

PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT:



PROJECT INFORMATION

MUNICIPAL ADDRESS
2640 CAPITOL HILL CRESCENT NW, CALGARY, AB

LEGAL DESCRIPTION:
LOT 8, BLOCK 5, PLAN 2846GW

LAND USE DESIGNATION(LOC2024-0296):
H-GO HOUSING - GRADE-ORIENTED

DENSITY =6/0.066=90.91

SITE COVERAGE CALCULATION:
TOTAL SITE AREA: = 657.92 sq.m (7081.75 sq.ft)
PERMITTED SITE COVERAGE: 60% = 394.75 sq.m (4249.05 sq.ft)
PROPOSED BUILDING COVERAGE = 287.44 sq.m (3093.93 sq.ft)

BUILDING HEIGHT:
PERMITTED MAX. BUILDING HEIGHT = 12.00 m
PROPOSED BUILDING HEIGHT = 10.30 m (BUILDING A)
= 10.45 m (BUILDING B)

FLOOR AREA RATIO
PERMITTED MAX. FLOOR AREA = 657.92 x 1.5 = 986.88 sq.m
PROPOSED GROSS FLOOR AREA = 863.46 sq.m

ARCHITECTURAL DRAWING LIST	
A001	TITLE SHEET
A101	SITE PLAN
A102	LANDSCAPE PLAN
A103	TREE PROTECTION PLAN
A104	BASEMENT PLAN
A105	FIRST FLOOR PLAN
A106	SECOND FLOOR PLAN
A107	THIRD FLOOR PLAN
A108	ROOF PLAN
A201	ELEVATION 1
A202	ELEVATION 2
A203	ELEVATION 3
A204	ELEVATION 4
A301	SECTIONS - BLDG A
A302	SECTIONS - BLDG B
A303	BICYCLE STORAGE & CARPORT
A304	PUBLIC ROAD SECTIONS
A401	SURVEY PLAN

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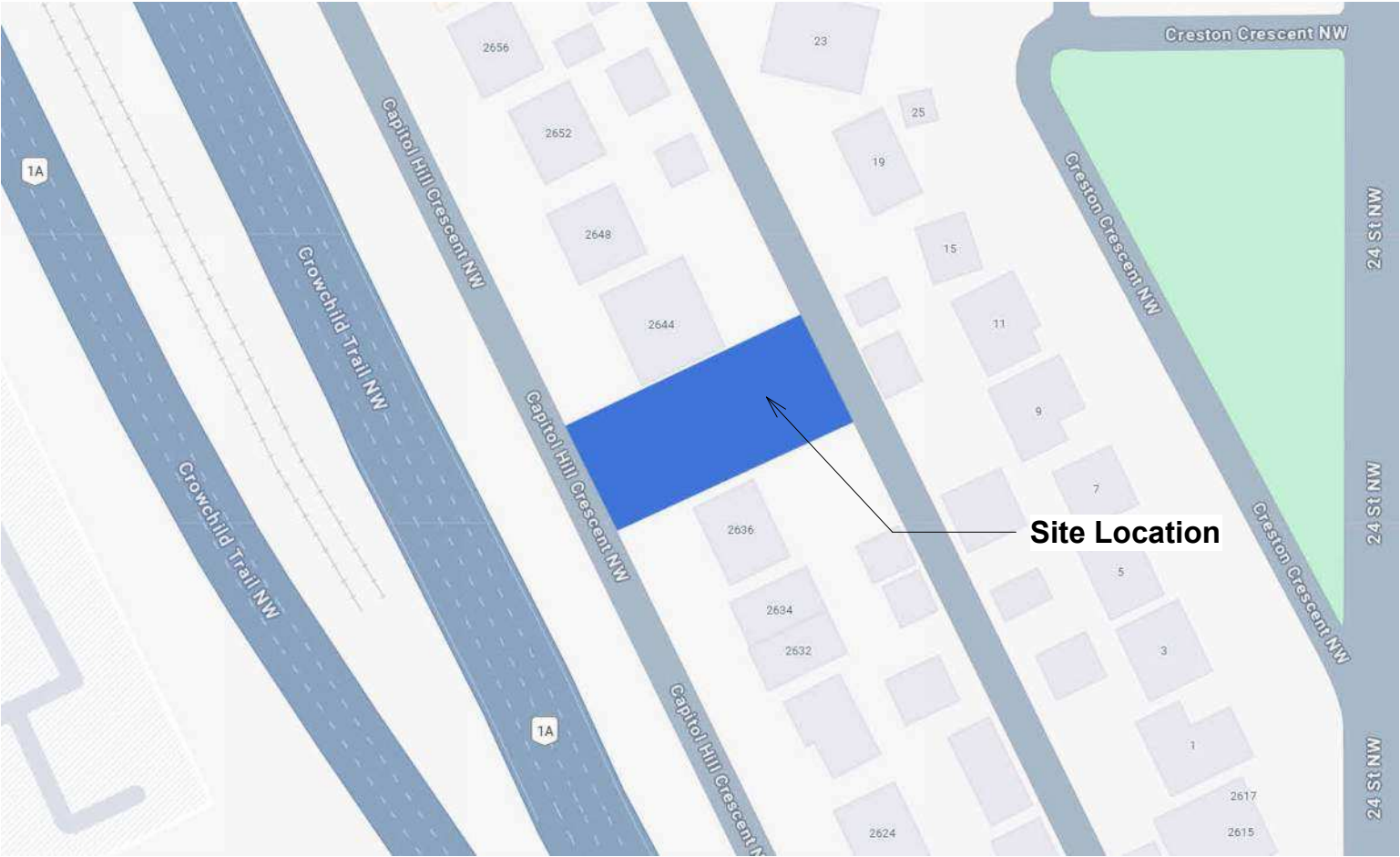
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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No.
TITLE SHEET	A001

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Tel: 587-578-1425

LOCATION MAP



FIRE HYDRANT DISTANCE



2 STREETScape
3/32" = 1'-0"

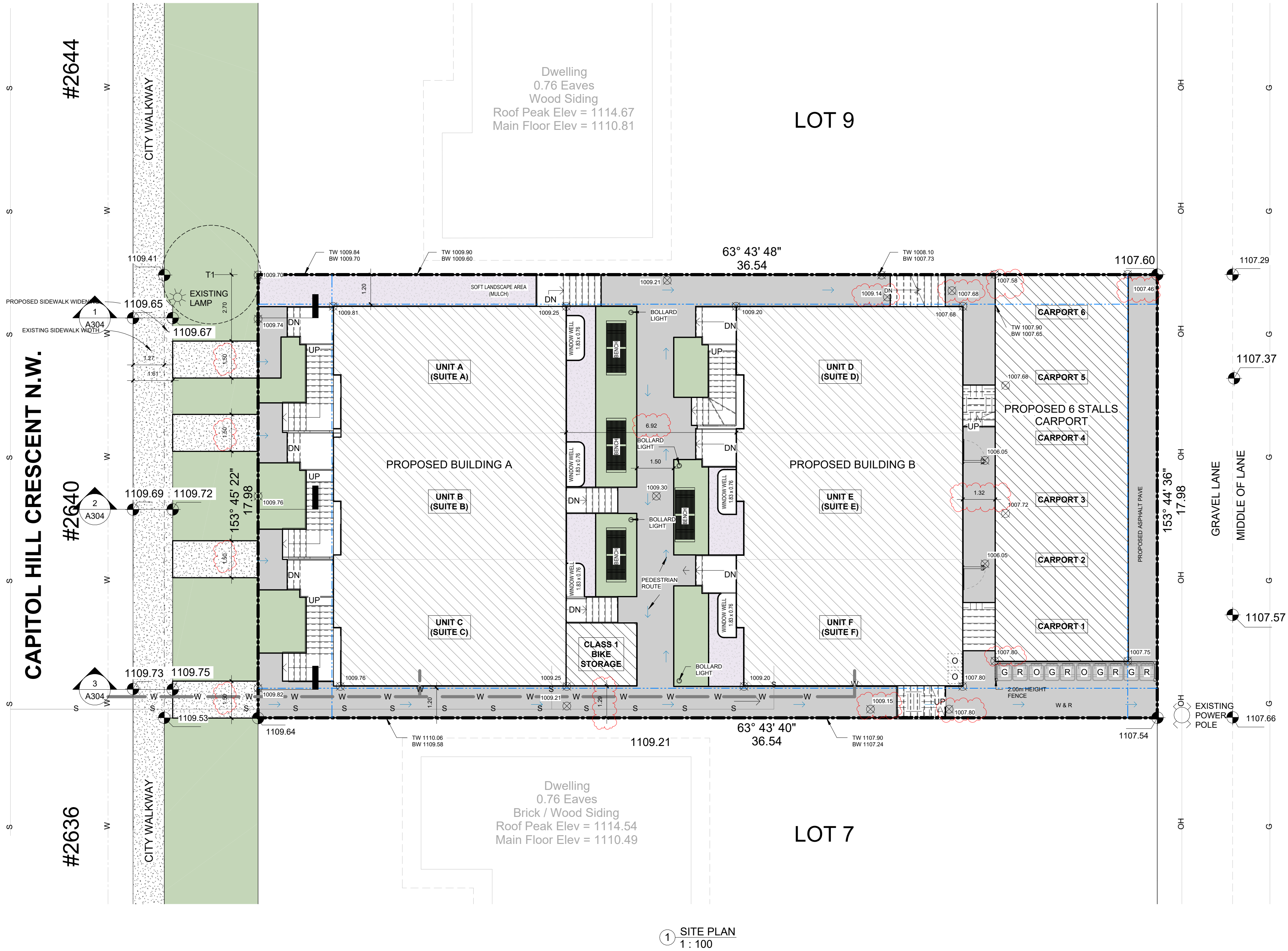
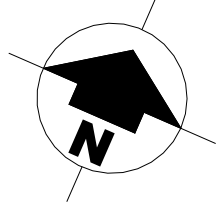
Building Area		
	Metric (sq.m.)	Imperial (sq.ft.)
Unit A		
First Floor	48.01	516.81
Second Floor	48.01	516.81
Third Floor	48.01	516.81
Above Ground	144.03	1550.43
Basement	55.19	594.08
	Metric (sq.m.)	Imperial (sq.ft.)
Unit B		
First Floor	47.89	515.52
Second Floor	47.89	515.52
Third Floor	47.89	515.52
Above Ground	143.67	1546.56
Basement	55.19	594.08
	Metric (sq.m.)	Imperial (sq.ft.)
Unit C		
First Floor	48.01	516.77
Second Floor	48.01	516.77
Third Floor	48.01	516.77
Above Ground	144.03	1550.31
Basement	55.19	594.08
	Metric (sq.m.)	Imperial (sq.ft.)
Unit D		
First Floor	48.01	516.81
Second Floor	48.01	516.81
Third Floor	48.01	516.81
Above Ground	144.03	1550.43
Basement	48.48	521.83
	Metric (sq.m.)	Imperial (sq.ft.)
Unit E		
First Floor	47.89	515.52
Second Floor	47.89	515.52
Third Floor	47.89	515.52
Above Ground	143.67	1546.56
Basement	48.48	521.83
	Metric (sq.m.)	Imperial (sq.ft.)
Unit F		
First Floor	48.01	516.77
Second Floor	48.01	516.77
Third Floor	48.01	516.77
Above Ground	144.03	1550.31
Basement	46.06	495.76
	Metric (sq.m.)	Imperial (sq.ft.)
Overall		
First Floor	287.82	3098.2
Second Floor	287.82	3098.2
Third Floor	287.82	3098.2
Above Ground	863.46	9294.6
Basement	308.59	3321.66

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

PARCEL AREA : 657.92 sq.m (7081.75 sq.ft)

BUILDING A & B: 289.33 sq.m (3114.36 sq.ft)
CARPORT: 85.70 m²(922.52 sq.ft)
BIKE STORAGE: 7.25 m²(78.02 sq.ft)

GARBAGE FACILITY: 11.59 m²(124.73 sq.ft)



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

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Date 4	4	Grading	
Date 3	3	DR 1	
Date 2	2	Revision 2	
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PROJECT
PROPOSED 6-PLEX
TOWNHOUSE
DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No.
SITE PLAN	A101

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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No
ELEVATION 1	A201

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① **SOUTHWEST ELEV - BLDG A**
3/16" = 1'-0"

SOUTH WEST - BUILDING A

LIMITING DISTANCE: 13.23 m
OPENING LIMITS: 100.00%
WALL AREA: 1381.71 sq.ft
ALLOW OPENING AREA: 1381.71 sq.ft
PROPOSED OPENING AREA: 361.97 sq.ft

MATERIAL LEGEND	
M1	ASPHALT SHINGLE
M2	BRICK VENEER (DARK GREY)
M3	HARDIE BOARD (WOOD GRAIN)
M4	HORIZONTAL SIDING (DARK GREY)
M5	HORIZONTAL SIDING (WHITE)
M6	PARGING



② **NORTHEAST ELEV - BLDG A**
3/16" = 1'-0"

NORTH EAST - BUILDING A

LIMITING DISTANCE: 1.50 m
OPENING LIMITS: 8.00%
WALL AREA: 1490.51 sq.ft
ALLOW OPENING AREA: 119.24 sq.ft
PROPOSED OPENING AREA: 118.36 sq.ft

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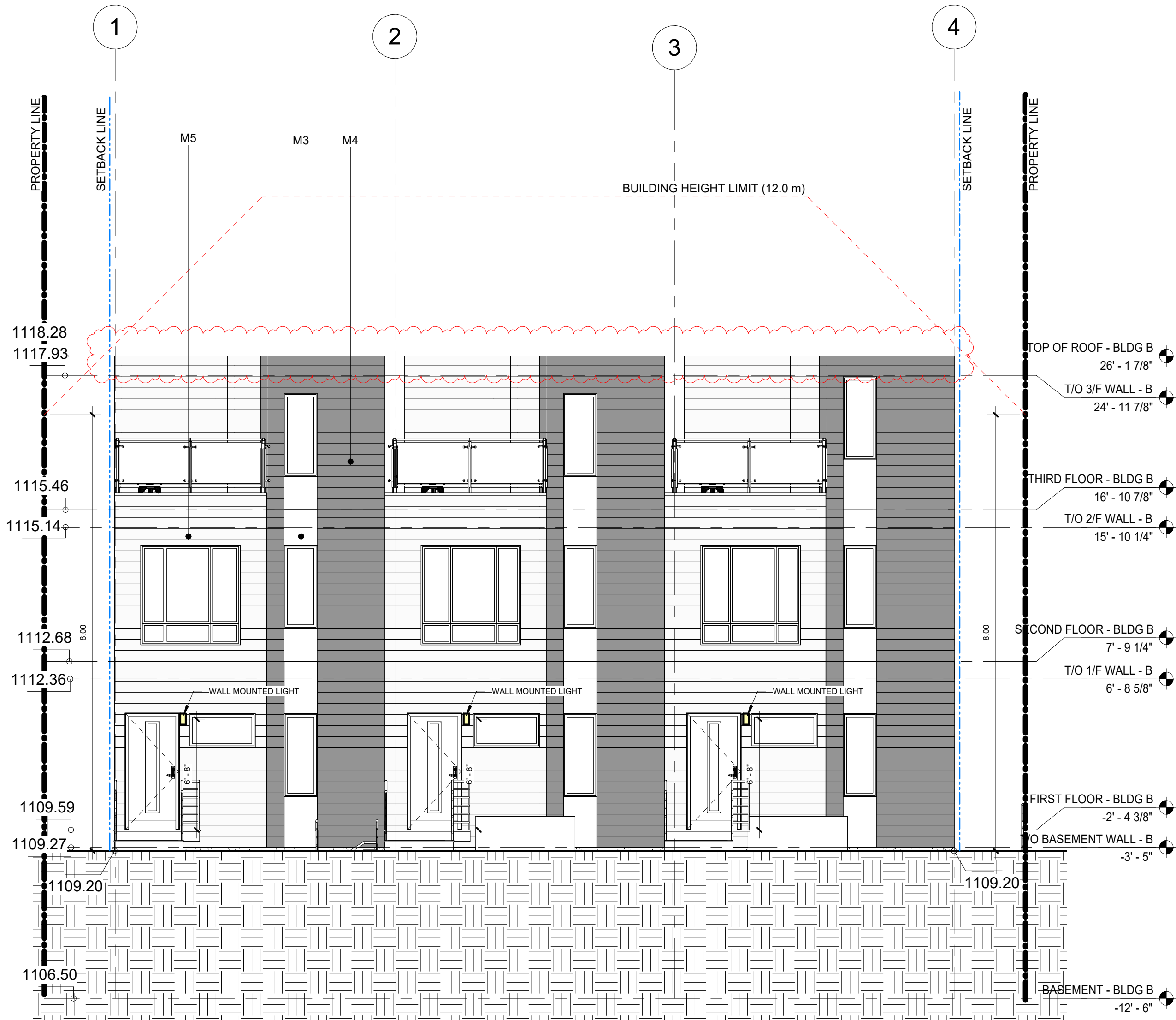
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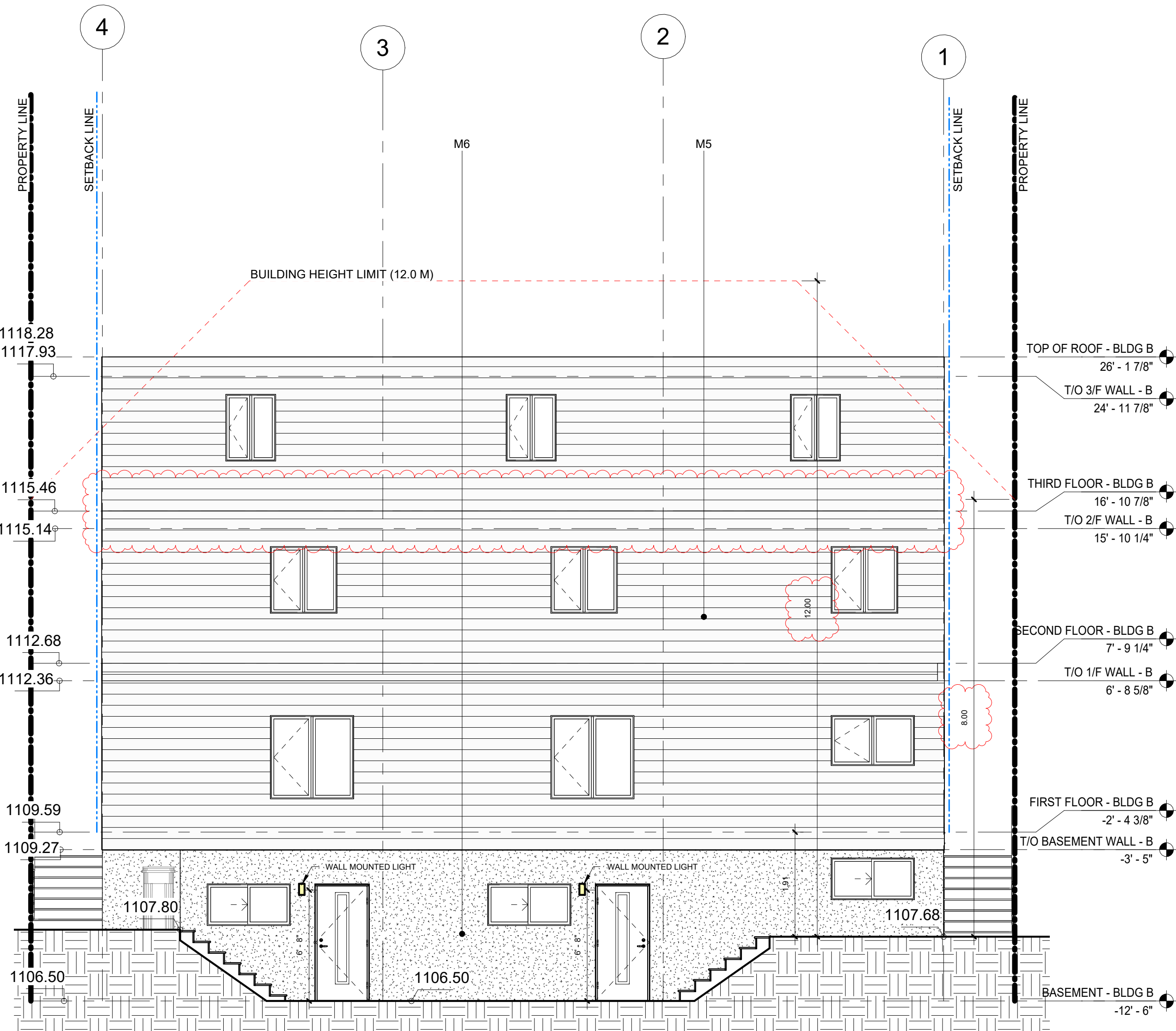
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PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No
ELEVATION 2	A202

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1 SOUTHWEST ELEV - BLDG B
3/16" = 1'-0"



2 NORTHEAST ELEV - BLDG B
3/16" = 1'-0"

NORTH EAST - BUILDING B

LIMITING DISTANCE: 12.56 m
OPENING LIMITS: 60.18%
WALL AREA: 1963.45 sq.ft
ALLOW OPENING AREA: 1213.41 sq.ft
PROPOSED OPENING AREA: 244.76 sq.ft

MATERIAL LEGEND

M1	ASPHALT SHINGLE
M2	BRICK VENEER (DARK GREY)
M3	HARDIE BOARD (WOOD GRAIN)
M4	HORIZONTAL SIDING (DARK GREY)
M5	HORIZONTAL SIDING (WHITE)
M6	PAVING

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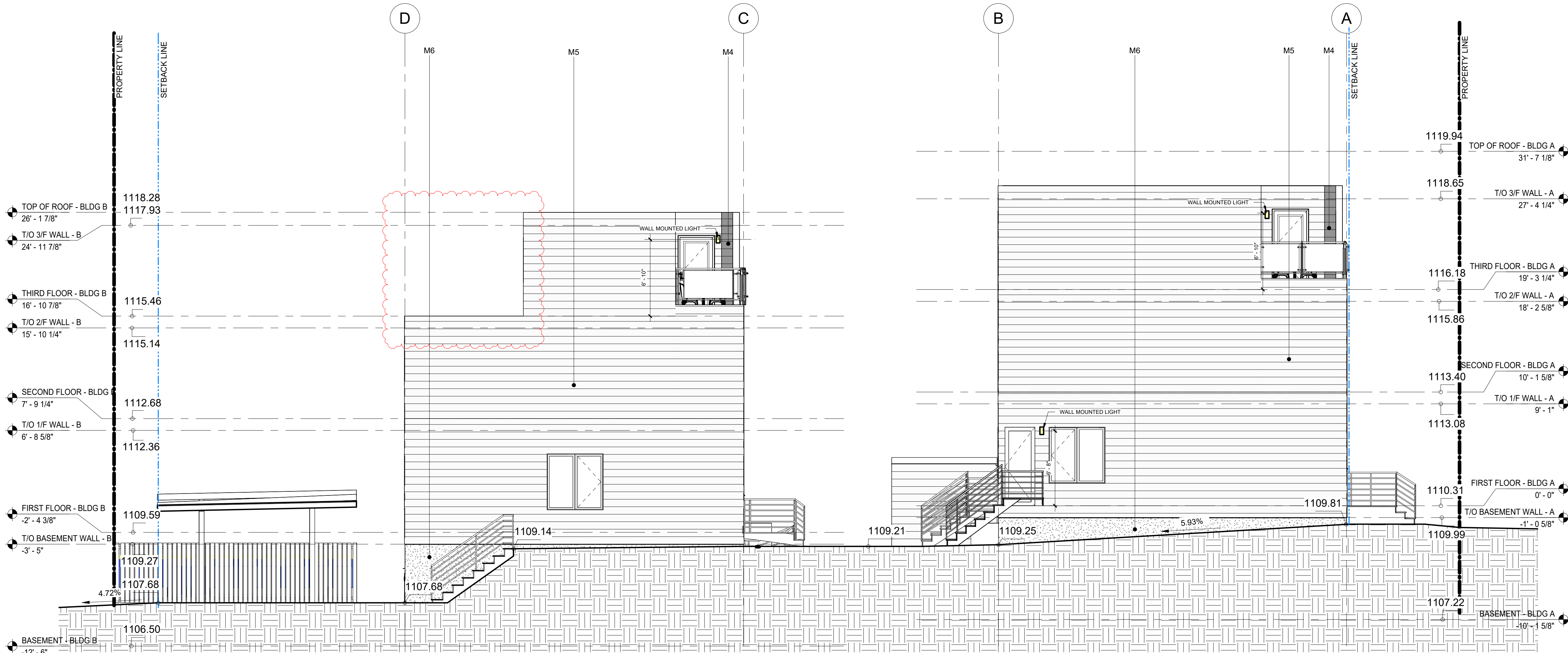
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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No
ELEVATION 3	A203

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① NORTH WEST ELEV
3/16" = 1'-0"

NORTH WEST - BUILDING B

LIMITING DISTANCE: 1.28 m
OPENING LIMITS: 7.27%
WALL AREA: 1016.40 sq.ft
ALLOW OPENING AREA: 73.89 sq.ft
PROPOSED OPENING AREA: 25.00 sq.ft

NORTH WEST - BUILDING A

LIMITING DISTANCE: 1.28 m
OPENING LIMITS: 7.27%
WALL AREA: 964.34 sq.ft
ALLOW OPENING AREA: 70.11 sq.ft
PROPOSED OPENING AREA: 58.79 sq.ft

MATERIAL LEGEND

M1	ASPHALT SHINGLE
M2	BRICK VENEER (DARK GREY)
M3	HARDIE BOARD (WOOD GRAIN)
M4	HORIZONTAL SIDING (DARK GREY)
M5	HORIZONTAL SIDING (WHITE)
M6	PARGING

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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No.
ELEVATION 4	A204

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