

907 17 STREET NE

4-UNIT MULTI-FAMILY DEVELOPMENT

LOTS 8, 9 & 12, BLOCK 21,
PLAN 4430AC

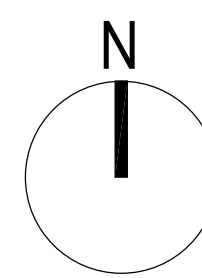
COMMUNITY, NW CALGARY
LOT ZONING: R-CG

Contents

- A1 COVER PAGE & BLOCK PLAN
- A2 SITE PLAN & SITE SECTIONS
- A3 MAIN FLOOR PLAN
- A4 UPPER FLOOR PLAN
- A5 BASEMENT & GARAGE FLOOR PLANS
- A6 ELEVATIONS
- A7 ELEVATIONS



EXTERIOR RENDERING FOR ARTISTIC PURPOSES ONLY - N.T.S.



RESPONSIBILITIES

NEW CENTURY DESIGN

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ISSUED	m/d/y
Design Draft	04.25.25
DP Draft	05.05.25
DP Set	07.18.25
DTR	03.12.26

AREAS

TOTAL GROSS FLOOR AREA	S.F.
UNIT A TOTAL	1918
MAIN (inc. stairs)	965
UPPER (not inc. stairs)	953
UNIT B TOTAL	1620
MAIN (inc. stairs)	788
UPPER (not inc. stairs)	832
UNIT C TOTAL	1487
MAIN (inc. stairs)	758
UPPER (not inc. stairs)	729
UNIT D TOTAL	1141
MAIN (inc. stairs)	591
UPPER (not inc. stairs)	550

STREET ADDRESS

907 17 STREET NE

LOTS 8, 9 & 12
BLOCK 21
PLAN 4430AC

PROJECT

MAYLAND HEIGHTS
ROWHOUSE

DESIGN: DK/TS | DRAWN: TS | CHECKED: DK

PROJECT # 25-3-SL-JE-008

SCALE

AS NOTED

TITLE

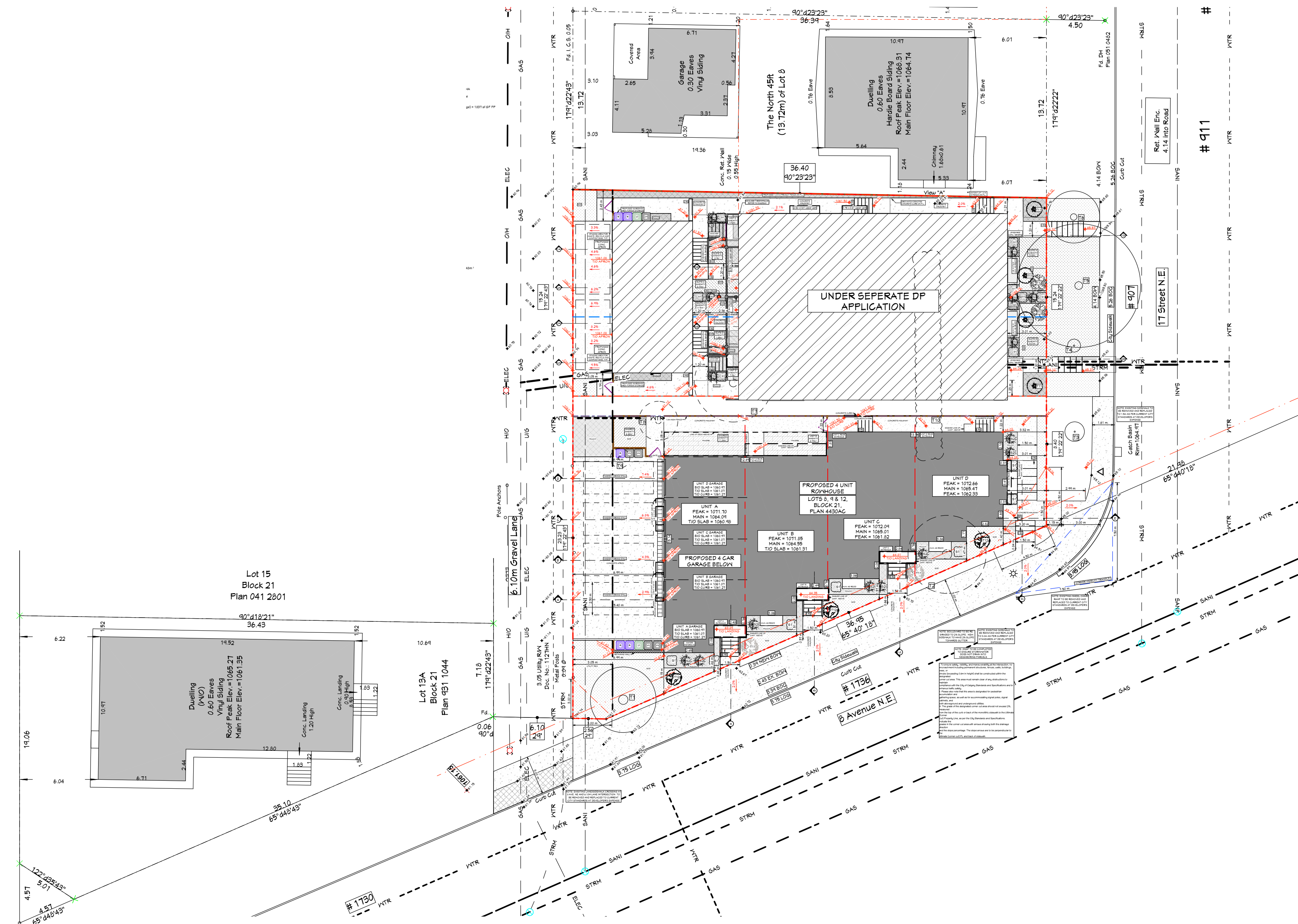
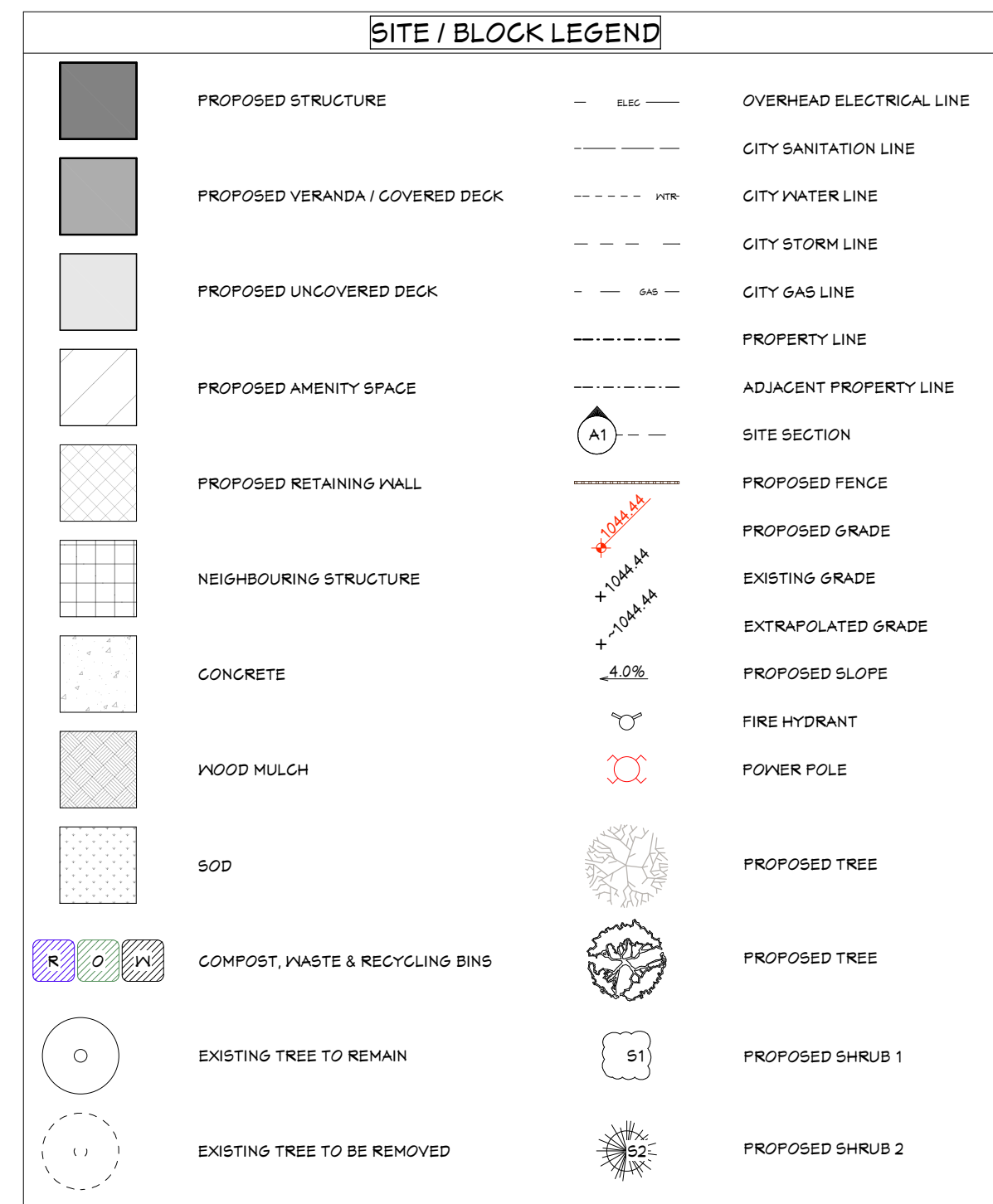
COVER PAGE & BLOCK
PLAN

ZONING R-CG

PAGE

A1

7



BLOCK PLAN
SCALE: 1:200

Building Statistics

BUILDING HEIGHT
 MAXIMUM BUILDING HEIGHT PLANE (360.2)
 AVERAGE BUILDING REFERENCE POINT = 1063.02
 (1064.61+1064.20+1062.50+1060.80)/4 = 1063.02
 DISTRICT MAX HEIGHT = 11.00M + 1.00M = 12.00M
 MAX BUILDING HEIGHT PLANE = 1075.02
 PROPOSED PEAK GEODETIC = 1072.66m
 PROPOSED MAIN FLOOR GEODETIC:
 UNIT A = 1064.09m
 UNIT B = 1064.55m
 UNIT C = 1065.01m
 UNIT D = 1065.47m
 LOWEST ADJACENT GRADE AT FRONT = 1064.61
 LOWEST ADJACENT GRADE AT REAR = 1060.80
 PROPOSED HEIGHT AT FRONT = 7.59m
 PROPOSED HEIGHT AT REAR = 10.73m

RESIDENTIAL DENSITY 67.11 units/ha
 Lot area = ~ 0.059596 ha
 Units = 4

PARCEL COVERAGE 49.51%
 Lot area = 595.96 m²
 Building footprint = 288.01 m²
 Covered entries = 7.02 m²
 Total coverage area = 295.03 m²

AREA OF AMENITY SPACE
 TOTAL OUTDOOR AMENITY SPACE 49.62 m²
 Unit A1 11.39 m²
 Unit B1 20.17 m²
 Shared Amenity 18.06 m²

TOTAL GROSS FLOOR AREA 572.84 m²
 TOTAL = 6166 sf (572.84 m²)
 Unit A 1918 sf (178.19 m²)
 Unit B 1620 sf (150.50 m²)
 Unit C 1487 sf (138.15 m²)
 Unit D 1141 sf (106.00 m²)

FRONT SETBACK
 AVERAGE CONTEXTUAL SETBACK = 3.00m
 ACTUAL FRONT SETBACK = 3.01m

PARKING STALLS PROVIDED ON-SITE 8.0
 DWELLING UNITS: 4
 PARKING STALLS PER DWELLING UNIT = 2
 VISITOR STALLS PER DWELLING UNIT = 0
 PARKING STALLS PROVIDED: 4
 PROVIDED VIA GARAGE PARKING: 4

LANDSCAPE STATISTICS

NOTE: Underground Low-Water-Irrigation System to be provided.
 NOTE: All sodded areas to be planted with a drought tolerant grass species.
 NOTE: Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.

PARCEL AREA = 595.96 m²
 APRON AREA = 99.29 m²
 LANDSCAPING AREA = 223.33 m²

SOFT SURFACE AREA = 113.10 m² (50.64%)
PROPOSED
 Sod / grass = 76.25 m² (34.14%)
 Wood Mulch Bed = 36.85 m²

HARD SURFACE AREA = 110.23 m² (49.38%)
PROPOSED
 Concrete Walk Ways = 89.62 m²
 Concrete Pavers = 20.61 m²

TREES REQUIRED = 5 Trees
 TREES PROPOSED = 5 Trees

PROPOSED DECIDUOUS TREE SPECIES = Columnar Aspen (x2)
 T11

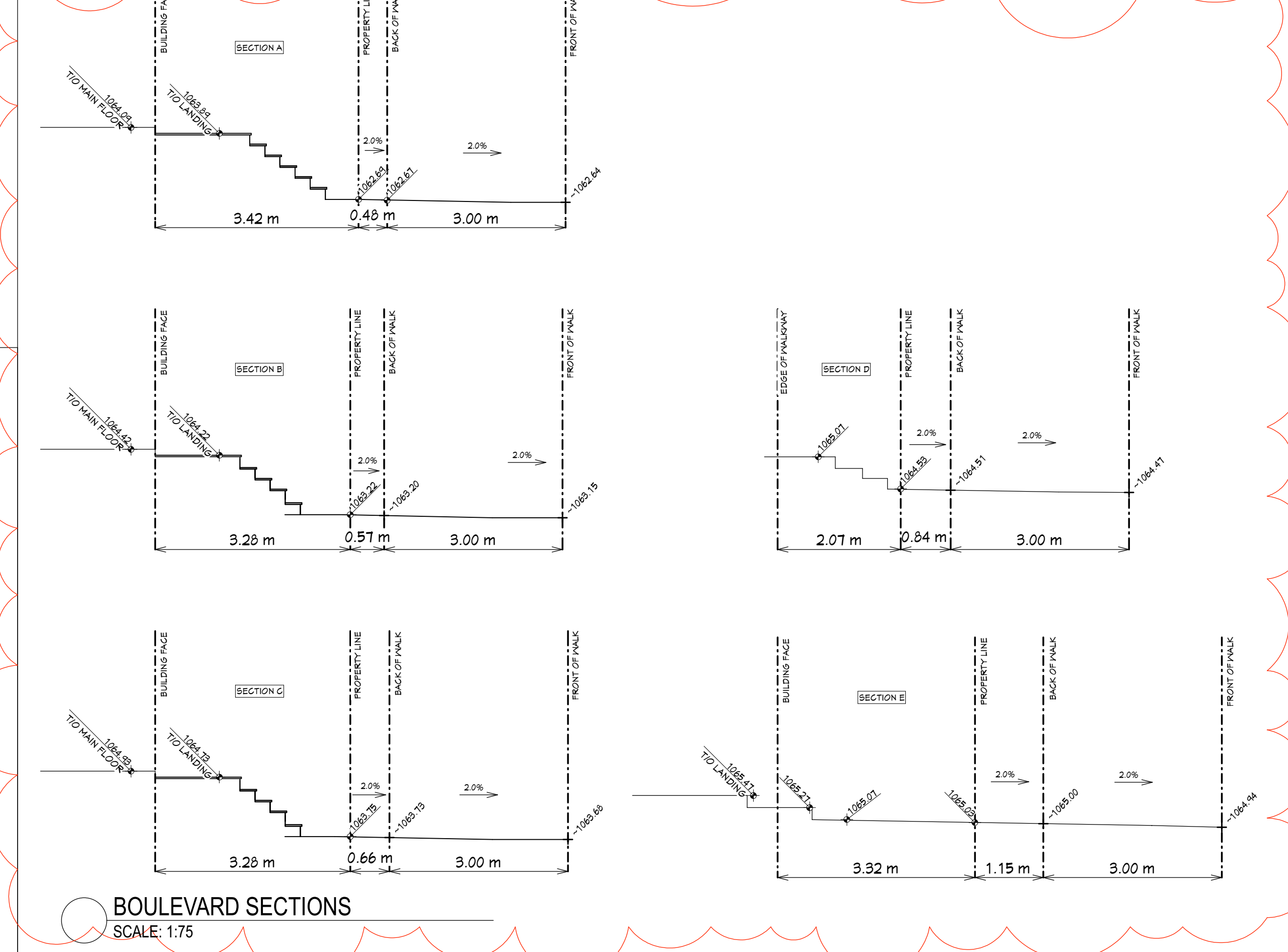
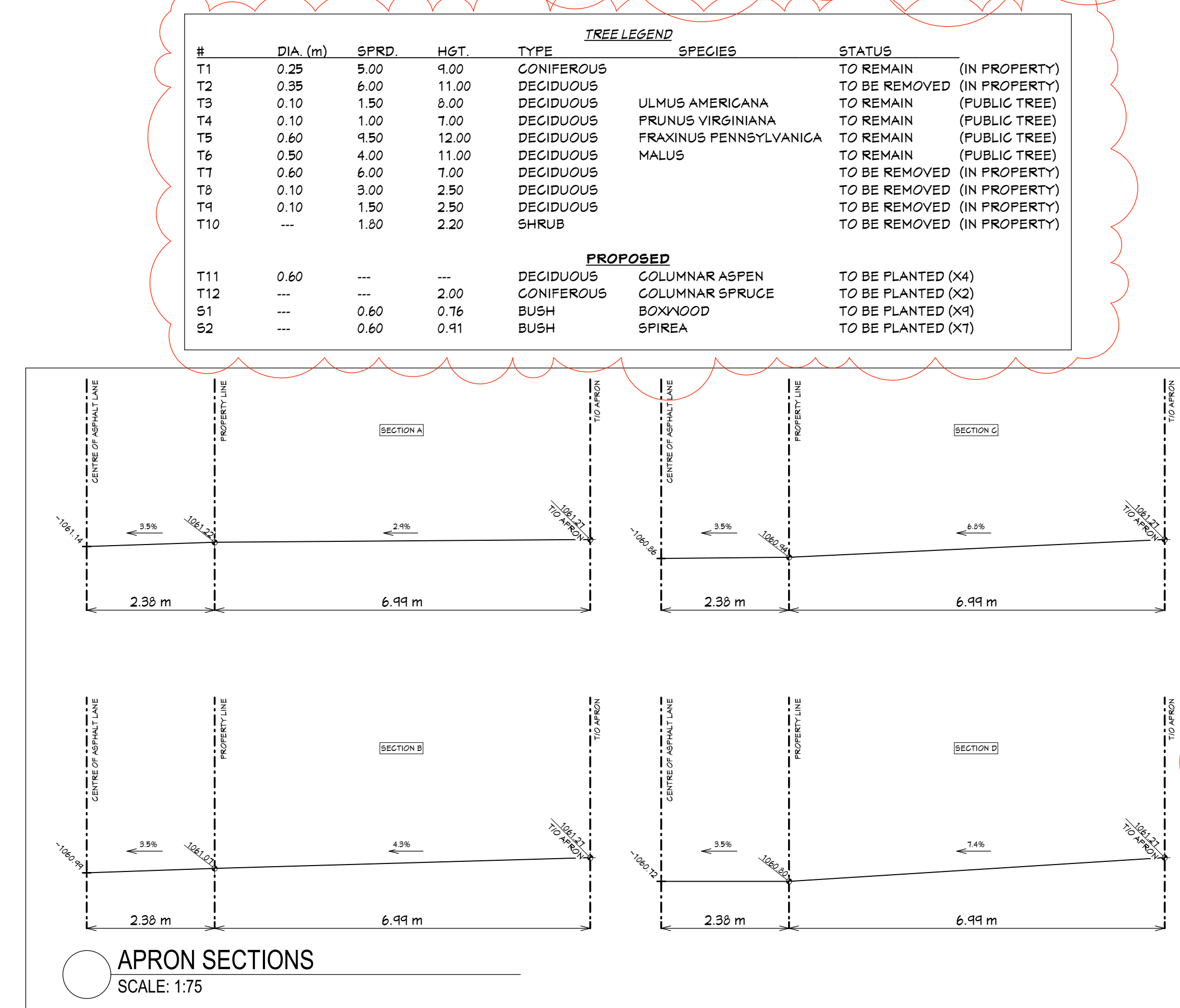
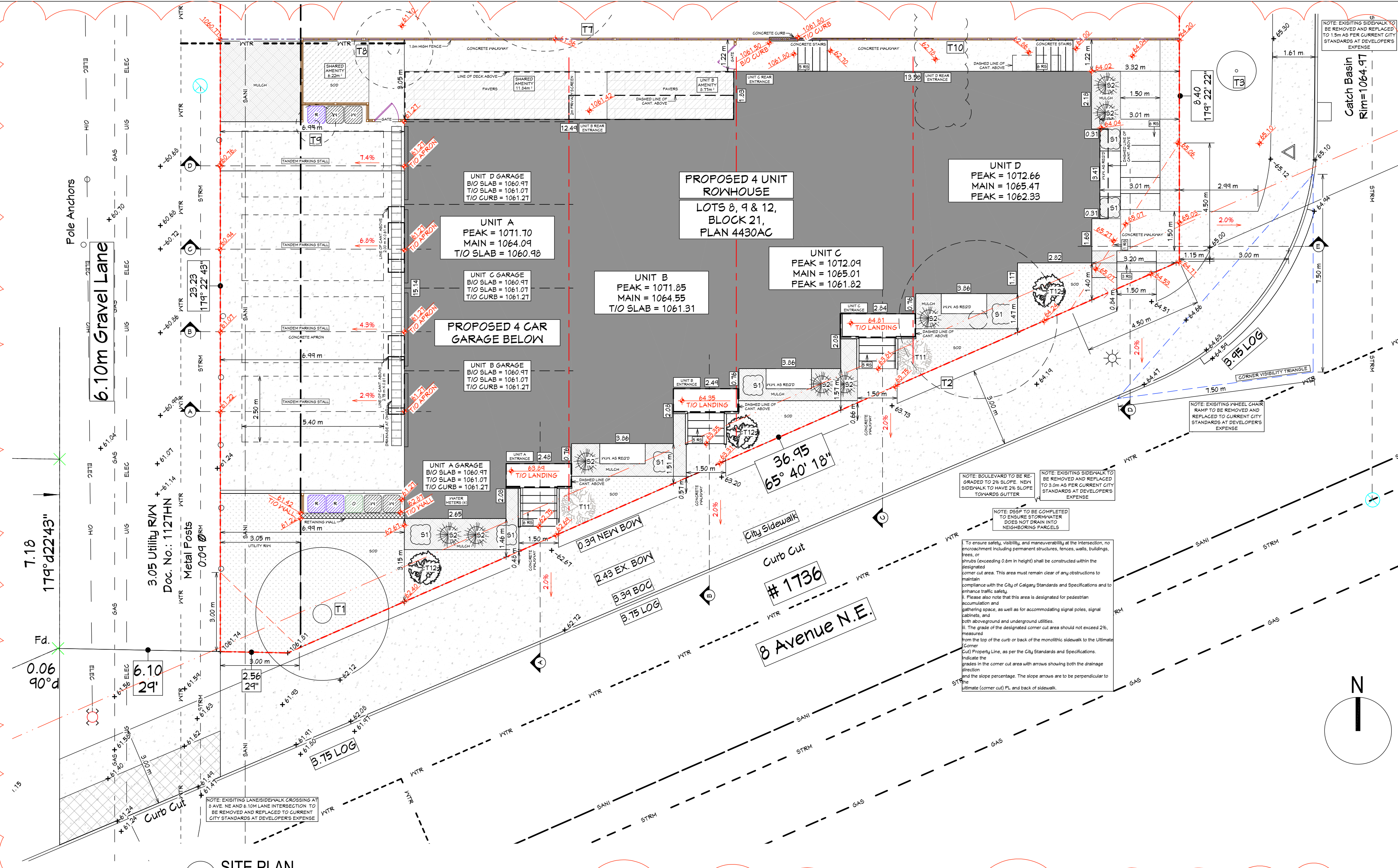
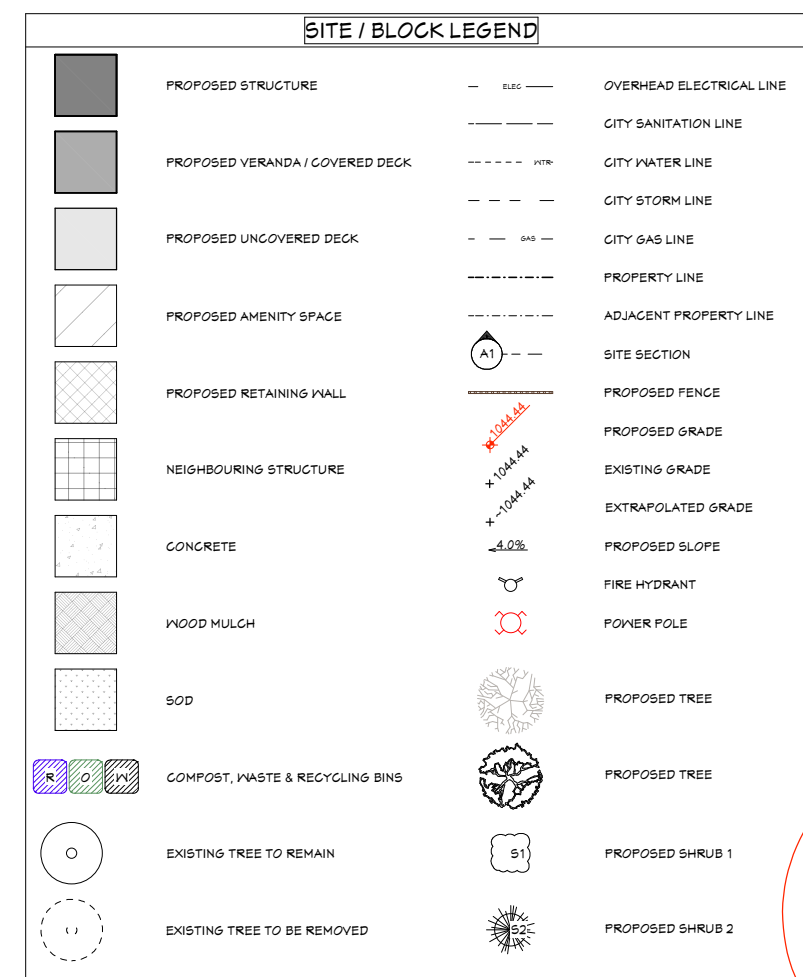
PROPOSED CONIFEROUS TREE SPECIES = Columnar Spruce (x3)
 T12

SHRUBS REQUIRED = 15 Shrubs

SHRUBS PROPOSED = 15 Shrubs

PROPOSED SHRUB SPECIES = Boxwood (x7)
 S1

PROPOSED SHRUB SPECIES = Spirea (x8)
 S2



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 907 17 STREET NE
LOTS 8, 9 & 12
BLOCK 21
PLAN 4430AC

PROJECT
MAYLAND HEIGHTS
ROWHOUSE
 DESIGN: DK/TS | DRAWN: TS | CHECKED: DK
 PROJECT # 25-3-SL-JE-008
SCALE
AS NOTED

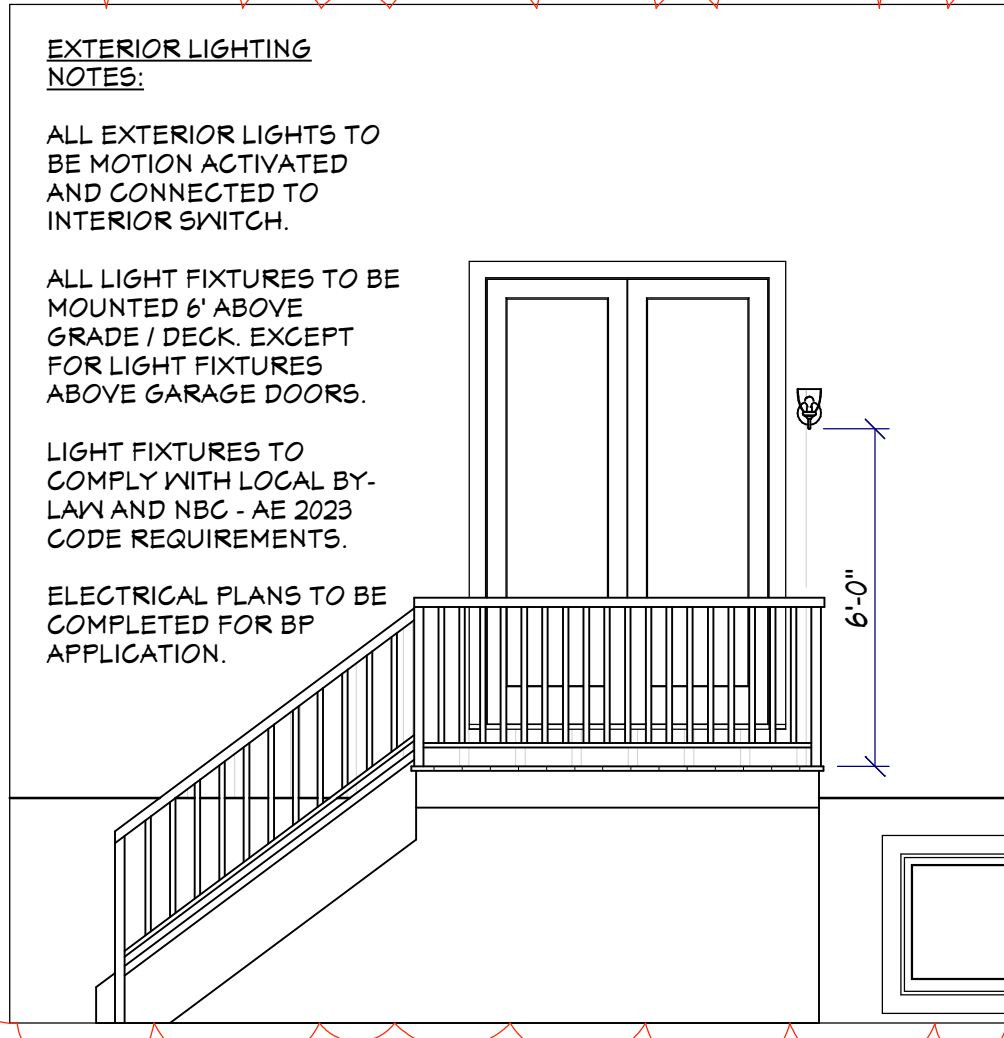
TITLE
SITE PLAN & SITE SECTIONS
ZONING R-CG
PAGE A2 / 7
 11:18:54
 2026-03-12



EAST ELEVATION - RIGHT
SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE

1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	STUCCO BLACK
5	STUCCO WHITE
6	VINYL CLAD WINDOWS
7	FIBREGLASS DOOR
8	SLIDING GLASS DOOR
9	STEEL GARAGE DOOR
10	RAILING
11	METAL LUX PANEL - CEDAR FINISH
12	CEDAR POST



SOUTH ELEVATION - FRONT
SCALE: 3/16" = 1'-0"

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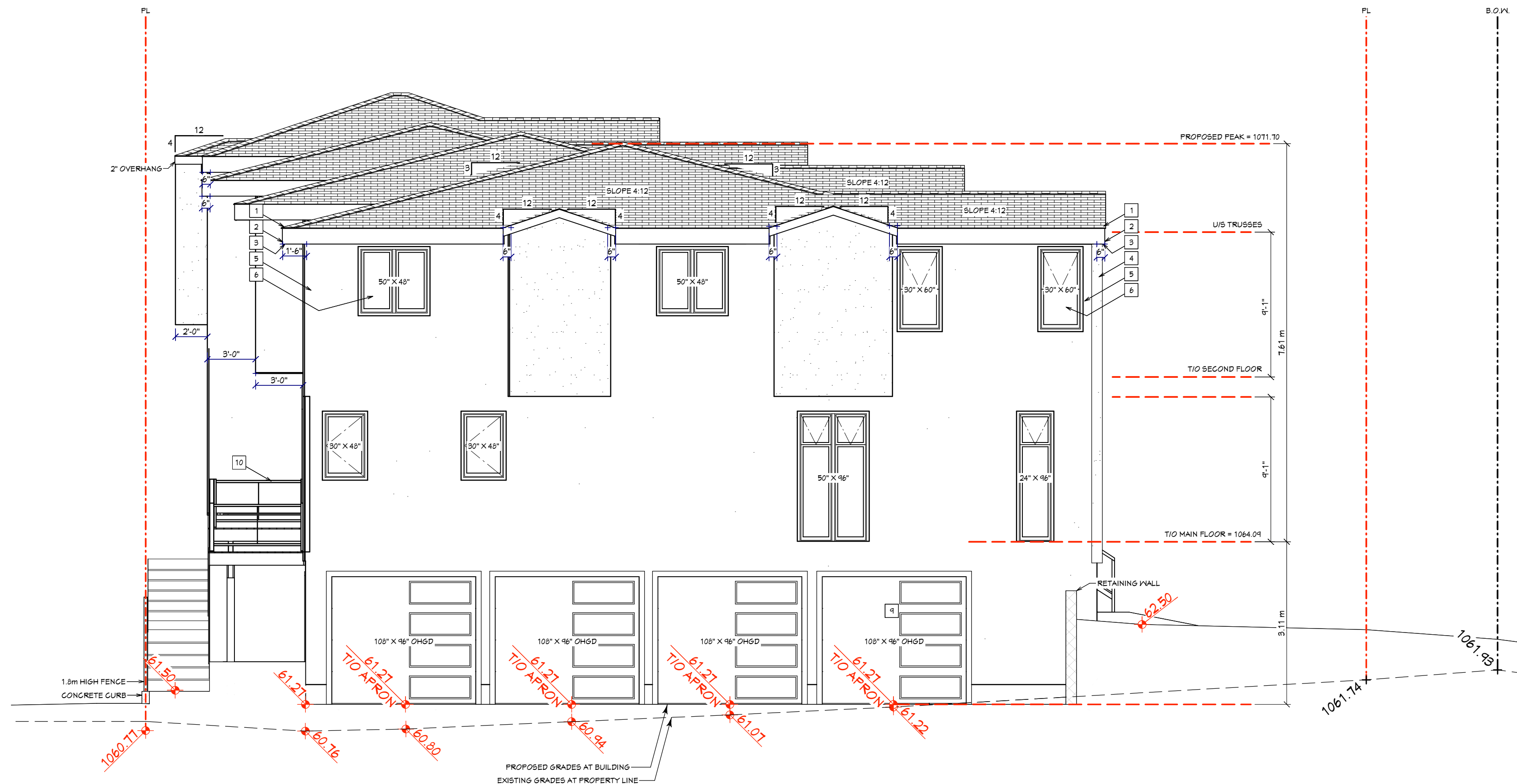
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MAYLAND HEIGHTS
ROWHOUSE

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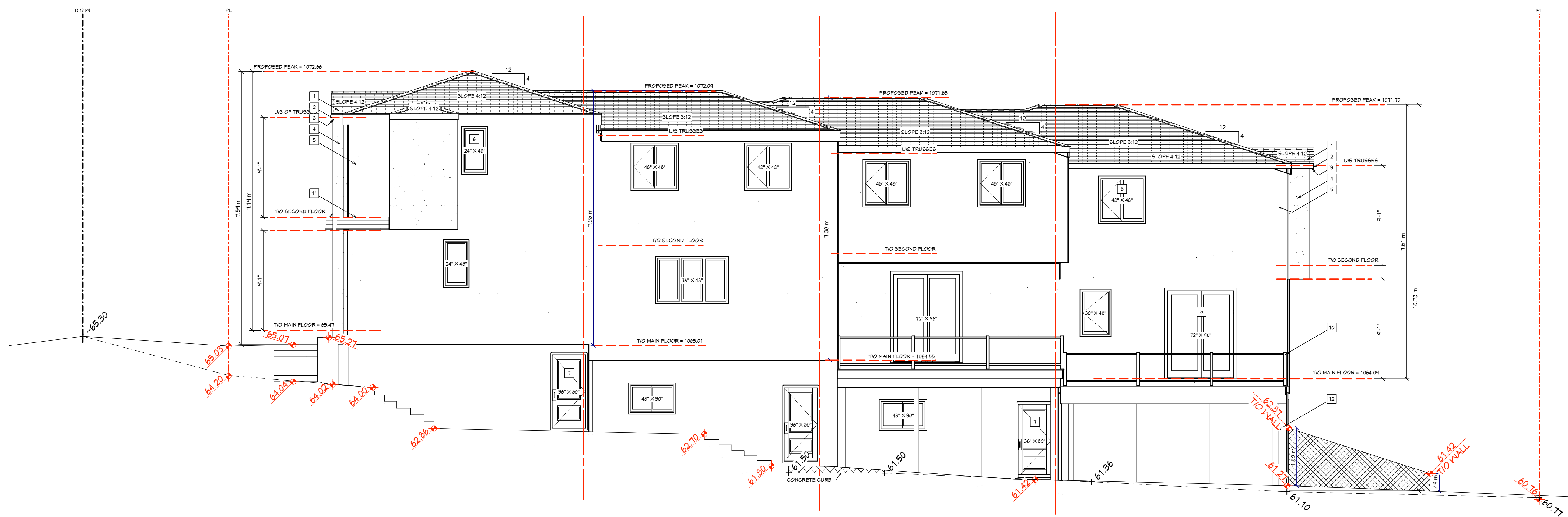
SCALE
3/16" = 1'-0"

TITLE
EAST & SOUTH
ELEVATIONS

ZONING R-CG
PAGE A6 / 7
11:18:57
2026-03-12



WEST ELEVATION - LEFT
SCALE: 3/16" = 1'-0"



NORTH ELEVATION - REAR
SCALE: 3/16" = 1'-0"

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SCALE
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TITLE
WEST & NORTH
ELEVATIONS

ZONING R-CG
PAGE

A7 / 7