

25.059 1643 WEST

ISSUED FOR DETAILED REVIEW 2

2026/07/08

PROJECT NUMBER:

25.059 WEST

PARCEL ADDRESS:

LEGAL: LOTS: 11, BLOCK: 22, PLAN: 5301 GP

MUNICIPAL: 1643 ALTADORE AVE S.W.,
CALGARY, AB

SUBDIVISION APPLICATION NUMBER:

SB2025-0488

DRAWING LIST:

INDEX: ARCHITECTURE

FAAS

601 - 1812 4 ST SW, CALGARY, AB T2S 1W

DP.000 TITLE SHEET

DP.001 BLOCK PLAN

DP.100 URBAN DESIGN OBJECTIVES

DP.101 SITE PLAN

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DP.301 BUILDING & BOULEVARD SECTIONS

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DP.400 BUILDING ELEVATIONS

DP.401 BUILDING ELEVATIONS

L.100 LANDSCAPE PLAN

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL: L: 11, B: 22, P: 5301 GP
MUNICIPAL: 1643 ALTADORE AVE S.W., CALGARY, AB
COMMUNITY: ALTADORE

PROPOSED GROSS BUILDING AREA:

FLOOR	AREA
LOWER	222.7 SQ.M. / 2396.9 SQ.FT.
MAIN	355.2 SQ.M. / 3823.6 SQ.FT.
SECOND	323.3 SQ.M. / 3480.0 SQ.FT.
THIRD	238.5 SQ.M. / 2562.0 SQ.FT.
TOTAL:	1139.2 SQ.M. / 12262.5 SQ.FT.

BYLAW REGULATIONS:

BUILDING SETBACKS:

FRONT (WEST, 16 ST SW)	PERMITTED
SIDE (NORTH, ALTADORE AVE SW)	1.2 m
REAR (EAST, R-CG)	3 m
SIDE (SOUTH, LANE)	1.2 m

ACCESSORY SETBACKS:

FRONT (WEST)	PERMITTED
SIDE (NORTH)	0.6 m
REAR (EAST)	0.6 m
SIDE (SOUTH)	0.6 m

PARCEL COVERAGE:

PARCEL AREA:	667 SQ.M. / 7184 SQ.FT.
PARCEL COVERAGE ALLOWED:	60%
BUILDING FOOT PRINT:	348.8 SQ.M. / 3754 SQ.FT.
TOTAL PROPOSED:	348 SQ.M. / 3754 SQ.FT.

DENSITY:

MAXIMUM ALLOWED:	75 UNITS PER HECTARE
PROPOSED:	5 UNITS / 1784 SQ.M. (0.06 HA) = 74.9
PROPOSED DENSITY:	74.9 UNITS PER HECTARE

VEHICULAR PARKING:

REQUIRED RESIDENTIAL STALLS	5 STALLS REQUIRED
1.0 STALLS / UNIT	
REQUIRED VISITOR STALLS	0.0 STALLS REQUIRED
0.0 STALLS / UNIT	
TOTAL PARKING STALLS REQUIRED:	5.0 STALLS

BICYCLE PARKING:

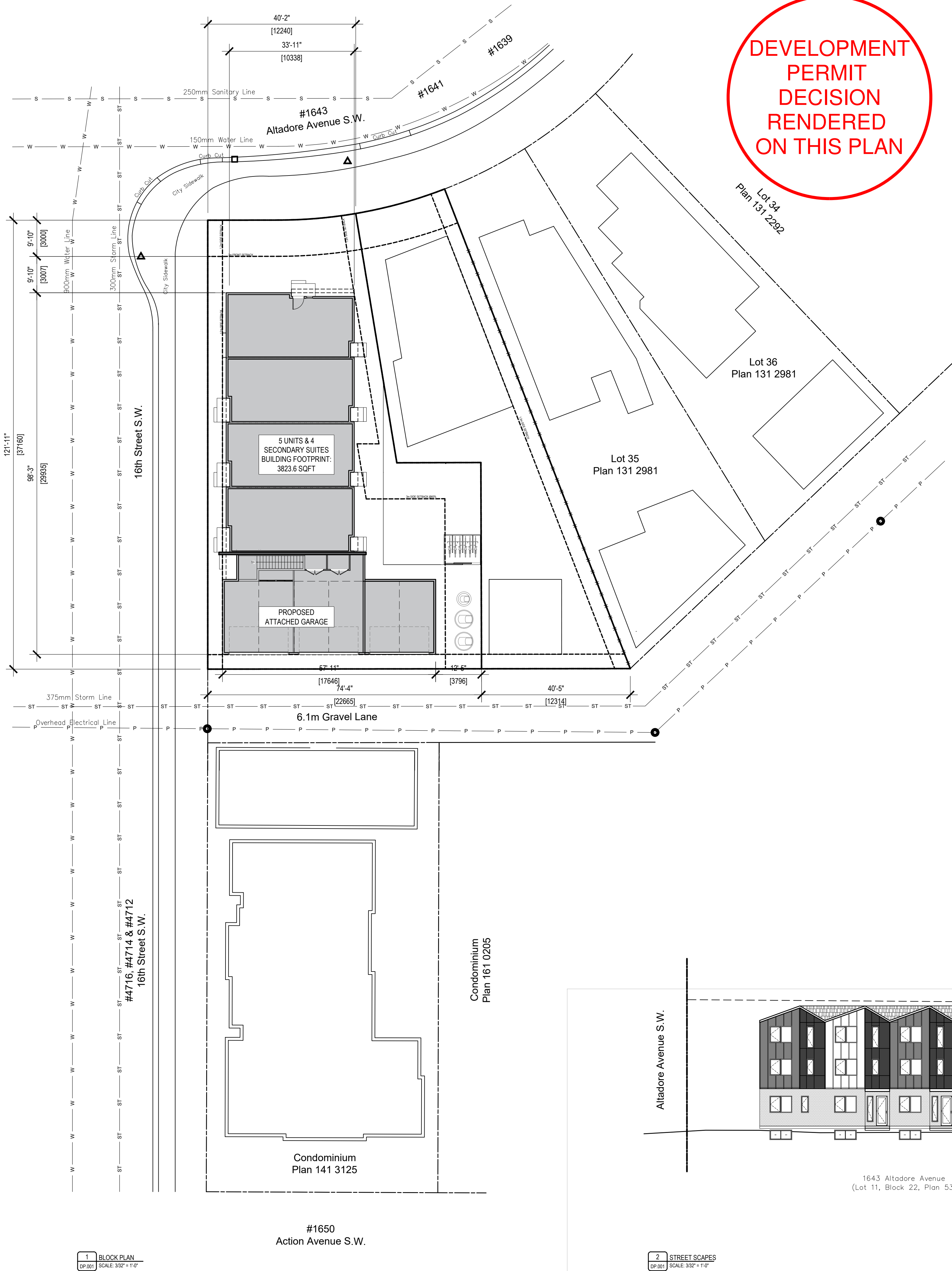
MINIMUM REQUIRED:	5 UNITS x 1 = 5 STALLS REQUIRED
1 CLASS 1 BICYCLE STALLS / UNIT	
6 STALLS PROVIDED	
0.0 CLASS 2 BICYCLE STALLS / UNIT	5 UNITS x 0 = 0 STALLS REQUIRED
0 STALLS PROVIDED	

WASTE & RECYCLING:

MINIMUM REQUIRED:	0.24 m³ PER UNIT / WEEK
5 UNITS x 0.24 m³ = 1.2 m³ / WEEK	
PROVIDED:	
RECYCLING:	5 x 0.24 m³ BINS = 1.2 m³
WASTE:	5 x 0.24 m³ BINS = 1.2 m³
ORGANICS:	5 x 0.24 m³ BINS = 1.2 m³
TOTAL:	3.6 m³

DEVELOPMENT
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ON THIS PLAN





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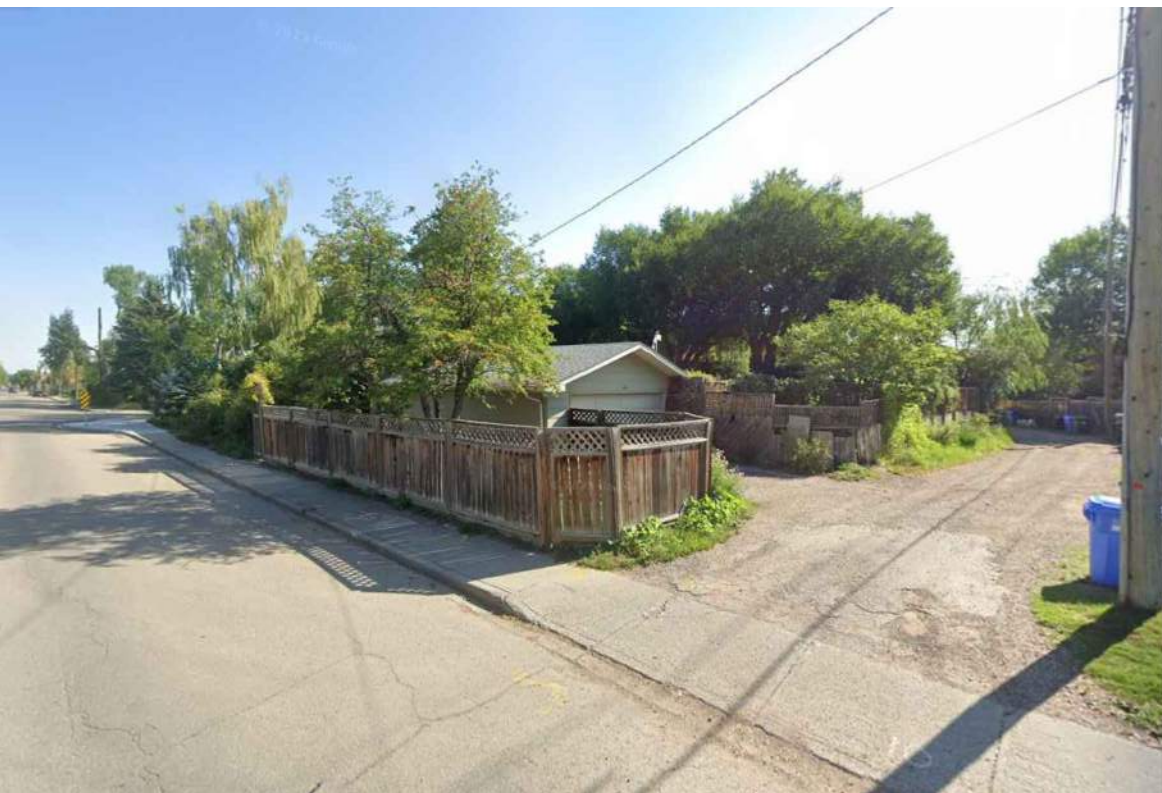
VIEW 1 - NE CORNER



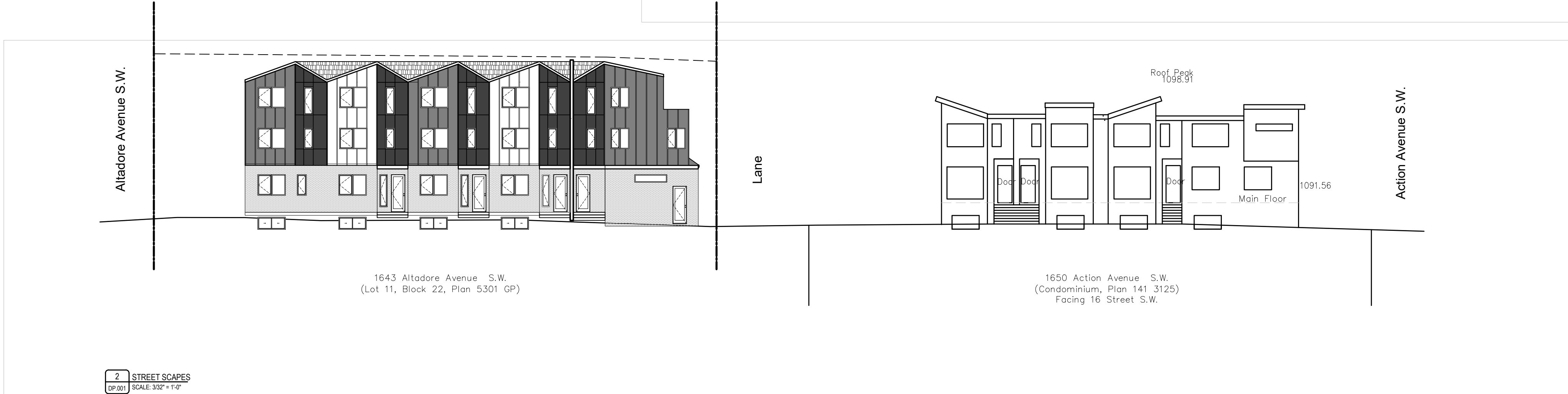
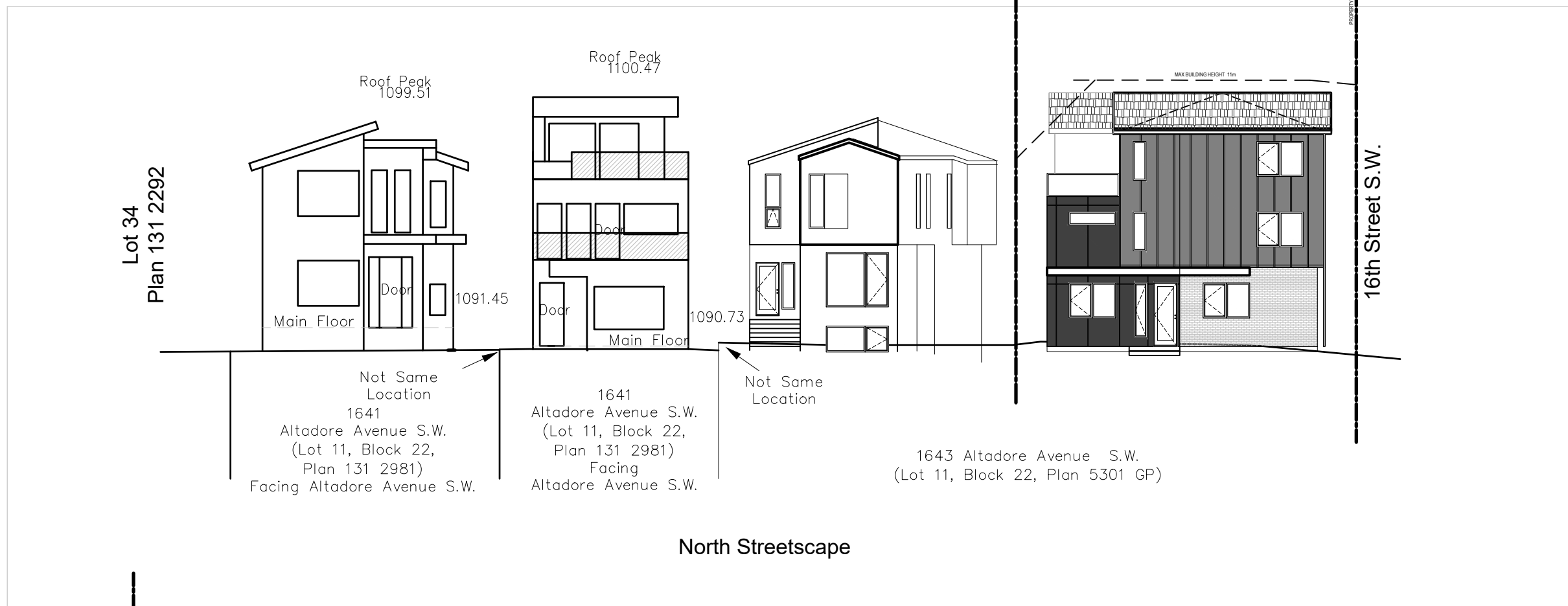
VIEW 2 - NW CORNER



VIEW 4 - SE CORNER



VIEW 3 - SW CORNER



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RELEASES		
NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	2026.02.13
02	ISSUED FOR DR1	2026.05.04
03	ISSUED FOR DR1 REVISIONS	2026.05.29
04	ISSUED FOR DR2	2026.07.08

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☐ BUILDING PERMIT
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1643 ALTADORE AVE SW,
CALGARY AB

LEGAL ADDRESS
L: 11 B: 22 P: 5301 GP

PROJECT NO.
25.059 ECC 1643 WEST

DRAWN
DD

CHECKED
NL, SM

DATE
2026-02-13

SCALE
AS NOTED

DRAWING TITLE
BLOCK PLAN

DRAWING NUMBER

DP.001

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GENERAL NOTES

1. ALL EXISTING STRUCTURES, RETAINING WALLS, AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
2. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
3. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
4. REMOVAL AND ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
5. PROVIDE EXTERIOR LIGHTING AT ALL FRONT ENTRY AREAS. WALL MOUNTED.
6. HOUSING NUMBER MOUNTED ON EXTERIOR WALL. SITE CONFIRM HEIGHT W/ ARCHITECT PRIOR TO ROUGH-IN & INSTALL.
7. AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING THE REMOVAL OF THE EXISTING WALKWAY/DRIVEWAY AND DEEP SERVICE INSTALLATION.

SHEET NOTES

N.01	ENTRY TO PRIMARY UNIT
N.02	ENTRY TO SECONDARY SUITE
N.03	PROPOSED ENCLOSED PARKING STALL
N.04	PROPOSED WASTE AND RECYCLING (MOLOK LOCATION)
N.05	PROPOSED CLASS-1 BICYCLE STALL
N.06	PROPOSED COMMON SPACE (AREA: 1977 sq ft)
N.07	LINE OF BUILDING ABOVE
N.08	LINE OF CANOPY ABOVE
N.09	WINDOW WELL
N.10	ADDITIONAL STORAGE

	EXISTING GEODETTIC ELEVATION
	PROPOSED GEODETTIC ELEVATION
	ELECTRICAL METER LOCATION
	GAS METER LOCATION
	WATER METER LOCATION

 POWER POLE
 SIGN
 CATCH BASIN



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CALGARY, AB

LEGAL ADDRESS
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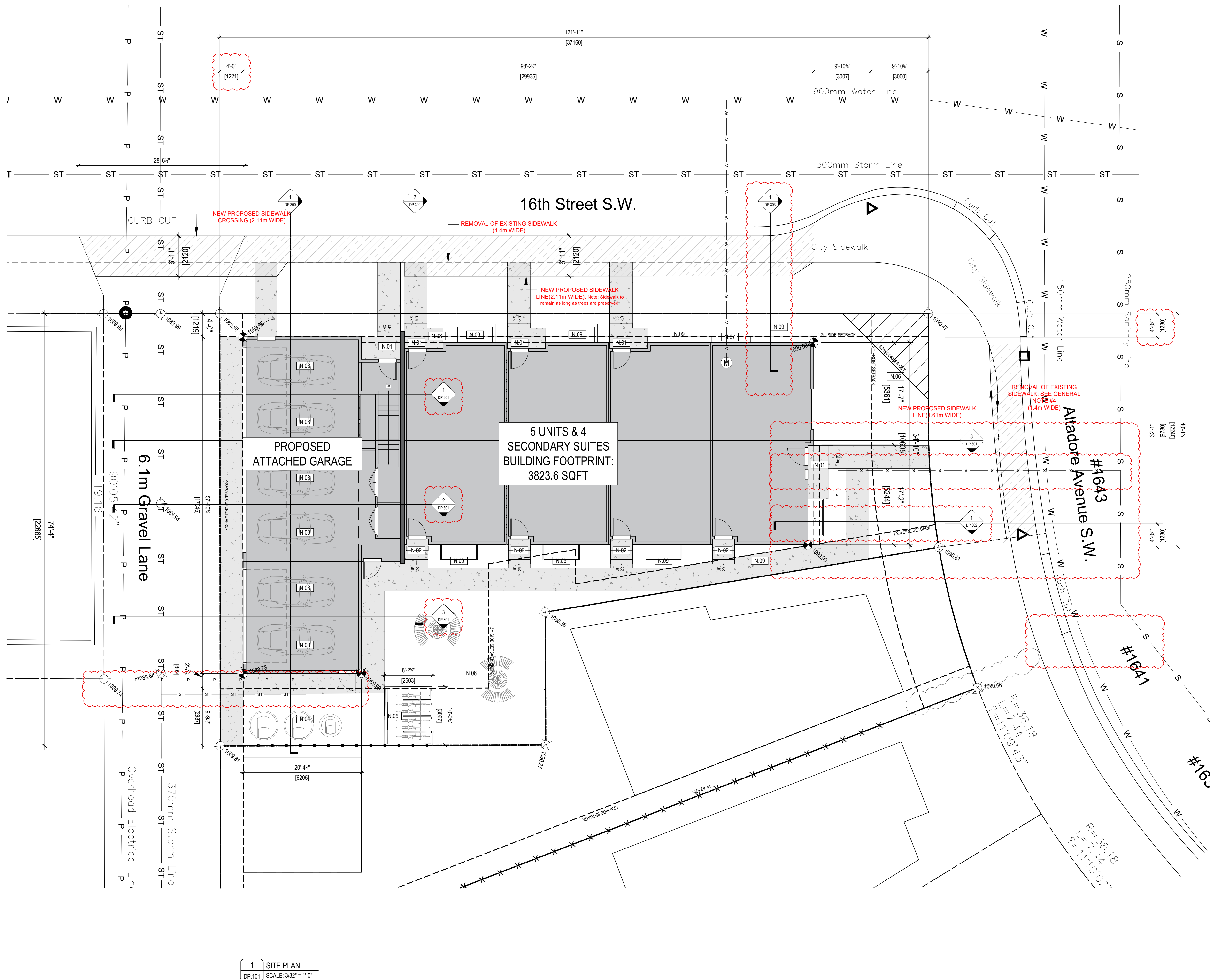
2020-02-13	AS NOTED
DRAWING TITLE	
SITE PLAN	

SITE PLAN

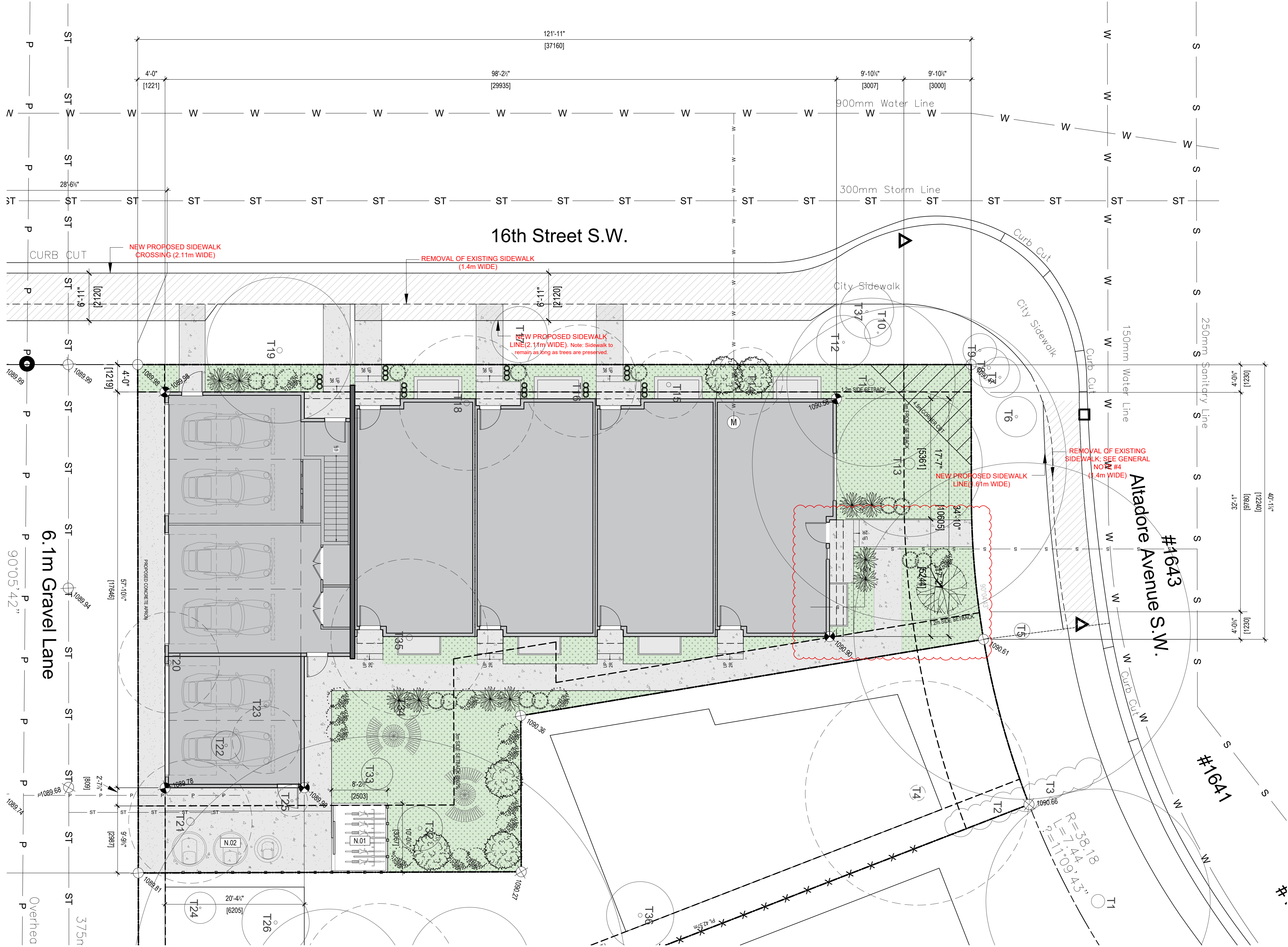
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1 LANDSCAPE PLAN
L.100 SCALE: 1/8" = 1'-0"

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LANDSCAPING LEGEND	
CODE	ITEM
[Pattern]	LAWN (GRASS)
[Pattern]	CONCRETE (APRON)
[Pattern]	BROOM FINISHED CONCRETE (WALKWAY)

EXISTING TREES	
[Symbol]	TO REMAIN
[Symbol]	TO BE REMOVED

GENERAL NOTES

- LANDSCAPED AREA = 312.2 SQ.M / 3360.4 SQ.FT PROVIDED
- BYLAW 542 (7) MINIMUM 30% OF LANDSCAPED AREA MUST ME SOFT SURFACED LANDSCAPING = 210.7 SQ.M / 2268.2 SQ.FT PROVIDED
- BYLAW 542.2 (2): 1 TREE AND 3 SHRUBS REQUIRED PER 110 sq.m OF PARCEL AREA = 6 TREES & 18 SHRUBS. PROVIDED 21 TREES & 18 SHRUBS
- LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM.
- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.

SHEET NOTES

- N.01 BIKE STORAGE
N.02 MOLOK
- EXISTING GEODETTIC ELEVATION
PROPOSED GEODETTIC ELEVATION

PLANTING LEGEND							
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	QTY.
CONIFEROUS TREES							
[Symbol]	DWARF SPRUCE	PICEA GLAUCA	2 m HIGH	7'-10'	10'-13'	LOW WATER	5
DECIDUOUS TREES							
[Symbol]	AMUR MAPLE	ACER GINNALA	60 mm CALLIPER			LOW WATER	3
[Symbol]	USSURIAN PEAR	PYRUS USSURIENSIS	60 mm CALLIPER			LOW WATER	0
DECIDUOUS SHRUBS							
[Symbol]	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	10
[Symbol]	ARCADIA JUNIPER	JUNIPERUS SABINA	0.60m SPREAD			LOW WATER	14
[Symbol]	BOOMERANG LILAC	SYRINGA SPP.	0.60m SPREAD			LOW WATER	14
ORNAMENTAL GRASSES							
[Symbol]	ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	0.60m SPREAD		4" TO 20"	LOW WATER	24
[Symbol]	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.60m SPREAD		UP TO 7"	LOW WATER	0

EXISTING TREE SCHEDULE:

Tree No.	Variety	Caliper (±)	Canopy (±)	Height (±)	Location	
T1	SPRUCE, COLORADO	0.44	10.00	17.00	In City Property	To remain
T2	Bush	—	1.00	1.50	In Subject Property	To be removed
T3	Bush	—	1.00	1.50	In City Property	To remain
T4	Coniferous Tree	0.70	10.00	18.00	In Subject Property	To be removed
T5	ELM, AMERICAN	0.64	15.00	14.00	In City Property	To remain
T6	SPRUCE, COLORADO	0.12	1.80	3.50	In City Property	To remain
T7	PINE SPECIES	0.10	1.80	4.00	In City Property	To remain
T8	SPRUCE, COLORADO	0.13	1.80	5.50	In City Property	To remain
T9	PINE SPECIES	0.10	1.50	4.00	In City Property	To remain
T10	PINE SPECIES	0.07	1.20	2.50	In City Property	To remain
T11	Deciduous Tree	0.30	7.50	14.00	In Subject Property	To remain
T12	SPRUCE, COLORADO BLUE	0.10	2.40	4.00	In City Property	To remain
T13	Deciduous Tree	0.50	14.00	15.00	In Subject Property	To remain
T14	Bush	—	3.00	2.50	In Subject Property	To be removed
T15	Coniferous Tree	0.20	3.00	2.50	In Subject Property	To be removed
T16	Bush	—	5.00	4.50	In Subject Property	To be removed
T17	Bush	—	2.50	2.50	In City Property	To be removed
T18	Deciduous Tree	0.25	6.00	6.00	In Subject Property	To be removed
T19	MOUNTAIN-ASH, AMERICAN	0.33	6.50	6.50	In City Property	To remain
T20	Deciduous Tree	0.20	4.50	5.00	In Subject Property	To be removed
T21	Deciduous Tree	0.35	5.50	4.00	In Subject Property	To be removed
T22	Deciduous Tree	0.12	1.30	5.00	In Subject Property	To be removed
T23	Deciduous Tree	0.10	3.00	2.20	In Subject Property	To be removed
T24	Coniferous Tree	0.08	1.40	5.00	In Subject Property	To be removed
T25	Deciduous Tree	0.10	1.40	3.00	In Subject Property	To be removed
T26	Deciduous Tree	0.15	3.00	4.50	In Subject Property	To be removed
T27	Deciduous Tree	0.25	7.00	10.00	In Subject Property	To be removed
T28	Deciduous Tree	0.10	1.20	4.50	In Subject Property	To be removed
T29	Deciduous Tree	0.20	7.00	6.00	In Subject Property	To be removed
T30	Deciduous Tree	1.00	22.00	15.00	In Subject Property	To be removed
T31	Deciduous Tree	0.15	5.50	5.00	In Subject Property	To be removed
T32	Deciduous Tree	0.18	2.00	3.00	In Subject Property	To remain
T33	Coniferous Tree	0.10	1.40	2.20	In Subject Property	To remain
T34	Coniferous Tree	0.08	1.20	1.50	In Subject Property	To remain
T35	Deciduous Tree	0.28	7.00	3.00	In Subject Property	To be removed
T36	Deciduous Tree	0.18	3.00	3.00	In Subject Property	To be removed
T37	SPRUCE, COLORADO BLUE	0.10	3.00	3.00	In City Property	To remain

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TENDER

BUILDING PERMIT

PROJECT NAME

25.059 ECC 1643 WEST

MUNICIPAL ADDRESS

1643 ALTADORE AVENUE SW

CALGARY, AB

LEGAL ADDRESS

L: 11

B: 22

P: 5301 GP

PROJECT NO.

25.059 WEST

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NL SM

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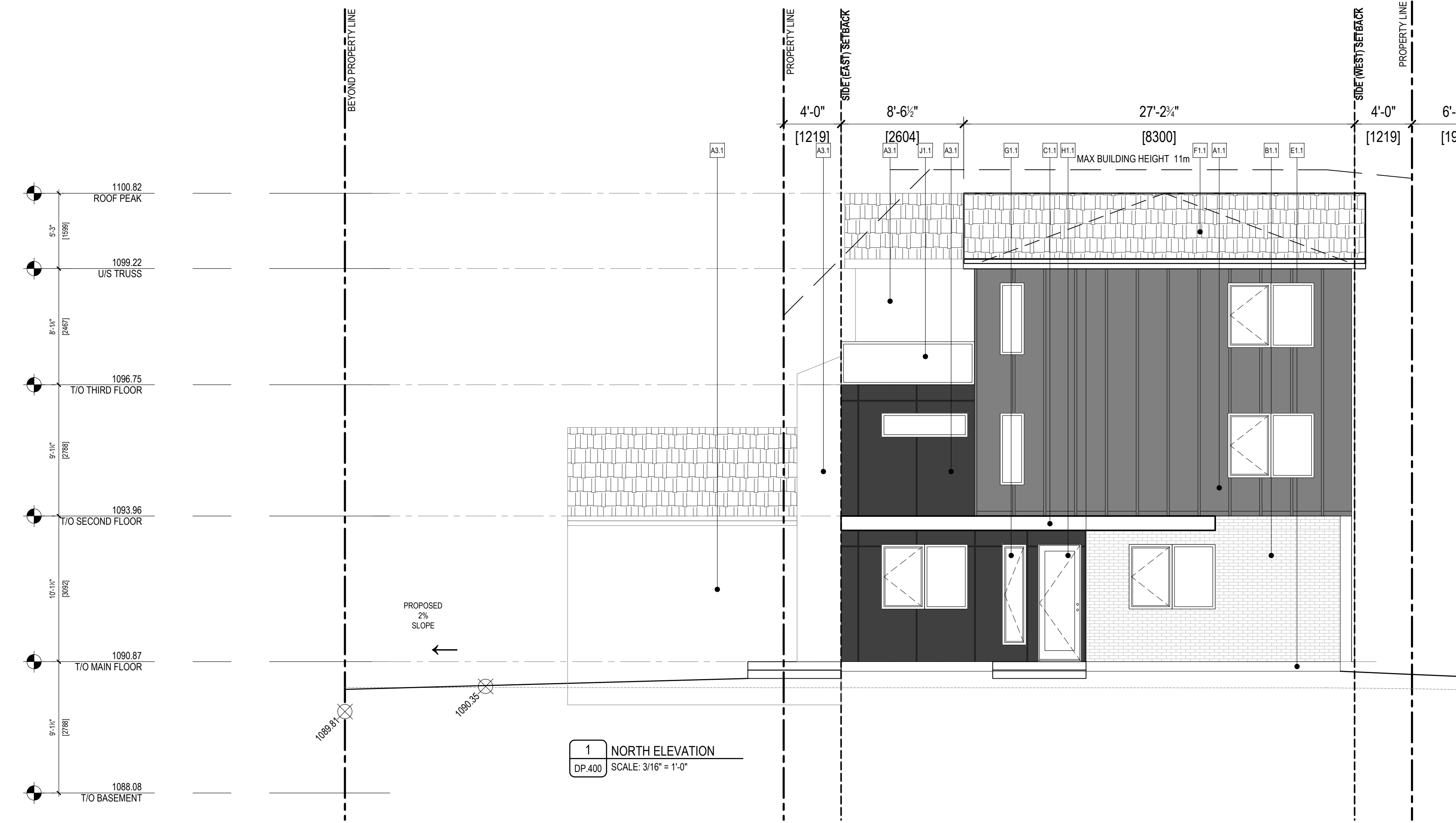
DRAWING TITLE

LANDSCAPE PLAN

DRAWING NUMBER

L.100

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GENERAL NOTES

- REFER TO DOOR & GLAZING SCHEDULES FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.

SHEET NOTES

N.XX SHEET NOTE DESCRIPTION

N.01 ADD NOTE

N.02 ADD NOTE

EXTERIOR FINISH LEGEND

0.0 MATERIAL TAG DESCRIPTION

A - FIBER CEMENT

A1.1 VERTICAL BOARD & BATTEN / SMOOTH / COLOUR = LIGHT BLUE

A2.1 VERTICAL BOARD & BATTEN / SMOOTH / COLOUR = LIGHT GREY

A3.1 PANEL / SMOOTH / COLOUR = BLACK

B - MASONRY

B1.1 BRICK / COLOUR = LIGHT BROWN

C - METAL

C1.1 ALUMINUM FASCIA & SOFFIT / COLOUR =

E - PAVING

E1.1 PAVING / COLOUR = NATURAL GRAY

F - ROOFING

F1.1 ASPHALT ROOF SHINGLES / COLOUR =

G - WINDOWS

G1.1 WINDOW / COLOUR =

H - DOORS

H1.1 METAL DOOR / COLOUR =

H2.1 METAL GARAGE DOOR / COLOUR =

J - GUARDS & RAILINGS

J1.1 ALUMINUM GUARDRAIL W/ GLASS PANEL / COLOUR =

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION



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BUILDING ELEVATIONS

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DP.400

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PLOT DATE: 19/08/2024 14:48:39



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DRAWING TITLE
GARAGE ELEVATIONS

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DP.401

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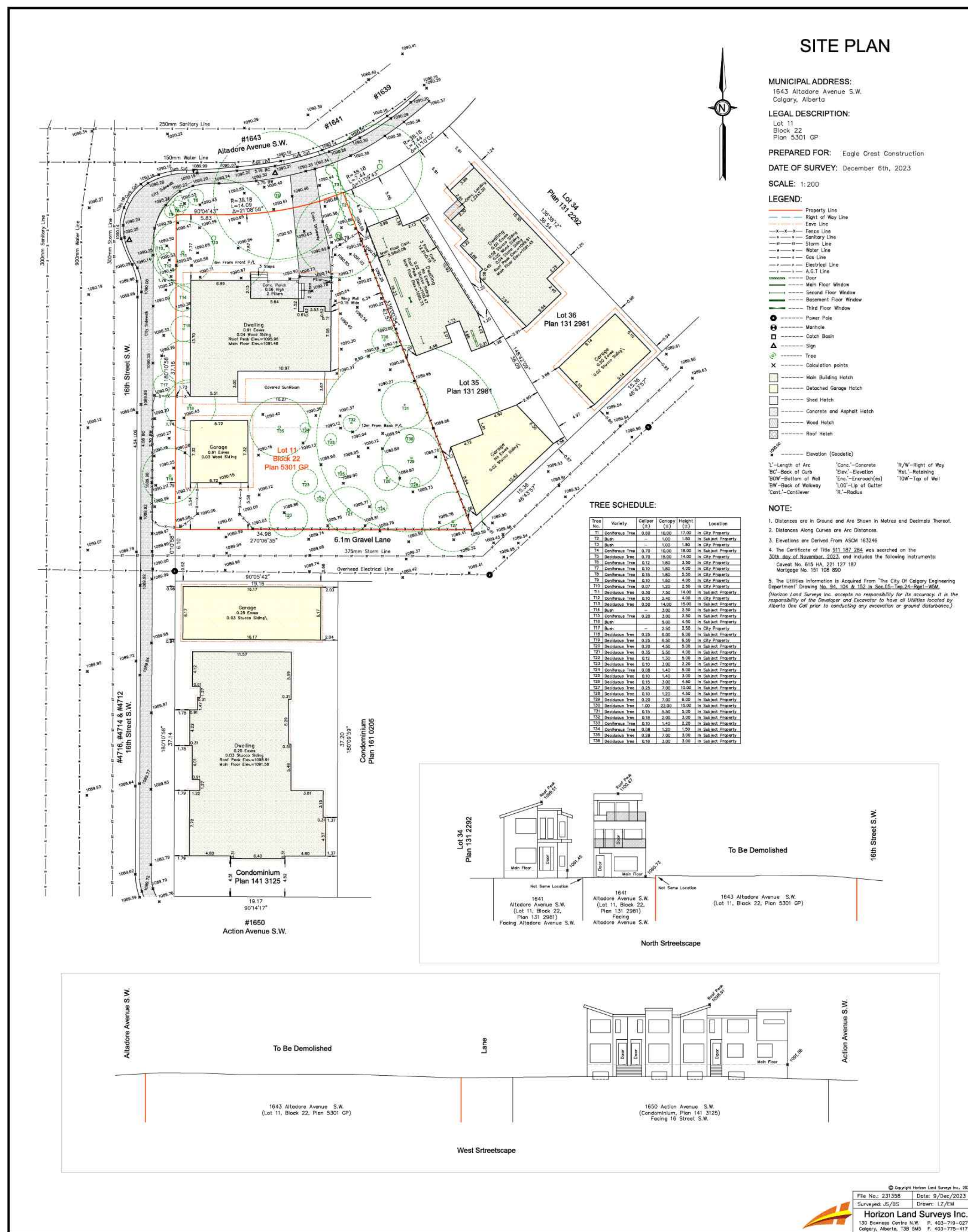
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SURVEY PLAN

S.100

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