

UNIT A

UNIT B

NORTH ELEVATION

LEGEND

- PROPOSED NEW GRADES (TYP)
- EXISTING SURVEYED GRADES (TYP)

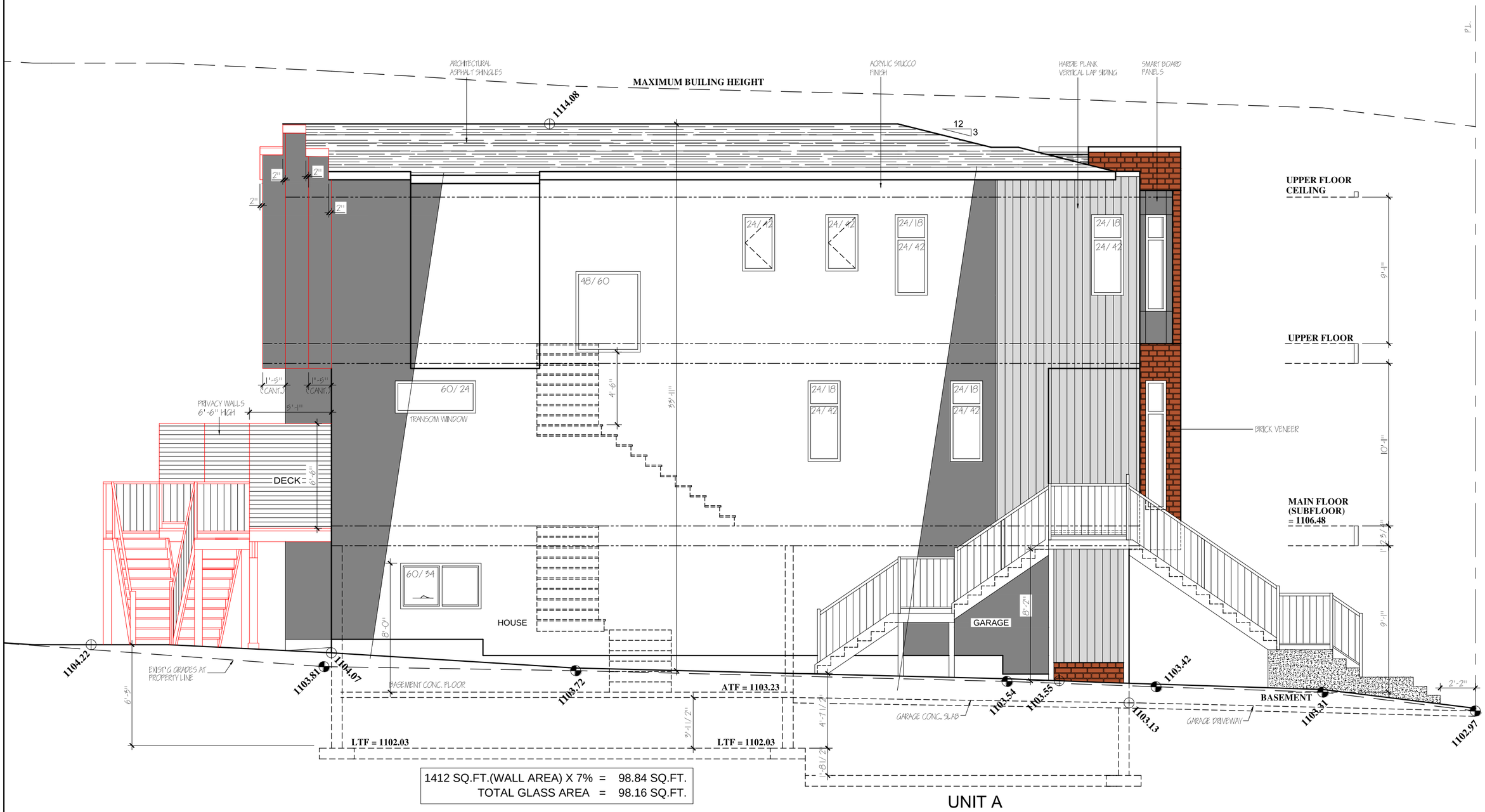
DISTINCTIVE LIFESTYLE
DESIGN AND DRAFTING

NORTH ELEVATION
2123 20 AVE SW
SEBO HOMES LTD
DEVELOPMENT PERMIT

SCALE: 3/16" = 1'-0"
DATE: JAN. 28, 2026
DRAFTED BY: TL
DESIGNED BY:
REVISED DATE: JULY 7, 2026
REVISED DATE: AUG. 4, 2026
REVISED DATE: SEPT. 29, 2026
REVISED DATE:

THE DESIGN AND DRAFTING ILLUSTRATED HERE ARE CONFIDENTIAL AND IS THE PROPERTY OF DISTINCTIVE LIFESTYLE LTD. ANY REPRODUCTION OF THESE DESIGNS IN ANY MANNER ARE ENFORCELY PROHIBITED. BUILDER MUST CHECK AND VERIFY ALL DETAILS, DIMENSIONS AND STRUCTURAL INTERGRITY OF THE DESIGN AND ACKNOWLEDGE ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY ON SITE CONSTRUCTION. THE BUILDER IS RESPONSIBLE FOR ALL ON SIT CONSTRUCTIONS TO BE IN ACCORDANCE TO THE NATIONAL AND PROVINCIAL BUILDING CODES AND REGULATIONS.

PLAN NUMBER 251002



1412 SQ.FT.(WALL AREA) X 7% =	98.84 SQ.FT.
TOTAL GLASS AREA =	98.16 SQ.FT.

UNIT A
EAST ELEVATION

LEGEND

- PROPOSED NEW GRADES (TYP)
- EXISTING SURVEYED GRADES (TYP)

DISTINCTIVE LIFESTYLE
DESIGN AND DRAFTING

EAST ELEVATION
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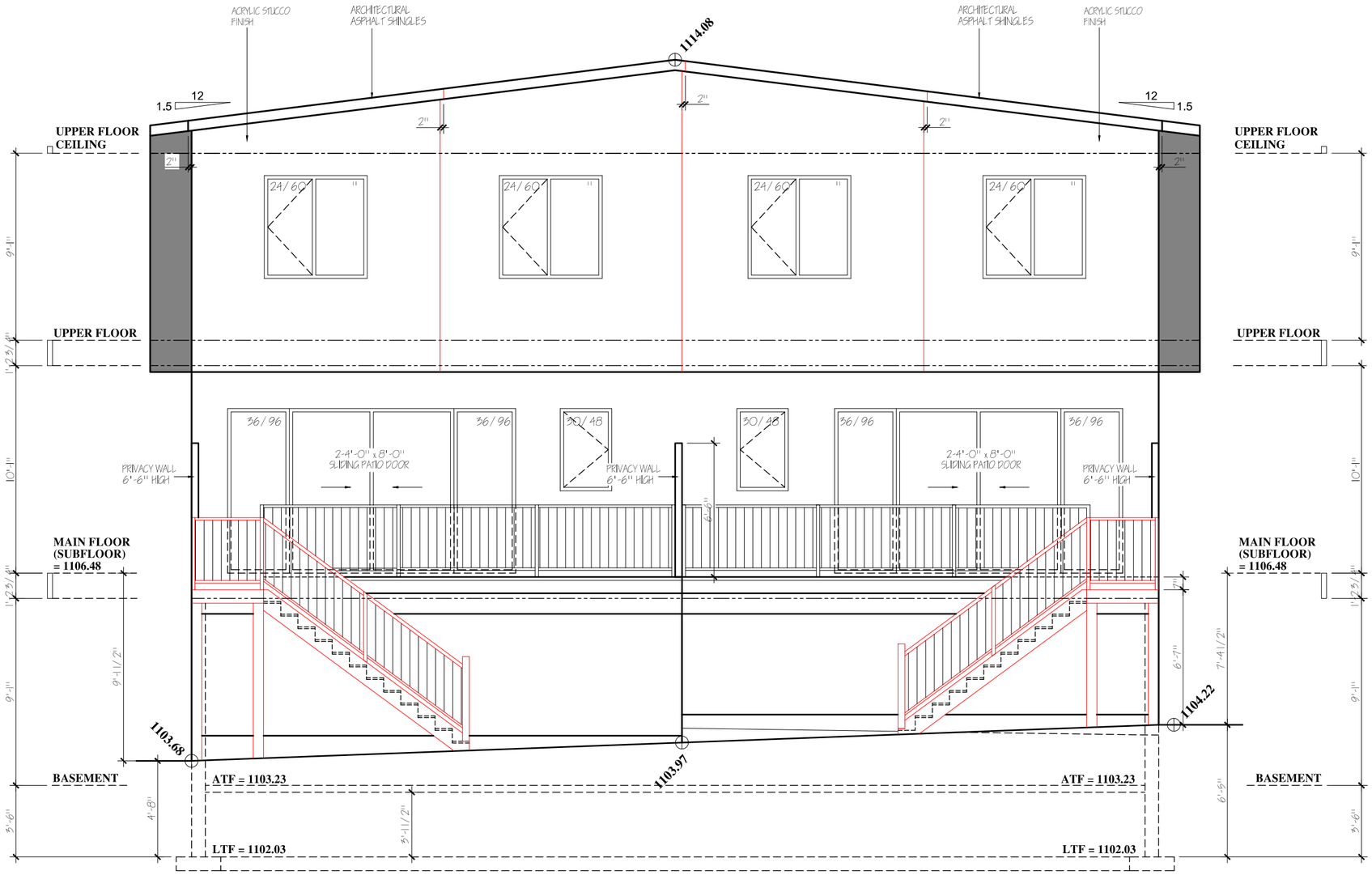

UNIT A

UNIT B

SOUTH ELEVATION

LEGEND

⊕ PROPOSED NEW GRADES (TYP)

◔ EXISTING SURVEYED GRADES (TYP)

DISTINCTIVE LIFESTYLE
DESIGN AND DRAFTING

SOUTH ELEVATION
2123 20 AVE SW
SEBO HOMES LTD
DEVELOPMENT PERMIT

SCALE: 3/16" = 1'-0"
DATE: JAN. 28, 2026

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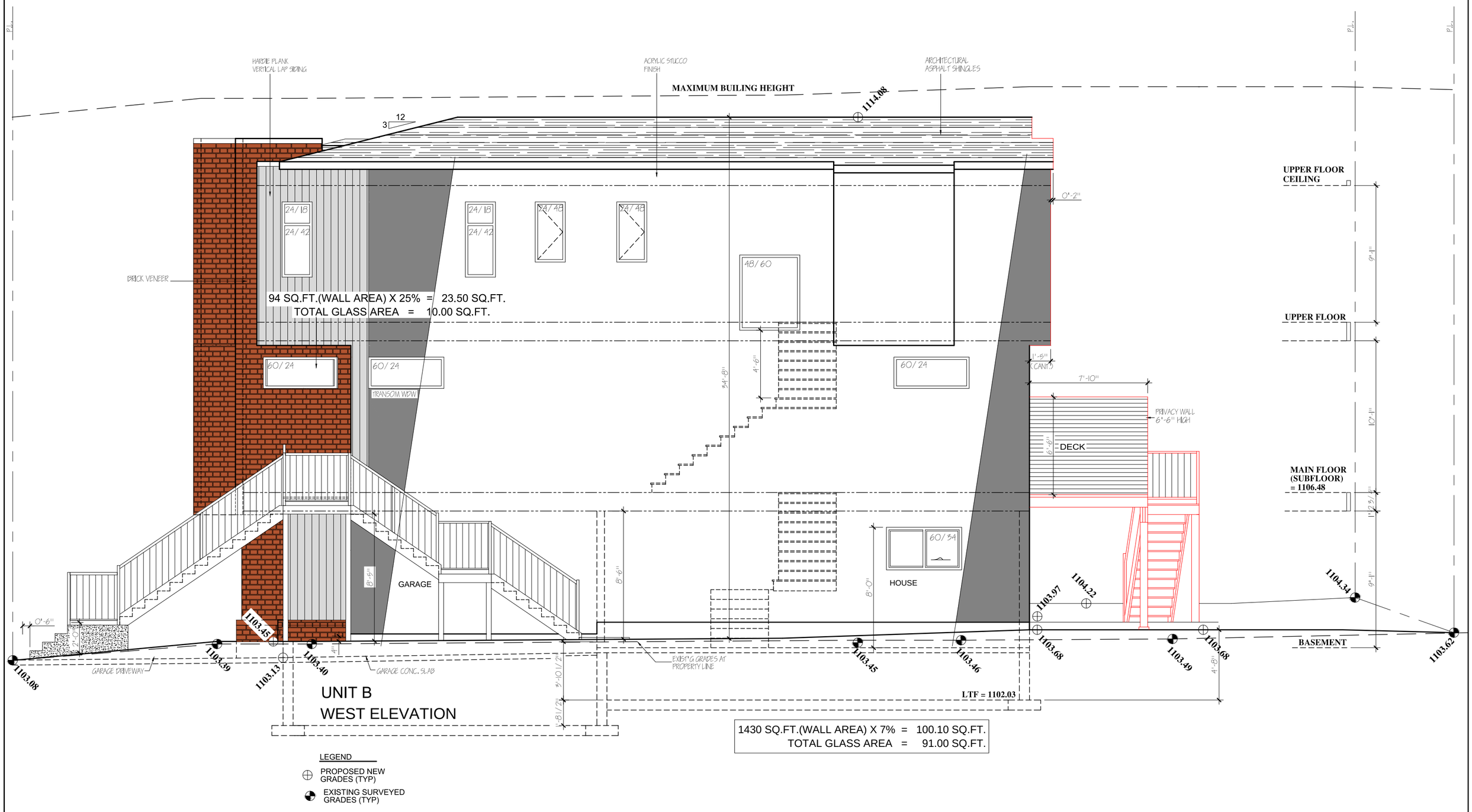
PLAN NUMBER 251002



DISTINCTIVE LIFESTYLE DESIGN AND DRAFTING	WEST ELEVATION 2123 20 AVE SW	SCALE: 3/16" = 1'-0"	DRAFTED BY: TL	REVISED DATE: JULY 7, 2026	REVISED DATE: SEPT. 29, 2026	THE DESIGN AND DRAFTING ILLUSTRATED HERE ARE CONFIDENTIAL AND IS THE PROPERTY OF DISTINCTIVE LIFESTYLE LTD. ANY REPRODUCTION OF THESE DESIGNS IN ANY MANNER ARE ENFORCELY PROHIBITED. BUILDER MUST CHECK AND VERIFY ALL DETAILS, DIMENSIONS AND STRUCTURAL INTERGRITY OF THE DESIGN AND ACKNOWLEDGE ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY ON SITE CONSTRUCTION. THE BUILDER IS RESPONSIBLE FOR ALL ON SIT CONSTRUCTIONS TO BE IN ACCORDANCE TO THE NATIONAL AND PROVINCIAL BUILDING CODES AND REGULATIONS.	PLAN NUMBER 251002
	SEBO HOMES LTD DEVELOPMENT PERMIT	DATE: JAN. 28, 2026	DESIGNED BY:	REVISED DATE: AUG. 4, 2026	REVISED DATE:		PAGE NUMBER 7 OF 9

MUNICIPAL ADDRESS

2123 20 AVENUE S.W.
CALGARY, ALBERTA

LEGAL ADDRESS

LOT 12 & THE WEST 5 FEET IN PERPENDICULAR WIDTH OF LOT 13
BLOCK 11
PLAN 8997 GC

AREA (LOT COVERAGE)

AREA OF SUBDIVISION - UNIT A (LOT 13)

UNIT A = 244.42M^2
ALLOWABLE LOT COVERAGE: 110.00M^2 OR 45%

PROPOSED HOUSE = 59.55M^2
PROPOSED GARAGE = 48.59M^2
(23'-6"X20'-4" GARAGE)

TOTAL LOT COVERAGE = 108.14M^2 OR 44.24%

AREA OF SUBDIVISION - UNIT B (LOT 12)

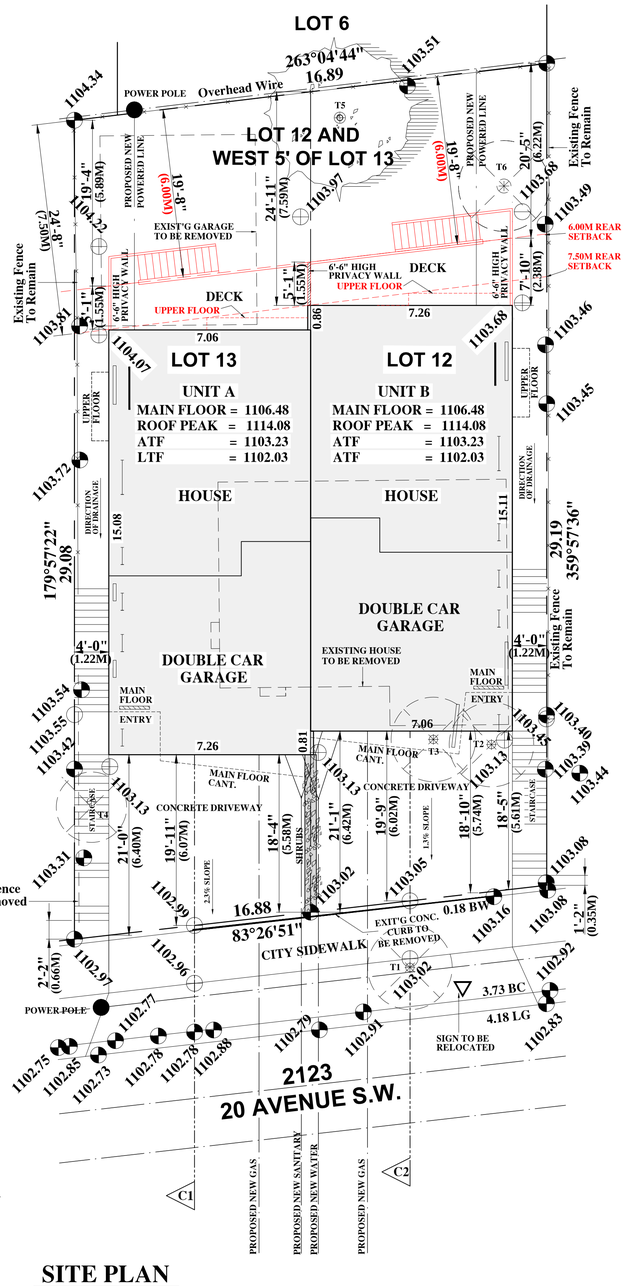
UNIT A = 244.03M^2
ALLOWABLE LOT COVERAGE: 109.81M^2 OR 45%

PROPOSED HOUSE = 59.82M^2
PROPOSED GARAGE = 48.59M^2
(23'-6"X20'-4" GARAGE)

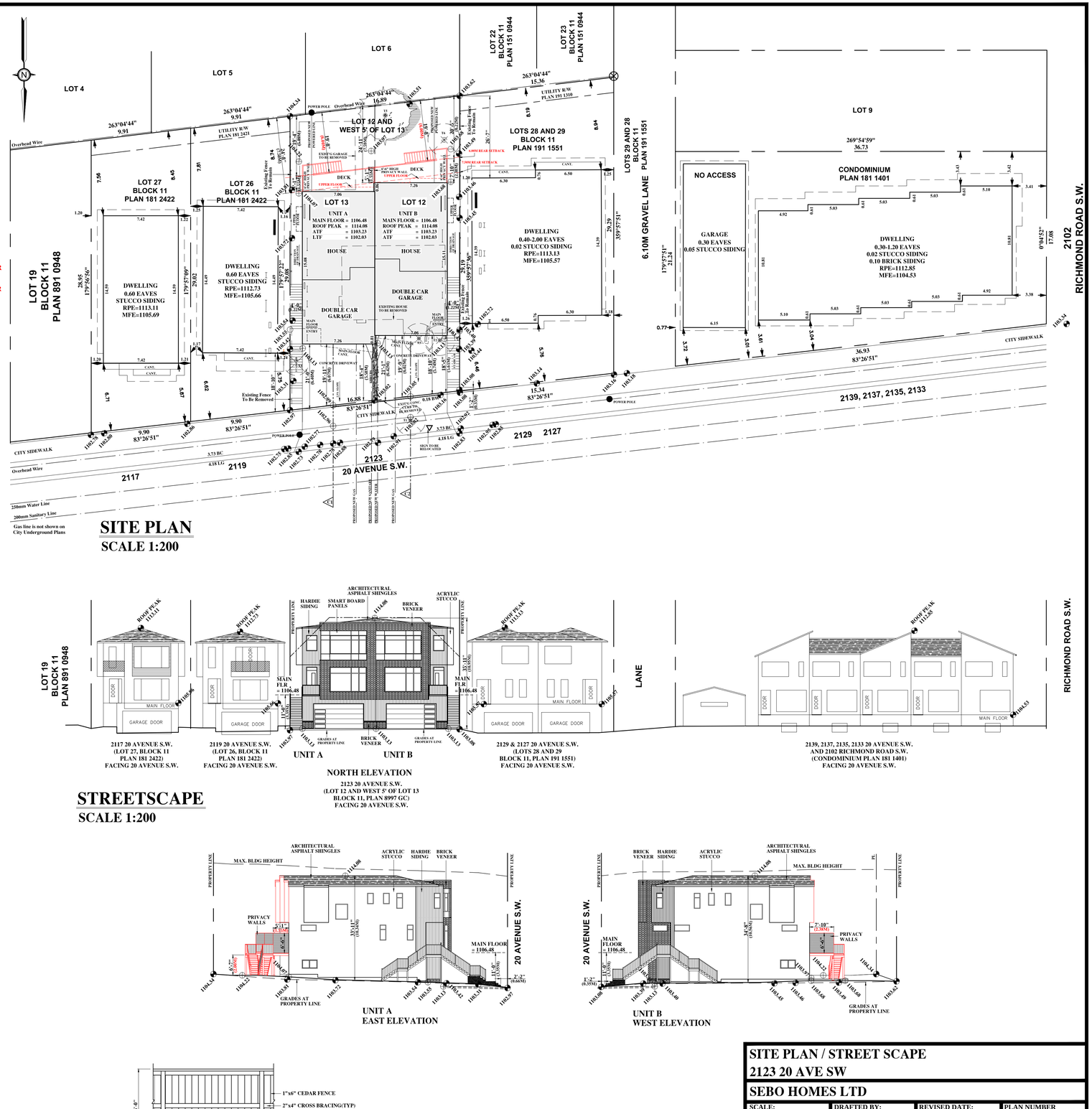
TOTAL LOT COVERAGE = 108.41M^2 OR 44.42%

LEGEND

- PROPERTY LINE
- EXISTING FENCES
- EXISTING FENCES TO BE REMOVED
- EXISTING BUSHES OR SHRUBS TO REMAIN
- EXISTING DECIDUOUS TREES (POLPAR, MAPLE & ASH) TO REMAIN
- EXISTING CONIFEROUS TREES (SPRUCE) TO REMAIN
- NEW DECIDUOUS TREE PROPOSED FOUR POPLAR TREES CALIPER SIZES: 50MM TO 85MM
- NEW SHRUBS OR BUSHES
- NEW CONIFEROUS TREE SPRUCE: SMALLER TREE IS 2M/LARGER TREE IS 3M HIGH (PROPOSED)
- PROPOSED NEW GRASS AREA
- PROPOSED EXPOSED AGGGEGATE WALKWAY
- EXISTING CONIFEROUS TREES TO BE REMOVED
- EXISTING DECIDUOUS TREES TO BE REMOVED
- EXISTING SHRUBS OR BUSHES TO BE REMOVED
- GEODEDTIC ELEVATION (EXISTING)
- GEODEDTIC ELEVATION (PROPOSED)
- POWER POLE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- DOORS
- MAIN FLOOR WINDOWS
- SECOND FLOOR WINDOWS
- BASEMENT FLOOR WINDOWS
- GLASS BLOCKS
- WATER VALVE
- GAS VALVE
- MANHOLE
- SIGN



SITE PLAN
SCALE 1:100



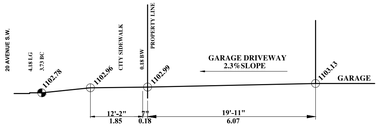
SITE PLAN
SCALE 1:200

STREETSCAPE
SCALE 1:200

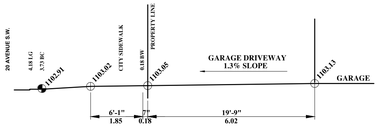
NORTH ELEVATION
2123 20 AVENUE S.W.
(LOT 12 AND WEST 5' OF LOT 13 BLOCK 11, PLAN 8997 GC)
FACING 20 AVENUE S.W.

UNIT A
EAST ELEVATION

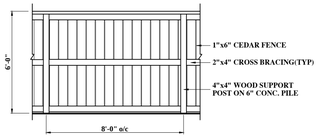
UNIT B
WEST ELEVATION



C1 CROSS SECTION: @ CENTER OF CONCRETE DRIVEWAY
SCALE 1:100



C2 CROSS SECTION: @ CENTER OF CONCRETE DRIVEWAY
SCALE 1:100



TYPICAL 6'-0" WOODEN FENCE
SCALE 1:50

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Hedge	-	3.00	1.70	In City Property	To Be Removed
T2	Hedge	-	3.00	2.00	In Subject Property	To Be Removed
T3	Hedge	-	3.00	2.00	In Subject Property	To Be Removed
T4	Deciduous	0.10	2.50	4.50	In Subject Property	To Be Removed
T5	Deciduous	0.21	5.00	5.50	In Subject Property	To Remain
T6	Deciduous	0.19	3.00	5.50	In Subject Property	To Be Removed

SITE PLAN / STREET SCAPE
2123 20 AVE SW
SEBO HOMES LTD

SCALE:	DRAFTED BY:	REVISED DATE:	PLAN NUMBER
SEE DRAWING	TL	AUG. 4, 2026	251002
DATE:	DESIGNED BY:	REVISED DATE:	PAGE NUMBER
JULY 7, 2026		SEPT. 29, 2026	1 OF 1

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