

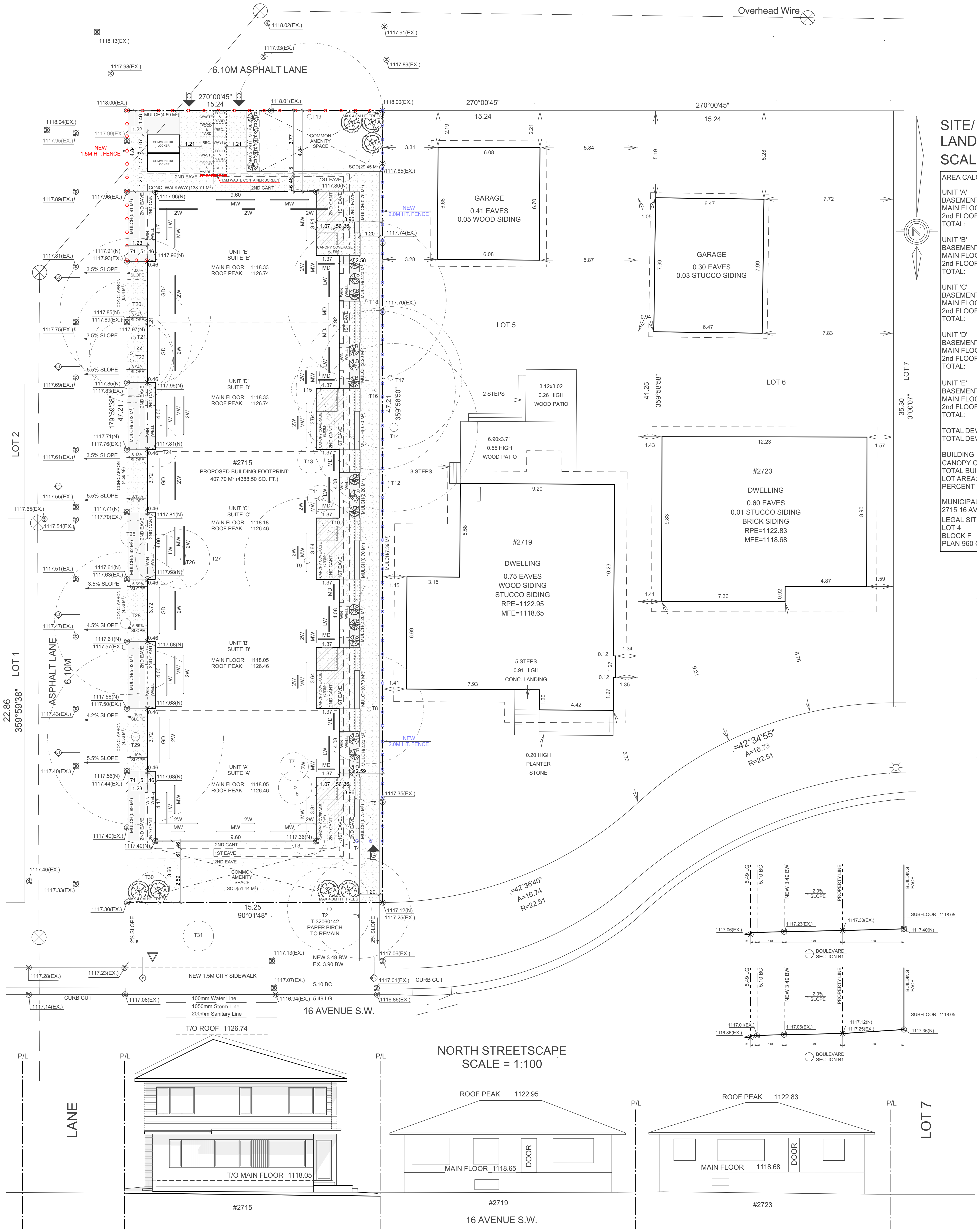


2715 16TH AVE S.W.
CALGARY, AB

DRAWING LIST

A1: SITE PLAN/ BLOCK PLAN/STREETSCAPE/LANDSCAPE PLAN
A2: ELEVATIONS
A3: FLOOR PLANS

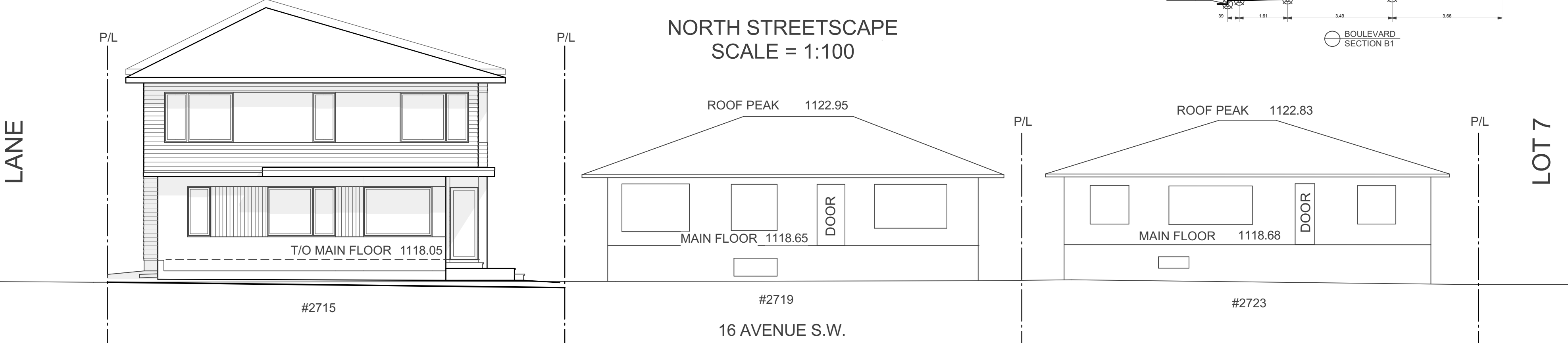
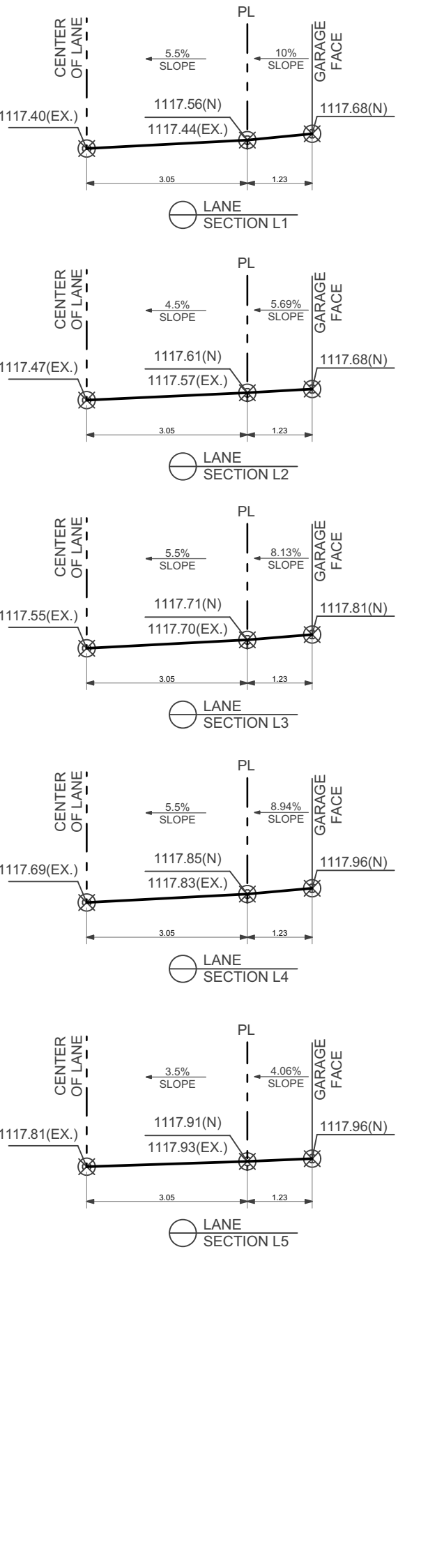




SITE/ BLOCK PLAN/ STREET SCAPE LANDSCAPE PLAN SCALE: 1:100

AREA CALCULATIONS	
UNIT 'A'	
BASEMENT:	521 SQ. FT.
MAIN FLOOR:	641 SQ. FT.
2nd FLOOR:	986 SQ. FT.
TOTAL:	2148 SQ. FT.
UNIT 'B'	
BASEMENT:	530 SQ. FT.
MAIN FLOOR:	625 SQ. FT.
2nd FLOOR:	913 SQ. FT.
TOTAL:	2092 SQ. FT.
UNIT 'C'	
BASEMENT:	530 SQ. FT.
MAIN FLOOR:	625 SQ. FT.
2nd FLOOR:	913 SQ. FT.
TOTAL:	2092 SQ. FT.
UNIT 'D'	
BASEMENT:	530 SQ. FT.
MAIN FLOOR:	625 SQ. FT.
2nd FLOOR:	913 SQ. FT.
TOTAL:	2092 SQ. FT.
UNIT 'E'	
BASEMENT:	526 SQ. FT.
MAIN FLOOR:	641 SQ. FT.
2nd FLOOR:	986 SQ. FT.
TOTAL:	2148 SQ. FT.
TOTAL DEVELOPED:	
TOTAL DEVELOPED ABOVE GRADE:	
BUILDING FOOTPRINT:	
CANOPY COVERAGE:	
TOTAL BUILDING FOOTPRINT:	
LOT AREA:	
PERCENT COVERAGE:	
MUNICIPAL ADDRESS:	
LEGAL SITE DESCRIPTION:	
LOT 4	
BLOCK F	
PLAN 960 GB	

ITEMS NOT INCLUDED IN LANDSCAPE CALCULATION	
LANDSCAPE CALCULATION	
EQUATION 1:	
THEREFORE, THE LANDSCAPED AREA IS	
PROVIDED LANDSCAPING	
BYLAW 542.2	
SUBSECTION (2)	
A MINIMUM OF 1.0 TREES AND 3.0 SHRUBS MUST BE PLANTED FOR EVERY 110 M ² OF PARCEL AREA	
EQUATION 1: 719.76 M ² / 110 M ² = 6.54 TREES, 19.63 SHRUBS REQUIRED	
PROVIDED: 7 NEW TREES, 20 NEW SHRUBS	
NOTES:	
1. ALL SOFT LANDSCAPING TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM	
2. ALL SOD TO BE BROUGHT TOLERANT GRASS SPECIES AT THE TIME OF PLANTING	
3. ALL SHRUBS TO BE A MIN. HEIGHT OR SPREAD OF 0.60 METERS	
4. ALL DECIDUOUS TREES TO BE MIN. CALLIPER OF 0.85 METERS	
5. ALL CONIFEROUS TREES TO BE MIN. HEIGHT OF 2.0 METERS	
6. MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS	
7. ALL PLANT MATERIALS TO BE A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION	
DECIDUOUS TREES	
LOWER WATER	QTY/REF
YES	7 A
SCIENTIFIC NAME	PICEA PUNGENS 'FASTIGIATA'
COMMON NAME	COL. SPRUCE
PLANT SIZE	2.0M HT.
CONIFEROUS SHRUBS	
LOWER WATER	QTY/REF
YES	20 B
SCIENTIFIC NAME	RIBES ALPNUM
COMMON NAME	APLINE CURRANT
PLANT SIZE	MIN. 600 SPR
EXISTING LANDSCAPING	
TREE No.	TYPE
T1	BUSH
T2	DECIDUOUS
T3	BUSH
T4	BUSH
T5	BUSH
T6	CONIFEROUS
T7	DECIDUOUS
T8	DECIDUOUS
T9	DECIDUOUS
T10	BUSH
T11	DECIDUOUS
T12	BUSH
T13	BUSH
T14	CONIFEROUS
T15	BUSH
T16	DECIDUOUS
T17	CONIFEROUS
T18	DECIDUOUS
T19	DECIDUOUS
T20	DECIDUOUS
T21	DECIDUOUS
T22	DECIDUOUS
T23	DECIDUOUS
T24	DECIDUOUS
T25	BUSH
T26	DECIDUOUS
T27	DECIDUOUS
T28	DECIDUOUS
T29	DECIDUOUS
T30	DECIDUOUS
T31	BUSH



TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

1. TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING CODE - ALBERTA EDITION.

4. THE MUNICIPAL AUTHORITY, BUILDER, TRADES, ENGINEER (S) OR ANY PROFESSIONAL OR NON PROFESSIONAL IN POSSESSION OF THESE DRAWINGS SHALL REVIEW EACH PAGE IN THEIR ENTIRETY AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO START OF CONSTRUCTION

5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES THAT ARE NOT REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THEY ARE THE RESPONSIBILITY OF THE BUILDER.

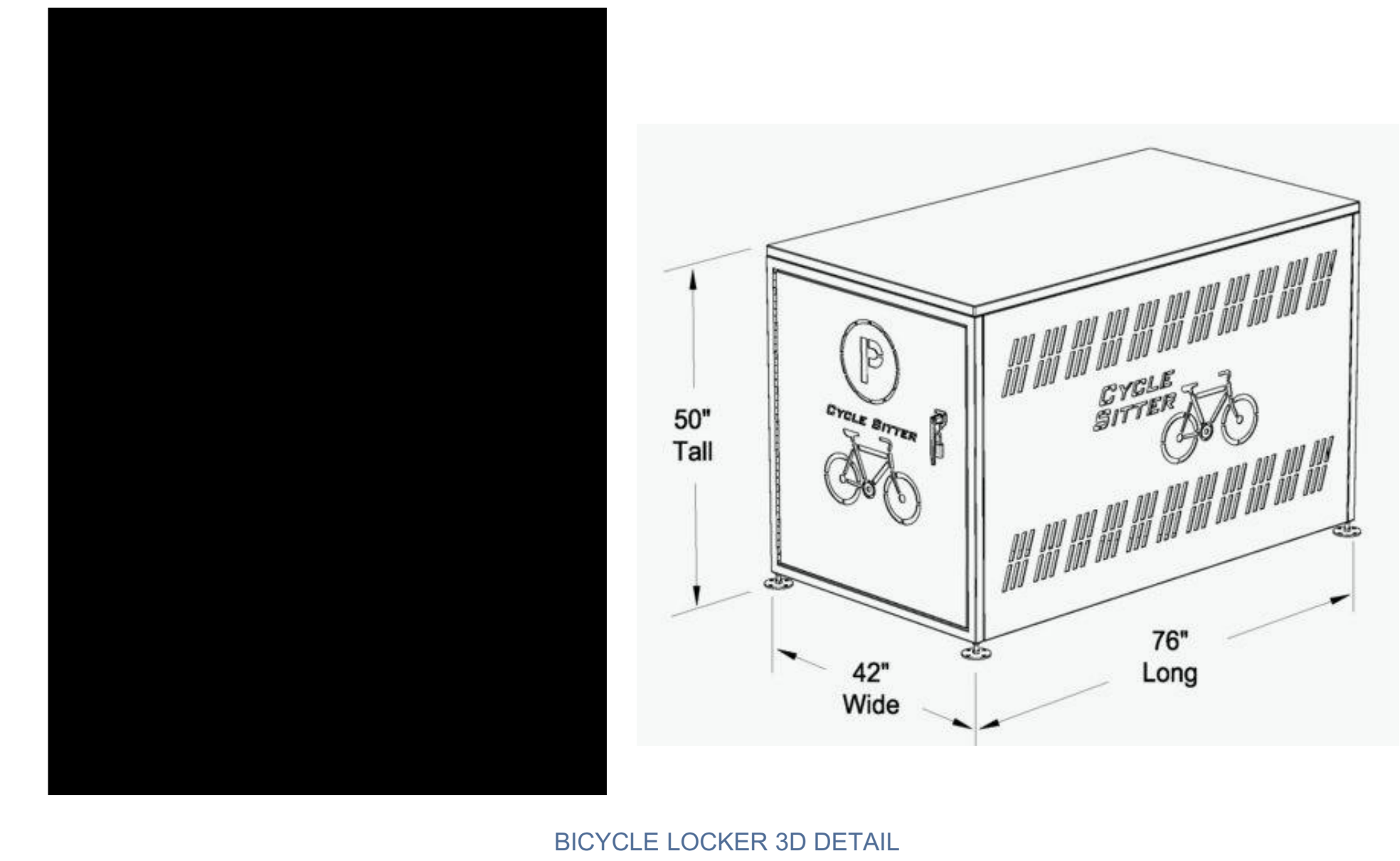
6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.

7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT

8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY

9. ALL BEAM AND POST LOCATIONS TO BE VARIFIED ON SITE DURING CONSTRUCTION

10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION START. ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START. IF THIS IS NOT COMMUNICATED TO THE DESIGNER THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS



SITE PLAN

MUNICIPAL ADDRESS:
2715 - 16 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 4
BLOCK F
PLAN 960 GB

PREPARED FOR: SK2 Design & Build

DATE OF SURVEY: October 04th, 2024

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
'Enc.'-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. Distances are on the ground and are shown in metres and decimals thereof.

2. Distances along curves are arc distances.

3. Elevations are derived from ASCM 164590.

4. Existing spot elevations are shown thus: $\times$ 1117.00

5. The Certificate of Title 181 045 970 which was searched on the 10th Day of October, 2024, and includes the following instruments: Mortgage No. 181 045 971

6. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 05, 13, 17 & 79 in Sec.18-Twp.24-Rge.1-W.5M. (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 (±)	Canopy (±)	Height (±)	Location
T1	Bush	-	6.00	5.00	On Property Line
T2	Deciduous	0.25	5.00	7.50	In City Property
T3	Bush	-	2.00	4.50	In Subject Property
T4	Bush	-	2.00	2.00	In Subject Property
T5	Bush	-	1.80	1.70	In Subject Property
T6	Coniferous	0.15	2.00	4.50	In Subject Property
T7	Deciduous	0.05	1.70	5.00	In Subject Property
T8	Deciduous	0.25	6.50	6.50	In Subject Property
T9	Deciduous	0.35	7.50	9.00	In Subject Property
T10	Bush	-	2.00	2.50	In Subject Property
T11	Deciduous	0.30	1.80	2.30	In Subject Property
T12	Bush	-	1.50	2.00	In Subject Property
T13	Bush	-	1.60	1.70	In Subject Property
T14	Coniferous	0.50	10.00	18.00	In Adjacent Property
T15	Bush	-	2.80	3.20	In Subject Property
T16	Deciduous	0.15	9.50	10.00	In Subject Property
T17	Coniferous	0.30	8.50	16.00	In Adjacent Property
T18	Deciduous	0.15	9.50	10.00	In Subject Property
T19	Deciduous	0.30	8.80	9.00	In Subject Property
T20	Deciduous	0.65	9.00	10.00	In Subject Property
T21	Deciduous	0.25	7.00	8.50	In Subject Property
T22	Deciduous	0.15	5.00	6.50	In Subject Property
T23	Deciduous	0.20	5.00	7.50	In Subject Property
T24	Deciduous	0.35	2.50	3.50	In Subject Property
T25	Bush	-	1.70	2.50	In Subject Property
T26	Deciduous	0.04	3.00	6.00	In Subject Property
T27	Deciduous	0.05	3.50	6.50	In Subject Property
T28	Deciduous	0.60	8.50	9.00	On Property Line
T29	Deciduous	0.50	10.50	9.50	In Subject Property
T30	Deciduous	0.08	2.00	3.50	In Subject Property
T31	Bush	-	1.80	1.40	In City Property

