

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	CARPORT SECTIONS
A304	PUBLIC ROAD SECTIONS
A401	SURVEY PLAN

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DATE	No.	REVISION	BY
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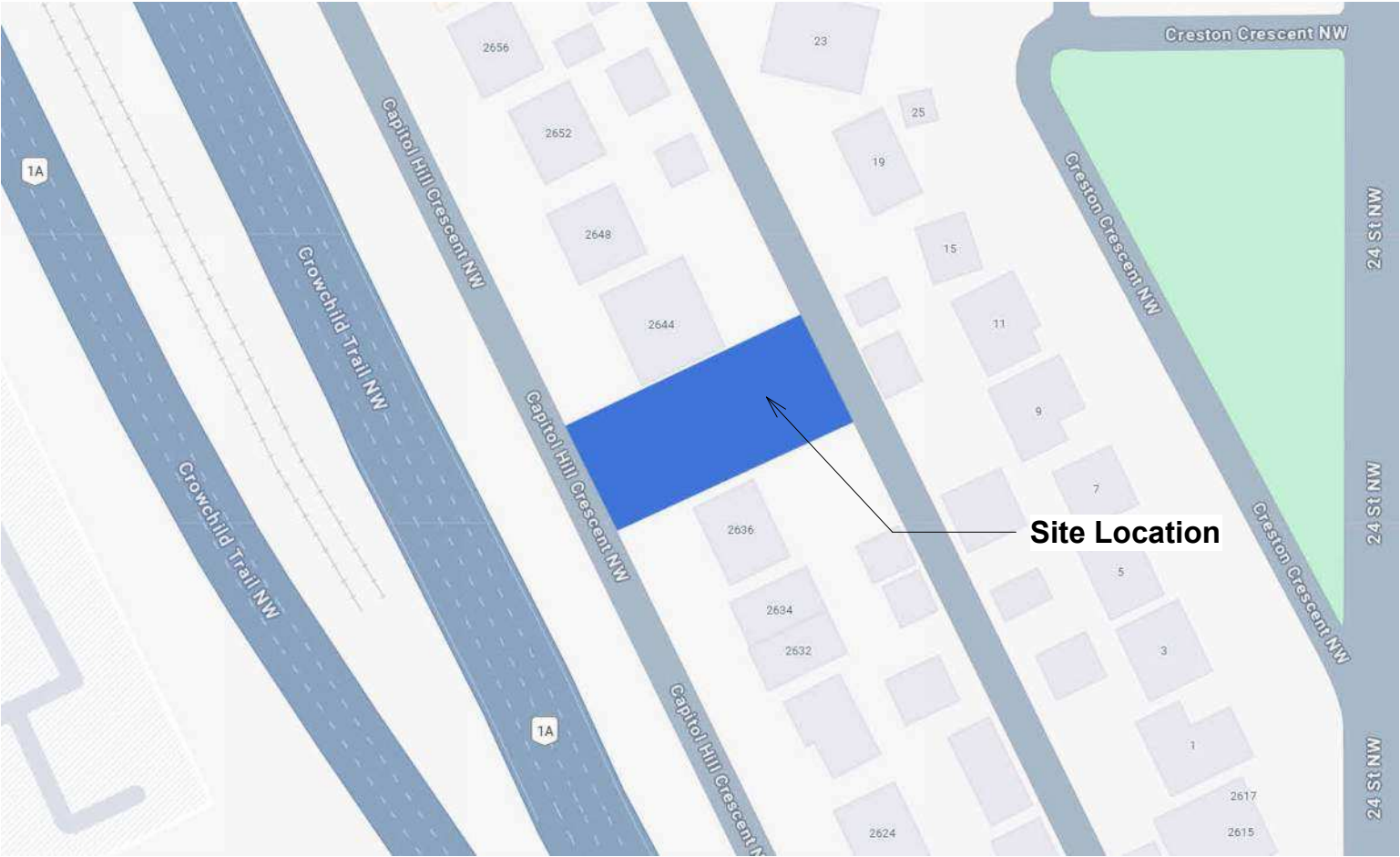
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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

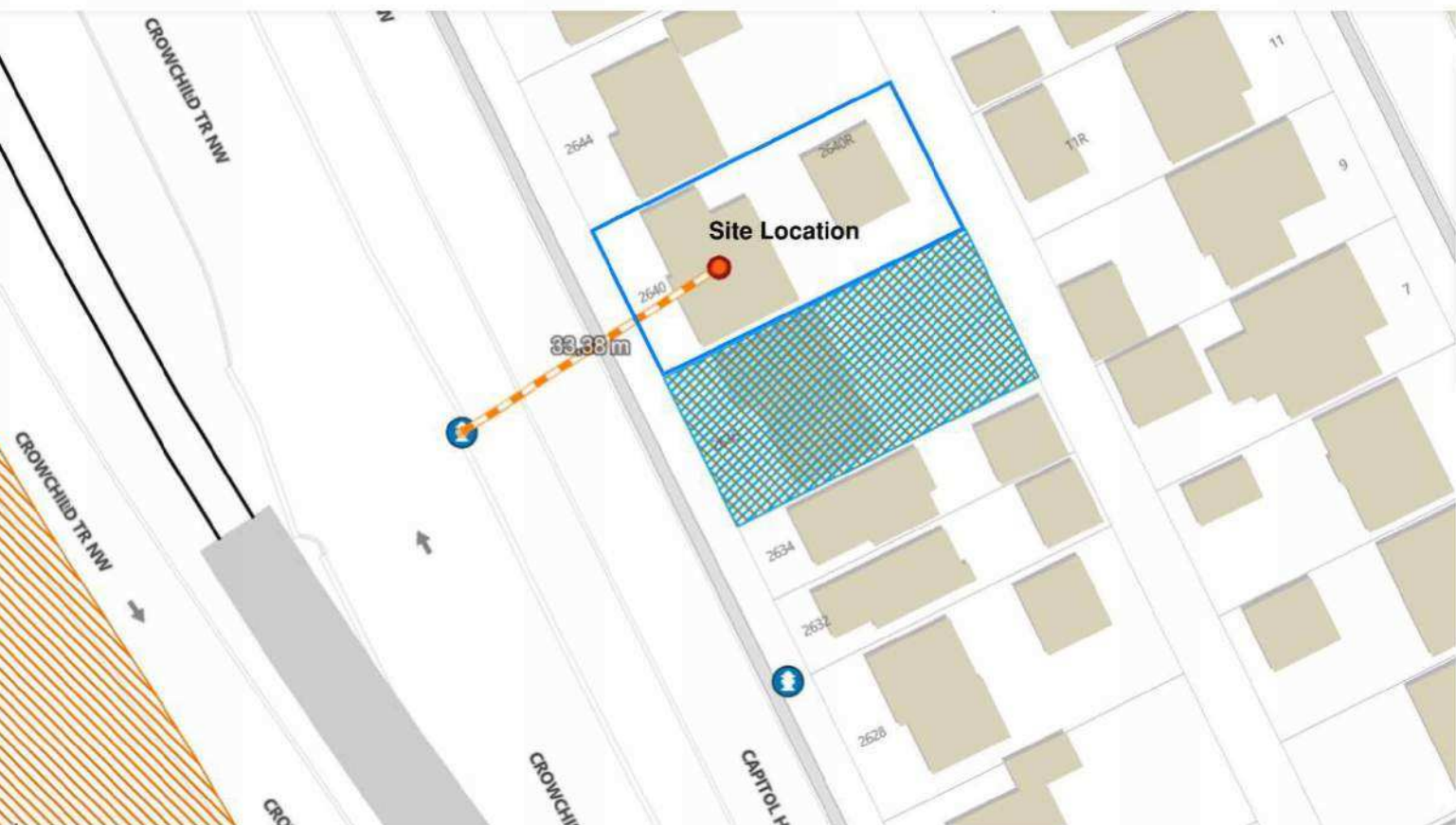
DRAWING	DWG No.
TITLE SHEET	A001

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LOCATION MAP



FIRE HYDRANT DISTANCE



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

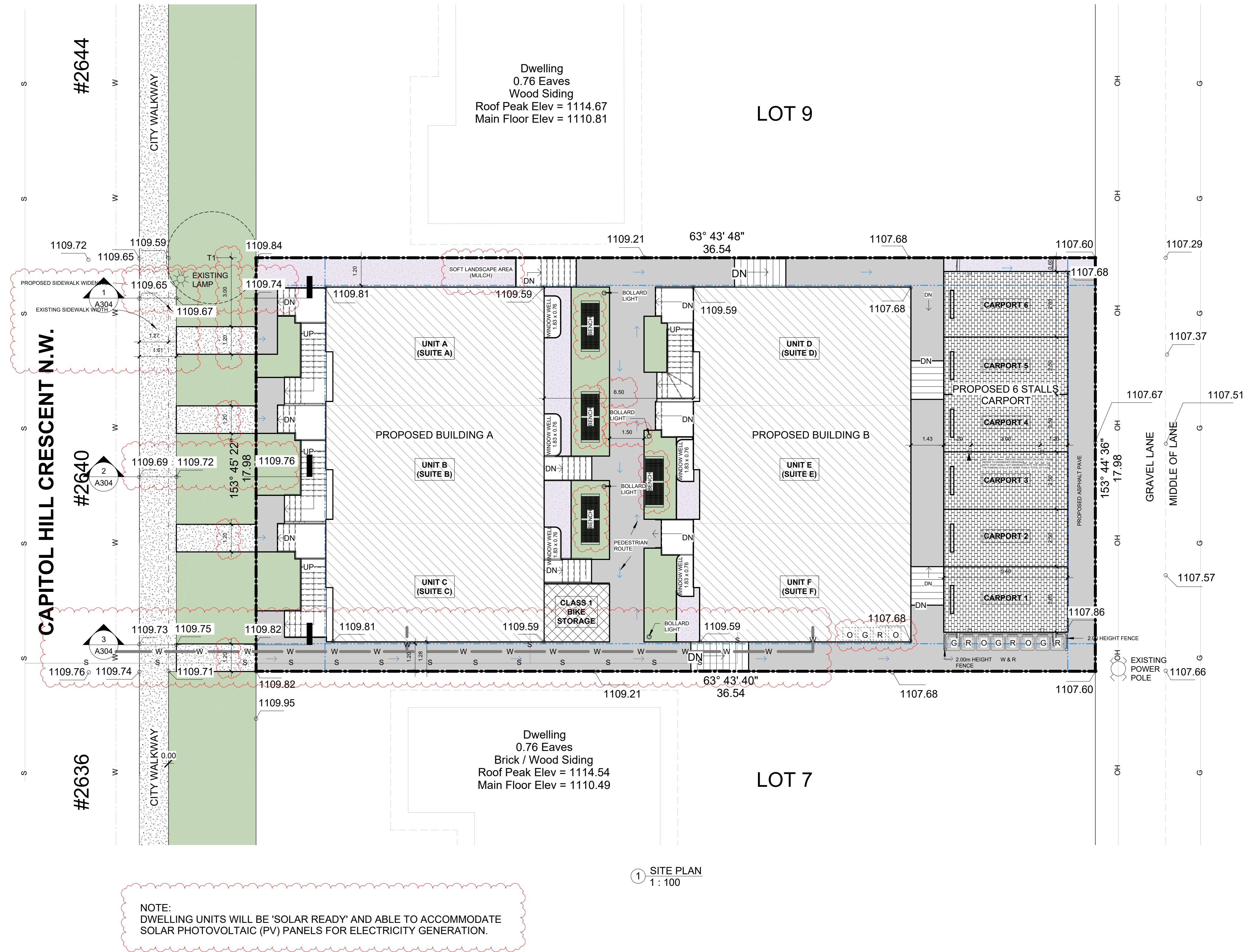
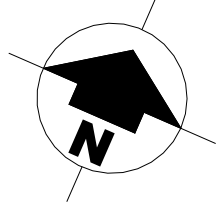
Building Area		
	Metric (sq.m.)	Imperial (sq.ft.)
Unit A		
First Floor	48.01	516.81
Second Floor	48.01	516.81
Third Floor	48.01	516.81
Above Ground	144.03	1550.43
Basement	55.19	594.08
	Metric (sq.m.)	Imperial (sq.ft.)
Unit B		
First Floor	47.89	515.52
Second Floor	47.89	515.52
Third Floor	47.89	515.52
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)



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Date 2	2	Revision 2	
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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	SITE PLAN	DWG No.	A101
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LANDSCAPING AREA CALCULATION:

PROPOSED LANDSCAPING AREA: = 226.08m²

REQUIRED SOFT LANDSCAPING AREA: = 67.82m² (30%)
PROPOSED SOFT LANDSCAPING AREA: = 91.13m² (980.92 sq.ft)
HARD LANDSCAPING AREA: 134.95 m² (1452.58 sq.ft)

PROPOSED PLANTING:
5 TREES (3 CONIFEROUS TREES, 2 DECIDUOUS TREES)
19 BUSHES PROVIDED.

TREE SCHEDULE

Proposed Tree

Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location	Qty
TA	Deciduous Tree	0.85	3.00	3.50	in Subject Property	3
TB	Coniferous Tree	0.38	3.00	8.00	in Subject Property	2
TC	Shrub	0.15	1.00	2.00	in Subject Property	19

Retained

Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T1	Coniferous Tree (Spruce, White) Scientific Name: Picea Glauca	0.37	4.00	12.00	in City's Area
T11	Deciduous Tree	0.40	6.00	6.00	Outside Subject Property
T12	Bush	-	1.80	1.75	Outside Subject Property

Removed

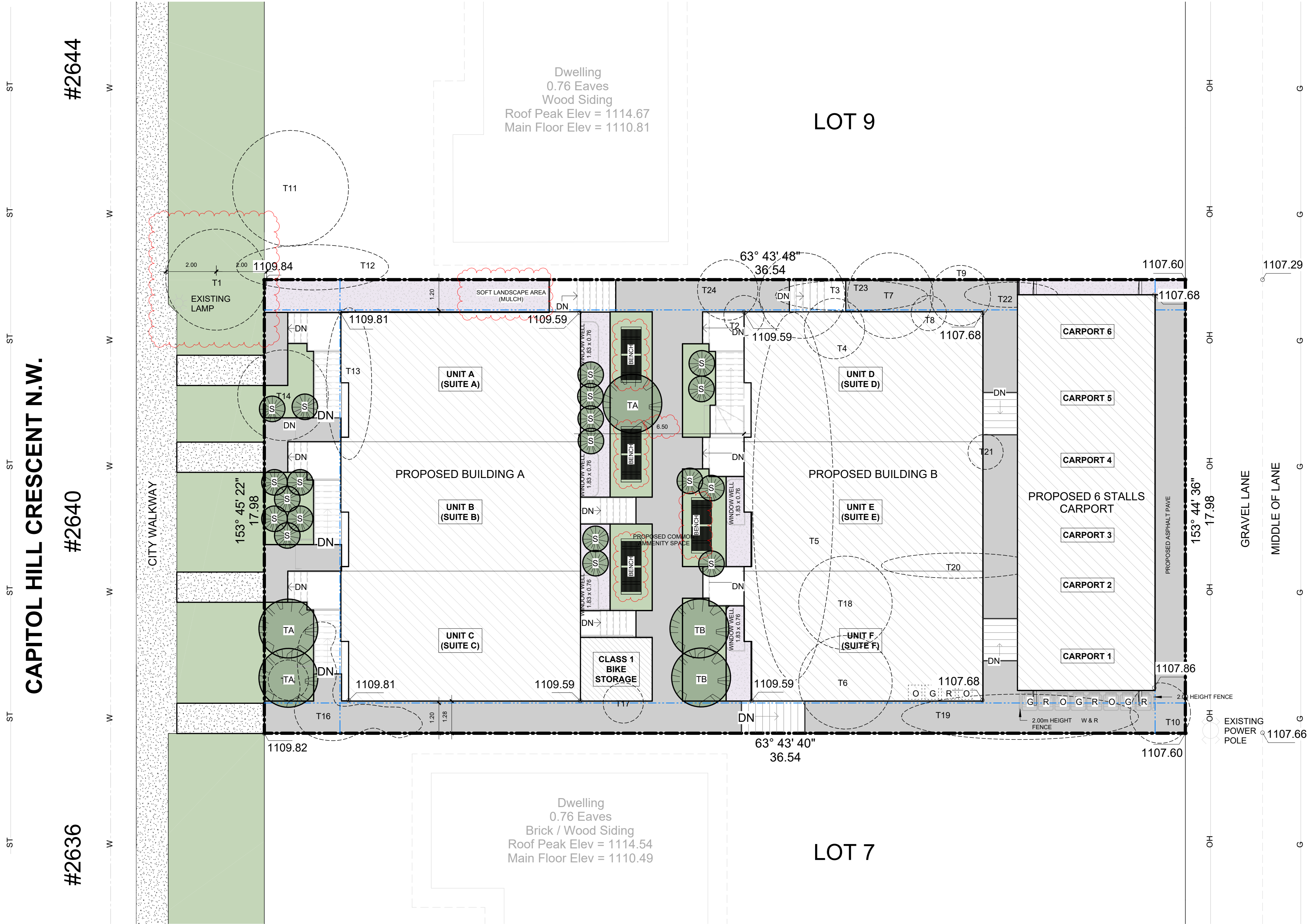
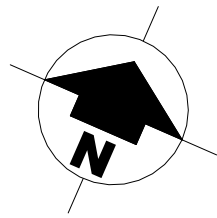
Tree	Variety	Caliper (±)	Canopy (±)	Height (±)	Location
T2	Deciduous Tree	0.10	3.00	5.00	In Subject Property
T3	Deciduous Tree	0.30	6.00	12.00	in Subject Property
T4	Deciduous Tree	0.30	6.00	12.00	In Subject Property
T5	Coniferous Tree	0.50	6.00	20.00	In Subject Property
T6	Coniferous Tree	0.50	6.00	18.00	In Subject Property
T7	Deciduous Tree	0.40	7.00	14.00	In Subject Property
T8	Coniferous Tree	0.20	2.00	12.00	In Subject Property
T9	Deciduous Tree	0.20	5.00	12.00	In Subject Property
T10	Deciduous Tree	0.10	3.00	8.00	In Subject Property
T13	Bush	---	2.60	4.00	In Subject Property
T14	Bush	---	5.20	3.50	In Subject Property
T15	Bush	---	2.40	2.00	In Subject Property
T16	Bush	---	5.20	4.50	In Subject Property
T17	Bush	---	3.00	4.00	In Subject Property
T18	Bush	---	4.10	4.00	In Subject Property
T19	Bush	---	1.50	2.50	In Subject Property
T20	Bush	---	1.00	2.00	In Subject Property
T21	Bush	---	1.60	3.00	In Subject Property
T22	Bush	---	1.80	3.50	In Subject Property
T23	Bush	---	2.00	4.00	In Subject Property
T24	Bush	---	3.80	4.00	In Subject Property

LANDSCAPING LEGEND

	TREE SPECIES	QUANITY	FILL	LANDSCAPE MATERIAL	AREA
	PROPOSED DECIDUOUS TREE (PRUNUS PADUS COMMUTATE)	3		MULCH	37.98 SQ.M (408.84 SQ.FT)
	PROPOSED CONIFEROUS TREE (OICEA PUNGENS)	2		SOD	53.15 SQ.M (572.11 SQ.FT)
	PROPOSED SHURBS (COMMON JUNIPER)	19		CONCRETE	134.95 SQ.M (1452.58 SQ.FT)
	EXISTING TREE	---			

Notes:

- All soft surfaced landscaped area must be irrigated by an underground irrigation system.
- Minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas;
- All SOD area shall be planted with drought tolerant grass species.



1 LANDSCAPE PLAN
1 : 100

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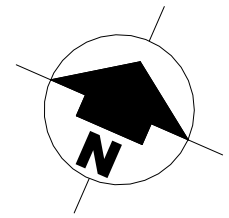
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PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	LANDSCAPE PLAN	DWG No.	A102
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PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT

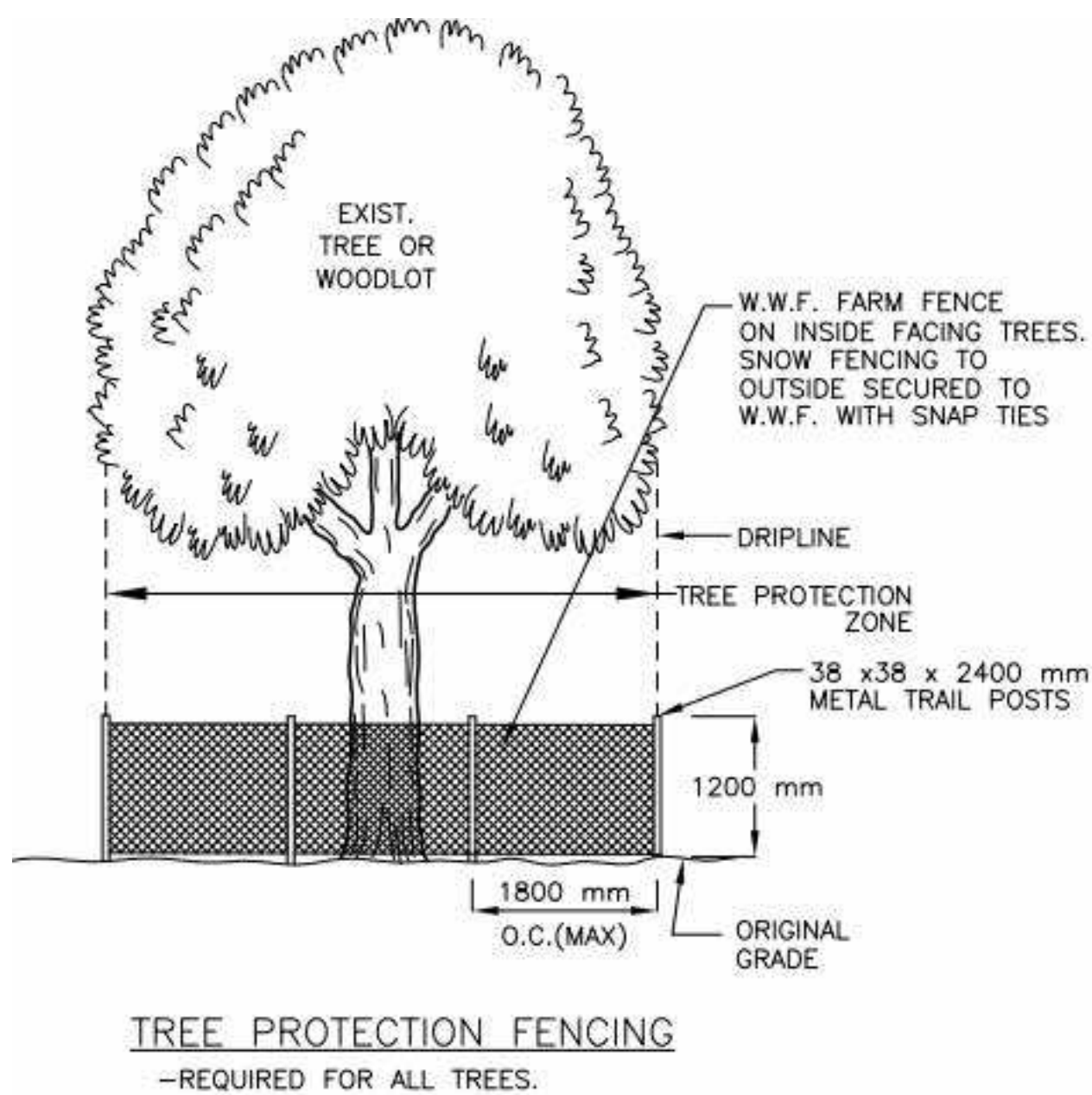
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DRAWING	DWG No
TREE PROTECTION PLAN	A103

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LEGEND

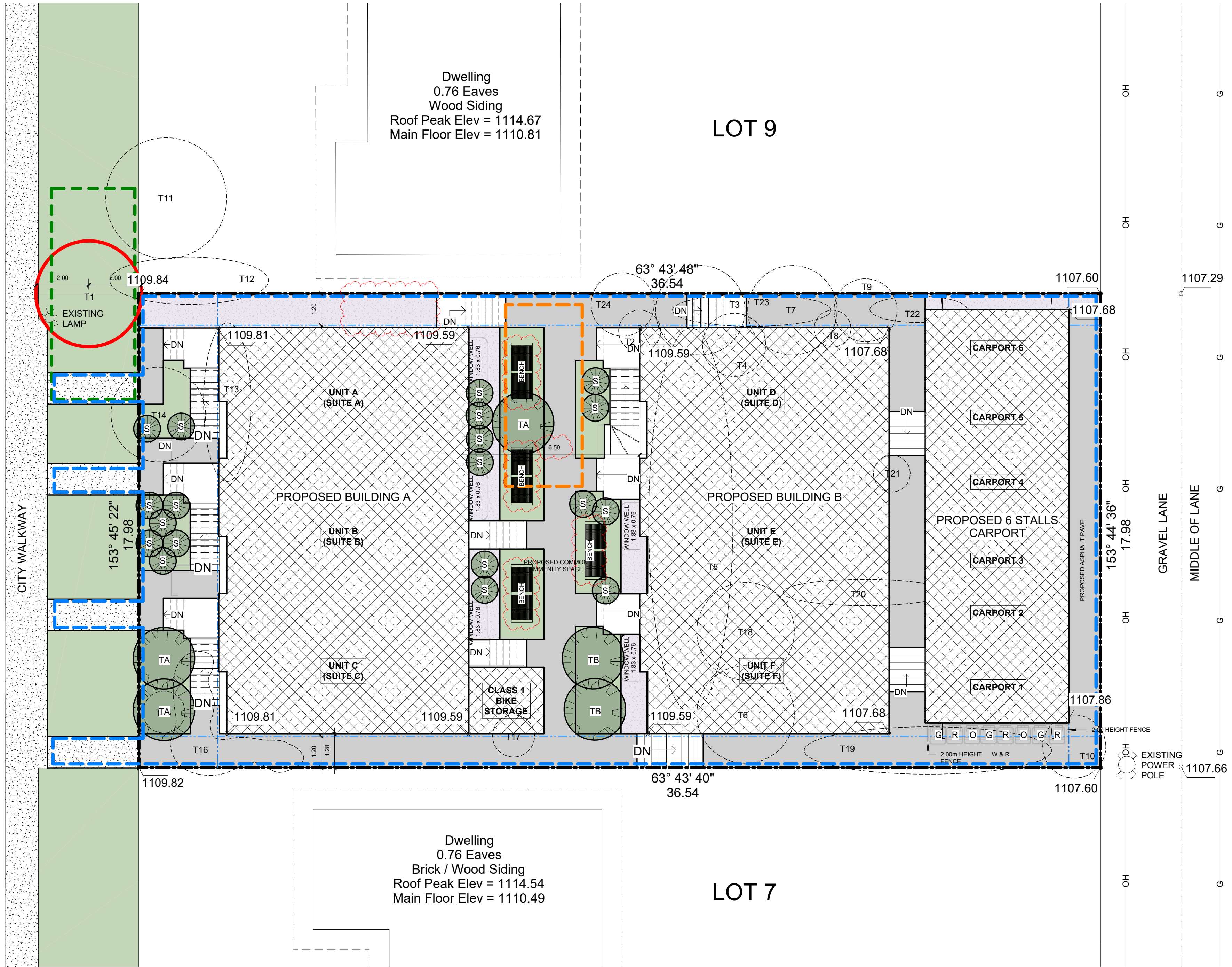
- TREE TO BE PROTECTED
- LIMIT OF LAND DISTURBANCE
- CONSTRUCTION MATERIAL STORAGE AREA
- TREE PROTECTION BARRIER

CAPITOL HILL CRESCENT N.W.

#2644

#2640

#2636



1 TREE PROTECTION PLAN
1 : 100

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

DRAWING	DWG No
ELEVATION 1	A201

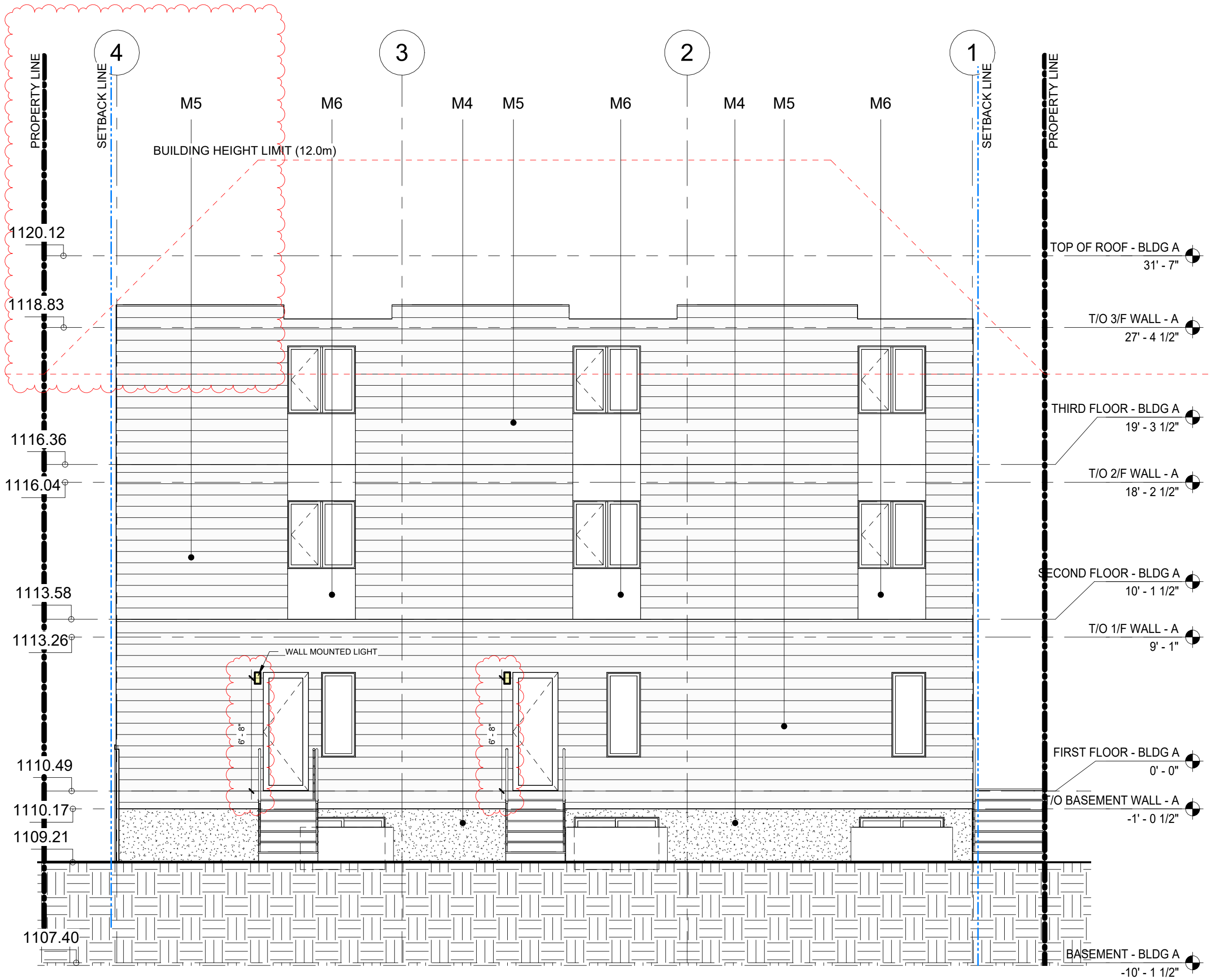
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① SOUTHWEST ELEV - BLDG A
3/16" = 1'-0"

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



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

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

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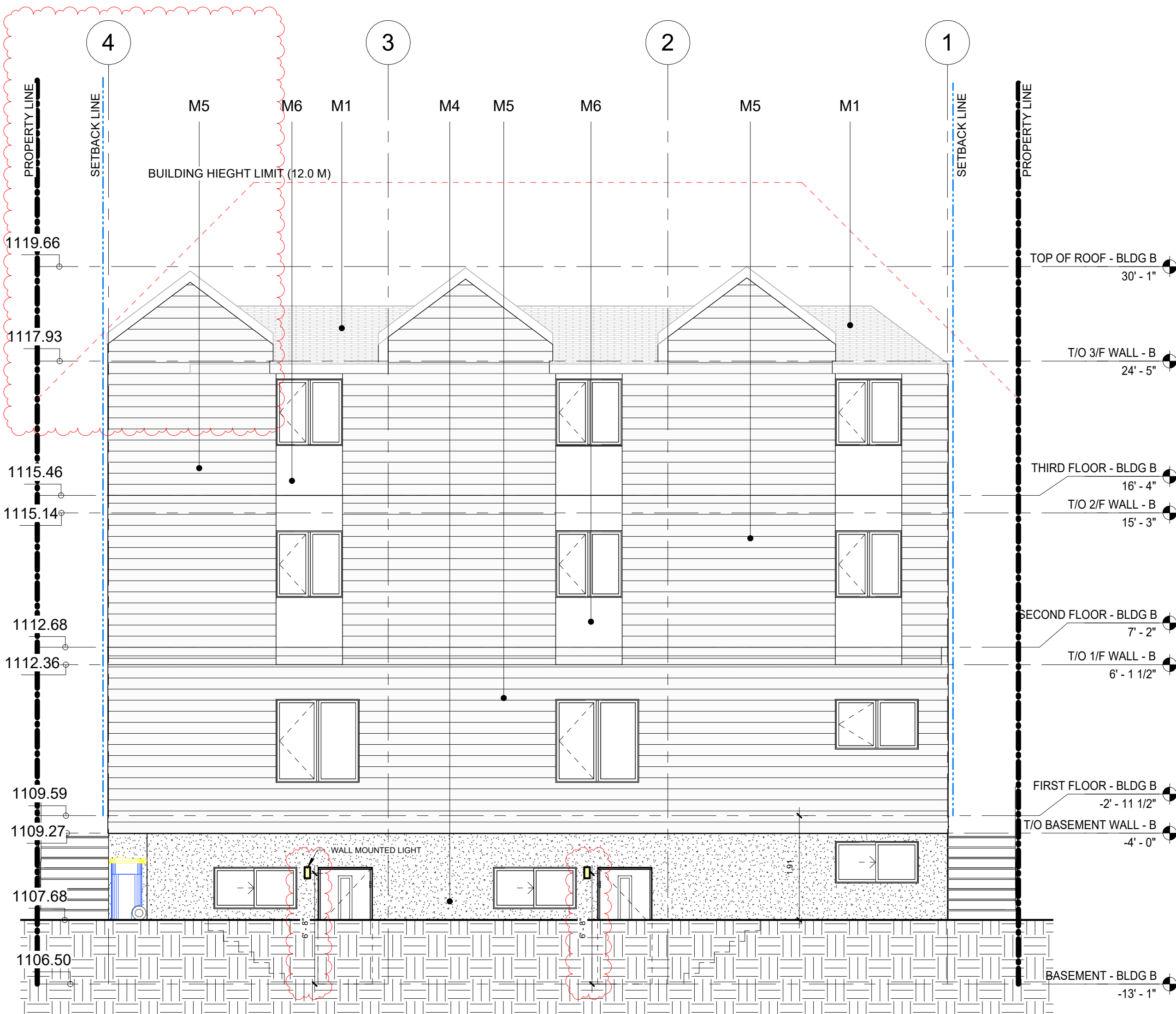
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PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

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	DARK GREY BRICK VENEER
M3	DARK GREY HORIZONTAL SIDING
M4	PARGING
M5	WHITE HORIZONTAL SIDING
M6	WOOD GRAIN HARDIE BOARD

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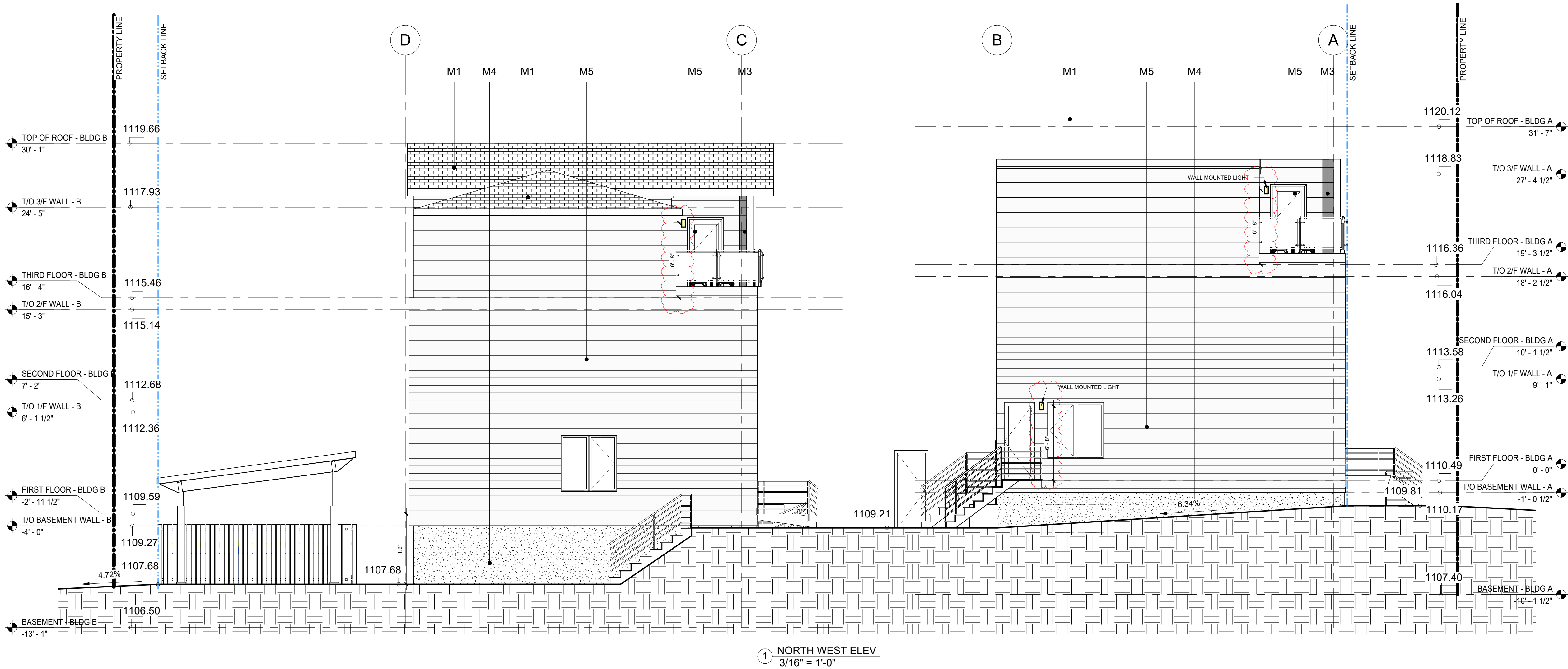
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PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No
ELEVATION 3	A203

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

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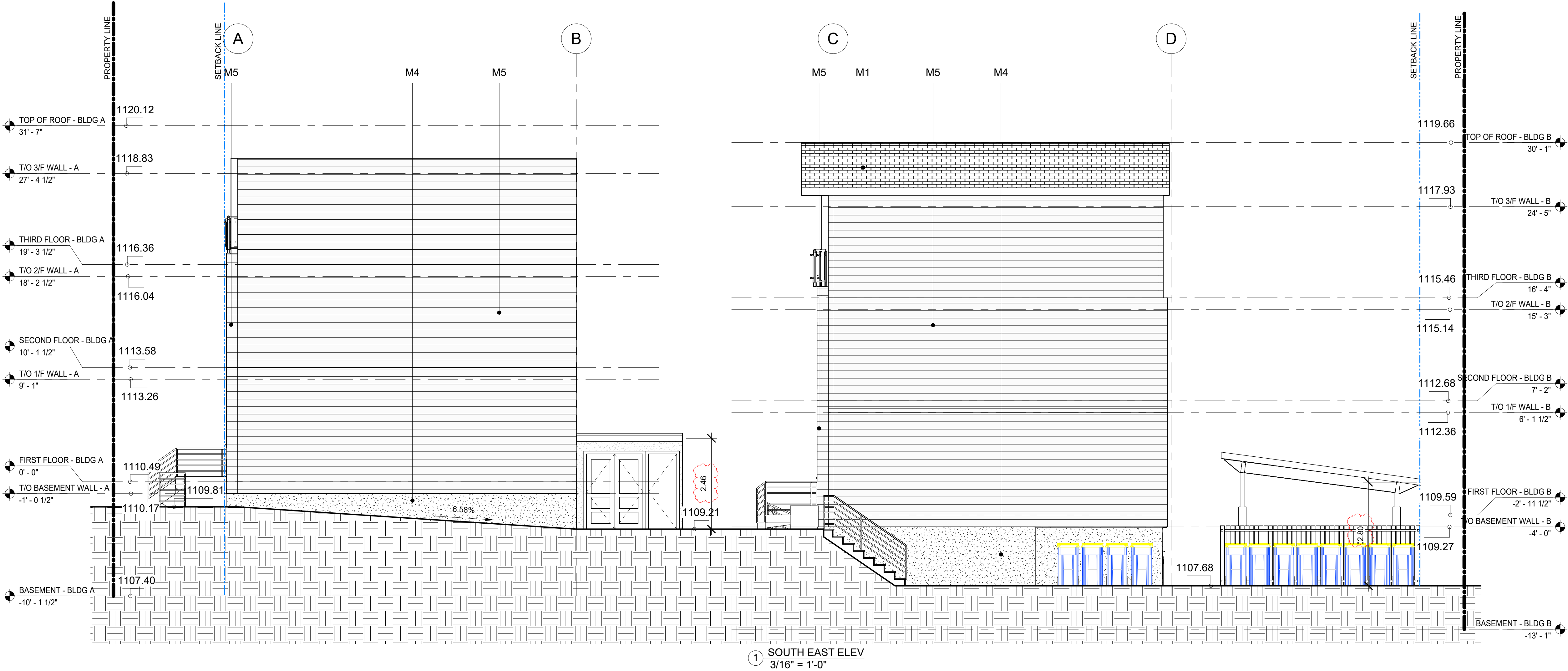
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PROJECT
PROPOSED 6-PLEX TOWNHOUSE DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING	DWG No.
ELEVATION 4	A204

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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 8
Block 5
Plan 2846GW

MUNICIPAL ADDRESS: 2640 Capitol Hill Crescent N.W.
Calgary, Alberta

DATE OF SURVEY: June 29th, 2023.

Scale: 1:250 0 1 2 3 4 5 10 15 20 25 METRES

NOTES:
ELEVATIONS ARE SHOWN THUS: ● = 1000.00 METRES. (GEODETIC)
ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM: 115204 Elev.: 1106.59
BEARING ARE GRID (31M) CENTRAL MERIDIAN 114°, DERIVED FROM GNSS OBSERVATIONS.
ALL DIMENSIONS ARE GIVEN IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
ALL DISTANCES ON CURVES ARE ARC DISTANCES.
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
A/C - Air Conditioner
Bldg - Building
BOC - Back of Curb
BOW - Back of Walk
Calc. - Calculated
Canl. - Canilever
Conc. - Concrete
C.S. - Countersunk
DH - Drill Hole
Enc. - Encroaches
Fd. - Found
I. - Iron Post
M.A. - Maintenance Access
Mk. - Mark
O.D. - Overland Drainage
Ret. - Retaining
R/W - Right of Way
W/O - Walkout Basement
W.W. - Window Well
Calculation points shown thus: X
Elevations shown thus: ●
Found Iron Posts shown thus: [Symbol]
Lamp Standards shown thus: [Symbol]
Manholes shown thus: [Symbol]
Power Poles shown thus: [Symbol]
Gas Meter shown thus: [Symbol]
Electrical Meter shown thus: [Symbol]
Property lines shown thus: [Symbol]
Utility Right of Ways shown thus: [Symbol]
Eaves shown thus: [Symbol]
Fences shown thus: [Symbol]
Overhead Electrical Lines shown thus: [Symbol]
Gasline shown thus: [Symbol]
Sanitaryline shown thus: [Symbol]
Stormline shown thus: [Symbol]
Telephone Lines shown thus: [Symbol]
Waterline shown thus: [Symbol]
Coniferous Tree - [Symbol]
Deciduous Tree - [Symbol]

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	Coniferous	0.40	4.00	12.00
2	Deciduous	0.10	3.00	5.00
3	Deciduous	0.30	6.00	12.00
4	Deciduous	0.30	6.00	12.00
5	Coniferous	0.50	6.00	20.00
6	Coniferous	0.50	6.00	18.00
7	Deciduous	0.40	7.00	14.00
8	Coniferous	0.20	2.00	12.00
9	Deciduous	0.20	5.00	12.00
10	Deciduous	0.10	3.50	8.00
11	Deciduous	0.40	6.00	6.00
12	Bush	---	1.80	1.75
13	Bush	---	2.60	4.00
14	Bush	---	5.20	3.50
15	Bush	---	2.40	2.00
16	Bush	---	5.20	4.50
17	Bush	---	3.00	4.00
18	Bush	---	4.10	4.00
19	Bush	---	1.50	2.50
20	Bush	---	1.00	2.00
21	Bush	---	1.60	3.00
22	Bush	---	1.80	3.50
23	Bush	---	2.00	4.00
24	Bush	---	3.80	4.00
25	Tree Line	---	---	8.00

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Job: 22-0349 | Surveyed: DN | Drawn: VH | Checked by: AB

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SCALE	AS NOTED	FILE	20230612
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CLIENT
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PROJECT
PROPOSED 6-PLEX
TOWNHOUSE
DEVELOPMENT
2640 Capitol Hill Cr NW

DRAWING
SURVEY PLAN

DWG No

A401

Calgreen
Living

Design & Build consulting

Tel: 587-578-1425