

2415 CRESTWOOD ROAD S.E. - 4 PLEX DWELLINGS

2415 CRESTWOOD ROAD S.E.

CALGARY , ALBERTA



CRESTWOOD ROAD 4 PLEX DWELLINGS

STAMP

AMENDED DRAWINGS

DP No Date Received

DP2024-08378 JAN 28 2025

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

ISSUED:

NO.	ISSUE	DATE

NOTES

DRAWING LISTS:

ARCHITECTURAL	
A.00	COVER PAGE
A.01	GENERAL NOTES
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
A.07	PROPOSED BASEMENT PLAN
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
A.14	PROPOSED ELEVATION
A.15	PROPOSED ELEVATION
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A.19	DETAILS
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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

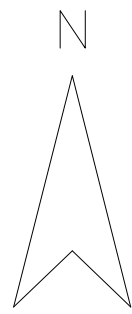
DRAWING TITLE: COVERPAGE

SHEET: A.00

SCALE: NTS

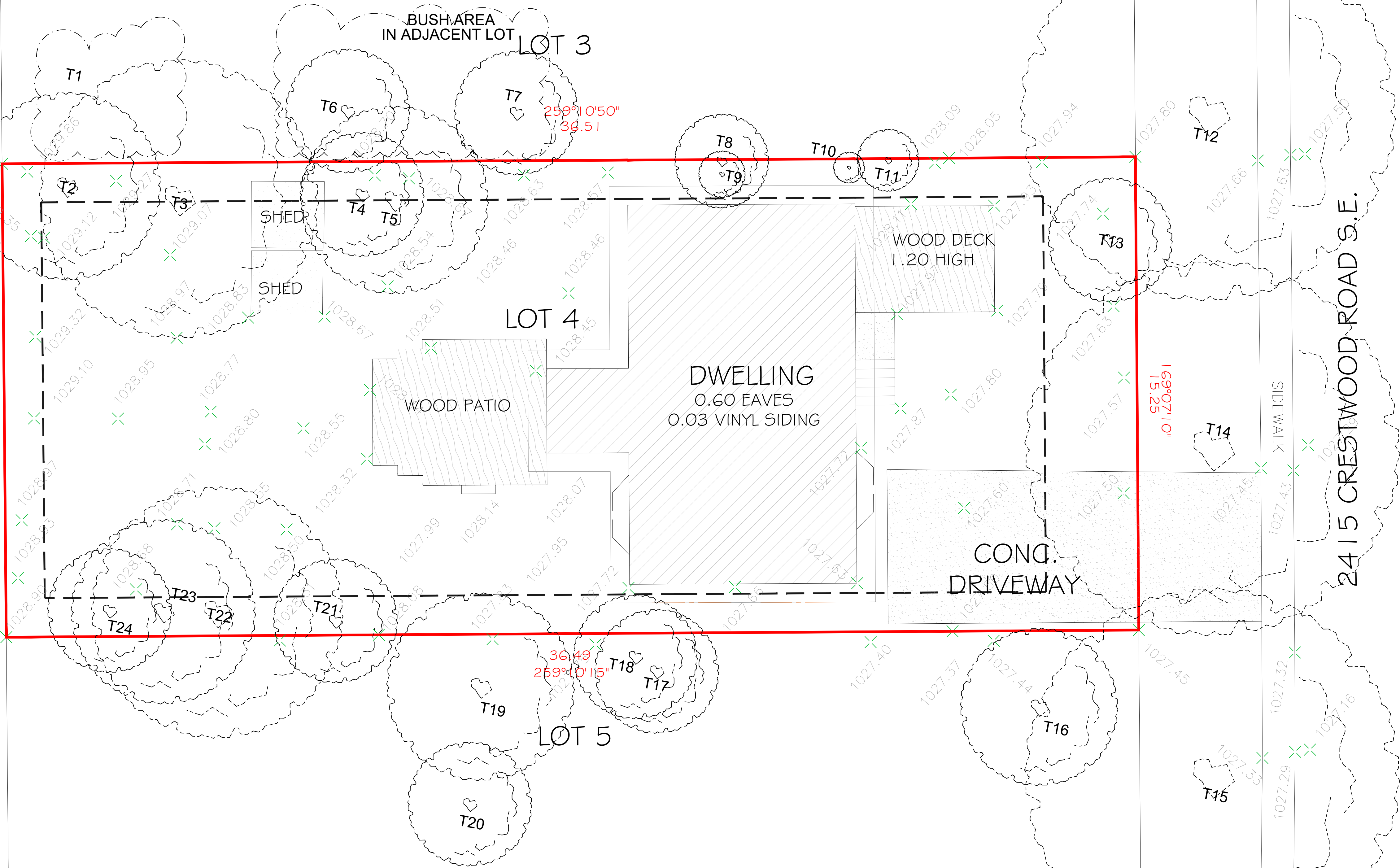
REV. 0





6.10M GRAVEL LANE

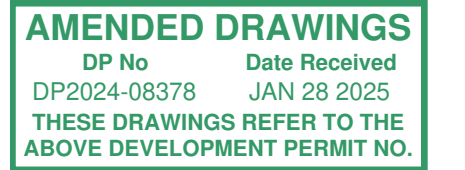
TREE SCHEDULE											
NO.	VARIETY	CALIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION	NO.	VARIETY	CALIPER(±)	CANOPY(±)	HEIGHT(±)	LOCATION
T1	BUSH	-	4.00	2.00	IN ADJACENT PROPERTY	T13	BUSH	1.00	4.00	4.00	ON LOT
T2	DECIDUOUS	0.60	6.00	8.00	ON LOT	T14	DECIDUOUS	0.70	12.00	12.00	BY SIDEWALK
T3	DECIDUOUS	0.75	9.00	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



PROJECT

CRESTWOOD ROAD 4 PLEX DWELLINGS

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ISSUED:

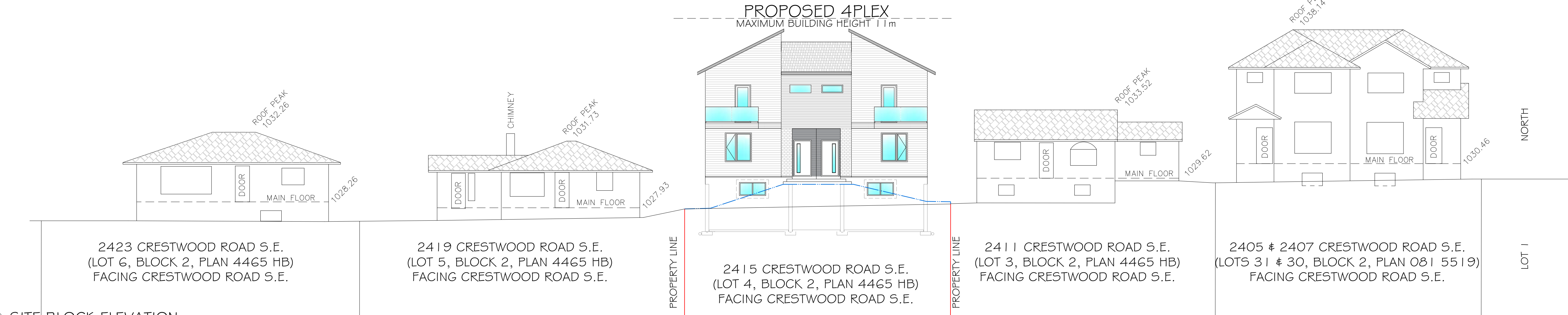
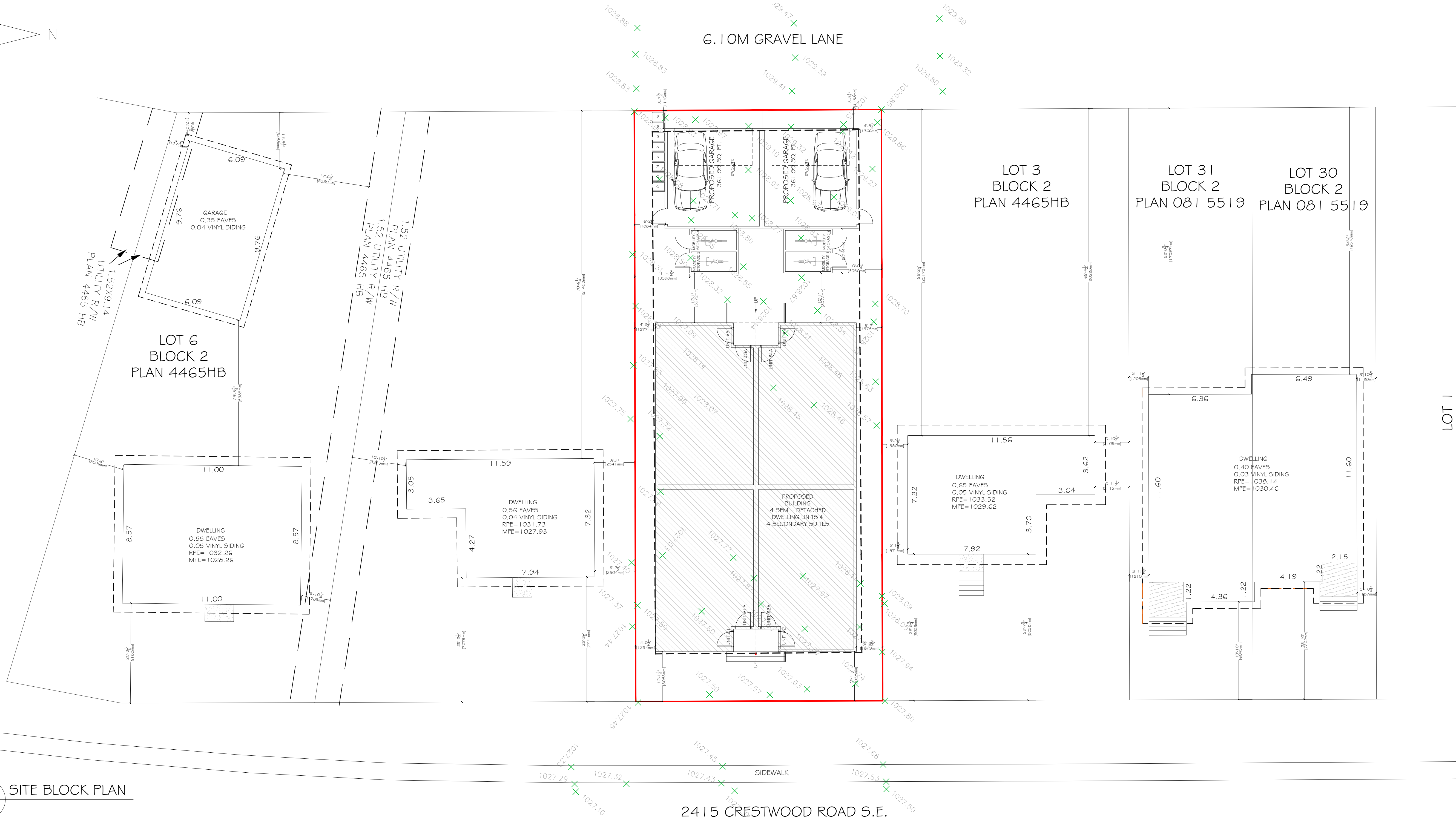
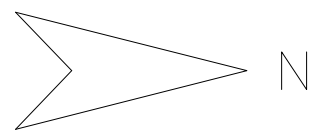
NO.	ISSUE	DATE

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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: 01
DRAWING TITLE: EXISTING SITE PLAN
SHEET: A.02
SCALE: NTS
REV. 0



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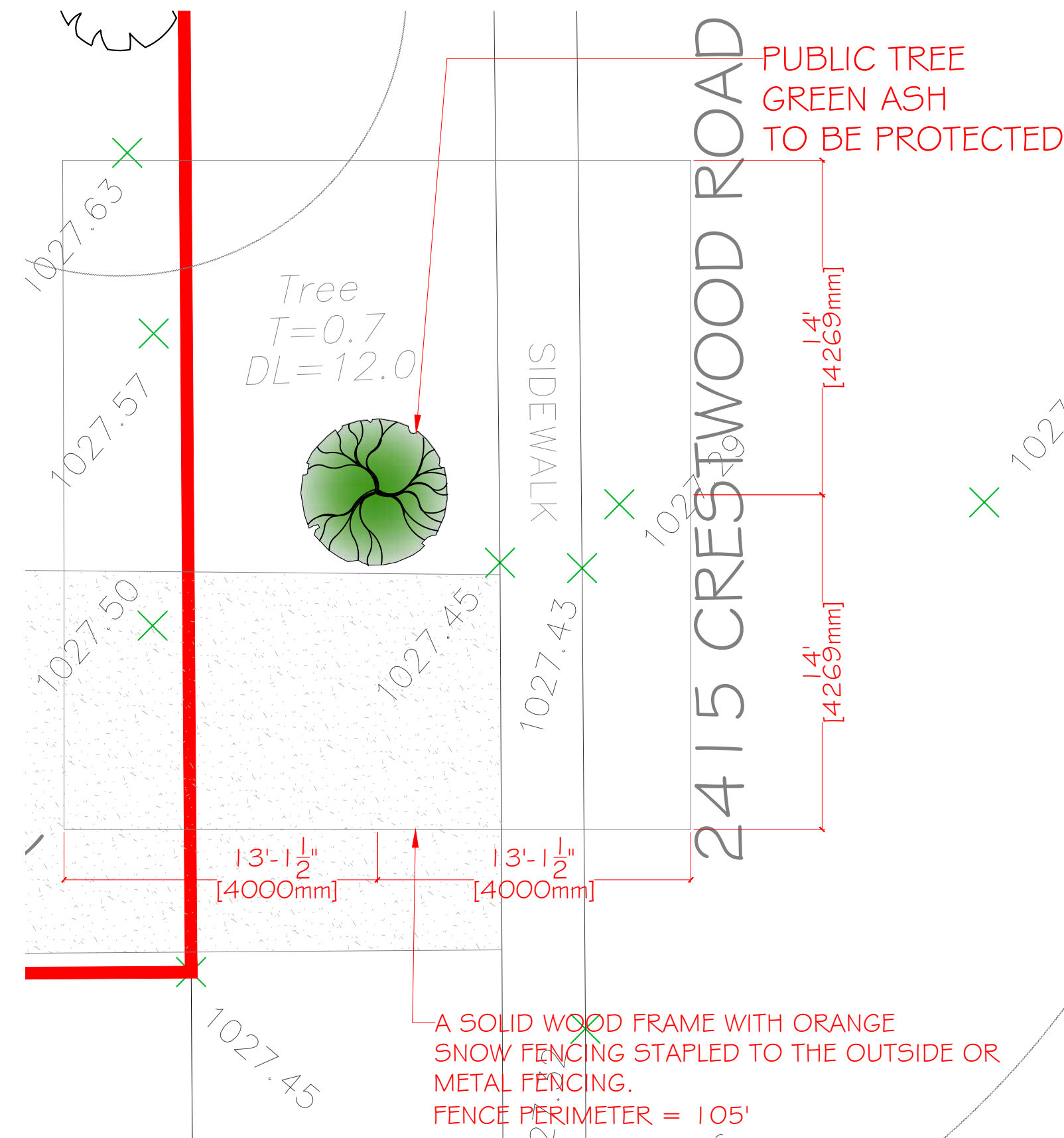
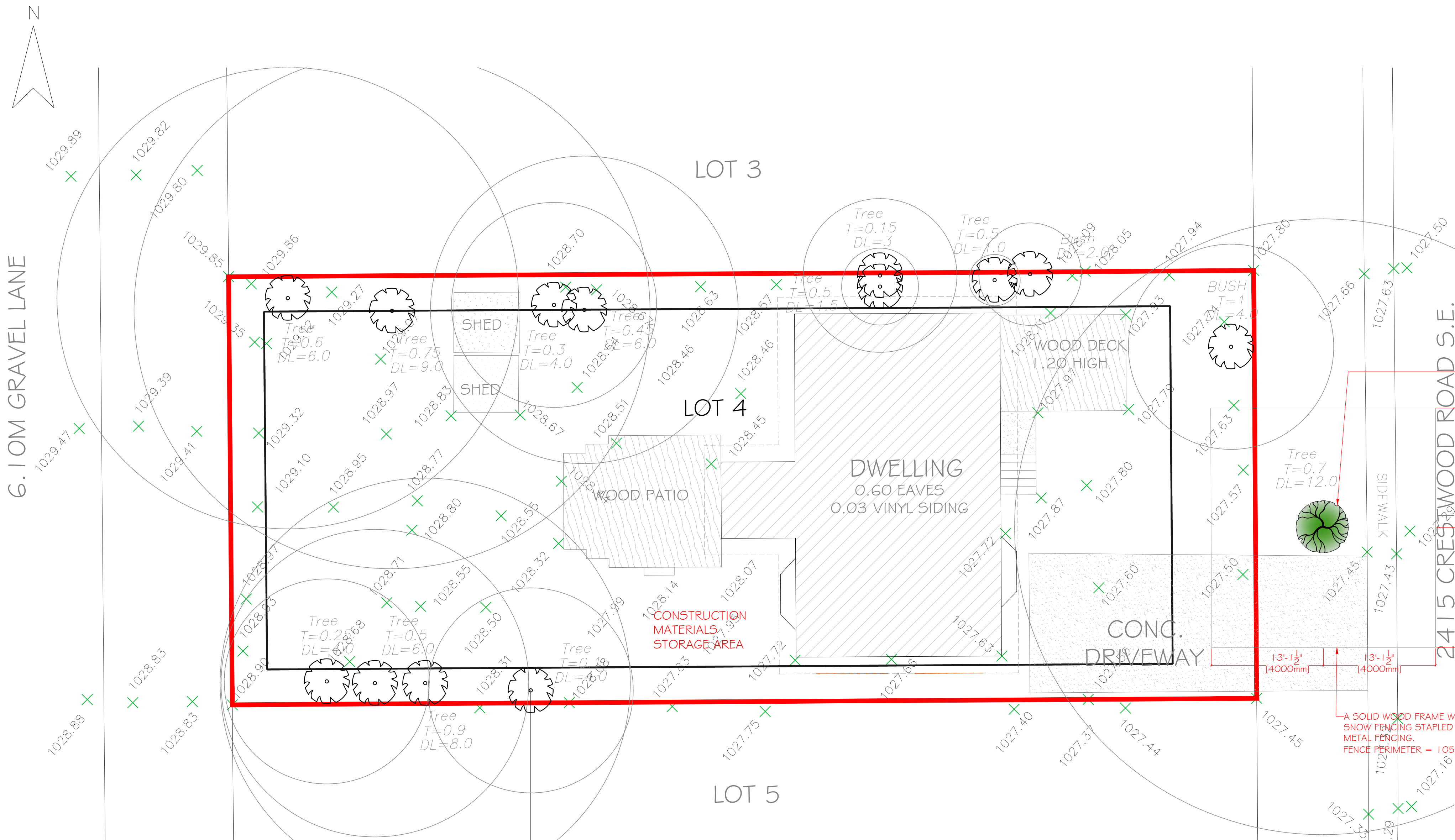
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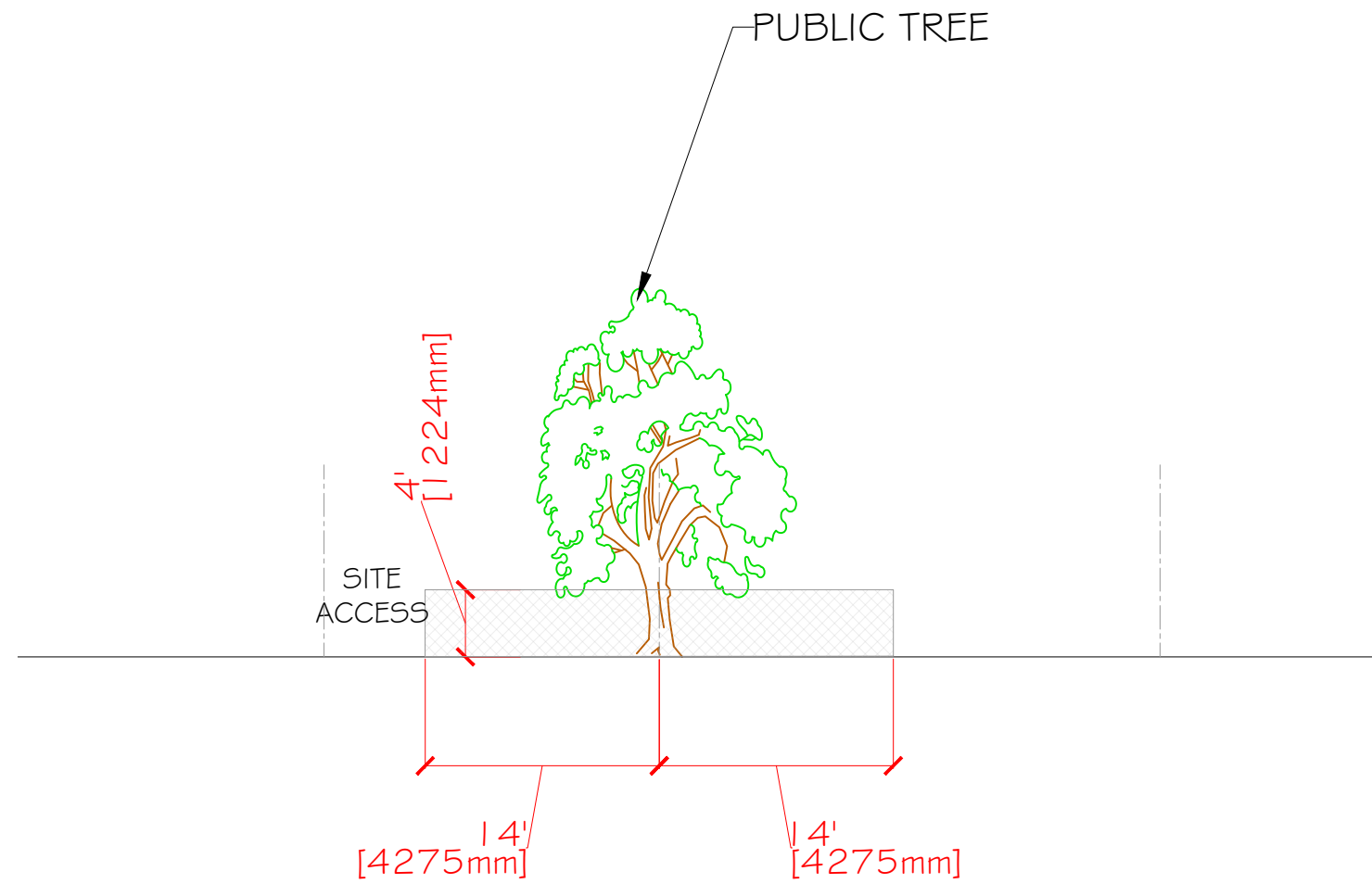
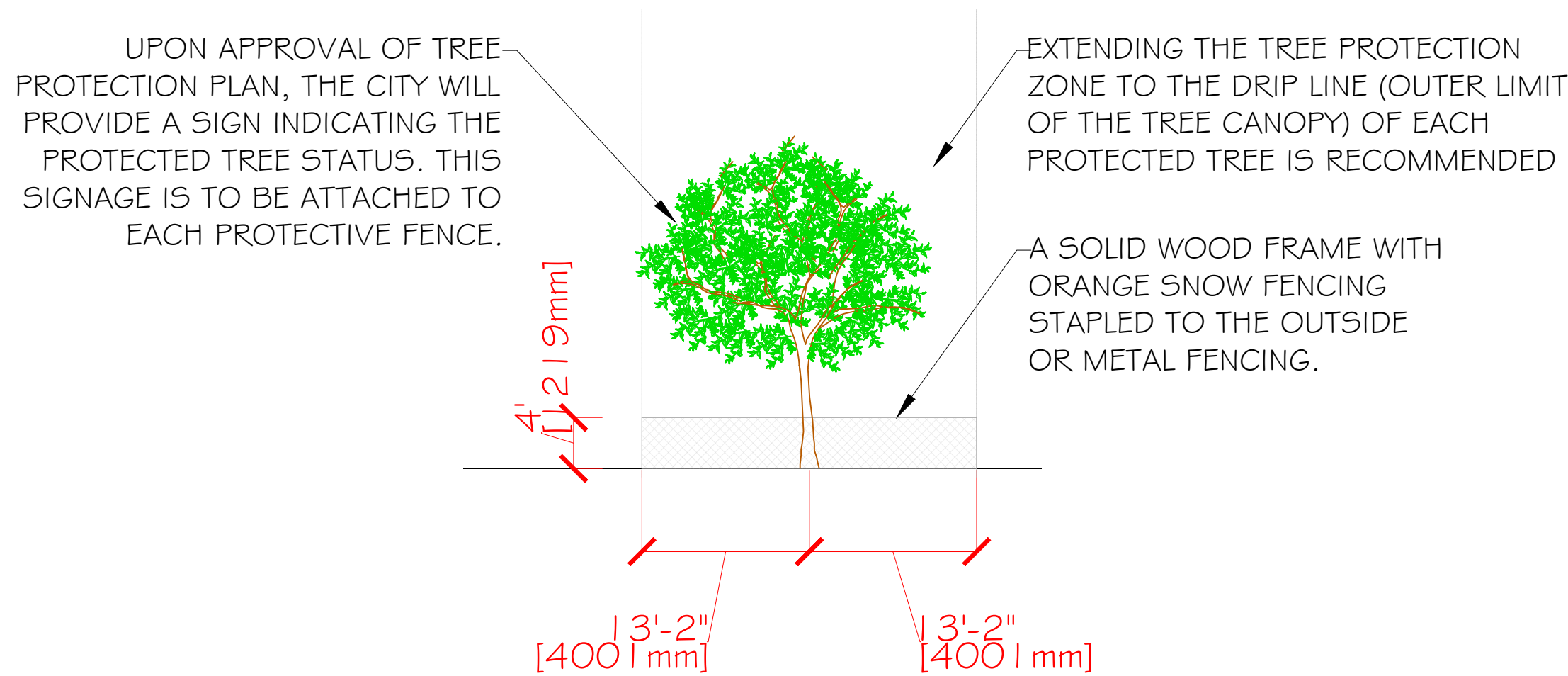
DRAWING NO: 02
DRAWING TITLE: SITE BLOCK PLAN AND ELEV.
SHEET: A.03
SCALE: 3/32"=1'0"
REV. 0



- 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).

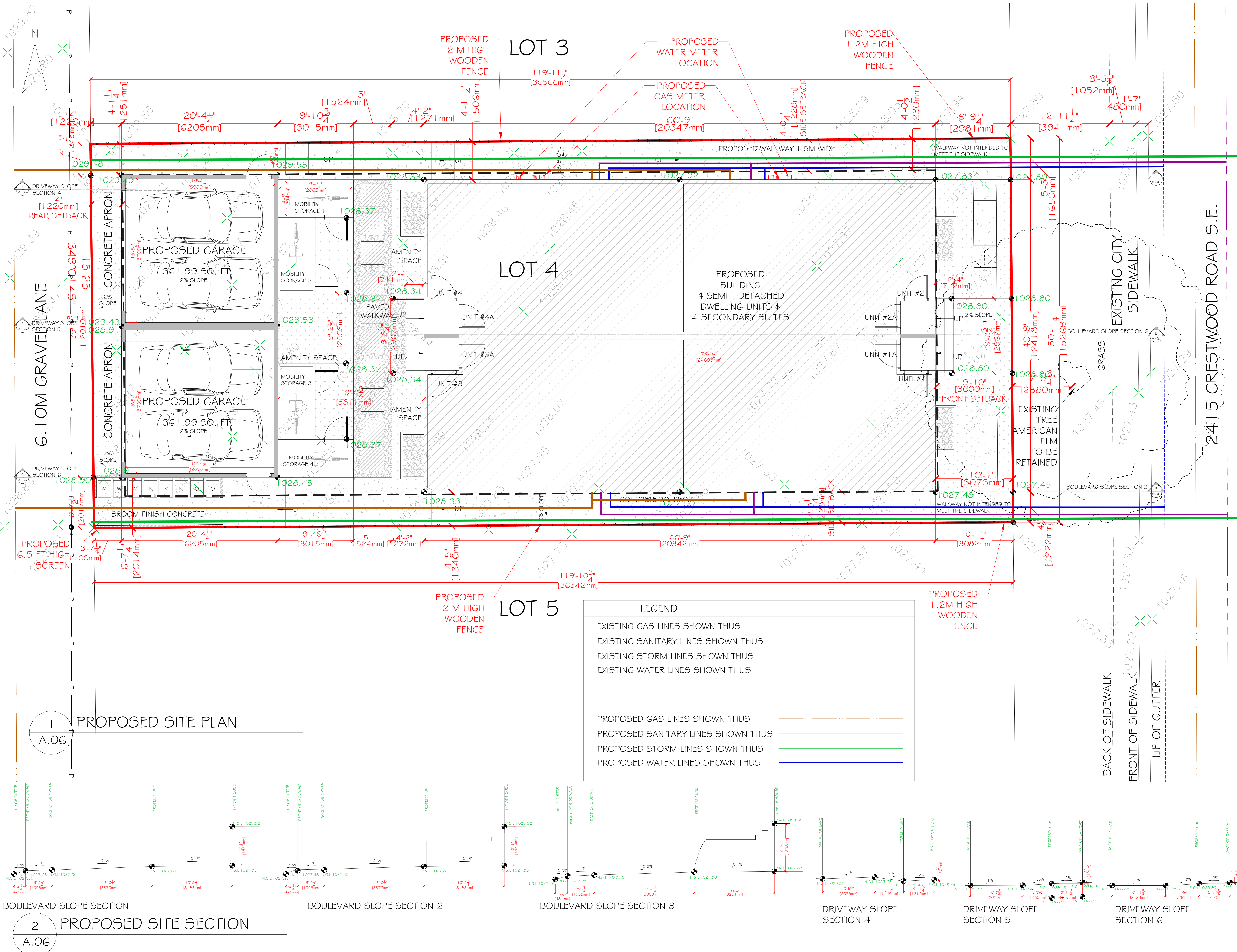
PLEASE NOTE THAT THE PROPOSED BUILDING FOUNDATION IS APPROXIMATELY 3 METRES FROM THE PUBLIC TREES. AN URBAN FORESTRY TECHNICIAN MUST BE ON SITE DURING EXCAVATION TO ASSESS POSSIBLE ROOT IMPACTS. IF LARGE STRUCTURAL ROOTS ARE DAMAGED OR REMOVED, CAUSING THE TREE TO EXCEED ITS LIMITS OF STABILITY, URBAN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



NO.	ISSUE	DATE

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BOULEVARD SLOPE SECTION 1

2
A.06
PROPOSED SITE SECTION

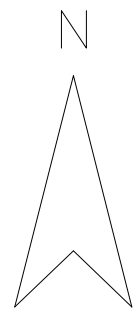
BOULEVARD SLOPE SECTION 2

BOULEVARD SLOPE SECTION 3

DRIVEWAY SLOPE SECTION 4

DRIVEWAY SLOPE SECTION 5

DRIVEWAY SLOPE SECTION 6



6.10M GRAVEL LANE

34'9"0"14'5"

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.

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

PROPOSED PLANTINGS						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @PLANTING	TYP. SPREAD	TYP. HEIGHT	AMOUNT
DECIDUOUS TREES						
	AMUR MAPLE	ACER GINNALA	GOMM CALIPER			3
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'	18
	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"	8

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 (G): AT LEAST 30% OF THE LANDSCAPED AREA MUST BE SOFT-SURFACED = 70.13 SQ.M / 754.98 SQ.FT AVAILABLE	
C. BYLAW 1404 (2): FOR EVERY 110 SQ.M OF PARCEL AREA, 1 TREE AND 3 SHRUBS ARE REQUIRED = 5 TREES & 15 SHRUBS NEEDED, PROVIDED: 5 TREES & 28 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.	



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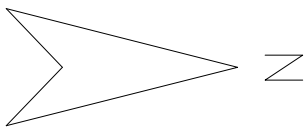
DRAWING NO: 05.1

DRAWING TITLE: PROP. SITE LANDSCAPE PLAN

SHEET: A.06A

SCALE: 3/16"=1'0"

REV. 0



PROJECT

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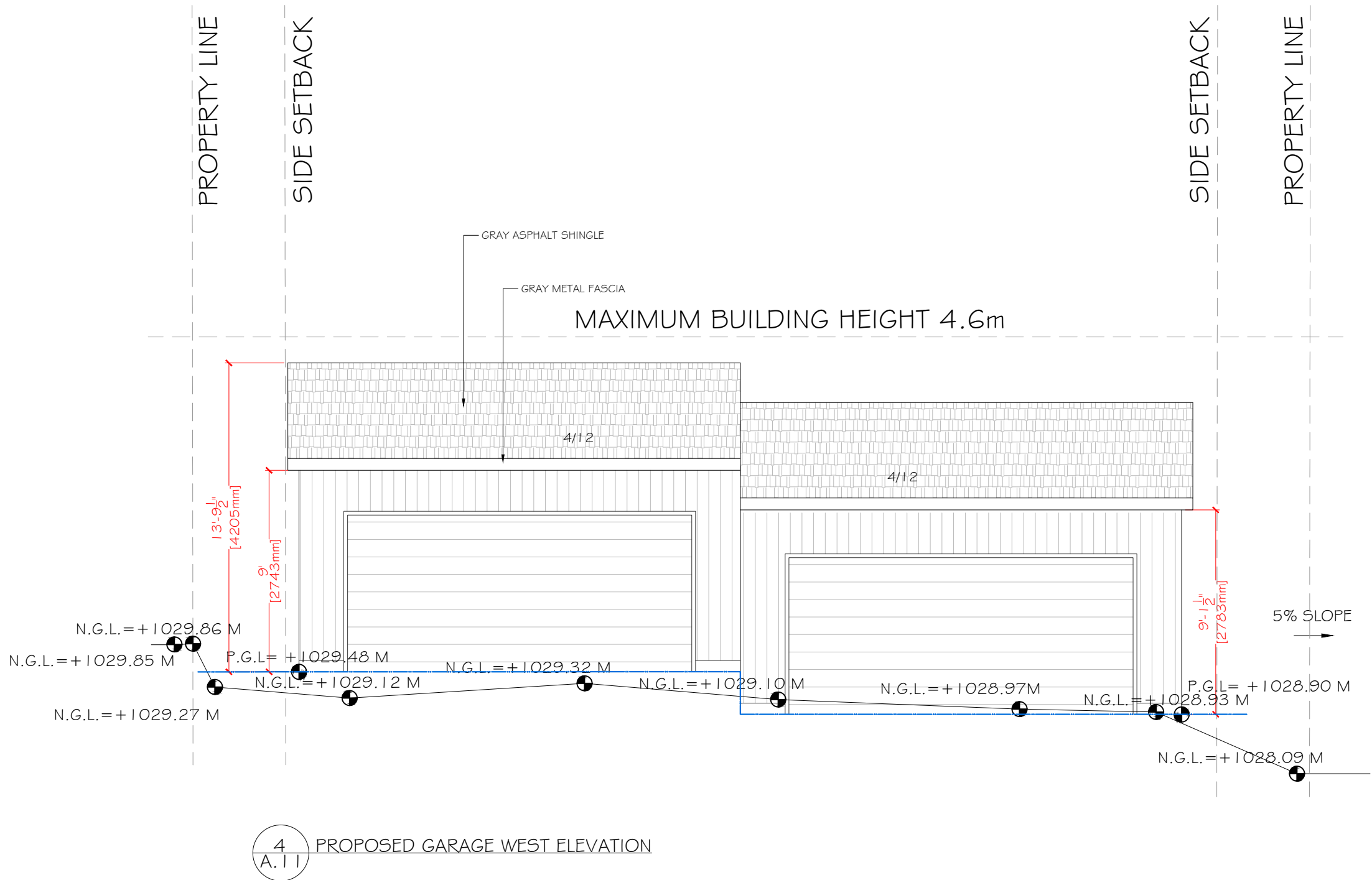
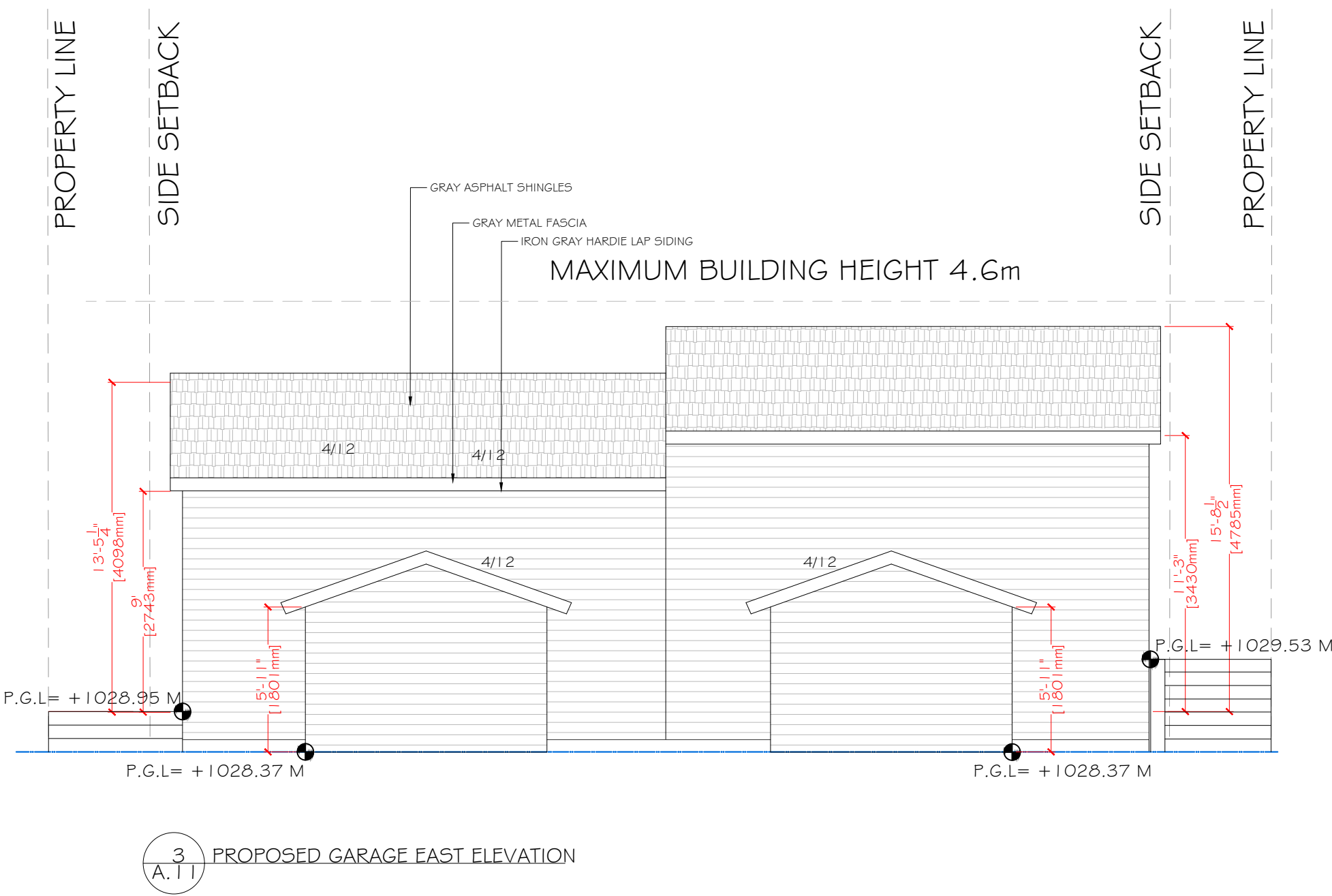
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LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

DRAWING NO: 10
DRAWING TITLE: PROP. GARAGE FLOOR PLAN
SHEET: A.11
SCALE: 3/16" = 1'0"
REV. 0

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CLIENT:

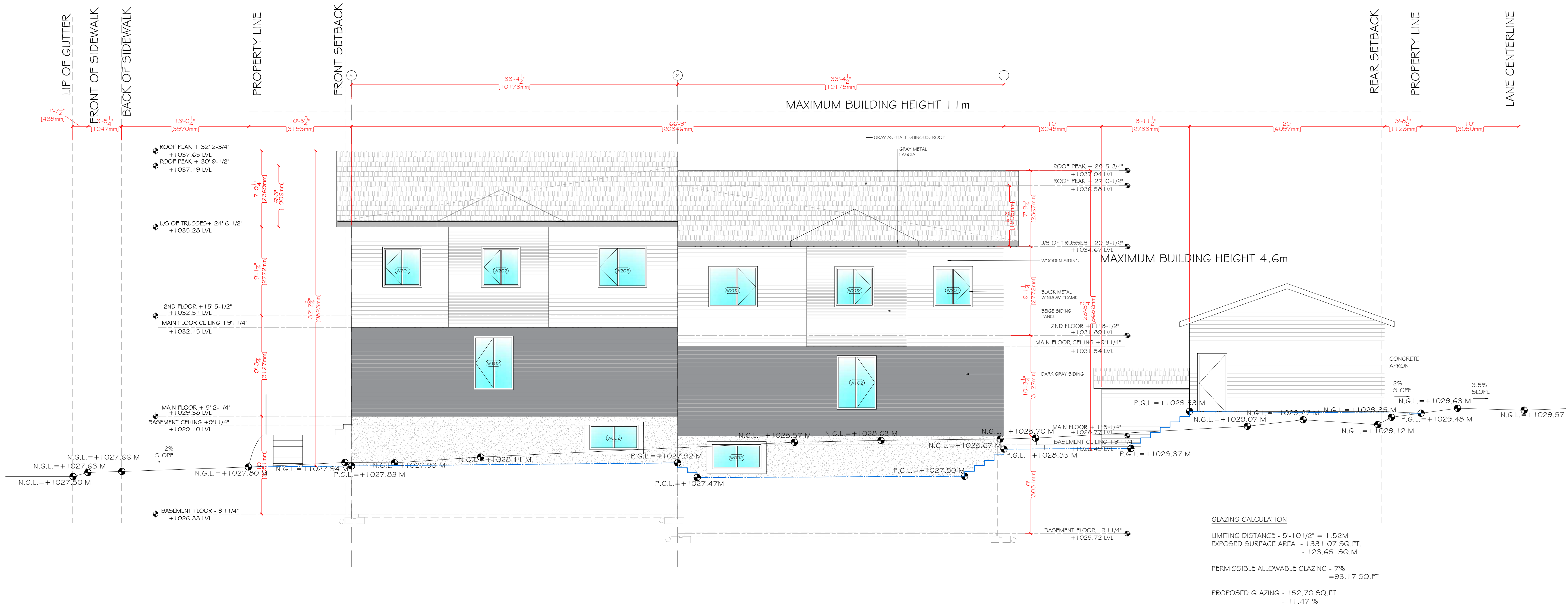
ADDRESS: 2415 CRESTWOOD ROAD S.E.

LOCATION: CALGARY, ALBERTA

DRAWN BY: KT

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

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



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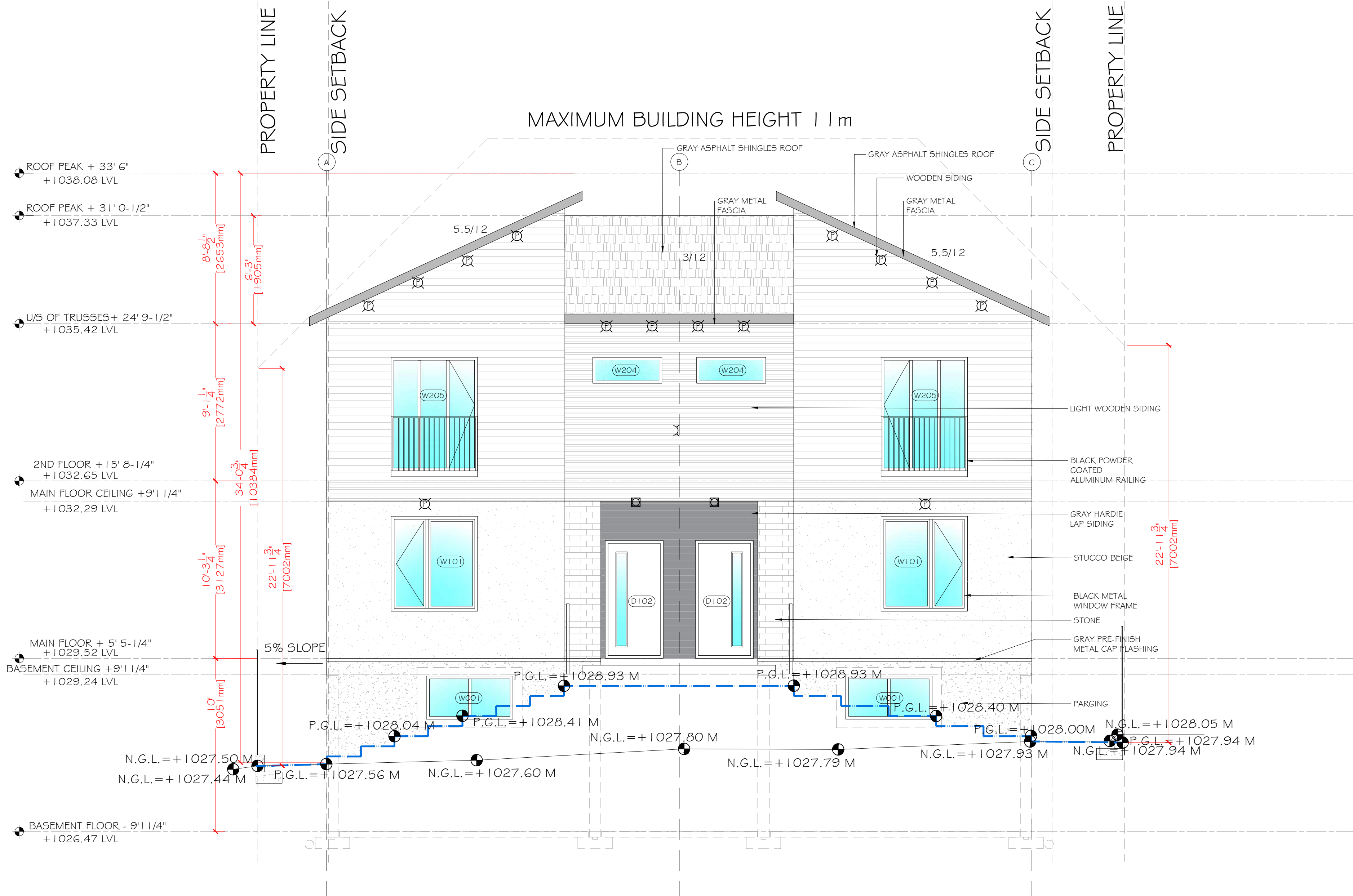
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LEGAL PLAN: LOTS 4, BLOCK 2, PLAN 4465HB

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



GLAZING CALCULATION

LIMITING DISTANCE - 9'-5" = 2.86M
EXPOSED SURFACE AREA - 950.71 SQ.FT.
- 88.32 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 12%
= 114.08 SQ.FT

PROPOSED GLAZING - 152.94 SQ.FT
- 16.08 %

ELECTRICAL LEGEND

- SCONE (WALL LIGHT)
- POTLIGHT (SOFFIT LIGHT)
- PATHWAYLIGHT
- RECESSED LIGHT (MAIN ENTRANCES)

PROPOSED EAST ELEVATION

1
A.13



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[illegible]

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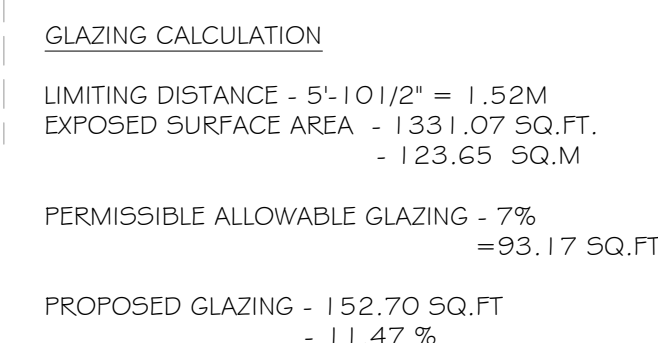
DRAWING NO: 13

DRAWING TITLE: PROPOSED ELEVATION

SHEET: A.14

SCALE: 3/16" = 1'0"

REV. O



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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



LIMITING DISTANCE - $11'-3\frac{1}{4}" = 3.43\text{ M}$
EXPOSED SURFACE AREA - 947.74 SQ.FT.
- 88.04 SQ.M

PERMISSIBLE ALLOWABLE GLAZING - 12%
= 113.72 SQ.FT

PROPOSED GLAZING - 155.70 SQ.FT
- 16.42 %

ELECTRICAL LEGEND

-  SCONE (WALL LIGHT)
-  POTLIGHT (SOFFIT LIGHT)
-  PATHWAYLIGHT
-  RECESSED LIGHT
(MAIN ENTRANCES)



1 PROPOSED FRONT VIEW
A.2 I



2 PROPOSED COURTYARD
A.2 I



3 PROPOSED TOP VIEW
A.2 I



4 PROPOSED REAR VIEW
A.2 I

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

DRAWING NO: 20
DRAWING TITLE: PROPOSED 3D VIEWS
SHEET: A.2 I
SCALE: NTS
REV. 0