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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
DP107	Site Cross Sections
DP108	Site Details
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 DR1
2026-AUG-21

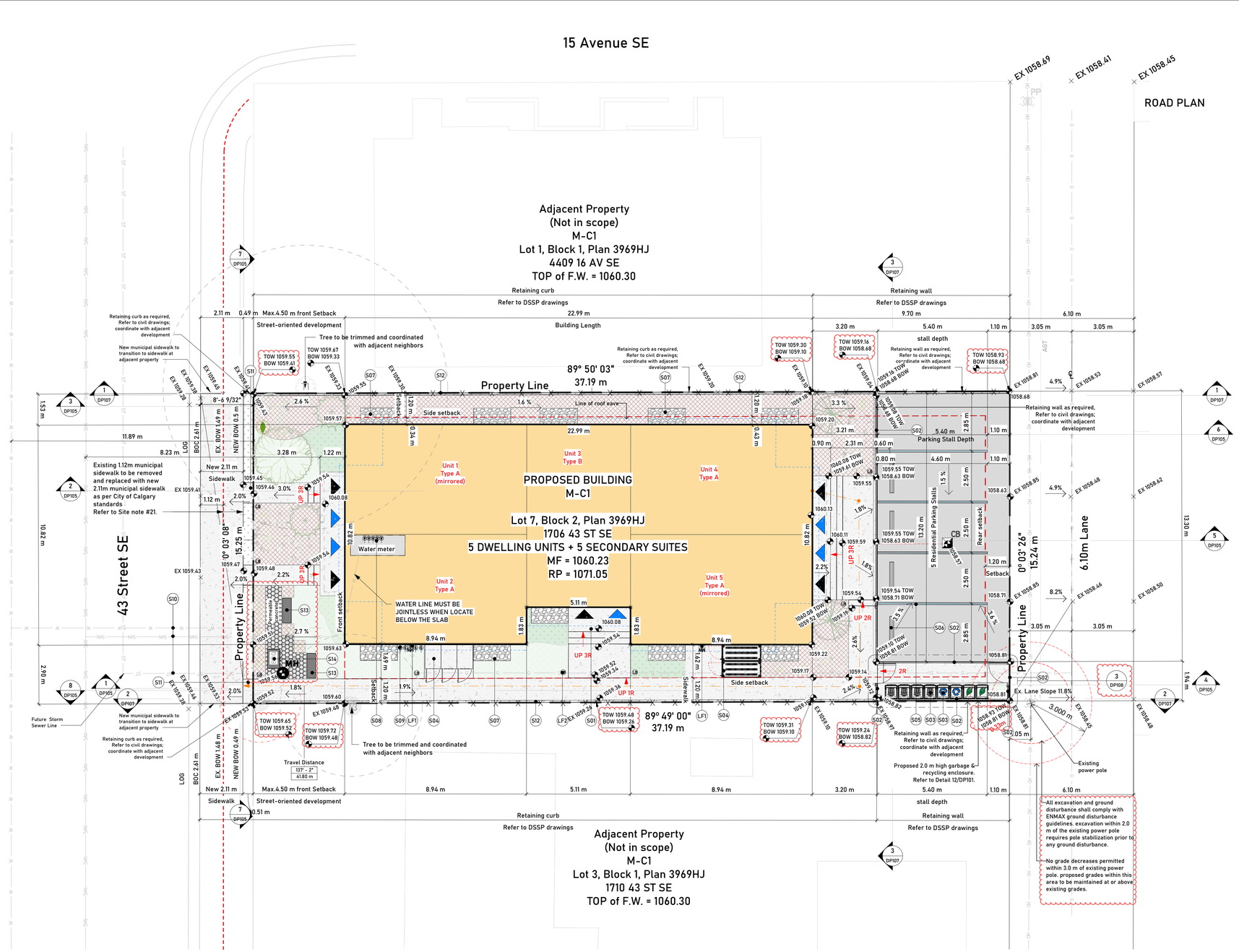
FOREST LAWN 5-PLEX TOWNHOMES
1706 43 ST SE
ISSUED FOR DR1

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 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. 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.

23. ALL GROUND DISTURBANCE TO COMPLY WITH ENMAX GROUND DISTURBANCE GUIDELINES. POLE STABILIZATION REQUIRED PRIOR TO ANY GROUND DISTURBANCE WITHIN 2.0 M OF EXISTING POWER POLE.

ANNOTATION SYMBOLS

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

SITE ITEMS

TAG	DESCRIPTION
S01	Concrete landscape steps/sidewalk
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
S12	Proposed retaining wall/curb along North & South Property Lines, refer to DSSP drawings
S13	Proposed bench
S14	Proposed BBQ Area

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
- WILD STRAWBERRY *(FRAGARIA VIRGINIANA)*
- MICROCLOVER *(TRIFOLIUM REPENS VAR. 'PIROUETTE' AND 'PIPOLINA')*
- GRAVEL BED
- PERMEABLE CONCRETE
- MULCH BED
- BUILDING OUTLINE
- 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
- EP — EXISTING POWER POLE
- CB / MH — PROPOSED CATCH BASIN

UTILITY LINES:
- PROPOSED STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:
- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE
- ROOF EAVES

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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
2	2026-AUG-21	ISSUED FOR DR1
1	2026-APR-29	ISSUED FOR DP

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

sheet title
Site & Block Plan

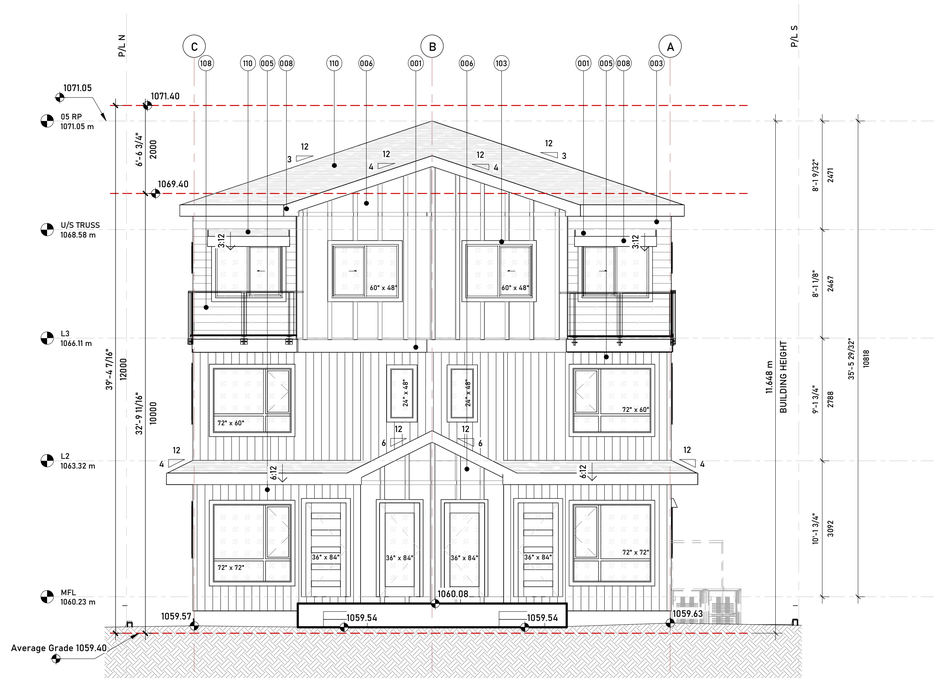
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DP100

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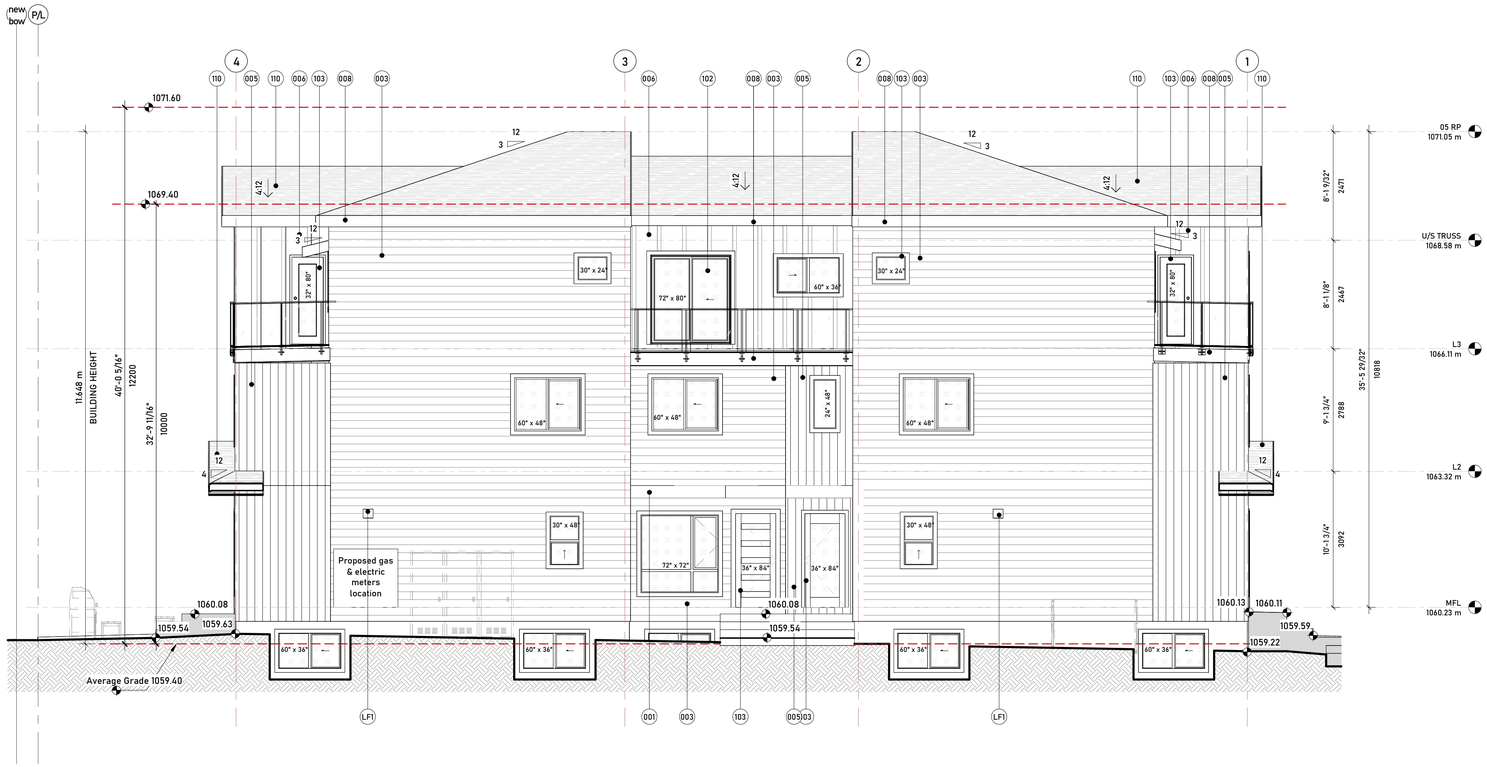
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

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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 DP300 **West Elevation**
1: 64



2 DP300 **South Elevation**
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
2	2026-AUG-21	ISSUED FOR DR1
1	2026-APR-29	ISSUED FOR DP

project number	scale
26-609	1 : 64

drawn by	approved by
NS	SA
checked by	
KA	

sheet title
Elevations

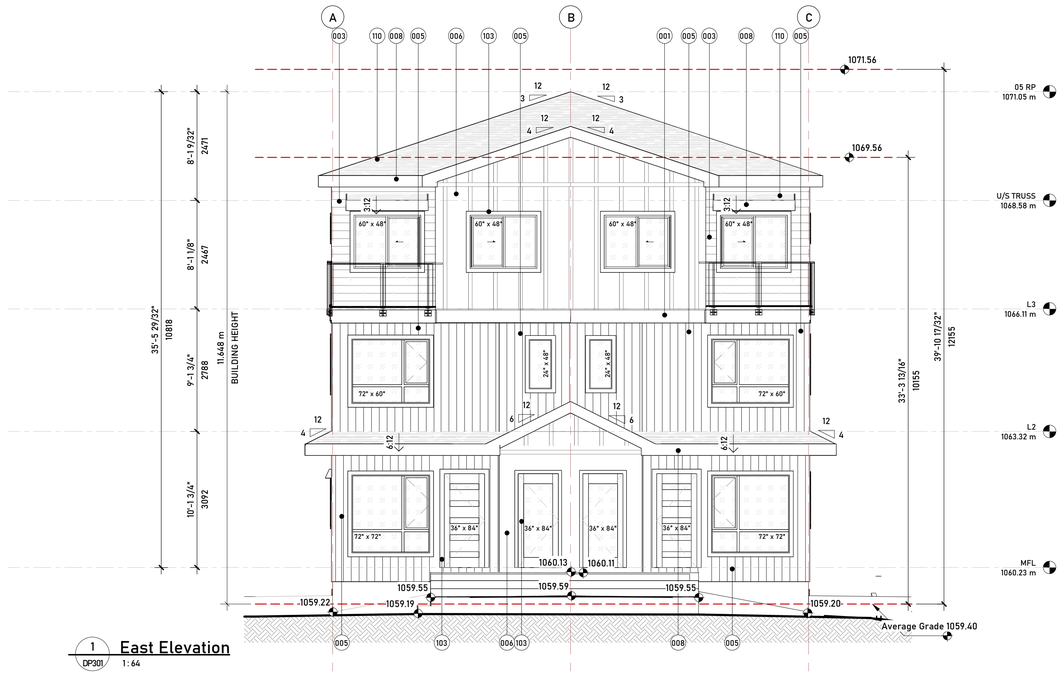
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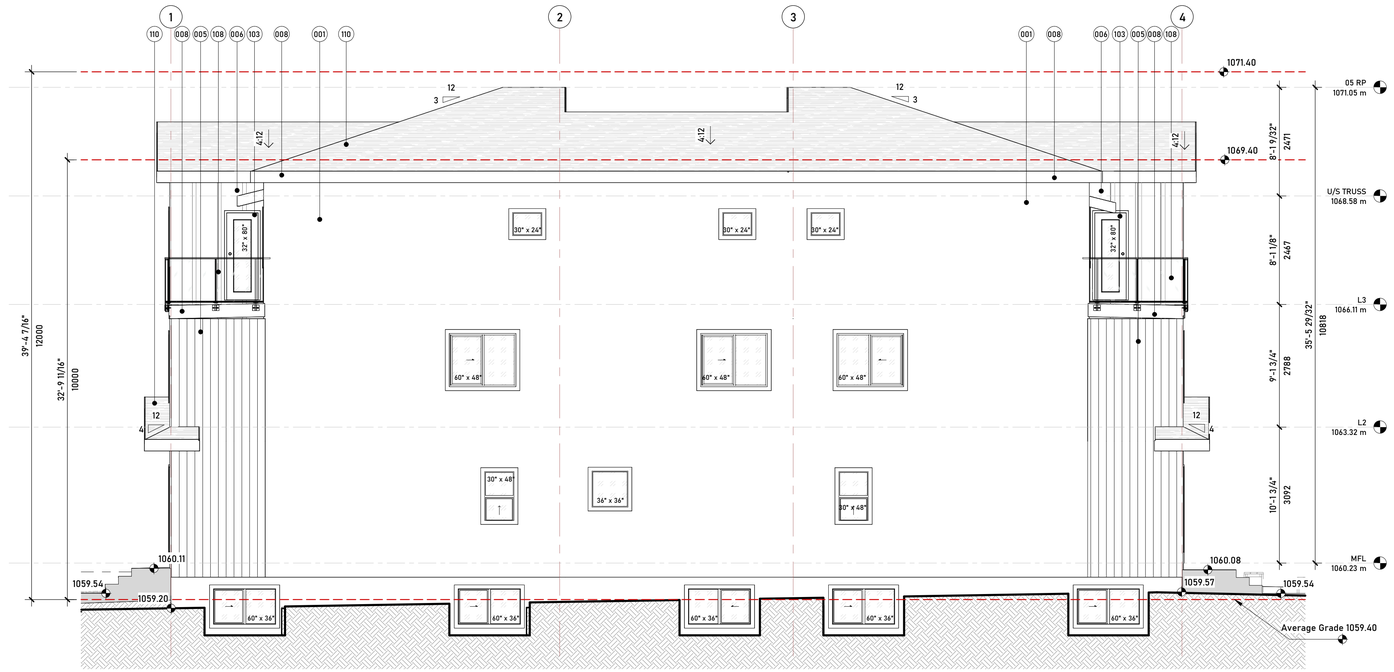
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LF1	Exterior wall-mounted light fixture @ 7'-0 A.F.F.
LF2	Exterior bollard light fixture



1 DP301 **East Elevation**
1 : 64



2 DP301 **North Elevation**
1 : 64

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1	2026-APR-29	ISSUED FOR DP

project number	scale
26-609	1 : 64

drawn by	approved by
NS	SA
checked by KA	

sheet title
Elevations

sheet number
DP301

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