

DEVELOPMENT PERMIT SET

16 & 20 SACKVILLE DRIVE S.W.

CALGARY ALBERTA

PREPARED BY: BE-VOK Ltd.
Residential Design & Permit Drawings
Blerina Voko - Senior Architectural Designer
Manola Vesha - Senior Architectural Designer



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Project:
16 & 20 SACKVILLE DR. S.W.
CALGARY, AB

Drawing Title:
COVER PAGE

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SITE PLAN

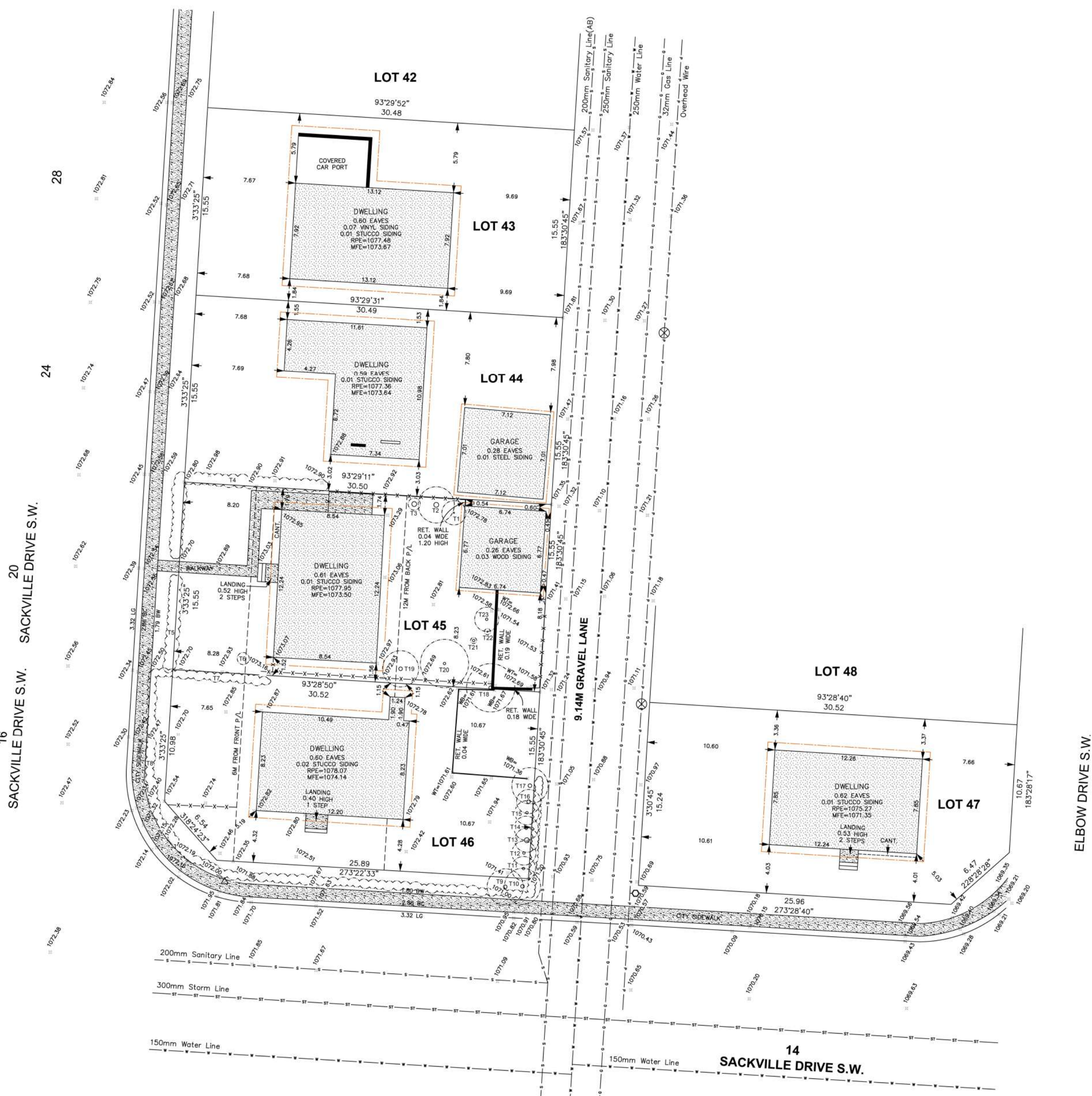
MUNICIPAL ADDRESS:
16 & 20 SACKVILLE DRIVE S.W.
CALGARY, ALBERTA
LEGAL DESCRIPTION:
LOTS 45 & 46
BLOCK 1
PLAN 3860 IB
PREPARED FOR: BE-VOK Ltd.

DATE OF SURVEY: October 9th, 2025
SCALE: 1:200

- LEGEND:
- Subject Property Line
 - Right of Way Line
 - Eave Line
 - Fence Line
 - Sanitary Line
 - Storm Line
 - Water Line
 - Gas Line
 - Overhead Wire
 - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power Pole
 - Power Anchor
 - Light Pole
 - Manhole
 - Catch Basin
 - Water Valve
 - Gas Valve
 - Sign
 - Fire Hydrant
 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
 - Concrete and Asphalt Hatch
 - Wood Hatch
 - Roof Hatch

2nd--Second Floor
BC--Back of Curb
BW--Back of Walkway
Cant--Cantilever
Cone--Concrete
Elev--Elevation
Em--Entrance(s)
L--Length of Arc
LG--Lip of Gutter
MF--Main Floor
MFE--Main Floor Elevation
R--Radius
RW--Right of Way
Ret--Retaining
RPE--Roof Peak Elevation
WB--Bottom of Wall
WFE--Top of Wall

- NOTE:
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735
 - Distances are in ground and are shown in metres and decimals thereof.
 - Distances along curves are arc distances.
 - Elevations are derived from ASGM 255250.
 - Existing spot elevations are shown thus: $\times$ 100.00
 - The Certificate of Title 181 268 130, which was Searched on the 14th day of February, 2025, and includes the following instruments:
No Registrations.
 - The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 20, 22, 23, 77 & 121 in Sec.16--Twp.23--Rgs.1--W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)



TREE SCHEDULE:

Tree No.	Variety	Trunk (cm)	Canopy (cm)	Height (m)	Location
11	Deciduous	0.10	2.00	2.00	In Subject Property
12	Deciduous	0.40	3.00	10.00	In Subject Property
13	Deciduous	0.40	1.00	10.00	In Subject Property
14	Bush	—	1.00	1.50	On Property Line
15	Bush	—	1.00	1.50	On Property Line
16	Bush	—	1.00	1.50	In Subject Property
17	Bush	—	0.60	0.60	In Subject Property
18	Bush	—	0.60	0.60	In City Property
19	Coniferous	0.30	2.00	10.00	In City Property
110	Coniferous	0.30	3.00	10.00	In City Property
111	Coniferous	0.30	2.00	10.00	In Subject Property
112	Coniferous	0.30	2.00	10.00	In Subject Property
113	Coniferous	0.40	2.00	10.00	In Subject Property
114	Coniferous	0.30	2.00	10.00	In Subject Property
115	Coniferous	0.30	2.00	10.00	In Subject Property
116	Coniferous	0.30	2.00	10.00	In Subject Property
117	Coniferous	0.30	3.00	10.00	In Subject Property
118	Deciduous	0.30	4.00	3.00	On Property Line
119	Deciduous	0.30	3.00	10.00	In Subject Property
120	Deciduous	0.30	4.00	4.00	In Subject Property
121	Deciduous	0.30	0.50	2.00	In Subject Property
122	Deciduous	0.10	0.50	2.00	In Subject Property
123	Deciduous	0.30	2.00	10.00	In Subject Property

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Surveyed: RW/DK Drawn: LZ/EM
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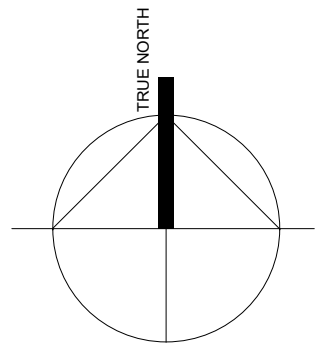
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EXISTING SURVEY

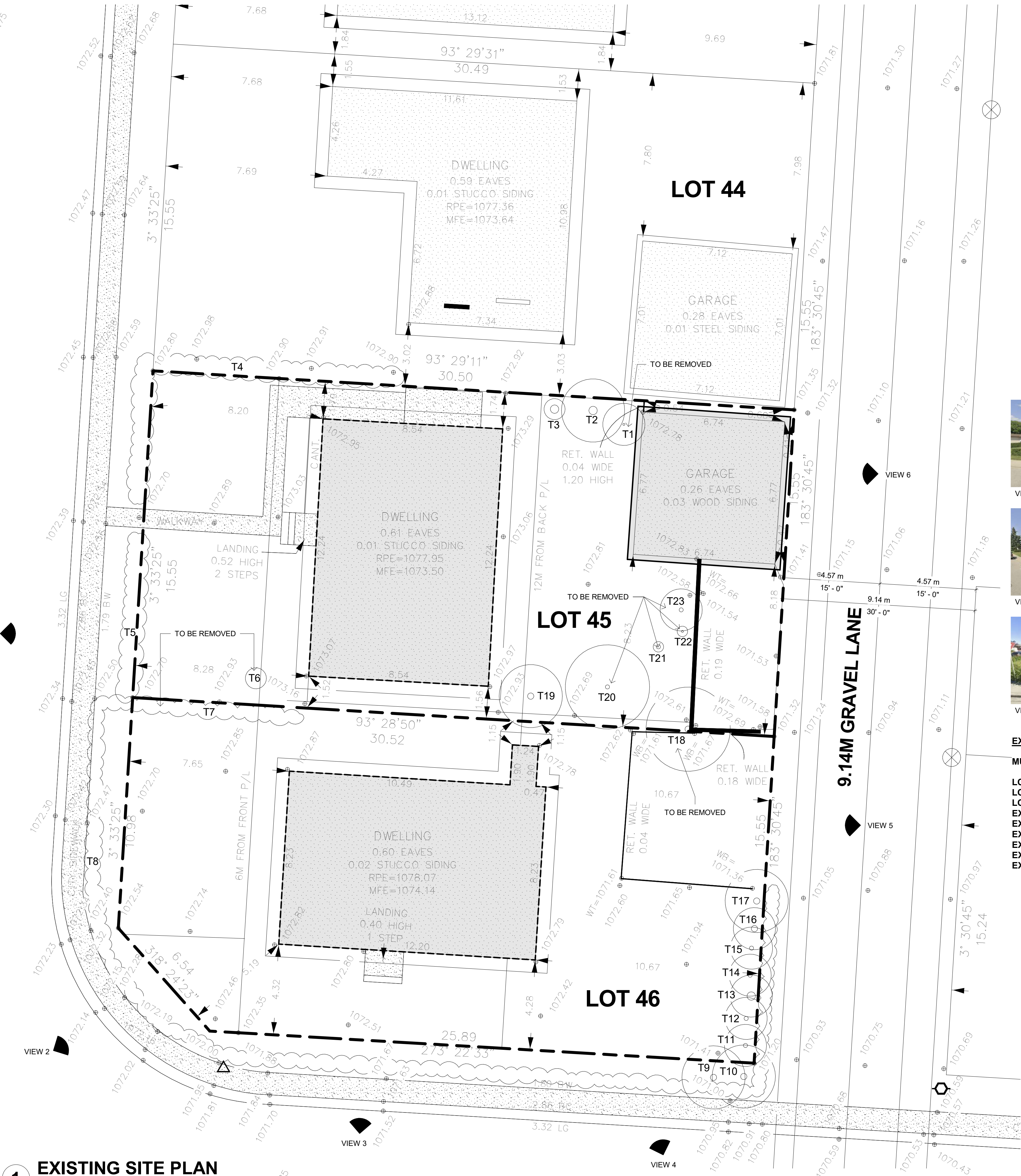
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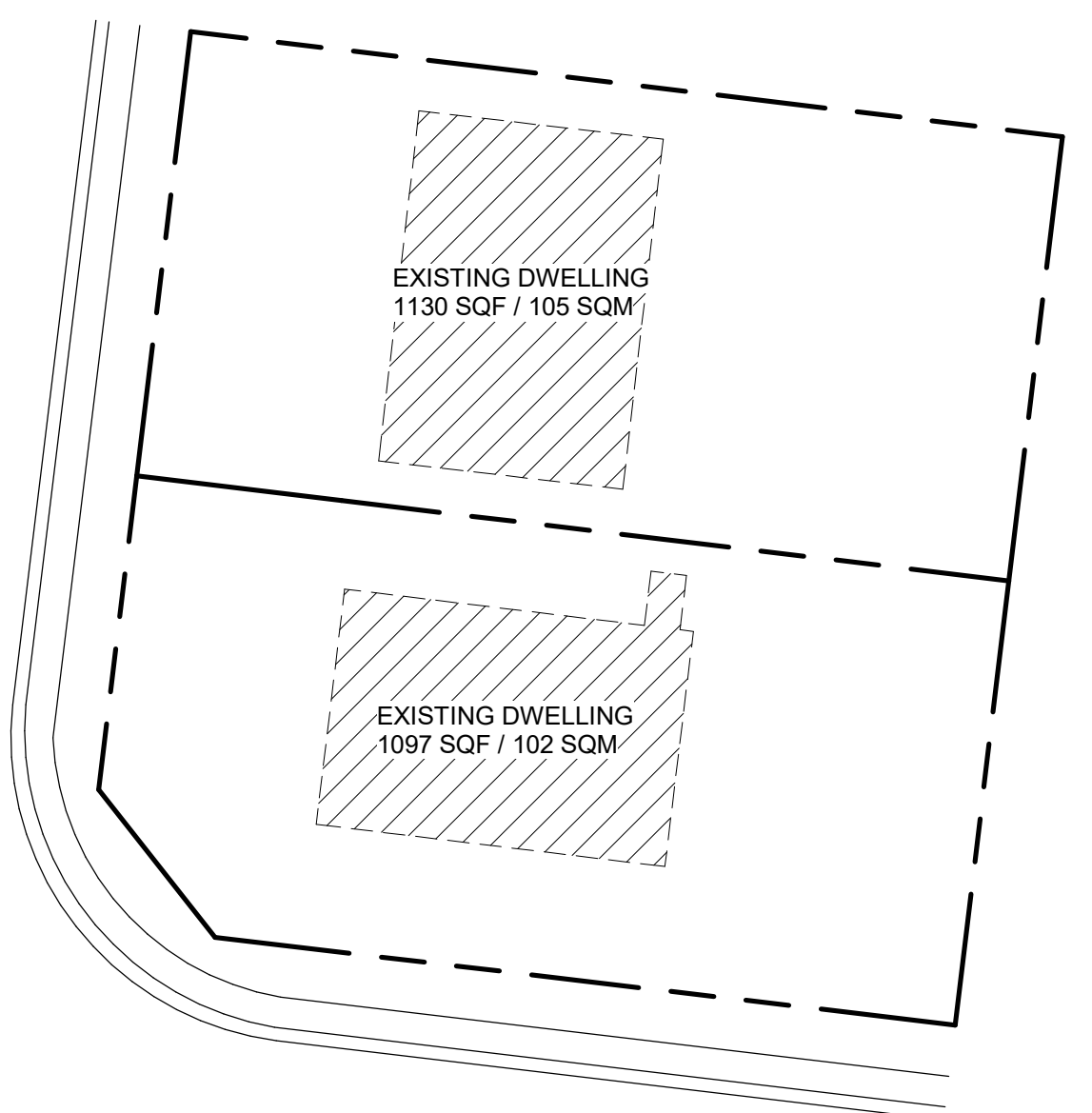
16 SACKVILLE DRIVE S.W. 20 SACKVILLE DRIVE S.W.



24



1 EXISTING SITE PLAN
1 : 100



2 EXISTING KEY PLAN
1 : 250



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06

EXISTING SITE STATISTICS:

MUNICIPAL ADDRESS: 16 & 20 SACKVILLE DRIVE - S.W CALGARY, ALBERTA
LOT 45 & 46 / BLOCK 1 / PLAN 3860 IB

LOT ZONING CODE: RC-G

LOT 45 AREA: 5115.91 SQF / 475.28 SQM

LOT 46 AREA: 5008.66 SQF / 465.32 SQM

EXISTING BUILDING FOOTPRINT - LOT 45: 1694.8 SQF / 157.45 SQM

EXISTING BUILDING FOOTPRINT - LOT 46: 1106.2 SQF / 102.77 SQM

EXISTING TOTAL BUILDING FOOTPRINT: 2801 SQF / 260.22 SQM (garage included)

EXISTING PARCEL 45 COVERAGE: 33.1%

EXISTING PARCEL 46 COVERAGE: 22.1%

EXISTING PARKING SPACES: 1

TREE No.	VARIETY	TRUNK Ø (")	CANOPY Ø (ft)	HEIGHT (ft)	LOCATION	TREE TYPE	PRESERVED
T1	Deciduous	0.10	2.00	2.00	In Subject Property		No
T2	Deciduous	0.40	3.00	10.00	In Subject Property		Yes
T3	Deciduous	0.40	1.00	10.00	In Subject Property		Yes
T4	Bush	-	1.00	1.50	On Property Line		Yes
T5	Bush	-	1.00	1.50	On Property Line		Yes
T6	Bush	-	1.00	1.50	In Subject Property		No
T7	Bush	-	0.60	0.60	In Subject Property		No
T8	Bush	-	0.60	0.60	In City Property		Yes
T9	Coniferous	0.30	3.00	10.00	In City Property		Yes
T10	Coniferous	0.30	3.00	10.00	In City Property		Yes
T11	Coniferous	0.20	2.00	10.00	In Subject Property		Yes
T12	Coniferous	0.20	2.00	10.00	In Subject Property		Yes
T13	Coniferous	0.40	2.00	10.00	In Subject Property		Yes
T14	Coniferous	0.20	2.00	10.00	In Subject Property		Yes
T15	Coniferous	0.20	2.00	10.00	In Subject Property		Yes
T16	Coniferous	0.30	2.00	10.00	In Subject Property		Yes
T17	Coniferous	0.30	3.00	10.00	In Subject Property		Yes
T18	Deciduous	0.30	4.00	3.00	On Property Line		No
T19	Deciduous	0.30	3.00	10.00	In Subject Property		No
T20	Deciduous	0.20	4.00	4.00	In Subject Property		No
T21	Deciduous	0.20	0.50	2.00	In Subject Property		No
T22	Deciduous	0.10	0.50	2.00	In Subject Property		No
T23	Deciduous	0.20	2.00	10.00	In Subject Property		No

3 TREE SCHEDULE
1 : 100

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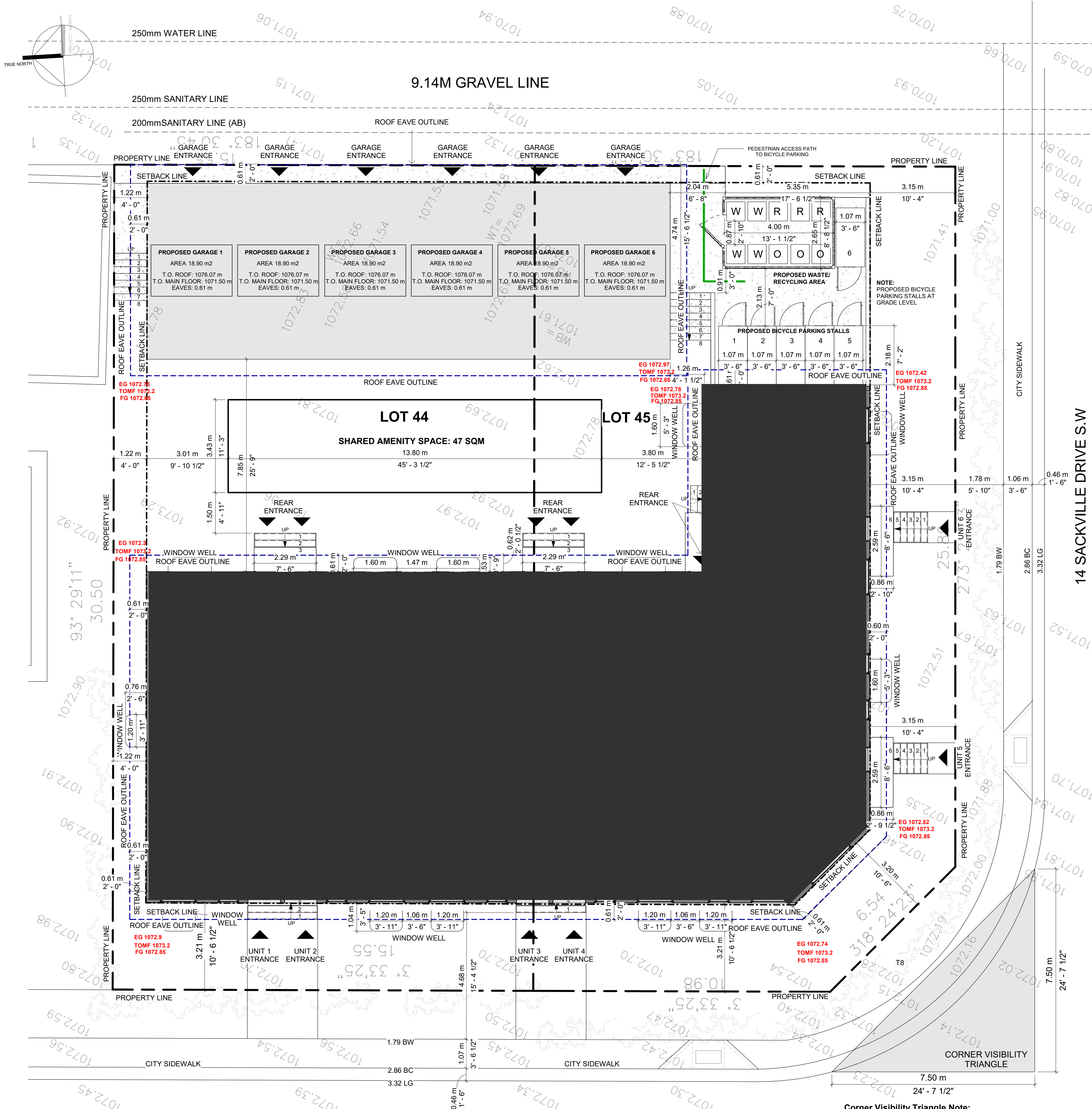
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EXISTING SITE PLAN

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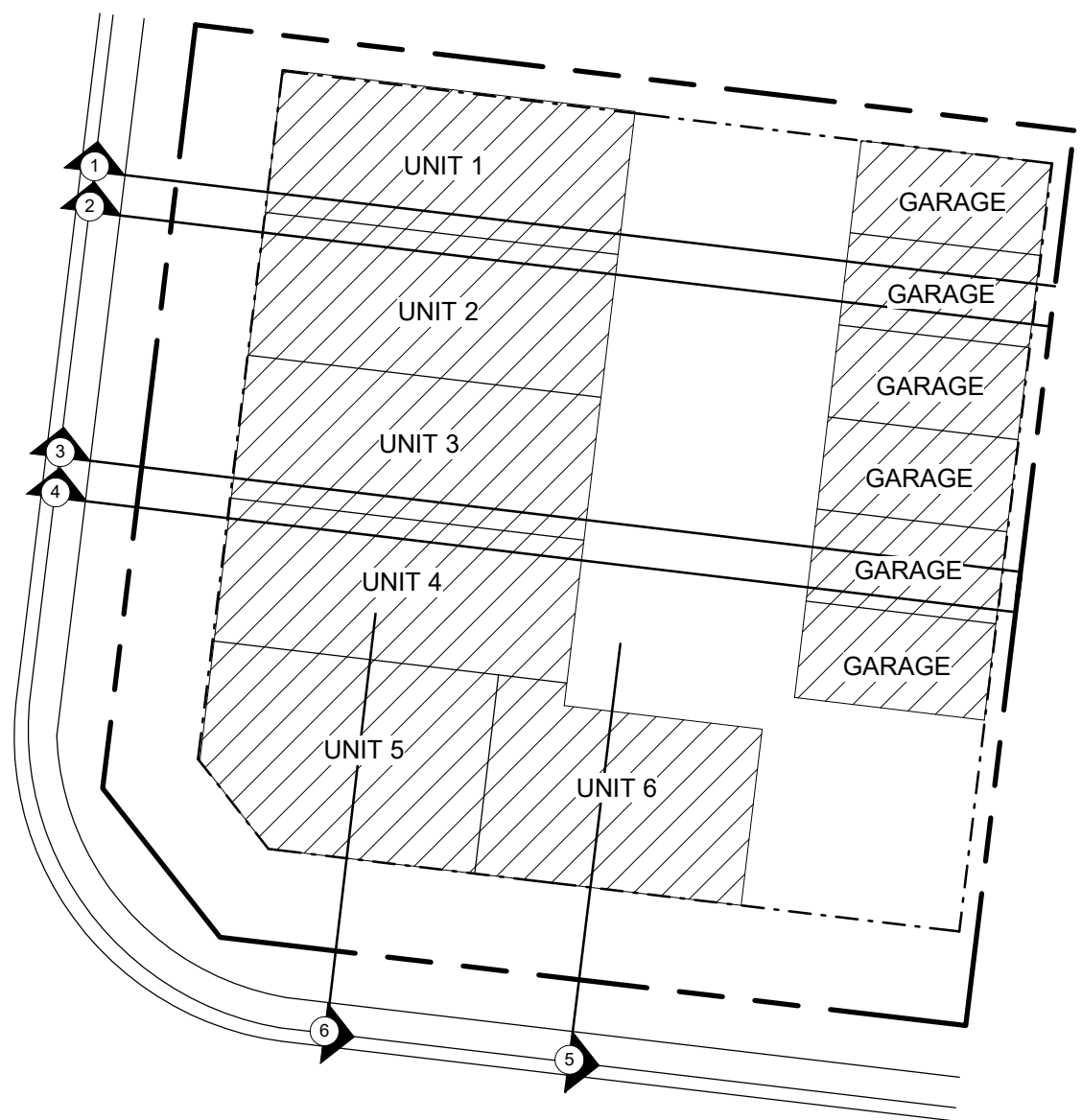
1 **PROPOSED SITE PLAN**
1 : 75

16 & 20 SACKVILLE DRIVE S.W

Corner Visibility Triangle Note:
A 7.5 m x 7.5 m visibility triangle is provided at the street intersection, measured from curb return.
No structures, fencing, retaining walls, landscaping, or visual obstructions exceeding 0.6 m in height are located within the triangle area.

LEGEND:

EG (Existing Grade) = 1072.06
FG (Proposed Finished Grade) = 1072.85
T.O.M.F (Top of Main Floor) = 1073.20



2 **PROPOSED KEY PLAN**
1 : 250

SITE STATISTICS - COMBINED LOT 45 & 46 DP APPLICATION:

MUNICIPAL ADDRESS: 16 & 20 SACKVILLE DRIVE - S.W. CALGARY, ALBERTA
LOT 45 & 46 / BLOCK 1 / PLAN 3860 IB
LOT ZONING CODE: RC-G
EXISTING TOTAL LOT 45&46 AREA: 10124.57 SQF / 940.6 SQM
EXISTING TOTAL BUILDING FOOTPRINT: 2801 SQF / 260.22 SQM (garage included)
PROPOSED TOTAL BUILDING FOOTPRINT: 491.45 SQM
EXISTING TOTAL PARCELS 45&46 COVERAGE: 27.7%
PROPOSED TOTAL PARCELS 45&46 COVERAGE: 52.3%
MAX. PARCEL COVERAGE: 60%
EXISTING PARKING SPACES: 1
PROPOSED PARKING SPACES: 6
PROPOSED BICYCLE PARKING STALLS: 6
MAX. BUILDING HEIGHT: 11 M TO 8.6 @ 60% DEPTH FROM PROPERTY LINE

NOTE: THE STATISTICS ARE CALCULATED ON THE COMBINED LOTS 45 & 46

SITE PLAN NOTES:

- THIS SITE PLAN IS DRAWN BASED ON A SURVEY PROVIDED BY THE CLIENT.
- REFERENCE PLAN # 3860 IB. DESIGNER IS NOT RESPONSIBLE FOR ACCURACY OF SAID PROVIDED DRAWINGS.
- THIS SITE PLAN IS TO BE USED FOR DEVELOPMENT PERMIT APPLICATION PURPOSES ONLY. DESIGNER ASSUMES NO RESPONSIBILITY FOR GRADING AND SERVICING. NO WORK TO ENCROACH ONTO ADJOINING PROPERTIES.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND THE FIELD CONDITIONS BEFORE COMMENCING FABRICATION AND INCONSISTENCIES ARE TO BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES.

GENERAL NOTES:

- ALL EXISTING STRUCTURES ON SITE, TO BE REMOVED AS NOTED ON THE SITE PLAN
- CITY BOULEVARD TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL
- R-CG 546.1(1) - NO MOBILITY LOCKERS REQUIRED
- MOTOR VEHICLE PARKING STALL LOCATED IN EACH PRIVATE GARAGE FOR THE UNITS.

SIDEWALK NOTE:

EXISTING CITY SIDEWALK ARE PRESENT ALONG BOTH STREET FRONTAGES. THE WIDTH IS APPROX. 1.07M (MEASURED BACK OF CURB TO BACK OF WALK) AND IS TO REMAIN UNDER THIS DEVELOPMENT PERMIT APPLICATION. NO MODIFICATIONS WITHIN THE CITY RIGHT-OF-WAY ARE PROPOSED AT THIS STAGE.
ANY REQUIRED PUBLIC REALM UPGRADES (INCLUDING POTENTIAL SIDEWALK WIDENING, BOULEVARD ADJUSTMENTS OR CURB WORKS) SHALL BE REVIEWED AND COORDINATED WITH THE CITY OF CALGARY AT THE TIME OF DEVELOPMENT PERMIT RELEASE AND/OR PRIOR TO CONSTRUCTION, AS APPLICABLE/REQUIRED.

PARCEL CONSOLIDATION NOTE:

- LOT 45 AND LOT 46 ARE PROPOSED TO BE CONSOLIDATED INTO A SINGLE PARCEL PRIOR TO DEVELOPMENT PERMIT RELEASE.
- ALL DEVELOPMENT STATISTICS, INCLUDING PARCEL COVERAGE AND DENSITY CALCULATIONS, ARE BASED ON THE CONSOLIDATION SITE AREA.

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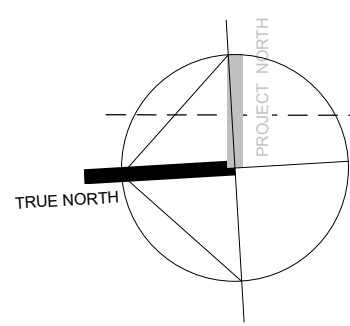
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PROPOSED SITE PLAN

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250mm WATER LINE

250mm SANITARY LINE

200mm SANITARY LINE (AB)

9.14M GRAVEL LINE

BICYCLE PARKING:

Secure, enclosed, and weather-protected Class 1 bicycle parking is provided on-site. A total of 6 bicycle stalls are accommodated through a rack system, complying with the minimum Land Use Bylaw requirement for six dwelling units. Bicycle lockers are provided at grade to ensure accessibility.

WASTE & RECYCLING:

A dedicated waste and recycling enclosure is provided at the rear of the development and accessed directly from the lane. The enclosure is designed to accommodate required waste and recycling bins for all six dwelling units. The waste storage area is screened and integrated into the site design to minimize visual impact from adjacent properties and the public realm. Rear lane access ensures that waste collection does not interfere with pedestrian activity along the primary street frontage.

LANDSCAPE RULES (AS OUTLINED BELOW):

1 TREE & 3 SHRUBS / 110 m² OF PARCEL AREA
MIN. SIZE OF SMALL DECIDUOUS: 50mm
MIN. SIZE OF LARGE DECIDUOUS: 75mm
MIN. HEIGHT OF SMALL CONIFEROUS: 2.0m OR 6'-7"
MIN. HEIGHT OF LARGE CONIFEROUS: 4.0m OR 10'-0"

THEREFORE MIN. PLANTING REQUIRED ARE:

06 DECIDUOUS REQUIRED - 75%
03 CONIFEROUS REQUIRED - 25%
11 RETAINED/EXISTING TREES : 2 DECIDUOUS & 9 CONIFEROUS
3 RETAINED/EXISTING SHRUBS
27 SHRUBS REQUIRED (shrubs must be e min. height or spread of 0.6 m at the time of planting)

IRRIGATION SYSTEM:

UNDERGROUND STANDARD IRRIGATION SYSTEM TO BE USED, WHICH INCLUDES:

1. A RAIN SENSOR OR A SOIL MOISTURE SENSOR,
2. A FLOW SENSOR FOR LEAK DETECTION; and
3. A MASTER VALVE TO SECURE THE SYSTEM IF A LEAK IS DETECTED

LEGEND

	PROPOSED BUILDING		EXISTING FIRE HYDRANT
	SOD (SOFTSCAPE)		OVERHEAD ELECTRIC LINE
	CRUSHED GRAVEL MULCH (SOFTSCAPE)		200MM SANITARY LINE
	CONCRETE (HARDSCAPE)		200MM WATER LINE
	PERVIOUS PAVEMENT (SOFTSCAPE)		50MM GAS LINE
	PROPOSED MAIN ENTRY DOOR		EXISTING GRADE
	PATHWAY LIGHT		PROPOSED GRADE
	TREE DRIP LINE		

LANDSCAPE SCHEDULE:

PLANT TYPE	VARIETY	REQ. QUANTITY
DECIDUOUS TREE	EXISTING (SEE TREE SCHEDULE @ A1.2)	2
CONIFEROUS TREE	EXISTING (SEE TREE SCHEDULE @ A1.2)	9
DECIDUOUS SHRUBS	RED OSIER DOGWOOD	12
CONIFEROUS SHRUBS	DWARF MUGO	8
FLOWERING SHRUBS	GOLDFLAME SPIREA	7
MASS PLANTING OF SHADE TOLERANT PERENNIALS		
MASS PLANTING OF BLUE GRASS		
LOG BENCH		
2M FENCE PVC MAINTENANCE FREE FENCE		

NOTES:

- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- EXISTING TREES TO REMAIN AS SHOWN ON PLAN - DO NOT REMOVE.
- PROTECTIVE FENCING REQUIRED AT DRIP LINE DURING CONSTRUCTION

LANDSCAPE REQUIREMENTS & CALCULATIONS:

1. NON-LANDSCAPE AREA = 35.2 m² OR 3.7% OF LOT AREA

- CONCRETE APRON DRIVEWAY = N/A
- WASTE AND RECYCLING = 6.5 m² OF NON-LANDSCAPE AREA
- ENTRANCE STEPS = 22.5 m² OF NON-LANDSCAPE AREA
- BICYCLE PARKING = 6.4m² OF NON-LANDSCAPE AREA

2. LANDSCAPE AREA = 415.85 m² OR 44% OF LANDSCAPE AREA

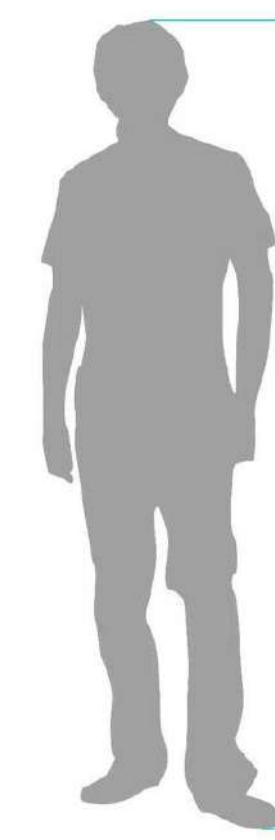
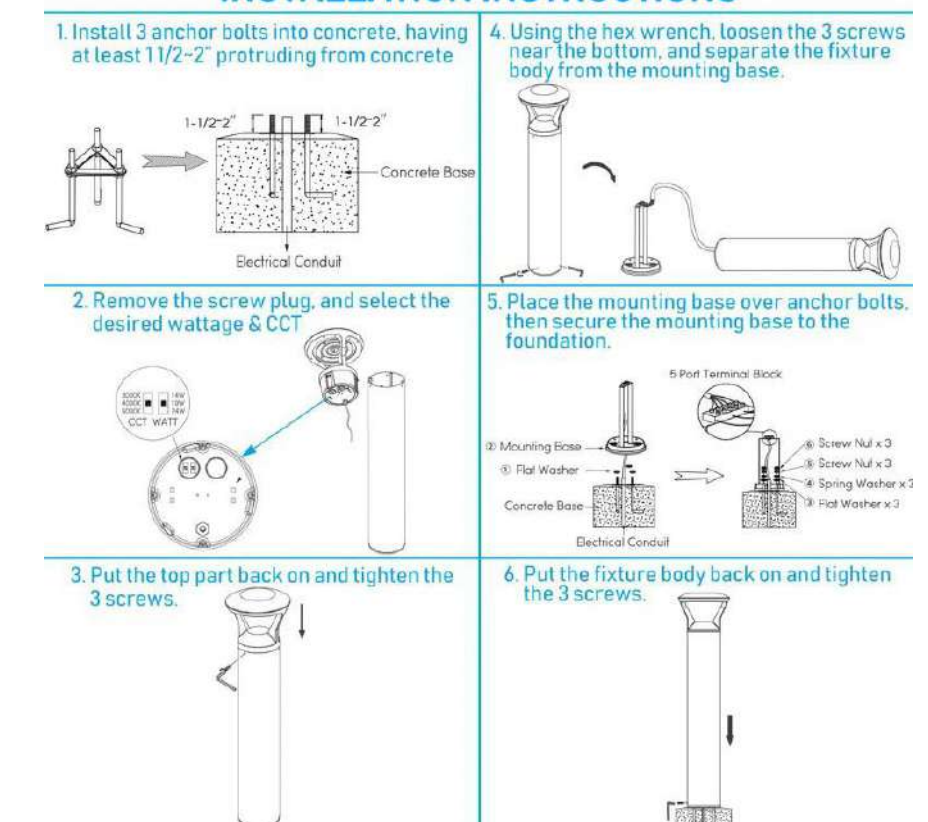
2.1 HARD-LANDSCAPE: 149.2 m² or 15.8%

- PERMEABLE PAVED AREAS = 106.7m²
- WINDOW WELL (COMPACTED 10mm RUNDLE ROCK) = 14.5m²
- GARAGE ENTRANCE CONCRETE AREA = 26m²

2.2 SOFT-LANDSCAPE : 266.65 m² OR 28.2%

- GRASS = 266.65 m²
- MULCH = NA

INSTALLATION INSTRUCTIONS



- LED DOWN MOTION LIGHT (ON WALL)
- PATHWAY LIGHT

1 PROPOSED LANDSCAPE PLAN

1:75

16 & 20 SACKVILLE DRIVE S.W



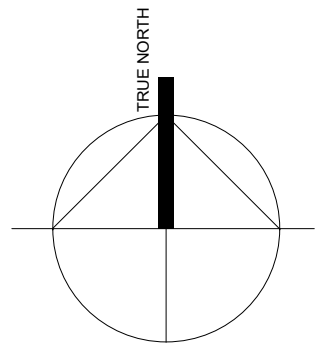
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PROPOSED LANDSCAPE
PLAN

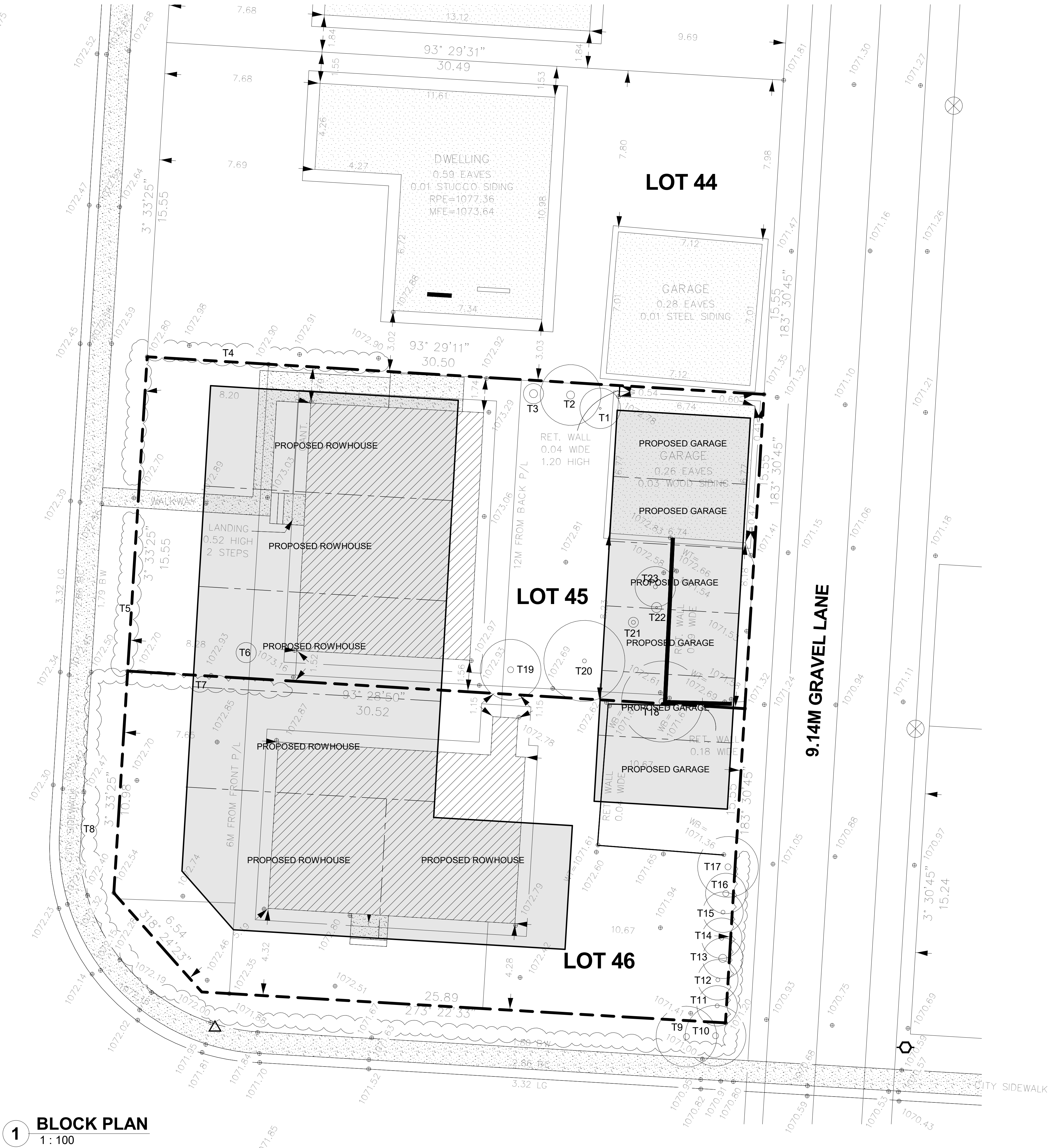
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16 SACKVILLE DRIVE S.W. 20 SACKVILLE DRIVE S.W.



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1 BLOCK PLAN
1:100

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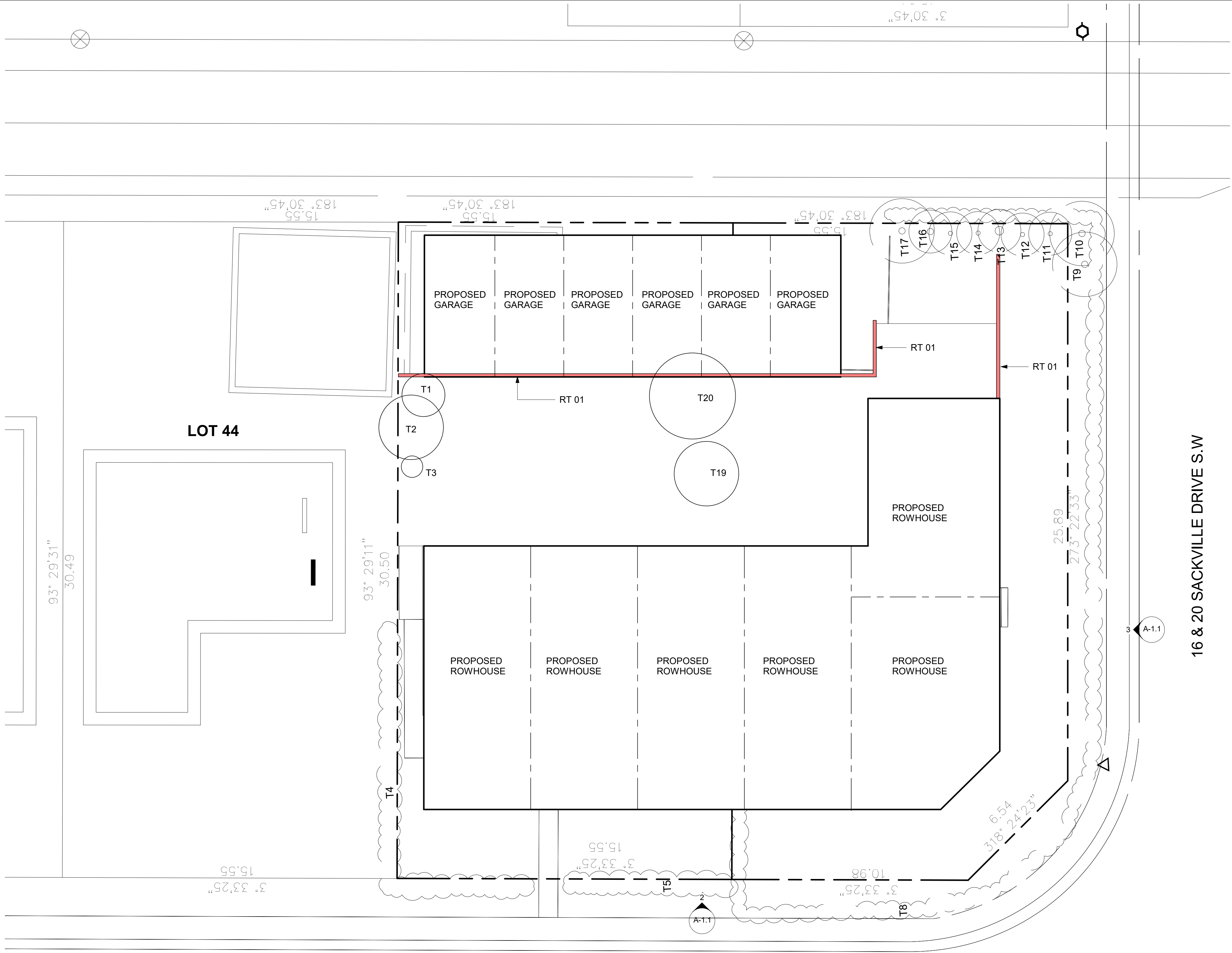
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BLOCK PLAN

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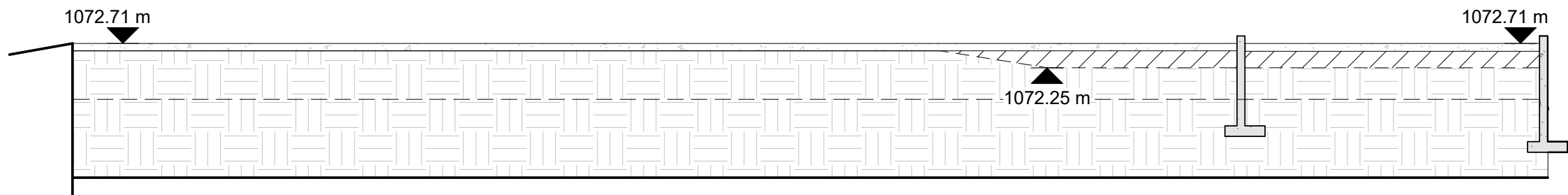
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LEGEND:

TO FILL

1 RETAINING WALL
1 : 100



2 RETAINING WALL ELEVATION
1 : 100

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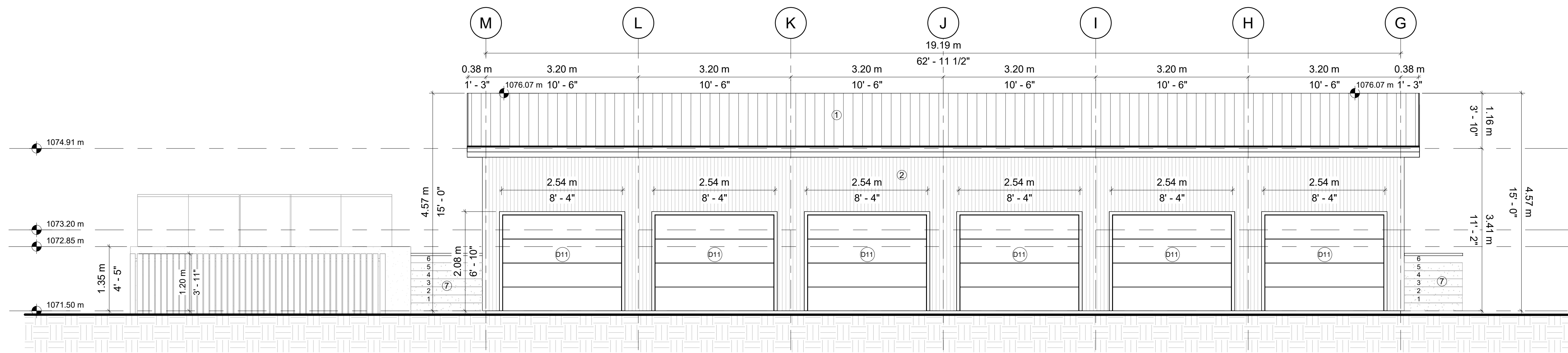
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RETAINING WALL KEY
PLAN

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3 GARAGE EAST ELEVATION
1 : 50



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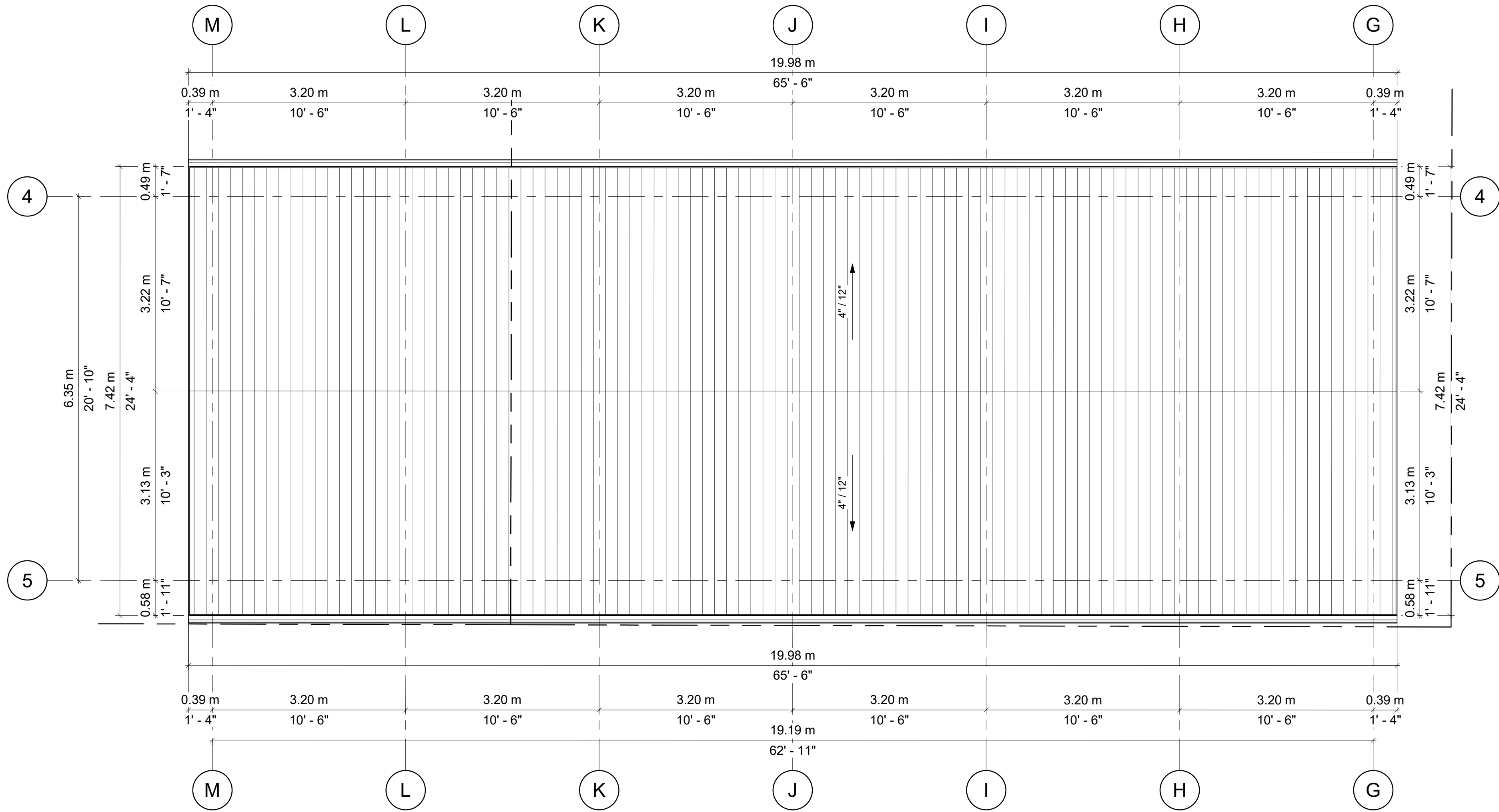
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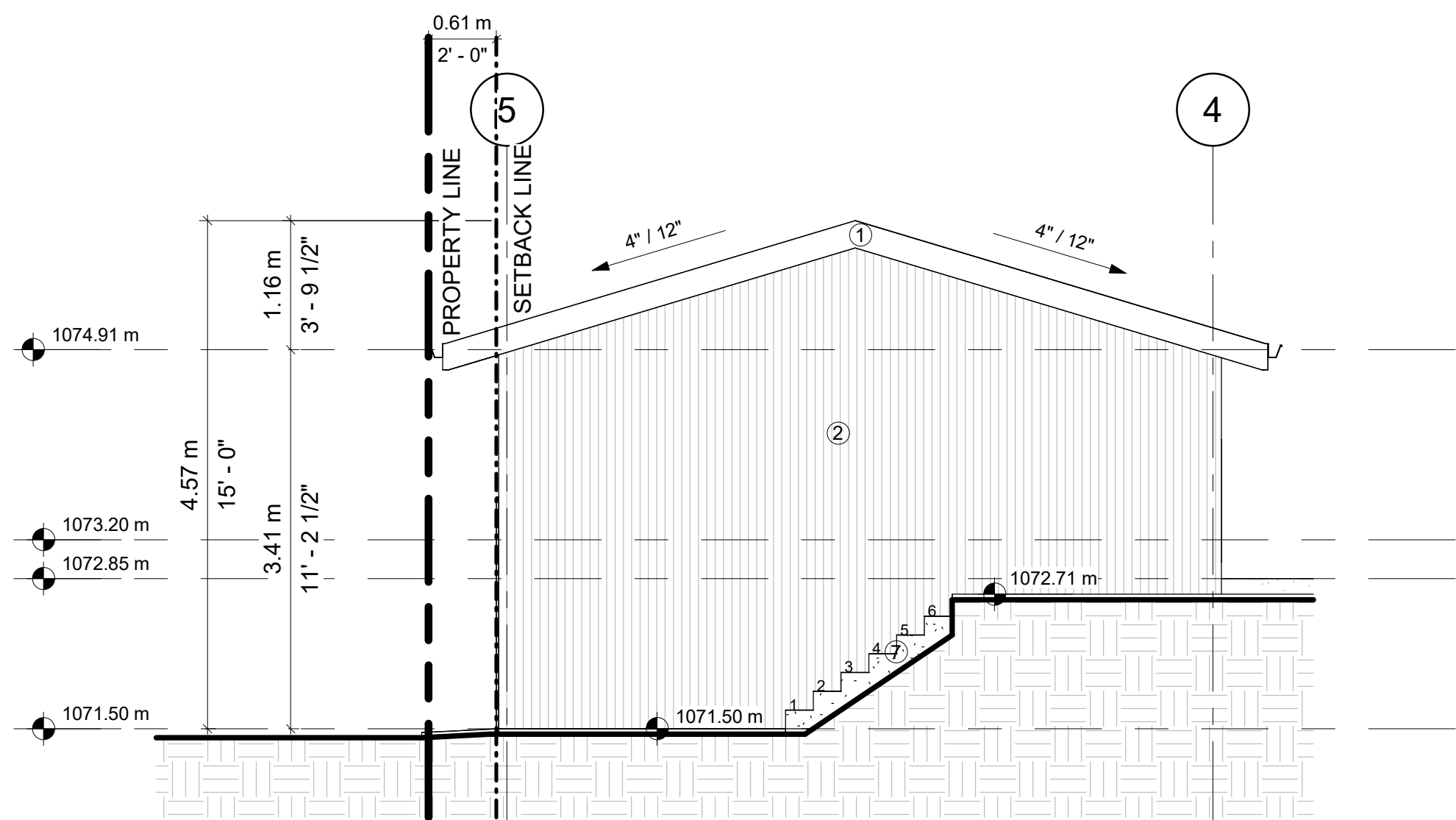
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PROPOSED MATERIAL
LEGEND

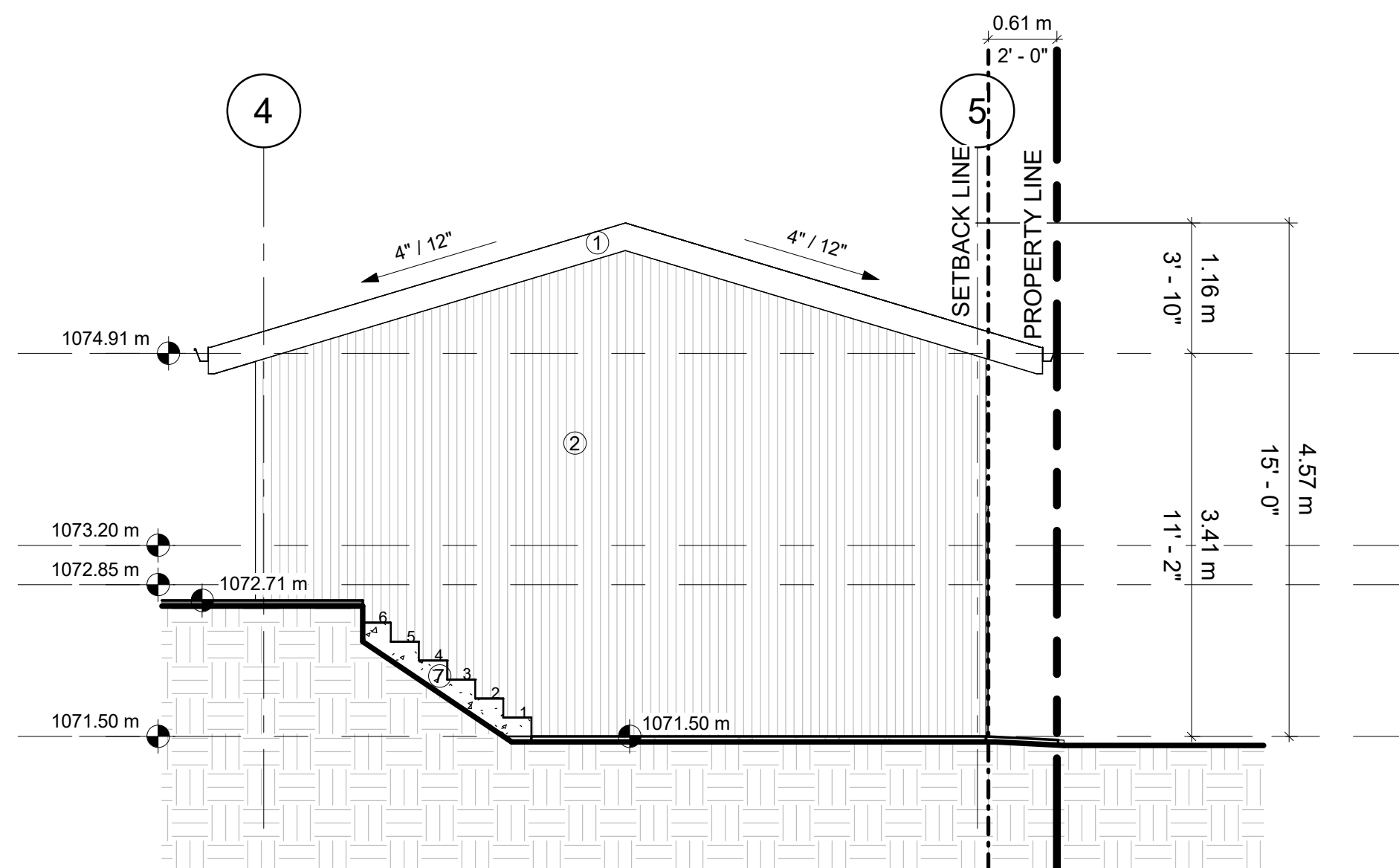
- ① STANDING SEAM METAL ROOF
② VERTICAL WOOD SIDING
③ METAL PANEL SIDING
④ ALUMINUM WINDOW AND
DOORS
⑤ STUCCO FINISH
⑥ CAST IN PLACE CONCRETE
⑦ EXTERIOR CONCRETE STAIRS
AND LANDINGS
⑧ CONCRETE DRIVEWAY
⑨ SOFT LANDSCAPING



1 GARAGE ROOF PLAN
1 : 50



2 GARAGE NORTH ELEVATION
1 : 50



3 GARAGE SOUTH ELEVATION
1 : 50



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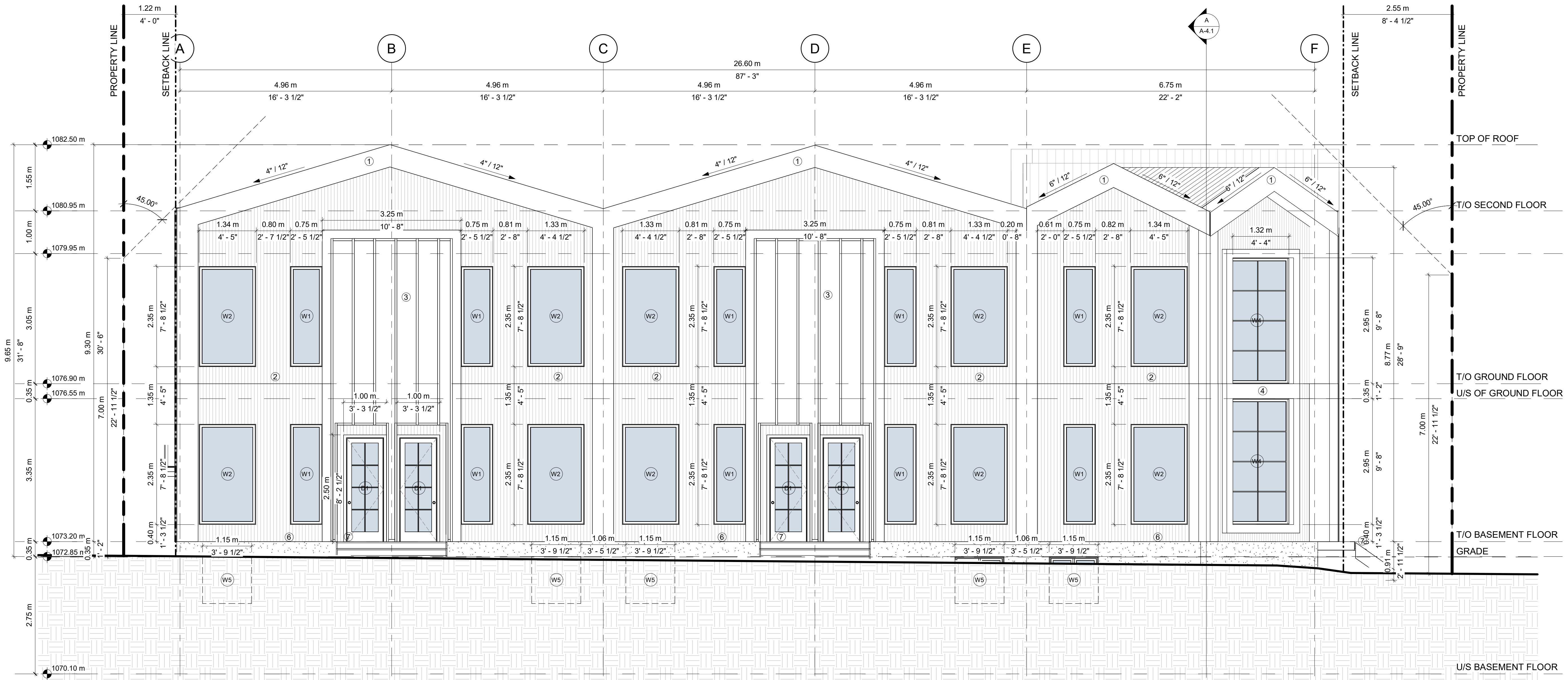
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GARAGE ELEVATIONS

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PROPOSED MATERIAL
LEGEND

- ① STANDING SEAM METAL ROOF
② VERTICAL WOOD SIDING
③ METAL PANEL SIDING
④ ALUMINUM WINDOW AND
DOORS
⑤ STUCCO FINISH
⑥ CAST IN PLACE CONCRETE
⑦ EXTERIOR CONCRETE STAIRS
AND LANDINGS
⑧ CONCRETE DRIVEWAY
⑨ SOFT LANDSCAPING



1 WEST ELEVATION
1:50



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CALGARY, AB

Drawing Title:
FRONT ELEVATION

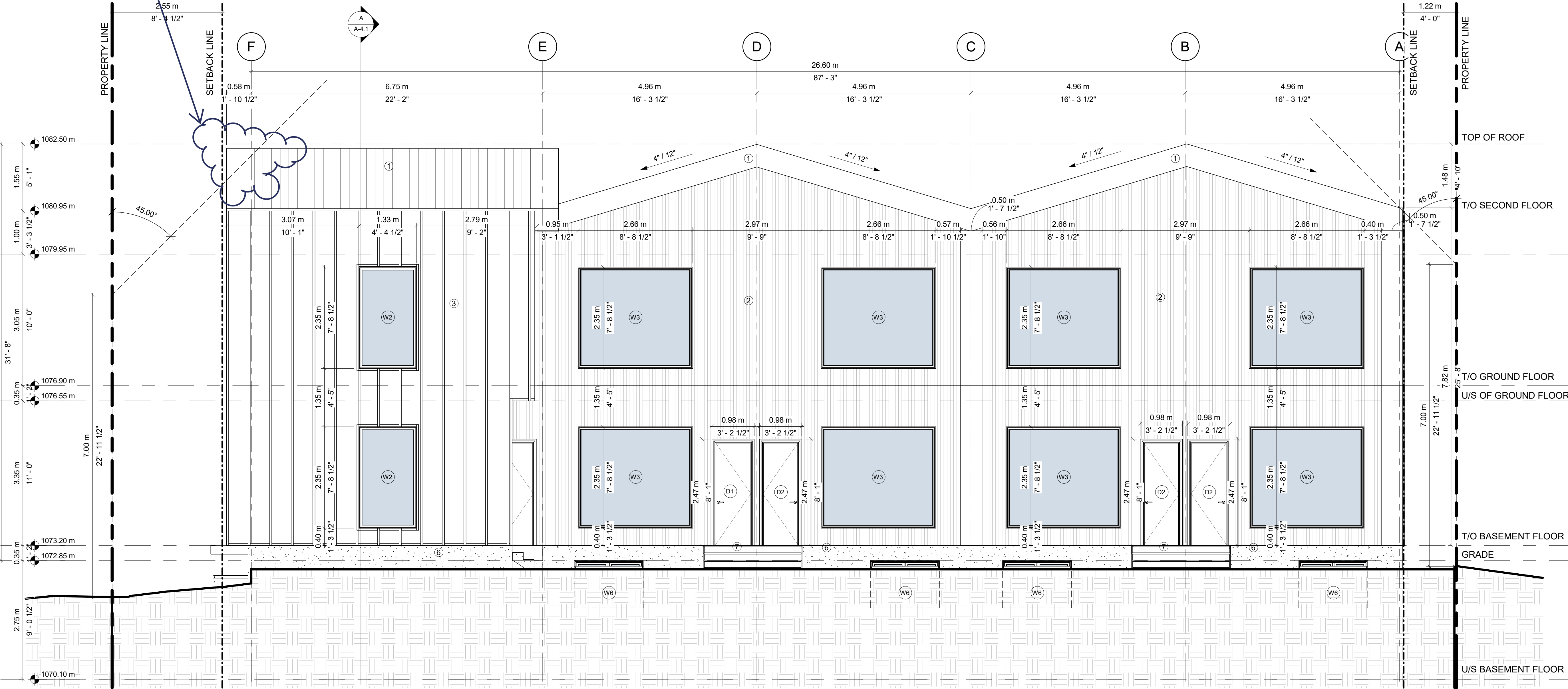
01	DP	23.02.2026
00	Issued For	Date

Sheet No. **A-3.1**
Scale (UNO) As Shown

PROPOSED MATERIAL
LEGEND

- ① STANDING SEAM METAL ROOF
- ② VERTICAL WOOD SIDING
- ③ METAL PANEL SIDING
- ④ ALUMINUM WINDOW AND DOORS
- ⑤ STUCCO FINISH
- ⑥ CAST IN PLACE CONCRETE
- ⑦ EXTERIOR CONCRETE STAIRS AND LANDINGS
- ⑧ CONCRETE DRIVEWAY
- ⑨ SOFT LANDSCAPING

Minor 45° contextual plane encroachment at the roof eave only. See Planning Rationale



1 EAST ELEVATION
1 : 50


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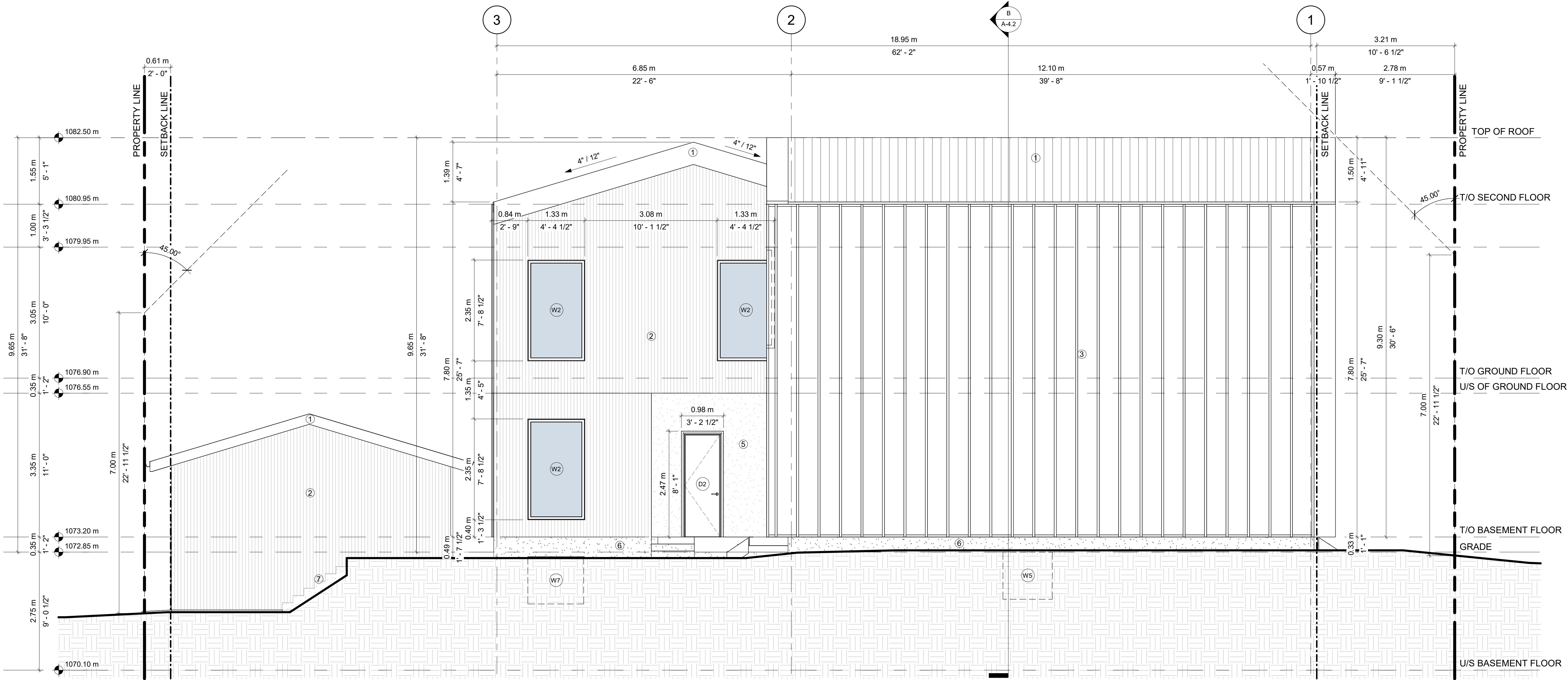
Drawing Title:
REAR ELEVATION

01	DP	23.02.2026
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Sheet No.	A-3.2
Scale (UNO)	As Shown

PROPOSED MATERIAL
LEGEND

- ① STANDING SEAM METAL ROOF
② VERTICAL WOOD SIDING
③ METAL PANEL SIDING
④ ALUMINUM WINDOW AND
DOORS
⑤ STUCCO FINISH
⑥ CAST IN PLACE CONCRETE
⑦ EXTERIOR CONCRETE STAIRS
AND LANDINGS
⑧ CONCRETE DRIVEWAY
⑨ SOFT LANDSCAPING



1 NORTH ELEVATION
1 : 50

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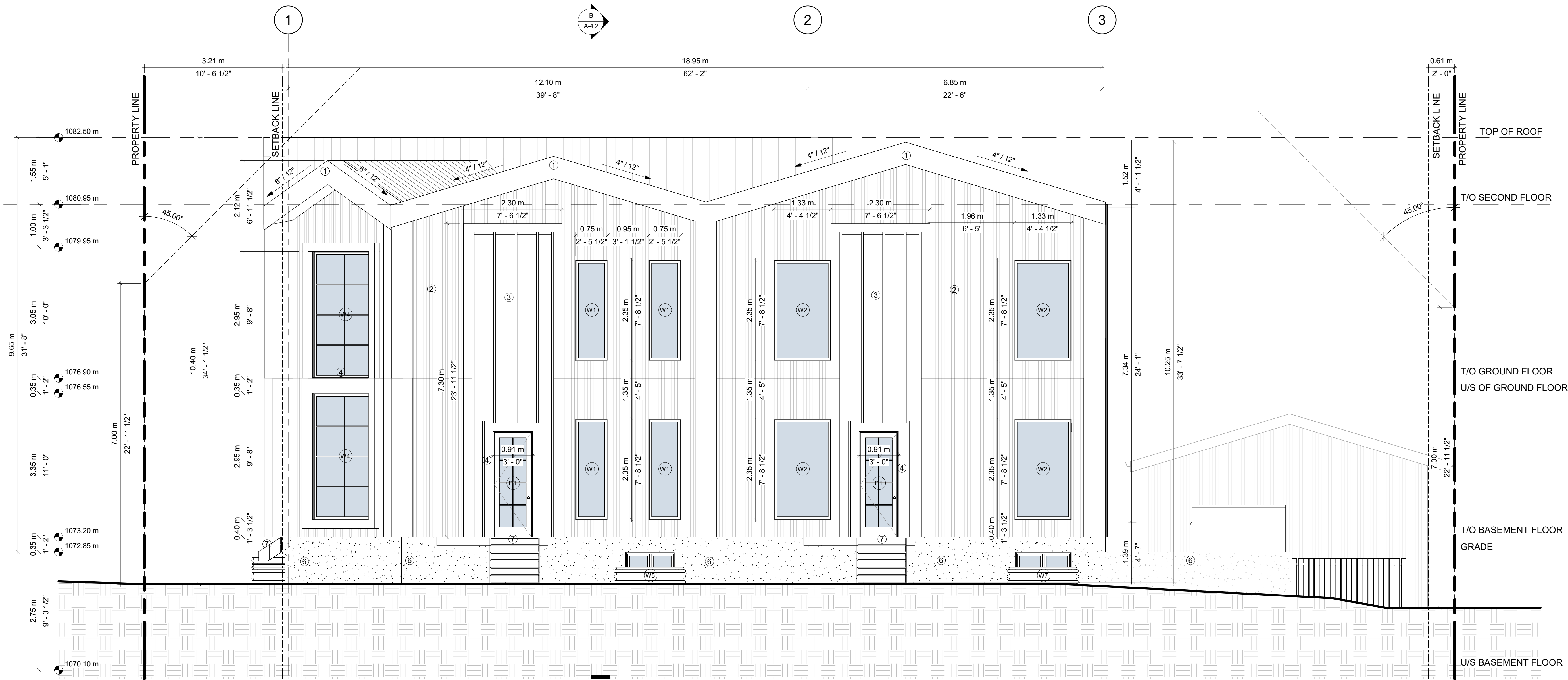
Drawing Title:
LEFT ELEVATION

01	DP	23.02.2026
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Sheet No.	A-3.3
Scale (UNO)	As Shown

PROPOSED MATERIAL
LEGEND

- ① STANDING SEAM METAL ROOF
- ② VERTICAL WOOD SIDING
- ③ METAL PANEL SIDING
- ④ ALUMINUM WINDOW AND DOORS
- ⑤ STUCCO FINISH
- ⑥ CAST IN PLACE CONCRETE
- ⑦ EXTERIOR CONCRETE STAIRS AND LANDINGS
- ⑧ CONCRETE DRIVEWAY
- ⑨ SOFT LANDSCAPING



1 SOUTH ELEVATION
1:50


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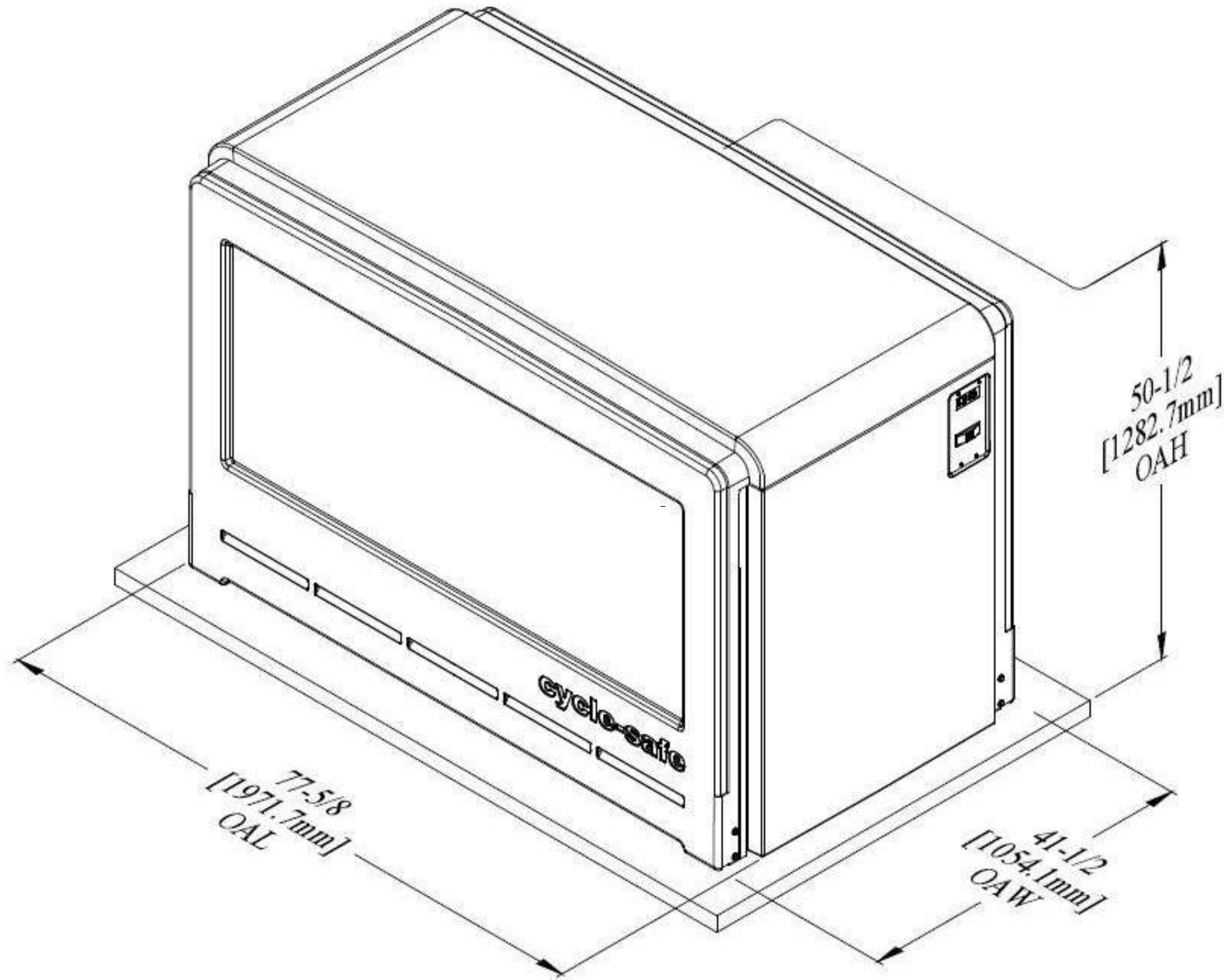

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Drawing Title:
RIGHT ELEVATION

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Sheet No.	A-3.4
Scale (UNO)	As Shown



NOTES:

EACH CLASS 1 BIKE LOCKER IS DESIGNED TO ACCOMMODATE A STANDARD ADULT BICYCLE. THE INTERNAL DIMENSIONS ARE:

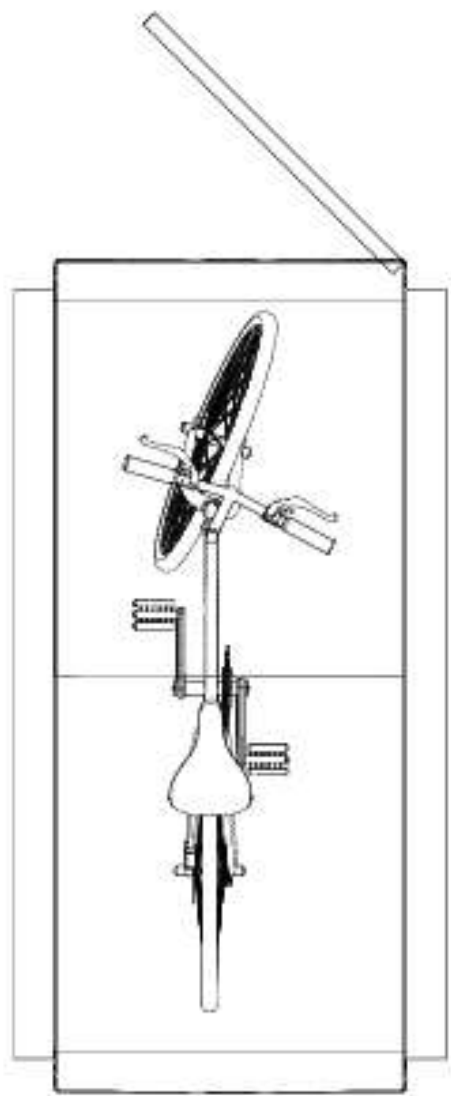
LENGTH 2.80 M
WIDTH 1.22 M
HEIGHT 2.00 M

IN ACCORDANCE WITH TYPICAL BICYCLE DIMENSIONS AND CITY OF CALGARY'S BICYCLE PARKING HANDBOOK GUIDELINES.

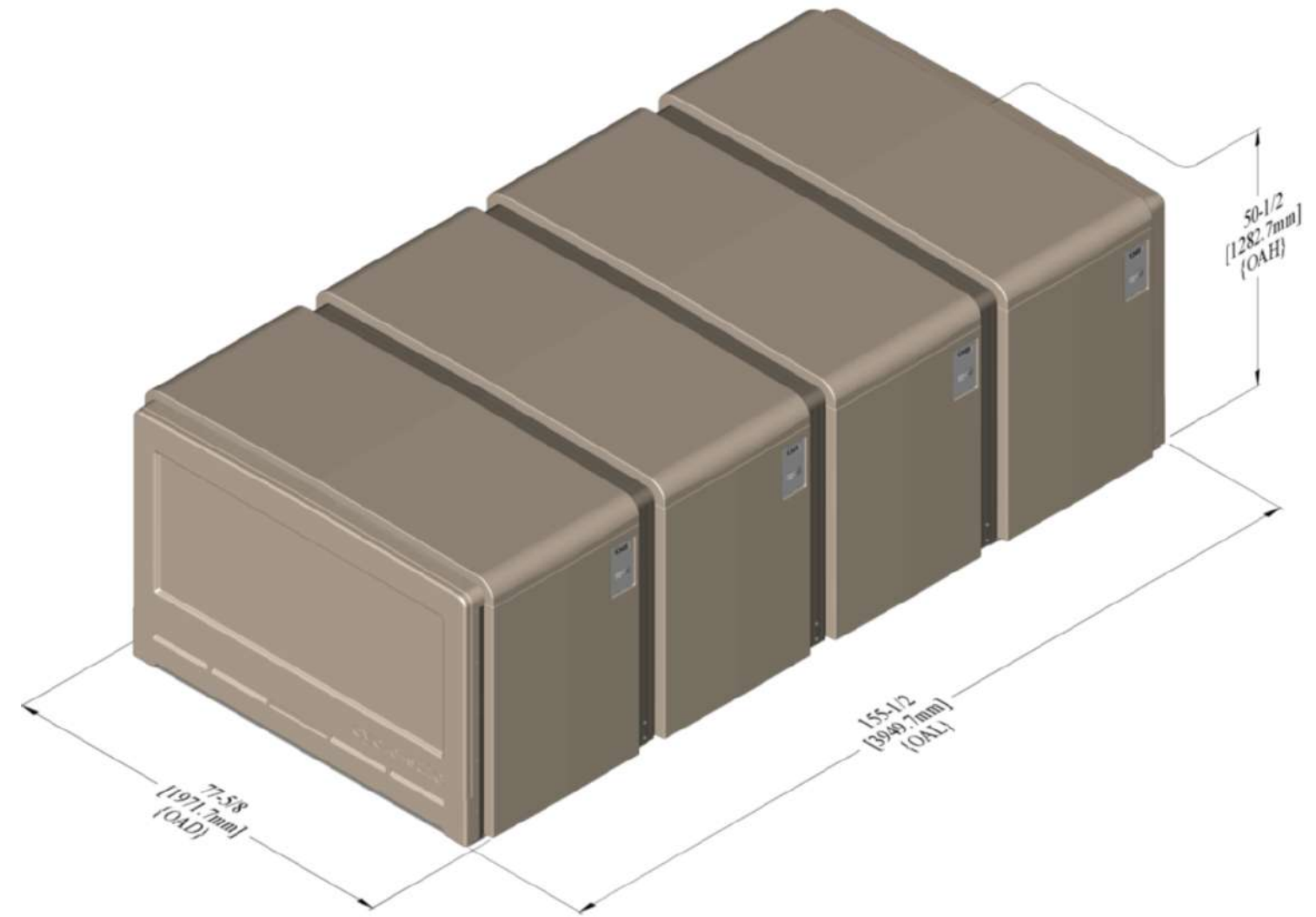
BIKE LOCKERS ARE LOCATED ON CONCRETE PAD TO COMPLY WITH HARD SURFACE REQUIREMENT PER LAND USE BYLAW.

THE CLASS 1 BICYCLE PARKING AREA IS PROVIDED WITH EXTERIOR LIGHTING TO ENSURE VISIBILITY AND SAFETY DURING EVENING HOURS.

BIKE LOCKERS ARE FULLY ENCLOSED AND CONSTRUCTED FROM OPAQUE, DURABLE METAL PANELS TO COMPLY WITH SECURITY AND WEATHER PROTECTION STANDARDS OF THE BICYCLE PARKING HANDBOOK.



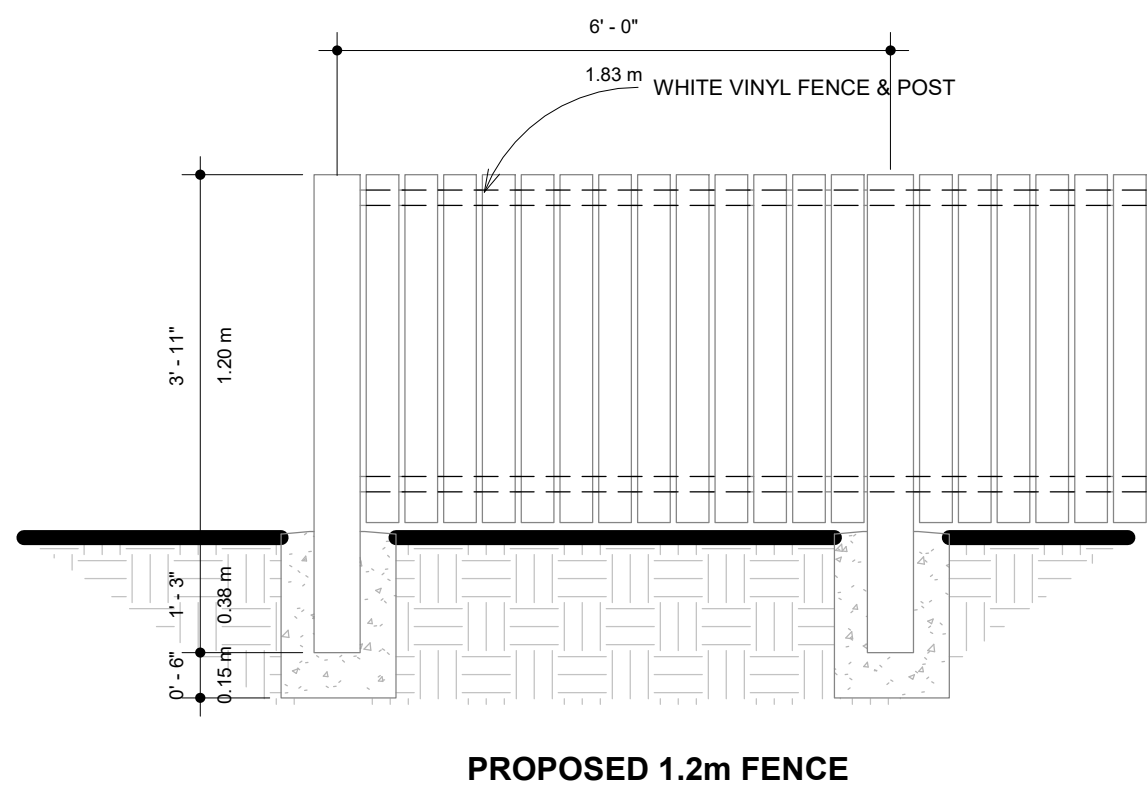
**SM/S01
Standard
Model
Single Side
Access
1-Door
1 or 2 Bike
Capacity**



01 BICYCLE STORAGE STALL DETAIL & VIEWS
NTS

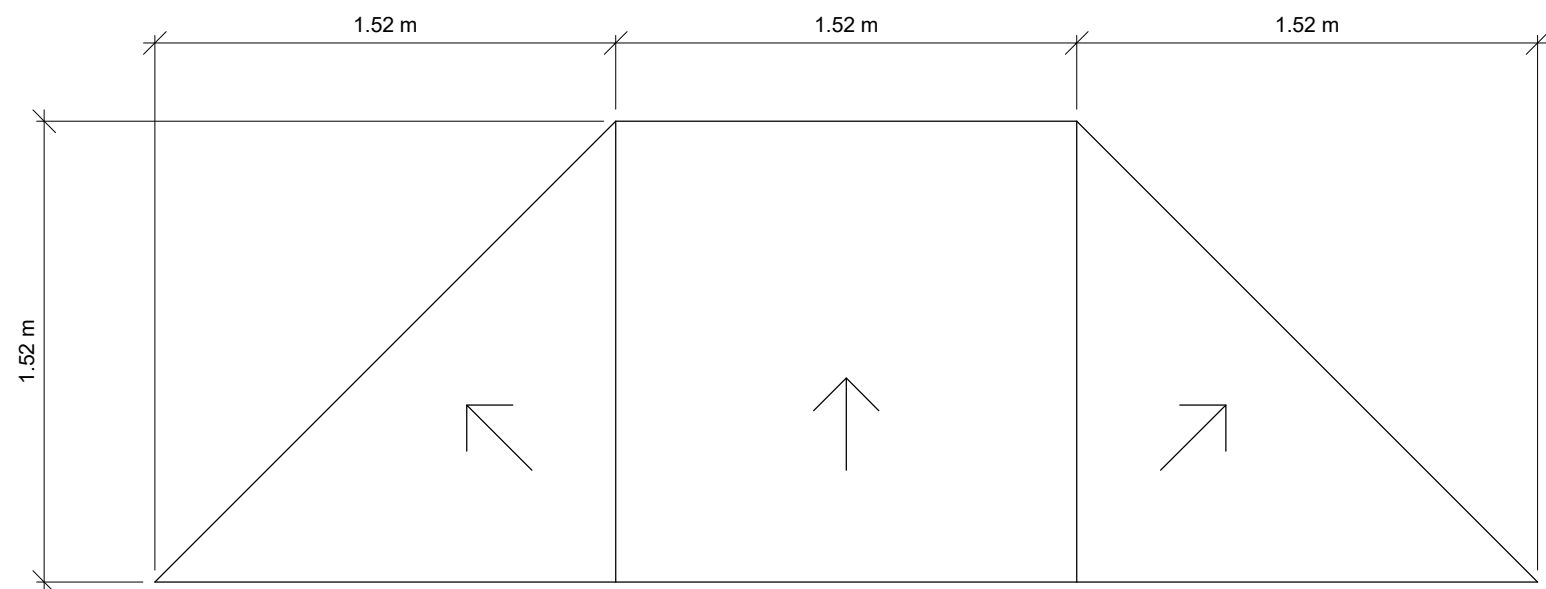
Class 1 Bicycles Storage

1 : 25



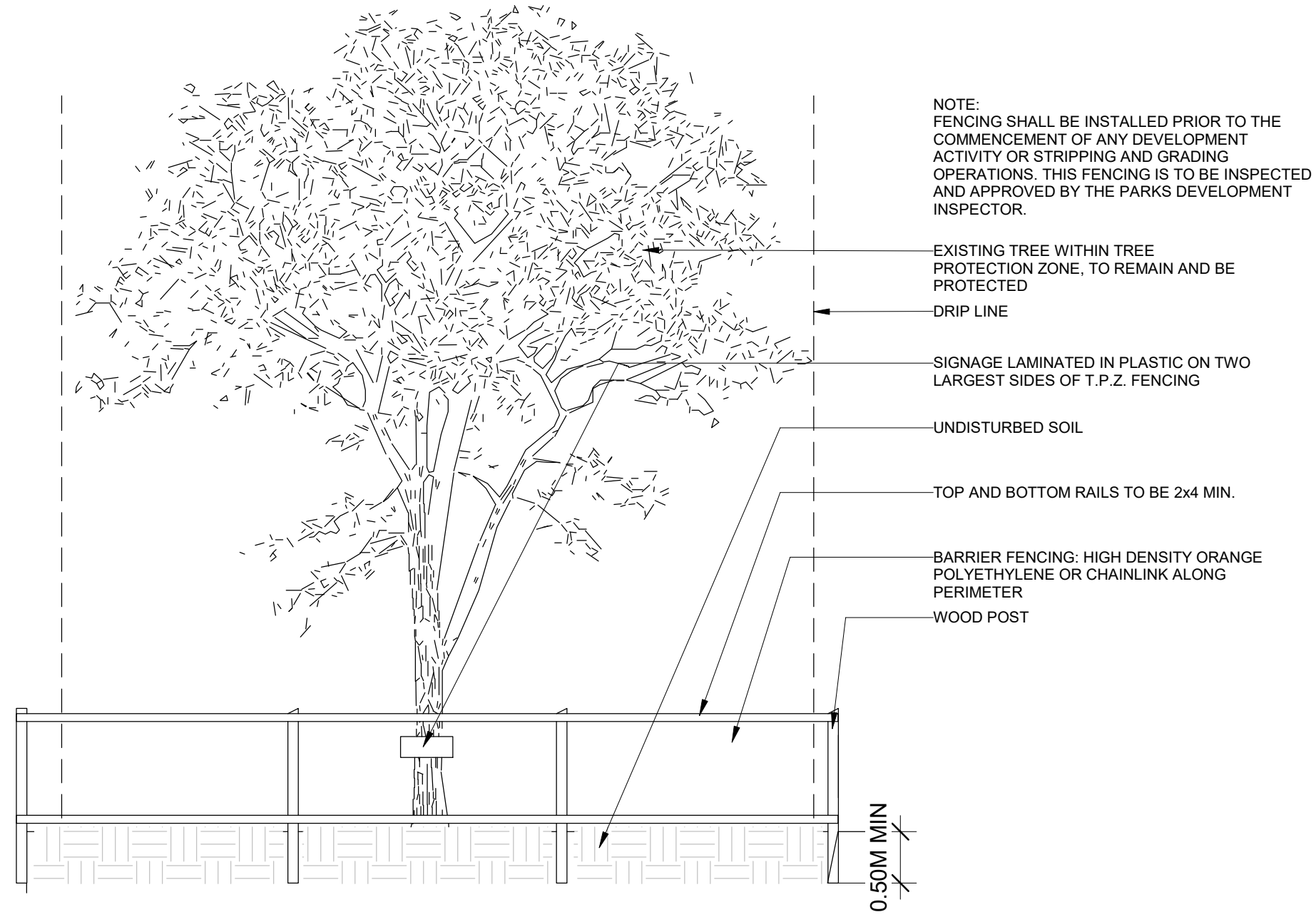
FENCE DETAIL

1 : 25



ACCESSIBLE RAMP

1 : 25



TREE PROTECTION

TREE PROTECTION

1 : 25

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CALGARY, AB

Drawing Title:
DETAILS

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Sheet No. **A-5.1**
Scale (UNO) As Shown