

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

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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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DISTRIBUTION NOT AUTHORIZED BY
THE CONSULTANT IS STRICTLY
PROHIBITED. RECTANGLE DESIGN
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CONSTRUCTION TO CONFORM TO
NATIONAL BUILDING CODE 2023
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STANDARDS.

REVIEW ALL DIMENSIONS AND
SPECIFICATIONS PRIOR TO STARTING
CONSTRUCTION.

DO NOT SCALE DRAWINGS.

SCALE:
COVER PAGE

A1
1147 15TH AVE N.E.

DATE: March 12, 2026



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SCALE: NTS
BLOCK PLAN

A2
1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DR1 RESPONSE

DATE: March 12, 2026

rectangle

SHEET LEGEND:

- PROPOSED BUILDING
- EXISTING BUILDING ON PROPERTY TO BE REMOVED



SOUTHWEST VIEW



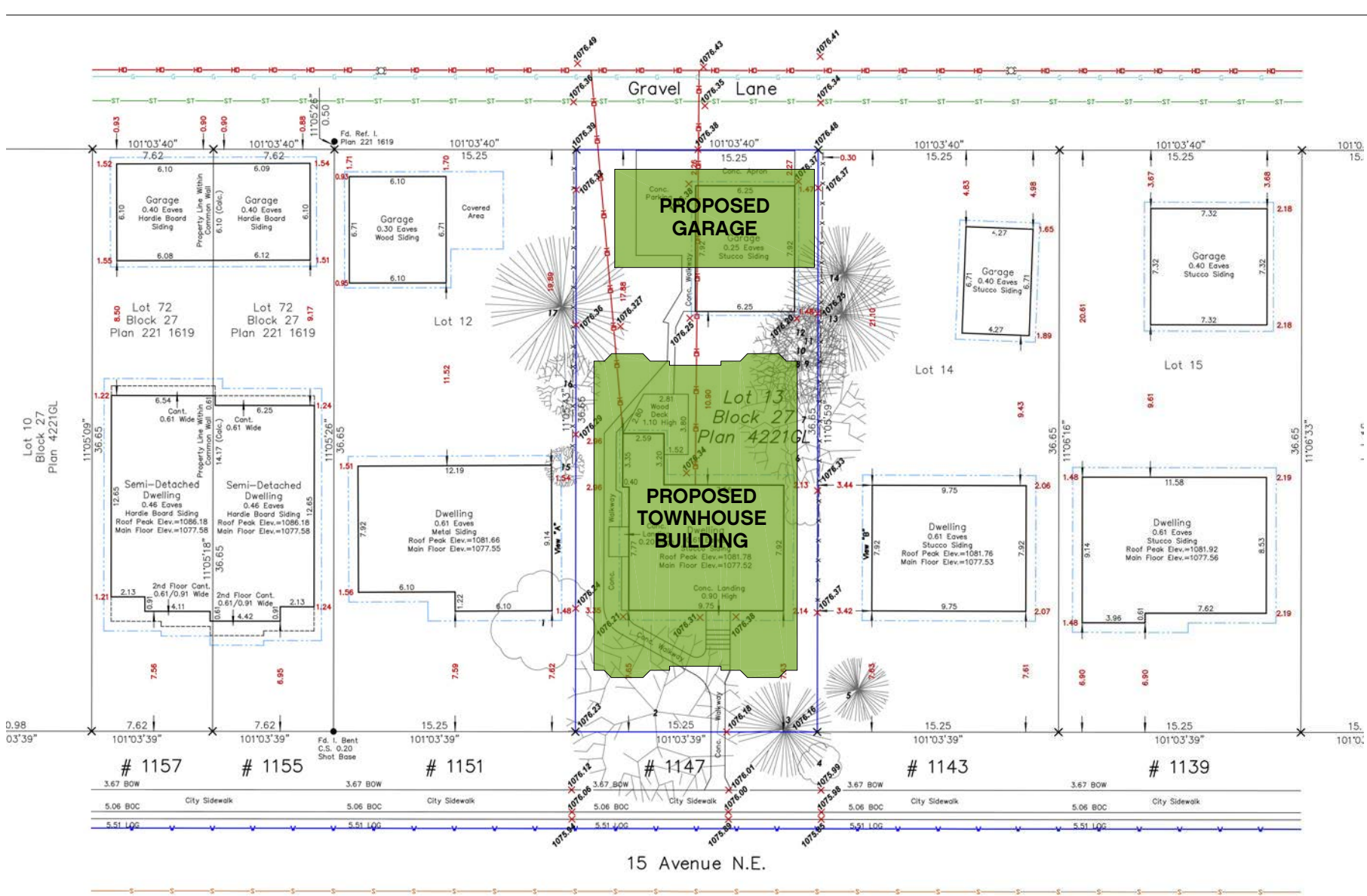
NORTHEAST VIEW



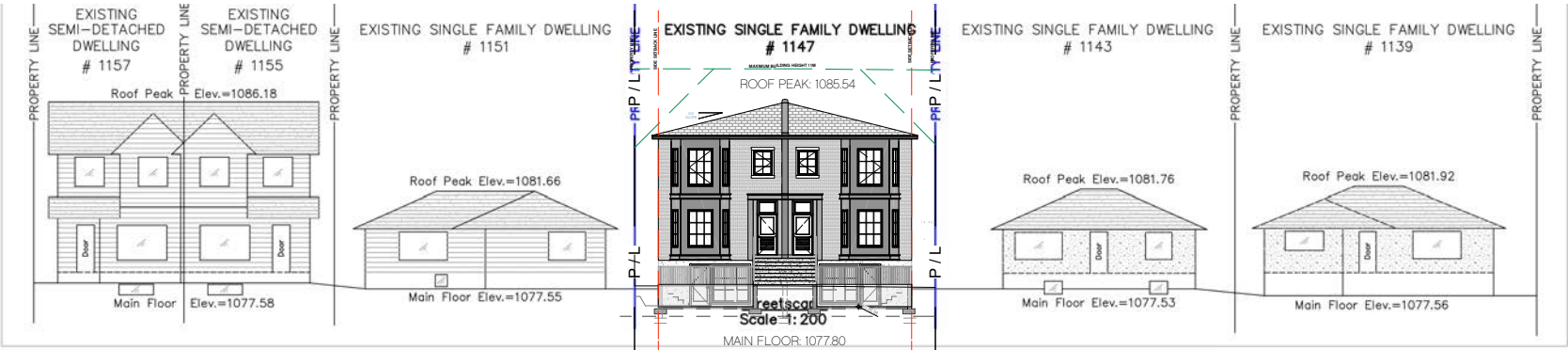
SOUTHEAST VIEW



NORTHWEST VIEW



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



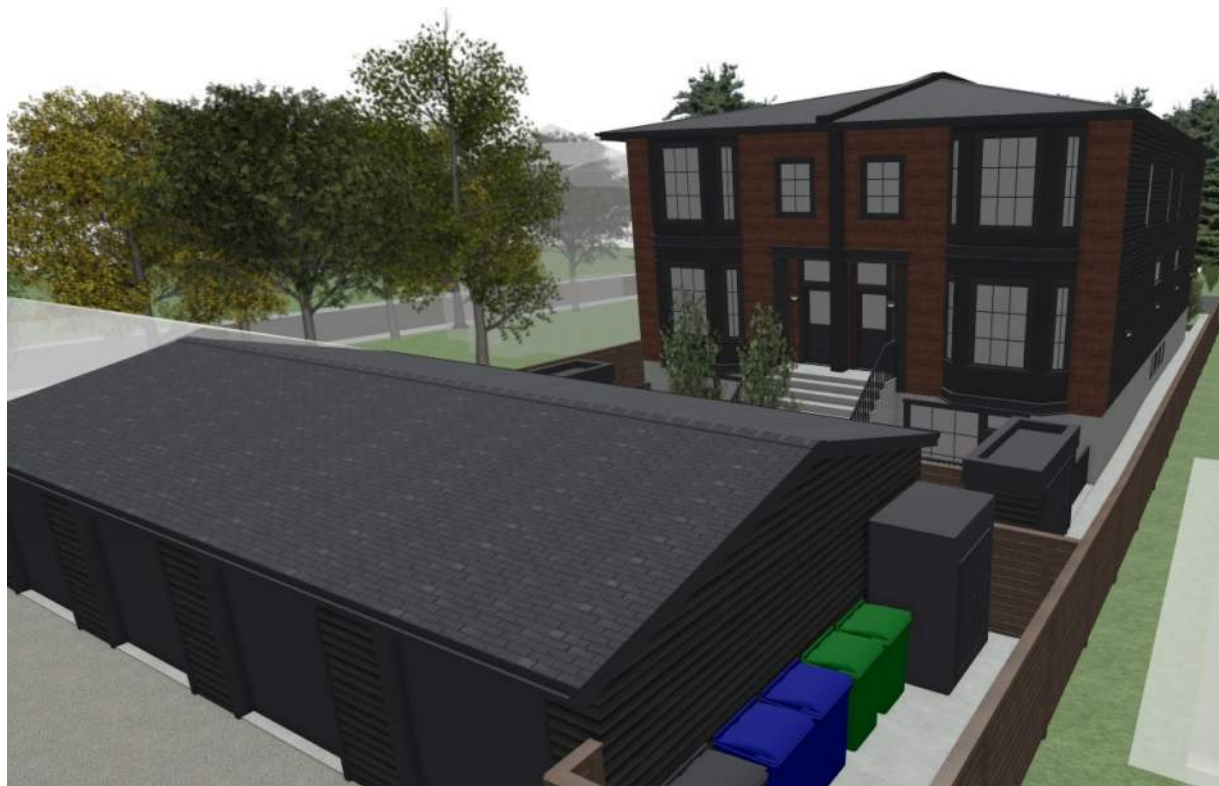
2 STREETSCAPE - 15TH AVENUE N.E.
A2 1/30" : 1'-0"



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

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SCALE: NTS
EXTERIOR
PERSPECTIVES

A3

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

DR1 RESPONSE

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rectangle

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

SITE PLAN

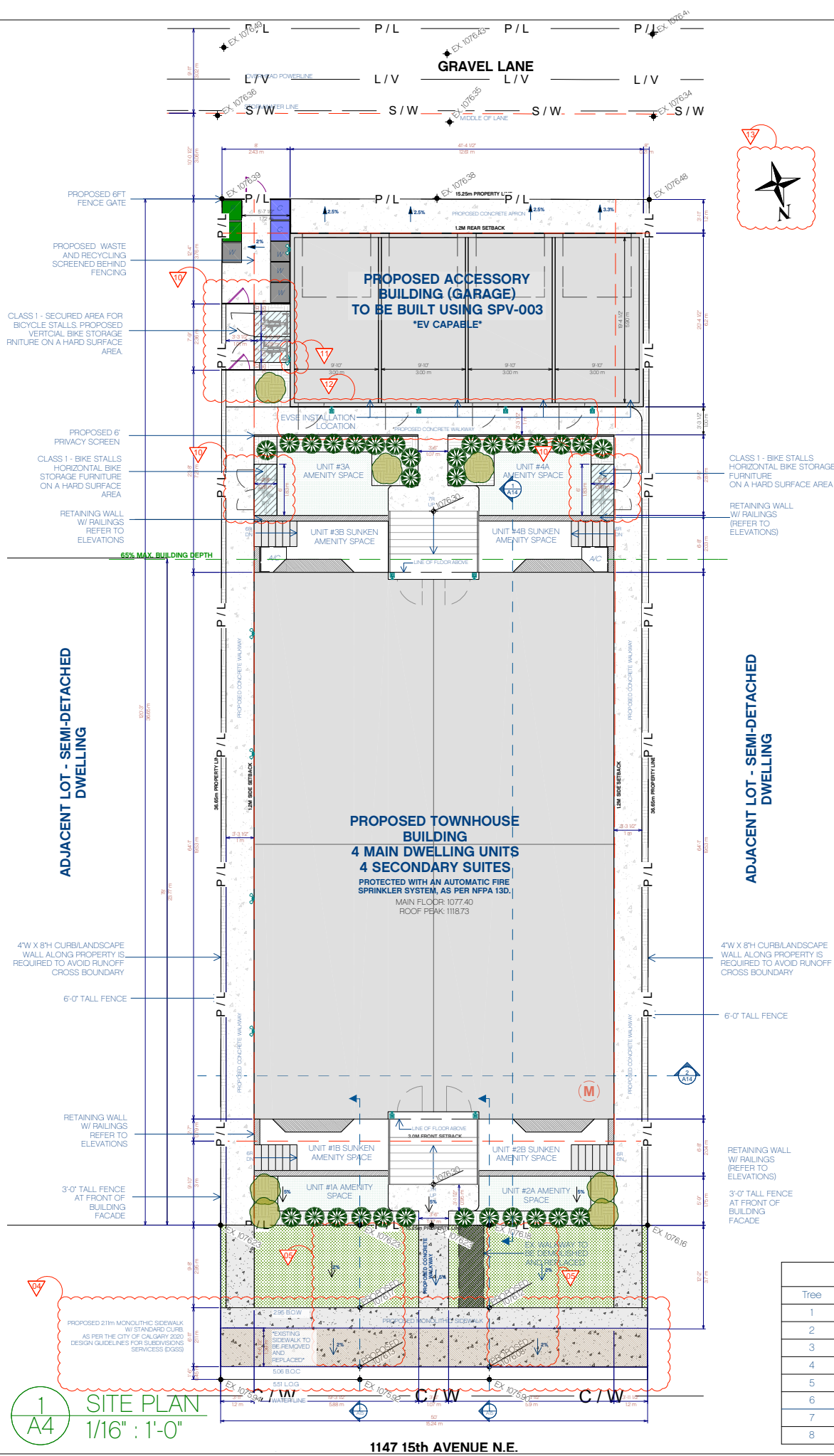
A 4

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

DR1 RESPONSE

DATE: March 12, 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 22 GLOBE CARAGANA (MIN. 0.6M HEIGHT) TREE TYPE 1 X 10 DECIDUOUS SWEDISH COLUMNAR ASPEN (600mm CALLIPER, MIN. 2M HEIGHT) PROPOSED WATER METER LOCATION EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED GENERAL NOTES: 1. LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT. 2. ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM. 3. ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES. 4. MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS. 5. SOLAR-READY BUILDING DESIGN Tree Schedule <table><tr><th>Type</th><th>Ø</th><th>Spread</th><th>Height</th></tr><tr><td>Bush</td><td>---</td><td>200</td><td>250</td></tr><tr><td>Deciduous</td><td>060</td><td>1200</td><td>1200</td></tr><tr><td>Bush</td><td>---</td><td>300</td><td>250</td></tr><tr><td>Deciduous</td><td>045</td><td>1000</td><td>800</td></tr><tr><td>Bush</td><td>---</td><td>300</td><td>250</td></tr><tr><td>Deciduous</td><td>040</td><td>600</td><td>1200</td></tr><tr><td>Bush</td><td>---</td><td>200</td><td>220</td></tr><tr><td>Bush</td><td>---</td><td>250</td><td>250</td></tr></table>	Type	Ø	Spread	Height	Bush	---	200	250	Deciduous	060	1200	1200	Bush	---	300	250	Deciduous	045	1000	800	Bush	---	300	250	Deciduous	040	600	1200	Bush	---	200	220	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: <table><tr><th>BYLAW REVIEW</th><th>REQUIREMENTS</th></tr><tr><td>DENSITY</td><td>MAXIMUM DENSITY IS 75 UNITS PER PROPOSED DENSITY: 68.9 UNITS PER HECTARE</td></tr><tr><td>PARCEL COVERAGE:</td><td>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)</td></tr><tr><td>BUILDING DEPTH:</td><td>THE MAXIMUM BUILDING DEPTH IS 65% OF THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT PROPOSED BUILDING DEPTH: 65% (23.77 M)</td></tr><tr><td>MINIMUM SETBACKS:</td><td>FRONT = 3.0M, SIDES = 1.2M, REAR = 1.2M</td></tr><tr><td>BUILDING HEIGHT:</td><td>MAXIMUM BUILDING HEIGHT IS 11.0 M. 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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: March 12, 2026

rectangle



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EAST
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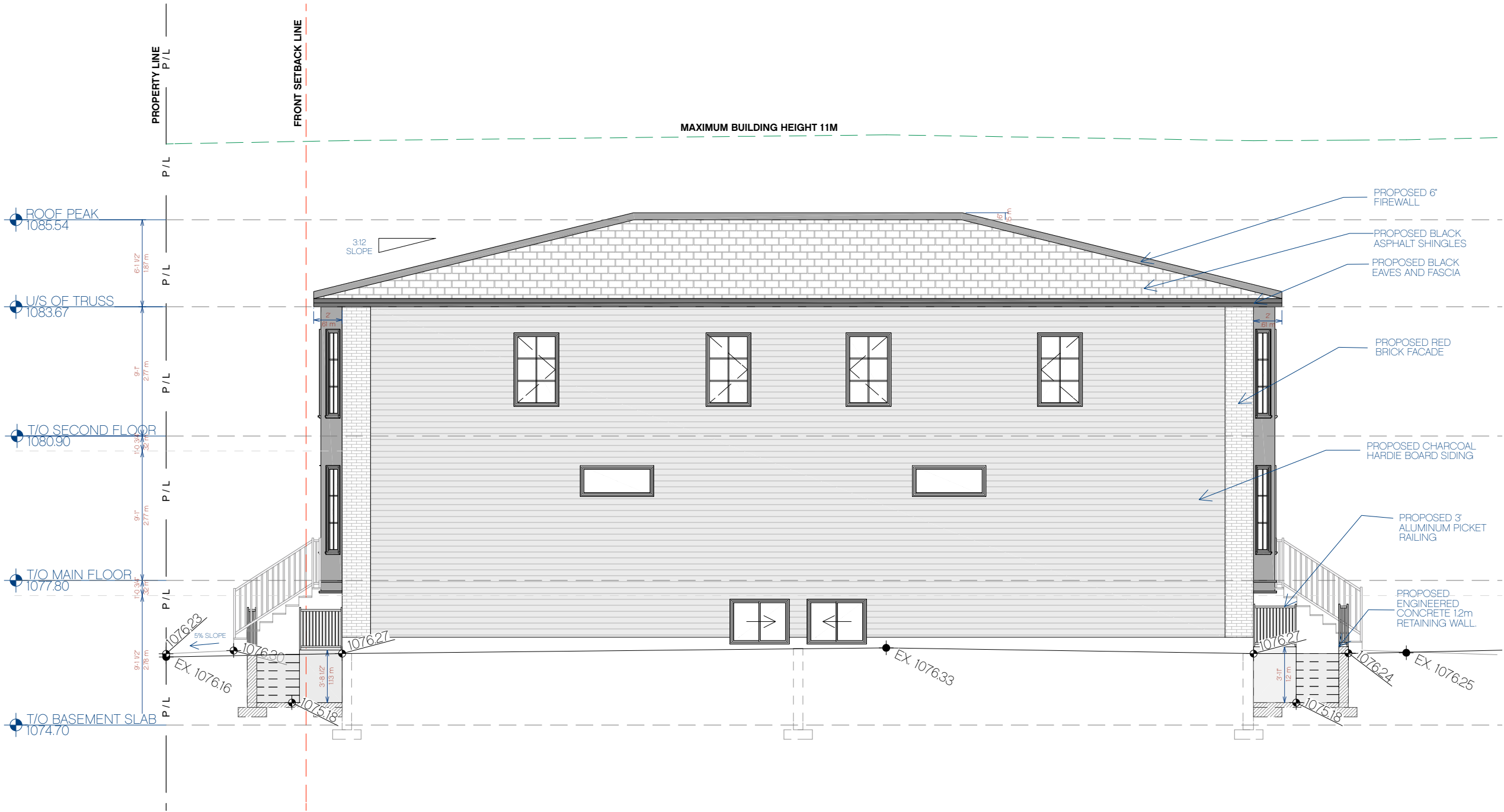
A9

1147 15TH AVE N.E.
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1 EAST ELEVATION (SIDE)
A9 1/8" : 1'-0"

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NORTH
EXTERIOR
ELEVATION

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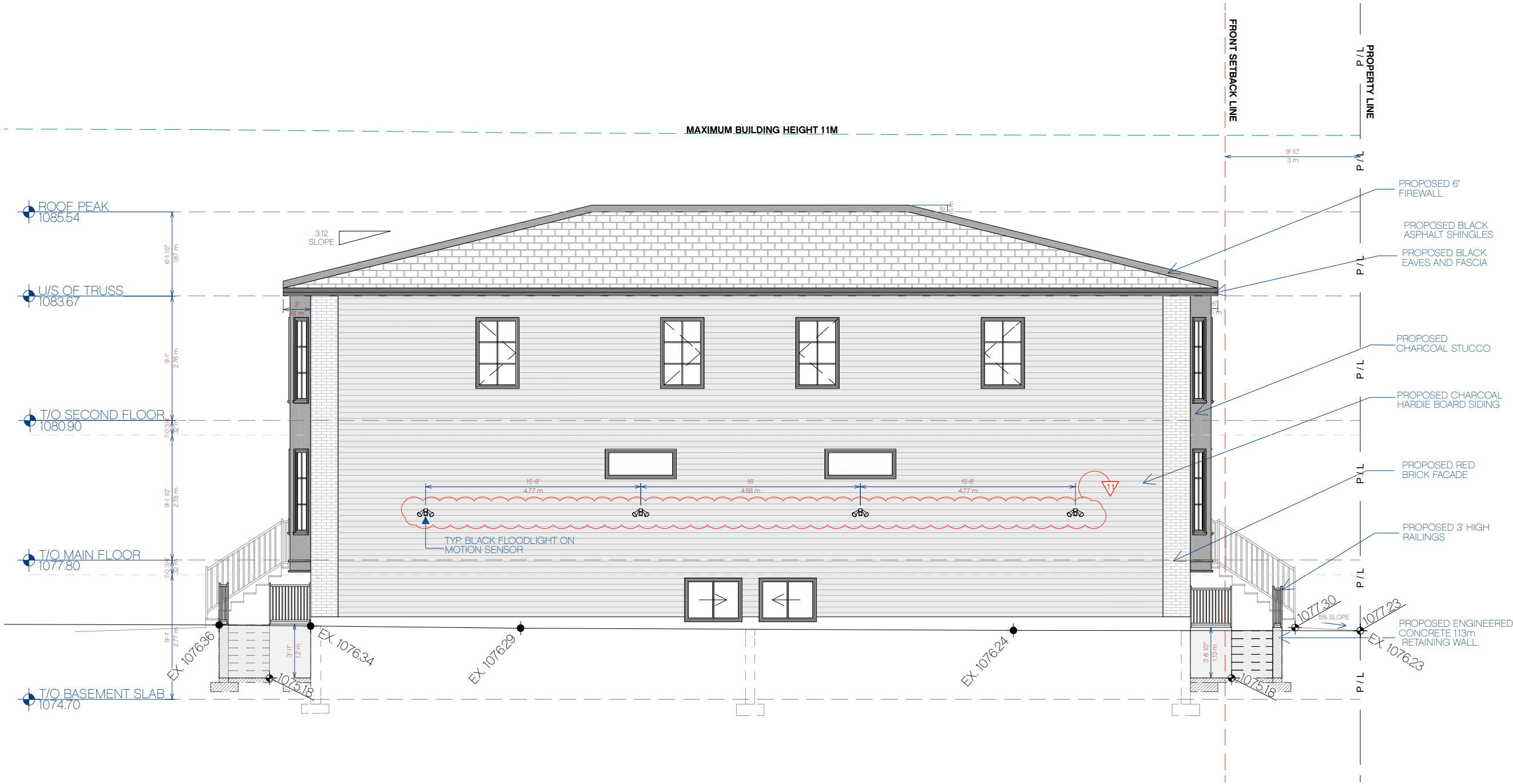
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BROOKLYN BROWNSTONE
STYLE TOWNHOUSE

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

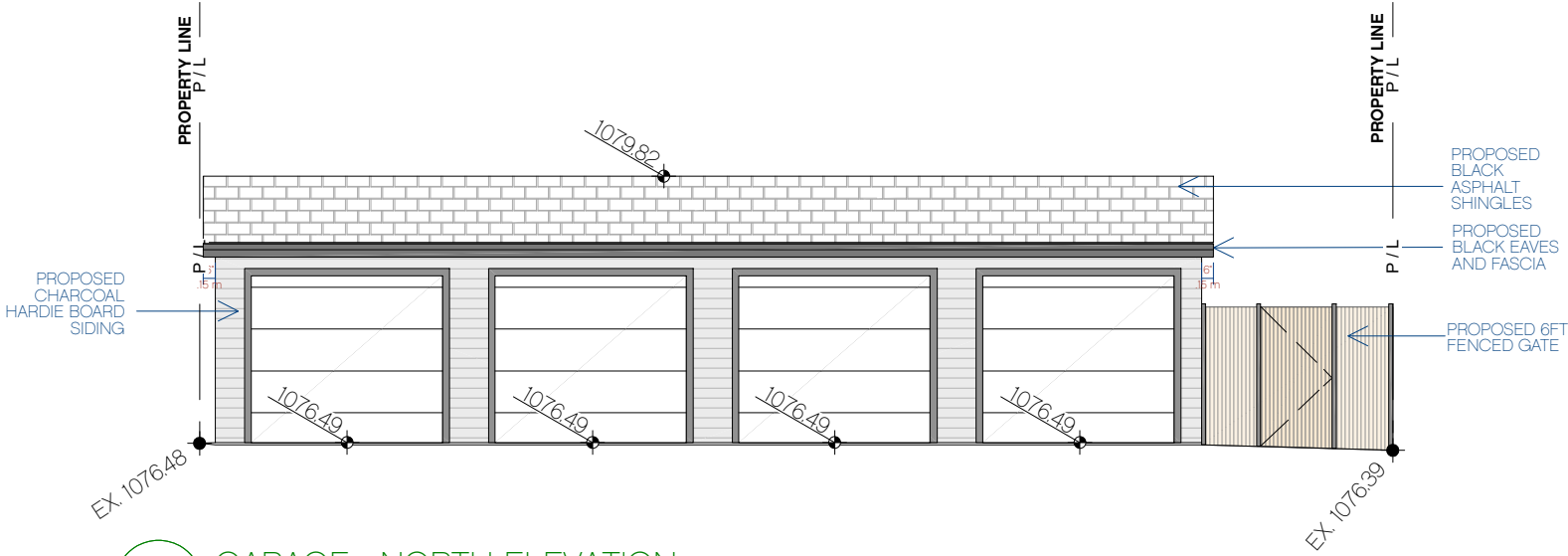
A12

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

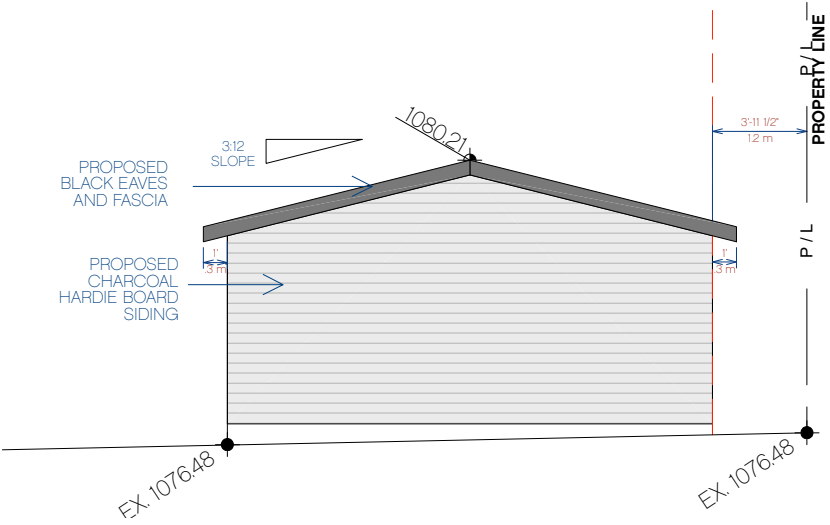
DR1 RESPONSE

DATE: March 12, 2026

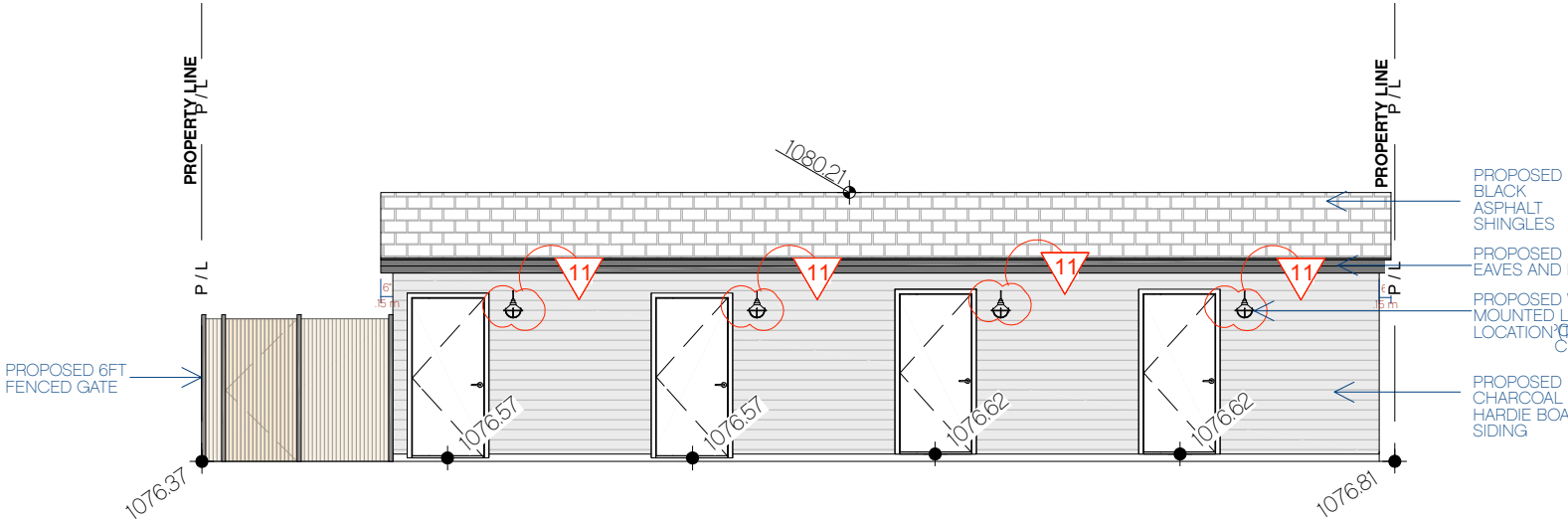
rectangle



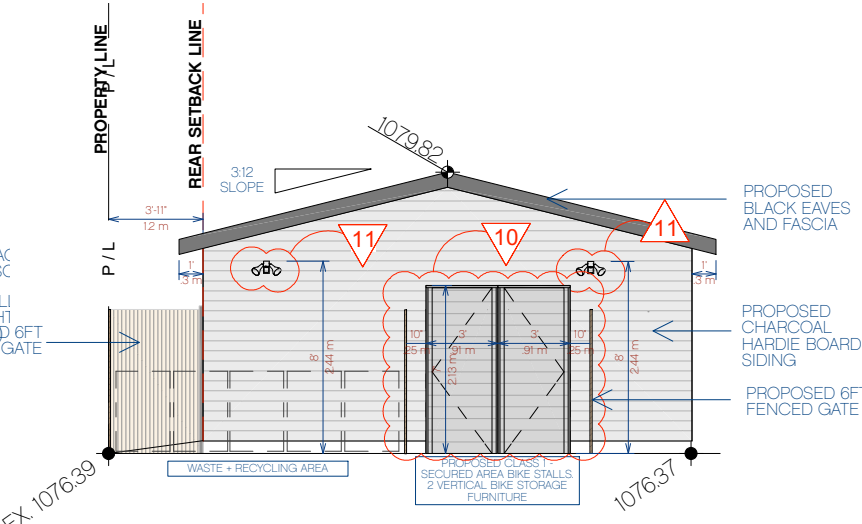
1 GARAGE - NORTH ELEVATION
A12 1/8" : 1'-0"



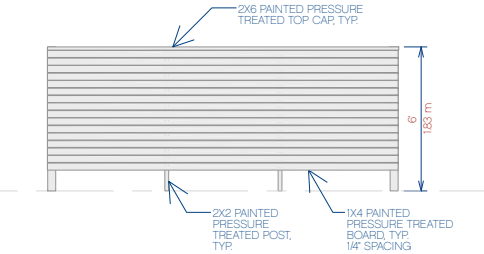
2 GARAGE - EAST ELEVATION
A12 1/8" : 1'-0"



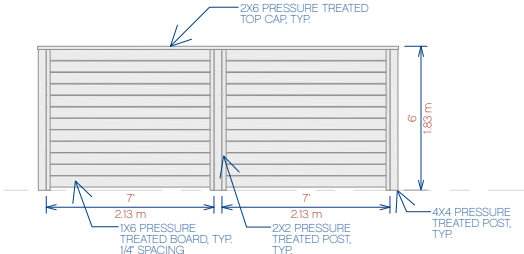
3 GARAGE - SOUTH ELEVATION
A12 1/8" : 1'-0"



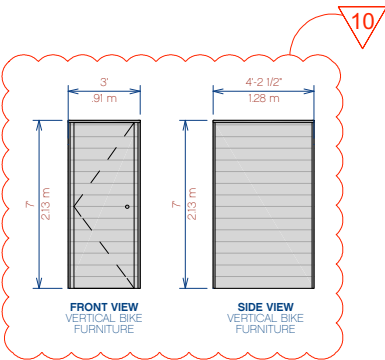
4 GARAGE - WEST ELEVATION
A12 1/8" : 1'-0"



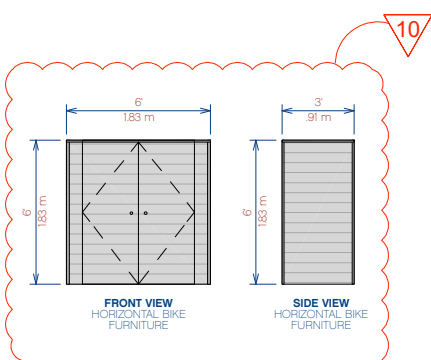
5 TYP. PRIVACY SCREEN
A12 1/8" : 1'-0"



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"

rectangle

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SCALE: NTS

SITE SURVEY

A15

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

DR1 RESPONSE

DATE: March 12, 2026

rectangle

