

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 LIP 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: $\times \frac{34}{30}$ = 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

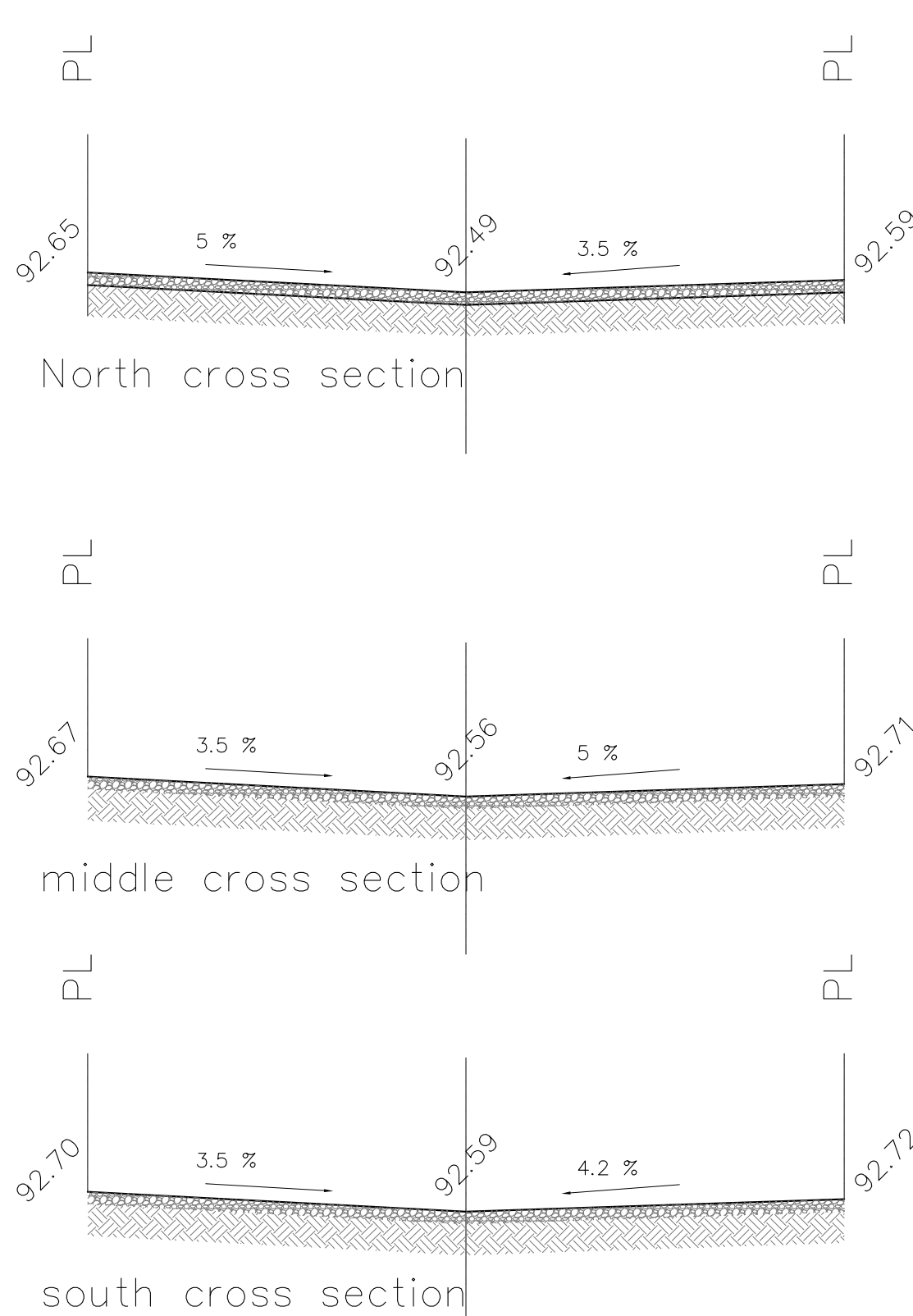
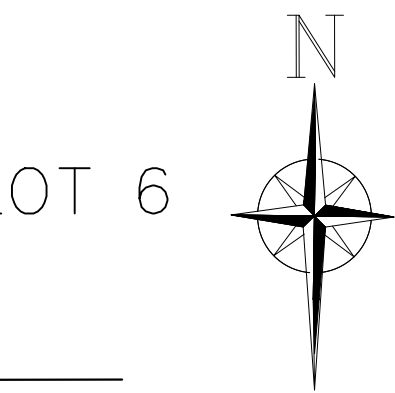
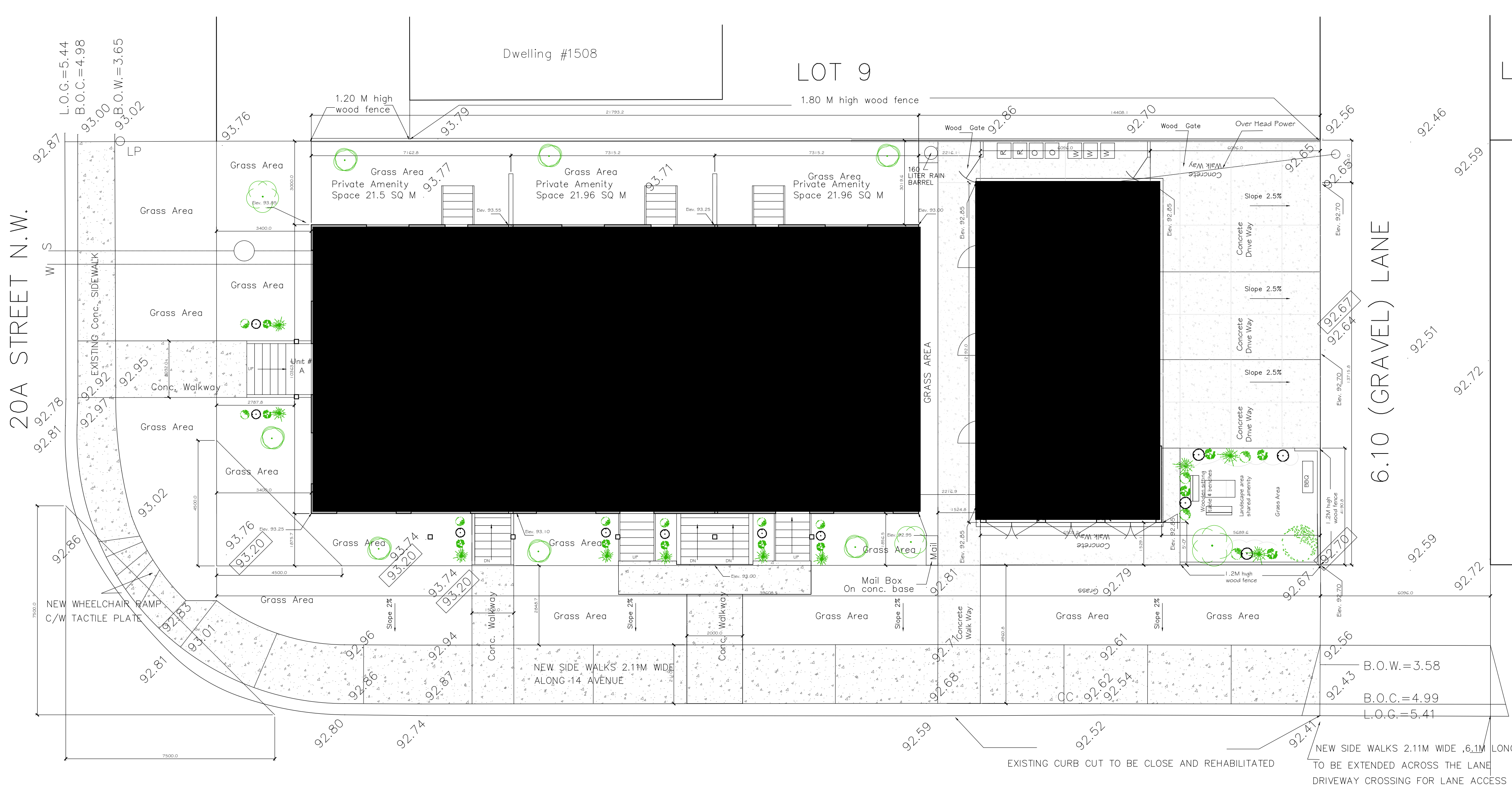
Ph. (403) 230-0778

Fax (403) 230-0714

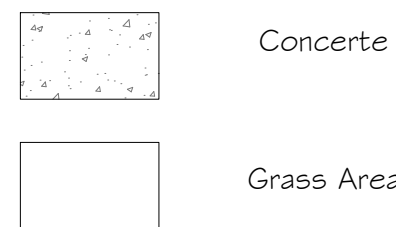
E-mail: jonesgeo@telus.net

Job No. H09276-26

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



Back Lane sections



Lot Coverage Info

Lot area 603.50 SQ M

building Area 225.80 SQ M
Garage Area 75.40 SQ M

Buildings Area 301.20 SQ M
total coverage 301.20 / 603.50 = 49.9 %

PROJECT DESCRIPTION

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

3 GARAGES AND 3 DRIVE WAY

3 STORAGE CLASS 1 FOR BICYCLE

* PROVIDED SOUTH SETBACK 1.86m

* PROVIDED WEST SETBACK 3.4m

* PROVIDED NORTH SETBACK 3.0 M

* EAST SETBACK FROM PROPERTY LINE TO GARAGE 6.1 M

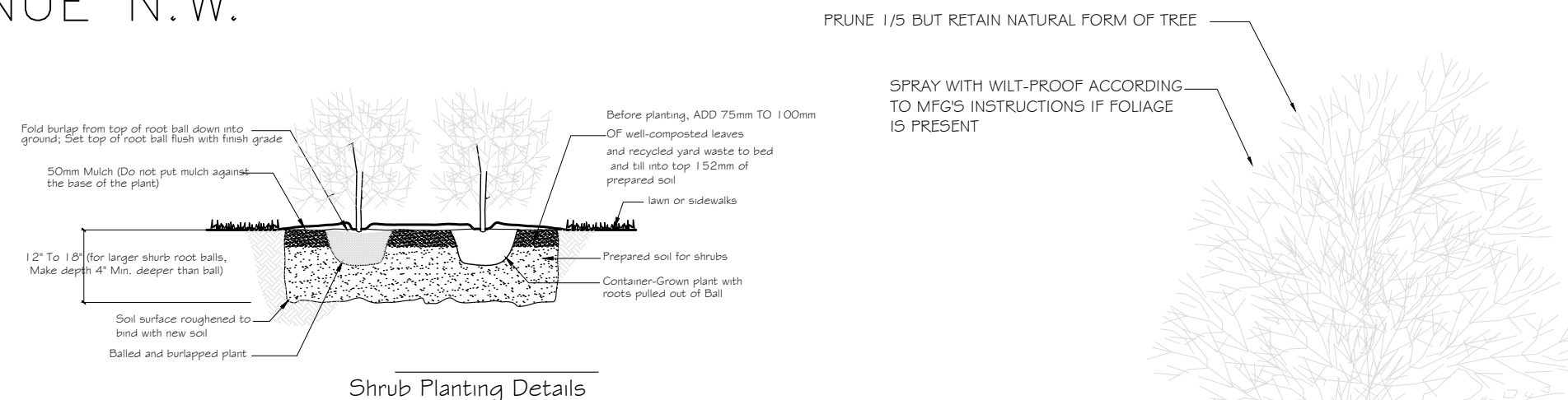
Density

* 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 CLASS 1, AND 3 DRIVE WAY

Parking

* 0.5 stalls / dwelling unit or secondary suite provided
3 GARAGES , 3 CLASS 1 BICYCLE AND 3 DRIVE WAY

14TH AVENUE N.W.



TREE & SHRUB SCHEDULE					
SYMBOL	NEW	TYPE	HEIGHT	CANOPY	CALLIPER
	3	GREEN ASH	3 m	3 m	85mm
	7	Toba Hawthorn Crataegus x mordenensis	3 m	1.5 m	75mm
TREE TOTAL	10				
	10	RUSSIAN ALMOND	0.6 m	0.6 m	30mm
	10	JUNIPER	0.6 m	0.6 m	30mm
	9	SASKATOON BERRY	0.6 m	0.6 m	30mm
	10	REED GRASS	0.6 m	0.6 m	30mm
SHRUB TOTAL	39				

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 304.26 m²
TOTAL HARD SURFACE LANDSCAPE 126.30 m²
TOTAL SOFT SURFACE LANDSCAPE 177.96 m²

- * MIN OF 1 TREE TO BE PLANTED / 45m² 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 7 TREES
TOTAL CONIFEROUS TREES PROVIDED 3 TREES

TOTAL PROVIDED TREES 10 TREES

- * MIN OF 2 SHRUBS / 45m² OF LANDSCAPED AREA
- * ALL SHRUBS TO BE MIN. 0.6m IN HEIGHT & SPREAD

TOTAL DECIDUOUS SHRUBS PROVIDED
TOTAL CONIFEROUS SHRUBS PROVIDED
TOTAL PROVIDED SHRUBS 39 SHRUBS

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Project :

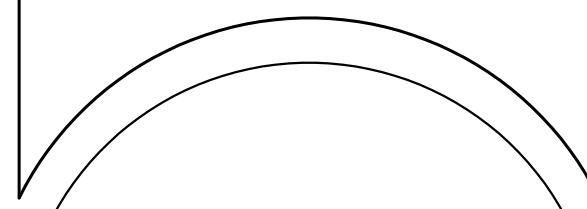
**Briar Elite
Living**

**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
for Development Permit June 7 , 2026
for Development Permit July 30 , 2026



Abanoub Development Ltd.

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

Drawing :

Proposed Site Plan Layout

Scale : 1:100

Drawn By :
KH

Date :
July 30 , 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.

THIS DRAWING SHOWS ONLY THE DESIGN CONCEPT AND PROFILE SECTION.

ALL DIMENSION SHOULD BE READ NOT SCALE.

BUILDER SHALL SURVEY THE SITE, CHECK THE LEVELS PRIOR TO START ANY WORK ON SITE AND SETBACK ACCORDINGLY TO CALGARY BUILDING CODE & BY-LAW. THIS WILL BE BUILDER RESPONSIBILITY TO CHECK PROPERLY.

BUILDING WILL BE SOLAR READY.

Sheet :

DP-2

Project :

Briar Elite
Living

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Drawing :

Exterior Elevations

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

Drawn By :
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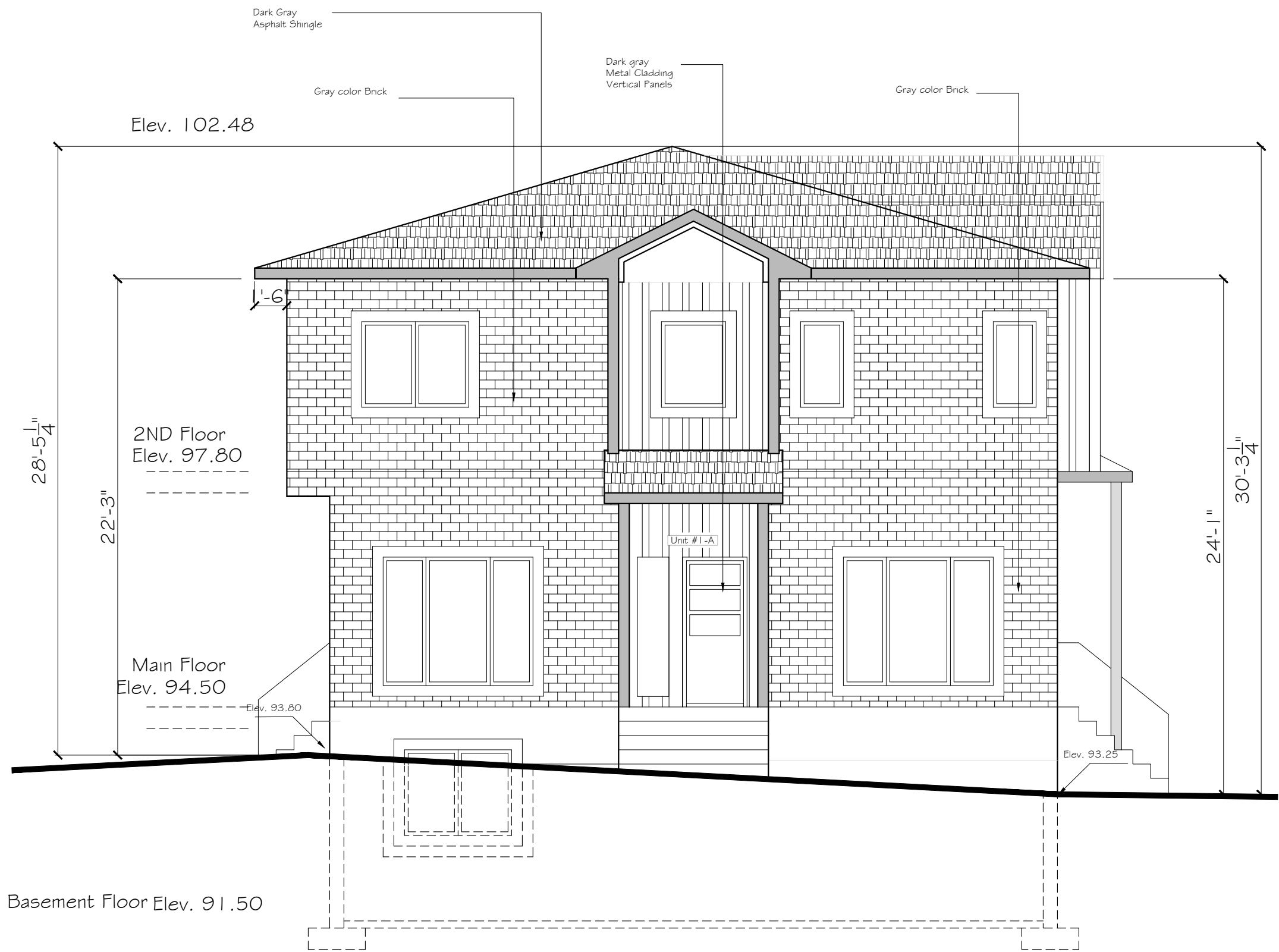
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DP-5

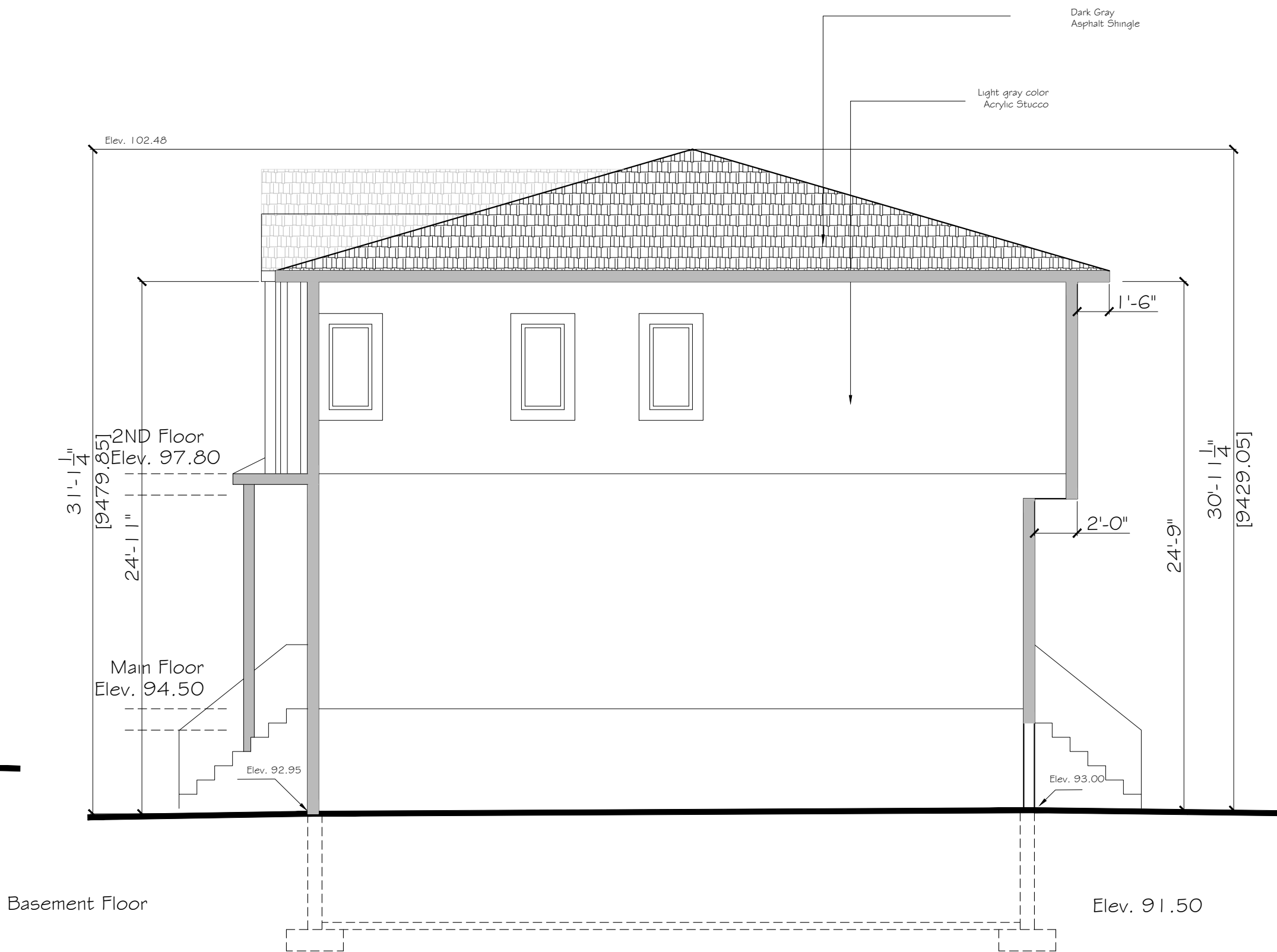
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Elevation Area 838.24 SQ FT
Glass Area 120 SQ FT
unprotected area 14.3%

West Elevation



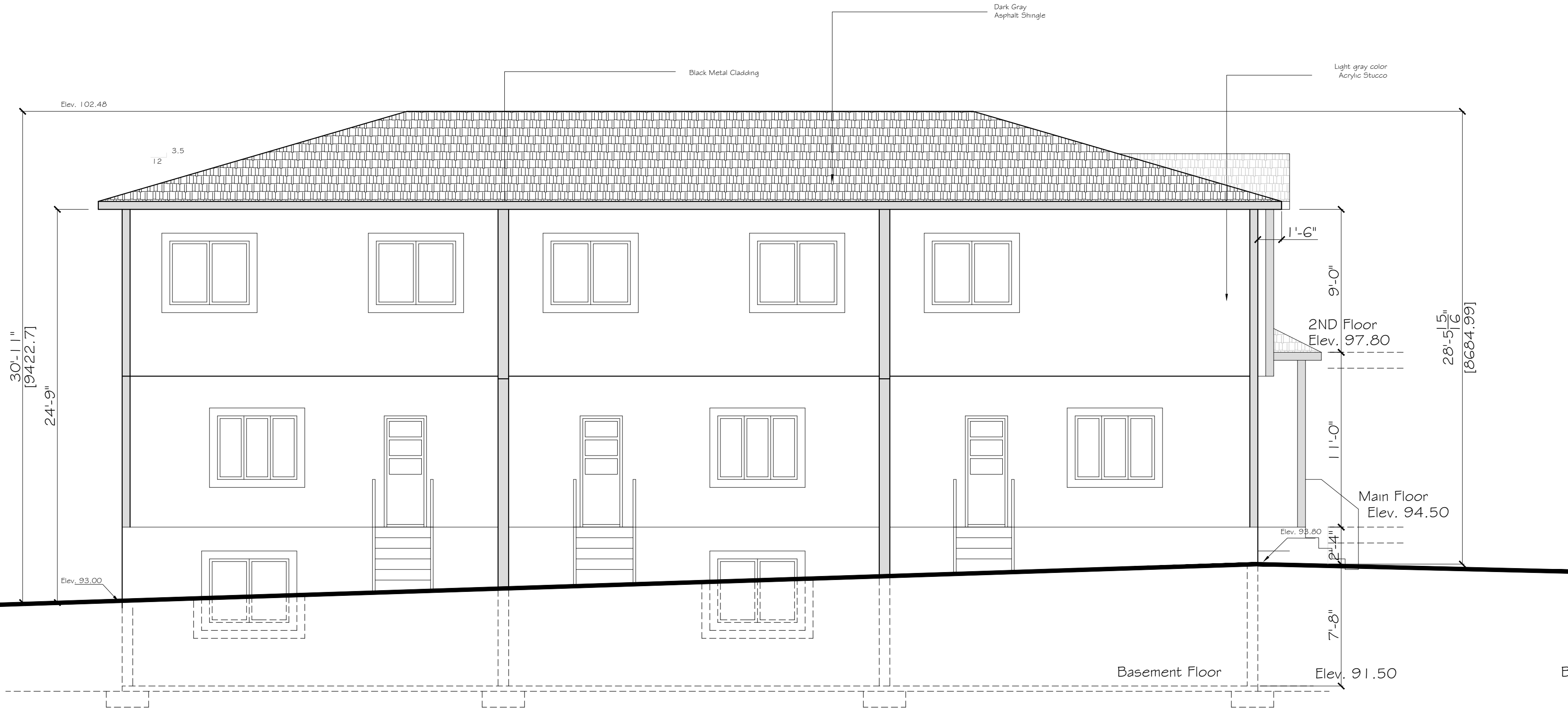
Elevation Area 873.58 SQ FT
Glass Area 24 SQ FT
unprotected area 0.027%

East Elevation



Elevation Area 1,750.62 SQ FT
Glass Area 324 SQ FT
unprotected area 18.51%

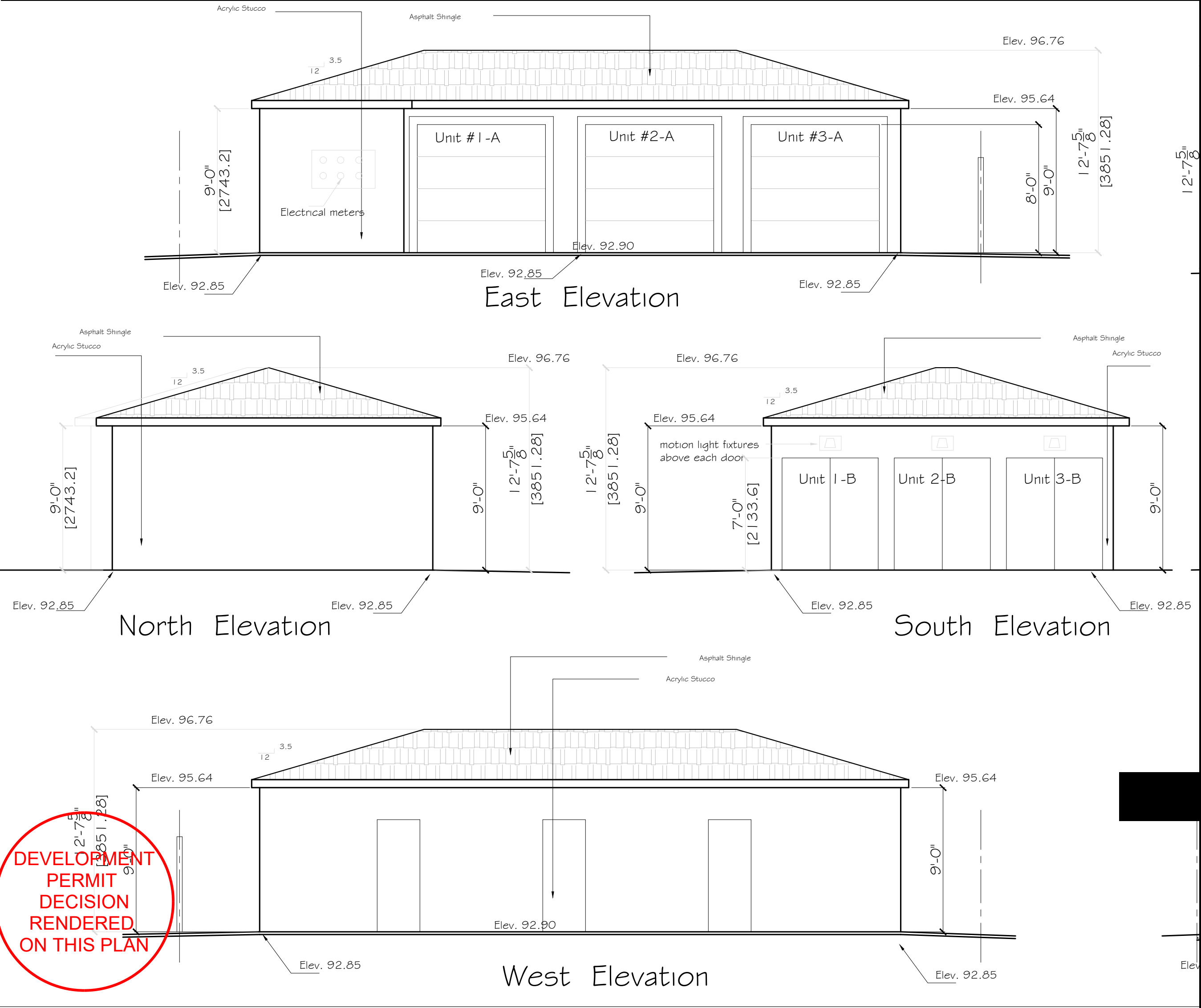
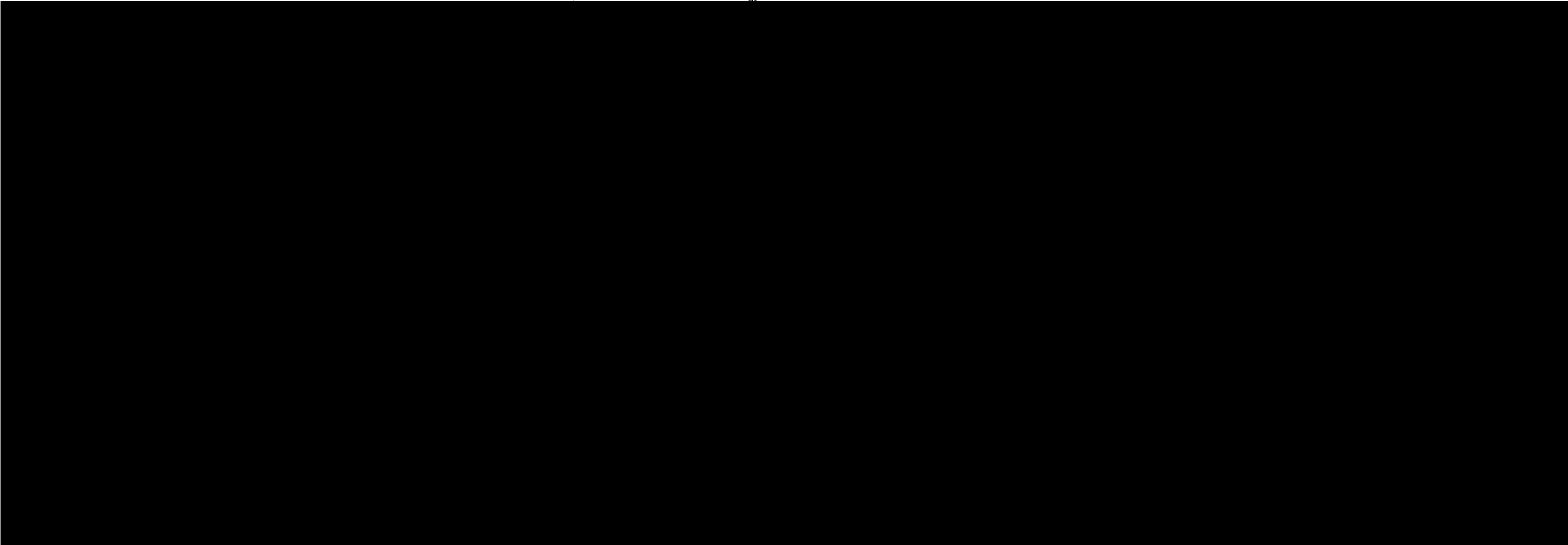
South Elevation



Elevation Area 1,714.85 SQ FT
Glass Area 175 SQ FT
unprotected area 10.2%

North Elevation

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Project :

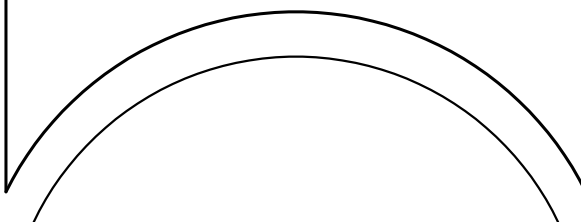
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Drawing :

Garage Layout

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

Drawn By :
KH

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1-RCG-26

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Sheet :
DP-7



North Elevation



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Address:

1504 20A Street NW
CALGARY, ALBERTA

for Development Permit March 9 , 2026
for Development Permit June 7 , 2026
for Development Permit July 30 , 2026



Drawing :

3D Image

Scale :

Drawn By :
KH

Date :
July 30, 2026

Job No :
1-RCG-26

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Sheet :
DP-8

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