

BOWNESS 3532

PROJECT NUMBER: 24-067

3532 69 STREET
NW, Calgary, AB T3B 2J7



DRAWING INDEX

ARCHITECTURAL

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- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE PLAN
- L-04 TYPICAL DETAILS

ISSUED FOR DR RESPONSE

25-02-13



OWNER

Eagle Crest Construction
220,6223-2nd Street sE
Calgary, AB T2H 0R5
403-991-7418



CONSULTANTS

ARCHITECTURAL
Ace Architecture Inc.
300, 524 - 17 Avenue SW
Calgary, AB T2S 0B2
403-212-0626



LANDSCAPE
Arquiecos Group Ltd.
8-121 Village Heights SW
Calgary, AB T3H 2L2
403-618-4427



CIVIL
Richview Engineering Inc.
Unit D, 203 38th Ave NE
Calgary, AB T2E 2M3
403-230-3218



B1 - SOUTHWEST BUILDING (6 STOREY)						RES. RENTABLE AREA	COMMON AREA/ CORES	AMENITY	GROSS FLOOR AREA	EFFICIENCY
	1 BORM	2 BORM JR	2 BORM	3 BORM	TOTAL UNITS					
Level 1	13	8	2	1	24	14,228 SF	4,812 SF	1,938 SF	20,978 SF	68%
Level 2	14	13	2	1	30	17,741 SF	2,992 SF	0 SF	20,733 SF	68%
Level 3	14	13	2	1	30	17,741 SF	2,992 SF	0 SF	20,733 SF	68%
Level 4	14	13	2	1	30	17,741 SF	2,992 SF	0 SF	20,733 SF	68%
Level 5	13	13	2	1	30	17,741 SF	2,992 SF	0 SF	20,733 SF	68%
Level 6	14	13	2	1	30	17,741 SF	2,992 SF	0 SF	20,733 SF	68%
TOTAL	83	73	12	6	174	102,933 SF	19,772 SF	1,938 SF	124,643 SF	63%

B2 - NORTHEAST BUILDING (5 STOREY)					TOTAL UNITS	RES. RENTABLE AREA	COMMON AREA/ CORES	AMENITY	GROSS FLOOR AREA	EFFICIENCY
1 BORM	2 BORM JR	2 BORM	3 BORM							
Level 1	12	10	0	2	24	14,125 SF	5,581 SF	2,297 SF	22,003 SF	64%
Level 2	14	14	0	3	31	18,511 SF	2,576 SF	0 SF	21,087 SF	88%
Level 3	14	14	0	3	31	18,511 SF	2,576 SF	0 SF	21,087 SF	88%
Level 4	14	14	0	3	31	18,511 SF	2,576 SF	0 SF	21,087 SF	88%
Level 5	14	14	0	3	31	18,511 SF	2,576 SF	0 SF	21,087 SF	88%
Level 6	14	14	0	3	31	18,511 SF	2,576 SF	0 SF	21,087 SF	88%
TOTAL	82	80	0	17	179	106,680 SF	18,461 SF	2,297 SF	127,438 SF	84%

	2B0M	2B0RMJR	2B0RM	3B0RM	UNITS	NRS RENTABLE AREA	COUNT RENTABLE CORSES	AMENITY AREA	GROSS FLOOR AREA	EXPENSES RENTABLE GROSS
Level 1	26	28	2	3	48	26,253 SF	10,303 SF	4,235 SF	42,801 SF	66%
Level 2	26	27	2	4	61	36,252 SF	5,598 SF	0 SF	41,820 SF	67%
Level 3	26	27	2	4	61	36,252 SF	5,598 SF	0 SF	41,820 SF	67%
Level 4	26	27	2	61	36,252 SF	5,598 SF	0 SF	41,820 SF	67%	
Level 5	26	27	2	4	61	36,252 SF	5,598 SF	0 SF	41,820 SF	67%
Level 6	26	27	2	4	61	36,252 SF	5,598 SF	0 SF	41,820 SF	67%
TOTAL	166	163	12	23	363	206,613 SF	38,233 SF	4,235 SF	250,261 SF	65%
UNITARY	47%	47%	7%	2%	79%	100%				
TYPE UNIT SIZE	506-SF	506-SF	780-SF	930-SF						

PARKING		
SURFACE STALLS	34	(20 VISITORS)
UNDERGROUND STALLS	256	
TOTAL	290	
SITE STATS		
SITE AREA	9,013.28	M ²
	0.60	HECTARES
GROSS FLOOR AREA	21,419	M ²
FLOOR AREA RATIO	2.40	
DENSITY	392	UNITS / HECTARE

BUILDING CLASSIFICATION				
ATTRIBUTE				CODE REFERENCE
MAJOR OCCUPANCY	GROUP C, UP TO 6 STORIES, SPRINKLERED	RESIDENTIAL		3.2.2.51
	GROUP F, DIVISION 3, UP TO 6 STORIES, SPRINKLERED	STORAGE GARAGES		3.2.2.84

	PROPERTY LINE
	BY/LAW SETBACK
	FIRE ACCESS CENTRELINE (12.0m RADIUS)
	P1 FOUNDATION WALL OUTLINE
	PROPOSED FENCE
	FIRE ACCESS ROUTE (6.0m WIDTH) HEAVY DUTY ASPHALT (CAPABLE OF SUPPORTING MIN. 85,000 LBS LOAD)
	LIGHT STANDARD
	DAUGHT TOLERANT SOD - REFER TO LANDSCAPE
	POURED CONCRETE - BROOM FINISH
	ASPHALT
	WOOD MULCH- REFER TO LANDSCAPE

ACE | ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

Copyright:

[illegible]

Seal:

Date:

Firm License to Practise:

Client:

BOWNESS 3532

BOWNLESS JJJZ
3532 60 STREET

NW/ Calgary, AB T3B 2J7

Project number: 24-067

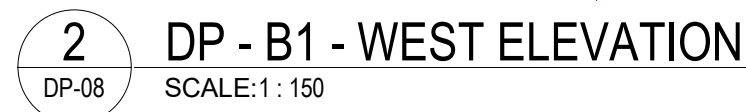
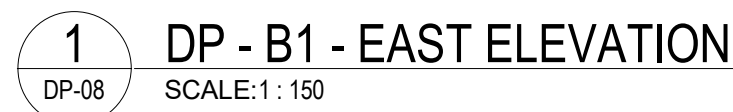
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Drawn by: AK

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DP-02

Scale: As indicated



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BOWNESS 3532
3532 69 STREET
NW, Calgary, AB T3B 2J7

EXTERIOR ELEVATIONS - BUILDING 1

Project number: 24-067

Date: 2025-02-13 2:25:27 PM

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DP-08

Scale: As indicated



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3532 69 STREET
NW, Calgary, AB T3B 2J7

EXTERIOR ELEVATIONS - BUILDING 1

Project number: 24-067

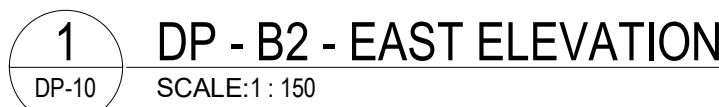
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DP-09

Scale: As indicated



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EAGLE CREST
CONSTRUCTION | VISION TO BUILD BETTER

Client: _____

BOWNESS 3532
3532 69 STREET
NW, Calgary, AB T3B 2J7

EXTERIOR ELEVATIONS - BUILDING 2

Project number: 24-067

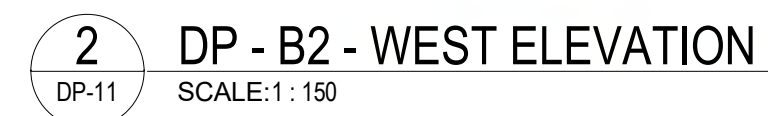
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Drawn by: _____ AK

Checked by: _____ CC _____

DP-10

Scale: As indicated



ACE | ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

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Date:	Firm License to Practise:



Client: _____

BOWNESS 3532
3532 69 STREET
NW, Calgary, AB T3B 2J7

EXTERIOR ELEVATIONS - BUILDING 2

Project number: 24-067

Date: 2025-02-13 2:27:10 PM

Drawn by: AK

Checked by: CC

DP-11

Scale: As indicated



Legends:



Copyright

[illegible]Seal:
Date:

Firm License to Practise:



Client:

BOWNESS 3532
3532 69 STREET
NW, Calgary, AB T3B 2J7

3D VIEWS

Project number: 24-067

Date: 2025-02-13 2:29:45 PM

Drawn by: AL

Checked by: _____ CC _____

DP-15

Scale:



1 overall plan
Scale: 1:300



2 landscape calculations
Scale: 1:750

Site Information

Address: 3532 Bowness Road NW
Calgary, AB

City of Calgary Zoning: M-H2
High Density Medium Rise

Landscape Statistics

Site Area	8,646.00 sq m	
not including shared road access ROW		
Landscape area required	2,983.72 sq m	34.51%
Low water reduction 3%	37%	
Street oriented reduction	215.30 sq.m	107.65 lm frontage
Landscape area provided	3,137.93 sq m	36%
soft landscape area	1,685.96	53.73%
Hard landscape area	1,451.97	46.27%
Tree requirements		
1 tree per 45 sq m		
Total	69.7	70
Deciduous Trees		
75mm cal	52.3	50.00
50mm cal	26.1	33
Coniferous Trees		
3m height	17.4	20.00
8.7	8.7	12.00
2m height	8.7	8.00
Shrub Requirements		
2 Shrubs per 45 sq m		
600mm min height/spread		
Total	139.5	337
Deciduous		270.00
Coniferous		67.00

Plant List

Qty	Common Name	Botanical Name	Size
Ornamental Grasses and Groundcovers			
45	Bronze Veil Tufted Hair Grass	Deschampsia caespitosa 'Bronzeschleier'	2 gallon pot
37	Flame Grass	Miscanthus sinensis 'Purpurascens'	2 gallon pot
23	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	2 gallon pot
49	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'	2 gallon pot
61	Variagated Moor Grass	Molinia caerulea 'Variegata'	2 gallon pot

Shrubs

Coniferous			
7	Blue Carpet Juniper	Juniperus squamata 'Blue Carpet'	600mm min
8	Globe Blue Spruce (tree form)	Picea pungens 'Globosa (tree form)'	600mm min
16	Russian Sage	Perovskia atriplicifolia	600mm min
36	Savin Juniper	Juniperus sabina 'Calgary Carpet'	600mm min
Deciduous			
41	Alpine Currant	Ribes alpinum	600mm min
39	Anise Hyssop	Agastache 'Blue Fortune'	600mm min
67	Double play candy corn spirea	Spiraea japonica 'candy corn'	600mm min
2	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	600mm min
69	Pink Beauty Potentilla	Potentilla fruticosa 'Pink Beauty'	600mm min
36	Purple Emperor Coneflower	Echinacea purpurea 'Purple Emperor'	600mm min
16	Red Garden Astilbe	Astilbe x arendsii 'Fanal'	600mm min

Trees

Coniferous			
12	Scotch Pine	Pinus sylvestris	3m ht
8	Columnar Spruce	Picea pungens 'Fastigiata'	2m ht
Deciduous			
12	Dropmore Linden	Tilia x flavescens 'Dropmore'	75mm cal
9	Red Rocket Red Maple	Acer rubrum 'Red Rocket'	75mm cal
12	Trembling Aspen	Populus tremuloides	75mm cal
3	Dakota Pinnacle Birch	Betula platyphylla 'Fargo'	50mm cal
14	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	50mm cal

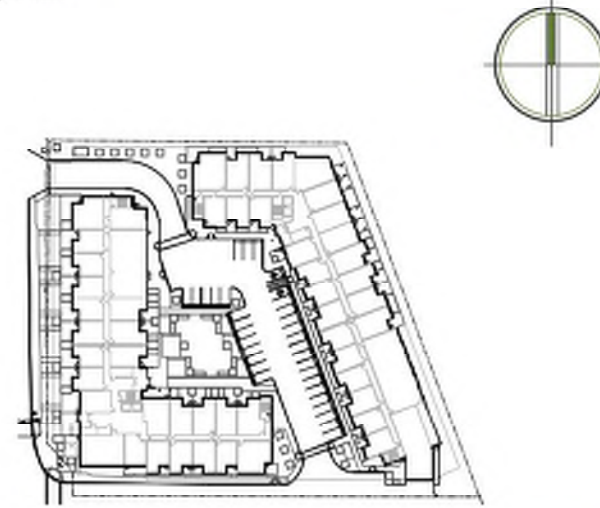
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Irrigation Notes

- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.
- Water delivery to be limited to trees and shrub beds. Spray heads only within areas with sod.
- Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources. Ensure power and water meters are properly installed and operating prior to utilization of the system.

Key Plan



2 development permit 25.02.12
1 review and coordination 25.02.05
Issued for: Date: (yy.mm.dd)

Project No. 13-017

Project Title.

**Bowness 3532
Multifamily**

Calgary, A.B.

Drawing Title:

Overall Landscape Plan

Drawn by:

Drawing No.

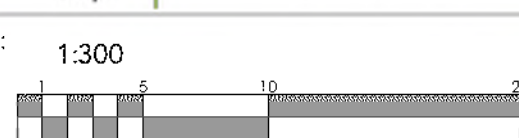
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Checked by:

cmp

Scale:

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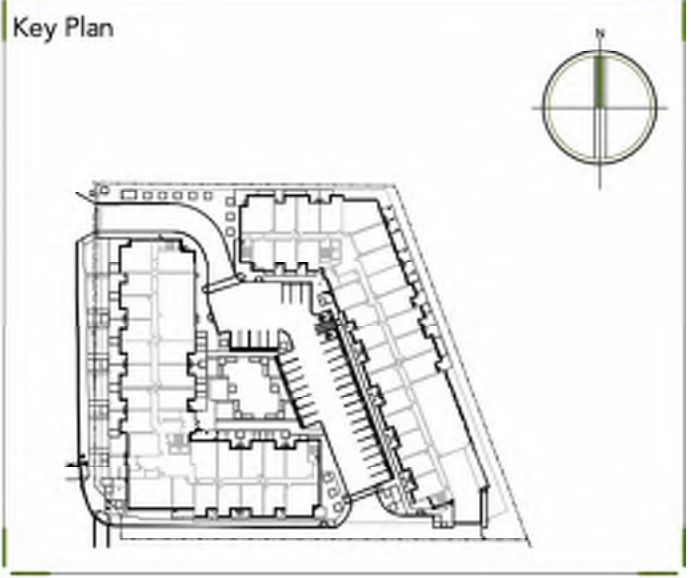
- Trees**
- Dakota Pinnacle Birch
 - Dropmore Linden
 - Ivory Silk Japanese Tree Lilac
 - Red Rocket Red Maple
 - Trembling Aspen
 - Columnar Spruce
 - Scotch Pine
- Shrubs**
- Purple Emperor Coneflower
 - Alpine Currant
 - Red Garden Astilbe
 - Anise Hyssop
 - Little Devil Ninebark
 - Pink Beauty Potentilla
 - Double play candy corn spirea
 - Blue Carpet Juniper
 - Russian Sage
 - Savin Juniper
 - Globe Blue Spruce (tree form)
- Grasses and Groundcovers**
- Bronze Veil Tufted Hair Grass
 - Flame Grass
 - Foerster's Feather Reed Grass
 - Prairie Fire Red Switch Grass
 - Variegated Moor Grass
- Softscape**
- Wood Mulch
 - Drought Tolerant Sod

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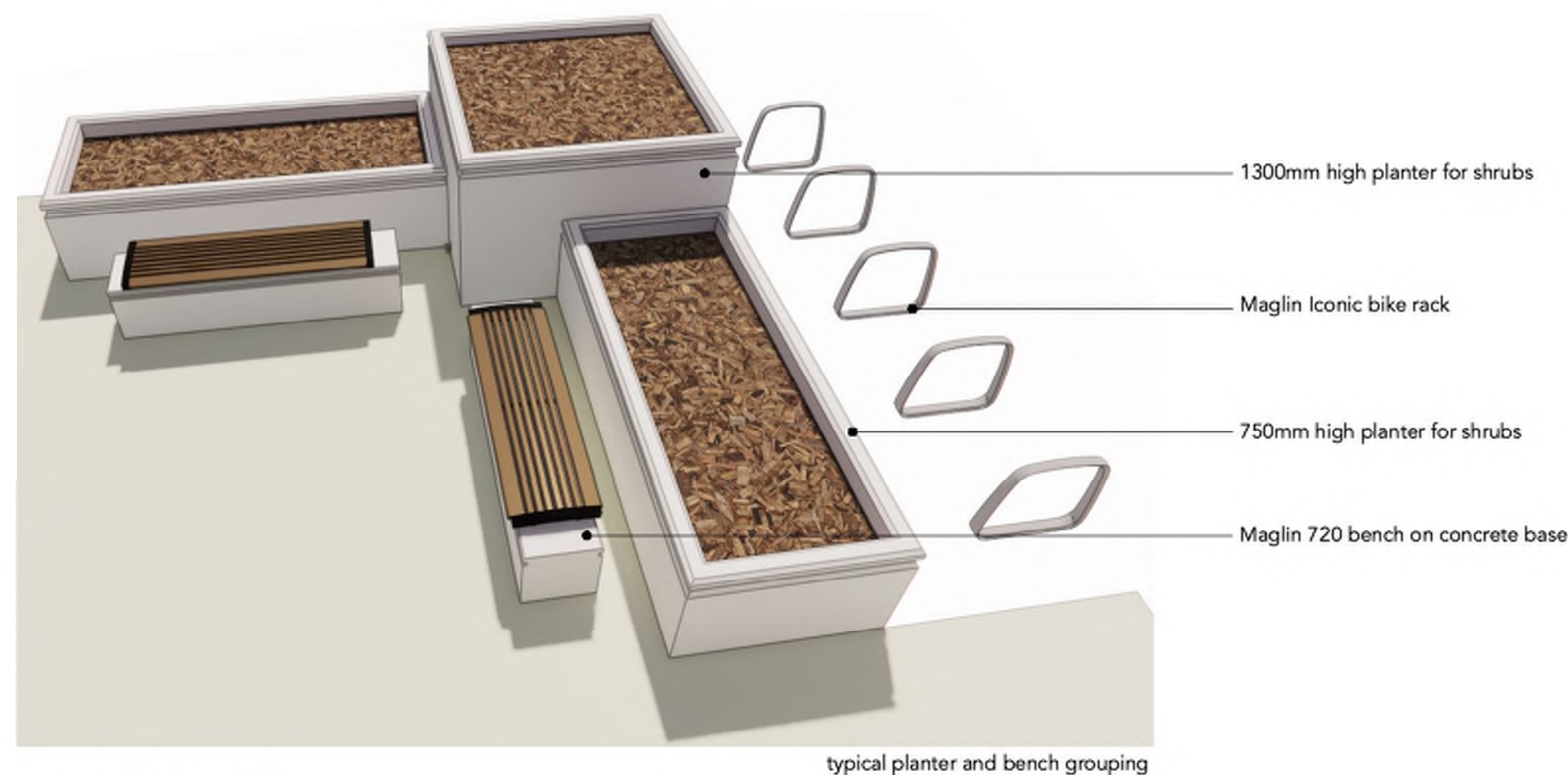
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1	review and coordination	25.02.05
Issued for:		Date: yy.mm.dd
Project No. 13-017		
Project Title: Bowness 3532 Multifamily		
Calgary, A.B.		
Drawing Title: Landscape Plan		
Drawn by: cmp	Drawing No. L-02	
Checked by: cmp		
Scale: 1:175		



1 SW corner detail
Scale: 1:100



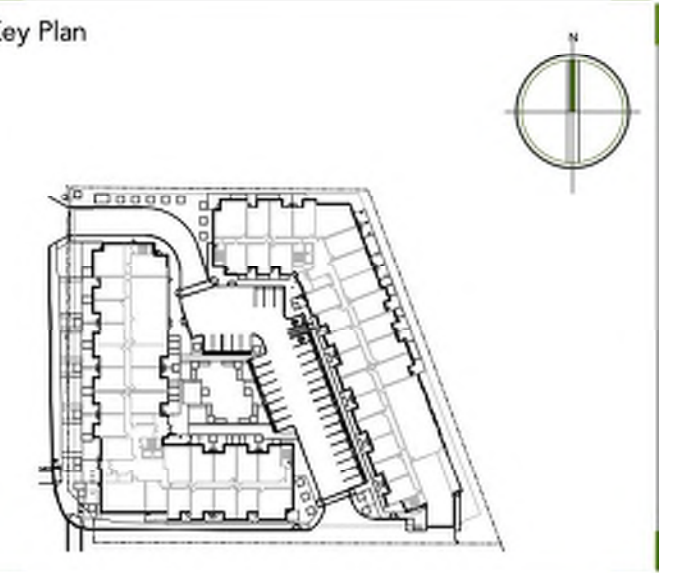
2 central amenity area detail
Scale: 1:100



3 site furnishings
Scale: n.t.s.

- Trees**
- Dakota Pinnacle Birch
 - Dropmore Linden
 - Ivory Silk Japanese Tree Lilac
 - Red Rocket Red Maple
 - Trembling Aspen
 - Columnar Spruce
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- All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards.
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2 development permit 25.02.12
1 review and coordination 25.02.05
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Project No. 13-017
Project Title:

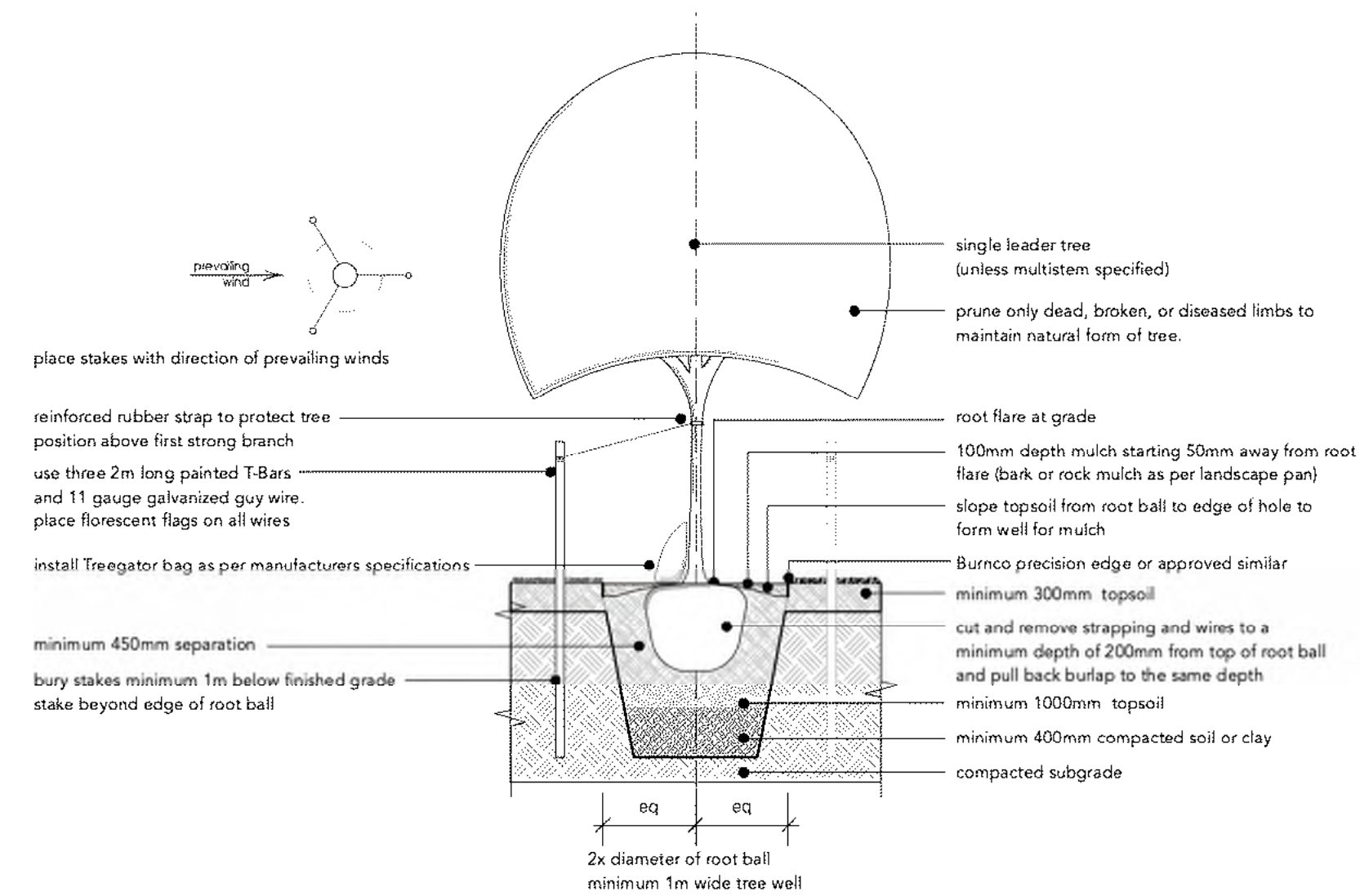
**Bowness 3532
Multifamily**

Calgary, A.B.

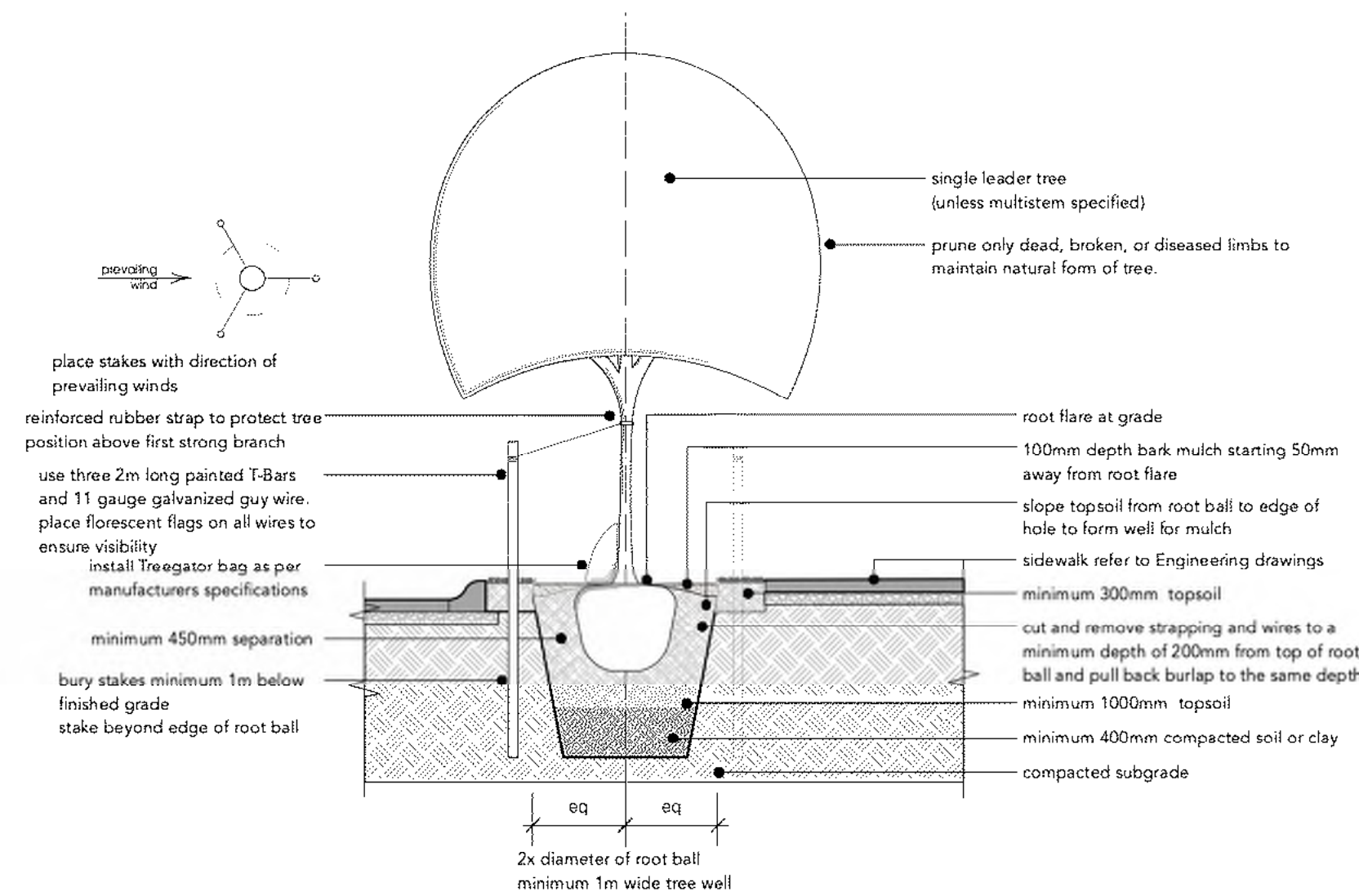
Drawing Title:
Landscape Plan

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Checked by: cmp
Drawing No. **L-03**

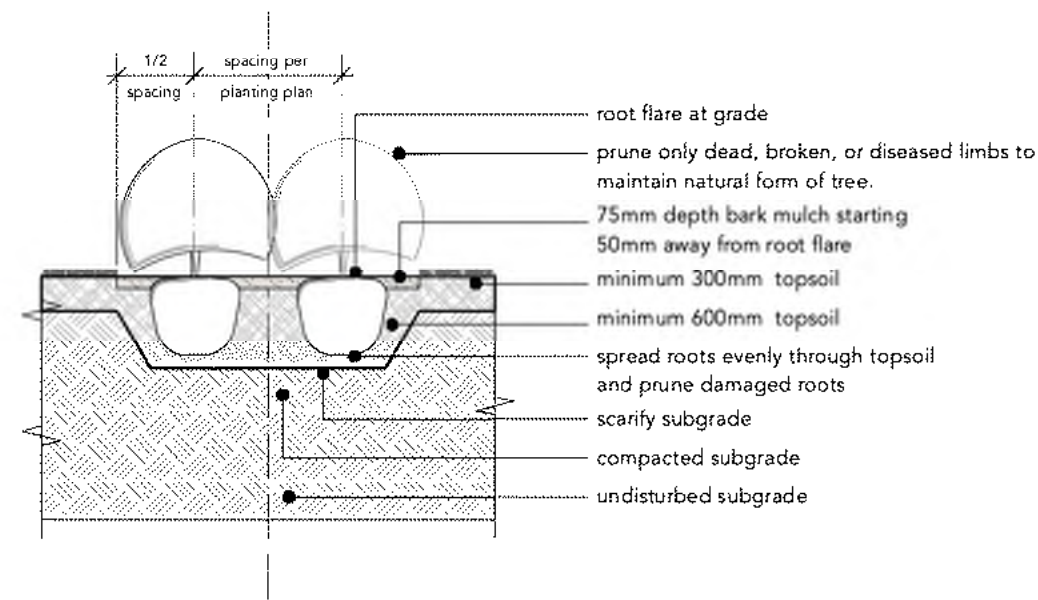
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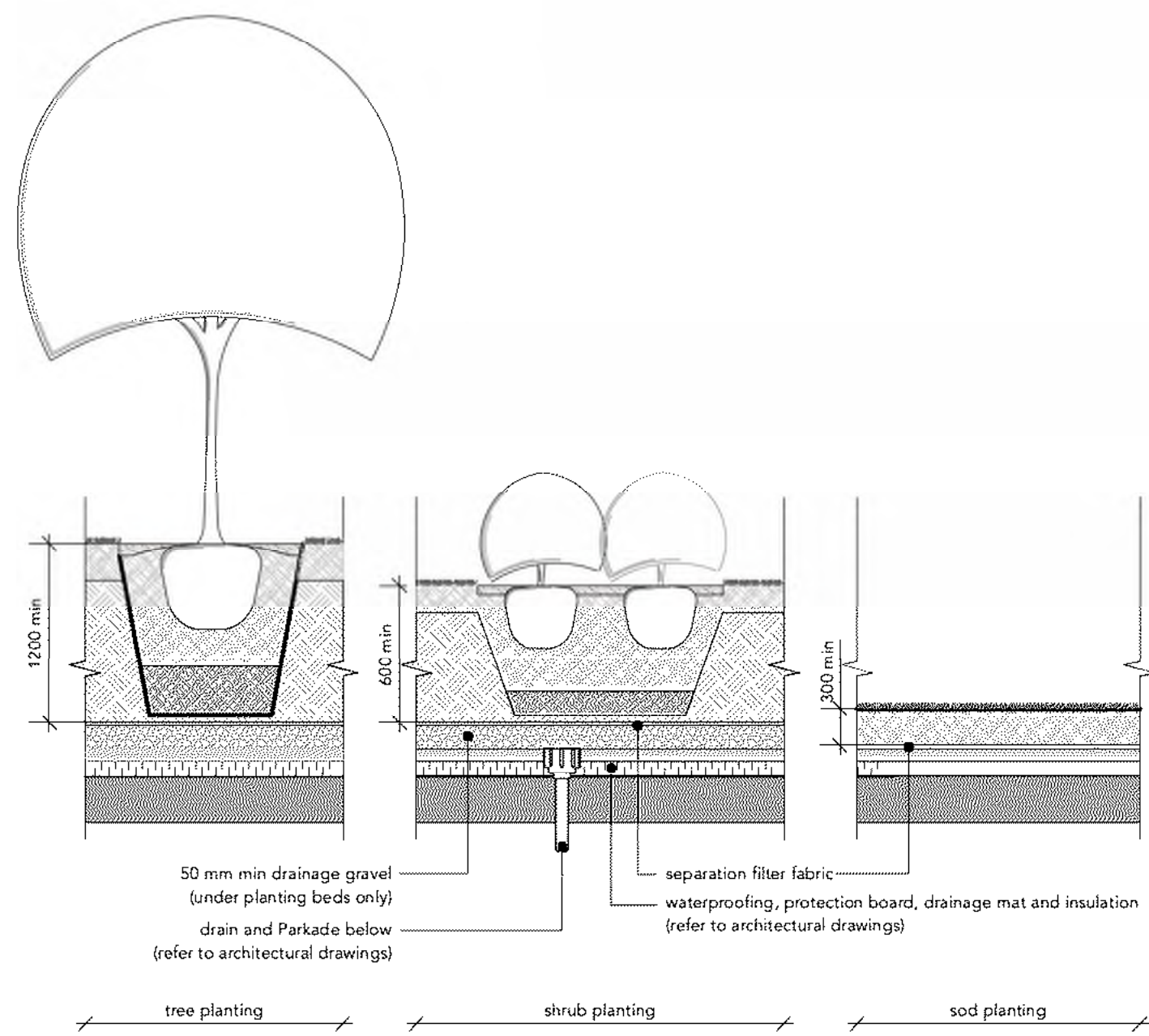
1 typical tree planting
Scale: n.t.s



2 typical tree planting at sidewalk
Scale: n.t.s



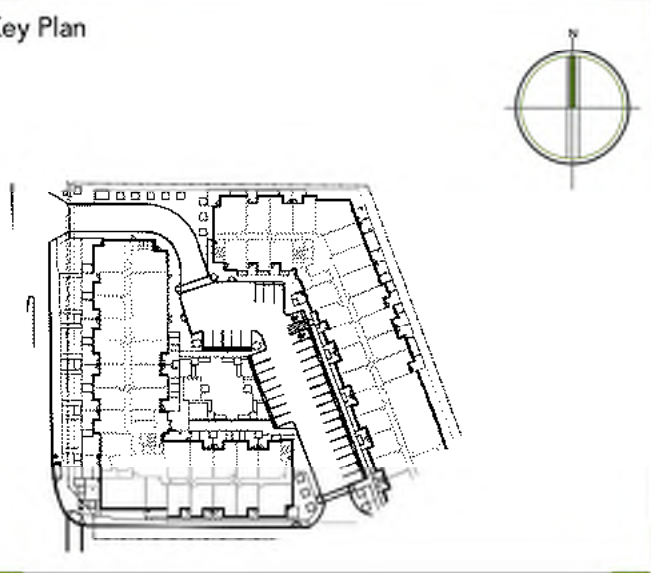
3 typical shrub planting
Scale: n.t.s



4 minimum planting depths over parkade
Scale: n.t.s.

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**Bowness 3532
Multifamily**
Calgary, A.B.

Drawing Title:
Typical Details

Drawn by: cmp	Drawing No. L-04
Checked by: cmp	
Scale: as noted	