

DEVELOPMENT PERMIT SET

16 & 20 SACKVILLE DRIVE S.W.

CALGARY ALBERTA

PREPARED BY: BE-VOK Ltd.
Residential Design & Permit Drawings
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AMENDED DRAWINGS
DP No Date Received
DP2026-01091 JUL 09 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

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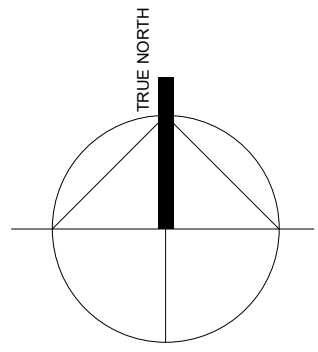
Project:
16 & 20 SACKVILLE DR. S.W.
CALGARY, AB

Drawing Title:
COVER PAGE

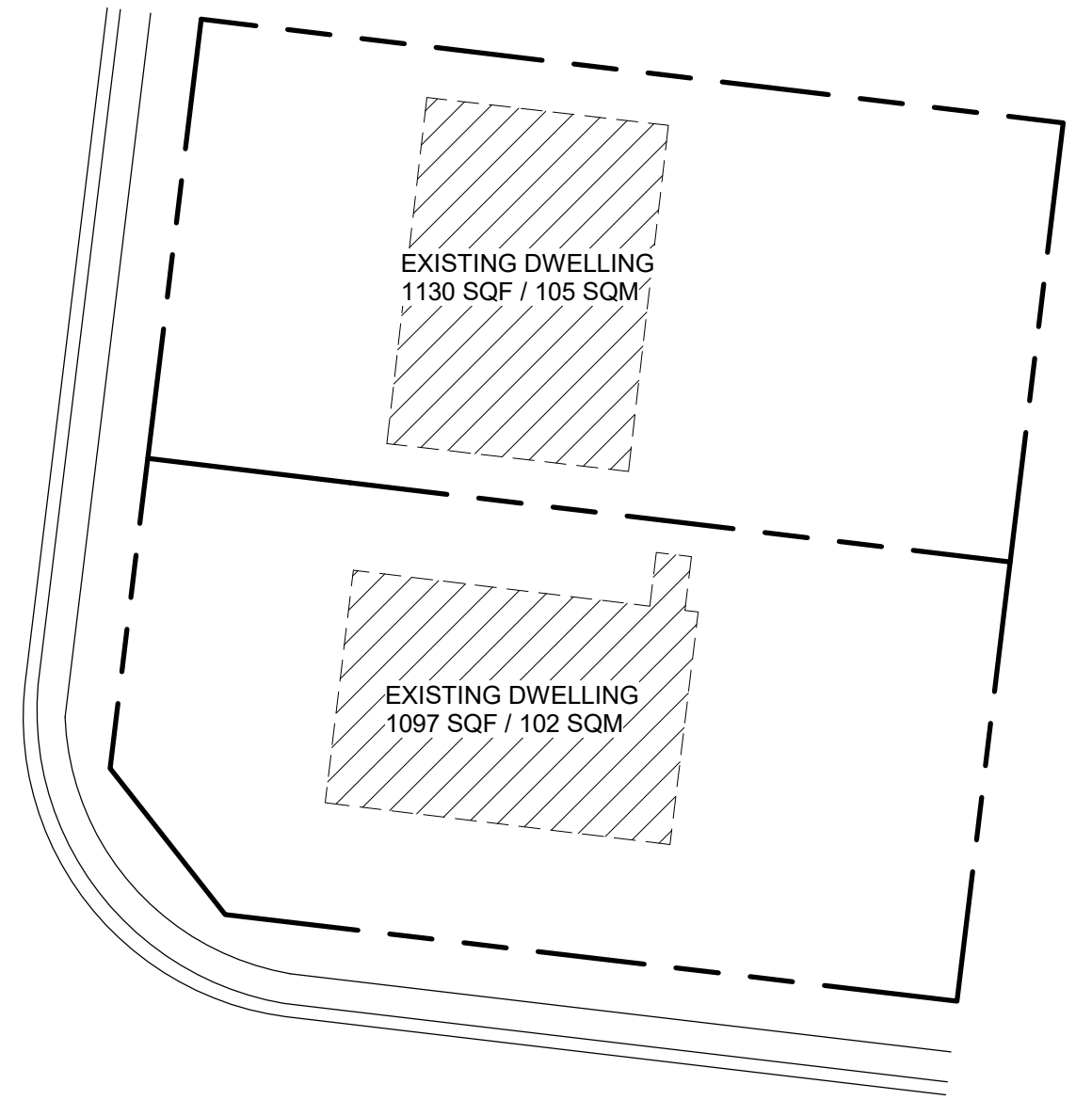
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16 SACKVILLE DRIVE S.W. 20 SACKVILLE DRIVE S.W.



24



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	White spruce	0.30	3.00	10.00	In City Property		NO
T10	White Spruce	0.30	3.00	10.00	In City Property		NO
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



Project:

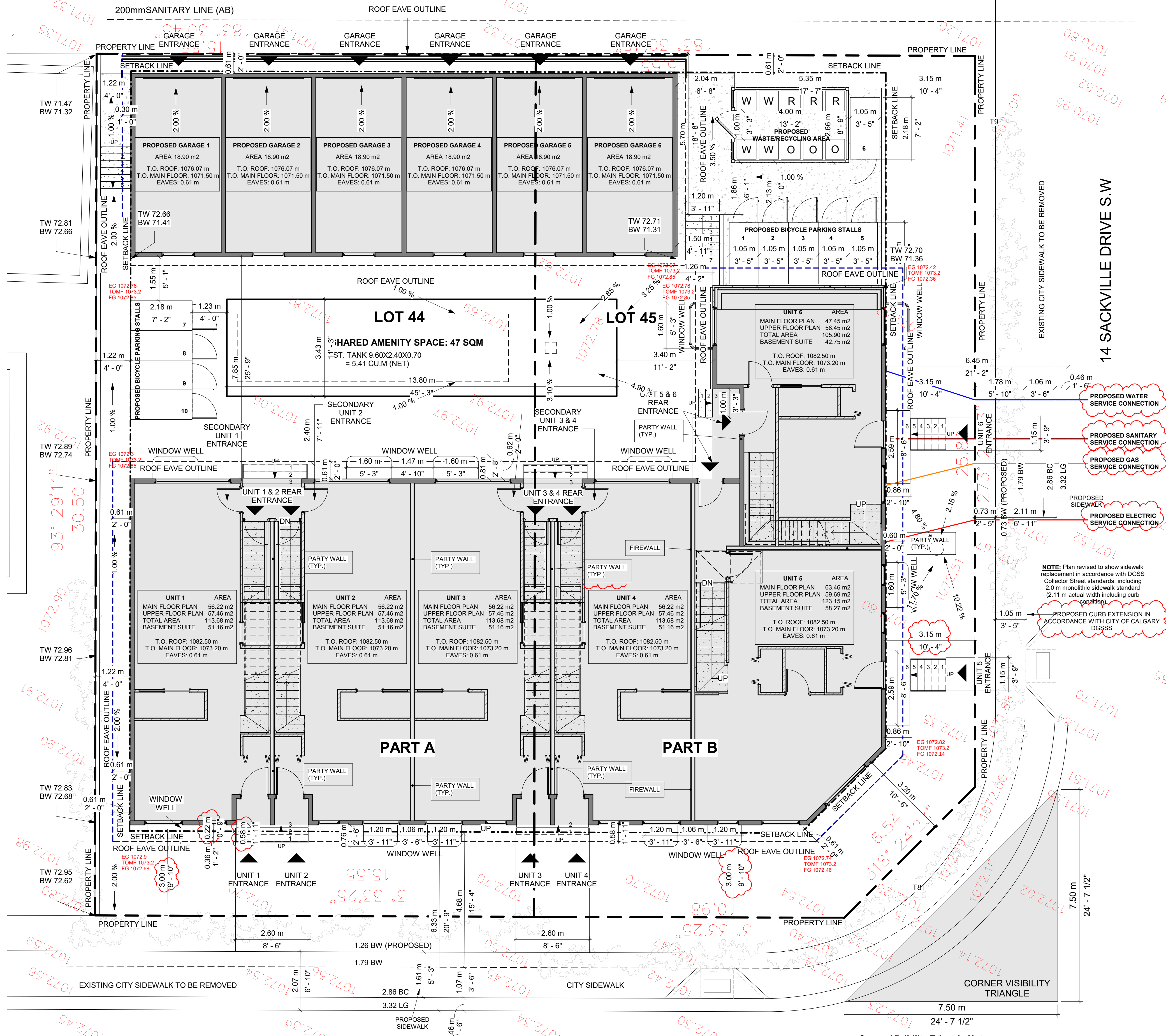
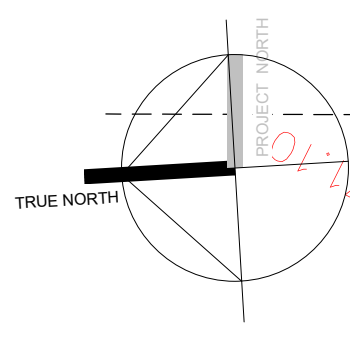
16 & 20 SACKVILLE DR. S.W.
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Drawing Title:

EXISTING SITE PLAN

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1 PROPOSED SITE PLAN

1 : 75

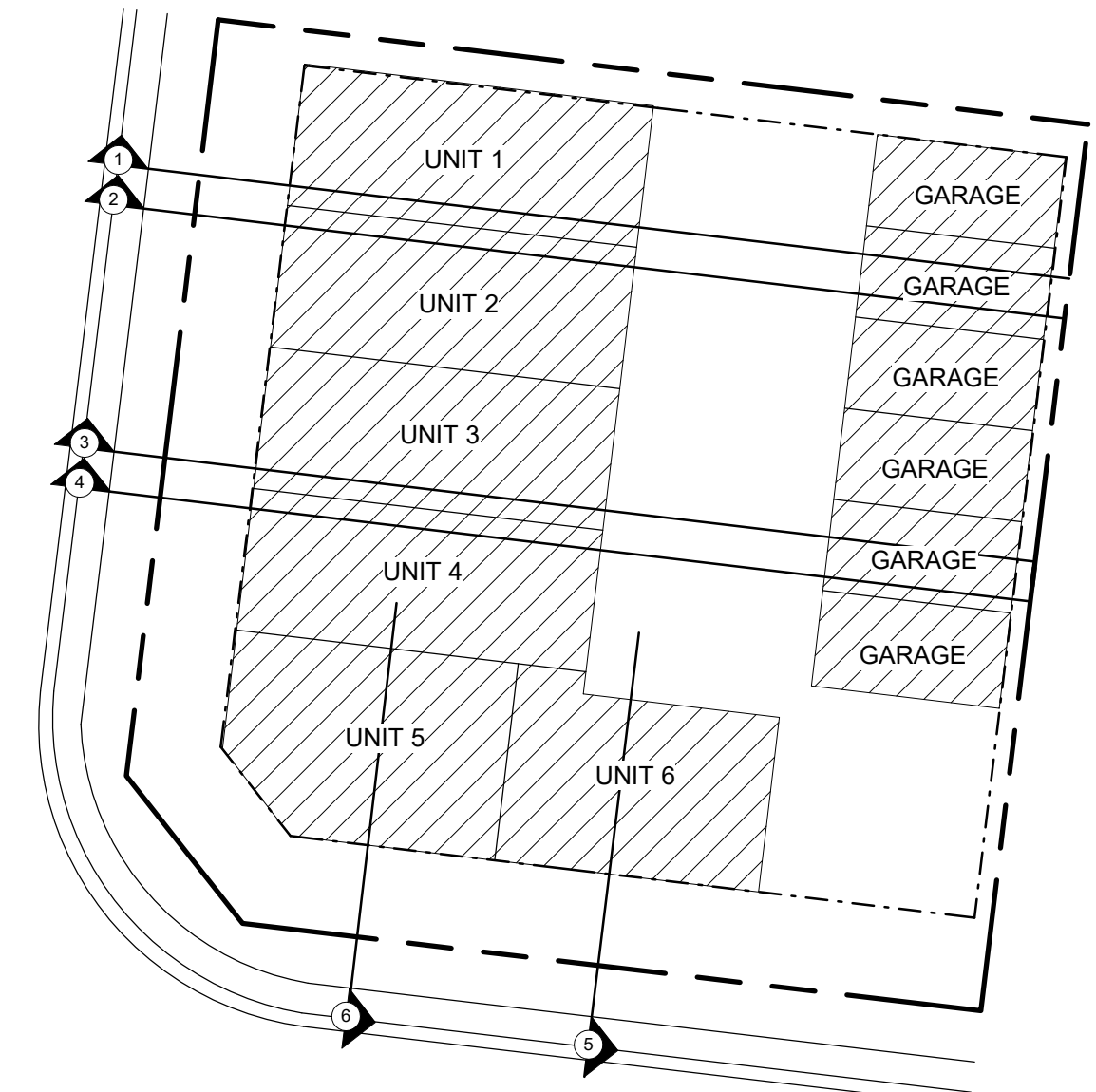
16 & 20 SACKVILLE DRIVE S.W.

NOTE: Plan revised to show sidewalk replacement in accordance with DGS5 Collector Street standards, including 1.5 m nonolith sidewalk standard (1.61 m actual width including curb condition)

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.

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.



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: 10
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.



Project:

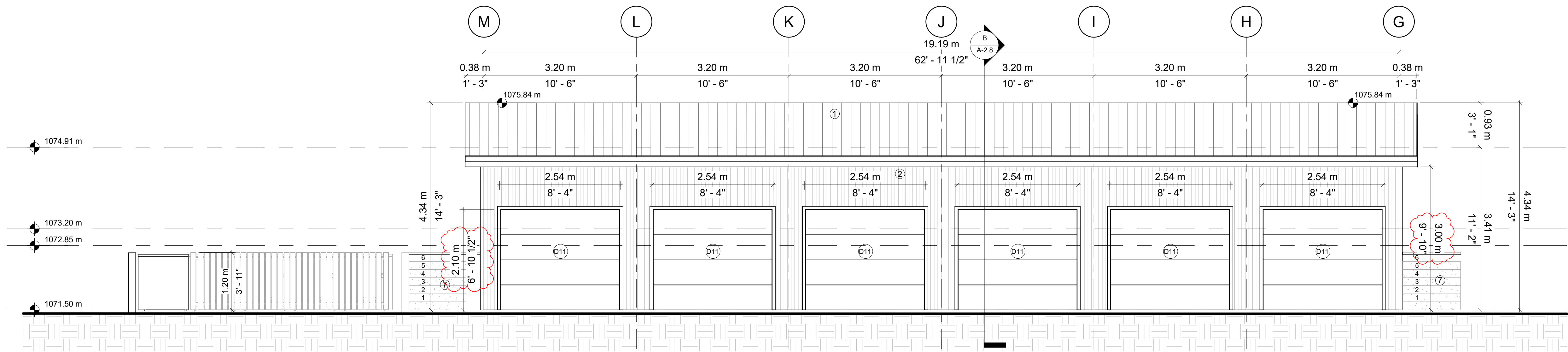
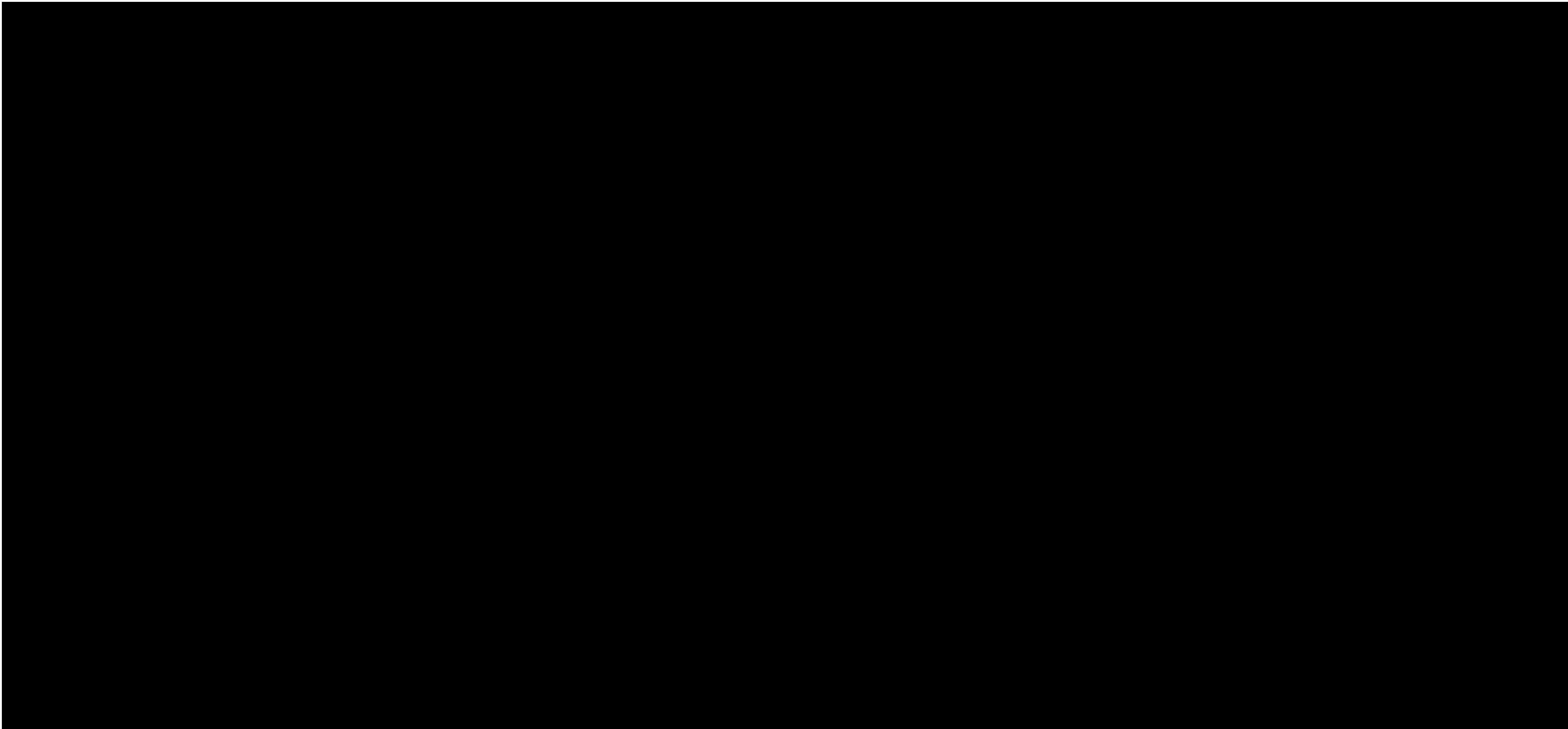
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Drawing Title:

PROPOSED SITE PLAN

02	DP REV 2	2026-07-08
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3 GARAGE EAST ELEVATION
1 : 50



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Drawing Title:
GARAGE PLAN

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Sheet No.	A-2.6
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

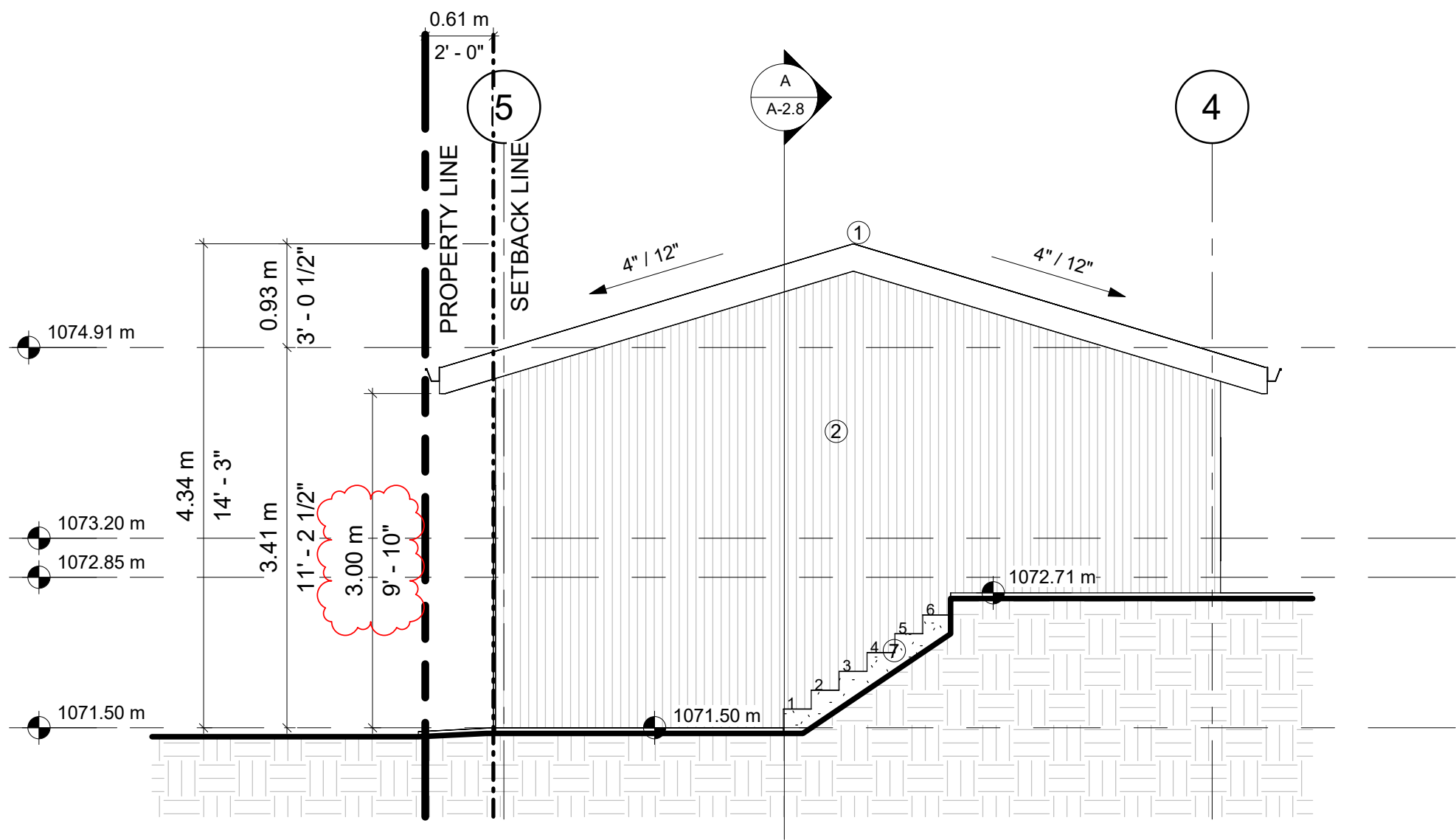


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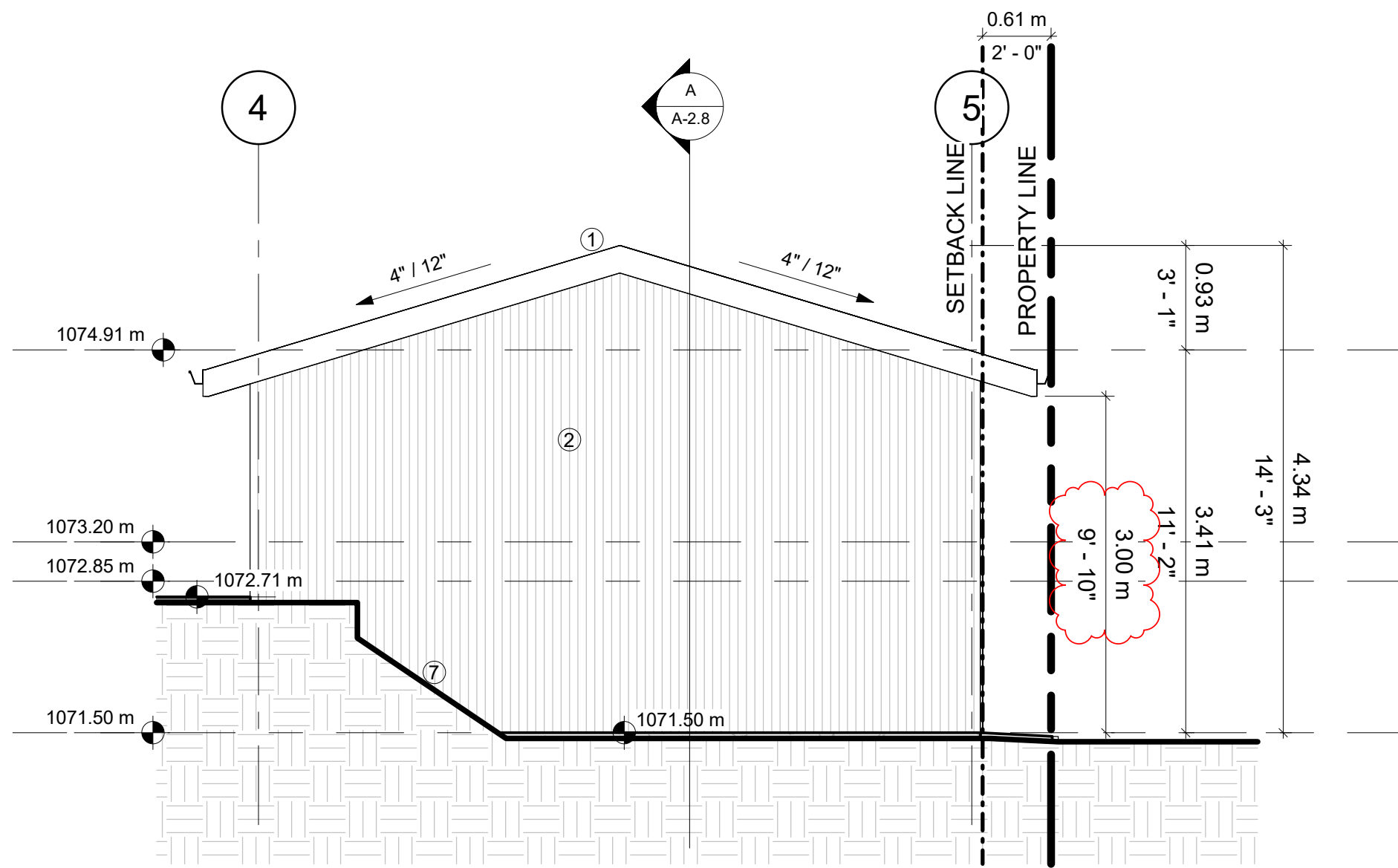
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GARAGE ELEVATIONS

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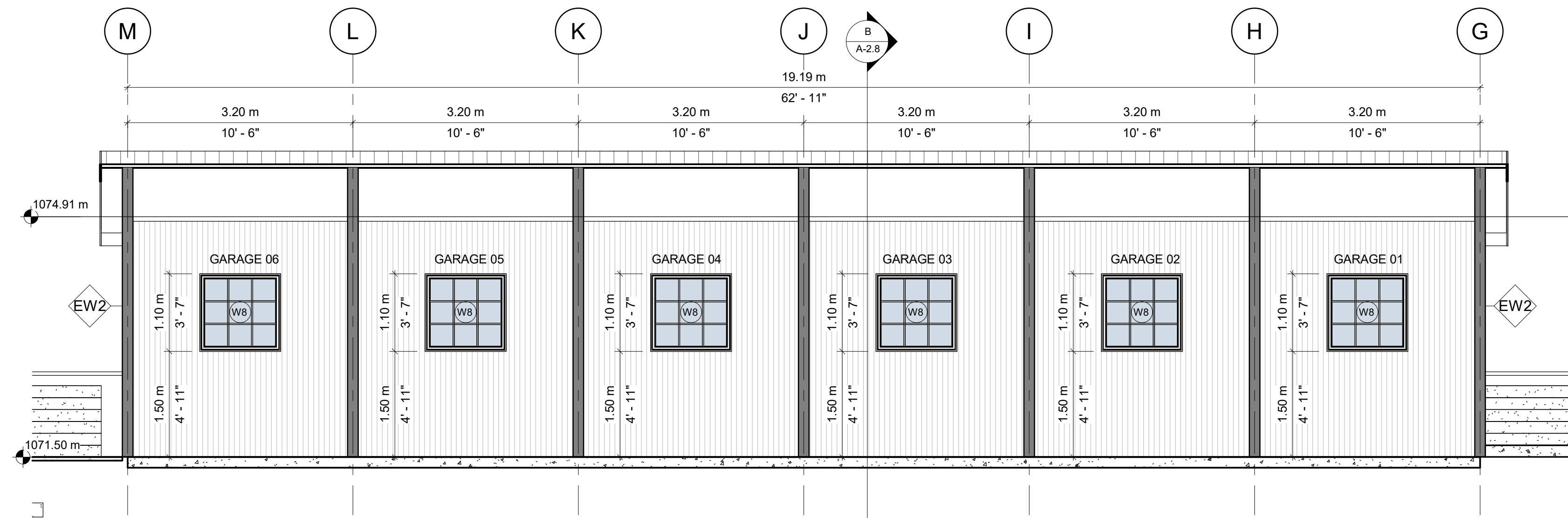
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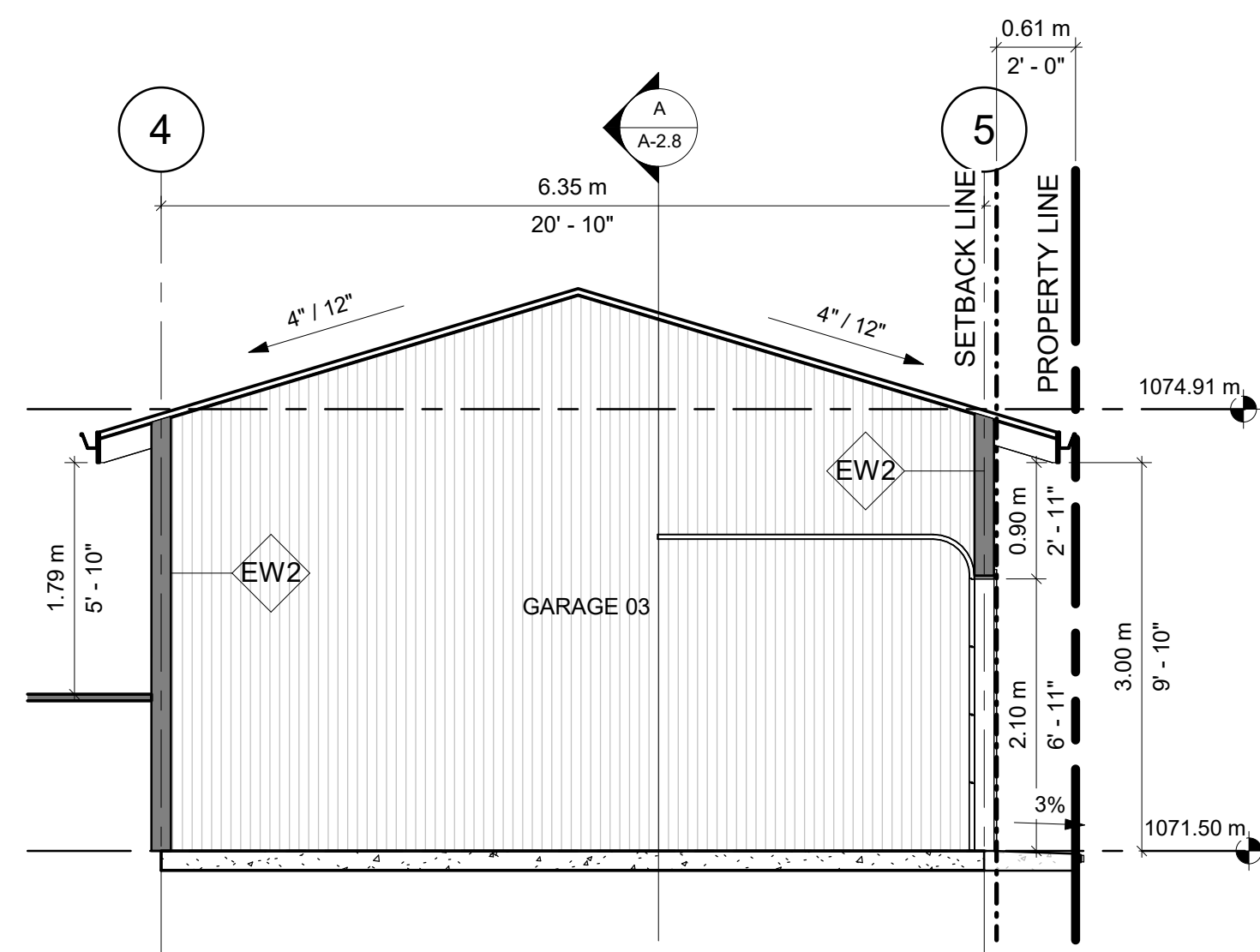
2 GARAGE NORTH ELEVATION
1 : 50



3 GARAGE SOUTH ELEVATION
1 : 50



A GARAGE SECTION A
1 : 50



B GARAGE SECTION B
1 : 50



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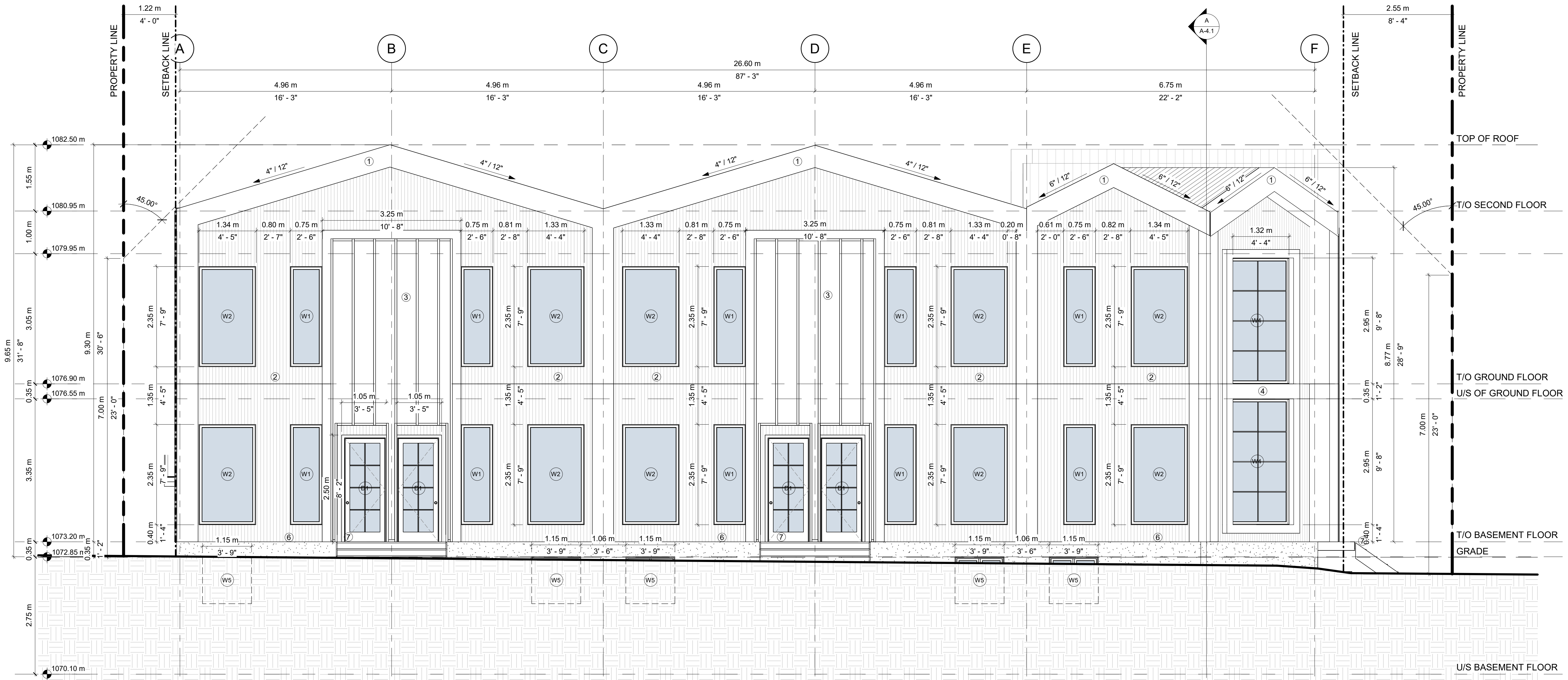
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GARAGE SECTIONS

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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
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AND LANDINGS
⑧ CONCRETE DRIVEWAY
⑨ SOFT LANDSCAPING



1 WEST ELEVATION
1:50



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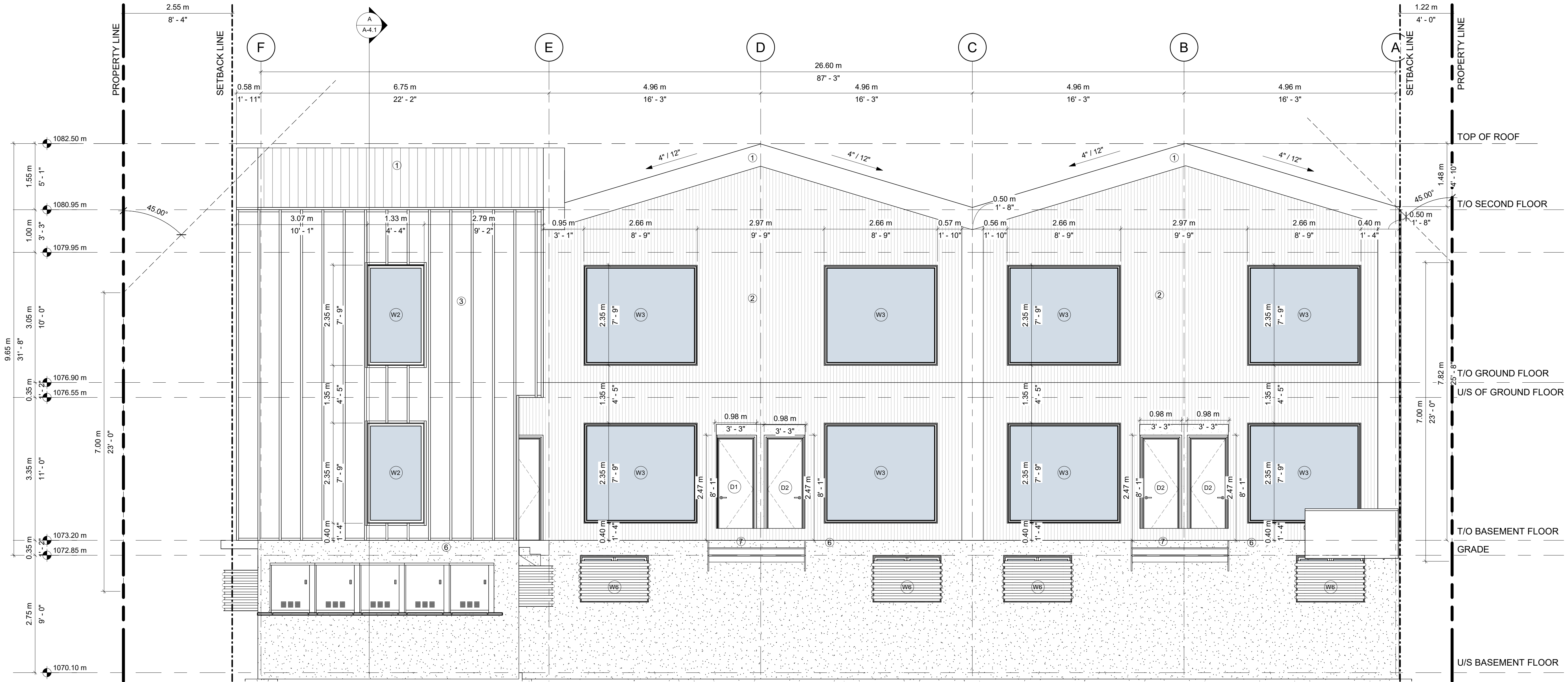
Drawing Title:
FRONT ELEVATION

02	DP REV 2	2026-07-08
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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



Project:
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Drawing Title:
REAR ELEVATION

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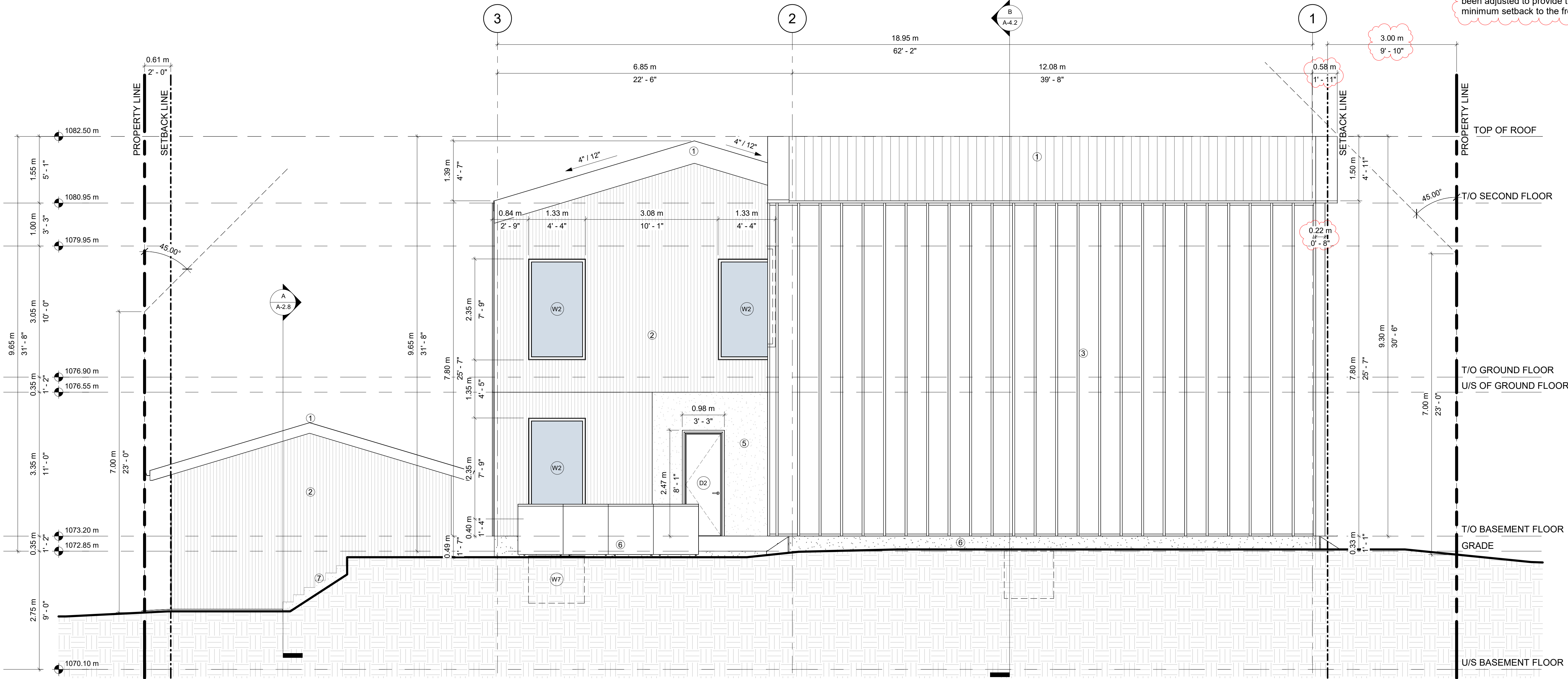
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Scale (UNO)	As Shown

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

Revision Note:

The front setback dimension has been fixed. The decorative architectural projection / build-out has been adjusted to provide the required 3.00m minimum setback to the front property line.



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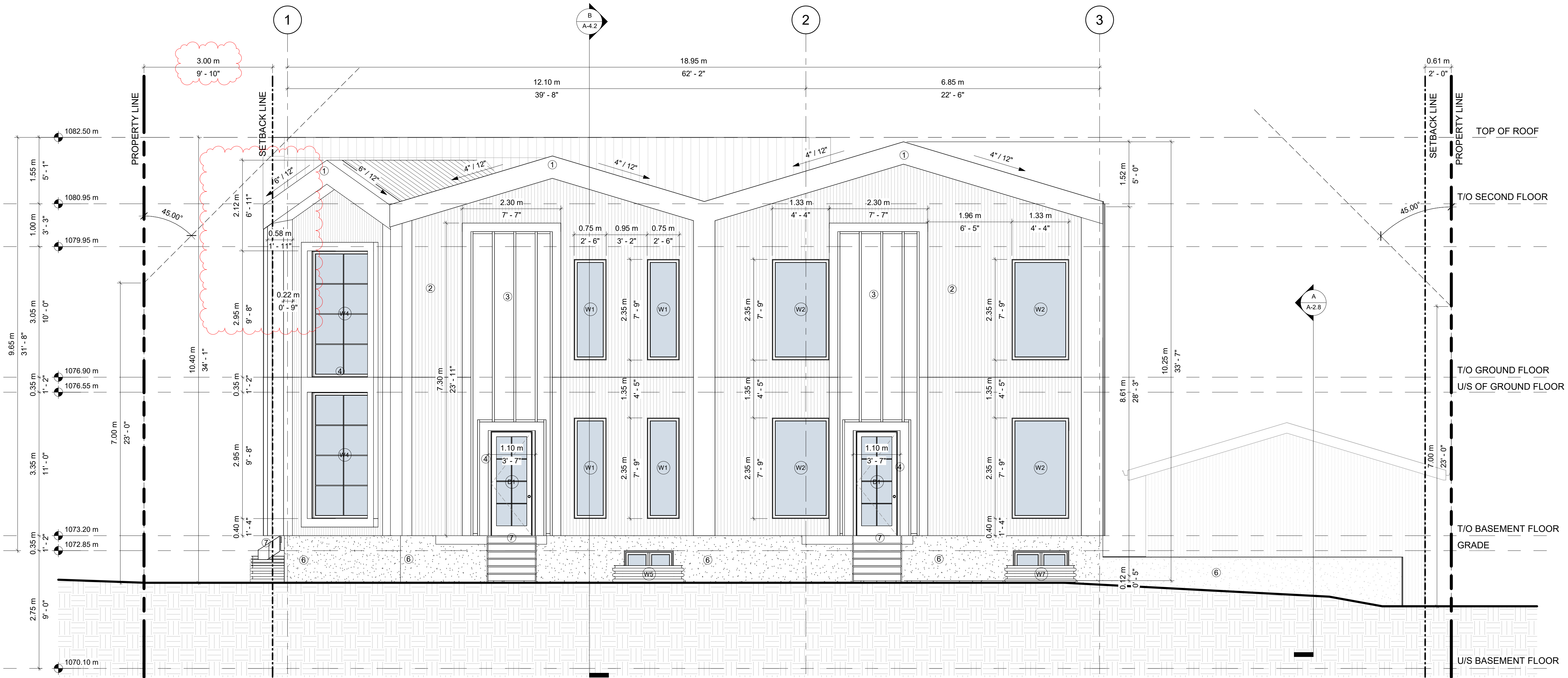
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LEFT ELEVATION

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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



Project:
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Drawing Title:
RIGHT ELEVATION

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