

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \odot = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 55269 AND 179085
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.
 THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- \odot denotes Calculation points
- \square denotes Water Valve
- \diamond denotes Gas Valve
- \ominus denotes Manhole
- \odot denotes Tree
- \oplus denotes Power Pole
- \triangle denotes Sign
- \odot denotes Light Standard
- \star denotes Fire Hydrant
- X-X- denotes Fence
- S-S- denotes Sanitary Line
- ST-ST- denotes Storm Line
- W-W- denotes Water Line
- G-G- denotes Gas Line
- E-E- denotes Electrical Line
- A.A.- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
 'Enc.' denotes Encroach(es)
 'BW' denotes Back of Walkway
 'BOW' denotes Bottom of Wall
 'Conc.' denotes Concrete
 'Ret.' denotes Retaining
 'BC' denotes Back of Curb
 'TOW' denotes Top of Wall

Disclaimer

The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: Grade Oriented (H-GO) District

SCALE 1:200

LEGAL DESCRIPTION:

Lots 16
 Block 2
 Plan 2736 HS

MUNICIPAL ADDRESS:

2720 45 ST. S.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (MULTI HOUSE)

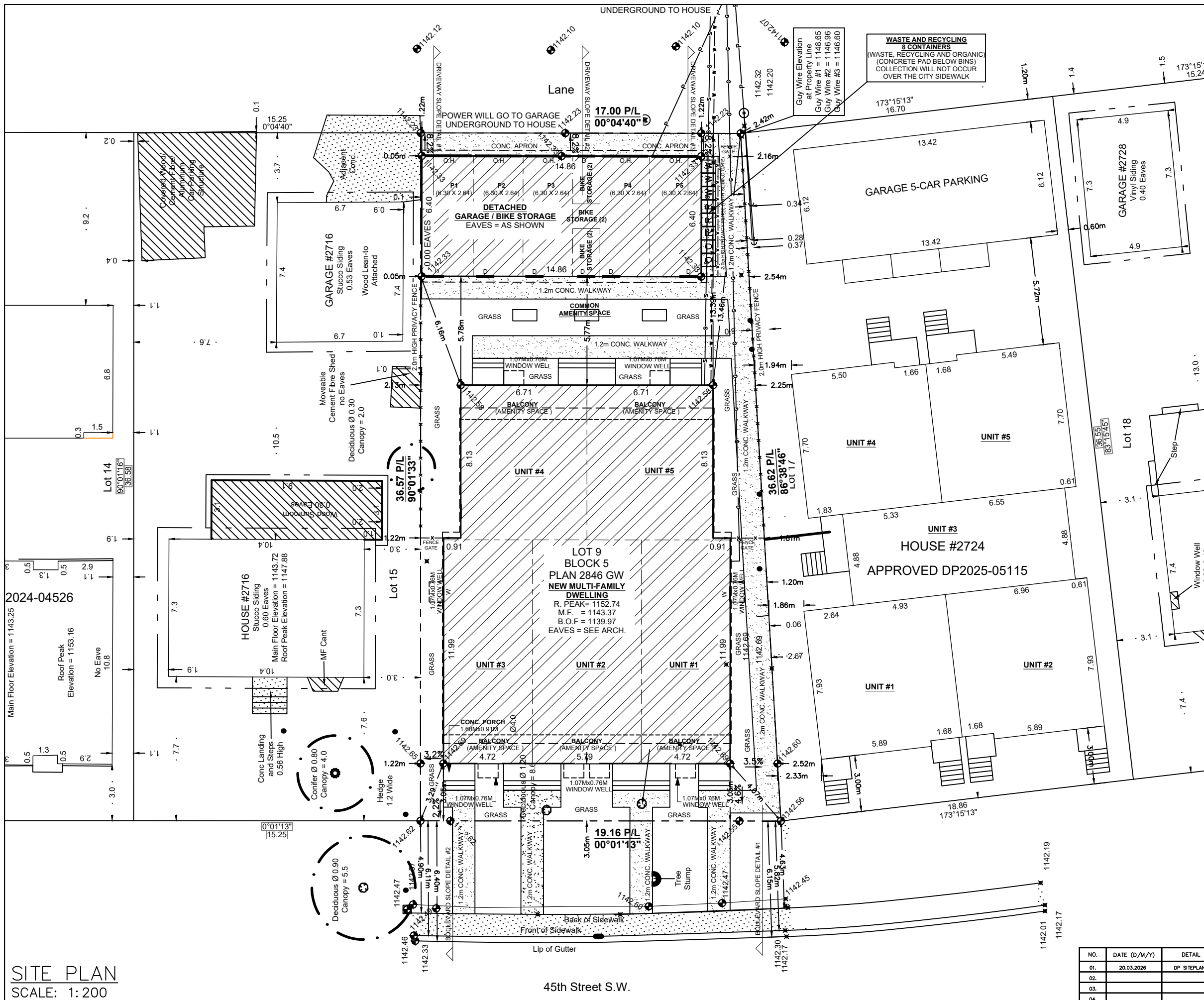
LOT SIZE: 661.101 SQ M
 HOUSE: 291.716 SQ M
 MAIN CANT.: 0.000 SQ M
 GARAGE: 95.109 SQ M
 COVERED PORCH: 0.000 SQ M
 WING WALL: 0.000 SQ M

TOTAL UNITS: 5
 LOT SIZE: 661.101 SQ M (0.0661101 ha)
 DENSITY: 75 UNITS/ha

PARKING PROVIDED: 5 STALLS
 CLASS #1 BIKE STORAGE: 5 UNITS

TOTAL : 386.825/661.101
 = 58.512%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	SCALE:
01.	20.03.2026	DP SITEPLAN	T.Y.	2720 45 STREET SW Calgary, Alberta	1: 200
02.				Lots 16 Block 2	DIVISION NUMBER
03.				Plan 22736 HS	DATE:
04.					MAR 20, 2026



SITE PLAN
 SCALE: 1:200

45th Street S.W.

2024-04526

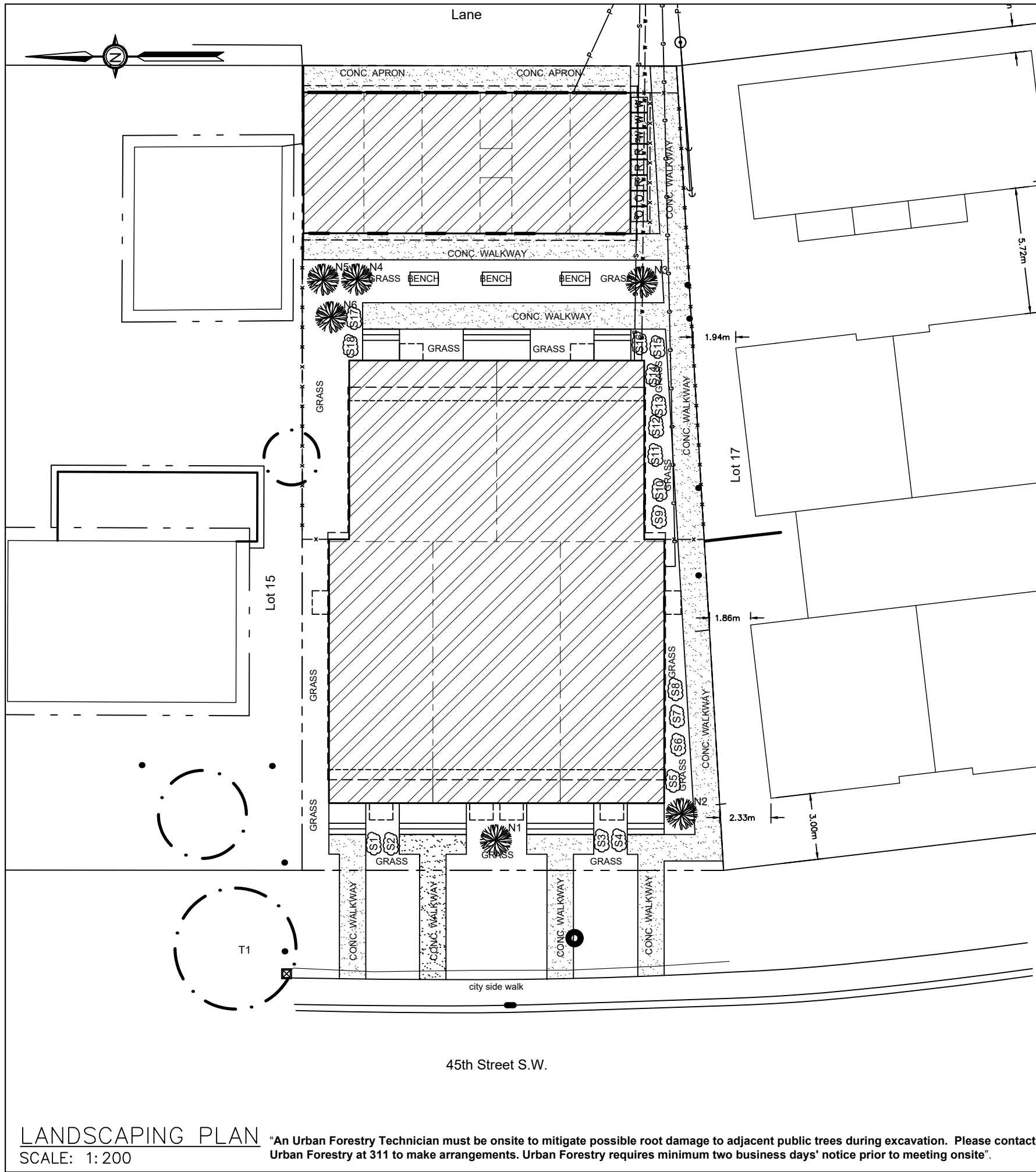
Main Floor Elevation = 1143.25
 Roof Peak Elevation = 1153.16
 No Eave 10.8

Conc Landing and Steps 0.56 High
 Conifer Ø 0.80 Canopy = 4.0
 Hedge 1.2 Wide

Deciduous Ø 0.90 Canopy = 5.5
 1142.46
 1142.33
 1142.17

1142.01
 1142.17




1142.19



TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	AMERICAN ELM	0.67	3.0	10.0	In City Property	To Stay

LANDSCAPING LEGEND

-  ----- denotes Deciduous Tree
-  ----- denotes Coniferous Tree
-  ----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 661.101 SQ M
 1 TREE PER/110.000 SQM
 3 SHRUBS PER/110.000 SQM
 661.101/110.000 = 6.0
 6 TREES
 18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S2	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S3	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S4	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S5	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S6	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S7	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S8	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S9	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S10	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S11	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S12	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S13	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New
S14	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New
S15	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New
S16	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New
S17	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New
S18	Bearberry (Arctostaphylos uva-ursi) (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 661.101 SQ. M
 LANDSCAPE AREA = 274.276 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 143.679 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 130.597 SQ. M

143.679 / 274.276 = 52.38% OF HARD LANDSCAPE
 130.597 / 274.276 = 47.61% OF SOFT LANDSCAPE

MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

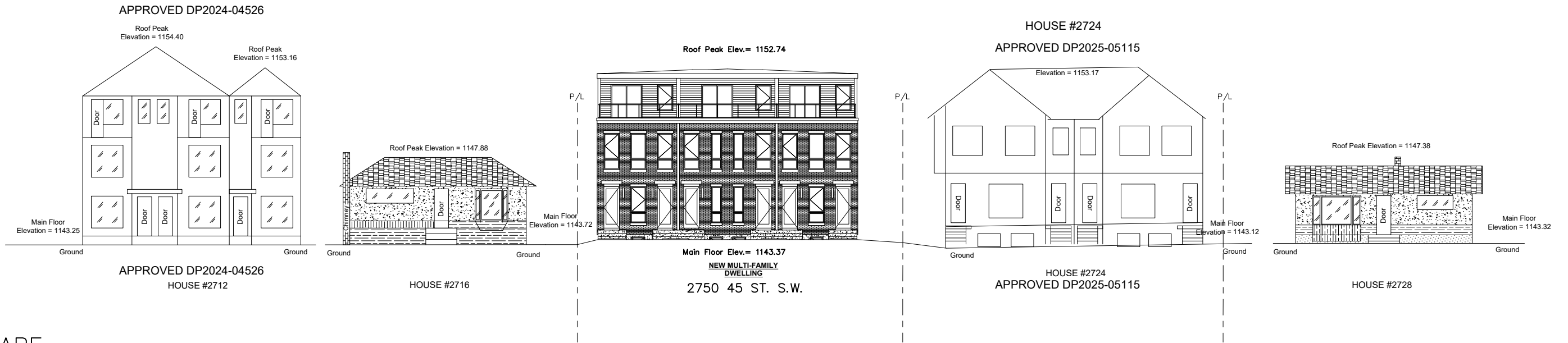
NOTE:
 "If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

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02.				Lots 16 Block 2 Plan 22736 HS	DATE:	DIVISION NUMBER:
03.					MAR 20, 2026	S 03
04.						

LANDSCAPING PLAN

SCALE: 1:200

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

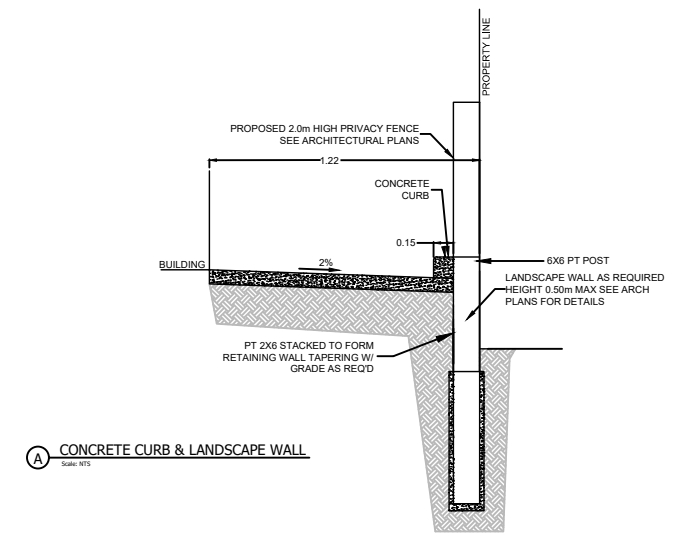


STREETSCAPE
SCALE: 1:250

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA
BASEMENT	605.50 SQ.FT.	741.00 SQ.FT.	605.50 SQ.FT.	594.00 SQ.FT.	594.00 SQ.FT.
MAIN FLOOR	605.50 SQ.FT.	741.00 SQ.FT.	605.50 SQ.FT.	594.00 SQ.FT.	594.00 SQ.FT.
UPPER FLOOR	605.50 SQ.FT.	741.00 SQ.FT.	605.50 SQ.FT.	594.00 SQ.FT.	594.00 SQ.FT.
LOFT FLOOR	528.00 SQ.FT.	646.00 SQ.FT.	528.00 SQ.FT.	462.00 SQ.FT.	462.00 SQ.FT.
TOTAL AREA	1739.00 SQ.FT.	2128.00 SQ.FT.	1739.00 SQ.FT.	1650.00 SQ.FT.	1650.00 SQ.FT.

USE ONLY WHERE APPLICABLE ONSITE



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE
01.	20.03.2026	DP SITEPLAN	T.Y.	2720 45 STREET SW Calgary, Alberta	5-UNITS TOWNHOME	AS SHOWN
02.				Lots 16 Block 2 Plan 22736 HS		
03.						
04.						
					DATE:	DIVISION NUMBER
					MAR 20, 2026	S 04



GENERAL NOTES:

MUNICIPAL ADDRESS:
2720 45 STREET S.W.

PROJECT:
5 - UNITS TOWNHOME

PROJECT NUMBER:
194 - 26

DO NOT SCALE DRAWINGS.
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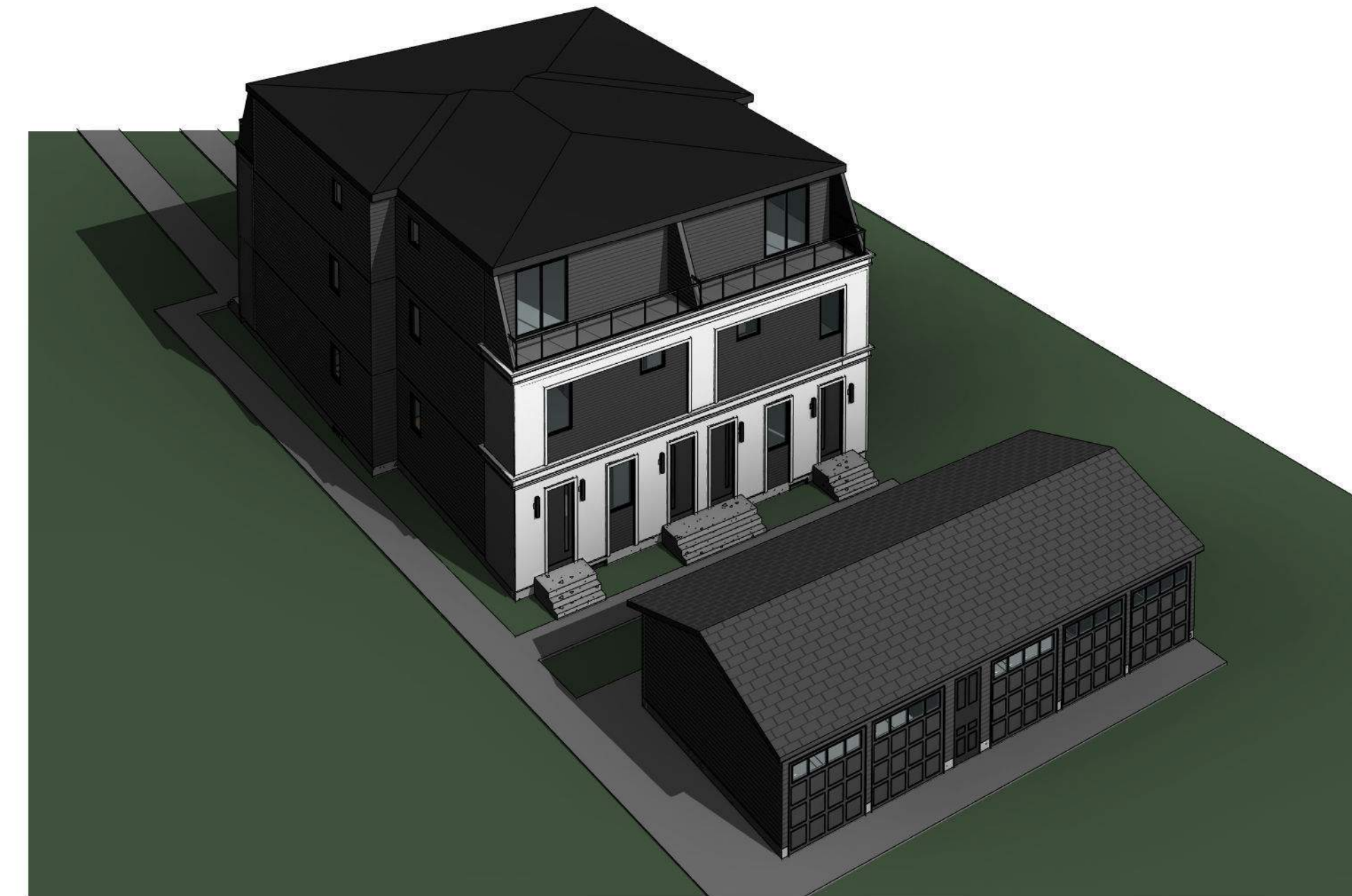
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ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.



LIST OF DRAWINGS

A-0.0	Cover Page
A-0.1	Assemblies
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation
A-3.0	Garage Plan & Elevations
A-3.1	Garage Sections
A-4.0	Section 1
A-4.1	Section 2 & 3
A-5.0	Details 1
A-5.1	Details 2
A-5.2	Details 3
A-5.3	Details 4
E-1.0	Basement Electrical
E-1.1	Main Electrical
E-1.2	Upper Electrical
E-1.3	Loft Electrical

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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SCALE:

PAGE: **A-0.0**

FLOOR AREA - UNIT #1	FLOOR AREA - UNIT #2	FLOOR AREA - UNIT #3	FLOOR AREA - UNIT #4	FLOOR AREA - UNIT #5
BASEMENT (SUITE) = 605.50 SQ. FT.	BASEMENT (SUITE) = 741.00 SQ. FT.	BASEMENT (SUITE) = 605.50 SQ. FT.	BASEMENT (SUITE) = 594.00 SQ. FT.	BASEMENT (SUITE) = 594.00 SQ. FT.
MAIN = 605.50 SQ. FT.	MAIN = 741.00 SQ. FT.	MAIN = 605.50 SQ. FT.	MAIN = 594.00 SQ. FT.	MAIN = 594.00 SQ. FT.
UPPER = 605.50 SQ. FT.	UPPER = 741.00 SQ. FT.	UPPER = 605.50 SQ. FT.	UPPER = 594.00 SQ. FT.	UPPER = 594.00 SQ. FT.
LOFT = 528.00 SQ. FT.	LOFT = 646.00 SQ. FT.	LOFT = 528.00 SQ. FT.	LOFT = 462.00 SQ. FT.	LOFT = 462.00 SQ. FT.
TOTAL = 1739.00 SQ. FT.	TOTAL = 2128.00 SQ. FT.	TOTAL = 1739.00 SQ. FT.	TOTAL = 1650.00 SQ. FT.	TOTAL = 1650.00 SQ. FT.



GENERAL NOTES:

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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-19 10:40:19 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.0**

EXTERIOR FINISHES:

- 1 TORCH-ON ROOF
- 2 6" ALUMINUM FASCIA
- 3 DARK HARDIE SIDING FINISH
- 4 LIGHT STUCCO FINISH
- 5 SMART BOARD & BATTEN - BLACK
- 6 BRICK FINISH AS SPEC'D.
- 7 PRECAST CONCRETE
- 8 CONC. PARGING

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

FRONT ELEVATION (FRONT UNIT)

SCALE: 1/4" = 1'-0"



EXTERIOR FINISHES:

- 1 TORCH-ON ROOF
- 2 6" ALUMINUM FASCIA
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NBC 2023 A.E. REFERENCE 9.10.14. SPATIAL SEPARATION BETWEEN BUILDINGS

WINDOW CALCULATION @4.57m LIMITING DISTANCE

WALL AREA = 1362.95 SQ. FT.
WINDOW AREA = 160.71 SQ. FT.
TOTAL: 160.71 / 1154.92 = 11.79%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

REAR ELEVATION (FRONT UNIT)

SCALE: 1/4" = 1'-0"





GENERAL NOTES:

MUNICIPAL ADDRESS:
2720 45 STREET S.W.

PROJECT:
5 - UNITS TOWNHOME

PROJECT NUMBER:
194 - 26

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DRAWING SET:

SHEET NAME:
Left & Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-03-19 10:40:22 PM

SCALE: 1/4" = 1'-0"

PAGE: **A-2.1**

EXTERIOR FINISHES:

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(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION 1:
@ 1.22m LIMITING DISTANCE

WALL AREA = 1944.17 SQ. FT.
WINDOW AREA = 58.13 SQ. FT.
TOTAL: 58.13 / 1944.17 = 2.9%



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

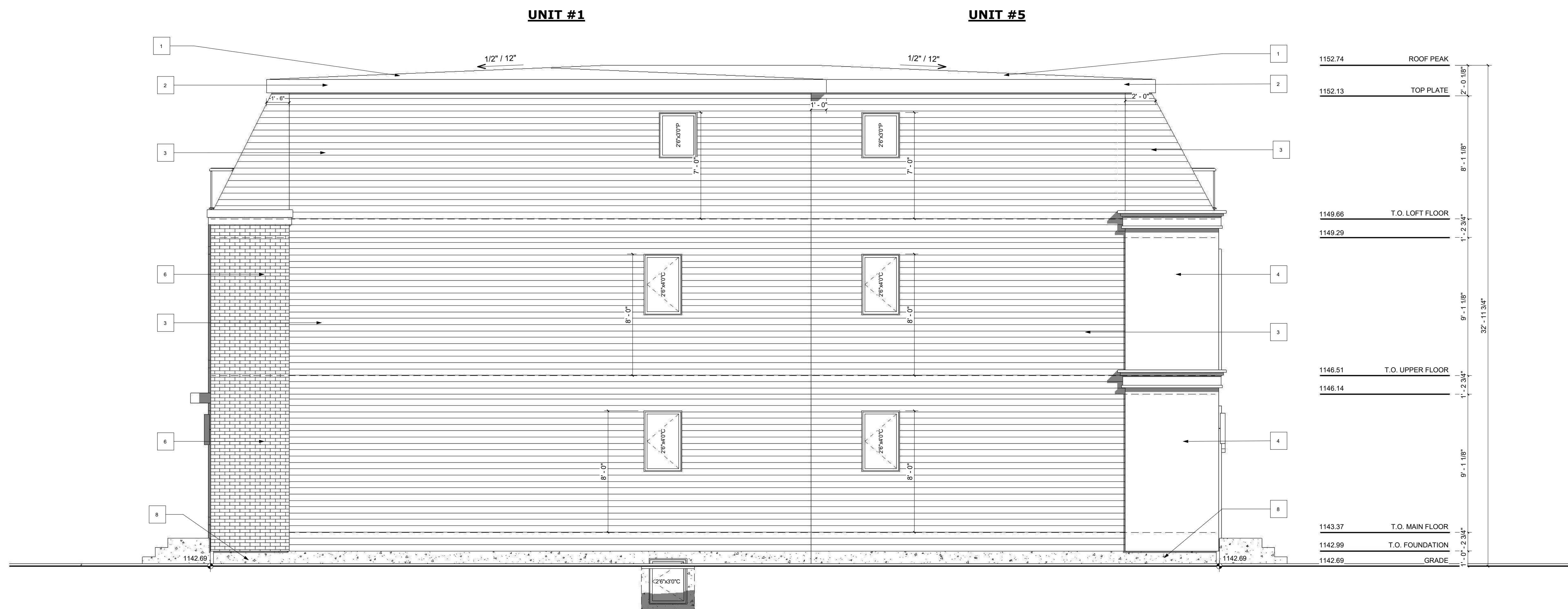
EXTERIOR FINISHES:

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VENTED SOFFIT NOTES:
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(SOFFIT ARE PRE-FIN ALUM)

WINDOW CALCULATION 2:
@ 1.22m LIMITING DISTANCE

WALL AREA = 1944.17 SQ. FT.
WINDOW AREA = 58.13 SQ. FT.
TOTAL: 58.13 / 1944.17 = 2.9%

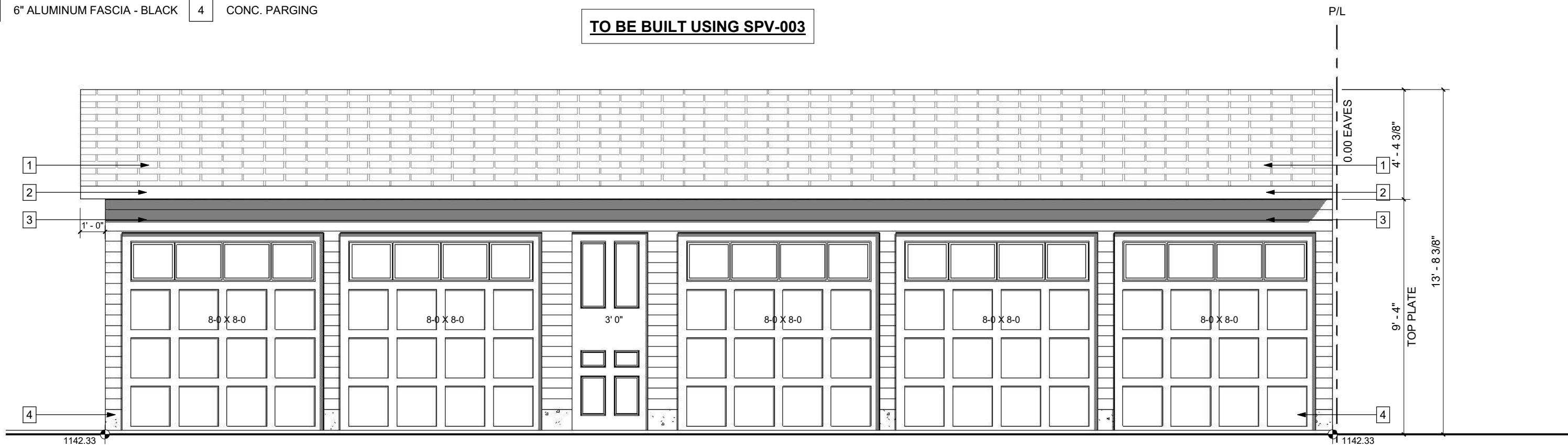


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

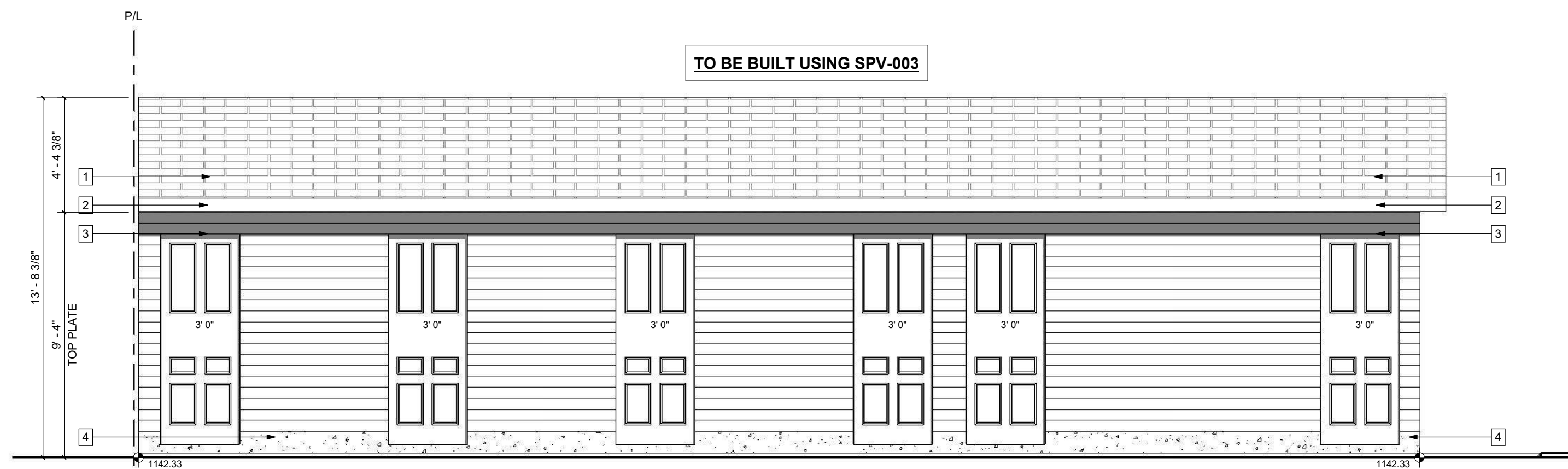
- 1 ASPHALT SHINGLES 3 HARDIEBOARD SIDING FINISH - BLACK
- 2 6" ALUMINUM FASCIA - BLACK 4 CONC. PARGING

TO BE BUILT USING SPV-003



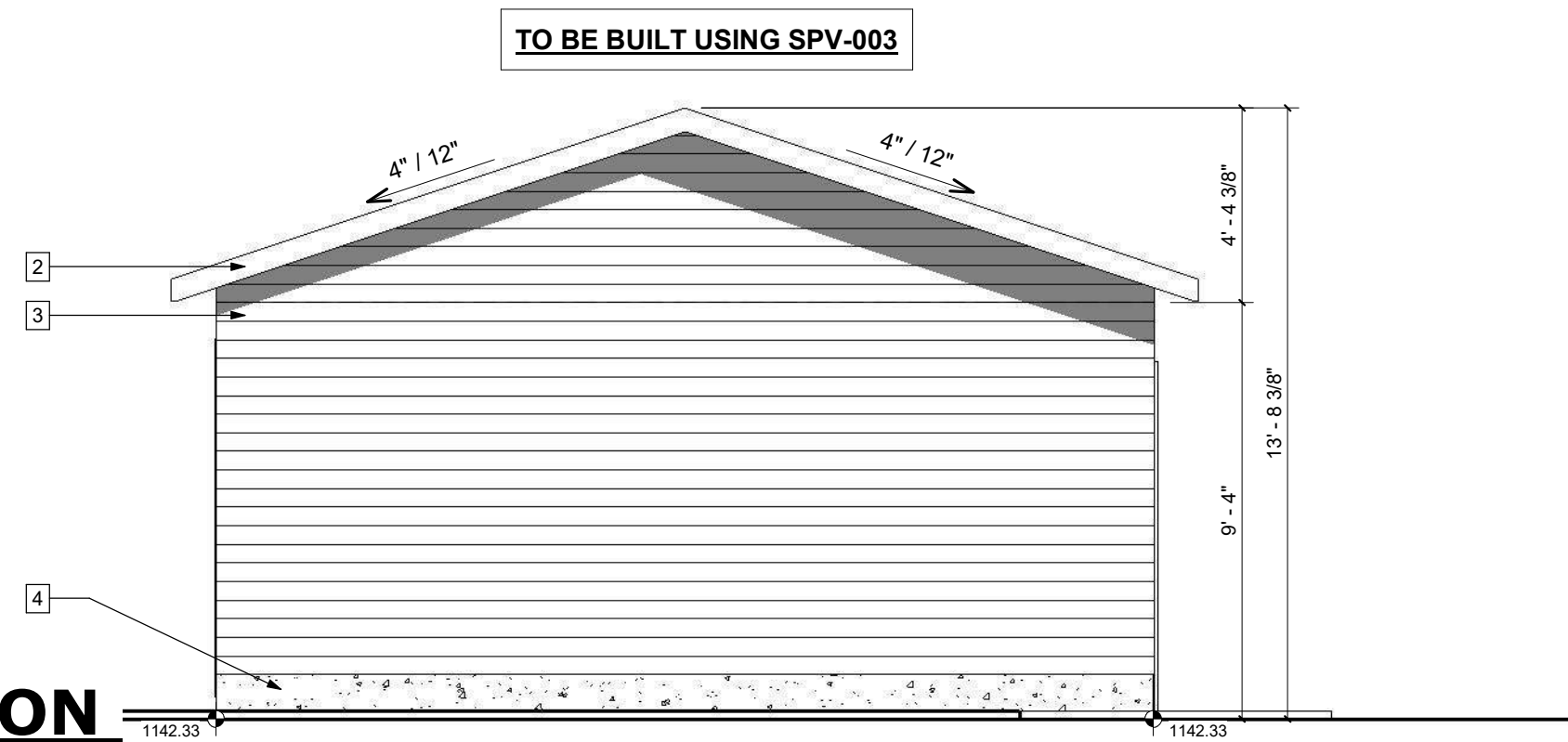
GARAGE FRONT ELEVATION

SCALE: 1/4" = 1'-0"



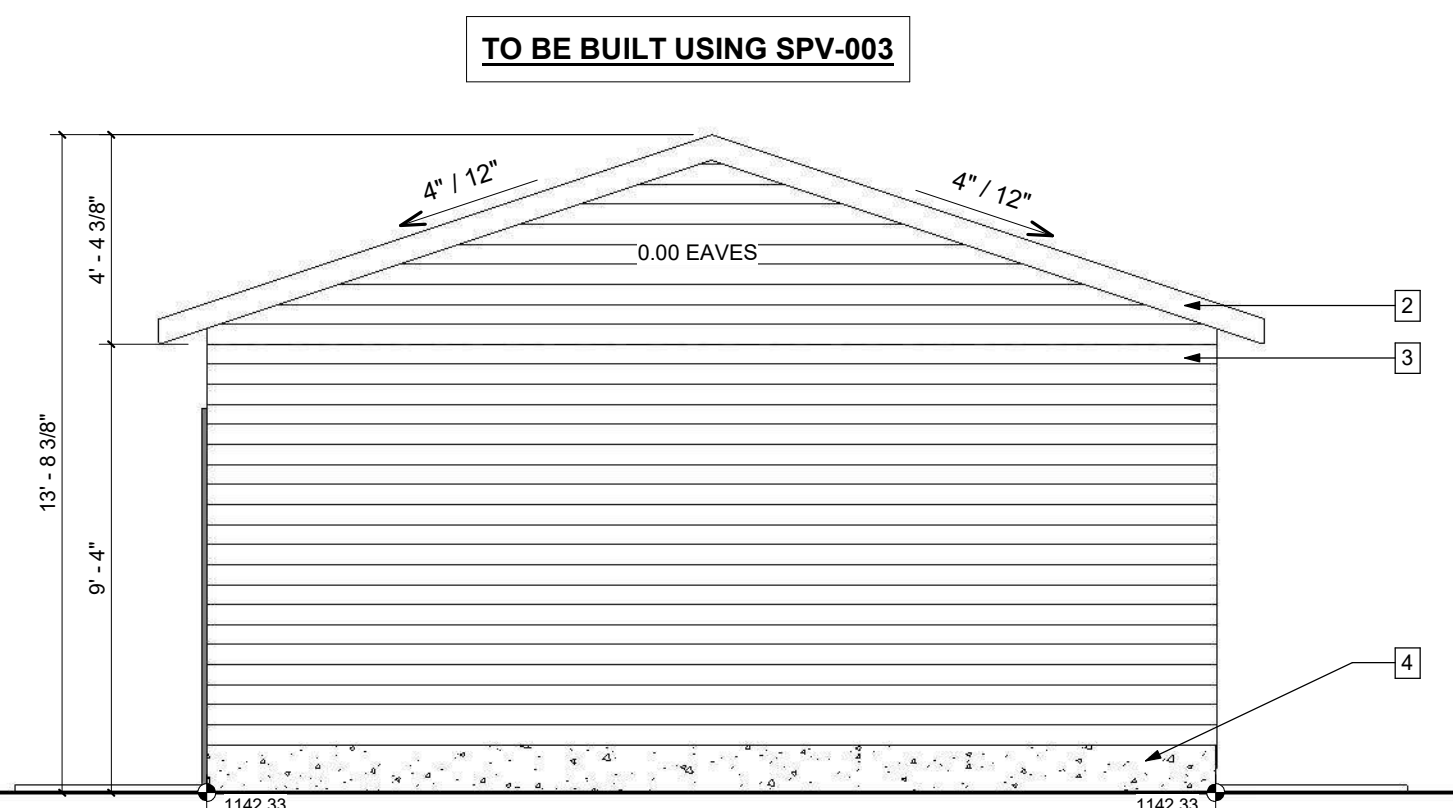
GARAGE REAR ELEVATION

SCALE: 1/4" = 1'-0"



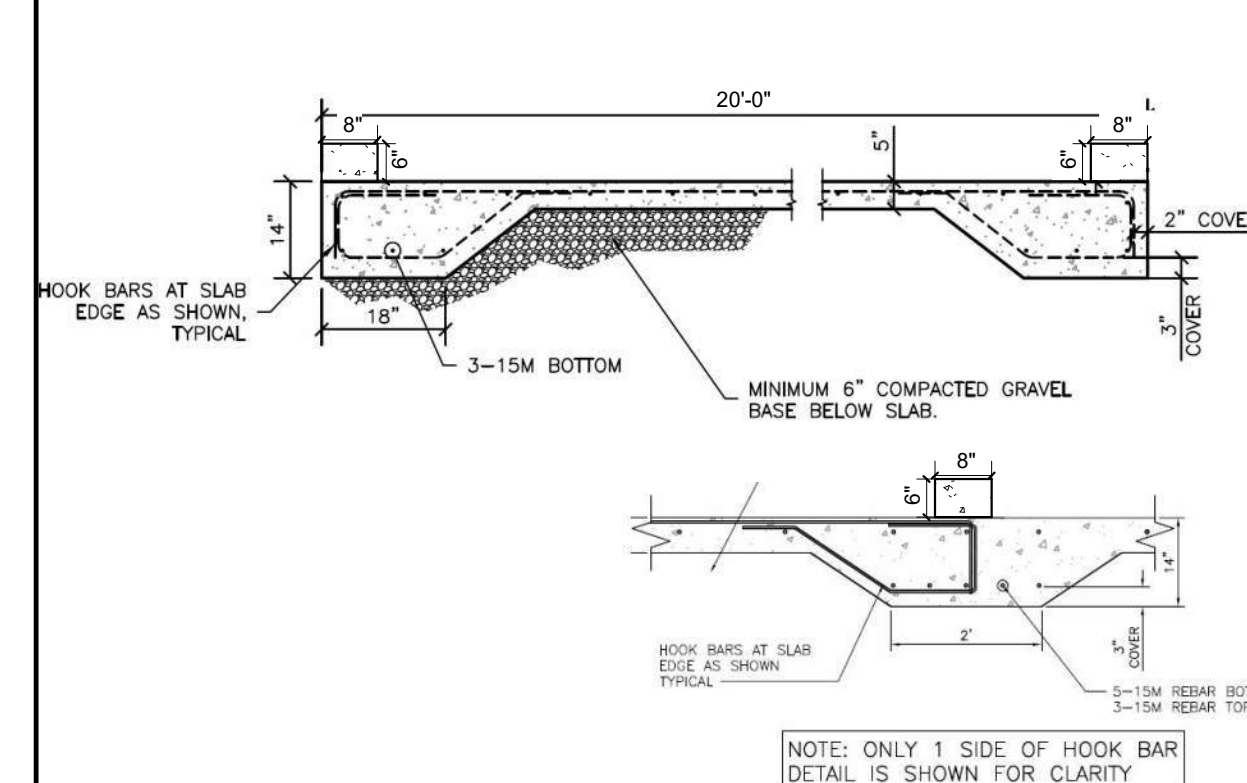
GARAGE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE LEFT ELEVATION

SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION SECTION

SCALE: NTS

ULINE 1-LOOP WAVE STYLE BIKE RACK



MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27



CLASS-1 BICYCLE PARKING STALL DETAILS

SCALE: NTS



GENERAL NOTES:

MUNICIPAL ADDRESS:
2720 45 STREET S.W.

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5 - UNITS TOWNHOME

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194 - 26

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SHEET NAME:
Garage Plan & Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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