

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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A11 - EXTERIOR ELEVATION, WEST
A12 - ACCESSORY BUILDING
A13 - BUILDING SECTION
A14 - SURVEY



ARTISTIC RENDERING ONLY

BROOKLYN BROWNSTONE STYLE TOWNHOUSE

1147 15TH AVENUE N.E.

LOT 13, BLOCK 27, PLAN 4221GL

BROOKLYN BROWNSTONE
STYLE TOWNHOUSE

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MUST BE DESIGNED BY THE
SUPPLIER.

CONSTRUCTION TO CONFORM TO
NATIONAL BUILDING CODE 2023
ALBERTA EDITION PART 9 AND ALL
APPLICABLE BUILDING CODES AND
STANDARDS.

REVIEW ALL DIMENSIONS AND
SPECIFICATIONS PRIOR TO STARTING
CONSTRUCTION.

DO NOT SCALE DRAWINGS.

SCALE:
COVER PAGE

A1
1147 15TH AVE N.E.

DATE: December 23, 2025



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SCALE: NTS
BLOCK PLAN

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

DATE: December 23, 2025

rectangle

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



SOUTHWEST VIEW



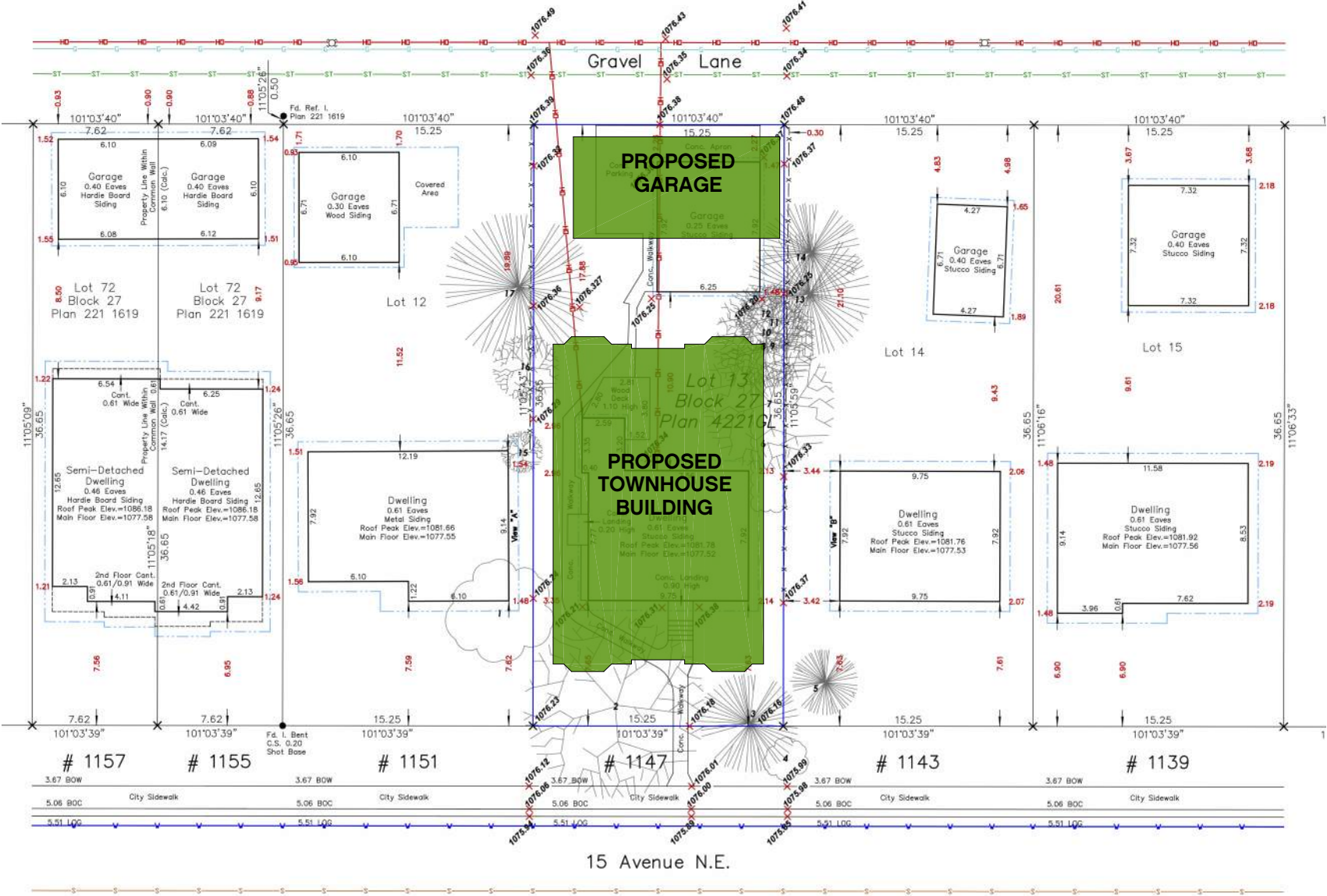
NORTHEAST VIEW



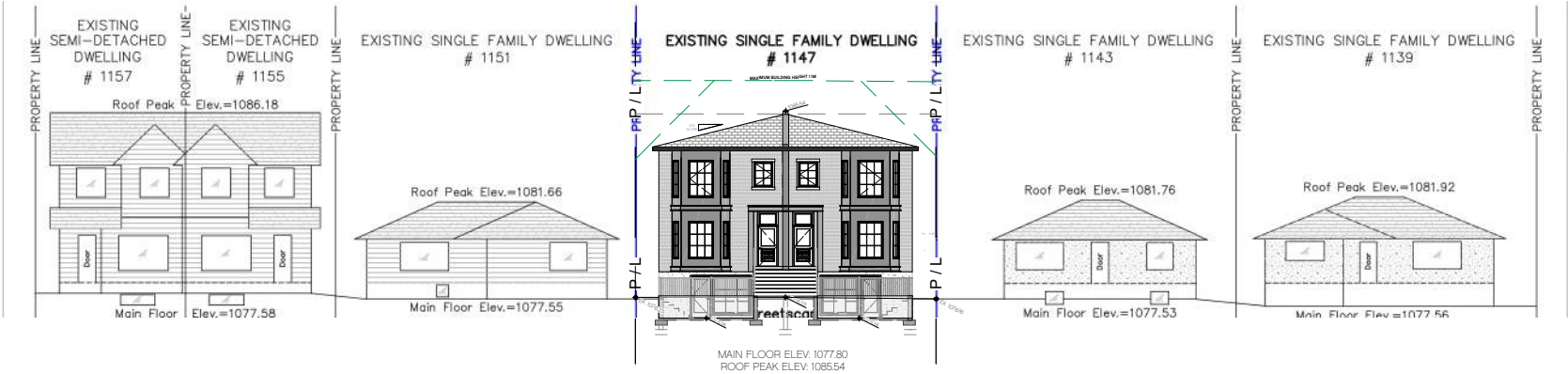
SOUTHEAST VIEW



NORTHWEST VIEW



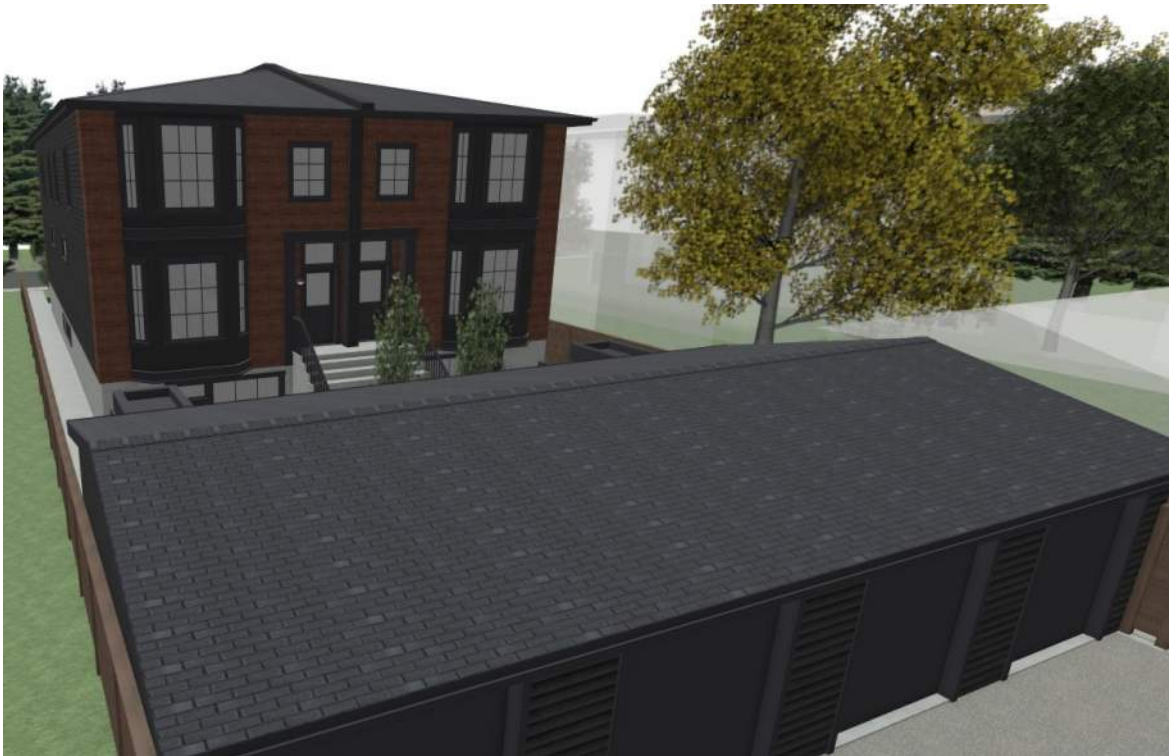
1 BLOCK PLAN
A2 1/30" : 1'-0"



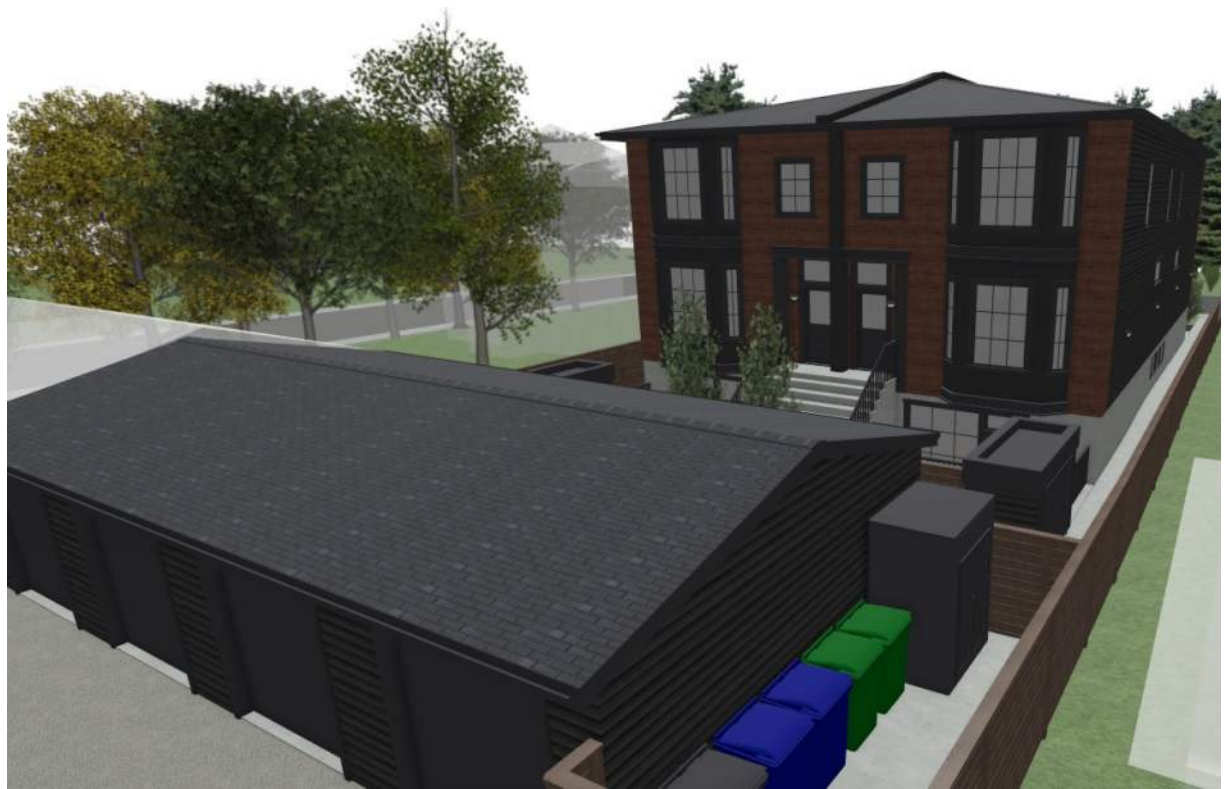
2 STREETSCAPE - 15TH AVENUE N.E.
A2 1/30" : 1'-0"



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

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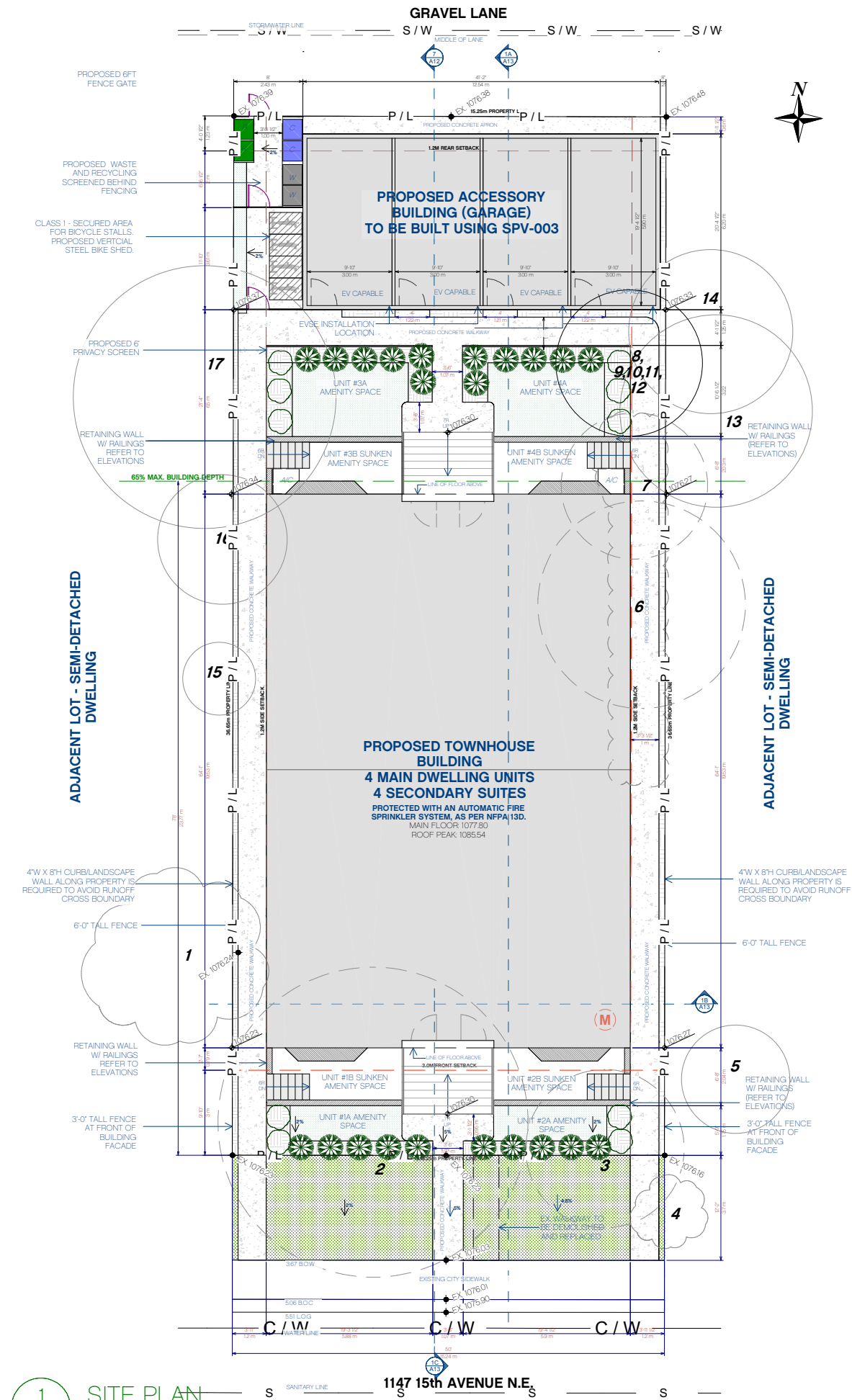
DO NOT SCALE DRAWINGS.

SCALE: NTS
EXTERIOR
PERSPECTIVES

A3
1147 15TH AVE N.E.
LOT 13, BLOCK 27, PLAN 4221GL

DATE: December 23, 2025

rectangle



1 SITE PLAN
A4 1/16" : 1'-0"

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:

- 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 No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	---	6.00	4.00
2	Deciduous	0.80	11.00	8.00
3	Coniferous	0.30	6.00	6.00
4	Bush	---	2.50	3.00
5	Coniferous	0.25	4.00	5.00
6	Bush	---	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

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: 58.2% (324.74 SM (3,495.47 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

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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

DATE: December 23, 2025

rectangle

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

SOUTH
EXTERIOR
ELEVATION

A8

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

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rectangle



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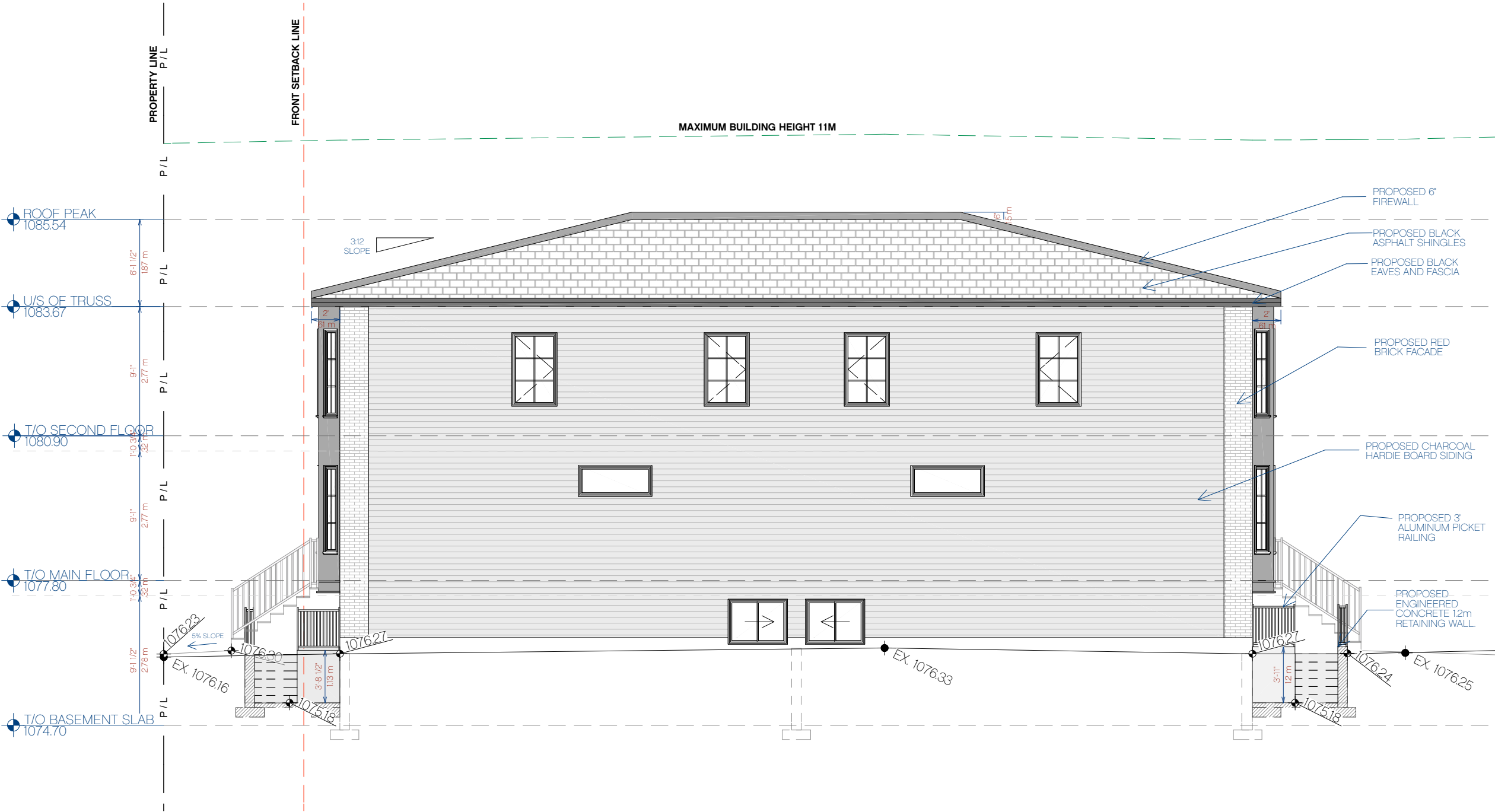
EAST
EXTERIOR
ELEVATION

A9

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

DATE: December 23, 2025

rectangle



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

NORTH
EXTERIOR
ELEVATION

A10

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

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rectangle



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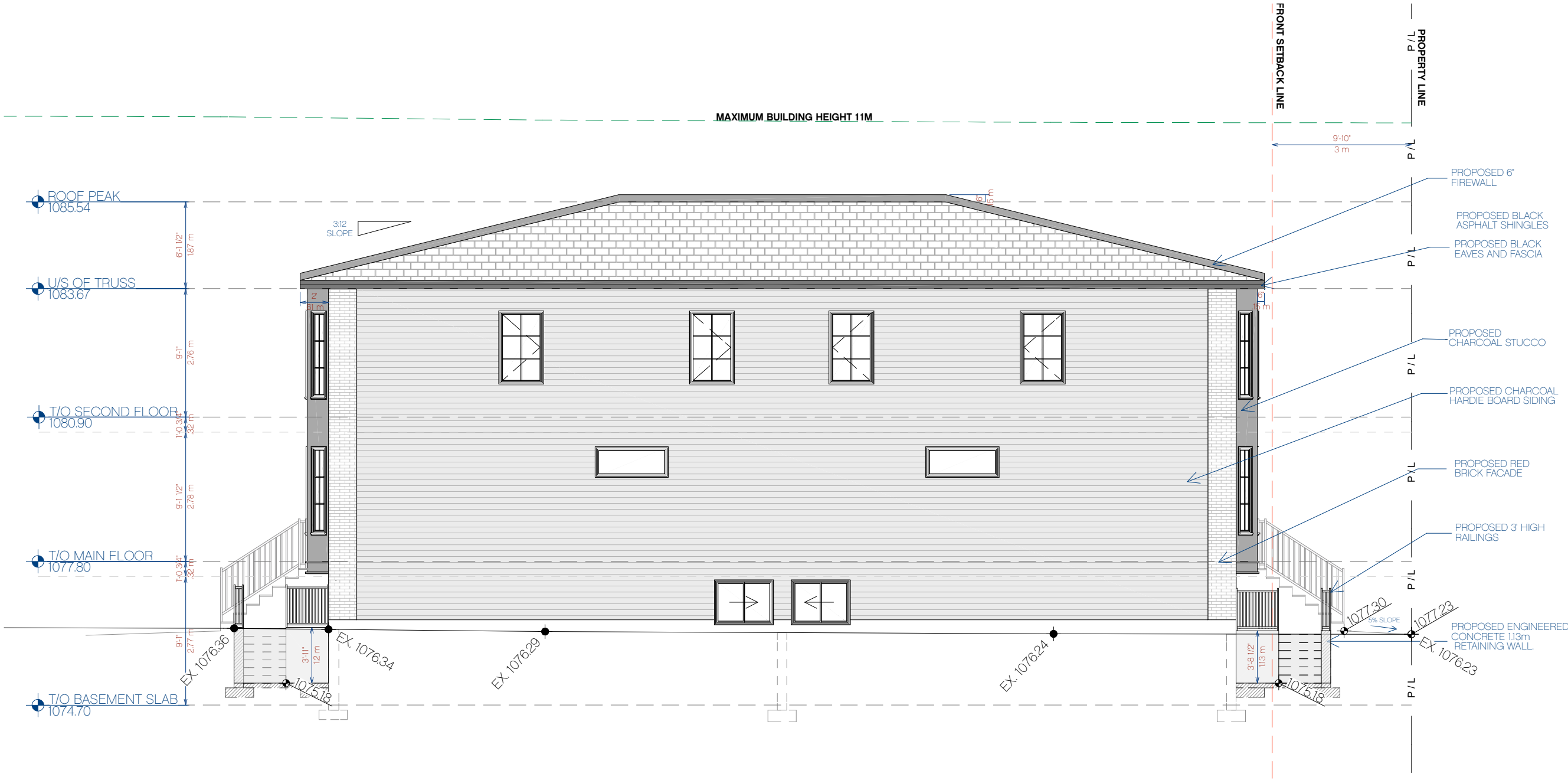
WEST
EXTERIOR
ELEVATION

A11

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

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rectangle



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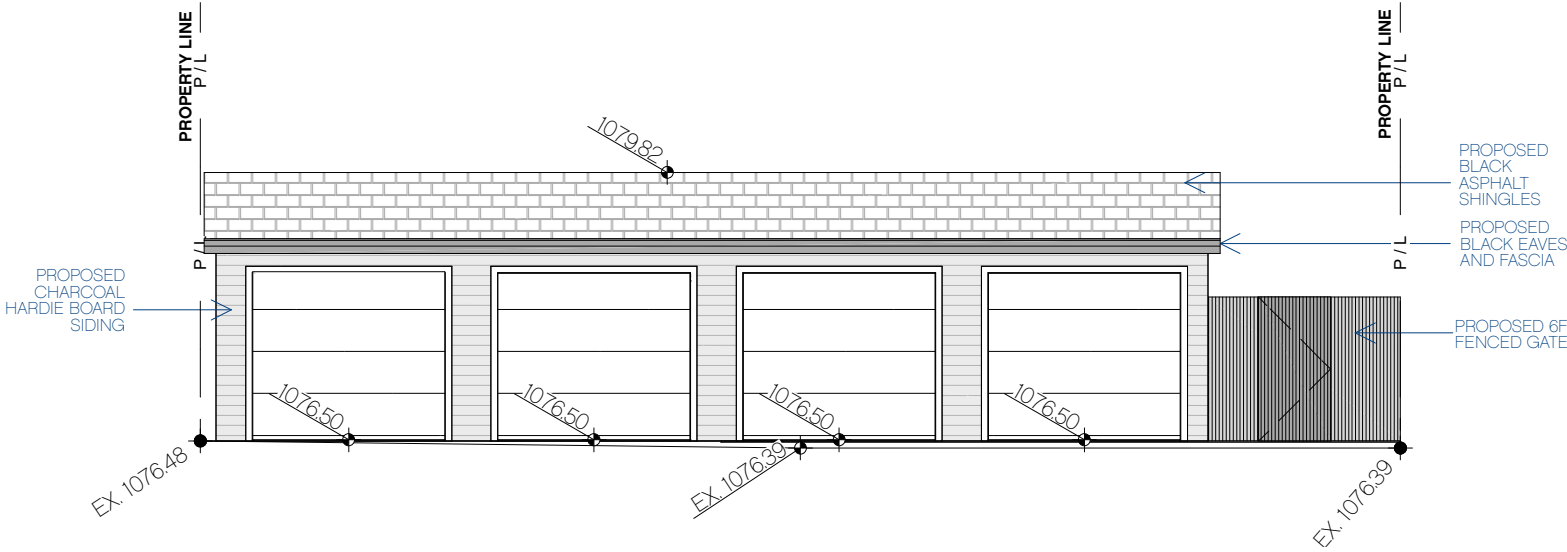
SCALE: 1/8" : 1'-0 "
ACCESSORY BUILDING &
FENCE DETAILS
EXTERIOR
ELEVATIONS

A12

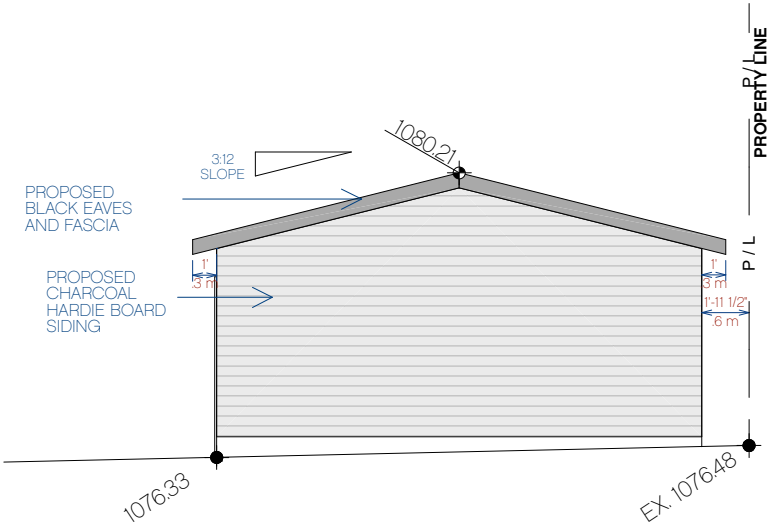
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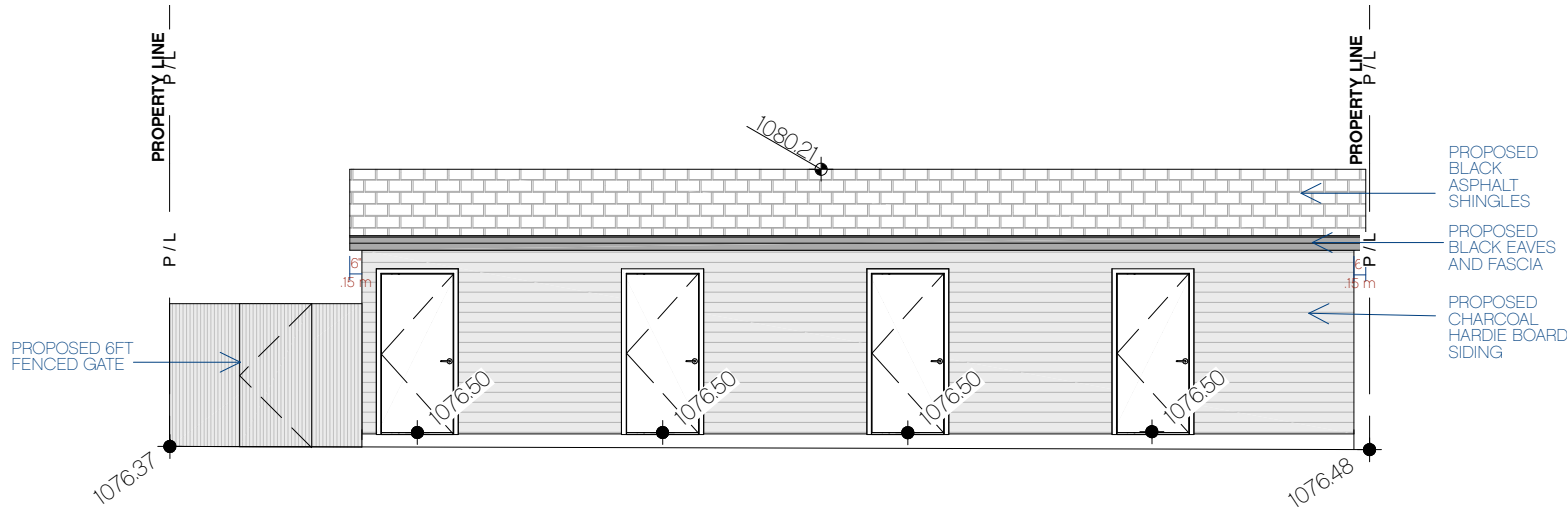
rectangle



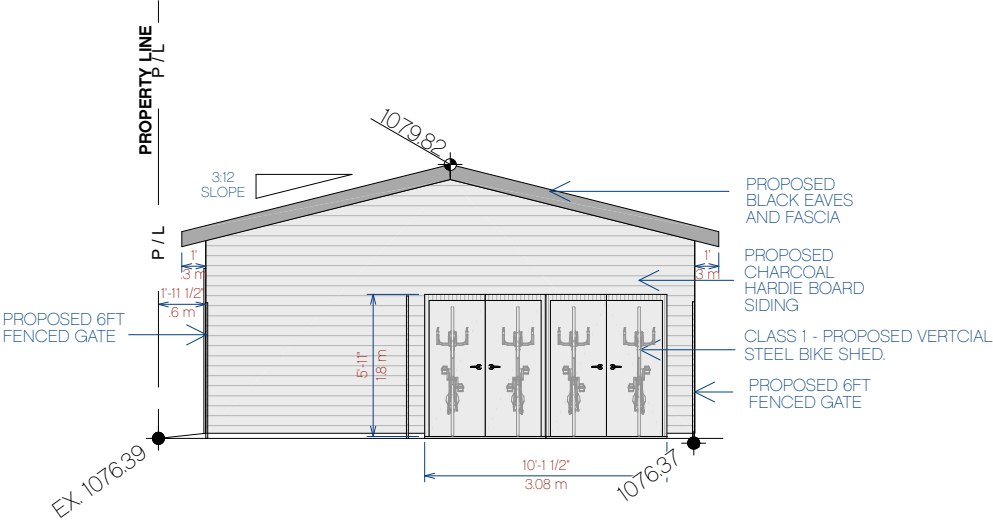
1 GARAGE - NORTH ELEVATION
A12 1/8" : 1'-0"



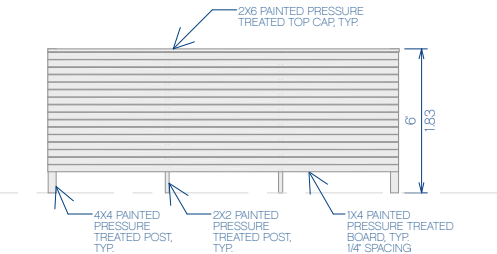
2 GARAGE - EAST ELEVATION
A12 1/8" : 1'-0"



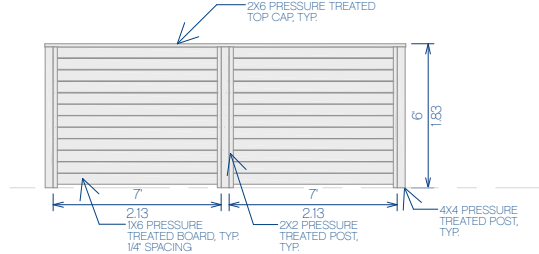
3 GARAGE - SOUTH ELEVATION
A12 1/8" : 1'-0"



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"

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SCALE: NTS

SITE SURVEY

A14

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

DATE: December 23, 2025

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 ASBM 1985/75 Elev=1075.85
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114W) 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]
Streetsight 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. 081,452,750 which was searched on
the 9th day of September, 2024, and is subject to:
No Pertinent Registration.

ABBREVIATIONS:
A---Arc Length
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cont---Conteiner
Conc---Concrete
C.S.---Countersunk
DH---Drill Hole
Enc---Enclosures
Fd---Found
L---Iron Post
LB---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.W.---Window Well

This plan represents the best information at the time of survey.
Arc Surveys Ltd. and its employees take no responsibility for the
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	0.00	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	3.00
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	3.00
16	Deciduous	0.20	4.00	3.00
17	Coniferous	0.50	9.00	11.00



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