

# This is a **contextual** application What's the difference?

The information below came from the Land Use Bylaw, please visit

for more information.



VS.



## Contextual Single Detached Dwelling

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- The City
- The public

## Single Detached Dwelling

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- The City
- The public

**Tip:** Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.

**Contextual Single Detached** dwelling applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

### What if the application does not meet the rules?

If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

The City has reviewed this application and determined that it meets the contextual rules.

**These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.**

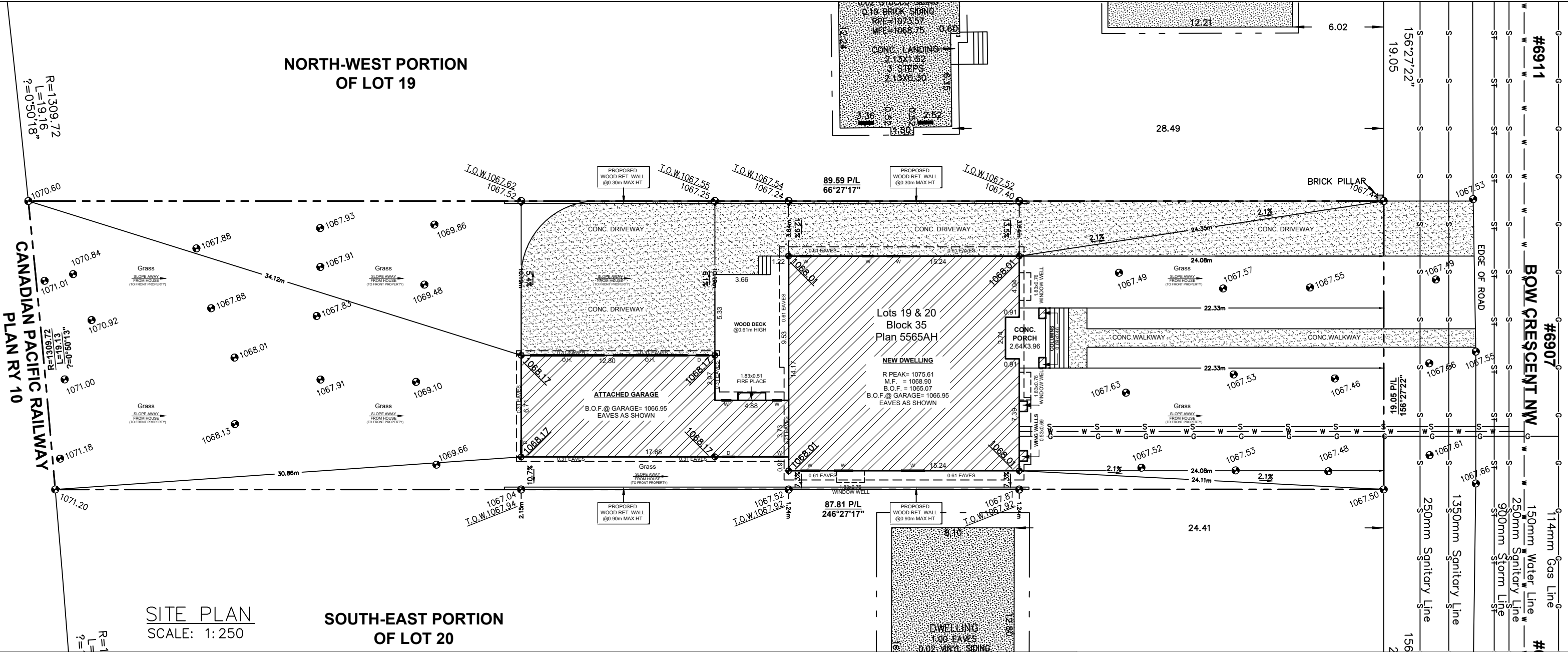
Learn more at:  
**Calgary.ca/development**



**NORTH-WEST PORTION  
OF LOT 19**

**SOUTH-EAST PORTION  
OF LOT 20**

**SITE PLAN**  
SCALE: 1:250



**SITE PLAN**

LEGEND  
ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
ELEVATIONS ARE REFERRED TO GEODETIC DATUM  
AND ARE DERIVED FROM ASCMS 140368  
ASCM 140368 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.  
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.  
THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

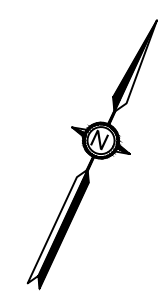
- ☀ denotes Light Standard
- X-X- denotes Fence
- S-S- denotes Sanitary Line
- ST- denotes Storm Line
- W- denotes Water Line
- G- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T. Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch
- ⊕ denotes Power Pole
- ⊙ denotes Tree
- ⊙ denotes Manhole
- ⊙ denotes Gas Valve
- ⊙ denotes Water Valve
- ⊙ denotes Calculation points
- ⊙ denotes Sign
- ⊙ denotes Encroachment
- ⊙ denotes Back of Walkway
- ⊙ denotes Bottom of Wall
- ⊙ denotes Concrete
- ⊙ denotes Retaining
- ⊙ denotes Back of Curb
- ⊙ denotes Top of Wall

**Disclaimer**  
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warranty or guarantee is given as to the accuracy or completeness of those records, service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

**LAND USE:** R-CG Residential  
Grade-Oriented Infill

**SCALE** 1:250  
**LEGAL DESCRIPTION:**  
SOUTH-EAST PORTION OF LOT 19 &  
NORTH-WEST PORTION OF LOT 20  
BLOCK 35  
PLAN 5565AH  
**MUNICIPAL ADDRESS:**  
6907 BOW CRESCENT NW  
Calgary, Alberta

**LOT COVERAGE DETAIL:**  
(SINGLE LOT AND HOUSE)  
LOT SIZE: 1688.427 SQ M  
HOUSE SIZE: 13,491.52 SQ M  
PROPOSED HOUSE SIZE: 13,491.52 SQ M  
CANV.: 0.000 SQ M  
WING WALL: 1,359 SQ M  
GARAGE: 104,980 SQ M  
TOTAL: 319,930/1688.427  
16,922



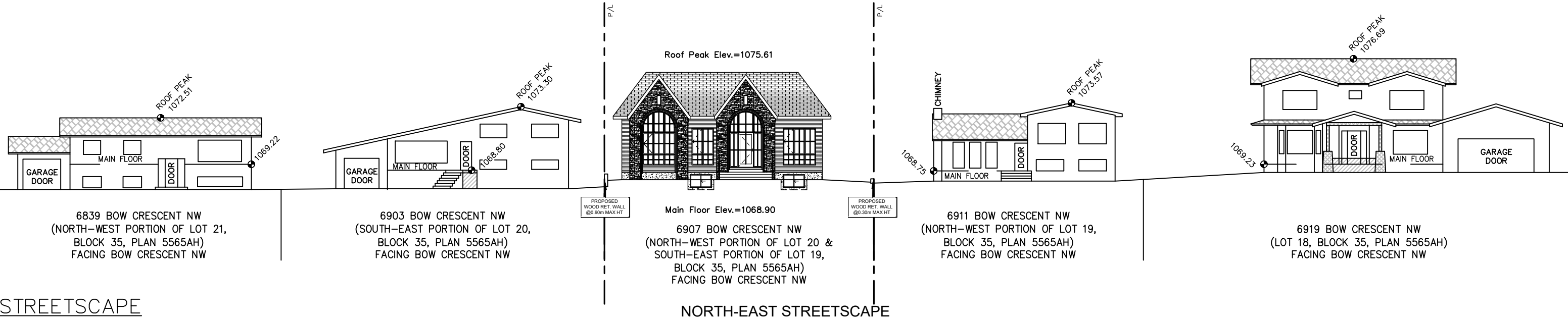
**LEGEND**  
SCALE: NTS

NEW HOME SQFT:

	AREA
BASEMENT	2298.00 SQ FT
ATTACHED GARAGE	1120.00 SQ FT
MAIN FLOOR	2298.00 SQ FT

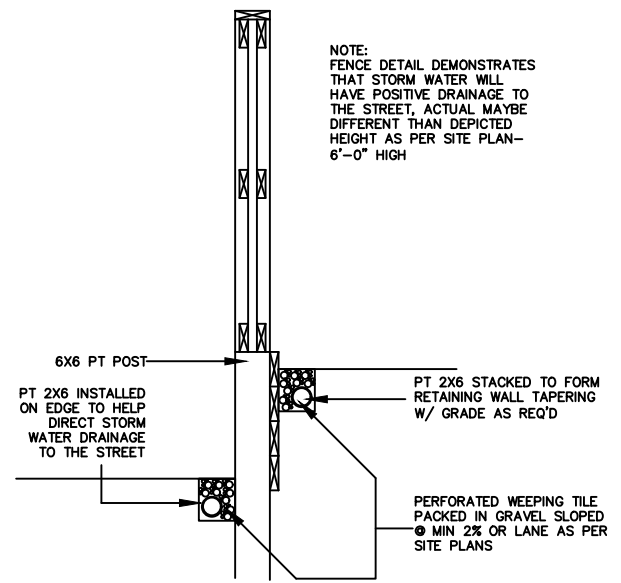
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	07/05/26	DP SITEPLAN	S.W.	6907 BOW CRESCENT NW Calgary, Alberta	NEW HOME	1: 200
02.				Lots 19 & 20 Block 35	DATE:	DIVISION NUMBER
03.				Plan 5565AH	MAY 07, 2026	S 01
04.						





**STREETSCAPE**  
SCALE: 1:270

**NORTH-EAST STREETSCAPE**

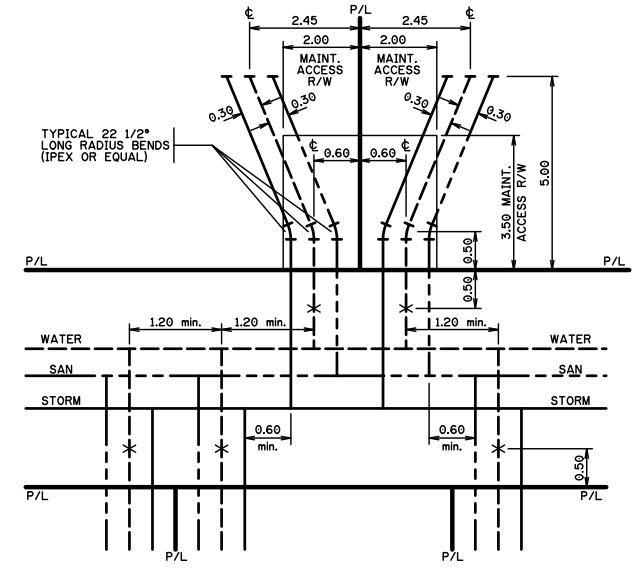


**FENCE SECTION DETAIL**  
SCALE: NTS

**NOTES**

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 15m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22.5 DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.

**TRENCH DETAIL**  
SCALE: NTS



NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE
01.	07/05/26	DP SITEPLAN	S.W.	6907 BOW CRESCENT NW Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lots 19 & 20 Block 35		
03.				Plan 5565AH		
04.						
					DATE:	DIVISION NUMBER
					MAY 07, 2026	S 02

## TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T1	Hedge	---	1.50	3.00	On Property Line	To Stay
T2	Hedge	---	1.00	1.80	On Property Line	To Stay
T3	Hedge	---	1.00	2.00	On Property Line	To Be Removed
T4	Bush	---	2.00	4.00	In Subject Property	To Stay
T5	Bush	---	1.50	3.00	In Subject Property	To Be Removed
T6	Deciduous	0.90	16.00	12.00	On Property Line	To Stay
T7	Deciduous	0.50	5.50	5.00	In Subject Property	To Stay
T8	Deciduous	0.50	3.50	5.00	In Subject Property	To Be Removed
T9	Coniferous	0.70	8.00	14.00	In Subject Property	To Be Removed
T10	Coniferous	0.60	8.00	14.00	In Subject Property	To Be Removed
T11	Coniferous	0.70	7.00	13.00	In Subject Property	To Be Removed
T12	Coniferous	0.60	7.00	12.00	In Subject Property	To Be Removed
T13	Coniferous	0.40	7.00	6.00	In Subject Property	To Be Removed
T14	Coniferous	0.80	9.00	11.00	In Subject Property	To Be Removed
T15	Deciduous	0.50	8.00	12.00	In Adjacent Property	To Stay
T16	Deciduous	0.40	6.00	12.00	In Adjacent Property	To Stay
T17	Coniferous	0.40	5.00	13.00	In Adjacent Property	To Stay
T18	Coniferous	0.40	5.00	13.00	In Adjacent Property	To Stay
T19	Coniferous	0.40	5.50	13.00	In Adjacent Property	To Stay
T20	Coniferous	0.40	4.00	13.00	In Adjacent Property	To Stay
T21	Deciduous	0.30	7.00	12.00	In Adjacent Property	To Stay
T22	Deciduous	1.00	7.00	15.00	In Adjacent Property	To Stay
T23	Deciduous	0.30	3.50	5.00	In Adjacent Property	To Stay
T24	Deciduous	0.30	4.50	5.00	In Adjacent Property	To Stay
T25	Deciduous(Dead Tree)	0.20	---	9.00	In Adjacent Property	To Stay

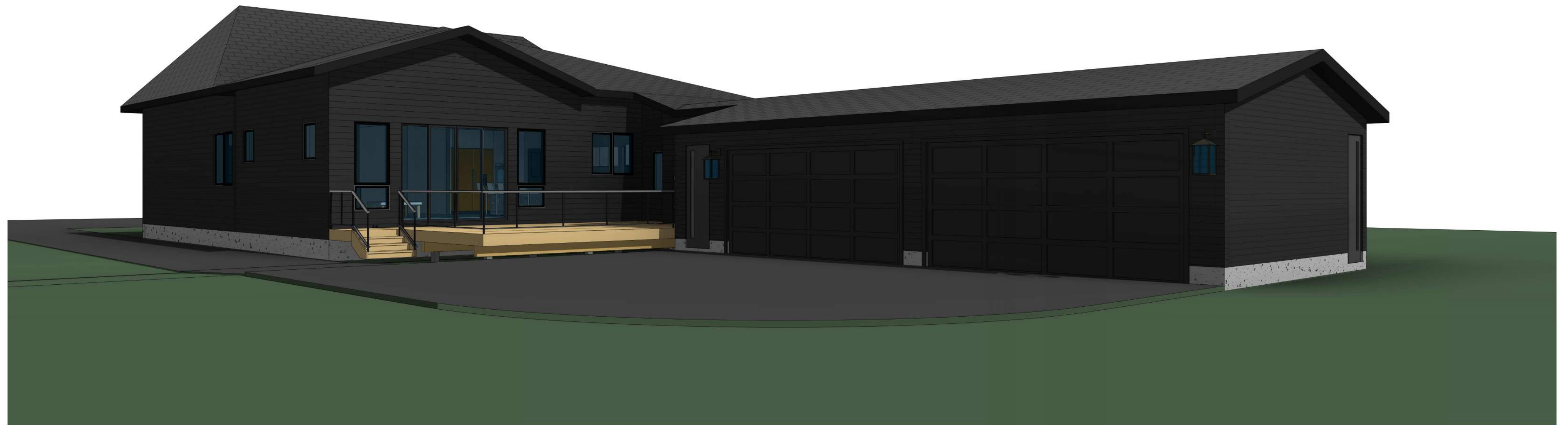
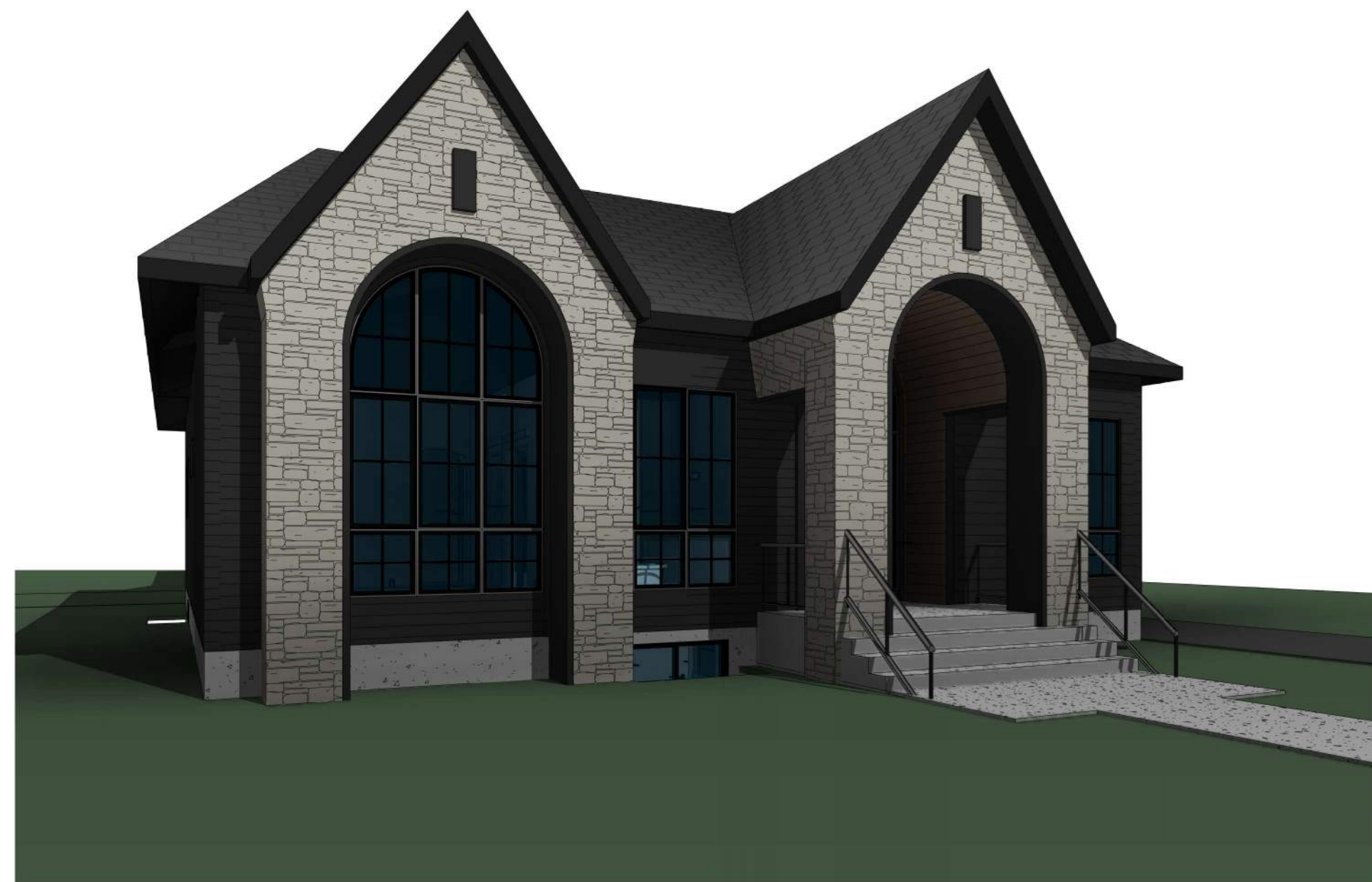
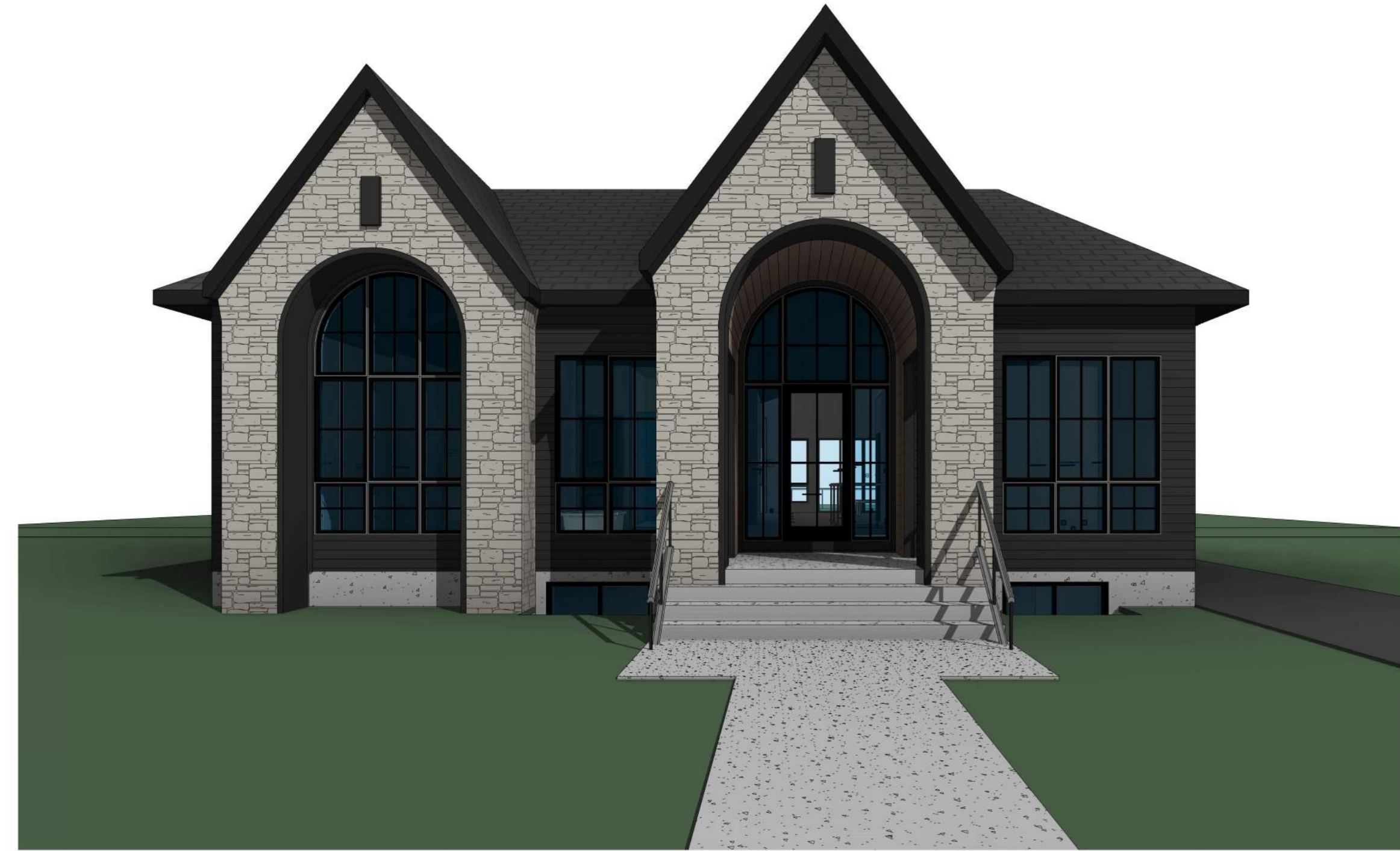
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T51	Deciduous	1.00	12.00	15.00	In Adjacent Property	To Stay
T52	Deciduous	1.00	12.00	15.00	In Adjacent Property	To Stay
T53	Coniferous	0.20	2.00	5.00	In Subject Property	To Stay
T54	Deciduous	0.20	3.50	5.00	In Subject Property	To Stay
T55	Deciduous	0.30	11.00	7.00	In Subject Property	To Stay
T56	Deciduous	0.20	3.00	6.00	In Subject Property	To Stay
T57	Deciduous	0.20	3.00	6.00	In Subject Property	To Stay
T58	Deciduous	0.20	4.00	5.00	In Subject Property	To Stay
T59	Deciduous	0.30	7.00	7.00	In Subject Property	To Stay
T60	Coniferous	0.50	3.50	11.00	In Subject Property	To Stay
T61	Deciduous	0.50	4.00	10.00	In Subject Property	To Stay
T62	Deciduous	0.60	5.00	12.00	In Subject Property	To Stay
T63	Deciduous(Dead Tree)	0.20	---	6.00	In Subject Property	To Stay
T64	Deciduous	0.10	3.00	4.00	In Subject Property	To Stay
T65	Deciduous	0.50	4.50	13.00	In Subject Property	To Stay
T66	Deciduous	0.50	11.00	12.00	In Subject Property	To Stay
T67	Deciduous	0.80	10.00	14.00	In Subject Property	To Stay
T68	Deciduous	0.30	3.00	7.00	In Subject Property	To Stay
T69	Deciduous(Dead Tree)	0.20	---	2.50	In Subject Property	To Stay
T70	Deciduous	0.20	5.00	10.00	In Subject Property	To Stay
T71	Deciduous	0.60	6.00	15.00	In Subject Property	To Stay
T72	Deciduous	0.50	7.00	14.00	In Subject Property	To Stay
T73	Deciduous	0.60	11.00	13.00	In Subject Property	To Stay
T74	Deciduous	0.50	12.00	15.00	In Subject Property	To Stay
T75	Deciduous	0.40	9.00	15.00	In Subject Property	To Stay

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T26	Deciduous	0.30	4.00	10.00	In Adjacent Property	To Stay
T27	Deciduous	0.30	4.00	10.00	In Adjacent Property	To Stay
T28	Coniferous	0.40	4.00	11.00	In Adjacent Property	To Stay
T29	Coniferous	0.10	3.00	1.50	In Subject Property	To Stay
T30	Coniferous	0.60	9.00	13.00	In Subject Property	To Be Removed
T31	Coniferous	0.40	4.00	12.00	On Property Line	To Be Removed
T32	Coniferous	0.40	5.00	13.00	On Property Line	To Be Removed
T33	Coniferous	0.30	5.00	13.00	On Property Line	To Be Removed
T34	Coniferous	0.30	5.00	13.00	On Property Line	To Be Removed
T35	Coniferous	0.20	3.50	12.00	On Property Line	To Be Removed
T36	Coniferous	0.40	7.00	13.00	On Property Line	To Be Removed
T37	Coniferous	0.30	5.00	12.00	On Property Line	To Be Removed
T38	Coniferous	0.20	5.50	11.00	On Property Line	To Be Removed
T39	Coniferous	0.20	4.50	11.00	On Property Line	To Be Removed
T40	Coniferous	0.50	8.00	13.00	On Property Line	To Be Removed
T41	Coniferous	0.40	8.00	13.00	On Property Line	To Be Removed
T42	Coniferous	0.20	4.00	8.00	On Property Line	To Be Removed
T43	Coniferous	0.30	4.00	10.00	On Property Line	To Be Removed
T44	Coniferous	0.40	6.00	12.00	On Property Line	To Be Removed
T45	Coniferous	0.30	4.00	12.00	On Property Line	To Be Removed
T46	Coniferous	0.20	4.00	11.00	In Adjacent Property	To Stay
T47	Coniferous	0.30	4.00	10.00	In Subject Property	To Stay
T48	Coniferous	0.30	4.00	10.00	In Subject Property	To Stay
T49	Deciduous	1.20	14.00	15.00	In Adjacent Property	To Stay
T50	Deciduous	0.90	5.00	13.00	In Adjacent Property	To Stay

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T76	Deciduous	0.70	7.00	15.00	In Subject Property	To Stay
T77	Deciduous	0.40	6.00	14.00	In Subject Property	To Stay
T78	Deciduous	0.30	7.00	8.00	In Subject Property	To Stay
T79	Deciduous	0.10	4.00	4.00	In Subject Property	To Stay
T80	Coniferous	0.20	4.00	11.00	In Subject Property	To Stay
T81	Coniferous	0.25	4.00	10.00	In Subject Property	To Stay
T82	Coniferous	0.20	2.00	11.00	In Subject Property	To Stay
T83	Coniferous	0.20	2.00	11.00	In Subject Property	To Stay
T84	Coniferous	0.40	3.50	12.00	In Subject Property	To Stay
T85	Coniferous	0.20	2.00	12.00	In Subject Property	To Stay
T86	Coniferous	0.20	2.00	11.00	In Subject Property	To Stay
T87	Coniferous	0.40	4.00	14.00	In Subject Property	To Stay
T88	Coniferous	0.30	5.50	11.00	In Subject Property	To Stay

EXISTING TREE SCHEDULE  
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	07/05/26	DP SITEPLAN	S.W.	6907 BOW CRESCENT NW Calgary, Alberta	NEW HOME	1: 200
02.				Lots 19 & 20 Block 35 Plan 5565AH	DATE:	DIVISION NUMBER
03.					MAY 07, 2026	S 03
04.						



**FLOOR AREA**

BASEMENT	= 2298.00 SQ. FT.
ATTACHED GARAGE	= 1120.00 SQ. FT.
MAIN FLOOR	= 2298.00 SQ. FT.
<b>TOTAL</b>	<b>= 2298.00 SQ. FT.</b>

**LIST OF DRAWINGS**

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Roof Plan
A-2.0	Front & Rear Elevations
A-2.1	Left & Right Elevations

GENERAL NOTES:

DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.

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 \*We specialize in New Homes, Duplex, Renovations and Commercial projects

NO.	DATE(D/M/Y)	DETAIL	BY
01.	07/05/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE NBC AE AND ANY OTHER GOVERNING AUTHORITIES.

ALL FRAMING - ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:  
**6907 Bow Cres N.W.**  
**Calgary, Alberta**

PROJECT:  
**NEW HOME**

PROJECT NUMBER: 273 - 26  
 DESIGN BY: JT  
 DRAWN BY: JT  
 LAST REVISION BY:  
 LAST REVISION DATE:  
 SCALE:

DRAWING SET:  
 SHEET NAME:  
**Cover Page**  
 PAGE:

**A-0.0**

**EXTERIOR FINISHES:**

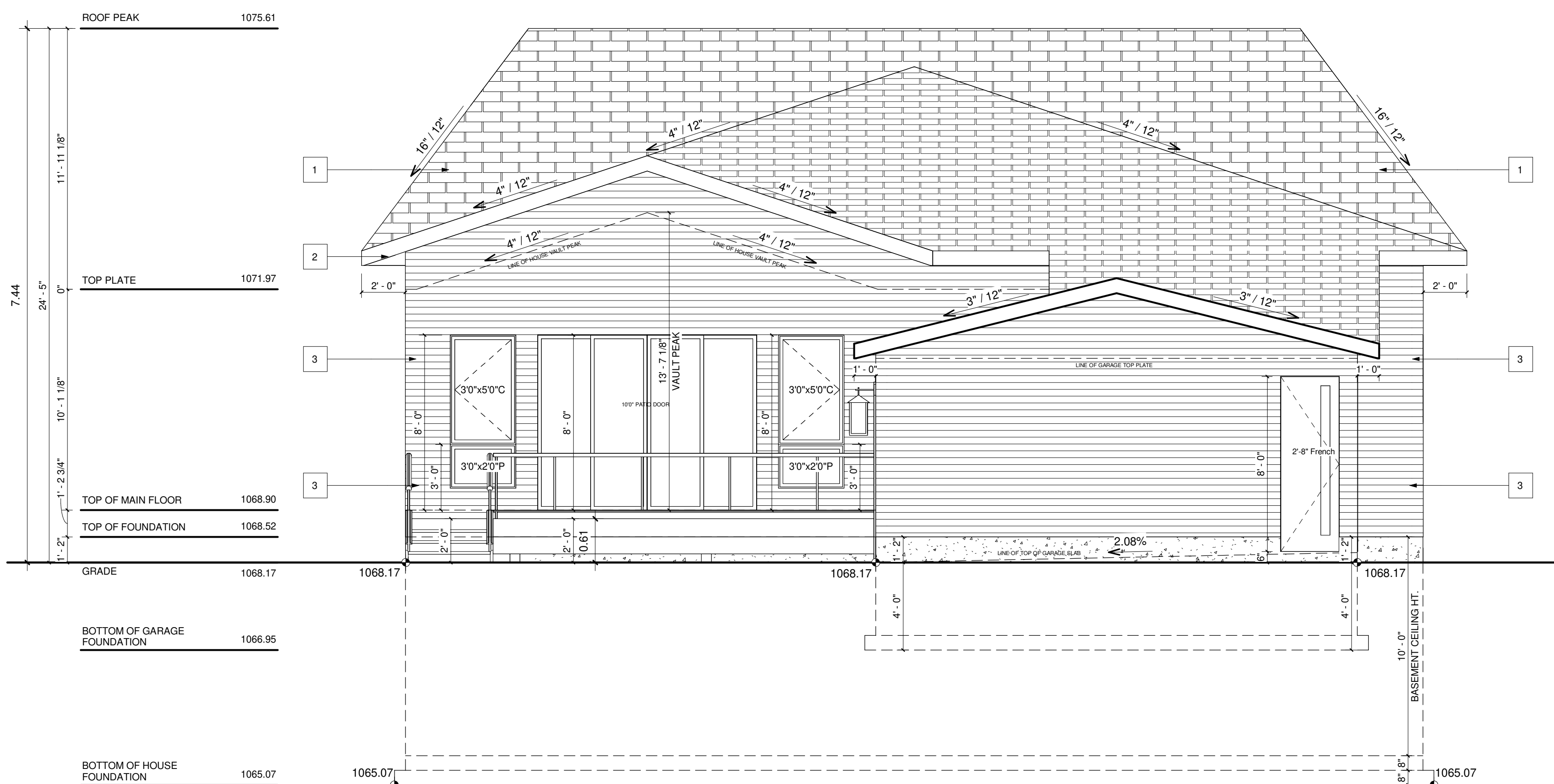
- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM FASCIA - BLACK
- 3 SIDING FINISH - BLACK
- 4 STONE CLADDING AS SPEC'D
- 5 CONCRETE PAVING
- 6 CAST-IN-PLACE CONCRETE



**VENTED SOFFIT NOTES:**  
 -VENTED SOFFIT (FRONT AND BACK)  
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m  
 -NON VENTED SIDES SOFFIT IF WITHIN 1.2m  
 (SOFFIT ARE PRE-FIN ALUM)

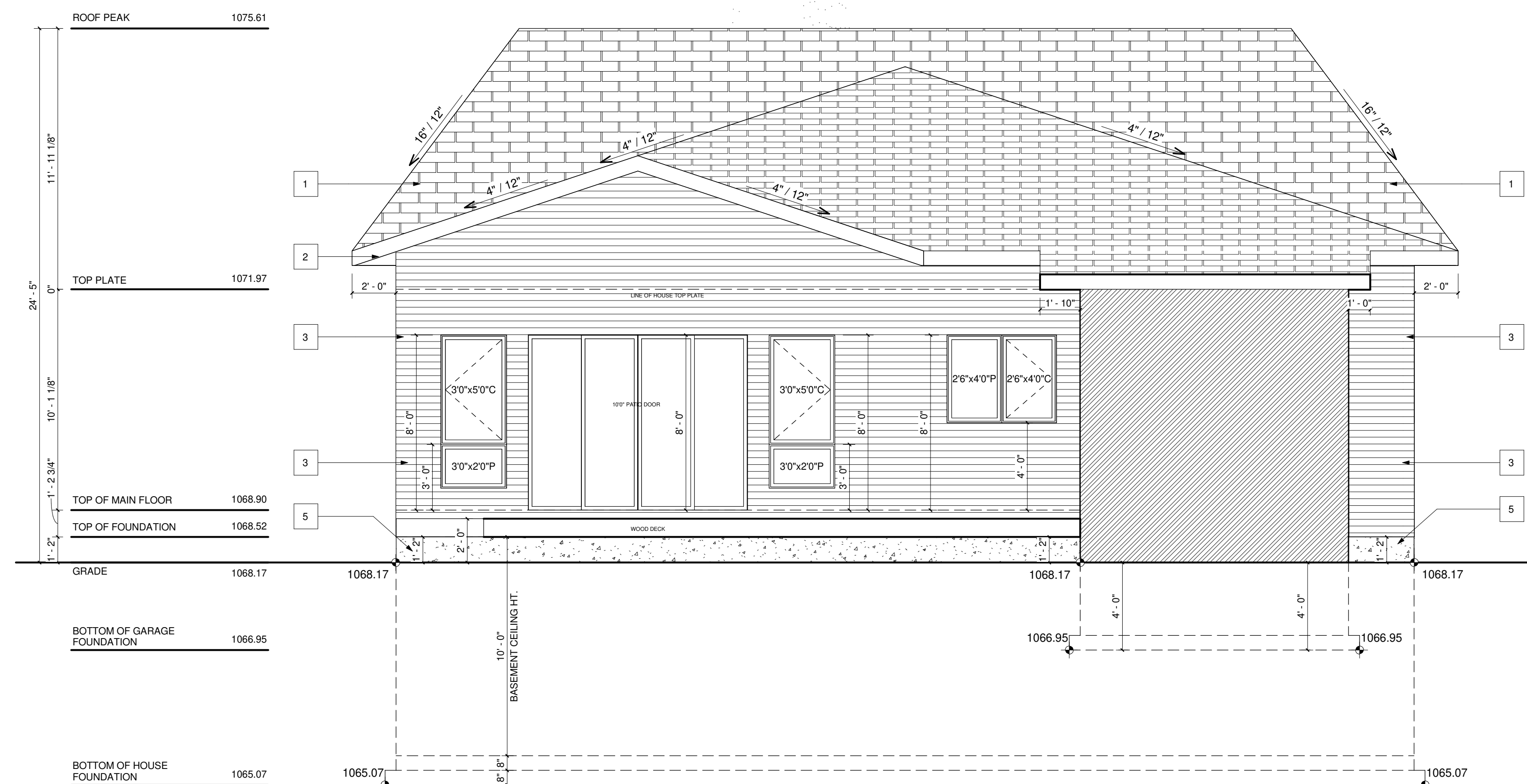
**FRONT ELEVATION**

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



**REAR ELEVATION @ LANE**

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



**REAR ELEVATION**

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

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	07/05/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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MUNICIPAL ADDRESS:  
 6907 Bow Cres N.W.  
 Calgary, Alberta

PROJECT:  
 NEW HOME

STATUS:

PROJECT NUMBER: 273 - 26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

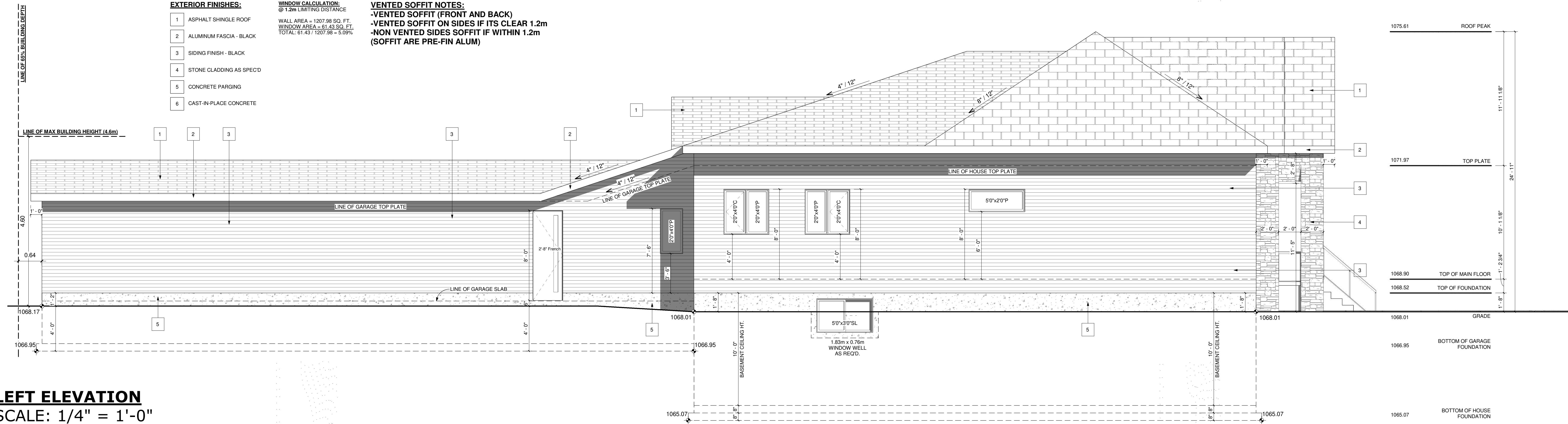
LAST REVISION DATE:

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

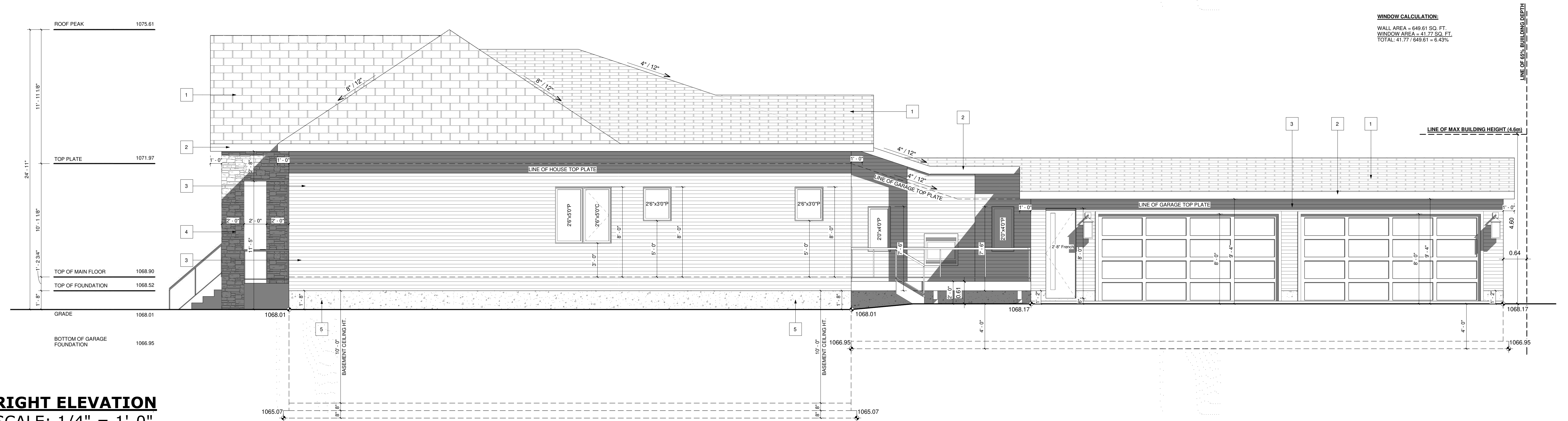
DRAWING SET:

SHEET NAME:  
 Front & Rear Elevations

**A-2.0**



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	07/05/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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MUNICIPAL ADDRESS:  
**6907 Bow Cres N.W.,  
Calgary, Alberta**

PROJECT:  
**NEW HOME**

PROJECT NUMBER: 273 - 26  
DESIGN BY: JT  
DRAWN BY: JT  
LAST REVISION BY:  
LAST REVISION DATE:  
SCALE: 1/4" = 1'-0"

DRAWING SET:  
SHEET NAME:  
**Left & Right Elevations**