



# 56 GLOUCESTER CRES. SW

4 UNIT MULTI-FAMILY DEVELOPMENT  
 W/ 4 BASEMENT SUITES

LOT 7, BLOCK 5, PLAN 567 HH

GLENBROOK, SW CALGARY, LOT ZONING: R-CG

<b>CONTENTS</b>	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN
A4	BASEMENT FLOOR PLAN
A5	MAIN FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	ROOF PLAN
A8	FRONT & LEFT ELEVATIONS
A9	BACK & RIGHT ELEVATIONS
A10	GARAGE FLOOR PLAN & ELEVATIONS

**RESPONSIBILITIES**

**VM DESIGNS**  
 It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**ALL TRADES AND SUPPLIERS**  
 These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**HOMEOWNER AND GENERAL CONTRACTOR**  
 It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279      vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
DP Set	10.14.25
DR Set	04.03.26
DR 2 Set	06.11.26

STREET ADDRESS	
56 GLOUCESTER CRES. SW	
LEGAL ADDRESS	
LOT 37, BLOCK 5, PLAN 567 HH	
PROJECT	
GLAMORGAN ROWHOUSE	
DRAWING	
COVER PAGE	
ZONING	PROJECT TAG
R-CG	25-03-ABD-03
DRAWN BY	SHEET
VM	<b>A1 / 10</b>
SCALE	
AS NOTED	

# BUILDING STATISTICS

<b>BUILDING HEIGHT</b>	
MAXIMUM BUILDING HEIGHT PLANE = 11.00m	
PROPOSED PEAK GEODETIC = 1140.91m	
PROPOSED HEIGHT = 9.85m	9.85 m
<b>RESIDENTIAL DENSITY</b>	
LOT AREA = 0.065312 ha	
UNITS = 4	61.24 units/ha

<b>PARCEL COVERAGE</b>	
LOT AREA = 653.12 m <sup>2</sup> (7,030.14 sf)	
BUILDING FOOTPRINT = 294.76 m <sup>2</sup> (3,172.79 sf)	
GARAGE = 80.31 m <sup>2</sup> (864.50 sf)	
TOTAL COVERED AREA = 375.07 m <sup>2</sup> (4037.29 sf)	
TOTAL COVERED AREA ALLOWED = 391.87 m <sup>2</sup> (4,218.08 sf)	57.42 %

<b>AREA OF AMENITY SPACE</b>	
UNIT A = 140 sf	
UNIT B = 140 sf	
UNIT C = 150 sf	
UNIT D = 150 sf	
SUITE A2 = 70 sf	
SUITE B2 = 30 sf	
SUITE C2 & SUITE D2 (SHARED) = 146 sf	826 sf

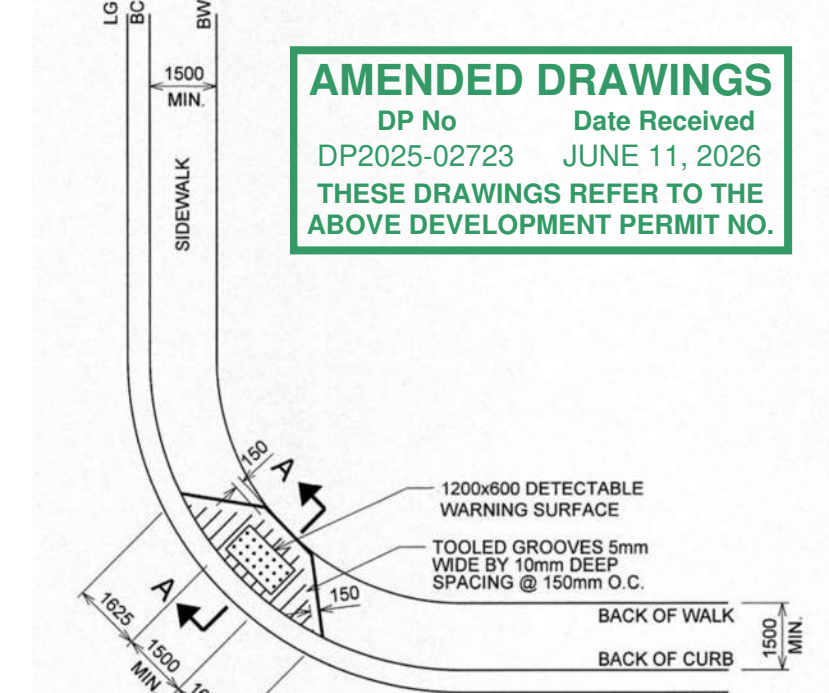
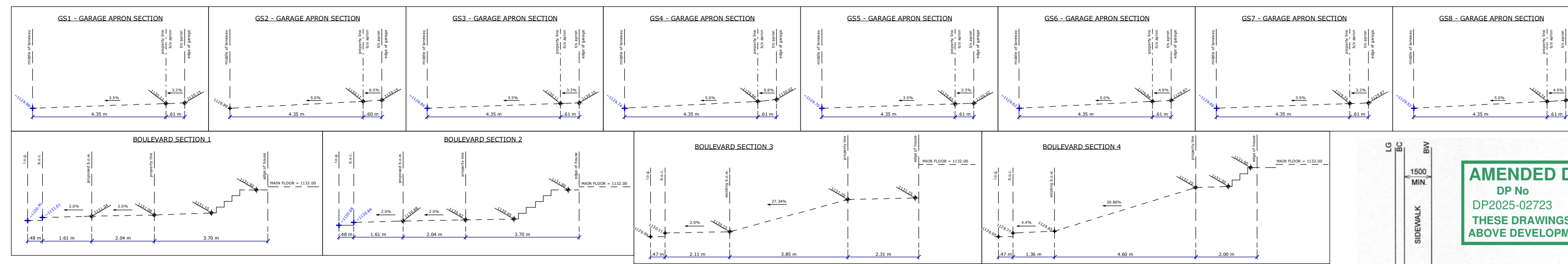
<b>TOTAL GROSS FLOOR AREA</b>	
UNIT A	TOTAL = 1498 sf MAIN = 771 sf UPPER = 726 sf
UNIT B	TOTAL = 1498 sf MAIN = 771 sf UPPER = 726 sf
UNIT C	TOTAL = 1438 sf MAIN = 700 sf UPPER = 738 sf
UNIT D	TOTAL = 1438 sf MAIN = 700 sf UPPER = 738 sf
<b>TOTAL</b>	<b>5,872 sf</b>

<b>SUITE AREA</b>	
SUITE A2	768 sf
SUITE B2	768 sf
SUITE C2	708 sf
SUITE D2	708 sf
<b>TOTAL</b>	<b>2,952 sf</b>

<b>PARKING STALLS PROVIDED ON-SITE</b>	
DWELLING UNITS: 4	
PARKING STALLS PER DWELLING UNIT = 1 PROVIDED VIA GARAGE	
<b>CLASS 1 BIKE LOCKERS = 4</b>	<b>4 stalls</b>

<b>LANDSCAPE AREA</b>	
LOT AREA = 653.12 m <sup>2</sup>	
BUILDING FOOTPRINT = 294.76 m <sup>2</sup>	
GARAGE = 80.31 m <sup>2</sup>	
SUITE LOCKERS = 7.80 m <sup>2</sup>	
CONCRETE APRON = 8.37 m <sup>2</sup>	
WINDOW WELLS (X10) = 13.90 m <sup>2</sup>	
TOTAL AREA NOT LANDSCAPED = 405.13 m <sup>2</sup>	
<b>TOTAL LANDSCAPED AREAS = 247.99 m<sup>2</sup></b>	
<b>HARD LANDSCAPE</b>	
CONCRETE	141.99 m <sup>2</sup>
CRUSHED LIMESTONE	4.05 m <sup>2</sup>
ENTRY LANDING & STAIRS	10.37 m <sup>2</sup>
CONC. RET. WALL	4.61 m <sup>2</sup>
<b>TOTAL</b>	<b>161.02 m<sup>2</sup> = 64.93%</b>
<b>SOFT LANDSCAPE</b>	
SOD	24.44 m <sup>2</sup>
MULCH	62.53 m <sup>2</sup>
<b>TOTAL</b>	<b>86.97 m<sup>2</sup> = 35.07%</b>
<b>HARD = 64.93%</b>	
<b>SOFT = 35.07%</b>	

<b>REQUIRED PLANTINGS</b>	
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m <sup>2</sup> OF PARCEL AREA	
LOT AREA = 653.10 m <sup>2</sup> / 110 = 5.93	
TREES - 1.0 x 5.06 = 5.93	
SHRUBS - 3.0 x 5.06 = 16.17	
<b>PROPOSED TREES - 8</b>	
<b>SHRUBS - 23</b>	<b>8 TREES - 23 SHRUBS</b>

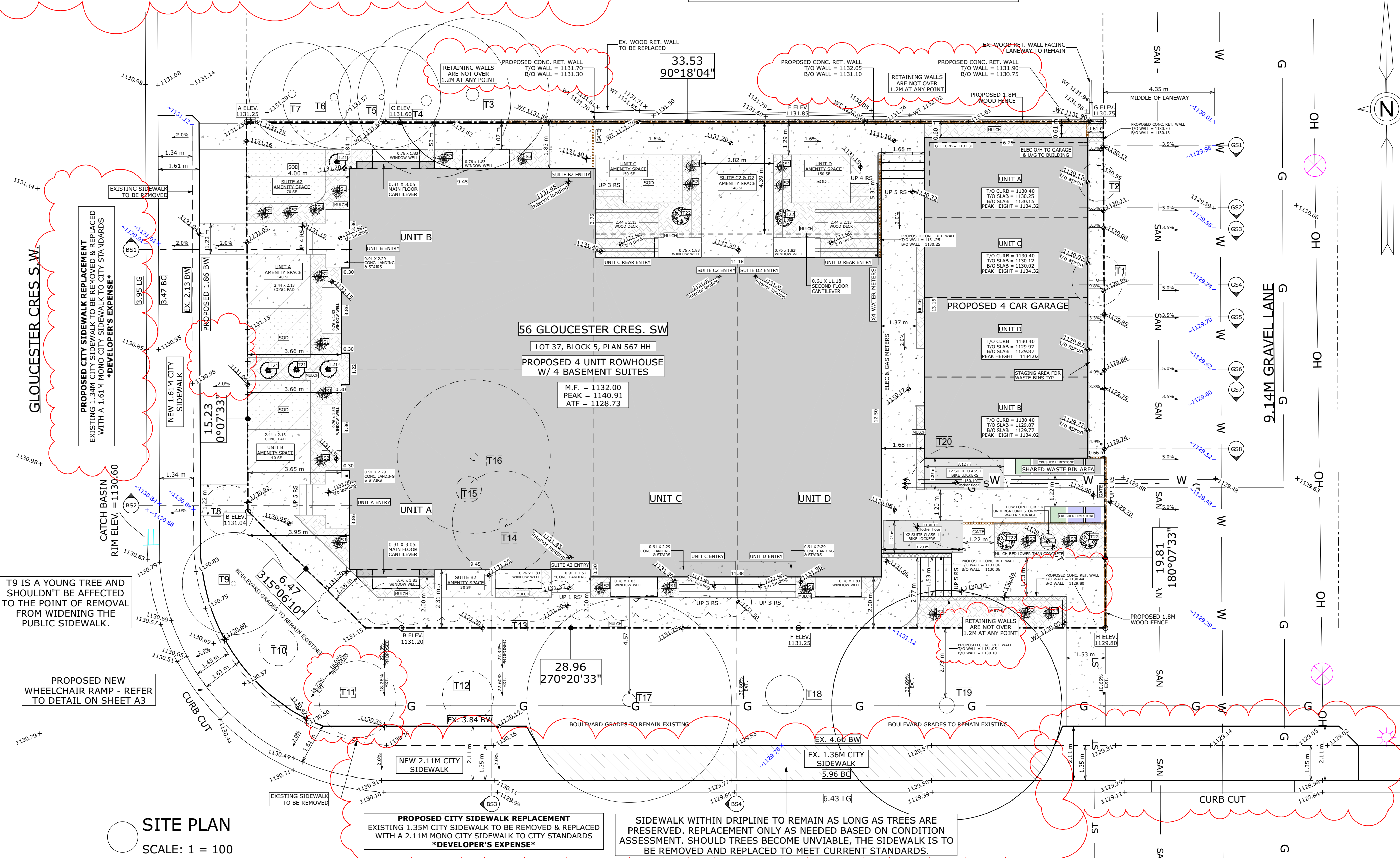


## SITE SECTIONS

SCALE: 1 = 100

TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	STATUS & NAME
T1	Deciduous	0.10	2.00	4.00	In Subject Property	To be removed
T2	Deciduous	0.10	1.50	5.00	In Subject Property	To be removed
T3	Coniferous	0.50	6.00	16.00	In Adjacent Property	To remain
T4	Coniferous	0.40	6.00	16.00	In Adjacent Property	To remain
T5	Coniferous	0.20	4.00	16.00	In Adjacent Property	To remain
T6	Coniferous	0.30	4.00	16.00	In Adjacent Property	To remain
T7	Coniferous	0.30	4.00	16.00	In Adjacent Property	To remain
T8	Bush	1.00	1.50	2.00	On Property Line	To be removed
T9	Deciduous	0.20	4.00	4.00	In City Property	To remain (T-32045975 - FRAXINUS PENNSYLVANICA)
T10	Bush	1.50	1.50	1.50	In City Property	To be removed
T11	Bush	3.00	2.00	2.00	In City Property	To be removed
T12	Bush	2.00	2.00	2.00	In City Property	To be removed
T13	Bush	1.50	2.00	2.00	In Subject Property	To be removed
T14	Coniferous	0.30	4.00	8.00	In Subject Property	To be removed
T15	Bush	1.00	1.50	1.50	In Subject Property	To be removed
T16	Deciduous	0.30	6.00	4.00	In Subject Property	To be removed
T17	Deciduous	0.50	8.00	4.00	In City Property	To remain (T-32042470 - MALUS)
T18	Bush	1.50	2.00	2.00	In City Property	To remain
T19	Deciduous	0.60	9.00	4.00	In City Property	To remain (T-32017407 - MALUS)
T20	Deciduous	0.30	4.00	5.00	In Subject Property	To be removed
T21	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Skybound White Cedar - Thuja Occidentalis
T22	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay' *MATURE HEIGHT 4M*
S1	Bush	0.60	0.60	0.60	In Subject Property	To be planted (x9) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	0.60	0.60	0.60	In Subject Property	To be planted (x8) - Pymy Caragana - Caragana Pymyana
S3	Bush	0.60	0.60	0.60	In Subject Property	To be planted (x6) - Blue Star Juniper - Juniperus Squawmata 'Blue Star'

SITE / BLOCK LEGEND	
[Symbol]	PROPOSED STRUCTURE
[Symbol]	PROPOSED GARAGE
[Symbol]	PROPOSED AMENITY SPACE
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	CONCRETE
[Symbol]	CRUSHED LIMESTONE
[Symbol]	MULCH
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	OVERHEAD ELECTRICAL LINE
[Symbol]	CITY SANITATION LINE
[Symbol]	CITY WATER LINE
[Symbol]	CITY STORM LINE
[Symbol]	CITY GAS LINE
[Symbol]	PROPERTY LINE
[Symbol]	SITE SECTION
[Symbol]	PROPOSED GRADE
[Symbol]	EXISTING GRADE
[Symbol]	EXTRAPOLATED GRADE
[Symbol]	PROPOSED SLOPE
[Symbol]	EXISTING SLOPE
[Symbol]	POWER POLE



## SITE PLAN

SCALE: 1 = 100

<b>RESPONSIBILITIES</b>
<b>VM DESIGNS</b>
It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.
<b>ALL TRADES AND SUPPLIERS</b>
These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.
<b>HOMEOWNER AND GENERAL CONTRACTOR</b>
It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.
587-377-7279      vaughn@vmdesigns.ca

<b>ISSUED SETS</b>	m/d/y
DP Set	10.14.25
DR Set	04.03.26
DR 2 Set	06.11.26

<b>STREET ADDRESS</b>	56 GLOUCESTER CRES. SW
<b>LEGAL ADDRESS</b>	LOT 37, BLOCK 5, PLAN 567 HH
<b>PROJECT</b>	GLAMORGAN ROWHOUSE
<b>DRAWING</b>	SITE PLAN
<b>ZONING</b>	R-CG
<b>PROJECT TAG</b>	25-03-ABD-03
<b>DRAWN BY</b>	VM
<b>SHEET</b>	
<b>SCALE</b>	AS NOTED
<b>A3</b>	<b>10</b>

**RESPONSIBILITIES**

**VM DESIGNS**

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**ALL TRADES AND SUPPLIERS**

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**HOMEOWNER AND GENERAL CONTRACTOR**

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

587-377-7279 vaughn@vmdesigns.ca

**ISSUED SETS**

	m/d/y
DP Set	10.14.25
DR Set	04.03.26
DR 2 Set	06.11.26

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GREY
5	SMARTBOARD & BATTENS - BLACK
6	STONE VENEER
7	STONE CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBERGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - BLACK
11	RAILING - BLACK



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

STREET ADDRESS

56 GLOUCESTER CRES. SW

LEGAL ADDRESS

LOT 37, BLOCK 5,  
 PLAN 567 HH

PROJECT

GLAMORGAN  
 ROWHOUSE

DRAWING

FRONT & LEFT  
 ELEVATIONS

ZONING R-CG PROJECT TAG 25-03-ABD-03

DRAWN BY VM SHEET

SCALE AS NOTED **A8 / 10**

**RESPONSIBILITIES**

**VM DESIGNS**

It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**ALL TRADES AND SUPPLIERS**

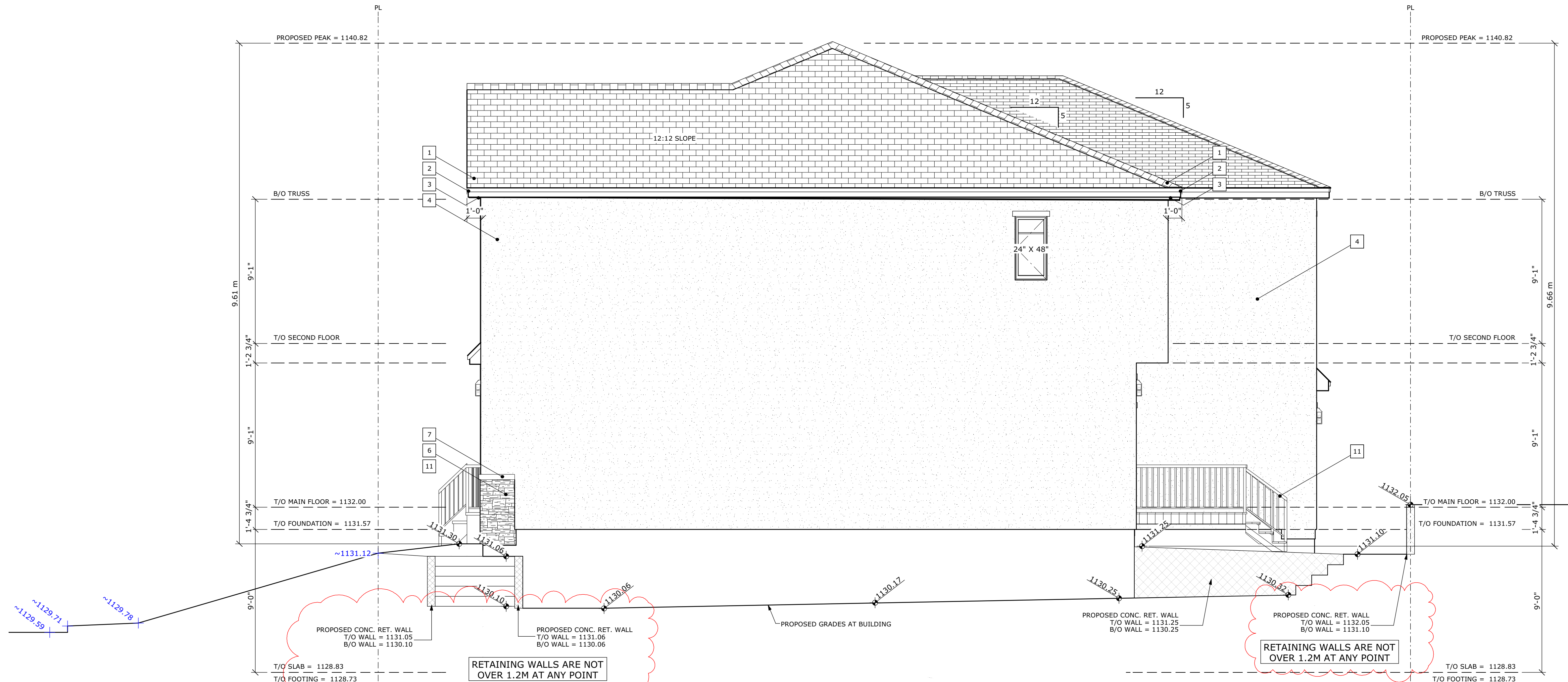
These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**HOMEOWNER AND GENERAL CONTRACTOR**

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.

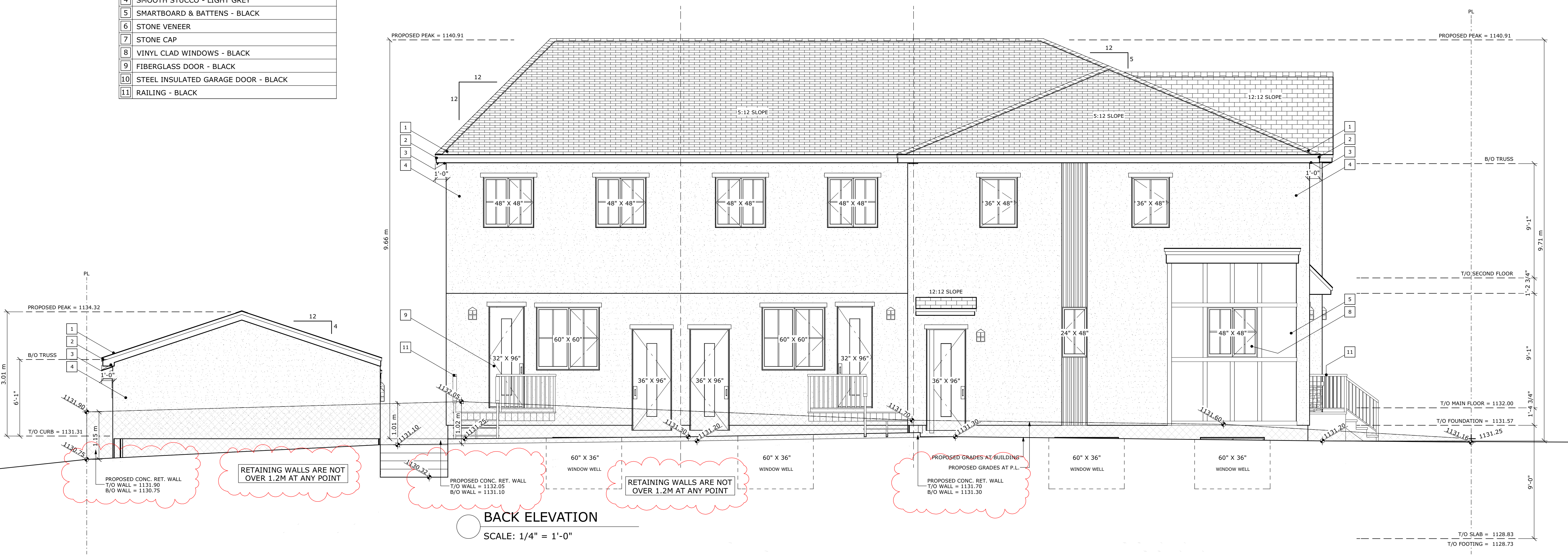
587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
DP Set	10.14.25
DR Set	04.03.26
DR 2 Set	06.11.26



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GREY
5	SMARTBOARD & BATTENS - BLACK
6	STONE VENEER
7	STONE CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBERGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - BLACK
11	RAILING - BLACK



**BACK ELEVATION**  
 SCALE: 1/4" = 1'-0"

**STREET ADDRESS**

56 GLOUCESTER CRES. SW

**LEGAL ADDRESS**

LOT 37, BLOCK 5,  
 PLAN 567 HH

**PROJECT**

GLAMORGAN  
 ROWHOUSE

**DRAWING**

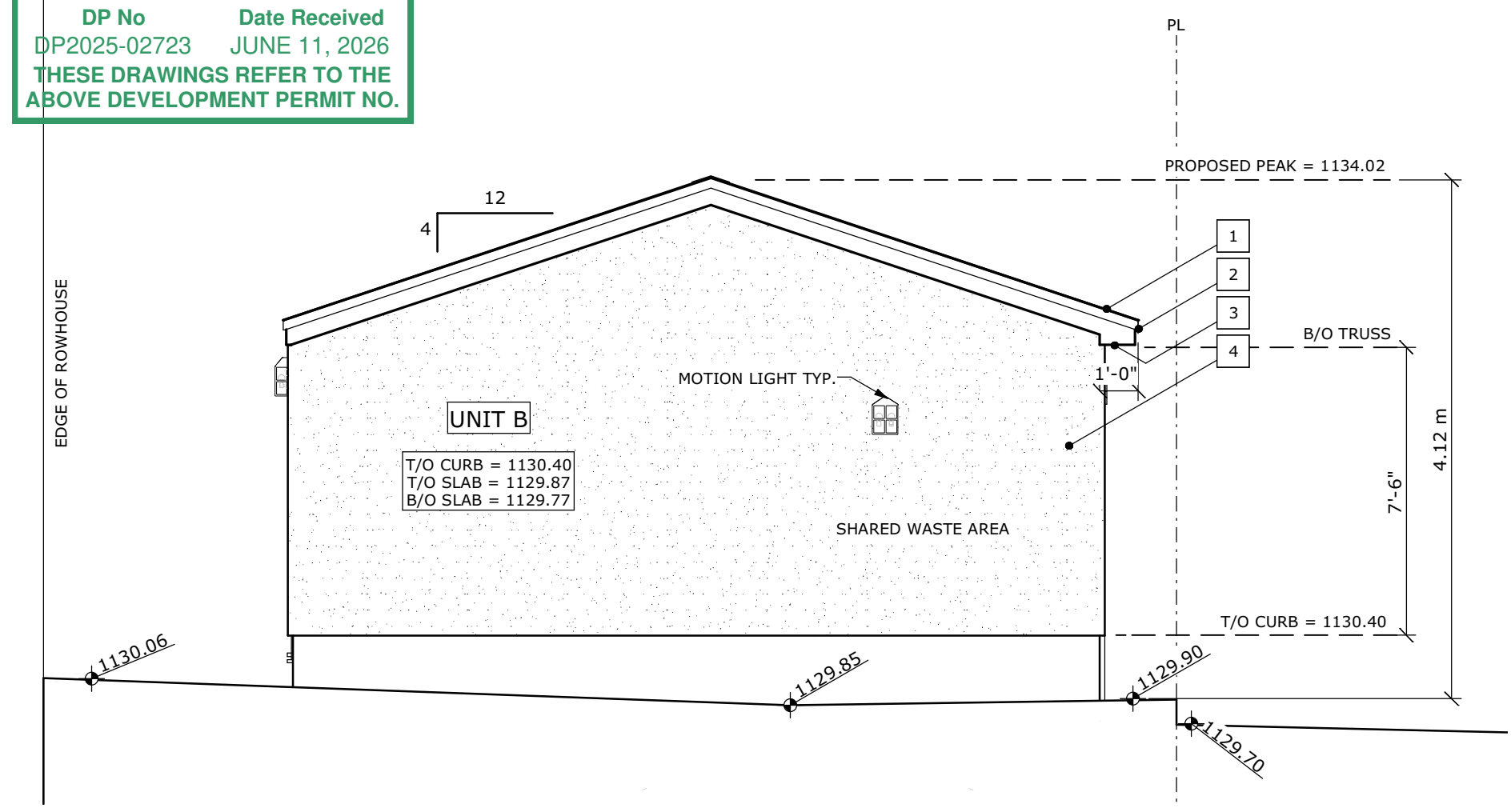
BACK & RIGHT  
 ELEVATIONS

ZONING	PROJECT TAG
R-CG	25-03-ABD-03

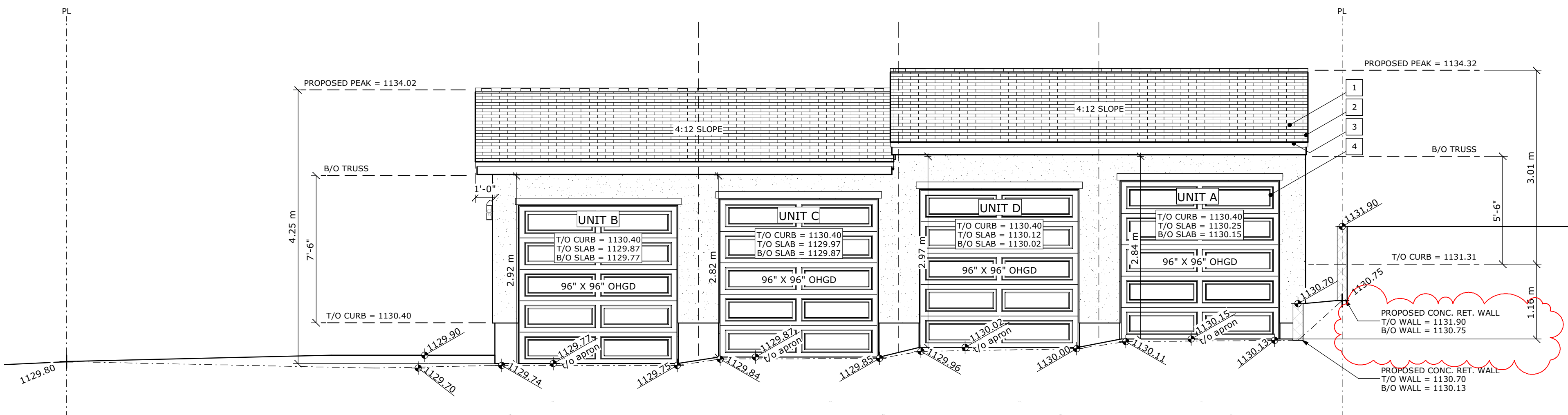
DRAWN BY	SHEET
VM	

SCALE AS NOTED **A9 / 10**

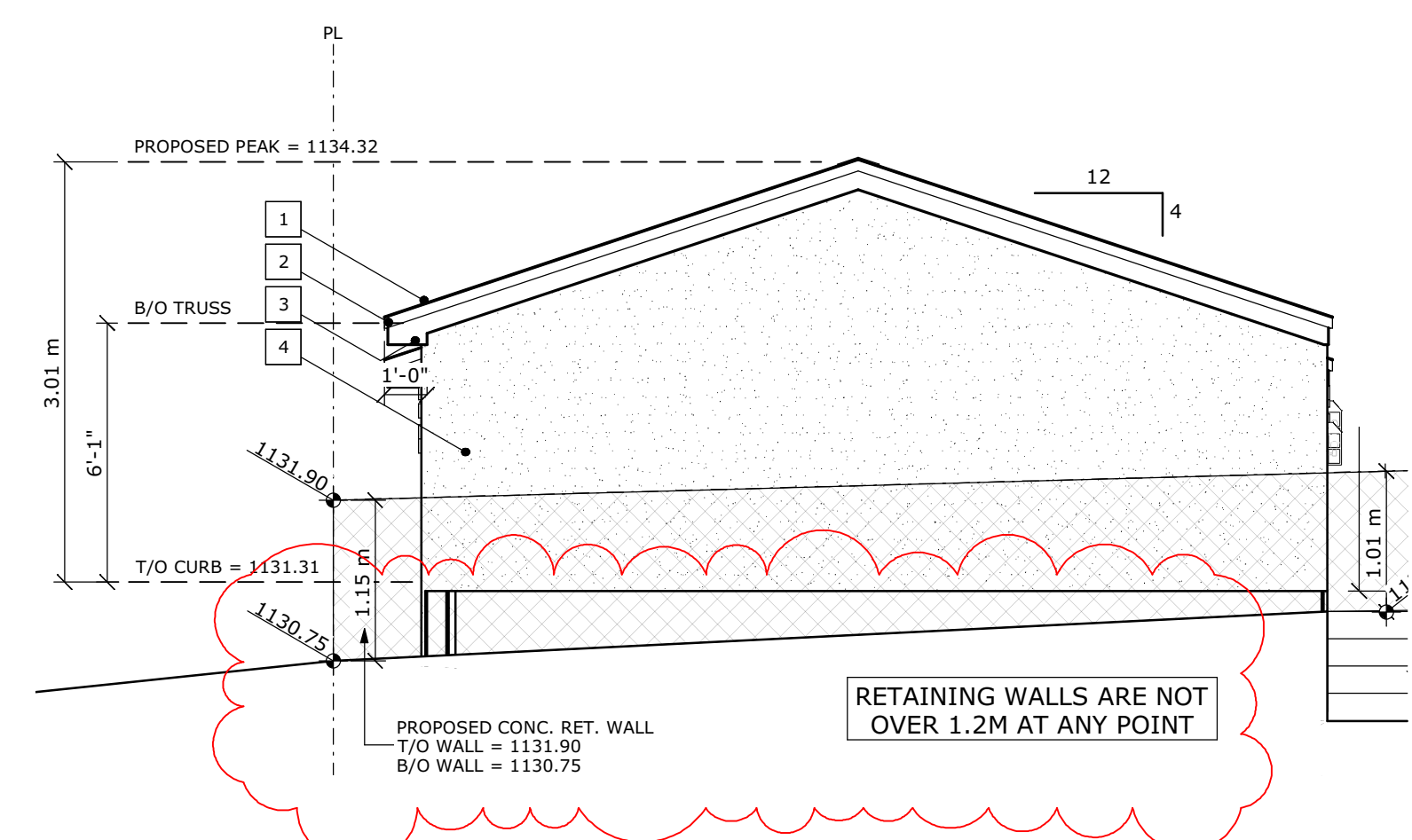
**AMENDED DRAWINGS**  
 DP No Date Received  
 DP2025-02723 JUNE 11, 2026  
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



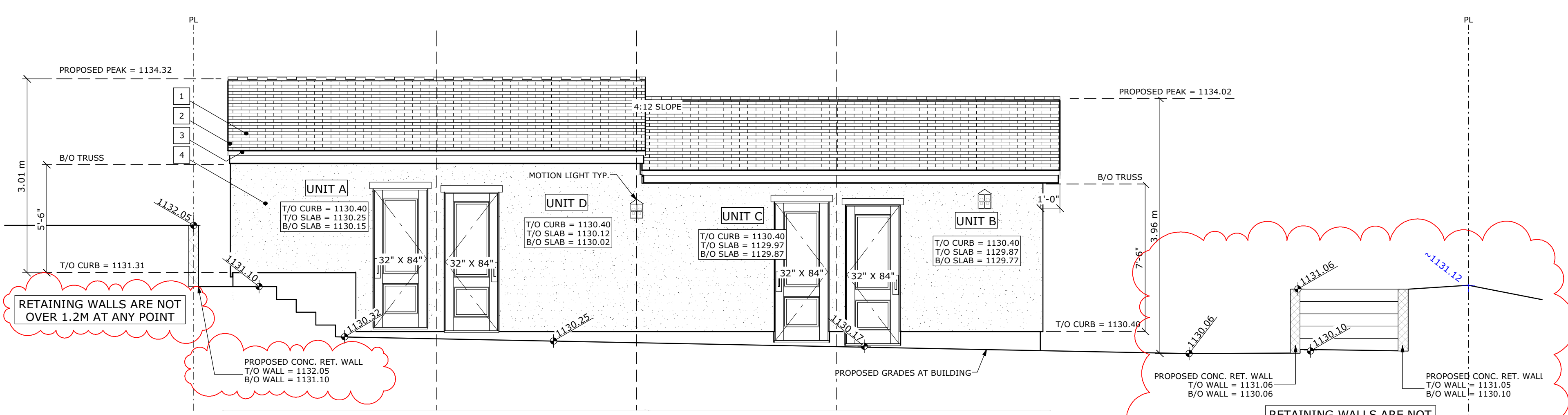
**GARAGE FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**GARAGE LANE ELEVATION**  
 SCALE: 1/4" = 1'-0"

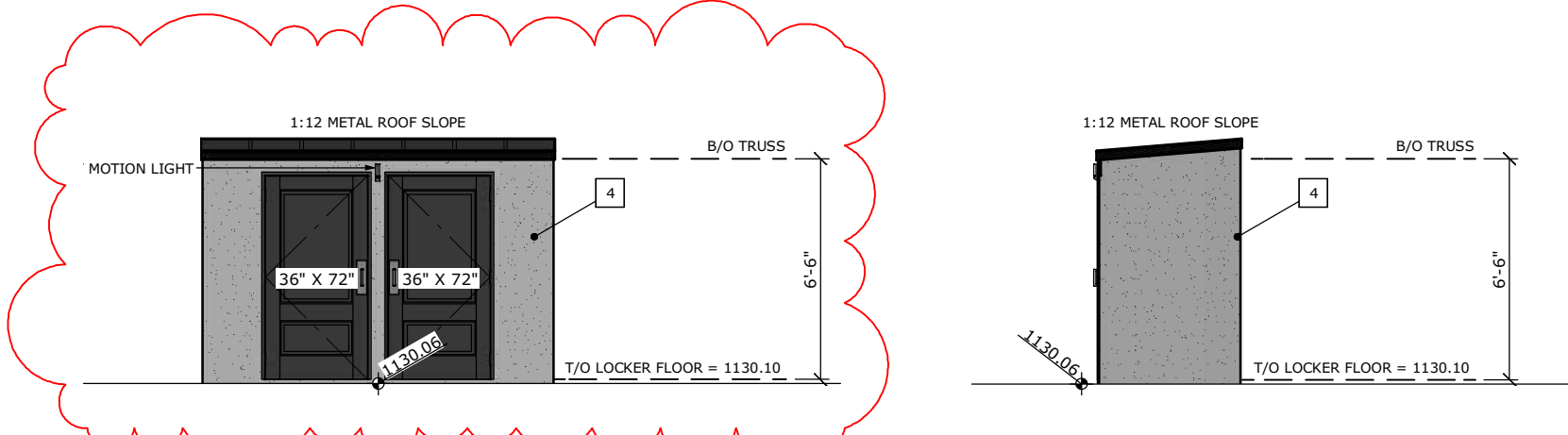


**GARAGE BACK ELEVATION**  
 SCALE: 1/4" = 1'-0"

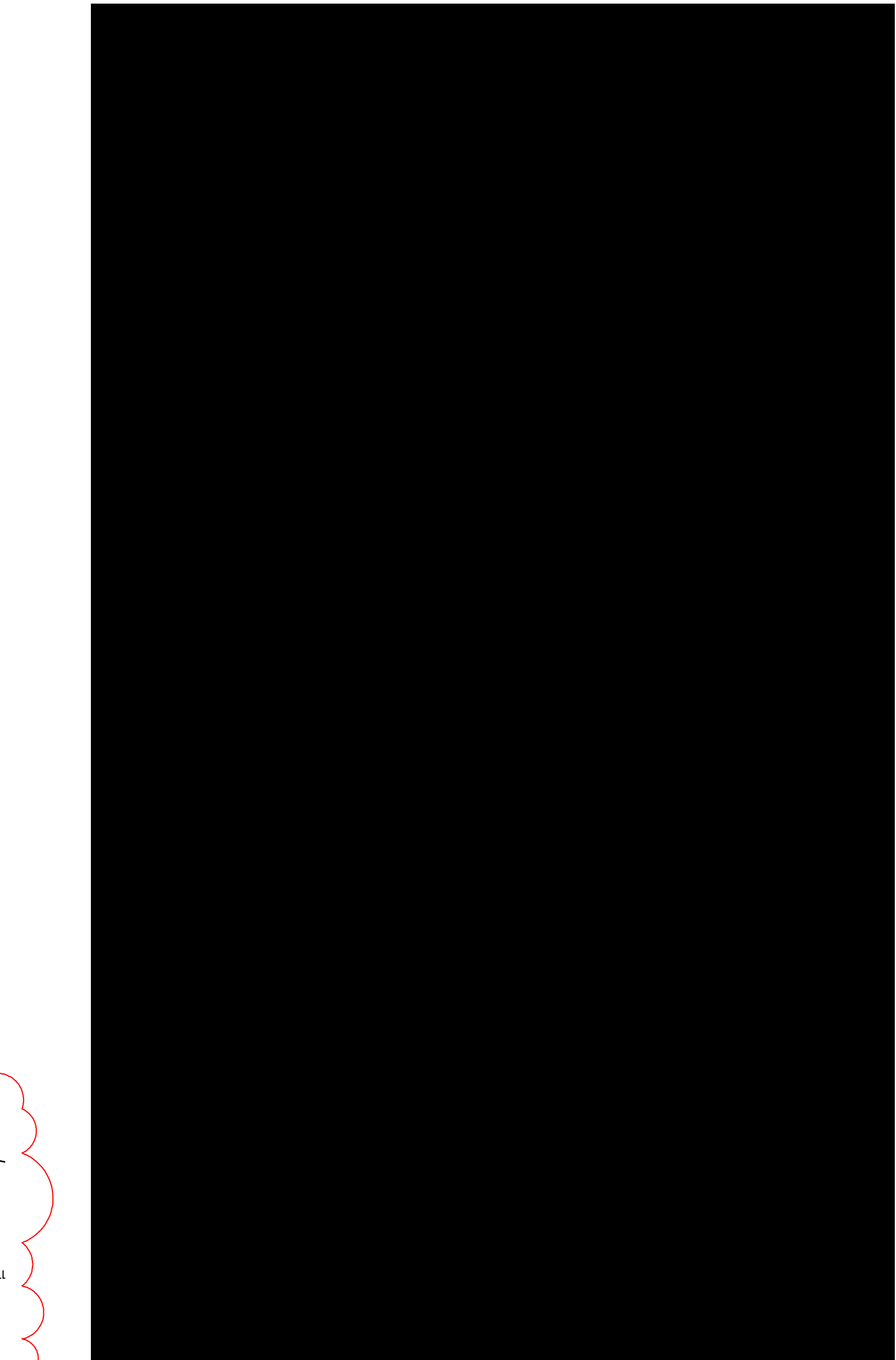


**GARAGE YARD ELEVATION**  
 SCALE: 1/4" = 1'-0"

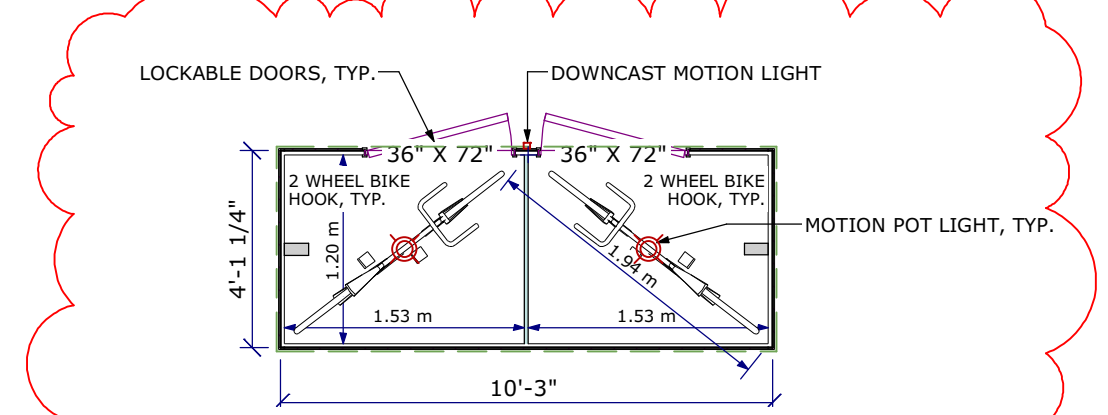
EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 RATED SHINGLES
2	8" ALUMINUM FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - LIGHT GREY
5	SMARTBOARD & BATTENS - BLACK
6	STONE VENEER
7	STONE CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBERGLASS DOOR - BLACK
10	STEEL INSULATED GARAGE DOOR - BLACK
11	RAILING - BLACK



**SUITE LOCKER ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



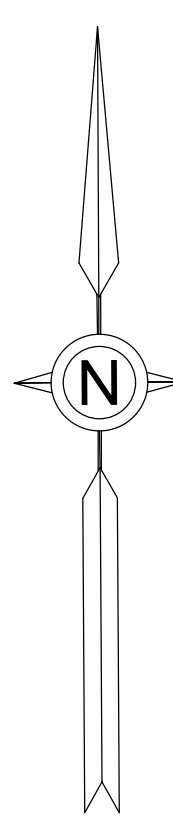
**GARAGE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**SUITE LOCKER PLAN**  
 SCALE: 1/4" = 1'-0"



**BIKE HOOK FOR EACH CLASS 1 BIKE LOCKERS**



**RESPONSIBILITIES**

**VM DESIGNS**  
 It is VM Designs' responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. VM Designs will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

**ALL TRADES AND SUPPLIERS**  
 These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases. THE SPECIFICATION OVERRIDES THESE DRAWINGS. VM Designs is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

**HOMEOWNER AND GENERAL CONTRACTOR**  
 It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to VM Designs. Any errors or omissions due to items not specified by the above parties are not the responsibility of VM Designs.  
 587-377-7279 vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
DP Set	10.14.25
DR Set	04.03.26
DR 2 Set	06.11.26

**STREET ADDRESS**

56 GLOUCESTER CRES. SW

**LEGAL ADDRESS**

LOT 37, BLOCK 5,  
 PLAN 567 HH

**PROJECT**

GLAMORGAN  
 ROWHOUSE

**DRAWING**

GARAGE FLOOR  
 PLAN & ELEVATIONS

**ZONING**  
 R-CG

**PROJECT TAG**  
 25-03-ABD-03

**DRAWN BY**  
 VM

**SHEET**

**SCALE**  
 AS NOTED

**A10/10**