SITE PLAN
SCALE = 1:125

DISCLAIMER
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COMMUNITY OF HIGHLAND PARK

LANDUSE DESIGNATION: R-CG

LEGAL DESCRIPTION: Lots 34 & 35, Block 2, Plan 3674S
MUNICIPAL ADDRESS: 3403 Centre A St NE, Calgary, Alberta

EXISTING STRUCTURES TO BE REMOVED

EXISTING HOUSE TO BE REMOVED = 816.86ft² (75.89m²)
EXISTING GARAGE TO BE REMOVED = 240.48ft² (22.34m²)
FENCE TBD BY OWNER

SITE COVERAGE CALCULATION

TOTAL SITE AREA = 5,981.29ft² (555.68m²)
ALLOWABLE COVERAGE @45% = 2,691.58ft² (250.06m²)

PROPOSED HOUSE COVERAGE = 1783.04ft² (165.66m²)
PROPOSED GARAGE COVERAGE = 854.50ft² (79.39m²)

TOTAL COVERAGE @44.09% = **2,637.54ft² (245.05m²)**

TOTAL FLOOR AREA COMBINED

BASEMENT DEVELOPED =1805.98ft² (167.78m²)
MAIN FLOOR =1783.04ft² (165.66m²)
UPPER FLOOR =1953.36ft² (181.48m²)

ABOVE GRADE =3736.40ft² (347.14m²)
BELOW GRADE =1805.98ft² (167.78m²)

TOTAL =5651.47ft² (525.03m²)

FLOOR AREA SCHEDULE (DUPLEX)

UNIT	NAME	AREA	TOTAL
UNIT A	BASEMENT DEVELOPED	=902.99ft² (83.89m²)	2,771.19ft² (257.46m²)
	MAIN FLOOR	=891.52ft² (82.83m²)	
	UPPER FLOOR	=976.68ft² (90.74m²)	
UNIT B	BASEMENT DEVELOPED	=902.99ft² (83.89m²)	2,771.19ft² (257.46m²)
	MAIN FLOOR	=891.52ft² (82.83m²)	
	UPPER FLOOR	=976.68ft² (90.74m²)	

EXISTING TREE/BUSH DATA

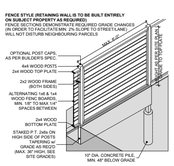
	DESRIPTION	TYPE	CANOPY (M)	HEIGHT (M)	DIAMETER (M)
1	REMOVED	Deciduous	1.00	3.00	0.05
2	REMOVED	Deciduous	4.00	4.00	0.10
3	REMOVED	Deciduous	4.00	4.00	0.10
4	REMOVED	Deciduous	2.00	3.00	0.05
5	REMOVED	Deciduous	4.00	4.00	0.10
6	REMOVED	Coniferous	5.00	10.00	0.40
7	REMOVED	Deciduous	3.00	4.00	0.10
8	REMOVED	Deciduous	3.00	4.00	0.10
9	REMOVED	Deciduous	2.50	3.00	0.05
10	REMOVED	Deciduous	5.00	4.00	0.10
11	REMOVED	Deciduous	3.00	4.00	0.10
12	REMOVED	Bush	4.00	3.00	—
13	REMOVED	Deciduous	1.00	3.00	0.05
14	REMOVED	Deciduous	1.00	3.00	0.05
15	REMOVED	Coniferous	2.00	5.00	0.15
16	REMOVED	Coniferous	4.00	10.00	0.40
17	REMOVED	Coniferous	5.00	7.00	0.30
18	REMOVED	Deciduous	5.00	6.00	0.40

LEGEND

EXISTING GRADE, PROPOSED GRADE, GAS LINE, ELECTRICAL LINE, FENCE, OH POWER POLE, WATER LINE, DRAINAGE, SANITARY, STORM, TO BE REMOVED, TO REMAIN, CATCH BASIN, UTILITY BOX, MAIN FLOOR WINDOW, MAIN FLOOR DOOR, UPPER FLOOR WINDOW, UPPER FLOOR DOOR, LOWER FLOOR WINDOW, PENTHOUSE WINDOW, PENTHOUSE DOOR, OVERHEAD DOOR, 2ND FLOOR CANTILEVER, WINDOW WELL, LANDSCAPE RETAINING WALL, POWER POLE, ELEC METER, GAS METER

ELEVATIONS ARE SHOWN THUS: ◎ = 1104.13 METRES (GEODETIC)

EXTERIOR DETAILS



**PARKING PROTOCOL
PARKING WILL BE ASSIGNED TO EACH UNIT AND WILL BE LOCATED IN THE GARAGE WITH DESIGNATED PARKING AREAS.

IF APPLICABLE, SURFACE VISITOR PARKING IS LOCATED AT THE REAR, ACCESS FROM THE LANE. WILL BE BASED ON FIRST COME BASIS.

**WASTE AND RECYCLING PROTOCOL
SERVICES WILL BE BY PRIVATE PICKUP, NOT BY MUNICIPAL SERVICE. STORAGE OF RESIDENT WASTE & RECYCLING CARTS TO BE LOCATED IN ONE OF THE PARKING AREAS (IF APPLICABLE) OR UNIT REAR YARD. RESEDENTS TO PULL CARTS TO CURBSIDE ON DESIGNATED PICKUP DAYS.

LIGHTING AND ELECTRICAL NOTES
1. ALL EXTERIOR LIGHTING TO BE SHIELDED WALL SCONCE @2.3m AFF. 100 WATT INCANDESCENT OR EQUIVALENT MAX (TYP.)

2. A MINIMUM OF 40 AMPS, 240V CIRCUIT AND WIRING ARE TO BE PROVIDED TO BOTH GARAGES FOR AN ELECTRICAL VEHICLE CHARGING STATION. EXACT LOCATION TBD PENDING ON-SITE CONDITIONS.

MISCELLANEOUS NOTES
1. ALL SOFT GRASSED LANDSCAPED AREAS TO BE INSTALLED WITH UNDERGROUND IRRIGATION SYSTEM PENDING ON-SITE CONDITIONS.

2. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED SERVICING LINES AND WALKWAYS IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF PLANNED EXCAVATION.

3. DRIVEWAY CURB-CUT TO BE REMOVED AT DEVELOPER'S EXPENSE.

4. GRASS AREAS TO BE DROUGHT TOLERANT GRASS SPECIES.

SIGNAGE FOR REAR UNITS
1. SIGNAGE TO BE POSTED AT FRONT ELEVATION TO CLEARLY SIGNIFY LOCATION OF ENTRANCE TO UNITS FACING REAR. SIGNAGE TO BE POSTED WITH DIRECTIONS TO ALLOW ANY VISITORS TO ACCESS REAR UNITS AND MUST BE CLEARLY VISIBLE FROM FRONT PROPERTY.

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION
• R-CG Residential - Grade-Oriented Infill District
• Neighbouring Lots' Designations: R-CG

PART 5: LOW RESIDENTIAL DISTRICTS
• DIV. 1: General Rules for Low Residential Land Use Districts
• DIV. 11: R-CG Residential - Grade-Oriented Infill District

334 (3) PROJECTIONS INTO SETBACK AREAS
• Portions of a building located above the surface of ground may project into a setback area only in accordance with the rules contained within this section.

337 (1,1&1.2) PROJECTIONS INTO SIDE SETBACK AREAS
• Portions of a building greater than or equal to 2.4 metres above grade may project a maximum of 0.6 metres into any side setback area.
• Portions of a building less than 2.4 metres above grade may project a maximum of 0.6 metres into a side setback area.

347.3 PERMITTED USE ROWHOUSE BUILDING
• Located on a corner parcel must have an exterior entrance which is visible from each street side of the corner parcel
• There is no maximum building depth located on a corner parcel
• Where a building setback is required from a property line the maximum building depth of a Rowhouse Building that is the greater of:
a) 60.0 percent of the parcel depth; or
b) the contextual building depth average.

351 SECONDARY SUITE
• There is no maximum floor area for a Secondary Suite wholly located in a basement.

346.1 (1) LANDSCAPING (Parcel size = 556.26m²)
• Minimum 40% (222.50m²) of the parcel area must be landscaped area
• Maximum 70% (155.75m²) of the required landscaped area may be hard surfaced

DIV. 11: R-CG Residential - Grade-Oriented Infill District

525 PURPOSE
• accommodates existing residential development;
• accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
• accommodates Secondary Suites and Backyard Suites with new and existing residential development;
• provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
• accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

528 RULES
• In addition to the rules in this district, all uses in this district must comply with:
• The general rules for Multi-Residential Land Use Districts reference in Part 5, Division 1;
• The rules governing all districts referenced in Part 3;
• The applicable uses and use rules referenced in Part 4.

529 DENSITY
• The maximum density for parcels designated R-CG District is 75 units per hectare.

532 FACADE WIDTH
• The minimum width of a street facing façade of a unit is 4.2 metres.

534 PARCEL COVERAGE
• Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a Rowhouse Building is 45.0 percent of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.
• The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:
• 21.0 square metres where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and
• 19.0 square metres for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.

535 BUILDING DEPTH
• For a Rowhouse Building located on a corner parcel there is no maximum building depth where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
• 50.0 per cent parcel depth;
• or the building depth of the main residential building on the adjoining parcel;
• whichever is closer to the rear property line.

537 BUILDING SETBACK FROM FRONT PROPERTY LINE
• On a corner parcel, the minimum building setback from a front property line may be reduced to:
• The contextual front setback at the side property line shared with another parcel to a maximum of 6.0 metres; and
• Decreases in equal proportion with the increase in the distance from the shared side property line, to a minimum of 3.0 metres.

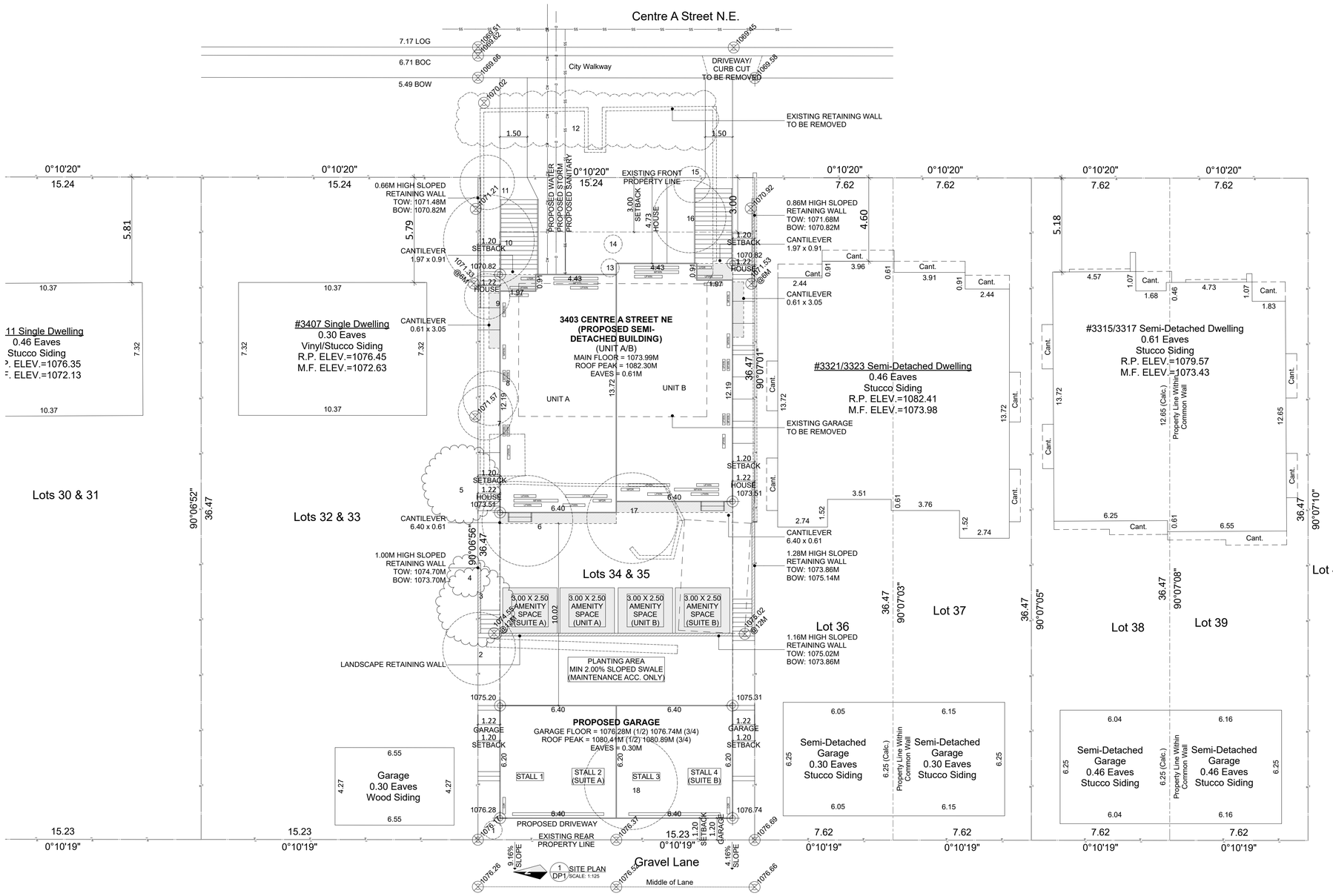
539 BUILDING SETBACK FROM SIDE PROPERTY LINE
• Subject to subsections (3) through (11), the minimum building setback from any side property line is 1.2 metres.
• For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.
• Unless otherwise referenced in subsection (11), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6 metres.

540 BUILDING SETBACK FROM REAR PROPERTY LINE
• Unless otherwise referenced in subsections (2), (3) or (4) the minimum building setback from a rear property line is 7.5 metres.
• For a Rowhouse Building on a corner parcel, the minimum building setback from a rear property line is 1.5 metres where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
• 50.0 per cent parcel depth;
• or the building depth of the main residential building on the adjoining parcel;
• whichever is closer to the rear property line.

541 BUILDING HEIGHT
• Unless otherwise referenced in subsections (2) and (3), for a Rowhouse Building the maximum building height is 11.0 metres measured from grade.
• where a building setback is required from a property line shared with another parcel designated with a low density residential district or the M-CG District, the maximum building height:
• Is the greater of: the highest geodetic elevation of a main residential building on the adjoining parcel; or
• 7.0 metres from grade; measured at the shared property line; and
• Increases at a 45 degree angle to a maximum of 11.0 metres measured from grade.
• The maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.

546 MOTOR VEHICLE PARKING STALL
• The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite.
• 4 main unit (0.5) = 2 stalls
• 4 secondary suites (0.5) = 2 stalls

546.1 MOBILITY STORAGE
• The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.
• 2 main unit (without motor vehicle parking stall) (0.5) = 1 Locker(s)
• 2 secondary suites (without motor vehicle parking stall) (0.5) = 1 Locker(s)





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DEVELOPMENT PERMIT SET

ISSUED FOR:	
REVISION:	DATE: (Y/M/D)
1. DR1	2026/09/01
2.DR2	2026/09/16
3.DR2.5	2026/10/26
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

SITE PLAN / BLOCK PLAN / STREETSCAPE PLAN

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP1

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Calgary, Alberta.
T2E 2P6
587.353.9797
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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION:	Lots 34 & 35 Block 2 Plan 50745
MUNICIPAL ADDRESS:	3403 Centre A Street N.E. Calgary, Alberta
DATE OF SURVEY:	May 2nd, 2025.

SCALE: 1:200

0 4 12 20 METRES

NOTES:

Elevations are shown thus: = 1038.00 Metres (Geodetic) 146282 ELEV.: 1067.796

Elevations are geodetic and derived from ASCM:

All dimensions are ground in metres and decimals thereof unless otherwise shown.

All distances on curves are arc distances.

Bearings are grid (STM, CM114°) and derived from GNSS Observations.

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.

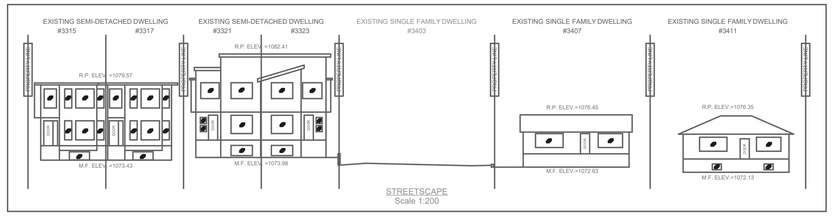
LEGEND:

Acc. - Accessory	Calculation points shown thus:
A/C - Air Conditioner	Elevations shown thus:.
Bldg - Building	Found Iron Posts shown thus:
BOC - Back of Curb	Fire Hydrants shown thus:
BOW - Back of Walk	Lamp Standards shown thus:
Calc. - Calculated	Manholes shown thus:
Cant. - Cantilever	Power Poles shown thus:
Conc.- Concrete	Street Signs shown thus:
C.S. - Countersunk	Electrical Meter shown thus:
DH - Drill Hole	Gas Meter shown thus:
Enc. - Encroaches	Property Lines shown thus:
ELEV.- Elevation	Right of Ways shown thus:
Fd. - Found	Eaves shown thus:
I. - Iron Post	Fences shown thus:
LOG - Lip of Gutter	Overhead Electrical Lines shown thus:
M.A. - Maintenance Access	Gasline shown thus:
M.F. - Main Floor	Sanitaryline shown thus:
Mk. - Mark	Stormline shown thus:
O.D. - Overland Drainage	Waterline are shown thus:
Ret. - Retaining	
R.P. - Roof Peak	
R/W - Right of Way	
W/O - Walkout Basement	
W.W. - Window Well	
Coniferous Tree -----	Deciduous Tree -----

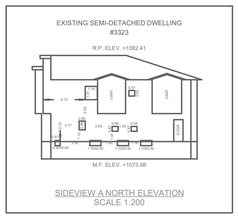
Tree Schedule

Tree	Type	Ø	Spread	Height
1	Deciduous	0.05	1.00	3.00
2	Deciduous	0.10	4.00	4.00
3	Deciduous	0.10	4.00	4.00
4	Deciduous	0.05	2.00	3.00
5	Deciduous	0.10	4.00	4.00
6	Coniferous	0.40	5.00	10.00
7	Deciduous	0.10	3.00	4.00
8	Deciduous	0.10	3.00	4.00
9	Deciduous	0.05	2.50	3.00
10	Deciduous	0.10	5.00	4.00
11	Deciduous	0.10	3.00	4.00
12	Bush	---	4.00	3.00
13	Deciduous	0.05	1.00	3.00
14	Deciduous	0.05	1.00	3.00
15	Coniferous	0.15	2.00	5.00
16	Coniferous	0.40	4.00	10.00
17	Coniferous	0.30	5.00	7.00
18	Deciduous	0.40	5.00	6.00

***This plan represents the best information at the time of survey ***
ZOOM 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 UTILITY SAFETY PARTNERS: 1-800-242-3477



STREETSCAPE
Scale 1:200



SIDEVIEW A NORTH ELEVATION
SCALE 1:200



SIDEVIEW B SOUTH ELEVATION
SCALE 1:200

2819A Centre Street N.W.
Calgary, Alberta T2E 2Y7
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E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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ISSUED FOR:	
REVISION:	DATE: (Y/M/D)
1. DR1	2026/09/01
2.DR2	2026/09/16
3.DR2.5	2026/10/26
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

ORIGINAL SURVEY

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP1B

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1 DP5 EAST ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S

LIMITING DISTANCE CALCULATIONS
NBC 2023 (AE) DIV B, TABLE 9.10.15.4

TOTAL EXPOSED AREA	= 115.07 m²
LIMITING DISTANCE (TO BOW)	= 10.07m
ALLOWABLE UNPROTECTED AREA @ 40.0%	= 46.02 m²
ACTUAL OPENINGS @ 23.4%	= 26.96 m²



2 DP5 WEST ELEVATION (REAR)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S

LIMITING DISTANCE CALCULATIONS
NBC 2023 (AE) DIV B, TABLE 9.10.15.4

TOTAL EXPOSED AREA	= 80.61 m²
LIMITING DISTANCE (TO GARAGE)	= 9.67m
ALLOWABLE UNPROTECTED AREA @ 70.0%	= 56.42 m²
ACTUAL OPENINGS @ 23.1%	= 18.68 m²

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REVISION:	DATE: (Y/M/D)
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4.	

ENGINEER CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

EAST / WEST ELEVATIONS (FRONT / REAR)

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP5

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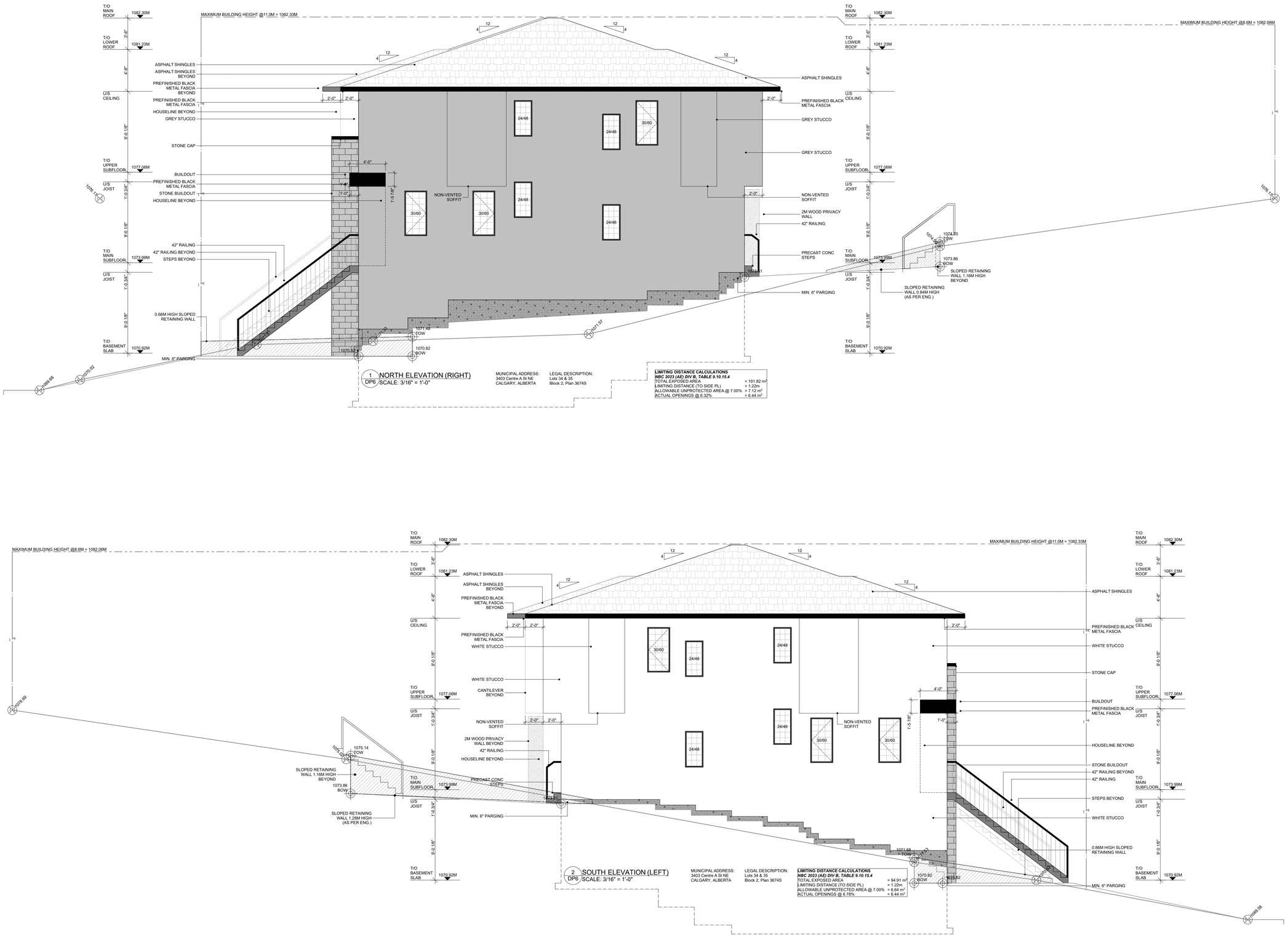

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2.DR2	2026/09/16
3.DR2.5	2026/10/26
4.	

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PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

NORTH / SOUTH ELEVATIONS (RIGHT / LEFT)

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP6

300 - 901 Centre St N
Calgary, Alberta.
T2E 2P6
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www.k5design.ca

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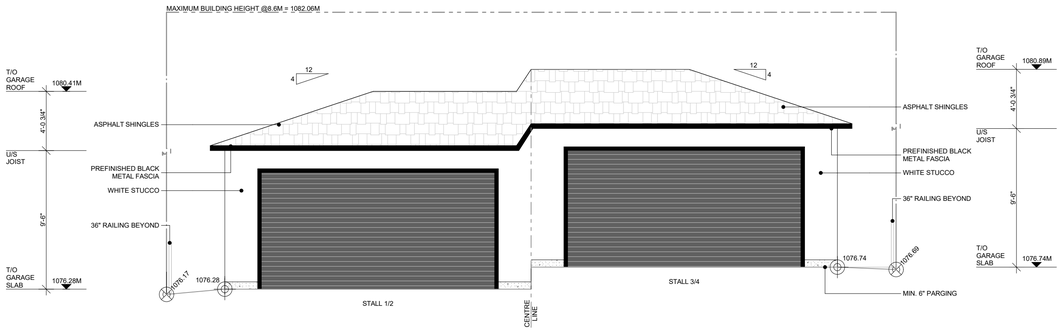
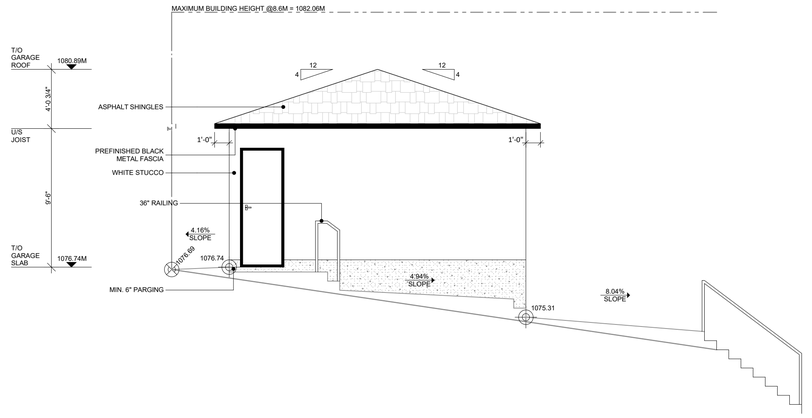


1 DP8 WEST ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S



2 DP8 SOUTH ELEVATION (RIGHT)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S

3 DP8 EAST ELEVATION (REAR)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S

4 DP8 NORTH ELEVATION (LEFT)
SCALE: 3/16" = 1'-0"

MUNICIPAL ADDRESS:
3403 Centre A St NE
CALGARY, ALBERTA

LEGAL DESCRIPTION:
Lots 34 & 35
Block 2, Plan 3674S

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DEVELOPMENT PERMIT SET

ISSUED FOR:	
REVISION:	DATE: (Y/M/D)
1. DR1	2026/09/01
2.DR2	2026/09/16
3.DR2.5	2026/10/26
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

GARAGE ELEVATIONS

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP8

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Calgary, Alberta.
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SITE PLAN
SCALE = 1:125

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COMMUNITY OF HIGHLAND PARK

LANDUSE DESIGNATION: R-CG

LEGAL DESCRIPTION: Lots 34 & 35, Block 2, Plan 3674S
MUNICIPAL ADDRESS: 3403 Centre A St NE, Calgary, Alberta

EXISTING STRUCTURES TO BE REMOVED

EXISTING HOUSE TO BE REMOVED = 816.86ft² (75.89m²)
EXISTING GARAGE TO BE REMOVED = 240.48ft² (22.34m²)
FENCE TBD BY OWNER

SITE COVERAGE CALCULATION

TOTAL SITE AREA = 5,981.29ft² (555.68m²)
ALLOWABLE COVERAGE @45% = 2,691.58ft² (250.06m²)

PROPOSED HOUSE COVERAGE = 1783.04ft² (165.66m²)
PROPOSED GARAGE COVERAGE = 854.50ft² (79.39m²)

TOTAL COVERAGE @44.09% = **2,637.54ft² (245.05m²)**

TOTAL FLOOR AREA COMBINED

BASEMENT DEVELOPED =1805.98ft² (167.78m²)
MAIN FLOOR =1783.04ft² (165.66m²)
UPPER FLOOR =1953.36ft² (181.48m²)

ABOVE GRADE =3736.40ft² (347.14m²)
BELOW GRADE =1805.98ft² (167.78m²)

TOTAL =5651.47ft² (525.03m²)

FLOOR AREA SCHEDULE (DUPLEX)

UNIT	NAME	AREA	TOTAL
UNIT A	BASEMENT DEVELOPED	=902.99ft² (83.89m²)	2,771.19ft² (257.46m²)
	MAIN FLOOR	=891.52ft² (82.83m²)	
	UPPER FLOOR	=976.68ft² (90.74m²)	
UNIT B	BASEMENT DEVELOPED	=902.99ft² (83.89m²)	2,771.19ft² (257.46m²)
	MAIN FLOOR	=891.52ft² (82.83m²)	
	UPPER FLOOR	=976.68ft² (90.74m²)	

EXISTING TREE/BUSH DATA

	DESRIPTION	TYPE	CANOPY (M)	HEIGHT (M)	DIAMETER (M)
1	REMOVED	Deciduous	1.00	3.00	0.05
2	REMOVED	Deciduous	4.00	4.00	0.10
3	REMOVED	Deciduous	4.00	4.00	0.10
4	REMOVED	Deciduous	2.00	3.00	0.05
5	REMOVED	Deciduous	4.00	4.00	0.10
6	REMOVED	Coniferous	5.00	10.00	0.40
7	REMOVED	Deciduous	3.00	4.00	0.10
8	REMOVED	Deciduous	3.00	4.00	0.10
9	REMOVED	Deciduous	2.50	3.00	0.05
10	REMOVED	Deciduous	5.00	4.00	0.10
11	REMOVED	Deciduous	3.00	4.00	0.10
12	REMOVED	Bush	4.00	3.00	—
13	REMOVED	Deciduous	1.00	3.00	0.05
14	REMOVED	Deciduous	1.00	3.00	0.05
15	REMOVED	Coniferous	2.00	5.00	0.15
16	REMOVED	Coniferous	4.00	10.00	0.40
17	REMOVED	Coniferous	5.00	7.00	0.30
18	REMOVED	Deciduous	5.00	6.00	0.40

LEGEND

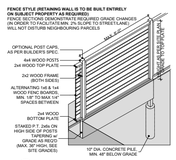
EXISTING GRADE, PROPOSED GRADE, GAS LINE, ELECTRICAL LINE, FENCE, OH POWER POLE, WATER LINE, DRAINAGE, SANITARY, STORM, TO BE REMOVED, TO REMAIN, CATCH BASIN, UTILITY BOX

MAIN FLOOR WINDOW, MAIN FLOOR DOOR, UPPER FLOOR WINDOW, UPPER FLOOR DOOR, LOWER FLOOR WINDOW, PENTHOUSE WINDOW, PENTHOUSE DOOR, OVERHEAD DOOR, 2ND FLOOR CANTILEVER, WINDOW WELL, LANDSCAPE RETAINING WALL, POWER POLE, ELEC METER, GAS METER

ELEVATIONS ARE SHOWN THUS: ◎ = 1104.13 METRES (GEODETIC)

EXTERIOR DETAILS

FENCE STYLE (RETAINING WALL) IS TO BE BUILT ENTIRELY ON SUBJECT PROPERTY AS REQUIRED.
FENCE SECTIONS DEMONSTRATE REQUIRED GRADE CHANGES (IN ORDER TO FACILITATE MIN. 2% SLOPE TO STREETLANE) WILL NOT DISTURB NEIGHBOURING PARCELS



1 FENCE DP1 SCALE: 3/4" = 1'0"

**PARKING PROTOCOL

PARKING WILL BE ASSIGNED TO EACH UNIT AND WILL BE LOCATED IN THE GARAGE WITH DESIGNATED PARKING AREAS.

IF APPLICABLE, SURFACE VISITOR PARKING IS LOCATED AT THE REAR, ACCESS FROM THE LANE. WILL BE BASED ON FIRST COME BASIS.

**WASTE AND RECYCLING PROTOCOL

SERVICES WILL BE BY PRIVATE PICKUP, NOT BY MUNICIPAL SERVICE. STORAGE OF RESIDENT WASTE & RECYCLING CARTS TO BE LOCATED IN ONE OF THE PARKING AREAS (IF APPLICABLE) OR UNIT REAR YARD. RESEDENTS TO PULL CARTS TO CURBSIDE ON DESIGNATED PICKUP DAYS.

**LIGHTING AND ELECTRICAL NOTES

1. ALL EXTERIOR LIGHTING TO BE SHIELDED WALL SCONCE @2.3m AFF, 100 WATT INCANDESCENT OR EQUIVALENT MAX (TYP.)

2. A MINIMUM OF 40 AMPS, 240V CIRCUIT AND WIRING ARE TO BE PROVIDED TO BOTH GARAGES FOR AN ELECTRICAL VEHICLE CHARGING STATION. EXACT LOCATION TBD PENDING ON-SITE CONDITIONS.

**MISCELLANEOUS NOTES

1. ALL SOFT GRASSED LANDSCAPED AREAS TO BE INSTALLED WITH UNDERGROUND IRRIGATION SYSTEM PENDING ON-SITE CONDITIONS.

2. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED SERVICING LINES AND WALKWAYS IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF PLANNED EXCAVATION.

3. DRIVEWAY CURB-CUT TO BE REMOVED AT DEVELOPER'S EXPENSE.

4. GRASS AREAS TO BE DROUGHT TOLERANT GRASS SPECIES.

**SIGNAGE FOR REAR UNITS

1. SIGNAGE TO BE POSTED AT FRONT ELEVATION TO CLEARLY SIGNIFY LOCATION OF ENTRANCE TO UNITS FACING REAR. SIGNAGE TO BE POSTED WITH DIRECTIONS TO ALLOW ANY VISITORS TO ACCESS REAR UNITS AND MUST BE CLEARLY VISIBLE FROM FRONT PROPERTY.

LAND USE BYLAW ANALYSIS BASED ON 1P2007

LAND USE DESIGNATION
• R-CG Residential - Grade-Oriented Infill District
• Neighbouring Lots' Designations: R-CG

PART 5: LOW RESIDENTIAL DISTRICTS
• DIV. 1: General Rules for Low Residential Land Use Districts
• DIV. 11: R-CG Residential - Grade-Oriented Infill District

334 (3) PROJECTIONS INTO SETBACK AREAS
• Portions of a building located above the surface of ground may project into a setback area only in accordance with the rules contained within this section.

337 (1,1&1.2) PROJECTIONS INTO SIDE SETBACK AREAS
• Portions of a building greater than or equal to 2.4 metres above grade may project a maximum of 0.6 metres into any side setback area.
• Portions of a building less than 2.4 metres above grade may project a maximum of 0.6 metres into a side setback area.

347.3 PERMITTED USE ROWHOUSE BUILDING
• Located on a corner parcel must have an exterior entrance which is visible from each street side of the corner parcel
• There is no maximum building depth located on a corner parcel
• Where a building setback is required from a property line the maximum building depth of a Rowhouse Building that is the greater of:
a) 60.0 percent of the parcel depth; or
b) the contextual building depth average.

351 SECONDARY SUITE
• There is no maximum floor area for a Secondary Suite wholly located in a basement.

346.1 (1) LANDSCAPING (Parcel size = 556.26m²)
• Minimum 40% (222.50m²) of the parcel area must be landscaped area
• Maximum 70% (155.75m²) of the required landscaped area may be hard surfaced

DIV. 11: R-CG Residential - Grade-Oriented Infill District

525 PURPOSE
• accommodates existing residential development;
• accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters;
• accommodates Secondary Suites and Backyard Suites with new and existing residential development;
• provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and
• accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

528 RULES
• In addition to the rules in this district, all uses in this district must comply with:
• The general rules for Multi-Residential Land Use Districts reference in Part 5, Division 1;
• The rules governing all districts referenced in Part 3;
• The applicable uses and use rules referenced in Part 4.

529 DENSITY
• The maximum density for parcels designated R-CG District is 75 units per hectare.

532 FACADE WIDTH
• The minimum width of a street facing façade of a unit is 4.2 metres.

534 PARCEL COVERAGE
• Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a Rowhouse Building is 70.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.
• The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:
• 21.0 square metres where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and
• 19.0 square metres for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.

535 BUILDING DEPTH
• For a Rowhouse Building located on a corner parcel there is no maximum building depth where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
• 50.0 per cent parcel depth;
• or the building depth of the main residential building on the adjoining parcel;
• whichever is closer to the rear property line.

537 BUILDING SETBACK FROM FRONT PROPERTY LINE
• On a corner parcel, the minimum building setback from a front property line may be reduced to:
• The contextual front setback at the side property line shared with another parcel to a maximum of 6.0 metres; and
• Decreases in equal proportion with the increase in the distance from the shared side property line, to a minimum of 3.0 metres.

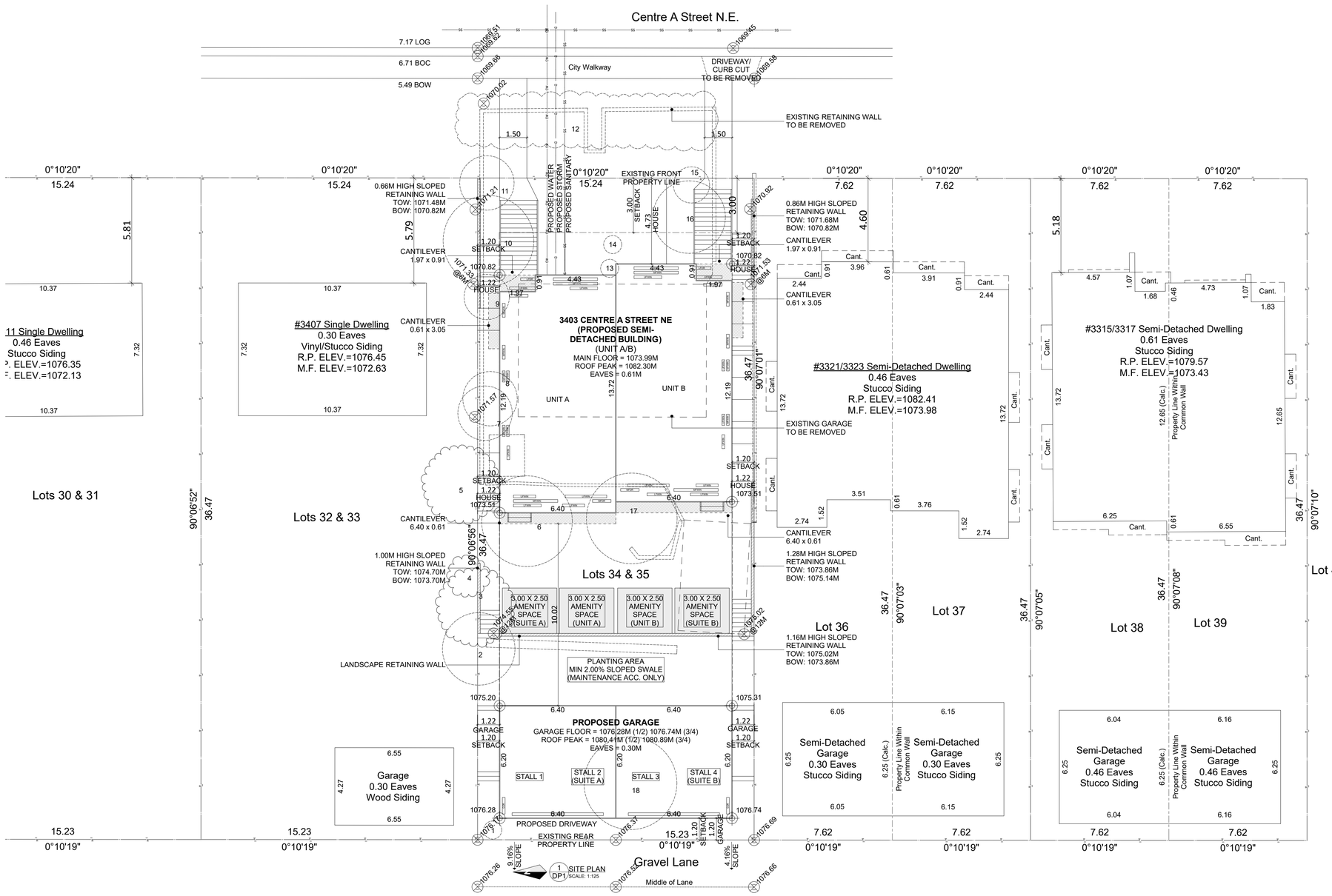
539 BUILDING SETBACK FROM SIDE PROPERTY LINE
• Subject to subsections (3) through (11), the minimum building setback from any side property line is 1.2 metres.
• For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.
• Unless otherwise referenced in subsection (11), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6 metres.

540 BUILDING SETBACK FROM REAR PROPERTY LINE
• Unless otherwise referenced in subsections (2), (3) or (4) the minimum building setback from a rear property line is 7.5 metres.
• For a Rowhouse Building on a corner parcel, the minimum building setback from a rear property line is 1.5 metres where the building setback from the side property line shared with another parcel is a minimum of 3.0 metres for any portion of the Rowhouse Building located between the rear property line and:
• 50.0 per cent parcel depth;
• or the building depth of the main residential building on the adjoining parcel;
• whichever is closer to the rear property line.

541 BUILDING HEIGHT
• Unless otherwise referenced in subsections (2) and (3), for a Rowhouse Building the maximum building height is 11.0 metres measured from grade.
• where a building setback is required from a property line shared with another parcel designated with a low density residential district or the M-CG District, the maximum building height:
• Is the greater of: the highest geodetic elevation of a main residential building on the adjoining parcel; or
• 7.0 metres from grade; measured at the shared property line; and
• Increases at a 45 degree angle to a maximum of 11.0 metres measured from grade.
• The maximum area of a horizontal cross section through a building at 9.5 metres above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 8.6 metres.

546 MOTOR VEHICLE PARKING STALL
• The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite.
• 4 main unit (0.5) = 2 stalls
• 4 secondary suites (0.5) = 2 stalls

546.1 MOBILITY STORAGE
• The minimum number of mobility storage lockers is calculated based on the sum of all units and suites at a rate of 0.5 lockers per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.
• 2 main unit (without motor vehicle parking stall) (0.5) = 1 Locker(s)
• 2 secondary suites (without motor vehicle parking stall) (0.5) = 1 Locker(s)



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4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:

DUPLEX
3403 Centre A St NE
CALGARY, ALBERTA

DRAWING TITLE:

SITE PLAN / BLOCK PLAN / STREETSCAPE PLAN

PROJECT #:	K25-0512
DATE:	October 26, 2026
SCALE:	AS SHOWN
DRAWN BY:	KN/MM

DRAWING #:

DP1



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