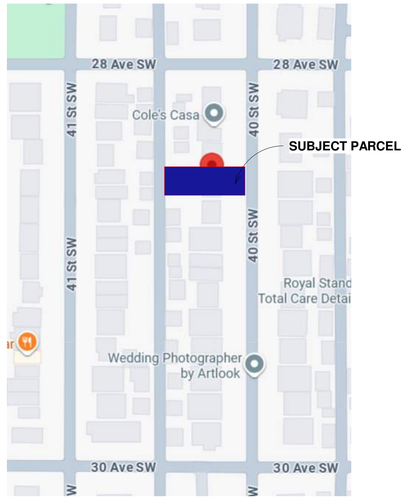
PROPOSED SINGLE-DETACHED DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A001	Title Page
A002	Site / Block Plan
A101	Basement Floor Plan
A102	Main Floor Plan
A103	Second Floor Plan
A104	Roof Plan
A201	North Elevation
A202	South Elevation
A203	East & West Elevations
A301	Building Section
D01	Demolition Site Plan





1 / A001 East Street Scape

SCALE: 1/16" = 1'-0"

DATE	No.	REVISION	BY

PROJECT

Proposed Semi-Detached Dwelling Development

2815 40 St S.W., Calgary, AB

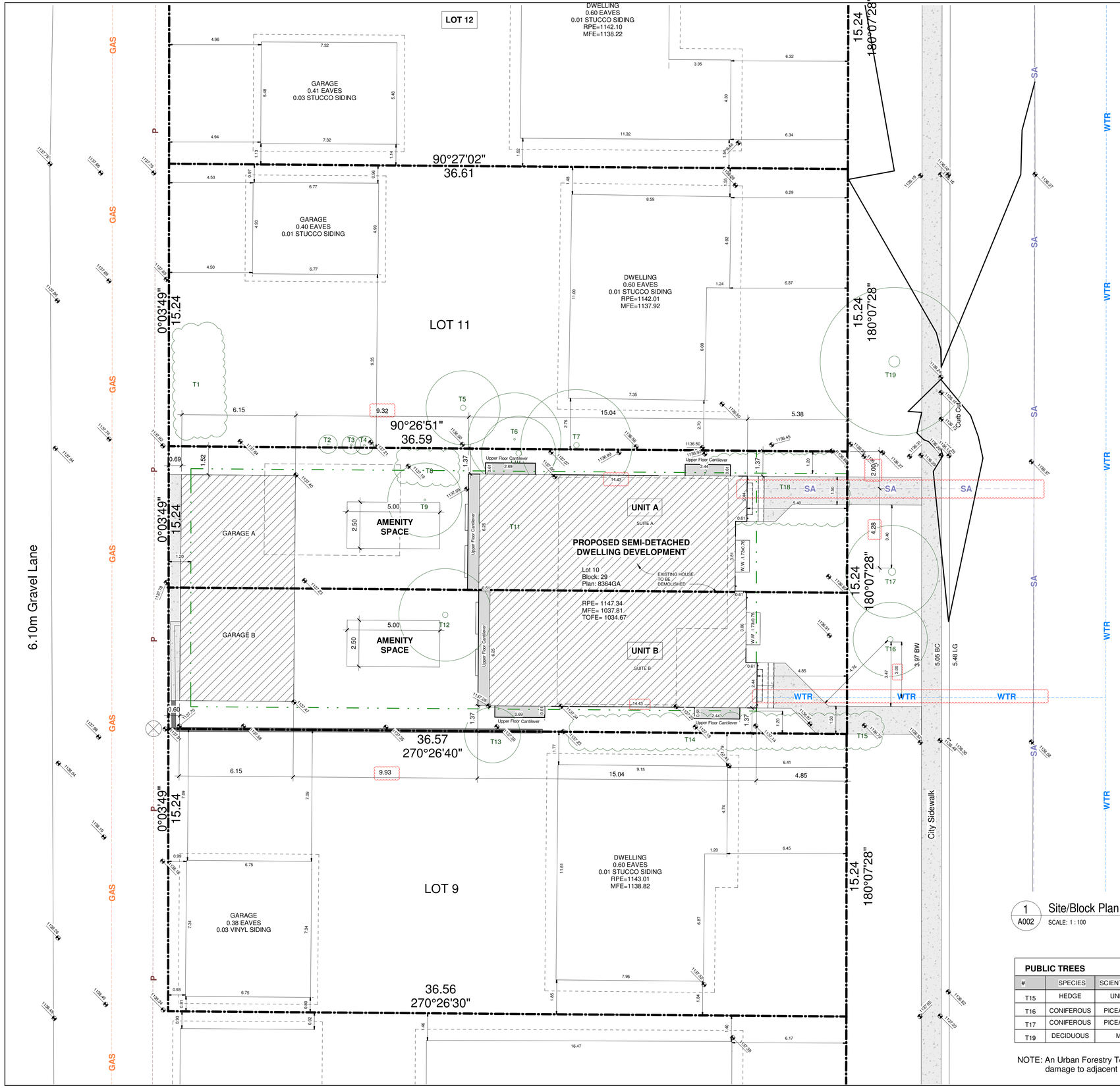
CLIENT

Owner

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DATE	10/15/2026 9:19:43 PM		

Title Page

A001



1 A002 Site/Block Plan
SCALE: 1 : 100

N

MUNICIPAL ADDRESS
2815 40 St S.W., Calgary, AB

LEGAL DESCRIPTION
LOT 10, BLOCK 29, PLAN 8364 GAR

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL AREA
557.48 m² (6000.6 ft²)

PROPOSED DENSITY
2 units / 0.055747 Ha = 35.9 U/Ha

DATE	No.	REVISION	BY
Oct 15, 2026	2	DR2	
Sep 1, 2026	1	DR	

BUILDING UNIT AREAS

NAME	SQ.FT	SQ.M.
UNIT A		
MAIN FLOOR	900.92	83.70
SECOND FLOOR	1012.46	94.06
TOTAL AREA	1913.38	177.76
SUITE A		
BASEMENT	862.17	80.10
UNIT 2		
MAIN FLOOR	900.92	83.70
SECOND FLOOR	1012.46	94.06
TOTAL AREA	1913.38	177.76
SUITE 2		
BASEMENT	862.17	80.10
GARAGE		
TOTAL AREA	806.67	74.94
ABOVE GRADE	3826.76	355.52
BELOW GRADE	1724.34	160.20

PUBLIC TREES

#	SPECIES	SCIENTIFIC NAME	TRUNK(±)	CANOPY(±)	HEIGHT(±)	STATUS	LOCATION
T15	HEDGE	UNKNOWN	-	2.00	1.50	TO BE REMOVED	IN CITY PROPERTY
T16	CONIFEROUS	PICEA GLAUCA	0.30	4.00	7.00	RETAIN	IN CITY PROPERTY
T17	CONIFEROUS	PICEA GLAUCA	0.40	5.00	8.00	RETAIN	IN CITY PROPERTY
T19	DECIDUOUS	MALUS	0.60	8.00	6.00	RETAIN	IN CITY PROPERTY

NOTE: An Urban Forestry Technician must be on-site,with confirmed meeting, to mitigate possible root damage to adjacent public trees during walkway installation and deep service installation.

NINES
DESIGN & VISUALIZATION

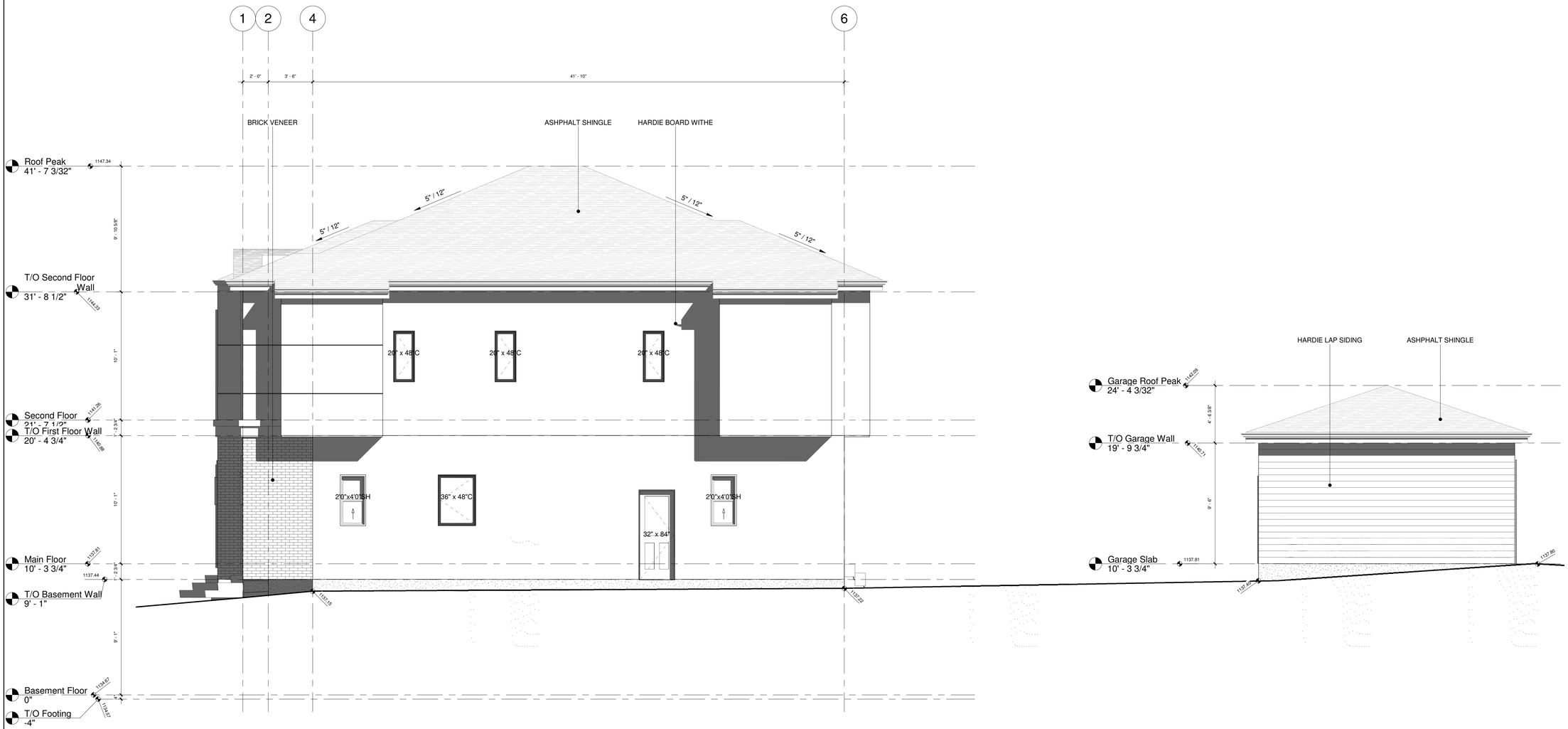
PROJECT
Proposed Semi-Detached Dwelling Development
2815 40 St S.W., Calgary, AB

CLIENT
Owner

PROGRESS		DP	
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Site / Block Plan

A002



1 A201 North Elevation
SCALE: 1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling Development

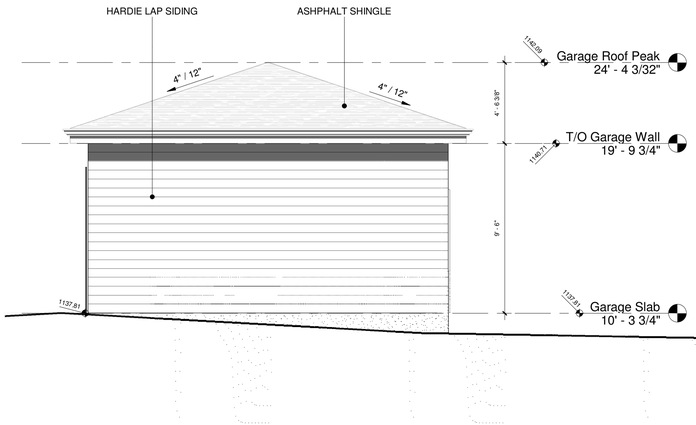
2815 40 St S.W., Calgary, AB

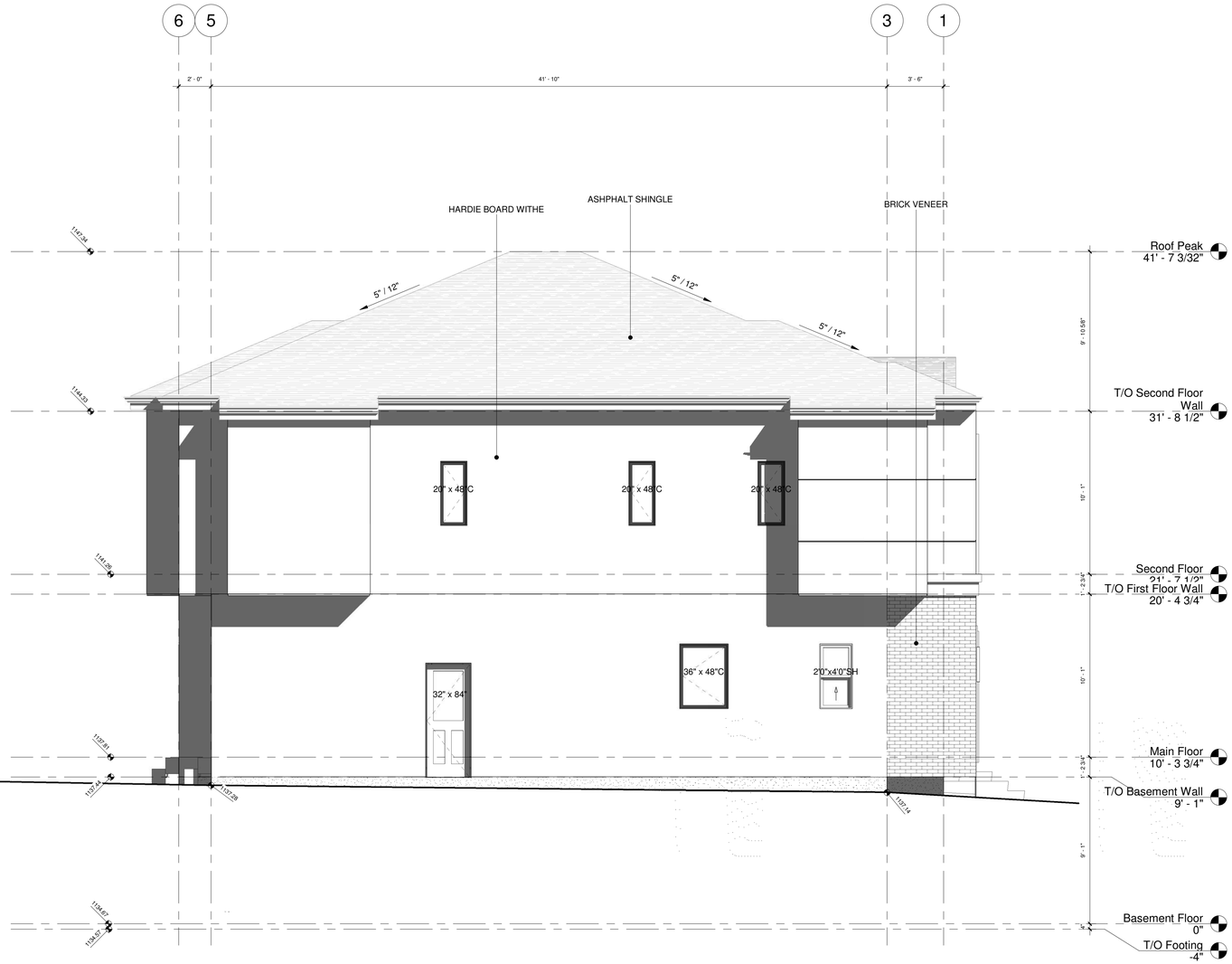
CLIENT
Owner

PROGRESS	DP		
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DRAWN	JP	CHECKED	TB
FILE	20260506		
DATE	10/15/2026 9:19:48 PM		

North Elevation

A201





1 A202 South Elevation
SCALE: 1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling Development
2815 40 St S.W., Calgary, AB

CLIENT
Owner

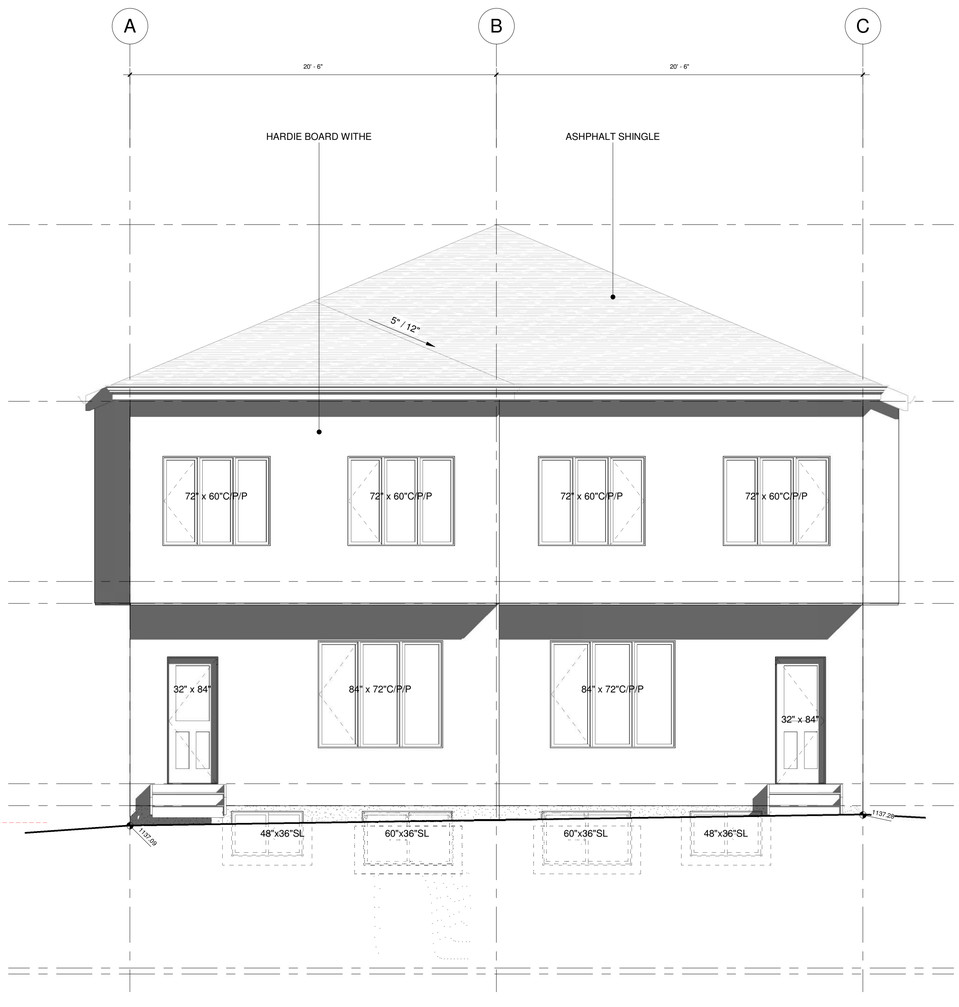
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FILE	20260506		
DATE	10/15/2026 9:19:50 PM		

South Elevation

A202



1 A203 East Elevation
SCALE: 1/4" = 1'-0"



2 A203 West Elevation
SCALE: 1/4" = 1'-0"

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

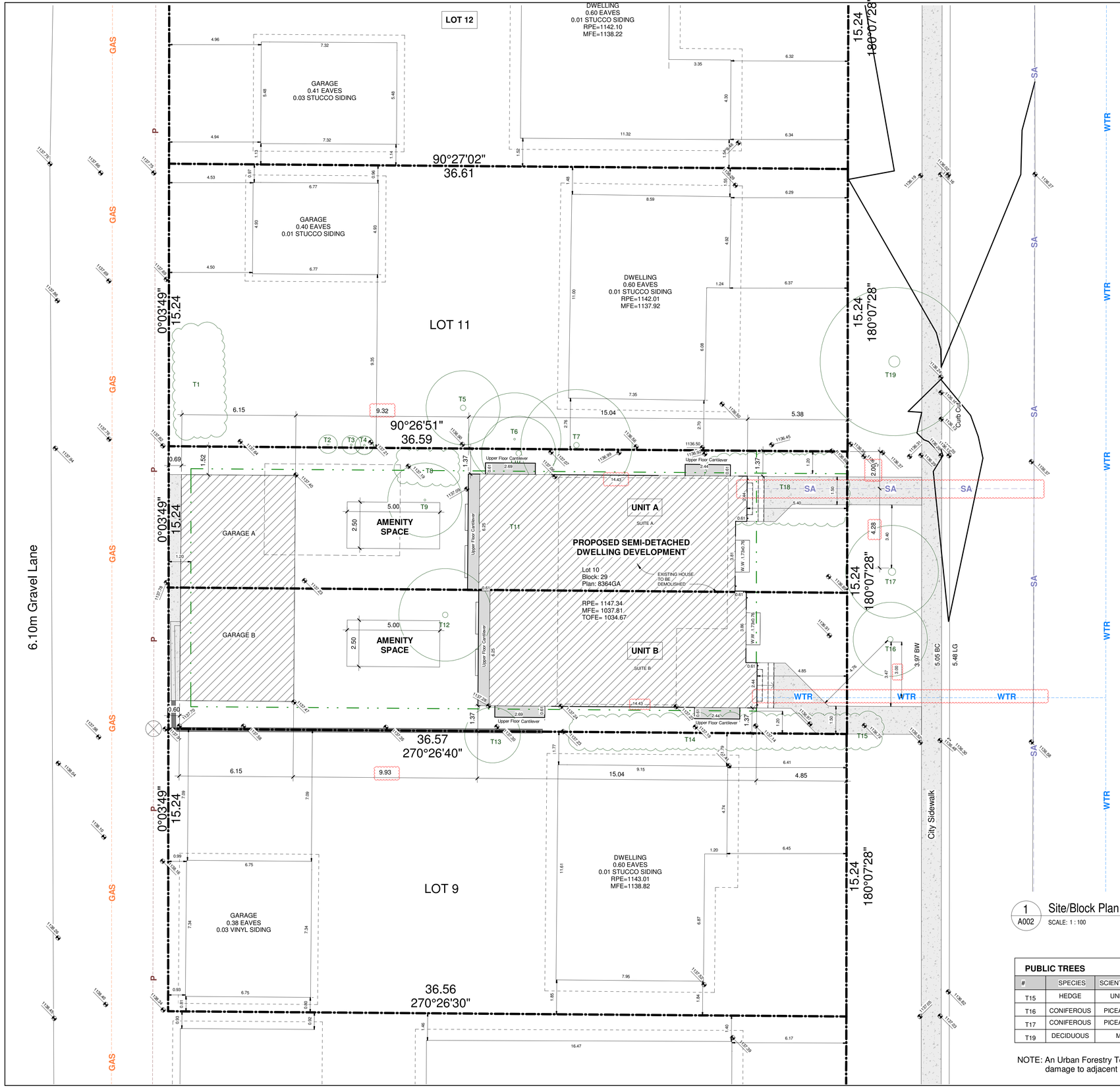
PROJECT
Proposed Semi-Detached Dwelling Development

2815 40 St S.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	JP	CHECKED	TB
FILE	20260506		
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East & West Elevations
A203



1 A002 Site/Block Plan
SCALE: 1 : 100

N

MUNICIPAL ADDRESS
2815 40 St S.W., Calgary, AB

LEGAL DESCRIPTION
LOT 10, BLOCK 29, PLAN 8364 GAR

LAND USE DESIGNATION
R-CG Residential - Grade-Oriented Infill

PARCEL AREA
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NINES
DESIGN & VISUALIZATION

PROJECT
Proposed Semi-Detached Dwelling Development
2815 40 St S.W., Calgary, AB

CLIENT
Owner

PROGRESS		DP	
SCALE		As indicated	
DRAWN	JP	CHECKED	TB
FILE	20260506		
DATE	10/15/2026 9:19:44 PM		

Site / Block Plan

A002