



ARCHITECTURAL DESIGN - SHEET LIST

DP100	SITE PLAN - EXISTING & DEMO
DP101	SITE & LANDSCAPE PLAN - PROPOSED
DP200	FLOOR PLANS
DP201	FLOOR PLANS
DP202	FLOOR PLANS
DP400	ELEVATIONS
DP401	ELEVATIONS
DP500	BUILDING SECTIONS
Grand total: 8	

2026-06-24
ISSUED FOR DR1 RESPONSE - DP2026-00227

project architect
SHUGARMAN
ARCHITECTURE+DESIGN INC
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structural engineer

mechanical engineer

electrical engineer

landscape architect

24015
Heartlodge
1238 14 Ave SW
Calgary, AB





project architect

seal

consultant

permit

<i>no.</i>	<i>rev./issued for</i>	<i>date</i>
1	Issued For DP	26-01-27
2	DR1	26-06-24

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CONSTRUCTION

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client

Houston Development

project

Heartlodge

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

1238 14 Ave SW
Calgary, AB

drawing title

SITE PLAN - EXISTING & DEMO

sheet

DP100

drawn

 BC/CG

scale

As indicated

checked

project no.



MULTI-FAMILY RESIDENCE, CALGARY AB

ADDRESS: 1238 14 AVE SW
LEGAL DESCRIPTION: LOT 39-40, BLOCK 96, PLAN A1

ZONING: CC-MH
CENTRE CITY MULTI-RESIDENTIAL HIGH RISE DISTRICT

SITE AREA
LOT AREA: ± 605 m² (6,517 ft²)

<u>PROPOSED BUILDING FLOOR AREA</u>	
MAIN FLOOR:	131.5 m ² (1,415 ft ²)
2ND FLOOR:	154.9 m ² (1,667 ft ²)
3RD FLOOR:	154.9 m ² (1,667 ft ²)
4TH FLOOR:	166.3 m ² (1,790 ft ²)
<u>ROOFTOP PATIO:</u>	<u>77.9 m² (838 ft²)</u>
TOTAL:	685.5 m ² (7,377 ft ²)

<u>EXISTING BUILDING FLOOR AREA</u>	
<u>MAIN FLOOR:</u>	135.64 m² (1,460 ft²)
<u>2ND FLOOR:</u>	117.34 m² (1,263 ft²)
<u>TOTAL:</u>	252.98 m² (2,723 ft²)

F.A.R. PROPOSED:	1.13
F.A.R. EXISTING:	0.43
F.A.R. TOTAL:	1.56
F.A.R. MAX ALLOWED:	5.0

EXISTING UNITS ON SITE:	2
<u>PROPOSED ADD. UNITS:</u>	<u>5</u>
TOTAL:	7

BUILDING HEIGHT ALLOWED: UNLIMITED
BUILDING HEIGHT PROPOSED: 16.84m

DETERMINED GRADE:

FRONT (SOUTH)

FRONT (SOUTH)
REAR (NORTH)

SIDE (EAST)
SIDE (WEST)



2026-06-24 11:19:24 AM

Autodesk Docs/Heartlodge Development/24015 - Heartlodge_F05.rvt



MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	FIBRE CEMENT PLANK - DARK GREY
02	FIBRE CEMENT PLANK - BEIGE/TAN
03	ALUM. WOOD FINISH - MED. BROWN
04	BRICK - GREY
05	POWDERCOAT METAL - CHARCOAL
06	STEEL RAILING - WOOD FINISH - MED. BROWN
07	CONCRETE MASONRY UNIT
08	GLAZING - CLEAR
09	ANODIZED METAL - ALUMINUM
10	CONCRETE - CAST IN PLACE
11	STANDING METAL SEAM - TO MATCH DARK FIBRE CEMENT BOARD

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client

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project

Heartlodge

1238 14 Ave SW
Calgary, AB

drawing title

ELEVATIONS

sheet

DP400

drawn
BC/CG

scale
1/8" = 1'-0"

checked

project no.
24015

seal

permit

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Houston Development

Heartlodge

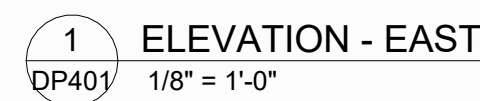
1238 14 Ave SW
Calgary, AB

ELEVATIONS

DP401

ale
 $1/8'' = 1'-0''$

Project no.
24015



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DEVELOPMENT
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