



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation
A-3.0	Garage Plans & Elevations

FLOOR AREA - UNIT #1	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 638.69 SQ. FT.
UPPER	= 674.02 SQ. FT.
<b>TOTAL</b>	<b>= 1312.71 SQ. FT.</b>

FLOOR AREA - UNIT #2	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 638.69 SQ. FT.
UPPER	= 674.02 SQ. FT.
<b>TOTAL</b>	<b>= 1312.71 SQ. FT.</b>

FLOOR AREA - UNIT #3	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 638.69 SQ. FT.
UPPER	= 674.02 SQ. FT.
<b>TOTAL</b>	<b>= 1312.71 SQ. FT.</b>

FLOOR AREA - UNIT #4	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 638.69 SQ. FT.
UPPER	= 674.02 SQ. FT.
<b>TOTAL</b>	<b>= 1312.71 SQ. FT.</b>

GENERAL NOTES:

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	12.12.25	DP PLANS	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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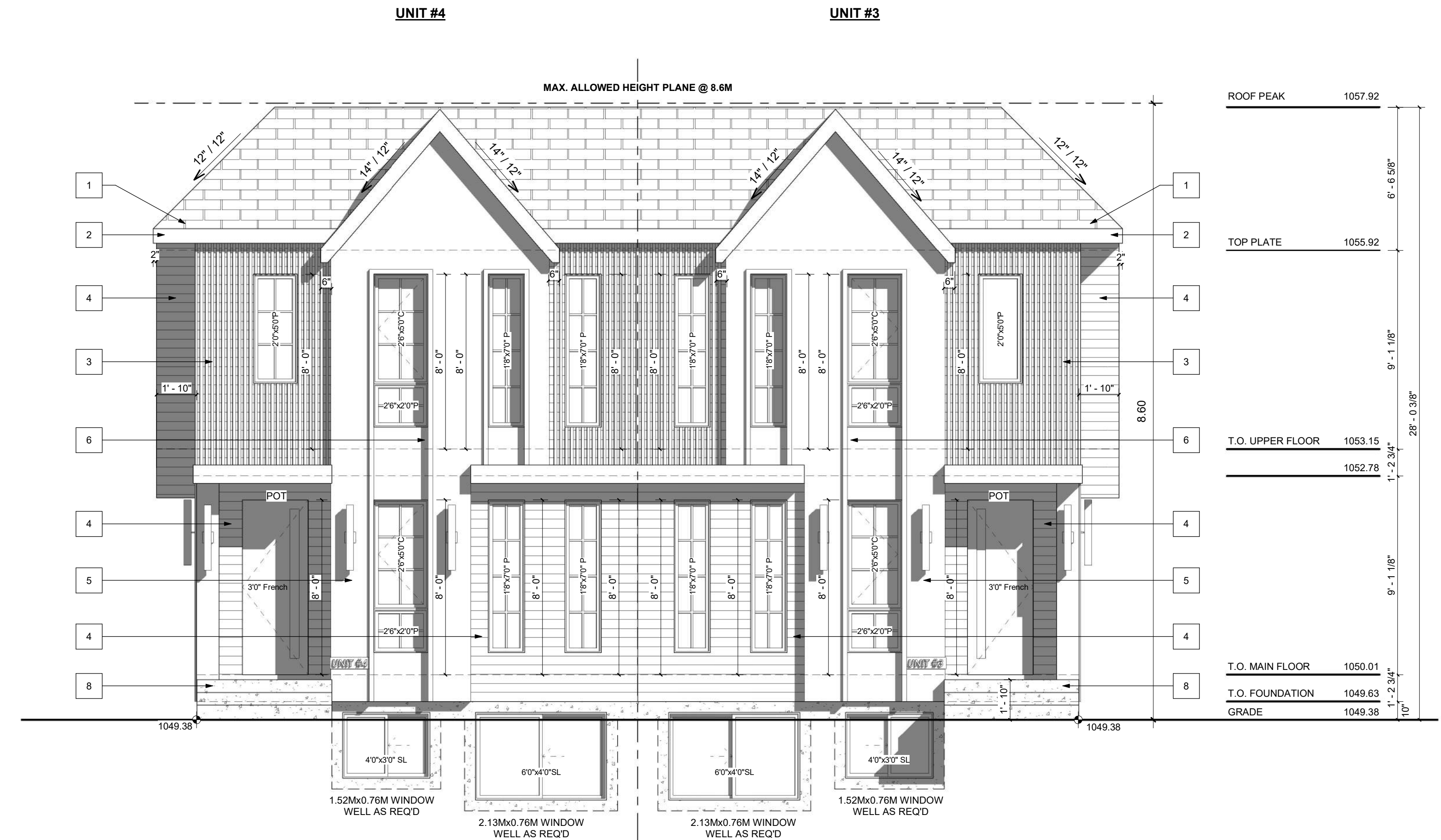
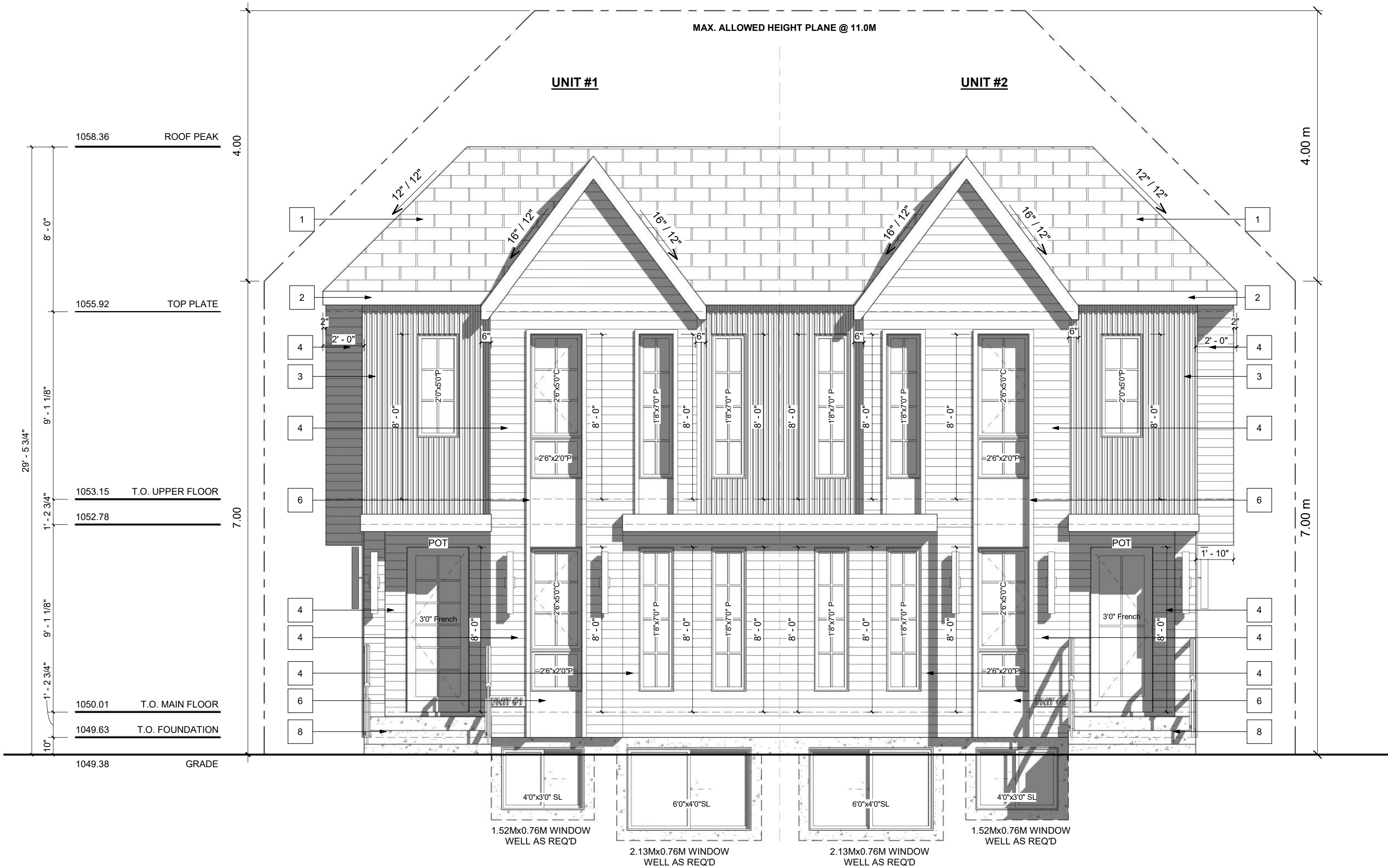
ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.

MUNICIPAL ADDRESS:  
**1611 Bowness Road N.W.**  
**CALGARY, ALBERTA**  
 PROJECT:  
**TOWN HOUSE**  
 STATUS:  
**DP**  
 LEGAL LAND DISCRPTION:  
 LOT: BLOCK: PLAN:

PROJECT NUMBER: 24 - 26  
 DESIGN BY: JT  
 DRAWN BY: JT  
 LAST REVISION BY:  
 LAST REVISION DATE:  
 SCALE:

DRAWING SET:  
**DP**  
 SHEET NAME:  
**Cover Page**  
 PAGE:

**A-0.0**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

**VENTED SOFFIT NOTES:**  
-VENTED SOFFIT (FRONT AND BACK)  
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m  
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m  
(SOFFIT ARE PRE-FIN ALUM)

**EXTERIOR FINISHES:**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1 ASPHALT SHINGLES              | 6 BOARD & BATTEN FINISH - DARK GREY |
| 2 6" ALUMINUM FASCIA - BLACK    | 7 CONCRETE PARGING                  |
| 3 WOOD SLAT AS SPEC'D           | 8 PRECAST CONCRETE                  |
| 4 HARDIE PANEL - DARK GREY      |                                     |
| 5 BOARD & BATTEN FINISH - WHITE |                                     |

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	12.12.25	DP PLANS	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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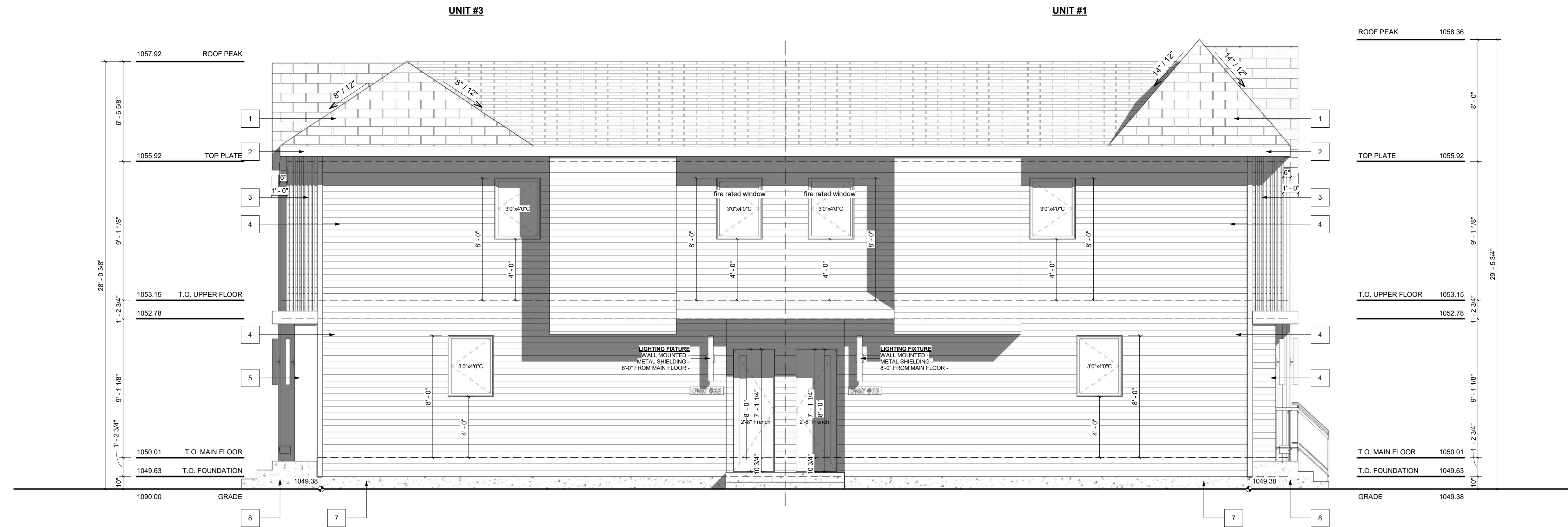
MUNICIPAL ADDRESS:  
**1611 Bowness Road N.W.**  
**CALGARY, ALBERTA**  
PROJECT:  
**TOWN HOUSE**

STATUS:  
**DP**

LEGAL LAND DISCRPTION:  
LOT: BLOCK: PLAN:

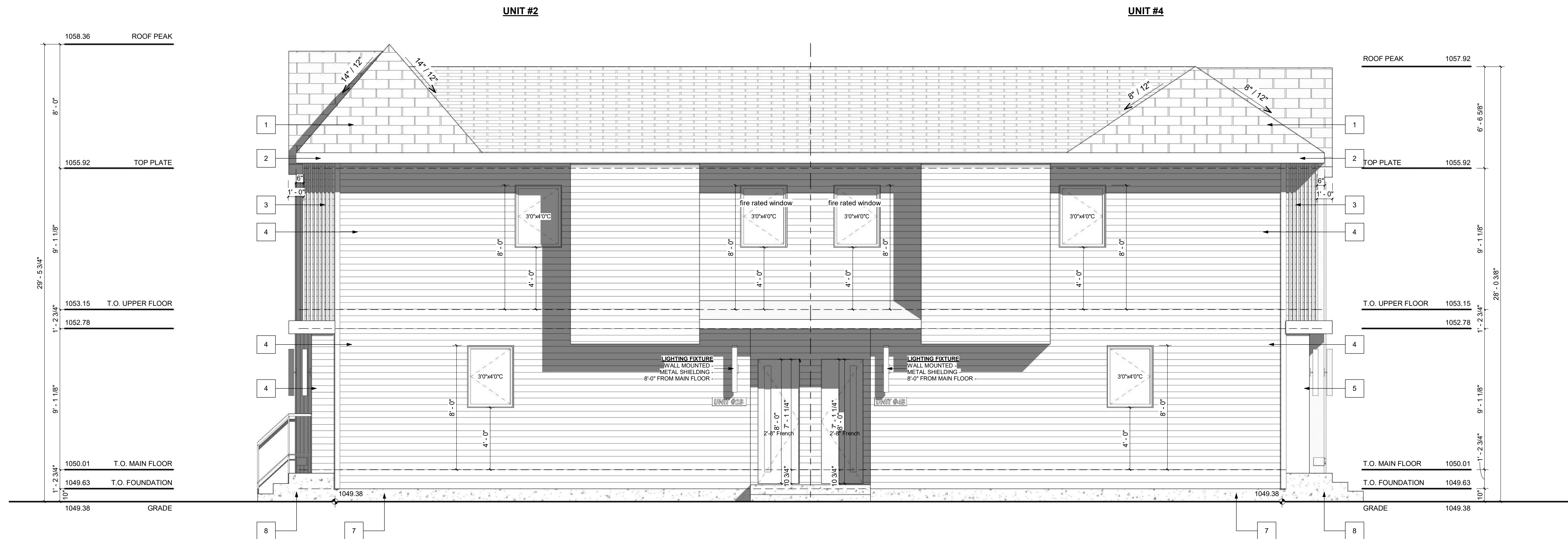
PROJECT NUMBER: 24-26  
DESIGN BY: JT  
DRAWN BY: JT  
LAST REVISION BY:  
LAST REVISION DATE:  
SCALE: 1/4" = 1'-0"

DRAWING SET:  
**DP**  
SHEET NAME:  
**Front & Rear Elevation**



**UNIT #1 & #3 WINDOW CALCULATION:**  
 @ 1.47m LIMITING DISTANCE  
 WALL AREA = 1408.50 SQ. FT.  
 WINDOW AREA = 57.28 SQ. FT.  
 TOTAL: 57.28 / 1408.50 = 4.07%

**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**UNIT #2 & #4 WINDOW CALCULATION:**  
 @ 1.47m LIMITING DISTANCE  
 WALL AREA = 1408.50 SQ. FT.  
 WINDOW AREA = 57.28 SQ. FT.  
 TOTAL: 57.28 / 1408.50 = 4.07%

**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

**VENTED SOFFIT NOTES:**  
 -VENTED SOFFIT (FRONT AND BACK)  
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m  
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m  
 (SOFFIT ARE PRE-FIN ALUM)

**EXTERIOR FINISHES:**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| 1 ASPHALT SHINGLES              | 6 BOARD & BATTEN FINISH - DARK GREY |
| 2 6" ALUMINUM FASCIA - BLACK    | 7 CONCRETE PAVING                   |
| 3 WOOD SLAT AS SPEC'D           | 8 PRECAST CONCRETE                  |
| 4 HARDIE PANEL - DARK GREY      |                                     |
| 5 BOARD & BATTEN FINISH - WHITE |                                     |

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01.	12.12.25	DP PLANS	T.Y.
02.	-	-	-
03.	-	-	-
04.	-	-	-

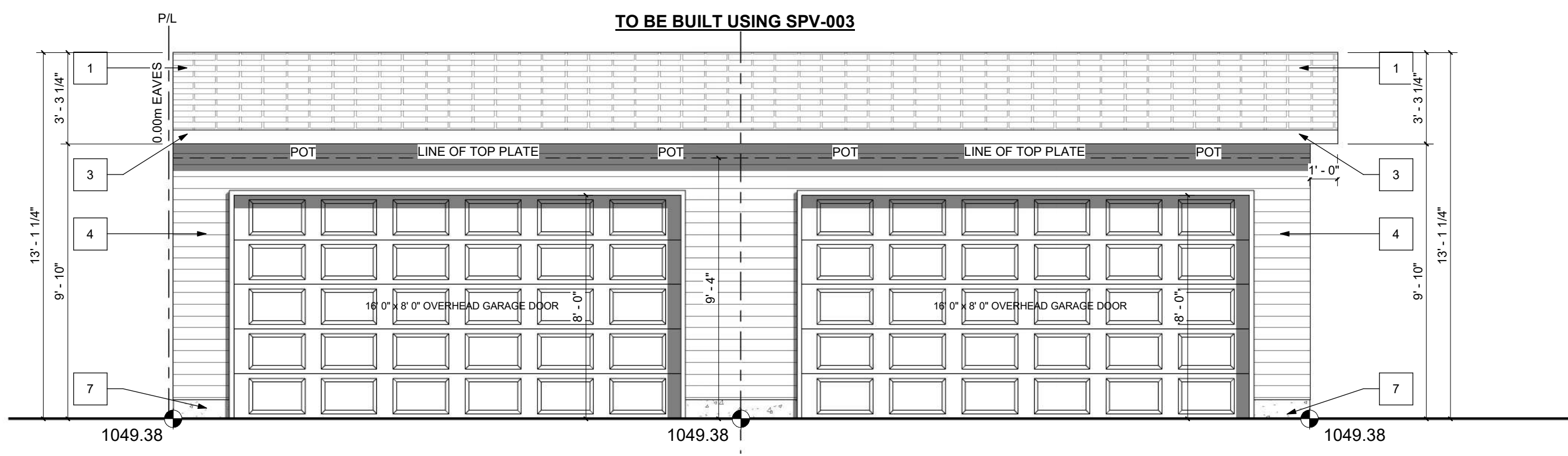


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**MUNICIPAL ADDRESS:**  
 1611 Bowness Road N.W.  
 CALGARY, ALBERTA  
 PROJECT:  
 TOWN HOUSE  
 STATUS:  
 DP  
 LEGAL LAND DISCRIPTION:  
 LOT: BLOCK: PLAN:

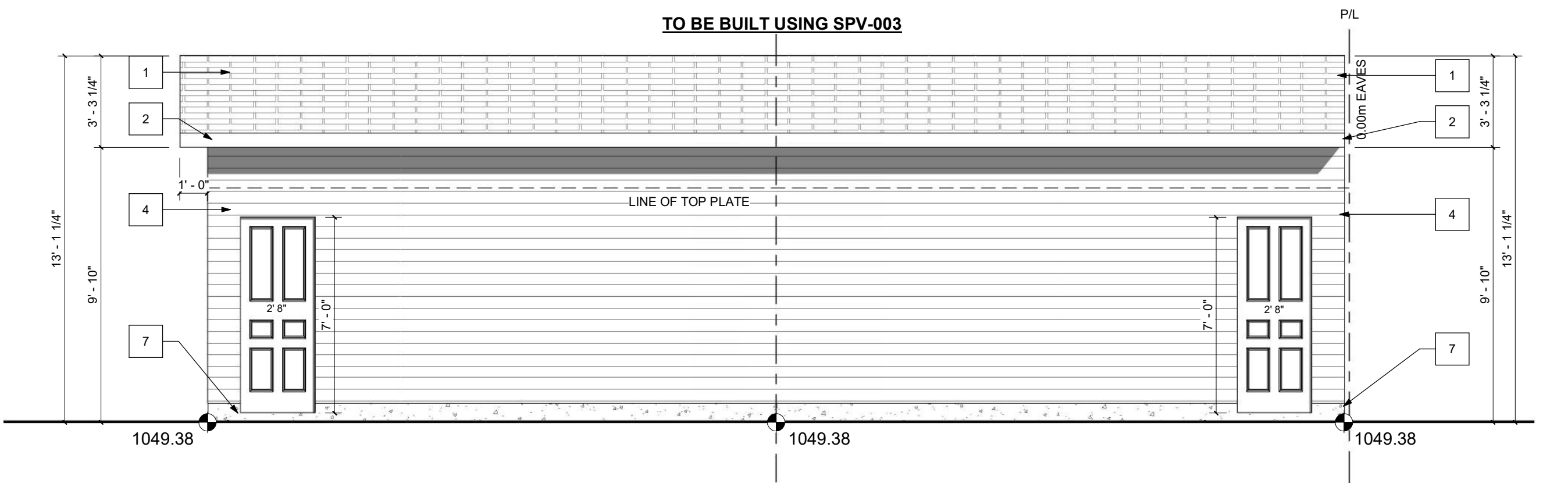
**PROJECT NUMBER:** 24-26  
**DESIGN BY:** JT  
**DRAWN BY:** JT  
**LAST REVISION BY:**  
**LAST REVISION DATE:**  
**SCALE:** 1/4" = 1'-0"

**DRAWING SET:** DP  
**SHEET NAME:** Left & Right Elevation



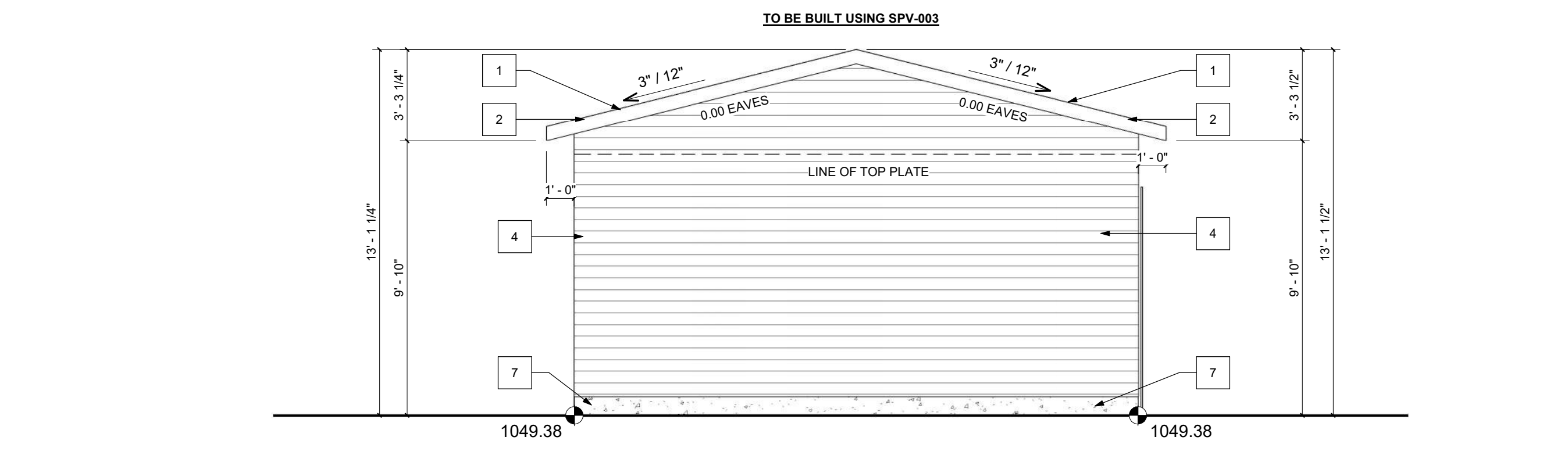
**GARAGE FRONT ELEVATION (LANE)**

SCALE: 1/4" = 1'-0"



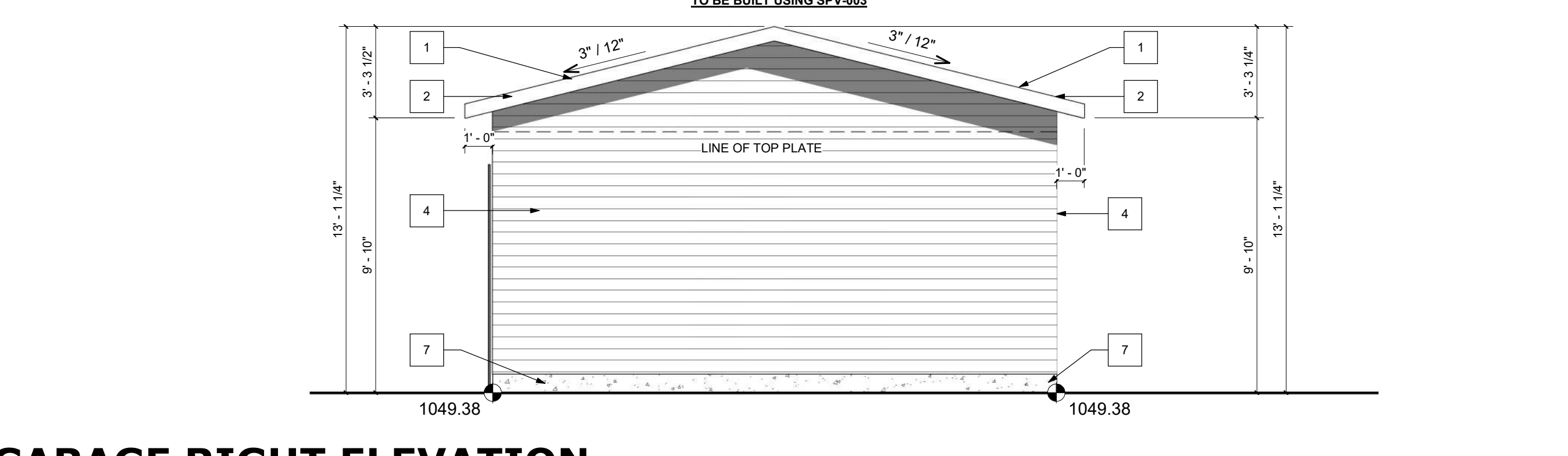
**GARAGE REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**GARAGE LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**GARAGE RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

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 (SOFFIT ARE PRE-FIN ALUM)

POTENTIAL OPTIONS FOR SOLAR PV READY DETAILS MAY INCLUDE, AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH. ALTERNATELY, A 2" VACUUM TUBE WITH TWINE PULLER THROUGH AND A CARD ON EACH END, TO ACCOMMODATE FUTURE INSTALLATION, WILL MEET THE INTENT OF THE CONDITION.

\*SOLAR READY\* AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS."

**GARAGE TO BE BUILT USING SPV-003**

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MUNICIPAL ADDRESS:  
 1611 Bowness Road N.W.  
 CALGARY, ALBERTA

PROJECT:  
 TOWN HOUSE

STATUS:  
 DP

LEGAL LAND DISCRPTION:  
 LOT: BLOCK: PLAN:

PROJECT NUMBER: 24-26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

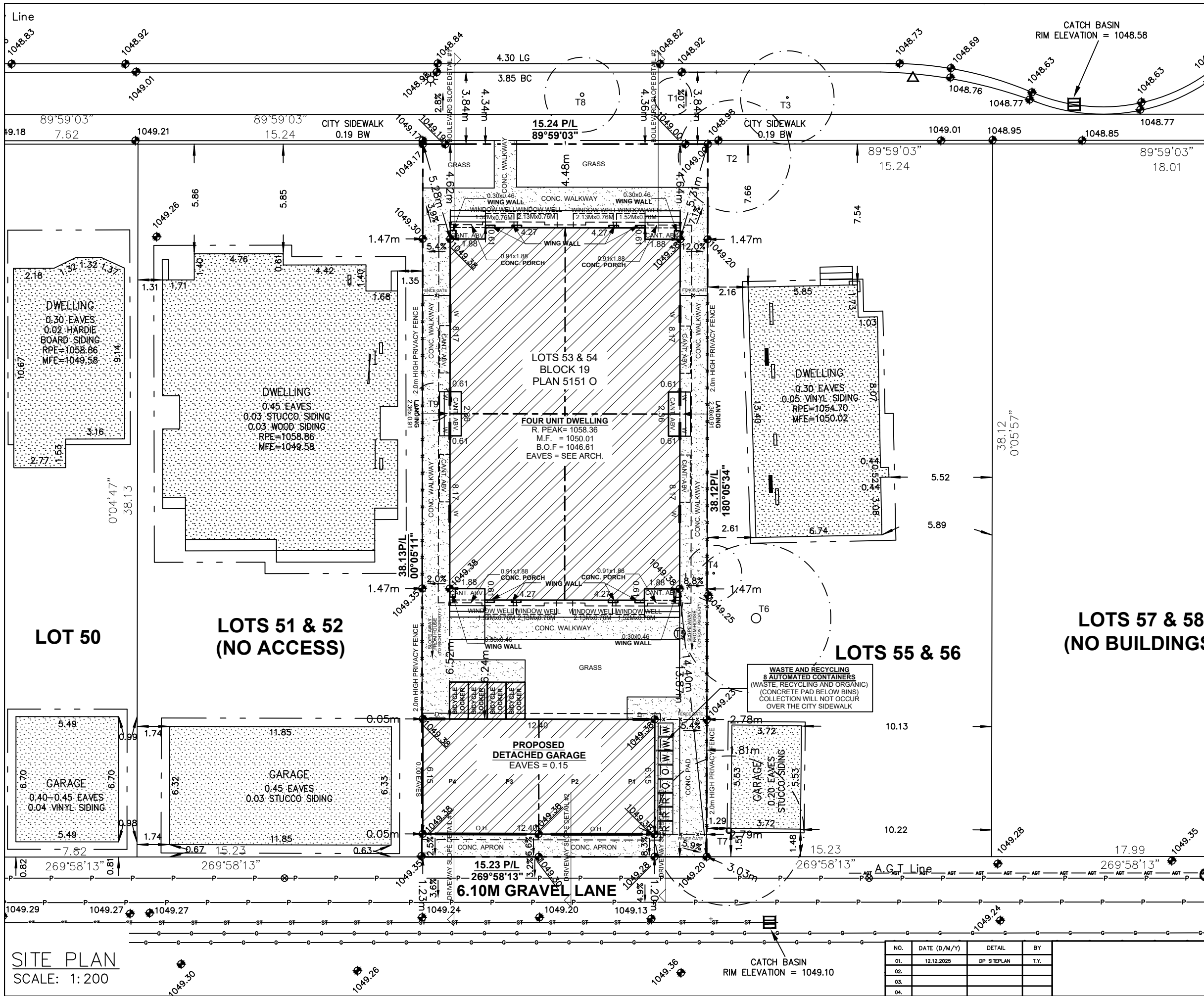
LAST REVISION DATE:

SCALE: As indicated

DRAWING SET: DP

SHEET NAME: Garage Plans & Elevations

PAGE: **A-3.0**



# SITE PLAN

## LEGEND

ELEVATIONS ARE SHOWN THUS:  $\bullet$  = 1000.00 METRES. (GEODETIC)  
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM  
 AND ARE DERIVED FROM ASCMS 55269 AND 179085  
 ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.  
 WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- $\bullet$  ----- denotes Calculation points
- $\boxtimes$  ----- denotes Water Valve
- $\blacklozenge$  ----- denotes Gas Valve
- $\blacklozenge$  ----- denotes Manhole
- $\odot$  ----- denotes Tree
- $\oplus$  ----- denotes Power Pole
- $\triangle$  ----- denotes Sign
- $\odot$  ----- denotes Light Standard
- X-X- denotes Fence
- S- denotes Sanitary Line
- ST- denotes Storm Line
- W- denotes Water Line
- G- denotes Gas Line
- E- denotes Electrical Line
- A.G.T- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers  
 'Enc.' denotes Encroach(es)  
 'BW' denotes Back of Walkway  
 'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete  
 'Ret.' denotes Retaining  
 'BC' denotes Back of Curb  
 'TOW' denotes Top of Wall

**Disclaimer**  
 The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

**LAND USE:** R-CG Residential  
 Grade-Oriented Infill

**SCALE** 1:200

**LEGAL DESCRIPTION:**

Lots 53 & 54  
 Block 19  
 Plan 5151 0

**MUNICIPAL ADDRESS:**

1611 BOWNESS RD N.W.  
 Calgary, Alberta

**LOT COVERAGE DETAIL:**

(MULTI HOUSE)  
 LOT SIZE: 580.546 SQ M  
 HOUSE #: 237.347 SQ M  
 MAIN CANT.: 0.000 SQ M  
 GARAGE: 76.191 SQ M  
 COVERED PORCH: 2.013 SQ M  
 WING WALL: 1.074 SQ M

TOTAL UNITS: 4  
 LOT SIZE: 580.546 SQ M (0.0580546 ha)  
 DENSITY: 68 UNITS/ha

PARKING PROVIDED: 4 STALLS  
 CLASS#1 BIKE STORAGE: 4 STALLS

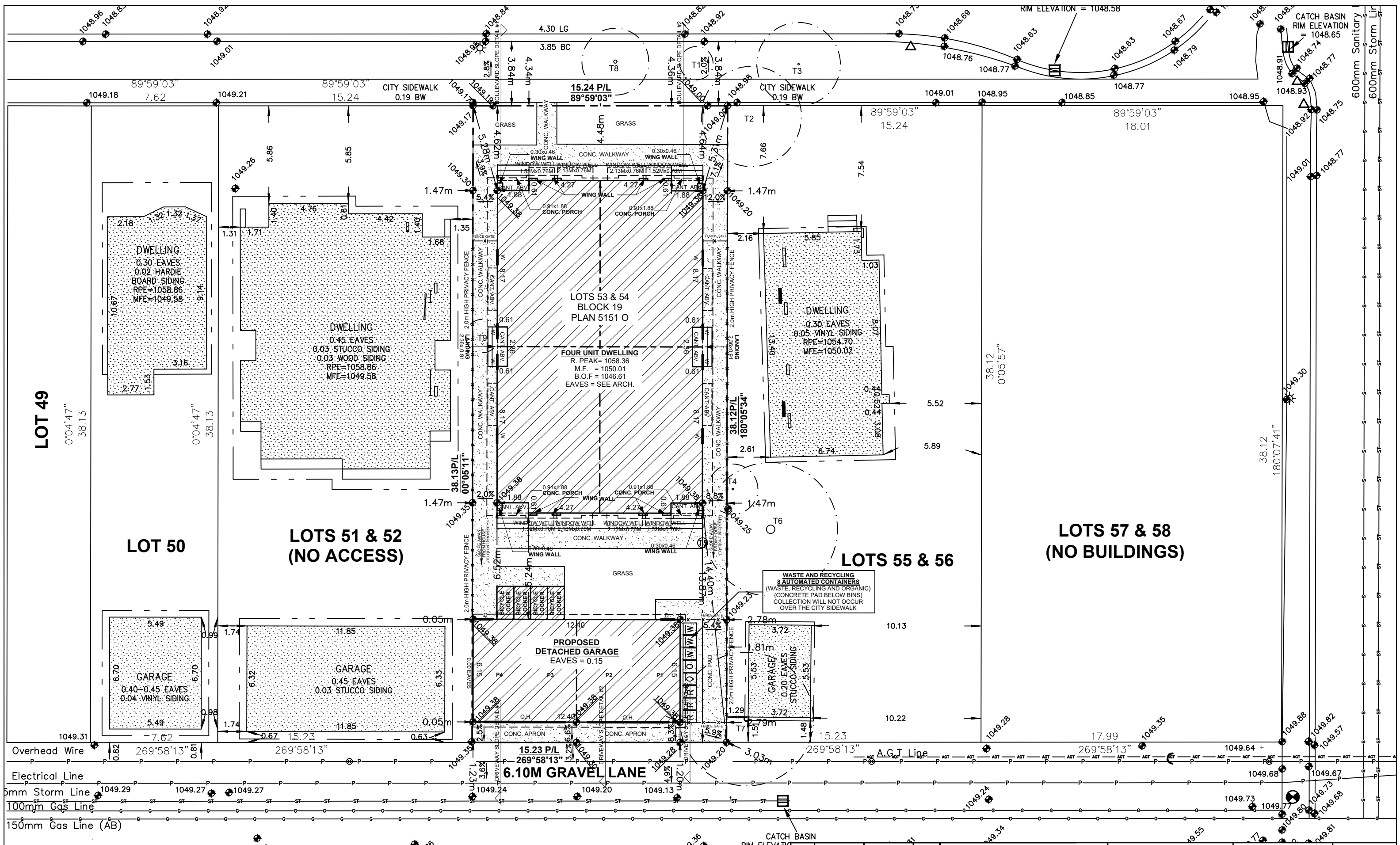
TOTAL : 328,199/580,546  
 = 56.53%

PROJECT NAME AND ADDRESS: 1611 Bowness Road N.W. Calgary, Alberta	PROJECT: Multi-Family	SCALE: 1:200
Lot 53 & 54 Block 19 Plan 5151 0	DATE: DEC 12, 2025	DIVISION NUMBER: S 01

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12.12.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

SITE PLAN  
 SCALE: 1:200

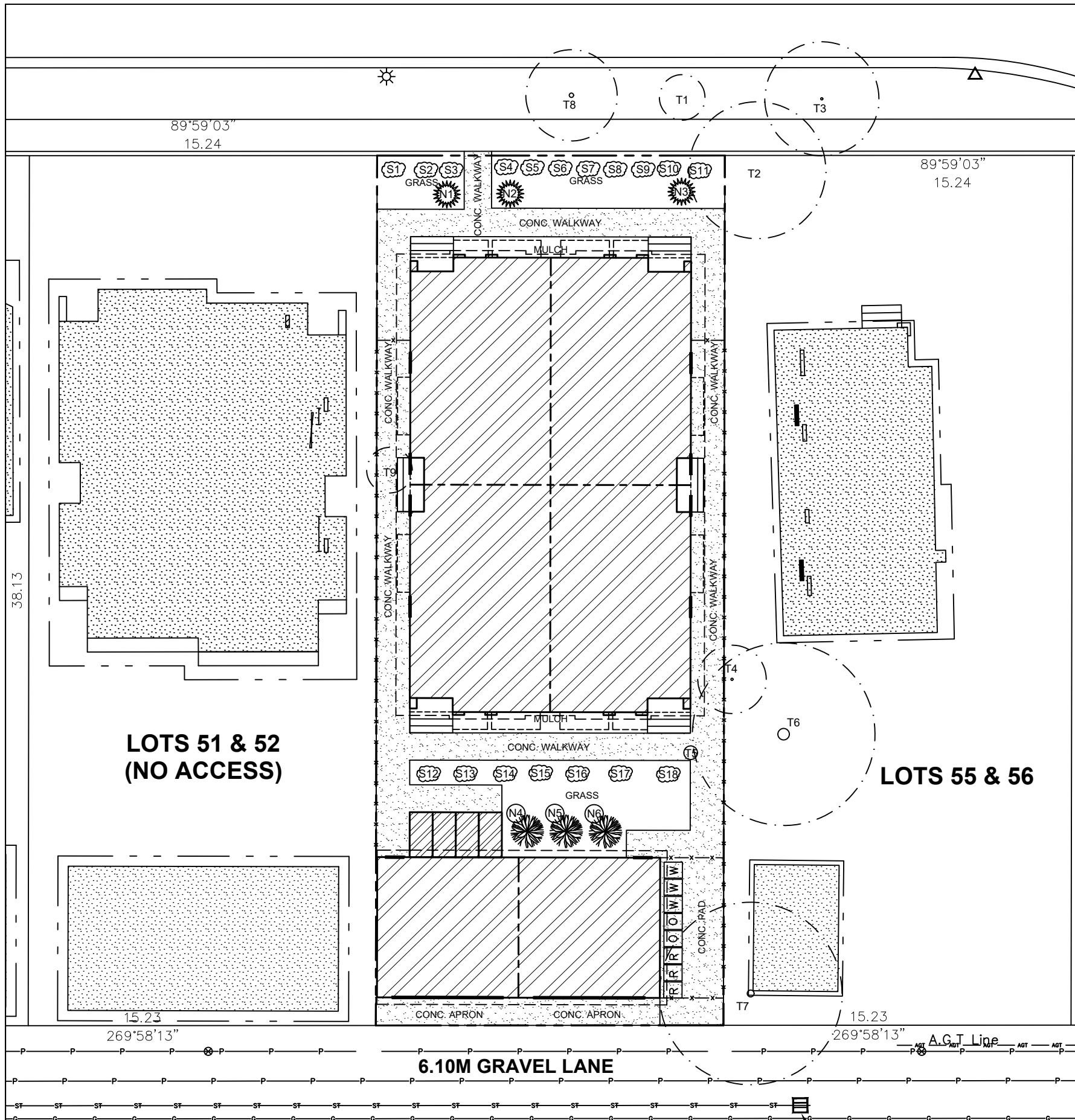
CATCH BASIN  
 RIM ELEVATION = 1049.10



**BLOCK PLAN**  
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12.12.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS: 1611 Bowness Road N.W. Calgary, Alberta	PROJECT: Multi-Family	SCALE: 1:250
Lot 53 & 54 Block 19 Plan 5151 O	DATE: DEC 12, 2025	DIVISION NUMBER: S 02



**TREE SCHEDULE:**

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Bush	-	2.00	1.00	In City Property	To Stay
T2	Bush	-	6.00	3.00	In Adjacent Property	To Stay
T3	Deciduous	0.10	5.00	4.00	In City Property	To Stay
T4	Deciduous	0.10	3.00	3.00	In Adjacent Property	To Stay
T5	Deciduous	0.60	15.00	12.00	In Subject Property	To Be Removed
T6	Deciduous	0.50	8.00	6.00	In Adjacent Property	To Stay
T7	Deciduous	0.30	8.00	8.00	In Adjacent Property	To Stay
T8	Deciduous	0.19	4.00	6.00	In City Property	To Stay
T9	Bush	-	2.00	3.00	In Subject Property	To Be Removed

**LANDSCAPING LEGEND**

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

**LANDSCAPING REQUIREMENTS:**

LOT SIZE: 580,546 SQ M  
 1 TREE PER/110,000 SQM  
 3 SHRUBS PER/110,000 SQM  
 556,618/110,000 = 5.060  
 6 TREES  
 18 SHRUBS

**PROPOSED TREE SCHEDULE**

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Blue Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S2	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S3	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S4	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S5	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S6	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S7	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S8	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S9	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S10	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S11	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S12	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S13	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S14	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S15	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S16	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S17	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S18	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

**NOTE:**  
 "If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

**LANDSCAPE COVERAGE**

LOT SIZE = 556,618 SQ. M  
 LANDSCAPE AREA = 209,630 SQ. M  
 HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 143,117 SQ. M  
 SOFT LANDSCAPE (GRASS + MULCH) = 66,513 SQ. M

143,117 / 209,630 = 68.271% OF HARD LANDSCAPE  
 66,513 / 209,630 = 31.729% OF SOFT LANDSCAPE

MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS

**LANDSCAPING PLAN**

SCALE: 1:250

"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12.12.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

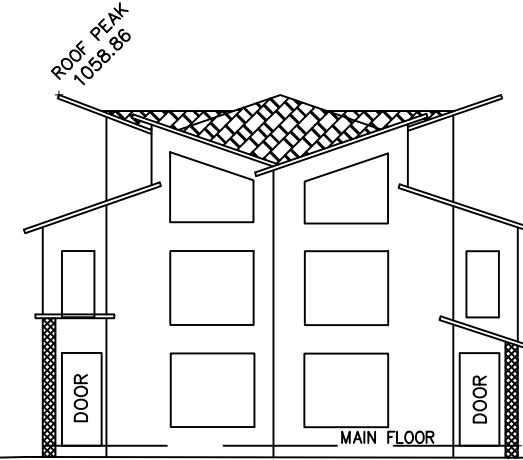
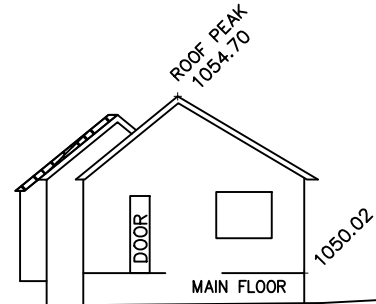
PROJECT NAME AND ADDRESS:  
 1611 Bowness Road N.W.  
 Calgary, Alberta  
 Lot 53 & 54  
 Block 19  
 Plan 5151 0

PROJECT:  
 Multi-Family  
 DATE:  
 DEC 12, 2025

SCALE:  
 1: 200  
 DIVISION NUMBER:  
 S 03

14 STREET N.W.

NO BUILDINGS



LOT 49

1601 BOWNESS ROAD N.W.  
(LOTS 57 & 58, BLOCK 19, PLAN 5151 O)  
FACING BOWNESS ROAD N.W.

1609 BOWNESS ROAD N.W.  
(LOTS 55 & 56, BLOCK 19, PLAN 5151 O)  
FACING BOWNESS ROAD N.W.

1611 BOWNESS ROAD N.W.  
(LOTS 53 & 54, BLOCK 19, PLAN 5151 O)  
FACING BOWNESS ROAD N.W.

1613 & 1615 BOWNESS ROAD N.W.  
(LOTS 53 & 54, BLOCK 19, PLAN 5151 O)  
FACING BOWNESS ROAD N.W.

1617 BOWNESS ROAD N.W.  
(LOT 50, BLOCK 19, PLAN 5151 O)  
FACING BOWNESS ROAD N.W.

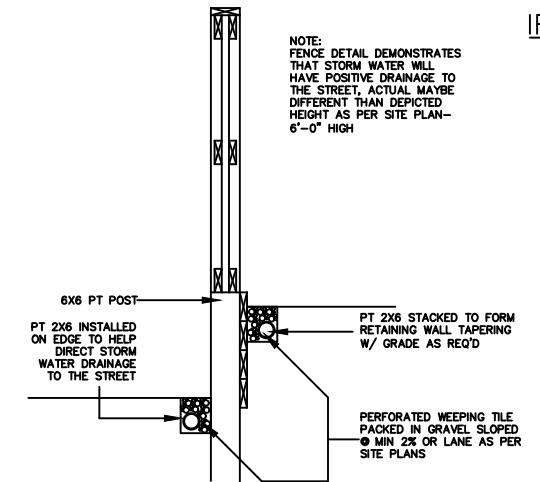
STREETSCAPE  
SCALE: 1:200

NORTH STREETSCAPE

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	658.78 SQ.FT.	658.78 SQ.FT.	658.78 SQ.FT.	658.78 SQ.FT.
MAIN FLOOR	638.69 SQ.FT.	638.69 SQ.FT.	638.69 SQ.FT.	638.69 SQ.FT.
UPPER FLOOR	674.02 SQ.FT.	674.02 SQ.FT.	674.02 SQ.FT.	674.02 SQ.FT.
TOTAL AREA	1312.71 SQ.FT.	1312.71 SQ.FT.	1312.71 SQ.FT.	1312.71 SQ.FT.

IF APPLICABLE



FENCE SECTION DETAIL  
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS	PROJECT	SCALE
01.	12.12.2025	DP SITEPLAN	T.Y.	1611 Bowness Road N.W. Calgary, Alberta	Multi-Family	AS SHOWN
02.				Lot 53 & 54 Block 19 Plan 5151 O		
03.						
04.						
					DATE:	DIVISION NUMBER
					DEC 12, 2025	S 04