

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) 464.34

1st Floor: 2060.67 ft²/ 191.44 m²
2nd Floor: 2381.34 ft²/ 221.23 m²
Total Above Grade: 4442.01 ft²/ 412.67 m²
Basement: 2060.67 ft²/ 191.44 m²



UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT A		
FIRST FLOOR	1030.33	95.72
SECOND FLOOR	1190.67	110.62
TOTAL AREA	2221.0	206.34
BASEMENT	1030.33	95.72
UNIT B		
FIRST FLOOR	1030.33	95.72
SECOND FLOOR	1190.67	110.62
TOTAL AREA	2221.0	206.34
BASEMENT	1030.33	95.72
BUILDING AREA		
ABOVE GRADE	4442.01	412.67
BELOW GRADE	2060.67	191.44
DETACHED GARAGE	806.67	74.94

DATE	No.	REVISION	BY

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

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	ML
FILE	20260205
DATE	4/28/2026 12:14:44 AM

Title Page

A000

DATE	No.	REVISION	BY

30 STREET S.W.

Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

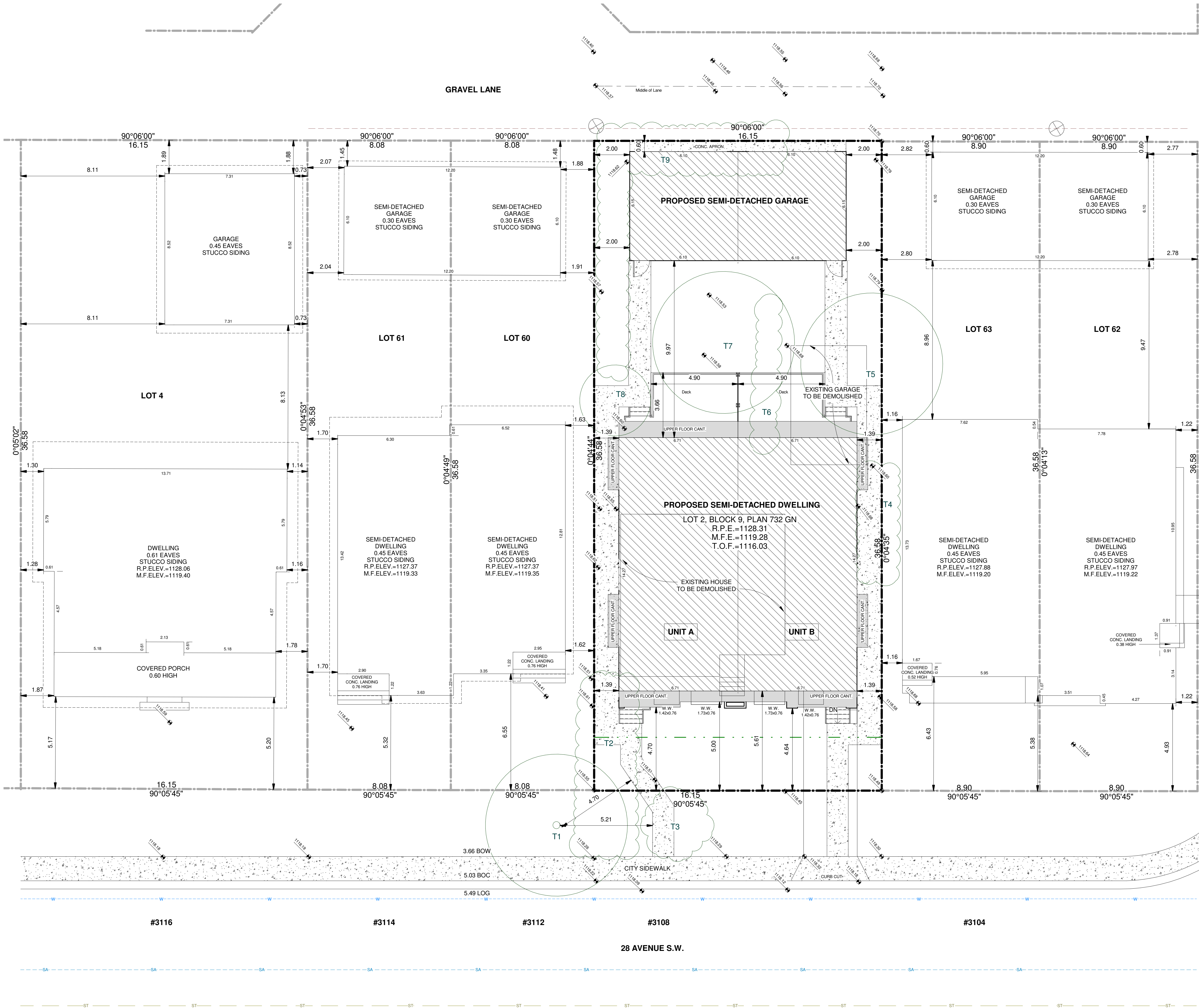
PROJECT

CLIENT
Owner

PROGRESS		DP	
SCALE		1 : 100	
DRAWN	ML	CHECKED	TB
FILE		20260205	
DATE		4/28/2026 12:14:45 AM	

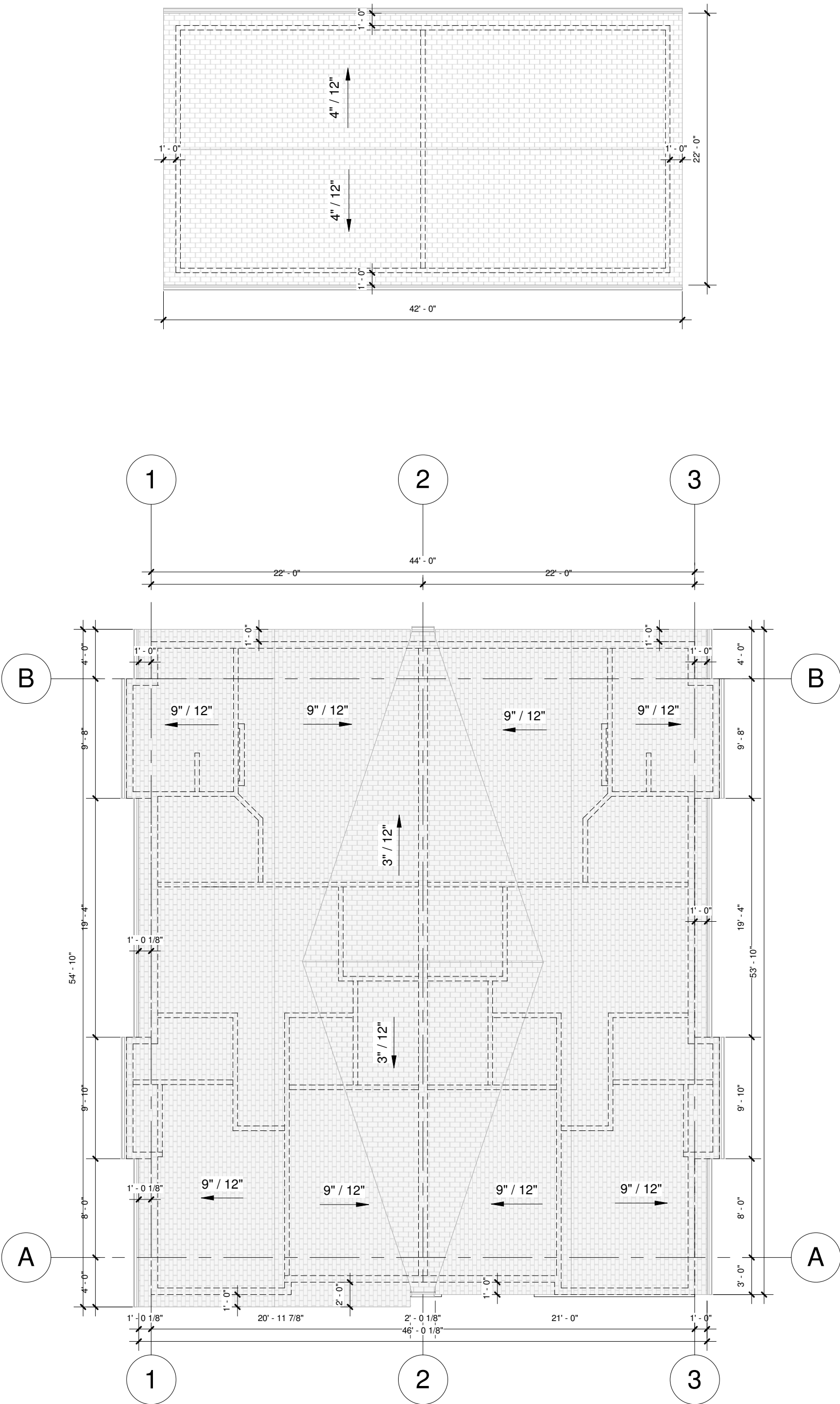
Site Plan

A001

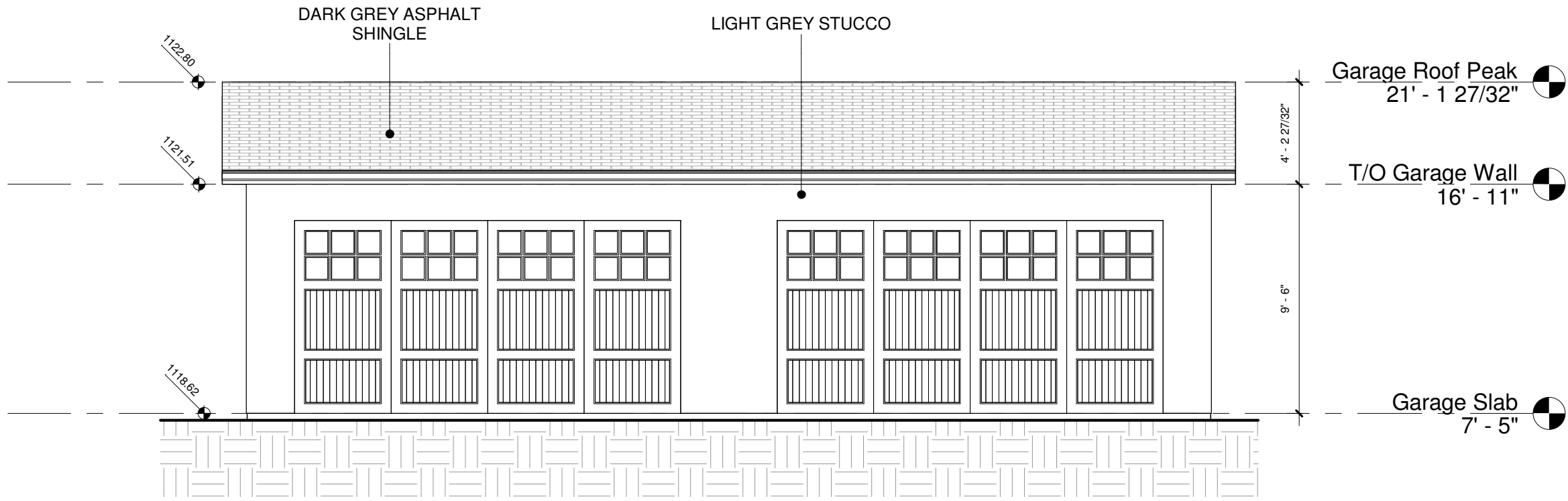


1 Site/Block Plan
1 : 100

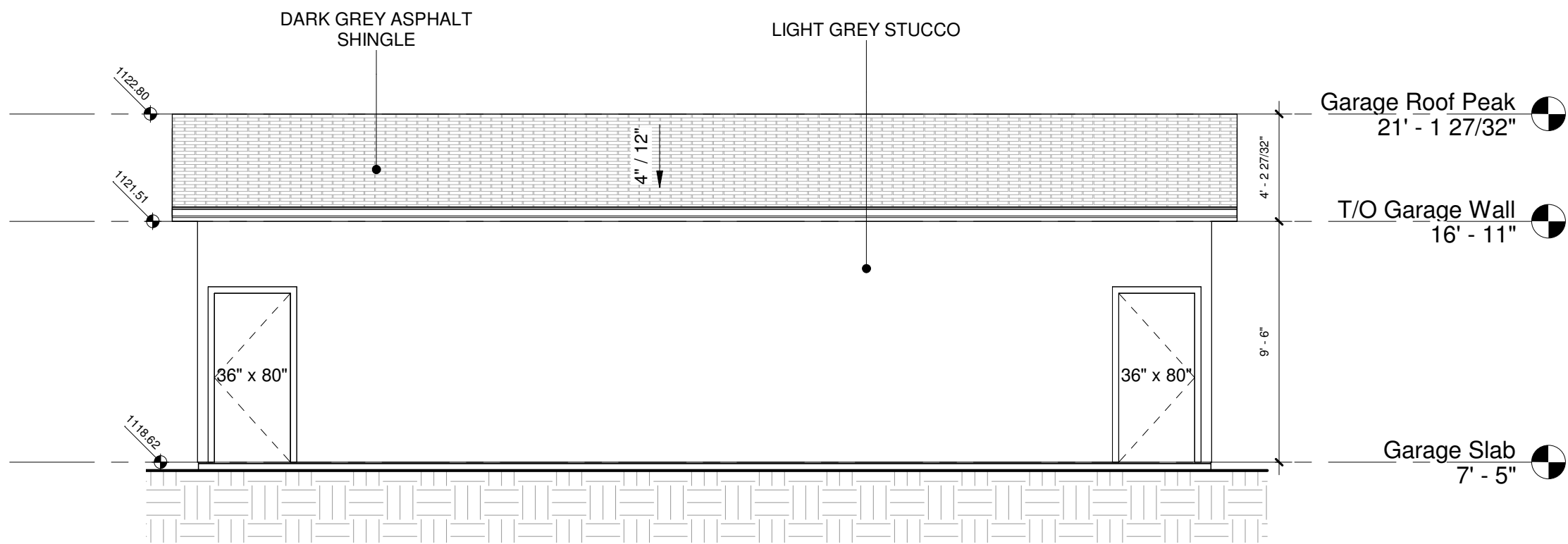
DATE	No.	REVISION	BY



1 Roof Plan
1/8" = 1'-0"



3 Garage North Elevation
3/16" = 1'-0"



4 Garage South Elevation
3/16" = 1'-0"

PROJECT

Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS		DP	
SCALE		As indicated	
DRAWN	Author	CHECKED	Checker
FILE	20260205		
DATE	4/28/2026 12:14:48 AM		

Roof Plan &
Garage Plan
A104



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	4/28/2026 12:14:49 AM

South & North Elevations
A201

DATE	No.	REVISION	BY

30 STREET S.W.

Proposed Semi-Detached Dwelling

3108 28 Ave SW, Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS	DP
SCALE	1 : 100
DRAWN	ML
FILE	20260205
DATE	4/28/2026 12:14:12 AM

Site Plan

A001

