

PROPOSED 3 - PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT: DP2026-01583



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SEALS

SCALE	AS NOTED	FILE	Project Number
DATE	6/22/2026 12:17:38 PM		
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PROJECT

3-PLEX TOWNHOUSE
DEVELOPMENT

1023 Raynard Crescent SE, Calgary, AB

DRAWING	DWG NO.
TITLE SHEET	A00

ARCHITECTURAL DRAWING LIST

A00	TITLE SHEET
A01	SITE PLAN
A02	LANDSCAPE PLAN
A03	BASEMENT PLAN
A04	FIRST FLOOR PLAN
A05	SECOND FLOOR PLAN
A06	ROOF PLAN
A07	NORTH & SOUTH ELEVATIONS
A08	EAST & WEST ELEVATIONS
A09	BUILDING SECTIONS
A10	BOULEVARD SECTIONS
A11	GARAGE, BICYCLE & MOBILITY STORAGE PLAN, ELEV & SECTION
A12	GARAGE ELEVATIONS
A13	SURVEY PLAN

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No DP2026-01583 Date Received JUN 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Arveco
Design • Build • Beyond
TEL: 587-578-1425

PROJECT SUMMARY

ADDRESS: 1023 RAYNARD CRESCENT SE, CALGARY, AB
LEGAL: PLAN:3049 JK ; BLOCK:6 ; LOT:32
COMMUNITY: ALBERT PARK / RADISSON HEIGHTS
LAND-USE: R-CG (RESIDENTIAL - GRADE-ORIENTED INFILL)

SITE AREA
ft² 5089.45
m² 472.83

BUILDING AREA 2126.56
GARAGE AREA 622.80
BICYCLE STORAGE AREA 56.31

R-CG BUILDING COVERAGE MAXIMUM 60.00%
TOTAL BUILDING COVERAGE PROPOSED 55.13%

DWELLING UNITS PROPOSED 3
SECONDARY SUITES PROPOSED 3

UNITS PER HECTARE MAXIMUM 75
UNITS PER HECTARE PROPOSED 54

FRONT SETBACK (EAST) 3.00
SIDE SETBACK (NORTH) 1.20
SIDE SETBACK (SOUTH) 1.20
REAR SETBACK (WEST) 1.20

HIGHEST BUILDING REF. POINT 1085.23 m
MAXIMUM BUILDING HEIGHT 1086.57 m

BASEMENT LEVEL 1073.61 m
FIRST FLOOR LEVEL 1076.70 m
SECOND FLOOR LEVEL 1079.79 m

VEHICULAR PARKING REQUIRED 3
BICYCLE PARKING STALLS 3

PROVIDED 3
4

SITE LEGEND

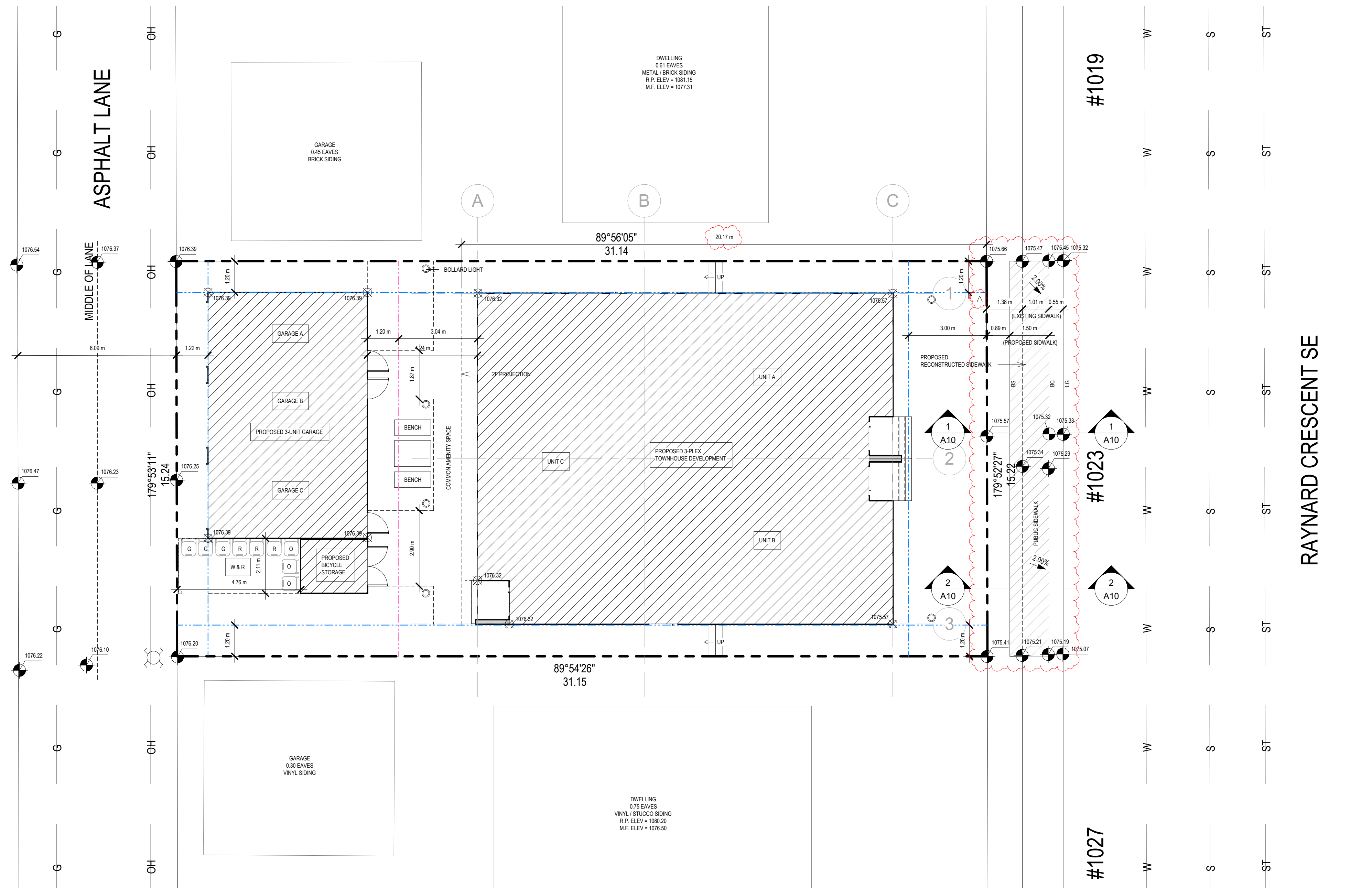
- PROPERTY LINE
--- SETBACK LINE
--- IMAGINARY PROPERTY LINE
W WATER LINE
ST STORM LINE
S SANITARY LINE
P OVERHEAD WIRE
G GASLINE

- EXISTING LEVEL
PROPOSED LEVEL
WAYFINDING SIGNAGE
LAMP
POWER POLE

WASTE LEGEND

- G GARBAGE CONTAINER
R RECYCLABLE MATERIAL CONTAINER
O YARD WASTE MATERIAL CONTAINER

DEVELOPMENT
PERMIT
DECISION
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ON THIS PLAN



1 SITE PLAN
1 : 100

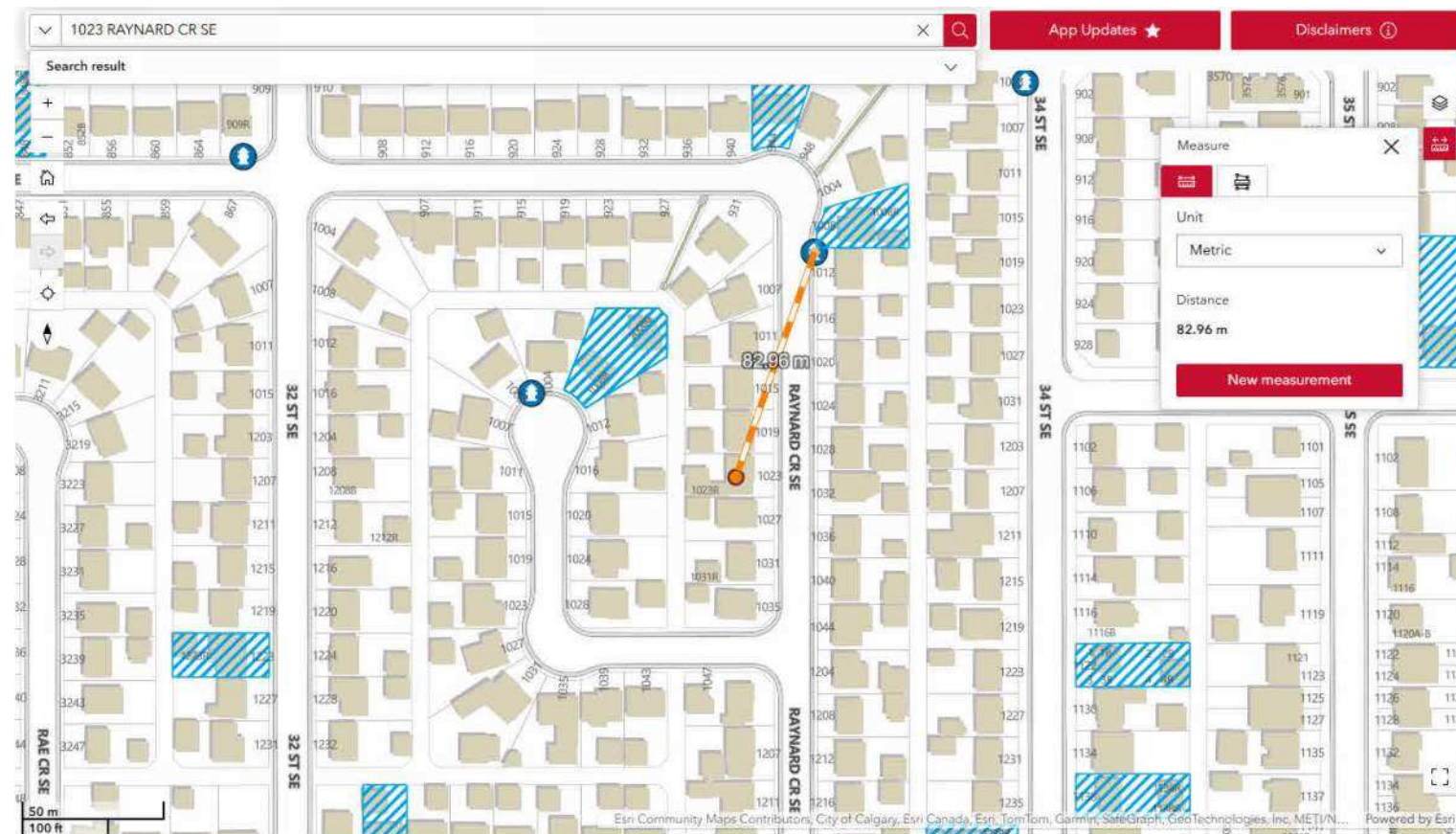
NOTE: REMOVAL AND REPLACEMENT OF THE EXISTING SIDEWALKS ALONG RAYNARD CRESCENT SE WILL BE RECONSTRUCTED AT THE FULL EXPENSE OF THE DEVELOPER.

NOTE: DWELLING UNITS WILL BE SOLAR-READY AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 94 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING RENEWABLE ENERGY SYSTEMS.

LOCATION MAP



FIRE HYDRANT DISTANCE



STREETSCAPE (ALONG RAYNARD CR SE)



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3-PLEX TOWNHOUSE
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1023 Raynard Crescent SE, Calgary, AB

DRAWING

SITE PLAN

DWG NO.

A01

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TREE SCHEDULE

REMOVED					
	TREE NO.	VARIETY	CALIPER (±)	CANOPY(±)	HEIGHT (±)
	T1	CONIFEROUS	0.60	6.00	10.00
	T2	CONIFEROUS	0.60	6.00	10.00
	T3	BUSH	--	4.00	4.00
	T4	BUSH	--	4.00	4.00
RETAINED					
	TREE NO.	VARIETY	CALIPER (±)	CANOPY(±)	HEIGHT (±)
PROPOSED					
QTY	TREE NO.	VARIETY	CALIPER (±)	CANOPY(±)	HEIGHT (±)
2	TA	CONIFEROUS (COLUMNAR COLORADO SPRUCE)	85 mm	1.20 m	2.00 m
3	TB	DECIDUOUS (TOBA HAWTHORN)	75 mm	1.50 m	1.50 m
21	S	SHRUB (SASKATOON BERRY)	10 mm	0.80 m	0.40 m

LANDSCAPING REQUIREMENTS

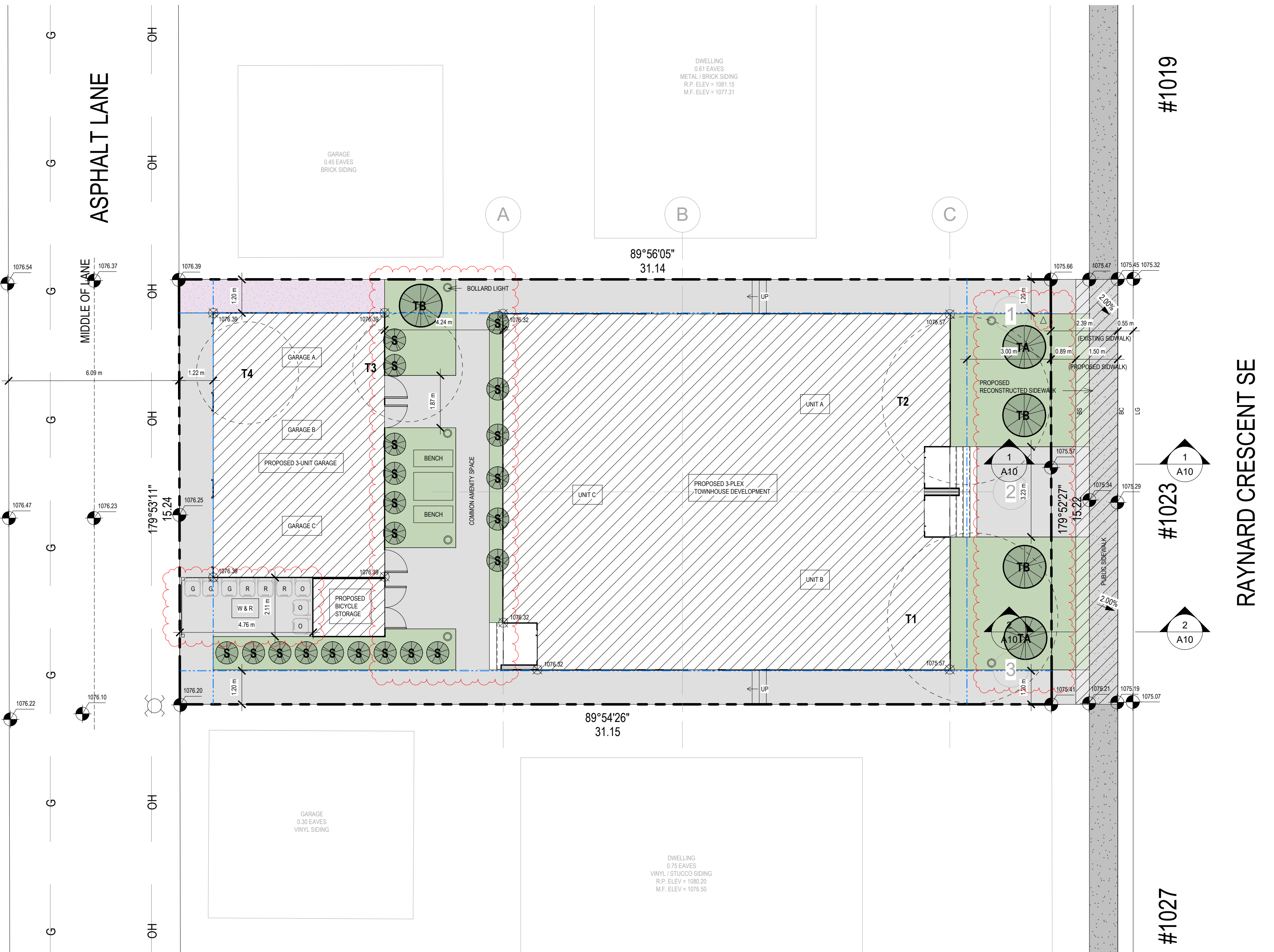
		ft²
PROPOSED LANDSCAPING AREA		2186.36
HARD LANDSCAPING AREA		1330.10
	REQUIRED	PROVIDED
SOFT LANDSCAPING AREA (30%)	655.91	856.26

LANDSCAPING LEGEND

FILL	LANDSCAPE MATERIAL	AREA (APPROX.)
	MULCH	8.80 SQ.M (94.77 SQ.FT)
	SOD (LESS WATER / DROUGHT TOLERANT GRASS)	70.74 SQ.M (761.49 SQ.FT)
	PERMEABLE PAVERS	0.00 SQ.M (0.00 SQ.FT)
	CONCRETE	123.57 SQ.M (1330.10 SQ.FT)

LANDSCAPING NOTES

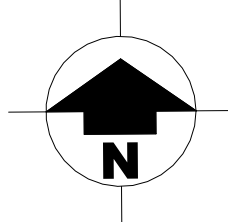
- ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- ALL WALKWAY AND AMENITY SPACE SURFACE ARE BROOM CONCRETE FINISHING.
- A MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS.
- ALL SODED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.



① LANDSCAPE PLAN
1 : 100

NOTE: REMOVAL AND REPLACEMENT OF THE EXISTING SIDEWALKS
ALONG RAYNARD CRESCENT SE WILL BE RECONSTRUCTED AT THE
FULL EXPENSE OF THE DEVELOPER.

NOTE: DWELLING UNITS WILL BE SOLAR-READY AND ABLE TO ACCOMMODATE
SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY
DETAILS SHALL CONSIDER SECTION 94 OF THE CANADIAN ELECTRICAL CODE
PART 1 CONCERNING RENEWABLE ENERGY SYSTEMS.



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PROJECT

3-PLEX TOWNHOUSE
DEVELOPMENT

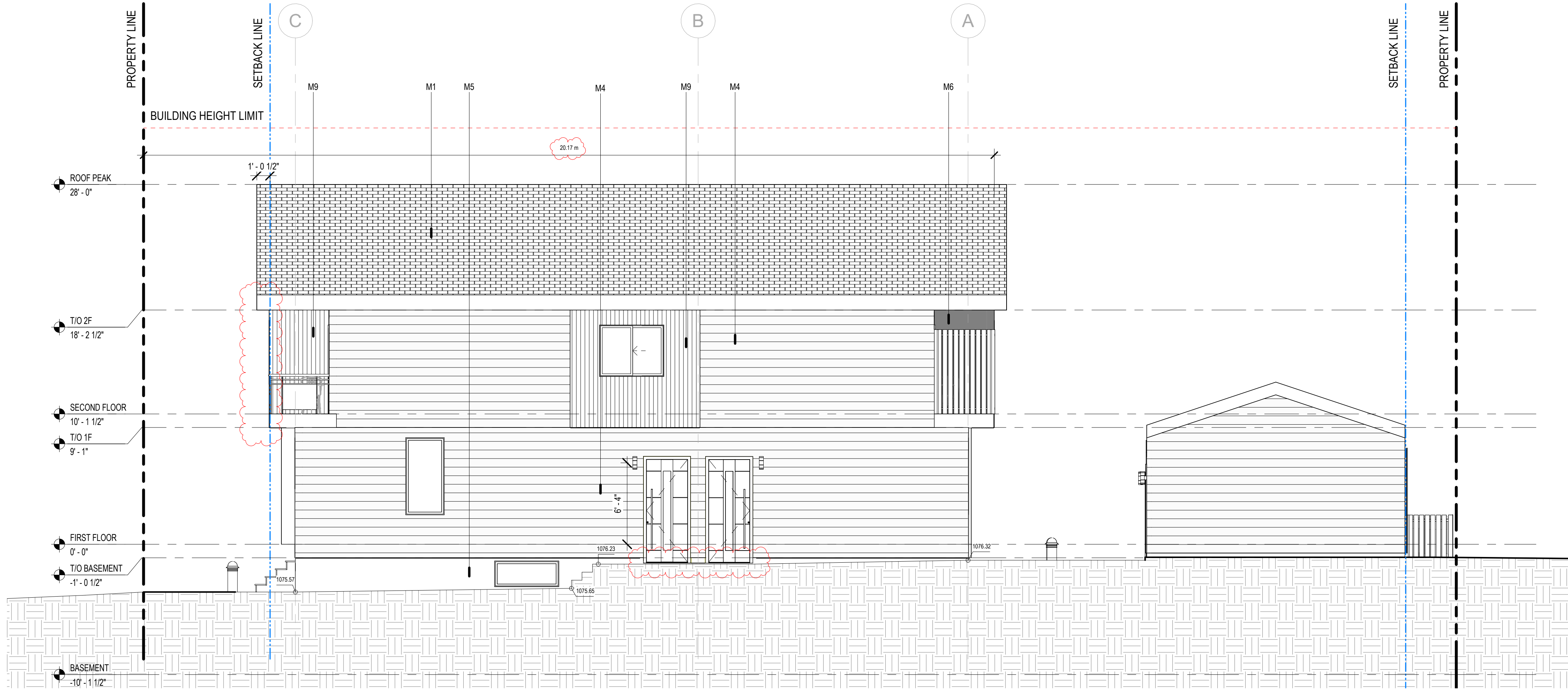
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DRAWING	DWG NO.
LANDSCAPE PLAN	A02

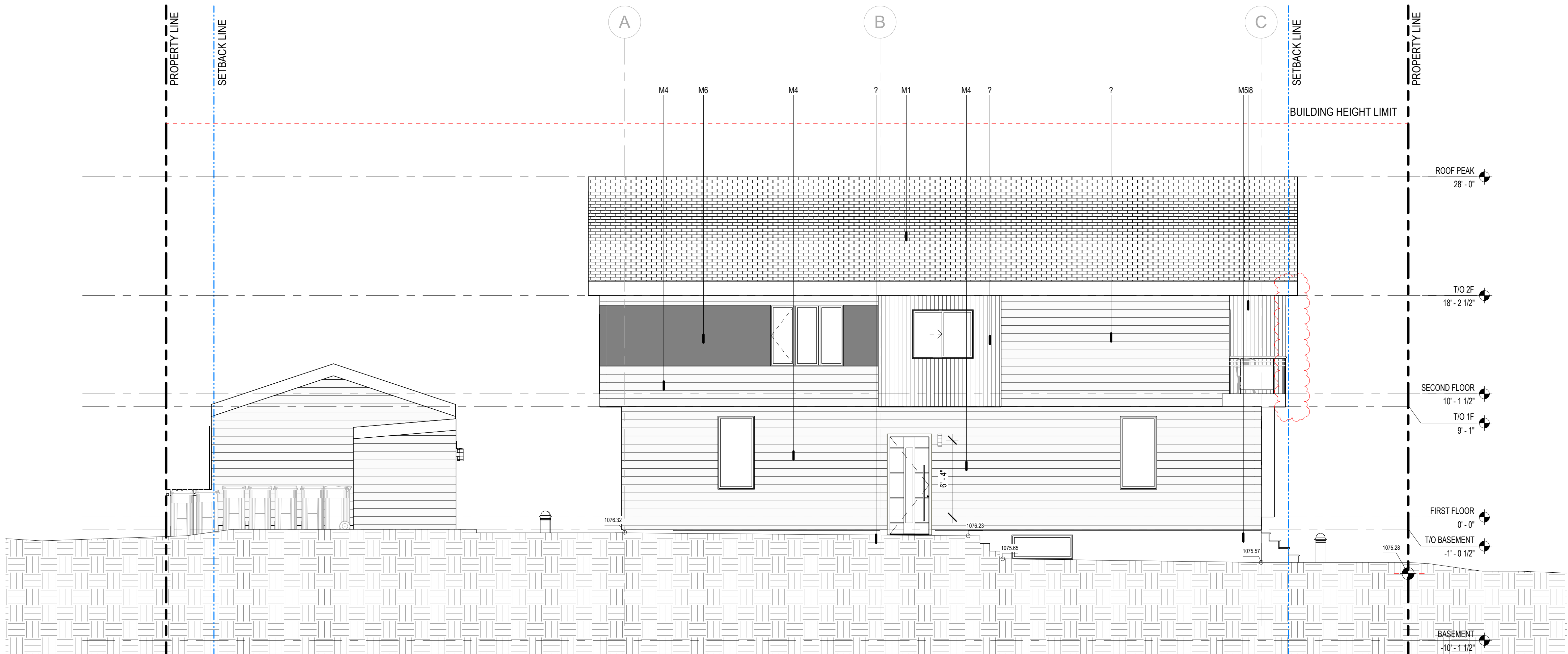
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① NORTH ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
M1	ASPHALT SHINGLES
M2	BRICK (DARK GREY)
M3	BRICK (WHITE)
M4	HORIZONTAL SIDING (WHITE)
M5	PARGING
M6	STUCCO (DARK GREY)
M7	STUCCO (WHITE)
M8	VERTICAL SIDING (DARK GREY)
M9	VERTICAL SIDING (WOOD TONE)

NOTE:
FOR M1 - ASPHALT SINGLES,
USE CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 OR FM4473.

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3-PLEX TOWNHOUSE
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DRAWING	DWG NO.
NORTH & SOUTH ELEVATIONS	A07

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MATERIAL LEGEND	
M1	ASPHALT SHINGLES
M2	BRICK (DARK GREY)
M3	BRICK (WHITE)
M4	HORIZONTAL SIDING (WHITE)
M5	PARGING
M6	STUCCO (DARK GREY)
M7	STUCCO (WHITE)
M8	VERTICAL SIDING (DARK GREY)
M9	VERTICAL SIDING (WOOD TONE)

NOTE:
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USE CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 OR FM4473.

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3-PLEX TOWNHOUSE
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DRAWING
EAST & WEST
ELEVATIONS

DWG NO.

A08

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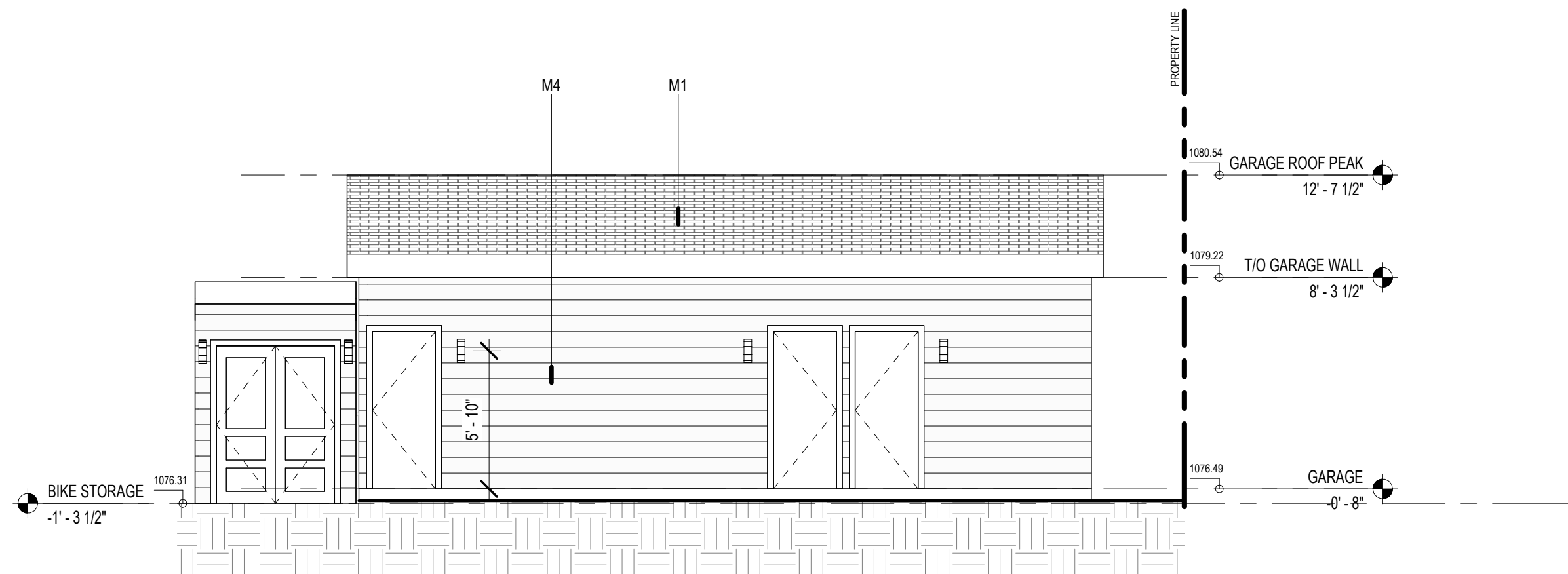
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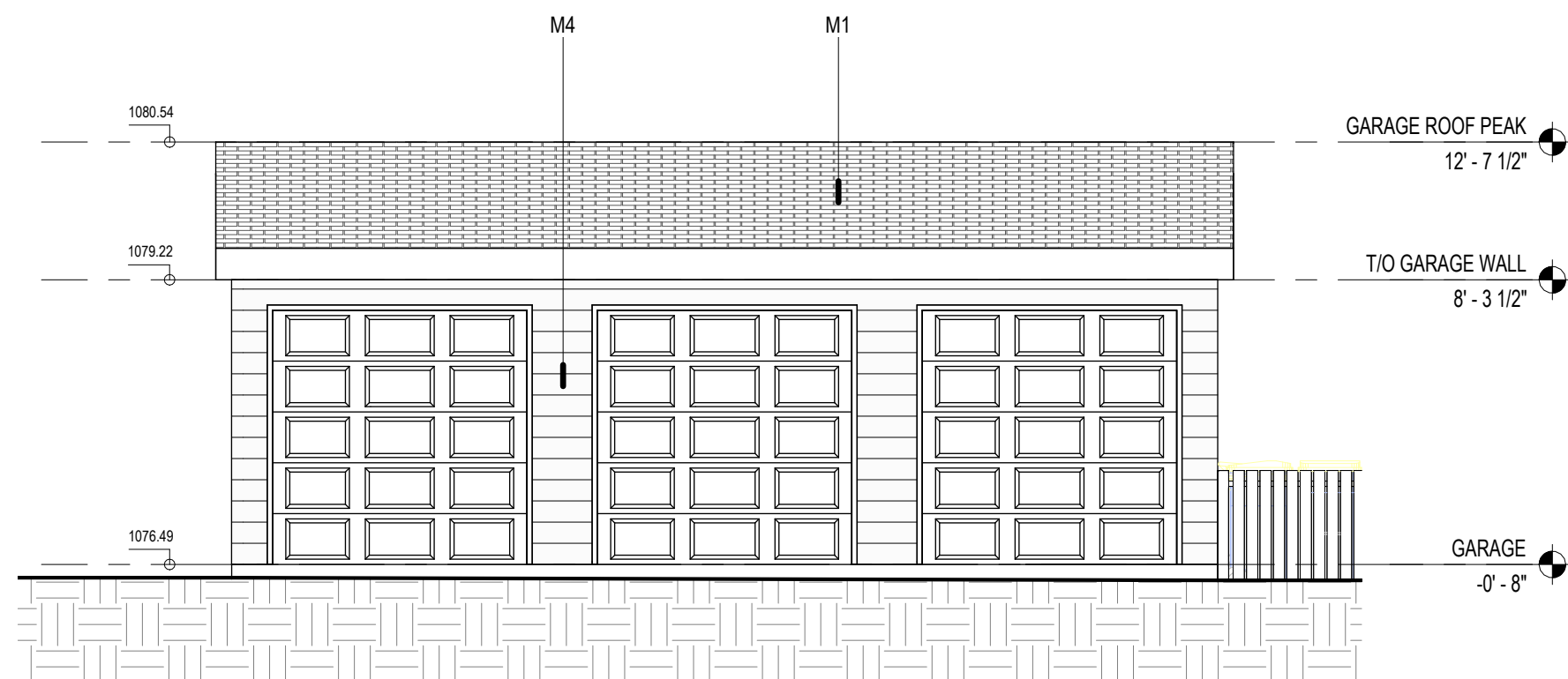
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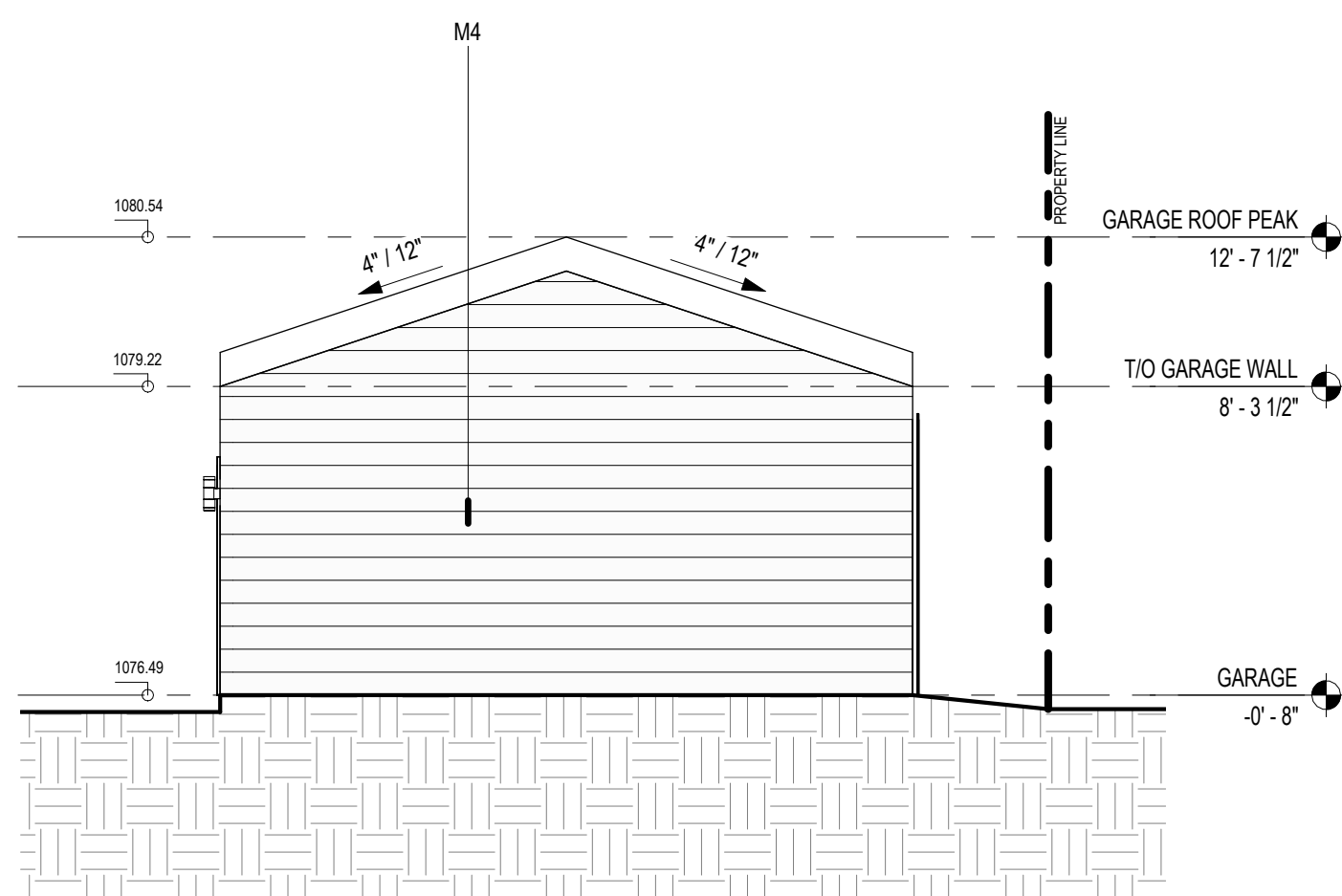
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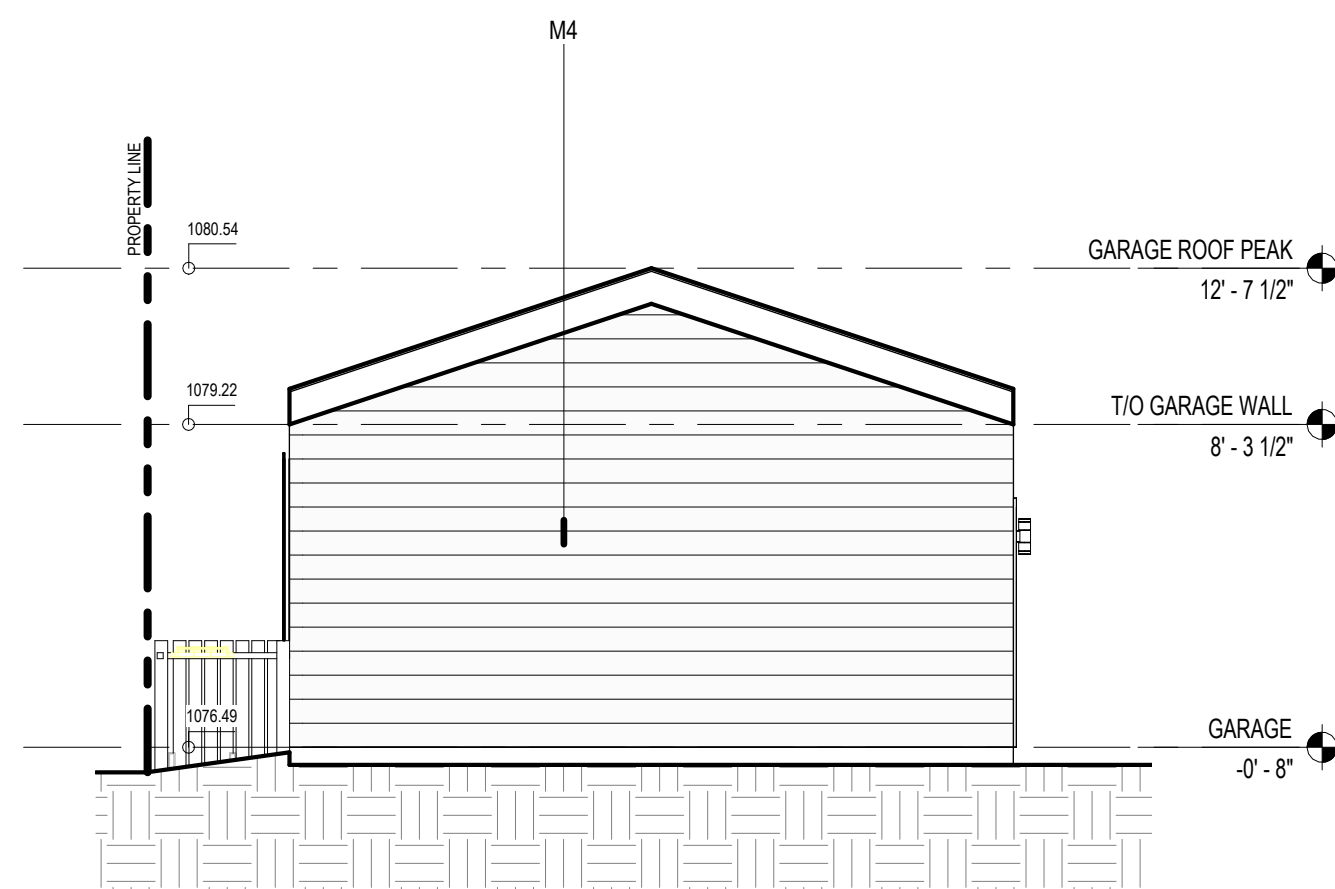
① GARAGE EAST ELEVATION
3/16" = 1'-0"



② GARAGE WEST ELEVATION
3/16" = 1'-0"



③ GARAGE NORTH ELEVATION
3/16" = 1'-0"



④ GARAGE SOUTH ELEVATION
3/16" = 1'-0"

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3-PLEX TOWNHOUSE
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DRAWING	DWG NO.
GARAGE ELEVATIONS	A12

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