SITE PLAN
SCALE = 1:100

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COMMUNITY OF CRESCENT HEIGHTS

LAND USE DESIGNATION: R-C2

MUNICIPAL ADDRESS:
915 1 STREET NW
CALGARY, ALBERTA

LEGAL DESCRIPTION:
THE NORTH 45ft (13.72m) OF THE WEST HALF OF LOT 17 AND THOSE PORTIONS OF LOTS 17 TO 20 WHICH LIE SOUTH OF THE NORTHERLY 45ft (13.72m) AND NORTH OF THE SOUTHERLY 38.5ft (11.73m) OF THE SAID LOTS, BLOCK 27, PLAN 3946N

EXISTING STRUCTURES

EXISTING HOUSE TO BE REMOVED =	77.95m² (839.03ft²)
EXISTING GARAGE TO BE REMOVED =	28.99m² (312.00ft²)
EXISTING STRUCTURES TO BE REMOVED =	33.82m² (364.10ft²)
FENCE IS TBD BY OWNER AND NEIGHBOUR	

SITE COVERAGE CALCULATION

TOTAL SITE AREA =	391.66m² (4215.81ft²)
ALLOWABLE SITE COVERAGE @45.00% =	176.25m² (1897.11ft²)
ACTUAL SITE COVERAGE @44.94% =	175.61m² (1890.15ft²)
HOUSE FOOTPRINT =	112.51m² (1211.00ft²)
GARAGE FOOTPRINT =	43.68m² (470.15ft²)
COVERED PORCH FOOTPRINT =	19.42m² (209.00ft²)
TOTAL FOOTPRINT =	**175.61m² (1890.15ft²)**

FLOOR AREA SCHEDULE

LOWER FLOOR AREA =	102.84m² (1107.00ft²)
MAIN FLOOR AREA =	112.51m² (1211.00ft²)
UPPER FLOOR AREA =	103.68m² (1116.00ft²)
BELOW GRADE AREA =	102.84m² (1107.00ft²)
ABOVE GRADE AREA =	216.19m² (2327.00ft²)
TOTAL FLOOR AREA =	**319.03m² (3434.00ft²)**

HOUSE GEODETIC DATA

MAIN FLOOR @ TOP OF JOISTS

LTF = 1078.72M
ATF = 1081.57M
ROOF PEAK = 1090.86M

BEARING CERTIFICATE IS REQUIRED

MISCELLANEOUS NOTES (AS APPLICABLE)

1. ALL DRAWINGS AND STANDARDS MUST CONFORM TO THE LOCAL BYLAW AND ORDINANCE.

2. ALL EXTERIOR LIGHTING IS TO BE SHIELDED WALL SCONCE AT 2.34m AFF, 100 WATT INCANDESCENT OR THE EQUIVALENT MAX. (TYP.) UNLESS OTHERWISE REQUIRED BY LOCAL BYLAW OR GUIDELINE.

3. A MINIMUM OF 40 AMPS, 240V CIRCUIT AND WIRING ARE TO BE PROVIDED TO PARKING AREAS FOR AN ELECTRICAL VEHICLE CHARGING STATION. EXACT LOCATION AND SET-UP IS TO BE DETERMINED PENDING THE ON-SITE CONDITIONS.

4. PARKING IS ASSIGNED TO EACH APPLICABLE UNIT AND WILL BE LOCATED IN THE DESIGNATED PARKING AREA (PARK PAD OR GARAGE). SURFACE VISITOR PARKING IS LOCATED AT THE REAR, ACCESSIBLE FROM THE LANE. AVAILABILITY IS BASED ON A FIRST COME, FIRST SERVED BASIS.

5. ANY DRIVEWAYS/CURB CUTS ARE TO BE REMOVED/REHABILITATED AT THE DEVELOPER'S EXPENSE.

6. SERVICES FOR WASTE, RECYCLING AND COMPOSTING WILL BE BY EITHER PRIVATE PICKUP OR BY MUNICIPAL SERVICE. STORAGE OF RESIDENT WASTE/RECYCLING/COMPOST CARTS ARE TO BE LOCATED IN EITHER THE REAR OF LOT BY PARKING AREA OR REAR YARD (IF LANE ACCESS IS PROVIDED) OR SCREENED AND LOCATED TO THE CLOSEST STREET ACCESS FOR PICK UP DAYS. IT IS THE RESPONSIBILITY OF THE RESIDENT TO PULL CARTS TO CURBSIDE ON DESIGNATED PICKUP DAYS.

7. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING THE EXCAVATION OF ANY PROPOSED SERVICES AND WALKWAYS IN ORDER TO MITIGATE ANY DAMAGE TO ANY PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF ANY CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THE REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT THE DEVELOPER'S EXPENSE IN PLUS COMPENSATION FOR THE REMOVED TREE(S). IF CLEARANCE PRUNING OF PUBLIC TREES IS REQUIRED, URBAN FORESTRY MUST BE NOTIFIED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE, AND AN APPROVED INDEMNIFIED CONTRACTOR MUST BE USED AT THE DEVELOPER'S EXPENSE. PLEASE CONTACT URBAN FORESTRY FOR MORE INFORMATION.

8. NO GRADE CHANGES ARE PERMITTED IN THE CITY-OWNED BOULEVARD WITHIN THE DRIP LINE OF ANY PUBLIC TREES.

9.36 SUMMARY ENERGY CODE NOTES

ATTIC ACCESS:
A20 (R-20 BATT INSULATION) (EFF RSI 3.78)

RIM JOISTS:
(RIM-SP) *PERPENDICULAR*: (RIM-SP) *PARALLEL*:
3" CCSPF (MDF) OVER RIM W/ TFP 3" CCSPF (MDF) OVER RIM W/ TFP
(EFF RSI 3.28 + CS CLADDING) (EFF RSI 2.83 + CLADDING)

MECHANICAL SYSTEMS:
FURNACE: 92AFUE / 3 BEDROOMS 31 L/S VENT / 65 CFM
HRV PROVIDED: 74%@0°C / 68%@-25°C
NATURAL GAS HWT: 50 US GALLON @ 67%EF
AIR TIGHTNESS: 2.5 ACH

WINDOW / DOOR / SKYLIGHT NAFS INFORMATION:
MIN. PERFORMANCE CLASS = R
MIN. PERFORMANCE GRADE = PG25 (ROUGH TER.) / PG30 (OPEN TER.)
INSTALLATION METHOD = LOW EXPOSURE

U VALUES:

PATIO DOORS:
> R2.84 (NOT> U-2.0)
(DUAL PANE W/ LOW-E)

OPAQUE EXT. DOORS:
< U-1.0 > R5.68
(OPAQUE GLASS DOORS/SIDELIGHTS)

DOOR LITES / TRANSOMS:
F1 NOT > U-1.80 NOT > R3.15
(DUAL PANE W/O LOW-E OR SIDELIGHTS AND TRANSOMS)

BASEMENT WINDOWS:
F2 NOT > U-1.65 NOT < R-3.44
(DUAL PANE W/ LOW-E)

ABOVE GRADE WINDOWS:
F3 NOT > U-1.50 NOT > R-3.79 F4 NOT < R-4.21 NOT > U-1.35
(DUAL PANE W/ LOW-E ARGON GAS) (TYP. TRI-PANE W/ COATINGS)

SKYLIGHTS / TUBULAR DAYLIGHTING (IF APPLICABLE):
SL NOT > U-2.7 NOT < R2.50

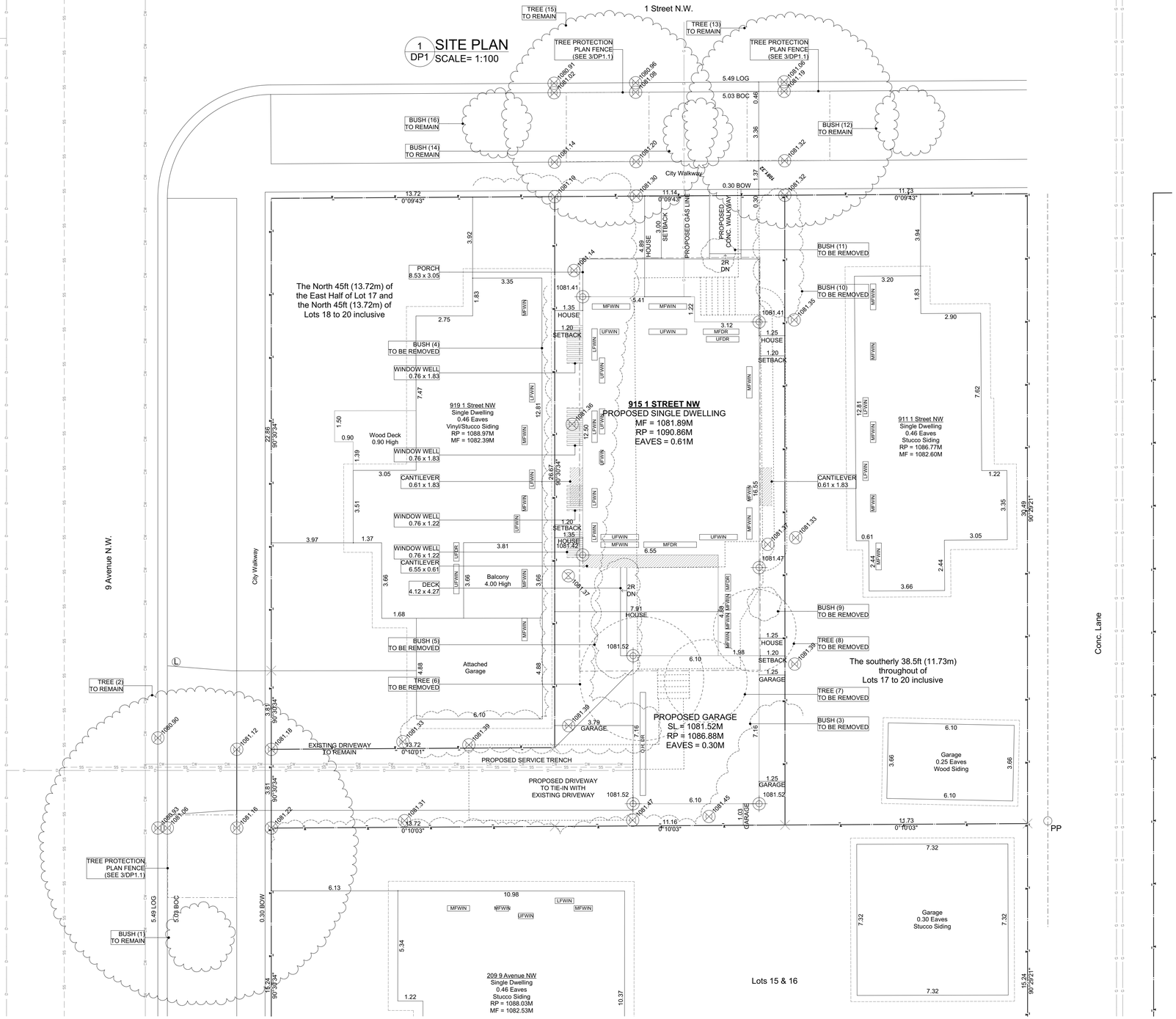
EXTERIOR DOORS:
D2 NOT > U-0.9 (EFF. R-6.31)
MIN. DESIGN + PRESSURE = 1200pa
MIN. DESIGN - PRESURE = 1200pa
MIN. WATER PENETRATION TEST PRESSURE = 260pa

AIR INFILTRATION/EXFILTRATION: A3

FENESTRATION (WINDOWS) AND DOORS ARE TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NO GREATER THAN THE VALUES LISTED IN THE 2023 NATIONAL BUILDING CODE. TABLE 9.36.2.7-A, FOR THE APPLICABLE HEATING DEGREE-DAY CATEGORY. CLIMATE ZONE 7A MAXIMUM U-VALUE TO BE 1.60.

SITE PLAN LEGEND

EXISTING GRADE	=	MAIN FLOOR WINDOW	= MFWIN
EXISTING GRADE (INTERPOLATED)	=	MAIN FLOOR DOOR	= MFDR
PROPOSED GRADE	=	UPPER FLOOR WINDOW	= UFWIN
GAS LINE	=	UPPER FLOOR DOOR	= UFDR
ELECTRICAL LINE	=	LOWER FLOOR WINDOW	= LFWIN
FENCE	=	PENTHOUSE WINDOW	= PFWIN
OH POWER LINE	=	PENTHOUSE DOOR	= PFDR
WATER LINE	=	OVERHEAD DOOR	= OHDR
SANITARY	=	LIGHT STANDARD	= L
STORM	=	WATER VALVE	= WV
TREE TO BE REMOVED	=	WATER METER	= WM
TREE TO BE RETAINED	=	UNDERGROUND UTILITY BOX	= UGB
POWER POLE	=	ELECTRICAL TRANSFORMER	= ET
DRAINAGE	=	CATCH BASIN	= CB
		2ND FLOOR CANTILEVER	=
		WINDOW WELL	=
		LANDSCAPE RETAINING WALL	=





2 STREETSCAPE PLAN
DP1 SCALE= 1:150

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DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

CLIENT:
CRESCENT HEIGHTS RESIDENCE

PROJECT NAME & ADDRESS:

915 1 STREET NW
CALGARY, ALBERTA

DRAWING TITLE:

SITE PLAN / BLOCK PLAN / STREETSCAPE

PROJECT #:	K26-0807
DATE:	October 2, 2026
SCALE:	AS SHOWN
DRAWN BY:	MM

DRAWING #:

DP1

K5 Design Studio + Interior Design

+ 300 - 901 Centre Street NW
Calgary, Alberta

+ 587.353.9797
info@k5designs.ca
www.k5design.ca

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

PROJECT NAME AND ADDRESS

CRESCENT HEIGHTS SINGLE DWELLING w/ ATTACHED GARAGE

915 1 STREET NW,
CALGARY, AB

THE NORTH 45ft (13.72m) OF THE WEST HALF OF LOT 17 AND THOSE PORTIONS OF LOTS 17 TO 20 WHICH LIE SOUTH OF THE NORTHERLY 45ft (13.72m) AND NORTH OF THE SOUTHERLY 38.5ft (11.73m) OF THE SAID LOTS, BLOCK 27, PLAN 3946N

DEVELOMENT PERMIT DRAWING SET

DP#

DESIGN CONSULTANT

K5 Design Studio + Interior Design

+ 300 - 901 Centre Street NW
Calgary, Alberta

+ 587.353.9797

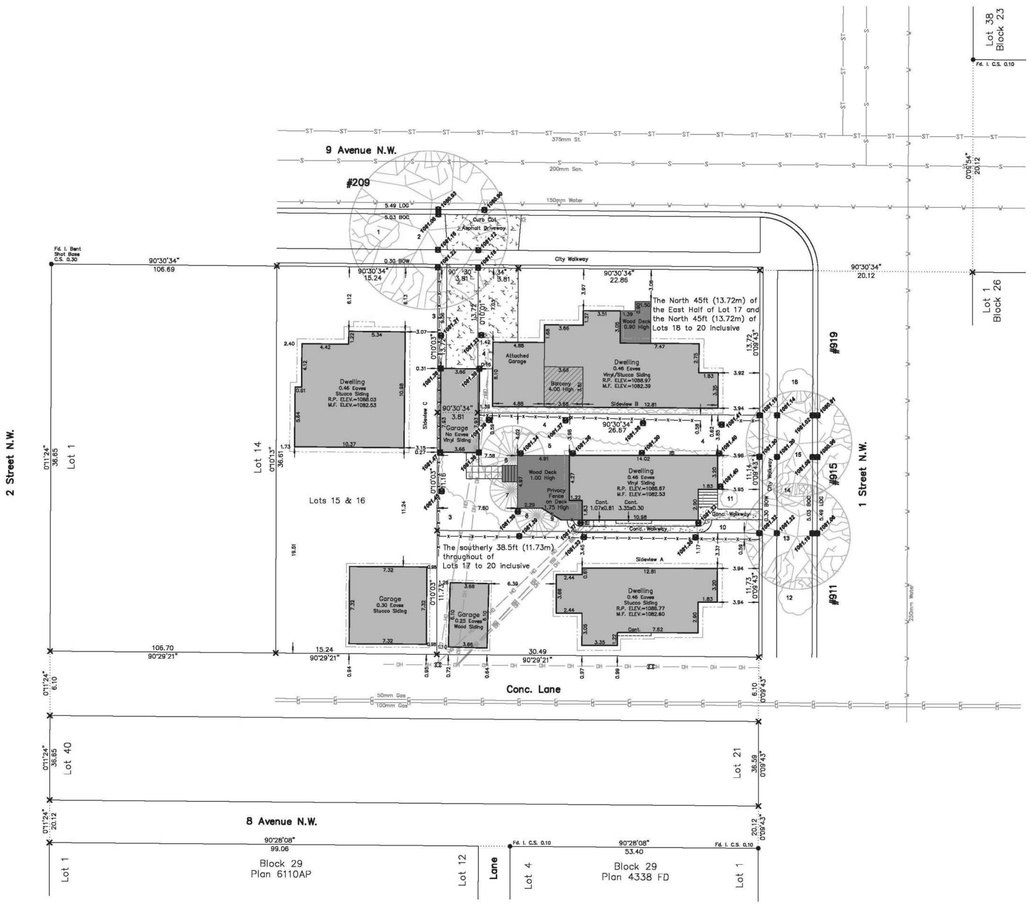
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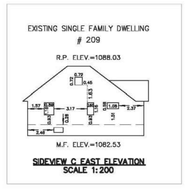
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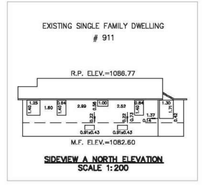
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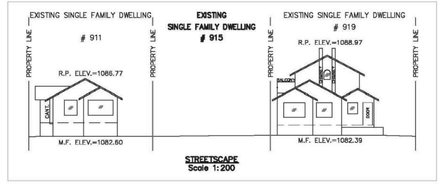
DP1 SITE PLAN / BLOCK PLAN / STREETSCAPE
DP1.1 GENERAL NOTES
DP2 ORIGINAL SURVEY PLAN
DP3 LOWER / MAIN FLOOR PLAN
DP4 UPPER FLOOR / ROOF PLAN
DP5 EAST / WEST ELEVATIONS (FRONT / REAR)
DP6 NORTH / SOUTH ELEVATIONS (RIGHT / LEFT)

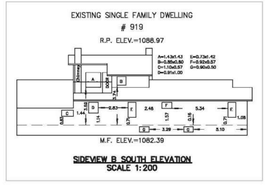
DEVELOPMENT PERMIT #:
BUILDING PERMIT #:
PROJECT #: K26-0807
PROJECT NAME: CRESCENT HEIGHTS RESIDENCE
PRINTED DATE: October 2, 2026 - 8:52 AM











DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: The North 45ft (13.72m) of the West half of Lot 17 and those portions of Lots 17 to 20 inclusive which lie South of the Northerly 45ft (13.72m) and North of the Southerly 38.5ft (11.73m) of the said Lots
Block 27
Plan 3946N

MUNICIPAL ADDRESS: 915 1 Street N.W.
Calgary, Alberta

DATE OF SURVEY: August 14th, 2026.

SCALE: 1:200 0 5 10 15 20 METRES

NOTES:

Elevations are shown thus: ● 1088.88 = 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: **482465 ELEV.: 1082.278**
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM114°) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc. – Accessory
A/C – Air conditioner
Bldg – Building
BOC – Back of curb
BOW – Back of walk
Calc. – Calculated
Cant.– Cantilever
Conc.– Concrete
C.S. – Countersunk
DH – Drill hole
Enc. – Encroaches
ELEV.– Elevation
Fd. – Found
I. – Iron post
LOG – Lip of gutter
M.A. – Maintenance access
M.F. – Main floor
Mk. – Mark
O.D. – Overland drainage
Ret. – Retaining
R.P. – Roof peak
R/W – Right of way
W/O – Walkout basement
W.W. – Window well

Calculation points shown thus: ×
Elevations shown thus: ■
Found iron posts shown thus: ●
Fire hydrants shown thus: ◇
Lamp standards shown thus: ☼
Manholes shown thus: ⊕
Power poles shown thus: ⊠
Street signs shown thus: △
Electrical meter shown thus: ⊞
Gas meter shown thus: ⊠
Property lines shown thus: ———
Right of ways shown thus: – – – –
Eaves shown thus: - - - - -
Fences shown thus: —x—x—x—
Overhead lines shown thus: ——OH——
Gasline shown thus: ——G——
Sanitaryline shown thus: ——S——
Stormline shown thus: ——ST——
Waterline shown thus: ——W——

Coniferous Tree ------ Deciduous Tree ------

This plan represents the best information at the time of survey.
ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.
All Underground installations should be located by the respective authorities prior to construction.
CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule

Tree	Type	ø	Spread	Height
1	Bush	----	2.00	3.00
2	Deciduous	1.00	15.00	12.00
3	Bush	----	4.00	3.00
4	Bush	----	1.50	6.00
5	Bush	----	2.00	6.00
6	Coniferous	0.50	6.00	9.00
7	Coniferous	0.50	4.00	9.00
8	Coniferous	0.50	4.00	9.00
9	Bush	----	1.50	1.00
10	Bush	----	1.50	2.00
11	Bush	----	1.00	1.00
12	Bush	----	2.00	3.00
13	Deciduous	0.70	10.00	12.00
14	Bush	----	2.00	3.00
15	Deciduous	0.60	10.00	12.00
16	Bush	----	1.50	3.00

Digitally Signed at Calgary, Alberta on Aug. 21 2026
P 3335 ASSOCIATION OF ALBERTA (S)
ADAM BARRY, ALBERTA LAND SURVEYOR
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2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403-537-5599
E-mail: office@zoomsurveys.ca
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Job: 25-0395 | Surveyed: DN | Drawn: YH | Checked by: AB

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DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

CLIENT:
CRESCENT HEIGHTS RESIDENCE

PROJECT NAME & ADDRESS:
915 1 STREET NW
CALGARY, ALBERTA

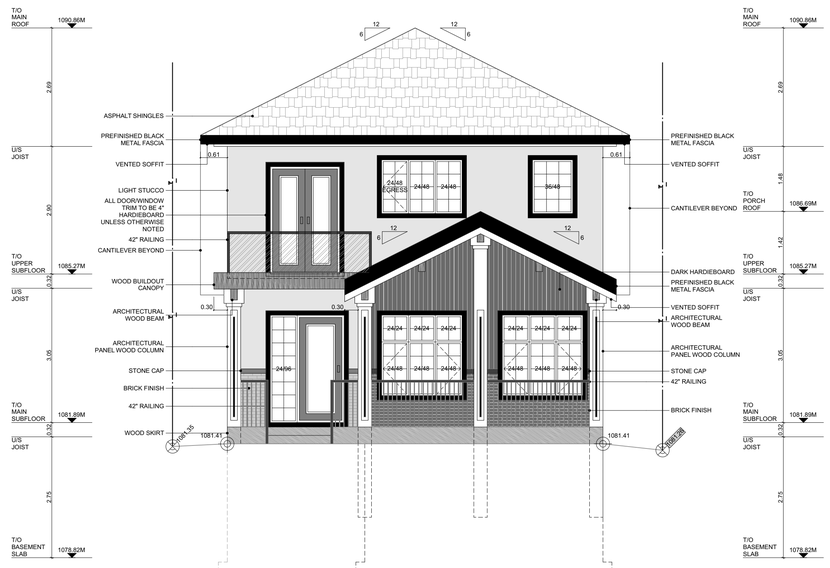
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ORIGINAL SURVEY PLAN

PROJECT #:	K26-0807
DATE:	October 2, 2026
SCALE:	AS SHOWN
DRAWN BY:	MM

DRAWING #:
DP2

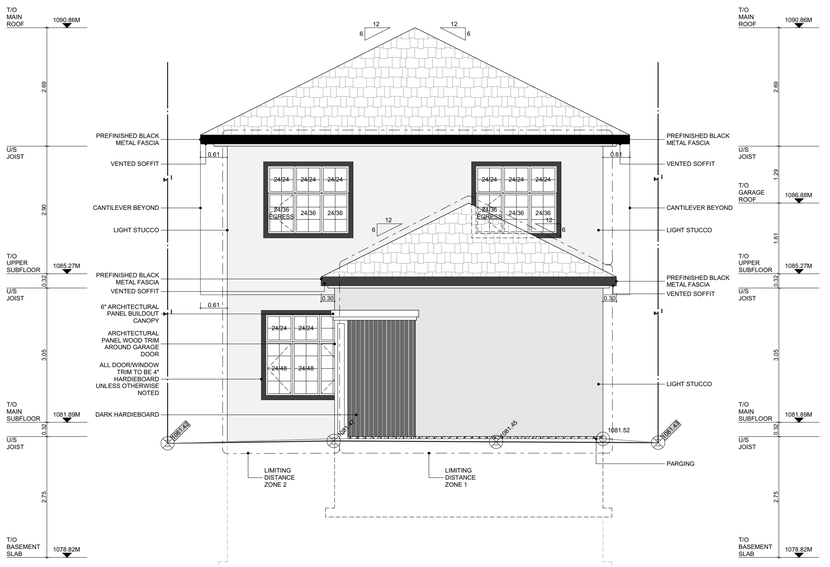
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info@k5designs.ca
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PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



1 DP5 EAST ELEVATION (FRONT)
SCALE: 3/16" = 1'0"

LIMITING DISTANCE CALCULATION	
TOTAL EXPOSING AREA	= 57.66M²
LIMITING DISTANCE (BOW)	= 5.19M
ALLOWABLE UNPROTECTED AREA @42.50%	= 24.51M²
ACTUAL OPENINGS @23.90%	= 13.78M²



2 DP5 WEST ELEVATION (REAR)
SCALE: 3/16" = 1'0"

LIMITING DISTANCE CALCULATION	ZONE 1	ZONE 2
TOTAL EXPOSING AREA	= 28.19M²	= 28.80M²
LIMITING DISTANCE (TO PL)	= <1.20M	= 12.52M
ALLOWABLE UNPROTECTED AREA	= 0.00M² (0.00%)	= 28.80M² (100.00%)
ACTUAL OPENINGS	= 0.00M² (0.00%)	= 8.92M² (30.97%)

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DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

CLIENT:
CRESCENT HEIGHTS RESIDENCE

PROJECT NAME & ADDRESS:
915 1 STREET NW
CALGARY, ALBERTA

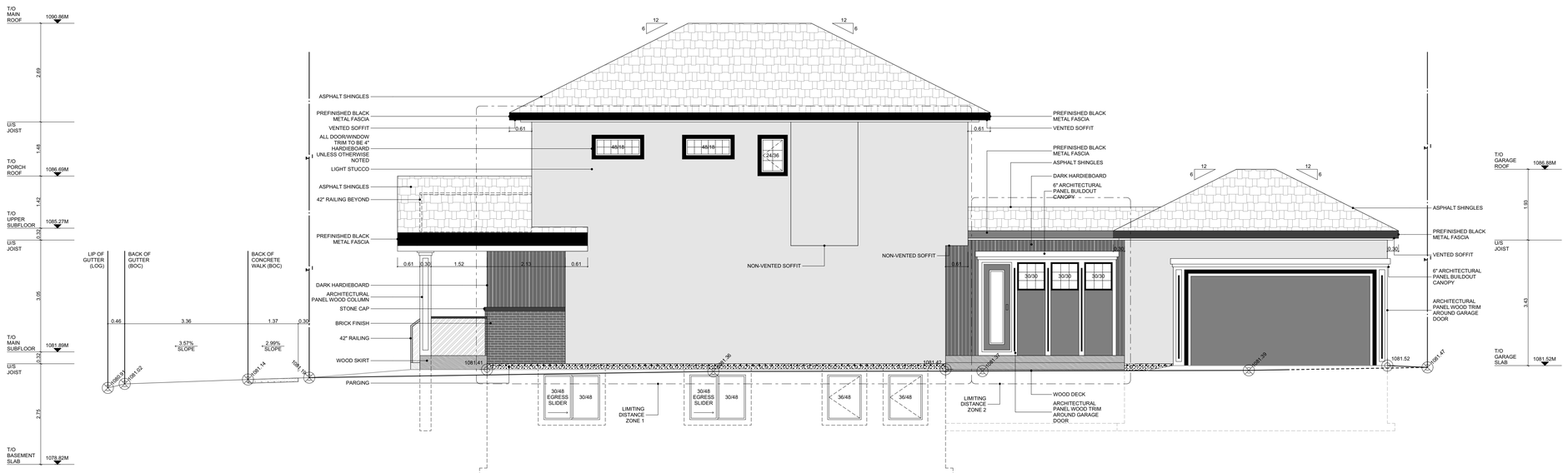
DRAWING TITLE:
FRONT/REAR ELEVATIONS

PROJECT #:	K26-0807
DATE:	October 2, 2026
SCALE:	AS SHOWN
DRAWN BY:	MM

DRAWING #:
DP5

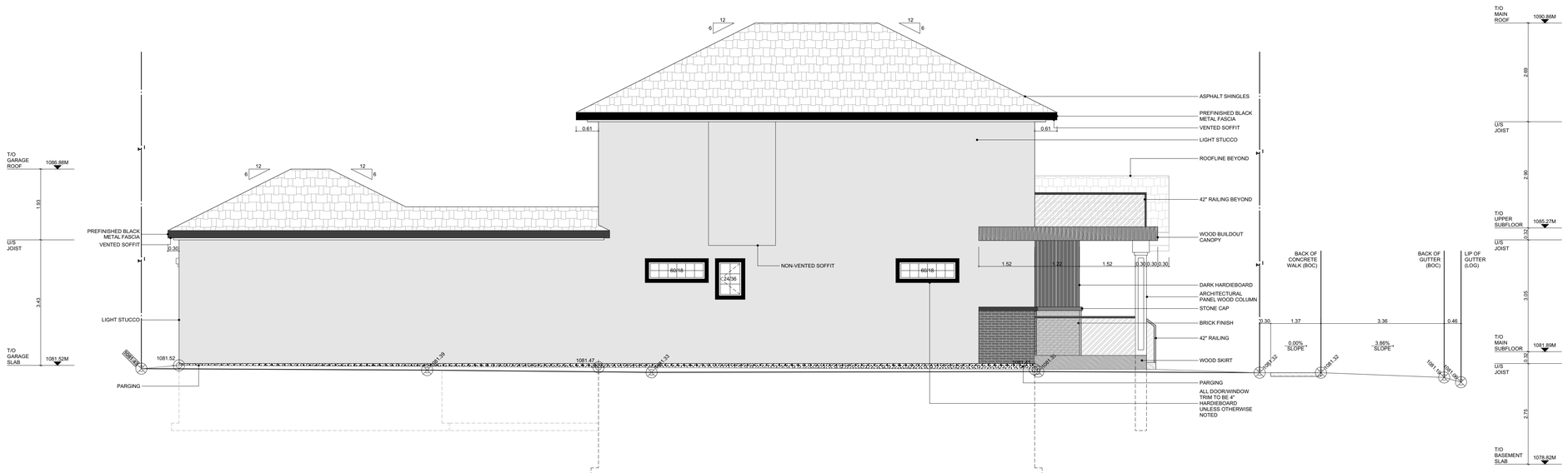
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PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.



1 / DP6 NORTH ELEVATION (RIGHT)
SCALE: 3/16" = 1'0"

LIMITING DISTANCE CALCULATION	ZONE 1	ZONE 2
TOTAL EXPOSING AREA	= 82.65M²	= 17.35M²
LIMITING DISTANCE (TO PL)	= 1.35M	= 7.91M
ALLOWABLE UNPROTECTED AREA	= 5.94M² (7.00%)	= 15.18M² (100.00%)
ACTUAL OPENINGS	= 1.66M² (2.03%)	= 6.05M² (34.87%)



2 / DP6 SOUTH ELEVATION (LEFT)
SCALE: 3/16" = 1'0"

LIMITING DISTANCE CALCULATION	
TOTAL EXPOSING AREA	= 119.44M²
LIMITING DISTANCE (TO PL)	= 1.24M
ALLOWABLE UNPROTECTED AREA @7.00%	= 8.36M²
ACTUAL OPENINGS @1.64%	= 1.96M²

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DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

CLIENT:

CRESCENT HEIGHTS RESIDENCE

PROJECT NAME & ADDRESS:

915 1 STREET NW
CALGARY, ALBERTA

DRAWING TITLE:

LEFT/RIGHT ELEVATIONS

PROJECT #:	K26-0807
DATE:	October 2, 2026
SCALE:	AS SHOWN
DRAWN BY:	MM

DRAWING #:

DP6

K5 Design Studio + Interior Design

+ 300 - 901 Centre Street NW
Calgary, Alberta

+ 587.353.9797
info@k5designs.ca
www.k5design.ca

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.