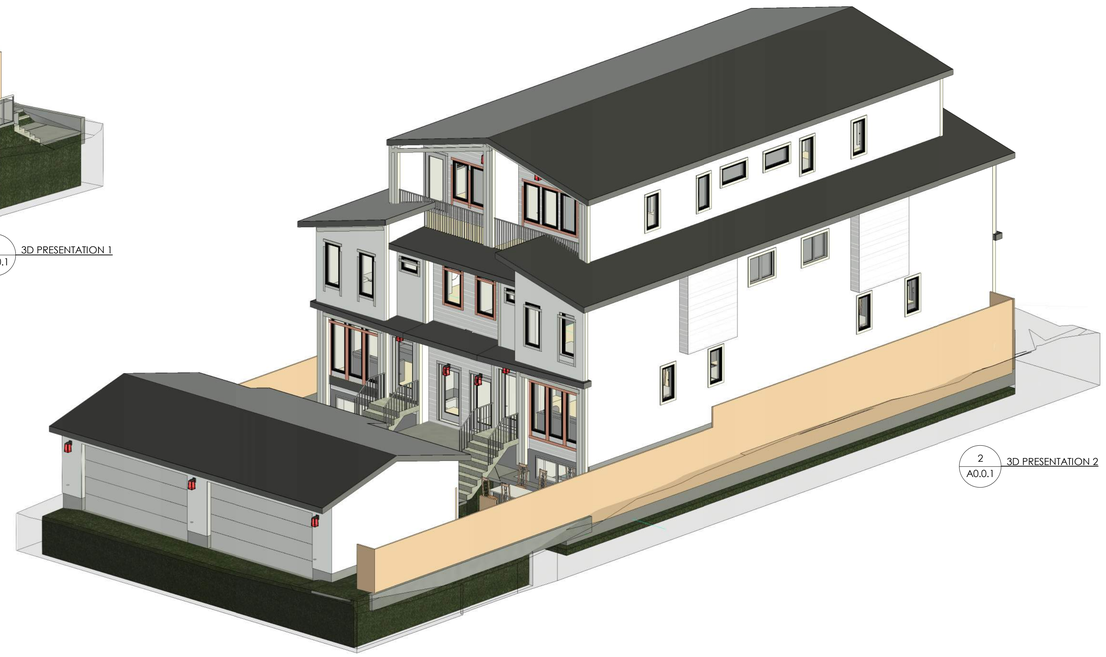
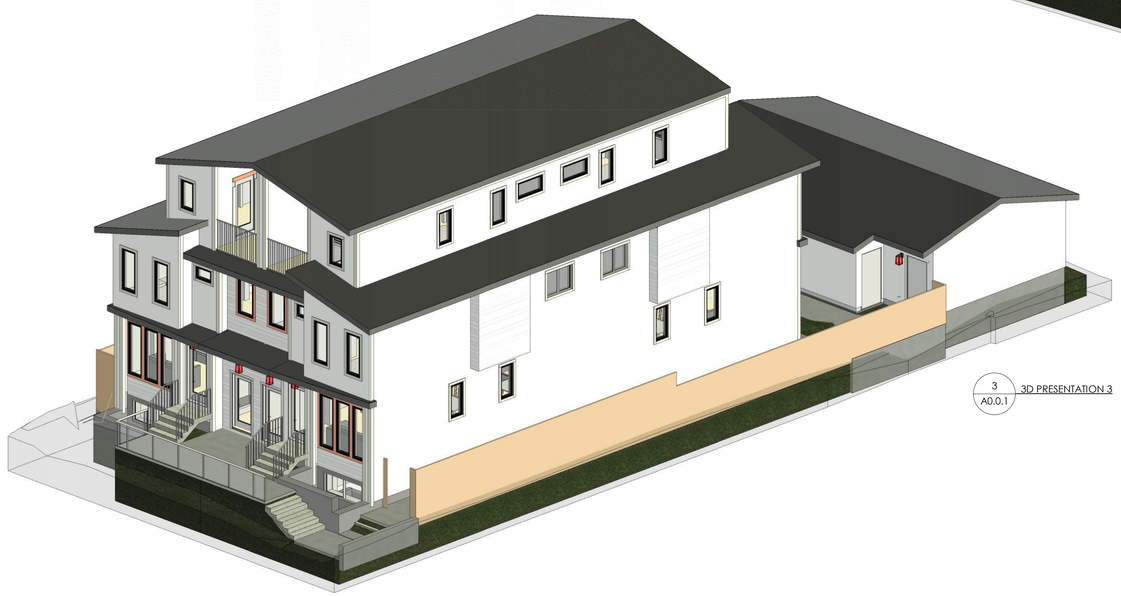
1 / A0.0.1 3D PRESENTATION 1



2 / A0.0.1 3D PRESENTATION 2



3 / A0.0.1 3D PRESENTATION 3

DEVELOPMENT PERMIT DRAWINGS FOR 2608 MORLEY TRAIL NW

PREPARED BY PEAKE DESIGN GROUP - 26-5-8

REVISION 26-5-8

No.	DESCRIPTION
1	FRONT SETBACK CHANGED TO 3.08m FROM 2.97m
2	2nd FLOOR CANTILEVER SECTIONS REDUCED TO 2.51m FROM 3.56m IN LENGTH - TYP. OF ALL
3	BUILDING HEIGHT CORRECTED TO ENSURE THE FOLLOWING: - MAX BUILDING HEIGHT IS 11.0m FROM GRADE AT BUILDING FROM FRONT PL TO 60% DEPTH OF PROPERTY - MAX BUILDING HEIGHT IS 8.6m FROM GRADE AT BUILDING FROM 60% DEPTH OF PROPERTY TO 65% DEPTH OF PROPERTY
4	LANDSCAPED AREA BETWEEN GARAGE AND SOUTH PROPERTY LINE CHANGED TO GRASS
5	LANDSCAPED AREA INCLUDES AN IRRIGATION SYSTEM TO ENSURE ALL VEGETATION HAS ACCESS TO IRRIGATION LINES
6	ACCESSORY BUILDING HEIGHT REDUCED - EAVE LINES ARE NOW LESS THAN 3.00m FROM THE GARAGE SLAB

SHEET LIST

No.	SHEET NAME
A0.0.1	COVERPAGE
A1.0.0	EXISTING PLAN - BY SURVEYOR
A1.1.0	EXISTING BLOCK PLAN & STREETSCAPE
A1.1.1	NEW BLOCK PLAN & STREETSCAPE
A1.2.0	SITE PLAN - PROPOSED
A2.1.0	TOWNHOUSE - BASEMENT
A2.2.0	TOWNHOUSE - MAIN FLOOR PLAN
A2.3.0	TOWNHOUSE - SECOND FLOOR PLAN
A2.4.0	TOWNHOUSE - THIRD FLOOR PLAN
A2.6.0	ROOF PLANS
A3.0.0	EXTERIOR ELEVATIONS
A3.1.0	EXTERIOR ELEVATIONS
A3.2.0	EXTERIOR ELEVATIONS - FENCE
A3.3.0	EXTERIOR ELEVATIONS - GARAGE
A4.2.0	SITE SECTIONS

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ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	ISSUE FOR DP	25-12-2
2	DTR 1 RESPONSE	26-5-8

PROJECT

DATE	PROJECT No.
26-5-8	25-125

[redacted]

ADDRESS
2608 MORLEY TRAIL NW
CALGARY, AB

DRAWING

DRAWN	CHECKED
ATR/JMM	KGS

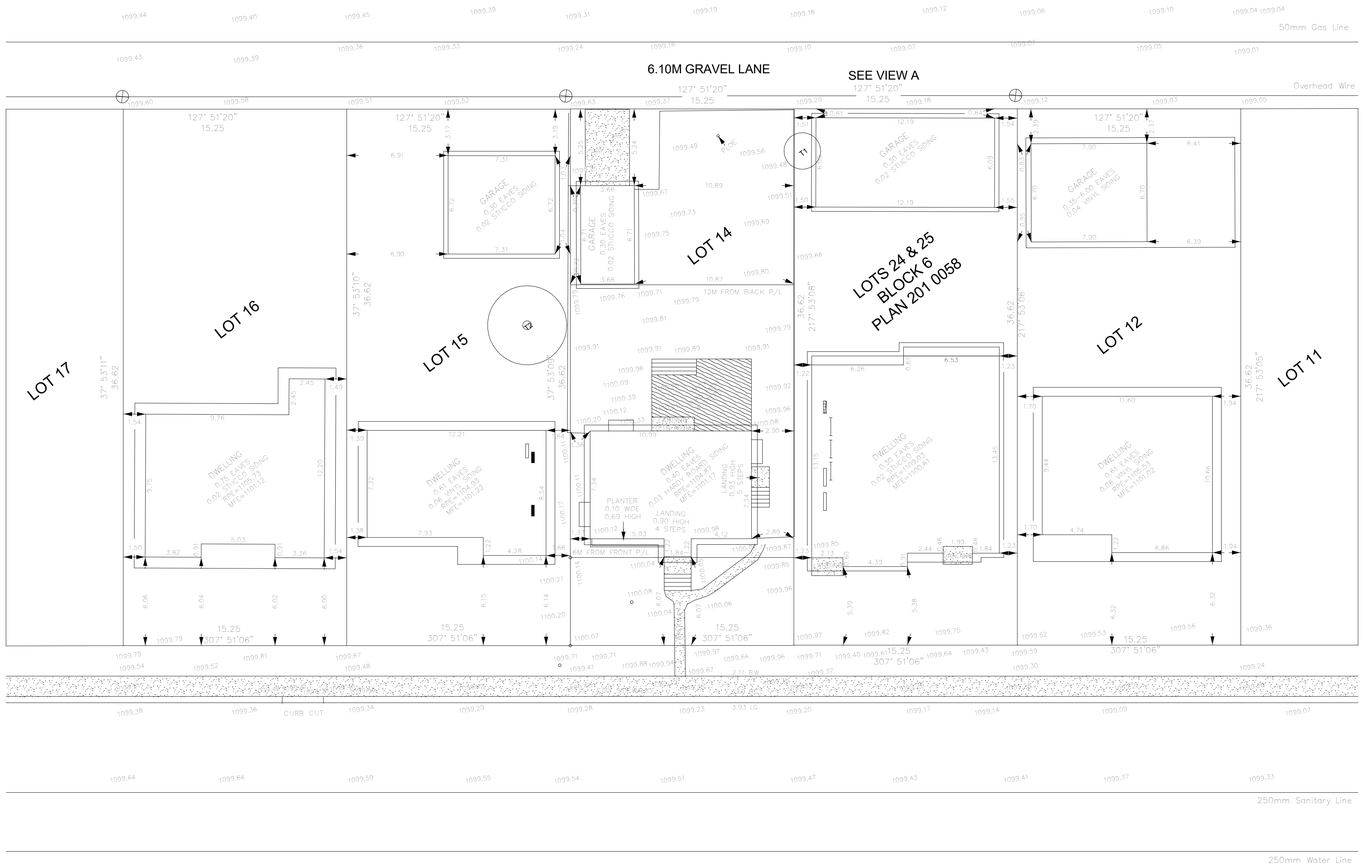
DRAWING TITLE
COVERPAGE

SHEET
A0.0.1

JOHN HOLMES – 8 PLEX

25-125

SITE PLAN



MUNICIPAL ADDRESS:
2608 MORLEY TRAIL N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 14
BLOCK 6
PLAN 8543 Gn

PREPARED FOR: Peake Design Group

DATE OF SURVEY: October 29th, 2025

0 2 4 8 12 16 20 METRES
SCALE: 1:200

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'–Second Floor
'BC'–Back of Curb
'BW'–Back of Walkway
'Cant.'–Cantilever
'Conc.'–Concrete
'Elev.'–Elevation
'Enc.'–Encroach(es)
'L'–Length of Arc
'LG'–Lip of Gutter
'M.F.'–Main Floor
'MFE'–Main Floor Elevation
'R'–Radius
'R/W'–Right of Way
'Ret.'–Retaining
'RPE'–Roof Peak Elevation
'WB'–Bottom of Wall
'WT'–Top of Wall

NOTE:

1. The basis of this plan is as follows:
   Datum: North American Datum 1983 (original)
   Projection: 3° Transverse Mercator
   Reference Meridian: 114° west longitude
   Combined Scale Factor: 0.999729
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from ASCM _____ 1099.100
5. Existing spot elevations are shown thus: ✕
6. The Certificate of Title _____ which was Searched on the 4th day of November, 2025 and includes the following instruments:
   Mortgage No. 171 103 594, 231 216 757
   Release of Dower Rights No. 201 122 648
7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 48, 79, 80, 98, 200, 201 & 203 in Sec.29 –Twp.24–Rge.1–W.5M.

(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (±)	Canopy (±)	Height (±)	Location
T1	Birch	0.20	2.50	2.50	On Property Line
T2	Deciduous	0.61	5.40	8.00	in Adjacent Property

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 309
HORIZON LAND SURVEYS INC.

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File No.: 251337 | Date: 02/Nov/2025
Surveyed: TK/YR | Drawn: LZ/EM

Horizon Land Surveys Inc.
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

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DATE	PROJECT No.
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[redacted]

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DRAWING

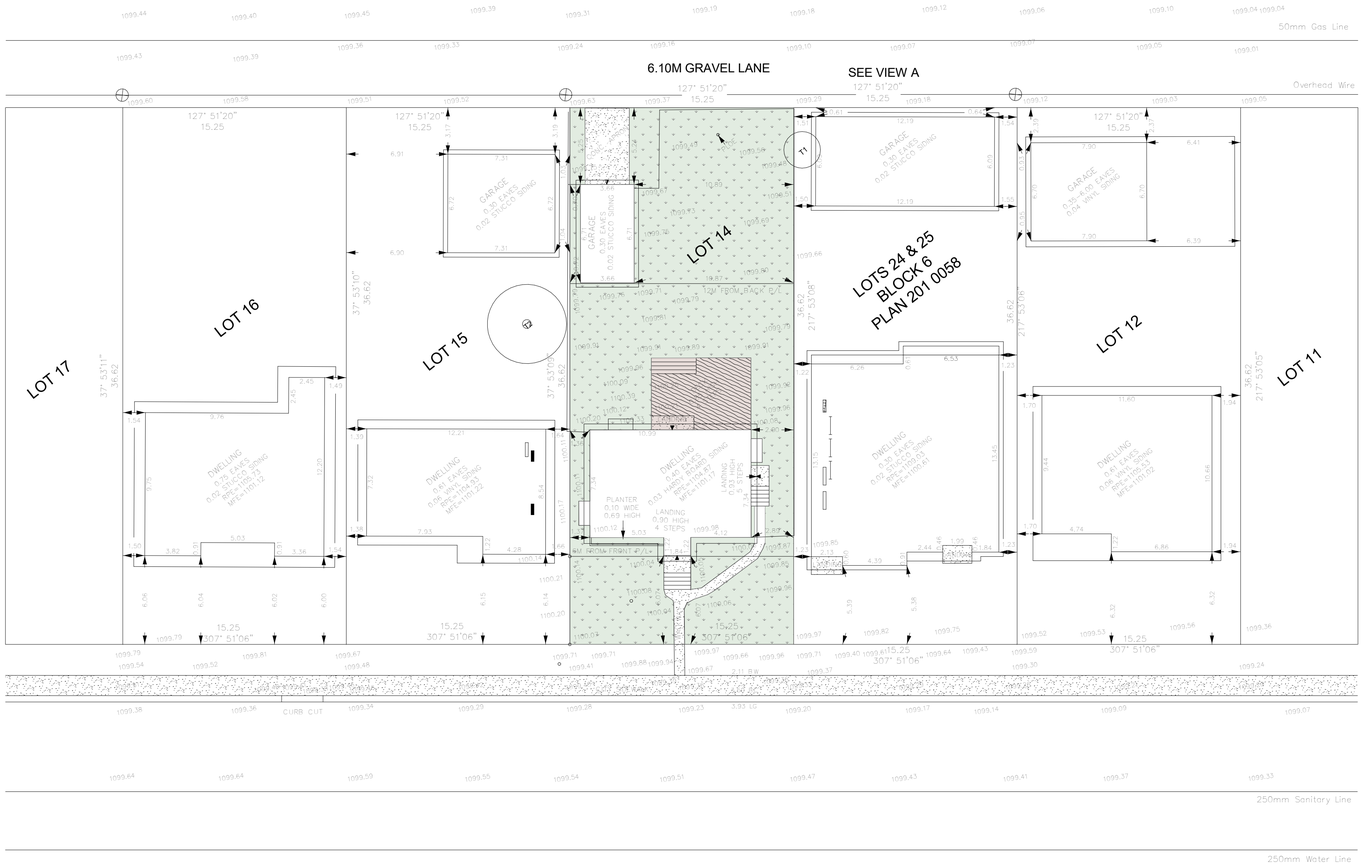
DRAWN	CHECKED
ATR/JMM	KGS

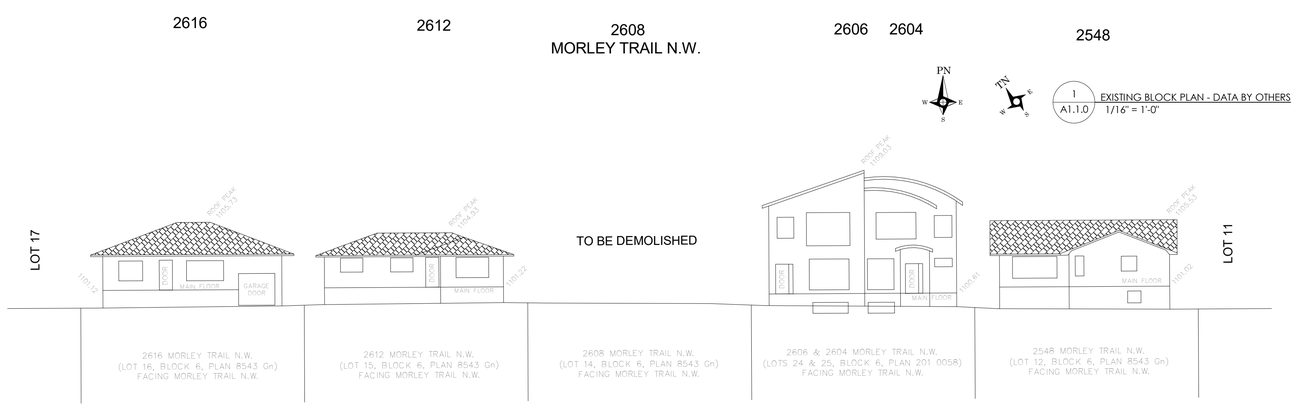
DRAWING TITLE
EXISTING PLAN - BY SURVEYOR

SHEET
A1.0.0

JOHN HOLMES - 8 PLEX

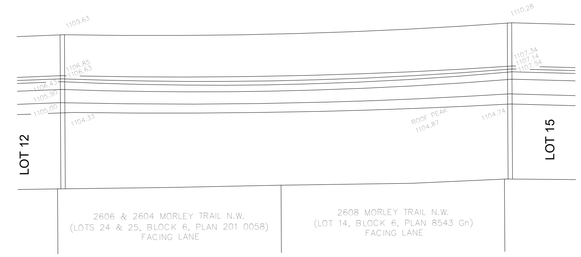
25-125





SOUTH WEST STREETSCAPE

1 / A1.1.0 EXISTING BLOCK PLAN - DATA BY OTHERS
1/16" = 1'-0"



VIEW A
OVERHEAD WIRE PROFILE

2 / A1.1.0 EXISTING STREETSCAPE - DATA BY OTHERS
1/16" = 1'-0"

SITE SYMBOLS

- PROPOSED GRADES: XX.XX
- EXISTING GRADES: XX.XX
- BUILDING FOOTPRINT
- COVERED AREAS
- DECK AREAS
- CANTILEVER
- GRASS
- MULCH
- GRAVEL PAD:
- CONCRETE DRIVEWAY AND APRON:
- LANDSCAPE DRAIN:
- DRAIN WITH OIL SEPERATOR:
- INTERIOR DRAIN:
- EXISTING LIGHT STANDARD:
- FIRE HYDRANT:
- MANDOOR:
- GARAGE DOOR:
- TREE:
- SHRUB:

SITE LINE TYPES

- ELECTRICAL & PHONE: O/H POWER — O/H POWER
- GAS LINE: GAS — GAS
- POTABLE WATER: WATER — WATER
- SANITARY WATER: SAN — SAN
- STORM WATER: STORM — STORM
- PROPERTY LINES:
- SITE SETBACK:
- RIGHT OF WAYS:
- GRADE CHANGE BOUNDARY:
- DIRECTION OF GRADE SLOPE:

1.0m WIDE PATHWAY AROUND SITE FOR FIRE FIGHTING ACCESS

ENMAX OVERHEAD UTILITY PLANTING CLERANCES

- CLEARANCE ZONE >1m NO PLANTING ALLOWED
- SHORT ZONE 1m TO 5m TREE HEIGHT UP TO 2m
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- NO HATCH — TALL ZONE 10m+ NO MAX. HEIGHT

SITE INFORMATION

MUNICIPAL ADDRESS: 2608 MORLEY TRAIL NW, CALGARY, AB

LEGAL DESCRIPTION:
LOT 14, BLOCK 6, PLAN 8543GN

LAND USE DESIGNATION: R-CG

ENERGY ZONE: 7A

COVERED PARKING SPACES: 4
BIKE STALLS PROVIDED: 4

UNIT COUNT: 8
LOT HECTARES: 0.056
DENSITY: 143 Un/ha

UNIT AREA CALCULATION

UNIT E	1,574sf	146.2sm
SECONDARY SUITE A	573sf	53sm
UNIT F	1,574sf	146.2sm
SECONDARY SUITE B	573sf	53sm
UNIT G	1,632sf	151.6sm
SECONDARY SUITE C	573sf	53sm
UNIT H	1,632sf	151.6sm
SECONDARY SUITE D	573sf	53sm
TOTAL	8,704sf	807.6m

LOT COVERAGE CALCULATION

BUILDING FOOTPRINT	2,669.9sf	248.05sm
DETACHED GARAGE	932.9sf	86.67sm
TOTAL	3,602.8sf	334.72sm
SITE AREA	14,097.0sf	558.1sm

LOT COVERAGE = 59.97% - 60% MAX

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2	DTR 1 RESPONSE	26-5-8

PROJECT

DATE: 26-5-8
PROJECT No.: 25-125

[redacted]

ADDRESS
2608 MORLEY TRAIL NW
CALGARY, AB

DRAWING

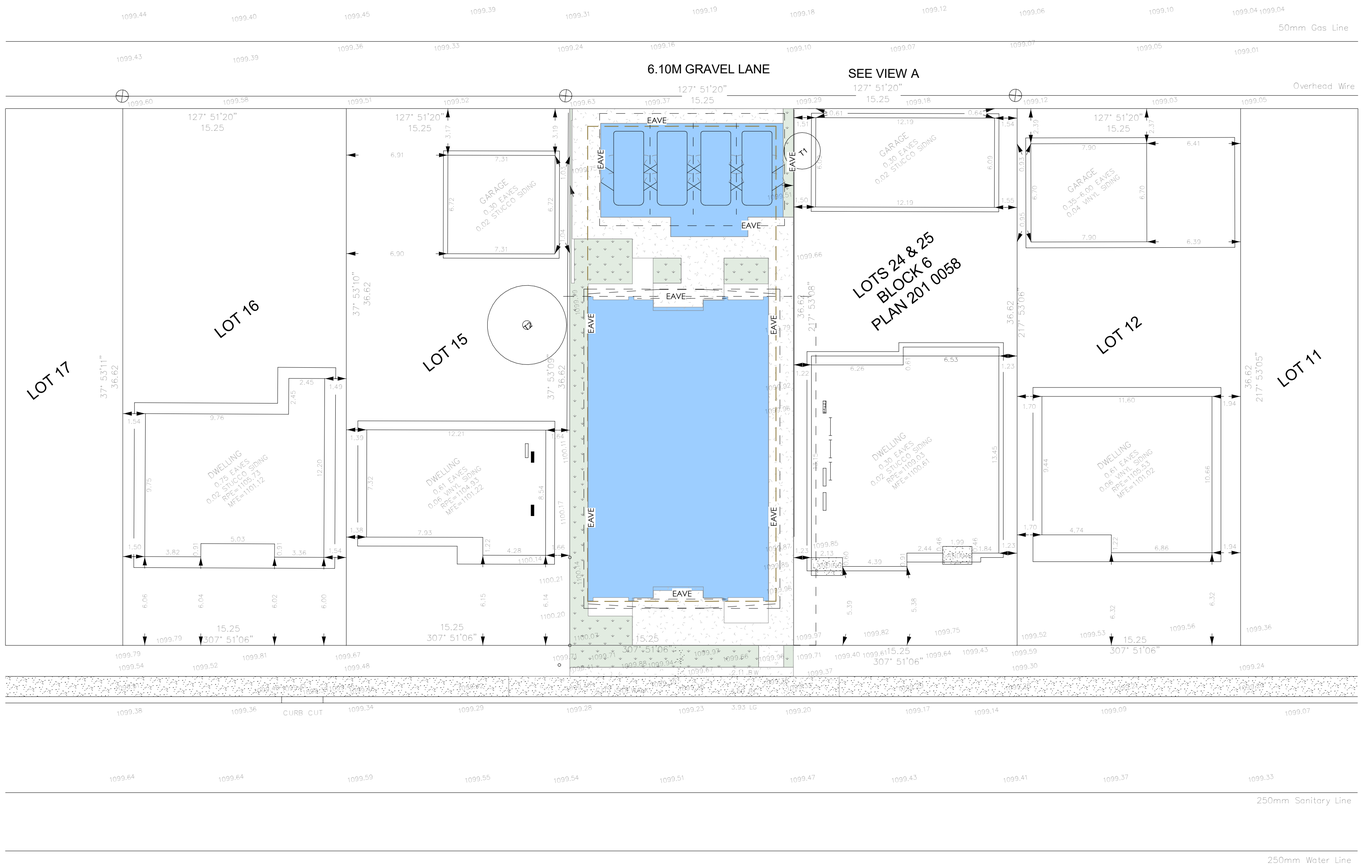
DRAWN: ATR/JMM
CHECKED: KGS

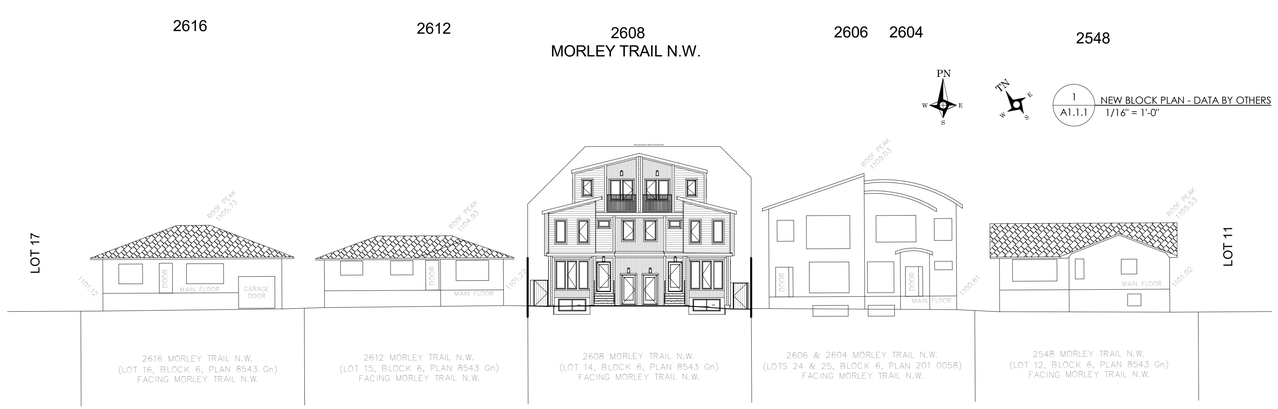
DRAWING TITLE
EXISTING BLOCK PLAN & STREETSCAPE

SHEET
A1.1.0

JOHN HOLMES – 8 PLEX

25-125





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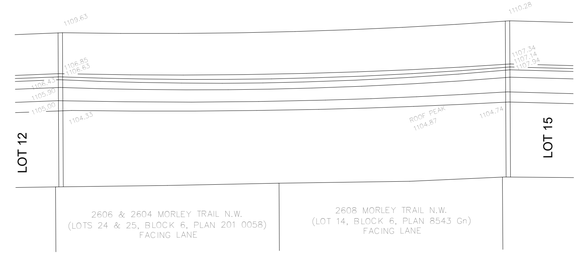

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PROJECT

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PROJECT No.: 25-125

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DRAWING

DRAWN: ATR/JMM
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SHEET
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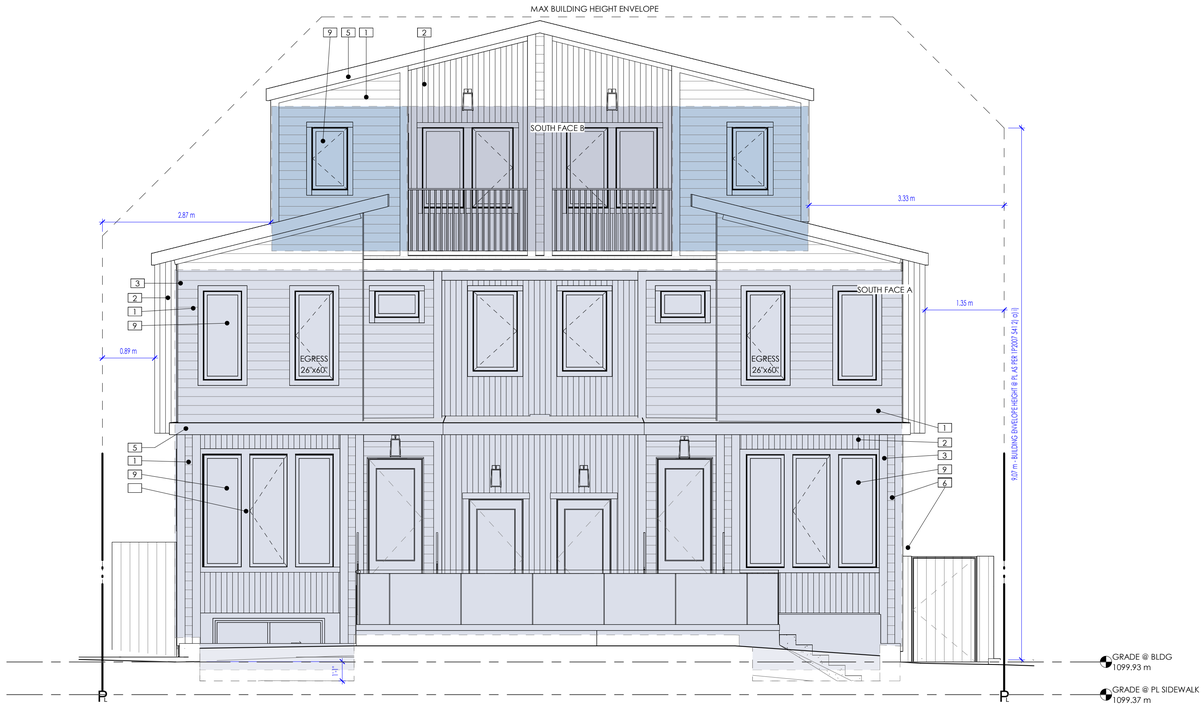
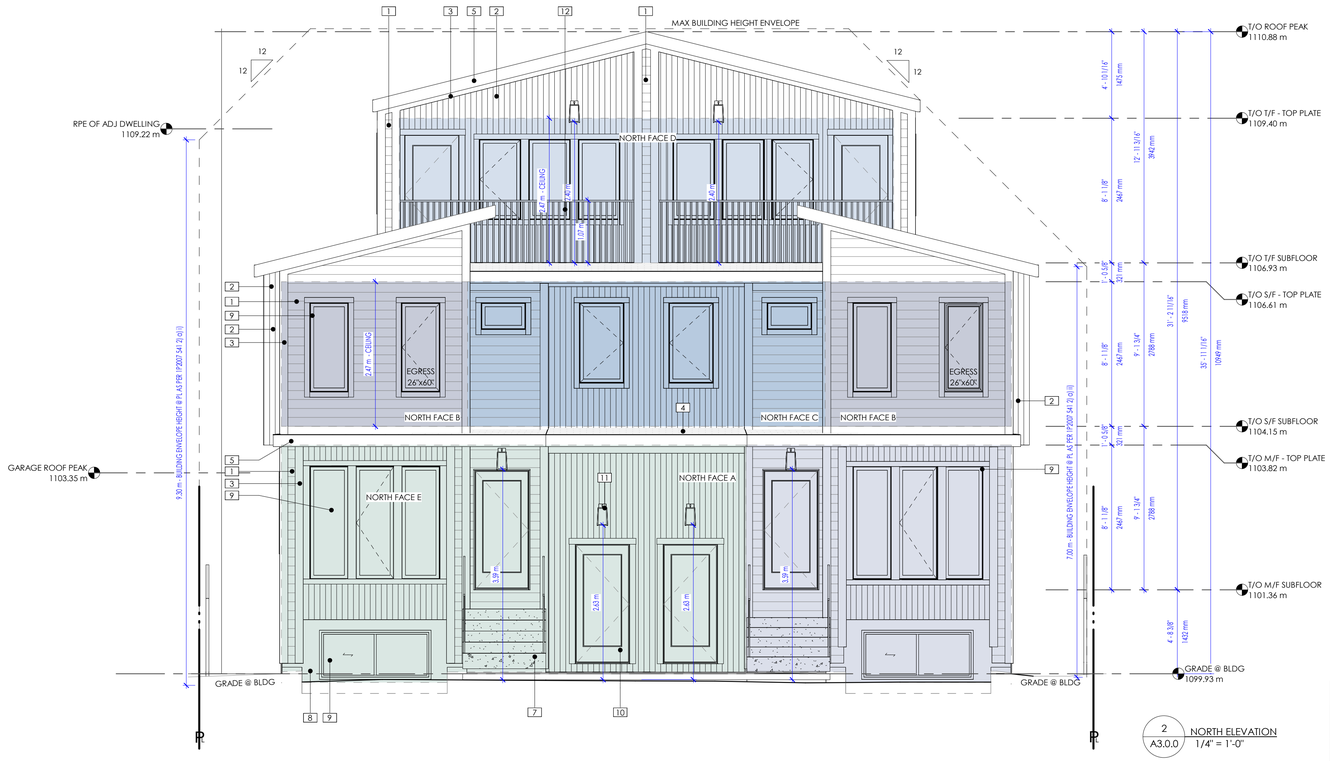
JOHN HOLMES – 8 PLEX

25-125



1 A3.0.0 SOUTH ELEVATION 1/4" = 1'-0"



2 A3.0.0 NORTH ELEVATION 1/4" = 1'-0"

FINISH MATERIALS

FINISH	SPECIFICATION
1	HORIZONTAL HARDIE SIDING - WHITE TBC
2	VERTICAL METAL SIDING - WOOD GRAIN BROWN TBC
3	TRIM - MATCH WALL COLOR
4	ROOF SHINGLES - CHARCOAL
5	FASCIA SOFFIT - GREY
6	WOOD FENCE - BROWN
7	EXPOSED CONCRETE
8	PARGING - GREY
9	WINDOW FRAME - CHARCOAL
10	DOOR FRAME - CHARCOAL
11	EXTERIOR LIGHT - CHARCOAL
12	RAILING - CHARCOAL

LIMITING DISTANCE - TABLE 9.10.15.4.

	LIMITING DISTANCE	EXPOSED BLDG FACE	MAX % OF GLAZED OPENINGS	MAX AREA OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS	PROPOSED AREA OF GLAZED OPENINGS
SOUTH FACE - A	41' 8" - 12.7m	864ft² - 80.27m²	100	864ft² - 80.27m²	27.9	241.5ft² - 22.4m²
SOUTH FACE - B	44' 10" - 13.68m	120.6ft² - 11.16m²	100	120.6ft² - 11.16m²	34.9	42ft² - 3.9m²
SOUTH FACE - C	51' 6" - 15.7m	122.6ft² - 11.39m²	100	122.6ft² - 11.39m²	11.4	14ft² - 1.3m²
NORTH FACE - A	12' 7" - 3.86m - TO GARAGE	193.3ft² - 17.95m²	63	121.6ft² - 11.3m²	40.8	118.8ft² - 11.04m²
NORTH FACE - B	41' 8" - 12.7m	169.0ft² - 15.7m²	100	169.0ft² - 15.7m²	25.7	43.3ft² - 4.03m²
NORTH FACE - C	44' 7" - 13.6m	169.0ft² - 15.7m²	100	169.0ft² - 15.7m²	18.6	31.5ft² - 2.92m²
NORTH FACE - D	48' 2" - 14.7m	200.3ft² - 18.6m²	100	200.3ft² - 18.6m²	51.5	103ft² - 9.57m²
NORTH FACE - D	12' 7" - 4.12m - TO GARAGE	334.6ft² - 31.1m²	32	107.1ft² - 9.95m²	26.3	88.2ft² - 8.19m²

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No.	DESCRIPTION	DATE
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PROJECT

DATE 26-5-8

PROJECT No. 25-125

[redacted]

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DRAWING

DRAWN ATR/JMM

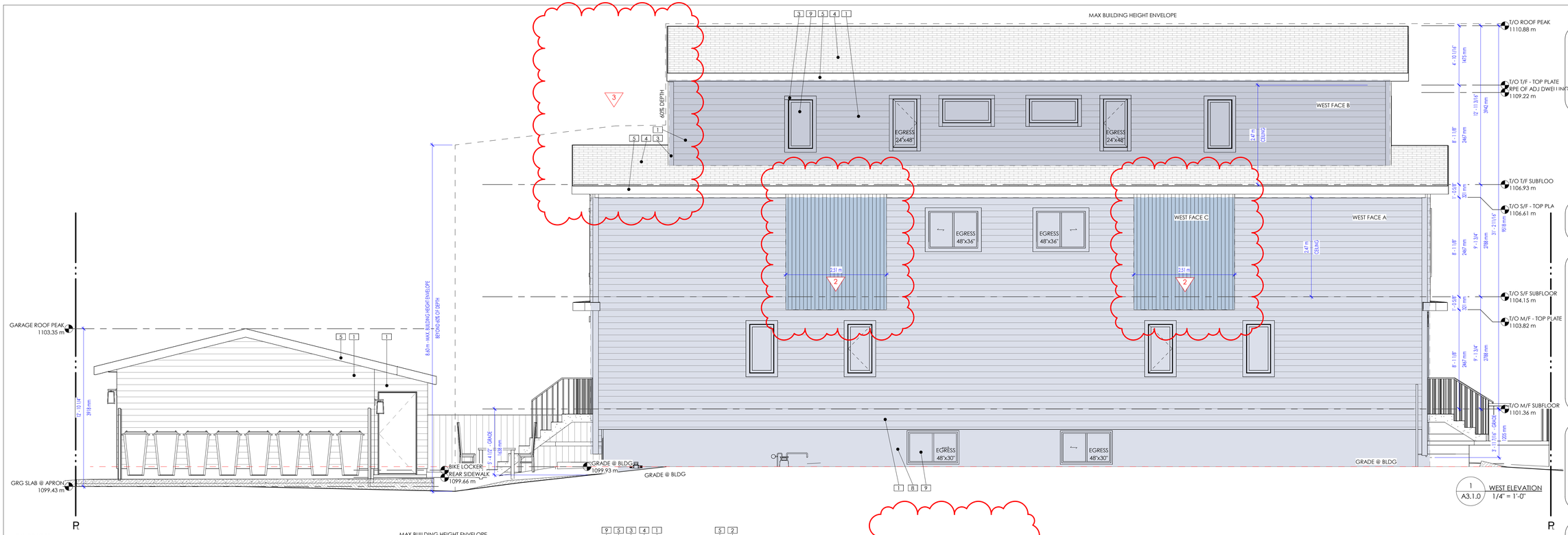
CHECKED KGS

DRAWING TITLE
EXTERIOR ELEVATIONS

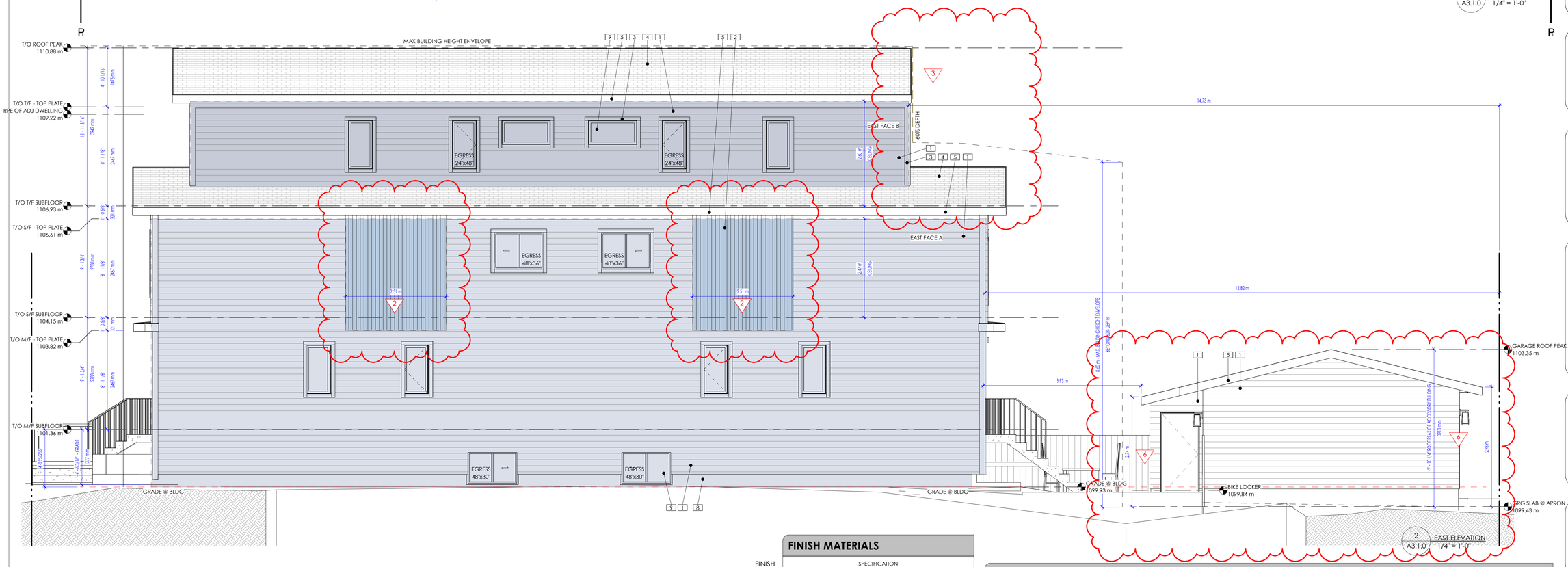
SHEET A3.0.0

JOHN HOLMES - 8 PLEX

25-125



1 / A3.1.0 WEST ELEVATION 1/4" = 1'-0"



2 / A3.1.0 EAST ELEVATION 1/4" = 1'-0"

FINISH MATERIALS

FINISH	SPECIFICATION
1	HORIZONTAL HARDIE SIDING - WHITE TBC
2	VERTICAL METAL SIDING - WOOD GRAIN BROWN TBC
3	TRIM - MATCH WALL COLOR
4	ROOF SHINGLES - CHARCOAL
5	FASCIA SOFFIT - GREY
8	PARGING - GREY
9	WINDOW FRAME - CHARCOAL

LIMITING DISTANCE - TABLE 9.10.15.4.

	LIMITING DISTANCE	EXPOSED BLDG FACE	MAX % OF GLAZED OPENINGS	MAX AREA OF GLAZED OPENINGS	PROPOSED % OF GLAZED OPENINGS	PROPOSED AREA OF GLAZED OPENINGS
WEST FACE - A	4' 0" - 1.22m	1,351ft² - 125.5m²	7	94.5ft² - 8.78m²	5.6	76ft² - 7.0m²
WEST FACE - B	9' 5" - 2.87m	409ft² - 38m²	17	69.5ft² - 6.46m²	11.8	48ft² - 4.5m²
WEST FACE - C	4' 5" - 1.35m	149.6ft² - 13.9m²	0	0ft² - 0m²	0	0ft² - 0m²
EAST FACE - A	5' 8" - 1.73m	1,348ft² - 125.3m²	7	94.4ft² - 8.77m²	6.2	76ft² - 7.0m²
EAST FACE - B	10' 11" - 3.33m	409ft² - 38m²	22	89.9ft² - 8.36m²	11.8	48ft² - 4.5m²
EAST FACE - C	8' 10" - 2.7m	149.6ft² - 13.9m²	0	0ft² - 0m²	0	0ft² - 0m²

MUNICIPAL

PDG
PEAKE DESIGN GROUP

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NOTE

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ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	ISSUE FOR DP	25-12-2
2	DTR 1 RESPONSE	26-5-8

PROJECT

DATE	PROJECT No.
26-5-8	25-125

[redacted]

ADDRESS
2608 MORLEY TRAIL NW
CALGARY, AB

DRAWING

DRAWN	CHECKED
ATR/JMM	KGS

DRAWING TITLE

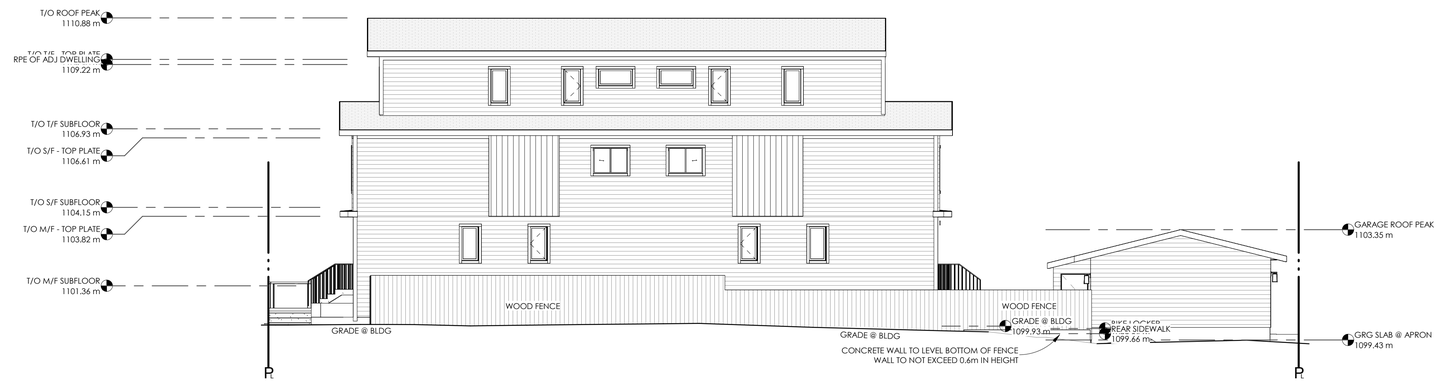
EXTERIOR ELEVATIONS

SHEET

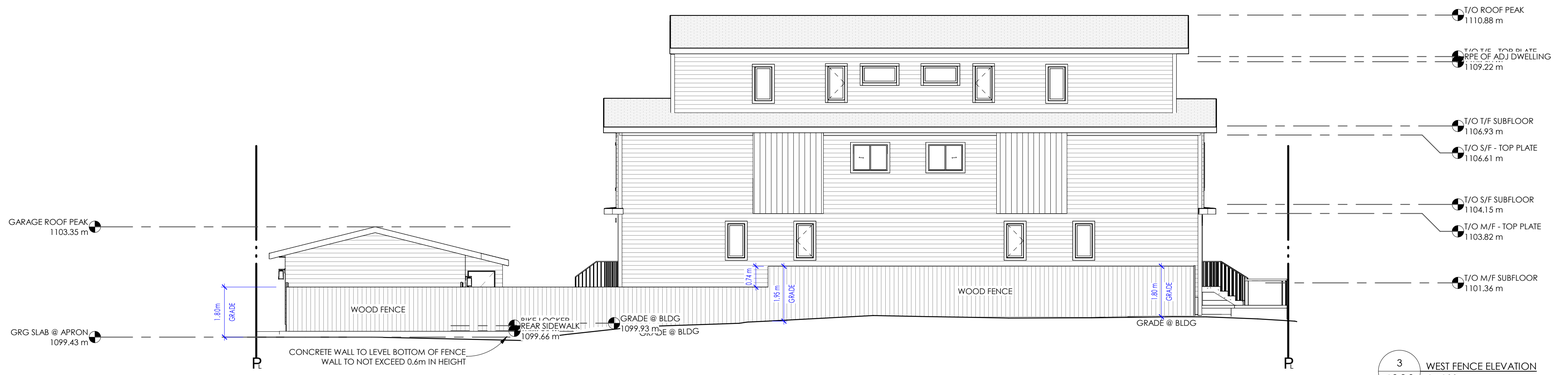
A3.1.0

JOHN HOLMES – 8 PLEX

25-125



2 A3.2.0 EAST FENCE ELEVATION
1 : 100



3 A3.2.0 WEST FENCE ELEVATION
1 : 100

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ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	DTR 1 RESPONSE	26-5-8

PROJECT

DATE	PROJECT No.
26-5-8	25-125

[redacted]

ADDRESS
2608 MORLEY TRAIL NW
CALGARY, AB

DRAWING

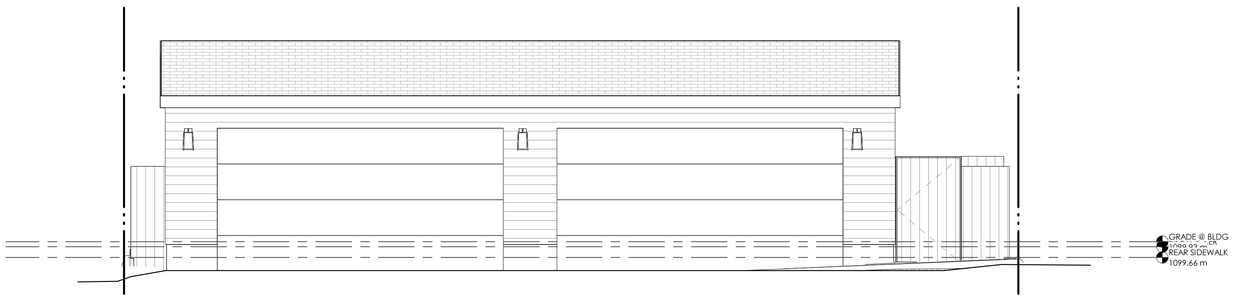
DRAWN	CHECKED
ATR/JMM	KGS

DRAWING TITLE
EXTERIOR ELEVATIONS - FENCE

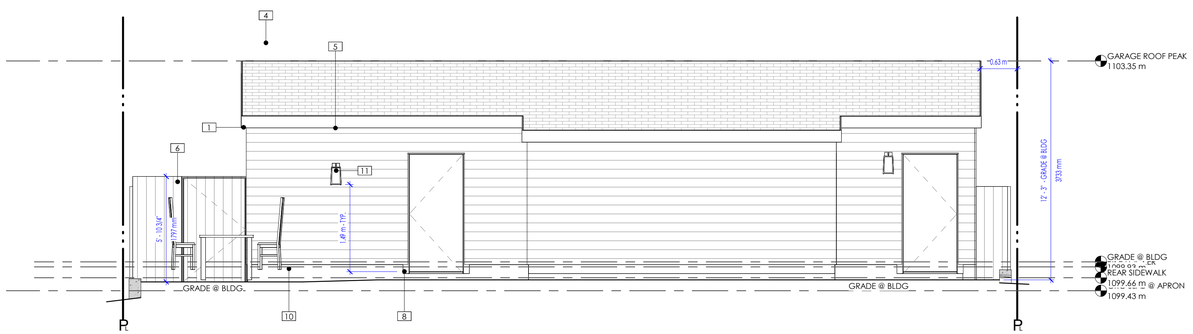
SHEET
A3.2.0

JOHN HOLMES - 8 PLEX

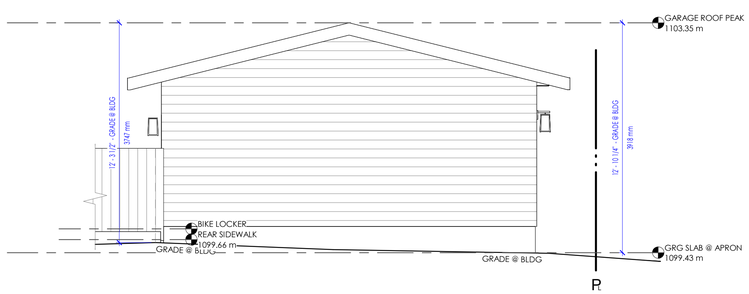
25-125



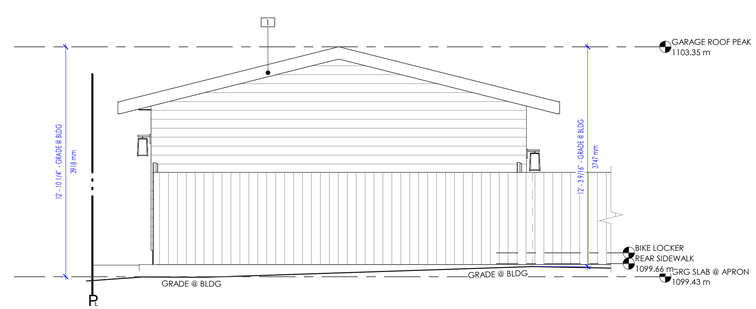
1 / A3.3.0 GARAGE NORTH ELEVATION
1/4" = 1'-0"



2 / A3.3.0 GARAGE SOUTH ELEVATION
1/4" = 1'-0"



3 / A3.3.0 GARAGE EAST ELEVATION
1/4" = 1'-0"



4 / A3.3.0 GARAGE WEST ELEVATION
1/4" = 1'-0"

FINISH MATERIALS

FINISH	SPECIFICATION
1	HORIZONTAL HARDIE SIDING - WHITE TBC
4	ROOF SHINGLES - CHARCOAL
5	FASCIA SOFFIT - GREY
6	WOOD FENCE - BROWN
8	PARGING - GREY
10	DOOR FRAME - CHARCOAL
11	EXTERIOR LIGHT - CHARCOAL

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ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	DTR 1 RESPONSE	26-5-8

PROJECT

DATE 26-5-8
PROJECT No. 25-125
[redacted]
ADDRESS
2608 MORLEY TRAIL NW
CALGARY, AB

DRAWING

DRAWN ATR/JMM
CHECKED KGS
DRAWING TITLE
EXTERIOR ELEVATIONS - GARAGE

SHEET
A3.3.0

JOHN HOLMES - 8 PLEX

25-125