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Perspective View – Proposed Development

Architectural Drawing List	
Sheet Number	Sheet Name
DP000	Cover
DP100	Site & Block Plan
DP101	Site Details
DP102	Landscape Plan
DP103	Landscape Details
DP104	Survey/Existing Block Plan
DP105	Site Cross Sections
DP106	Site Photos
DP200	Floor Plans
DP201	Floor Plans
DP202	Floor Plans
DP300	Elevations
DP301	Elevations
DP400	Sections

Homes By Art

FOREST LAWN 5-PLEX TOWNHOMES

1706 43 ST SE

LOT 2
BLOCK 1
PLAN 3969 HJ

ISSUED FOR DP
2026-APR-29

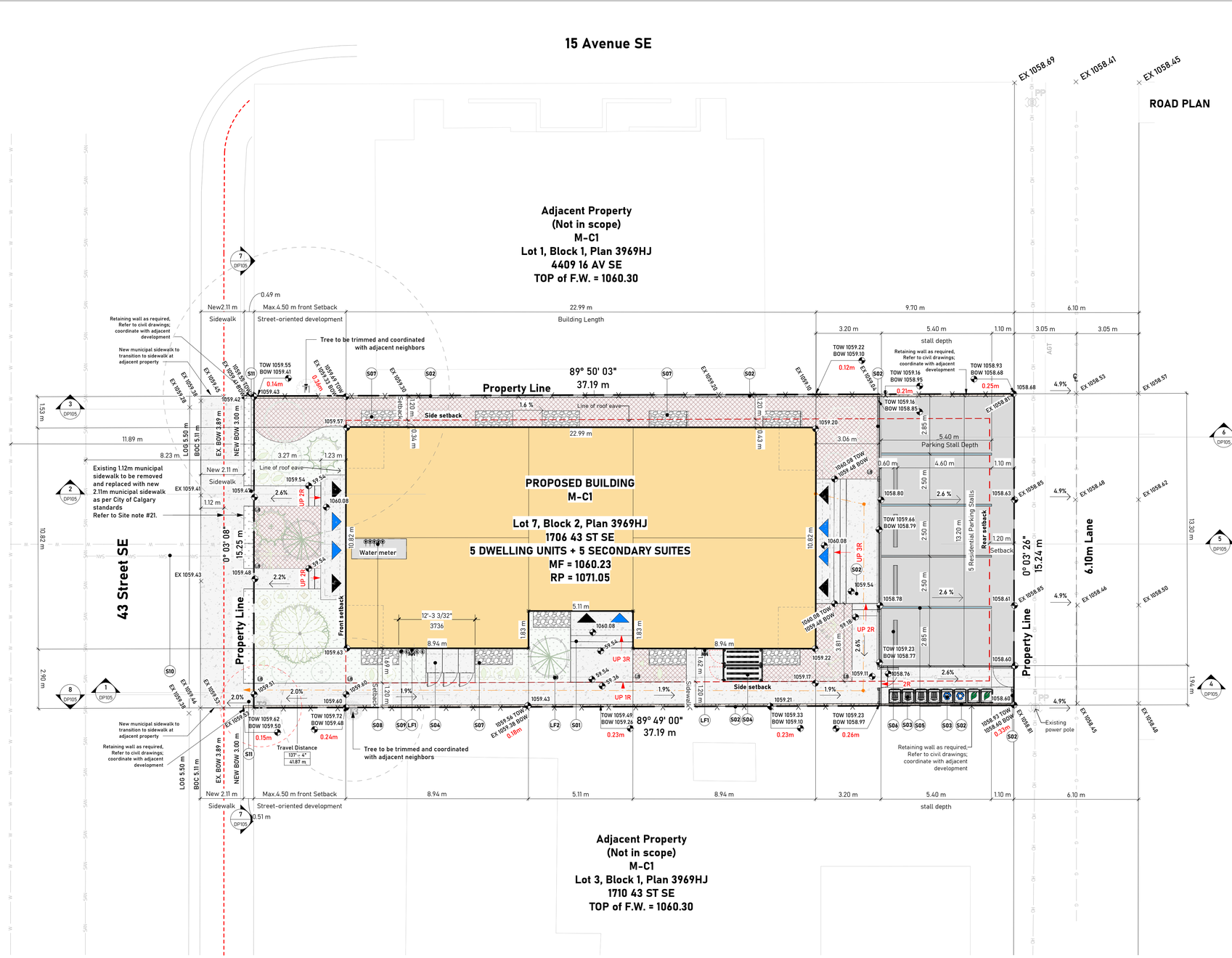
FOREST LAWN 5-PLEX TOWNHOMES
1706 43 ST SE
ISSUED FOR DP

sheet number
DP000

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Project Data / Zoning Bylaw Summary - Calgary

Site/Building Data			
Project Description	Proposed multi-family residential townhouse with 5 units & 5 secondary suites		
Project Name	Homes By Art - FOREST LAWN		
Municipal Address	1706 43 Street SE		
Neighborhood	Forest Lawn		
Legal Description	Plan:3969HJ; Block:1; Lot:2		
Existing Land Use	M-C1 Multi-Residential - Contextual Low Profile		
Abutting Land Use Districts	North: M-C1 Multi-Residential		
	West: M-C1 Multi-Residential (across 43 ST)		
	East: M-C1 Multi-Residential (across lane)		
	South: M-C1 Multi-Residential		
Flood Protection Area	N/A		
Abandoned Wells	N/A		
Applicable Bylaw	City of Calgary Land Use Bylaw 1P2007		
Site Area	566.92 m2		
Building Area	239.39 m2		
	Required/Permitted	Proposed	Bylaw Reference
Site/Area Analysis			
Use	Multi-residential Development		586
Floor Area Ratio	N/A		
Density (units per hectare)	Max. 148 units/ha	88.2 units/ha	590(1)
Building Height	14m	11.65m	594(1)
No. of Storeys	3	3	
Min. Front Setback	0 m	4.5 m	592(1);592(5)
Min. Side Setback	1.2 m	1.2 m	592(4)
Min. Rear Setback	1.2 m	1.2 m	592(3)
Amenity Space Analysis			
Min. Required Area	5 m²		557(4); 557(8)
Total Area Required	25 m²	25 m²	
Min. Dimension	2 m		557(8)(b)
Vehicle Parking Analysis			
Residential Parking Stalls	5 (25% transit-oriented development reduction included)	5	558(a); 560(a)
Bicycle Parking Analysis			
Required Class 1	0.5 per suite/dwelling = 5	5	559(a); 559(b)
Required Class 2	N/A		



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 1 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. NEW MUNICIPAL MONOLITHIC SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF CALGARY ROADS CONSTRUCTION 2021 STANDARD SPECIFICATIONS, FIGURE 37, FILE NO 454.1013.009

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.

ANNOTATION SYMBOLS

- ℄ — **CENTER LINE**
- 0 — **STRUCTURAL GRID**
- A / B Ref — **ELEVATION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER**
- A / B Ref — **SECTION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER**
- EX 99.64 — **ELEVATION - EXISTING GRADE**
- 99.64 — **ELEVATION - PROPOSED GRADE**
- 2% — **SLOPE ARROW**
- 1t — **WINDOW TAG**
- D00 — **DOOR TAG**
- ? — **KEYNOTE/MATERIAL/FINISH TAG**
- 1 — **REVISION TAG**

SITE ITEMS

TAG	DESCRIPTION
S01	Concrete landscape steps
S02	Proposed 2m high maintenance-free PVC privacy fence, waste enclosure & gate
S03	Proposed 64 gal/240 l roll-out bins for mixed waste, recycling, & compost, private pick-up as required
S04	Proposed Class 1 bicycle parking stall, 2x horizontal & 3x vertical lockers (5 total) refer to detail
S05	Proposed residential surface parking stalls x5
S06	Proposed wheel stops, refer to detail
S07	Proposed window wells
S08	Proposed water meter room @ basement level
S09	Proposed gas/electric meters location
S10	Proposed utility line connection, refer to DSSP drawings
S11	Proposed municipal sidewalk connection

LIGHTING LEGEND

TAG	DESCRIPTION
LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture

GROSS FLOOR AREAS (ABOVE GRADE)

Level	Area	Area (sq. ft)
UNIT 1		
MFL	47.89 m²	515.49 ft²
L2	47.92 m²	515.79 ft²
L3	42.78 m²	460.50 ft²
	138.59 m²	1491.78 ft²
UNIT 2		
MFL	48.05 m²	517.24 ft²
L2	48.14 m²	518.21 ft²
L3	43.12 m²	464.17 ft²
	139.32 m²	1499.61 ft²
UNIT 3		
L2	47.83 m²	514.81 ft²
MFL	47.62 m²	512.56 ft²
L3	39.64 m²	426.71 ft²
	135.09 m²	1454.08 ft²

GROSS FLOOR AREAS (ABOVE GRADE)

Level	Area	Area (sq. ft)
UNIT 4		
MFL	47.82 m²	514.75 ft²
L2	47.74 m²	513.90 ft²
L3	42.78 m²	460.50 ft²
	138.35 m²	1489.15 ft²
UNIT 5		
MFL	48.01 m²	516.75 ft²
L2	47.97 m²	516.31 ft²
L3	43.12 m²	464.17 ft²
	139.10 m²	1497.23 ft²
GFA	690.44 m²	7431.85 ft²

BASEMENT GFA

Name	Area	Area (sq. ft)
SUITE 1	47.82 m²	514.75 ft²
SUITE 2	48.01 m²	516.75 ft²
SUITE 3	47.71 m²	513.57 ft²
SUITE 4	47.82 m²	514.75 ft²
SUITE 5	48.01 m²	516.75 ft²
Total Below Grade	239.37 m²	2576.57 ft²

MATERIAL/FINISH LEGEND:

- ASPHALT, HEAVY DUTY
- ASPHALT, LIGHT DUTY
- CONCRETE, BROOM FINISH
- SOD
- GRAVEL BED
- WOODEN DECK
- MULCH BED
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE
- EASEMENT/R.O.W.
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO REMAIN
- #V — VISITOR PARKING STALL
- #R — RESIDENTIAL PARKING STALL
- W — WATER METER LOCATION
- G — GAS METER LOCATION
- DIM F/L — DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
- DWELLING UNIT ACCESS
- SECONDARY SUITE ACCESS
- PP — EXISTING POWER POLE

UTILITY LINES:

- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project information

project title
FOREST LAWN 5-PLEX TOWNHOMES

municipal address
1706 43 ST SE

legal description
LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client
Homes By Art

phase
DEVELOPMENT PERMIT

issue / revision

project number 26-609 | scale As indicated

drawn by NS | approved by **Approver**

checked by KA

sheet title
Site & Block Plan

sheet number
DP100

2026-05-13 9:02:22 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.

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

6. 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.

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

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

9. 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.

10. 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.

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

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

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

14. ALL SODDED AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES INSTALLED ON 300 mm MIN OF TOPSOIL.

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

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

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

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

19. 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.

20. 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.

21. 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.

PUBLIC TREE PROTECTION

1. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.

2. ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.

3. AN URBAN FORESTRY TECHNICIAN (3-1-1) SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
i. COMMENCEMENT
ii. WHEN EXISTING WALKWAY IS REMOVED
iii. WHEN CLEARANCE PRUNING COMMENCES

4. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:
i. BRANCH PRUNING, IF REQUIRED FOR CLEARANCE OF NEW BUILDING.
ii. IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES, AN INDEMNIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS URBAN FORESTRY PRIOR TO PRUNING.
iii. ROOT PRUNING AS REQUIRED DURING FOUNDATION EXCAVATIONS.
iv. APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE.
v. SUPPLEMENTAL WATERING, WHEN REQUIRED.
vi. SOIL AERATION, WHERE REQUIRED.
vii. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENCROACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.

5. TREE PROTECTION MEASURES POST CONSTRUCTION:
i. SUPPLEMENTAL WATERING, WHEN REQUIRED.
ii. SOIL AERATION, WHERE REQUIRED.

6. ON-SITE TREE PROTECTION ADMINISTRATOR:
i. _____
ii. CONTACT # _____

7. THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHRES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.

MATERIAL/FINISH LEGEND:

- ASPHALT, HEAVY DUTY
- ASPHALT, LIGHT DUTY
- CONCRETE, BROOM FINISH
- SOD
- GRAVEL BED
- WOODEN DECK
- MULCH BED
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE
- EASEMENT/R.O.W.
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING TREE/SHRUB TO REMAIN
- #V VISITOR PARKING STALL
- #R RESIDENTIAL PARKING STALL
- W WATER METER LOCATION
- G GAS METER LOCATION
- DIM F/L DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
- DWELLING UNIT ACCESS
- SECONDARY SUITE ACCESS
- PP EXISTING POWER POLE

UTILITY LINES:

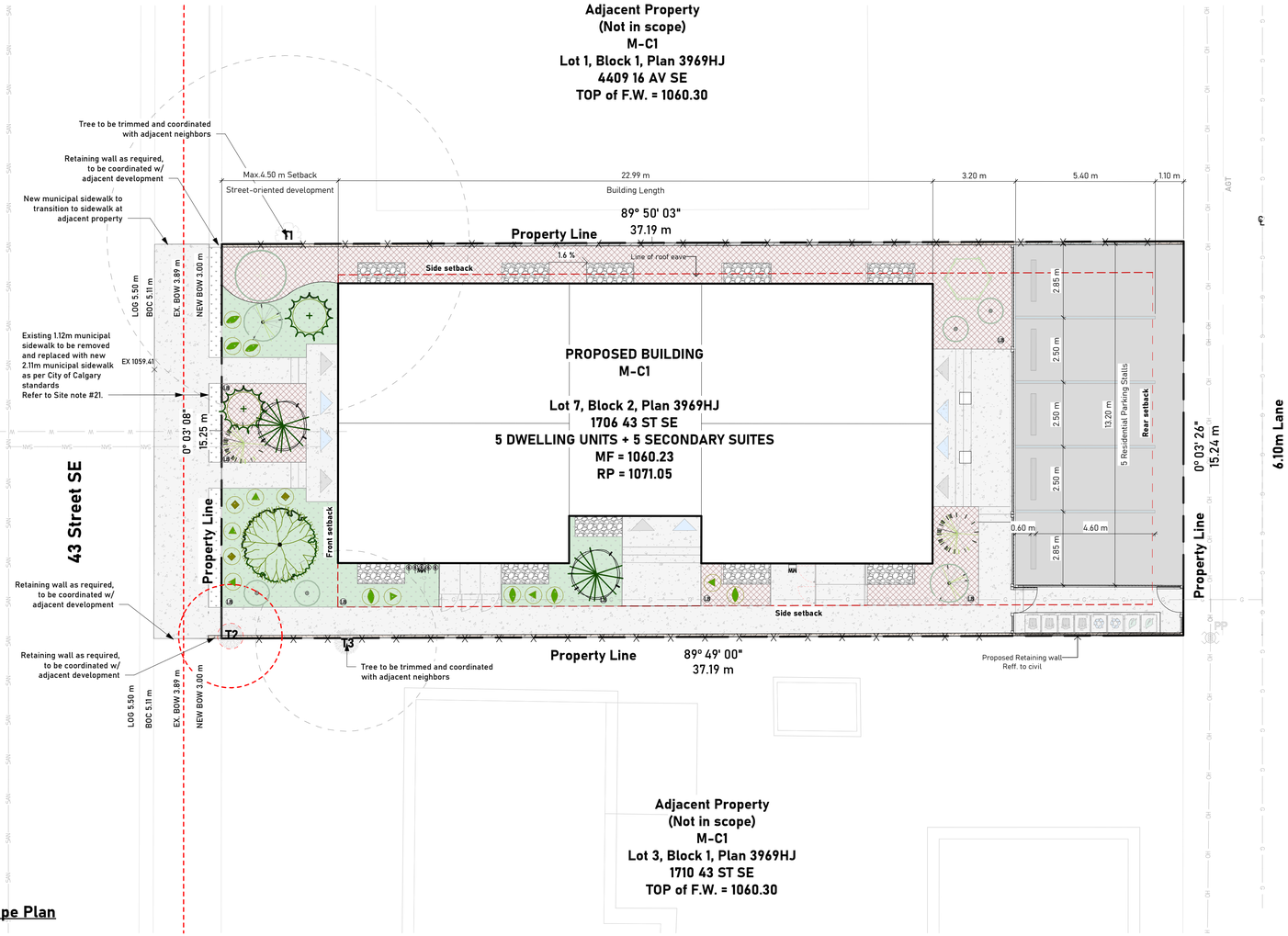
- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE

ANNOTATION SYMBOLS

- CENTER LINE
- STRUCTURAL GRID
- ELEVATION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- SECTION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- EX 99.44 ELEVATION - EXISTING GRADE
- 99.64 ELEVATION - PROPOSED GRADE
- 2% SLOPE ARROW
- 1t WINDOW TAG
- D00 DOOR TAG
- ? KEYNOTE/MATERIAL/FINISH TAG
- 1 REVISION TAG



1 **Landscape Plan**
1 : 100

Landscape Area Calculations

Total lot area:	566.99 m²
Building footprint	(239.39 m²)
Non-landscape	(94.46 m²)
Landscape Area Provided	= 233.14 m²
Landscape Area Required (before reductions)	226.8 m² (40%)
Street-oriented multi-residential landscaping -4% (Rule 554)	(22.68 m²)
Enhanced Landscaping -3%(Rule 555)	(0 m²)
Low-water Landscaping -3% (Rule 553)	(17.0 m²)
Required landscape area after reductions (-7%)	187.12 m² (33%)
Landscape Area Provided	= 233.14 m² (41.12%)
Sod	(44.9 m²)
Mulch	(68.9 m²)
Pebble Mulch	(14.63 m²)
Permeable Surface Total	128.43 m² (55.09%)
Concrete	(103.88 m²)
Hard-surface Total (551 3 (b))	104.71 m² (44.91%)

Low Water Landscaping (Rule 556)

	Required	Proposed	Bylaw Reference
Low Water Trees	1.25 (30%)	2 (40%)	556(e)
Low Water Shrubs	3 (30%)	10 (100%)	555(f)

Street-oriented Landscaping (Rule 554)

		Bylaw Reference
Street-oriented multi-residential building frontage	15.25 m² x 2.0m ² = 30.5 m²	554(1)
Total reduction (max. 4% of parcel area)	22.68 m²	554(1)

Planting Requirements

	Required	Proposed	Bylaw Reference
Trees	5	5	552(2)
Shrubs	10	10	555(a)
Coniferous trees (25%)	2 (1.25)	2	552(3)

Existing Tree Data

No./Tree ID	Type	Species	Common Name	Calliper (m)	Canopy (m)	Height (m)	Location/Ownership	Status
T1	Tree	-	-	0.5	14.0	9.0	Adjacent property	Tree to be trimmed and coordinated with adjacent neighbors
T2	Tree	-	-	0.3	4.0	11.0	Private property	To be removed
T3	Tree	-	-	0.5	7.0	15.0	Adjacent property	Tree to be trimmed and coordinated with adjacent neighbors

NOTE: Refer to City of Calgary Tree Map for city-maintained trees & shrubs species and sizes: https://mapgallery.calgary.ca/apps/9178b2fdddba48acaafc62d19081717c/explore

LANDSCAPE SCHEDULE

COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	CALIPER	QTY.	NOTES
CONIFEROUS TREES						
COLUMNAR COLORADO SPRUCE	*PICEA PUNGENS 'FASTIGIATA'*	3.0 m	-	80 mm	2	LOW WATER
ORNAMENTAL DECIDUOUS TREES						
PURPLE SPIRE COLUMNAR CRAB	*MALUS X ASTRINGENS 'JEFSPIRE'*	3.0 m	-	80 mm	2	
SPRING SNOW CRAB	*MALUS X BACCATA 'SPRING SNOW'*	3.0 m	-	80 mm	1	
CONIFEROUS SHRUBS						
MUGO PINE	*PINUS MUGO*	-	600mm	-	2	LOW WATER
NON-FRUITING JUNIPER VAR.	*JUNIPERUS SPP.*	-	600mm	-	2	LOW WATER
DECIDUOUS SHRUBS						
THREE-LOBED SPIRAEA	*SPIRAEA TRILOBATA*	-	600mm	-	4	LOW WATER
FLOWERING PLUM	*PRUNUS TRILOBA*	-	600mm	-	1	LOW WATER
NANKING CHERRY	*PRUNUS TOMENTOSA*	-	600mm	-	1	LOW WATER
PLANTS & HERBS						
DAYLILY	*HEMEROCALLIS FULVA*	-	-	-	3	
REED GRASSES	*CALAMGROSTIS X ACUTIFLORA*	-	-	-	7	
SAGE	*SALVIA 'BIG BLUE'*	-	-	-	6	

sphere architecture inc.
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 5-PLEX TOWNHOMES

municipal address
1706 43 ST SE

legal description
LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client
Homes By Art

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project number 26-609
scale As indicated
drawn by NS
checked by KA
approved by Approver

sheet title
Landscape Plan

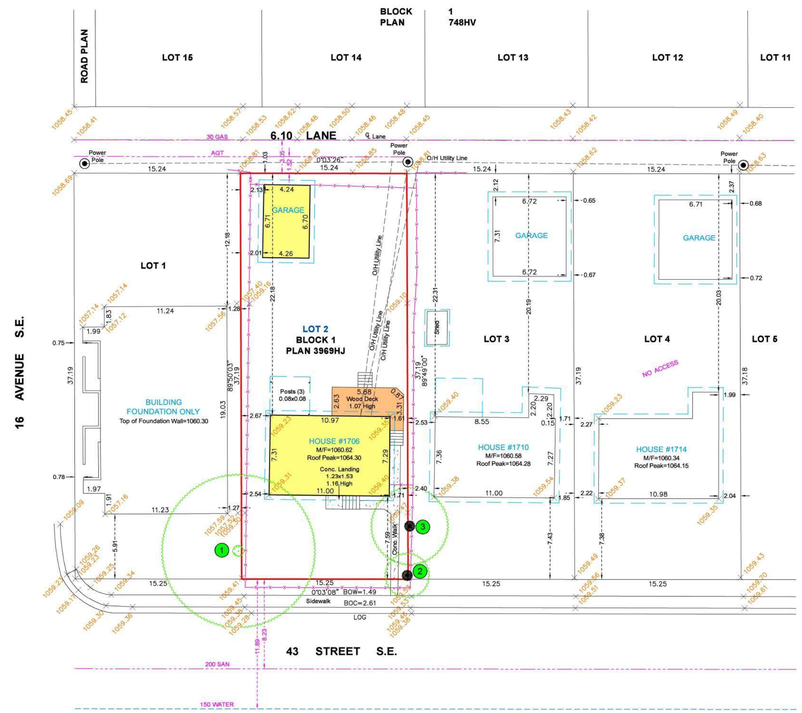
sheet number
DP102

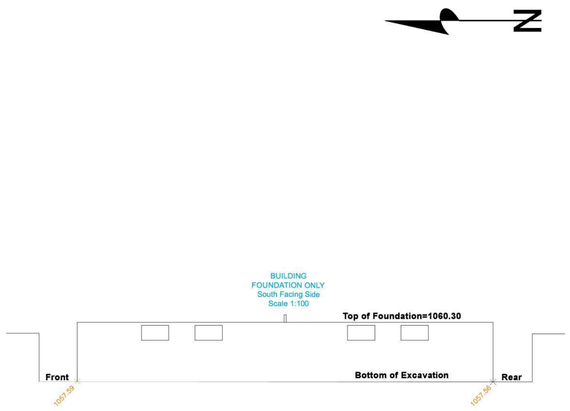
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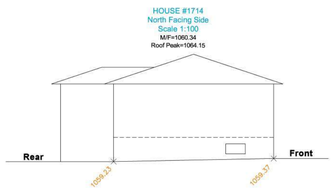
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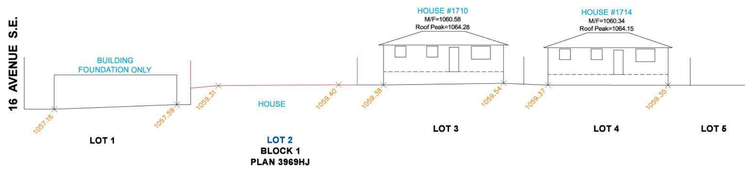
NOTE: FOR REFERENCE ONLY

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CITY OF CALGARY
ALBERTA

PLAN SHOWING
SITE SURVEY
AFFECTING
LOT 2, BLOCK 1, PLAN 3969HJ
WITHIN
S.W. 1/4 SEC.15-24-29-W4M

NOTES:
Distances shown are in metres and decimals thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
Elevations are Geodetic and are referred to ASCM 177259 (Elevation=1059.908m)

PROPERTY DESCRIPTION:

CLIENT:
HOMES BY ART

MUNICIPAL ADDRESS:
1706 - 43 STREET S.E.
CALGARY, ALBERTA

DATE OF SURVEY:
FEBRUARY 23-24, 2026

SCALE 1:200
0 5 10 20
METRES

LEGEND
Spot elevations are shown thus ..... x 1060.00
Subject Property is shown thus .....
Eave Fascia are shown thus .....
Fences are shown thus .....
Building foundation shown thus .....
Overhead Utilities shown thus .....
Gas line shown thus .....
Sanitary Lines shown thus .....
Storm lines shown thus .....
Water lines shown thus .....
AGT Lines shown thus .....
E.L. Lines shown thus .....
Coniferous trees are shown thus .....
Deciduous trees are shown thus .....
Shrubs are shown thus .....
Tree Canopy shown thus .....
Power Poles shown thus .....
Manhole shown thus .....

TREE SCHEDULE

Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)
1	DEC	14	0.5	9
2	CON	4	0.3	11
3	CON	7	0.5	15
4	STUMP	NA	0.4	1

DISCLAIMER:
This plan represents best information at the time of Survey.
Total geomatics and Consulting Inc. and its employees take no responsibility for the location of any Underground Conduits, Pipes or any other facilities whether shown on or Omitted from this plan.
All underground installation should be located by the respective authorities prior to Construction
CALL ALBERTA ONE CALL: 1-800-242-3447

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P308 TOTAL GEOMATICS & CONSULTING INC.

TOTAL
Total Geomatics & Consulting Inc

NITIN BANSAL, A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: MARCH 2, 2026
DWN BY:CD	Unit 1, 1339-40 Ave. NE, Calgary, AB, T2E 8N8	JOB NO: TG26-0040
CK'D BY:NB	Ph.: +1 403-798-1118	ACAD FILE NO:TG26-0040DP

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sphere architecture inc.
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 5-PLEX TOWNHOMES

municipal address
1706 43 ST SE

legal description
LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client
Homes By Art

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project number 26-609
scale 1 : 1
drawn by NS
checked by KA
approved by Approver

sheet title
Survey/Existing Block Plan

sheet number
DP104

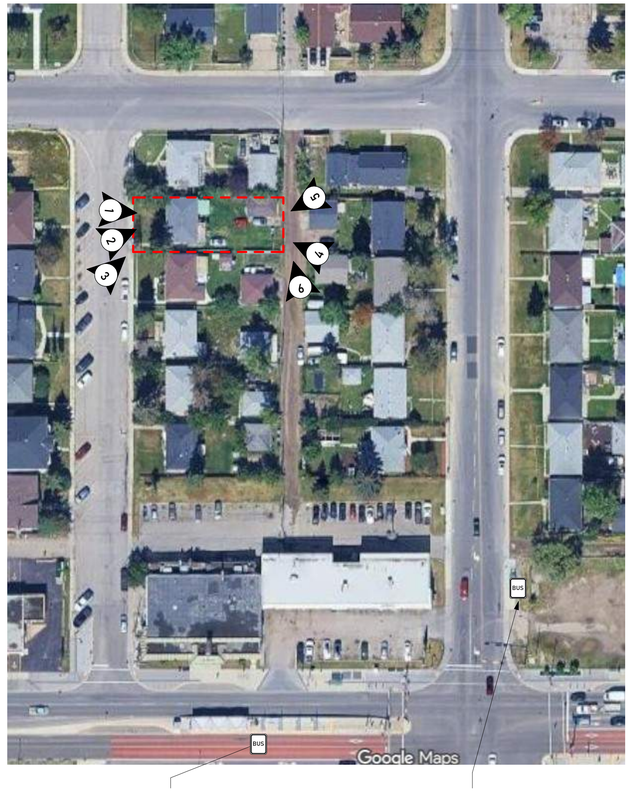
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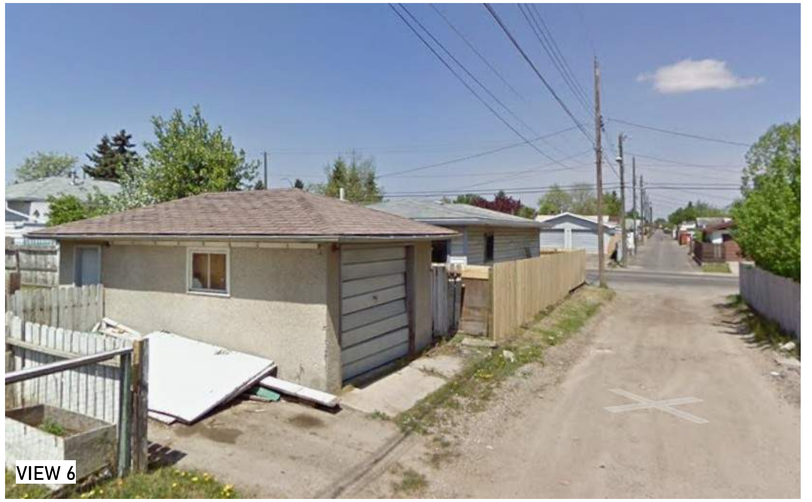


TRANSIT STOP:
44th Street SE Station (WB)/
WB 17 Av SE @ 44 St SE

TRANSIT STOP: NB 44 St SE
@ 17 Av SE







sphere
architecture inc.
Suite 1220 - 717 7th Ave. SW Calgary, AB T2P 0Z3
ph: 825.910.8080 email: info@sphearearc.com

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

FOREST LAWN
5-PLEX TOWNHOMES

municipal address

1706 43 ST SE

legal description

LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client

Homes By Art

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project number 26-609

scale 1 : 1

drawn by NS

checked by KA

approved by **Approver**

sheet title

Site Photos

sheet number

DP106

2026-04-29 9:35:30 AM

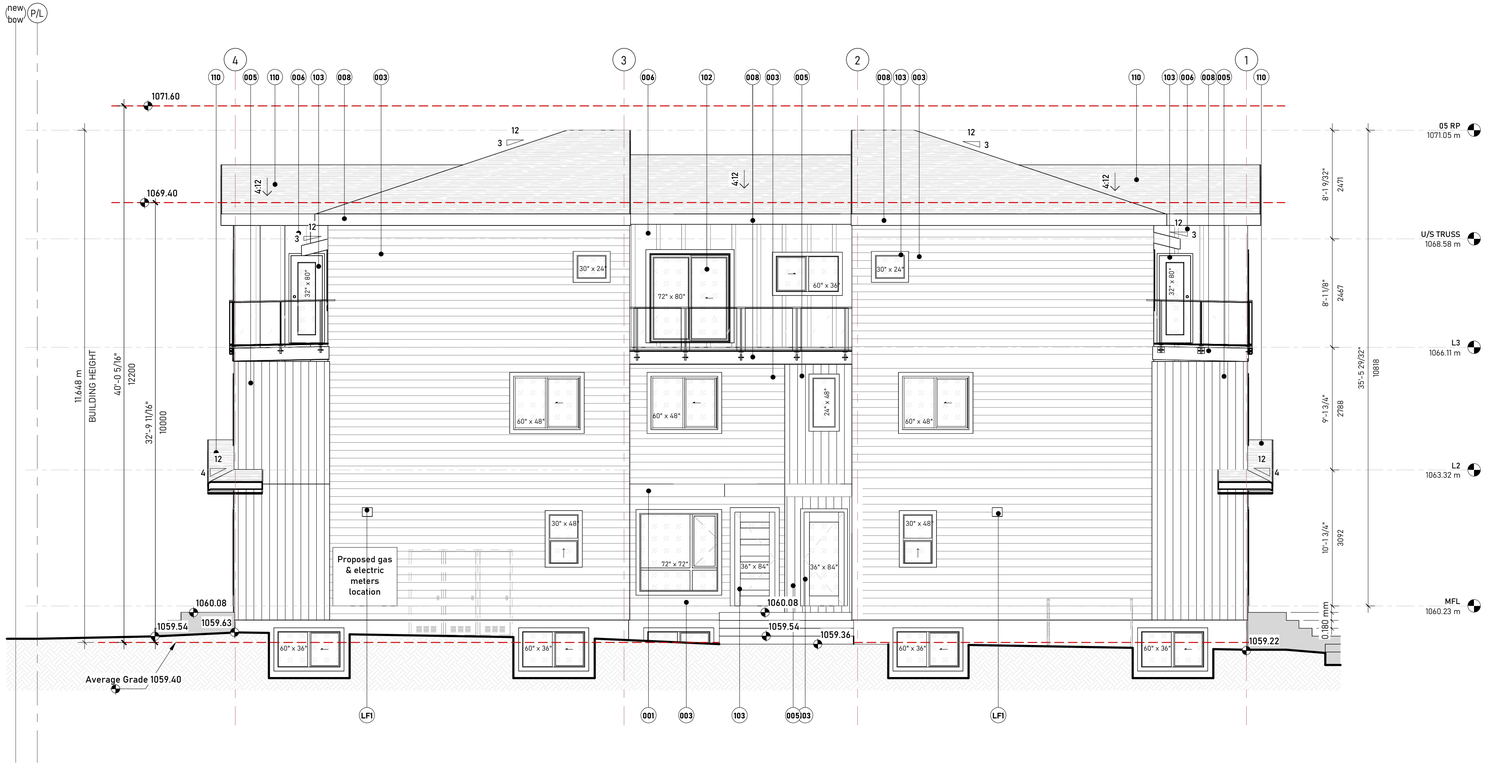
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Elevation Legend

Tag	Description
001	Smooth Cementitious Board, Colour 1
003	Horizontal Siding, Colour Pearl Gray
005	Vertical Siding, Arctic White
006	Board & Batten, Colour: Iron Gray
008	Smartboard Fascia/Trim/Cladding, Colour 1
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Charcoal/Black
103	Thermally broken entrance door with clear, Low-E glazing panel/inserts, Colour: Charcoal/Black
108	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
110	Asphalt shingle roofing, Colour: Dark Grey
LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture



1 West
1 : 64



2 South
1 : 64

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

FOREST LAWN 5-PLEX TOWNHOMES

municipal address

1706 43 ST SE

legal description

LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client

Homes By Art

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project number: 26-609
scale: 1 : 64
drawn by: NS
checked by: KA
approved by: **Approver**

sheet title

Elevations

sheet number

DP300

2026-04-29 9:35:36 AM

Elevation Legend	
Tag	**Description**
001	Smooth Cementitious Board, Colour 1
003	Horizontal Siding, Colour Pearl Gray
005	Vertical Siding, Arctic White
006	Board & Batten, Colour: Iron Gray
008	Smartboard Fascia/Trim/Cladding, Colour 1
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Charcoal/Black
103	Thermally broken entrance door with clear, Low-E glazing panel/inserts, Colour: Charcoal/Black
108	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
110	Asphalt shingle roofing, Colour: Dark Grey
LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture



1 **East**
1 : 64



2 **North**
1 : 64

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

FOREST LAWN 5-PLEX TOWNHOMES

municipal address

1706 43 ST SE

legal description

LOT: 2
BLOCK: 1
PLAN: 3969 HJ

client

Homes By Art

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-APR-29	ISSUED FOR DP

project number 26-609

scale 1 : 64

drawn by NS

checked by KA

approved by **Approver**

sheet title

Elevations

sheet number

DP301

2026-04-29 9:35:39 AM