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

587-377-7279

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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
DR Set	09.01.26
DR 2 Set	09.25.26

STREET ADDRESS

6711 BOWWOOD DRIVE NW

LEGAL ADDRESS

LOT 3, BLOCK 1,
PLAN 4400 HT

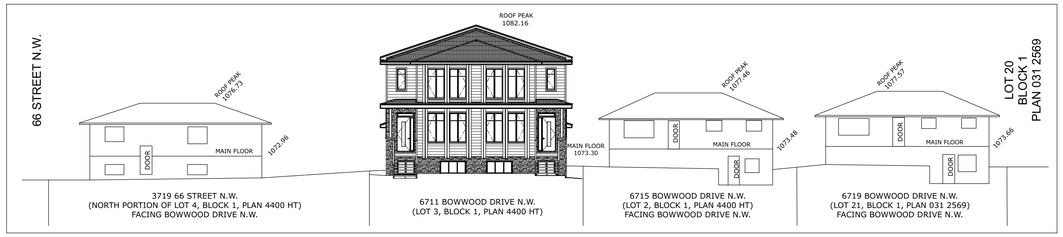
PROJECT

BOWNESS
TOWNHOUSE

DRAWING

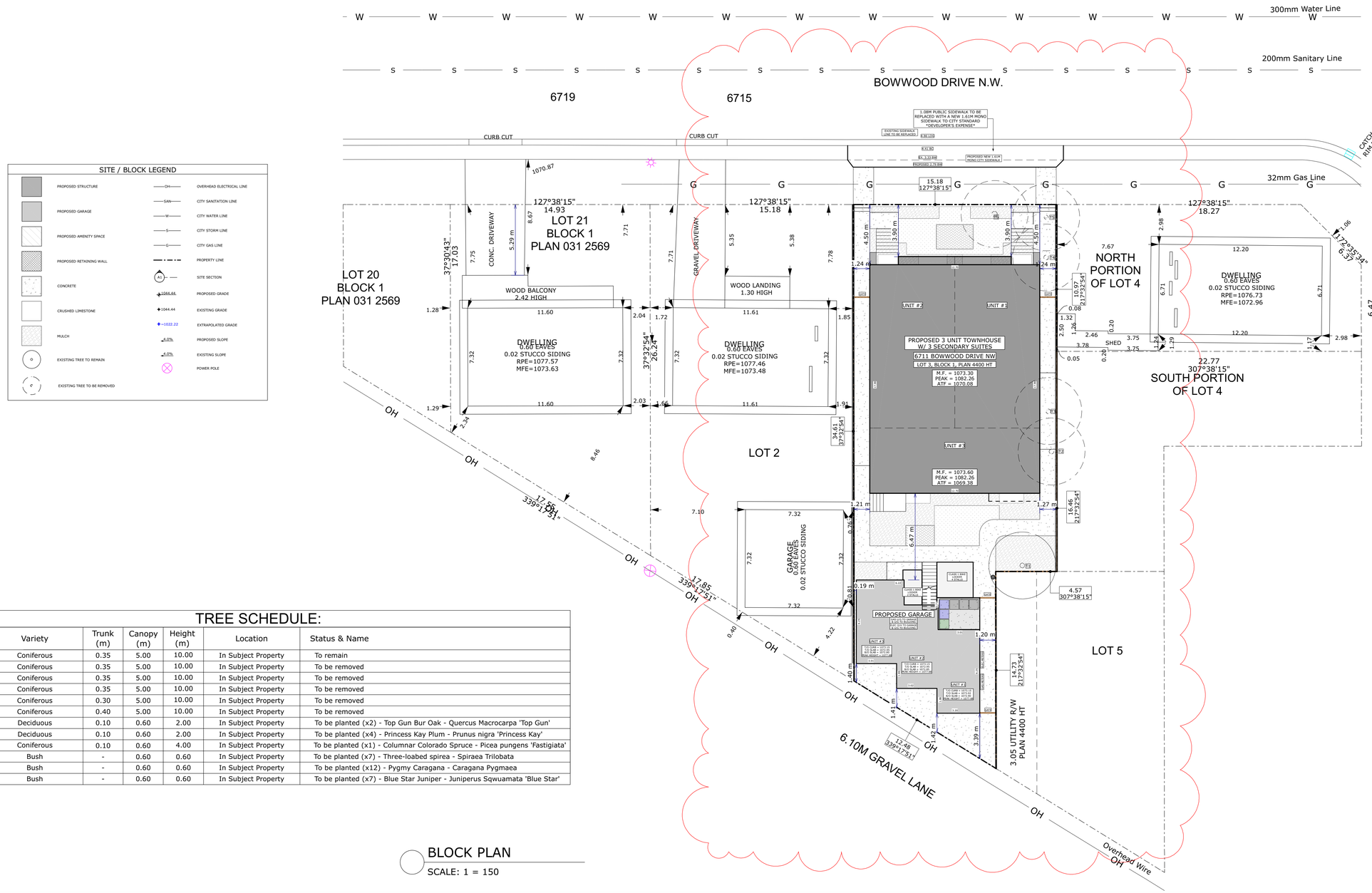
COVER PAGE

ZONING	PROJECT TAG
M-C1	26-07-PP-03
DRAWN BY: VM	SHEET: A1 / 8
SCALE: AS NOTED	



SOUTH STREETSCAPE

SCALE: 1 = 200



BLOCK PLAN

SCALE: 1 = 150

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
- OH — OVERHEAD ELECTRICAL LINE
- SAN — CITY SANITATION LINE
- W — CITY WATER LINE
- S — CITY STORM LINE
- G — CITY GAS LINE
- PROPERTY LINE
- A1 — SITE SECTION
- 1066.66 — PROPOSED GRADE
- 1044.44 — EXISTING GRADE
- +1022.22 — EXTRAPOLATED GRADE
- 4.0% — PROPOSED SLOPE
- 4.0% — 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 (x2) - 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	Coniferous	0.10	0.60	4.00	In Subject Property	To be planted (x1) - Columnar Colorado Spruce - Picea pungens 'Fastigiata'
S1	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Three-loabed spirea - Spiraea Trilobata
S2	Bush	-	0.60	0.60	In Subject Property	To be planted (x12) - Pygmy Caragana - Caragana Pygmaea
S3	Bush	-	0.60	0.60	In Subject Property	To be planted (x7) - Blue Star Juniper - Juniperus Sqwuamata 'Blue Star'

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TOWNHOUSE

DRAWING
BLOCK PLAN

ZONING	PROJECT TAG
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SCALE: AS NOTED	

BUILDING STATISTICS

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PLANE = 11.00m

PROPOSED PEAK GEODETIC = 1082.16 m

PROPOSED HEIGHT = 10.71 m — **10.71 m**

RESIDENTIAL DENSITY

LOT AREA = 0.0537 ha
UNITS = 3 — **55.86 units/ha**

PARCEL COVERAGE

LOT AREA = 537.13 m2 (5,781.57 sf)
BUILDING FOOTPRINT = 222.86 m2 (2,398.86 sf)
GARAGE, BIKE LOCKERS & WASTE AREA = 76.95 m2 (828.33 sf)
TOTAL COVERED AREA = 299.81 m2 (3,227.19 sf)
TOTAL COVERED AREA ALLOWED = 322.28 m2 (3468.94 sf) — **55.81 %**

AREA OF AMENITY SPACE

SHARED AMENITY SPACE (FRONT) = 340 SF
SHARED AMENITY SPACE (REAR) = 626 SF
SHARED AMENITY SPACE (GARAGE) = 576 SF — **TOTAL = 1,542 sf**

TOTAL GROSS FLOOR AREA

UNIT #1 TOTAL = 1,600 sf
MAIN = 800 sf
SECOND = 800 sf
UNIT #2 TOTAL = 1,600 sf
MAIN = 800 sf
SECOND = 800 sf
UNIT #3 TOTAL = 1,607 sf
MAIN = 791 sf
SECOND = 816 sf — **TOTAL = 4,807 sf**

SUITE AREA

SUITE #1 734 sf
SUITE #2 734 sf
SUITE #3 740 sf — **TOTAL = 2,208 sf**

PARKING STALLS PROVIDED ON-SITE

DWELLING UNITS: 3
PARKING STALLS PER DWELLING UNIT = 3
PROVIDED VIA GARAGE

BIKE STALLS = 6 STALLS
PROVIDED VIA CLASS 1 BIKE LOCKER — **3 stalls**

LANDSCAPE AREA

LOT AREA = 537.13 m2
BUILDING FOOTPRINT = 222.86 m2
GARAGE, BIKE LOCKERS & WASTE AREA = 76.95 m2
TOTAL COVERED AREA = 299.81 m2

CONCRETE APRON = 21.76 m2
GARAGE STAIRS = 3.67 m2
UNIT #1 & #2 ENTRY LANDING & STAIRS = 8.89 m2
UNIT #3 LANDING & STAIRS = 3.69 m2
TOTAL AREA NOT LANDSCAPED = 337.82 m2
TOTAL LANDSCAPED AREA = 199.31 m2

LOT AREA = 537.13 m2 @ 40% = 214.85 m2

STREET ORIENTATED MULTI RESIDENTIAL LANDSCAPING OPTION
2.0 m2 FOR EVERY 1.0 m STREET FRONTAGE
STREET FRONTAGE = 15.18 m X 2 = 30.36 m2
MAX. 4.0% REDUCTION = 21.48 m2

TOTAL LANDSCAPING AREA NEEDED = 193.37 m2

TOTAL LANDSCAPED AREA = 199.31 m2

HARD LANDSCAPE

CONCRETE	110.36 m2
PERMEABLE PAVERS	8.82 m2
TOTAL	119.11 m2 = 59.76%

SOFT LANDSCAPE

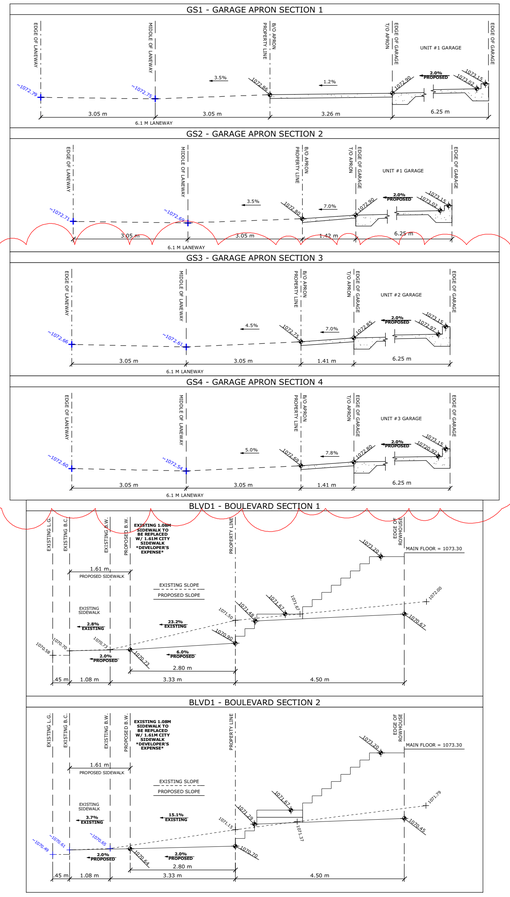
SOD	18.72 m2
MULCH	61.48 m2
TOTAL	80.20 m2 = 40.24%

HARD = 59.76%
SOFT = 40.24%

REQUIRED PLANTINGS

A MINIMUM OF 1.0 TREE & 3.0 SHRUBS MUST BE PROVIDED FOR EACH 110 m2 OF PARCEL AREA
LOT AREA = 537.13 m2 / 45 = 11.94
TREES - 1.0 x 11.94 = 11.94
SHRUBS - 2.0 x 11.94 = 23.88

PROPOSED
TREES - 7
SHRUBS -26 — **7 TREES - 26 SHRUBS**



SITE SECTIONS
SCALE: 1 = 75

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
CRUSHED LIMESTONE	PROPERTY LINE
MULCH	SITE SECTION
EXISTING TREE TO REMAIN	PROPOSED GRADE
EXISTING TREE TO BE REMOVED	EXISTING GRADE
	EXTRAPOLATED GRADE
	PROPOSED SLOPE
	EXISTING SLOPE
	POWER POLE

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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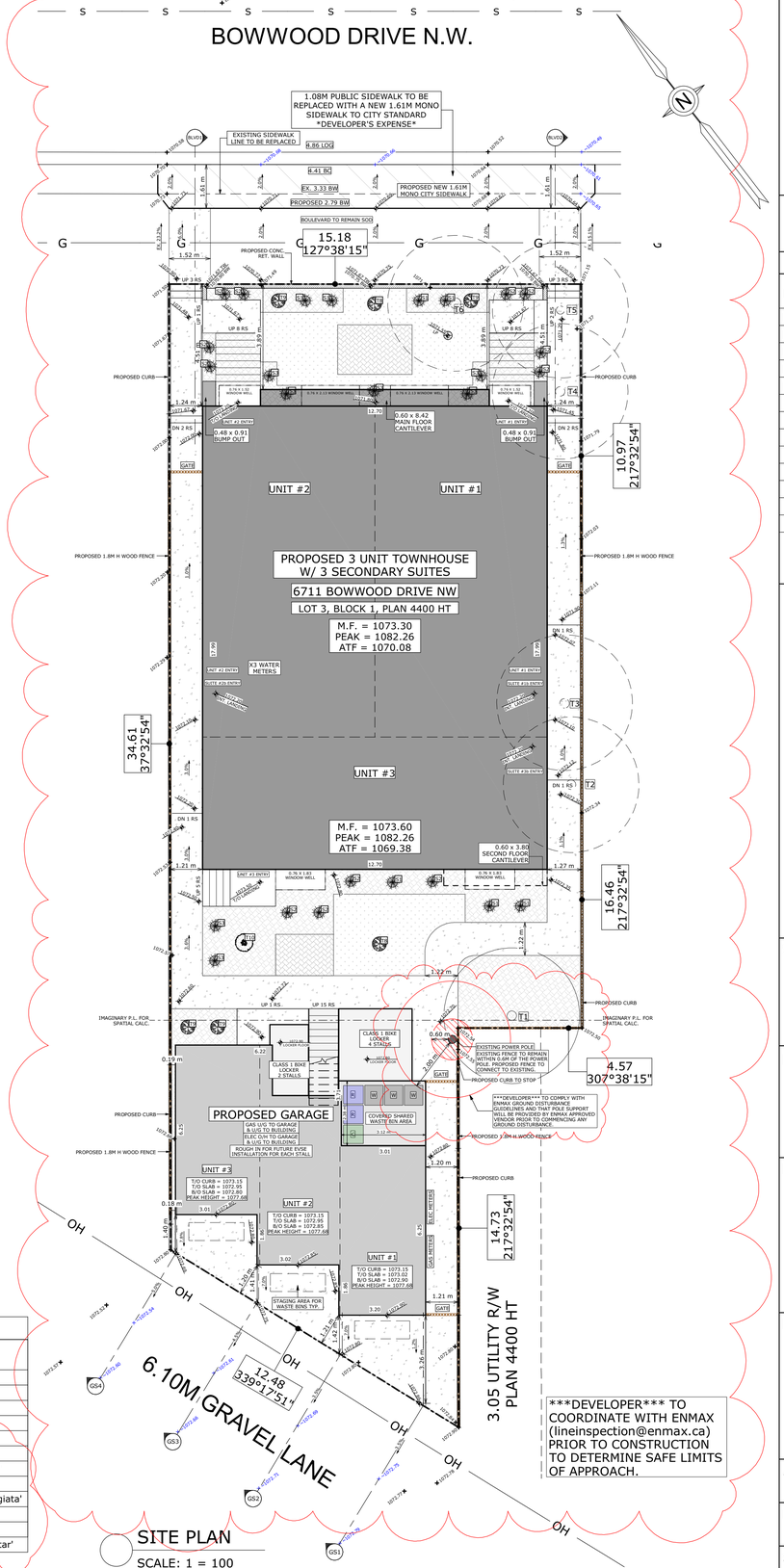

SITE PLAN
SCALE: 1 = 100

VM DESIGNS
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ISSUED SETS	m/d/y
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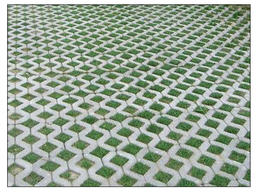
6711 BOWWOOD DRIVE NW

LEGAL ADDRESS
LOT 3, BLOCK 1, PLAN 4400 HT

PROJECT
BOWNESS TOWNHOUSE

DRAWING
SITE PLAN

ZONING: M-C1	PROJECT TAG: 26-07-PP-03
DRAWN BY: VM	SHEET: A3 / 8
SCALE: AS NOTED	



PERMEABLE
CONCRETE PAVERS



SOLAR LIGHTS FOR
AMENITY SPACE



THREE LOBBED SPIREA



BLUE STAR JUNIPER



PYGMY CARAGANA



PRINCESS KAY PLUM



TOP GUN BUR OAK



COLUMNAR COLORADO
SPRUCE

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CRUSHED LIMESTONE
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CITY STORM LINE
CITY GAS LINE
PROPERTY LINE
SITE SECTION
PROPOSED GRADE
EXISTING GRADE
EXTRAPOLATED GRADE
PROPOSED SLOPE
EXISTING SLOPE
POWER POLE
EXISTING TREE TO BE REMOVED

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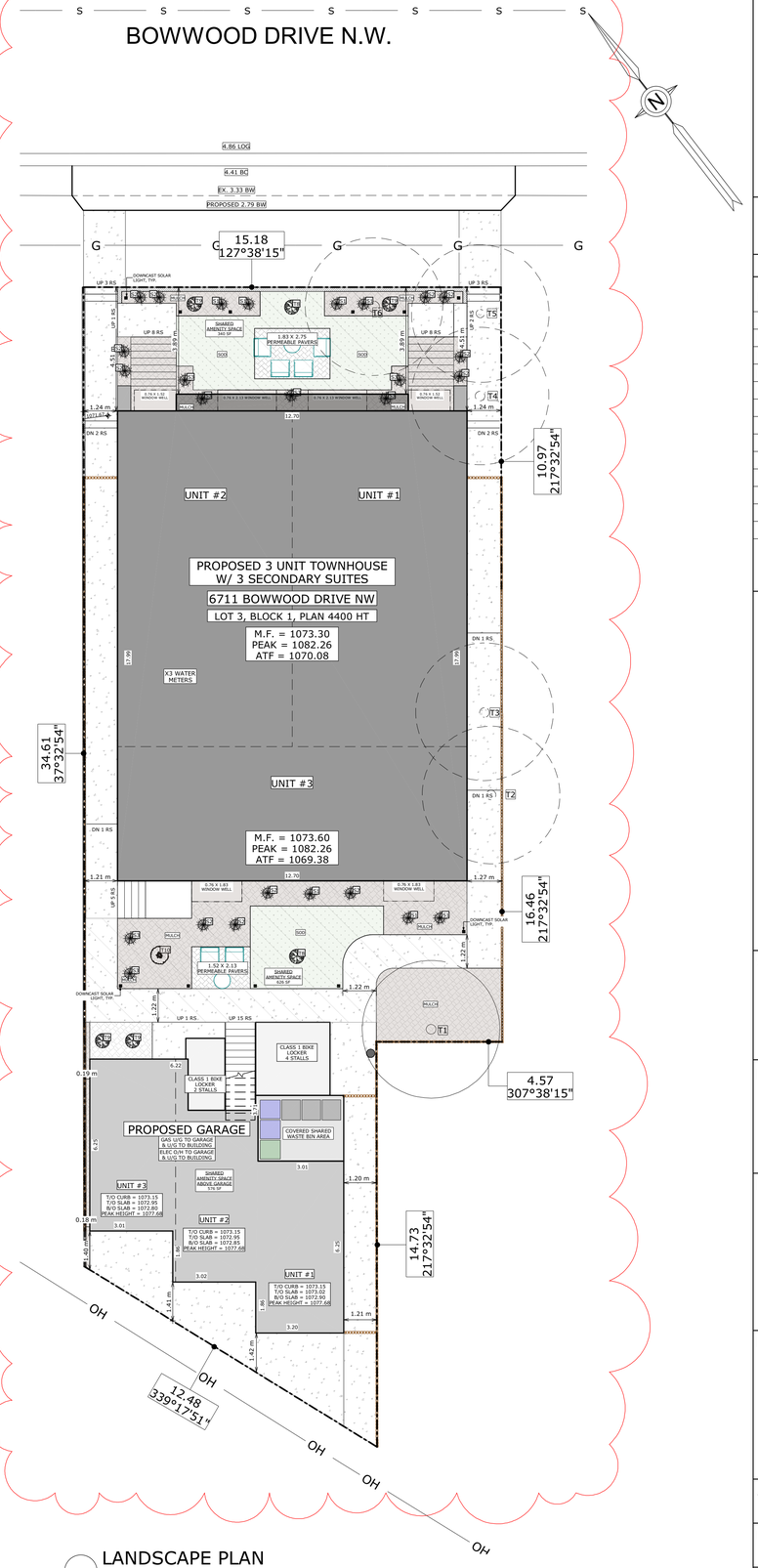

LANDSCAPE PLAN
SCALE: 1 = 100

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TOWNHOUSE

DRAWING
LANDSCAPE PLAN

ZONING	PROJECT TAG
M-C1	26-07-PP-03
DRAWN BY: VM	SHEET: A4 / 8
SCALE: AS NOTED	



FRONT ELEVATION (NORTH)

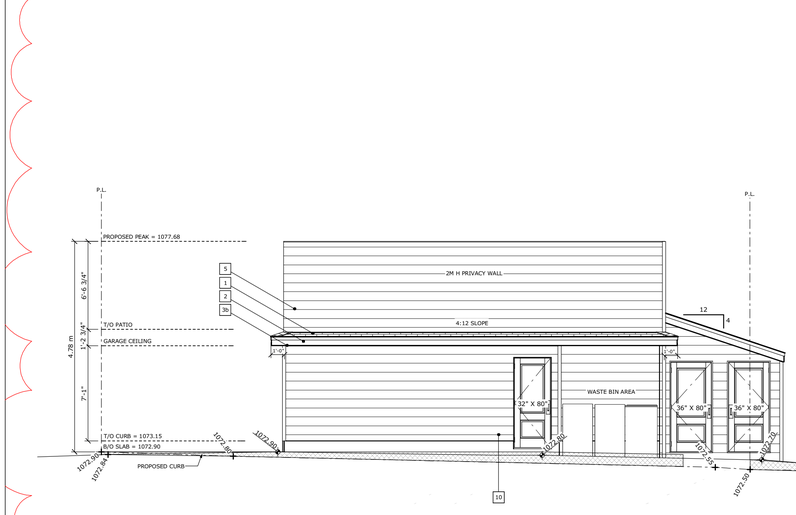
SCALE: 3/16" = 1'-0"



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	HORIZONTAL JAMES HARDIE SIDING - AGED PEWTER
6	3" CORNER BOARD TRIM
7	ALUMINUM WOOD DETAIL
8	STONE CAP
9	STONE VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK





LEFT ELEVATION (EAST)

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

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FRONT, BACK & LEFT
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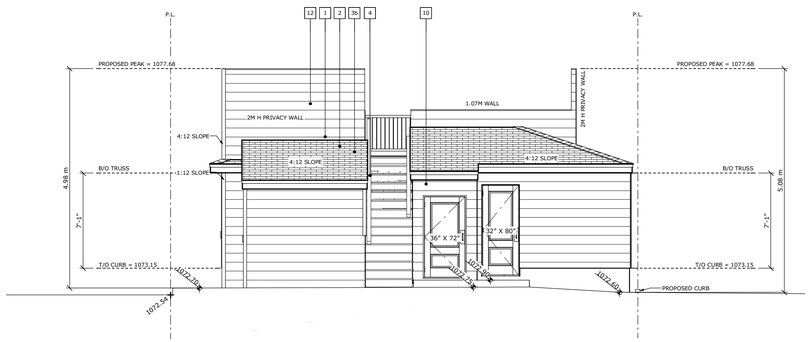
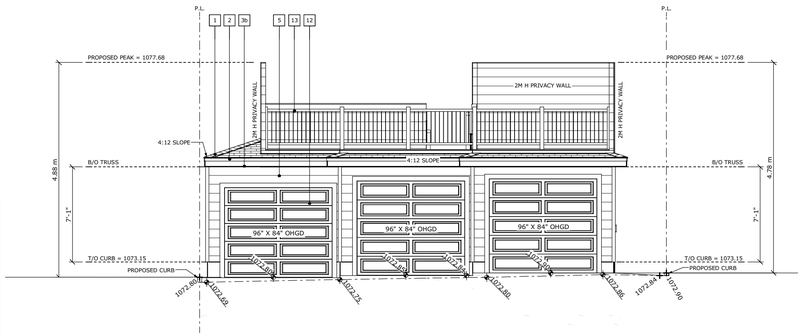


GARAGE YARD ELEVATION (NORTH)

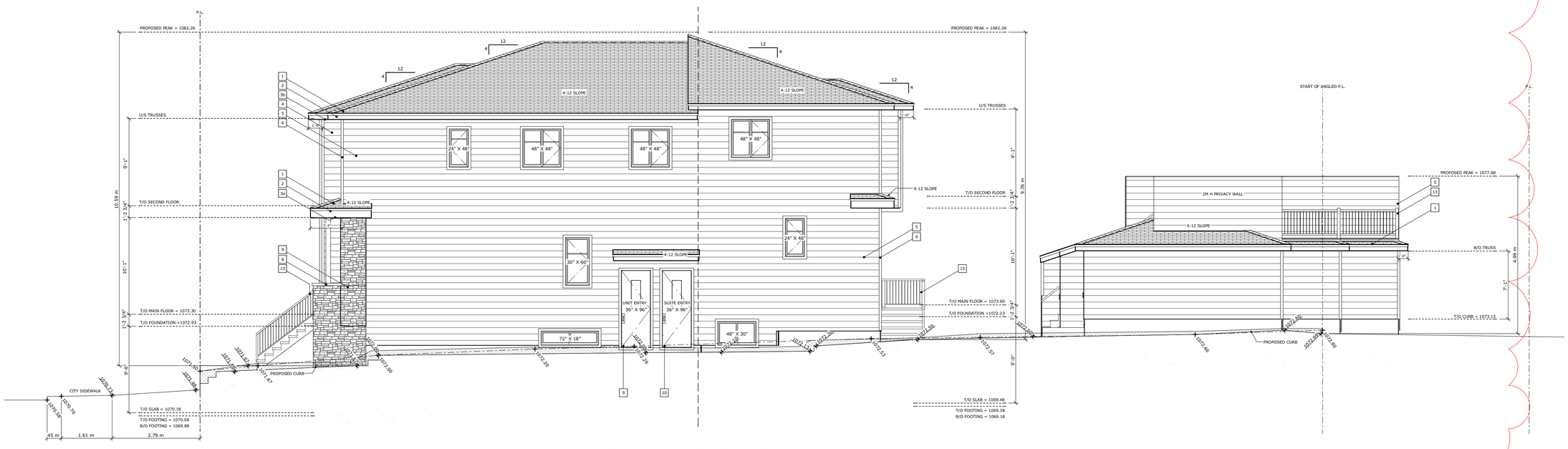
SCALE: 3/16" = 1'-0"

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	HORIZONTAL JAMES HARDIE SIDING - AGED PEWTER
6	3" CORNER BOARD TRIM
7	ALUMINUM WOOD DETAIL
8	STONE CAP
9	STONE VENEER
10	VINYL CLAD WINDOWS - BLACK
11	FIBREGLASS DOOR - BLACK
12	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
13	RAILING - BLACK



GARAGE LANE ELEVATION (SOUTH)

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



RIGHT ELEVATION (WEST)

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

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