



EXTERIOR KEY NOTES:

1. ALUMINUM FLASHING - BLACK
2. HARDIE BOARD SIDING - WHITE
3. HARDIE BOARD SIDING - BLACK
4. BRICK VENEER - BROWN / GREY
5. WINDOWS AND DOORS - BLACK
6. NOT USED
7. NOT USED
8. NOT USED

ELEVATION NOTES:

PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

WINDOW & DOOR NOTES:

MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2023 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: -720 PA
MINIMUM WATER PENETRATION: 220 PA
RESISTANCE TEST PRESSURE MINIMUM
CANADIAN AIR INFILTRATION/ EXFILTRATION: A2
TERRAIN TYPE: ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.61
FENESTRATION & DOORS - MIN. ENERGY RATING = 25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS
SKYLIGHTS = 2.75

1 FRONT ELEVATION
A8 SCALE = 3/16" = 1'-0"



2 RIGHT ELEVATION
A8 SCALE = 3/16" = 1'-0"

CONSULTANT: **PLP DESIGN**
for your residential and commercial design needs
403-454-7932
plpdesign.drafting@gmail.com

PROFESSIONAL CONSULTANT:

PROJECT NAME:

MULTIFAMILY DEVELOPMENT

PROJECT ADDRESS:

503 TRAFFORD DRIVE NW
CALGARY, AB
LOTS 7, BLOCK 1, PLAN 6455 GS

SHEET:

ELEVATIONS

DRAWN BY:	FILE:	SHEET:
IAN	PLP 2025-035	A8
SCALE:	DATE:	
AS NOTED	1/13/2026	



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SKYLIGHTS = 2.75

1 REAR ELEVATION
A9 SCALE = 3/16" = 1'-0"



2 LEFT ELEVATION
A9 SCALE = 3/16" = 1'-0"

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CALGARY, AB
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SHEET:

ELEVATIONS

DRAWN BY:

IAN

SCALE:

AS NOTED

FILE:

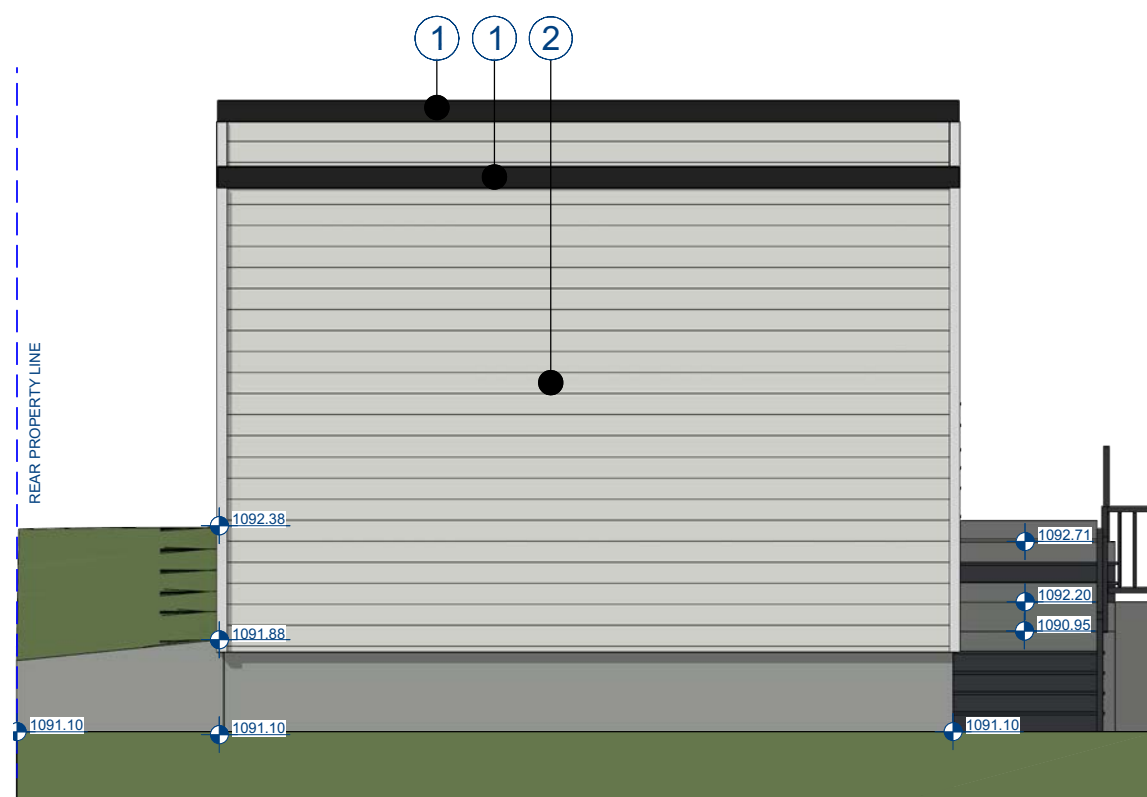
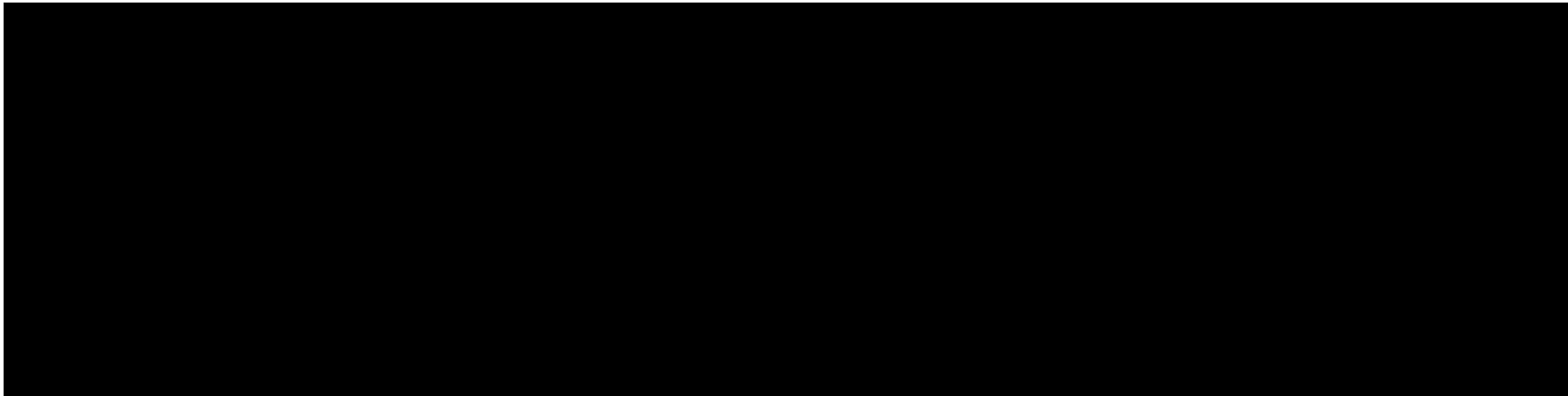
PLP 2025-035

DATE:

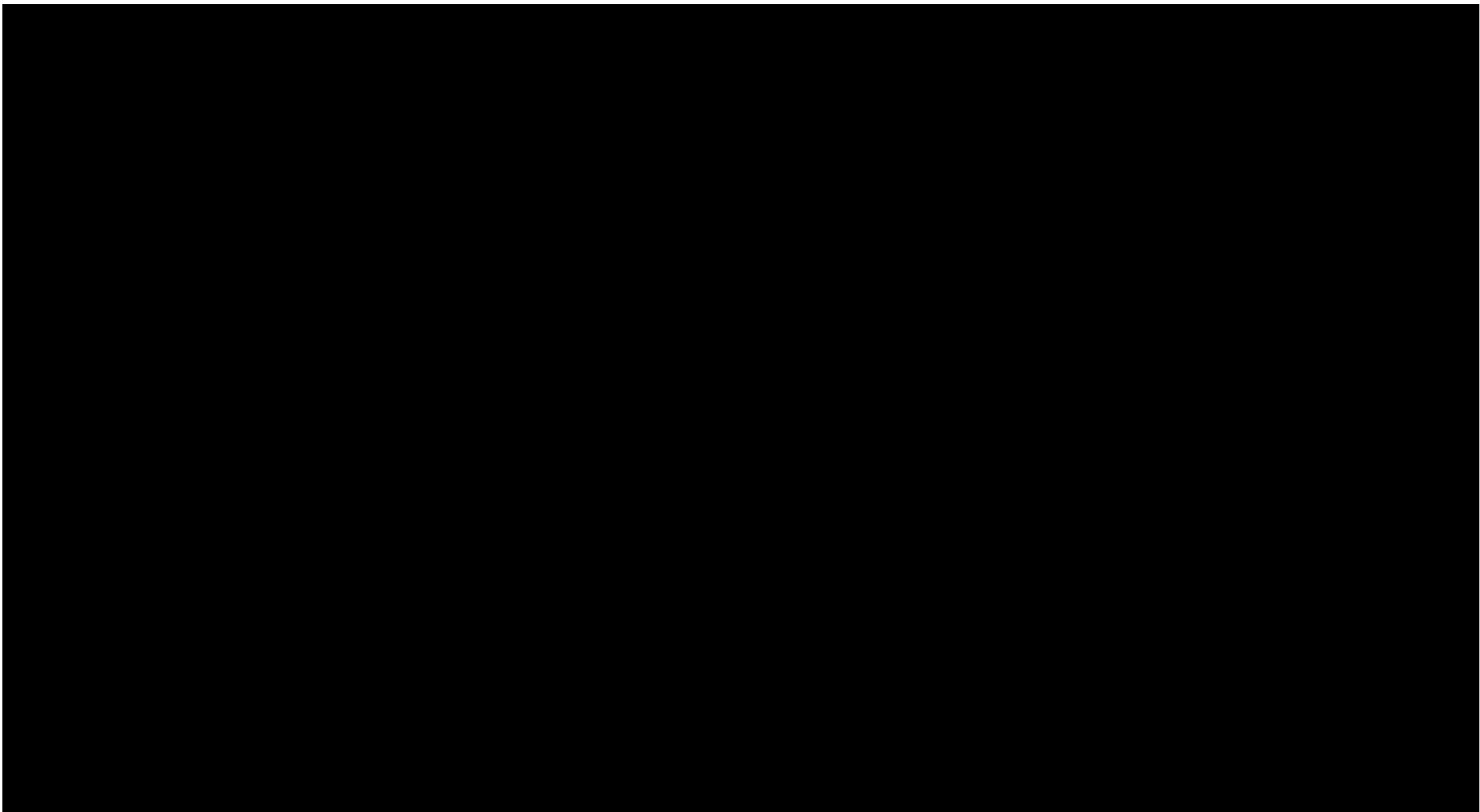
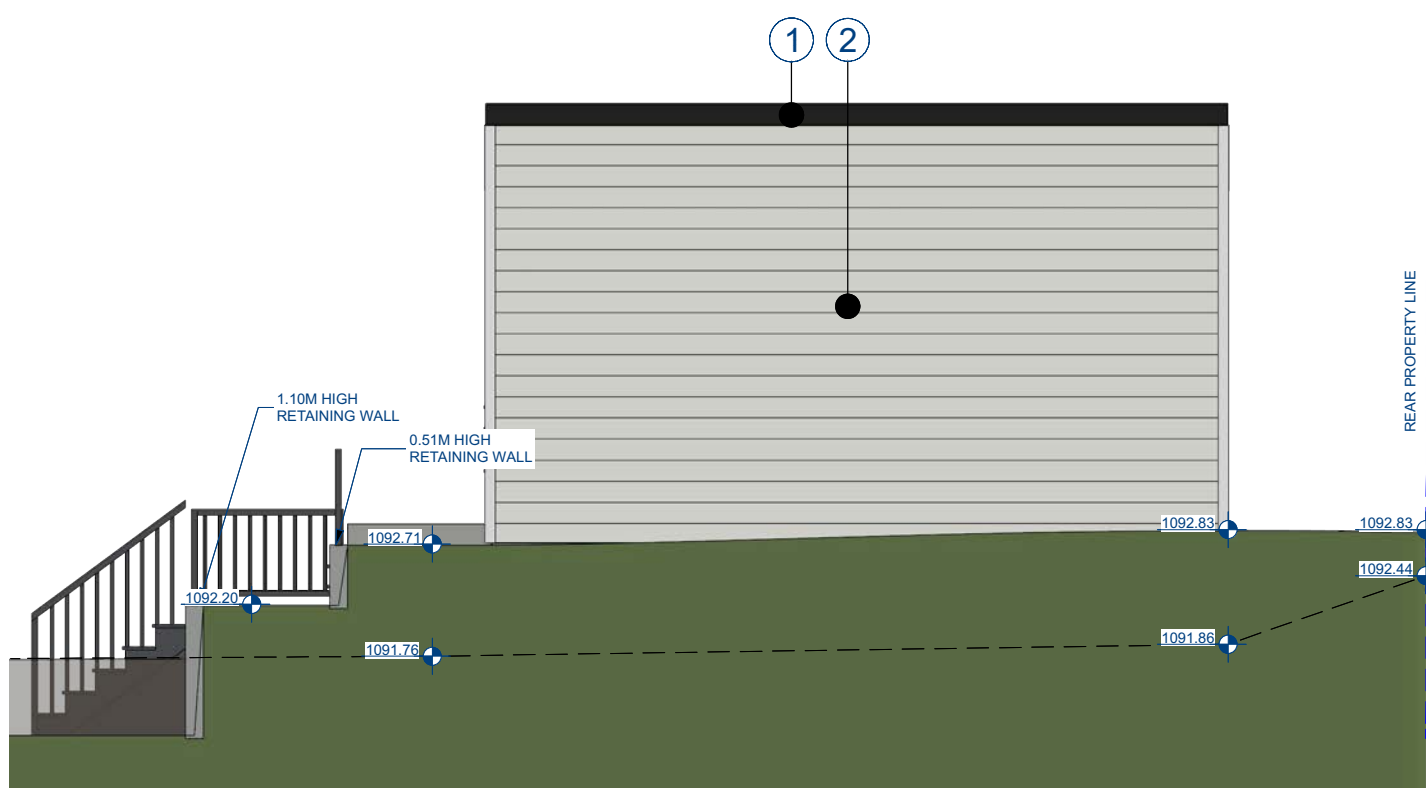
1/13/2026

SHEET:

A9

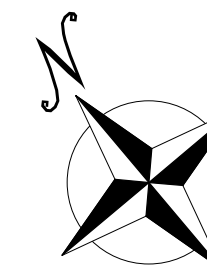


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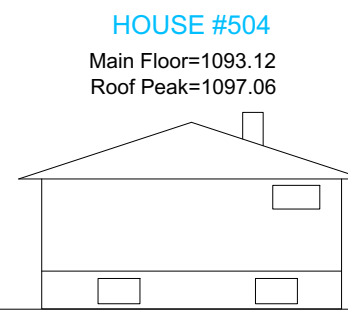


3 GARAGE ELEVATIONS
A10 SCALE = 3/16" = 1'-0"

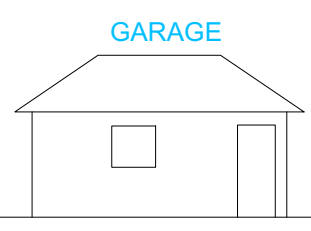
CONSULTANT:	 for your residential and commercial design needs 403-454-7932 plpdesign.drafting@gmail.com	PROFESSIONAL CONSULTANT:	PROJECT NAME: MULTIFAMILY DEVELOPMENT	PROJECT ADDRESS: 503 TRAFFORD DRIVE NW CALGARY, AB LOTS 7, BLOCK 1, PLAN 6455 GS	SHEET: GARAGE PLANS	DRAWN BY:	FILE:	SHEET: A10
						IAN	PLP 2025-035	
						SCALE:	DATE:	
						AS NOTED	1/13/2026	



THORNHILL PLACE N.W.



HOUSE #504
Main Floor=1093.12
Roof Peak=1097.06



GARAGE

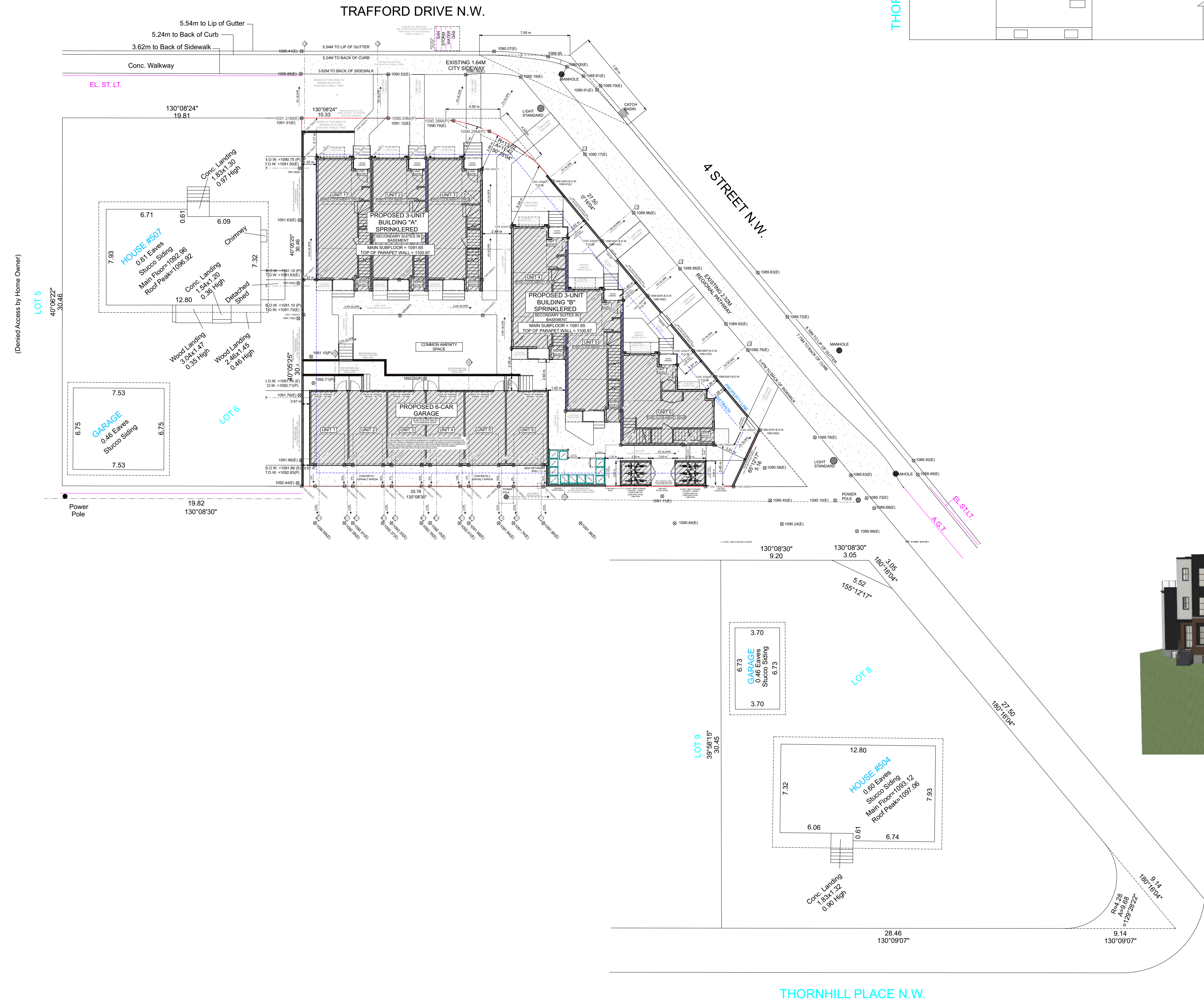
LANE



LOT 7
BLOCK 1
PLAN 6455 GS

TRAFFORD DRIVE N.W.

2
A1
STREETSCAPE
SCALE = 1:200



1
A1
BLOCK PLAN
SCALE = 1:200

CONSULTANT:	 for your residential and commercial design needs 403-454-7932 plpdesign.drafting@gmail.com	PROFESSIONAL CONSULTANT:	PROJECT NAME: MULTIFAMILY DEVELOPMENT	PROJECT ADDRESS: 503 TRAFFORD DRIVE NW CALGARY, AB LOTS 7, BLOCK 1, PLAN 6455 GS	SHEET: BLOCK PLAN AND STREETSCAPE	DRAWN BY:	FILE:	SHEET: A1
						IAN	PLP 2025-035	
						SCALE:	DATE:	
						AS NOTED	1/13/2026	

PROJECT INFORMATION	SITE INFORMATION	LANDSCAPE INFORMATION
MUNICIPAL ADDRESS: 503 TRAFFORD DRIVE NW, CALGARY, AB LEGAL DESCRIPTION: LOTS, 7 BLOCK, 1 PLAN, 6458 GS ZONING/COMMUNITY: R-CG RESIDENTIAL - GRADE ORIENTED INFILL THORNCILFEE	COVERAGE: LOT AREA: 868.22 SQ.M. MAXIMUM COVERAGE: 520.93 SQ.M. PROPOSED BUILDING AREA: 278.86 SQ.M. PROPOSED GARAGE AREA: 121.81 SQ.M. TOTAL COVERAGE: 400.66 SQ.M. % OF LOT COVERED: 46.15% DENSITY: NUMBER OF UNITS: 6 + 4 SECONDARY SUITES PROPOSED UNITS PER HECTARE: 69	GROSS FLOOR AREA: ALL AREAS ARE RESIDENTIAL MAIN FLOOR: 278.01 SQ.M. SECOND FLOOR: 297.20 SQ.M. THIRD FLOOR: 196.21 SQ.M. TOTAL GROSS FLOOR AREA (GFA): 769.42 SQ.M. FLOOR AREA RATIO (FAR): 88. PARKING ENCLOSED UNIT PARKING STALLS: 6 OUTDOOR VISITOR PARKING STALLS: N/A TOTAL PARKING STALLS: 6 LOT AREA = 868.22 SQ.M. MAX LOT COVERAGE = 520.93 SQ.M. PROPOSED LOT COVERAGE = 400.66 SQ.M. BUILDING COVERAGE = 400.66 SQ.M. WINDOW WALLS = 16.16 SQ.M. CONCRETE APRON = 34.16 SQ.M. BIKE LOCKER AREA = 15.61 SQ.M. RETAINING WALLS = 16.15 SQ.M. WASTE STORAGE AREA = 6.04 SQ.M. TOTAL COVERED AREA = 485.75 SQ.M. TOTAL LANDSCAPE AREA = 382.47 SQ.M. REQUIRED LANDSCAPE AREA = 347.29 SQ.M.

[illegible]

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.



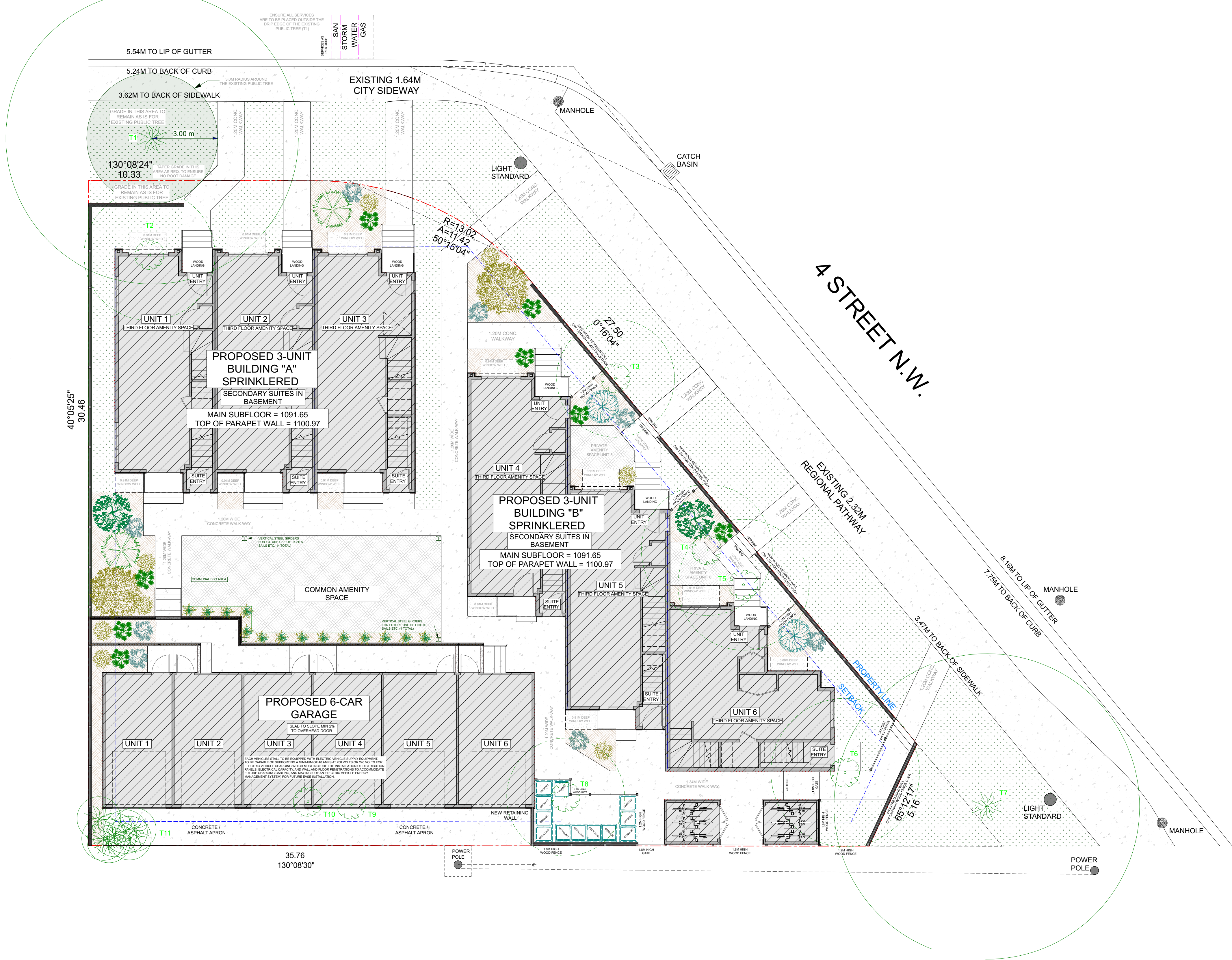
PROFESSIONAL CONSULTANT:

PROJECT NAME:	PROJECT ADDRESS:
<u>MULTIFAMILY DEVELOPMENT</u>	503 TRAFFORD DRIVE NW CALGARY, AB LOTS 7, BLOCK 1, PLAN 6455 GS

SHEET: *SITE PLAN*

DRAWN BY:	FILE:	SHEET:
IAN	PLP 2025-035	A2
SCALE:	DATE:	
AS NOTED	1/13/2026	

TRAFFORD DRIVE N.W.



LANE

1 LANDSCAPE PLAN
A3

SCALE = 1:100

CONSULTANT:

PLP
DESIGN

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PROFESSIONAL CONSULTANT:

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PROJECT ADDRESS:

503 TRAFFORD DRIVE NW
CALGARY, AB
LOTS 7, BLOCK 1, PLAN 6455 GS

SHEET:

LANDSCAPE PLAN

DRAWN BY:

IAN

SCALE:

AS NOTED

FILE:

PLP 2025-035

DATE:

1/13/2026

SHEET:

A3

PROJECT INFORMATION

MUNICIPAL ADDRESS:
503 TRAFFORD DRIVE NW, CALGARY, AB
LEGAL DESCRIPTION:
LOTS, 7
BLOCK, 1
PLAN, 6455 GS
ZONING / COMMUNITY:
R-C6 RESIDENTIAL - GRADE ORIENTED INFILL
THORNCLIFFE

SITE INFORMATION

COVERAGE:
LOT AREA: 868.22 SQ.M.
MAXIMUM COVERAGE: 520.93 SQ.M.
PROPOSED BUILDING AREA: 278.85 SQ.M.
PROPOSED GARAGE AREA: 121.81 SQ.M.
TOTAL COVERAGE: 400.66 SQ.M.
% OF LOT COVERED: 46.15%
DENSITY:
NUMBER OF UNITS: 6 + 6 SECONDARY SUITES
PROPOSED UNITS PER HECTARE: 69

GROSS FLOOR AREA:
ALL AREAS ARE RESIDENTIAL
MAIN FLOOR: 278.01 SQ.M.
SECOND FLOOR: 297.20 SQ.M.
THIRD FLOOR: 196.21 SQ.M.
TOTAL GROSS FLOOR AREA (GFA): 769.42 SQ.M.
FLOOR AREA RATIO (FAR): 88
PARKING
ENCLOSED UNIT PARKING STALLS: 6
OUTDOOR VISITOR PARKING STALLS: N/A
TOTAL PARKING STALLS: 6

LANDSCAPE INFORMATION

LOT AREA = 868.22 SQ.M.
MAX LOT COVERAGE = 520.93 SQ.M.
PROPOSED LOT COVERAGE = 400.66 SQ.M.
BUILDING COVERAGE = 400.66 SQ.M.
WINDOW WELLS = 16.16 SQ.M.
CONCRETE APRON = 34.16 SQ.M.
BIKE LOCKER AREA = 15.61 SQ.M.
RETAINING WALLS = 14.12 SQ.M.
WASTE STORAGE AREA = 5.04 SQ.M.
TOTAL COVERED AREA = 485.75 SQ.M.
TOTAL LANDSCAPE AREA = 382.47 SQ.M.
REQUIRED LANDSCAPE AREA = 347.29 SQ.M.

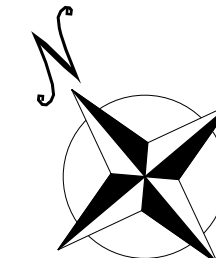
LANDSCAPE INFORMATION:

TREE:	SIZE:	QTY:
BLUE SPRUCE (PICEA PUNGENS)	2.0M HEIGHT	2
COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	2.0M HEIGHT	2
USSURIAN PEAR (PYRUS USSURIENSIS)	60mm	2
PIN CHERRY (PRUNUS PENNSYLVANICA)	60mm	2
SHRUB:	SIZE:	QTY:
CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	8
BEARBERRY (ARCTOSTAPHYLOS UVA-URS)	0.6M	8
BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	8
DECORATIVE PLANT:	SIZE:	QTY:
KARL FOERSTER FEATHER REED GRASS (CALAMAGROSTIS ACUTIFLORA)	VARIES	14

GROUND COVERS:

ITEM:	HARD/SOFT	AREA
SODDED AREA	SOFT	75 SQ.M.
MULCH	SOFT	73 SQ.M.
CONCRETE AREA	HARD	14.147 SQ.M.
LANDING & STAIRS	HARD	28 SQ.M.
AMENITY SPACE STAMPED CONCRETE	HARD	65 SQ.M.
GRAVEL/STONE	HARD	0 SQ.M.

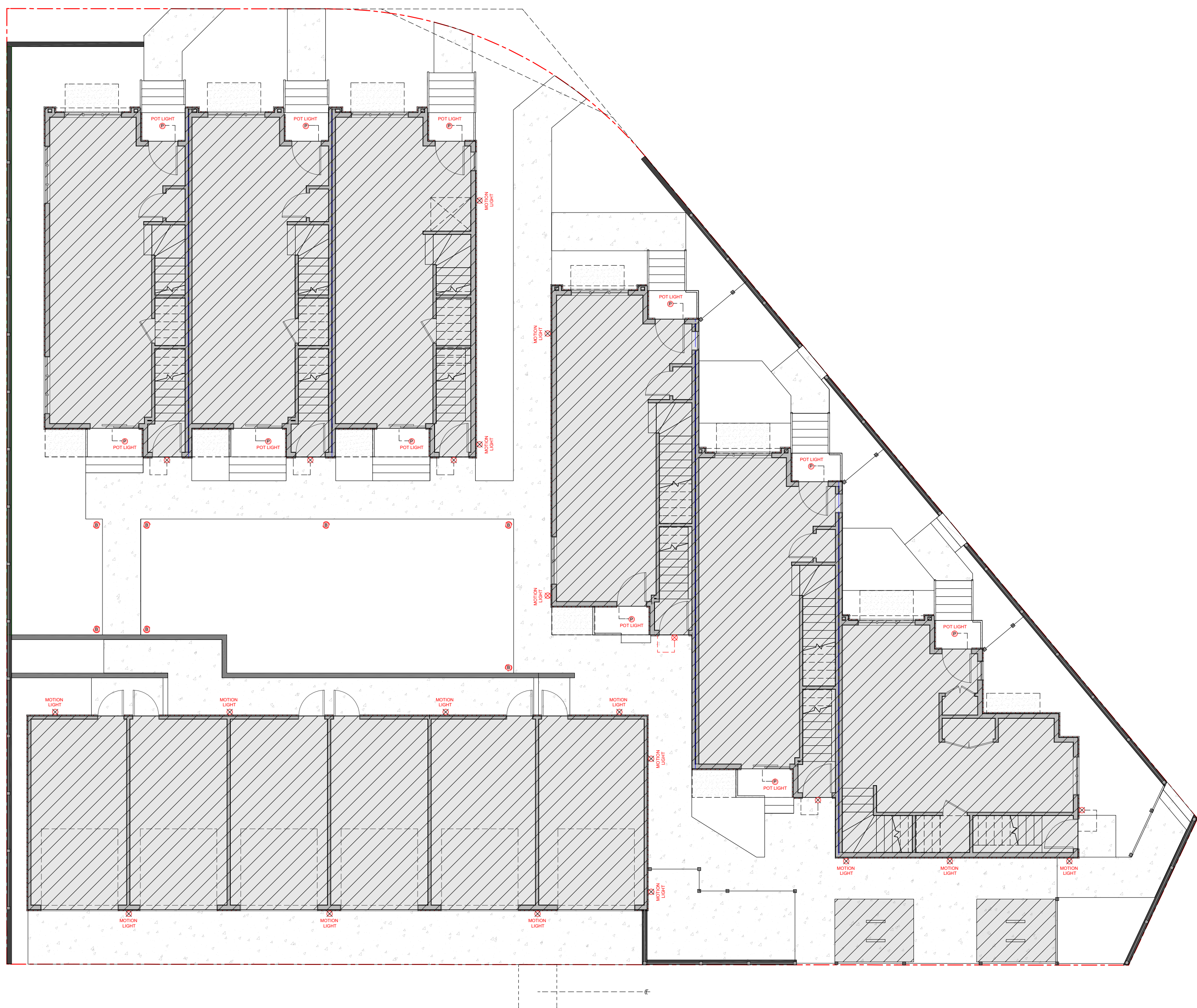
NOTE: IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM
NOTE: MIN. 300MM OF TOP SOIL REQ. IN ALL SOFT LANDSCAPE AREAS
NOTE: ALL SOD TO BE A DROUGHT TOLERANT SPECIES



D-RING BIKE RACK IN BIKE LOCKER
2- D-RINGS TO BE PROVIDED IN BOTH BIKE STORAGE LOCKERS
D-RINGS TO BE AFFIXED TO A CONCRETE BASE.

EXISTING TREE SCHEDULE:

Tree No.	Variety	Calliper (DIA+)	Canopy (DIA +/-)	Location	Retain/Remove
T1	Green Ash	0.40	13.40	In City Property	Retain T-32117576
	Fraxinus Pennsylvanica			Value +\$7000 Per Urban Forestry Management Map	
T2	Coniferous Tree	0.50	6.00	In Subject Property	Remove
T3	Blue Spruce	0.60	5.40	In City Property	Remove T-32399580
	Picea Glauca			Value +\$11500 Per Urban Forestry Management Map	
T4	Coniferous Tree	0.30	6.00	In Subject Property	Remove
T5	Coniferous Tree	0.30	6.00	In Subject Property	Remove
T6	Coniferous Tree	0.40	6.80	In Subject Property	Remove
T7	American Elm	0.90	14.00	In City Property	Remove
	Ulmus Americana			Value- No Information Available	
T8	Coniferous Tree	0.50	5.40	In Subject Property	Remove
T9	Coniferous Tree	0.20	1.20	In Subject Property	Remove
T10	Coniferous Tree	0.50	1.00	In Subject Property	Remove
T11	Deciduous Tree-Group	0.20	2.00	In Subject Property	Remove



OUTDOOR LIGHT LEGEND		
SYMBOL	QUANTITY	DESCRIPTION
	22	WALL MOUNTED LIGHT- DOWNWARD FACING - C/W MOTION SENSOR - WHERE NOTED - 6.5 WATT - 500 LUMENS - 72" ABOVE LANDING / GRADE
	11	CEILING MOUNTED POT LIGHT - INTERNAL SWITCH ACTIVATED - 12 WATT INTEGRATED LED - 800 LUMENS - COLOR TO MATCH SOFFIT
	7	GROUND MOUNT ROUND BOLLARD - MOTION SENSOR / SWITCH ACTIVATED - 24" H X 4" W X 4" D - 12 WATT INTEGRATED LED
WIRING - SHOWN FOR REFERENCE ONLY		

1
A4

SITE LIGHTING PLAN

SCALE = 1:100

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SHEET:

**EXTERIOR LIGHTING PLAN /
FENCE & RETAINING WALL
DETAILS**

DRAWN BY:

IAN

SCALE:

AS NOTED

FILE:

PLP 2025-035

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A4