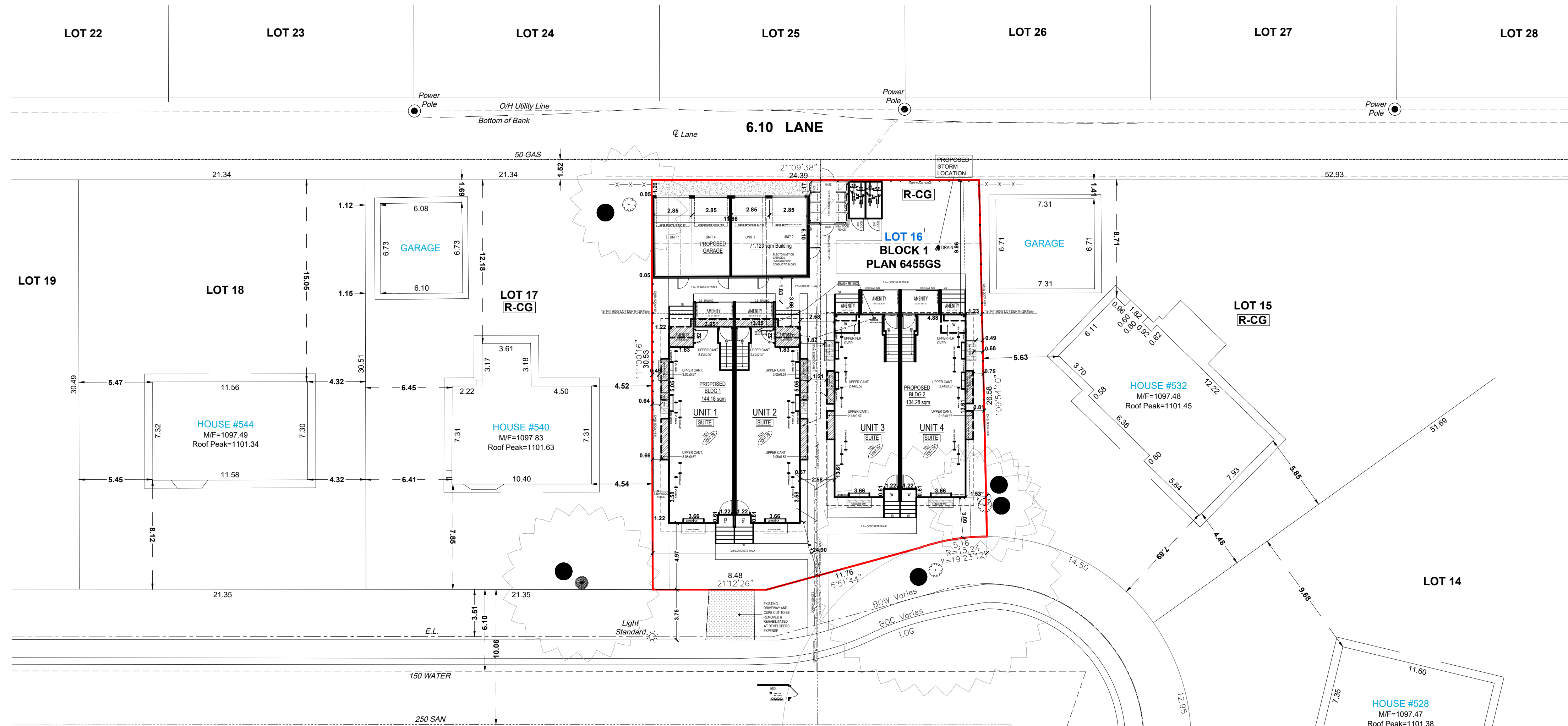
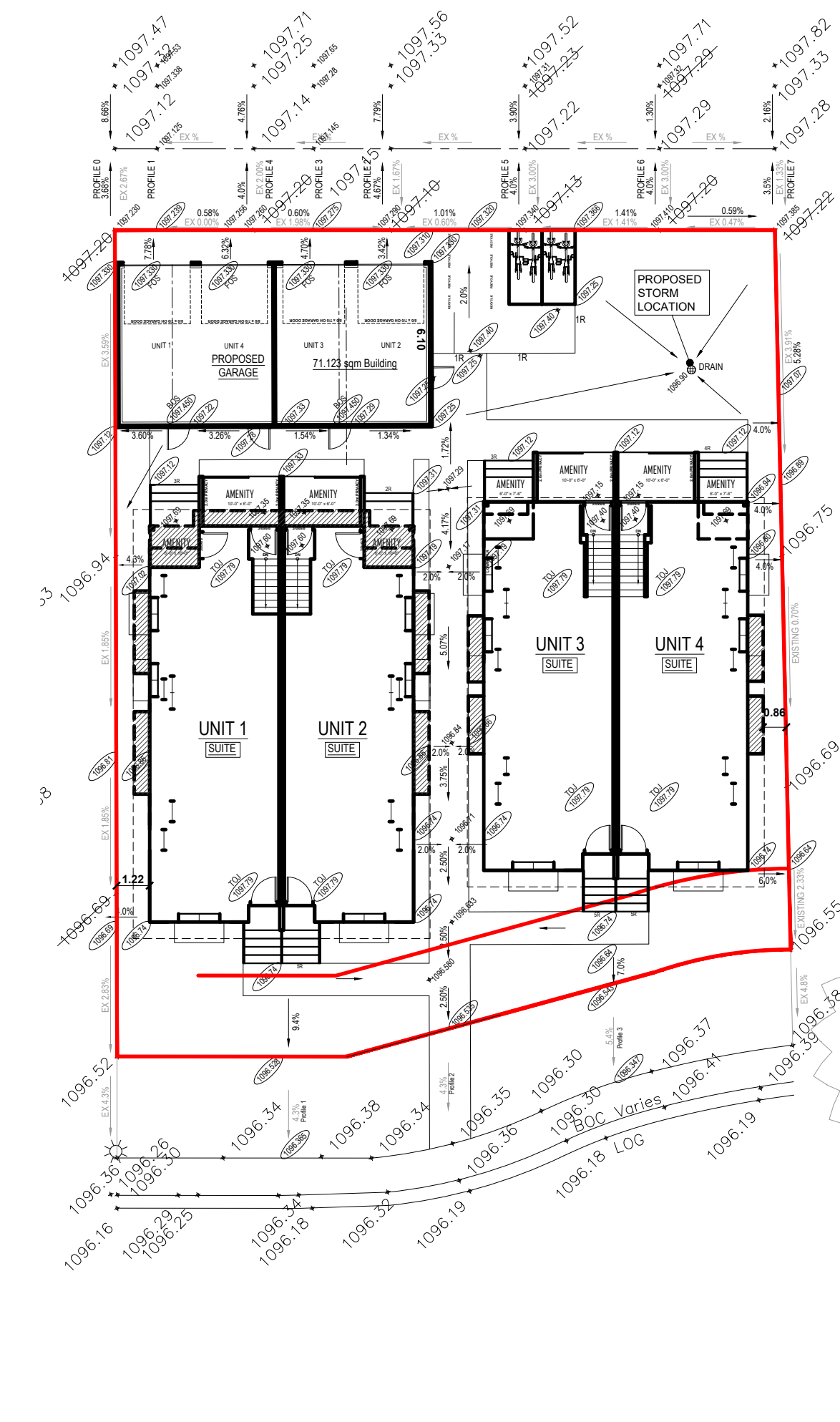




PROPOSED SITE/BLOCK PLAN

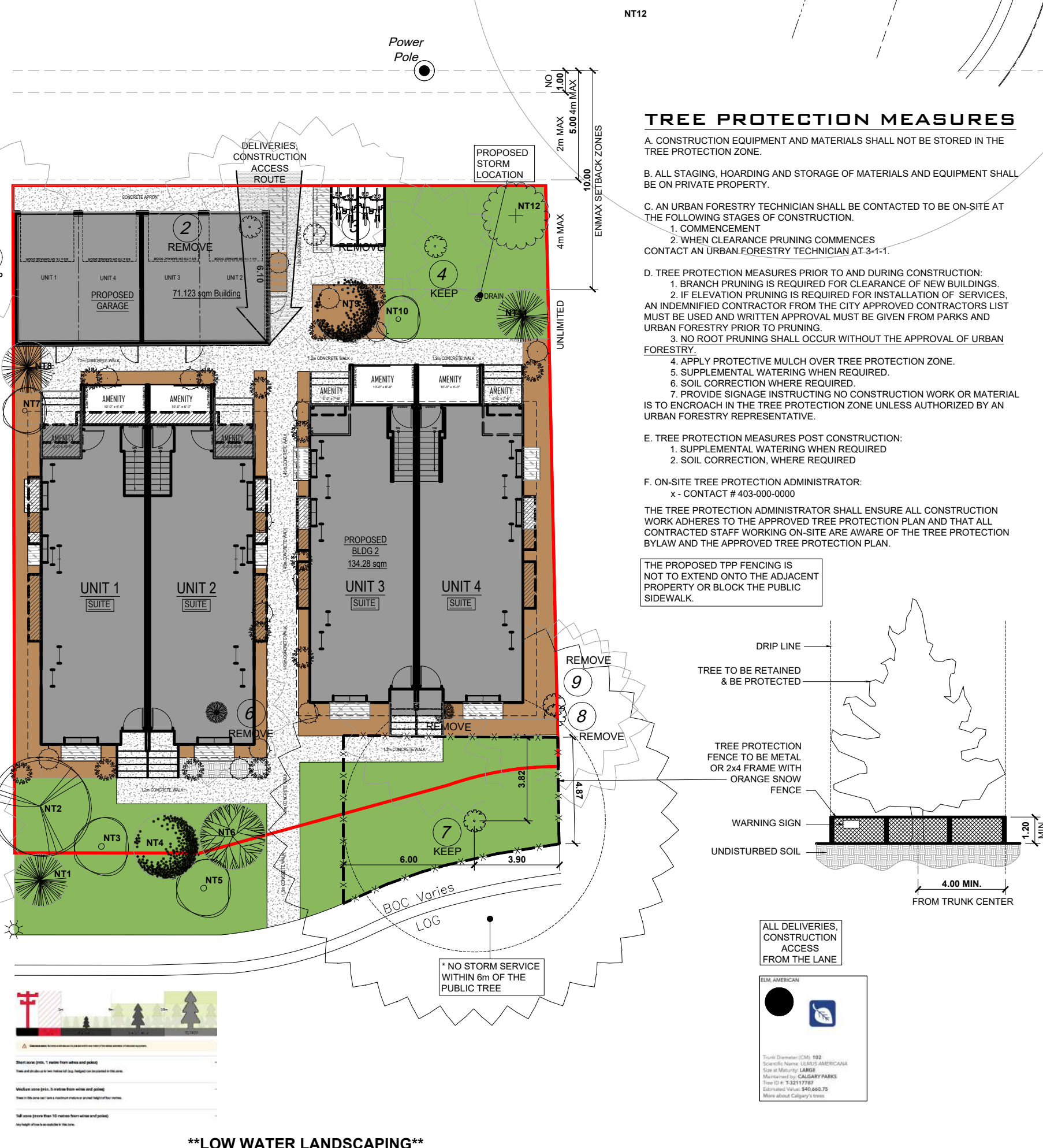
SCALE: 1:200

THORNHILL PLACE N.W.



PROPOSED GRADE PLAN

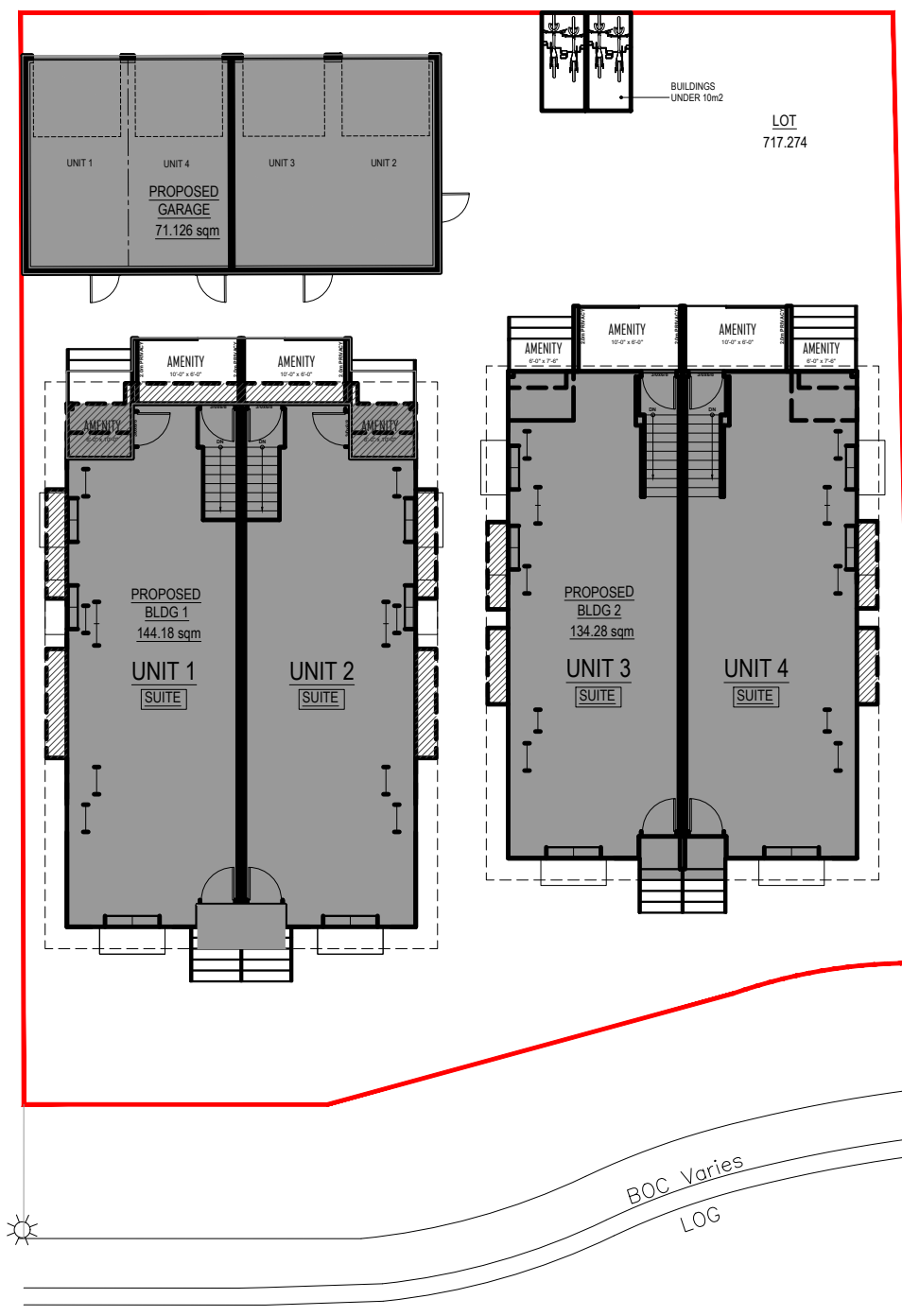
SCALE: 1:200



LOW WATER LANDSCAPING

PROPOSED LANDSCAPE

SCALE: 1:200



COVERAGE

SCALE: 1:200

GENERAL NOTES:

- ALL MEASUREMENTS ARE IN METERS @ 1:200 SCALE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS & SERVICES PRIOR TO BEGINNING OF WORK.
- ALL DISCREPANCIES TO BE REPORTED PRIOR TO THE BUILDER / DESIGNER PRIOR TO CONSTRUCTION START.
- FINAL NUMBER OF RISERS AND GRADES MAY VARY AS PER SITE CONDITIONS AND ARE TO BE CONFIRMED ON SITE PRIOR TO FABRICATION.
- PLUMBER TO ENSURE THAT THE SEWER PIPE BE LOCATED & INSTALLED WITH A MINIMUM 2% GRADE TO THE SERVICE INVERT OR SANITARY FIELD.
- IF A SUMP PUMP IS REQUIRED THAT IT IS TO BE LOCATED & INSTALLED WITHIN THE MECHANICAL ROOM.
- STREET LAMPS, SITE FURNITURE, ETC. ARE SHOWN AS PER SURVEYOR AND ACTUAL FIXTURES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- BEARING CERTIFICATE REQUIRED.
- ALL UNDERGROUND UTILITIES WERE PLOTTED FROM CITY OF CALGARY BLOCK PROFILE PLANS.
- ADDITIONAL TREES AS REQUIRED TO COMPLY WITH THE CITY OF CALGARY BYLAWS (2) TWO PER SUBDIVIDED LOT.
- PLANTING TO BE COMPLETE WITHIN THE RESPECTIVE SUBJECT SITE.
- EXISTING DRIVEWAY TO BE REHABILITATED AT DEVELOPER'S EXPENSE.
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BULKHEAD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
- FENCES ARE NOT SPECIFIED UNDER THIS APPLICATION, BUT MUST BE BUILT TO MEET CITY OF CALGARY BYLAWS.

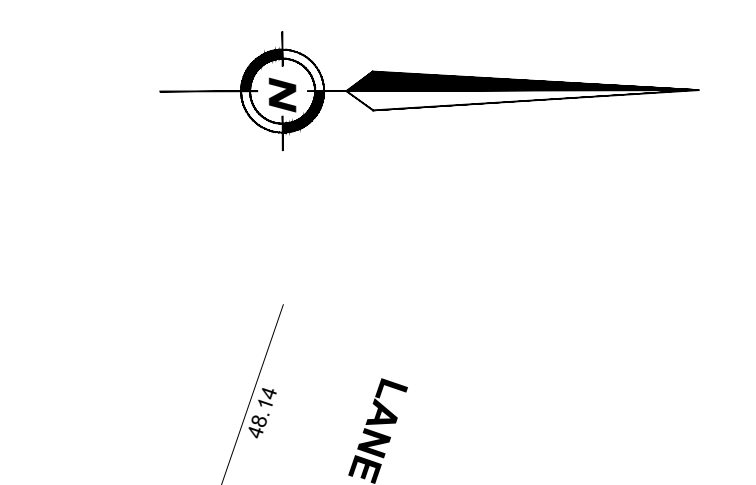
CONTEXTUAL BUILDING SETBACKS: R-CG ZONING

- 537 THE MINIMUM BUILDING SETBACK FROM FRONT PROPERTY LINE 3.00 m
539 (1) BUILDING SETBACK FROM SIDE PROPERTY LINE 1.2 m
540 (1) Unless otherwise referenced in subsection (2) the minimum building setback from a
rear property line is:
(2) On a lot or corner parcel, the minimum building setback from a rear property line is 1.2 m

SITEPLAN LEGEND:

- BASEMENT WINDOW
MAIN FLOOR WINDOW
UPPER FLOOR WINDOW
WINDOW WELL
EXISTING ELEVATIONS ARE METRIC AND ARE SHOWN
NEW ELEVATIONS ARE METRIC AND ARE SHOWN
PRESSURE TREATED LANDSCAPE RETAINING WALL

- denotes Coniferous
--- denotes Deciduous



LOW WATER LANDSCAPING

(A) A LOW WATER IRRIGATION SYSTEM IS PROVIDED
(B) THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS
(C) TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER

	AREA	%
PROPOSED PATIO & STEPS & WALKWAY (CONC)	112.64	15.7%
SOD	104.65	14.6%
PROPOSED BUILDINGS	345.13	48.1%
MOBILITY/BIKE STORAGE	6.70	0.9%
MULCH OR LANDSCAPE ROCK	113.94	15.9%
CONCRETE GARAGE APRON	13.87	1.9%
WASTE AND RECYCLING	6.28	0.9%
WDW WELL/GRAVEL	14.06	2.0%
TOTAL LOT AREA = 717.274 m ² or 100%		

NOTE:
NOT INCLUDED IN LANDSCAPE REQUIREMENTS
- PARKING APRON = 13.87 m²
- WASTE AND RECYCLING = 6.28 m²
TOTAL LANDSCAPING = 365.26 m² (50.9%)
TOTAL LOT AREA = 717.274 m²

LANDSCAPING RULES
1. THREE (3) TREES AND 2 SHRUBS (25 SQ. M. OF LANDSCAPE AREA PROVIDED)
MIXTURE OF MIN 50% LARGE TO SMALL TREES
MIXTURE OF MINIMUM 10% CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS 65mm
MINIMUM SIZE OF LARGE DECIDUOUS 80mm
MINIMUM HEIGHT OF SMALL CONIFEROUS 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS 4.0m OR 13'-0"

THEREFORE, WE REQUIRE: 345.26 m² / 25m² 13.81 (14) TREES / 27.82 (28) SHRUBS
BROKEN DOWN AS:
7 LARGE (4 DECIDUOUS / 3 CONIFEROUS) EXISTING TREE 4 REMAINS
9 SMALL (4 DECIDUOUS / 5 CONIFEROUS) CREDITING AT LEAST 2 TREES

DECIDUOUS	
15	SPRING SNOW CRABAPPLE TREE (MALUS SPRING SNOW) 6.1M X 4.8M (H X S)
15	PARKLAND PILLAR BIRCH (BETULA PLATYPHYLLA - JEFFARK) 7.6m X 2.1m (H X S)
15	IVORY SLK TREE LILAC (SYRINGA RETICULATA "IVORY SLK") MATURETY 5M X 3M (H X S)
15	DURLORE AMUR MAPLE (ACER CORNIA A DURLORE) 3M X 3M (H X S)
CONIFEROUS	
15	COLUMNAR NORWAY SPRUCE (PICEA ABIES CURPESIANA) MATURETY 9.0m X 3.0m (H X S)
15	COLUMNAR WHITE PINE (PINUS MUGO VAR. PUMILO) MATURETY 7.6m X 2.4m (H X S)
SHRUBS/BUSHES	
14	TYPE A BUSH: MIXTURE OF COTTON EASTER, SAKSATION POTENTIAL & GLOBE BLUE SPRUCE
14	TYPE B BUSH: MIXTURE OF DWARF KOREAN LILAC, CISTINA CHERRY, ROCKY MOUNTAIN JUNIPER & DWARF MUGO PINE
14	*SHRUBS MUST BE MIN. 10% NOT ON SPREAD OF 0.9m
ALL LANDSCAPING TO BE NEW	
14	*MIN. 300MM TOPSOIL FOR ALL BUSHED AREAS AND 600MM FOR SHRUB AND TREE BEDS. *

EXISTING TREE SCHEDULE:

Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)	Location	Status
1	DEC	8	0.2	5	In Adjacent Property	KEEP
2	DEC	8	0.3	8	In Subject Property	REMOVE
3	DEC	10	0.4	8	In Subject Property	REMOVE
4	DEC	5	0.3	8	In Subject Property	KEEP
5	CON	11	0.6	20	In Adjacent Property	KEEP
6	CON	6	0.6	12	In Subject Property	REMOVE
7	AMERICAN ELM	15	1.02	19	In Subject Property	KEEP
8	DEC	8	0.3	8	In Subject Property	KEEP
9	DEC	7	0.3	8	In Subject Property	KEEP
10	CON	9	0.7	20	In Subject Property	REMOVE

NEW TREE SCHEDULE:

Tree No.	Variety	Caliper (in)	Height (ft)
NT1	COLUMNAR WHITE PINE	2.0	2.0
NT2	SPRING SNOW CRABAPPLE	85mm	-
NT3	PARKLAND PILLAR BIRCH	85mm	-
NT4	IVORY SLK TREE LILAC	85mm	-
NT5	PARKLAND PILLAR BIRCH	85mm	-
NT6	COLUMNAR NORWAY SPRUCE	2.0	2.0
NT7	PARKLAND PILLAR BIRCH	85mm	-
NT8	COLUMNAR WHITE PINE	2.0	2.0
NT9	IVORY SLK TREE LILAC	85mm	-
NT10	PARKLAND PILLAR BIRCH	85mm	-
NT11	COLUMNAR WHITE PINE	2.0	2.0
NT12	SPRING SNOW CRABAPPLE	85mm	-

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CLIENT:
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DEVELOPMENT
PERMIT SET

REVISION: DATE: (y/m/d)

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DRAWING TITLE:
SITE PLAN / BLOCK PLAN

PROJECT #: 2025-2881
DATE: 2026.07.20
SCALE: AS SHOWN
DRAWN BY: LL
DRAWING #:

DP2

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PLEASE RECYCLE THIS PLAN
UPON COMPLETION OF THE
PROPOSED PROJECT.

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DTR1.5 SET

REVISION: DATE: (Y/M/D)

1. -

DRAWING TITLE:
FRONT & REAR
BUILDING 1&2

PROJECT #: 2025-2881

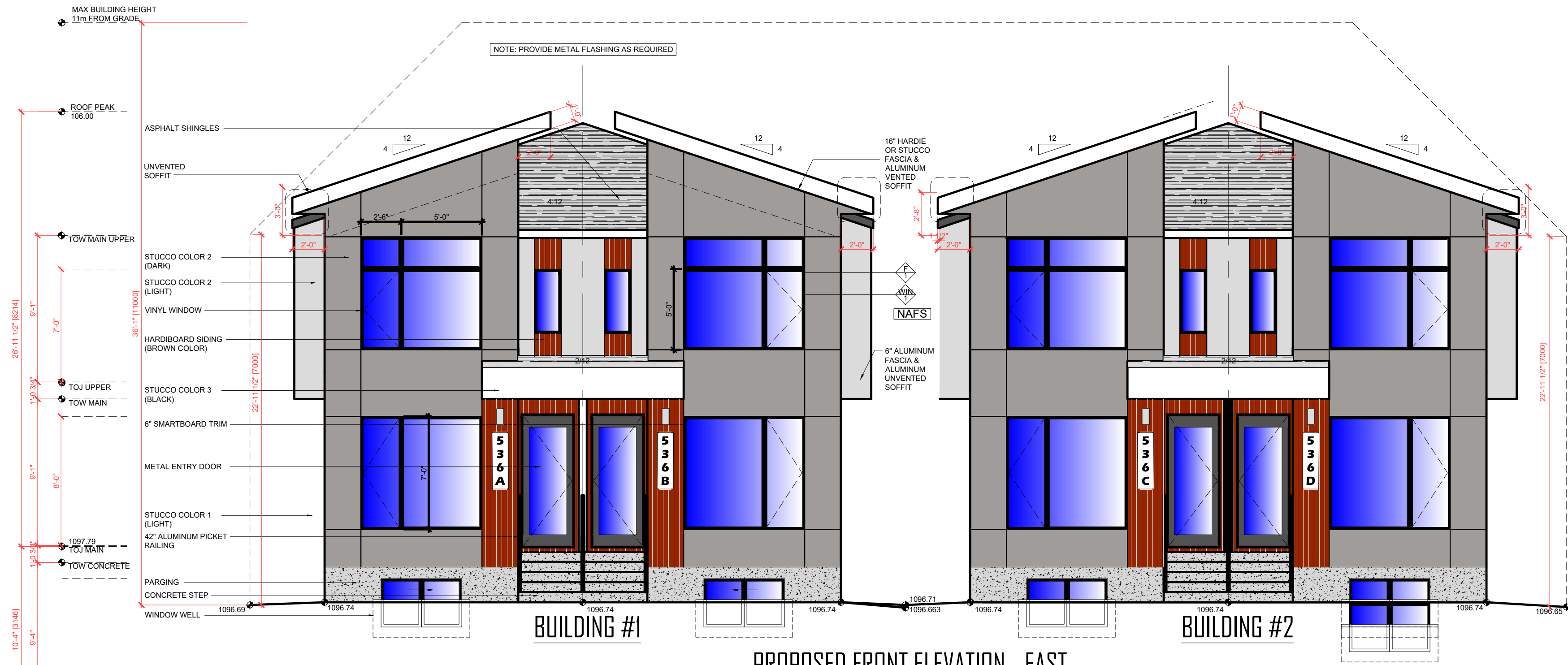
DATE: 2026.06.18

SCALE: AS SHOWN

DRAWN BY: LL

DRAWING #:

DP5



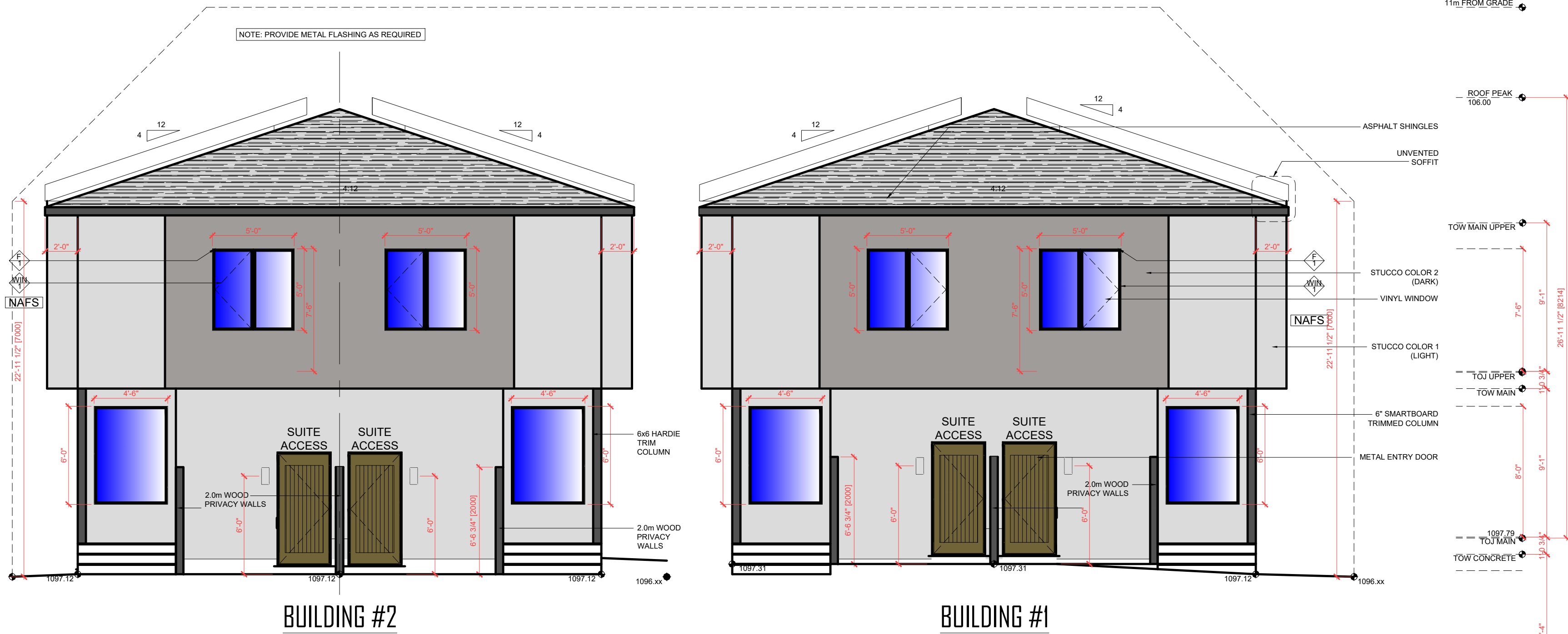
PROPOSED FRONT ELEVATION - EAST

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

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY
5/8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR

STUCCO CLADDING:
APPLIED AS PER BUILDING CODE:
MIN 15mm OVERALL THICKNESS IF
2 BASE COATS AND 1 FINISH COAT
USED (DIVISION 8. 9.28.6.2) OR MIN
15MM OVERALL THICKNESS IF 2
COATS USED (DIVISION 8. 9.28.6.4)
*ALL GRADING TO DRAIN WATER
AWAY FROM HOUSE*

*FRAMER TO PROVIDE
ADDITIONAL BLOCKING FOR
MASONRY SUPPORT AS
NECESSARY*
*BUILDER / FRAMER TO DOUBLE
CHECK WINDOW ROUGH
OPENINGS ON SITE TO ENSURE
CLEARANCE FROM ROOF SLOPES
AND OTHER OBSTRUCTIONS*



BUILDING #2

BUILDING #1

PROPOSED REAR ELEVATION - WEST

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

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY
5/8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR

STUCCO CLADDING:
APPLIED AS PER BUILDING CODE:
MIN 15mm OVERALL THICKNESS IF
2 BASE COATS AND 1 FINISH COAT
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CHECK WINDOW ROUGH
OPENINGS ON SITE TO ENSURE
CLEARANCE FROM ROOF SLOPES
AND OTHER OBSTRUCTIONS*

UNPROTECTED OPENINGS	
EXPOSED BUILDING FACE	1538 SQ.FT.
CANTILEVERS	546 SQ.FT.
NET BUILDING FACE	1292 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7 %
SQ. FT.G. OF ALLOWED OPENINGS	90.44 SQ.FT.
ACTUAL SQ. FT.G. OF OPENINGS	64.75 SQ.FT.
MAX SQ.FT. OF INDIVIDUAL OPENING (50%)	45.22 SQ.FT.
ACTUAL CLUSTER OPENINGS	16 SQ.FT.

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EXPOSED BUILDING FACE	1538 SQ.FT.
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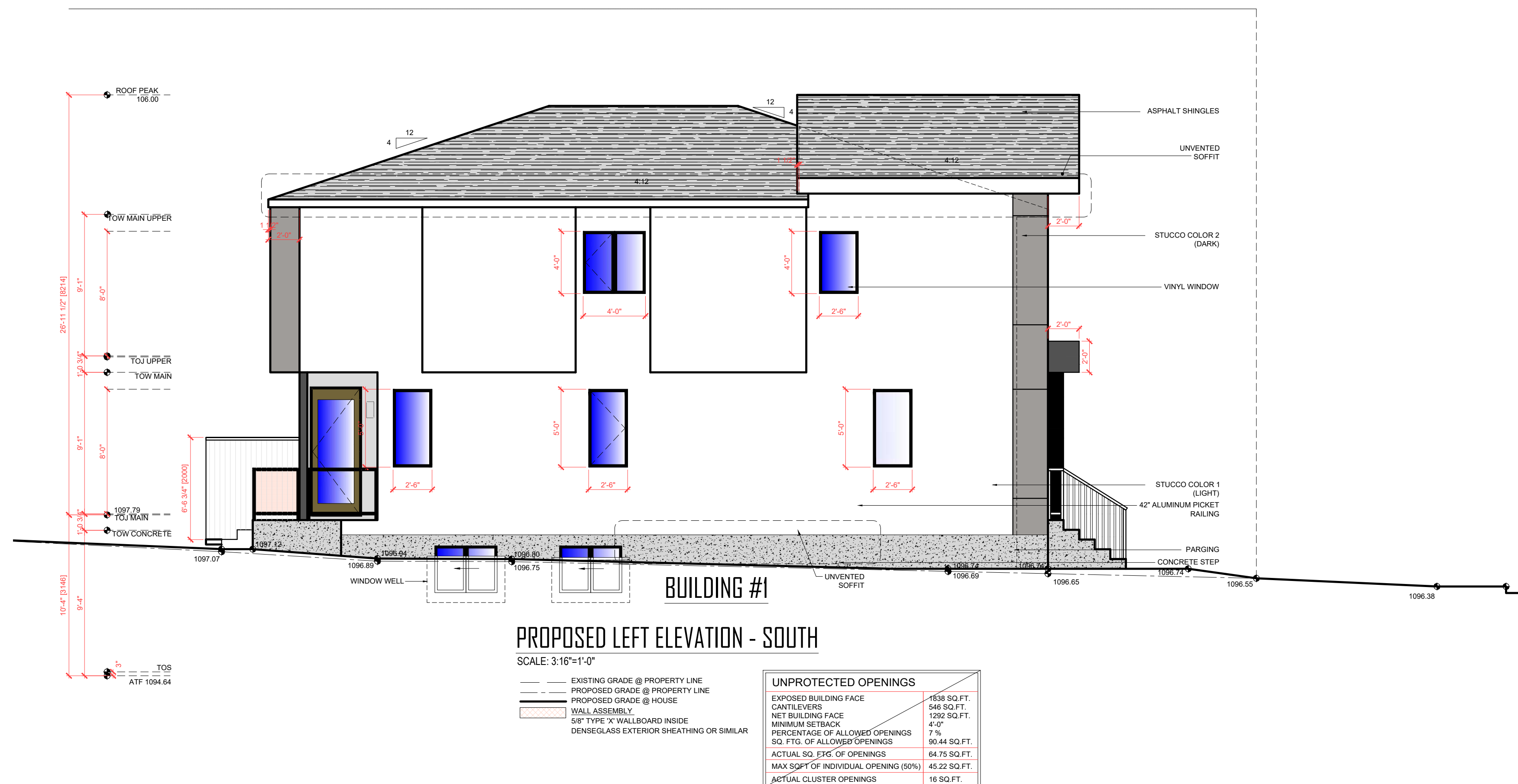
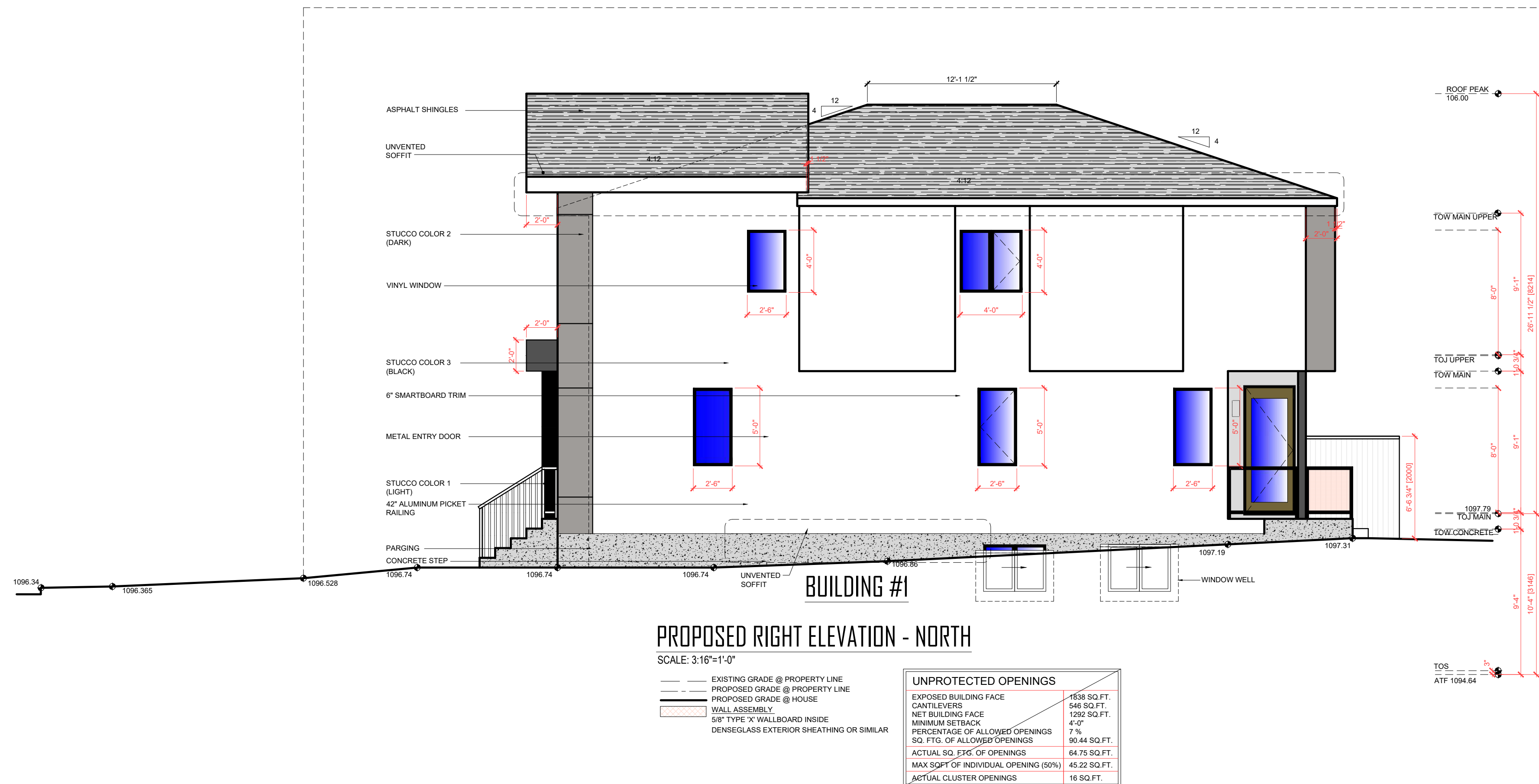
DRAWING TITLE

BUILDING 1 SIDE ELEVATIONS

PROJECT #:	2025-2881
DATE:	2026.06.18
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

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1. -

BUILDING 2
SIDE ELEVATIONS

PROJECT #: 2025-2881

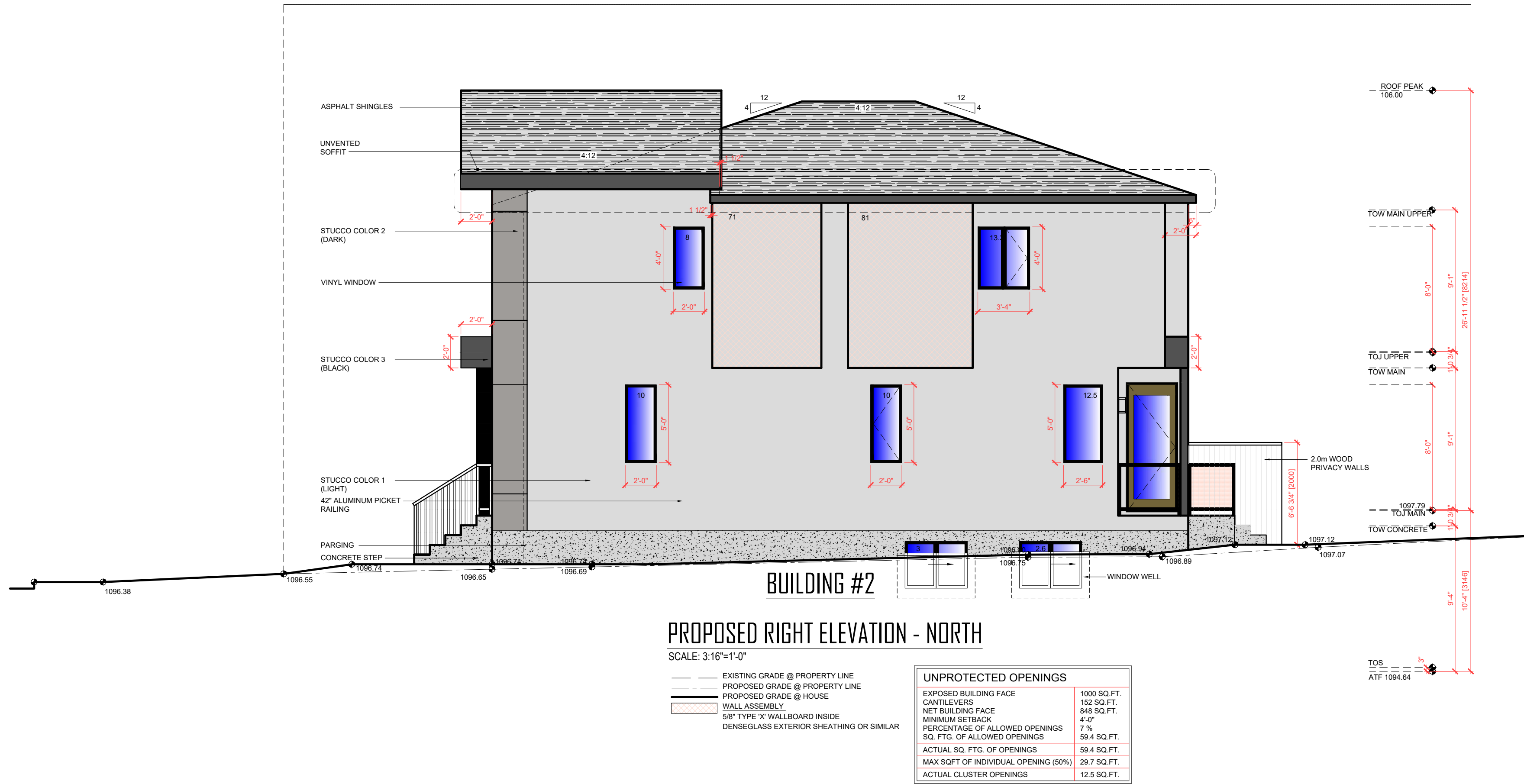
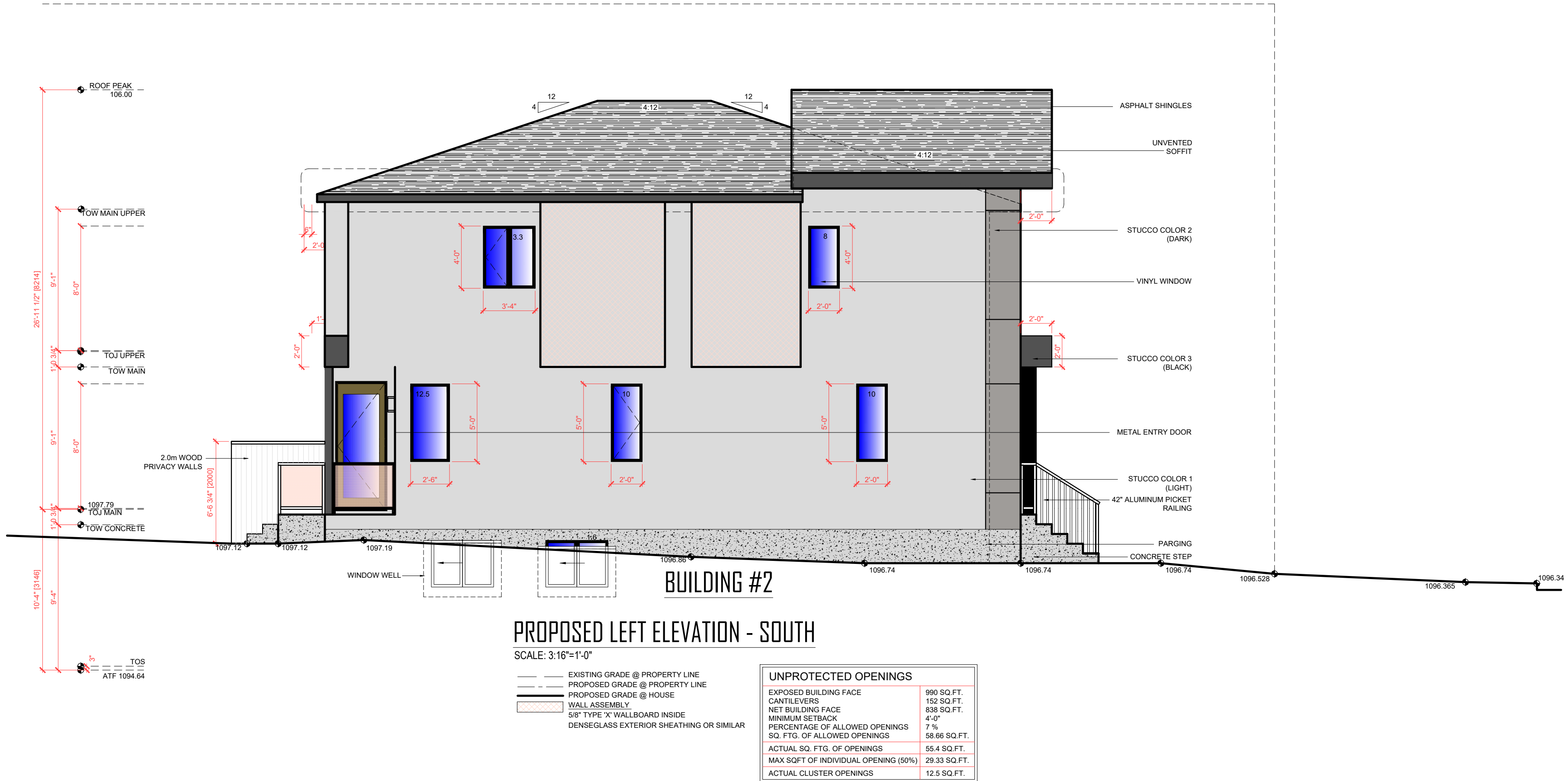
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DRAWING #:

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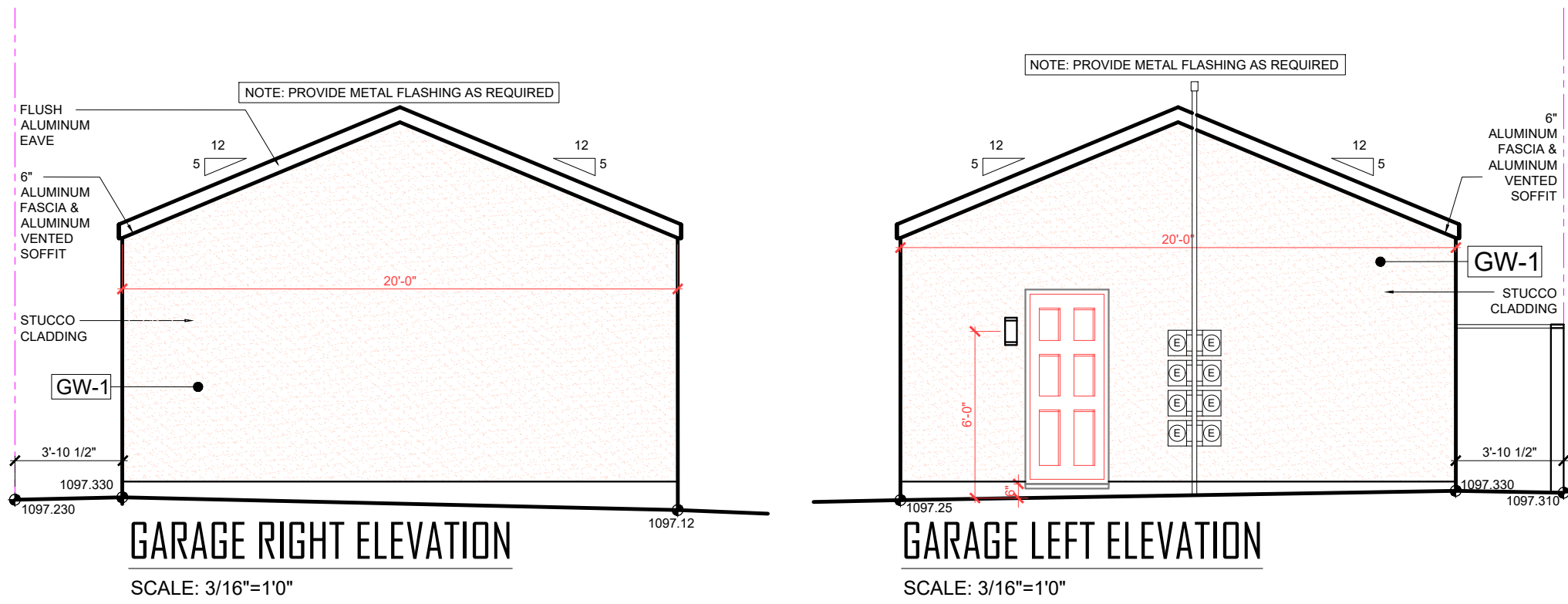
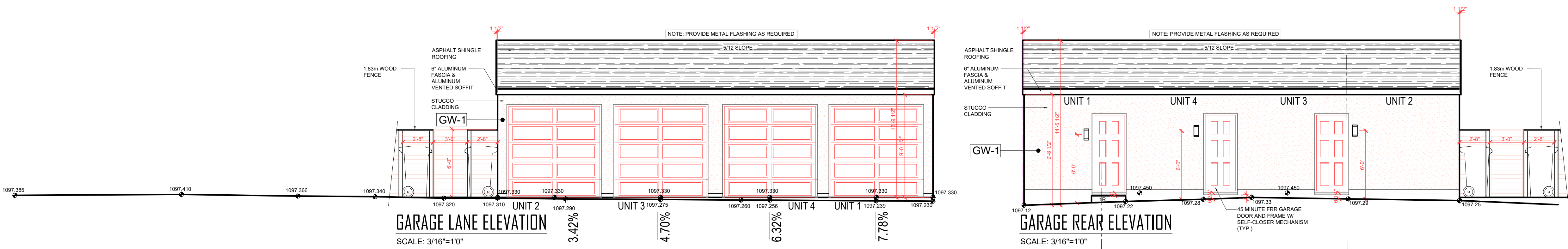
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1.	-

DRAWING TITLE:
GARAGE PLANS

PROJECT #:	2025-2881
DATE:	2026.06.18
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

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PROFILES

