



PROPOSED DUPLEX
908 18A ST N.E.
CALGARY, AB

ISSUED FOR DEVELOPMENT PERMIT
SEPT. 11, 2026



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CONSULTANT

SEAL

TRUE NORTH

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PROPOSED DUPLEX

PROJECT NO. R26042

REVISIONS

No.	Description	YY-MM-DD

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

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1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3

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3D VIEWS

SCALE:

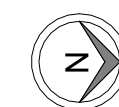
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SITE PLAN

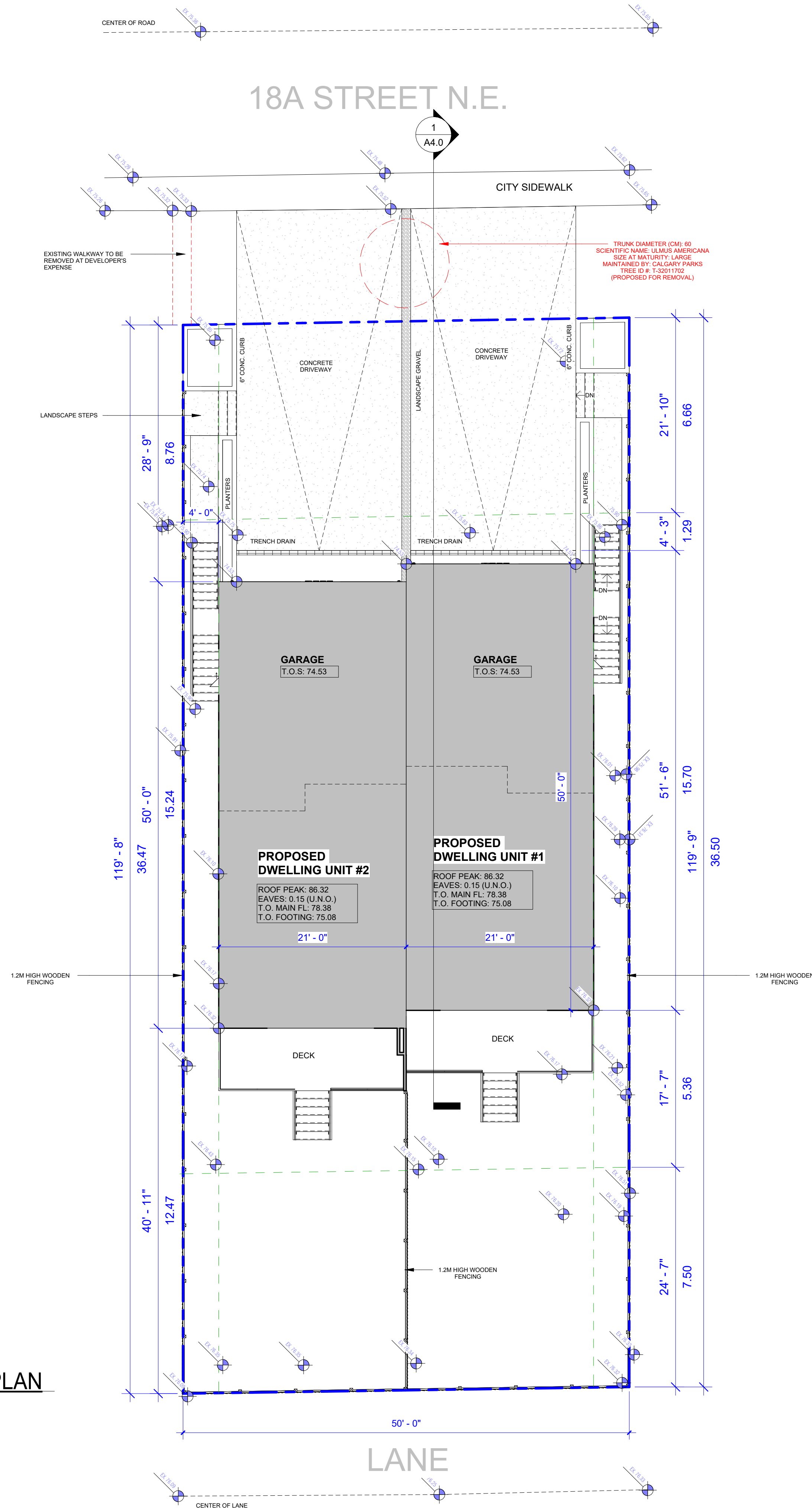
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A1.0

DATE: 2025-09-02

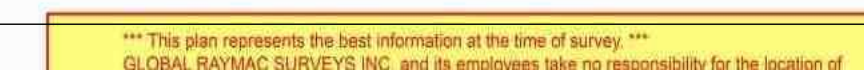
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1
A3.0
SITE PLAN
1/8" = 1'-0"

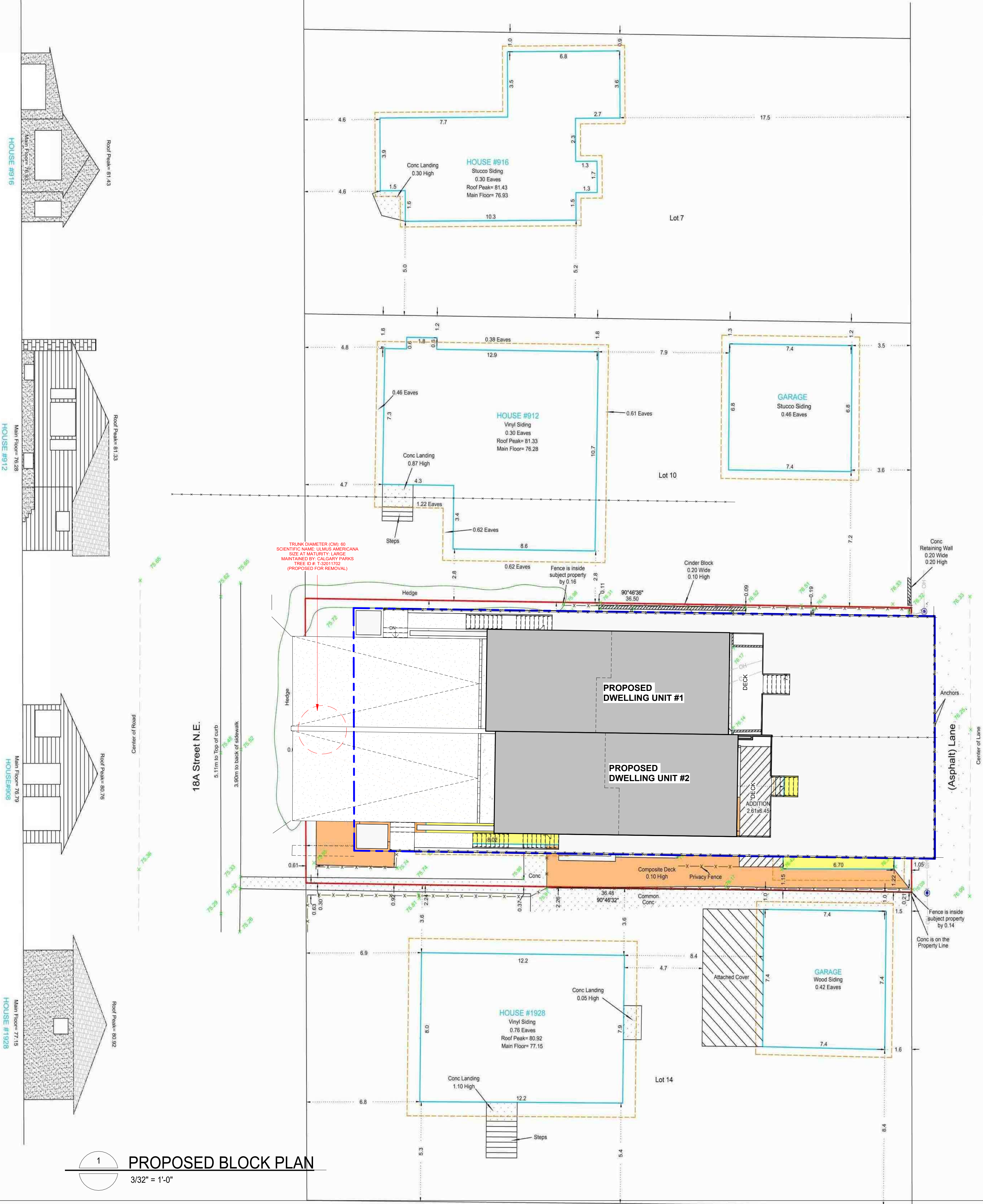


LEGEND	
	EXISTING GRADE
	PROPOSED GRADE

LOT COVERAGE	
LAND USE CLASS:	R-C2
LOT AREA:	5,984 SQ.FT
BUILDING AREA:	2,100 SQ.FT
LAND USE CLASS:	R-C2
LOT COVERAGE:	35%
MAX. PERMITTED:	45%



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PROPOSED BLOCK PLAN

3/32" = 1'-0"

SITE SURVEY

AFFECTING
LOT 11, BLOCK 1, PLAN 4430 AC
WITHIN THE
NW 1/4 SEC 24 TWP 24 RGE 1 W5M

ALBERTA
2021

0 1 2 5 10 METRES
SCALE: 1:100

LEGEND

Statutory iron survey post found shown thus.
Statutory iron survey post placed shown thus.
Drill hole found shown thus.
Drill hole placed shown thus.
Metal plug found shown thus.
Metal plug placed shown thus.
Temporary point shown thus.
Iron bar found shown thus.
Alberta Survey Control Marker (ASCM) shown thus.
Delta (Central) angle of arc shown thus.
Eave Fascia are shown thus.
Fences are shown thus.
Building foundation shown thus.
Gas line shown thus.
Power Lines shown thus.
Overhead Utilities shown thus.
Sanitary Lines shown thus.
Storm lines shown thus.
Water lines shown thus.
Talus Lines shown thus.
Coniferous trees are shown thus.
Deciduous trees are shown thus.
Shrubs are shown thus.
Tree Canopy shown thus.
Catch Basins shown thus.
Manhole shown thus.
Catch Basin Manholes shown thus.
Power Poles shown thus.
Fire Hydrant shown thus.
Street Lights shown thus.
Water valves shown thus.
Spot Elevations are shown thus.
Concrete surfaces are shown thus.
Asphalt Pathway shown thus.
Utility Rights of Way are shown thus.
Subject Property is shown thus.
Sign shown thus.

ABBREVIATIONS

A	Atc	MWC	Monitoring Well Cap
AC	Access Cover	N	North
ag	Above Ground	NAD	North American Datum
ALS	Alberta Land Surveyor	No	Number
ARW	Access Right of Way	NT	Non-Tangential
ASCM	Alberta Survey Control Marker	(NTS)	Not to Scale
Bk	Block	ODRW	Overland Drainage R/W
C	Short Curve	P	Brass Cap
C of T	Certificate of Title	Ped	Pedestal
calc	calculated	Pit	4 Pits
Canl	Canilever	Pl	Placed
CB	Chord Bearing	Pos	Position
ck m	check measured	PUL	Pipeline
Conc	Concrete	PUL	Public Utility Lot
cs	counter sunk	R	Radius
E	East	Re-est	Re-established
ER	Environmental Reserve	Ref	Reference
Est	Established	Res	Restored
FC	Filler Cap	RGE	Range
Fd	Found	R/W	Right of Way
GNSS	Global Navigation Satellite System	(R)	Radial
ha	Hectare	S	South
I	Statutory Iron Post	SEC	Section
L	Short Line	TCO	Top Cut Off
M	Mound or Meridian	TWP	Township
Mk	Mark	URW	Utility R/W
Mkd	Marked	W	West
Mp	Marker Post	STM	3" Transverse Mercator
MR	Municipal Reserve	Δ	Central Delta Angle

NOTE

Distances are shown in metres and decimals thereof.
Elevations are geodetic and derived from ASCM 181877, elevation = 1080.464.
To obtain actual elevation add 1000 to spot elevations.
Fences are within 0.10m of property line unless otherwise noted.
Eave dimensioned to the line of the fascia.
Actual locations of all facilities are to be confirmed prior to excavation.
Any subsequent users of this plan or digital file cannot rely on the information contained hereon without the expressed consent and authority of Robert M. Wallace, A.L.S.

ENCUMBRANCES, LIENS & INTERESTS

TITLE: 121 024 100 (Searched May 5th, 2021)
Owner (s): Stela Hima Bailey and Aaron Bailey

PLAN 4430 AC
BLOCK 1
LOT 11

SUBJECT TO:

Zoning Regulations: 771 147 064

SURVEYOR

ROBERT M. WALLACE, A.L.S.

Date of Survey: May 13th, 2021
Certified Correct this 17th day of May, 2021.

Robert M. Wallace, A.L.S.



MUNICIPAL ADDRESS:

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PROPOSED BLOCK PLAN

SCALE: 3/32" = 1'-0"

A1.2

DATE: 2025-09-02

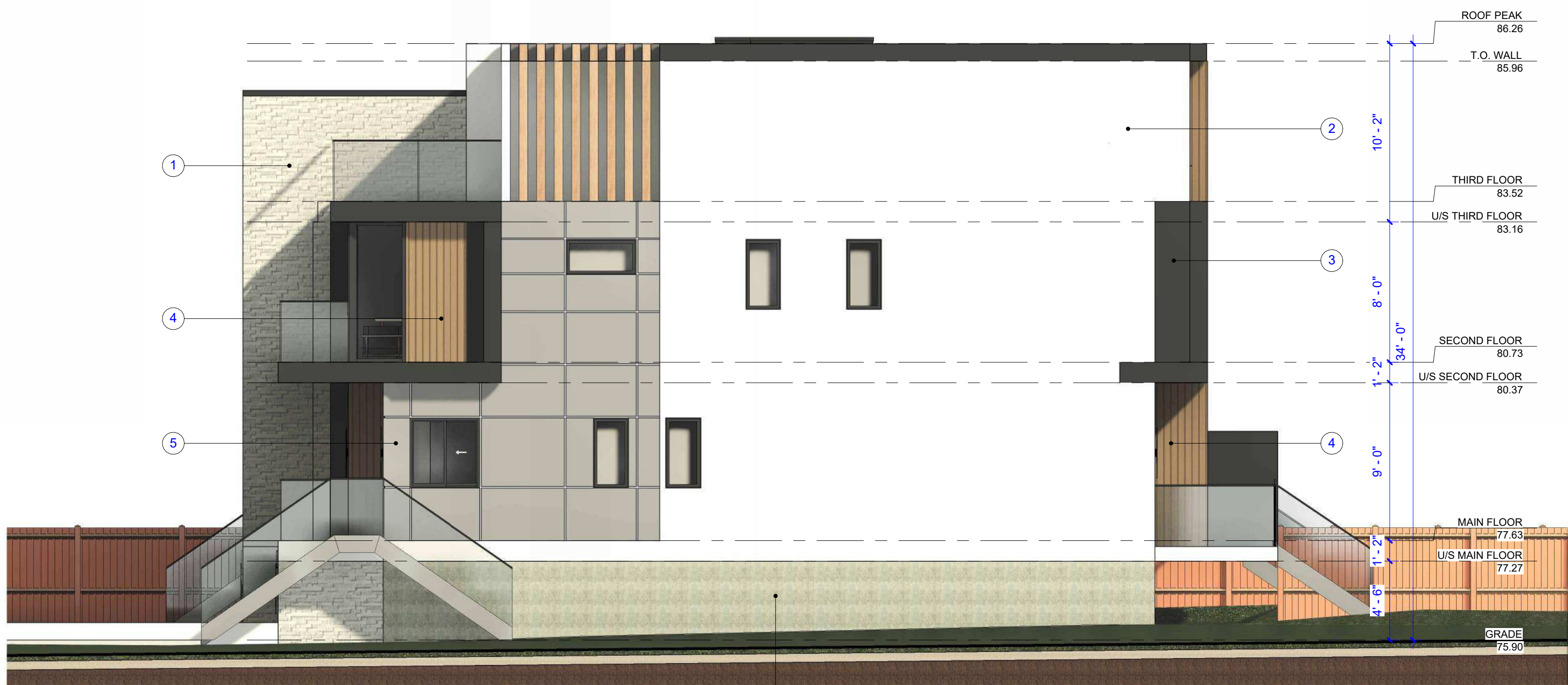
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3 NORTH ELEVATION
3/16" = 1'-0"



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



4 SOUTH ELEVATION
3/16" = 1'-0"



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

MATERIAL LEGEND	
NO	DESCRIPTION
1	STONE VENEER: GREY
2	ACRYLIC STUCCO: OFF-WHITE
3	ACRYLIC STUCCO: DARK GREY
4	FAUX WOOD SIDING: BROWN
5	ACM PANEL: GREY
6	CONCRETE



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ELEVATIONS

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A3.0

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LEGEND	
EX. XX.XX	EXISTING GRADE
XX.XX	PROPOSED GRADE