FIORE

ISSUED FOR DEVELOPMENT PERMIT

2025/10/26

PROJECT NUMBER:

25.052.AD_401

PARCEL ADDRESS:

LEGAL: LOTS: 16, PLAN: 58551

MUNICIPAL: 401 MARSH ROAD N.E., CALGARY, AB

DRAWING LIST:
INDEX: ARCHITECTURE

FAAS

601 - 1812 4 ST SW, CALGARY, AB T2S 1W

DP.000	TITLE SHEET
DP.001	RENDERS
DP.100	BLOCK PLAN
DP.101	SITE PLAN
DP.102	SITE DETAILS
DP.200	BASEMENT FLOOR PLAN
DP.201	MAIN FLOOR PLAN
DP.202	SECOND FLOOR PLAN
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L.101	LANDSCAPE DETAILS

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL:	L: 16, P: 58551
MUNICIPAL:	401 MARSH ROAD N.E., CALGARY, AB
COMMUNITY:	CRESCENT HEIGHTS

ZONING:

CURRENT: M-C2
PROPOSED: M-C2

PROPOSED GROSS BUILDING AREA:

LOWER	199.08 SQ.M. / 2142.9 SQ.FT.
MAIN	199.08 SQ.M. / 2142.9 SQ.FT.
SECOND	212.60 SQ.M. / 2288.42 SQ.FT.
THIRD	191.10 SQ.M. / 2057.0 SQ.FT.
TOTAL:	801.86 SQ.M. / 8631.22 SQ.FT.

BLDG. CLASSIFICATION & TECHNICAL OVERVIEW:

- BASED ON THE NATIONAL BUILDING CODE 2023 (ALBERTA EDITION) PART 9 SECTION 9.10.15. SPATIAL SEPARATION BETWEEN HOUSES. MAJOR OCCUPANCY GROUP-C WITH UNIT OVER SECONDARY SUITE. THIS APPLIES TO BUILDINGS THAT CONTAIN ONLY DWELLING UNITS AND HAVE NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT, AND HOUSES WITH A SECONDARY SUITE INCLUDING THEIR COMMON SPACES.

- BUILDING DOES NOT REQUIRE A FIRE SUPPRESSION SYSTEM.

- BUILDING REQUIRES A FIREWALL.

BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED
FRONT (NORTH)	3.0m
SIDE (EAST)	1.2m
REAR (SOUTH)	0.0m
SIDE (WEST)	1.2m

PARCEL COVERAGE:

PARCEL AREA:	673.02 SQ.M. / 7244.33 SQ.FT.
PARCEL COVERAGE ALLOWED:	N/A
PARCEL COVERAGE PROPOSED:	41.96%
BUILDING FOOT PRINT:	282.46 SQ.M. / 3040.35 SQ.FT.

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	2.5
PROPOSED:	1.0

AMENITY SPACE:

MINIMUM REQUIRED:	5.0 SQ.M. / 53.81 SQ.FT. / UNIT
REQUIRED TOTAL:	40 SQ.M. / 430.48 SQ.FT.
PROPOSED PRIVATE:	15.0 SQ.M. / 161.45 SQ.FT.
PROPOSED COMMON:	106.29 SQ.M. / 1,144.10 SQ.FT.
PROPOSED TOTAL:	121.29 SQ.M. / 1305.55 SQ.FT.

LANDSCAPE:

MINIMUM REQUIRED:	40% / 269.20 SQ.M. / 2897.7 SQ.FT.
HARDSCAPING:	72.06 SQ.M. / 775.62 SQ.FT.
SOFTSCAPING:	190.12 SQ.M. / 2046.48 SQ.FT.

VEHICULAR PARKING:

REQUIRED RESIDENTIAL STALLS	
0.625 STALLS / UNIT AND SUITE	5.0 STALLS REQUIRED
TOTAL PARKING STALLS REQUIRED:	5.0 STALLS

BICYCLE PARKING:

MINIMUM REQUIRED:	
0.5 CLASS 1 BICYCLE STALLS / UNIT AND SUITE	8 UNITS x 0.5 = 4 STALLS REQUIRED
4 STALLS PROVIDED	
0.1 CLASS 2 BICYCLE STALLS / UNIT	MINIMUM 2 STALLS REQUIRED
2 STALLS PROVIDED	

WASTE & RECYCLING:

MINIMUM REQUIRED:	0.24 m³ PER UNIT / WEEK
UNITS x 0.24 m³ = 1.92 m³ / WEEK)	
PROVIDED:	
8 x 0.24 m³ BINS = 1.92 m³	
RECYCLING:	8 x 0.24 m³ BINS = 1.92 m³
ORGANICS:	8 x 0.24 m³ BINS = 1.92 m³



(ARTISTIC REPRESENTATION ONLY)

FORMED ALLIANCE ARCHITECTURE STUDIO

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2026.10.26

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2026.10.26

☐ CONSTRUCTION YYYY-MM-DD
☐ TENDER YYYY-MM-DD
☐ BUILDING PERMIT YYYY-MM-DD

PROJECT NAME

MARSH ROAD

401 MARSH ROAD N.E.
CALAGRY, ALBERTA.

LEGAL ADDRESS

L: 16 P: 58551

PROJECT NO.

25.052

DRAWN: AC
CHECKED: GD

DATE: 2026.10.26
SCALE: AS NOTED

DRAWING TITLE

RENDERS

DRAWING NUMBER

DP.001

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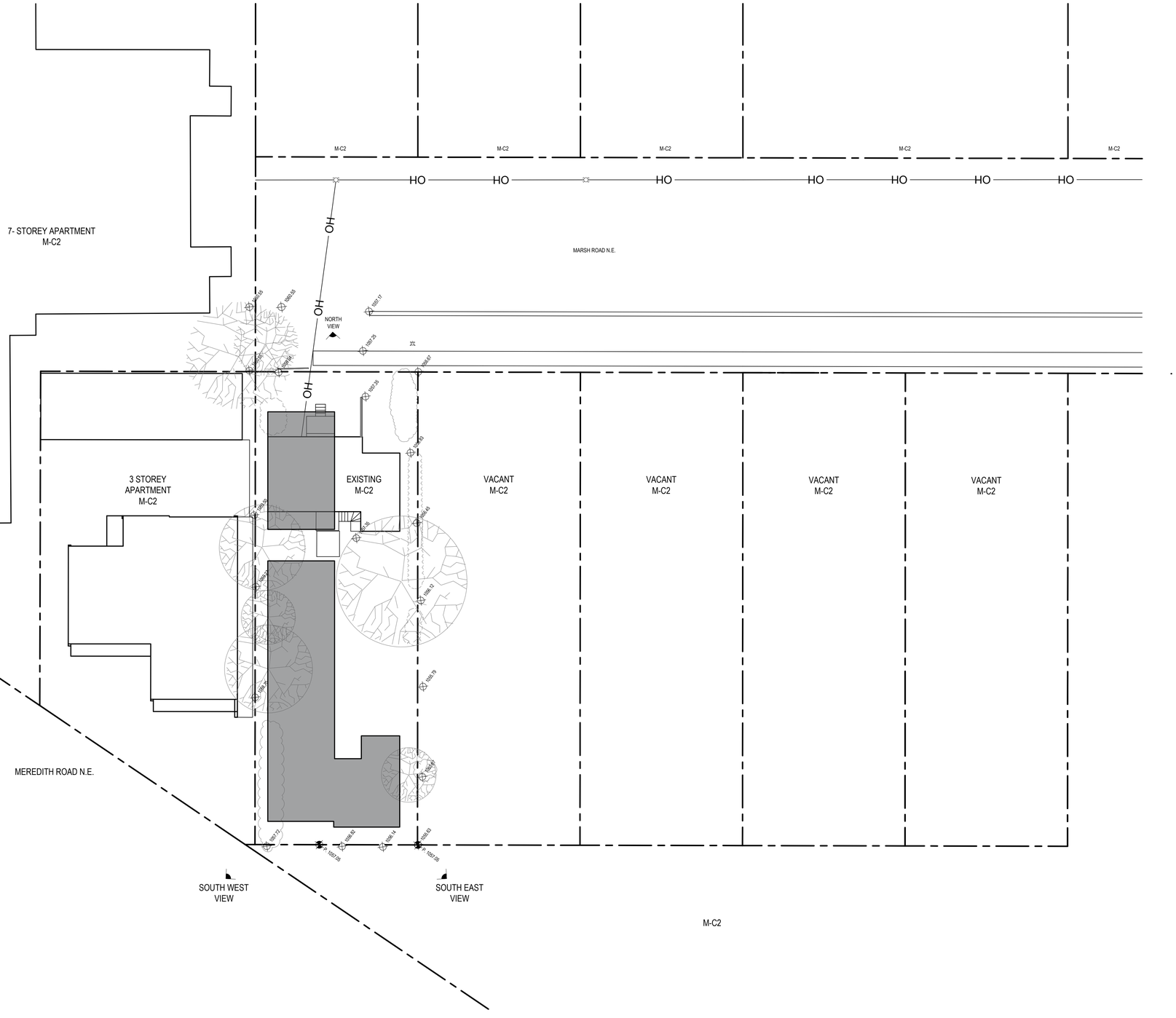

1 DP.100 BLOCK PLAN
SCALE: 1/16" = 1'-0"

SHEET NOTES

1. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.

SHEET NOTES

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION



SOUTH EAST VIEW



SOUTH WEST VIEW



NORTH VIEW

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CALAGRY, ALBERTA.

LEGAL ADDRESS

L: 16 P: 58551

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25.052

DRAWN AC
CHECKED GD

DATE 2026.10.26
SCALE AS NOTED

DRAWING TITLE

BLOCK PLAN

DRAWING NUMBER

DP.100

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ASPHALT
GRAVEL
EARTH
WALKWAY
GRASS
MULCH

GENERAL NOTES

1. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
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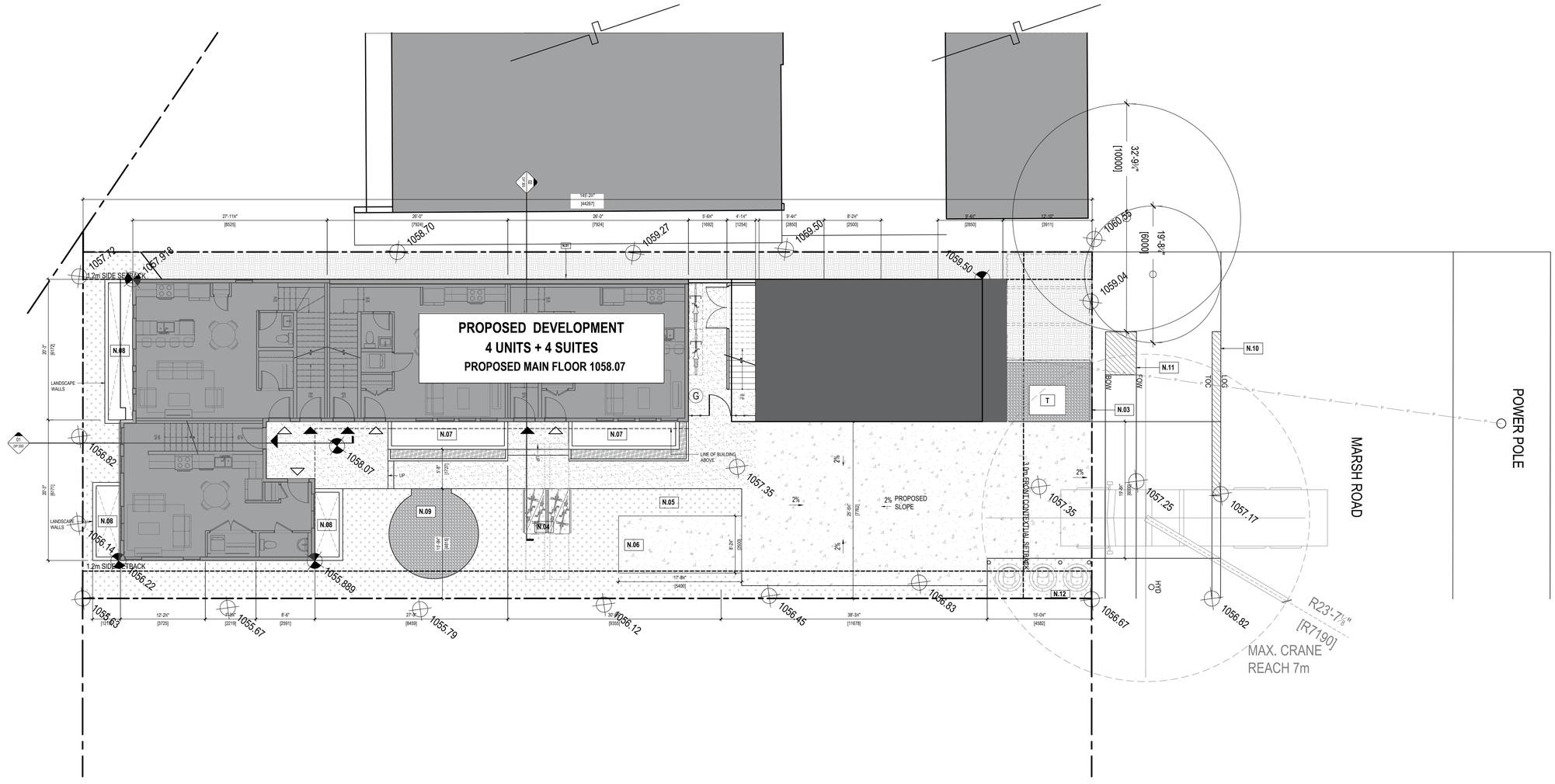
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.

SHEET NOTES

- N.01 RETAINING CONCRETE WALL (MAIN FLOOR)
- N.02 TIERED WOODEN PLANTERS
- N.03 WOOD LANDSCAPE WALL
- N.04 CLASS 1 BIKE STALLS
- N.05 CLASS 2 BIKE STALLS
- N.06 TENANT PARKING STALL
- N.07 8' DEEP WINDOW WELL/RETAINING
- N.08 WINDOW WELL
- N.09 LANDSCAPED COURTYARD
- N.10 PROPOSED EXTENSION OF CURB
- N.11 PROPOSED EXTENSION OF SIDEWALK
- N.12 MOLOKS 1300
- T TRANSFORMER
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION
- G GAS METER LOCATION



1 SITE PLAN
DP.101 SCALE: 1/8" = 1'-0"

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☐ CONSTRUCTION YYYY-MM-DD
☐ TENDER YYYY-MM-DD
☐ BUILDING PERMIT YYYY-MM-DD

PROJECT NAME
MARSH ROAD

401 MARSH ROAD N.E.
CALAGRY, ALBERTA.

LEGAL ADDRESS
L: 16 P: 58551

PROJECT NO.
25.052

DRAWN	CHECKED
AC	GD

DATE	SCALE
2026.10.26	AS NOTED

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DP.101

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GENERAL NOTES

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

SHEET NOTES

N.XX — SHEET NOTE DESCRIPTION

EXTERIOR FINISH LEGEND

0.0 — MATERIAL TAG DESCRIPTION

A - FIBER CEMENT

- A1.1 VERTICAL BOARD & BATTEN 16" O/C / SMOOTH / MIDNIGHT BLACK
- A2.1 12" LAP SIDING / SMOOTH / MOUNTAIN SAGE
- A3.1 6" FASCIA / MIDNIGHT BLACK

C - METAL

- C1.1 LUX VERTICAL PANELS / COASTAL SAND
- C2.1 LUX SOFFIT / COASTAL SAND
- C3.1 METAL FLASHING / BLACK

D - TRIM

- D1.1 ENGINEERED WOOD TRIM / MOUNTAIN SAGE
- D1.2 ENGINEERED WOOD TRIM / MIDNIGHT BLACK
- C2.1 LUX / COASTAL SAND

E - PARGING

- E1.1 PARGING / COLOUR = NATURAL GRAY

F - ROOFING

- F1.1 ASPHALT ROOF SHINGLES / BLACK

G - WINDOWS

- G1.1 2' X 4' FIXED / BLACK
- G1.2 2' X 4' CASEMENT / BLACK
- G2.1 5' X 4' FIXED / CASEMENT / BLACK
- G3.1 2' X 5' 6" FIXED / BLACK
- G3.2 2' X 5' 6" CASEMENT / BLACK
- G4.1 2' 6" X 5' 6" FIXED / BLACK
- G4.2 2' 6" X 5' 6" CASEMENT / BLACK
- G5.1 5' X 5' 6" FIXED / CASEMENT / BLACK
- G6.1 5' X 2' 6" SLIDER / BLACK
- G7.1 5' X 5' FIXED / BLACK
- G8.1 2' X 5' FIXED / BLACK
- G9.1 2' 6" X 2' 6" FIXED / BLACK
- G10.1 2' 6" X 4' FIXED / BLACK

H - DOORS

- H1.1 FIRE RATED DOOR / BLACK
- H1.2 DOOR / BLACK
- H2.1 METAL GARAGE DOOR / BLACK
- H3.1 BLACK ALUMINUM GATE

J - GUARDS & RAILINGS

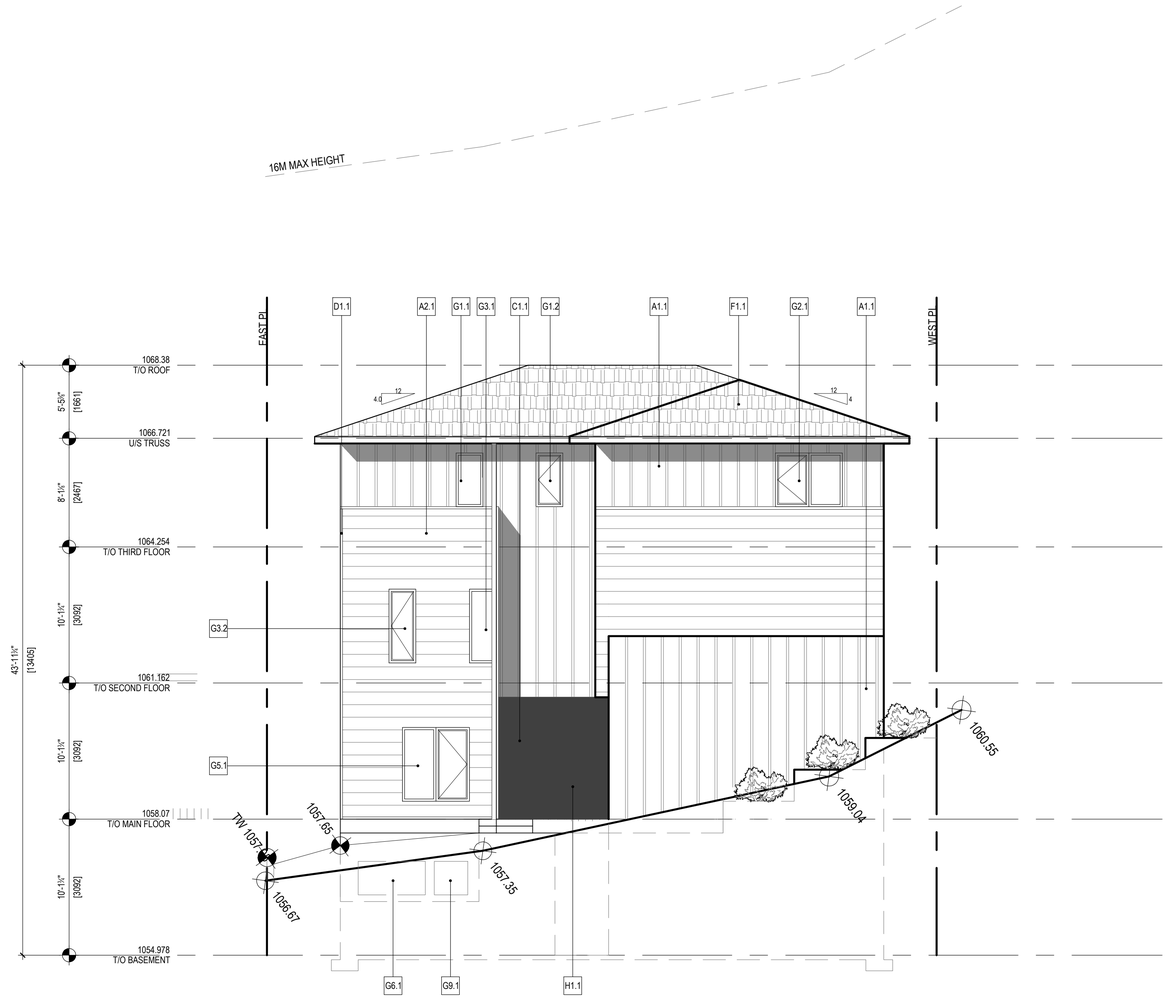
- J1.1 ALUMINUM GUARDRAIL W/ PICKETS / BLACK
- J2.1 ALUMINUM FENCE AND POST
- J3.1 ALUMINUM GATE

L - LIGHTS

- L1.1 SOFFIT MOUNTED /BLACK

M - METER SERVICE

- M1.1 SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION



1 NORTH ELEVATION (DP.400) SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION (DP.400) SCALE: 3/16" = 1'-0"

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2026.10.26

RELEASES

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01	ISSUED FOR DP	2026.10.26

☐ CONSTRUCTION YYYY-MM-DD
☐ TENDER YYYY-MM-DD
☐ BUILDING PERMIT YYYY-MM-DD

PROJECT NAME

MARSH ROAD

401 MARSH ROAD N.E.
CALAGRY, ALBERTA.

LEGAL ADDRESS

L: 16 P: 58551

PROJECT NO.

25.052

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AC	GD

DATE	SCALE
2026.10.26	AS NOTED

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

DP.400

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GENERAL NOTES

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

SHEET NOTES

N.XX SHEET NOTE DESCRIPTION

EXTERIOR FINISH LEGEND

0.0 MATERIAL TAG DESCRIPTION

A - FIBER CEMENT

A1.1	VERTICAL BOARD & BATTEN 16" O/C / SMOOTH / MIDNIGHT BLACK
A2.1	12" LAP SIDING / SMOOTH / MOUNTAIN SAGE
A3.1	6" FASCIA / MIDNIGHT BLACK

C - METAL

C1.1	LUX VERTICAL PANELS / COASTAL SAND
C2.1	LUX SOFFIT / COASTAL SAND
C3.1	METAL FLASHING / BLACK

D - TRIM

D1.1	ENGINEERED WOOD TRIM / MOUNTAIN SAGE
D1.2	ENGINEERED WOOD TRIM / MIDNIGHT BLACK
C2.1	LUX / COASTAL SAND

E - PARGING

E1.1	PARGING / COLOUR = NATURAL GRAY

F - ROOFING

F1.1	ASPHALT ROOF SHINGLES / BLACK

G - WINDOWS

G1.1	2' X 4' FIXED / BLACK
G1.2	2' X 4' CASEMENT / BLACK
G2.1	5' X 4' FIXED / CASEMENT / BLACK
G3.1	2' X 5' 6" FIXED / BLACK
G3.2	2' X 5' 6" CASEMENT / BLACK
G4.1	2' 6" X 5' 6" FIXED / BLACK
G4.2	2' 6" X 5' 6" CASEMENT / BLACK
G5.1	5' X 5' 6" FIXED / CASEMENT / BLACK
G6.1	5' X 2' 6" SLIDER / BLACK
G7.1	5' X 5' FIXED / BLACK
G8.1	2' X 5' FIXED / BLACK
G9.1	2' 6" X 2' 6" FIXED / BLACK
G10.1	2' 6" X 4' FIXED / BLACK

H - DOORS

H1.1	FIRE RATED DOOR / BLACK
H1.2	DOOR / BLACK
H2.1	METAL GARAGE DOOR / BLACK
H3.1	BLACK ALUMINUM GATE

J - GUARDS & RAILINGS

J1.1	ALUMINUM GUARDRAIL W/ PICKETS / BLACK
J2.1	ALUMINUM FENCE AND POST
J3.1	ALUMINUM GATE

L - LIGHTS

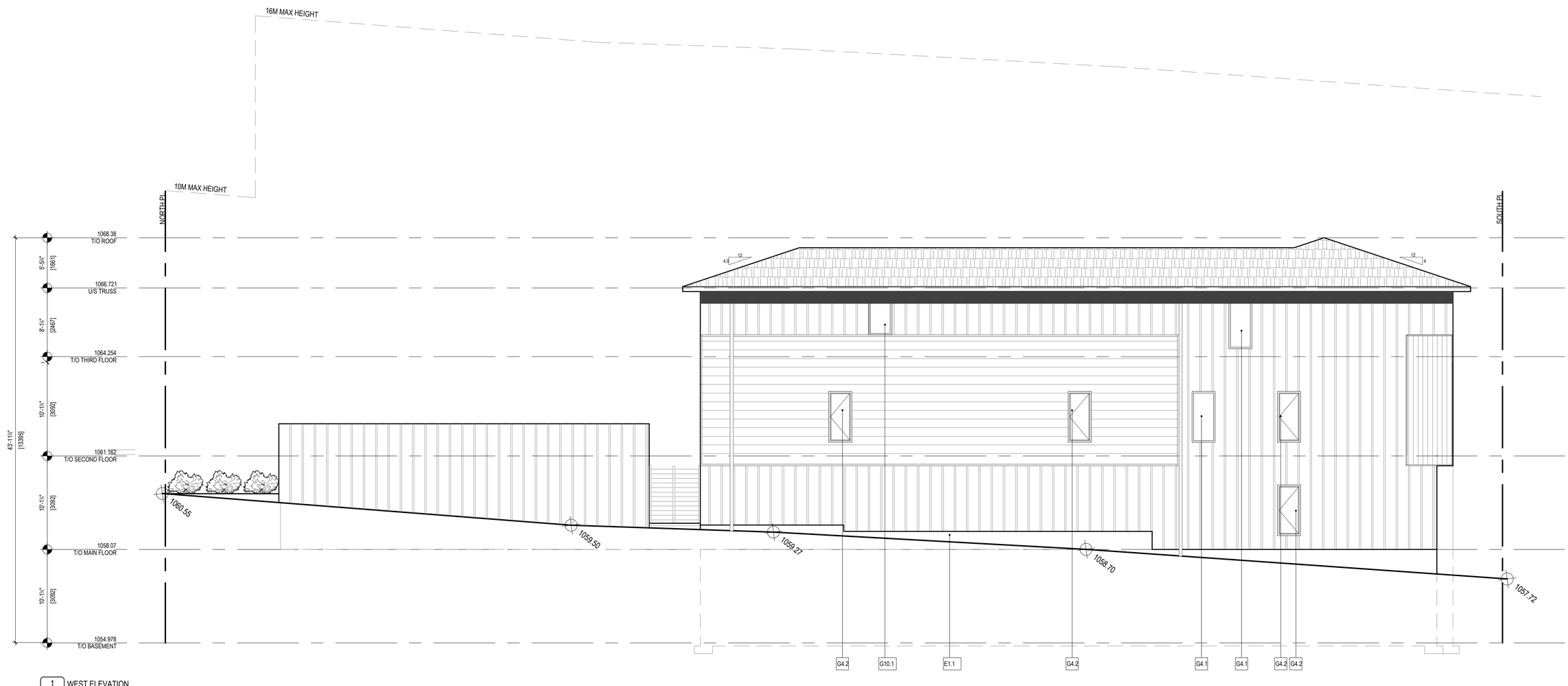
L1.1	SOFFIT MOUNTED /BLACK

M - METER SERVICE

M1.1	SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION



1 DP.401 WEST ELEVATION
SCALE: 3/16" = 1'-0"

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☐ BUILDING PERMIT YYYY-MM-DD

PROJECT NAME

MARSH ROAD

401 MARSH ROAD N.E.
CALAGRY, ALBERTA.

LEGAL ADDRESS
L: 16 P: 58551

PROJECT NO.
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AC	GD

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DRAWING TITLE
GARAGE ELEVATIONS

DRAWING NUMBER

DP.401

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SHEET NOTES

N.XX SHEET NOTE DESCRIPTION

EXTERIOR FINISH LEGEND

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J3.1	ALUMINUM GATE

L - LIGHTS

L1.1	SOFFIT MOUNTED /BLACK

M - METER SERVICE

M1.1	SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION



1 DP.402 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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LEGAL ADDRESS
L: 16 P: 58551

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25.052

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DATE 2026.10.26
SCALE AS NOTED

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER

DP.402

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