

# ECC 7820 7+7

## 7820 ELBOW DRIVE S.W.



### DEVELOPMENT PERMIT SET

SEPTEMBER 12th, 2023

#### DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN
DP.002	SITE DETAILS
DP.100	SITE PLAN
DP.L01	LANDSCAPE PLAN
DP.101	LOWER LEVEL & MAIN FLOOR PLAN - BLDN A
DP.102	SECOND & THIRD FLOOR PLAN - BLDN A
DP.103	LOWER LEVEL & MAIN FLOOR PLAN - BLDN B
DP.104	SECOND & THIRD FLOOR PLAN - BLDN B
DP.105	ROOF PLAN - BLDN A
DP.106	ROOF PLAN - BLDN B
DP.107	OPEN-AIR CARPORT PLANS
DP.108	OPEN-AIR CARPORT ELEVATIONS
DP.200	EAST & WEST ELEVATIONS - BLDN A
DP.201	EAST & WEST ELEVATIONS - BLDN B
DP.202	NORTH & SOUTH ELEVATIONS
DP.300	BUILDING SECTION

#### PROJECT INFORMATION:

##### PARCEL ADDRESS

LEGAL: LOT 2, BLOCK 8, PLAN 3215 HG  
 MUNICIPAL: 7820 ELBOW DRIVE S.W.,  
 CALGARY, A.B.  
 COMMUNITY: KINGSLAND

CURRENT ZONING: M-CGd50  
 PROPOSED ZONING: H-GO

##### PROPOSED GROSS BUILDING AREA - A

FLOOR	GROSS AREA PER DWELLING
MAIN	41 sm (441.04 sf)
SECOND	43 sm (462.23 sf)
THIRD	46 sm (496.75 sf)
<b>TOTAL:</b>	<b>130 sm (1400.02 sf)</b>

##### PROPOSED GROSS BUILDING AREA - B

FLOOR	GROSS AREA PER DWELLING
MAIN	42 sm (450.67 sf)
SECOND	44 sm (470.36 sf)
THIRD	41 sm (444.80 sf)
<b>TOTAL:</b>	<b>127 sm (1365.83 sf)</b>

#### H-GO BYLAW REGULATIONS

BUILDING SETBACKS	PERMITTED
FRONT (WEST)	3.0m
SIDE (NORTH)	1.2m
REAR (EAST)	1.2m
SIDE (SOUTH)	1.2m

ACCESSORY SETBACKS	PERMITTED
SIDE (EAST)	0.6m
REAR (SOUTH)	1.2m
SIDE (WEST)	0.6m

##### PARCEL COVERAGE

PARCEL AREA = 855.68 sm (9210.46 sf)  
 PARCEL COVERAGE ALLOWED 60%

TOTAL PROPOSED = 56%

##### FAR

MAXIMUM FLOOR AREA RATIO = 1.5  
 TOTAL PROVIDED = 1.1

##### VEHICULAR PARKING

REQUIRED = 0.5 STALLS PER DWELLING UNIT OR SUITE  
 (7 UNITS + 7 SUITES) X 0.5 STALLS = 7 STALLS  
 TOTAL RESIDENTIAL STALLS = 7 STALLS PROPOSED

##### MOBILITY STORAGE

REQUIRED MOBILITY STORAGE LOCKERS = 0.5 LOCKERS PER UNIT OR SUITE  
 7 UNITS X 0.5 LOCKERS = 3.5 LOCKERS  
 TOTAL MOBILITY STORAGE LOCKERS = 7 LOCKERS PROPOSED

##### BICYCLE PARKING STALLS

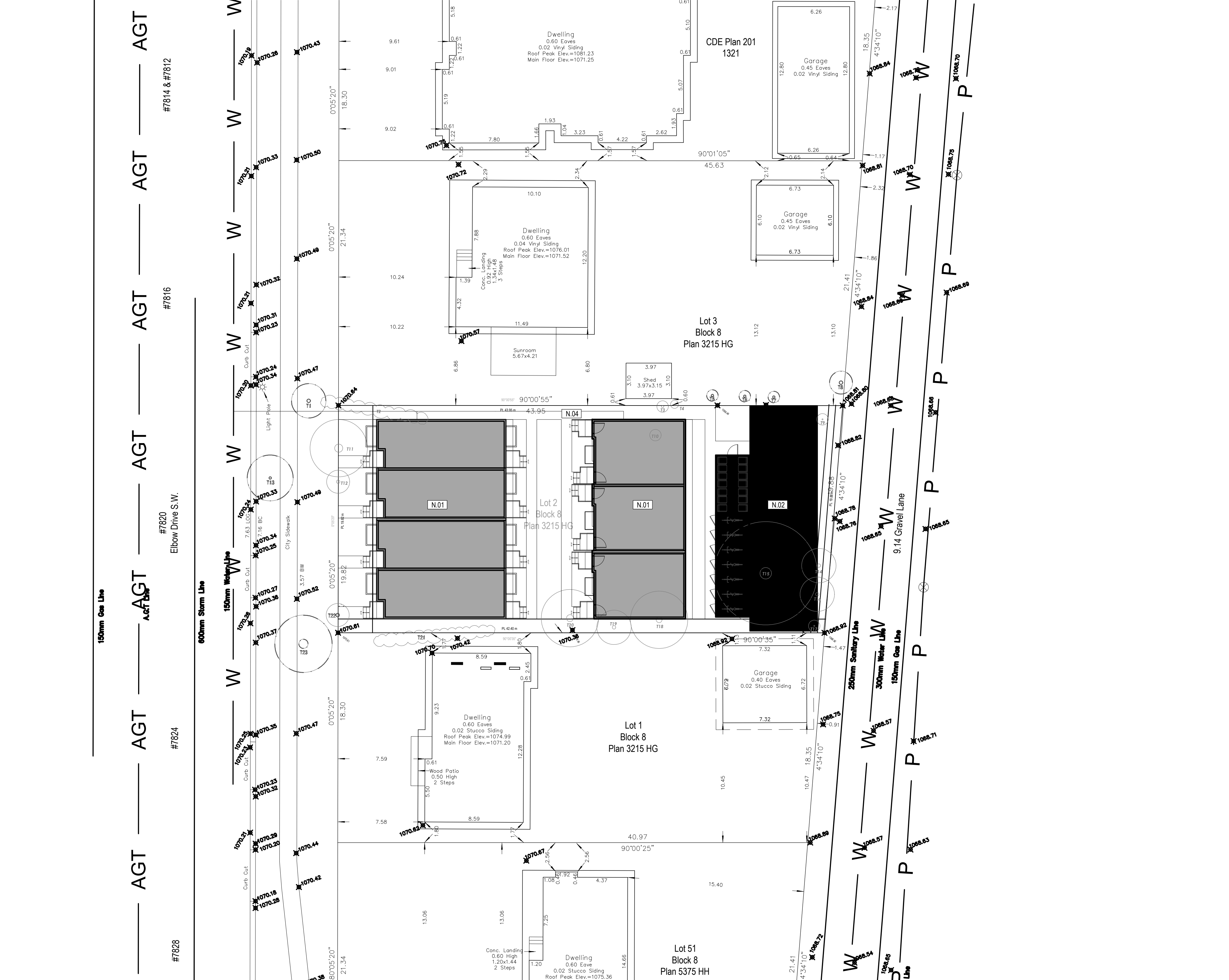
BICYCLE PARKING STALLS - CLASS 1 = REQUIRED 1 STALL PER UNIT OR SUITE  
 WHERE IS NOT PROVIDED A VEHICLE PARKING STALL OR MOBILITY STORAGE  
 LOCKER  
 TOTAL STALLS REQUIRED = 0 STALLS PROPOSED

##### UNIT MIX

7 TOWNHOUSES  
 7 SECONDARY SUITES







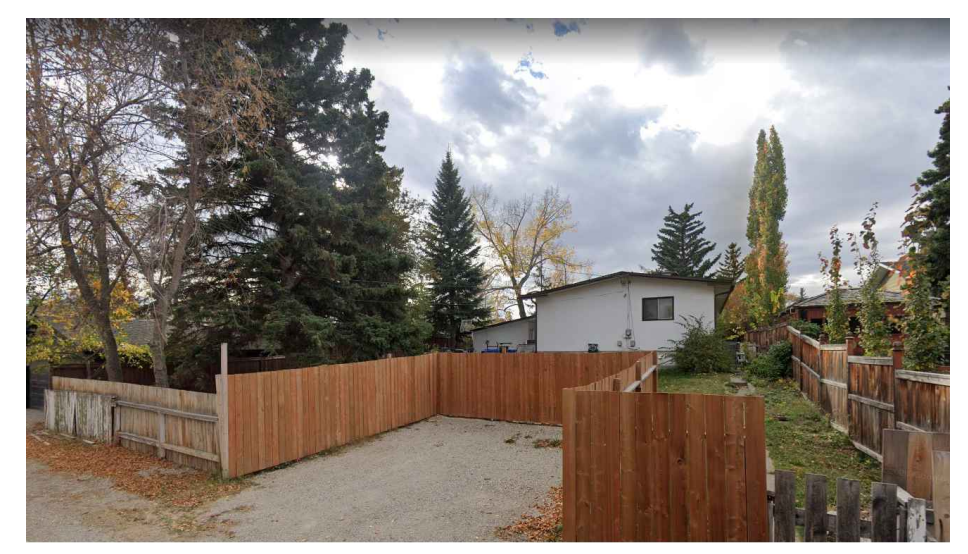
**1** BLOCK PLAN  
DP.001 1/16" = 1'-0"



**2** STREETSCAPE  
DP.001 1/16" = 1'-0"

**SHEET NOTES**

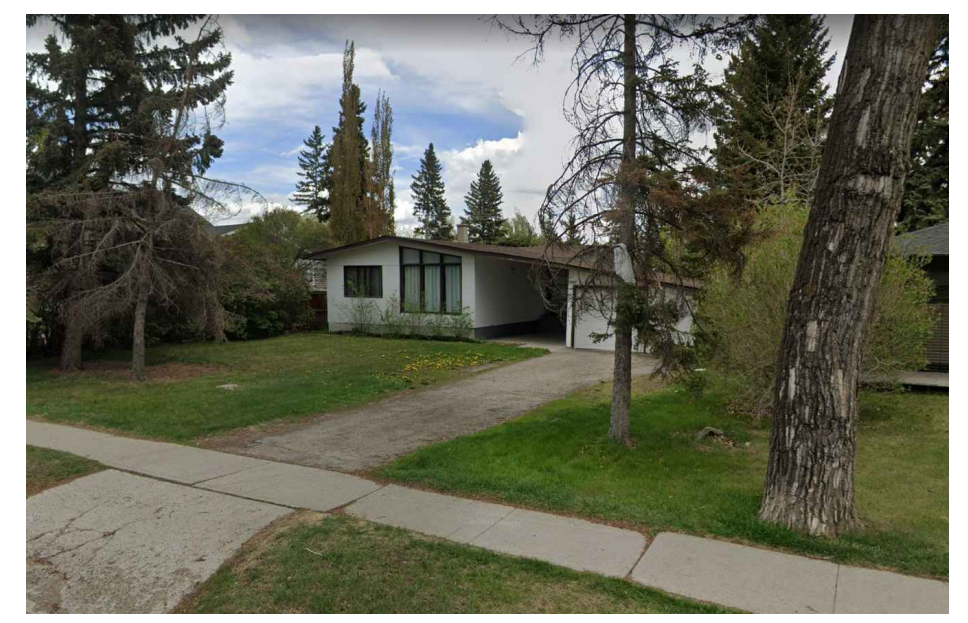
- N.01** PROPOSED BUILDING
- N.02** PROPOSED PARKING AREA



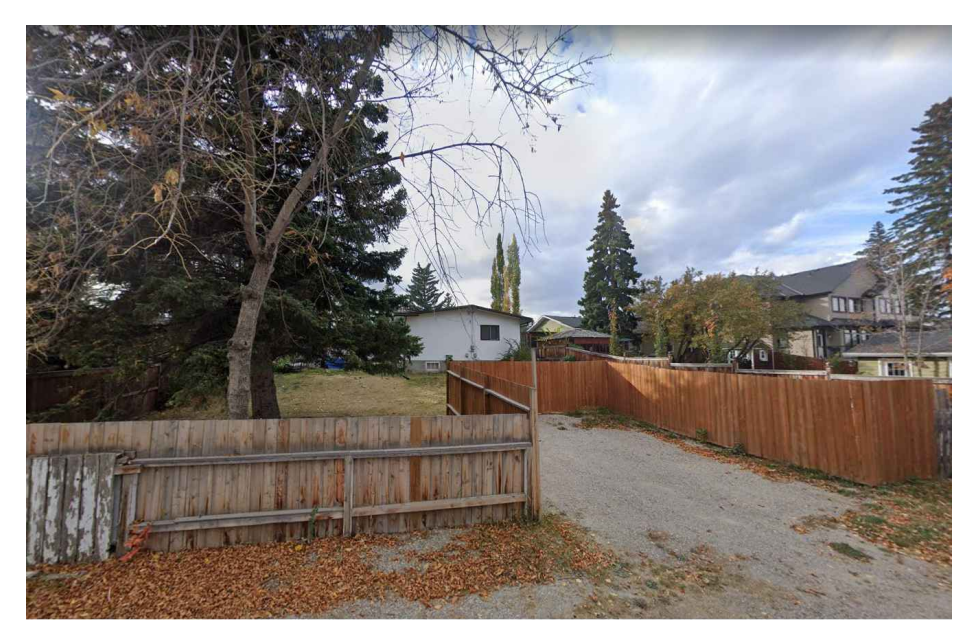
VIEW 1 - NE CORNER



VIEW 2 - NW CORNER



VIEW 3 - SW CORNER



VIEW 4 - SE CORNER



FORMED ALLIANCE ARCHITECTURE STUDIO



**RELEASES**

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	11.12.2023

7820 ELBOW DRIVE S.W.

MANUFACTURE ADDRESS  
7820 ELBOW DRIVE S.W.  
LEGAL ADDRESS  
L: 2 B: B P: 3215 HG  
PROJECT NO.  
**23.33.ECC.7820**  
DRAWN  
MT DP  
DATE  
SEPT.11.2023 SCALE  
AS NOTED  
DRAWING TITLE  
**BLOCK PLAN**  
DRAWING NUMBER

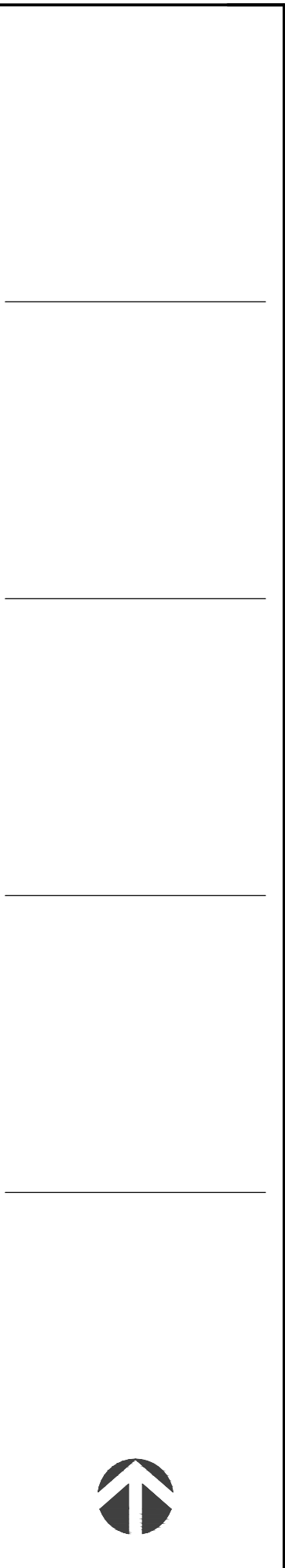
**DP.001**

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RELEASES

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PROJECT NAME

7820 ELBOW DRIVE S.W.

MATCHLINE ADDRESS

7820 ELBOW DRIVE S.W.

LEGAL ADDRESS

L: 2 B: B P: 3215 HG

PROJECT NO.

23.33.ECC\_7820

DRAWN

MT DP

DATE

SEPT.11.2023

SCALE

AS NOTED

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

DP.100

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Lot 3  
Block 8  
Plan 3215 HG

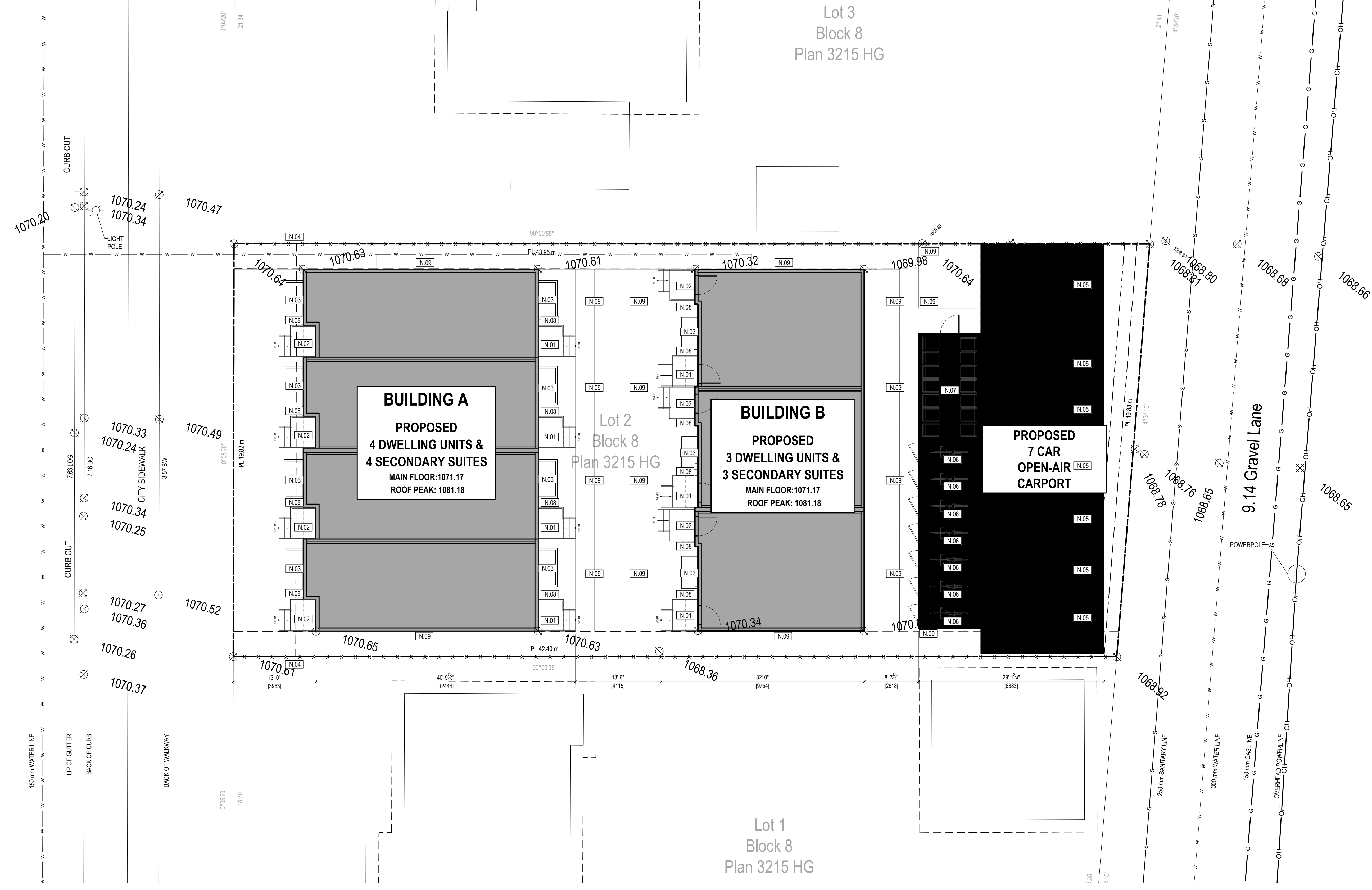
Lot 2  
Block 8  
Plan 3215 HG

Lot 1  
Block 8  
Plan 3215 HG

**BUILDING A**  
PROPOSED  
4 DWELLING UNITS &  
4 SECONDARY SUITES  
MAIN FLOOR:1071.17  
ROOF PEAK: 1081.18

**BUILDING B**  
PROPOSED  
3 DWELLING UNITS &  
3 SECONDARY SUITES  
MAIN FLOOR:1071.17  
ROOF PEAK: 1081.18

**PROPOSED  
7 CAR  
OPEN-AIR  
CARPORT**



SHEET NOTES

- N.01** ACCESS TO LOWER LEVEL
- N.02** ACCESS TO MAIN UNIT
- N.03** WINDOW WELL
- N.04** PROPOSED FENCE 6.56FT HIGH
- N.05** RESIDENT MOTOR VEHICLE PARKING STALL
- N.06** ALTERNATE MOBILITY STORAGE
- N.07** PROPOSED PRIVATE WASTE, ORGANICS & RECYCLE BIN COLLECTION STORAGE
- N.08** EXTERIOR LIGHTING
- N.09** SITE LIGHTING

- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

GENERAL NOTES

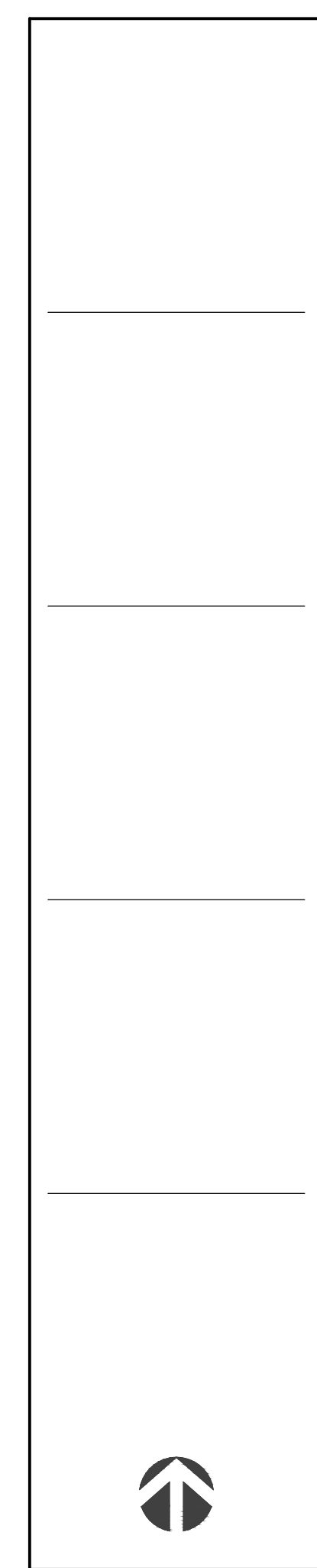
- A.** ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
- B.** REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- C.** ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
- D.** EXTERIOR LIGHTING IN FRONT ENTRY AREA, WALL MOUNTED. MOUNTING HEIGHT @7'-6" ABOVE ADJACENT FLOOR.
- E.** HOUSING NUMBER MOUNTED ON EXTERIOR WALL @5FT ABOVE ADJACENT FLOOR.

1 SITE PLAN  
DP.100 3/16" = 1'-0"

#7816

#7820  
Elbow Drive S.W.

#7824



RELEASES

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PROJECT NAME: 7820 ELBOW DRIVE S.W.

MANUFACTURE ADDRESS: 7820 ELBOW DRIVE S.W.

LEGAL ADDRESS: L: 2 B: B P: 3215 HG

PROJECT NO: 23.33.ECC.7820

DATE: SEPT.11.2023

SCALE: AS NOTED

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NUMBER: DP.L01

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Lot 3  
Block 8  
Plan 3215 HG

Lot 1  
Block 8  
Plan 3215 HG

**BUILDING A**  
PROPOSED  
4 DWELLING UNITS &  
4 SECONDARY SUITES  
MAIN FLOOR: 1071.17  
ROOF PEAK: 1081.18

**BUILDING B**  
PROPOSED  
3 DWELLING UNITS &  
3 SECONDARY SUITES  
MAIN FLOOR: 1071.17  
ROOF PEAK: 1081.18

PROPOSED  
7 CAR  
OPEN-AIR  
CARPORT

- SHEET NOTES
- EXISTING GEODETIC ELEVATION
  - PROPOSED GEODETIC ELEVATION

- GENERAL NOTES
- LANDSCAPED AREA = 139 SQ.M / 1499 SQ.FT PROVIDED
  - BYLAW 1402 (6) MINIMUM 30% OF LANDSCAPED AREA MUST BE SOFT SURFACED LANDSCAPING = 139 SQ.M / 1499 SQ.FT PROVIDED
  - BYLAW 1404 (2): 1 TREE AND 3 SHRUBS REQUIRED PER 110 sq.m OF PARCEL AREA = 7 TREES & 21 SHRUBS. PROVIDED 9 TREES & 33 SHRUBS
  - LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
  - ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE A LOW WATER IRRIGATION SYSTEM.
  - ALL SODED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
  - MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.

LANDSCAPE INFORMATION

LANDSCAPING LEGEND	
CODE	ITEM
[Pattern]	MULCH GROUND COVER
[Pattern]	LAWN (GRASS)
[Pattern]	CONCRETE (APRON)
[Pattern]	SANDBLASTED CONCRETE (WALKWAY)
[Pattern]	GRAVEL (WINDOW WELL)

EXISTING TREES	
---	TO REMAIN
---	TO BE REMOVED

EXISTING PLANTINGS

NO.	SPECIES	CALIPER (m)	CANOPY (m)	HEIGHT (m)	NOTES
T1	CONIFEROUS	0.30	3.0	6.0	TO REMAIN
T2	BUSH	-	1.0	3.0	TO BE REMOVED
T3	DECIDUOUS	0.20	1.0	3.0	TO BE REMOVED
T4	BUSH	-	0.70	2.5	TO REMAIN
T5	DECIDUOUS	0.20	1.0	4.0	IN ADJACENT PROPERTY
T6	DECIDUOUS	0.20	1.0	4.0	IN ADJACENT PROPERTY
T7	DECIDUOUS	0.20	1.0	4.0	IN ADJACENT PROPERTY
T8	DECIDUOUS	0.30	2.0	7.0	IN ADJACENT PROPERTY
T9	DECIDUOUS	0.10	1.0	1.5	TO BE REMOVED
T10	BUSH	-	1.0	1.0	TO BE REMOVED
T11	CONIFEROUS	0.70	5.0	9.0	TO REMAIN
T12	DECIDUOUS	0.30	2.0	6.0	TO REMAIN
T13	DECIDUOUS	0.20	4.0	6.0	TO REMAIN
T14	DECIDUOUS	0.30	3.0	6.0	TO BE REMOVED
T15	CONIFEROUS	1.00	9.0	9.0	TO BE REMOVED
T16	DECIDUOUS	0.30	3.0	6.0	TO BE REMOVED
T17	DECIDUOUS	0.10	1.0	3.0	TO BE REMOVED
T18	DECIDUOUS	0.50	5.0	7.0	TO BE REMOVED
T19	DECIDUOUS	0.30	3.0	3.0	TO BE REMOVED
T20	CONIFEROUS	0.60	5.0	7.0	TO BE REMOVED
T21	BUSH	-	1.0	3.0	TO BE REMOVED
T22	DECIDUOUS	0.30	2.0	6.0	TO BE REMOVED
T23	DECIDUOUS	0.80	5.0	9.0	TO REMAIN

PROPOSED PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	QTY.
CONIFEROUS TREES							
DECIDUOUS TREES							
[Symbol]	AMUR MAPLE	ACER GINNALA	60 mm CALLIPER			LOW WATER	4
[Symbol]	USSURIAN PEAR	PYRUS USSURIENSIS	60 mm CALLIPER			LOW WATER	5
SHRUBS							
[Symbol]	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	25
[Symbol]	MUGO PINE	PINUS MUGO	0.60m SPREAD			LOW WATER	8

#7816

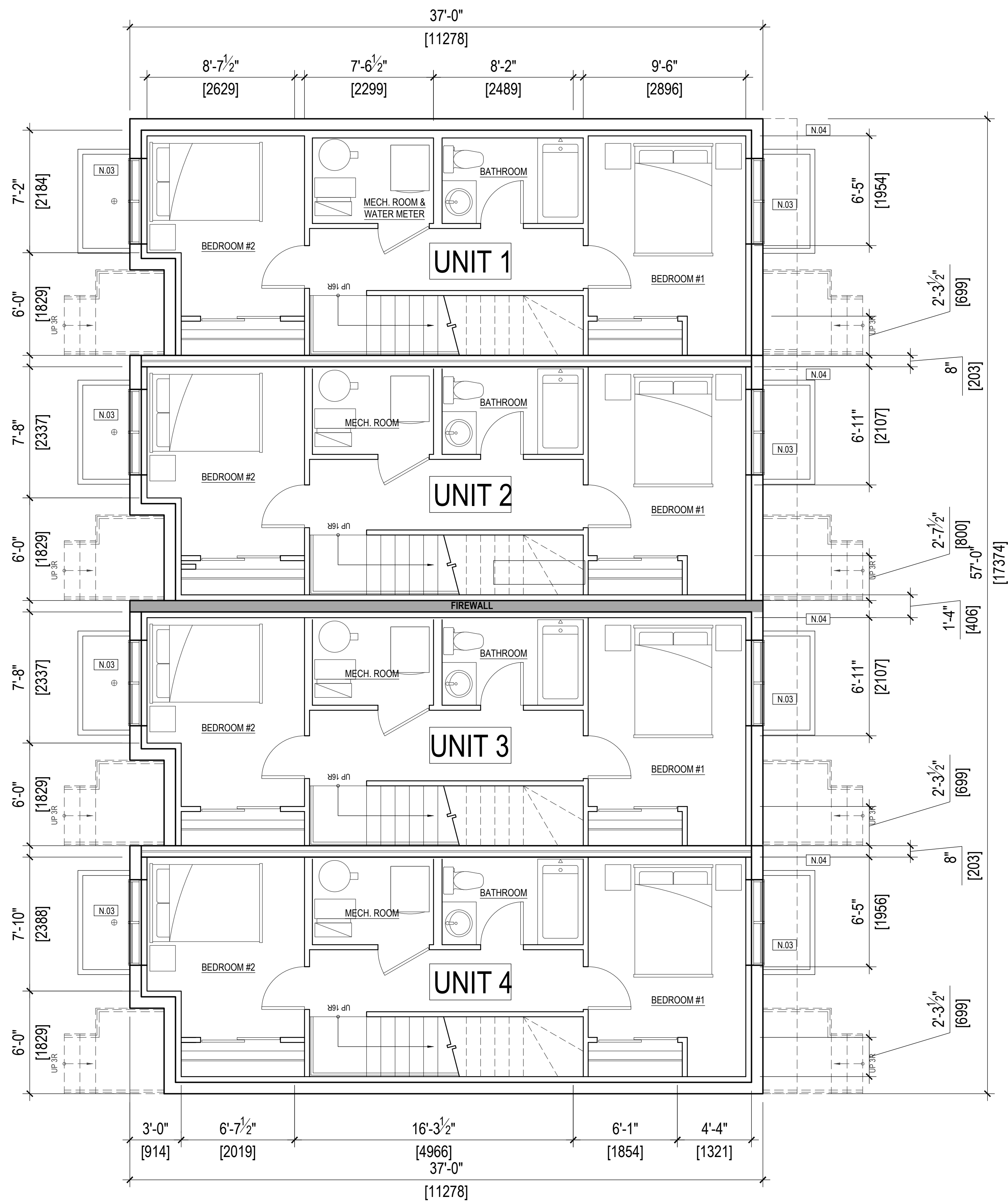
#7820  
Elbow Drive S.W.

#7824

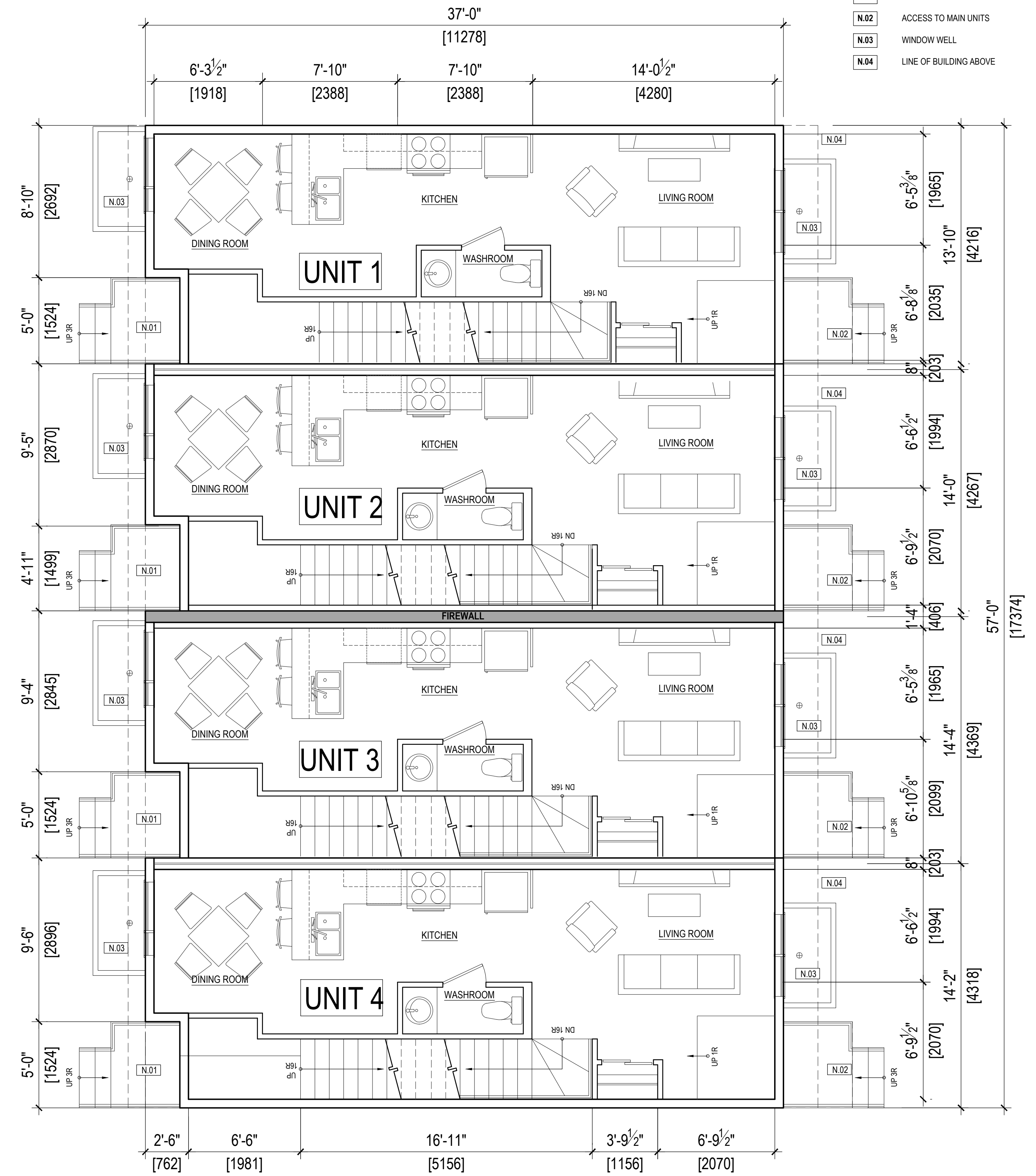
1 LANDSCAPE PLAN  
DP.L01 1/8" = 1'-0"

SHEET NOTES

- N.01** ACCESS TO LOWER LEVEL
- N.02** ACCESS TO MAIN UNITS
- N.03** WINDOW WELL
- N.04** LINE OF BUILDING ABOVE



1 LOWER LEVEL PLAN - BUILDING A  
DP.101 1/4" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING A  
DP.101 1/4" = 1'-0"

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	11.12.2023

7820 ELBOW DRIVE S.W.

MANUFACTURE ADDRESS

7820 ELBOW DRIVE S.W.

LEGAL ADDRESS

L-2 B-B P-3215 HGS

PROJECT NO. 23.33.ECC.7820

DRAWN BY MT

CHECKED BY DP

DATE SEPT.11.2023

SCALE AS NOTED

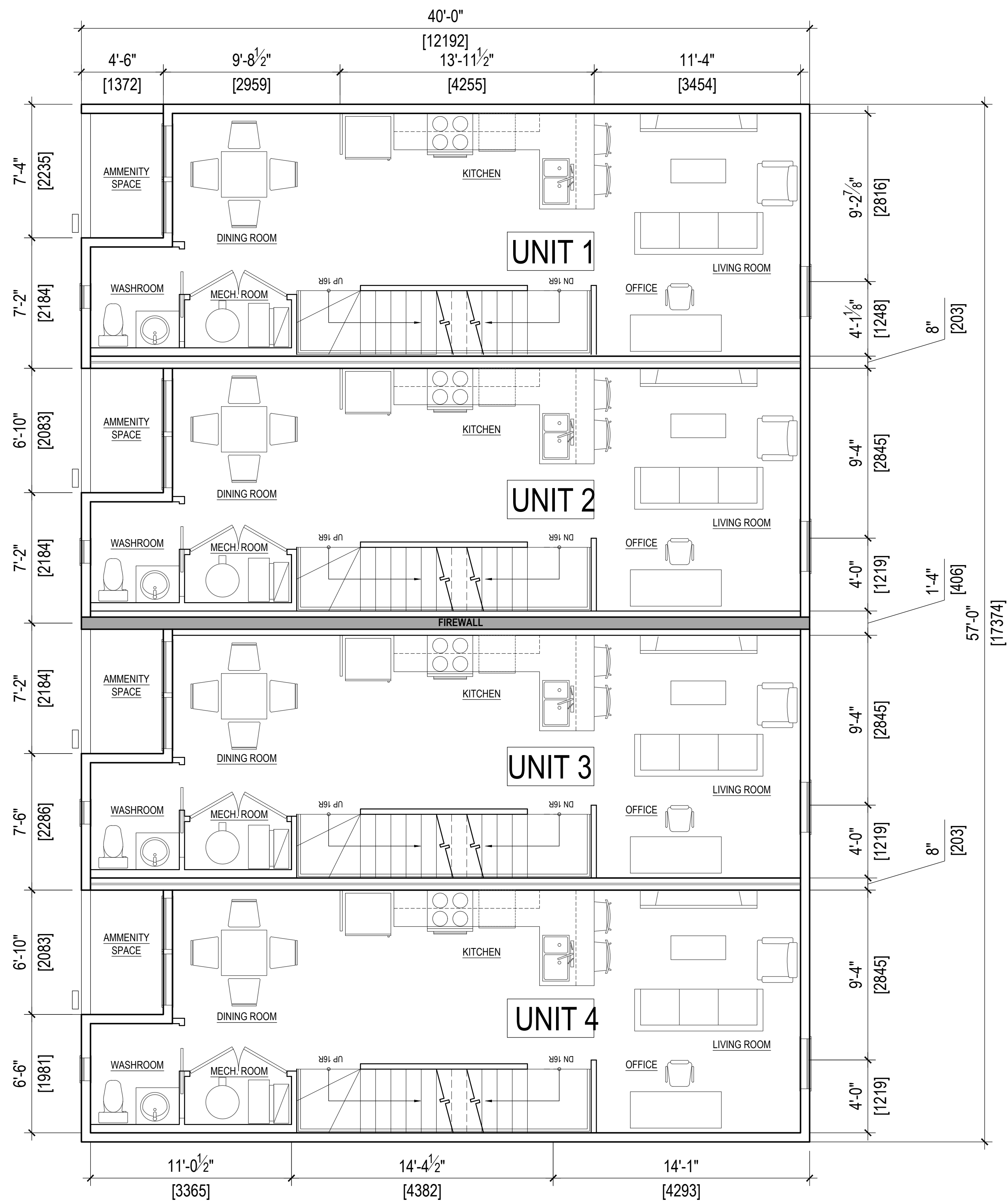
DRAWING TITLE

LOWER LEVEL & MAIN FLOOR PLAN - BUILDING A

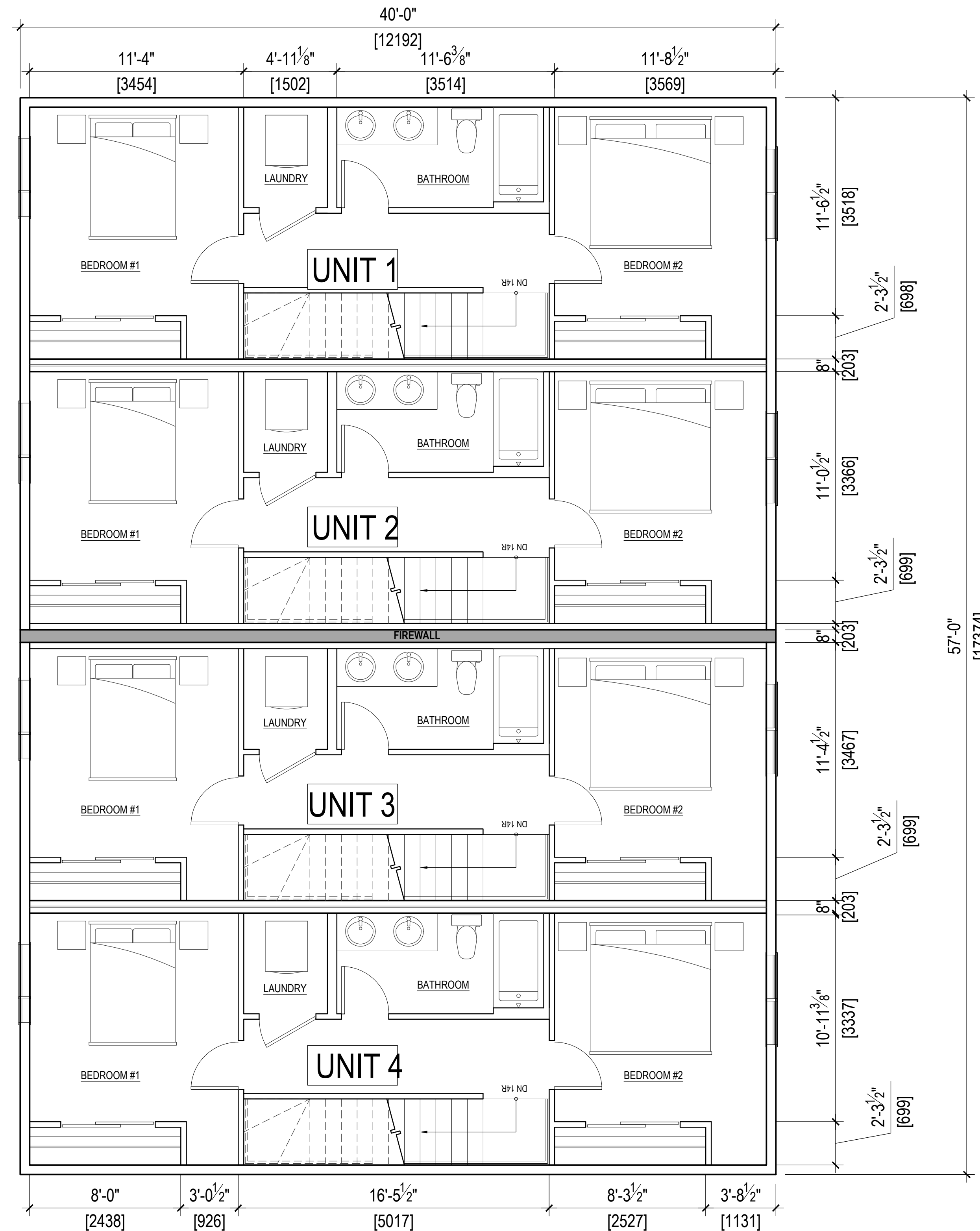
DRAWING NUMBER

DP.101

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**1** 2ND LEVEL FLOOR PLAN - BUILDING A  
DP.102 1/4" = 1'-0"



**2** 3RD LEVEL FLOOR PLAN - BUILDING A  
DP.102 1/4" = 1'-0"

**RELEASES**

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PROJECT NAME: 7820 ELBOW DRIVE S.W.

MANUFACTURER ADDRESS: 7820 ELBOW DRIVE S.W.

LEGAL ADDRESS: L: 2 B: B P: 3215 HG

PROJECT NO: 23.33.ECC.7820

DRAWN: MT CHECKED: DP

DWG: SEPT.11.2023 SCALE: AS NOTED

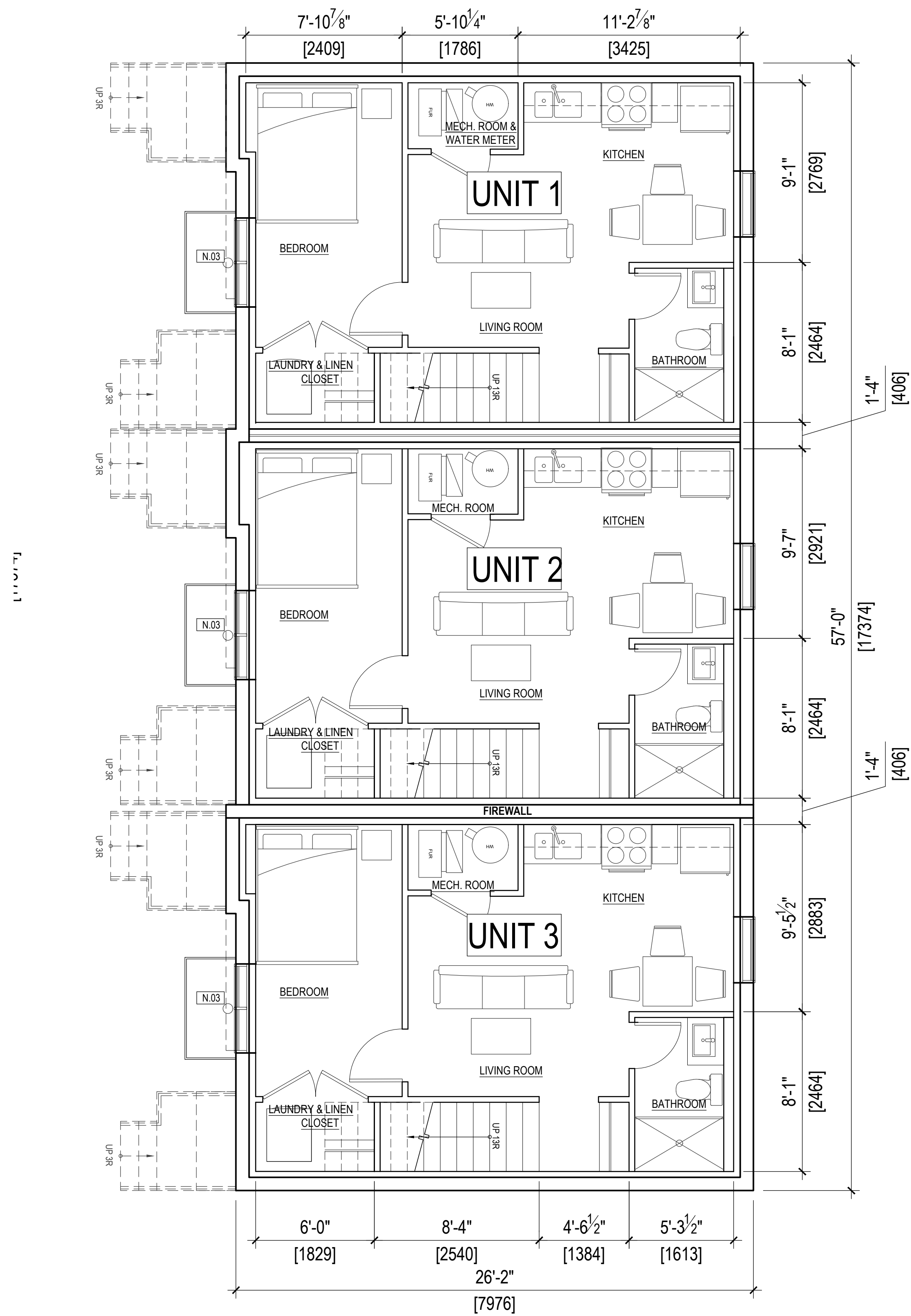
DRAWING TITLE: 2ND & 3RD LEVEL FLOOR PLAN - BUILDING A

DRAWING NUMBER: **DP.102**

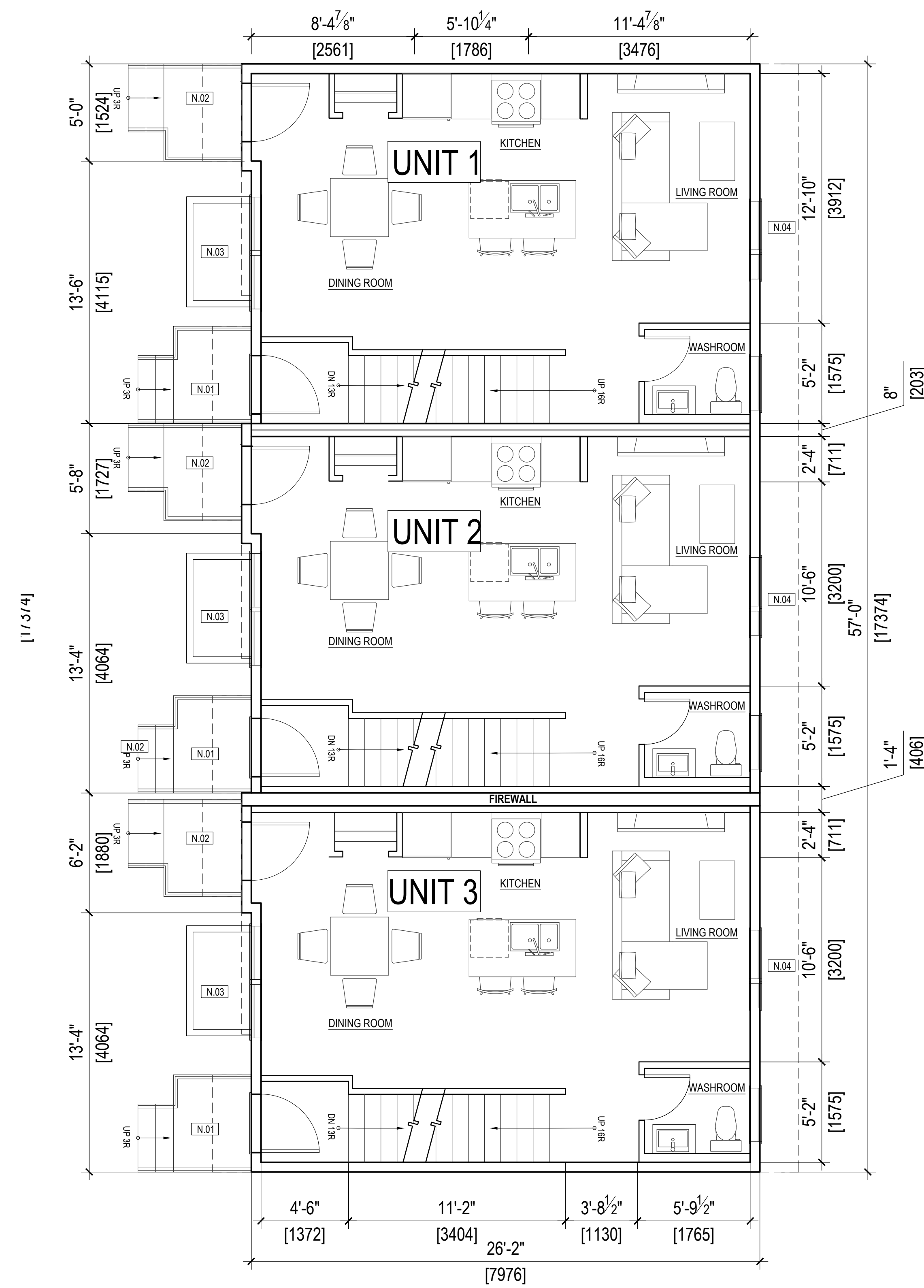
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SHEET NOTES

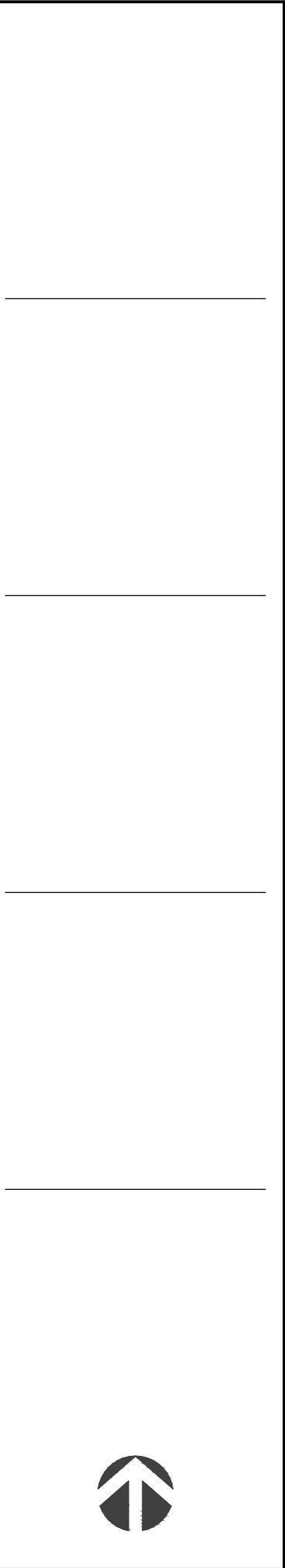
- N.01 ACCESS TO LOWER LEVEL
- N.02 ACCESS TO UPPER UNITS
- N.03 WINDOW WELL
- N.04 LINE OF BUILDING ABOVE



1 LOWER LEVEL FLOOR PLAN - BUILDING B  
 DP.103 1/4" - 1'-0"



2 MAIN FLOOR PLAN - BUILDING B  
 DP.103 1/4" - 1'-0"



RELEASES

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7820 ELBOW DRIVE S.W.

MANUFACTURE ADDRESS  
 7820 ELBOW DRIVE S.W.

LEGAL ADDRESS  
 L: 2 B: B P: 3215 HGS

PROJECT NO.  
 23.33\_ECC\_7820

DESIGN  
 MT DP

DATE  
 SEPT.11.2023 SCALE  
 AS NOTED

DRAWING TITLE  
 LOWER LEVEL & MAIN FLOOR PLAN - BUILDING B

DRAWING NUMBER

DP.103

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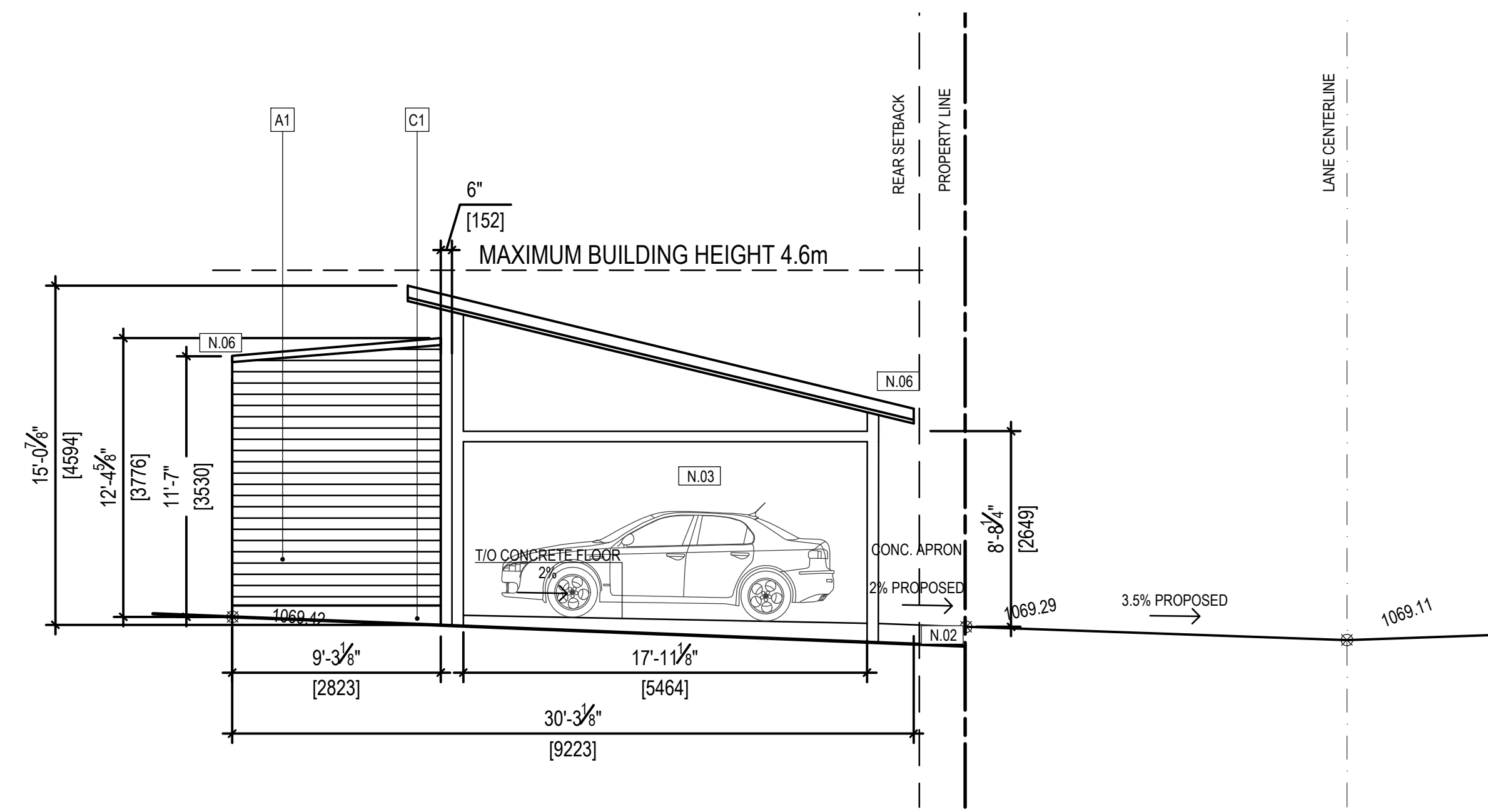




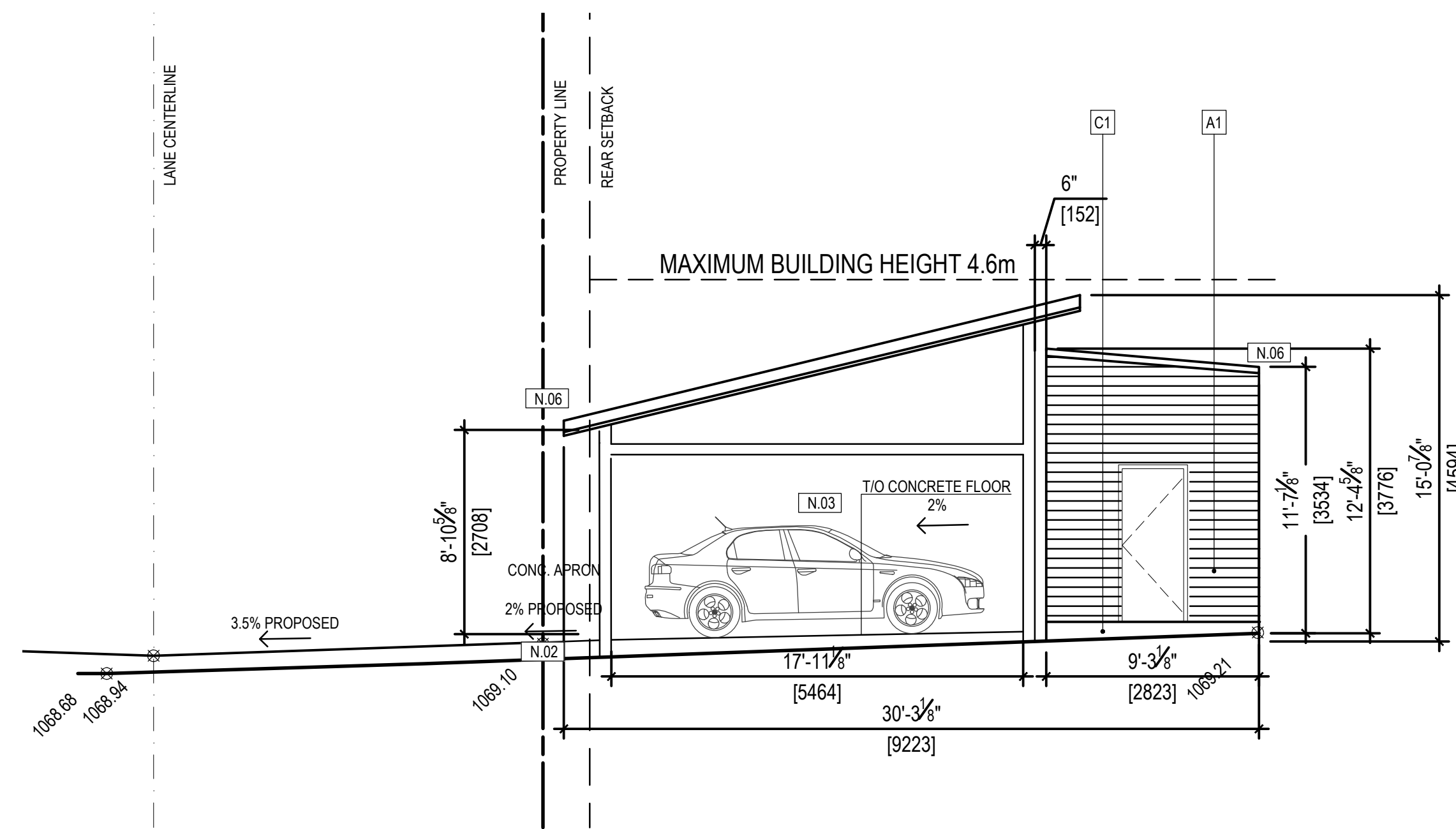




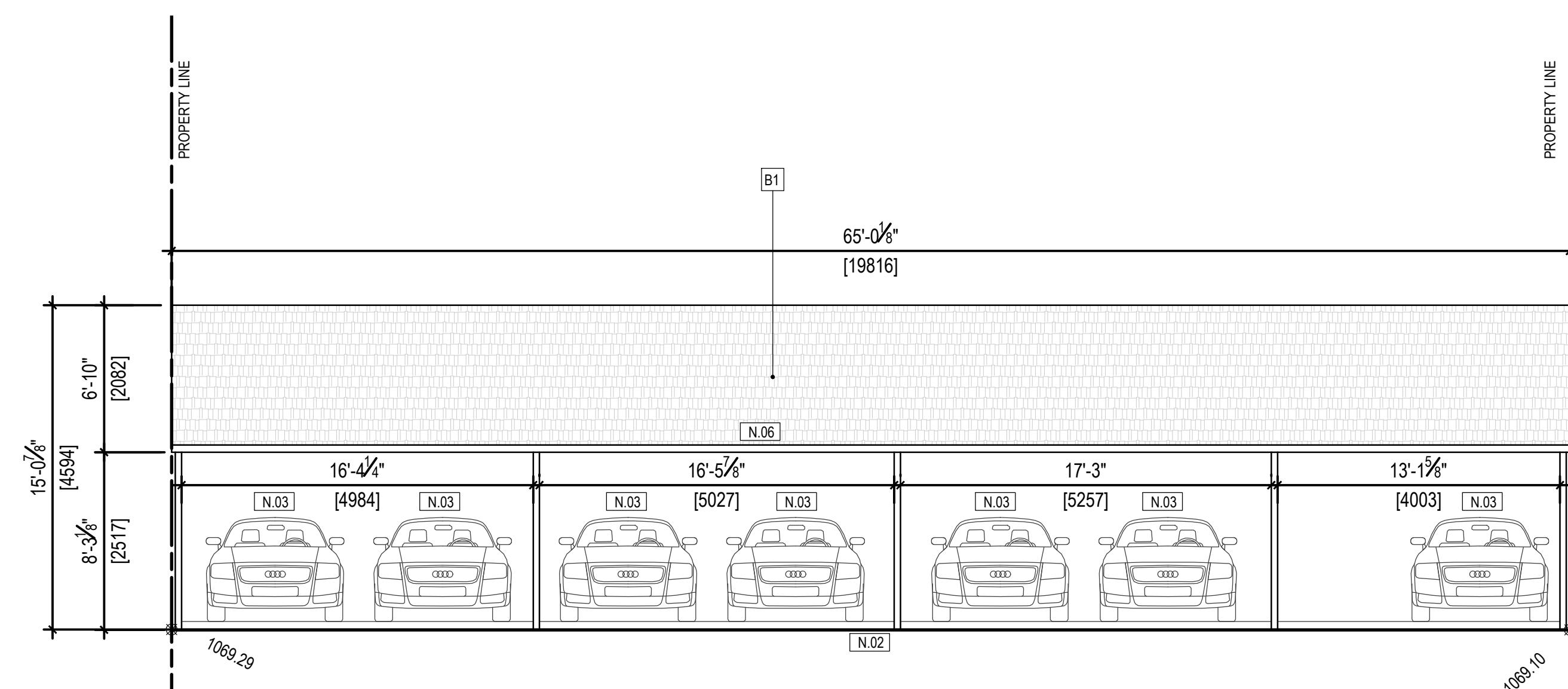




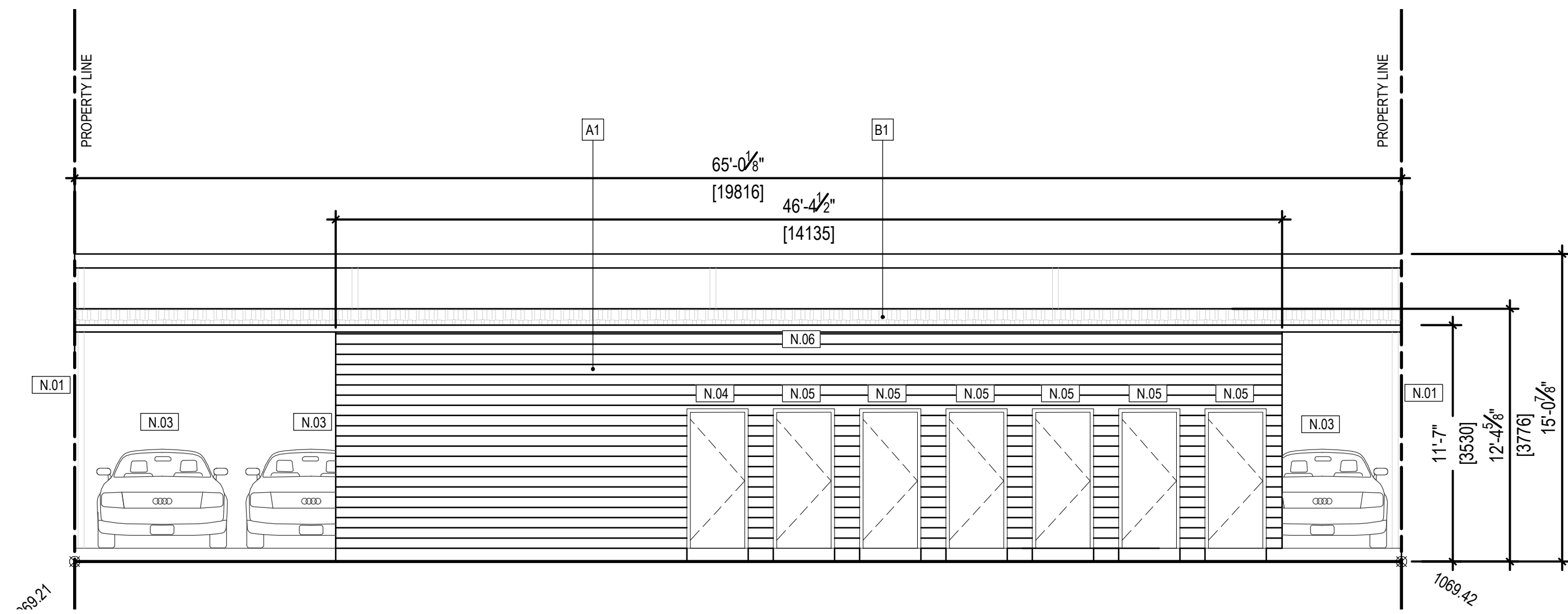
1 SOUTH GARAGE SECTION  
DP.107 3/16" - 1'-0"



2 NORTH GARAGE SECTION  
DP.107 3/16" - 1'-0"



3 GARAGE EAST ELEVATION  
DP.108 3/16" - 1'-0"



5 GARAGE WEST ELEVATION  
DP.108 3/16" - 1'-0"

- EXTERIOR FINISHES LEGEND**
- A - FIBRE CEMENT**
    - A1 HARDIE LAP SIDING ; COLOUR: ARTIC WHITE
  - B - ROOFING**
    - B1 ASPHALT SHINGLES ROOF; COLOUR: GRAY
  - C - CONCRETE**
    - C1 PAVING

- SHEET NOTES**
- N.01 PROPOSED FENCE 6.56 FT. HIGH
  - N.02 PROPOSED CONCRETE APRON
  - N.03 PROPOSED PARKING STALL
  - N.04 PROPOSED PRIVATE WASTE COLLECTION
  - N.05 PROPOSED BIKE PARKING STALL - CLASS 1
  - N.06 PROPOSED GUTTER / DOWNSPOUT LOCATION

**RELEASES**

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 MANUFACTURE ADDRESS  
 7820 ELBOW DRIVE S.W.  
 LEGAL ADDRESS  
 L: 2 B: B P: 3215 HGS  
 PROJECT NO.  
 23.33\_ECC\_7820  
 DRAWN  
 MT DP  
 CHECKED  
 DATE  
 SEPT.11.2023  
 SCALE  
 AS NOTED

**OPEN-AIR CARPORT ELEVATIONS**

**DP.108**

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1 EAST ELEVATION - BUILDING B  
DP.201 3/16" - 1'-0"

EXTERIOR FINISHES LEGEND

A - FIBRE CEMENT

A1 HARDIE LAP SIDING ; COLOUR: ARTIC WHITE

B - METAL CLAD

B1 METAL FRAME WINDOW; COLOUR : GRAY

B2 METAL FASCIA; COLOUR: GRAY

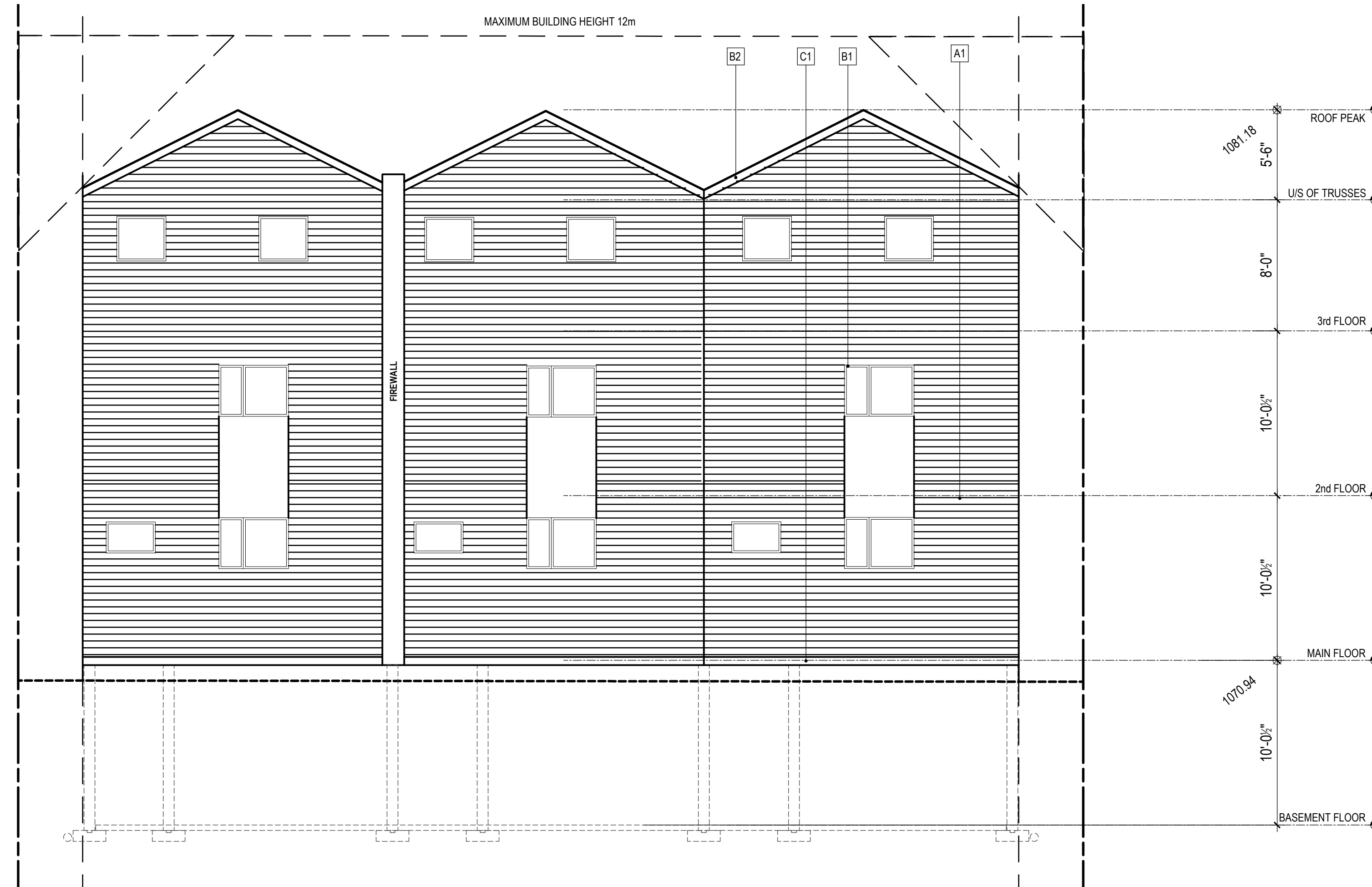
B3 ALUMINUM RAILING, COLOUR: GRAY, POWDER COATED

B4 CORRUGATED METAL SIDING

B5 PREFINISH METAL CAP FLASHING; COLOUR: GRAY

C - CONCRETE

C1 PAVING



2 SOUTH ELEVATION - BUILDING B  
DP.201 3/16" - 1'-0"

RELEASES

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PROJECT NAME 7820 ELBOW DRIVE S.W.

MANCHA ADDRESS 7820 ELBOW DRIVE S.W.

LEGAL ADDRESS L: 2 B: B P: 3215 HG

PROJECT NO. 23.33\_ECC\_7820

DRAWN BY MT CHECKED BY DP

DATE SEPT.11.2023 SCALE AS NOTED

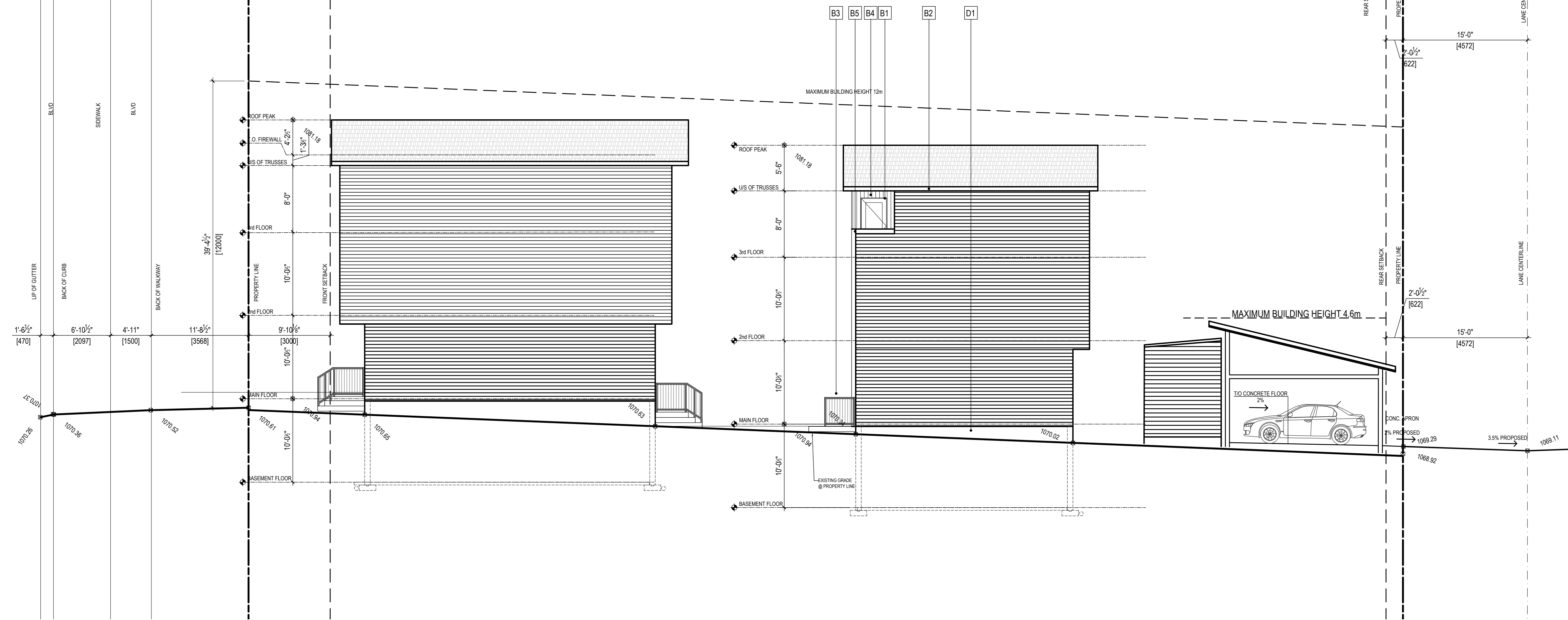
DRAWING TITLE EAST & WEST ELEVATIONS BLDG B

DRAWING NUMBER

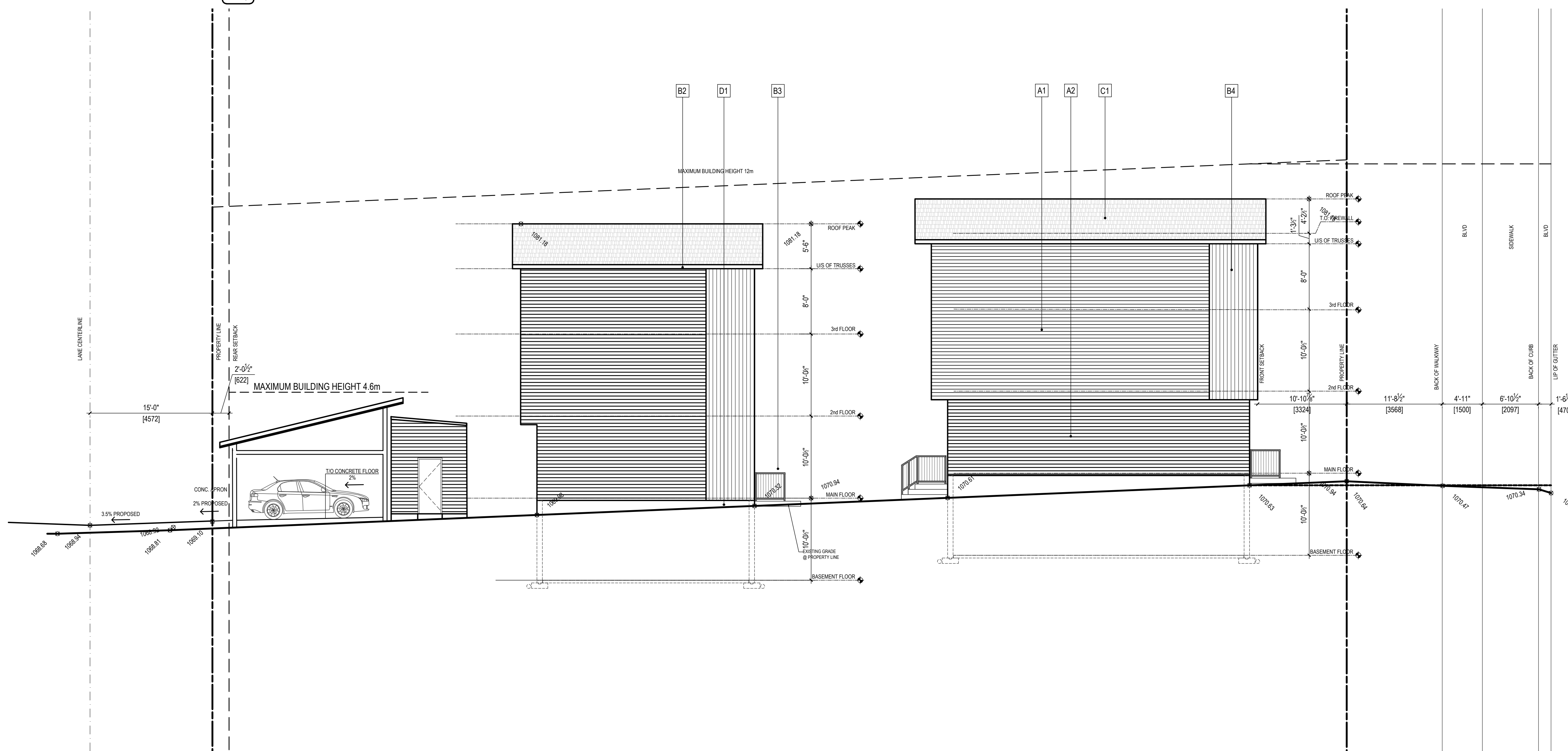
DP.201

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1 EAST ELEVATION  
DP.202 3/16" - 1'-0"



2 WEST ELEVATION  
DP.202 3/16" - 1'-0"

EXTERIOR FINISHES LEGEND

- A - FIBRE CEMENT**
  - A1 HARDIE LAP SIDING ; COLOUR: IRON GRAY
  - A2 HARDIE LAP SIDING ; COLOUR: ARTIC WHITE
- B - METAL CLAD**
  - B1 METAL FRAME ; COLOUR : GRAY
  - B2 METAL FASCIA ; COLOUR: GRAY
  - B3 ALUMINUM RAILING ; COLOUR: GRAY, POWDER COATED
  - B4 CORRUGATED METAL SIDING
  - B5 PREFINISH METAL CAP FLASHING ; COLOUR: GRAY
- C - ROOFING**
  - C1 ASPHALT SHINGLES ROOF ; COLOUR: GRAY
- D - CONCRETE**
  - D1 PAVING

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	11.12.2023

PROJECT NAME

7820 ELBOW DRIVE S.W.

MANCHA ADDRESS

7820 ELBOW DRIVE S.W.

LEGAL ADDRESS

L: 2 B: B P: 3215 HG

PROJECT NO.

23.33\_ECC\_7820

DRAWN

MT DP

DATE

SEPT.11.2023

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DRAWING NUMBER

DP.202

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