

Project:

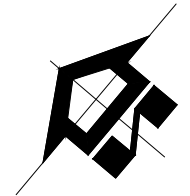
New 4Plex

Address :

4312, Bowness Road, NW  
Calgary, AB

Project Designer:

Sara Karimi avval



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# RenoCal

Tel: 403-971-8177  
calgary.renov@gmail.com

Lot 3, Block 27, Plan 3898 AF

Drawing :  
Site/Block Plan, Existing

Scale :  
1:300

Designed By :  
SK

Drawn By :  
SK

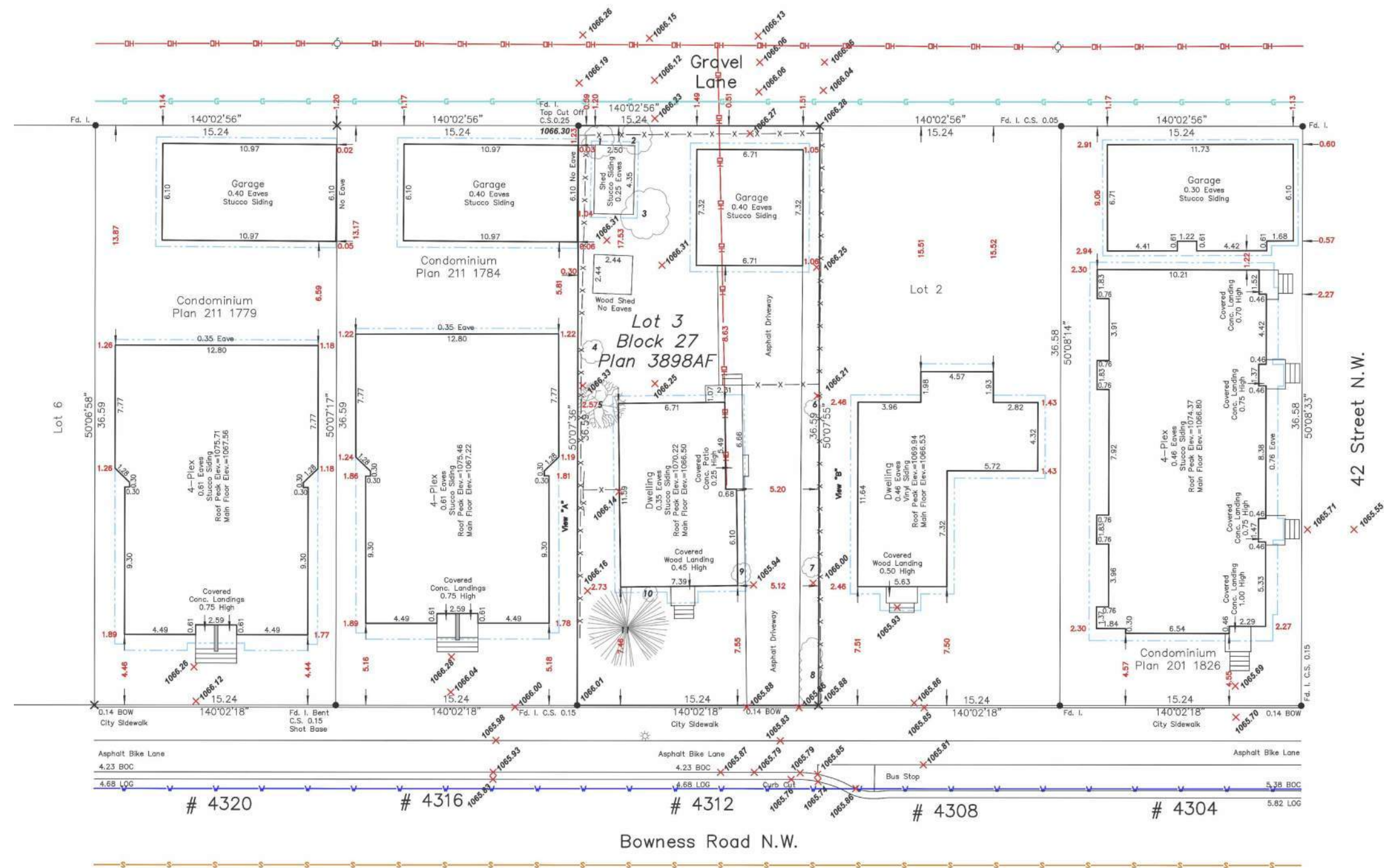
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Date :  
12-March-2026

File No.  
26-038-20260312-A1.0

Sheet :  
A1.0

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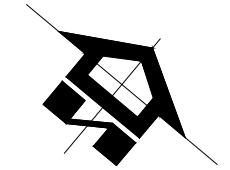


**1** Site Plan (Existing)  
A-1.0 Scale: 1:300

**Project:**  
New 4Plex

**Address :**  
4312, Bowness Road, NW  
Calgary, AB

**Project Designer:**  
Sara Karimi avval



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# RenoCal

**Tel: 403-971-8177**  
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**Lot 3, Block 27, Plan 3898 AF**

**Drawing :**  
**Site/Block Plan, Proposed**

**Scale :**  
**1:200**

**Designed By :**  
**SK**

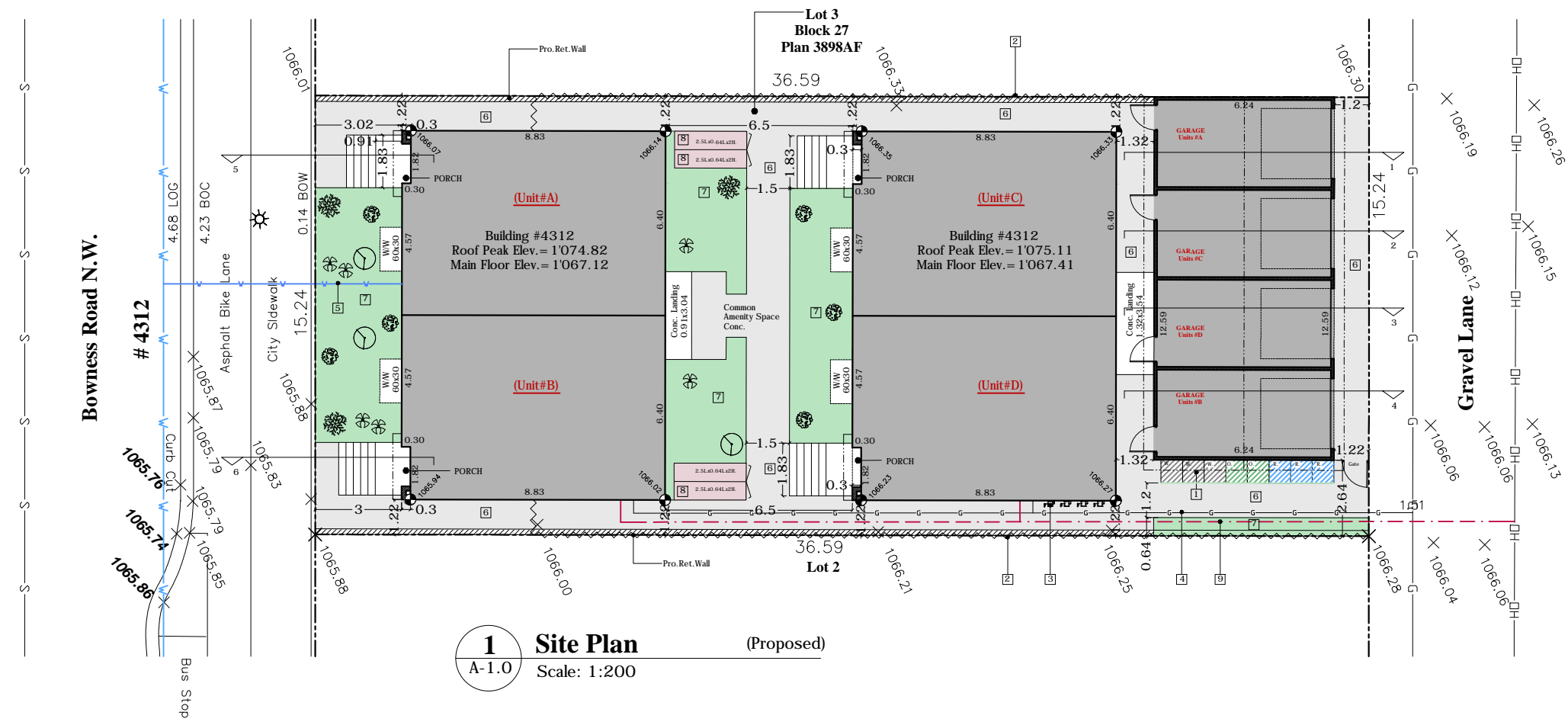
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**SK**

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**Date :**  
**12-March-2026**

**File No.**  
**26-038-20260312-A1.1**

**Sheet :**  
**A1.1**



**1 Site Plan** (Proposed)  
A-1.0 Scale: 1:200

**Parcel Address**  
Municipal: 4312, Bowness Road, NW  
Legal Description: Lot 3, Block 27, Plan 38898 AF

**Zoning:** Residential, (M-CG) District

**Parcel Coverage**  
Parcel Area = 557.21 SQ.M. (5'997.75 SQ.FT.)  
Total Proposed: 56.13%

**Building Footprint Area:**  
Proposed House = 231.88 SQ.M. (2'496.00 SQ.FT.)  
Proposed Porch = 2.22 SQ.M. (24.00 SQ.FT.)  
Proposed Garage = 78.71 SQ.M. (847.33 SQ.FT.)

**Note:**  
- Builder to ensure minimum of 2% Positive slope is provided away from the dwelling unit & towards streets / Lanes.  
- All sodded areas are planted with a drought tolerant grass species.

**Total Building Areas:**  
312.81 SQ.M. (3'367.33 SQ.FT.)

**Proposed Gross Building Area**

Floor	Gross Area Per Dwelling
Lower	234.11 SQ.M. (2'520.00 SQ.FT.)
Main	231.88 SQ.M. (2'496.00 SQ.FT.)
Upper	231.88 SQ.M. (2'496.00 SQ.FT.)
<b>Subtotal (All Floor area) : 697.87 SQ.M. (7'512.00 SQ.FT.)</b>	
<b>Total ( Main+ Upper area) : 463.76 SQ.M. (4'992.00 SQ.FT.)</b>	

- Landscaping Notes:**
- Landscape Area= 244.40 SQ.M. (2'630.70 SQ.FT.)
  - Bylaw 552(2): 1 tree and 2 Shrubs required per 45 sq.m. of Parcel are = 6 Trees + 11 Shrubs  
Provided 6 Trees + 12 Shrubs
  - Landscaping to be Low Water Planting, Drought tolerant.
  - All Soft Surface Landscaped area will have a low water 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.

- Proposed Private Waste, Organics & Recycle Bin Collection
- New 6' High Wood Fence
- Proposed Gas Meter Location
- New Underground Gas Lines - Location TBD on Site
- New Water and Sewer Lines - Location TBD on Site
- Conc. Sidewalk
- Sod
- 4 Freestanding Bike Class 1 Stalls, Covered and secured 2.50m L. x 0.64m W. x 2.0m. H. (Wall to Wall)(Door= 0.6mW.)
- New Power Lines - Location TBD on Site

### Tree Schedule

Tree No.	Tree Type	Colliper±(mm)	Spread±(m)	Trunk Dia.	Conopy Dia	Height	Status	Amount	Symbol
1	Bush				2.00	3.00	Will Remove		
2	Bush				2.00	3.00	Will Remove		
3	Bush				3.00	3.50	Will Remove		
4	Bush				1.40	2.30	Will Remove		
5	Deciduous			0.23	3.00	4.50	Will Remove		
6	Bush				1.00	1.70	Will Remove		
7	Bush				1.20	1.70	Will Remove		
8	Bush				1.00	2.00	Will Remove		
9	Bush				1.20	1.50	Will Remove		
10	Bush				0.90	2.00	Will Remove		
11	Coniferous			0.42	5.00	11.000			
12	Amur Maple Acer Ginnala	85				4.0	New	3	
13	Swedish Aspen	60			0.75	3.0	New	3	
14	Lilac		0.60				New	6	
15	Mugo Pine		0.60				New	6	
16	Prairie Grass						New		

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**Address :**  
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**Calgary, AB**  
**Project Designer:**  
**Sara Karimi avval**

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**Lot 3, Block 27, Plan 3898 AF**

**Drawing :**  
**Sections, Proposed**

**Scale :**  
**1:200**

**Designed By :**  
**SK**

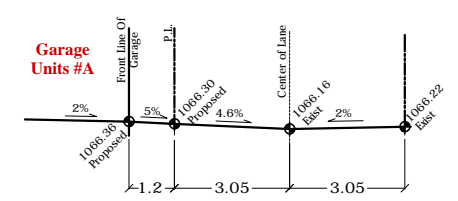
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**SK**

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**SK**

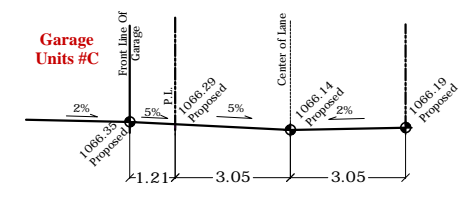
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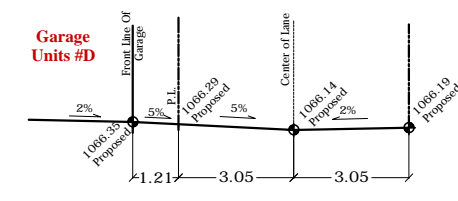
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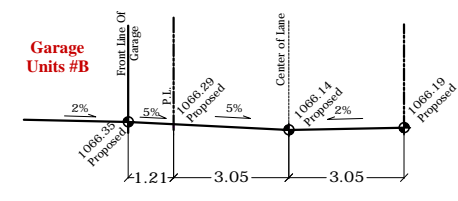
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 A-1.1



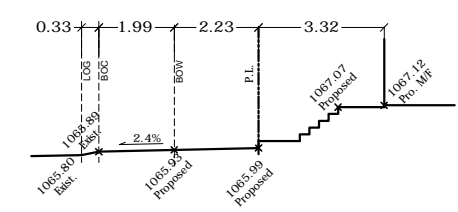
**2 Driveway Slope, Section 2**  
 A-1.1



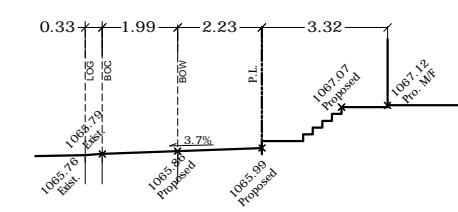
**3 Driveway Slope, Section 3**  
 A-1.1



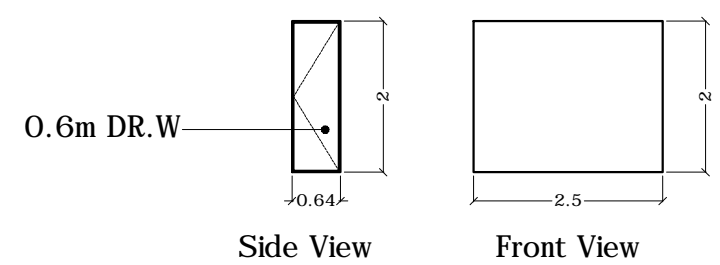
**4 Driveway Slope, Section 4**  
 A-1.1



**5 BLVD Slope, Section 5**  
 A-1.1



**6 BLVD Slope, Section 6**  
 A-1.1



**Bike Storage Class 1**  
 (Interior Dimensions)

2 Bike Class 1 Stalls, Covered and secured 2.50m L. x 0.64m W.x2.0m. H. (Wall to Wall)

- that it is secure, with locking mechanism and
- they are fully enclosed to prevent vandalism, weathering, and deterioration.
- Also, enclosures must be opaque so that thieves cannot target expensive bikes and accessories left in lockers.

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

**Windows & Doors**  
 Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***  
 Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***  
 Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***  
 Contractor To Confirm Dim. Prior To Const.



**1** Front Elevation, Unit A&B (Proposed)  
 A-3.0 Scale: 1/8" = 1'-0" (West Elevation)

**Project:**

New 4Plex

**Address :**

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 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**  
 Front Elevation, Unit A&B

**Scale :**  
 1/8"=1'-0"

**Designed By :**  
 SK

**Drawn By :**  
 SK

**Checked By :**  
 SK

**Date :**  
 12-March-2026

**File No.**  
 26-038-20260312-A3.0

**Sheet :**  
 A3.0

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 687.20 SQ.FT.  
 Allowable Glazing = 7% = 48.10 SQ.FT.  
 Proposed Glazing = 33.33 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

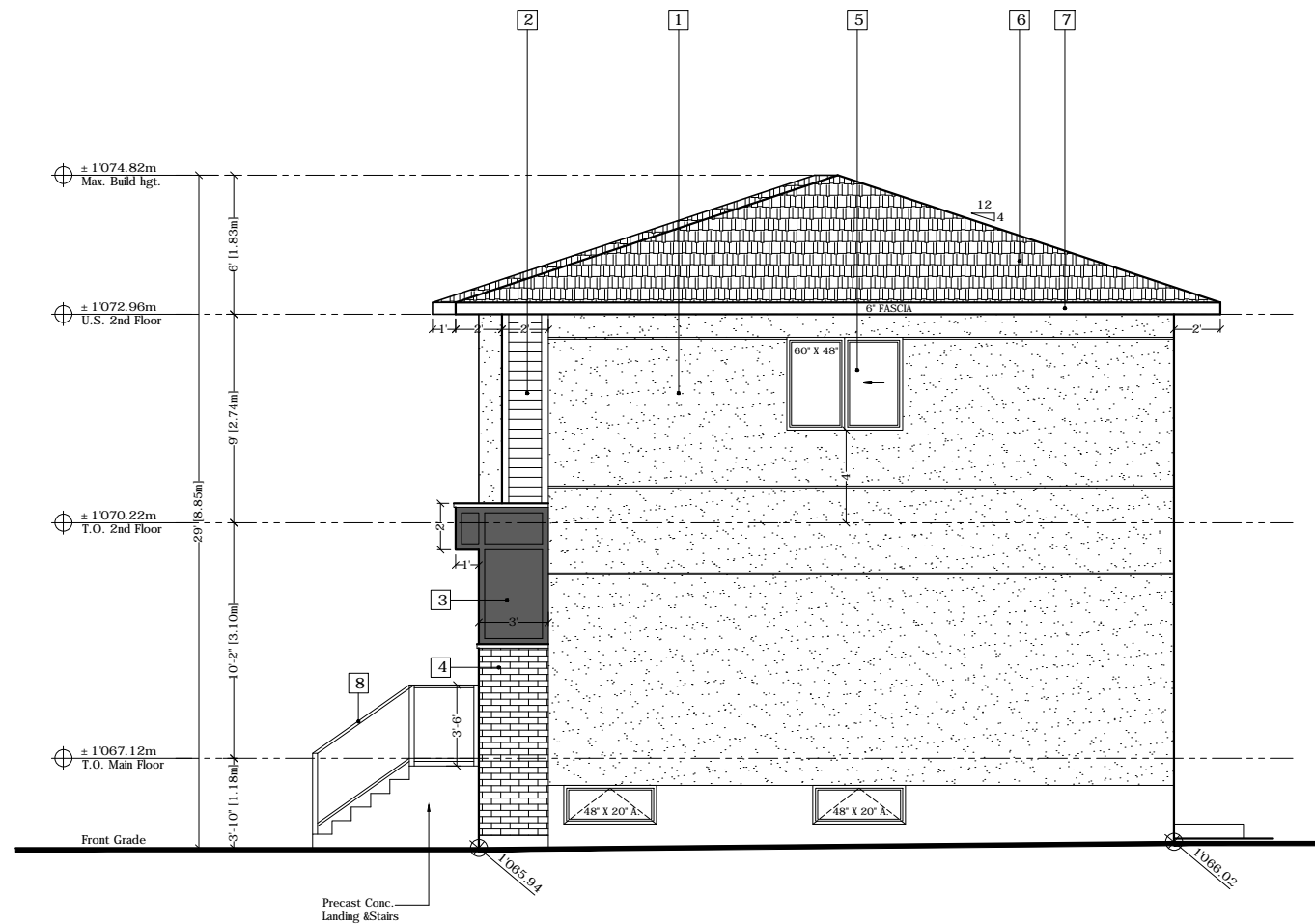
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Right Elevation, Unit A&B (Proposed)  
 A-3.1 Scale: 1/8"= 1'-0" (South Elevation)

**Project:**

New 4Plex

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 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**  
 Right Elevation, Unit A&B

**Scale :**  
 1/8"=1'-0"

**Designed By :**  
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**Drawn By :**  
 SK

**Checked By :**  
 SK

**Date :**  
 12-March-2026

**File No.**  
 26-038-20260312-A3.1

**Sheet :**  
 A3.1

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 949.50 SQ.FT.  
 Allowable Glazing = 7% = 66.46 SQ.FT.  
 Proposed Glazing = 65.00 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

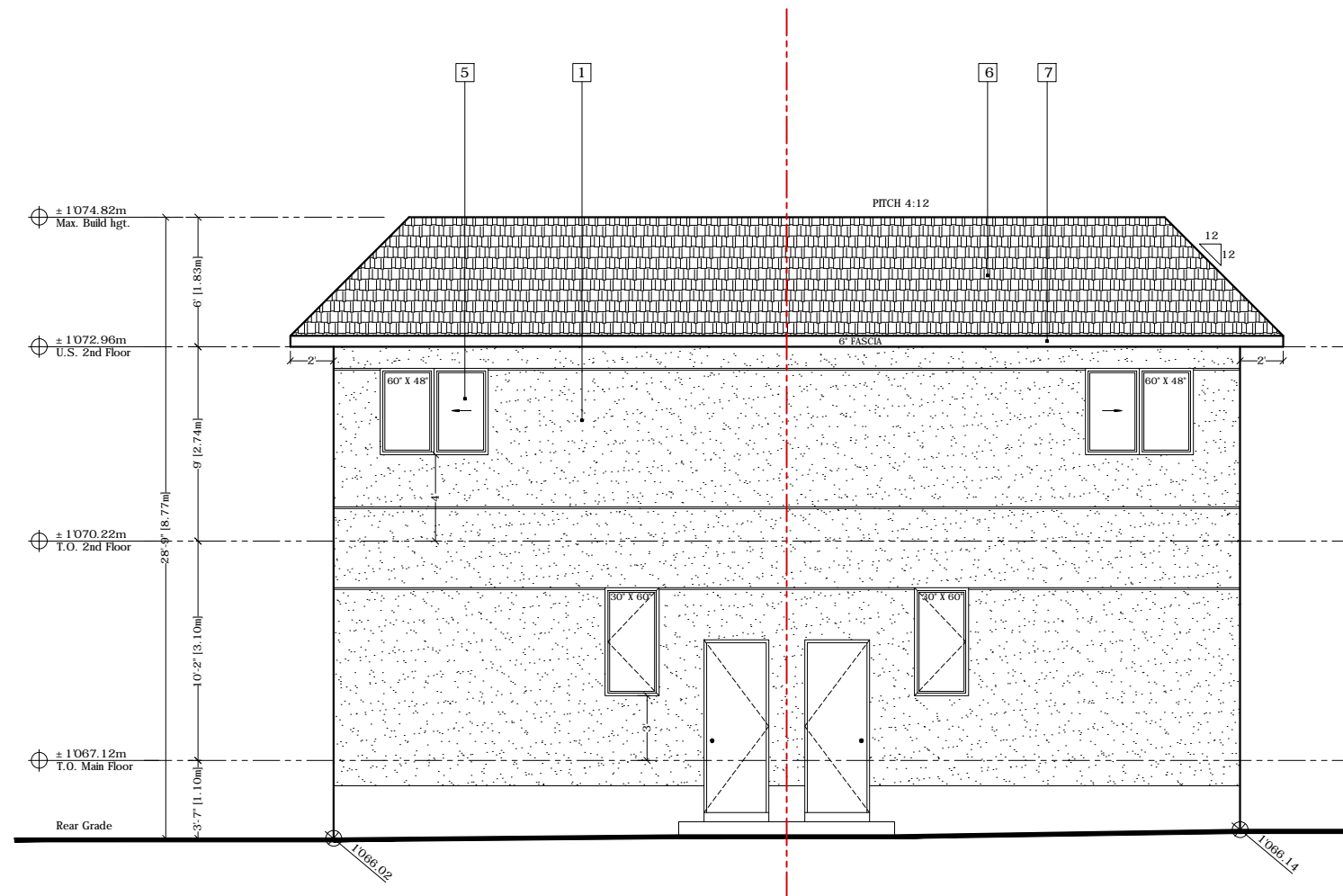
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Rear Elevation, Unit A&B (Proposed)  
 A-3.2 Scale: 1/8" = 1'-0"  
 (East Elevation)

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**

Rear Elevation, Unit A&B

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

12-March-2026

**File No.**

26-038-20260312-A3.2

**Sheet :**

A3.2

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 677.43 SQ.FT.  
 Allowable Glazing = 7% = 47.42 SQ.FT.  
 Proposed Glazing = 33.33 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**

Left Elevation, Unit A&B

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

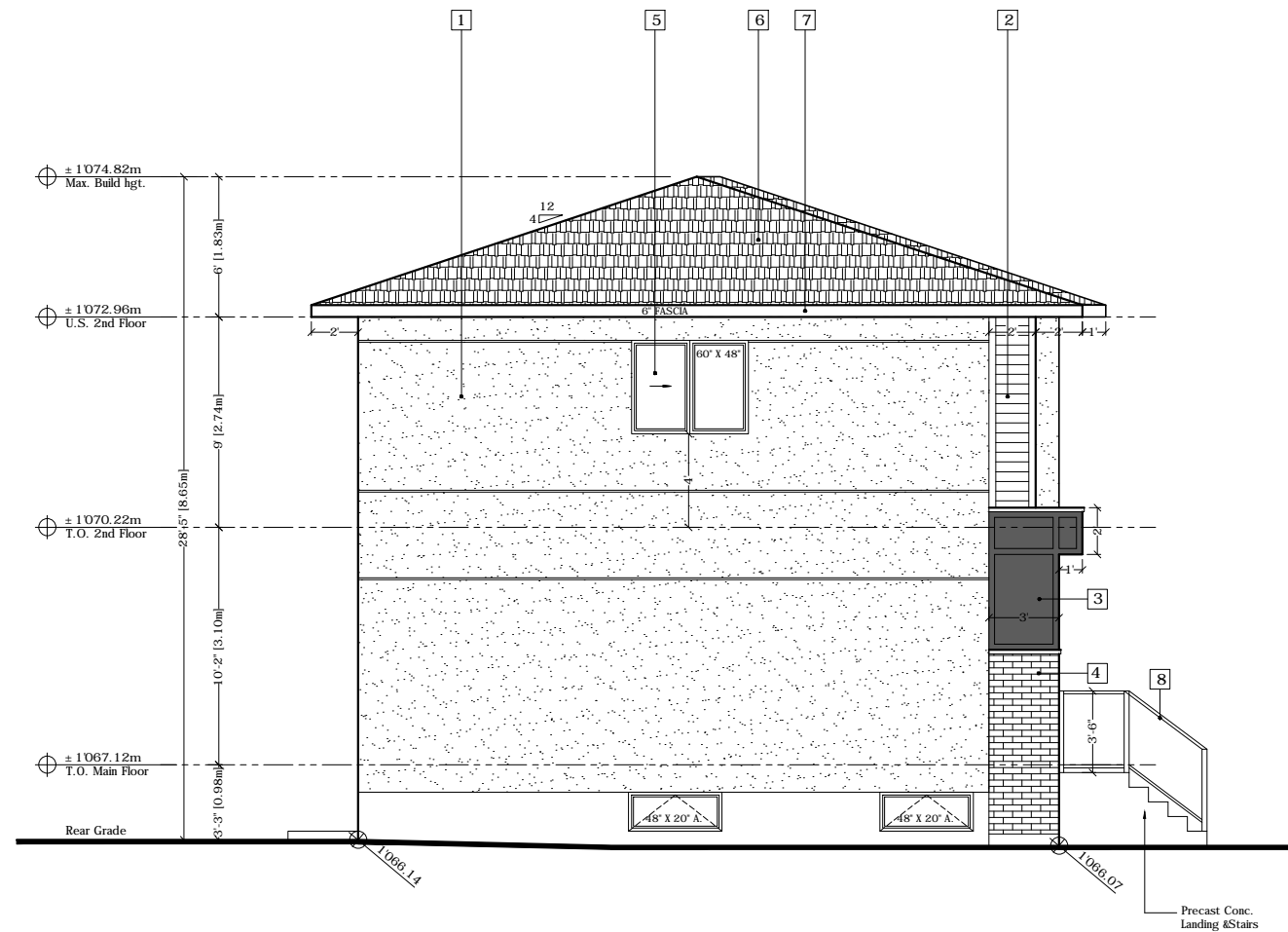
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26-038-20260312-A3.3

**Sheet :**

A3.3



**1** Left Elevation, Unit A&B (Proposed)  
 A-3.3 Scale: 1/8"= 1'-0" (North Elevation)

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 1'079.33 SQ.FT.  
 Allowable Glazing = 16% = 172.69 SQ.FT.  
 Proposed Glazing = 170.06 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
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**\*\* Note\*\***

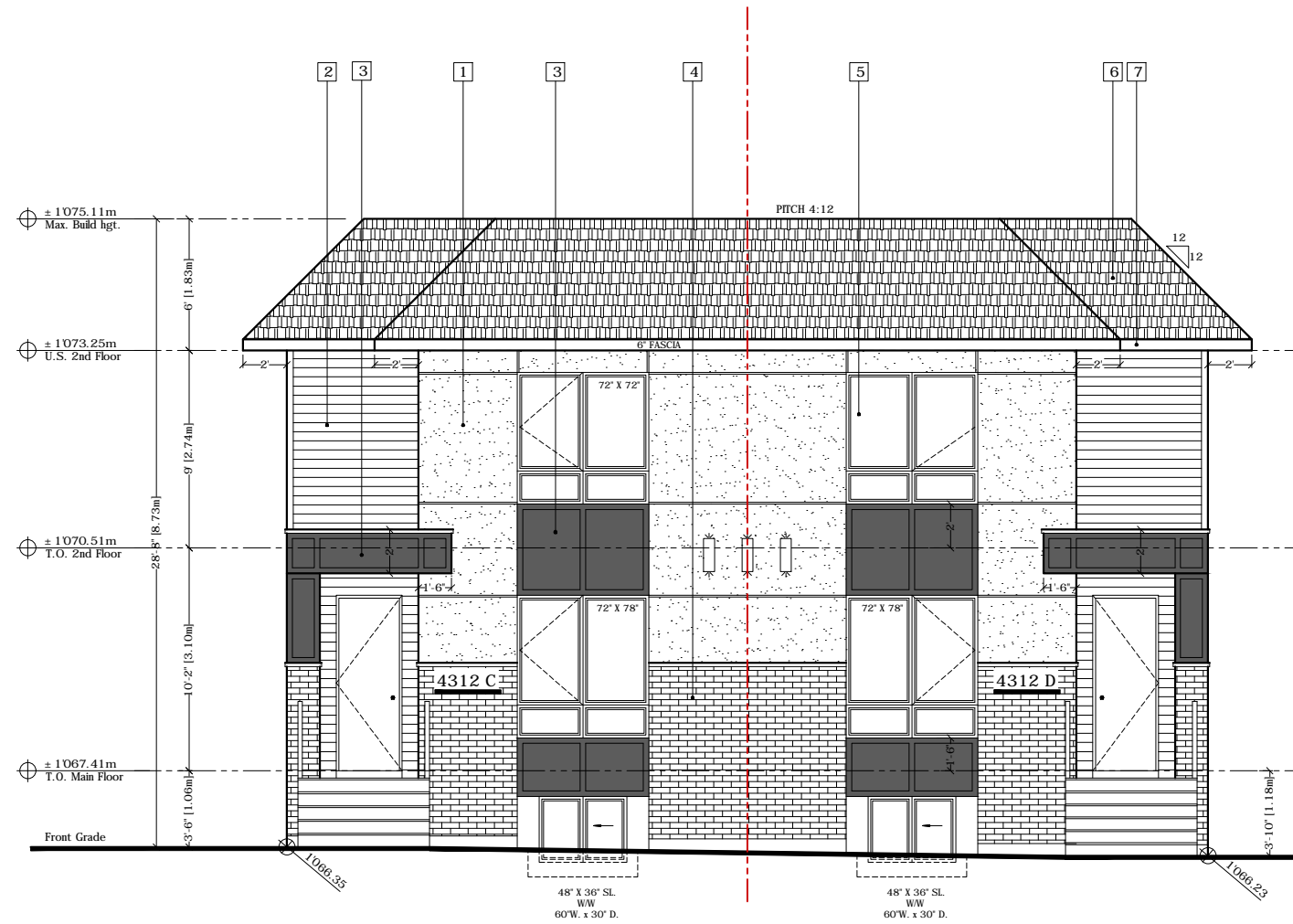
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**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Front Elevation, Unit C&D (Proposed)  
 A-3.4 Scale: 1/8"=1'-0" (West Elevation)

**Project:**

New 4Plex

**Address :**

4312, Bowness Road, NW  
 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**  
 Front Elevation, Unit C&D

**Scale :**  
 1/8"=1'-0"

**Designed By :**  
 SK

**Drawn By :**  
 SK

**Checked By :**  
 SK

**Date :**  
 12-March-2026

**File No.**  
 26-038-20260312-A3.4

**Sheet :**  
 A3.4

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 689.17 SQ.FT.  
 Allowable Glazing = 7% = 48.24 SQ.FT.  
 Proposed Glazing = 33.33 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

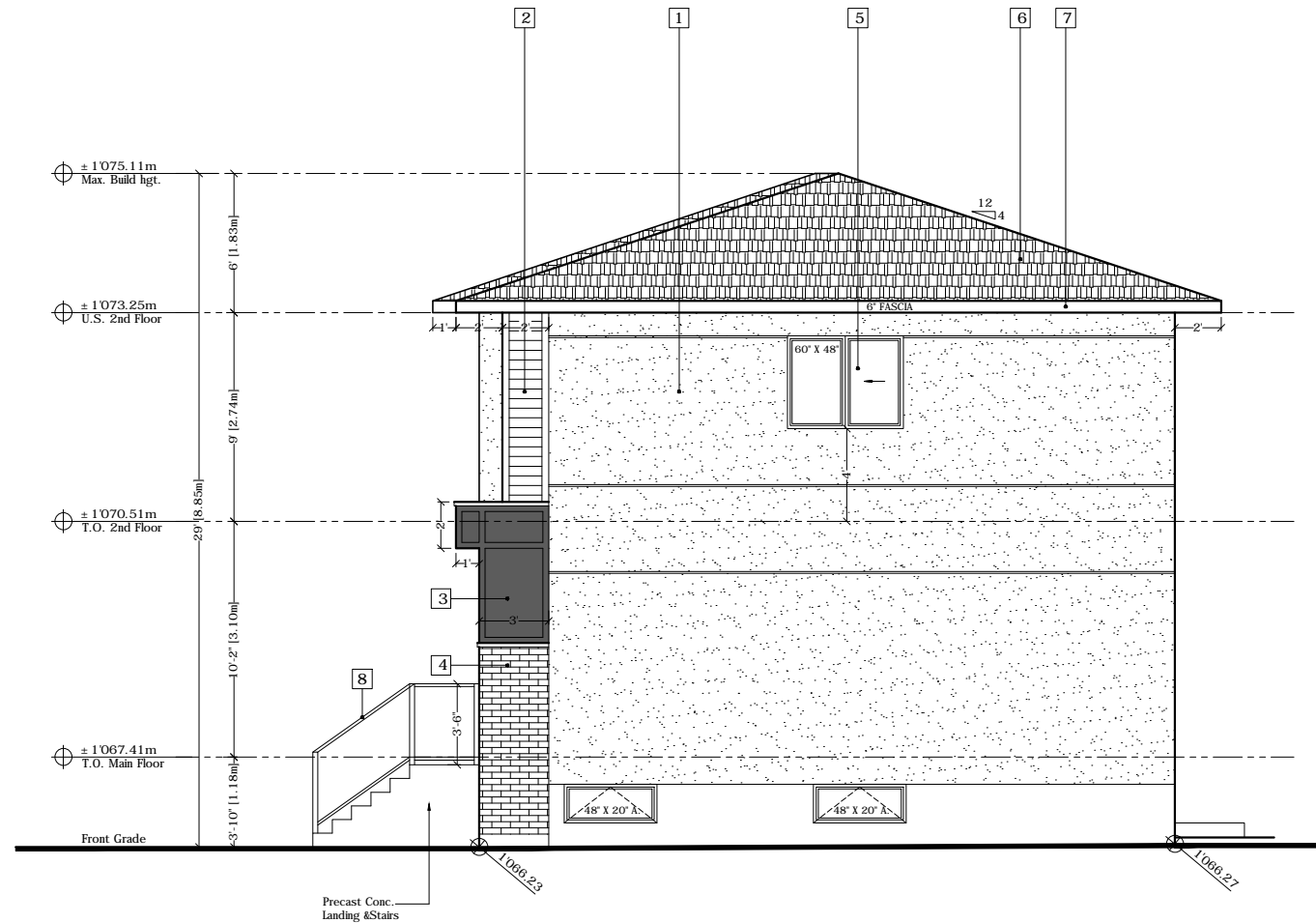
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Right Elevation, Unit C&D (Proposed)  
 A-3.5 Scale: 1/8"=1'-0" (South Elevation)

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**Project:**

New 4Plex

**Address :**

4312, Bowness Road, NW  
 Calgary, AB

**Project Designer:**

Sara Karimi avval

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 calgary.renov@gmail.com

Lot 3, Block 27, Plan 3898 AF

**Drawing :**

Right Elevation, Unit C&D

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

12-March-2026

**File No.**

26-038-20260312-A3.5

**Sheet :**

A3.5

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 953.18 SQ.FT.  
 Allowable Glazing = 7% = 66.72 SQ.FT.  
 Proposed Glazing = 65.00 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

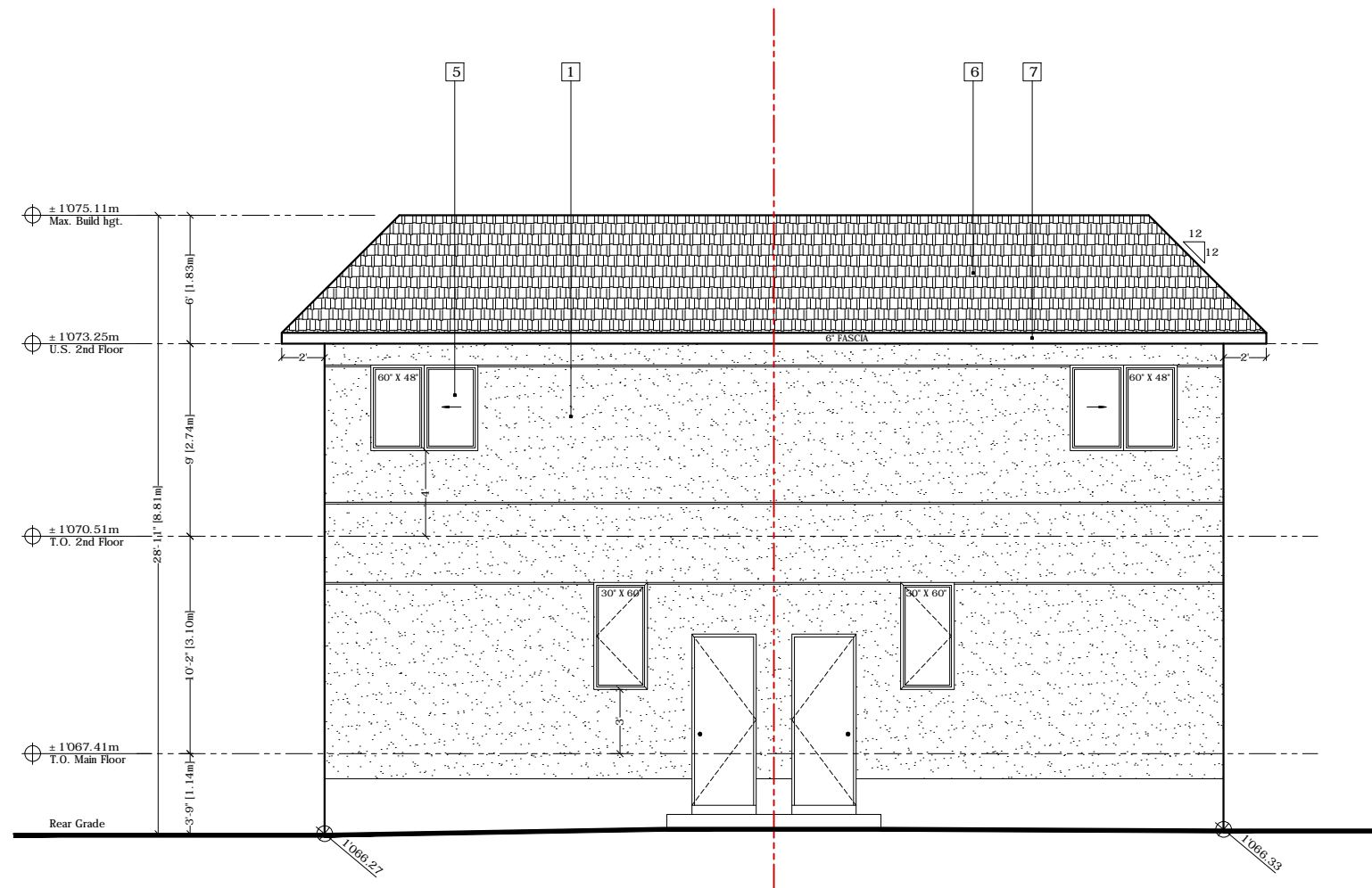
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Rear Elevation, Unit C&D (Proposed)  
 A-3.6 Scale: 1/8"=1'-0"  
 (East Elevation)

**Project:**

New 4Plex

**Address :**

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 Calgary, AB

**Project Designer:**

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**

Rear Elevation, Unit C&D

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

12-March-2026

**File No.**

26-038-20260312-A3.6

**Sheet :**

A3.6

Exterior Materials

- 1 Stucco
- 2 Hardie Board
- 3 Hardie Panel
- 4 Brick/ Stone Veneer
- 5 Window - Clear Glazing
- 6 Shingle Asphalt - Black
- 7 Prefinished Metal / Cedar Trim-Soffit
- 8 Glass Metal Handrail / Guardrail

Glazing Calculation:

Wall Area = 679.39 SQ.FT.  
 Allowable Glazing = 7% = 47.55 SQ.FT.  
 Proposed Glazing = 33.33 SQ.FT.

Windows & Doors

Rough Terrain- Class R- PG25, 1200 Pa  
 Design Pressure, 260 Pa Water Resistance,  
 A2 Air, U-Value (Doors & Windows) Max. 1.6

**\*\* Note\*\***

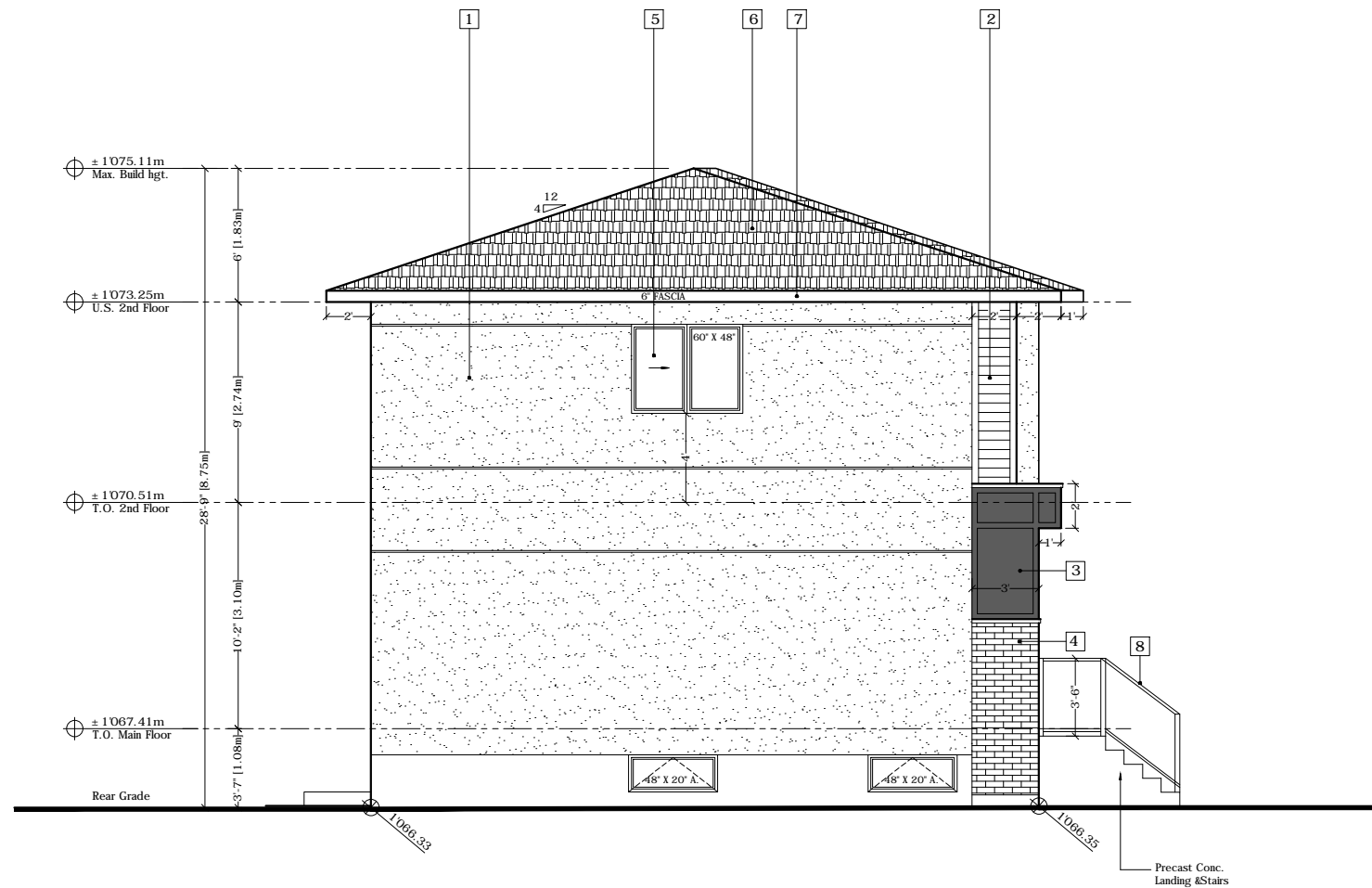
Window Spec's To be confirmed by Owner/Contractor Prior to Ordering  
 To Ensure Proper Venting And Egress.

**\*\*Note\*\***

Provide Proper Slope to Allow Drainage Away From Residence

**\*\*Note\*\***

Contractor To Confirm Dim. Prior To Const.



**1** Left Elevation, Unit C&D (Proposed)  
 A-3.7 Scale: 1/8"=1'-0" (North Elevation)

**Project:**

New 4Plex

**Address :**

4312, Bowness Road, NW  
 Calgary, AB

**Project Designer:**

Sara Karimi avval

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Lot 3, Block 27, Plan 3898 AF

**Drawing :**

Left Elevation, Unit C&D

**Scale :**

1/8"=1'-0"

**Designed By :**

SK

**Drawn By :**

SK

**Checked By :**

SK

**Date :**

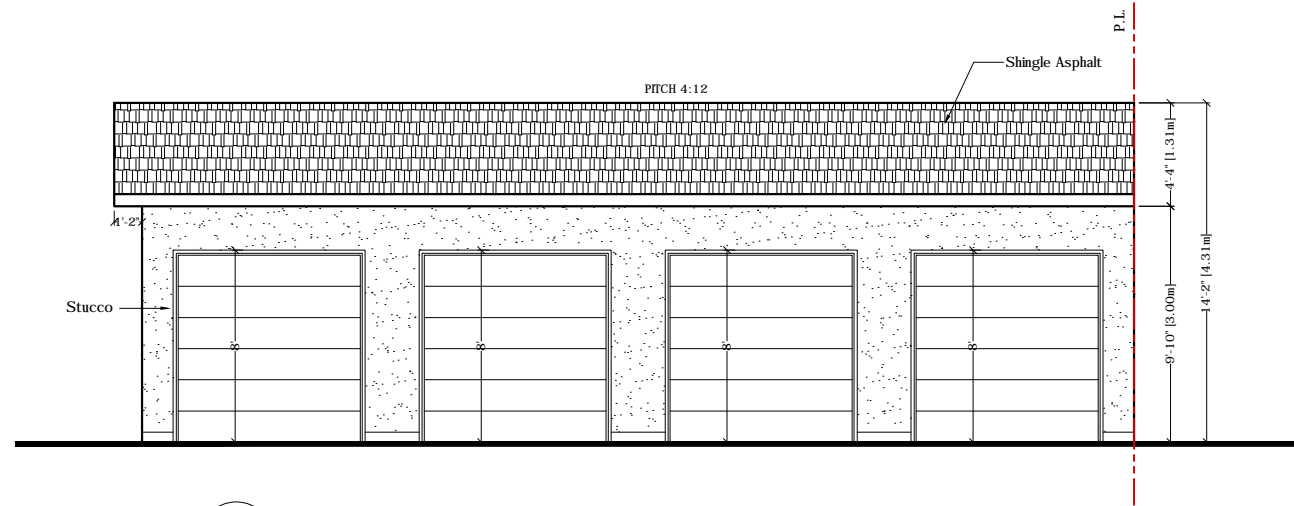
12-March-2026

**File No.**

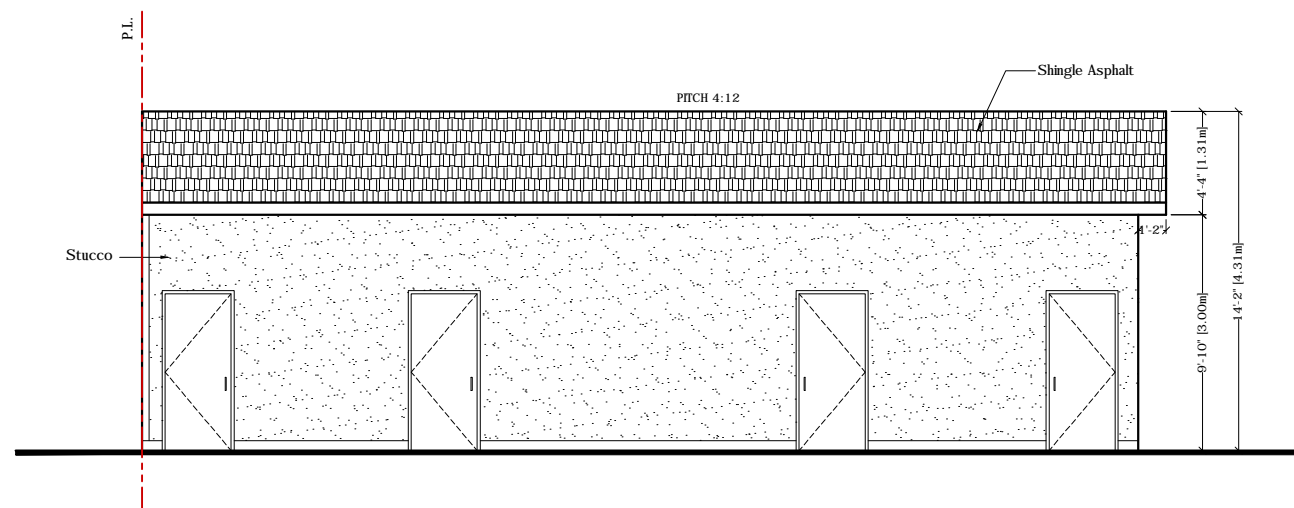
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**Sheet :**

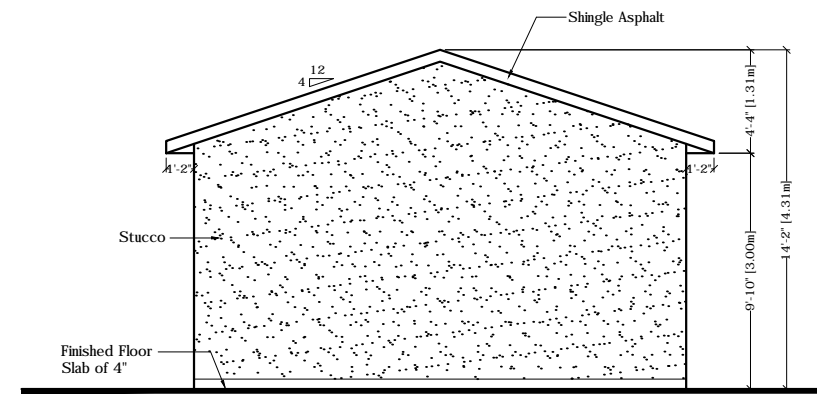
A3.7



**2 East Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"



**3 West Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"

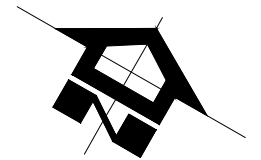


**5 North & South Elevation (Proposed)**  
A-4.0 Scale: 1/8"= 1'-0"

**Project:**  
New 4Plex

**Address :**  
4312, Bowness Road, NW  
Calgary, AB

**Project Designer:**  
Sara Karimi avval



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Lot 3, Block 27, Plan 3898 AF

**Drawing :**  
Garage Plan&Elevations

**Scale :**  
1/8"=1'-0"

**Designed By :**  
SK

**Drawn By :**  
SK

**Checked By :**  
SK

**Date :**  
12-March-2026

**File No.**  
26-038-20260312-A4.0

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A4.0

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