

DETAILED REVIEW DRAWINGS
PROPOSED FOURPLEX DWELLING
(ISSUED JULY 20, 2026)

8012 36 AVE SW
CALGARY, ALBERTA
LOT 2, BLOCK D, PLAN 2429HG



FOR CONCEPTUAL PURPOSE ONLY

GENERAL NOTES

GENERAL

- DRAWINGS ARE DRAWN TO SCALE AS INDICATED AND SCALING MAY VARY SLIGHTLY DUE TO REPRODUCTION. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO ELEANOR DESIGNS AND PRIOR TO CONSTRUCTION.

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

FOUNDATIONS

- FOOTINGS TO REST ON NATIVE, UNDISTURBED SOIL
- FINAL EXTERIOR GRADES MAY VARY FROM THOSE SHOWN IN DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO POURING FOUNDATIONS
- ALL CONCRETE PAD FOOTINGS AND PILES TO BE VERIFIED BY STRUCTURAL ENGINEER TO MEET SOIL CONDITIONS OF THE BUILDING SITE.

STRUCTURAL

- TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND VERIFY ALL ROOF SLOPES. TRUSSES ARE TO BE DESIGNED TO THE CURRENT EDITION OF THE BUILDING CODE AND BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE WITHIN ALBERTA
- ALL BEAMS AND LINTELS AS PER THE ALBERTA BUILDING CODE APPLICABLE TABLES.
- JOIST SUPPLIER TO PROVIDE FLOOR LAYOUTS AND ENGINEERING FOR FLOOR SYSTEM.

FRAMING

- ALL FRAMING TO BE S.P.F. #2 OR BETTER AS PER PLAN.
- DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO FACE OF PARTITION WALL STUDS UNLESS NOTED OTHERWISE.

DOOR AND WINDOWS

- WINDOWS AND DOOR SIZES SHOWN ARE TO BE VERIFIED BY MANUFACTURER. EXACT ROUGH OPENINGS TO BE SUPPLIED BY MANUFACTURER PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO ENSURE ALL WINDOWS SUPPLIED TO COMPLY WITH NAFS REQUIREMENTS.

MINIMUM PERFORMANCE GRADE 30
MIN. POSITIVE DESIGN PRESSURE 1440PA
MIN. NEGATIVE DESIGN PRESSURE 1440PA
MIN. WATER PENETRATION PRESSURE 300 PA
MIN. CANADIAN AIR INFILTRATION A2

ALL REQUIREMENTS CALCULATED AS PER WWW.FENESTRATIONCANADA.CA ONLINE CALCULATOR FOR WINDOWS WITHIN 10mm OF GRADE ON ROUGH TERRAIN TYPE. MANUFACTURER CALCULATIONS TO SUPERCEDE ARCHITECTURAL DWGS.
- MAXIMUM U VALUE FOR ALL WINDOW TO BE 2.0

MECHANICAL

- MECHANICAL LAYOUT AND SPECS. SUPPLIED BY MECHANICAL CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE THAT ALL MECHANICAL SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

ELECTRICAL

- ELECTRICAL LAYOUT SHOWN IS TO BE USED AS A GUIDELINE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THAT DESIGN AND SYSTEMS COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND CONFORM WITH ALL APPLICABLE NATIONAL, PROVINCIAL AND LOCAL BUILDING CODES.

DRAWING INDEX

SHEET #	SHEET NAME
AS.1	SITE PLAN - PROPOSED
AS.2	SECTIONS
A1.0a	BASEMENT & MAIN FLOOR PLANS - PROPOSED
A1.1	UPPER & LOFT FLOOR PLANS - PROPOSED
A3.0	SOUTH ELEVATION - PROPOSED
A3.1	NORTH ELEVATION - PROPOSED
A3.2	WEST ELEVATION - PROPOSED
A3.3	EAST ELEVATION - PROPOSED
G1.0	GARAGE PLANS - PROPOSED



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MAIN FLOOR	:	2137.52 sq.ft.
UPPER FLOOR:	:	2137.52 sq.ft.
LOFT FLOOR:	:	1350.48 sq.ft.
TOTAL AREA:	:	5625.52 sq.ft.
GARAGE	:	775.36 sq.ft.
BSMT DEV.	:	2013.72 sq.ft.

CLIENT:

**BOWCORE
DEV.**

8012 36 AVE NW
CALGARY, AB
LOT 2, BLOCK D
PLAN 2429HG

No.	Date:	Description:	By:
1	2025-12-12	DSO DRAWINGS	AM
2	2025-12-13	DSO DRAWINGS	AM
3	2025-12-16	DP DRAWINGS	AM
4	2026-03-25	DR DRAWINGS	AM
5	2026-03-27	RL - DR DRAWINGS	AM
6	2026-07-20	DR DRAWINGS	AM

STATUS:

NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:

COVER SHEET

CHECKED BY:	DRAWN BY:
AK	AK

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

PRINTED ON 24x36 PAPER

SHEET #:

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NOTES:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

CLASS 1 BIKE LOCKERS

1/4" = 1'-0"

1/8" P.T. DOORS ON 2x4 FRAME
C/W HEAVY DUTY HINGES
ALL WEATHER SON INDICATING
UNITS TO BE SERVICED

FIBRE CEMENT CLADDING OR AN ALTERNATIVE
MAINTENANCE FREE MATERIAL TO BE USED AS A
MAINTENANCE FREE MATERIAL FOR CONSTRUCTION

72"x72" DOUBLE DOOR
2.0 m
1.02 m
0.60 m
0.83 m
0.60 m
1.39 m
2.0 m
1.4 m
STALLS TO BE ON
UNIT SURFACE

6' - 8"
4"
4"
6' - 11 1/2"
6' - 13 1/2"
4" x 4" P.W. POSTS (TYPICAL)
GATES TO OPEN 180°
BOLTS C/W NUTS & WASHERS TO ATTACH
HEAVY DUTY GATE HINGE TO
PLATE FASTEN TO POST
1X8 P.T. FLOOR
BOARDS STAINED
2X6 P.T. PLURD JOISTS
W/ 3/4" P.T. PLWOOD
WALLS TO BE 9'-11" HIGH

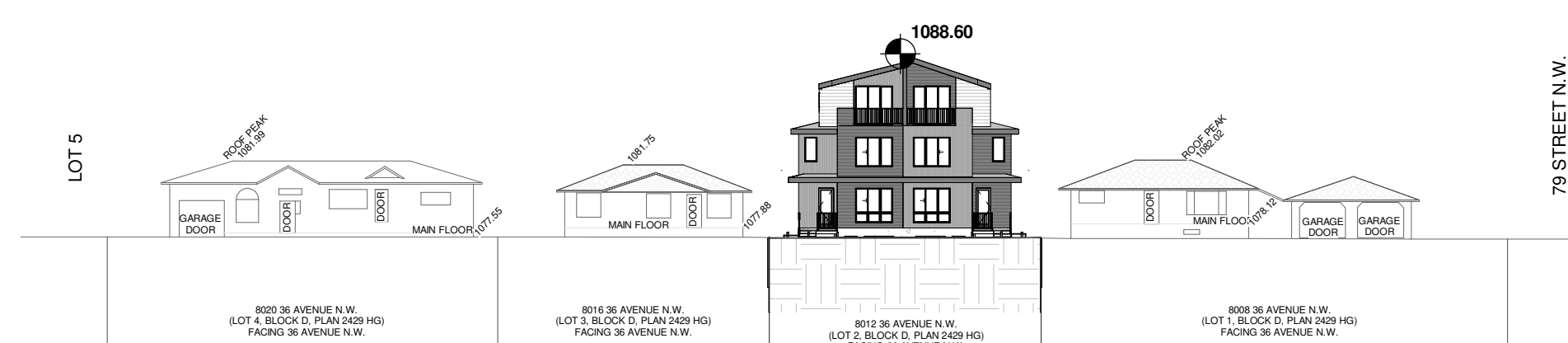
SCREENED WASTE/RECYCLING AREA

1/4" = 1'-0"

NOTE: MAINTENANCE FREE MATERIAL TO BE USED FOR GARBAGE ENCLOSURE

5' - 11"

5' - 11"





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BSMT DEV. : 2013.72 sq.ft.

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4	2026-03-26	DR DRAWINGS	AM
5	2026-03-27	RL - DR DRAWINGS	AM
6	2026-07-20	DR DRAWINGS	AM

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:

SOUTH ELEVATION -
PROPOSED

CHECKED BY: **AK** DRAWN BY: **AK**

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

A3.0

NOTES:

DEVELOPMENT
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1 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



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3	2025-12-16	DP DRAWINGS	AM
4	2026-03-26	DR DRAWINGS	AM
5	2026-03-27	RL - DR DRAWINGS	AM
6	2026-07-28	DR DRAWINGS	AM

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
NORTH ELEVATION -
PROPOSED

CHECKED BY:	DRAWN BY:
AK	AK

SCALE: As indicated
PRINTED ON 24x36 PAPER

SHEET #:

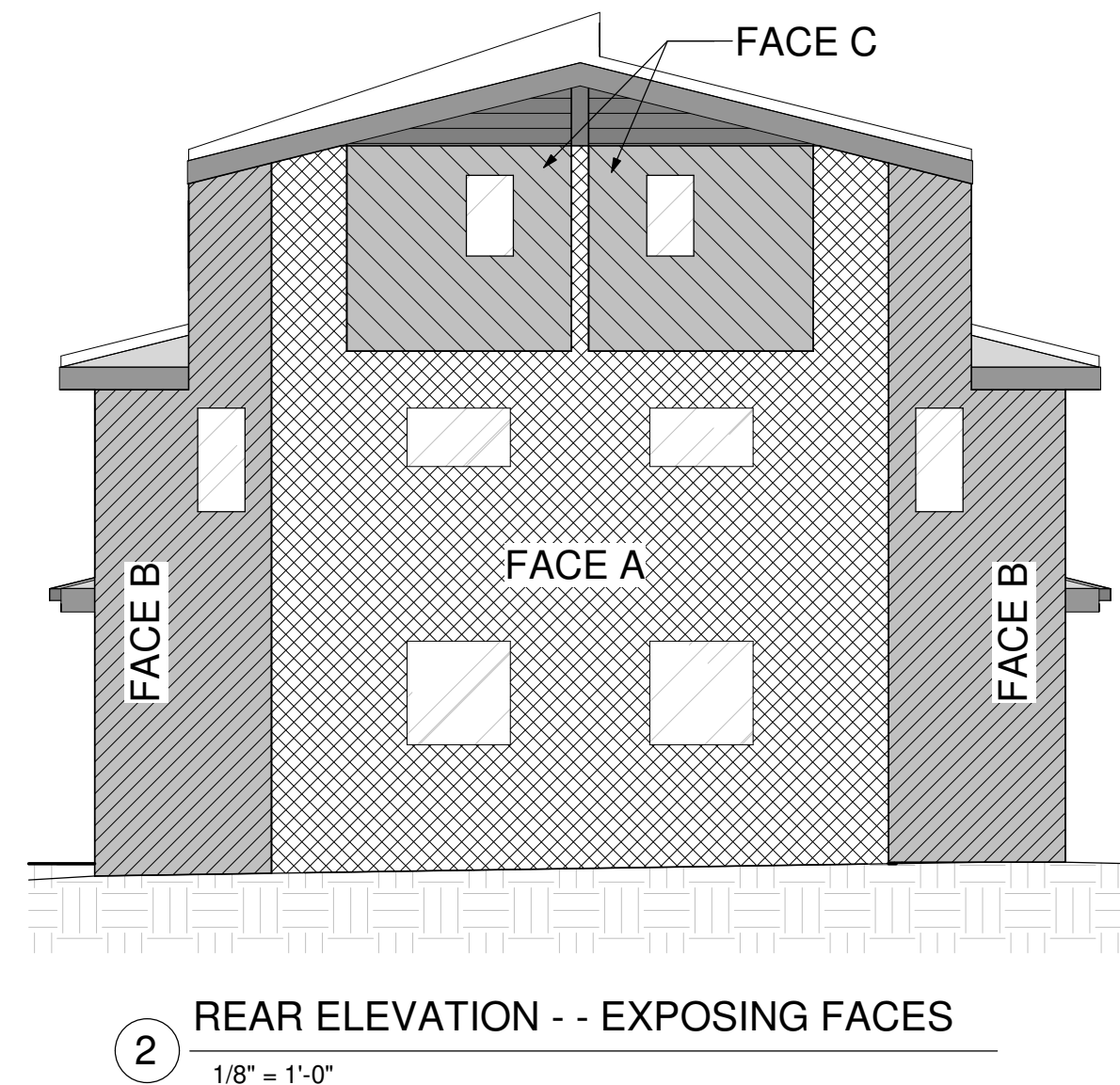
A3.1

NOTES:

DEVELOPMENT
PERMIT
DECISION
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1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



2 REAR ELEVATION - - EXPOSING FACES
1/8" = 1'-0"



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BSMT DEV. : 2013.72 sq.ft.

CLIENT:

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5	2026-03-27	RL - DR DRAWINGS	AM
6	2026-07-20	DR DRAWINGS	AM

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
WEST ELEVATION -
PROPOSED

CHECKED BY: AK
DRAWN BY: AK

SCALE: 1/4" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:
A3.2

NOTES:

DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN



1 WEST ELEVATION - PROPOSED
1/4" = 1'-0"



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MAIN FLOOR	2137.52 sq. ft.
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UPPER FLOOR: 2137.52 sq ft

LOFT FLOOR: 1350.48 sq. ft.

LOFT FLOOR:	1839.16 sq.ft.
TOTAL AREA:	5625.52 sq.ft.

GABAGE	775.36 sq.ft.
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BSMT DEV	:	2013.72 sq ft
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CLIENT:

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DEV.**

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CALGARY, AB
LOT 2, BLOCK D
PLAN 2429HG

STATUS:	NOT ISSUED FOR CONSTRUCTION
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STATUS:	NOT ISSUED FOR CONSTRUCTION
---------	-----------------------------

DRAWING NAME:

EAST ELEVATION -
PROPOSED

CHECKED BY: AK	DRAWN BY: AK
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SCALE: 1/4" = 1'-0"
PRINTED ON 24x36 PAPER

SHEET #:

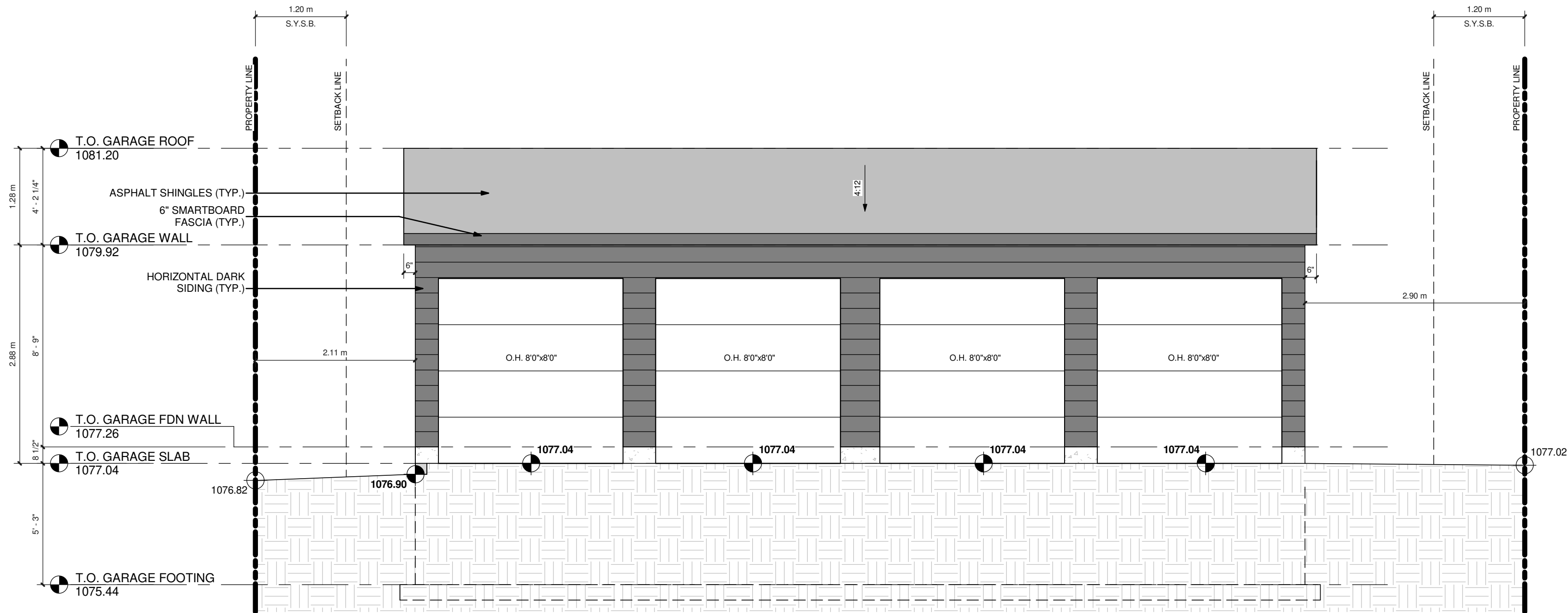
A3.3

NOTES:

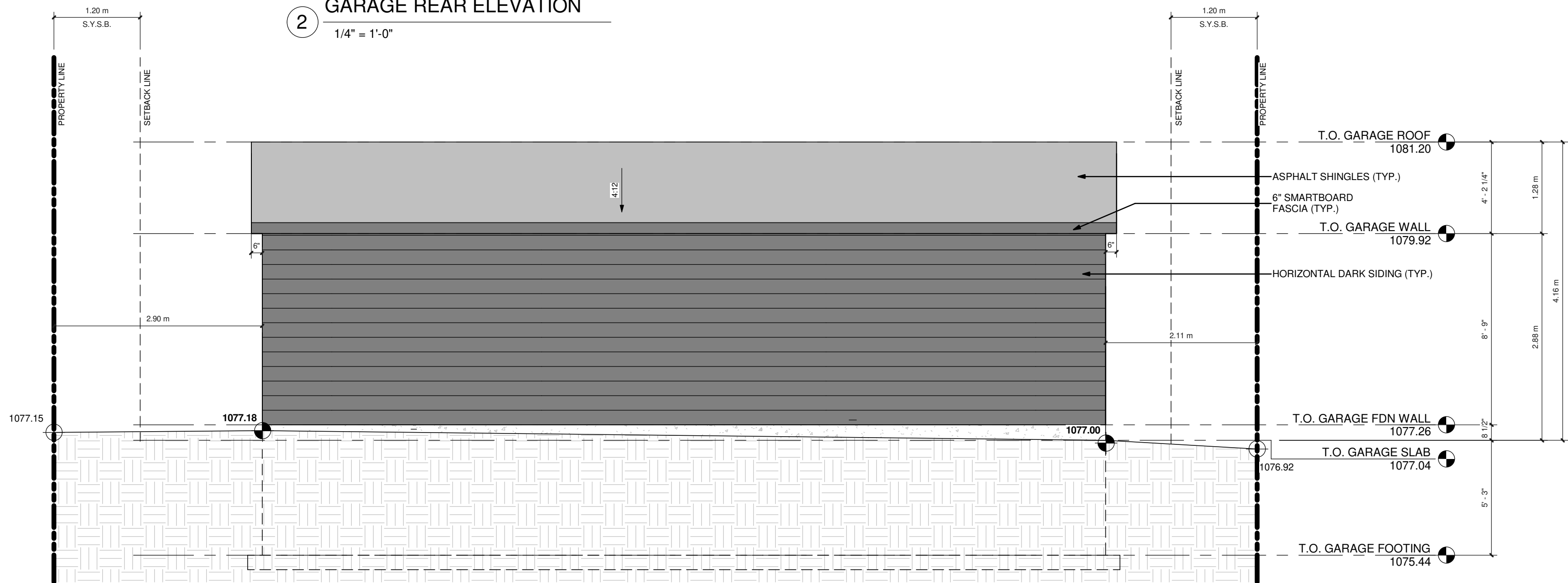
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



① $\frac{1}{4}'' = 1'-0''$

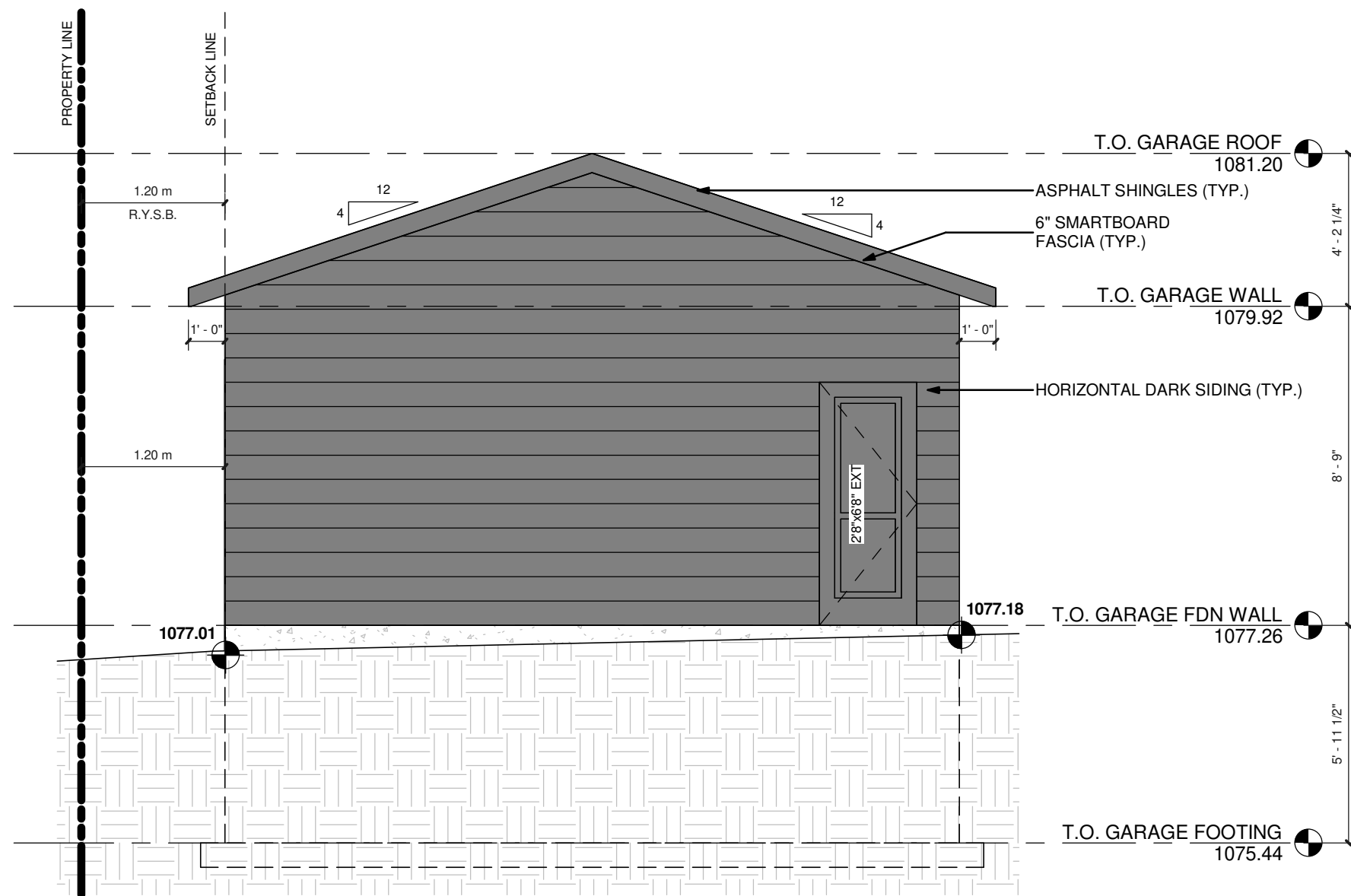


2 GARAGE REAR ELEVATION
1/4" = 1'-0"

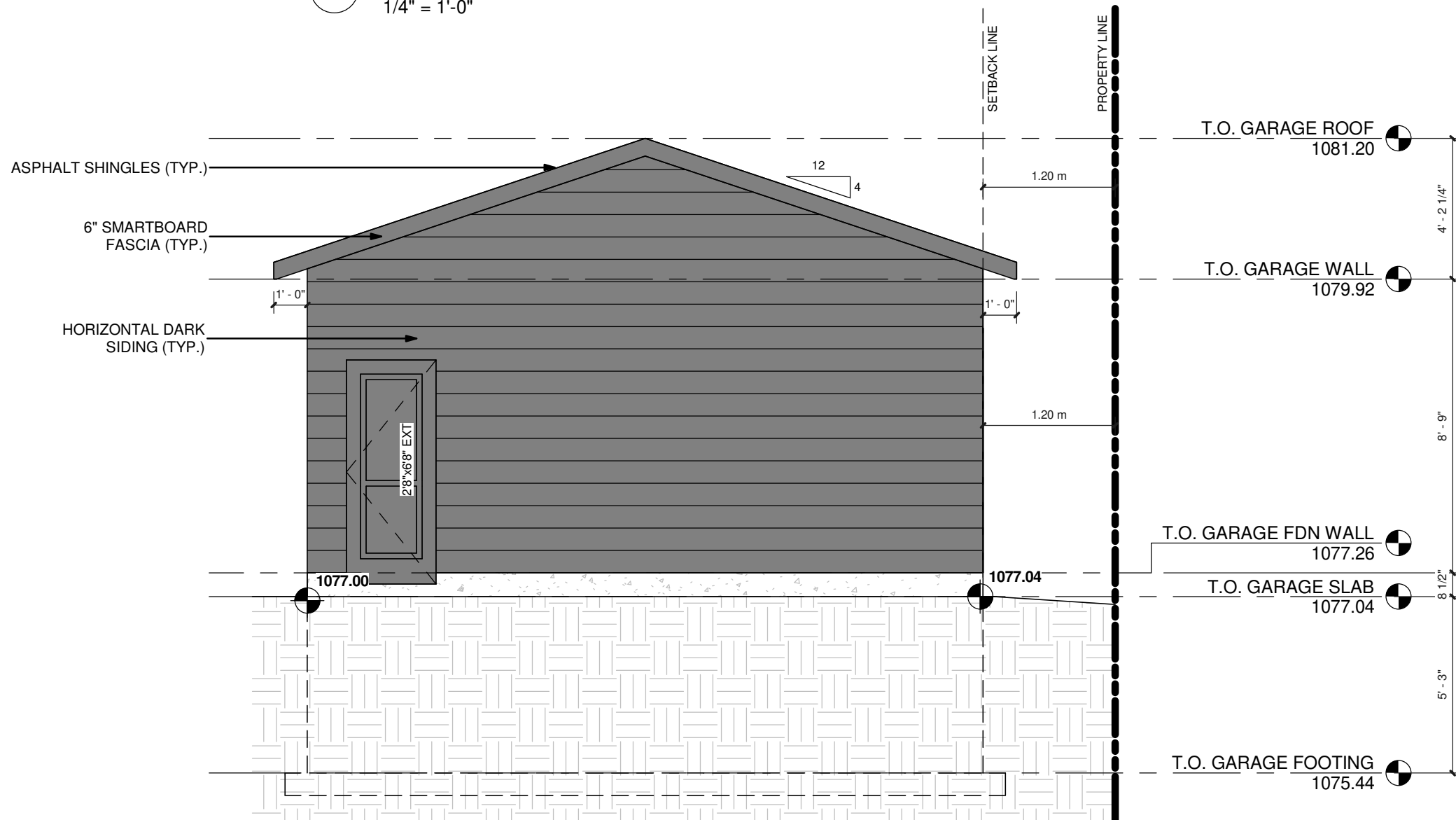


3 GARAGE FRONT ELEVATION
1/4" = 1'-0"

4 GARAGE LEFT ELEVATION
1/4" = 1'-0"



5 GARAGE RIGHT ELEVATION
1/4" = 1'-0"



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4	2026-03-26	DR DRAWINGS	AH
5	2026-03-27	RL - DR DRAWINGS	AH
6	2026-07-26	DR DRAWINGS	AH

STATUS:
NOT ISSUED FOR CONSTRUCTION

DRAWING NAME:
GARAGE PLANS - PROPOSED

CHECKED BY: AK
DRAWN BY: AK

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

G1.0

NOTES:

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