ROSERY PROJECT

71 ROSERY DRIVE NW. CALGARY, AB

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PLANNING & DEVELOPMENT SERVICES
DP2026-0854
MAY 14 2026
RECEIVED
CITY OF CALGARY

MODERN BLOCK INC

ISSUED FOR DP PERMIT

ISERY PROJECT

71 ROSERY DRIVE N.W CALGARY, AB
LOT 6, BLOCK 3, PLAN 2698F

Project Number

TITLE PAGE

DRAWN BY: LBO CHECKED BY: Checker

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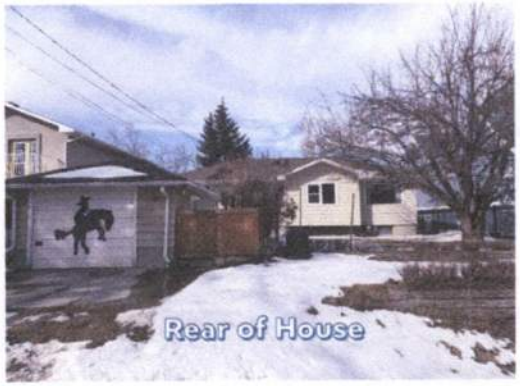

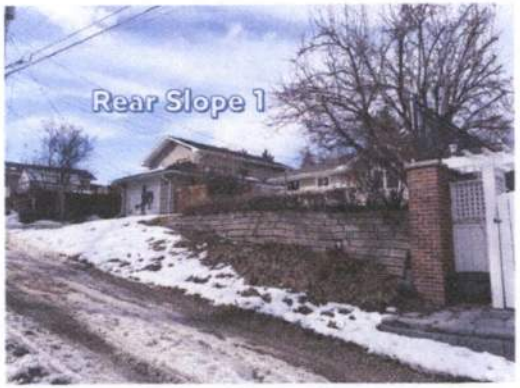

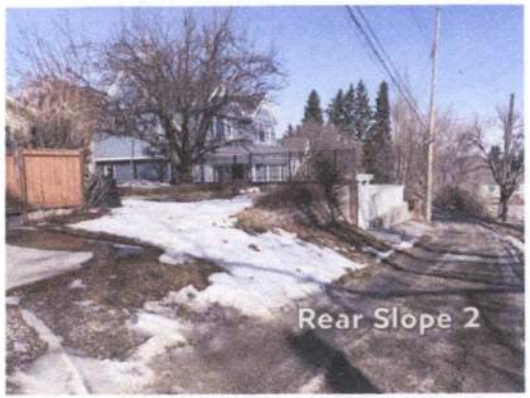

LEONETTA BLOCK INC

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NO.	DESCRIPTION	DATE

ROSERY PROJECT

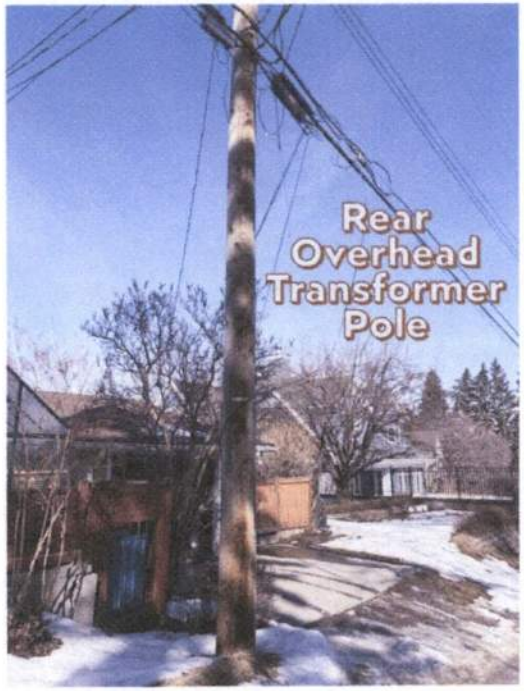
71 ROSERY DRIVE N.W CALGARY, AB
LOT 9, BLOCK 3, PLAN 2528HP

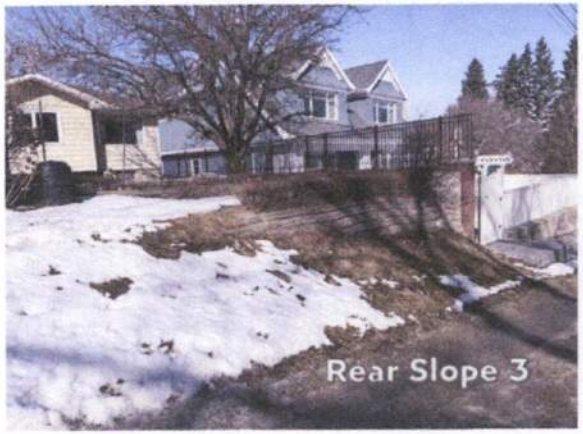
Project Number

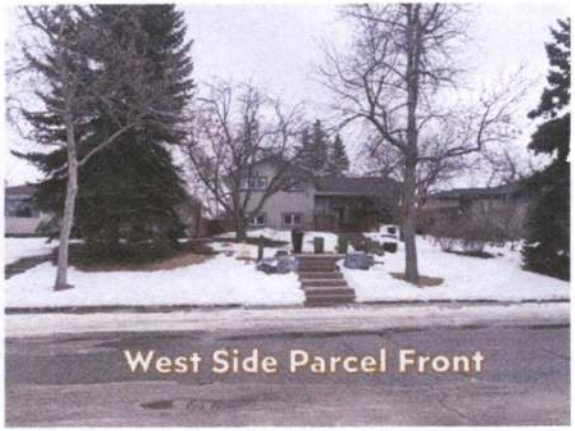
SITE IMAGE

Drawn by: LEO Checked: Checker

A0.1.2







LEONFRIN COX INC

ISSUED FOR DP PERMIT

NO.	DESCRIPTION	DATE

ROSERY PROJECT

71 ROSERY DRIVE N.W. CALGARY, AB
LOT 9, BLOCK 3, PLAN 2028HF

Project Number

SITE IMAGE

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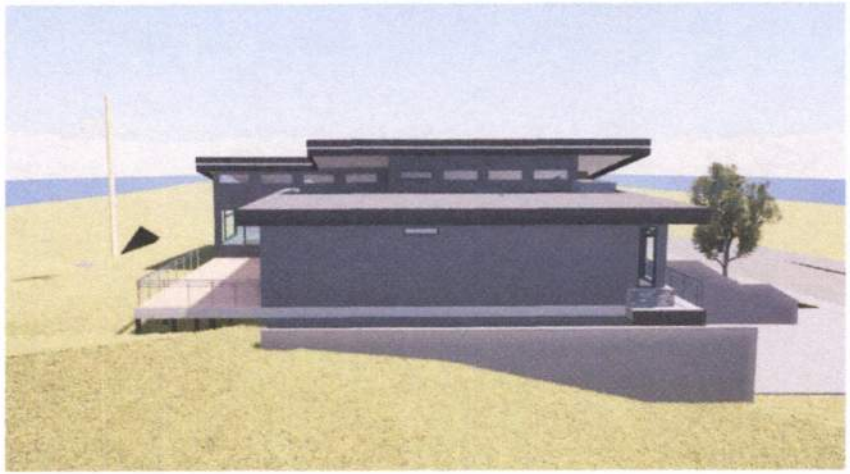
A0.1.3



LEO WITH BLOCK INC

PROJECT TITLE

SCALE

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NOTES

DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED

DO NOT SCALE DRAWINGS

VERIFY DIMENSIONS, DATUM AND SITE CONDITIONS TO CONFIRM WORK CAN BE PERFORMED

REPORT DISCREPANCIES OR OMISSIONS TO THE CONSULTANT IMMEDIATELY

ISSUED FOR PERMITS

NO.	DESCRIPTION	DATE

ROSERY PROJECT

75 ROSERY DRIVE N.W. CALGARY, AB
LOT 9, BLOCK 3, PLAN 2689P

PROJECT NO. Project Number

SITE PLAN

SHEET

SITE IMAGE

DRAWN BY LEO CHECKED BY Checker

SHEET NO.

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2026-05-14 10:58:15 AM D:\D Drive\Revit\Rock CON\FEDERATION PARK_detached.rvt

MODERN BLOCK INC

ISSUED FOR DP PERMIT

ROSERY PROJECT

71 ROSERY DRIVE N W CALGARY, AB
LOT 9, BLOCK 3, PLAN 2608HP

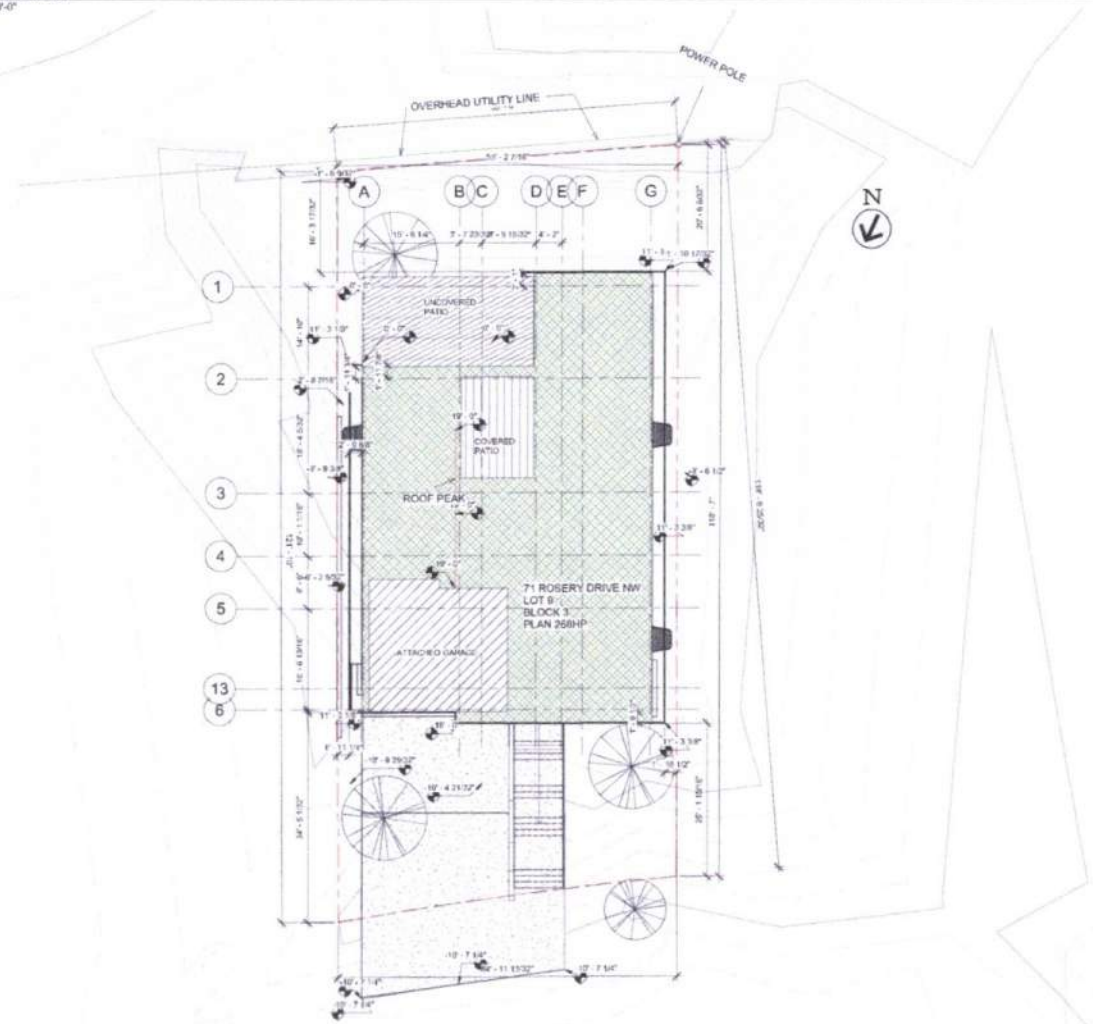
Project Number

SITE IMAGE

DRAWN BY: LEO CHECKED BY: Checker

A0.1.5

2 BLOCK ELEVATION
1" = 10'-0"



1 Site Plan Copy 1
1" = 10'-0"

PROJECT INFORMATION

MUNICIPAL ADDRESS:
71 ROSERY DRIVE NW,
CALGARY, AB.

LEGAL DESCRIPTION:
LOT 9
BLOCK 3
PLAN 268HP

SURVEY INFORMATION PROVIDED BY:
ARC SURVEYS LTD.
6002 33Y 44 Avenue N.E
Calgary, AB T2E 2W4
(403) 277-1373
SURVEY DATE: NOVEMBER 16, 2020

ZONING: R-CG
RESIDENTIAL - CONTEXTUAL ONE DWELLING

PROJECT CONTACT:
LEO NOLVEN
MODERN BLOCK INC
(403) 561-4461

LOT AREA:
1865.01 SQ FT (613.625 SQ M)

LOT COVERAGE:
ALLOWABLE PARCEL COVERAGE:
48% = 276.13 SQ M (2972.3 SQ FT)

BUILDING AREA COVERAGE: 2177.22 SQ FT (235.01 SQM) OR 42.04%
MAIN DECK AREA COVERAGE: 112.87 SQ FT (11.9 SQ M)
DECK AREA THAT NOT COVERAGE AND LOWER THAN 0.6M: 404.5 SQ FT (37.57 SQM)
TOTAL COVERAGE: 2815.18 SQ FT (275.93 SQM) OR 44.9%

GROSS FLOOR AREAS
FIRST FLOOR INTERIOR = 1015.88 SQ FT
SECOND FLOOR INTERIOR = 2130.47 SQ FT
TOTAL = 4592.16 SQ FT

1ST FLOOR ATTACHED GARAGE = 539 SQ FT

BYLAW ANALYSIS

LOCATION AND SITING OF BUILDINGS
PART 5 DIV. 3 -

399(1) PRINCIPLE BUILDING HEIGHT

For a Contextual Single Detached Dwelling and a Single Detached Dwelling, the maximum building height is the greater of:
(a) 8.6 metres; or
(b) the contextual height plus 1.5 metres, to a maximum of 10.0 metres.

PROPOSED BUILDING HEIGHT: 9.293 M

MODERN BLOCK INC

ISSUED FOR DP PERMIT

NO	DESCRIPTION	DATE

| ROSERY PROJECT

71 ROSERY DRIVE N.W CALGARY, AB
LOT 9, BLOCK 3, PLAN 268HP

Project Number

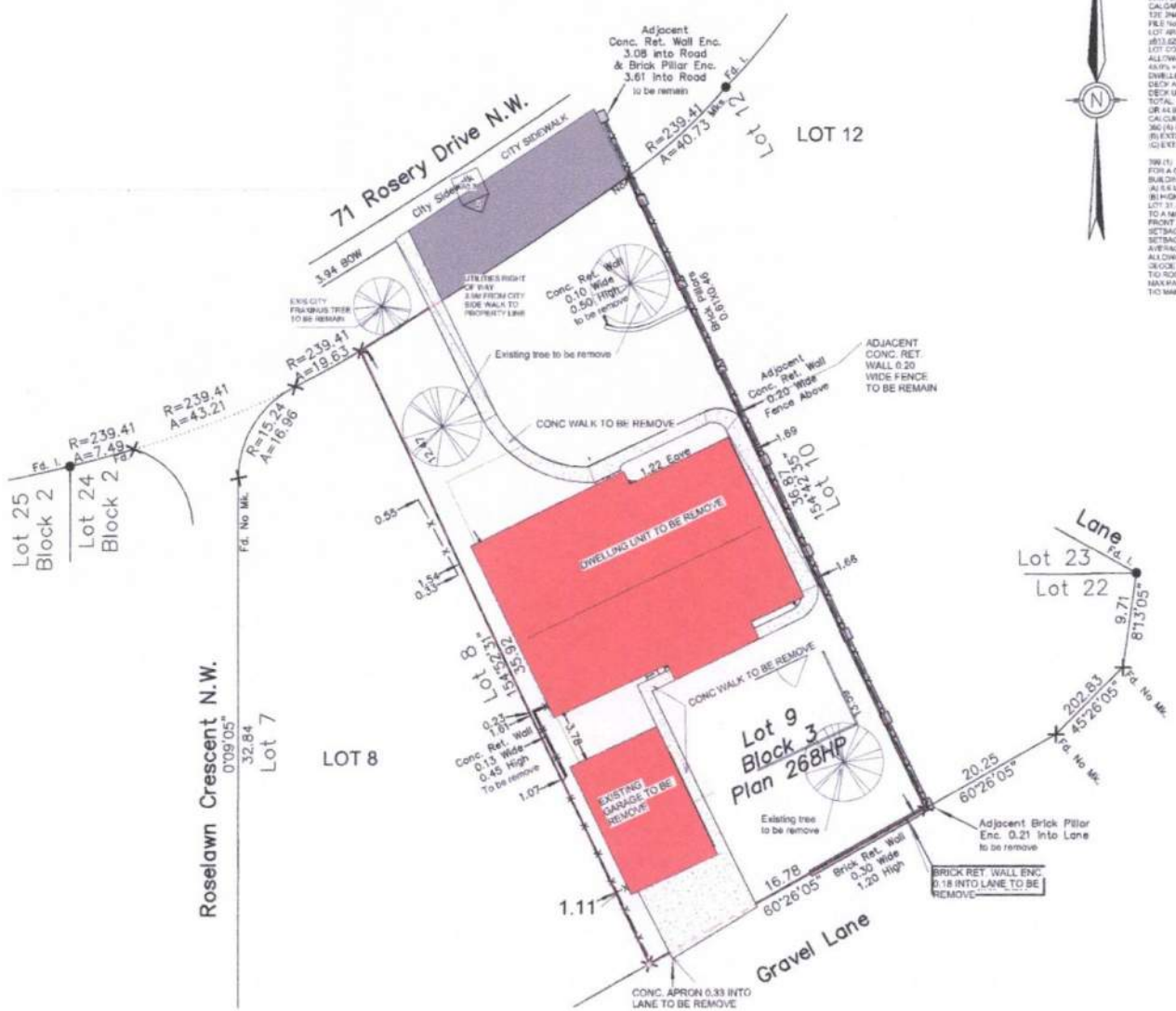
KEY PLAN AND PROJECT INFORMATION

Drawn by: LEO Reviewer: Checker

A0.3

GENERAL NOTES
1. NEW LANDSCAPING (INCLUDING FRONT DRIVEWAY, AND FENCES, REAR YARD AND ASSOCIATED FENCING ARE PART OF A SEPARATE CONTRACT TO BE COMPLETED BY OTHERS.
2. LANDSCAPING RETAINING WALLS ARE ALSO PART OF A SEPARATE CONTRACT TO BE COMPLETED BY OTHERS
3. A SUMP PUMP AND FULL PERIMETER WEEPING TILE SYSTEM TO BE INSTALLED AROUND PERIMETER OF SINGLE FAMILY RESIDENCE. SUMP PUMP AND LIFT STATION TO DISCHARGE TO GRADE
4. DWELLING UNITS WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY
5. GARAGE TO BE EV CAPABLE (CAPABLE OF SUPPORTING A MINIMUM OF 40 AMPS AT 208 VOLTS FOR ELECTRIC VEHICLE CHARGING)
6. ROOFING MATERIALS WILL MEET OR EXCEED THE IMPACT RESISTANCE OF CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING (UL2218 OR FM4473)
7. NEW LANDSCAPING TO BE CLIMATE RESISTANT AND WATER CONSERVATIVE.
8. ALL EXTERIOR STAIRS AND LANDING TO HAVE POSITIVE DRAINAGE BY SLOPING AWAY FROM THE BUILDING OR ADJACENT VERTICAL FACE (MIN. 1%)

ARC SURVEY LTD.
#302, 337 41 AVENUE N.E.
CALGARY, AB
T2E 3N4
FILE No. 254404
LOT AREA
(613.625 SQ.M (6605.21 SQ.FT)
LOT COVERAGE
ALLOWABLE PARCEL COVERAGE:
44.9% = 276.13 SQ.M (2972.3 SQ.FT)
DWELLING: 256.21 SQ.M (2757.22 SQ.FT)
DECK AREA COVERED: 16.97 SQ.FT (17.9 SQ.M)
DECK UNDER 0.6M: 37.57 SQ.M (404.5 SQ.FT)
TOTAL: 273.50 SQ.M (2970.13 SQ.FT)
OR 44.9%
CALCULATIONS
366 (A) HEIGHT BEGINS AT THE HEIGHEST AVERAGE BUILDING REFERENCE POINT (H.A.B.R.P):
(B) EXTENDS VERTICALLY TO THE MAXIMUM BUILDING HEIGHT PLUS 1.0 METRE:
(C) EXTENDS HORIZONTALLY TOWARD
THE OPPOSITE END OF THE PARCEL
399 (1)
FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING THE MAXIMUM BUILDING HEIGHT IS:
(A) 8.6 METRES,
(B) HIGHEST AVERAGE BUILDING REFERENCEPOINT +
LOT 31: 1076.91 + LOT25: 1076.33 / 2 = 1075.12 - 1.50M = 1073.62
TO A MAX OF 10.0M
FRONT YARD SETBACK CALCULATION
SETBACK OF LOT 10: -10.3 M
SETBACK OF LOT 12: -9.2 M
AVERAGE: 9.75 M
ALLOWABLE SETBACK 9.75 - 1.50 M = 8.25M
GEODETICS
T/O ROOF: 9.26592 M
MAX PARAPET ELEVATION: 8.4936 M
T/O MAIN FLOOR: 4.5792 M



1 SITE DEMO PLAN
1" = 10'-0"

MODERN INFILL DEVELOPMENT INC

PROJECT TITLE

SEAL

ISSUED FOR DP PERMIT

NOTES

NO	DESCRIPTION	DATE

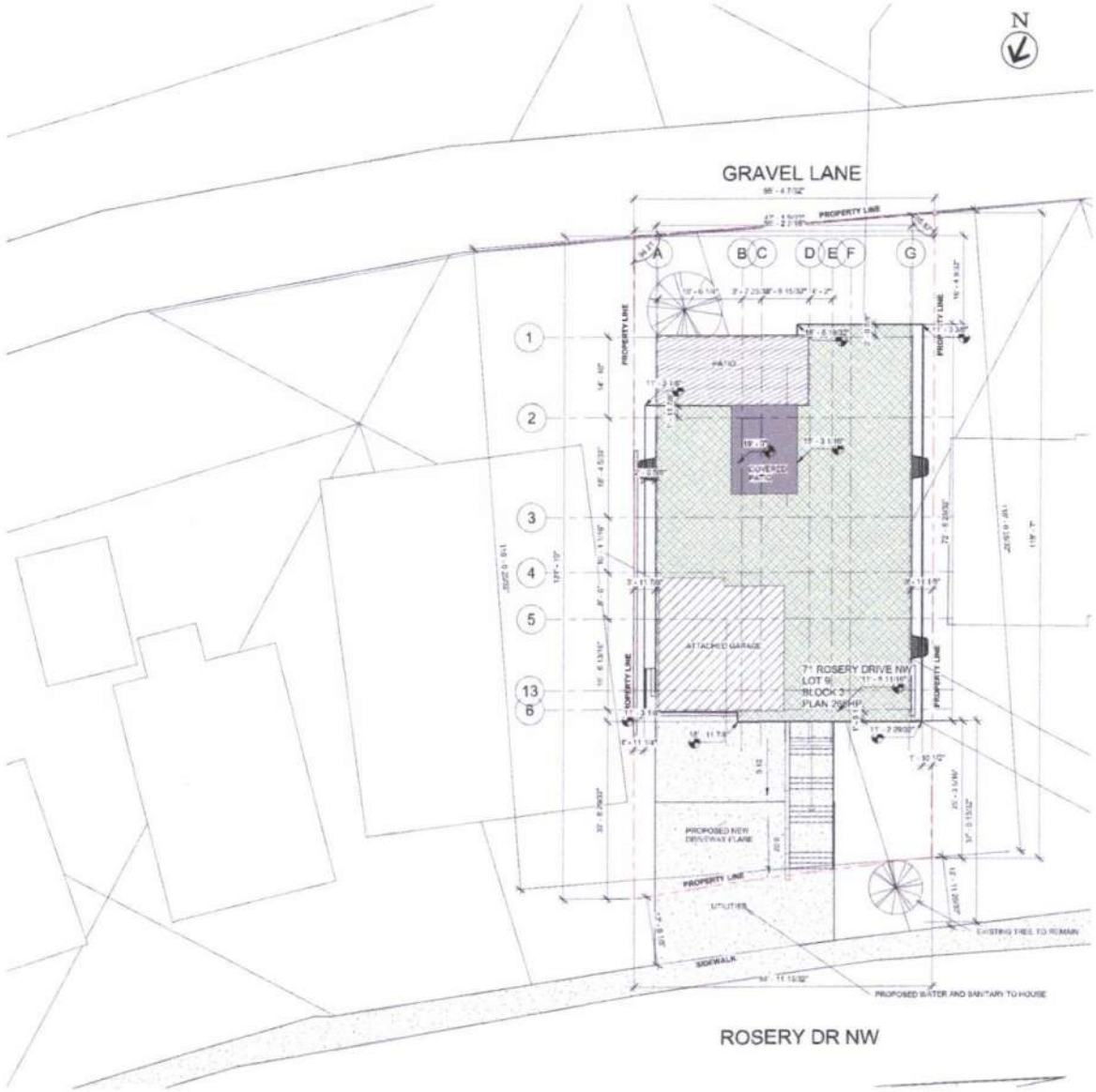
I ROSERY PROJECT

71 ROSERY DRIVE N.W. CALGARY, AB
LOT 9, BLOCK 3, PLAN 268HP
PROJECT NO. Project Number

SITE PLAN

DRAWN BY: Author CHECKED BY: Checker

SHEET NO.
A0.3.1



1 Site Plan
3/32" = 1'-0"

GENERAL NOTES:
1. NEW LANDSCAPING INCLUDING FRONT DRIVEWAY, AND FENCES, REAR YARD AND ASSOCIATED FENCING ARE PART OF A SEPARATE CONTRACT TO BE COMPLETED BY OTHERS
2. LANDSCAPING RETAINING WALLS ARE ALSO PART OF A SEPARATE CONTRACT TO BE COMPLETED BY OTHERS
3. A SUMP PUMP AND FULL PERIMETER WEEPING TILE SYSTEM TO BE INSTALLED AROUND PERIMTER OF SINGLE FAMILY RESIDENCE. SUMP PUMP AND LIFT STATION TO DISCHARGE TO GRADE.
4. DWELLING UNITS WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY
5. GARAGE TO BE EV CAPABLE (CAPABLE OF SUPPORTING A MINIMUM OF 40 AMPS AT 208 VOLTS FOR ELECTRIC VEHICLE CHARGING)
6. ROOFING MATERIALS WILL NEVER OR EXCEED THE IMPACT RESISTANCE OF CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING (UL2218 OR FM4473)
7. NEW LANDSCAPING TO BE CLIMATE RESISTANT AND WATER CONSERVATIVE.
8. ALL EXTERIOR STAIRS AND LANDING TO HAVE POSITIVE DRAINAGE BY SLOPING AWAY FROM THE BUILDING OR ADJACENT VERTICAL FACE (MIN.1%)

ARC SURVEY LTD.
#202, 337 41 AVENUE NE
CALGARY, AB
T2E 2N4
PLS No. 25445H
LOT AREA
[illegible] SQ M ([illegible] SQ FT)
LOT COVERAGE
ALLOWABLE PARCEL COVERAGE
40.0% = 278.13 SQ M (2972.3 SQ FT)
DWELLING: 156.91 SQ M (1777.27 SQ FT)
DECK AREA COVERED: 152.87 SQ FT (17.9 SQ M)
DECK UNDER 0.6M: 37.57 SQ M (404.5 SQ FT)
TOTAL: 273.93 SQ M (2950.19 SQ FT)
OR 44.9%
CALCULATIONS:
350 (A) HEIGHT "BEGINS AT THE HEIGHEST AVERAGE BUILDING REFERENCE POINT (H.A.B.R.P);
(B) EXTENDS VERTICALLY TO THE MAXIMUM BUILDING HEIGHT PLUS 1.0 METRE;
(C) EXTENDS HORIZONTALLY TOWARD
THE OPPOSITE END OF THE PARCEL
350 (1)
FOR A CONTEXTUAL SINGLE DETACHED DWELLING AND A SINGLE DETACHED DWELLING THE MAXIMUM BUILDING HEIGHT IS:
(A) 8.0 METRES;
(B) HIGHEST AVERAGE BUILDING REFERENCE POINT =
LOT 31: 1075.61 + LOT 29: 1075.30 / 2 = 1075.12 + 1.50M = 1080.62
TO A MAX OF: 10.0M
FRONT YARD SETBACK CALCULATION
SETBACK OF LOT 10: +10.3 M
SETBACK OF LOT 12: +8.2 M
AVERAGE: 9.75 M
ALLOWABLE SETBACK: 9.75 + 1.500 M = 8.25M
GEODETICS
T.O. ROOF: 3.28/92 M
MAX PARAPET ELEVATION: 6.4530 M
T.O. MAIN FLOOR: 6.1752 M

MODERN BLOCK INC

ISSUED FOR DP PERMIT

NO.	DESCRIPTION	DATE

ROSERY PROJECT

7 ROSERY DRIVE N.W. CALGARY, AB
LOT 9, BLOCK 3, PLAN 2608HP
PROJECT NO. Project Number

SITE PLAN

DRAWN BY: Author CHECKED BY: Checker

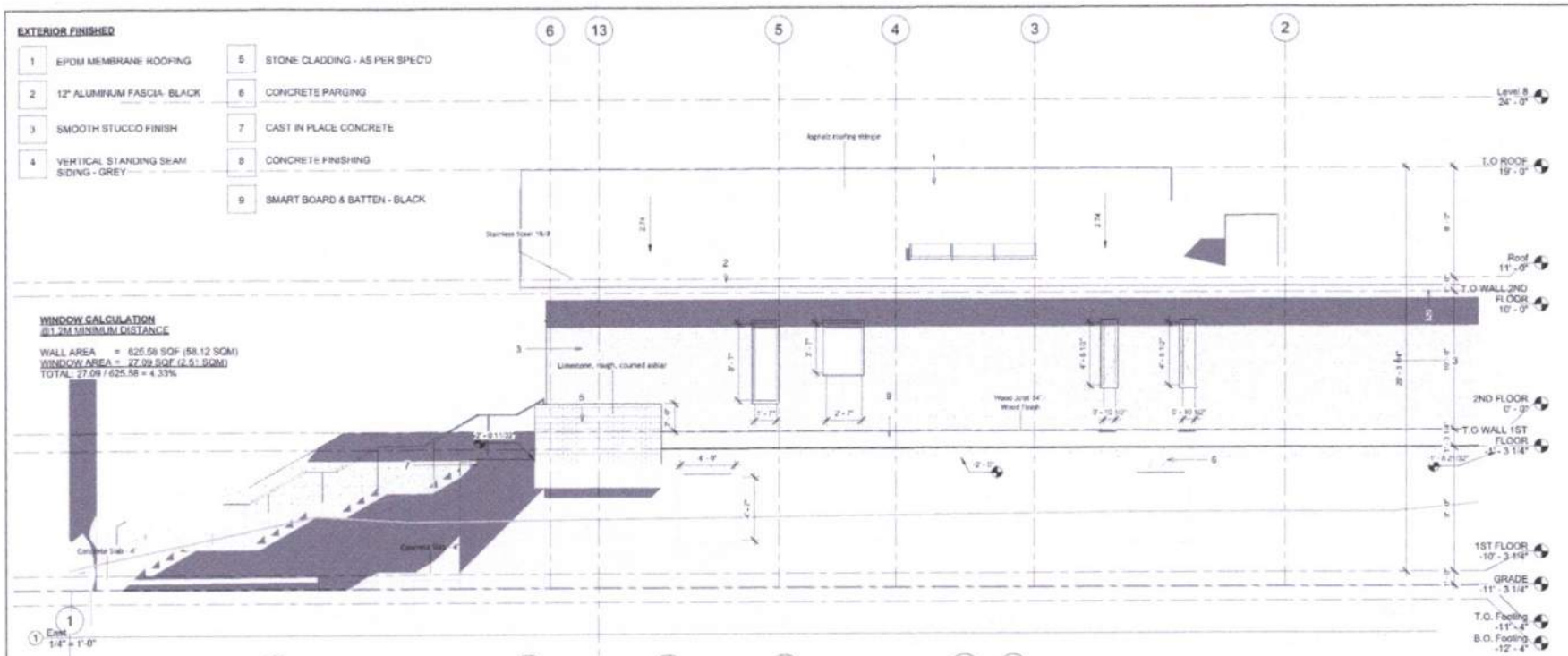
A1.0

EXTERIOR FINISHED

1	EPDM MEMBRANE ROOFING	5	STONE CLADDING - AS PER SPEC'D
2	12" ALUMINUM FASCIA- BLACK	6	CONCRETE PARGING
3	SMOOTH STUCCO FINISH	7	CAST IN PLACE CONCRETE
4	VERTICAL STANDING SEAM SIDING - GREY	8	CONCRETE FINISHING
		9	SMART BOARD & BATTEN - BLACK

WINDOW CALCULATION
@1.2M MINIMUM DISTANCE

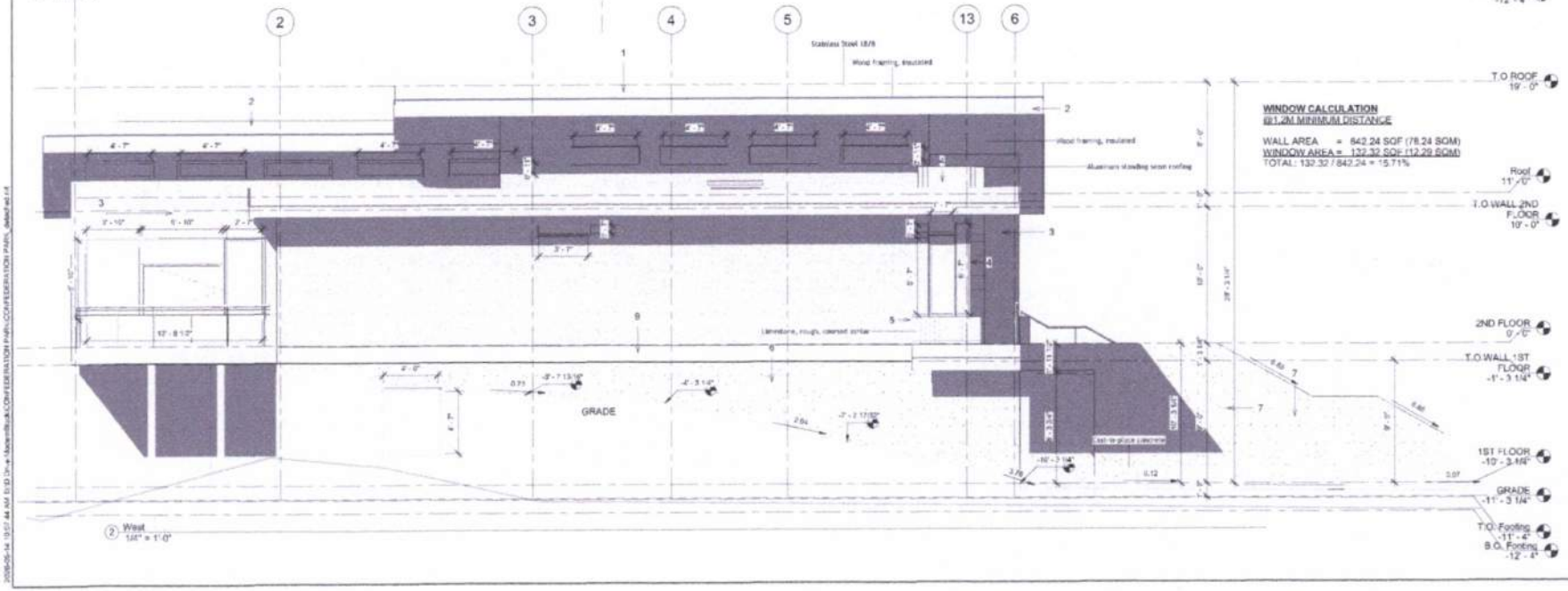
WALL AREA = 625.58 SQF (58.12 SQM)
WINDOW AREA = 27.09 SQF (2.51 SQM)
TOTAL: 27.09 / 625.58 = 4.33%



① East
1/4" = 1'-0"

WINDOW CALCULATION
@1.2M MINIMUM DISTANCE

WALL AREA = 642.24 SQF (78.24 SQM)
WINDOW AREA = 132.32 SQF (12.29 SQM)
TOTAL: 132.32 / 642.24 = 15.71%



② West
1/4" = 1'-0"

SIDERTON BLOCK INC

ISSUED FOR DP PERMIT

NO.	DESCRIPTION	DATE

JOSERY PROJECT

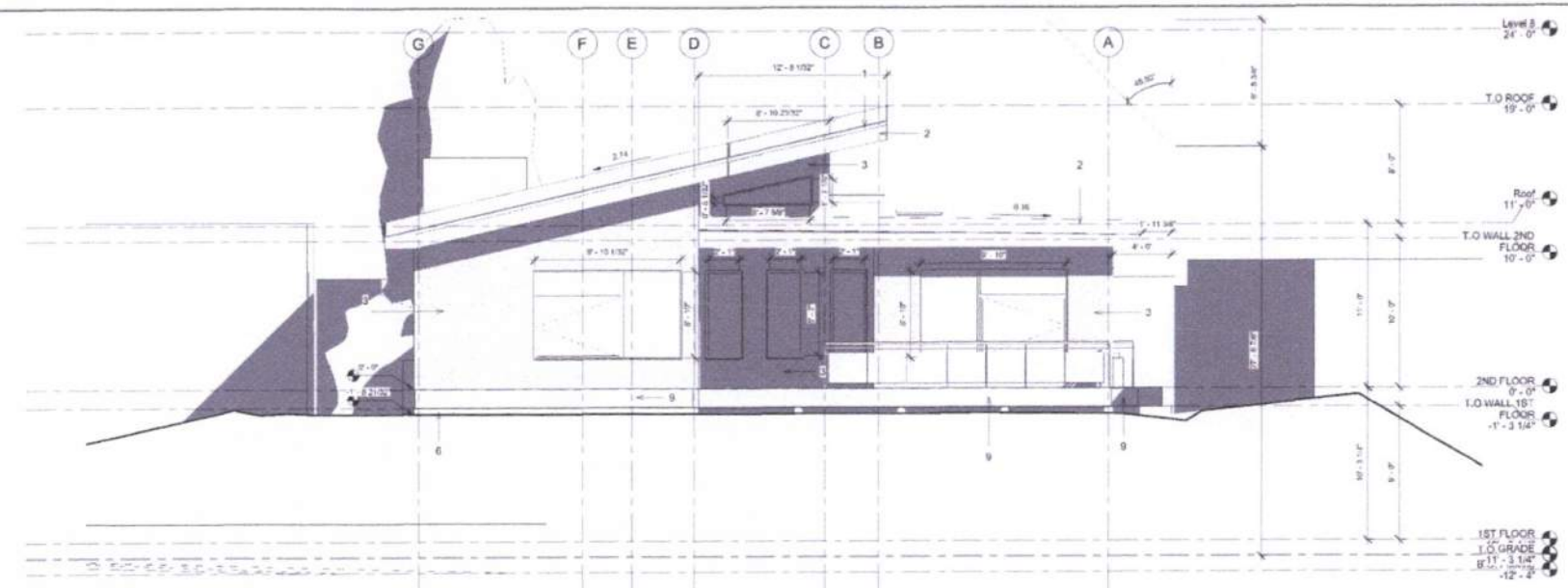
71 ROSERY DRIVE N.W CALGARY, AB
LOT 9, BLOCK 3, PLAN 2089P

Project Number

E/W ELEVATIONS

Author Checker

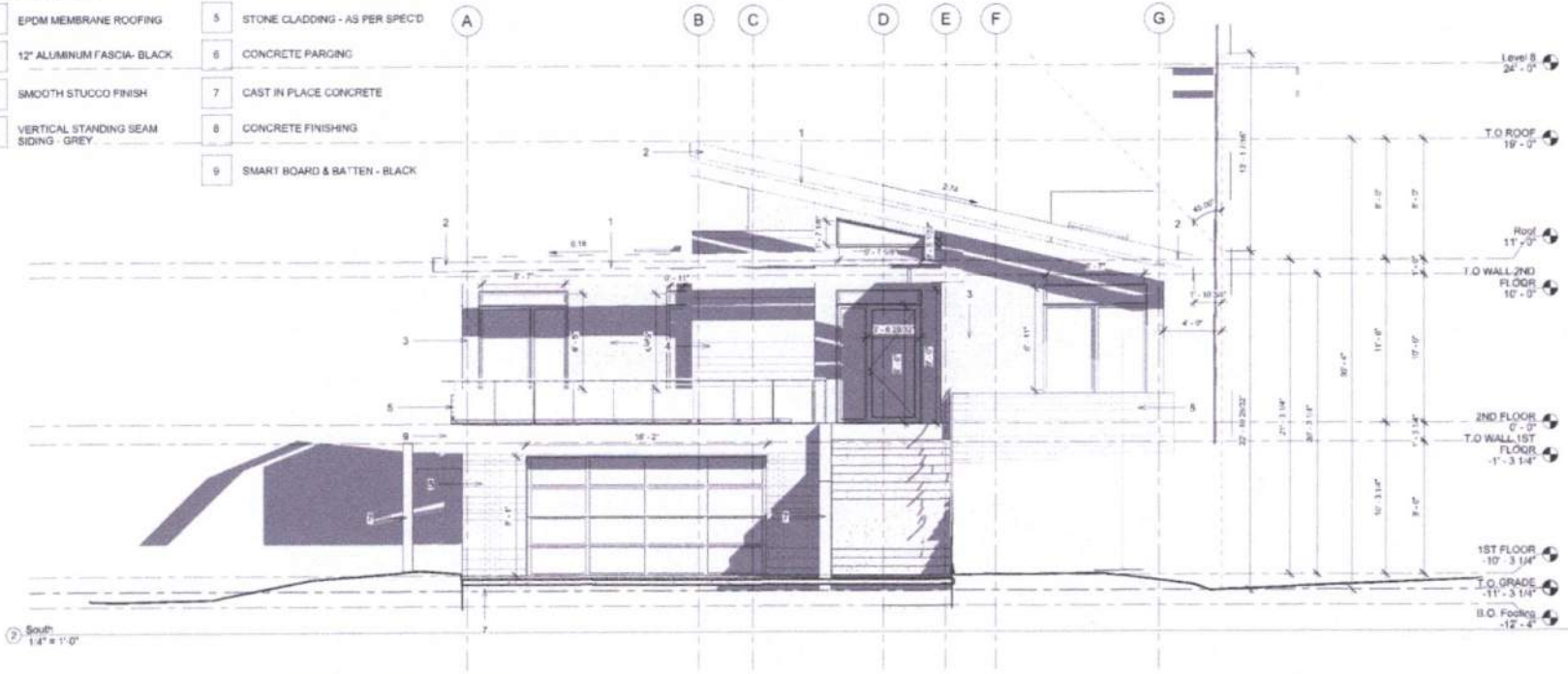
A3.0



① North
1/4" = 1'-0"

EXTERIOR MARTERIAL

1	EPDM MEMBRANE ROOFING	5	STONE CLADDING - AS PER SPEC'D
2	12" ALUMINUM FASCIA- BLACK	6	CONCRETE PARGING
3	SMOOTH STUCCO FINISH	7	CAST IN PLACE CONCRETE
4	VERTICAL STANDING SEAM SIDING - GREY	8	CONCRETE FINISHING
		9	SMART BOARD & BATTEN - BLACK



② South
1/4" = 1'-0"

LEDERTON BLOCK INC

ISSUED FOR DP PERMIT

NO.	DESCRIPTION	DATE

ERY PROJECT

71 ROBERY DRIVE N.W CALGARY, AB
LOT 9, BLOCK 3, PLAN 2089P

Project Number

N/S ELEVATIONS

Checked

A3.1