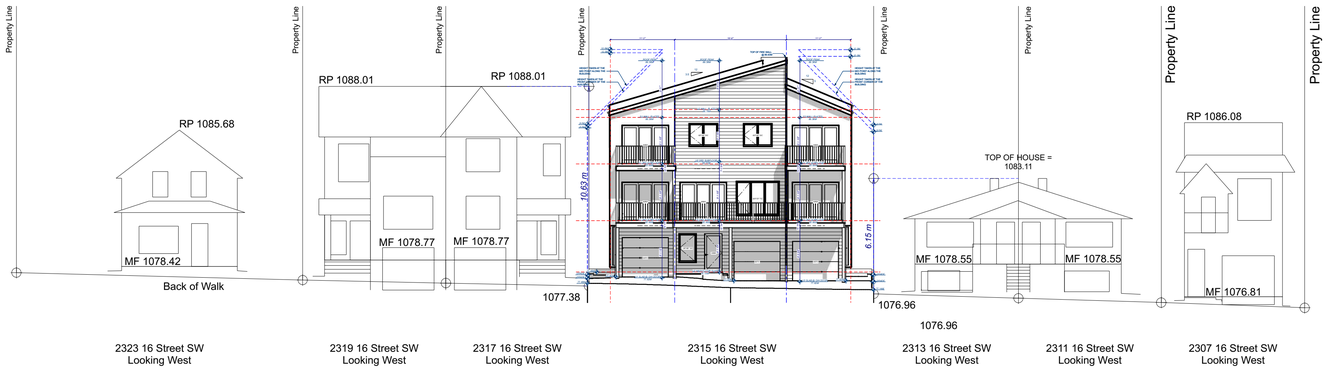
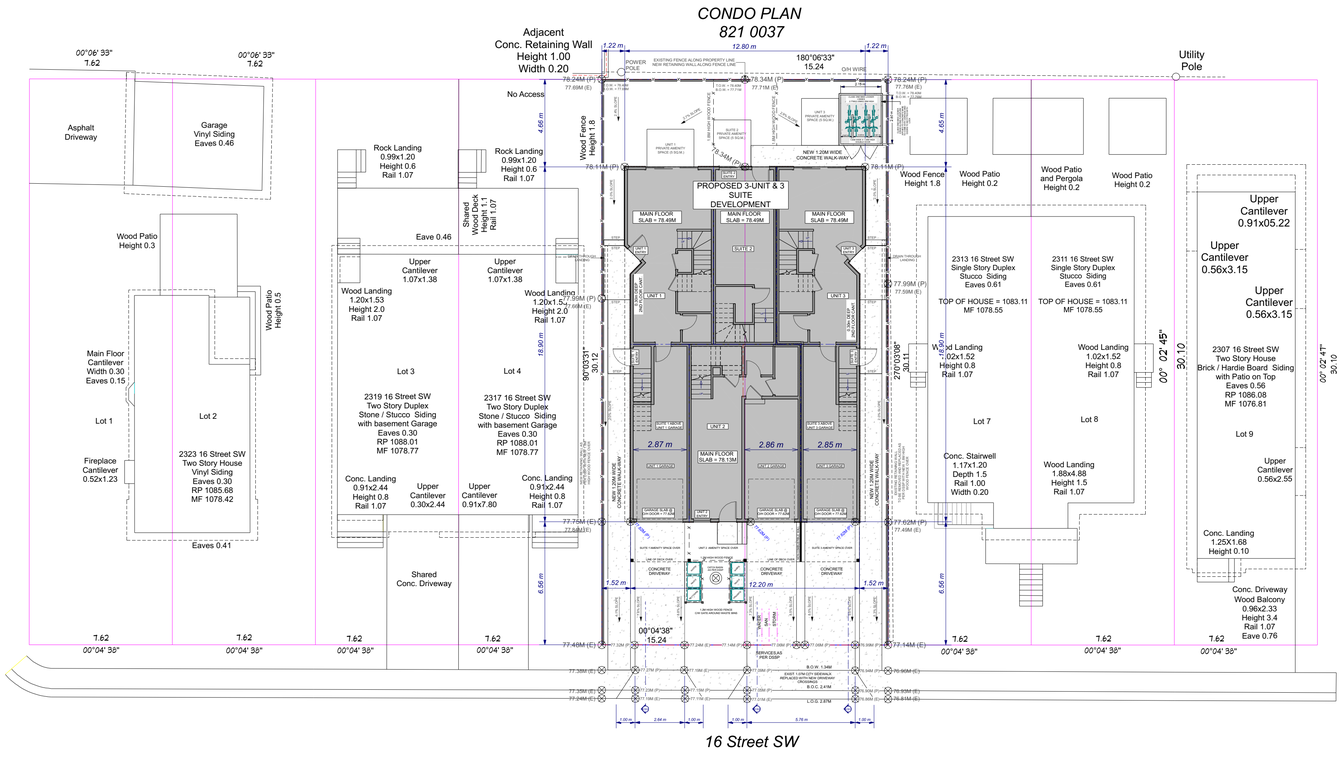


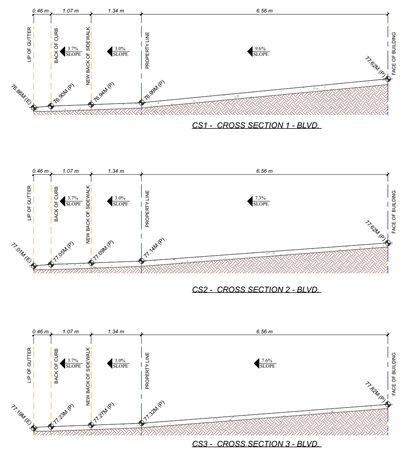
1 A1 STREETSCAPE

SCALE = 1:150



2 A1 BLOCK PLAN

SCALE = 1:150



3 A1 SITE PLAN CROSS SECTIONS

SCALE = 1:75

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DESIGN AND DRAFTING SERVICES

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1600, 421 7TH AVE. SW CALGARY, ALBERTA
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CLIENT:

MILLENIUM PLUS HOMES

PROJECT:
3 UNIT MULTI-FAMILY WITH 3 SECONDARY SUITES

PROJECT ADDRESS:
2315 16 STREET SW,
CALGARY, ALBERTA,
LOT 5 & 6
BLOCK 4
PLAN 5228AF

SHEET TITLE:
BLOCK PLAN & STREETSCAPE

DRAWING DATE:
8/5/2026

SCALE:
AS NOTED

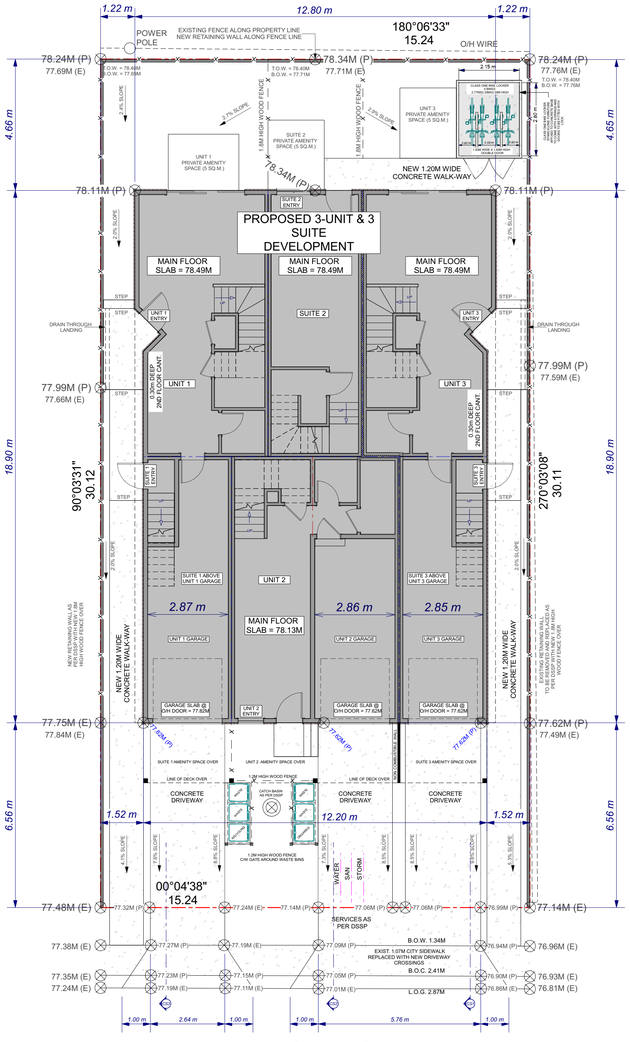
DRAWN BY:
IAN

FILE #:
CWD 2026-032

SHEET:
A1

PROJECT INFORMATION	SITE INFORMATION	
MUNICIPAL ADDRESS: 2315 16 STREET SW, CALGARY, AB LEGAL DESCRIPTION: LOT 5 & 6; BLOCK 4; PLAN 5228AF ZONING / COMMUNITY: M-CG(d72 MULTI-RESIDENTIAL - CONTEXTUAL GROUND ORIENTED BANKVIEW CLIENT: MILLENIUM PLUS HOMES	**COVERAGE:** LOT AREA: 459.04 SQ.M. MAXIMUM COVERAGE: 275.42 SQ.M. PROPOSED BUILDING FOOTPRINT: 232.30 SQ.M. TOTAL COVERAGE: 232.30 SQ.M. % OF LOT COVERED: 50.6% **DENSITY:** NUMBER OF UNITS: 3 + 3 SECONDARY SUITES PROPOSED UNITS PER HECTARE: 61	**GROSS FLOOR AREA:** ALL AREAS ARE RESIDENTIAL MAIN FLOOR : 161.74 SQ.M. SECOND FLOOR: 242.11 SQ.M. THIRD FLOOR: 242.11 SQ.M. TOTAL GROSS FLOOR AREA (GFA): 645.96 SQ.M. FLOOR AREA RATIO (FAR): 141 **PARKING** ENCLOSED UNIT PARKING STALLS: 3 OUTDOOR VISITOR PARKING STALLS: N/A TOTAL PARKING STALLS: 3

CONDO PLAN
821 0037



16 Street SW

1 / A2 SITE PLAN

SCALE = 1:100

GRADE LEGEND
EXISTING GRADE = 00.00 (E)
PROPOSED GRADE = 00.00 (P)

LANDSCAPE INFORMATION:

	TREE:	SIZE:	QTY:
	COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	3.0M HEIGHT	2
	USSURIAN PEAR (PYRUS USSURIENSIS)	50mm	1
	PIN CHERRY (PRUNUS PENNSYLVANICA)	75mm	1
	SHRUB:	SIZE:	QTY:
	CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	3
	BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	3
	BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	2

GROUND COVERS:

	ITEM:	HARD/SOFT	AREA	%
	SODDED AREA	SOFT	36.92 SQ.M.	21.57%
	MULCH	SOFT	37.82 SQ.M.	22.11%
	CONCRETE BROOM FINISH	HARD	73.70 SQ.M.	45.47%
	LANDSCAPE/ RETAINING WALLS	HARD	7.65 SQ.M.	4.45%
	AMENITY SPACE STAMPED CONCRETE	HARD	15.00 SQ.M.	8.79%
	DECORATIVE STONE	HARD	N/A	N/A
	TOTAL HARD LANDSCAPING		96.35 SQ.M.	56.32%
	TOTAL SOFT LANDSCAPING		74.74 SQ.M.	43.68%

LANDSCAPE INFORMATION

LOT AREA = 459.04 SQ.M.
MAX LOT COVERAGE = 275.42 SQ.M.
* LOW WATER LANDSCAPE REQUIRED - ADDITIONAL 3% PERMITTED
TOTAL LOT COVERAGE WITH RELAXATIONS =289.20 SQ.M.
PROPOSED LOT COVERAGE = 232.30 SQ.M.

BUILDING COVERAGE = 232.30 SQ.M.
CONCRETE DRIVE = 52.25 SQ.M.
WINDOW WELLS = 0 SQ.M.
WASTE STORAGE AREA = 3.40 SQ.M.
TOTAL COVERED AREA = 287.95 SQ.M.

TOTAL LANDSCAPE AREA = 171.09 SQ.M.

NOTE:
IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM - SPRINKLER SYSTEM TO BE A" LOW WATER IRRIGATION SYSTEM" AS PER LUB CONFINED TO TREES AND SHRUBS

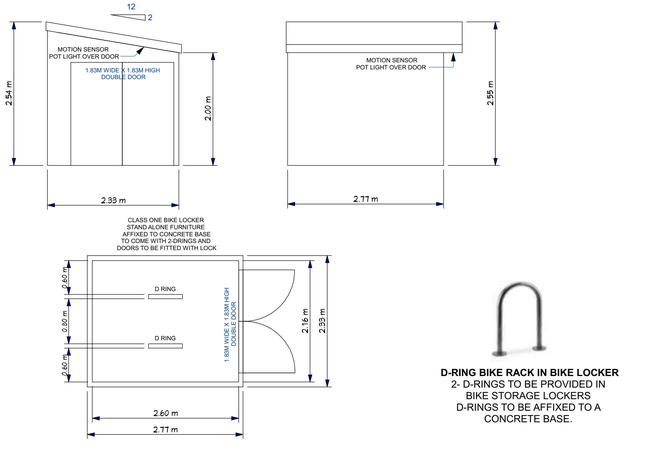
NOTE:
MIN. 300MM OF TOP SOIL REQ. IN ALL SOFT LANDSCAPE AREAS
MIN. 600mm OF TOP SOIL REQ. IN ALL AREAS WITH SHRUBS AND TREES

NOTE:
ALL SOD TO BE A DROUGHT TOLERANT SPECIES

85 - **"LOW WATER IRRIGATION SYSTEM"**
MEANS AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM WHICH INCLUDES:
A) A RAIN SENSOR OR A SOIL MOISTURE SENSOR;
B) A FLOW SENSOR FOR LEAK DETECTION; AND
C) A MASTER VALVE TO SECURE THE SYSTEM IF A LEAK IS DETECTED.

LOW WATER LANDSCAPING OPTION

556 - FOR THE LOW WATER LANDSCAPING OPTION, THE REQUIRED 40.0 PER CENT *LANDSCAPED AREA* MAY BE REDUCED BY 3.0 PER CENT OF THE AREA OF THE *PARCEL* WHERE:
A) A *LOW WATER IRRIGATION SYSTEM* IS PROVIDED;
B) THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS;
C) TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER;
D) A MAXIMUM OF 30.0 PER CENT OF THE REQUIRED *LANDSCAPED AREA* IS PLANTED WITH SOD AND THE REMAINDER IS COVERED WITH PLANTINGS, MULCH OR HARD SURFACES;
E) A MINIMUM OF 30.0 PER CENT OF REQUIRED TREES ARE SELECTED FROM THE LIST IN TABLE 3 LOW WATER TREES; AND
F) A MINIMUM OF 30.0 PER CENT OF REQUIRED SHRUBS ARE SELECTED FROM THE LIST IN TABLE 4 LOW WATER SHRUBS.



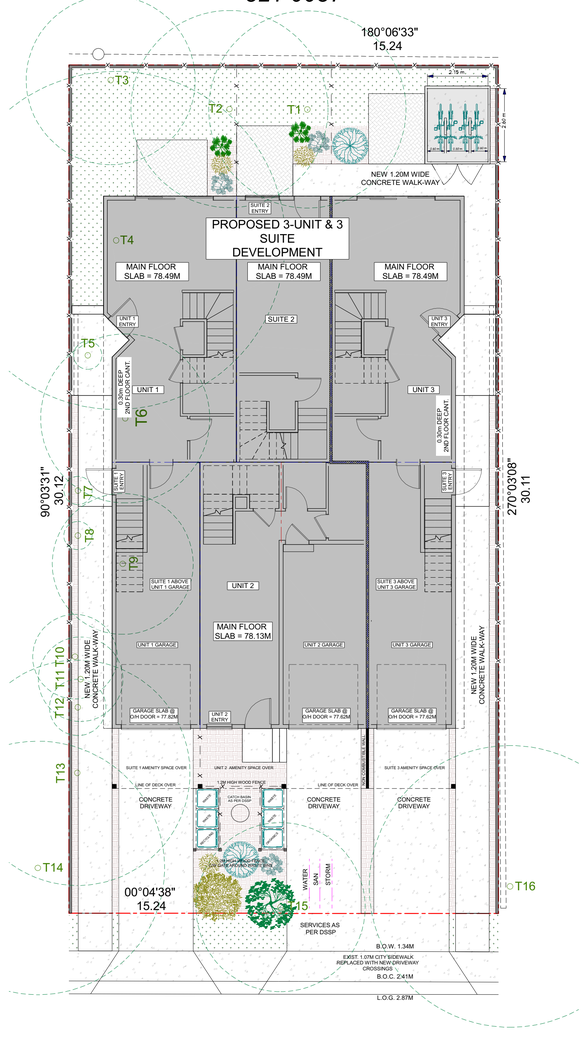
D-RING BIKE RACK IN BIKE LOCKER
2- D-RINGS TO BE PROVIDED IN BIKE STORAGE LOCKERS
D-RINGS TO BE AFFIXED TO A CONCRETE BASE.

3 / A2 BIKE STORAGE LOCKER

SCALE = 1:50

Existing Tree & Bush Schedule					
Tree	Type	Ø	Spread	Height	Retain/Remove
T1	Coniferous	0.40	7.0	9.00	Remove
T2	Coniferous	0.40	7.0	11.00	Remove
T3	Deciduous	0.30	6.0	8.00	Remove
T4	Deciduous	0.50	12.0	8.00	Remove
T5	Deciduous	0.30	1.0	12.00	Remove
T6	Deciduous	0.30	6.0	6.00	Remove
T7	Deciduous	0.30	1.0	12.00	Remove
T8	Deciduous	0.30	1.0	12.00	Remove
T9	Deciduous	0.30	5.0	5.00	Remove
T10	Deciduous	0.20	3.0	6.00	Remove
T11	Coniferous	0.30	3.0	7.00	Remove
T12	Deciduous	0.20	2.0	6.00	Remove
T13	Coniferous	0.40	6.0	8.00	Remove
T14	Deciduous	0.20	9.0	6.00	Retain
T15	Deciduous	0.40	6.0	5.00	Remove
T16	Deciduous	0.60	10.0	9.00	Retain

CONDO PLAN
821 0037



16 Street SW

2 / A2 LANDSCAPE PLAN

SCALE = 1:100

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MILLENIUM PLUS HOMES

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3 UNIT MULTI-FAMILY WITH 3 SECONDARY SUITES

PROJECT ADDRESS:
2315 16 STREET SW,
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LOT 5 & 6
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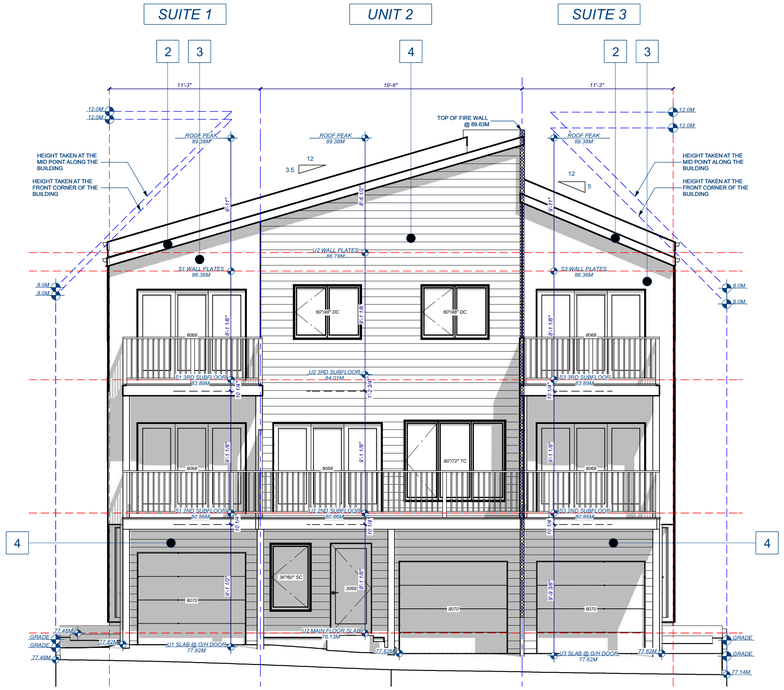
SHEET TITLE:
SITE PLAN / LANDSCAPE PLAN

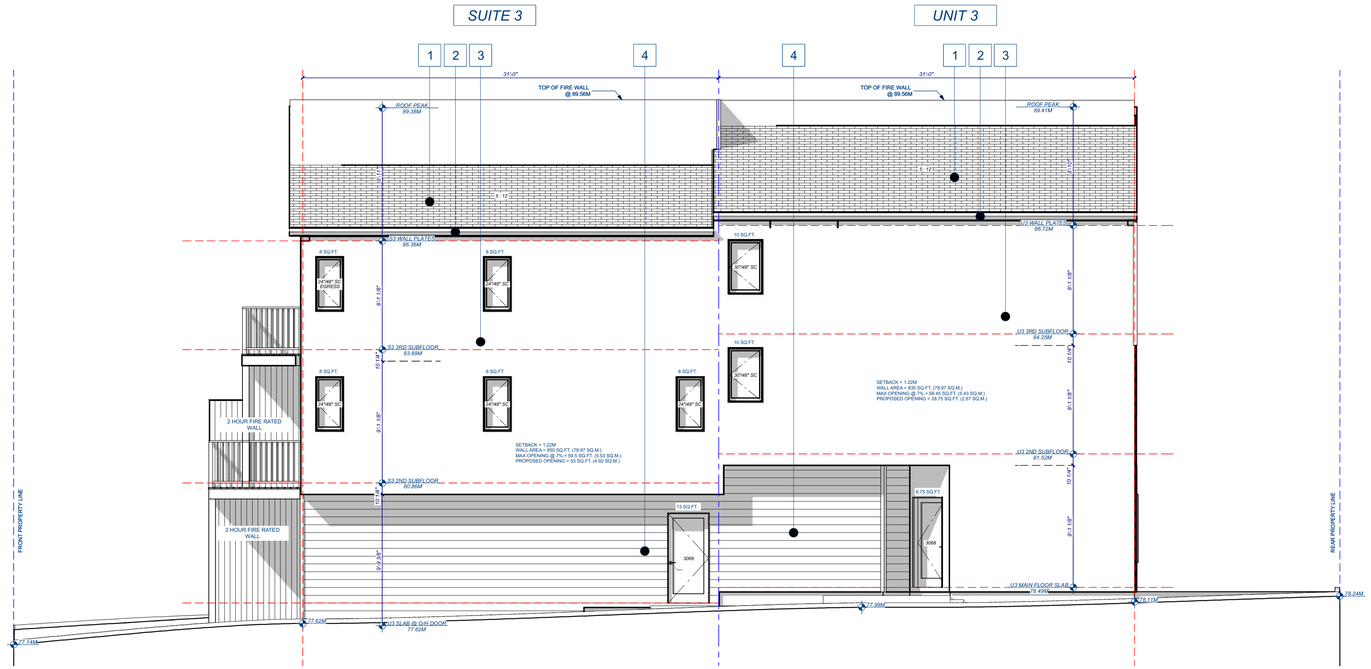
DRAWING DATE:
8/5/2026

SCALE: AS NOTED
DRAWN BY: IAN

FILE #:
CWD 2026-032

SHEET:
A2


SUITE 1
UNIT 2
SUITE 3
2
3
4
11'-3"
19'-6"
11'-3"
12.0M
ROOF PEAK
89.38M
TOP OF FIRE WALL
@ 89.63M
HEIGHT TAKEN AT THE MID POINT ALONG THE BUILDING
HEIGHT TAKEN AT THE FRONT CORNER OF THE BUILDING
3.5
12
5
U2 WALL PLATES
86.19M
S1 WALL PLATES
86.36M
S3 WALL PLATES
86.36M
8.0M
9.0M
8.0M
8' 1.6"
8' 1.6"
8' 1.6"
U2 3RD SUBFLOOR
84.01M
S1 3RD SUBFLOOR
83.89M
S3 3RD SUBFLOOR
83.89M
10' 0.6"
10' 0.6"
10' 0.6"
U2 2ND SUBFLOOR
80.96M
S1 2ND SUBFLOOR
80.96M
S3 2ND SUBFLOOR
80.96M
10' 1.6"
10' 1.6"
10' 1.6"
8' 1.6"
8' 1.6"
8



1
A6

RIGHT ELEVATION

SCALE = 3/16" = 1'-0"

CALLOUT MARKER LEGEND
UNIT 1 = U1 / UNIT 1 SUITE = S1
UNIT 2 = U2 / UNIT 2 SUITE = S2
UNIT 3 = U3 / UNIT 3 SUITE = S3

[redacted]

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DRAWN BY:
IAN

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