

PROPOSED 4 - PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :



1 3D VIEW 1

PROJECT INFORMATION

MUNICIPAL ADDRESS :

6052 THORNCIFFE DRIVE N.W.
CALGARY, ALBERTA

LEGAL ADDRESS:

LOT 1
BLOCK 15
PLAN 7245HD

LAND USE DESIGNATION :

R-CG,
RESIDENTIAL – GRADE-ORIENTED INFILL
DISTRICT

LOT CALCULATIONS:

SITE AREA = 576.91 SQ.M. (6209.85 SQ.FT.)

BUILDING FOOTPRINT:
BUILDING = 263.78 SQ.M. (2839.27 SQ.FT.)
GARAGE = 73.09 SQ.M. (786.73 SQ.FT.)
FOOTPRINT = 336.87 SQ.M. (3626.04 SQ.FT.) 58.39%

SITE COVERAGE:
MAXIMUM ALLOWED 60% = 346.15 SQ.M. (3725.93 SQ.FT.)
PROPOSED =336.87 SQ.M. (3626.04 SQ.FT.) 58.39%

DENSITY: 4/0.058=69 UNIT/1 HA

MAXIMUM BUILDING HEIGHT (A to H): 11.0M,

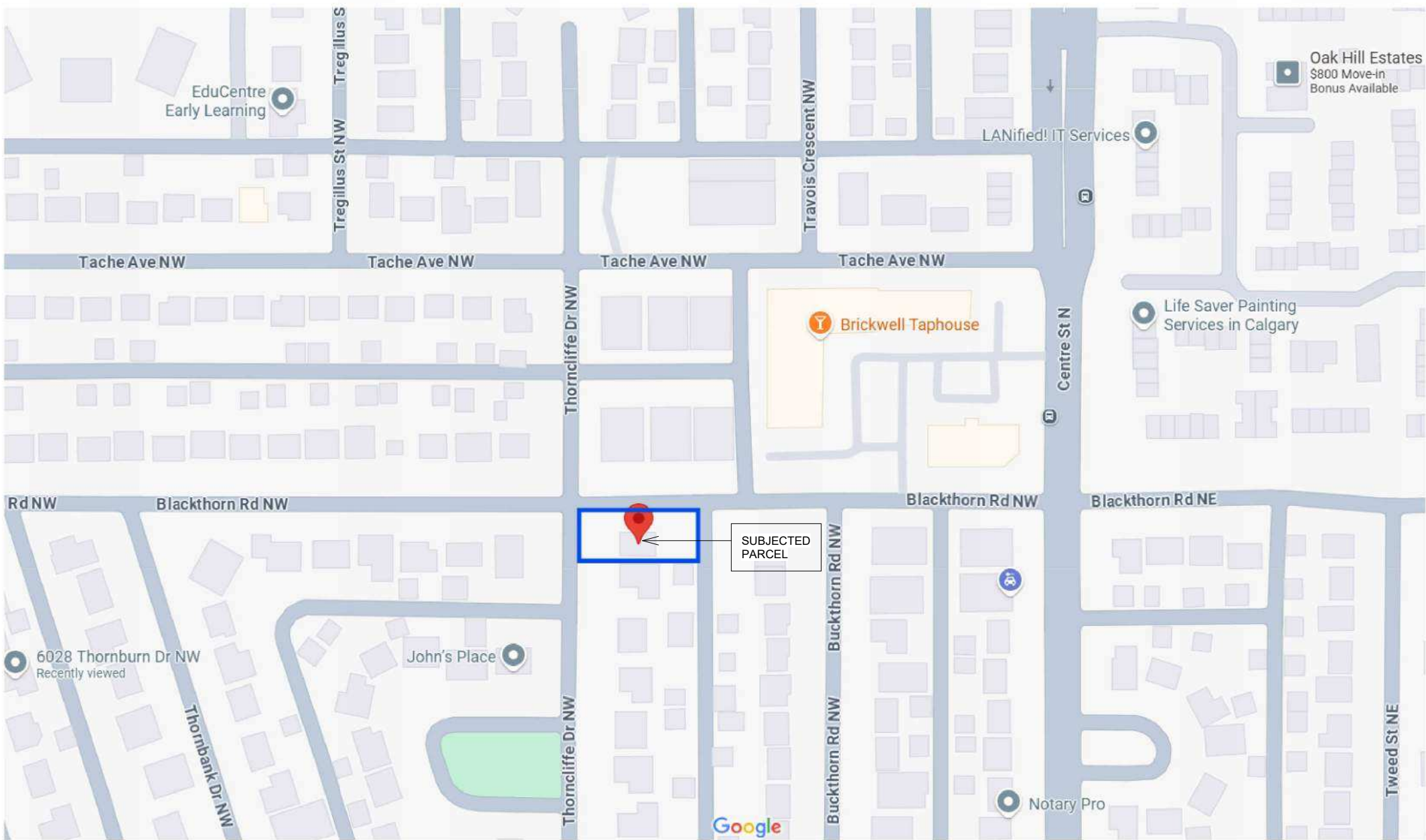
ARCHITECTURAL DRAWING LIST

A01	TITLE SHEET
A02	SITE PLAN
A03	LANDSCAPE PLAN
A04	BASEMENT PLAN
A05	FIRST FLOOR PLAN
A06	SECOND FLOOR PLAN
A07	ROOF PLAN
A08	NORTH & SOUTH ELEVATION
A09	EAST & WEST ELEVATION
A10	BUILDING SECTIONS
A11	GARAGE, BICYCLE & MOBILITY STORAGE PLAN, ELEV & SECTION
A12	SURVEY PLAN

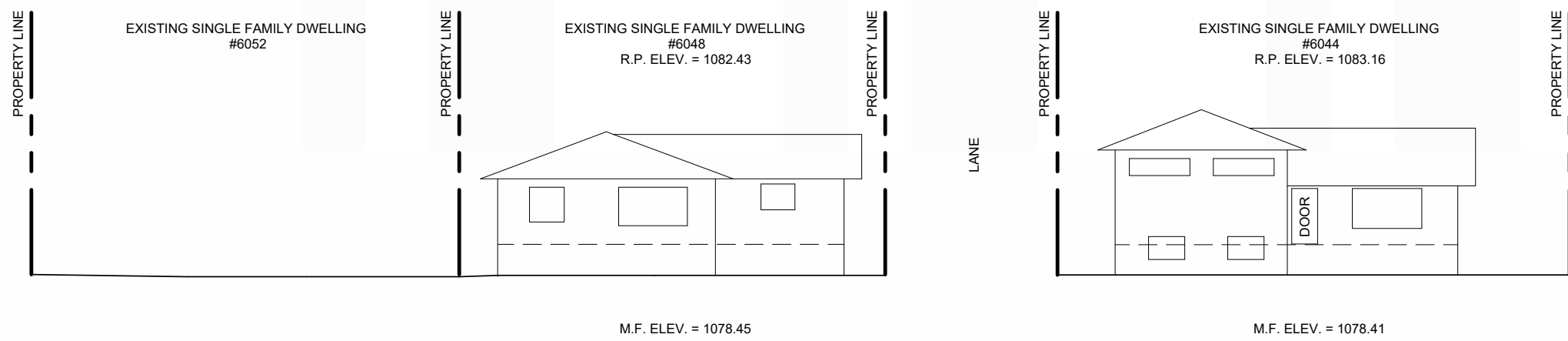
FIRE HYDRANT DISTANCE



LOCATION MAP



2 6052 STREETSCAPE
1 : 200



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Date 1	1	DR2	
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DATE	8/13/2025 10:38:11 AM
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PROJECT
4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thornciffe Drive NW, Calgary, AB

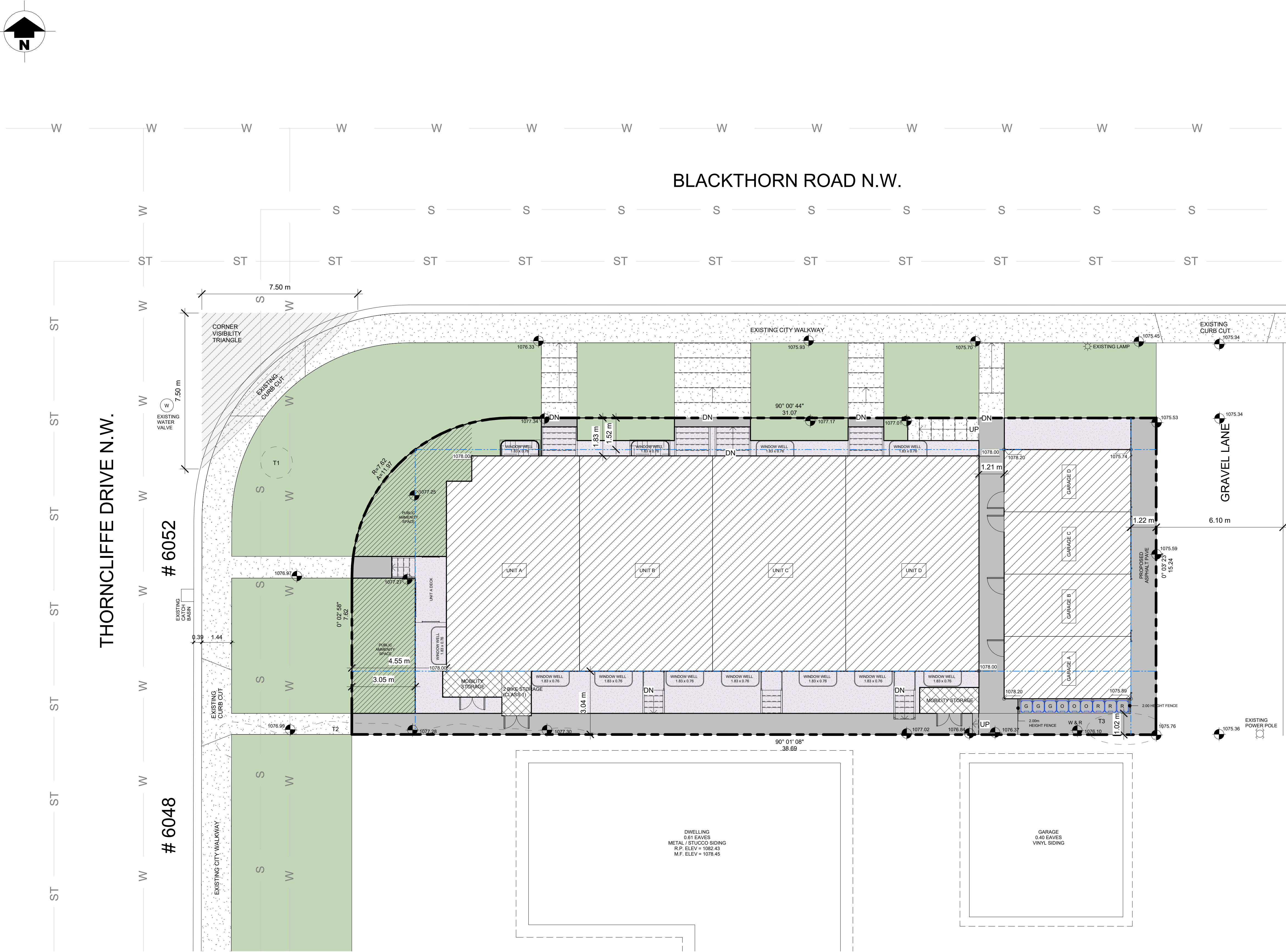
DRAWING	DWG No
TITLE SHEET	A01

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Tel: 587-578-1425

Building Area		
	Metric (sq.m.)	Imperial (sq.ft.)
Unit A		
First Floor	57.01	613.61
Second Floor	57.74	621.49
Above Ground	114.75	1235.1
Basement	55.55	597.91
Unit B		
First Floor	58.81	633.04
Second Floor	58.09	625.27
Above Ground	116.9	1258.31
Basement	57.8	622.2
Unit C		
First Floor	58.81	633.04
Second Floor	58.09	625.27
Above Ground	116.9	1258.31
Basement	57.8	622.2
Unit D		
First Floor	58.59	630.64
Second Floor	57.74	621.53
Above Ground	116.33	1252.17
Basement	57.03	613.88
Overall		
First Floor	233.22	2510.33
Second Floor	231.66	2493.56
Above Ground	464.88	5003.89
Basement	228.18	2456.19

LANDSCAPING LEGEND		
FILL	LANDSCAPE MATERIAL	AREA (APPR.)
	MULCH	85.25 SQ.M (917.67 SQ.FT)
	SOD	57.71 SQ.M (621.23 SQ.FT)
	CONCRETE	83.11 SQ.M (894.63 SQ.FT)

WASTE LEGEND	
G	GARBAGE CONTAINER
R	RECYCLABLE MATERIAL CONTAINER
O	YARD WASTE MATERIAL CONTAINER



① SITE PLAN
1 : 100

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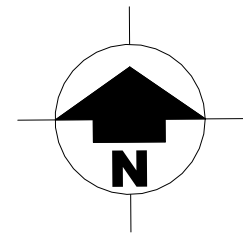
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PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT
6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
SITE PLAN	A02

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LANDSCAPE AREA CALCULATION:

SITE AREA = 576.91 SQ.M. (6209.85 SQ.FT.)

BUILDING FOOTPRINT:
BUILDING = 263.78 SQ.M. (2839.27 SQ.FT.)
GARAGE = 73.09 SQ.M. (786.73 SQ.FT.)
GARBAGE FACILITY : 9.40 SQ.M. (101.23 SQ.FT.)
BIKE STORAGE : 3.04 SQ.M. (32.67 SQ.FT.)
MOBILITY STORAGE : 7.10 SQ.M. (76.44 SQ.FT.)
FOOTPRINT = 283.32 SQ.M. (3049.63 SQ.FT.)

PROPOSED LANDSCAPING AREA:

576.91 - 263.78 - 73.09 - 9.40 - 3.04 - 7.10
= **220.50 SQ.M.**

SOFT LANDSCAPING AREA = 30%:

REQUIRED MINIMUM = 173.07 SQ.M.(1862.91 SQ.FT.) 30%
PROVIDED= 220.50 SQ.M.(2373.44 SQ.FT.)

HARD LANDSCAPING AREA:356.41 SQ.M.(3836.37 SQ.FT.)

PLANTING:

3 Trees (1 Coniferous Tree "TA", 2 Deciduous Trees "TB")
25 Shurbs "S" Provided.

LANDSCAPING LEGEND

FILL	LANDSCAPE MATERIAL	AREA (APPR.)
	MULCH	85.25 SQ.M (917.67 SQ.FT)
	SOD	57.71 SQ.M (621.23 SQ.FT)
	CONCRETE	83.11 SQ.M (894.63 SQ.FT)

TREE SCHEDULE

PROPOSED TREE

Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location	Qty
TA	Coniferous Tree	0.85	3.00	3.50	in Subject Property	1
TB	Deciduous Tree	0.38	3.00	8.00	in Subject Property	2
S	Shrub	0.15	1.00	2.00	in Subject Property	25

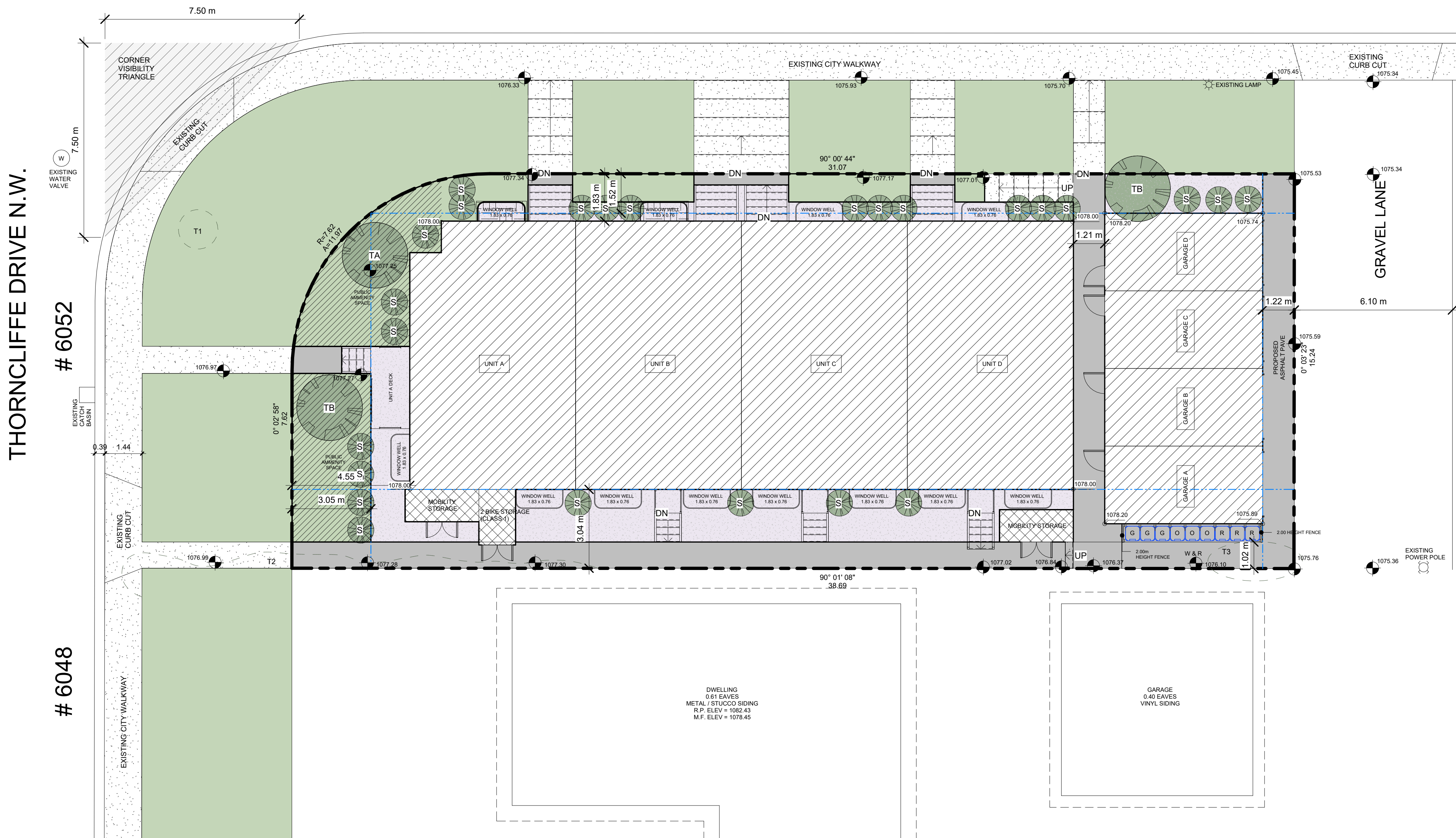
REMOVED

Tree	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T1	Bush	---	3.00	1.50	out of Subject Property
T2	Bush	---	3.00	2.50	in Subject Property
T3	Bush	---	3.00	1.50	in Subject Property

Notes

- All soft surfaced landscaped area will be irrigated by an underground irrigation system;
- An Urban Forestry Technician must be on-site during excavation of proposed walkway in order to mitigate any damage to adjacent public tree(s)
- The boulevard grades are to remain the same as the existing condition, as per Streets Bylaw 20M88, Section 35.

BLACKTHORN ROAD N.W.



① LANDSCAPE PLAN
1 : 100

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PROJECT

4-PLEX TOWNHOUSE DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
LANDSCAPE PLAN	A03

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1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
M1	ASPHALT SHINGLES
M2	DARK GREY BRICK VENEER
M3	LIGHT GREY HARDIE BOARD
M4	PARGING
M5	WHITE HORIZONTAL SIDING
M6	WOOD GRAIN VERTICAL SIDING

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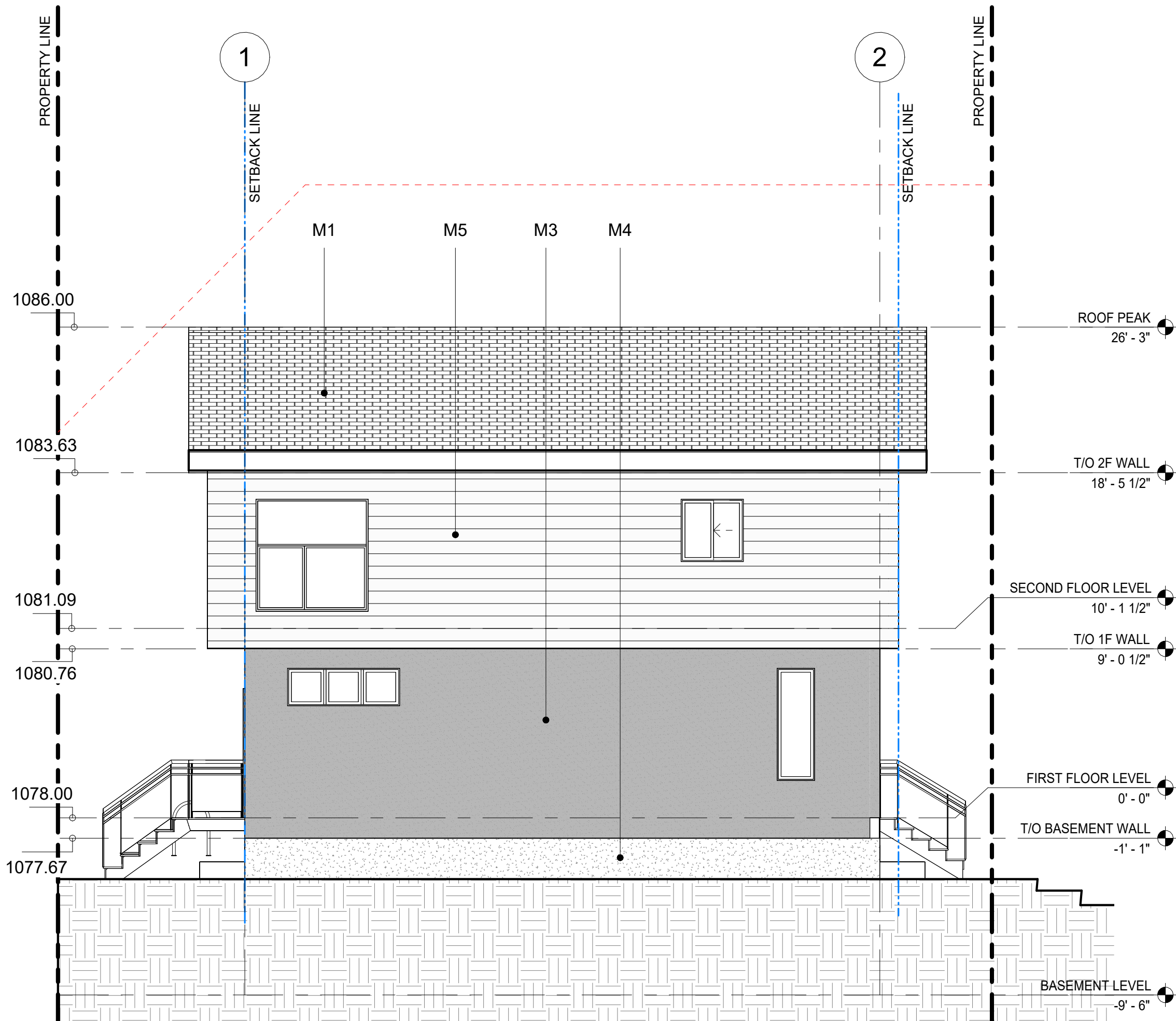
PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT
6052 Thorncliffe Drive NW, Calgary, AB

DRAWING
NORTH & SOUTH ELEVATION

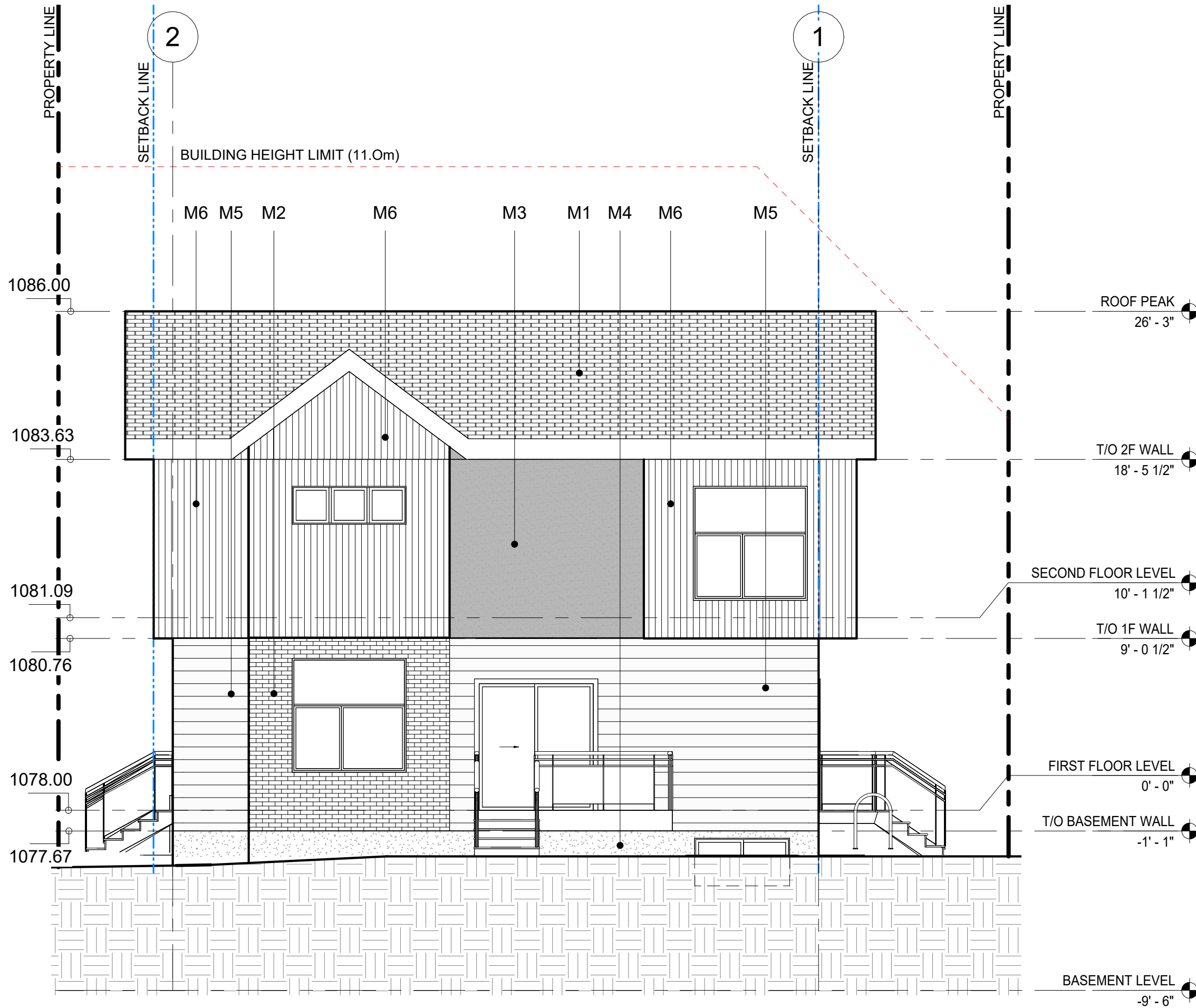
DWG No
A08

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MATERIAL LEGEND	
M1	ASPHALT SHINGLES
M2	DARK GREY BRICK VENEER
M3	LIGHT GREY HARDIE BOARD
M4	PARGING
M5	WHITE HORIZONTAL SIDING
M6	WOOD GRAIN VERTICAL SIDING



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

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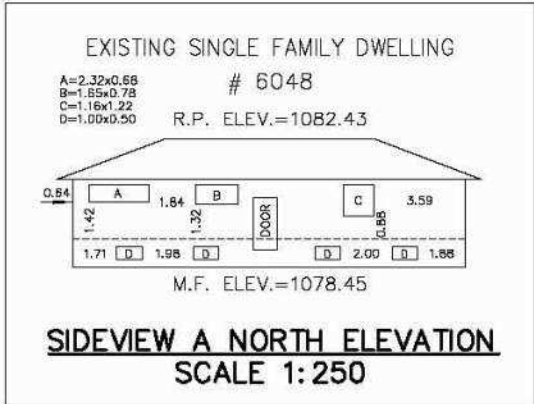
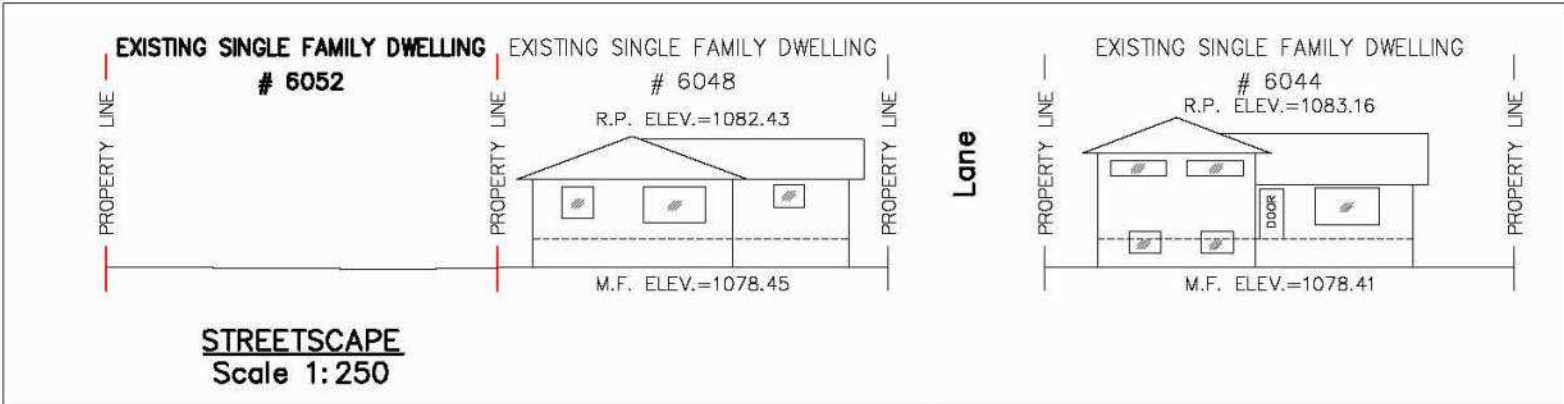
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4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
EAST & WEST ELEVATION	A09

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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 1
Block 15
Plan 7245HD

MUNICIPAL ADDRESS: 6052 Thorncliffe Drive N.W.
Calgary, Alberta

DATE OF SURVEY: June 23rd, 2025.

SCALE: 1:250

NOTES:

Elevations are shown thus: = 1000.00 metres. (Geodetic)

Elevations are geodetic and derived from ASCM: **34280 ELEV: 1075.60**

All dimensions are ground in metres and decimals thereof unless otherwise shown.

All distances on curves are arc distances.

Bearings are grid (STM, CM114°) and derived from GNSS Observations.

All fences are within 0.2 metres of the property lines unless otherwise shown.

All eaves are measured to fascia unless otherwise shown.

Unless noted otherwise, lines outside of property are not to scale.

LEGEND:	
Acc. - Accessory	Calculation points shown thus:
A/C - Air Conditioner	Elevations shown thus:
Bldg - Building	Found Iron Posts shown thus:
BOC - Back of Curb	Fire Hydrants shown thus:
BOW - Back of Walk	Lamp Standards shown thus:
Calc. - Calculated	Manholes shown thus:
Cont. - Cantilever	Power Poles shown thus:
Conc. - Concrete	Street Signs shown thus:
C.S. - Countersunk	Electrical Meter shown thus:
DH - Drill Hole	Gas Meter shown thus:
Enc. - Encroaches	Water Valve shown thus:
ELEV. - Elevation	Property Lines shown thus:
Fd. - Found	Right of Ways shown thus:
I. - Iron Post	Eaves shown thus:
LOC - Lip of Gutter	Fences shown thus:
M.A. - Maintenance Access	Overhead Electrical Lines shown thus:
M.F. - Main Floor	Gasline shown thus:
Mk. - Mark	Sanitaryline shown thus:
O.D. - Overland Drainage	Stormline shown thus:
Ret. - Retaining	Waterline are shown thus:
R.P. - Roof Peak	
R/W - Right of Way	
W/O - Walkout Basement	
W.W. - Window Well	
Coniferous Tree	Deciduous Tree

This plan represents the best information at the time of survey.

ZOOM SURVEYS LTD. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan.

All Underground Installations should be located by the respective authorities prior to construction.

CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree Schedule				
Tree	Type	Ø	Spread	Height
1	Bush	---	3.00	1.50
2	Bush	---	3.00	2.50
3	Bush	---	3.00	1.50

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PROJECT

4-PLEX TOWNHOUSE DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING SURVEY PLAN

DWG No.

A12

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Calgary, Alberta T2C 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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