



ARCHITECTURAL DESIGN - SHEET LIST

DP100	SITE PLAN - EXISTING & DEMO	DP SET
DP101	SITE & LANDSCAPE PLAN - PROPOSED	DP SET
DP201	FLOOR PLANS	DP SET
DP202	FLOOR PLANS	DP SET
DP400	ELEVATIONS	DP SET
DP401	ELEVATIONS	DP SET
DP500	BUILDING SECTIONS	DP SET
Grand total: 7		

2025-01-27
ISSUED FOR DEVELOPMENT PERMIT

project architect
SHUGARMAN
ARCHITECTURE+DESIGN INC
Suite 110, 1900 - 11 Street S.E. Calgary, AB, Canada T2G 3G2
Telephone: 403-230-0601
Facsimile: 403-230-0519
E-mail: info@shugarmanarchitecture.com

structural engineer

mechanical engineer

electrical engineer

landscape architect

24015
Heartlodge
1238 14 Ave SW
Calgary, AB



project architect

seal

consultant

permit

no.	rev./ issued for	date
1	Issued For DP	26-01-27

NOT FOR CONSTRUCTION

Copyright 2022. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

Houston Development

project

Heartlodge

1238 14 Ave SW
Calgary, AB

drawing title

SITE PLAN - EXISTING & DEMO

sheet

DP100

drawn

BC

scale

As indicated

checked

project no.

24015

PROJECT STATISTICS

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

PROPOSED BUILDING FLOOR AREA

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)
ROOFTOP PATIO:	77.9 m ² (838 ft ²)
TOTAL:	685.5 m ² (7,377 ft ²)

EXISTING BUILDING FLOOR AREA

MAIN FLOOR:	135.64 m ² (1,460 ft ²)
2ND FLOOR:	117.34 m ² (1,263 ft ²)
TOTAL:	252.98 m ² (2,723 ft ²)

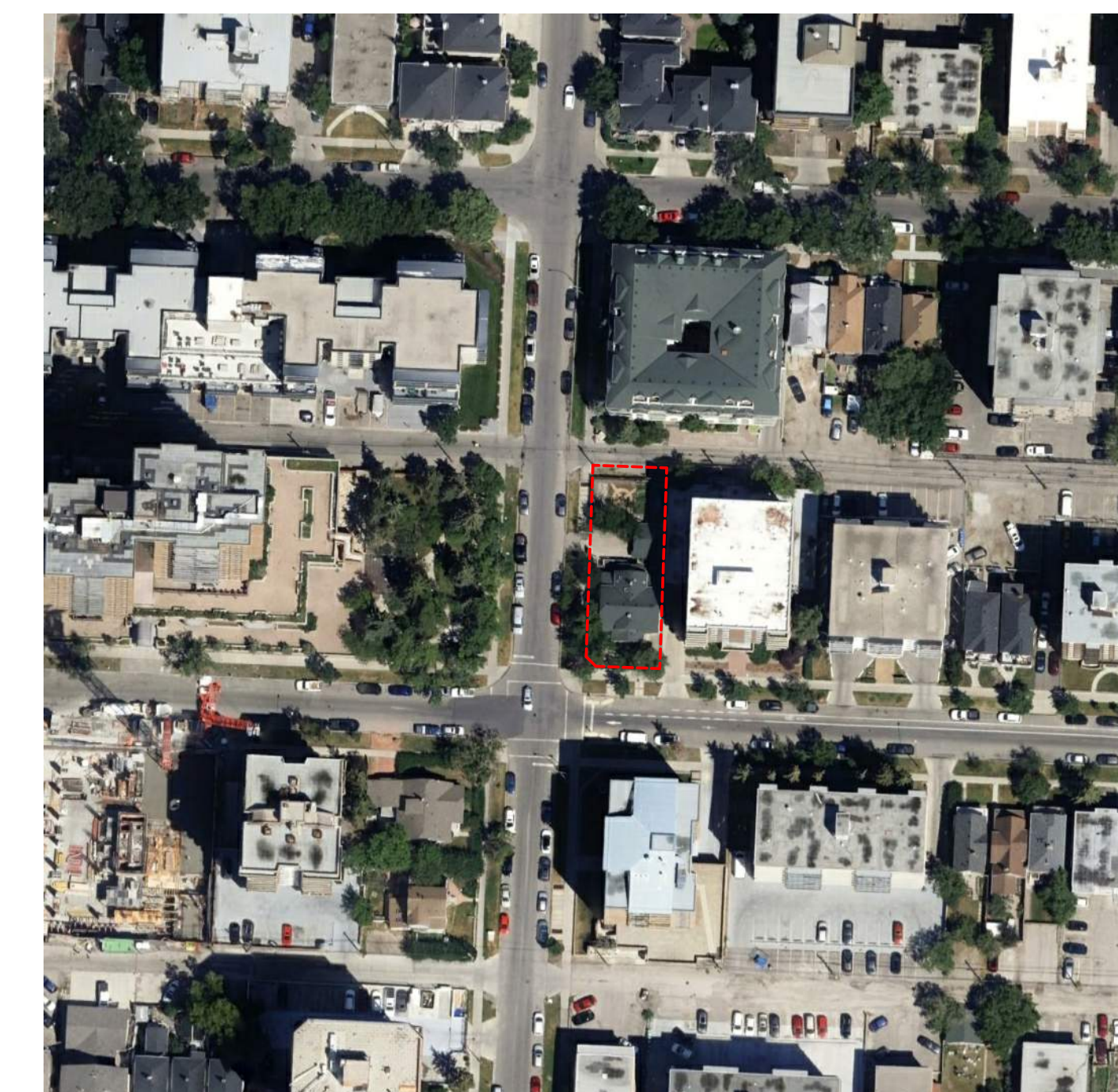
F.A.R. PROPOSED: 1.13
F.A.R. EXISTING: 0.43
F.A.R. TOTAL: 1.56
F.A.R. MAX ALLOWED: 5.0

BUILDING HEIGHT ALLOWED: UNLIMITED
BUILDING HEIGHT PROPOSED: 16.84m

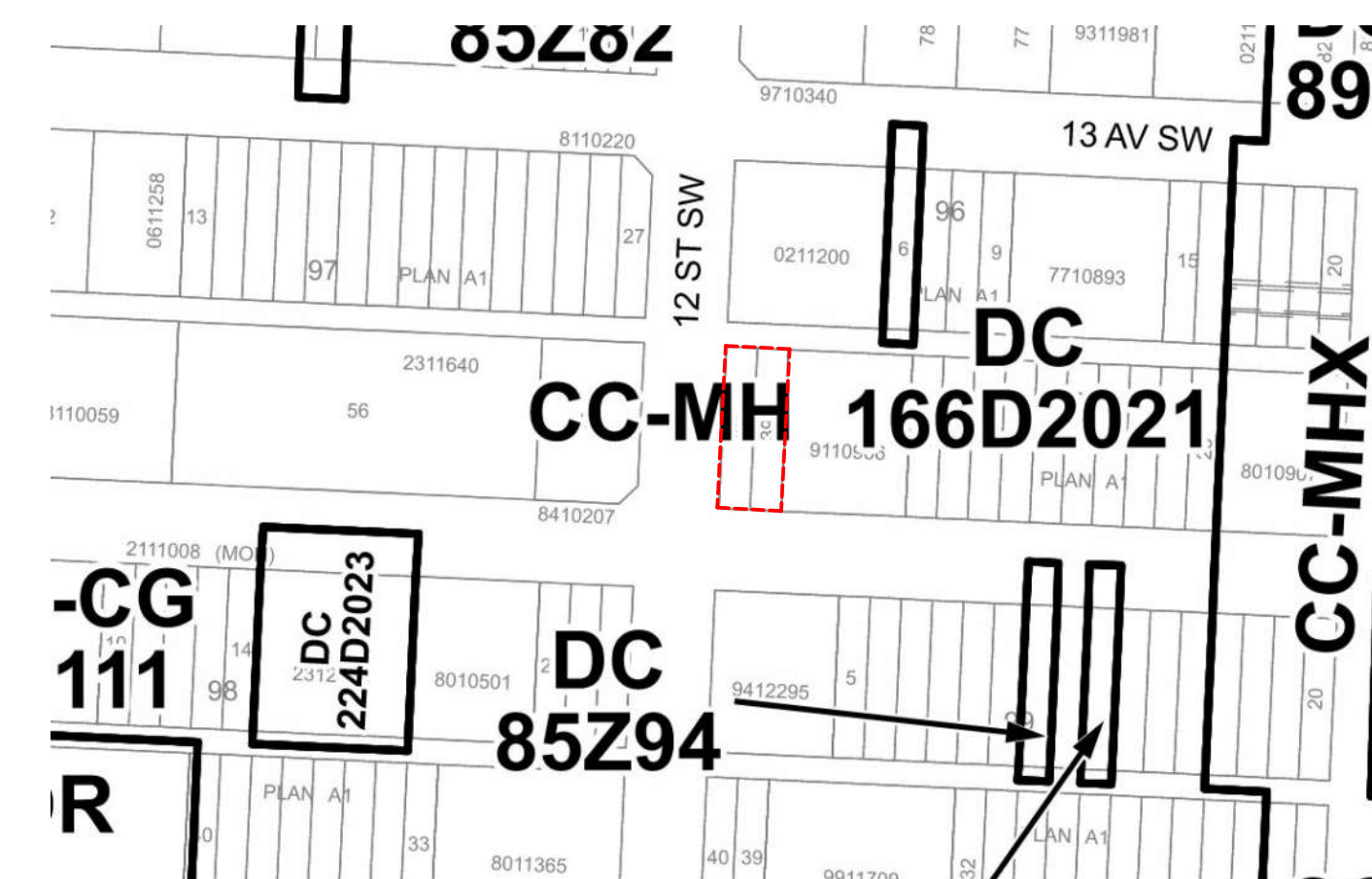
DETERMINED GRADE: 53.66m

SETBACKS REQUIRED:

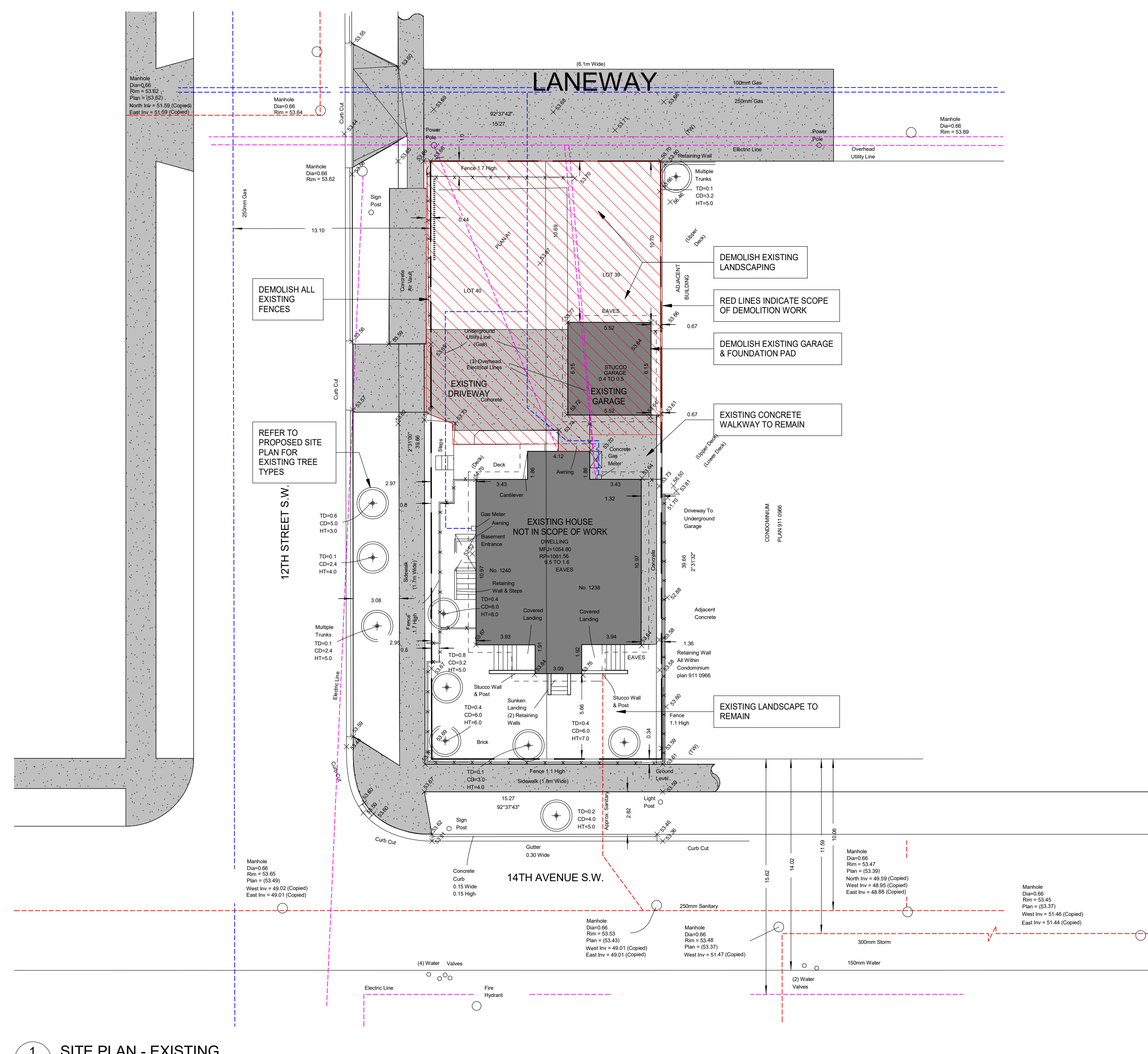
FRONT (SOUTH)	= 3.0 m
REAR (NORTH)	= 0.0 m
SIDE (EAST)	= 0.0 m
SIDE (WEST)	= 3.0 m



CONTEXT MAP



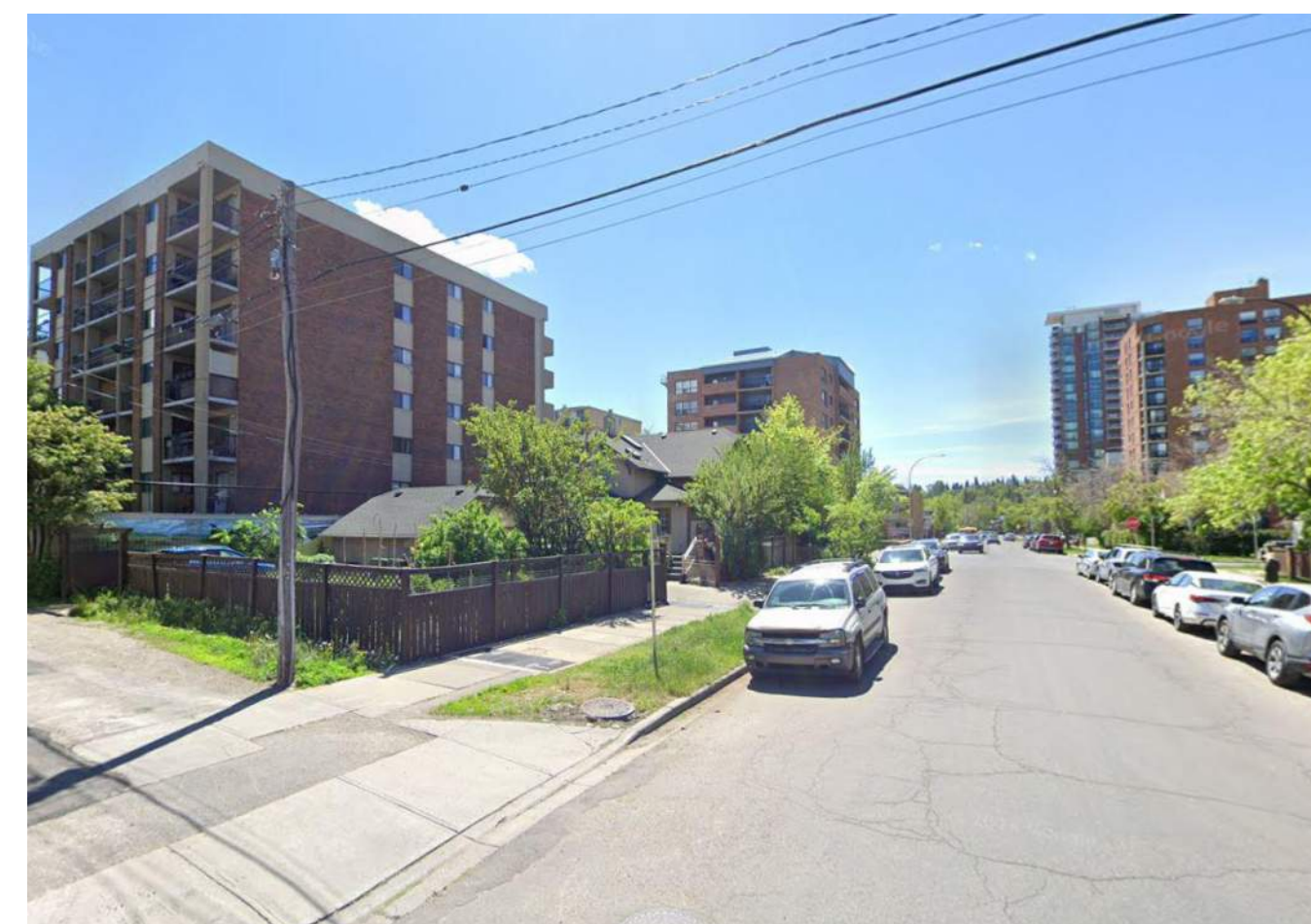
ZONING MAP



1 SITE PLAN - EXISTING
DP100 1:200



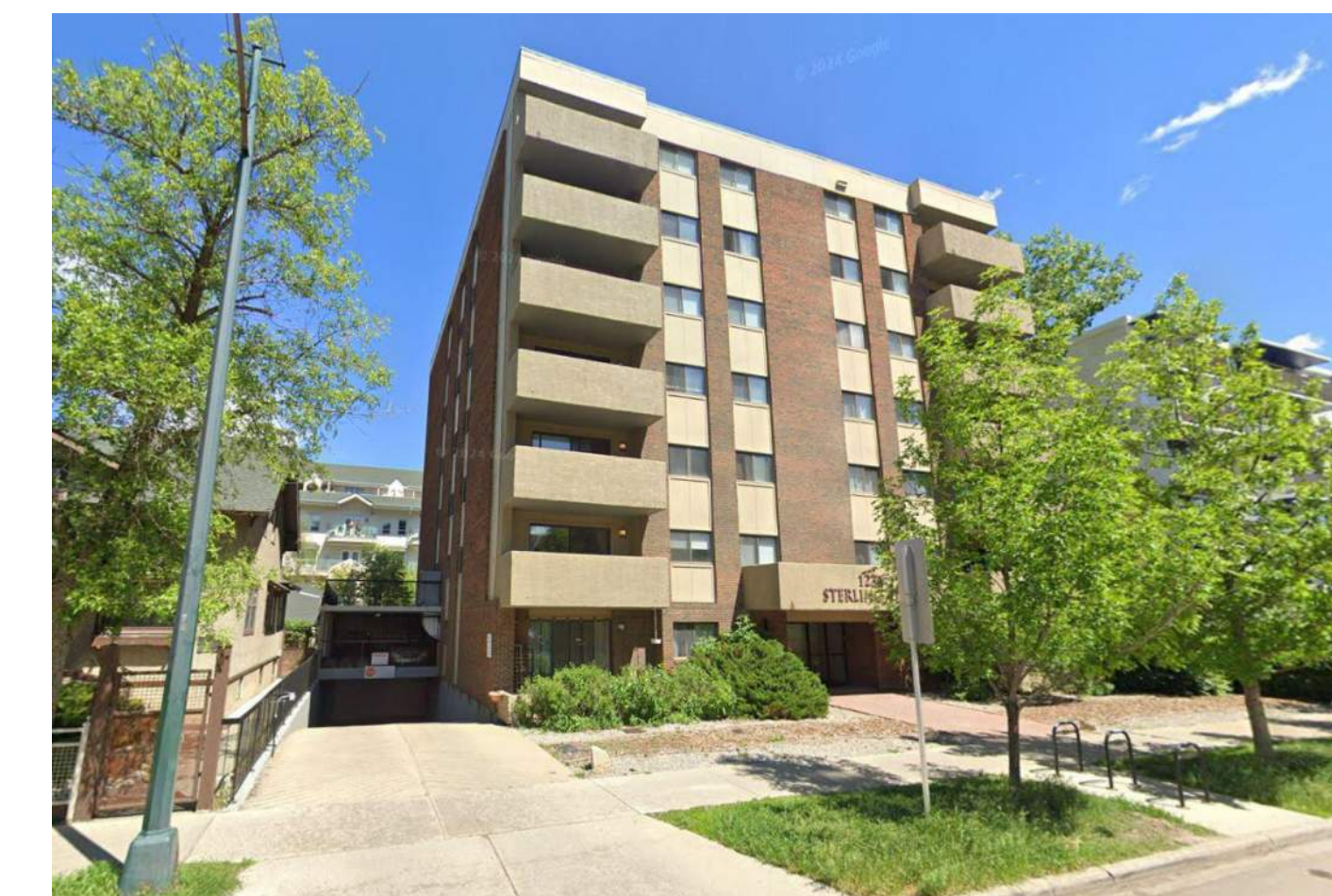
LOOKING NE AT SITE



LOOKING SE AT SITE



ADJOINING PARCEL - NORTH



ADJOINING PARCEL - EAST



project architect

seal

consultant

permit

no.	rev./ issued for	date
1	Issued For DP	26-01-27

NOT FOR CONSTRUCTION

Copyright 2022. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

Houston Development

project

Heartlodge

1238 14 Ave SW
Calgary, AB

drawing title

SITE & LANDSCAPE PLAN - PROPOSED

sheet

DP101

drawn

BC

scale

As indicated

checked

project no.

24015

SITE INFORMATION

WASTE MANAGEMENT

REQUIRED BINS:
(5 DWELLING UNITS x 0.3 CY) 1.5CY/WEEK

PROVIDED BINS:
(0.31 CY BINS (640L) x 6EA) 1.86CY/WEEK

ORGANICS = 2EA
RECYCLING = 2EA
WASTE = 2EA

PARKING:

VEHICLE STALLS REQUIRED:
RESIDENT PARKING 4 STALLS (3.75)
VISITOR PARKING 1 STALL (0.5)
BARRIER FREE PARKING 0 STALLS
TOTAL: 5 STALLS

VEHICLE STALLS PROVIDED:

RESIDENT PARKING 5 STALLS
VISITOR PARKING 1 STALL
BARRIER FREE PARKING 0 STALL
TOTAL: 6 STALLS

BIKE STALLS REQUIRED:

CLASS 1: 2 STALLS
CLASS 2: 0 STALLS

BIKE STALLS PROVIDED:

CLASS 1: 2 STALLS
CLASS 2: 4 STALLS

LIGHTING LEGEND:

15 WATT RECESSED SOFFIT LIGHT
60 WATT WALL MOUNTED WALL PACK

LANDSCAPE LEGEND:

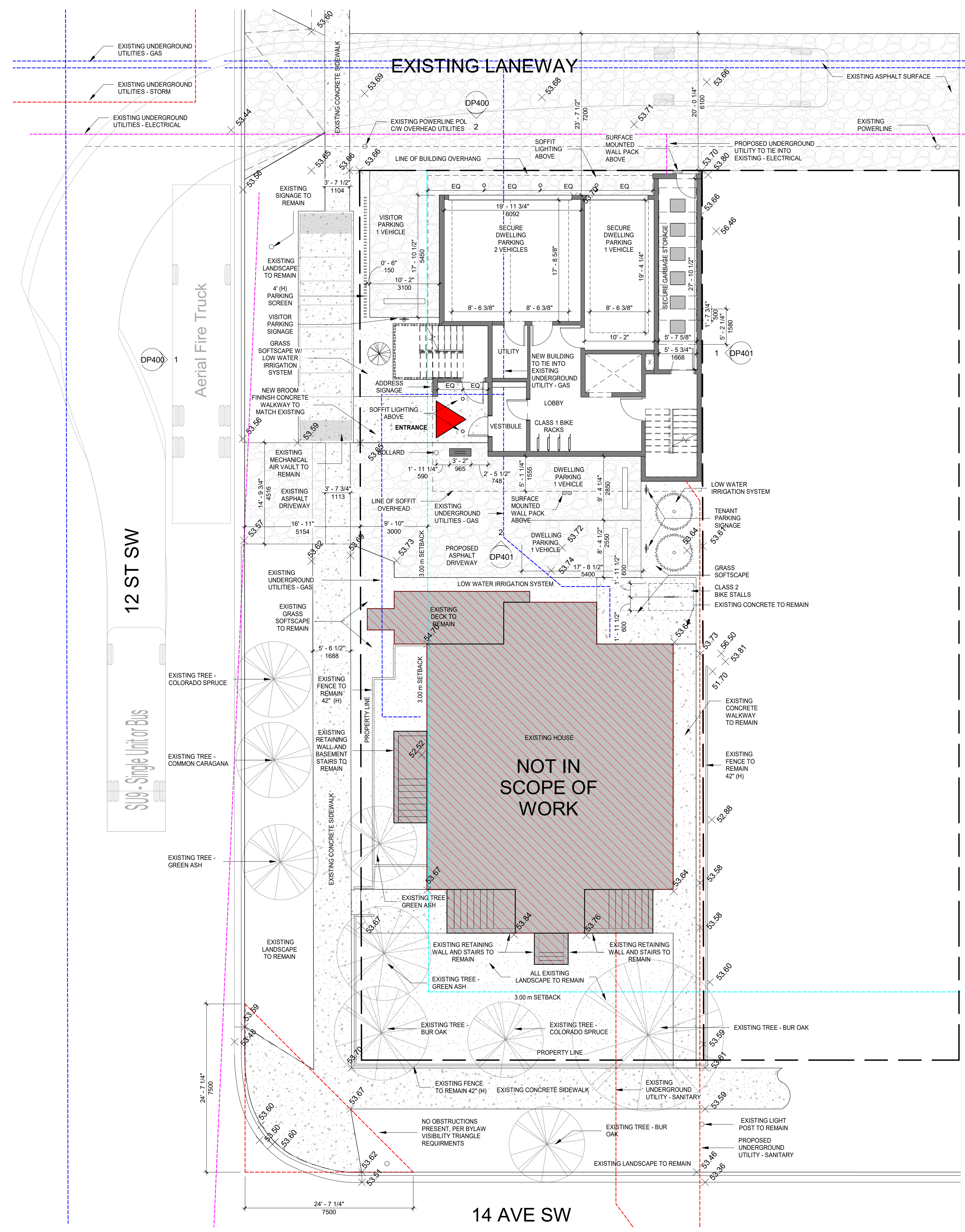
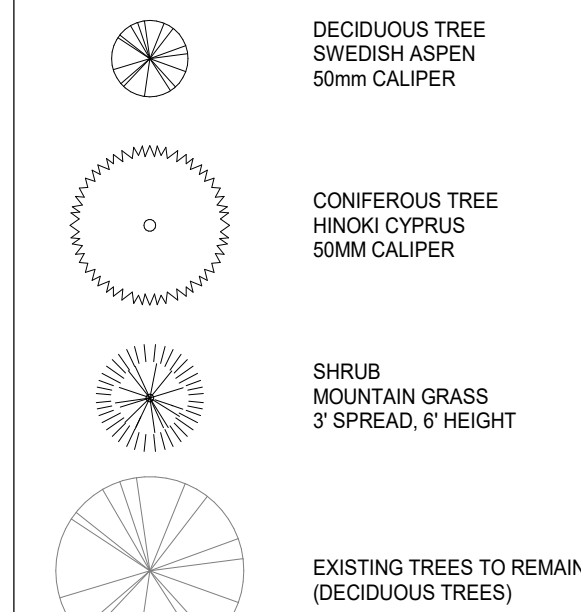
REQUIRED LANDSCAPE (35%): 211.8m² (2,280ft²)
TOTAL LANDSCAPE AREA (43%): 259.2m² (2,790ft²)
SOFTSCAPE AT GRADE (54%): 103.7m² (1,117ft²)
HARDSCAPE AT GRADE (46%): 89.2m² (960ft²)
SOFTSCAPE ABOVE GRADE (30%): 103.7m² (1,117ft²)
HARDSCAPE ABOVE GRADE (70%): 46.5m² (500ft²)

PLANTING REQUIRED:

DECIDUOUS TREES: 4 TREES
CONIFEROUS TREES: 2 TREES
SHRUBS: 12 SHRUBS

PLANTING PROVIDED:

DECIDUOUS TREES: 6 TREES
CONIFEROUS TREES: 2 TREES
SHRUBS: 12 SHRUBS



1 SITE PLAN
DP101 1:100

2026-01-27 2:34:40 PM

Archieval/Docu/Heartlodge_Development/24015 - Heartlodge_03_R02.rvt

no.	rev./ issued for	date
1	Issued For DP	26-01-27

NOT FOR CONSTRUCTION

Copyright 2022. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

drawn	Author	scale	1/8" = 1'-0"
checked	Checker	project no.	24015



1 FRONT ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	FIBRE CEMENT PLANK - DARK GREY
02	FIBRE CEMENT PLANK - LIGHT BROWN/YELLOW
03	VERTICAL WOOD SIDING - STAIN MED. BROWN
04	BRICK - MED. GREY
05	ANODIZED METAL - CHARCOAL
06	WOOD RAILING - STAIN MED. BROWN
07	CONCRETE MASONRY UNIT
08	GLAZING - CLEAR
09	ANODIZED METAL - ALUMINUM



2 ELEVATION - NORTH
1/8" = 1'-0"

project architect

seal

consultant

permit

no.	rev./ issued for	date
1	Issued For DP	26-01-27

NOT FOR CONSTRUCTION

Copyright 2022. This design is the exclusive property of the Architect and shall not be reproduced without the Architect's written permission. This drawing must not be scaled. All dimensions, data and levels shall be verified before construction, and all errors and omissions reported immediately to the Architect.

client

Houston Development

project

Heartlodge

1238 14 Ave SW
Calgary, AB

drawing title

ELEVATIONS

sheet

DP401

drawn	Author	scale	1/8" = 1'-0"
checked	Checker	project no.	24015



1 ELEVATION - EAST
DP401 1/8" = 1'-0"

MATERIALS LEGEND - EXTERIOR	
NUMBER	MATERIAL DESCRIPTION
01	FIBRE CEMENT PLANK - DARK GREY
02	FIBRE CEMENT PLANK - LIGHT BROWN/YELLOW
03	VERTICAL WOOD SIDING - STAIN MED. BROWN
04	BRICK - MED. GREY
05	ANODIZED METAL - CHARCOAL
06	WOOD RAILING - STAIN MED. BROWN
07	CONCRETE MASONRY UNIT
08	GLAZING - CLEAR
09	ANODIZED METAL - ALUMINUM



2 ELEVATION - SOUTH
DP401 1/8" = 1'-0"