

PROPOSED SINGLE-DETACHED DWELLING

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
ATTACHED GARAGE	649.62	60.35
MAIN FLOOR LIVING AREA	2001.65	185.96
TOTAL ABOVE GRADE AREA	2651.27	246.31
BASEMENT	1918.92	178.27

MUNICIPAL ADDRESS

1503 21a St N.W., Calgary, AB

LEGAL DESCRIPTION

Lot 11 ;Block: 14 ;Plan: 3091 GL

LAND USE DESIGNATION

R-CG
Residential - Grade-Oriented Infill

PARCEL AREA

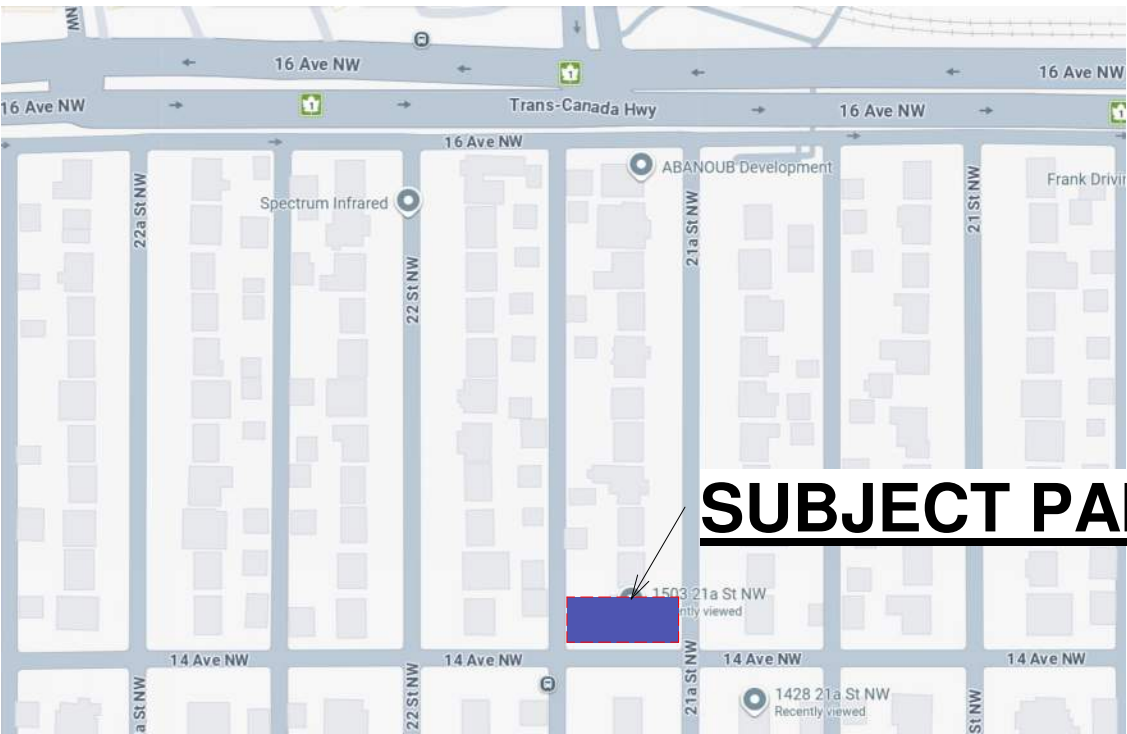
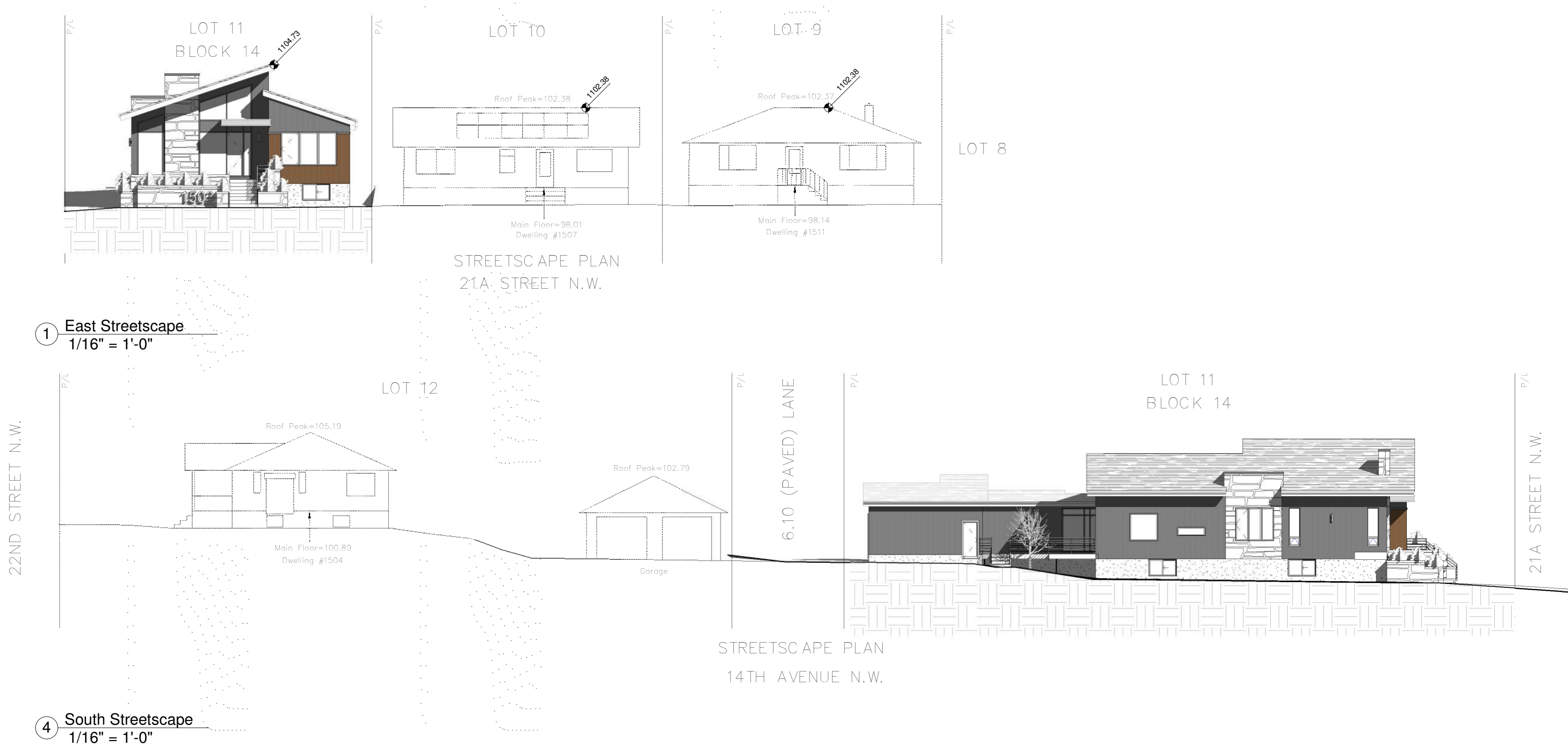
613.47m² (6603.32 ft²)

PROPOSED DENSITY

1 units / 0.0613 Ha = 16.31 U/Ha

PROPOSED COVERAGE

Allowed 45% (2971.494ft²/276.06m²)
Proposed 40.15% (2651.27ft²/246.31m²)



DATE	No.	REVISION	BY

PROJECT
Proposed Single-Detached Dwelling

1503 21A St N.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	JP
CHECKED	TB
FILE	20260405
DATE	8/24/2026 5:41:41 PM

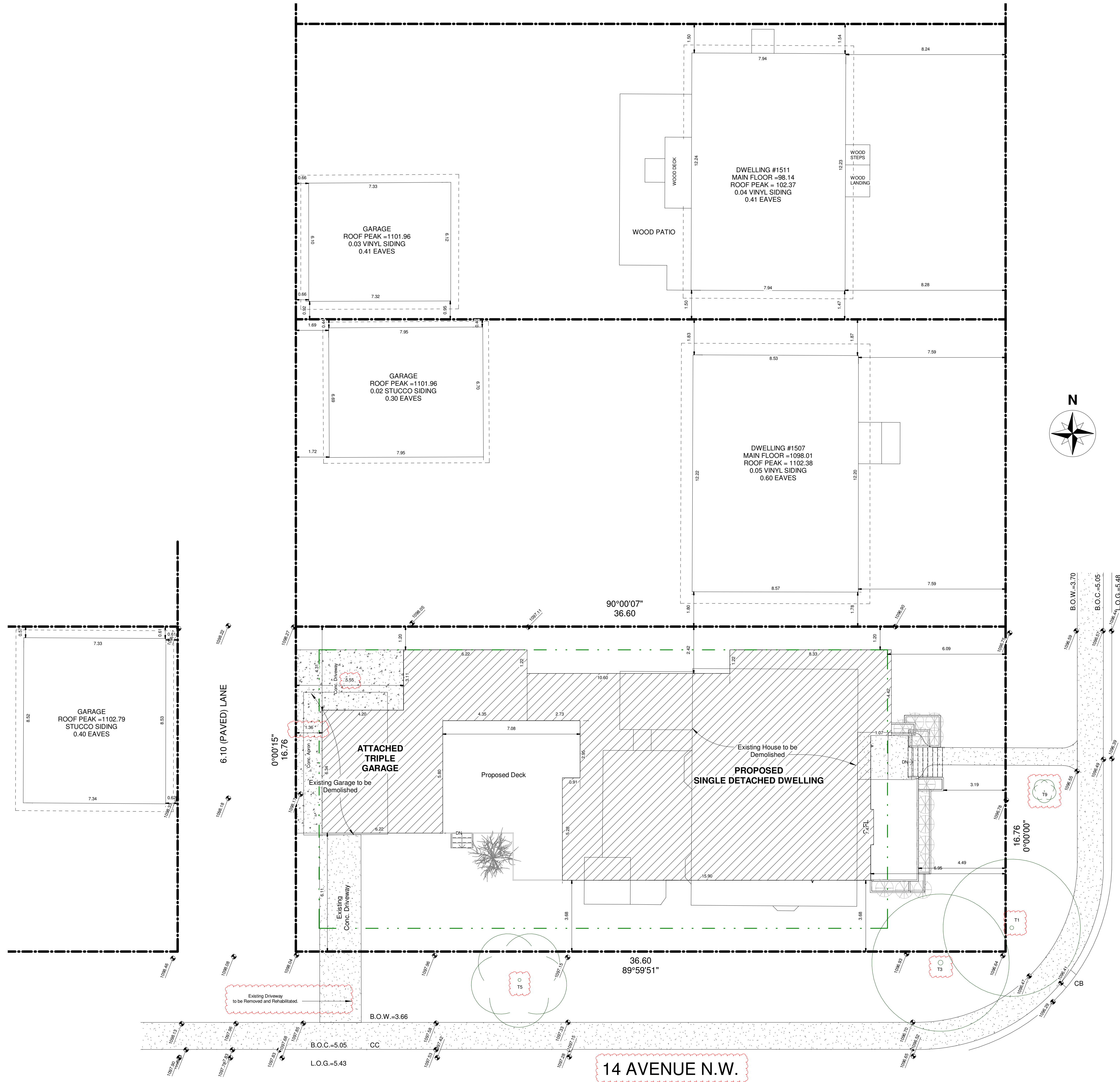
Title Page

A001

EXISTING PUBLIC TREE

#	SPECIES	TRUNK(±)	CANOPY(±)	HEIGHT(±)	STATUS
T1	PICEA PUNGENS	0.40m	8.0m	12.0m	RETAIN
T3	PICEA PUNGENS	0.40m	8.0m	12.0m	RETAIN
T5	SORBUS AUCUPARIA	0.40m	8.0m	12.0m	RETAIN
T9	MALUS ADSTRINGENS	0.10m	1.0m	4.0m	RETAIN

April 23, 2026	1	DR1	
DATE	No.	REVISION	BY



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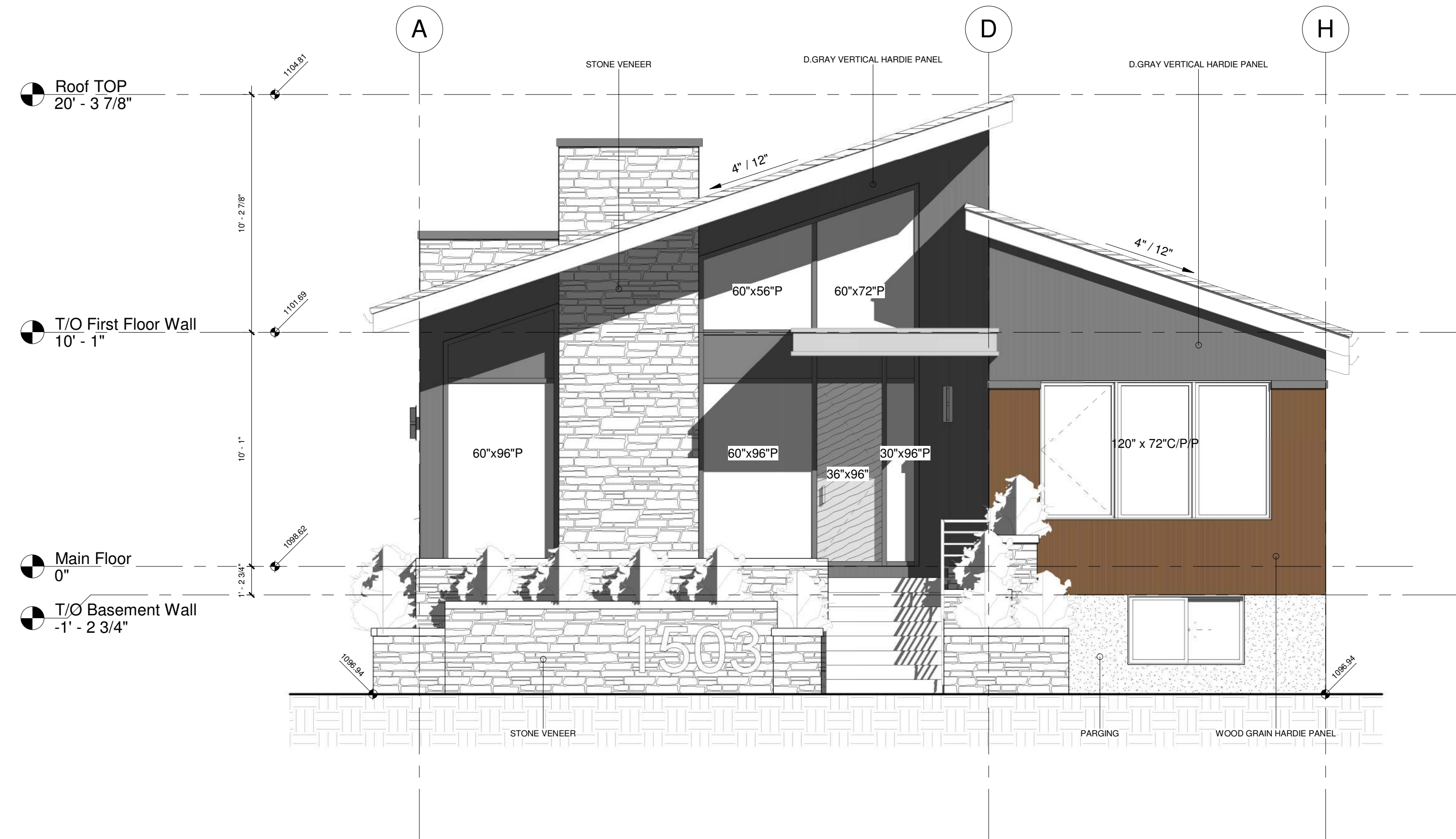
PROJECT

CLIENT
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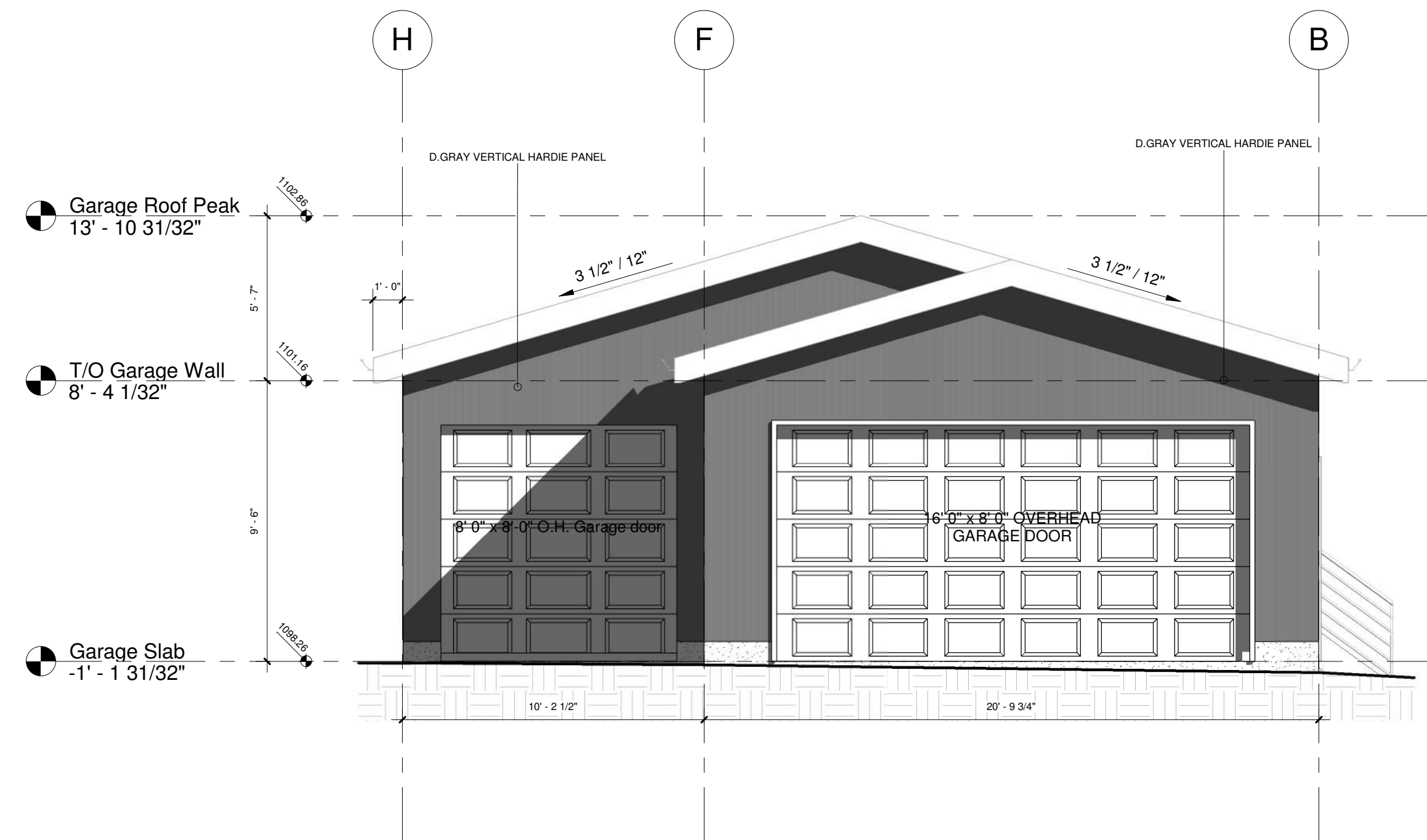
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Site / Block Plan

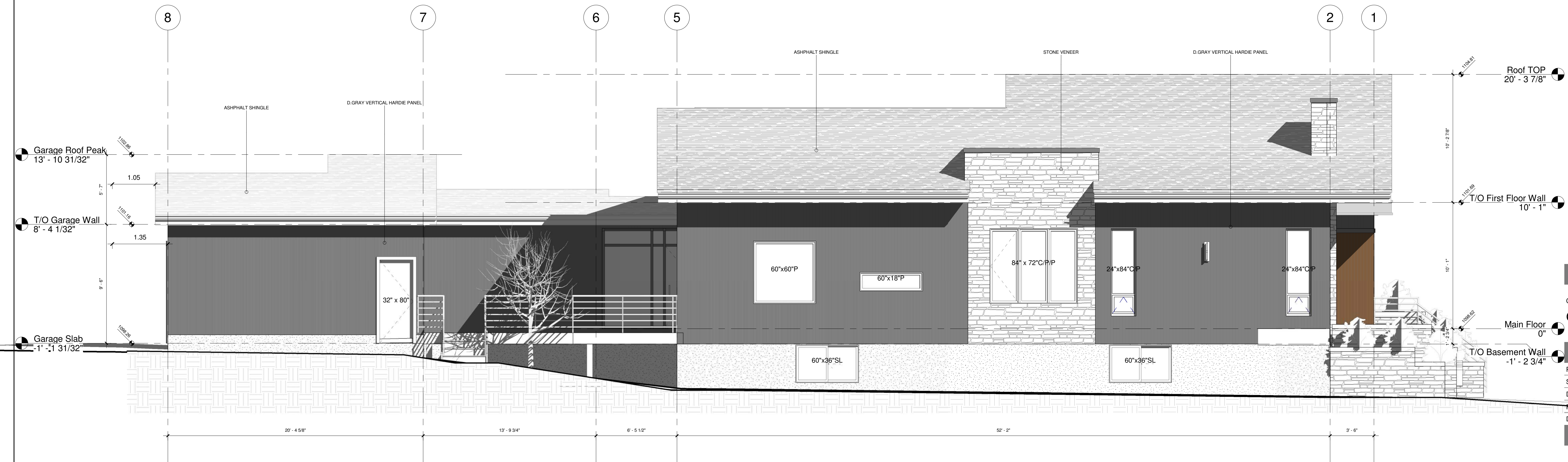
A002



1 East Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

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Proposed Single-Detached Dwelling

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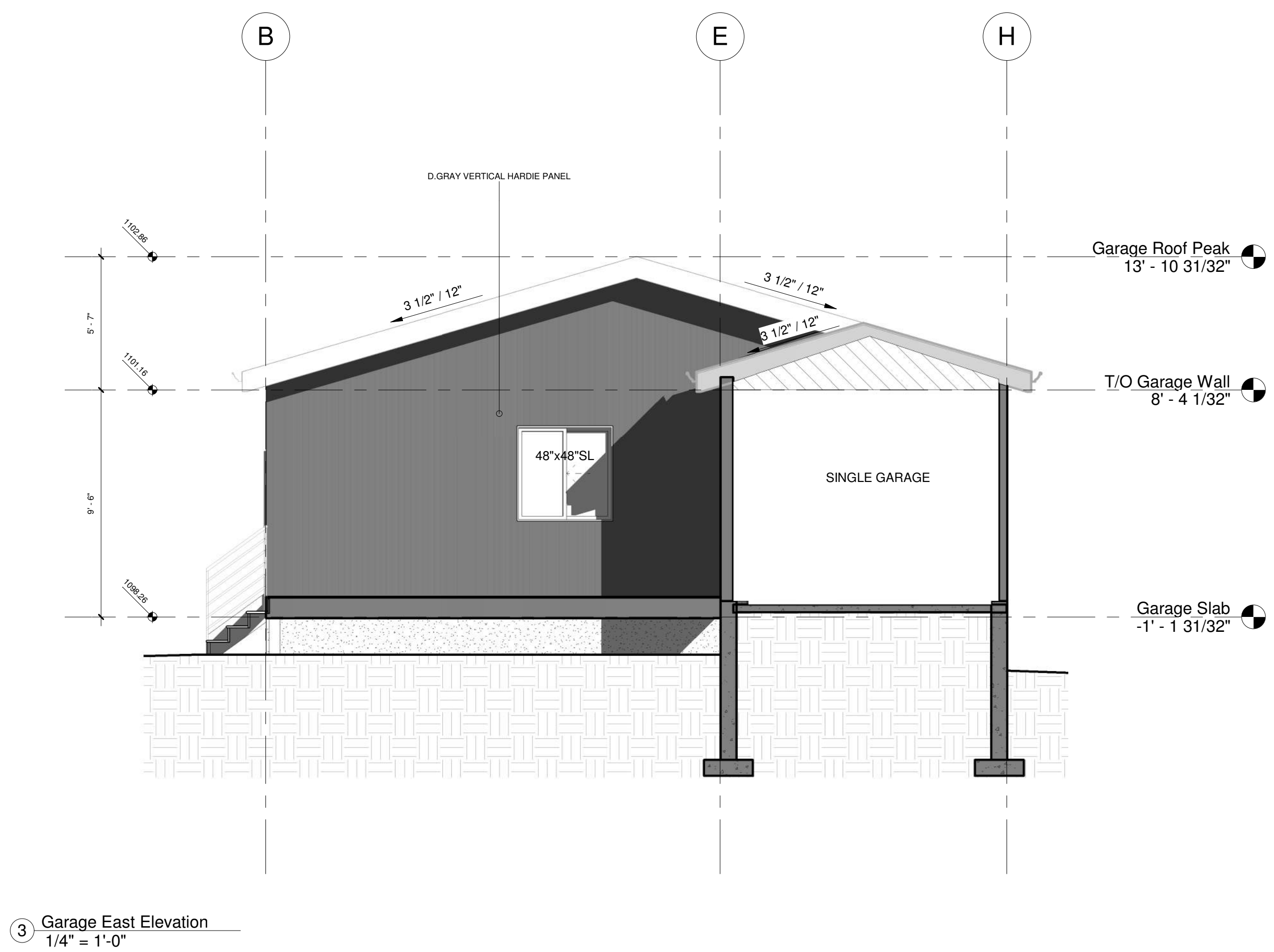
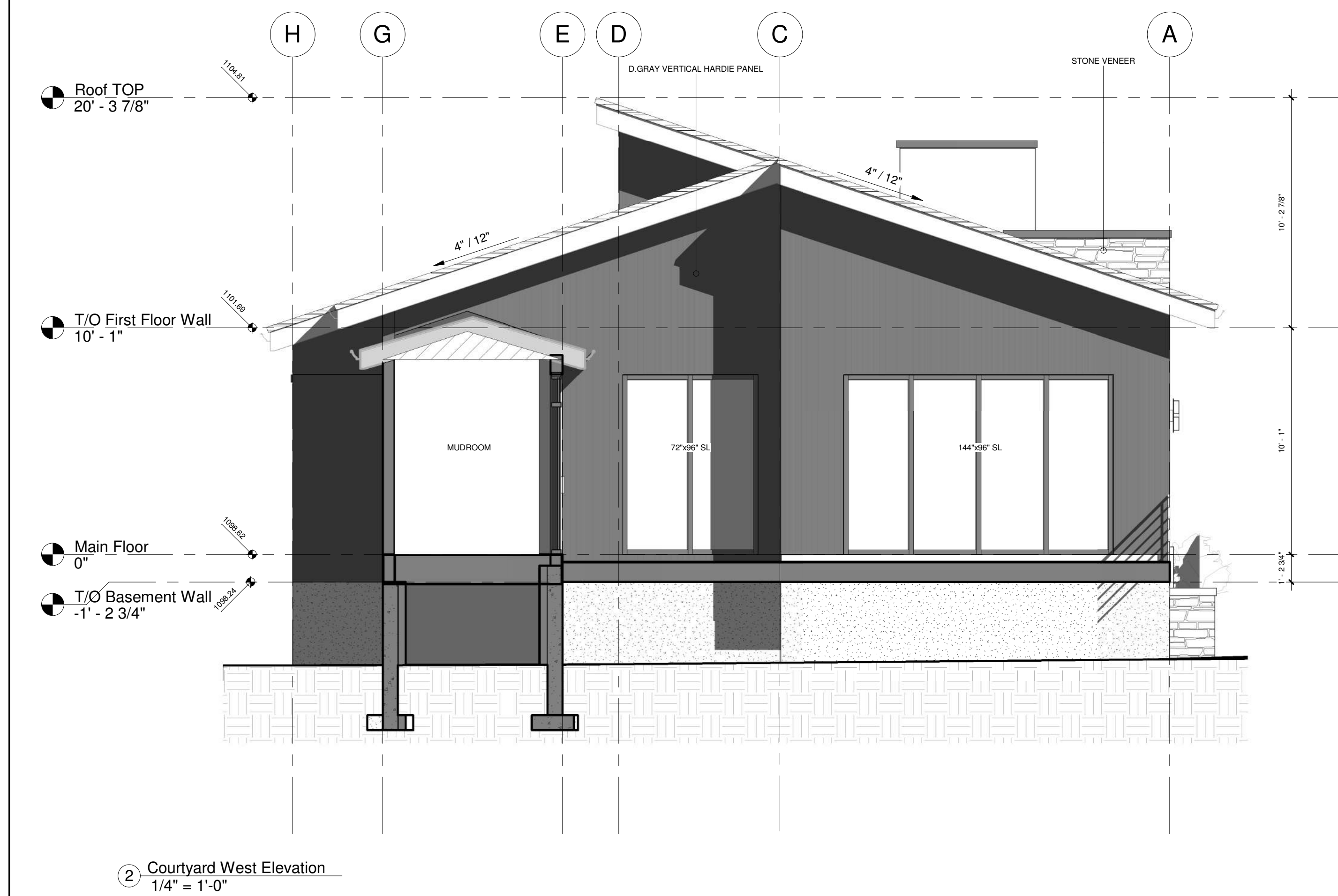
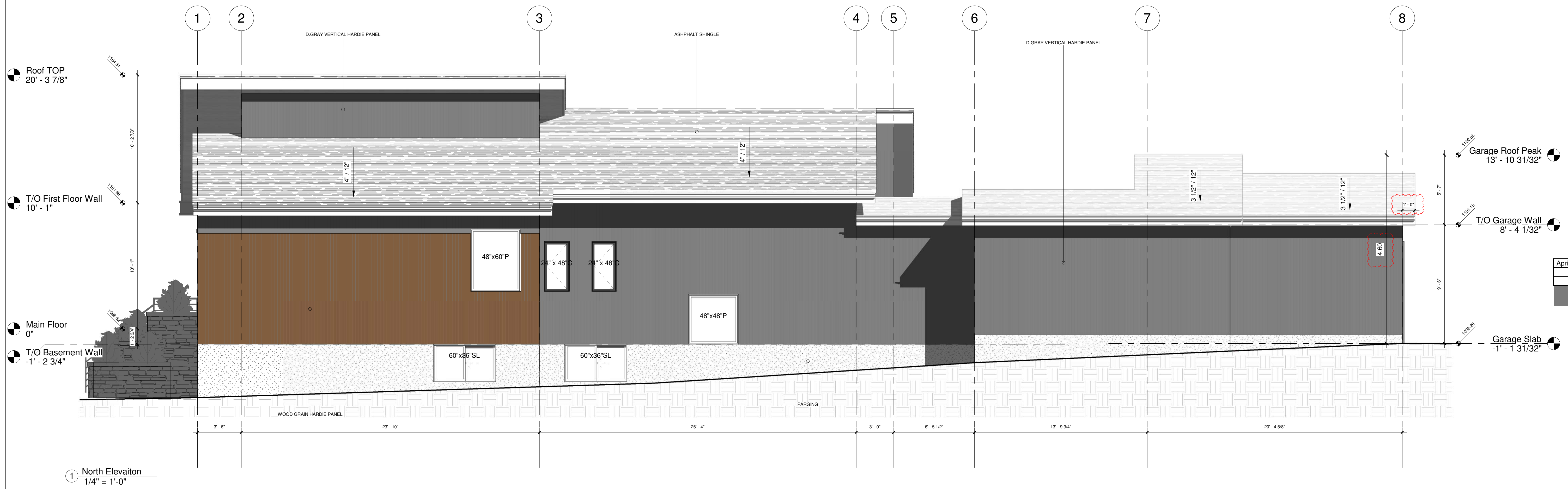
PROJECT

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Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
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Elevations 1

A201



PROJECT
Proposed Single-Detached Dwelling

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CLIENT
Owner

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SCALE	1/4" = 1'-0"
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DATE	8/24/2026 5:41:45 PM

Elevations 2

A202