

#1024 DRURY AVENUE NE

SINGLE FAMILY DWELLING
RESIDENTIAL DEVELOPMENT

CALGARY, ALBERTA

BUILDING STATISTICS

RESIDENTIAL DENSITY:

DWELLING UNITS: 1
PARCEL AREA: 0.046 ha
DENSITY: 20.8 u/ha

SITE COVERAGE:

PARCEL AREA: 427.39 m²
MAXIMUM COVERAGE: 45.00%

PROPOSED ON-SITE:

DWELLING FOUNDATION: 124.22 m²
COVERED PATIO / DECK: 0.00 m²
MAIN FLOOR FOUNDATION: 7.55 m²
DETACHED GARAGE: 0.00 m²

AMENITY SPACE:

FRONT YARD: 27.01 m²
REAR YARD: 36.58 m²

PARKING ON-SITE:

PRIVATE GARAGE: 2 STALLS
DRIVEWAY: 1 STALL (TANDARD)

PROPERTY STATISTICS

STREET ADDRESS:

#1024 DRURY AV NE

LEGAL ADDRESS:

LOT 65, BLOCK 153, PLAN 241 0312

COMMUNITY:

BRIDGELAND/PERIPHERAL AREA REDEVELOPMENT PLAN

ZONING:

R-40
(R-42 effective Aug 2024)

PARCEL SIZE & AREA:

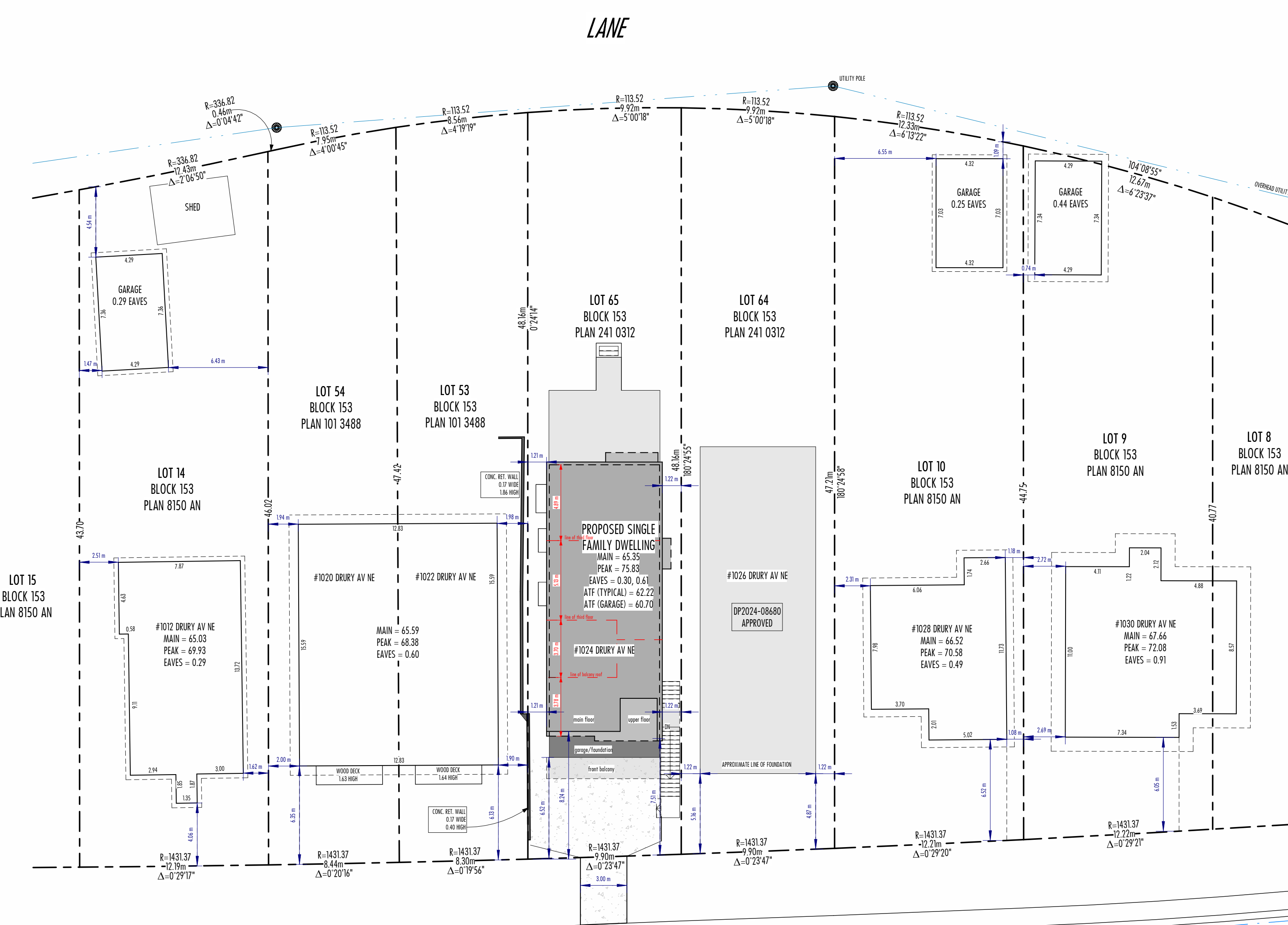
9.90m x 48.12m (127'-4" x 156'-4")
427.39 m²
0.046 ha

LOCAL AREA PLAN:

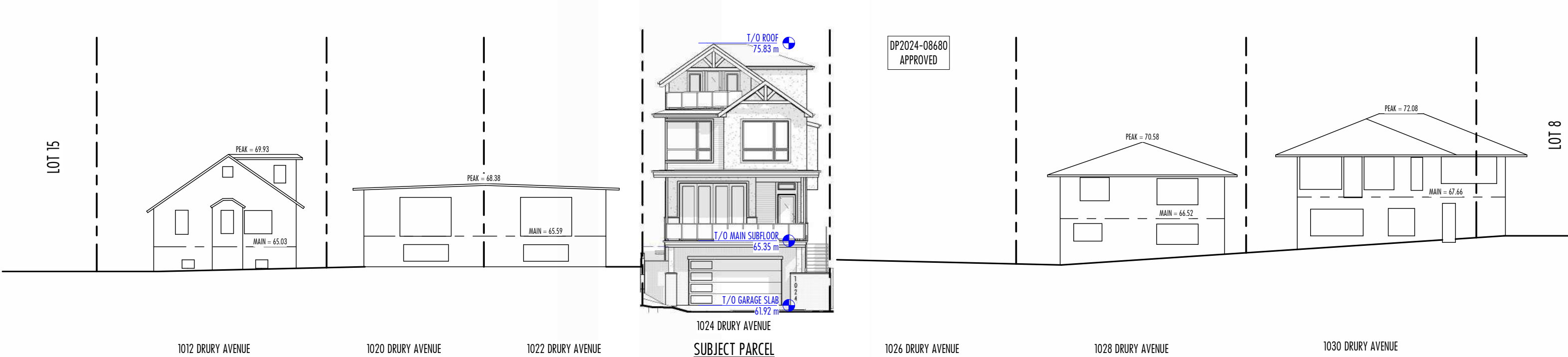
BRIDGELAND/PERIPHERAL AREA REDEVELOPMENT PLAN

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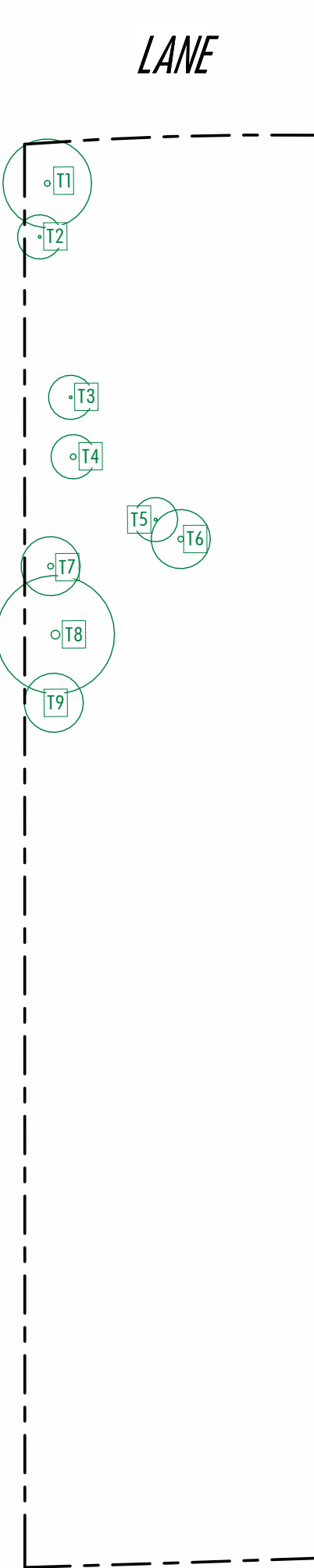
SITE PLAN	A1
SITE DETAILS	A2
FLOORPLANS	A3
SECTION	A4
ELEVATIONS	A5
EXISTING TREES	A6



2 BLOCK PLAN
A1 1: 200



3 STREETScape
A1 1: 200

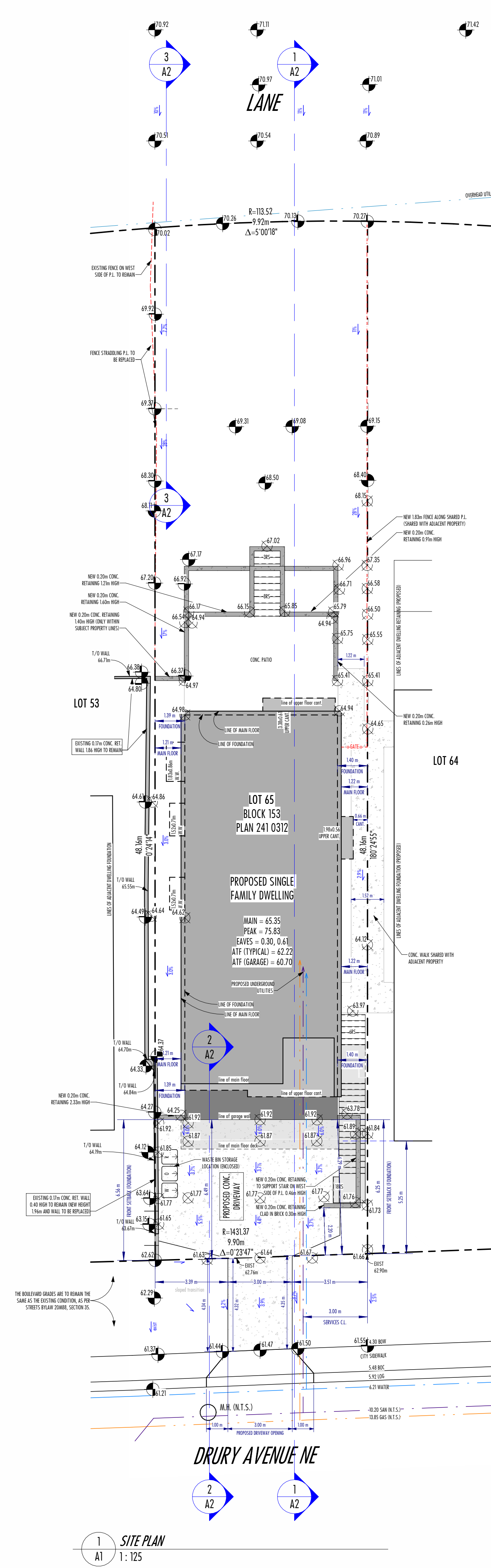


DRURY AVENUE NE

4 EXISTING TREES
A1 1: 200

TREE LEGEND

#	TYPE	DBH	SPRDL	HEI	STATUS
1-1	CONIFERUS	0.20	3.0	3.0	TO REMAIN
1-2	DECIDUOUS	0.10	1.5	2.0	TO REMAIN
1-3	DECIDUOUS	0.10	1.5	2.0	TO REMAIN
1-4	CONIFERUS	0.20	1.5	2.0	TO REMAIN
1-5	CONIFERUS	0.20	1.5	1.0	TO REMAIN
1-6	CONIFERUS	0.20	2.0	2.0	TO REMAIN
1-7	CONIFERUS	0.20	2.0	1.0	TO REMAIN IF POSSIBLE
1-8	CONIFERUS	0.20	4.0	5.0	TO BE REMOVED
1-9	CONIFERUS BUSH	-	4.0	2.0	TO BE REMOVED



1 SITE PLAN
A1 1: 125

DATE	ISSUED	BY
25.1.25	ORIGINAL OF SUBMISSION (DP2024-08680)	RC
25.8.25	ORIGINAL OF APPROVAL (DP2024-08680)	RC
25.11.25	REV. ADDRESSMENT, FINAL UP PLANS	RC
26.1.30	CONSTRUCTION SITE FAILURE	RC
26.5.27	UPDATED DESIGN OPTIONS, EXTERIORS	RC
26.6.04	UPDATED DESIGN	RC
26.6.11	UPDATED DESIGN, PRICING OPTIONS	RC
26.6.18	CORNER WINDOW	RC
26.6.21	DP SUBMISSION	RC

AREA	SF
MAIN	1202
UPPER	1222
TERR	315
TOTAL	2539
ATTACHED GARAGE	549
BASEMENT DEVELOPMENT (CURRENT)	794
BASEMENT UNDEVELOPED	491
BASEMENT DEVELOPMENT (FUTURE)	390
FRONT PORCH	326
REAR PATIO	432
THIRD LEVEL BALCONY	273

PUBLISHED:	2024-06-20 11:50 AM
STATUS:	DP
DRAWN & DESIGNED:	R. CAIRNS
CHECKED:	R. CAIRNS

PROJECT: BRIDGELAND SINGLE-FAMILY DWELLING

STREET ADDRESS: #1024 DRURY AV NE, CALGARY, AB

LEGAL ADDRESS: LOT 65, BLOCK 153, PLAN 2410312

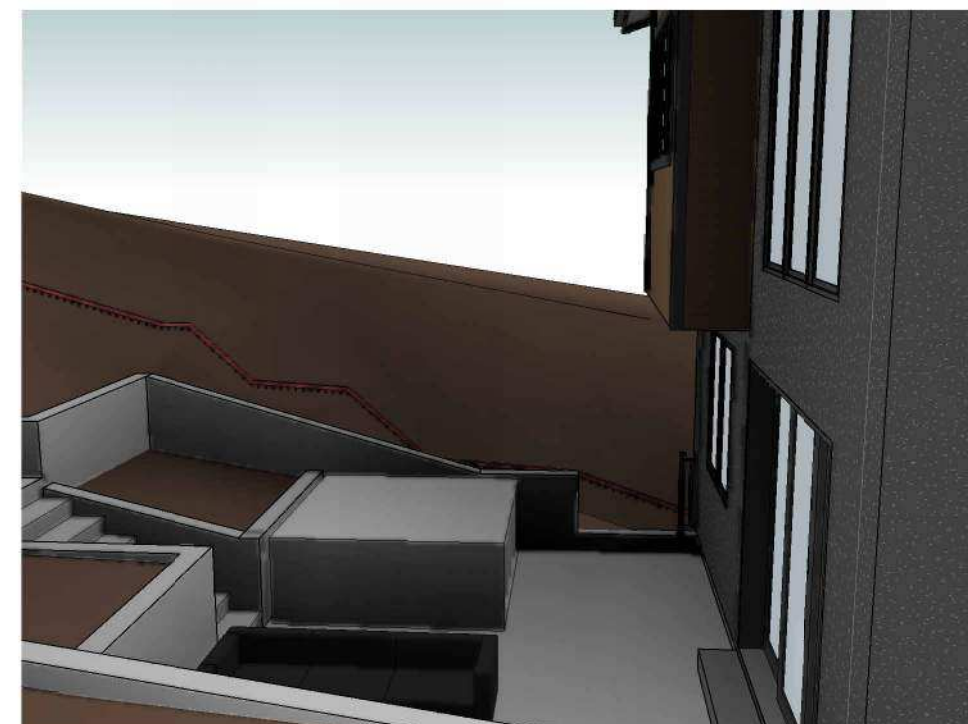
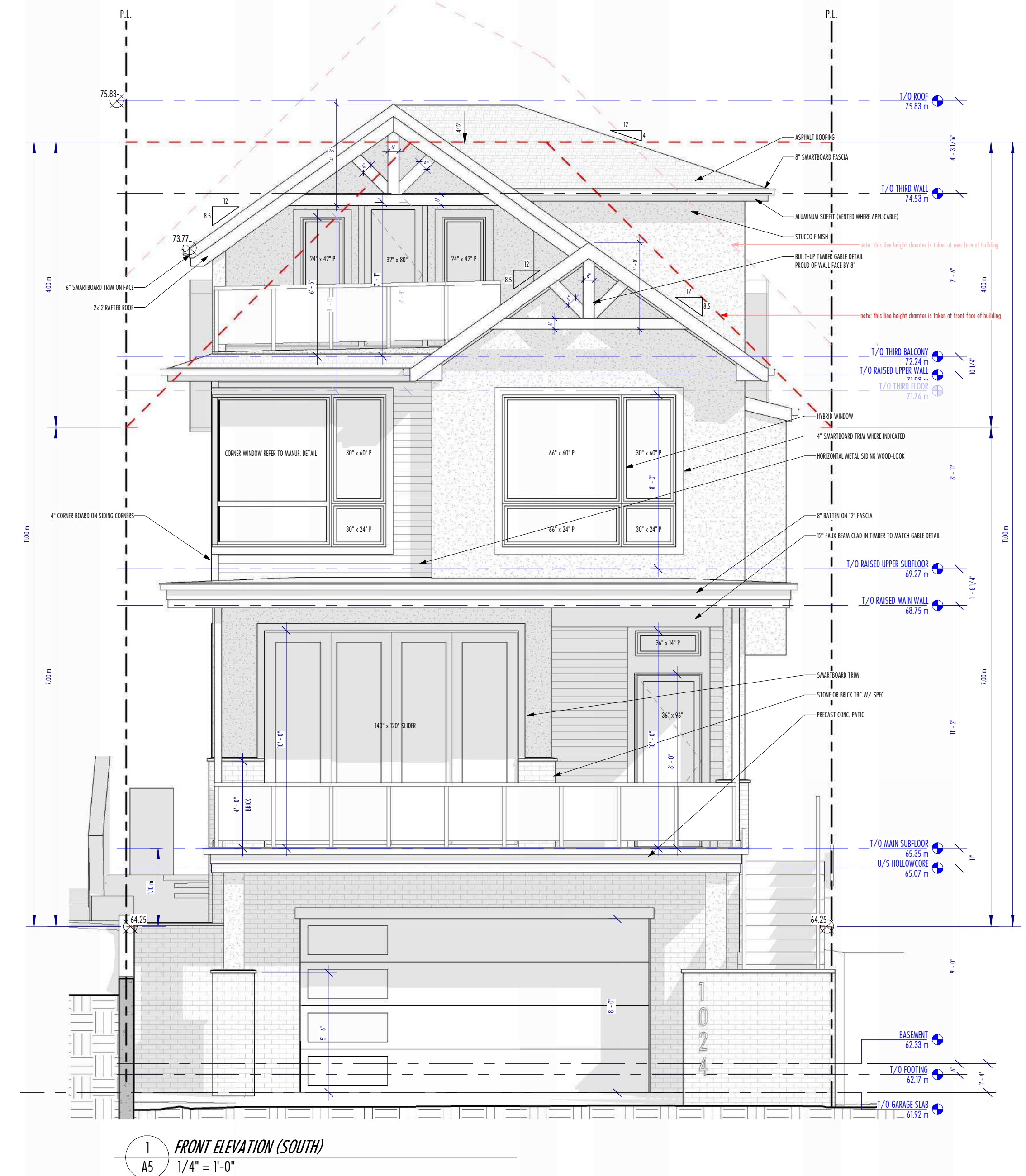
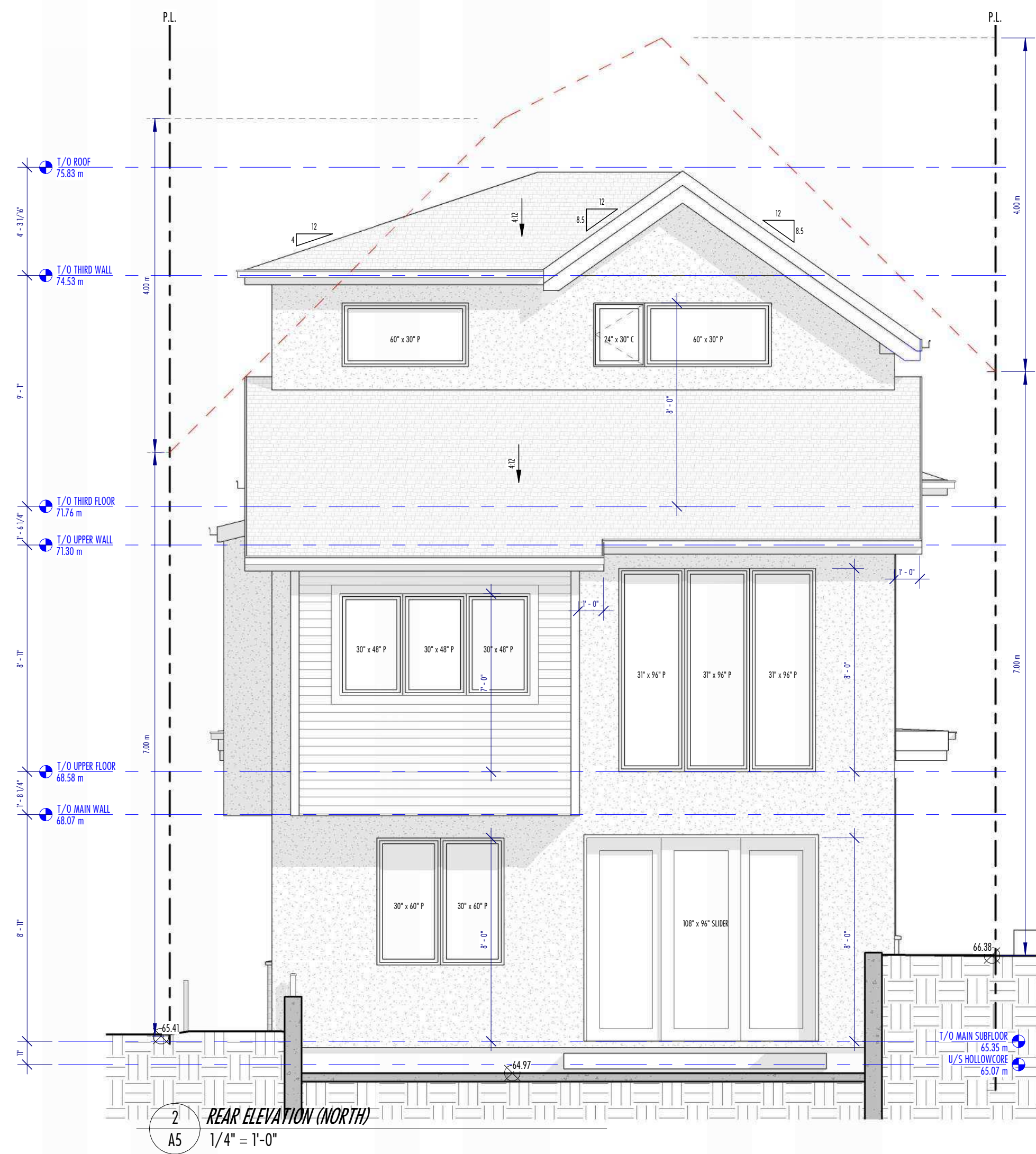
OWNER: PRIVATE OWNER

LOT ZONING: R-40

PAGE: ARCH 1 / 34" x 24"

SCALE: As indicated

SHEET: SITE PLAN



DATE	ISSUED	BY:
25.1.25	ORIGINAL DP SUBMISSION (DP2025-00520)	RC
25.1.29	ORIGINAL DP APPROVAL (DP2025-00520)	RC
25.10.12	FC ADJUSTMENT, FINAL DP PLANS	RC
26.1.30	CONSTRUCTION SITE FAILURE	
26.5.27	UPDATED DESIGN OPTIONS, EXTERIORS	RC
26.6.04	UPDATED DESIGN	RC
26.6.12	UPDATED DESIGN, PRICING OPTIONS	RC
26.6.16	CORNER WINDOW	RC
26.6.22	DP SUBMISSION	RC

[illegible]

PUBLISHED:	2004-04-23 11:50:57 AM
STAGE:	DP
DRAWN & DESIGNED:	R. CARBON
CHECKED:	R. CARBON

PROJECT:	BRIDGELAND SINGLE-FAMILY DWELLING
STREET ADDRESS:	#1024 DRURY AV NE, CALGARY, AB
LEGAL ADDRESS:	LOT 65, BLOCK 153, PLAN 2410312
OWNER:	PRIVATE OWNER

LOT ZONING:	R-CG
PAGE:	ARCH B / 36" x 24"
SCALE:	1/4" = 1'-0"
SHEET:	

ELEVATIONS

DATE	ISSUED	BY:
25.1.28	ORIGINAL BP SUBMISSION (DP2025-00528)	RC
25.8.25	ORIGINAL BP APPROVAL (DP2025-00528)	RC
25.10.12	IPC ADJUSTMENT, FINAL BP PLANS	RC
26.1.30	CONSTRUCTION SITE FAILURE	
26.5.27	UPDATED DESIGN OPTIONS, EXTERIORS	RC
26.6.04	UPDATED DESIGN	RC
26.6.15	UPDATED DESIGN, PRICING OPTIONS	RC
26.6.18	CORNER WINDOW	RC
26.6.22	BP SUBMISSION	RC

MISC:	
AREA	52
MAN	122
UPPER	1223
THIRD	375
TOTAL	2080
ATTACHED GARAGE	549
BACKYARD DEVELOPMENT (CURRENT)	194
BACKYARD UNDEVELOPED	491
BACKYARD DEVELOPMENT (FUTURE)	396
FRONT PORCH	326
REAR PATIO	432
THIRD LEVEL BALCONY	273

PUBLISHED:	2020-06-23 T15:51:11 A
STAGE:	D
DRAWN & DESIGNED:	R. CARRO
CHECKED:	R. CARRO

BRIDGELAND
SINGLE-FAMILY DWELLING

STREET ADDRESS:

#1024 DRURY AV NE,
CALGARY, AB

LOT 65, BLOCK 153,
PLAN 2410312

PRIVATE OWNER

LOT ZONING: R-C

PAGE: ARCH D / 36" x 24"

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

SHEET: _____

ELEVATIONS

PAGE: A6

