

PROPOSED 4 - PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT : DP2025 - 04717

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PERMIT NUMBERS:

PROJECT INFORMATION

MUNICIPAL ADDRESS :

6052 THORNCLIFFE 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 = 76.95 SQ.M. (828.04 SQ.FT.)
BICYCLE STORAGE = 5.29 SQ.M. (56.94 SQ.FT.)
TOTAL = 345.99 SQ.M. (3724.25 SQ.FT.)

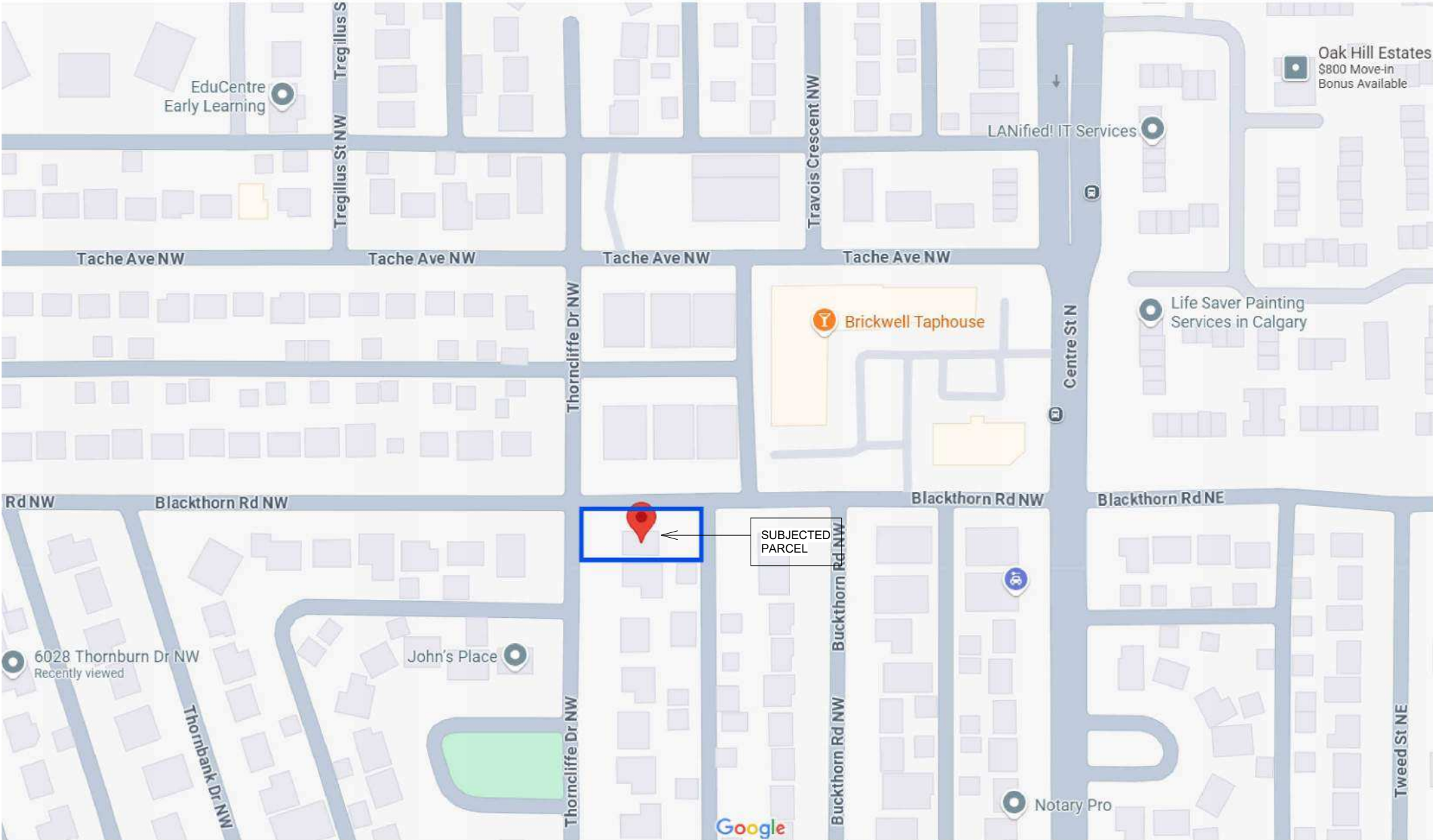
SITE COVERAGE:
MAXIMUM ALLOWED 60% = 346.15 SQ.M. (3725.55 SQ.FT.)
PROPOSED = **345.99 SQ.M. (3724.25 SQ.FT.) 99.97%**

DENSITY: 4/0.059 = 68 UNITS / 1 HA

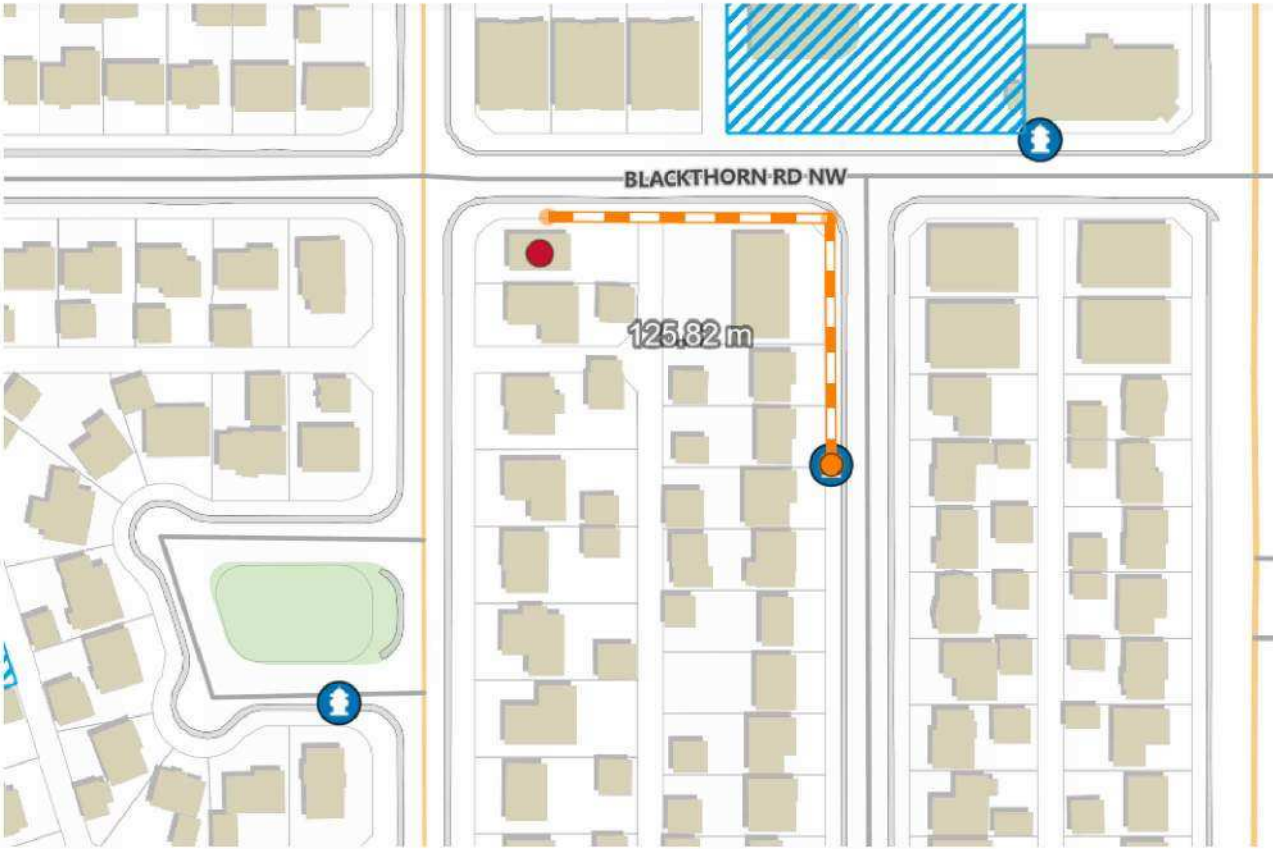
ARCHITECTURAL DRAWING LIST

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	BOULEVARD SECTIONS
A12	GARAGE, BICYCLE & MOBILITY STORAGE PLAN, ELEV & SECTION
A13	GARAGE ELEVATIONS
A14	SURVEY PLAN

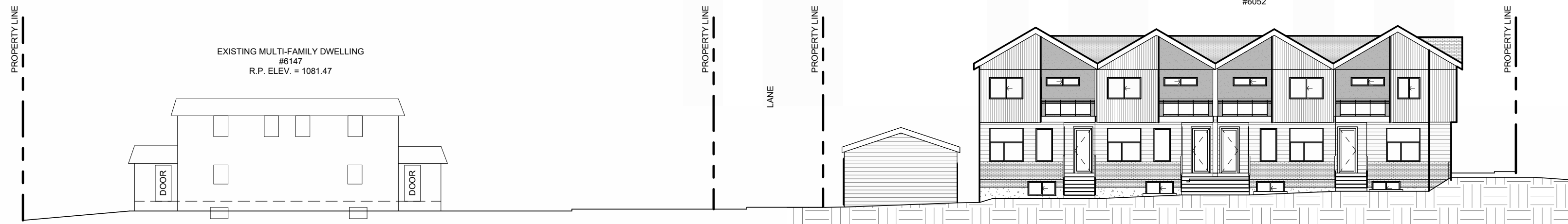
LOCATION MAP



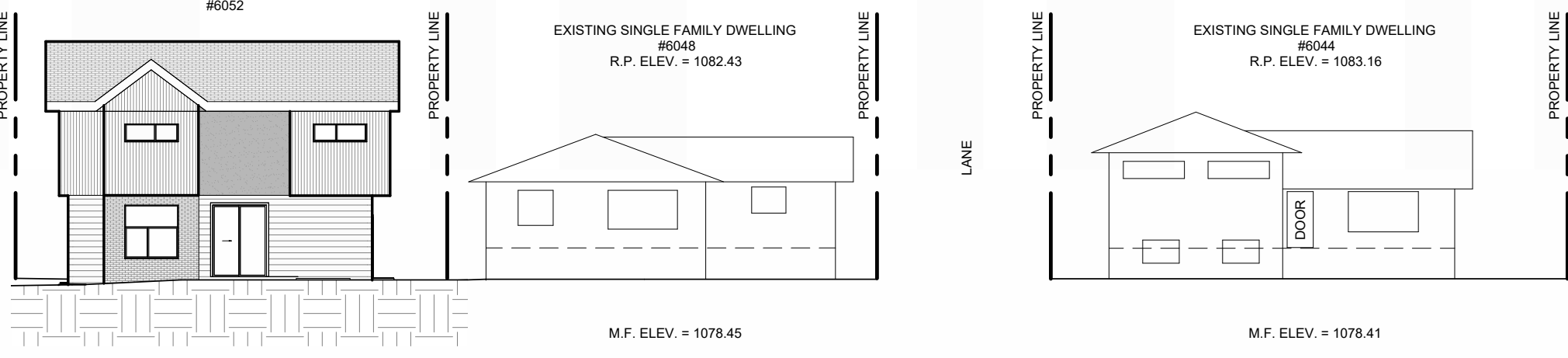
FIRE HYDRANT DISTANCE



1 3D VIEW



ALONG BLACKTHORN ROAD NW



ALONG THORNCLIFFE DRIVE NW

6052 STREETSCAPE (NOT TO SCALE)

102025	1	DR1	
DATE	No	REVISION	BY

SEALS

SCALE AS NOTED FILE Project Number

DATE 1/12/2026 5:06:21 PM

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PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING

TITLE SHEET

DWG No

A01

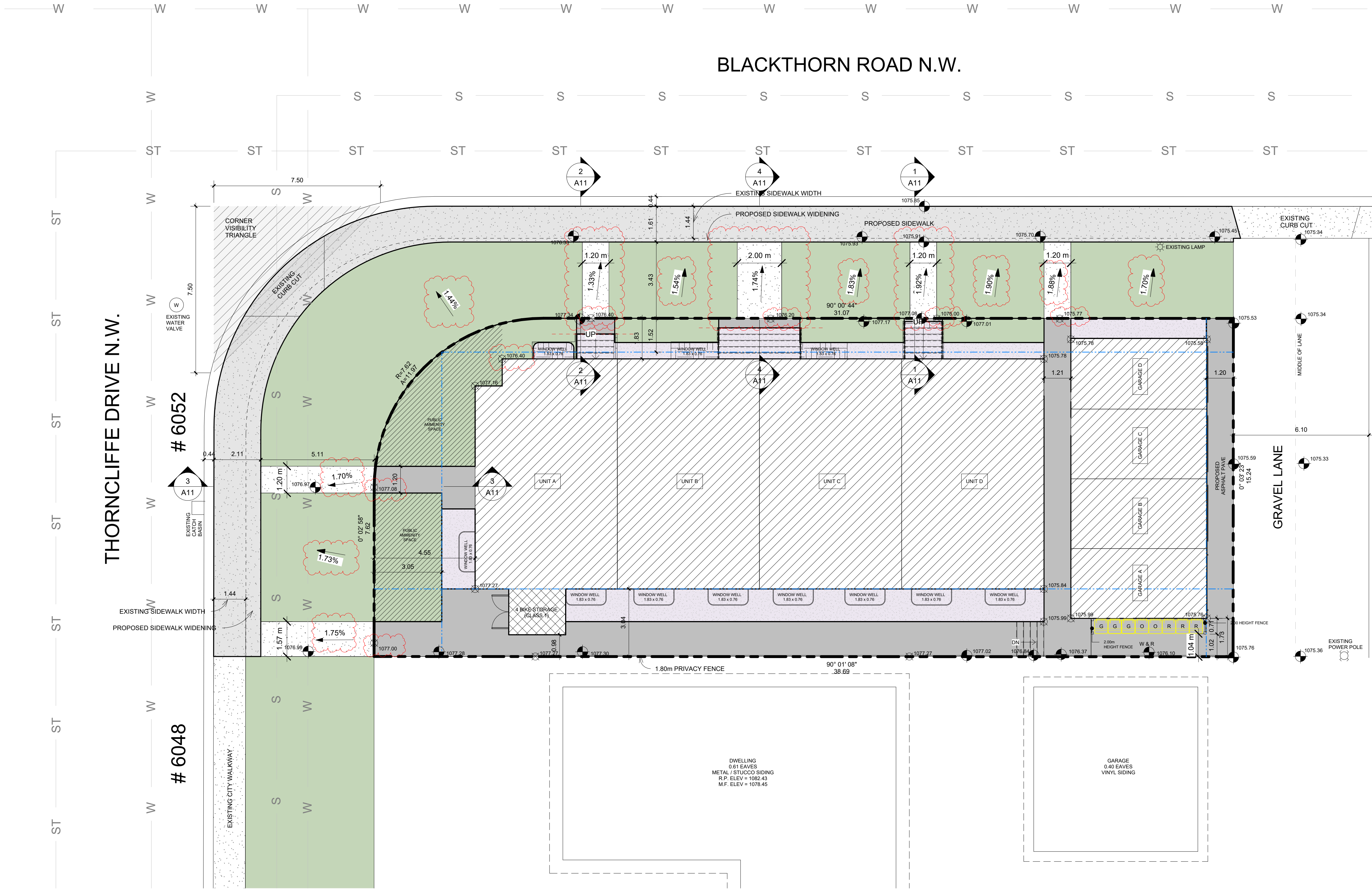
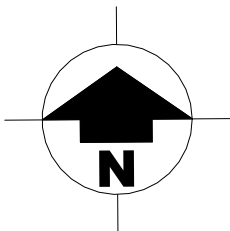
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Tel: 587-578-1425

Building Area		
	Metric (sq.m)	Imperial (sq.ft)
Unit A		
First Floor	64.83	697.85
Second Floor	71.44	768.95
Above Gound	136.27	1466.8
Basement	64.82	697.68
Unit B		
First Floor	66.31	713.79
Second Floor	68.86	741.22
Above Gound	135.17	1455.01
Basement	66.30	713.66
Unit C		
First Floor	66.31	713.79
Second Floor	68.86	741.22
Above Gound	135.17	1455.01
Basement	66.30	713.66
Unit D		
First Floor	66.31	713.79
Second Floor	68.86	741.22
Above Gound	135.17	1455.01
Basement	66.30	713.66
Overall		
First Floor	263.77	2839.22
Second Floor	278.02	2992.61
Garage	76.96	828.43
Above Gound	618.76	6660.26
Basement	263.72	2838.66

LANDSCAPING LEGEND		
FILL	LANDSCAPE MATERIAL	AREA (APPR.)
	MULCH	66.42 SQ.M (714.95 SQ.FT)
	SOD (LESS WATER / DROUGHT TOLERANT GRASS)	59.26 SQ.M (537.89 SQ.FT)
	CONCRETE	105.16 SQ.M (1131.88 SQ.FT)

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

SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	WATER LINE
	STORM LINE
	SANITARY LINE
	EXISTING CONCRETE PATHWAY
	PROPOSED CONCRETE PATHWAY
	EXISTING LEVEL
	PROPOSED LEVEL



① SITE PLAN
1 : 100

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10/20/25	1	DR1	
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SEALS

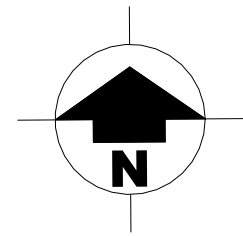
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PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT
6052 Thorncliffe Drive NW, Calgary, AB

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 = 76.95 SQ.M. (828.04 SQ.FT.)
GARBAGE FACILITY : 8.97 SQ.M. (96.58 SQ.FT.)
BIKE STORAGE : 5.29 SQ.M. (56.94 SQ.FT.)
FOOTPRINT = 354.97 SQ.M. (3820.83 SQ.FT.)

PROPOSED LANDSCAPING AREA:

576.91 - 263.78 - 76.95 - 8.97 - 5.29
=221.92 SQ.M.

SOFT LANDSCAPING AREA = 30%:

REQUIRED MINIMUM =173.07 SQ.M.(1862.91 SQ.FT.) 30%
PROVIDED= 221.92 SQ.M.(2388.73 SQ.FT.)

HARD LANDSCAPING AREA:354.99 SQ.M.(3821.08 SQ.FT.)

PLANTING:

5 TREES (2 CONIFEROUS TREE "TA", 3 DECIDUOUS TREES "TB")
25 SHURBS "S" PROVIDED.

LANDSCAPING LEGEND

FILL	LANDSCAPE MATERIAL	AREA (APPR.)
	MULCH	66.42 SQ.M (714.95 SQ.FT)
	SOD (LESS WATER / DROUGHT TOLERANT GRASS)	59.26 SQ.M (537.89 SQ.FT)
	CONCRETE	105.16 SQ.M (1131.88 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	2
TB	Deciduous Tree	0.38	3.00	8.00	in Subject Property	3
S	Shrub	0.15	1.00	2.00	in Subject Property	25

RETAINED

Tree	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T1	Bush	---	3.00	1.50	Existing Public Shrub
T4	Shrub	10 cm	---	---	Existing Public Shrub

REMOVED

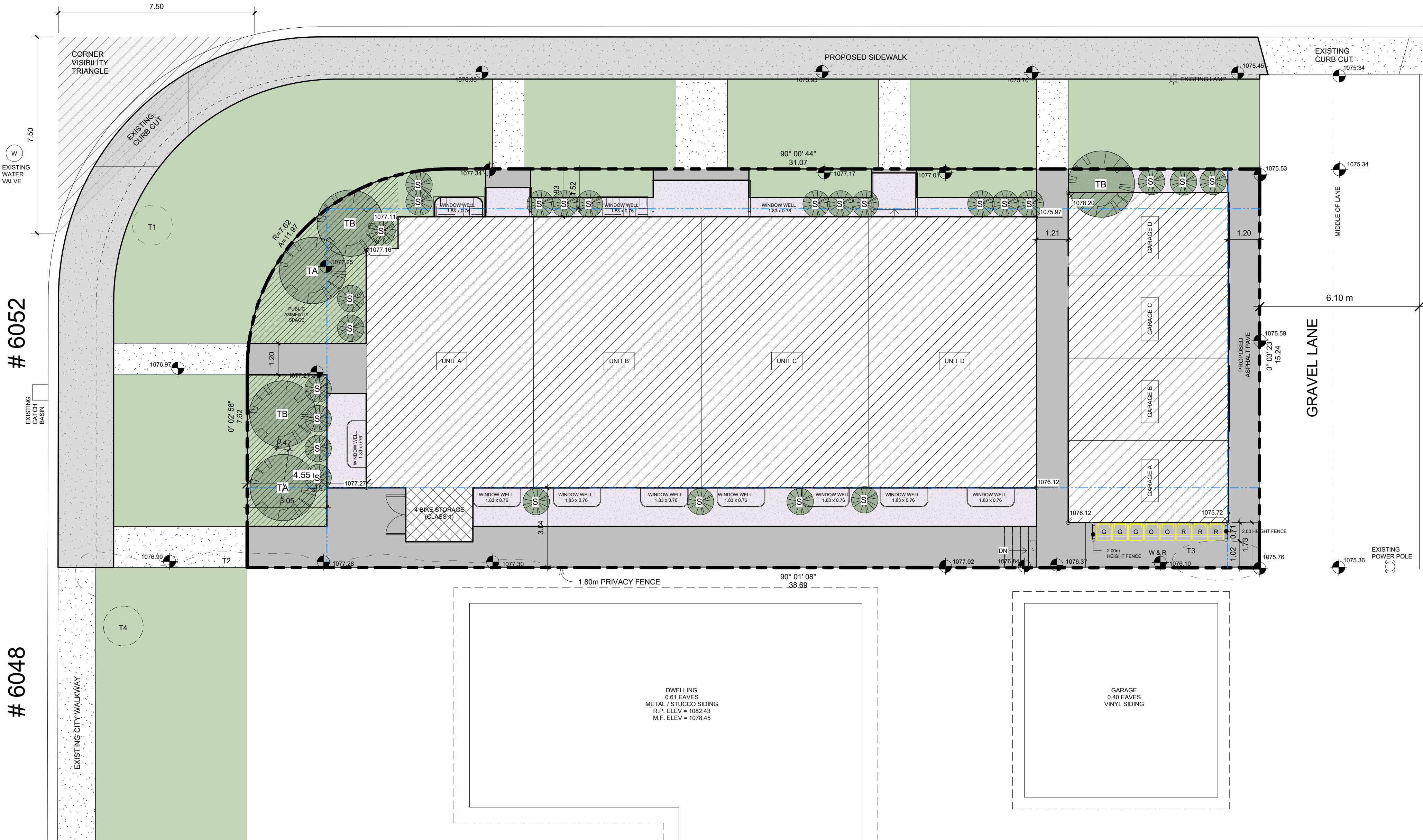
Tree	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T2	Bush	---	3.00	2.50	in Subject Property
T3	Bush	---	3.00	1.50	in Subject Property

NOTES

1. ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUD IRRIGATION SYSTEM.
2. ALL WALKWAY AND AMENITY SPACE SURFACE ARE BROOM CONCRETE FINISHING.
3. A MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS.
4. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF PROPOSED WALKWAY IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREE(S)
5. RAIN BARREL ON A HARD SURFACE BASE EQUIPPED WITH A BOTTOM SPIGOT AND OVERFLOW HOSE ATTACHED TO EACH DOWNSPOUT TO ALLOW RAINWATER HARVESTING FOR LANDSCAPING IRRIGATION.

BLACKTHORN ROAD N.W.

THORNCLIFFE DRIVE 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
1:64



2 SOUTH ELEVATION
1:64

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

NOTE:
FOR M1 - ASPHALT SHINGLES,
USE CLASS 4 RATED ROOFING SYSTEM
WITH IMPACT RATING FOR UL2218 OR FM4473.

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PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING

NORTH & SOUTH
ELEVATION

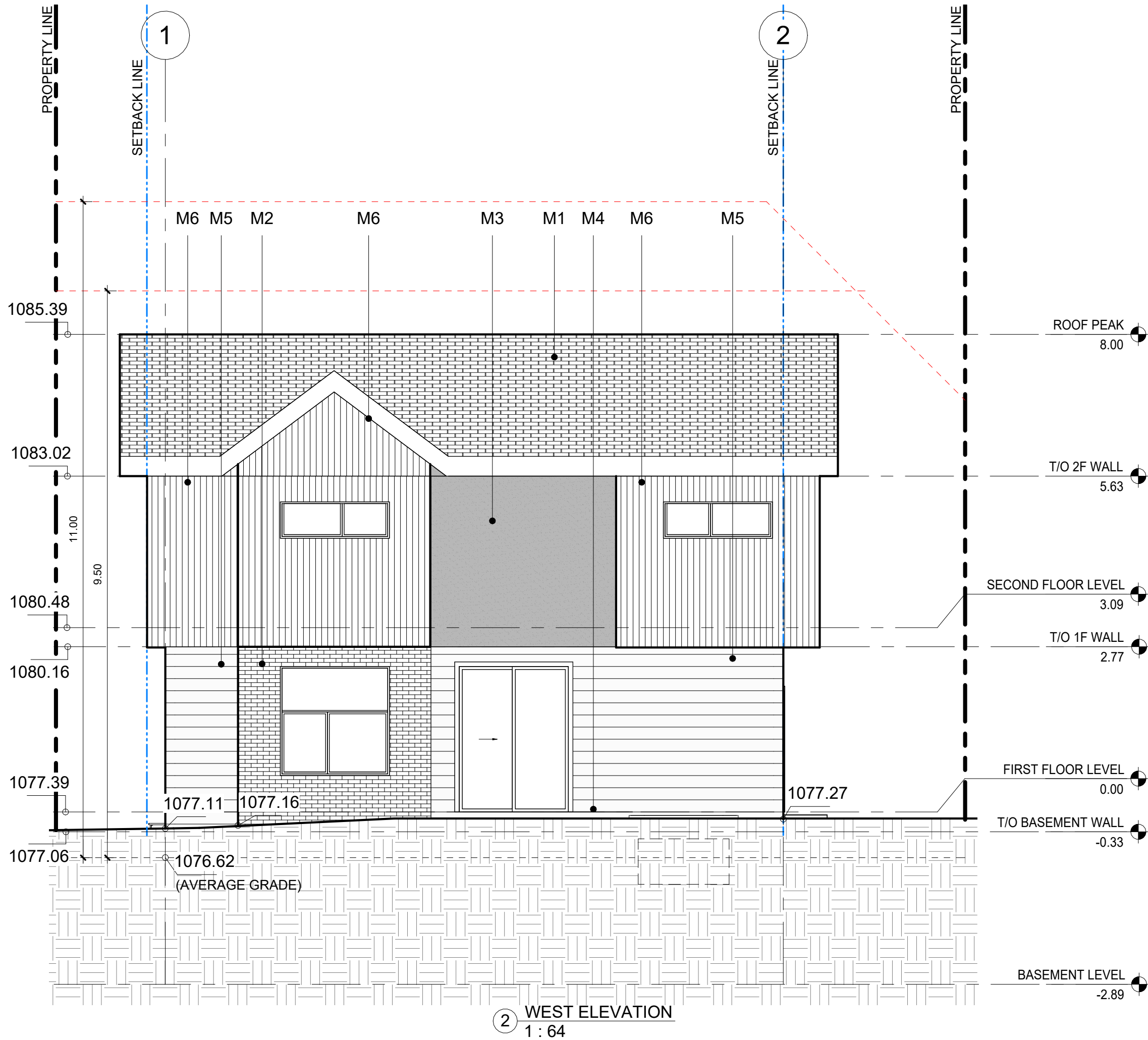
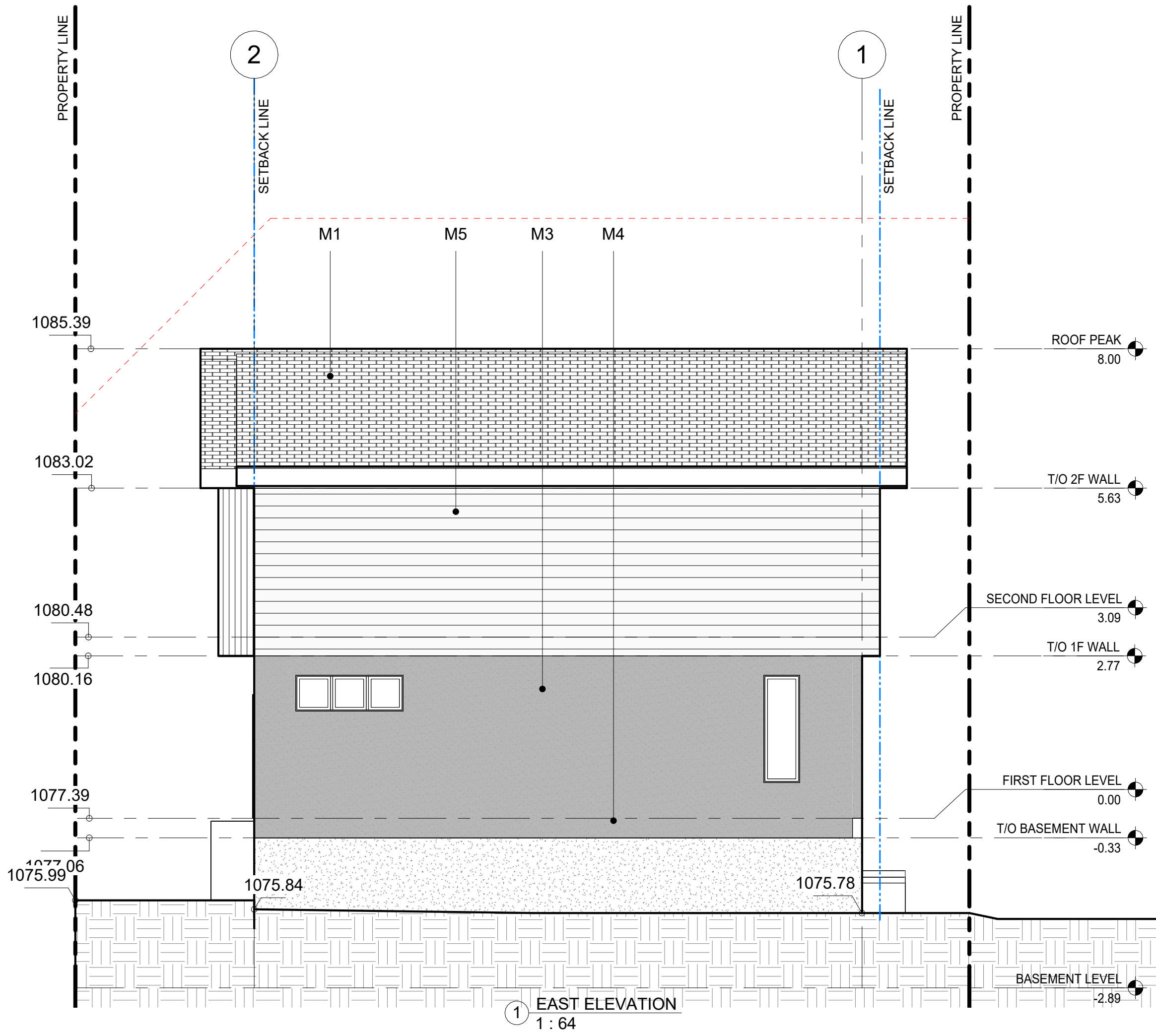
DWG No

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

NOTE:
FOR M1 - ASPHALT SHINGLES,
USE CLASS 4 RATED ROOFING SYSTEM
WITH IMPACT RATING FOR UL2218 OR FM4473.



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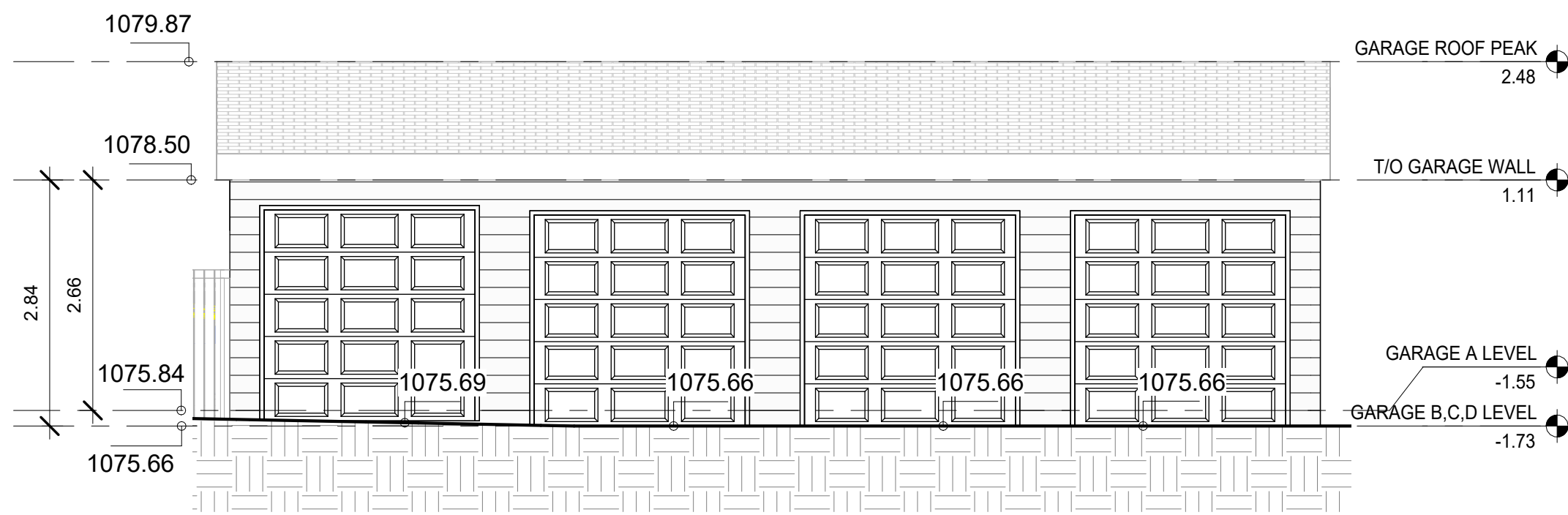
PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

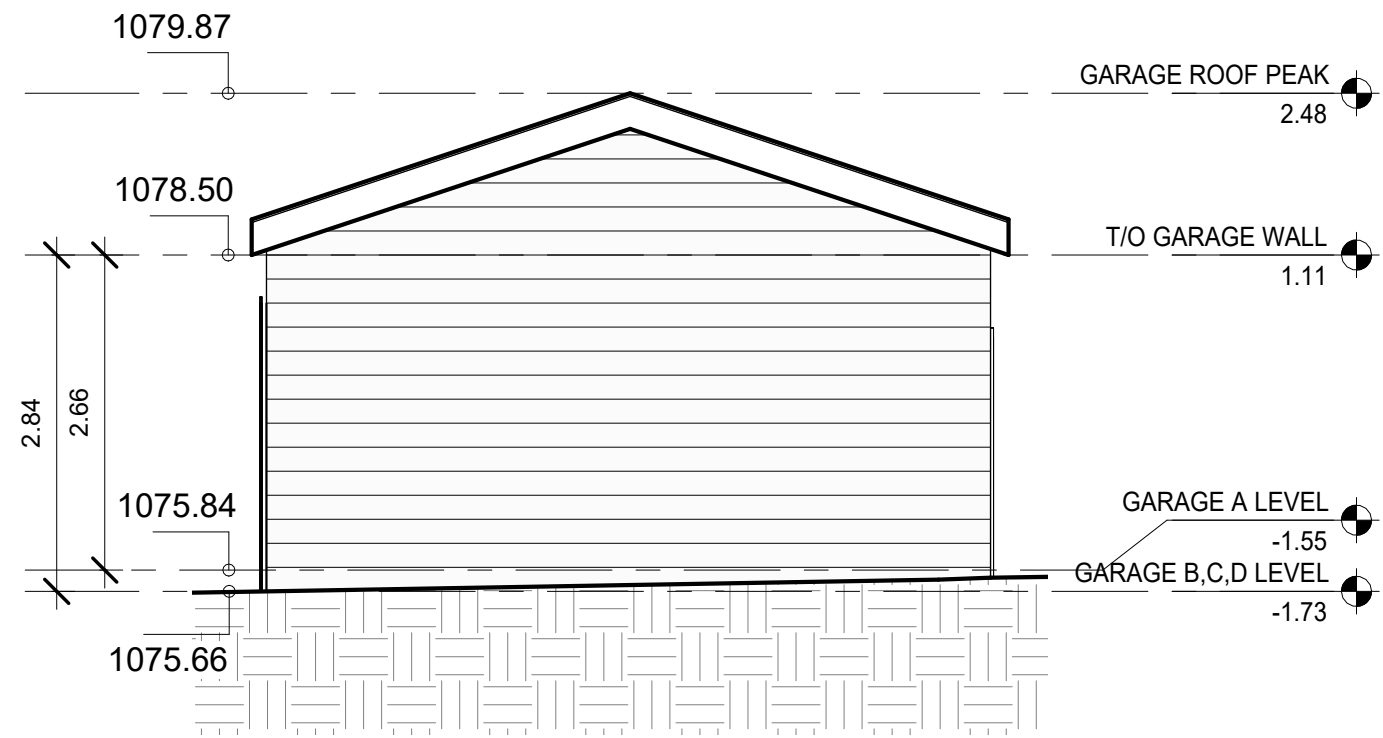
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DRAWING	DWG No
EAST & WEST ELEVATION	A09

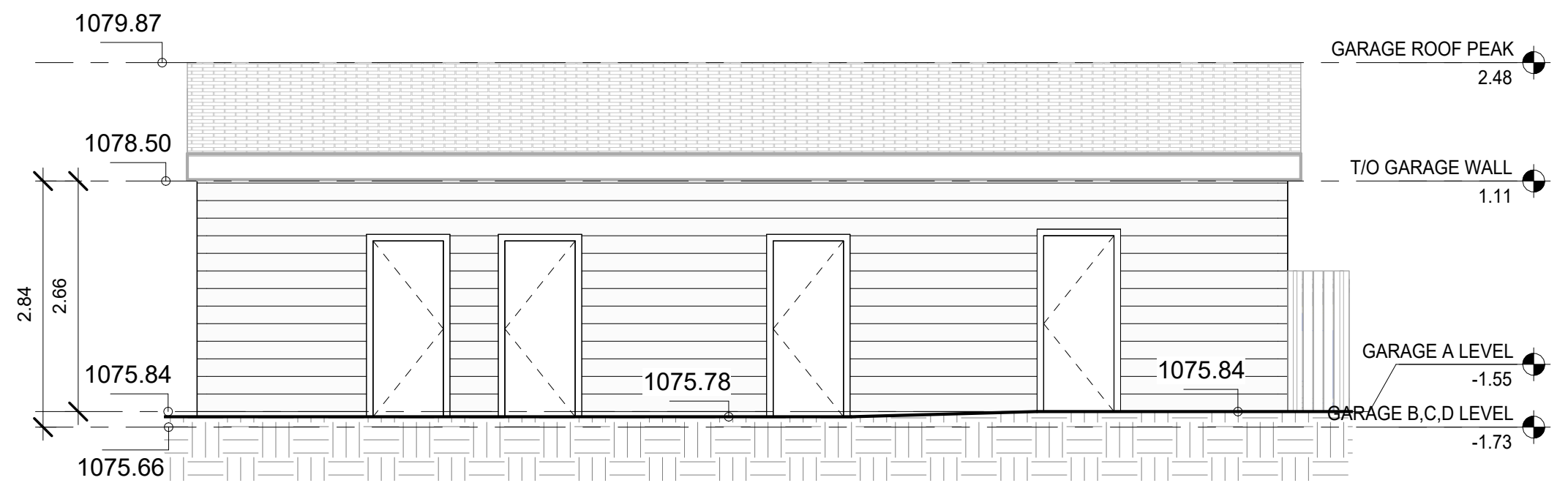
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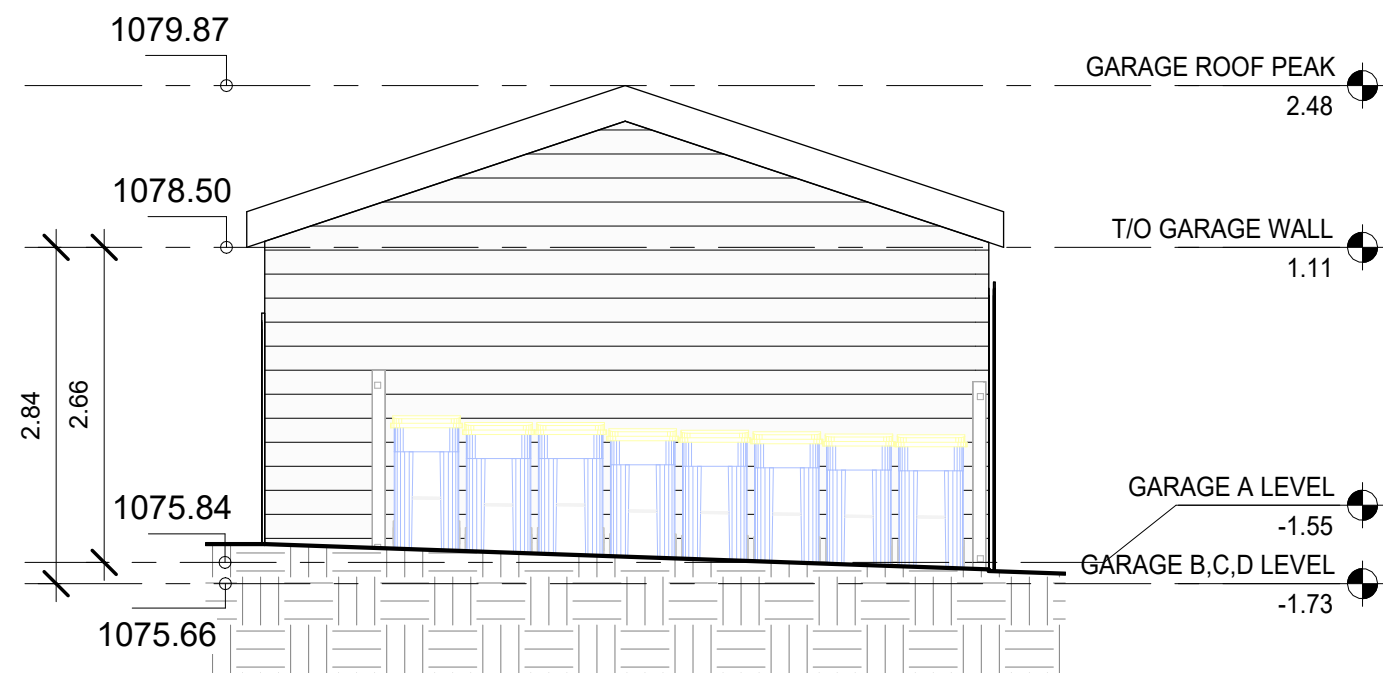
① GARAGE EAST ELEVATION
1 : 64



③ GARAGE NORTH ELEVATION
1 : 64



② GARAGE WEST ELEVATION
1 : 64



④ GARAGE SOUTH ELEVATION
1 : 64

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PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING GARAGE ELEVATIONS	DWG No A13
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