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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

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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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
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STREET ADDRESS

114 HOUNSLOW DRIVE NW

LEGAL ADDRESS

LOT 10, BLOCK 21,
PLAN 8324 GV

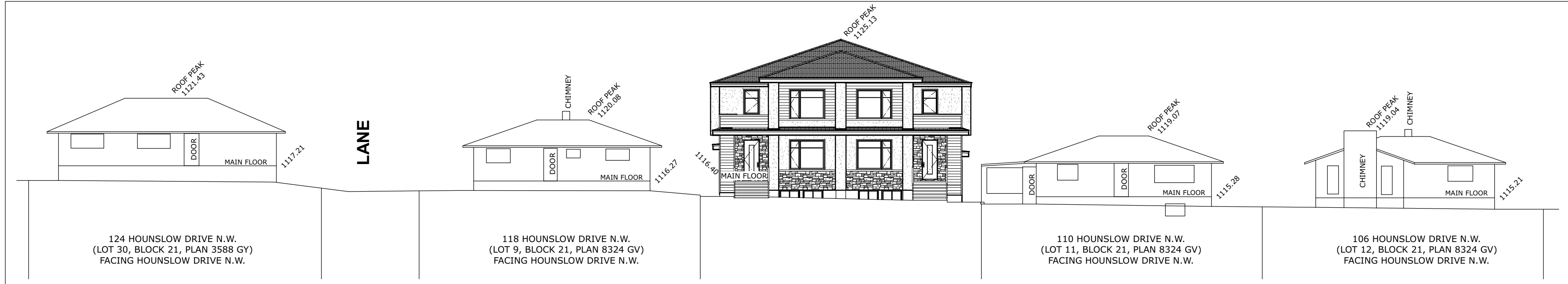
PROJECT

HIGHWOOD
TOWNHOUSE

DRAWING

COVER PAGE

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

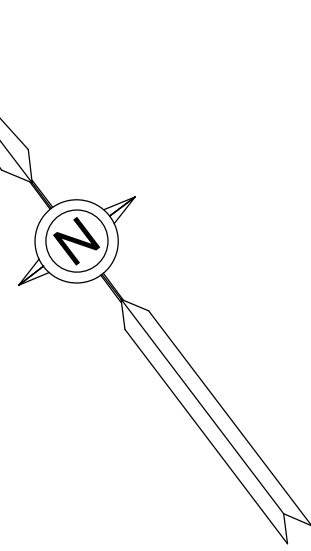
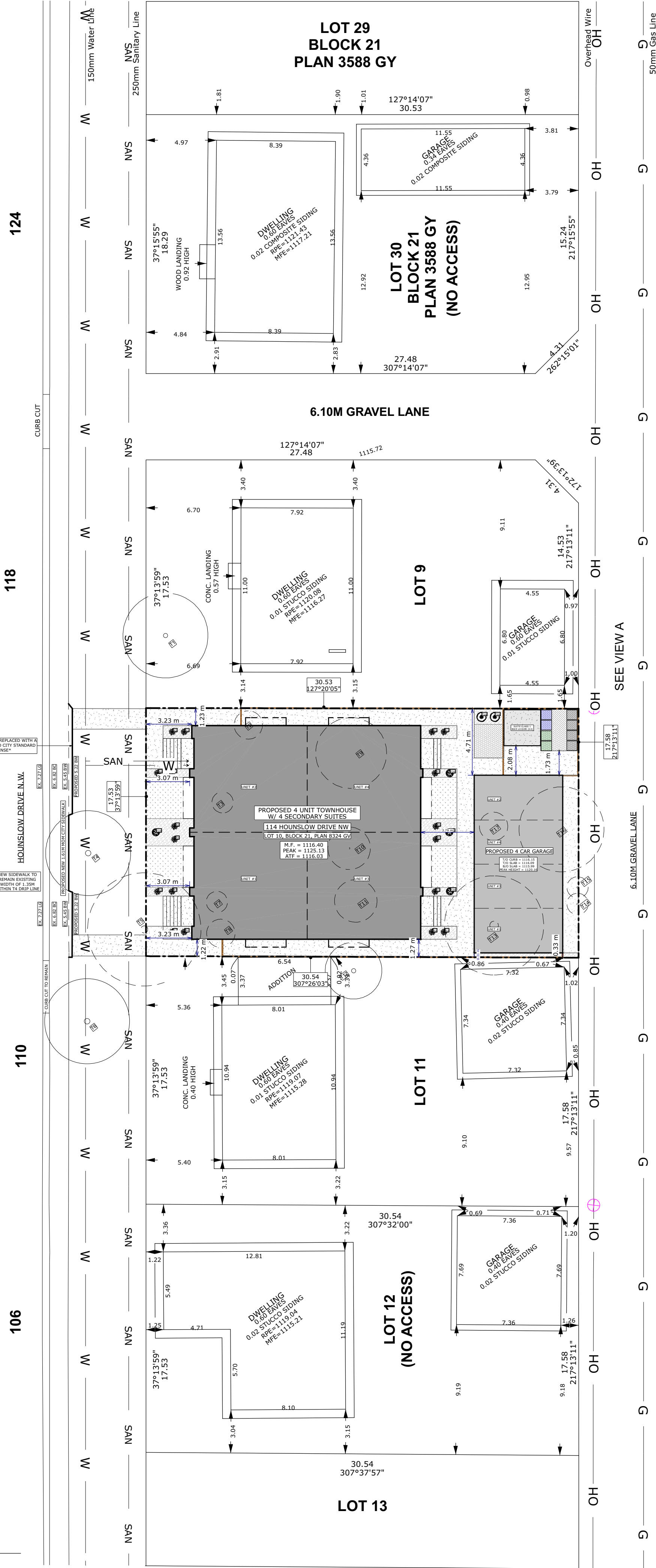


NORTH WEST STREETSCAPE
SCALE: 1 = 150

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 DP024-06406
			PROPOSED SLOPE
			EXISTING SLOPE
			POWER POLE

BLOCK PLAN
SCALE: 1 = 200



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STREET ADDRESS
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PLAN 8324 GV

PROJECT
HIGHWOOD
TOWNHOUSE

DRAWING
BLOCK PLAN

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

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 m² (5,766.23 sf)
BUILDING FOOTPRINT = 242.45 m² (2,609.75 sf)
GARAGE = 78.43 m² (844.29 sf)
TOTAL COVERED AREA = 320.88 m² (3,453.92 sf)
TOTAL COVERED AREA ALLOWED = 321.42 m² (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 m² (5,766.23 sf)

BUILDING FOOTPRINT = 242.45 m²
GARAGE = 78.43 m²
CONCRETE APRON = 13.91 m²
WINDOW WELLS (X4) = 8.87 m²
SUITE LOCKERS = 6.64 m²
TOTAL AREA NOT LANDSCAPED = 350.30 m²

TOTAL LANDSCAPED AREAS = 185.40 m²

HARD LANDSCAPE
CONCRETE 100.54 m²
PERMEABLE PAVERS 12.70 m²
ENTRY LANDING & STAIRS X4 15.39 m²
TOTAL 128.63 m² = 69.38%

SOFT LANDSCAPE
SOD 25.83 m²
MULCH 30.94 m²
TOTAL 56.77 m² = 30.62%

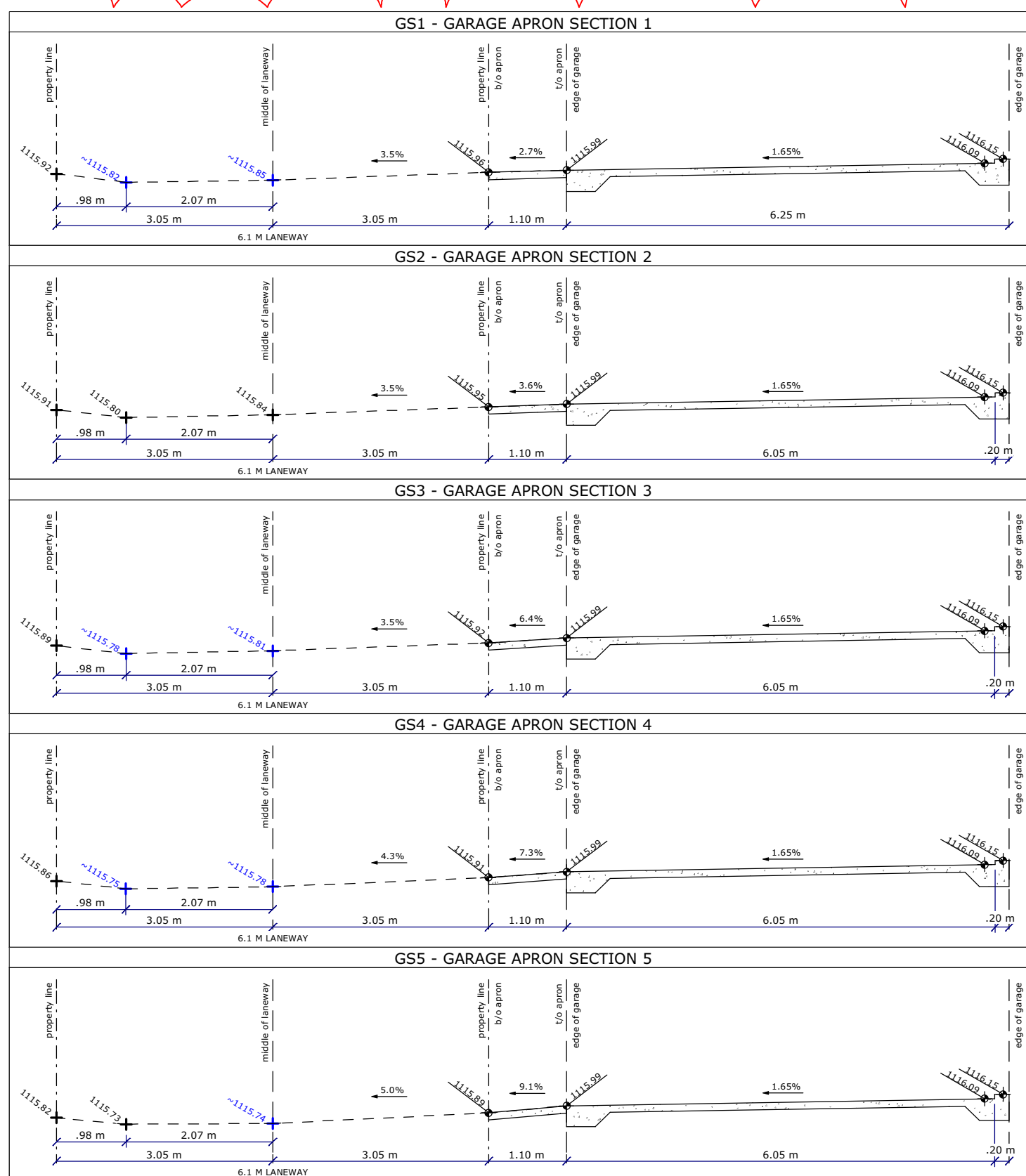
HARD = 69.38%
SOFT = 30.62%

REQUIRED PLANTINGS

A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m² OF PARCEL AREA
LOT AREA = 535.70 m² / 110 = 4.87
TREES - 1.0 x 4.87 = 4.87
SHRUBS - 3.0 x 4.87 = 14.61

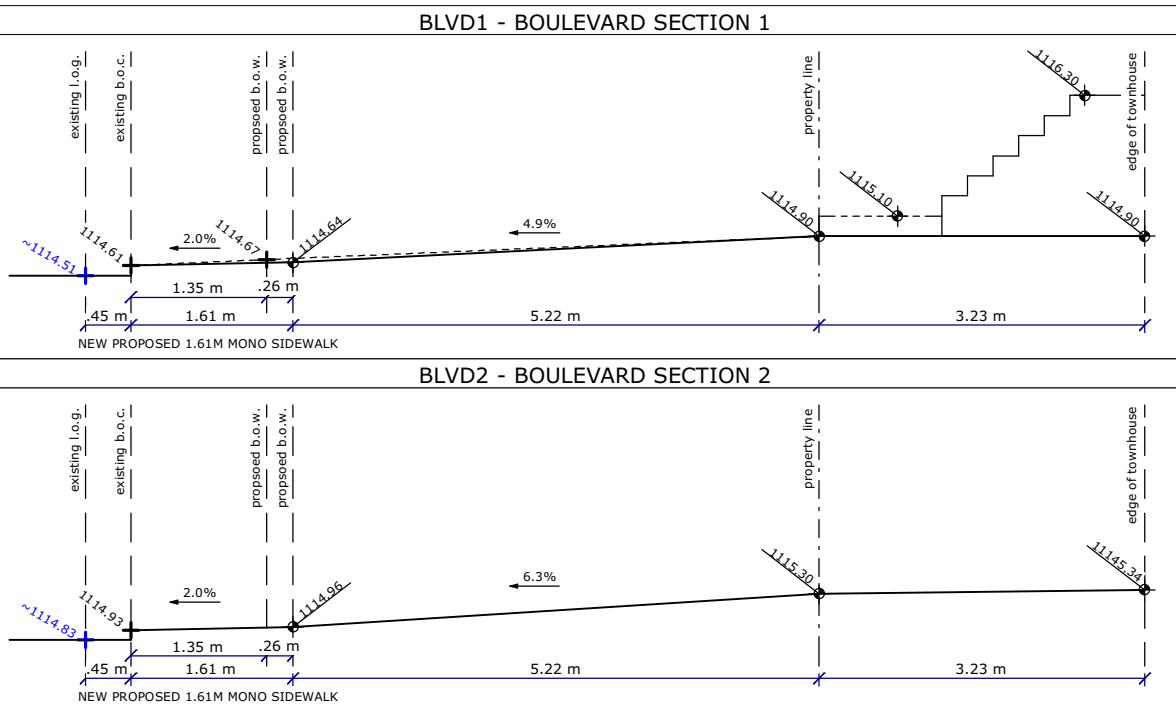
PROPOSED
TREES - 6
SHRUBS - 20

6 TREES - 20 SHRUBS



GARAGE APRON SECTIONS

SCALE: 1 = 75



BOULEVARD SECTIONS

SCALE: 1 = 75

TREE SCHEDULE:

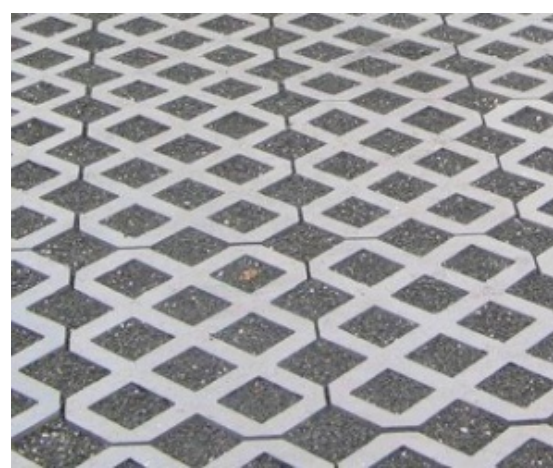
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SITE PLAN NOTES

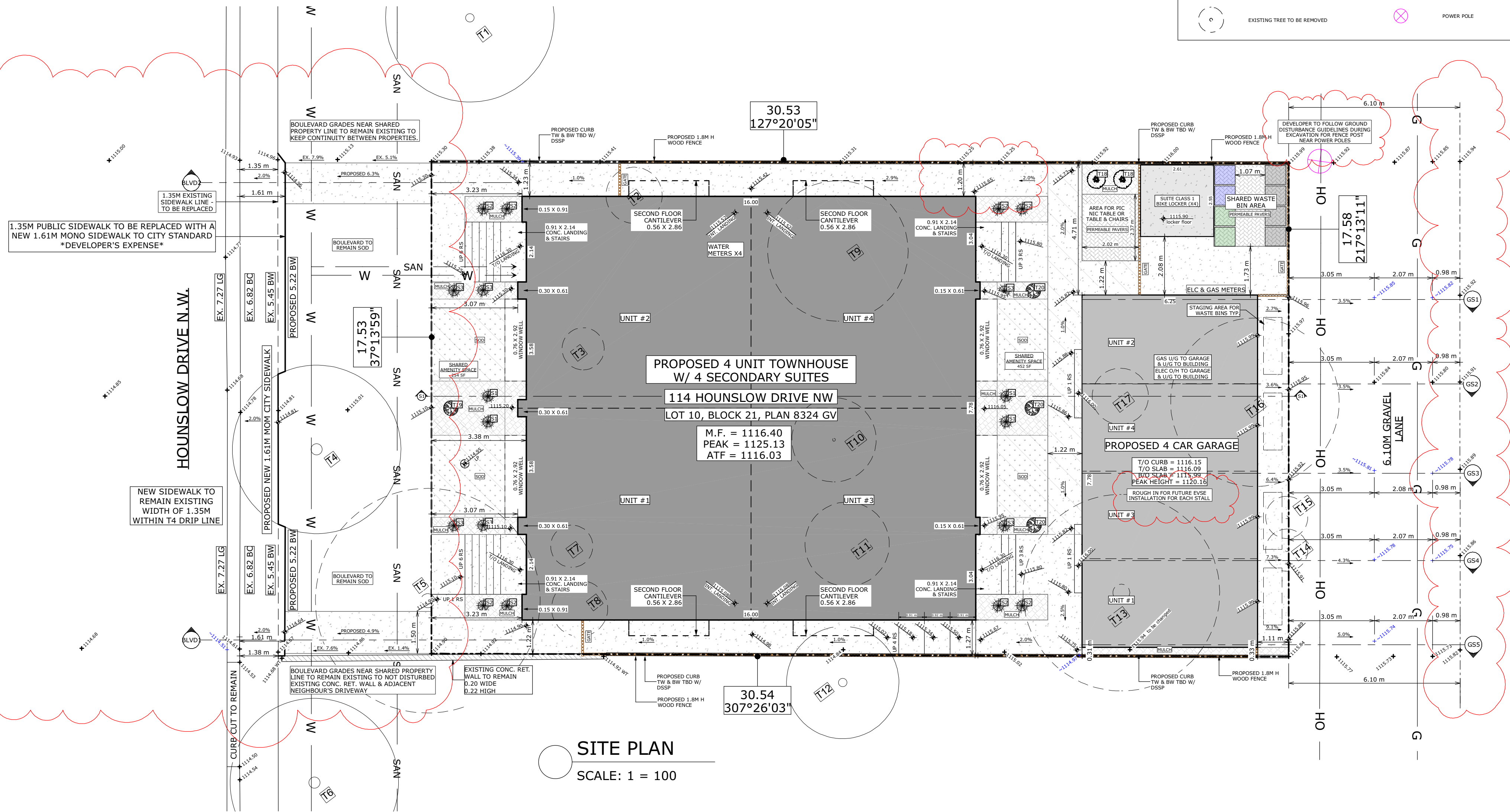
- SOD TO BE A DROUGHT TOLERANT GRASS SPECIES.
- SOD, SHRUBS & TREES TO BE IRRIGATED BY AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.
- MINIMUM SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
- 300mm OF TOPSOIL TO BE APPLIED EVERYWHERE ON SITE EXCEPT UNDER WALKWAYS.

SITE / BLOCK LEGEND

PROPOSED STRUCTURE	—OH—	OVERHEAD ELECTRICAL LINE
PROPOSED GARAGE	—SAN—	CITY SANITATION LINE
PROPOSED AMENITY SPACE	—W—	CITY WATER LINE
PROPOSED RETAINING WALL	—S—	CITY STORM LINE
CONCRETE	—G—	CITY GAS LINE
PERMEABLE PAVERS	—P—	PROPERTY LINE
MULCH	—M—	SITE SECTION
EXISTING TREE TO REMAIN	—A—	PROPOSED GRADE
EXISTING TREE TO BE REMOVED	—X—	EXISTING GRADE
	—E—	EXTRAPOLATED GRADE
	—G—	GRADE FROM DP024-06495
	—S—	PROPOSED SLOPE
	—E—	EXISTING SLOPE
	—P—	POWER POLE



PERMEABLE PAVERS



SITE PLAN

SCALE: 1 = 100



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PROJECT

HIGHWOOD
TOWNHOUSE

DRAWING

SITE PLAN & BUILDING
STATS

ZONING

R-CG

DRAWN BY

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SCALE

AS NOTED

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26-04-KS-03

SHEET

A3 / 9



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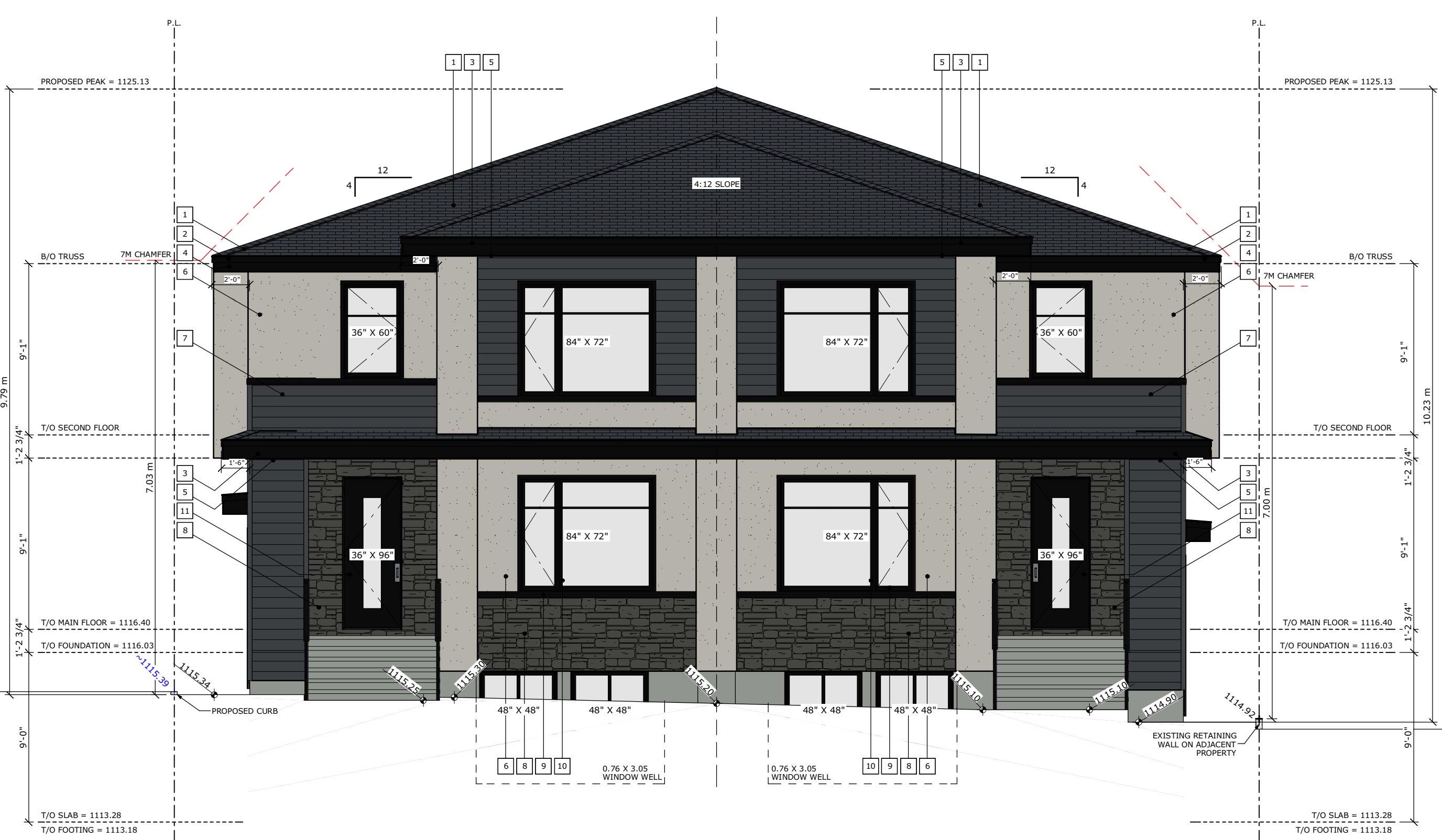
PROJECT
HIGHWOOD
TOWNHOUSE

DRAWING
FRONT, BACK & LEFT
ELEVATIONS

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



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STREET ADDRESS
114 HOUNSLOW DRIVE NW

LEGAL ADDRESS
LOT 10, BLOCK 21,
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PROJECT
HIGHWOOD
TOWNHOUSE

DRAWING

RIGHT & GARAGE
ELEVATIONS / PLANS

ZONING
R-CG

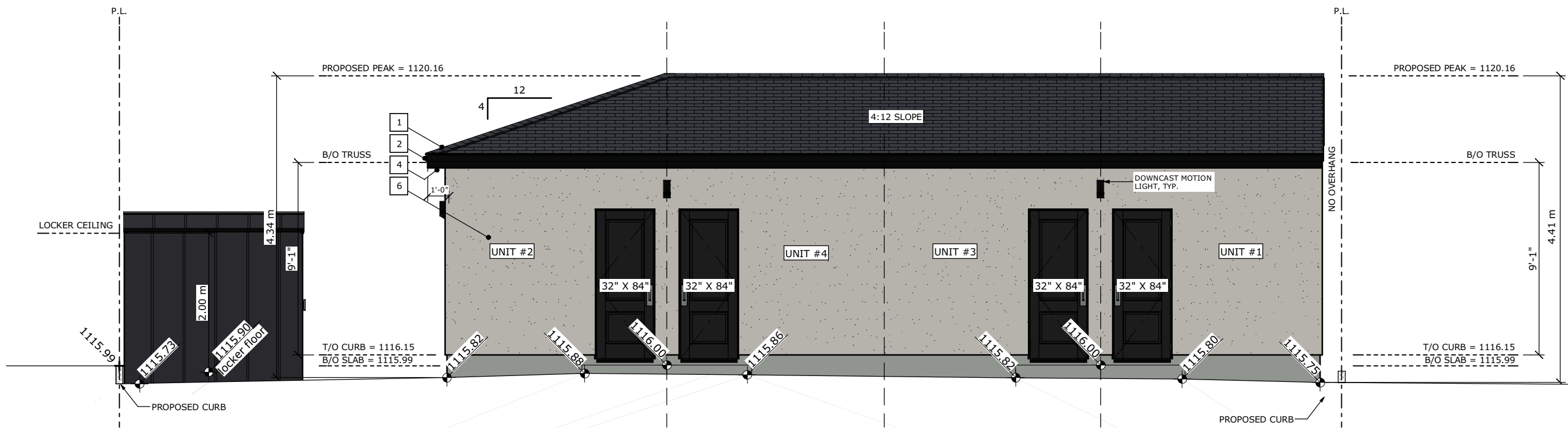
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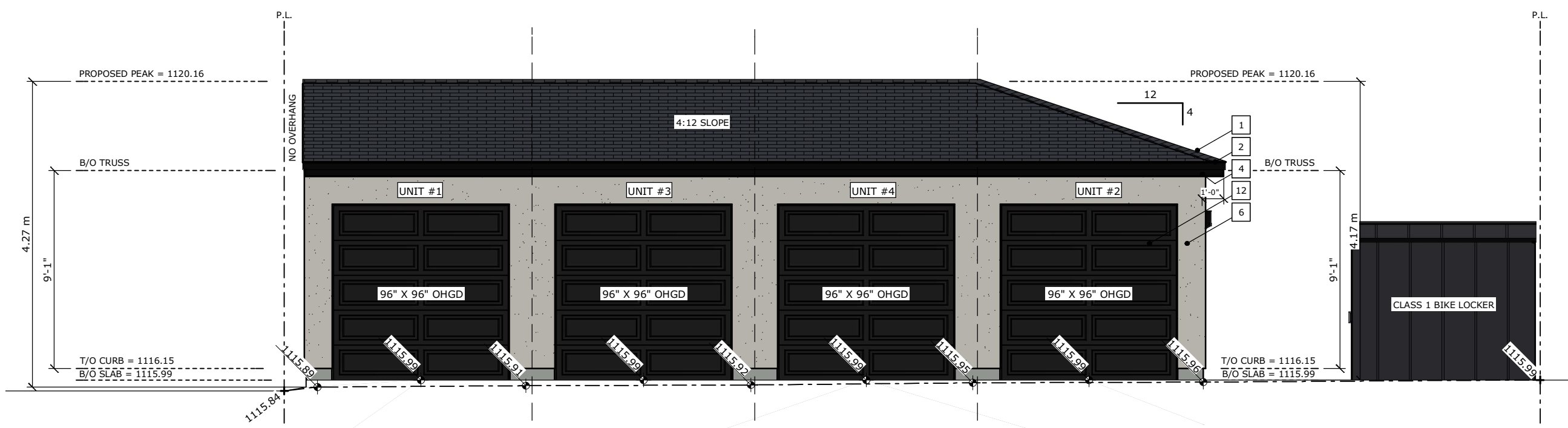
SCALE
AS NOTED

A8 / 9



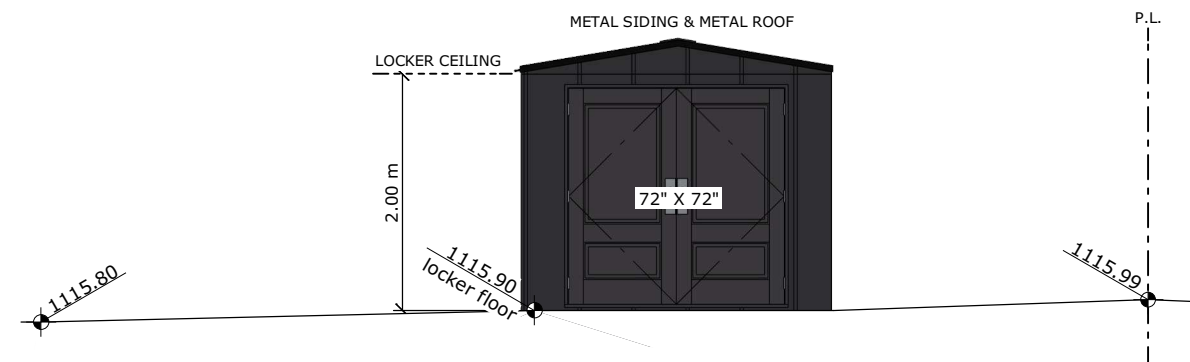
GARAGE YARD ELEVATION (WEST)

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



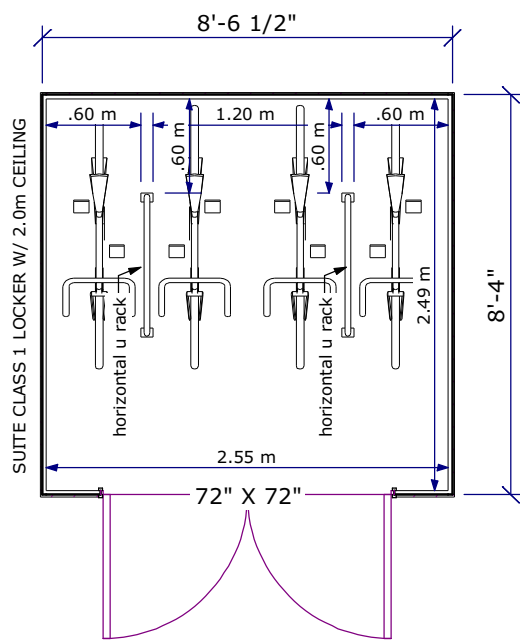
GARAGE LANE ELEVATION (EAST)

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



LOCKER - FRONT ELEVATION

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



LOCKER FLOOR PLAN

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



HORIZONTAL U RACK
BOLTED TO CONCRETE

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

GARAGE PLAN NOTES

- ROUGH IN FOR FUTURE EVSE INSTALLATION - A MINIMUM OF 40 AMPS, 240 VOLT CIRCUIT & WIRING TO BE PROVIDED TO THIS LOCATION.

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



RIGHT ELEVATION (SOUTH)

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