# COVENTRY TOWNHOUSE

## #101, #102 & #103 286 COVEPARK WAY N.E. CALGARY, AB

## ISSUED FOR: DEVELOPMENT PERMIT

DATE : SEPTEMBER 03, 2025

**SHEET LIST**

| SHEET NUMBER | SHEET NAME |
|---|---|
| A000DP | COVER PAGE |
| A015 | PROJECT INFO - BYLAW |
| A016 | PROJECT INFO - PHOTOS |
| A030 | PROJECT INFO - AREA |
| A075 | SCHEDULE - WINDOW |
| A100 | SITE PLAN |
| A101 | LANDSCAPE PLAN |
| A102 | LANDSCAPE CROSS SECTION |
| A200 | FLOOR PLANS - BASEMENT |
| A201 | FLOOR PLANS - MAIN FLOOR |
| A202 | FLOOR PLANS - SECOND FLOOR |
| A203 | FLOOR PLANS - THIRD FLOOR |
| A204 | FLOOR PLAN - ROOF |
| A250 | FLOOR PLANS - TYPE A1 |
| A300 | BUILDING ELEVATIONS |
| A301 | BUILDING ELEVATIONS |
| A302 | BUILDING ELEVATIONS |
| A400 | BUILDING SECTIONS |
| C100 | CIVIL PLANS |
| E100 | ELECTRICAL PLANS |
| E101 | ELECTRICAL PLANS |

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TWP.25, RGE.1, W.5THM.

PROJECT TITLE:
COVENTRY TOWNHOUSE

SHEET TITLE:
COVER PAGE

PROJECT NO.: 302

SHEET NO: A000DP

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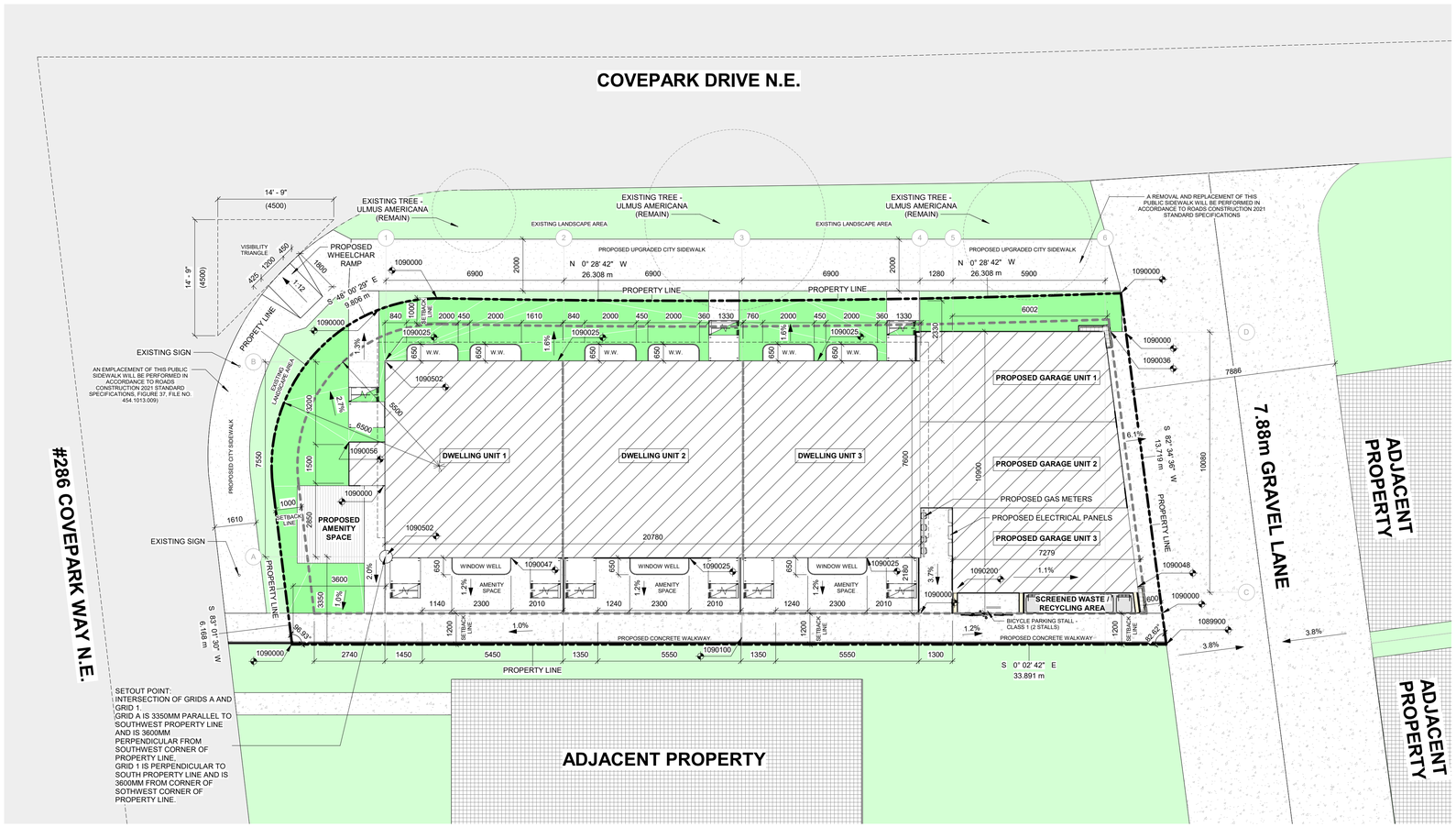


1 / A100 SITE PLAN - PROPOSED
1 : 100

POJECT NORTH

TRUE NORTH

- CATCH BASIN SEE CIVIL
- STREET LIGHTING
- PROPERTY LINE
- SETBACK LINE
- CHAINLINK FENCE
- DECORATIVE METAL FENCE
- ROOF/ EAVES OVERHANG
- SITE ASPHALT PAVING - LIGHT DUTY
- SITE VEGETATION - EXISTING
- SITE VEGETATION - PROPOSED
- CONCRETE PAVING - BROOM FINISHED
- ADJACENT PROPERTY
- W.W. WINDOW WELL

SITE NOTES:

1. ALL DIMENSIONS TO EXTERIOR WALL IS TO THE OUTSIDE OF SHEATHING, CLADDING DIMENSIONS TO NOT EXCEED 4" (100MM).
2. ANY DIMENSIONS OF PROPERTY LINE, SIDEWALK, ADJACENT PROPERTY SHOWN IN ARCH IS FOR ROUGH INFORMAITON ONLY. SEE SITE SURVEY PLAN FOR ACTUAL DIMENSIONS OF PROPERTY LINE.
3. ANY EXISTING TOPOGOGRAPHIC ELEVATIONS IS FOR ROUGH INFORMATION ONLY. SEE SITE TOPOGRAPHICAL SURVEY FOR ACTUAL TOPOGRAPHIC ELEVATIONS.
4. SIDEWALK EXPANSION JOINTS @ 7500 OC MAX & @ CURVES, TANGENTS & CORNERS.
5. FOR REPAIR OR CONSTRUCTION OF SIDEWALK CURB, SIDEWALK, DREIVEWAY AT CITY PROPERTY FOLLOW CITY STANDARD.
6. IF RAMP PROVIDED, PROVIDE 12.5 DEEP DRAINAGE GROOVES & 150(H) X 250(W) CONC CURB ON BOTH SIDES.
7. ENSURE PARKING IN ASPHALT OR SITE IS SLOPED NOT MORE THAN 4%.
8. REFER TO LANDSCAPE DRAWINGS FOR TREES/SHRUBS SCHEDULE AND LANDSCAPE INFORMATION.
9. FOR LOCATION OF CATCHBASINS, MANHOLES AND FIREHYDRANT SEE CIVIL.
10. ALL PAVEMENT MARKINGS AND SIGNS - ARROW, HANDICAP STALL PAVEMENT MARKING, ZEBRA CROSSING, PARKING STRIPES PER TO CITY STANDARD.
11. SITE GRADING AND DRAINAGE, ARE TO BE VERIFIED BY CONTRACTOR BEFORE EXECUTING WORK. ARCHITECTURAL DRAWINGS REPRESENT ONLY FROM LATEST AND CITY APPROVED SITE WORKS, AND WOULD NOT BE RESPONSIBLE FOR ANY DISCREPACY - SEE CIVIL DRAWINGS TO VERIFY.

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PROJECT TITLE:
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SHEET TITLE:
SITE PLAN

PROJECT NO.: 302

SHEET NO: A100

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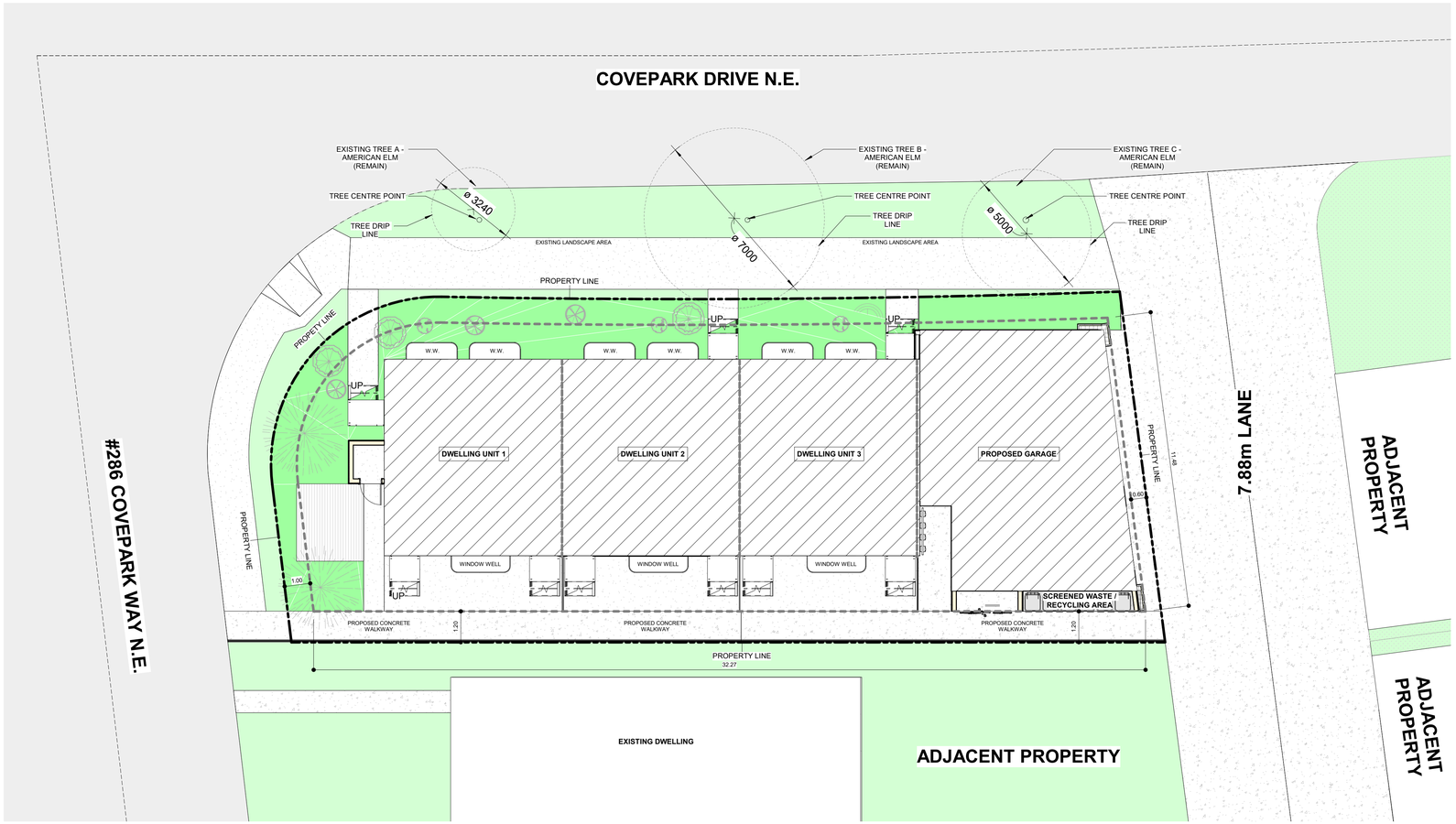



1 / A101 SITE PLAN - PROPOSED LANDSCAPE
1 : 100

**LANDSCAPE LEGEND**

- PURPLE LEAF SAND CHERRY
- SCANDIA JUNIPER
- NANKIN CHERRY
- SNOW BERRY
- BLUE SPRUCE

LANDSCAPE NOTES:
1. ALL PLANTING TO FOLLOW STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION;
2. OWNER TO MAINTAIN PLANTING FOR MIN OF 24 MONTHS, AND REPLACE TREES IF NECESSARY
3. ALL SHRUB BEDS AND TREE WELLS C/W 300 TOPSOIL AND 75 WOOD MULCH.
4. SHRUB SPACING - MIN 600MM, AND MIN 300 FROM PROPERTY LINE.
5. TREE SPACING MIN 1200MM, AND MIN 800MM FORM PROPERTY LINE.
6. ALL SITE TO BE LANDSCAPED UNO.
7. GRASS TO BE MOWED FESCUE SOD UNO.

**TREE REQUIREMENTS:**

542.2

(1) TREES REQUIRED BY THIS SECTION:

A) MAY BE PROVIDED THOUGH THE PLANTING OF NEW TREES OR THE PRESERVATION OF EXISTING TREES; AND

B) WHERE APPROVED BY THE DEVELOPMENT AUTHORITY, MAY BE PROVIDED ON A BOULEVARD ADJACENT TO THE PARCEL.

(2) A MINIMUM OF 1.0 TREE AND 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110.0 SQUARE METERS OF PARCEL AREA.

(3) SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6 METRES AT THE TIME OF PLANTING.

(4) THE REQUIREMENT FOR THE PROVISION OF 1.0 TREE IS MET WHERE:

A) A DECIDUOUS TREE HAS A MINIMUM CALLIPER OF 60 MILLIMETRES; OR

B) A CONIFEROUS TREE HAS A MINIMUM HEIGHT OF 2.0 METRES.

(5) THE REQUIREMENT FOR THE PROVISION OF 2.0 TREES IS MET WHERE:

A) A DECIDUOUS TREE HAS A MINIMUM CALLIPER OF 85 MILLIMETRES; OR

B) A CONIFEROUS TREE HAS A MINIMUM HEIGHT OF 4.0 METRES.

(6) THE REQUIREMENT FOR THE PROVISION OF 3.0 TREES IS MET WHERE AN EXISTING DECIDUOUS TREE WITH A CALLIPER GREATER THAN 100 MILLIMETERS IS PRESERVED.

(7) FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:

A)1.2 METRES FOR TREES;

B) 0.6 METRES FOR SHRUBS; AND

C) 0.3 METRES FOR ALL OTHER PLANTING AREAS.

(8) THE SOIL DEPTHS REFERENCED IN (7) MUST COVER AN AREA EQUAL TO THE MATURE SPREAD OF THE PLANTING MATERIAL.

(9) ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.

**TREE REQUIREMENTS:**

**TREE & SHURB CALCULATION BREAKDOWN:**

**SITE AREA:** 441.19 sq.m

**REQUIRED TREES & SHRUBS:** 441.19/110 sq.m = 4 TREES & 12 SHRUBS **PROPOSED TREES & SHRUBS:** 2 CONIFEROUS TREES WITH 4.0 METRES MINIMUM HEIGHT & 12 SHRUBS

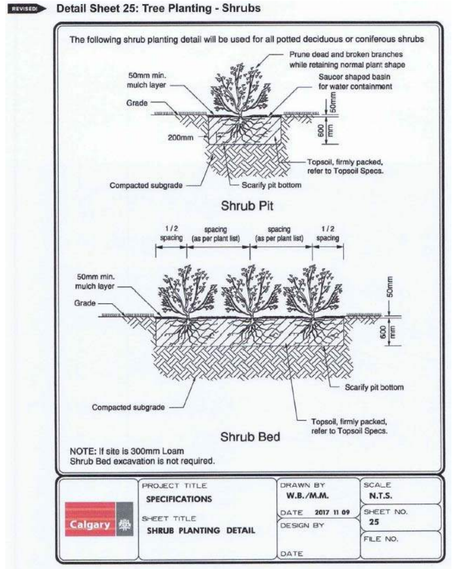
SCHEDULE - PLANTING

| MARK | COMMON NAME | SCIENTIFIC NAME | COUNT | DESCRIPTION | REMARKS |
|---|---|---|---|---|---|
| PLANTING - SHRUBS CONIFEROUS | | | | | |
| | SCANDIA JUNIPER | JUNIPERUS SABINA | 1 | | 600 MM HT. POTTED |
| | PURPLE LEAF SAND CHERRY | PRUNUS CISTENA | 1 | | 600 MM HT. POTTED |
| | SCANDIA JUNIPER | JUNIPERUS SABINA | 1 | | 600 MM HT. POTTED |
| | PURPLE LEAF SAND CHERRY | PRUNUS CISTENA | 1 | | 600 MM HT. POTTED |
| | SCANDIA JUNIPER | JUNIPERUS SABINA | 1 | | 600 MM HT. POTTED |
| | PURPLE LEAF SAND CHERRY | PRUNUS CISTENA | 1 | | 600 MM HT. POTTED |
| 6 | | | | | |
| PLANTING - SHRUBS DECIDUOUS | | | | | |
| | NANKING CHERRY | PRUNUS TOMENTOSA | 1 | | 600 MM HT. POTTED |
| | SNOW BERRY | SYMPHORICARPOS OCCIDENTALIS | 1 | | 600 MM HT. POTTED |
| | NANKING CHERRY | PRUNUS TOMENTOSA | 1 | | 600 MM HT. POTTED |
| | SNOW BERRY | SYMPHORICARPOS OCCIDENTALIS | 1 | | 600 MM HT. POTTED |
| | NANKING CHERRY | PRUNUS TOMENTOSA | 1 | | 600 MM HT. POTTED |
| | SNOW BERRY | SYMPHORICARPOS OCCIDENTALIS | 1 | | 600 MM HT. POTTED |
| 6 | | | | | |
| PLANTING - TREES CONIFEROUS | | | | | |
| | BLUE SPRUCE 4m HEIGHT | PICEA PENGENS | 1 | | B&B |
| | BLUE SPRUCE 4m HEIGHT | PICEA PENGENS | 1 | | B&B |
| 2 | | | | | |
| PLANTING - TREES DECIDUOUS | | | | | |
| | BRANDON ELM -85mm CALLIPERS | ULMUS AMERICANA | 1 | | |
| | BRANDON ELM -85mm CALLIPERS | ULMUS AMERICANA | 1 | | |
| | BRANDON ELM -85mm CALLIPERS | ULMUS AMERICANA | 1 | | |
| 3 | | | | | |

SCHEDULE - EXISTING TREES

| Grand Total: 17 | COMMON NAME | SCIENTIFIC NAME | COUNT | DIAMETER (MM) | HEIGHT (M) |
|---|---|---|---|---|---|
| A | AMERICAN ELM | ULMUS AMERICANA | 1 | 190 MM | 8.0 M |
| B | AMERICAN ELM | ULMUS AMERICANA | 1 | 190 MM | 5.9 M |
| C | AMERICAN ELM | ULMUS AMERICANA | 1 | 230 MM | 6.2 M |

REVISED **Detail Sheet 25: Tree Planting - Shrubs**

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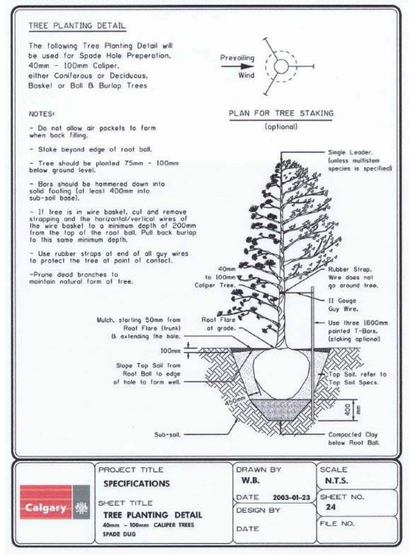
**Detail Sheet 24: Tree Planting - 40 mm to 100 mm Caliper Trees Spade Dug**

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PROJECT TITLE:
COVENTRY TOWNHOUSE

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NO.: 302

SHEET NO: A101

2026-01-16 3:25:46 PM

1 A300 BUILDING ELEVATION - EAST
1 : 50

STUCCO

A.21A4
BLACK BRICK STUCCO

9.24A
WHITE



9.25A
DARK GREY

FIBRE BOARD 6" SIDING

**7.44C6**
SADDLE WOODGRAIN

**7.44B3**
DARK GREY

FIBREBOARD SIDING- JAMESHARDIE HORIZONTAL SIDING- HARDIE PLANK- LAP CEDARMILL & SMOOTH 5/6"

**7.45**
MEDIUM GREY

5 A300 ELEVATION - MATERIALS
1 : 4

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PROJECT TITLE:
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SHEET TITLE:
## BUILDING ELEVATIONS

| PROJECT NO.: | SHEET NO: |
|---|---|
| 302 | A300 |

1 / A301 BUILDING ELEVATION - WEST
1 : 50

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PROJECT TITLE:
# COVENTRY TOWNHOUSE

SHEET TITLE:
# BUILDING ELEVATIONS

PROJECT NO.: 302

SHEET NO: A301

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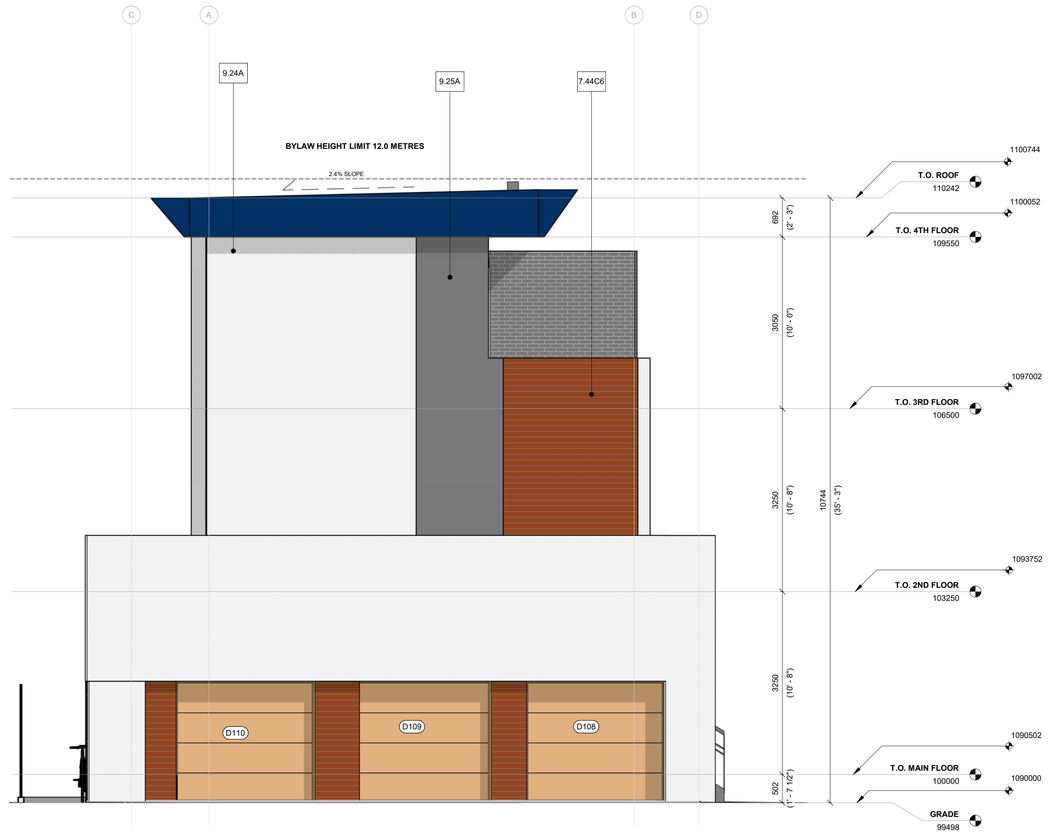
1 / A302 BUILDING ELEVATION - NORTH
1 : 50




2 / A302 BUILDING ELEVATION - SOUTH
1 : 50

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| 1 | 2023-06-28 | DP COORDINATION | CP | RB |

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PROJECT TITLE:
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SHEET TITLE:
# BUILDING ELEVATIONS

PROJECT NO.: 302

SHEET NO: A302

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