE 1	54.49 m²	586.50 ft²
SUITE 2	54.49 m²	586.50 ft²
SUITE 3	52.35 m²	563.50 ft²
SUITE 4	52.35 m²	563.50 ft²
SUITE 5	52.35 m²	563.50 ft²
BUILDING B		
SUITE 6	54.49 m²	586.50 ft²
SUITE 7	54.49 m²	586.50 ft²
SUITE 8	52.35 m²	563.50 ft²
SUITE 9	52.35 m²	563.50 ft²
SUITE 10	52.35 m²	563.50 ft²
	532.06 m²	5727.00 ft²
OVERALL BELOW GRADE:	532.06 m²	5727.00 ft²



1 DP105 **Block Plan**
1 : 192



2 DP105 **STREET ELEVATION - NORTH (19 AVENUE)**
1 : 192



3 DP105 **STREET ELEVATION-EAST (37 STREET)**
1 : 192

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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
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP

project number 25-509

scale 1 : 192

drawn by PS/NS

checked by KA/HM

approved by SA

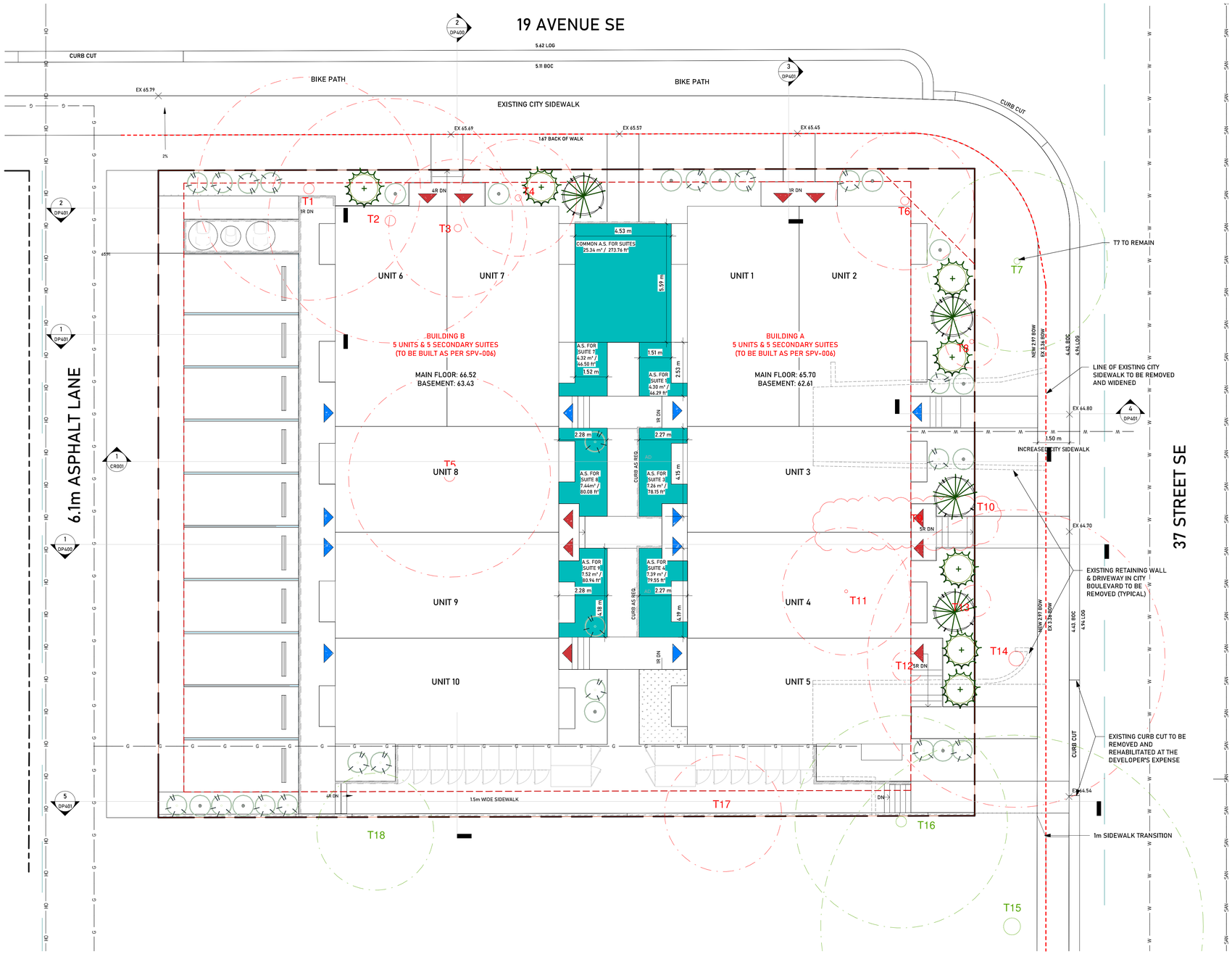
sheet title

Proposed Block Plan

sheet number

DP105

2026-10-06 11:49:29 AM



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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
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-03-11	ISSUED FOR DP

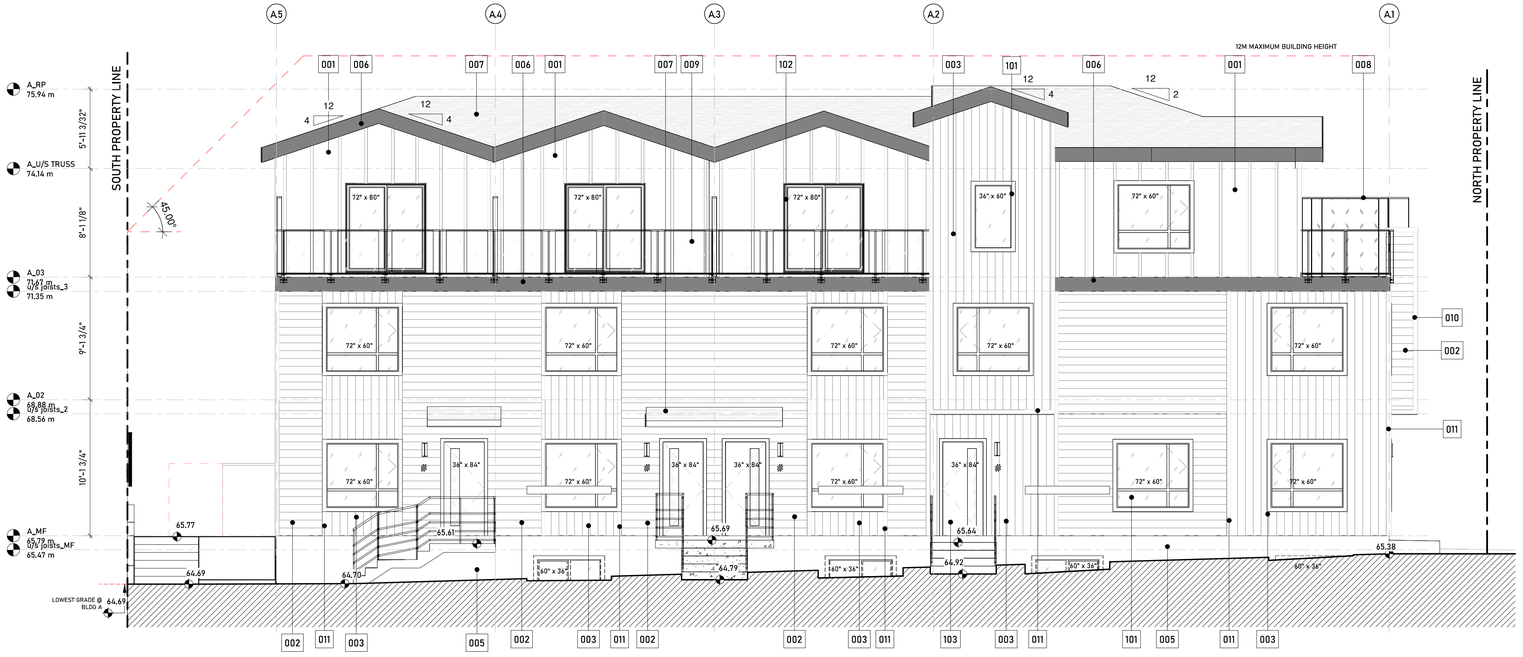
project number 25-509
scale 1 : 96
drawn by PS/NS
checked by KA/HM
approved by SA

sheet title
Site Plan - Amenity Space

sheet number
DP106

2026-10-06 11:49:30 AM

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1 DP300 **BLDG A - EAST**
1 : 64



2 DP300 **BLDG A - WEST**
1 : 64

Elevation Material Legend

Key Value	Keynote Text
001	Fibre Cement Board & Batten, Color: White
002	Horizontal Siding, Color: white
003	Vertical Siding, Color: Grey
004	Fiber Cement Smooth Panels, Color: Grey
005	Min 8" Concrete Parging
006	12" Smartboard Fascia/Trim: Color: Charcoal/Black
007	Asphalt Shingles: Color: Dark Grey
008	2m high privacy screen, obscured tempered glass in steel frame, Frame, Color: Charcoal/Black
009	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Color: Charcoal/Black
010	3.5" wide Fiber Cement trim, Color: White
011	3.5" wide Fiber Cement trim, Color: Grey
101	Thermally broken vinyl window with clear Low-E glazing, Frame Color: Black
102	Thermally broken sliding door with clear Low-E glazing, Frame Color: Black
103	Thermally broken entrance door with clear Low-E glazing sidelights, Color: Black
LF01	Exterior wall-mounted light fixture
LF02	Light bollard, typical, refer to site detail

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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

4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP
issue	date	description

project number 25-509
scale 1 : 64
drawn by PS/NS
checked by KA/HM
approved by SA

sheet title
Elevations Building A

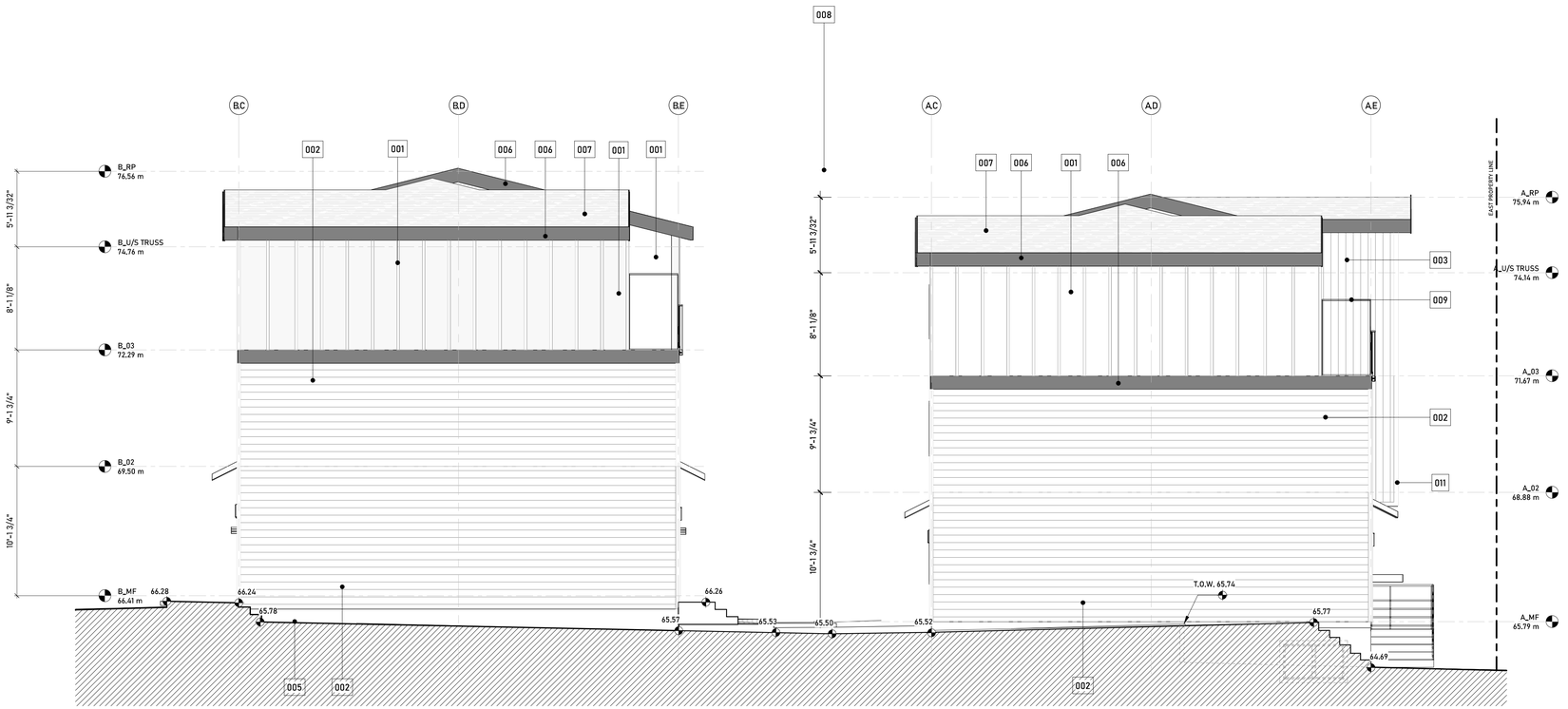
sheet number
DP300

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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.



3 DP301 BLDG A & B - NORTH ELEVATION
1 : 64



2 DP301 BLDG B & A - SOUTH ELEVATION
1 : 64

Elevation Material Legend

Key Value	Keynote Text
001	Fibre Cement Board & Batten, Color: White
002	Horizontal Siding, Color: white
003	Vertical Siding, Color: Grey
004	Fiber Cement Smooth Panels, Color: Grey
005	Min 8" Concrete Parging
006	12" Smartboard Fascia/Trim: Color: Charcoal/Black
007	Asphalt Shingles: Color: Dark Grey
008	2m high privacy screen, obscured tempered glass in steel frame, Frame, Color: Charcoal/Black
009	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Color: Charcoal/Black
010	3.5" wide Fiber Cement trim, Color: White
011	3.5" wide Fiber Cement trim, Color: Grey
101	Thermally broken vinyl window with clear Low-E glazing, Frame Color: Black
102	Thermally broken sliding door with clear Low-E glazing, Frame Color: Black
103	Thermally broken entrance door with clear Low-E glazing sidelights, Color: Black
LF01	Exterior wall-mounted light fixture
LF02	Light bollard, typical, refer to site detail

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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
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP

project number 25-509
scale 1 : 64
drawn by PS/NS
checked by KA/HM
approved by SA

sheet title
Elevations Building A / B

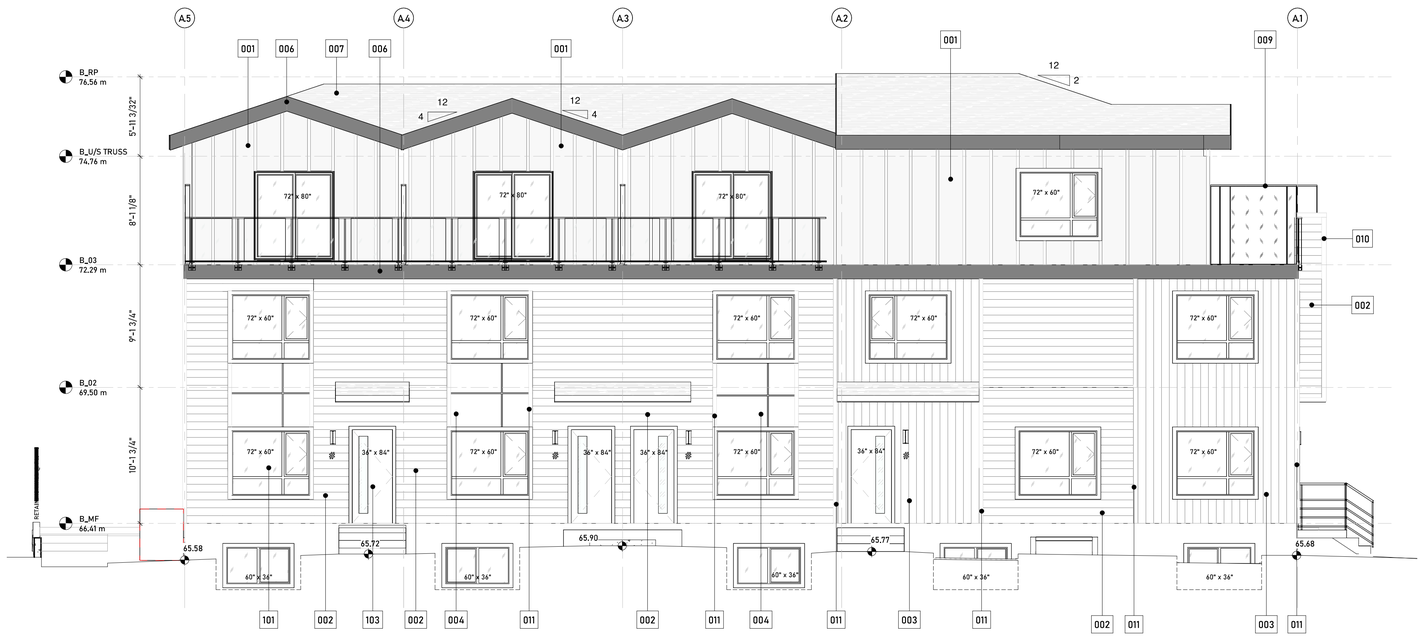
sheet number
DP301

2026-10-06 11:49:39 AM

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.



3 DP302 **BLDG B - WEST**
1 : 64



1 DP302 **BLDG B - EAST**
1 : 64

Elevation Material Legend

Key Value	Keynote Text
001	Fibre Cement Board & Batten, Color: White
002	Horizontal Siding, Color: white
003	Vertical Siding, Color: Grey
004	Fiber Cement Smooth Panels, Color: Grey
005	Min 8" Concrete Parging
006	12" Smartboard Fascia/Trim: Color: Charcoal/Black
007	Asphalt Shingles: Color: Dark Grey
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LF02	Light bollard, typical, refer to site detail

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project information

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legal description
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PLAN: 2335 AH

client
Private Client

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
4	2026-10-02	ISSUED FOR DR2
3	2026-06-25	ISSUED FOR DR01
2	2026-06-11	ISSUED FOR CONSULTANTS
1	2026-02-11	ISSUED FOR DP

project number 25-509
scale 1 : 64
drawn by PS/NS
checked by KA/HM
approved by SA

sheet title
Elevations Building B

sheet number
DP302

2026-10-06 11:49:40 AM