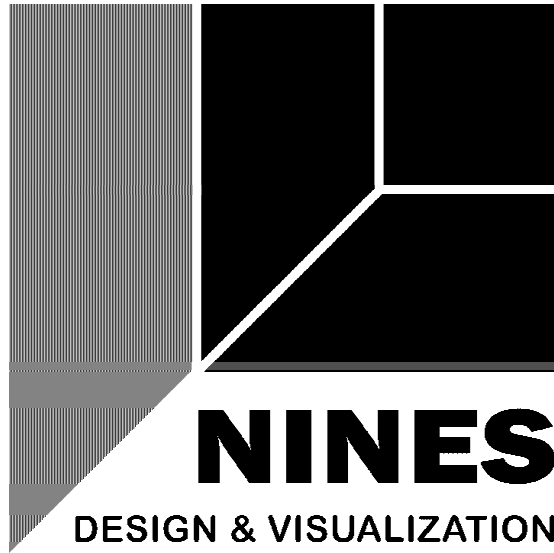
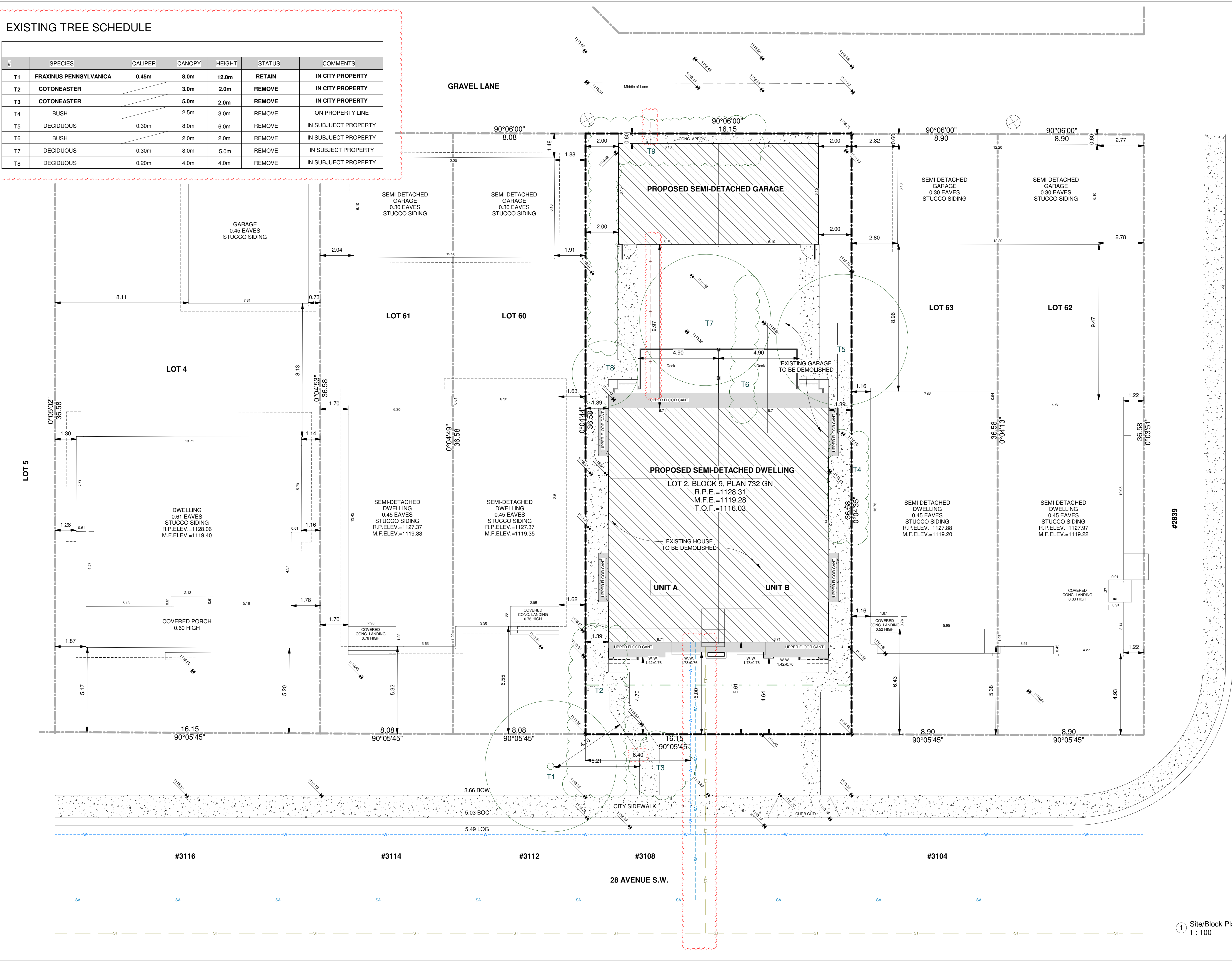


EXISTING TREE SCHEDULE

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	COMMENTS
T1	FRAXINUS PENNSYLVANICA	0.45m	8.0m	12.0m	RETAIN	IN CITY PROPERTY
T2	COTONEASTER		3.0m	2.0m	REMOVE	IN CITY PROPERTY
T3	COTONEASTER		5.0m	2.0m	REMOVE	IN CITY PROPERTY
T4	BUSH		2.5m	3.0m	REMOVE	ON PROPERTY LINE
T5	DECIDUOUS	0.30m	8.0m	6.0m	REMOVE	IN SUBJECT PROPERTY
T6	BUSH		2.0m	2.0m	REMOVE	IN SUBJECT PROPERTY
T7	DECIDUOUS	0.30m	8.0m	5.0m	REMOVE	IN SUBJECT PROPERTY
T8	DECIDUOUS	0.20m	4.0m	4.0m	REMOVE	IN SUBJECT PROPERTY



July 30, 2026	1	DR1	
DATE	No.	REVISION	BY

30 STREET S.W.

Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	ML
CHECKED	TB
FILE	20260205
DATE	8/4/2026 11:26:27 AM

Site Plan

1 Site/Block Plan
1 : 100

A001

PROPOSED SEMI-DETACHED DWELLING

ISSUED FOR DEVELOPMENT PERMIT



ADDRESS

Municipal: 3108 28 Ave SW, Calgary, AB
Legal: Lot 2 ;Block:9 ;Plan:732 GN

PROPOSED DENSITY (U/Ha)

LAND USE

Direct Control 28Z91 (R-2)

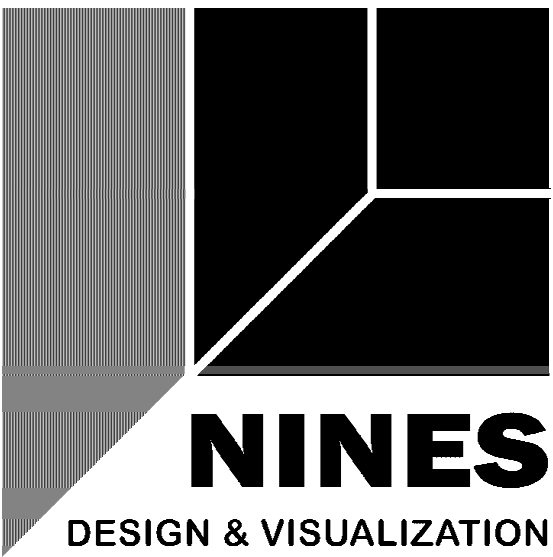
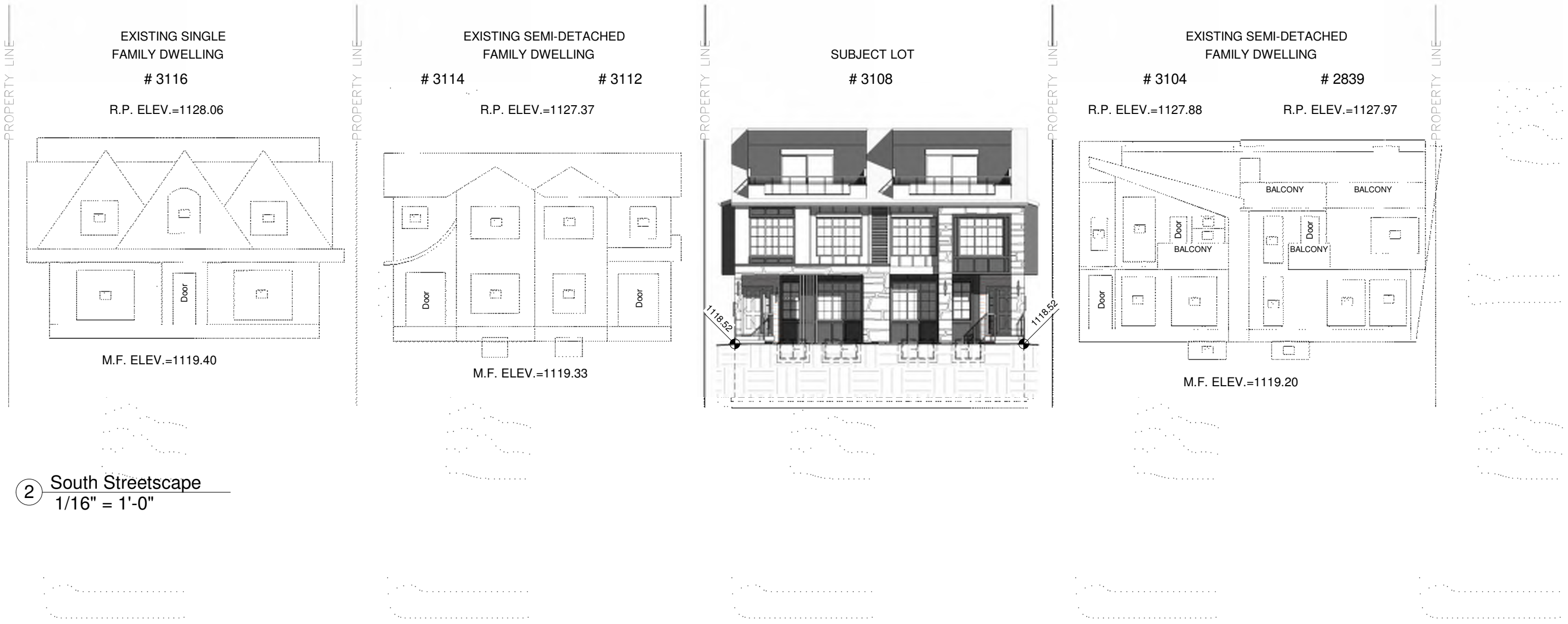
Parcel Area (Ha) 0.05928
Proposed Units: 2
2 units / 0.05928 Ha = 33.73 U/Ha

BUILDING COVERAGE (%) 44.93

Parcel: 6380.94 ft²/ 592.80 m²
Residence: 2060.67 ft²/ 191.44 m²
Garage 806.67 ft²/ 74.94 m²
Total Coverage: 2867.34 ft²/ 266.38 m² (44.93%)

GROSS FLOOR AREA (m2) 534.75

UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT A		
FIRST FLOOR	1030.33	95.72
SECOND FLOOR	1190.67	110.62
THIRD FLOOR	657.0	61.04
TOTAL AREA	2878.00	267.37
BASEMENT	1030.33	95.72
UNIT B		
FIRST FLOOR	1030.33	95.72
SECOND FLOOR	1190.67	110.62
THIRD FLOOR	657.0	61.04
TOTAL AREA	2878.00	267.37
BASEMENT	1030.33	95.72
BUILDING AREA		
ABOVE GRADE	5756.00	534.75
BELOW GRADE	2060.67	191.44
DETACHED GARAGE	806.67	74.94



July 30, 2026	1	DR1	
DATE	No.	REVISION	BY

PROJECT
Proposed Semi-Detached Dwelling
3108 28 Ave SW, Calgary, AB

CLIENT
Owner

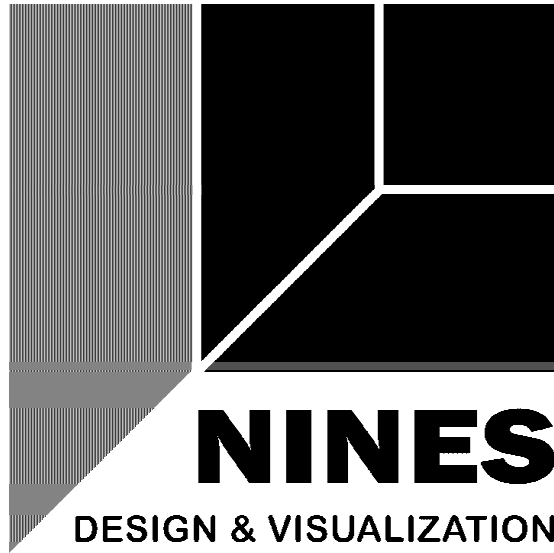
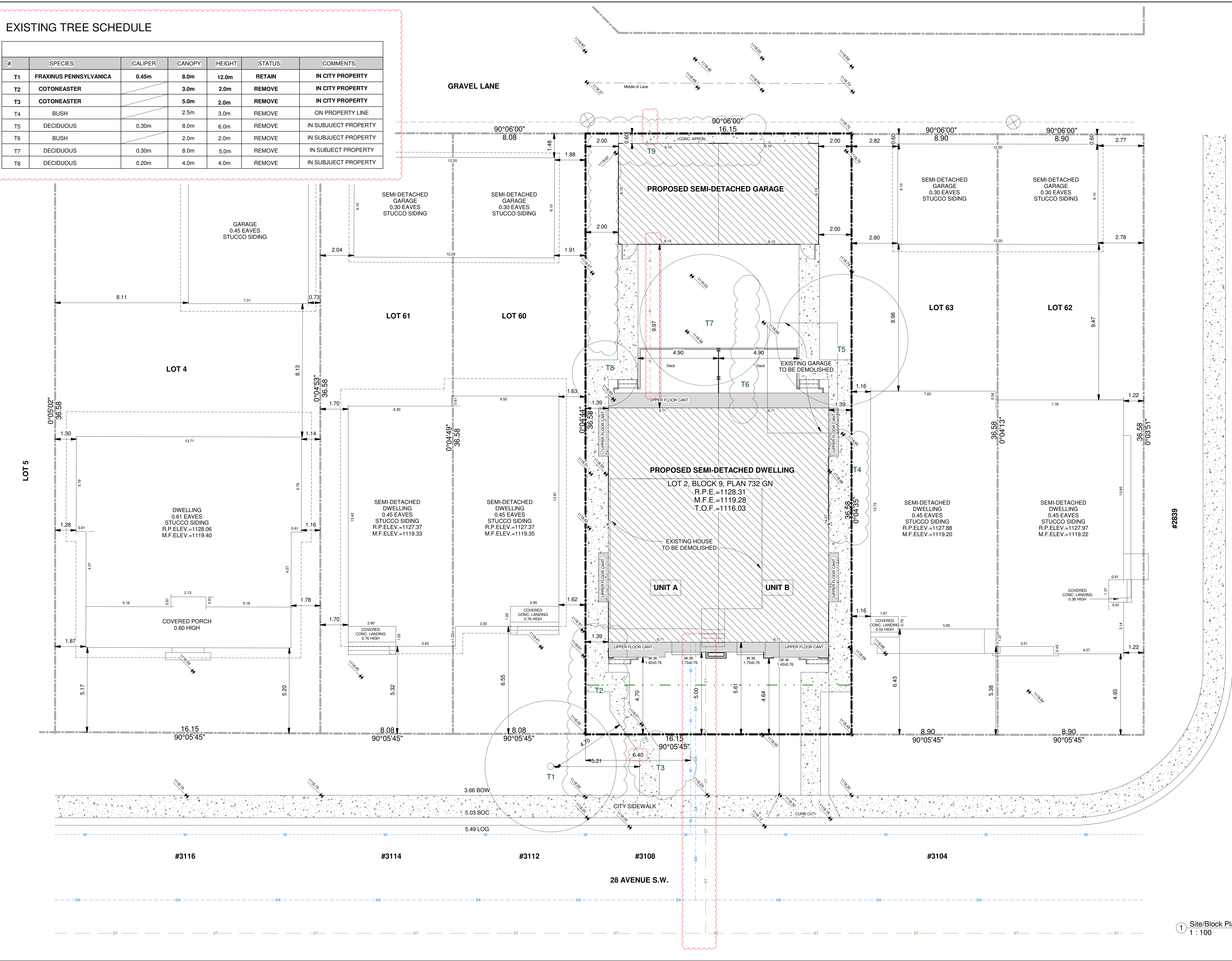
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DRAWN	ML
FILE	20260205
DATE	8/4/2026 1:07:44 PM

Title Page

A000

EXISTING TREE SCHEDULE

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	COMMENTS
T1	FRAXINUS PENNSYLVANICA	0.45m	8.0m	12.0m	RETAIN	IN CITY PROPERTY
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July 30, 2026	1	DR1	
DATE	No.	REVISION	BY

30 STREET S.W.

Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	ML
CHECKED	TB
FILE	20260205
DATE	8/4/2026 1:07:45 PM

Site Plan

1 Site/Block Plan
1 : 100

A001



① South Elevation
3/16" = 1'-0"



② North Elevation
3/16" = 1'-0"

DATE	No.	REVISION	BY

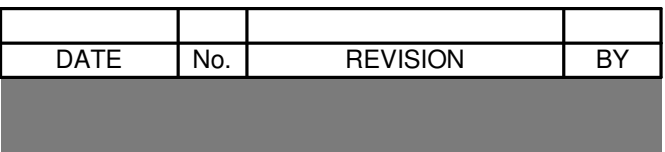
PROJECT
Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	3/16" = 1'-0"
DRAWN	Author
CHECKED	Checker
FILE	20260205
DATE	8/4/2026 1:07:49 PM

South & North Elevations
A201



3108 28 Ave SW, Calgary, AB

PROGRESS		DP	
SCALE		3/16" = 1'-0"	
DRAWN	Author	CHECKED	Checker
FILE	20260205		
DATE	8/4/2026 1:07:50 PM		

West & East
Elevations
A202

