

DEVELOPMENT PERMIT SET

MARDA LOOP, CALGARY ALBERTA

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
01	DP	23.10.2025
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Sheet No.

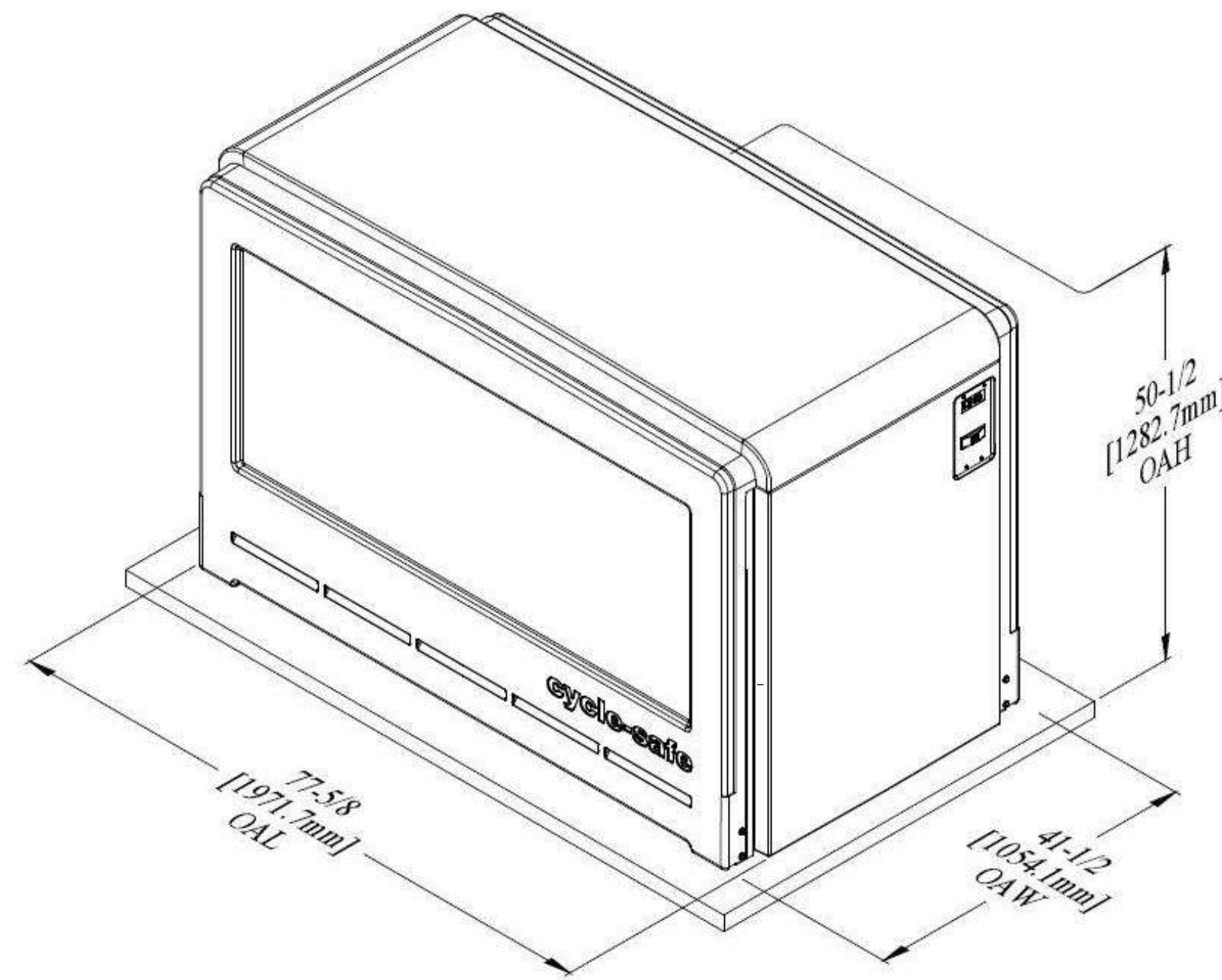
A-0.0

Scale (UNO)

As Shown

LEGEND	PROPOSED TREE LEGEND		LANDSCAPING BREAKDOWN	LANDSCAPING NOTES	
EXISTING PROPERTY LINES... EXISTING SETBACK LINES... PROPOSED CONCRETE PROPOSED DWELLINGS... PROPOSED CANTILEVER... PROPOSED GARAGE PROPOSED ROOF OVERHANG... PROPOSED MULCH... PROPOSED DECORATIVE STONE... PROPOSED SOD...		TREES DECIDUOUS: - SWEDISH ASPEN, MAYDAY TREE TREES CONIFEROUS: - SPRUCE, PINE 6 REQUIRED 7 PROVIDED 	SHRUBS - MUGO PINE PINUS MUJO 16 REQUIRED 27 PROVIDED Min. Height or Spread of 0.60m at time of planting 	PRINCIPAL BUILDING: 230.4m² / 2490 sq.ft DETACHED GARAGE: 81m² / 871.9 sq.ft BIKE STORAGE 7m² / 75.35 sq.ft WASTE/RECYCLING: 6.35m² / 68.4 sq.ft LANDSCAPING AREA: 81m² / 871.9 sq.ft HARD LANDSCAPING: CONCRETE - 24m² / 258 sq.ft SOFT LANDSCAPING: MULCH - 13.8m² / 149 sq.ft SOD - 91.5m² / 985 sq.ft DECORATIVE PAVING - 73m² / 786 sq.ft TOTAL: 202.3m² / 2178 sq.ft TOTAL LANDSCAPED COVERAGE 35 %	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 SOFT SURFACED LANDSCAPE AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM. 3. AN URBAN FORESTRY TECHNICIAN MUST BE ONSITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING EXCAVATION. PLEASE CONTACT URBAN FORESTRY AT 311 TO MAKE ARRANGEMENTS. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE 4. IF CLEARANCE PRUNING OF PUBLIC TREES IS REQUIRED, URBAN FORESTRY MUST BE GIVEN MINIMUM TWO BUSINESS DAYS' NOTICE AND AN APPROVED TREE CONTRACTOR, WHO HAS MET THE CITY'S MINIMUM QUALIFICATIONS, MUST BE USED AT THE APPLICANT'S EXPENSE. PLEASE CONTACT URBAN FORESTRY AT 311 FOR MORE INFORMATION
WINDOWS... DOORS... GARAGE DOOR... OVERHEAD DOOR...	W D GD OD	PROPOSED TREE PLANTING 1/110 SQ OF AREA TREES = 6 3/110 SQ OF AREA SHRUBS = 27	EXISTING TREE PLANTING SEE SURVEY & EXISTING SITE PLAN FOR DETAILS		
Plant Category		Min. Size	Required		
EXISTING GEODETIC...	101.23	Deciduous Trees	60 mm Calliper	2.0 Tree Unit	
PROPOSED GEODETIC...	101.23	Large Deciduous	85 mm Calliper	2.0 Tree Units	
		Coniferous Trees	4.0 m Height	2.0 Tree Units	
EXTERIOR LIGHTING...		Existing Coniferous	See Survey	1.0 Tree Units	

LOT INFORMATION	SITE COVERAGE:		PARKING	MOBILITY STORAGE LOCKERS	LIGHTING FIXTURES (OR EQUIVALENT)
LEGAL ADDRESS: LOT 19 & 20 BLOCK 35 PLAN 4479 P MUNICIPAL ADDRESS: 2240 30 AVENUE SW CALGARY, AB PROPOSED USE: ROWHOUSE DWELLINGS: 4 BASEMENT SUITES: 4	SITE COVERAGE BREAKDOWN: SITE AREA: 579 m² TOTAL UNITS AREA: 230.4 m² DETACHED GARAGE: 81.00 m² BIKE STORAGE: 7.00 m² TOTAL COVERAGE: 318.4m² / 55% TOTAL DENSITY: 75 UPH - 4.34 units		PROVIDED PARKING: 4 STALLS IN DETACHED GARAGE	REQUIRED: 0 UNITS PROVIDED: 0 UNITS	FITTING: E27 MAX. WATT: 1X100W STANDARD LAMP: E27 SHIPS WITH: BULBS NOT INCLUDED LINE VOLTAGE: 220-240V,50-60Hz OPERATION VOLTAGE: 220-240V,50-60Hz SAFETY CLASS: IP44 SAFETY TYPE: ENEC CERTIFICATE:
SITE INFORMATION SITE AREA: 579 M² LANED R-CO MAX. BUILDING HEIGHT: 11.0m FRONT SETBACK: 3.00m SIDE SETBACKS: 1.20m STREET SIDE SETBACK: 0.60m REAR SETBACK: 0.60m MAX DENSITY: 75 UPH MAX. SITE COVERAGE: 60%	SQUARE FOOTAGE SUMMARY - PER UNIT		DISCLAIMER		
	MAIN: 620 sq.ft/57.60M² UPPER: 599.44 sq.ft/55.69M² TOTAL: 1219.44 sq.ft/129M² BASEMENT: 563.38sq.ft/ 52.34M²		THE GAS LINE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO GAS. NO WARRANTEE OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS. SERVICE LINES, WATER LINES, STORM, SANITARY, ELECTRICAL AND CABLE AS SHOWN ARE SCHEMATIC REPRESENTATION ONLY, AND DO NOT INDICATE THE ACTUAL LOCATION OR LENGTH OF THE SERVICE LINE. DIAL-BEFORE-YOU-DIG SERVICES SHOULD BE UTILIZED BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION.		
	UNIT 01	UNIT 01	UNIT 01	UNIT 01	
	620 sq.ft/57.60M²	620 sq.ft/57.60M²	620 sq.ft/57.60M²	620 sq.ft/57.60M²	
	599.44 sq.ft/55.69M²	599.44 sq.ft/55.69M²	599.44 sq.ft/55.69M²	599.44 sq.ft/55.69M²	
	1219.44 sq.ft/129M²	1219.44 sq.ft/129M²	1219.44 sq.ft/129M²	1219.44 sq.ft/129M²	
	563.38sq.ft/ 52.34M²	563.38sq.ft/ 52.34M²	563.38sq.ft/ 52.34M²	563.38sq.ft/ 52.34M²	
	THIS PROPERTY DOES NOT FALL WITHIN THE OVERLAND FLOW REGION OF THE FLOODWAY / FLOOD FRINGE ACCORDING TO THE MAP FROM www.calgary.ca				
	GARBAGE / RECYCLING				
	SHARED STORAGE AND COLLECTION				



NOTES:

EACH CLASS 1 BIKE LOCKER IS DESIGNED TO ACCOMMODATE A STANDARD ADULT BICYCLE. THE INTERNAL DIMENSIONS ARE:

LENGTH 2.80 M
WIDTH 1.22 M
HEIGHT 2.00 M

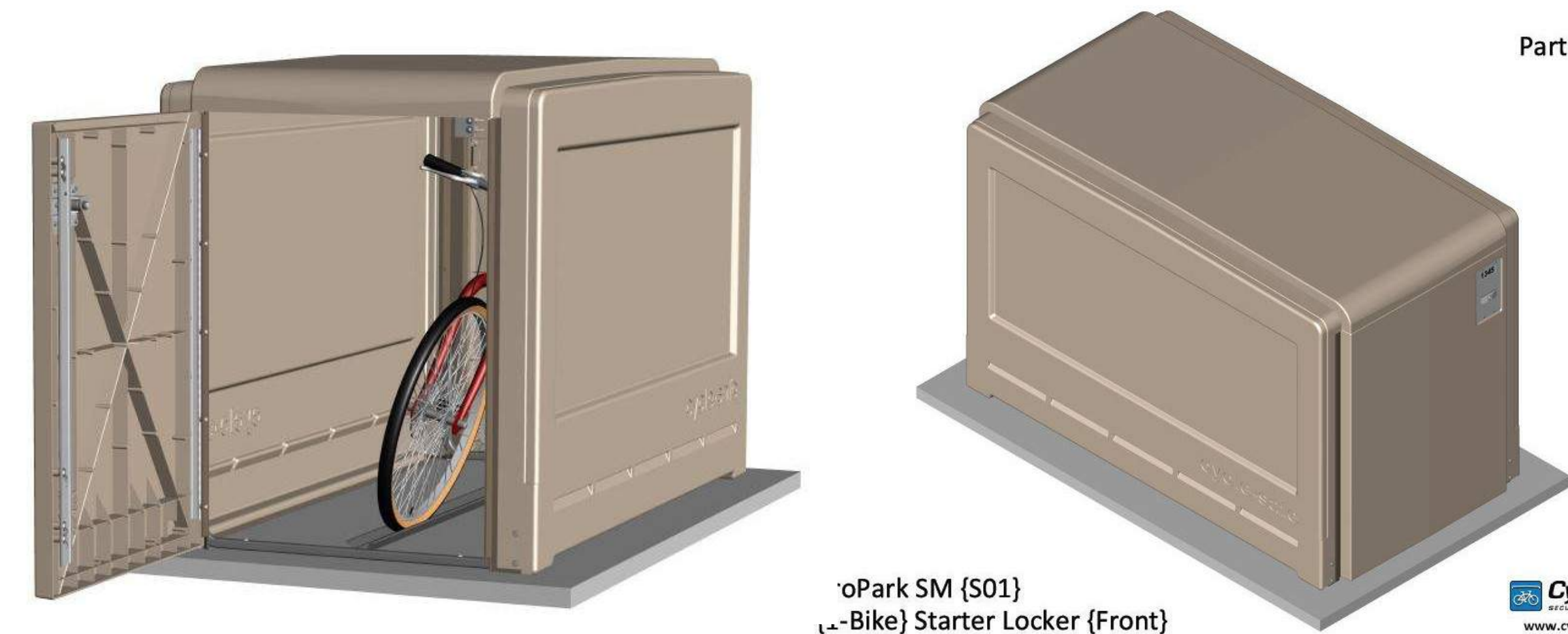
IN ACCORDANCE WITH TYPICAL BICYCLE DIMENSIONS AND CITY OF CALGARY'S BICYCLE PARKING HANDBOOK GUIDELINES.

BIKE LOCKERS ARE LOCATED ON CONCRETE PAD TO COMPLY WITH HARD SURFACE REQUIREMENT PER LAND USE BYLAW.

THE CLASS 1 BICYCLE PARKING AREA IS PROVIDED WITH EXTERIOR LIGHTING TO ENSURE VISIBILITY AND SAFETY DURING EVENING HOURS.

BIKE LOCKERS ARE FULLY ENCLOSED AND CONSTRUCTED FROM OPAQUE, DURABLE METAL PANELS TO COMPLY WITH SECURITY AND WEATHER PROTECTION STANDARDS OF THE BICYCLE PARKING HANDBOOK.

Part #10017

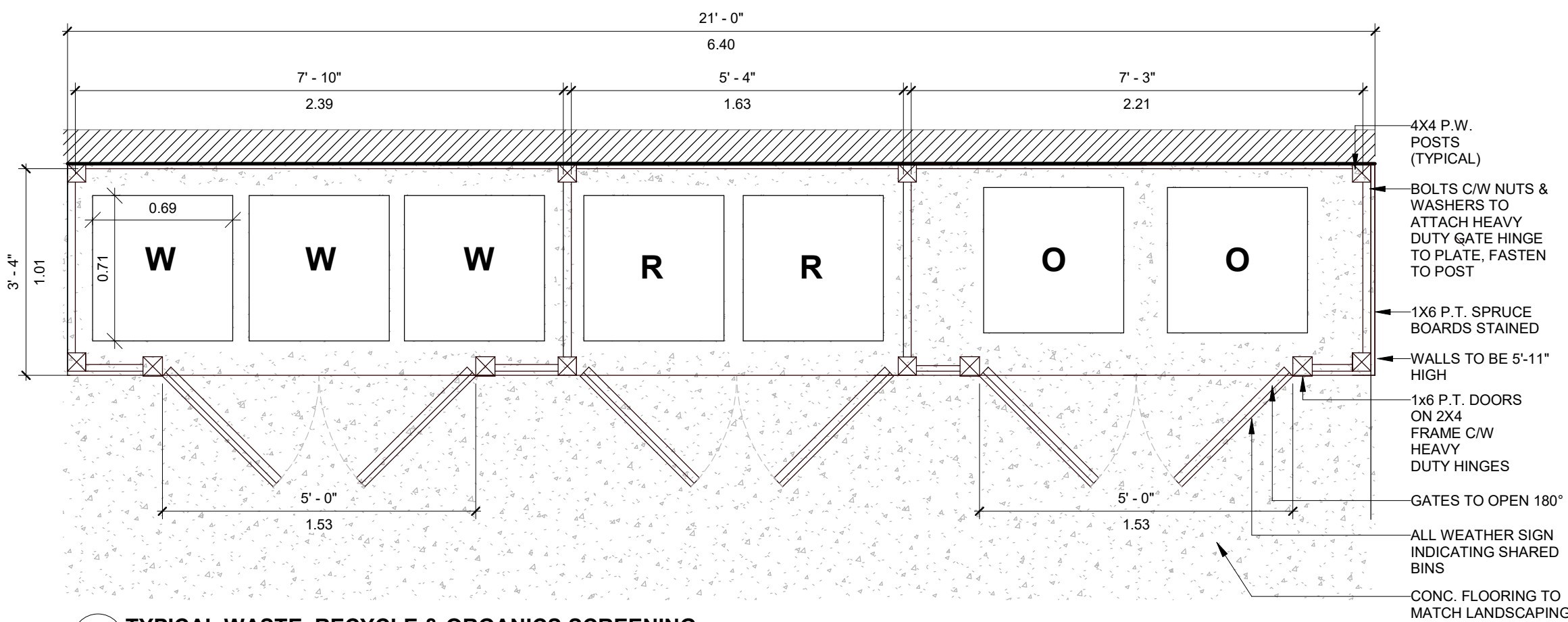


oPark SM {S01}
oPark (Bike) Starter Locker {Front}



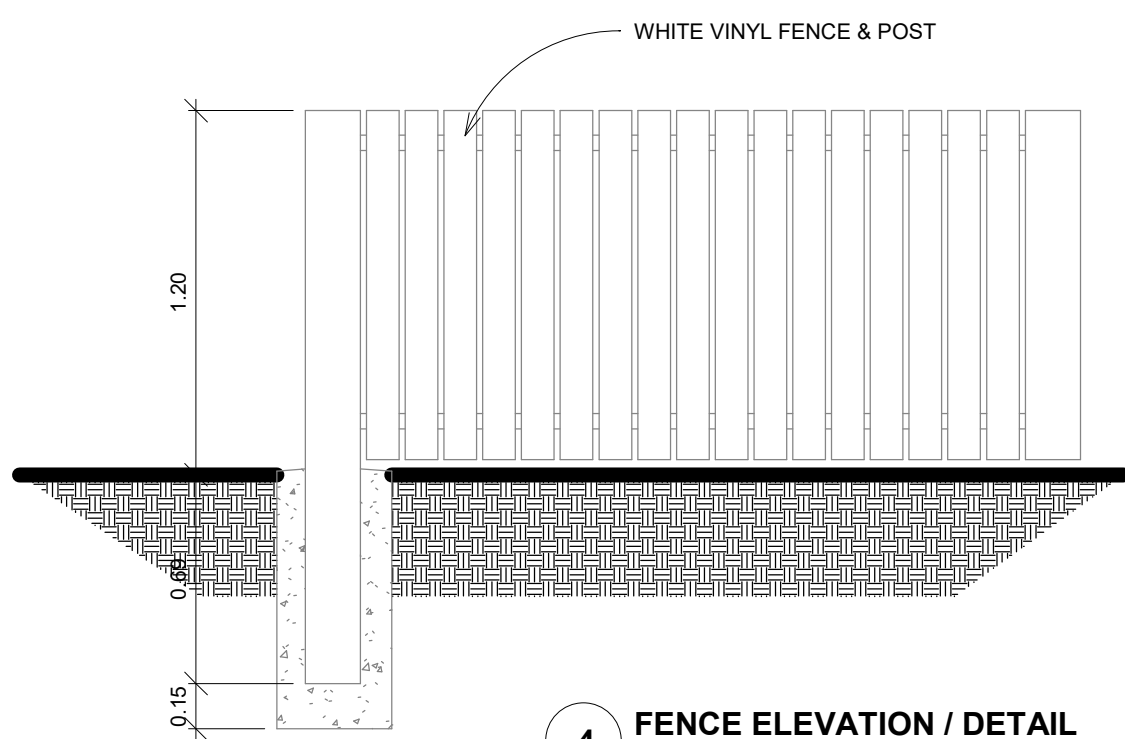
01 BICYCLE STORAGE STALL DETAIL & VIEWS

NTS



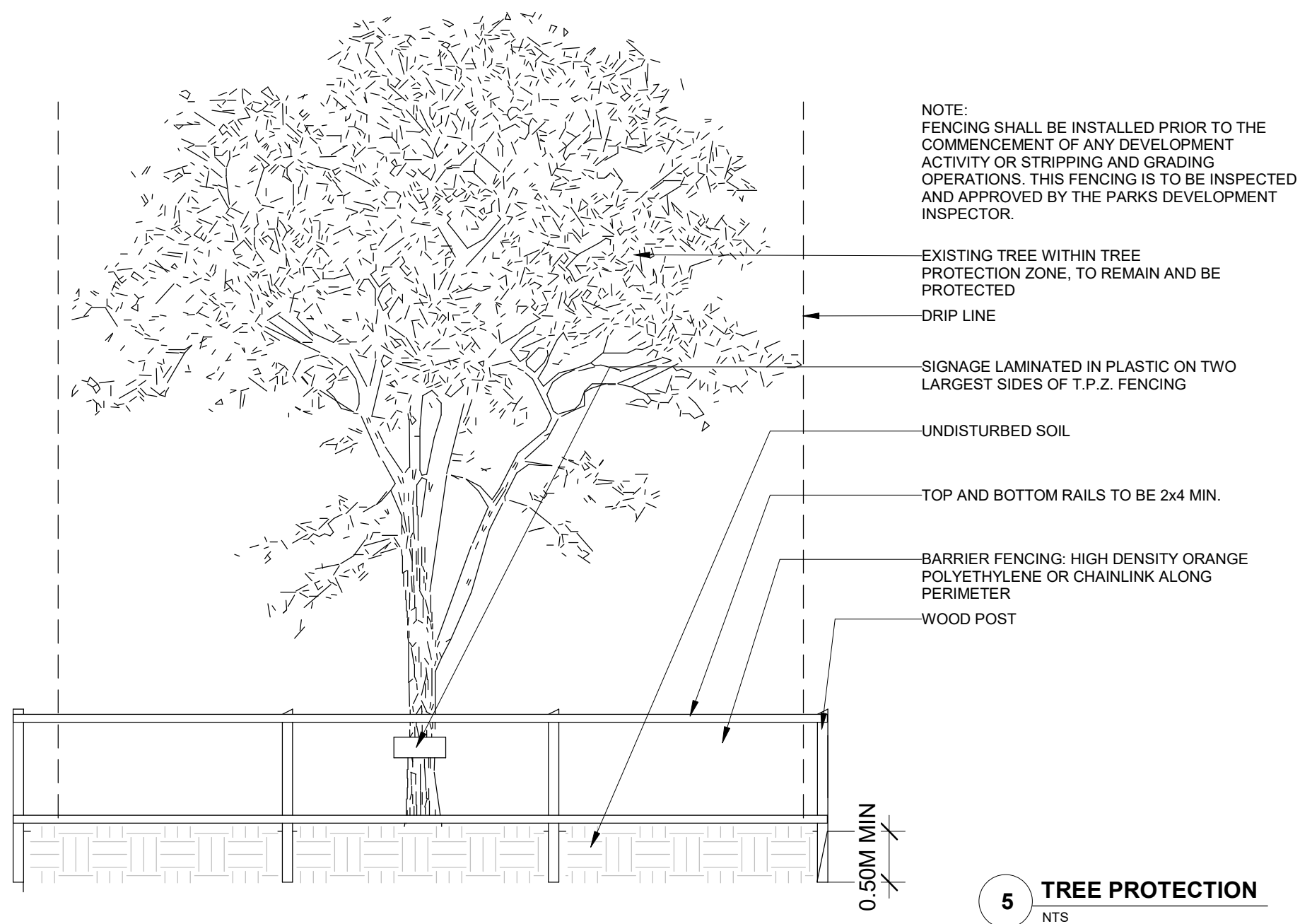
3 TYPICAL WASTE, RECYCLE & ORGANICS SCREENING

NTS



4 FENCE ELEVATION / DETAIL

NTS



5 TREE PROTECTION

NTS

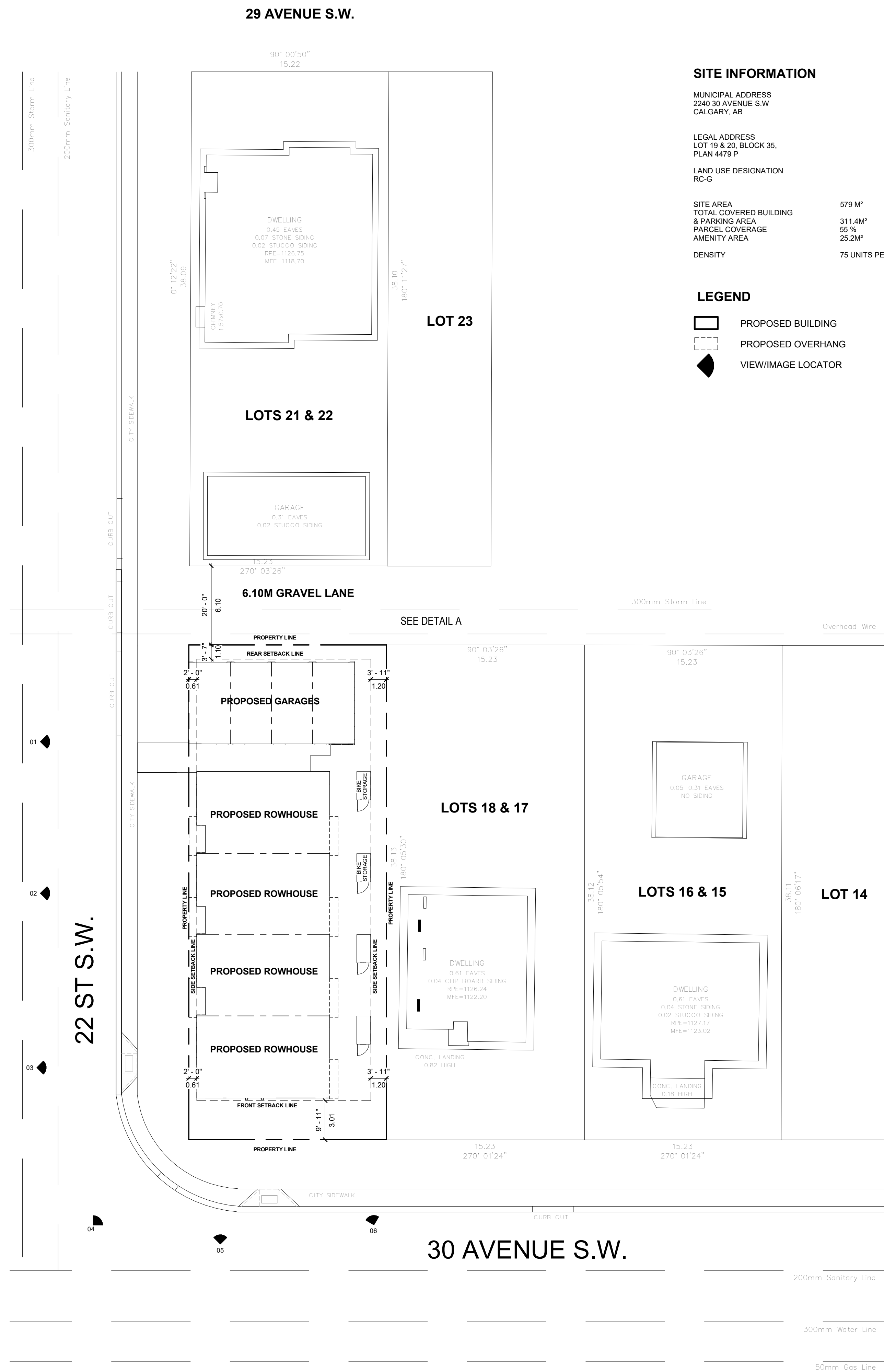
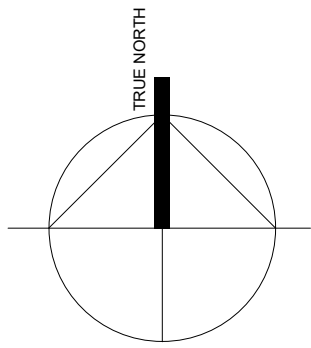


Project:
2240 30 AVE SW

Drawing Title:
CODE & ZONING REVIEW

02	DP REV 1	16.02.2026
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Sheet No. **A-0.3**
Scale (UNO) As Shown



SITE INFORMATION

MUNICIPAL ADDRESS
2240 30 AVENUE S.W
CALGARY, AB

LEGAL ADDRESS
LOT 19 & 20, BLOCK 35,
PLAN 4479 P

LAND USE DESIGNATION
RC-G

SITE AREA 579 M²
TOTAL COVERED BUILDING
& PARKING AREA 311.4M²
PARCEL COVERAGE 55 %
AMENITY AREA 25.2M²
DENSITY 75 UNITS PER HA

LEGEND

- PROPOSED BUILDING
- PROPOSED OVERHANG
- VIEW/IMAGE LOCATOR



IMAGE 01



IMAGE 02



IMAGE 03



IMAGE 04



IMAGE 05



IMAGE 06



Project:
2240 30 AVE SW

Drawing Title:
KEY PLAN

02	DP REV 1	16.02.2026
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Sheet No. **A-1.0**
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1 KEY PLAN
1 : 200

SITE PLAN

MUNICIPAL ADDRESS:
2240 30 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOTS 20 & 19
BLOCK 35
PLAN 4479 P

PREPARED FOR: 2628835 Alberta Inc.

DATE OF SURVEY: September 2nd, 2025

SCALE: 1:200

- LEGEND:
- Subject Property Line
 - Right of Way Line
 - Edge Line
 - Fence Line
 - Sanitary Line
 - Storm Line
 - Water Line
 - Gas Line
 - Overhead Wire
 - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power Pole
 - Power Anchor
 - Light Pole
 - Manhole
 - Catch Basin
 - Water Valve
 - Gas Valve
 - Sign
 - Fire Hydrant
 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
 - Concrete and Asphalt Hatch
 - Wood Hatch
 - Roof Hatch

2F=Second Floor
BC=Back of Curb
RW=Back of Walkway
CW=Conteiner
C=Concrete
Elev=Elevation

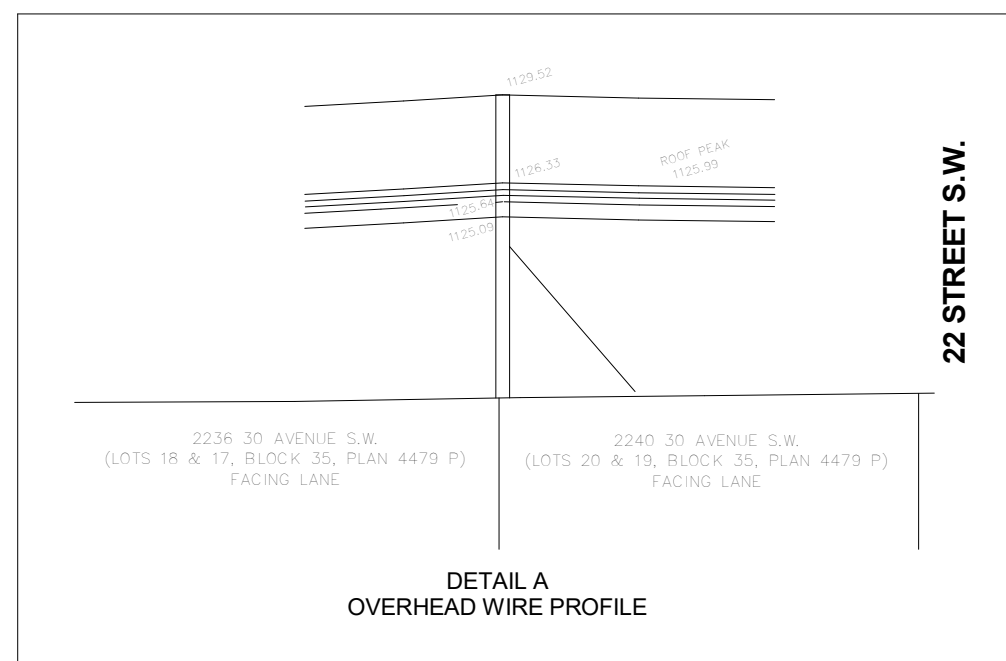
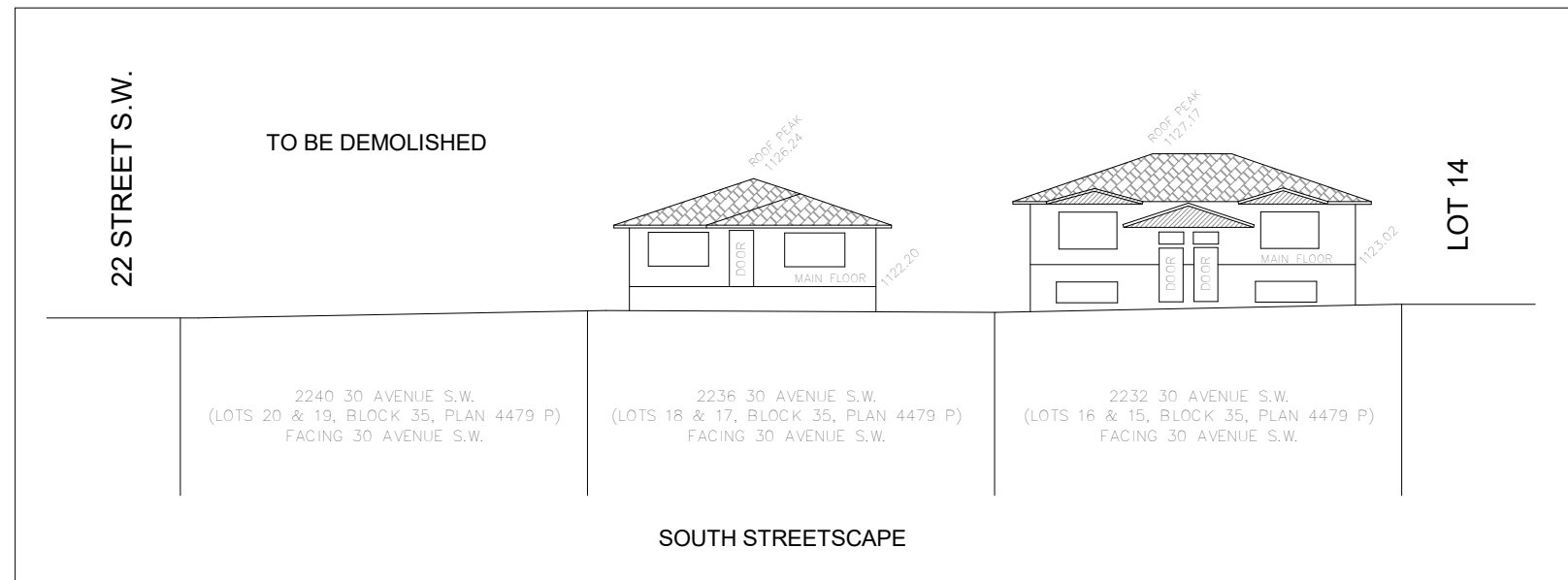
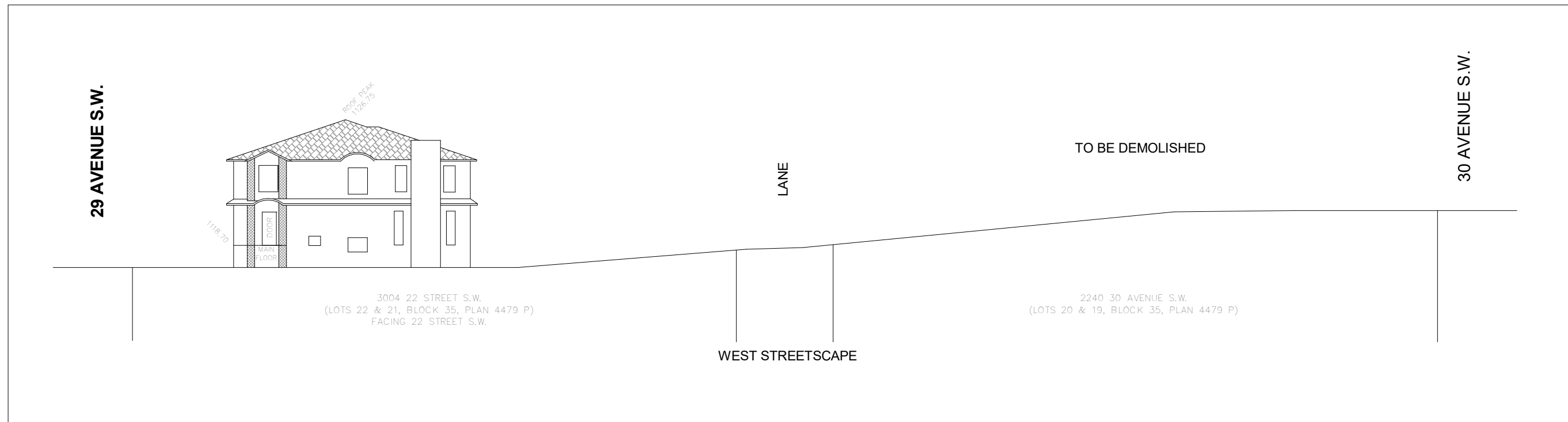
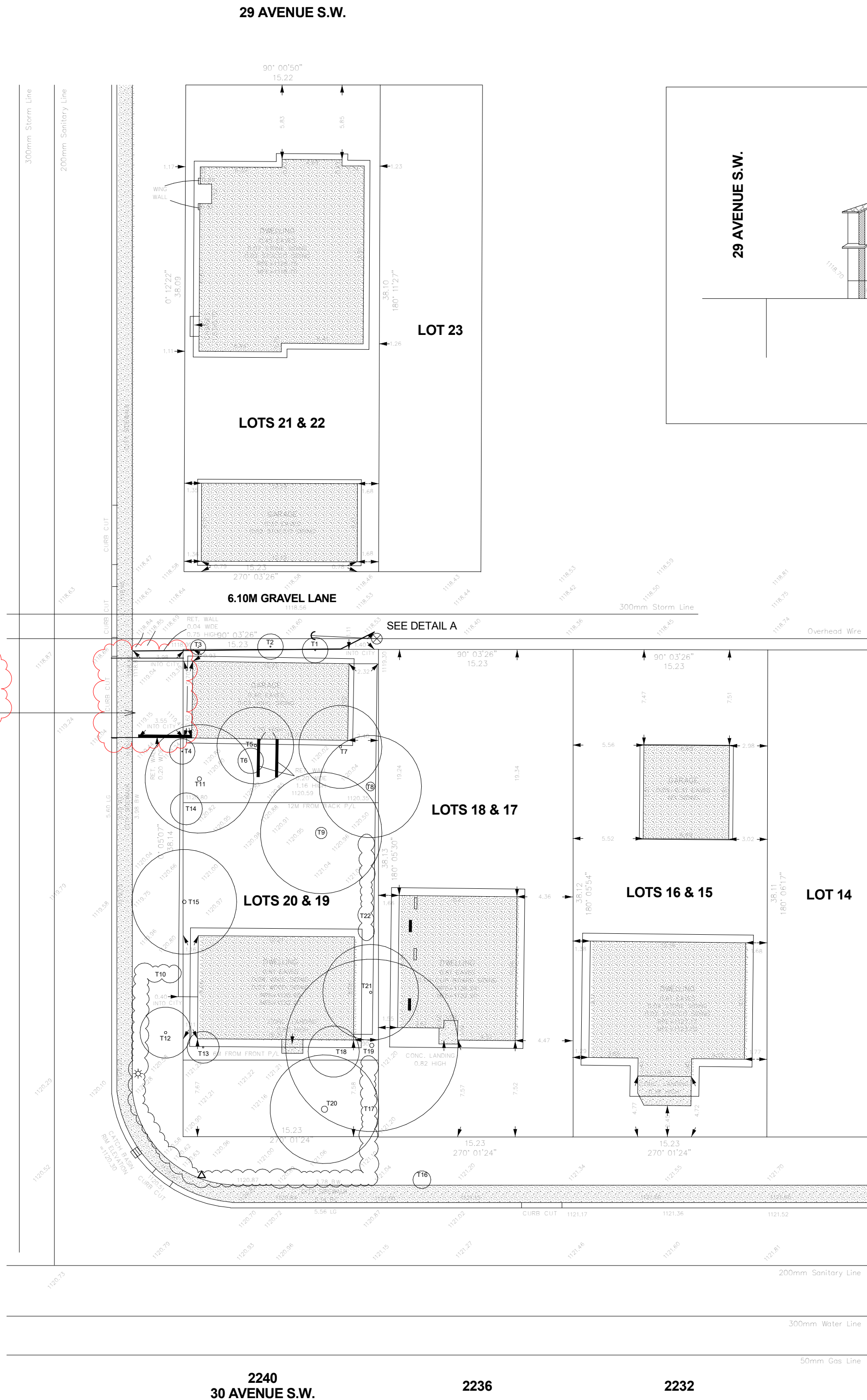
1F=Encroachment
L=Length of Arc
10'=Up of Gutter
MF=Main Floor
ME=Main Floor Elevation
R=Radius

2F=Right of Way
Rel=Relining
RPE=Roof Peak Elevation
BB=Bottom of Wall
WT=Top of Wall

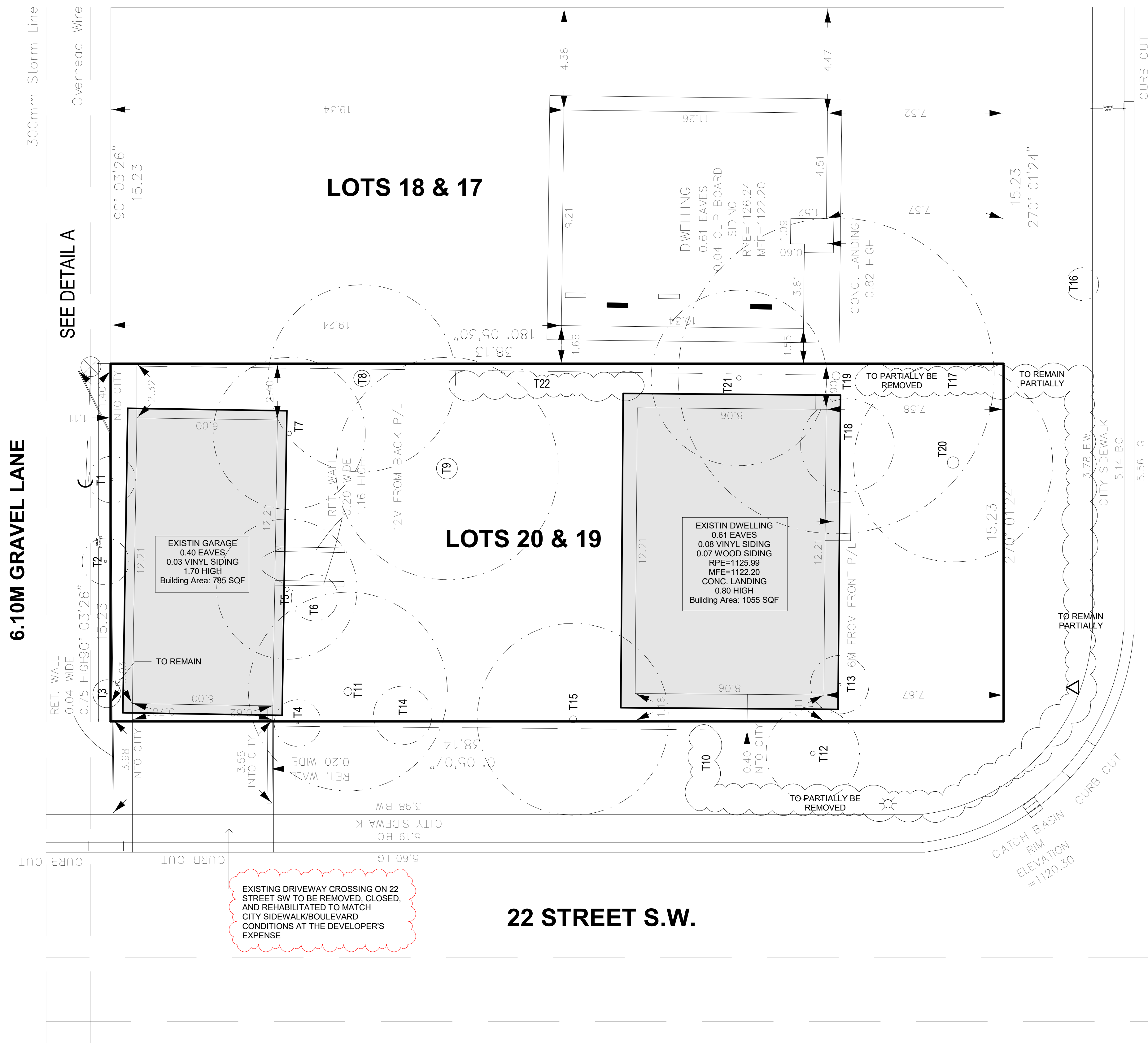
- NOTE:
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999728
 - Distances are in ground and are shown in metres and decimals thereof.
 - Distances along curves are arc distances.
 - Elevations are derived from ASGM 1976/85.
 - Existing spot elevations are shown here.
 - The Certificate of Title 201 162 000, which was searched on the 19th day of August, 2025, and includes the following instruments:
Caveat No. 901 213 364, 091 327 030
 - The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 65, 104, 194 & 229 in "Sec 08-Top 24-Reg 1-W 5M". (Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to locate all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

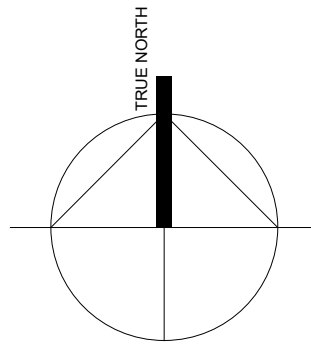
TREE SCHEDULE:

Tree No.	Variety	Trunk (DBH)	Canopy (DBH)	Height (L3)	Location
1	Deciduous	0.05	0.05	1.00	On Subject Property
2	Deciduous	0.10	0.10	1.00	On City Property
3	Deciduous	0.05	0.05	0.40	On City Property
4	Deciduous	0.05	0.05	0.40	On Subject Property
5	Deciduous	0.20	0.20	0.00	On Subject Property
6	Map	0.01	0.01	0.00	On Subject Property
7	Deciduous	0.10	0.10	0.00	On Subject Property
8	Deciduous	0.30	0.30	18.00	On Subject Property
9	Deciduous	0.30	0.30	18.00	On Subject Property
10	Map	0.10	0.10	0.00	On City Property
11	Deciduous	0.30	0.30	0.00	On Subject Property
12	Deciduous	0.30	0.30	0.00	On Subject Property
13	Deciduous	0.10	0.10	0.00	On Subject Property
14	Map	0.30	0.30	0.00	On Subject Property
15	Map	0.30	0.30	0.00	On Subject Property
16	Map	0.30	0.30	0.00	On Subject Property
17	Map	0.30	0.30	0.00	On Subject Property
18	Map	0.30	0.30	0.00	On Subject Property
19	Map	0.30	0.30	0.00	On Subject Property
20	Map	0.30	0.30	0.00	On Subject Property
21	Map	0.30	0.30	0.00	On Subject Property
22	Map	0.30	0.30	0.00	On Subject Property



1 SURVEY PLAN
1 : 150





SITE INFORMATION

MUNICIPAL ADDRESS
2240 30 AVENUE S.W
CALGARY, AB

LEGAL ADDRESS
LOT 19 & 20, BLOCK 35,
PLAN 4479 P

LAND USE DESIGNATION
RC-G

SITE AREA	579 M ²
TOTAL COVERED BUILDING & PARKING AREA	311.4M ²
PARCEL COVERAGE	55 %
AMENITY AREA	25.2M ²
DENSITY	75 UNITS PER HA

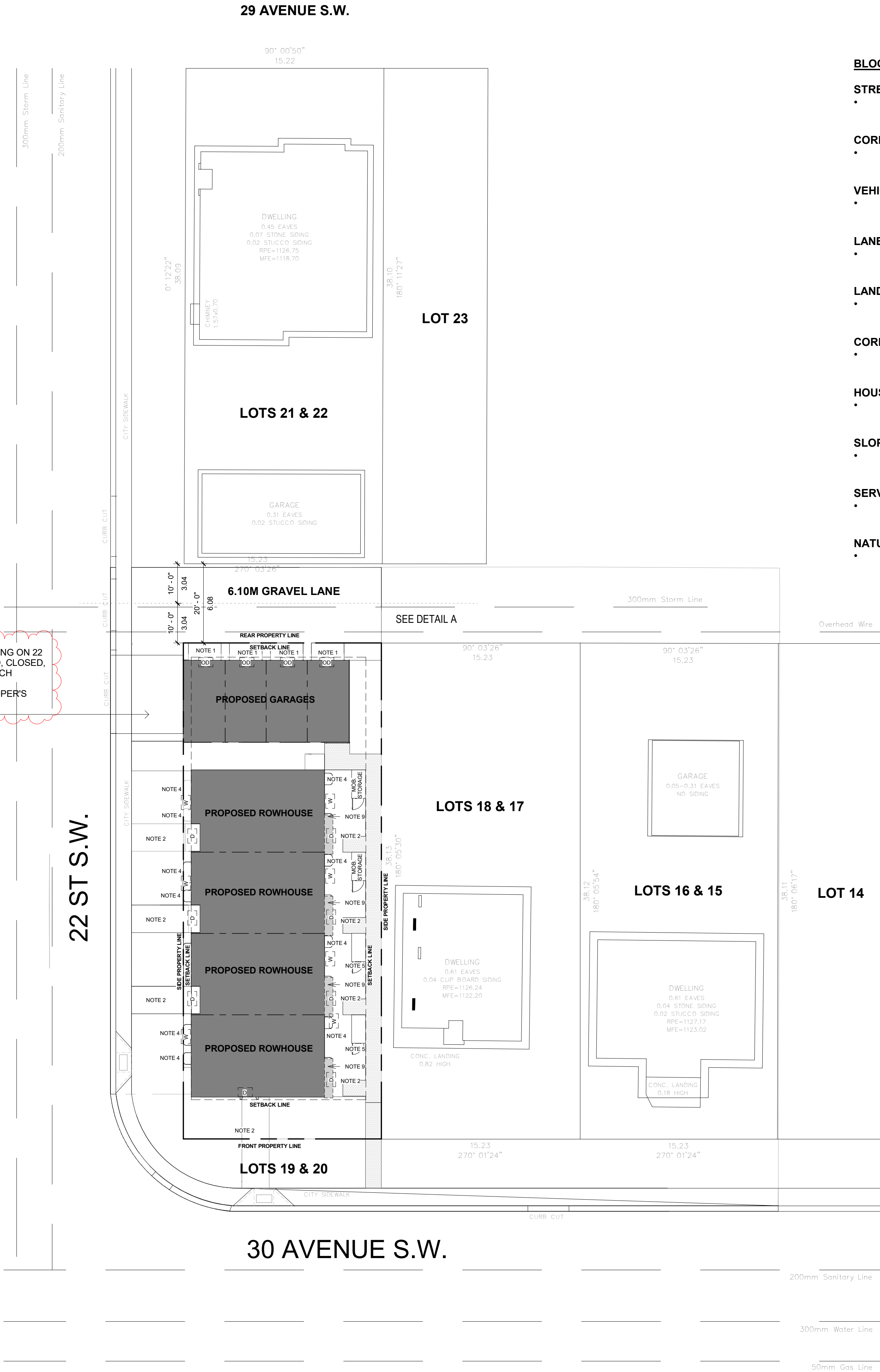
NOTES

1. PROPOSED CONC. DRIVEWAY (0.6M DEEP, 2% SLOPE)
2. PROPOSED CONC. STEPS
3. PROPOSED COVERED ENTRY PORCH
4. PROPOSED WINDOW WELL (2'7" X 4'2")
5. PROPOSED PRIVATE AMENITY OUTDOOR PATIO
6. PROPOSED CONC. LANDSCAPE WALKWAY
7. PROPOSED WOODEN STEPS / LANDING
8. PROPOSED ROOF EAVE LINE
9. PROPOSED PROJECTIONS

LEGEND

- | | |
|--|-----------------------------------|
| | PROPOSED BUILDING |
| | PROPOSED OVERHANG |
| | PROPOSED EXTERIOR WINDOW LOCATION |
| | PROPOSED EXTERIOR DOOR LOCATION |
| | GARAGE DOOR |
| | OVERHEAD DOOR |

EXISTING DRIVEWAY CROSSING ON 22 STREET SW TO BE REMOVED, CLOSED, AND REHABILITATED TO MATCH CITY SIDEWALK/BOULEVARD CONDITIONS AT THE DEVELOPER'S EXPENSE



BLOCK PLAN GENERAL NOTES:

STREET-ORIENTED DEVELOPMENT:

- All dwelling units are oriented toward public streets (22 Street SW and 30 Avenue SW) with individual entrances connected to the public sidewalk via private walkways.

CORNER LOT INTERFACE:

- The corner unit provides a primary entrance and active living-room glazing facing 30 Avenue SW to reinforce the pedestrian streetscape and improve natural surveillance.

VEHICLE ACCESS:

- No driveways are provided from 22 Street SW or 30 Avenue SW. All vehicular access is from the rear lane.

LANE FUNCTION:

- Rear lane access accommodates garages, waste collection, and servicing to maintain an uninterrupted pedestrian frontage along public streets.

LANDSCAPING

- Front yard landscaping, trees, and planting beds are provided along both street frontages to enhance the streetscape and provide buffering from vehicle traffic.

CORNER VISIBILITY:

- Landscaping within the corner visibility triangle is limited to low planting to maintain sightlines for vehicles and pedestrians.

HOUSING TYPOLOGY

- The development provides multi-unit ground-oriented housing consistent with the Neighborhood Connector policies of the West Elbow Communities Local Area Plan.

SLOPE-ADAPTIVE DESIGN:

- Building entrances and walkways are stepped within private property to follow existing grades. No steps are located within the public right-of-way.

SERVICING:

- All utilities and site servicing are located internal to the site and accessed from the rear lane.

NATURAL SURVEILLANCE:

- Front-facing windows and entrances provide passive surveillance of the public sidewalk and street.



Project:
2240 30 AVE SW

Drawing Title:

BLOCK PLAN

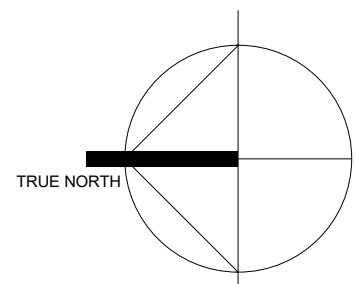
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BLOCK PLAN

1 : 200

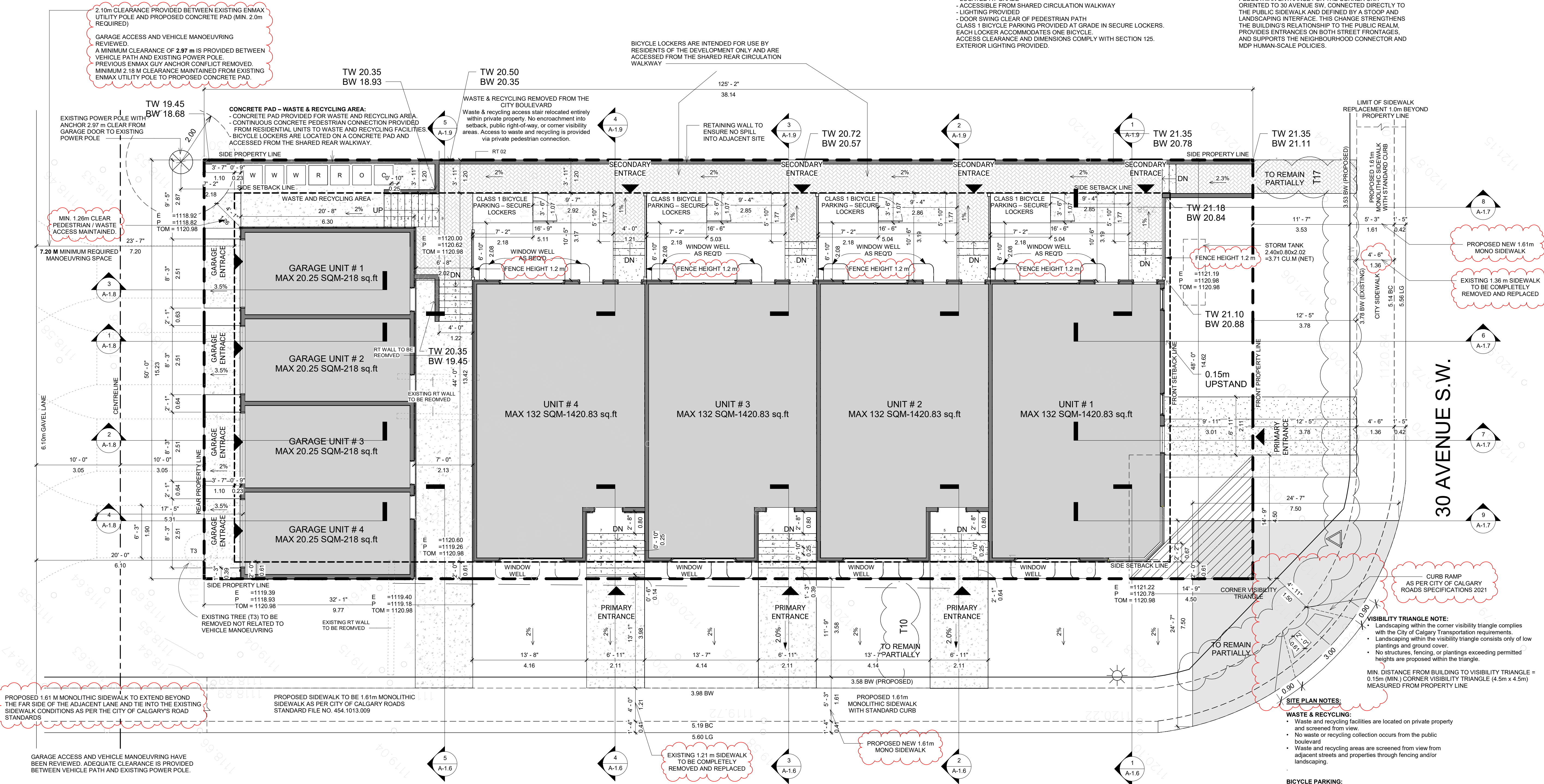


E = Existing Grade
P = Proposed grade
TOM = Top of main Floor

- Existing (E) and Proposed (P) geodetic elevations are provided across the site, including at property lines, building corners, and key grading points.
- Drainage directions are clearly indicated with arrows, along with slope percentages, demonstrating the intended flow of surface runoff.
- The grading design ensures that all stormwater is directed away from adjacent properties and toward the public street and lane.
- Positive drainage is maintained away from building foundations and toward approved discharge locations

CLASS 1 BICYCLE PARKING:
- SECURE, WEATHER-PROTECTED LOCKERS
- MINIMUM 2.0M MANEUVERING CLEARANCE PROVIDED
- LOCATED AT GRADE
- ACCESSIBLE FROM SHARED CIRCULATION WALKWAY
- LIGHTING PROVIDED
- DOOR SWING CLEAR OF PEDESTRIAN PATH
CLASS 1 BICYCLE PARKING PROVIDED AT GRADE IN SECURE LOCKERS. EACH LOCKER ACCOMMODATES ONE BICYCLE. ACCESS CLEARANCE AND DIMENSIONS COMPLY WITH SECTION 125. EXTERIOR LIGHTING PROVIDED.

NOTE:
THE REVISED DESIGN INTRODUCES AN AT-GRADE PEDESTRIAN ENTRANCE FOR THE CORNER UNIT ORIENTED TO 30 AVENUE SW, CONNECTED DIRECTLY TO THE PUBLIC SIDEWALK AND DEFINED BY A STOOP AND LANDSCAPING INTERFACE. THIS CHANGE STRENGTHENS THE BUILDING'S RELATIONSHIP TO THE PUBLIC REALM, PROVIDES ENTRANCES ON BOTH STREET FRONTAGES, AND SUPPORTS THE NEIGHBOURHOOD CONNECTOR AND MDP HUMAN-SCALE POLICIES.



1 SITE PLAN-PROPOSED
1 : 75

**BE-VOK Ltd**

Project:
2240 30 AVE SW

Drawing Title:
PROPOSED SITE PLAN

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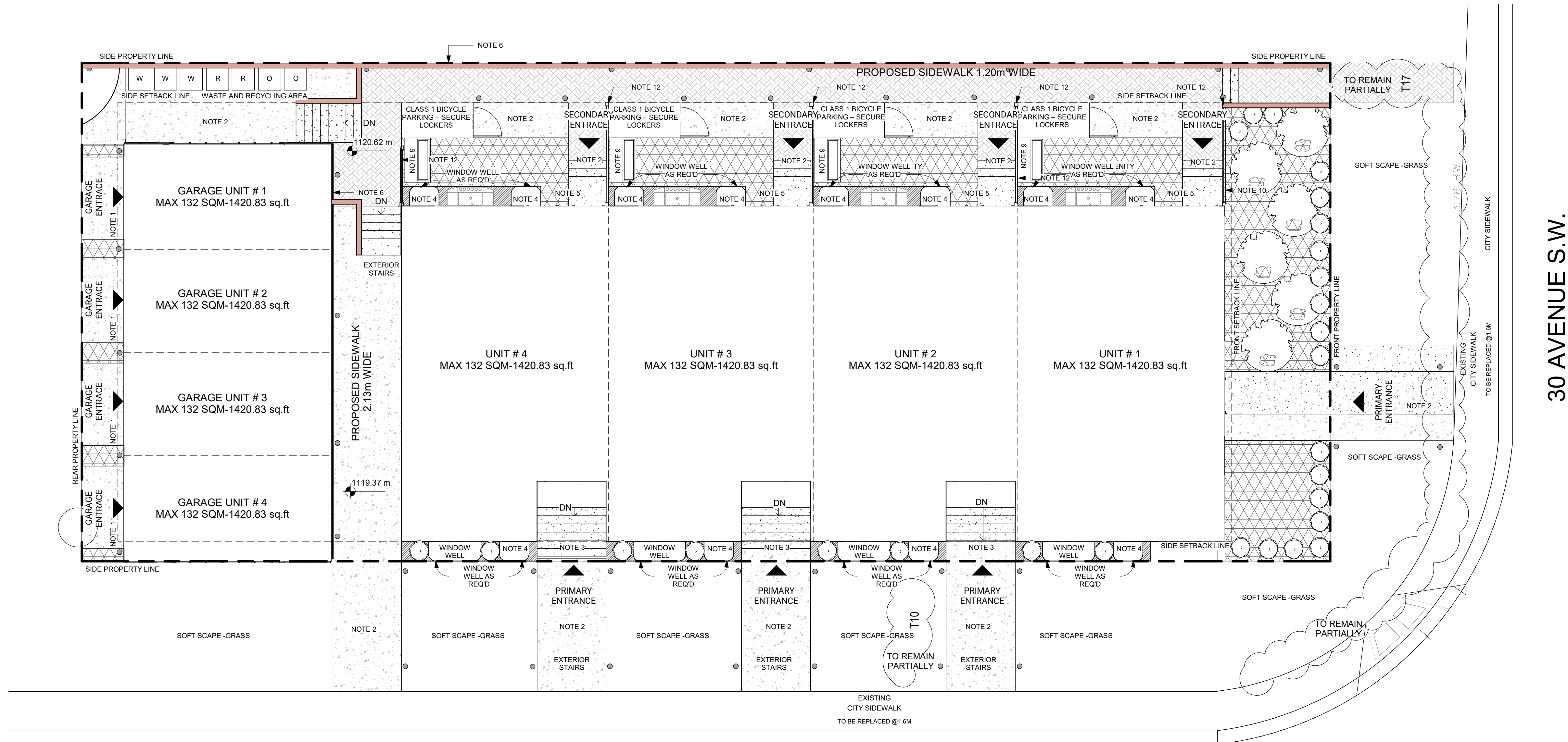
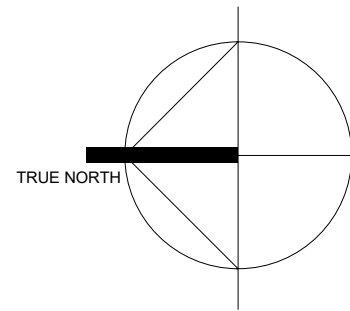
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A-1.4

Scale (UNO)

As Shown

- WASTE & RECYCLING:**
- Waste and recycling facilities are located on private property and screened from view.
 - No waste or recycling collection occurs from the public boulevard.
 - Waste and recycling areas are screened from view from adjacent streets and properties through fencing and/or landscaping.
- BICYCLE PARKING:**
- Class 1 bicycle parking is provided in secure, weather-protected lockers.
 - Lockers sized to accommodate a standard adult bicycle.
 - Areas illuminated for safety compliance in accordance with Land Use Bylaw Sec.125(11)
- LANE DRAINAGE:**
- Garage aprons slope toward the lane centerline.
 - Lane drainage patterns remain unchanged.
 - Proposed garage floor elevations are set above lane grades to prevent runoff from entering the garages
- BOULEVARD GRADING:**
- No steps, retaining walls, or grade interruptions are proposed within the public right-of-way.
 - The boulevard slopes continuously toward the curb at a maximum slope of 2%.
 - All grade transitions occur at or inside the property line.
 - Final boulevard elevations are subject to City of Calgary approval.
- PRIVATE ENTRANCE:**
- All entrance stairs and landings are located entirely on private property.
 - No encroachment into the public right-of-way is proposed.
- SURFACE DRAINAGE:**
- Surface drainage is directed away from buildings toward the public street and lane in accordance with City grading requirements
 - No drainage is directed onto adjacent properties
- EXTERIOR LIGHTING**
- Lighting provided at building entrances and bicycle storage areas to support safe access.

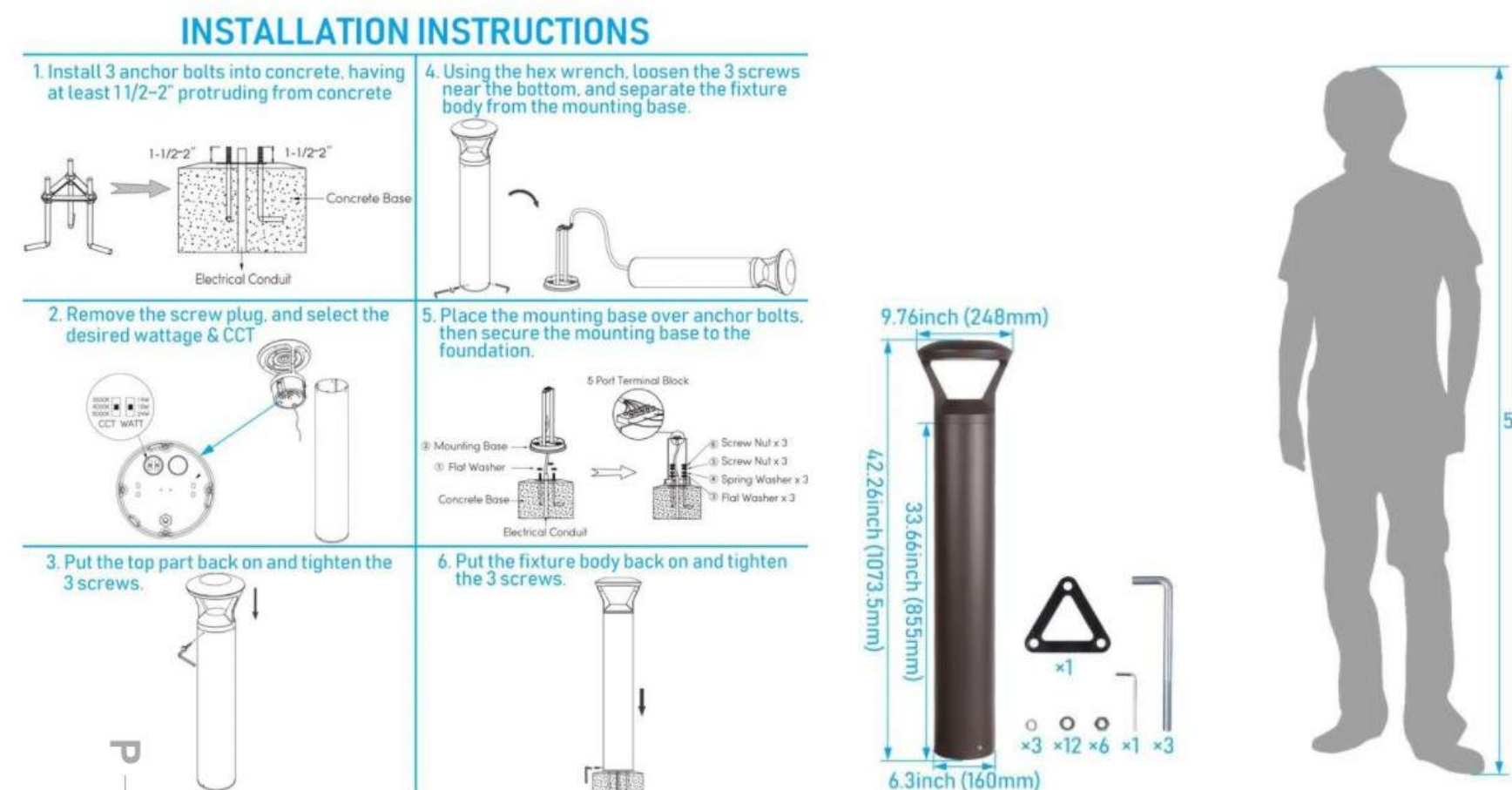


1 LANDSCAPE

1 : 75

22 ST S.W.

- NOTES:**
- WASTE & RECYCLING SCREENING:**
 - Waste and recycling areas are screened from view from adjacent streets and properties through fencing and/or landscaping.
 - BOULEVARD TREES:**
 - All boulevard tree planting, species selection, and placement are subject to approval by the City of Calgary Urban Forestry and may be modified at the time of Development Permit clearance.
 - SITE LIGHTING:**
 - Exterior lighting is provided at entrances, walkways, and bicycle parking areas to support safe access. Lighting is downward-directed and designed to minimize off-site glare.



2 PROPOSED LIGHTS

1 : 10

LANDSCAPE STAT

SEE DP1.0 FOR PROPOSED TREE & SHRUB PLANTING SPEC.
SEE DP1.0 FOR LANDSCAPE CALCULATION / STAT

NOTES

- PROPOSED CONC. DRIVEWAY (0.6M DEEP, 2% SLOPE)
- PROPOSED CONC.
- PROPOSED COVERED ENTRY PORCH
- PROPOSED WINDOW WELL (27" X 42")
- PROPOSED PRIVATE AMENITY OUTDOOR PATIO
- PROPOSED RETAINING WALL (SEE DP1.6 FOR ELEVATION)
- PROPOSED WOODEN STEPS / LANDING
- PROPOSED OUTDOOR FURNITURE
- PROPOSED OUTDOOR PLANTER
- PROPOSED FENCE (5'4" HIGH)
- PROPOSED TREE GRATE
- PROPOSED PRIVACY SCREEN

LEGEND

	PROPOSED BUILDING		EXISTING BUSH TO BE REMOVED
	SOD (SOFTSCAPE)		PROPOSED SHRUB
	MULCH (SOFTSCAPE)		PROPOSED TREE
	CONCRETE (HARDSCAPE)		OVERHEAD ELECTRIC LINE
	DECORATIVE PAVEMENT / SIMILAR (SOFTSCAPE)		200MM SANITARY LINE
	PROPOSED MAIN ENTRY DOOR		200MM WATER LINE
	EXISTING OVERHEAD ELECTRIC POLE		50MM GAS LINE
	EXISTING LIGHT POLE		EXISTING GRADE
	EXISTING SIGN		PROPOSED GRADE
	EXISTING FIRE HYDRANT		
	PATHWAY LIGHTS		
	EXISTING TREES TO BE REMOVED		
	EXISTING TREES TO REMAIN		

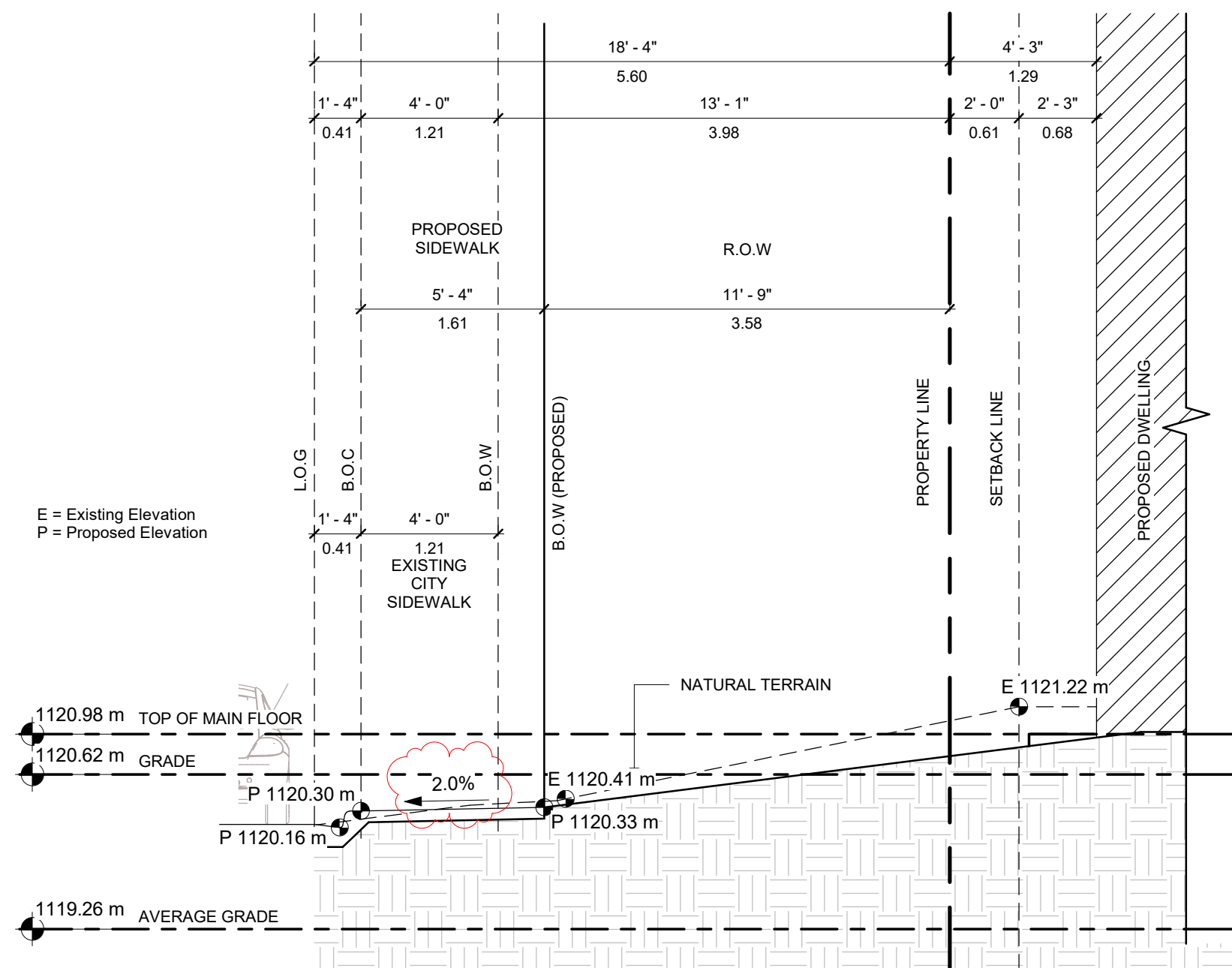


Project:
2240 30 AVE SW

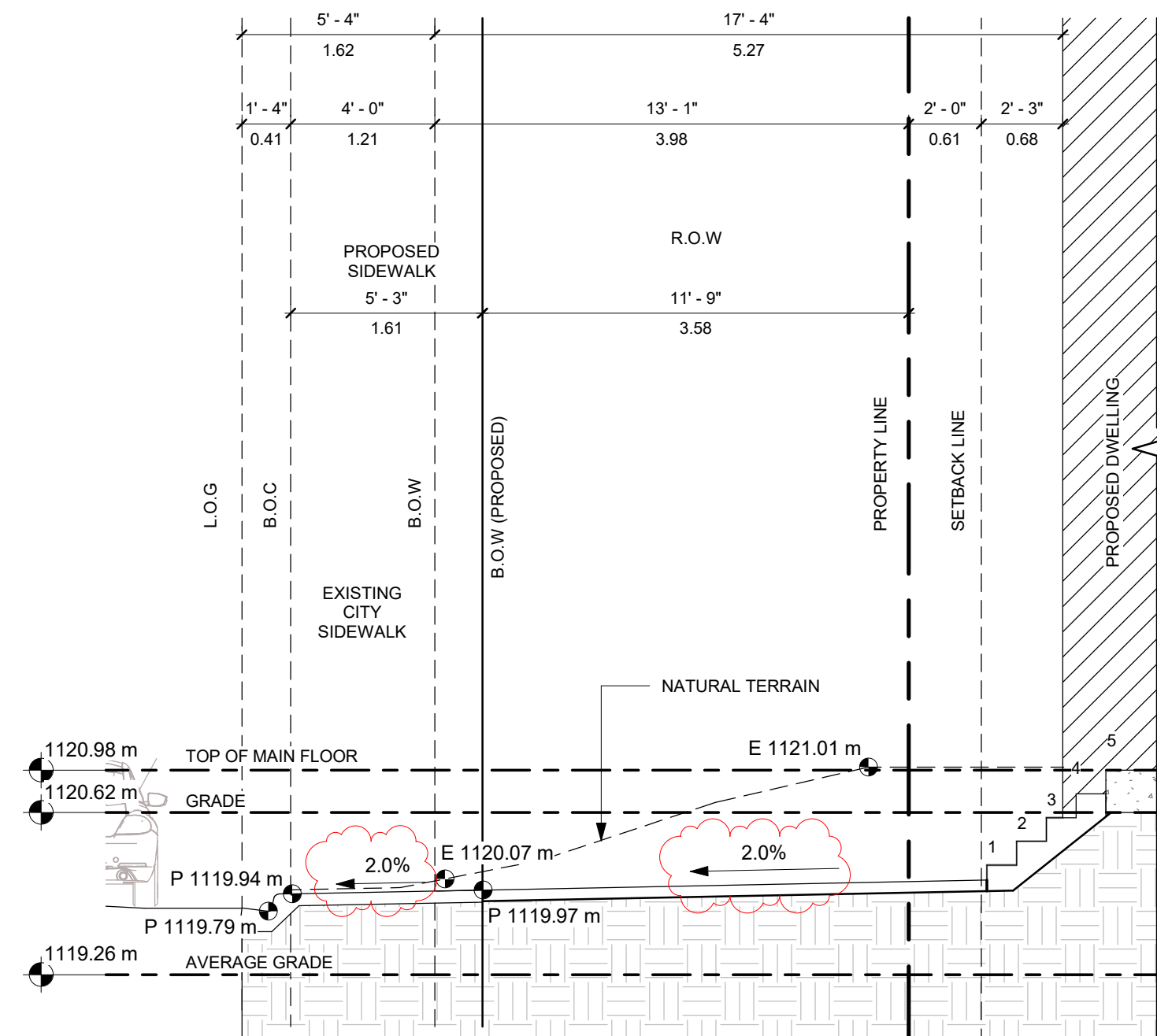
Drawing Title:
PROPOSED LANDSCAPE PLAN

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

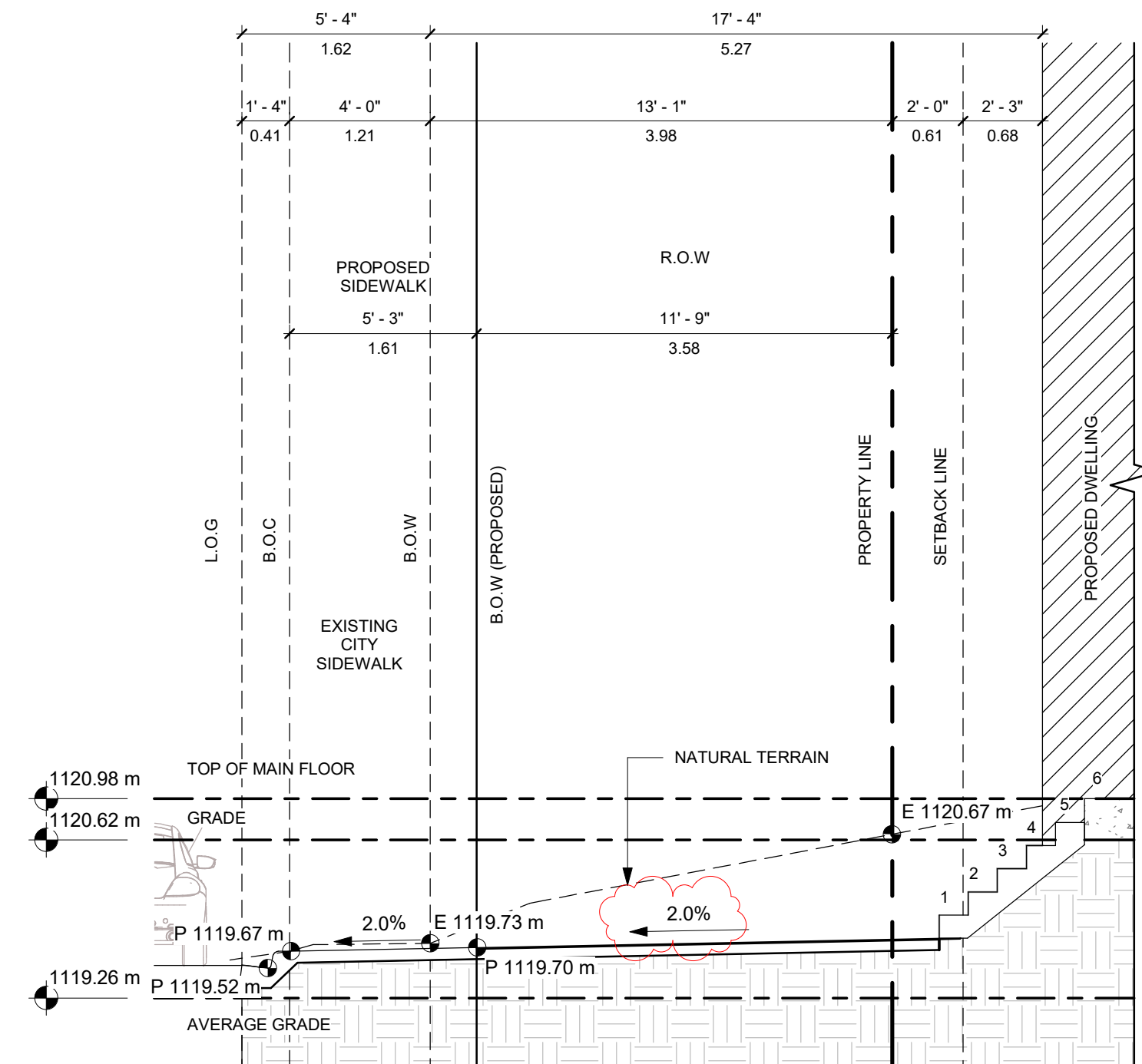
Sheet No. **A-1.5**
Scale (UNO) As Shown



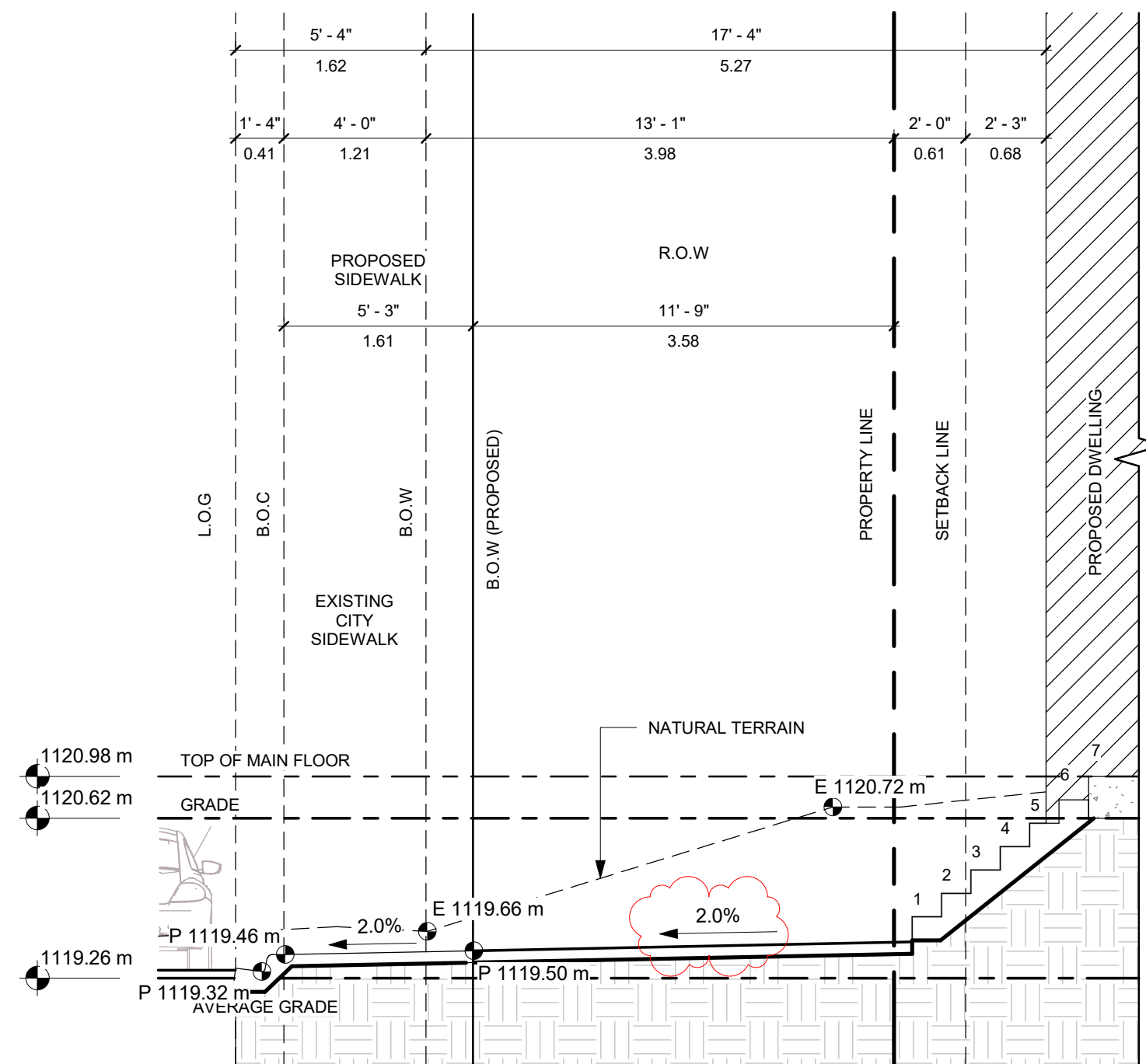
1 **BOULEVARD SECTION 1**
1 : 50



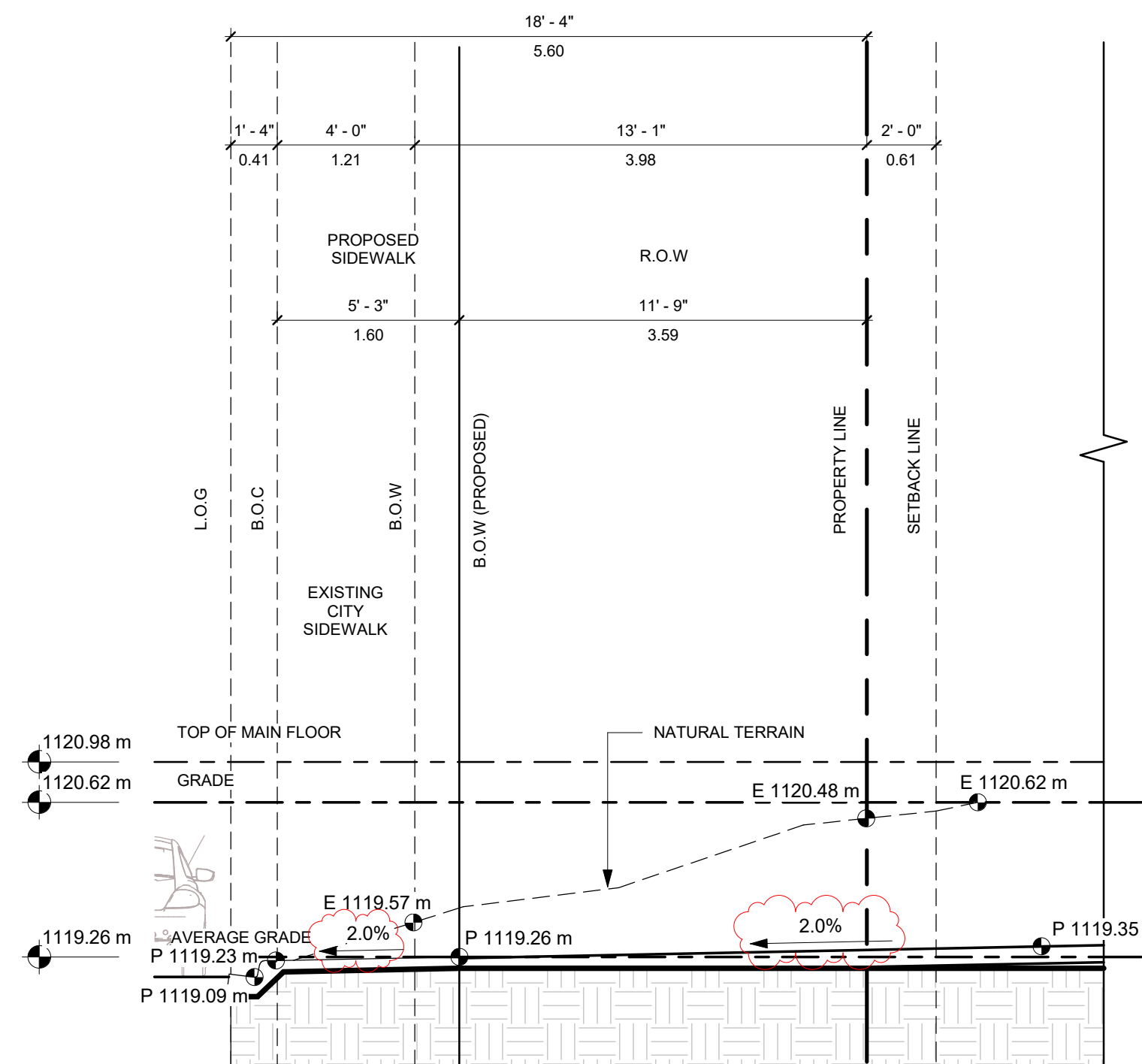
2 **BOULEVARD SECTION 2**
1 : 50



3 **BOULEVARD SECTION 3**
1 : 50



4 **BOULEVARD SECTION 4**
1 : 50



5 **BOULEVARD SECTION 5**
1 : 50

BOULEVARD SECTION NOTES:

- Public sidewalk remains continuous and unobstructed along all street frontages.
- Finished grading directs surface runoff toward the street and lane.
- No drainage is directed onto adjacent private properties.
- Grade transitions within the boulevard are achieved through continuous slopes only. No retaining walls are proposed within the public right-of-way.
- No modifications to existing municipal curb, gutter, sidewalk, or lane elevations are proposed.
- Boulevard grading slopes toward the curb and does not exceed 2% crossfall at any location within the public right-of-way.
- All stairs, retaining elements, decks, and private improvements begin at or inside the property line.
- No permanent private structures are located within the City of Calgary public right-of-way.

BOULEVARD SLOPES COMPLY WITH CITY REQUIREMENTS:

- MAX 2% ACROSS SIDEWALK
- 2%–10% WITHIN BOULEVARD
- ALL STEPS ARE LOCATED WITHIN PRIVATE PROPERTY.
- NO STEPS ARE LOCATED WITHIN CITY RIGHT-OF-WAY.
- BOULEVARD REMAINS CONTINUOUS AND ACCESSIBLE.
- PROPOSED GRADES AND ELEVATIONS SUBJECT TO FINAL APPROVAL THROUGH DSSP PROCESS.
- EXISTING SIDEWALK (DASHED) TO BE REMOVED
- PROPOSED 1.61m MONOLITHIC SIDEWALK (SOLID)

ELEVATIONS

- "E" denotes existing elevations obtained from survey information.
- "P" denotes proposed finished grades.

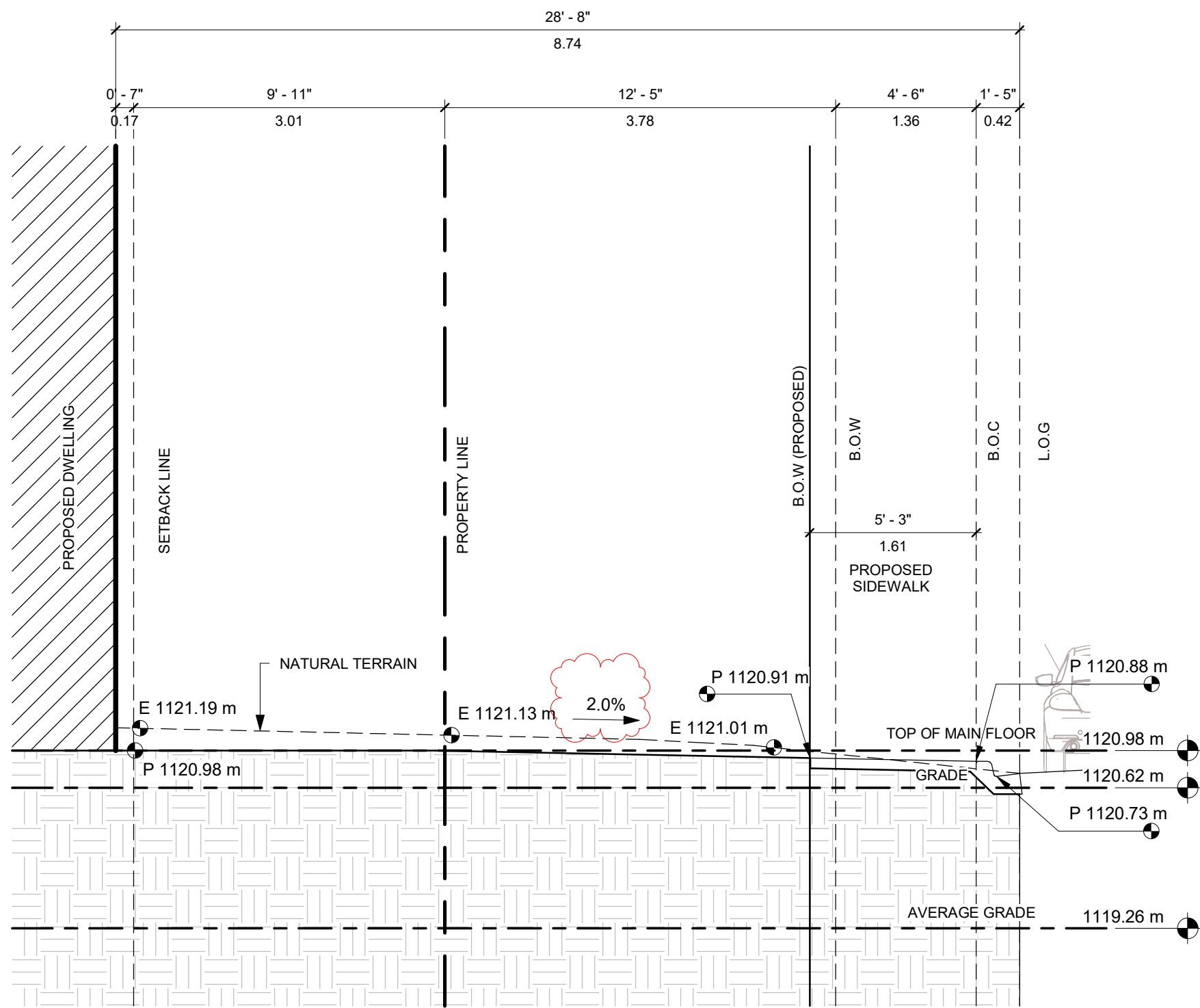


Project:
2240 30 AVE SW

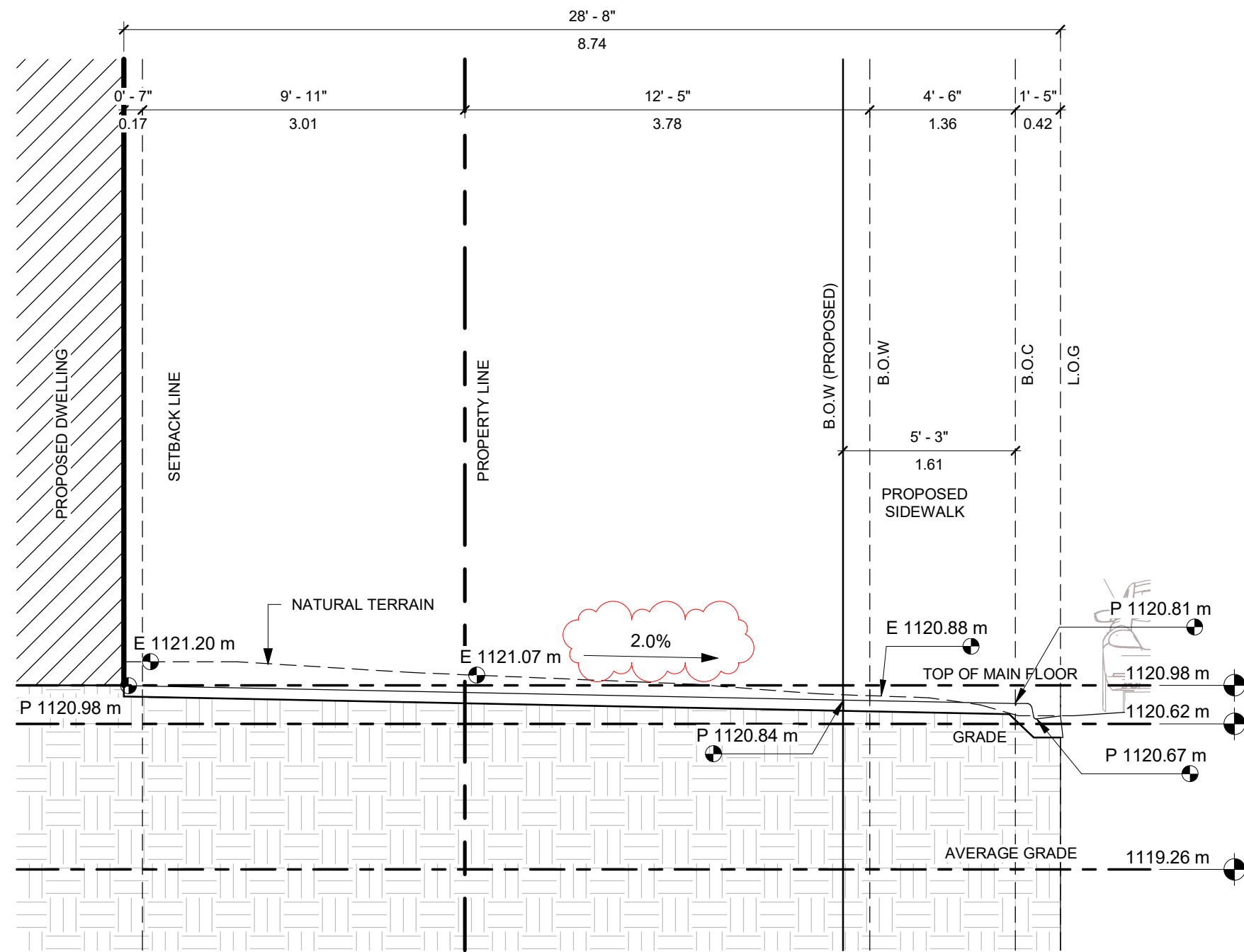
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BOULEVARD SECTIONS

02	DP REV 1	16.02.2026
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00	Issued For	Date

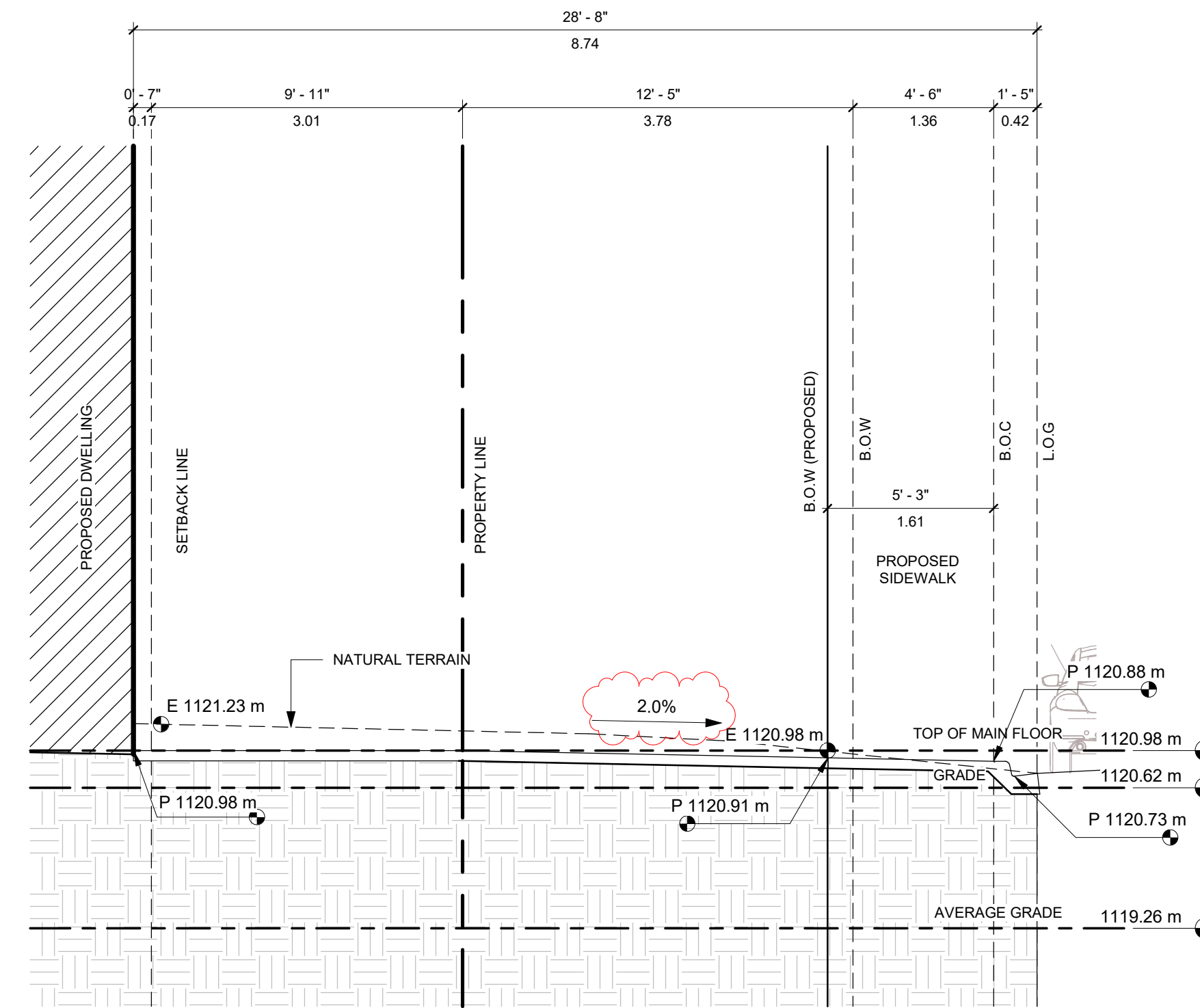
Sheet No.	A-1.6
Scale (UNO)	As Shown



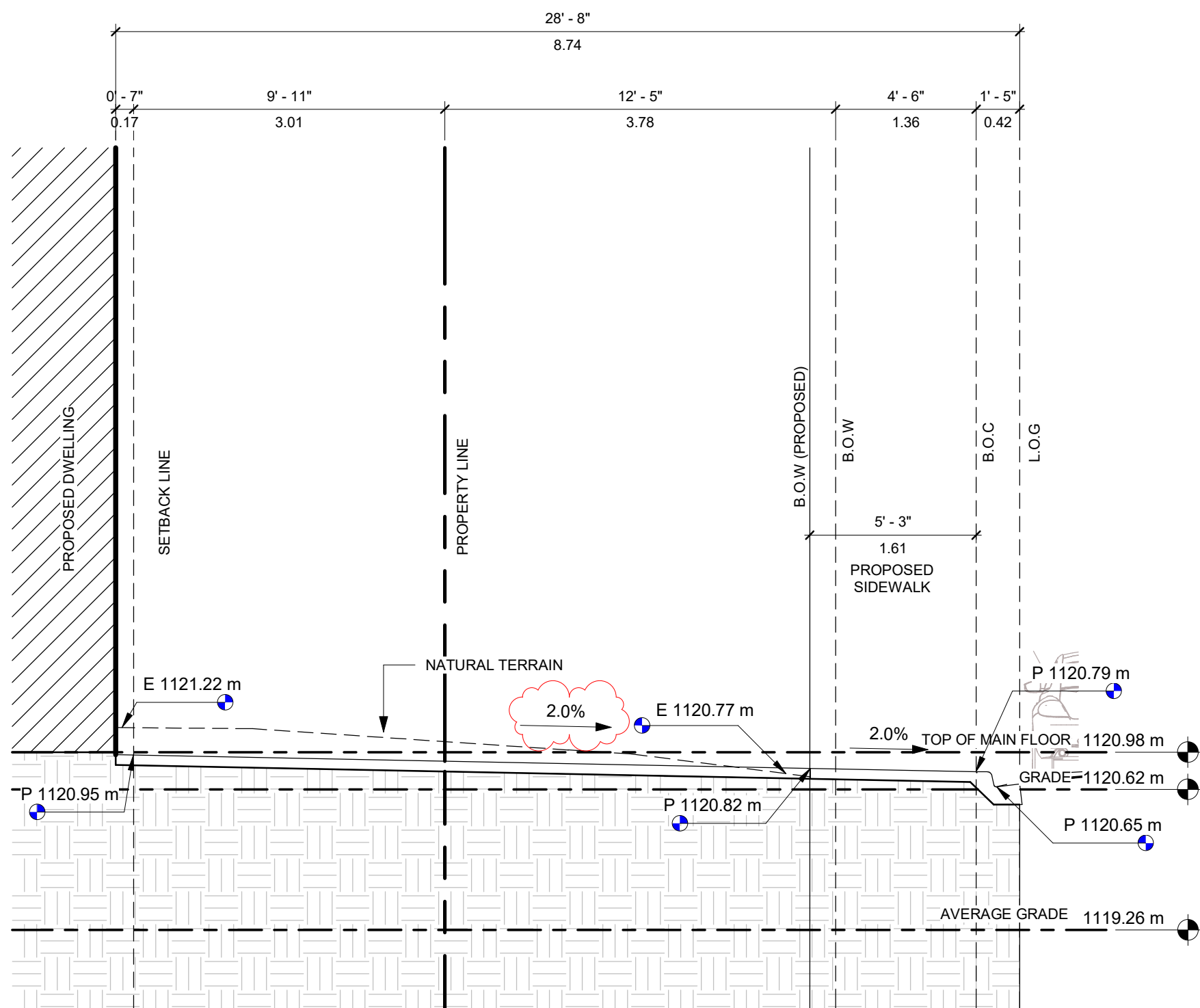
6 BOULEVARD SECTION 6
1 : 50



7 BOULEVARD SECTION 7
1 : 50



8 BOULEVARD SECTION 8
1 : 50



9 BOULEVARD SECTION 9
1 : 50

BOULEVARD SECTION NOTES:

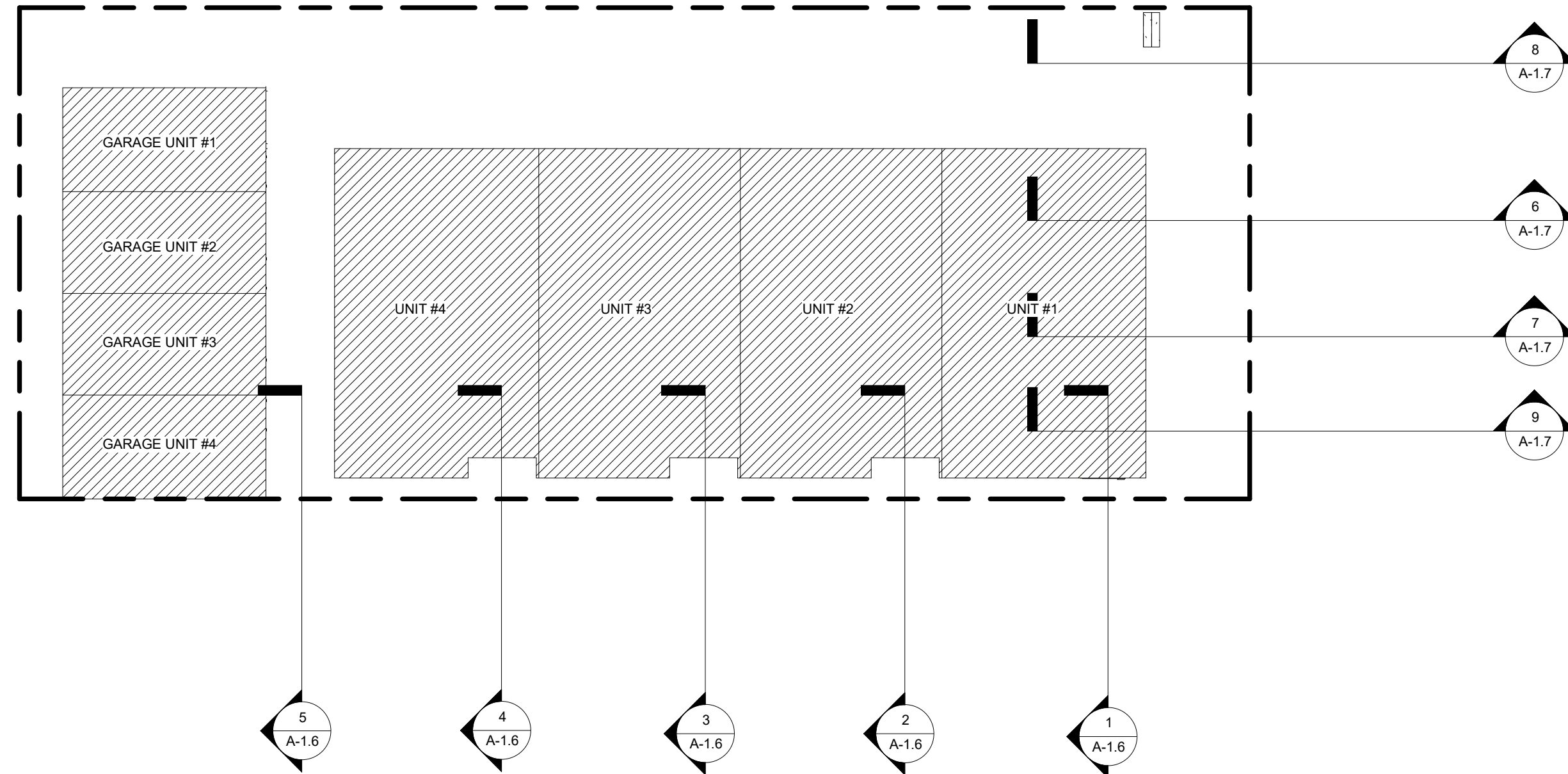
- Public sidewalk remains continuous and unobstructed along all street frontages.
- Finished grading directs surface runoff toward the street and lane.
- No drainage is directed onto adjacent private properties.
- Grade transitions within the boulevard are achieved through continuous slopes only. No retaining walls are proposed within the public right-of-way.
- No modifications to existing municipal curb, gutter, sidewalk, or lane elevations are proposed.
- Boulevard grading slopes toward the curb and does not exceed 2% crossfall at any location within the public right-of-way.
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- EXISTING SIDEWALK (DASHED) TO BE REMOVED
- PROPOSED 1.61m MONOLITHIC SIDEWALK (SOLID)

ELEVATIONS

- "E" denotes existing elevations obtained from survey information.
- "P" denotes proposed finished grades.



1 KEY PLAN BOULEVARD SECTIONS
1 : 150

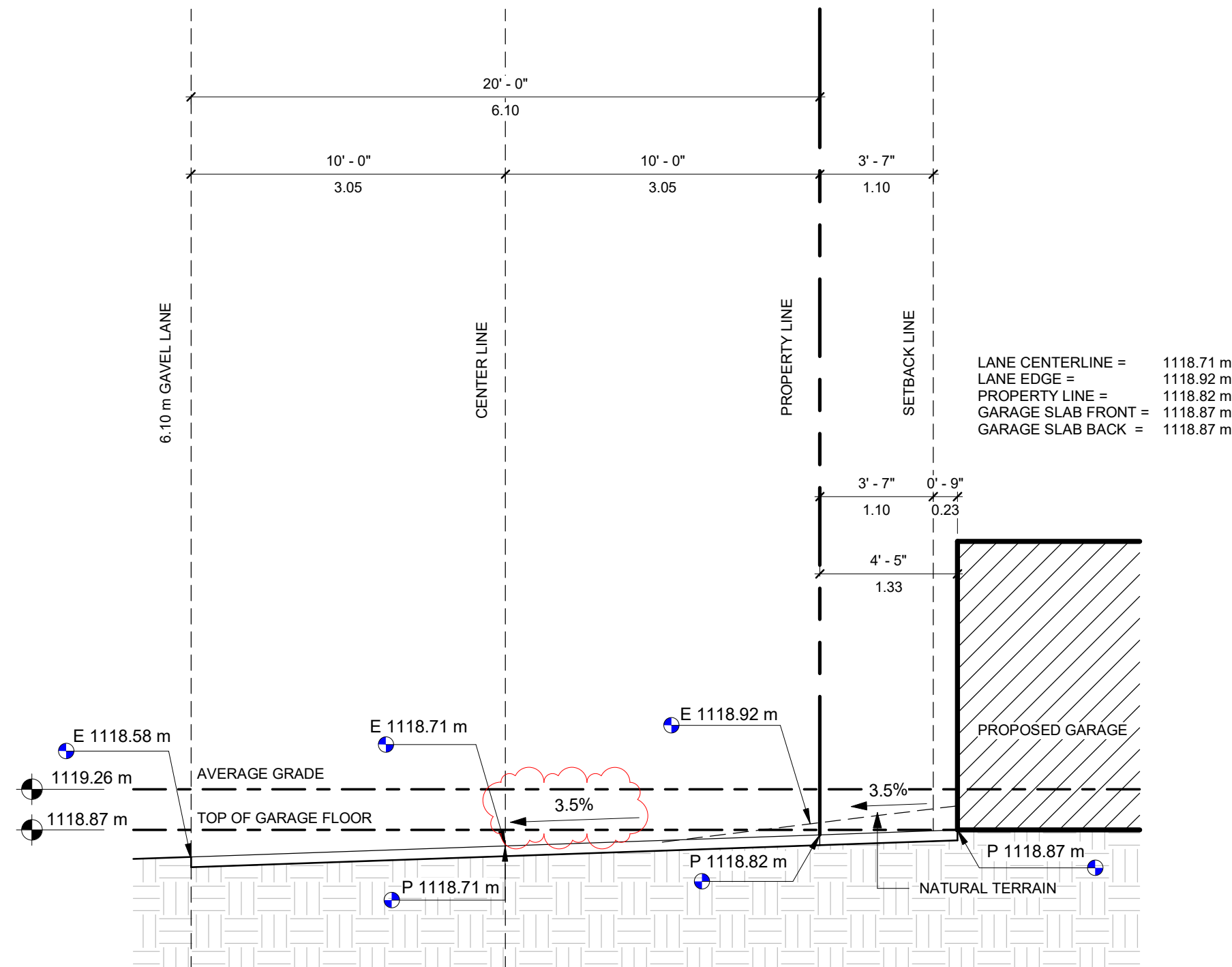
 BE-VOK Ltd

Project:
2240 30 AVE SW

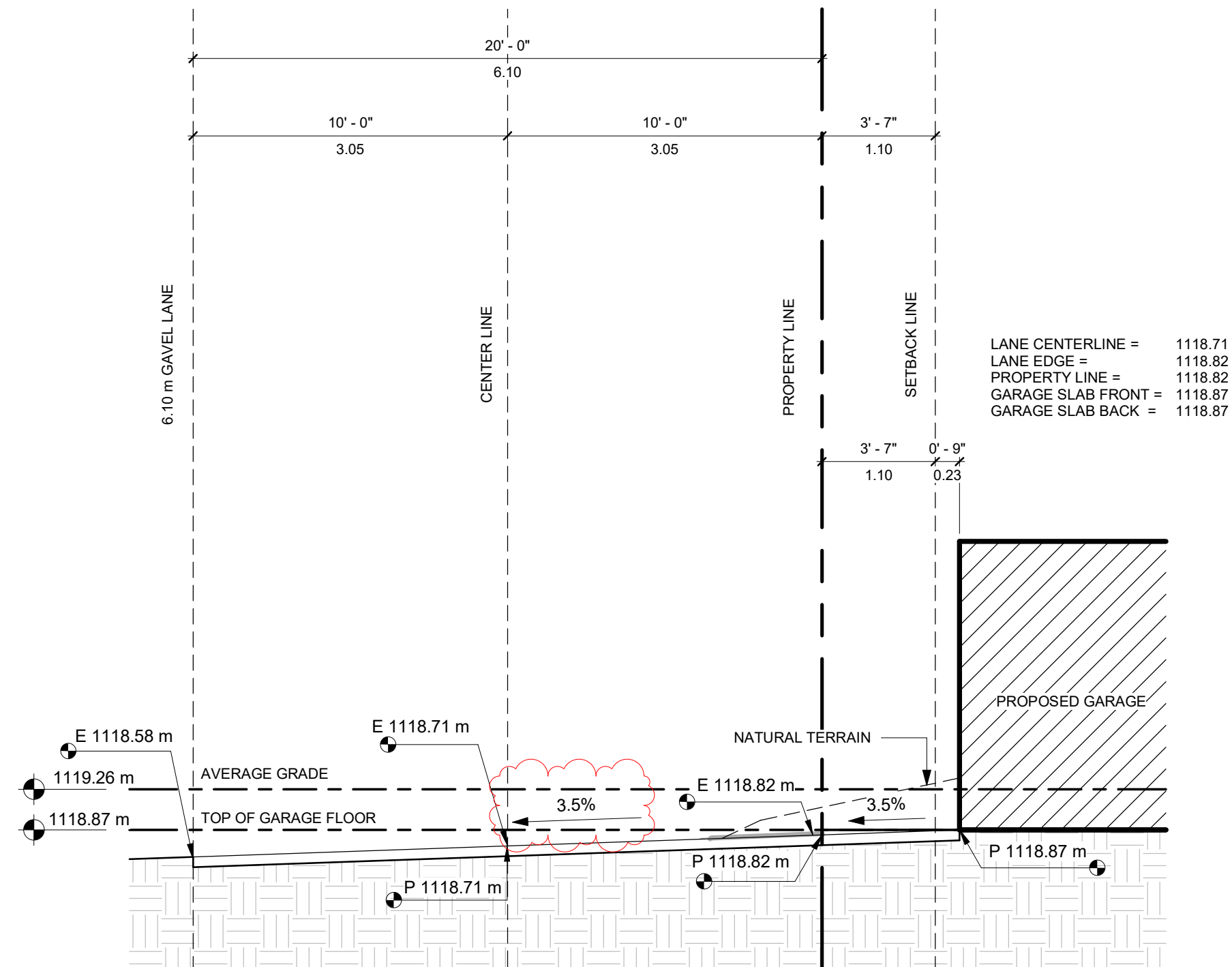
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BOULEVARD SECTIONS

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01	DP	23.10.2025
00	Issued For	Date

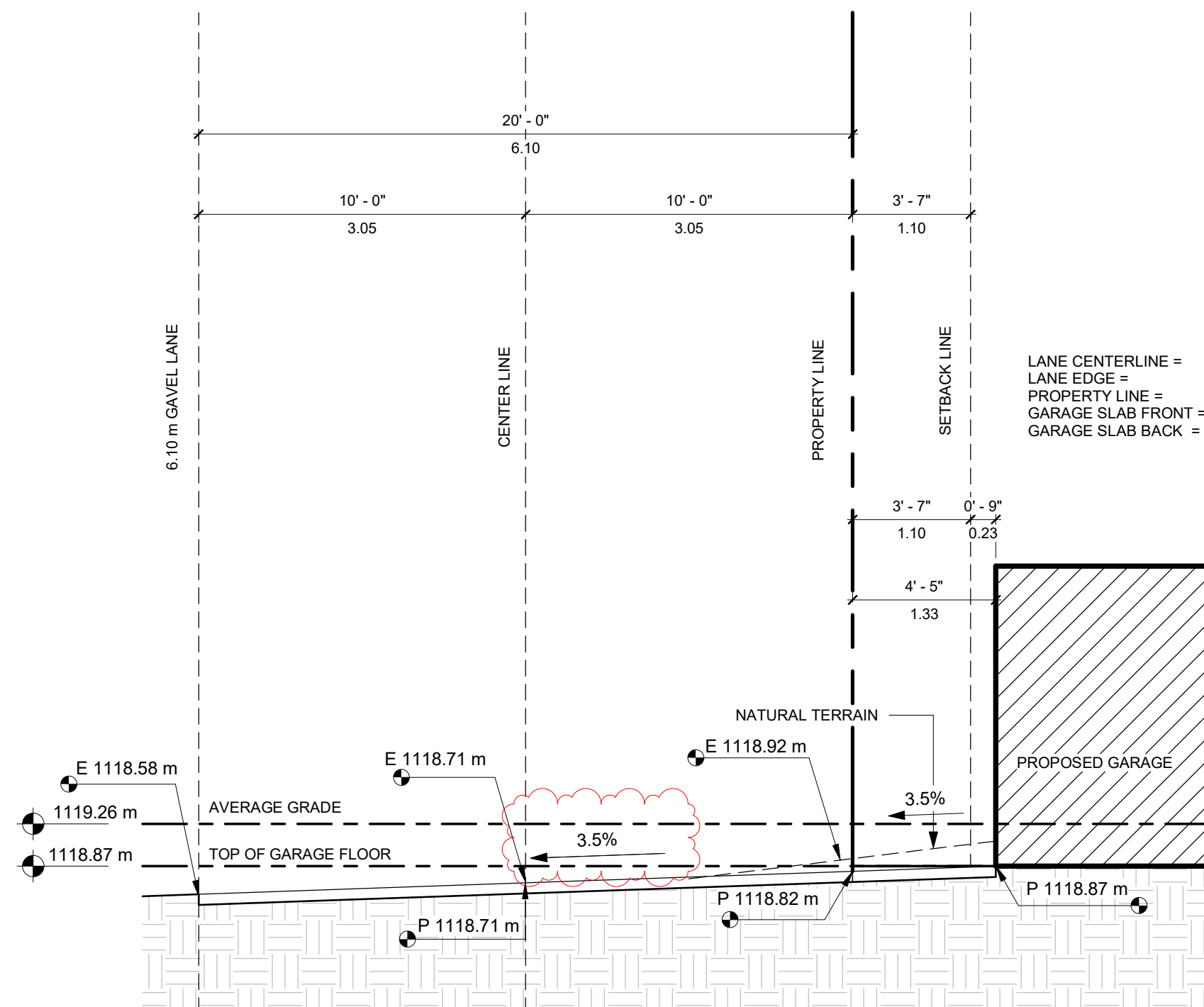
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Scale (UNO)	As Shown



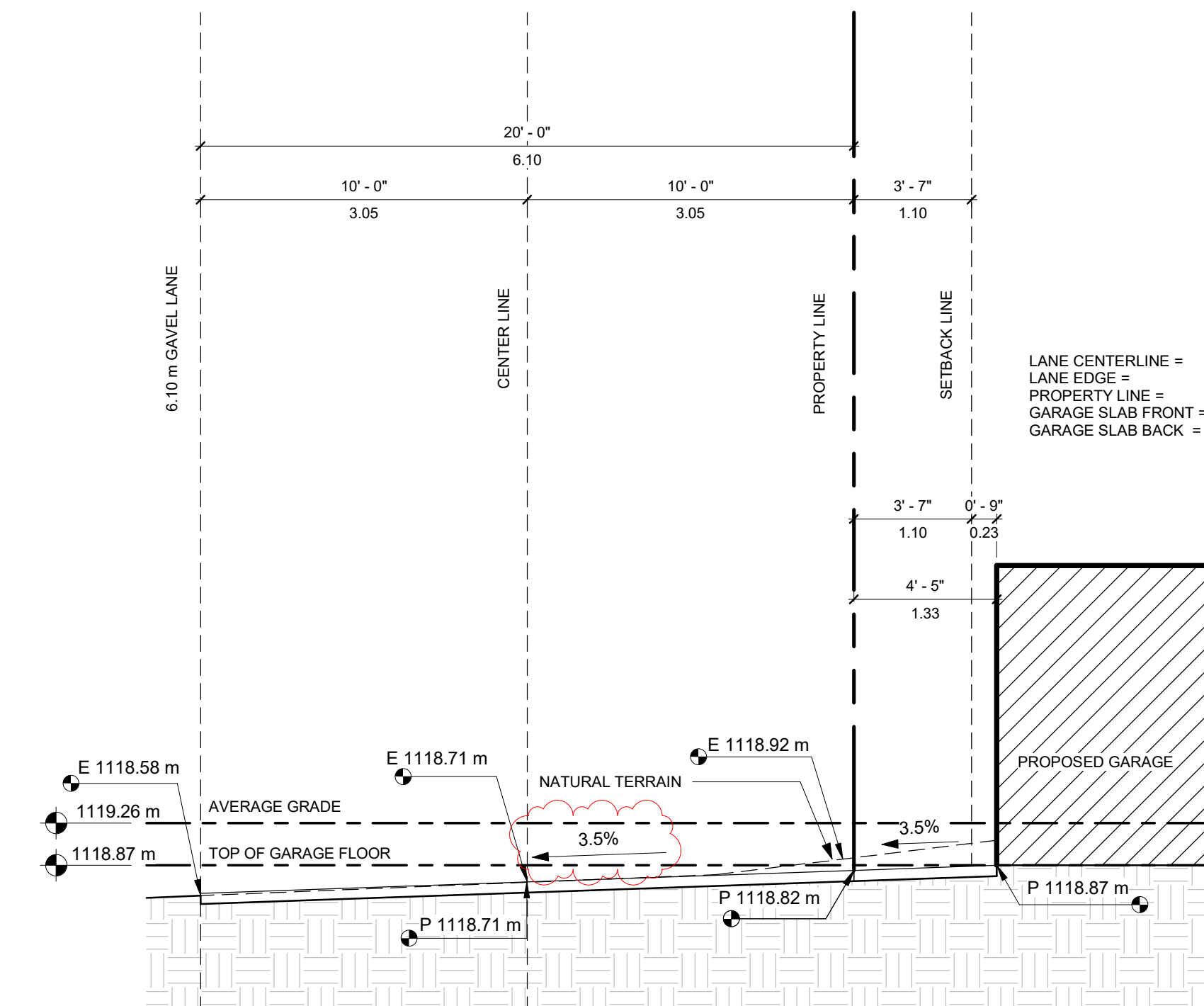
1 LANE SECTION 1
1 : 50



2 LANE SECTION 2
1 : 50



3 LANE SECTION 3
1 : 50



4 LANE SECTION 4
1 : 50

NOTES:

- LANE GRADES TO REMAIN UNCHANGED. GARAGE APRON SLOPES TOWARD LANE CENTERLINE.

GARAGE APRON SLOPE

- Garage aprons are graded at 3.5% toward the lane centerline

LANE GRADES

- Existing lane centreline elevations and grades remain unchanged

MINIMUM MANEUVERING DISTANCE OF 7.2M MAINTAINED.

SETBACK SLOPE = 2%–10% (COMPLIANT)

E = EXISTING GRADE
P = PROPOSED GRADE

GARAGE APRON SLOPES TOWARD EXISTING LANE CENTRELINE (NO CHANGE TO LANE GRADES)

THIS SECTION IS REPRESENTATIVE OF GARAGE SLAB EDGES; CONDITIONS ARE CONSISTENT ACROSS ALL GARAGE UNITS.

DRAINAGE TO LANE CENTERLINE

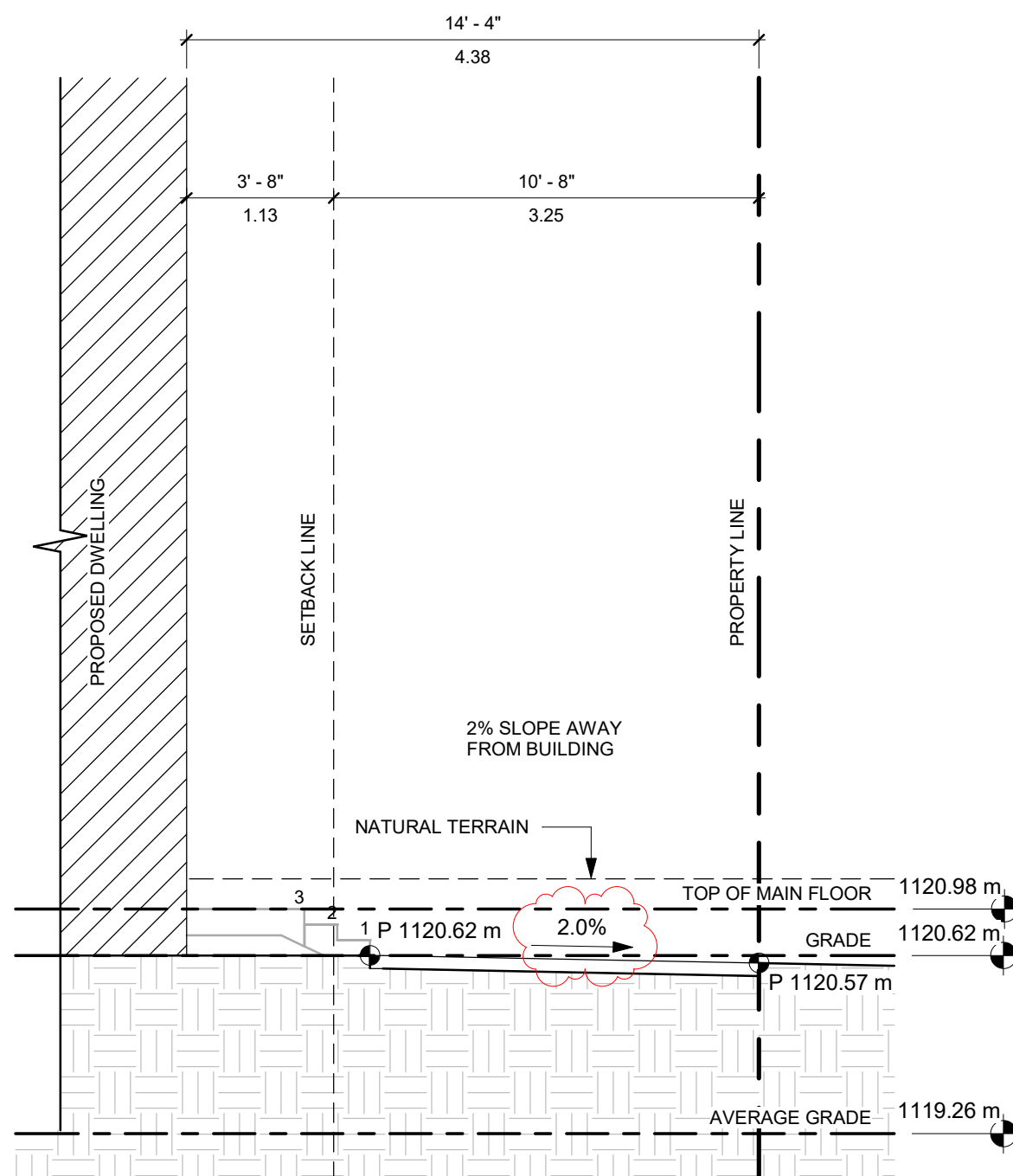


Project:
2240 30 AVE SW

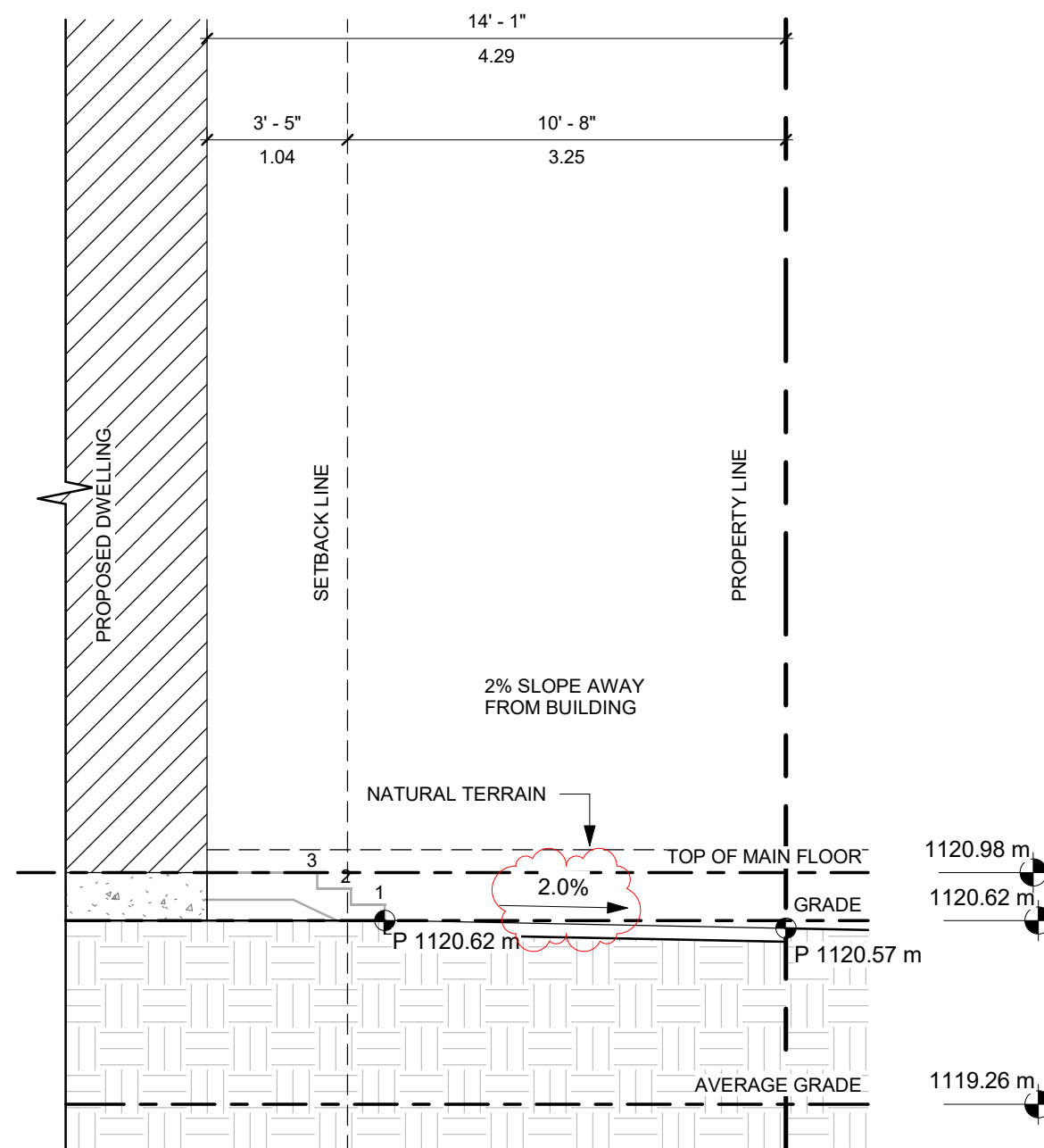
Drawing Title:
LANE CROSS-SECTION

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

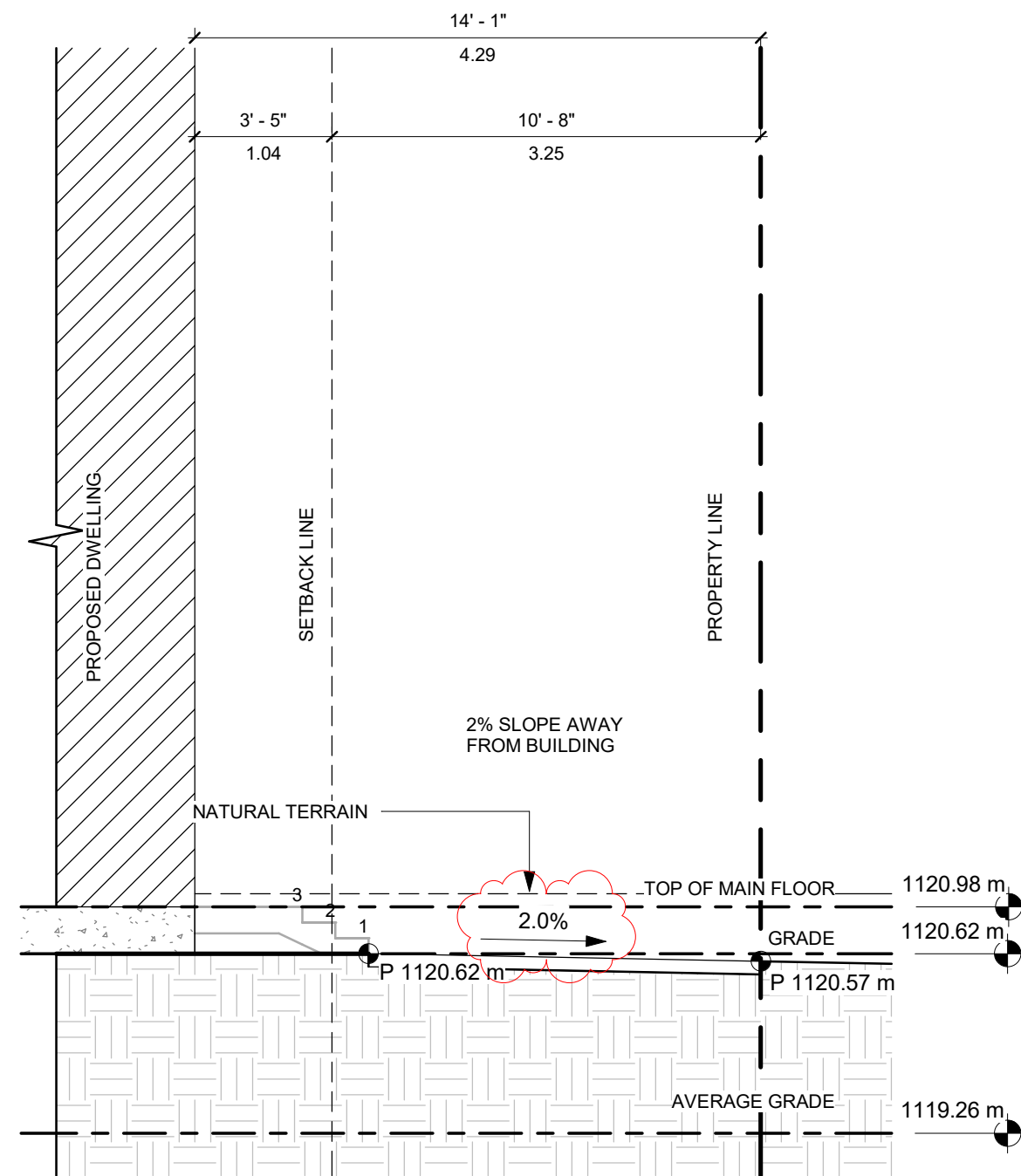
Sheet No. **A-1.8**
Scale (UNO) As Shown



1 LANE SECTION 5
1 : 50



2 LANE SECTION 6
1 : 50



3 LANE SECTION 7
1 : 50

NOTES:

- LANE GRADES TO REMAIN UNCHANGED. GARAGE APRON SLOPES TOWARD LANE CENTERLINE.

GARAGE APRON SLOPE

- Garage aprons are graded at 3.5% toward the lane centerline

LANE GRADES

- Existing lane centreline elevations and grades remain unchanged

MINIMUM MANEUVERING DISTANCE OF 7.2M MAINTAINED.

SETBACK SLOPE = 2%–10% (COMPLIANT)

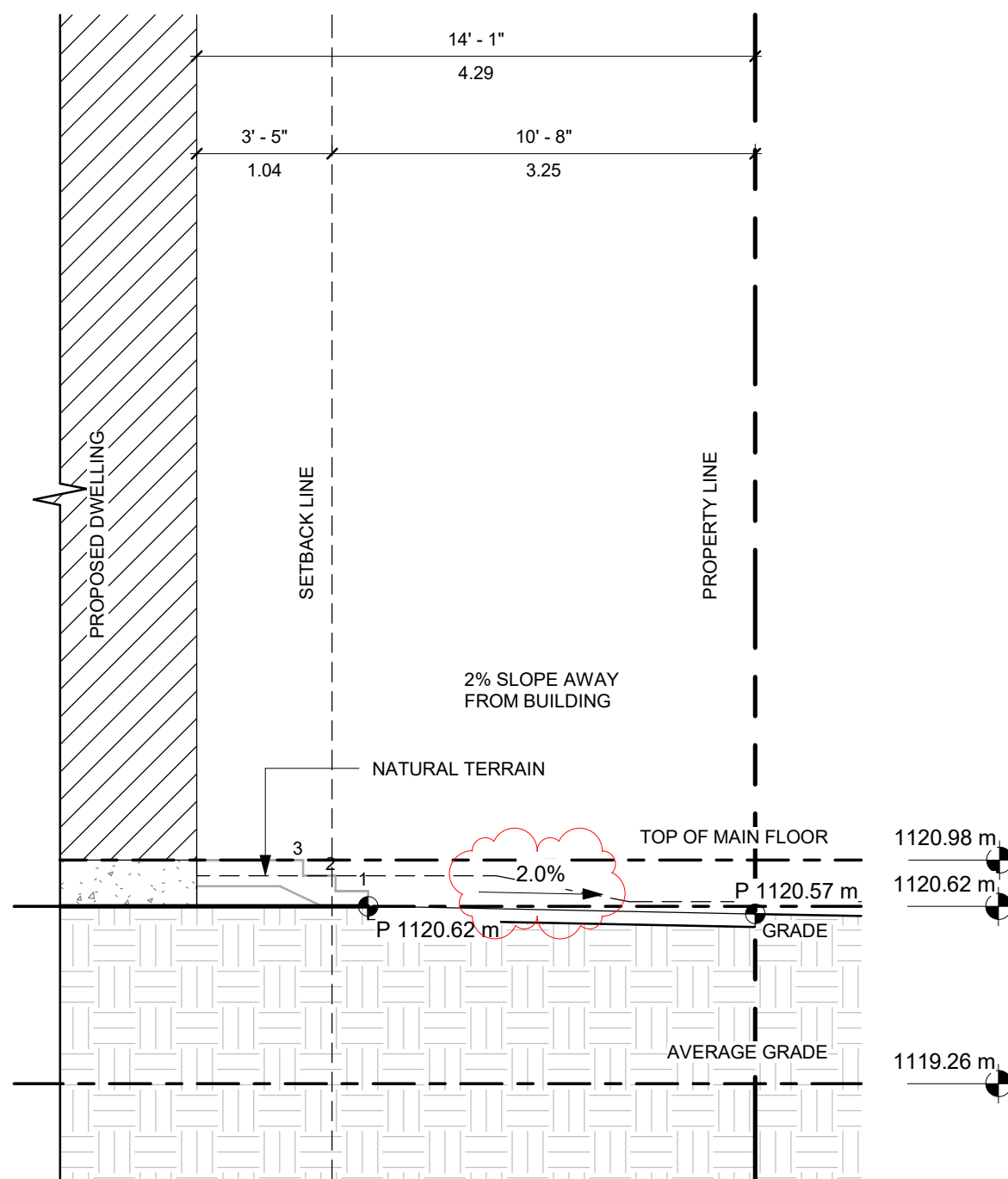
E = EXISTING GRADE

P = PROPOSED GRADE

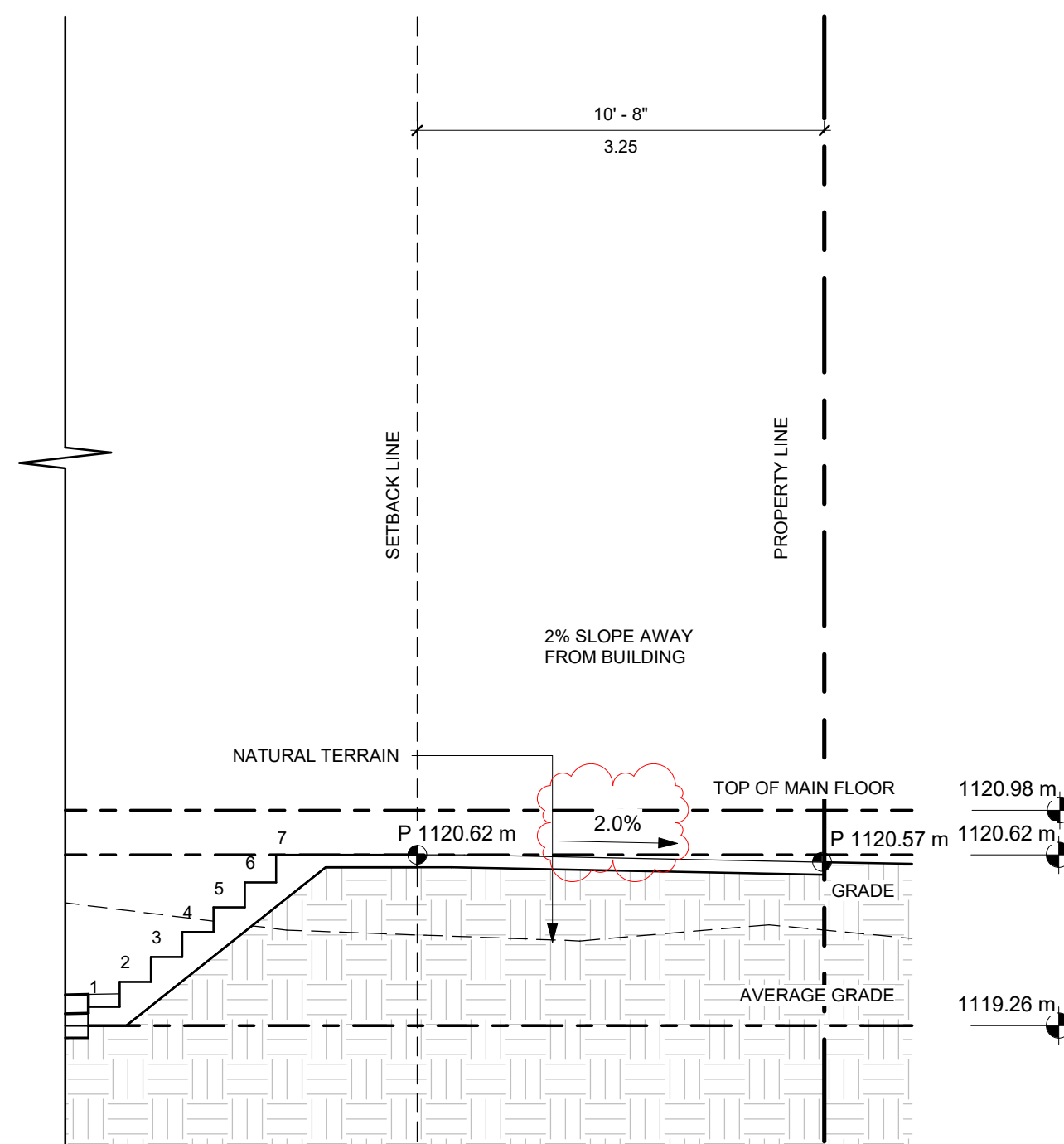
GARAGE APRON SLOPES TOWARD EXISTING LANE CENTRELINE (NO CHANGE TO LANE GRADES)

THIS SECTION IS REPRESENTATIVE OF GARAGE SLAB EDGES; CONDITIONS ARE CONSISTENT ACROSS ALL GARAGE UNITS.

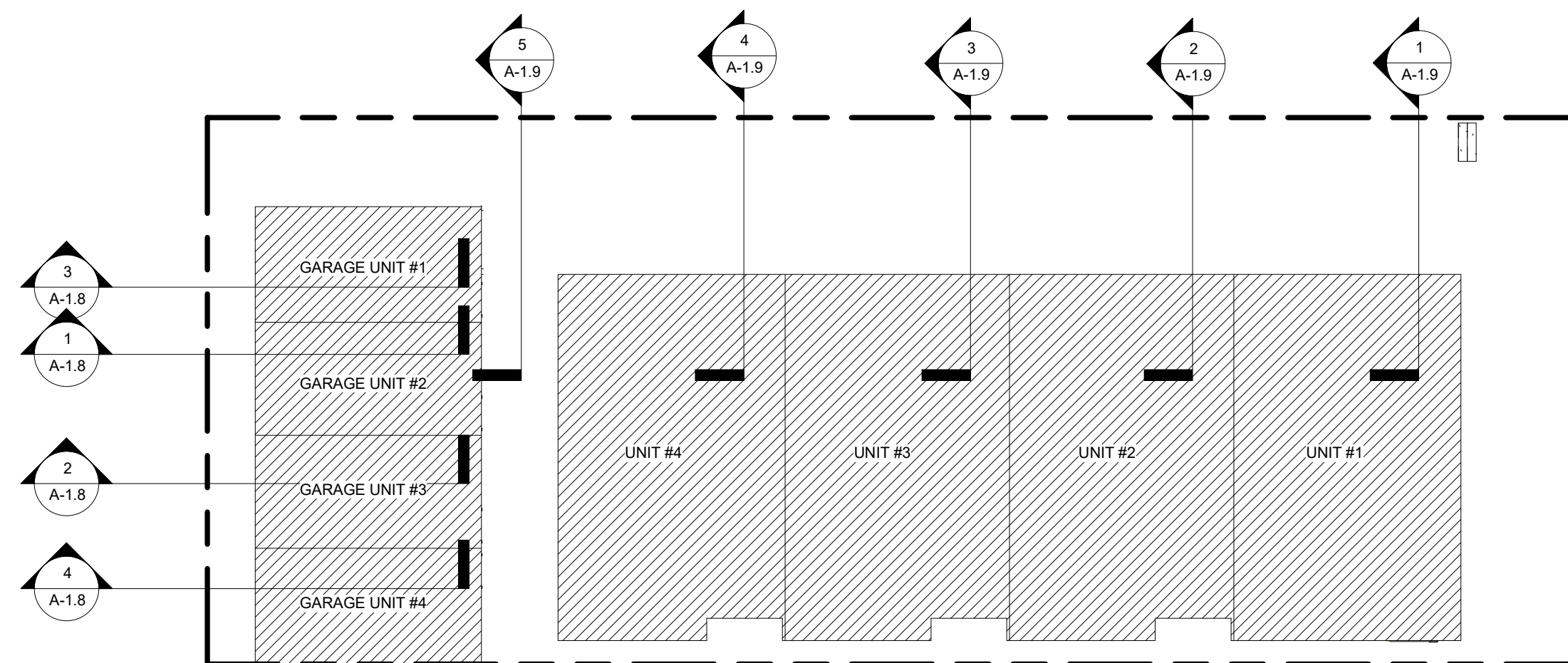
DRAINAGE TO LANE CENTERLINE



4 LANE SECTION 8
1 : 50



5 LANE SECTION 9
1 : 50



6 KEY PLAN LANE SECTIONS
1 : 150

 BE-VOK Ltd

Project:
2240 30 AVE SW

Drawing Title:
LANE CROSS-SECTION

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

Sheet No.

Scale (UNO)

A-1.9

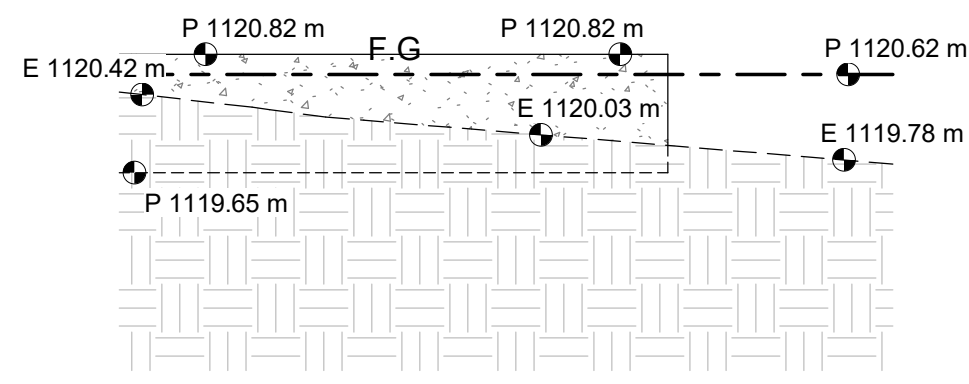
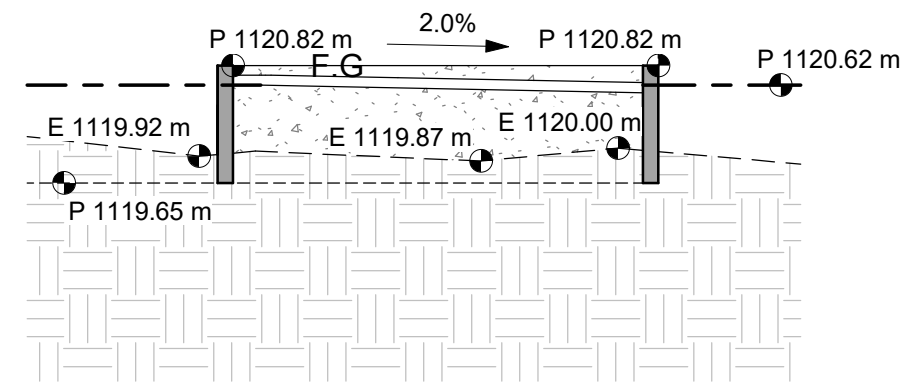
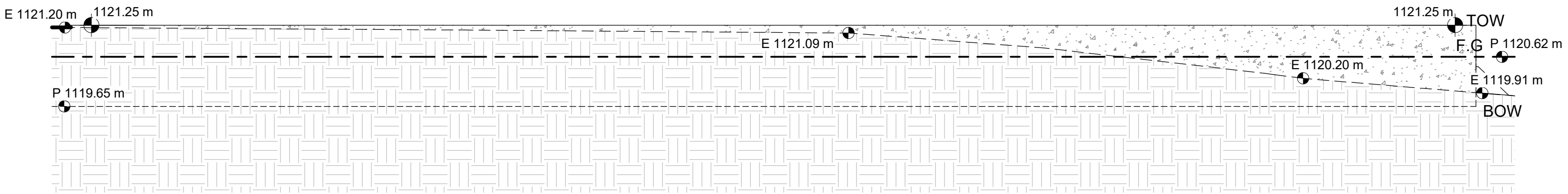
As Shown

RT 01
T.O.W: 1121.25
B.O.W: 1119.65

HEIGHT = T.O.W - F.G
 $1121.25 - 1120.62 = 0.63 \text{ m}$

ALL RETAINING WALLS ARE LESS THAN 1.2M IN HEIGHT, MEASURED FROM LOWEST ADJACENT FINISHED GRADE TO TOP OF WALL.

Refer to Site Plan for retaining wall locations (RT01, RT02, RT03).



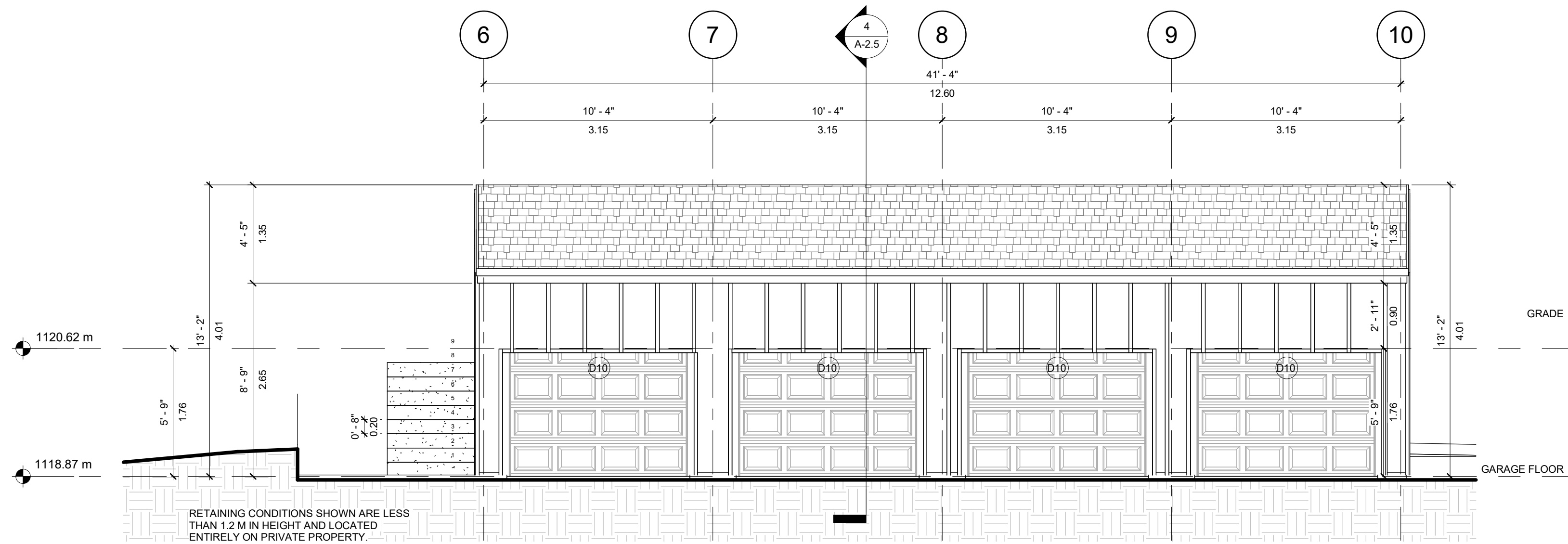
- All retaining walls shown are entirely located on private property and are not located within the public right-of-way.
- Retaining walls are privately owned and shall be maintained by the property owner.
- Retaining walls will include drainage material and weeping tile to prevent hydrostatic pressure and to direct.
- Retaining walls and grading will not alter drainage patterns onto neighbouring properties.
- Retaining wall heights shown are measured from finished grade to top of wall.
- Construction of retaining walls will not impact existing sidewalks, curbs, utilities, or lane structures.

- Existing elevations are based on available survey information and are subject to verification prior to construction.

[illegible]

PROPOSED MATERIAL
LEGEND

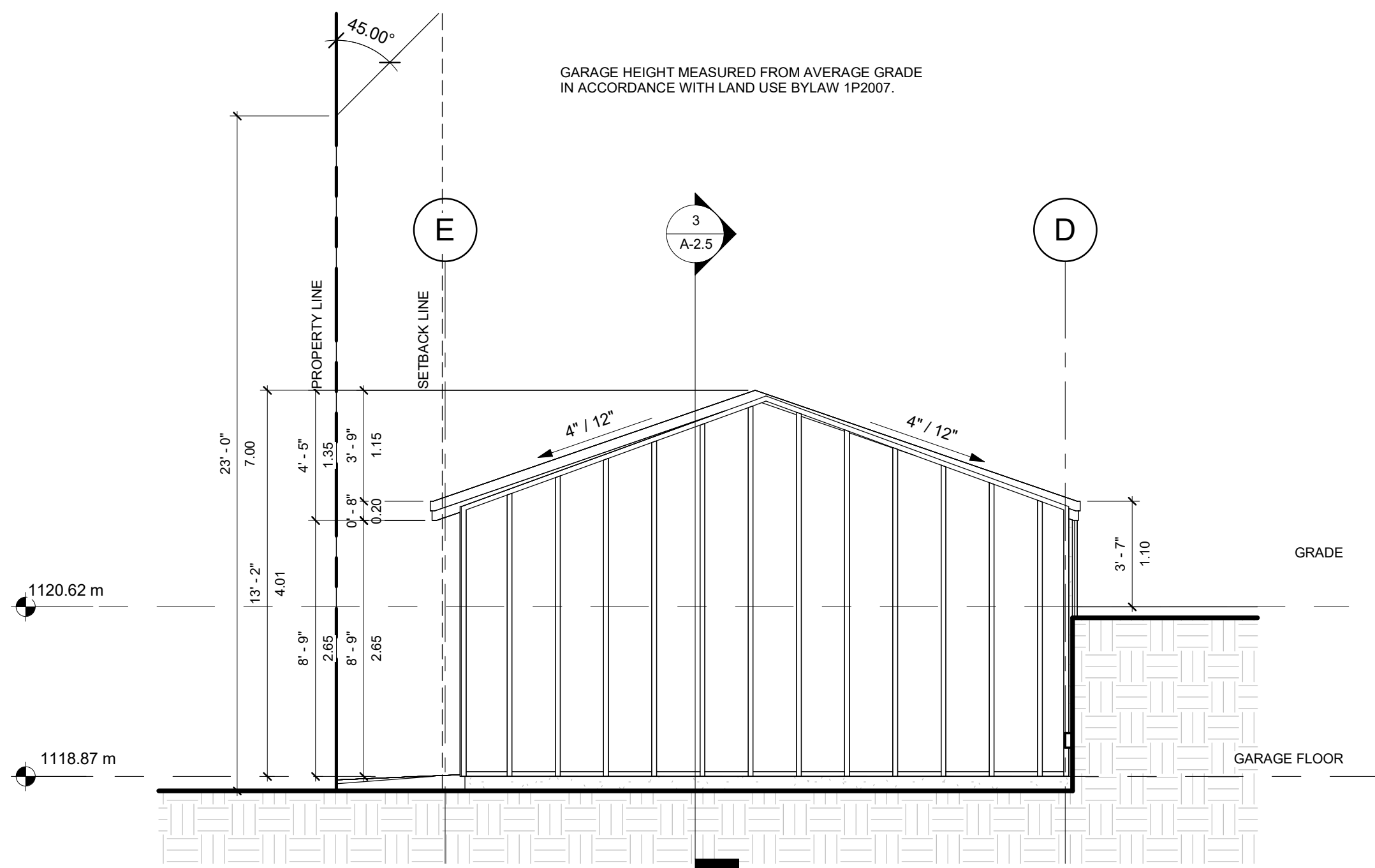
- ① ASPHALT ROOFING, DARK TONE
② METAL ROOFING, DARK TONE
③ ALLUMINUM RAINWARE, DARK TONE
④ SMART BOARD - DARK TONE
⑤ HARDIE SMART BOARD WIDTH 200MM SPACED VERTICAL BATTENS, LIGHT TONE
⑥ CORRUGATED METAL CLADDING
⑦ EXTERIOR WINDOWS/DOOR FRAME, DARK TONE
⑧ PRECAST CONC. STEPS
⑨ FENCE
⑩ EXTERIOR LIGHT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



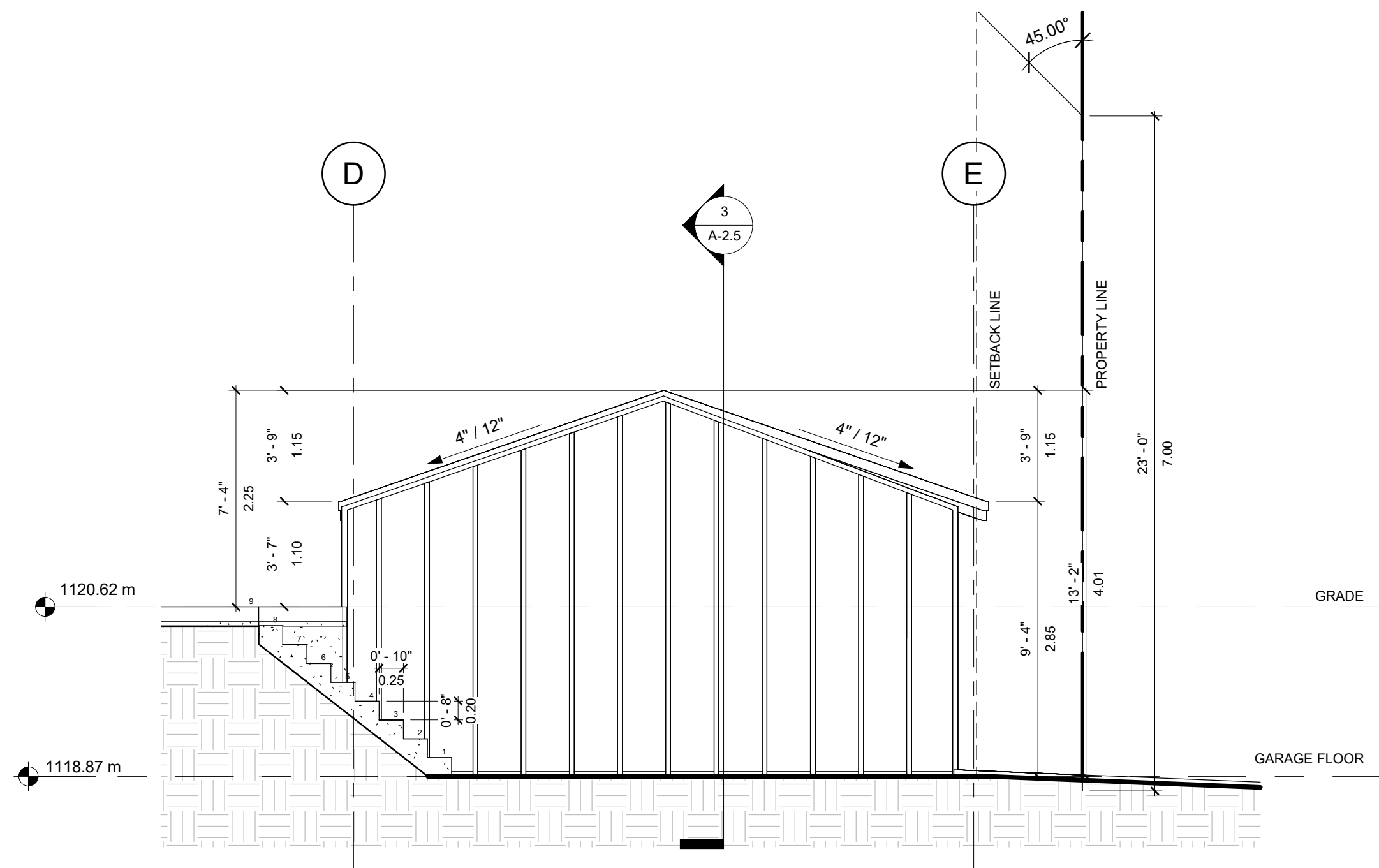
1 FRONT ELEVATION
1 : 50

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:
2240 30 AVE SW

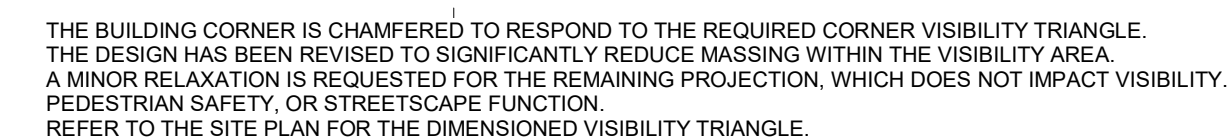
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GARAGE ELEVATIONS

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01	DP	23.10.2025
00	Issued For	Date

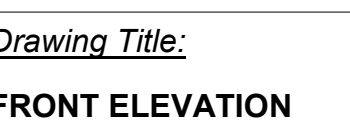
Sheet No. **A-2.6**
Scale (UNO) As Shown

- ① ASPHALT ROOFING, DARK TON
- ② METAL ROOFING, DARK TONE
- ③ ALUMINUM RAINDRAW, 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

- 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.



1 FRONT / WEST ELEVATION
1 : 50

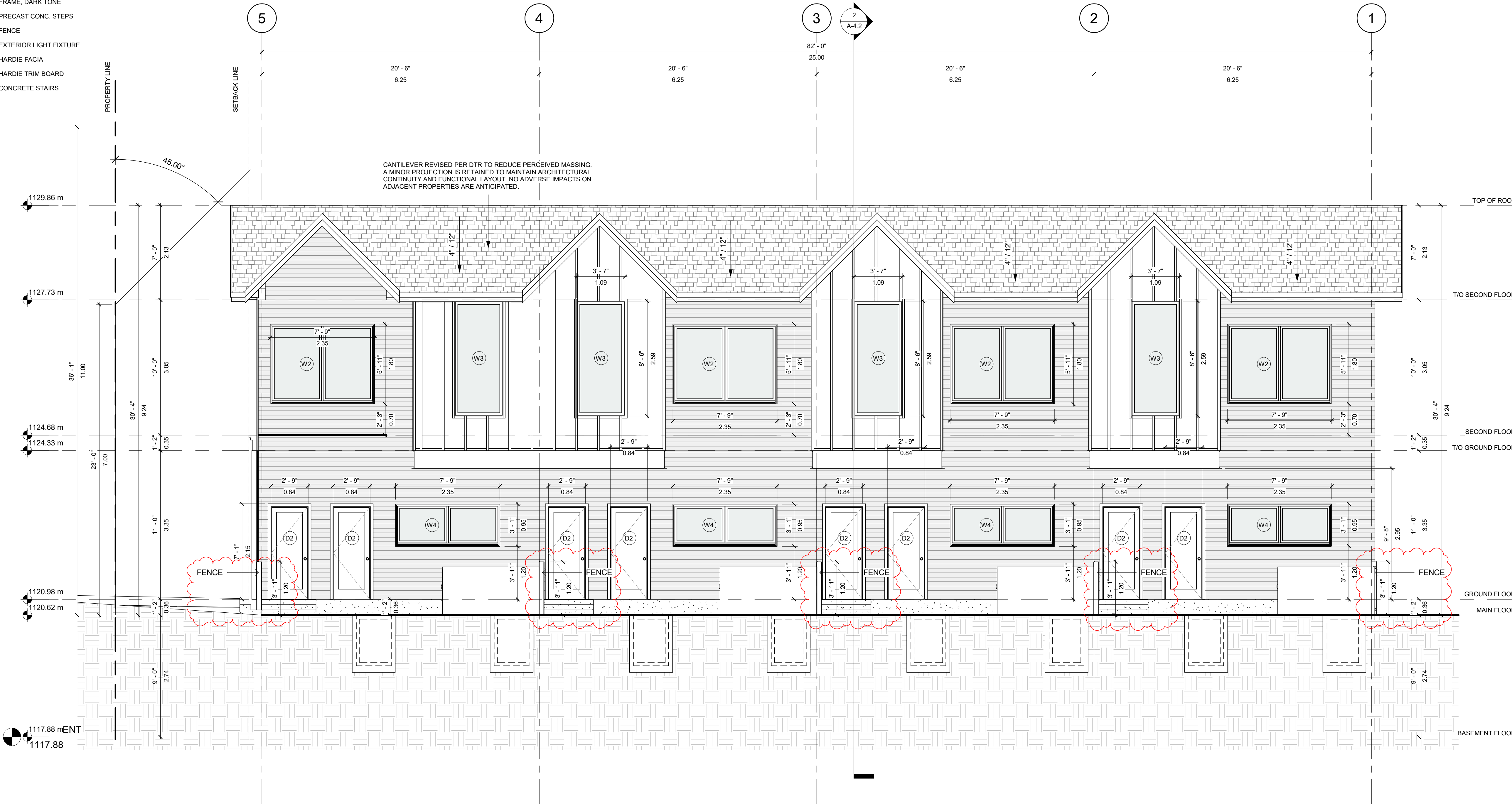


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1	DP	23.10.2025
0	Issued For	Date

Sheet No.	A-3.1
Scale (UNO)	As Shown

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



1 EAST ELEVATION
1 : 50

 BE-VOK Ltd

Project:
2240 30 AVE SW

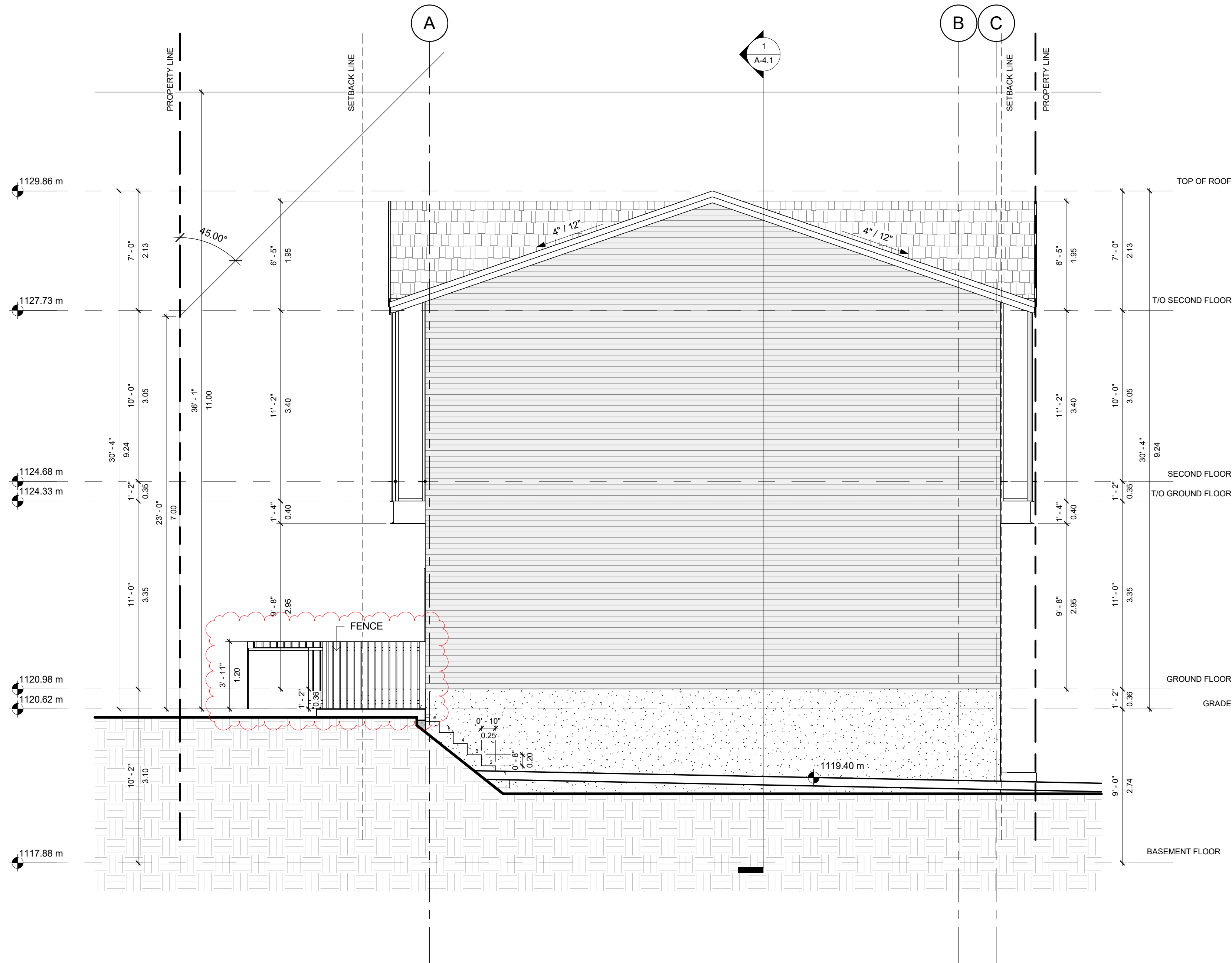
Drawing Title:
REAR ELEVATION

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

Sheet No.	A-3.2
Scale (UNO)	As Shown

PROPOSED MATERIAL
LEGEND

- ① ASPHALT ROOFING, DARK TONE
② METAL ROOFING, DARK TONE
③ ALUMINUM 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



1 NORTH SIDE ELEVATION
1 : 50



Project:
2240 30 AVE SW

Drawing Title:
SIDE ELEVATION

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

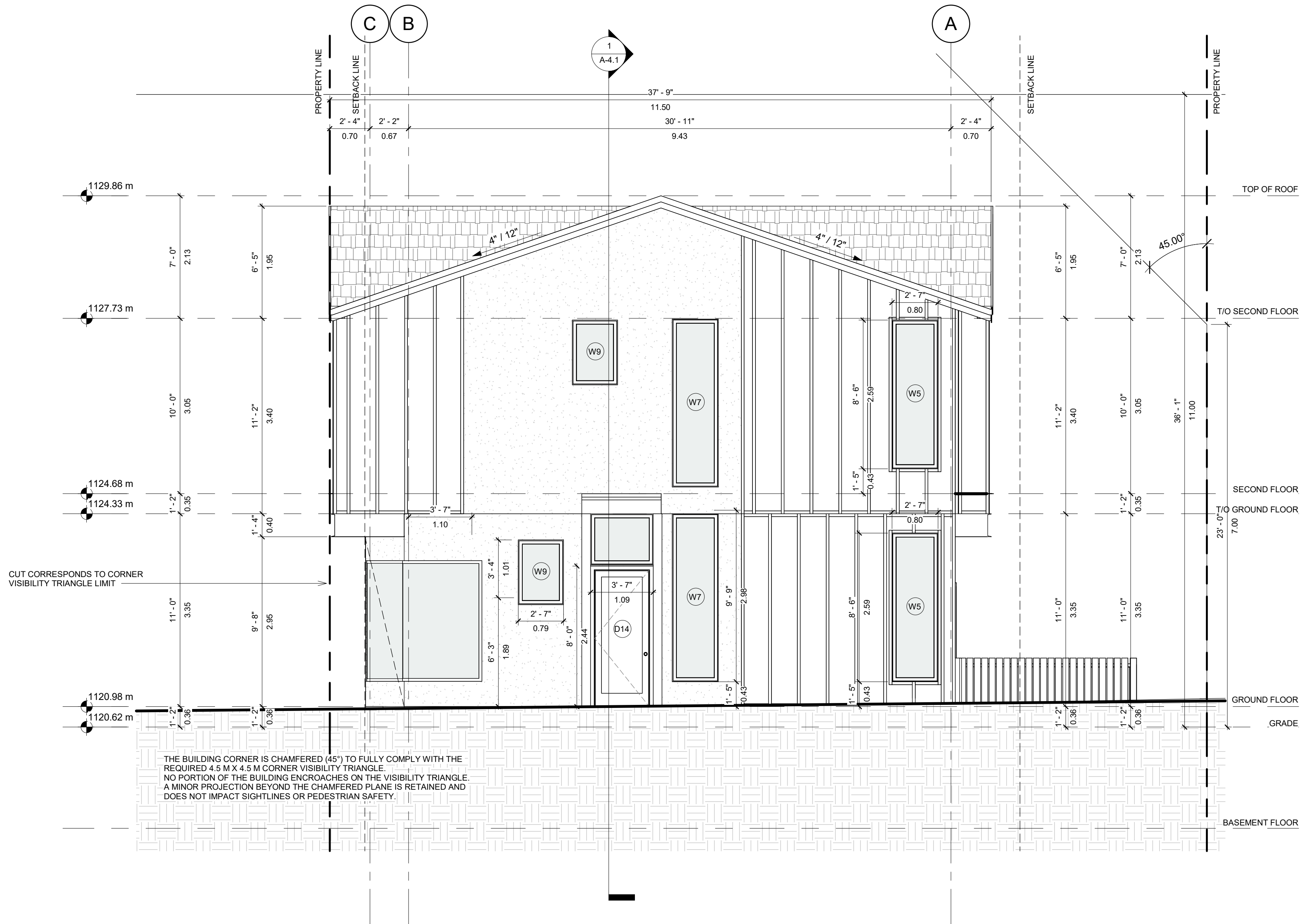
Sheet No.	A-3.3
Scale (UNO)	As Shown

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

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.



1 SOUTH SIDE ELEVATION
1 : 50



Project:
2240 30 AVE SW

Drawing Title:
SIDE ELEVATION

02	DP REV 1	16.02.2026
01	DP	23.10.2025
00	Issued For	Date

Sheet No. **A-3.4**
Scale (UNO) As Shown