

PROPOSED 4 - PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT :

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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.)

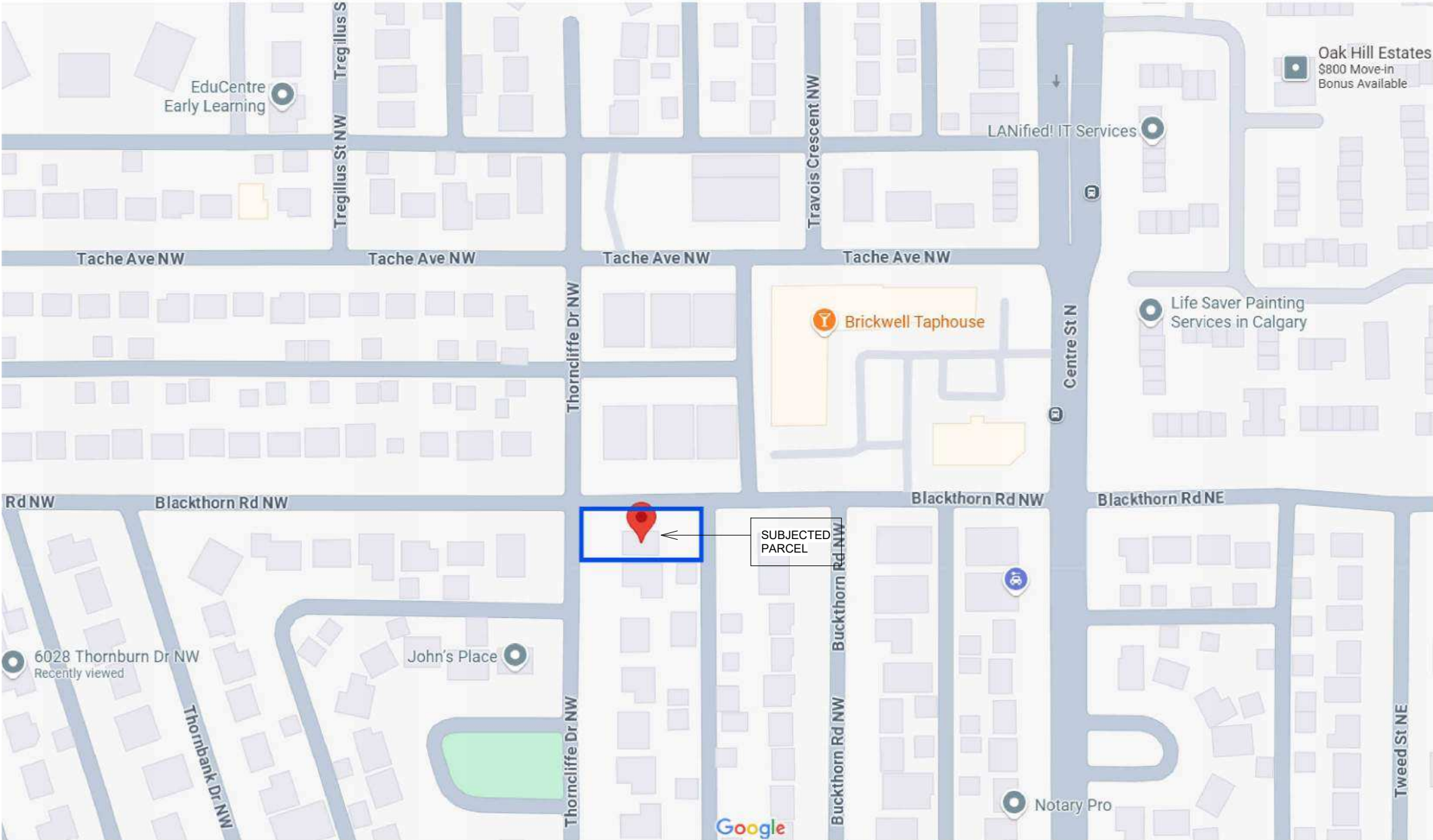
SITE COVERAGE:
MAXIMUM ALLOWED 60% = 346.15 SQ.M. (3725.55 SQ.FT.)
PROPOSED = **345.99 SQ.M. (3724.25 SQ.FT.) 99.97%**

DENSITY: 4/0.059 = 68 UNITS / 1 HA

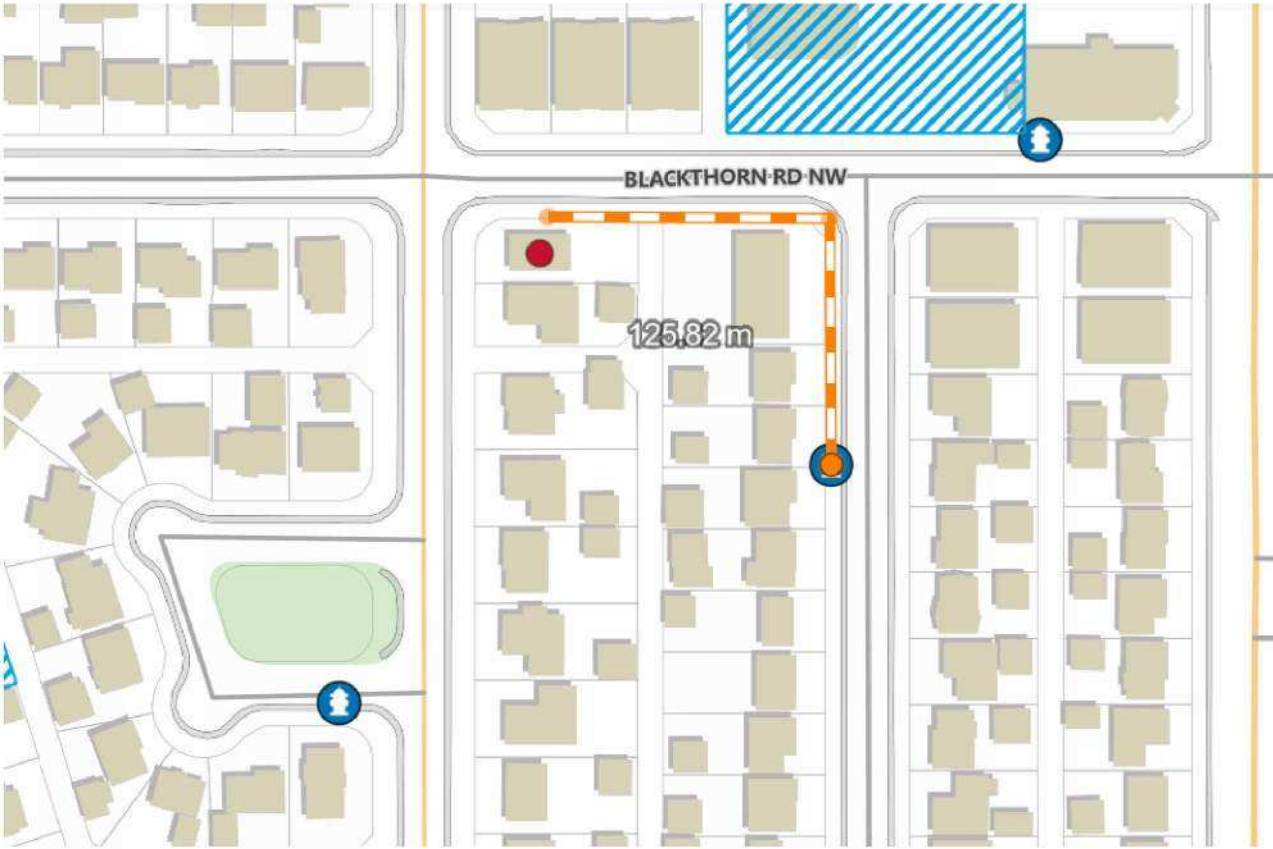
ARCHITECTURAL DRAWING LIST

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

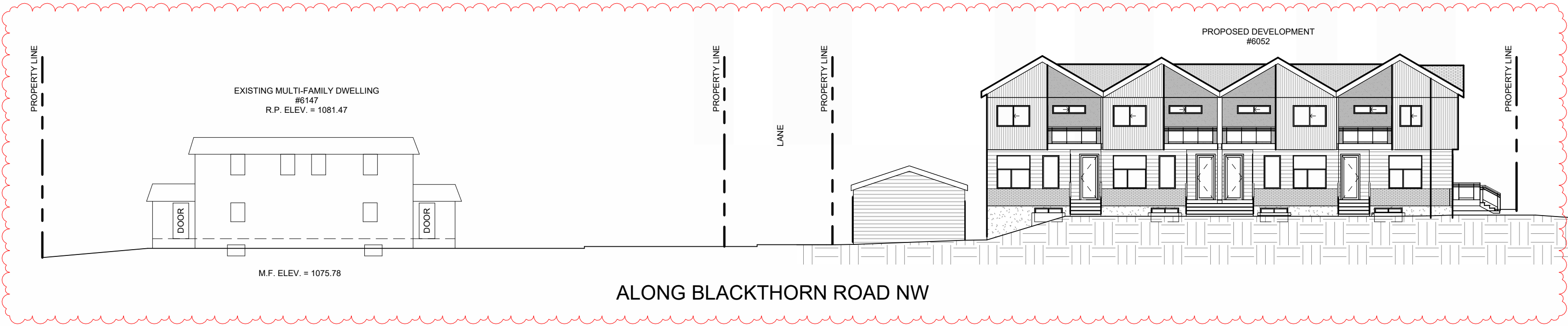
LOCATION MAP



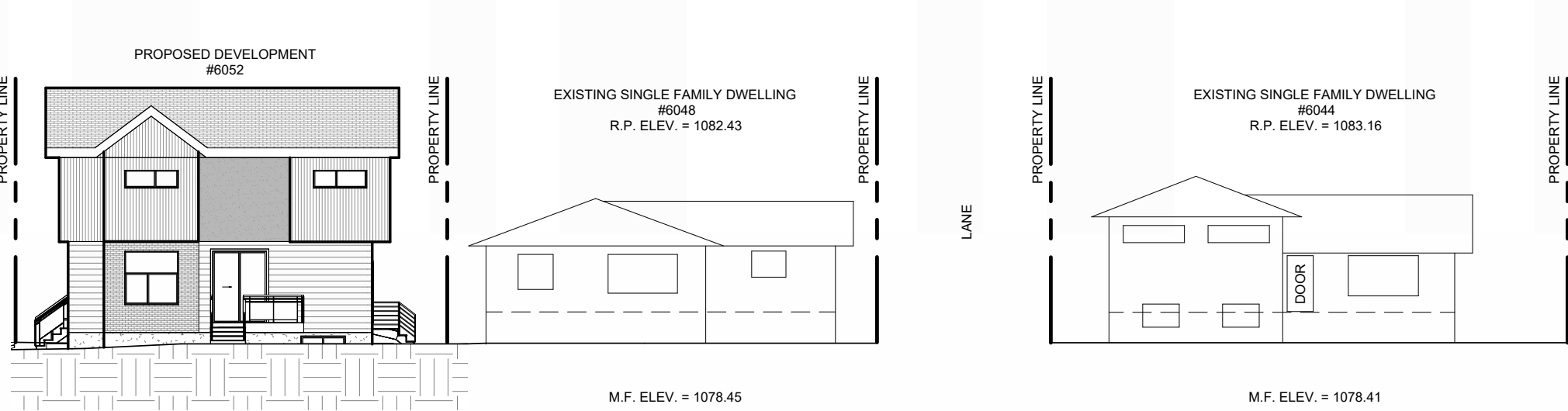
FIRE HYDRANT DISTANCE



1 3D VIEW



6052 STREETSCAPE (NOT TO SCALE)



ALONG THORNCLIFFE DRIVE NW

102025	1	DR1	
DATE	No	REVISION	BY

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SCALE AS NOTED FILE Project Number

DATE 10/30/2025 10:38:10 AM

DRAWN CP CHECKED NH

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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



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

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

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

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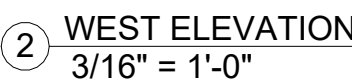
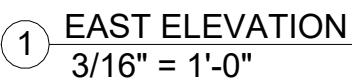
**4-PLEX TOWNHOUSE
DEVELOPMENT**

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No.
EAST & WEST ELEVATION	A09

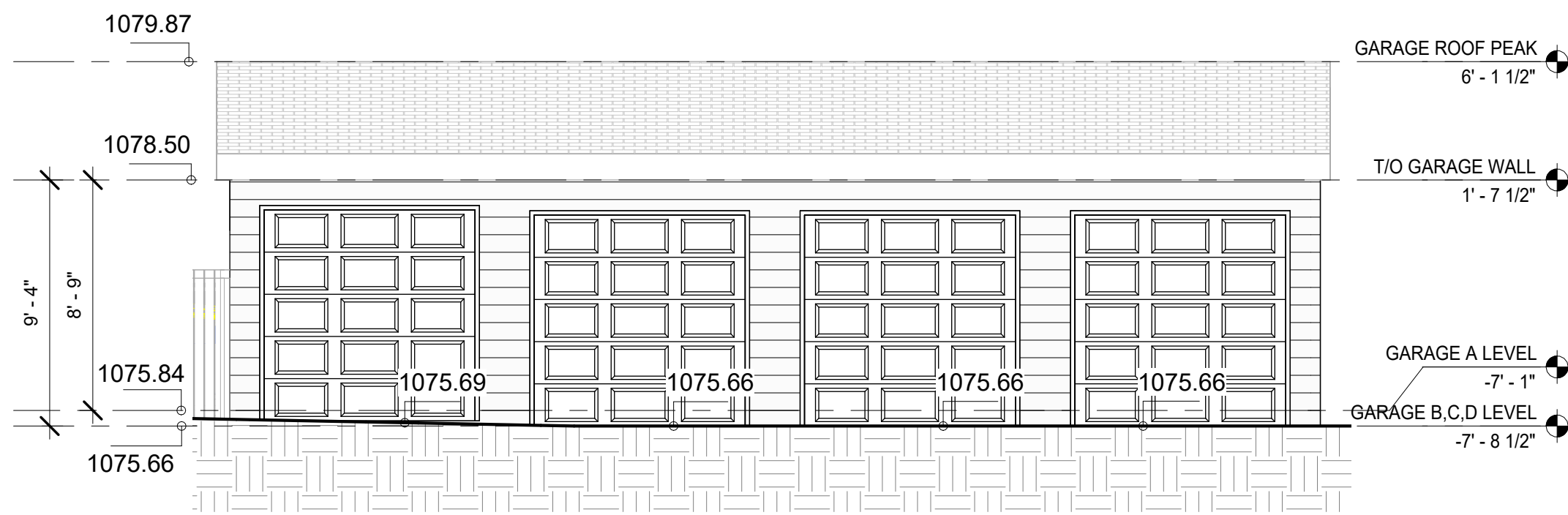
DWG No
A09

Design & Build Consulting
Tel: 587-578-1425

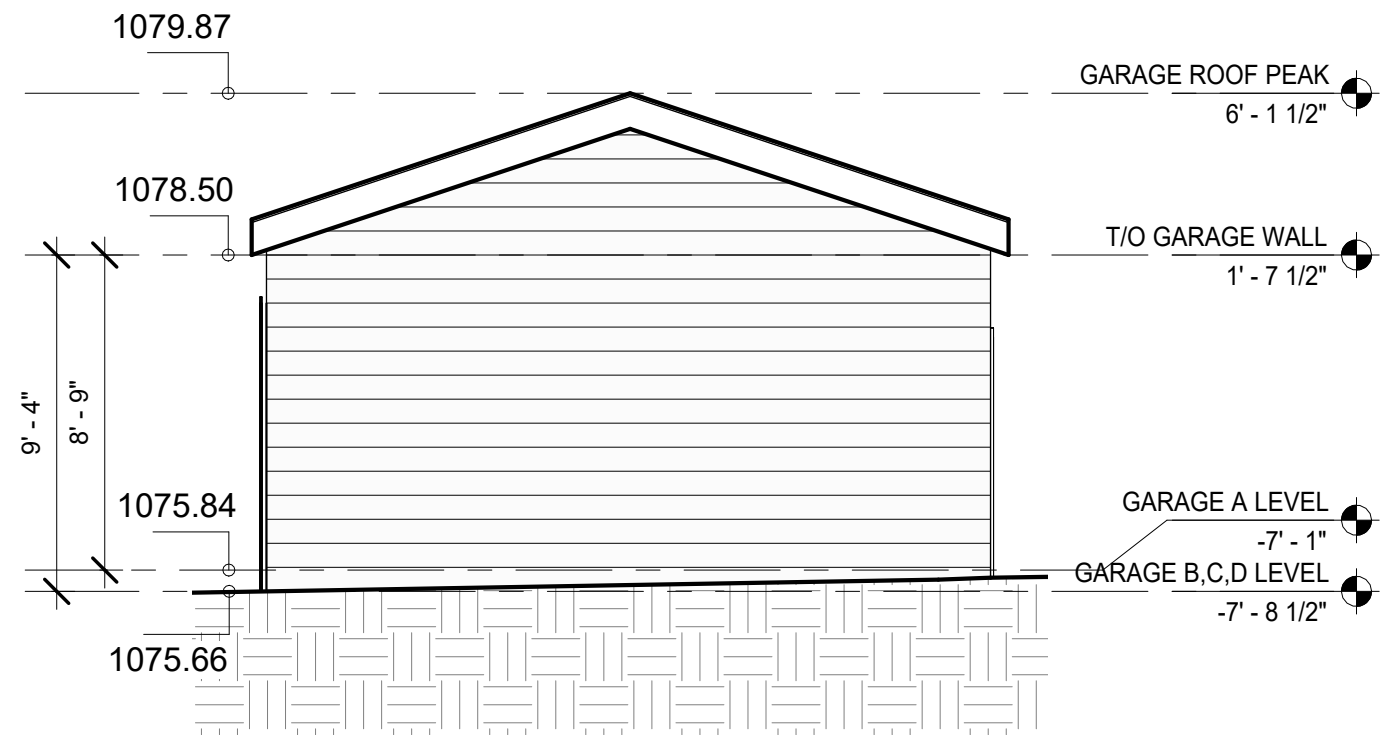


M1	ASPHALT SHINGLES
M2	DARK GREY BRICK VENEER
M3	LIGHT GREY HARDIE BOARD
M4	PARGING
M5	WHITE HORIZONTAL SIDING
M6	WOOD GRAIN VERTICAL SIDING

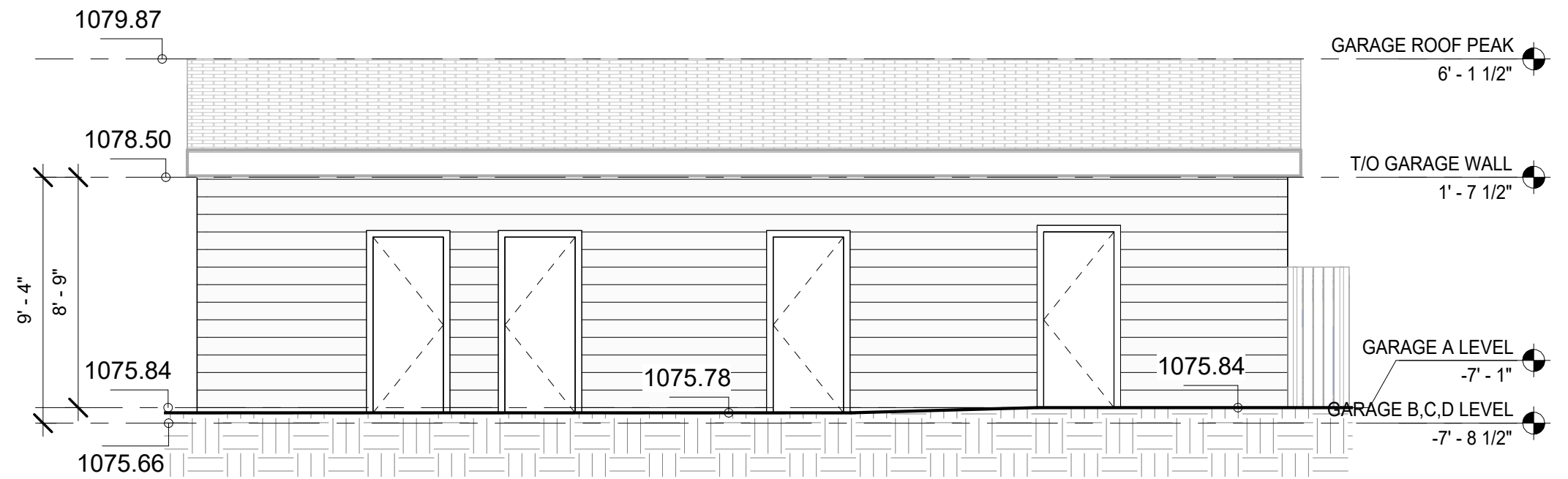
NOTE:
FOR M1 - ASPHALT SHINGLES,
USE CLASS 4 RATED ROOFING SYSTEM
WITH IMPACT RATING FOR UL2218 OR FM4473.



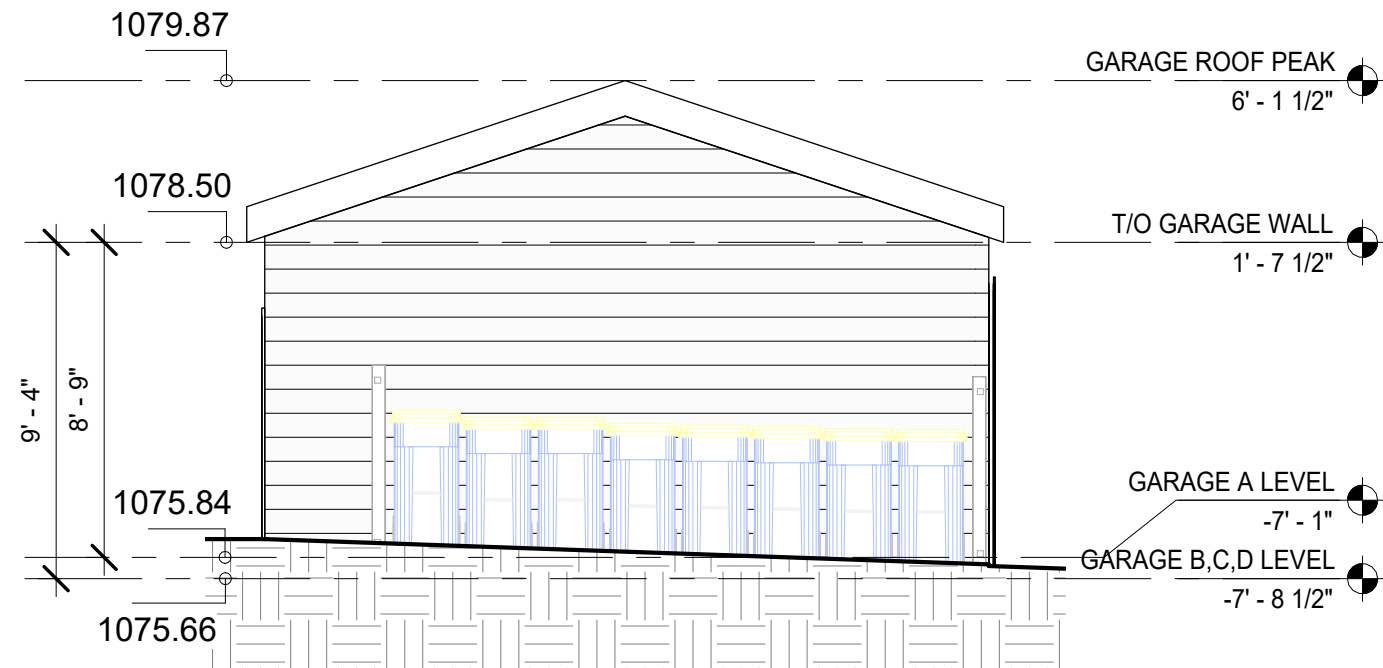
① GARAGE EAST ELEVATION
3/16" = 1'-0"



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



② GARAGE WEST ELEVATION
3/16" = 1'-0"



④ GARAGE SOUTH ELEVATION
3/16" = 1'-0"

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PROJECT
4-PLEX TOWNHOUSE DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING	DWG No
GARAGE ELEVATIONS	A13

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

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

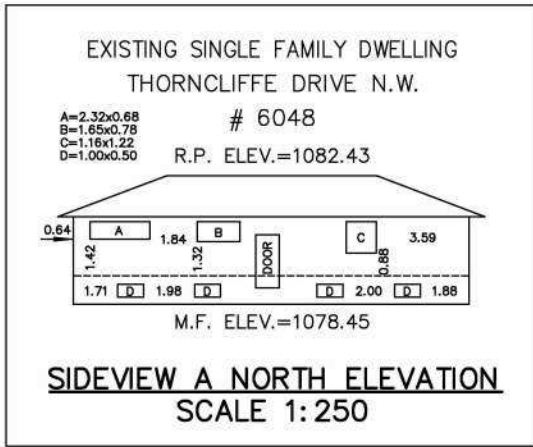
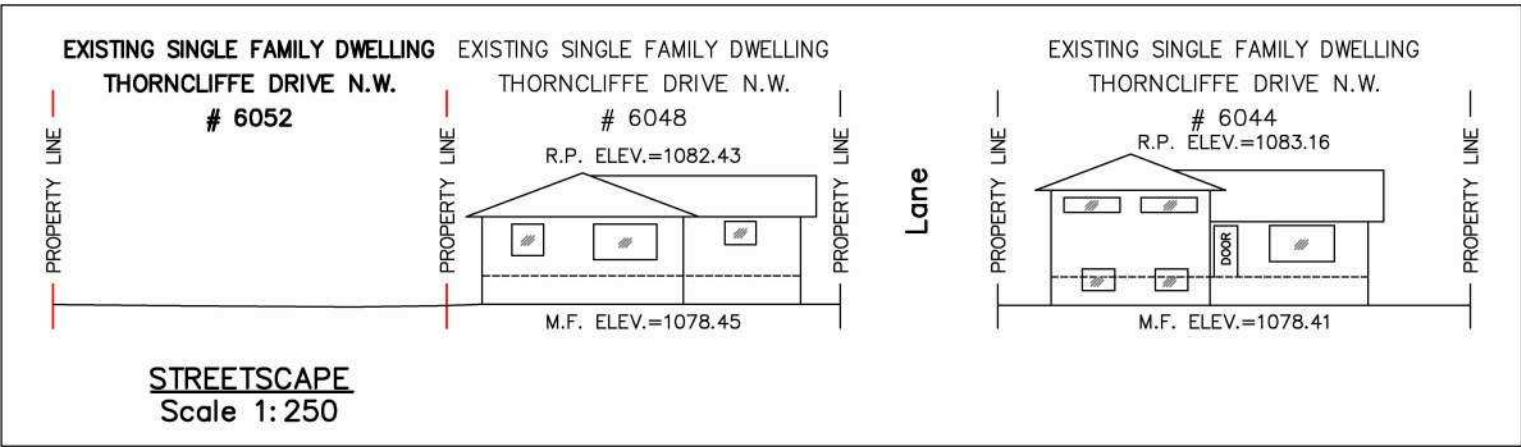
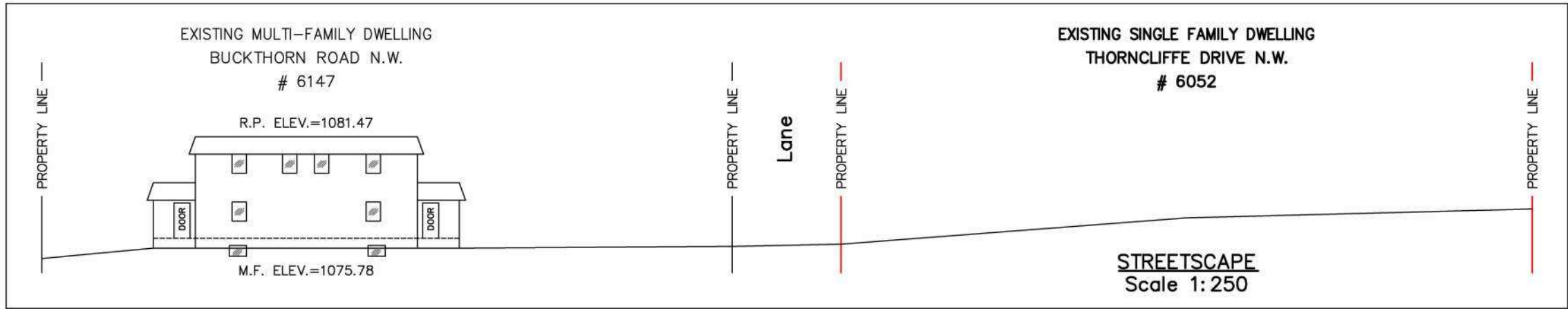
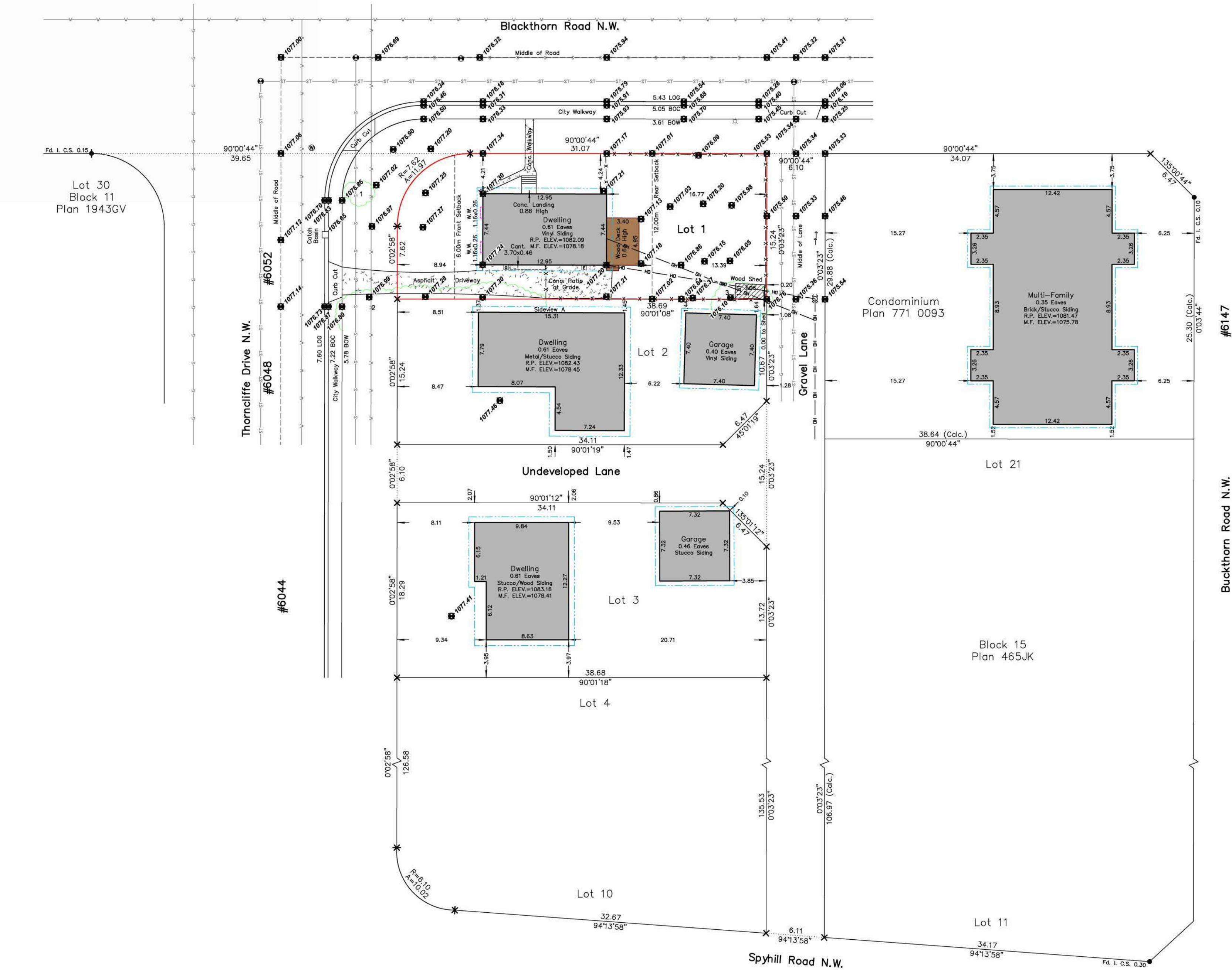
This plan represents the best information at the time of survey

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



ZOOM SURVEYS LTD.
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Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca
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Job: 25-0446 Surveyed: JM Drawn: VH Checked by: AB

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PROJECT

4-PLEX TOWNHOUSE DEVELOPMENT

6052 Thorncliffe Drive NW, Calgary, AB

DRAWING

SURVEY PLAN

DWG No

A14

Calgreen Living
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