



Development Permit (DP)

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Development Permit Number:
TBA

Carriage Suite

Ellison Family
2231 16 Street S.E.,
Calgary, AB, T2G 3P8

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G1.0



AI Rendering - not an accurate representation of the building



2

Location Plan

C1.0

Scale: NTS

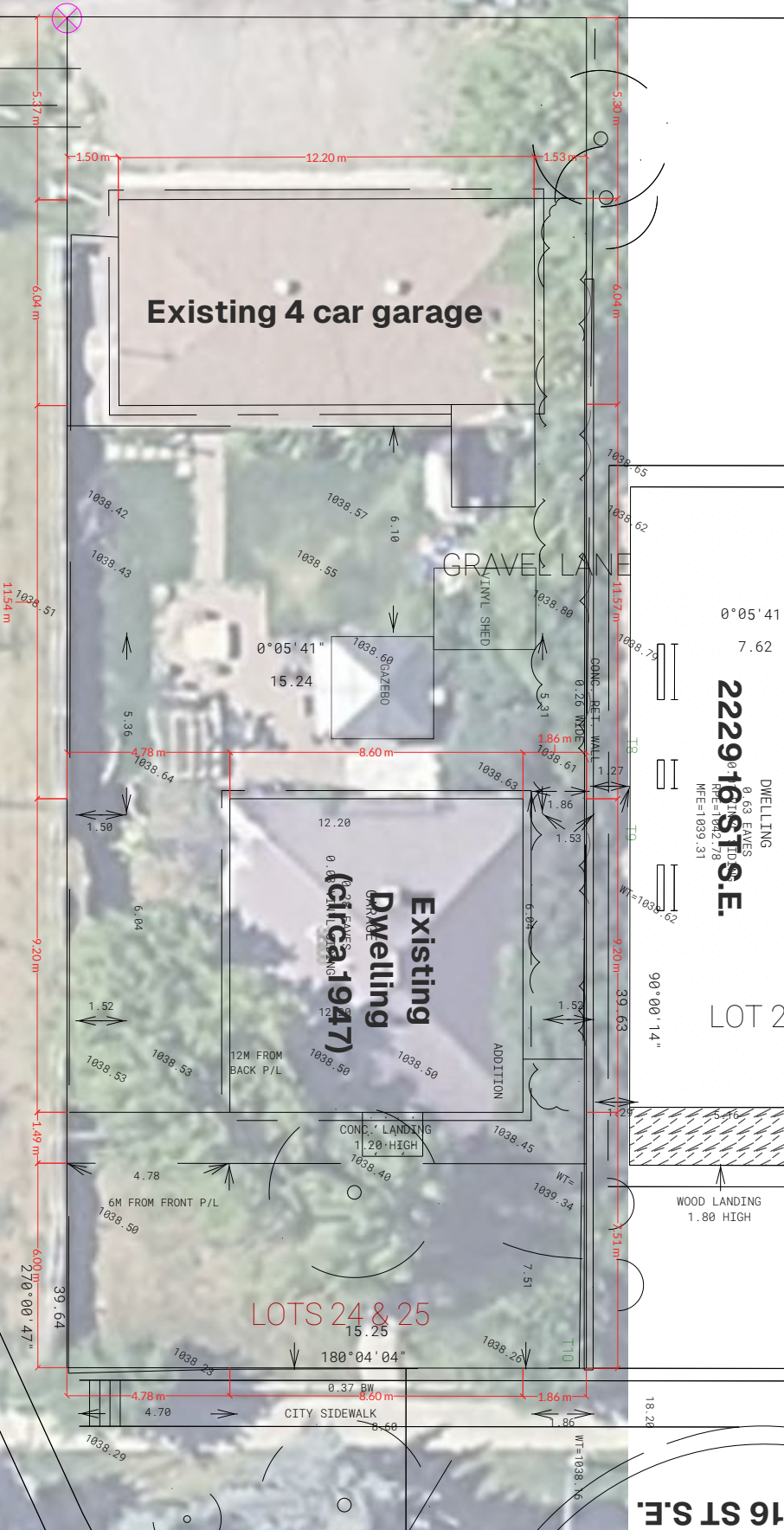
1

Existing Site Plan

C1.0

Scale: 1/16" = 1'

Off-Leash Dog Park



16 ST S.E.

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NEW URBAN
DESIGN GROUP

[illegible]

Existing Site Plan

Scale: As Noted
Sheet Number

5.0

~~LOT 3~~
BLOCK 1

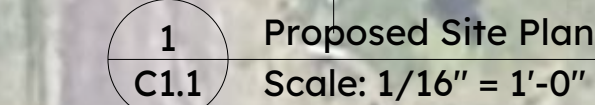
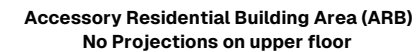
New Backyard Suite = 130.17 m2
Existing Dwelling = 79.18 m2
Total Parcel Coverage = 79.18 + 130.17 = 209.35 m2
NOTE: Gazebo and sheds are less than 10m2 and are not included
Parcel Area = 50' x 130' (15.24 m x 139.63 m) = 604.87 m2
Maximum parcel coverage = 45% (R-CG one dwelling)
Actual Parcel coverage = 209.35 m2 / 604.87 m2 = 34.61 %

A relaxation is requested to permit an ARB area of 130.17 m². This variance is justified based on the unique characteristics of the parcel and the critical life-safety functionality of the design:

- The subject parcel features a non-standard depth of 130 feet (50' x 130'), providing 500 square feet more area than a standard residential lot. Situated at the end of the block adjacent to a dog park, the property easily absorbs this larger footprint without impacting adjacent neighbours.

- The 75 m² ARB limit is a generalized bylaw mechanism intended to prevent standard lots from exceeding maximum parcel coverage. Despite the larger ARB, the total parcel coverage of this site sits at only 34.61%, well below the maximum allowable 45% for this zoning. The site is significantly under-built compared to what the Bylaw permits.

- The additional area is not arbitrary; it is functionally required to facilitate "aging-in-place." The extra footprint directly accommodates life-safety mobility requirements, including wider stairs for a chair lift, integration space for a future through-the-floor lift, and expanded circulation radiuses required for mobility aids.

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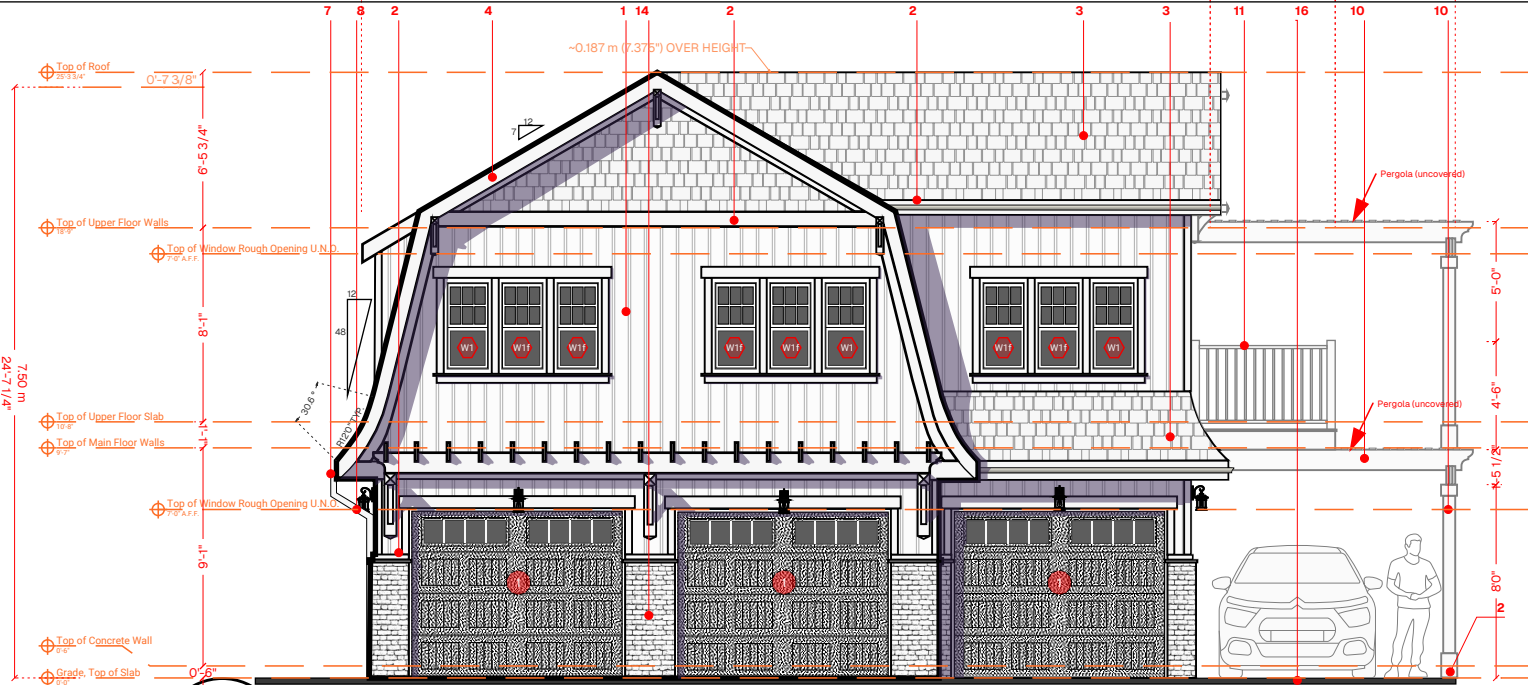
Sheet Title

Proposed Site Plan

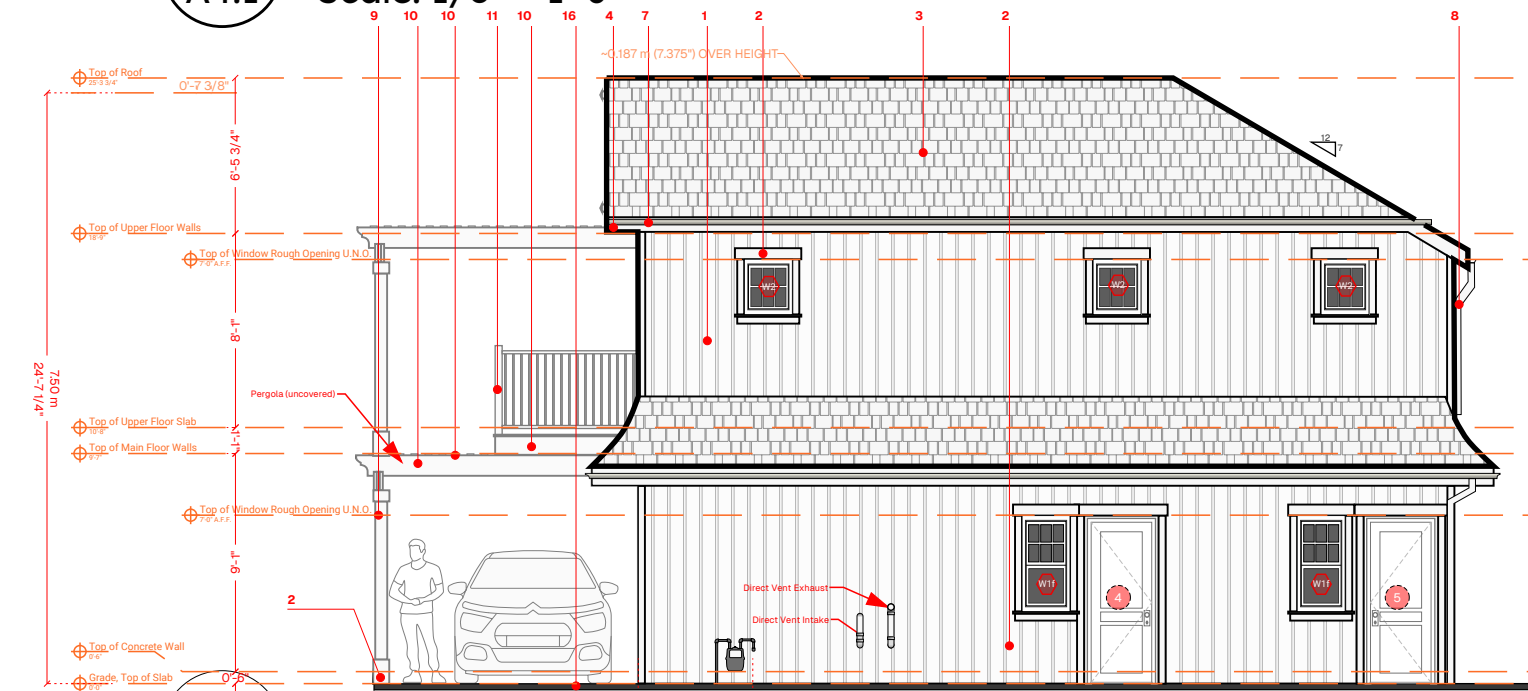
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Sheet Number

C1.1



1
A4.1 FRONT (WEST) ELEVATION
Scale: 1/8" = 1'-0"



2
A4.1 REAR (EAST) ELEVATION
Scale: 1/8" = 1'-0"

Materials

1. Cementitious Board and Batten Cladding
2. Cementitious Trim
3. Asphalt Shingles
4. Cementitious Fascia
5. Aluminum Soffit (Unvented)
6. Aluminum Soffit (Vented)
7. Aluminum Gutter
8. Aluminum Downspouts
9. Treated Wood (Spruce)
10. Spruce (painted)
11. Powder Coated Metal Railing
12. Decorative Cedar Bracket
13. Decorative Cedar Shakes
14. Brick
15. Wood Garage Door (or imitation wood)
16. Concrete

Openings

- 20" X 40" SINGLE HUNG
- 20" X 20" PICTURE / PICTURE
- 20" X 20" PICTURE (OBSCURED GLASS)
- 20" X 20" PICTURE
- 90" x 70" Carriage Style Garage Door
- 60" x 68" PATIO DOOR XO
- 28" x 68" STEEL DOOR (See plans for hinge direction)
- 30" x 68" CRAFTSMAN STYLE DOOR (See plans for hinge direction)
- 28" x 68" WOOD DOOR (See plans for hinge direction)



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Issued Sets:		
No.	Revision/Issue	Date
1	DP Application	2025-06-19
2		
3		
4		
5		
6		
Sheet Title		

Elevations Front
& Back

Scale: As Noted
Sheet Number

A4.1

