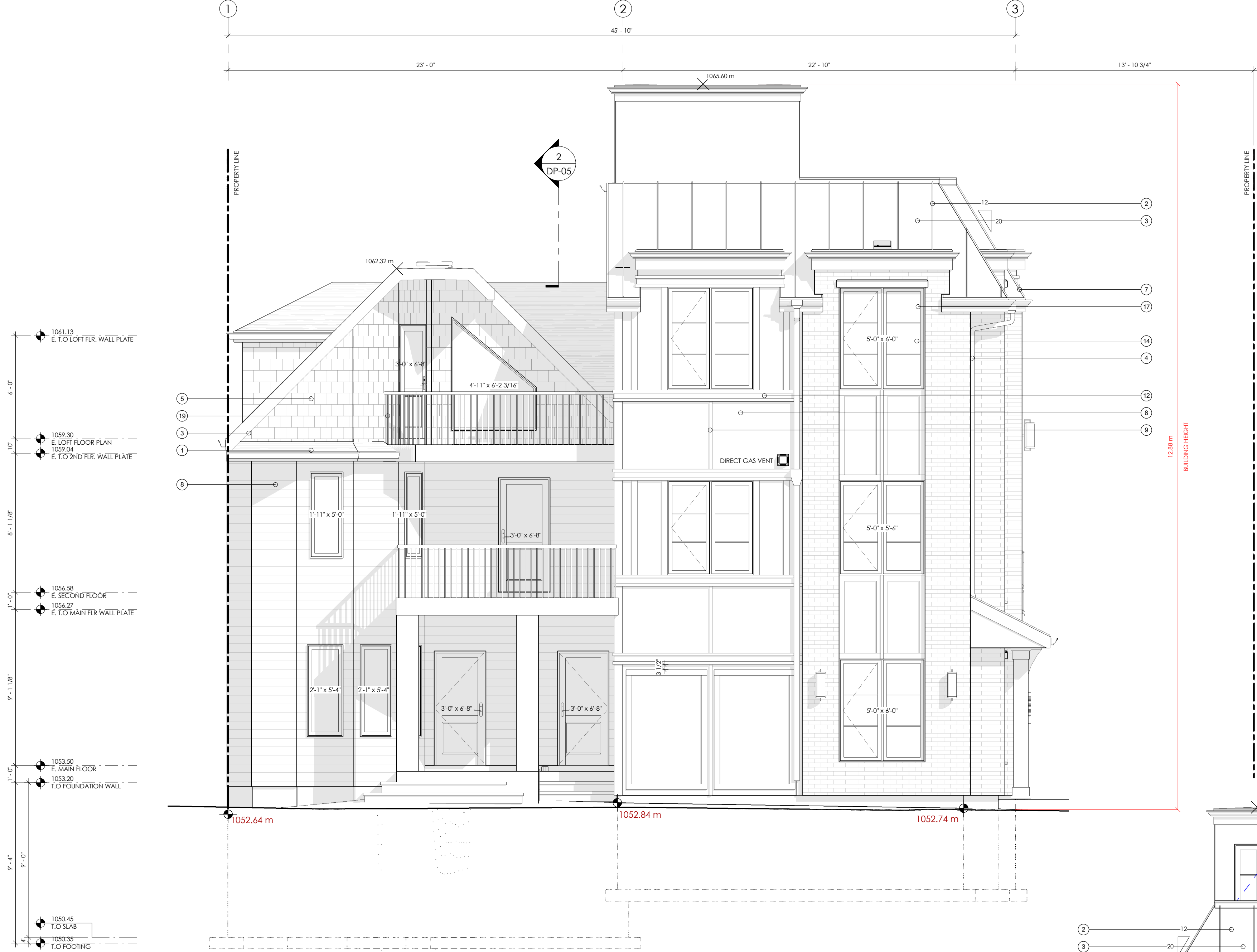
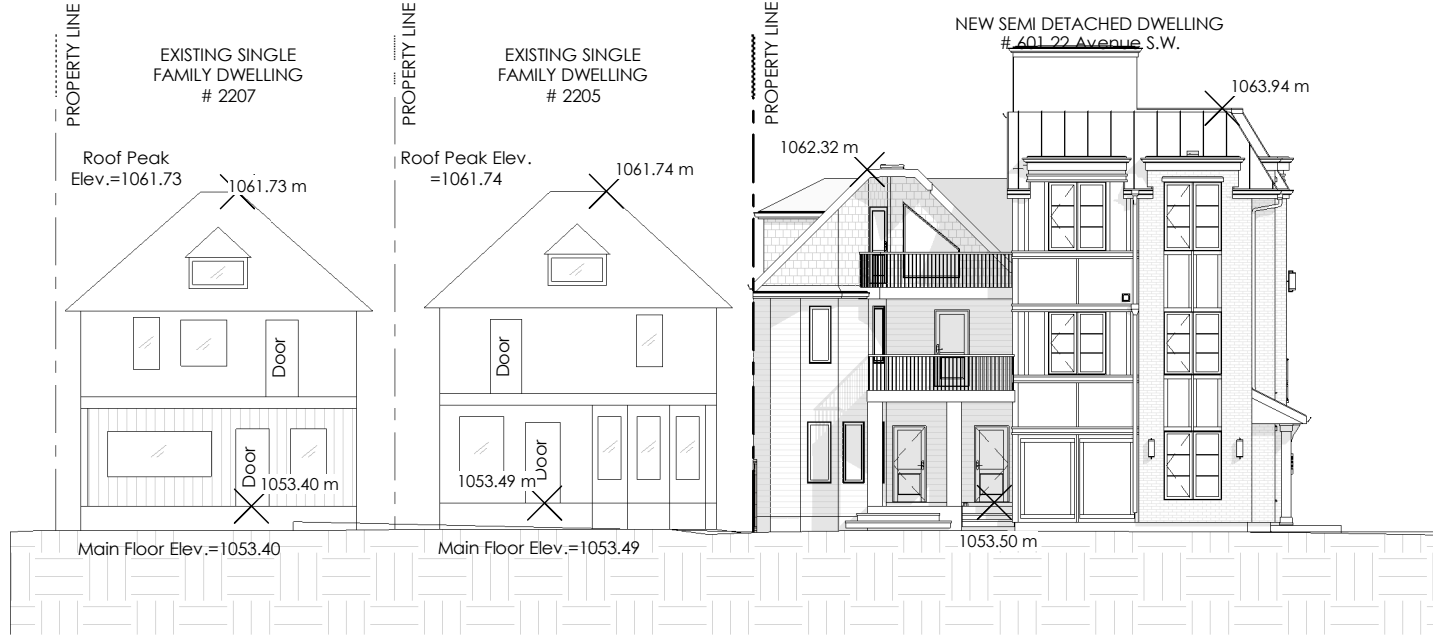




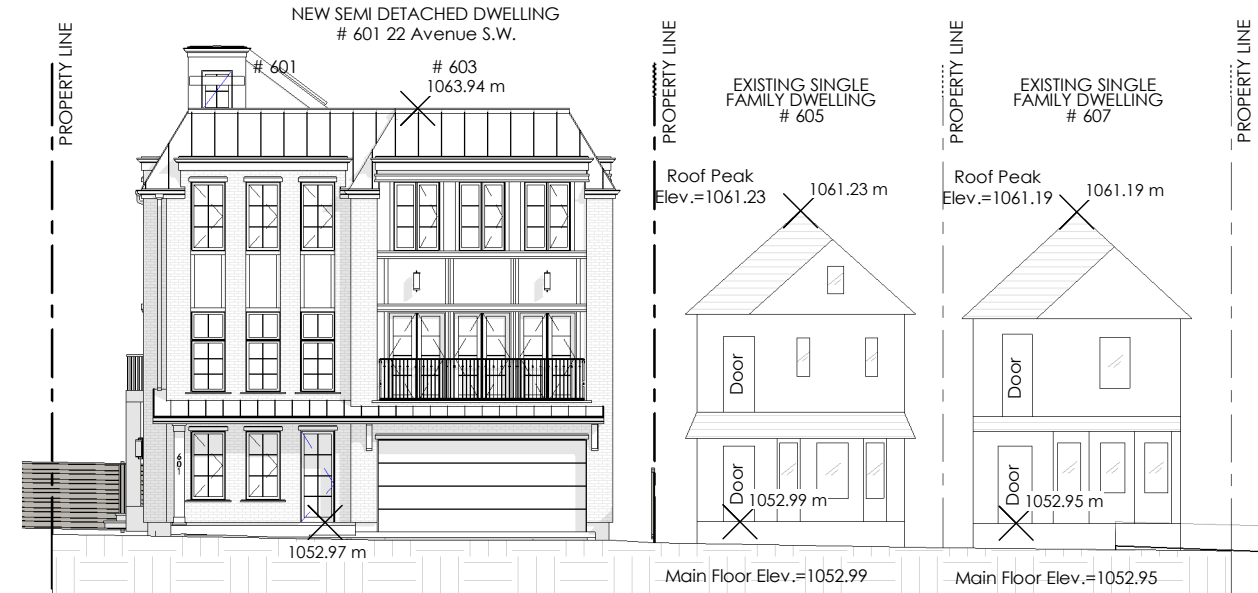
EAST ELEVATION

1/4" = 1'-0"



5TH STREETSCAPE

1:200



22 AVE STREETSCAPE

1:200

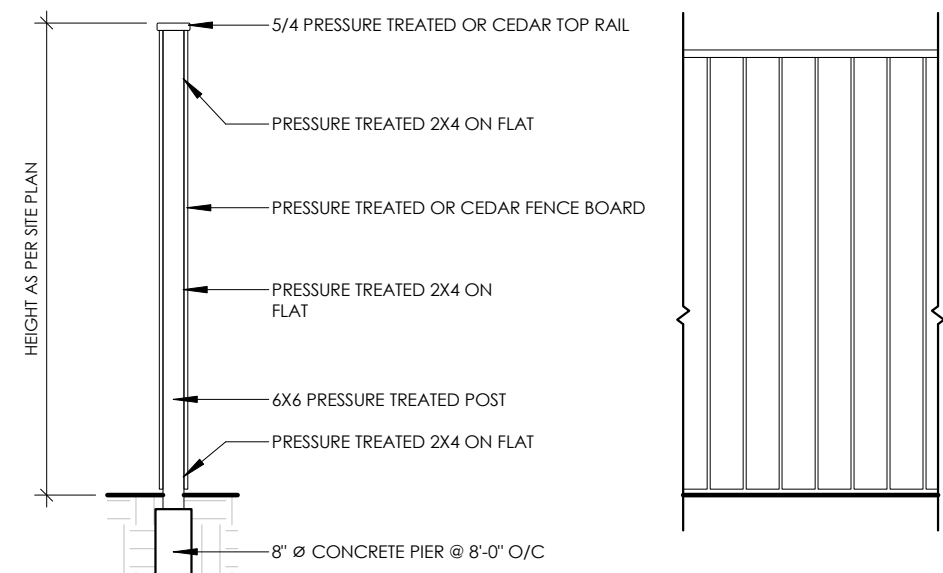


NORTH ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND

- | | | | |
|----|---|----|---|
| 1 | ASPHALT SHINGLES | 11 | 8" LP SMARTSIDE FASCIA & TRIM |
| 2 | ALUMINUM PARAPET CAP | 12 | 2" OVER 8" LP SMARTSIDE FASCIA & TRIM |
| 3 | STANDING SEAM METAL ROOF | 13 | 4" CORNER BOARD, CEDAR FINISH |
| 4 | ALUMINUM GUTTER RAINWARE | 14 | EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME |
| 5 | CEDAR SHAKE SIDING, EXISTING | 15 | LP SMARTSIDE PANEL & VERTICAL SIDING, CEDAR FINISH |
| 6 | BRICK, SELECTION T.B.D. | 16 | PRECAST CONCRETE STEP, FINISH TO BE SELECTED |
| 7 | LP SMARTSIDE PANEL & VERTICAL SIDING - SMOOTH | 17 | PRE-CAST CONCRETE HEADER |
| 8 | LP SMARTSIDE LAP SIDING | 18 | PRE-CAST CONCRETE SILL |
| 9 | 2" LP SMARTSIDE FASCIA & TRIM | 19 | ALUMINUM RAILING / OPTIONAL STEEL |
| 10 | 4" LP SMARTSIDE FASCIA & TRIM | 20 | ENG. STEEL BRACKET |



TYPICAL FENCE DETAIL

NOVEMBER 03, 2025

#601 - 22 Avenue SW

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
9	08.12.2024	Exterior Revisions #2
11	09.04.2024	Released for Development Permit
26	11.03.2025	Direct Control - Development Permit

GENERAL NOTES

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CLIENT APPROVAL

Date: _____

Sign: _____

ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

601 22 Ave SW
CALGARY, ALBERTA

LOT: 11 & 12 D. BLOCK: L.

PLAN: 2112AC

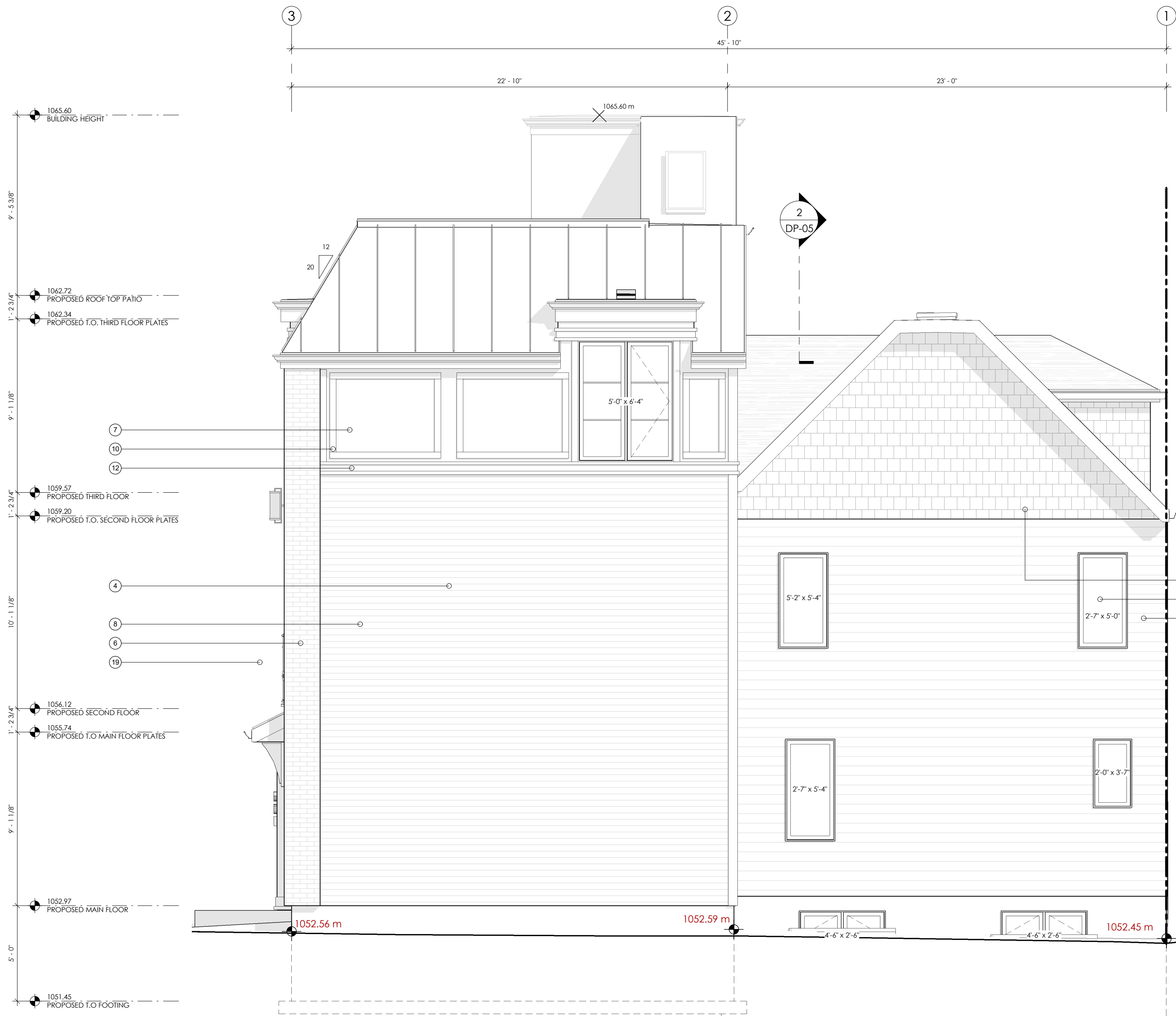
FLOOR AREAS

EXISTING MAIN FLOOR	574 SF
EXISTING SECOND FLOOR	679 SF
EXISTING THIRD FLOOR	629 SF
TOTAL:	1882 SF
MAIN FLOOR	402 SF
SECOND FLOOR	896 SF
THIRD FLOOR	899 SF
TOTAL:	2198 SF
EXISTING DEVELOPED BASEMENT GARAGE	495 SF
ROOF TOP PATIO	816 SF
EXISTING BALCONY	62 SF
BALCONY	95 SF
EXISTING BALCONY	113 SF
EXISTING COVERED ENTRY	113 SF

NOT FOR
CONSTRUCTION

ELEVATIONS

DP-01



1 WEST ELEVATION
1/4" = 1'-0"

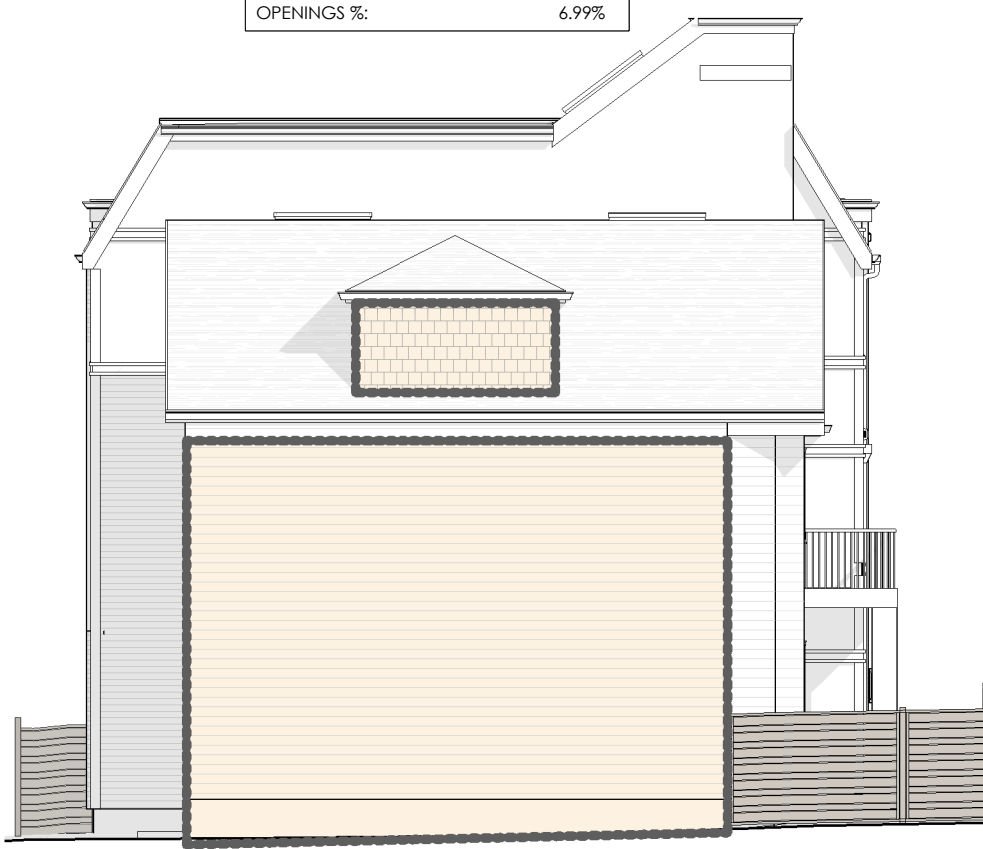
FIRE COMPARTMENT AREA: 62.11 m²
LIMITING DISTANCE: 1.20 m
OPENING LIMITS: 7.00%
OPENINGS AREA: 2.94 m²
OPENINGS %: 4.74%

FIRE COMPARTMENT AREA: 54.27 m²
LIMITING DISTANCE: 2.70 m
OPENING LIMITS: 15.50%
OPENINGS AREA: 4.35 m²
OPENINGS %: 8.01%

FIRE COMPARTMENT AREA: 62.13 m²
LIMITING DISTANCE: 1.20 m
OPENING LIMITS: 7.00%
OPENINGS AREA: 4.34 m²
OPENINGS %: 6.99%



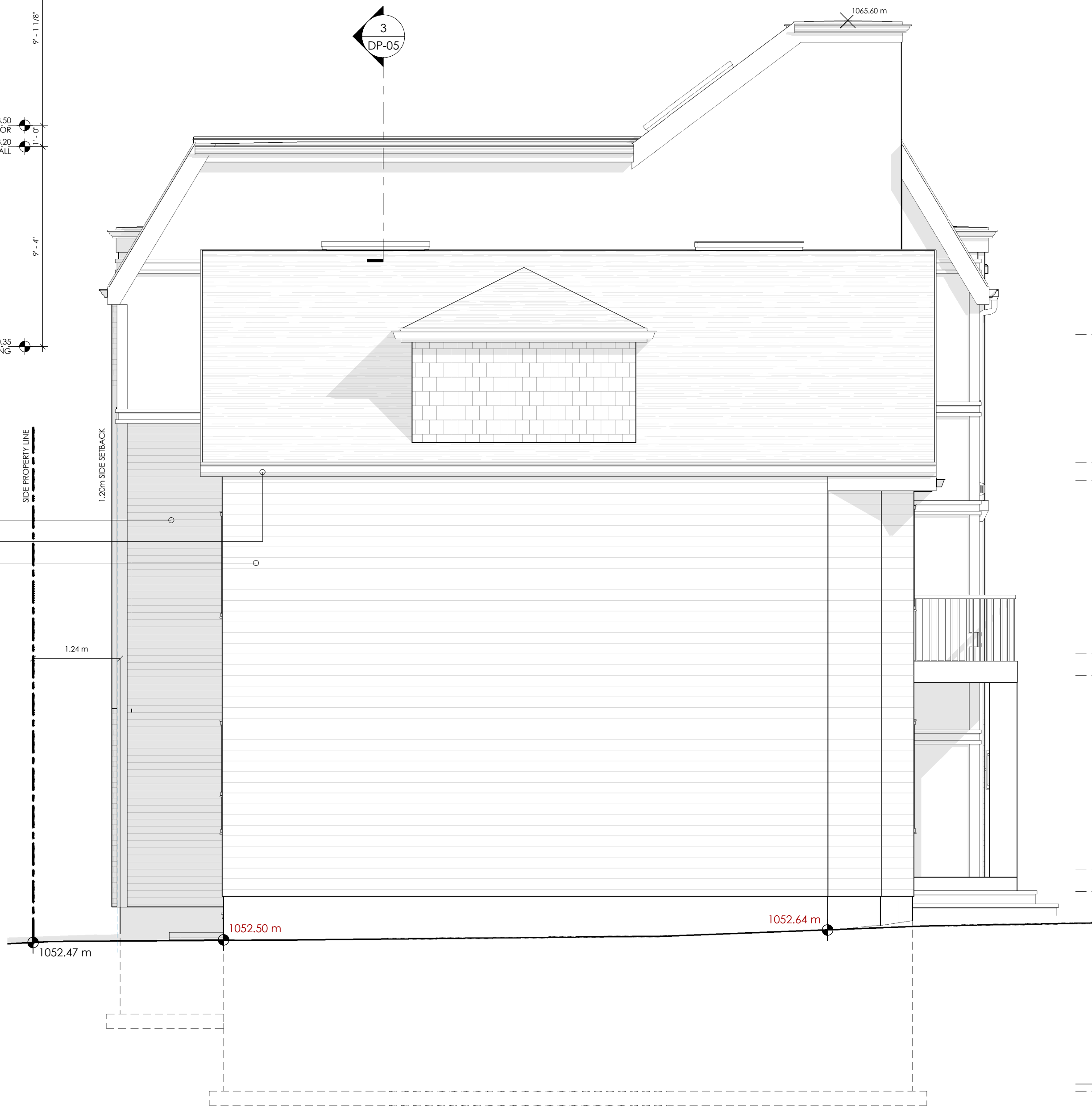
3 SPATIAL SEPARATION - WEST
1" = 10'-0"



4 SPATIAL SEPARATION - SOUTH
1" = 10'-0"

MATERIAL LEGEND

- | | | | |
|----|---|----|---|
| 1 | ASPHALT SHINGLES | 11 | 8" LP SMARTSIDE FASCIA & TRIM |
| 2 | ALUMINUM PARAPET CAP | 12 | 2" OVER 8" LP SMARTSIDE FASCIA & TRIM |
| 3 | STANDING SEAM METAL ROOF | 13 | 4" CORNER BOARD, CEDAR FINISH |
| 4 | ALUMINUM GUTTER RAINWARE | 14 | EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME |
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| 8 | LP SMARTSIDE LAP SIDING | 18 | PRE-CAST CONCRETE SILL |
| 9 | 2" LP SMARTSIDE FASCIA & TRIM | 19 | ALUMINUM RAILING / OPTIONAL STEEL |
| 10 | 4" LP SMARTSIDE FASCIA & TRIM | 20 | ENG. STEEL BRACKET |



2 SOUTH ELEVATION
1/4" = 1'-0"

NOVEMBER 03, 2025
#601 - 22 Avenue SW

REVISION SCHEDULE

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Date: _____

Sign: _____

ISSUED FOR DEVELOPMENT PERMIT

PROJECT LOCATION

601 22 Ave SW
CALGARY, ALBERTA
LOT: 11 & 12 D, BLOCK: L,
PLAN: 2112AC

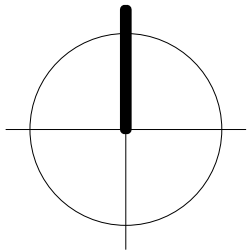
FLOOR AREAS

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TOTAL:	1882 SF
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TOTAL:	2198 SF
EXISTING DEVELOPED BASEMENT GARAGE	495 SF
	494 SF
ROOF TOP PATIO	816 SF
EXISTING BALCONY	62 SF
BALCONY	95 SF
EXISTING BALCONY	113 SF
EXISTING COVERED ENTRY	113 SF

NOT FOR
CONSTRUCTION

ELEVATIONS

DP-02



#601 - 22 Avenue SW

CALGARY, ALBERTA



220 739 11 Ave SW, Calgary, Alberta T2R 0E3
1.403.461.4481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

NOVEMBER 03, 2025

#601 - 22 Avenue SW

Development Permit - Index	
SHEET NUMBER	SHEET NAME
DP-00	BLOCK PLAN & LANDSCAPE PLAN
DP-01	ELEVATIONS
DP-02	ELEVATIONS
DP-03	PROPOSED MAIN FLOOR & SECOND FLOOR
DP-04	PROPOSED THIRD FLOOR & ROOF TOP PATIO
DP-05	BASEMENT LAYOUT / SECTIONS

PLANTING REQUIREMENTS

• A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m² of parcel area.
Parcel Area = **305.19 m²** / **110.00 = 2.77**
2.77 x 1.0 = **3 trees**
2.77 x 3.0 = **9 shrubs**

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.

LANDSCAPED AREA: 128.24 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
130.13 m² x 0.3 = 39.04 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING		HARD / NON-PERMEABLE LANDSCAPING	
	GRASS		CONCRETE
	MULCH		GRAVEL / ROCKS
	BUILDING FOOTPRINT		DECKS
	NEIGHBORING BUILDING FOOTPRINT		COVERED

Name	Imperial	Metric
Soft Landscaping		
GRASS	582 SF	54.08 m ²
MULCH	166 SF	15.39 m ²
	748 SF	69.47 m ²
Hard Landscaping		
CONCRETE	155 SF	14.40 m ²
DECK	90 SF	8.32 m ²
DECK STAIRS	39 SF	3.66 m ²
GRAVEL	380 SF	35.32 m ²
	664 SF	61.70 m ²
LANDSCAPE AREA	1455 SF	135.16 m ²
	1455 SF	135.16 m ²

PLANTING LEGEND

Coniferous tree
 Deciduous Tree
 Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

SITE AREA

• 305.19 m²

LAND USE DESIGNATION

• MC-G Residential - M-CGd72 Multi-Residential - Contextual Ground Oriented- Using R-CG

• Neighboring Lots Designations: M-CG

SITE INFORMATION

LEGAL ADDRESS:

LOT: Those Portions of Lots 11 & 12 which Lie to the North of a Line Drawn Parallel with and 60.66ft Perpendicularly Distant From the Southern Boundaries of Said Lots Block L BLOCK: L PLAN: 2112AC

MUNICIPAL ADDRESS:

601 22 AVE SW
CALGARY, ALBERTA

LAND USE DESIGNATION:

R-CG

COMMUNITY: CLIFF BUNGALOW

LIGHTING NOTE

• EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

LINE TYPE LEGEND

--- SUBJECT PROPERTY LINES
--- ADJACENT PROPERTY LINES
--- EAVES / CANOPIES
--- UTILITY LINES - POWER
--- UTILITY LINES - OVERHEAD
--- UTILITY LINES - WATER
--- UTILITY LINES - SANITARY
--- UTILITY LINES - GAS
--- UTILITY LINES - STORM
--- EXISTING BUILDING TO BE REMOVED
--- EXISTING FENCE
--- PRIVACY SCREEN/ FENCE
--- WINDOW & DOOR LOCATIONS
--- LOFT DOORS & WINDOWS
--- UPPER DOORS & WINDOWS
--- MAIN DOORS & WINDOWS
--- BASEMENT DOORS & WINDOWS

SURVEY INFORMATION

Survey completed by:

COMPANY NAME: ARC SURVEYS LTD
ADDRESS: #202, 337 41 AVE NE
Calgary, Alberta T2E 2N4
Phone: (403) 277-1272
Dated: March 25, 2024

Note: Unless otherwise specified, all dimensions relate to distances from property boundary to foundation walls one from the date of the survey.
Spot elevations are approximately located.

GRADE MARKER LEGEND

1079.38 EXISTING GRADE
 1079.38 PROPOSED GRADE
 1079.38 ASSUMED GRADE

FLOOR AREA RATIO

Name	Area	Area (m ²)
Existing		
Main Floor	628 SF	58 m ²
Second Floor	616 SF	57 m ²
Loft	516 SF	48 m ²
Proposed		
Second Floor	814 SF	76 m ²
Third Floor	814 SF	76 m ²
Main Floor	343 SF	32 m ²
TOTAL AREA	3730 SF	347 m ²

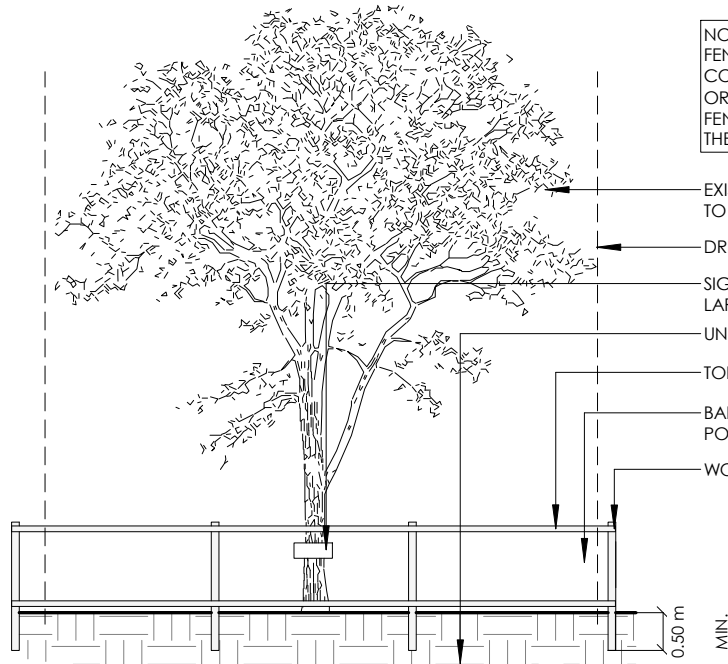
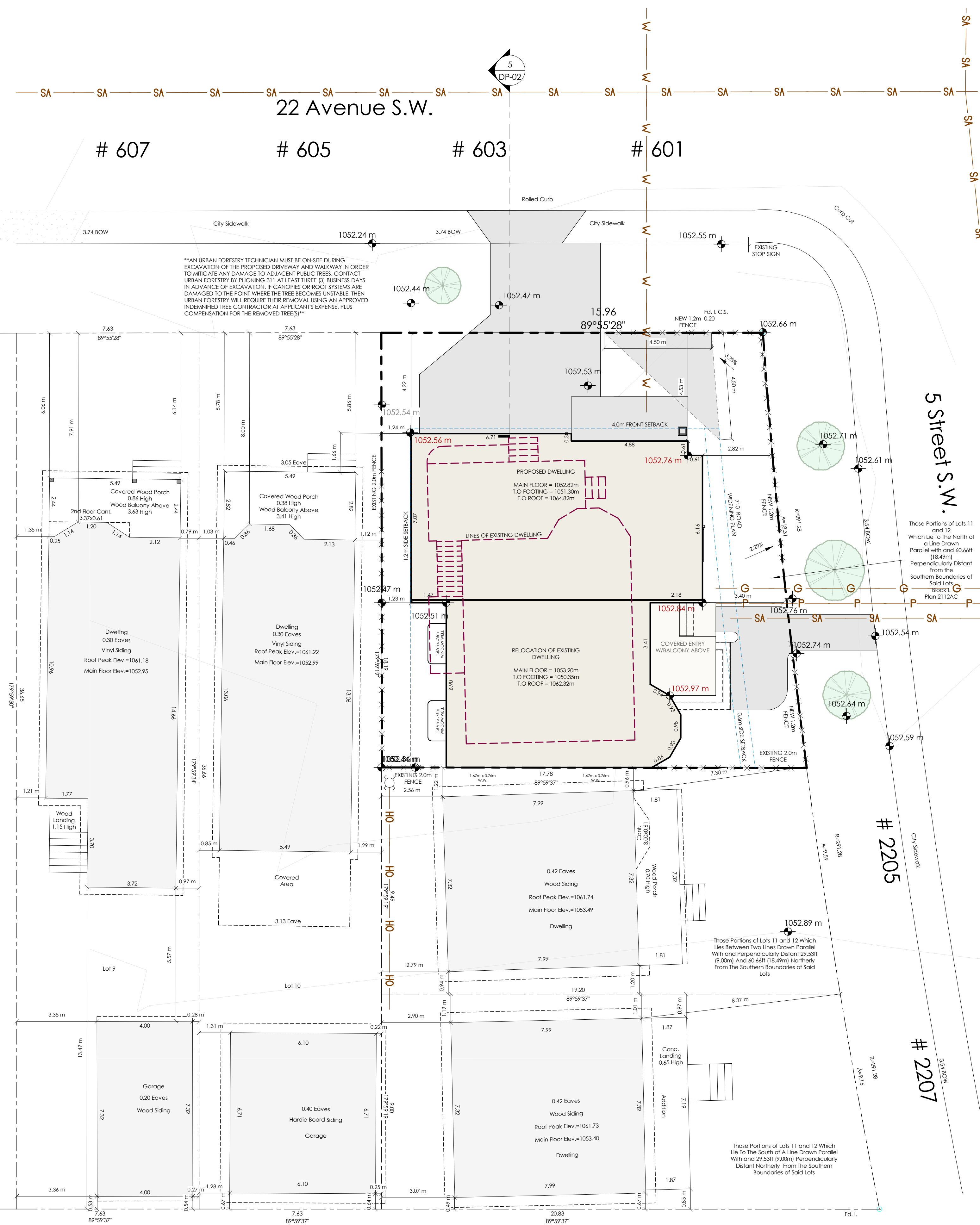
347 / 305.19 = 1.14

F.A.R. = 1.14

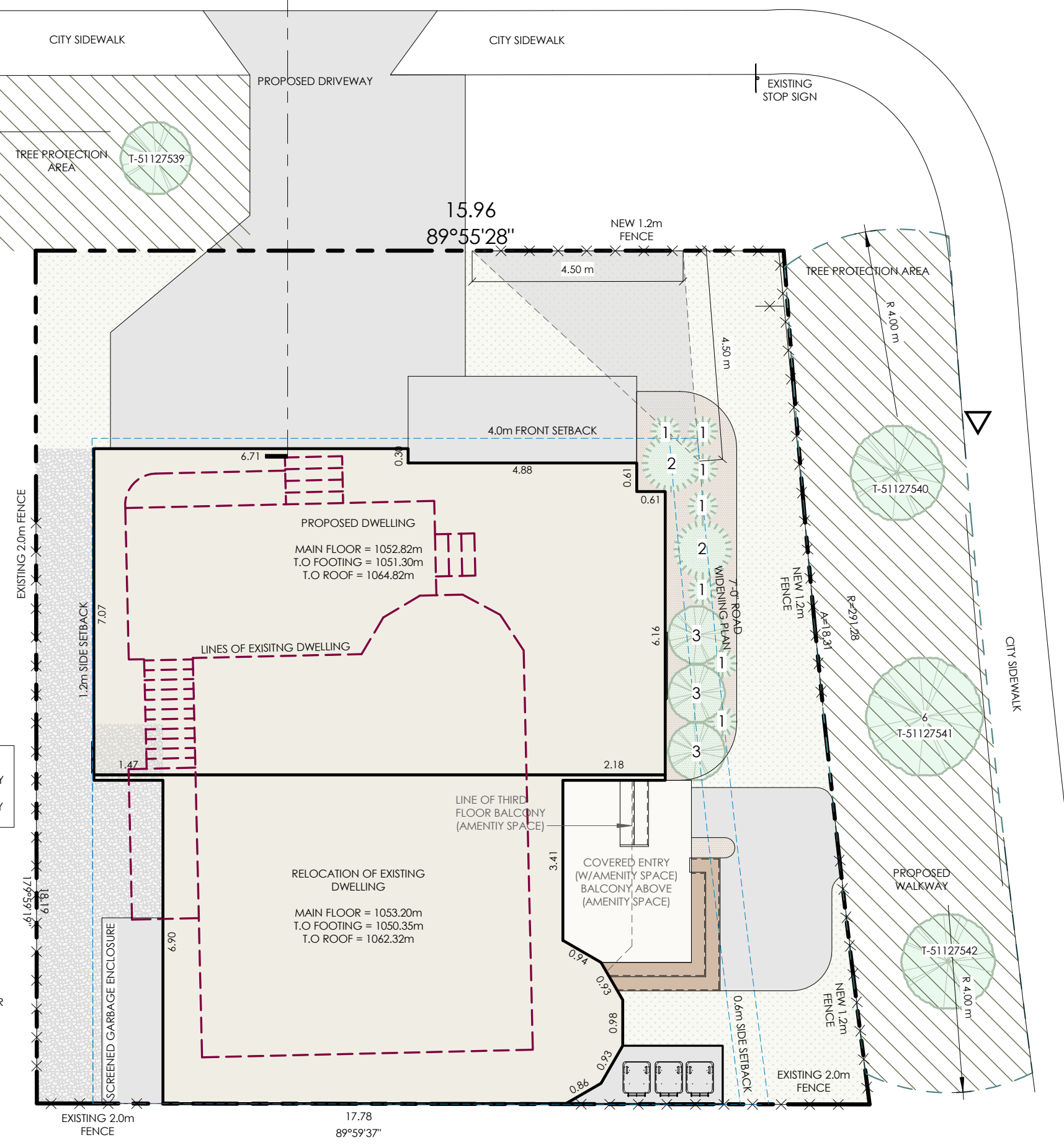
PARCEL COVERAGE AREA

Name	Imperial	Metric
Footprint		
COVERED ENTRY	112 FT ²	10.43 m ²
PROPOSED BUILDING	893 FT ²	82.98 m ²
FOOTPRINT	683 FT ²	63.42 m ²
EXISTING BUILDING	683 FT ²	63.42 m ²
FOOTPRINT		
SITE AREA	3285 FT ²	305.19 m ²

ACTUAL PARCEL COVERAGE = 61.39%



TYPICAL TREE PROTECTION DETAIL



LANDSCAPE PLAN - DP
1 : 100

BLOCK PLAN - DP

1 : 100

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CALGARY, ALBERTA
LOT: 11 & 12, BLOCK: L,
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NOT FOR
CONSTRUCTION

BLOCK PLAN & LANDSCAPE PLAN

DP-00