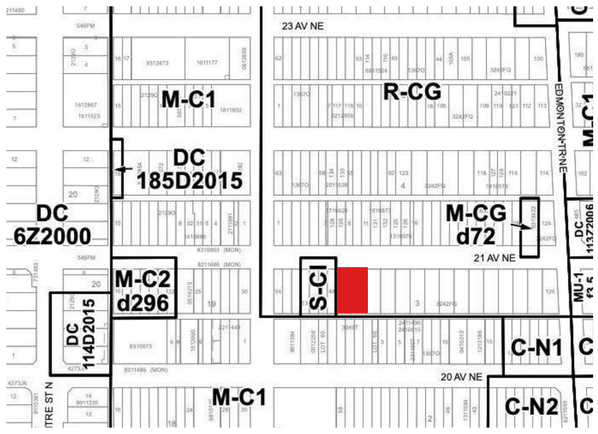
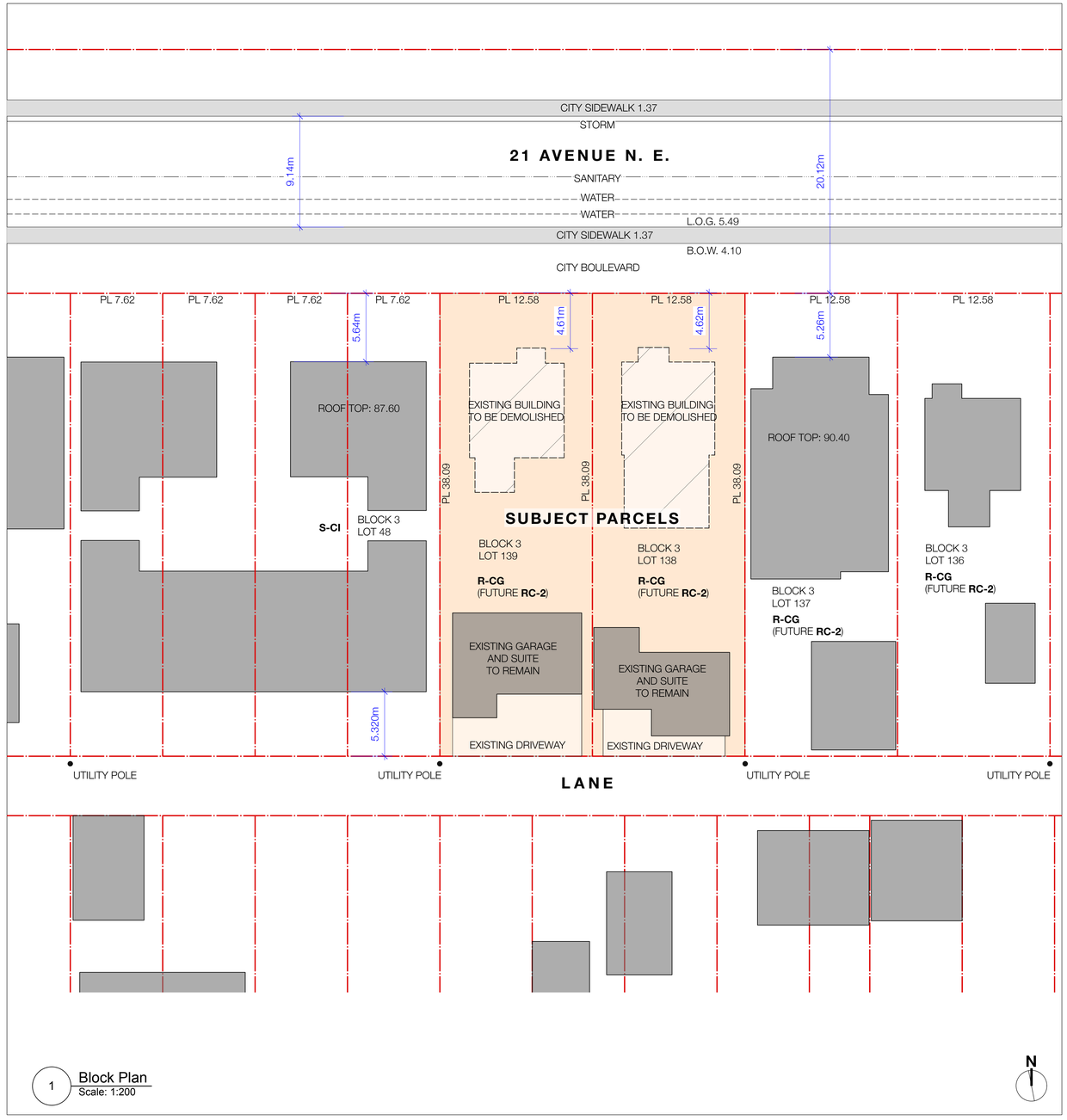






0 Urban Context
Scale: 1:902.05177723

N



1 Block Plan
Scale: 1:200

N

DSD
DEBICKI SPETA DESIGN
#225, 21 AVE NE CALGARY AB T2E 1S5
TELEPHONE 403 615 2807 EMAIL | dsd.thomas@gmail.com

PROJECT INFO

LEGAL DESCRIPTION:
Plan 3242FQ, Block 3, Lot 139
MUNICIPAL ADDRESS:
213 21st Ave NE Calgary, AB

PROJECT NAME:
ORL4P-PETS#

ISSUED FOR DP

NO. DATE ISSUE NOTE

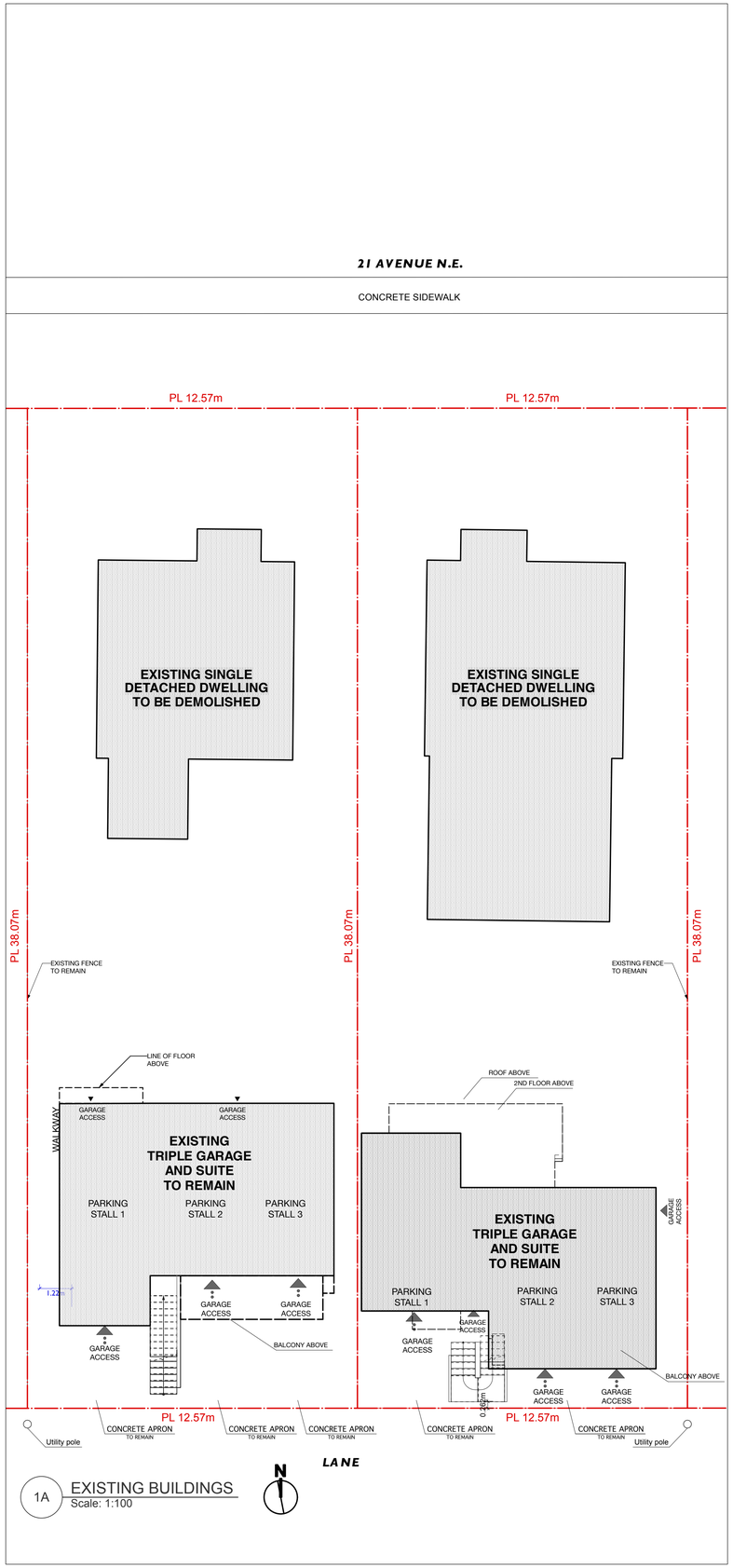
DRAWING INFO

DATE: 2026-02-16
SCALE: AS NOTED

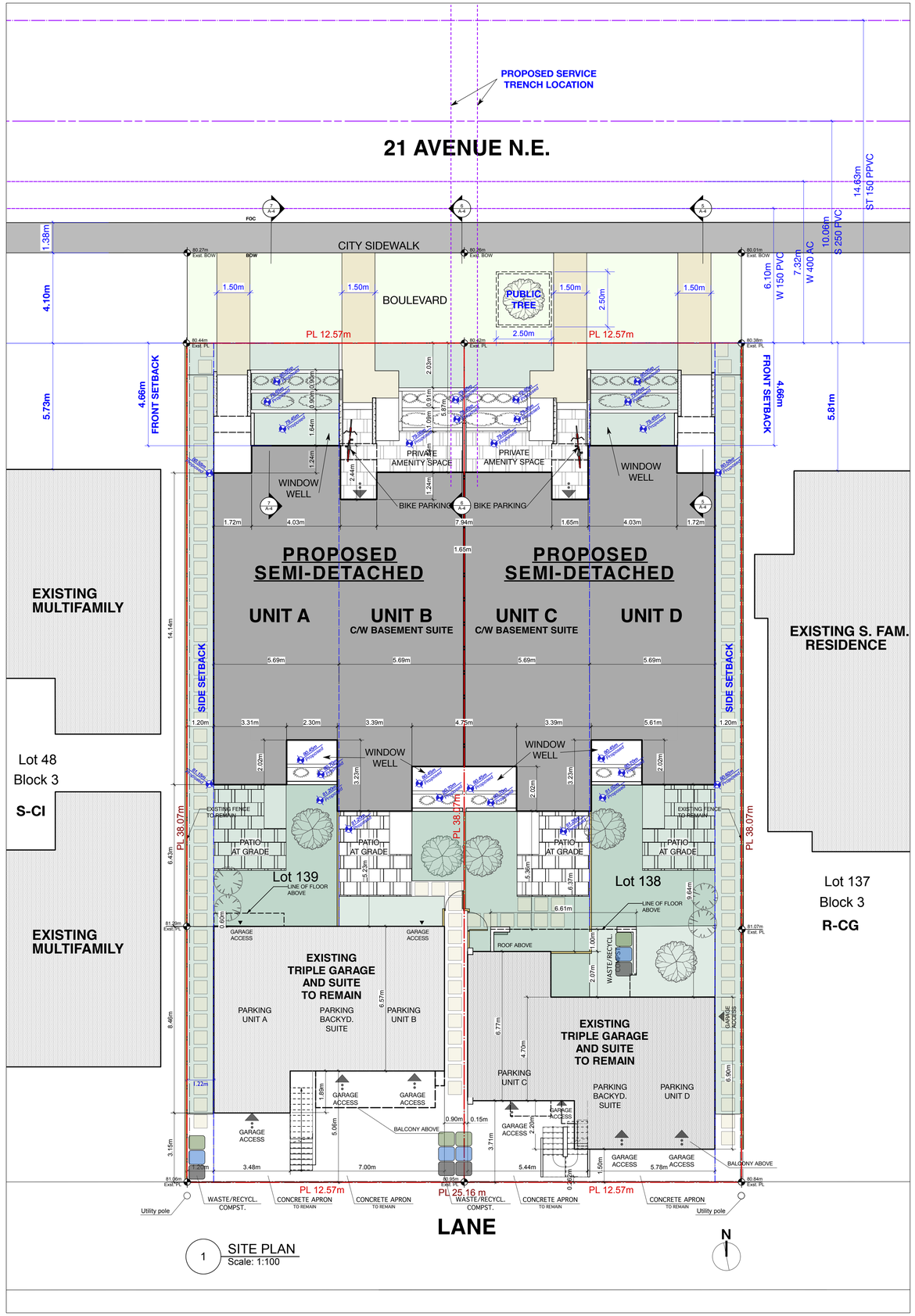
DRAWING TITLE

URBAN CONTEXT

A-0



1A EXISTING BUILDINGS
Scale: 1:100



1 SITE PLAN
Scale: 1:100

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT: 138 & 139
BLOCK: 3
PLAN: 3242 F.Q.

MUNICIPAL ADDRESS:
213 & 217, 21 AVE NE
CALGARY, ALBERTA

ZONING: R-CG
DENSITY PERMITTED: 75 U/HA
DENSITY PROPOSED: 42 U/HA

LOT AREA = 958.34 m²
MAX. LOT COVERAGE : 50% (479.17 m²)

PROPOSED BUILDING FOOTPRINT: 320.71 m²

EXISTING BACKYARD GARAGE & SUITE 1
FOOTPRINT: 75.47 m²
EXISTING BACKYARD GARAGE & SUITE 2
FOOTPRINT: 81.00 m²

PROPOSED PARCEL COVERAGE: 477.18 m²
PROPOSED PARCEL COVERAGE: 49.8%

PROPOSED BUILDINGS:
2 SEMI-DETACHED (0 LOT)
NUMBER OF DWELLING UNITS: 4
NEW (BSMT.) SECONDARY SUITES: 2
EXISTING BACKYARD SUITES: 2
PARKING REQUIRED AT 0.5/ UNIT OR SUITE: 3
PARKING PROVIDED: 6 (IN GARAGES)
2 CLASS 1 BICYCLE PARKING LOCATIONS
GFA: 711.96 m² ABOVE GRADE > FAR: 0.74

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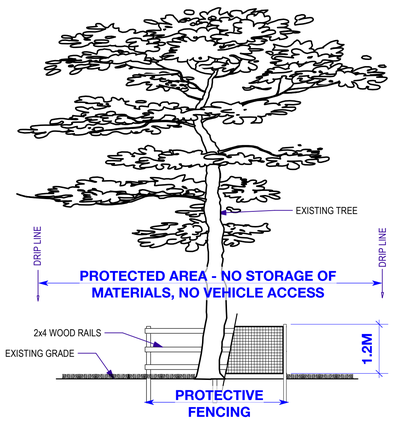
DRAWING TITLE
SITE PLAN

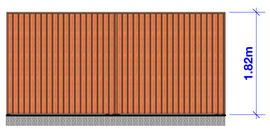
A-1



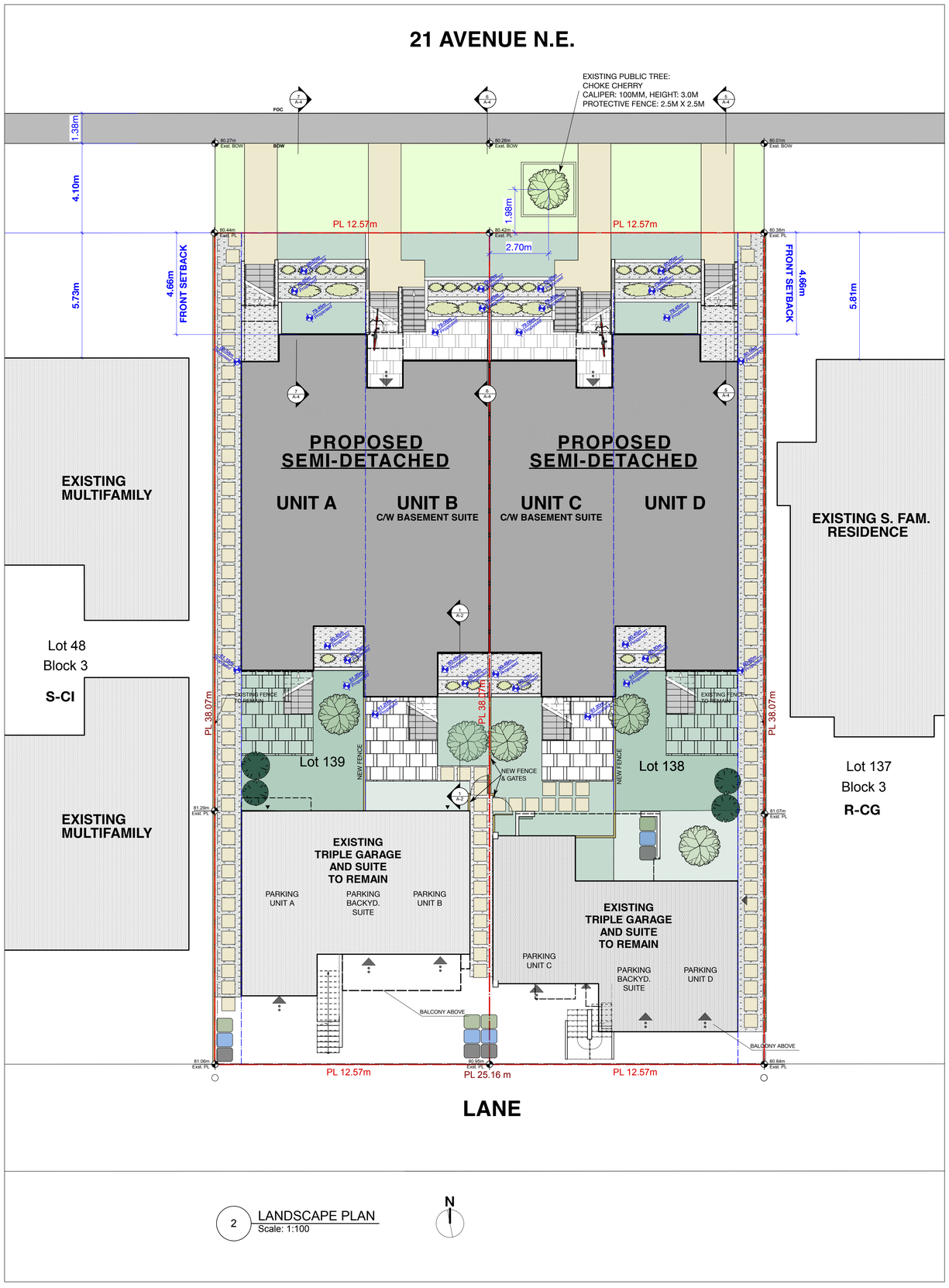
TREE PROTECTION

SURFACES LEGEND
Washed Gravel
Sod
Concrete Pavers
Stamped Concrete
Monolithic Concrete Walkway

PLANTS LEGEND
Blue Spruce (Picea Pungens)
Chokecherry (Prunus Virginiana)
Creeping Juniper (Juniperus Horizontalis)
Skunkbush Sumac (Rhus Trilobata)



TYPICAL CEDAR FENCE



NOTES

1. ALL NEW FENCES TO BE CEDAR, 1.8M HIGH
2. EXISTING DRIVEWAYS TO REMAIN
3. NO STORAGE OF MATERIALS WITHIN THE DRIP LINE OF EXISTING TREE
4. THERE ARE NO EXISTING TREES OR SHRUBS ON THE PARCEL. ALL PLANTS SHOWN ARE NEW.
5. ALL NEW DECIDEOUS TREES TO BE MIN. 80MM CALIPER
6. ALL NEW CONIFEROUS TREES TO BE MIN. 2.0M HIGH
7. ALL SHRUBS TO BE MIN. 600 MM SPREAD OR HEIGHT
8. PROVIDE HOSE BIBS AT THE FRONT AND AT THE REAROF EACH UNIT FOR PLANT WATERING.
9. PROVIDE A FLOOR DRAIN FOR EACH SECONDARY SUITE PATIO
10. PROVIDE A FLOOR DRAIN FOR EACH SECONDARY SUITE WINDOW WELL

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PROJECT INFO

LEGAL DESCRIPTION:
Plan 3242FQ, Block 3, Lot 139
MUNICIPAL ADDRESS:
213 21st Ave NE Calgary, AB

PROJECT NAME:
ORL4P-PETS#

ISSUED FOR DP

NO.	DATE	ISSUE NOTE

DRAWING INFO

DATE: 2026-02-16
SCALE: AS NOTED

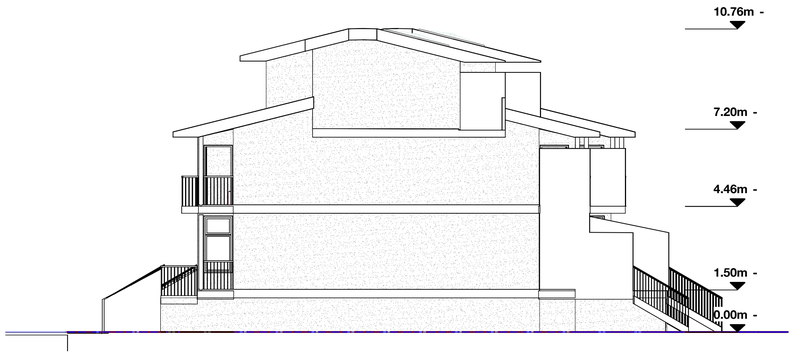
DRAWING TITLE

LANDSCAPE PLAN

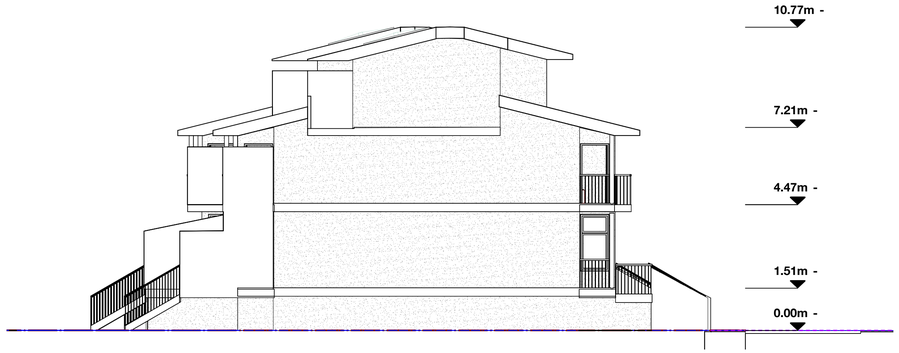
A-2



2 South (Rear) Elevation
Scale: 1:100



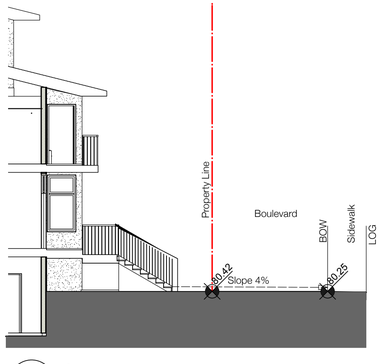
4 WestElevation
Scale: 1:100



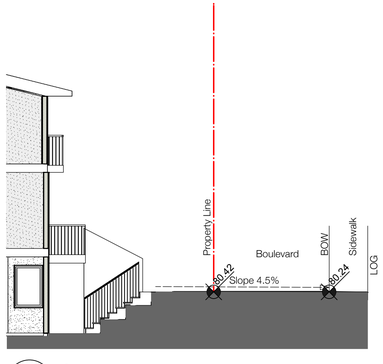
3 East Elevation
Scale: 1:100



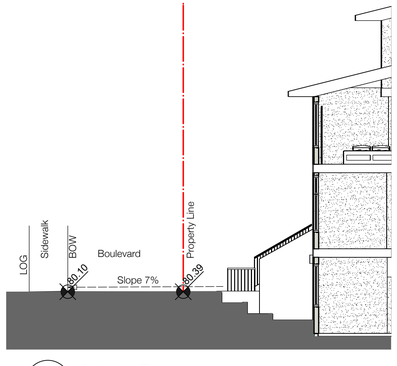
1 East Elevation
Scale: 1:100



5 Section 5
Scale: 1:100



6 Section 6
Scale: 1:100



7 Section 7
Scale: 1:100

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PROJECT INFO

LEGAL DESCRIPTION:
Plan 3242FQ, Block 3, Lot 139
MUNICIPAL ADDRESS:
2131 21st Ave NE Calgary, AB

PROJECT NAME:
ORL4P-PETS#

ISSUED FOR DP

NO. DATE ISSUE NOTE

DRAWING INFO

DATE: 2026-02-16
SCALE: AS NOTED

DRAWING TITLE

ELEVATIONS & SECTIONS

A-4

face of curb

21 AVENUE N.E.

concrete sidewalk

back of walk

PROJECT INFORMATION

LEGAL DESCRIPTION:
Plan 3242FQ
Block 3
Lot 139

MUNICIPAL ADDRESS:
231 21ave NE, Calgary, AB

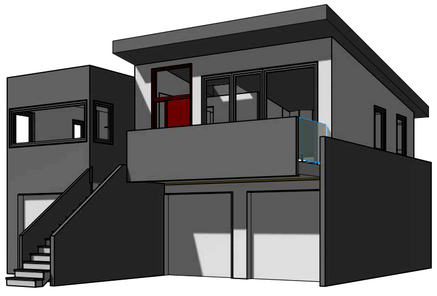
Zoning: R-C2
Proposed Garage & Backyard Suite

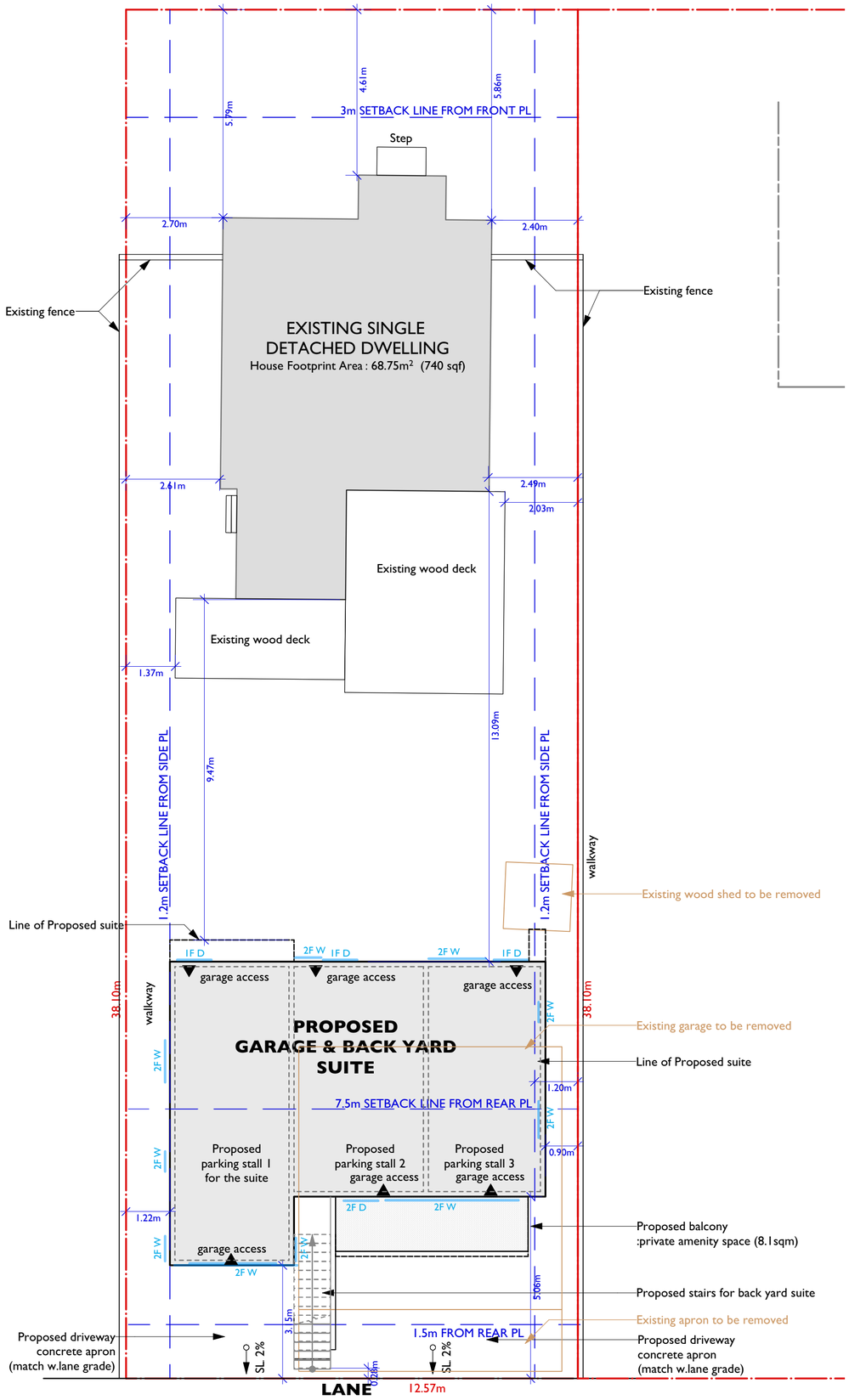
Lot area = 479.0 m^2 (5156 sqf)
Max. lot coverage = 215.6 m^2 (2321 sqf) <45%>

Existing dwelling foot print : 68.8 m^2 (740 sqf)
Proposed 1st floor (garage) : 74.8 m^2 (805 sqf)
Proposed 2nd floor (back yard suite) : 75.0 m^2 (807 sqf)
Proposed footprint : 83.9m^2 (903 sqf)

Total footprint : 152.7m^2 (1643 sqf) <32%>







DSD
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#120 1212 1st STREET SE CALGARY AB T2G 2HB
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EMAIL | dsd.thomas@gmail.com

NOTES

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PROJECT INFORMATION

LEGAL DESCRIPTION:
Plan 3242FQ, Block 3, Lot 139

MUNICIPAL ADDRESS:
213 21st Ave NE Calgary, AB

PROJECT NAME:
ORL4P-PETS#

BP/DP NUMBER:
DP2019-5788

ISSUED FOR

NO. DATE ISSUE NOTE

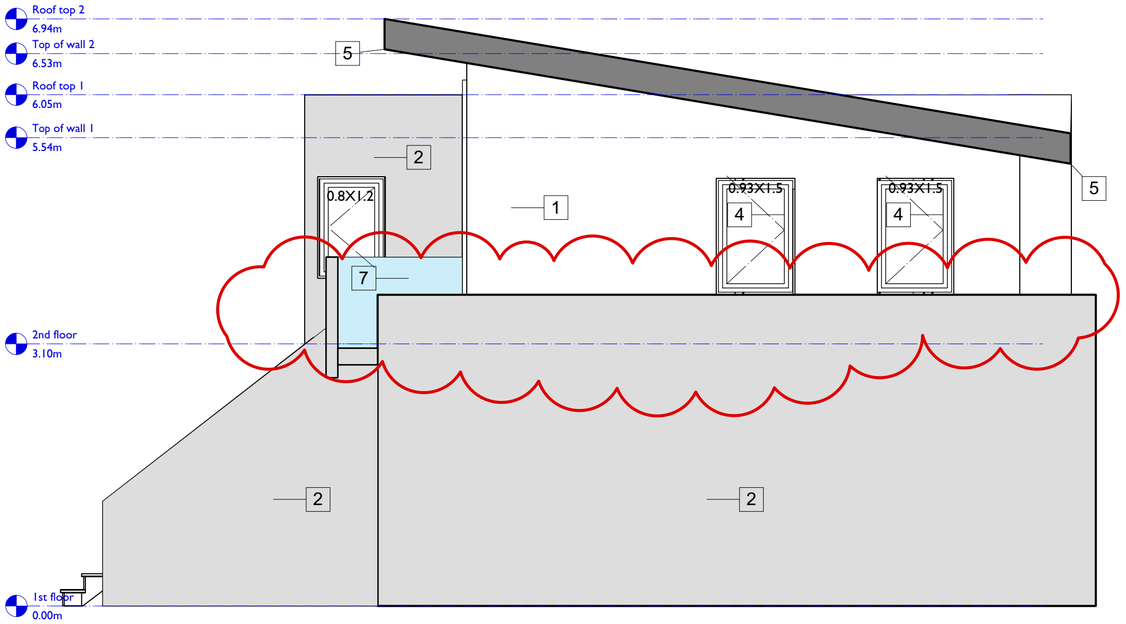
DRAWING INFORMATION

DATE: 2019_06_05
SCALE: 1:50

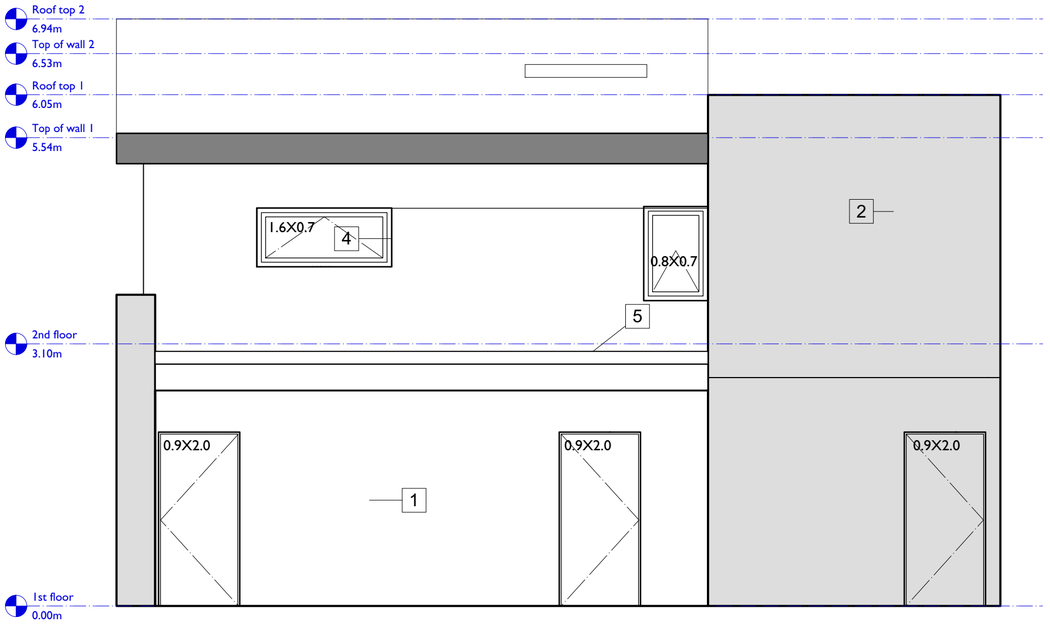
DRAWING TITLE

SITE PLAN

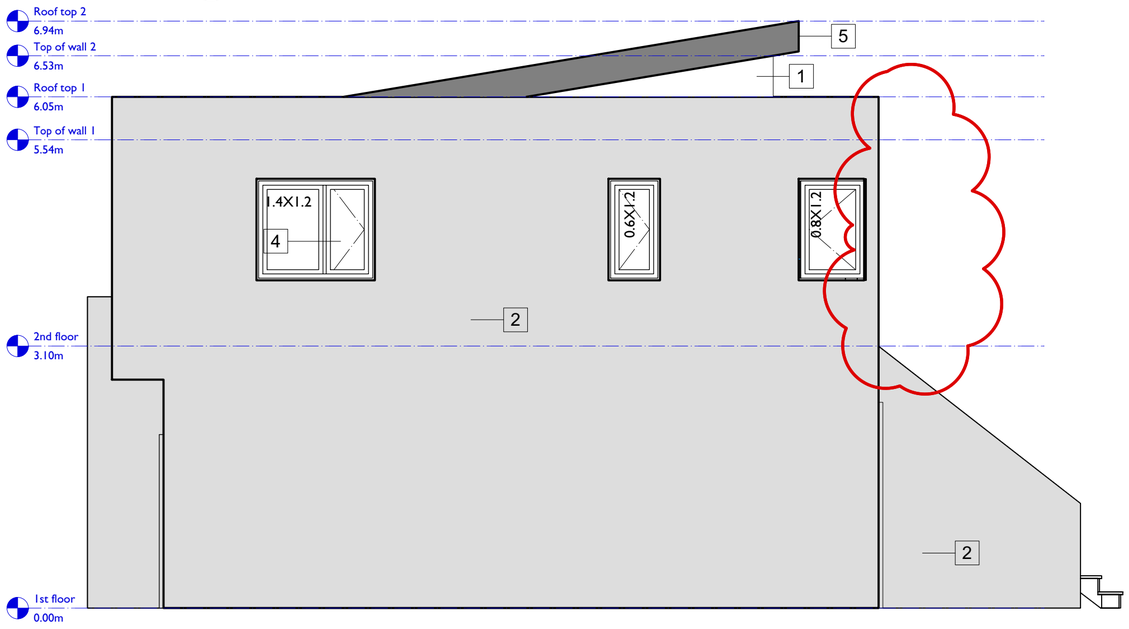
A-1



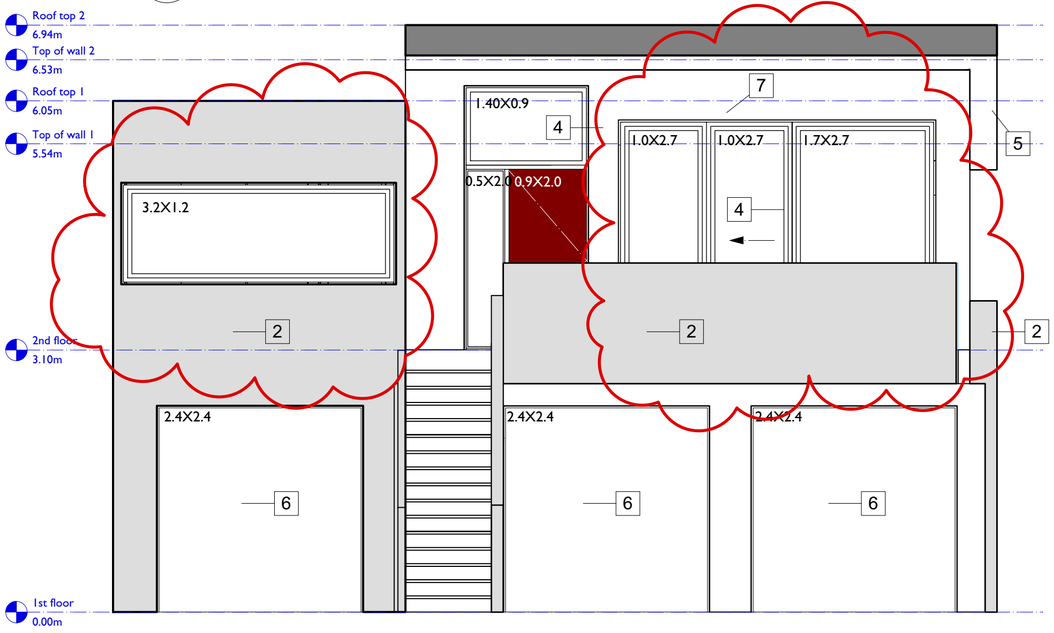
3 EAST ELEVATION
Scale: 1:50



4 NORTH ELEVATION
Scale: 1:50



2 WEST ELEVATION
Scale: 1:50



1 SOUTH ELEVATION
Scale: 1:50

DSD
DEBICKI SPETA DESIGN
#120 1212 1st STREET SE CALGARY AB T2G 2HB
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PROJECT INFORMATION

LEGAL DESCRIPTION:
Plan 3242FQ, Block 3, Lot 139

MUNICIPAL ADDRESS:
213 21st Ave NE Calgary, AB

PROJECT NAME:
ORL4P-PETS#

BP/DP NUMBER:
DP2019-5788

ISSUED FOR

NO. DATE ISSUE NOTE

FINISH MATERIALS & COLOURS

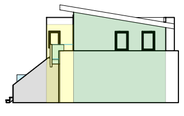
1	FIBRE CEMENT PANELS	- OFF WHITE
2	FIBRE CEMENT PANELS	- LIGHT GRAY
3	FIBRE CEMENT PANELS	- WINE RED
4	ALUMINUM WINDOW AND DOOR FRAMES	- SILVER GRAY
5	SOFFIT - METAL PANEL	- SILVER GRAY
6	GARAGE OEVERHEAD DOOR	- OFF WHITE
7	METAL LOUVER	- SILVER GRAY

UNPROTECTED OPENINGS

EAST ELEVATION : TOTAL EXPOSED AREA : 56.8m²

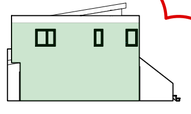
AREA1:
ACTUAL DISTANCE = 1.22 m (not sprinklered)
APPLICABLE AREA = 38.4 m²
U/O ALLOWED: 7% : MAX. U/O AREA: 2.69m²
ACTUAL AREA: 2.55 m² < 2.69m²

AREA2:
ACTUAL DISTANCE = 7.90 m (not sprinklered)
APPLICABLE AREA = 10.6 m²
U/O ALLOWED: 28% : MAX. U/O AREA: 2.97m²
ACTUAL AREA: 0.96m² < 2.97m²



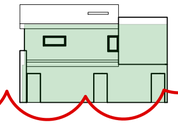
WEST ELEVATION : TOTAL EXPOSED AREA : 55.3m²

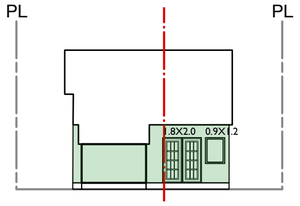
ACTUAL DISTANCE = 1.22 m (not sprinklered)
APPLICABLE AREA = 48 m²
U/O ALLOWED: 7% : MAX. U/O AREA: 3.36m²
ACTUAL AREA: 3.36m² = 3.36m²



NORTH ELEVATION : TOTAL EXPOSED AREA : 55m²

ACTUAL DISTANCE = 4.00 m (not sprinklered)
APPLICABLE AREA = 55 m²
U/O ALLOWED: 27% : MAX. U/O AREA: 14.85m²
ACTUAL AREA: 7.37m² <13.4m²





5 SOUTH ELEV. OF EXISTTING HOUSE
Scale: 1:200

SOUTH ELEVATION ON EXISTING DWELLING:
TOTAL EXPOSED AREA : 17m²

ACTUAL DISTANCE = 5.47 m (not sprinklered)
APPLICABLE AREA = 18 m²
U/O ALLOWED: 64% : MAX. U/O AREA: 11.52m²
ACTUAL AREA: 4.68m² <11.52m²

DRAWING INFORMATION

DATE: 2019_05_01
SCALE: 1:50

DRAWING TITLE

ELEVATIONS

A-3

PROJECT INFORMATION

LEGAL DESCRIPTION:
LOT 138
BLOCK 3
PLAN 3242FQ

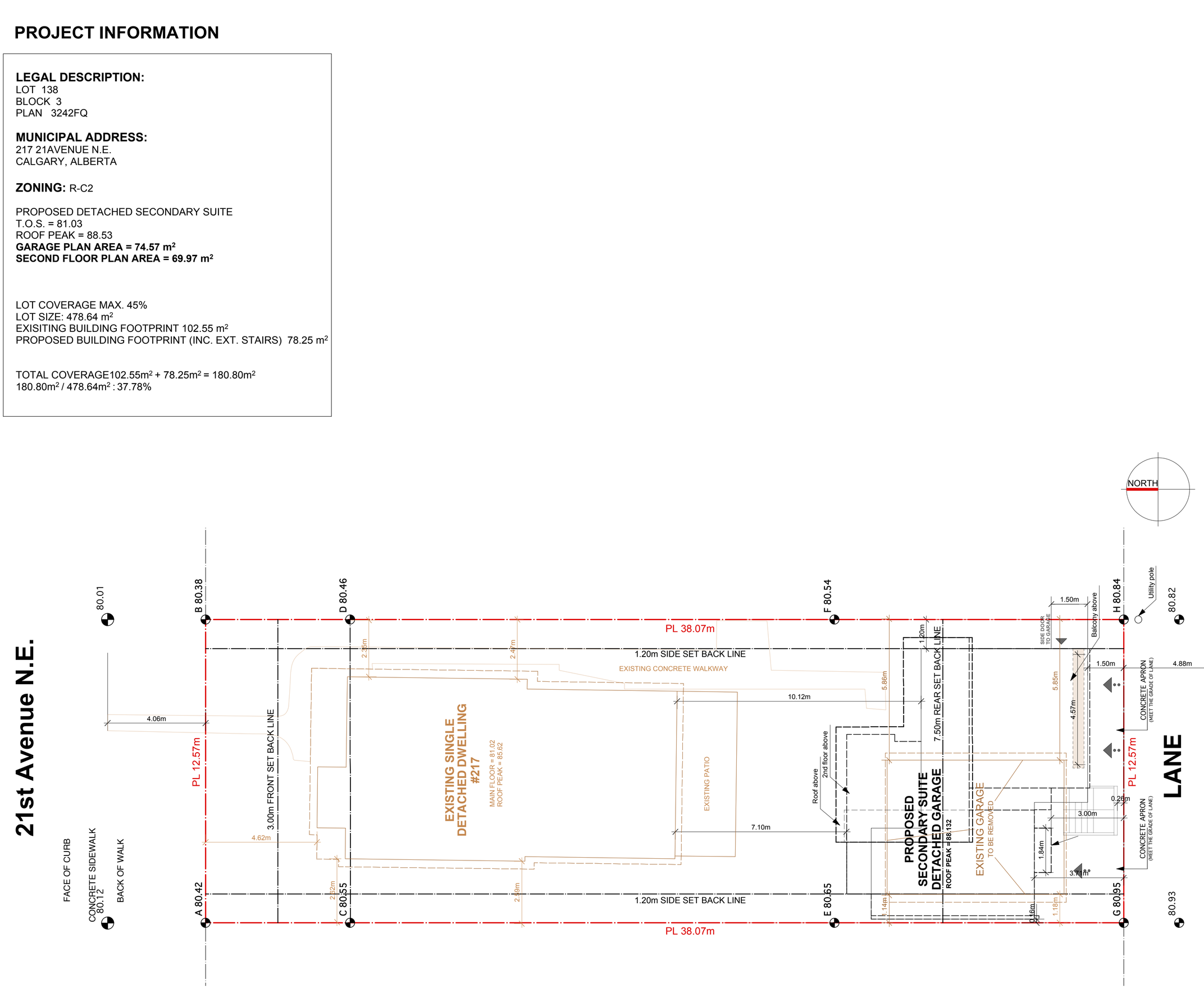
MUNICIPAL ADDRESS:
217 21AVENUE N.E.
CALGARY, ALBERTA

ZONING: R-C2

PROPOSED DETACHED SECONDARY SUITE
T.O.S. = 81.03
ROOF PEAK = 88.53
GARAGE PLAN AREA = 74.57 m²
SECOND FLOOR PLAN AREA = 69.97 m²

LOT COVERAGE MAX. 45%
LOT SIZE: 478.64 m²
EXISITING BUILDING FOOTPRINT 102.55 m²
PROPOSED BUILDING FOOTPRINT (INC. EXT. STAIRS) 78.25 m²

TOTAL COVERAGE102.55m² + 78.25m² = 180.80m²
180.80m² / 478.64m² : 37.78%



Debicki Speta Design

100-2402 10th AVENUE S.W.
CALGARY, AB, T3C 0K6
TEL.: (403) 615 2807
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LEGAL DESCRIPTION:
LOT 138
BLOCK 3
PLAN 3242 FQ

MUNICIPAL ADDRESS:
217-21ST AVENUE N.E.
CALGARY, ALBERTA

PROJECT INFORMATION

PROJECT NAME:
ORLANDO SECONDARY SUITE
DETACHED GARAGE

CLIENT:
ORLANDO OLIVERIO

DRAWING INFORMATION

SCALE: 1:100
DATE: JULY, 2012

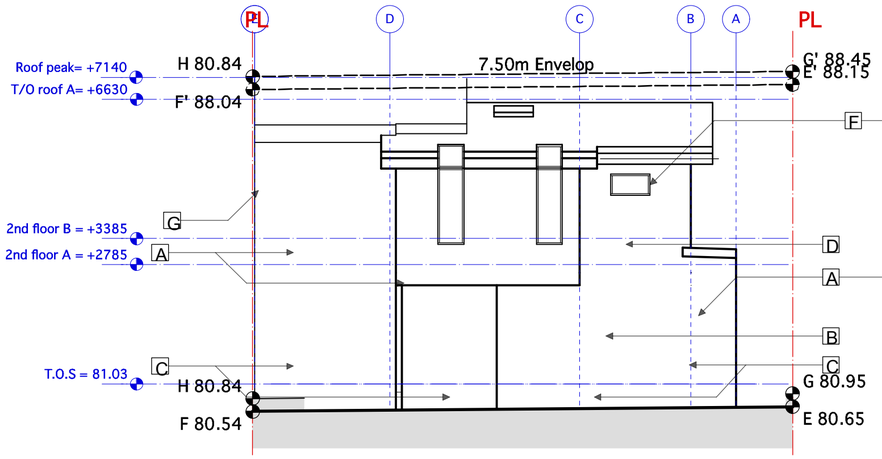
ISSUED FOR

DRAWING NAME

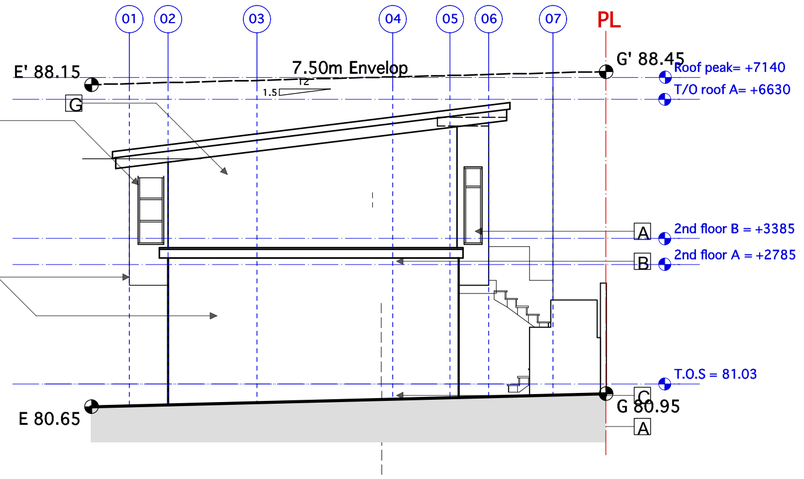
SITE PLAN

DRAWING NUMBER

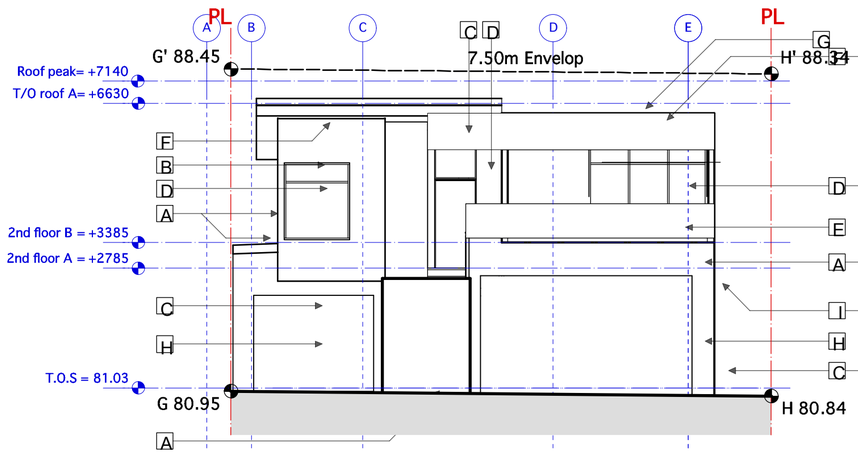
A-1



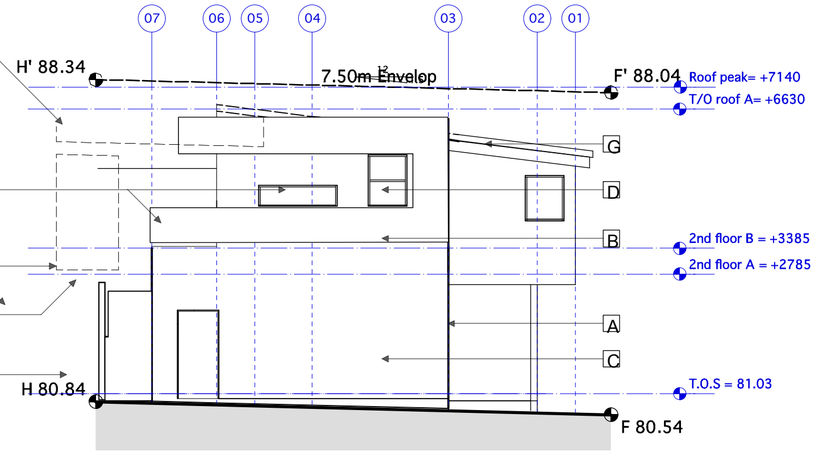
NORTH ELEVATION



WEST ELEVATION



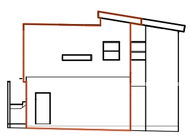
SOUTH ELEVATION



EAST ELEVATION

MATERIAL LEGEND :

- A ACRYLIC STUCCO - DARK GREY (2306 ANUBIS)
- B ACRYLIC STUCCO - ORANCE (1836 CARROT)
- C ACRYLIC STUCCO - LIGHT GREY (2228 CONTEMPLATION)
- D ALUMINIUM WINDOW FRAME - CLEAR ANODIZE
- E GLASS GUARDS
- F PRE-FIN. FLASHING OVER PARAPET WALL - BLACK
- G ASPHALT SHINGLES - LOW SLOPE APP. (COLOUR TO MATCH A)
- H PRE-FIN. METAL GARAGE DOORS - (COLOUR TO MATCH D)
- I REVEAL C/W PRE-FIN METAL FLASHING - (COLOUR TO MATCH D)



EAST ELEVATION - APPLICABLE AREA

LIMITED DISTANCE = 1.20m, NOT SPRINKLERED
APPLICABLE AREA = 50.21m^2
MAX AREA 50m^2; ALLOWED 7%
ACTUAL AREA OF U/O = 3.38m^2 = 6.73%

Debicki Speta Design

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LEGAL DESCRIPTION:
LOT 138
BLOCK 3
PLAN 3242 FQ

MUNICIPAL ADDRESS:
217-21ST AVENUE N.E.
CALGARY, ALBERTA

PROJECT INFORMATION

PROJECT NAME:
ORLANDO SECONDARY SUITE
DETACHED GARAGE

CLIENT:
ORLANDO OLIVERIO

DRAWING INFORMATION

SCALE: 1:100
DATE: SEPT, 2012

ISSUED FOR

DRAWING NAME

Elevations

DRAWING NUMBER

A-3