

AMENDED DRAWINGS

DP No	Date Received
DP2026-01785	07-31-2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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

ISSUED FOR DEVELOPMENT PERMIT
JULY 31, 2026

PRIME DESIGN SOLUTIONS

T: +1.403.681.2365
T: +1.403.970.7417
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CONSULTANT

SEAL

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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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3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

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1 3D VIEW 3



2 3D VIEW 4

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3D VISUALIZATION

SCALE:

A0.2

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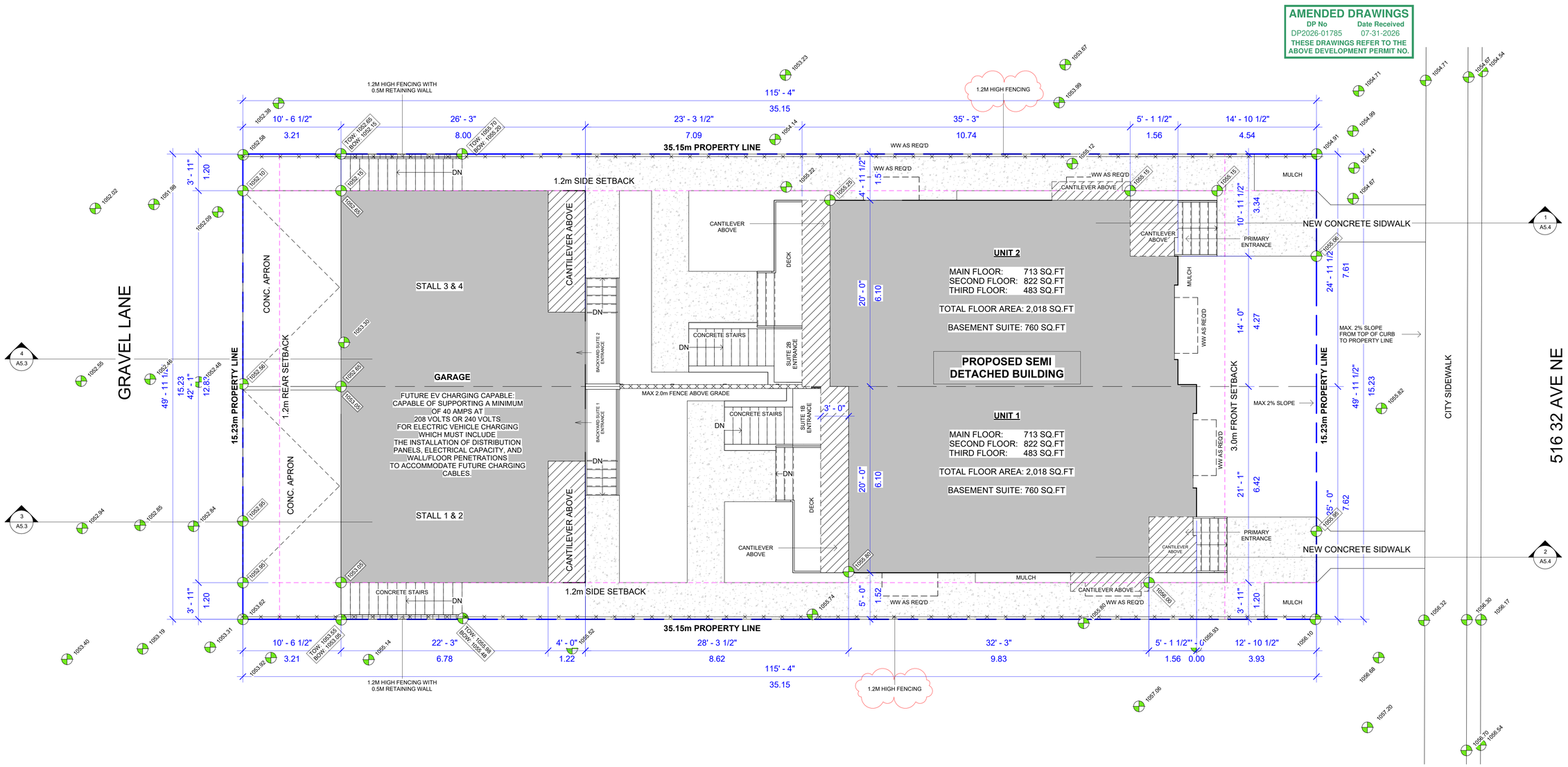
DRAWN BY: M.O.



1 SITE PLAN (OPTION 4)
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:	37.38 Units/ Hectare
BUILDING FOOTPRINT:	1487 ft²
GARAGE FOOTPRINT:	1105 ft²
TOTAL LOT COVERAGE:	2,592 ft²
LOT COVERAGE % :	45% (MAX. 45% PERMITTED)

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

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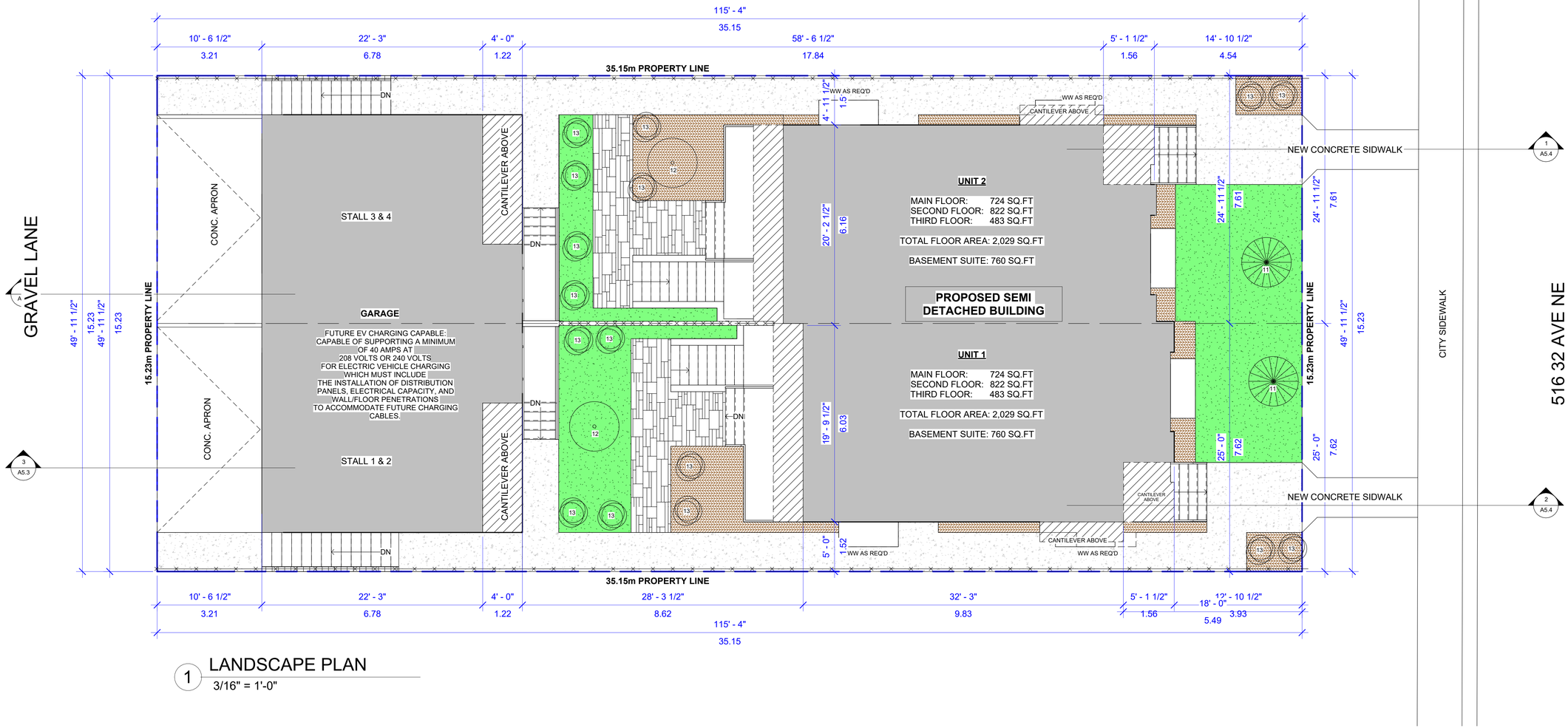

1 LANDSCAPE PLAN

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

2	11	NEW LOW WATER CONIFEROUS TREE 85MM CALIPER 1M CANOPY 4M HEIGHT	PICEA PUNGENS (BLUE SPRUCE)
2	12	NEW LOW WATER DECIDUOUS TREE 85MM CALIPER 1M CANOPY 1M HEIGHT	PRUNUS VIRGINIANA VAR. MELANOCARPA CHOKECHERRY
14	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:	37.38 Units/ Hectare
BUILDING FOOTPRINT:	1487 ft²
GARAGE FOOTPRINT:	1105 ft²
TOTAL LOT COVERAGE:	2,592 ft²
LOT COVERAGE % :	45% (MAX. 45% PERMITTED)

TOTAL LANDSCAPED AREA

MULCH	- 285 SF
SOD	- 583 SF
SOFT LANDSCAPING	**=868 SF**
CONCRETE	- 947 SF
STONE	- 226 SF
HARD LANDSCAPING	**=1,173 SF**

TOTAL LANDSCAPED AREA = 2,041 (35%)

TOTAL LANDSCAPED AREA - 190 SQM
4 NEW TREES AND 16 NEW SHRUBS PROVIDED

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LANDSCAPE PLAN

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

A1.2

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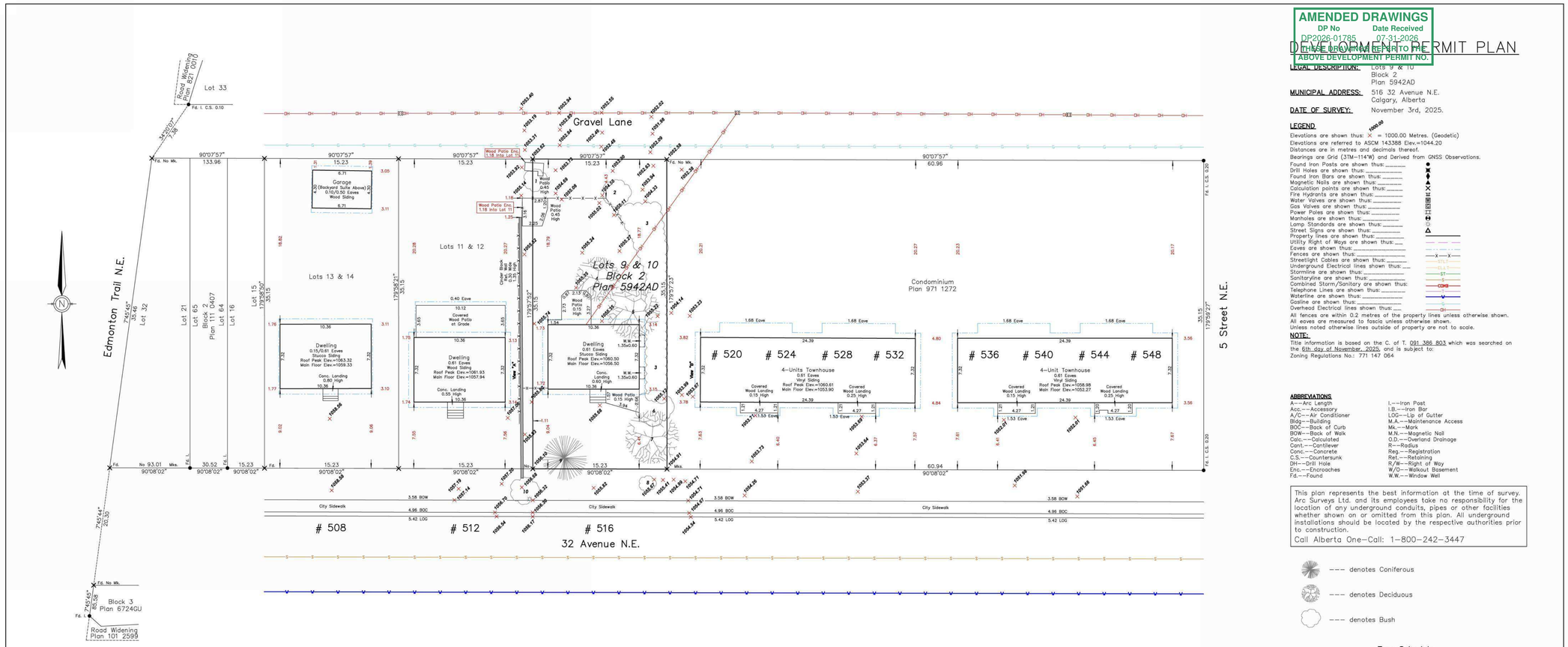
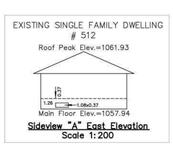




Streetscape
Scale 1:200



Sideview "A" East Elevation
Scale 1:200



Sideview "B" West Elevation
Scale 1:200

AMENDED DRAWINGS
DP No: DP2026-01785 Date Received: 07-31-2026
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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: 1000.00 = 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.
Unless noted otherwise lines outside of property are not to scale.

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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EXISTING BLOCK PLAN

SCALE: 1" = 20'-0"

A1.3

DATE: 2025-09-02

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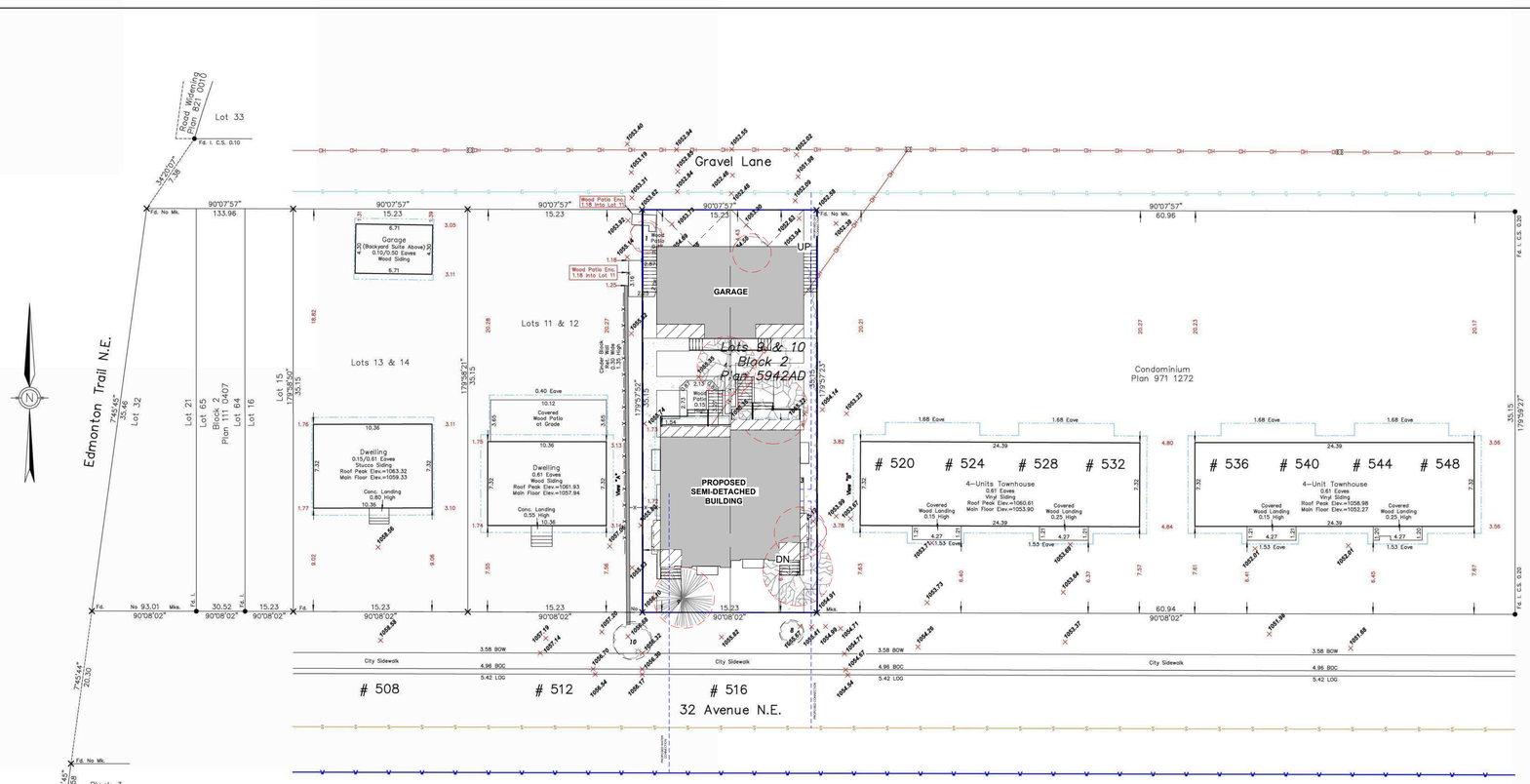
Edmonton Trail N.E.
5 Street N.E.
32 Avenue N.E.
Gravel Lane
Lane
Lot 33
Road Widening Plan 821 0017
Fd. I. C.S. 0.10
Lot 32
Lot 21
Lot 65
Block 2
Plan 111 0407
Lot 64
Lot 16
Lot 15
Lots 13 & 14
Lots 11 & 12
Lots 9 & 10
Block 2
Plan 5942AD
GARAGE
PROPOSED SEMI-DETACHED BUILDING
Garage
(Backyard Suite Above)
0.10/0.50 Eaves
Wood Siding
Dwelling
0.15/0.61 Eaves
Stucco Siding
Roof Peak Elev.=1063.32
Main Floor Elev.=1059.33
Dwelling
0.61 Eaves
Wood Siding
Roof Peak Elev.=1061.93
Main Floor Elev.=1057.94
Covered Wood Patio at Grade
Conc. Landing
0.55 High
Conc. Landing
0.80 High
Wood Patio Enc. 1.18 into Lot 11
Cinder Block Wall Elev. 0.30 High
Condominium Plan 971 1272
520
524
528
532
536
540
544
548
4-Units Townhouse
4-Unit Townhouse
0.61 Eaves
Vinyl Siding
Roof Peak Elev.=1060.61
Main Floor Elev.=1053.90
Roof Peak Elev.=1058.98
Main Floor Elev.=1052.27
Covered Wood Landing 0.15 High
Covered Wood Landing 0.25 High
1.68 Eave
1.53 Eave
508
512
516
City Sidewalk
3.58 BOW
4.96 BOC
5.42 LOG
Fd. No Mk.
Fd. I. C.S. 0.20
Fd. I. C.S. 0.30
Block 3
Plan 6724GU
Road Widening
Plan 101 2599
UP
DN
Wood Patio Enc. 1.18 into Lot 11
Wood Patio Enc.
Wood Patio Enc.
Wood Patio Enc.

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
10	HARDIE BOARD VERTICAL SIDING: DARK GREY
11	HARDIE BOARD VERTICAL SIDING: GREY

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2 SOUTH ELEVATION
3/8" = 1'-0"

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SOUTH ELEVATION

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A3.1

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EAST ELEVATION

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WEST ELEVATION

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DRAWN BY: Author

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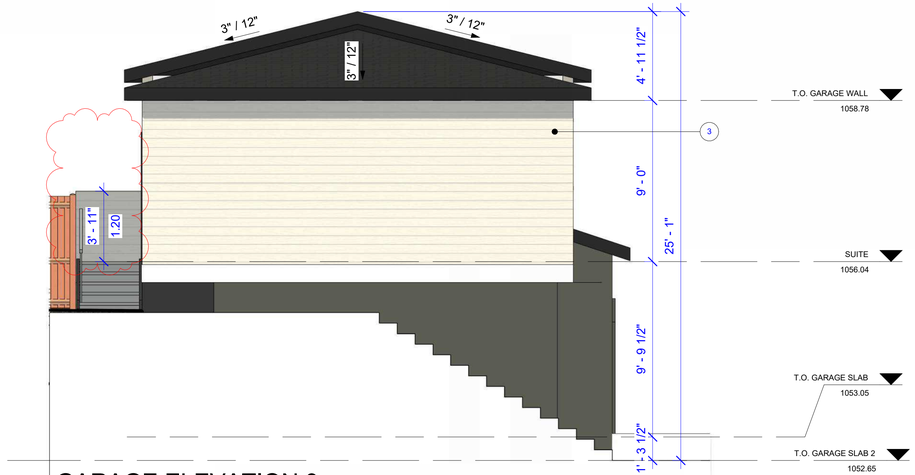
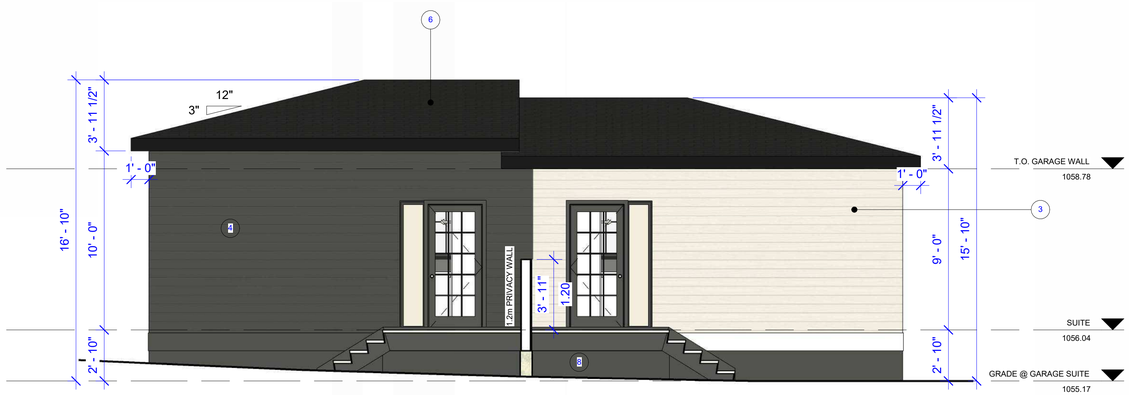
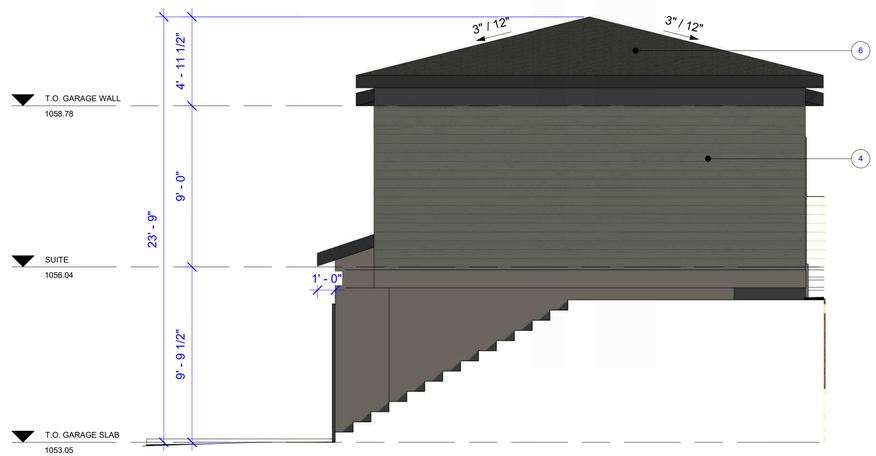
1 GARAGE ELEVATION 1
1/4" = 1'-0"



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



2 GARAGE ELEVATION 2
1/4" = 1'-0"



4 GARAGE ELEVATION 4
1/4" = 1'-0"

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PROPOSED SEMI-DETACHED

516 32 AVE N.E.
CALGARY, AB.

PROJECT NO. 0001

REVISIONS

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

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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REVISIONS

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

SITE PHOTOS

SCALE:

A6.1

DATE: 2025-09-02

DRAWN BY: M.O.