

2415 CRESTWOOD ROAD S.E. - 4 PLEX DWELLINGS

2415 CRESTWOOD ROAD S.E.

CALGARY , ALBERTA



PROJECT

CRESTWOOD ROAD 4 PLEX DWELLINGS

STAMP

AMENDED DRAWINGS
DP No Date Received
DP2024-485378 MAR 24 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

ISSUED:

NO.	ISSUE	DATE

NOTES



DRAWING LISTS:

ARCHITECTURAL	
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A.02	EXISTING SITE PLAN
A.03	SITE BLOCK PLAN AND ELEVATION
A.04	TREE PROTECTION
A.05	FIRE WALL PLANS AND SECTIONS
A.06	PROPOSED SITE PLAN
A.06A	PROPOSED SITE LANDSCAPE PLAN
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A.08	PROPOSED MAIN FLOOR PLAN
A.09	PROPOSED SECOND FLOOR PLAN
A.10	PROPOSED ROOF PLAN
A.11	PROPOSED GARAGE FLOOR PLAN
A.12	PROPOSED ELEVATION
A.13	PROPOSED ELEVATION
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ELECTRICAL	
E.01	PROPOSED BASEMENT ELECTRICAL FLOOR PLAN
E.02	PROPOSED MAIN ELECTRICAL FLOOR PLAN
E.03	PROPOSED SECOND ELECTRICAL FLOOR PLAN

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2415 CRESTWOOD ROAD S.E.

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 00

DRAWING TITLE: COVERPAGE

SHEET: A.00

SCALE: NTS

REV. 0

GENERAL NOTES

1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL DRAWINGS AND PERTAIN WITHIN THE SCOPE OF WORK DOCUMENTATION
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. IT IS THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE DESIGNER IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSULTANTS DOCUMENTATION AND THAT OF THE DESIGNER FOR RESOLUTION PRIOR TO CONSTRUCTION / INSTALLATION. THE DESIGN DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL AND MECHANICAL DRAWINGS.
3. ALTHOUGH PRESUMED TO BE ACCURATE, THESE DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THE CONTRACTOR SHALL VERIFY, COORDINATE AND BE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF CALGARY AND THE PROVINCE OF ALBERTA.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF CALGARY AND THE PROVINCE OF ALBERTA.
5. ALL WORK TO BE IN COMPLIANCE WITH THE LATEST EDITION OF THE ALBERTA BUILDING CODE 2023.
6. THE GENERAL CONTRACTOR SHALL EXAMINE THE SITE PRIOR TO SUBMITTING TENDERS AND INCLUDE FOR ALL WORK NECESSARY FOR A COMPLETE INSTALLATION AS REQUIRED BY THESE THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. FAILURE TO NOTE SITE CONDITIONS AND MAKE SUITABLE ALLOWANCES FOR SAME IN TENDER WILL IN NO WAY JUSTIFY A CLAIM FOR ADDITIONAL CHARGES OR COMPENSATION.
7. THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND ARE FURNISHED TO ESTABLISH SCOPE, MATERIAL, QUANTITIES, AND DESIGN INTENT. THE DOCUMENTS ARE NOT DETAILED INSTALLATION DRAWINGS. MINOR DETAILS USUALLY NOT SHOWN OR SPECIFIED AND ANY INCIDENTAL ACCESSORIES REQUIRED FOR PROPER INSTALLATION OF THE DESIGN ARE TO BE INCLUDED IN THE WORK AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-TRADES.
8. ALL CONSTRUCTION AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTED INDUSTRY/TRADE STANDARDS FOR BEST QUALITY DESIGN AND CONSTRUCTION. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. ANY MATERIALS NOT SPECIFIED SHALL BE THE MOST SUITABLE FOR THE INTENDED PURPOSE.
9. THE GENERAL CONTRACTOR TO PROVIDE TO THE OWNER/TENANT WRITTEN MAINTENANCE INSTRUCTIONS FOR ALL NEW MATERIALS AND EQUIPMENT SUPPLIED.
10. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE DELIVERY TIME OF THE SPECIFIED MATERIALS DO NOT CAUSE A DELAY IN THE SCHEDULED COMPLETION OF THE PROJECT.
11. ANY WORK THAT CAN BE DEEMED DISRUPTIVE OR NOISY TO OTHER TENANTS, SHALL BE UNDERTAKEN AFTER HOURS. COORDINATE WITH LANDLORD AND/OR TENANT FOR SPECIFIC HOURS. ALLOWANCE FOR ALL AFTER HOURS WORK OR SCHEDULING TO BE INCLUDED IN BASE BID.
12. PROVIDE A SLIP JOINT AT THE TOP OF FULL HEIGHT WALLS WHICH MEET THE FLOOR SLAB ABOVE, TO ALLOW FOR 1" SLAB DEFLECTION.
13. SUPPLY AND INSTALL SOLID WOOD INTERNAL BLOCKING IN ALL WALLS TO RECEIVE WALL MOUNTED MILLWORK, EQUIPMENT AND OTHER OBJECTS FASTENED TO THE WALL.
14. THE CONTRACTOR IS TO REPAIR ALL DAMAGE TO WALL, FLOOR OR CEILING CAUSED BY THE CONSTRUCTION OR BUILD OUT OF THIS SPACE.
15. THE GENERAL CONTRACTOR IS TO ENSURE THAT PROPER AIR BALANCING TAKES PLACE PRIOR TO OCCUPANCY.
16. ALL MILLWORK SHALL CONFORM WITH THE LATEST VERSION OF THE A.W.M.A.C. (ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA) STANDARDS GUIDE.
17. THE GENERAL CONTRACTOR IS TO KEEP ONE SET OF RECORD DRAWINGS ON SITE AT ALL TIMES.
18. THIS INDICATES FOR RESIDENTIAL PROJECTS ONLY.
19. THE ROOF TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND FABRICATED BY A TRUSS SUPPLIER. SUPPLIER TO DO DRAWINGS FOR THE TOTAL ROOF AND VERIFY ALL DETAILS SHOWN ON THE DESIGNER'S DRAWINGS THE ROOF APPEARANCE MAY VARY.
20. ALL NAILING AND CONNECTIONS AS PER THE ALBERTA BUILDING CODE 2019.
21. INSTALL EAVESTROUGHING , DOWNSPROUTS AND EXTENSIONS, AS REQUIRED
22. ELECTRICAL, PLUMBING AND HEATING SYSTEM DESIGNED BY OTHERS
23. FACTORY-FIREPLACES ARE TO BE SUPERIOR CF3860 OR EQUIVALENT AND SHALL BE INSTALLED TO CONFORM TO ULC56100, ABC AND MANUFACTURER'S SPECIFICATIONS.
24. GRADES SHOWN MAY VARY ON SITE AND MAY ALTER THE APPEARANCE OF THE BUILDING
25. ANY ENGINEERING REQUIRED ON THESE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER
26. SOIL BEARING IS ASSUMED TO BE MINIMUM OF 2,500 p.s.f. SOIL BEARING TO BE CHECKED BY THE GENERAL CONTRACTOR. CONSULT WITH A PROFESSIONAL ENGINEER IF THE SOIL BEARING IS LESS THAN 2,500 p.s.f. AND ALSO IF A PROBLEM SOIL EXISTS. THE FOUNDATION DESIGN MAY HAVE TO BE REVISE BY AN ENGINEER.

BUILDING ANALYSIS:

MUNICIPAL ADDRESS:
2415 CRESTWOOD ROAD S.E.
CALGARY , ALBERTA

LEGAL DESCRIPTION:
PLAN 4465HB, BLOCK 2, LOTS 4

LOT SIZE:
6007 SQ.FT.

BUILDING SIZE(PER DWELLING):

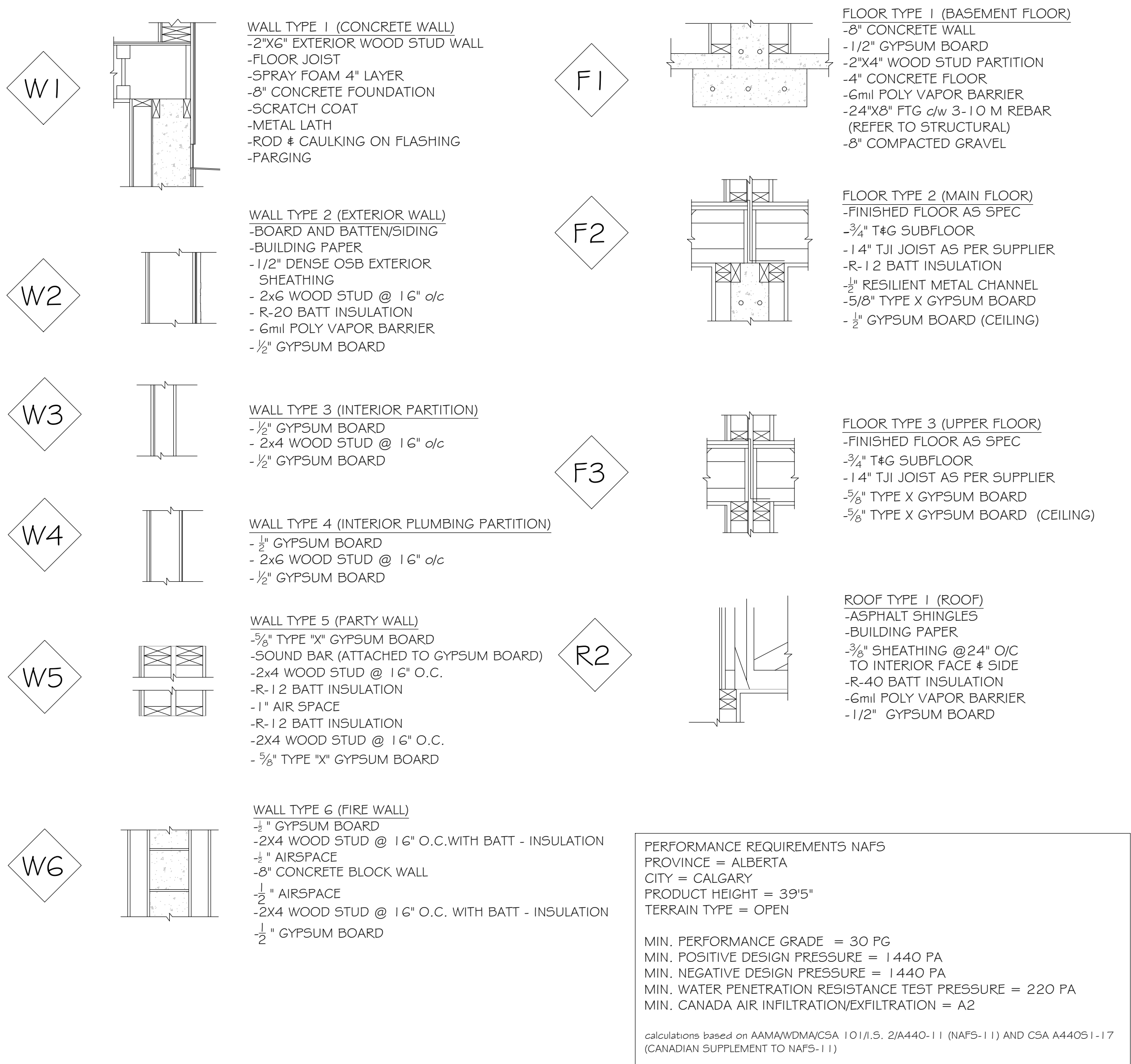
BASEMENT= 679.97 SQ. FT.
MAIN FLOOR = 659.25 SQ.FT.
UPPER FLOOR=679.97 SQ. FT.

TOTAL BUILDING SIZE(ABOVE GRADE) = 1320.76 SQ.FT.
GARAGE SIZE = 954.8 SQ.FT.

GARAGE GROUND COVERAGE - 802.09 SQ. FT.
MAIN DWELLING GROUND COVERAGE - 2637.1 SQ.FT
TOTAL FOOTPRINT COVERAGE - 3439.19 SQ.FT.

SITE AREA - 6007 SQ.FT.
TOTAL LOT COVERAGE - 57.2%
- 3439.19 SQ.FT

PROPOSED USE: RC



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DRAWN BY: KT

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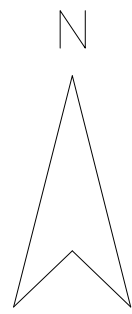
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DRAWING TITLE: GENERAL NOTES

SHEET: A.01

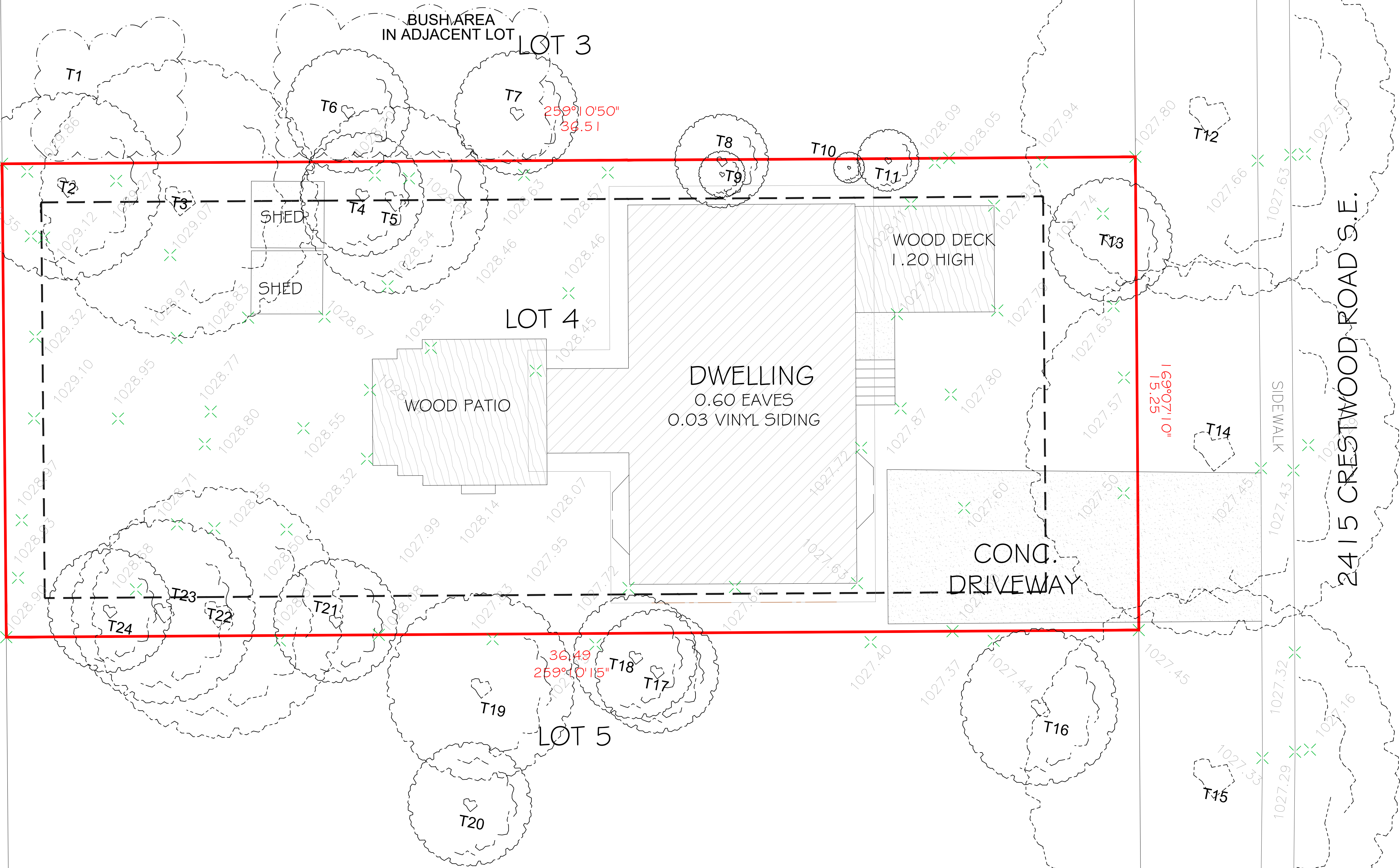
SCALE: NTS

REV. 0



6.10M GRAVEL LANE

TREE SCHEDULE											
NO.	VARIETY	CALIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION	NO.	VARIETY	CALIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION
T1	BUSH	-	4.00	2.00	IN ADJACENT PROPERTY	T13	BUSH	1.00	4.00	4.00	ON LOT
T2	DECIDUOUS	0.60	6.00	8.00	ON LOT	T14	DECIDUOUS	0.70	12.00	12.00	BY SIDEWALK
T3	DECIDUOUS	0.75	9.00	11.00	ON LOT	T15	DECIDUOUS	0.60	12.00	12.00	BY SIDEWALK
T4	CONIFEROUS	0.30	4.00	15.00	ON LOT	T16	DECIDUOUS	0.35	5.00	10.00	IN ADJACENT PROPERTY
T5	CONIFEROUS	0.45	6.00	15.00	ON LOT	T17	DECIDUOUS	0.25	4.00	7.00	IN ADJACENT PROPERTY
T6	DECIDUOUS	0.20	4.00	8.00	IN ADJACENT PROPERTY	T18	DECIDUOUS	0.25	4.00	7.00	IN ADJACENT PROPERTY
T7	DECIDUOUS	0.40	4.00	6.00	IN ADJACENT PROPERTY	T19	DECIDUOUS	0.40	6.00	13.00	IN ADJACENT PROPERTY
T8	DECIDUOUS	0.15	3.00	6.00	ON LOT	T20	DECIDUOUS	0.30	4.00	13.00	IN ADJACENT PROPERTY
T9	DECIDUOUS	0.05	1.50	5.00	ON LOT	T21	DECIDUOUS	0.10	4.00	4.00	ON LOT
T10	DECIDUOUS	0.05	1.00	3.00	ON LOT	T22	DECIDUOUS	0.90	8.00	8.00	ON LOT
T11	BUSH	-	2.00	2.50	ON LOT	T23	DECIDUOUS	0.50	6.00	9.00	ON LOT
T12	DECIDUOUS	0.70	12.00	15.00	BY SIDEWALK	T24	DECIDUOUS	0.25	4.00	5.00	ON LOT



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ISSUED:

NO. ISSUE DATE

NOTES

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CLIENT:

ADDRESS: 2415 CRESTWOOD ROAD S.E.

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

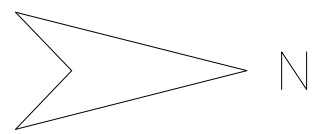
DRAWING NO: 01

DRAWING TITLE: EXISTING SITE PLAN

SHEET: A.02

SCALE: NTS

REV. 0



PROJECT

CRESTWOOD ROAD 4 PLEX DWELLINGS

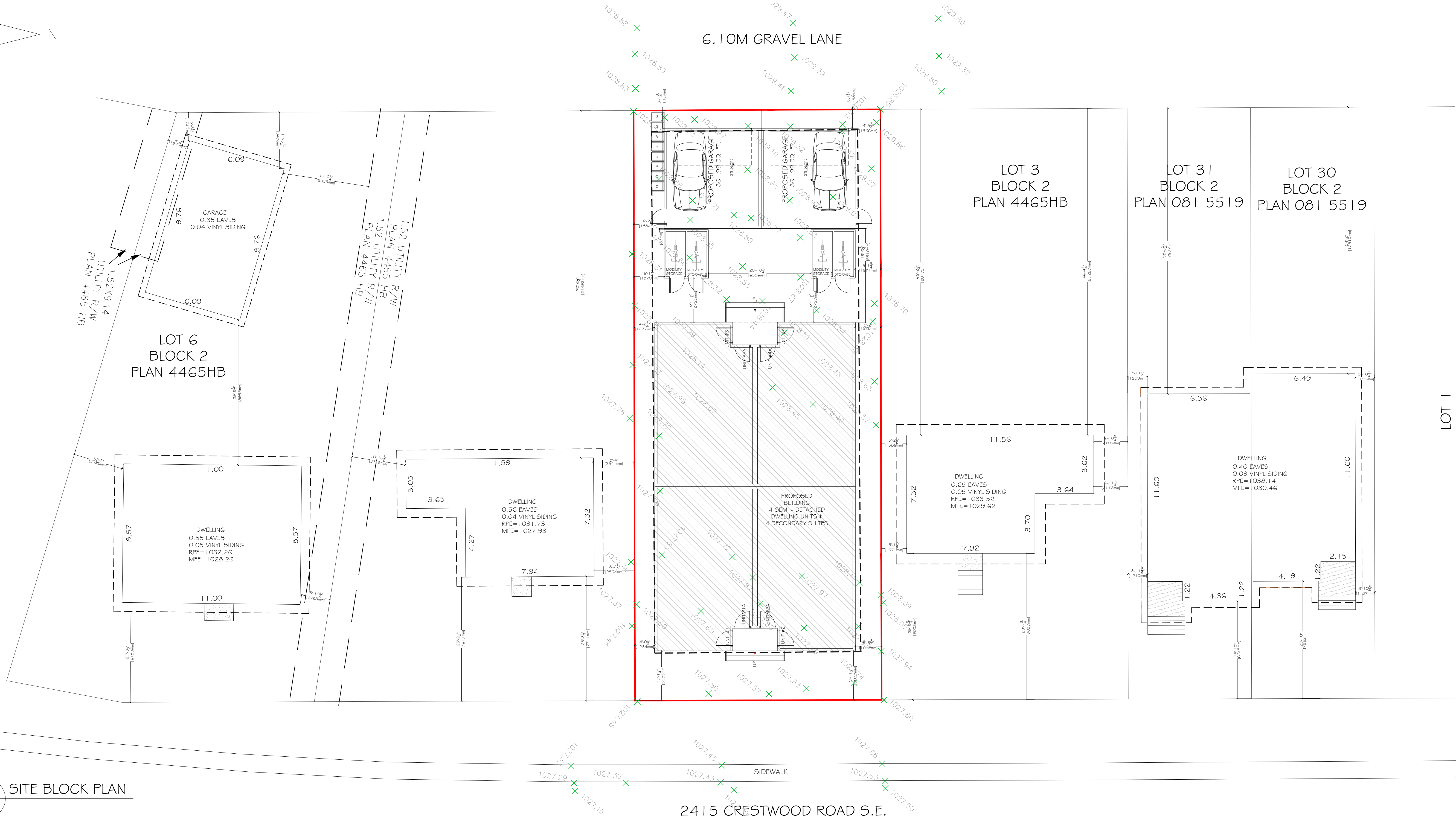
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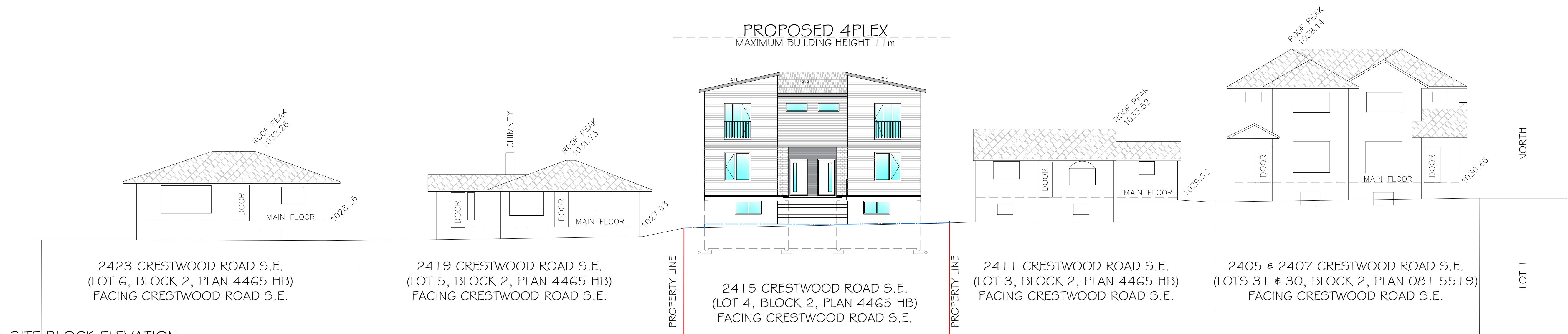
ISSUED:

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NOTES



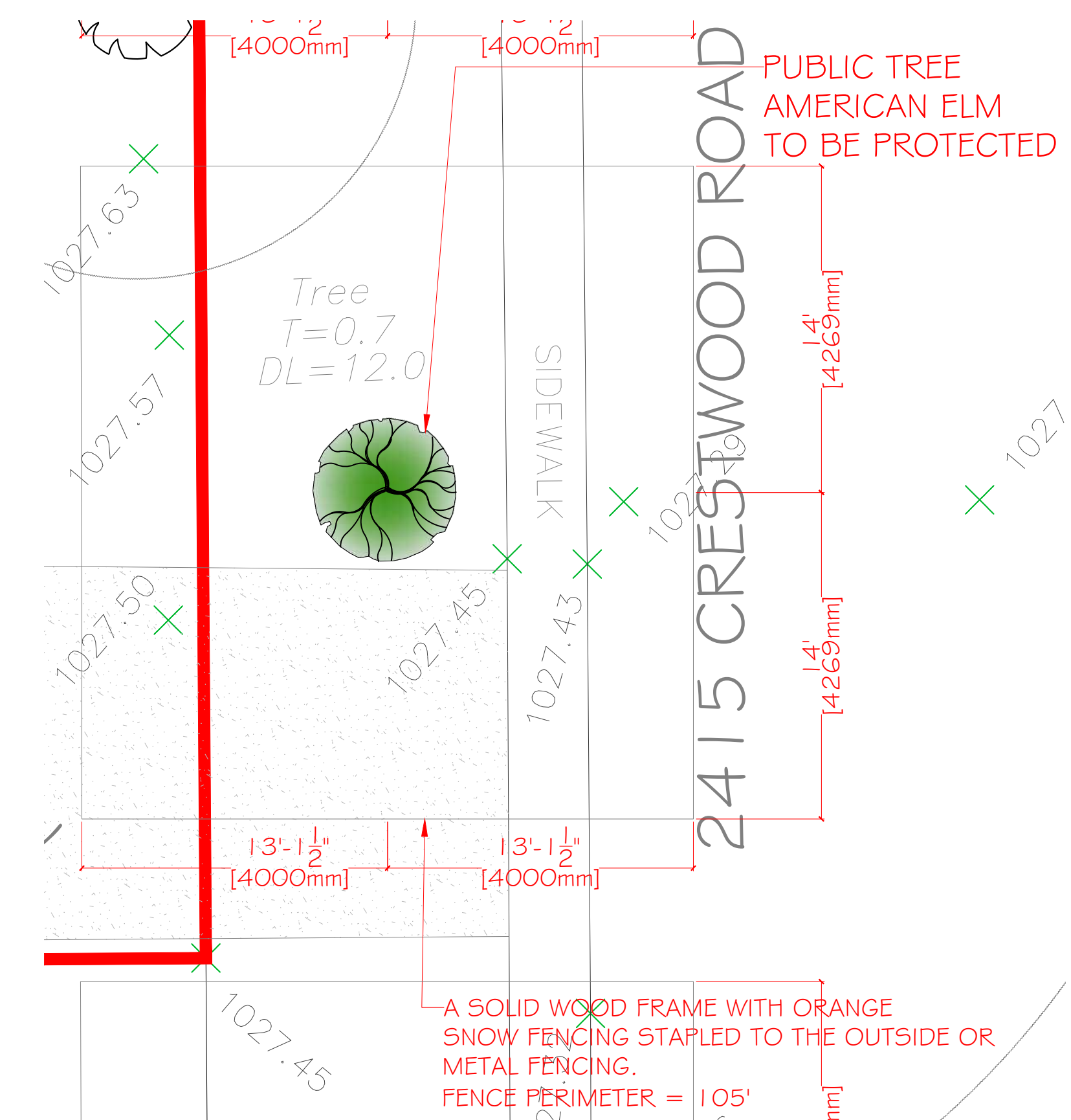
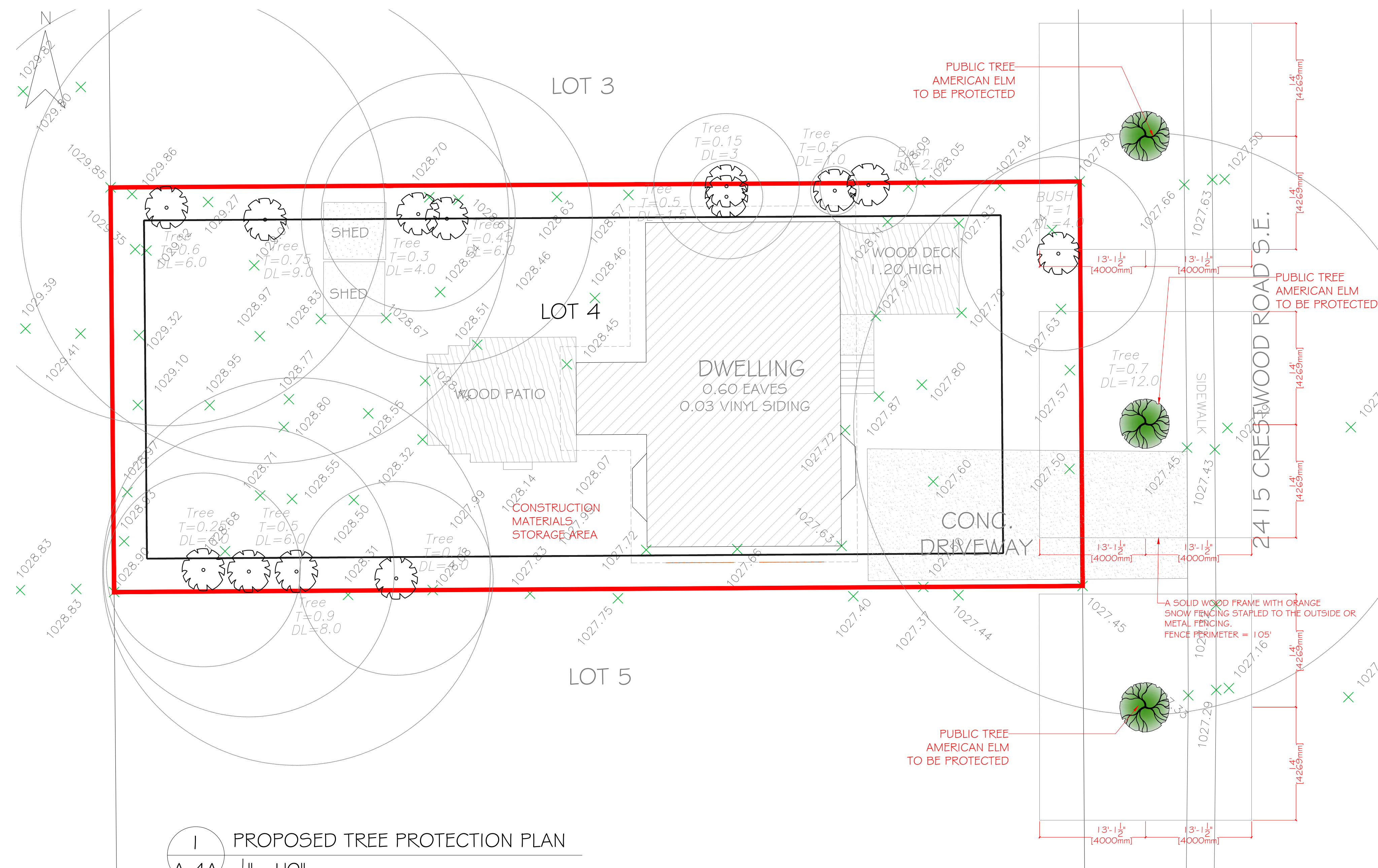
PROPOSED 4PLEX
MAXIMUM BUILDING HEIGHT 11m



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ADDRESS: 2415 CRESTWOOD ROAD S.E.
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DRAWN BY: KT
LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 02
DRAWING TITLE: SITE BLOCK PLAN AND ELEV.
SHEET: A.03
SCALE: 3/32"=1'0"
REV. 0

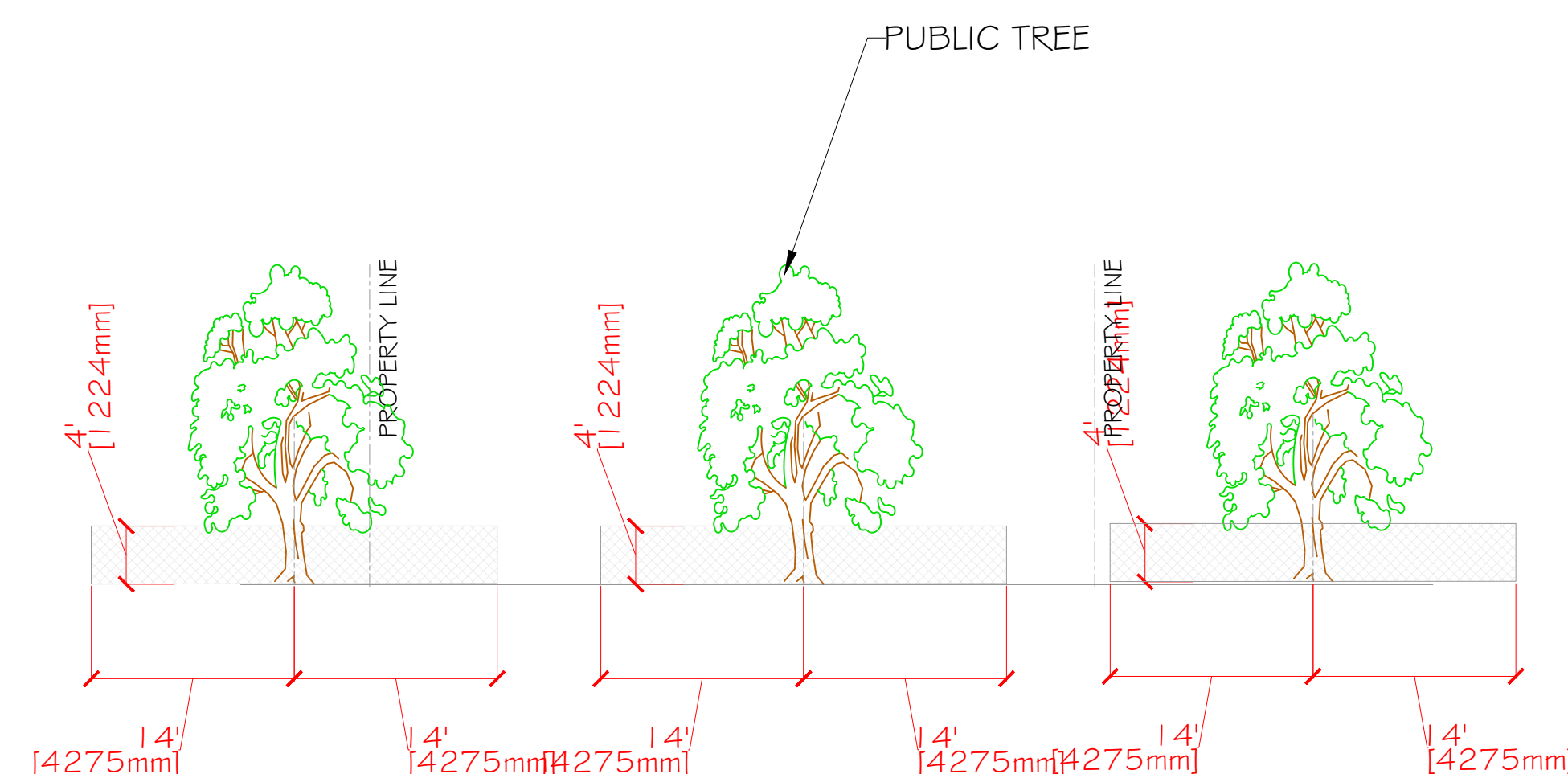
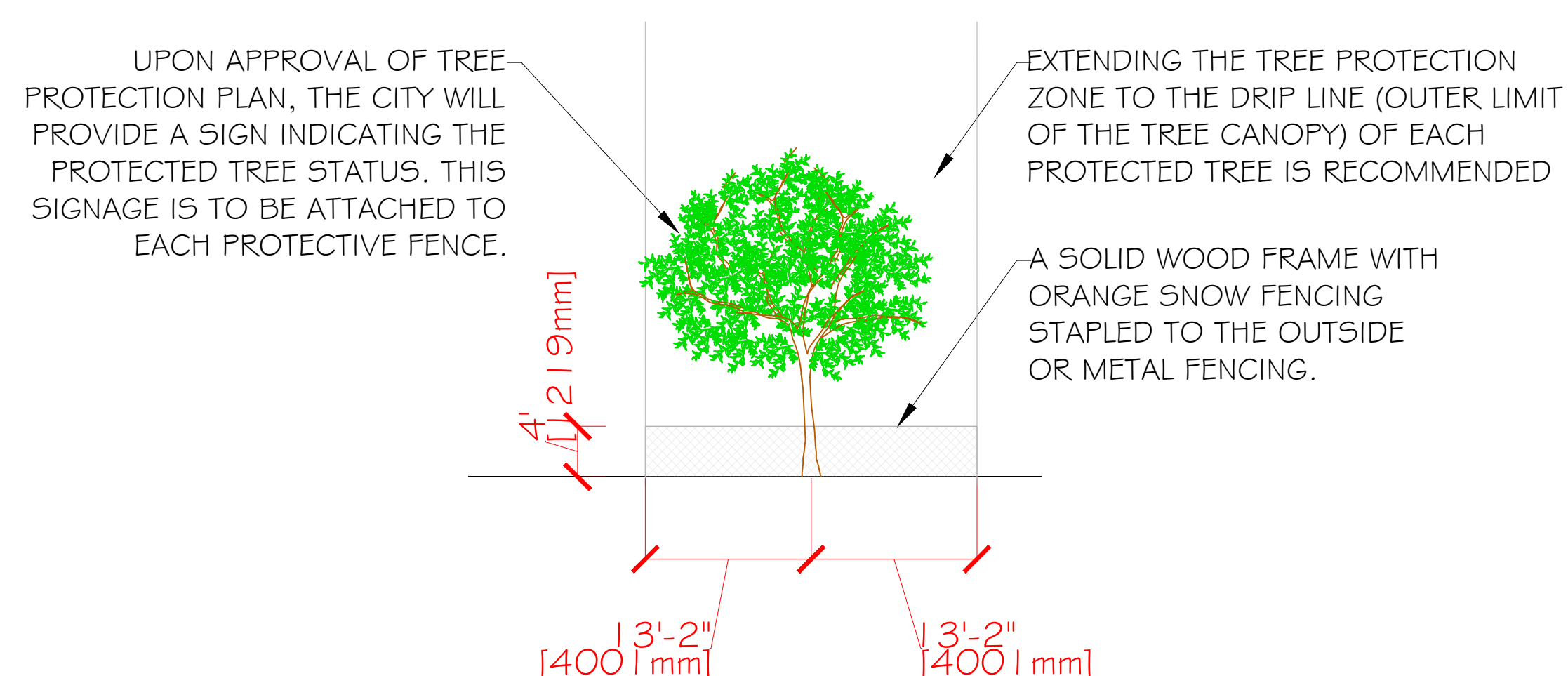


NOTES:

- A) AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE BUILDING FOUNDATION IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE(S).

PLEASE NOTE THAT THE PROPOSED BUILDING FOUNDATION IS APPROXIMATELY 3 METRES FROM THE PUBLIC TREES. AN URBAN FORESTRY TECHNICIAN MUST BE ON SITE DURING EXCAVATION TO ASSESS POSSIBLE ROOT IMPACTS. IF LARGE STRUCTURAL ROOTS ARE DAMAGED OR REMOVED, CAUSING THE TREE TO EXCEED ITS LIMITS OF STABILITY, URBAN FORESTRY WILL REQUIRE ITS REMOVAL PLUS COMPENSATION.

- B) IF CLEARANCE PRUNING OF PUBLIC TREES IS REQUIRED, URBAN FORESTRY MUST BE NOTIFIED (MINIMUM TWO BUSINESS DAYS NOTICE). WRITTEN AUTHORIZATION MUST BE OBTAINED PRIOR TO TREE PRUNING. AN INDEMNIFIED CONTRACTOR MUST BE USED AT THE APPLICANTS EXPENSE. PLEASE CONTACT URBAN FORESTRY AT 311 FOR MORE INFORMATION.
- C) EXISTING PUBLIC TREE IS AN ELM AND CAN ONLY BE PRUNED BETWEEN OCTOBER AND APRIL.
- D) NO GRADE CHANGES ARE PERMITTED IN THE BOULEVARD WITHIN THE DRIP LINE OR OUTER EDGE OF BRANCHES OF THE PUBLIC TREE.



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ISSUED:

[illegible]

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LOCATION: CALGARY, ALBERTA

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LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 03

DRAWING TITLE: TREE PROTECTION

SHEET: A.04

SCALE: 1/8"=1'0"

REV. O



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LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 05

DRAWING TITLE: PROP. SITE PLAN & SECTION

SHEET: A.06

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

REV. 0



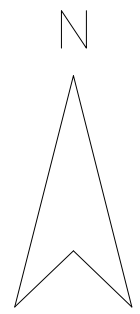
BOULEVARD SLOPE SECTION 2

BOULEVARD SLOPE SECTION 3

DRIVEWAY SLOPE
SECTION 4

DRIVEWAY SLOPE
SECTION 5

DRIVEWAY SLOPE
SECTION 6



6.10M GRAVEL LANE

349'0" (145")

15.25

PROPOSED
6.5 FT HIGH
SCREEN

ELECTRICAL LEGEND	
	SCONE (WALL LIGHT)
	POTLIGHT (SOFFIT LIGHT)
	PATHWAYLIGHT
	RECESSED LIGHT (MAIN ENTRANCES)



1. THIS TYPES OF LIGHT TO
BE FIXED IN WALLS.



2. THIS TYPES OF LIGHT TO
BE FIXED ON THE WALKWAYS.



3. THIS TYPES OF LIGHT TO
BE FIXED UNDER THE SOFFIT.



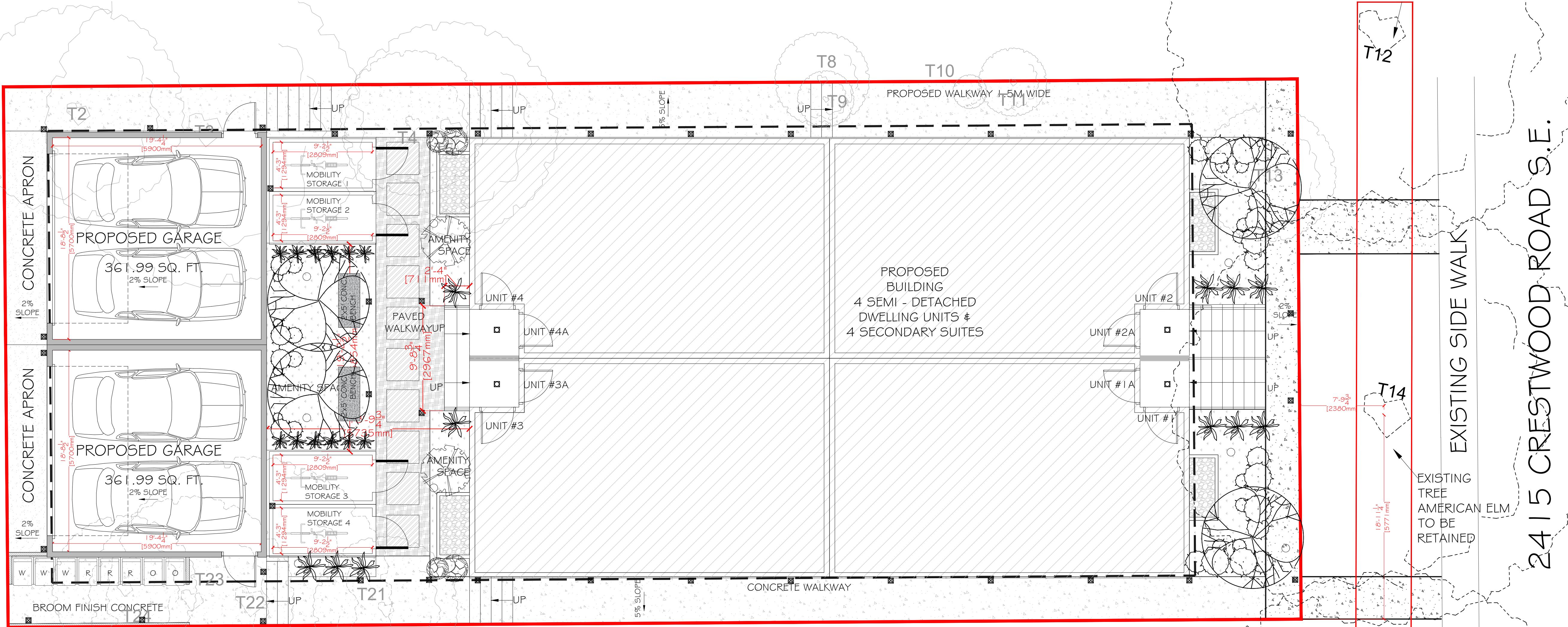
4. THIS TYPES OF LIGHT TO
BE FIXED UNDER ALL THE
MAIN ENTRANCES.

PROPOSED PLANTINGS						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @PLANTING TYP.	SPREAD	TYP. HEIGHT	AMOUNT
DECIDUOUS TREES						
	AMUR MAPLE	ACER GINNALA	GOMM CALIPER			4
CONIFEROUS TREES						
	MONTGOMERY BLUE SPRUCE	PICEA PUNGENS	2m HIGH	7'-10'	10'-13'	2
SHRUBS						
	SAVN JUNIPER	JUNIPERUS SABINA	0.6m SPREAD	4'	3'-6'	27
	LILAC	SYRINGA SPP.	0.6m SPREAD			2
	CHERRY PRINSEPIA	PRINSEPIA SINENSIS	0.6m SPREAD		3'-6'	0
GRASSES AND FLOWERS						
	ROCKY MOUNTAIN BEEBALM	CLEOME SERRULATA	0.6m SPREAD		12'-48"	10

LANDSCAPE INFORMATION	
LANDSCAPE LEGEND :	
	MULCH GROUND COVER
	LAWN
	CONCRETE
	PAVED(WALK WAY)
	GRAVEL(WINDOW WELL)
EXISTING TREES:	
	TO BE REMOVED
	TO REMAIN
	IRRIGATION SPRINKLER HEAD

GENERAL NOTES	
A. LANDSCAPED AREA = 195.6 SQ.M / 2105.5 SQ.FT AVAILABLE	
B. BYLAW 1402 (6): AT LEAST 30% OF THE LANDSCAPED AREA MUST BE SOFT-SURFACED = 71.74 SQ.M / 772.24 SQ.FT AVAILABLE	
C. BYLAW 1404 (2): FOR EVERY 110 SQ.M OF PARCEL AREA, 1 TREE AND 3 SHRUBS ARE REQUIRED = 6 TREES & 18 SHRUBS NEEDED. PROVIDED: 6 TREES & 39 SHRUBS	
D. LANDSCAPING WILL FEATURE LOW-WATER PLANTS THAT ARE DROUGHT-TOLERANT.	
E. ALL SOFT-SURFACED LANDSCAPED AREAS WILL INCLUDE A LOW-WATER IRRIGATION SYSTEM.	
F. ALL SODDED AREAS WILL BE PLANTED WITH DROUGHT-TOLERANT GRASS SPECIES.	
G. MINIMUM SOIL DEPTH REQUIRED: 1200MM FOR TREES, 600MM FOR SHRUB PLANTING BEDS, AND 300MM IN ALL OTHER AREAS.	

NOTE: EXISTING TREES T2, T3,T4, T5, T8, T9, T10, T11, T13, T21, T22, T23 AND T24 TO BE REMOVED.



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LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

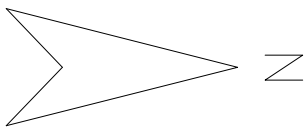
DRAWING NO: 05.1

DRAWING TITLE: PROP. SITE LANDSCAPE PLAN

SHEET: A.06A

SCALE: 3/16"=1'0"

REV. 0



PROJECT

CRESTWOOD ROAD 4 PLEX DWELLINGS

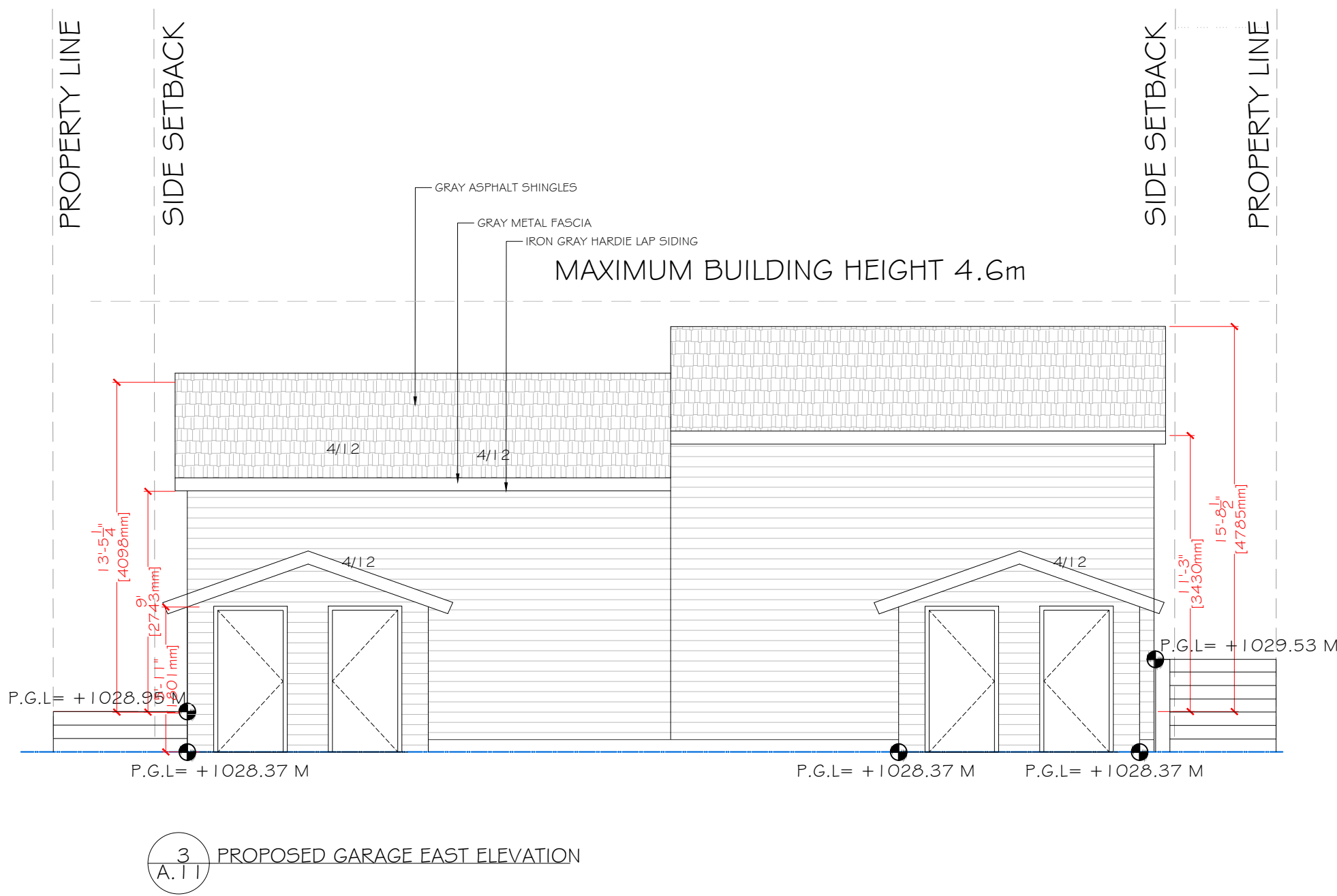
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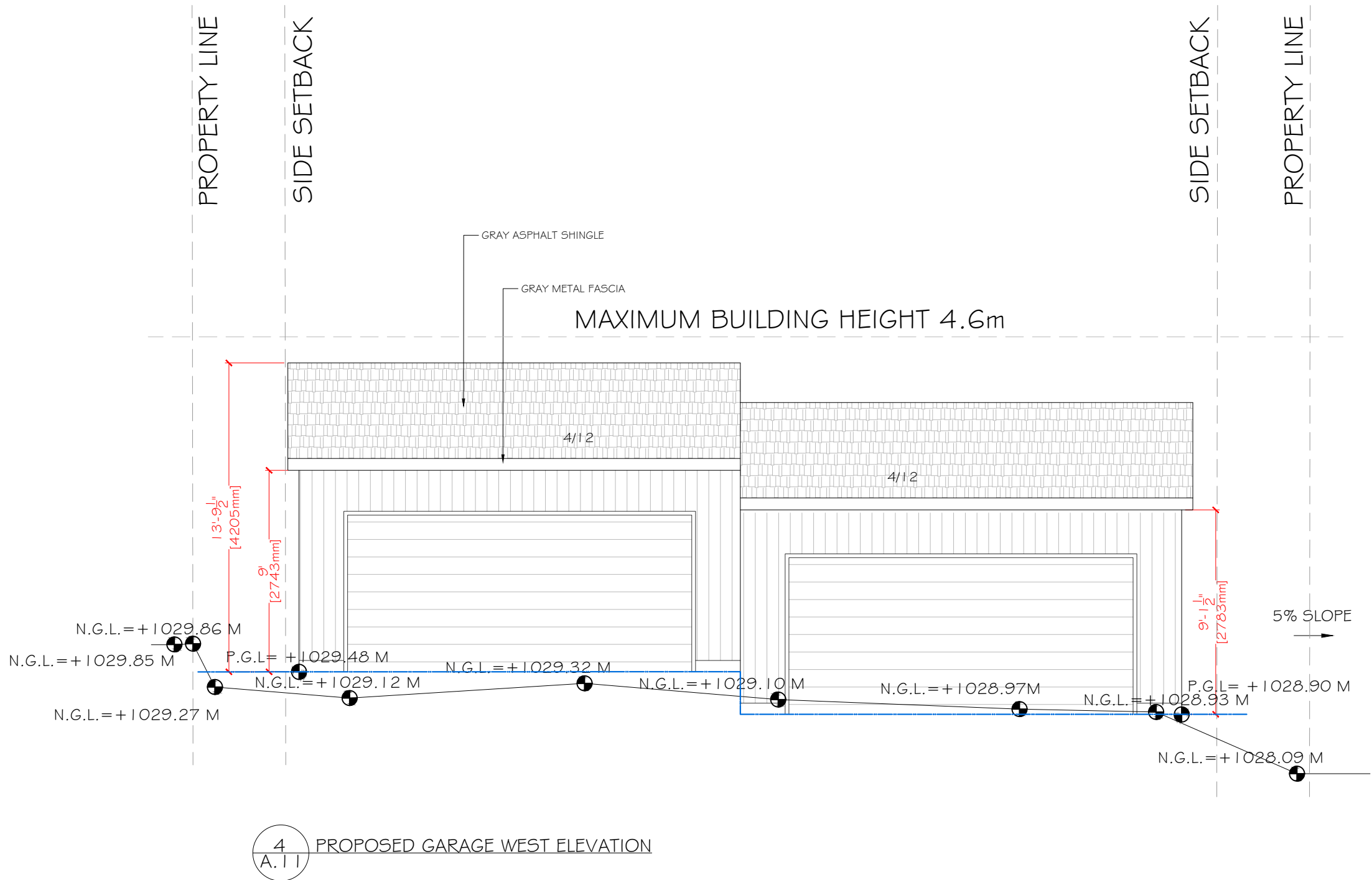
ISSUED:

NO.	ISSUE	DATE

NOTES



3
A.1.1 PROPOSED GARAGE EAST ELEVATION



4
A.1.1 PROPOSED GARAGE WEST ELEVATION

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CLIENT:
ADDRESS: 2415 CRESTWOOD ROAD S.E.
LOCATION: CALGARY, ALBERTA
DRAWN BY: KT
LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 10
DRAWING TITLE: PROP. GARAGE FLOOR PLAN
SHEET: A.1.1
SCALE: 3/16" = 1'0"
REV. 0

1
A.1.1 PROPOSED GARAGE FLOOR PLAN

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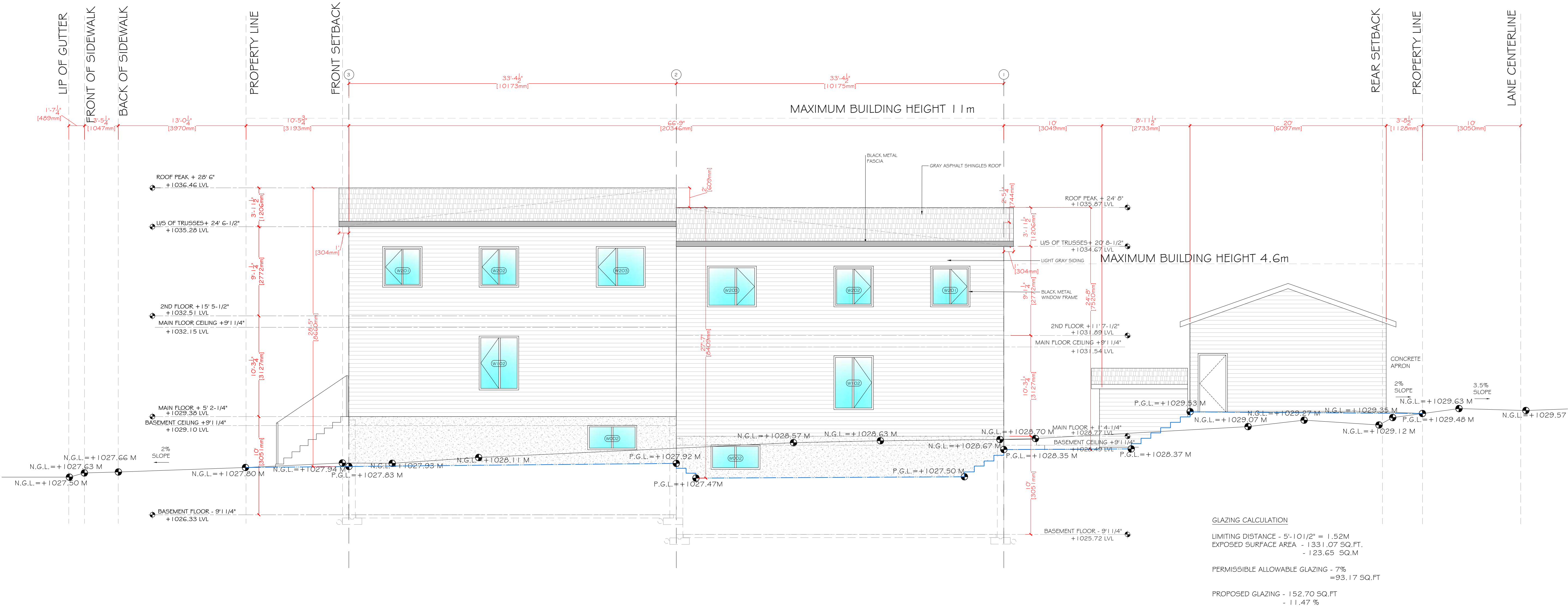
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LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 11
DRAWING TITLE: PROP. ELEVATION
SHEET: A.12
SCALE: 3/16" = 1'0"
REV. 0



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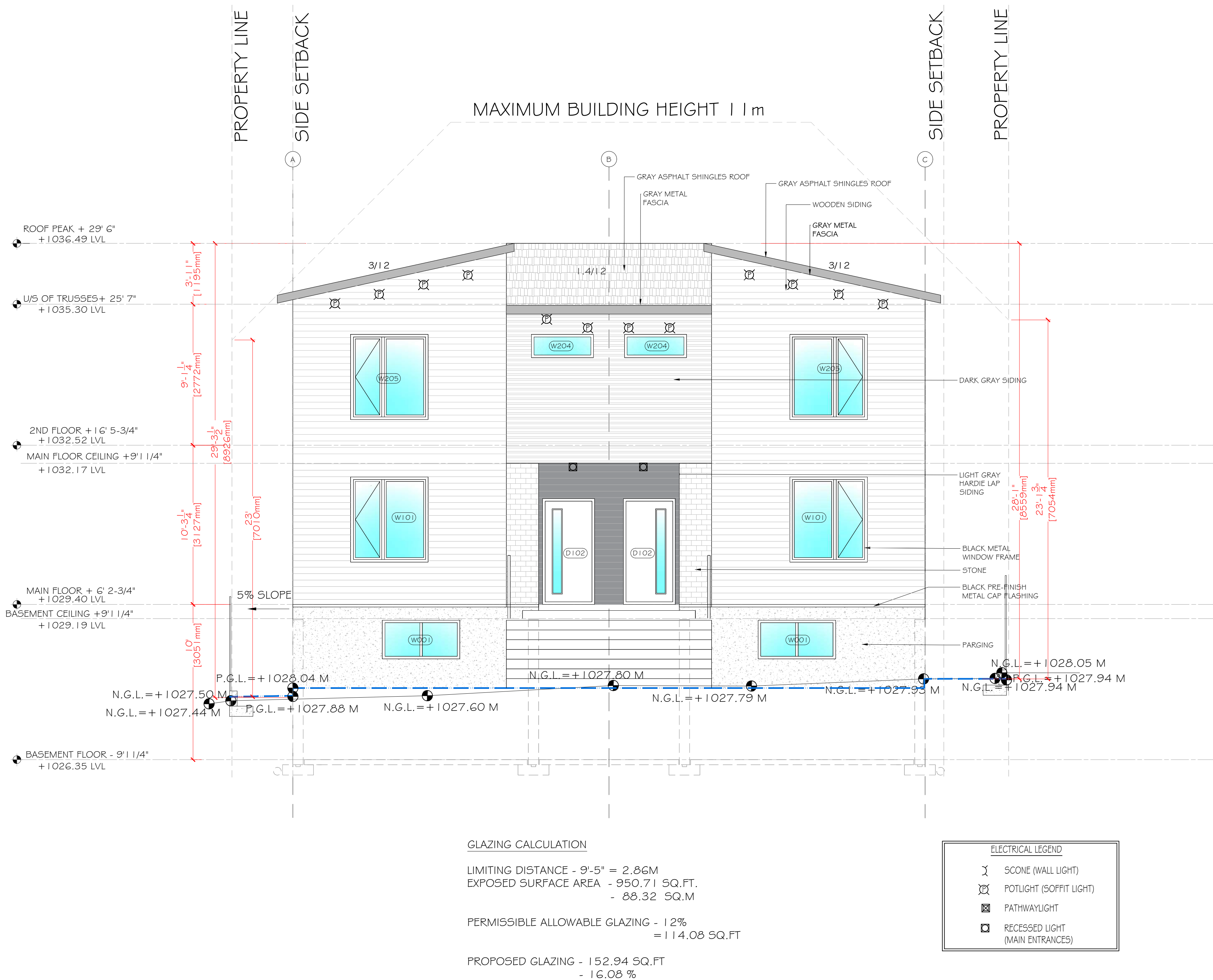
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DRAWING NO: 12
DRAWING TITLE: PROP. ELEVATION
SHEET: A.13
SCALE: 1/4"=1'0"
REV. 0



STAMP

AMENDED DRAWINGS
DP No DP2024-083178 Date Received MARCH 24 2025
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ISSUED:

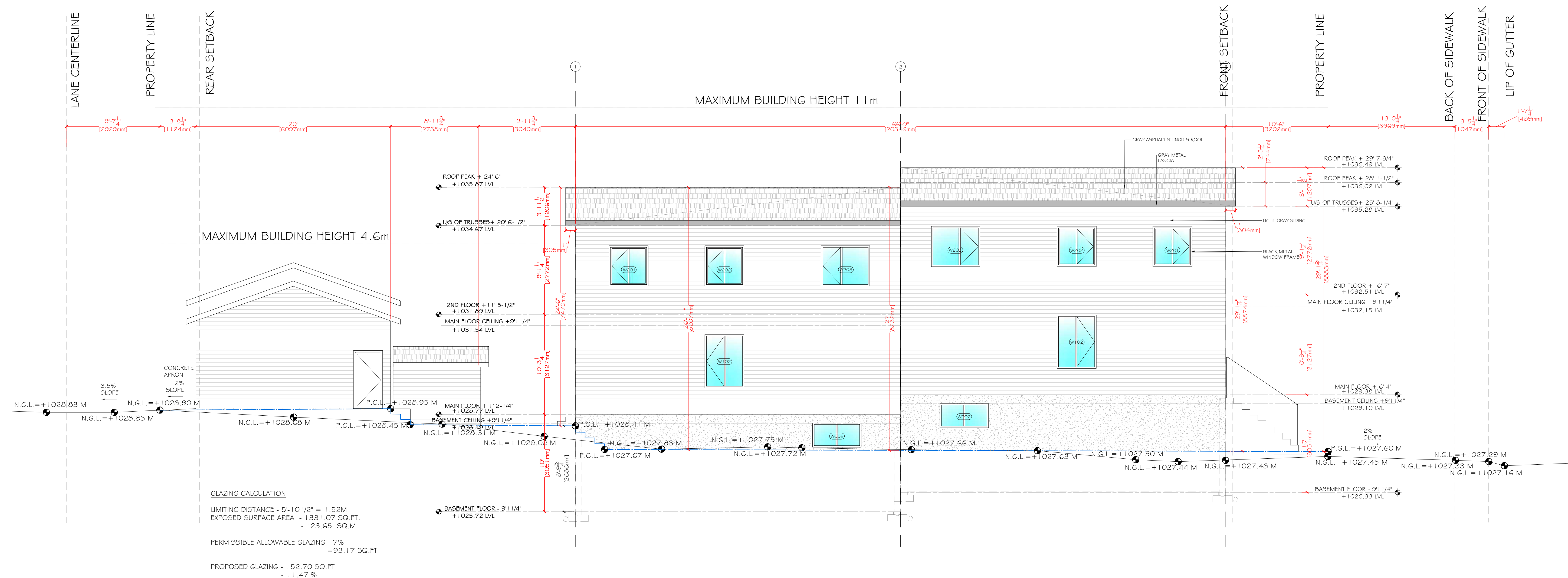
NO.	ISSUE	DATE

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ADDRESS: 2415 CRESTWOOD ROAD S.E.
LOCATION: CALGARY, ALBERTA
DRAWN BY: KT
LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 13
DRAWING TITLE: PROPOSED ELEVATION
SHEET: A.14
SCALE: 3/16"=1'0"
REV. 0



STAMP

AMENDED DRAWINGS
 DP No Date Received
 DP2024-08378 MAR 24 2025
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

ISSUED:

NO.	ISSUE	DATE
-----	-------	------

NOTES

DRAWING INFORMATION:

CLIENT:

ADDRESS: 2415 CRESTWOOD ROAD S.E.

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

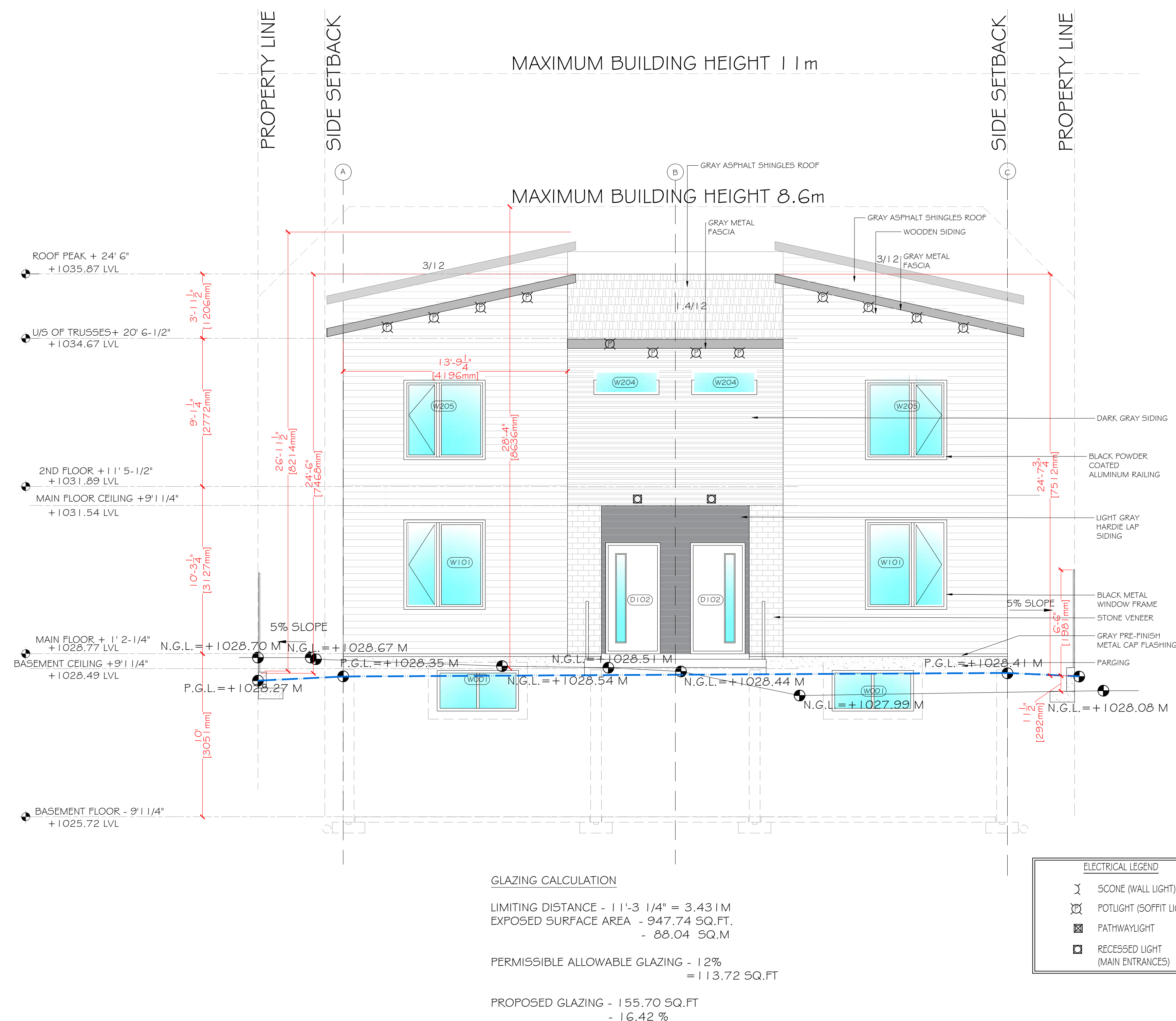
DRAWING NO: 14

DRAWING TITLE: PROPOSED ELEVATION

SHEET: A.15

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

REV. O





PROJECT

CRESTWOOD ROAD 4 PLEX DWELLINGS

STAMP

AMENDED DRAWINGS
DP No. Date Received
DP2024-485378 MAR 24 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

ISSUED:

NO.	ISSUE	DATE

NOTES

DRAWING INFORMATION:

CLIENT:
ADDRESS: 2415 CRESTWOOD ROAD S.E.
LOCATION: CALGARY, ALBERTA
DRAWN BY: KT
LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 20
DRAWING TITLE: PROPOSED 3D VIEWS
SHEET: A.21
SCALE: NTS
REV. 0