

ABBREVIATION LIST:

ABC - ALBERTA BUILDING CODE
B.O.C. - BACK OF CURB
CAB. - CABINET
C/H - CEILING HEIGHT
C/L - CENTRE LINE
C/O - CHANGE ORDER
C.T. - COUNTER-TOP
C/W - COMPLETE WITH
DWGS - DRAWINGS
EQ - EQUAL
EXG - EXISTING
HT - HEIGHT
N/A - NOT APPLICABLE
NBC - NATIONAL BUILDING CODE
NFC - NOT FOR CONSTRUCTION
NIC - NOT INCLUDED IN CONTRACT
NTS - NOTE TO SCALE
O/S - ONE SIDE
P/L - PROPERTY LINE
SDF - SIDING, DECKING, FENCE
TBC - TO BE CONFIRMED
TBD - TO BE DETERMINED
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
W/ - WITH
W/O - WITHOUT

TABLE OF CONTENTS:

A1 - COVER PAGE
A2 - BLOCK PLAN
A3 - EXTERIOR PERSPECTIVES
A4 - SITE PLAN
A5 - BASEMENT FLOOR PLAN
A6 - MAIN FLOOR PLAN
A7 - SECOND FLOOR PLAN
A8 - EXTERIOR ELEVATION, SOUTH
A9 - EXTERIOR ELEVATION, EAST
A10 - EXTERIOR ELEVATION, NORTH
A11 - EXTERIOR ELEVATION, WEST
A12 - ACCESSORY BUILDING
A13 - BUILDING SECTION
A14 - TECHNICAL SITE PLAN
A15 - SURVEY PLAN



ARTISTIC RENDERING ONLY

BROOKLYN BROWNSTONE STYLE TOWNHOUSE
DR1 RESPONSE

1147 15TH AVENUE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

BROOKLYN BROWNSTONE
STYLE TOWNHOUSE

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REVIEW ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO STARTING CONSTRUCTION.

DO NOT SCALE DRAWINGS.

SCALE:
COVER PAGE

A1
1147 15TH AVE N.E.

DATE: April 9, 2026



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DO NOT SCALE DRAWINGS.

SCALE: NTS
BLOCK PLAN

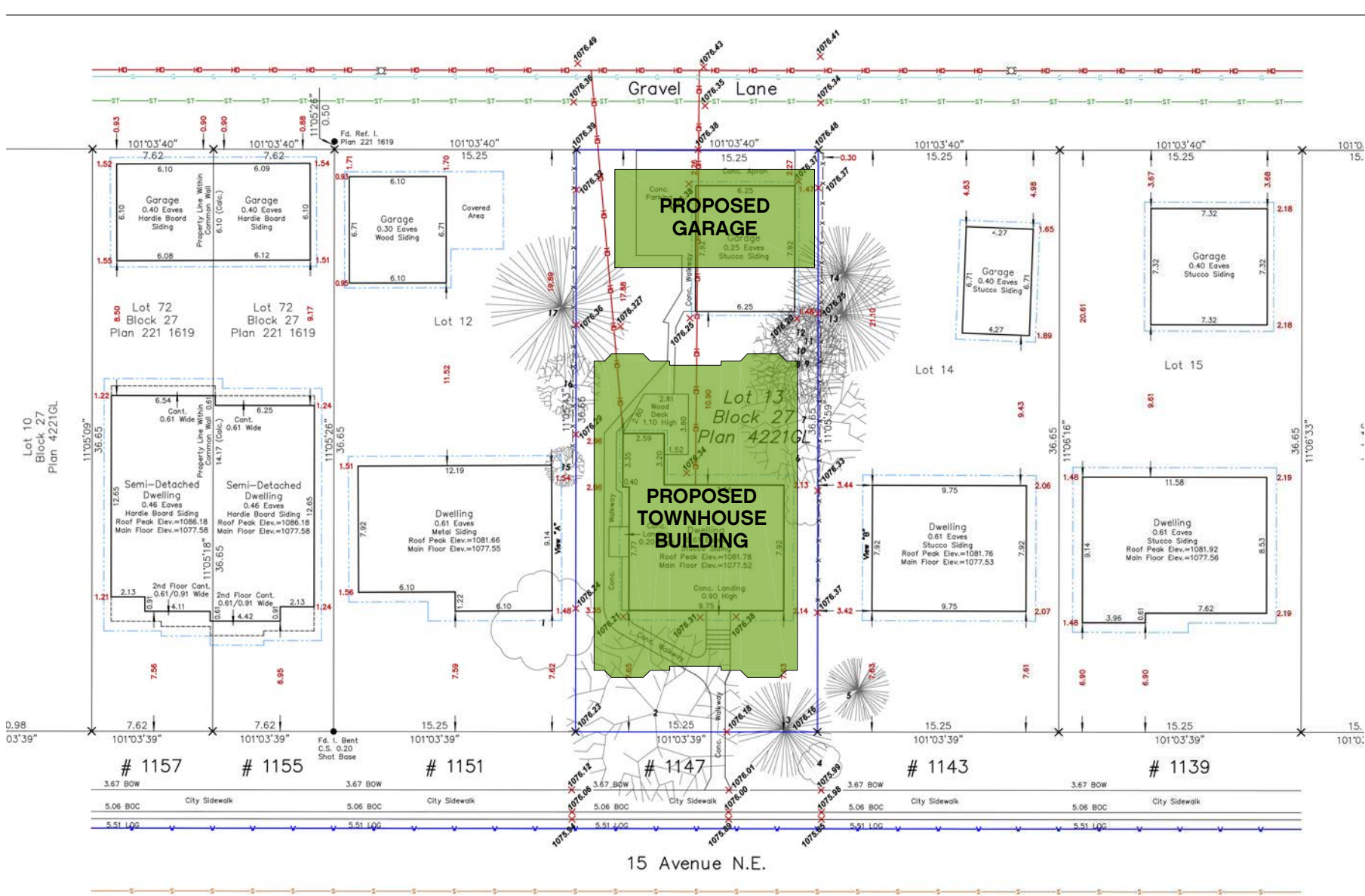
A2

1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

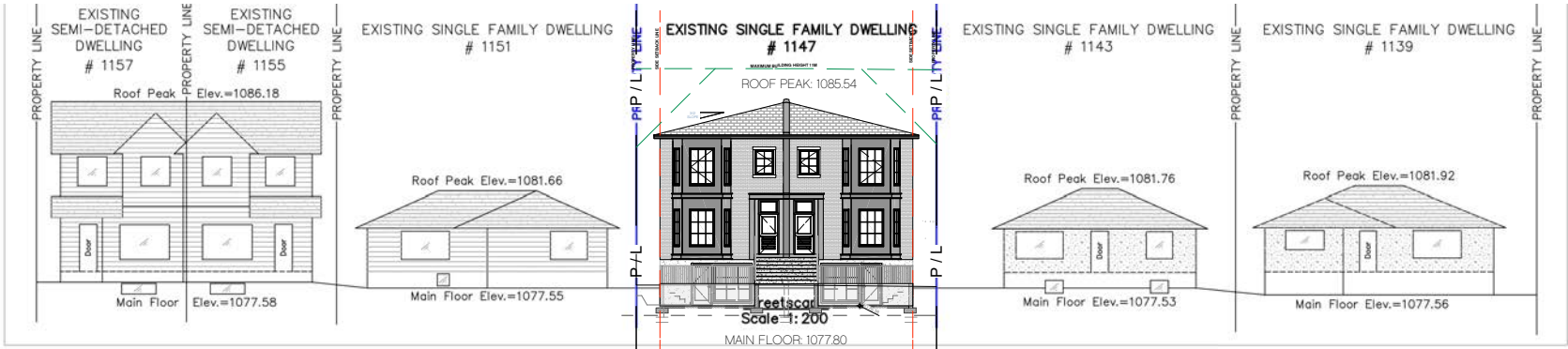
DR1 RESPONSE

DATE: April 9, 2026

rectangle



1 BLOCK PLAN
A2 1/30" : 1'-0"



2 STREETSCAPE - 15TH AVENUE N.E.
A2 1/30" : 1'-0"

SHEET LEGEND:	
	PROPOSED BUILDING
	EXISTING BUILDING ON PROPERTY TO BE REMOVED



SOUTHWEST VIEW



NORTHEAST VIEW



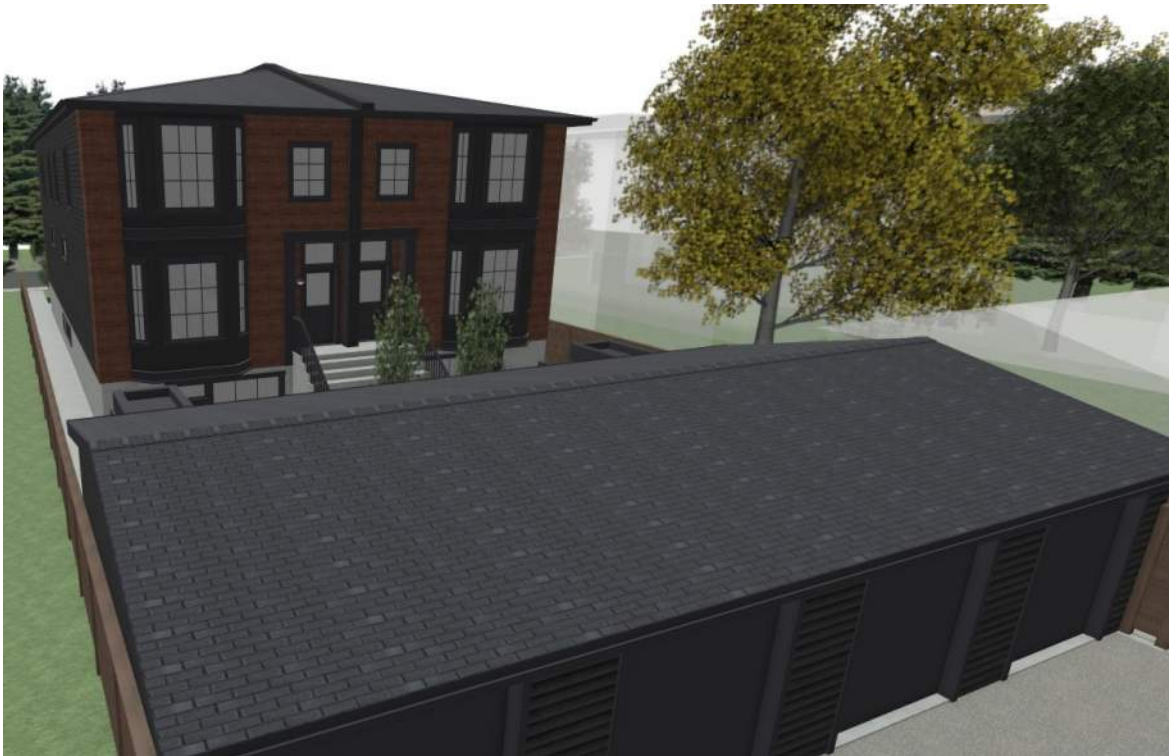
SOUTHEAST VIEW



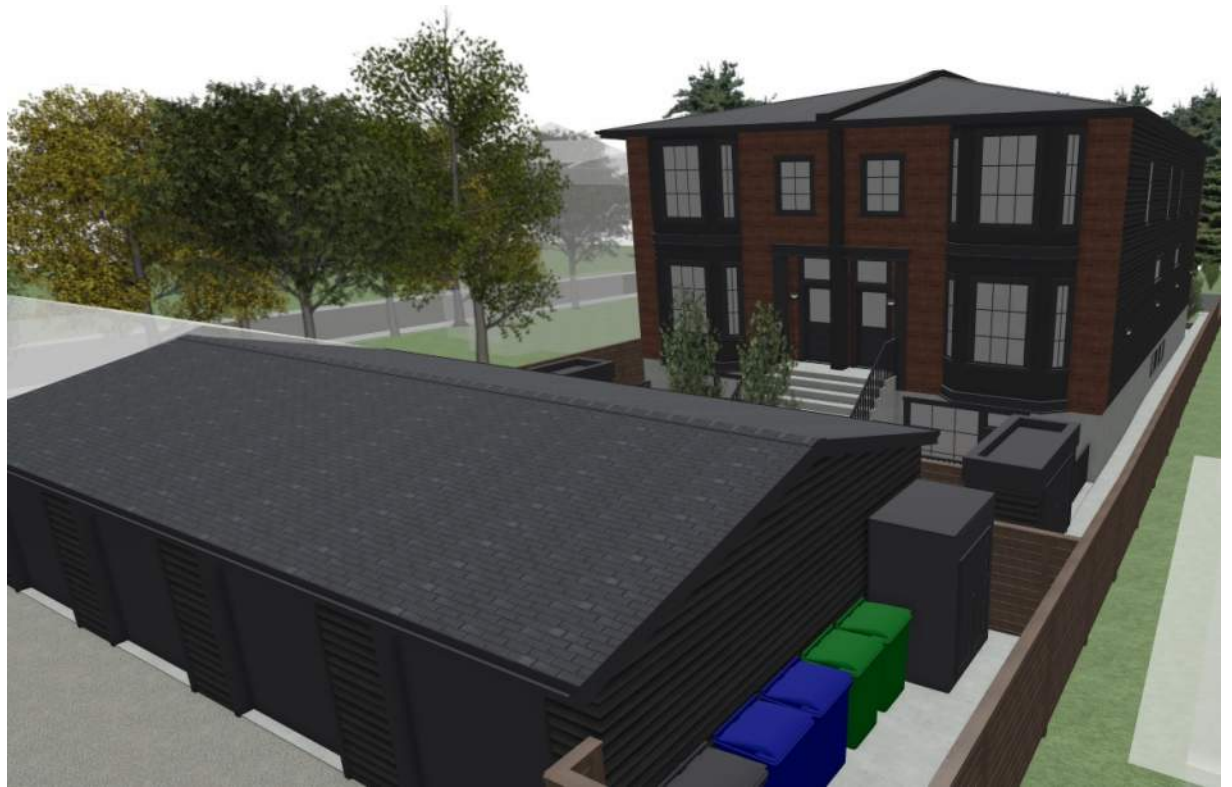
NORTHWEST VIEW



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

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SCALE: NTS
EXTERIOR
PERSPECTIVES

A 3

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DR1 RESPONSE

DATE: April 9, 2026

rectangle

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DO NOT SCALE DRAWINGS.

SCALE: 1/16" : 1'-0"
SITE PLAN

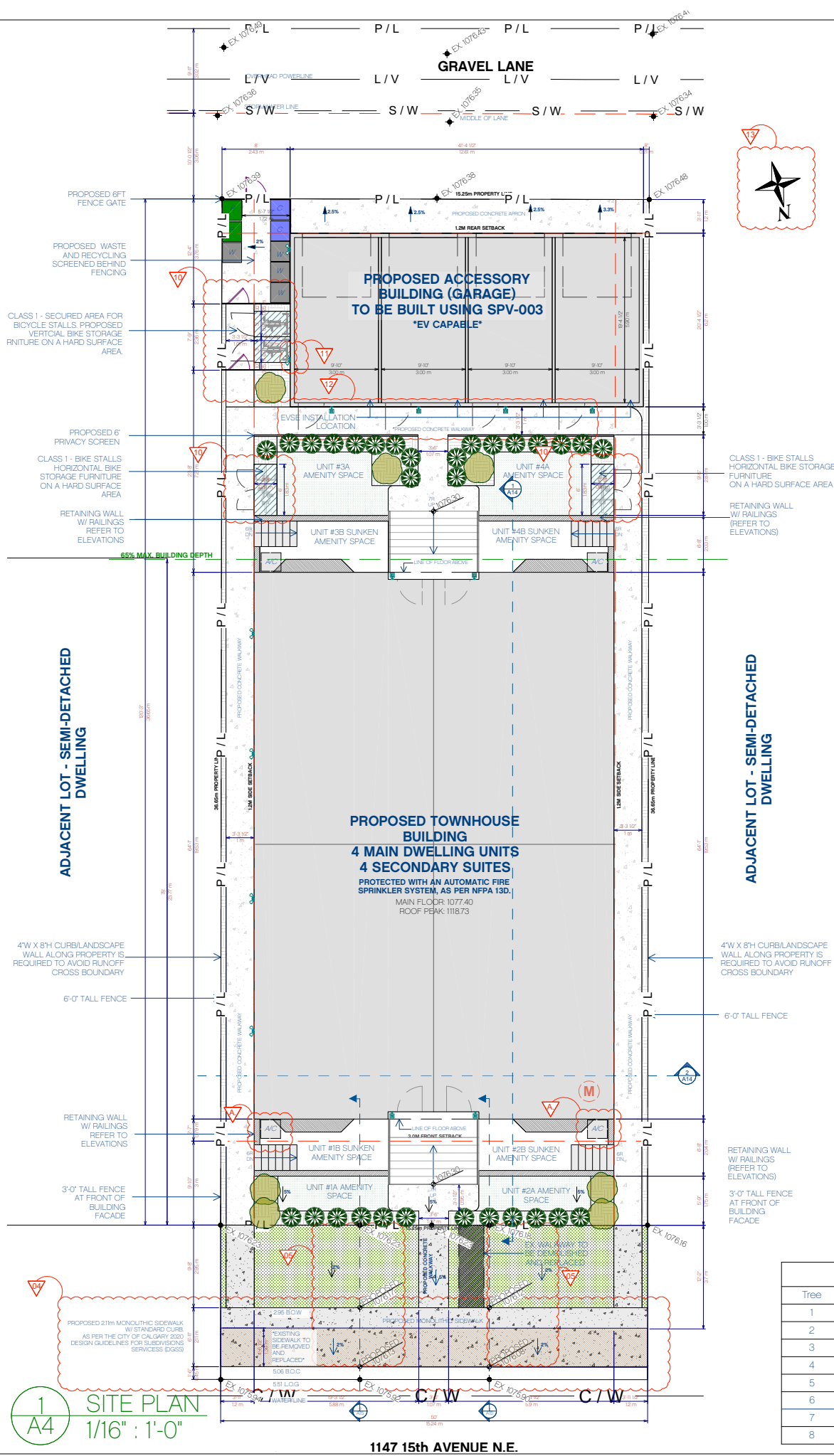
A 4

1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DR1 RESPONSE

DATE: April 9, 2026

rectangle



DEVELOPMENT SUMMARY:

(4) TWO STOREY DWELLING UNITS
(4) BASEMENT SECONDARY SUITES
= (8) TOTAL SUITES

(4) PRIVATE GARAGES
= (4) TOTAL PARKING STALLS

PROPOSED GROSS BUILDING AREA:

BASEMENT: 248 SM (2,673 SF)
MAIN: 254 SM (2,729 SF)
SECOND: 255 SM (2,747 SF)

TOTAL: 757 SM (8,148 SF)

LANDSCAPING LEGEND:

- — PROPERTY LINE
- PROPOSED BUILDINGS
- PROPOSED CONCRETE ± 105 SM (1,135 SF)
- PROPOSED SOFT SURFACE (MULCH) ± 32 SM (345 SF)
- PROPOSED GRASS/ SOD ± 33 SM (356 SF)
- SHRUB TYPE 1 X 30 GLOBE CARAGANA (MIN. 0.6M HEIGHT)
- TREE TYPE 1 X 7 DECIDUOUS SWEDISH COLUMNAR ASPEN (600mm CALLIPER, MIN. 2M HEIGHT)
- (M) PROPOSED WATER METER LOCATION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

GENERAL NOTES:

- LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM.
- ALL SODDED 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.
- SOLAR-READY BUILDING DESIGN

Tree Schedule				
Tree	Type	Ø	Spread	Height
1	Bush	---	200	250
2	Deciduous	060	1200	1200
3	Bush	---	300	250
4	Deciduous	045	1000	800
5	Bush	---	300	250
6	Deciduous	040	600	1200
7	Bush	---	200	220
8	Bush	---	250	250

SITE INFORMATION:

MUNICIPAL ADDRESS: 1147 15th AVENUE N.E., CALGARY, AB
LEGAL ADDRESS: LOT 13, BLOCK 27, PLAN 4221GL.
LAND USE: R-CG RESIDENTIAL - GRADE-ORIENTED INFILL DISTRICT
LOT SIZE: 15.25m X 36.65m
SITE AREA: 558.91 SM (6,000.66 SF)
BUILDING FOOTPRINT: 254 SM (2,729 SF)
GARAGE FOOTPRINT: 78 SM (842.17 SF)

GENERAL BYLAW REQUIREMENTS AS PER R-CG LAND USE:

BYLAW REVIEW	REQUIREMENTS
DENSITY	MAXIMUM DENSITY IS 75 UNITS PER PROPOSED DENSITY: 68.9 UNITS PER HECTARE
PARCEL COVERAGE:	THE MAXIMUM CUMULATIVE BUILDING COVERAGE IS 60% OF THE AREA OF THE PARCELS SUBJECT TO A SINGLE DEVELOPMENT PERMIT FOR A DEVELOPMENT WITH A DENSITY OF 60 UNITS PER HECTARE OR GREATER PROPOSED PARCEL COVERAGE: 59.4% (332 SM (3,573.62 SF)
BUILDING DEPTH:	THE MAXIMUM BUILDING DEPTH IS 65% OF THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT PROPOSED BUILDING DEPTH: 65% (23.77 M)
MINIMUM SETBACKS:	FRONT = 3.0M, SIDES = 1.2M, REAR = 1.2M
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT IS 11.0 M. PROPOSED BUILDING HEIGHT: 9.40 M
PERMITTED PROJECTIONS INTO SETBACKS:	PORTIONS OF A BUILDING LOCATED ABOVE THE SURFACE OF THE GROUND EAVES MAY PROJECT ≤ 0.6 m (2'-0") UNENCLOSED STAIRS MAY PROJECT INTO ANY SETBACK AREA
LANDSCAPING:	BYLAW 542 (7): ALL AREAS OF A PARCEL, EXCEPT FOR THOSE PORTIONS SPECIFICALLY REQUIRED FOR MOTOR VEHICLE ACCESS, MOTOR VEHICLE PARKING STALLS, OR GARBAGE FACILITIES MUST BE A LANDSCAPED AREA. A MINIMUM OF 30.0% OF THE LANDSCAPED AREA MUST BE COVERED WITH SOFT SURFACED LANDSCAPING (MAY INCLUDE MULCH, GRASS, SOD). LANDSCAPING AREA: 175.26 SM / 1886.46 SF PROPOSED SOFT SURFACE LANDSCAPING: 38.23% (67 SM / 723 SF)
PLANTING:	BYLAW 542.2(2): 1 TREE AND 3 SHRUBS REQUIRED PER 110 SM OF PARCEL AREA (TOTAL PARCEL AREA = 557.48 SM / 6,000.66 SF) REQUIRED: 5 TREES & 15 SHRUBS PROPOSED: 10 TREES & 22 SHRUBS
AMENITY SPACE:	BYLAW 543: EACH UNIT AND SUITE MUST HAVE AN AMENITY SPACE THAT IS LOCATED OUTDOORS.
PARKING:	4.0 PARKING STALLS ARE REQUIRED BASED ON THE SUM OF ALL DWELLING UNITS AND SUITES AT A RATE OF 0.5 STALLS PER DWELLING UNIT OR SUITE FOR THE HIGHLAND PARK REQUIRED: 4 PARKING STALLS PROPOSED: 4 PARKING STALLS
BICYCLE PARKING STALLS:	BYLAW 546.2(1) THE MINIMUM NUMBER OF BICYCLE PARKING STALLS – CLASS 1 IS CALCULATED BASED ON THE SUM OF ALL UNITS AND SUITES AT A RATE OF 10.5 STALL PER UNIT OR SUITE WHERE A UNIT OR SUITE IS NOT PROVIDED A MOTOR VEHICLE PARKING STALL LOCATED IN A PRIVATE GARAGE. 8 UNITS X 0.5 STALL: 4 STALLS PROPOSED
WASTE AND RECYCLING:	THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.24 m³ (0.3 yd³) MULTIPLIED BY THE TOTAL NUMBER OF DWELLING UNITS 8 UNITS x 0.24 yd³ / UNIT = 1.92 yd³ PER WEEK STORAGE CAPACITY REQUIRED. PROVIDED: WASTE 2 X 0.24 yd³ = 0.48 m³ RECYCLING 2 X 0.24 yd³ = 0.48 m³ ORGANICS 2 X 0.24 yd³ = 0.48 m³

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



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SCALE: 1/8" : 1'-0"

SOUTH
EXTERIOR
ELEVATION

A8

1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DR1 RESPONSE

DATE: April 9, 2026

rectangle

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EAST
EXTERIOR
ELEVATION

A9

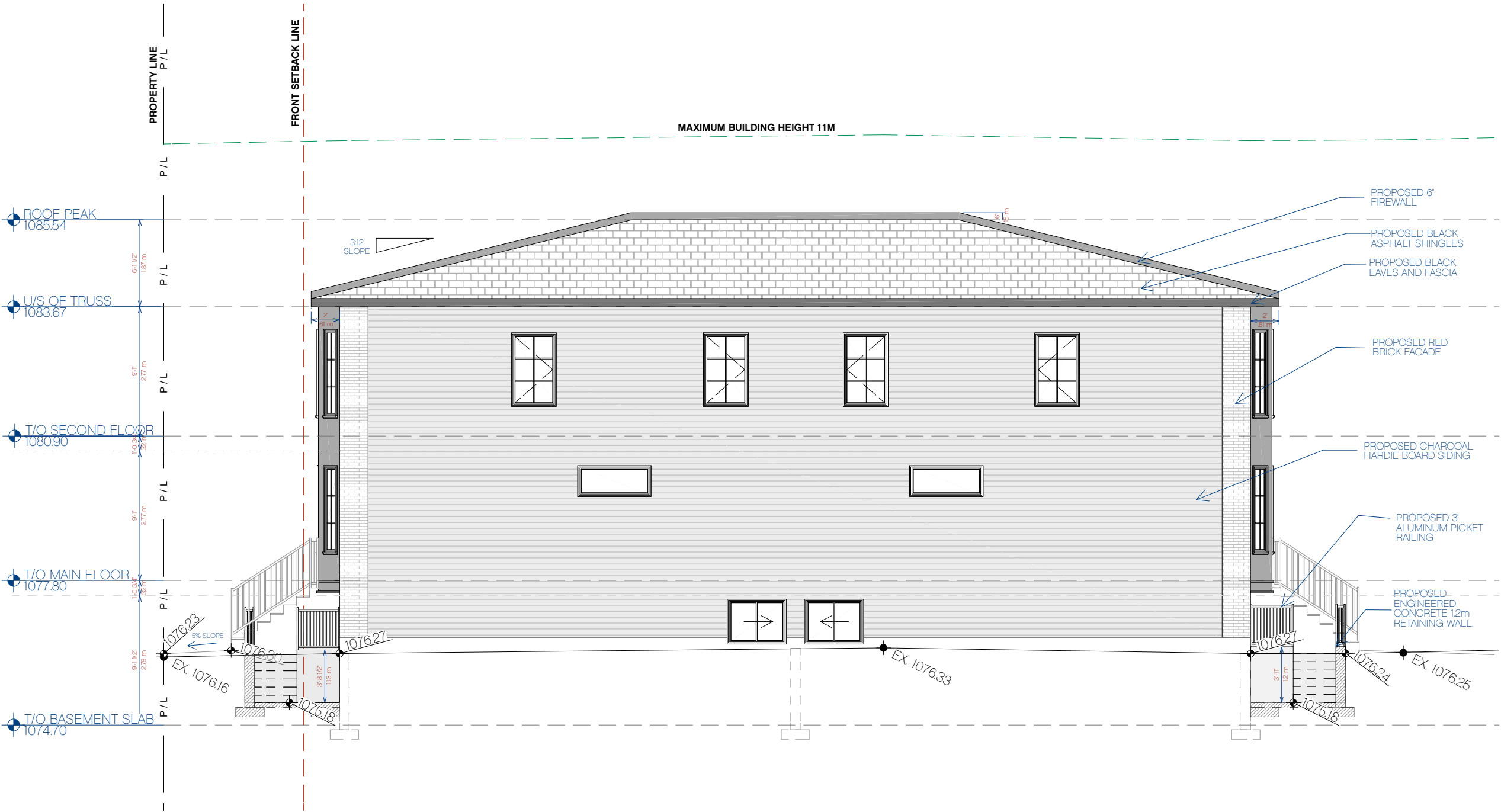
1147 15TH AVE N.E.
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DR1 RESPONSE

DATE: April 9, 2026

rectangle

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SCALE: 1/8" : 1'-0"

NORTH
EXTERIOR
ELEVATION

A10

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SCALE: 1/8" : 1'-0"

WEST
EXTERIOR
ELEVATION

A11

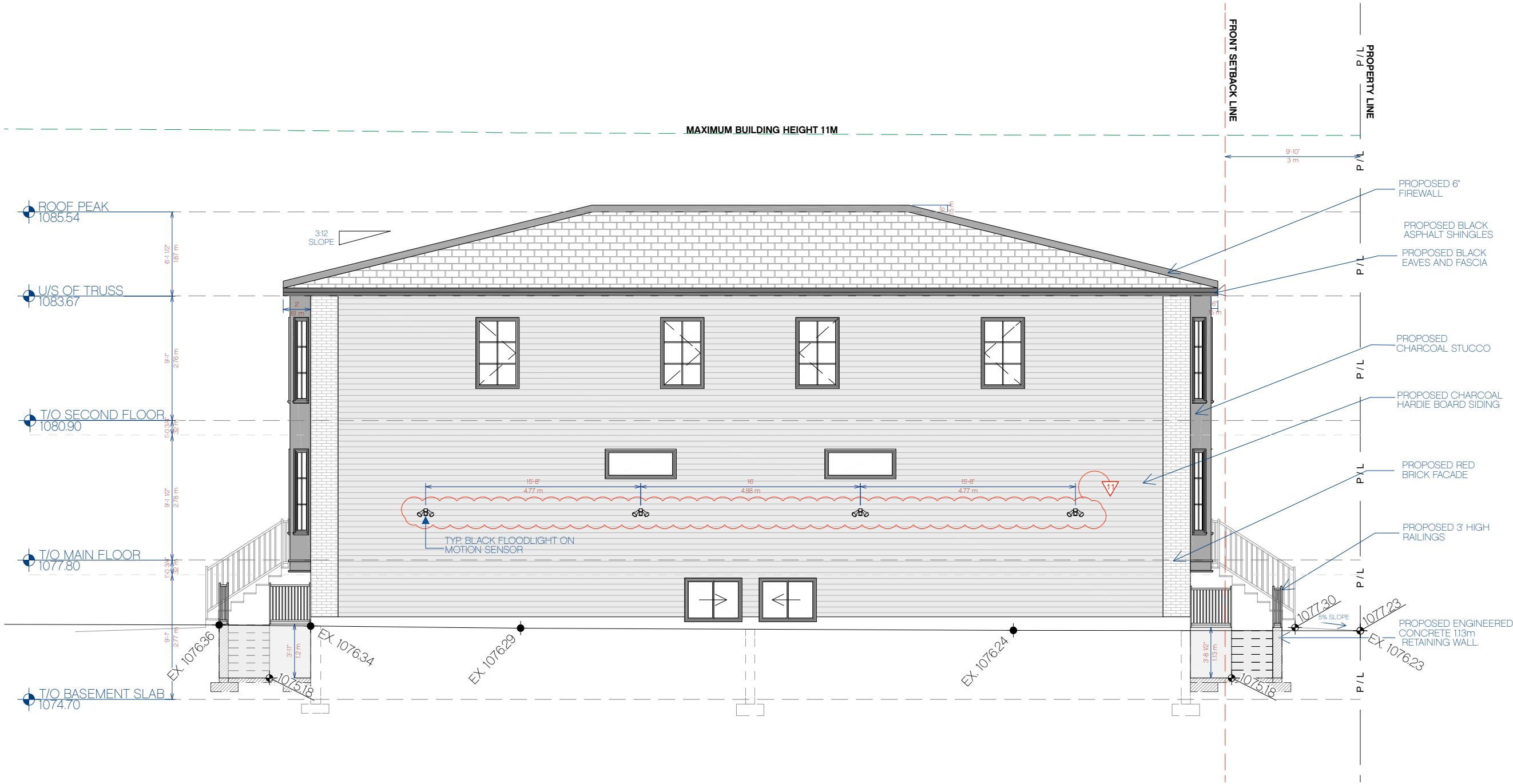
1147 15TH AVE N.E.
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rectangle

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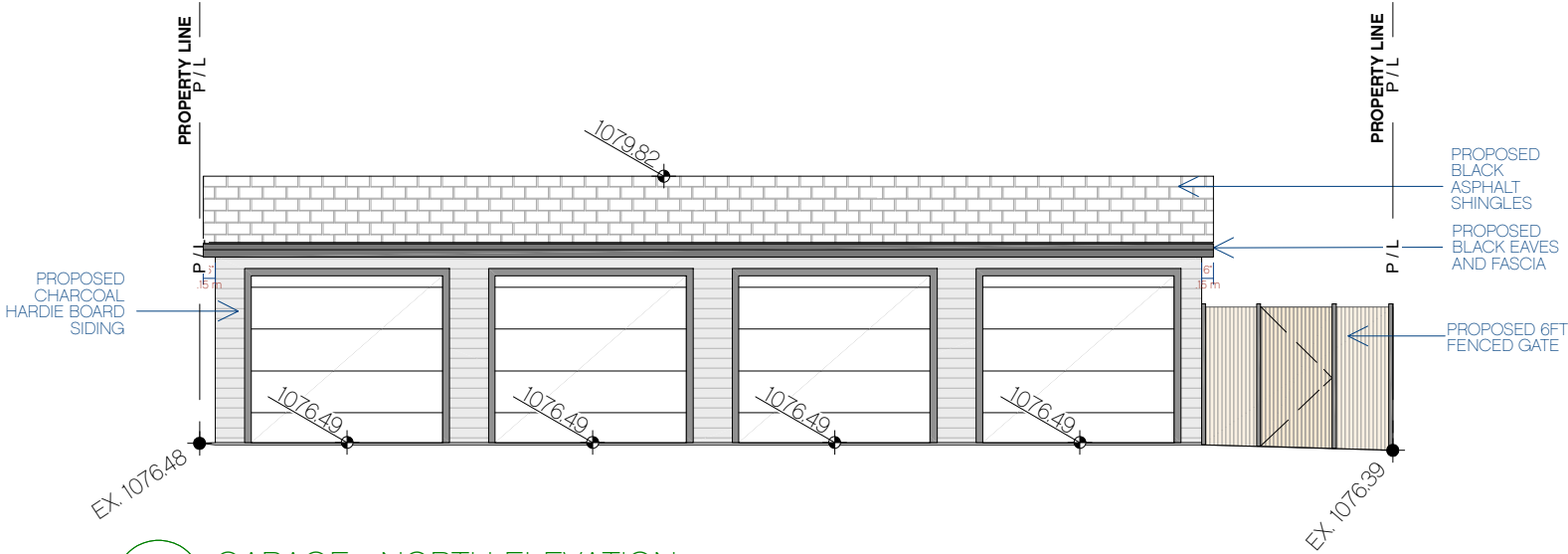
SCALE: 1/8" : 1'-0 "
ACCESSORY BUILDING & FENCE DETAILS
EXTERIOR ELEVATIONS

A12
1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

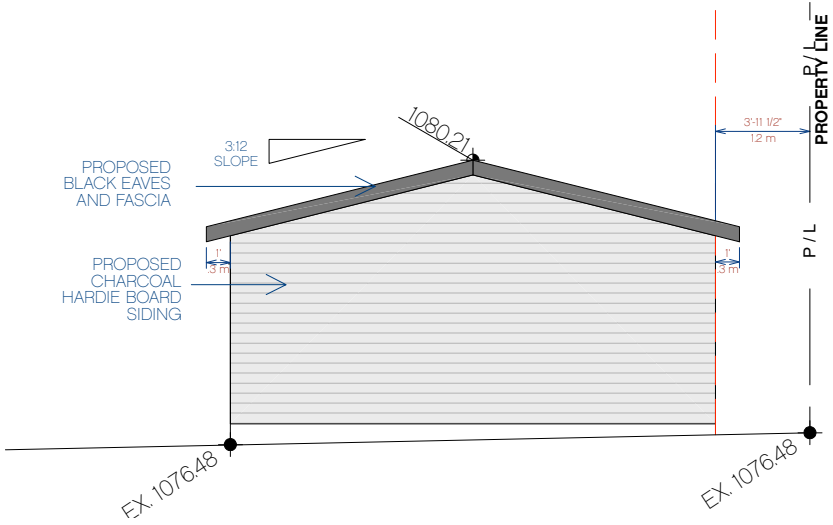
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DATE: April 9, 2026

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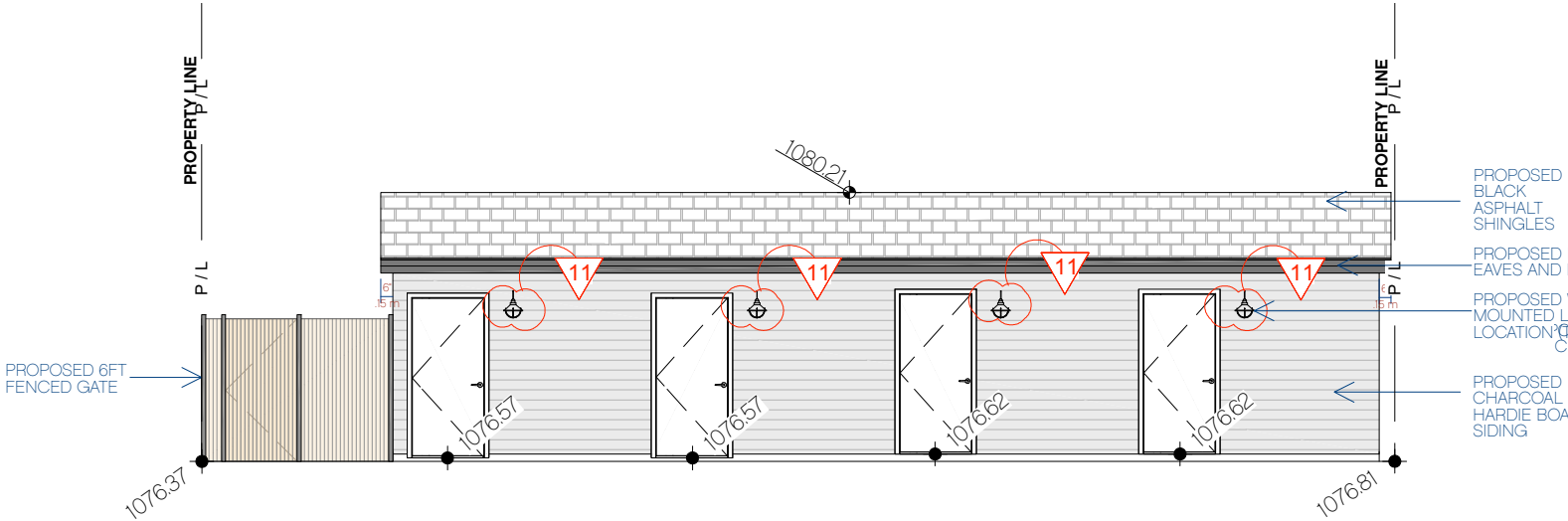


1 GARAGE - NORTH ELEVATION
A12 1/8" : 1'-0"

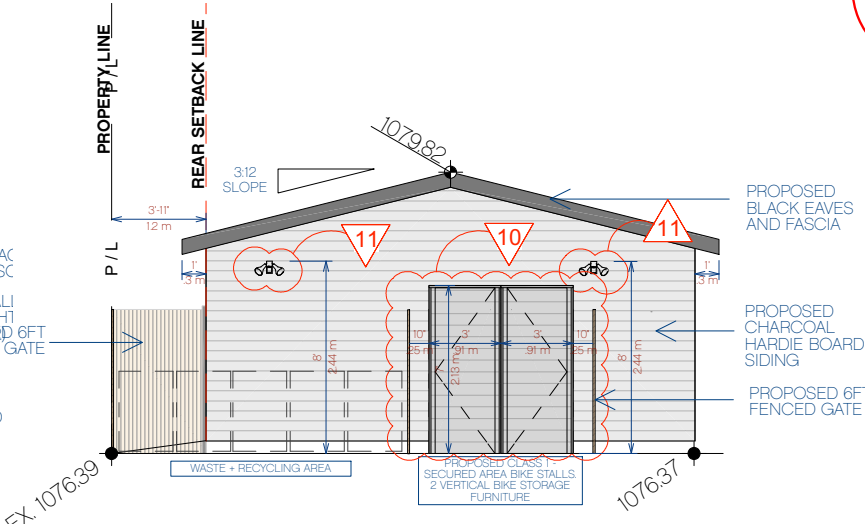


2 GARAGE - EAST ELEVATION
A12 1/8" : 1'-0"

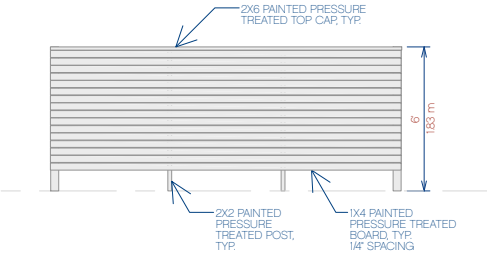
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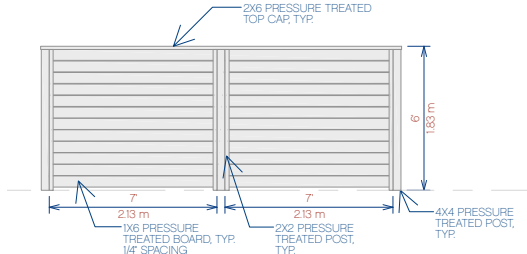
3 GARAGE - SOUTH ELEVATION
A12 1/8" : 1'-0"



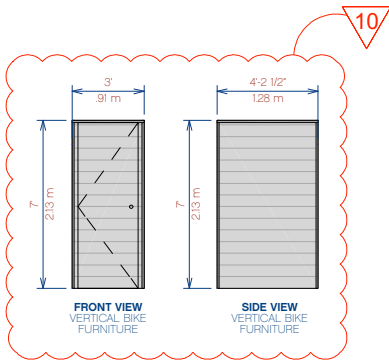
4 GARAGE - WEST ELEVATION
A12 1/8" : 1'-0"



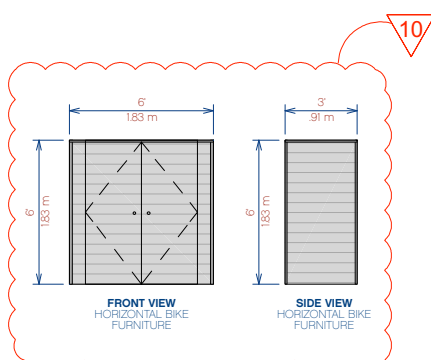
5 TYP. PRIVACY SCREEN
A12 1/8" : 1'-0"



6 TYP. FENCE
A12 1/8" : 1'-0"



7 BIKE FURNITURE (VERTICAL)
A12 1/8" : 1'-0"



8 BIKE FURNITURE (HORIZONTAL)
A12 1/8" : 1'-0"

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SCALE: NTS

SITE SURVEY

A15

1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DR1 RESPONSE

DATE: April 9, 2026

rectangle

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 13
Block 27
Plan 4221GL
MUNICIPAL ADDRESS: 1147 15 Avenue N.E.
Calgary, Alberta
CLIENT: [REDACTED]
DATE OF SURVEY: August 30th, 2024.
LEGEND:
Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASGM 188557 Elev.=1075.85
Distances are in metres and decimals thereof.
Bearings are Grid (GTM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: [Symbol]
Found Iron Bars are shown thus: [Symbol]
Magnetic Nails are shown thus: [Symbol]
Calculation points are shown thus: [Symbol]
Fire Hydrants are shown thus: [Symbol]
Water Valves are shown thus: [Symbol]
Gas Valves are shown thus: [Symbol]
Power Poles are shown thus: [Symbol]
Manholes are shown thus: [Symbol]
Lamp Standards are shown thus: [Symbol]
Street Signs are shown thus: [Symbol]
Property lines are shown thus: [Symbol]
Utility Right of Ways are shown thus: [Symbol]
Eaves are shown thus: [Symbol]
Fences are shown thus: [Symbol]
Streetlight Cables are shown thus: [Symbol]
Underground Electrical lines shown thus: [Symbol]
Stormline are shown thus: [Symbol]
Sanitaryline are shown thus: [Symbol]
Combined Storm/Sanitary are shown thus: [Symbol]
Telephone Lines are shown thus: [Symbol]
Waterline are shown thus: [Symbol]
Gasline are shown thus: [Symbol]
Overhead Electrical lines shown thus: [Symbol]
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.
NOTE:
Title information is based on the C. of T. 081,452,759 which was searched on
the 8th day of September, 2025, and is subject to
No Pertinent Registration.

ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bdg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cont---Contelevator
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Enclosures
F&---Found
I---Iron Post
I.B---Iron Bar
M.A---Maintenance Access
Mk---Mark
M.N---Magnetic Nail
O.D---Overland Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.R---Window Well

This plan represents the best information at the time of survey.
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location of any underground conduits, pipes or other facilities
whether shown on or omitted from this plan. All underground
installations should be located by the respective authorities prior
to construction.
Call Alberta One---Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Bush	0.20	6.00	4.00
2	Deciduous	0.80	11.00	8.00
3	Coniferous	0.30	6.00	6.00
4	Bush	0.25	2.50	3.00
5	Coniferous	0.25	4.00	5.00
6	Bush	0.25	2.50	4.00
7	Deciduous	0.60	8.00	11.00
8	Deciduous	0.20	6.00	12.00
9	Deciduous	0.30	5.00	12.00
10	Deciduous	0.25	6.00	12.00
11	Deciduous	0.25	4.00	12.00
12	Deciduous	0.10	4.00	12.00
13	Coniferous	0.35	7.50	10.00
14	Coniferous	0.25	6.00	10.00
15	Deciduous	0.10	2.50	5.00
16	Deciduous	0.20	4.00	5.00
17	Coniferous	0.50	9.00	11.00



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Surveyed: PM | Drawn: JT/JT | Checked by: RB | Scale: 1:200 | File No: 243923