GRANT CRESCENT SW BACKYARD SUITE

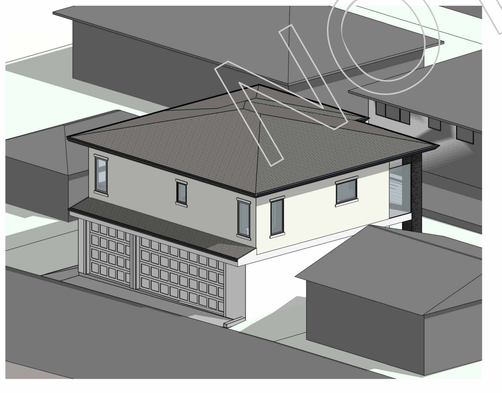
R-C1 RESIDENTIAL - CONTEXTUAL ONE
2707 GRANT CRESCENT SW
CALGARY, ALBERTA

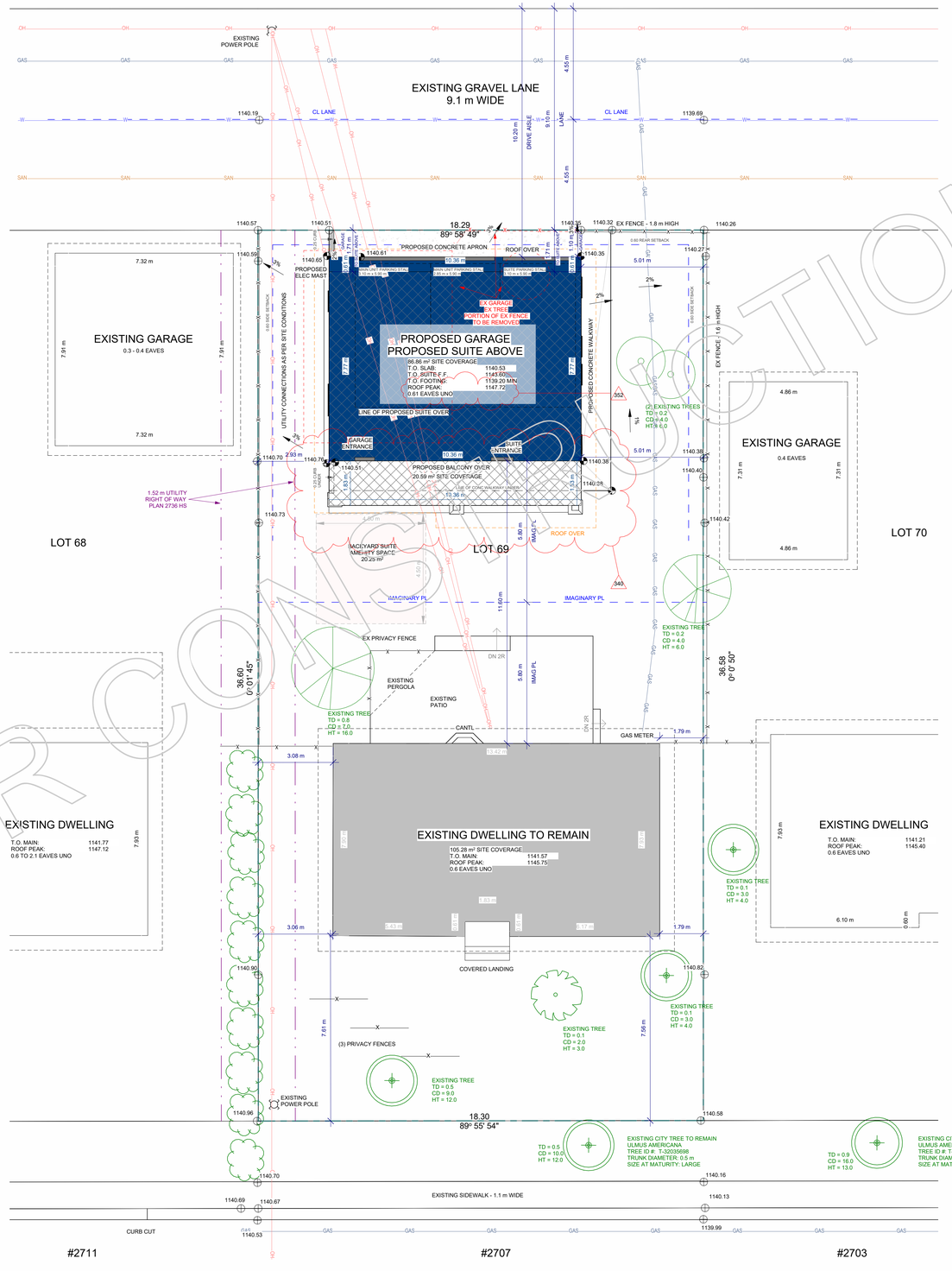
LOT 69, BLOCK 2, PLAN 2736HS



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







GRANT CRESCENT SW

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	18.95 m²	
TOTAL ACCESSORY BUILDINGS:	**105.81 m²**	
TOTAL ON SITE:	**211.09 m²**	**31.55%**

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:

ALL SITE INFORMATION IS BASED OFF OFF THIRD PARTY DRAWINGS. ELLERGODT DESIGN TAKES NO REPSONSIBILITY FOR INACCURATE GRADING POINTS, SITE FURNITURE, EXISTING SERVICE SIZES OR LOCATIONS. BUILDER TO VERIFY ALL CRITICAL DIMENSIONS ON SITE PRIOR TO STARTING CONSTRUCTION.

SQUARE FOOTAGE

1) GARAGE LVL

GARAGE	72.69 m²
UNFINISHED MECH	8.34 m²
	81.03 m²

2A) BACKYARD SUITE

SUITE FLOOR AREA	76.46 m²
SUITE ENTRANCE	5.83 m²
	82.29 m²

2B) EXCLUDED FROM SUITE FLOOR AREA

STAIRS	4.09 m²
	4.09 m²

2C) BALCONY

SUITE BALCONY	18.95 m²
	18.95 m²

SHEET LIST

SITE PLAN	A0.1
GARAGE & SUITE PLANS	A1.1
ELEVATIONS	A2.0
EXISTING HOUSE ELEVATION	A2.1
BUILDING SECTION	A3.0
DETAILS	A4.0

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: LG
CHECKED BY: EMC
SCALE: As indicated
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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
LG	ISSUED FOR TENDER	2026.10.14

ISSUE FOR TENDER

SITE PLAN
A0.1

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403.242.2704

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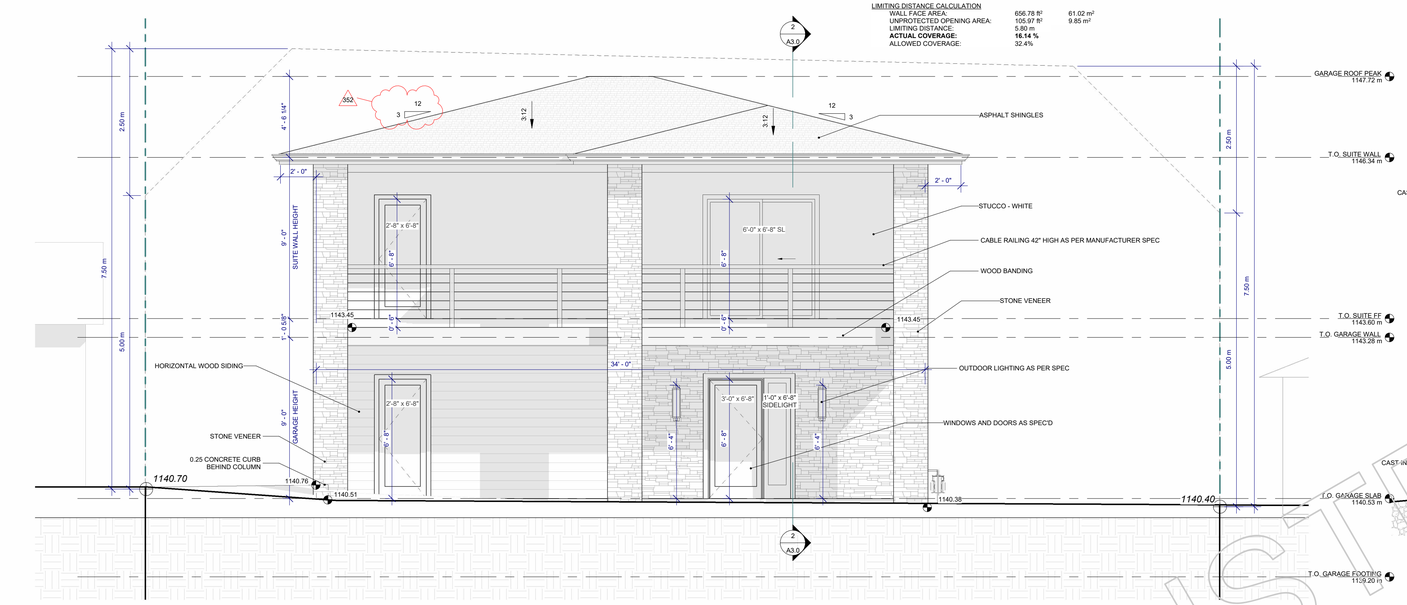
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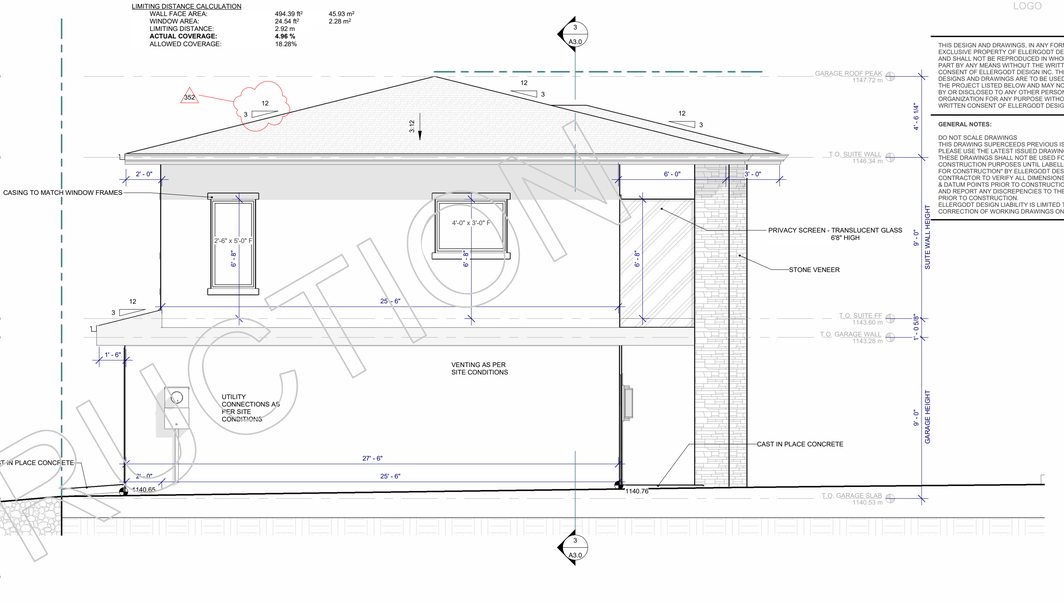
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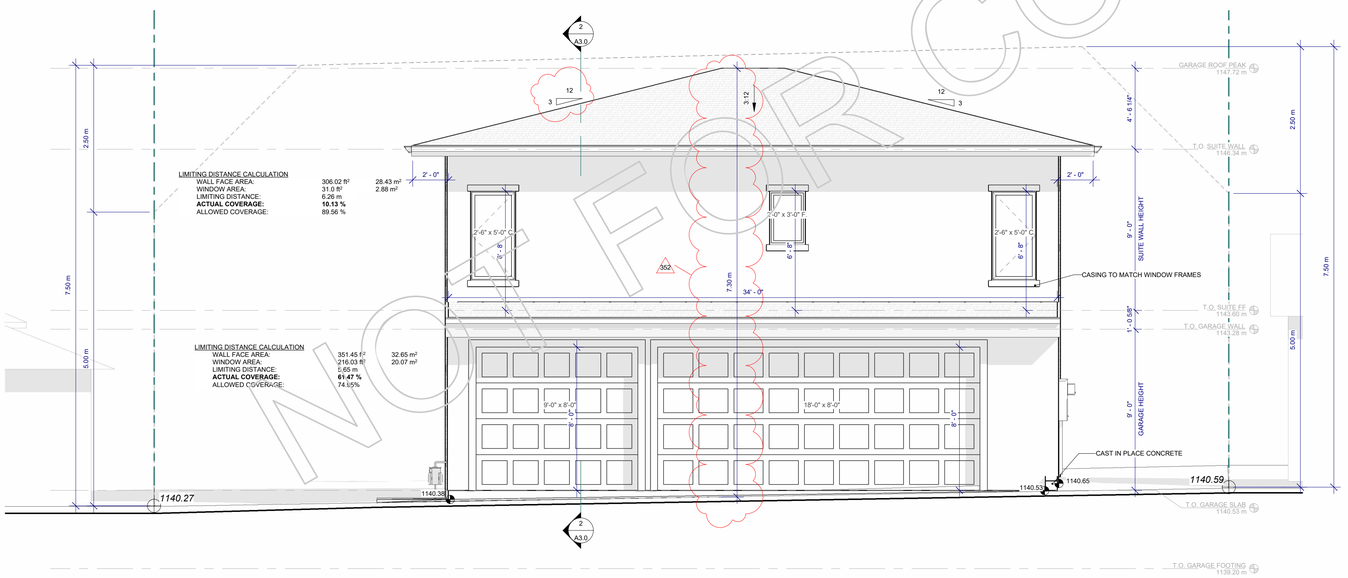
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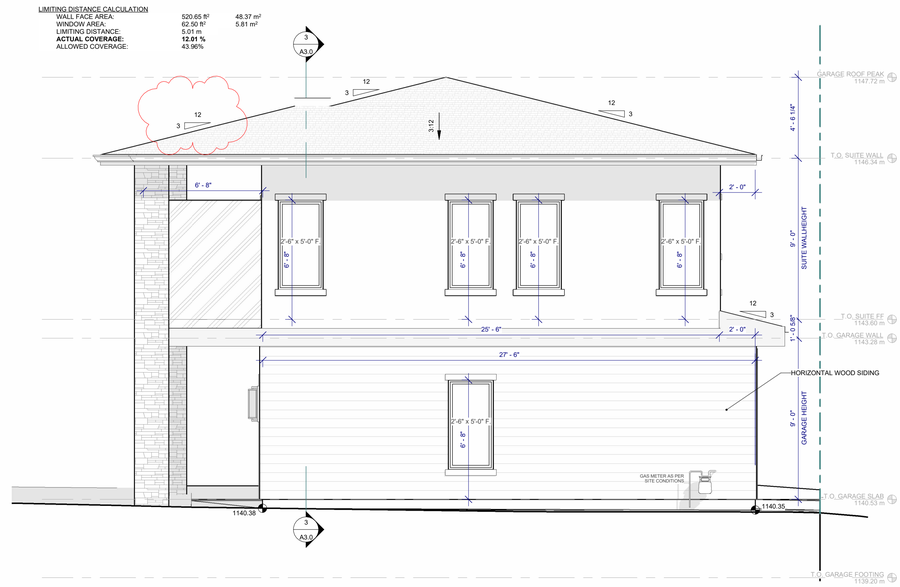
1 **PROPOSED FRONT ELEVATION**
1/4" = 1'-0"



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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CIVIC ADDRESS: 2707 GRANT CRESCENT SW

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CHECKED BY: CHECKER
SCALE: 1/4" = 1'-0"
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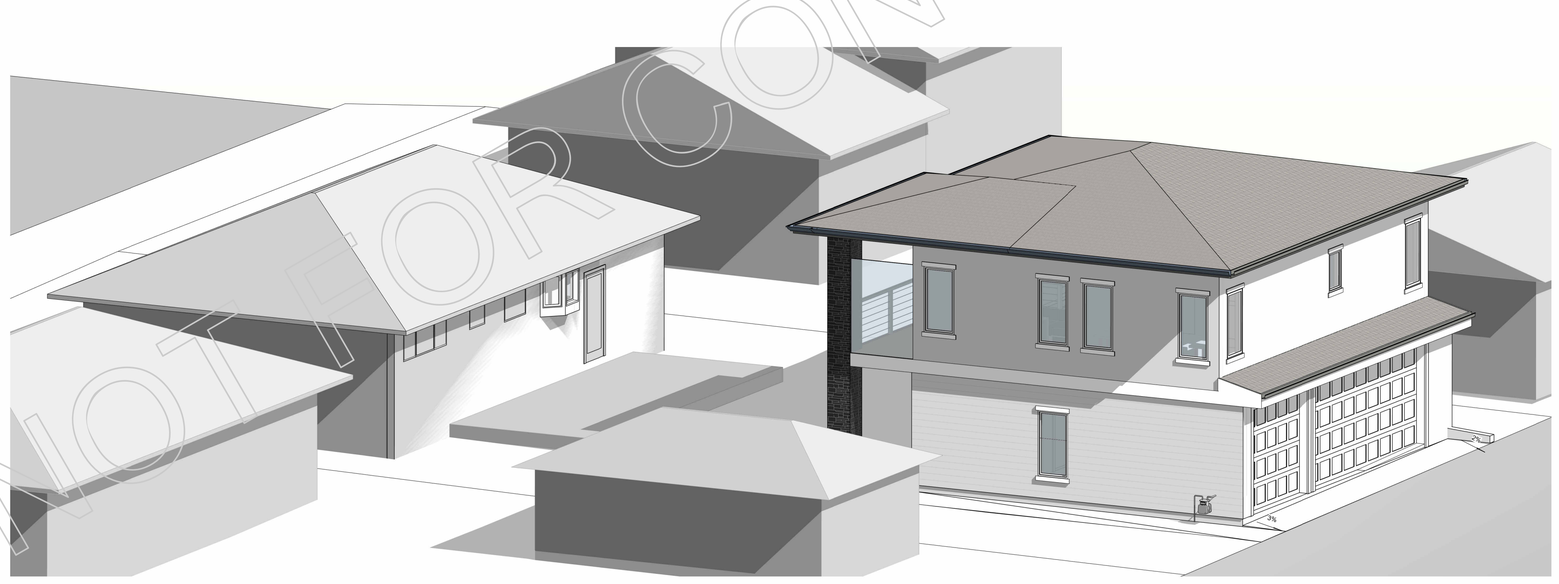
ISSUE FOR TENDER

ELEVATIONS
A2.0

NOT FOR CONSTRUCTION



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



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

NOT FOR CONSTRUCTION

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EXISTING HOUSE ELEVATION
A2.1