



2026.07.06

PROJECT NUMBER:

25.018.KAL_LEG

PARCEL ADDRESS:

LEGAL: PLAN -, LOT 90, BLOCK 75, SEC 8, TWP 22, RGE 29

MUNICIPAL: 22200 28 ST SE, CALGARY, AB

DP REFERENCE:

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E102	POINT BY POINT CALCULATION & RENDERINGS

ADDRESSING:

LEGAL: PLAN XX, LOT 90, BLOCK 75
WITHIN S.W. 1/4 Sec 8,
Twp.22, Rge.29, W. 4th M.

MUNICIPAL: 22200 28 ST SE

COMMUNITY: LEGACY

ZONING: M-1

SETBACKS:

NORTH	3m
EAST	1.5m
SOUTH	3m
WEST	1.5m

PARCEL COVERAGE:

SITE AREA: 10228.520m² (110098.87ft² / 1.02 ha)
BUILDING FOOTPRINT: 3491.05m² (37577.35ft²)
COVERAGE: 34.13%

VEHICULAR PARKING CALCULATIONS:

MIN. 0.625 RESIDENT STALLS / RESIDENCE UNIT
NO VISITOR STALLS / RESIDENCE UNIT REQUIREMENT

FLOOR AREA RATIO:

PROPOSED: 0.89

DENSITY:

MINIMUM ALLOWED:	50 UNITS/ha
PROPOSED DENSITY:	89 UNITS/ha
TOTAL PROPOSED UNITS:	91 UNITS

AMENITY SPACE:

PRIVATE:
MINIMUM REQUIRED: 5.0 m²/unit
PROPOSED: >5.0 m²/unit

BUILDING AREA:

BLDG 1:
MAIN FLOOR: 337.09 m² | 3,628.38 ft²
2ND: 337.10 m² | 3,628.52 ft²
3RD: 337.09 m² | 3,628.38 ft²
TOTAL: 1,011.28 m² | 10,885.28 ft²

BLDG 2.3.5:
MAIN FLOOR: 382.26 m² | 4,114.63 ft²
2ND: 364.95 m² | 3,928.25 ft²
3RD: 388.08 m² | 4,177.21 ft²
TOTAL: 1,135.29 m² | 12,220.09 ft²

BLDG 4:
MAIN FLOOR: 386.94 m² | 4,165.00 ft²
2ND: 380.63 m² | 4,097.10 ft²
3RD: 389.93 m² | 4,197.13 ft²
TOTAL: 1,157.50 m² | 12,459.23 ft²

BLDG 6:

MAIN FLOOR:	255.06 m ²	2,745.46 ft ²
2ND:	243.47 m ²	2,620.67 ft ²
3RD:	258.93 m ²	2,787.13 ft ²
TOTAL:	757.46 m ²	8,153.26 ft ²

BLDG 7.8:
MAIN FLOOR: 318.66 m² | 3,430.05 ft²
2ND: 304.25 m² | 3,274.96 ft²
3RD: 323.50 m² | 3,482.17 ft²
TOTAL: 946.41 m² | 10,187.18 ft²

BLDG 9:
MAIN FLOOR: 322.45 m² | 3,470.83 ft²
2ND: 317.31 m² | 3,415.47 ft²
3RD: 325.05 m² | 3,498.83 ft²
TOTAL: 964.81 m² | 10,385.13 ft²

BICYCLE PARKING:

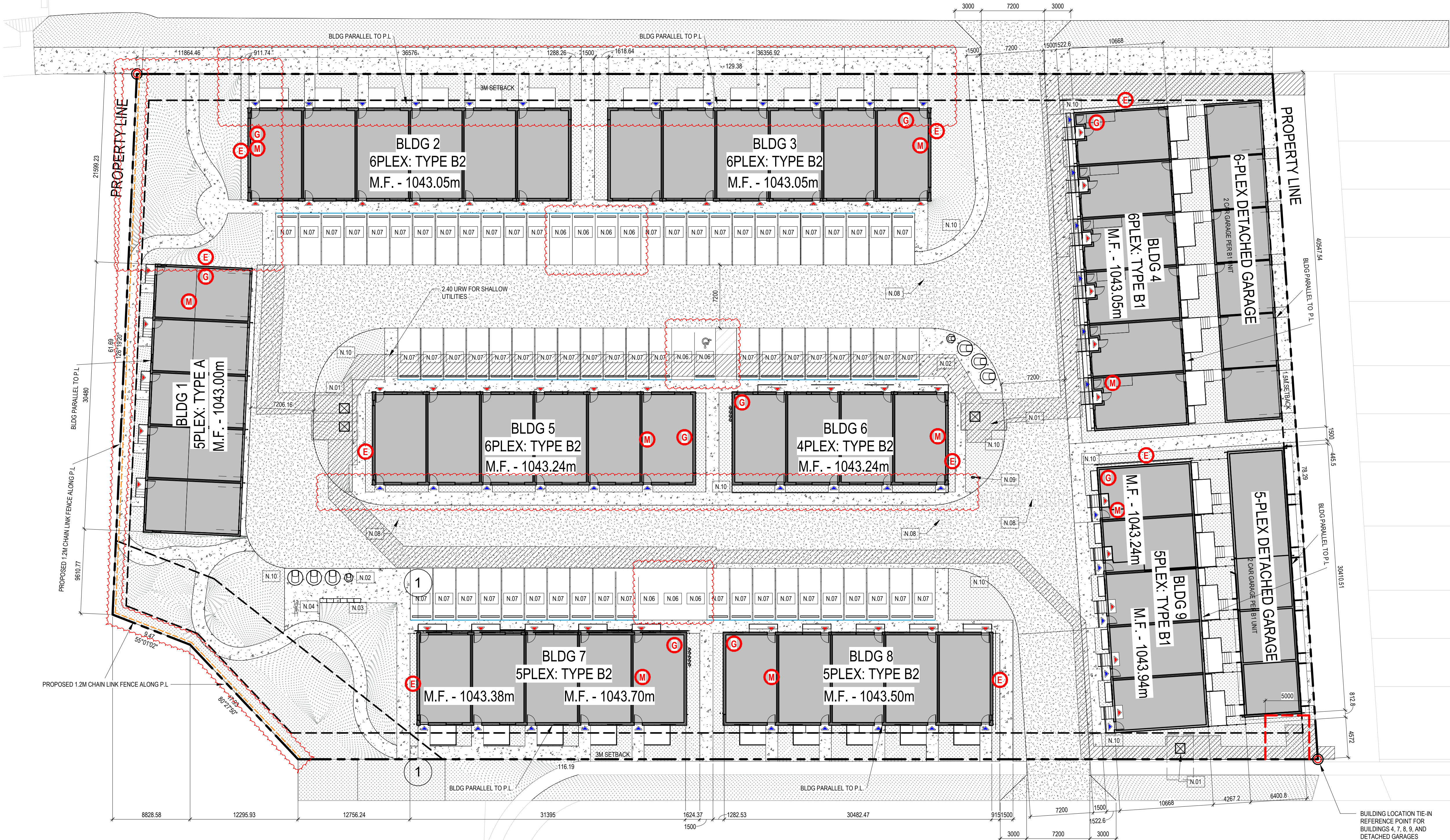
MIN. 0.5 CLASS I BICYCLE STALLS/ UNIT = 46 STALLS REQUIRED
48 PROPOSED

MIN. 0.1 CLASS II BICYCLE STALLS/ UNIT = 10 STALLS REQUIRED
12 PROPOSED



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- GENERAL NOTES
- A. REFER TO GEOTECHNICAL REPORT FOR SURFACE AND SUBSURFACE REQUIREMENTS.
- B. REFER TO CIVIL FOR SITE WORK AND DETAILS INCLUDING BUT NOT LIMITED TO, EXISTING CONDITIONS AND SERVICES, CATCH BASINS, MANHOLES, GRADES, UPSTAND WALLS, SITE SERVICES, & FIRE HYDRANTS.
- C. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND GROUND COVER INFORMATION & DETAILS.
- D. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
- E. REFER TO ELECTRICAL FOR SITE WORK AND DETAILS INCLUDING BUT NOT LIMITED TO, TRANSFORMER LOCATIONS, LIGHTING LAYOUT, FIXTURE TYPES, & SECURITY.
- F. REFER TO LANDSCAPE FOR CONTROL JOINTS.
- G. BUILDING LOCATION TIE-IN REFERENCE POINT IS LOCATED ON THE NW CORNER PROPERTY LINE INTERSECTION AS NOTED.
- H. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE, APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNERS EXPENSE.

- SYMBOL LEGEND
- BUILDING FOOTPRINT
- GREY CONCRETE - BROOM FINISH
- CAST IN PLACE CONCRETE
- HEAVY DUTY ASPHALT LOAD OF: 85,000 LBS
- SOFT SCAPING - REFER TO LANDSCAPE
- 4" WIDE PAINTED LINES
- PROPERTY LINE
- SETBACK LINE
- TEMPORARY PROTECTION FENCE
- PRIMARY UNIT ENTRANCE
- SECONDARY UNIT ENTRANCE
- ELECTRICAL METER
- WATER METER
- GAS METER

- SHEET NOTES
- N.01 ELECTRICAL TRANSFORMER - FINAL LOCATION TO BE COORDINATED WITH SERVICE PROVIDER.
- N.02 WASTE & RECYCLING: MOLOK BIN COLLECTION SYSTEM.
- N.03 MAILBOXES
- N.04 CLASS 2 BICYCLE PARKING
- N.05 PROPOSED SITE STREET LIGHTING
- N.06 PROPOSED VISITOR PARKING STALL
- N.07 PROPOSED RESIDENT PARKING STALL
- N.08 PROPOSED CROSSWALK SIGNAGE AT BOTH ENDS OF CROSSWALK
- N.09 PROPOSED FIRE HYDRANT
- N.10 NO PARKING SIGN



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RELEASES		
NO	DESCRIPTION	DATE
A	PRE - DP REVIEW	2025.11.14
H	DR1	2026.04.29
J	DR1 UPDATE	2026.06.17
M	DR2	2026.07.06

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

PROJECT NAME

25.018 LEGACY

MUNICIPAL ADDRESS

22200 28 ST SE, CALGARY, AB

LEGAL ADDRESS

PLAN - LOT 90, BLOCK 75, SEC 8,

TWP 22, RGE 29

PROJECT NUMBER

25.018 KAL_LEG

DRAWN

CHECKED

UJ

MM

DATE

2026.07.06

SCALE

As indicated

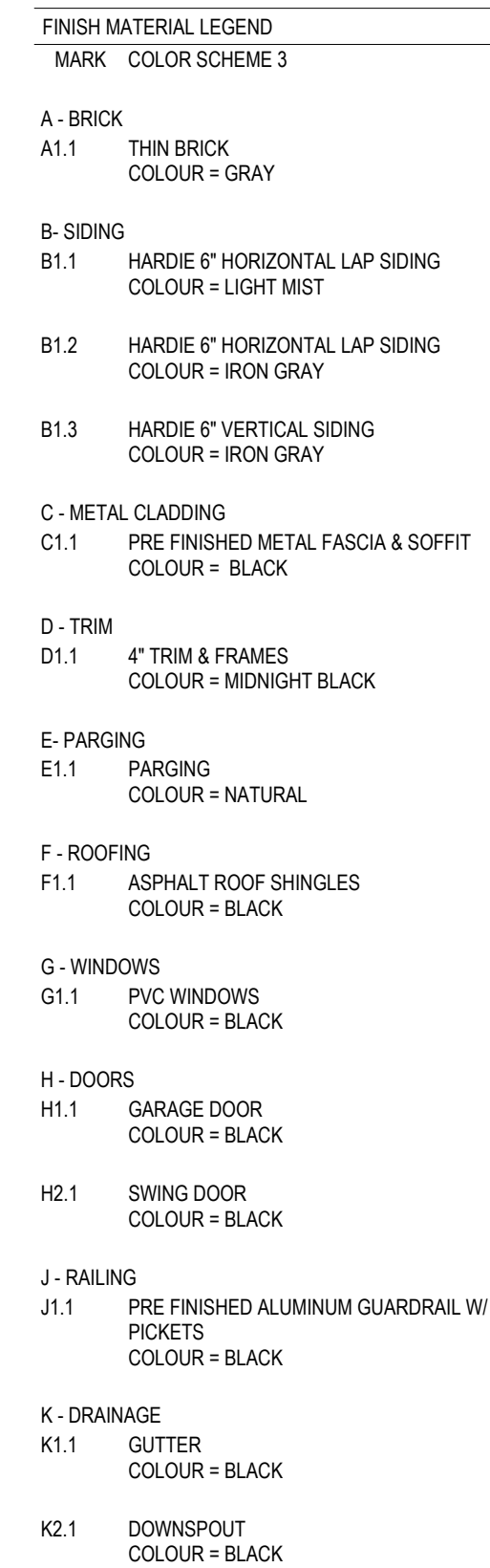
DRAWING TITLE

SITE PLAN

DRAWING NUMBER

DP.100

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- ☐ TENDER
- ☐ BUILDING PERMIT

LEGACY

MUNICIPAL ADDRESS

LEGAL ADDRESS
PLAN XX, LOT 90, BLOCK 75, SEC
X, TWP 22, RGE X

PROJECT NUMBER	25.018.KAL_LEG
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DRAWN	CHECKED
VJ	MM

DATE	SCALE
2025.07.06	1/8" = 1'-0"

DRAWING TITLE
**ELEVATIONS -
BUILDING 1**

DRAWING NUMBER

DP.401

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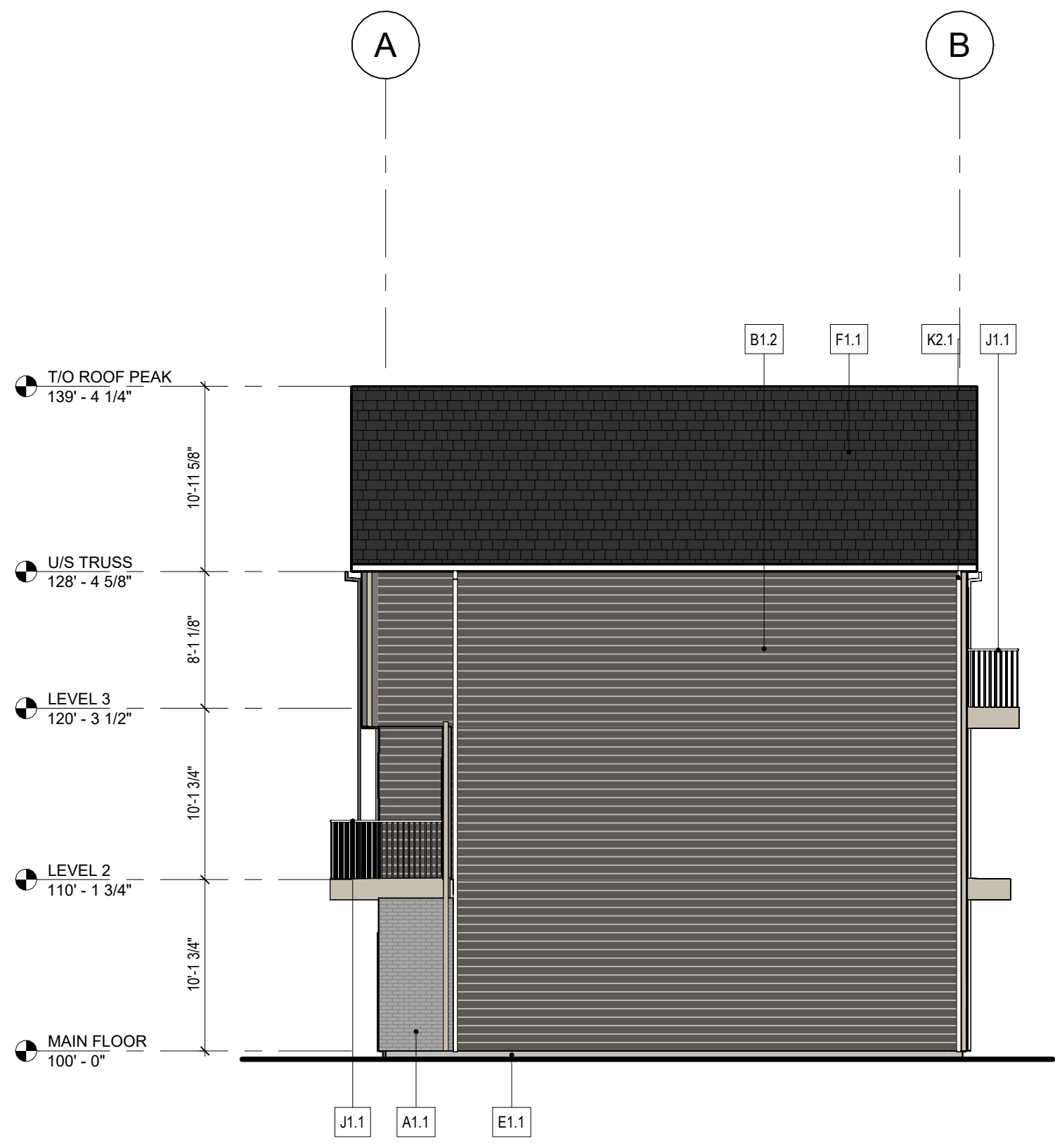


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PLOT DATE: 2026.07.06 13:04 PM



1 FRONT ELEVATION - COLOR SCHEME 2
DP.405 1/8" = 1'-0"



3 SIDE ELEVATION - COLOR SCHEME 2
DP.405 1/8" = 1'-0"

FINISH MATERIAL LEGEND	
MARK	COLOR SCHEME 1
A - BRICK	
A1.1	THIN BRICK COLOUR = GRAY
B - SIDING	
B1.1	HARDIE 6" VERTICAL LAP SIDING COLOUR = PEARL GRAY
B1.2	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = DEEP OCEAN
B1.3	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = PEARL GRAY
C - METAL CLADDING	
C1.1	PRE FINISHED METAL FASCIA COLOUR = GRAY SLATE
D - TRIM	
D1.1	4" TRIM & FRAMES COLOUR = GRAY SLATE
E - PARGING	
E1.1	PARGING COLOUR = NATURAL
F - ROOFING	
F1.1	ASPHALT ROOF SHINGLES COLOUR = BLACK
G - WINDOWS	
G1.1	PVC WINDOWS COLOUR = BLACK
H - DOORS	
H2.1	SWING DOOR COLOUR = BLACK
H2.2	SLIDING DOOR COLOUR = BLACK
J - RAILING	
J1.1	PRE FINISHED ALUMINUM GUARDRAIL W/ PICKETS COLOUR = BLACK
K - DRAINAGE	
K1.1	GUTTER COLOUR = BLACK
K2.1	DOWNSPOUT COLOUR = BLACK



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RELEASES		
NO	DESCRIPTION	DATE
A	PRE-OP REVIEW	2025.11.14
D	DR1	2026.04.29
J	DR1 UPDATE	2026.06.17
K	DR2	2026.07.06

- ☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME

25.018 LEGACY

MUNICIPAL ADDRESS
22200 28 STREET SE, CALGARY,
AB

LEGAL ADDRESS
LOT 90, BLOCK 75, SEC 8, TWP
22, RGE 29, W4M

PROJECT NUMBER
25.018.KAL_LEG

DRAWN: CHECKED:
EK JL

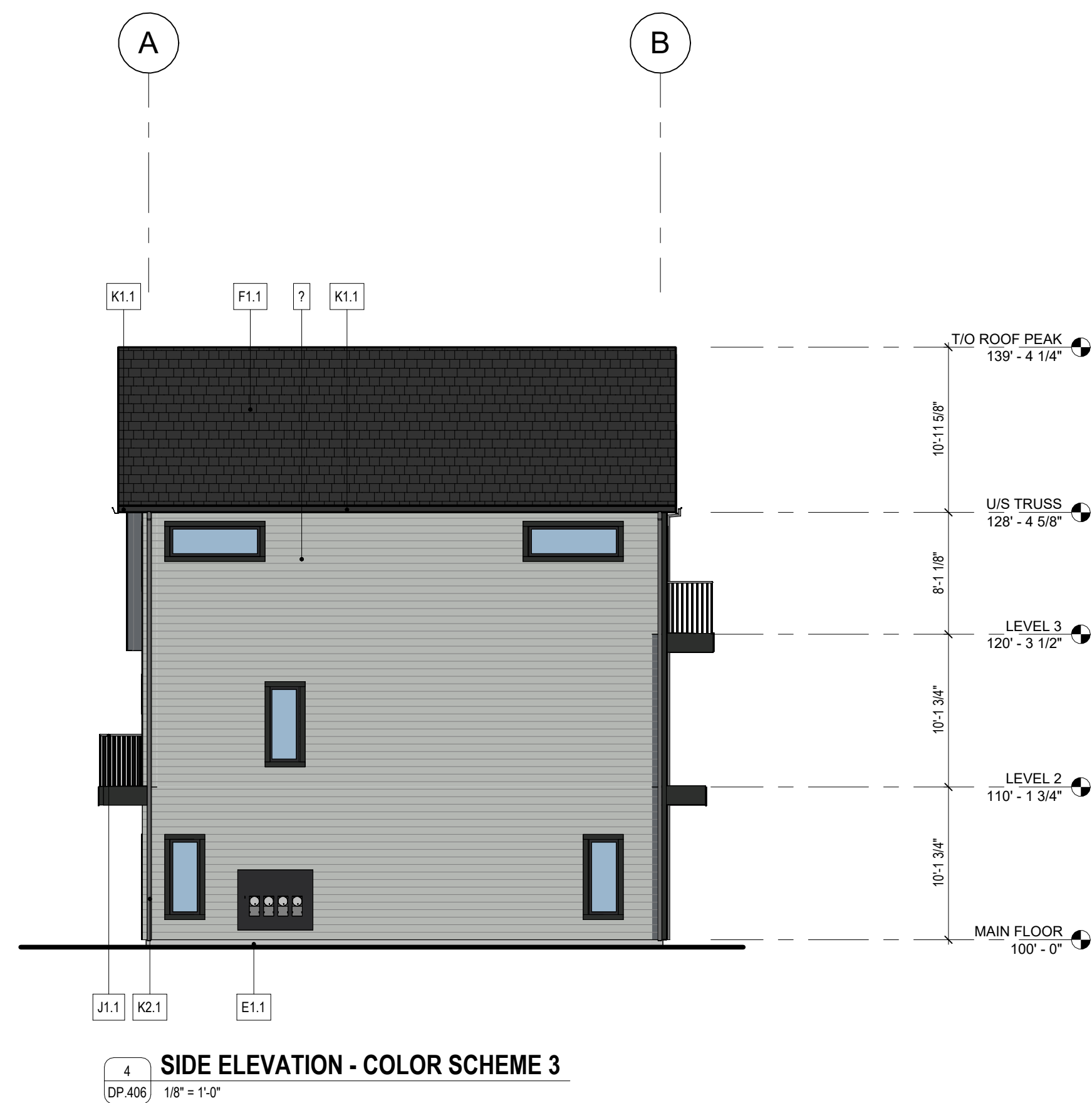
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2026.07.06 1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS -
BUILDING 5

DRAWING NUMBER

DP.405

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FINISH MATERIAL LEGEND	
MARK	COLOR SCHEME 3
A - BRICK	
A1.1	THIN BRICK COLOUR = GRAY
B- SIDING	
B1.1	HARDIE 6" VERTICAL LAP SIDING COLOUR = LIGHT MIST
B1.2	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = LIGHT MIST
B1.2	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = LIGHT MIST
B1.3	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = IRON GRAY
C- METAL CLADDING	
C1.1	PREF FINISHED METAL FASCIA & SOFFIT COLOUR = BLACK
D - TRIM	
D1.1	4" TRIM & FRAMES COLOUR = MIDNIGHT BLACK
E- PARGING	
E1.1	PARGING COLOUR = NATURAL
F - ROOFING	
F1.1	ASPHALT ROOF SHINGLES COLOUR = BLACK
G - WINDOWS	
G1.1	PVC WINDOWS COLOUR = BLACK
H - DOORS	
H2.1	SWING DOOR COLOUR = BLACK
J - RAILING	
J1.1	PREF FINISHED ALUMINUM GUARDRAIL W/ PICKETS COLOUR = BLACK
K - DRAINAGE	
K1.1	GUTTER COLOUR = BLACK
K2.1	DOWNSPOUT COLOUR = BLACK

RELEASES		
NO	DESCRIPTION	DATE
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G	DR1	2026.04.2
L	DR1 UPDATE	2026.06.1
N	DR2	2026.07.0

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT

LEGACY

PROJECT ADDRESS

LEGAL ADDRESS
PLAN XX, LOT 90, BLOCK 75, SEC
X, TWP 22, RGE X

PROJECT NUMBER	25.018.KAL_LEG
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VJ	MM
DATE	SCALE

2026.07.06 1/8" = 1'-0"

DRAWING TITLE
**ELEVATIONS -
BUILDING 6**

DRAWING NUMBER

DP.406

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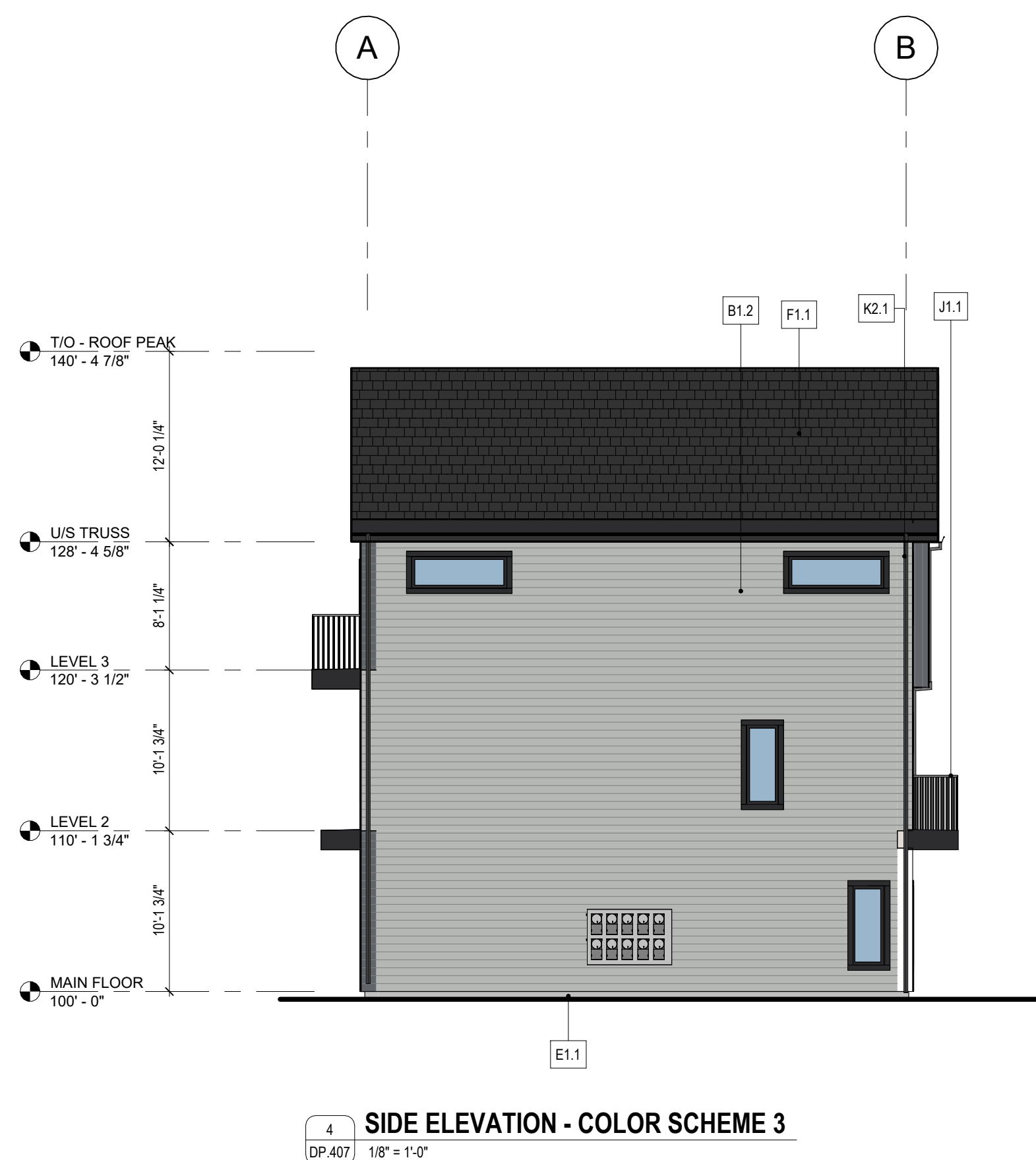
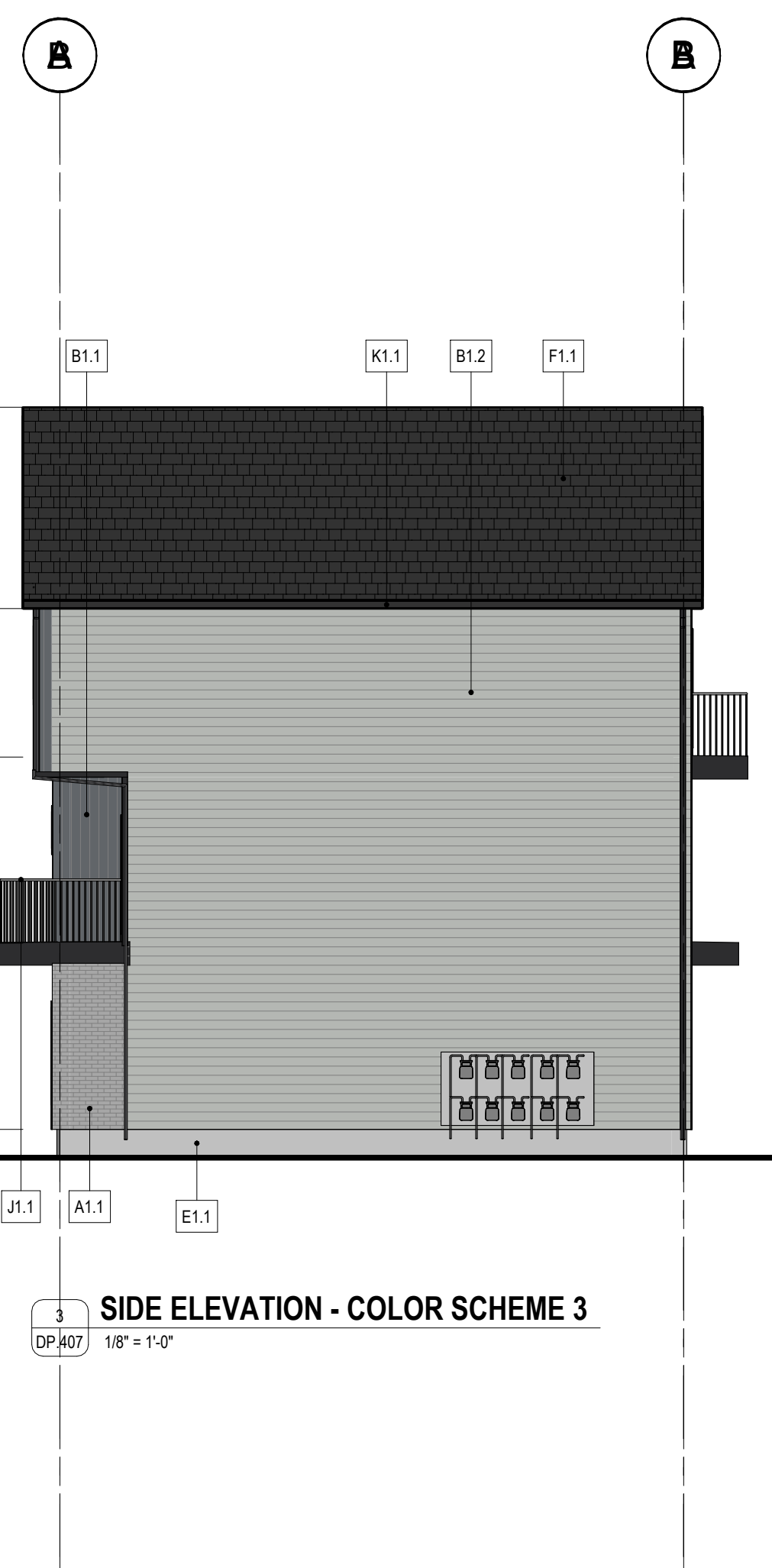
10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

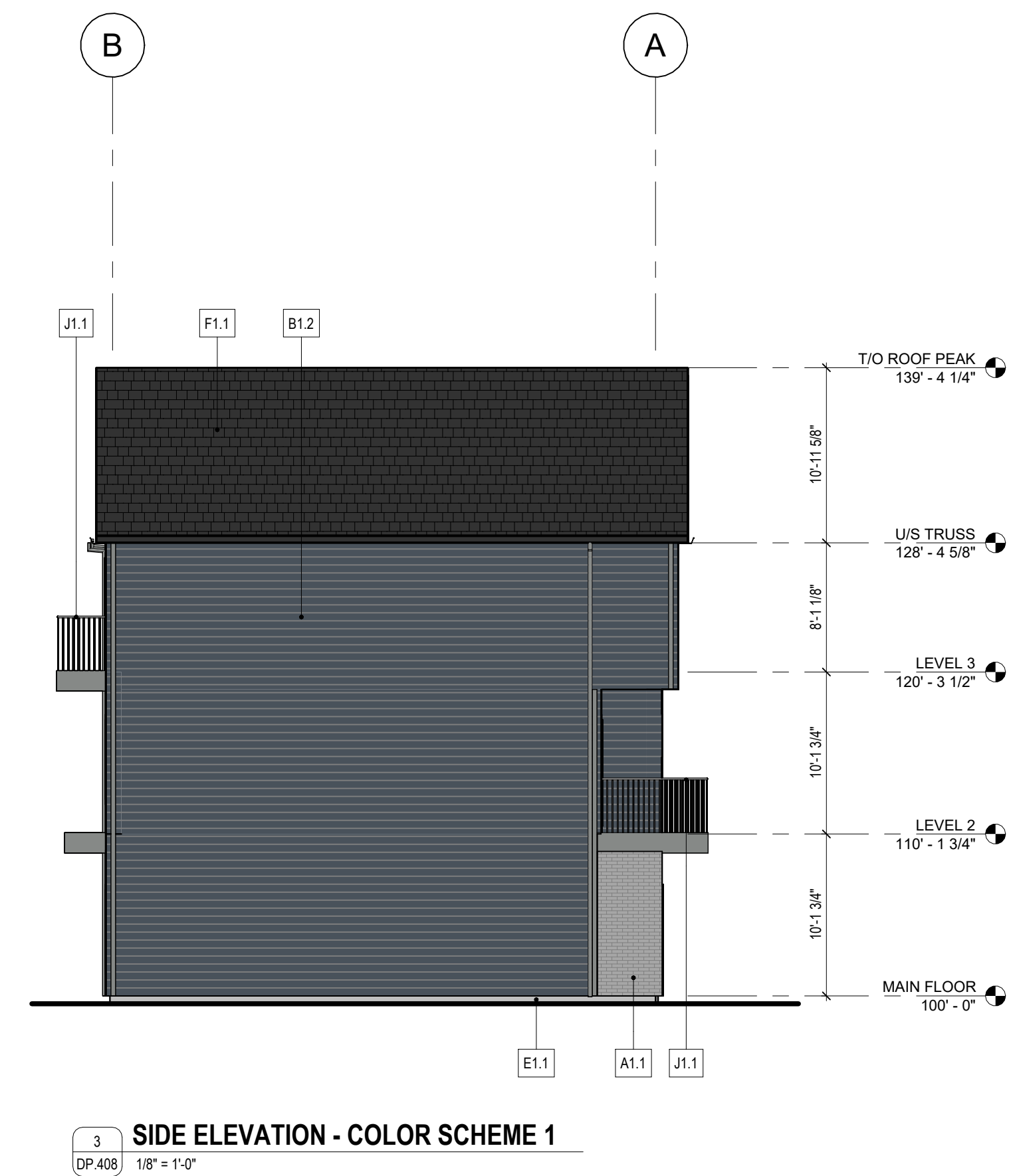
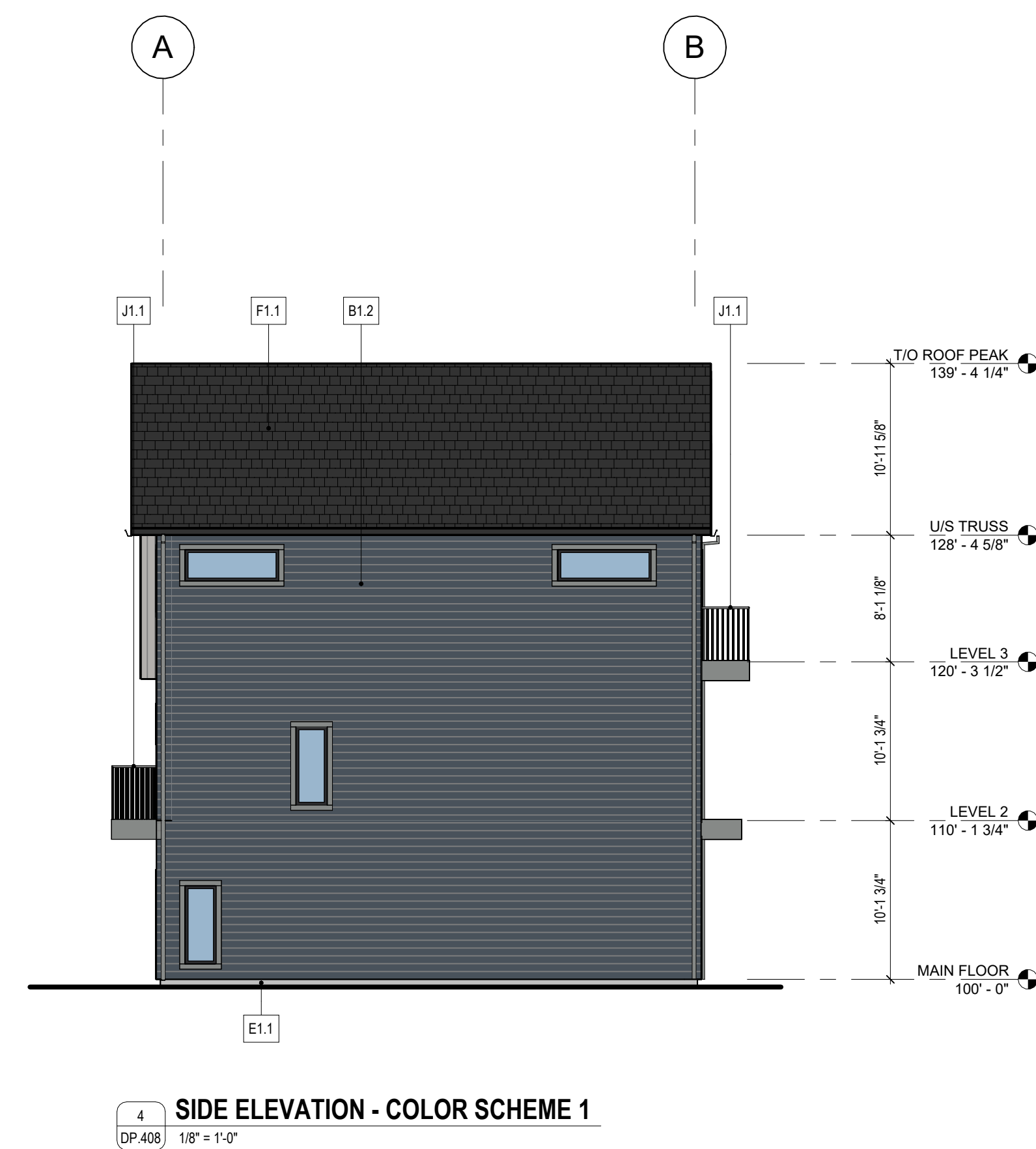
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LEGACY

MUNICIPAL ADDRESS
PROJECT ADDRESS

LEGAL ADDRESS
PLAN XX, LOT 90, BLOCK 75, SEC
X, TWP 22, RGE X

PROJECT NUMBER	25.018.KAL_LEG
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DRAWN	CHECKED
VJ	MM

DATE	SCALE
2026.07.06	1/8" = 1'-0"

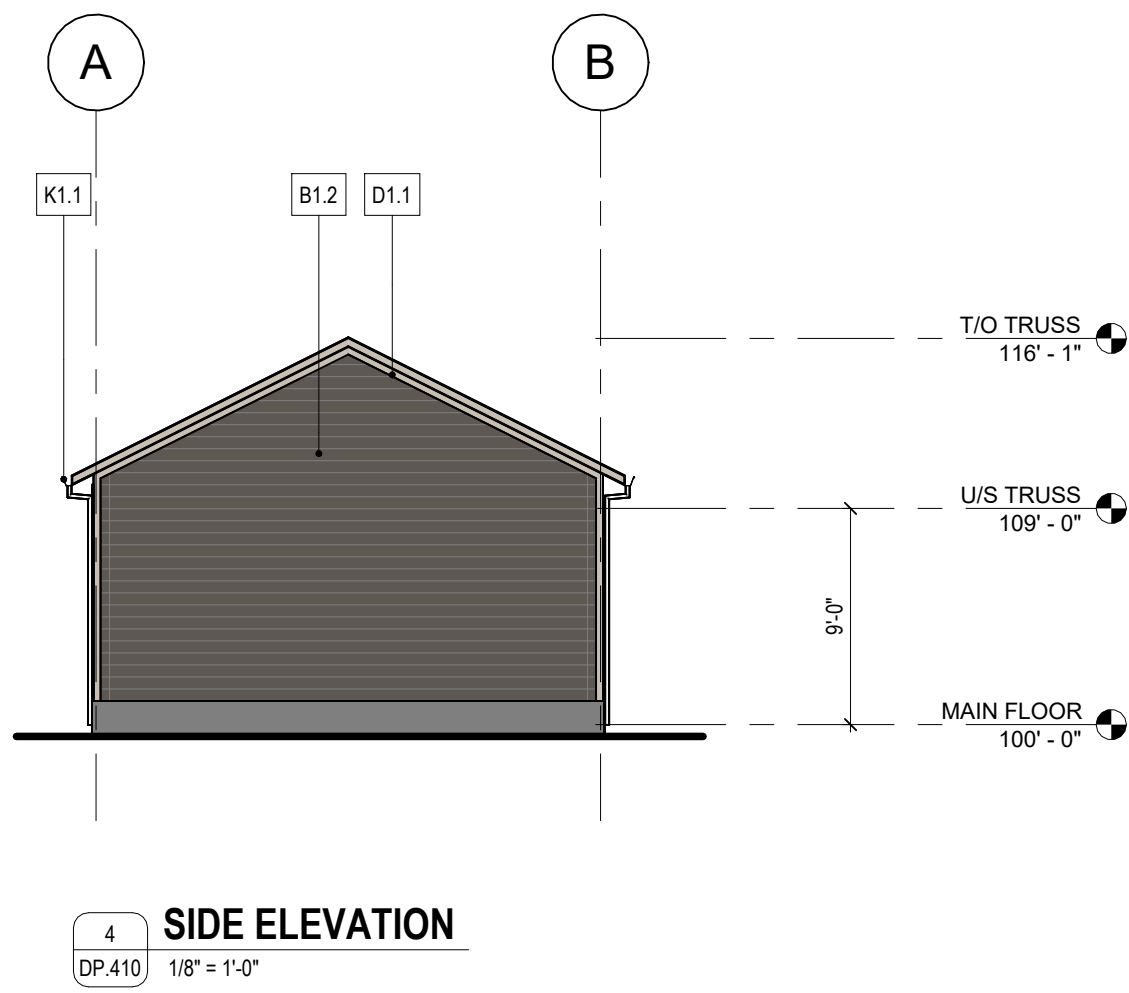
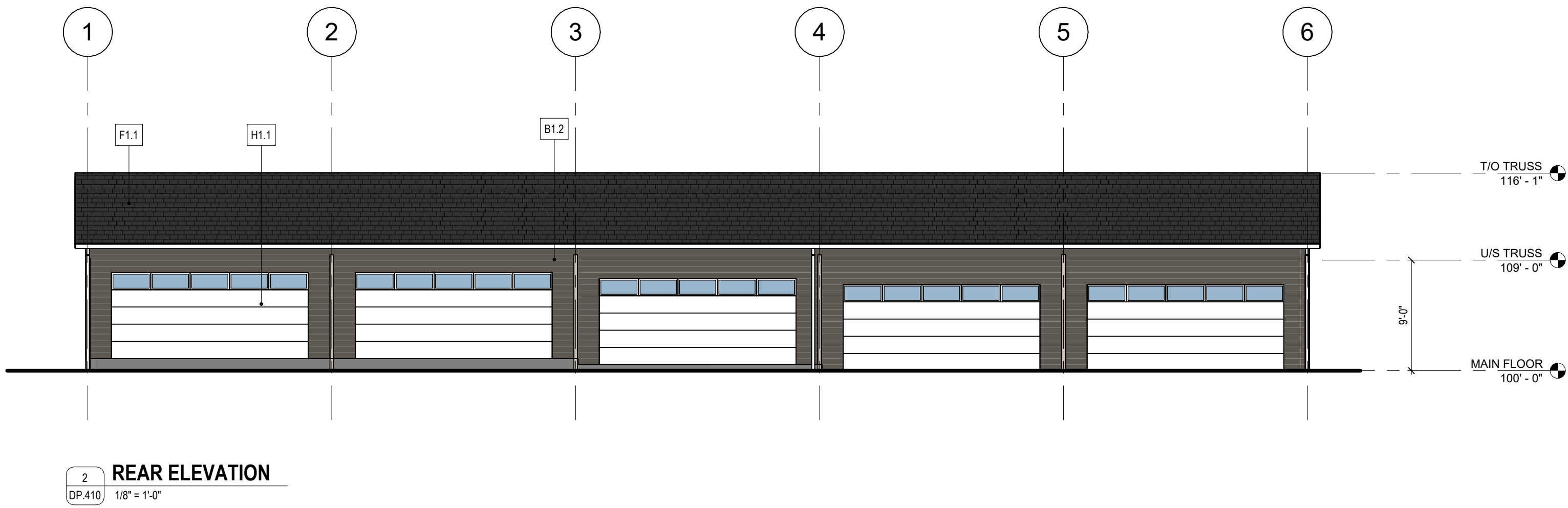
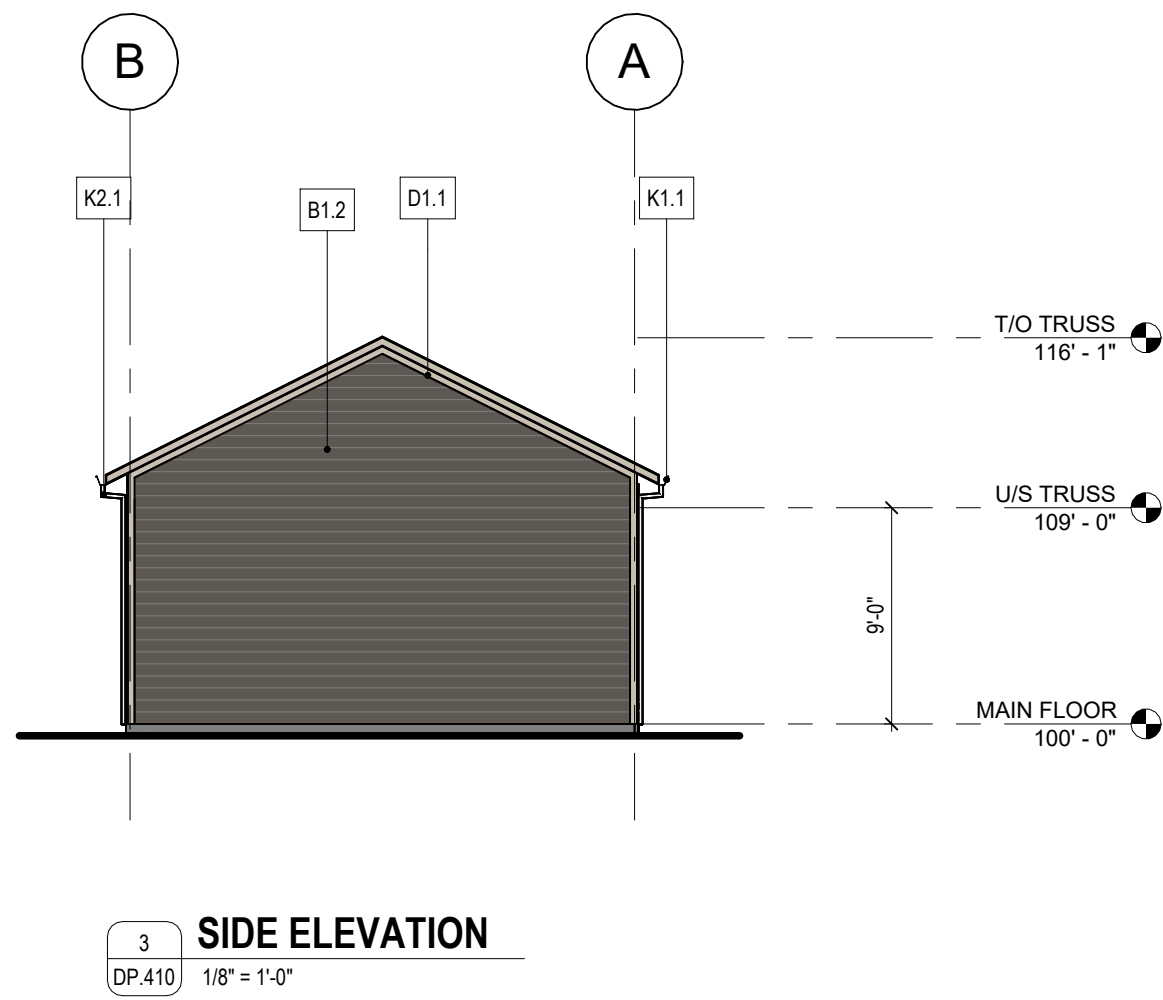
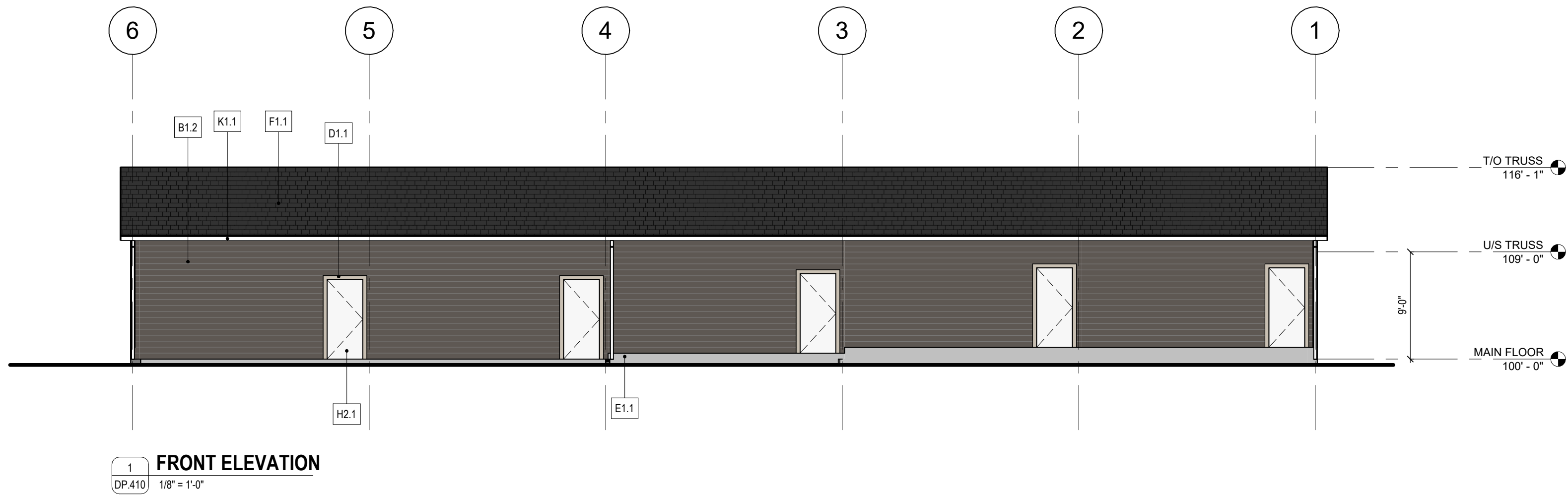
DRAWING TITLE
**ELEVATIONS -
BUILDING 9**

DRAWING NUMBER

DP.409

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FINISH MATERIAL LEGEND	
B - SIDING	
B1.2	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = RICH ESPRESSO
D - TRIM	
D1.1	4" TRIM & FRAMES COLOUR = COBBLESTONE
E - PARGING	
E1.1	PARGING COLOUR = NATURAL
F - ROOFING	
F1.1	ASPHALT ROOF SHINGLES COLOUR = BLACK
H - DOORS	
H1.1	GARAGE DOOR COLOUR = WHITE
H2.1	SWING DOOR COLOUR = WHITE
K - DRAINAGE	
K1.1	GUTTER COLOUR = WHITE
K2.1	DOWNSPOUT COLOUR = WHITE

RELEASES		
NO	DESCRIPTION	DATE
A	PRE - DP REVIEW	2025.11.14
H	DR1	2026.04.29
J	DR1 UPDATE	2026.06.17
K	DR2	2026.07.06

- ☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME

LEGACY

MUNICIPAL ADDRESS
PROJECT ADDRESS

LEGAL ADDRESS
PLAN XX, LOT 90, BLOCK 75, SEC
X, TWP 22, RGE X

PROJECT NUMBER
25.016.KAL_LEG

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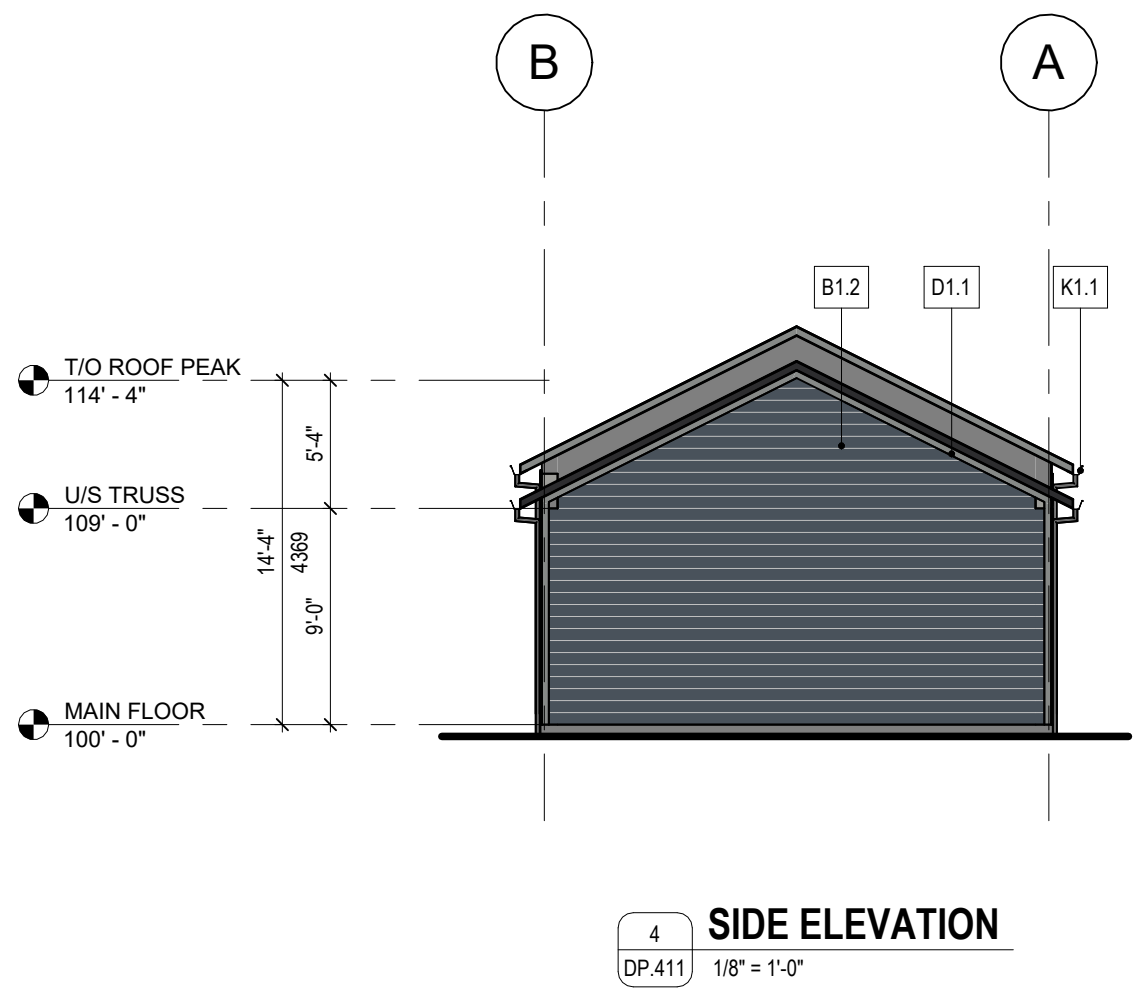
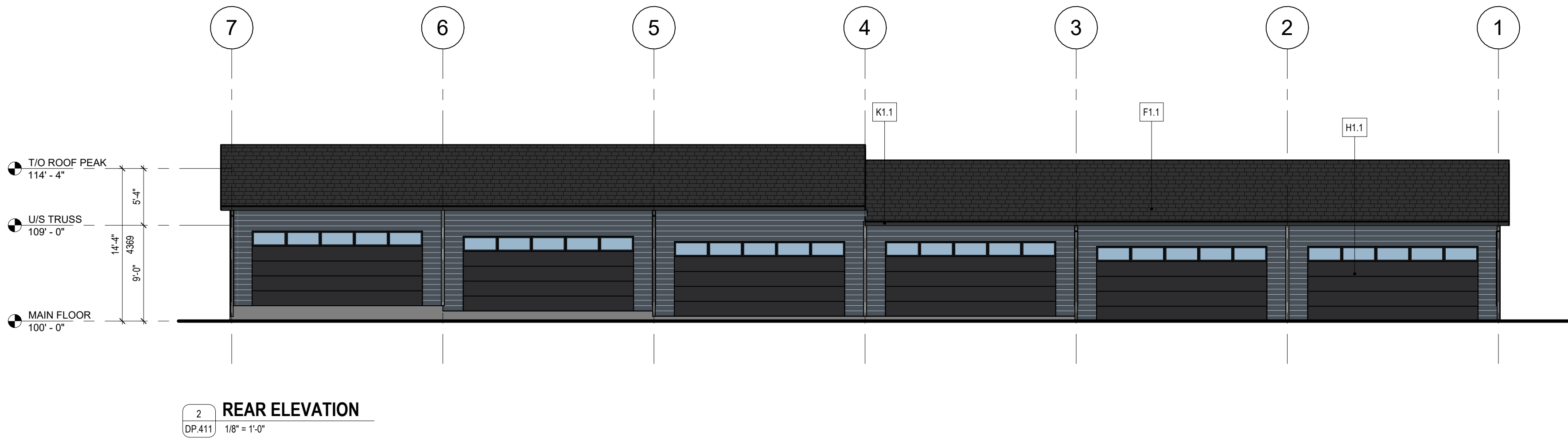
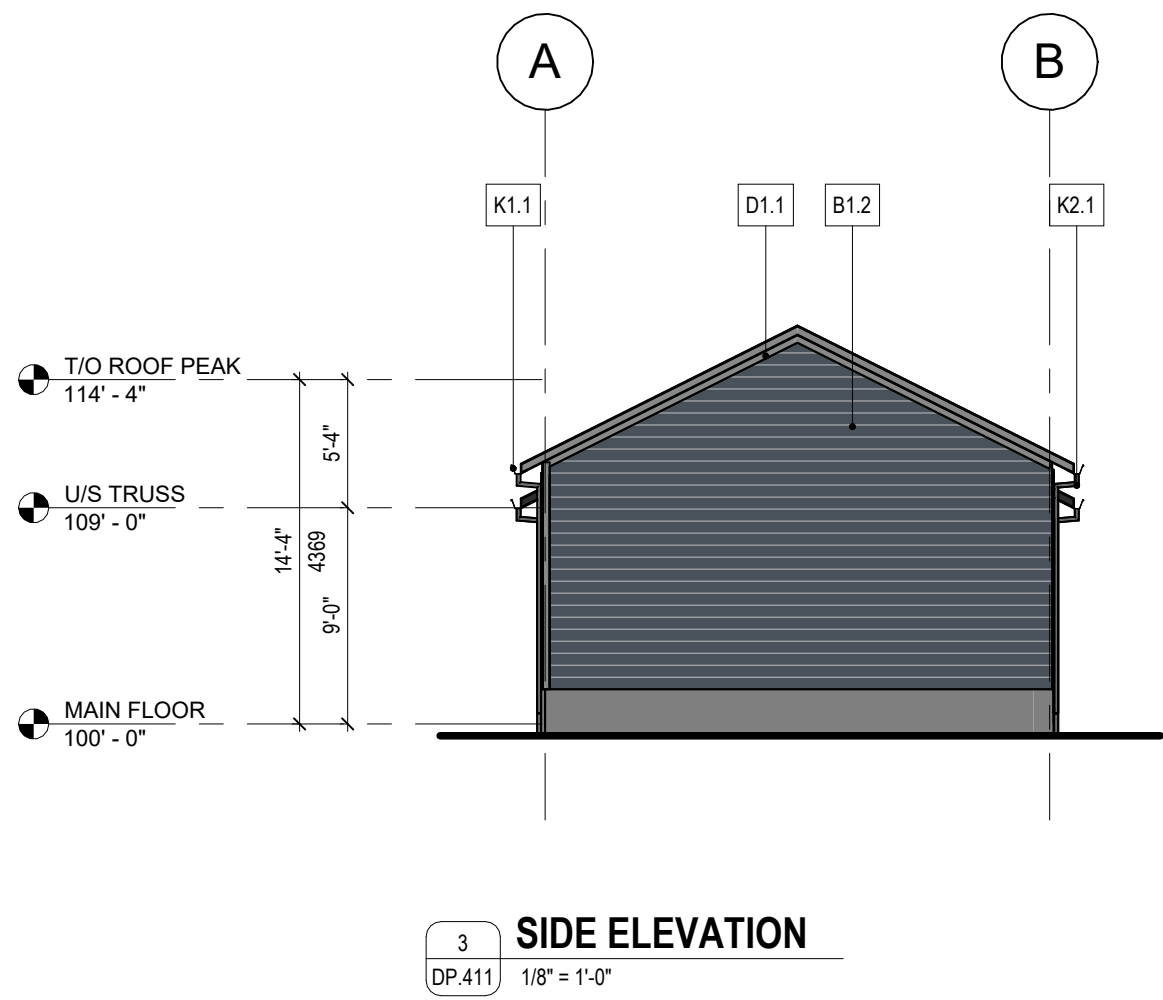
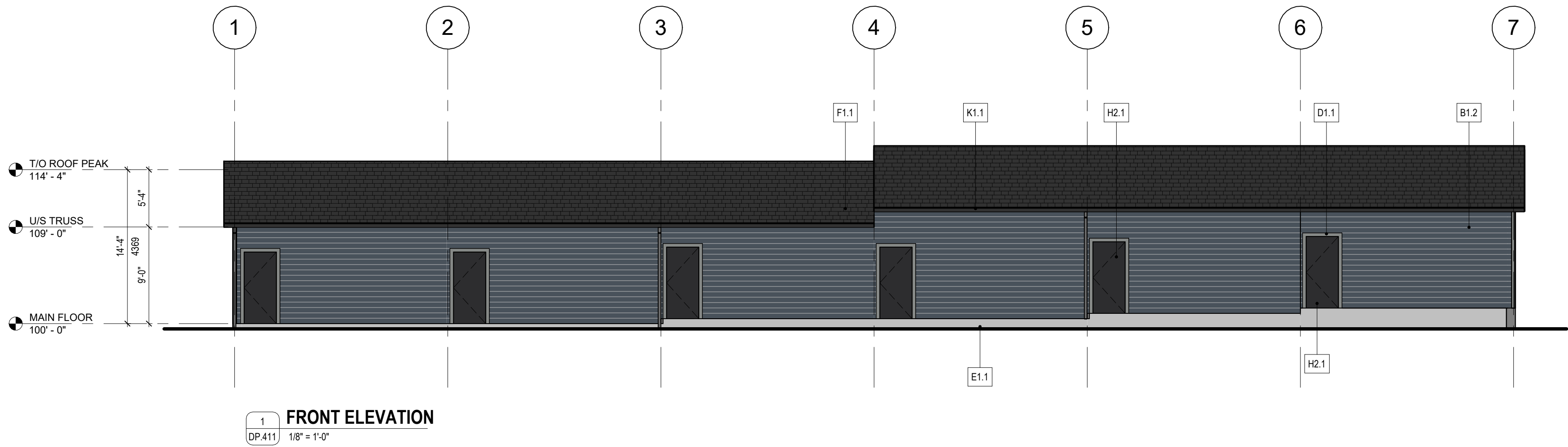
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2026.07.06

DRAWING TITLE
GARAGE
ELEVATIONS - 5PLEX

DRAWING NUMBER

DP.410

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PLOT DATE: 2026.07.06 13:24:19M



FINISH MATERIAL LEGEND	
B- SIDING	
B1.2	HARDIE 6" HORIZONTAL LAP SIDING COLOUR = DEEP OCEAN
D- TRIM	
D1.1	4" TRIM & FRAMES COLOUR = GRAY SLATE
E- PARGING	
E1.1	PARGING COLOUR = NATURAL
F- ROOFING	
F1.1	ASPHALT ROOF SHINGLES COLOUR = BLACK
H- DOORS	
H1.1	GARAGE DOOR COLOUR = BLACK
H2.1	SWING DOOR COLOUR = BLACK
K- DRAINAGE	
K1.1	GUTTER COLOUR = BLACK
K2.1	DOWNSPOUT COLOUR = BLACK



FORMED ALLIANCE ARCHITECTURE STUDIO

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RELEASES		
NO	DESCRIPTION	DATE
A	PRE-OP REVIEW	2025.11.14
H	DR1	2026.04.29
J	DR1 UPDATE	2026.06.17
K	DR2	2026.07.06

- ☐ CONSTRUCTION
☐ TENDER
☐ BUILDING PERMIT

PROJECT NAME

LEGACY

MUNICIPAL ADDRESS
PROJECT ADDRESS

LEGAL ADDRESS
PLAN XX, LOT 90, BLOCK 75, SEC
X, TWP 22, RGE X

PROJECT NUMBER:
25.016-KAL_LEG

DRAWN: CHECKED:
UJ MM

DATE: SCALE:
2026.07.06 1/8" = 1'-0"

DRAWING TITLE:
GARAGE
ELEVATIONS - 6PLEX

DRAWING NUMBER

DP.411

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