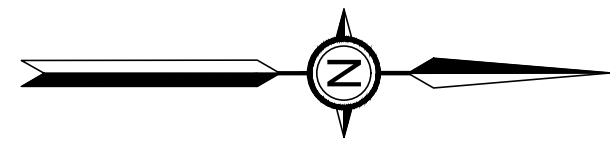
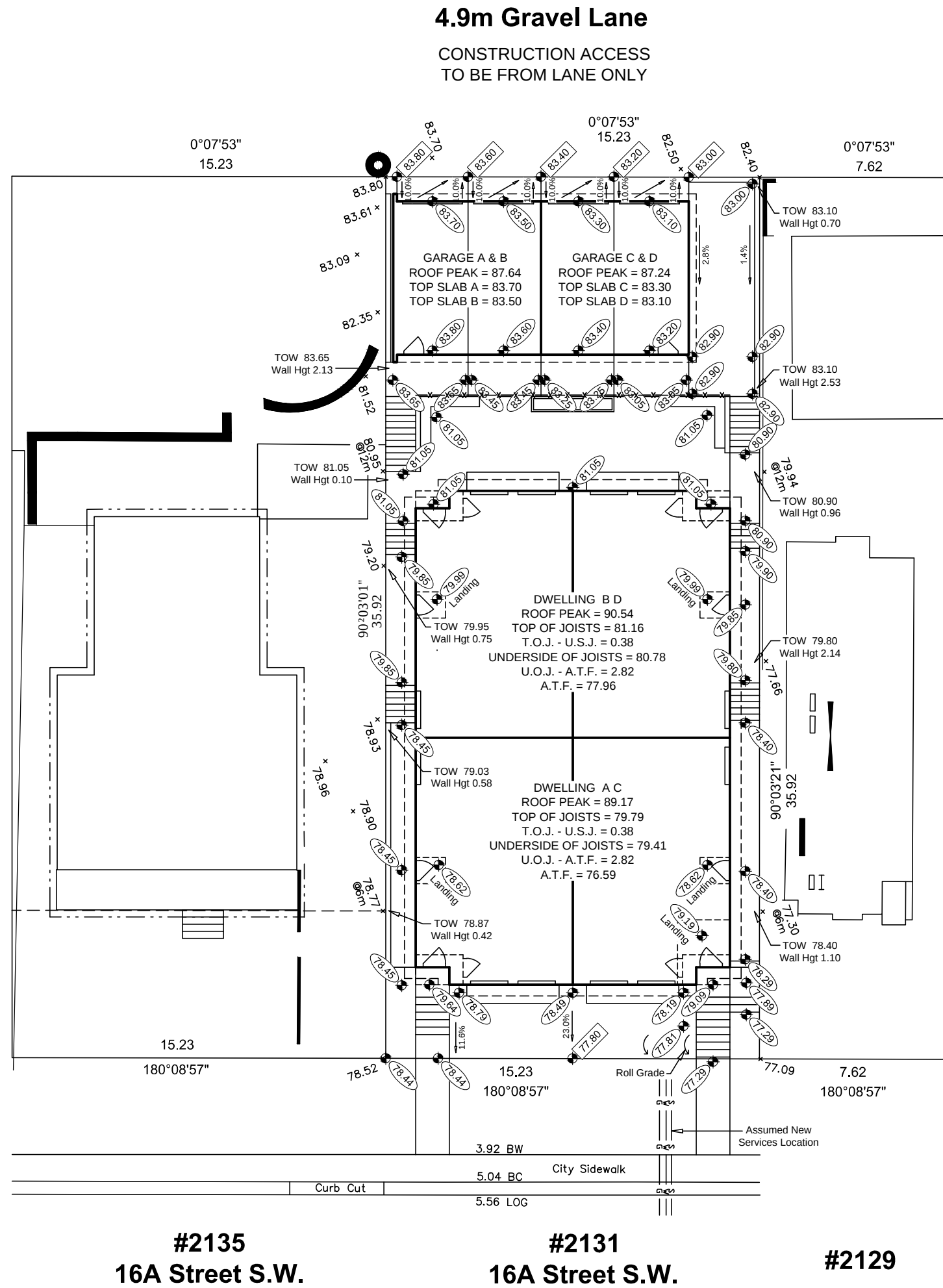
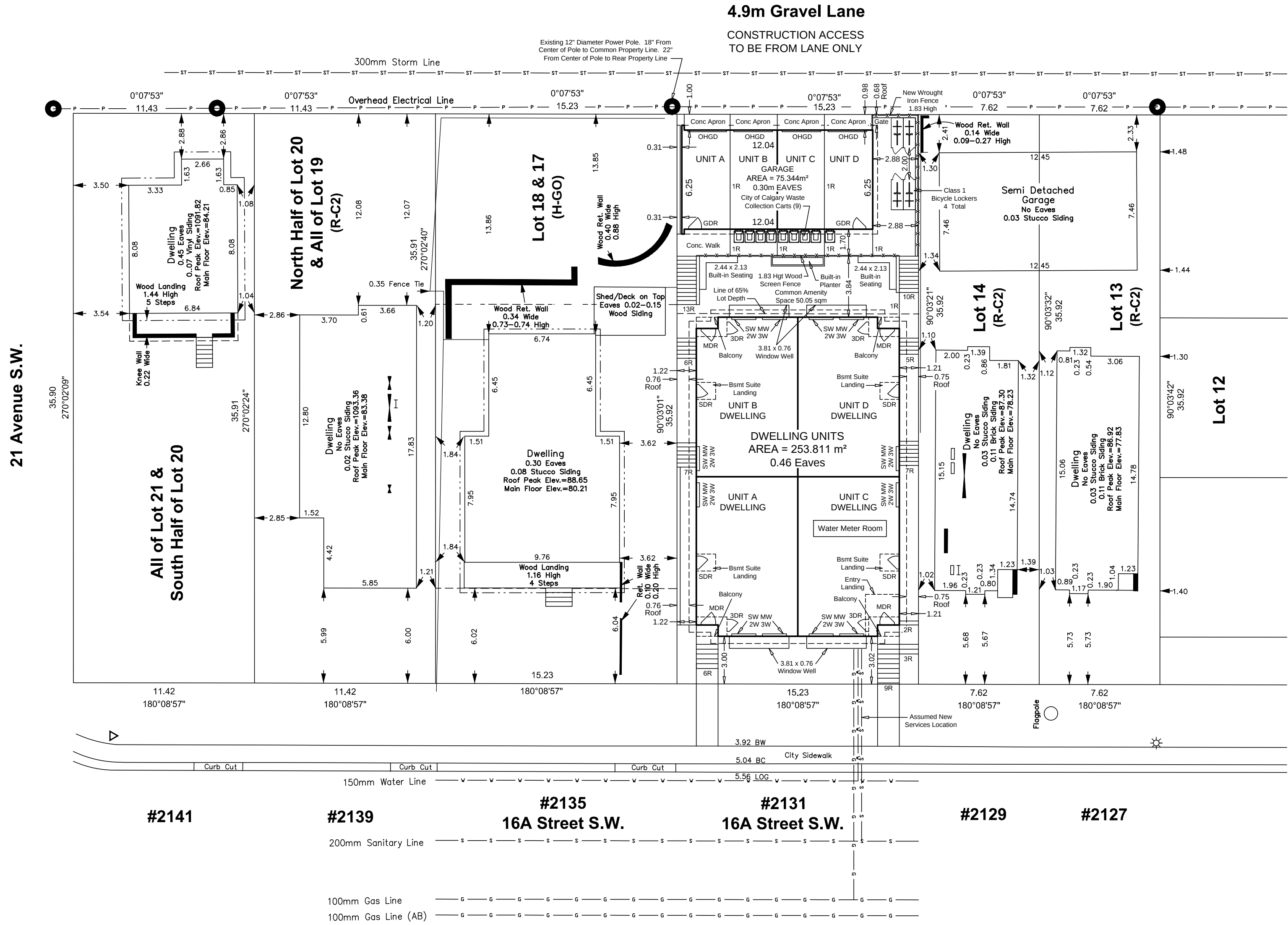




NEW BLOCK PLAN

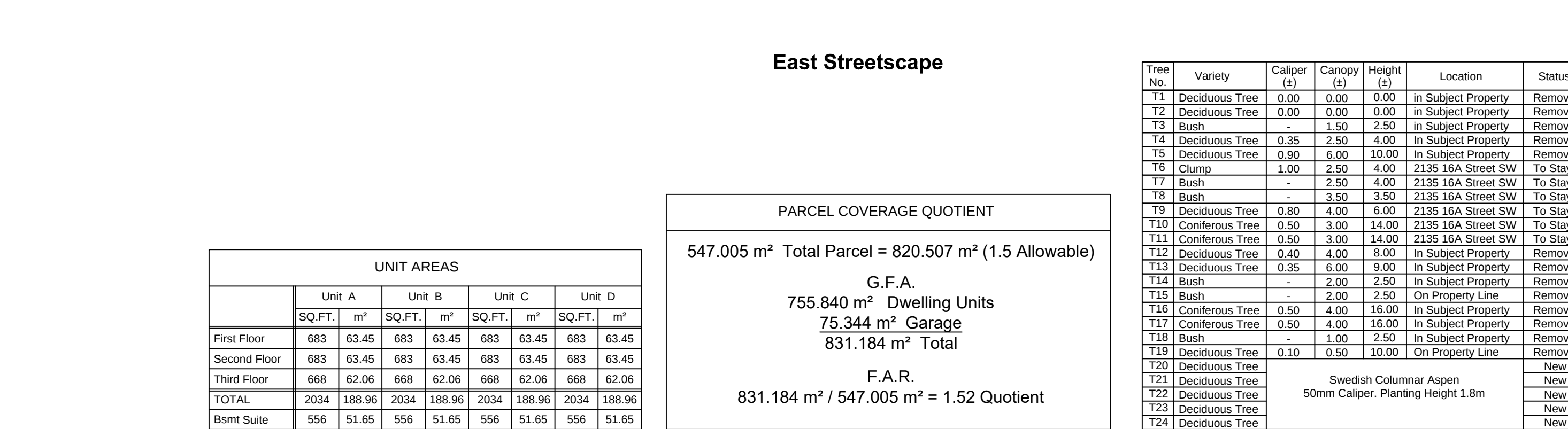
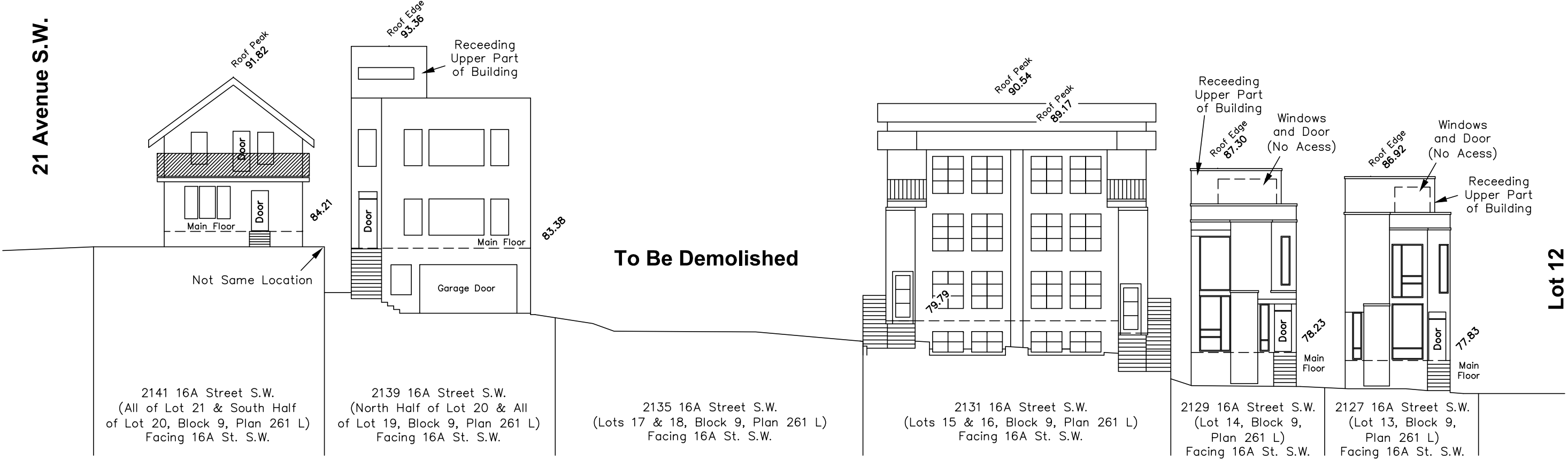


GRADES



LANDSCAPING

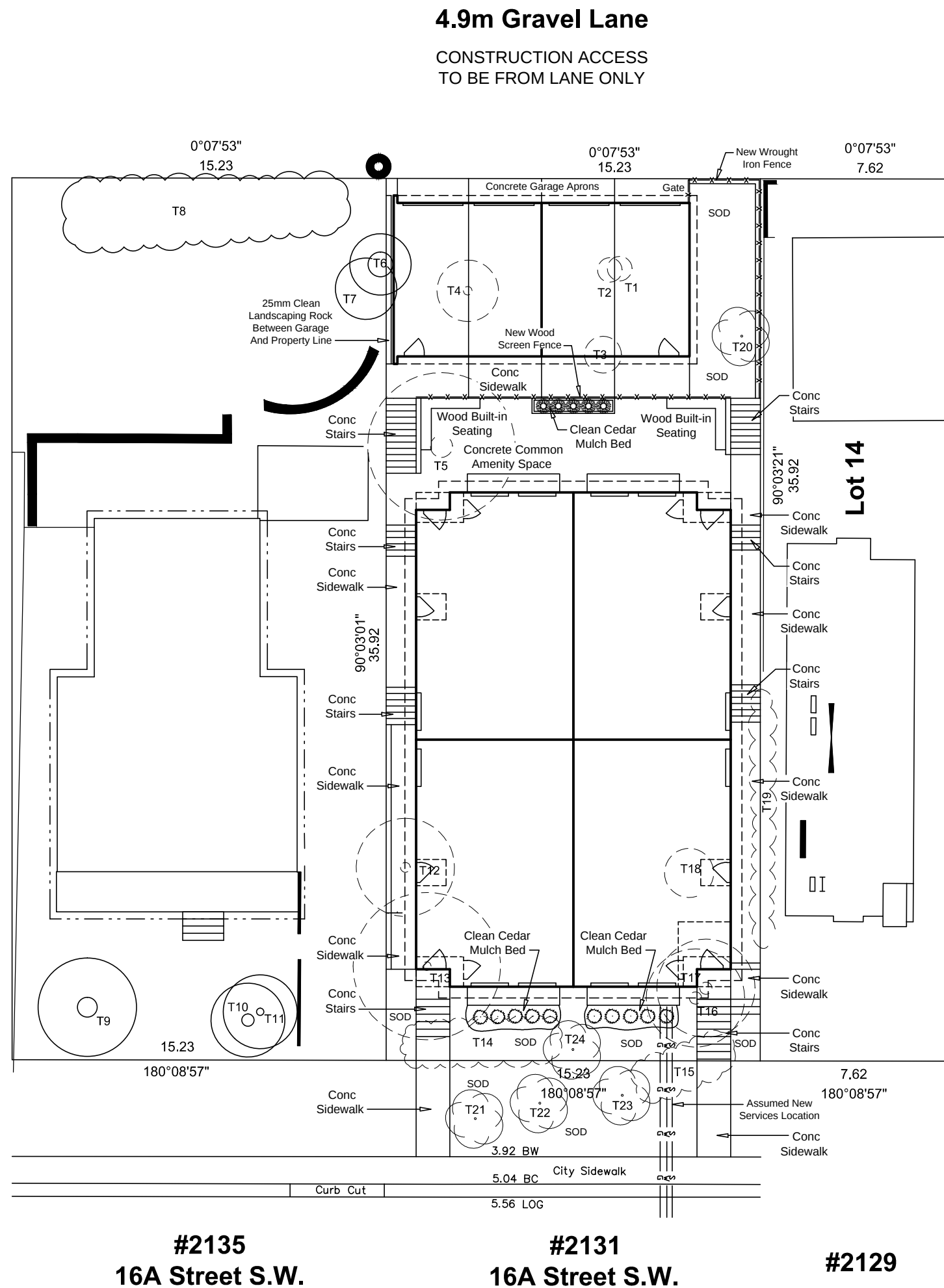
NEW STREETSCAPE



GENERAL NOTES	
1)	All Soft Landscaping Areas Will Be Equipped With A Low Water Irrigation System
2)	All Waste And Recycling Carts To Be Securely Stored On Site
3)	All Waste And Recycling Carts For Basement Suites To Be Stored Securely On Site Each Individual Resident Will Be Responsible To Put The Carts Out On Collection Days
4)	Address Signage To Consist Of Individual Numbering On The Front Of Each Unit. Additional Directional Signage To Be Provided On Plaques Located On The Front And Rear Of The Dwelling Units

LANDSCAPING	
Parcel Area :	547.005 m ²
Non Landscaping Area :	Garage & Access 87.106 m ² Dwelling Units 253.811 m ²
Landscaping Area Provided :	206.088 m ²
Required Soft Landscaping	61.928 m ² = 30% of Landscaping Total
Actual Soft Landscaping Area Provided :	62.869 m ²

LANDSCAPE NEW PLANTING SCHEDULE				
TYPE	NAME	SIZE	QTY	TOTAL
	Deciduous Tree Populus Tremula Erecta Swedish Columnar Aspen	0.50mm Caliper Minimum	5	5 Trees
	Shrub Pinus Mugo Pumilio Dwarf Mugo Pine	600mm Spread	10	15 Shrubs
	Shrub Juniperus Sabina Calgary Carpet Juniper	600mm Spread	5	
All Sod Areas To Be A Drought Tolerant Grass Species				
All Shrubs And Trees To Have A Minimum Of 75mm Depth Of Clean Cedar Mulch				



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DEVELOPMENT PERMIT PROPOSED PLAN

Horizon Land Surveys Inc.

130 Bowmire Centre N.W.
Calgary, Alberta, T3B 5M5

File No.: 230928
Surveyed: JS/AO

Date: 02/Nov/2023
Drawn: LZ/EM

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P. 403-775-4171
F. 403-775-4171

SURVEYOR LEGEND	
Subject Property Line	Light Pole
Right of Way Line	Manhole
Eave Line	Catch Basin
Fence Line	Water Valve
Sanitary Line	Gas Valve
Storm Line	Sign
Water Line	Fire Hydrant
Gas Line	Existing Tree Removed
A.G.T. Line	Tree
Overhead Wire	Building (Dwelling/Garage/Shop/Sheed/Shelter) Hatch
Door	Cantilever Hatch
Second Fl Window	Deck/Balcony Hatch (Regardless Material)
Main Fl Window	Parti/Post/Walkway/Landing/Step (Regardless Material)
Bmt Floor Window	Power Pole
Calculation points	Wall/Pillar/Post Hatch
Power Pole	Roof Hatch
Power Anchor	

- Distances are in Ground and Are Shown in Metres and Decimals Thereof.
- Distances are on the ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 190488.
- Spot elevations (+1000) are shown thus: $\begin{matrix} 10.00 \\ \nearrow \\ 10.00 \end{matrix}$ Existing $\begin{matrix} 10.00 \\ \nearrow \\ 10.00 \end{matrix}$ New $\begin{matrix} 10.00 \\ \nearrow \\ 10.00 \end{matrix}$ Interpolated
- The Certificate of Title 211 125 827 which was searched on the 15th Day of August, 2023 and includes the following instruments:
Encroachment Agreement No. 211 006 480
Mortgage No. 211 125 828
Caveat No. 211 125 829
- The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 254 & 264 in Sec.08-Twp.24-Rge.1-W5M

(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.)

GEODETTIC ELEVATIONS ARE SHOWN THUS:	
EXISTING ELEVATIONS:	+45.88 = 1045.88 METERS
PROPOSED ELEVATIONS:	+45.88 = 1045.88 METERS
INTERPOLATED ELEVATIONS:	+45.88 = 1045.88 METERS

CLIENT

GREEN TECHPRO HOMES
CUSTOM 4 PLEX

MUNICIPAL ADDRESS
2131 16A STREET S.W.

LEGAL DESCRIPTION
LOT 15 & 16, BLOCK 9, PLAN 261 L
WITHIN THE
254 & 264 IN SEC. 8, TWP. 24, RGE. 1, W. 5TH M.

COMMUNITY
BANKVIEW

LAND USE DESIGNATION
H-GO
HOUSING - GRADE ORIENTED DISTRICT

LOT COVERAGE CALCULATION
LOT AREA 547.005 m²
HOUSE AND GARAGE 329.155 m²
TOTAL COVERAGE 60.17 %

LOT AREA PROVIDED BY THE REGISTERED ALBERTA LAND SURVEYOR. HOUSE AND GARAGE AREA INCLUDES ALL DECK AND PORCH AREAS COVERED BY A ROOF.

SQUARE FOOTAGE

MAIN FLOOR 2732
SECOND FLOOR 2732
THIRD FLOOR 2672
TOTAL GARAGE 8136
BASEMENT SUITE 811
2224

JOB

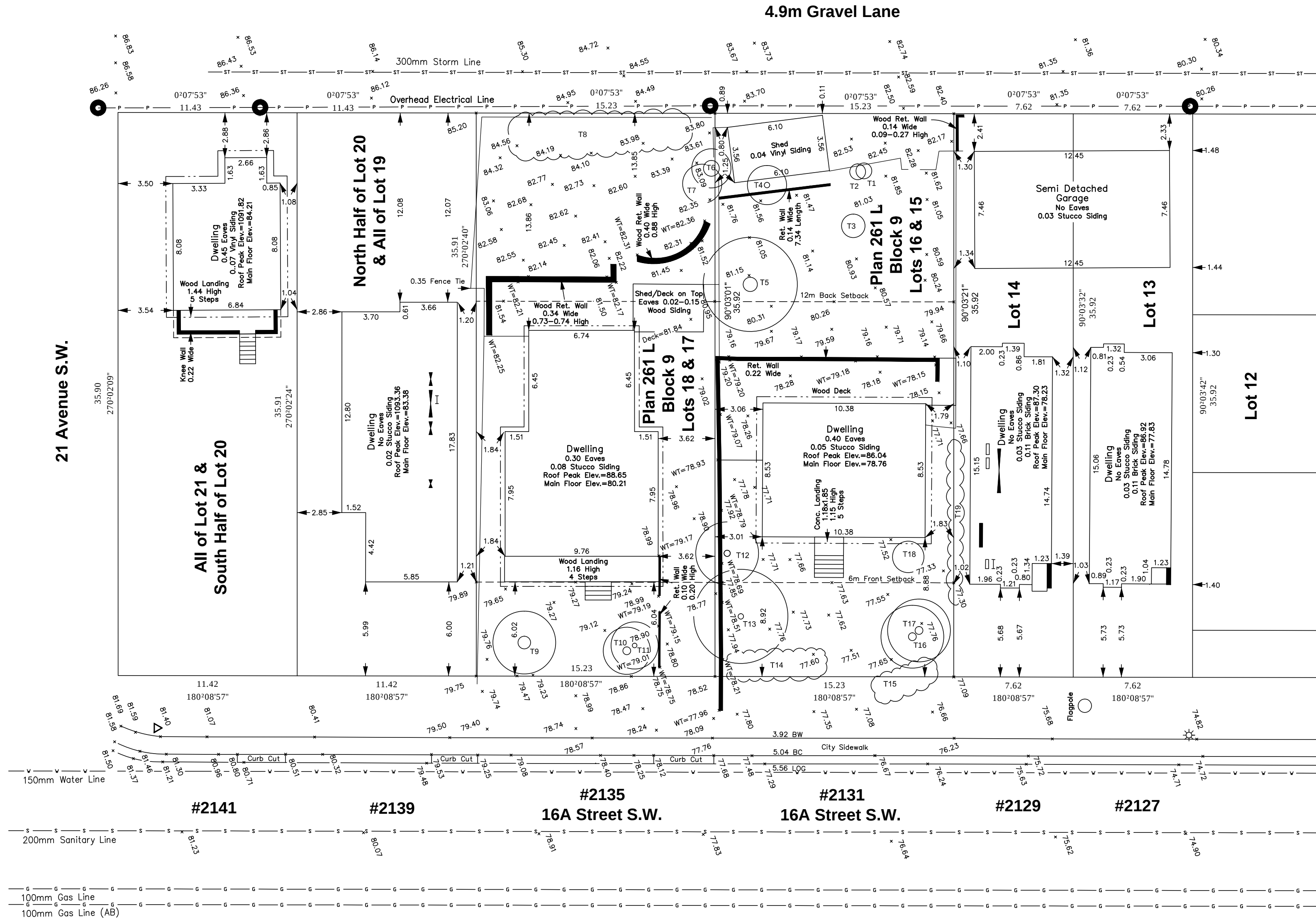
26-012

PERMIT NUMBER
DP2026 - ****

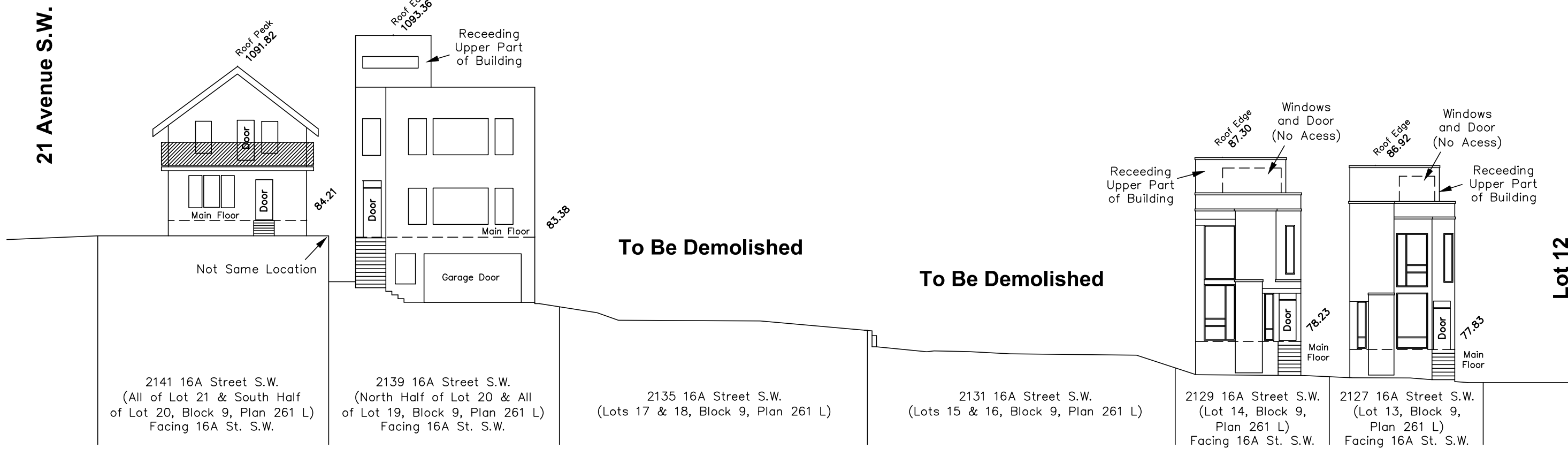
SHEET
1 OF 3

JUNE 23, 2026

EXISTING BLOCK PLAN



EXISTING STREETSCAPE



East Streetscape

Tree No.	Variety	Caliper (cm)	Canopy (m)	Height (m)	Location
T1	Deciduous Tree	0.00	0.00	0.00	In Subject Property
T2	Deciduous Tree	0.00	0.00	0.00	In Subject Property
T3	Bush	-	1.50	2.50	In Subject Property
T4	Deciduous Tree	0.35	2.50	4.00	In Subject Property
T5	Deciduous Tree	0.90	6.00	10.00	In Subject Property
T6	Clump	1.00	2.50	4.00	2135 16A Street SW
T7	Bush	-	2.50	4.00	2135 16A Street SW
T8	Bush	-	3.50	3.50	2135 16A Street SW
T9	Deciduous Tree	0.80	4.00	6.00	2135 16A Street SW
T10	Coniferous Tree	0.50	3.00	14.00	2135 16A Street SW
T11	Coniferous Tree	0.50	3.00	14.00	2135 16A Street SW
T12	Deciduous Tree	0.40	4.00	8.00	In Subject Property
T13	Deciduous Tree	0.35	6.00	9.00	In Subject Property
T14	Bush	-	2.00	2.50	In Subject Property
T15	Bush	-	2.00	2.50	On Property Line
T16	Coniferous Tree	0.50	4.00	16.00	In Subject Property
T18	Bush	-	1.00	2.50	In Subject Property
T19	Deciduous Tree	0.10	0.50	10.00	On Property Line

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DEVELOPMENT PERMIT EXISTING PLAN

SURVEYOR

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File No.: 230928
Surveyed: JS/AO
130 Bowness Centre N.W.
Calgary, Alberta, T3B 5M5

Date: 02/Nov/2023
Drawn: LZ/EM
P. 403-719-0272
F. 403-775-4171

Horizon Land Surveys Inc.

130 Bowness Centre N.W.
Calgary, Alberta, T3B 5M5

SURVEYOR 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 Fl Window

Main Fl Window

Bsmt Floor Window

Calculation points

Power Pole

Power Anchor

Light Pole

Manhole

Catch Basin

Water Valve

Gas Valve

Sign

Fire Hydrant

Tree

Building (Dwelling/Garage/Shop/Shed/Shelter) Hatch

Cantilever Hatch

Deck/Balcony Hatch (Regardless Material)

Patio/Pod/Walkway/Landing/Step (Regardless Material)

Wall/Pillar/Post Hatch

Roof Hatch

'2F.'--Second Floor
'A'--Length of Arc
'BC'--Back of Curb
'BW'--Back of Walkway
'Cont.'--Contilever
'Conc.'--Concrete
'Elev.'--Elevation
'Enc.'--Encroach(es)
'LG'--Lip of Gutter
'M.F.'--Main Floor
'MFE'--Main Floor Elev
'R'--Radius
'R/W'--Right of Way
'Ret.'--Retaining
'RPE'--Roof Peak Elev
'WB'--Bottom of Wall
'WT'--Top of Wall

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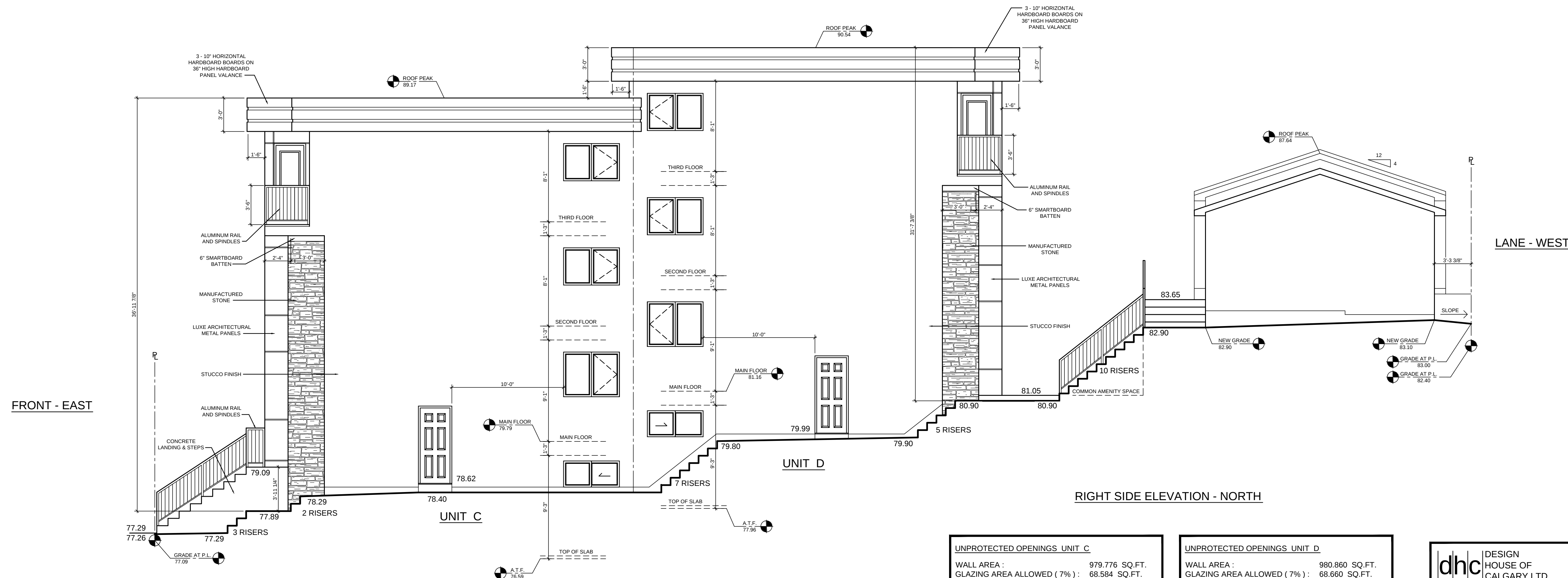
ALL UNDERGROUND UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION

GREEN TECHPRO HOMES CUSTOM 4 PLEX

MUNICIPAL ADDRESS	2131 16A STREET S.W.						
LEGAL DESCRIPTION	LOT 15 & 16, BLOCK 9, PLAN 261 L WITHIN THE 254 & 264 IN SEC. 8, TWP. 24, RGE. 1, W. 5th M.						
COMMUNITY	BANKVIEW						
LAND USE DESIGNATION	H-GO HOUSING - GRADE ORIENTED DISTRICT						
LOT COVERAGE CALCULATION	<table><tr><td>LOT AREA</td><td>547.005 m²</td></tr><tr><td>HOUSE AND GARAGE</td><td>329.155 m²</td></tr><tr><td>TOTAL COVERAGE</td><td>60.17 %</td></tr></table>	LOT AREA	547.005 m²	HOUSE AND GARAGE	329.155 m²	TOTAL COVERAGE	60.17 %
LOT AREA	547.005 m²						
HOUSE AND GARAGE	329.155 m²						
TOTAL COVERAGE	60.17 %						
LOT AREA PROVIDED BY THE REGISTERED ALBERTA LAND SURVEYOR. HOUSE AND GARAGE AREA INCLUDES ALL DECK AND PORCH AREAS COVERED BY A ROOF.							

SQUARE FOOTAGE	2732 2732 2672
MAIN FLOOR	2732
SECOND FLOOR	2732
THIRD FLOOR	2672
TOTAL	8116
GARAGE	811
BASEMENT SUITE	2224
DATE	JUNE 23, 2026

JOB	26-012
PERMIT NUMBER	DP2026 - ****
SHEET	3 OF 3



UNPROTECTED OPENINGS UNIT C

WALL AREA :	979.776 SQ.FT.
GLAZING AREA ALLOWED (7%) :	68.584 SQ.FT.
CURRENT GLAZING AREA :	65.001 SQ.FT.

UNPROTECTED OPENINGS UNIT D

WALL AREA :	980.860 SQ.FT.
GLAZING AREA ALLOWED (7%) :	68.660 SQ.FT.
CURRENT GLAZING AREA :	65.001 SQ.FT.

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CLIENT
**GREEN TECHPRO HOMES
CUSTOM 4 PLEX**

MUNICIPAL ADDRESS
2131 16A STREET SW

LEGAL DESCRIPTION
LOT: 15-18 BLOCK: 9 PLAN: 261 L

SQUARE FOOTAGE	
MAIN FLOOR	2732
SECOND FLOOR	2732
THIRD FLOOR	2672
TOTAL	8136
GARAGE	811
BASEMENT	2224
DATE	JUNE 23, 2026

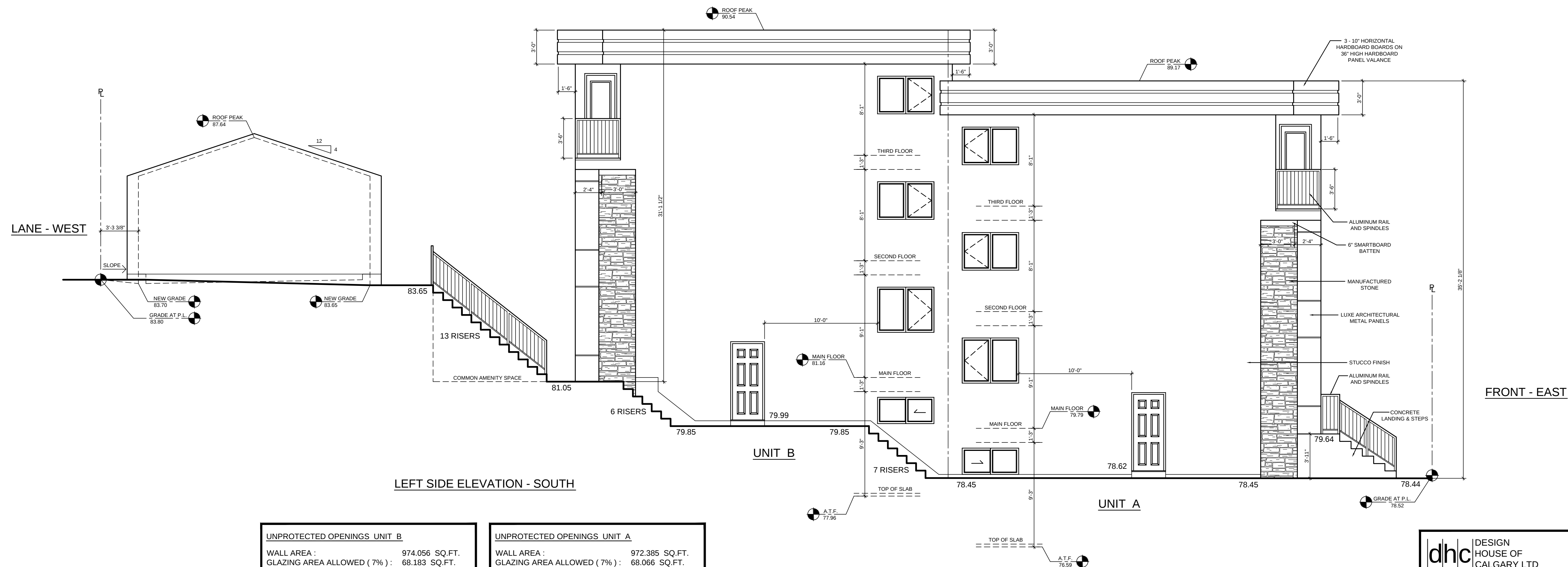
JOB
26-012

SCALE
3/16" = 1'-0"
FOR SCALE PRINT ON 24x36 PAPER

SHEET
1 OF **5**



UNIT D
UNIT B
FRONT ELEVATION - WEST



LEFT SIDE ELEVATION - SOUTH

FRONT - EAST

UNPROTECTED OPENINGS UNIT B	
WALL AREA :	974.056 SQ.FT.
GLAZING AREA ALLOWED (7%) :	68.183 SQ.FT.
CURRENT GLAZING AREA :	65.001 SQ.FT.

UNPROTECTED OPENINGS UNIT A	
WALL AREA :	972.385 SQ.FT.
GLAZING AREA ALLOWED (7%) :	68.066 SQ.FT.
CURRENT GLAZING AREA :	65.001 SQ.FT.

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CLIENT GREEN TECHPRO HOMES CUSTOM 4 PLEX
MUNICIPAL ADDRESS 2131 16A STREET SW
LEGAL DESCRIPTION LOT: 15-18 BLOCK: 9 PLAN: 261 L

SQUARE FOOTAGE	
MAIN FLOOR	2732
SECOND FLOOR	2732
THIRD FLOOR	2672
TOTAL	8136
GARAGE	811
BASEMENT	2224
DATE	JUNE 23, 2026

JOB 26-012
SCALE 3/16" = 1'-0"
FOR SCALE PRINT ON 24x36 PAPER SHEET 2 OF 5