

Plans for:

Proposed Semi-Detached with Secondary Suites

Project Address:

2333 SPILLER ROAD SE, CALGARY, ALBERTA



LEGAL DESCRIPTION:
LOT27 BLOCK 20, PLAN 2303 ID
MUNICIPAL ADDRESS:
67 ARMSTRONG CRESCENT SE, CALGARY, ALBERTA

LAND USE CLASSIFICATION:
ZONING DESIGNATION: R-CG
SITE AREA: 418.10m²
MAXIMUM ALLOWABLE BUILDING %: 50.0%
MAXIMUM ALLOWABLE BUILDING AREA: 209.05m²
MAXIMUM BUILDING HEIGHT: 11m

GENERAL CALCULATIONS:
MAXIMUM ALLOWABLE BUILDING AREA: 209.05m²
ACTUAL UNIT AREAS: 143.94m²
ACTUAL BALCONY AREAS: 2.97m²
ACTUAL GARAGE AREAS: 57.60m²
ACTUAL TOTAL COVERAGE: 204.51m²
ACTUAL % COVERAGE: 48.91%

- GENERAL REQUIREMENTS:
- DWELLING MUST FOLLOW NEW CITY BYLAW 1P2007
 - DWELLING SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMMODATING GROWTH

SQUARE FOOTAGES	DESCRIPTION	FRONT	REAR	
		SQ. FT.	SQ. FT.	TOTAL
	MAIN FLOOR	769	780	1549
	SECOND FLOOR	829	834	1758
	TOTAL	1598	1614	3212
	LOWER LEVEL	769	780	1549
	GRAND TOTAL	2367	2394	4761
	GARAGE	220	400	620
	PORCH	N/A	N/A	N/A
	DECK / PATIO	N/A	N/A	N/A
	BALCONY	N/A	16	16

STEVEN HO
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INCORPORATED

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LEGAL DESCRIPTION:
SW 1/2 LOT 16 & LOT 17
BLOCK 5
PLAN 6260AM

d	ISSUED FOR DR-3 SUBMISSION	SEPT 19,25
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c	ISSUED FOR DR-2 SUBMISSION	AUG 23,25
---	----------------------------	-----------

b	ISSUED FOR DR-1 SUBMISSION	JULY 08,25
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a	ISSUED FOR DP SUBMISSION	MAY 01,25
---	--------------------------	-----------

No.	REVISION	DATE
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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
COVER SHEET

SCALE	AS SHOWN
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DATE	FEB 11, 2025
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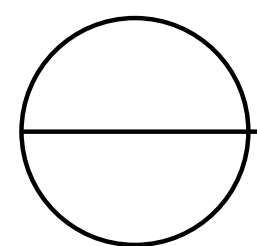
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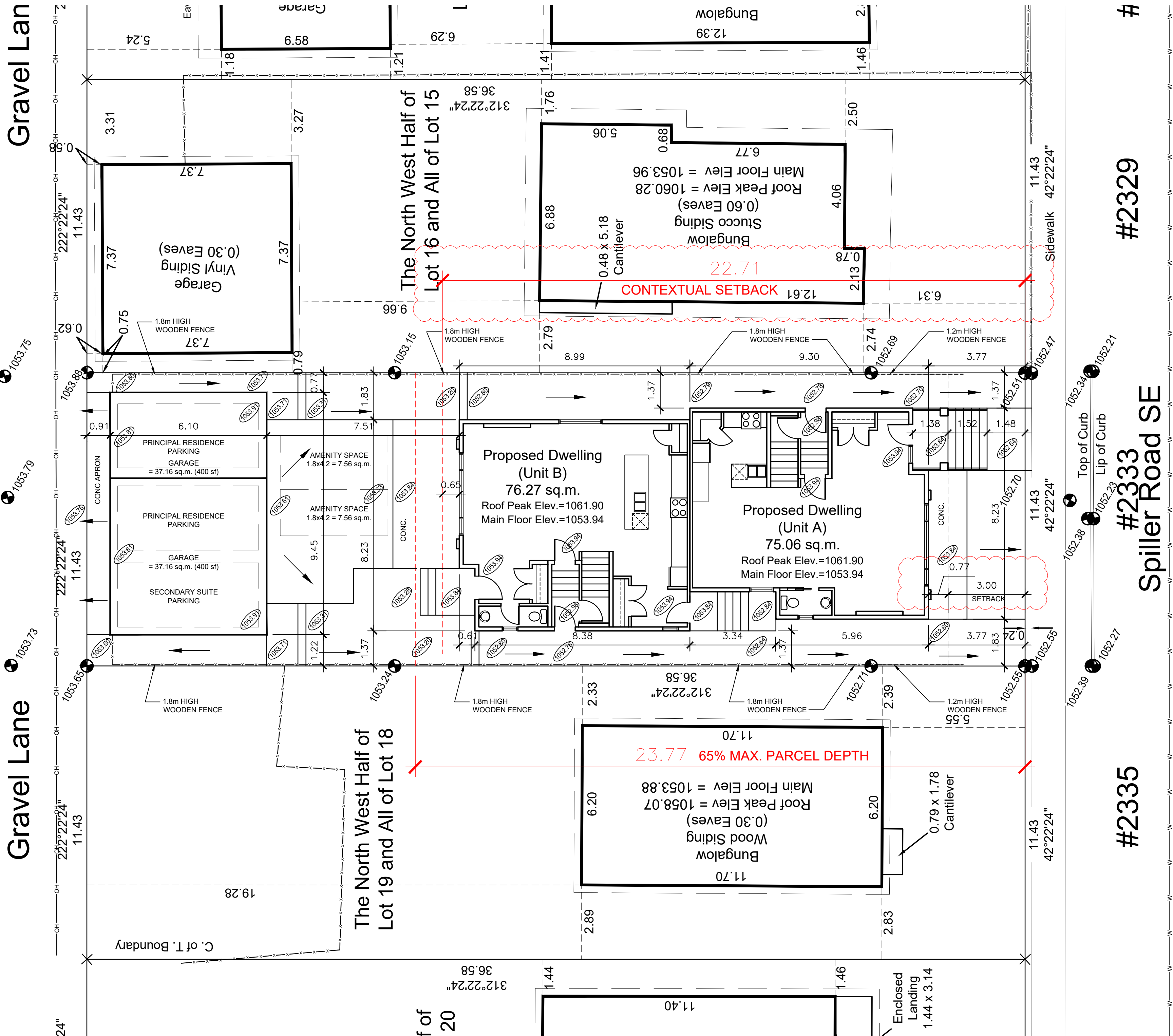
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SITE PLAN
SCALE 1:100



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No.	REVISION	DATE

PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
SITE PLAN

SCALE AS SHOWN

DATE FEB 11, 2025

DRAWN SHO

CHECKED

JOB No. 202542

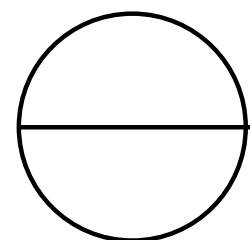
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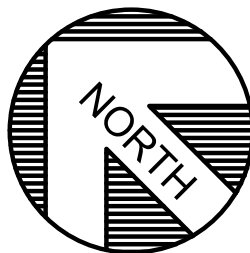


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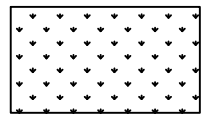
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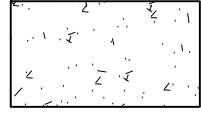
LANDSCAPE PLAN
SCALE 1:100



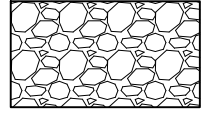
LANDSCAPING LEGEND



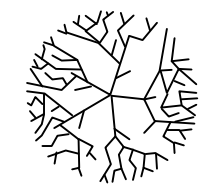
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CONCRETE



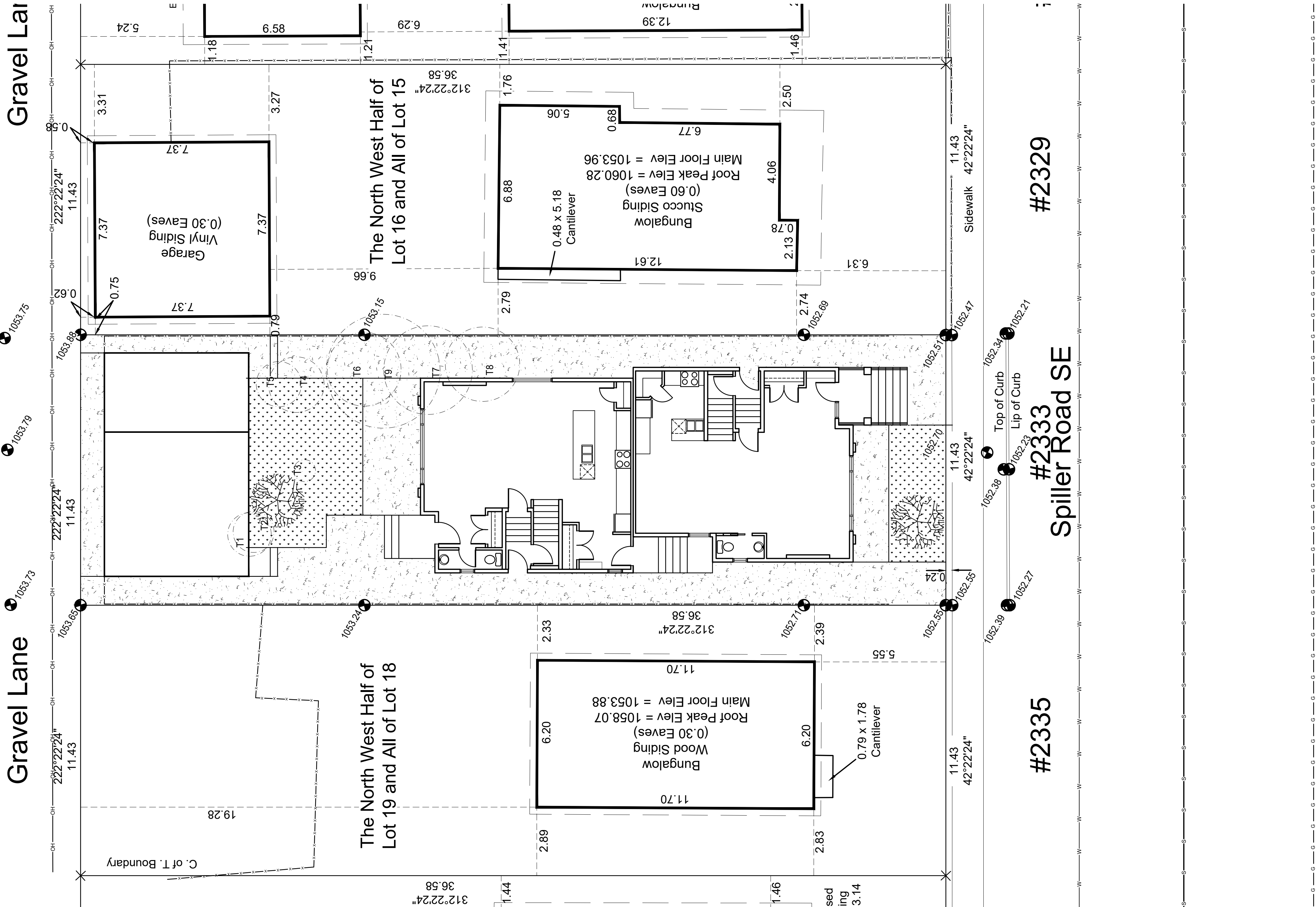
GRAVEL



DECIDUOUS TREE

TREE SCHEDULE:

Tree No.	Species	Type	Trunk (ø±)	Canopy (ø±)	Height (±)	Location
T1	Poplar	Deciduous	0.05	1.84	5	Remove
T2	Poplar	Deciduous	0.05	1.74	6	Remove
T3	Poplar	Deciduous	0.15	0.97	3	Remove
T4	Elm	Deciduous	0.20	2.29	7	Remove
T5	Elm	Deciduous	0.20	2.00	6	Remove
T6	Elm	Deciduous	0.80	5.00	6	Remove
T7	Elm	Deciduous	0.50	3.41	6	Remove
T8	Elm	Deciduous	0.50	3.13	6	Remove
T9	Elm	Deciduous	0.80	5.00	6	Remove
T10	Elm	Deciduous	0.30	2.20	6	Remove
T11	Elm	Deciduous	0.35	2.59	6	Remove



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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
LANDSCAPE
PLAN

SCALE AS SHOWN

DATE FEB 11, 2025

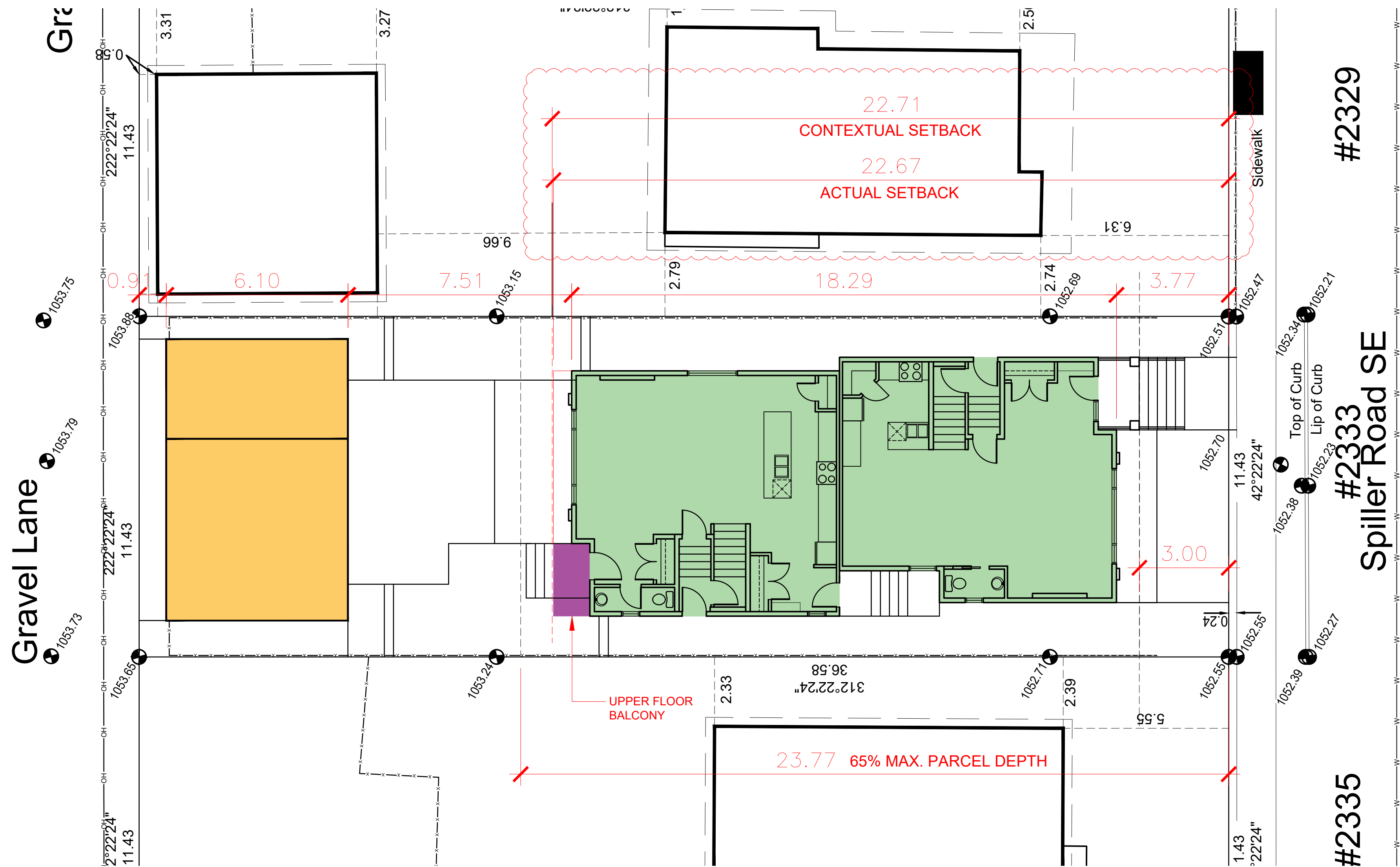
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SITE COVERAGE LEGEND

- GARAGE AREA = 57.60 sq.m. (620 sf)
- BUILDING AREA = 143.94 sq.m. (1,549 sf)
- 2nd FLOOR BALCONY = 2.97 sq.m. (32 sf)

SITE AREA = 418.10 sq.m.
50% ALLOWABLE SITE COVERAGE = 209.05 sq.m.

TOTAL BUILDING AREA = 204.51 sq.m.
PROPOSED SITE COVERAGE = 48.91%

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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
SETBACK

SCALE AS SHOWN

DATE FEB 11, 2025

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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
STREETSCAPE

SCALE AS SHOWN

DATE FEB 11, 2025

DRAWN SHO

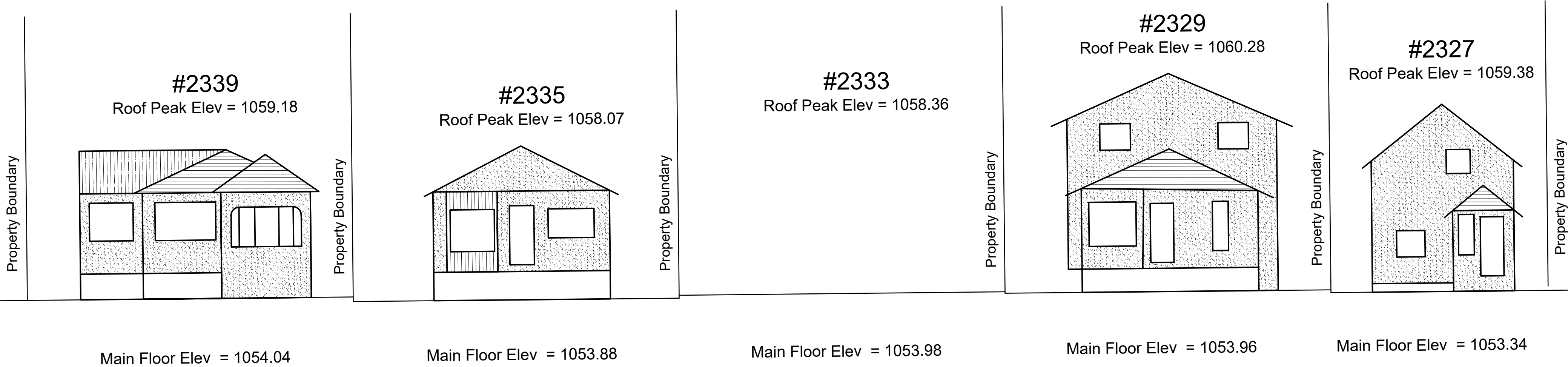
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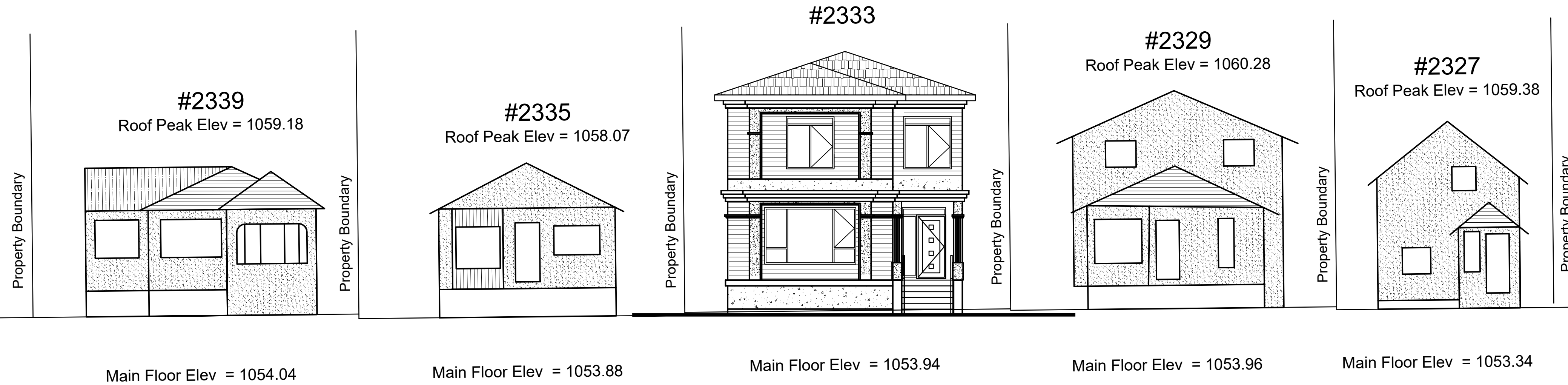
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EXISTING STREETSCAPE
SCALE 1:100



PROPOSED STREETSCAPE
SCALE 1:100

DEVELOPMENT PERMIT PLAN

Legal Description:
The South West Half (SW 1/2) of Lot Sixteen 16
and all of Lot Seventeen (17)
Block 5 Plan 6260AM

Municipal Address: 2333 Spiller Road SE

Client: Nines Design

Date(s) of Survey: January 9-13, 2025

- Legend
- Iron Post Found
 - Iron Spike Found
 - Non-monumented Position
 - Property Boundary
 - Utility Right Of Way
 - Edge of Building/Structure
 - Eaves
 - Asphalt
 - Concrete
 - Wood
 - Stone
 - Fence
 - Overhead Utilities
 - Buried Sanitary
 - Buried Waterline
 - Buried Gasline
 - Catch basin
 - Manhole
 - Power Pole
 - Tree:
 - Coniferous

Deciduous

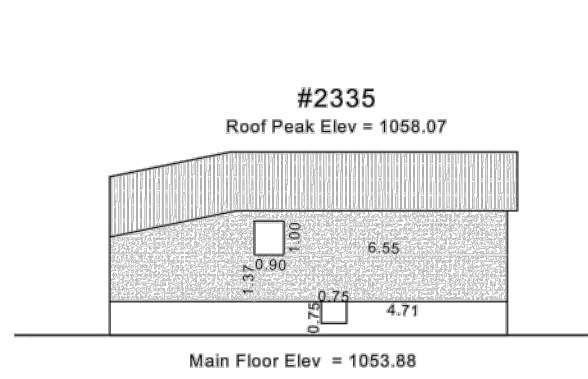
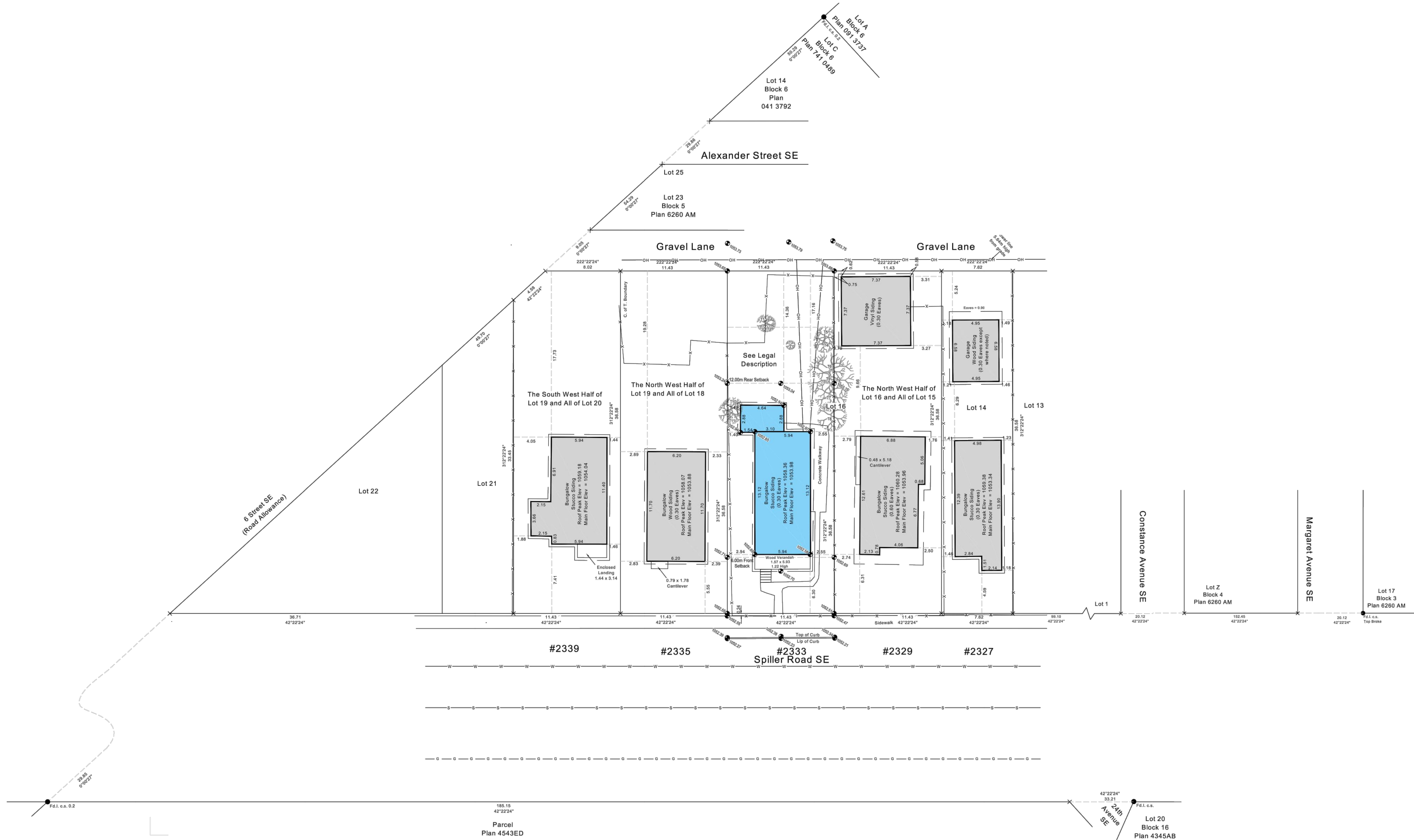
All fences are within 0.2 metres of the property line unless otherwise noted.
All eaves are measured to the fascia unless otherwise shown.
Unless noted lines outside of property are not to scale.

Distances are in metres and decimals thereof.

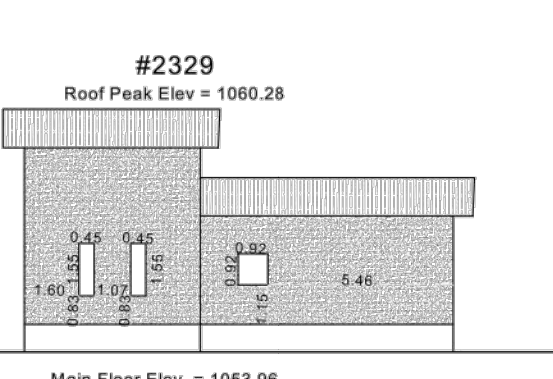
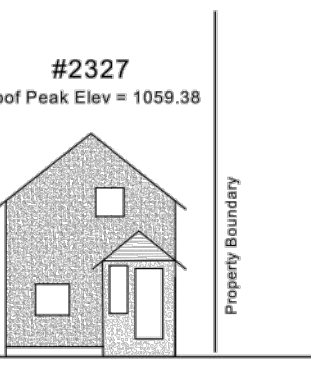
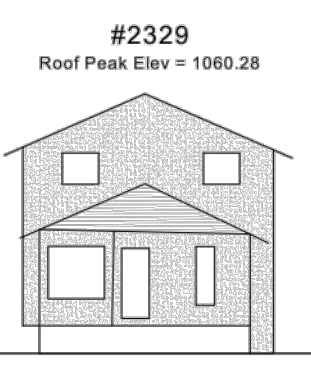
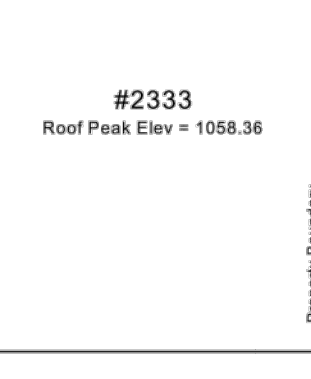
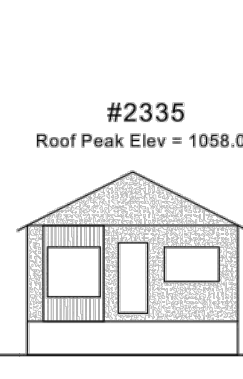
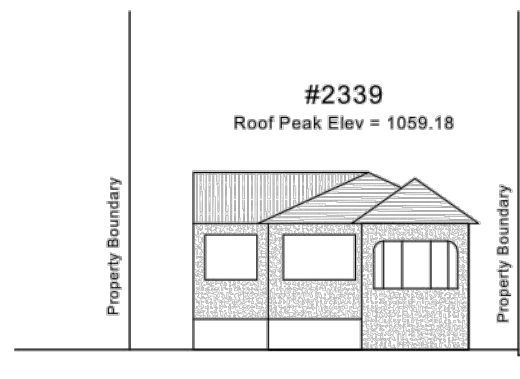
Elevations are Geodetic and are referred to ASCM 142968 Elev. = 1070.822
Bearings are Grid 3TM Zone 114°W and are derived from GNSS observations

Abbreviations
B.O.C. - back of curb
B.O.W. - back of walk
C of T. - Certificate of Title
c.s. - countersunk
calc - calculated
conc - concrete
DH - drill hole
E - East
Fd - Found
I - Statutory Iron Post
L.O.G. - lip of gutter
m - metres
N - North
R/W - Right-of-Way
S - South
W - West

TREE SCHEDULE					
Tree No.	Species	Type	Trunk Dia(m)	Canopy Dia(m)	Height(m)
T1	Poplar	Deciduous	0.05	1.84	5
T2	Poplar	Deciduous	0.05	1.74	6
T3	Poplar	Deciduous	0.15	0.97	3
T4	Elm	Deciduous	0.20	2.29	7
T5	Elm	Deciduous	0.20	2.00	6
T6	Elm	Deciduous	0.80	5.00	6
T7	Elm	Deciduous	0.50	3.41	6
T8	Elm	Deciduous	0.50	3.13	6
T9	Elm	Deciduous	0.80	5.00	6
T10	Elm	Deciduous	0.30	2.20	6
T11	Elm	Deciduous	0.35	2.59	6

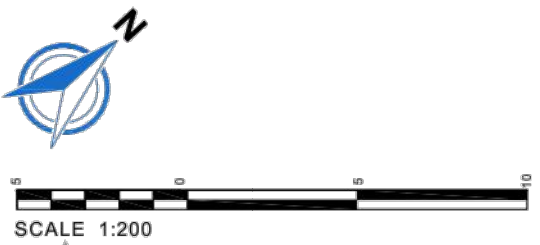


Sideview 'A' South West View
Scale 1:200



Sideview 'B' North East View
Scale 1:200

Streetscape
Scale 1:200



CANUCK
Legal Surveys

(403) 863-3386 | www.canucklegalway.ca © Copyright Canuck Legal Surveys, 2025.

Note:
This plan represents the best information at the time of survey.
Canuck Legal Surveys and its employees take no responsibility
for the location of any underground conduits, pipes or other
facilities whether shown or omitted from this plan. It should not
be assumed that all buried facilities are shown and facilities
which are shown should not be construed as located until
physically exposed. All underground installations should be
located by the respective authorities prior to excavation or
construction.

Field Crew: NMH Draft: MM Check: NMH DWG: CLG-0088-24 DP

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No.	REVISION	DATE
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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
FLOOR PLAN

SCALE AS SHOWN

DATE FEB 11, 2025

DRAWN SHO

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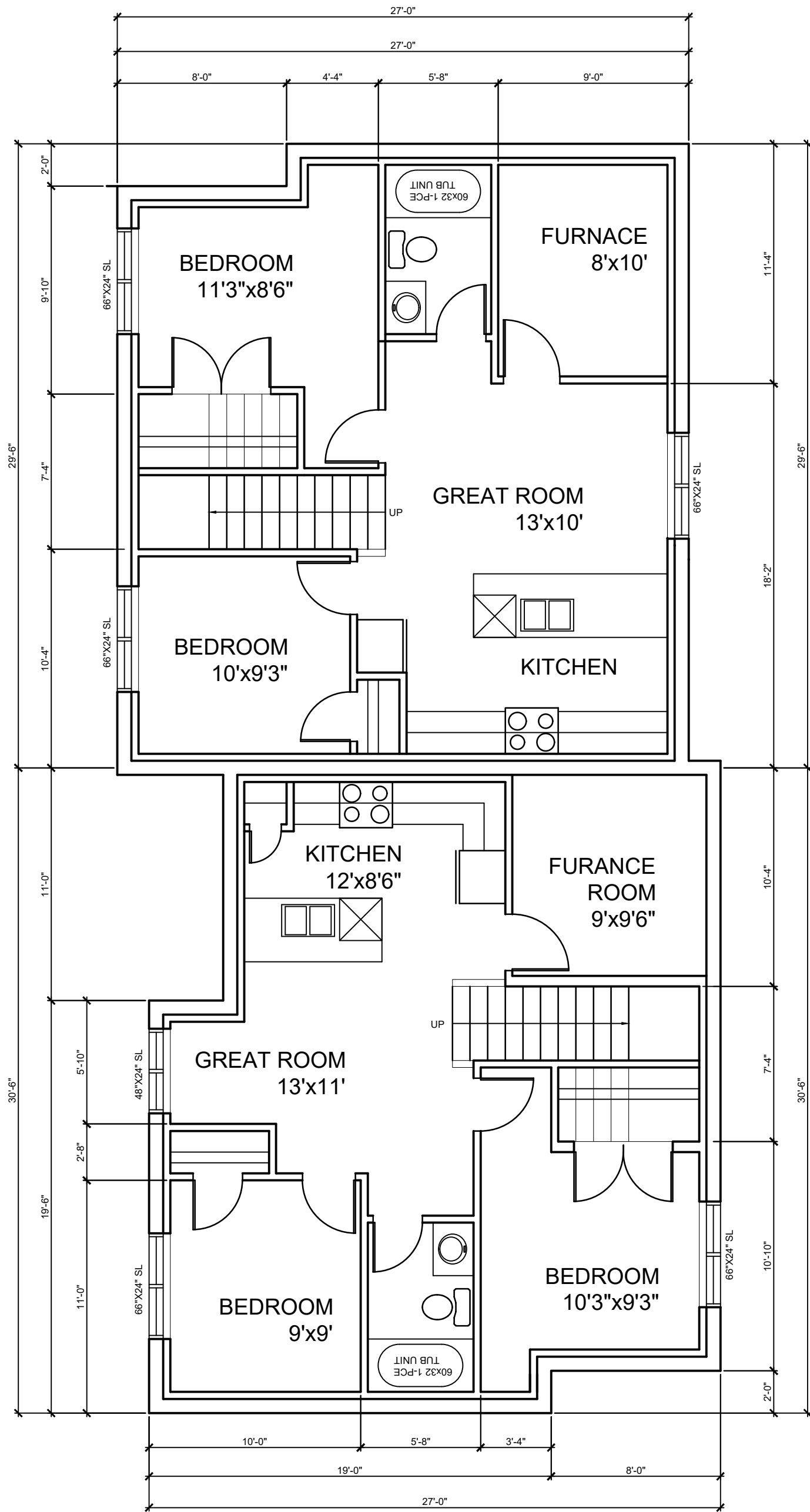
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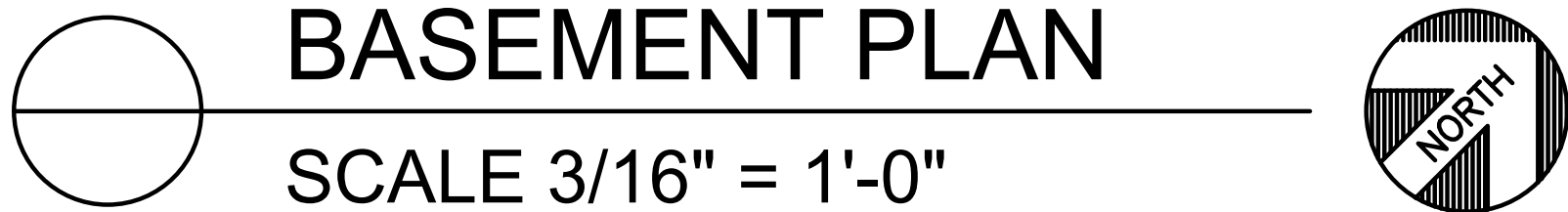
LANE



REAR
780 sf

FRONT
769 sf

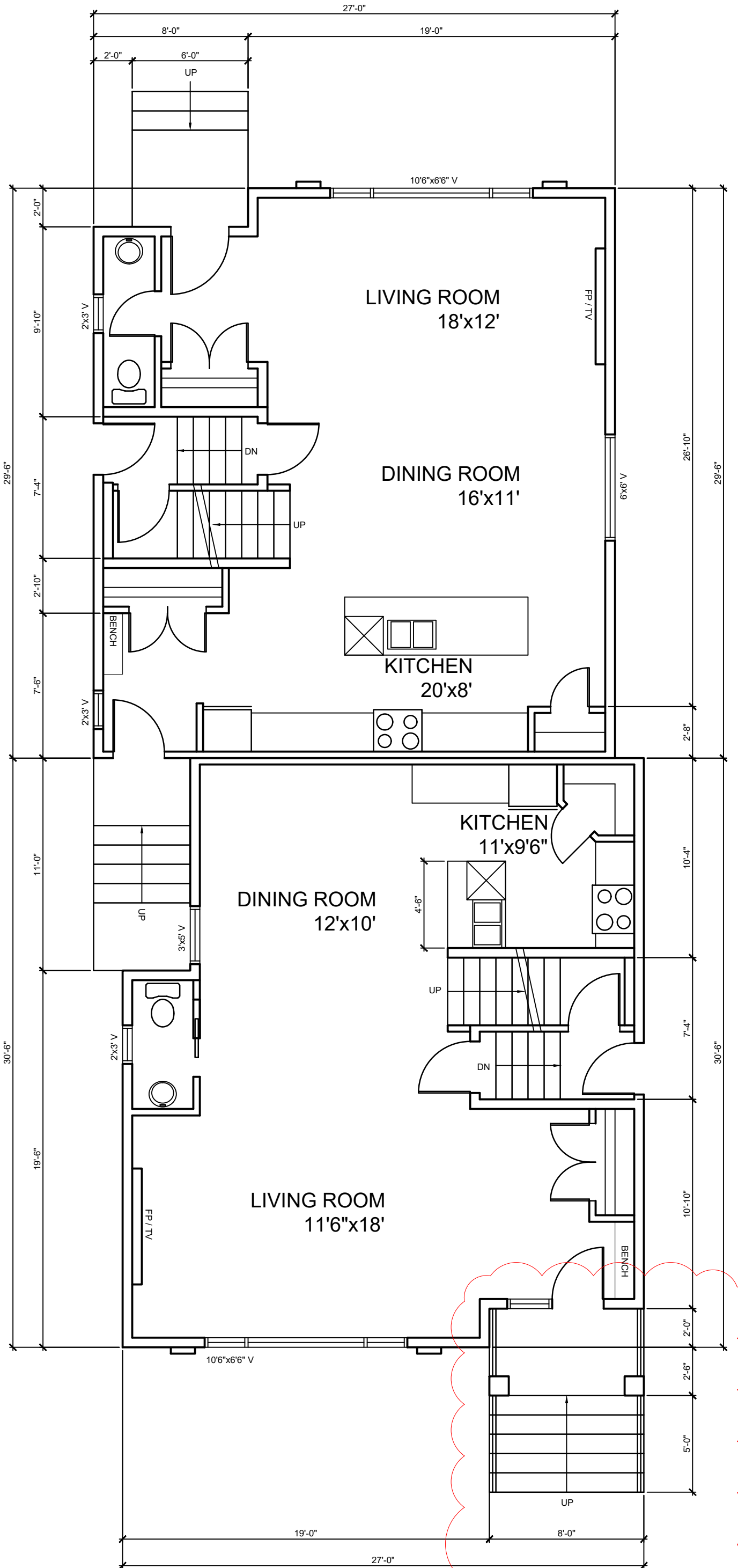
SPILLER ROAD



BASEMENT PLAN

SCALE 3/16" = 1'-0"

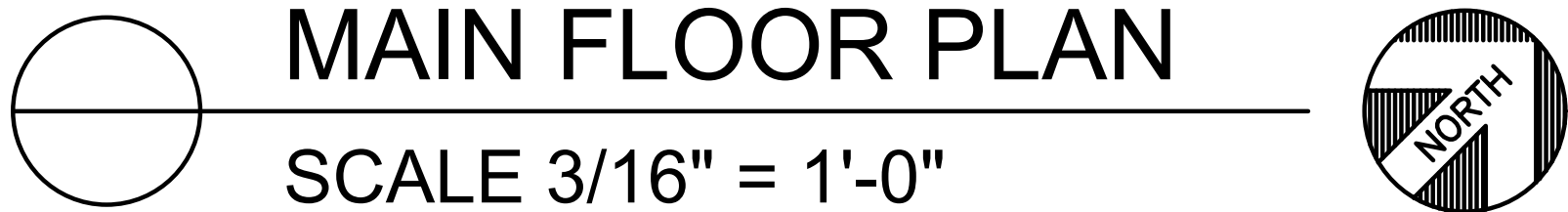
LANE



REAR
780 sf

FRONT
769 sf

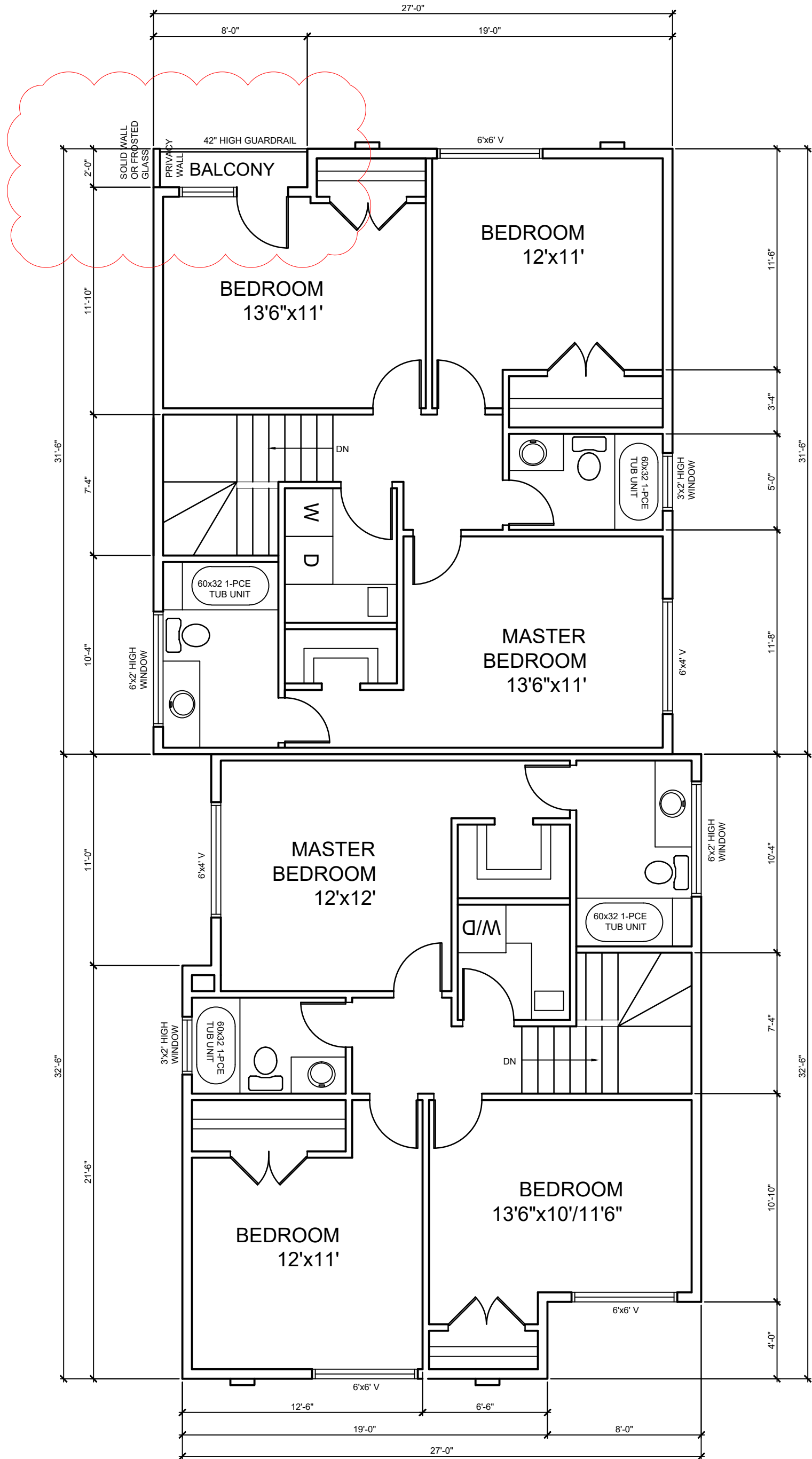
SPILLER ROAD



MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

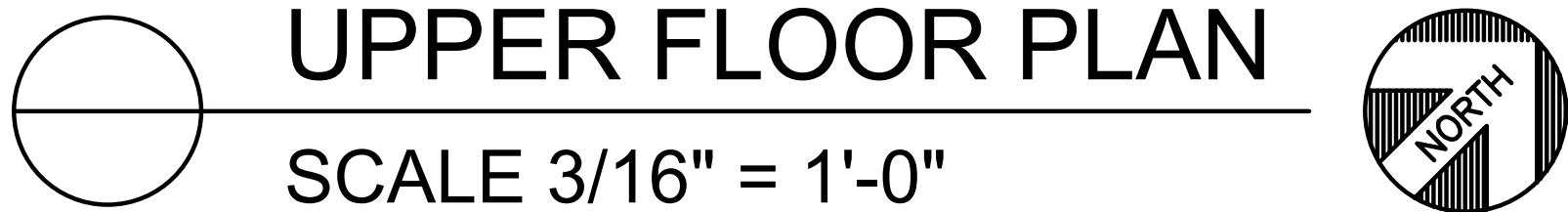
LANE



REAR
834 sf

FRONT
829 sf

SPILLER ROAD



UPPER FLOOR PLAN

SCALE 3/16" = 1'-0"

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PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
ROOF PLAN

SCALE AS SHOWN

DATE FEB 11, 2025

DRAWN SHO

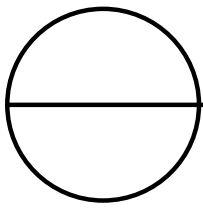
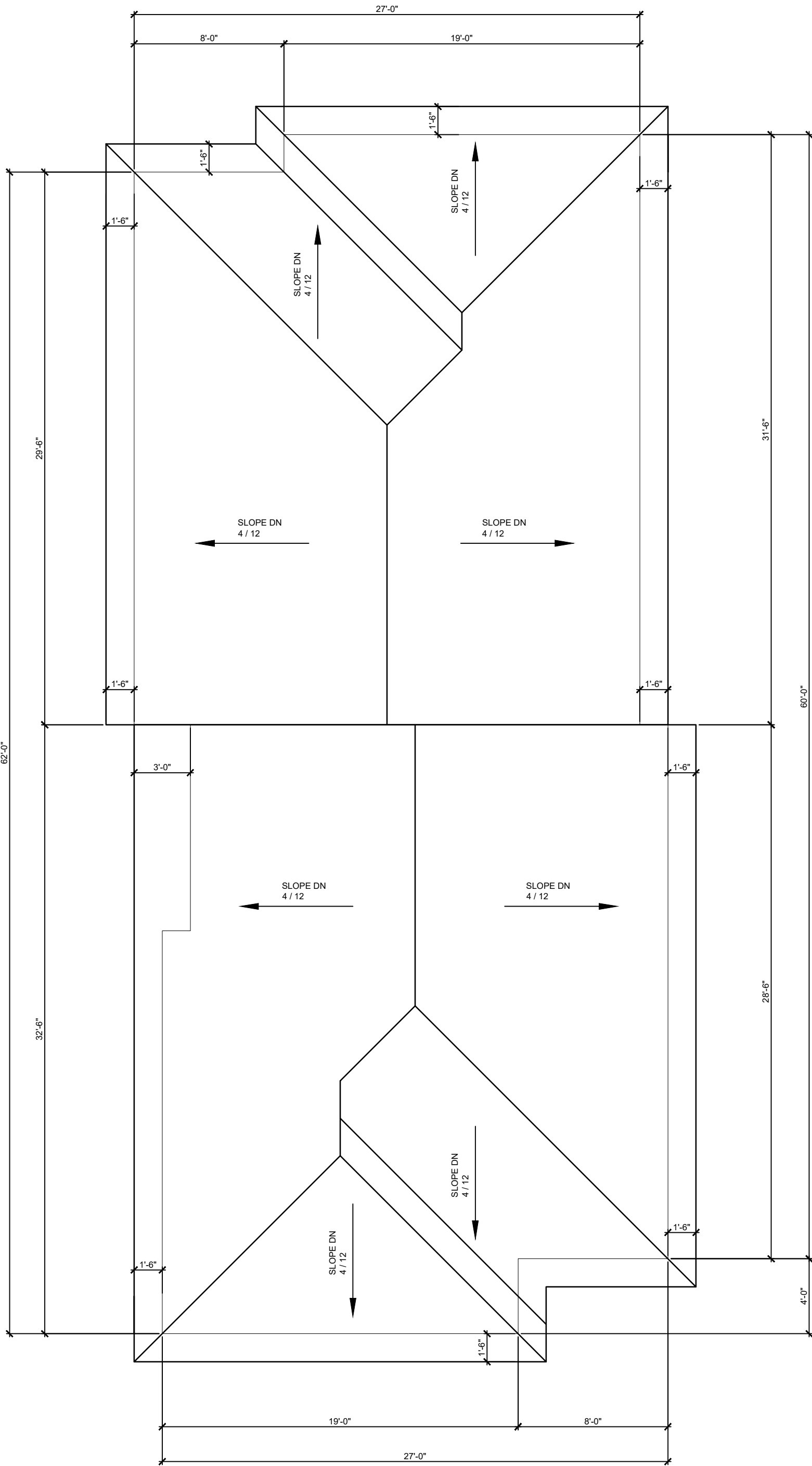
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DRAWING No.

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ROOF PLAN

SCALE 3/16" = 1'-0"



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LAN 6260AM

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b.	REVISION	DATE

PROJECT PROPOSED DUPLEX DEVELOPMENT

333 SPILLER ROAD SE
ALGARY, ALBERTA

DETAIL ELEVATION

CALE	AS SHOWN
ATE	FEB 11, 2025
RAWN	SHO
CHECKED	
OB No.	202542

RAWING No. _____

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	ISSUED FOR DR-1 SUBMISSION	JULY 08,25
	ISSUED FOR DP SUBMISSION	MAY 01,25
b.	REVISION	DATE

PROJECT PROPOSED DUPLEX DEVELOPMENT

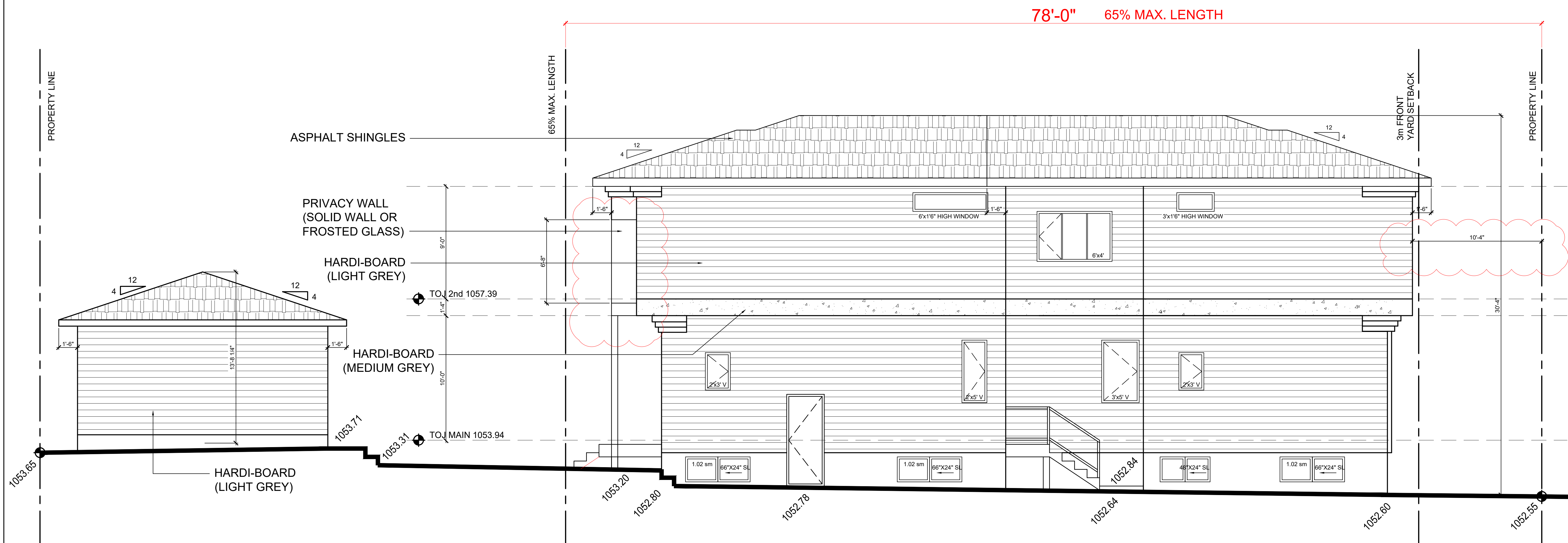
333 SPILLER ROAD SE
ALGARY, ALBERTA

DETAIL ELEVATION

CALE	AS SHOWN
ATE	FEB 11, 2025
RAWN	SHO
CHECKED	
OB No.	202542

RAWING No.
A3.1

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WEST ELEVATION

SCALE 1/4" = 1'-0"



 NORTH ELEVATION (LANE)
SCALE 1/4" = 1'-0"

LEGAL DESCRIPTION:
SW 1/2 LOT 16 & LOT 17
BLOCK 5
PLAN 6260AM

d	ISSUED FOR DR-3 SUBMISSION	SEPT 19,25
c	ISSUED FOR DR-2 SUBMISSION	AUG 23,25
b	ISSUED FOR DR-1 SUBMISSION	JULY 08,25
a	ISSUED FOR DP SUBMISSION	MAY 01,25

No.	REVISION	DATE
-----	----------	------

PROJECT
PROPOSED DUPLEX
DEVELOPMENT

2333 SPILLER ROAD SE
CALGARY, ALBERTA

DETAIL
GARAGE PLAN

SCALE AS SHOWN

DATE FEB 11, 2025

DRAWN SHO

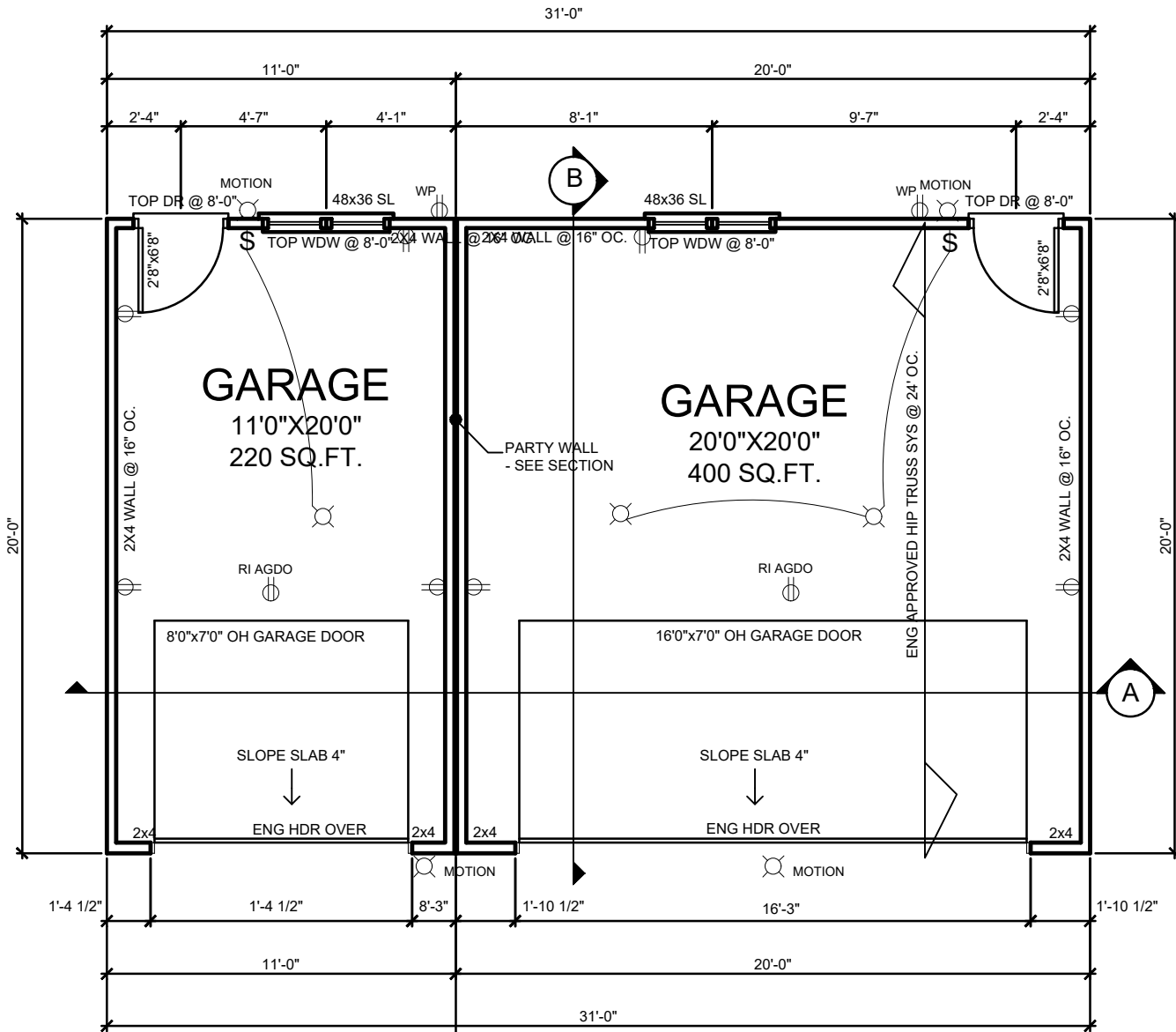
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JOB No. 202542

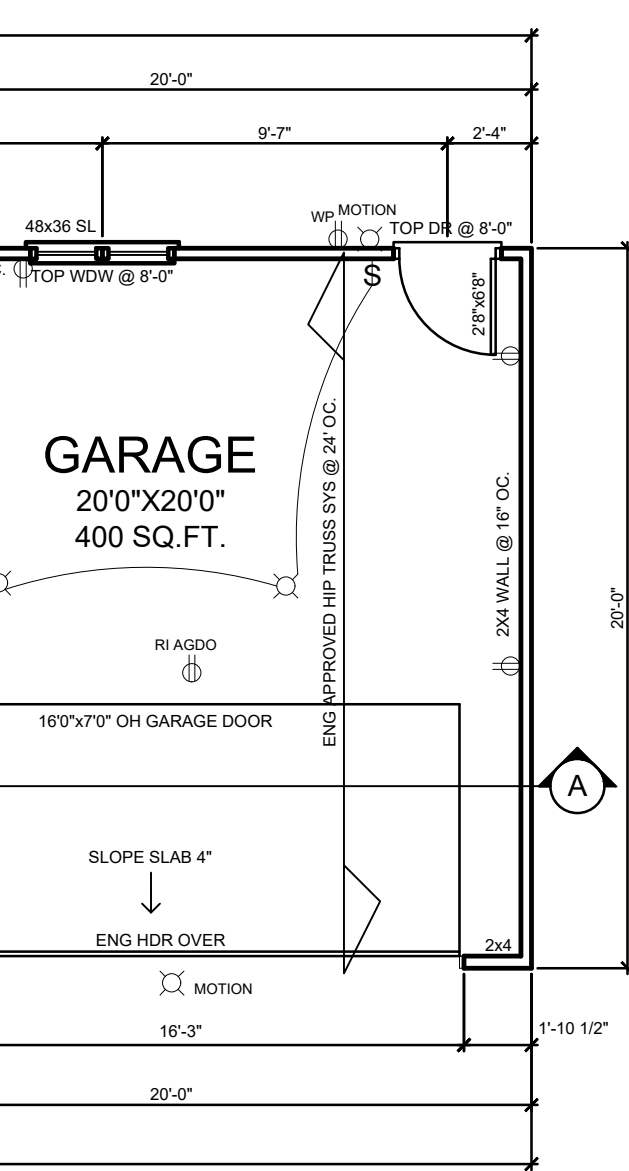
DRAWING No.

G1

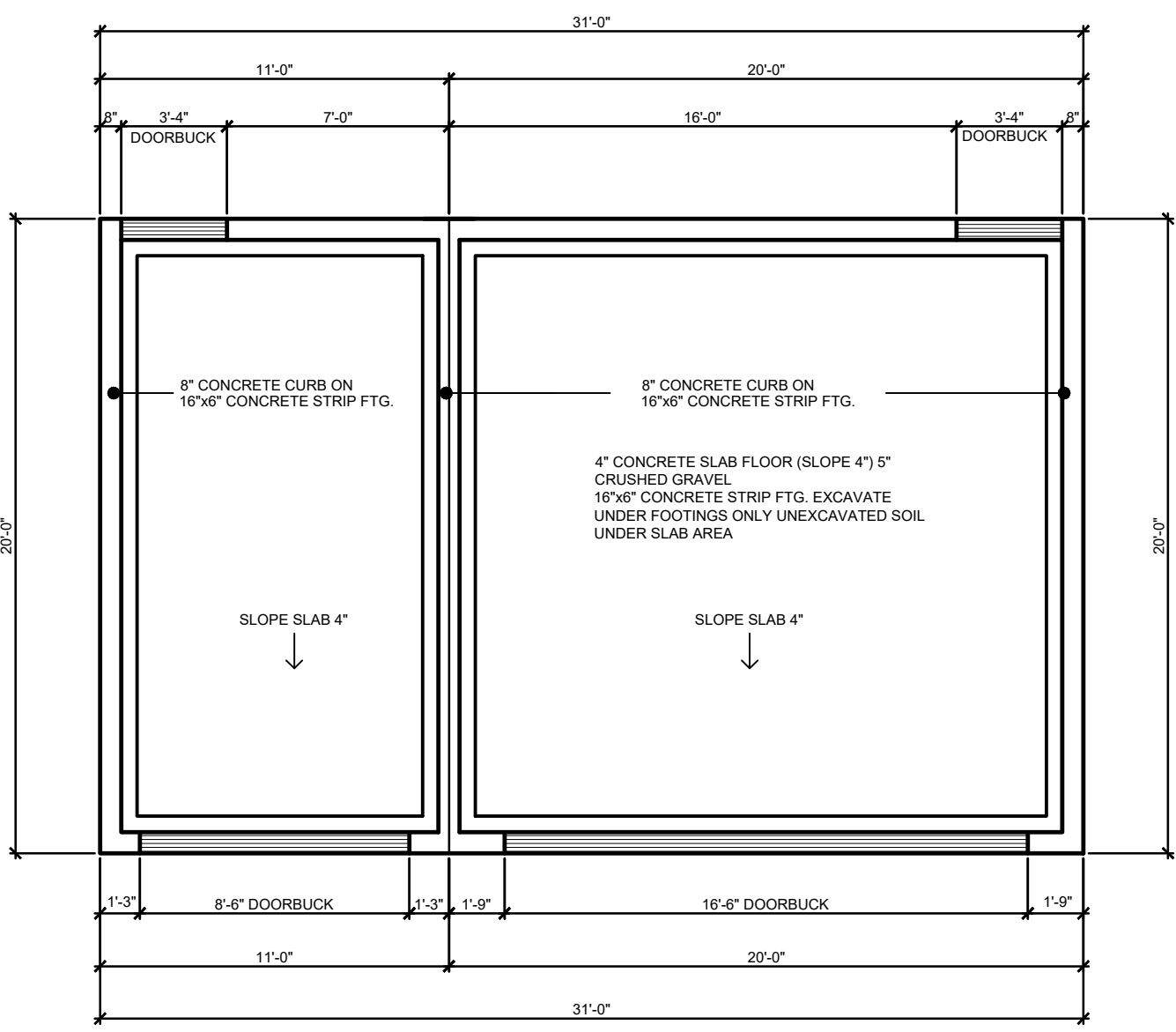
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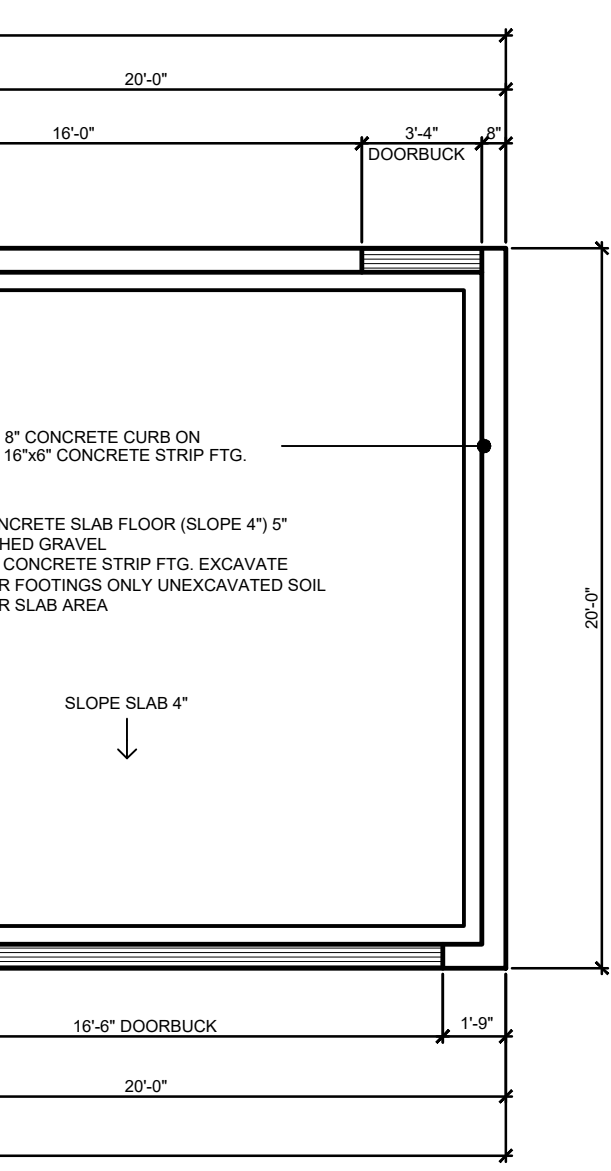
UNIT A
PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"



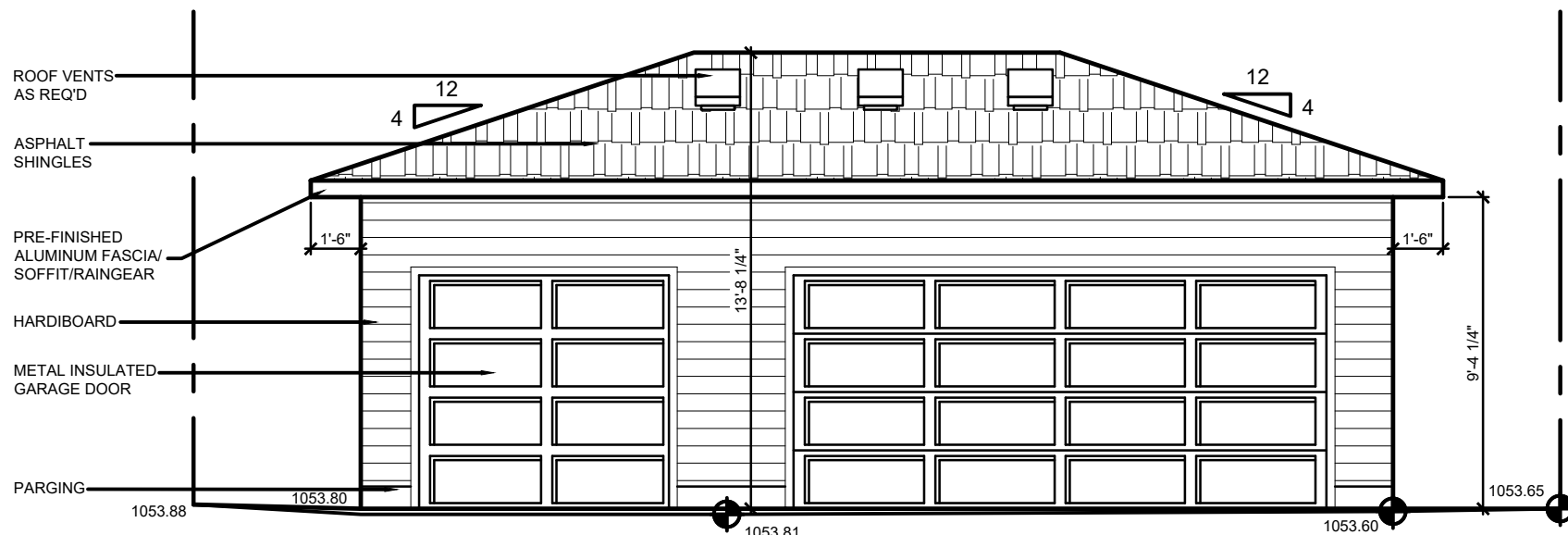
UNIT B
PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"



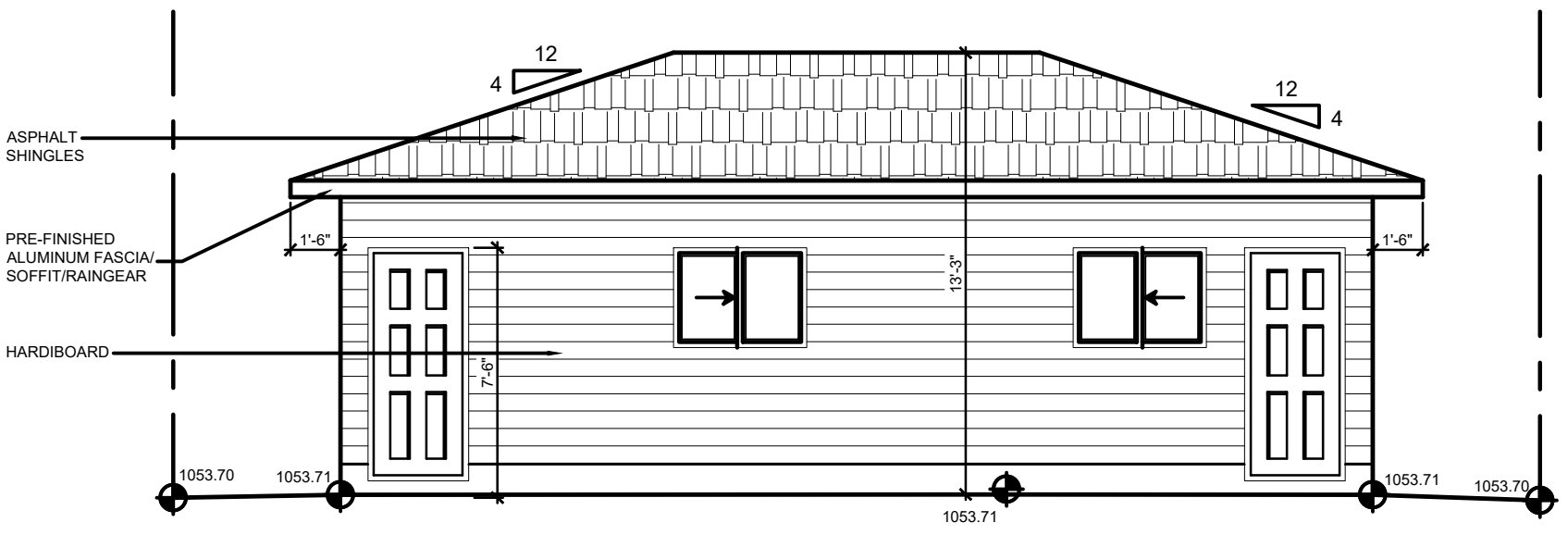
UNIT A
PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"



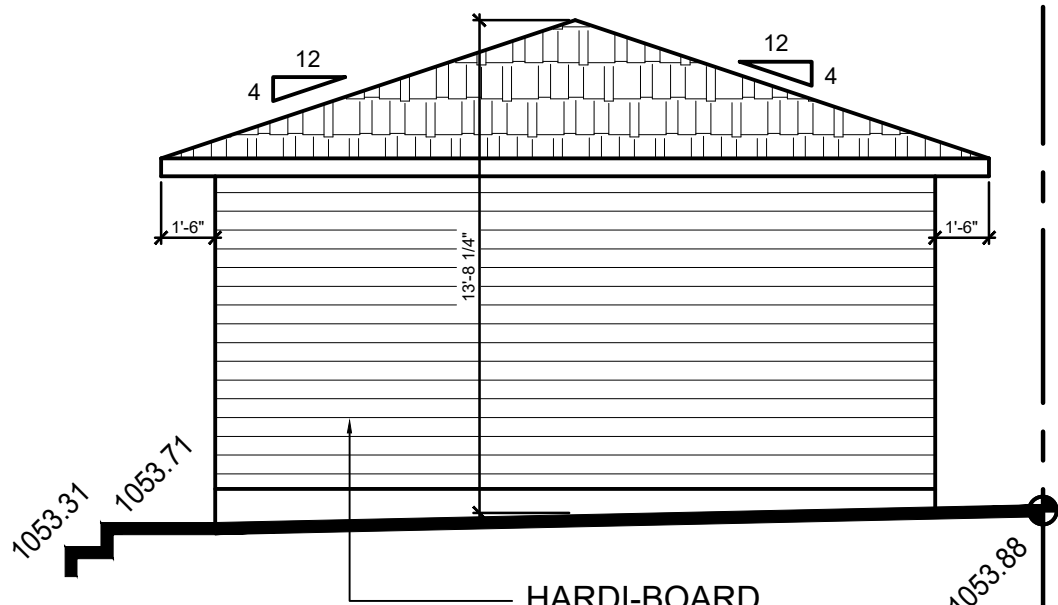
UNIT B
PROPOSED FLOOR PLAN
SCALE 3/16" = 1'-0"



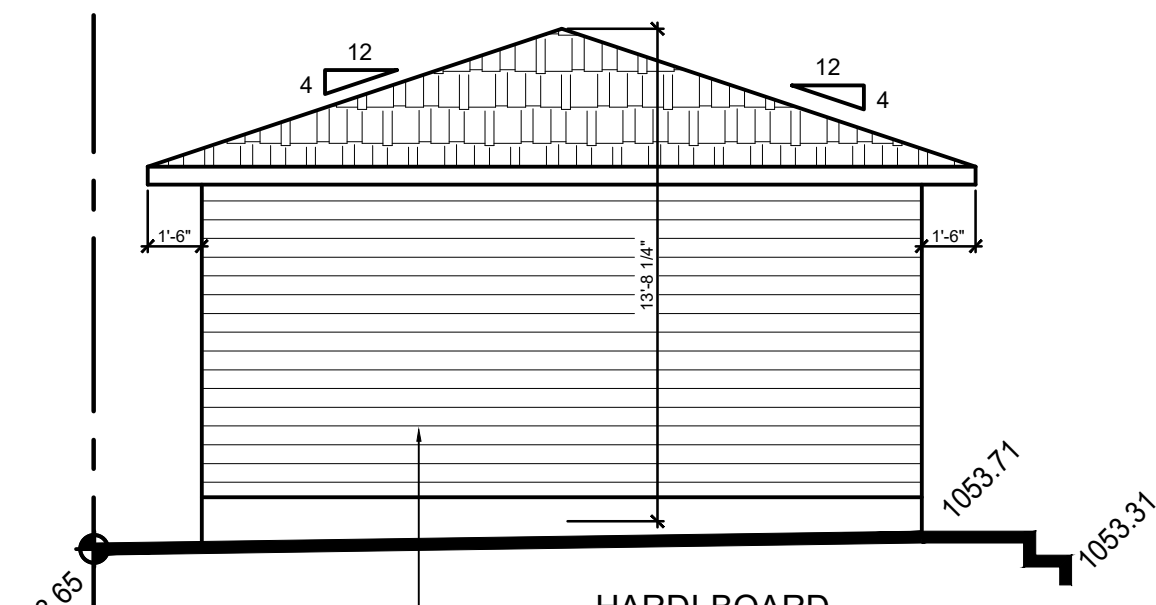
UNIT A
PROPOSED FRONT
SCALE 3/16" = 1'-0"



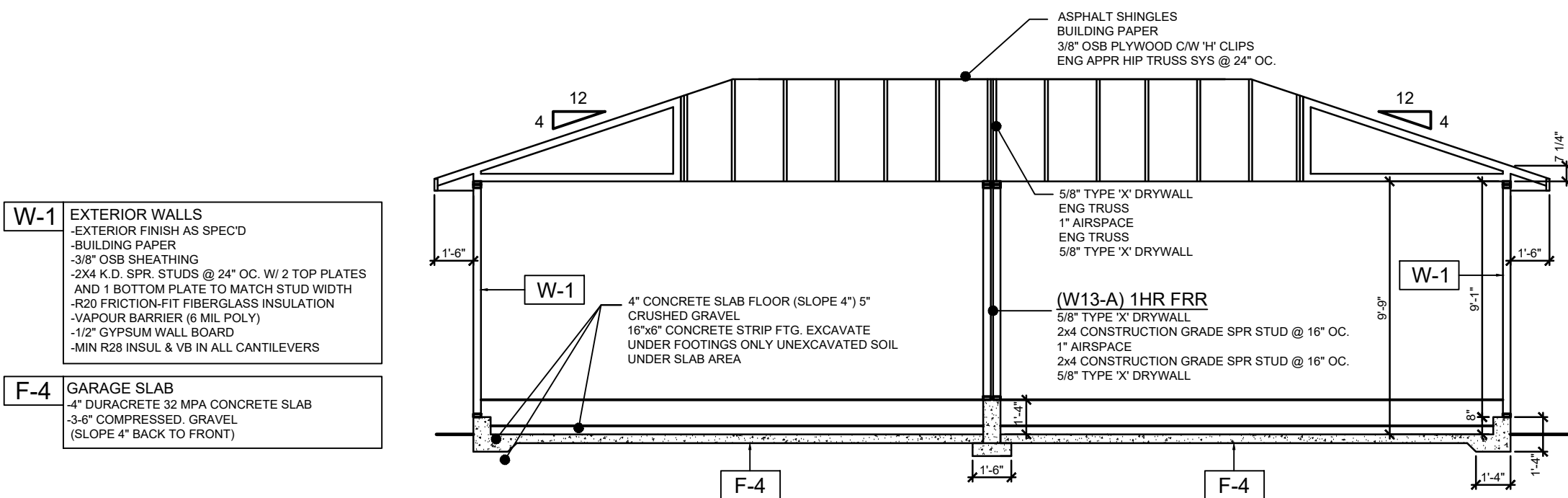
UNIT B
UNIT A



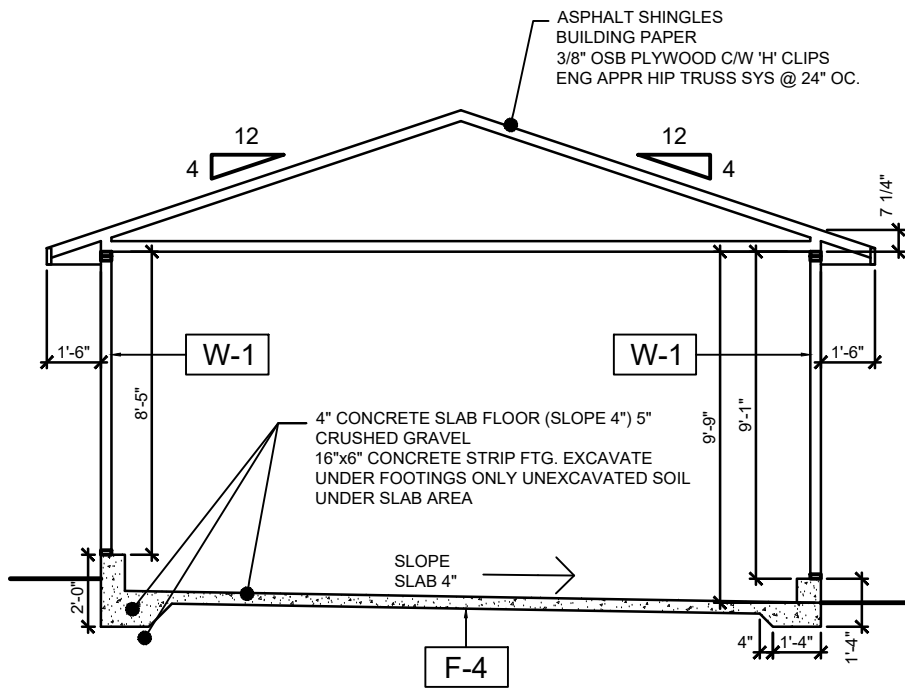
UNIT A



UNIT B



PROPOSED SECTION 1
SCALE 3/16" = 1'-0"



PROPOSED SECTION 2
SCALE 3/16" = 1'-0"