

PROPOSED 4 - PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT : DP2025 - 04717

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PERMIT NUMBERS:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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.)

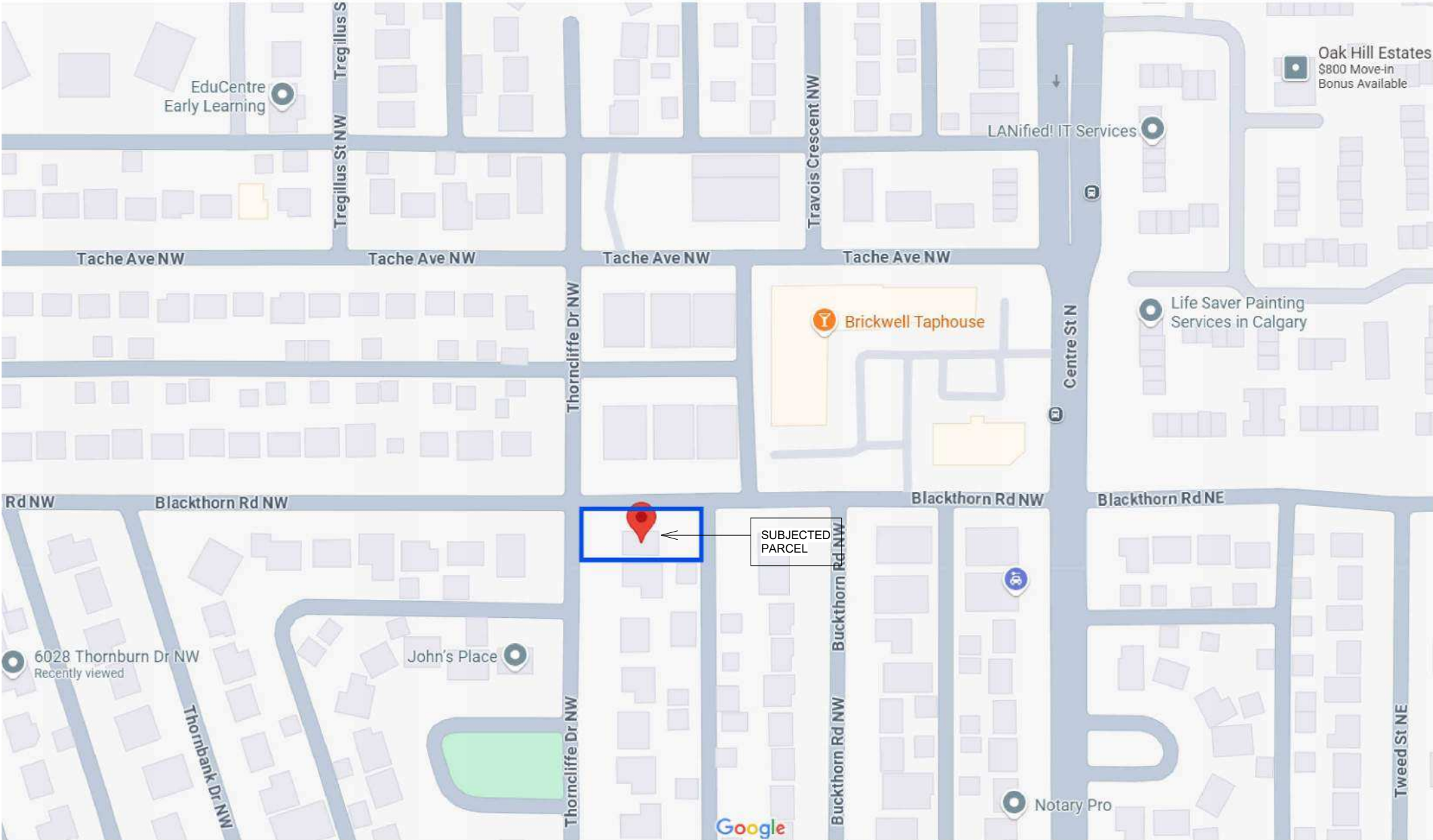
SITE COVERAGE:
MAXIMUM ALLOWED 60% = 346.15 SQ.M. (3725.55 SQ.FT.)
PROPOSED = 345.99 SQ.M. (3724.25 SQ.FT.) 99.97%

DENSITY: 4/0.059 = 68 UNITS / 1 HA

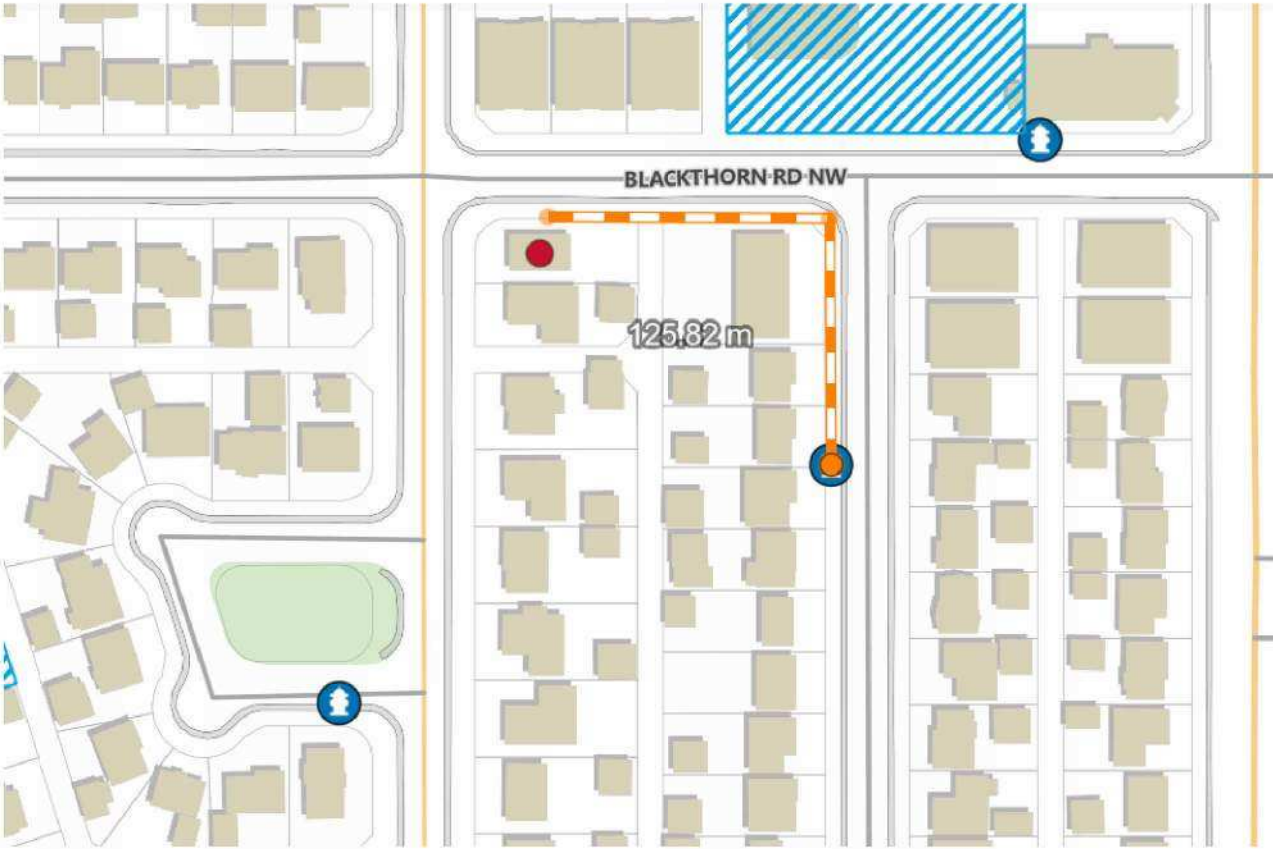
ARCHITECTURAL DRAWING LIST

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

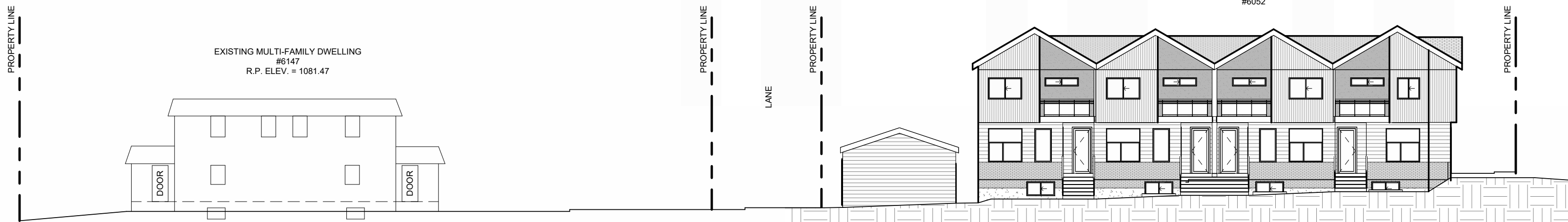
LOCATION MAP



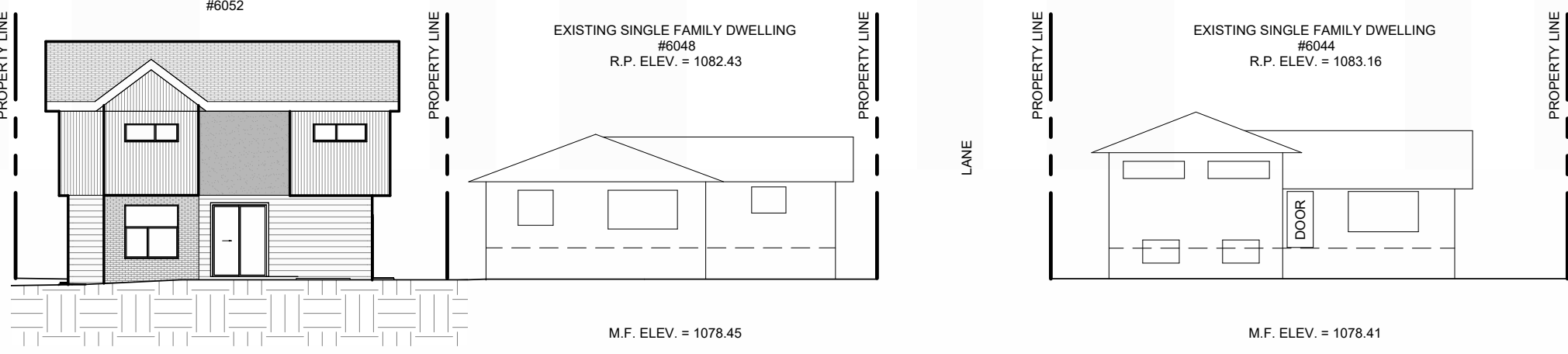
FIRE HYDRANT DISTANCE



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

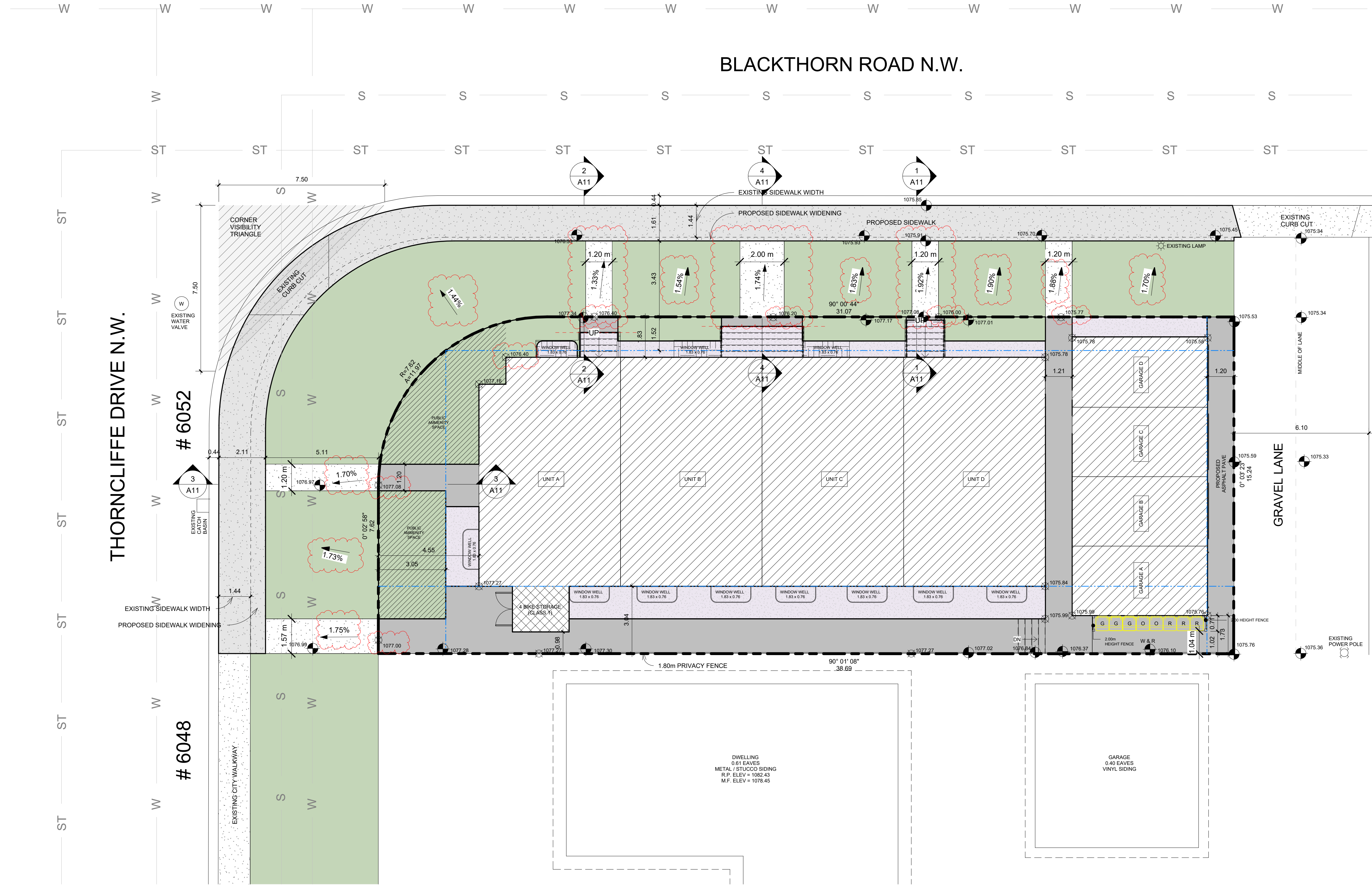
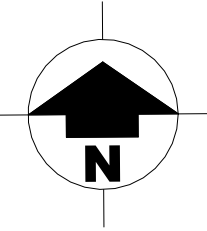
Calgreen
Living
Design & Build Consulting
Tel: 587-578-1425

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
	Metric (sq.m)	Imperial (sq.ft)
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
	Metric (sq.m)	Imperial (sq.ft)
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
	Metric (sq.m)	Imperial (sq.ft)
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
	Metric (sq.m)	Imperial (sq.ft)
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

NOTE: DWELLING UNITS WILL BE 'SOLAR READY' AND WILL BE ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION.

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PERMIT NUMBERS:

DEVELOPMENT
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Date 2	2	DR2	
10/20/25	1	DR1	
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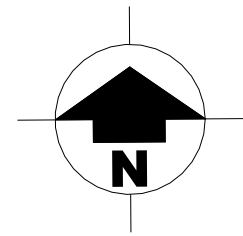
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PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT

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 = 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

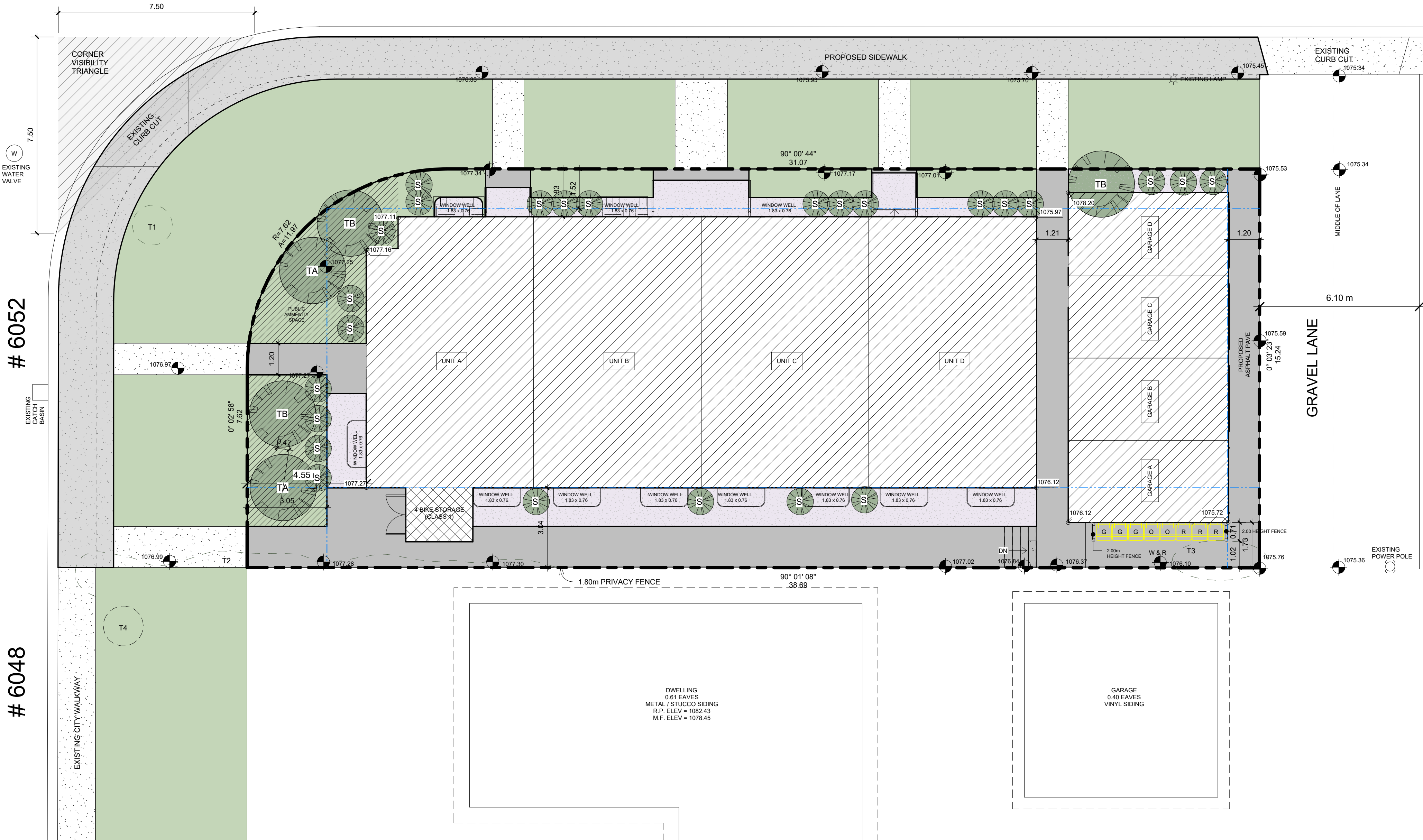
Tree	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T2	Bush	---	3.00	2.50	in Subject Property
T3	Bush	---	3.00	1.50	in Subject Property

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.



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PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
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LANDSCAPE PLAN

A03

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Tel: 587-578-1425



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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10/2025	1	DR1	
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PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

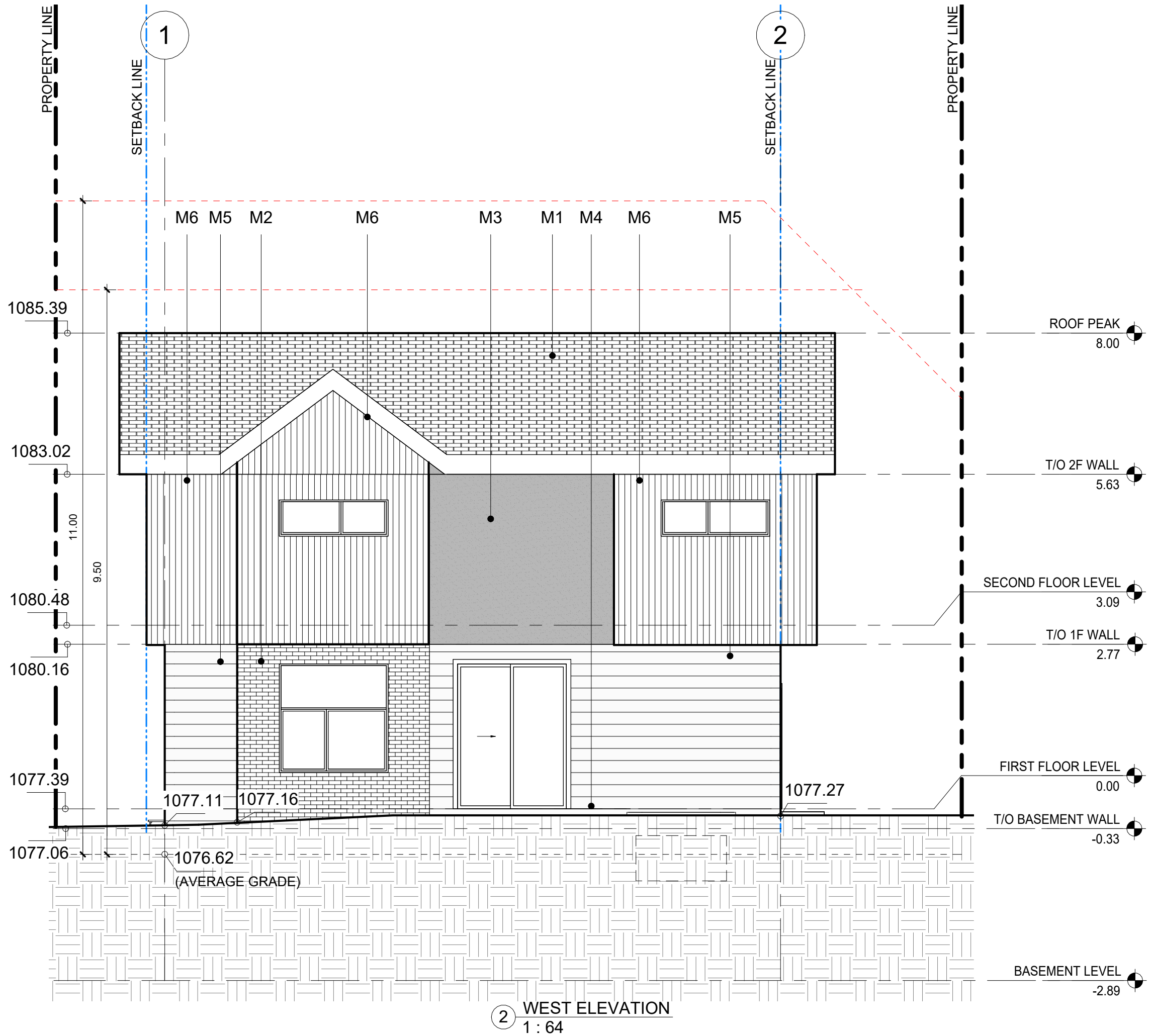
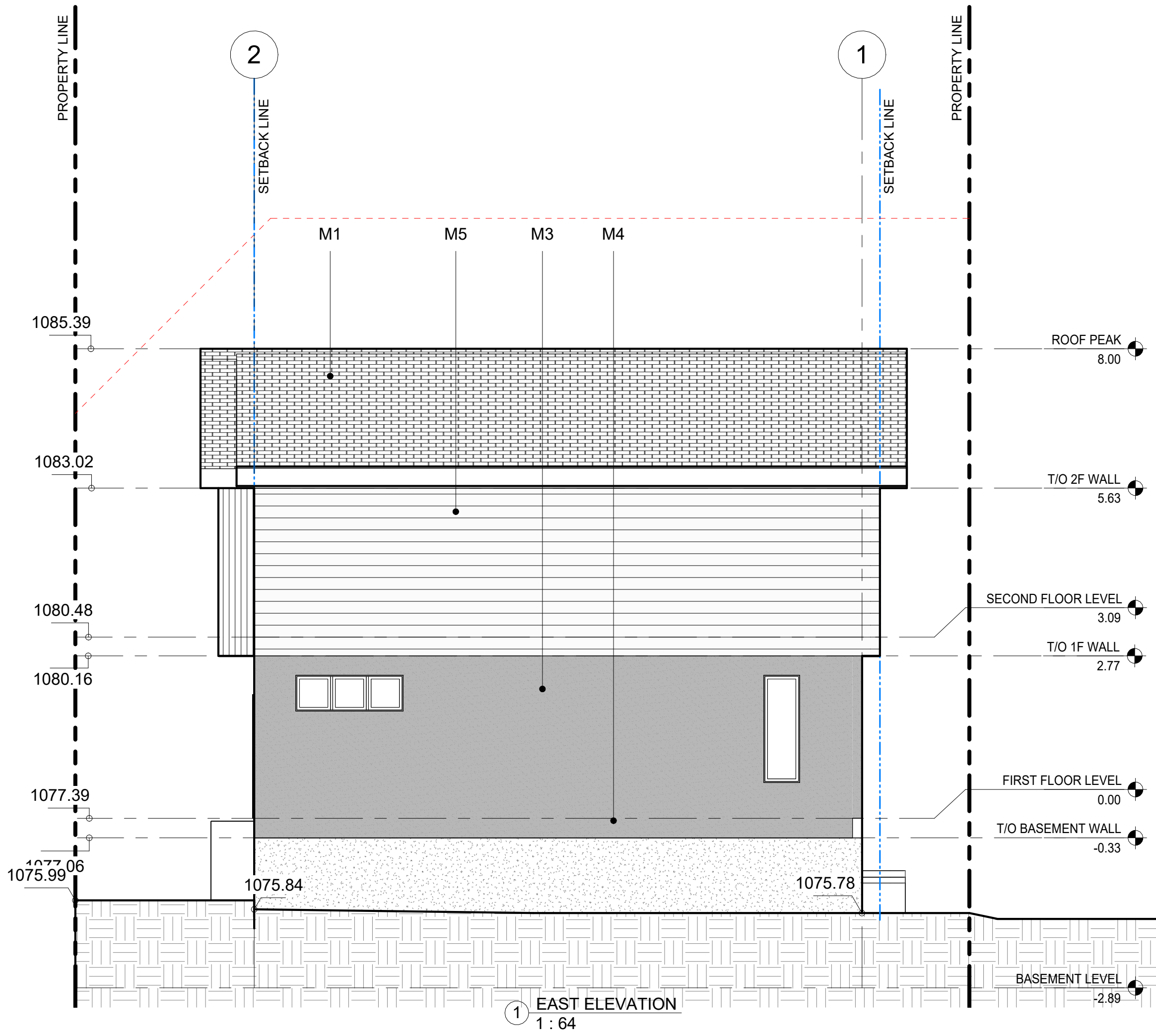
6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
NORTH & SOUTH ELEVATION	A08

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Design & Build Consulting
Tel: 587-578-1425

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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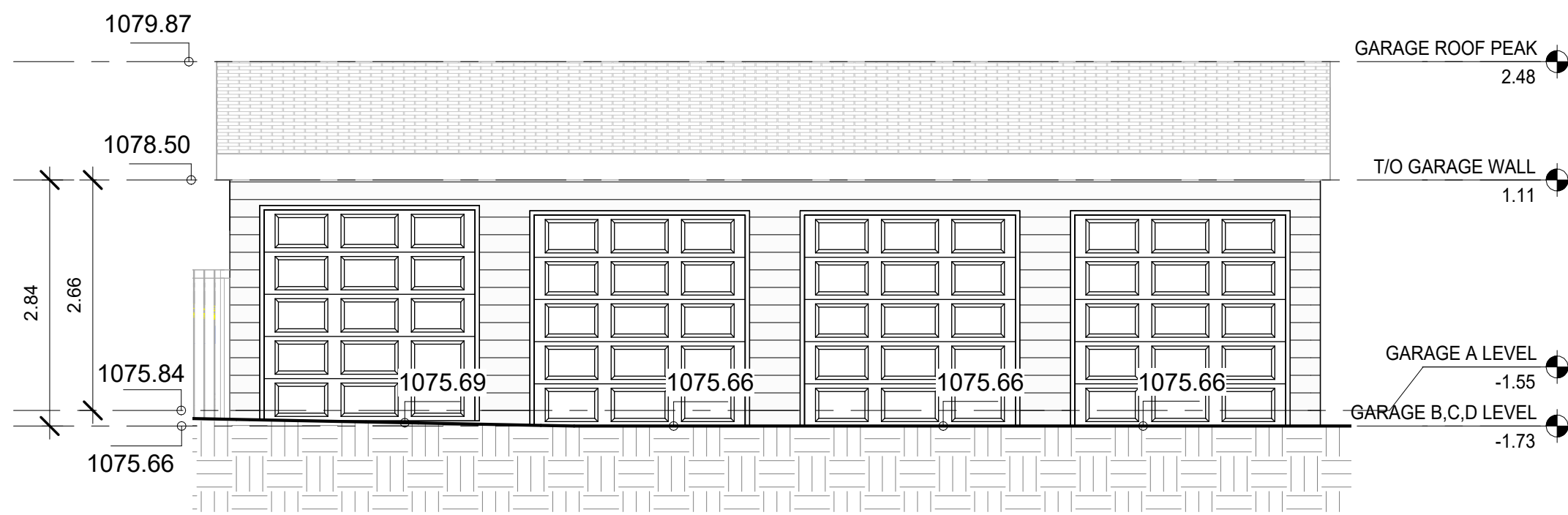
PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

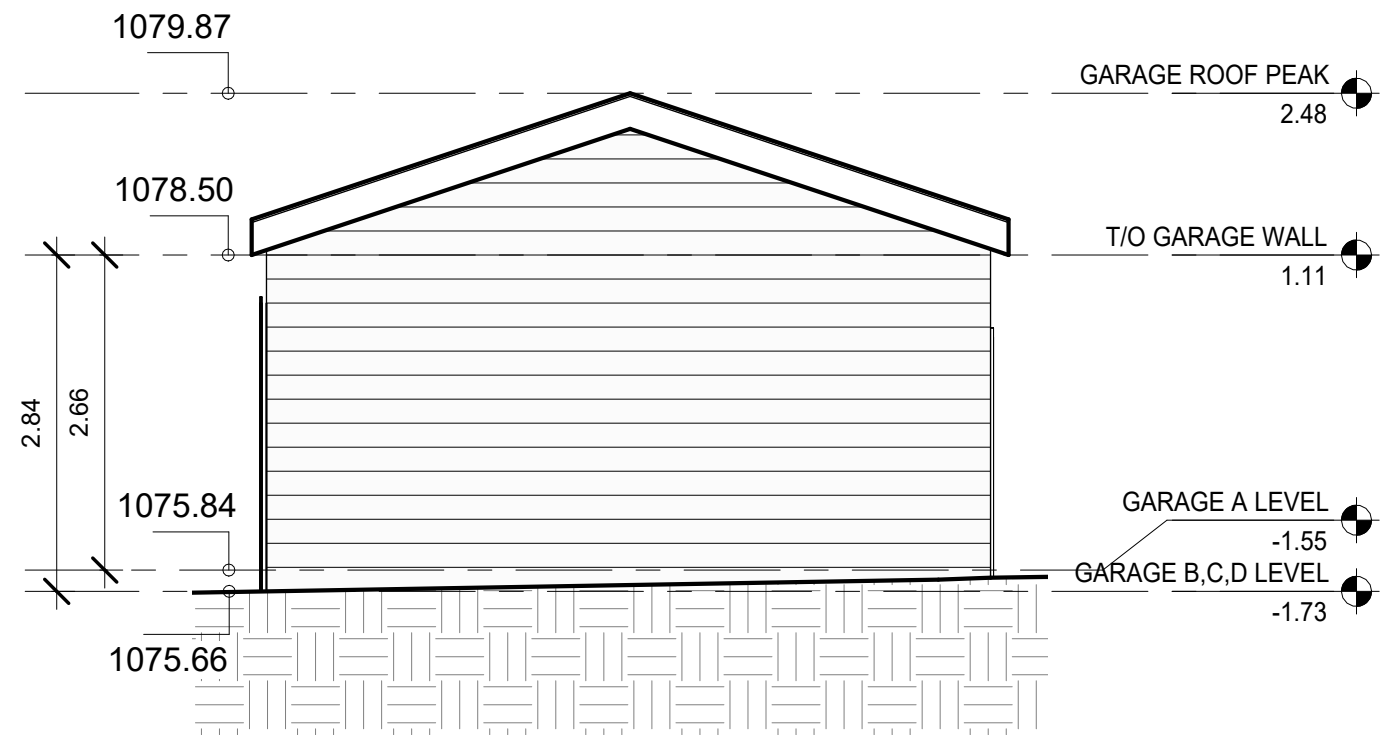
6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
EAST & WEST ELEVATION	A09

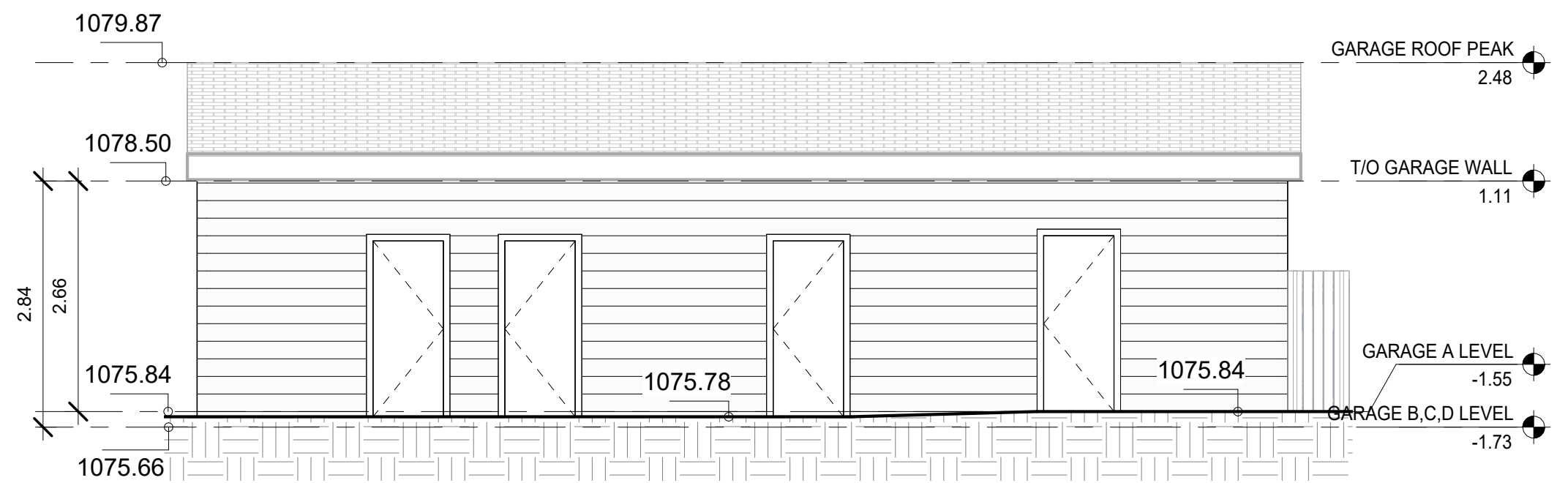
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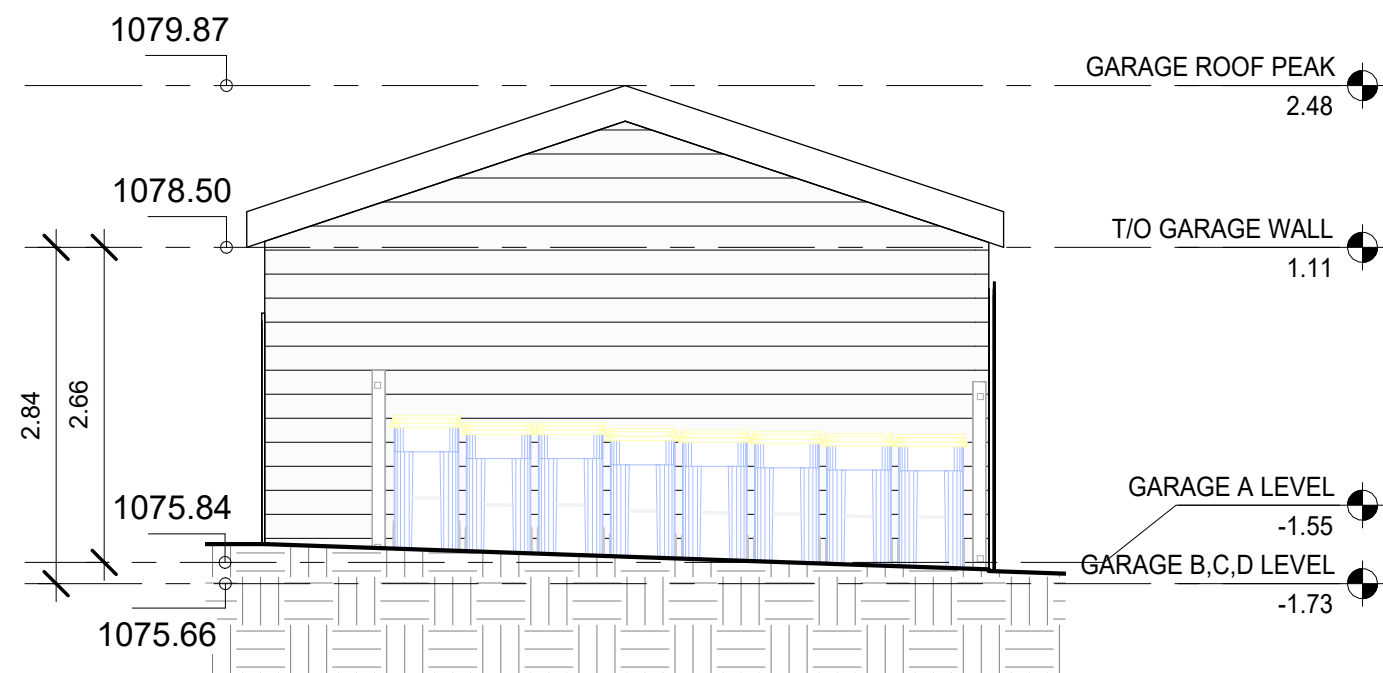
① GARAGE EAST ELEVATION
1 : 64



③ GARAGE NORTH ELEVATION
1 : 64



② GARAGE WEST ELEVATION
1 : 64



④ GARAGE SOUTH ELEVATION
1 : 64

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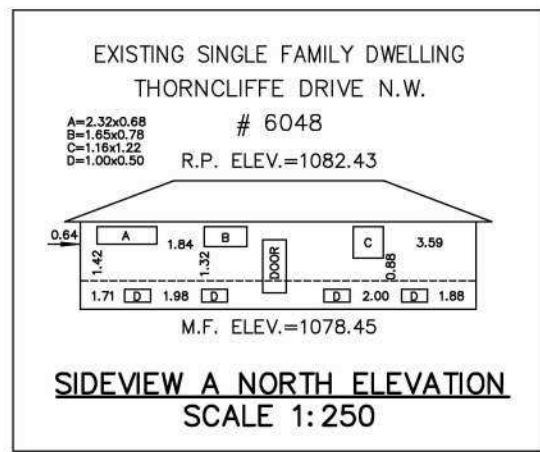
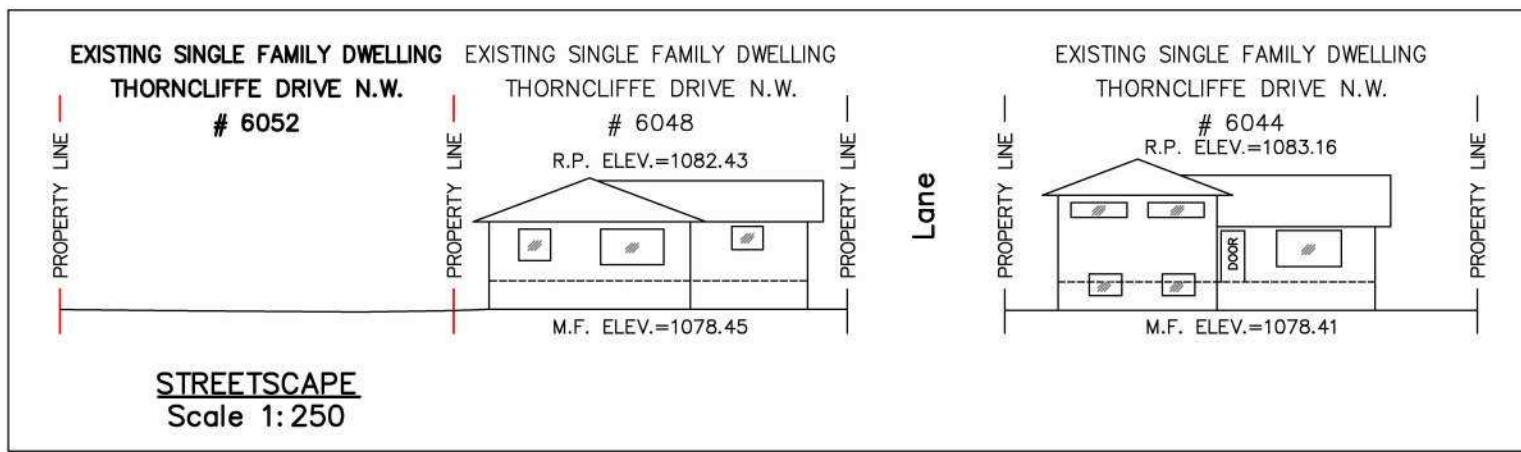
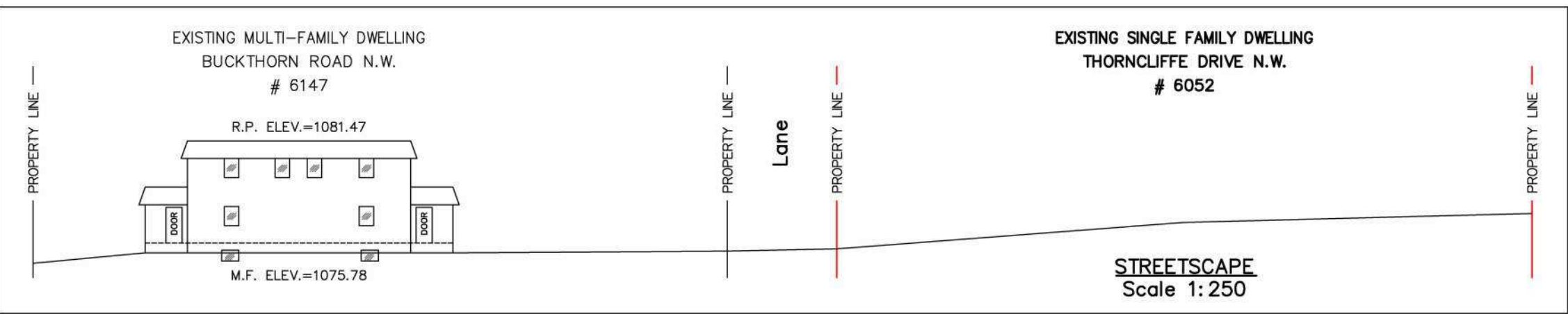
PROJECT

4-PLEX TOWNHOUSE
DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No.
GARAGE ELEVATIONS	A13

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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.

DATE OF UPDATE: October 27th, 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 (3TM, GM14°) 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. - Encroachment	Water Valve shown thus:
ELEV. - Elevation	Property Lines shown thus:
Fd. - Found	Right of Ways shown thus:
I. - Iron Post	Eaves shown thus:
LOG - 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	Sturmline 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	DWG No.
SURVEY PLAN	A14

Calgreen
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Design & Build Consulting
Tel: 587-578-1425

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Calgary, Alberta T2E 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
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