



## 6540 Bowwood Dr NW 4-Plex Project

### DEVELOPMENT PERMIT SET

**LEGAL DESCRIPTION:**  
LOT 1 BLOCK 22, PLAN 4610 AJ

**MUNICIPAL ADDRESS:**  
6540 BOWWOOD DR NW  
CALGARY, ALBERTA

**COMMUNITY:** BOWNESS

**CURRENT ZONING DESIGNATION:** M-C1

**SITE AREA:** 581.24 m<sup>2</sup>

**PROPOSED PRINCIPAL BUILDING AREA - M<sup>2</sup> | %:** 225.94 m<sup>2</sup> | 38.9%

**PROPOSED ACCESSORY BUILDING AREA - M<sup>2</sup> | %:** 74.32 m<sup>2</sup> | 12.8%

**PROPOSED TOTAL COVERAGE - M<sup>2</sup> | %:** 300.26 m<sup>2</sup> | 51.7%

**MAXIMUM BUILDING HEIGHT:** 11m (from grade)

**SITE FRONTAGE:** 15.24m

**GENERAL REQUIREMENTS:**  
PROJECT MUST FOLLOW CITY BYLAW 1P2007  
PROJECT SHOULD BE SENSITIVE TO THE BOWNESS ARP  
PROJECT SHOULD BE SENSITIVE TO THE CALGARY PLAN ACCOMMODATING GROWTH  
PROJECT SHOULD BE SENSITIVE TO THE MUNICIPAL DEVELOPMENT PLAN  
PROJECT SHOULD BE SENSITIVE TO THE CALGARY TRANSPORTATION PLAN

#### Location Overview

**CALCULATIONS:**

**EXISTING HOUSE TO BE REMOVED:** 79.54 m<sup>2</sup>

**GROSS FLOOR AREA (GFA):**

EXISTING BUILDING: 79.54 m<sup>2</sup>

EXISTING GFA: 79.54 m<sup>2</sup>

PROPOSED BUILDINGS: 225.94 m<sup>2</sup>

PROPOSED GFA: 657.36 m<sup>2</sup>

**PROPOSED FLOOR AREA RATIO (FAR):** 0.88

**DENSITY (UPH):**

EXISTING 1\*0.058124 ha: 0.06 UNITS

PROPOSED 4\*0.058124 ha: 0.23 UNITS

**LANDSCAPING REQUIREMENTS:**

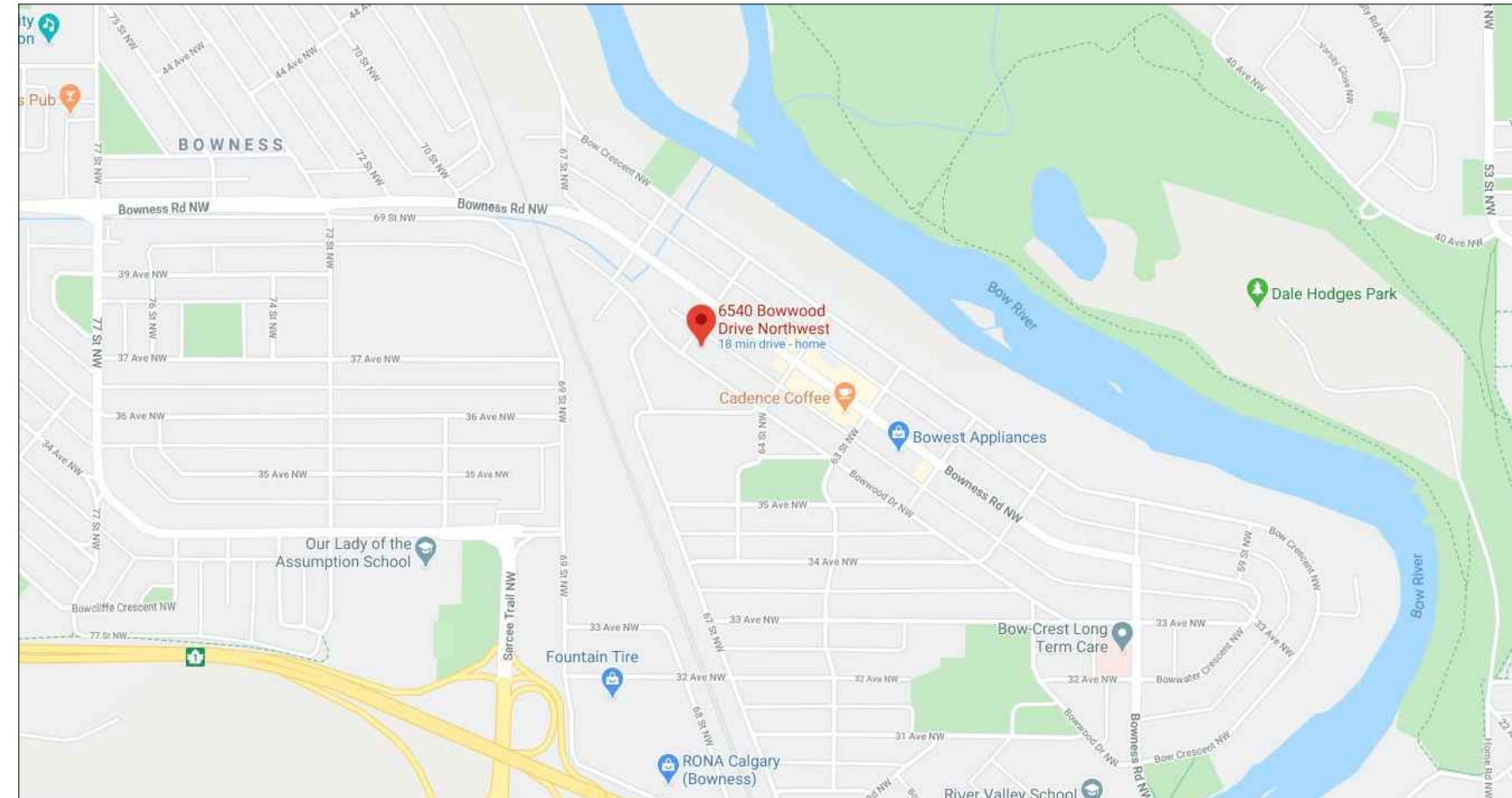
**NOTE:**  
NOT INCLUDED IN 40% LANDSCAPE REQUIREMENTS

PROPOSED PRINCIPAL BUILDING AREA - M <sup>2</sup>   %:	225.94 m <sup>2</sup>	38.87%
PROPOSED ACCESSORY BUILDING AREA - M <sup>2</sup>   %:	74.32 m <sup>2</sup>	12.79%
PROPOSED DRIVEWAY/PARKING ACCESS	14.96 m <sup>2</sup>	2.57%
GARAGE/RECYCLING	6.91 m <sup>2</sup>	1.19%
TOTAL NON LANDSCAPING COVERAGE	322.13 m <sup>2</sup>	(55.42%)
TOTAL LANDSCAPING	405.90 m <sup>2</sup>	(44.58%)

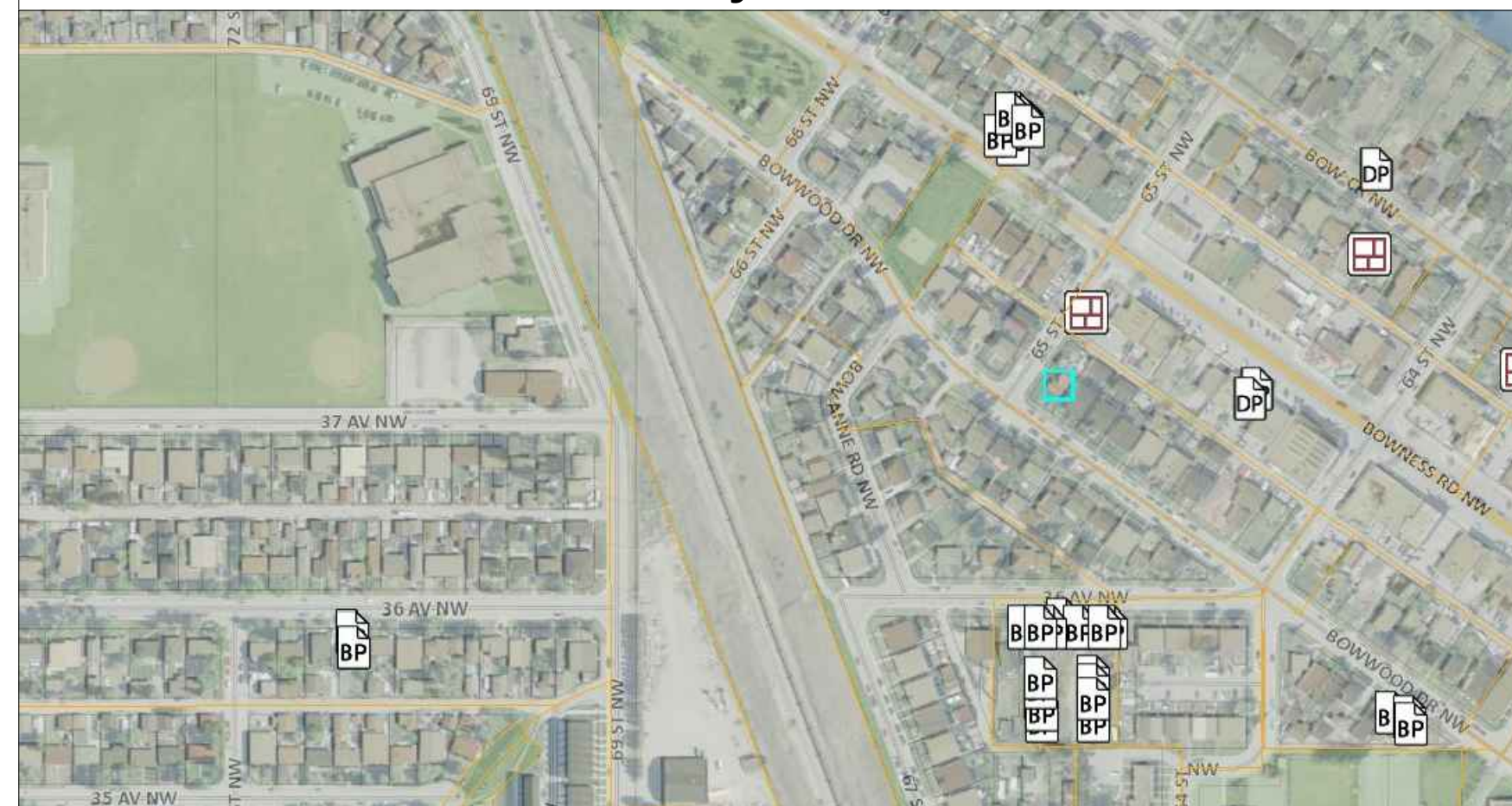
**ENHANCED LANDSCAPING RULES**  
1 TREE AND 2 SHRUBS (25SQ. M. OF LANDSCAPE AREA PROVIDED)  
MIXTURE OF MIN 50% LARGE TO SMALL TREES  
MIXTURE OF MINIMUM 1/3 CONIFEROUS TO DECIDUOUS TREES  
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm  
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm  
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"  
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-0"

**THEREFORE:**  
WE REQUIRE: 405.90 m<sup>2</sup> / 25m<sup>2</sup>= 16.24 (17) TREES  
BROKEN DOWN AS:  
9 LARGE (5 DECIDUOUS / 4 CONIFEROUS)  
8 SMALL (4 DECIDUOUS / 4 CONIFEROUS)  
WE REQUIRE: 405.90 m<sup>2</sup> / 25m<sup>2</sup>(X2) = 32.47 (33) SHRUBS

**GENERAL NOTES:**  
ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED  
CONSTRUCTION ACCESS TO BE FROM REAR LANE.  
CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED (SEE SITEPLAN FOR ADDITIONAL INFORMATION)



#### Key Plan



SQUARE FOOTAGES	DESCRIPTION	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
	TOTALS	UNIT 1	UNIT 2	UNIT 3	UNIT 4	
	MAIN FLOOR	2432	608	608	608	608
	SECOND FLOOR	2614	656	656	656	656
	THIRD FLOOR	n/a	n/a	n/a	n/a	n/a
	TOTAL	5056	1264	1264	1264	1264
	LOWER LEVEL	1926	482	481	481	482
	GRAND TOTAL	6982	1746	1745	1745	1746
	GARAGE(S)	800	200	200	200	200
	FRONT STEP	-	-	-	-	-
	BALCONY	306	78	75	75	78
	PATIO	306	78	75	75	78

#### Color Selection | Materials

MATERIAL	MANUFACTURER	STYLE   COLOR
ROOFING	IKO	CAMBRIDGE - CHARCOAL GREY
VINYL SIDING	PLYGEM MITTEN DOUBLE 4"	ROCKAWAY GREY (DARK)
STUCCO CLADDING	COLOR BY PAINT MANUFACTURER	TO MATCH ARCTIC WHITE (ROCKAWAY GREY   BENJAMIN MOORE HC-61 NEW LONDON BURGUNDY)
VINYL WINDOWS	PLYGEM	BLACK
CEMENTBOARD TRIM	JAMES HARDIE OR EQUIVALENT	ARCTIC WHITE   BLACK
STONE/BRICK	N/A	-
METAL SOFFIT/FASCIA GUTTERS/DOWNSPOUTS	TBD	RAINWARE WHITE
METAL RAILING	TBD	WHITE

#### Site Photos



**LIST OF DRAWINGS:**

- DD1.0 COVERAGE
- DD1.1 EXISTING SITEPLAN
- DD1.2 PROPOSED SITEPLAN
- DD1.3 ELEVATIONS
- DD1.4 ELEVATIONS & LOWER
- DD1.5 FLOORPLANS
- DD1.6 SECTIONS
- DD1.7 GARAGE PLANS



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**DRAWING TITLE:**  
DP APPLICATION  
COVERAGE

**PROJECT #:** 2020-2120

**DATE:** 2020.06.26

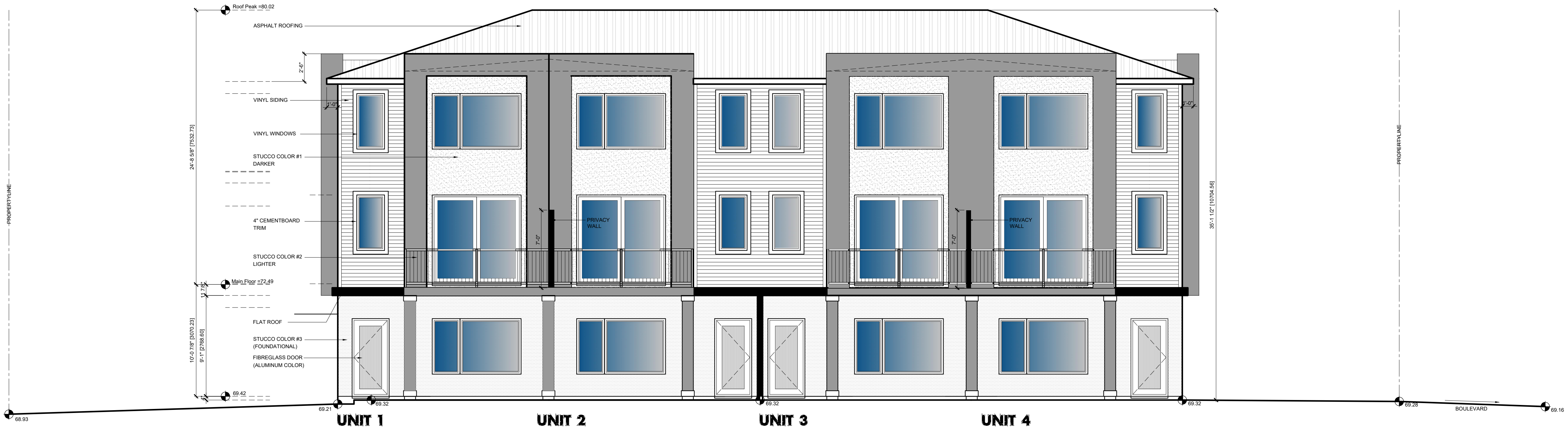
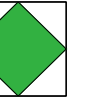
**DRAWN BY:** LL

**SHEET**

**DD1.0**

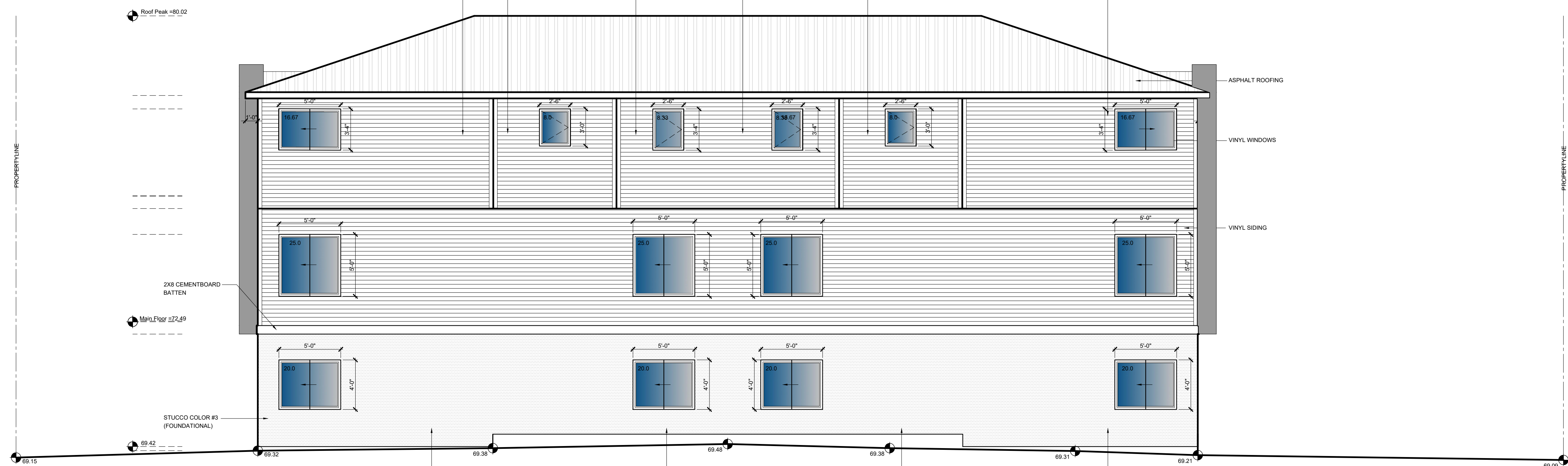
SCALE: 3/16"=1'-0"





PROPOSED 65TH STREET N.W. WEST ELEVATION SCALE: 3/16"=1'-0"

UNIT 4	UNIT 3	UNIT 2	UNIT 1
<b>UNPROTECTED OPENINGS (UNIT 4)</b> CODE CHECK EXPOSED BUILDING FACE 174 SQ. FT. MINIMUM SETBACK 6'-0" (1.83m) PERCENTAGE OF ALLOWED OPENINGS 10.98 % SQ. FTG. OF ALLOWED OPENINGS 19.1 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 16.67 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 3)</b> CODE CHECK EXPOSED BUILDING FACE 91 SQ. FT. MINIMUM SETBACK 6'-0" (1.83m) PERCENTAGE OF ALLOWED OPENINGS 9 % SQ. FTG. OF ALLOWED OPENINGS 8.19 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 8.0 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 2)</b> CODE CHECK EXPOSED BUILDING FACE 82 SQ. FT. MINIMUM SETBACK 6'-0" (1.83m) PERCENTAGE OF ALLOWED OPENINGS 9 % SQ. FTG. OF ALLOWED OPENINGS 8.33 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 8.0 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 1)</b> CODE CHECK EXPOSED BUILDING FACE 174 SQ. FT. MINIMUM SETBACK 6'-0" (1.83m) PERCENTAGE OF ALLOWED OPENINGS 10.98 % SQ. FTG. OF ALLOWED OPENINGS 19.1 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 16.67 SQ.FT.



PROPOSED EAST ELEVATION SCALE: 3/16"=1'-0"

UNIT 4	UNIT 3	UNIT 2	UNIT 1
<b>UNPROTECTED OPENINGS (UNIT 4)</b> CODE CHECK EXPOSED BUILDING FACE 365 SQ. FT. MINIMUM SETBACK 7'-0" (2.13m) PERCENTAGE OF ALLOWED OPENINGS 12.91 % SQ. FTG. OF ALLOWED OPENINGS 47.12 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 45.0 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 3)</b> CODE CHECK EXPOSED BUILDING FACE 365 SQ. FT. MINIMUM SETBACK 7'-0" (2.13m) PERCENTAGE OF ALLOWED OPENINGS 12.91 % SQ. FTG. OF ALLOWED OPENINGS 47.12 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 45.0 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 2)</b> CODE CHECK EXPOSED BUILDING FACE 365 SQ. FT. MINIMUM SETBACK 7'-0" (2.13m) PERCENTAGE OF ALLOWED OPENINGS 12.91 % SQ. FTG. OF ALLOWED OPENINGS 47.12 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 45.0 SQ.FT.	<b>UNPROTECTED OPENINGS (UNIT 1)</b> CODE CHECK EXPOSED BUILDING FACE 365 SQ. FT. MINIMUM SETBACK 7'-0" (2.13m) PERCENTAGE OF ALLOWED OPENINGS 12.91 % SQ. FTG. OF ALLOWED OPENINGS 47.12 SQ.FT. ACTUAL SQ. FTG. OF OPENINGS 45.0 SQ.FT.



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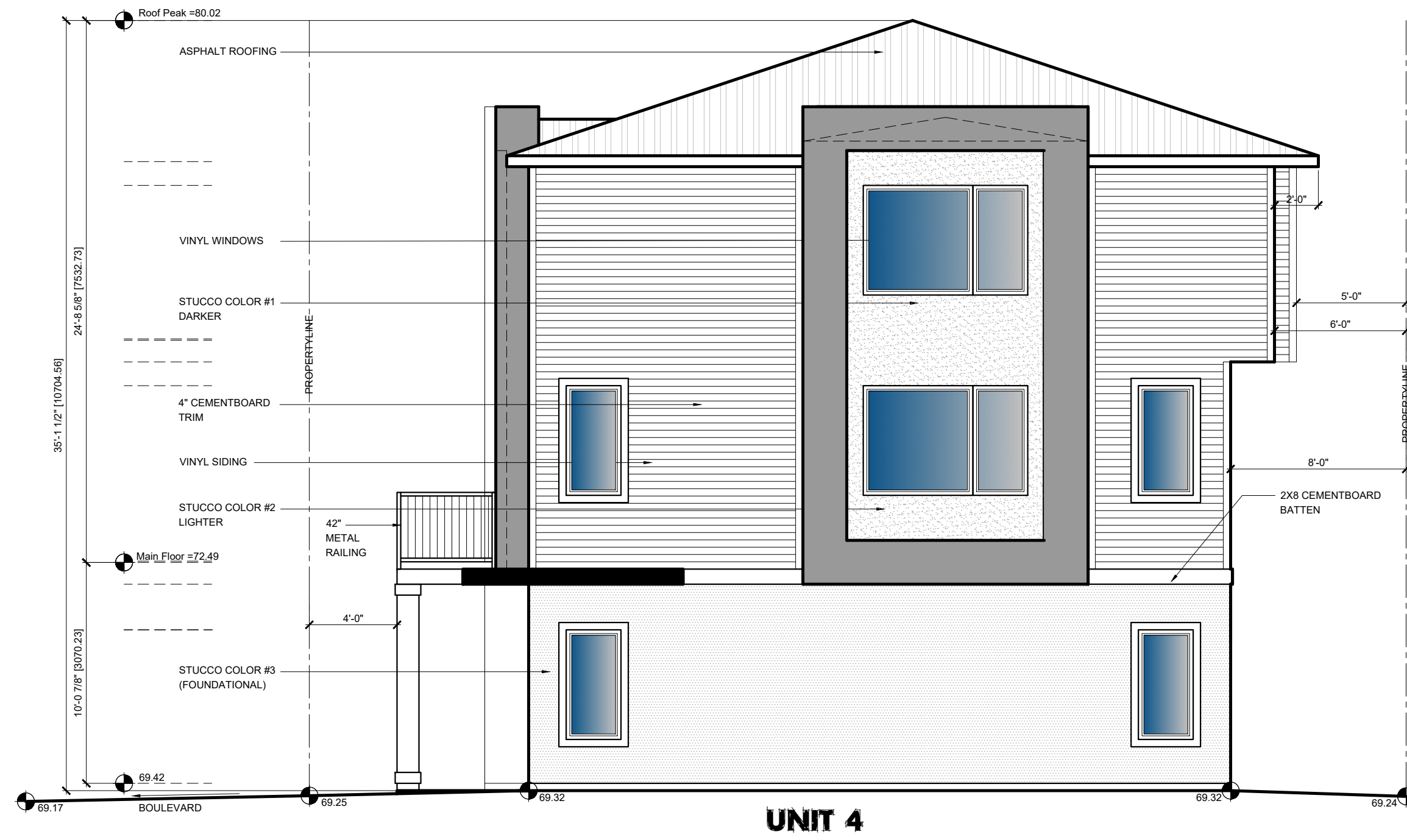
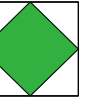
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**DP APPLICATION ELEVATIONS**

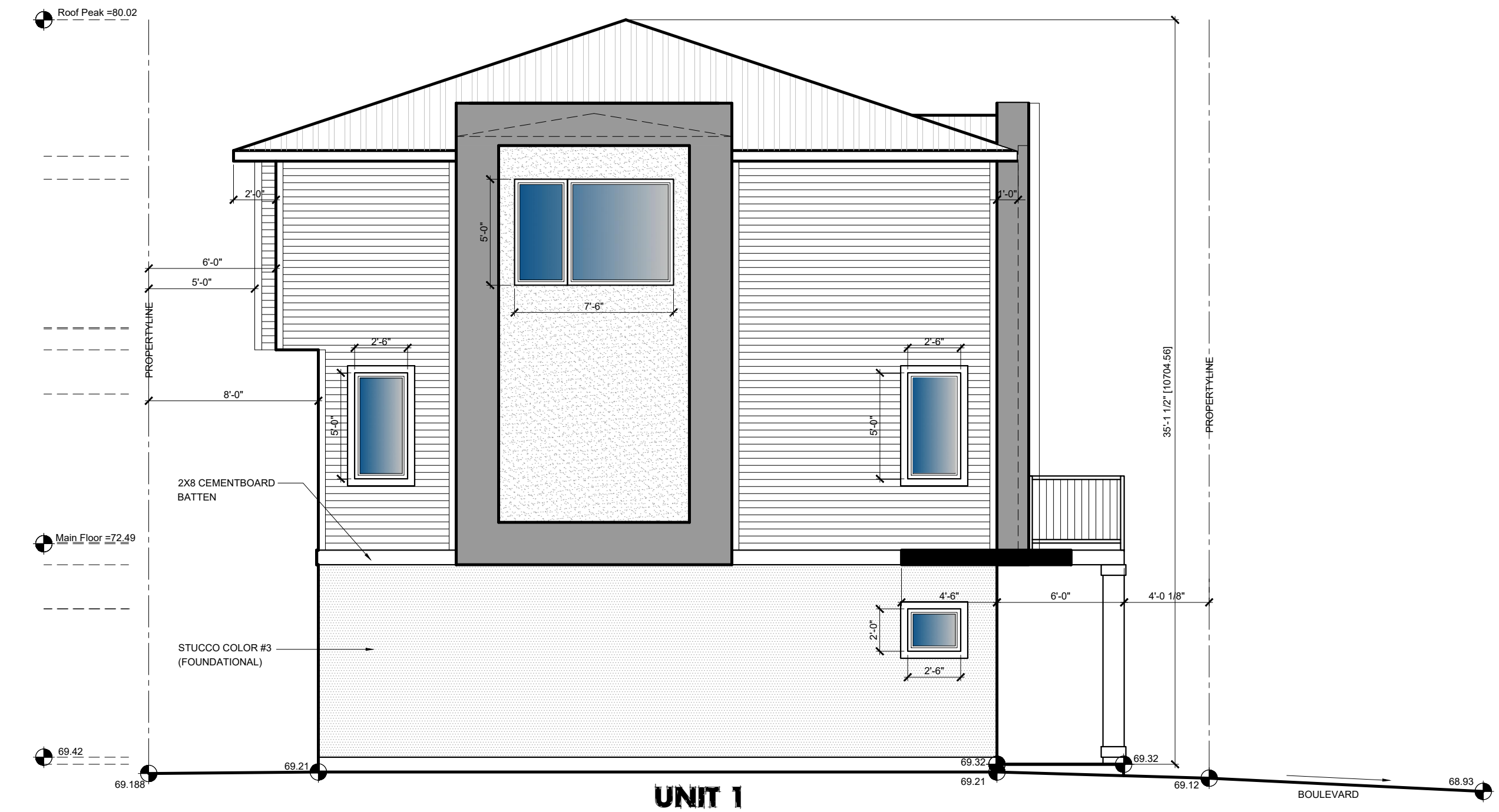
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 SHEET

**DD1.3**

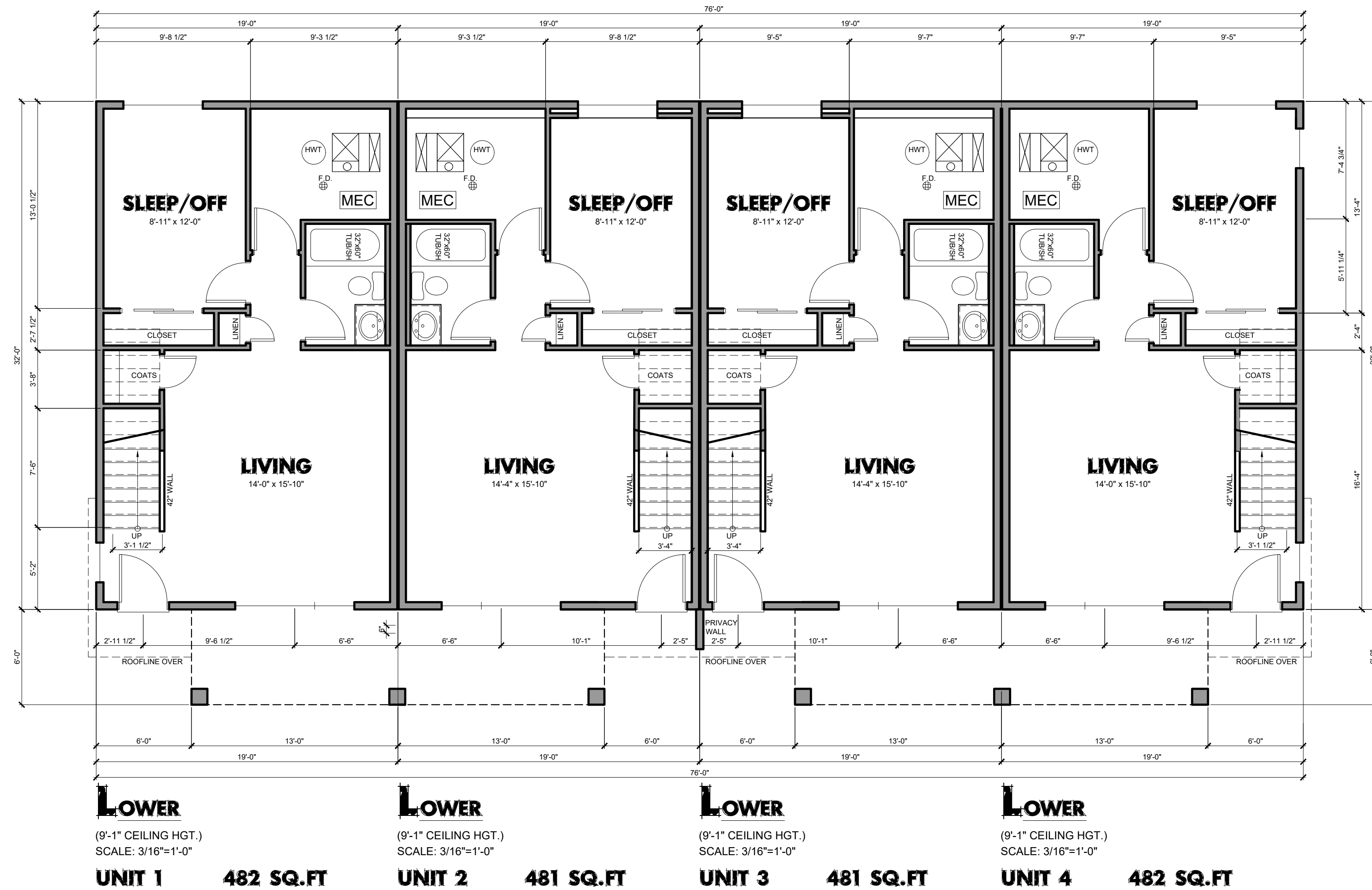
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PROPOSED BOWWOOD DRIVE N.W.  
SOUTH ELEVATION SCALE: 3/16"=1'-0"



PROPOSED LANE NORTH ELEVATION SCALE: 3/16"=1'-0"



PROPOSED LOWER LEVEL PLAN SCALE: 3/16"=1'-0"



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DRAWING TITLE:  
DP APPLICATION  
EXTERIOR & LOWER

PROJECT #: 2020-2120

DATE: 2020.06.26

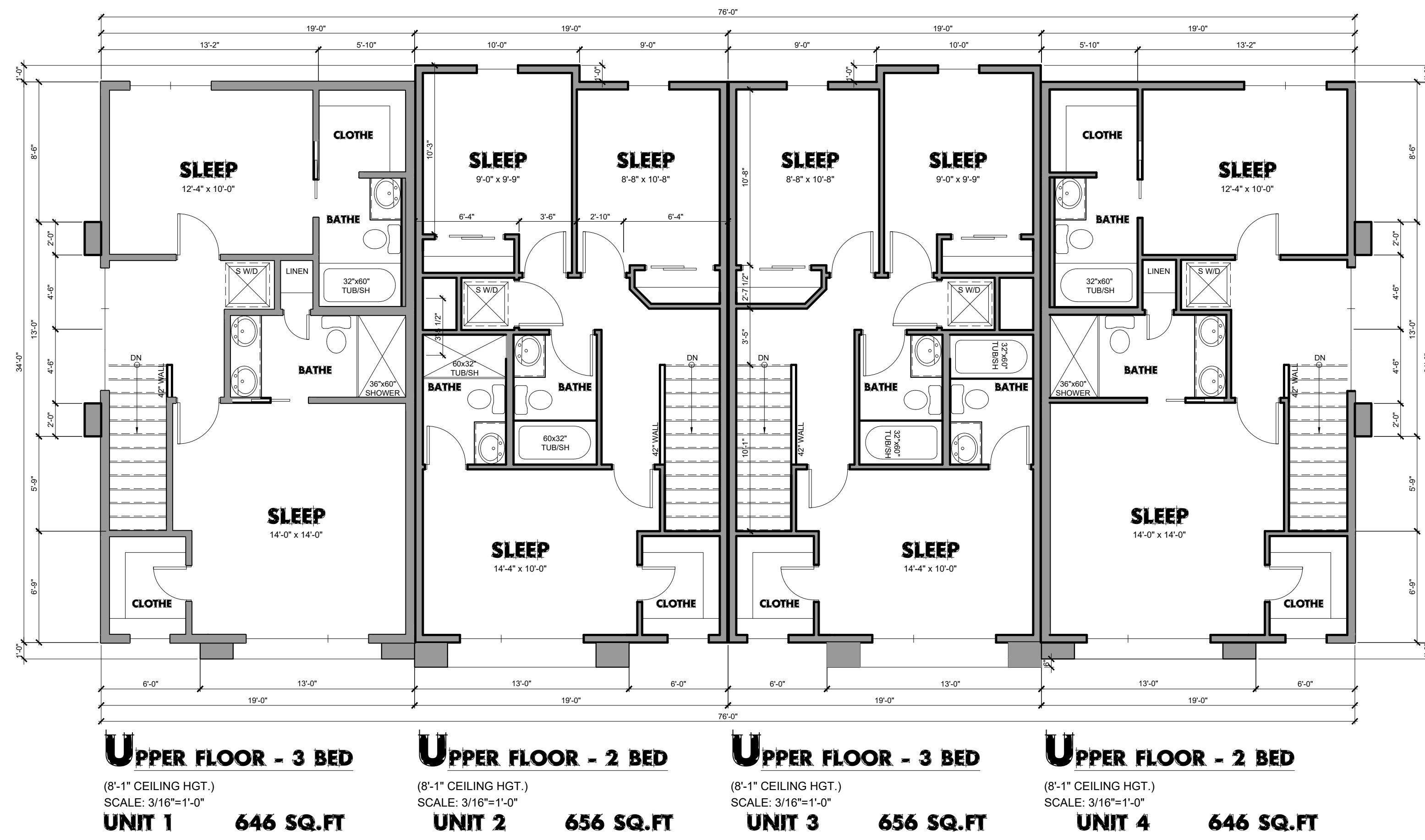
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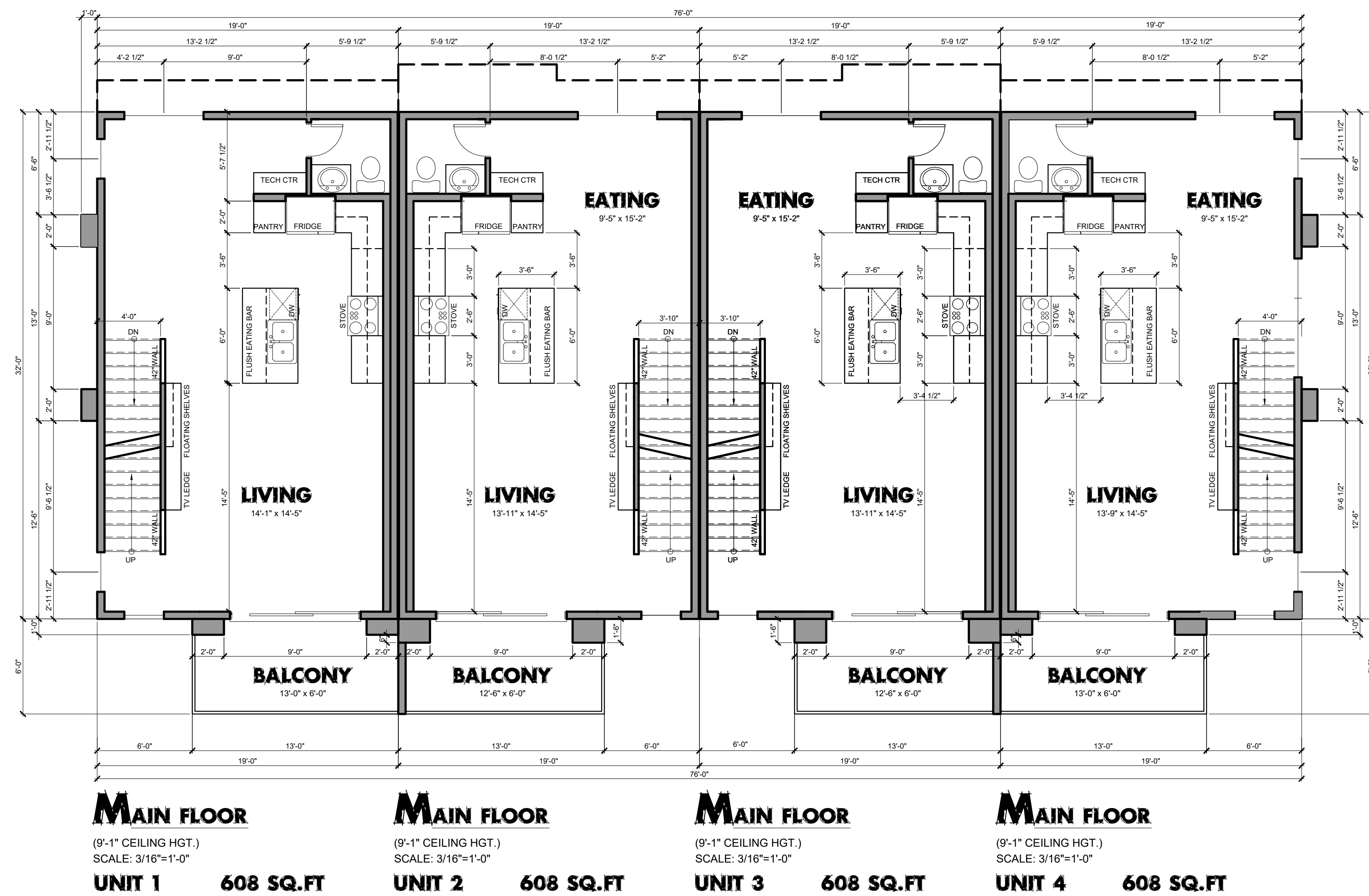
DD1.4

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





PROPOSED UPPER LEVEL PLAN SCALE: 3/16"=1'-0"



PROPOSED MAIN LEVEL PLAN SCALE: 3/16"=1'-0"

6540 Bowwood Dr NW 4-Plex Project



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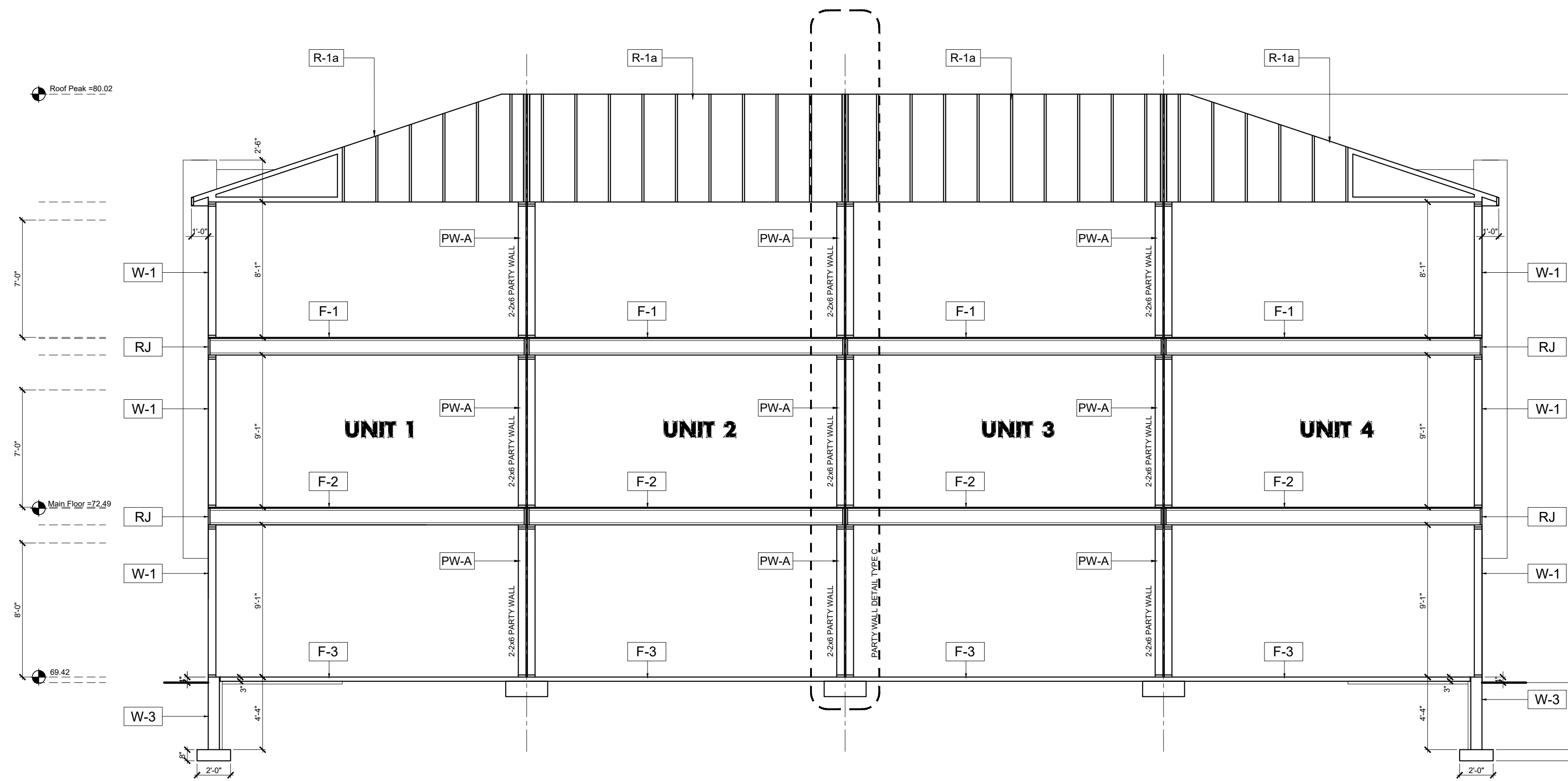
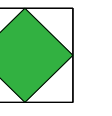
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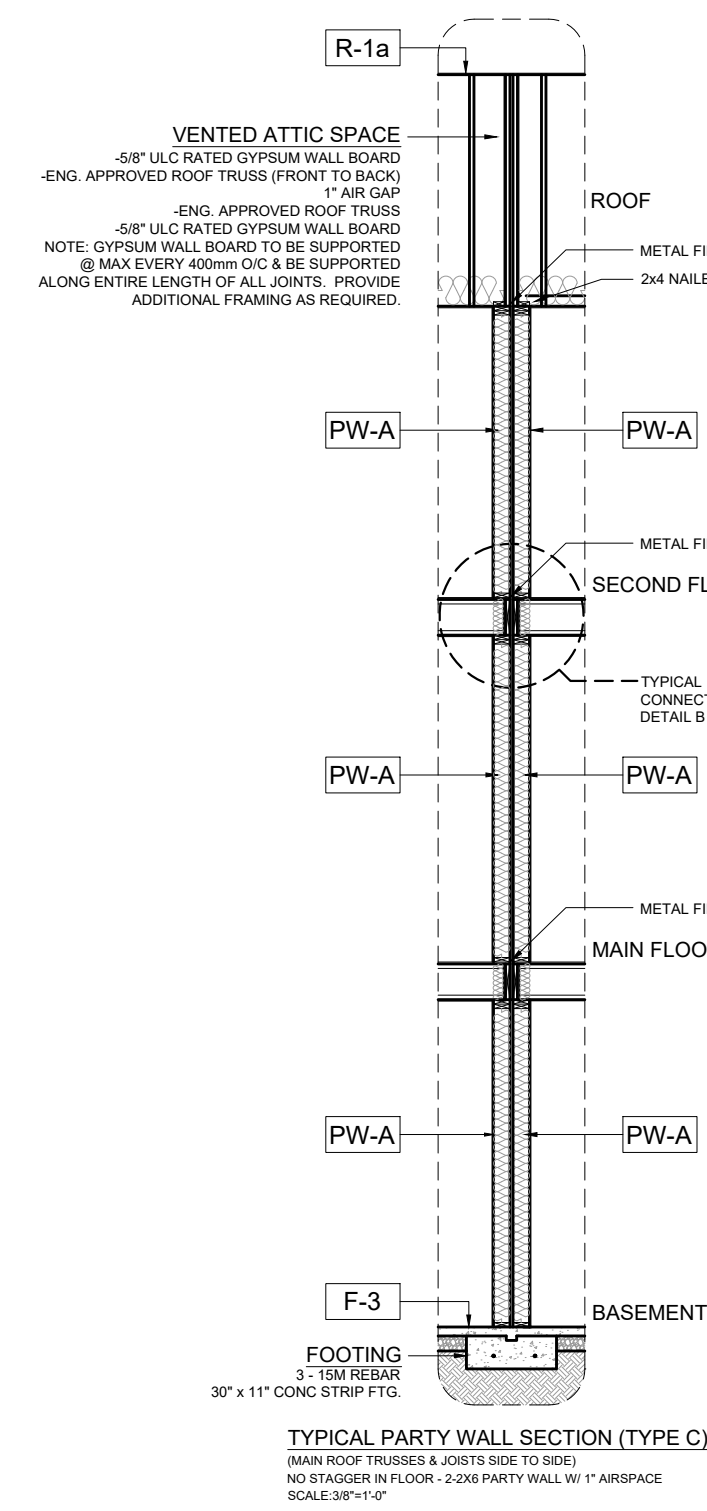
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MAIN & UPPER LEVEL**

PROJECT #: 2020-2120  
DATE: 2020.06.26  
DRAWN BY: LL  
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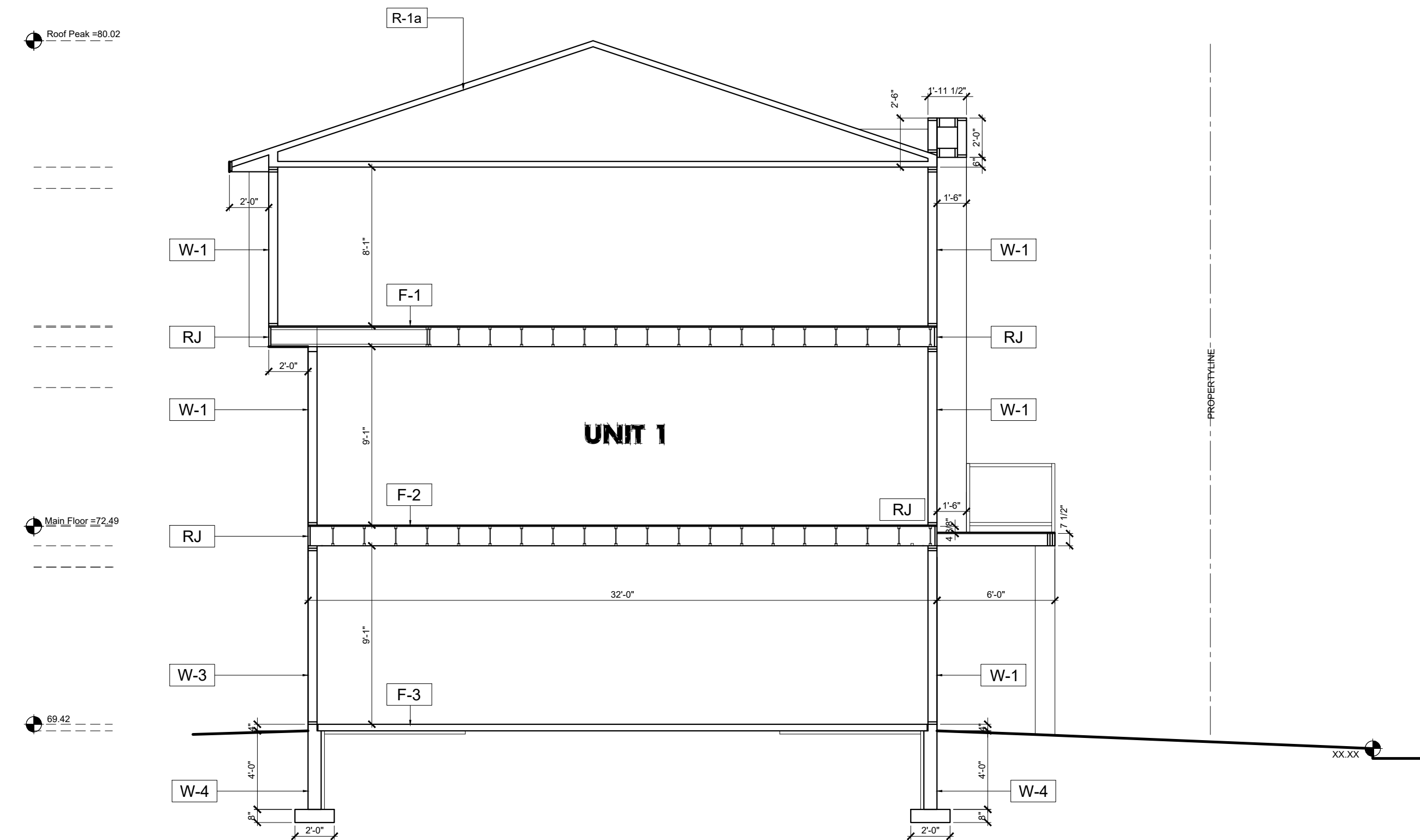
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PROPOSED SECTION 1 SCALE: 3/16"=1'-0"



PROPOSED PARTYWALL SCALE: 3/8"=1'-0"



PROPOSED SECTION 2 SCALE: 3/16"=1'-0"



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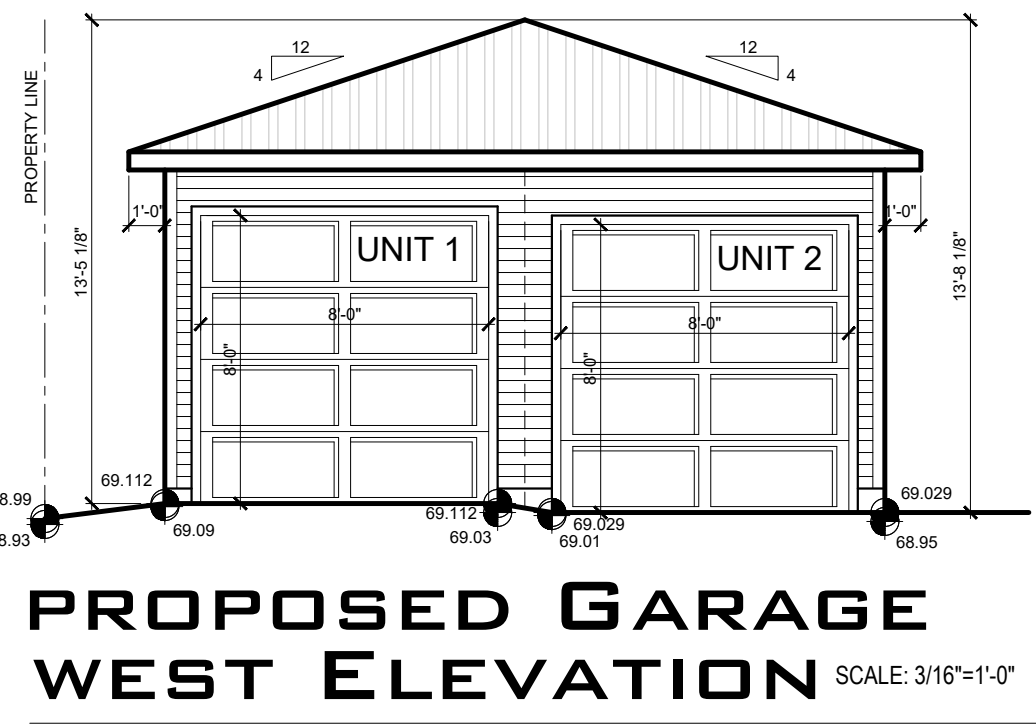
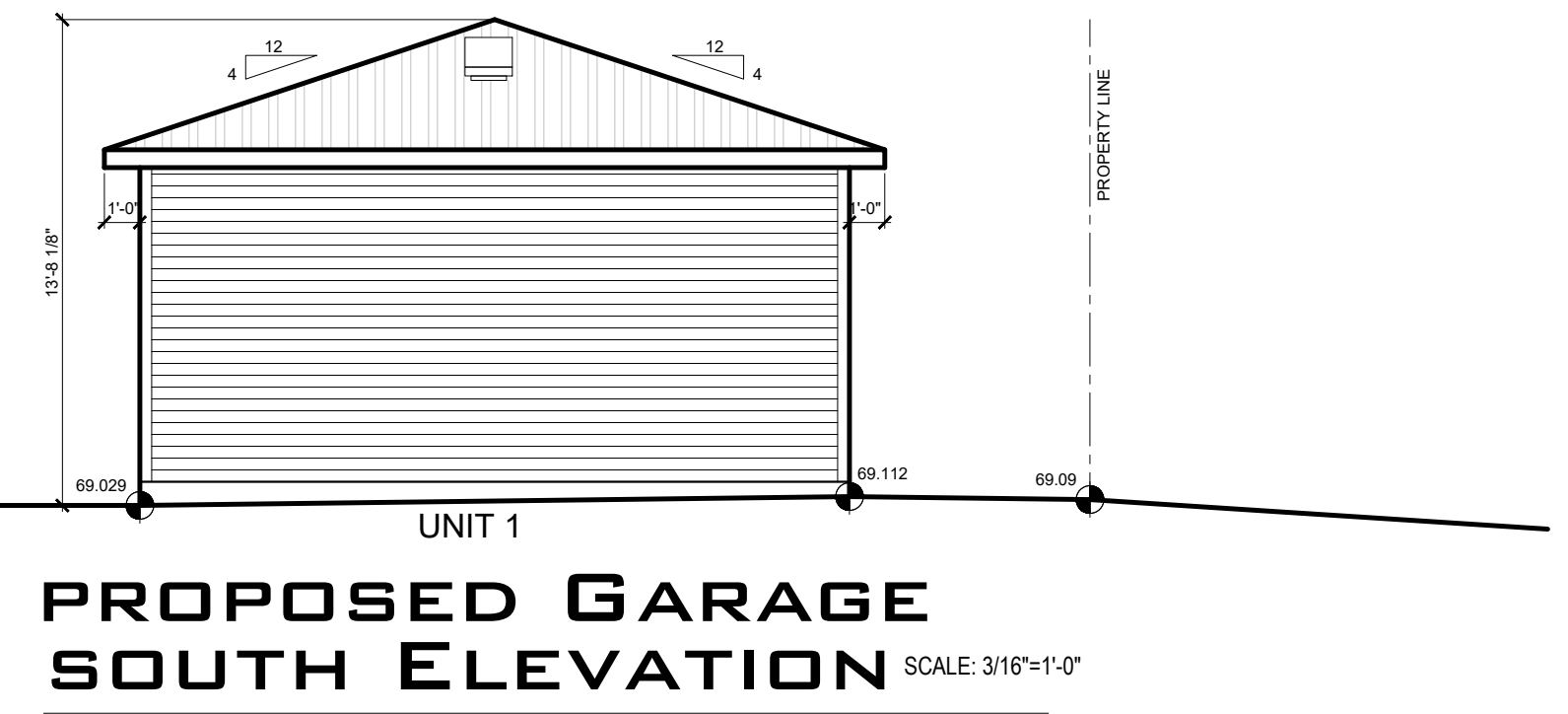
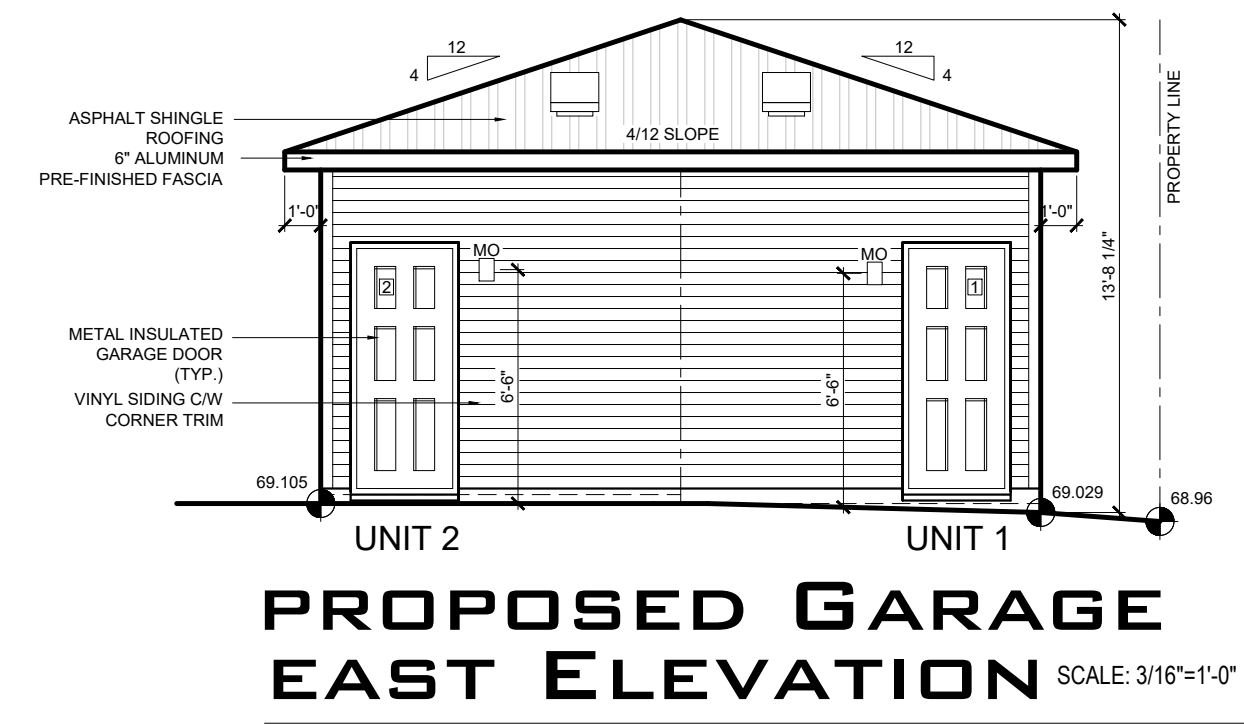
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**DP APPLICATION SECTIONS**

PROJECT #: 2020-2120  
 DATE: 2020.06.26  
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**DD1.6**

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



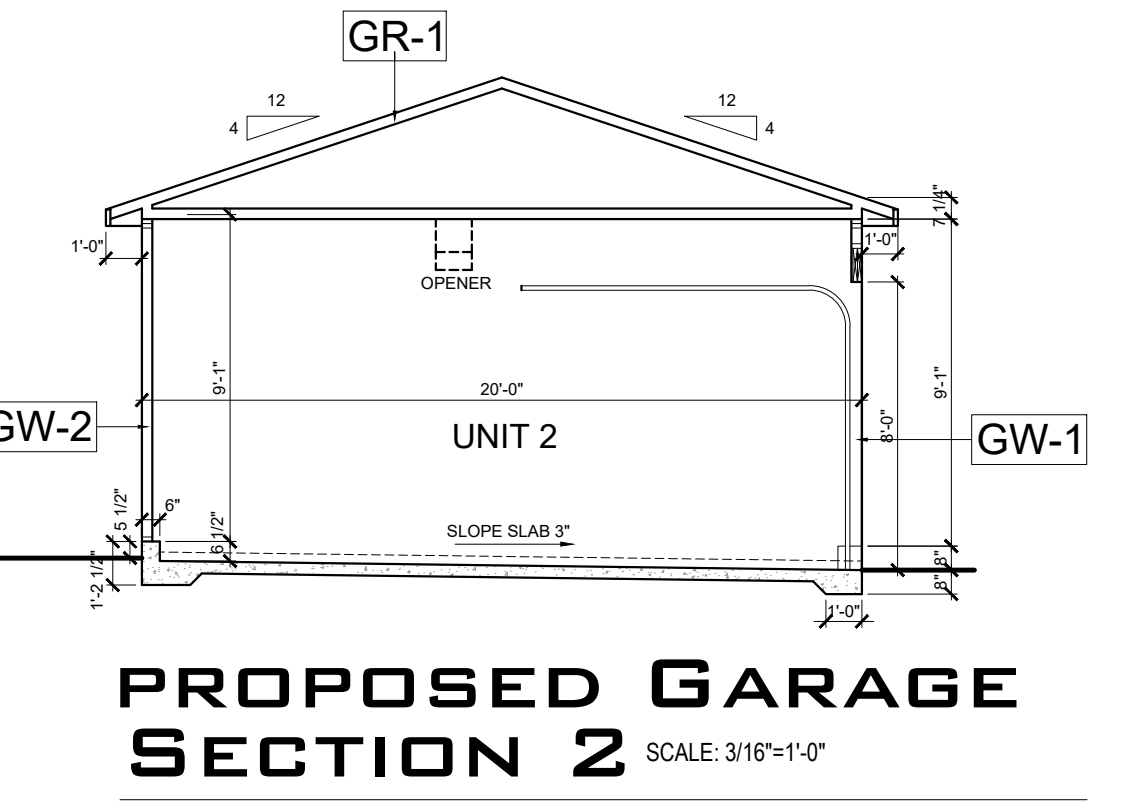
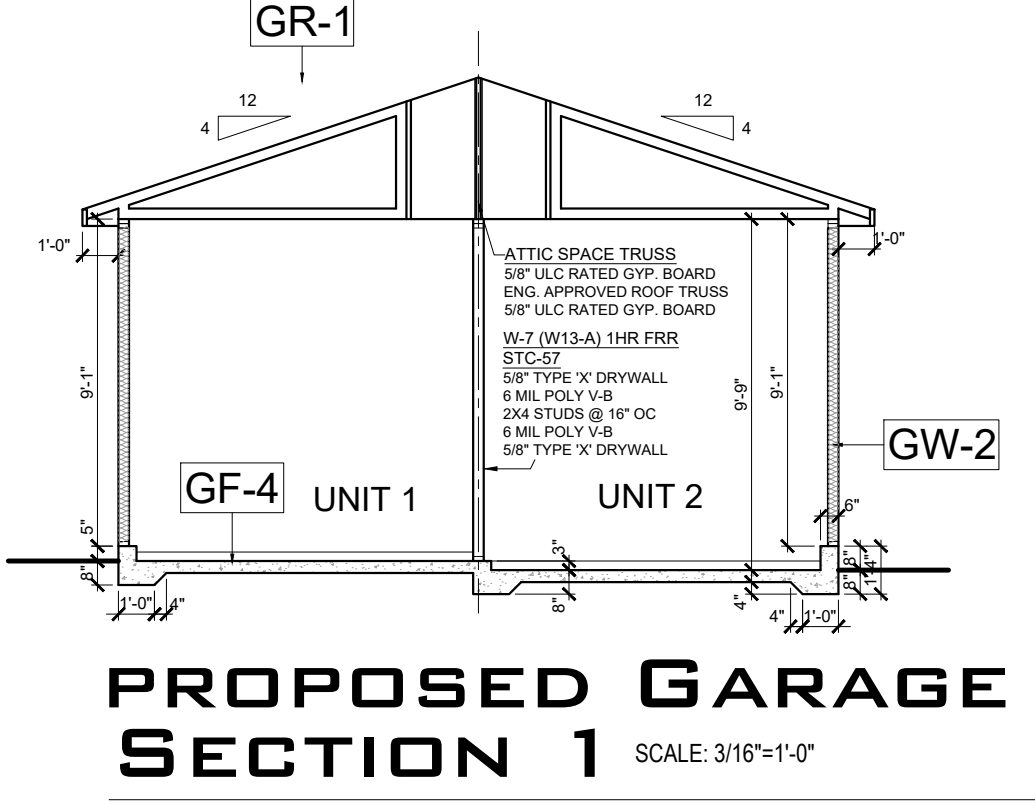


**PROPOSED GARAGE EAST ELEVATION** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE SOUTH ELEVATION** SCALE: 3/16"=1'-0"

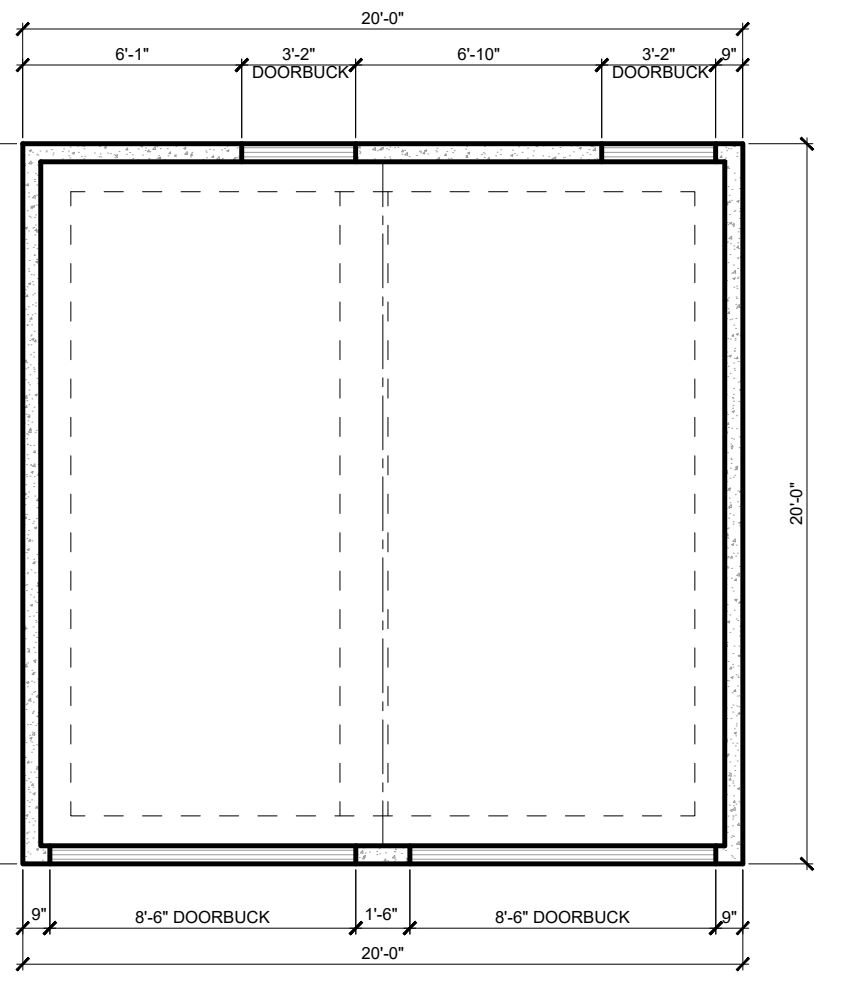
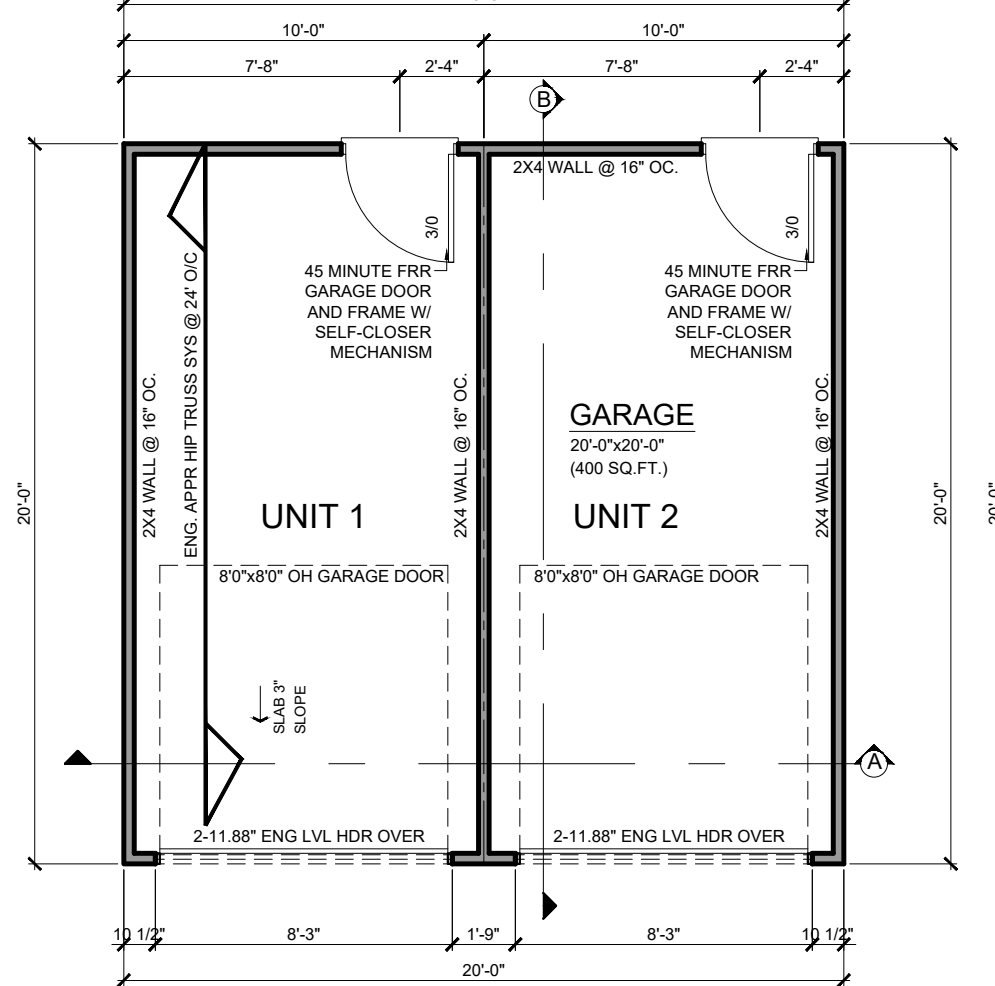
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**PROPOSED GARAGE NORTH ELEVATION** SCALE: 3/16"=1'-0"



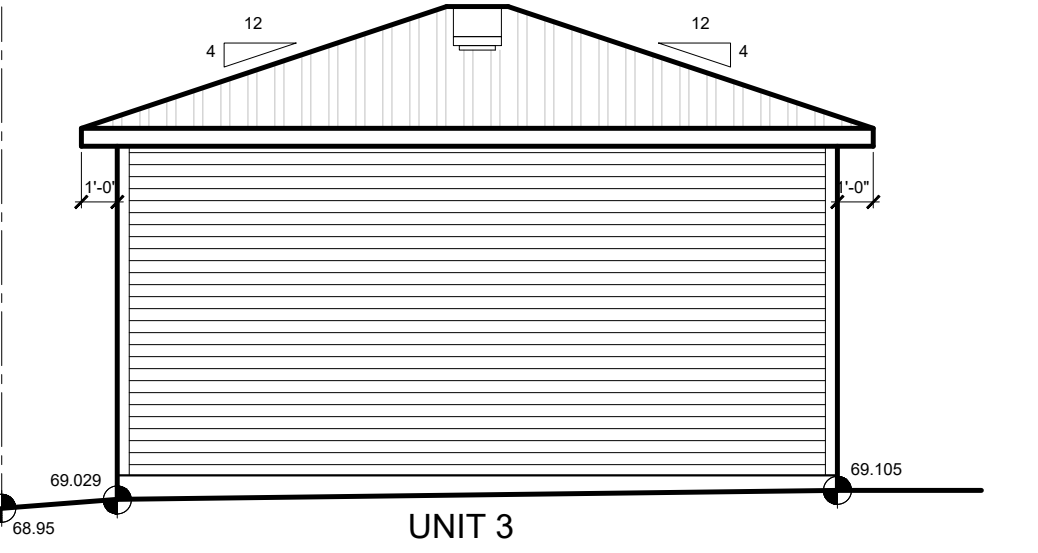
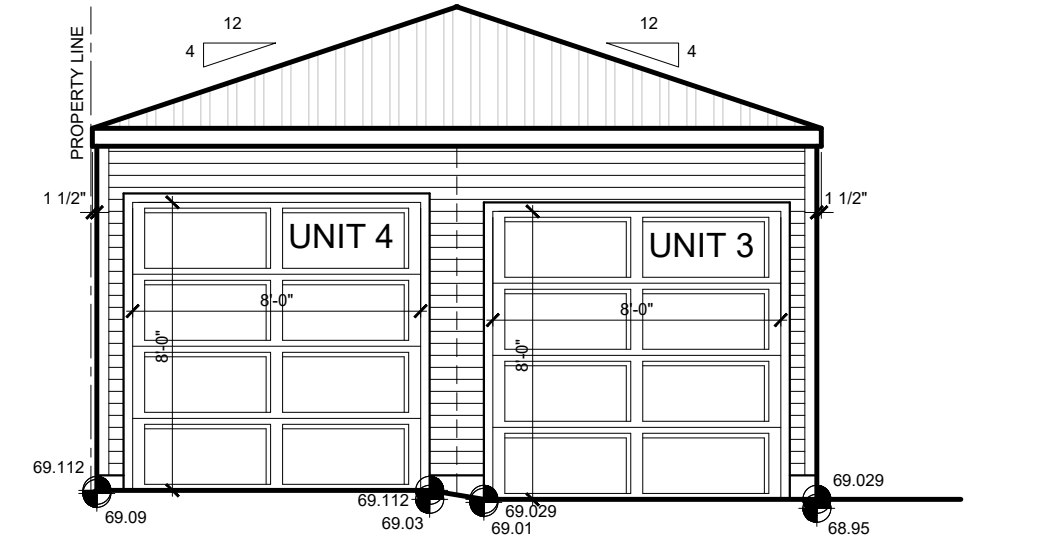
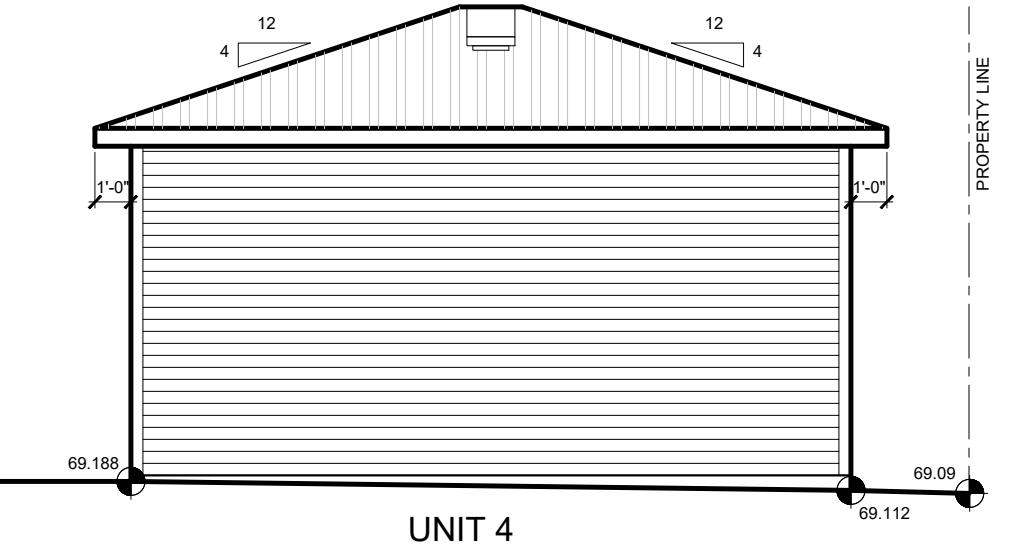
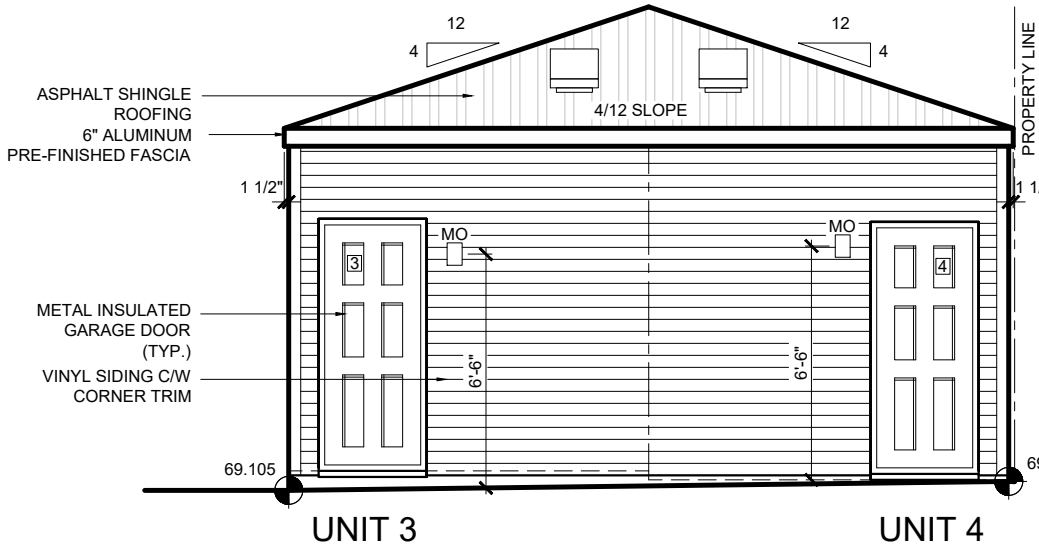
**PROPOSED GARAGE SECTION 1** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE SECTION 2** SCALE: 3/16"=1'-0"



**PROPOSED GARAGE PLAN** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE FOUNDATION** SCALE: 3/16"=1'-0"

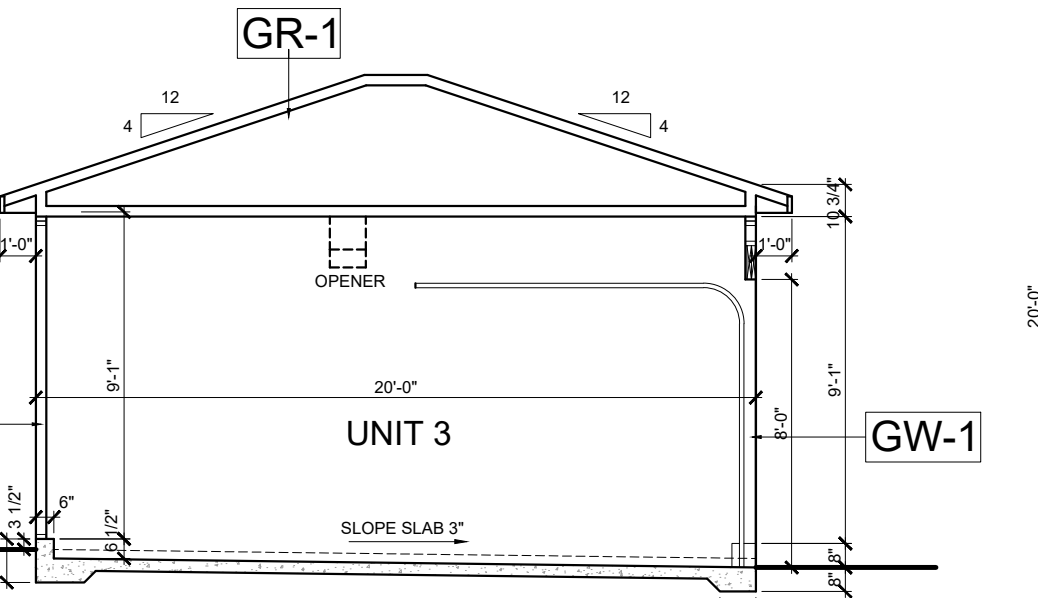
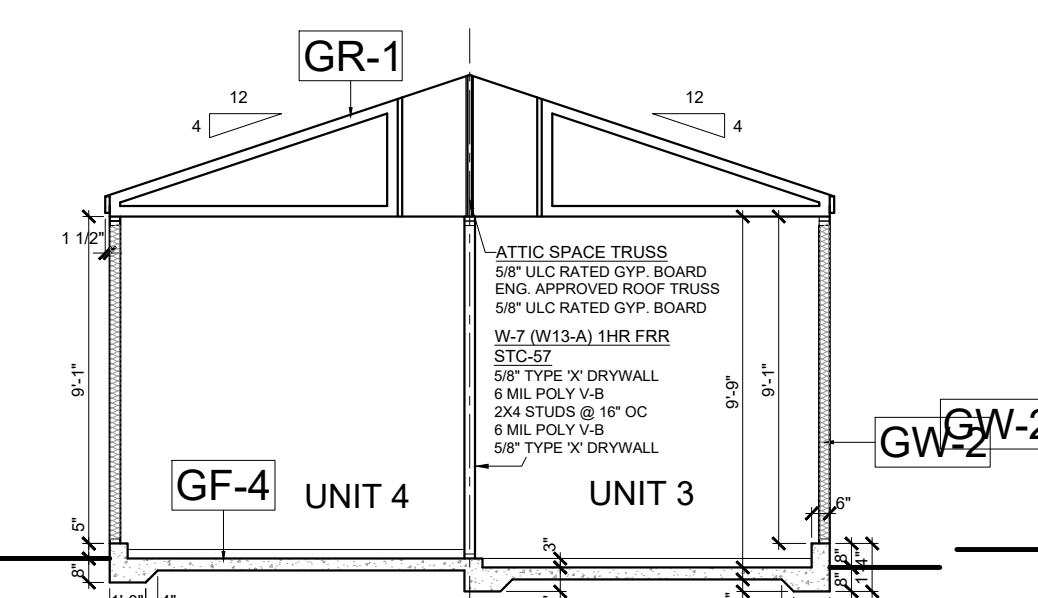


**PROPOSED GARAGE SOUTH ELEVATION** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE EAST ELEVATION** SCALE: 3/16"=1'-0"

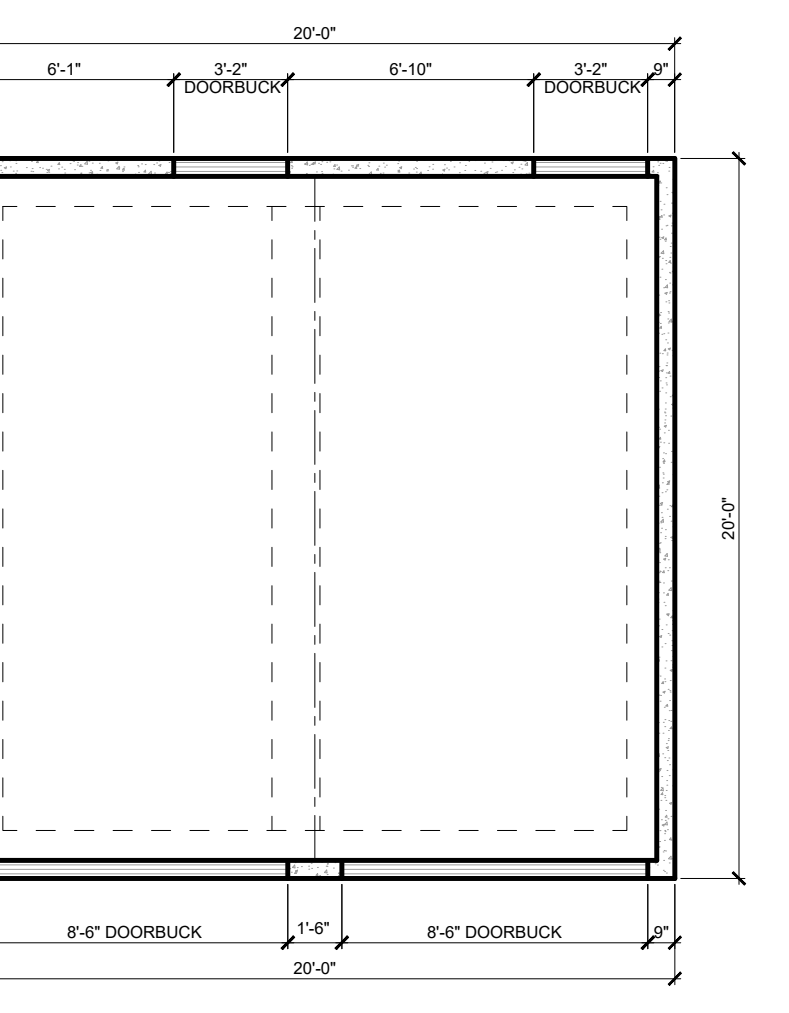
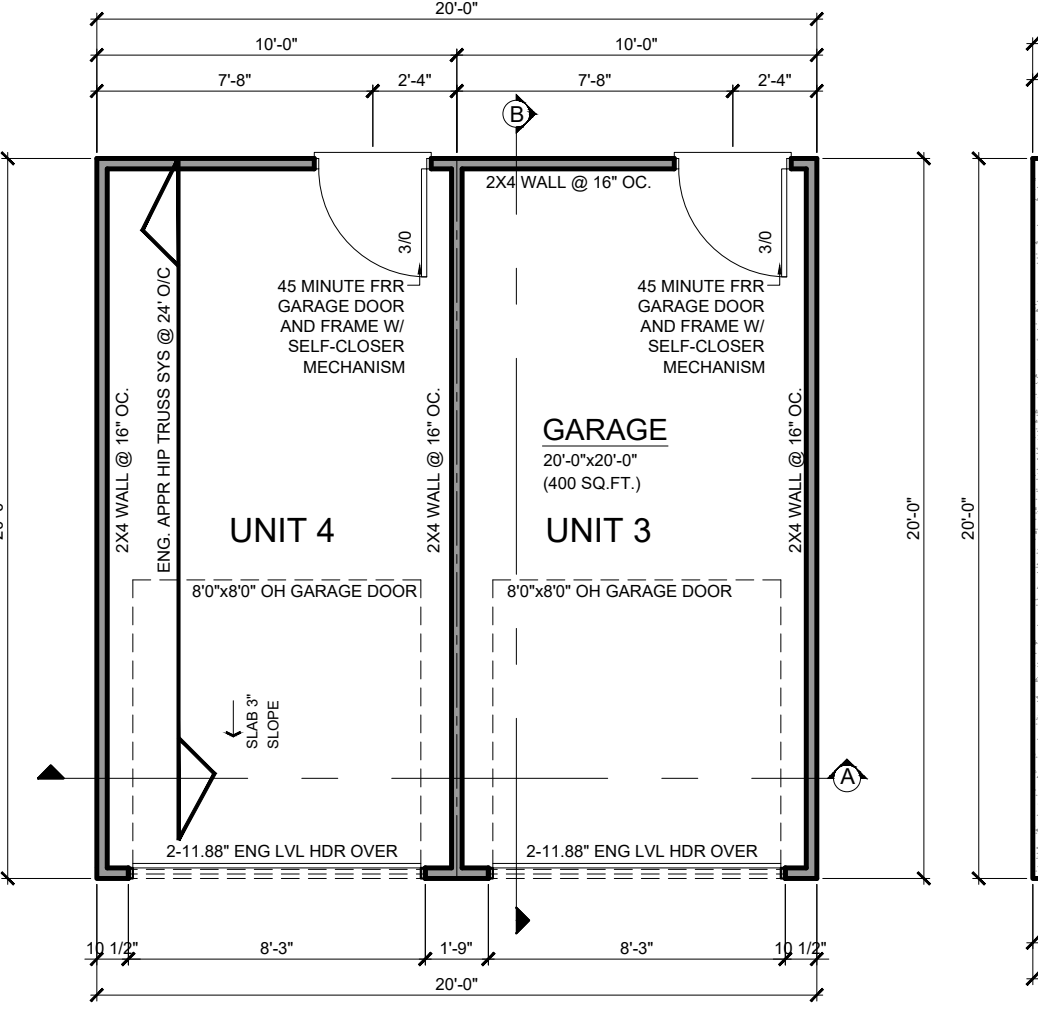
**PROPOSED GARAGE NORTH ELEVATION** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE WEST ELEVATION** SCALE: 3/16"=1'-0"



**PROPOSED GARAGE SECTION 1** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE SECTION 2** SCALE: 3/16"=1'-0"



**PROPOSED GARAGE PLAN** SCALE: 3/16"=1'-0"

**PROPOSED GARAGE FOUNDATION** SCALE: 3/16"=1'-0"



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DRAWING TITLE:  
**DP APPLICATION GARAGE PLANS**  
PROJECT #: 2020-2110  
DATE: 2020.06.22  
DRAWN BY: LL  
SHEET

**DD1.7**  
SCALE: 3/16"=1'-0"