

TOWNHOUSES DEVELOPMENT

13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

ISSUED FOR: AMENDED DP DRAWINGS
ISSUE DATE: 2026-09-14



SHEET LIST

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DP 1.0	VICINITY PLAN & SITE PHOTOS
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AMENDED DRAWINGS
DP No Date Received
DP2026-04123 OCT 06 2026
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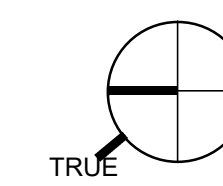
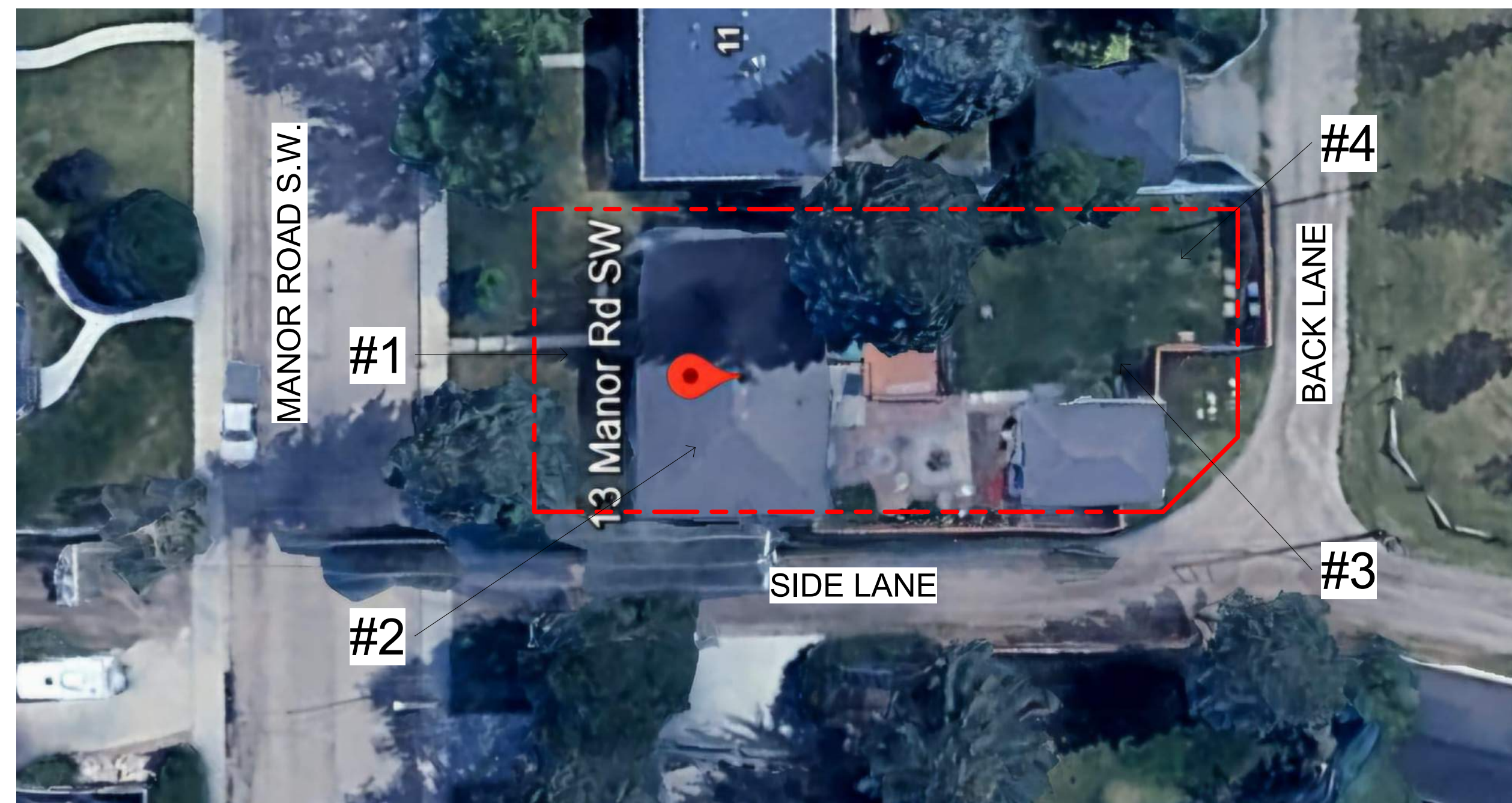
NORTH WEST VIEW



NORTH VIEW



NORTH EAST VIEW



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ISSUES	
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ISSUES		
No.	DESCRIPTION	DATE

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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

SEAL	
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CIVIL	
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LANDSCAPE

ELECTRICAL

MECHANICAL

STRUCTURAL

PRIME CONSULTANT

 **PiXEL**
ARCHITECTURE

1124 Panamont Blvd. NW, Calgary, AB T3K 0J7
tel 403 399 9030 pixelarch.ca

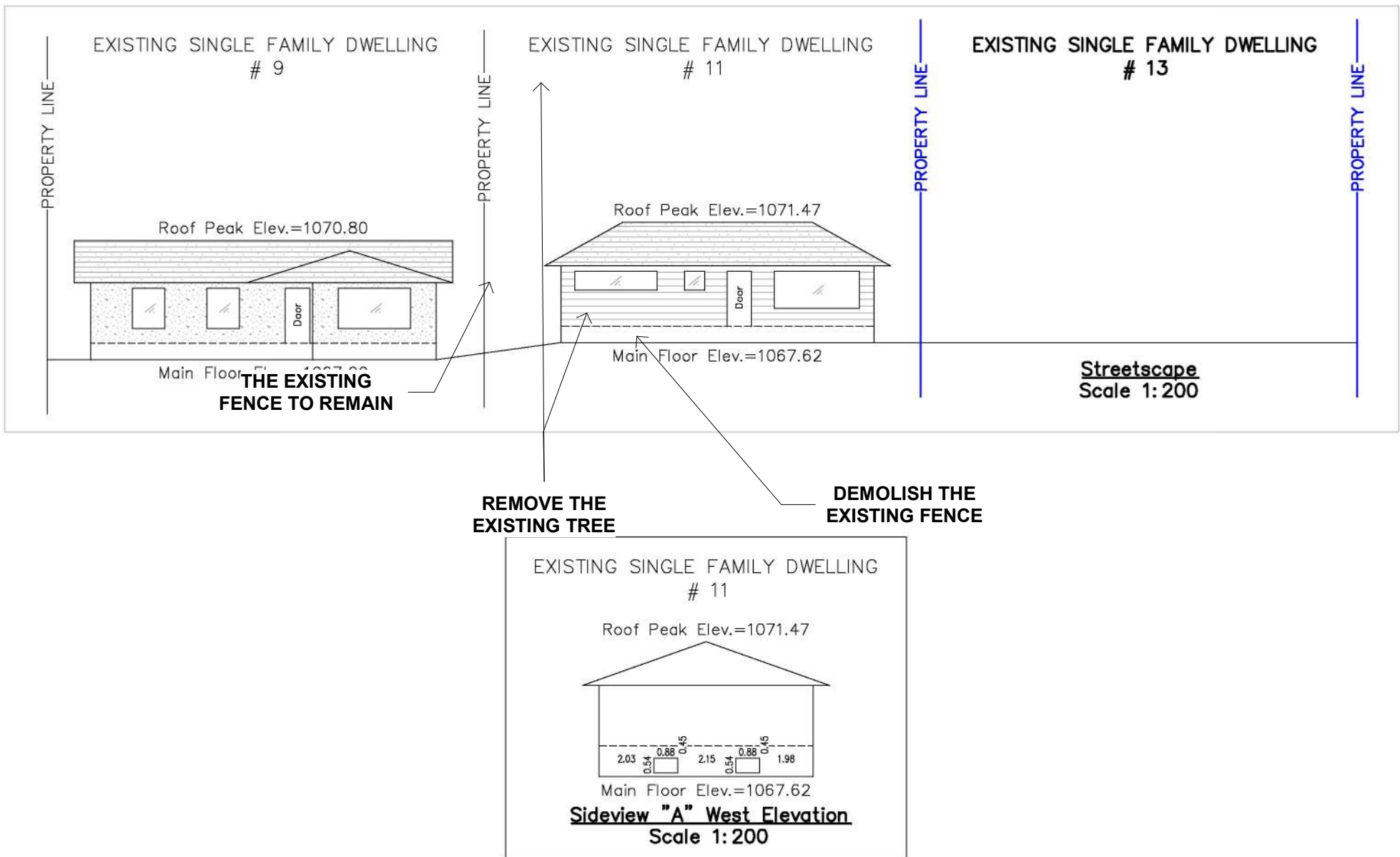
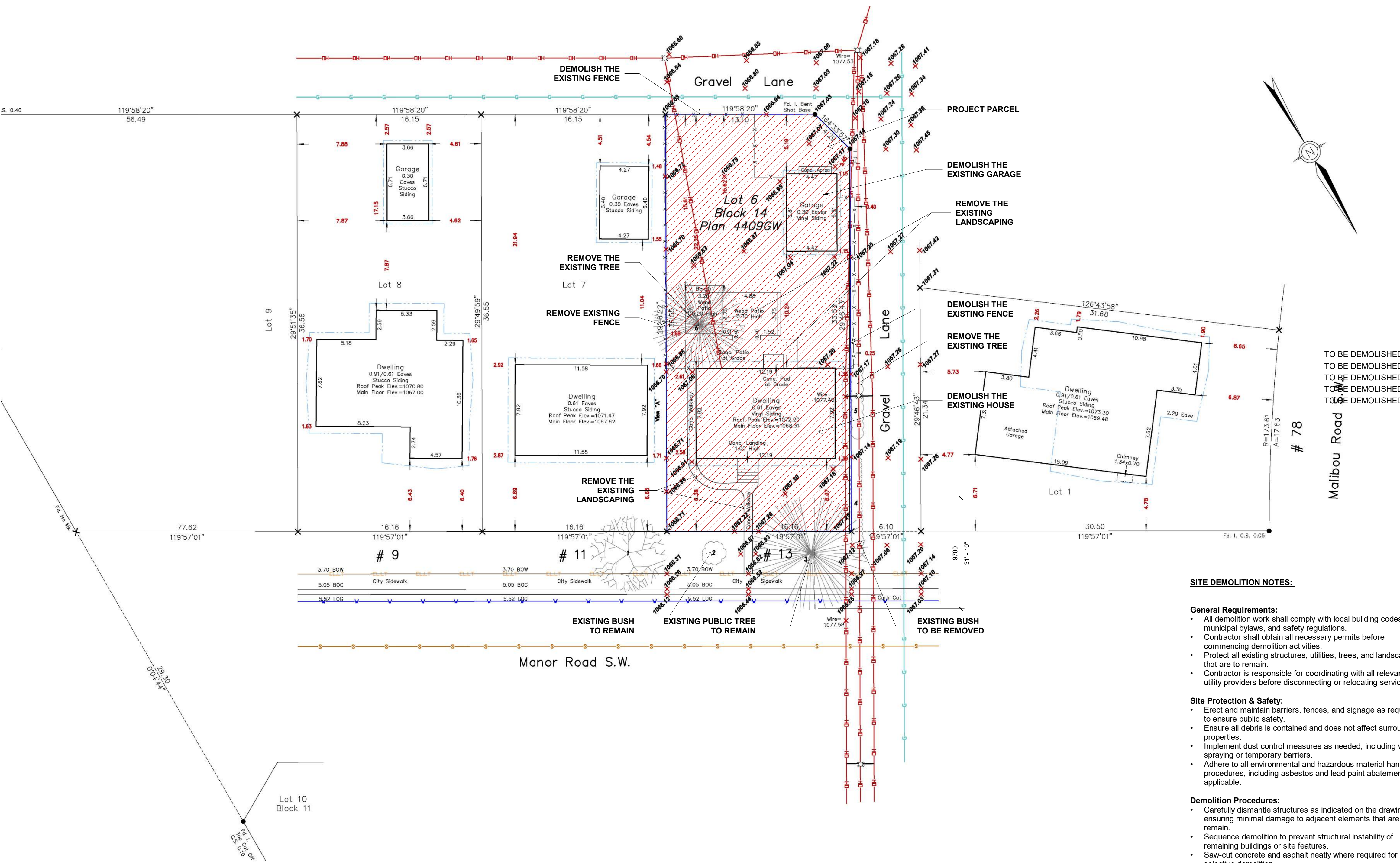
PROJECT **TOWNHOUSES
DEVELOPMENT**
13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

PROJECT NO: BRH_2412	
DRAWN BY: Author	CHECKED BY: Checker
PROJECT MGR: Designer	APPROVED BY: Approver

Designer:	Approver:
SHEET TITLE	
VICINITY PLAN & SITE PHOTOS	

SHEET NUMBER	ISSUE
DP 1.00	

SCALE CHECK	
1 in	10mm



EXISTING BLOCK SURVEYING PLAN & STREETScape

1 1:200

*DONE BY ARC SURVEYS LTD.

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION:

Lot 6
Block 14
Plan 4409GW

MUNICIPAL ADDRESS:

13 Manor Road S.W.
Calgary, Alberta

CLIENT:

Pixel Architecture

DATE OF SURVEY:

March 20th, 2025.

LEGEND:

Elevations are shown thus: **X** = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 13367 Elev.=1068.51
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
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Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Magnetic Nails are shown thus:
Calculation points are shown thus:
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Street Signs are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:
Streetlight Cables are shown thus:
Underground Electrical lines shown thus:
Stormline are shown thus:
Sanitaryline are shown thus:
Combined Storm/Sanitary are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus:
Gasline are shown thus:
Overhead Electrical lines shown thus:
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:

This information is based on the C. of T. 991,237,006 which was searched on the 21st day of March, 2025, and is subject to:
No Pertinent Registration.

ABBREVIATIONS:

A--Arc Length
Acc--Accessory
A/C--Air Conditioner
Bldg--Building
BOC--Back of Curb
BOW--Back of Walk
Calc--Calculated
Cont--Contiever
Conc--Concrete
C.S--Countersunk
DH--Drill Hole
Enc--Encroaches
Fd--Found
I--Iron Post
I.B--Iron Bar
LOC--Lip of Gutter
M.A--Maintenance Access
Mk--Mark
M.N--Magnetic Nail
O.D--Overland Drainage
R--Radius
Reg--Registration
Ret--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W--Window Well

SITE DEMOLITION NOTES:

General Requirements:

- All demolition work shall comply with local building codes, municipal bylaws, and safety regulations.
- Contractor shall obtain all necessary permits before commencing demolition activities.
- Protect all existing structures, utilities, trees, and landscaping that are to remain.
- Contractor is responsible for coordinating with all relevant utility providers before disconnecting or relocating services.

Site Protection & Safety:

- Erect and maintain barriers, fences, and signage as required to ensure public safety.
- Ensure all debris is contained and does not affect surrounding properties.
- Implement dust control measures as needed, including water spraying or temporary barriers.
- Adhere to all environmental and hazardous material handling procedures, including asbestos and lead paint abatement if applicable.

Demolition Procedures:

- Carefully dismantle structures as indicated on the drawings, ensuring minimal damage to adjacent elements that are to remain.
- Sequence demolition to prevent structural instability of remaining buildings or site features.
- Saw-cut concrete and asphalt neatly where required for selective demolition.
- Remove all debris from the site daily and dispose of it at an approved facility.

Existing Utilities & Services:

- Confirm the location of underground and overhead utilities before starting demolition.
- Disconnect and cap all utility connections as per utility provider guidelines.
- Any active utilities serving adjacent buildings shall be protected and maintained.

Environmental Considerations:

- Separate and recycle demolition materials where feasible.
- Dispose of hazardous materials following provincial and federal regulations.
- Backfill and grade disturbed areas as specified in the site plan.

Final Site Cleanup & Inspection

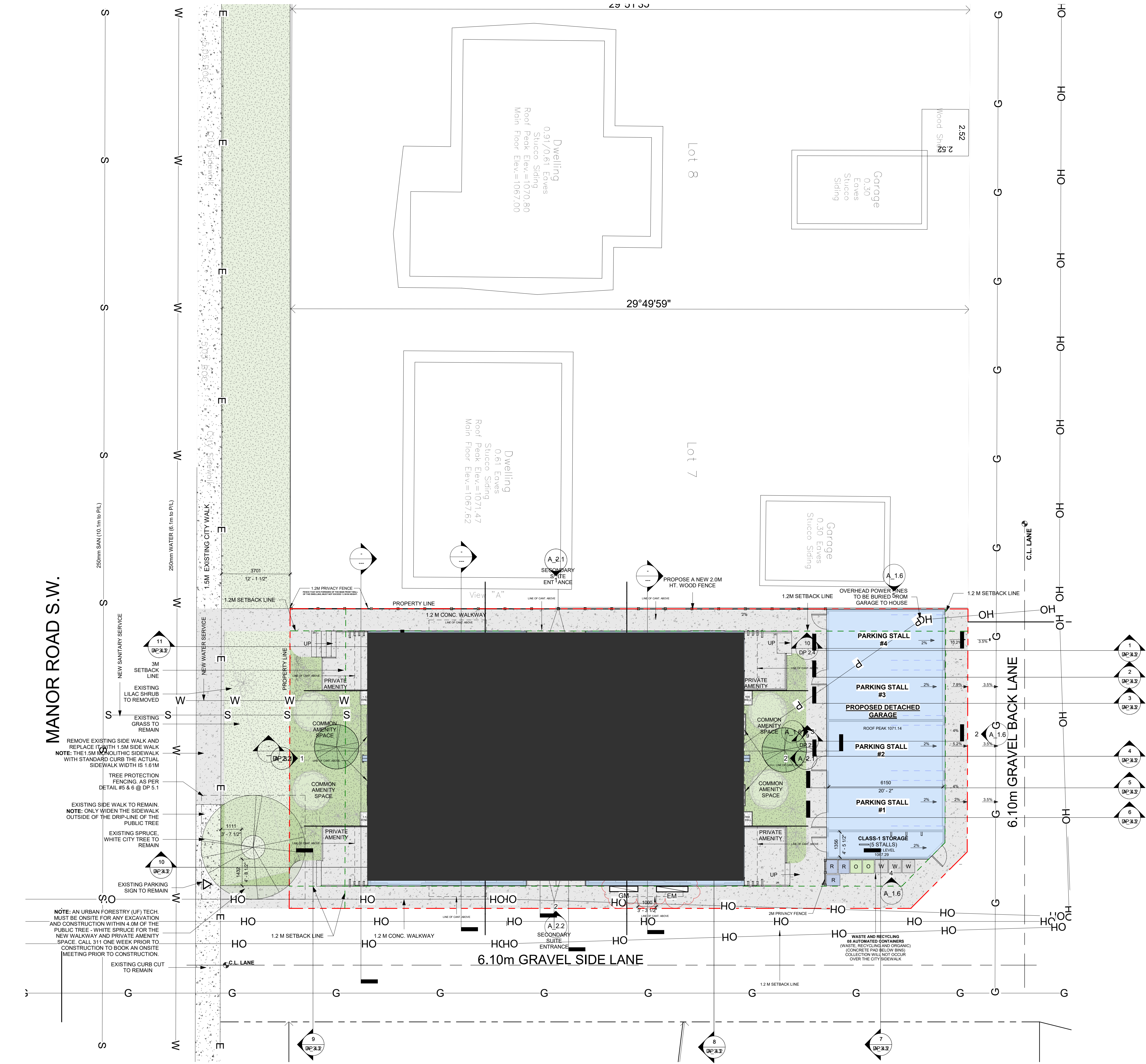
- Remove all temporary fencing, barriers, and protective measures after work completion.
- Final cleaning to remove dust, debris, and residue from demolition activities.
- Contractor shall schedule a final site inspection with the architect or project manager.

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.30	6.50	8.00
2	Bush	---	2.00	2.00
3	Coniferous	0.75	10.00	15.00
4	Bush	---	0.80	1.00
5	Bush	---	0.80	1.00
6	Coniferous	1.00	8.00	16.00

--- denotes Coniferous
--- denotes Deciduous

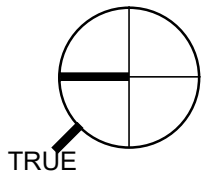
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LANDSCAPE		
ELECTRICAL		
MECHANICAL		
STRUCTURAL		
PRIME CONSULTANT PIXEL ARCHITECTURE 1124 Panamont Blvd. NW, Calgary, AB T3K 0U7 tel 403 399 9030 pixelarch.ca		
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SHEET TITLE EXISTING BLOCK SURVEYING PLAN & STREETScape ELEVATIONS		
SHEET NUMBER DP 1.1		ISSUE



SITE LEGEND

- PROPERTY LINE
- PROPERTY LINE
- FENCE
- UG POWER
- SANITARY LINE
- WATER LINE
- OVERHEAD ELECTRICAL LINE
- GAS LINE
- STORMLINE LINE

- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING SOD TO REMAIN
- NEW SOD
- SUBJECT BUILDING FOOTPRINT
- GRAVEL
- EXISTING GRADE
- PROPOSED GRADE



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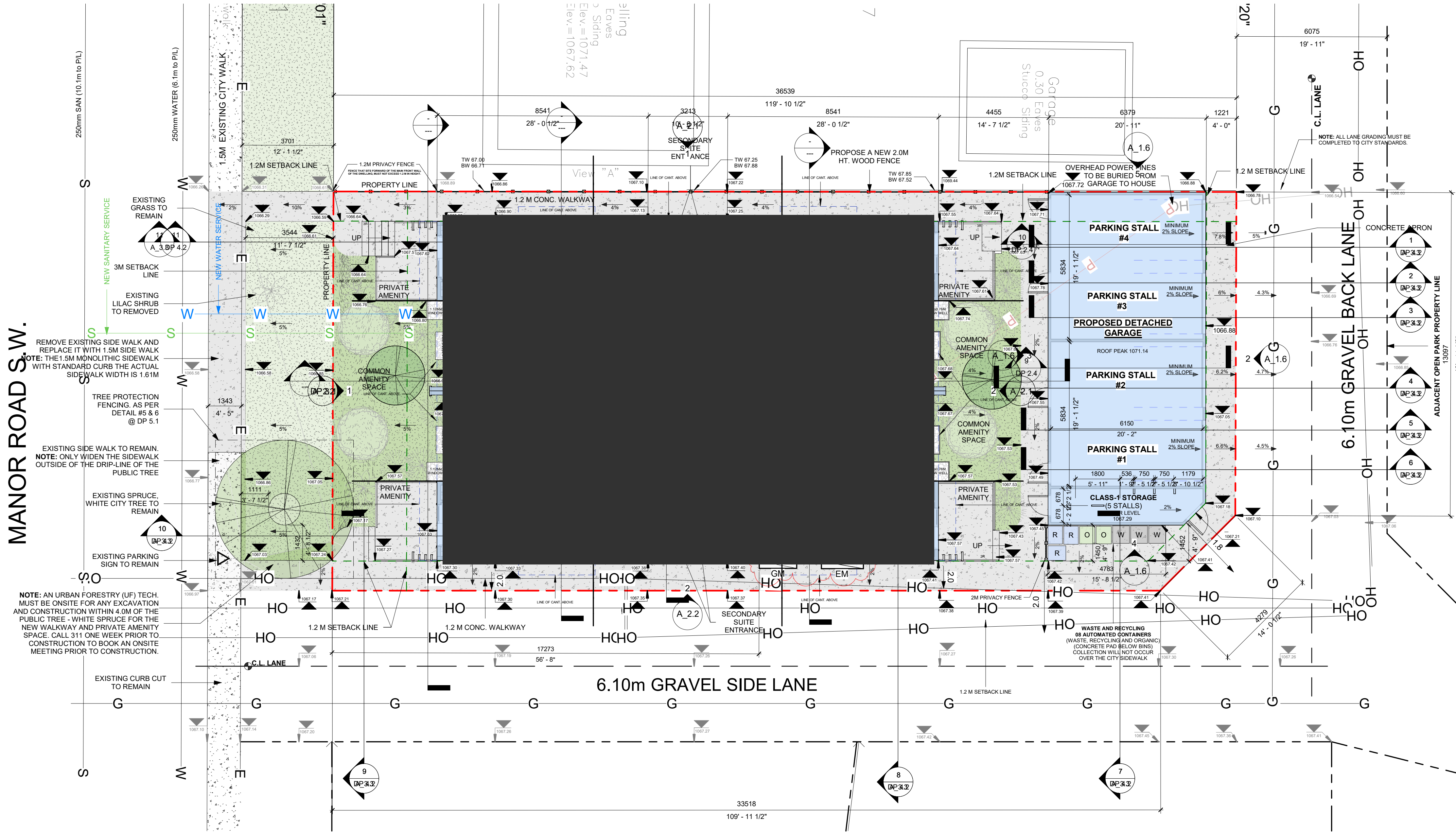
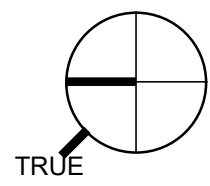
STRUCTURAL

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DRAWN BY:
Author
PROJECT MGR:
Designer
SHEET TITLE
PROPOSED BLOCK PLAN

SHEET NUMBER
DP 1.2
ISSUE
1



1 PROPOSED SITE PLAN
1 : 100

SITE LEGEND

	PROPERTY LINE		OH	OH	OH	OH	OVERHEAD ELECTRICAL LINE
	PROPERTY LINE		G	G	G	G	GAS LINE
	FENCE		ST	ST	ST	ST	STORMLINE LINE
	U/G POWER		EXISTING CONCRETE		NEW CONCRETE		
	SANITARY LINE		EXISTING SOD TO REMAIN		KENTUCKY BLUE GRASS NEW SOD		
	WATER LINE		SUBJECT BUILDING FOOTPRINT		GRAVEL		
			EXISTING GRADE		PROPOSED GRADE		

Land Use Bylaw Analysis based on 1p2007

Land Use Designation: R-CG Grade Oriented Infill

Part 5: Low Density Residential Districts
Div. 1: General Rules for Low Density Residential Land Use Districts
Div.11: Residential Grade-Oriented Infill (R-CG) District

527: Discretionary Uses
2 m1 TOWNHOUSE Building
The subject title is a discretionary use in the Residential Grade-Oriented Infill District.

529: Density
The maximum density for parcels designated R-CG District is 75 units per hectare (subject = 71.196 units/ha)

534: Parcel Coverage
Parcel Area = 585.49 m² (6302 ft²)

2d. 60.0 per cent of the area of the parcels subject to a single development permit for a development with a density of 60 units per hectare or greater.

Allowable Parcel Coverage @60% 351.29 m² (3,781.2 ft²)

Subject Building Footprint 262.56 m² (2826.2 ft²)

Detached GARAGE & Mobility Storage Footprint 85.59 m² (921.3 ft²)

Total Parcel Coverage 348.15 m² (3,747.5 ft²)

Actual Parcel Coverage 59.4%

535: Building Depth
2. On a landed parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0 per cent parcel depth where:
A) there is more than one main residential building on the parcel;
B) 50.0 per cent or more of the units on the parcel are contained in main residential buildings located within the first 60.0 per cent of the parcel depth

537: Building Setback from Front Property Line
The minimum building setback from a front property line is 3.0 meters.

539: Building Setback from Side Property Line
1. Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2 meters.

540: Building Setback from Rear Property Line
2. On a landed or corner parcel, the minimum building setback from a rear property line is 1.2 meters.

541: Building Height
1. Unless otherwise referenced in subsections a TOWNHOUSE Building's maximum building height is 11.0 meters measured from grade.
2. Where a building setback is required from a property line shared with another parcel designated with a low density residential district or, the M-CG or H-GO District, the maximum building height:
a) is the greater of:
i) the highest geodetic elevation of a main residential building on the adjoining parcel; or
ii) 7.0 meters from grade; measured at the shared property line; and
b) increases at a 45 degree angle to a maximum of 11.0 meters measured from grade.
3. The maximum area of a horizontal cross-section through a building at 9.5 meters above average grade must not be greater than 75.0 per cent of the maximum area of a horizontal cross-section through the building between average grade and 8.6 meters.

543: Amenity Space
1. For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labeled on the required landscape plan.
2. Amenity space may be provided as common amenity space, private amenity space or a combination of both.

546: Motor Vehicle Parking Stalls
2. The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1. Meadowlark included in table 2.1. (4 separate GARAGE stalls provided in detached GARAGE off lane)

295: Secondary Suite
a) means a use that:
i-contains two or more rooms used or designed to be used as a residence by one or more persons;
ii-contains a kitchen, living, sleeping and sanitary facilities;
iii-is self-contained and located within a Dwelling Unit;
iv-must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and
v-is considered part of and secondary to a Dwelling Unit
b) is a use within the Residential Group in Schedule A to this Bylaw;
c) has a maximum floor area of 100.0 square meters, excluding any area covered by stairways and landings;
d) requires a minimum of 1.0 motor vehicle parking stalls; and
e) does not require bicycle parking stalls — class 1 or class 2.

287: TOWNHOUSE Building
a) means a use where a building:
i-contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;
ii-where one facade of each Dwelling Unit directly faces a public street;
iii-where no intervening building is located between the street facing facade of each Dwelling Unit and the adjacent public street;
iv-where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;
v-where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and
vi-may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;
b) is a use within the Residential Group in Schedule A to this Bylaw;
c- requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and
d- does not require bicycle parking stalls — class 1 or class 2.

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PROJECT MGR: Designer
SHEET TITLE
PROPOSED SITE PLAN & PROJECT INFORMATION

SHEET NUMBER
DP 1.3

ISSUE
1

	PROPERTY LINE
X — X — X — X	FENCE
P — P — P — P	UG POWER
S — S — S — S	SANITARY LINE
W — W — W — W	WATER LINE
OH — OH — OH — OH	OVERHEAD ELECTRICAL LINE
G — G — G — G	GAS LINE
ST — ST — ST — ST	STORMLINE LINE

	EXISTING CONCRETE		NEW CONCRETE
	EXISTING SOD TO REMAIN		KENTUCKY BLUE NEW SOD
	SUBJECT BUILDING FOOTPRINT		GRAVEL
	EXISTING GRADE		PROPOSED GRADE

PLANTING

1. 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.
2. ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START UP.
3. ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.
4. DIFFERENT VARIETIES OF TREE AND SHRUB SPECIES WILL BE PROVIDED TO AVOID MONO-CULTURE AND REDUCE RISK OF INSECT DAMAGE AND DISEASE. IT WILL ALSO PROVIDE SEASONAL VARIETY AND ENHANCE VISUAL INTEREST.
5. ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
6. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).
7. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DUG AND INSTALLED TO CURRENT CNLA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.
8. ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50mm DEPTH CLEAN BARK MULCH.
9. PROVIDE MIN. SOIL DEPTH OF 600mm FOR PLANTING BEDS WITH SHRUBS AND 300mm IN ALL OTHER AREAS.
10. ALL TURF AREAS TO BE SOD INSTALLED ON 150mm MIN. OF TOPSOIL.
11. ALL SODDED AREAS ARE TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.
12. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS.
PRIOR TO SOD INSTALLATION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR CARE, MAINTENANCE AND ESTABLISHMENT OF SITE THROUGH THE C.C.C.
15. MAINTENANCE OF SITE FROM C.C.C. TO F.A.C. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. TREES SHALL NOT BE PLACED WITHIN ANY UTILITY RIGHTS-OF-WAY.
17. MAINTAIN 4.0m SETBACK FROM BUS PADS, MAILBOXES, & STREETLIGHTS; 2.5m SETBACK FROM LOT SERVICING UTILITIES; 2.5m SETBACK FROM HYDRANTS; 3.0m SETBACK FROM DEEP UTILITY MAINLINES; 2.0m SETBACK FROM SHALLOW UTILITIES (ATCO, ENMAX, TV, PHONE); AND 1.0m SETBACK FROM DRIVEWAYS. A REVISED SETBACK OF 3.0m FROM UTILITIES MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY OWNER.

	SYMBOL	BOTANICAL NAME	COMMON NAME	RECOMMENDATIONS
<u>DECIDUOUS TREES</u>				
4 (NEW)		PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	50 mm cal. min., 3.5 m ht. max.; b. 4 b. *(CONTRACTOR TO SELECT - TO MATCH DECIDUOUS TREES IN SURROUNDING AREA)
0 (CURRENT)		POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	75 mm cal. min., 1.2 m ht. min., b. 4 b.
<u>CONIFEROUS TREES</u>				
2 (NEW)		PICEA GLAUCA 'CONICA'	'DWARF' ALBERTA SPRUCE	4.0 m max. ht. min., b. 4 b. *(CONTRACTOR TO SELECT - TO MATCH CONIFEROUS TREES IN SURROUNDING AREA)
1 (EXISTING) CITY TREE TO REMAIN		PICEA GLAUCA	WHITE SPRUCE	TRUNK DIA. 0.64m, CANOPY DIA 10.00m, HEIGHT 15m
<u>DECIDUOUS SHRUBS</u>				
8 (NEW)		BERBERIS THUNBERGII 'BAILONE'	RUBY CAROUSEL JAPANESE BARBERRY	#05 CONT. MINIMUM 0.6m HEIGHT OR SPREAD *(CONTRACTOR TO SELECT - TO MATCH CONIFEROUS TREES IN SURROUNDING AREA) MAX. 1.2M HEIGHT TRUNK DIA. 1.0cm
1 (EXISTING) TO REMAIN		SYRINGA	LILAC SHRUB	
<u>CONIFEROUS SHRUBS</u>				
10 (NEW)		JUNIPERUS SABINA	SAVIN JUNIPER	#05 CONT. MINIMUM 0.6m HEIGHT OR SPREAD *(CONTRACTOR TO SELECT - TO MATCH CONIFEROUS TREES IN SURROUNDING AREA) MAX. 1.8M HEIGHT TRUNK DIA. 1.0cm
5 (EXISTING) TO BE REMOVED		COTONEASTER	COTONEASTER	

LANDSCAPING RULES: (AS OUTLINED BELOW)
 1 TREE & 3 SHRUBS / 110 SQ. M. OF PARCEL AREA
 MINIMUM SIZE OF SMALL DECIDUOUS: 60mm
 MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
 MINIMUM HEIGHT OF SMALL CONIFEROUS: 2.0m OR 6'-7"
 MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 10'-0"

THEREFORE THE MINIMUM PLANTING REQUIRED ARE:
 586.12 m² / 110 m² = 5.3 = 6 TREES & 18 SHRUBS
 BROKEN DOWN AS:
 4 NEW DECIDUOUS
 2 NEW CONIFEROUS
 1 EXISTING CONIFEROUS
 18 SHRUBS (Shrubs must be a minimum height or spread of
 0.6 meters at the time of planting)

-ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM, AS IDENTIFIED ON THE APPROVED PLANS.

-TREES AND AREAS WITH SHRUBS SHALL BE PROVIDED WITH AN UNDERGROUND LOW WATER IRRIGATION SYSTEM.

-DRAINAGE FLOWS TO BE DIRECTED AWAY FROM ALL BUILDINGS AT A MINIMUM GRADE OF 2%(SEE ENGINEERING DRAWING FOR GRADING PLAN)

-ALL CONSTRUCTION AND PLANTING DETAILS TO BE IN ACCORDANCE WITH THE CITY OF CALGARY STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, CURRENT EDITION.

-ALL CONIFEROUS TREES AND SHRUBS SHALL BE PLANTED IN BEDS WITH A MINIMUM 75mm DEPTH OF CLEAN WOOD FIBRE MULCH TO BE IN ACCORDANCE WITH THE CITY OF CALGARY STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, CURRENT EDITION.

-ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EXCAVATION.

UNDERGROUND STANDARD IRRIGATION SYSTEM TO BE USED, WHICH INCLUDES:

- (A) A RAIN SENSOR OR A SOIL MOISTURE SENSOR.
- (B) A FLOW SENSOR FOR LEAK DETECTION; AND
- (C) A MASTER VALVE TO SECURE THE SYSTEM IF A LEAK IS DETECTED.

PROPOSED BUILDINGS FOOTPRINT = 348.15 m²

$$\text{APRON (CONCRETE)} = 14.68 \text{ m}^2$$

WINDOWS WELL = 7.16M²

TOTAL NON-LANDSCAPING AREA = 369.99M²
(63.19% OF LOT AREA)

TOTAL LANDSCAPING AREA = 215.5M²
(36.8% OF LOT AREA)

-HARD-LANDSCAPING AREA =147.37M²
(68.39% OF LANDSCAPING AREA)

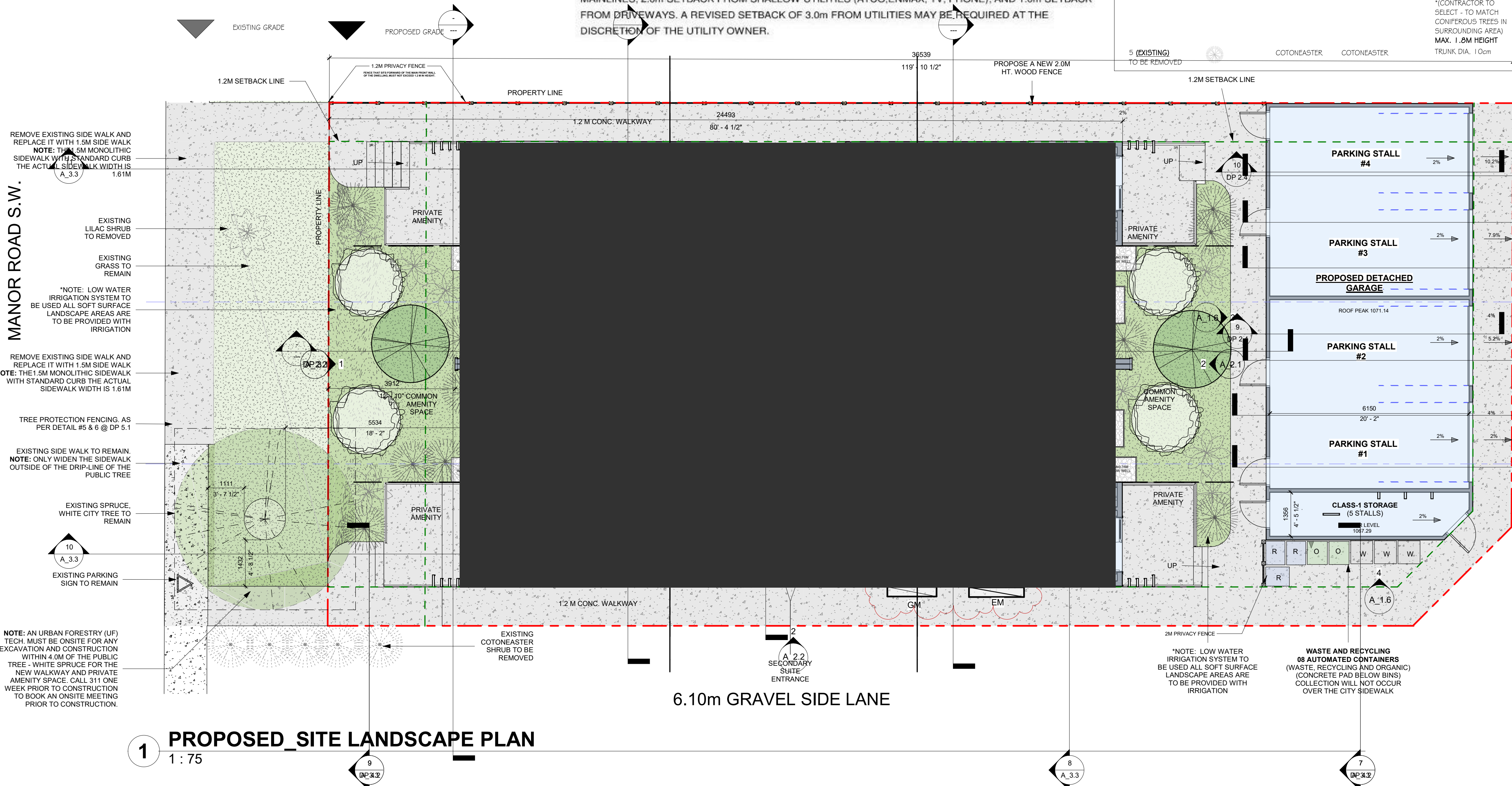
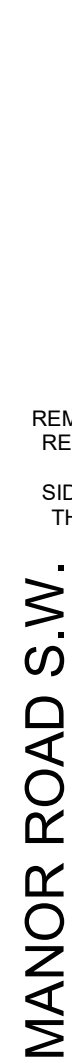
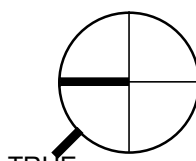
EXPOSED AGGREGATED CONCRETE WALKWAYS
= 110.64 m² = 75.1% OF HARD LANDSCAPE AREA

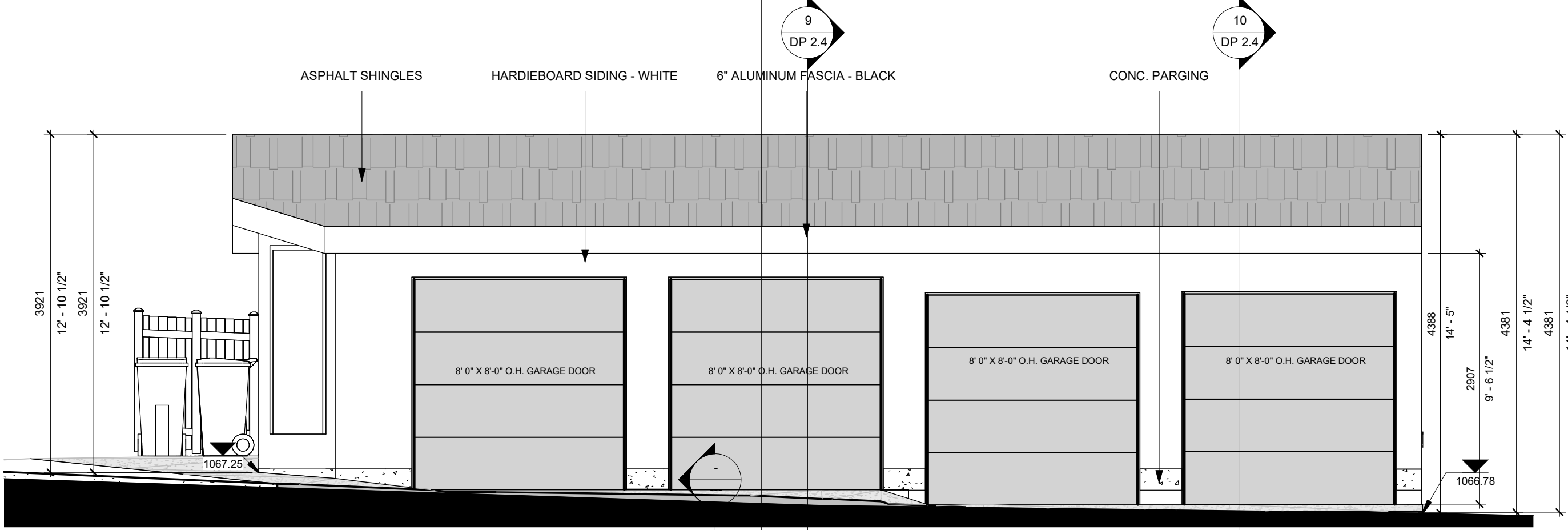
ENTRY STEPS & PORCH (CONCRETE) = 36.73 m² = 24.9% OF HARD LANDSCAPE

SOFT-LANDSCAPING AREA = 68.13M²
(31.61% OF LANDSCAPING AREA)

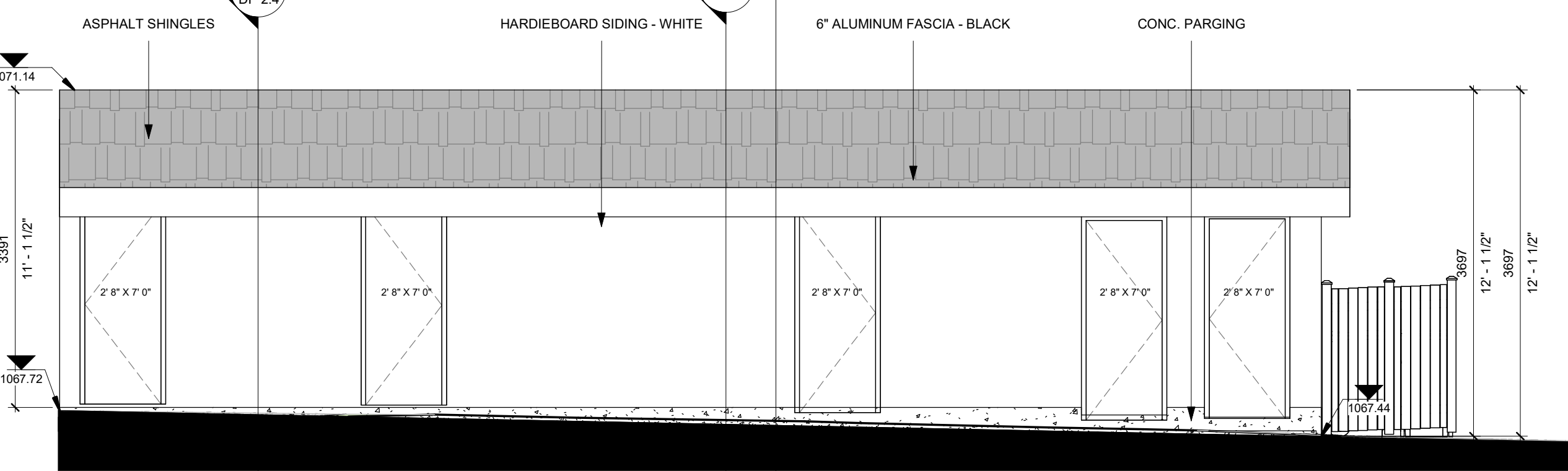
S.O.D. = 68.13m² = 100% OF SOFT-LANDSCAPING AREA

1

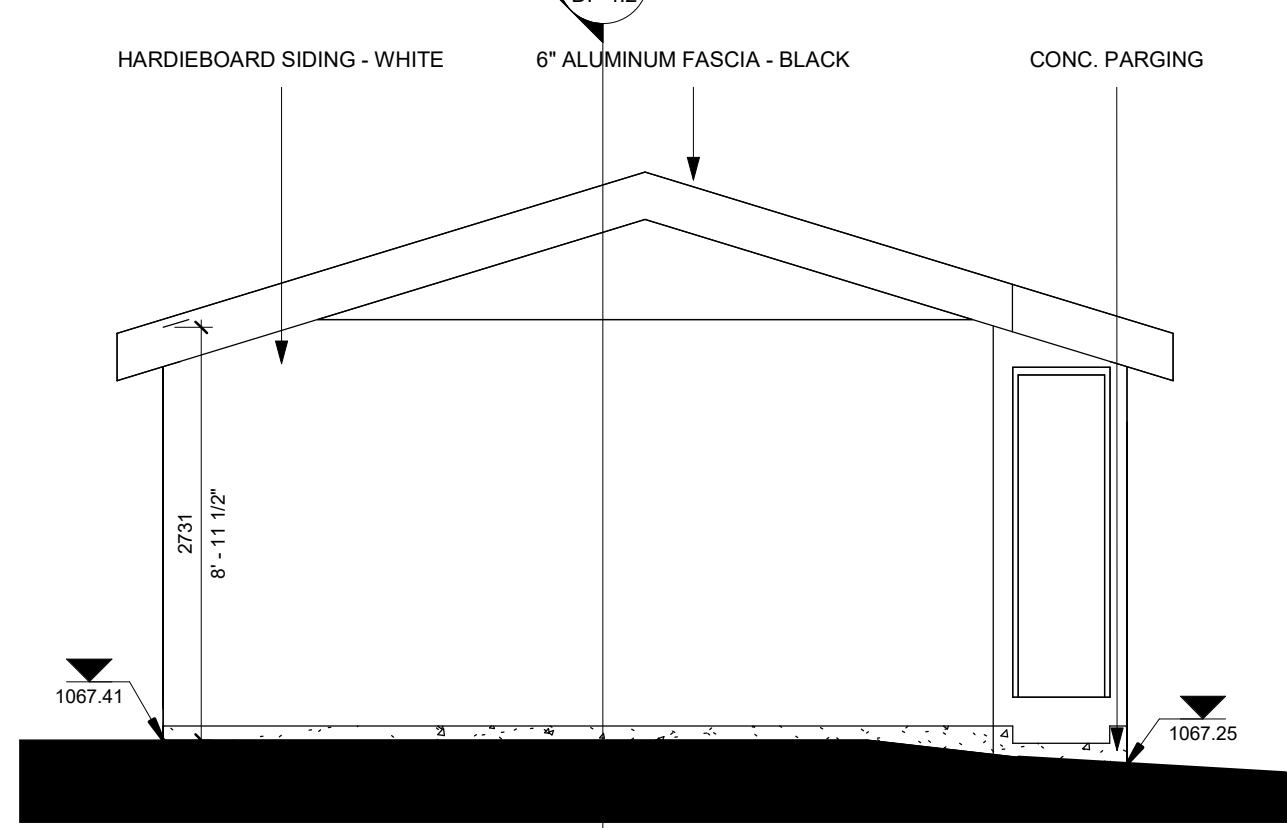




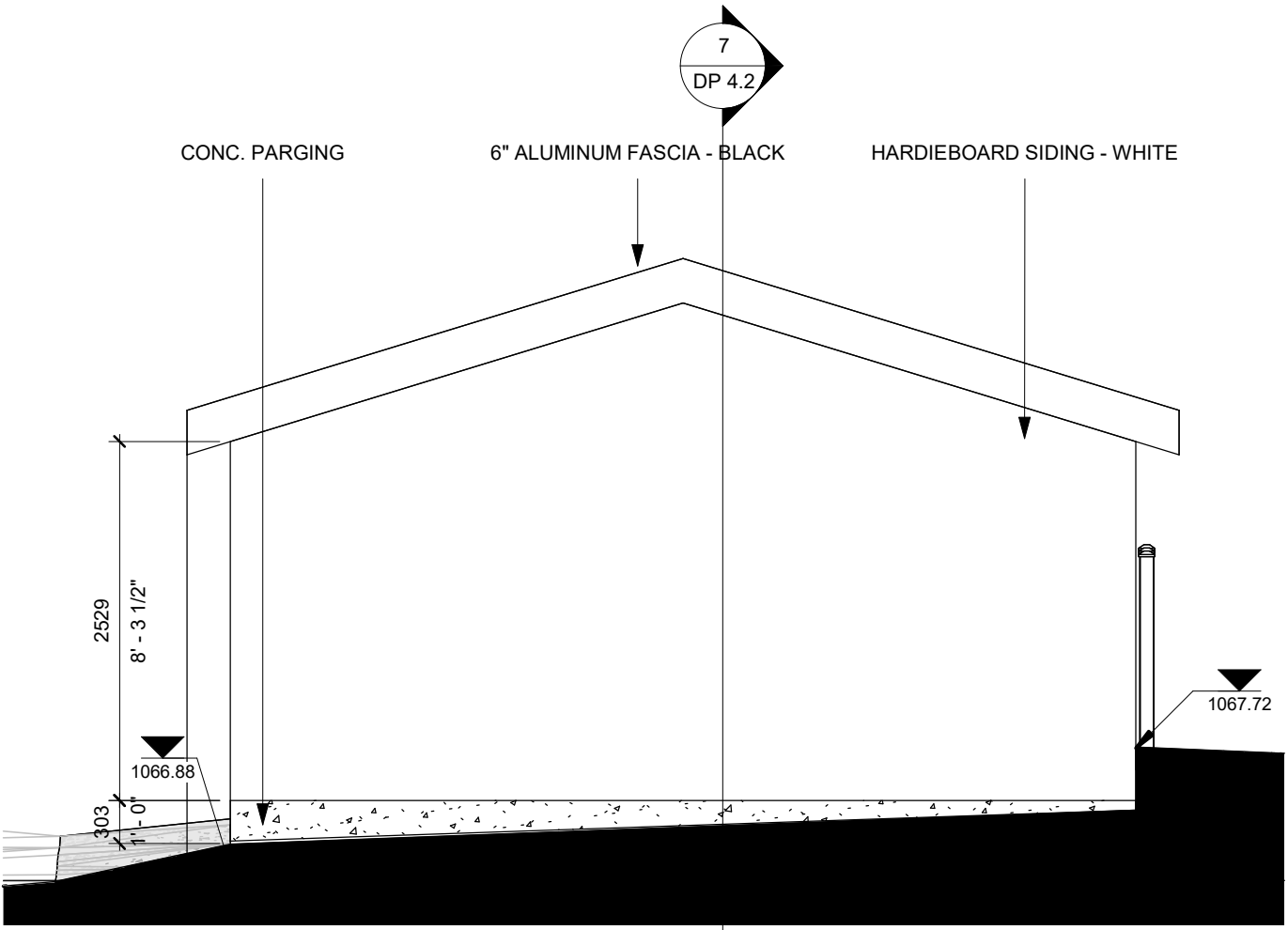
2 GARAGE_SOUTH ELEVATION
1 : 50



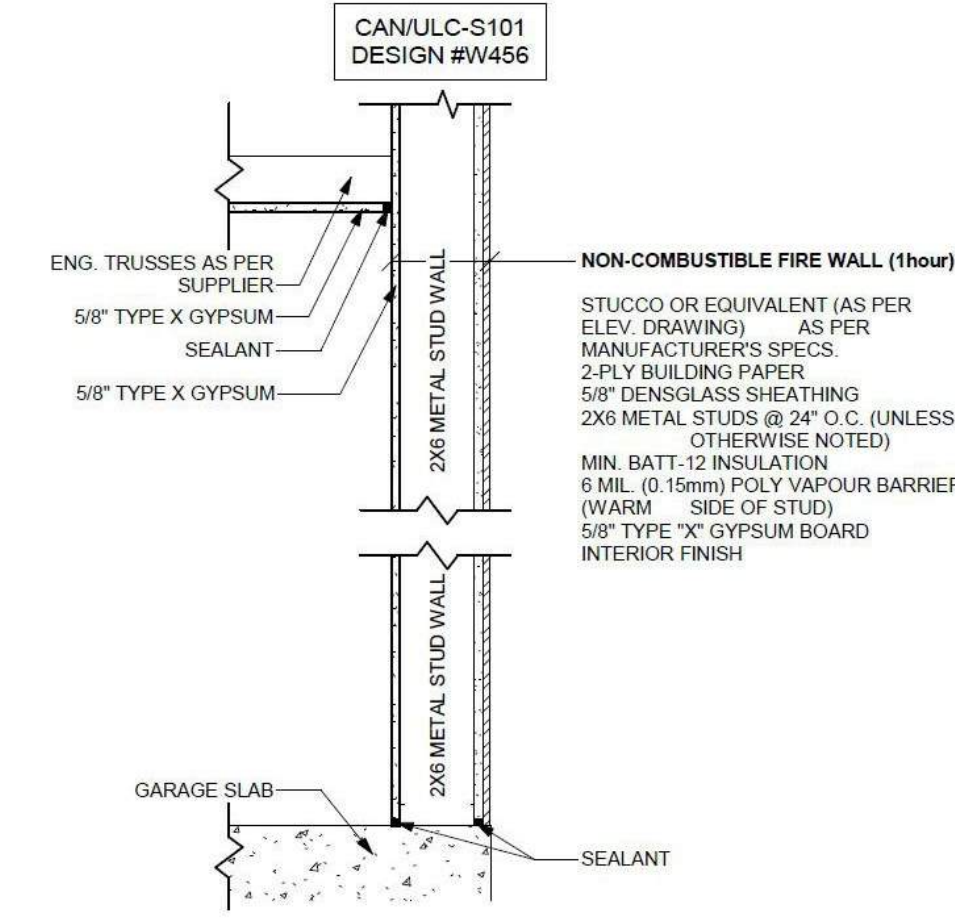
3 GARAGE_NORTH ELEVATION
1 : 50



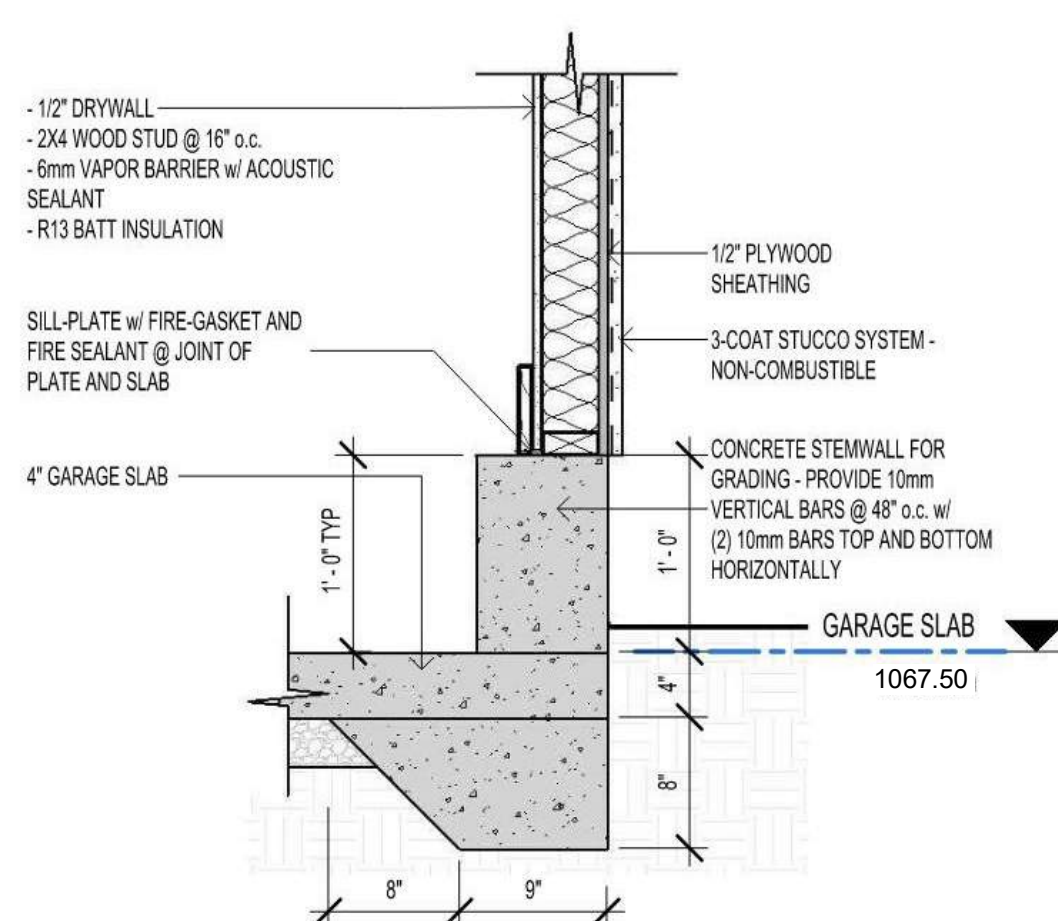
4 GARAGE_WEST ELEVATION
1 : 50



5 GARAGE_EAST ELEVATION
1 : 50



7 NON-COMBUSTIBLE WALL DETAIL
NTS



8 GARAGE FOOTING/WALL DETAIL
NTS

DERO - ULTRA SPACE SAVER SINGLE

U-LOCK COMPATIBLE BIKE HANGER
SPACED AT MIN. 16" AS PER
MANUFACTURER SPEC.



6 CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

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DP2026-04123 OCT 06 2026
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CIVIL

LANDSCAPE

ELECTRICAL

MECHANICAL

STRUCTURAL

PRIME CONSULTANT

PIXEL

ARCHITECTURE

1124 Panamont Blvd. NW, Calgary, AB T3K 0U7
tel. 403.399.9030 pixelarch.ca

PROJECT

TOWNHOUSES
DEVELOPMENT
13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

PROJECT NO:
BRH_2412

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

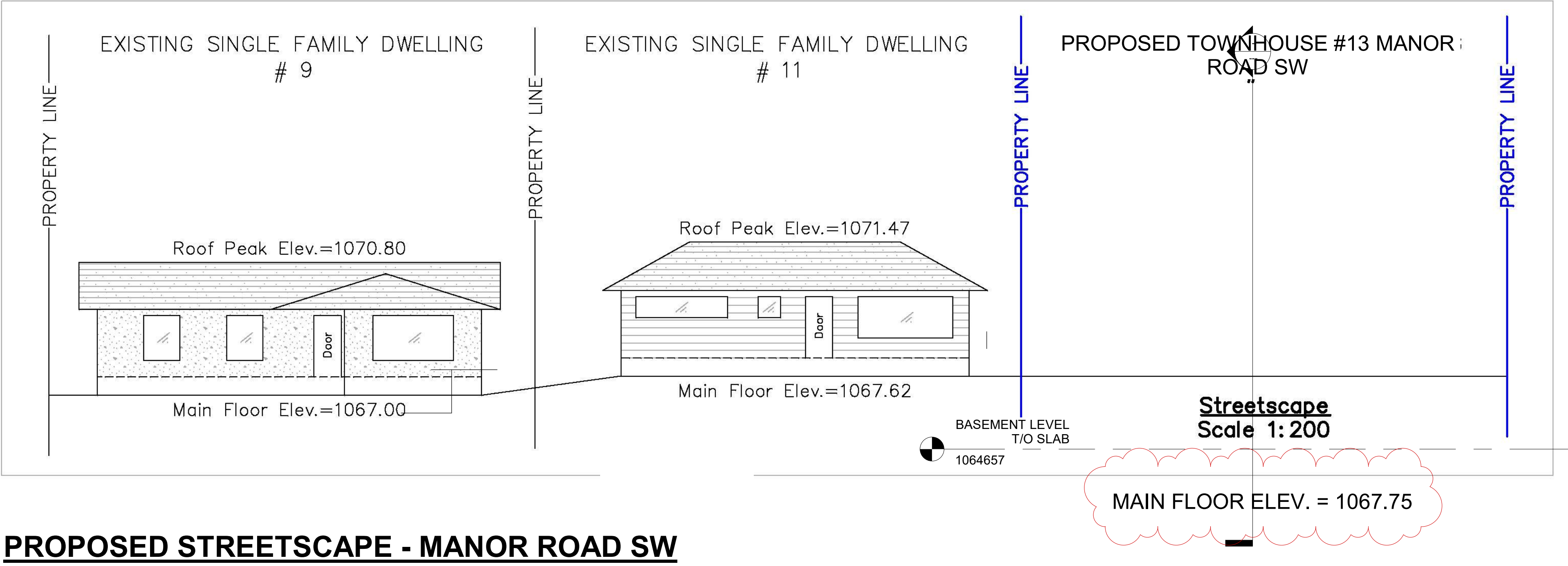
SHEET TITLE

PROPOSED GARAGE PLAN &
ELEVATIONS

SHEET NUMBER

DP 2.4

ISSUE



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PiXEL ARCHITECTURE

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tel: 403 399 9030
pixelarch.ca

PROJECT

TOWNHOUSES DEVELOPMENT
13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

PROJECT NO:
BRH_2412

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE

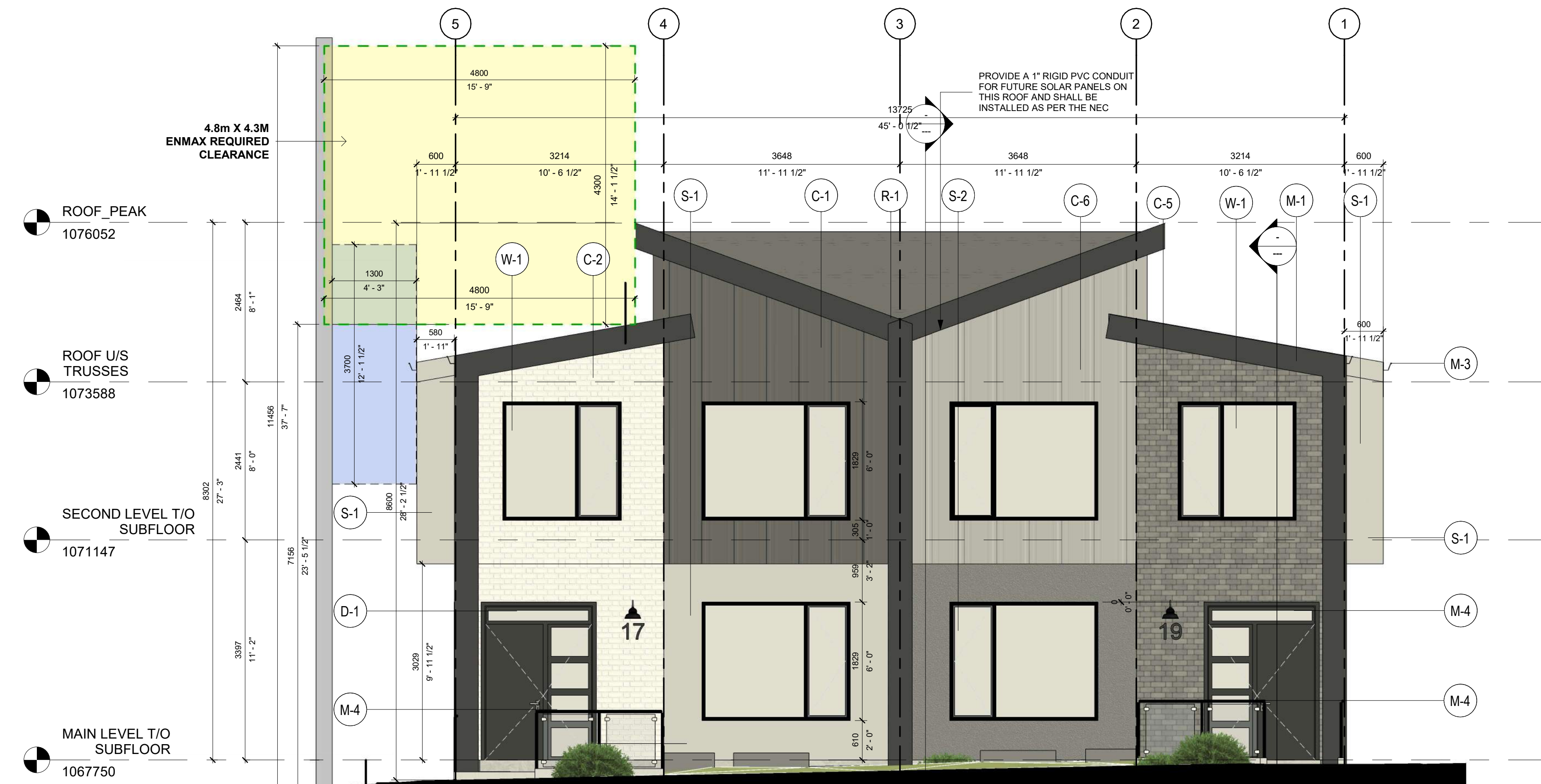
PROPOSED STREETSCAPE ELEVATIONS

SHEET NUMBER

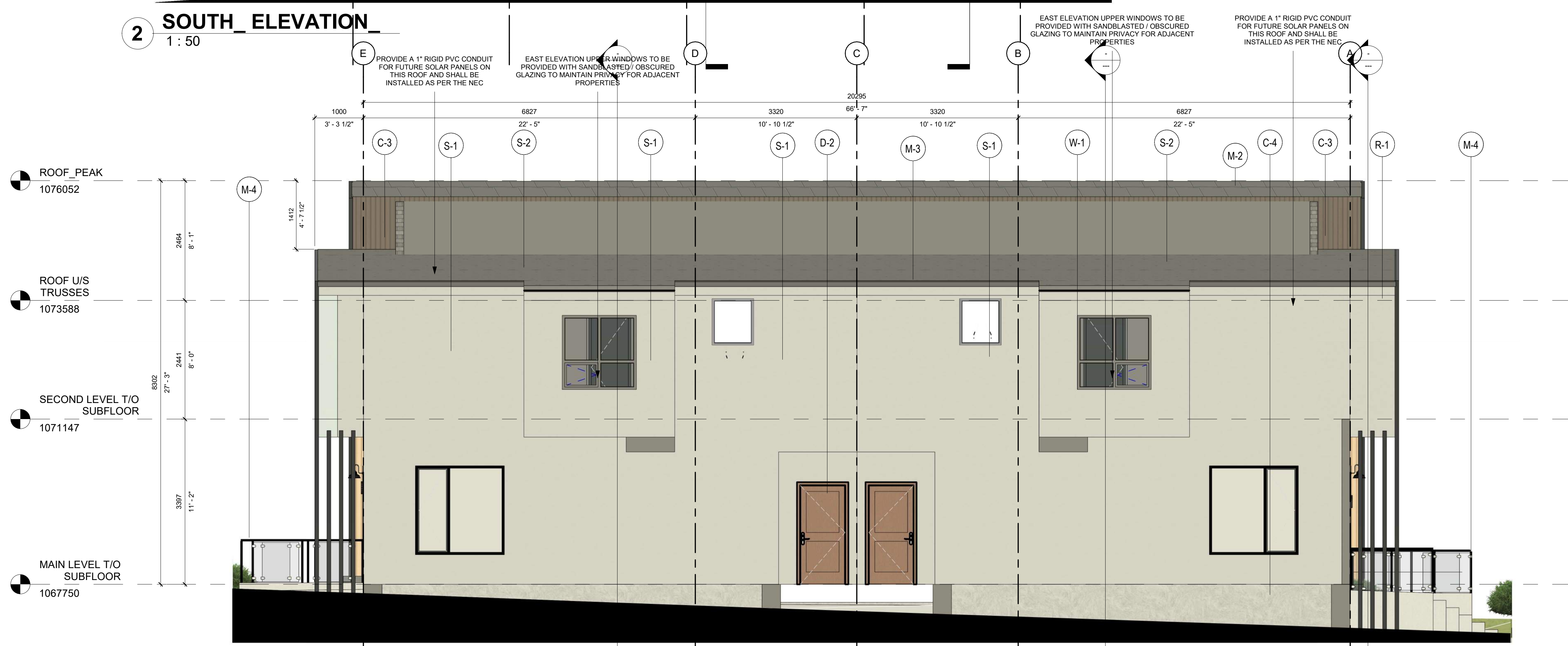
DP 3.1

ISSUE

1



2 SOUTH ELEVATION
1 : 50



1 EAST ELEVATIONS
1 : 50

Keynote Legend	
Key Value	Keynote Text
C-1	HARDIEPANEL VERTICAL SIDING- CHARCOAL COLOR
C-2	BRICK VENEER - LIGHT GREY
C-3	LONG BOARD PLANK - WOODGRAIN FINISH
C-4	CONCRETE PARGING
C-5	BRICK VENEER - DARK GREY
C-6	HARDIEPANEL VERTICAL SIDING- LIGHT GREY COLOR
CS	CONCRETE ST AIR CAST-IN-PLACE
D-1	METAL FULL LITE DOUBLE GLAZED- FRAME BLACK COLOR
D-2	METAL SOLID PANEL DOOR- COLOR TO MATCH STUCCO
M-1	PRE-FINISHED ALUMINUM METAL CAPING- BLACK COLOR
M-2	PRE-FINISHED ALUMINUM FASCIA- BLACK COLOR
M-3	PRE-FINISHED ALUMINUM GUTTER- BLACK COLOR
M-4	ELECTROSTATIC MET AL RAILING- BLACK COLOR
R-1	ROOFF SHINGLES- BLACK COLOR
S-1	STUCCO- LIGHT GREY COLOR
S-2	STUCCO- DARK GREY COLOR
W-1	UPVC DOUBLE GLAZING WINDOWS- FRAME BLACK COLOR

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DP No. DP2026-04123 Date Received OCT 06 2026
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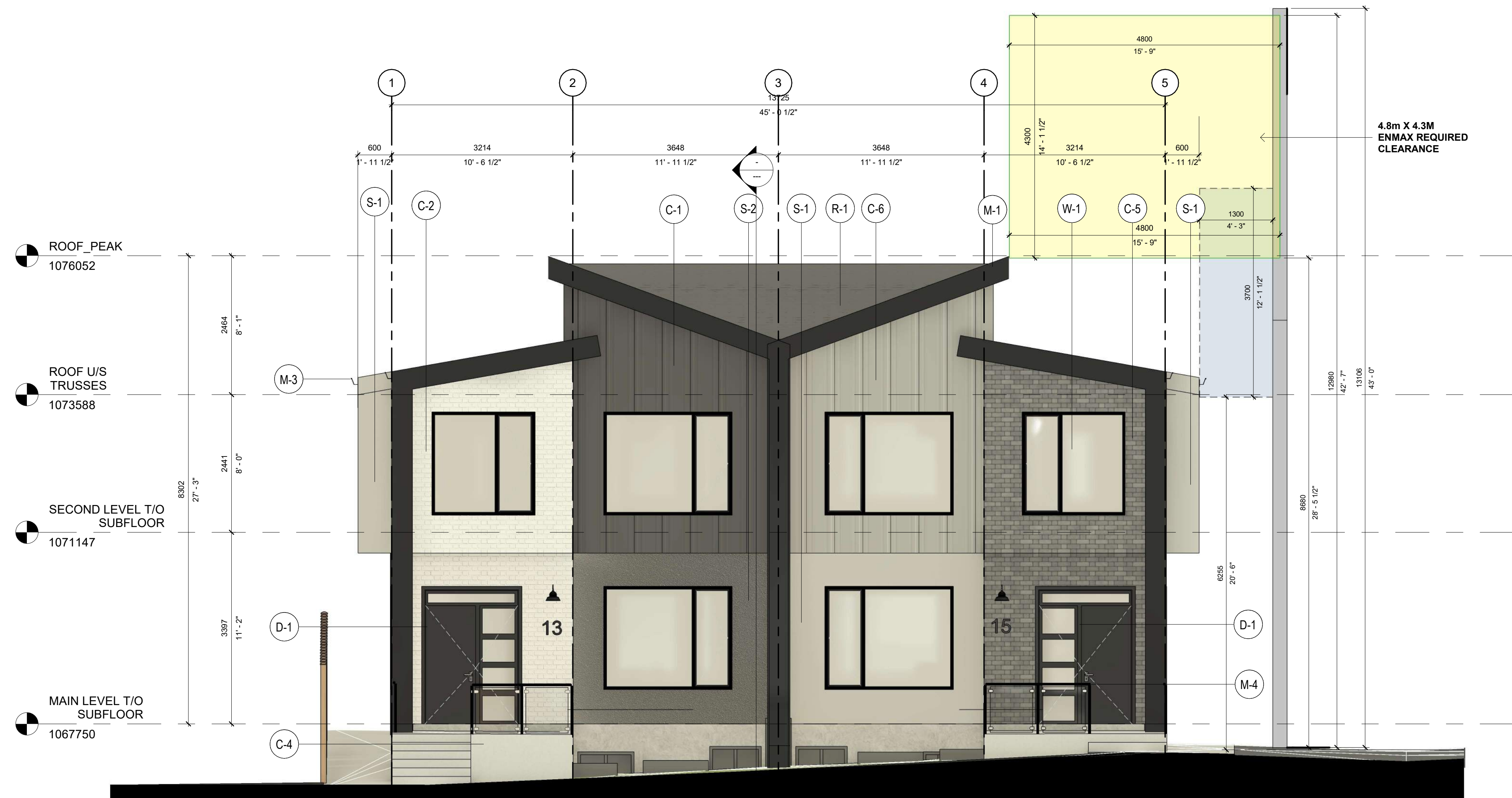
TOWNHOUSES DEVELOPMENT
13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

PROJECT NO: BRH_2412	CHECKED BY: Checker
DRAWN BY: Author	APPROVED BY: Approver
PROJECT MGR: Designer	

SHEET TITLE

PROPOSED ELEVATIONS

SHEET NUMBER	ISSUE
DP 3.2	1



1 NORTH ELEVATION
1 : 50



2 WEST ELEVATION
1 : 50

Keynote Legend	
Key Value	Keynote Text
C-1	HARDIEPANEL VERTICAL SIDING- CHARCOAL COLOR
C-2	BRICK VENEER - LIGHT GREY
C-3	LONG BOARD PLANK - WOODGRAIN FINISH
C-4	CONCRETE PARGING
C-5	BRICK VENEER - DARK GREY
C-6	HARDIEPANEL VERTICAL SIDING- LIGHT GREY COLOR
CS	CONCRETE ST AIR CAST-IN-PLACE
D-1	METAL FULL LITE DOUBLE GLAZED- FRAME BLACK COLOR
D-2	METAL SOLID PANEL DOOR- COLOR TO MATCH STUCCO
M-1	PRE-FINISHED ALUMINUM METAL CAPING- BLACK COLOR
M-2	PRE-FINISHED ALUMINUM FASCIA- BLACK COLOR
M-3	PRE-FINISHED ALUMINUM GUTTER- BLACK COLOR
M-4	ELECTROSTATIC MET AL RAILING- BLACK COLOR
R-1	ROOFF SHINGLES- BLACK COLOR
S-1	STUCCO- LIGHT GREY COLOR
S-2	STUCCO- DARK GREY COLOR
W-1	UPVC DOUBLE GLAZING WINDOWS- FRAME BLACK COLOR

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1 Revision 1 Date 1

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ELECTRICAL

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STRUCTURAL

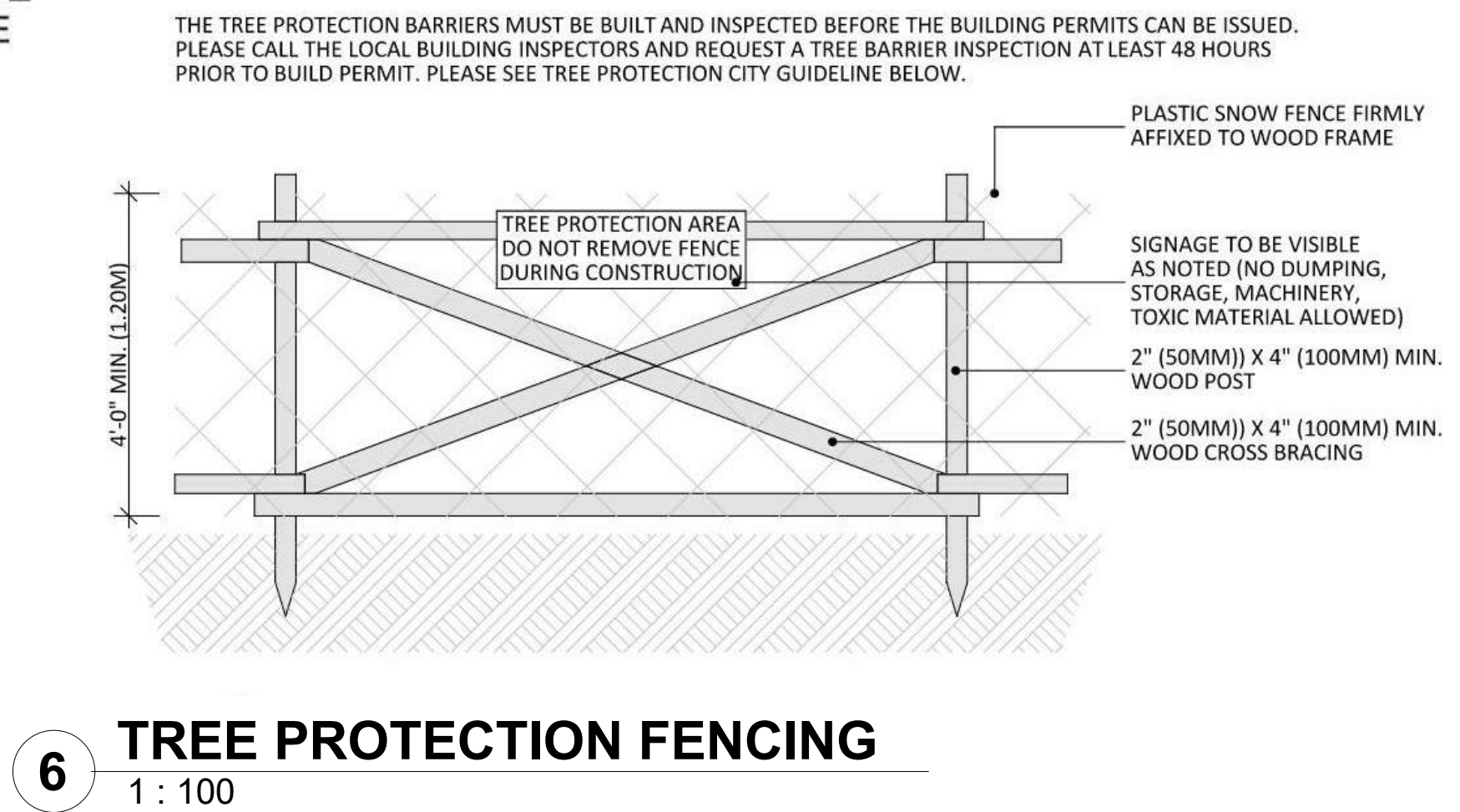
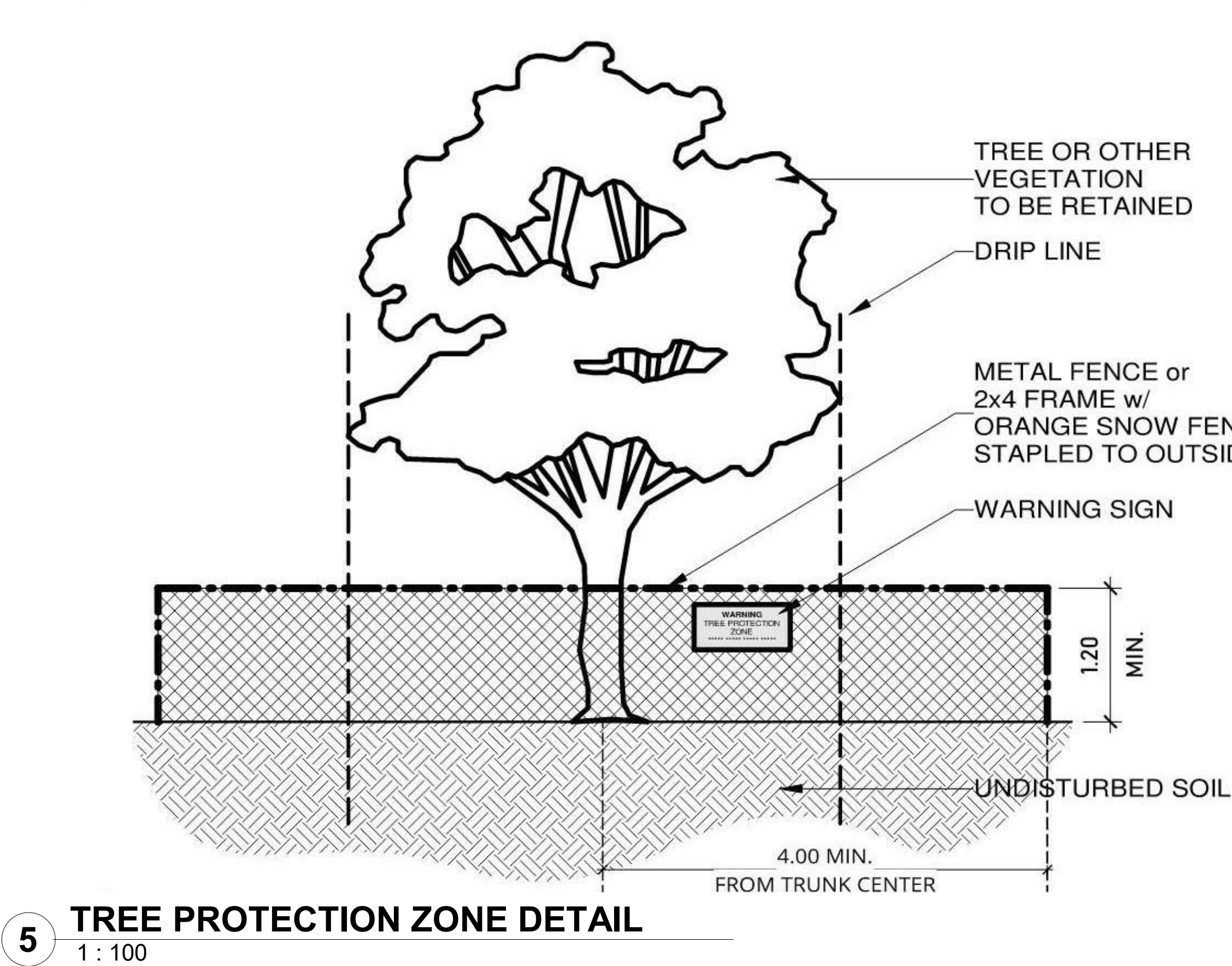
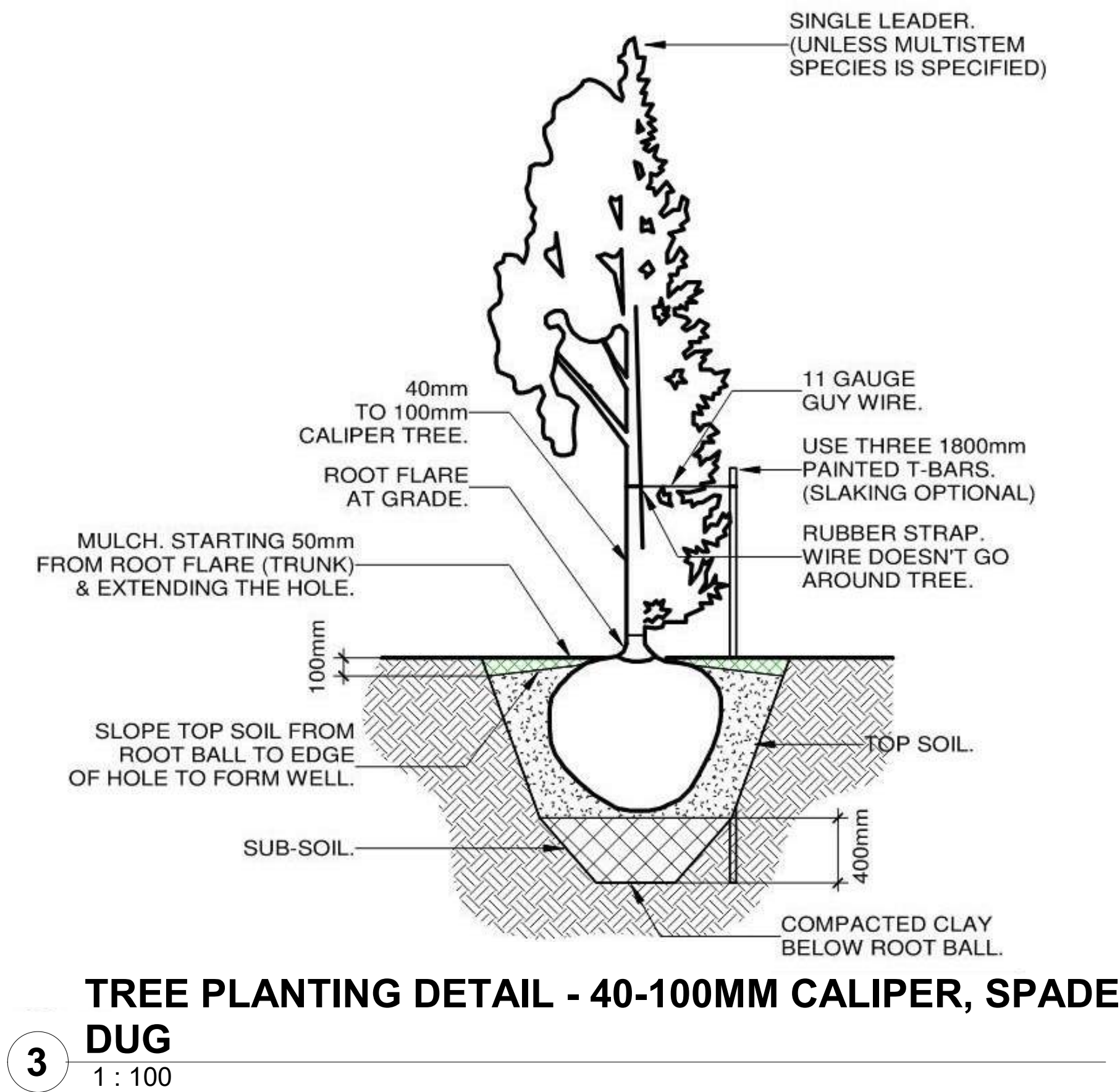
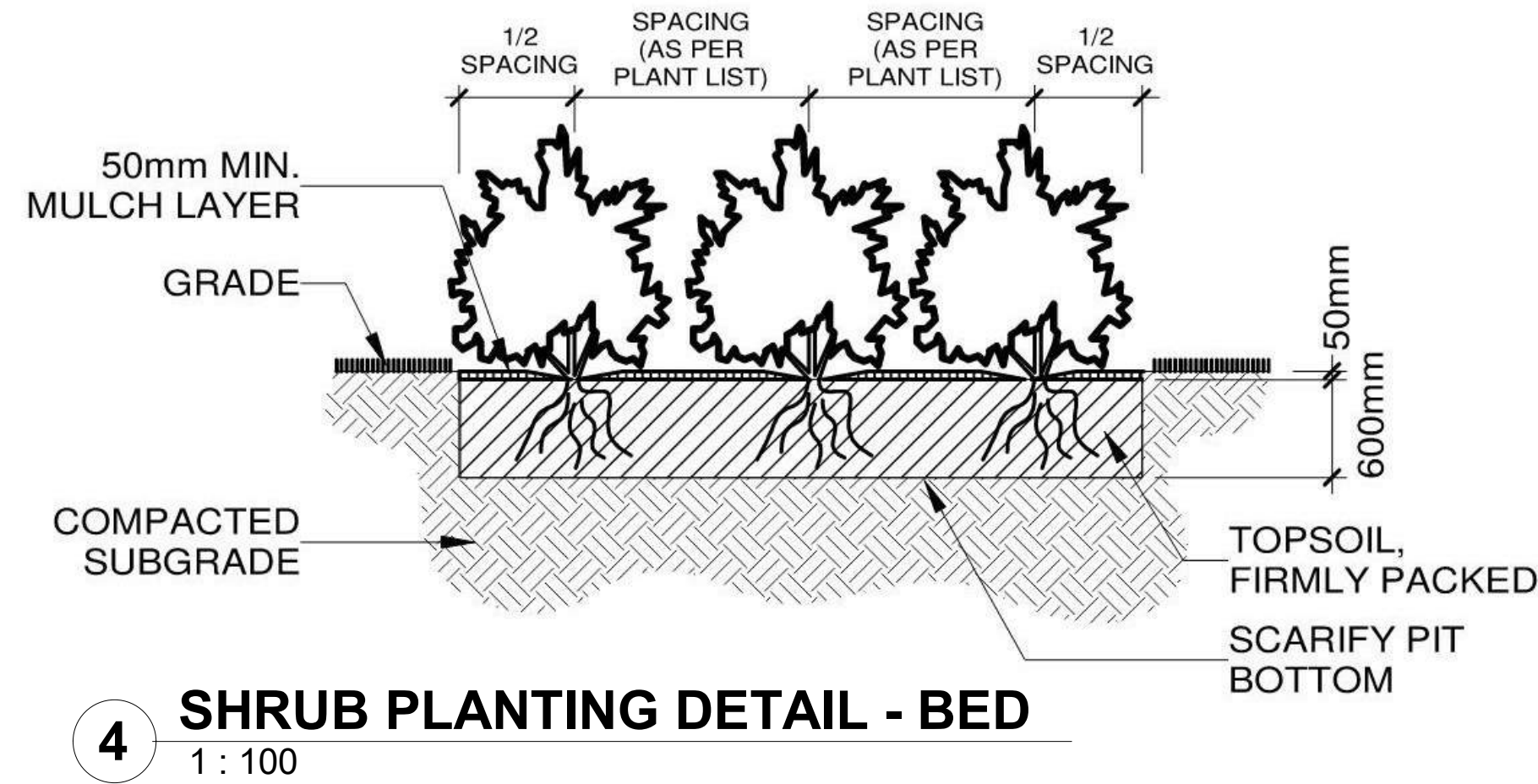
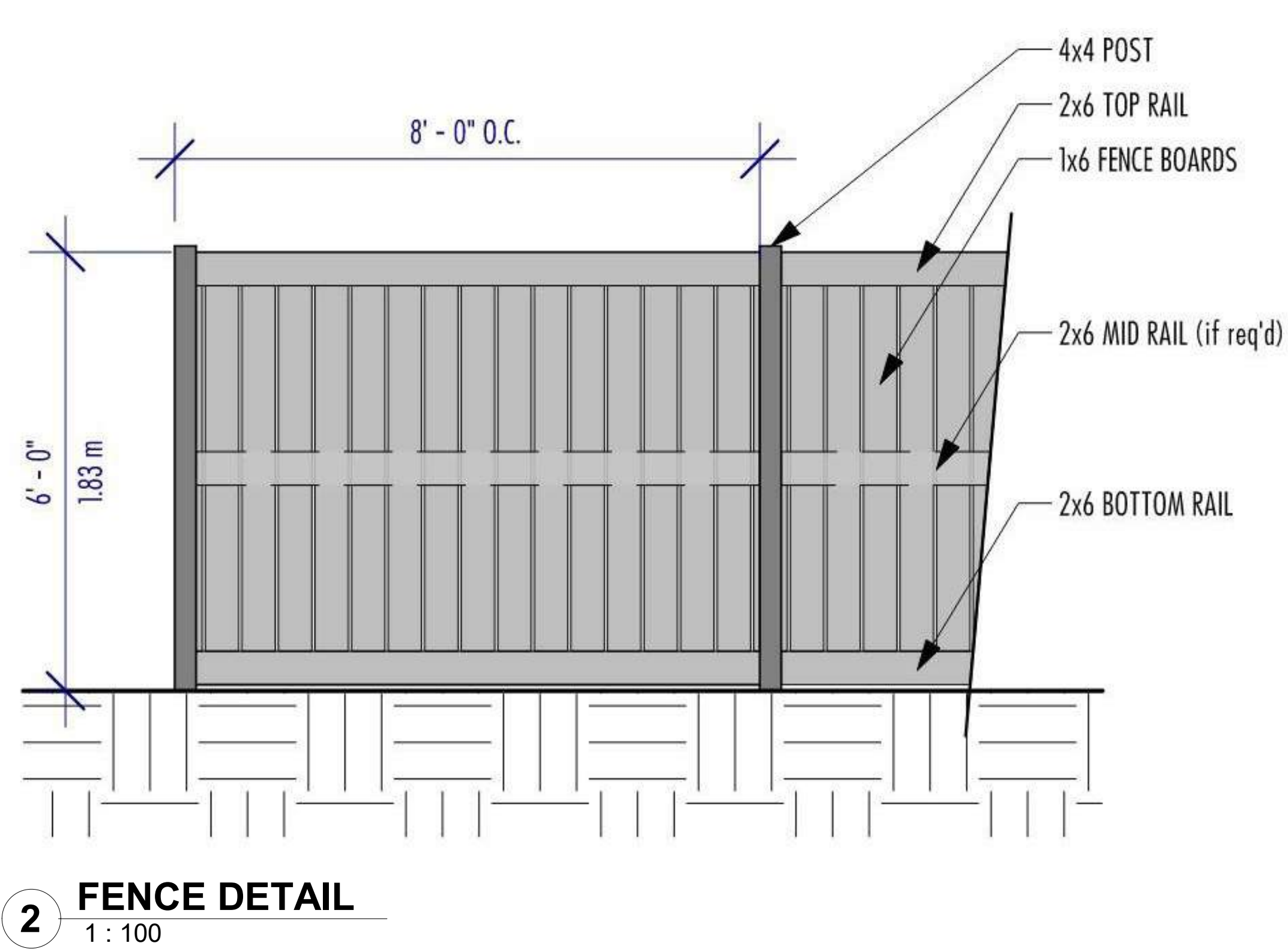
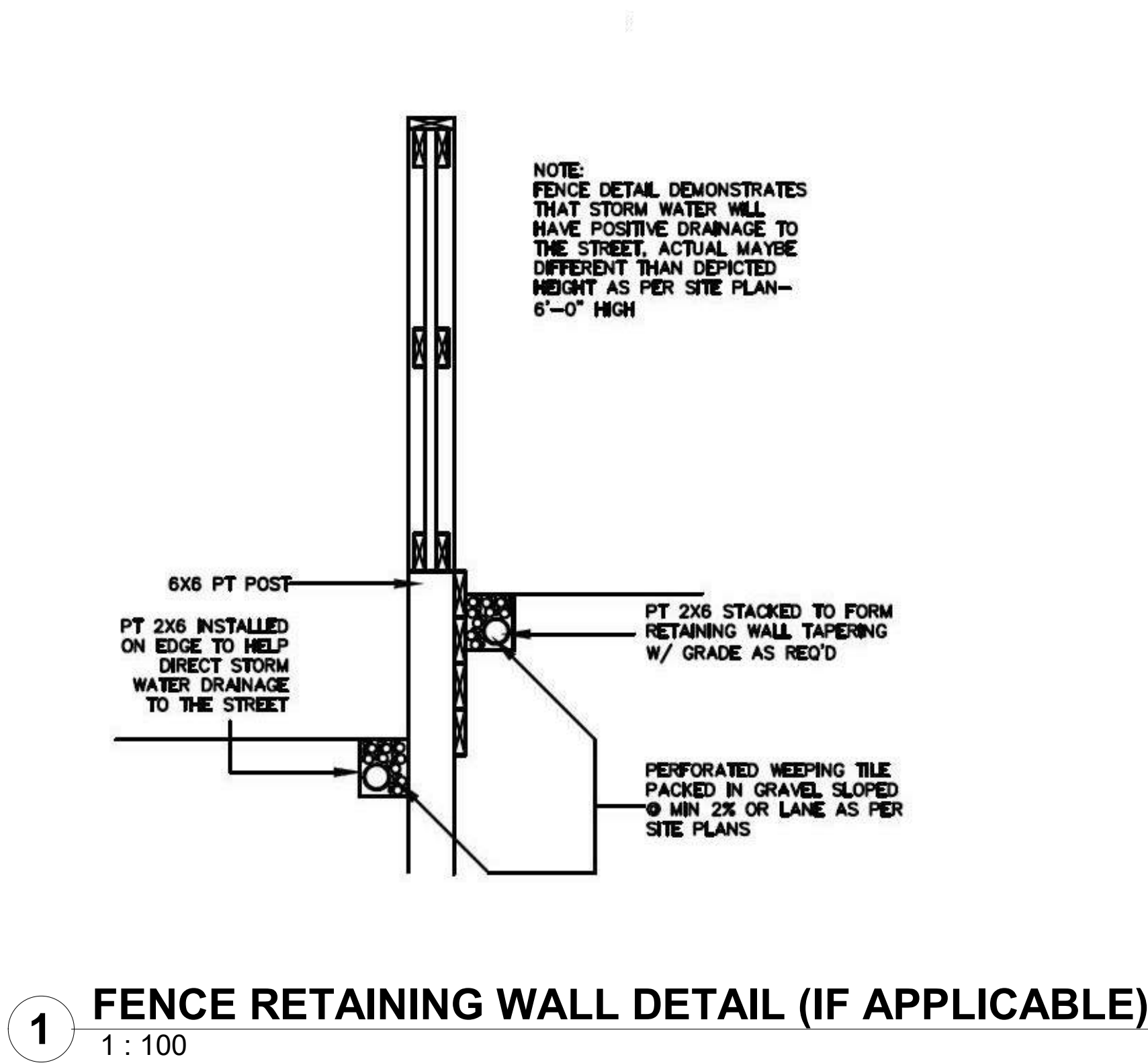
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PROJECT
TOWNHOUSES DEVELOPMENT
13 MANOR ROAD S.W.
Plan:4409GW;Block:14;Lot:6

PROJECT NO:
BRH_2412
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
Approver

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
DP 3.3
ISSUE
1



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AMENDED DRAWINGS DP No Date Received DP2026-04123 OCT 06 2026 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.		
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LANDSCAPE		
ELECTRICAL		
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STRUCTURAL		
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PROJECT TOWNHOUSES DEVELOPMENT 13 MANOR ROAD S.W. Plan:4409GW;Block:14;Lot:6		
PROJECT NO: BRH_2412		
DRAWN BY: Author	CHECKED BY: Checker	
PROJECT MGR: Designer	APPROVED BY: Approver	
SHEET TITLE SITE DETALIS		
SHEET NUMBER DP 5.1		ISSUE