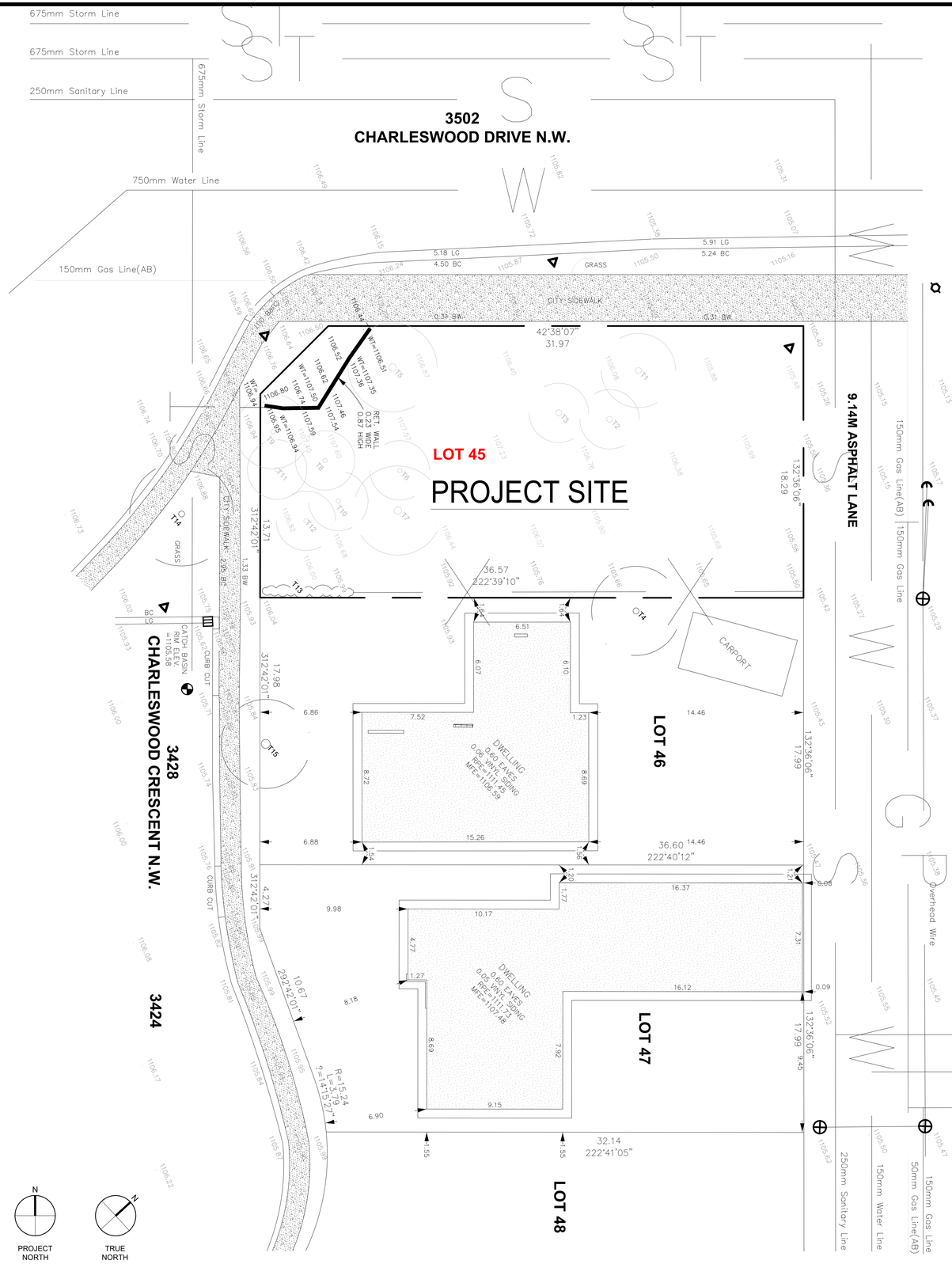
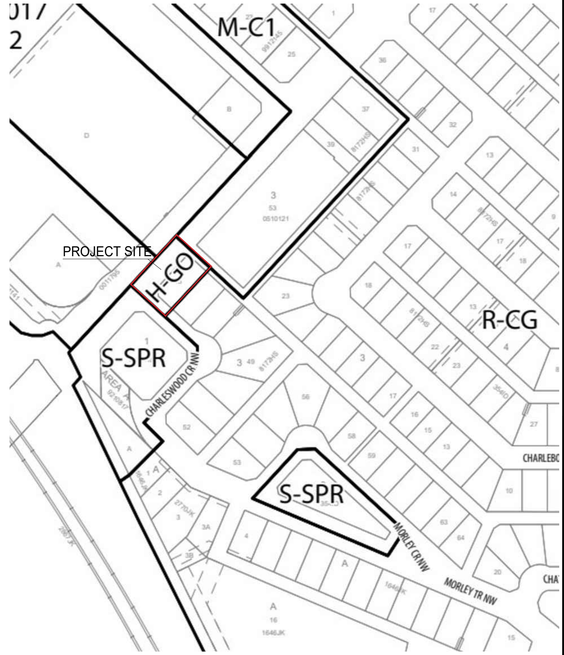


1 A101 SITE SURVEY 1:150

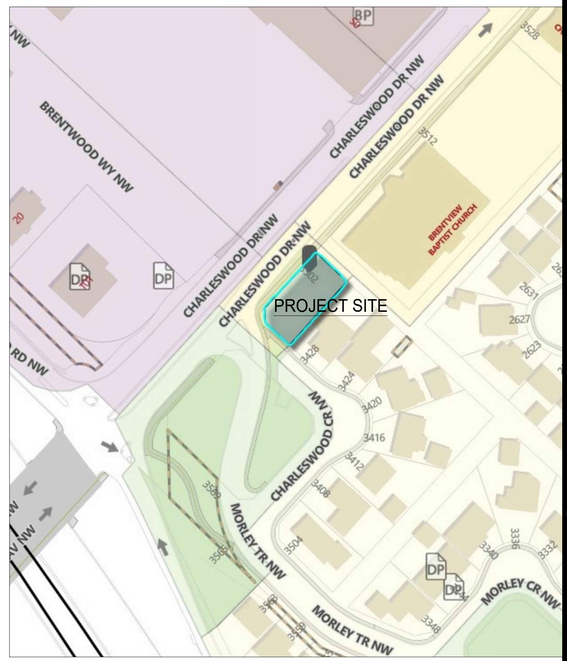
N PROJECT NORTH

N TRUE NORTH



2 A101 LOCATION MAP NTS

N TRUE NORTH



3 A101 PROPERTY MAP NTS

N TRUE NORTH

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Seal

No.	Date	Revision
0	2026-2-20	Issued for DP APPLICATION

Client

Consultant

STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
SITE SURVEY
& LOCATION MAP

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A101

PROJECT DATA

PROJECT TYPE :	MULTI FAMILY RESIDENTIAL - STACKED TOWNHOMES
MUNICIPAL ADDRESS :	3502 CHARLEWOOD DR NW, CALGARY
ZONING DISTRICT:	HOUSING-GRADE ORIENTED (H-GO)
BUILDING HEIGHT:	12M MAX (SEE ELEVATION)
TOTAL SITE AREA :	657.8M2
MAIN BUILDING GFA :	MAIN FLOOR: 277.0M2 TOTAL: 872.7M2
GARAGE GFA:	96.2M2
FLOOR AREA RATIO:	1.47
DENSITY:	10/0.066=151.5 UNIT PER HECTARE
PARCEL COVERAGE:	374.2/657.8=56.9%<60%
BUILDING SETBACK:	
FRONT:	3.0M
SIDE (STREET):	0.6M
SIDE:	1.2M
REAR (LANE):	1.2M
RESIDENTIAL UNITS:	10
GARAGE PARKING:	5 STALLS
MOBILITY STORAGE:	6

WASTE, RECYCLING AND ORGANICS: MOLOK BINS

NOTE:
ROOFTOP SOLAR PV PANELS:
SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRIC CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS"

MULCH

ASPHALT

GRASS

CEMENT BROOM FINISH

- MOTION SENSOR WALL-MOUNTED LIGHT
- LIGHT BULB HOLDER

LED Security Lights

MODEL OL-2HS

ORTECH
Product Specification Sheet



HIGHLIGHTS

- Has a sensor that enables it to be motion activated
- Helps detecting intrusions or other criminal activity on one's property
- LED Security Light with two heads available in 20W (10W per head) used for crime prevention with its environmental design

SPECIFICATIONS

Model	OL-2HS
Wattage	20W (10W per head)
Voltage	110-240V AC /50-60Hz
Lumens	2400 lmn (1200 lmn per head)
Beam Angle	100°
Lifetime	40000 hours
CRI	>70
Dimmable	No
Rating	Non-IC Rated, Both Indoor / Outdoor use, for Dry and Damp locations
Grade of Protection	IP 54
Sensor Detecting Range	Maximum 50ft (15m) front
Time on Adjustment	5s / 1min / 5min / 12min (Slide Switch)
Lux Settings	Night / Dusk / Day (Slide Switch)
Sensor Adjustment	Min / Mid / Max
Applications	Warehouses / Gymnasiums / Industrial spaces, etc.
Colour Temp.	5000K (Cool White)
Operating Temp.	-20°C ~ +50°C

info@ortechindustries.com
www.ortechindustries.com
13376 Comber Way
Surrey BC V3W 5V9
375 Admiral Blvd
Mississauga, ON L5T 2N1
1-888-543-6473
1-888-541-6474

675mm Storm Line

675mm Storm Line

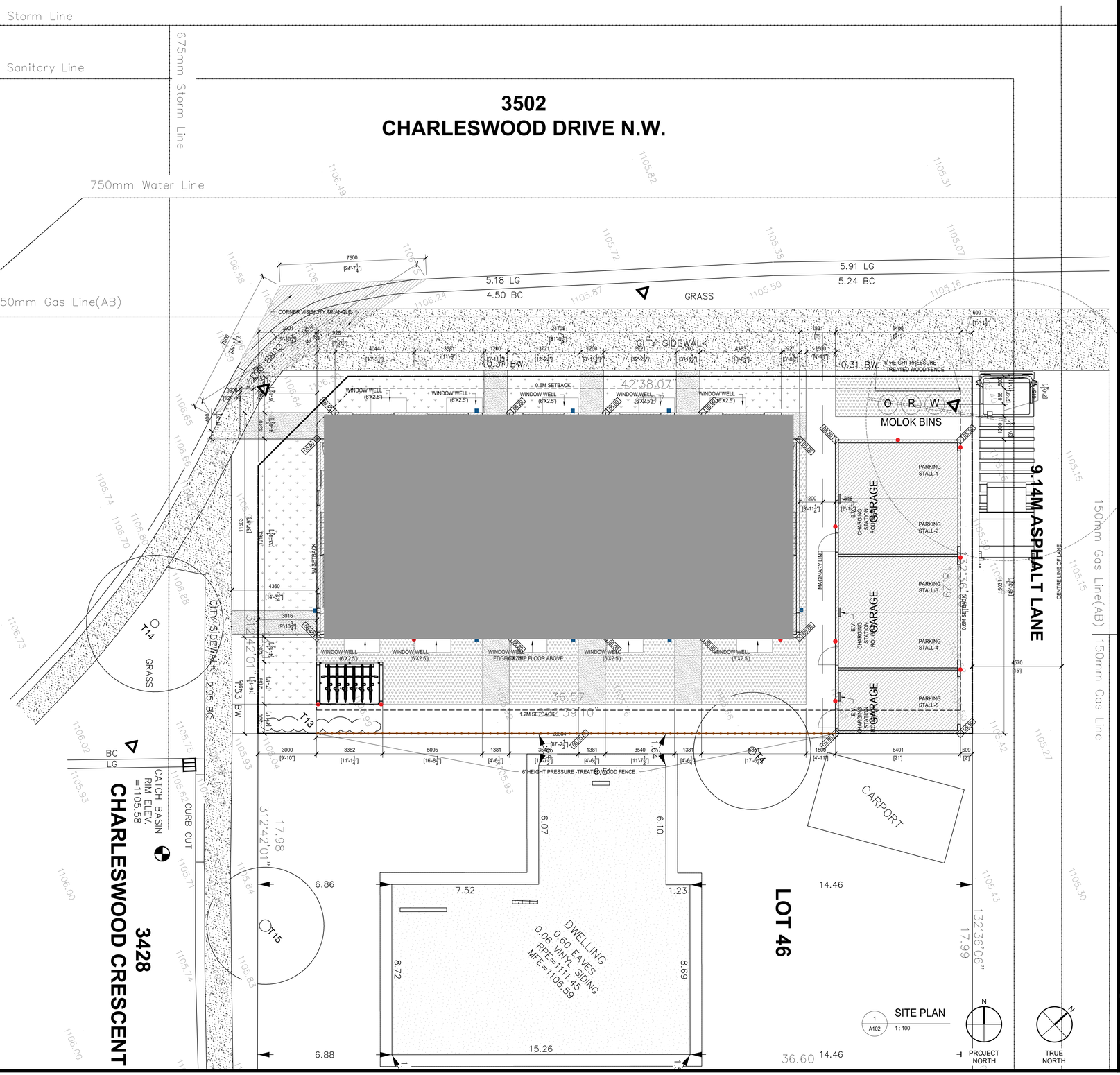
250mm Sanitary Line

675mm Storm Line

750mm Water Line

150mm Gas Line(AB)

3502
CHARLESWOOD DRIVE N.W.



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CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
SITE PLAN
&
PROJECT DATA

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A102

LANDSCAPING ANALYSIS - LOW WATER LANDSCAPING

THE LANDSCAPE DESIGN IS BASED ON ADAPTING LOW WATER IRRIGATION SYSTEM.AS PER SECTION 918 (1)&(4) OF THE CITY OF CALGARY BYLAW.

LANDSCAPE AREA W/ UNDERGROUND LOW WATER OPTION
REQUIRED: TOTAL SITE AREA=657.8M2
TOTAL LANDSCAPE AREA=266M2
SOFT LANDSCAPE AREA=163M2=61.3%
REQUIRED TREES: 658/110=6
REQUIRED SHRUBS: 658/110X3=18

	QUANTITY(NEW)	SIZE	LATIN NAME
DECIDUOUS TREES			
AMUR MAPLE	4	60mm CALIPER	ACER GINNALA
PINCHERRY	2	60MM CALIPER	PRUNUS PENSYLVANICA
CONIFEROUS TREES			
COLUMNAR COLORADO SPRUCE	3	2m HIGH	Picea Pungens "FASTIGIATA"
DECIDUOUS SHRUBS			
SNOWBERRY	9	600MM HEIGHT	Symphoricarpos
CONIFEROUS SHRUBS			
MUGO PINE	9	600mm SPREAD	PINUS MUGO

MULCH

ASPHALT

GRASS

CEMENT BROOM FINISH

- MOTION SENSOR WALL-MOUNTED LIGHT
- LIGHT BULB HOLDER

60mm CALIPER DECIDUOUS TREE (AMUR MAPLE)

60mm CALIPER DECIDUOUS TREE (PINCHERRY)

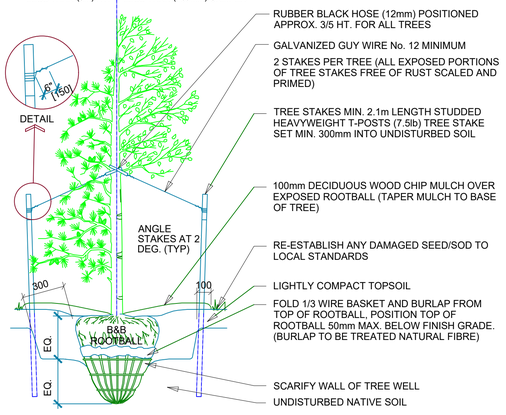
2000mm HIGH CONIFEROUS TREE

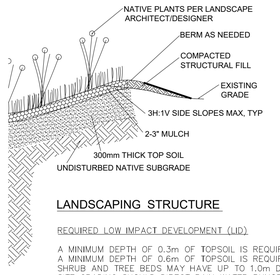
DECIDUOUS SHRUB (SNOWBERRY)

CONIFEROUS SHRUB

FEATHER REED GRASS

STANDARD TREE PLANTING





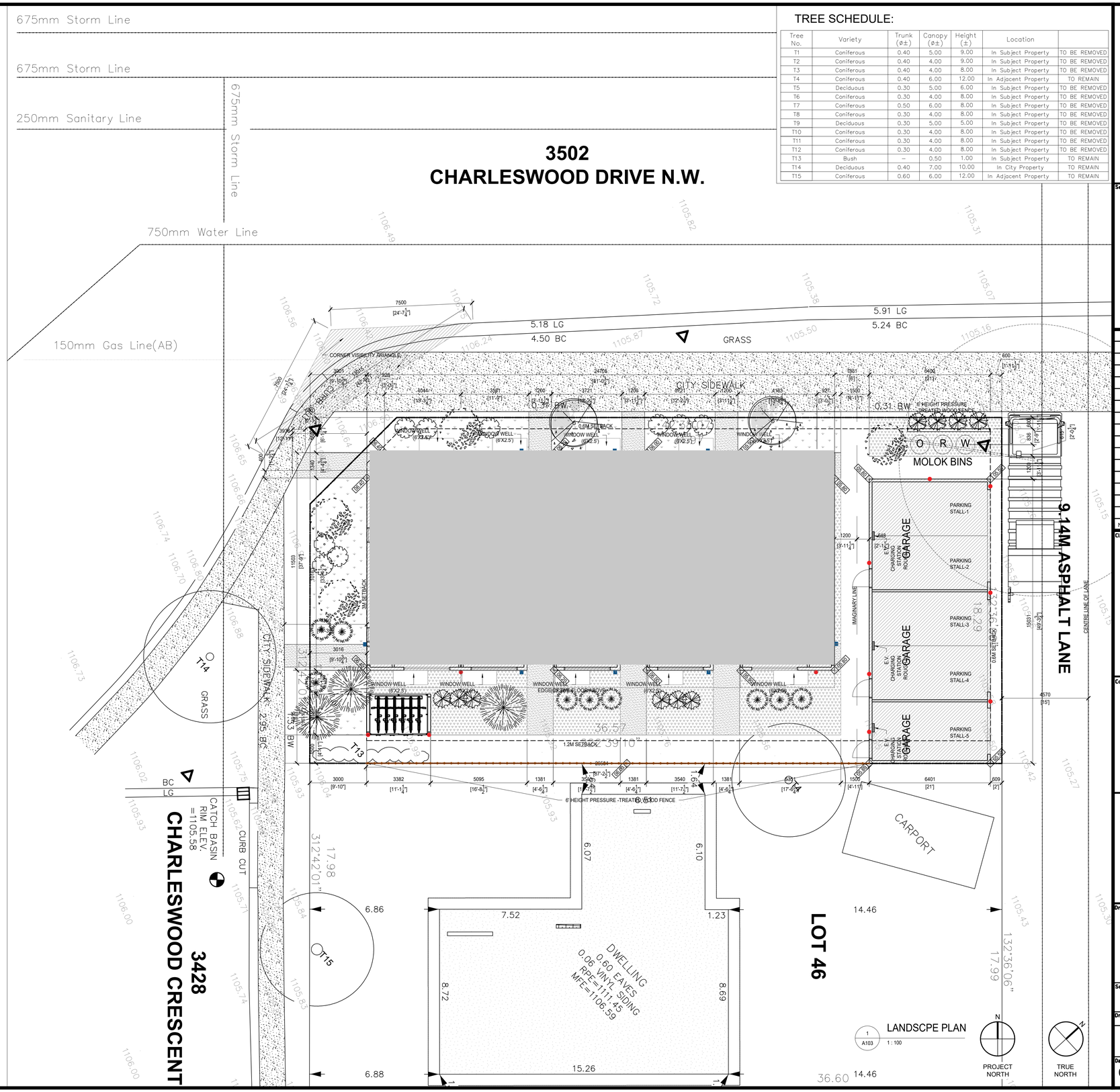
LANDSCAPING STRUCTURE

REQUIRED LOW IMPACT DEVELOPMENT (LID)

A MINIMUM DEPTH OF 0.3m OF TOPSOIL IS REQUIRED FOR SOD AREAS
A MINIMUM DEPTH OF 0.6m OF TOPSOIL IS REQUIRED SHRUB AND TREE BEDS
SHRUB AND TREE BEDS MAY HAVE UP TO 1.0m DEPTH OF TOPSOIL
SITE GRADING SHOULD DIRECT RAIN WATER RUNOFF TO PLANTS WITH HIGH WATER NEEDS TO REDUCE RELIANCE ON POTABLE WATER

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Coniferous	0.40	5.00	9.00	In Subject Property	TO BE REMOVED
T2	Coniferous	0.40	4.00	9.00	In Subject Property	TO BE REMOVED
T3	Coniferous	0.40	4.00	8.00	In Subject Property	TO BE REMOVED
T4	Coniferous	0.40	6.00	12.00	In Adjacent Property	TO REMAIN
T5	Deciduous	0.30	5.00	6.00	In Subject Property	TO BE REMOVED
T6	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T7	Coniferous	0.50	6.00	8.00	In Subject Property	TO BE REMOVED
T8	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T9	Deciduous	0.30	5.00	5.00	In Subject Property	TO BE REMOVED
T10	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T11	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T12	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T13	Bush	–	0.50	1.00	In Subject Property	TO REMAIN
T14	Deciduous	0.40	7.00	10.00	In City Property	TO REMAIN
T15	Coniferous	0.60	6.00	12.00	In Adjacent Property	TO REMAIN



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STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title: LANDSCAPE PLAN

Scale: AS NOTED

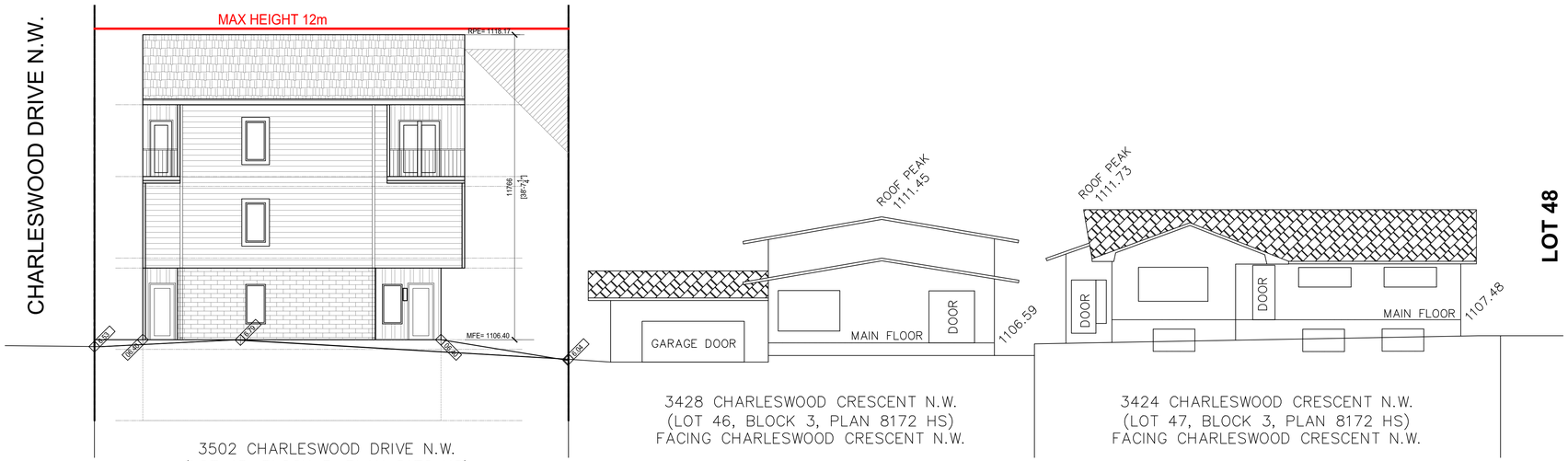
Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date: 05 Feb 2026

Phase No.: 0

Sheet No.: A103



1 / A104 STREETSCAPE
1 : 100

SOUTH WEST STREETSCAPE

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Drawing Title
STREETSCAPE

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No.
26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A104



1 A105 — GARAGE FLOOR PLAN
1 : 50

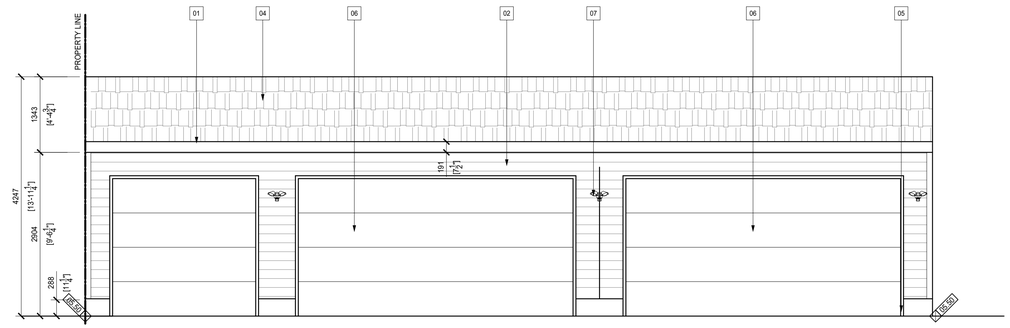
PROJECT NORTH

TRUE NORTH

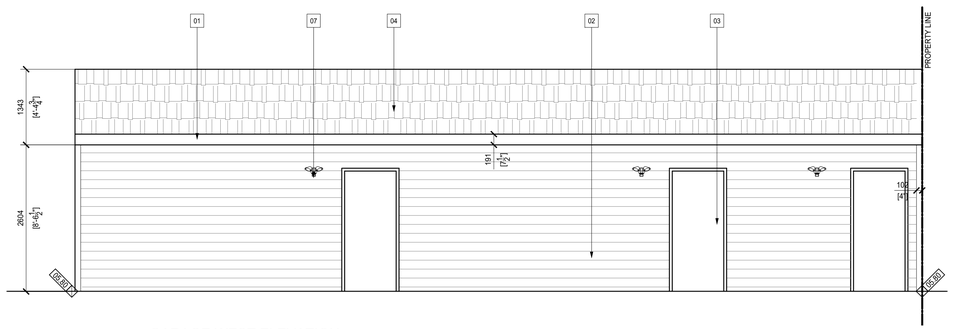


ELEVATION KEY NOTES

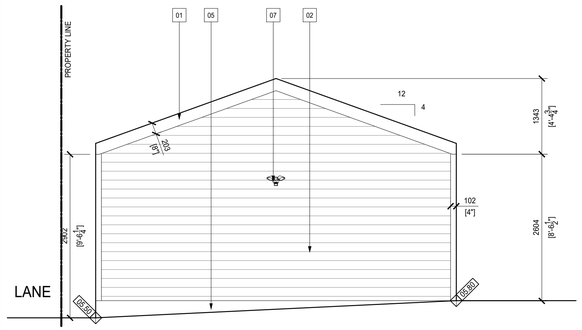
01	PRE FINISHED HARDIE BOARD COLOR LIGHT GREY
02	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
03	PRE FINISHED METAL CLAD EXTERIOR DOOR. COLOR LIGHT GREY
04	ASPHALT SINGLES, COLOR BLACK
05	CAST-IN-PLACE CONCRETE
06	GARAGE DOOR, COLOR LIGHT GREY
07	MOTION SENSOR WALL-MOUNTED LIGHT



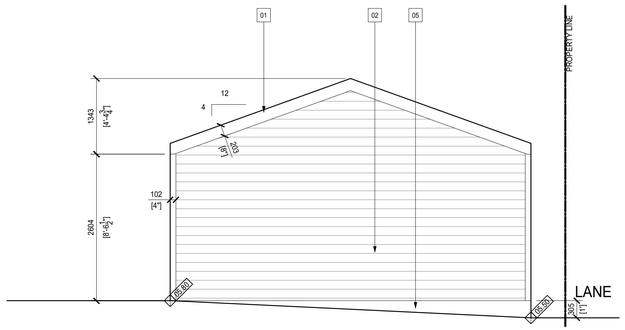
3 A105 — GARAGE EAST ELEVATION
1 : 50



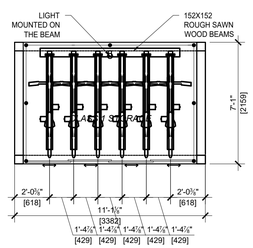
4 A105 — GARAGE WEST ELEVATION
1 : 50



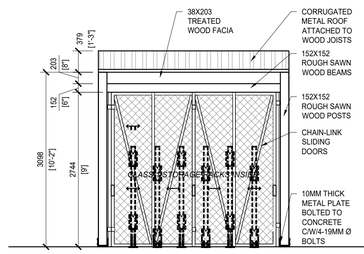
5 A105 — GARAGE NORTH SIDE ELEVATION
1 : 50



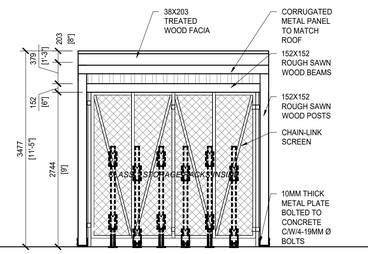
6 A105 — GARAGE SOUTH SIDE ELEVATION
1 : 50



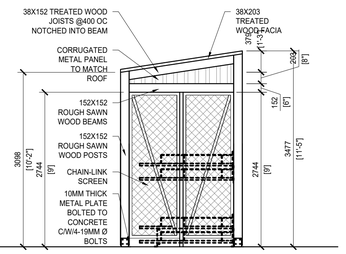
BIKE STORAGE PLAN



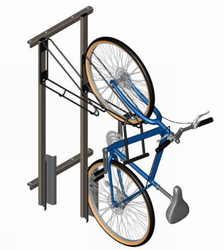
BIKE STORAGE FRONT ELEVATION



BIKE STORAGE BACK ELEVATION



BIKE STORAGE SIDE ELEVATION



7 A105 — CLASS 1 BIKE STORAGE
1 : 50

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3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title

GARAGE
AND
CLASS 1 BIKE STORAGE

Scale

AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A105



ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
05	BRICK, RUNNING BRICK PATTERN, GREY
06	WINDOWS: BLACK FRAMES W/ CLEAR GLAZE
07	PRE FINISHED METAL GUARD-RAIL, COLOR DARK GREY
08	PRE FINISHED EXTERIOR DOOR. COLOR DARK GREY
09	ASPHALT SINGLES, COLOR BLACK
10	CONCRETE PARGING
11	UNIT NUMBER, STAINLESS STEEL
12	EXTERIOR LIGHTING
13	PRE-FINISHED METAL RAINWATER GUTTER, COLOR WHITE
14	PRE-FINISHED METAL DOWNSPOUT, COLOR WHITE
15	PRE FINISHED HARDIE SHINGLE, COLOR LIGHT GREY

1 / A401 NORTH ELEVATION
SCALE 1/4"=1'-0"

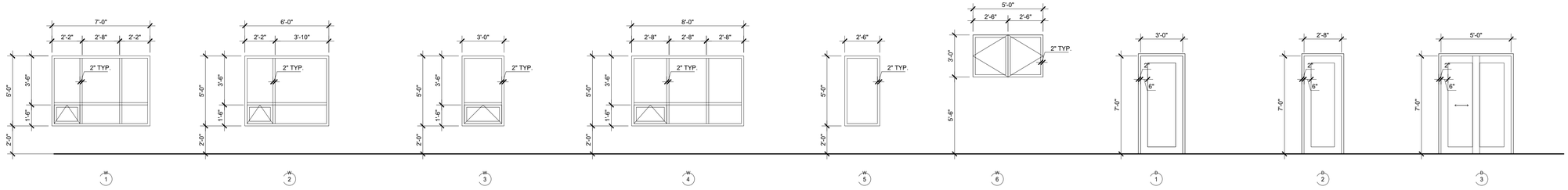
TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 485 SQFT=45.1M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 115 SQFT (23.7%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 480.2 SQFT=44.6M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 141SQFT (29.4%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 480.2 SQFT=44.6M2
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AREA: 115 SQFT (23.7%)



1 2 3 4 5 6 1 2 3

2 / A401 WINDOW SCHEDULES
SCALE 1/4"=1'-0"

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Drawing Title
BUILDING ELEVATIONS

Scale
AS NOTED

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Project No. 26104

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05 Feb 2026	0	A401



TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 485 SQFT=45.1M2
LIMITING DISTANCE= 4M
ALLOWED UNPROTECTED
OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 117.5 SQFT (24.2%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 480.2 SQFT=44.6M2
LIMITING DISTANCE= 4M
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AREA: 131 SQFT (27.3%)

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LIMITING DISTANCE= 4M
ALLOWED UNPROTECTED
OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 117.5 SQFT (24.2%)

1 / A402 SOUTH ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
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15	PRE FINISHED HARDIE SHINGLE, COLOR LIGHT GREY

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Drawing Title
BUILDING ELEVATIONS

Scale
AS NOTED

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Project No.
26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A402

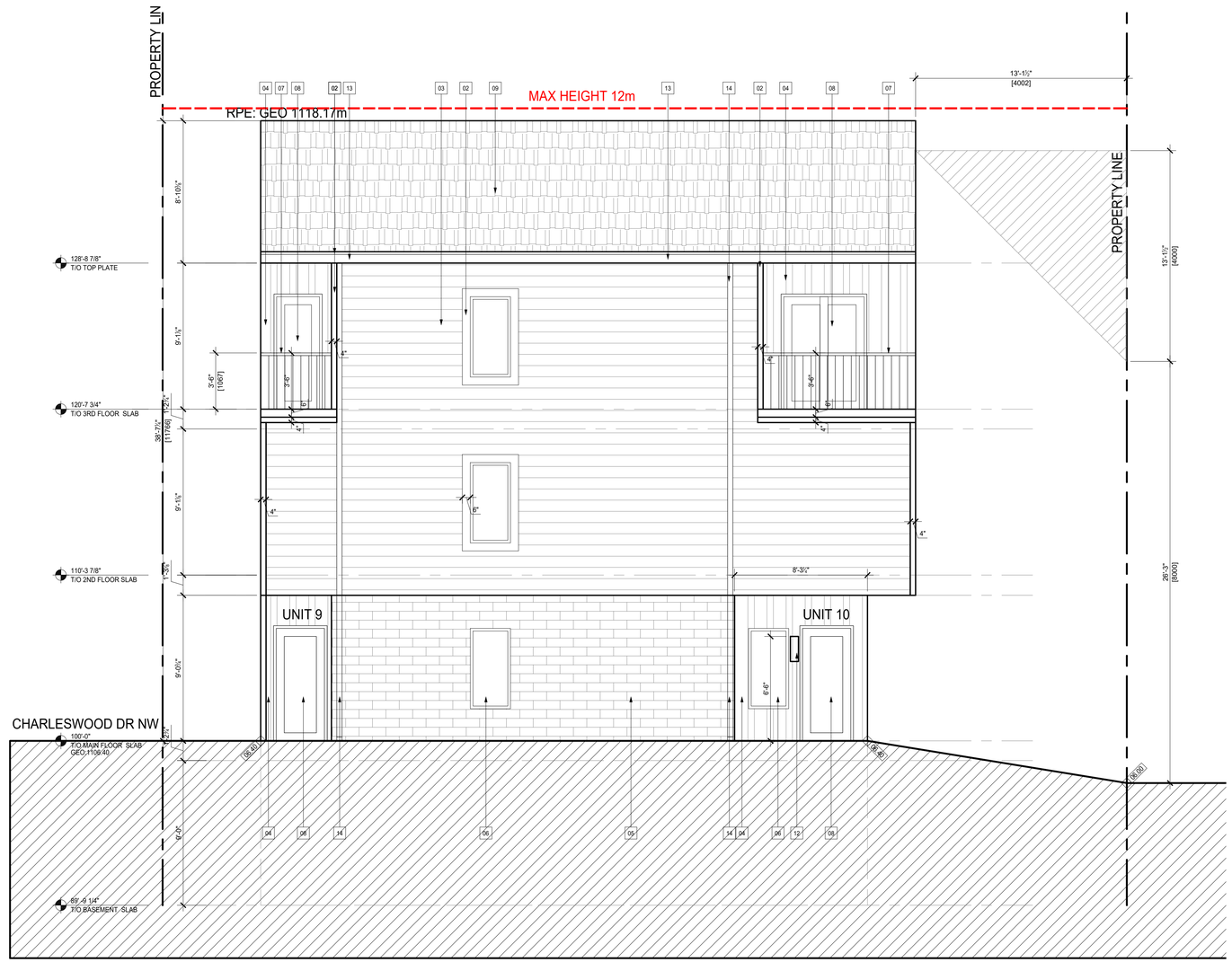


TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 1184.3 SQFT=110M2
FACING STREET
ALLOWED UNPROTECTED
OPENING AREA: 100%
PROPOSED UNPROTECTED
OPENING
AREA: 145.7 SQFT (12.3%)

1 / A403 WESTSIDE ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
05	BRICK, RUNNING BRICK PATTERN, GREY
06	WINDOWS: BLACK FRAMES W/ CLEAR GLAZE
07	PRE FINISHED METAL GUARD-RAIL, COLOR DARK GREY
08	PRE FINISHED EXTERIOR DOOR. COLOR DARK GREY
09	ASPHALT SINGLES, COLOR BLACK
10	CONCRETE PARGING
11	UNIT NUMBER, STAINLESS STEEL
12	EXTERIOR LIGHTING
13	PRE-FINISHED METAL RAINWATER GUTTER, COLOR WHITE
14	PRE-FINISHED METAL DOWNSPOUT, COLOR WHITE
15	PRE FINISHED HARDIE SHINGLE, COLOR LIGHT GREY

PENG ARCHITECTURE & CONSULTING LTD.
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Seal

No.	Date	Revision
0	2026-2-20	Issued for DP APPLICATION

Client

Consultant

STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
BUILDING ELEVATIONS

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A403

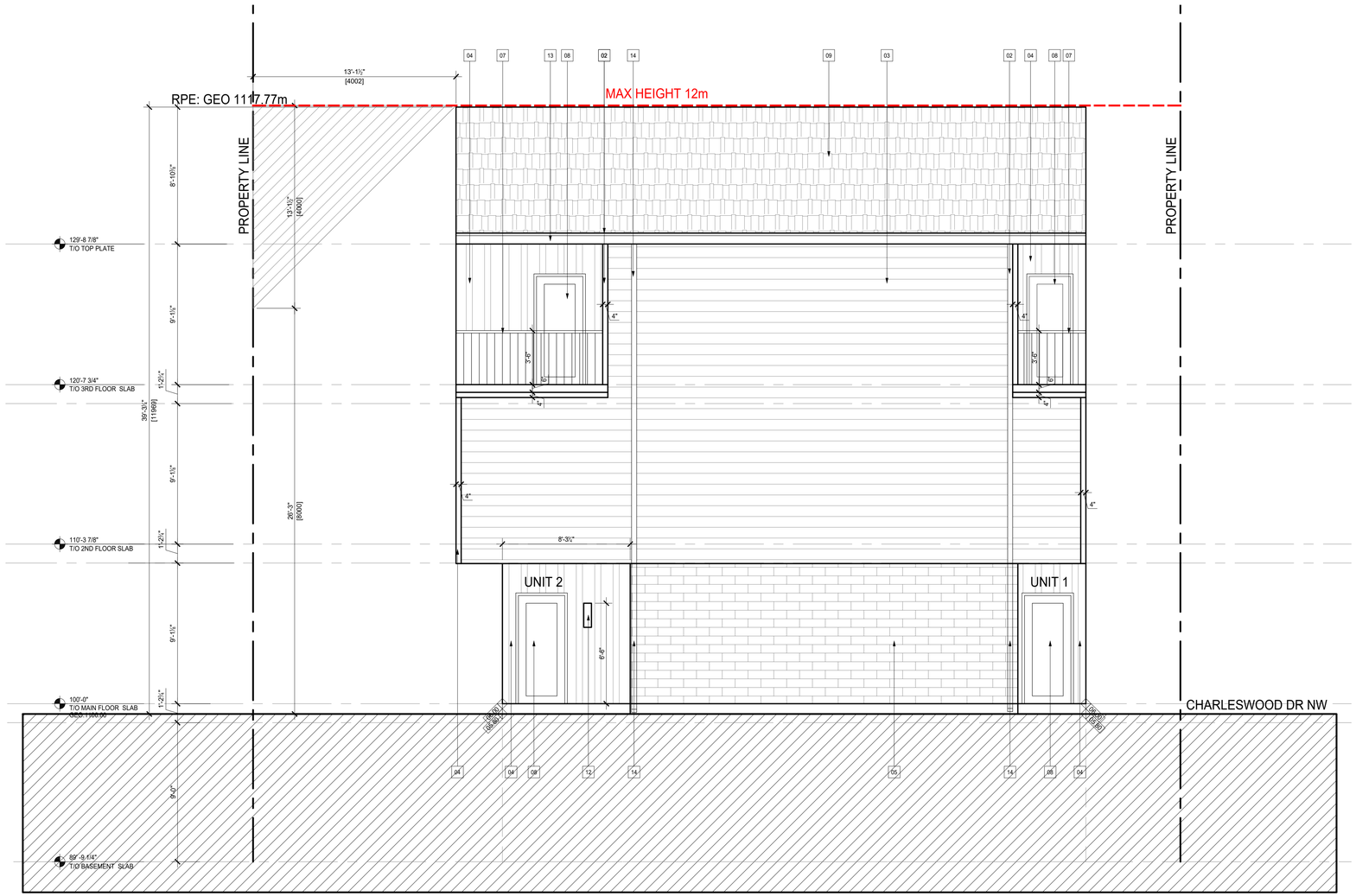


TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 1184.3 SQFT=110M2
LIMINITING DISTANCE= 1.2M
ALLOWED UNPROTECTED OPENING AREA: 7%
PROPOSED UNPROTECTED OPENING
AREA: 81.7SQFT (6.9%)

1 / A404 EAST SIDE ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
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