

# 1&2 TRAFFORD CRESCENT N.W

## ISSUED FOR DEVELOPMENT PERMIT

OCTOBER 3rd, 2025

### DRAWING LIST:

|        |                                    |
|--------|------------------------------------|
| DP.000 | TITLE SHEET                        |
| DP.001 | BLOCK PLAN                         |
| DP.002 | SITE DETAILS                       |
| DP.101 | SITE PLAN                          |
| L.100  | LANDSCAPE PLAN                     |
| DP.200 | BUILDING A+B - BASEMENT FLOOR PLAN |
| DP.201 | BUILDING A+B - MAIN FLOOR PLAN     |
| DP.202 | BUILDING A+B - SECOND FLOOR PLAN   |
| DP.203 | BUILDING A+B - ROOF PLAN           |
| DP.204 | GARAGE - PLAN AND ROOF PLAN        |
| DP.205 | GARAGE - SECTIONS+ELEVATION        |
| DP.206 | GARAGE - ELEVATIONS                |
| DP.207 | CLASS-1 BICYCLE PARKING STALL      |
| DP.300 | BUILDING A - SECTIONS              |
| DP.301 | BUILDING B - SECTIONS              |
| DP.400 | BUILDING A - ELEVATIONS            |
| DP.401 | BUILDING B - ELEVATIONS            |
| DP.402 | BUILDING A+B - ELEVATIONS          |
| S.100  | SURVEY                             |



(ARTISTIC REPRESENTATION ONLY)

### PROJECT INFORMATION:

#### PARCEL ADDRESS:

|            |                                         |
|------------|-----------------------------------------|
| LEGAL:     | L: 1&2, B: 4, P: 6455 GS                |
| MUNICIPAL: | 1&2 TRAFFORD CRESCENT N.W., CALGARY, AB |
| COMMUNITY: | THORNCLIFFE                             |
| ZONING:    | R-CG                                    |

#### PROPOSED GROSS BUILDING A AREA:

| FLOOR LEVEL  | SQ.M. / SQ.FT.                |
|--------------|-------------------------------|
| LOWER        | 264.56 SQ.M. / 2847.65 SQ.FT. |
| MAIN         | 264.56 SQ.M. / 2847.65 SQ.FT. |
| SECOND       | 281.03 SQ.M. / 3024.94 SQ.FT. |
| ABOVE FLOOR: | 545.59 SQ.M. / 5872.59 SQ.FT. |
| TOTAL:       | 810.15 SQ.M. / 8720.24 SQ.FT. |

#### PROPOSED GROSS BUILDING B AREA:

| FLOOR LEVEL  | SQ.M. / SQ.FT.                |
|--------------|-------------------------------|
| LOWER        | 249.48 SQ.M. / 2685.33 SQ.FT. |
| MAIN         | 249.48 SQ.M. / 2685.33 SQ.FT. |
| SECOND       | 258.89 SQ.M. / 2786.67 SQ.FT. |
| ABOVE FLOOR: | 508.37 SQ.M. / 5472.00 SQ.FT. |
| TOTAL:       | 757.85 SQ.M. / 8157.33 SQ.FT. |

#### PROPOSED GARAGE AREA:

|        |                               |
|--------|-------------------------------|
| TOTAL: | 186.26 SQ.M. / 2004.91 SQ.FT. |
|--------|-------------------------------|

### BYLAW REGULATIONS:

#### BUILDING SETBACKS:

|                                       | PERMITTED |
|---------------------------------------|-----------|
| FRONT (NORTH-EAST, TRAFFORD CRESCENT) | 3.0m      |
| SIDE (SOUTH-EAST, R-CG PARCEL)        | 1.2m      |
| REAR (SOUTH-WEST, LANE)               | 1.2m      |
| SIDE (NORTH-WEST, NORTHMOUNT DRIVE)   | 1.2m      |

#### PARCEL COVERAGE:

|                          |                                 |
|--------------------------|---------------------------------|
| PARCEL AREA:             | 1329.85 SQ.M. / 14314.37 SQ.FT. |
| PARCEL COVERAGE ALLOWED: | 60%                             |
| BUILDING FOOT PRINT:     | 700.29 SQ.M. / 7537.89 SQ.FT.   |
| TOTAL PROPOSED COVERAGE: | 53%                             |

#### DENSITY:

|                   |                         |
|-------------------|-------------------------|
| MAXIMUM ALLOWED:  | 75 UNITS PER HECTARE    |
| PROPOSED:         | 9 UNITS / 1329.85 SQ.M. |
| PROPOSED DENSITY: | 68 UNITS PER HECTARE    |

#### AMENITY SPACE:

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| MINIMUM REQUIRED: | 5.0 SQ.M. / 53.82 SQ.FT. / UNIT                                         |
| PROPOSED:         | TOTAL 45.60 SQ.M. / 490.86 SQ.FT.<br>= 5.07 SQ.M. / 54.54 SQ.FT. / UNIT |

#### VEHICULAR PARKING:

|                                                  |                     |
|--------------------------------------------------|---------------------|
| REQUIRED RESIDENTIAL STALLS<br>0.5 STALLS / UNIT | 9.0 STALLS REQUIRED |
| TOTAL PARKING STALLS PROVIDED:                   | 10.0 STALLS         |

#### BICYCLE PARKING:

|                                |                     |
|--------------------------------|---------------------|
| TOTAL PARKING STALLS PROVIDED: | 8.0 STALLS PROVIDED |
|--------------------------------|---------------------|

#### WASTE & RECYCLING:

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| MINIMUM REQUIRED: | 0.24 m³ PER UNIT / WEEK<br>(18 UNITS AND SUITES x 0.24 m³ = 4.32 m³ / WEEK) |
| PROVIDED:         |                                                                             |
| WASTE:            | 8 x 0.24 m³ BINS = 1.92 m³                                                  |
| RECYCLING:        | 6 x 0.24 m³ BINS = 1.44 m³                                                  |
| ORGANICS:         | 4 x 0.24 m³ BINS = 0.96 m³                                                  |



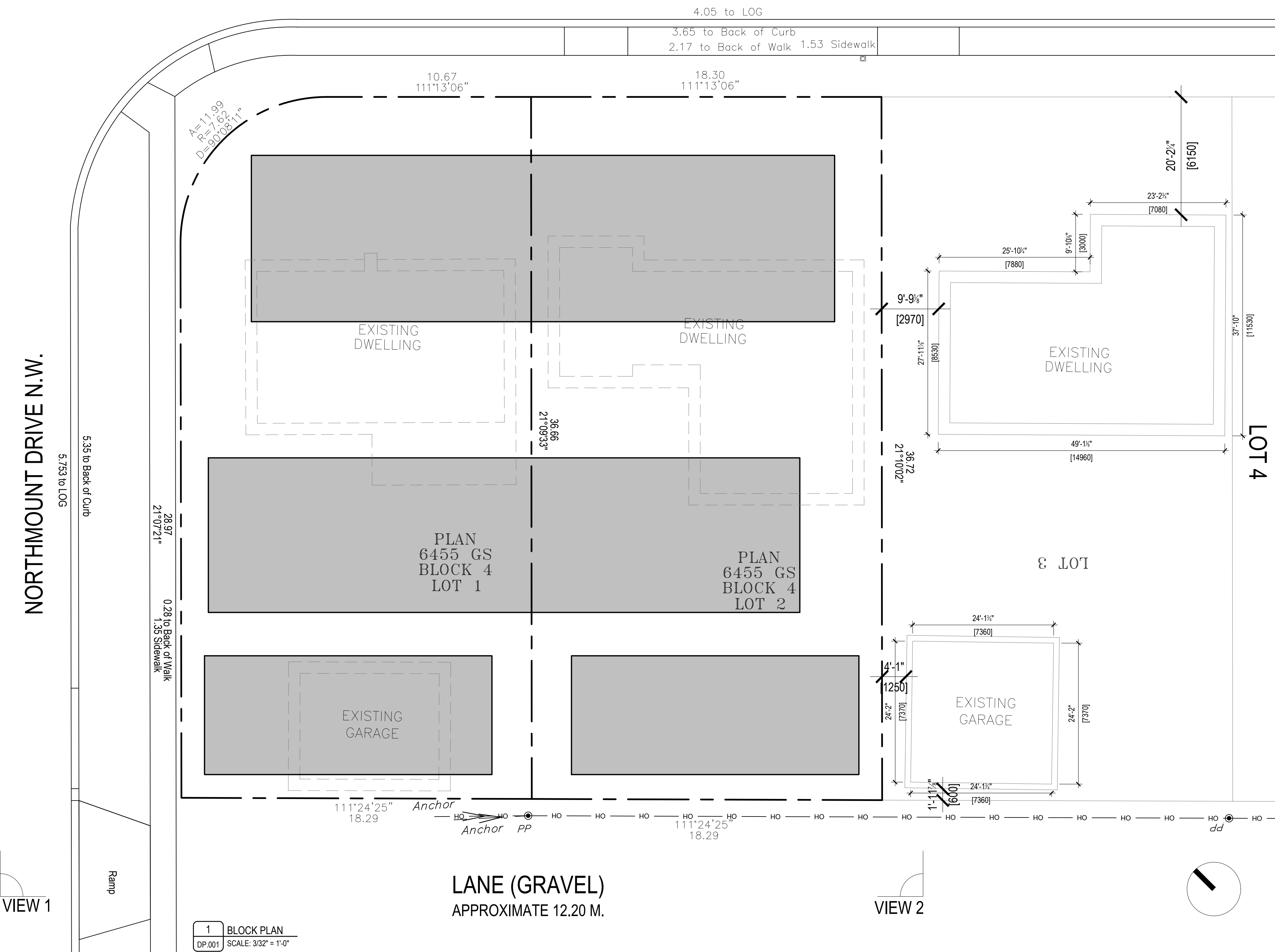
FORMED ALLIANCE ARCHITECTURE STUDIO



VIEW 4

TRAFFORD CRESCENT N.W.

VIEW 3



TRAFFORD CRESCENT N.W.



VIEW 1 : SOUTH WEST



VIEW 2 : SOUTH EAST



VIEW 3 : NORTH EAST



VIEW 4 : NORTH WEST

F A A S

ARMED ALLIANCE ARCHITECTURE STUDIO

## RELEASES

[illegible]

PROJECT NAME

1&2 TRAFFORD  
CRESCENT N.W

TRAFFORD CRESCENT N.W.  
GARY, AB

ADDRESS

32 B: 4 P: 6455 GS

25.032 MRC 1

CHECKED

SM/SK

|          |          |
|----------|----------|
|          | SCALE    |
| OCT 2025 | AS NOTED |

## LOCK PLAN

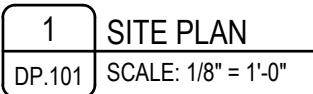
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DP.001

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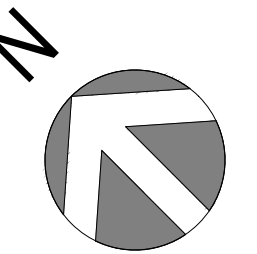


**NORTHMOUNT DRIVE N.W.**



1. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITH COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.
7. EMPTY CONDUIT WITH PULL STRING FROM ELECTRICAL PANEL TO ATTIC FOR FUTURE SOLAR PANELS. ALLOW FOR DEAD LOAD OF SOLAR PANELS ON ROOF TRUSSES.
8. EMPTY CONDUIT WITH PULL STRING FROM ELECTRICAL PANEL TO PARKING AREA FOR FUTURE EV CHARGING EQUIPMENT.

|                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
| N.01                                                                                  | ENTRY TO PRIMARY UNIT                            |
| N.02                                                                                  | ENTRY TO SECONDARY SUITE                         |
| N.03                                                                                  | PROPOSED ENCLOSED PARKING STALL                  |
| N.04                                                                                  | PROPOSED WASTE AND RECYCLING LOCATION            |
| N.05                                                                                  | PROPOSED FENCE AND METAL GATE                    |
| N.06                                                                                  | PROPOSED CLASS-1 BICYCLE PARKING STALL           |
| N.07                                                                                  | PROPOSED COMMON AMENITY SPACE (AREA: 45.80 SQ.M) |
| N.08                                                                                  | LINE OF BUILDING ABOVE                           |
| N.09                                                                                  | WINDOW WELL                                      |
|  | PROPOSED ENTRY WAY LIGHTING                      |
|  | PROPOSED PATHWAY LIGHTING                        |
|  | PROPOSED MOTION SENSOR LIGHTING                  |
|  | EXISTING GEODETIC ELEVATION                      |
|  | PROPOSED GEODETIC ELEVATION                      |
|  | ELECTRICAL METER LOCATION                        |
|  | GAS METER LOCATION                               |
|  | WATER METER LOCATION                             |

[illegible]

2 TRAFFORD CRESCENT N.W.  
CALGARY, AB

25.032 MRC 1

SM/SK

|          |          |
|----------|----------|
|          | SCALE    |
| OCT 2025 | AS NOTED |

## WHITE PLAN

NEW NUMBER

DP.101

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CONSENT.



## F A A S

ARMED ALLIANCE ARCHITECTURE STUDIO

- A. LANDSCAPE AREA = **457.21 SQ.M / 4921.37 SQ.FT PROVIDED**
- B. BYLAW 542 (7) MINIMUM 30% OF LANDSCAPE AREA MUST BE SOFT SURFACED LANDSCAPING = **253.90 SQ.M / 2732.96 SQ.FT PROVIDED (55.53%)**
- C. BYLAW 542.2 (2): 1 TREE AND 3 SHRUBS REQUIRED PER 110 sq.m OF PARCEL AREA = **22 TREES & 98 SHRUBS. PROVIDED X TREES & X SHRUBS**
- D. LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- E. ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM.
- F. ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- G. MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.

|                                                                                     |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
| <b>N.01</b>                                                                         | PROPOSED SIGNAGE            |
| <b>N.02</b>                                                                         | LANDSCAPE CURB              |
|  | EXISTING GEODETIC ELEVATION |
|  | PROPOSED GEODETIC ELEVATION |
|  | GAS METER LOCATION          |
|  | WATER METER LOCATION        |
|  | ELECTRICAL METER LOCATION   |

| NO. | SPECIES    | CALIPER (m) | CANOPY (m) | HEIGHT (m) | NOTES         |
|-----|------------|-------------|------------|------------|---------------|
| T1  | CONIFEROUS | 0.90        | 3.6        | 10.50      | TO REMAIN     |
| T2  | CONIFEROUS | 0.75        | 2.4        | 10.50      | TO REMAIN     |
| T3  | CONIFEROUS | 0.76        | 2.8        | 10.00      | TO BE REMOVED |
| T4  | CONIFEROUS | 0.50        | 4.5        | 11.00      | TO BE REMOVED |
| T5  | CONIFEROUS | 0.38        | 6.6        | 11.00      | TO BE REMOVED |
| T6  | CONIFEROUS | 0.50        | 3.0        | 10.50      | TO BE REMOVED |
| T7  | DECIDUOUS  | 0.90        | 2.1        | 8.00       | TO BE REMOVED |

| PLANTING LEGEND                                                                       |                          |                          |                          |            |              |               |                            |      |
|---------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|------------|--------------|---------------|----------------------------|------|
| SYMBOL                                                                                | COMMON NAME              | BOTANICAL NAME           | SIZE @ PLANTING          | TYP SPREAD | CALIPER      | MATURE HEIGHT | REQ.                       | QTY. |
| CONFIFEROUS TREES                                                                     |                          |                          |                          |            |              |               |                            |      |
|  | DWARF SPRUCE             | PICEA GLAUCA             | 2 m HIGH                 | 7'-10'     | 10'-13'      |               | LOW WATER DROUGHT TOLERANT | 6    |
|  | COLUMNAR COLORADO SPRUCE | PICEA PUNGENS FASTIGIATA | MIN 2.0mm DEEP ROOT BALL | 5'         | 3.0m HIGH    | 6.0m HIGH     | LOW WATER DROUGHT TOLERANT | 3    |
| DECIDUOUS TREES                                                                       |                          |                          |                          |            |              |               |                            |      |
|  | USSURIAN PEAR            | PYRUS USSURIENSIS        | 60 mm CALLIPER           | 20'-25'    | 80mm CALIPER | 5.0m HIGH     | LOW WATER DROUGHT TOLERANT | 5    |
|  | SPRING SNOW CRABAPPLE    | MALUS X'SPRING SNOW      |                          | 15'-20'    | 50mm CALIPER | 8.0m HIGH     |                            | 8    |
| DECIDUOUS SHRUBS                                                                      |                          |                          |                          |            |              |               |                            |      |
|  | SAVIN JUNIPER            | JUNIPERUS SABINA         | 0.60 m SPREAD            | 4'-0"      | 3' TO 6'     |               | LOW WATER DROUGHT TOLERANT | 53   |
|  | MISS KIM LILAC           | SYRINGA SPP. PAT         | 0.60m SPREAD             | 1.5m       |              |               | LOW WATER DROUGHT TOLERANT | 28   |
|  | ENDLESS SUMMER HYDRANGEA | SYRINGA SPP.             | 0.60m SPREAD             | 1.5m       | 600mm        |               | LOW WATER DROUGHT TOLERANT | 34   |

22 TRAFFORD CRESCENT N.W.  
CALGARY, AB

182 B: 4 P: 6455

25.032 MRC 1

|     |         |
|-----|---------|
| MAN | CHECKED |
| P   | SM/SK   |

| DATE       | SCALE  |
|------------|--------|
| 1 OCT 2025 | AS NOT |

# LANDSCAPE PLANNING

06/05/2014 12:00:00

# L.100

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

**NORTHMOUNT DRIVE N.W.**

# LOT 3

# LOT 4

## 12.20M GRAVEL LANE

|       |                     |
|-------|---------------------|
| 1     | LANDSCAPE PLAN      |
| L.100 | SCALE: 1/8" = 1'-0" |



|             |                                       |
|-------------|---------------------------------------|
| <b>N.01</b> | EXISTING GRADING AT PROPERTY LINE     |
| <b>N.02</b> | PROPOSED GRADING AT BUILDING          |
| <b>N.03</b> | PROPOSED ENCLOSED PARKING STALL       |
| <b>N.04</b> | PROPOSED WASTE AND RECYCLING LOCATION |
| <b>N.05</b> | GARAGE DOOR 8'X8' TYP.                |
| <b>N.06</b> | PROPOSED CONCRETE APRON               |
| <b>N.07</b> | DOWNSPOUT/EAVESTROUGH LOCATION        |
| <b>N.08</b> | METAL GATE, COLOUR : BLACK            |

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

### A - FIBER CEMENT

- |                    |                                           |
|--------------------|-------------------------------------------|
| A2.1               | PANEL / SMOOTH / COLOUR = BLACK           |
| <b>B - MASONRY</b> |                                           |
| B1.1               | BRICK / COLOUR = BEIGE                    |
| <b>C - METAL</b>   |                                           |
| C3.1               | ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK |
| C4.1               | METAL FLASHING / COLOUR = BLACK           |
| C5.1               | METAL SCREEN W/ GATE / COLOUR = BLACK     |

- D - TRIM**
- |      |                                          |
|------|------------------------------------------|
| D1.1 | ENGINEERED 2" WOOD TRIM / COLOUR = BLACK |
|------|------------------------------------------|
- E - PARGING/CONCRETE**

- ### E - PARGING/CONCRETE

- E1.1 PARGING / COLOUR = NATURAL GRAY

- ## F - ROOFING

- F1.1 ASPHALT ROOF SHINGLES / COLOUR = BLACK

- ## H - DOORS

- |      |                                          |
|------|------------------------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK              |
| H2.1 | METAL 8'x8' GARAGE DOOR / COLOUR = BLACK |

- EXISTING GEODETIC ELEVATION  
PROPOSED GEODETIC ELEVATION

[illegible]

82 TRAFFORD CRESCENT N.W.  
CALGARY, AB

182 B: 4 P: 6455

25.032 MR

|      |         |
|------|---------|
| RANK | CHECKED |
| IP   | SMISK   |

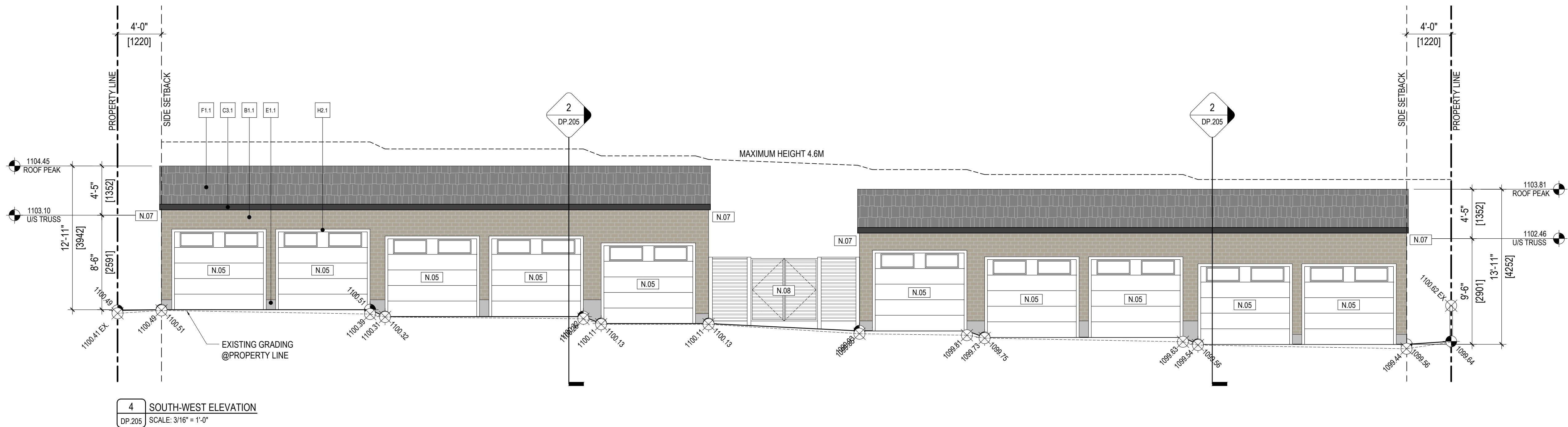
|             |        |
|-------------|--------|
| DATE        | SCALE  |
| 13 OCT 2025 | AS NOT |

# DRAWING TITLE GARAGE - SECTION ELEVATION

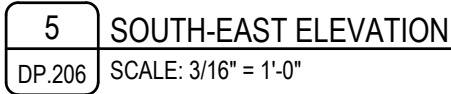
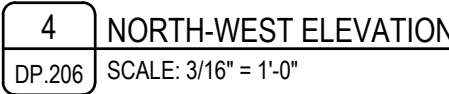
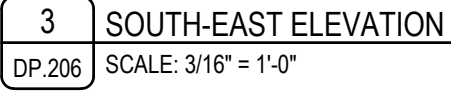
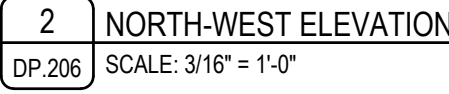
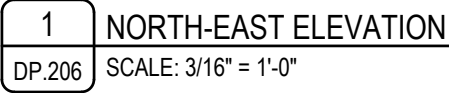
RAJENDRA PRASAD

# DP.205

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|             |                                       |
|-------------|---------------------------------------|
| <b>N.01</b> | EXISTING GRADING AT PROPERTY LINE     |
| <b>N.02</b> | PROPOSED GRADING AT BUILDING          |
| <b>N.03</b> | PROPOSED ENCLOSED PARKING STALL       |
| <b>N.04</b> | PROPOSED WASTE AND RECYCLING LOCATION |
| <b>N.05</b> | GARAGE DOOR 8'X8' TYP.                |
| <b>N.06</b> | PROPOSED CONCRETE APRON               |
| <b>N.07</b> | DOWNSPOUT/EAVESTROUGH LOCATION        |
| <b>N.08</b> | METAL GATE, COLOUR : BLACK            |

1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

### A - FIBER CEMENT

- |                             |                                           |
|-----------------------------|-------------------------------------------|
| A2.1                        | PANEL / SMOOTH / COLOUR = BLACK           |
| <b>B - MASONRY</b>          |                                           |
| B1.1                        | BRICK / COLOUR = BEIGE                    |
| <b>C - METAL</b>            |                                           |
| C3.1                        | ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK |
| C4.1                        | METAL FLASHING / COLOUR = BLACK           |
| C5.1                        | METAL SCREEN W/ GATE / COLOUR = BLACK     |
| <b>D - TRIM</b>             |                                           |
| D1.1                        | ENGINEERED 2" WOOD TRIM / COLOUR = BLACK  |
| <b>E - PARGING/CONCRETE</b> |                                           |
| E1.1                        | PARGING / COLOUR = NATURAL GRAY           |
| <b>F - ROOFING</b>          |                                           |
| F1.1                        | ASPHALT ROOF SHINGLES / COLOUR = BLACK    |
| <b>H - DOORS</b>            |                                           |
| H1.1                        | METAL DOOR / COLOUR = BLACK               |
| H2.1                        | METAL 8'x8' GARAGE DOOR / COLOUR = BLACK  |

-  EXISTING GEODETIC ELEVATION  
 PROPOSED GEODETIC ELEVATION

[illegible]

82 TRAFFORD CRESCENT N.W.  
CALGARY, AB

LOGICAL ADDRESS

L: 182      B: 4      P: 6455 GS

PROJECT NO. 25.032 MRC 1

|     |       |
|-----|-------|
| MAN | CHICK |
| IP  | SM/K  |

| DATE        | SCALE    |
|-------------|----------|
| 13 OCT 2025 | AS NOTED |

## DRIVING TITLE

### GARAGE - ELEVATIONS

RAJENDRA PRASAD

# DP.206

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1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

|             |                                       |
|-------------|---------------------------------------|
| <b>N.01</b> | CANOPY                                |
| <b>N.02</b> | DOWNSPOUT/ EAVESTROUGH COLOUR = BLACK |
| <b>N.03</b> | LANDSCAPE CURB                        |

**A - FIBER CEMENT**

|      |                                                       |
|------|-------------------------------------------------------|
| A1.1 | 6" HORIZONTAL LAP SIDING / CEDARMILL / COLOUR = BLACK |
| A2.1 | PANEL / SMOOTH / COLOUR = BLACK                       |

|      |                        |
|------|------------------------|
| B1.1 | BRICK / COLOUR = BEIGE |
|------|------------------------|

|      |                                           |
|------|-------------------------------------------|
| C3.1 | ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK           |

D1.1 ENGINEERED 2" WOOD TRIM / COLOUR = BLACK

|      |                                        |
|------|----------------------------------------|
| E1.1 | PARGING / COLOUR = NATURAL GRAY        |
| E2.1 | CONCRETE STAIR / COLOUR = NATURAL GRAY |

|      |                                        |
|------|----------------------------------------|
| F1.1 | ASPHALT ROOF SHINGLES / COLOUR = BLACK |
|------|----------------------------------------|

|      |                         |
|------|-------------------------|
| G1.1 | WINDOW / COLOUR = BLACK |
|------|-------------------------|

|      |                             |
|------|-----------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
|------|-----------------------------|

## J - GUARDS & RAILINGS

## L-LIGHTS

## M - METER SERVICE

 EXISTING GEODETIC ELEVATION

 PROPOSED GEODETIC ELEVATION[illegible]

1&2 TRAFFORD  
CRESCENT N.W

82 TRAFFORD CRESCENT N.W.  
CALGARY, AB

: 182 B: 4 P: 6455 GS

PROJECT NO. \_\_\_\_\_

25.052 MKU 1

IP SM/SK

| DATE     | SCALE    |
|----------|----------|
| 10/10/10 | 10/10/10 |

READING TIME

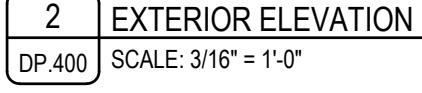
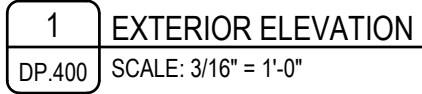
BUILDING A - ELEVATIONS

DOI: 10.1002/for

# DP.400

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CONSENT.





1. REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
2. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

|             |                                       |
|-------------|---------------------------------------|
| <b>N.01</b> | CANOPY                                |
| <b>N.02</b> | DOWNSPOUT/ EAVESTROUGH COLOUR = BLACK |
| <b>N.03</b> | LANDSCAPE CURB                        |

**A - FIBER CEMENT**

|      |                                                       |
|------|-------------------------------------------------------|
| A1.1 | 6" HORIZONTAL LAP SIDING / CEDARMILL / COLOUR = BLACK |
| A2.1 | PANEL / SMOOTH / COLOUR = BLACK                       |

|      |                        |
|------|------------------------|
| B1.1 | BRICK / COLOUR = BEIGE |
|------|------------------------|

|      |                                           |
|------|-------------------------------------------|
| C3.1 | ALUMINUM FASCIA & SOFFIT / COLOUR = BLACK |
| C4.1 | METAL FLASHING / COLOUR = BLACK           |

D1.1 ENGINEERED 2" WOOD TRIM / COLOUR = BLACK

|      |                                        |
|------|----------------------------------------|
| E1.1 | PARGING / COLOUR = NATURAL GRAY        |
| E2.1 | CONCRETE STAIR / COLOUR = NATURAL GRAY |

|      |                                        |
|------|----------------------------------------|
| F1.1 | ASPHALT ROOF SHINGLES / COLOUR = BLACK |
|------|----------------------------------------|

|      |                         |
|------|-------------------------|
| G1.1 | WINDOW / COLOUR = BLACK |
|------|-------------------------|

|      |                             |
|------|-----------------------------|
| H1.1 | METAL DOOR / COLOUR = BLACK |
|------|-----------------------------|

H2.1 METAL 8'x8' GARAGE DOOR / COLOUR = BLACK

J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = BLACK

K1.1 ADDRESS NUMBER / COLOUR = BLACK

|      |                               |
|------|-------------------------------|
| L1.1 | WALL MOUNTED / COLOUR = BLACK |
|------|-------------------------------|

M1.1 SERVICE METER C/W PANEL BACKING FINISH AND TRIM SURROUND  
COLOUR = TO MATCH ADJACENT FINISH

 EXISTING GEODETIC ELEVATION

 PROPOSED GEODETIC ELEVATION

| NO. | DESCRIPTION   | DATE       |
|-----|---------------|------------|
|     |               |            |
|     |               |            |
|     |               |            |
|     |               |            |
|     |               |            |
|     |               |            |
|     |               |            |
|     |               |            |
| 01  | ISSUED FOR DP | 2025.10.03 |

1&2 TRAFFORD  
CRESCENT N.W

82 TRAFFORD CRESCENT N.W.  
CALGARY, AB

L: 182      B: 4      P: 6455 GS

25.032 MRC 1

|      |         |
|------|---------|
| NAME | CHECKED |
| IP   | SM/SK   |

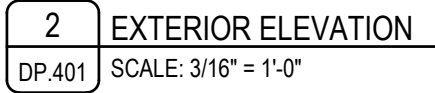
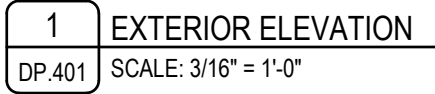
|             |          |
|-------------|----------|
| DATE        | SCALE    |
| 03 OCT 2025 | AS NOTED |

# BUILDING B - ELEVATIONS

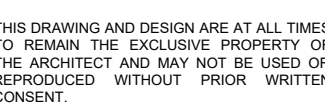
RAJIVG) 78,80(5)

DP.401

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CONSENT.









# AXIOM GEOMATICS

City of Calgary

Plan Showing Survey for  
Development Permit

Plan 6455 GS  
Block 4  
Lot 1 & 2

Municipal Address:  
1 & 2 Trafford Crescent N.W.  
Calgary, Alberta

## NOTE

Unless otherwise specified, the dimensions shown relate to  
distances from property boundaries to foundation walls only  
at the date of survey.

Title information is based on a Title Search dated June 10, 2024  
Title No: 871 124 224

Property is subject to:  
771 147 064 ZONING REGULATIONS (AIRPORT)  
921 301 301, 951 158 604, 981 242 903 CAVEAT  
021 028 967, 021 028 968, 021 028 969 DISCHARGE OF CAVEAT

Title information is based on a Title Search dated June 20, 2024  
Title No: 791 031 847

Property is subject to:  
771 147 064 ZONING REGULATIONS (AIRPORT)

Property Boundaries of Parcel Affected shown thus: ————

Foundations shown thus: —X—

Fences shown thus: —X—

Elevations are geodetic and derived from ASCM 279968 (Elev.=1095.08)

Elevations are metric and are shown thus :

Deciduous Trees are shown thus :

Coniferous Trees are shown thus :

Upper Windows shown thus:

Main Windows shown thus:

Lower Windows shown thus:

Doors shown thus:

## TREE TABLE

| Tree # | Tree Type  | Trunk Ø | Canopy(r) | Height |
|--------|------------|---------|-----------|--------|
| 1      | Coniferous | 0.90m   | 3.6m      | 10.50m |
| 2      | Coniferous | 0.75m   | 2.4m      | 10.50m |
| 3      | Coniferous | 0.76m   | 2.8m      | 10.00m |
| 4      | Coniferous | 0.50m   | 4.5m      | 11.00m |
| 5      | Coniferous | 0.38m   | 6.6m      | 11.00m |
| 6      | Coniferous | 0.50m   | 3.0m      | 10.50m |
| 7      | Deciduous  | 0.90m   | 2.1m      | 8.00m  |

Scale : 1 : 200

Dated this 10th day of August, 2024.

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AG FILE NO.: 7326

This plan is not to be used for the establishment of boundaries  
and is intended for the purpose of applying for development  
permit only