Vera Developments Inc.

Thorncliffe Rowhouse

Civic Address : 5951 Thornton RD. NW, Calgary, Alberta (former address: 403 Spyhill Road N.W, Calgary, Alberta)

Legal Address : Lot 6 Block 7 Plan 1943GV

ISSUED FOR DP – REV. 01

20261119

Architectural rendering for illustrative purposes only. Refer to the submitted development permit drawings for proposed dimensions, materials, grades and site conditions. The drawings govern in the event of any discrepancy.





ARCHITECTURAL DRAWING LIST

ZE	Sheet Name
DP0.02	BYLAW REVIEW
DP0.03	SITE PHOTOS
DP0.04	SURVEY PLAN
DP1.00	SITE PLAN
DP1.01	LANDSCAPE PLAN
DP2.00	MAIN FLOOR PLAN
DP2.01	SECOND FLOOR PLAN
DP2.02	BASEMENT PLAN
DP2.03	ROOF PLAN
DP3.00	BUILDING ELEVATIONS
DP3.01	BUILDING SECTIONS
DP3.02	BUILDING SECTIONS
DP3.03	GARAGE
DP4.00	SHADOW STUDY
DP4.01	SHADOW STUDY
DP4.02	SHADOW STUDY
DP5.00	GRADING

CIVIL DRAWING LIST

No.	Sheet Name

STRUCTURAL DRAWING LIST

No.	Sheet Name

MECHANICAL DRAWING LIST

No.	Sheet Name

ELECTRICAL DRAWING LIST

No.	Sheet Name

LANDSCAPE DRAWING LIST

No.	Sheet Name

PRACTICE HOUSE

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2	ISSUED FOR CLIENT REVIEW	20261027
1	ISSUED FOR CLIENT REVIEW	20261026

Project Information :

Thorncliffe Rowhouse

5951 Thornton RD. NW, Calgary, Alberta (former address: 403 Spyhill Road N.W, Calgary, Alberta)

Drawing title :

COVER PAGE

Project number : 0122

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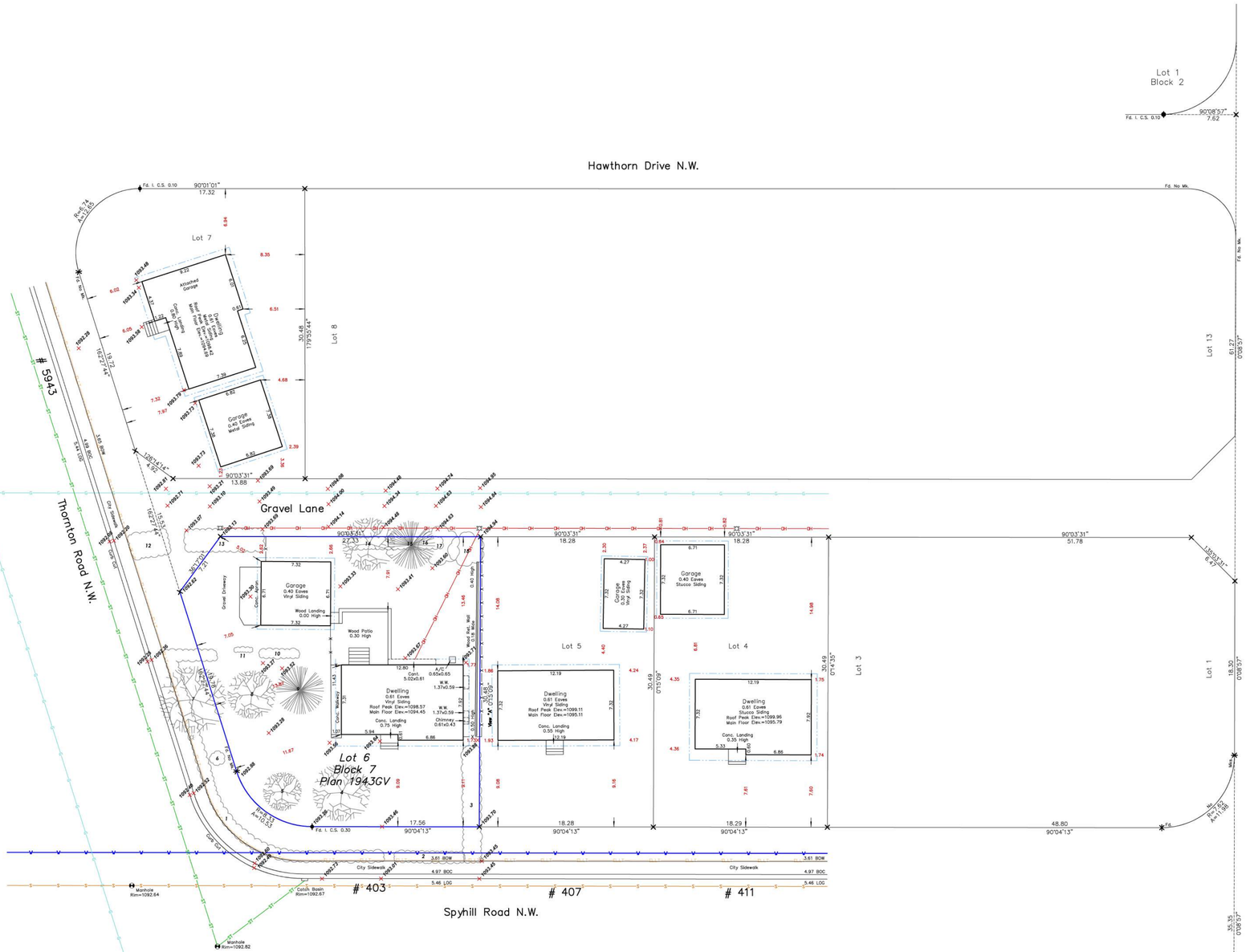
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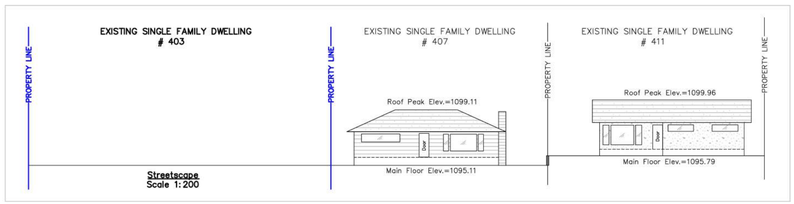
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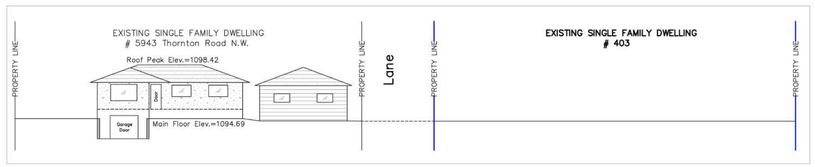
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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

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

DATE OF SURVEY: August 7th, 2025.

DATE OF UPDATE: October 2nd, 2026.

LEGEND

Elevations are shown thus: 1098.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 51029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) 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. 251 313 575 which was searched on the 2nd day of October, 2026, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

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

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

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

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Drawing title :

SURVEY PLAN

Project number : 0122

Issued :

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Drawing number :

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UNIT	GROSS AREA (m²)	NET AREA (m²)
UNIT 1	190.539	166.553
UNIT 2	186.850	167.494
UNIT 3	186.850	167.590
UNIT 4	161.764	137.180
UNIT 5	147.414	128.418
UNIT 6	154.506	133.070
TOTAL	**1027.923**	**900.305**

NOTE

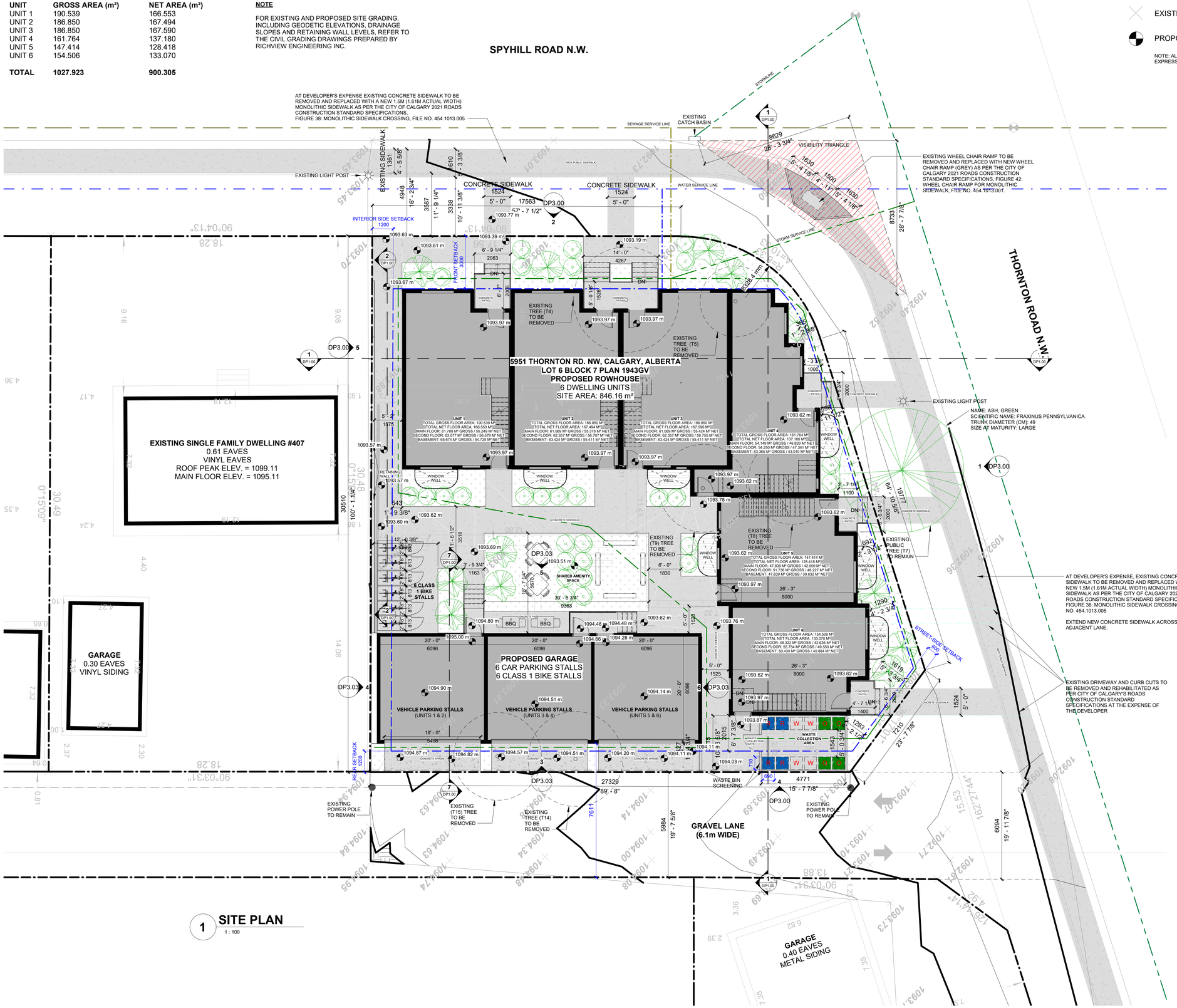
FOR EXISTING AND PROPOSED SITE GRADING, INCLUDING GEODETIC ELEVATIONS, DRAINAGE SLOPES AND RETAINING WALL LEVELS, REFER TO THE CIVIL GRADING DRAWINGS PREPARED BY RICHVIEW ENGINEERING INC.

SPOT ELEVATION LEGEND

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

NOTE: ALL ELEVATIONS ARE GEODETIC AND EXPRESSED IN METRES.



1 **SITE PLAN**
1 : 100

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Drawing title :

SITE PLAN

Project number : 0122

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Drawing number :

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EXISTING TREE SCHEDULE

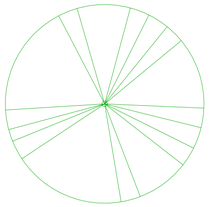
TREE #	VARIETY	SPECIES	CALLIPER (m)	CANOPY (m)	HEIGHT (m)	OWNER	PROPOSED STATUS
T4	DECIDUOUS	—	0.50	6.00	6.00	PRIVATE	REMOVED
T5	DECIDUOUS	—	0.30	4.00	5.00	PRIVATE	REMOVED
T7	DECIDUOUS	ASH, GREEN	0.45	7.50	7.00	PUBLIC	RETAIN / PROTECT
T8	DECIDUOUS	—	0.25	5.00	10.00	PRIVATE	REMOVED
T9	CONIFEROUS	—	0.50	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

PLANTING SCHEDULE

TREE	COLUMNAR SPRUCE	PICEA SPP.	11	2.0 m MIN. HEIGHT
SHRUB	MUGO PINE	PINUS MUGO	31	600 mm MIN. HEIGHT OR SPREAD

LANDSCAPE AREA CALCULATIONS

ITEM	AREA
TOTAL PARCEL AREA	846.160 m²
TOTAL LANDSCAPED AREA	326.605 m²
SOFT LANDSCAPED AREA	150.967 m²
HARD LANDSCAPED AREA	175.638 m²
RAISED EXTERIOR STAIRS (EXCLUDED)	9.301 m²
SOFT LANDSCAPING PROVIDED	46.22%
MINIMUM REQUIRED	30.00%



TREE
NAME: ASH, GREEN
SCIENTIFIC NAME: FRAXINUS PENNSYLVANICA
TRUNK DIAMETER (CM): 49
SIZE AT MATURITY: LARGE



TREE
NAME: COLUMNAR SPRUCE
SCIENTIFIC NAME: PICEA SPP.



SHRUB
NAME: MUGO PINE
SCIENTIFIC NAME: PINUS MUGO

PLANTING LEGEND

1 LANDSCAPE PLAN
1 : 100

2 RETAINING WALL ELEVATION
1 : 50

N

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Drawing title :

LANDSCAPE PLAN

Project number : 0122

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Drawing number :

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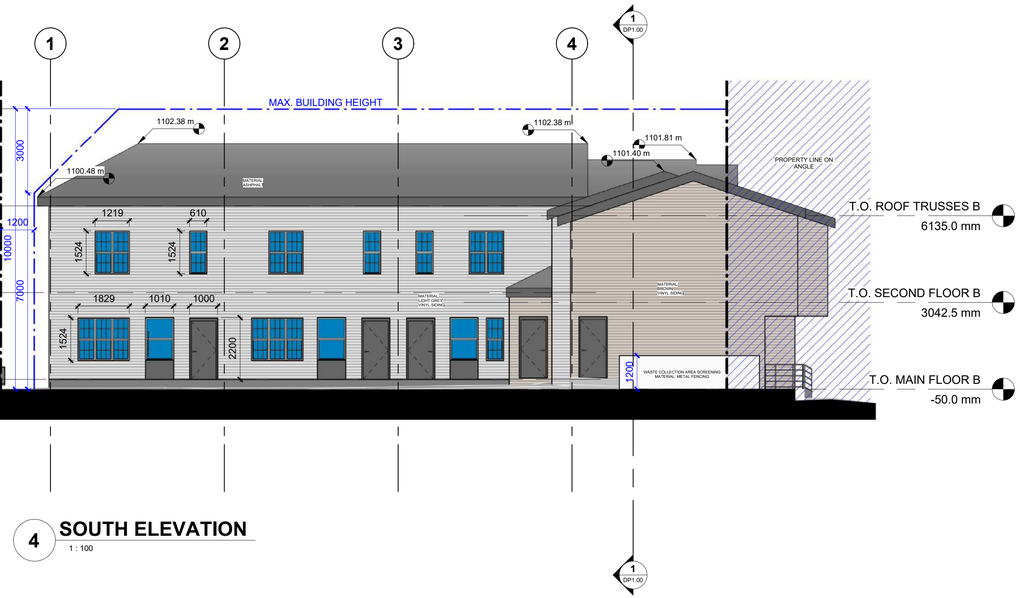
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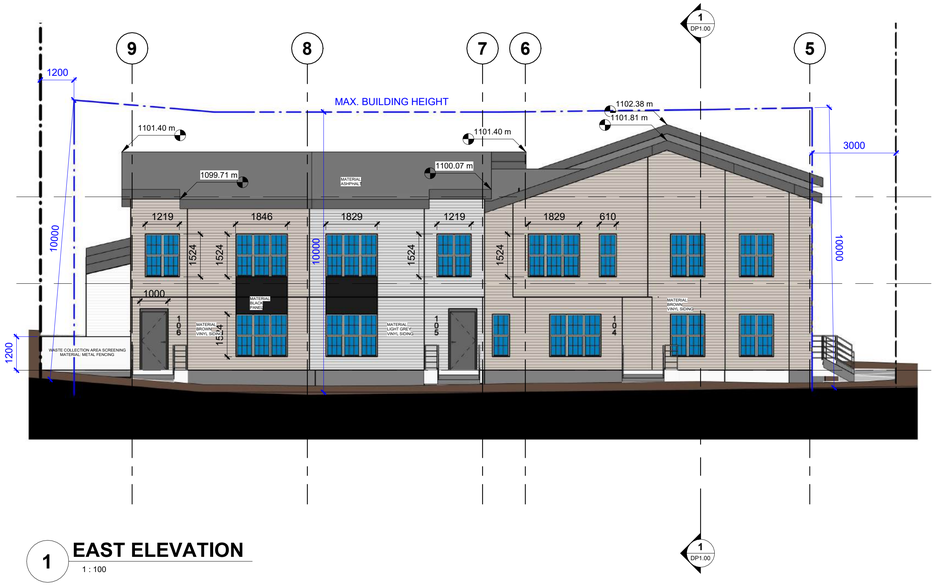
2 NORTH ELEVATION

1 : 100



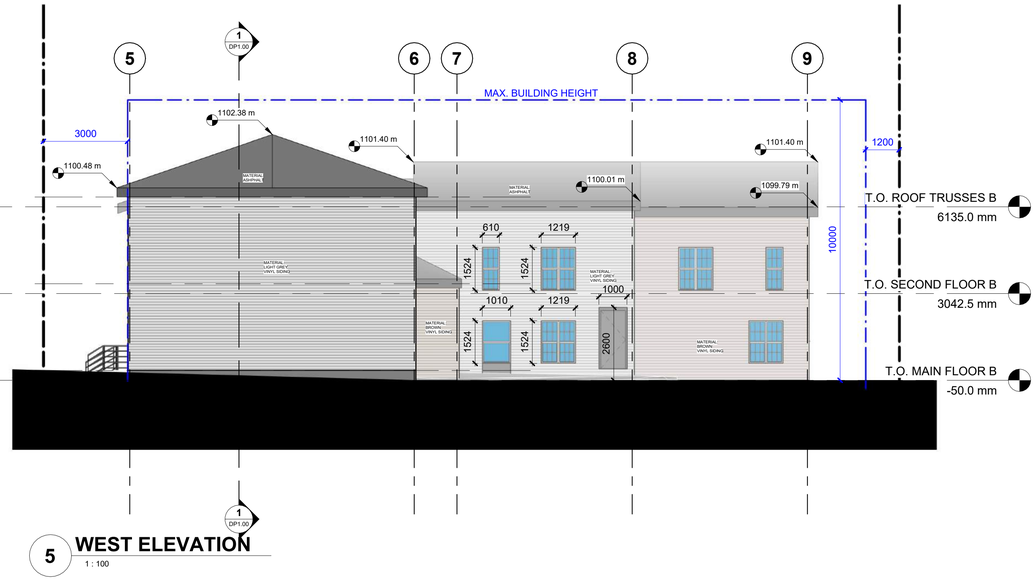
4 SOUTH ELEVATION

1 : 100



1 EAST ELEVATION

1 : 100



5 WEST ELEVATION

1 : 100

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BUILDING ELEVATIONS

Project number : 0122

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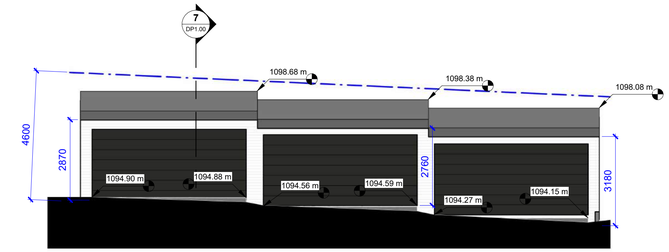
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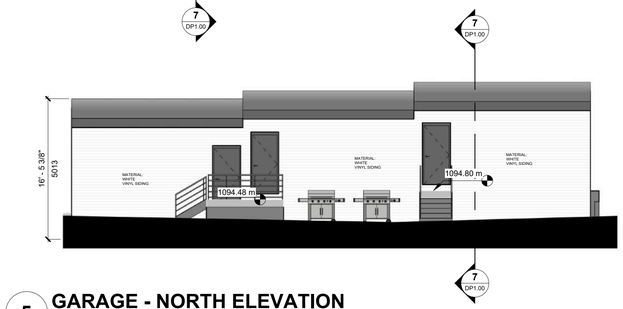
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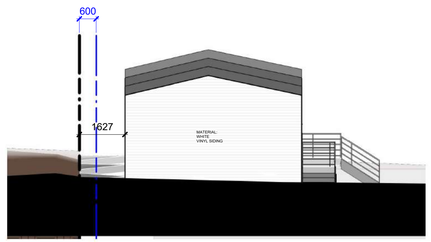
3 GARAGE - SOUTH ELEVATION

1 : 100



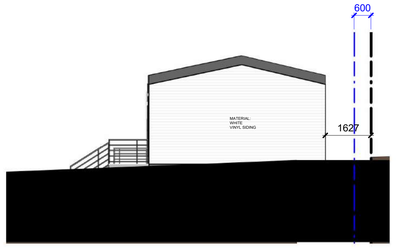
5 GARAGE - NORTH ELEVATION

1 : 100



6 GARAGE - EAST ELEVATION

1 : 100



4 GARAGE - WEST ELEVATION

1 : 100

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GARAGE

Project number : 0122

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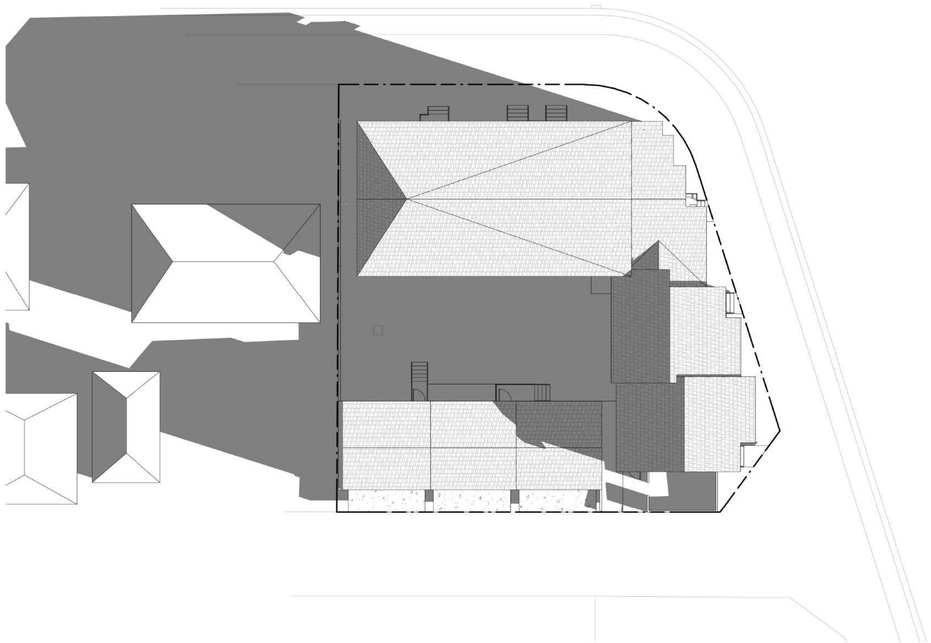
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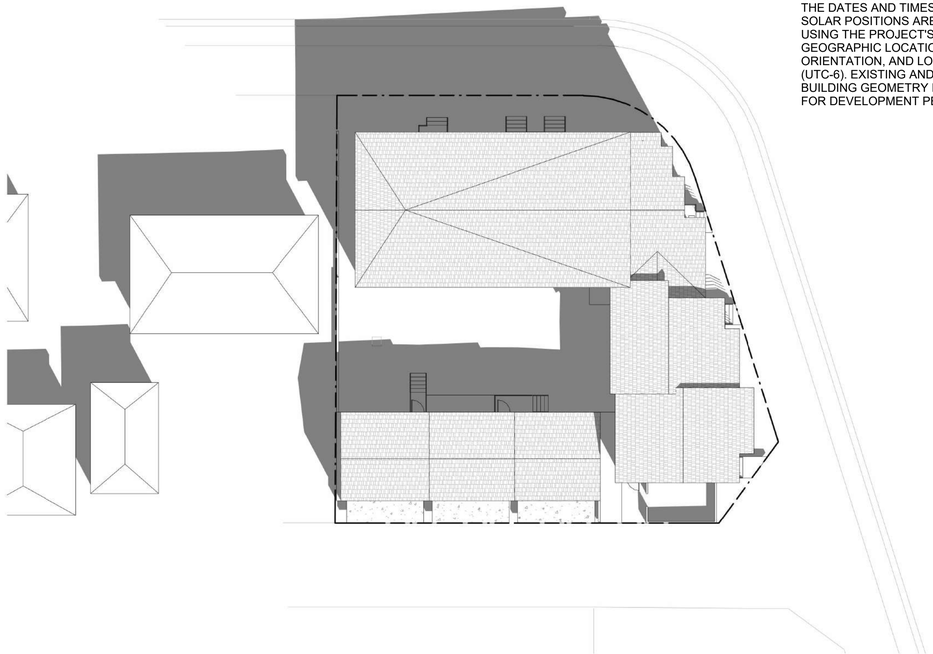
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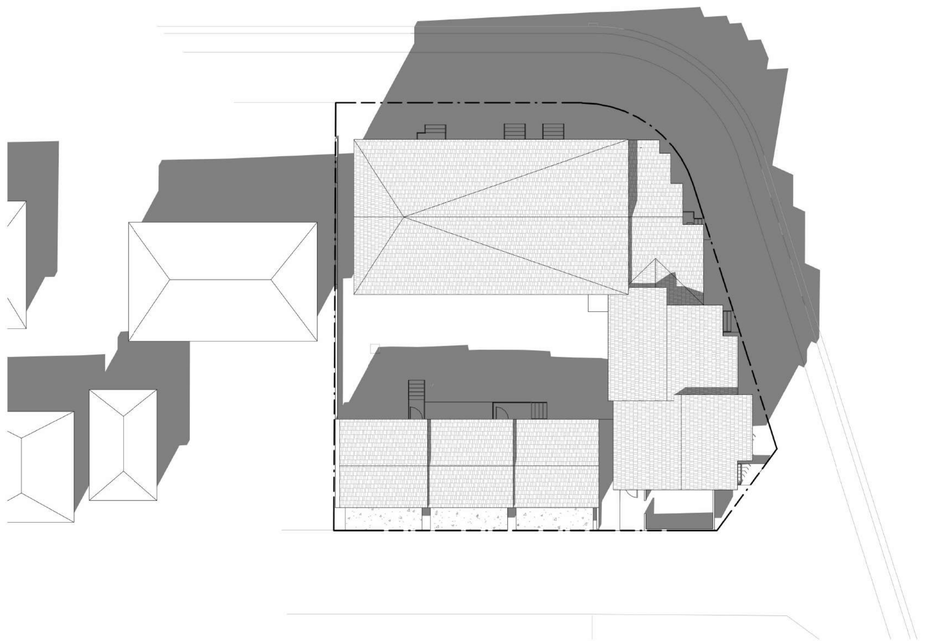
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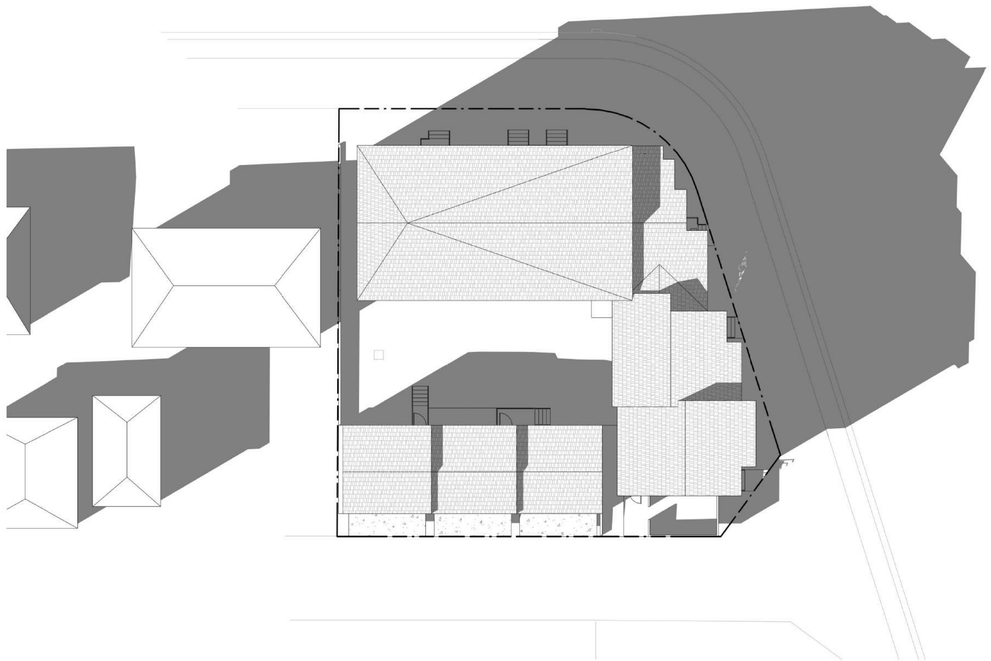
1 FALL EQUINOX - SEPTEMBER 21 - 9 AM
1 : 200



2 FALL EQUINOX - SEPTEMBER 21 - 12 PM
1 : 200



3 FALL EQUINOX - SEPTEMBER 21 - 3 PM
1 : 200



4 FALL EQUINOX - SEPTEMBER 21 - 5 PM
1 : 200

SHADOW STUDY METHODOLOGY

SHADOW STUDIES REPRESENT THE PROPOSED DEVELOPMENT AND SURROUNDING BUILDING CONTEXT AT THE DATES AND TIMES INDICATED. SOLAR POSITIONS ARE CALCULATED USING THE PROJECT'S CALGARY GEOGRAPHIC LOCATION, TRUE NORTH ORIENTATION, AND LOCAL CLOCK TIME (UTC-6). EXISTING AND PROPOSED BUILDING GEOMETRY IS REPRESENTED FOR DEVELOPMENT PERMIT REVIEW.

N

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No.	Description	Date
6	ISSUED FOR DP REV. 01	20261119
5	ISSUED FOR DP	20261111
4	ISSUED FOR CLIENT REVIEW	20261103
3	ISSUED FOR CLIENT REVIEW	20261103
2	ISSUED FOR CLIENT REVIEW	20261027
1	ISSUED FOR CLIENT REVIEW	20261026

Project Information :

Thorncliffe Rowhouse

5951 Thornton RD. NW, Calgary, Alberta (former address: 403 Spyhill Road N.W, Calgary, Alberta)

Drawing title :

SHADOW STUDY

Project number : 0122

Issued :

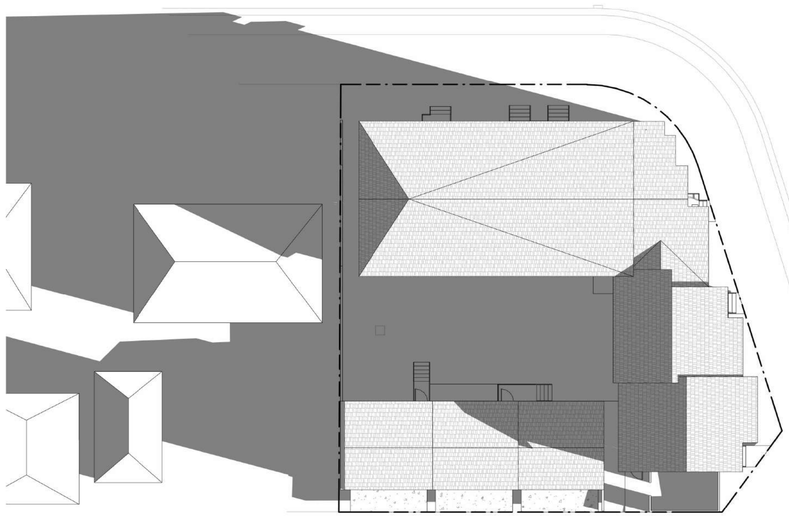
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Drawing number :

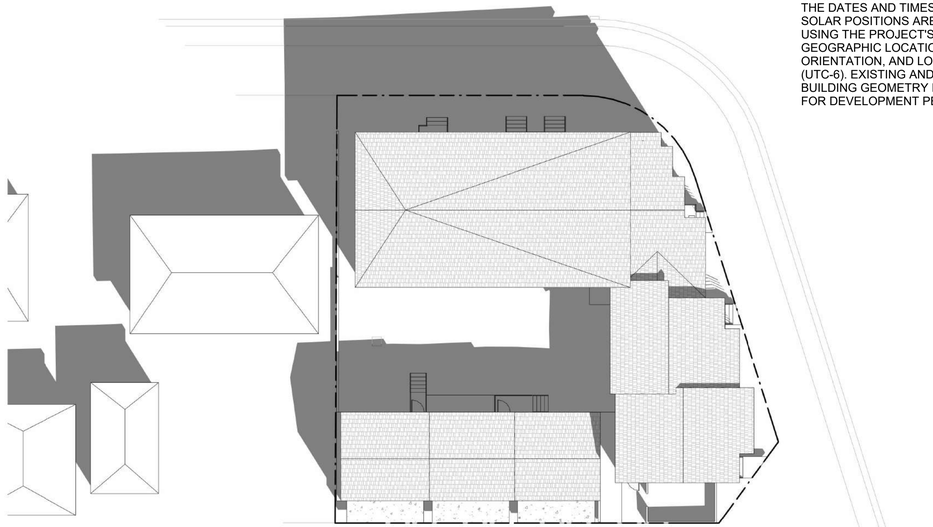
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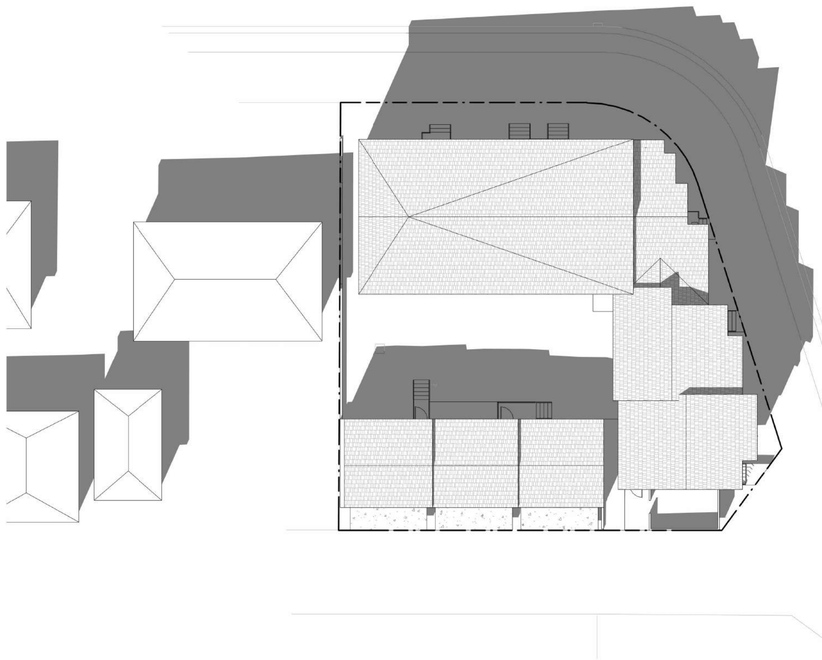
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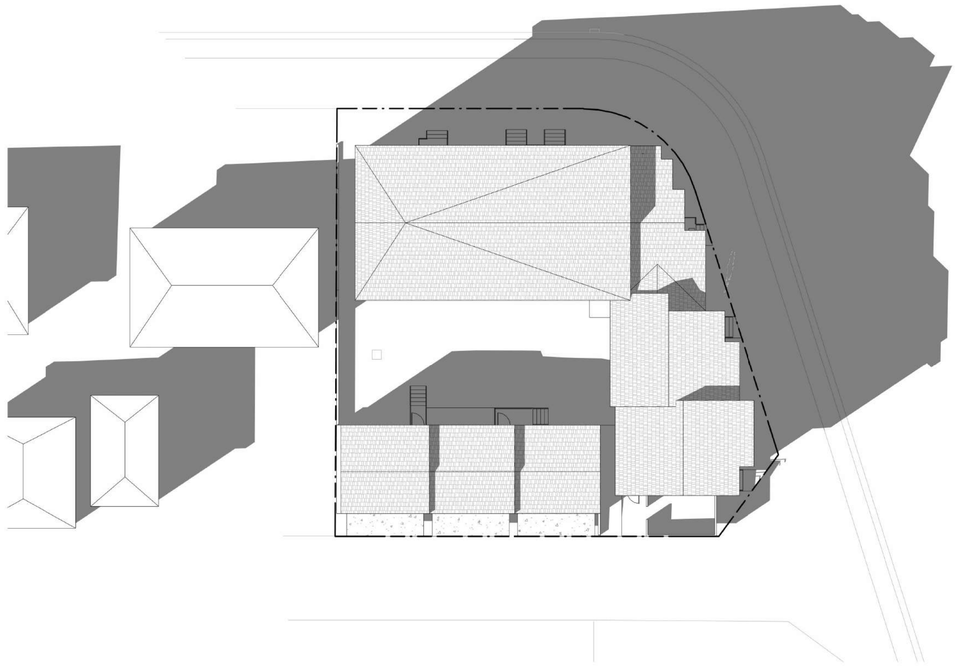
1 SPRING EQUINOX - MARCH 21 - 9 AM
1 : 200



2 SPRING EQUINOX - MARCH 21 - 12 PM
1 : 200



3 SPRING EQUINOX - MARCH 21 - 3 PM
1 : 200



4 SPRING EQUINOX - MARCH 21 - 5 PM
1 : 200

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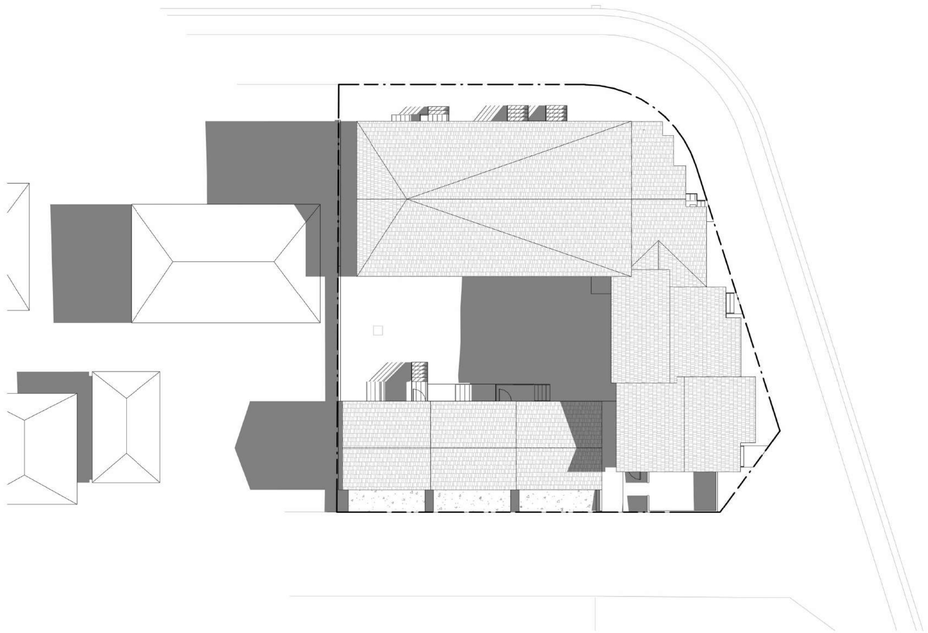
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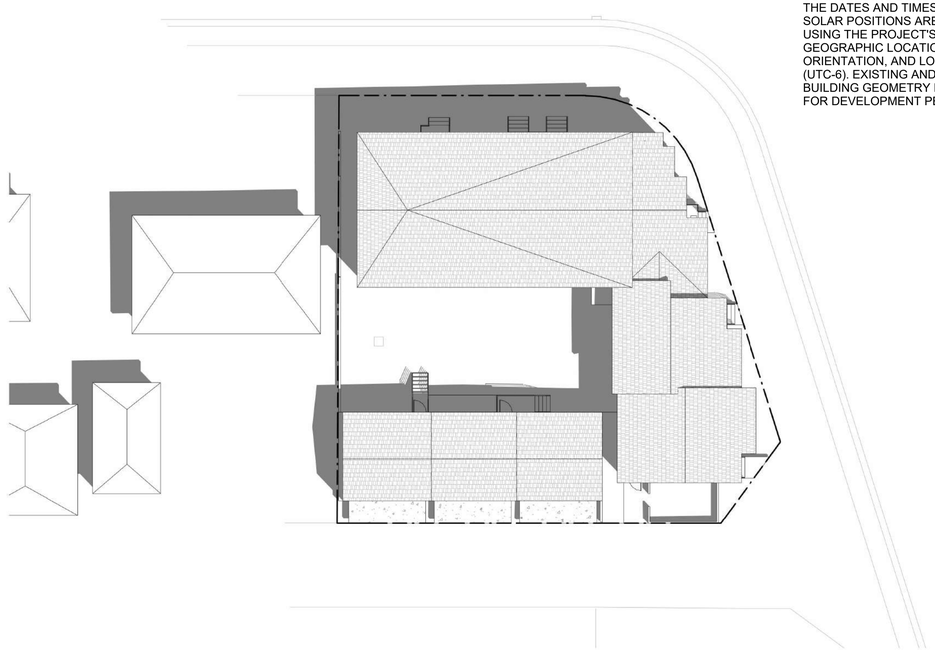
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SHADOW STUDY METHODOLOGY

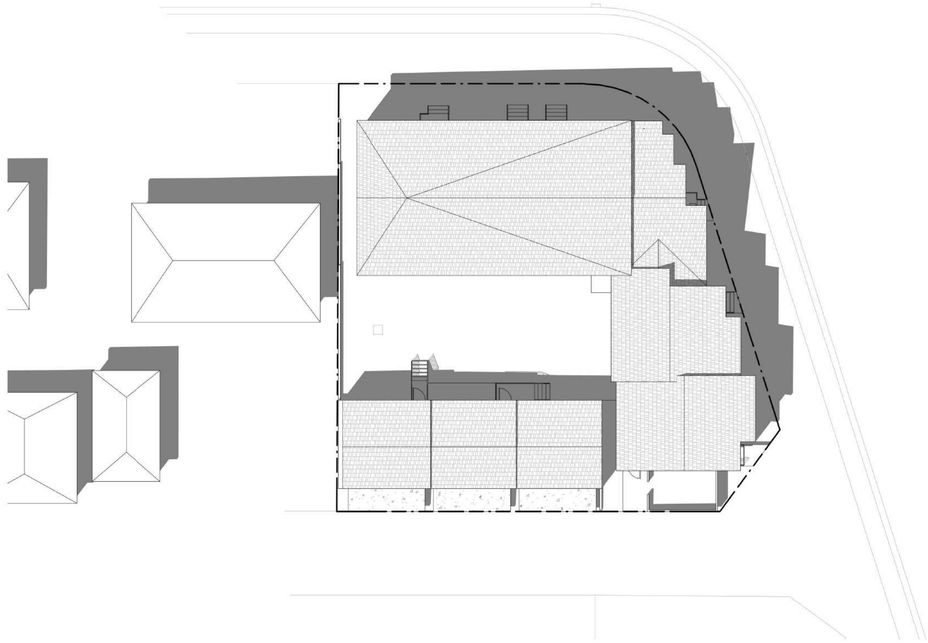
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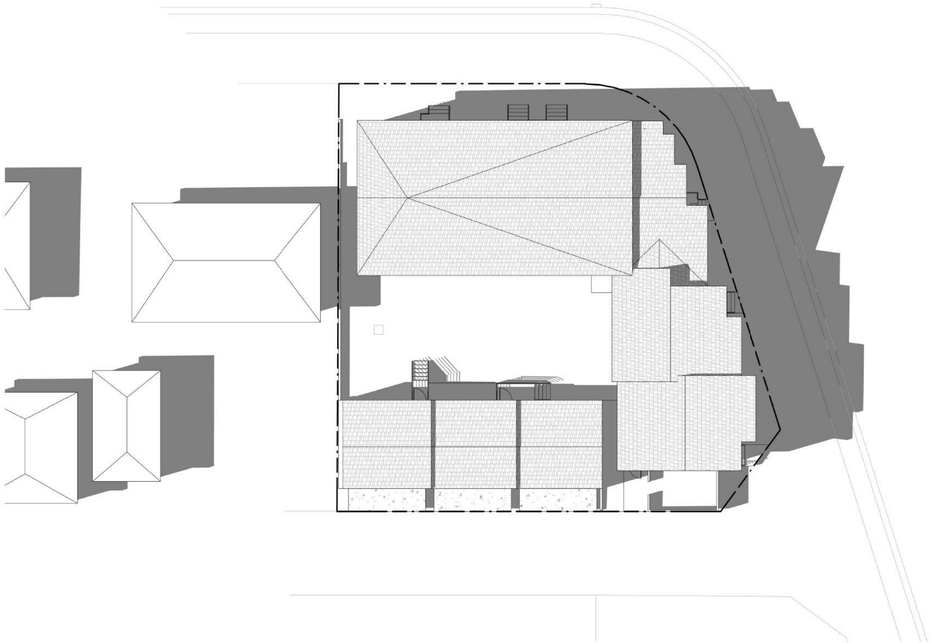
1 **SUMMER SOLSTICE - JUNE 21 - 9 AM**
1 : 200



2 **SUMMER SOLSTICE - JUNE 21 - 12 PM**
1 : 200



3 **SUMMER SOLSTICE - JUNE 21 - 3 PM**
1 : 200



4 **SUMMER SOLSTICE - JUNE 21 - 5 PM**
1 : 200

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