Issued November 10, 2026

Proposed Contextural Single Family Dwelling - Development Permit

3453 Lane Crescent SW - Calgary, Alberta

LEGAL DESCRIPTION:

LOT 15 BLOCK 12 PLAN 805JK

MUNICIPAL ADDRESS:

3453 LANE CRESCENT SW
CALGARY, ALBERTA

COMMUNITY:	LAKEVIEW
ZONING DESIGNATION:	R-C1 DISTRICT
SITE AREA:	464.40 m2
EXISTING HOME TO BE REMOVED:	108.17 m2 / 23.29%
EXISTING GARAGE TO BE REMOVED:	49.12 m2 / 10.57%
PROPOSED PRINCIPAL BUILDING AREA:	204.07 m2 / 43.94%
MAXIMUM BUILDING HEIGHT:	9.20 m (from grade)
PARCEL WIDTH:	15.24 m

GENERAL REQUIREMENTS:

PROJECT MUST FOLLOW CITY BYLAW 1P2007
PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMODATING GROWTH
PROJECT SHOULD BE SENSITIVE TO THE MUNICIPAL DEVELOPMENT PLAN
PROJECT SHOULD BE SENSITIVE TO THE CALGARY TRANSPORATION PLAN



KEY MAP





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(FILE#262024)
#202, 337 41 AVENUE NE
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Office: (403)277-1272

ENVIROMATICS GROUP LTD.
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floor areas:

MAIN FLOOR AREA (DEVELOPED)	1536 SQ.FT.
UPPER FLOOR AREA (DEVELOPED)	1540 SQ.FT.
TOTAL DEVELOPED FLOOR AREA	3076 SQ.FT.
LOWER LEVEL (DEVELOPED)	1125 SQ.FT.
DETACHED GARAGE	584 SQ.FT.
COVERED ENTRY	32 SQ.FT.
COVERED REAR DECK	44 SQ.FT.

builder/developer:

Elegant Homes Ltd.
THE BUILDER OF ELEGANCE
TIMELESS & SOPHISTICATED STYLE

drawing index

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A1	Site Plan Block Plan Streetscape
A2	Existing Survey
A3	West Elevation East Elevation South Elevation
A4	North Elevation Building Section A Window Schedule
A5	Floor Plans
A6	Detached Garage Plans

designer

SUBURBIA DESIGN
RESIDENTIAL DESIGNER

Tel. (403) 714-7703
jpcondic@gmail.com

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Calgary, Alberta

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LOT : 15
BLOCK: 12
PLAN # : 805JK

zoning:
R-C1

community:
LAKEVIEW
(Ward 11)

sheet title
COVER PAGE

job no.	26-075
drawn	JPC
checked	JPC
date	Nov. 10, 2026
scale	AS NOTED

sheet no.
A0

3453 Lane Crescent S.W., Calgary, Alberta

Proposed Contextual Single Family Dwelling - Development Permit

SITE INFORMATION

LOT: 15
BLOCK: 12
PLAN: 805JK
ADDRESS: 3453 LANE CRESCENT SW
COMMUNITY: LAKEVIEW, CALGARY
ZONING: R-C1 RESIDENTIAL - Contextual One Dwelling

PARCEL COVERAGE (LUB. 393)

PARCEL WIDTH	=	15.24 M (50 FT)
PARCEL AREA	=	464.40 SQM. (4998 SQFT.)
BLDG. FOOTPRINT	=	142.75 SQM. (1536 SQFT.)
COVERED DECK	=	40.09 SQM. (444 SQFT.)
ENTRY	=	2.98 SQM. (32 SQFT.)
GARAGE/	=	54.25 SQM. (570 SQFT.)
PERMITTED COVERAGE	=	45.00% (208.98 SQM.)
PROPOSED COVERAGE	=	43.84% (204.01 SQM.)

LAND USE BYLAW ANALYSIS - 1P2007

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
DIVISION 1: GENERAL RULES FOR LOW DENSITY RESIDENTIAL

346(4) IN DEVELOPED AREAS, TREES REQUIRED BY THIS SECTION:
- WHERE A CONTEXTUAL SINGLE DETACHED DWELLING IS LOCATED ON A PARCEL WITH A PARCEL WIDTH GREATER THAN 10 METRES A MINIMUM OF 3 TREES MUST BE PROVIDED
- 2 EXISTING BLUE SPRUCE TREES LOCATED AT THE FRONT OF THE PROPERTY TO REMAIN.
- 1 NEW JAPANESE LILAC TREE TO BE PLANTED. LOCATED IN THE REAR YARD.

347(1) CONTEXTUAL SINGLE-DETACHED DWELLING MUST PROVIDE:
- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, 0.6m IN DEPTH AND 2.4m IN HEIGHT
PROVIDED AT FRONT FACADE

347(5) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN 10m, THE MAX BLDG DEPTH IS THE CONTEXTUAL BUILDING DEPTH AVERAGE PLUS 4.6 METRES
PROVIDED: LOT 16 BLDG. DEPTH 16.13m
LOT 14 BLDG. DEPTH 15.61m
AVERAGE = 15.87m + 4.6m = 20.47m
PROVIDED = 20.34m

(DIVISION 3) RESIDENTIAL - CONTEXTUAL ONE DWELLING

385 PERMITTED USE - CONTEXTUAL SINGLE DETACHED DWELLING
390 MINIMUM PARCEL WIDTH - 12.0 m
PROVIDED - 15.24 m
391 PARCEL DEPTH - MINIMUM 22.0 m
PROVIDED - 30.49 m
392 MINIMUM PARCEL AREA - 330.0 m2
PROVIDED - 464.40 m2
393 PARCEL COVERAGE - MAXIMUM 45.0%
PROVIDED - 43.94%
396 FRONT BLDG. SETBACK - CONTEXTUAL FRONT SETBACK LESS 1.5 METRES OR 3 METRES MINIMUM
ALLOWED - AVERAGE 7.57 m LESS 1.5 m = 6.07 m
PROVIDED - 6.46 m
397(1) SIDE BLDG. SETBACK - LANED PARCEL (12 METRES)
PROVIDED - 1.51 m (NORTH SIDE)
PROVIDED - 1.23 m (SOUTH SIDE)
398 REAR BLDG. SETBACK - 7.5 METRES
PROVIDED - 10.14 m
399 BUILDING HEIGHT - CONTEXTUAL SINGLE DETACHED DWELLING IS THE GREATER OF 8.6 METRES OR CONTEXTUAL HEIGHT PLUS 1.5 METRES - TO A MAXIMUM OF 10.0 METRES
ALLOWED LOTS 14 & 16
A.C.H.P. = 1119.91
HIGHEST B.R.P. = 1113.30
ACTUAL DIFFERENCE = 6.61m
6.61m + 1.5m = 8.11m
MAX. BLDG HEIGHT ALLOWED = 8.60 m
PROVIDED: 8.40 m

Planting Legend - 3 TREES REQUIRED - 346.1 (4)

--- New Japanese Tree Lilac
(QTY. OF 1 TO BE PLANTED, MINIMUM 85mm CALIPER)

--- denotes Removal

Spot Elevation Legend
1036.84 Existing Grade
1037.02 Proposed Grade

--- proposed sideyard windows
Concrete, Broom Finish, Hard Landscape
New Crush Lime Stone
LIGHT STANDARD
New 1.8m height, pressure treated fence

General Notes:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE TO BE REMOVED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
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Call Before You Dig:

UTILITY SAFETY PARTNERS
1-800-242-3447
www.utilitysafety.ca

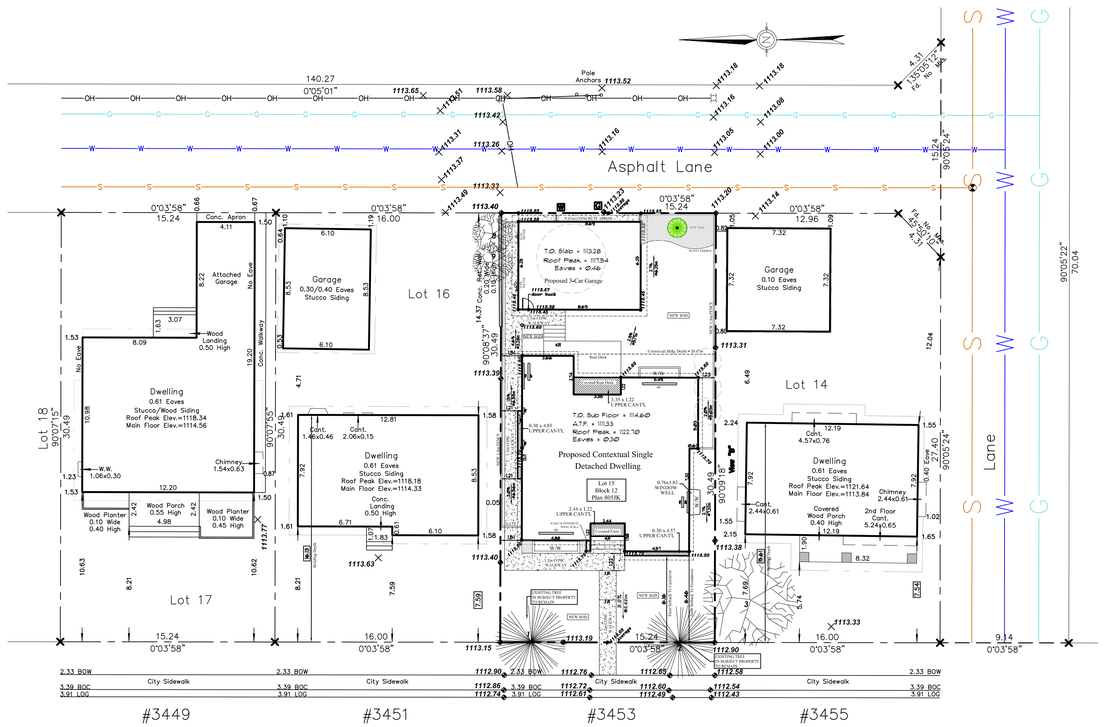
ALL SODDED AREAS TO BE DROUGHT TOLERANT GRASS SPECIES - CREEPING RED FESCUE or EQUIVALENT.

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.
New matured trees to be planted after construction as required by the Land Use Bylaw

Existing Tree Schedule

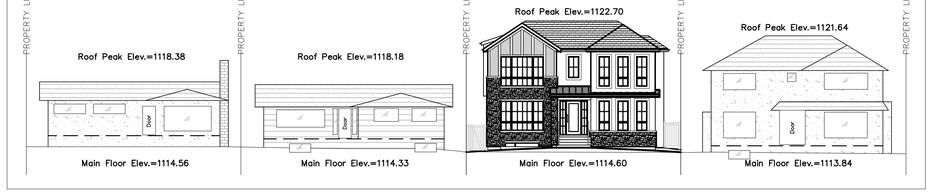
TREE TABLE

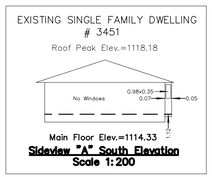
TREE	Ø	SPREAD	HEIGHT	TYPE	LOCATION	COMMENTS
1	0.40	5.0	10.0	CONIFEROUS	In Subject Property	Remain
2	0.40	5.0	10.0	CONIFEROUS	In Subject Property	Remain
3	0.70	7.0	12.0	DECIDUOUS	In Adjacent Property	Remain
4	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
5	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
6	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
7	0.70	5.0	12.0	CONIFEROUS	In Subject Property	Remove
8	0.40	3.0	10.0	DECIDUOUS	In Subject Property	Remain
9	0.30	3.0	10.0	DECIDUOUS	In Subject Property	Remain

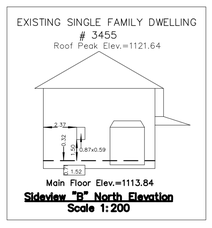


BLOCK PLAN @ 1:200

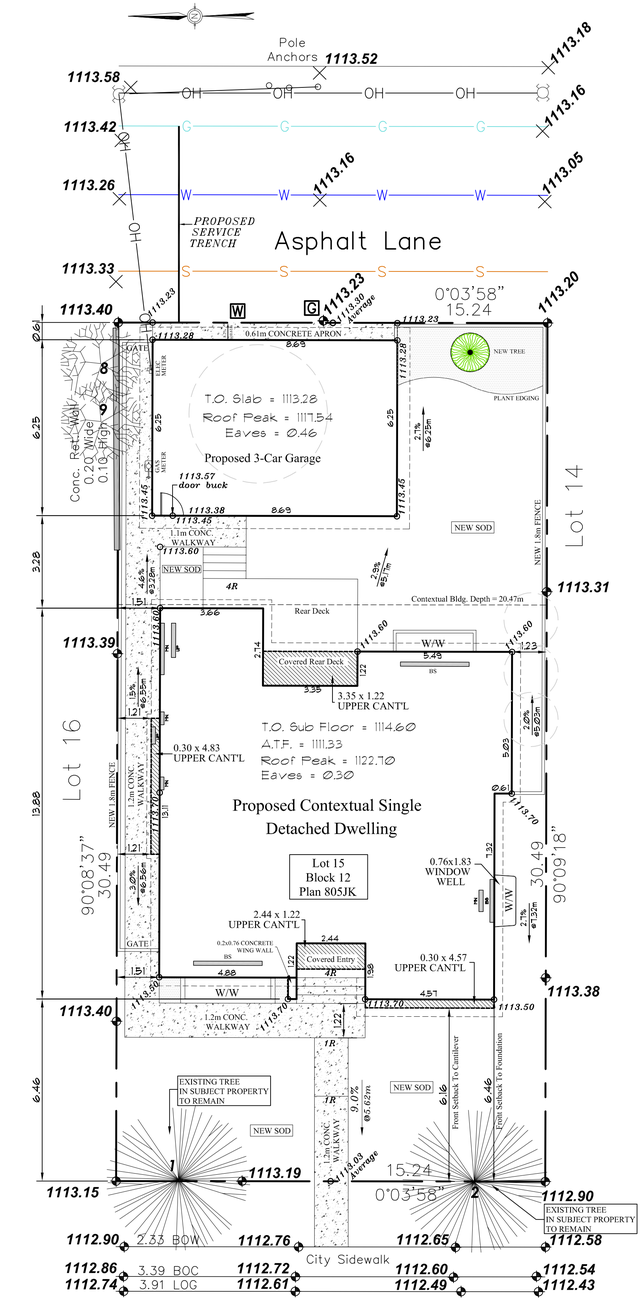
Lane Crescent S.W.



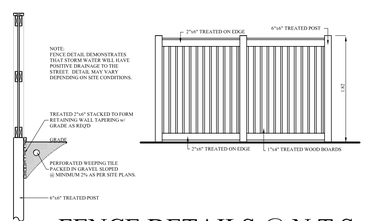




STREETSCAPE @ 1:200



3453 LANE CRESCENT NW
SITE PLAN @ 1:100



FENCE DETAILS @ N.T.S

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CALGARY, AB T2E 2N4
Office: (403)277-1272

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TIMELESS SOPHISTICATED STYLE

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R-C1

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LAKEVIEW
(Ward 11)

sheet title
SITE PLAN
BLOCK PLAN
STREETSCAPE

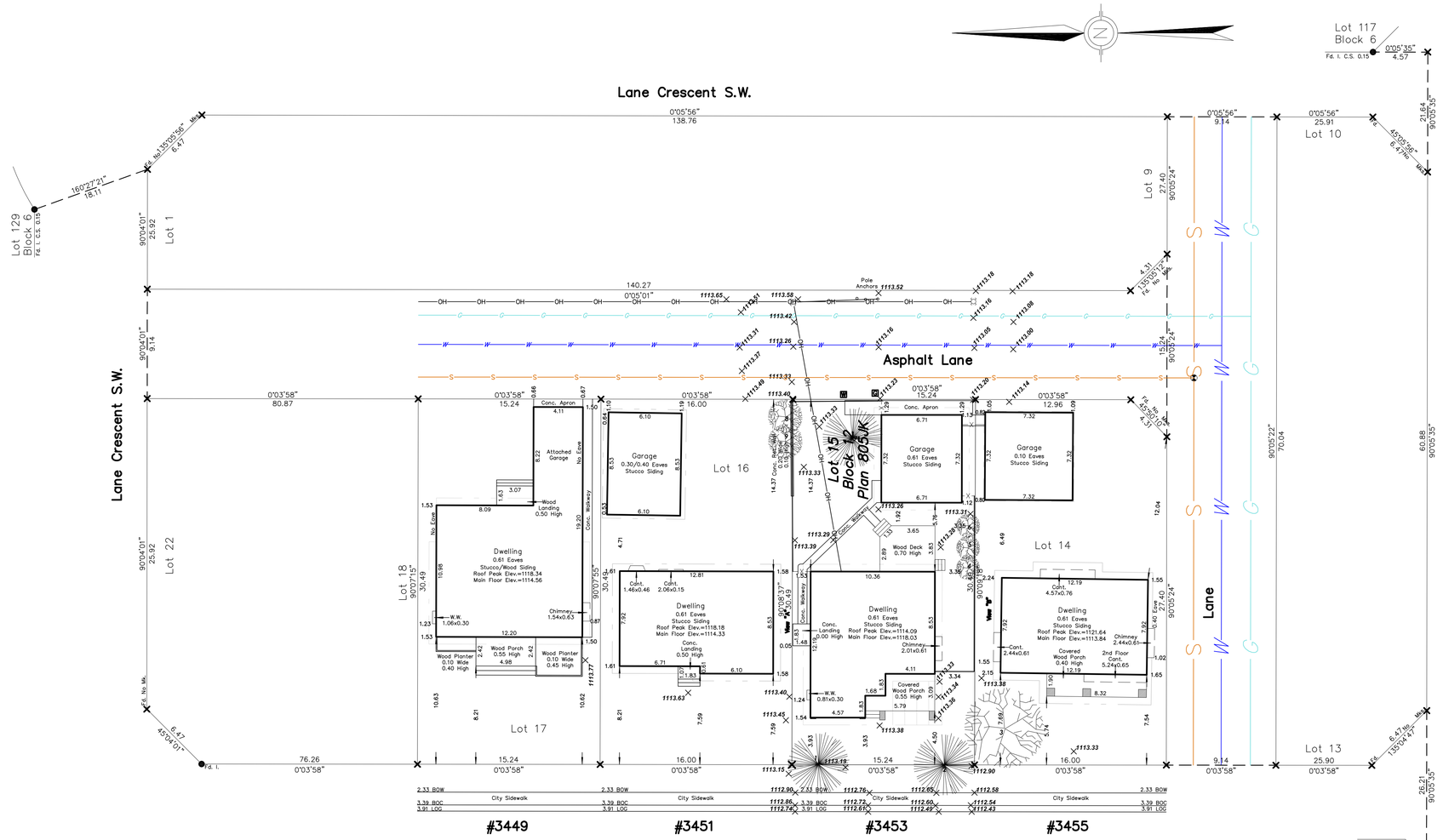
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drawn	JPC	A1
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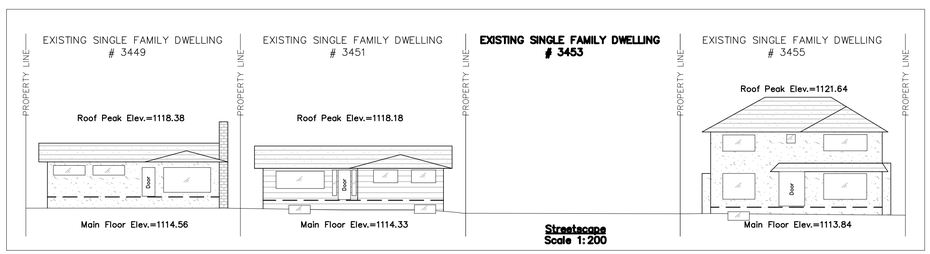
DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 15
Block 12
Plan 805JK

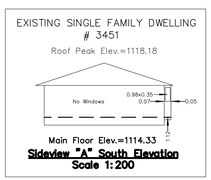
MUNICIPAL ADDRESS: 3453 Lane Crescent S.W.
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DATE OF SURVEY: June 2nd, 2026.





Streetscape
Scale 1:200



Sideview "A" South Elevation
Scale 1:200



Sideview "B" North Elevation
Scale 1:200

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 191478 Elev.=1111.964
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114°W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: _____

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.

NOTE:
Title information is based on the C. of T. 981 119 484 which was searched on the 3rd day of June, 2026, and is subject to:
No Pertinent Registration.

ABBREVIATIONS

A–-Arc Length
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
Fd.–-Found
I.–-Iron Post
I.B.–-Iron Bar
LOG–-Lip of Gutter
M.A.–-Maintenance Access
Mk.–-Mark
M.N.–-Magnetic Nail
O.D.–-Overland Drainage
R–-Radius
Reg.–-Registration
Ret.–-Retaining
R/W–-Right of Way
W/O–-Walkout Basement
W.W.–-Window Well

This plan represents the best information at the time of survey. Arc 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 Alberta One–Call: 1–800–242–3447

--- denotes Coniferous

--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Coniferous	0.40	5.00	10.00
2	Coniferous	0.40	5.00	10.00
3	Deciduous	0.70	7.00	12.00
4	Deciduous	0.30	2.00	9.00
5	Deciduous	0.30	2.00	9.00
6	Deciduous	0.30	2.00	9.00
7	Coniferous	0.70	5.00	12.00
8	Deciduous	0.40	3.00	10.00
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LAKEVIEW
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sheet title
EXISTING SITE SURVEY

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272
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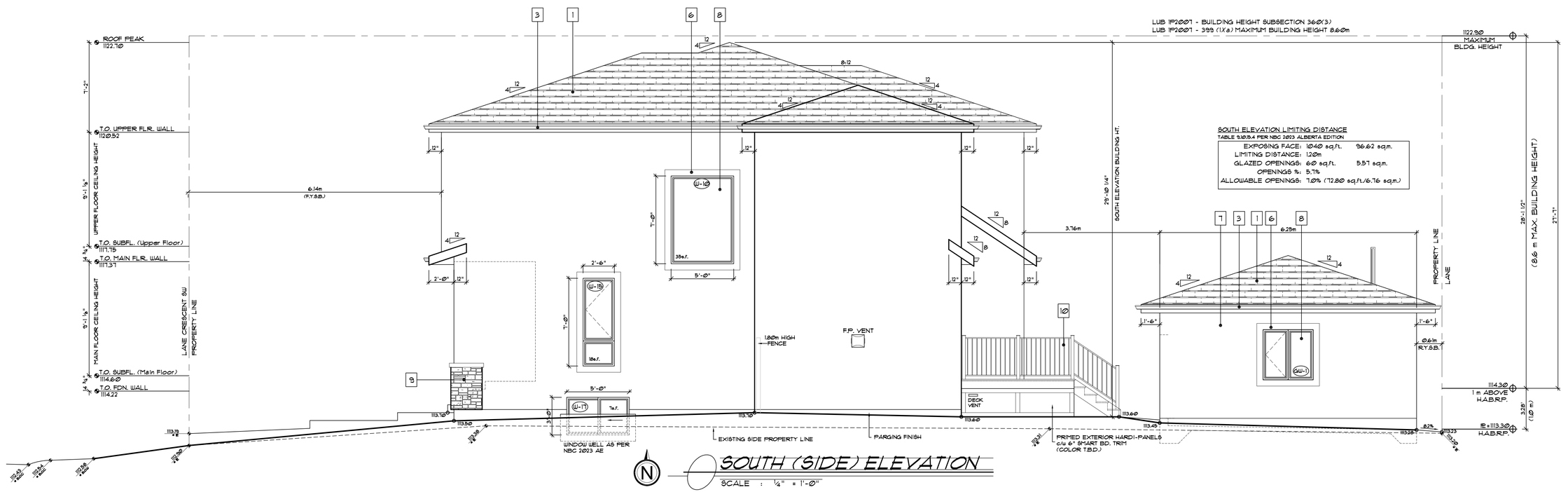
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drawn JPC
checked JPC
date Nov. 10, 2026
scale AS NOTED
sheet no. A2

EXISTING SITE SURVEY







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DETACHED GARAGE	384 SQFT.
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COVERED REAR DECK	44 SQFT.

builder/developer:

Elegant Homes Ltd.
THE BUILDER OF ELEGANCE
TIMELESS & SOPHISTICATED STYLE

exterior finishes:

1. ASPHALT SHINGLES (COLOR T.B.D.)
2. STANDING SEAM METAL ROOF (COLOR T.B.D.)
3. 8" ALUMINUM FASCIA/SOFFIT/EAVES (COLOR T.B.D.)
4. 8" PAINTED SMART BD. TRIM TO GABLE ENDS (COLOR T.B.D.)
5. PRIMED EXTERIOR HARDI-PANELS c/w 6" SMART BD. TRIM (COLOR T.B.D.)
6. PRIMED 6" SMART BD. TRIM c/w 6" TRIM (COLOR T.B.D.)
7. ACRYLIC STUCCO (COLOR T.B.D.)
8. METAL CLAD, HYBRID WINDOWS (COLOR T.B.D.)
9. STONE VENEER (COLOR T.B.D.)
10. 42" ALUMINUM RAIL 4 PICKETS (COLOR T.B.D.)
11. PRE-CAST CONCRETE STEPS (NATURAL SMOOTH FINISH)

VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT & BACK)
- VENTED SOFFIT ON SIDES IF CLEAR OF 1.2m SETBACK
- NON-VENTED SOFFIT ON SIDES WITHIN 1.2m SETBACK (COLOR T.B.D.)

designer

SUBURBIA DESIGN
RESIDENTIAL DESIGNER

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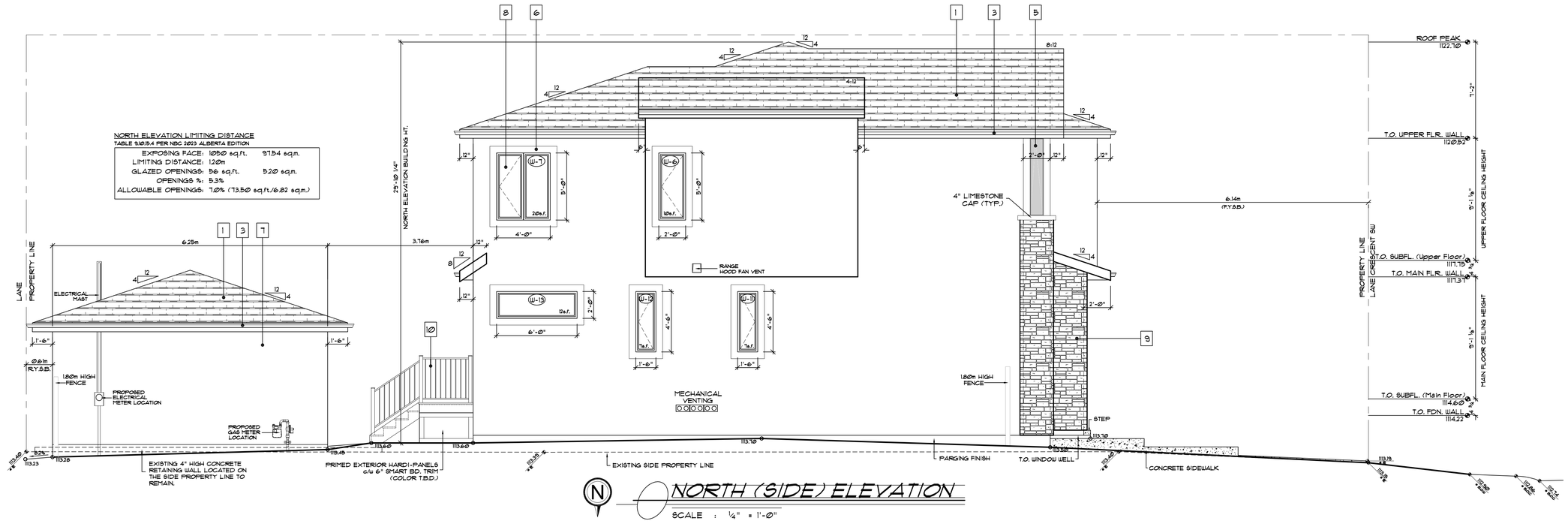
zoning:
R-C1

community:
LAKEVIEW
(Ward 11)

sheet title
WEST ELEVATION
EAST ELEVATION
SOUTH ELEVATION

job no.	26-015
drawn	JPC
checked	JPC
date	Nov. 10, 2026
scale	AS NOTED

sheet no.
A3



NORTH (SIDE) ELEVATION

SCALE : 1/4" = 1'-0"

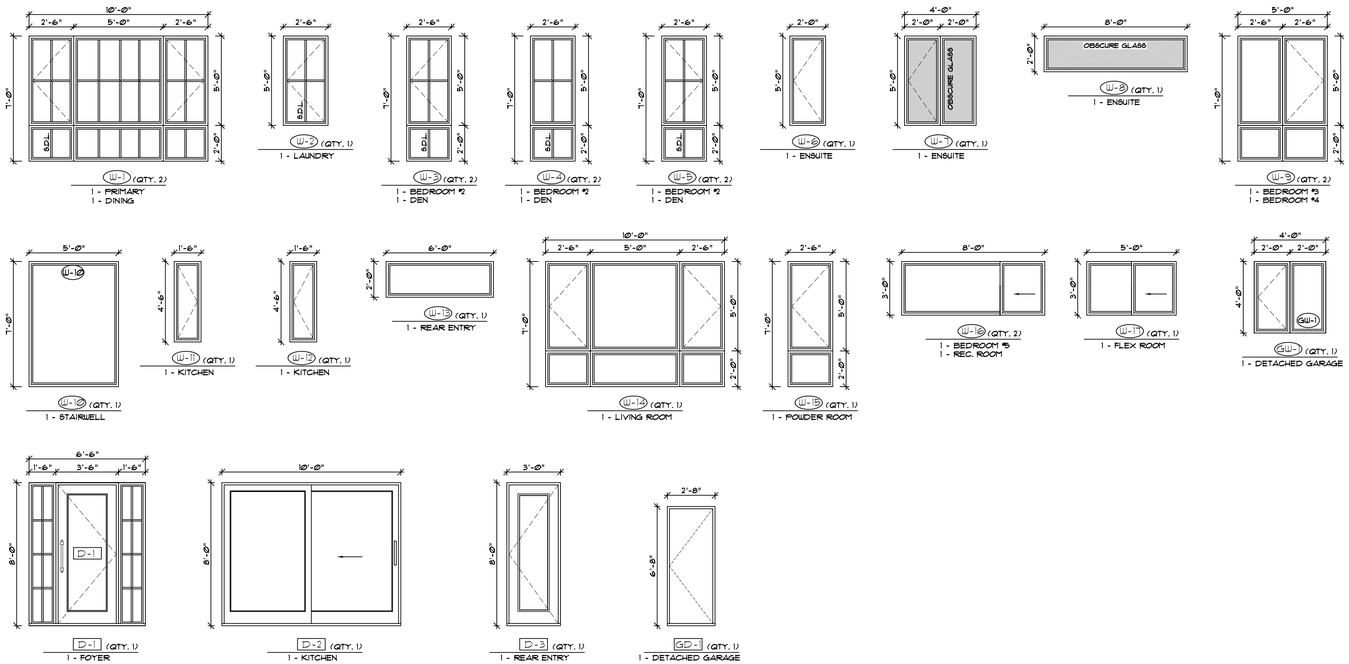
Window & Door Schedule

D-1 - Door Tag
W-1 - Window Tag

WINDOWS & DOORS MUST COMPLY WITH THE PRESCRIPTIVE AND PERFORMANCE REQUIREMENTS OF SUBSECTIONS 9.36.2. THROUGH 9.36.4. OF THE 2023 ALBERTA BUILDING CODE

- Units shown are viewed from exterior - Looking at the building
- Dimensions are for unit sizes
- Confirm rough openings with the window suppliers list

Bedroom window shall provide an unobstructed opening of not less than 0.35m2 (3.77sq.ft.) in area with no dimension less than 380mm (15inches) as per A.B.C. 2023



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engineers / consultants:

ARC SURVEYS LTD.
(FILE#262024)
#102, 337 41 AVENUE NE
CALGARY, AB T2E 2N4
Office: (403)277-1272

ENVIROMATICS GROUP LTD.
Office: (403)291-0442

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MAIN FLOOR AREA (DEVELOPED)	1536 SQFT.
UPPER FLOOR AREA (DEVELOPED)	1540 SQFT.
TOTAL DEVELOPED FLOOR AREA	3076 SQFT.
LOWER LEVEL (DEVELOPED)	1125 SQFT.
DETACHED GARAGE	384 SQFT.
COVERED ENTRY	32 SQFT.
COVERED REAR DECK	44 SQFT.

builder/developer:

Elegant Homes Ltd.
THE BUILDER OF ELEGANCE
TIMELESS & SOPHISTICATED STYLE

exterior finishes:

1. ASPHALT SHINGLES (COLOR T.B.D.)
2. STANDING SEAM METAL ROOF (COLOR T.B.D.)
3. 8" ALUMINUM FASCIA/SOFFIT/EAVES (COLOR T.B.D.)
4. 8" PAINTED SMART BD. TRIM TO GABLE ENDS (COLOR T.B.D.)
5. PRIMED EXTERIOR HARDI-PANELS c/w 6" SMART BD. TRIM (COLOR T.B.D.)
6. PRIMED 6" SMART BD. TRIM c/w 6" TRIM (COLOR T.B.D.)
7. ACRYLIC STUCCO (COLOR T.B.D.)
8. METAL CLAD, HYBRID WINDOWS (COLOR T.B.D.)
9. STONE VENEER (COLOR T.B.D.)
10. 42" ALUMINUM RAIL & PICKETS (COLOR T.B.D.)
11. PRE-CAST CONCRETE STEPS (NATURAL SMOOTH FINISH)

VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT & BACK)
- VENTED SOFFIT ON SIDES IF CLEAR OF 12m SETBACK
- NON-VENTED SOFFIT ON SIDES WITHIN 12m SETBACK (COLOR T.B.D.)

designer

SUBURBIA DESIGN
RESIDENTIAL DESIGNER

Tel. (403) 714-7703
jpcondie@gmail.com

municipal address:
3453 LANE CRESCENT SW
Calgary, Alberta

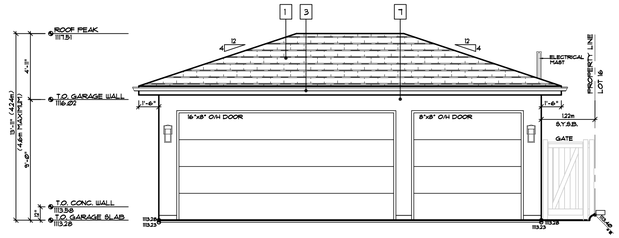
legal description:
LOT : 15
BLOCK: 12
PLAN # : 805JK

zoning:
R-C1

community:
LAKEVIEW
(Ward 11)

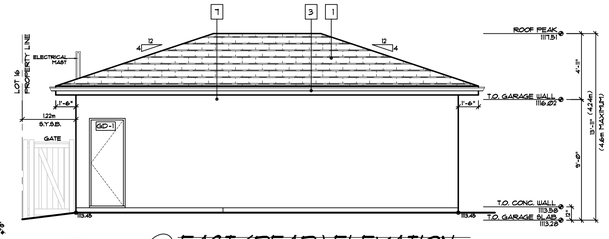
sheet title
NORTH ELEVATION
BUILDING SECTION 'A'
WINDOW SCHEDULE

job no.	26-015	sheet no.
drawn	JPC	A4
checked	JPC	
date	Nov. 10, 2026	
scale	AS NOTED	



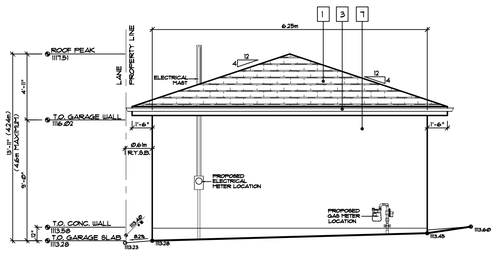
EAST (REAR) ELEVATION

SCALE : 3/16" = 1'-0"



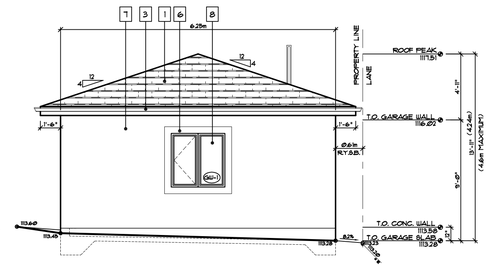
EAST (REAR) ELEVATION

SCALE : 3/16" = 1'-0"



NORTH (SIDE) ELEVATION

SCALE : 3/16" = 1'-0"



SOUTH (SIDE) ELEVATION

SCALE : 3/16" = 1'-0"

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PLAN # : 805JK

zoning:
R-C1

community:
LAKEVIEW
(Ward 11)

sheet title
DETACHED GARAGE PLANS

job no.	26-075
drawn	JPC
checked	JPC
date	Nov. 10, 2026
scale	AS NOTED

sheet no.
A6

3453 Lane Crescent S.W., Calgary, Alberta

Proposed Contextual Single Family Dwelling - Development Permit

SITE INFORMATION

LOT: 15
BLOCK: 12
PLAN: 805JK
ADDRESS: 3453 LANE CRESCENT SW
COMMUNITY: LAKEVIEW, CALGARY
ZONING: R-C1 RESIDENTIAL - Contextual One Dwelling

PARCEL COVERAGE (LUB. 393)

PARCEL WIDTH	=	15.24 M (50 FT)
PARCEL AREA	=	464.40 SQM. (4998 SQFT.)
BLDG. FOOTPRINT	=	142.75 SQM. (1536 SQFT.)
COVERED DECK	=	40.09 SQM. (444 SQFT.)
ENTRY	=	2.98 SQM. (32 SQFT.)
GARAGE/	=	34.25 SQM. (570 SQFT.)
PERMITTED COVERAGE	=	45.00% (208.98 SQM.)
PROPOSED COVERAGE	=	43.84% (204.01 SQM.)

LAND USE BYLAW ANALYSIS - 1P2007

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS
DIVISION 1: GENERAL RULES FOR LOW DENSITY RESIDENTIAL

346(4) IN DEVELOPED AREAS, TREES REQUIRED BY THIS SECTION:
- WHERE A CONTEXTUAL SINGLE DETACHED DWELLING IS LOCATED ON A PARCEL WITH A PARCEL WIDTH GREATER THAN 10 METRES A MINIMUM OF 3 TREES MUST BE PROVIDED
- 2 EXISTING BLUE SPRUCE TREES LOCATED AT THE FRONT OF THE PROPERTY TO REMAIN.
- 1 NEW JAPANESE LILAC TREE TO BE PLANTED. LOCATED IN THE REAR YARD.

347(1) CONTEXTUAL SINGLE-DETACHED DWELLING MUST PROVIDE:
- A PORTION OF THE FRONT FACADE RECESSED OR PROJECTING 2.0m IN WIDTH, 0.6m IN DEPTH AND 2.4m IN HEIGHT
PROVIDED AT FRONT FACADE

347(5) - WHERE A CONTEXTUAL SINGLE DETACHED DWELLING ON A WIDTH GREATER THAN 10m, THE MAX BLDG DEPTH IS THE CONTEXTUAL BUILDING DEPTH AVERAGE PLUS 4.6 METRES
PROVIDED: LOT 16 BLDG. DEPTH 16.13m
LOT 14 BLDG. DEPTH 15.61m
AVERAGE = 15.87m + 4.6m = 20.47m
PROVIDED = 20.34m

(DIVISION 3) RESIDENTIAL - CONTEXTUAL ONE DWELLING

385 PERMITTED USE - CONTEXTUAL SINGLE DETACHED DWELLING
390 MINIMUM PARCEL WIDTH - 12.0 m
PROVIDED - 15.24 m
391 PARCEL DEPTH - MINIMUM 22.0 m
PROVIDED - 30.49 m
392 MINIMUM PARCEL AREA - 330.0 m2
PROVIDED - 464.40 m2
393 PARCEL COVERAGE - MAXIMUM 45.0%
PROVIDED - 43.94%
396 FRONT BLDG. SETBACK - CONTEXTUAL FRONT SETBACK LESS 1.5 METRES OR 3 METRES MINIMUM
ALLOWED - AVERAGE 7.57 m LESS 1.5 m = 6.07 m
PROVIDED - 6.46 m
397(1) SIDE BLDG. SETBACK - LANED PARCEL (12 METRES)
PROVIDED - 1.51 m (NORTH SIDE)
PROVIDED - 1.23 m (SOUTH SIDE)
398 REAR BLDG. SETBACK - 7.5 METRES
PROVIDED - 10.14 m
399 BUILDING HEIGHT - CONTEXTUAL SINGLE DETACHED DWELLING IS THE GREATER OF 8.6 METRES OR CONTEXTUAL HEIGHT PLUS 1.5 METRES - TO A MAXIMUM OF 10.0 METRES
ALLOWED LOTS 14 & 16
A.C.H.P. = 1119.91
HIGHEST B.R.P. = 1113.30
ACTUAL DIFFERENCE = 6.61m
6.61m + 1.5m = 8.11m
MAX. BLDG HEIGHT ALLOWED = 8.60 m
PROVIDED: 8.40 m

Planting Legend - 3 TREES REQUIRED - 346.1 (4)

--- New Japanese Tree Lilac
(QTY. OF 1 TO BE PLANTED, MINIMUM 85mm CALIPER)

--- denotes Removal

Spot Elevation Legend
1036.84 Existing Grade
1037.02 Proposed Grade

--- proposed sideyard windows
Concrete, Broom Finish, Hard Landscape
New Crush Lime Stone
LIGHT STANDARD
New 1.8m height, pressure treated fence

General Notes:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE TO BE REMOVED.
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

Call Before You Dig:

UTILITY SAFETY PARTNERS
1-800-242-3447
www.utilitysafety.ca

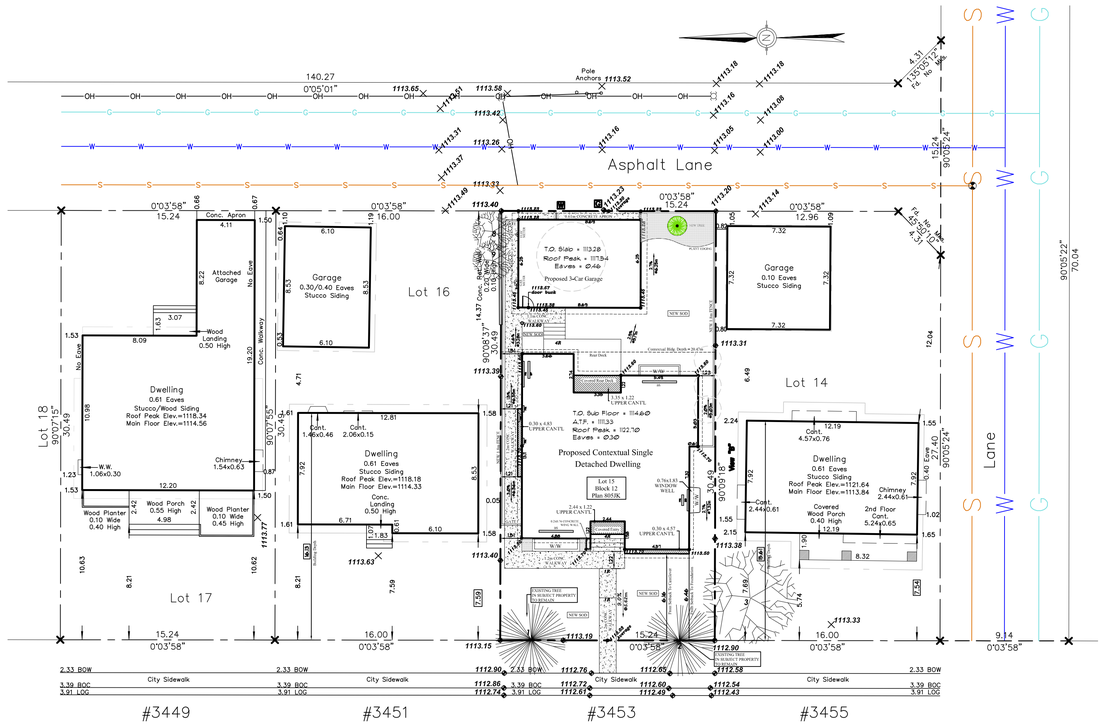
ALL SODDED AREAS TO BE DROUGHT TOLERANT GRASS SPECIES - CREEPING RED FESCUE or EQUIVALENT.

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.
New matured trees to be planted after construction as required by the Land Use Bylaw

Existing Tree Schedule

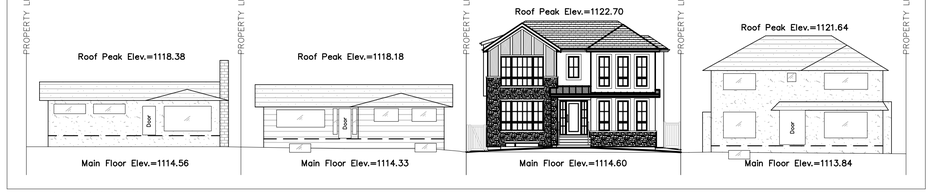
TREE TABLE

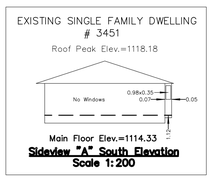
TREE	Ø	SPREAD	HEIGHT	TYPE	LOCATION	COMMENTS
1	0.40	5.0	10.0	CONIFEROUS	In Subject Property	Remain
2	0.40	5.0	10.0	CONIFEROUS	In Subject Property	Remain
3	0.70	7.0	12.0	DECIDUOUS	In Adjacent Property	Remain
4	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
5	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
6	0.30	2.0	9.0	DECIDUOUS	In Subject Property	Remove
7	0.70	5.0	12.0	CONIFEROUS	In Subject Property	Remove
8	0.40	3.0	10.0	DECIDUOUS	In Subject Property	Remain
9	0.30	3.0	10.0	DECIDUOUS	In Subject Property	Remain



BLOCK PLAN @ 1:200

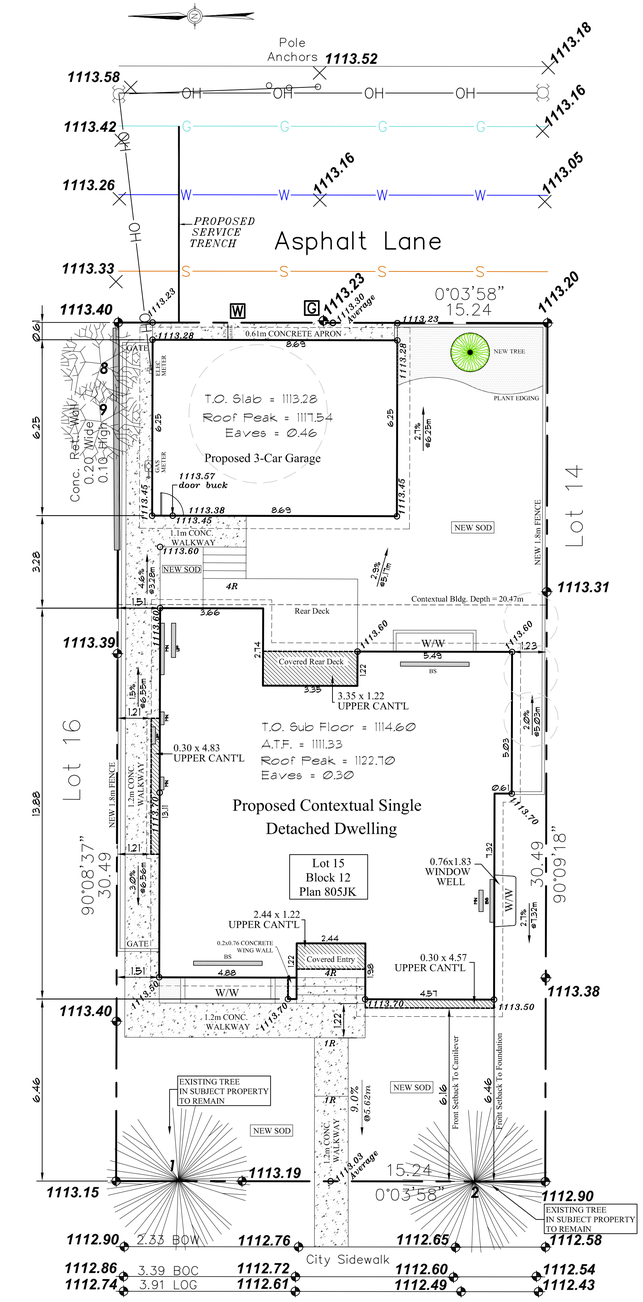
Lane Crescent S.W.



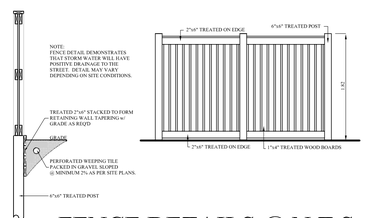




STREETSCAPE @ 1:200



3453 LANE CRESCENT NW
SITE PLAN @ 1:100



FENCE DETAILS @ N.T.S

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