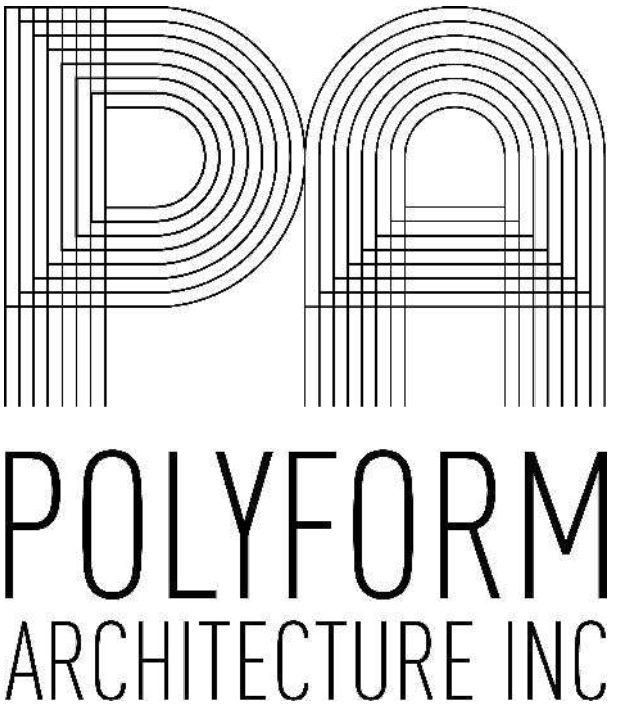


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CLIENT:
IZARI DEVELOPMENT



GENERAL CONTRACTOR:
SNG-DEVELOPMENT GROUP INC.
CALGARY, AB
NICK SHERBY, PRESIDENT & CFO
1-587-585-8835



TUXEDO PARK TOWNHOMES

223 22ND AVE NE CALGARY AB T2E 1T6 CANADA

LOTS 53,54 AND E 1/2 OF LOT 55, BLOCK 4, PLAN
1367 0 W/I THE SE 1/4 SEC 27 TWP 24 RGE 1 W5M

ISSUED FOR DEVELOPMENT PERMIT 2026-01-16



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A0.4	PERSPECTIVES
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3 LANE PERSPECTIVE



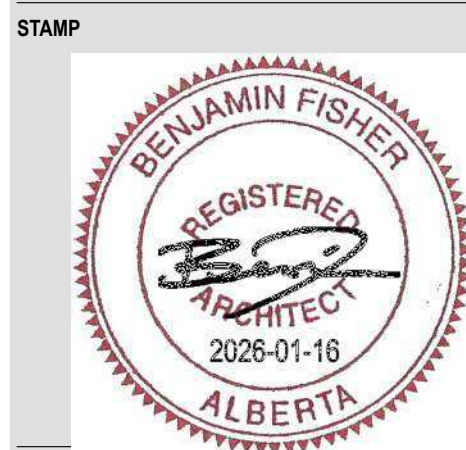
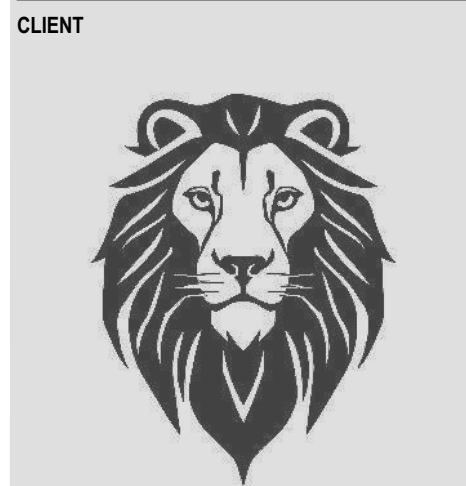
1 FRONT PERSPECTIVE



4 REAR BUILDING

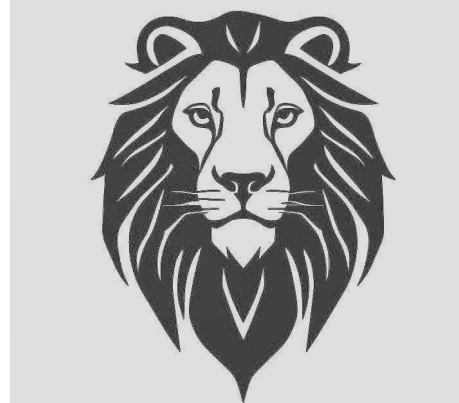


2 AERIAL LOOKING WEST



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SUBJECT PROPERTY
223 22ND AVE NE

REAR BUILDING ROOF PEAK ELEVATION
+1,090.05

FRONT BUILDING ROOF PEAK ELEVATION
+1,088.17

HOUSE #217

Roof Peak Elevation = 1089.19

HOUSE #215

Roof Peak Elevation = 1087.71

HOUSE #229

Roof Peak Elevation = 1087.44

HOUSE #225

Roof Peak Elevation = 1086.32

MAIN FLOOR ELEVATION
+1,080.05

Main Floor Elevation = 1080.17

Main Floor Elevation = 1080.62

Main Floor Elevation = 1080.17

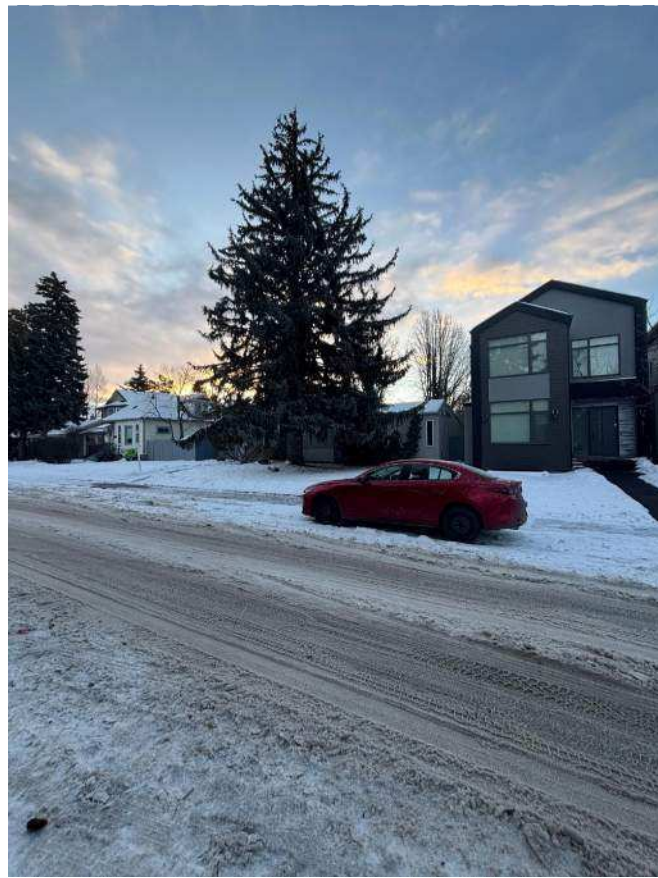
Main Floor Elevation = 1080.58



1 NE VIEW



2 N VIEW



3 NW VIEW



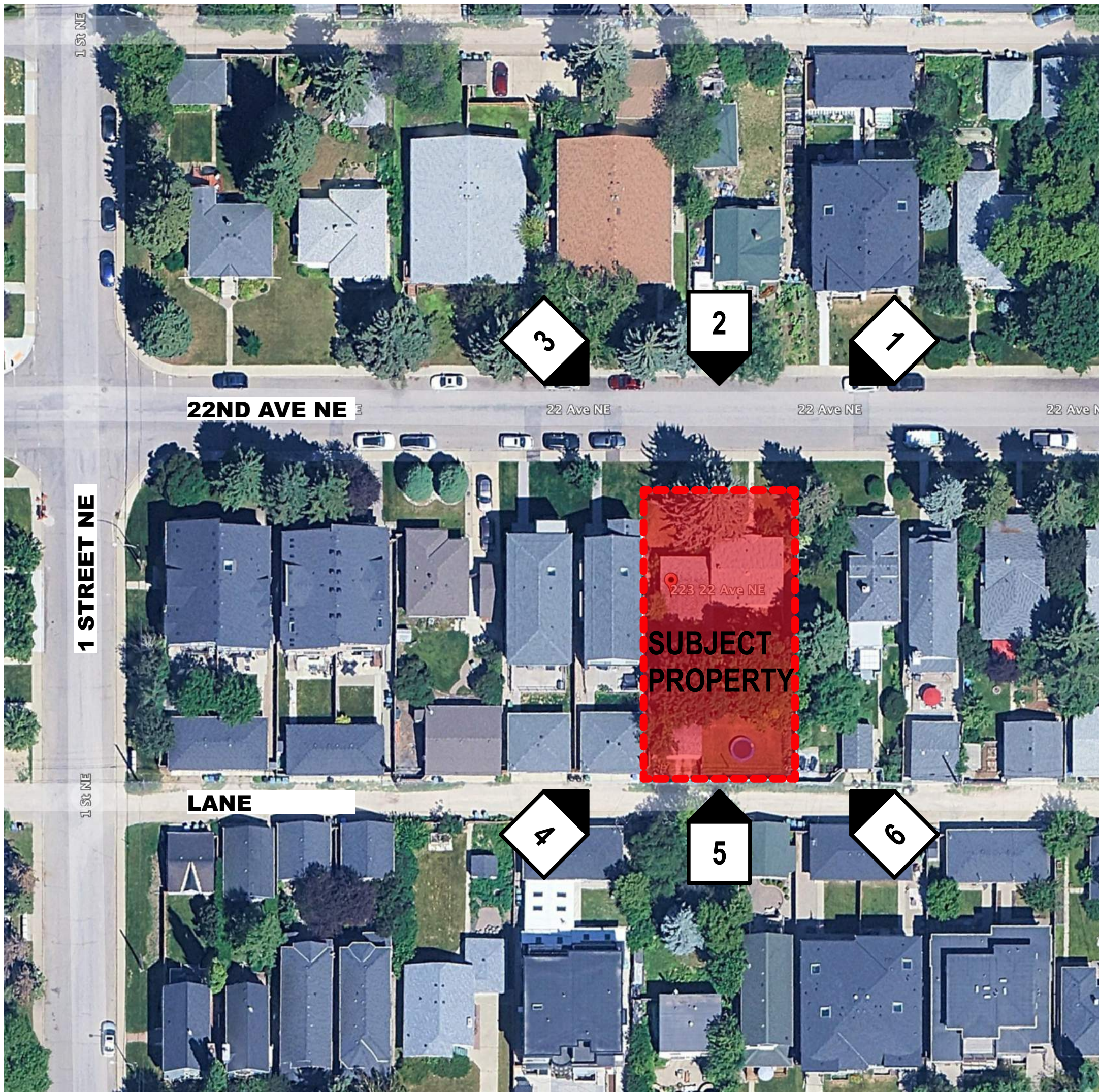
4 SW VIEW



5 S VIEW



6 SE VIEW



1 BLOCK PLAN
SCALE: 1:500

SITE COVERAGE PLAN LEGEND

	BUILDING COVERAGE
	HARD LANDSCAPING
	SOFT LANDSCAPING
	DRIVEWAY + PARKING

TREE + SHRUB LEGEND

	TOWER POLAR (Populus x canescens 'Tower')
	COLUMNAR CRABAPPLE (Malus baccata 'Columnaris')
	AMUR MAPLE (Acer ginnala)

	MEYER LILAC (syringa meyeri)
	AMERICAN HIGHBUSH CRANBERRY (Viburnum trilobum)
	NINEBARK (Physocarpus spp.)
	SASKATOON (Amelanchier alnifolia)
	JUNITPER (Juniperus spp.) Hardy Evergreen
	COTONEASTER LUCIDUS (Hedge Cotoneaster)
	SPIREA (Spiraea spp.) Pink Flowering
	POTENTILLA (Shrub cinquefoil) Yellow Flowering

PARCEL COVERAGE

COVERAGE TYPE	LOCATION	AREA (sq.ft.)	AREA (sq.m.)
BUILDING	FRONT BUILDING	2,005.68	186.33
	REAR BUILDING	2,298.45	213.53
		4,304.13	399.86

DRIVEWAY/PARKING

LANE APRON	469.89	43.65
	469.89	43.65

HARDSCAPE

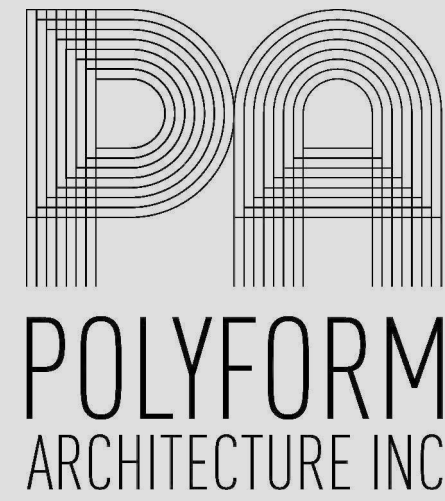
HARDSCAPE INTERNAL WALKWAYS	1,191.52	110.70
HARDSCAPE REAR STEPS	20.37	1.89
HARDSCAPE REAR STEPS	38.40	3.57
HARDSCAPE UNIT 1	53.18	4.94
HARDSCAPE UNIT 1 AMENITY	173.93	16.16
HARDSCAPE UNIT 1 PORCH	14.42	1.34
HARDSCAPE UNIT 2 AMENITY	163.51	15.19
HARDSCAPE UNIT 2 PORCH	12.68	1.18
HARDSCAPE UNIT 3 AMENITY	173.93	16.16
HARDSCAPE UNIT 3 PORCH	12.68	1.18
HARDSCAPE UNIT 4 ENTRY	19.00	1.76
HARDSCAPE UNIT 4 PORCH	25.07	2.33
HARDSCAPE UNIT 5 ENTRY	19.00	1.76
HARDSCAPE UNIT 5 PORCH	25.07	2.33
HARDSCAPE UNITS 2+3	97.52	9.06
	2,040.28	189.55

SOFTSCAPE

SOFTSCAPE EAST SIDE YARD	131.77	12.24
SOFTSCAPE REAR BLDG	64.67	6.01
SOFTSCAPE UNIT 1 FRONT	121.45	11.28
SOFTSCAPE UNIT 1 REAR	77.02	7.16
SOFTSCAPE UNIT 2 FRONT	90.54	8.41
SOFTSCAPE UNIT 2 REAR	43.17	4.01
SOFTSCAPE UNIT 3 FRONT	123.35	11.46
SOFTSCAPE UNIT 3 REAR	76.75	7.13
SOFTSCAPE UNIT 4	99.72	9.26
SOFTSCAPE UNIT 5	100.10	9.30
SOFTSCAPE WEST SIDE YARD	61.53	5.72
	990.07	91.98
	7,804.37	725.04

TREES + SHRUBS SCHEDULE

PLANT TYPE	PLANT NAME	QUANTITY
DECIDUOUSE TREE	AMUR MAPLE (Acer ginnala)	3
	COLUMNAR CRABAPPLE (Malus baccata 'Columnaris')	2
	TOWER POLAR (Populus x canescens 'Tower')	2
	SUBTOTAL	7
SHRUB	AMERICAN HIGHBUSH CRANBERRY (Viburnum trilobum)	3
	COTONEASTER LUCIDUS (Hedge Cotoneaster)	10
	JUNITPER (Juniperus spp.) Hardy Evergreen	4
	MEYER LILAC (syringa meyeri)	6
	NINEBARK (Physocarpus spp.)	5
	POTENTILLA (Shrub cinquefoil) Yellow Flowering	4
	SASKATOON (Amelanchier alnifolia)	5
	SPIREA (Spiraea spp.) Pink Flowering	4
	SUBTOTAL	41
	TOTAL PLANTS	48



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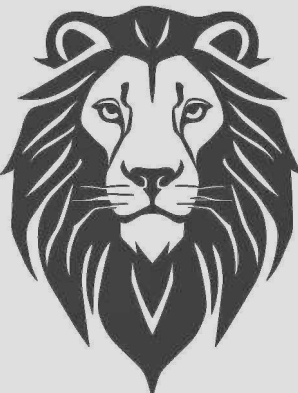
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PROJECT 2510

TUXEDO PARK TOWNHOMES
ADDRESS: 223 22ND AVE NE CALGARY AB T2E 1T5 CANADA
LEGAL: LOTS 53, 54 AND 1, 12 OF LOT 55, BLOCK 4, PLAN 1587 O W/1
THE SE 1/4 SEC 27 T1P 24 RGE 1 W5M

CLIENT



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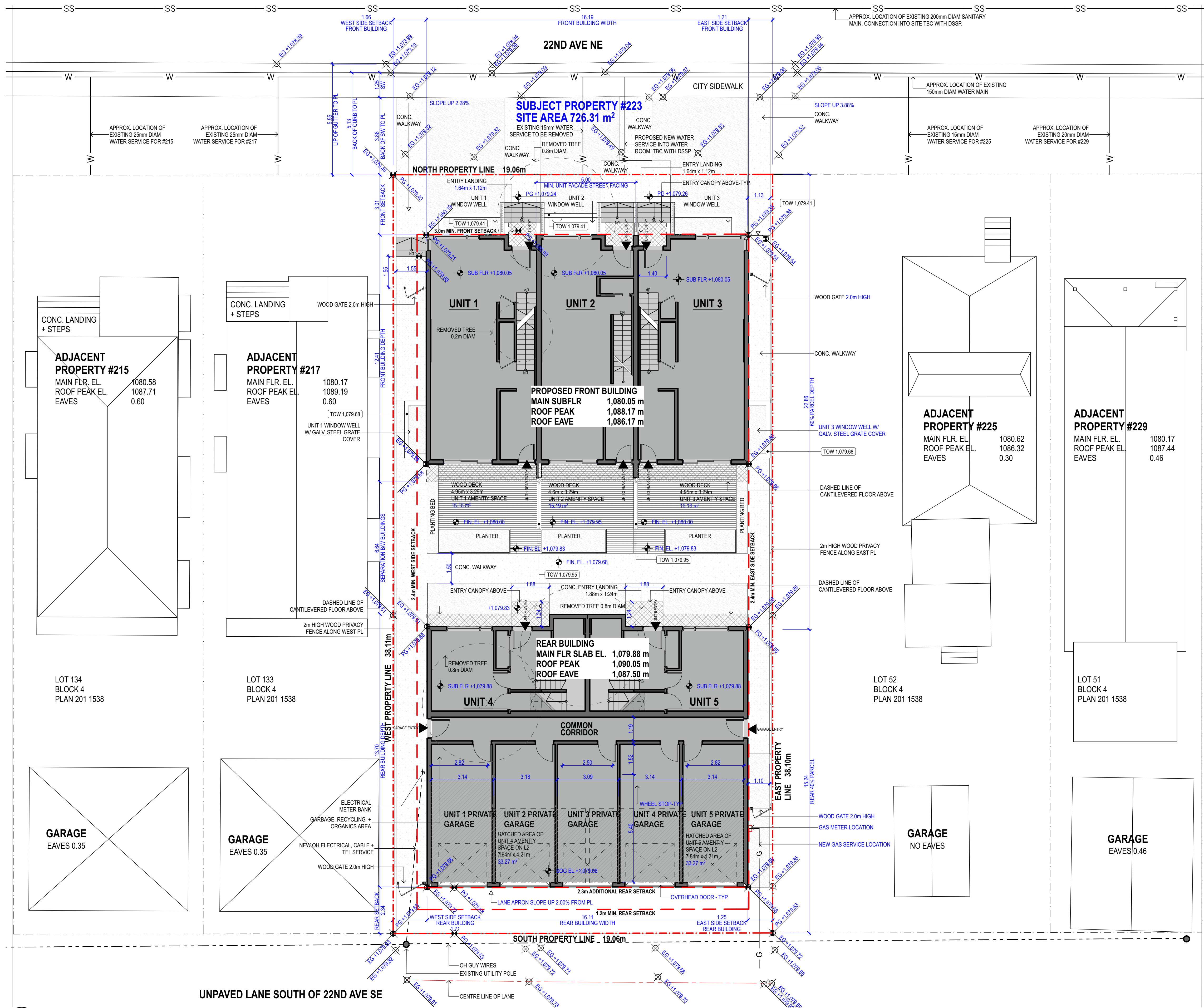
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CONTEXT,
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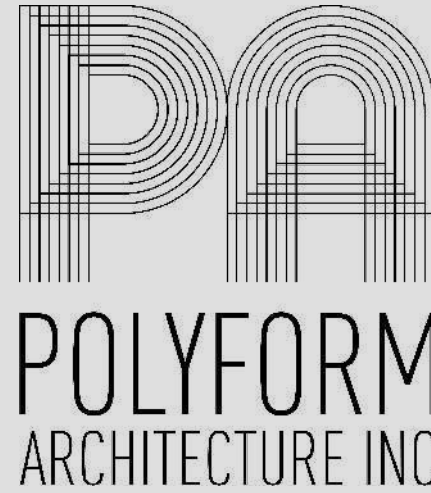
A1.00



1 PROPOSED SITE / BLOCK PLAN
SCALE: 1:100

SITE PLAN LEGEND

- PROPERTY LINES
- SETBACK LINES
- TOPOGRAPHY CONTOUR LINES
Major and Minor Polyline
- TOPOGRAPHY MESH
- BUILDING OUTLINE
- CONCRETE PAVING
- ASPHALT PAVING
- BRICK PAVING
RUNNING BOND
- BRICK PAVING
STACK BOND
- BRICK PAVING
HERRINGBONE
- WOOD DECK
- GRASS OR PLANTING BED
- EXISTING TREE
- REMOVED TREE
- NEW TREE
- SHRUBS + GRASSES
- HEDGE
- UTILITY POLE
- OVERHEAD GUY WIRES
- CHAINLINK FENCE
- WOOD FENCE - FIXED PANEL
- TREE PROTECTION
- ROCK SITE WALL
- CONCRETE RETAINING WALL
- CMU RETAINING WALL
- W WATER SERVICE
- G NATURAL GAS SERVICE
- SS SANITARY SERVICE
- SD STORM SERVICE



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PROJECT 2510

TUXEDO PARK
TOWNHOMES

CLIENT



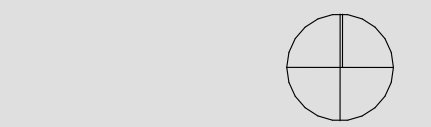
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PROPOSED SITE /
BLOCK PLAN

A1.01



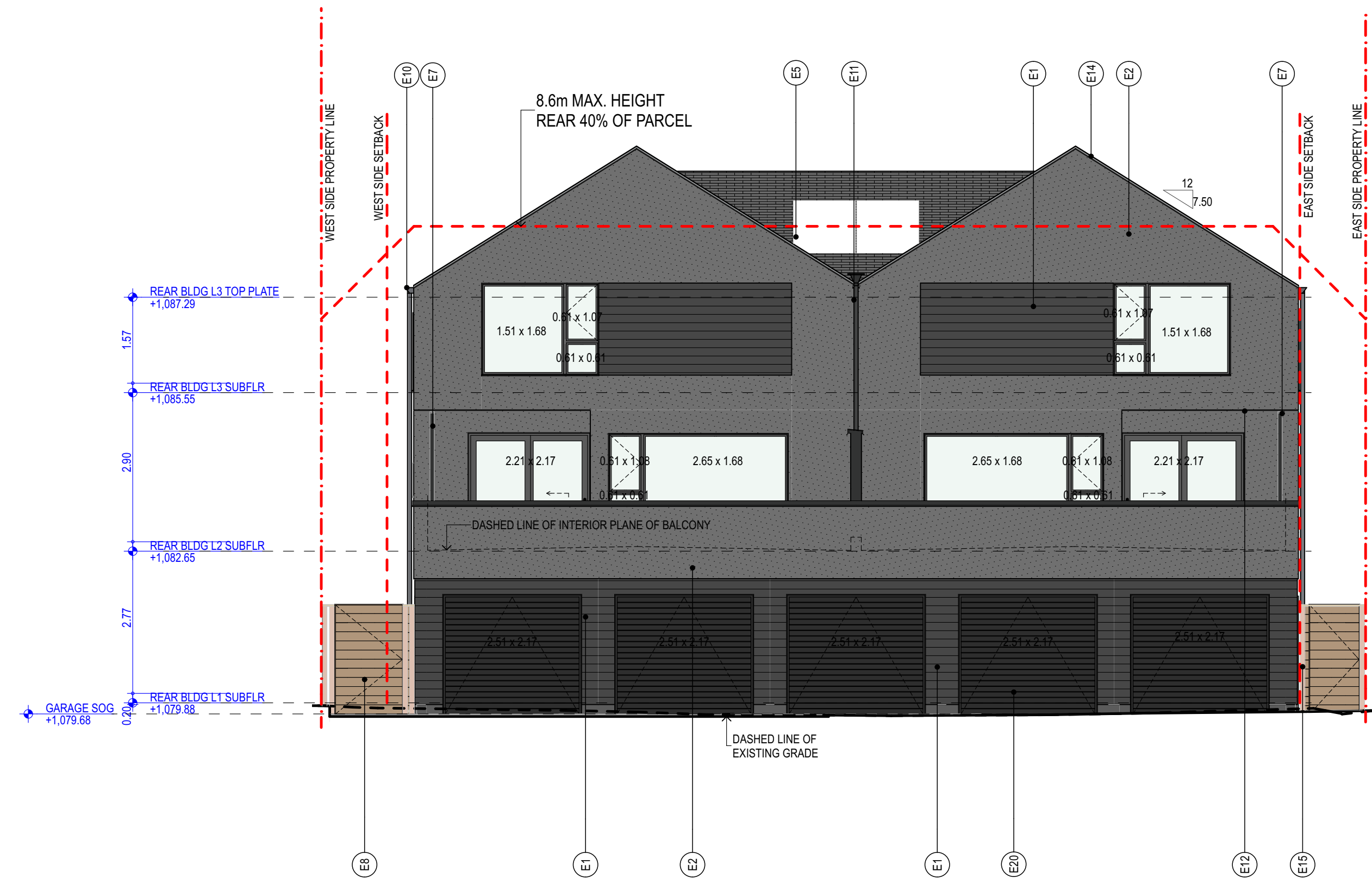
2 S1 SOUTH ELEVATION - FRONT BLDG
SCALE: 1:75



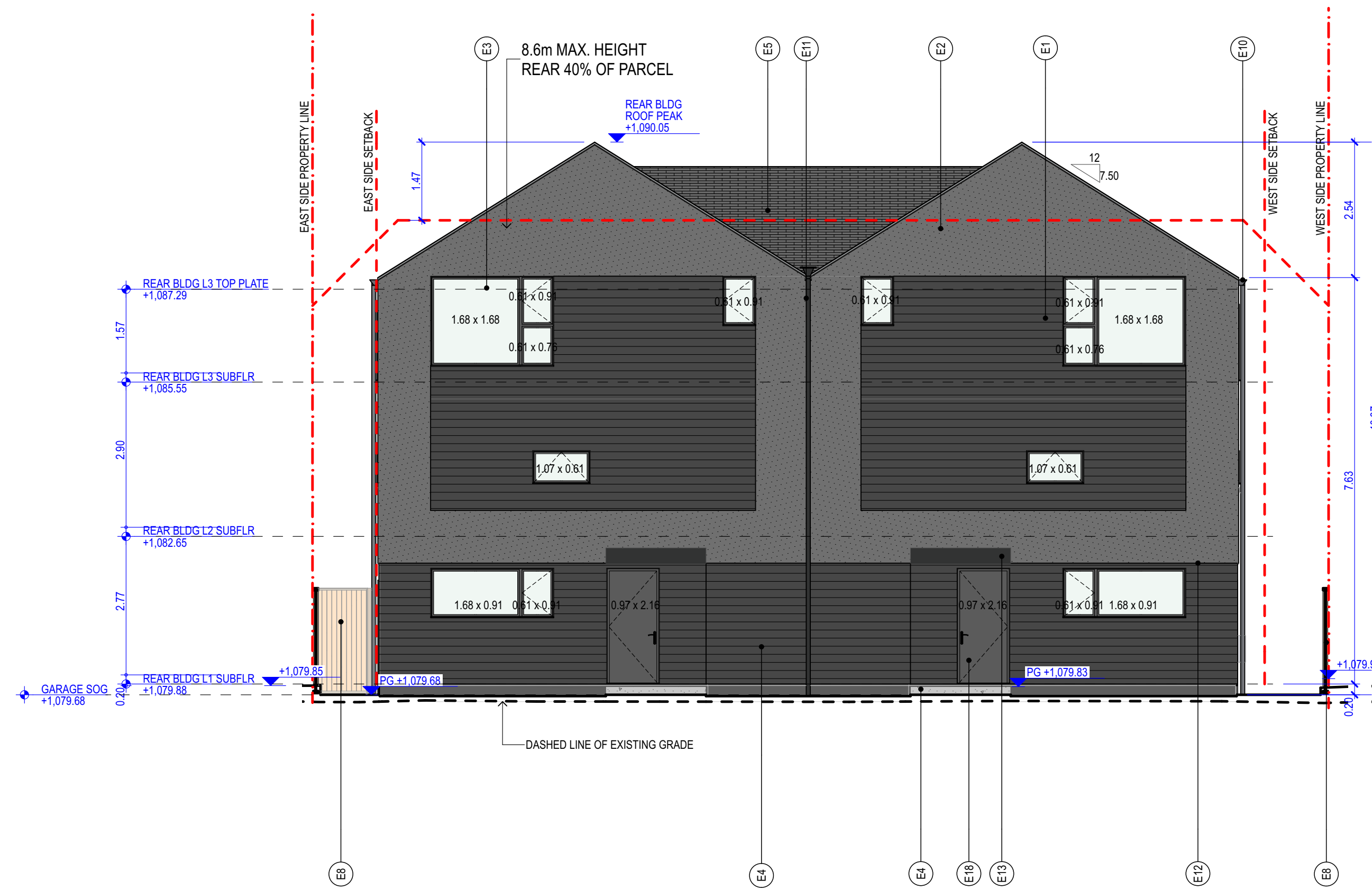
1 N PROPOSED NORTH ELEVATION - FRONT BLDG
SCALE: 1:75

MATERIALS LEGEND

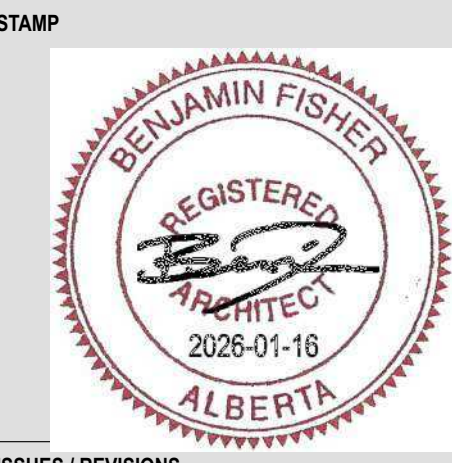
E1	HORIZONTAL FIBRE-CEMENTITIOUS LAP SIDING - BLACK
E2	STUCCO CLADDING - GREY
E3	DOUBLE GLAZED VINYL WINDOWS OR PATIO DOOR
E4	ARCHITECTURAL CONCRETE - SEALED FIN.
E5	ASPHALT SHINGLE ROOF - DARK GREY
E7	SIDE MOUNTED ALUMINUM PICKET GUARD / SCREEN
E8	WOOD PANEL PRIVACY FENCE 2.0m HIGH
E10	METAL GUTTER
E11	METAL RWL
E12	T&G WOOD SOFFIT - NATURAL STAIN
E13	METAL TRIM - CHARCOAL
E14	CAP FLASHING - CHARCOAL
E15	GAS METER
E17	RAISED PLANTER
E18	ENTRY DOOR - PAINTED GREY/CHARCOAL
E19	HORIZONTAL FIBRE-CEMENT SIDING - NATURAL WOOD COLOUR
E20	OVERHEAD GARAGE DOOR - DARK GREY / CHARCOAL



4 S PROPOSED SOUTH ELEVATION - REAR BLDG
SCALE: 1:75



3 N1 PROPOSED NORTH ELEVATION - REAR BLDG
SCALE: 1:75



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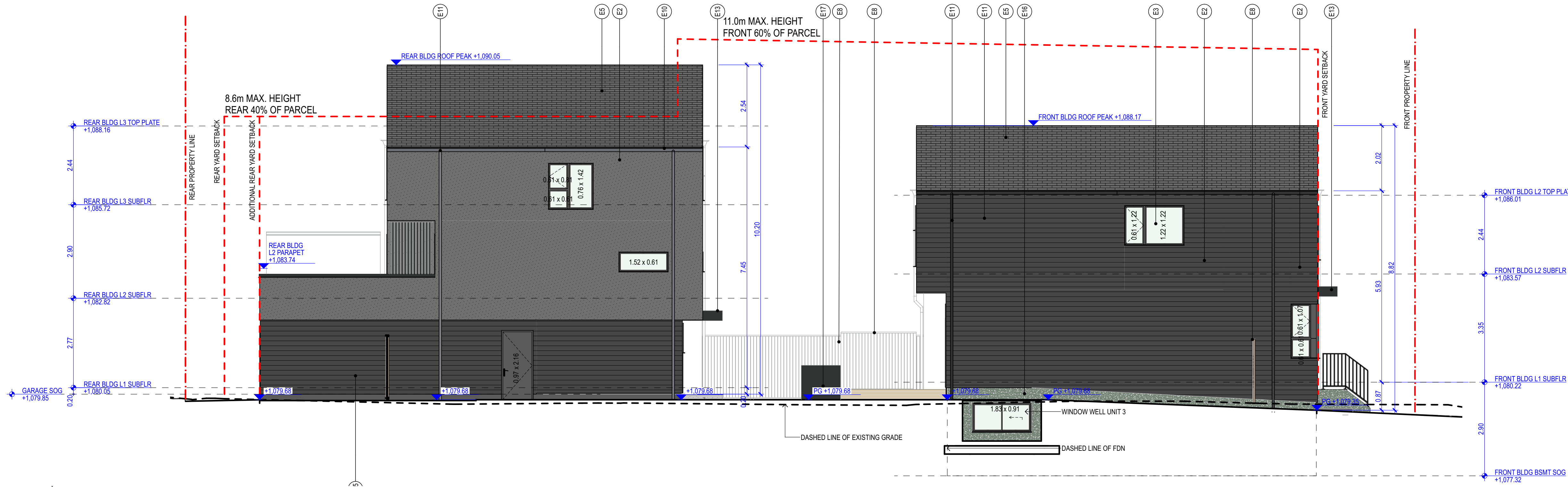


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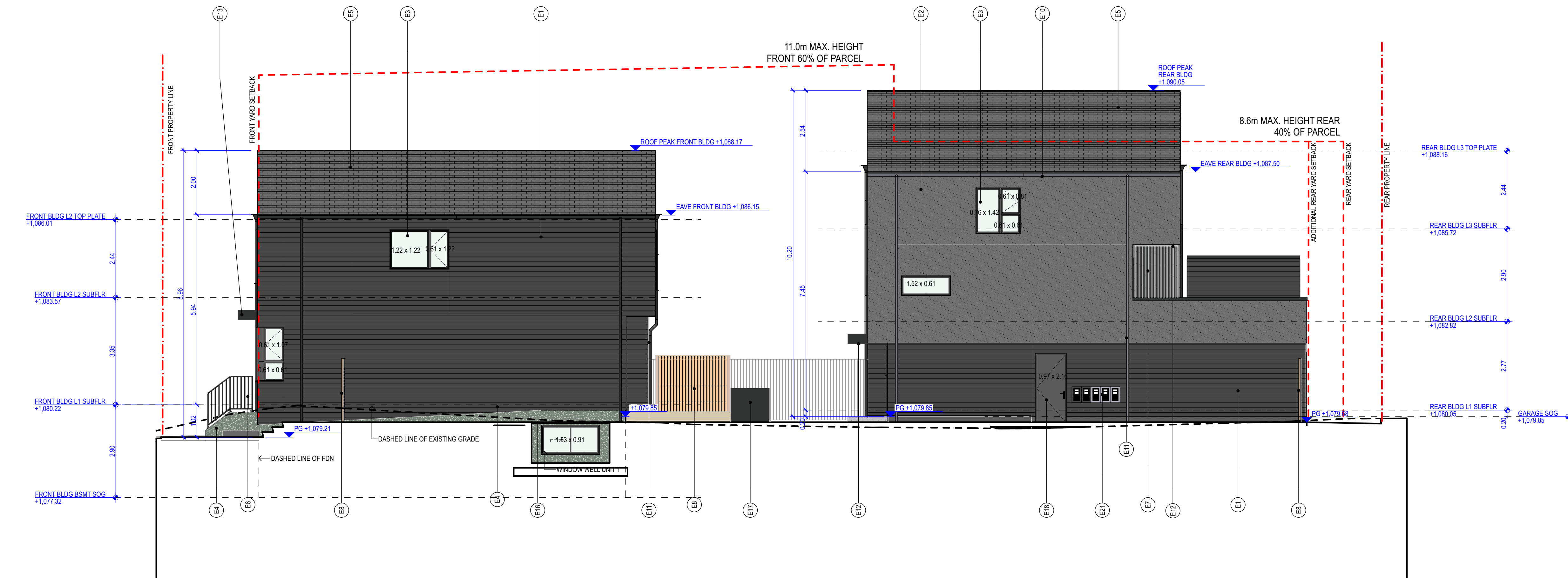
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PROPOSED EAST +
WEST ELEVATIONS

A3.02



2 PROPOSED EAST ELEVATION
SCALE: 1:75



1 PROPOSED WEST ELEVATION
SCALE: 1:75