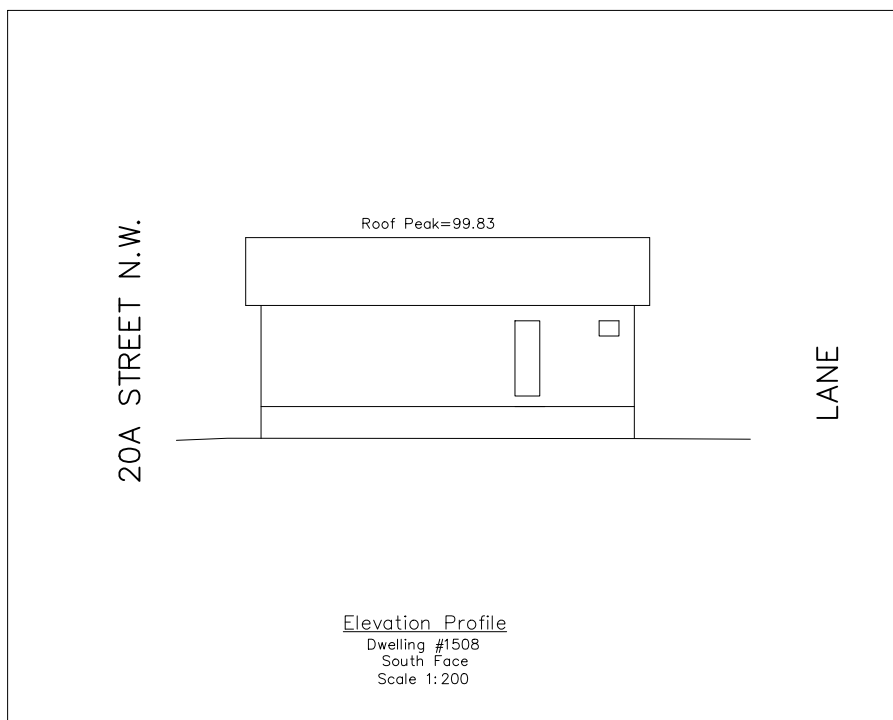
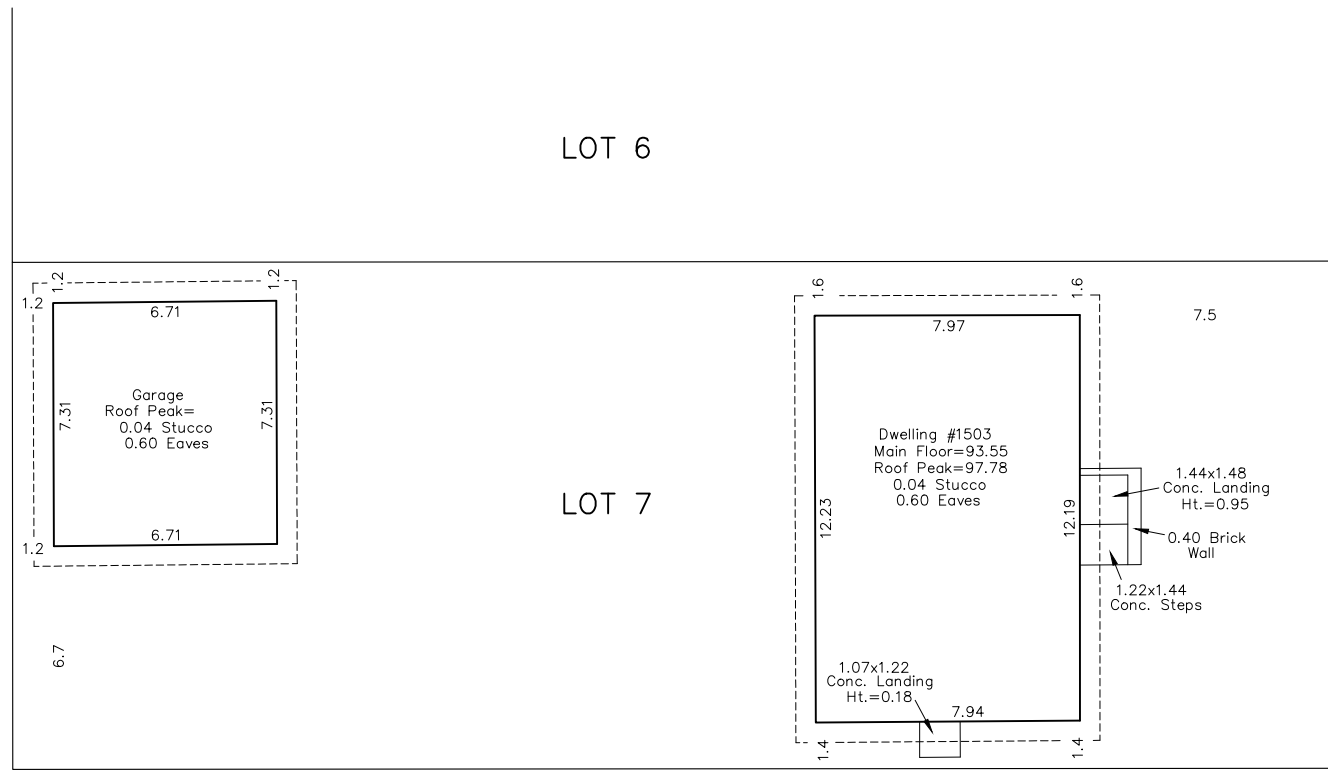
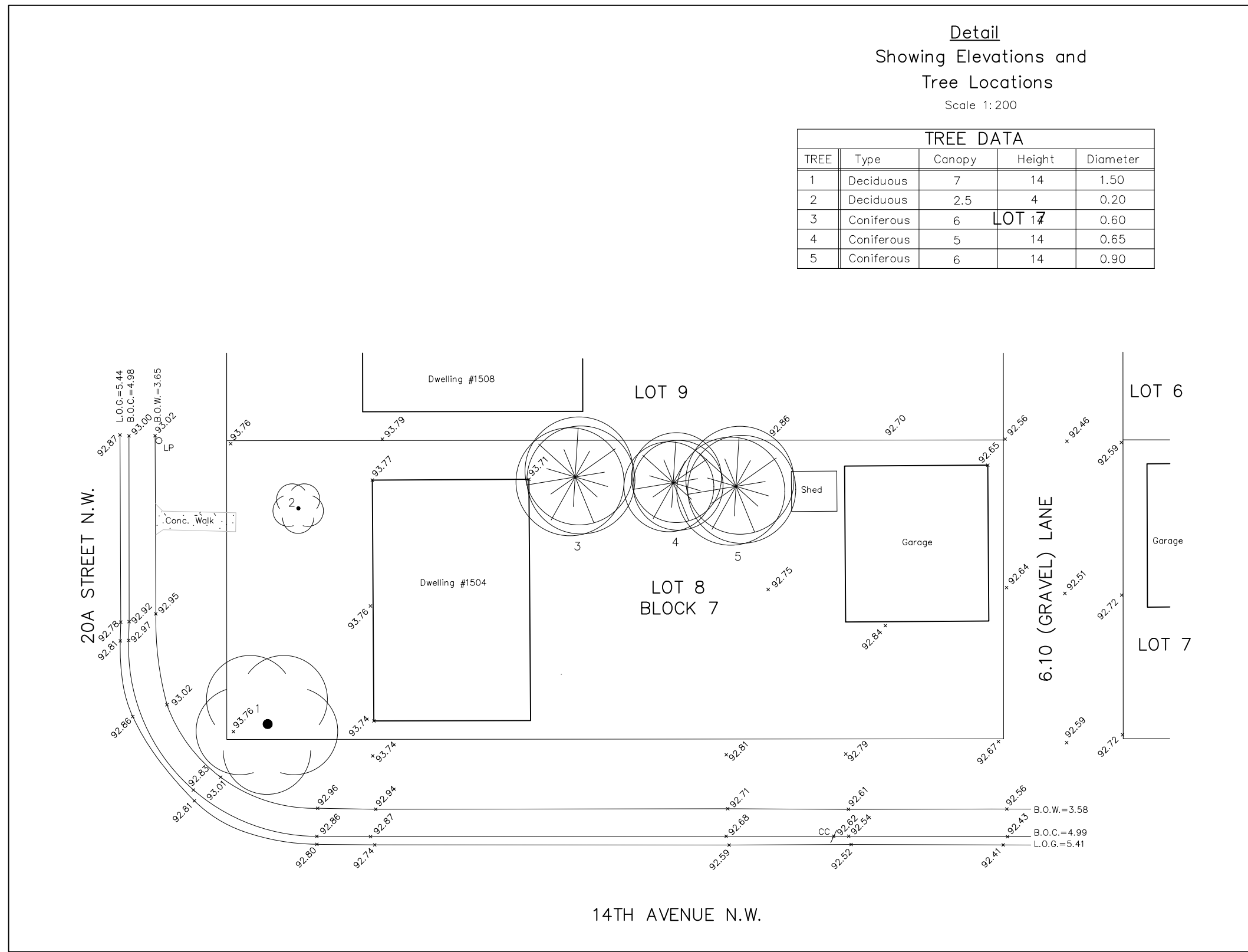
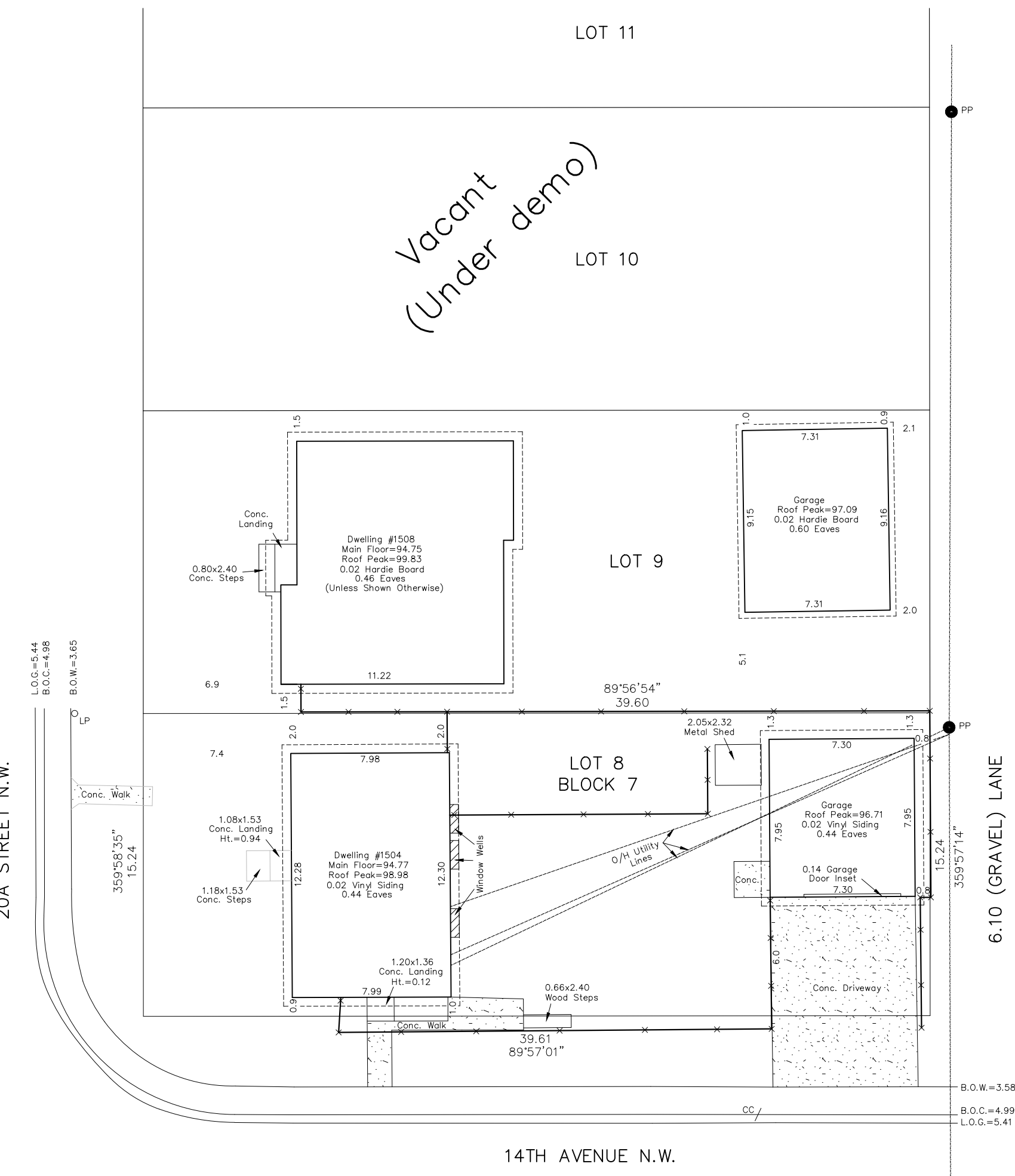
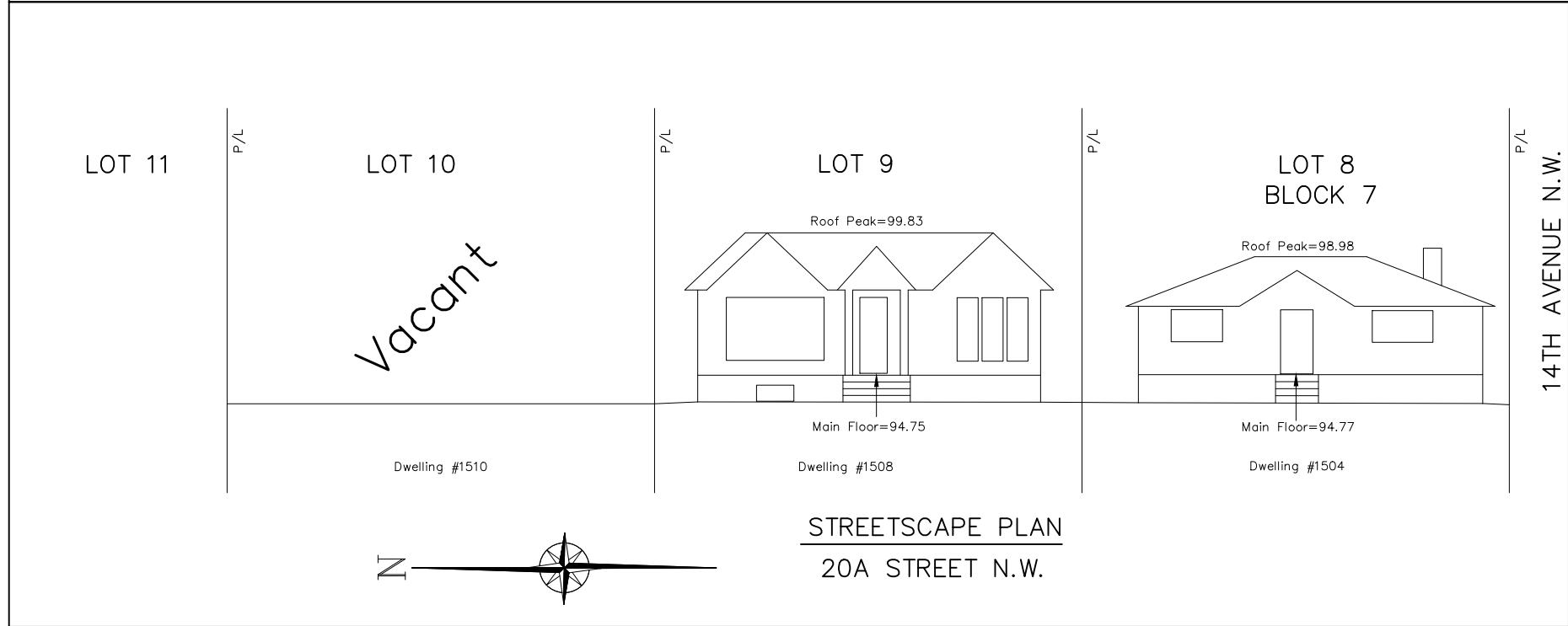
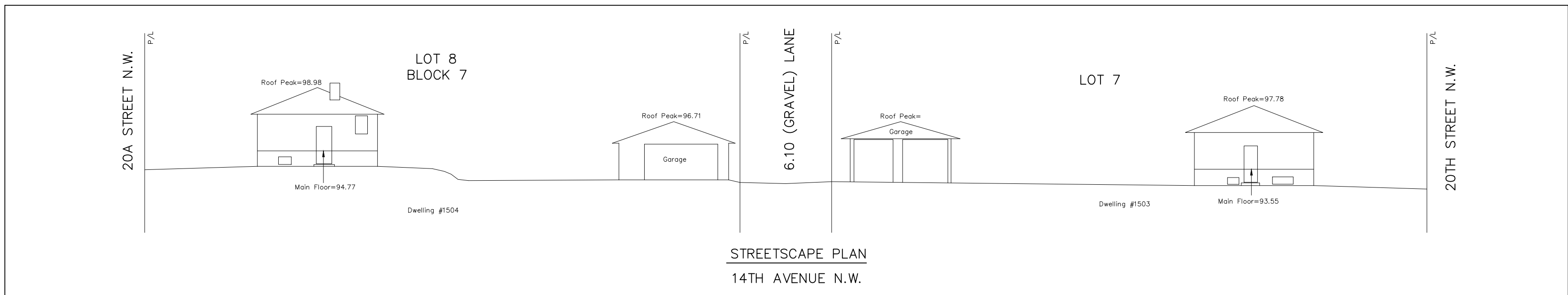




## DEVELOPMENT PERMIT PLAN

MUNICIPAL ADDRESS:  
1504 – 20A STREET N.W.  
CALGARY, ALBERTA

CLIENT: ABANOUB DEVELOPMENTS LTD.  
ADDRESS: 1904 – 20TH AVENUE N.W.  
CALGARY, ALBERTA T2M 1H5

LEGAL DESCRIPTION:

LOT 8, BLOCK 7, PLAN 1161GJ  
WITHIN THE  
N.W.1/4 SEC.20, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

### Legend:

A.S.C.M. DENOTES ALBERTA SURVEY CONTROL MARKER.  
B.O.C. DENOTES BACK OF CURB.  
CB DENOTES CATCH BASIN.  
CC DENOTES CURB CUT  
Ck.M. DENOTES CHECK MEASURED.  
C/L DENOTES CENTRE LINE.  
Ha DENOTES HECTARES.  
L.O.G. DENOTES LINE OF GUTTER  
LP DENOTES LAMP POLE  
m DENOTES METRES.  
M. DENOTES MERIDIAN.  
Mkd. DENOTES MARKED.  
PA DENOTES POLE ANCHOR.  
PL DENOTES PLACED.  
P/L DENOTES PROPERTY LINE.  
Rad. DENOTES RADIAL.  
Rge. DENOTES RANGE.  
R/W DENOTES RIGHT-OF-WAY.

SEC. DENOTES SECTION.  
SP DENOTES SIGN POST.  
Twp. DENOTES TOWNSHIP.

POWER POLE SHOWN THUS: ● PP  
CONIFEROUS TREE SHOWN THUS:   
DECIDUOUS TREE SHOWN THUS:   
FENCE IS SHOWN THUS:   
OVERHEAD UTILITIES SHOWN THUS: 

NOTES:  
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.  
DISTANCES ON CURVES ARE ARC DISTANCES  
ELEVATIONS ARE GEODETIC AND DERIVED FROM GNSS OBSERVATIONS  
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 141 074 389  
TITLE SEARCH DATED 06/03/26

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:  
– CAVEAT INST. No. 981 181 370 (ENCROACHMENT AGREEMENT)

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.  
ELEVATIONS ARE SHOWN THUS:  $\times^{92.50}$  = 1093.07 METRES (GEODETIC)

DATE: MARCH 9, 2026  
DATE OF SURVEY: MARCH 6, 2026  
SURVEYOR'S INITIALS: SG/GW/WD

 **Jones Geomatics Ltd.**  
Alberta Land Surveyor  
#20.1323-44th Ave. N.E., Calgary, Alberta T2E 6L5  
Ph. (403) 230-0778 Fax (403) 230-0714  
E-mail: jonesgeo@telus.net Job No. H09276-26

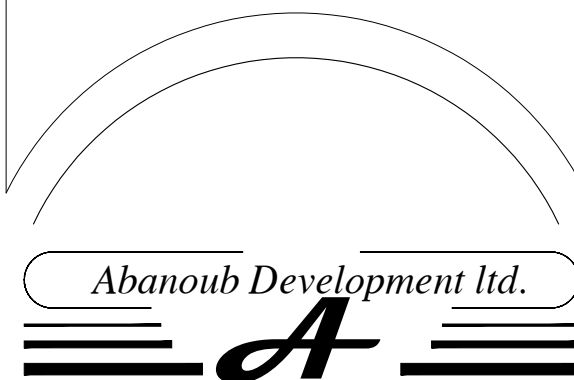
Project :  
**Briar Elite  
Living**

PLAN # 1161 GJ  
BLOCK # 1  
LOT # 8

Address:

1504 20A Street NW  
CALGARY, ALBERTA

for Development Permit March 9 , 2026



Tel. (403) 870 2165 (403) 454 4233  
WWW.abanoubdesign.ca

Drawing :  
**EXISTING SITE PLAN**

Scale :  
**1:100**

Drawn By :  
**KH**

Date :  
**March, 5, 2026**

Job No :  
**1-RCG-26**

### GENERAL NOTES :

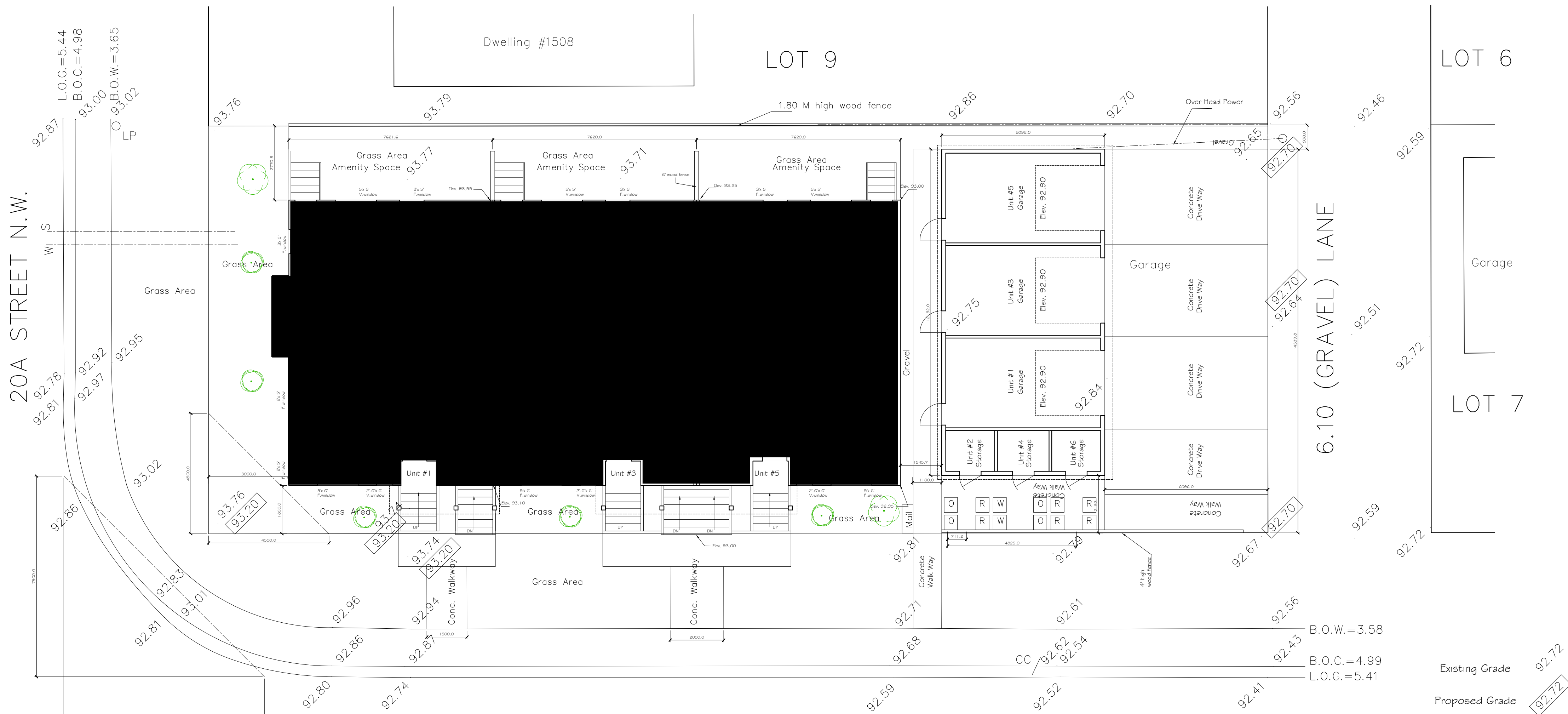
BUILDER SHALL BE HELD RESPONSIBLE FOR CHECKING AND REVIEWING IN DETAIL THE DRAWING, ENGINEERING AND TECHNICAL DESIGNS AS IF THEY WERE SUBMITTED BY HIM AND SHALL NOTIFY THE DESIGNER IN DUE TIME ABOUT THE TECHNICAL ERRORS HE MAY DISCOVER IN DRAWINGS/DESIGNS, OTHERWISE HE WILL BE FULLY RESPONSIBLE.

DOORS AND WINDOWS FABRICATOR SHALL VERIFY ACTUAL FINISHED OPENING BEFORE THE FABRICATION.

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Sheet :  
**DP-1**



#### Lot Coverage Info

Lot area 603.50 SQ M

building Area 242.10 SQ M  
Garage Area 73.93 SQ M  
Porch Area 4.68 SQ M

Buildings Area 320.71 SQ M  
total coverage 320.71 / 603.50 = 53.14 %

#### PROJECT DESCRIPTION

\* PARCEL AREA 603.50 SQ.M  
3 ROW HOMES WITH BASEMENT SUITE  
ONE BUILDING BASEMENT AND 2 STORY

3 GARAGES , 3 STORAGE AND 4 DRIVE WAY

\* SOUTH SETBACK FROM PROPERTY LINE 1.8m

\* WEST SETBACK FROM CENTER STREET 3m

\*NORTH SETBACK 2.75 M

\* EAST SETBACK FROM PROPERTY LINE TO GARAGE 6.1 M

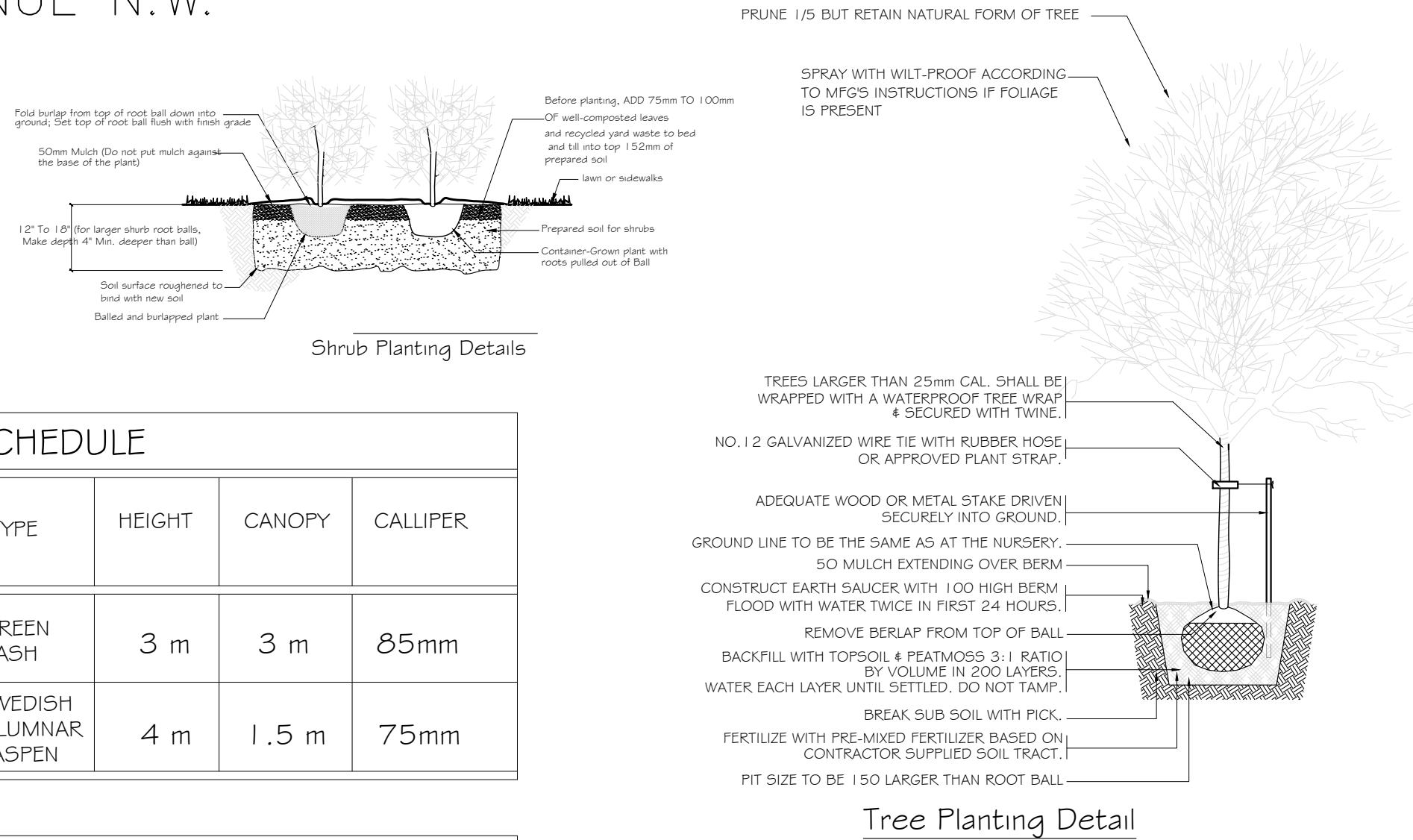
#### Density

\* PARCEL AREA 603.50 SQ.M / 0.06 hectare  
73 units per hectare (0.06 X 75 = 4.5 units  
3 row homes provided  
3 GARAGES , 3 STORAGE AND 4 DRIVE WAY

#### Parking

\* 0.5 stalls / dwelling unit or secondary suite  
provided  
3 GARAGES , 3 STORAGE AND 4 DRIVE WAY

#### 14TH AVENUE N.W.



| TREE & SHRUB SCHEDULE |     |                        |        |        |          |
|-----------------------|-----|------------------------|--------|--------|----------|
| SYMBOL                | NEW | TYPE                   | HEIGHT | CANOPY | CALLIPER |
|                       | 2   | GREEN ASH              | 3 m    | 3 m    | 85mm     |
|                       | 5   | SWEDISH COLUMNAR ASPEN | 4 m    | 1.5 m  | 75mm     |
| TREE TOTAL            | 7   |                        |        |        |          |
|                       | 3   | RUSSIAN ALMOND         | 0.6 m  | 0.6 m  | 30mm     |
|                       | 3   | JUNIPER                | 0.6 m  | 0.6 m  | 30mm     |
|                       | 3   | SASKATOON BERRY        | 0.6 m  | 0.6 m  | 30mm     |
|                       | 3   | REED GRASS             | 0.6 m  | 0.6 m  | 30mm     |
| SHRUB TOTAL           | 12  |                        |        |        |          |

NOTE: ALL EXISTING TREES AND SHRUBS WITHIN THE PARCEL TO BE REMOVED

#### LANDSCAPING

- \* ALL MIN. REQUIRED FRONT AND SIDE YARDS SHALL BE LANDSCAPED EXCEPT FOR ACCESS WAYS FROM PUBLIC THOROUGHFARES
- \* ALL SOFT SURFACE LANDSCAPING TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
- \*MIN. OF 40% OF SITE AREA TO BE LANDSCAPED

#### TOTAL LANDSCAPE @ GRADE

TOTAL LANDSCAPED AREA 282.79 m<sup>2</sup>  
TOTAL HARD SURFACE LANDSCAPE 102.90 m<sup>2</sup>  
TOTAL SOFT SURFACE LANDSCAPE 179.83 m<sup>2</sup>

- \* MIN OF 1 TREE TO BE PLANTED / 45m<sup>2</sup> OF LANDSCAPED AREA

- \* 50% OF DECIDUOUS TREES PROVIDED TO HAVE MIN. CALLIPER OF 75mm
- \* 25% OF TOTAL TREES REQ. TO BE CONIFEROUS TYPE
- \* 50% OF CONIFEROUS TREES PROVIDED TO HAVE MIN HEIGHT OF 3m

TOTAL DECIDUOUS TREES PROVIDED 5 TREES  
TOTAL CONIFEROUS TREES PROVIDED 2 TREES

TOTAL PROVIDED TREES 7 TREES

- \* MIN OF 2 SHRUBS / 45m<sup>2</sup> OF LANDSCAPED AREA
- \*ALL SHRUBS TO BE MIN. 0.6m IN HEIGHT & SPREAD

TOTAL DECIDUOUS SHRUBS PROVIDED  
TOTAL CONIFEROUS SHRUBS PROVIDED  
TOTAL PROVIDED SHRUBS 12 SHRUBS

Project :

**Briar Elite Living**

**PLAN # 1161 GJ  
BLOCK # 1  
LOT # 8**

Address:

**1504 20A Street NW  
CALGARY, ALBERTA**

**for Development Permit March 9, 2026  
for Development Permit March 18, 2026**

**Abanoub Development Ltd.**

Tel. (403) 870 2165 (403) 454 4233  
[www.abanoubdesign.ca](http://www.abanoubdesign.ca)

Drawing :

**Site Plan Layout**

Scale : **1:100**

Drawn By :  
**KH**

Date :  
**March, 18, 2026**

Job No :  
**1-RCG-26**

#### GENERAL NOTES :

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Sheet :

**DP-2**

Project :

Briar Elite  
Living

PLAN # 1161 GJ  
BLOCK # 1  
LOT # 8

Address:

1504 20A Street NW  
CALGARY, ALBERTA

for Development Permit March 9 , 2026

Abanoub Development Ltd.



Tel. (403) 870 2185

(403) 454 4233

WWW.abanoubdesign.ca

Drawing :

Exterior Elevations

Scale : 3/16" = 1'-0"

Drawn By :  
KH

Date :  
March, 5, 2026

Job No :  
1-RCG-26

GENERAL NOTES :

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Sheet :  
DP-5

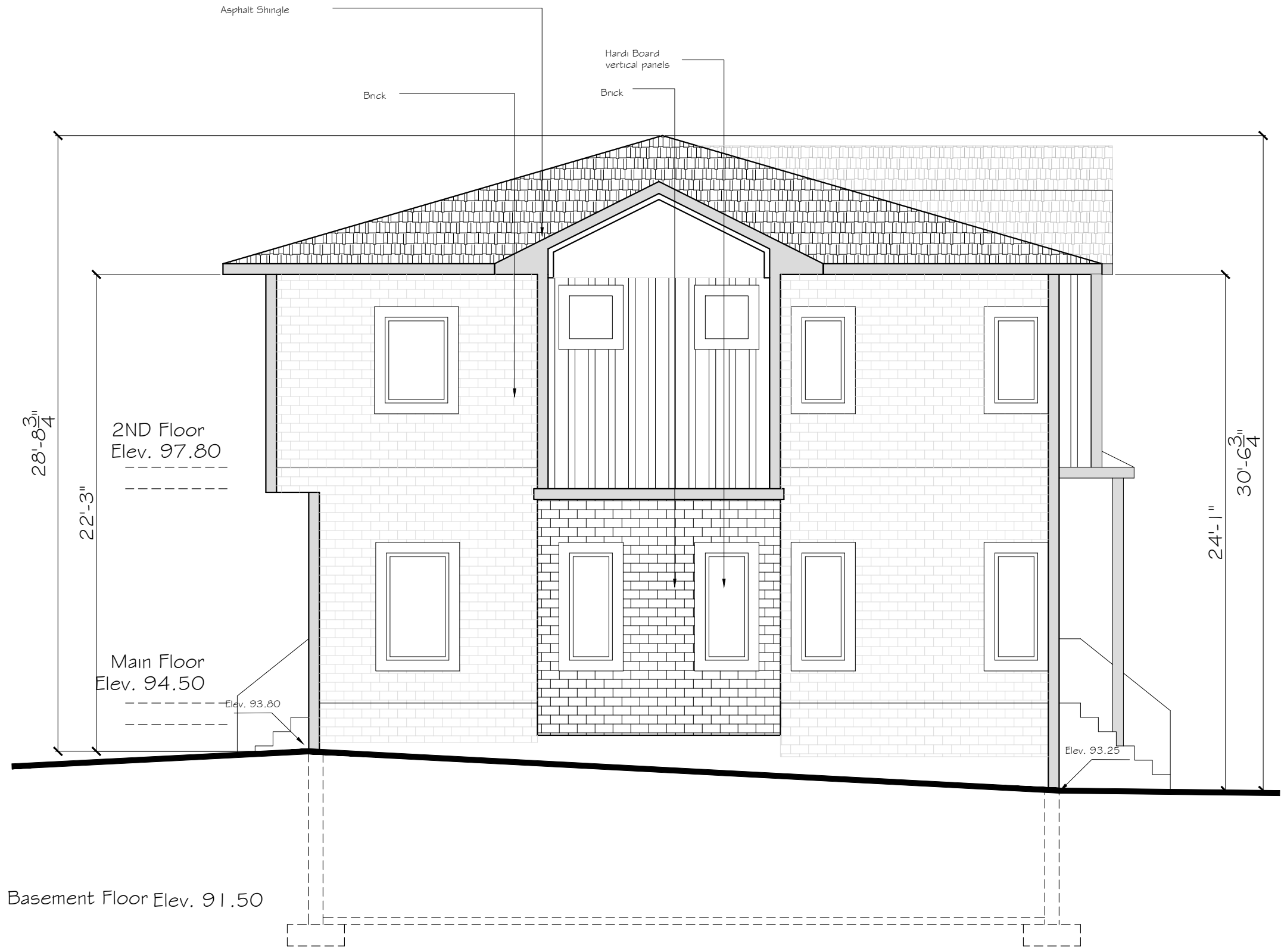
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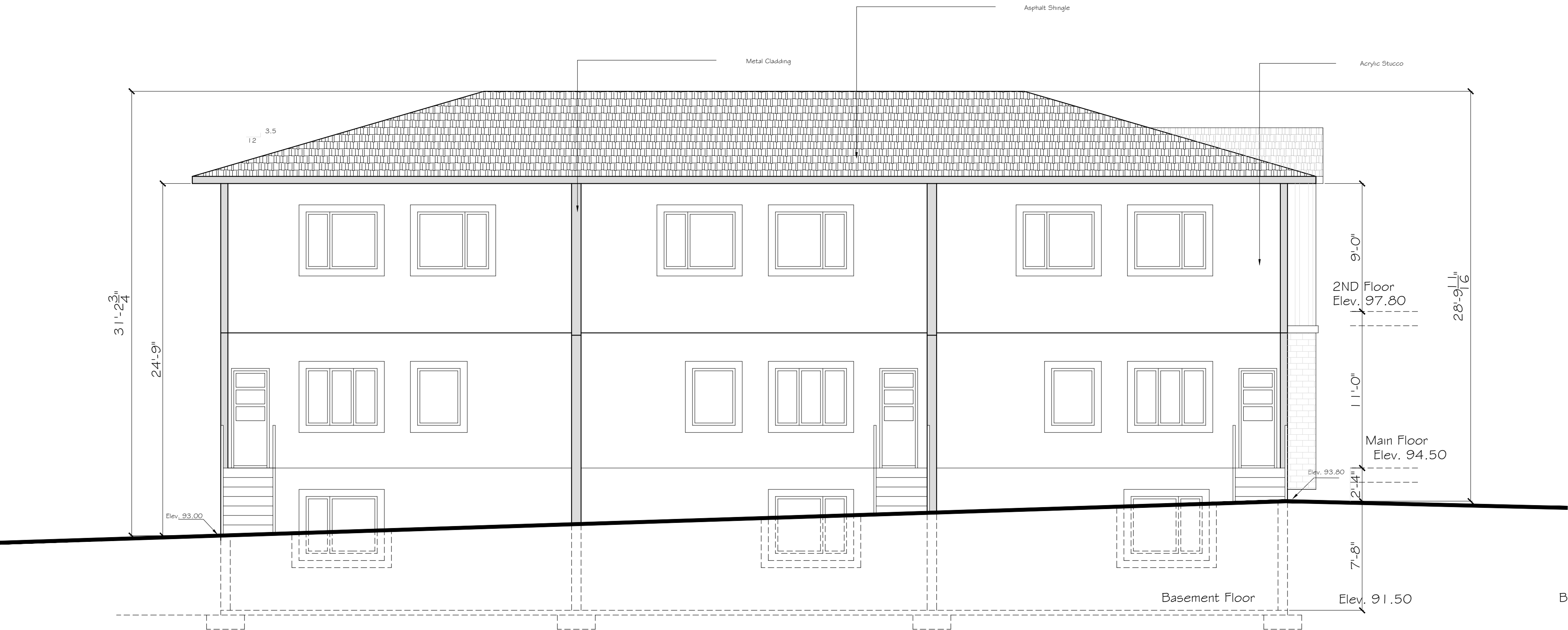
Elevation Area 1,843.75 SQ FT  
Glass Area 252 SQ FT  
unprotected area 13.7%

South Elevation



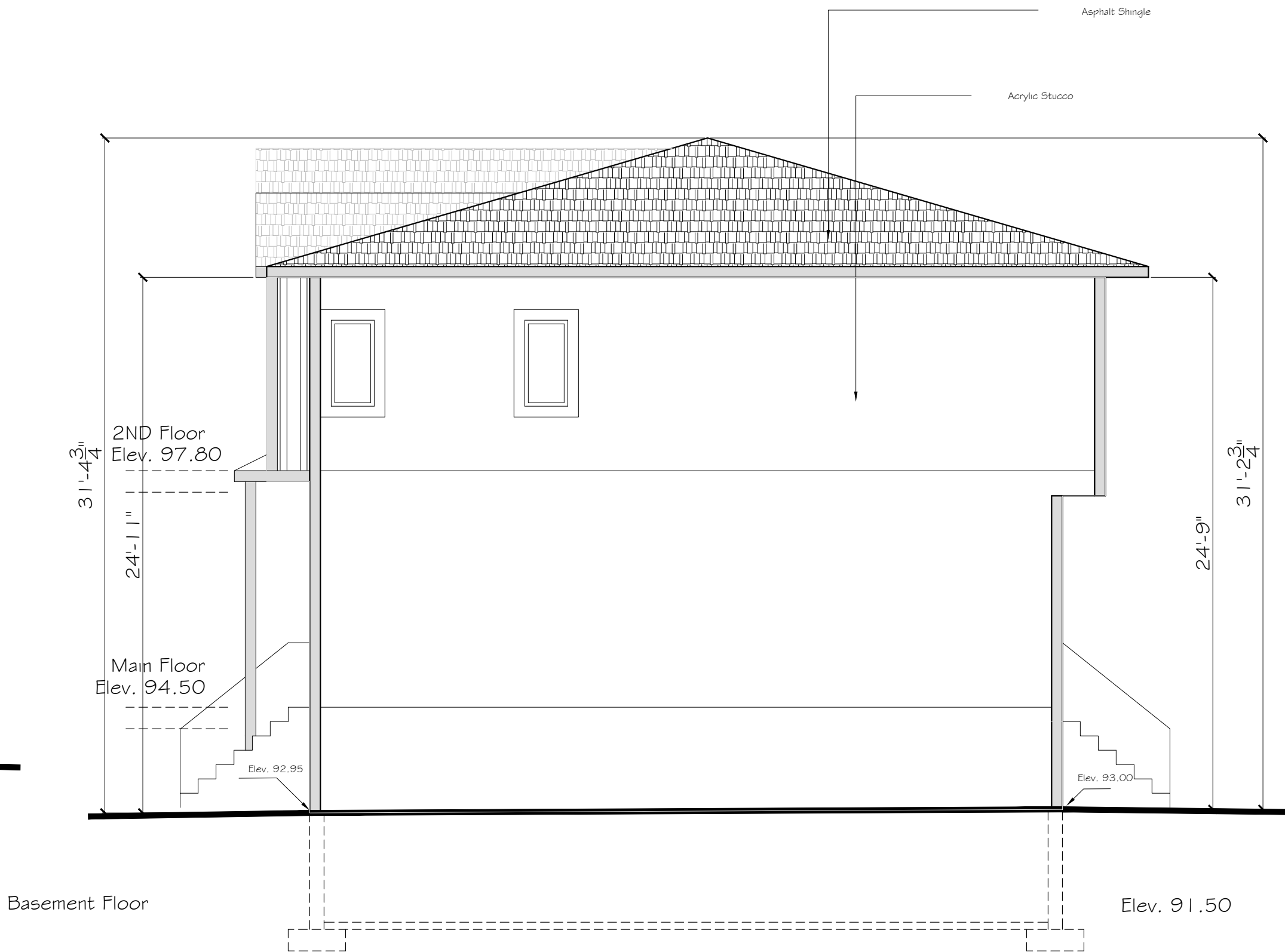
Elevation Area 849.17 SQ FT  
Glass Area 91 SQ FT  
unprotected area 10.7%

West Elevation



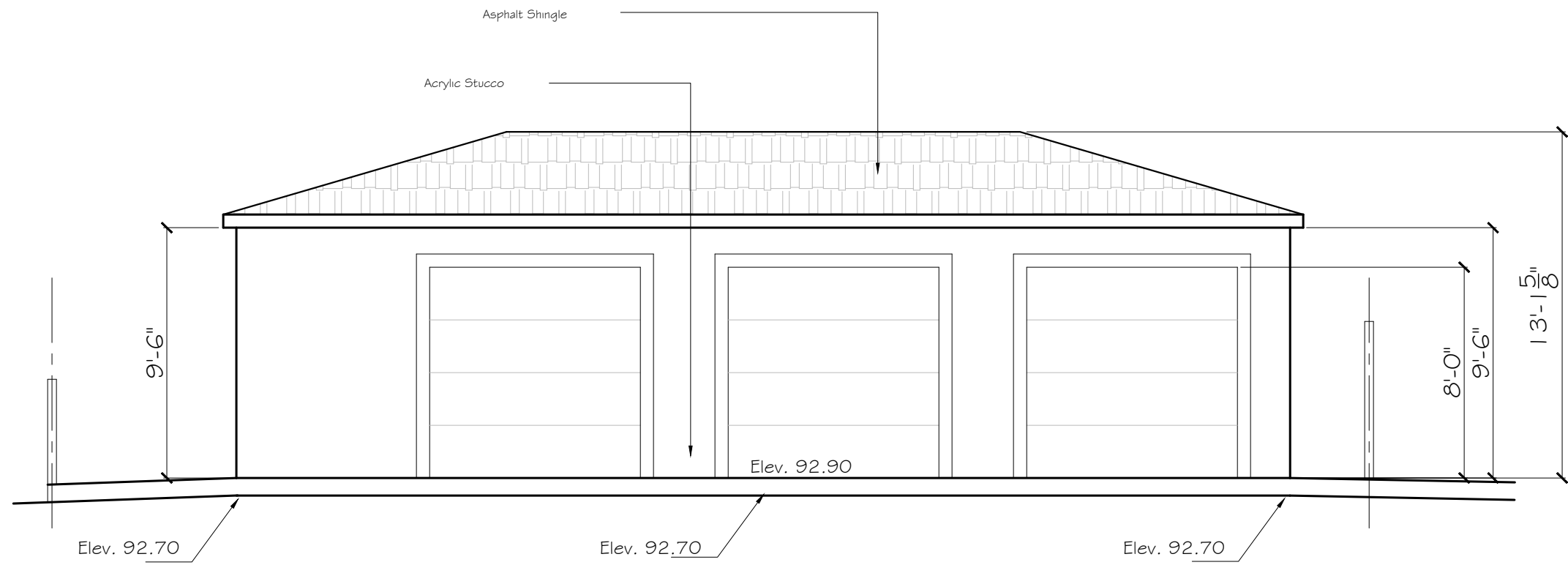
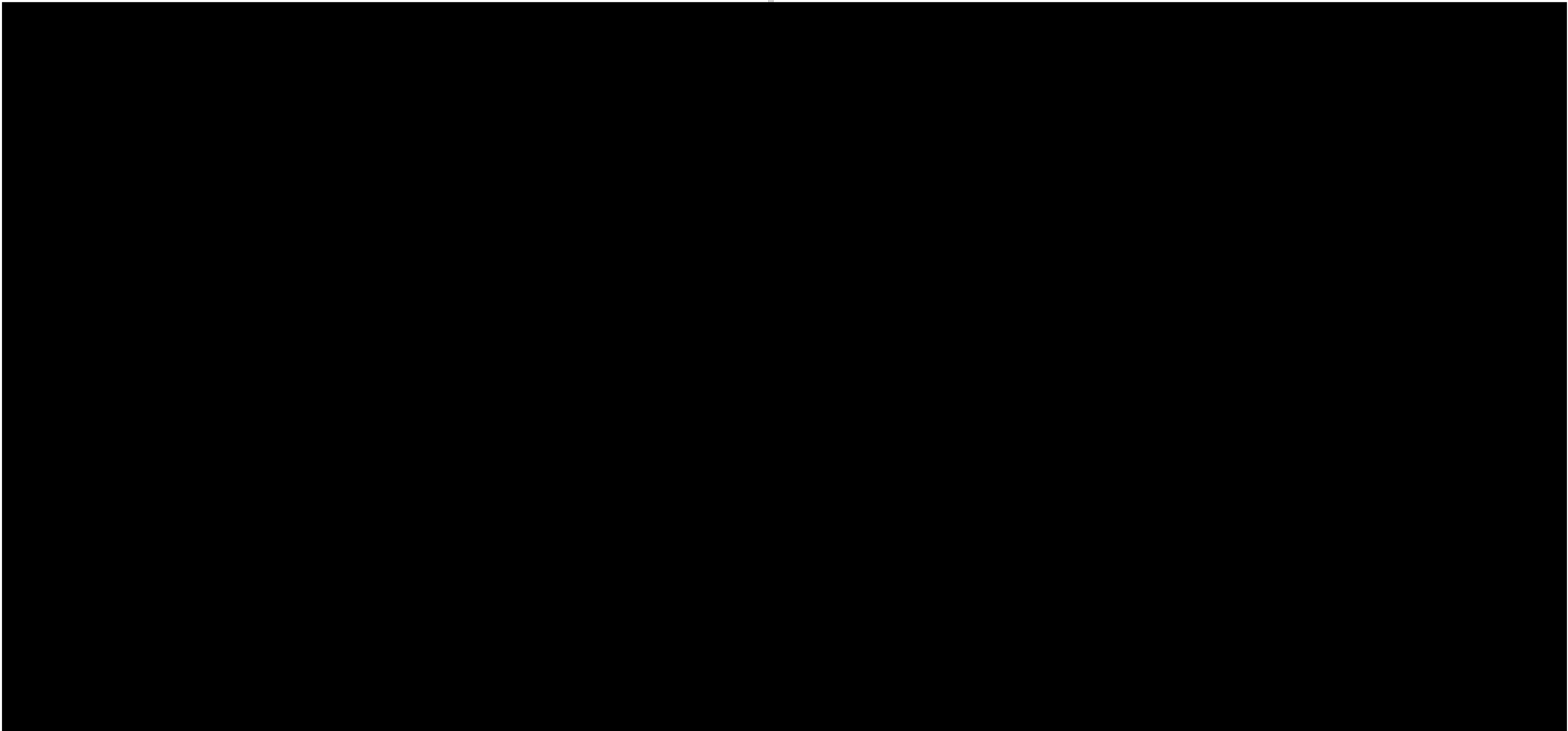
Elevation Area 1,765.52 SQ FT  
Glass Area 246 SQ FT  
unprotected area 13.9%

North Elevation

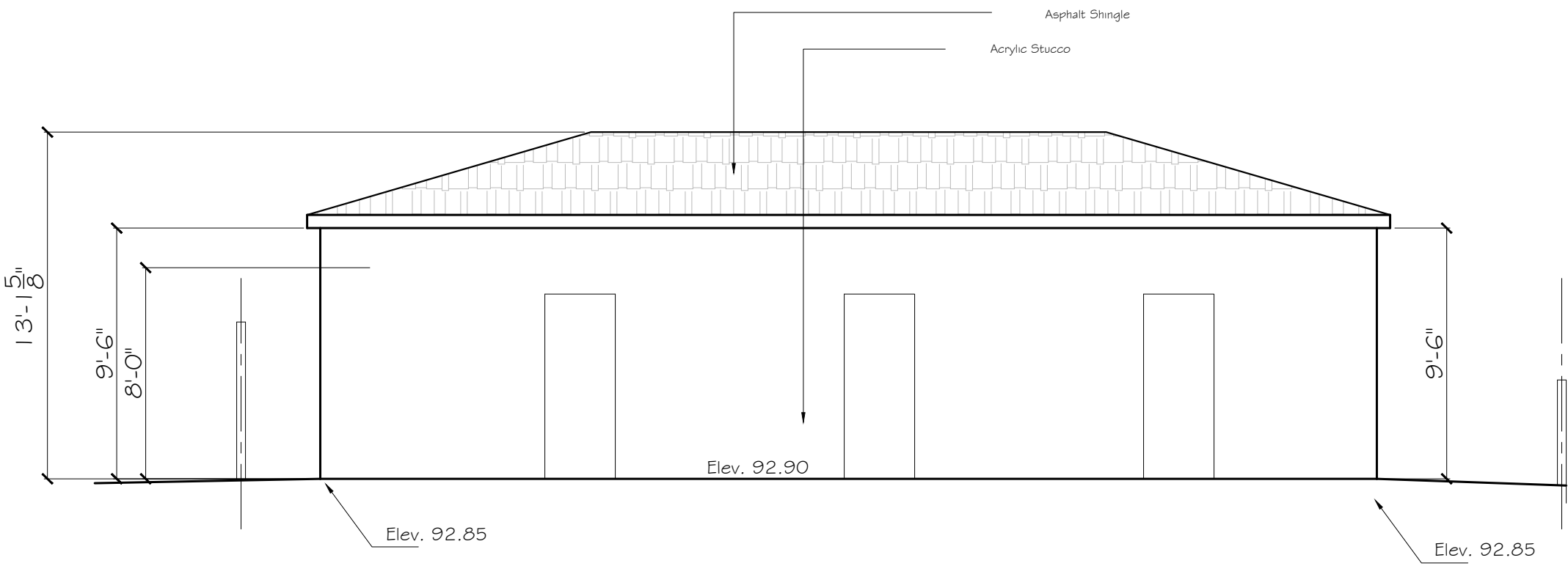


Elevation Area 908.14 SQ FT  
Glass Area 16 SQ FT  
unprotected area 0.017%

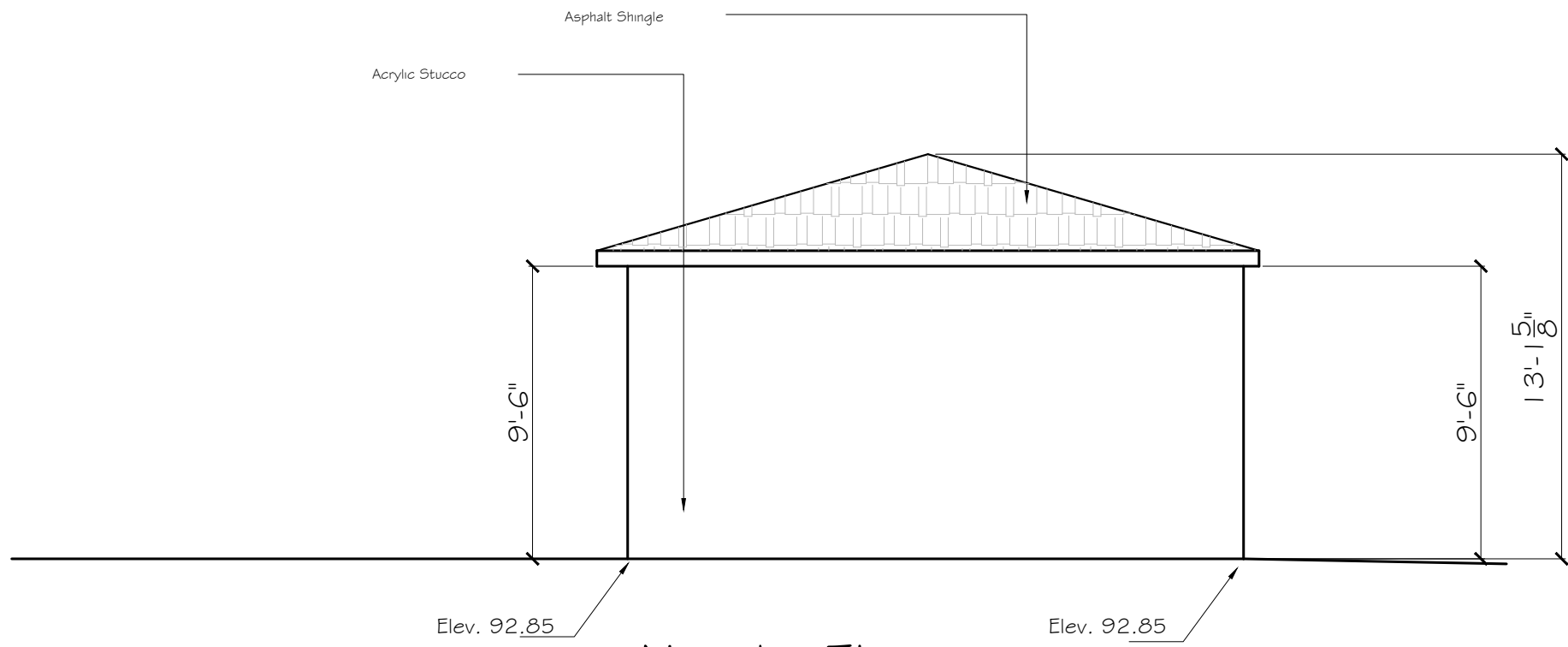
East Elevation



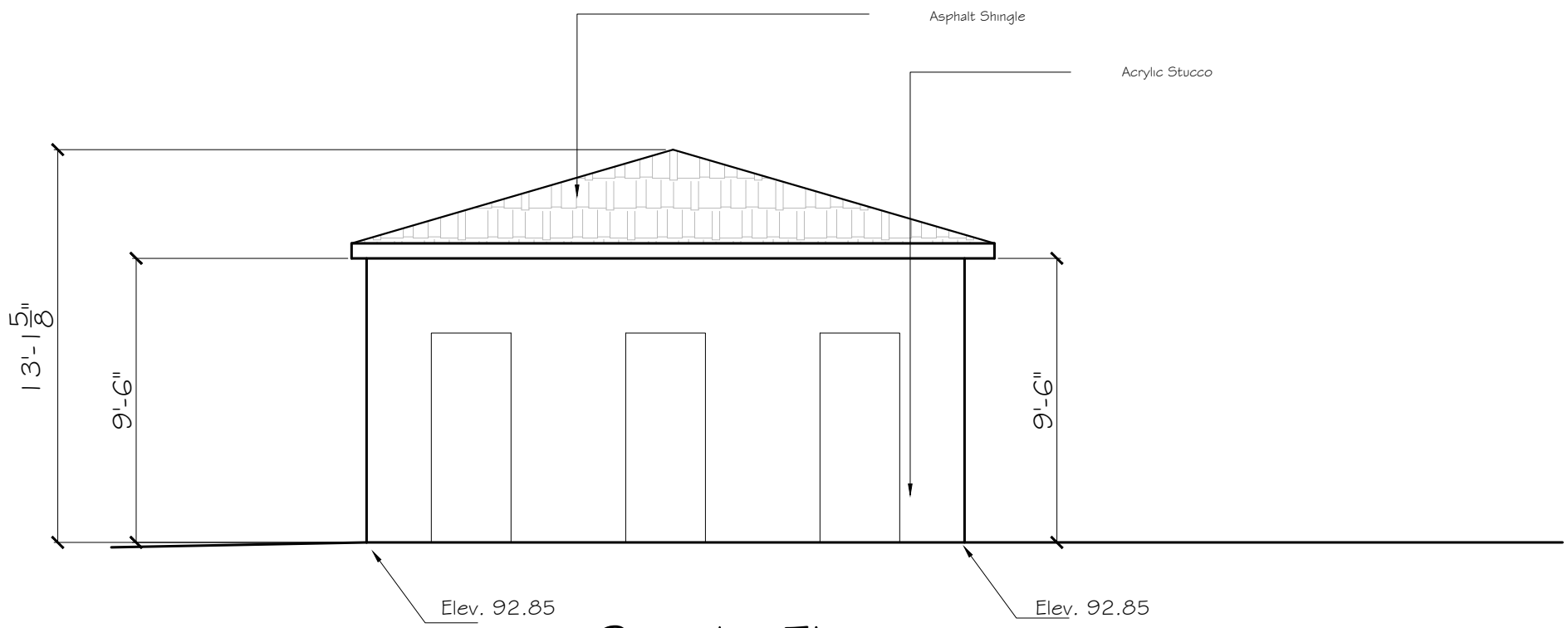
East Elevation



West Elevation



North Elevation



South Elevation

Project :

**Briar Elite  
Living**

**PLAN # 1161 GJ  
BLOCK # 1  
LOT # 8**

**Address:**

**1504 20A Street NW  
CALGARY, ALBERTA**

**for Development Permit March 9 , 2026  
for Development Permit March 18 , 2026**



**Drawing :**

**Garage Layout**

**Scale : 3/16" = 1'-0"**

**Drawn By :  
KH**

**Date :  
March, 18, 2026**

**Job No :  
1-RCG-26**

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**Sheet : DP-7**



Project :

Briar Elite  
Living

PLAN # 1161 GJ  
BLOCK # 1  
LOT # 8

Address:

1504 20A Street NW  
CALGARY, ALBERTA

for Development Permit March 9 , 2026



Drawing :

3D Image

Scale :

Drawn By :  
KH

Date :  
March, 5, 2026

Job No :  
1-RCG-26

GENERAL NOTES :

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Sheet :  
DP-8