S RESIDENCE

MUNICIPAL ADDRESS
2116 54 AVE SW
CALGARY, AB
T3E 1L7

DEVELOPMENT PERMIT DRAWINGS



ARCHITECTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
DP000	COVER PAGE
DP101	PROJECT SITE - SUBDIVISION INFORMATION
DP102	PROJECT SITE PLAN
DP103	PROJECT SITE PLAN - MAIN FLOOR LEVEL
DP104	SPATIAL SEPARATION CALCULATIONS
DP201	MAIN LEVEL - PROPOSED PLAN
DP202	BASEMENT LEVEL - PROPOSED PLAN
DP203	HOUSE ROOF PLAN
DP204	GARAGE MAIN LEVEL - PROPOSED PLAN
DP205	GARAGE SECOND LEVEL - PROPOSED PLAN
DP206	GARAGE ROOF PLAN
DP501	EXTERIOR ELEVATIONS
DP502	EXTERIOR ELEVATIONS
DP503	EXTERIOR ELEVATIONS
DP504	EXTERIOR ELEVATIONS
DP1601	3D VIEWS
DP1602	3D VIEWS

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STUDIO

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DATE	DESCRIPTION	#
Date 4	ISSUED FOR DP R1	4

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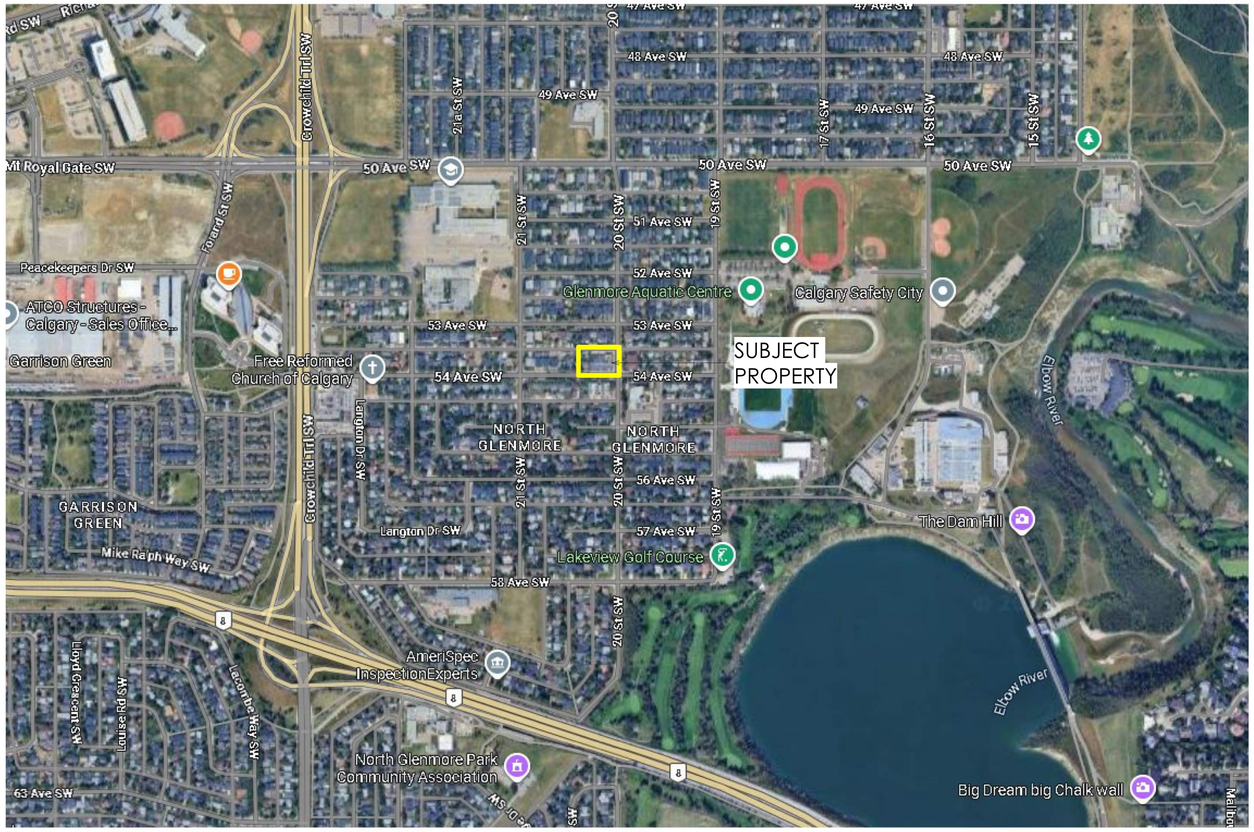
Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
COVER PAGE

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Date	2026-05-20
Drawn	JU
Checked	
Partner	

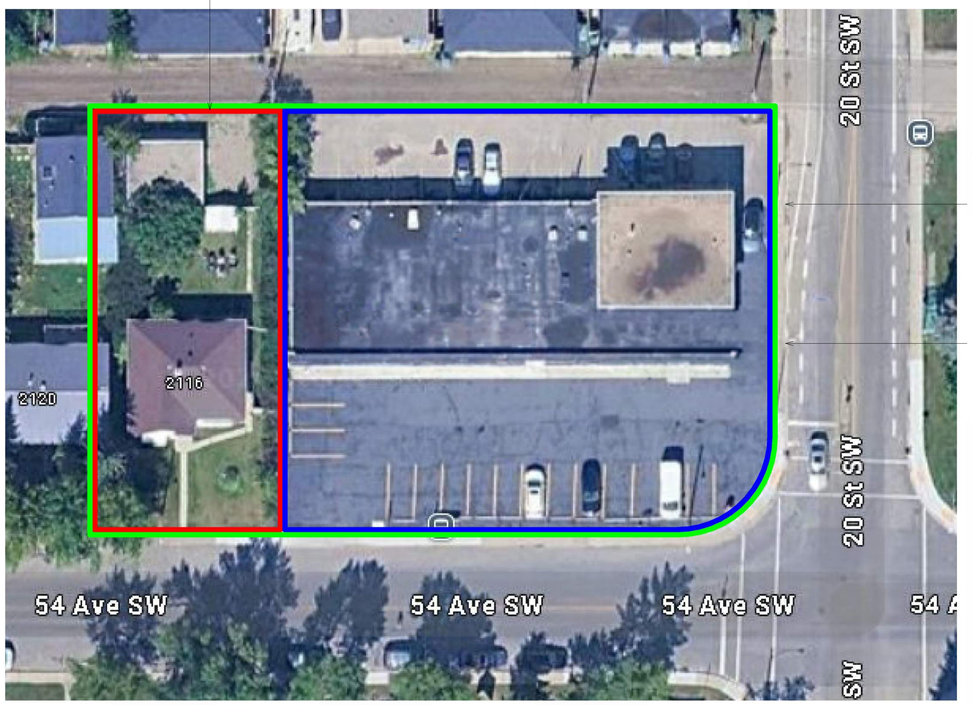
Project Number 2026-002

Drawing Number
DP000



2 KEY PLAN - DP
1 : 5000

RED LINE DENOTES APPROXIMATE PROPERTY LINE OF PREVIOUS PARCEL



GREEN LINE DENOTES APPROXIMATE PROPERTY LINE OF EXISTING PARCEL
PLAN: 1810096
BLOCK: 20
LOT: 45

BLUE LINE DENOTES APPROXIMATE PROPERTY LINE OF PREVIOUS PARCEL

1 SITE PLAN - PARCEL PLAN - DP
1 : 250

CONCURRENT SUBDIVISION APPLICATION INFORMATION:

IN 2016 THE RED AND BLUE PARCELS WERE COMBINED TO FORM THE GREEN PARCEL (PLAN: 1810096, BLOCK: 20, LOT: 45).

THE RED PROPERTY IS INCLUDES 2116 54 AVENUE SW.

THE BLUE PROPERTY IS INCLUDES 2104, 2106, 2108, 2110, 2112, 2114 54 AVENUE SW.

THE PURPOSE OF THE PROPOSED SUBDIVISION IS TO RETURN THE PARCELS AND PROPERTY LINES TO THEIR PREVIOUS STATE PRIOR THE SUBDIVISION TOOK PLACE. NO ALTERATIONS HAVE OCCURRED TO EXISTING BUILDINGS SINCE THE PARCELS WERE COMBINED THAT HAVE CHANGED THE RELATIONSHIP OF THE EXISTING STRUCTURES TO THE PROPERTY LINES.

SEPARATING THE PARCELS WILL ALLOW THE OWNER TO PROCEED WITH THE PROPOSED RENOVATION AND ADDITION TO THE RESIDENTIAL DWELLING LOCATION ON THE RED PARCEL.

PER THE PRE-APPLICATION REVIEW (PE2026-00455) WE WERE INFORMED A SUBDIVISION WOULD BE REQUIRED FOR THE PROPOSED RENOVATION AND ADDITION AT 2116 54 AVENUE SW TO PROCEED. WE WERE INFORMED THE ZONING FOR BOTH SEPARATE PARCELS WILL REMAIN DC76D2020, WITH THE RED LOT BEING BASED ON RC-G AND THE BLUE LOT BEING BASED ON M-X2. AT THE TIME OF SUBMITTING THE DP APPLICATION (2026-05-19), THE SUBDIVISION DOCUMENTS WERE STILL BEING PREPARED. WE ARE PROCEEDING WITH THE DP APPLICATION FOR THE PROPOSED RENOVATION AND ADDITION IN HOPES OF OBTAINING APPROVAL PRIOR TO AUGUST 4, 2026, SUCH THAT BOTH THE BASEMENT SUITE AND BACKYARD SUITE MAY BE PERMITTED.



FRONT (SOUTH) OF EXISTING HOME



BACK ALLEY (NORTH) OF EXISTING GARAGE

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2026-09-28	ISSUED FOR DP ENMAX	3
Date 4	ISSUED FOR DP R1	4

Seal

Client

Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

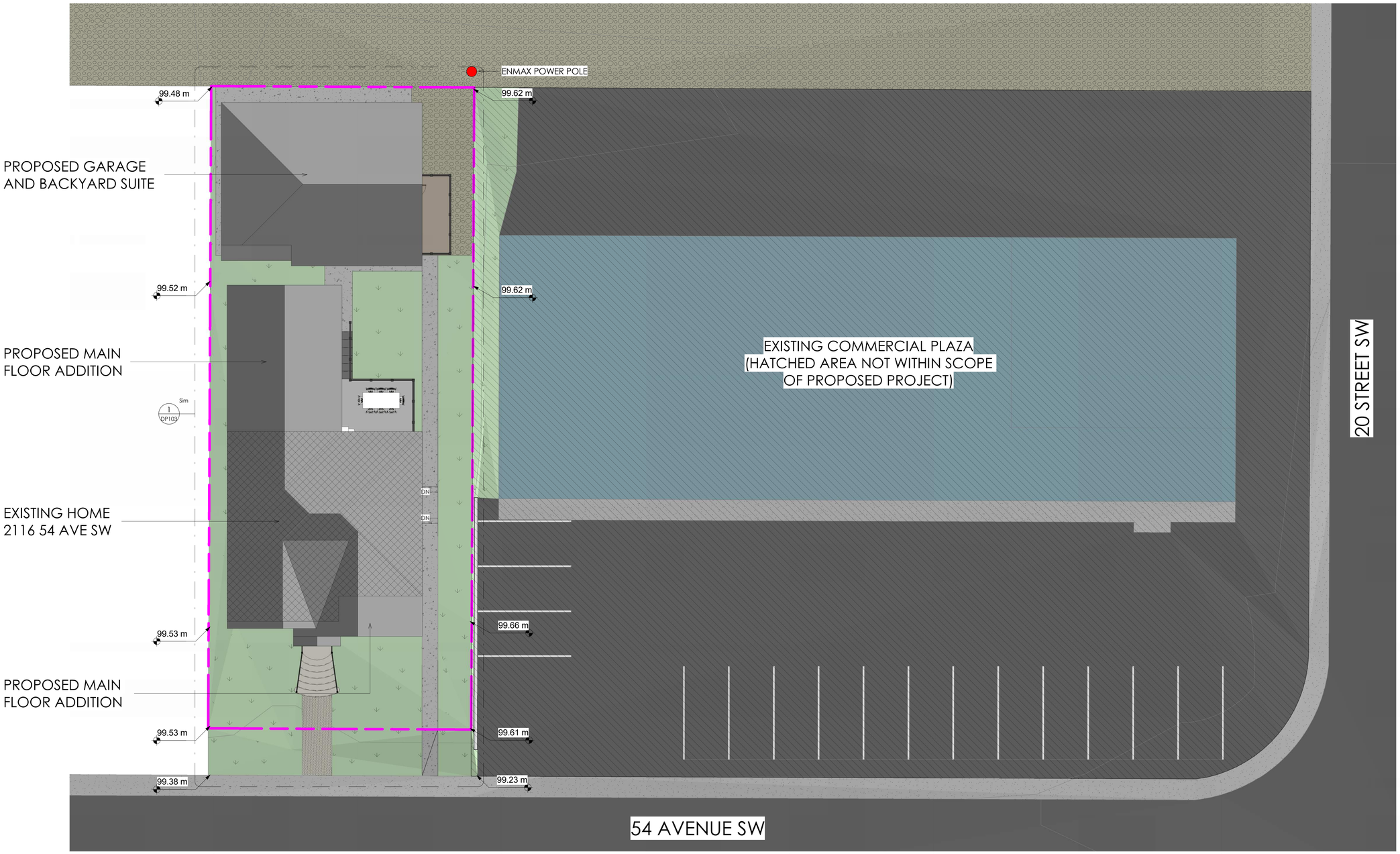
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Scale	As indicated
Date	2026-05-20
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Project Number 2026-002

Drawing Number DP101

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1 PROPOSED SITE PLAN
1 : 100

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Date 4	ISSUED FOR DP R1	4

Seal

Client

Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
PROJECT SITE PLAN

Drawing info	
Scale	1 : 100
Date	2026-05-20
Drawn	JU
Checked	
Partner	

Project Number
2026-002

Drawing Number
DP102



1 : 100

DISTANCE 2

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

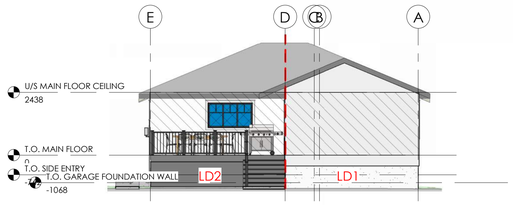
HOUSE CALCULATIONS

WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	REQUIRED CONSTRUCTION TYPE	REQUIRED CLADDING TYPE
NORTH LD 1	13.14	1.06	N/A	0	0	-	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
NORTH LD 2	13.14	5.30	N/A	70	12.7	-		
EAST	23.91	3.30	N/A	29	17.1	-		
SOUTH	26.33	8.00+	N/A	100	33.6	-		
WEST	47.82	1.41	N/A	7.7	7.0	-		

BACKYARD SUITE CALCULATIONS

WALL	AREA OF EBF (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	REQUIRED CONSTRUCTION TYPE	REQUIRED CLADDING TYPE
NORTH	36.85	4.60	N/A	43.1	15.9	-	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
EAST	20.13	3.61	N/A	33.7	18.5	-		
SOUTH LD 1	21.15	1.06	N/A	0	0	-		
SOUTH LD 2	26.47	5.30	N/A	70.9	11.8	-		
WEST	40.38	1.20	N/A	7.0	5.3	-		

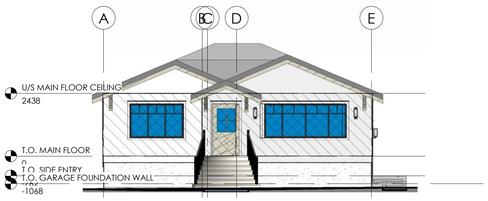
9.10.15. SPATIAL SEPARATION BETWEEN HOUSES
REFERENCE 9.10.15.5 CONSTRUCTION OF EXPOSING BUILDING FACE OF HOUSES AS REQUIRED



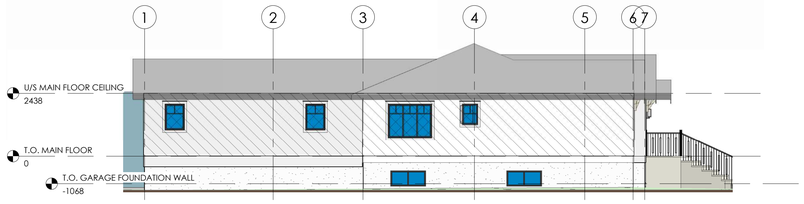
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1 : 100



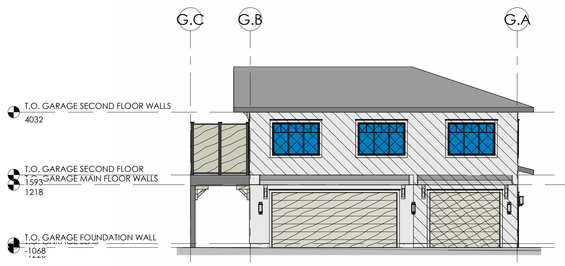
2 EAST ELEVATION - HOUSE
1 : 100



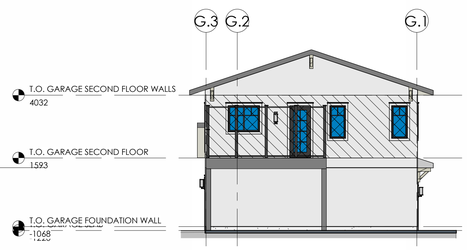
3 SOUTH ELEVATION - HOUSE
1 : 100



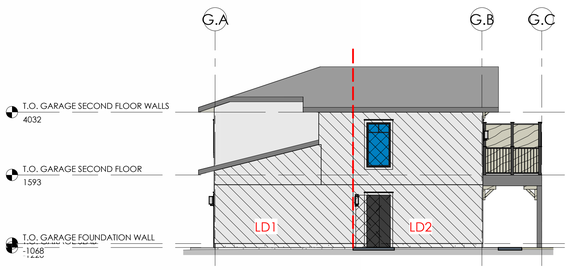
4 WEST ELEVATION - HOUSE
1 : 100



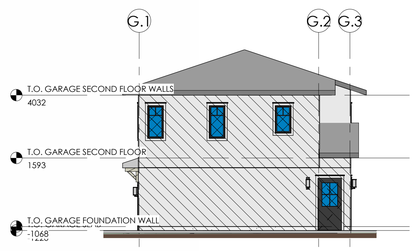
5 NORTH ELEVATION - GARAGE
1 : 100



6 EAST ELEVATION - GARAGE
1 : 100



7 SOUTH ELEVATION - GARAGE
1 : 100



8 WEST ELVATION - GARAGE
1 : 100

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Date 4	ISSUED FOR DP R1	4

Seal

Client

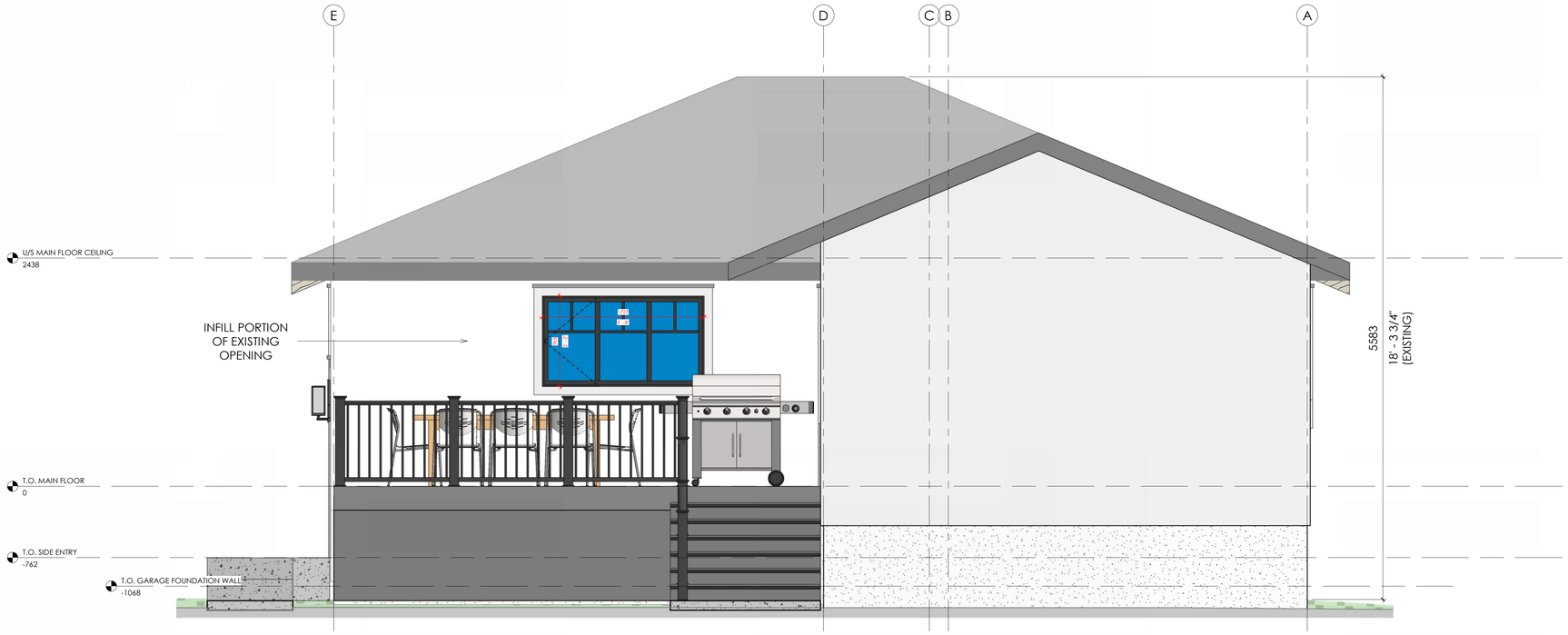
Project Title
S RESIDENCE
2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
SPATIAL SEPARATION CALCULATIONS

Drawing info	
Scale	As indicated
Date	2026-05-20
Drawn	JU
Checked	
Partner	

Project Number 2026-002

Drawing Number DP104



1 NORTH ELEVATION - HOUSE
1 : 25



2 SOUTH ELEVATION - HOUSE
1 : 25

EXTERIOR FINSHES
STUCCO WALL FINISH
CONCRETE PARGING
ASPHALT SHINGLES OR METAL ROOF
WOOD-LOOK METAL SOFFIT & FASCIA
WOOD-LOOK ARCHITECTURAL ROOF BRACES
PREFINISHED METAL FLASHING
BLACK METAL WINDOWS & DOORS WITH WHITE TRIM
GLASS & METAL GUARDS

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Project Title
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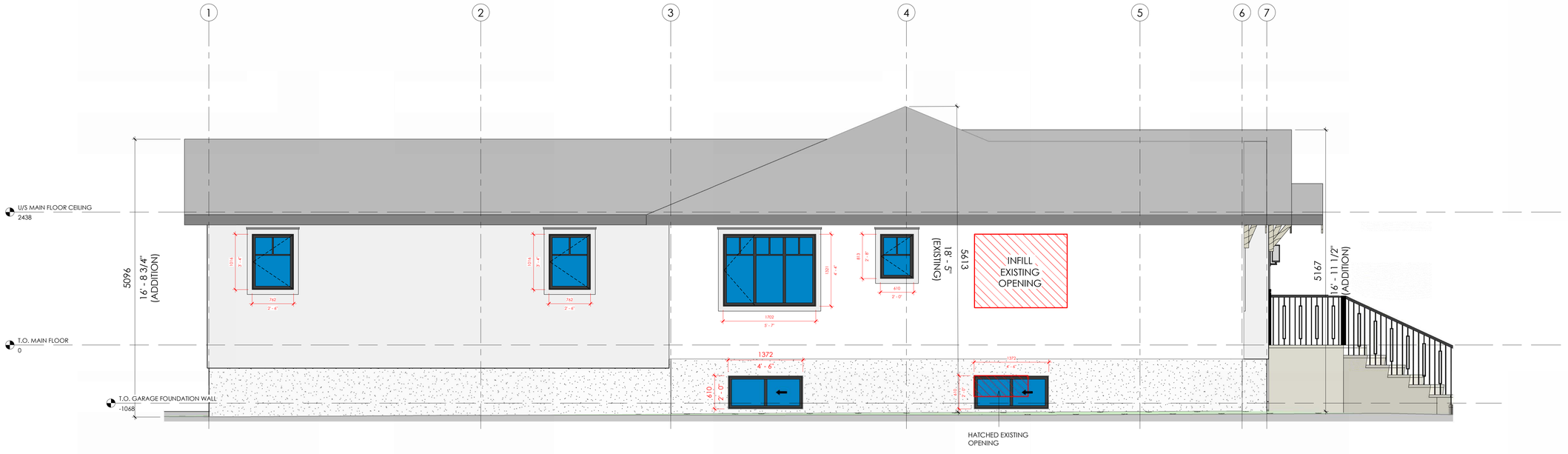
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EXTERIOR ELEVATIONS

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Date	2026-05-20
Drawn	JU
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Partner	

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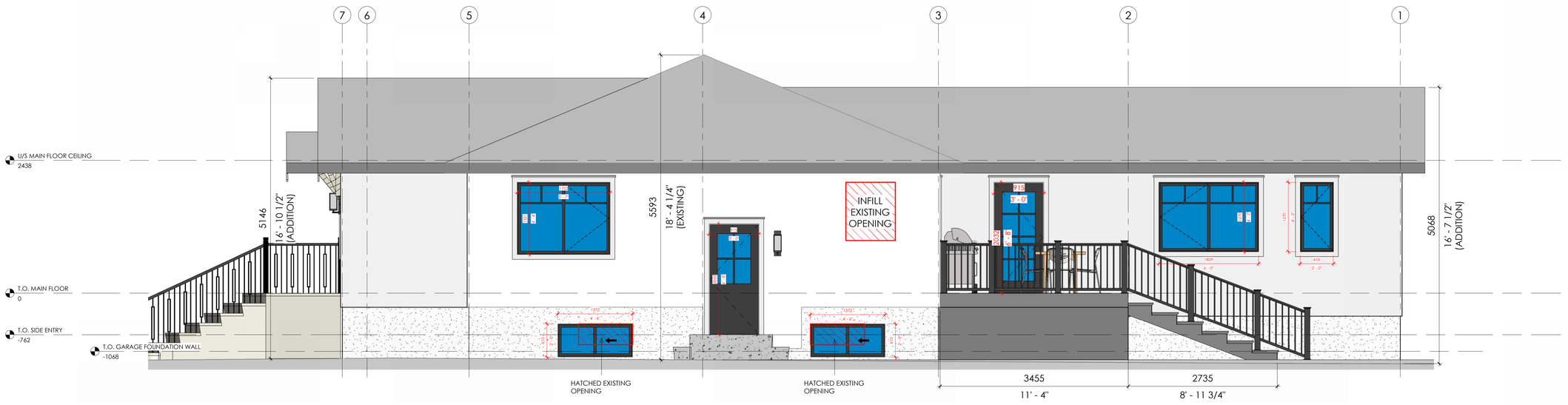
Drawing Number
DP501

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1 WEST ELEVATION - HOUSE

1 : 35



2 EAST ELEVATION - HOUSE

1 : 35

EXTERIOR FINSHES

STUCCO WALL FINISH
CONCRETE PARGING
ASPHALT SHINGLES OR METAL ROOF
WOOD-LOOK METAL SOFFIT & FASCIA
WOOD-LOOK ARCHITECTURAL ROOF BRACES
PREFINISHED METAL FLASHING
BLACK METAL WINDOWS & DOORS WITH WHITE TRIM
GLASS & METAL GUARDS

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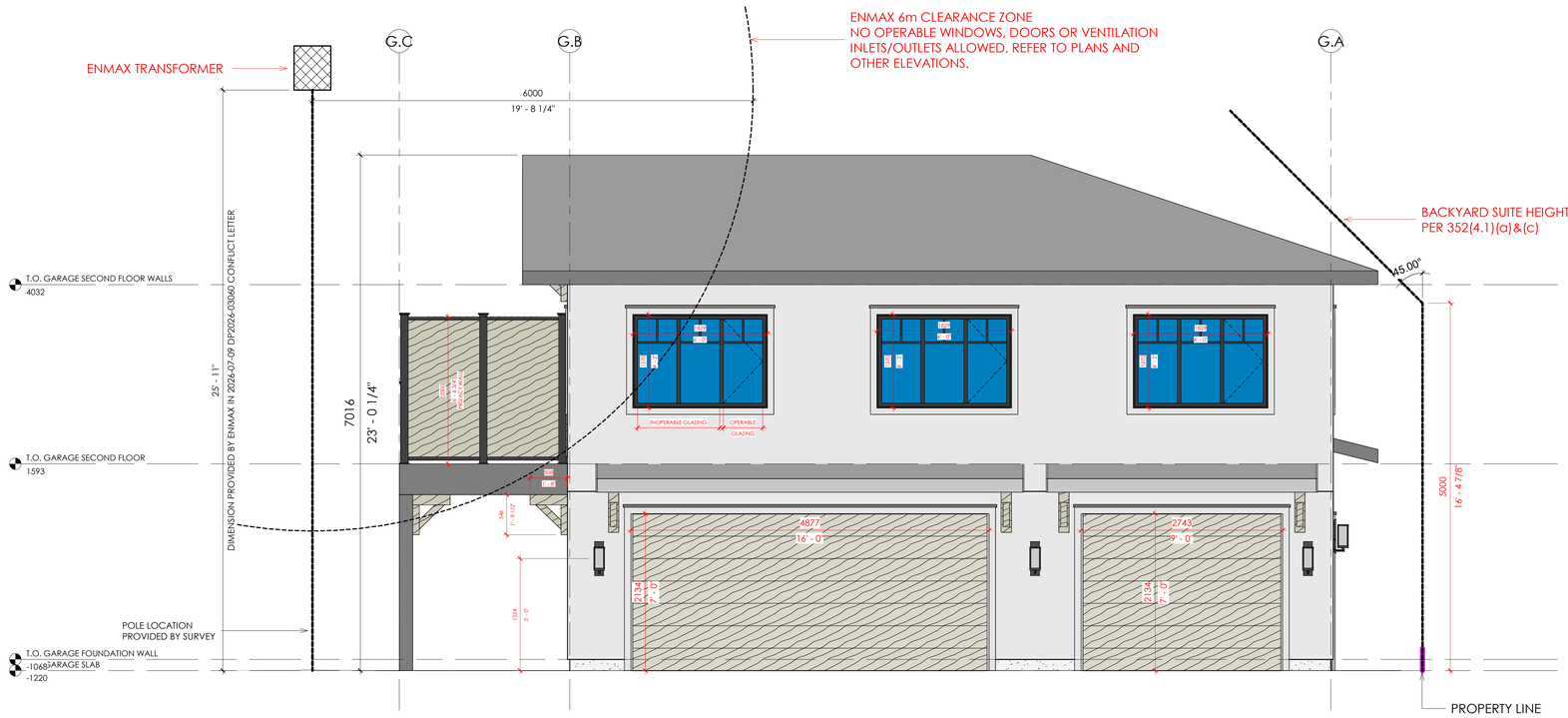
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Drawing Title
EXTERIOR ELEVATIONS

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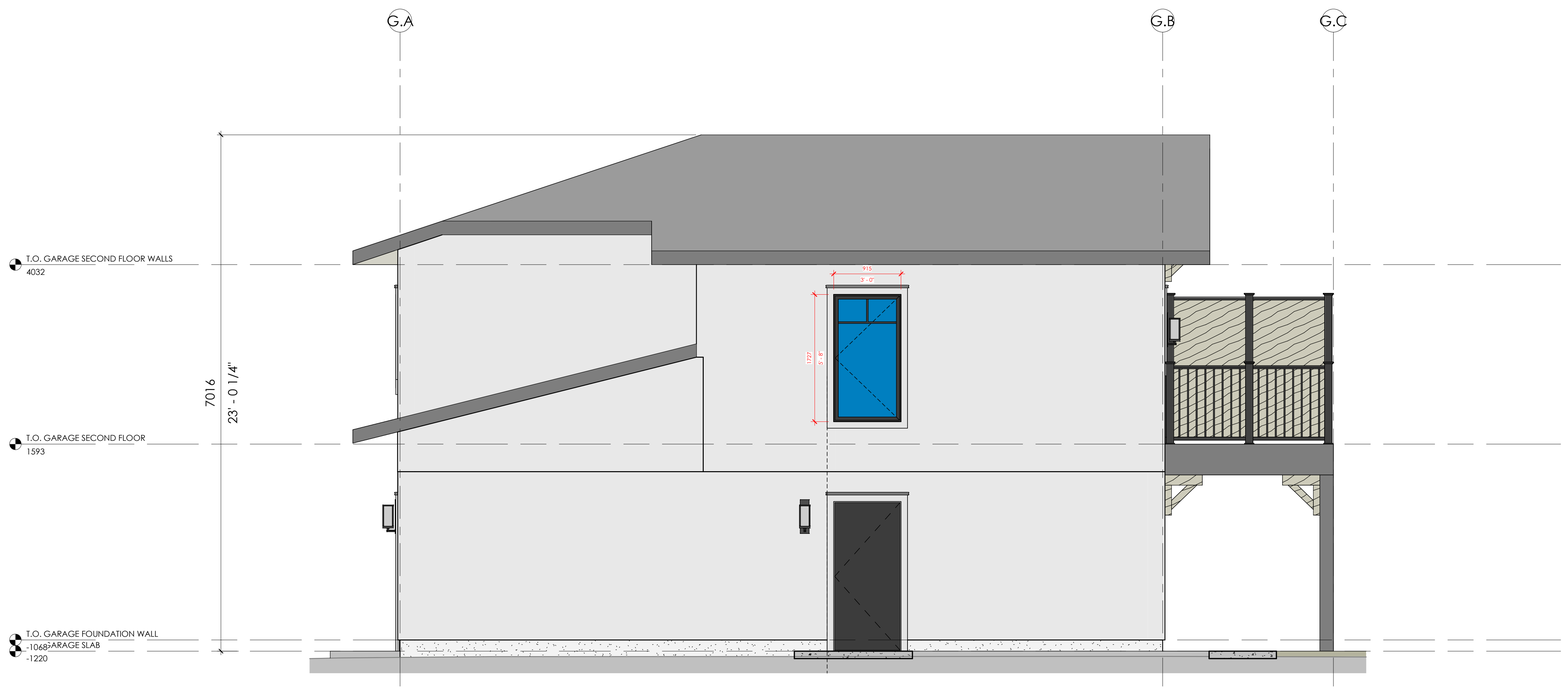
Project Number
2026-002

Drawing Number
DP502



1 NORTH ELEVATION - GARAGE - DP

1 : 35



2 SOUTH ELEVATION - GARAGE - DP

1 : 35

EXTERIOR FINSHES
STUCCO WALL FINISH
CONCRETE PARGING
ASPHALT SHINGLES OR METAL ROOF
WOOD-LOOK METAL SOFFIT & FASCIA
WOOD-LOOK ARCHITECTURAL ROOF BRACES
PREFINISHED METAL FLASHING
BLACK METAL WINDOWS & DOORS WITH WHITE TRIM
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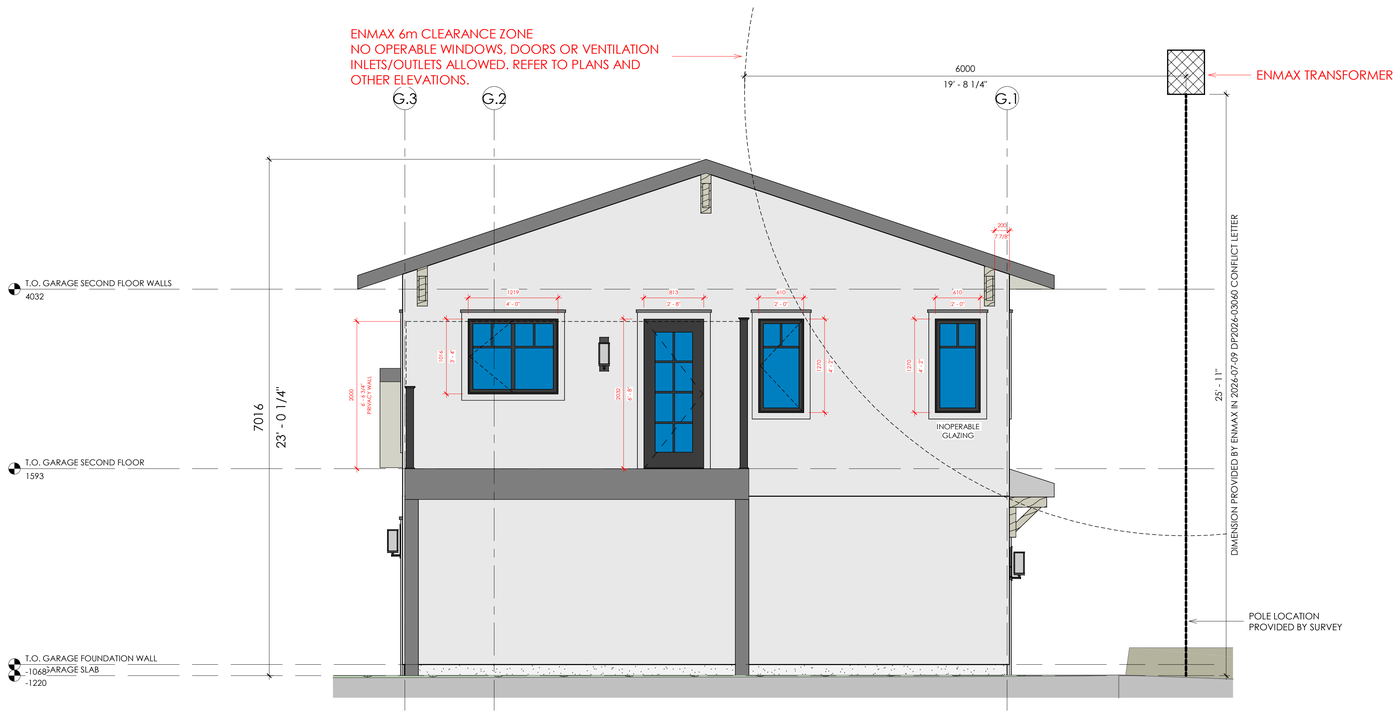
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Drawing Title
EXTERIOR ELEVATIONS

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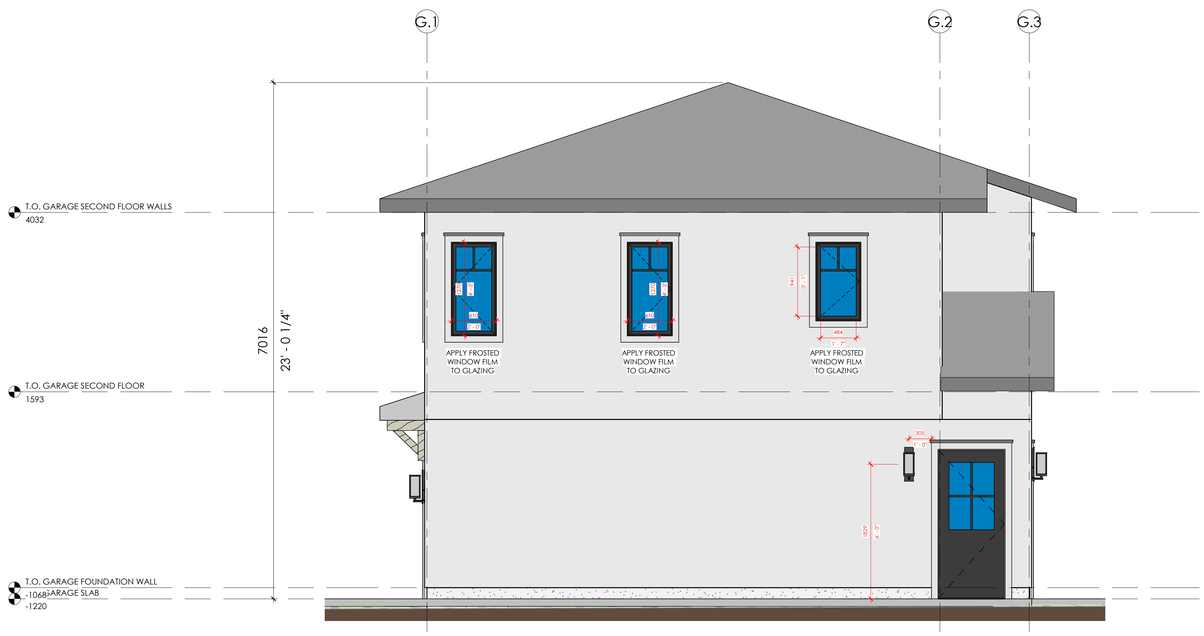
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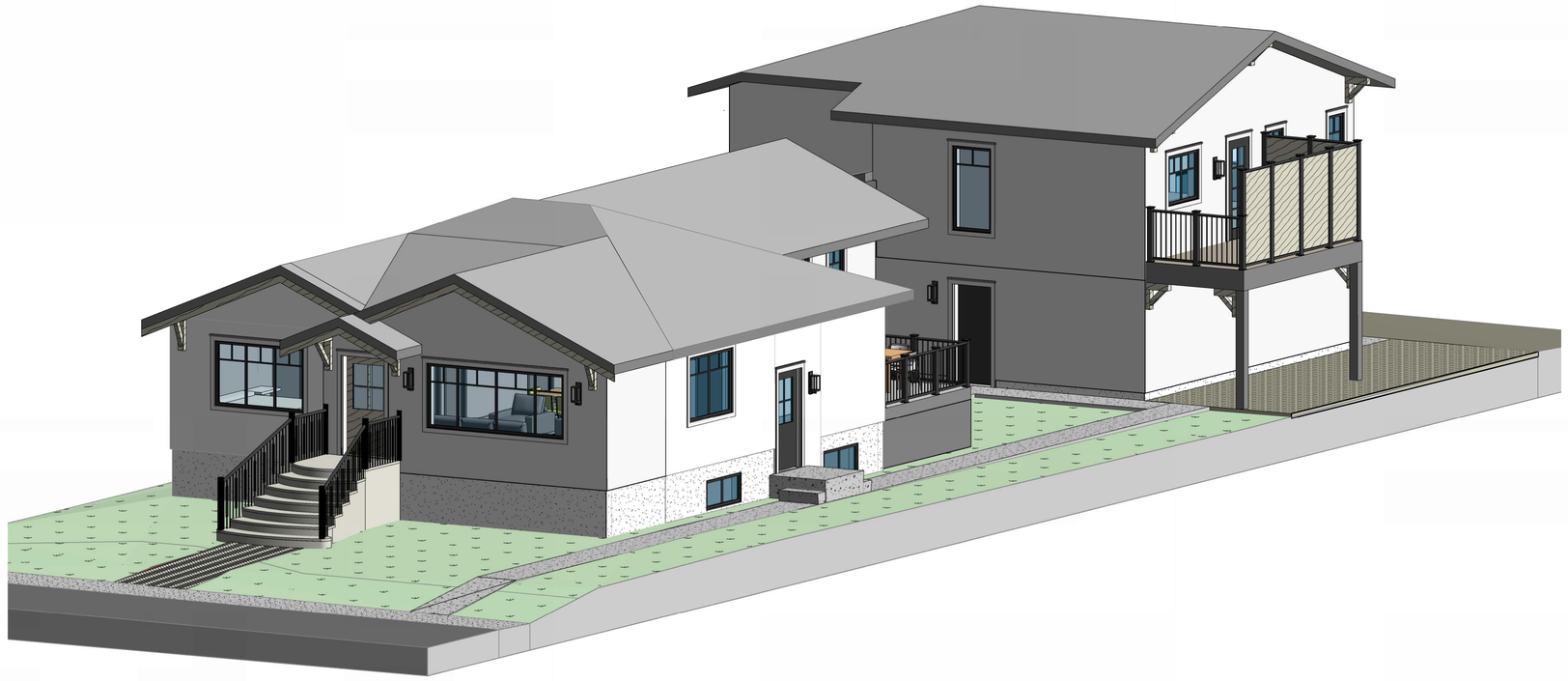
Drawing Number
DP503



1 EAST ELEVATION - GARAGE - DP

1 : 35


G.1
G.2
G.3
T.O. GARAGE SECOND FLOOR WALLS
4032
T.O. GARAGE SECOND FLOOR
1593
T.O. GARAGE FOUNDATION WALL
-1068
GARAGE SLAB
-1220
7016
23' - 0 1/4"
1016
3' - 4"
813
2' - 8"
1422
4' - 8"
1422
4' - 8"
APPLY FROSTED WINDOW FILM TO GLAZING
APPLY FROSTED WINDOW FILM TO GLAZING
1422
4' - 8"
1422
4' - 8"
APPLY FROSTED WINDOW FILM TO GLAZING
1422
4' - 8"
1422
4' - 8"
1422
4' - 8"



1 3D View 1



2 3D View 2

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Client

Project Title
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2116 54 AVE SW, CALGARY, AB, T3E 1L7

Drawing Title
3D VIEWS

Drawing info	
Scale	
Date	2026-05-20
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Partner	

Project Number
2026-002

Drawing Number
DP1601



1 3D View 3



2 3D View 4

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S RESIDENCE
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Drawing Title
3D VIEWS

Drawing info	
Scale	
Date	2026-05-20
Drawn	JU
Checked	
Partner	

Project Number
2026-002

Drawing Number
DP1602