

PROJECT INFORMATION

LEGAL ADDRESS : LOT 5; BLK 3; PLAN 4283JK

MUNICIPAL ADDRESS : 503 HUNTS CRESCENT NW,

ZONING: R-CG

PROPOSED DEVELOPMENT : 1 ROW HOUSE BUILDING (3 SUITES)

LOT AREA = 553.34 SQ.M.

BUILDING AREA = 214.90 SQ.M.

PORCH = 6.09 SQ.M.

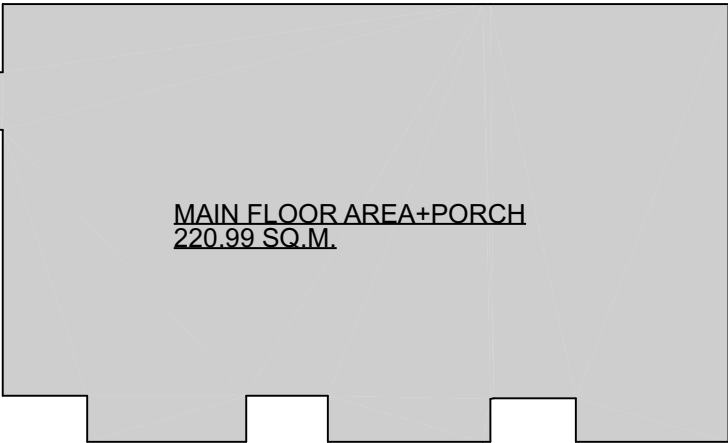
GARAGE/BIKE STORAGE = 73.10 SQ.M.

COVERAGE = 294.14 SQ.M. (53.16%)

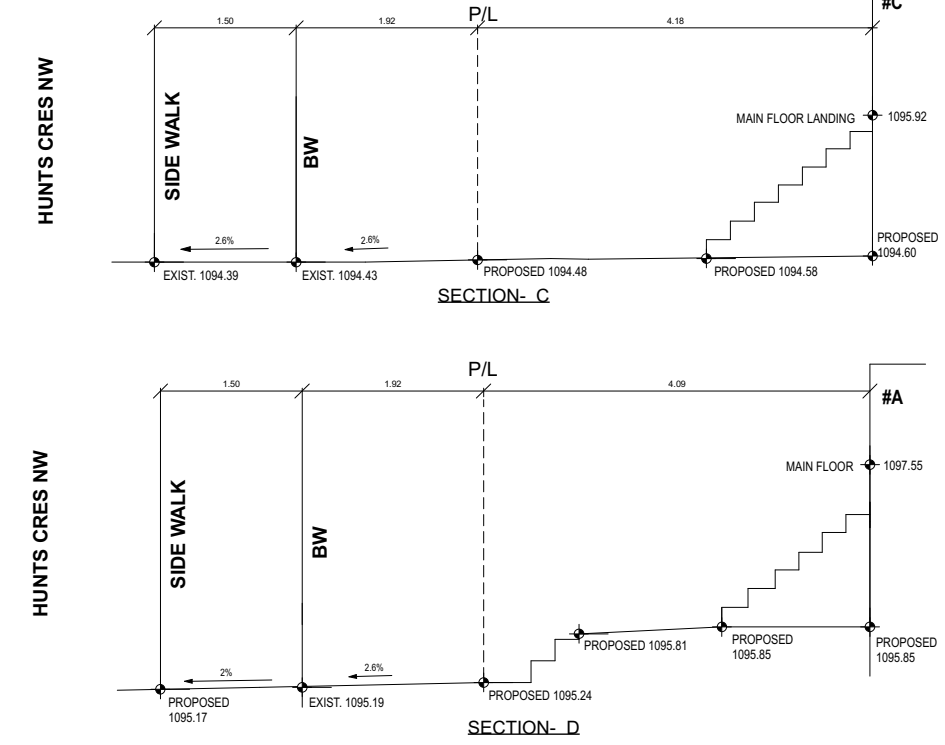
PARKING

TOTAL STALLS PROPOSED = 3 STALLS (DETACHED GARAGE)

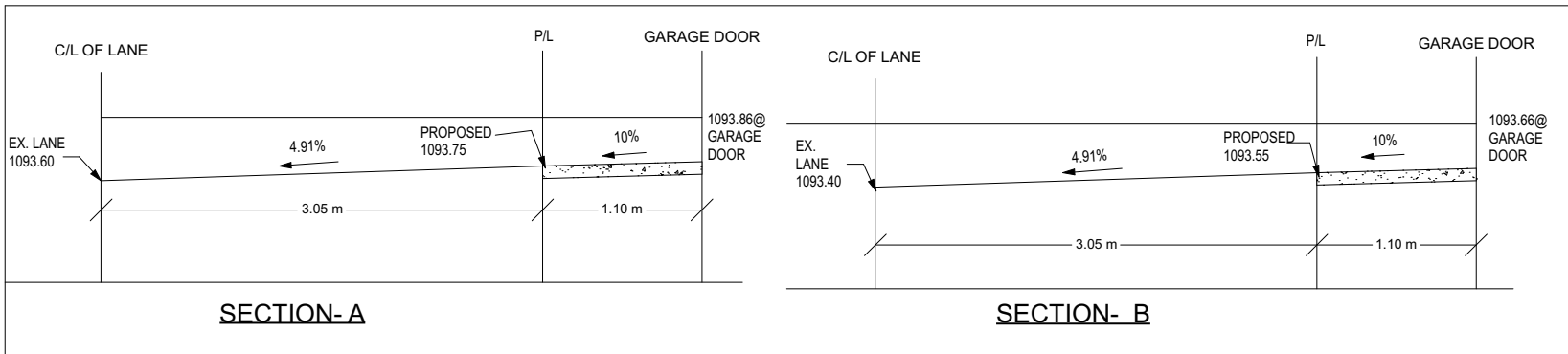
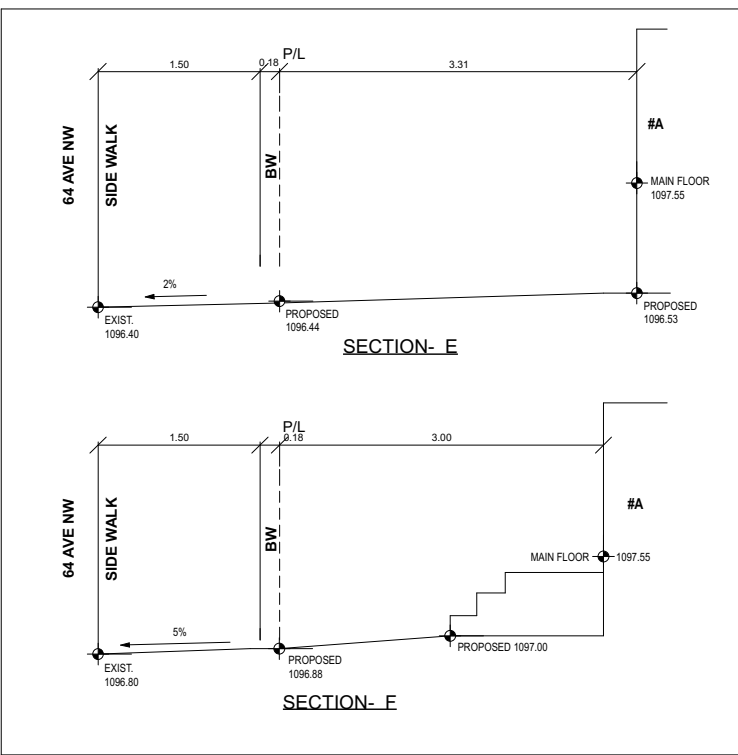
BIKE PARKING = 3 PROVIDED



COVERAGE AREA



BLVD CROSS SECTION
SCALE: N.T.S.



CROSS SECTION-GARAGE CONCRETE APRON&GRAVEL LANE

1096.96	PROPOSED GRADE
1096.96	EXISTING GRADE

64th Avenue N.W.

Hunts Cres N.W.



LANDSCAPING CALCULATION

LOT AREA	=	553.34 SQ.M.
BUILDING AREA	=	214.90 SQ.M.
PORCH	=	6.09 SQ.M.
GARAGE/BIKE STORAGE	=	73.15 SQ.M.
COVERAGE	=	294.14 SQ.M. (53.16%)

NON LANDSCAPING AREA CALCULATION

	CONCRETE APRON	=	10.70 SQ.M.
	WASTE & RECYCLING	=	4.73 SQ.M.
	ENTRANCE LANDING & STEPS	=	17.89 SQ.M.
	WINDOW WELL(GRAVEL)	=	3.42 SQ.M.

TOTAL NON-LANDSCAPING AREA = 36.74 SQ.M. (6.64%) OF LOT AREA

LANDSCAPING AREA CALCULATION

TOTAL LANDSCAPING AREA = 553.34 - (294.14 + 36.74=330.76) = 222.58 SQ.M.

HARD LANDSCAPING AREA

	CONCRETE WALKWAY/PATIO	=	54.45 SQ.M.
	CURB WALL	=	7.05 SQ.M.
	WOOD LANDING & STEPS	=	1.63 SQ.M.
TOTAL HARD LANDSCAPING AREA = 63.13 SQ.M. (11.41%) OF LOT AREA			

SOFT LANDSCAPING AREA

	SOD	=	159.45 SQ.M.
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TOTAL SOFT LANDSCAPING AREA = 159.45 SQ.M. (28.82%) OF LOT AREA

NOTE:
Soft surfaced landscaping area
irrigated by underground irrigation system

All sodded area planted with draught
tolerant grass species.

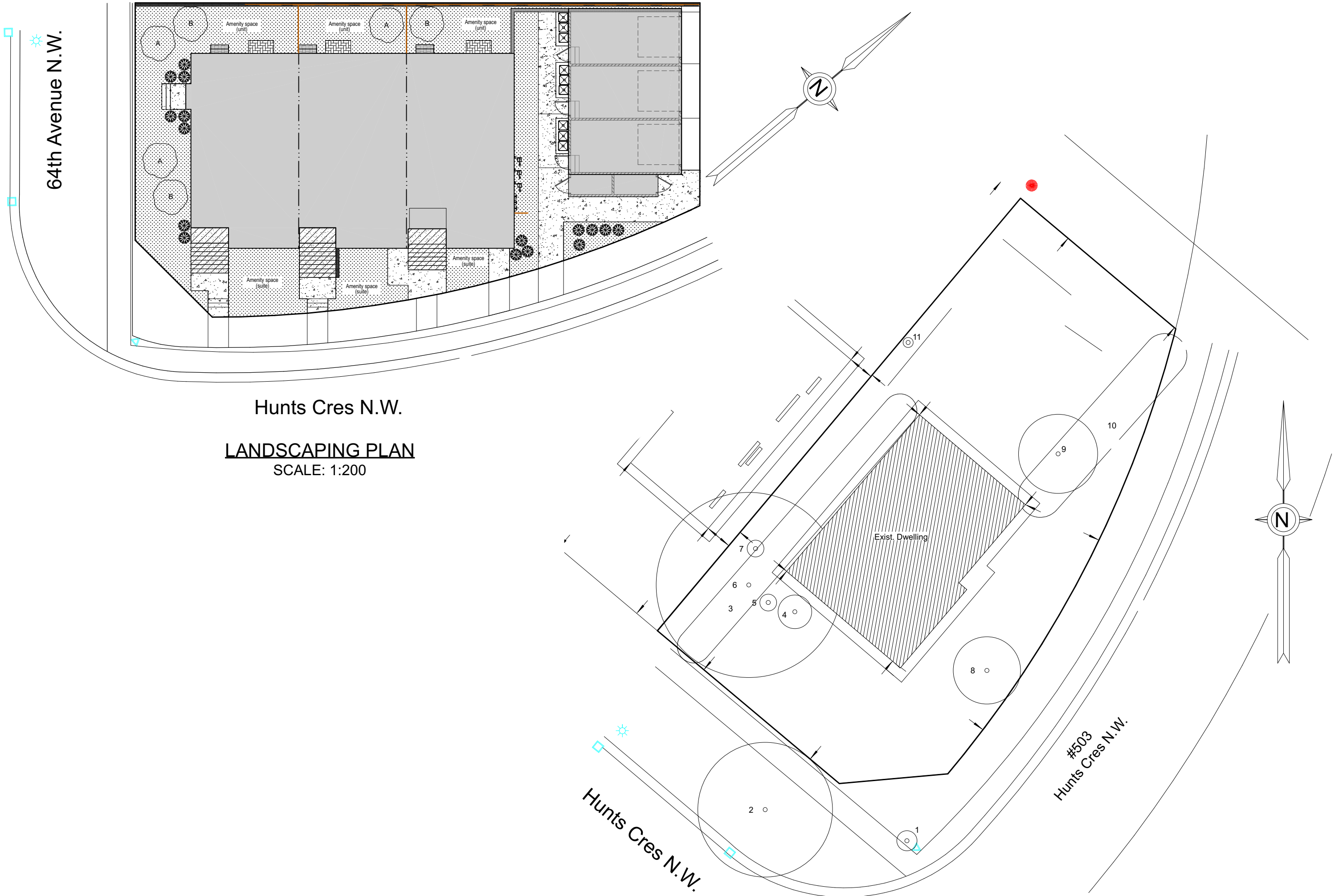
Soil depth min. 600mm for planting beds
& shrubs and 300mm all other areas.

LANDSCAPING RULES

Planting Requirements	=	1 tree per 110 Sq.m. of parcel size (Required 6) Deciduous tree with min. caliper 60 mm Coniferous tree with min. ht. 2.0m.
Proposed Trees	=	6 Trees
Shrub Required	=	3 Shrubs per 110 Sq.m. of parcel size (Required 16) Min. spread & ht. 0.6m at the planting stage
Proposed Shrubs	=	16 shrubs

NEW TREE /SHRUB DATA

No.	Qty.	Type	Name	Size
A	3	Deciduous	Swedish columnar Aspen	60 mm caliper minimum
B	3	Coniferous	Picea Pungens Columnar spruce	2 m height minimum
C	16	Deciduous shrub	Savin Juniper shrub	height 0.6m



TREE SCHEDULE:

Tree No.	Variety	Calliper (%P)	Canopy (%P)	Height (%P)	Location	Disposition
1	Bush	---	1.2	1.7	in City Property	Remain
2	Deciduous Tree	0.56	8.0	6.0	in City Property	Remain
3	Bush	---	2.0	2.0	in Subject Property	To Be Remove
4	Deciduous Tree	0.10	2.0	2.7	In Subject Property	To Be Remove
5	Deciduous Tree	0.10	1.0	3.0	In Subject Property	To Be Remove
6	Deciduous Tree	0.70	11.0	8.0	In Subject Property	To Be Remove
7	Deciduous Tree	0.10	1.0	3.0	In Subject Property	To Be Remove
8	Deciduous Tree	0.50	4.0	10.0	In Subject Property	To Be Remove
9	Deciduous Tree	0.50	4.7	10.0	In Subject Property	To Be Remove
10	Bush	---	2.6	2.0	In Subject Property	To Be Remove
11	Stump	---	0.6	---	In Subject Property	To Be Remove

EXIST. SITE PLAN
SCALE: 1:200

SITE PLAN

MUNICIPAL ADDRESS:
503 Hunts Cres N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
Lot 5
Block 3
Plan 4283 JK

PREPARED FOR: NRG Custom Homes

DATE OF SURVEY: May 12th-13th, 2022

SCALE: 1:200

LEGEND:

- Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Electrical Line
- A-G-T Line
- Door
- Main Floor Window
- Second Floor Window
- Basement Floor Window
- Power Pole
- Manhole
- Light Standard
- Catch Basin
- Tree
- Calculation points
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch
- Elevation (Geodetic)
- 'A'-Length of Arc
- 'BC'-Back of Curb
- 'BOW'-Bottom of Wall
- 'BW'-Back of Walkway
- 'Cant.'-Cantilever
- 'Conc.'-Concrete
- 'Elev.'-Elevation
- 'Enc.'-Encroach(es)
- 'LOG'-Lip of Gutter
- 'R'-Radius
- 'R/W'-Right of Way
- 'Ret.'-Retaining
- 'TOW'-Top of Wall

NOTE:

- Distances are in Ground and Are Shown in Metres and Decimals Thereof.
- Distances Along Curves are Arc Distances.
- Elevations are Derived From ASCMs 273771 and 20669.
- ASCM 273771 is Held for Vertical and Horizontal Positioning.
- The Certificate of Title %/U181 105 703 was searched on the %/U5th day of May, 2022%and includes the following instruments:
Zoning Regulations No. 771 147 064
Mortgage No. 181 105 704
- The Utilities Information is Acquired From 'The City of Calgary Engineering Department' Drawing %/UNo. 007 & 020 In Sec.09-Twp.25-Rge1-W5M.
(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.)

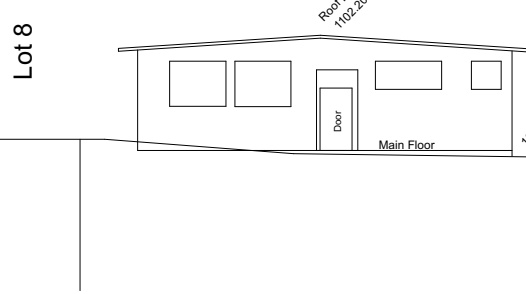
TREE SCHEDULE:

Tree No.	Variety	Calliper (in/100)	Canopy (in/100)	Height (in/100)	Location	Disposition
T1	Bush	---	1.2	1.7	In City Property	To Stay
T2	Deciduous Tree	0.96	8.0	6.0	In City Property	To Stay
T3	Bush	---	2.0	2.0	In Subject Property	To be Decided
T4	Deciduous Tree	0.10	2.0	2.7	In Subject Property	To be Decided
T5	Deciduous Tree	0.10	1.0	3.0	In Subject Property	To be Decided
T6	Deciduous Tree	0.70	11.0	8.0	In Subject Property	To be Decided
T7	Deciduous Tree	0.10	1.0	3.0	In Subject Property	To be Decided
T8	Deciduous Tree	0.92	4.0	10.0	In Subject Property	To be Decided
T9	Deciduous Tree	0.92	4.7	10.0	In Subject Property	To be Decided
T10	Bush	---	2.6	2.0	In Subject Property	To be Decided
T11	Shrub	---	0.6	---	In Subject Property	To be Decided

PROPOSED TOWNHOUSE

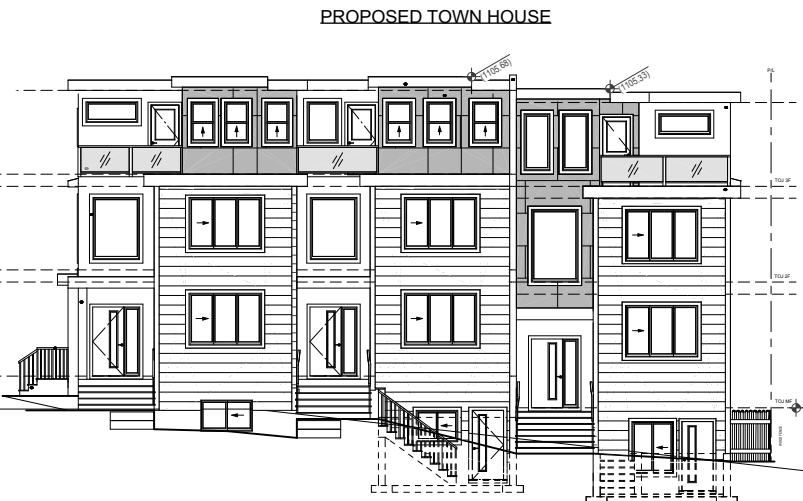


64TH AVE N.W. STREET SCAPE PLAN



708 64th Avenue N.W.
(Lot 6, Block 3, Plan 4283 JK)

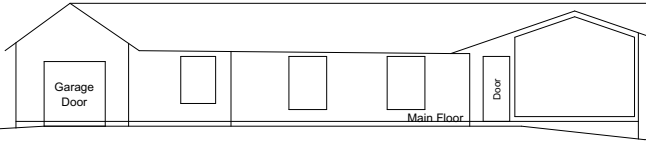
%/UStreetscape Facing 64th Avenue N.W.



503 HUNTS CRES N.W. STREET SCAPE PLAN

503 Hunts Cres N.W.
(Lot 5, Block 3, Plan 4283 JK)

%/UStreetscape Facing Hunts Cres N.W.

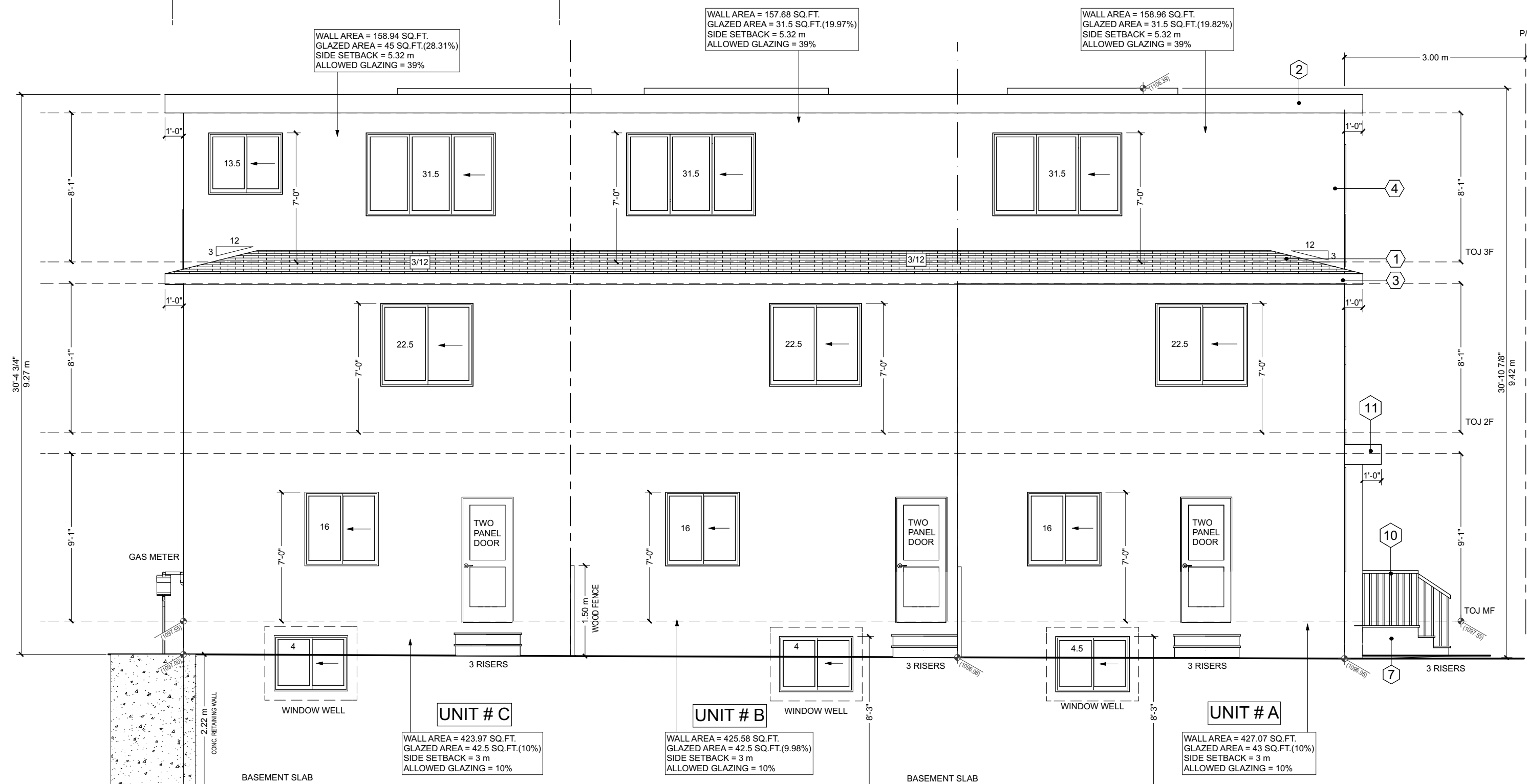


511 Hunts Cres N.W.
(Lot 4, Block 3, Plan 4283 JK)



MATERIAL LEGEND	
1	ASPHALT SHINGLE
2	12" STUCCO FASCIA (BLACK)
3	8" STUCCO FASCIA (BLACK)
4	STUCCO
5	HORIZONTAL HARDIE SIDING W/ 4" C/W CORNERS
6	PANEL SIDING (DARK)
7	PRECAST CONC. LANDING & STEPS
8	4" TRIM AROUND ALL DOORS AND WINDOWS ON ELEVATION
9	ALUMINUM RAILINGS W/ GLASS PANELS ON VINYL DECK
10	ALUMINUM RAILINGS & SHINGLES
11	14" STUCCO FASCIA (BLACK)
12	10"X24" COLUMN (SMARTBOARD)
13	8" CONC. WING WALL

SOUTH ELEVATION



NORTH ELEVATION

G|D|
GLOBAL DESIGN
O: 403.454.4366, C: 403.472.4322
E: info@globaldesignz.ca, W: www.globaldesignz.ca
#105 - 10960 425th NE Calgary, AB T3N 2B6

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ONLY.

LEGAL ADDRESS:
LOT 5 ; BLK 3
CIVIC ADDRESS:
503 HUNTS CRES. NW

FILE NO. **24086**
SCALE: **3/16"=1'-0**
PAGE NO. **1**
DATE: **2025-12-31**



EAST ELEVATION



|G|D|
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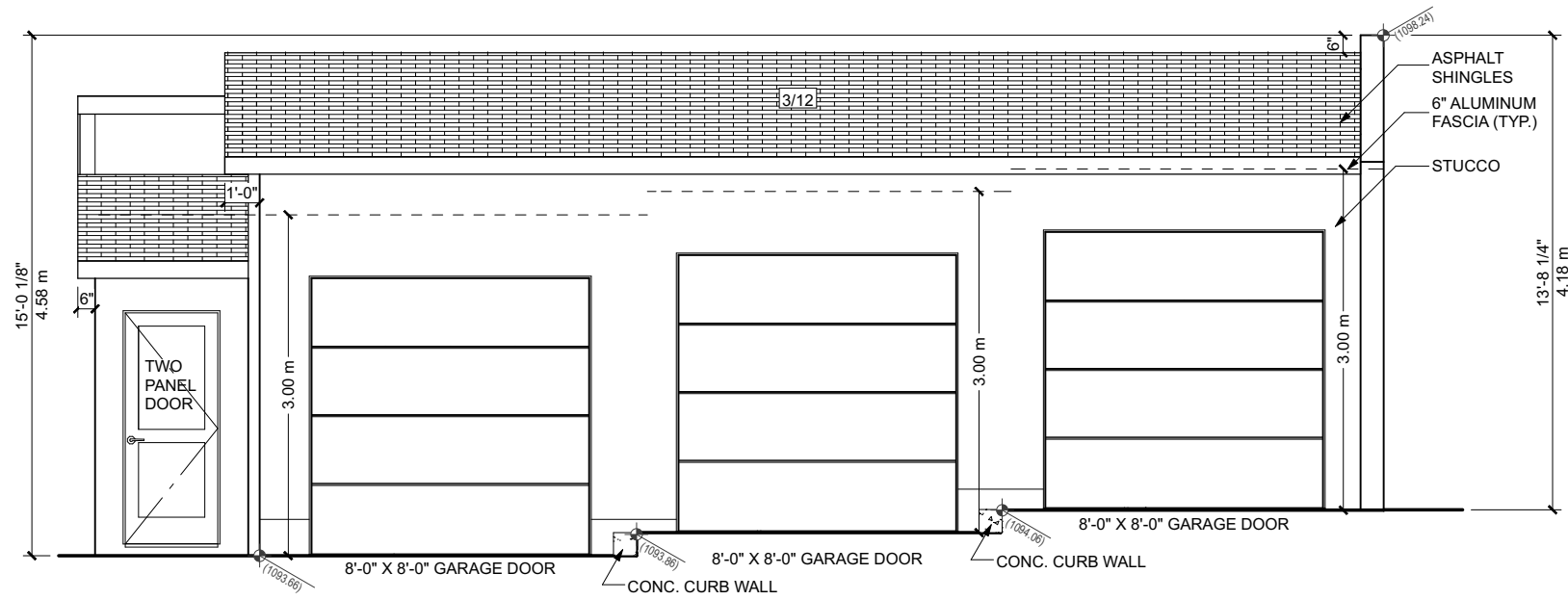
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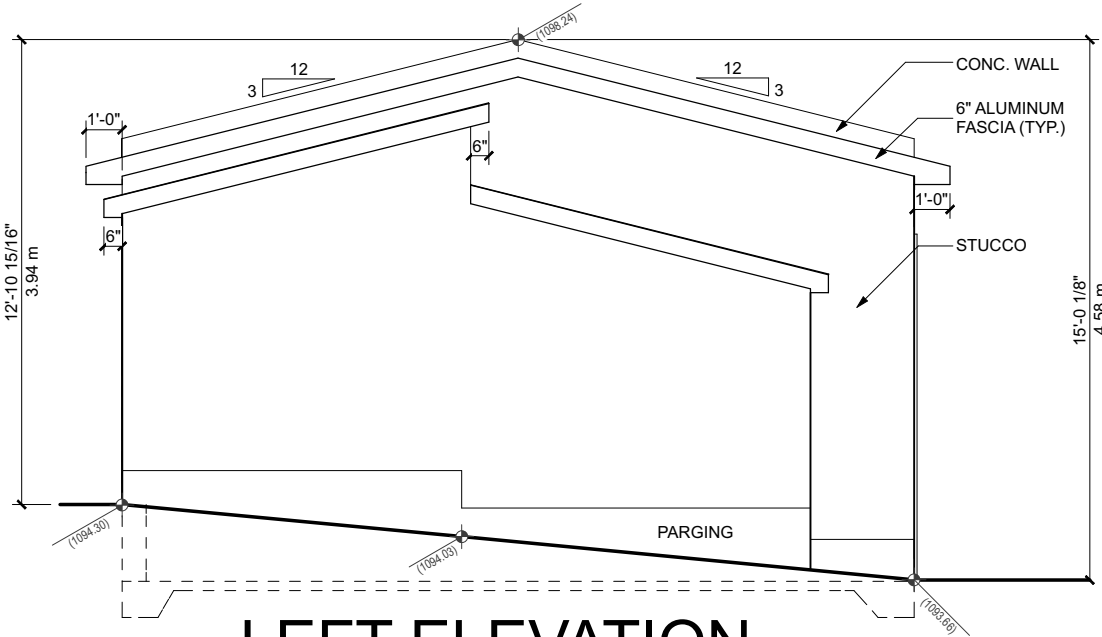
GE NO

2

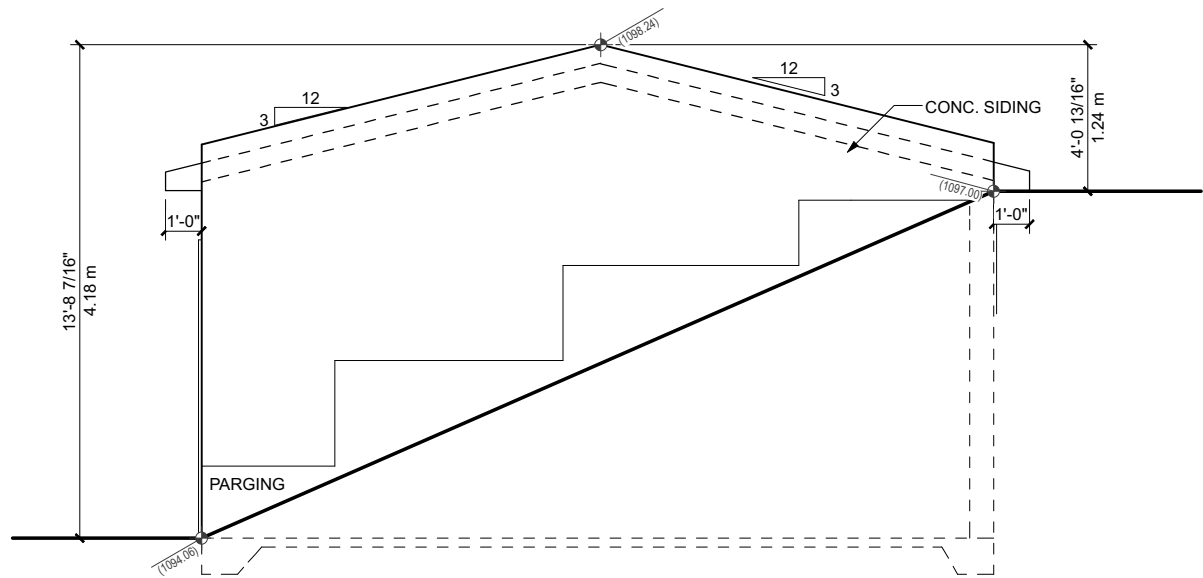
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2025-12-31



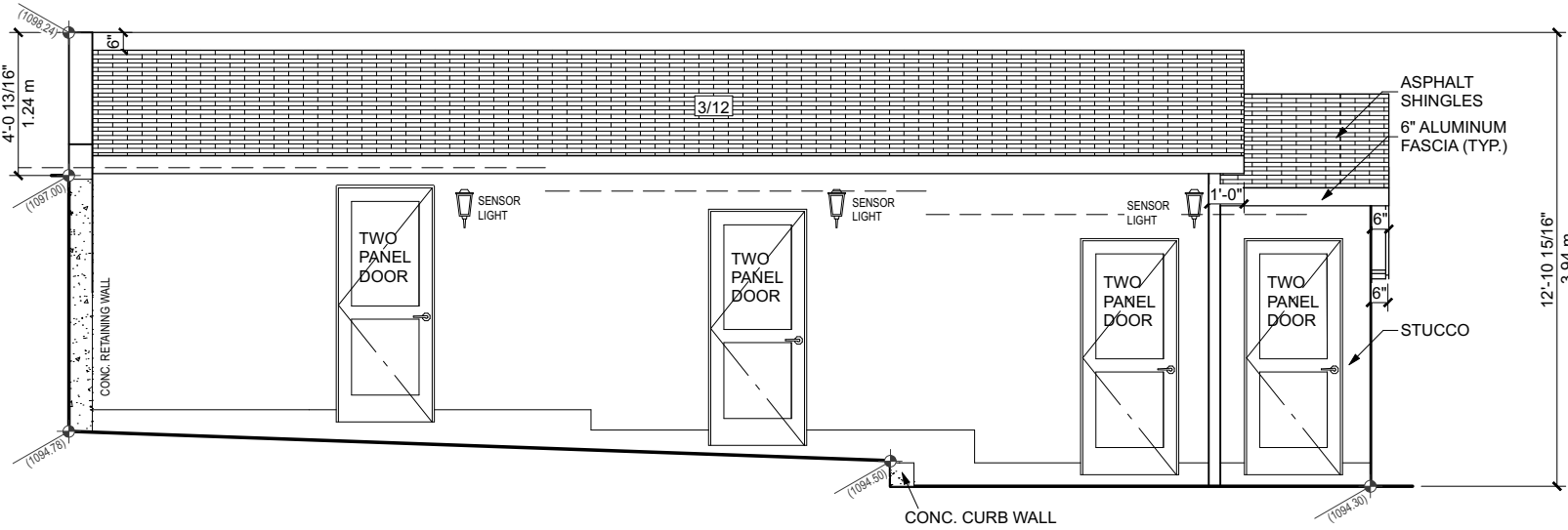
LANE ELEVATION



LEFT ELEVATION
STREET FACING SIDE



RIGHT ELEVATION



REAR ELEVATION



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