GreenBirch
ARCHITECTURE INC.



THIS IMAGE IS A CONCEPTUAL RENDERING PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

PROPOSED

VERA I RESIDENTIAL, SPYHILL

403 SPYHILL ROAD N.W. CALGARY, AB

LOTS 6; BLOCK 7; PLAN 1943GV

ISSUED FOR DEVELOPMENT PERMIT

DRAWING INDEX

SHEET #	SHEET NAME
A01	Cover Sheet
A02	Review & Analysis
A03	Key Plan
A04	Survey Plan
A05	Site Plan
A06	Landscape Plan
A07	Floor Plans
A08	Floor Plans
A09	Elevations
A10	Sections
A11	Garage

LEGEND

Existing Property Line.....

Existing Setback Lines.....

Proposed Concrete.....

Proposed Dwellings.....

Proposed Cantilever.....

Proposed Garage.....

Proposed Roof Overhang.....

Proposed Mulch.....

Proposed Decorative Stone.....

Proposed Sod.....

Windows..... W

Doors..... D

Garage Door..... GD

Overhead Door..... OD

Existing Geodetic..... 101.23

Proposed Geodetic..... 101.23

CODE REVIEW

This analysis is based of the National Building Code of Canada, Alberta Edition, 2023

DESCRIPTION:
Rowhouse building and garage
- Number of dwelling units: 6.0
- Number of suites: 6.0

BUILDING AREA
- Rowhouse: 403.26 m²
- Garage: 109.87 m²

GROSS FLOOR AREA
- Basement: 403.26 m²
- Main Floor: 403.26 m²
- 2nd Floor: 403.26 m²
- Garage: 107.34 m²

BUILDING HEIGHT:
- Rowhouse: 2 Storeys
- Garage 1 Storey

OCCUPANCY CLASSIFICATION
Group C - Residential Occupancy
Rowhouse is classified under Part 9 - Small Buildings.

OCCUPANT LOAD
2 persons per sleeping room

FIRE & LIFE SAFETY:
9.10.9.16
- 1-hr FRR of wall assemblies between residential suites
- 1-hr FRR of floor assemblies between stacked suites
- 1-hr Load bearing elements
  *4-hr Fire Wall to be provided between dwelling unit

SMOKE AND CO ALARM
9.10.19.3 & 9.32.4.1 Hardwired and interconnected in each dwelling unit

MEANS OF EGRESS
- Each suite required to have a code complaint exit or shared protected exit path
- Bedroom windows to meet egress size (0.35m2 clear operable window - 380mm min. width

SOUND TRANSMISSION
9.11.1.1 (b) Min. STC between dewlling unit is 50

ZONING BYLAW REVIEW

This analysis is based of the City of Calgary Land Use Bylaw1P2007

MUNICIPAL ADDRESS:
- 403 Spyhill Road N.W. Calgary, AB

LEGAL ADDRESS:
- Lot 6; Block 7; Plan 1943 GV

LAND USE DESIGNATION:
- **R-CG Residential - Grade-Oriented Infill**
- Neighboring Lots' Designations: **R-CG**

PROPOSED USES:
- Rowhouse (Discretionary)
- Secondary Suite (Permitted)

DESCRIPTION:
Single Rowhouse building with a 6-car detached garage
- Number of dwelling units: 6.0
- Number of secondary suites: 6.0

SITE AREA
- 846.16 m² = 0.084616 ha

GROSS FLOOR AREA
- Basement = 403.26 m²
- Main Floor = 403.26 m²
- 2nd Floor = 403.26 m²
- Garage = 107.58 m²

SECTION	*DESCRIPTION*	*REQUIRED*	*PROPOSED*
GENERAL			
529	Density (Units/Ha)	75.0 max.	70.91
532	Facade Width	4.2 m min.	6.33 m
534 (d)	Parcel Coverage	60.0 % max.	60.34 %
SETBACK (Rowhouse)			
537	Front Setback	3.0 m min.	3.00 m
539 (1)	Side Setback	1.2 m min.	1.20 m
539 (6)	Side Setback (Street)	0.6 m min.	0.60 m
540 (2)	Rear Setback	1.2 m min.	1.90 m
SETBACK & HEIGHT (Garage)			
345 (6) a	Building Height	4.6 m max.	4.20 m
345 (6) b	Eaveline Height	3.0 max.	2.70 m
345 (1)	Side Setback (Street)	1.2 m min.	1.20 m
	Rear Setback	1.2 m min.	1.20 m
345 (2) c	Side Setback	0.0 m min.	0.30 m
BUILDING HEIGHT			
541 (2)	Building Height	11.0m	10.33m
LANDSCAPE			
542 (7)	Soft landscape	30.0% min.	61.07 %
542.2 (2)	1.0 tree per 110m²	8.0	8.0 Trees
	3.0 shrubs per 110m²	23.0	40.0 Shrubs
OTHERS			
543 (2)	Amenity Space		≥ 54 m²
546 (2)	0.5 Parking Stalls / Unit	6.0	6.0 Parking Stalls
546.2 (1)	1.0 Bike Stalls / Suite	6.0	6.0 Class 1 Bike Stalls

OTHERS

BIKE LOCKER SPECIFICATIONS:
Provided 3.0 Dero Single (D1) in-ground mounted Bike Lockers (Class 1) or similar to accommodate bicycle parking stalls. As indicated on A101 Site plan. To be installed according to manufacturers' installation guide.

GARBAGE/RECYCLING
Shared Storage and collection

LIGHT FIXTURES (OR EQUIVALENT)
Fitting: E27
Max. Watt: 1X100W
Standard Lamp: E27
Ships with: Bulbs not included
Line voltage: 110-120V, 50-60Hz
Operation Voltage: 110-120V, 50-60Hz
Safety Class: 1
Safety Type: IP44
Certificated: ENEC

DISCLAIMER
The Gas line information shown on this sheet is compiled from records maintained by ATCO Gas. No warrantee or guarantee is given as to the accuracy or completeness of those records. Service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only and do not indicate the actual location or length of the service line. Dial-Before-You-Dig services should be utilized before commencement of any excavation or construction.

LANDSCAPE STAT
Parcel Area: 846.16 m²
Building Footprint: 403.26 m²
Garage Footprint : 113.00 m²
Garage Apron: 31.71 m²
Waste/Recycling Pad: 11.17 m²
Landscaping Area: 242.61 m²

HARD LANDSCAPE
Concrete Sidewalk: 49.82 m²
Washed Rock: 00.00 m²

SOFT LANDSCAPE
Mulch: 25.16 m²
Sod: 167.63 m²

Coverage: 82.40 %

NOTE
All soft landscaped area are to be irrigated by an underground irrigation system. Soil depth of 600mm for planting beds with shrubs and 300mm in all other areas. All plant materials must be species capable of healthy growth in Calgary and must conform to the standards of the Canadian nursery landscape association.

This property does not fall within the overland flow region of the floodway/flood fringe according to the map from www.calgary.ca

TREE LEGEND

TREE
Required: 1 tree per 110 m² (8 Trees)
Proposed: 8 new trees

SHRUB
Required: 3 per 110 110 m² (23 Shrubs)
Proposed: 40 Shrubs

EXISTING TREE ON SITE
- 6 existing trees to be removed
- 1 existing public tree to remain

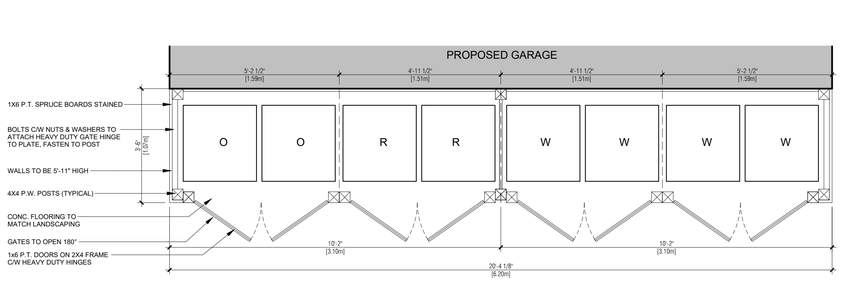
TREES - DECIDUOUS
Name: COLUMNAR COLORADO SPRUCE *(Picea pungens "Fastigiata")*
Size: 15ft (H); 6ft (W)
Qty: 8

SHRUBS
- Mugo Pine
- Pinus Mugo

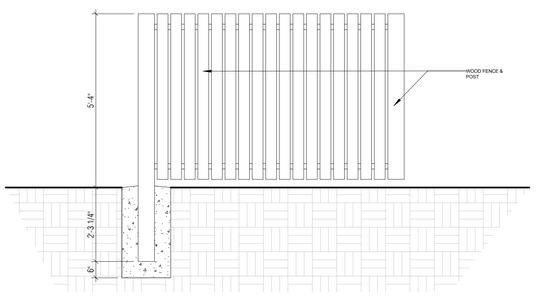
(Min. Height or Spread of 0.60m at time of planting)

TREE TABLE

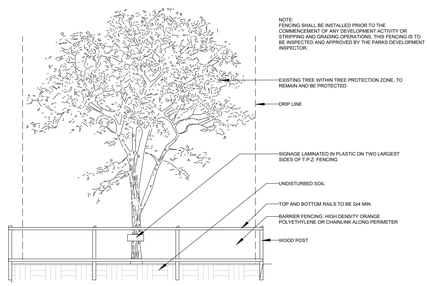
#	Variety	Species	Calliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Retained
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Coniferous		0.40	5.00	11.00	Private	Removed



2 **GARBAGE ENCLOSURE (TYP.)**
1 : 25



3 **FENCE ELEVATION / DETAIL**
1 : 25



4 **TREE PROTECTION**
1 : 40

GreenBirch ARCHITECTURE INC.
#214, 3016 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 tenitay@gnbarch.com

Key Plan

Seal

Notes
- Copyright reserved.
- This drawing, its contents and designs are and remain at all times the property of Green Birch Architecture Inc and cannot be used or reproduced in whole or in part without the expressed written consent of Green Birch Architecture Inc
- These drawings and dimensions are not to be scaled
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to o start of construction

Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1943 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION	
5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025

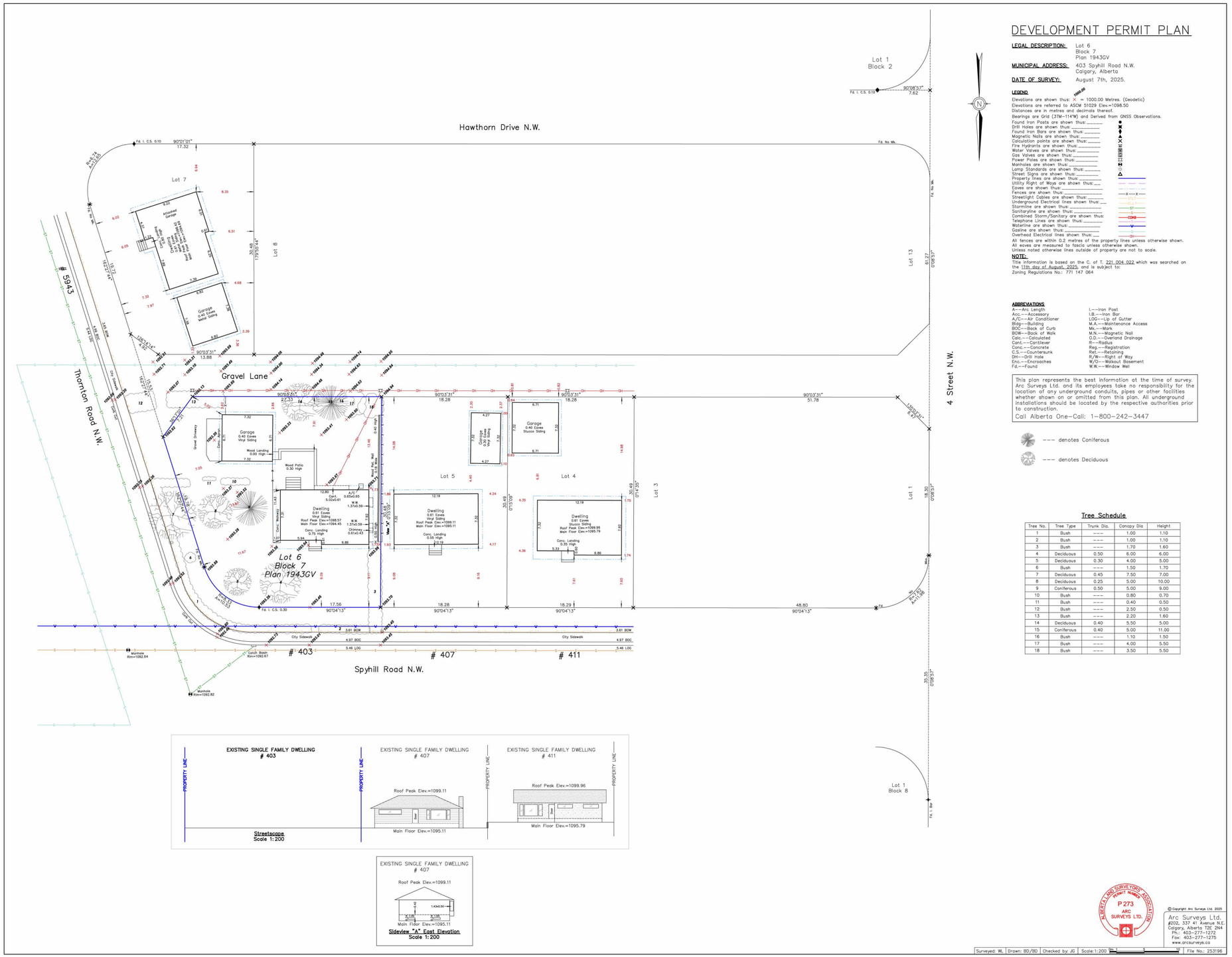
Drawing Title
BYLAW REVIEW & ANALYSIS

Scale: As indicated
Date: 25 November 2025
Issued for: Development Permit
Sheet No. **A02**

2025-11-25 2:11:24 PM

Copyright © 2025 Green Birch Architecture Inc.

GreenBirch
ARCHITECTURE INC.
#214, 3015 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 territay@grnbarch.com



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

MUNICIPAL ADDRESS: 403 Spyhill Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.

LEGEND

Elevations are shown thus: 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 51029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114W) and Derived from GNSS Observations.

Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Magnetic Nails are shown thus:
Calculation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Street Signs are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:
Streetlight Cables are shown thus:
Underground Electrical lines shown thus:
Stormline are shown thus:
Sanitaryline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus:
Gasline are shown thus:
Overhead Electrical lines shown thus:

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.

NOTE:
Title information is based on the C. of T. 221 004 022 which was searched on the 11th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A—Arc Length	I.—Iron Post
Acc.—Accessory	I.B.—Iron Bar
A/C—Air Conditioner	LOG—Lip of Gutter
Bldg—Building	M.A.—Maintenance Access
BOC—Back of Curb	Mk.—Mark
BOW—Back of Walk	M.N.—Magnetic Nail
Calc.—Calculated	O.D.—Overland Drainage
Cant.—Cantilever	R—Radius
Conc.—Concrete	Reg.—Registration
C.S.—Countersunk	Ret.—Retaining
DH—Drill Hole	R/W—Right of Way
Enc.—Encroaches	W/O—Walkout Basement
Fd.—Found	W.W.—Window Well

This plan represents the best information at the time of survey. Arc 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 Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	----	1.00	1.10
2	Bush	----	1.00	1.10
3	Bush	----	1.70	1.60
4	Deciduous	0.50	6.00	6.00
5	Deciduous	0.30	4.00	5.00
6	Bush	----	1.50	1.70
7	Deciduous	0.45	7.50	7.00
8	Deciduous	0.25	5.00	10.00
9	Coniferous	0.50	5.00	9.00
10	Bush	----	0.80	0.70
11	Bush	----	0.40	0.50
12	Bush	----	2.50	0.50
13	Bush	----	2.20	1.60
14	Deciduous	0.40	5.50	5.00
15	Coniferous	0.40	5.00	11.00
16	Bush	----	1.10	1.50
17	Bush	----	4.00	5.50
18	Bush	----	3.50	5.50

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT HOLDER
P 273
ARC SURVEYS LTD.

© Copyright Arc Surveys Ltd. 2025

Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

Surveyed: WL | Drawn: BD/BD | Checked by: JC | Scale: 1:200 | File No.: 253196

Key Plan:

Seal:

Notes
- © Copyright reserved.
- This drawing, its contents and designs are and remain at all times the property of Green Birch Architecture Inc and cannot be used or reproduced in whole or in part without the expressed written consent of Green Birch Architecture Inc.
- These drawings and dimensions are not to be scaled.
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction.

Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

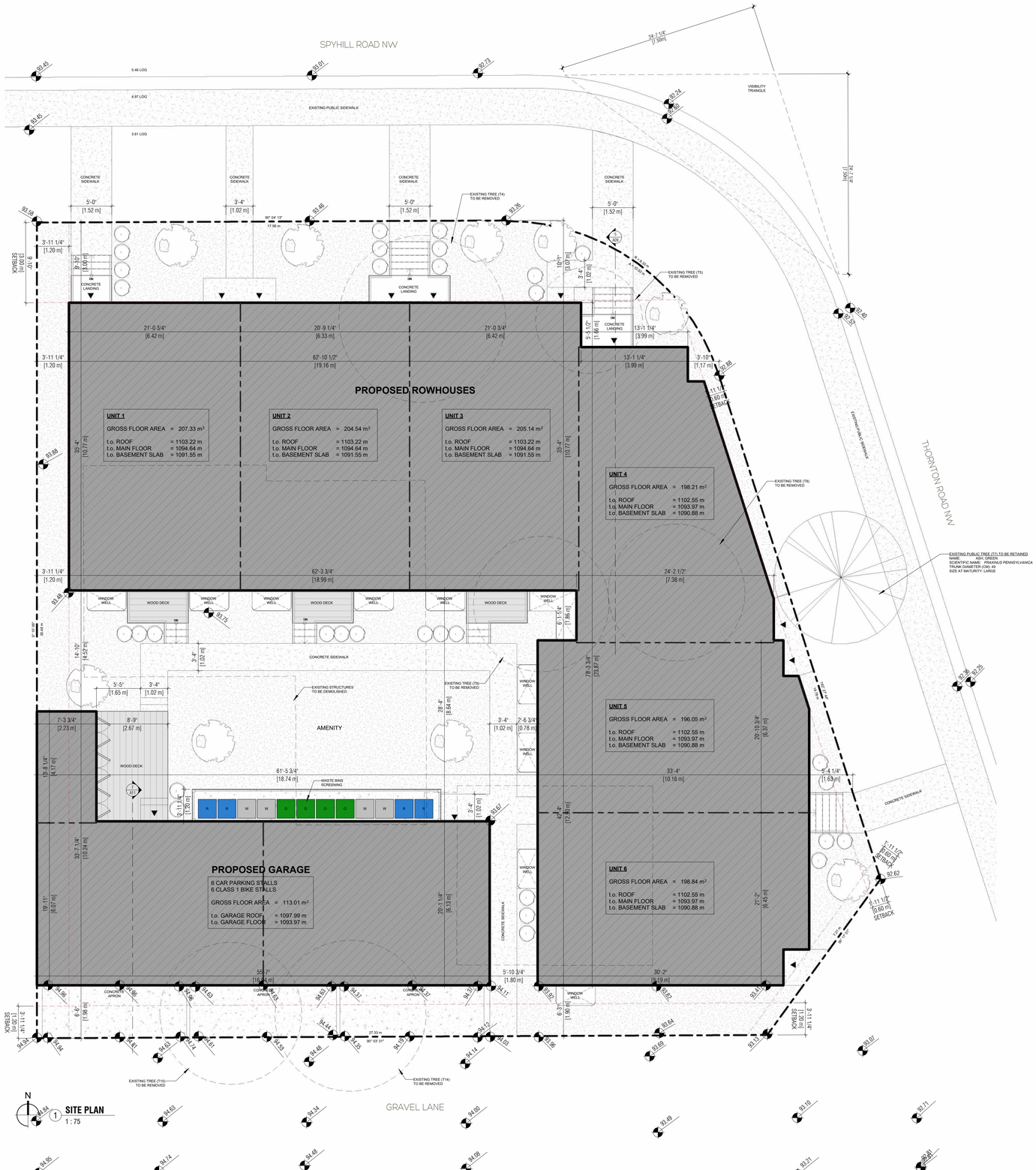
5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025

Drawing Title:
SURVEY PLAN

Scale: As indicated
Date: 25 November 2025
Issued for: Development Permit
Sheet No.: **A04**

2025-11-25 2:11:40 PM

Copyright © 2025 Green Birch Architecture Inc.



1 SITE PLAN
1 : 75

GreenBirch
ARCHITECTURE INC.
#214, 3016 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 temitayo@grnbarch.com

Key Plan

Seal

Notes
- Copyright reserved
- This drawing, its contents and designs are and remain at all times the property of Green Birch Architecture Inc and cannot be used or reproduced in whole or in part without the expressed written consent of Green Birch Architecture Inc.
- These drawings and dimensions are not to be scaled.
- All dimensions are to face of structure unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction.

Project Title
Vera I Residential - Spyhill

Legal Address
Lot 6
Block 7
Plan 1943 GV

Municipal Address
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025

Drawing Title
SITE PLAN

Scale
As Indicated

Date
25 November 2025

Issued for
Development Permit

Sheet No.
A05

2025-11-25 2:12:17 PM

Copyright © 2025 Green Birch Architecture Inc.



1 EAST ELEVATION
1 : 75



2 NORTH ELEVATION
1 : 75

LIMITING DISTANCE:	1.20 m
EXPOSING BLDG FACE:	75.71 m²
UNPROTECTED OPENING:	3.72 m²
% OPENINGS ALLOWED:	7.00 %
% OPENINGS PROVIDED:	4.91 %

LIMITING DISTANCE:	1.80 m
EXPOSING BLDG FACE:	37.39 m²
UNPROTECTED OPENING:	1.76 m²
% OPENINGS ALLOWED:	7.00 %
% OPENINGS PROVIDED:	4.71 %



3 WEST ELEVATION
1 : 75

LIMITING DISTANCE:	4.00 m
EXPOSING BLDG FACE:	67.24 m²
UNPROTECTED OPENING:	5.34 m²
% OPENINGS ALLOWED:	23.00 %
% OPENINGS PROVIDED:	7.94 %



4 SOUTH ELEVATION
1 : 75

[redacted]

MATERIAL LEGEND:

AS-1 ROOFING
MAT'L 30-YR ASPHALT SHINGLES
MFR IKO - DYNASTY
COLOR GRANITE BLACK

MP-1 WALL CLADDING 1
MAT'L METAL SIDING (VERTICAL)
MFR LONGBOARD
COLOR LIGHT FIR

FR-1 RAILINGS / RAINWARE
MAT'L ALUMINUM / METAL
MFR MITTEN
COLOR IRON ORE

SC-1 WALL CLADDING 2
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR WHEAT

SC-2 WALL CLADDING 3
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR BROWN

CP-1 CONCRETE PARGING
MAT'L PARGING
COLOR GREY

TR-1 TRIM
MAT'L SMART TRIM
MFR LP SMARTSIDE
COLOR GREY

GreenBirch
ARCHITECTURE INC.
#214, 3015 5 Avenue N.E. Calgary, AB T2A 6K4
5875826630 tenitay@gnbarch.com

Key Plan:

Seal:

Notes:

- Copyright reserved.
- This drawing, its contents and designs are and remain at all times the property of Green Birch Architecture Inc and cannot be used or reproduced in whole or in part without the expressed written consent of Green Birch Architecture inc.
- Do not scale drawings, verify all dimensions on site.
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies, errors or omissions are to be reported to Green Birch Architecture inc prior to a start of construction.

Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

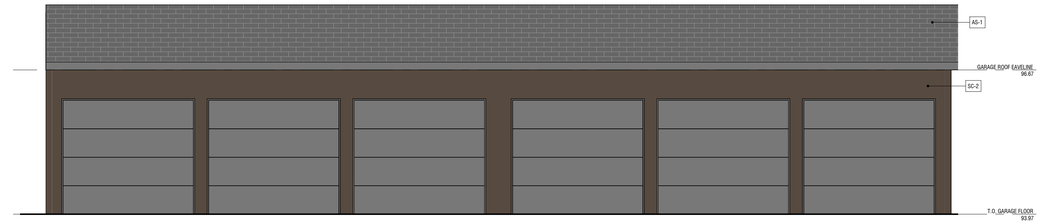
5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025

Drawing Title:
BUILDING ELEVATIONS & SECTIONS

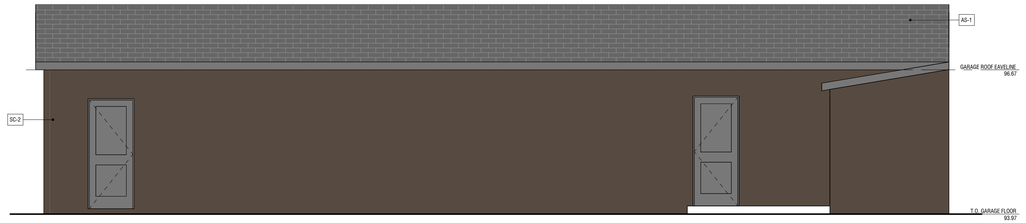
Scale: As indicated
Date: 25 November 2025
Issued for: Development Permit
Sheet No.: **A09**

2025-11-25 2:13:00 PM

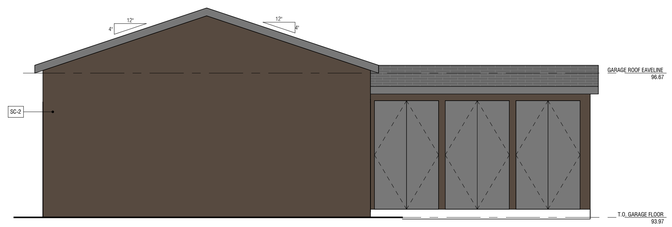
Copyright © 2025 Green Birch Architecture Inc.



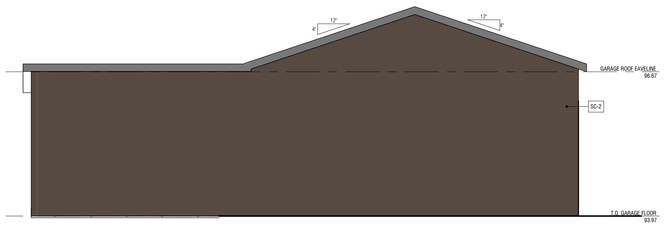
3 **GARAGE ELEVATION 1**
1 : 50



4 **GARAGE ELEVATION 2**
1 : 50



5 **GARAGE ELEVATION 3**
1 : 50



6 **GARAGE ELEVATION 4**
1 : 50

GreenBirch
ARCHITECTURE INC.
#214, 3015 5 Avenue N.E. Calgary, AB T2A 6K4
587.582.6630 tenitayo@grnbarch.com

Key Plan:

Seal:

Notes:
- Copyright reserved.
- This drawing, its contents and designs are and remain at all times the property of Green Birch Architecture Inc and cannot be used or reproduced in whole or in part without the expressed written consent of Green Birch Architecture Inc.
- These drawings and dimensions are not to be scaled.
- All dimensions are to face of stud unless noted otherwise.
- Contractor must verify all dimensions, datum, drawings, details and specifications prior to start of construction.
- Any discrepancies or omissions are to be reported to Green Birch Architecture Inc prior to a start of construction.

Project Title:
Verd I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

5 Issued for Review	06 Oct 2025
6 Issued for DP	24 Oct 2025
7 Issued for DP	25 Nov 2025

Drawing Title:
GARAGE

Scale:
As indicated

Date:
25 November 2025

Issued for:
Development Permit

Sheet No.
A11

2025-11-25 2:13:05 PM

Copyright © 2025 Green Birch Architecture Inc.