

BOWRISE MIXED-USE, 4524-4528-4532-4536 BOWNESS ROAD NW, CALGARY AB



4524-4528-4532-4536 BOWNESS ROAD NW, CALGARY, AB

SHEET INDEX

SD-0.01	COVER PAGE	SD-2.11	2ND LEVEL PLAN
SD-1.01	SITE CONTEXT	SD-2.12	3RD LEVEL PLAN
SD-1.02	SITE CONTEXT	SD-2.13	4TH LEVEL PLAN
SD-1.10	PROJECT DATA	SD-2.14	5TH LEVEL PLAN
SD-1.11	PROJECT DATA	SD-2.15	6TH LEVEL PLAN
SD-1.12	PROJECT DATA	SD-2.16	ROOF PLAN
SD-1.13	FAR DATA & PLANS	SD-3.01	BUILDING ELEVATIONS
SD-1.20	DESIGN RATIONALE	SD-3.02	BUILDING ELEVATIONS
SD-1.21	RENDERINGS	SD-4.01	MATERIAL BOARD
SD-1.22	RENDERINGS	SD-6.01	SITE SECTIONS
SD-2.01	SITE PLAN	SD-6.02	SITE SECTIONS
SD-2.02	AMENITY DATA & PLANS	SD-6.03	SITE SECTIONS
SD-2.07	P3 LEVEL PLAN	SD-7.01	SITE CODE PLAN
SD-2.08	P2 LEVEL PLAN	SD-8.01	DETAILS (SITE & BLDG SIGNAGE)
SD-2.09	P1 LEVEL PLAN	SD-8.02	DETAILS (SITE & BLDG SIGNAGE)
SD-2.10	1ST LEVEL PLAN	SD-8.03	ENLARGED PLANS



JAMBR DEVELOPMENTS LTD.

CALGARY AB | 64 BOW VILLAGE CRESCENT NW
T3B 4X2 | 587.585.2983

E-MAIL: GEORGES@GLAMMISHOMES.COM



KEYSTONE ARCHITECTURE AND PLANNING LTD.

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 | F 1.855.398.4578

CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768

E-MAIL: MAIL@KEYSTONEARCH.CA
ONLINE: KEYSTONEARCH.CA

LANDSCAPE ARCHITECTURE DIVISION

ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577 EXT. 216

E-MAIL: JENNIFER@KEYSTONEARCH.CA



KEYSTONE ARCHITECTURE AND PLANNING LTD.
ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY
V2S 2B1 | 604.850.0577
CALGARY AB | 1601 - 333 11TH AVENUE SW
T2R 1L9 | 587.391.4768
MAIL@KEYSTONEARCH.CA



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



COVER PAGE

SCALE

SD-0.01

SITE CONTEXT

SHOULDICE ATHLETIC PARK



NEIGHBOURHOOD SHOPPING



BOWGLEEN MEDICAL CENTRE



UNIVERSITY HEIGHTS PRE-SCHOOL



ALBERTA CHILDREN'S HOSPITAL



CONTEXT SUMMARY

THE PROJECT SITE IS LOCATED IN THE NEIGHBORHOOD OF MONTGOMERY, ON BOWNESS ROAD AND SLOPES GRADUALLY FROM EAST TO WEST AT 1.5% SLOPE WITH APPROXIMATELY 1.5 m ELEVATION DROP ACROSS THE SITE. IT CONSISTS OF FOUR PARCELS THAT WILL BE AMALGAMATED. THESE LOTS ARE CURRENTLY OCCUPIED BY A SINGLE FAMILY DWELLINGS. THE SITE CONNECTS TO MONTGOMERY SHOPPING AND IS CLOSE TO DOWNTOWN CALGARY. IT IS WELL LOCATED TO AREA AMENITIES, WITH PROXIMITY TO SHOULDISCE ATHLETIC PARK TO THE SOUTH; BOWGLEEN MEDICAL CENTRE TO THE SOUTHEAST; THE ALBERTA CHILDREN'S HOSPITAL AND THE UNIVERSITY OF CALGARY TO THE WEST; AND MARKET MALL TO THE NORTH. A DAYCARE IS CLOSE BY. WALKING DISTANCE PARKS INCLUDE MONTALBAN PARK; SHOULDISCE PARK; AND THE BOW RIVER PATHWAY.



UNIVERSITY OF CALGARY



MARKET MALL



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

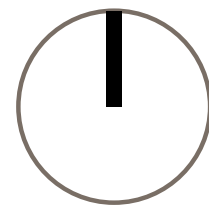
4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



SITE CONTEXT

SCALE 1 1/2" = 1'-0"



SD-1.01

SITE CONTEXT



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



SITE CONTEXT

SCALE 1 1/2" = 1'-0"



A BOWNESS ROAD LOOKING EAST



B BOWNESS ROAD LOOKING WEST



C LANE LOOKING SOUTHWEST

DESIGN RATIONALE

PROJECT DESCRIPTION

THIS PROPOSED DEVELOPMENT IS A SIX-STOREY MIX-USE BUILDING IN THE COMMUNITY OF MONTGOMERY. FIVE LEVELS OF RESIDENTIAL PROVIDED OVER TOP OF A COMMERCIAL / RETAIL PODIUM. AMPLE AMENITY SPACES COMPRISED OF A MIX OF INDOOR AND OUTDOOR, WHICH INCLUDES A ROOF TOP AMENITY SPACE.

ENVIRONMENTAL SUSTAINABILITY

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

MASSING, FORM & CHARACTER

THE BUILDING MASSING RESPONDS TO ITS MID-BLOCK POSITION ALONG BOWNESS ROAD NW THROUGH A CAREFULLY COMPOSED ARRANGEMENT OF RESIDENTIAL VOLUMES ABOVE A HIGHLY TRANSPARENT COMMERCIAL PODIUM. THE GROUND FLOOR ESTABLISHES A STRONG PEDESTRIAN PRESENCE ALONG THE STREET EDGE, ACTIVATING THE PUBLIC REALM WITH CONTINUOUS STOREFRONT GLAZING AND A CLEARLY DEFINED ENTRANCE THAT IS EXPRESSED AS A DISTINCT ARCHITECTURAL ELEMENT. THE BUILDING FORM IS ARTICULATED THROUGH A COMBINATION OF RECESSED AND PROJECTING VOLUMES THAT BREAK DOWN THE OVERALL MASSING OF THE DEVELOPMENT, CREATING A VARIED AND DYNAMIC STREET-FACING ELEVATION WHILE MAINTAINING A COHESIVE ARCHITECTURAL EXPRESSION THAT IS APPROPRIATE TO THE EVOLVING CHARACTER OF THE MONTGOMERY NEIGHBOURHOOD.

THE ARCHITECTURAL COMPOSITION EMPHASIZES DEPTH, RHYTHM, AND A CLEAR HIERARCHY OF FORMS. FRAMED BALCONY VOLUMES ARE EXPRESSED AS A SERIES OF RECESSED OUTDOOR ROOMS AND PROJECTING BOX ELEMENTS THAT CREATE SHADOW, LAYERING, AND A STRONG SENSE OF DIMENSIONALITY ACROSS THE FAÇADE. THESE BALCONY FORMS ESTABLISH A CONSISTENT ARCHITECTURAL RHYTHM WHILE HELPING TO DISTINGUISH INDIVIDUAL RESIDENTIAL UNITS WITHIN THE LARGER BUILDING COMPOSITION. THE UPPER RESIDENTIAL FLOORS ARE ORGANIZED TO BALANCE SOLID AND VOID, CREATING A CONTEMPORARY EXPRESSION THAT COMPLEMENTS THE COMMERCIAL BASE BELOW. TOGETHER, THESE ELEMENTS CONTRIBUTE TO A COHESIVE ARCHITECTURAL IDENTITY THAT IS PEDESTRIAN-SCALED, VISUALLY REFINED, AND RESPONSIVE TO ITS SURROUNDING CONTEXT.

CRIME PREVENTION

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



BUILDING ENTRANCE OFF OF BOWNESS ROAD NW



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



RENDERINGS



VIEW OF BUILDING FROM BOWNESS ROAD NW
(CITY FORMATTED VIEW)



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



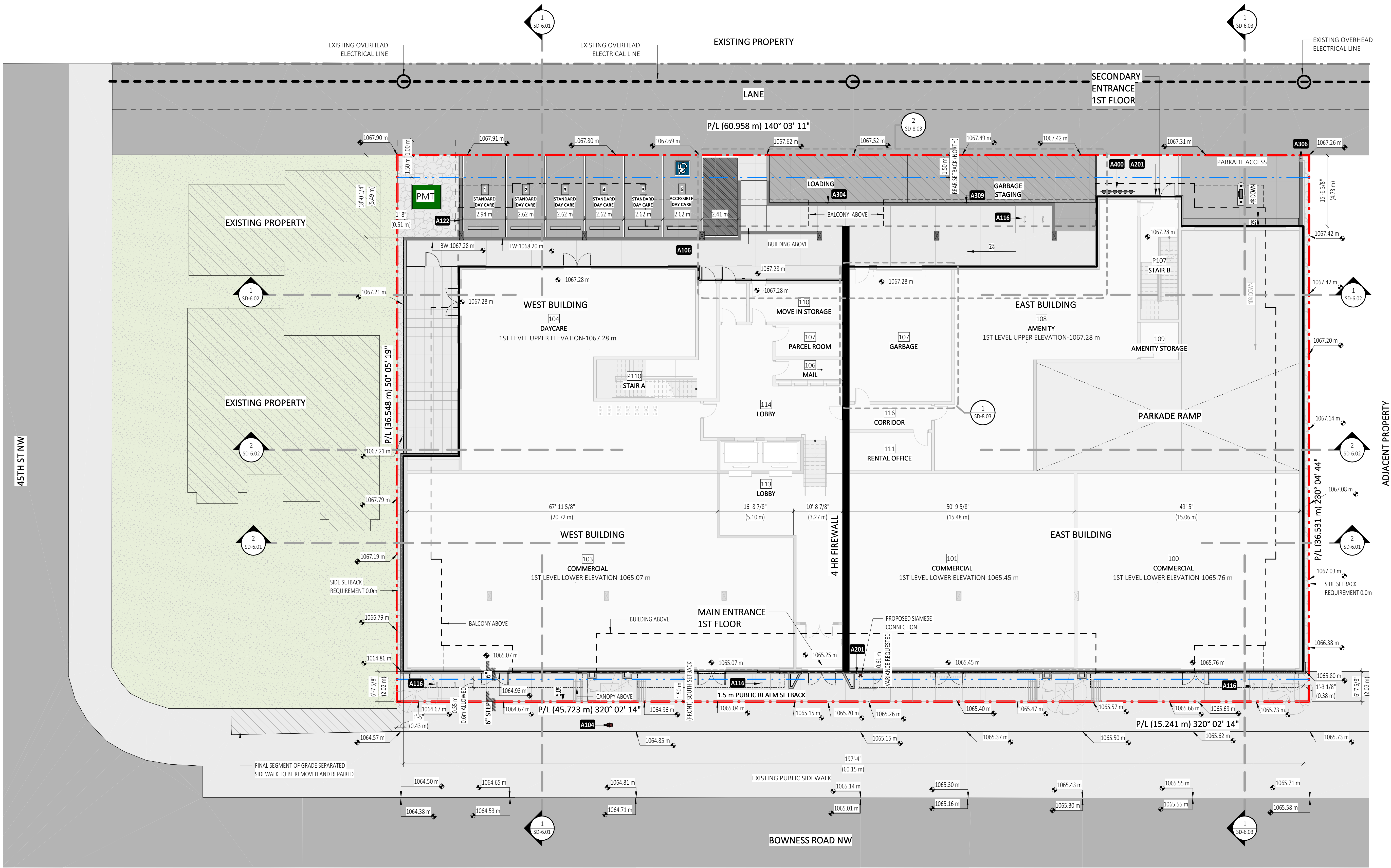
RENDERINGS

SCALE

SD-1.22

SITE PLAN

3/32" = 1'-0"



1.9.0 GENERAL SITE NOTES

1. REFER TO SITE CODE PLAN FOR MORE INFORMATION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. TW=TOP OF WALL TOC=TOP OF CURB
BW=BOTTOM OF WALL BOC=BOTTOM OF CURB
6. NEW ELEVATION = 00.00 m
EXISTING ELEVATION = 00.00m

5.9.1 SD-NOTE SCHEDULE

#	DESCRIPTION:
A. SITE	
A104	NEW FIRE HYDRANT.
A106	SIDEWALK.
A116	VISITOR BIKE PARKING.
A122	CONCRETE CURB
A201	FIRE DEPARTMENT LOCK BOX LOCATION.
A304	SIGNAGE-LOADING ZONE, NO PARKING.
A306	SIGNAGE-MAXIMUM 10km/h
A309	SIGNAGE-GARBAGE LOADING ZONE, NO PARKING.
A400	PROPOSED GAS METER LOCATION



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE
MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



SITE PLAN

SCALE 3/32" = 1'-0"

SD-2.01



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

BOWRISE MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #

JAMBR

BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

SD-3.01



ISSUED FOR DP

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR SD30	26-05-28
2	ISSUED FOR SD90	26-08-11
3	ISSUED FOR DP	26-09-18

▼ T/O UPPERMOST ROOF DECK	184' - 5 1/8"	(GEO:1090.98 m)	15'-2 7/8"	(4.65 m)
▼ T/O MAIN ROOF DECK	169' - 2 1/4"	(GEO:1086.34 m)	10'-1 3/4"	(3.09 m)
▼ 6TH LEVEL	159' - 0 1/2"	(GEO:1083.25 m)	10'-3 1/8"	(3.13 m)
▼ 5TH LEVEL	148' - 9 3/8"	(GEO:1080.12 m)	10'-3 1/8"	(3.13 m)
▼ 4TH LEVEL	138' - 6 1/4"	(GEO:1076.99 m)	10'-3 1/8"	(3.13 m)
▼ 3RD LEVEL	128' - 3 1/8"	(GEO:1073.87 m)	10'-3 1/8"	(3.13 m)
▼ 2ND LEVEL	118' - 0"	(GEO:1070.74 m)	11'-4"	(3.45 m)
▼ 1ST LEVEL UPPER	106' - 8"	(GEO:1067.28 m)		



NORTH ELEVATION

3/32" = 1'-0"

▼ T/O UPPERMOST ROOF DECK	184' - 5 1/8"	(GEO:1090.98 m)	15'-2 7/8"	(4.65 m)
▼ T/O MAIN ROOF DECK	169' - 2 1/4"	(GEO:1086.34 m)	10'-1 3/4"	(3.09 m)
▼ 6TH LEVEL	159' - 0 1/2"	(GEO:1083.25 m)	10'-3 1/8"	(3.13 m)
▼ 5TH LEVEL	148' - 9 3/8"	(GEO:1080.12 m)	10'-3 1/8"	(3.13 m)
▼ 4TH LEVEL	138' - 6 1/4"	(GEO:1076.99 m)	10'-3 1/8"	(3.13 m)
▼ 3RD LEVEL	128' - 3 1/8"	(GEO:1073.87 m)	10'-3 1/8"	(3.13 m)
▼ 2ND LEVEL	118' - 0"	(GEO:1070.74 m)	11'-4"	(3.45 m)
▼ 1ST LEVEL UPPER	106' - 8"	(GEO:1067.28 m)	6'-8"	(2.03 m)
▼ 1ST LEVEL LOWER	100' - 0"	(GEO:1065.25 m)		



WEST ELEVATION

3/32" = 1'-0"

BOWRISE MIXED-USE

4524-4528-4532-4536 BOWNESS
ROAD NW, CALGARY AB

PROJECT # 25162.1
CITY FILE #



BUILDING ELEVATIONS

SCALE 3/32" = 1'-0"