

MAIN FLOOR:	2421.26 SF
UPPER FLOOR:	2358.26 SF
TOTAL:	4779.52 SF
BASEMENT:	2121.70 SF
GARAGE:	917.58 SF

DISCLAIMER:
DRAWINGS ARE DRAWN TO SCALE AS INDICATED
AND SCALING MAY VARY SLIGHTLY DUE TO
REPRODUCTION. CONTRACTORS TO VERIFY ALL
DIMENSIONS ON SITE PRIOR TO COMMENCING
WORK. ANY DISCREPANCIES ARE TO BE REPORTED
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CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED DIMENSIONS.

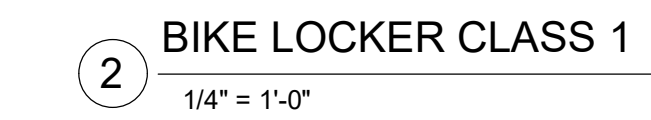
2855 LIONEL
CRESCENT S.W.
LOT 35, BLOCK 8
PLAN 377 JK

DRAWING NAME:	
COVER SHEET	

SCALE: 1/8" = 1'-0"
PRINTED ON 24x36 PAPER

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2855 LIONEL CRESCENT S.W.
CALGARY, ALBERTA
LOT 35, BLOCK 8, PLAN 377 JK



<u>LOT INFORMATION</u>	<u>SITE COVERAGE:</u>		<u>PARKING</u>
LEGAL ADDRESS: LOT 35, BLOCK 8 PLAN 377 JK	PRINCIPAL BUILDING: DETACHED GARAGE:	2587.12 SF = 240.35m ² 917.58 SF = 85.24m ²	PROVIDED PARKING: 4 STALLS
MUNICIPAL ADDRESS: 2855 LIONEL CRESCENT S.W. CALGARY, ALBERTA	TOTAL COVERAGE:	325.59m² / 59.48%	BICYCLE PARKING CLASS 1 4 LOCKERS PROVIDED
PROPOSED USE: - DWELLING UNITS: 4 - SECONDARY SUITES: 4	<u>SQUARE FOOTAGE SUMMARY - PER UNIT</u>		<u>GARAGE/RECYCLING</u>
			INDIVIDUAL STORAGE AND COLLECTION
<u>SITE INFORMATION</u>	<u>DWELLING UNIT</u>		<u>DISCLAIMER</u>
SITE AREA: 5891.60 SF / 547.34 m ²	UNIT 1 UNIT 2 UNIT 3 UNIT 4		
LANED	564.23 SF 569.40 SF 564.23 SF 567.27 SF		
R-CG	MAIN: 583.55 SF 593.46 SF 588.55 SF 587.69 SF		
MAX. BUILDING HEIGHT: 11.0m	TOTAL: 1152.78 SF 1162.85 SF 1152.78 SF 1154.96 SF		
FRONT YARD SETBACK: 3.0m	<u>SECONDARY SUITE</u>		
SIDE YARD SETBACK: 1.2m & 3.0m	BASEMENT: 546.28 SF 529.57 SF 520.68 SF 40.79 SF		
REAR YARD WITH STREET: 0.6m	MAIN: 37.28 SF 40.79 SF 37.28 SF 525.17 SF		
REAR YARD SETBACK: 1.2m	TOTAL: 583.55 SF 570.36 SF 557.96 SF 566.96 SF		
DENSITY: 73.08 UPH			
MAX. COVERAGE: 60.00%			
(3534.96 SF / 328.40 m ²)			

BUILDER:

O.	Date:	Description:	E
1.	04-JUL-25	PRELIMINARY SITING	1
2.	02-OCT-25	DESIGN SIGN-OFF	1
3.	24-OCT-25	DEVELOP. PERMIT	1
4.	28-FEB-26	DETAILED REVIEW	1
5.	22-APR-26	DETAILED REVIEW #2	1

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CLIENT:

2855 LIONEL
CRESCENT S.W.
LOT 35, BLOCK 8
PLAN 377 JK

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:	
ELEVATIONS PROPOSED	

DRAWN BY: V.T.	CHECKED BY: L.Y.
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SCALE: 3/16" = 1'-0"

SHEET #:

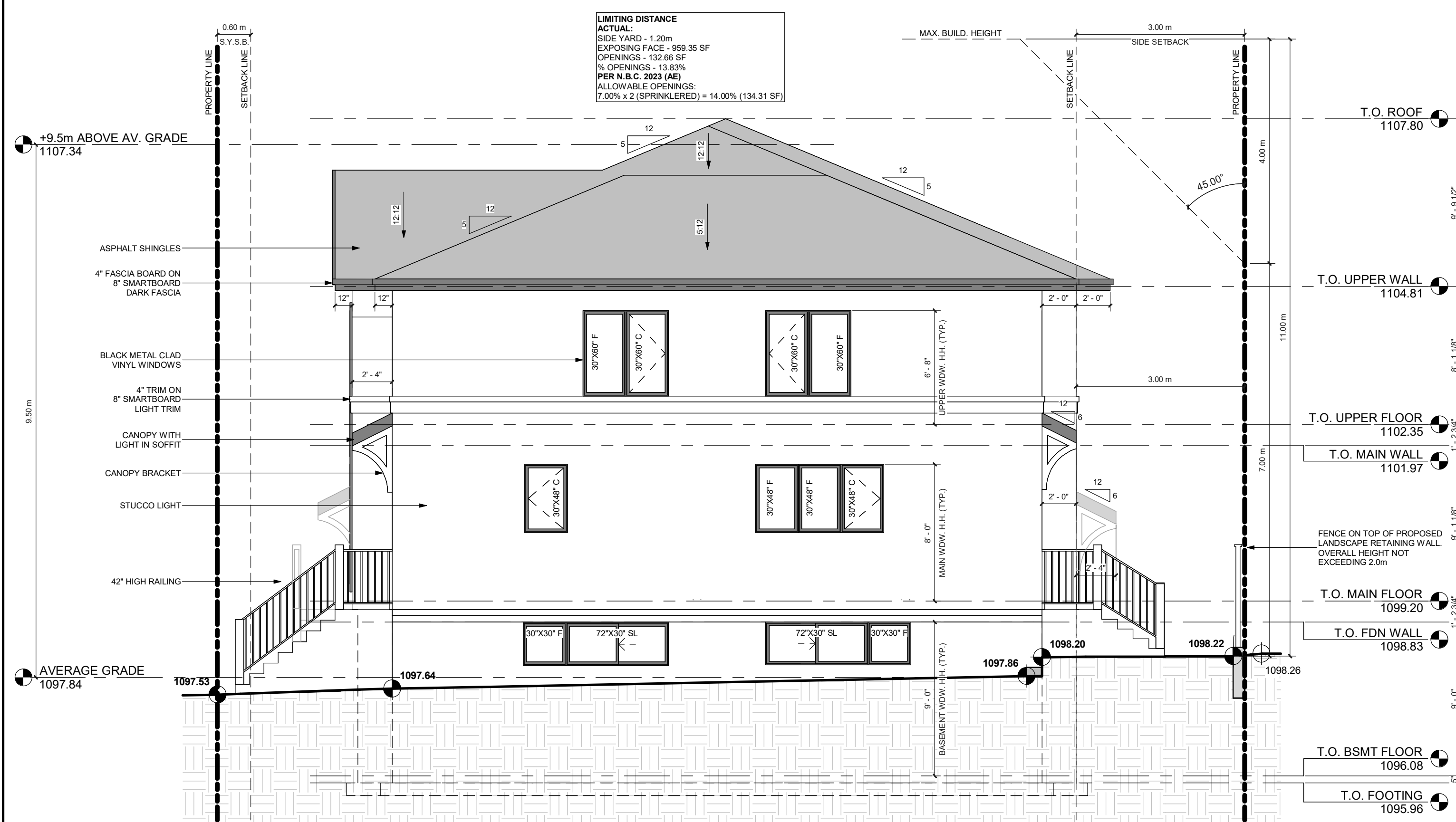
A3.0



1 FRONT (W) ELEVATION - PROPOSED
3/16" = 1'-0"



2 RIGHT (S) ELEVATION - PROPOSED
3/16" = 1'-0"

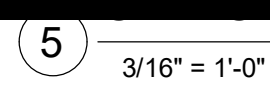
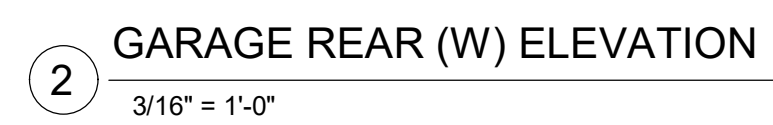
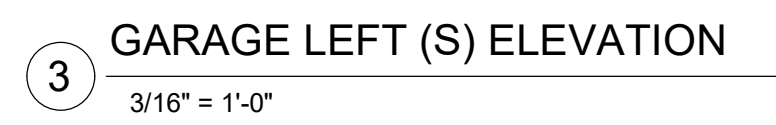


3 REAR (E) ELEVATION - PROPOSED
3/16" = 1'-0"



4 LEFT (N) ELEVATION - PROPOSED
3/16" = 1'-0"

**DWELLING CONSTRUCTION TO BE
IN COMPLIANCE WITH VARIANCE SPV-006
& TO BE FULLY SPRINKLERED**



**GARAGE CONSTRUCTION TO BE
IN COMPLIANCE WITH SPV-003**

BUILDER:

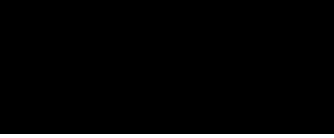
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CLIENT:



2855 LIONEL
CRESCENT S.W.
LOT 35, BLOCK 8
PLAN 377 JK

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
GARAGE PLANS

DRAWN BY: V.T.	CHECKED BY: L.Y.
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SALE: As indicated
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MEET #:

G1.0