

CONTENTS	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	BASEMENT FLOOR PLAN
A5	MAIN FLOOR
A6	SECOND FLOOR PLAN
A7	FRONT, BACK & LEFT ELEVATIONS
A8	LEFT & GARAGE ELEVATIONS
A9	CROSS SECTION

114 HOUNSLOW DRIVE NW

4-UNIT TOWNHOUSE W/ 4 SECONDARY SUITES

LOT 10, BLOCK 21, PLAN 8324 GV

HIGHWOOD, NW CALGARY, LOT ZONING: R-CG



VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	02.12.26
Design Draft 1.1	02.23.26
Design Draft 1.2	02.24.26
DP Set	03.09.26
DP Set - Rev 1	03.12.26
Revision for Enmax	04.30.26
DR Set	05.11.26
DR Set - Rev. 1	05.13.26

STREET ADDRESS

114 HOUNSLOW DRIVE NW

LEGAL ADDRESS

LOT 10, BLOCK 21,
PLAN 8324 GV

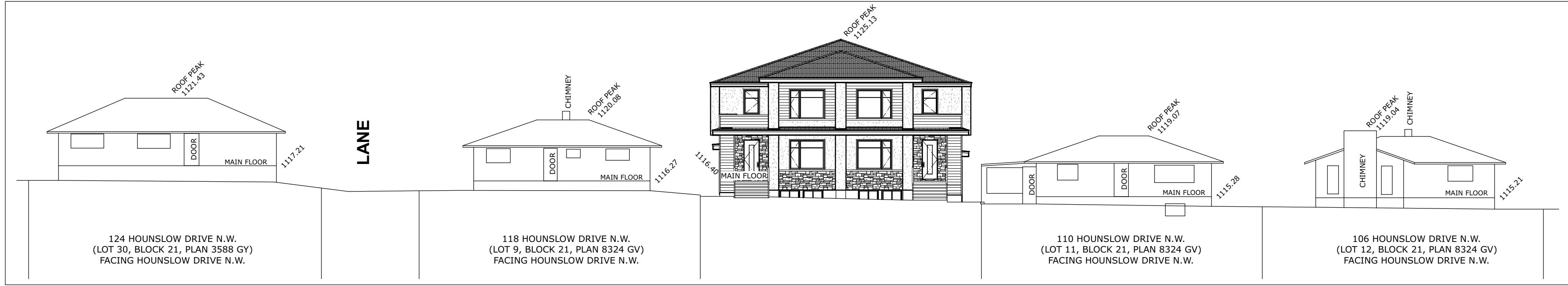
PROJECT

HIGHWOOD
TOWNHOUSE

DRAWING

COVER PAGE

ZONING R-CG	PROJECT TAG 26-04-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A1 / 9



NORTH WEST STREETSCAPE
SCALE: 1 = 150

TREE SCHEDULE:						
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	
T1	Deciduous	0.30	6.00	6.00	In Adjacent Property	To remain
T2	Bush	-	2.00	4.00	In Subject Property	To be removed
T3	Bush	-	1.50	2.00	In Subject Property	To be removed
T4	Deciduous	0.40	6.00	9.00	In City Property	To remain (T-32122826 - FRAXINUS PENNSYLVANICA)
T5	Coniferous	0.50	8.00	10.00	In City Property	To be removed (T-51158826 - PICEA PUNGENS)
T6	Deciduous	0.40	6.00	9.00	In City Property	To remain (T-32122825 - FRAXINUS PENNSYLVANICA)
T7	Bush	-	1.50	1.50	In Subject Property	To be removed
T8	Bush	-	2.00	2.00	In Subject Property	To be removed
T9	Bush	-	5.00	5.00	In Subject Property	To be removed
T10	Deciduous	0.10	3.00	4.00	In Subject Property	To be removed
T11	Bush	-	3.00	4.00	In Subject Property	To be removed
T12	Coniferous	0.30	4.00	10.00	In Adjacent Property	To remain
T13	Coniferous	0.60	7.00	9.00	In Subject Property	To be removed
T14	Deciduous	0.10	1.50	4.00	In Subject Property	To be removed
T15	Deciduous	0.10	1.50	4.00	In Subject Property	To be removed
T16	Bush	-	6.00	4.00	In Subject Property	To be removed
T17	Bush	-	2.00	2.00	In Subject Property	To be removed
T18	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x2) - Brandon White Cedar - Thuja Occidentalis 'Brandon' ***MATURE HEIGHT 13'-0" (3.96M)***
T19	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
T20	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x3) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x8) - Phenomenal Lavender - Lavandula X Intermedia
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Pygmy Caragana - Caragana Pygmaea
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Bella Sol Potentilla - Potentilla Fruticosa 'Hachdon'

SITE / BLOCK LEGEND			
	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	PROPOSED RETAINING WALL		CITY STORM LINE
	CONCRETE		CITY GAS LINE
	PERMEABLE PAVERS		PROPERTY LINE
	MULCH		SITE SECTION
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			GRADE FROM DP0234-05405
			PROPOSED SLOPE
			EXISTING SLOPE
			POWER POLE

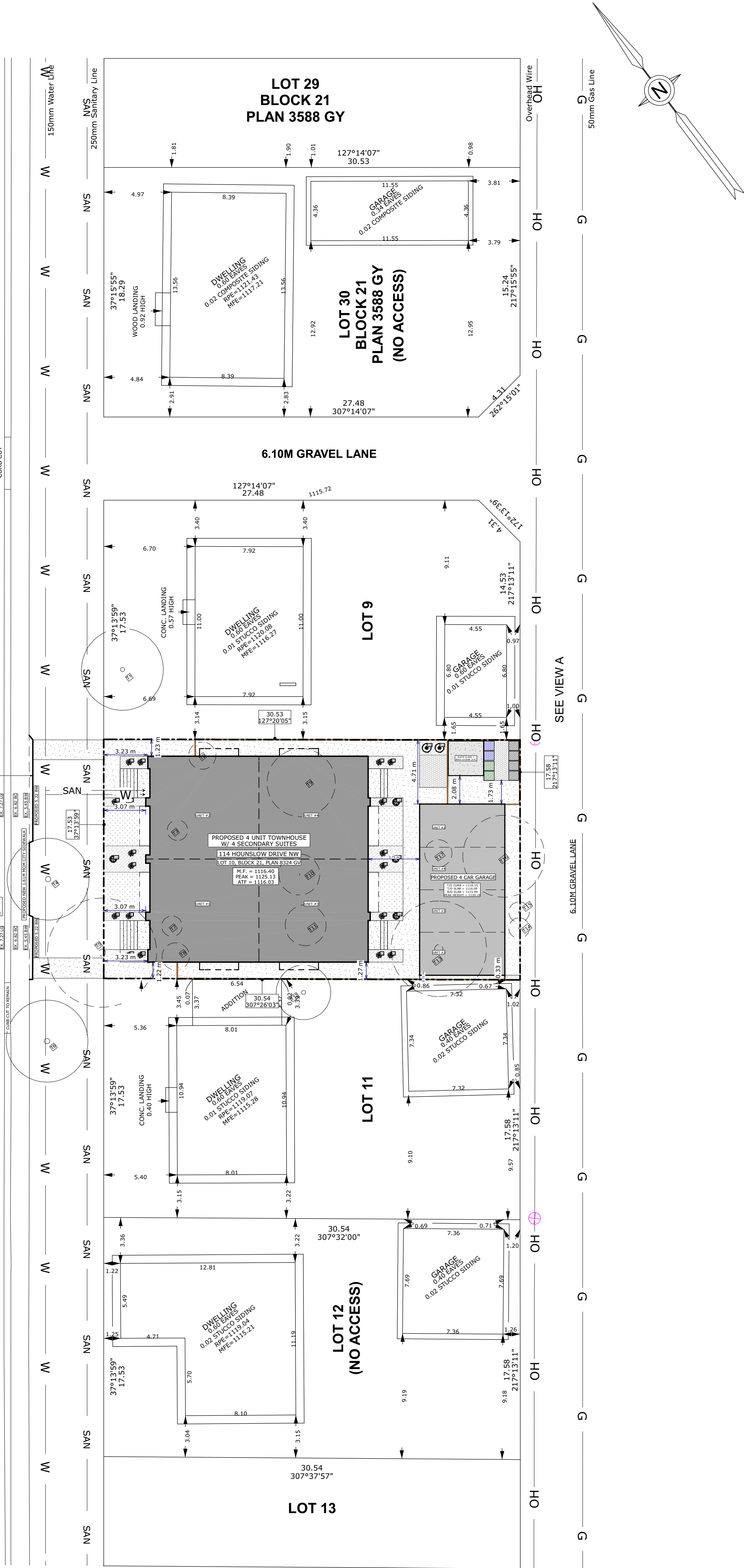
BLOCK PLAN
SCALE: 1 = 200

124

118

110

106





VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS

Design Draft 1.0	02.12.26
Design Draft 1.1	02.23.26
Design Draft 1.2	02.24.26
DP Set	03.09.26
DP Set - Rev 1	03.12.26
Revision for Enmax	04.30.26
DR Set	05.11.26
DR Set - Rev. 1	05.13.26

STREET ADDRESS

114 HOUNSLOW DRIVE NW

LEGAL ADDRESS

LOT 10, BLOCK 21,
PLAN 8324 GV

PROJECT

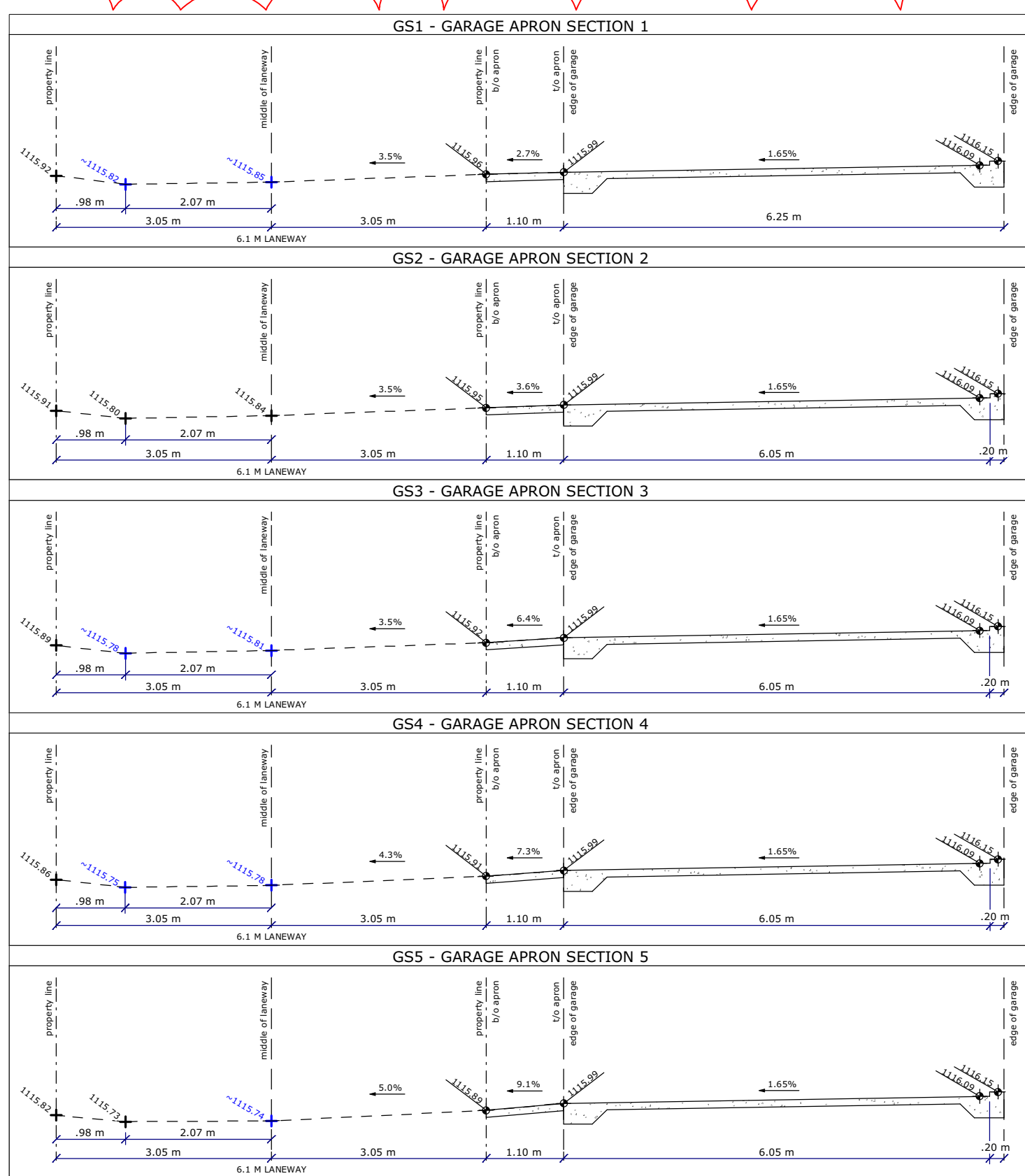
HIGHWOOD
TOWNHOUSE

DRAWING

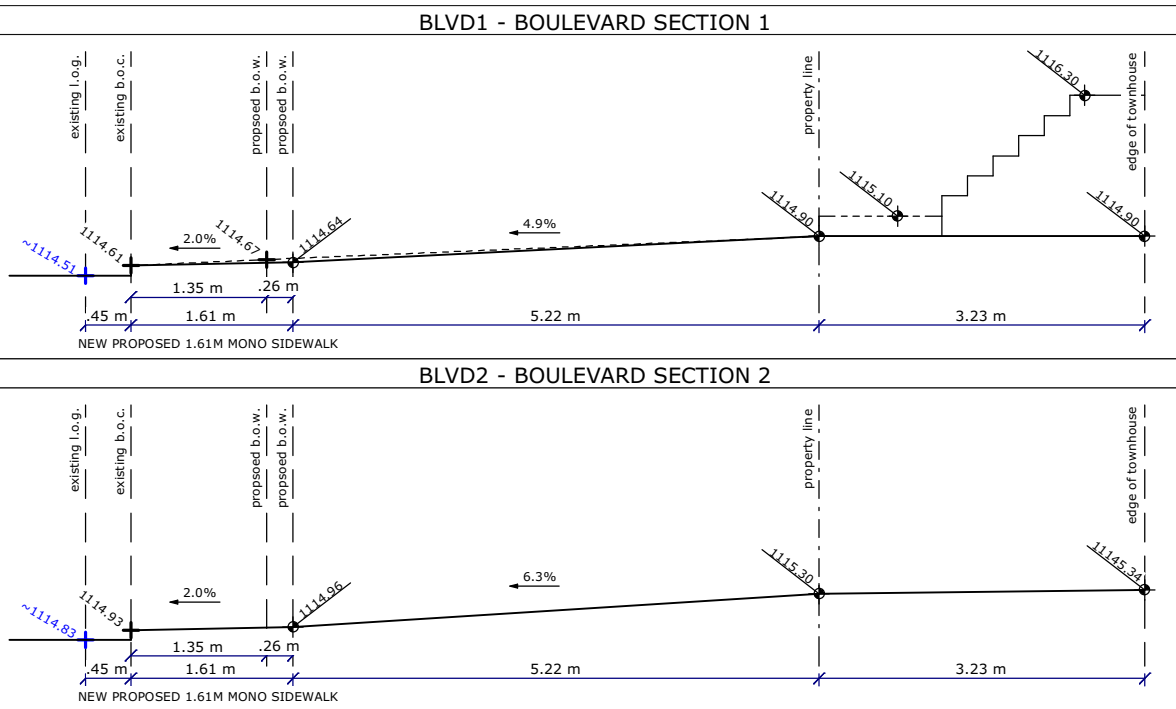
BLOCK PLAN

ZONING	PROJECT TAG
R-CG	26-04-KS-03
DRAWN BY	SHEET
VM	
SCALE	A2 / 9
AS NOTED	

BUILDING STATISTICS	
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT PLANE = 11.00m	
PROPOSED PEAK GEODETIC = 1125.13 m	
PROPOSED HEIGHT = 10.23 m	10.23 m
RESIDENTIAL DENSITY	
LOT AREA = 0.05357 ha UNITS = 4	74.66 units/ha
PARCEL COVERAGE	
LOT AREA = 535.70 m ² (5,766.23 sf) BUILDING FOOTPRINT = 242.45 m ² (2,609.75 sf) GARAGE = 78.43 m ² (844.29 sf) TOTAL COVERED AREA = 320.88 m ² (3,453.92 sf) TOTAL COVERED AREA ALLOWED = 321.42 m ² (3,459.73 sf)	59.46 %
AREA OF AMENITY SPACE	
SHARED AMENITY SPACE AT FRONT = 254 SF SHARED AMENITY SPACE AT BACK = 452 SF	TOTAL = 706 sf
TOTAL GROSS FLOOR AREA	
UNIT #1 TOTAL = 1324 sf MAIN = 654 sf UPPER = 670 sf	
UNIT #2 TOTAL = 1324 sf MAIN = 654 sf UPPER = 670 sf	
UNIT #3 TOTAL = 1324 sf MAIN = 654 sf UPPER = 670 sf	
UNIT #4 TOTAL = 1324 sf MAIN = 654 sf UPPER = 670 sf	TOTAL = 5,296 sf
SUITE AREA	
SUITE #1b 622 sf SUITE #2b 622 sf SUITE #3b 622 sf SUITE #4b 622 sf	TOTAL = 2,488 sf
PARKING STALLS PROVIDED ON-SITE	
DWELLING UNITS: 4 PARKING STALLS PER DWELLING UNIT = 1 PROVIDED VIA GARAGE EACH STALL ROUGHED IN FOR EV INSTALLING	
CLASS 1 BIKE STALLS = 4	4 stalls
128.63/185.40 LANDSCAPE AREA	
LOT AREA = 535.70 m ² (5,766.23 sf) BUILDING FOOTPRINT = 242.45 m ² GARAGE = 78.43 m ² CONCRETE APRON = 13.91 m ² WINDOW WELLS (X4) = 8.87 m ² SUITE LOCKERS = 6.64 m ² TOTAL AREA NOT LANDSCAPED = 350.30 m ² TOTAL LANDSCAPED AREAS = 185.40 m ²	
HARD LANDSCAPE	
CONCRETE 100.54 m ² PERMEABLE PAVERS 12.70 m ² ENTRY LANDING & STAIRS X4 15.39 m ² TOTAL 128.63 m ² = 69.38%	
SOFT LANDSCAPE	
SOD 25.83 m ² MULCH 30.94 m ² TOTAL 56.77 m ² = 30.62%	HARD = 69.38% SOFT = 30.62%
REQUIRED PLANTINGS	
A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m ² OF PARCEL AREA LOT AREA = 535.70 m ² / 110 = 4.87 TREES - 1.0 x 4.87 = 4.87 SHRUBS - 3.0 x 4.87 = 14.61	
PROPOSED	
TREES - 6 SHRUBS - 20	6 TREES - 20 SHRUBS



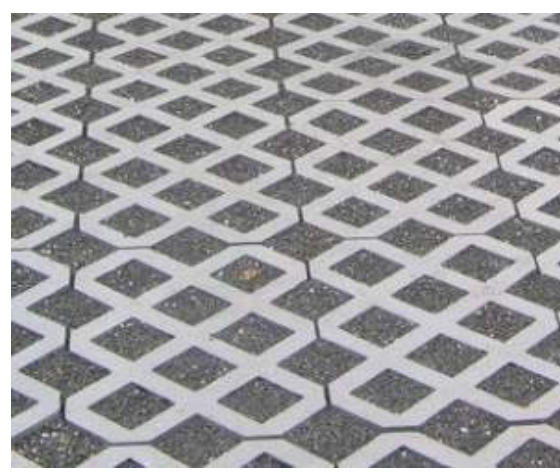
SCALE: 1 = 75



SCALE: 1 = 75

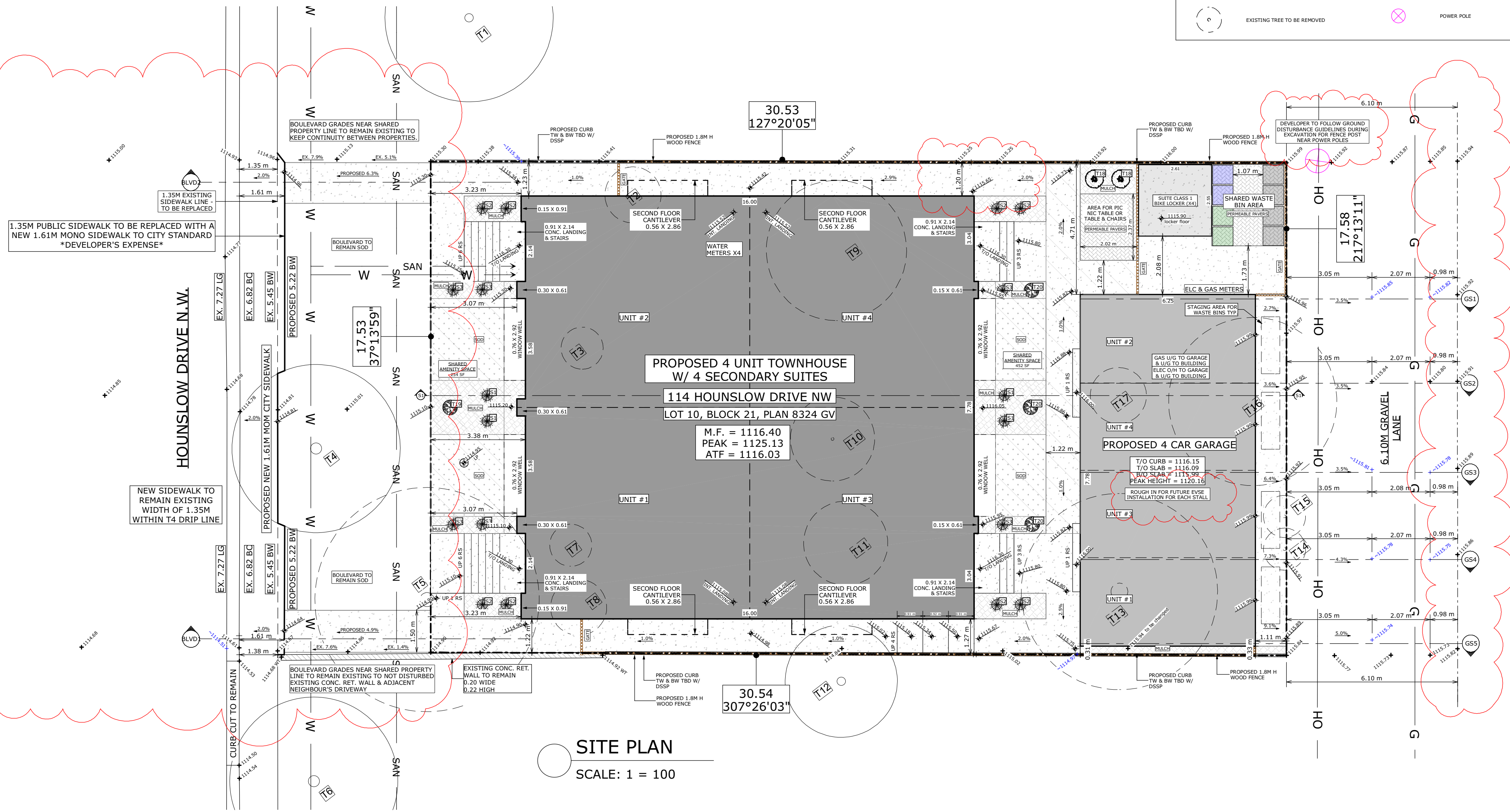
Tree No.	Variety	Trunk (m)	Canopy (m)	Height (m)	Location	
T1	Deciduous	0.30	6.00	6.00	In Adjacent Property	To remain
T2	Bush	-	2.00	4.00	In Subject Property	To be removed
T3	Bush	-	1.50	2.00	In Subject Property	To be removed
T4	Deciduous	0.40	6.00	9.00	In City Property	To remain (T-32122826 - FRAXINUS PENNSYLVANICA)
T5	Coniferous	0.50	8.00	10.00	In City Property	To be removed (T-51158826 - PICEA PUNGENS)
T6	Deciduous	0.40	6.00	9.00	In City Property	To remain (T-32122825 - FRAXINUS PENNSYLVANICA)
T7	Bush	-	1.50	1.50	In Subject Property	To be removed
T8	Bush	-	2.00	2.00	In Subject Property	To be removed
T9	Bush	-	5.00	5.00	In Subject Property	To be removed
T10	Deciduous	0.10	3.00	4.00	In Subject Property	To be removed
T11	Bush	-	3.00	4.00	In Subject Property	To be removed
T12	Coniferous	0.30	4.00	10.00	In Adjacent Property	To remain
T13	Coniferous	0.60	7.00	9.00	In Subject Property	To be removed
T14	Deciduous	0.10	1.50	4.00	In Subject Property	To be removed
T15	Deciduous	0.10	1.50	4.00	In Subject Property	To be removed
T16	Bush	-	6.00	4.00	In Subject Property	To be removed
T17	Bush	-	2.00	2.00	In Subject Property	To be removed
T18	Coniferous	0.10	0.60	2.00	In Subject Property	To be planted (x2) - Brandon White Cedar - Thuja Occidentalis 'Brandon'
T19	Deciduous	0.10	0.60	2.00	In Subject Property	**MATURE HEIGHT 13'-0" (3.96M)**
T20	Deciduous	0.10	0.60	2.00	In Subject Property	To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x3) - Princess Kay Plum - Prunus nigra 'Princess Kay'
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x8) - Phenomenal Lavender - Lavandula X Intermedia
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Pygmy Caragana - Caragana Pygmaea
S4	Bush	-	0.60	0.60	In Subject Property	To be planted (x5) - Bella Sol Potentilla - Potentilla Fruticosa 'Hachdon'

- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

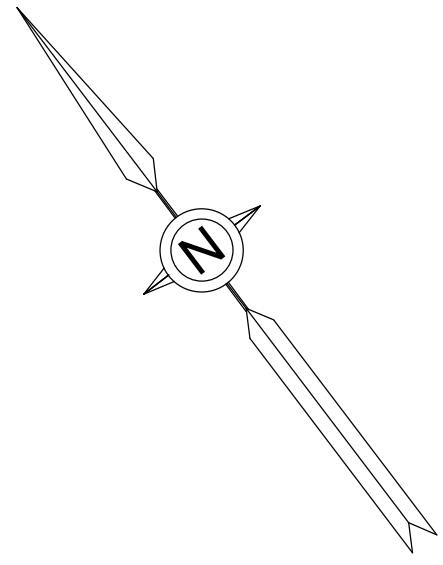


SITE / BLOCK LEGEND

	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED GARAGE		CITY SANITATION LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	PROPOSED RETAINING WALL		CITY STORM LINE
	CONCRETE		CITY GAS LINE
	PERMEABLE PAVERS		PROPERTY LINE
	MULCH		SITE SECTION
	EXISTING TREE TO REMAIN		PROPOSED GRADE
	EXISTING TREE TO BE REMOVED		EXISTING GRADE
			EXTRAPOLATED GRADE
			GRADE FROM DP0204-06496
			PROPOSED SLOPE
			EXISTING SLOPE
			POWER POLE



SCALE: 1 = 100



VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	02.12.26
Design Draft 1.1	02.23.26
Design Draft 1.2	02.24.26
DP Set	03.09.26
DP Set - Rev 1	03.12.26
Revision for Enmax	04.30.26
DR Set	05.11.26
DR Set - Rev. 1	05.13.26

STREET ADDRESS

114 HOUNSLOW DRIVE NW

LEGAL ADDRESS

LOT 10, BLOCK 21,
PLAN 8324 GV

PROJECT

HIGHWOOD
TOWNHOUSE

DRAWING

SITE PLAN & BUILDING STATS

ZONING R-CG	PROJECT TAG 26-04-KS-03
DRAWN BY VM	SHEET A3 / 9
SCALE AS NOTED	



VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	02.12.26
Design Draft 1.1	02.23.26
Design Draft 1.2	02.24.26
DP Set	03.09.26
DP Set - Rev 1	03.12.26
Revision for Enmax	04.30.26
DR Set	05.11.26
DR Set - Rev. 1	05.13.26

STREET ADDRESS

114 HOUNSLOW DRIVE NW

LEGAL ADDRESS

LOT 10, BLOCK 21,
PLAN 8324 GV

PROJECT

HIGHWOOD
TOWNHOUSE

DRAWING

FRONT, BACK & LEFT
ELEVATIONS

ZONING

R-CG

DRAWN BY

VM

SCALE

AS NOTED

PROJECT TAG

26-04-KS-03

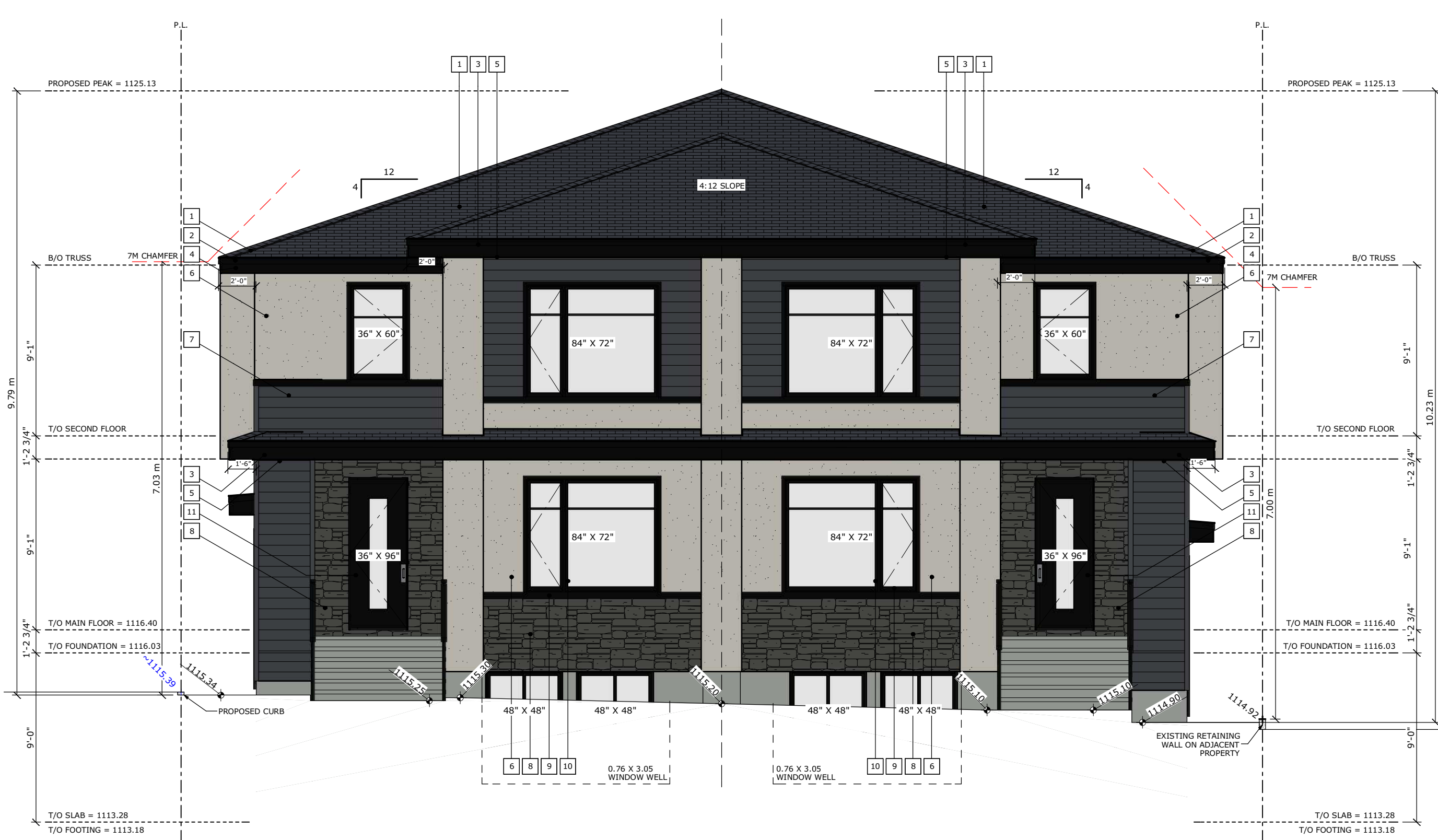
SHEET

A7 / 9



BACK ELEVATION (EAST)

SCALE: 3/16" = 1'-0"



FRONT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	10" ALUMINUM FASCIA - BLACK
3	12" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	VENTED & NON VENTED ALUMINUM SOFFIT - WOOD
6	ACRYLIC SMOOTH STUCCO - BEIGE
7	HORIZONTAL JAMES HARDIE SIDING - BOOTHBAY BLUE
8	STONE VENEER
9	STONE CAP
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK



LEFT ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"



VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	02.12.26
Design Draft 1.1	02.23.26
Design Draft 1.2	02.24.26
DP Set	03.09.26
DP Set - Rev 1	03.12.26
Revision for Enmax	04.30.26
DR Set	05.11.26
DR Set - Rev. 1	05.13.26

STREET ADDRESS
114 HOUNSLOW DRIVE NW

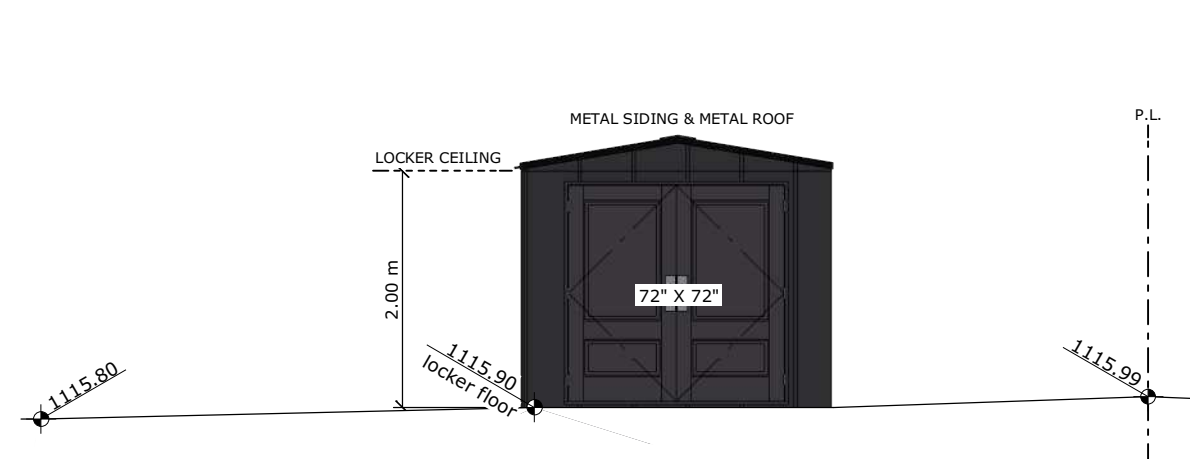
LEGAL ADDRESS
LOT 10, BLOCK 21,
PLAN 8324 GV

PROJECT
HIGHWOOD
TOWNHOUSE

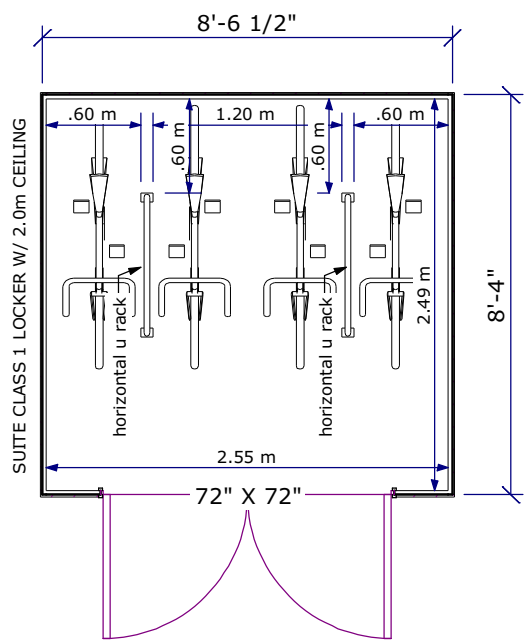
DRAWING

RIGHT & GARAGE
ELEVATIONS / PLANS

ZONING R-CG	PROJECT TAG 26-04-KS-03
DRAWN BY VM	SHEET
SCALE AS NOTED	A8 / 9



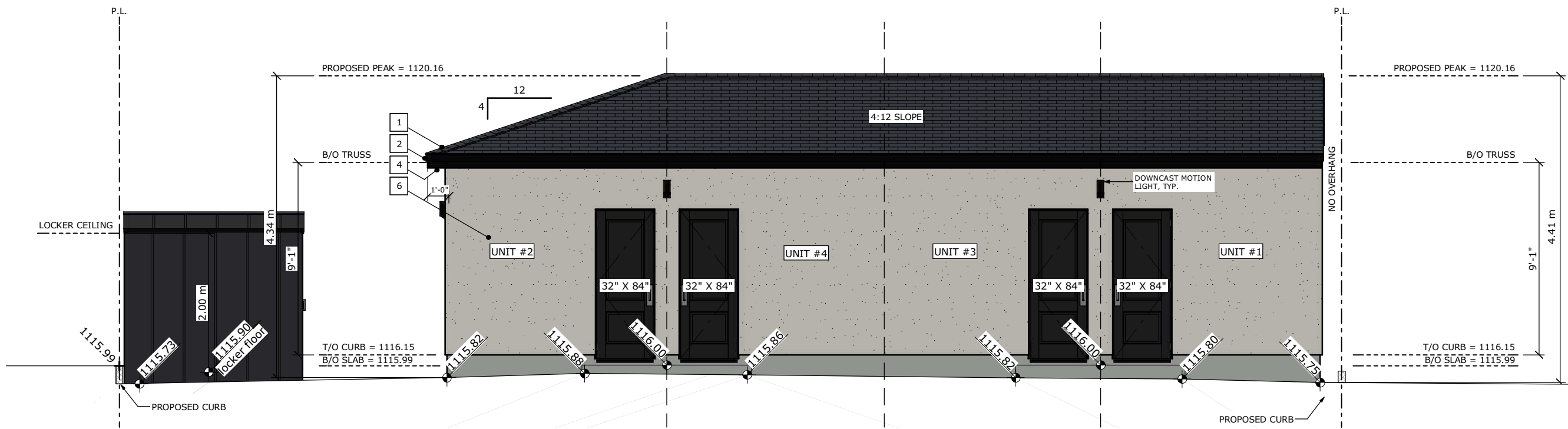
LOCKER - FRONT ELEVATION
SCALE: 3/16" = 1'-0"



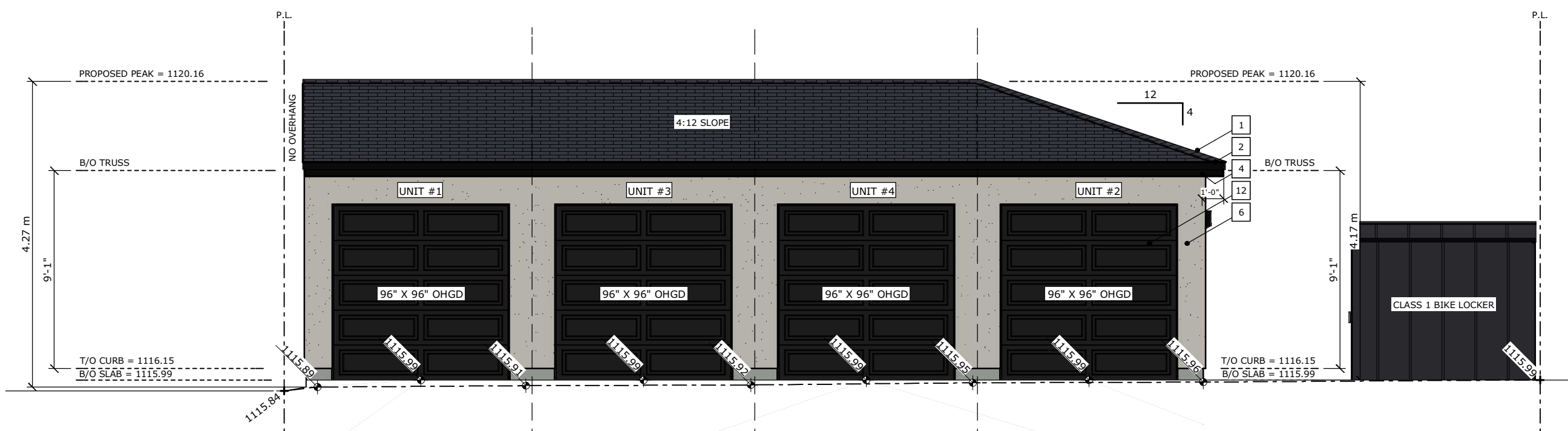
LOCKER FLOOR PLAN
SCALE: 1/4" = 1'-0"



HORIZONTAL U RACK
BOLTED TO CONCRETE



GARAGE YARD ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



GARAGE LANE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING - CLASS 4 SHINGLES
2	10" ALUMINUM FASCIA - BLACK
3	12" ALUMINUM FASCIA - BLACK
4	VENTED ALUMINUM SOFFIT - BLACK
5	VENTED & NON VENTED ALUMINUM SOFFIT - WOOD
6	ACRYLIC SMOOTH STUCCO - BEIGE
7	HORIZONTAL JAMES HARDIE SIDING - BOOTHBAY BLUE
8	STONE VENEER
9	STONE CAP
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK