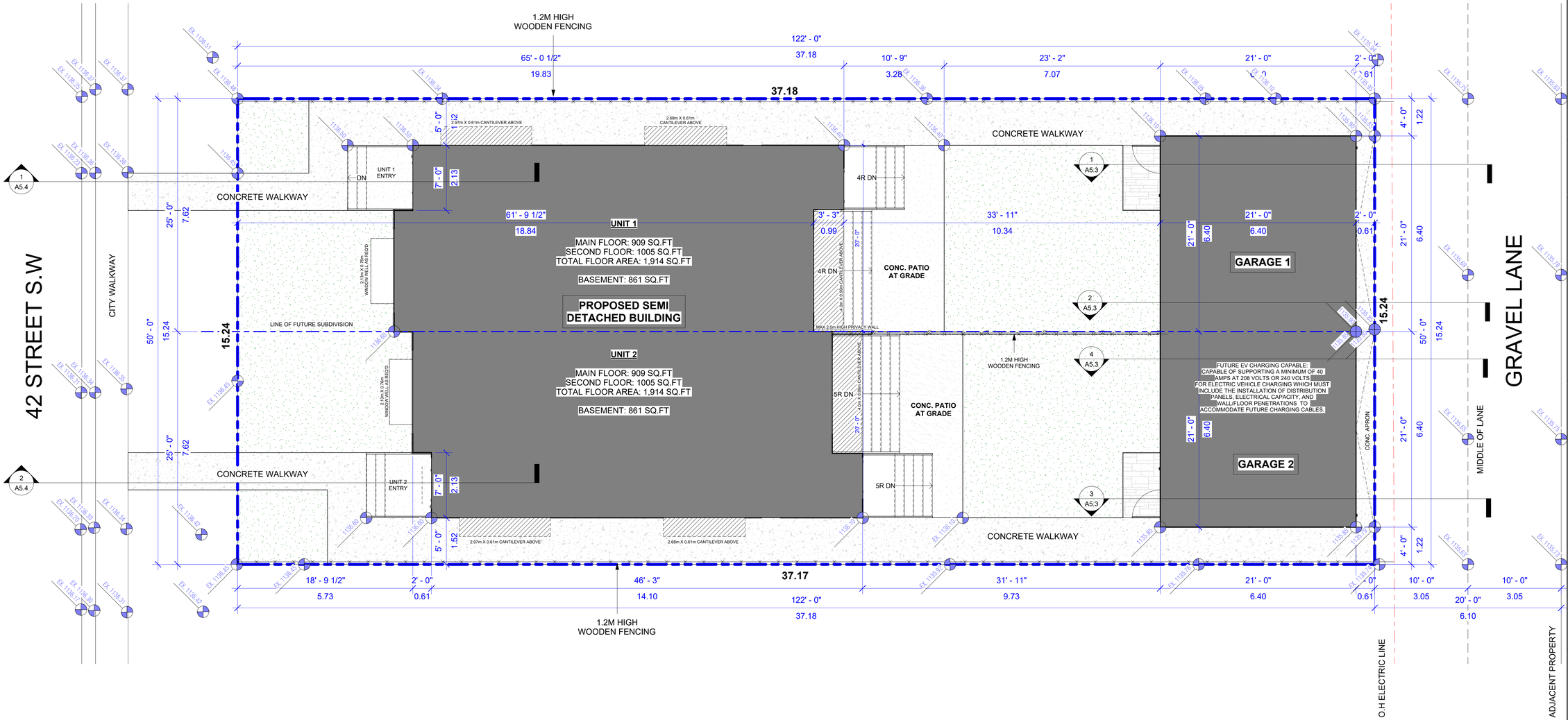


1 / A3.1 SITE PLAN
3/16" = 1'-0"

LEGEND	
EX. XX.XX	EXISTING GRADE
XX.XX	PROPOSED GRADE

LOT COVERAGE

LOT AREA:	6,099.08 SQ.FT/ 566.62 SQM
BUILDING AREA:	1,817 SQ.FT/
GARAGE AREA:	882 SQ.FT
TOTAL LOT COVERAGE:	2,699 SQ.FT
LAND USE CLASS:	R-C2
LOT COVERAGE:	**44%** (MAX. PERMITTED 45%)

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NORTH

SEAL

REVISIONS

No.	Description	YY-MM-DD
1	IFCR	26-10-09
2	IFCR	26-10-15
3	IFCR	26-10-21
4	IFCR	26-11-03
5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

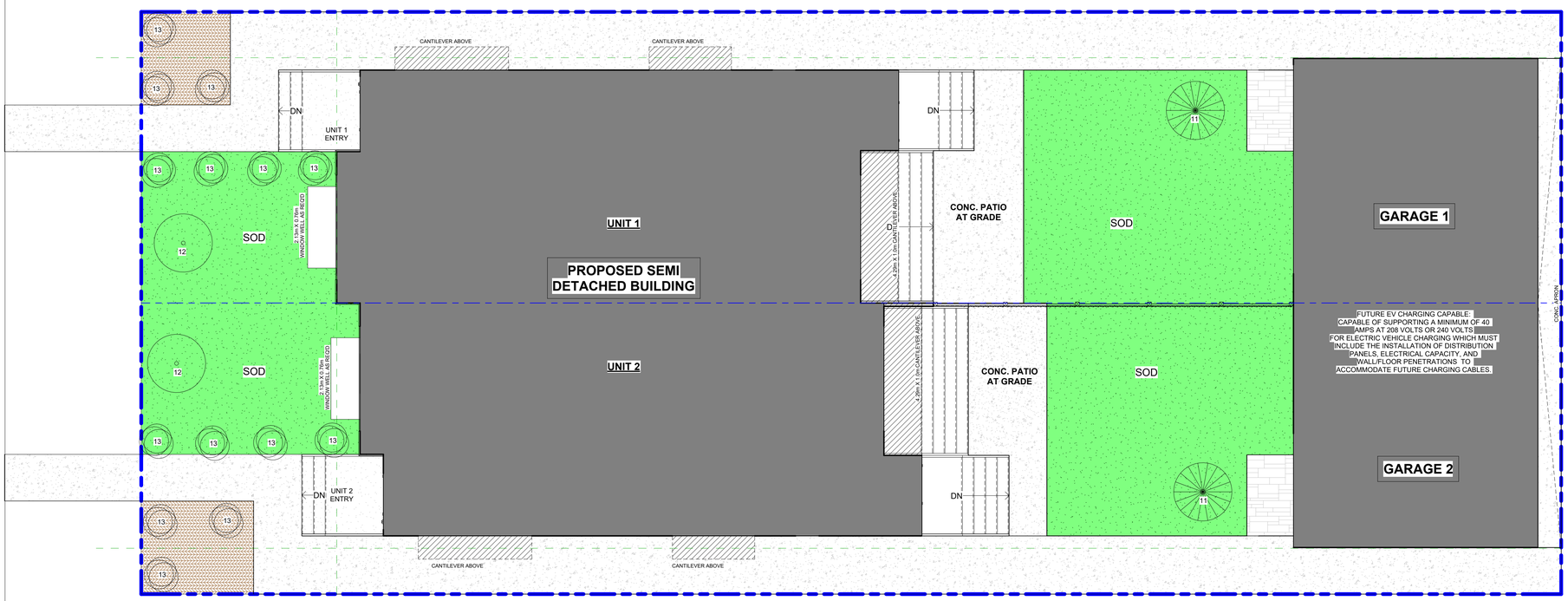
DRAWING TITLE

SITE PLAN

DATE:	AUGUST 05, 2026	SHEET NO	A1.0
SCALE:	As indicated		
DRAWN BY:	Author		
PROJECT NO.	R26031		

42 STREET S.W

CITY WALKWAY



GRAVEL LANE

1 / A3.1 LANDSCAPE PLAN

3/16" = 1'-0"

LANDSCAPING MATERIALS

- CONCRETE
- STONE TILES
- SOD
- MULCH

NOTE: A MINIMUM OF 300MM TOPSOIL IS PROPOSED TO BE USED FOR ALL ABSORBENT LANDSCAPING AREAS ON / WITHIN THE PROPOSED SITE / DEVELOPMENT.

NOTE: LOW WATER IRRIGATION SYSTEM LOW WATER IRRIGATION SYSTEM IS PROVIDED. IRRIGATION IS CONFINED TO TREES AND SHRUBS. TREES AND SHRUBS ARE LOW WATER.

PLANTING LEGEND

2	11	NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT	PICEA PUNGENS (BLUE SPRUCE)
2	12	NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT	PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY
14	13	NEW LOW WATER SHRUB 0.6M CANOPY 0.6M HEIGHT	AMELANCHIER ALNIFOLIA SASKATOON BERRY

LOT COVERAGE

LOT AREA:	6,099.08 SQ.FT/ 566.62 SQM
BUILDING AREA:	1,817 SQ.FT/
GARAGE AREA:	882 SQ.FT
TOTAL LOT COVERAGE:	2,699 SQ.FT
LAND USE CLASS:	R-C2
LOT COVERAGE:	**44%** (MAX. PERMITTED 45%)

TOTAL LANDSCAPED AREA

SOD	**- 1259 SF**
MULCH	**- 138 SF**
SOFT LANDSCAPING	**=1397 SF**
CONCRETE	**- 1,456 SF**
STONE	**- 56 SF**
HARD LANDSCAPING	**=1,512 SF**

TOTAL LANDSCAPED AREA = 2,909 (47.6%)

TOTAL LANDSCAPED AREA - 270 SQM
4 NEW TREES AND 14 NEW SHRUBS PROVIDED

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CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

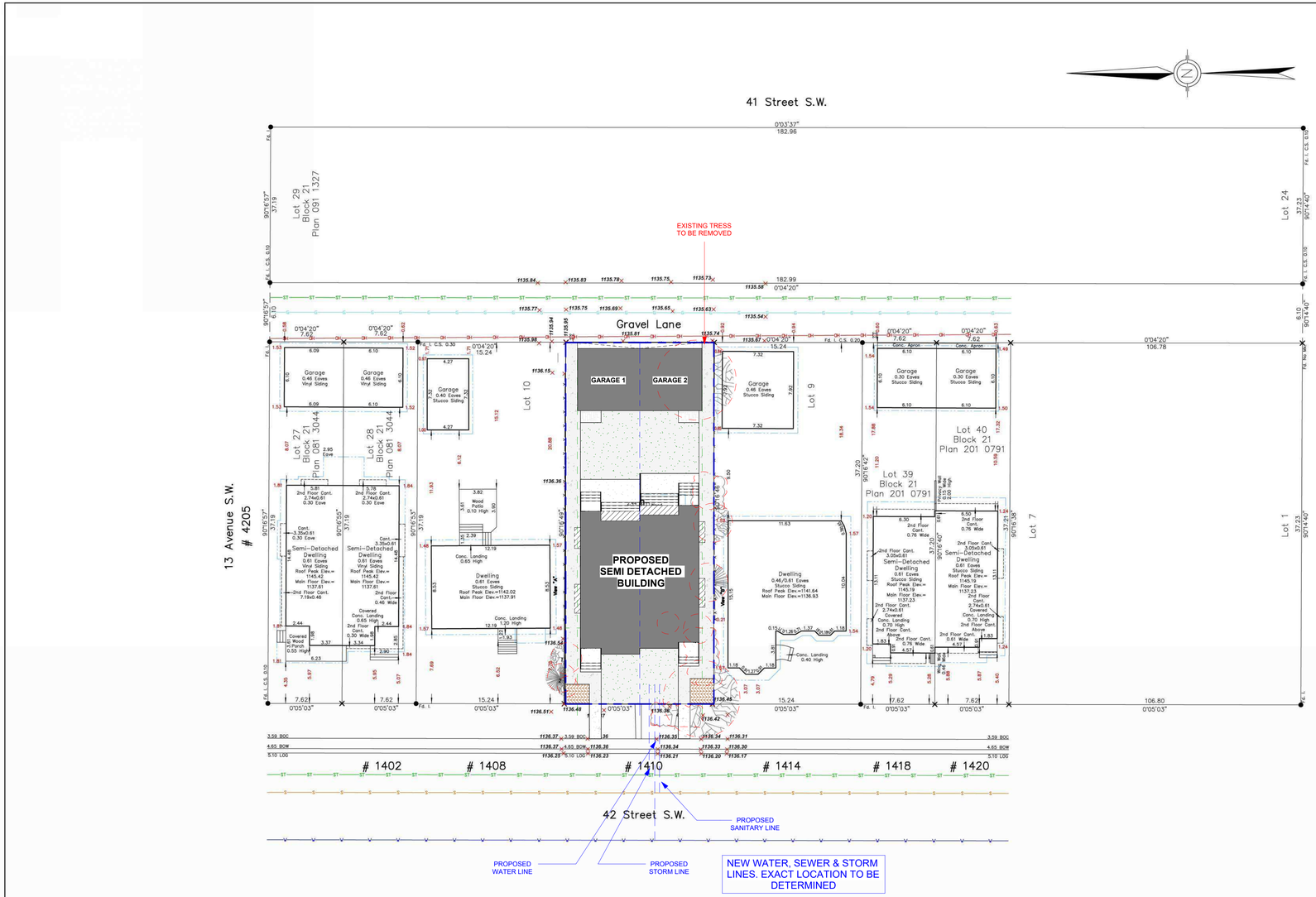
DRAWING TITLE

LANDSCAPE PLAN

DATE:	AUGUST 05, 2026
SCALE:	3/16" = 1'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

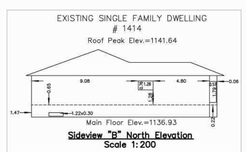
SHEET NO

A1.1









PROPOSED BLOCK PLAN

1" = 20'-0"

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 10
Block 21
Plan 8409GA

MUNICIPAL ADDRESS: 1410 42 Street S.W.
Calgary, Alberta

DATE OF SURVEY: October 5th, 2026.

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 176826 Elev.=1136.83
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electricol lines shown thus: _____

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 171 150 232 which was searched on the 6th day of October, 2026, and is subject to:
No Pertinent Registration.

ABBREVIATIONS

A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
LOG—Lip of Gutter
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One—Call: 1-800-242-3447

--- denotes Coniferous

--- denotes Deciduous

Tree Schedule

ACTION	Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
TO BE REMOVED	1	Deciduous	0.30	3.00	8.00
TO BE REMOVED	2	Coniferous	0.30	3.00	8.00
TO BE REMOVED	3	Deciduous	0.20	2.00	8.00
TO BE REMOVED	4	Bush	---	2.00	2.00
TO BE REMOVED	5	Deciduous	1.10	8.00	10.00
TO BE REMOVED	6	Bush	---	3.00	3.00
TO BE REMOVED	7	Deciduous	0.40	3.00	8.00
TO BE REMOVED	8	Coniferous	0.40	4.00	10.00
TO BE REMOVED	9	Bush	---	1.00	1.00
TO BE REMOVED	10	Deciduous	0.40	4.00	8.00
TO BE REMOVED	11	Bush	---	3.00	3.00
TO BE REMOVED	12	Deciduous	0.90	8.00	12.00

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT HOLDER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: ML | Drawn: LC/JJ | Checked by: JG | Scale: 1:200 | File No.: 264075

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NORTH

SEAL

REVISIONS

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4	IFCR	26-11-03
5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

DRAWING TITLE

PROPOSED BLOCKPLAN

DATE:	AUGUST 05, 2026
SCALE:	1" = 20'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

SHEET NO

A1.2



PROPOSED DUPLEX
1410 42 ST SW
CALGARY, AB

ISSUED FOR DEVELOPMENT PERMIT
NOVEMBER 13, 2026

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4	IFCR	26-11-03
5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

DRAWING TITLE

COVER PAGE

DATE:	AUGUST 05, 2026	SHEET NO
SCALE:		A0.0
DRAWN BY:	Author	
PROJECT NO.	R26031	



1 3D VIEW 1



2 3D VIEW 2

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5	IFDP	26-11-13

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PROPOSED DUPLEX

PROJECT ADDRESS

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CALGARY, AB

DRAWING TITLE

3D VIEWS

DATE: AUGUST 05, 2026

SCALE:

DRAWN BY: Author

PROJECT NO. R26031

SHEET NO

A0.1

MATERIAL LEGEND	
NO	DESCRIPTION
1	SMARTBOARD
2	HARDIE BOARD SIDING: DARK GREY
3	HARDIE BOARD SIDING: OFF-WHITE
4	BRICK/ STONE VENEER: BROWN
5	BOARD & BATTEN: DARK GREY
6	BOARD & BATTEN: OFF-WHITE
7	ASPHALT SHINGLE: GREY
8	CONCRETE



2 WEST ELEVATION

3/8" = 1'-0"

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5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

DRAWING TITLE

WEST ELEVATION

DATE:	AUGUST 05, 2026
SCALE:	3/8" = 1'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

SHEET NO

A3.1

MATERIAL LEGEND	
NO	DESCRIPTION
1	SMARTBOARD
2	HARDIE BOARD SIDING: DARK GREY
3	HARDIE BOARD SIDING: OFF-WHITE
4	BRICK/ STONE VENEER: BROWN
5	BOARD & BATTEN: DARK GREY
6	BOARD & BATTEN: OFF-WHITE
7	ASPHALT SHINGLE: GREY
8	CONCRETE



1 EAST ELEVATION

3/8" = 1'-0"

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5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

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CALGARY, AB

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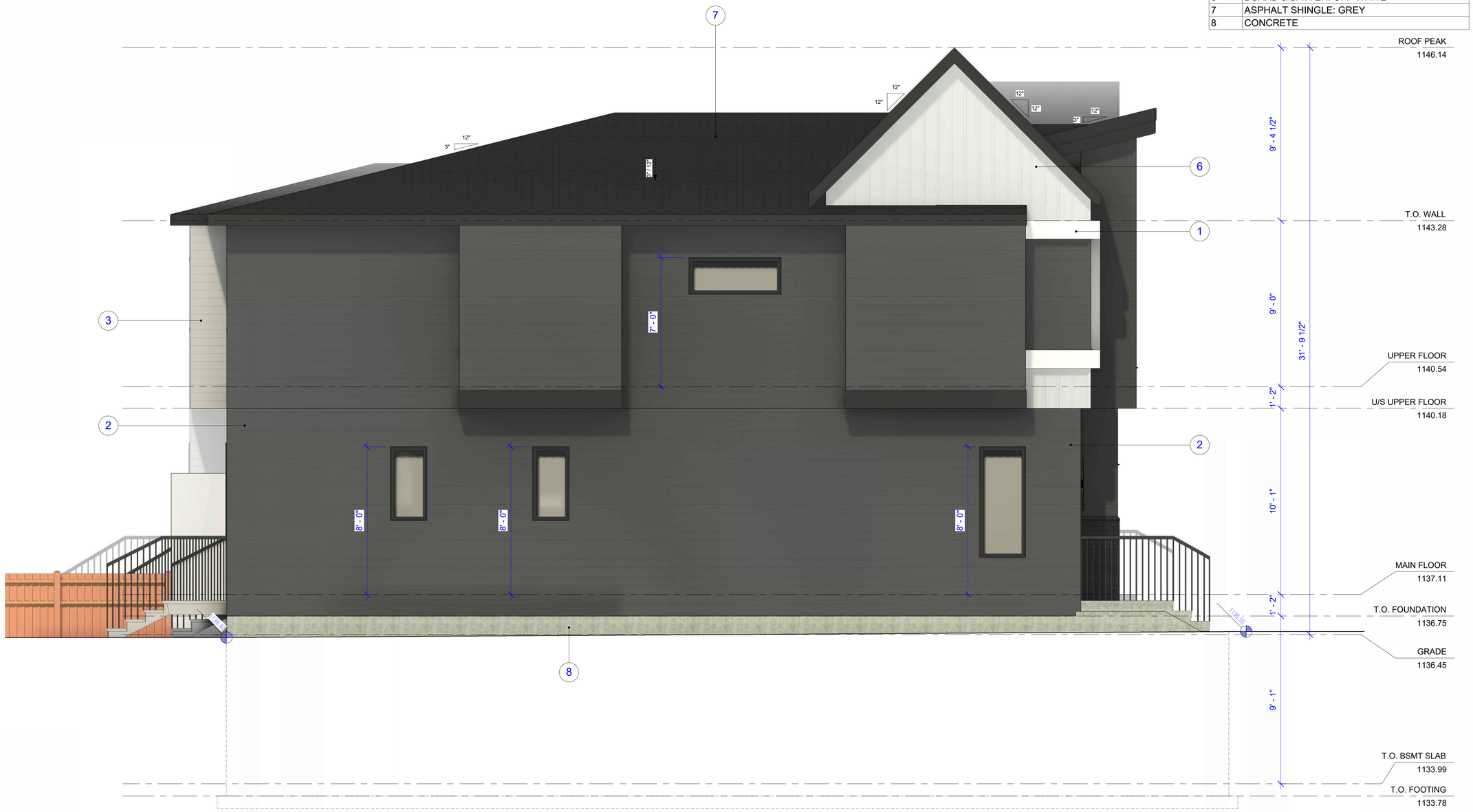
EAST ELEVATION

DATE:	AUGUST 05, 2026
SCALE:	3/8" = 1'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

SHEET NO

A3.2

MATERIAL LEGEND	
NO	DESCRIPTION
1	SMARTBOARD
2	HARDIE BOARD SIDING: DARK GREY
3	HARDIE BOARD SIDING: OFF-WHITE
4	BRICK/ STONE VENEER: BROWN
5	BOARD & BATTEN: DARK GREY
6	BOARD & BATTEN: OFF-WHITE
7	ASPHALT SHINGLE: GREY
8	CONCRETE



1 NORTH ELEVATION

3/8" = 1'-0"

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CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

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CALGARY, AB

DRAWING TITLE

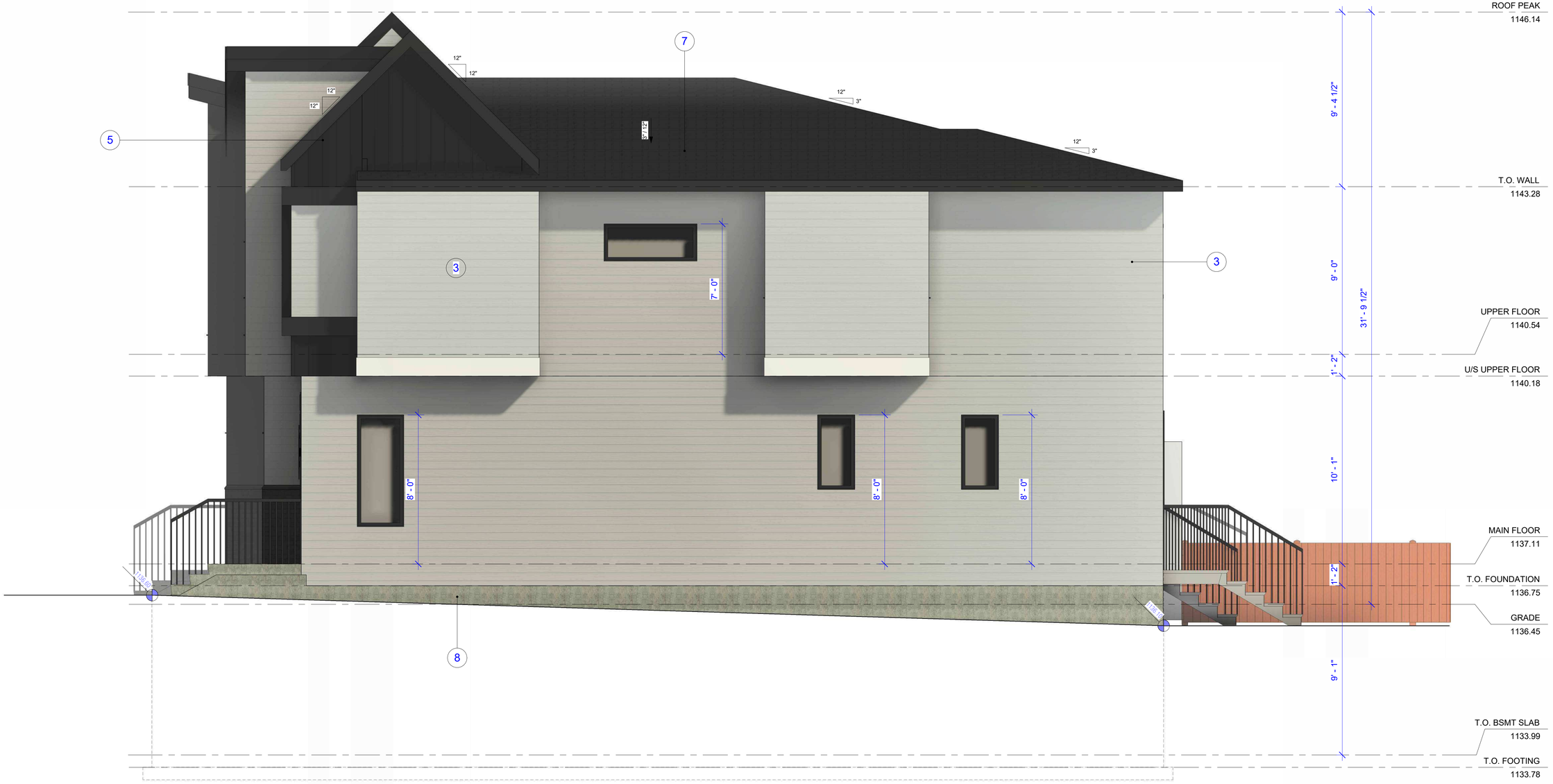
NORTH ELEVATION

DATE:	AUGUST 05, 2026
SCALE:	3/8" = 1'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

SHEET NO

A3.3

MATERIAL LEGEND	
NO	DESCRIPTION
1	SMARTBOARD
2	HARDIE BOARD SIDING: DARK GREY
3	HARDIE BOARD SIDING: OFF-WHITE
4	BRICK/ STONE VENEER: BROWN
5	BOARD & BATTEN: DARK GREY
6	BOARD & BATTEN: OFF-WHITE
7	ASPHALT SHINGLE: GREY
8	CONCRETE



1 SOUTH ELEVATION
3/8" = 1'-0"

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4	IFCR	26-11-03
5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

DRAWING TITLE

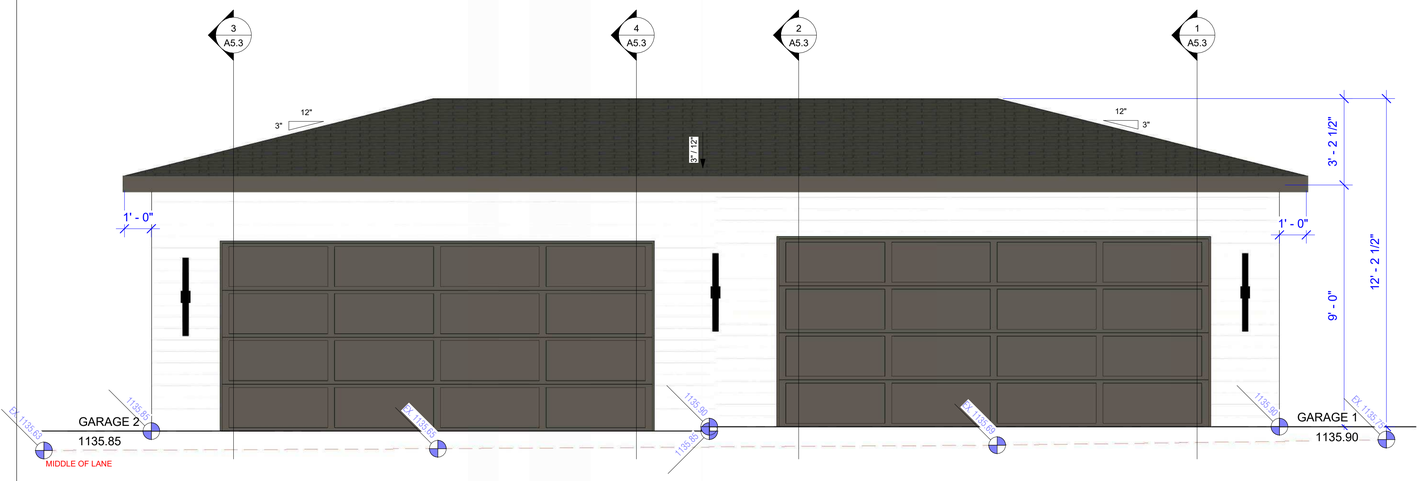
SOUTH ELEVATION

DATE:	AUGUST 05, 2026
SCALE:	3/8" = 1'-0"
DRAWN BY:	Author
PROJECT NO.	R26031

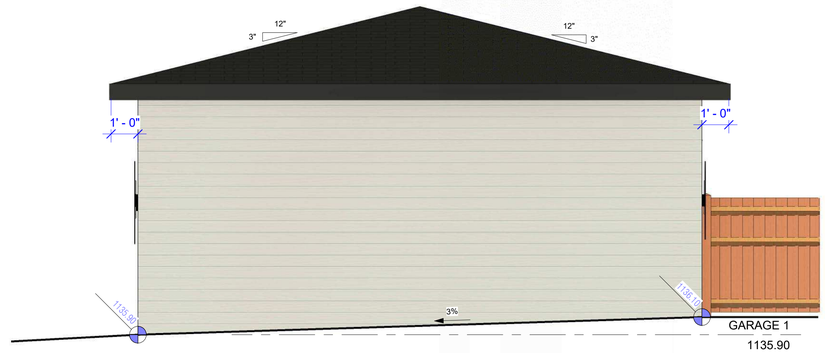
SHEET NO

A3.4

MATERIAL LEGEND	
NO	DESCRIPTION
1	SMARTBOARD
2	HARDIE BOARD SIDING: DARK GREY
3	HARDIE BOARD SIDING: OFF-WHITE
4	BRICK/ STONE VENEER: BROWN
5	BOARD & BATTEN: DARK GREY
6	BOARD & BATTEN: OFF-WHITE
7	ASPHALT SHINGLE: GREY
8	CONCRETE



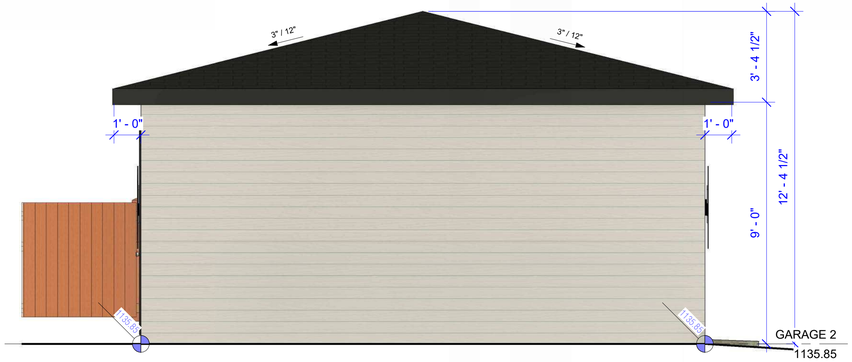
1 GARAGE LANE ELEVATION
3/8" = 1'-0"



3 GARAGE RIGHT ELEVATION
3/8" = 1'-0"



2 GARAGE REAR ELEVATION
3/8" = 1'-0"



4 GARAGE LEFT ELEVATION
3/8" = 1'-0"

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5	IFDP	26-11-13

CLIENT

PROPOSED DUPLEX

PROJECT ADDRESS

1410 42 ST SW
CALGARY, AB

DRAWING TITLE

GARAGE

DATE:	AUGUST 05, 2026	SHEET NO
SCALE:	3/8" = 1'-0"	A5.2
DRAWN BY:	Author	
PROJECT NO.	R26031	