

6711 BOWWOOD DRIVE NW

3-UNIT TOWNHOUSE  
W/ 3 SECONDARY SUITES

LOT 3, BLOCK 1, PLAN 4400 HT

BOWNESS, NW CALGARY, LOT ZONING: M-C1

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VM DESIGNS

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| ISSUED SETS      | m/d/y    |
|------------------|----------|
| Design Draft 1.0 | 03.15.26 |
| Design Draft 1.1 | 04.22.26 |
| DP Set           | 05.08.26 |

STREET ADDRESS

6711 BOWWOOD DRIVE NW

LEGAL ADDRESS

LOT 3, BLOCK 1,  
PLAN 4400 HT

PROJECT

BOWNESS  
TOWNHOUSE

DRAWING

COVER PAGE

|                   |                            |
|-------------------|----------------------------|
| ZONING<br>M-C1    | PROJECT TAG<br>26-07-PP-03 |
| DRAWN BY<br>VM    | SHEET                      |
| SCALE<br>AS NOTED | A1 / 9                     |



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TOWNHOUSE

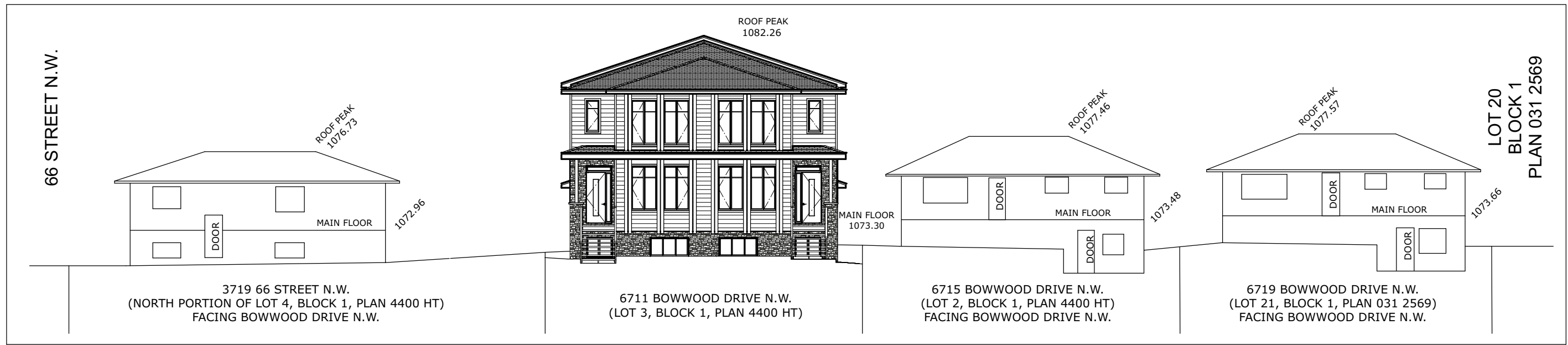
DRAWING

BLOCK PLAN

|        |             |
|--------|-------------|
| ZONING | PROJECT TAG |
| M-C1   | 26-07-PP-03 |

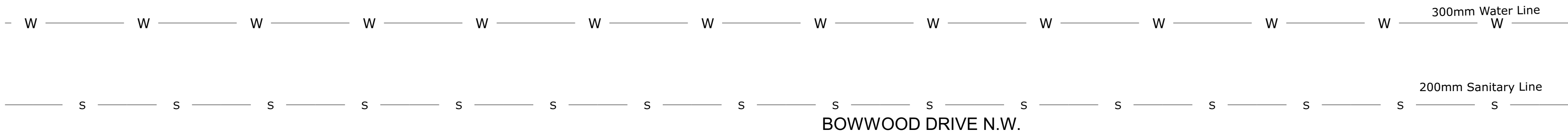
|          |       |
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| DRAWN BY | SHEET |
| VM       |       |

|          |        |
|----------|--------|
| SCALE    | A2 / 9 |
| AS NOTED |        |

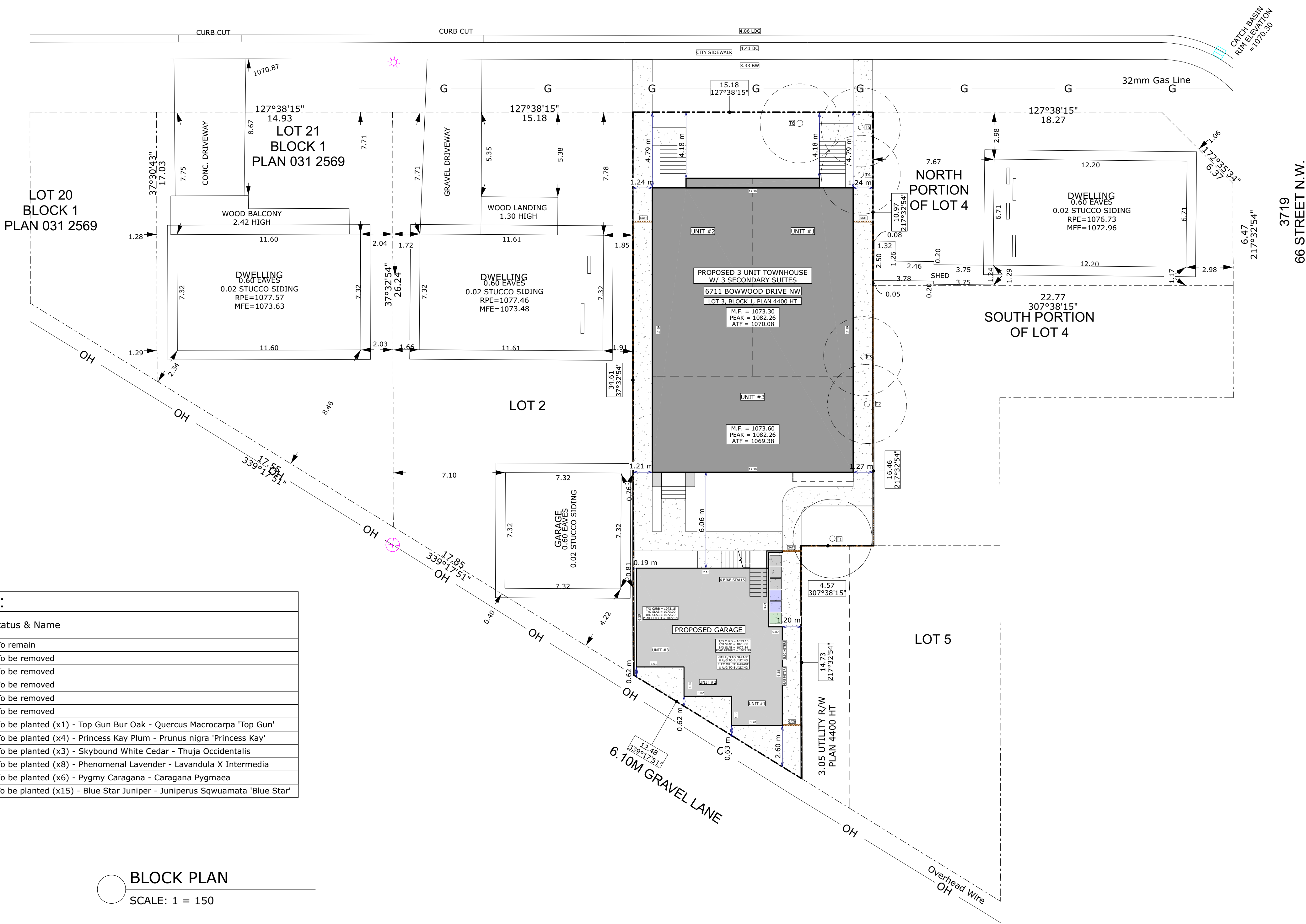


### SOUTH STREETScape

SCALE: 1 = 200



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



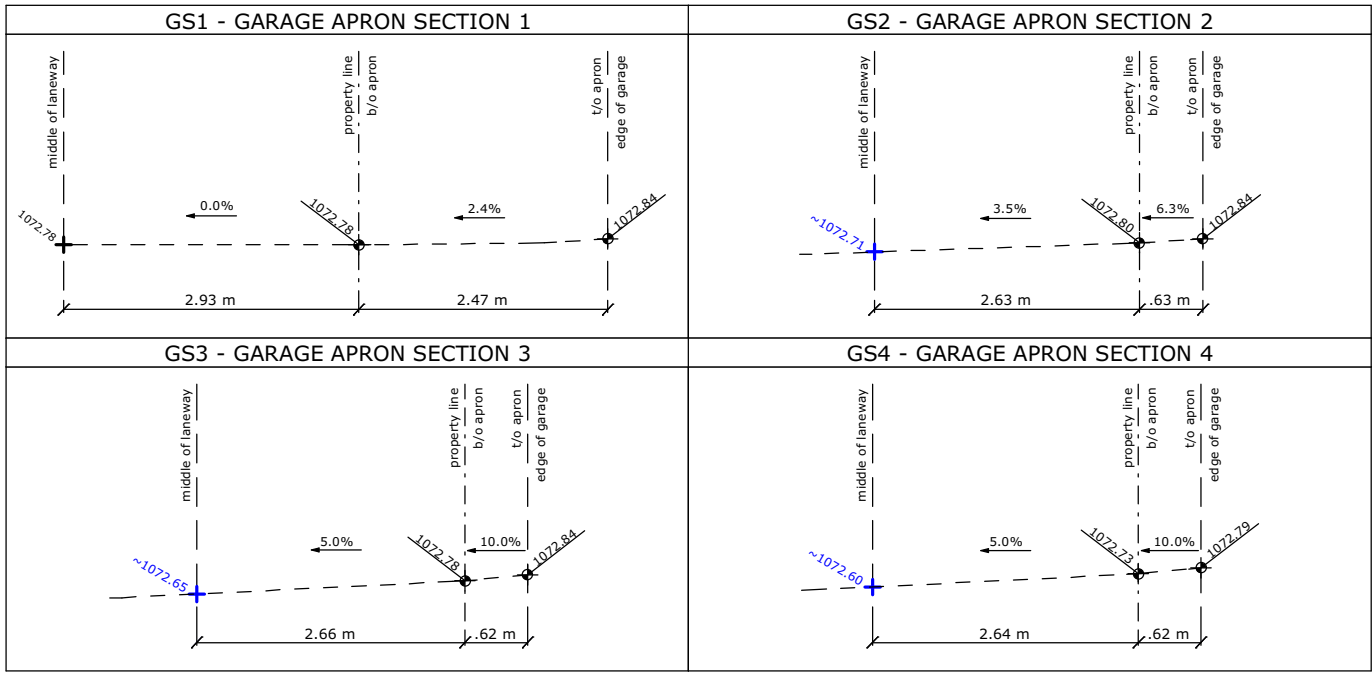
### TREE SCHEDULE:

| Tree No. | Variety    | Trunk (m) | Canopy (m) | Height (m) | Location            | Status & Name                                                             |
|----------|------------|-----------|------------|------------|---------------------|---------------------------------------------------------------------------|
| T1       | Coniferous | 0.35      | 5.00       | 10.00      | In Subject Property | To remain                                                                 |
| T2       | Coniferous | 0.35      | 5.00       | 10.00      | In Subject Property | To be removed                                                             |
| T3       | Coniferous | 0.35      | 5.00       | 10.00      | In Subject Property | To be removed                                                             |
| T4       | Coniferous | 0.35      | 5.00       | 10.00      | In Subject Property | To be removed                                                             |
| T5       | Coniferous | 0.30      | 5.00       | 10.00      | In Subject Property | To be removed                                                             |
| T6       | Coniferous | 0.40      | 5.00       | 10.00      | In Subject Property | To be removed                                                             |
| T8       | Deciduous  | 0.10      | 0.60       | 2.00       | In Subject Property | To be planted (x1) - Top Gun Bur Oak - Quercus Macrocarpa 'Top Gun'       |
| T9       | Deciduous  | 0.10      | 0.60       | 2.00       | In Subject Property | To be planted (x4) - Princess Kay Plum - Prunus nigra 'Princess Kay'      |
| T10      | Deciduous  | 0.10      | 0.60       | 2.00       | In Subject Property | To be planted (x3) - Skybound White Cedar - Thuja Occidentalis            |
| 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 (x6) - Pygmy Caragana - Caragana Pygmaea                    |
| S3       | Bush       | -         | 0.60       | 0.60       | In Subject Property | To be planted (x15) - Blue Star Juniper - Juniperus Squuamata 'Blue Star' |

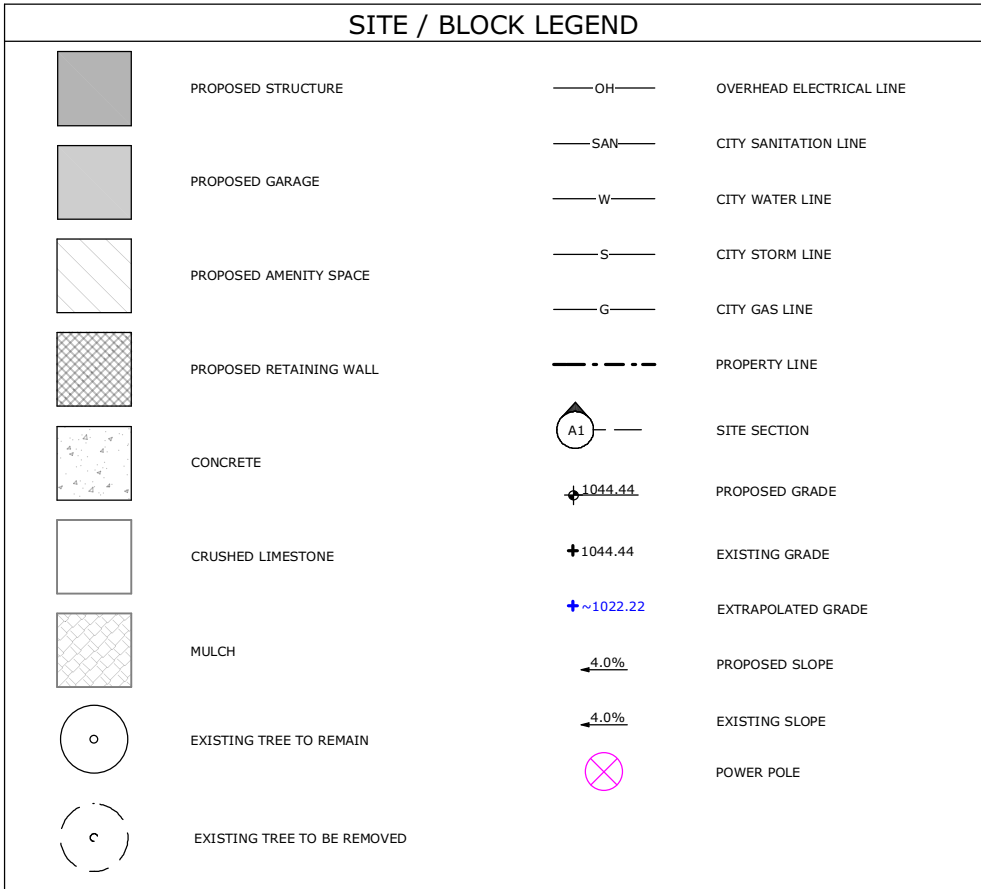
### BLOCK PLAN

SCALE: 1 = 150

| BUILDING STATISTICS                                                                                                                                                                                                                                           |                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| BUILDING HEIGHT                                                                                                                                                                                                                                               |                                |
| MAXIMUM BUILDING HEIGHT PLANE = 11.00m                                                                                                                                                                                                                        |                                |
| PROPOSED PEAK GEODETIC = 1082.26 m                                                                                                                                                                                                                            |                                |
| PROPOSED HEIGHT = 10.89 m                                                                                                                                                                                                                                     | 10.89 m                        |
| RESIDENTIAL DENSITY                                                                                                                                                                                                                                           |                                |
| LOT AREA = 0.0537 ha<br>UNITS = 3                                                                                                                                                                                                                             | 55.86 units/ha                 |
| PARCEL COVERAGE                                                                                                                                                                                                                                               |                                |
| LOT AREA = 537.13 m2 (5,781.57 sf)<br>BUILDING FOOTPRINT = 233.53 m2 (2,513.67 sf)<br>GARAGE = 71.93 m2 (774.21 SF)<br>TOTAL COVERED AREA = 305.46 m2 (3287.94)<br>TOTAL COVERED AREA ALLOWED = 322.28 m2 (3468.94 sf)                                        |                                |
|                                                                                                                                                                                                                                                               | 56.87 %                        |
| AREA OF AMENITY SPACE                                                                                                                                                                                                                                         |                                |
| SHARED AMENITY SPACE (FRONT) = 324 SF<br>SHARED AMENITY SPACE (REAR) = 376 SF<br>SHARED AMENITY SPACE (GARAGE) = 556 SF                                                                                                                                       |                                |
| TOTAL = 1,256 sf                                                                                                                                                                                                                                              |                                |
| TOTAL GROSS FLOOR AREA                                                                                                                                                                                                                                        |                                |
| UNIT #1 TOTAL = 1,604 sf<br>MAIN = 840 sf<br>SECOND = 764 sf<br>UNIT #2 TOTAL = 1,604 sf<br>MAIN = 840 sf<br>SECOND = 764 sf<br>UNIT #3 TOTAL = 1,604 sf<br>MAIN = 836 sf<br>SECOND = 764 sf                                                                  |                                |
| TOTAL = 4,812 sf                                                                                                                                                                                                                                              |                                |
| SUITE AREA                                                                                                                                                                                                                                                    |                                |
| SUITE #1 772 sf<br>SUITE #2 772 sf<br>SUITE #3 780 sf                                                                                                                                                                                                         |                                |
| TOTAL = 2,324 sf                                                                                                                                                                                                                                              |                                |
| PARKING STALLS PROVIDED ON-SITE                                                                                                                                                                                                                               |                                |
| DWELLING UNITS: 3<br>PARKING STALLS PER DWELLING UNIT = 3<br>PROVIDED VIA GARAGE                                                                                                                                                                              |                                |
| BIKE STALLS = 6 STALLS                                                                                                                                                                                                                                        |                                |
| 3 stalls                                                                                                                                                                                                                                                      |                                |
| LANDSCAPE AREA                                                                                                                                                                                                                                                |                                |
| LOT AREA = 537.13 m2<br>BUILDING FOOTPRINT = 233.53 m2<br>GARAGE = 71.93 m2<br>CONCRETE APRON = 14.51 m2<br>GARAGE STAIRS = 3.10 m2<br>UNIT #3 LANDING & STAIRS = 3.62 m2<br>(MINUS) MAIN FLOOR CANTILEVER = 5.14 m2<br>TOTAL AREA NOT LANDSCAPED = 321.55 m2 |                                |
| LOT AREA = 537.13 m2 @ 40% = 214.85 m2                                                                                                                                                                                                                        |                                |
| TOTAL LANDSCAPED AREA = 215.58 m2                                                                                                                                                                                                                             |                                |
| HARD LANDSCAPE                                                                                                                                                                                                                                                |                                |
| CONCRETE 110.98 m2<br>TOTAL 110.98 m2 = 51.48%                                                                                                                                                                                                                |                                |
| SOFT LANDSCAPE                                                                                                                                                                                                                                                |                                |
| SOD 38.07 m2<br>MULCH 63.53 m2<br>TOTAL 104.60 m2 = 48.52%                                                                                                                                                                                                    | HARD = 51.48%<br>SOFT = 48.52% |
| REQUIRED PLANTINGS                                                                                                                                                                                                                                            |                                |
| A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m2 OF PARCEL AREA<br>LOT AREA = 537.13 m2 / 45 = 11.94<br>TREES - 1.0 x 11.94 = 11.94<br>SHRUBS - 2.0 x 11.94 = 23.88                                                                        |                                |
| PROPOSED TREES - 8<br>SHRUBS -29                                                                                                                                                                                                                              |                                |
| 8 TREES - 29 SHRUBS                                                                                                                                                                                                                                           |                                |

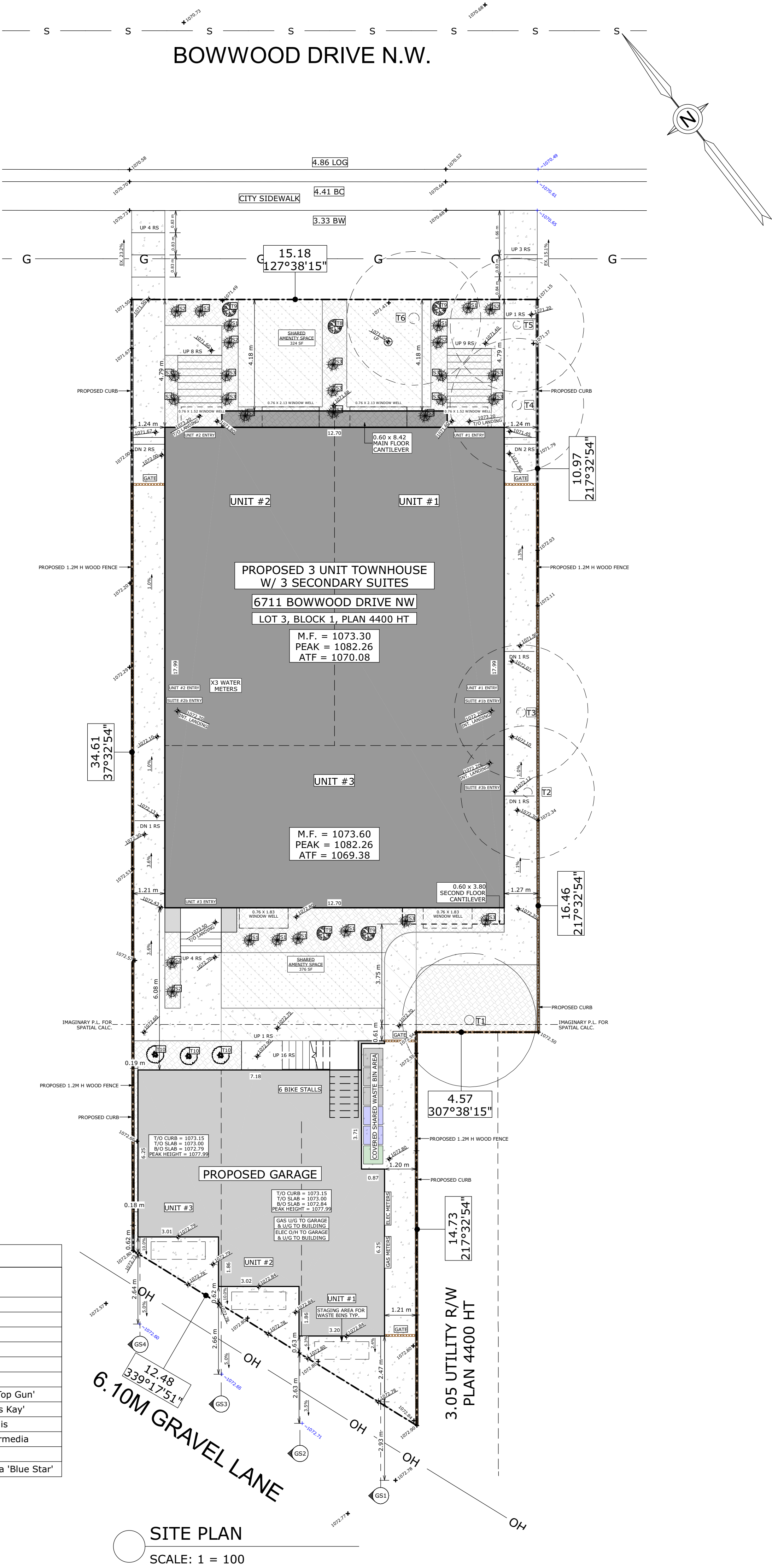


SITE SECTIONS  
SCALE: 1 = 75



- 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.

| TREE SCHEDULE: |            |           |            |            |                     |                                                                           |
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SITE PLAN  
SCALE: 1 = 100



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6711 BOWWOOD DRIVE NW

LEGAL ADDRESS

LOT 3, BLOCK 1,  
PLAN 4400 HT

PROJECT

BOWNESS TOWNHOUSE

DRAWING

SITE PLAN

|                   |                            |
|-------------------|----------------------------|
| ZONING<br>M-C1    | PROJECT TAG<br>26-07-PP-03 |
| DRAWN BY<br>VM    | SHEET                      |
| SCALE<br>AS NOTED | A3 / 9                     |

LANDSCAPE AREA

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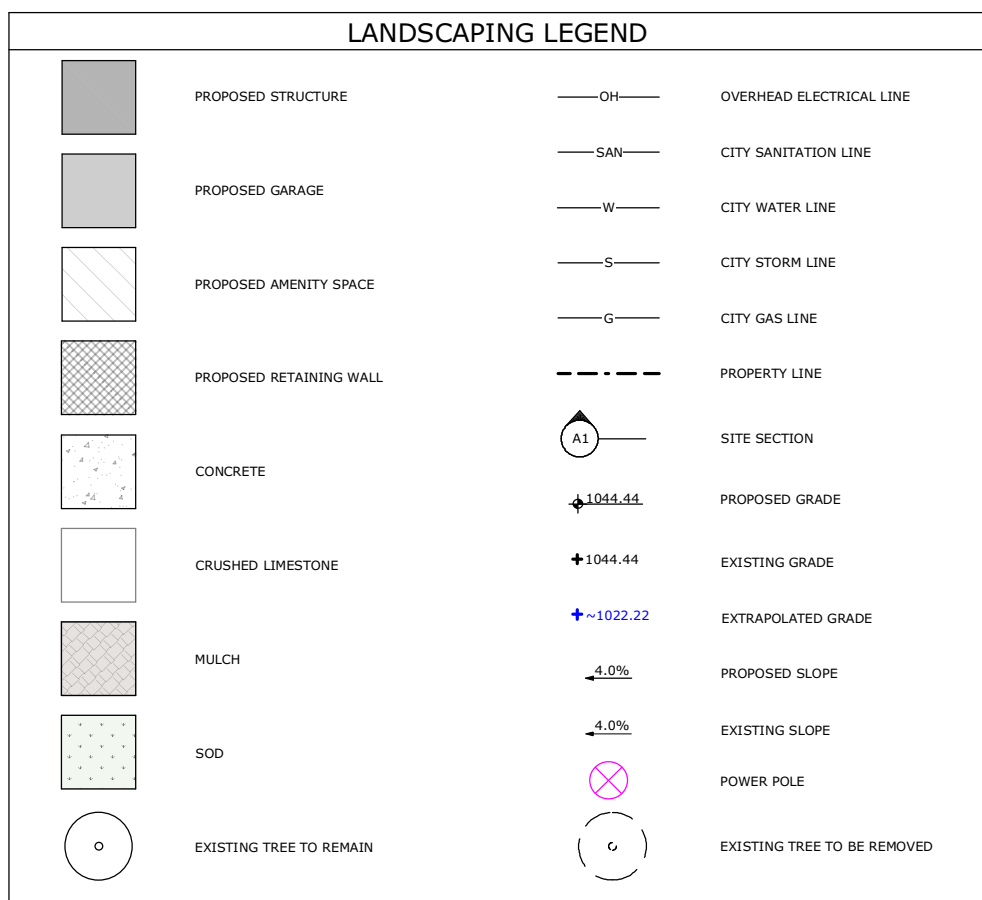
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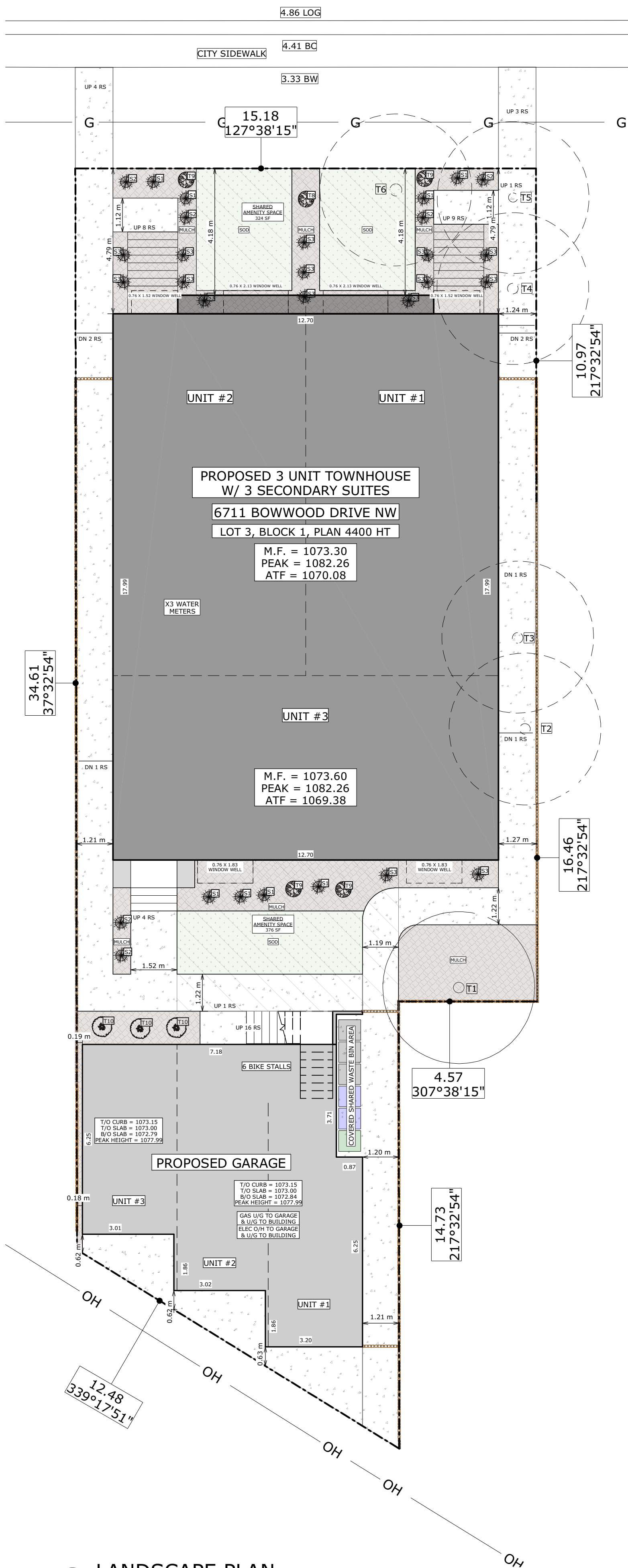
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BOWWOOD DRIVE N.W.



LANDSCAPE PLAN

SCALE: 1 = 100



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TOWNHOUSE

DRAWING

LANDSCAPE PLAN

ZONING

M-C1

DRAWN BY

VM

SCALE

AS NOTED

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SHEET

A4 / 9



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FRONT, BACK & LEFT  
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SCALE  
AS NOTED

A7 / 9



FRONT ELEVATION (NORTH)

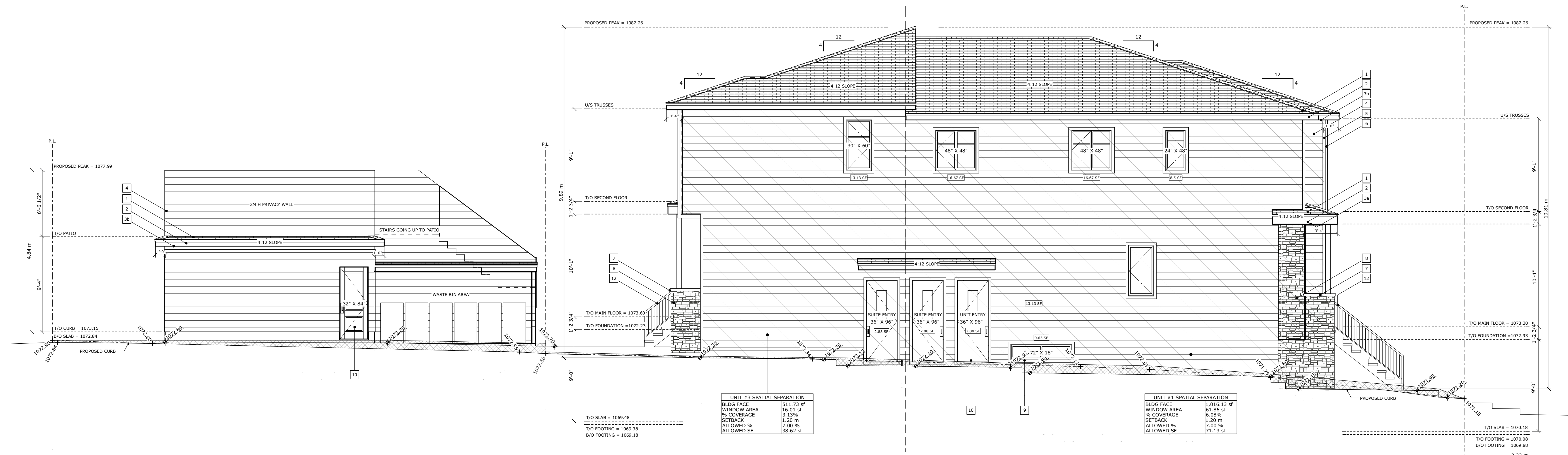
SCALE: 3/16" = 1'-0"



BACK ELEVATION (SOUTH)

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

| EXTERIOR CLADDING SCHEDULE |                                             |
|----------------------------|---------------------------------------------|
| 1                          | ASPHALT ROOFING - CLASS 4 SHINGLES          |
| 2                          | ALUMINUM FASCIA - BLACK                     |
| 3a                         | VENTED ALUMINUM SOFFIT - WOOD GRAIN         |
| 3b                         | VENTED ALUMINUM SOFFIT - BLACK              |
| 4                          | HORIZONTAL JAMES HARDIE SIDING - CHARCOAL   |
| 5                          | 3" CORNER BOARD TRIM                        |
| 6                          | ALUMINUM WOOD DETAIL                        |
| 7                          | STONE CAP                                   |
| 8                          | STONE VENEER                                |
| 9                          | VINYL CLAD WINDOWS - BLACK                  |
| 10                         | FIBREGLOSS DOOR - BLACK                     |
| 11                         | FIBREGLOSS INSULATED GARAGE DOOR - CHARCOAL |
| 12                         | RAILING - BLACK                             |



LEFT ELEVATION (EAST)

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

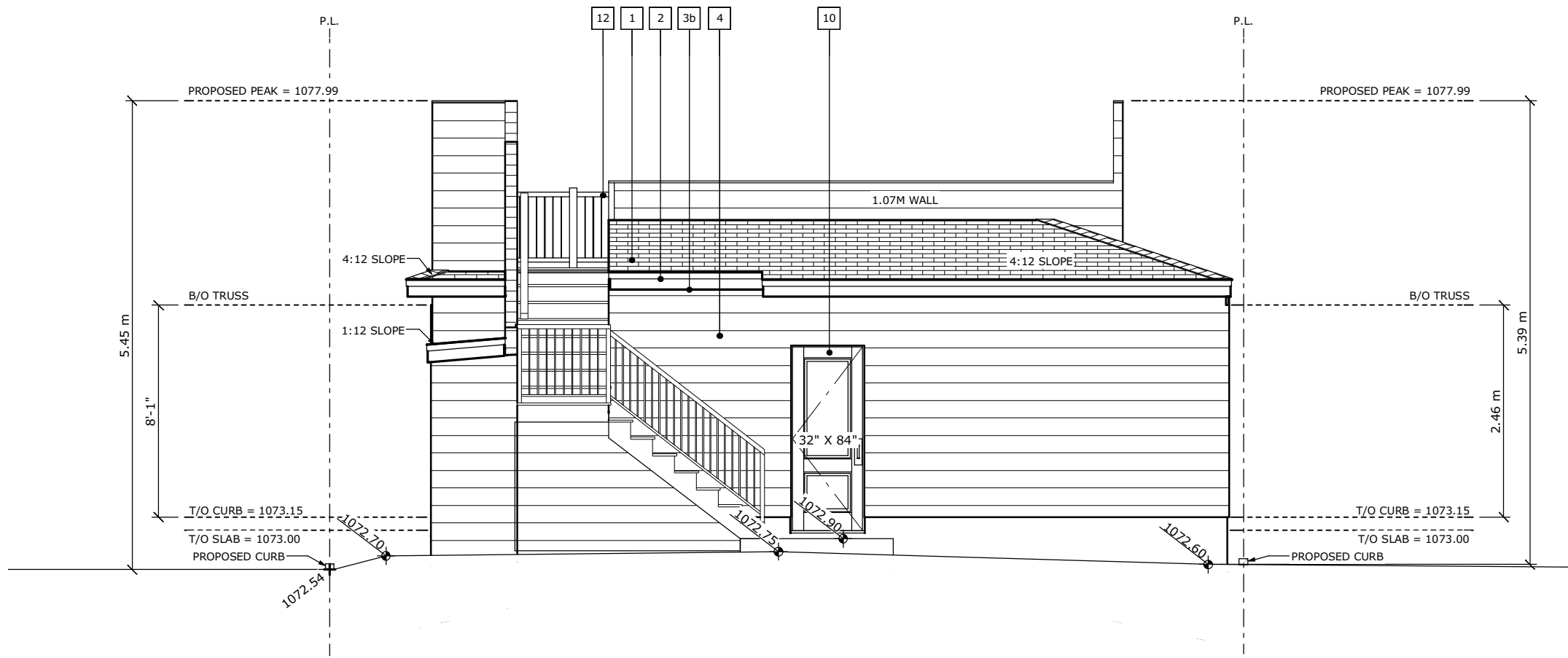


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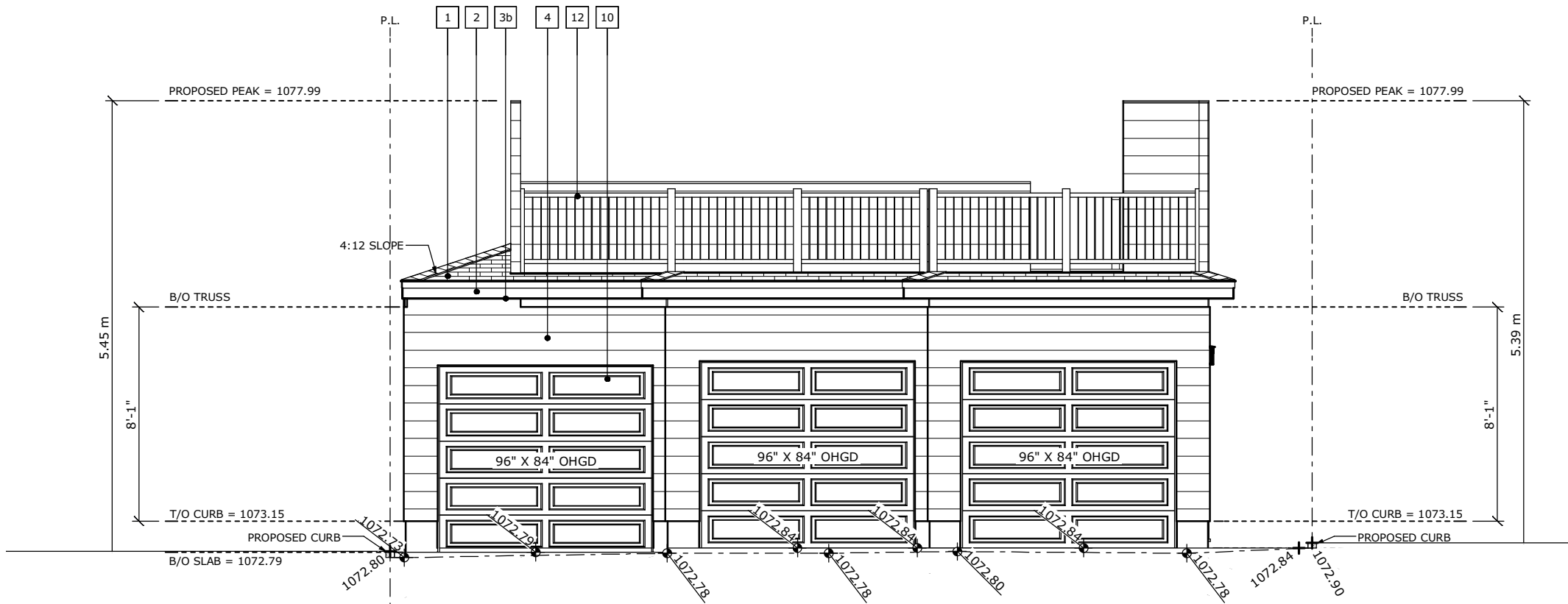
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GARAGE YARD ELEVATION (NORTH)

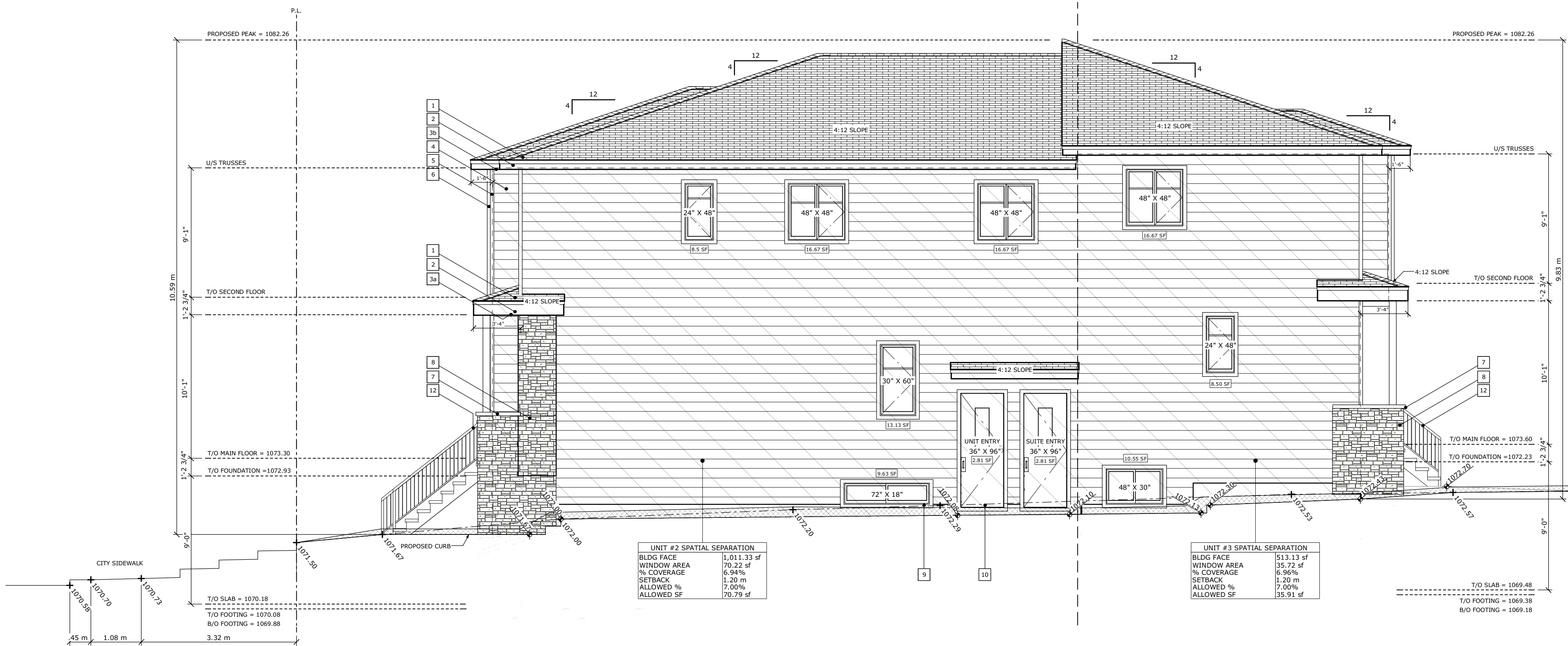
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|----------------------------|---------------------------------------------|
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| 6                          | ALUMINUM WOOD DETAIL                        |
| 7                          | STONE CAP                                   |
| 8                          | STONE VENEER                                |
| 9                          | VINYL CLAD WINDOWS - BLACK                  |
| 10                         | FIBREGLASS DOOR - BLACK                     |
| 11                         | FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL |
| 12                         | RAILING - BLACK                             |



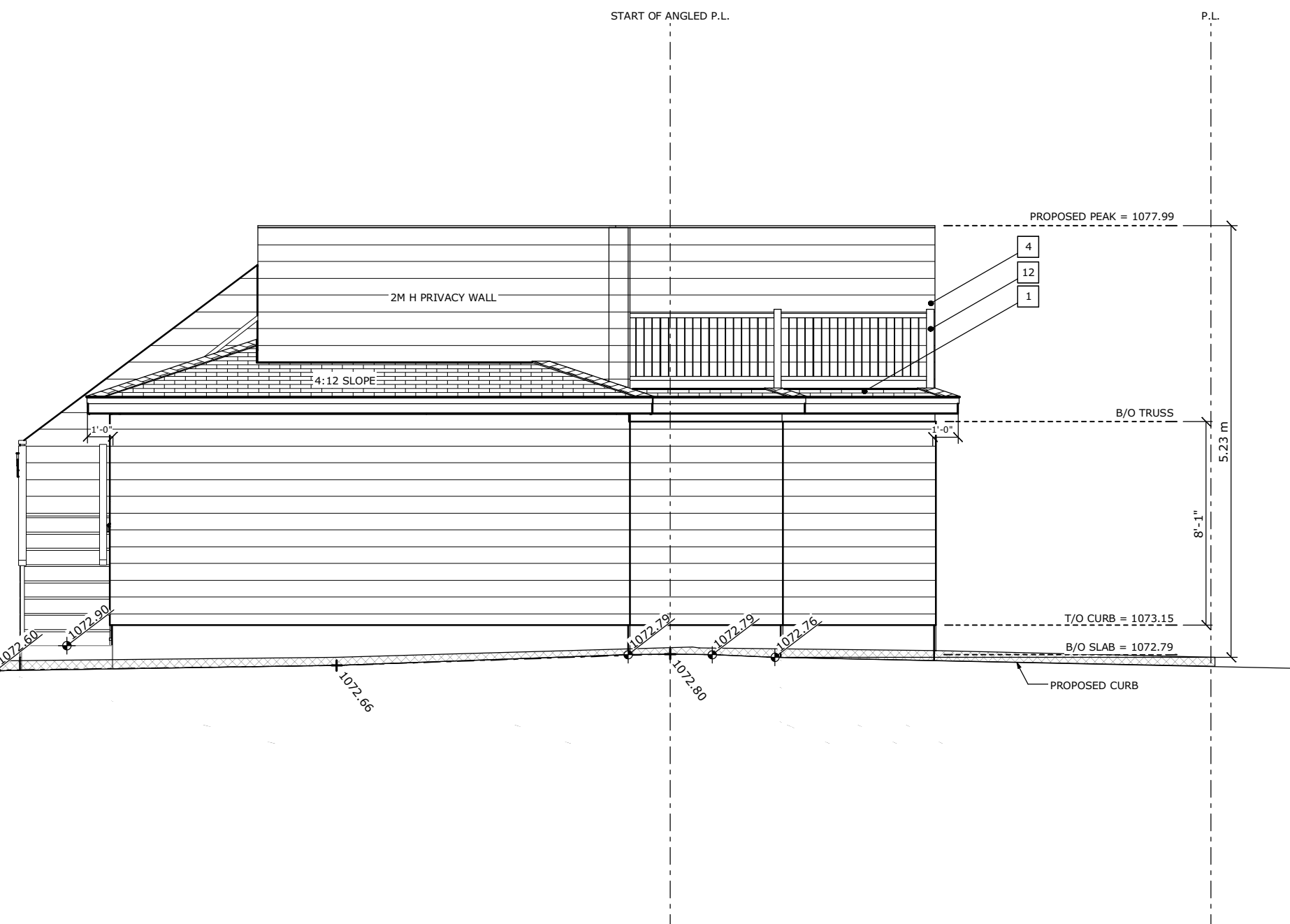
GARAGE LANE ELEVATION (SOUTH)

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



RIGHT ELEVATION (WEST)

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



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ZONING

M-C1

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26-07-PP-03

DRAWN BY

VM

SHEET

SCALE

AS NOTED

A8 / 9