GRANT CRESCENT SW BACKYARD SUITE

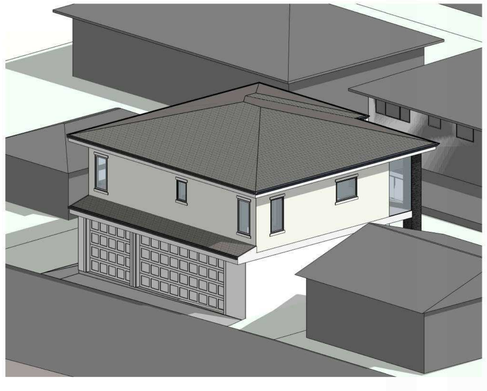
R-C1 RESIDENTIAL - CONTEXTUAL ONE
2707 GRANT CRESCENT SW
CALGARY, ALBERTA

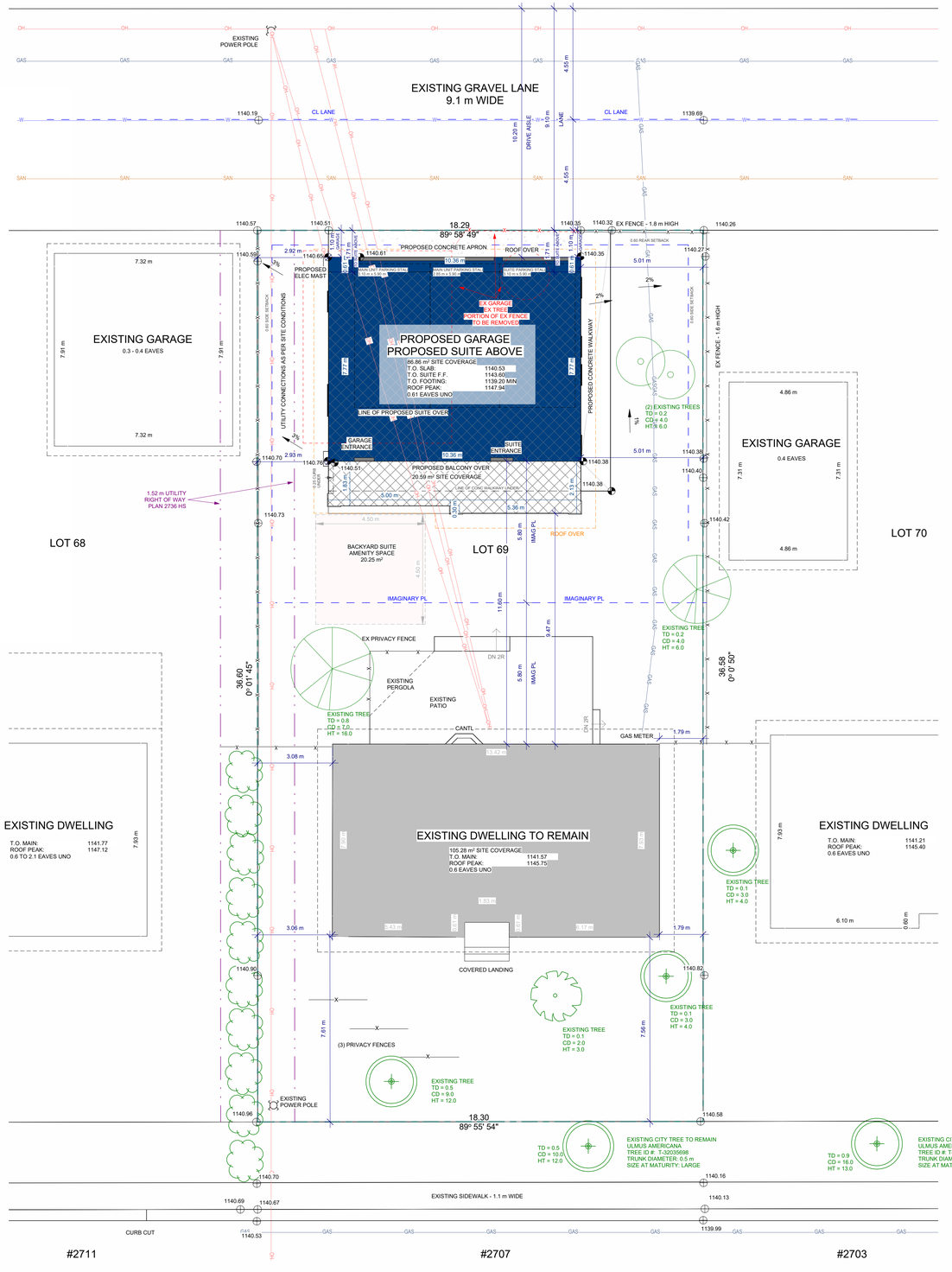
LOT 69, BLOCK 2, PLAN 2736HS



RENDER FOR VISUALIZATION PURPOSES ONLY. FINAL MATERIALS AND COLOUR SCHEMES AS PER PLANS AND ELEVATIONS.







1 PROPOSED SITE PLAN
1 : 100

R-C1 BYLAW REVIEW

ADDRESS	2707 GRANT CRESCENT SW
LEGAL	LOT 69, BLOCK 2, PLAN 2736HS
ZONING	R-C1
NEIGHBOURHOOD	GLENBROOK
RELEVANT POLICIES	WESTBROOK COMMUNITIES LOCAL AREA PLAN

PARKING & STORAGE REQUIREMENTS	**REQUIRED**	**PROPOSED**
VEHICLE	1 UNIT + 1 BACKYARD SUITE = 2 PARKING STALLS	3
MOBILITY STORAGE	0	0
BACKYARD SUITE SETBACKS	**REQUIRED**	**PROVIDED**
SUITE TO MAIN BLDG	5.0m MIN	9.47 m
SIDE	1.2m MIN	2.92 m
GARAGE REAR	0.6m MIN	1.10 m
BACKYARD SUITE REAR	1.5m MIN	1.71 m
BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
HEIGHT	7.5 m MAX W/ 45d CHAMFER @ 5.0 m AT SIDE PL	7.41 m (SEE ELEVATIONS)

SITE COVERAGE CALCULATIONS:

BYLAW REQUIREMENT:		
SITE AREA:	669.14 m²	0.0669 ha
PROPOSED DENSITY	1 RESIDENTIAL UNIT 1 BACKYARD SUITE	2 DWELLING UNITS TOTAL
ALLOWED COVERAGE:	301.11 m²	45%
ACTUAL PROVIDED:		
EXISTING HOUSE FOOTPRINT:	105.28 m²	
TOTAL RESIDENCE:	**105.28 m²**	
PROPOSED GARAGE:	86.86 m²	
PROPOSED COVERED EXTERIOR SPACES	20.59 m²	
TOTAL ACCESSORY BUILDINGS:	**107.45 m²**	
TOTAL ON SITE:	**212.73 m²**	**31.79%**

SITE LEGEND:

- PROPERTY LINES:
- SETBACKS:
- UTILITY R.O.W. & CAVEATS:
- ROOF OVERHANG:
- ELECTRICAL: OH
- STORM/SEWER: SAN
- WATER LINES: W
- GAS LINES: GAS
- EXISTING FENCE
- PROPOSED RESIDENCE:
- PROPOSED BALC OVER:
- PROPOSED GARAGES:
- EXISTING BUILDINGS:
- CONCRETE PATHS, ETC:
- GRAVEL:
- WOOD DECKS/PORCHES:
- COVERED DECKS / PORCHES:
- PROPOSED GEODETICS: 100.00
- EXISTING GEODETICS: 100.00

DISCLAIMER:

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SQUARE FOOTAGE

1) GARAGE LVL

GARAGE	70.68 m²
UNFINISHED MECH	8.38 m²
SUITE ENTRANCE	7.80 m²
	86.86 m²

2A) BACKYARD SUITE

SUITE FLOOR AREA	74.53 m²
	74.53 m²

2B) EXCLUDED FROM SUITE FLOOR AREA

STAIRS	3.51 m²
LNDG	2.50 m²
	6.01 m²

2C) BALCONY

SUITE BALCONY	20.59 m²
	20.59 m²

SHEET LIST

SITE PLAN	A0.1
GARAGE & SUITE PLANS	A1.1
ELEVATIONS	A2.0
EXISTING HOUSE ELEVATION	A2.1

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PROJECT INFO

CLIENT/PROJECT:	**GRANT CRES SW BACKYARD SUITE**
LEGAL ADDRESS:	LOT 69, BLOCK 2, PLAN 2736HS
CIVIC ADDRESS:	2707 GRANT CRESCENT SW

DRAWING INFORMATION

STATUS:	DEVELOPMENT PERMIT
PROJECT LEAD:	LEAD DESIGNER
CHECKED BY:	CHECKER
SCALE:	As indicated
COPYRIGHT ALL RIGHTS RESERVED	ARCH D / 24" x 36"

REVISION HISTORY	**DATE**
LG VERSION 1	2026.07.24
LG VERSION 2	2026.07.31
LG DEVELOPMENT PERMIT	2026.09.22

DEVELOPMENT PERMIT

SITE PLAN
A0.1

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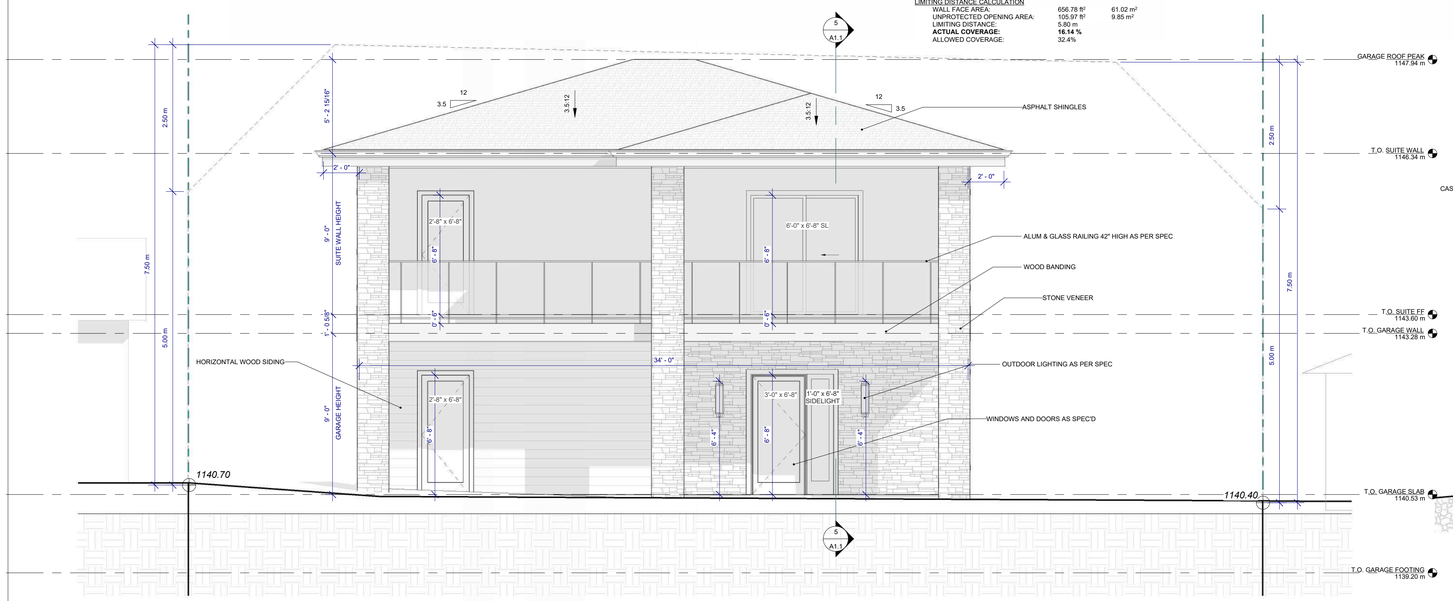
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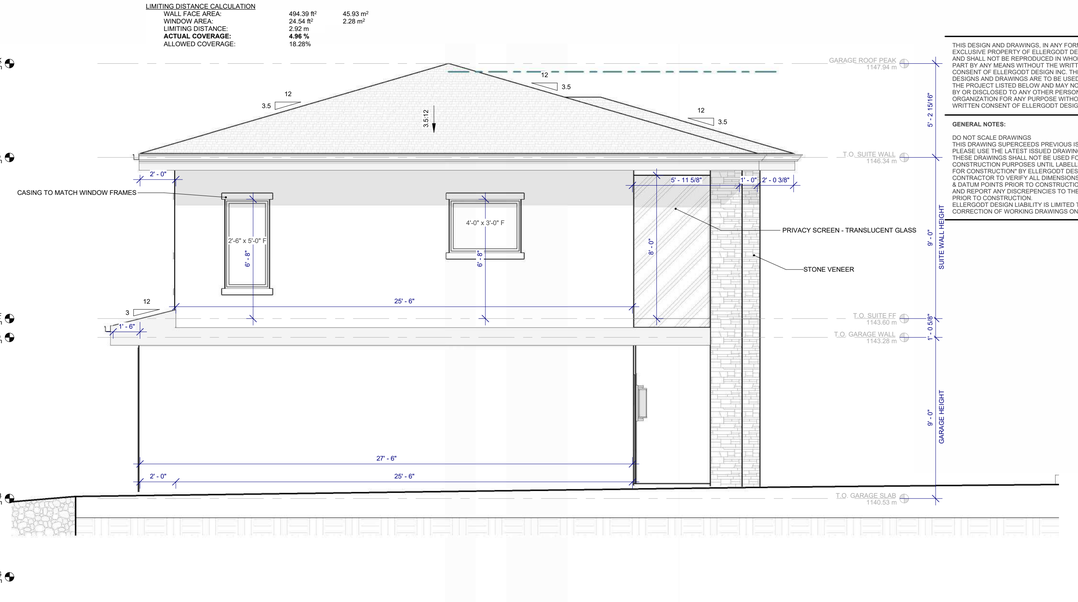
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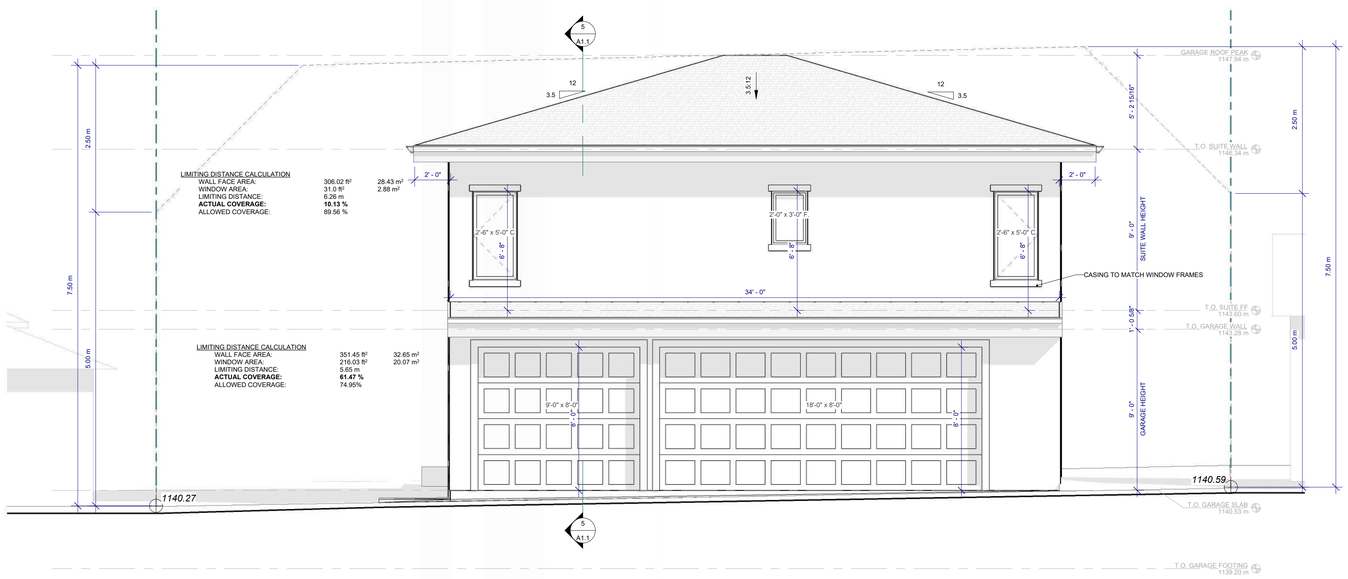
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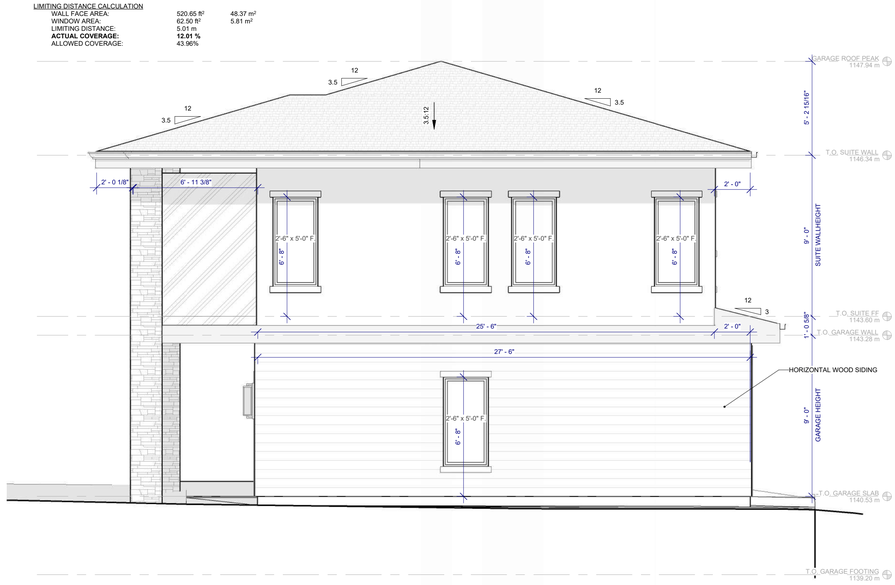
1 **PROPOSED FRONT ELEVATION**
1/4" = 1'-0"



2 **PROPOSED LEFT ELEVATION**
1/4" = 1'-0"



3 **PROPOSED REAR ELEVATION**
1/4" = 1'-0"



4 **PROPOSED RIGHT ELEVATION**
1/4" = 1'-0"

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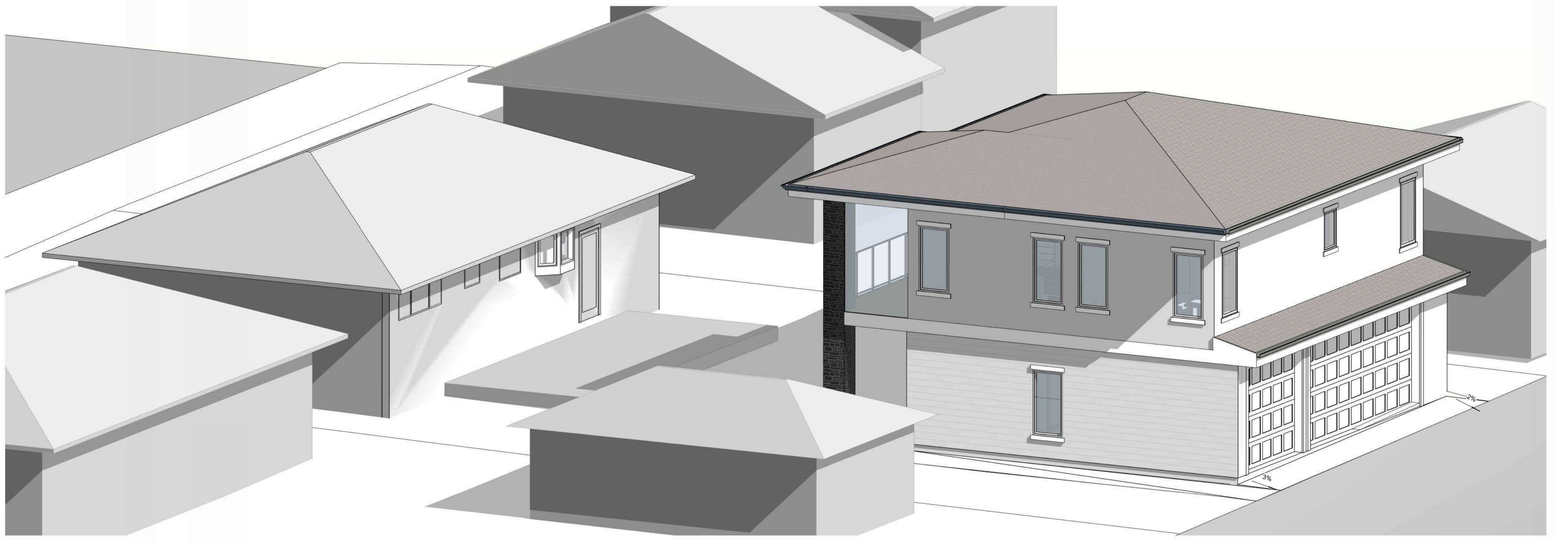
REVISION HISTORY		DATE
LG	VERSION 1	2026.07.24
LG	VERSION 2	2026.07.31
LG	DEVELOPMENT PERMIT	2026.09.22

DEVELOPMENT PERMIT

ELEVATIONS
A2.0



1 **EXISTING HOUSE - REAR ELEVATION**
1/4" = 1'-0"



3D VIEW SKETCHED FOR ILLUSTRATIVE PURPOSE ONLY. NOT TO SCALE.

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EXISTING HOUSE ELEVATION
A2.1