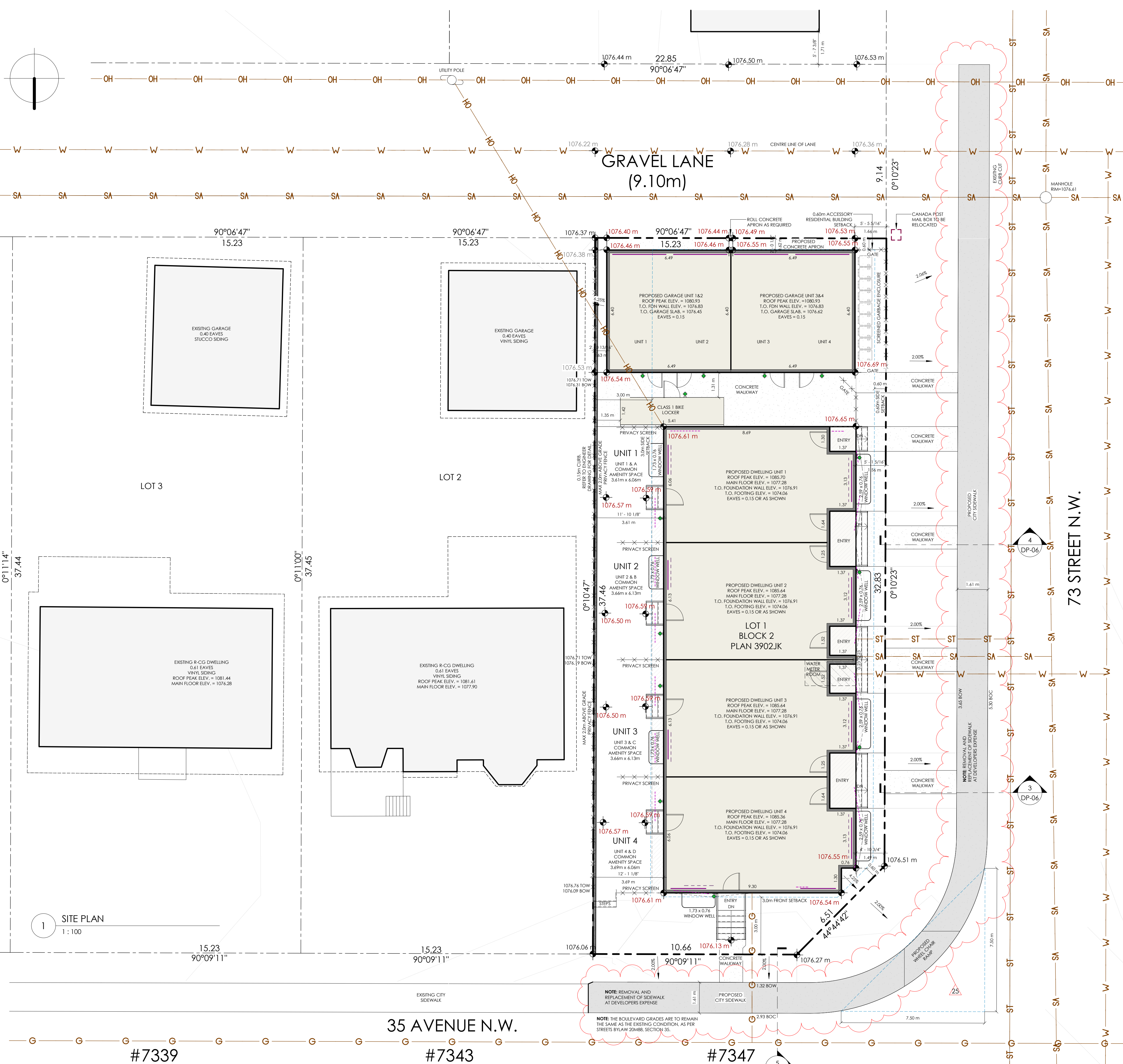
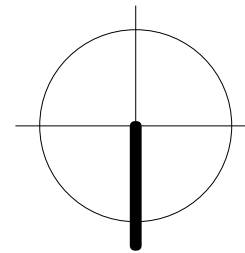




SITE INFORMATION
LEGAL ADDRESS:
LOT: 1 BLOCK: 2
PLAN: 3902JK

MUNICIPAL ADDRESS:
7347 35 AVE N.W.,
CALGARY, ALBERTA

LAND USE DESIGNATION:
R-CO

COMMUNITY: BOWNESS

SURVEY INFORMATION
Survey completed by:
ARC SURVEYS LTD.
202, 3741 AVE N.E.
CALGARY, ALBERTA
Phone: (403) 271-1272
Dated: JUNE 6, 2024

Note: Unless otherwise specified, all dimensions relate to distances from property boundary to foundation walls or from the date of the survey.
Spot elevations are approximately located.

GRADE MARKER LEGEND

1079.38	EXISTING GRADE
1079.38	ASSUMED GRADE
1079.38	PROPOSED GRADE

LIGHTING NOTE
EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX [TP]

LINE TYPE LEGEND

---	SUBJECT PROPERTY LINES
---	ADJACENT PROPERTY LINES
---	EAVES / CANOPES
---	UTILITY LINES - POWER
---	UTILITY LINES - OVERHEAD
---	UTILITY LINES - WATER
---	UTILITY LINES - SANITARY
---	UTILITY LINES - GAS
---	UTILITY LINES - STORM
---	EXISTING BUILDING TO BE REMOVED
---	EXISTING FENCE
---	PROPOSED PRIVACY SCREEN / FENCE

WINDOW & DOOR LOCATIONS

---	LOFT DOORS & WINDOWS
---	UPPER DOORS & WINDOWS
---	MAIN DOORS & WINDOWS
---	BASEMENT DOORS & WINDOWS

LANDSCAPING LEGEND

HARD / NON-PERMEABLE LANDSCAPING

CONCRETE	RETAINING WALLS
GRAVEL / ROCKS	PROPOSED ADDITION FOOTPRINT
COVERED	DECKS
ASPHALT	

NON-LANDSCAPED AREAS

BUILDING FOOTPRINT	
NEIGHBORING BUILDING FOOTPRINT	
MAIN FLOOR CANTILEVER	
SECOND FLOOR CANTILEVER	

PARCEL COVERAGE AREA

Name	Imperial	Metric
Footprint	893 ft ²	82.93 m ²
DETACHED GARAGE	2607 ft ²	242.23 m ²
BUILDING FOOTPRINT	2607 ft ²	242.23 m ²
SITE AREA	6026 ft ²	559.87 m ²

ACTUAL PARCEL COVERAGE
= 59.84

DENSITY CALCULATION

UNITS PER HECTARE = 75
HECTARES = 0.055987
UNITS = 4.199

UNITS = HECTARES x UPH
UNITS = 0.055987 ha x 75 UPH
UNITS = 4.199

4 UNITS PROPOSED

GROSS BUILDING AREA

Name	Imperial	Metric
GARAGE #1	447 ft ²	41.54 m ²
UNIT 1 & 2	447 ft ²	41.49 m ²
GARAGE #2	894 ft ²	83.03 m ²
SECONDARY SUITE A	609 ft ²	56.57 m ²
SECONDARY SUITE A ENTRY	26 ft ²	2.42 m ²
Developed	635 ft ²	58.99 m ²
SECONDARY SUITE B	637 ft ²	59.15 m ²
SECONDARY SUITE B ENTRY	28 ft ²	2.56 m ²
Developed	664 ft ²	61.71 m ²
SECONDARY SUITE C	637 ft ²	59.15 m ²
SECONDARY SUITE C ENTRY	28 ft ²	2.56 m ²
Developed	664 ft ²	61.71 m ²
SECONDARY SUITE D	396 ft ²	36.36 m ²
SECONDARY SUITE D ENTRY	26 ft ²	2.44 m ²
Developed	624 ft ²	58.00 m ²
UNIT 1	587 ft ²	54.55 m ²
MAIN FLOOR	663 ft ²	61.40 m ²
SECOND FLOOR	1250 ft ²	116.15 m ²
Developed	1913 ft ²	177.65 m ²
UNIT 2	592 ft ²	54.95 m ²
MAIN FLOOR	670 ft ²	62.25 m ²
SECOND FLOOR	1262 ft ²	117.20 m ²
Developed	1932 ft ²	179.45 m ²
UNIT 3	591 ft ²	54.93 m ²
MAIN FLOOR	670 ft ²	62.25 m ²
SECOND FLOOR	1261 ft ²	117.18 m ²
Developed	1931 ft ²	179.43 m ²
UNIT 4	595 ft ²	55.32 m ²
MAIN FLOOR	660 ft ²	61.29 m ²
SECOND FLOOR	1255 ft ²	116.61 m ²
Developed	1915 ft ²	178.90 m ²

ACTUAL PARCEL COVERAGE
= 59.84

DENSITY CALCULATION

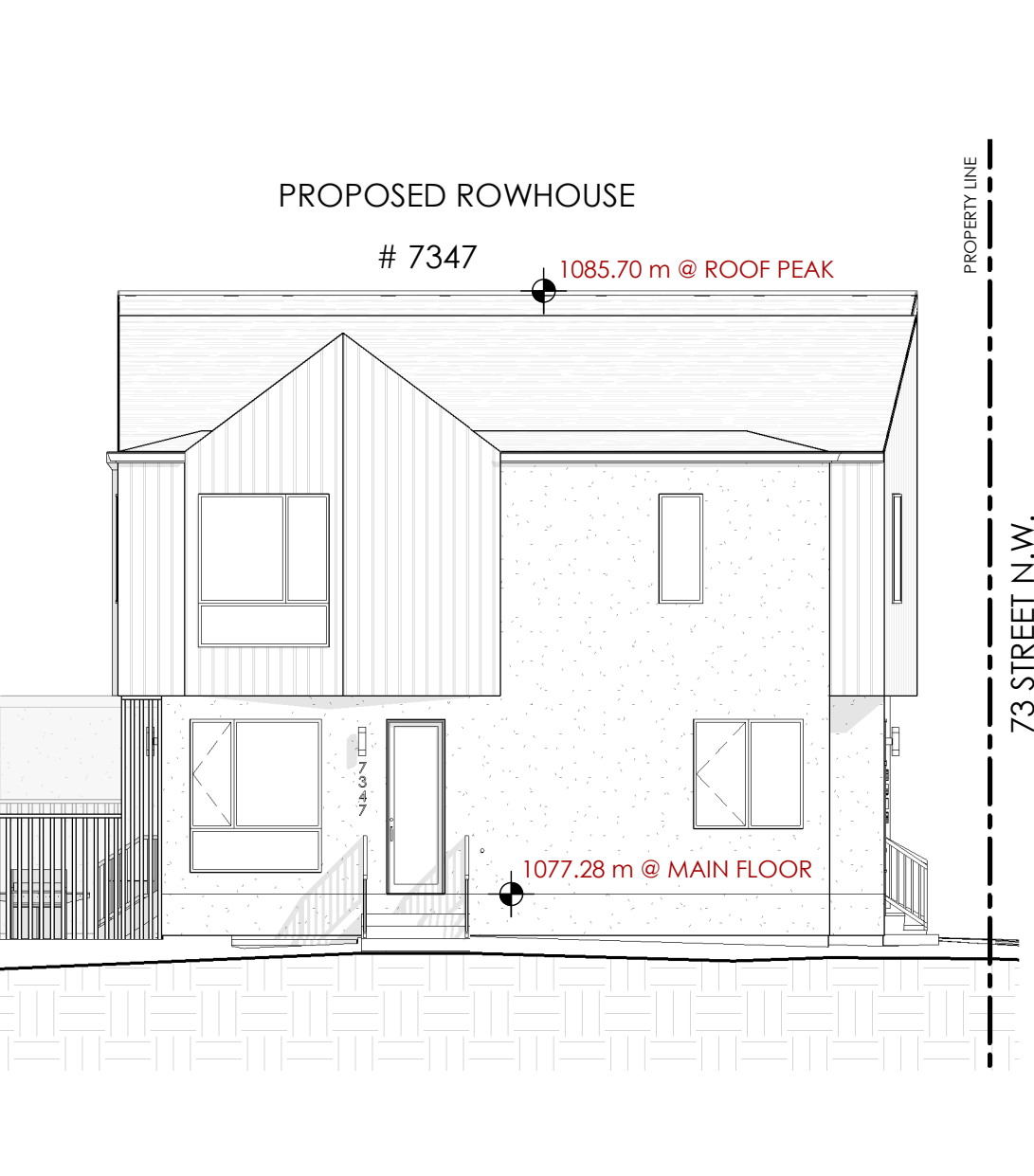
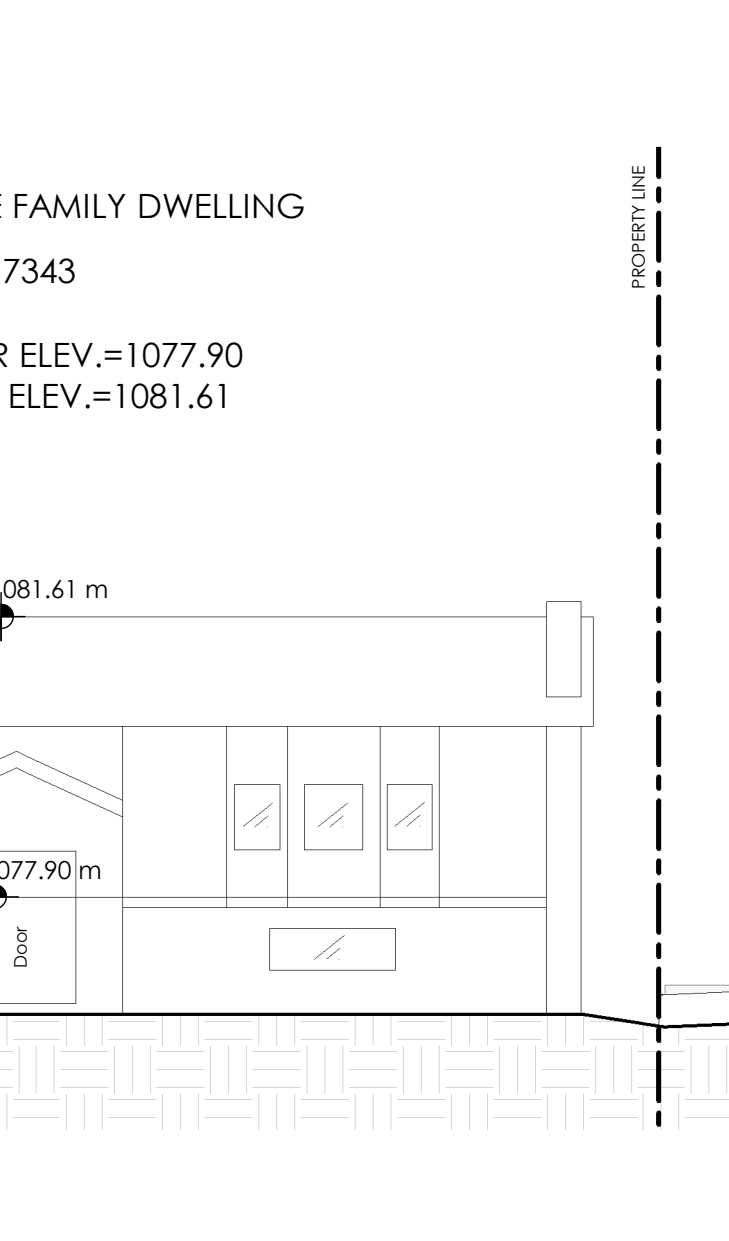
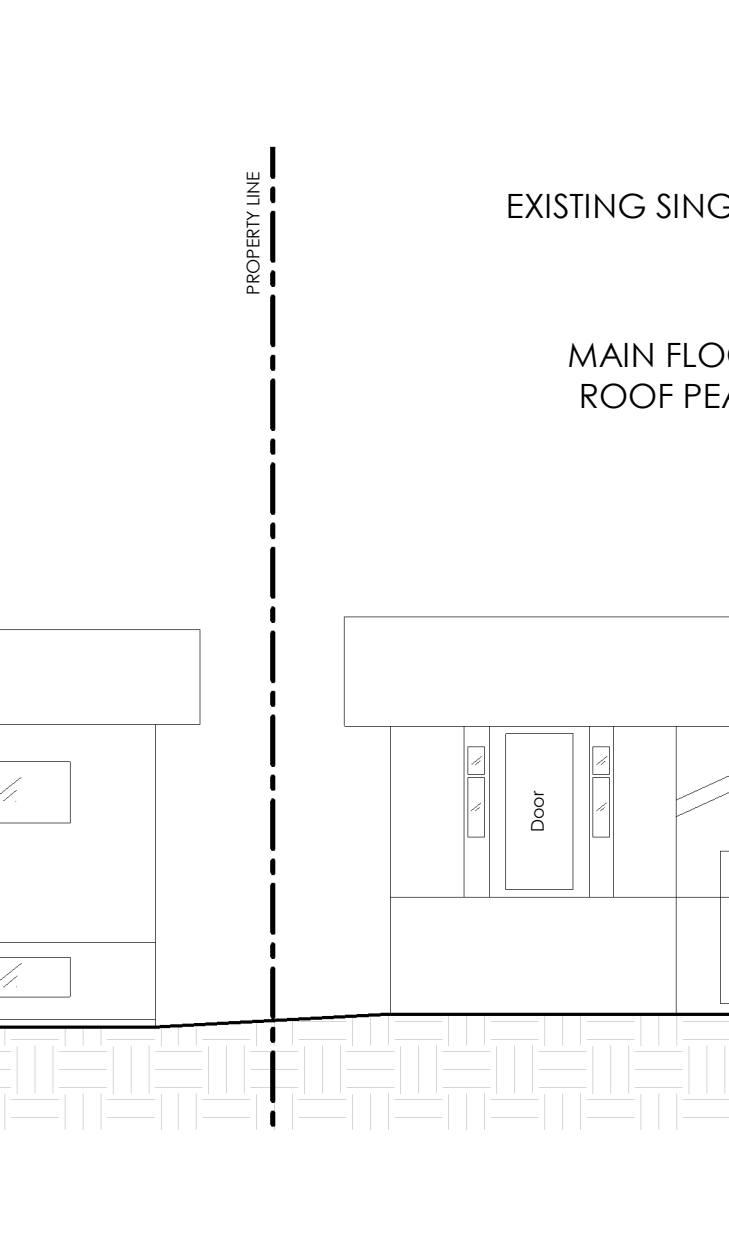
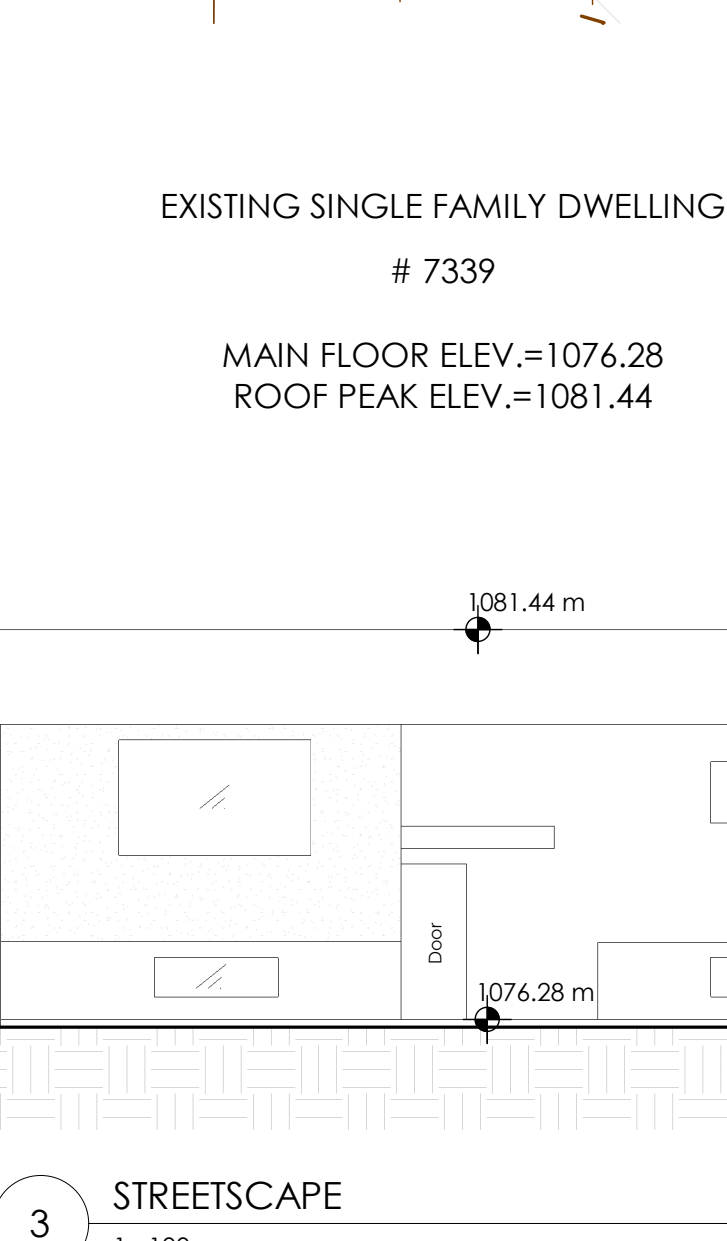
UNITS PER HECTARE = 75
HECTARES = 0.055987
UNITS = 4.199

UNITS = HECTARES x UPH
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Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE, BLOCK, & LANDSCAPE PLAN
DP-02	NORTH, WEST & SOUTH ELEVATIONS
DP-03	EAST ELEVATION & LOWER SUITE FLOOR PLAN
DP-04	MAIN & SECOND FLOOR PLANS
DP-05	GARAGE PLANS
DP-06	SECTIONS

PLANTING REQUIREMENTS

- A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m² of parcel area.
Parcel Area = 559.87 m² / 110.00 = 5.09
5.09 x 1.0 = 5 trees
5.09 x 3.0 = 15 shrubs
- Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.
- The requirements for the provision of 1.0 tree is met where:
 - a deciduous tree has a minimum caliper of 60 mm; or
 - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 3.0 shrubs is met where:
 - a deciduous tree has a minimum caliper of 85 mm; or
 - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 3.0 trees is met where an existing deciduous tree with a caliper greater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 224.54 m²

Minimum 30% of the landscaped area must be covered with soft surfaced landscaping.
224.54 m² x 0.3 = 67.36 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExoTET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.3m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

GRASS	SOIL DEPTH 300mm MIN.
MULCH	SOIL DEPTH 600mm MIN.

HARD / NON-PERMEABLE LANDSCAPING

CONCRETE	
GRAVEL / ROCKS	
COVERED	

NON-LANDSCAPED AREAS

BUILDING FOOTPRINT	
NEIGHBORING BUILDING FOOTPRINT	

PLANTING LEGEND

Coniferous Tree	Deciduous Tree
Area of Tree Protection	Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

REVISION SCHEDULE

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23	2026.03.13	Landscaping
24	2026.03.20	Revised DP
25	2026.06.22	DR1

GENERAL NOTES

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These drawings supersede all previous versions and shall not be used for any construction purposes until approved and signed.

CLIENT APPROVAL

Date: _____

Sign: _____

ISSUED FOR DEVELOPMENT PERMIT

PROJECT LOCATION

3512 73 STREET N.W.
CALGARY, ALBERTA

LOT: 1, BLOCK: 2,
PLAN: 3902JK

FLOOR AREAS

MAIN FLOOR	587 SF
SECOND FLOOR	663 SF
UNIT 1: Total	1250 SF
MAIN FLOOR	592 SF
SECOND FLOOR	670 SF
UNIT 2: Total	1262 SF
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SECOND FLOOR	670 SF
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SECONDARY SUITE C ENTRY	28 SF
SECONDARY SUITE D ENTRY	26 SF
GARAGE #1	447 SF
UNIT 1 & 2	447 SF
GARAGE #2	447 SF
UNIT 3 & 4	447 SF

NOT FOR CONSTRUCTION

ANDISON
RESIDENTIAL DESIGN

220 739 11 Ave SW, Calgary, Alberta T2R 0E3
403.481.4481 | INFO@ANDISONDDESIGN.COM
ANDISONDDESIGN.COM

JUNE 26, 2026

BOWNESS ROWHOUSE

REVISION SCHEDULE

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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3512 73 STREET N.W.
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PLAN: 3902JK

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SECONDARY SUITE C ENTRY	28 SF
SECONDARY SUITE D ENTRY	26 SF
GARAGE #1	447 SF
UNIT 1 & 2	447 SF
GARAGE #2	447 SF
UNIT 3 & 4	447 SF

NOT FOR CONSTRUCTION

SITE, BLOCK, & LANDSCAPE PLAN

DP-01

JUNE 26, 2026

BOWNESS ROWHOUSE

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DECISION
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ON THIS PLAN

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CALGARY, ALBERTA
LOT: 1, BLOCK: 2,
PLAN: 3902JK

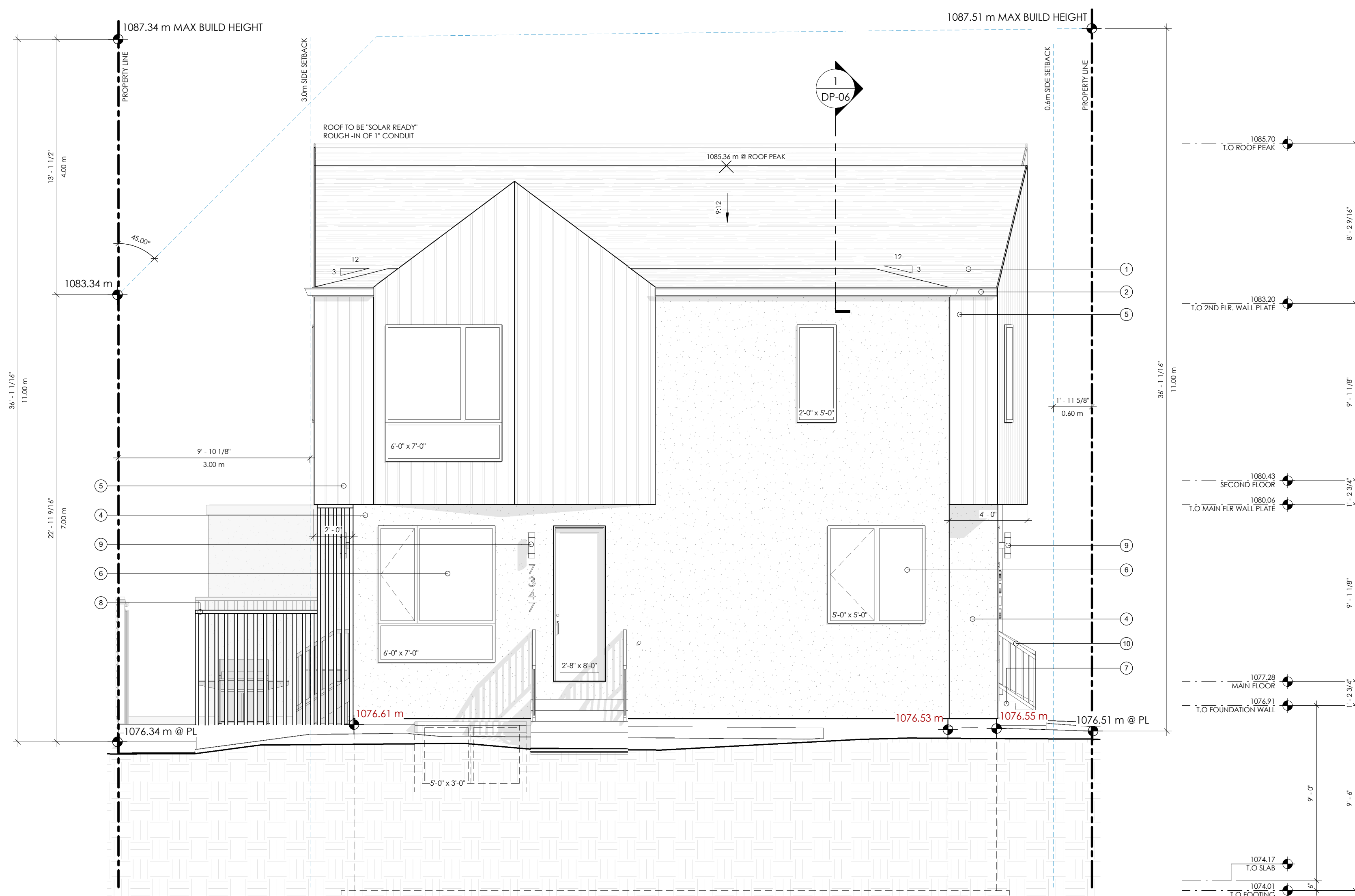
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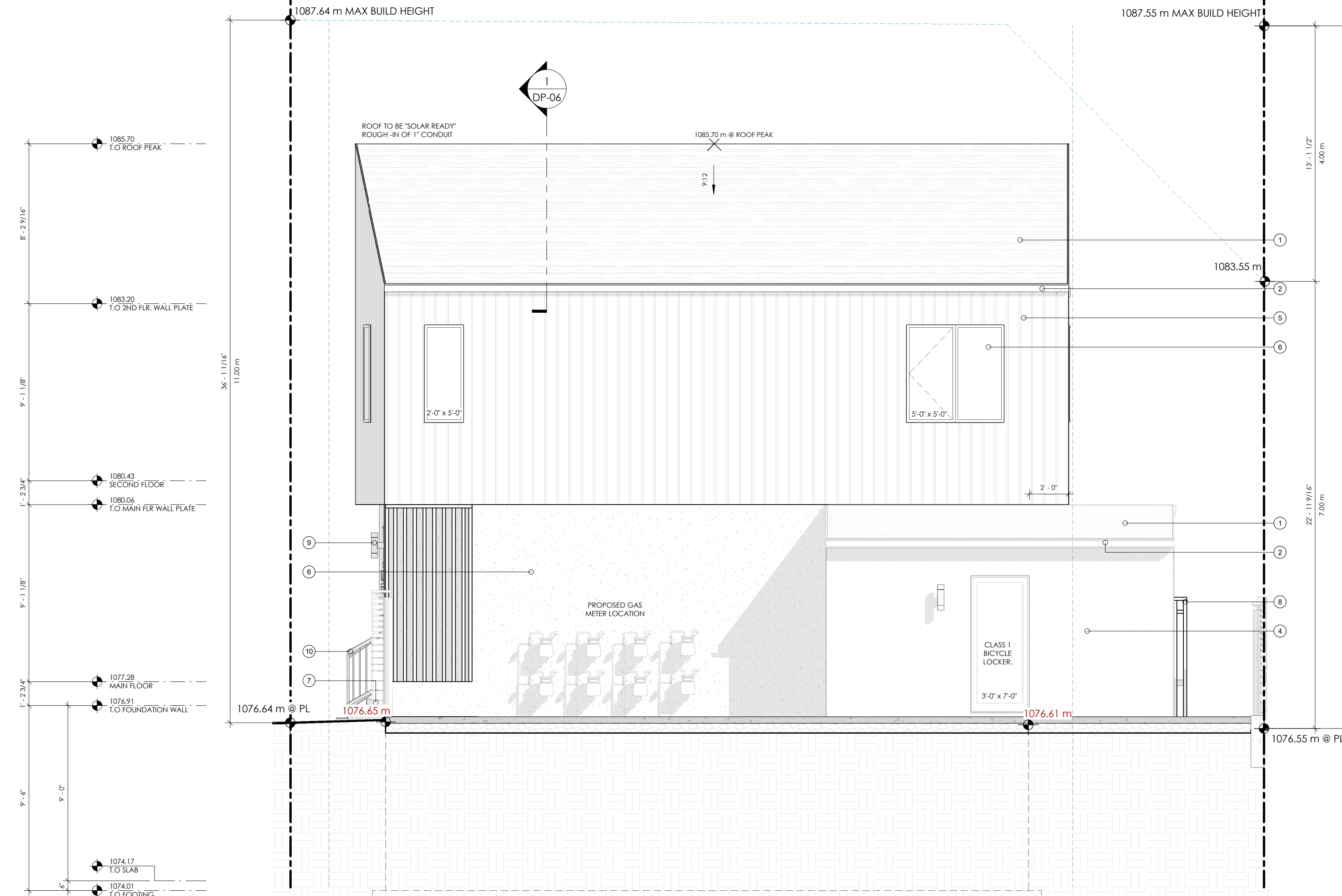
NOT FOR
CONSTRUCTION

NORTH, WEST, & SOUTH
ELEVATIONS

DP-02



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



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

MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 ALUMINUM SOFFIT & RAINWARE
- 3 6" HARDIE TRIM FASCIA
- 4 FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE
- 5 CORRUGATED METAL SIDING W/ 1" REVEAL
- 6 EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
- 7 PRECAST CONCRETE STEP, FINISH TO BE SELECTED
- 8 PRIVACY SCREEN (2.0m HEIGHT)
- 9 EXTERIOR LIGHT - SELECTION T.B.D.
- 10 ALUMINUM PICKET RAILING
- 11 SLAT WALL



1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 ALUMINUM SOFFIT & RAINWARE
- 3 6" HARDIE TRIM FASCIA
- 4 FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE
- 5 CORRUGATED METAL SIDING W/ 1" REVEAL
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JUNE 26, 2026

BOWNESS ROWHOUSE

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DEVELOPMENT PERMIT

PROJECT LOCATION

3512 73 STREET N.W.
CALGARY, ALBERTA

LOT: 1, BLOCK: 2,
PLAN: 3902JK

FLOOR AREAS

MAIN FLOOR 587 SF
SECOND FLOOR 663 SF
UNIT 1: Total 1250 SF

MAIN FLOOR 592 SF
SECOND FLOOR 670 SF
UNIT 2: Total 1262 SF

MAIN FLOOR 591 SF
SECOND FLOOR 670 SF
UNIT 3: Total 1261 SF

MAIN FLOOR 595 SF
SECOND FLOOR 660 SF
UNIT 4: Total 1255 SF

SECONDARY SUITE A 609 SF
SECONDARY SUITE B 637 SF
SECONDARY SUITE C 637 SF
SECONDARY SUITE D 598 SF
SECONDARY SUITE A ENTRY 26 SF
SECONDARY SUITE B ENTRY 28 SF
SECONDARY SUITE C ENTRY 28 SF
SECONDARY SUITE D ENTRY 26 SF

GARAGE #1 447 SF
UNIT 1 & 2
GARAGE #2 447 SF
UNIT 3 & 4

NOT FOR
CONSTRUCTION

EAST ELEVATION & LOWER
SUITE FLOOR PLAN

DP-03

UNIT 1	UNIT 2	UNIT 3	UNIT 4
FIRE COMPARTMENT AREA: 35.59 m ² LIMITING DISTANCE: 3.00 m OPENING LIMITS: 21.50% OPENINGS AREA: 4.65 m ² OPENINGS %: 13.05%	FIRE COMPARTMENT AREA: 40.00 m ² LIMITING DISTANCE: 3.00 m OPENING LIMITS: 21.50% OPENINGS AREA: 6.97 m ² OPENINGS %: 17.42%	FIRE COMPARTMENT AREA: 40.00 m ² LIMITING DISTANCE: 3.00 m OPENING LIMITS: 21.50% OPENINGS AREA: 6.97 m ² OPENINGS %: 17.42%	FIRE COMPARTMENT AREA: 39.66 m ² LIMITING DISTANCE: 3.00 m OPENING LIMITS: 25.50% OPENINGS AREA: 2.32 m ² OPENINGS %: 5.86%

UNIT 1

UNIT 2

UNIT 3

UNIT 4



3 SPATIAL SEPARATION - WEST
1" = 10'-0"

JUNE 26, 2026
BOWNESS ROWHOUSE

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CALGARY, ALBERTA

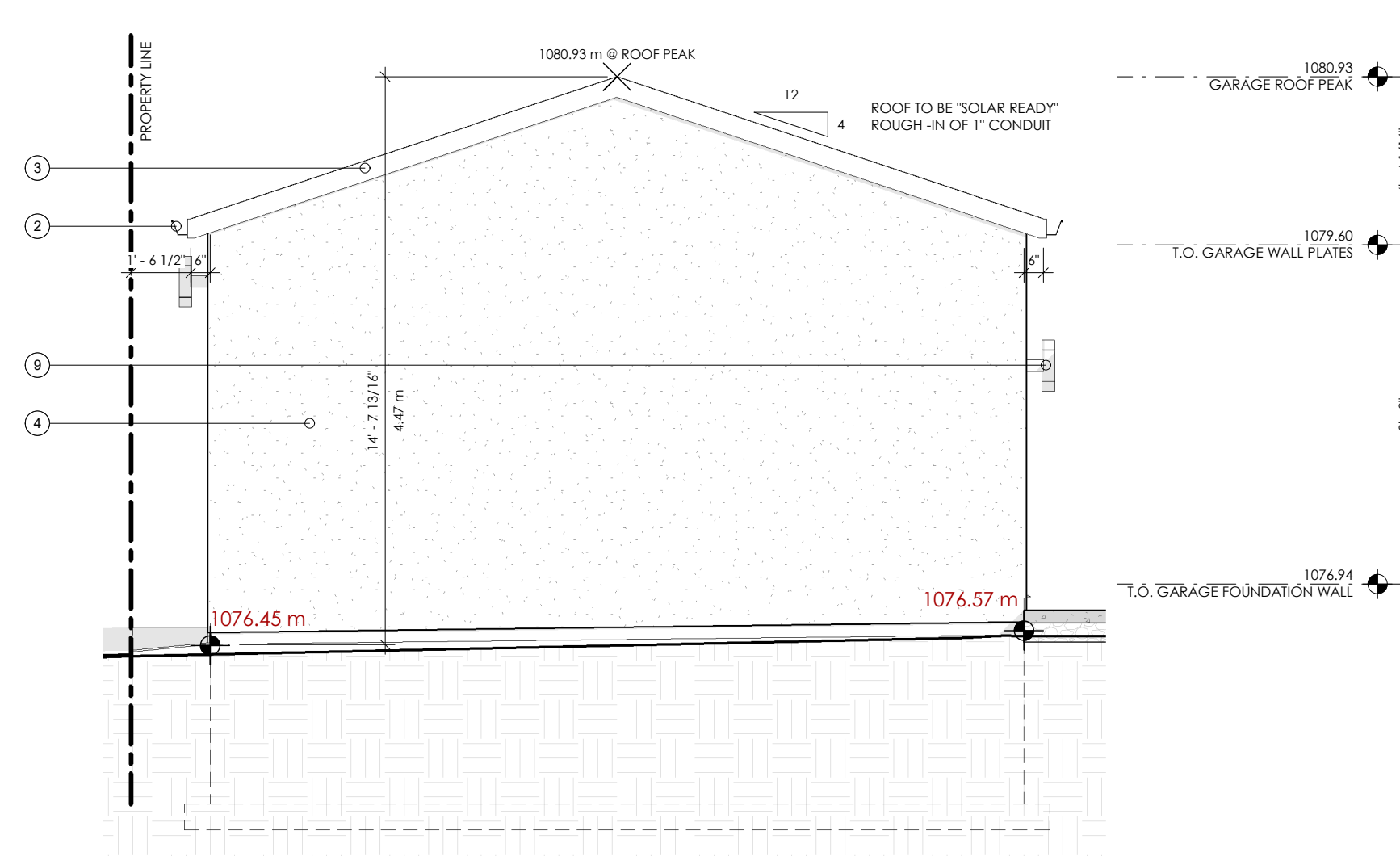
LOT: 1, BLOCK: 2,
PLAN: 3902JK

FLOOR AREAS	
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SECOND FLOOR	663 SF
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UNIT 2: Total	1262 SF
MAIN FLOOR	591 SF
SECOND FLOOR	670 SF
UNIT 3: Total	1261 SF
MAIN FLOOR	595 SF
SECOND FLOOR	660 SF
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GARAGE #2	447 SF
UNIT 3 & 4	

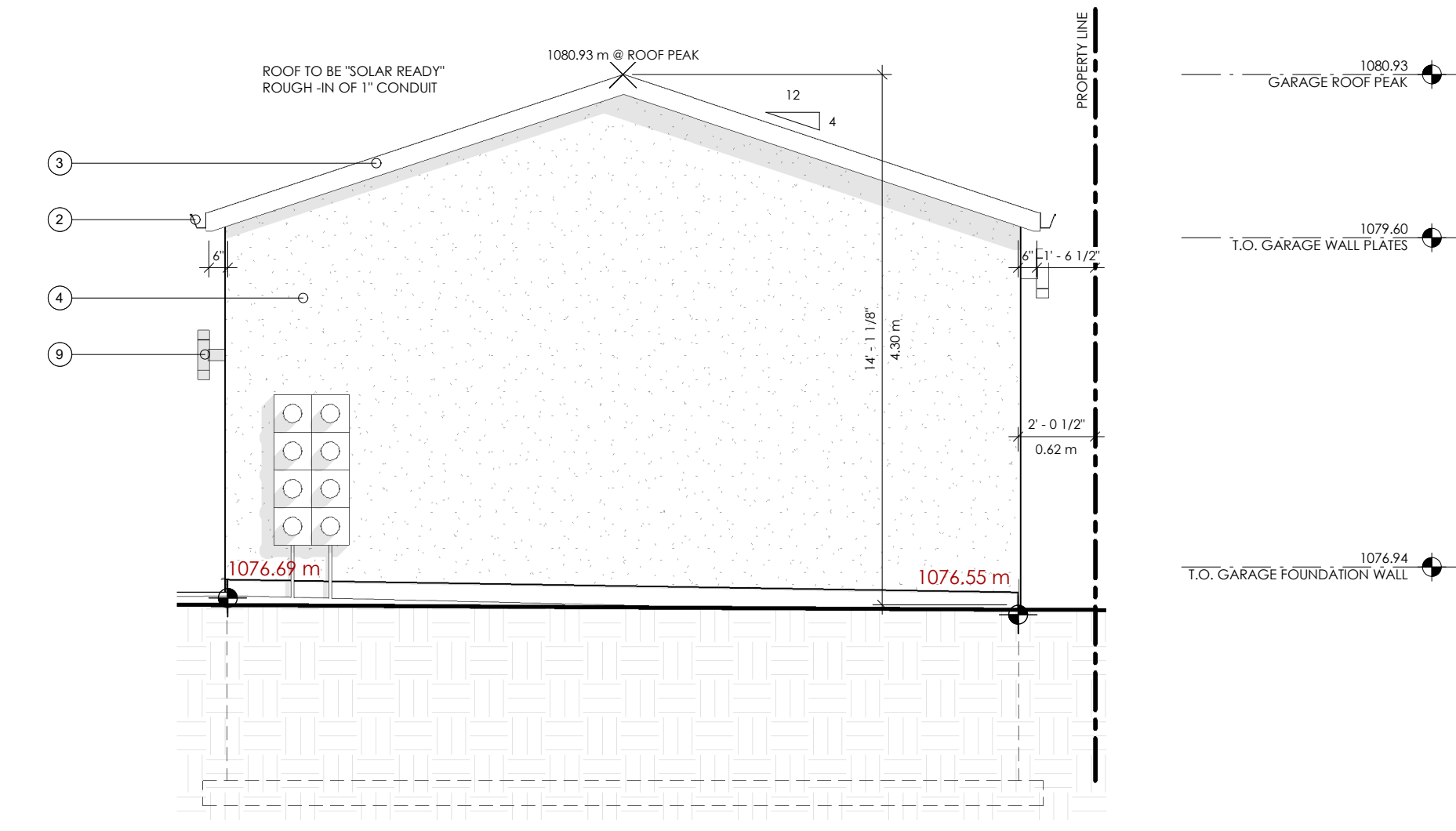
NOT FOR
CONSTRUCTION

GARAGE PLANS

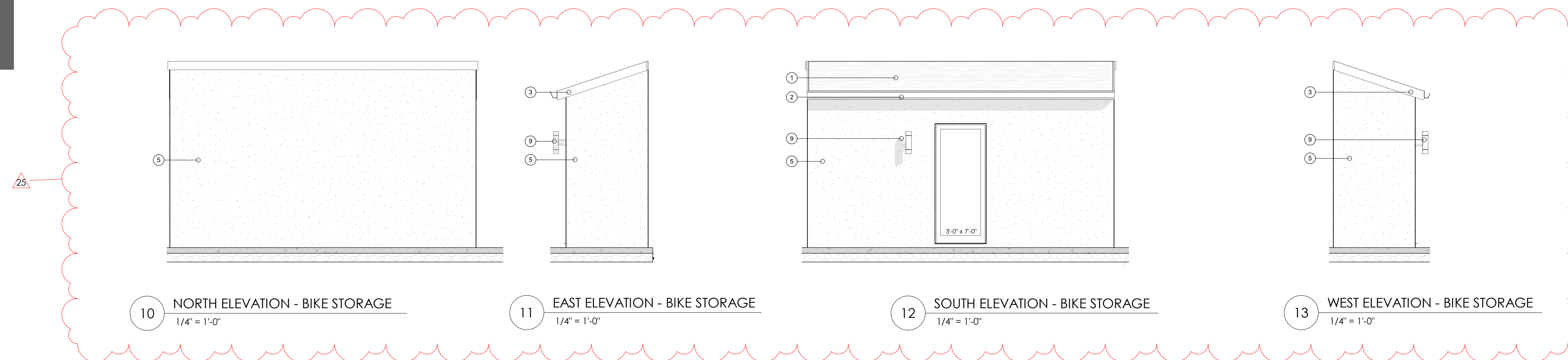
DP-05



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



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



10 NORTH ELEVATION - BIKE STORAGE
1/4" = 1'-0"

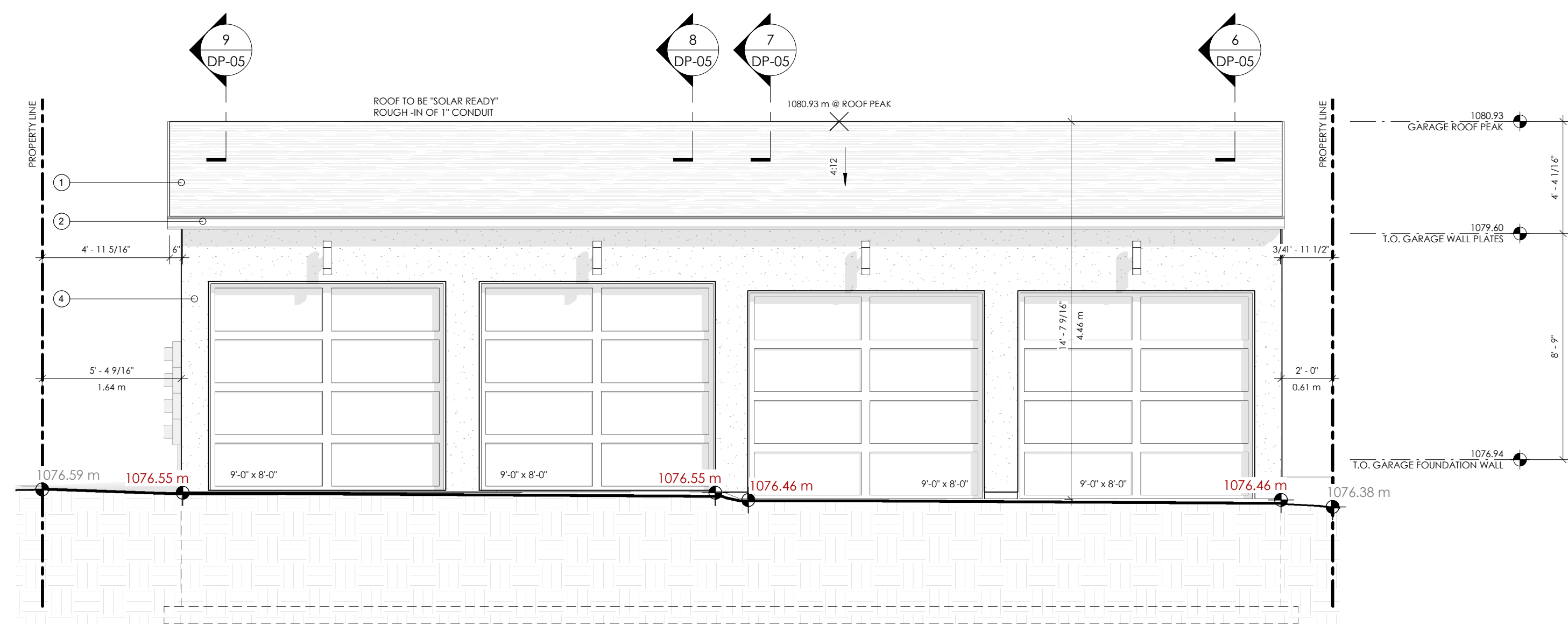
11 EAST ELEVATION - BIKE STORAGE
1/4" = 1'-0"

12 SOUTH ELEVATION - BIKE STORAGE
1/4" = 1'-0"

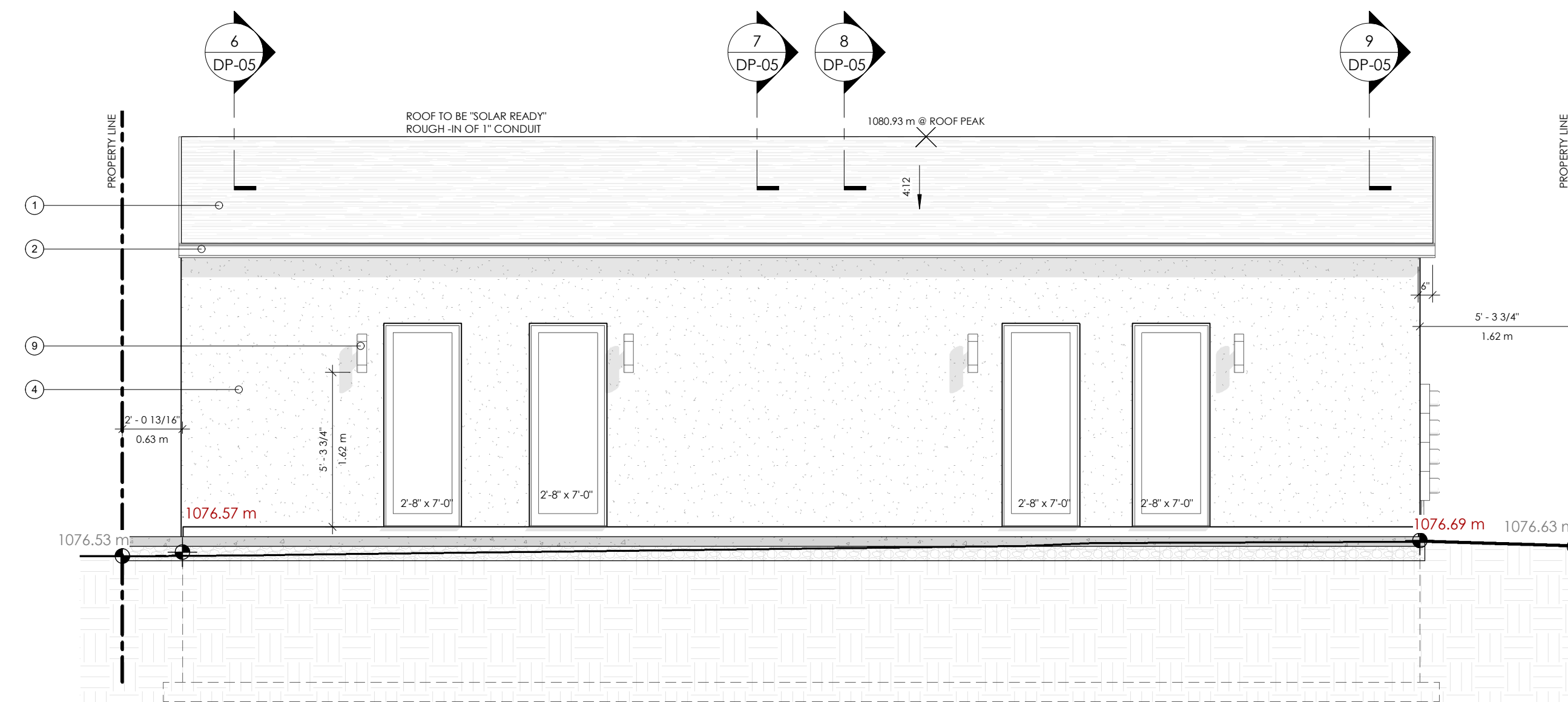
13 WEST ELEVATION - BIKE STORAGE
1/4" = 1'-0"

MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 ALUMINUM SOFFIT & RAINWARE
- 3 6" HARDIE TRIM FASCIA
- 4 FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE
- 5 CORRUGATED METAL SIDING W/ 1" REVEAL
- 6 EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
- 7 PRECAST CONCRETE STEP, FINISH TO BE SELECTED
- 8 PRIVACY SCREEN (2.0m HEIGHT)
- 9 EXTERIOR LIGHT - SELECTION T.B.D.
- 10 ALUMINUM PICKET RAILING
- 11 SLAT WALL



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



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