

PROPOSED SEMI-DETACHED
516 32 AVE N.E.
CALGARY, AB.

ISSUED FOR DEVELOPMENT PERMIT
MARCH 26, 2026

PRIME DESIGN SOLUTIONS

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T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 29 ST. N.E. UNIT #128 CALGARY, AB

CONSULTANT

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PROPOSED
SEMI-DETACHED

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD
1	IFCR	25-11-25

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: M.O.



2 3D VIEW 1



1 3D VIEW 2

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REVISIONS

No.	Description	YY-MM-DD
1	IFCR	25-11-25

3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

DRAWN BY: M.O.



1 3D VIEW 3



2 3D VIEW 4

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No.	Description	YY-MM-DD
1	IFCR	25-11-25

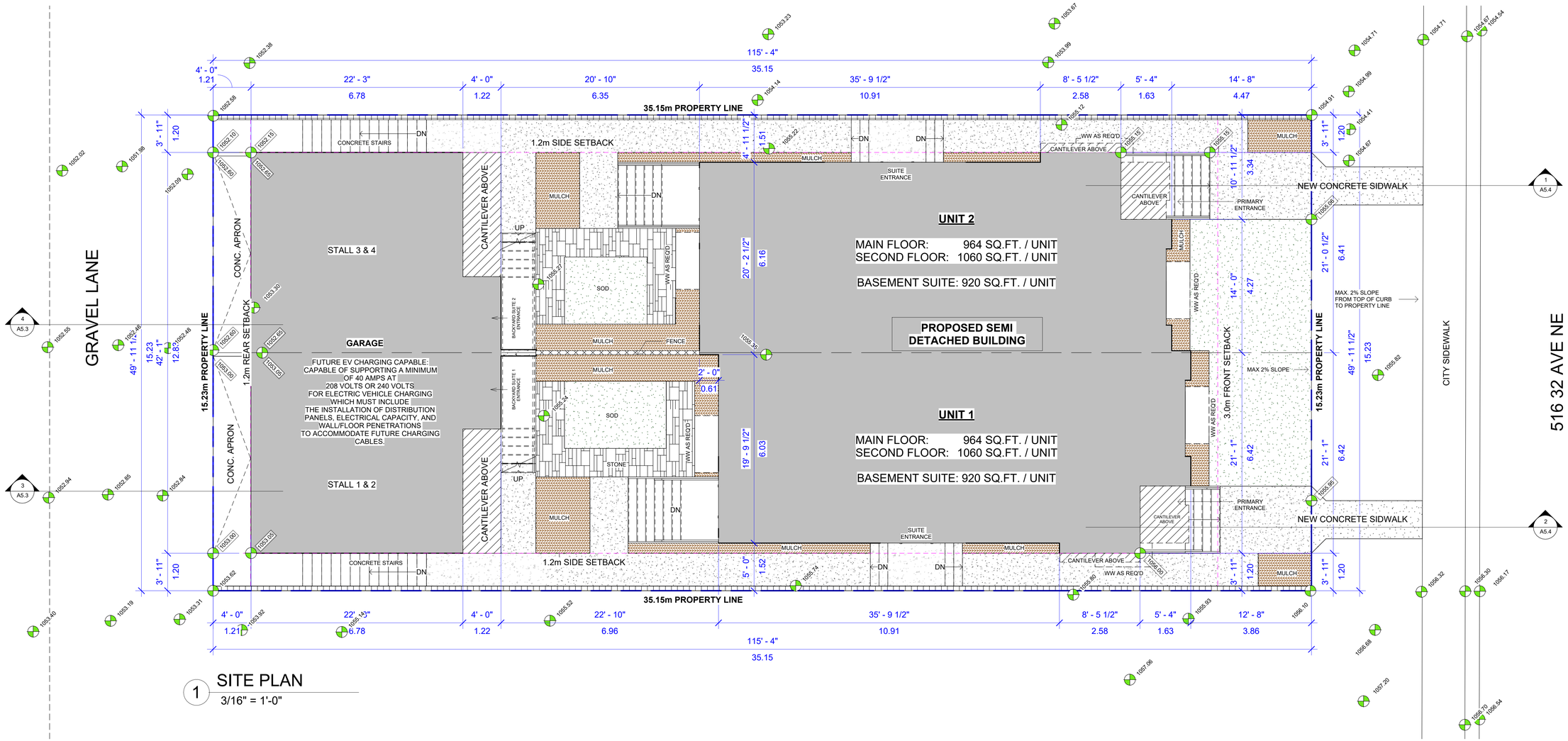
3D VISUALIZATION

SCALE:

A0.2

DATE: 2025-09-02

DRAWN BY: M.O.



1 SITE PLAN

3/16" = 1'-0"

GRADE LEGEND	
XXXX.XX	EXISTING GRADE
XXXX.XX	PROPOSED GRADE

LOT COVERAGE

SITE AREA:	5762 ft² (535 m²) (0.0535 Ha)
NO OF UNITS:	2
DENSITY:	75 Units/ Hectare
BUILDING FOOTPRINT:	1929 ft²
GARAGE FOOTPRINT:	1000 ft²
TOTAL LOT COVERAGE:	2,929 ft²
LOT COVERAGE % :	50.8% (MAX. 60% PERMITTED)

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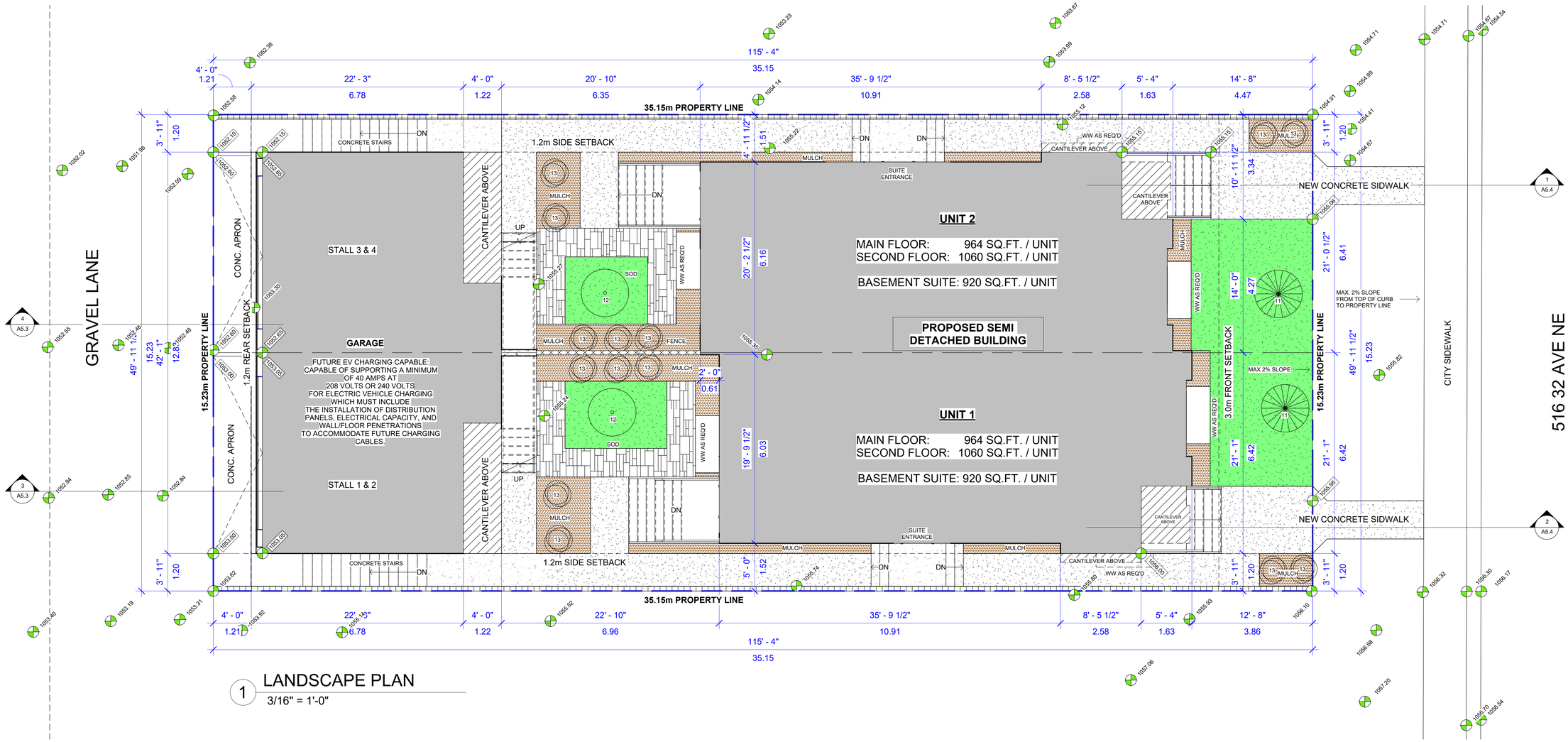
SITE PLAN

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

A1.1

DATE: 2025-09-02

DRAWN BY: M.O.



1 LANDSCAPE PLAN
3/16" = 1'-0"

LANDSCAPING MATERIALS

- CONCRETE
- STONE TILES
- SOD
- MULCH

NOTE: A MINIMUM OF 300MM TOPSOIL IS PROPOSED TO BE USED FOR ALL ABSORBENT LANDSCAPING AREAS ON / WITHIN THE PROPOSED SITE / DEVELOPMENT.

NOTE: LOW WATER IRRIGATION SYSTEM LOW WATER IRRIGATION SYSTEM IS PROVIDED. IRRIGATION IS CONFINED TO TREES AND SHRUBS. TREES AND SHRUBS ARE LOW WATER.

PLANTING LEGEND

	NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT	PICEA PUNGENS (BLUE SPRUCE)
12	NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT	PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY
13	NEW LOW WATER SHRUB 0.6M CANOPY 0.6M HEIGHT	AMELANCHIER ALNIFOLIA SASKATOON BERRY

LOT COVERAGE

SITE AREA:	5762 ft² (535 m²) (0.0535 Ha)
NO OF UNITS:	2
DENSITY:	75 Units/ Hectare
BUILDING FOOTPRINT:	1929 ft²
GARAGE FOOTPRINT:	995 ft²
TOTAL LOT COVERAGE:	2,924 ft²
LOT COVERAGE %:	50.75% (MAX. 60% PERMITTED)
TOTAL LANDSCAPED AREA	
MULCH	**- 366 SF**
SOD	**- 465 SF**
SOFT LANDSCAPING	**=831 SF**
CONCRETE	**- 962 SF**
STONE	**- 179 SF**
HARD LANDSCAPING	**=1,141 SF**
TOTAL LANDSCAPED AREA	**= 1,972 (34%)**

TOTAL LANDSCAPED AREA - 183 SQM
4 NEW TREES AND 16 NEW SHRUBS PROVIDED

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

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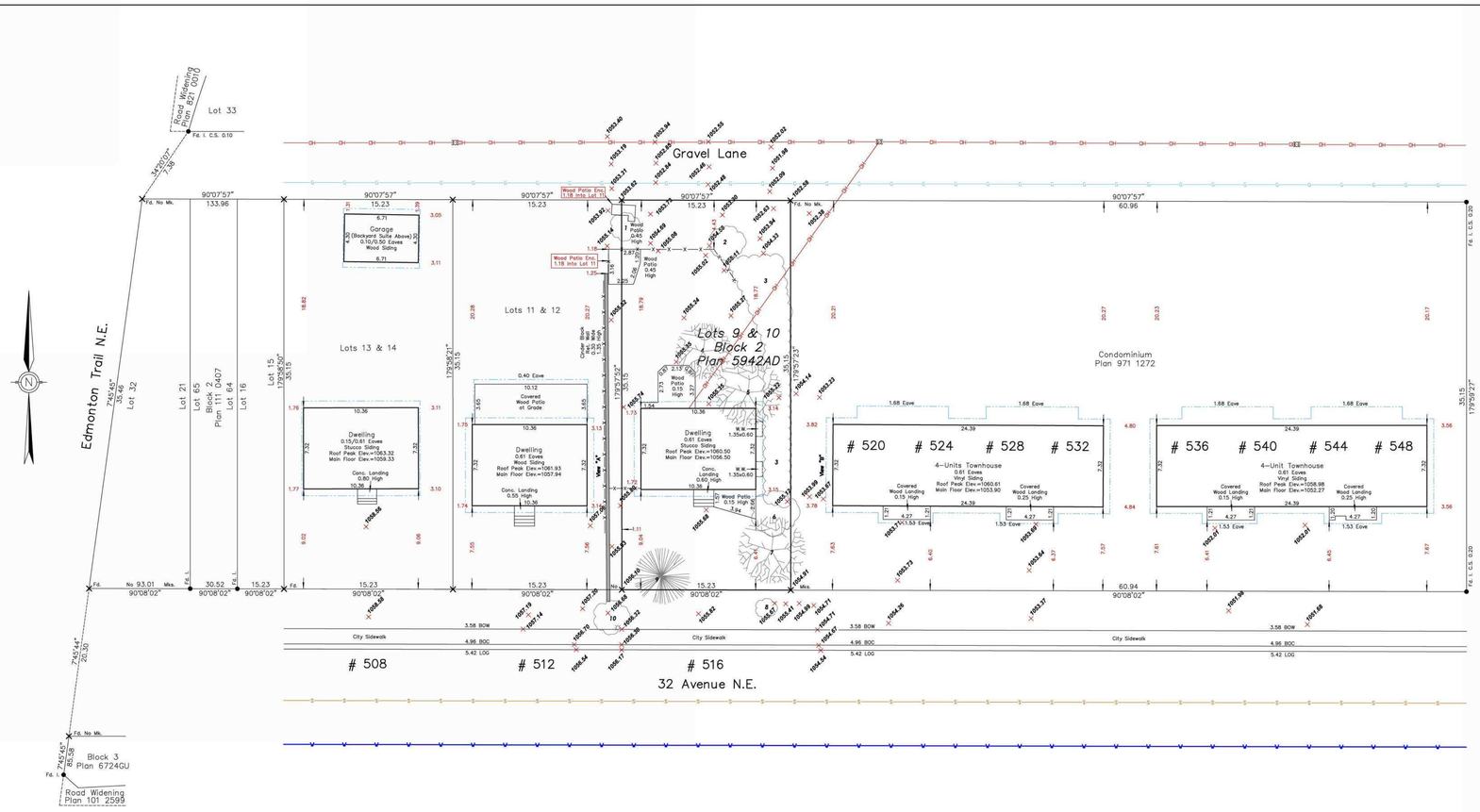

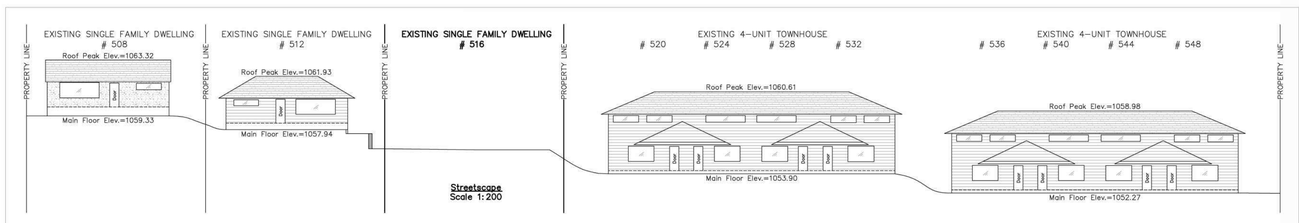

Streetscape
Scale 1:200



Sideview "A" East Elevation
Scale 1:200



Sideview "B" West Elevation
Scale 1:200

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lots 9 & 10
Block 2
Plan 5942AD

MUNICIPAL ADDRESS: 516 32 Avenue N.E.
Calgary, Alberta

DATE OF SURVEY: November 3rd, 2025.

LEGEND

Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 143388 Elev.=1044.20
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: ___
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: ___
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: ___

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
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NOTE:
Title information is based on the C. of T. 091 386 803 which was searched on the 6th day of November, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A–––Arc Length
Acc.–––Accessory
A/C–––Air Conditioner
Bldg–––Building
BOC–––Back of Curb
BOW–––Back of Walk
Calc.–––Calculated
Cant.–––Cantilever
Conc.–––Concrete
C.S.–––Countersunk
DH–––Drill Hole
Enc.–––Encroaches
Fd.–––Found
I.–––Iron Post
I.B.–––Iron Bar
LOG–––Lip of Gutter
M.A.–––Maintenance Access
Mk.–––Mark
M.N.–––Magnetic Nail
O.D.–––Overland Drainage
R–––Radius
Reg.–––Registration
Ret.–––Retaining
R/W–––Right of Way
W/O–––Walkout Basement
W.W.–––Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One–Call: 1–800–242–3447

--- denotes Coniferous
--- denotes Deciduous
--- denotes Bush

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	---	2.50	2.00
2	Bush	---	3.00	3.00
3	Bush	---	3.00	4.00
4	Deciduous	0.40	5.00	5.50
5	Deciduous	0.45	6.00	7.00
6	Bush	---	4.00	4.00
7	Deciduous	0.30	6.00	6.00
8	Bush	---	1.80	1.70
9	Coniferous	0.40	5.00	7.50
10	Bush	---	3.00	0.90

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272
Fax: 403–277–1275
www.arcsurveys.ca

Surveyed: JV | Drawn: JW/JW | Checked by: JG | Scale:1:200 | File No.: 254568

EXISTING BLOCK PLAN
1" = 20'-0"

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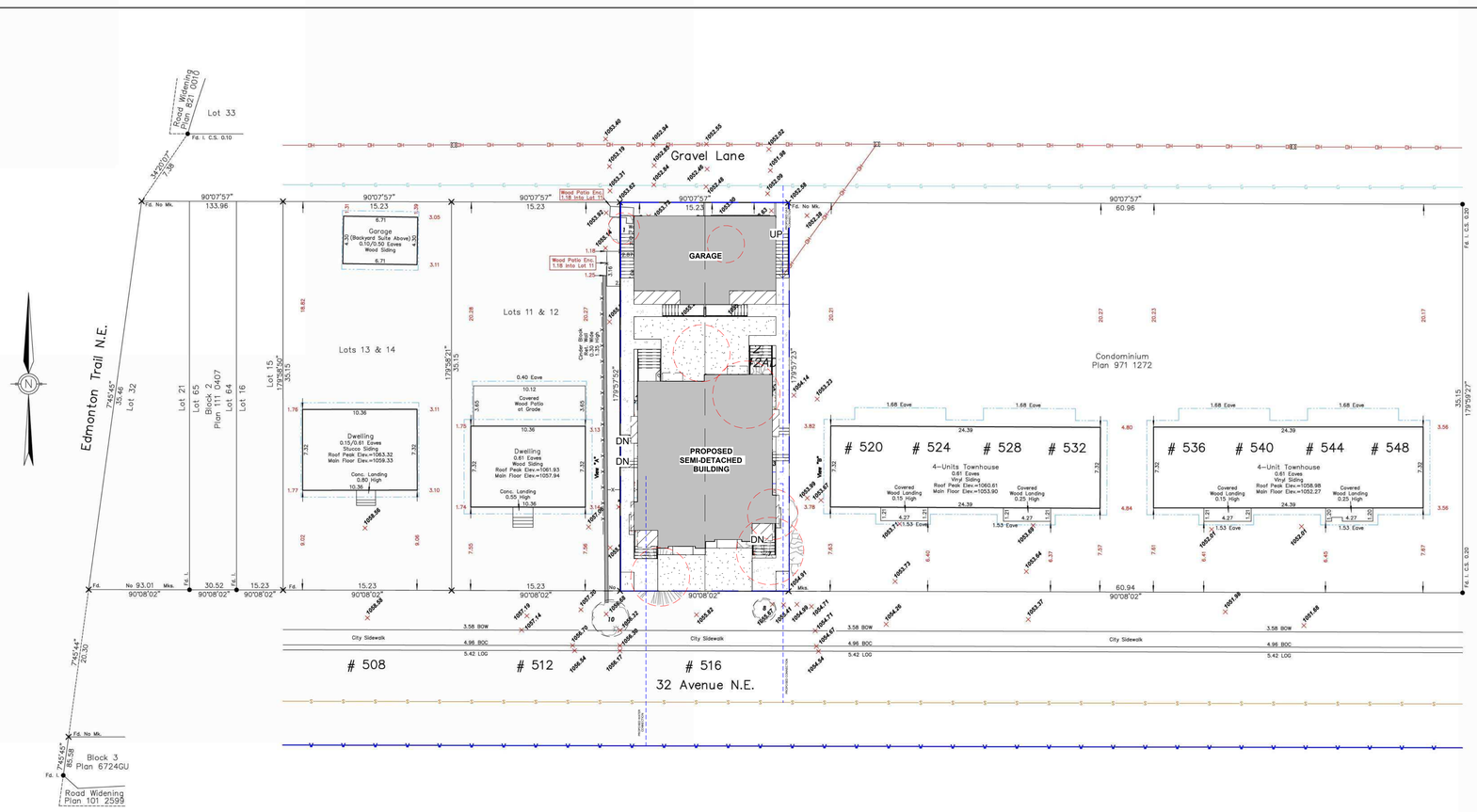
SCALE: 1" = 20'-0"

A1.3

DATE: 2025-09-02

DRAWN BY: M.O.



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TO BE REMOVED	2	Bush	----	3.00	3.00
TO BE REMOVED	3	Bush	----	3.00	4.00
TO BE REMOVED	4	Deciduous	0.40	5.00	5.50
TO BE REMOVED	5	Deciduous	0.45	6.00	7.00
TO BE REMOVED	6	Bush	----	4.00	4.00
TO BE REMOVED	7	Deciduous	0.30	6.00	6.00
REMAIN AS IS	8	Bush	----	1.80	1.70
TO BE REMOVED	9	Coniferous	0.40	5.00	7.50
REMAIN AS IS	10	Bush	----	3.00	0.90



Streetscape
Scale 1:200



Sideview "A" East Elevation
Scale 1:200



Sideview "B" West Elevation
Scale 1:200

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PERMIT HOLDER
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1" = 20'-0"

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PROPOSED BLOCK PLAN

SCALE: 1" = 20'-0"

A1.4

DATE: 2025-09-02

DRAWN BY: M.O.

MATERIAL LEGEND	
NO	DESCRIPTION
1	ACRYLIC STUCCO: OFF WHITE
2	ACRYLIC STUCCO: DARK GRAY
3	HARDIE BOARD SIDING: GREY
4	HARDIE BOARD SIDING: DARK GREY
5	STONE VENEER: DARK GREY
6	ASPHALT SHINGLES - COLOR: BLACK
7	SMART BOARD TRIM
8	CONCRETE
9	STONE VENEER: WHITE



2 SOUTH ELEVATION

3/8" = 1'-0"

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SOUTH ELEVATION

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A3.1

DATE: 2025-09-02

DRAWN BY: M.O.

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3/8" = 1'-0"

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EAST ELEVATION

SCALE: 3/8" = 1'-0"

A3.3

DATE: 2025-09-02

DRAWN BY: Author

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CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

WEST ELEVATION

SCALE: 3/8" = 1'-0"

A3.4

DATE: 2025-09-02

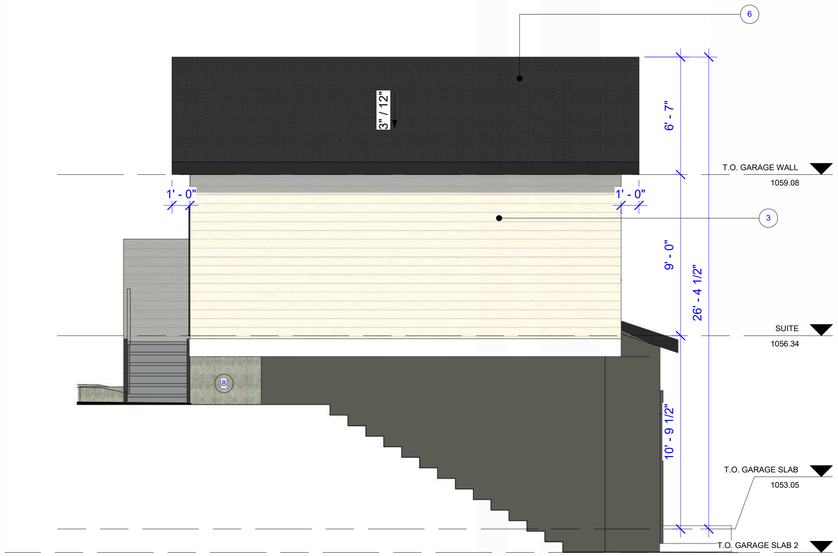
DRAWN BY: Author

MATERIAL LEGEND	
NO	DESCRIPTION
1	ACRYLIC STUCCO: OFF WHITE
2	ACRYLIC STUCCO: DARK GRAY
3	HARDIE BOARD SIDING: GREY
4	HARDIE BOARD SIDING: DARK GREY
5	STONE VENEER: DARK GREY
6	ASPHALT SHINGLES - COLOR: BLACK
7	SMART BOARD TRIM
8	CONCRETE
9	STONE VENEER: WHITE



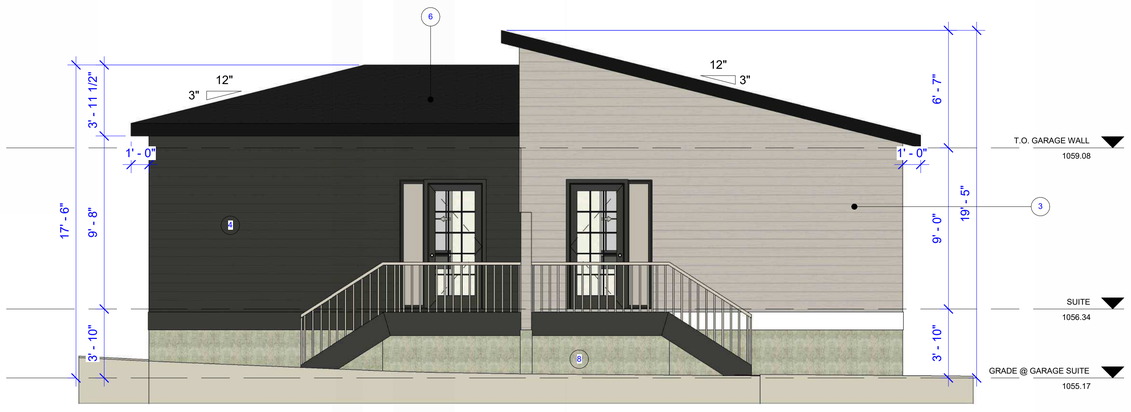
1 GARAGE ELEVATION 1

1/4" = 1'-0"



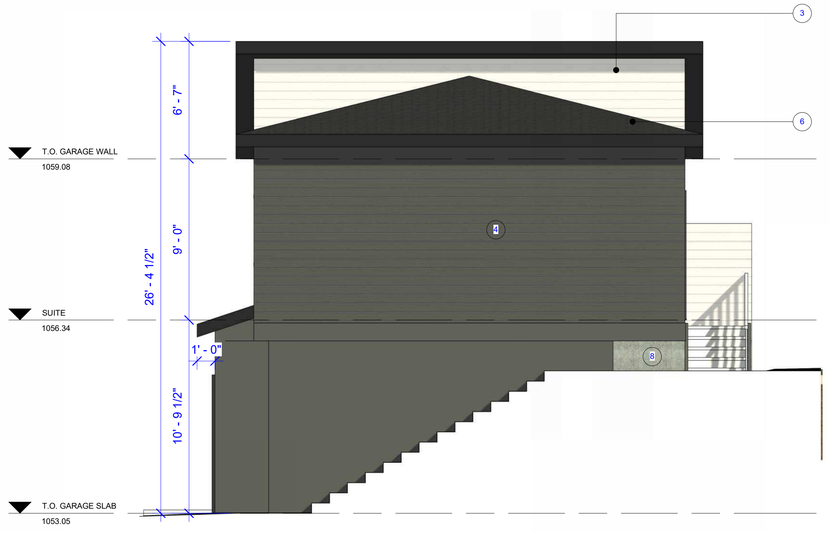
3 GARAGE ELEVATION 3

1/4" = 1'-0"



2 GARAGE ELEVATION 2

1/4" = 1'-0"



4 GARAGE ELEVATION 4

1/4" = 1'-0"

PRIME DESIGN SOLUTIONS
T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB

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PROPOSED SEMI-DETACHED

516 32 AVE N.E.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

GARAGE

SCALE: 1/4" = 1'-0"

A5.2

DATE: 2025-09-02

DRAWN BY: Author



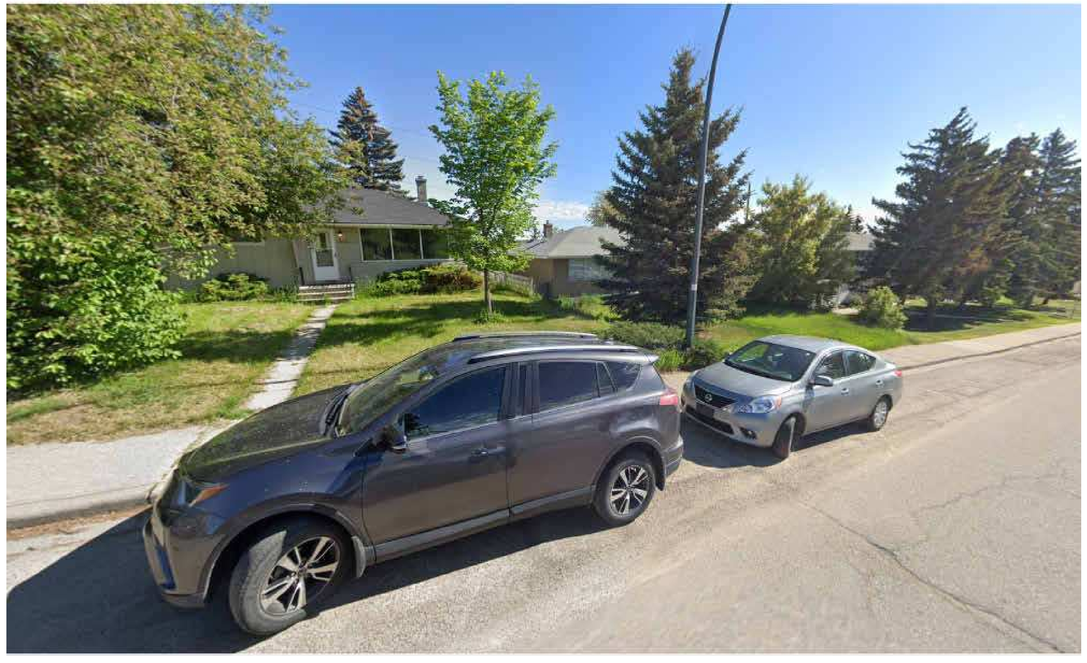
1 NORTH VIEW FROM LANE



2 SOUTH VIEW FROM 516 32 AVE NE



3 SOUTH EAST VIEW FROM 516 32 AVE NE



4 SOUTH WEST VIEW FROM 516 32 AVE NE

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T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 29 ST. N.E. UNIT #128 CALGARY, AB

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516 32 AVE N.E.
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PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD
1	IFCR	25-11-25

SITE PHOTOS

SCALE:

A6.1

DATE: 2025-09-02

DRAWN BY: M.O.