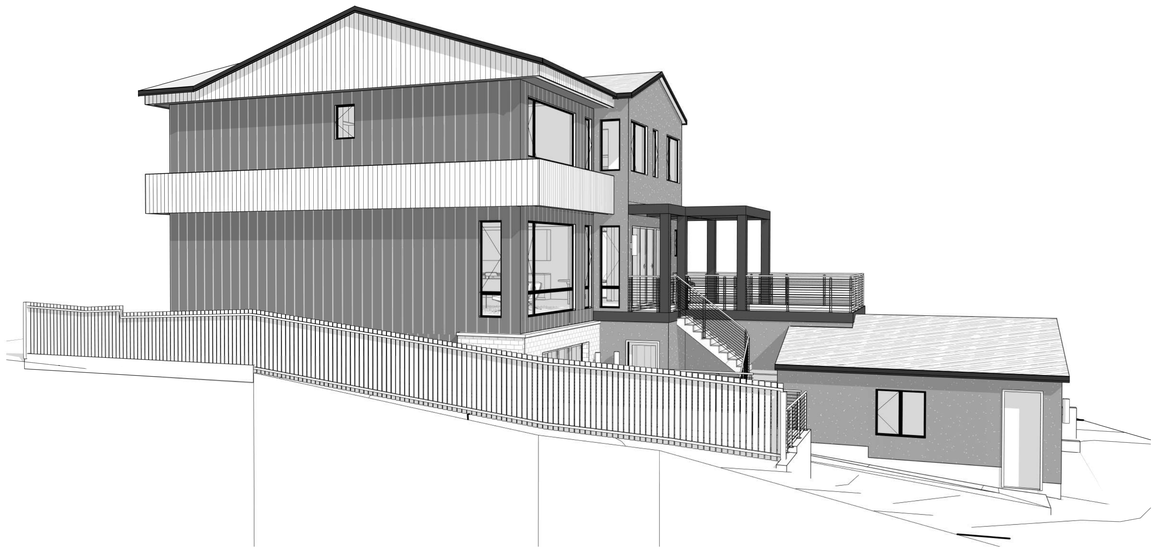
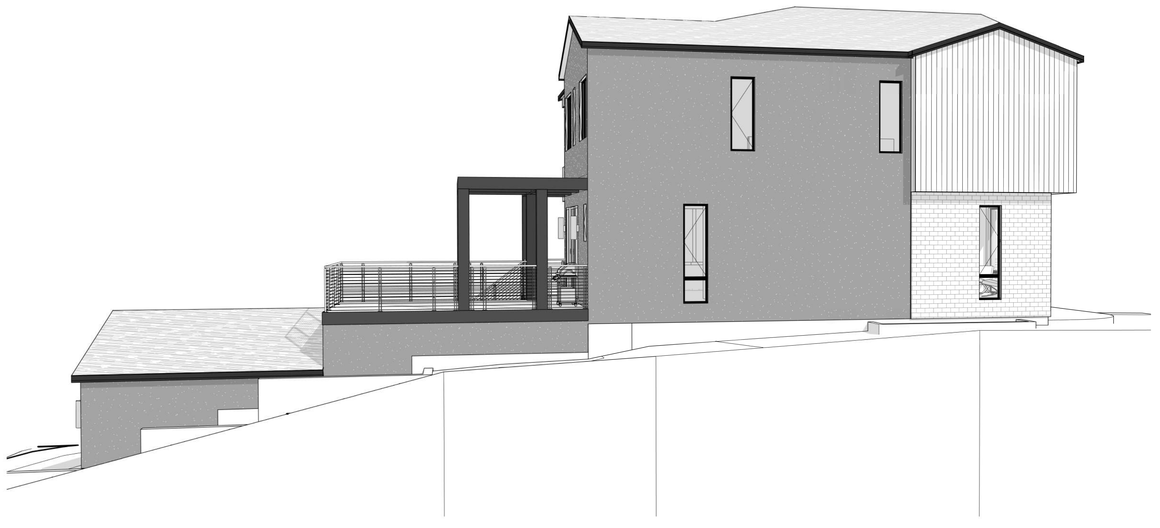
2735 CANNON ROAD NW

CALGARY, AB









NOT FOR CONSTRUCTION

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ISSUED FOR:

DEVELOPMENT PERMIT

FLOOR AREAS:

MAIN FLOOR	1315 ft²
UPPER FLOOR	1536 ft²
HOUSE TOTAL	3051 ft²
BSMNT. STAIR	69 ft²
BSMNT. SUITE	848 ft²
BSMNT. UNDVLP.	139 ft²
BSMNT. DVLP.	340 ft²

DECK	327 ft²
GAR. ATCH.	798 ft²
PORCH	59 ft²

PROJECT LOCATION:

2735 CANNON ROAD NW
CALGARY, AB
LOT 9, BLOCK 4, PHASE 852 JK

FINAL DESIGN MAY DIFFER FROM 3D CONCEPTUAL IMAGES

NOTES

- DRAWINGS AND DESIGN ARE COPYRIGHT OF REMI DESIGN STUDIO AND SHALL NOT BE USED, COPIED OR REPRODUCED.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL BUILDER SPECIFICATIONS, INTERIOR DESIGN DOCUMENTS, ENGINEERING AND SUPPLIER DOCUMENTS. THESE DOCUMENTS ARE REQUIRED TO BE CHECKED PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ABC AND ANY OTHER GOVERNING AUTHORITIES. ALL REQUIREMENTS OUTLINED BY THE AUTHORITY HAVING JURISDICTION PERTAINING TO THIS PROJECT ARE TO BE MET.
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- THESE DOCUMENTS ARE IN IMPERIAL AND ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE.
- CONTRACTORS MUST COMPLY WITH ALL CITY AND PROVINCIAL PUBLIC SAFETY BY-LAWS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING DURING CONSTRUCTION.
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- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING AND CENTRE OF WINDOWS UNLESS NOTES OTHERWISE ON DRAWINGS.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTES OTHERWISE ON DRAWINGS.
- FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE.
- REFER TO PERFORMANCE MODEL FOR ALL REQUIRED RSI VALUES.
- ALL PLANS AND SITE PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND BUILDER SPECIFICATIONS.
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- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTES OTHERWISE ON DRAWINGS.

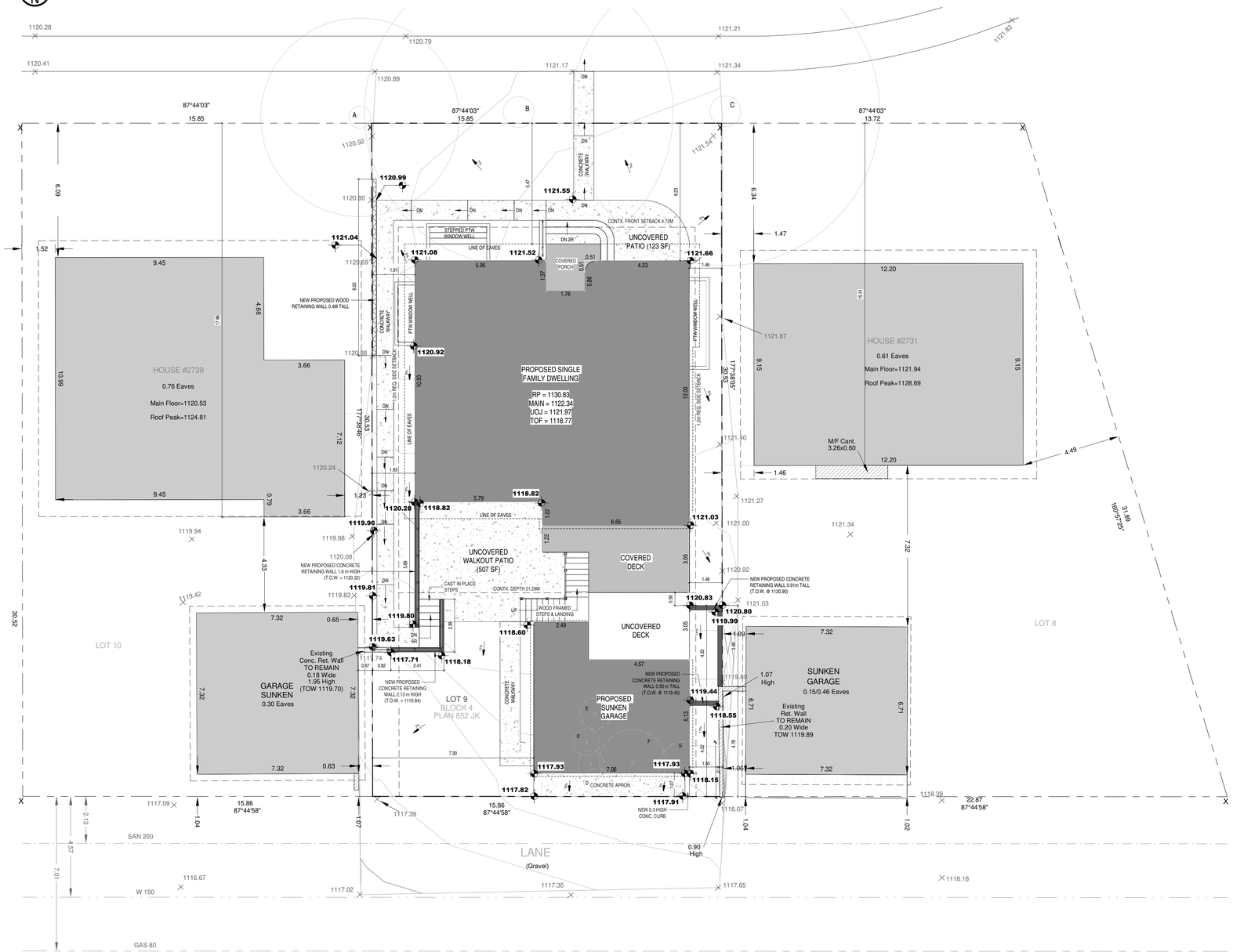
remi. DESIGN STUDIO

SHEET: A0-00

DRAWN BY: EL

SHEET SIZE: ARCH D (36" x 24")

DATE: 2026-07-27 2:34:54 PM



1 BLOCK PLAN
1 : 100



2 FRONT STREETSCAPE
1 : 100

SITE PLAN LEGEND

- 00.00 EXISTING GRADE
- 00.00 DESIGN GRADE

TREE SCHEDULE

NO.	TYPE	CALLIPER +/-	CANOPY	DISPOSITION
A	CONIFEROUS	0.5m	9.00m	TO BE PROTECTED
B	DECIDUOUS	0.7m	14.0m	TO BE PROTECTED
C	DECIDUOUS	0.7m	14.0m	TO BE PROTECTED
D	DECIDUOUS	0.25m	1.20m	TO BE REMOVED
E	CONIFEROUS	0.15m	1.4m	TO BE REMOVED
F	DECIDUOUS	0.25m	3.0m	TO BE REMOVED
G	DECIDUOUS	0.15m	2.4m	TO BE REMOVED

LOT INFORMATION	SITE INFORMATION
LEGAL ADDRESS: LOT 9, BLOCK 4, PLAN 852 JK MUNICIPAL ADDRESS: 2735 CANNON ROAD NW CALGARY, ALBERTA PROPOSED USE: SINGLE FAMILY DWELLING	SITE AREA (EXISTING): 483.97 m² = 5209.42 SF LANED FROM: R-CG REZONING TO: R-C1 MAX BUILDING HEIGHT: 8.60 m FRONT YARD SETBACK: 4.72 m SIDE YARD SETBACK: 1.20 m SIDE YARD SETBACK: 1.20 m REAR YARD SETBACK: 7.50 m

SITE COVERAGE BREAKDOWN

TOTAL LOT AREA	= 5209.42 SF	483.97 (m²)
ALLOWABLE LOT COVERGE @45%	= 2344.24 SF	217.79 (m²)
COVERED FRONT PORCH ENTRANCE	= 47 SF	4.37 (m²)
REAR DECK (COVERED & UNCOVERED)	= 327 SF	30.38 (m²)
DWELLING	= 1515 SF	140.75 (m²)
ATTACHED GARAGE	= 436.5 SF	40.55 (m²)
TOTAL	= 2325.5 SF	216.05 (m²)
ACTUAL LOT COVERAGE	= 44.6%	

CONTEXTUAL HEIGHT CALCULATION

ADJACENT BUILDING #1 ROOF PEAK (B1RP) = **1124.81m**
ADJACENT BUILDING #2 ROOF PEAK (B2RP)= **1128.69m**

SUBJECT LOT AVG. FRONT GRADE (AFG) = (1120.92m + 1121.54m)/2 = **1121.23m**
SUBJECT LOT AVG. REAR GRADE (ARG) = (1117.39m + 1118.07m)/2 = **1117.73m**
SUBJECT LOT HIGHEST CORNER GRADE (HCG) = **1121.54m**
MAXIMUM BUILDING HEIGHT (MBH) = ((1124.81m (B1RP) + 1128.69m (B2RP)) / 2) - 1121.54m (HCG) + 1.50m = **6.71m (MIN. 8.6m)**
MAXIMUM BUILDING HEIGHT PLAN = HIGHEST OF 1121.23m (AFG OR ARG) + 1.0m + 8.6m (MBH) = **1130.83m**

CONTEXTUAL FRONT SETBACK & BUILDING DEPTH

ADJACENT BUILDING #1 FRONT SETBACK (B1FS) = **6.09m**
ADJACENT BUILDING #2 FRONT SETBACK (B2FS) = **6.34m**
ADJACENT BUILDING #1 BUILDING DEPTH (B1BD) = **17.86m**
ADJACENT BUILDING #2 BUILDING DEPTH (B2BD) = **15.51m**

SUBJECT LOT FRONT SETBACK = ((6.09m (B1FS) + 6.34m (B2FS)) / 2) -1.5m = **4.72m**

SUBJECT LOT BUILDING DEPTH:
SINGLE DETACHED - SUBJECT LOT BUILDING DEPTH (IF PROPERTY WIDTH IS OVER 10m)
= (((17.86m (B1BD) + 15.51m (B2BD)) / 2) + 4.6m = **21.29m**

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DEVELOPMENT PERMIT

FLOOR AREAS:

MAIN FLOOR	1515 ft²
UPPER FLOOR	1536 ft²
HOUSE TOTAL	3051 ft²
DECK	327 ft²
GAR. ATCH.	798 ft²
PORCH	59 ft²

BSMNT. STAIR	69 ft²
BSMNT. SUITE	846 ft²
BSMNT. UNDVLP.	139 ft²
BSMNT. DVLP.	346 ft²

PROJECT LOCATION:
2735 CANNON ROAD NW
CALGARY, AB
LOT 9, BLOCK 4, PHASE 852 JK

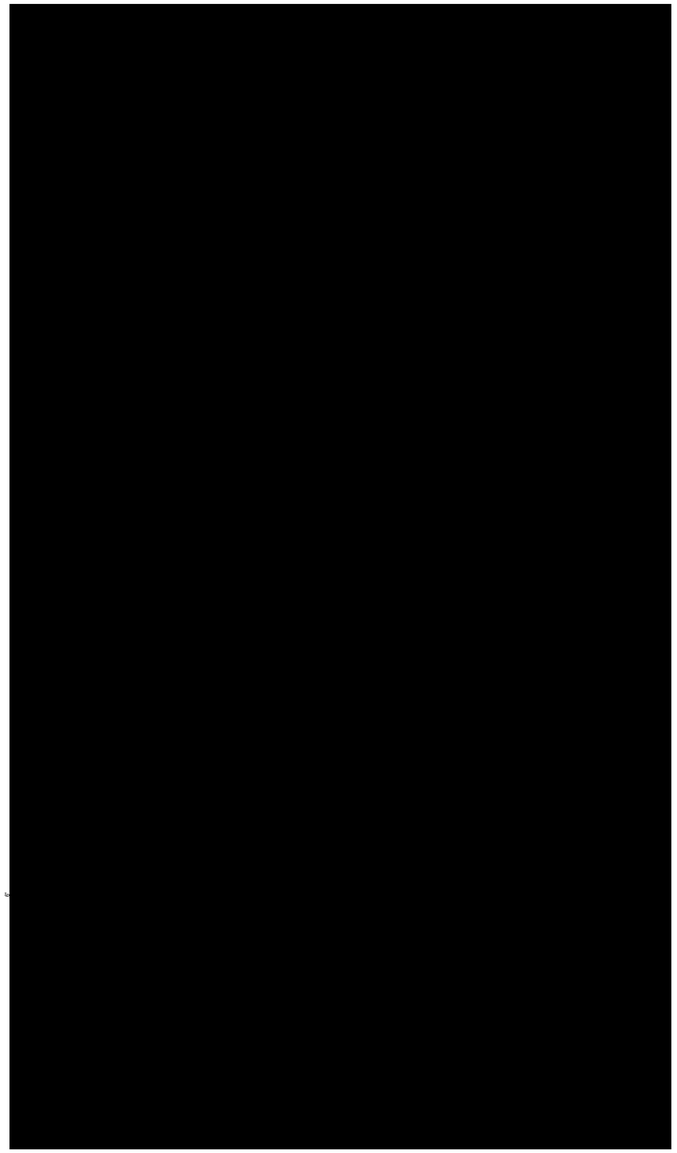
remi. DESIGN STUDIO

SHEET: A0-02

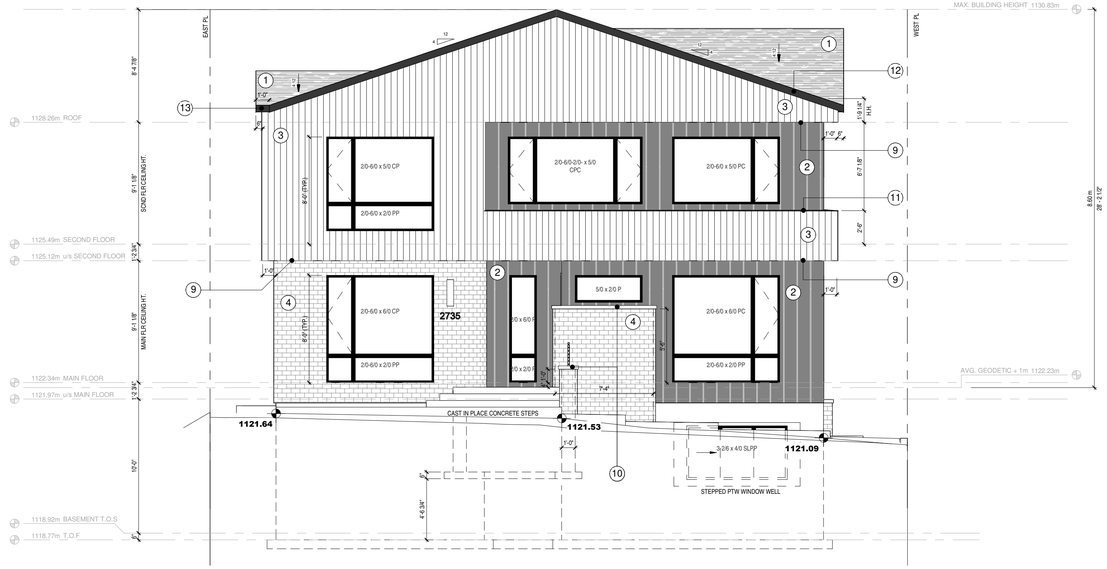
DRAWN BY: EL

SHEET SIZE: ARCH D (36" x 24")

DATE: 2026-07-27 2:34:55 PM



1 **ROOF**
3/16" = 1'-0"



2 **FRONT ELEVATION**
3/16" = 1'-0"



3 **REAR ELEVATION**
3/16" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. VERTICAL STANDING SEAM METAL SIDING
3. VERTICAL COMPOSITE "WOOD" SIDING
4. BRICK VENEER
5. SMOOTH STUCCO
6. RAILING
7. ALUMINUM LOUVERED ROOF ENCLOSURE
8. 12" SMARTBOARD BELLY BAND
9. COMPOSITE "WOOD" SOFFIT TO MATCH MATERIAL 3
10. 3" STONE CAP W/ 1" PROJECTION & DRIP EDGE
11. METAL CAPPING
12. 8" ALUMINUM FASCIA OVER 2X6 ROUGH FASCIA (GABLE ENDS ONLY)
13. 6" ALUMINUM FASCIA

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PROJECT LOCATION:
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LOT 9, BLOCK 4, PHASE 852 JK

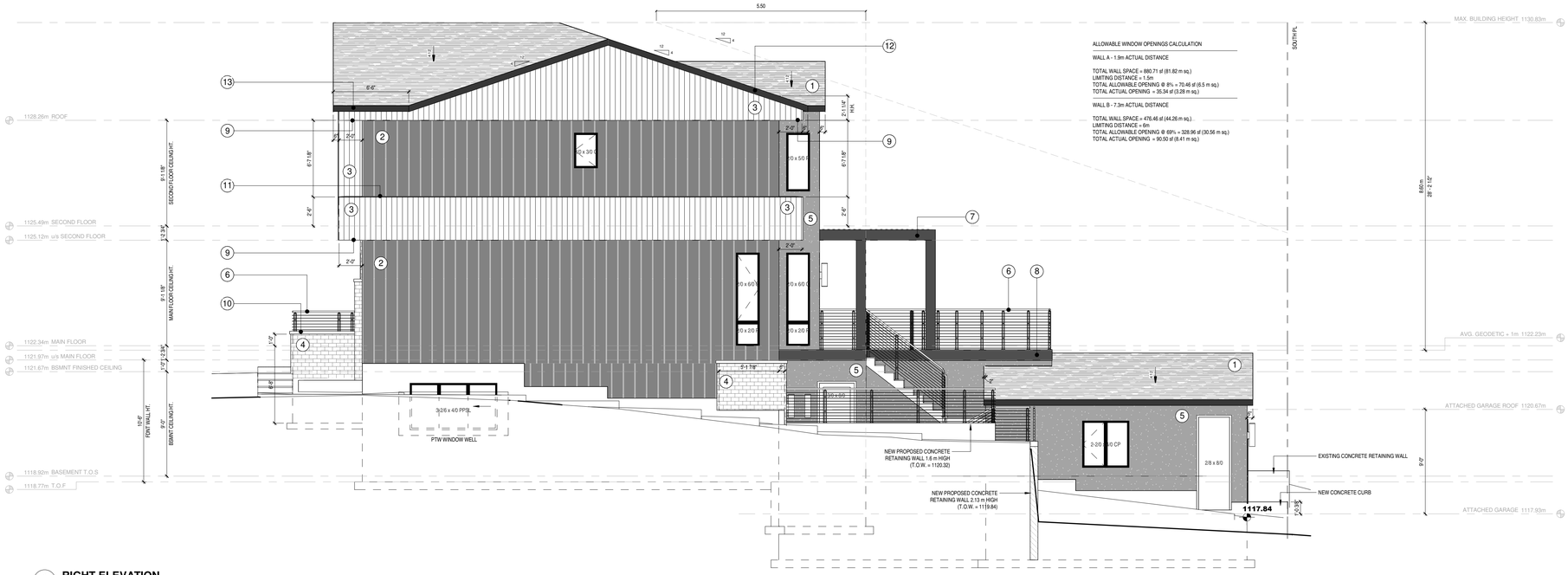
remi. DESIGN STUDIO

SHEET: A1-02

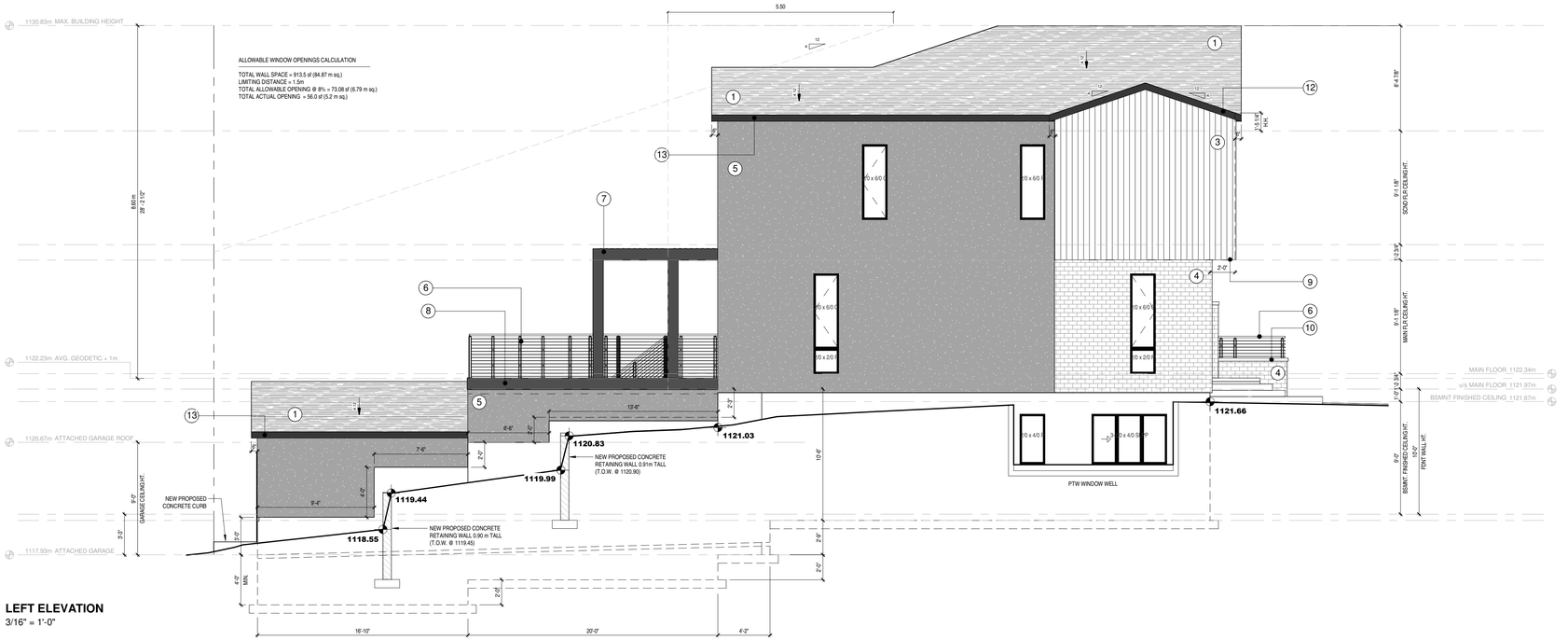
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SHEET SIZE: ARCH D (36" x 24")

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1 RIGHT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. VERTICAL STANDING SEAM METAL SIDING
3. VERTICAL COMPOSITE "WOOD" SIDING
4. BRICK VENEER
5. SMOOTH STUCCO
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CALGARY, AB
LOT 9, BLOCK 4, PHASE 852 JK

remi. DESIGN STUDIO

SHEET: A1-03

DRAWN BY: EL

SHEET SIZE: ARCH D (36" x 24")

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