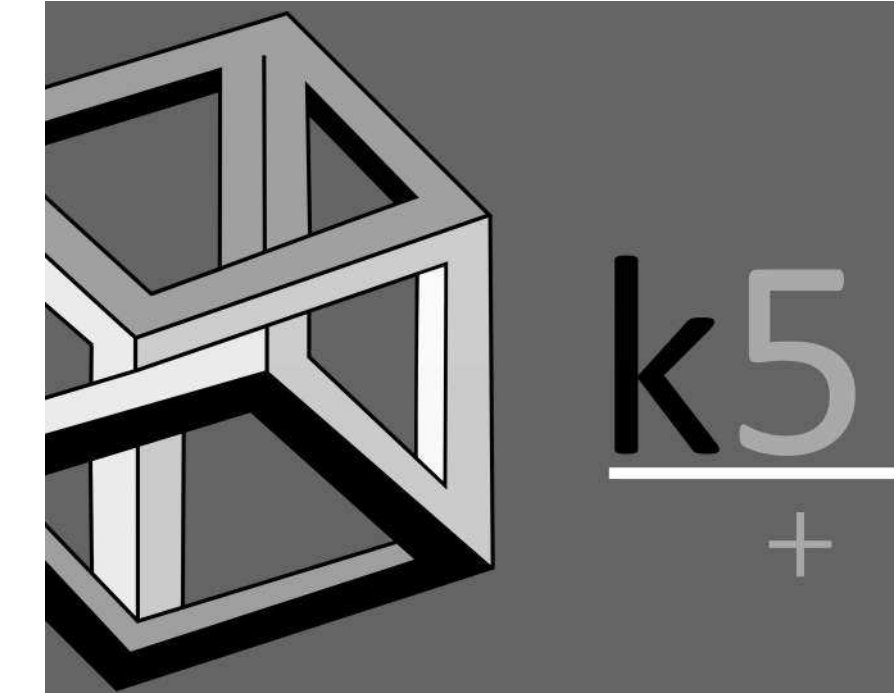


PROJECT NAME AND ADDRESS

## BOWNESS 4-PLEX

8024 BOWLAKE PL NW  
CALGARY, ALBERTA  
Lot 5, Block D, Plan 2429HG

DESIGN CONSULTANT



+300 - 901 Centre Street N  
Calgary, Alberta. T2E 2P6  
587.353.9797  
[www.k5design.ca](http://www.k5design.ca)

DRAWING LIST (DEVELOPMENT DRAWINGS)

DP1 SITE / BLOCK PLAN / STREETSCAPE DRAWING  
DP1A ORIGINAL SURVEY  
DP2 LANDSCAPE PLAN  
DP3 LOWER / MAIN FLOOR PLAN  
DP4 UPPER / PENTHOUSE  
DP5 ROOF PLANS  
DP6 EAST / WEST ELEVATIONS  
DP7 NORTH / SOUTH ELEVATIONS  
DP8 SECTIONS / BOULEVARD CROSS-SECTIONS  
DP9 PARKING PAD PLANS / REAR LANE CROSS-SECTIONS

---

DEVELOPMENT PERMIT DRAWINGS

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DP2025-

DP2025-  
BP-  
PROJECT #: K25-0117  
BOWNESS 4-PLEX  
PRINTED DATE: August 14, 2025 - 11:59 AM

### SITE PLAN

SCALE = 1:100

**DISCLAIMER**  
THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY PROVINCE OF ALBERTA. NO WARRANTY OR GUARANTEE IS GIVEN AS TO ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM LINES, SANITARY LINES, ELECTRICAL LINES AND CABLE LINES AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINES. CONTRACTOR TO REQUEST DIAL BEFORE YOU DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR TO CONFIRM SERVICE LINES WITH CITY GRADE SLIP PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

**COMMUNITY OF BOWNESS**

**LAND USE DESIGNATION: M-C1**

**LEGAL DESCRIPTION:** MUNICIPAL ADDRESS: Lot 5, Block D, 8024 BOWLAKE PLACE N.W., Calgary, Alberta

**EXISTING STRUCTURES TO BE REMOVED**

EXISTING HOUSE TO BE REMOVED = 1,494.56M<sup>2</sup> (138.85M<sup>2</sup>)  
EXISTING GARAGE TO BE REMOVED = 576.94M<sup>2</sup> (53.60M<sup>2</sup>)  
FENCE TBD BY OWNER

**SITE COVERAGE CALCULATION**

TOTAL SITE AREA = 6,054.54M<sup>2</sup> (562.48M<sup>2</sup>)  
ALLOWABLE COVERAGE @60% = 3,632.72 M<sup>2</sup> (337.49M<sup>2</sup>)  
PROPOSED FOURPLEX COVERAGE @39.24% = 2,375.81 M<sup>2</sup> (220.72M<sup>2</sup>)  
PARKING PAD COVERAGE @10.8% = 657.35 M<sup>2</sup> (61.07M<sup>2</sup>)  
COVERED PORCHES @0.78% = 47.79 M<sup>2</sup> (4.44M<sup>2</sup>)  
ACTUAL COVERAGE @50.09% = 3,033.16 M<sup>2</sup> (281.79M<sup>2</sup>)  
MAXIMUM ALLOWED DENSITY = 148 UNITS/HECTARE  
PROPOSED DENSITY (401.02/179ha) = 4 UNITS/HECTARE

**FLOOR AREA SCHEDULE (4 UNIT COMPLEX)**

UNIT	NAME	AREA	TOTAL
A	BASEMENT DEVELOPED	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	2,166.34M <sup>2</sup> (201.26M <sup>2</sup> )
	MAIN FLOOR	=54.07M <sup>2</sup> (582.00M <sup>2</sup> )	
	UPPER FLOOR	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	
B	BASEMENT DEVELOPED	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	2,166.34M <sup>2</sup> (201.26M <sup>2</sup> )
	MAIN FLOOR	=54.07M <sup>2</sup> (582.00M <sup>2</sup> )	
	UPPER FLOOR	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	
C	BASEMENT DEVELOPED	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	2,166.34M <sup>2</sup> (201.26M <sup>2</sup> )
	MAIN FLOOR	=54.07M <sup>2</sup> (582.00M <sup>2</sup> )	
	UPPER FLOOR	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	
D	BASEMENT DEVELOPED	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	2,166.34M <sup>2</sup> (201.26M <sup>2</sup> )
	MAIN FLOOR	=54.07M <sup>2</sup> (582.00M <sup>2</sup> )	
	UPPER FLOOR	=55.18M <sup>2</sup> (593.95M <sup>2</sup> )	
<b>TOTAL FLOOR AREA COMBINED</b>			
BASEMENT DEVELOPED		=220.72M <sup>2</sup> (2,375.80M <sup>2</sup> )	2,166.34M <sup>2</sup> (201.26M <sup>2</sup> )
MAIN FLOOR		=216.28M <sup>2</sup> (2,328.00M <sup>2</sup> )	
UPPER FLOOR		=220.72M <sup>2</sup> (2,375.80M <sup>2</sup> )	
PENTHOUSE		=220.72M <sup>2</sup> (2,375.80M <sup>2</sup> )	
BELOW GRADE		=220.72M <sup>2</sup> (2,375.80M <sup>2</sup> )	
ABOVE GRADE		=877.42M <sup>2</sup> (7,079.60M <sup>2</sup> )	
TOTAL AREA		=878.14M <sup>2</sup> (8,455.40M <sup>2</sup> )	

**LEGEND**

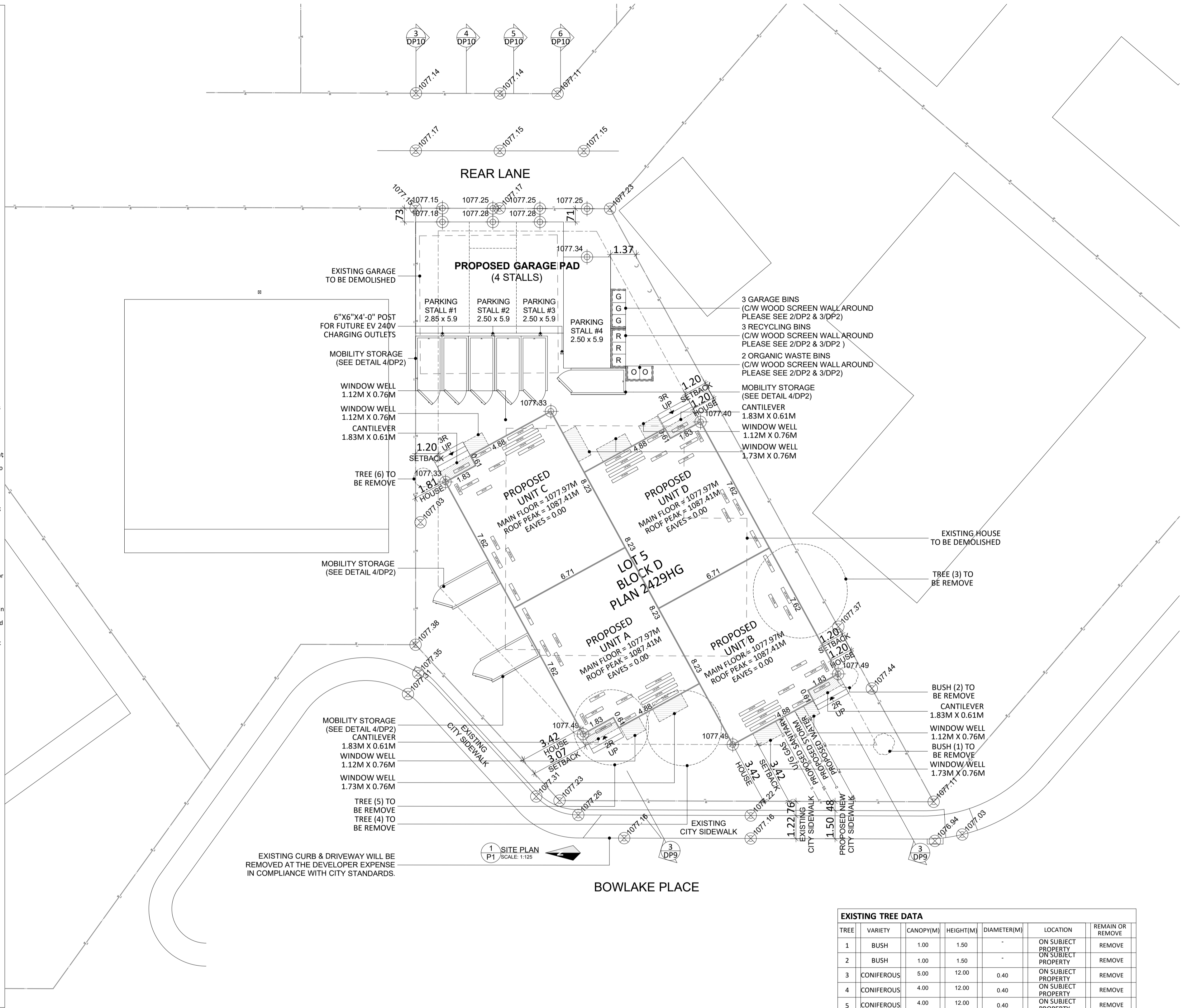
EXISTING GRADE = 34.30  
PROPOSED GRADE = 34.30  
GAS LINE =   
ELECTRICAL LINE =   
FENCE =   
OH POWER POLE =   
WATER LINE =   
DRAINAGE =   
SANITARY =   
STORM =   
TO BE REMOVED =   
TO BE RETAINED =   
PROPOSED TREE =   
POWER POLE =   
LIGHT STANDARD =

ELEVATIONS ARE SHOWN THUS:  $\ominus 1.13 = 1100.95 \text{ METRES (GEOIDETIC)}$

**FENCE STYLE (RETAINING WALL IS TO BE BUILT ENTIRELY ON SUBJECT PROPERTY AS REQUIRED)**  
FENCE SECTIONS DEMONSTRATE REQUIRED GRADE CHANGES (IN ORDER TO MAINTAIN MIN. 7% SLOPE TO STREET/LANE) WILL NOT DISTURB NEIGHBOURING PARCELS

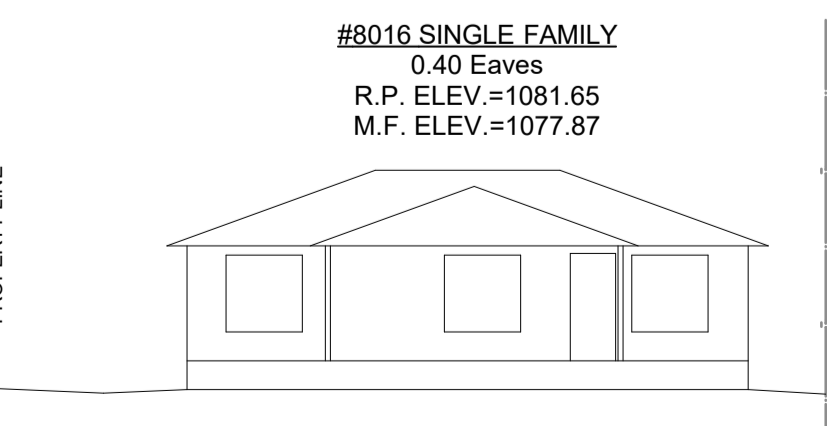
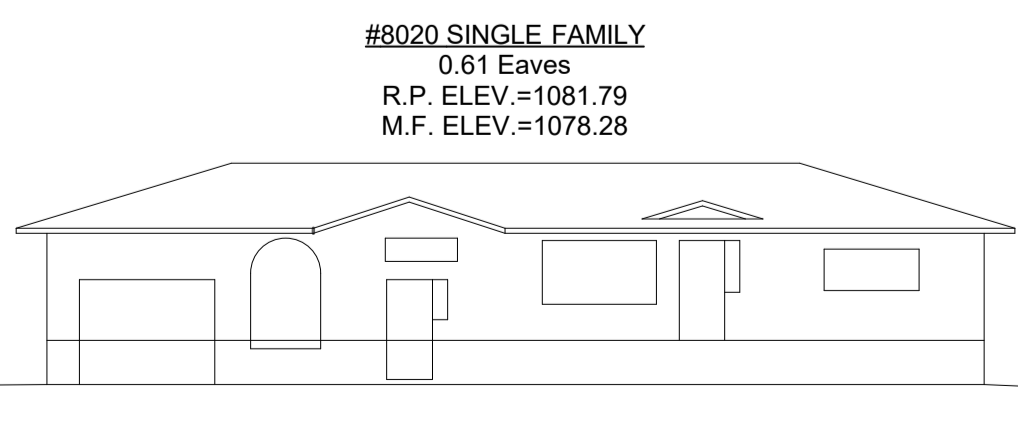
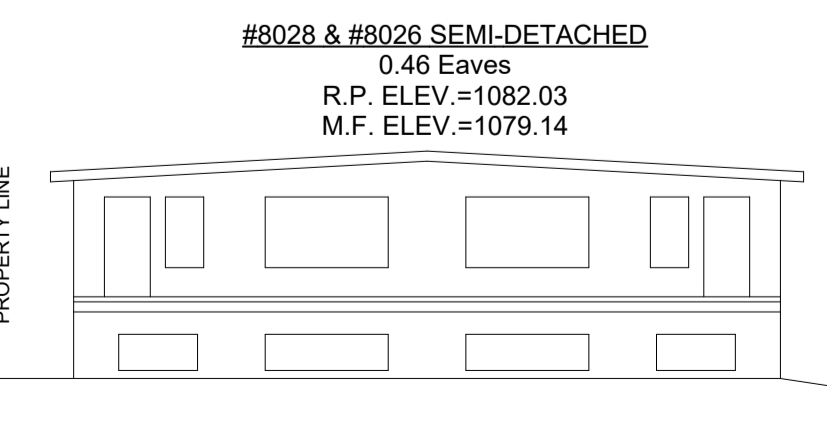
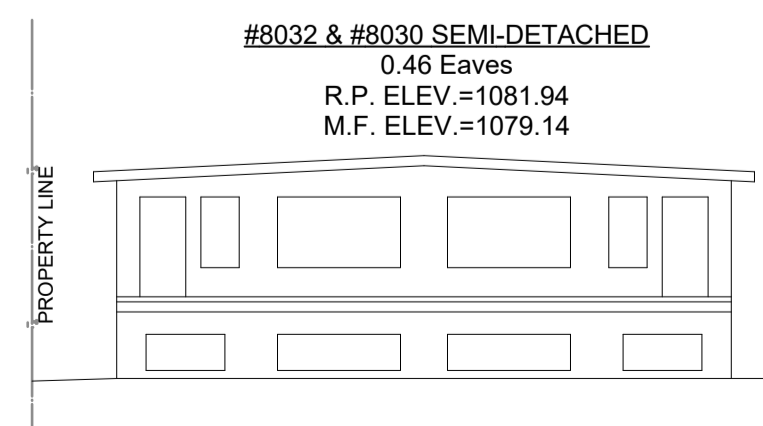
**OPTIONAL POST CAPS, AS PER BUILDERS SPEC.**  
4x4 WOOD POSTS  
2x4 WOOD TOPPLATE  
2x2 WOOD FRAME (BOTH SIDES)  
ALTERNATING 1x6 & 1x4 WOOD FENCING BOARDS  
MIN. 1" TO MAX. 1 1/2" SPACES BETWEEN  
2x4 WOOD BOTTOM PLATE  
STAKED P.T. 2x4x ON HIGH SIDE OF POSTS  
TYPING IN GRADE AS REQ'D (MAX. 30" HIGH SIDE SITE GRADES)  
1" DIA. CONCRETE PILE MIN. 48" BELOW GRADE

3 FENCE DP1 SCALE: 3/4" = 12"



SUBJECT SITE  
LEGAL DESCRIPTION:  
LOT 5, BLOCK D, PLAN 2429HG

MUNICIPAL ADDRESS:  
8024 BOWLAKE PLACE N.W.  
CALGARY, ALBERTA



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## DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
**BOWNESS 4-PLEX**  
**8024 BOWLAKE PL N.W.**  
**CALGARY, ALBERTA**

DRAWING TITLE:

## SITE PLAN / BLOCK PLAN / STREETSCAPE PLAN

PROJECT #: K25-0117  
DATE: 2025-08-14  
SCALE: AS SHOWN  
DRAWN BY: SL

DRAWING #:

**DP1**

300 - 901 Centre St N  
Calgary, Alberta.  
T2E 2P6  
587.353.9797  
www.k5design.ca

PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

# DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 5 Block D Plan 2429HG  
 MUNICIPAL ADDRESS: 8024 Bowlake Place N.W. Calgary, Alberta  
 DATE OF SURVEY: January 21st, 2025.

SCALE: 1:200

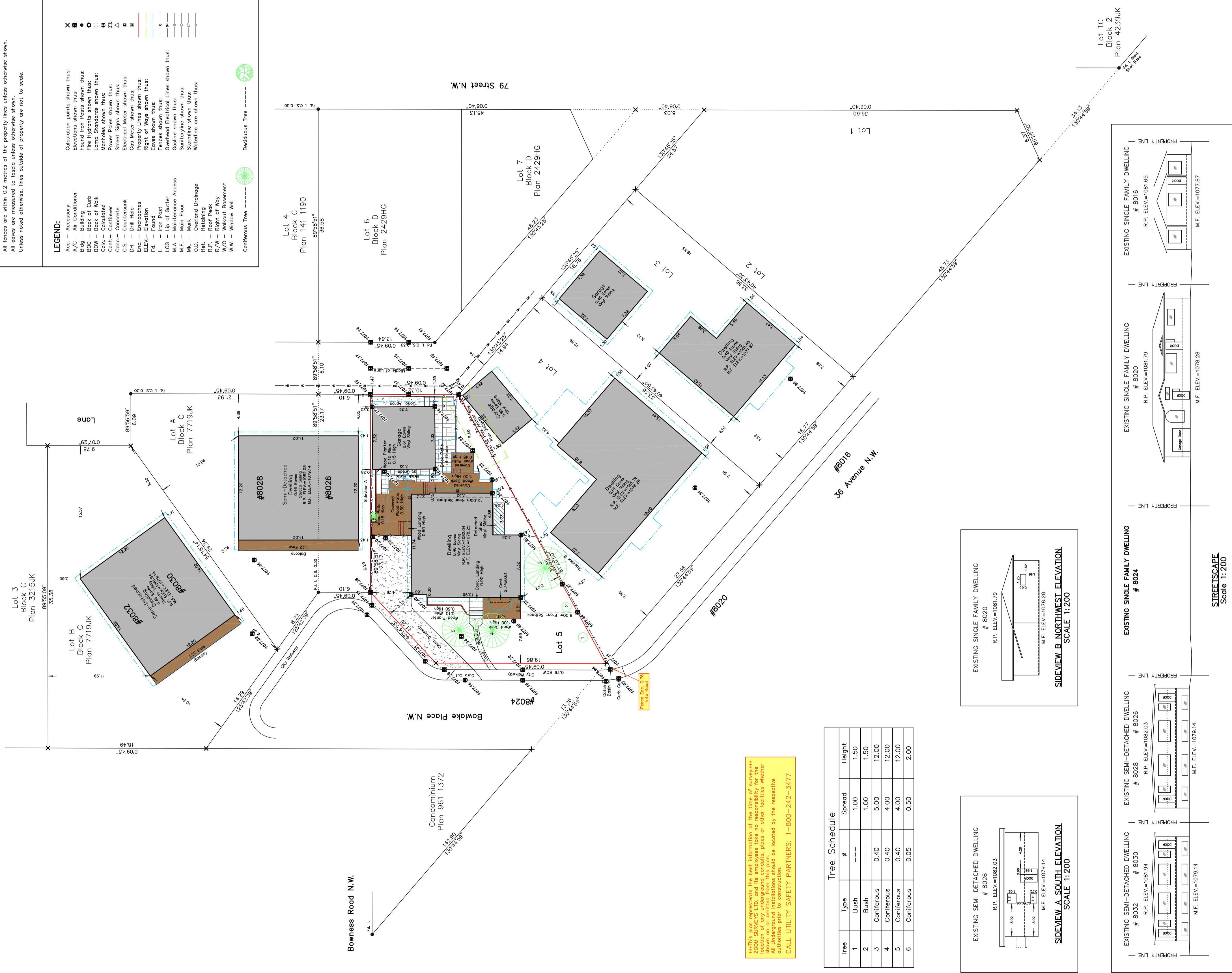
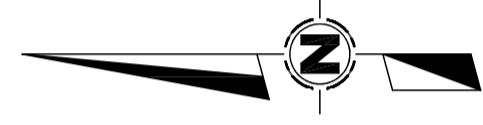
**NOTES:**  
 Elevations are shown thus:  $\text{E}$  = 1030.00 metres (Ceiling)  
 Elevations are shown thus:  $\text{F}$  = 1030.00 metres (Finish)  
 Elevations are shown thus:  $\text{G}$  = 1030.00 metres (Ground)  
 All dimensions are given in metres and decimals thereof unless otherwise shown.  
 All distances on curves are arc distances.  
 Bearings are grid (GTM, CM14) and derived from GNSS Observations.  
 All fences are within 0.2 metres of the property lines unless otherwise shown.  
 All slopes are measured to face unless otherwise shown.  
 Unless noted otherwise, lines outside of property are not to scale.

**LEGEND:**

Acc. - Accessory  
 A/C - Air Conditioner  
 Bldg - Building  
 Blk - Block  
 Bld - Block  
 Bldk - Block  
 Calc - Calculated  
 Cont. - Contingent  
 C.S. - Counterank  
 DH - Drill Hole  
 Etc. - Encroaches  
 F.D. - Flood  
 L. - Iron Post  
 L.O.C. - Lip of Curb  
 M.F. - Main Floor  
 Mk. - Mark  
 G.D. - Overland Drainage  
 R/W - Right of Way  
 W/O - Without Basement  
 W/W - Wet Weather  
 W/W - Wet Weather

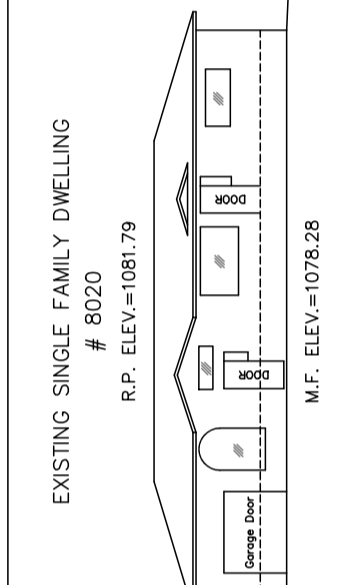
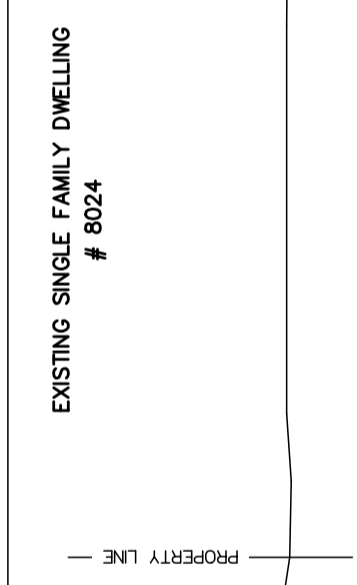
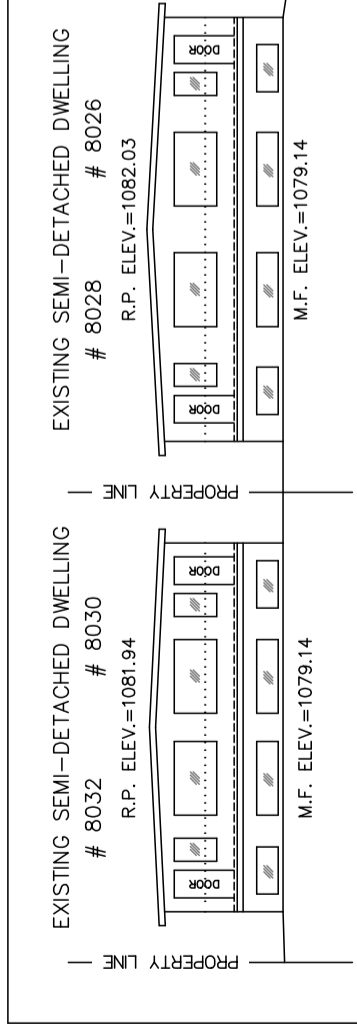
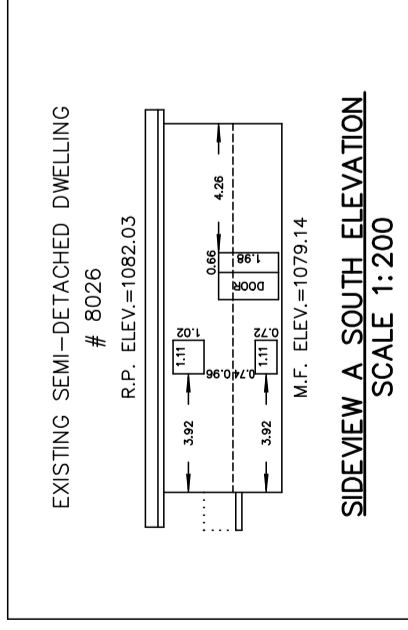
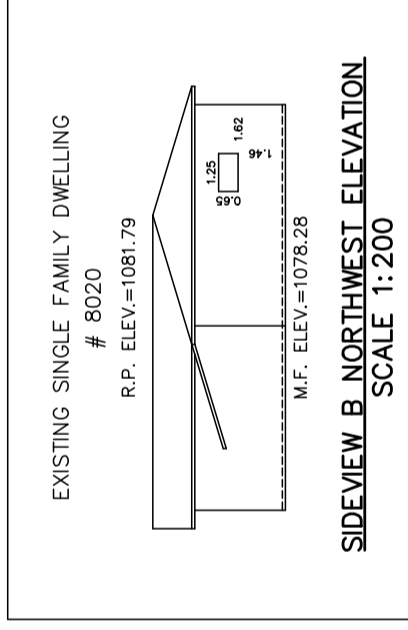
Calculation points shown thus:  $\times$   
 Elevations shown thus:  $\text{E}$   
 Found from Posts shown thus:  $\text{F}$   
 Fire Hydrants shown thus:  $\text{H}$   
 Manholes shown thus:  $\text{M}$   
 Power Poles shown thus:  $\text{P}$   
 Electrical Meter shown thus:  $\text{M}$   
 Gas Meter shown thus:  $\text{G}$   
 Property Lines shown thus:  $\text{P.L.}$   
 Fences shown thus:  $\text{F}$   
 Overhead Electrical Lines shown thus:  $\text{O.E.L.}$   
 Stormwater shown thus:  $\text{S.W.}$   
 Waterline shown thus:  $\text{W.L.}$

Deciduous Tree  $\text{---}$   
 Coniferous Tree  $\text{---}$



\*\*\*This plan represents the best information at the time of survey...  
 shown or omitted from this plan...  
 CALL UTILITY SAFETY PARTNERS: 1-800-242-3477

Tree	Type	φ	Spread	Height
1	Bush	1.00	1.50	1.50
2	Bush	1.00	1.50	1.50
3	Coniferous	0.40	5.00	12.00
4	Coniferous	0.40	4.00	12.00
5	Coniferous	0.40	4.00	12.00
6	Coniferous	0.05	0.50	2.00



STREETSCAPE Scale 1:200

zook  
 Suite 240, 2635-37 Avenue N.E.  
 Calgary, Alberta T1Y 2Z6  
 E-mail: office@zooksurvey.com  
 Website: www.zooksurvey.com  
 © 2025 zook survey inc. S.I.P. 1000  
 (See 24-0225 SurveyE.DM) Exam. Vn. Checked by: BS

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## DEVELOPMENT PERMIT SET

ISSUED FOR:	DATE: (D/M/Y)
REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
**BOWNESS 4-PLEX**  
**8024 BOWLAKE PL N.W.**  
**CALGARY, ALBERTA**

DRAWING TITLE:

**ORIGINAL SURVEY**  
 PROJECT #: K25-0117  
 DATE: 2025-08-14  
 SCALE: AS SHOWN  
 DRAWN BY: SL

DRAWING #:

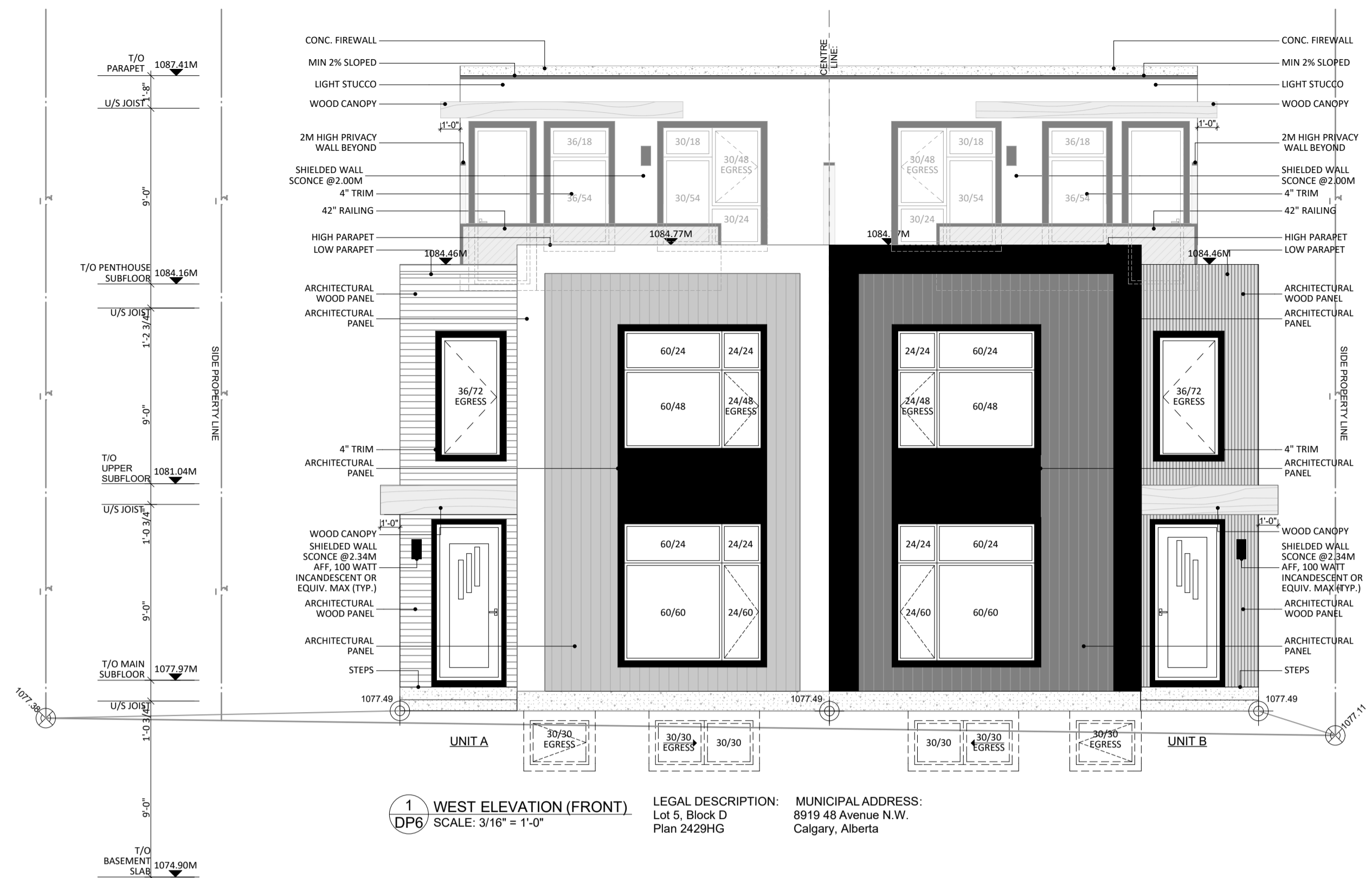
**DP1A**



PLEASE RECYCLE THIS PLAN UPON COMPLETION OF THE PROPOSED PROJECT.

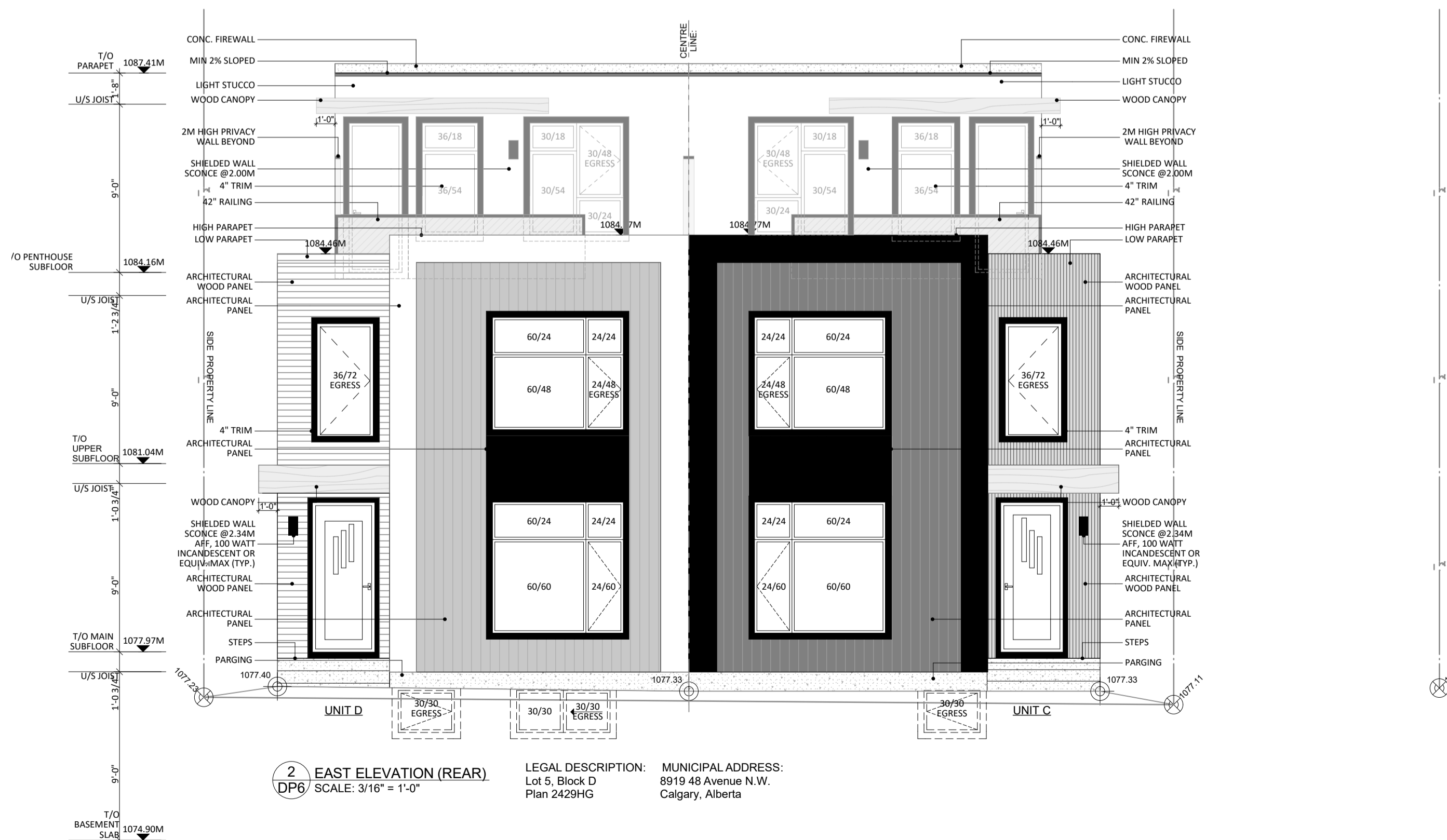


MAX. HEIGHT 12M @ 1089.28M



1 WEST ELEVATION (FRONT)  
 DP6 SCALE: 3/16" = 1'-0"  
 LEGAL DESCRIPTION: Lot 5, Block D Plan 2429HG  
 MUNICIPAL ADDRESS: 8919 48 Avenue N.W. Calgary, Alberta

MAX. HEIGHT 12M @ 1089.28M



2 EAST ELEVATION (REAR)  
 DP6 SCALE: 3/16" = 1'-0"  
 LEGAL DESCRIPTION: Lot 5, Block D Plan 2429HG  
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REVISION:	DATE: (D/M/Y)
1.	
2.	
3.	
4.	

ENGINEER CONSULTANT

ENERGY CONSULTANT

SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
**BOWNESS 4-PLEX**  
**8024 BOWLAKE PL N.W.**  
**CALGARY, ALBERTA**

DRAWING TITLE:

**WEST / EAST**  
**(FRONT/REAR)**

PROJECT #: K25-0117

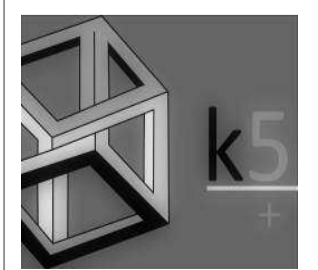
DATE: 2025-08-14

SCALE: AS SHOWN

DRAWN BY: SL

DRAWING #:

**DP6**



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 Calgary, Alberta.  
 T2E 2P6  
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1.	
2.	
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SURVEYOR

CLIENT:

PROJECT NAME & ADDRESS:  
**BOWNESS 4-PLEX**  
**8024 BOWLAKE PL N.W.**  
**CALGARY, ALBERTA**

DRAWING TITLE:

### NORTH/SOUTH ELEVATIONS (LEFT/RIGHT)

PROJECT #: K25-0117

DATE: 2025-08-14

SCALE: AS SHOWN

DRAWN BY: SL

DRAWING #:

# DP7



300 - 901 Centre St N  
 Calgary, Alberta.  
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 587.353.9797  
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