8039 ELBOW DRIVE S.W.

DEVELOPMENT PERMIT SET

SEPTEMBER 17 , 2024

DRAWING LIST:

DP.000	COVER
DP.001	BLOCK PLAN
DP.100	SITE PLAN
DP.101	SECONDARY SUITE PLAN
DP.102	MAIN FLOOR PLAN
DP.103	SECOND FLOOR PLAN
DP.104	THIRD FLOOR PLAN
DP.105	ROOF PLAN
DP.106	GARAGE PLAN AND ELEVATIONS
DP.107	GARAGE PLAN AND ELEVATIONS
DP.108	GARAGE PLAN AND ELEVATIONS
DP.200	ELEVATIONS
DP.201	ELEVATIONS
DP.202	ELEVATIONS
DP.300	BUILDING SECTION
DP.L01	LANDSCAPE PLAN
S.01	SURVEY PLAN

PROJECT INFORMATION:

PARCEL ADDRESS

LEGAL: LOT 39, BLOCK 4, PLAN 5904HM
MUNICIPAL: 8039 ELBOW DRIVE S.W.
CALGARY AB

COMMUNITY: CHINOOK PARK

CURRENT ZONING: H-GO
PROPOSED ZONING: H-GO

SITE AREA: 803.52 sm (8649 sf)

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS AREA BUILDING A	GROSS AREA BUILDING B
LOWER	99.87 sm (1075 sf)	186.48 sm (2007 sf)
MAIN	99.87 sm (1075 sf)	186.48 sm (2007 sf)
SECOND	108.68 sm (1170 sf)	190.08 sm (2046 sf)
THIRD	91.77 sm (988 sf)	168.25 sm (1811 sf)

SUBTOTAL: 1131.48 sm (12179 sf)
GFA TOTAL: 845.13 sm (9097 sf)

FAR = 845.13 ÷ 803.52 = 1.05

H-GO BYLAW REGULATIONS

BUILDING SETBACKS

	PERMITTED
NORTH (FRONT ELBOW DR SW)	3.0m
EAST (SIDE H-GO)	1.2m
SOUTH (REAR LANE)	1.2m
WEST (REAR LANE)	1.2m

ACCESSORY SETBACKS

	PERMITTED
FRONT (NORTH)	0.6m
SIDE (EAST)	1.2m
REAR (SOUTH)	0.6m

PARCEL COVERAGE

PARCEL AREA = 803.52 SQ. M (8649.02 SQ. FT)
PARCEL COVERAGE ALLOWED 60% MINUS 21 SQ. M FOR EACH MOTOR VEHICLE PARKING STALL NOT IN A GARAGE

TOTAL PARCEL COVERAGE ALLOWABLE = 440.11 SQ. M (4737.30 SQ. FT)
TOTAL PROPOSED = **44.86% (360.44 SQ. M / 3879.74 SQ. FT)**

VEHICULAR PARKING

REQUIRED = 0.5 STALLS PER DWELLING UNIT OR SUITE
(6 UNITS + 6 SUITES) X 0.5 STALLS = 6 STALLS
TOTAL RESIDENTIAL STALLS = **6 STALLS PROPOSED**

MOBILITY STORAGE

REQUIRED 0.5 STALLS PER DWELLING UNIT OR SUITE
THAT IS NOT ALLOCATED A PARKING STALL

6 UNITS X 0.5 LOCKERS = 3 LOCKERS
TOTAL MOBILITY STORAGE LOCKERS = **4 LOCKERS PROPOSED**

BICYCLE PARKING STALLS

REQUIRED 1 BICYCLE PARKING STALLS - CLASS 1 PER UNIT OR SUITE THAT IS NOT ALLOCATED A PARKING STALL OR MOBILITY STORAGE LOCKER

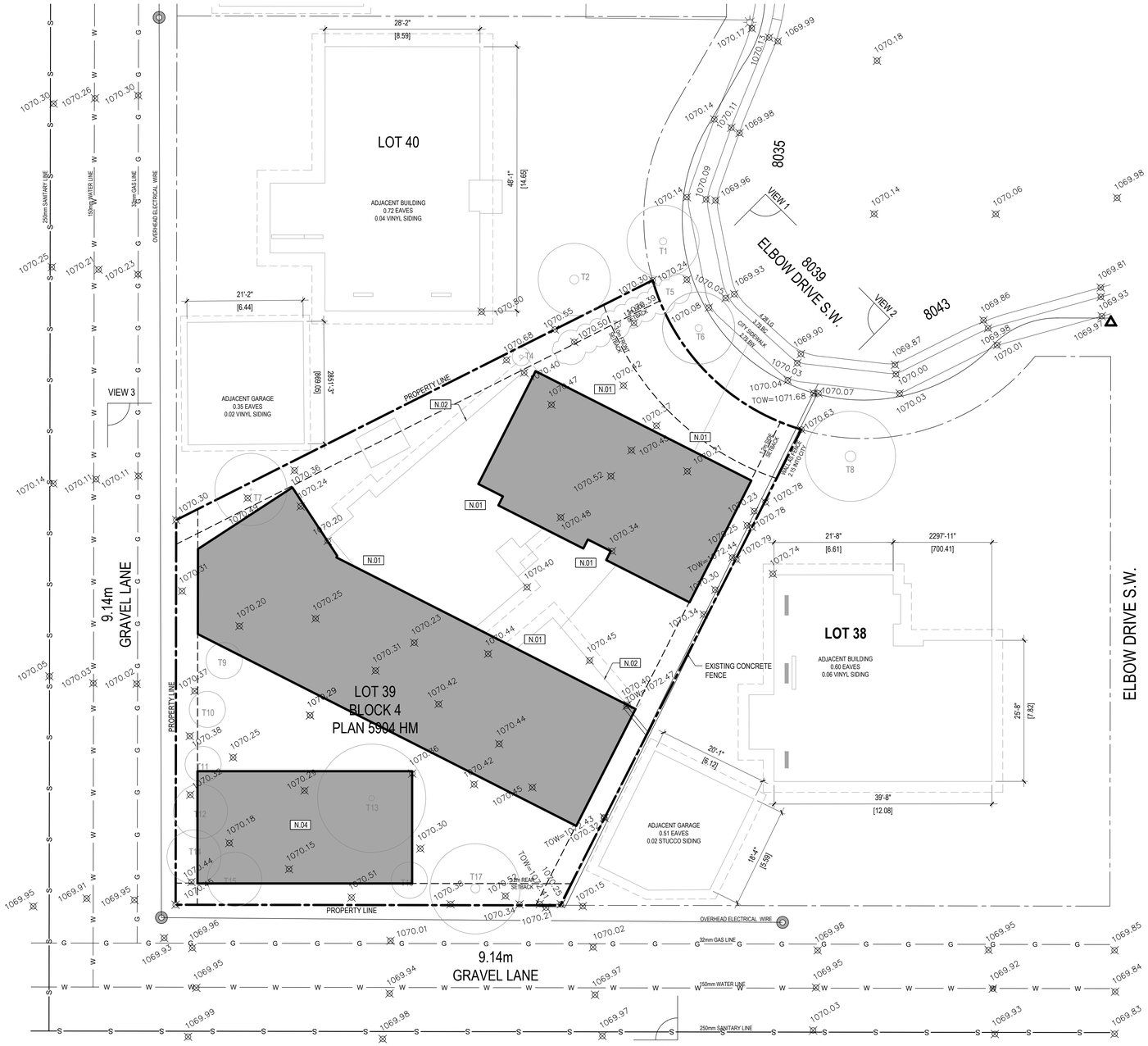
TOTAL STALLS REQUIRED = **2 STALLS PROPOSED**

UNIT MIX

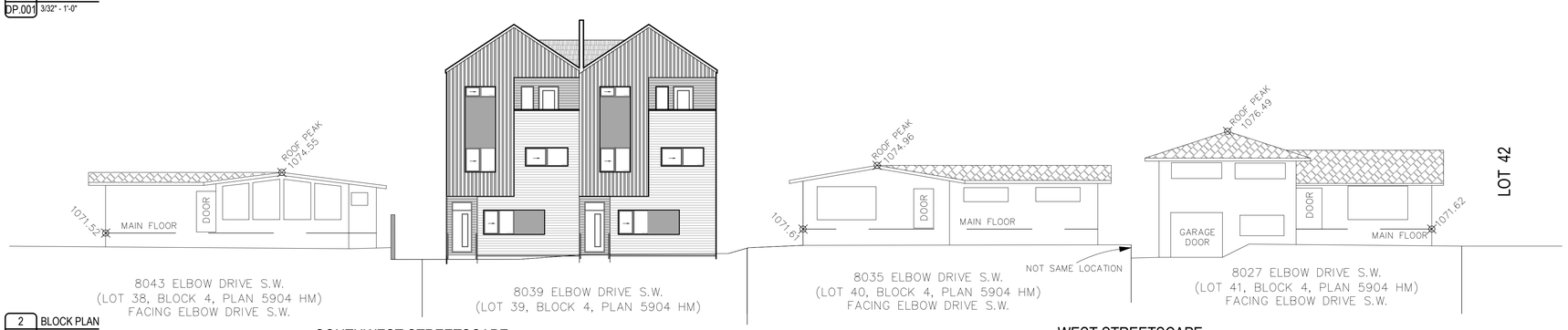
6 TOWNHOUSES
6 SECONDARY SUITES
TOTAL = **12 UNITS PROPOSED**

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO



1 BLOCK PLAN
DP.001 3/32" - 1'-0"



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

FORMED ALLIANCE ARCHITECTURE STUDIO

SHEET NOTES

N.01	FOR LOCATION OF EXTERIOR OPENING, REFER TO SITE PLAN [DP.100]
N.02	EXISTING BUILDING TO BE REMOVED
N.03	EXISTING CONCRETE RETAINING WALL TO BE REMOVED
N.04	PROPOSED GARAGE

[redacted]

RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	17.09.2024

PROJECT NAME
8039 ELBOW DR S.W.

MUNICIPAL ADDRESS
8039 Elbow Dr S.W.

LEGAL ADDRESS
L: 39 B: 4 P: 5904 HM

PROJECT NO
24.038_PHL_8039

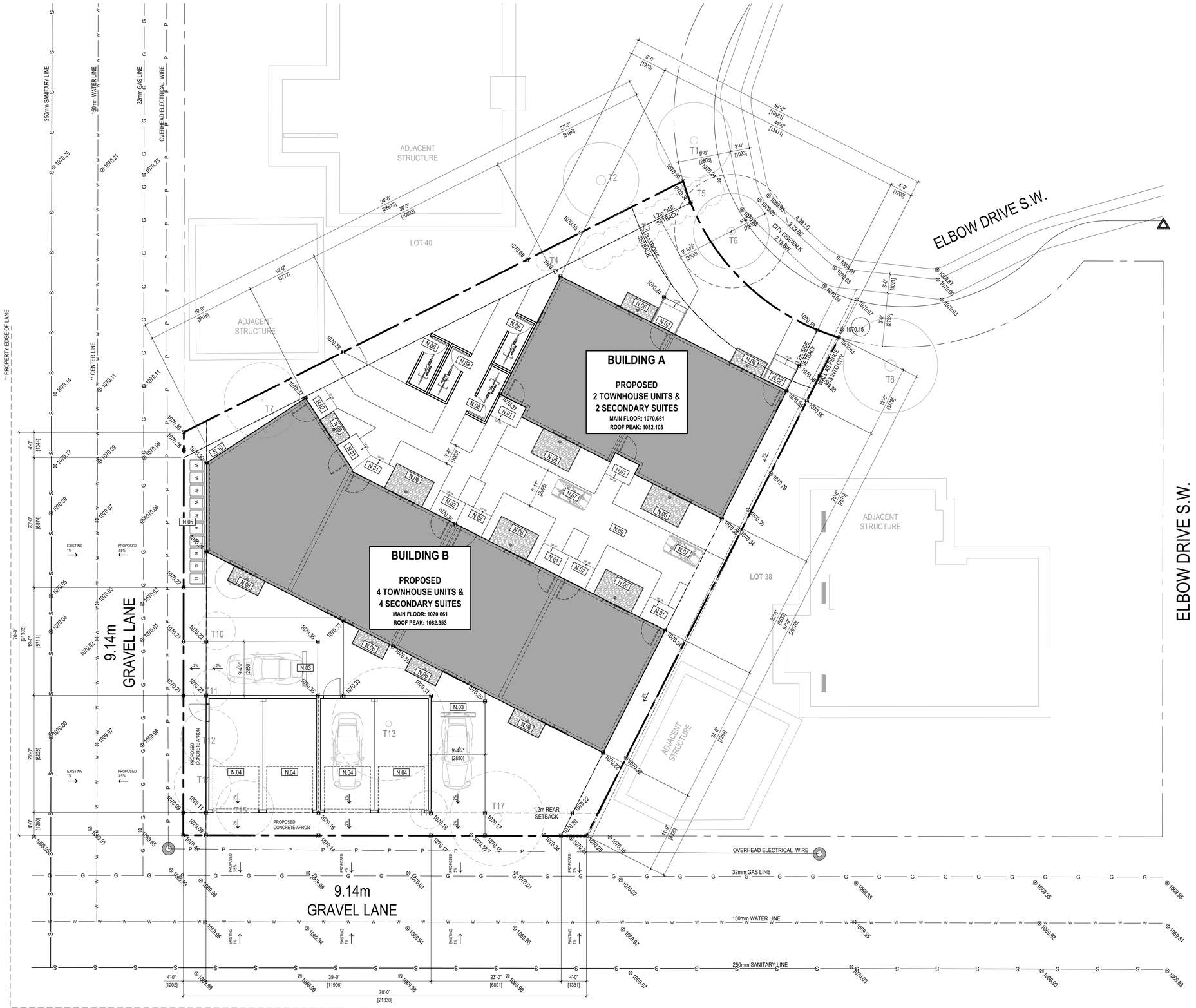
DRAWN: AA , NP
CHECKED: SM

DATE: SEP.17.2024
SCALE: AS NOTED

DRAWING TITLE
BLOCK PLAN

DRAWING NUMBER
DP.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SITE PLAN
DP.100 1/8" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SHEET NOTES

N.01	ENTRANCE TO SECONDARY SUITE
N.02	ENTRANCE TO UNIT
N.03	RESIDENT OPEN PARKING STALL
N.04	PROPOSED GARAGE
N.05	PROPOSED WASTE, ORGANICS & RECYCLE BIN STORAGE
N.06	WINDOW WELL
N.07	PROPOSED BICYCLE PARKING STALLS CLASS-1
N.08	PROPOSED MOBILITY STORAGE LOCKERS
N.09	PROPOSED AMENITY SPACE AREA
N.10	PROPOSED GAS METER LOCATION

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.

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24.038_PHL_8039

DRAWN: AA , NP
CHECKED: SM

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DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DP.100

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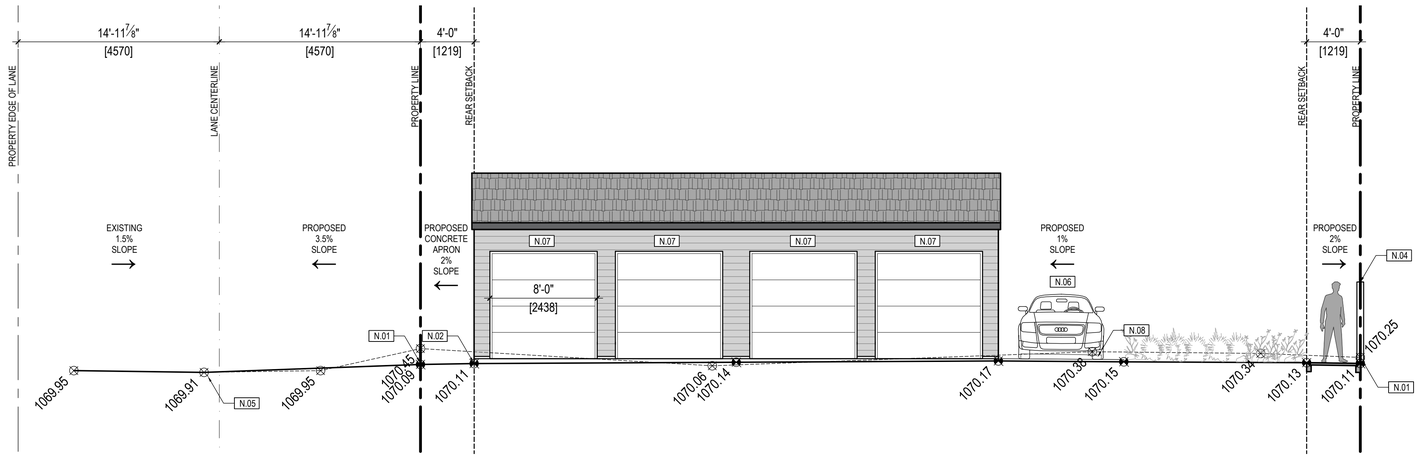
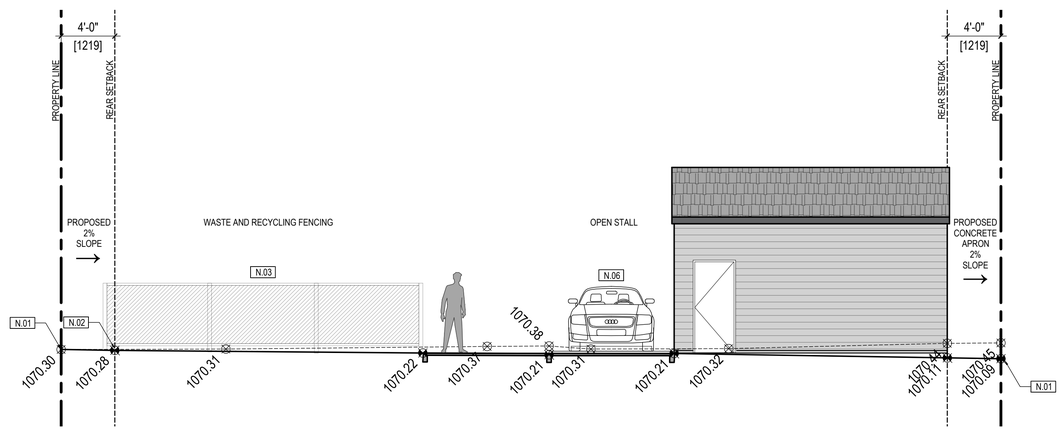
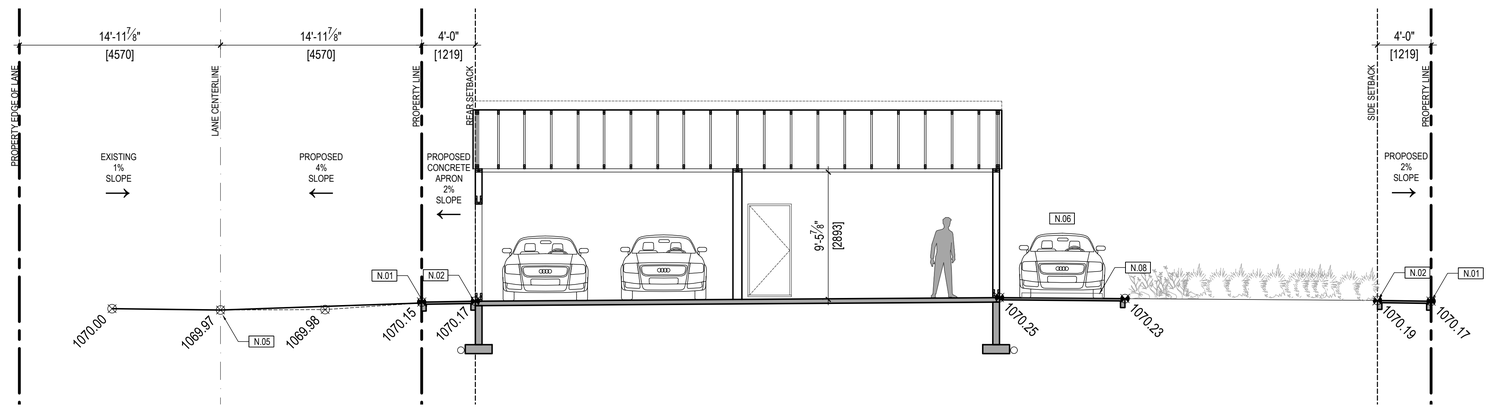


1 DP.107 GARAGE AND OPEN STALLS ELEVATION
3/16" - 1'-0"



2 DP.107 GARAGE AND RECYCLING ELEVATION
3/16" - 1'-0"



3 DP.107 GARAGE AND OPEN STALLS SECTION
3/16" - 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SHEET NOTES

N.01	LINE OF GRADING AT PROPERTY LINE
N.02	LINE OF PROPOSED GRADING
N.03	PROPOSED WASTE AND RECYCLE BIN STORAGE
N.04	PROPOSED 6 FT. HEIGHT FENCE
N.05	LINE OF GRADING AT CENTERLINE
N.06	PROPOSED OPEN PARKING STALL
N.07	PROPOSED PARKING STALL
N.08	CITY STANDARD WHEEL STOP

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

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MUNICIPAL ADDRESS

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L: 39 B: 4 P: 5904 HM

PROJECT NO.

24.038_PHL_8039

DRAWN	CHECKED
AA , NP	SM

DATE	SCALE
SEP.17.2024	AS NOTED

DRAWING TITLE

GARAGE PLAN AND ELEVATIONS

DRAWING NUMBER

DP.107

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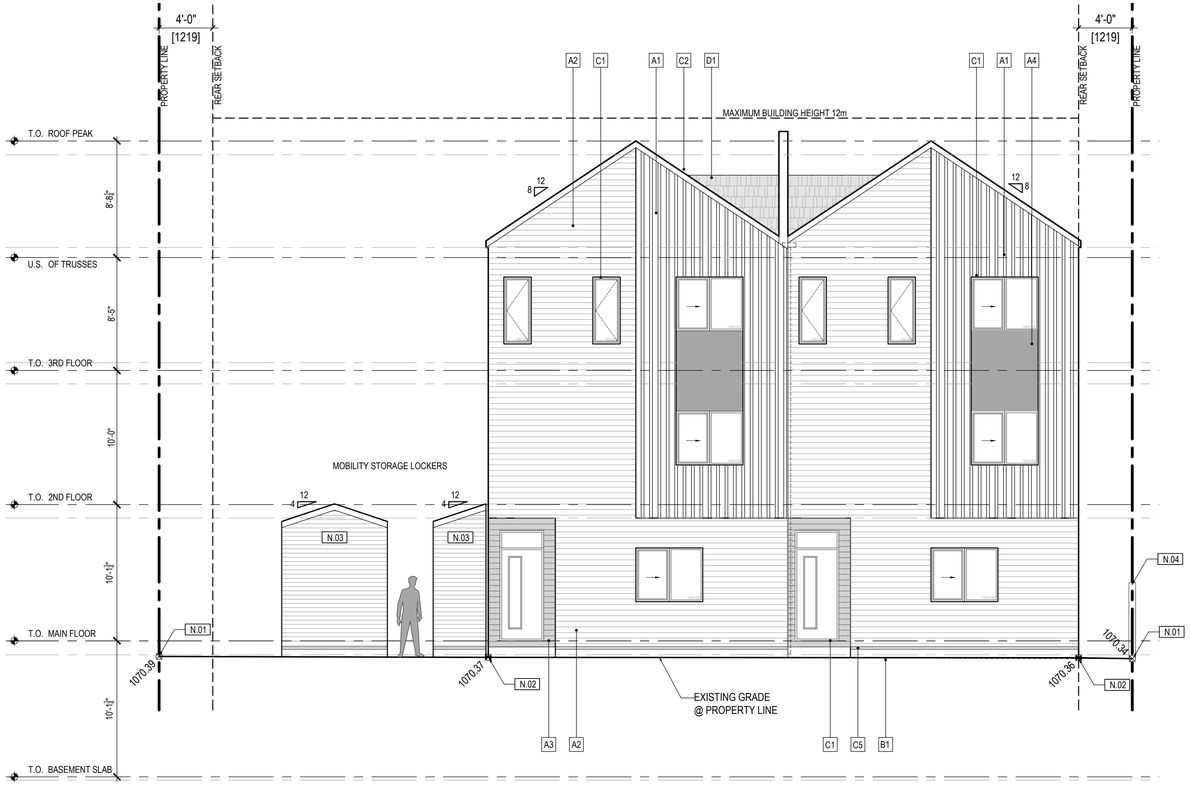
1 DP.200 NORTH ELEVATION - BLDN A
3/16" = 1'-0"



3 DP.200 SOUTH ELEVATION - BLDN A
3/16" = 1'-0"

FORMED ALLIANCE ARCHITECTURE STUDIO

EXTERIOR FINISHES LEGEND

A - VINYL

- A1 HARDIE BOARD AND BATTEN PANEL; COLOUR: BOOTHBAY BLUE
- A2 HARDIE LAP SIDING PANEL ; COLOUR: ARCTIC WHITE
- A3 HARDIE PLANK WOOD TONE ; COLOUR: SAND CASTLE
- A4 HARDIE TRIM PANEL ; COLOUR: IRON GREY
- A5 HARDIE TRIM PANEL ; COLOUR: ARCTIC WHITE

B - CONCRETE

- B1 PARGING

C - METAL

- C1 METAL FRAME WINDOW / DOOR; COLOUR : GREY TO MATCH A4
- C2 METAL FASCIA; COLOUR : WHITE TO MATCH A2
- C3 METAL RAILING; COLOUR : WHITE TO MATCH A2
- C4 PREFINISH METAL FLASHING; COLOUR : WHITE TO MATCH A1

D - ROOFING

- D4 ASPHALT SHINGLES ROOF: COLOUR: GREY

SHEET NOTES

- N.01 LINE OF GRADING AT PROPERTY LINE
- N.02 LINE OF PROPOSED GRADING
- N.03 PROPOSED MOBILITY STORAGE LOCKERS
- N.04 PROPOSED 6'-6" HEIGHT PRIVACY WALL

RELEASES

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DATE	SCALE
SEP.17.2024	AS NOTED

DRAWING TITLE

ELEVATIONS
BUILDING A

DRAWING NUMBER

DP.200

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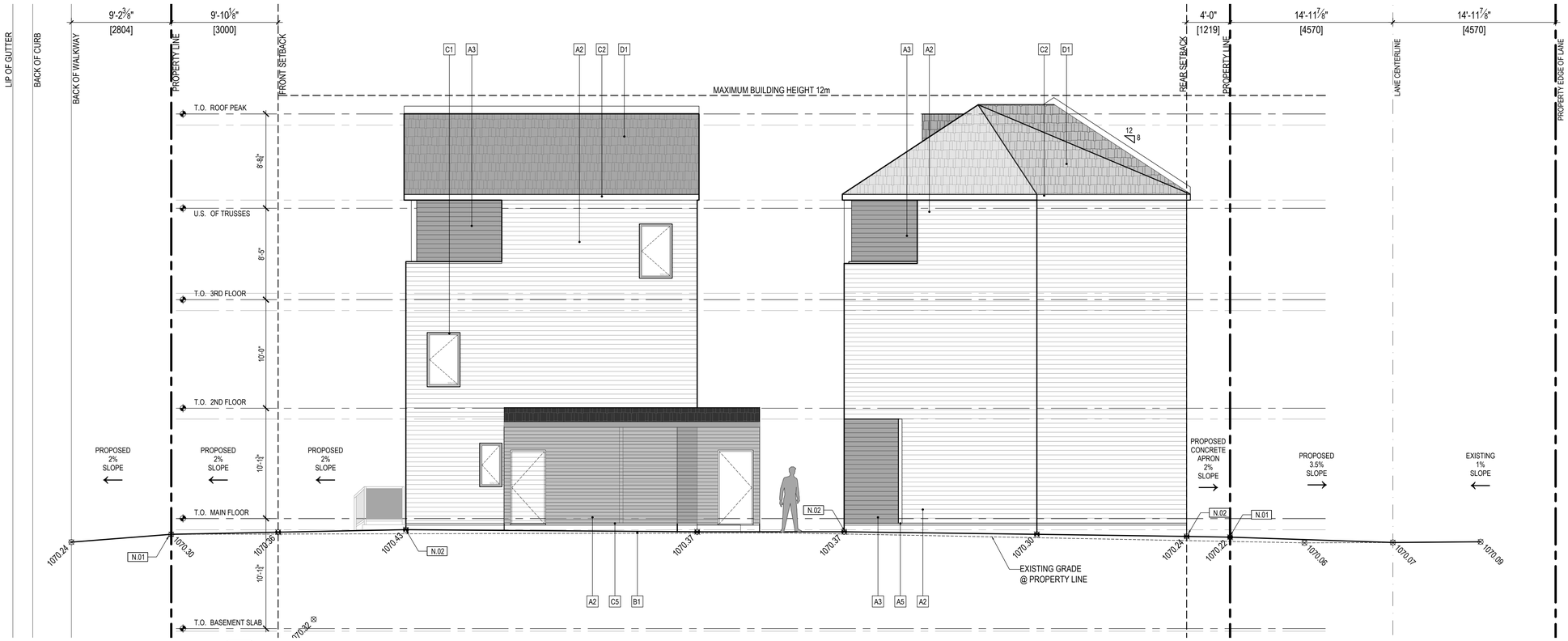
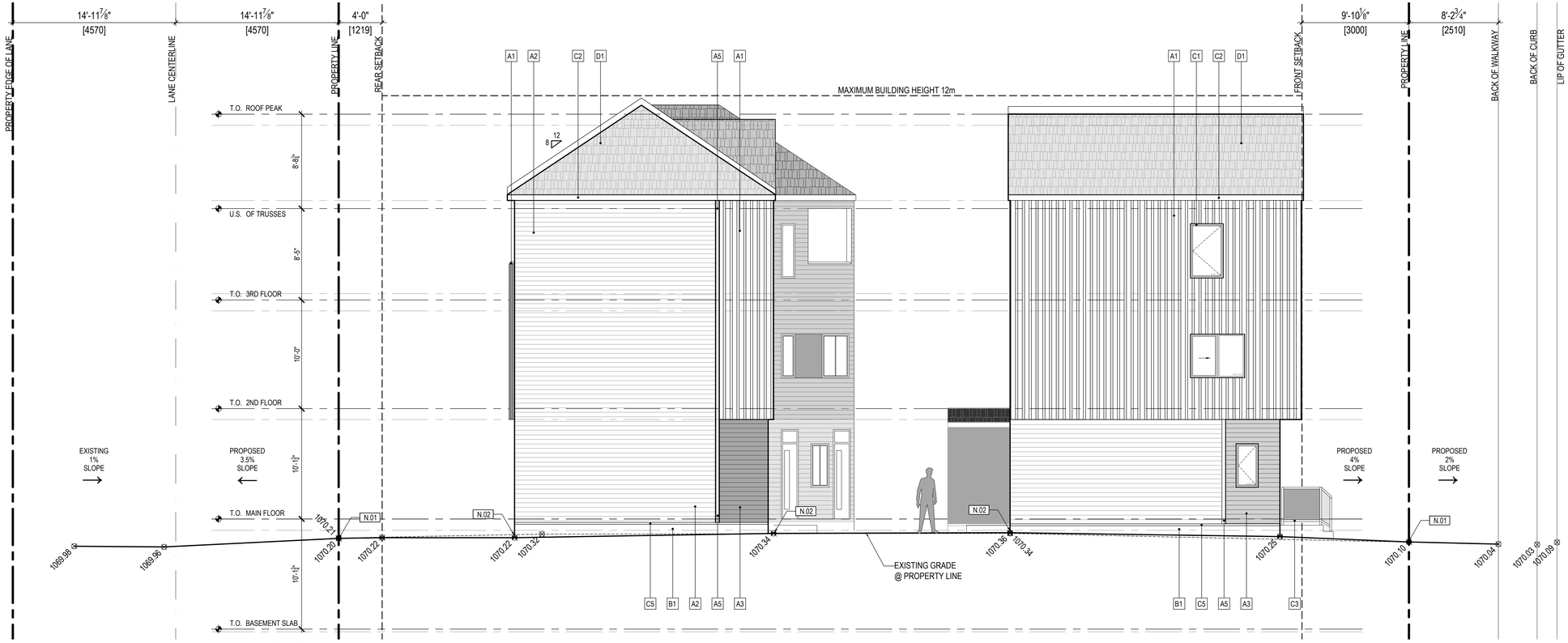


1 WEST ELEVATION - BLDN A+B
DP.201 3/16" - 1'-0"



2 EAST ELEVATION - BLDN A+B
DP.201 3/16" - 1'-0"

EXTERIOR FINISHES LEGEND

A - VINYL

- A1 HARDIE BOARD AND BATTEN PANEL; COLOUR: BOOTHBAY BLUE
- A2 HARDIE LAP SIDING PANEL ; COLOUR: ARCTIC WHITE
- A3 HARDIE PLANK WOOD TONE ; COLOUR: SAND CASTLE
- A4 HARDIE TRIM PANEL ; COLOUR: IRON GREY
- A5 HARDIE TRIM PANEL ; COLOUR: ARCTIC WHITE

B - CONCRETE

- B1 PARGING

C - METAL

- C1 METAL FRAME WINDOW / DOOR; COLOUR : GREY TO MATCH A4
- C2 METAL FASCIA; COLOUR : WHITE TO MATCH A2
- C3 METAL RAILING; COLOUR : WHITE TO MATCH A2
- C4 PREFINISH METAL FLASHING; COLOUR : WHITE TO MATCH A1

D - ROOFING

- D4 ASPHALT SHINGLES ROOF: COLOUR: GREY

SHEET NOTES

- N.01 LINE OF GRADING AT PROPERTY LINE
- N.02 LINE OF PROPOSED GRADING
- N.03 PROPOSED 6'-6" HEIGHT PRIVACY WALL

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

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PROJECT NO.
24.038_PHL_8039

DRAWN: AA , NP
CHECKED: SM

DATE: SEP.17.2024
SCALE: AS NOTED

DRAWING TITLE
ELEVATIONS BUILDING A+B

DRAWING NUMBER
DP.201

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1 NORTH ELEVATION - BLDN B
DP.202 3/16" - 1'-0"

2 SOUTH ELEVATION - BLDN B
DP.202 3/16" - 1'-0"

EXTERIOR FINISHES LEGEND

A - VINYL

- A1 HARDIE BOARD AND BATTEN PANEL; COLOUR: BOOTHBAY BLUE
- A2 HARDIE LAP SIDING PANEL ; COLOUR: ARCTIC WHITE
- A3 HARDIE PLANK WOOD TONE ; COLOUR: SAND CASTLE
- A4 HARDIE TRIM PANEL ; COLOUR: IRON GREY
- A5 HARDIE TRIM PANEL ; COLOUR: ARCTIC WHITE

B - CONCRETE

- B1 PARGING

C - METAL

- C1 METAL FRAME WINDOW / DOOR; COLOUR : GREY TO MATCH A4
- C2 METAL FASCIA; COLOUR : WHITE TO MATCH A2
- C3 METAL RAILING; COLOUR : WHITE TO MATCH A2
- C4 PREFINISH METAL FLASHING; COLOUR : WHITE TO MATCH A1

D - ROOFING

- D4 ASPHALT SHINGLES ROOF: COLOUR: GREY

SHEET NOTES

- N.01 LINE OF GRADING AT PROPERTY LINE
- N.02 LINE OF PROPOSED GRADING
- N.03 PROPOSED 6'-6" HEIGHT PRIVACY WALL

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

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PROJECT NO.

24.038_PHL_8039

DRAWN: AA , NP

CHECKED: SM

DATE: SEP.17.2024

SCALE: AS NOTED

DRAWING TITLE

ELEVATIONS
BUILDING A+B

DRAWING NUMBER

DP.202

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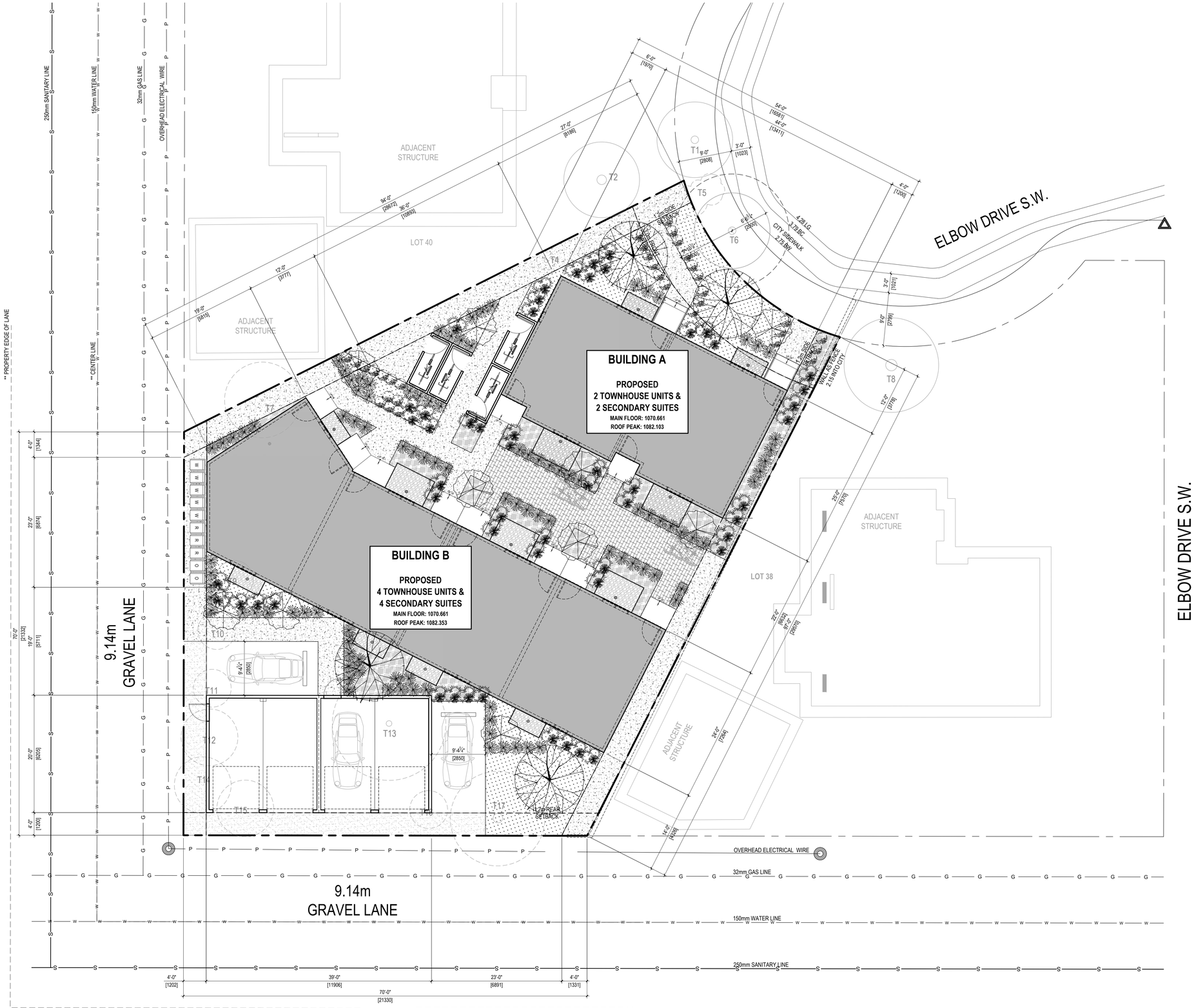

1 LANDSCAPE PLAN
DP.L01 1/8" - 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

GENERAL NOTES

LANDSCAPED AREA REQUIRED: 31% OF THE SITE
AREA =803.52 SQ.M / 8649.02 SQ.FT

BYLAW 552: 1 TREE AND 2 SHRUBS REQUIRED PER
45sq.m OF LANDSCAPE AREA = 18 TREES & 36 SHRUBS

PROPOSED 18 TREES & 134 SHRUBS

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

LANDSCAPE INFORMATION

EXISTING TREES

NO.	SPECIES	CALIPER (m)	CANOPY (m)	HEIGHT (m)	LOCATION	NOTES
T1	DECIDUOUS TREE	0.40	4.0	8.0	IN CITY PROPERTY	TO REMAIN
T2	CONIFEROUS	0.50	4.0	8.0	IN ADJACENT PROPERTY	TO REMAIN
T3	BUSH	---	1.5	2.0	IN SUBJECT PROPERTY	TO BE REMOVED
T4	DECIDUOUS TREE	0.20	1.0	4.0	IN SUBJECT PROPERTY	TO BE REMOVED
T5	BUSH	---	1.5	2.0	IN CITY PROPERTY	TO BE REMOVED
T6	DECIDUOUS TREE	0.40	4.0	8.0	IN CITY PROPERTY	TO REMAIN
T7	DECIDUOUS TREE	0.10	4.0	5.0	IN SUBJECT PROPERTY	TO BE REMOVED
T8	CONIFEROUS	0.60	5.0	14.0	IN ADJACENT PROPERTY	TO REMAIN
T9	BUSH	---	2.0	2.0	IN SUBJECT PROPERTY	TO BE REMOVED
T10	BUSH	---	2.0	5.0	IN SUBJECT PROPERTY	TO BE REMOVED
T11	BUSH	---	2.0	2.0	IN SUBJECT PROPERTY	TO BE REMOVED
T12	BUSH	---	3.0	3.0	IN SUBJECT PROPERTY	TO BE REMOVED
T13	DECIDUOUS TREE	0.30	6.0	8.0	IN SUBJECT PROPERTY	TO BE REMOVED
T14	BUSH	---	3.0	3.0	IN SUBJECT PROPERTY	TO BE REMOVED
T15	BUSH	---	3.0	3.0	IN SUBJECT PROPERTY	TO BE REMOVED
T16	BUSH	---	2.0	3.0	IN SUBJECT PROPERTY	TO BE REMOVED
T17	CONIFEROUS	0.50	5.0	10.0	IN SUBJECT PROPERTY	TO BE REMOVED

PROPOSED PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	QTY.
CONIFEROUS TREES							
	DWARF SPRUCE	*PICEA GLAUCA*	2 m HIGH	7'-10'	10'-13'	LOW WATER	10
DECIDUOUS TREES							
	AMUR MAPLE	*ACER GINNALA*	60 mm CALLIPER			LOW WATER	4
SHRUBS							
	SAVIN JUNIPER	*JUNIPERUS SABINA*	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	101
	LILAC	*SYRINGA SPP.*	0.60m SPREAD			LOW WATER	33
GRASSES & FLOWERS							
	ROCKY MOUNTAIN FESCUE KARL	*FESTUCA SAXIMONTANA*	0.60m SPREAD		4" TO 20"	LOW WATER	106
	FORESTER FEATHER REED GRASS	*CALAMGROSTIS ACUTIFLORA*	0.60m SPREAD		200 MM		53

LANDSCAPING LEGEND

CODE	ITEM
	MULCH GROUND COVER
	LAWN (GRASS)
	CONCRETE (WALKWAY, CURB)
	WOOD (AMENITY SPACE BENCH)

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PROJECT NO.
24.038_PHL_8039

DRAWN: AA , NP
CHECKED: SM

DATE: SEP.17.2024
SCALE: AS NOTED

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
DP.002

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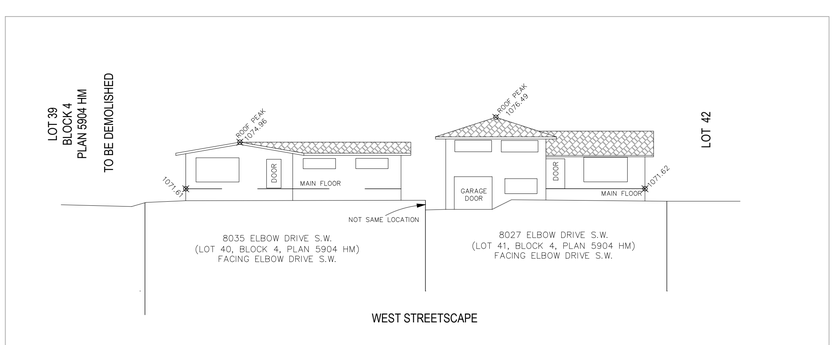
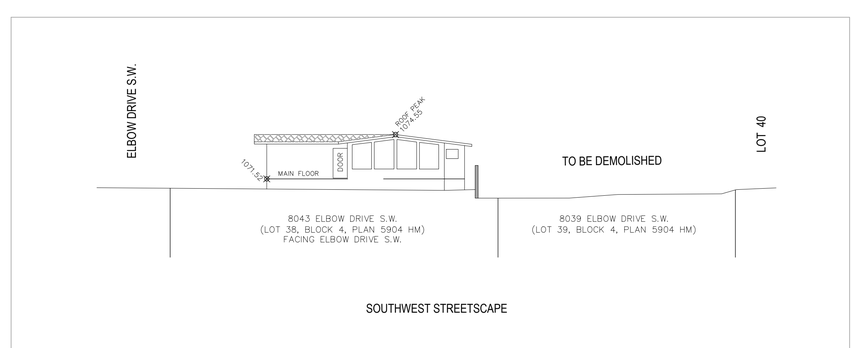
9.14 MGRAVEL LANE



WEST STREETSCAPE



SOUTHWEST STREETSCAPE

1 SURVEY PLAN
S.01 1/16" - 1'-0"

SITE PLAN

MUNICIPAL ADDRESS:
8039 ELBOW DRIVE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 39
BLOCK 4
PLAN 5904 HM

PREPARED FOR: ED8039 Alberta Ltd.

DATE OF SURVEY: June 25th, 2024

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. Distances are on the ground and are shown in metres and decimals thereof.
2. Distances along curves are arc distances.
3. Elevations are derived from ASCM 287888
4. Existing spot elevations are shown thus: 000.00
5. The Certificate of Title 241 142 122 which was searched on the 20th Day of June, 2024 and includes the following instruments:
   Mortgage No. 021 130 272
   Amending Agreement No. 191 060 616, 201 061 190
6. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 110, 136, 138 & 141 in Sec.28–Twp.23–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 (Ø±)	Canopy (Ø±)	Height (±)	Location
T1	Deciduous	0.40	4.00	8.00	In City Property
T2	Coniferous	0.50	4.00	8.00	In Adjacent Property
T3	Bush	–	1.50	2.00	In Subject Property
T4	Deciduous	0.20	1.00	4.00	In Subject Property
T5	Bush	–	1.50	2.00	In City Property
T6	Deciduous	0.40	4.00	8.00	In City Property
T7	Deciduous	0.10	4.00	5.00	In Subject Property
T8	Coniferous	0.60	5.00	14.00	In Adjacent Property
T9	Bush	–	2.00	2.00	In Subject Property
T10	Bush	–	2.00	5.00	In Subject Property
T11	Bush	–	2.00	2.00	In Subject Property
T12	Bush	–	3.00	3.00	In Subject Property
T13	Deciduous	0.30	6.00	8.00	In Subject Property
T14	Bush	–	3.00	3.00	In Subject Property
T15	Bush	–	3.00	3.00	In Subject Property
T16	Bush	–	2.00	3.00	In Subject Property
T17	Coniferous	0.50	5.00	10.00	In Subject Property

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File No.: 240821	Date: 02/Jul/2024
Surveyed: JS/DK	Drawn: LZ/GS

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