

DEVELOPMENT PERMIT SET

MARDA LOOP, CALGARY ALBERTA

AMENDED DRAWINGS
DP No. DP2025-06088 Date Received JUL 06 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
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DECISION
RENDERED
ON THIS PLAN

ARTISTIC RENDERINGS

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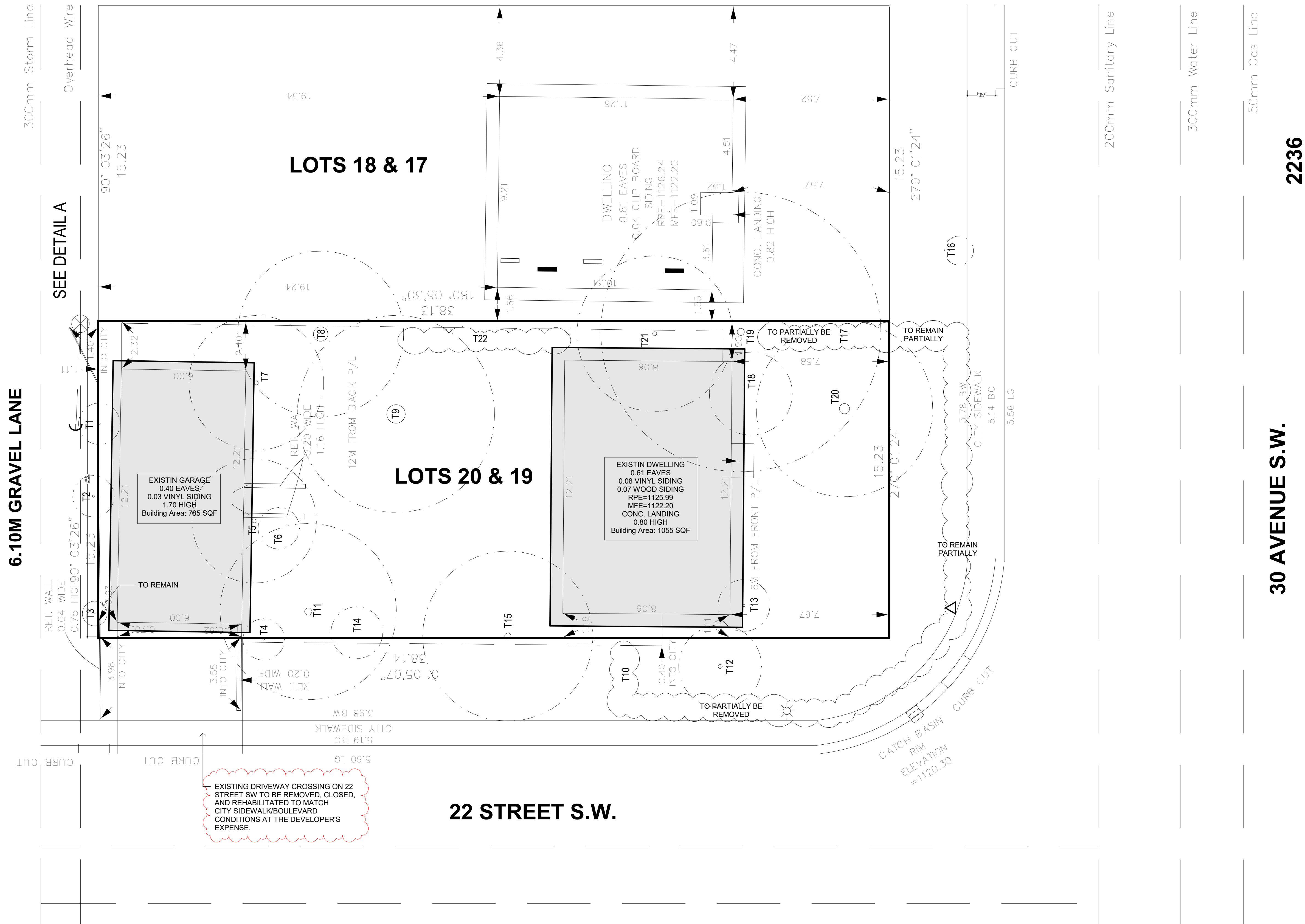
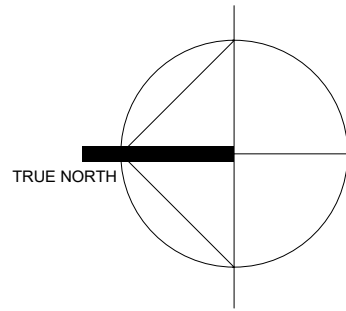
BE-VOK Ltd

Project:
2240 30 AVE SW

Drawing Title:
COVER PAGE

02	DP REV 1	16.02.2026
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Sheet No.	A-0.0
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EXISTING DRIVEWAY CROSSING ON 22 STREET SW TO BE REMOVED, CLOSED, AND REHABILITATED TO MATCH CITY SIDEWALK/BOULEVARD CONDITIONS AT THE DEVELOPER'S EXPENSE.



BE-VOK Ltd

Project:
2240 30 AVE SW

Drawing Title:
EXISTING SITE PLAN

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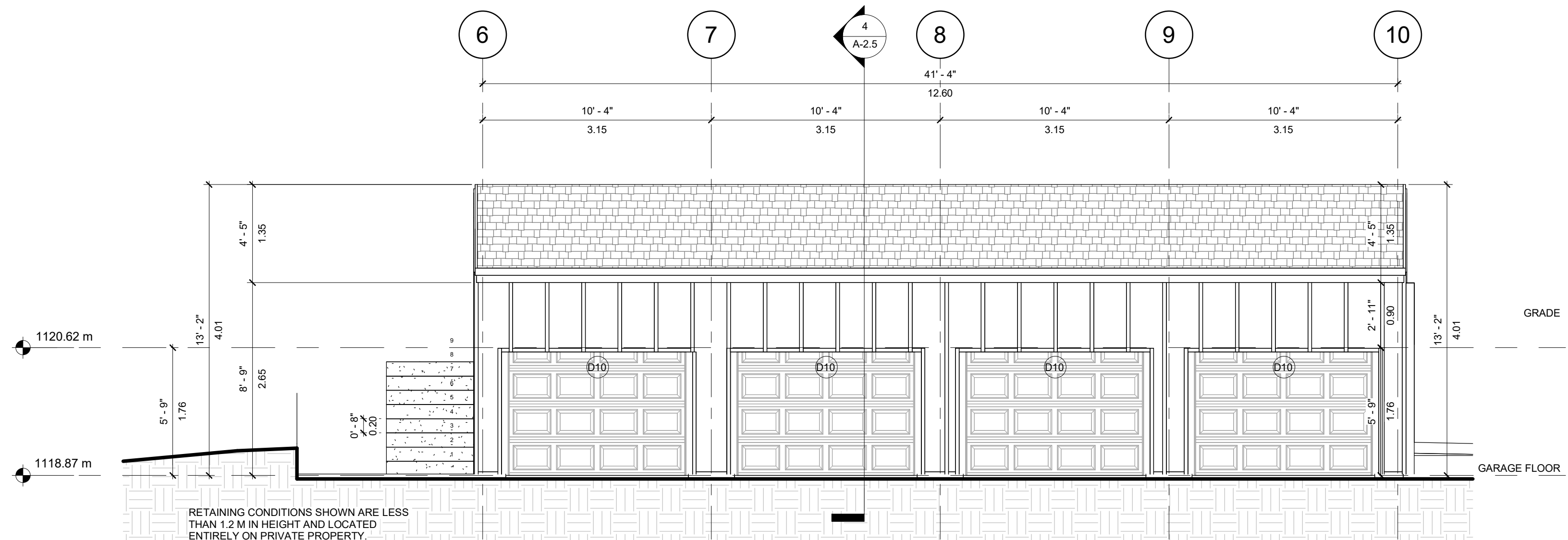


PROPOSED MATERIAL
LEGEND

- ① ASPHALT ROOFING, DARK TONE
② METAL ROOFING, DARK TONE
③ ALLUMINUM RAINWARE, DARK TONE
④ SMART BOARD - DARK TONE
⑤ HARDIE SMART BOARD WIDTH 200MM SPACED VERTICAL BATTENS, LIGHT TONE
⑥ CORRUGATED METAL CLADDING
⑦ EXTERIOR WINDOWS/DOOR FRAME, DARK TONE
⑧ PRECAST CONC. STEPS
⑨ FENCE
⑩ EXTERIOR LIGHT FIXTURE
⑪ HARDIE FACIA
⑫ HARDIE TRIM BOARD
⑬ CONCRETE STAIRS

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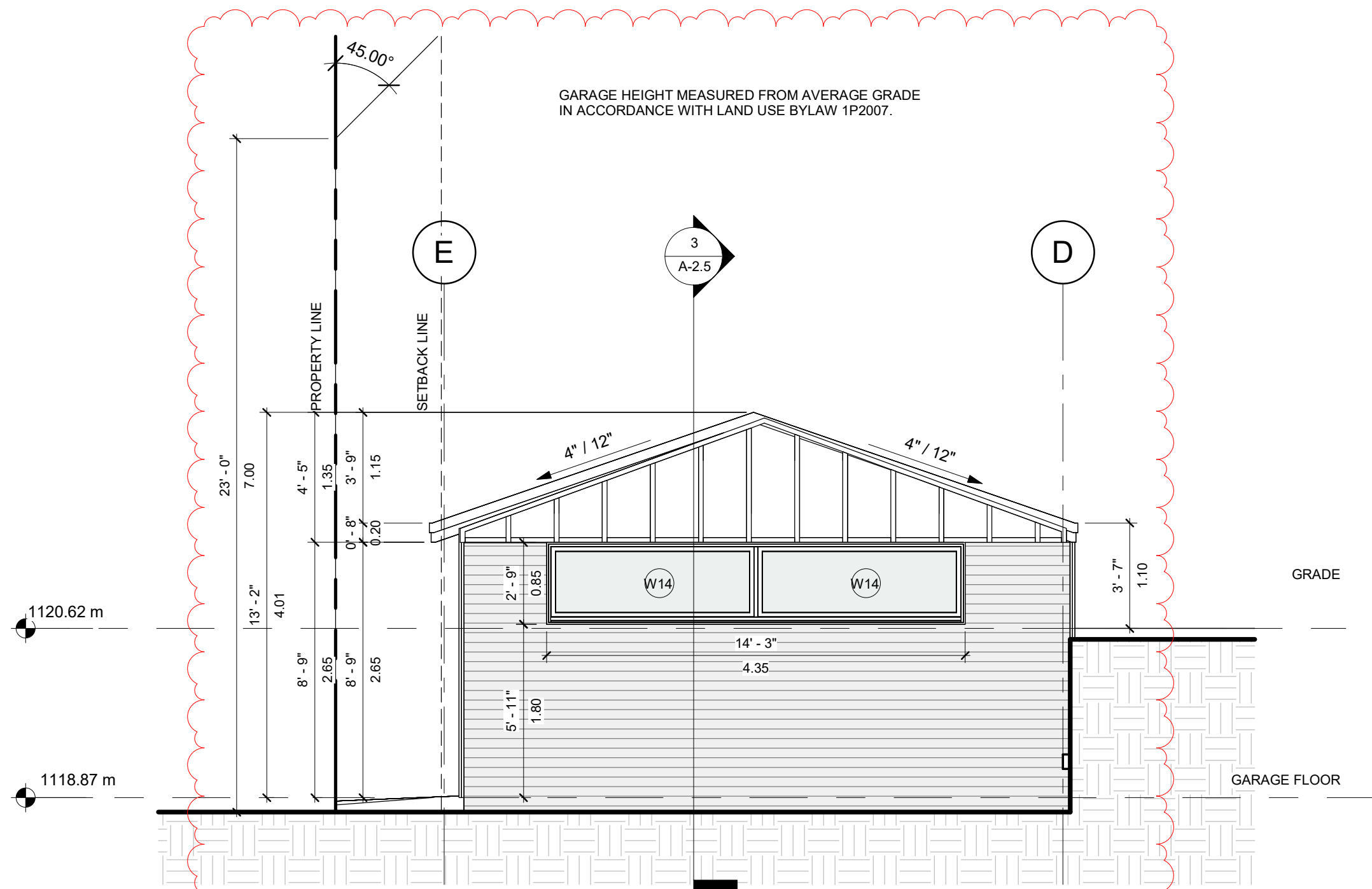
1 FRONT ELEVATION
1 : 50

GARAGE FACADE NOTE:

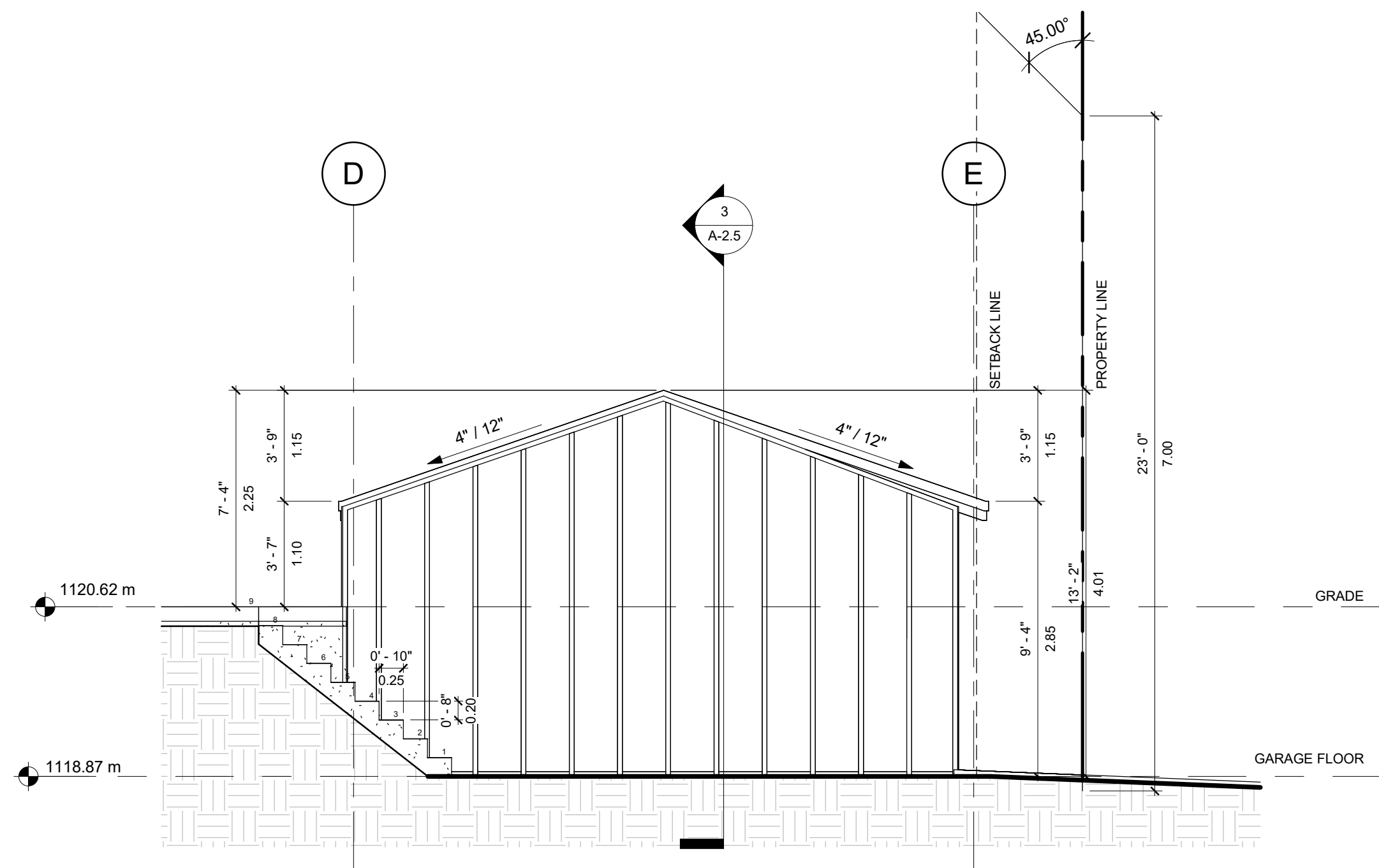
- CLERESTORY WINDOW ADDED ALONG STREET-FACING ELEVATION TO ENHANCE STREET INTERFACE (MAINTAINING PRIVACY).
- EXTERIOR FINISH EXTENDED FROM MAIN BUILDING TO ENHANCE STREETSCAPE INTERFACE AND AVOID BLANK WALL CONDITION.

GARAGE NOTES:

- Garages are accessed exclusively from the rear lane. No vehicular access is provided from 22 Street SW or 30 Avenue SW
- Vehicular parking and waste collection are accommodated from the rear lane to maintain uninterrupted pedestrian streetscape along public streets.
- Waste and recycling staging occurs from the rear lane and is not located along public street frontages.
- Existing lane centerline grades are maintained. Proposed grading ties into existing elevations
- Sufficient maneuvering space is provided within the site to allow vehicles to enter and exit garages in a forward direction.
- Garage building height and placement minimize overlook and shadowing to neighbouring properties.
- Garage height measured from average grade in accordance with Land Use Bylaw 1P2007.
- Garage materials and colours are coordinated with the principal building to provide a cohesive development appearance.



2 RIGHT SIDE ELEVATION
1 : 50



4 LEFT SIDE ELEVATION
1 : 50



Project:
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Drawing Title:
GARAGE ELEVATIONS

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PROPOSED MATERIAL
LEGEND

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② METAL ROOFING, DARK TONE
③ ALUMINUM RAINWARE, DARK TONE
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NOTES:

- Individual unit entries, projecting bays, and varied roof forms are provided to break down building massing and reinforce a fine-grain residential streetscape
- All roof drainage will be directed to the site via eavestroughs and downspouts. No drainage will discharge onto adjacent properties or the public sidewalk.
- Building height is measured from average grade to the midpoint of the roof in accordance with Land Use Bylaw 1P2007
- All grades shown are geodetic elevations. Average grade has been calculated based on finished grade around the building perimeter.
- Basement exposure varies due to sloping site conditions and does not constitute an additional storey.
- Primary entrances are oriented to the public street and connected to the municipal sidewalk via private walkways.
- Window placement has been designed to minimize overlook onto adjacent properties while maintaining natural surveillance of the public street.
- Final exterior materials and colours will be consistent with those shown in the approved Development Permit drawings.

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1 FRONT / WEST ELEVATION
1 : 50



Project:
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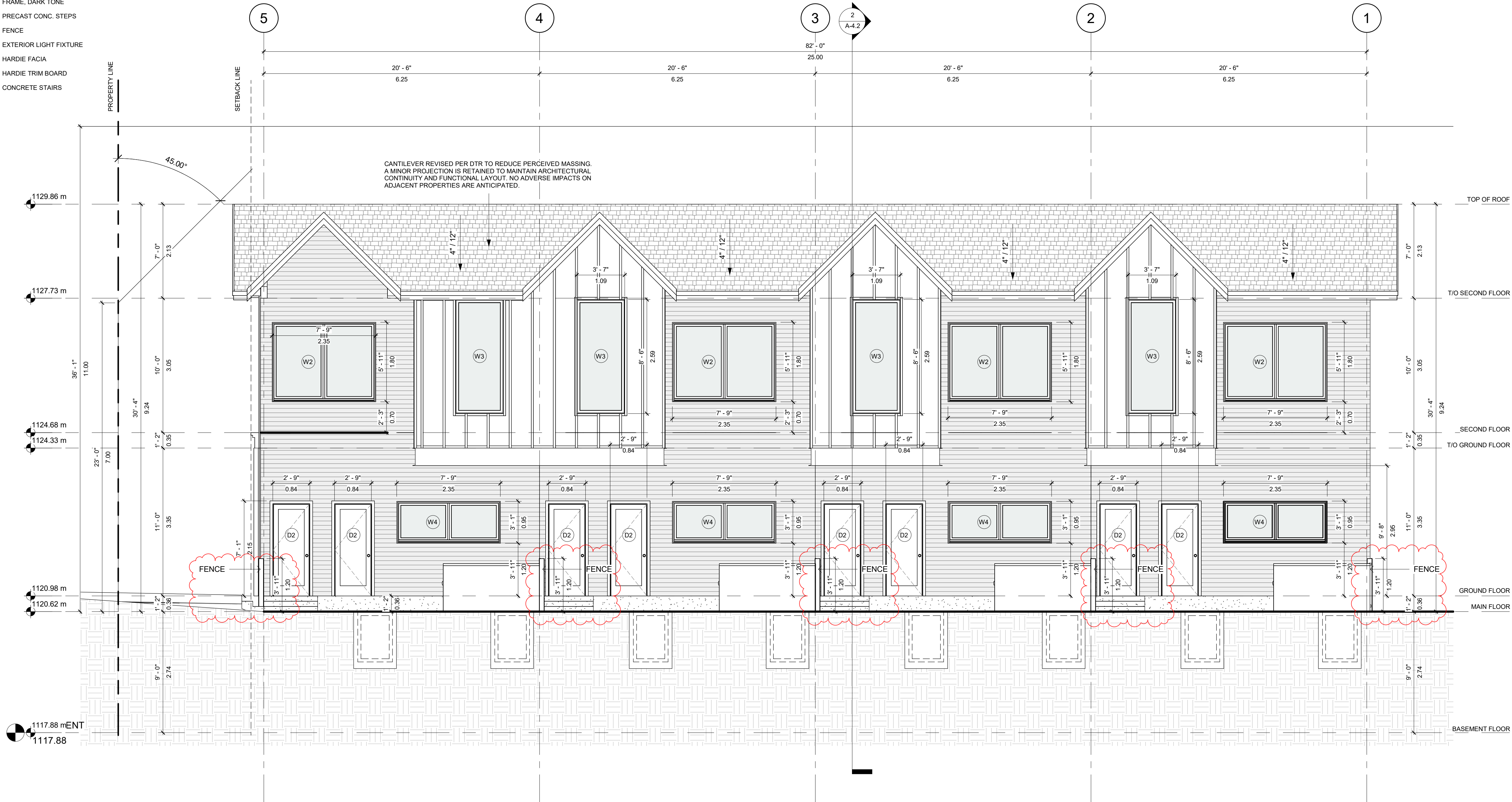
Drawing Title:
FRONT ELEVATION

02	DP REV 1	16.02.2026
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PROPOSED MATERIAL
LEGEND

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1 EAST ELEVATION
1 : 50

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Drawing Title:
REAR ELEVATION

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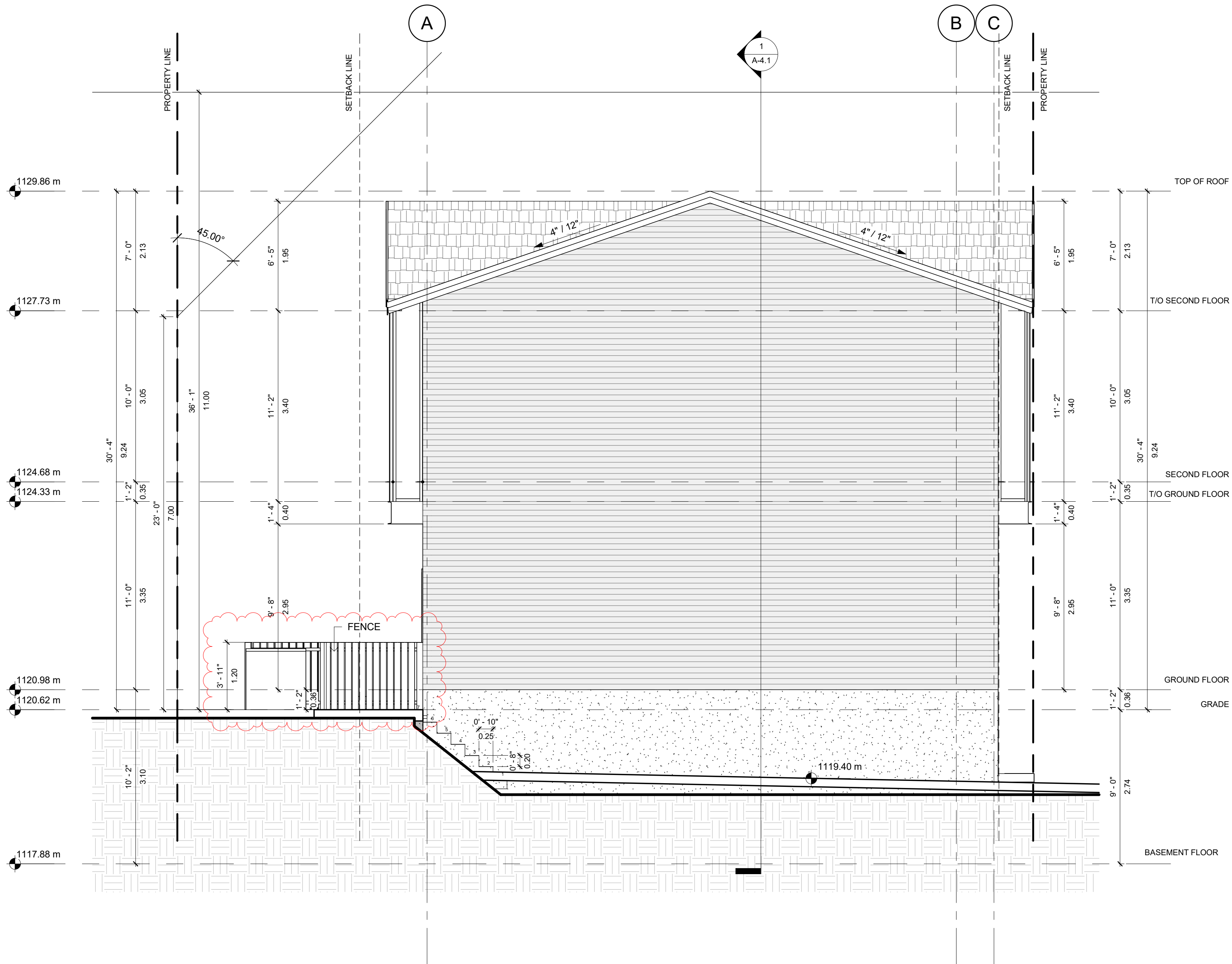
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PROPOSED MATERIAL
LEGEND

- ① ASPHALT ROOFING, DARK TONE
② METAL ROOFING, DARK TONE
③ ALLUMINUM RAINWARE, DARK TONE
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1 NORTH SIDE ELEVATION
1 : 50



Project:
2240 30 AVE SW

Drawing Title:
SIDE ELEVATION

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Scale (UNO) As Shown

PROPOSED MATERIAL
LEGEND

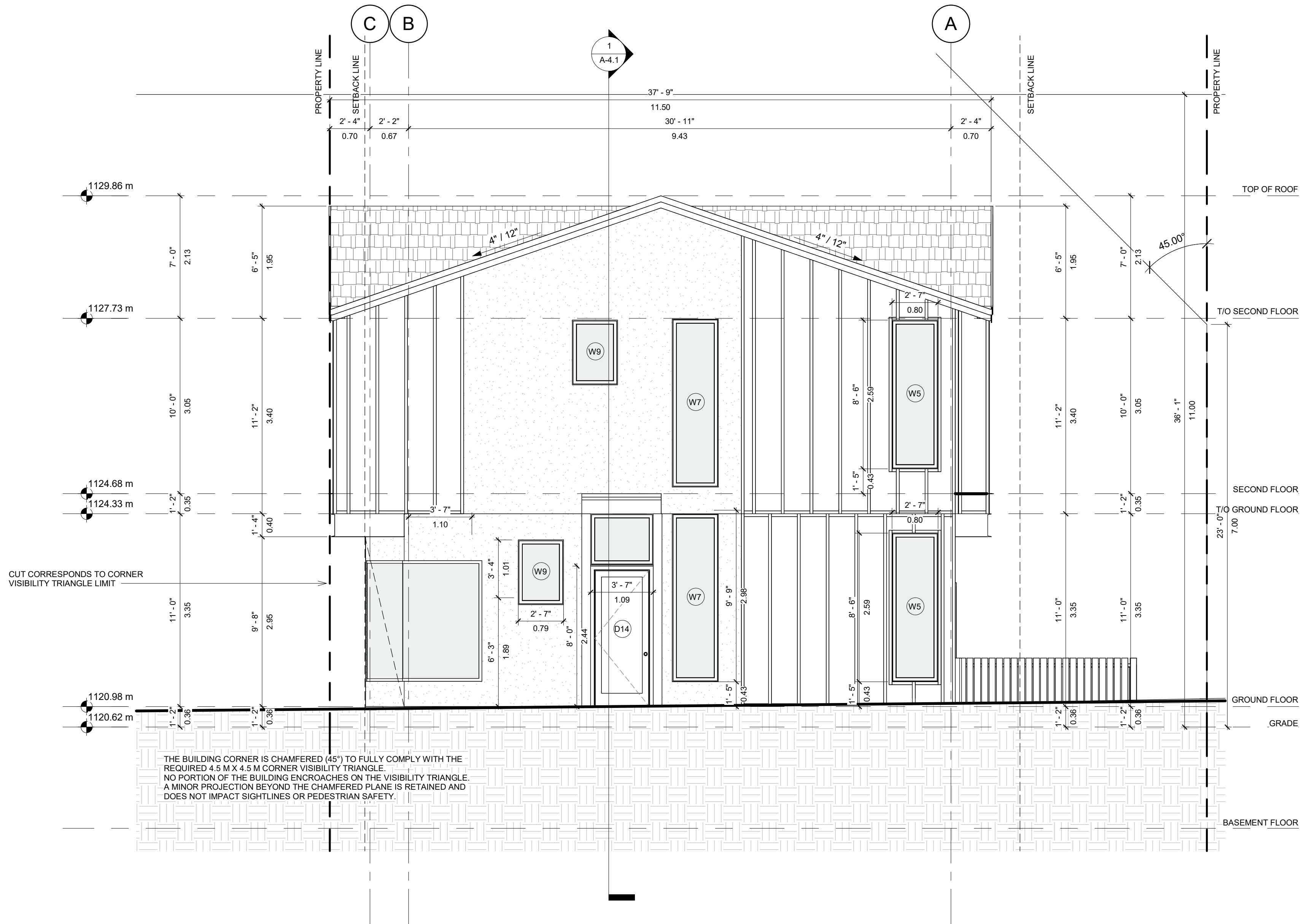
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③ ALLUMINUM RAINWARE, DARK TONE
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NOTES:

- Ground-oriented windows and entrances are provided along 30 Avenue SW to create visual connection between interior living spaces and the public realm.
- STREET FACING ELEVATION:** This elevation addresses a public street and is designed as a primary building frontage.
- The corner unit incorporates a primary living room window and entry facing 30 Avenue SW to reinforce street presence and passive surveillance.
- Dwelling units are oriented toward the street with individual entrances and direct pedestrian access from the public sidewalk.
- Variation in cladding materials, window proportions, and vertical modulation is provided to reduce building mass and enhance pedestrian-level interest.
- Finished floor elevations are coordinated with municipal grades. No steps or structures encroach into the public right-of-way.
- Soft landscaping and planting beds are provided along the property edge to frame entrances and define the transition between public sidewalk and private space
- BUILDING HEIGHT MEASURED FROM AVERAGE GRADE IN ACCORDANCE WITH LAND USE BYLAW 1P2007.

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1 SOUTH SIDE ELEVATION
1 : 50



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SIDE ELEVATION

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