



## Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

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The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or [dp.circ@calgary.ca](mailto:dp.circ@calgary.ca)
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



# Application Notice DP2024-04157

June 19, 2024

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

## Application Details

**File Number:** DP2024-04157

**File Manager:** BENJAMIN BAILEY

**Phone:** 403-369-6488

**eMail:** Benjamin.Bailey@calgary.ca

**Address:** 35 11A ST NE

**Legal:** 2411141;3;1

**Land Use Bylaw:** 1P2007

**L.U.D.:** MU-1 f4.0h50

**Community:** BRIDGELAND/RIVERSIDE

**Ward:** 09

**Application Description:** New: Dwelling Unit, Retail and Consumer Service (2 phases, 2 buildings)

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Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

**Comments are due by: July 10, 2024**

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.



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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023-03-30	Design Review
2	2023-09-15	Issued for Pre-App.
4	2024-05-29	Issued for Development Permit

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**bucci**

PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**TITLE PAGE**

DRAWN BY LM	JOB NO. 2301	Building Permit #
CHECKED BY TC	SHEET	
ISSUE DATE (yy/mm) 2024/05		
SCALE AS NOTED		

**DP0.00**

# MIXED-USE DEVELOPMENT PERMIT

## ARCHITECTURAL



#300 - 1410 1st Street SW, Calgary, Alberta T2R 0V8  
(403) 287-9960 | info@ckarch.ca

## LANDSCAPE



#301 - 501 18 Avenue SW, Calgary, Alberta T2S 0C7  
(403) 708-8778 | navagrah.ca

## SITE LIGHTING



#305 - 525 11 Avenue SW, Calgary, Alberta T2R 0C9  
(403) 294-9027 | nemetz.com

## ENERGY MODEL



#110 - 5970 Centre Street SE, Calgary, Alberta T2H 0C1  
(403) 509-1039 | reinboldengineering.com

### DRAWING LIST DP

- Architectural
- DP0.00 TITLE PAGE
- DP0.01 SITE SURVEY
- DP0.02 PHASING PLAN
- DP0.03 VEHICLE TURNING DIAGRAMS
- DP0.04 SHADOW STUDY
- DP0.05 PHOTOS
- DP0.06 REFLECTED CEILING PLANS - EXTERIOR LIGHTING
- DP0.07 SITE DETAILS
- DP0.08 SITE DETAILS
- DP0.09 SITE SECTIONS - WEST
- DP0.10 SITE SECTIONS - SOUTH
- DP0.11 SITE SECTIONS - EAST
- DP0.12 SITE SECTIONS - NORTH
- DP0.13 EFFICIENCY STATS
- DP0.14 CITY OF CALGARY SCHEDULES
- DP1.00 SITE PLAN
- DP1.01 BLOCK PLAN
- DP1.02 P2 PLAN
- DP1.03 P1 PLAN

### DRAWING LIST DP

- DP1.04 MAIN FLOOR PLAN
- DP1.05 LEVEL 2
- DP1.06 LEVELS 3, 7, 11, 15
- DP1.07 LEVELS 4, 8, 12, & 16
- DP1.08 LEVELS 5, 9, & 13
- DP1.09 LEVELS 6, 10, & 14
- DP1.10 ROOF PLAN
- DP2.01 MAIN FLOOR GFA
- DP2.02 SECOND FLOOR GFA
- DP2.03 TYPICAL TOWER GFA
- DP3.01 LEVEL 1 NET & ADDRESSING
- DP3.02 LEVEL 2 NET & ADDRESSING
- DP3.03 LEVEL 3, 7, 11, & 15 NET & ADDRESSING
- DP3.04 LEVELS 4, 8, 12, & 16 NET & ADDRESSING
- DP3.05 LEVELS 5, 9, & 13 NET & ADDRESSING
- DP3.06 LEVELS 6, 10, & 14 NET & ADDRESSING
- DP4.00 ELEVATIONS
- DP4.01 ELEVATIONS
- DP4.02 ELEVATIONS
- DP5.00 BUILDING SECTION
- DP5.01 BUILDING SECTION

ARTIST CONCEPT RENDER | REFER TO THE DRAWINGS



LEGAL DESCRIPTION  
PLAN 273 JK  
BLOCK C  
LOT 1  
(AS OF JAN 25, 2024)

PROPERTY LINE

SYMBOLS

- POWER POLE  
LIGHT STANDARD  
CATCH BASIN  
MANHOLE (GRADED TOP)  
MANHOLE (STORM)  
MANHOLE (SANITARY)  
MANHOLE (UTILITY/UNKNOWN)  
SIGN  
CULVERT  
TESTHOLE (PIEZOMETER)  
VALVE (GAS)  
VALVE (WATER)  
HYDRANT  
POLE ANCHOR (GUY WIRE)  
BOLLARD  
TREE (DECIDUOUS)  
TREE (CONIFEROUS)

LINE TYPES

- TREE LINE  
TOE OF SLOPE  
TOP OF SLOPE  
EDGE OF GRAVEL  
ELECTRICAL LINE  
GAS LINE  
TELECOM LINE  
FENCE

ABBREVIATION

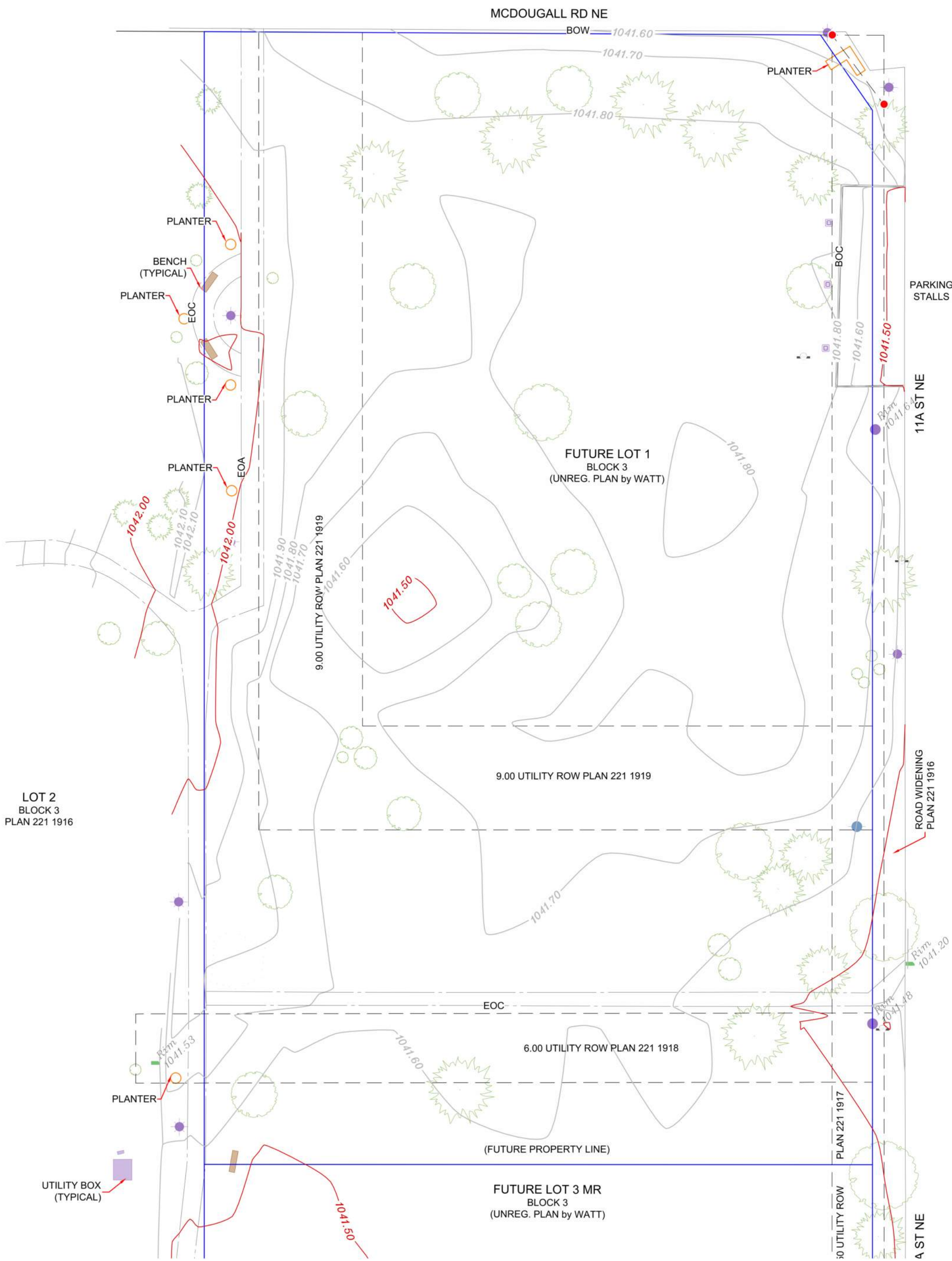
- BACK OF WALK  
FRONT OF WALK  
BACK OF CURB  
FACE OF CURB  
LIP OF GUTTER  
EDGE OF ASPHALT  
EDGE OF CONCRETE  
EDGE OF GRAVEL

- MAJOR CONTOUR  
MINOR CONTOUR  
SPOT ELEVATION

URBAN  
systems survey inc.

101 - 134 11th Avenue SE Calgary, Alberta, T2G 0X5  
p. 403.291.1193 f. 403-291-1374

Bridgeland - 11A St & Bow Valley LN NE



ELEVATIONS ARE GEODETIC &  
BASED ON TIES TO ASCM 245092  
COMBINED SCALE FACTOR = 0.999738

Client/Project		
Bucci/Silvera Existing Conditions		
Scale	Date	Figure
1:300	2024-05-23	Future Lot 1
4790.0004.80		Title

Topographic Survey  
Date of Survey (2024-01-18)

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2024-05-29	Issued for Development Permit

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bucci

PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

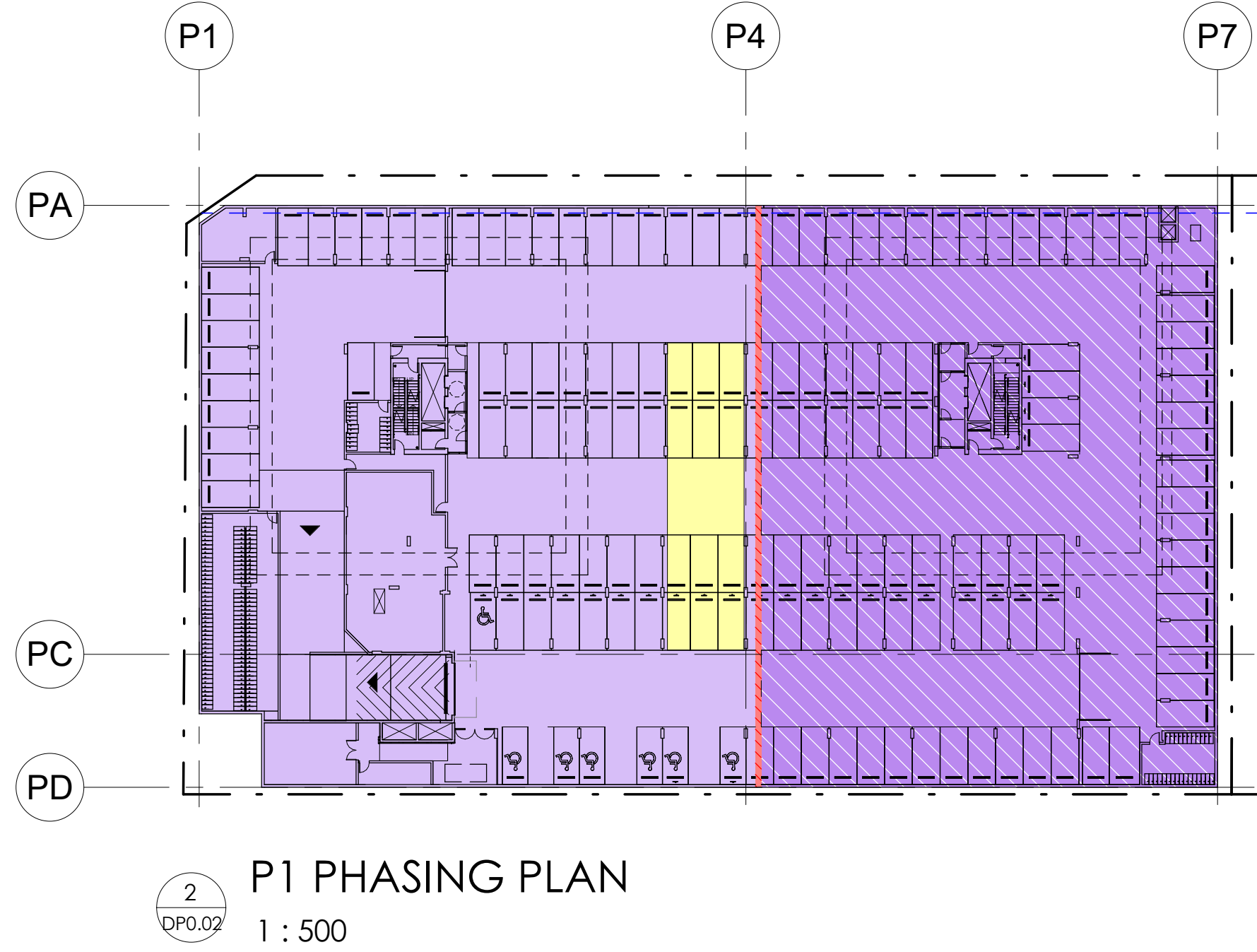
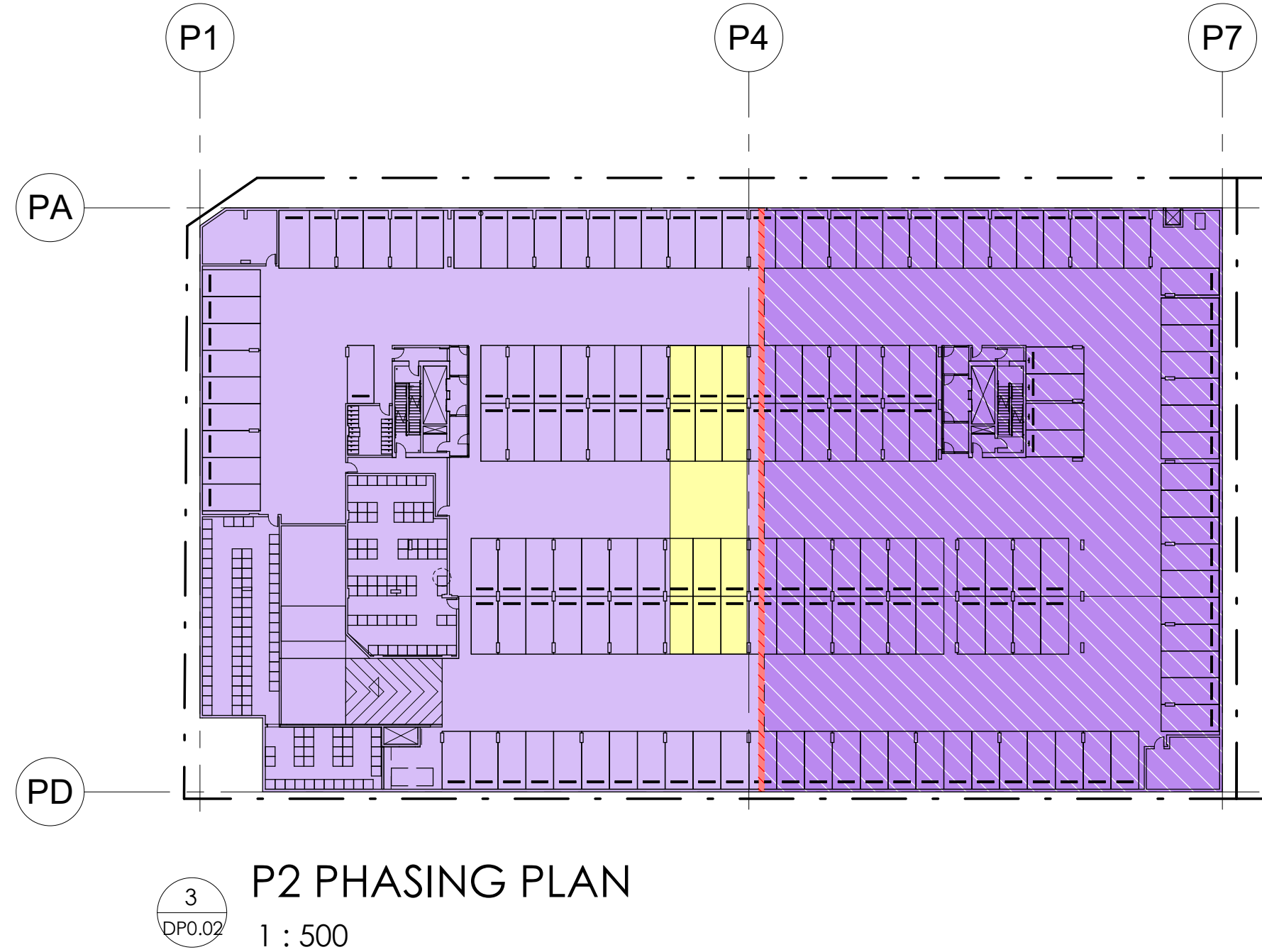
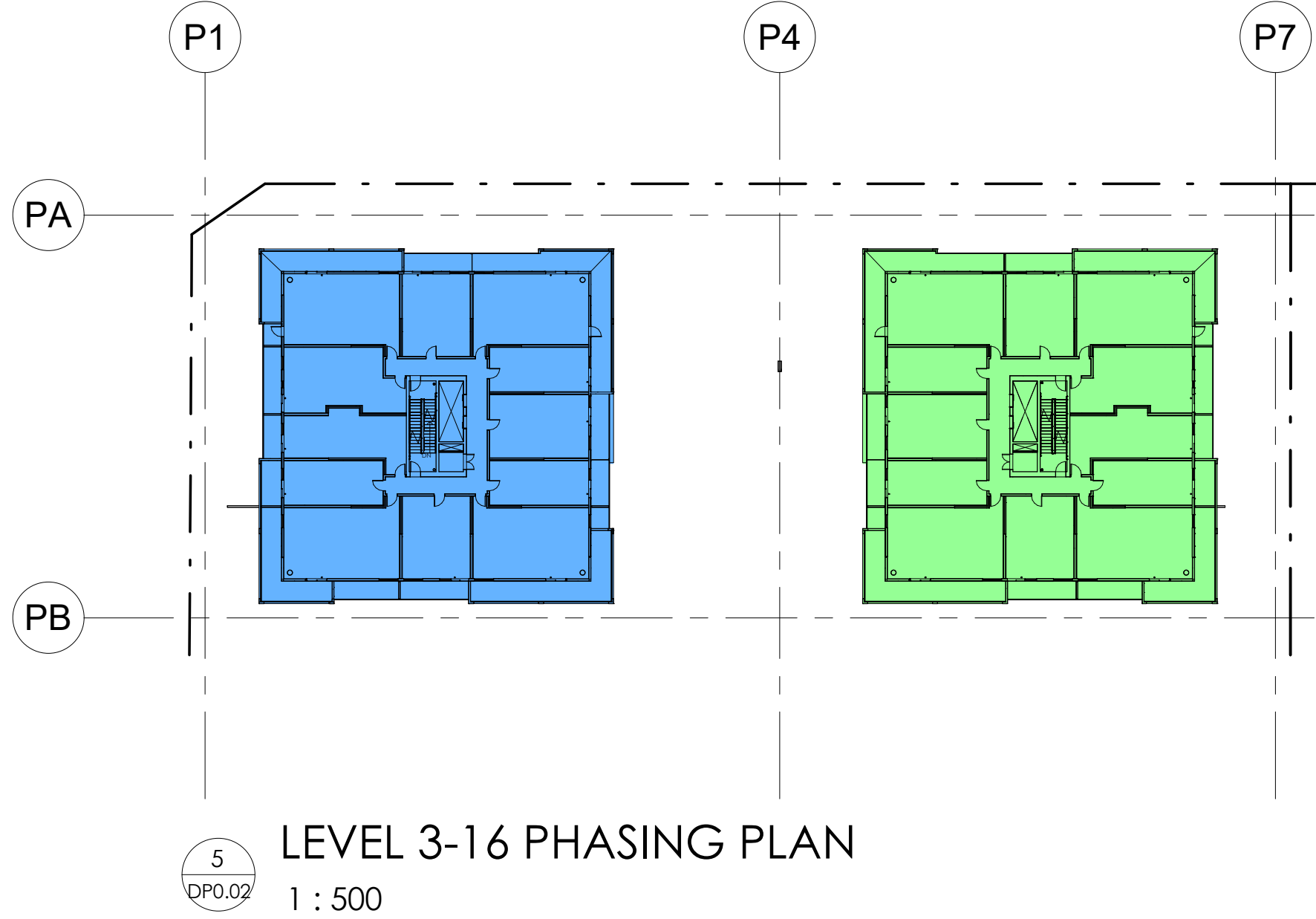
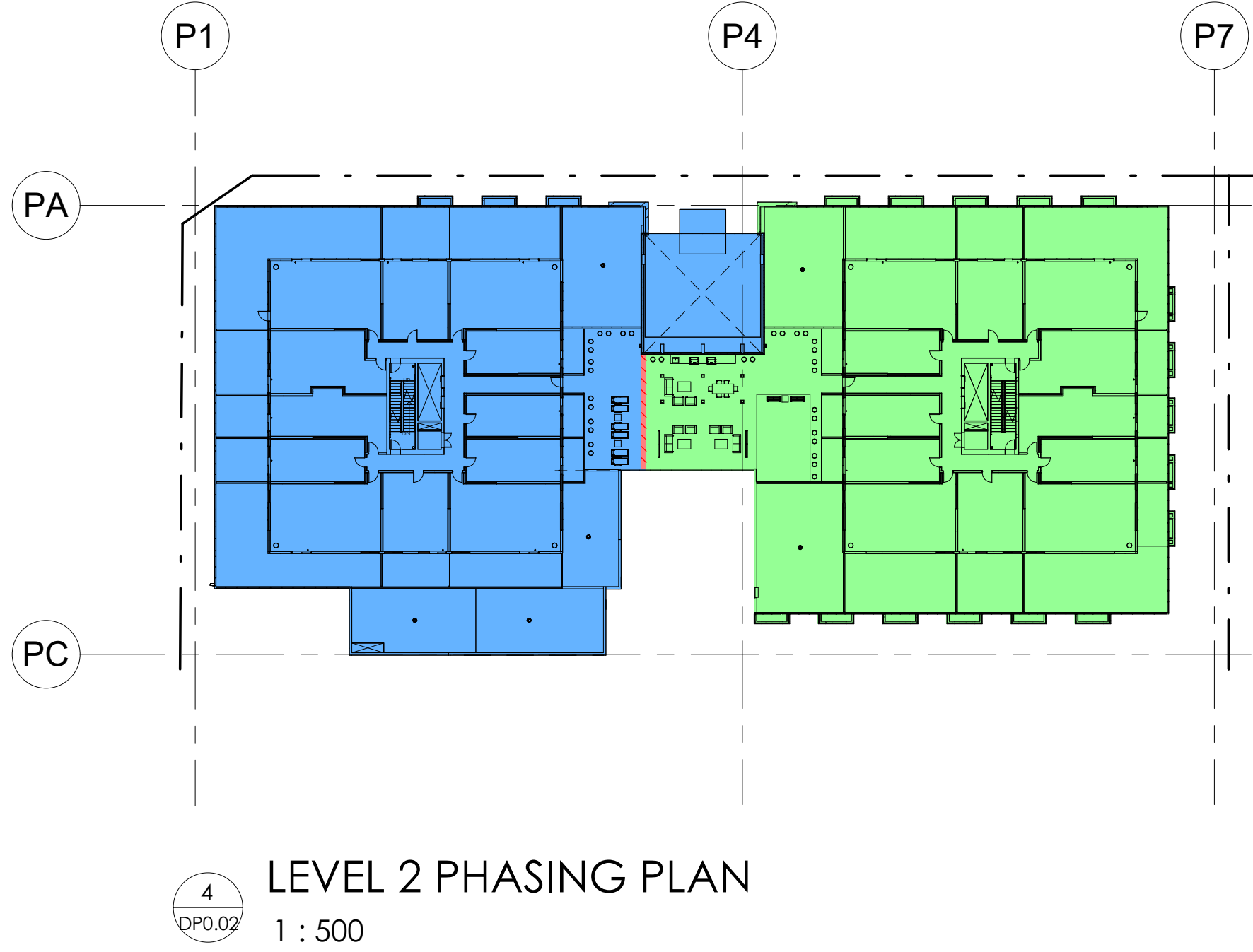
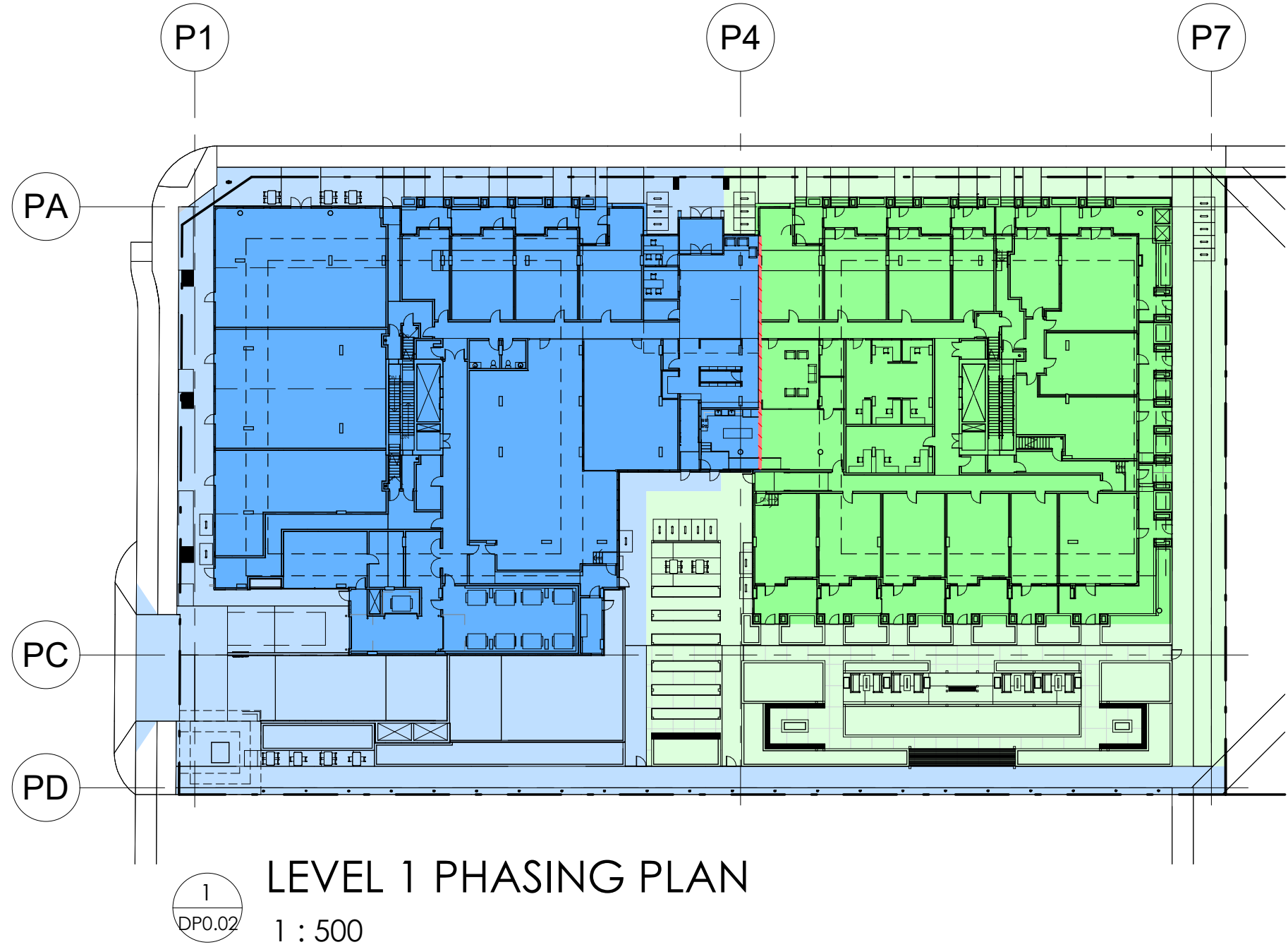
DRAWING

SITE SURVEY




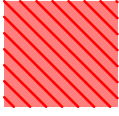


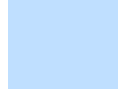

DRAWN BY Author	JOB NO. 2301	Building Permit #
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ISSUE DATE (yy/mm) 2024/05		DP0.01
SCALE AS NOTED		



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### PHASING PLAN LEGEND

	PHASE 1 : PARKADE		PHASE 2: PARKADE TO OPEN ONCE PHASE 2 IS COMPLETE
	PHASE 1: TEMPORARY DRIVE AISLE UNTIL PHASE 2 TOWER COMPLETE		PHASE 2: TEMPORARY BARRIER
	PHASE 1: BUILDING #1000		PHASE 2: BUILDING #2000
	PHASE 1: LANDSCAPE		PHASE 2: LANDSCAPE

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
3	2024-02-27	Issued for Land Use
4	2024-05-29	Issued for Development Permit

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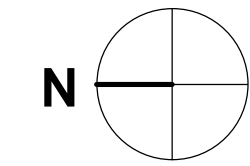
**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**PHASING PLAN**

DRAWN BY SEM	JOB NO. 2301	Building Permit #
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2024/05		
SCALE AS NOTED		





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Revision Schedule		
Number	Date (yy/mm/dd)	Description
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PROJECT NAME AND ADDRESS

## MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

## VEHICLE TURNING DIAGRAMS

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ISSUE DATE (yy/mm) 2024/05		<b>DPO.03</b>
SCALE AS NOTED		

**DP0.03**



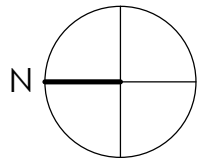
C:\Users\lauren.mackenzie\Desktop\00 Silvera\2301-[24-05-20] Silvera Shadow Study\_host file.rvt 2024-05-20 8:10:23 PM



M-R VIEW: LOOKING NE



M-R VIEW: LOOKING NW



Outline of shadows cast by existing buildings

JUNE 21 - SUMMER SOLSTICE

MARCH/SEPTEMBER 21 - EQUINOX

10am

12pm

2pm

4pm

Note: Shadow studies are for discussion purpose only. All images shown are an approximate estimation of the potential shadows that could be casted on the proposed design. Design is subject to further development, accurate site survey and services. Shadow studies are created using industry standard software.

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PROJECT NAME AND ADDRESS

BUCCI MULTIFAMILY  
MCDOUGALL RD NE & 11A ST NE

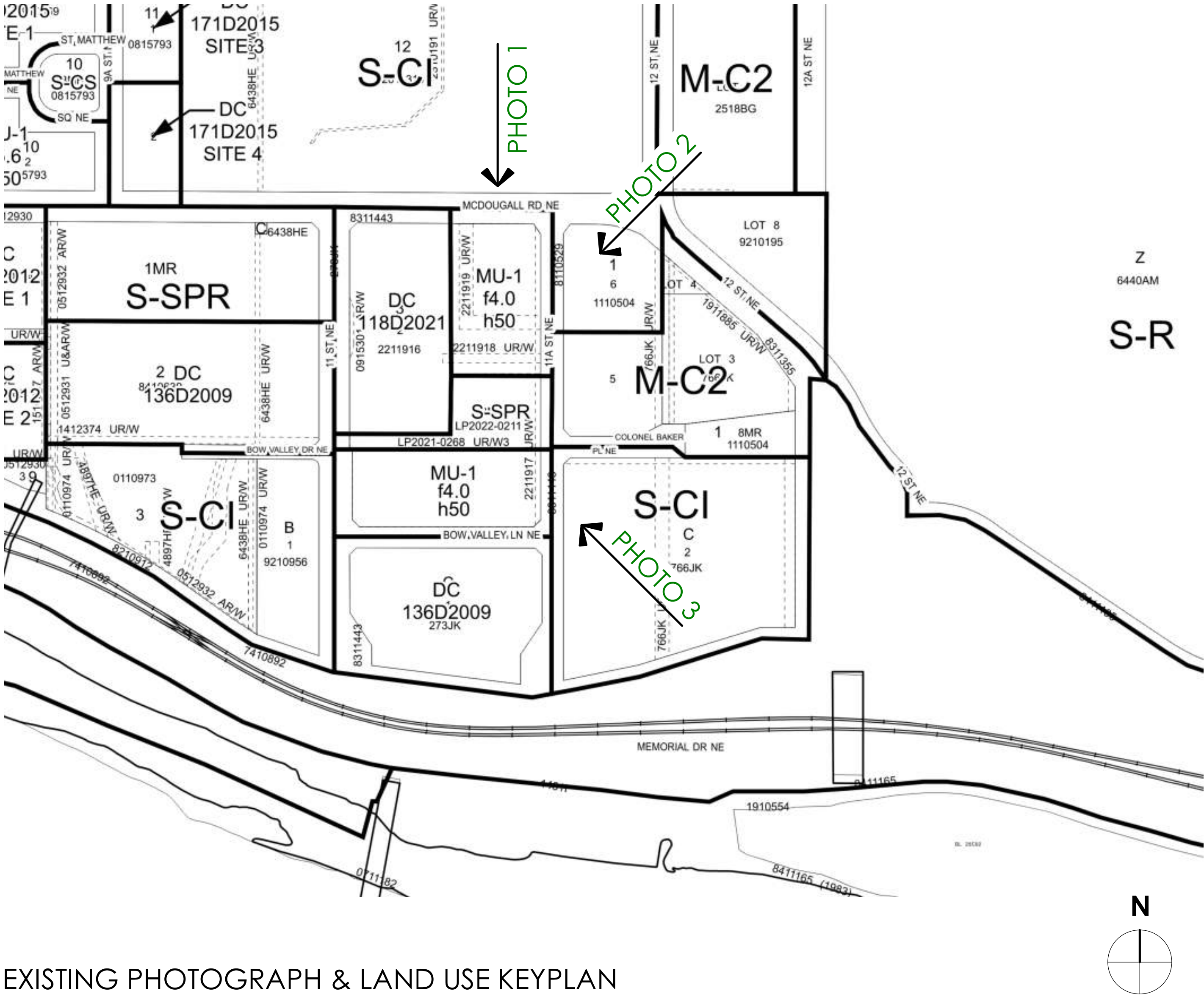
DRAWING

SHADOW STUDY

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Author	2301	
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Checker		
ISSUE DATE (yy/mm)		
2024		
SCALE		
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EXISTING PHOTOGRAPH & LAND USE KEYPLAN



EXISTING PHOTOGRAPH #1



EXISTING PHOTOGRAPH #2



EXISTING PHOTOGRAPH #3

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Revision Schedule		
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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB

FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

PHOTOS

DRAWN BY

Author

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ISSUE DATE (yy/mm)

2024/05

SCALE

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JOB NO.

2301

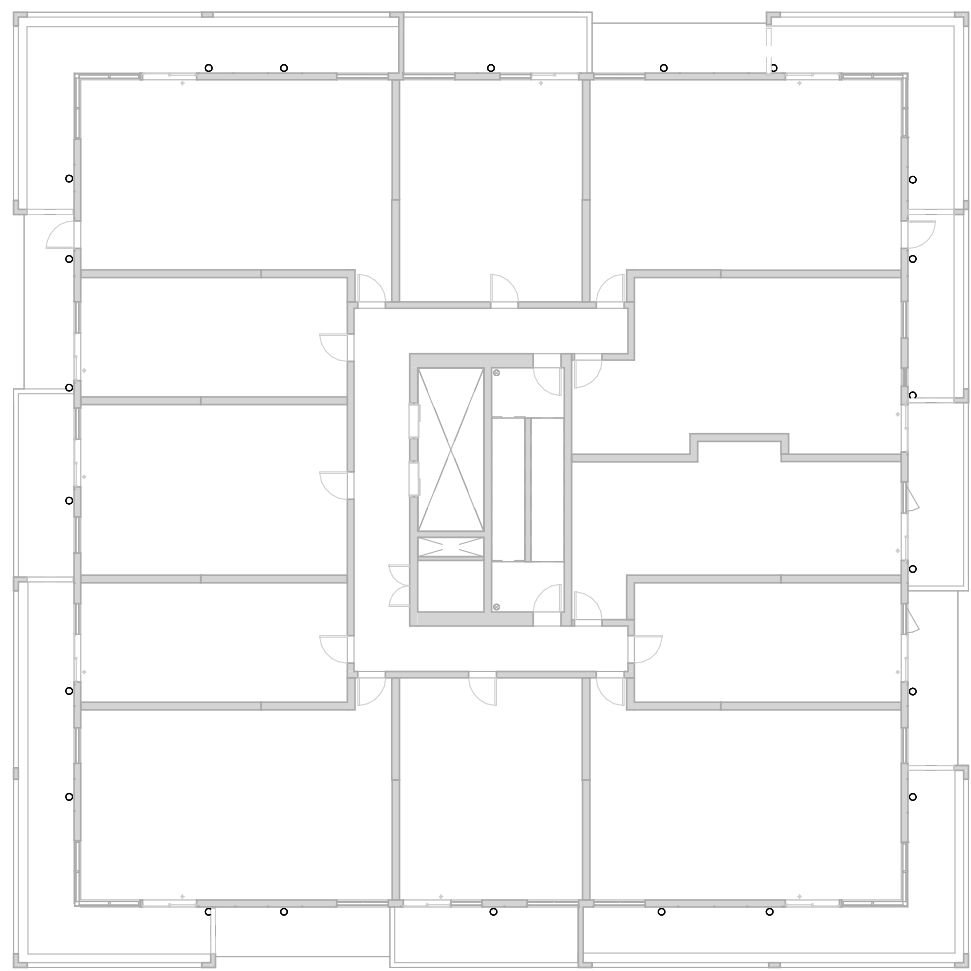
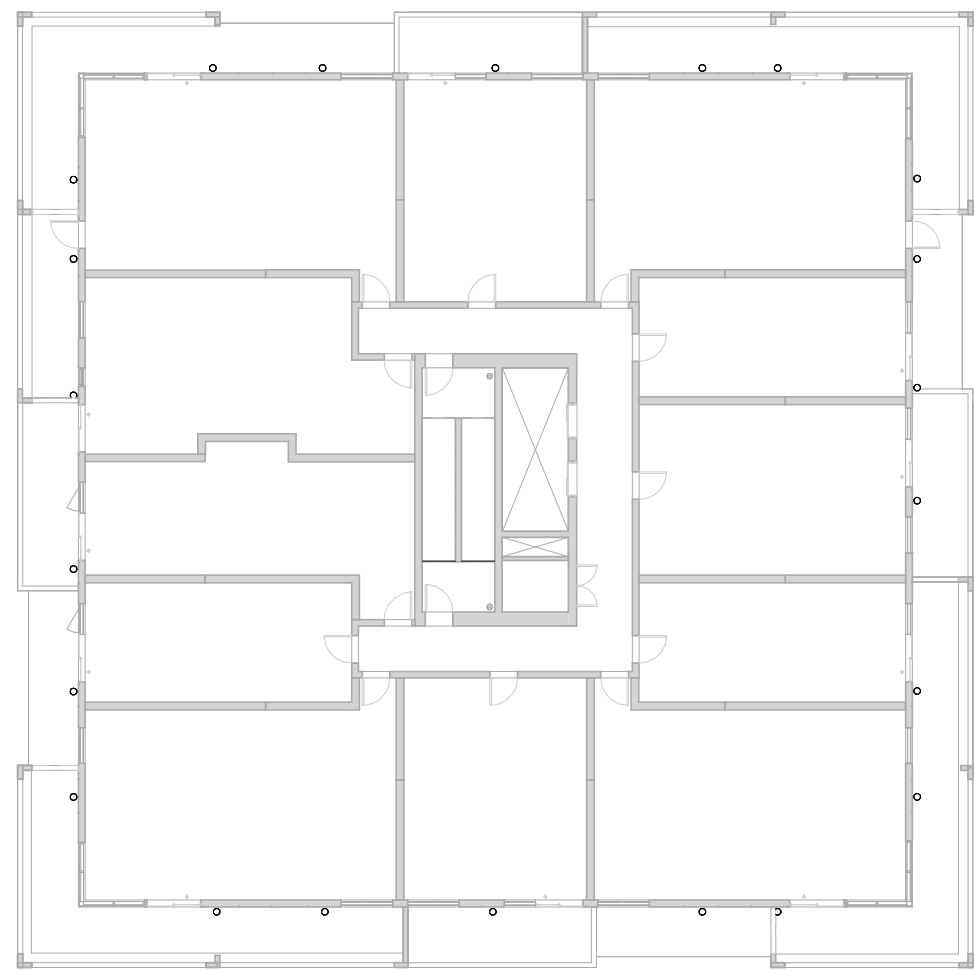
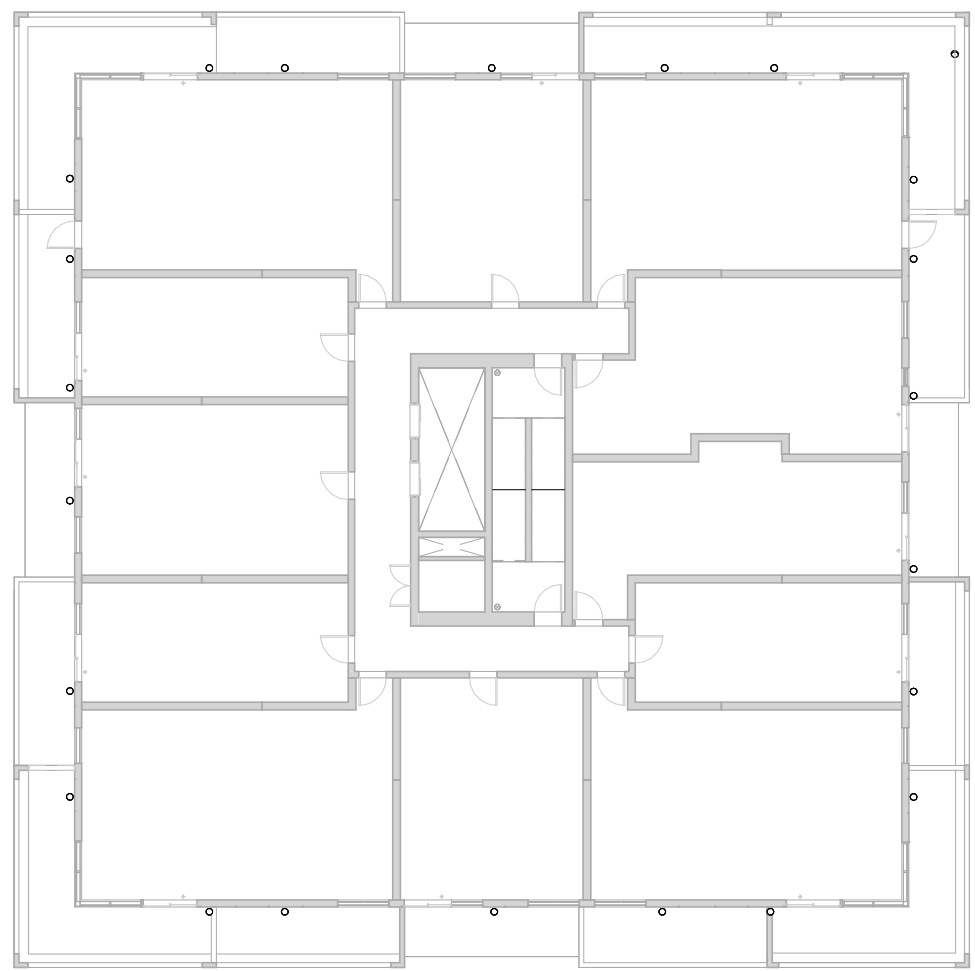
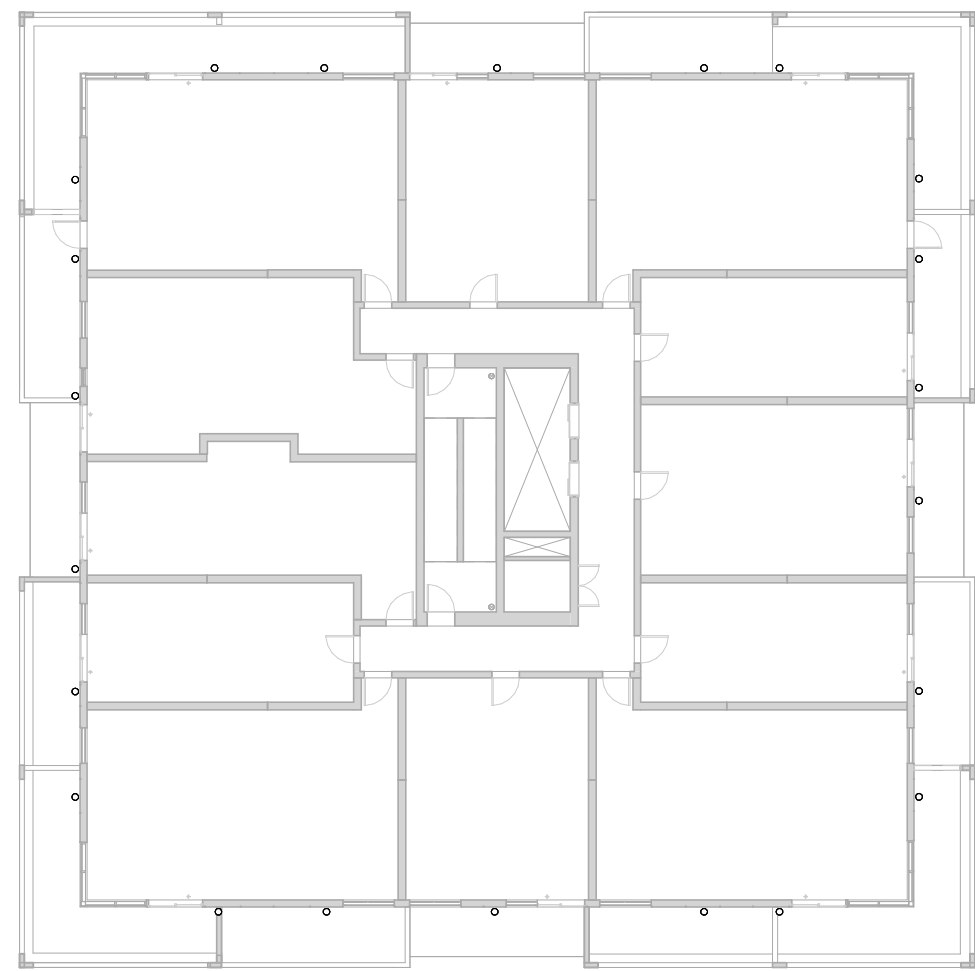
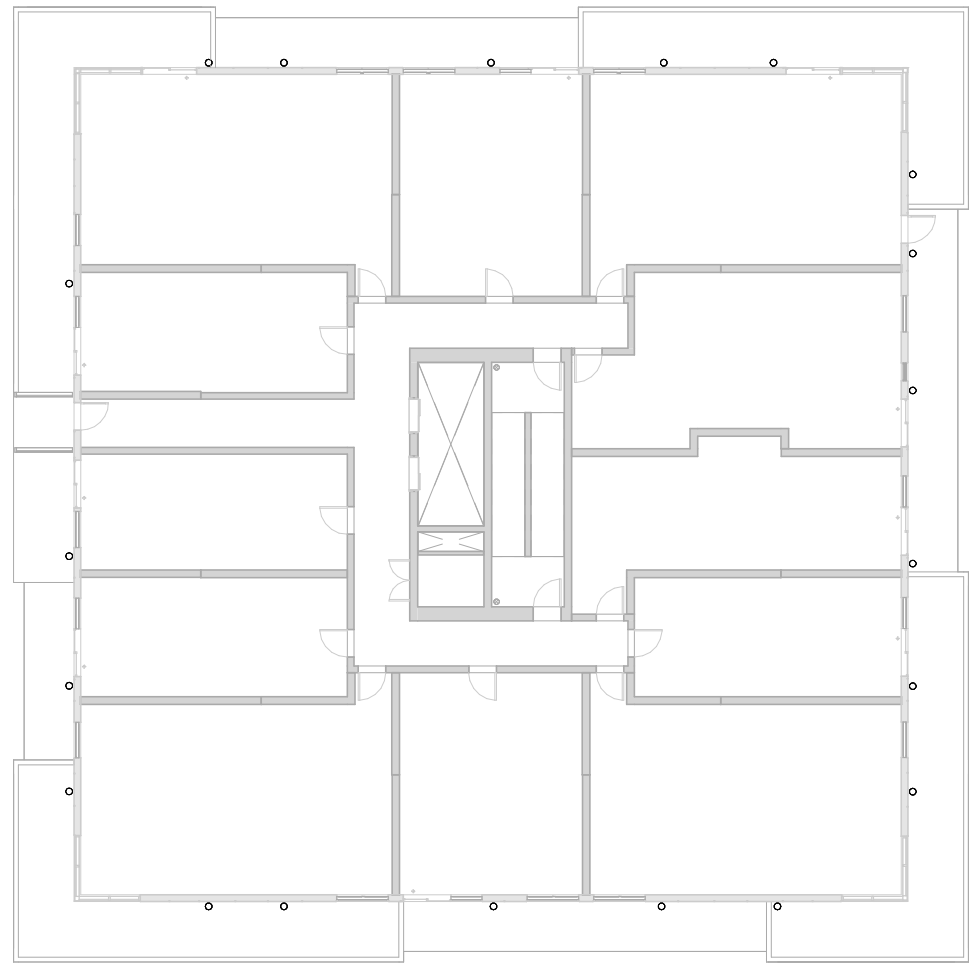
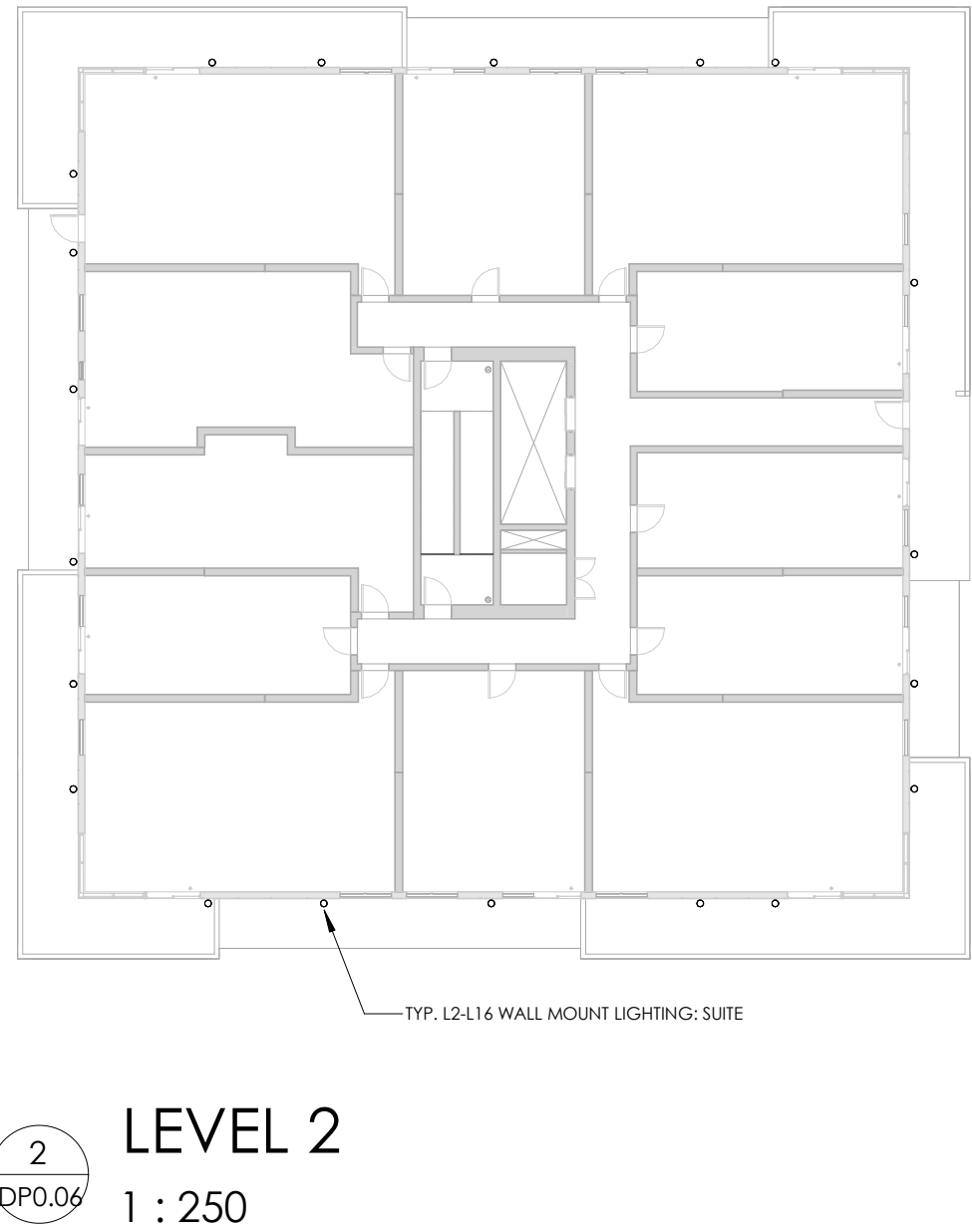
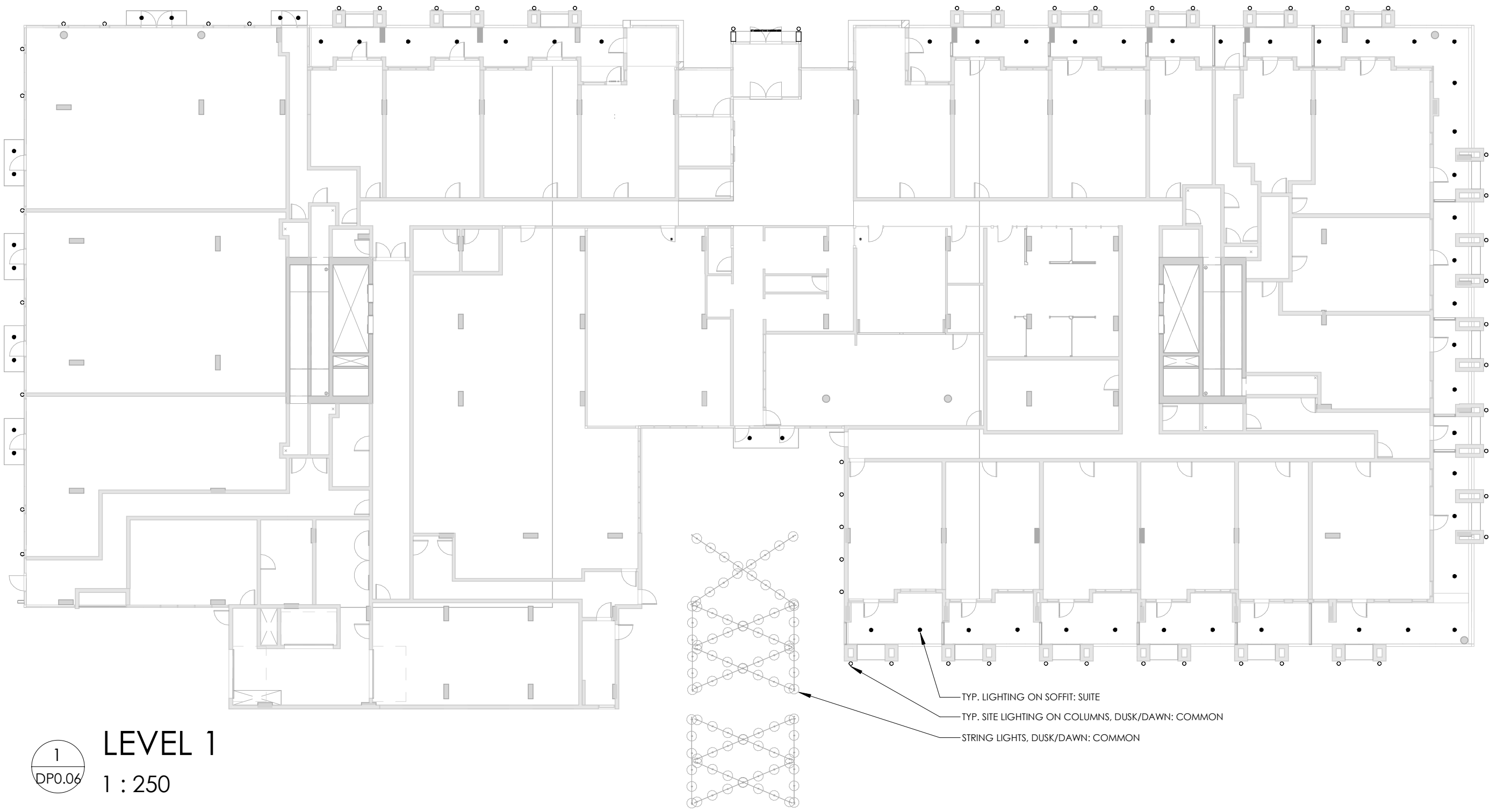
Building Permit #

SHEET

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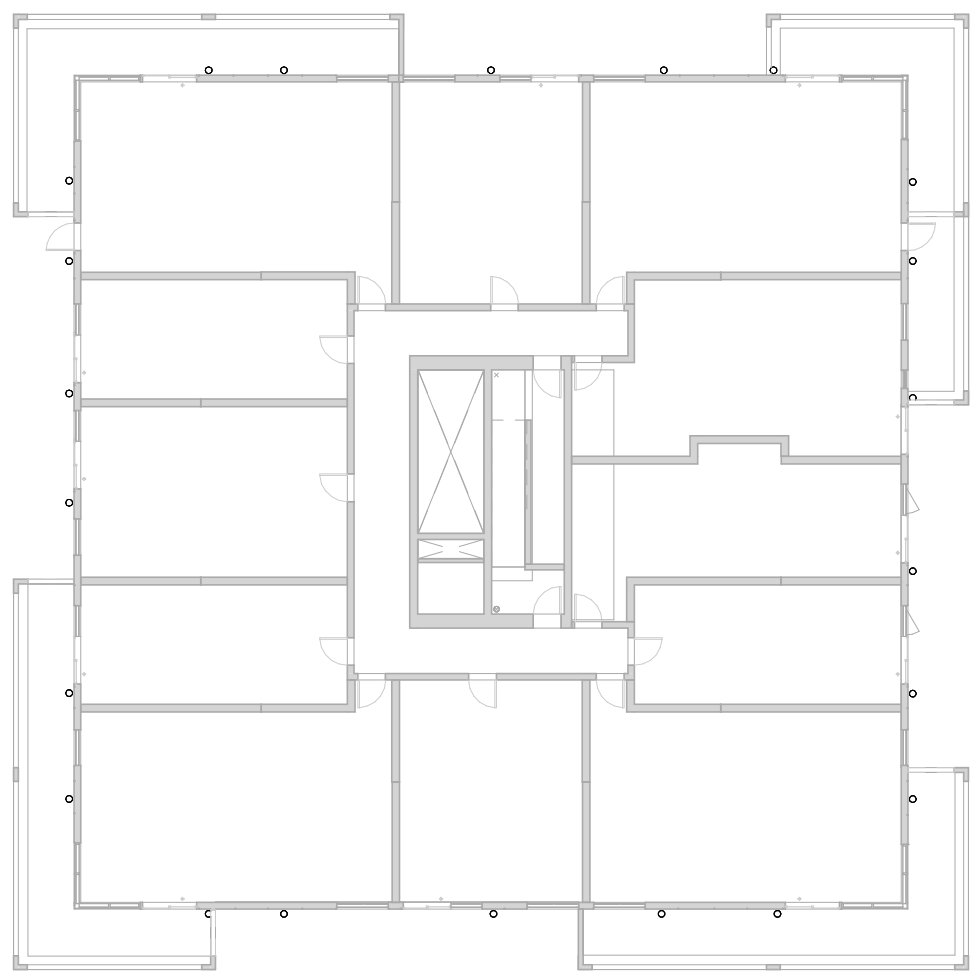
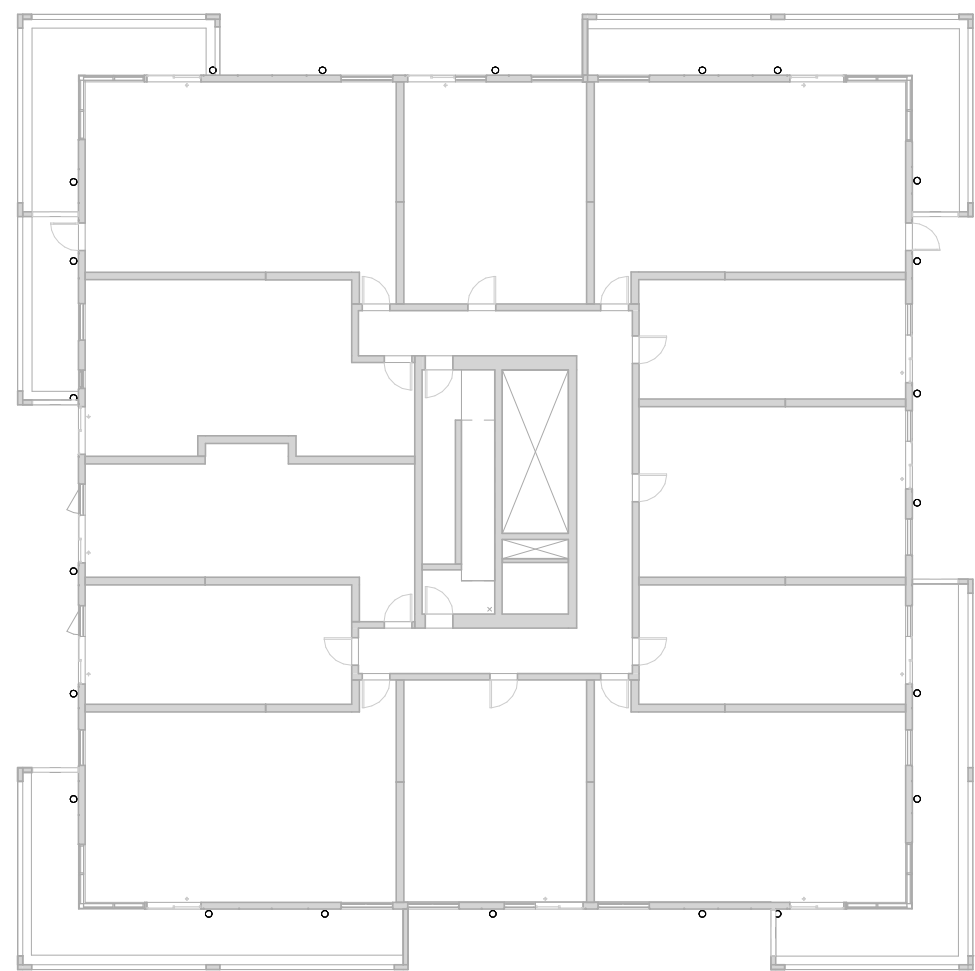
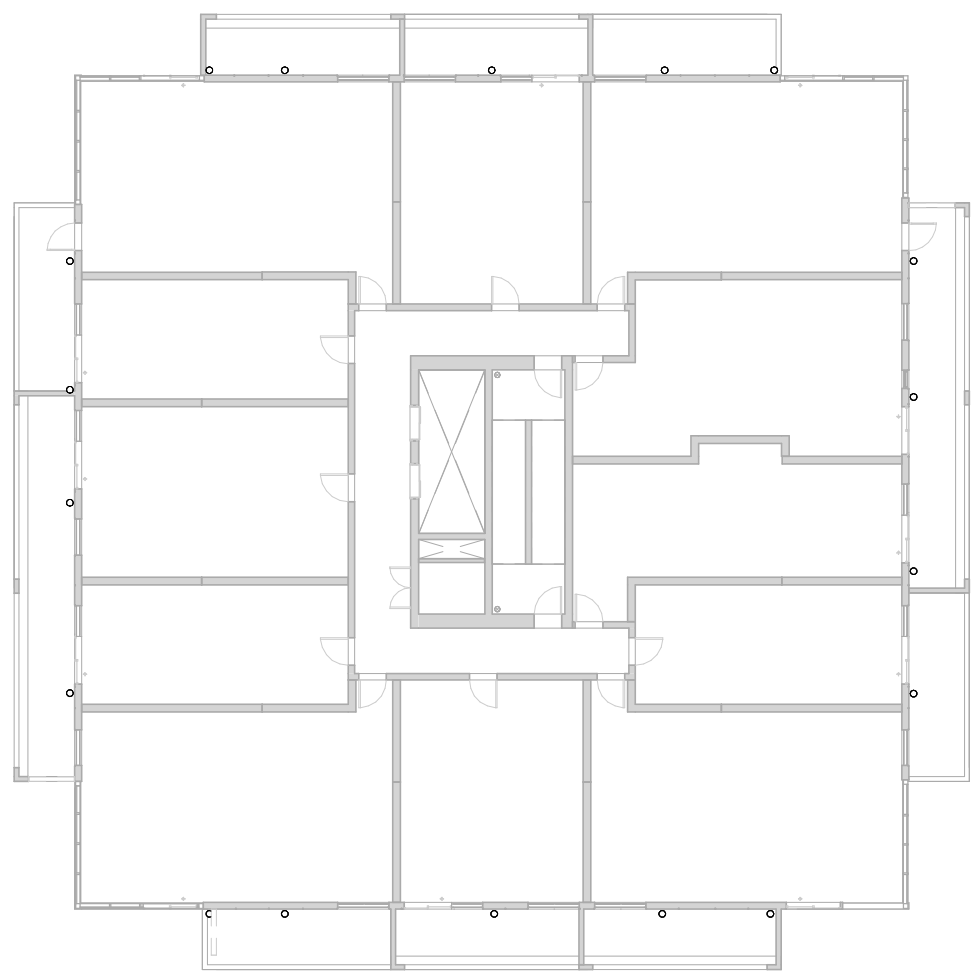
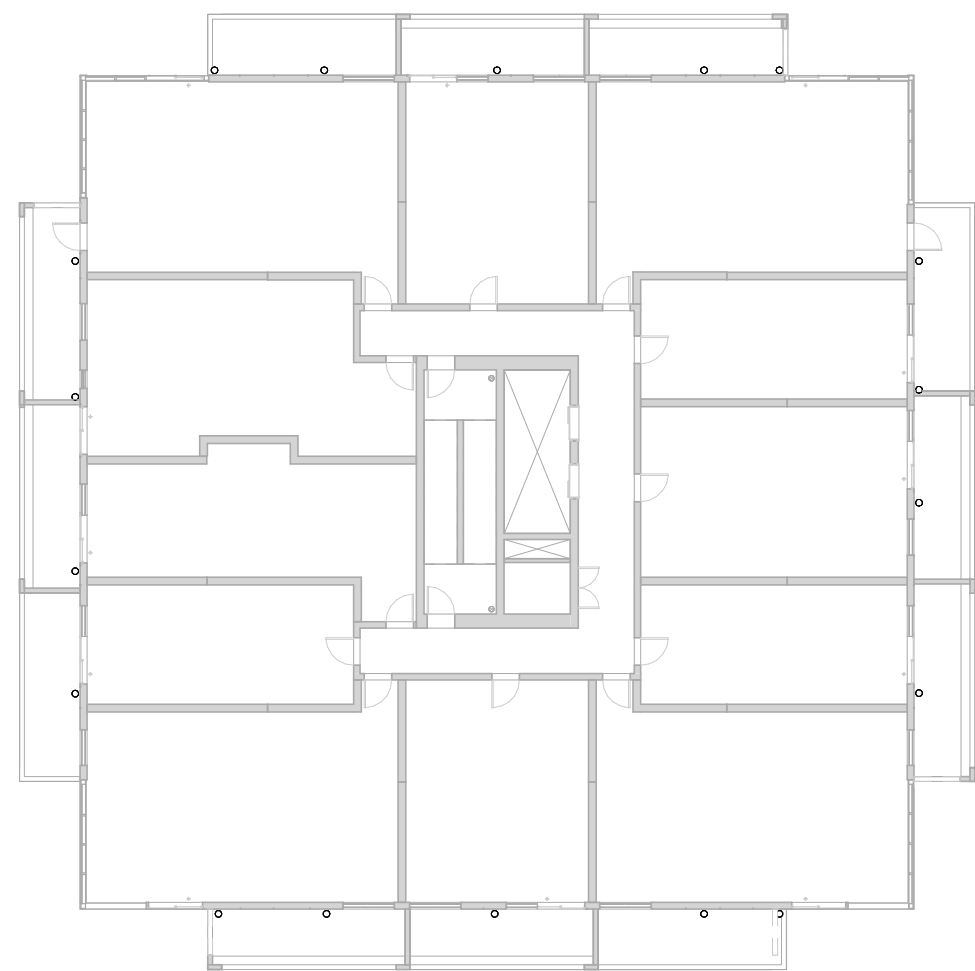


LEVEL 3, 7, 11, & 15  
1 : 250

4  
DP0.06

LEVEL 4, 8, & 12  
1 : 250

5  
DP0.06



LEVEL 5, 6, 9, 10, 13 & 14  
1 : 250

6  
DP0.06

LEVEL 16  
1 : 250

3  
DP0.06

NOTE: REFER TO SITE LIGHTING PLAN FOR DIMENSIONS  
& SPECIFICATION INFORMATION

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

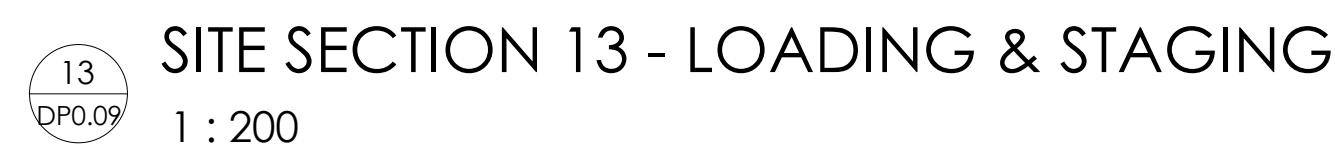
DRAWING

REFLECTED CEILING  
PLANS - EXTERIOR  
LIGHTING

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Revision Schedule		
Number	Date (yy/mm/dd)	Description

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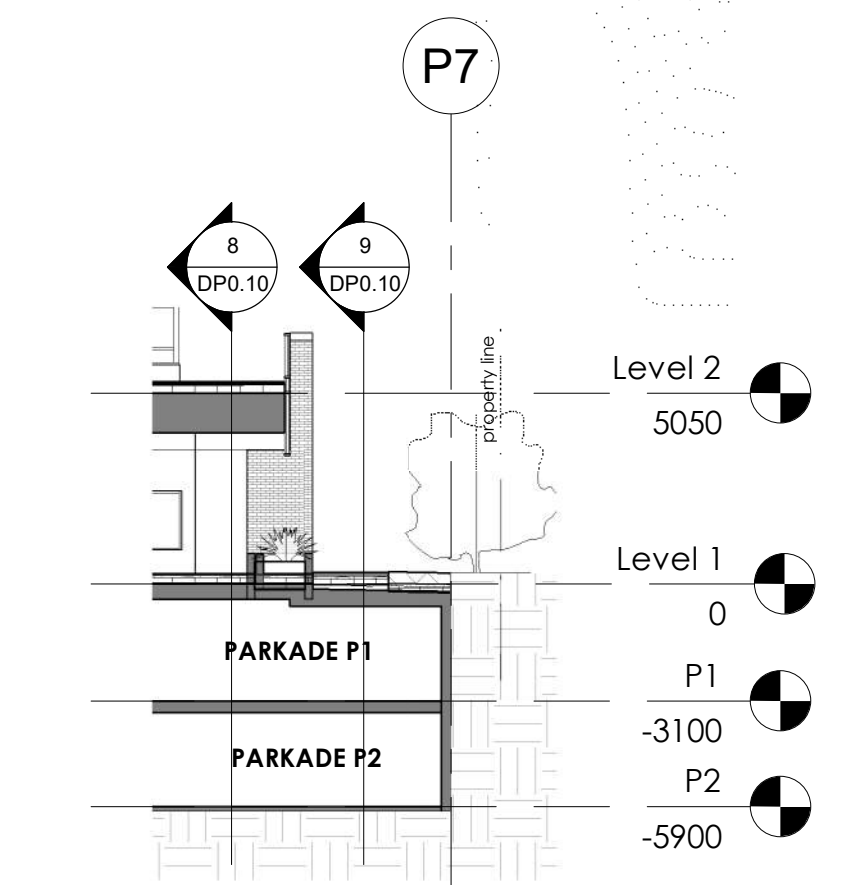
**bucci**

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CHECKED BY <b>Checker</b>		SHEET
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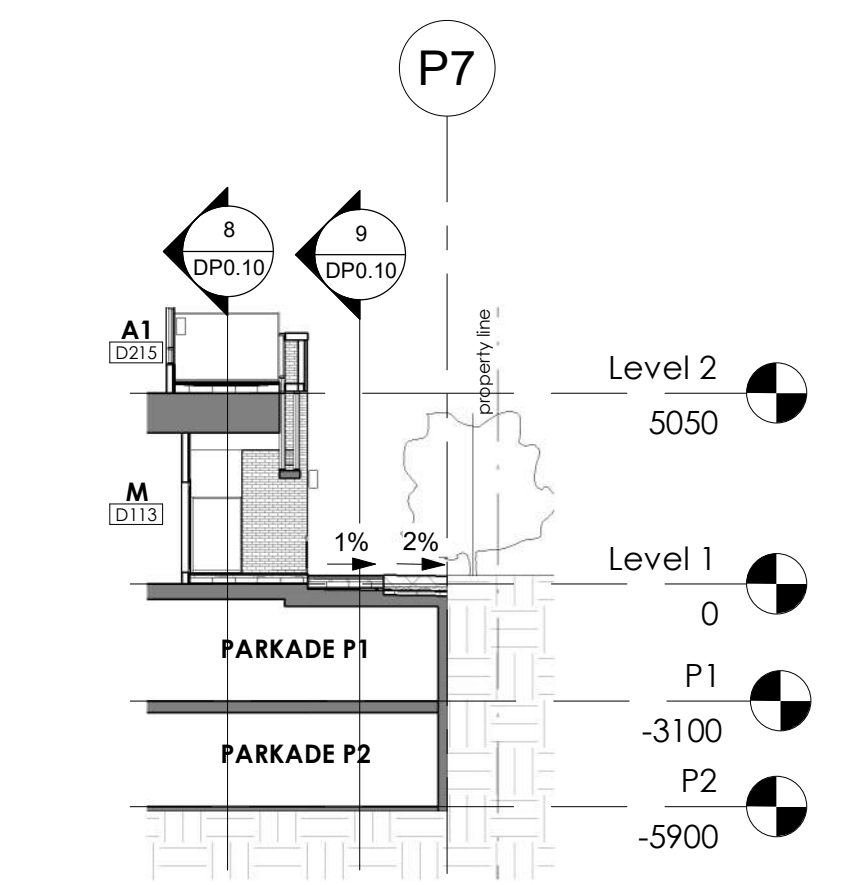
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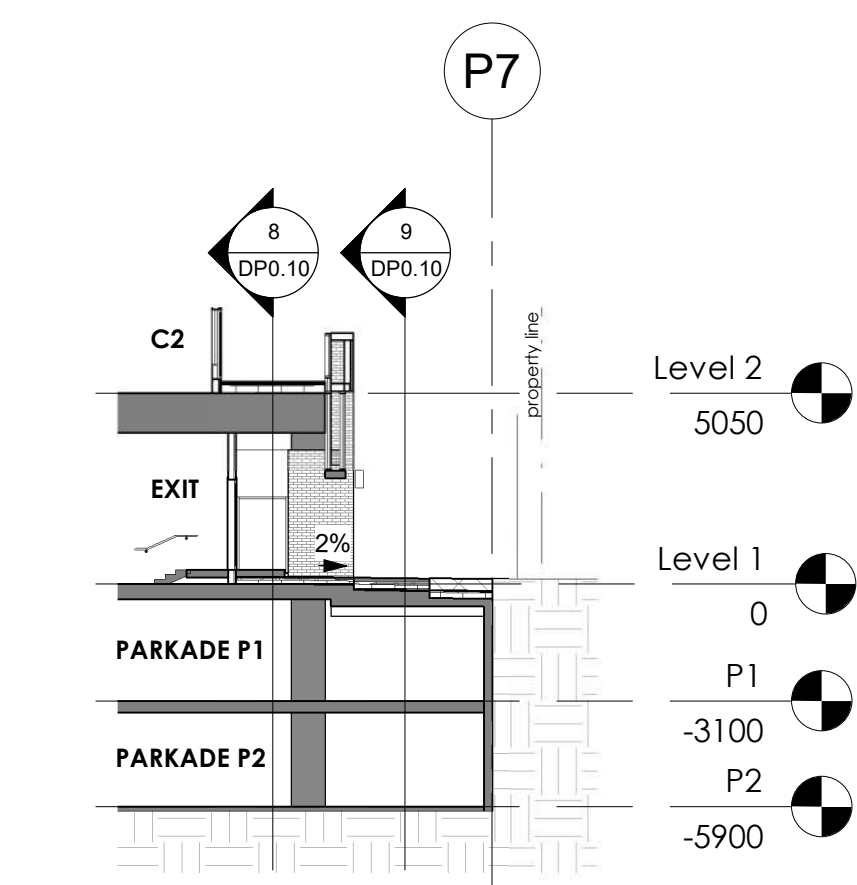
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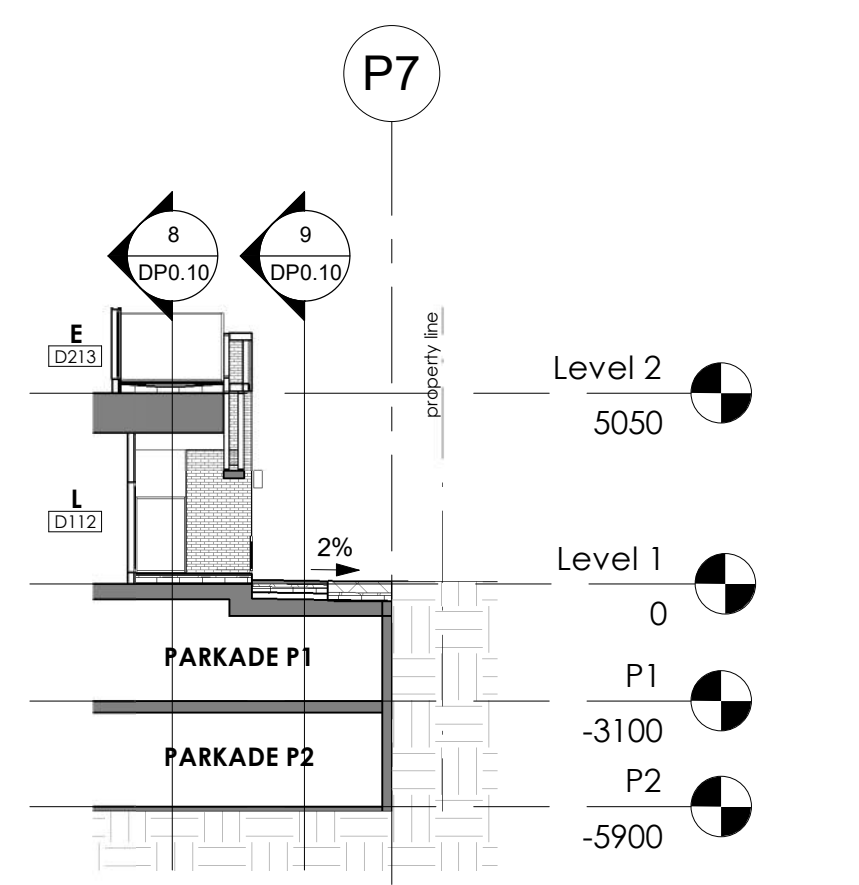
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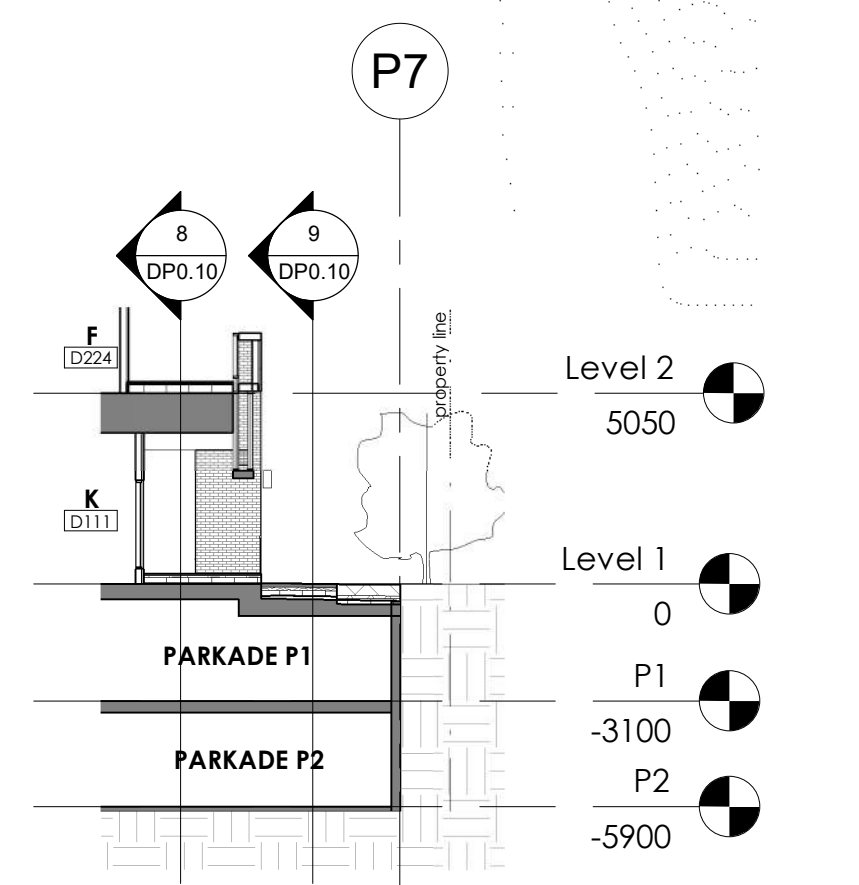
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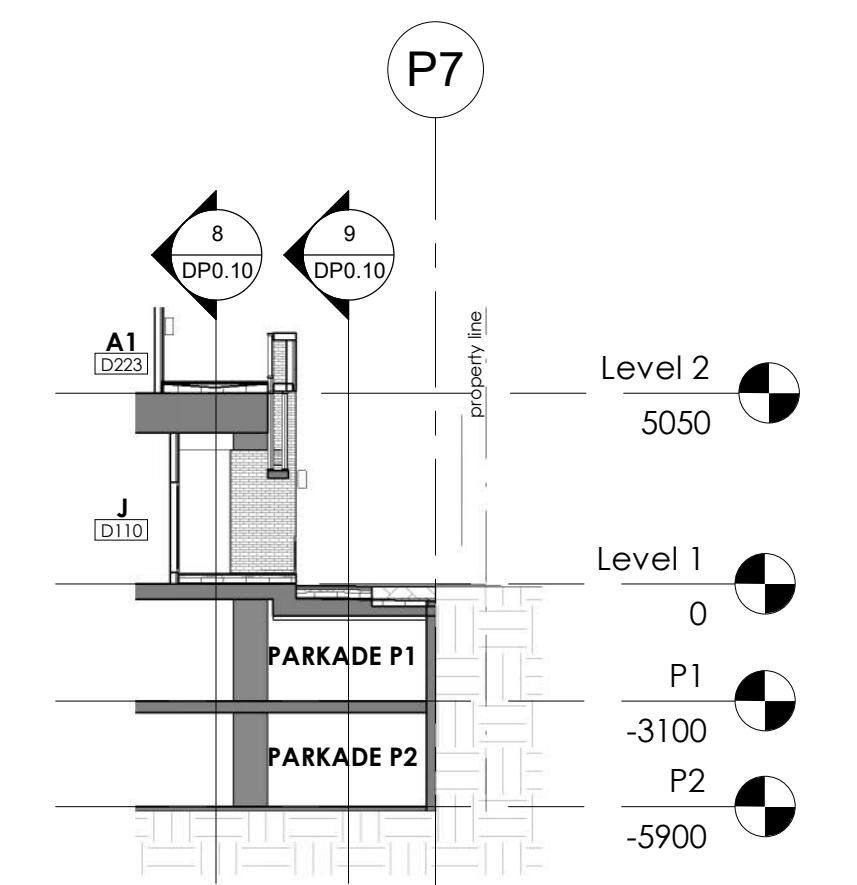
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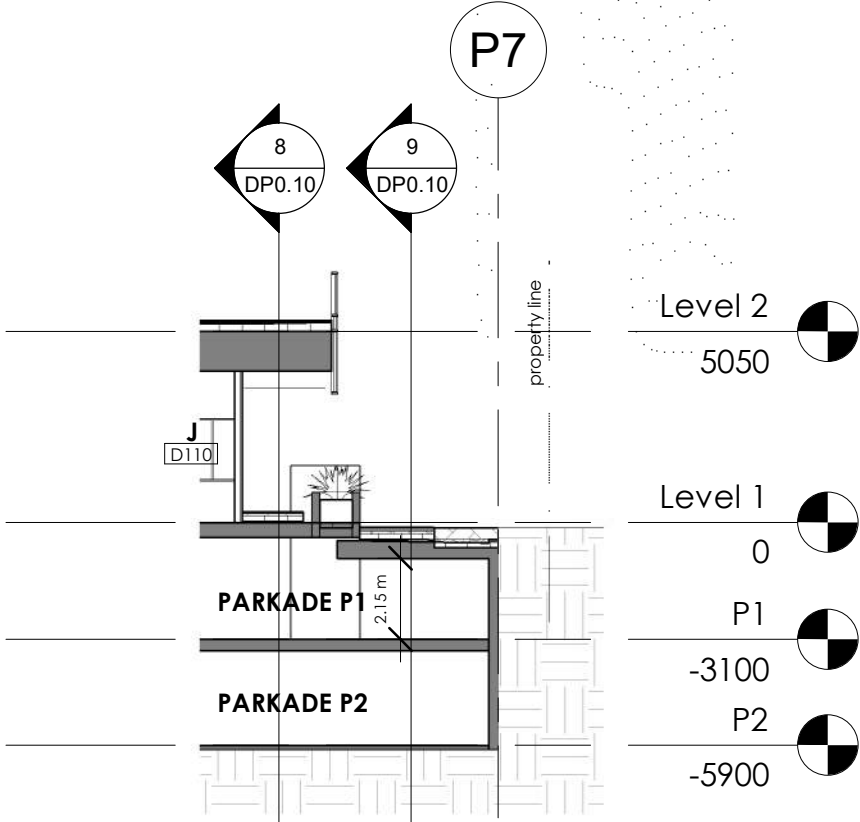
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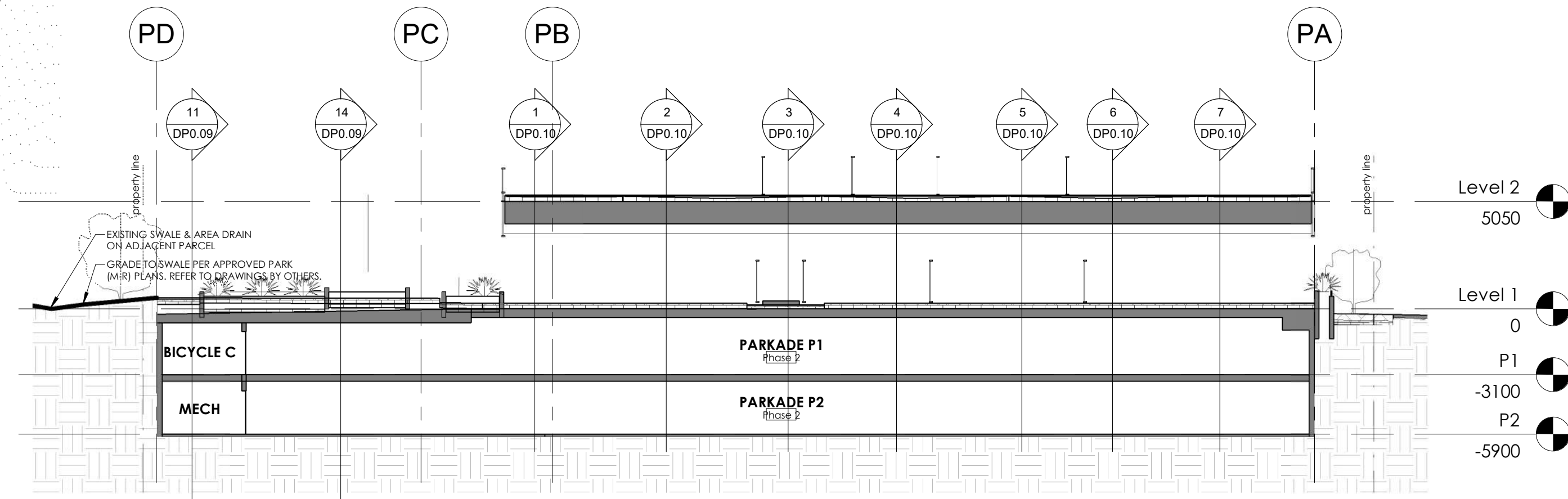
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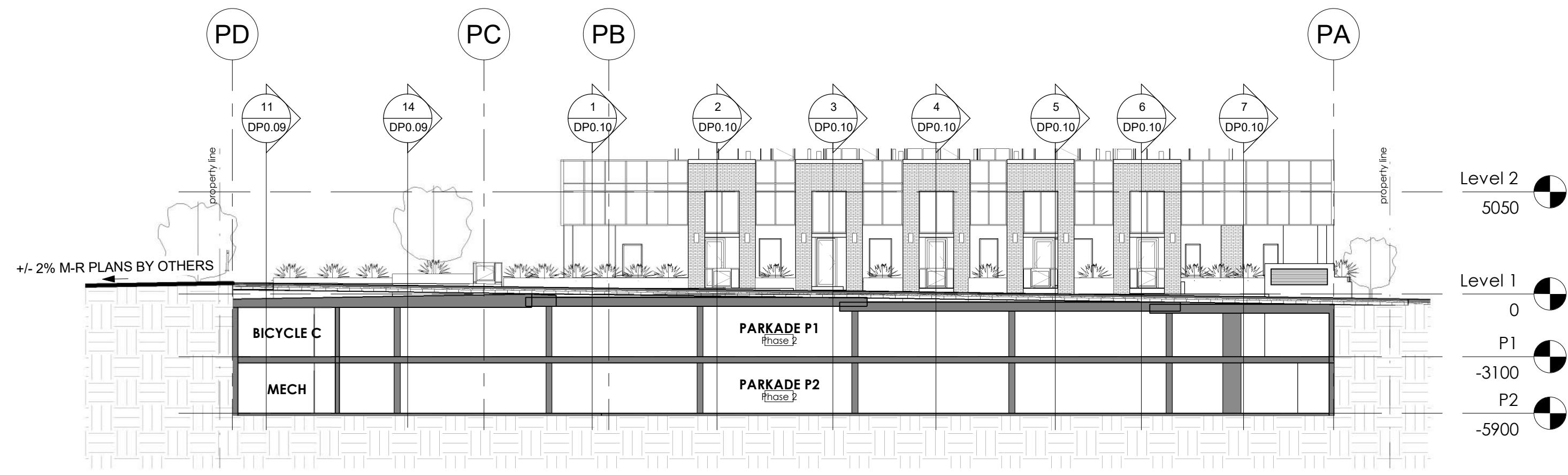
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7 SITE SECTION 22  
1 : 200



8 SITE SECTION 23  
1 : 200



9 SITE SECTION 24  
1 : 200

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2024-05-29	Issued for Development Permit

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

SITE SECTIONS - SOUTH

DRAWN BY

SEM

CHECKED BY

Checker

ISSUE DATE (yy/mm)

2024/05

SCALE

AS NOTED

JOB NO.

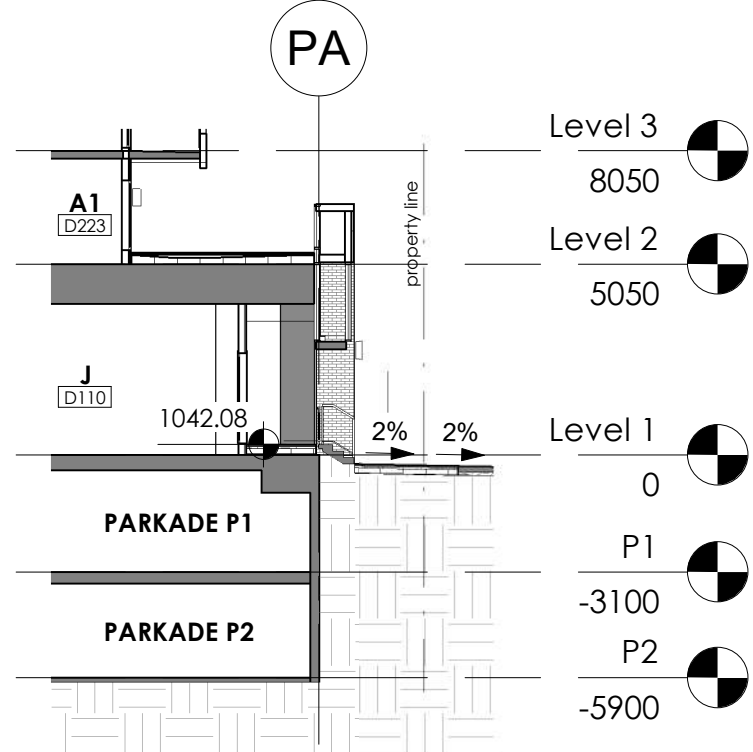
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Building Permit #

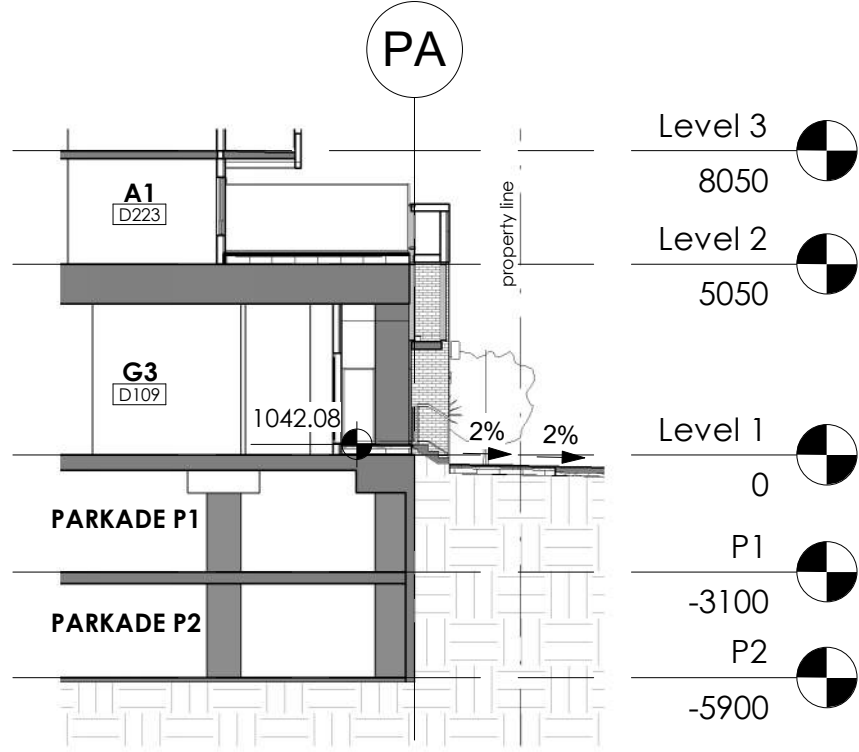
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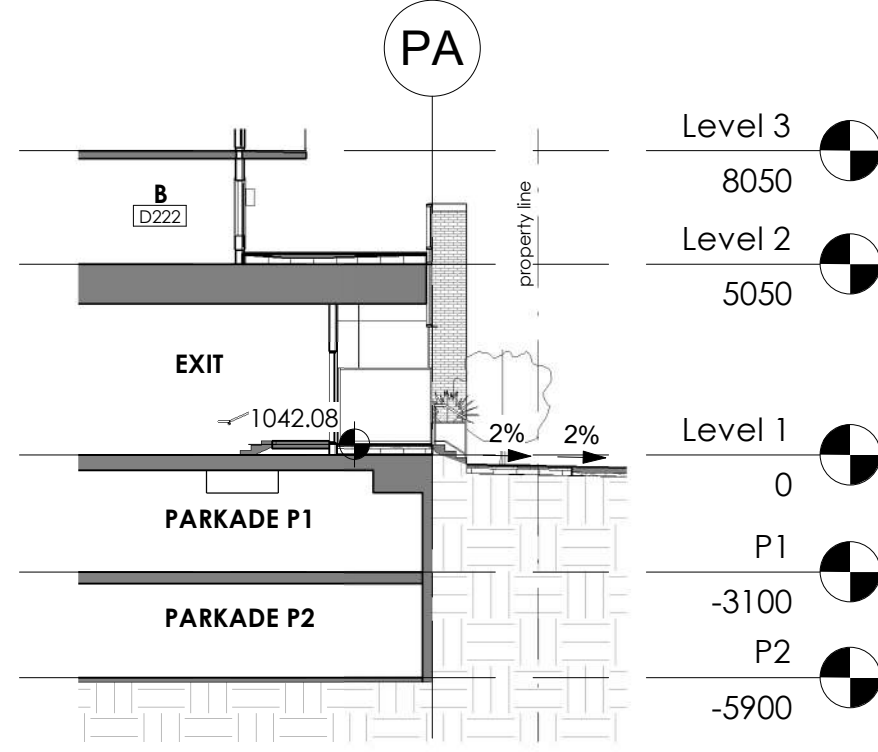




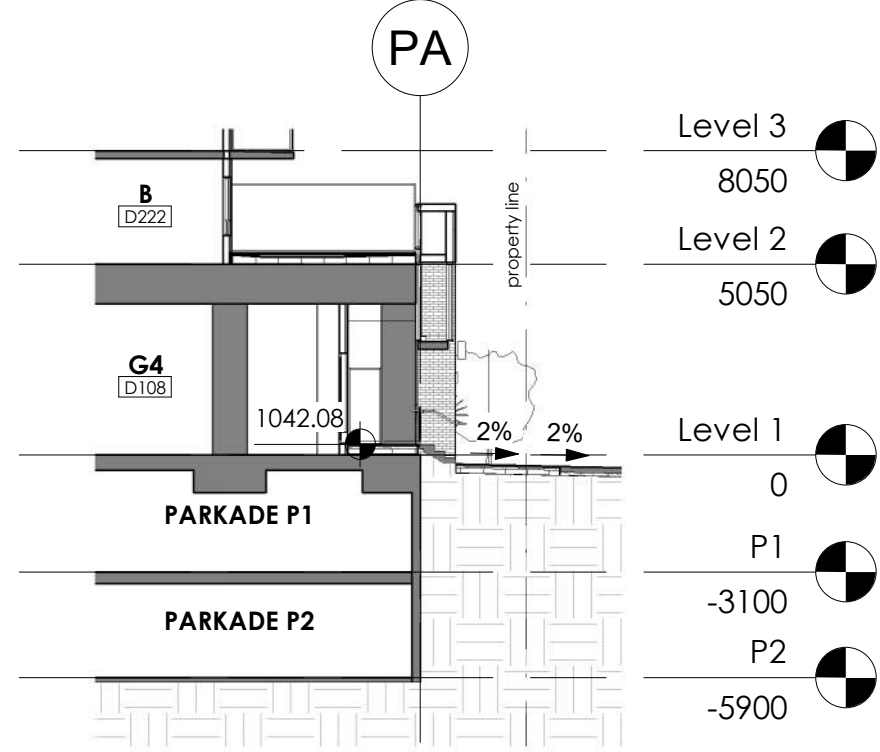
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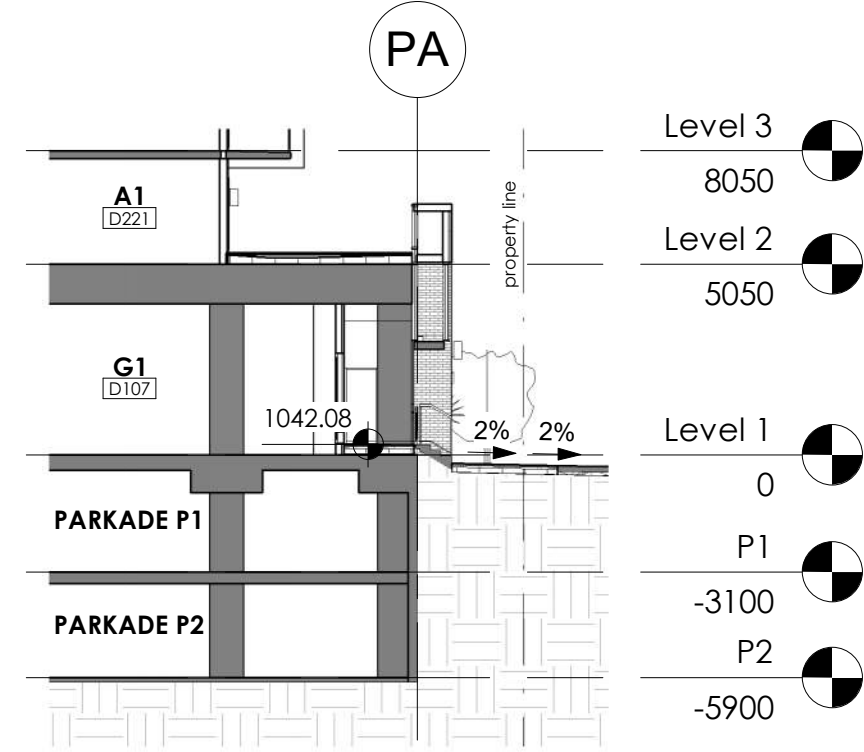
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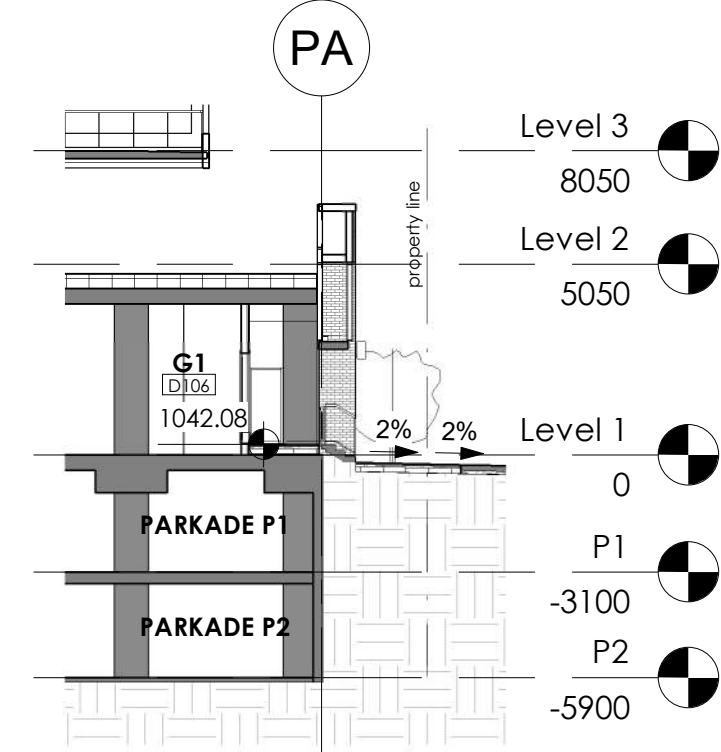
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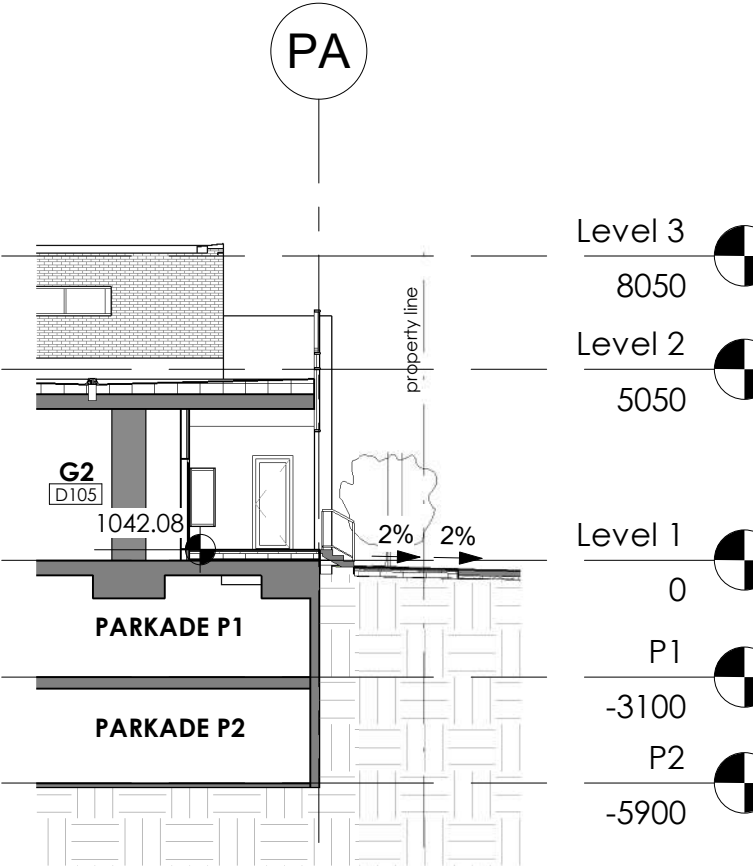
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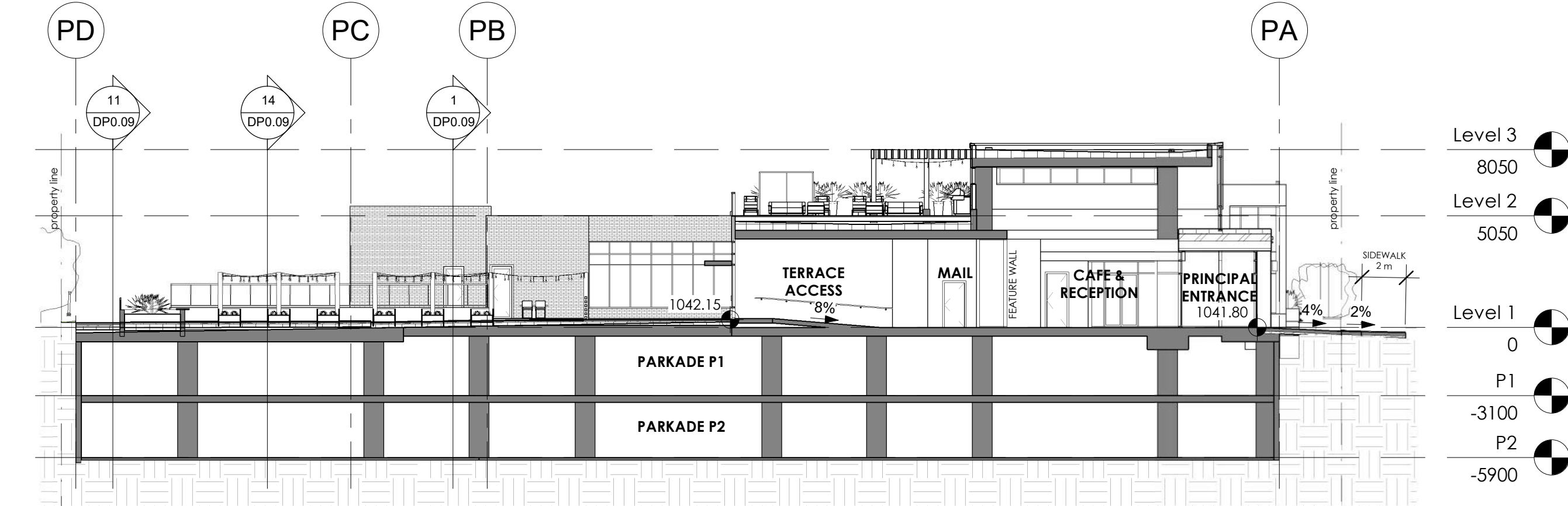
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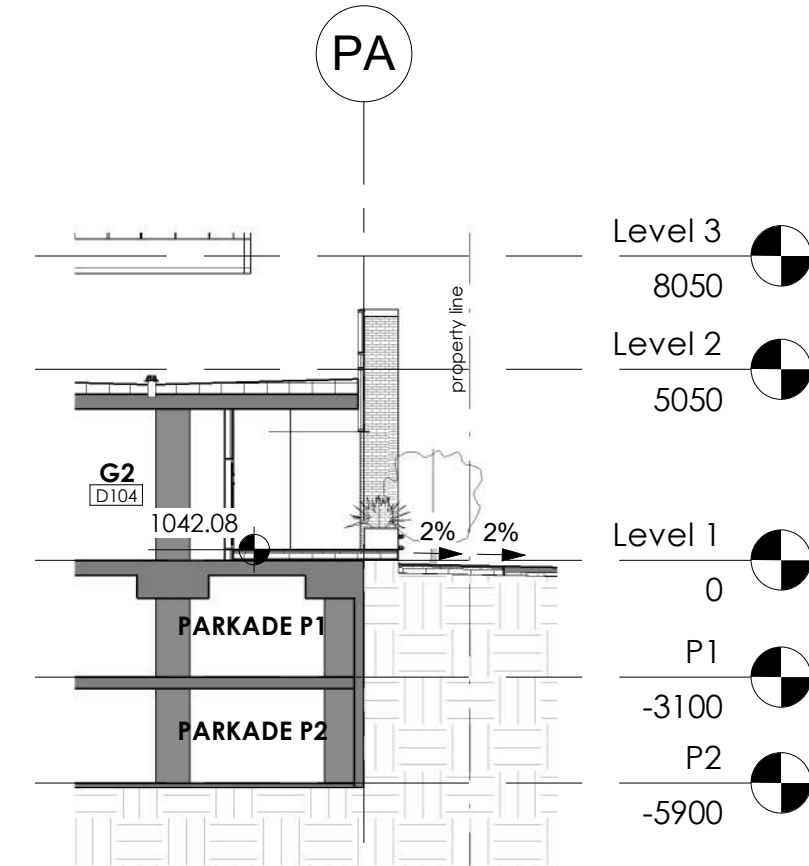
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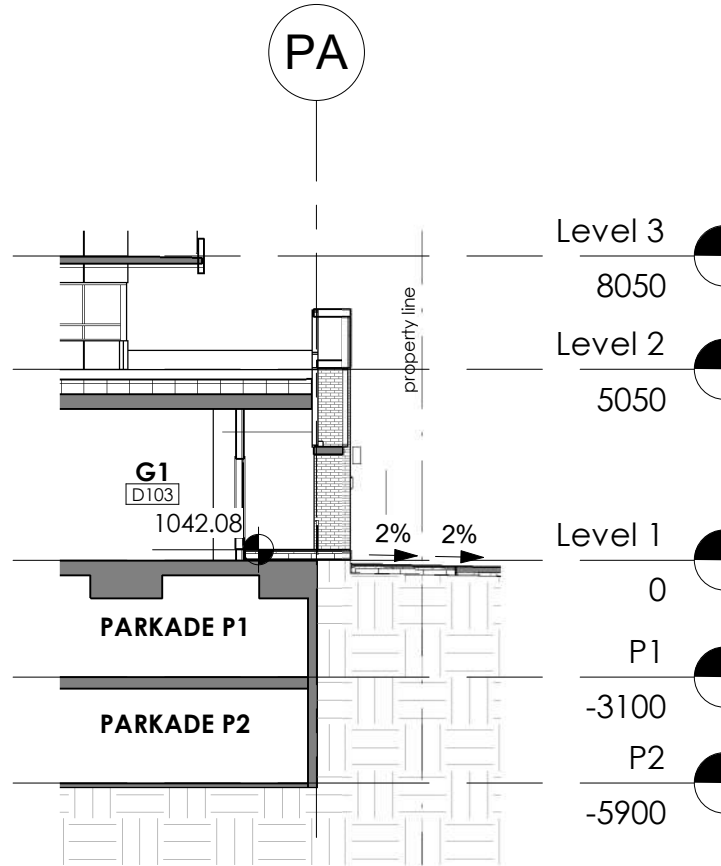
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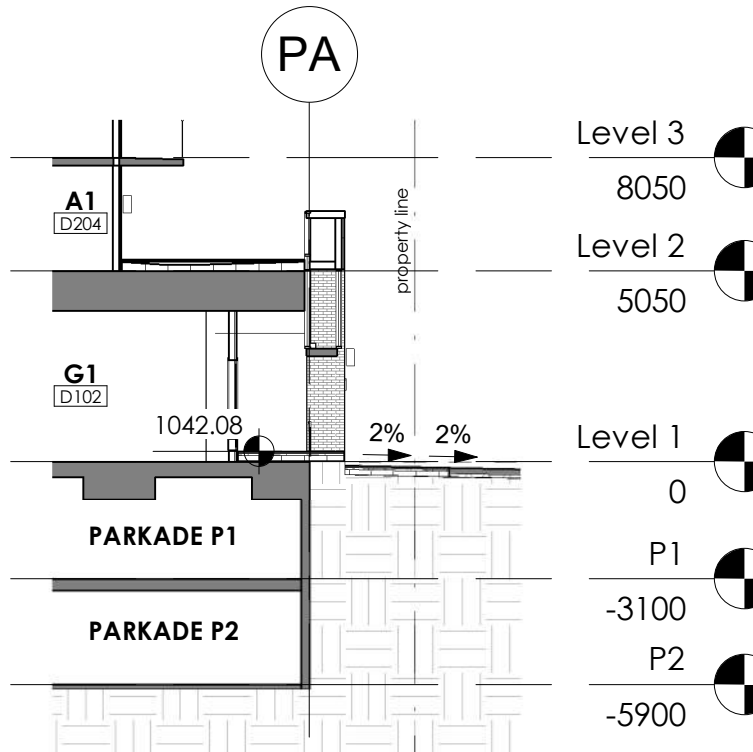
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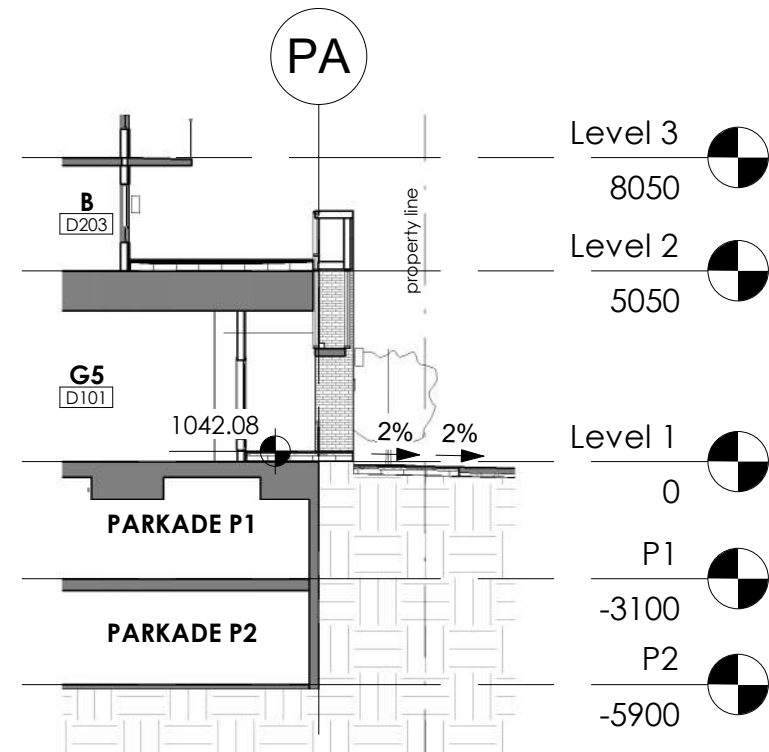
9 SITE SECTION 33  
DP0.11 1 : 200



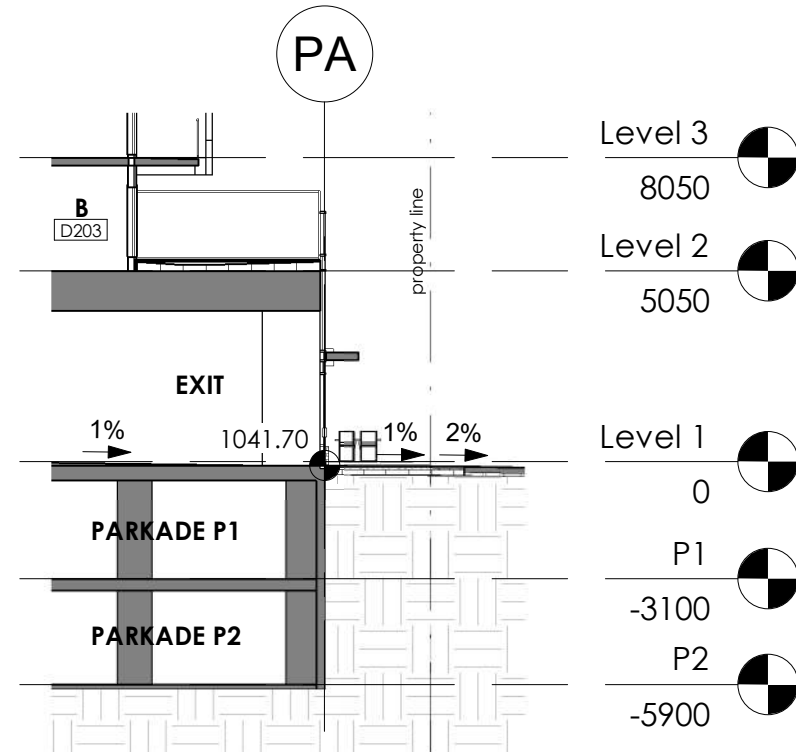
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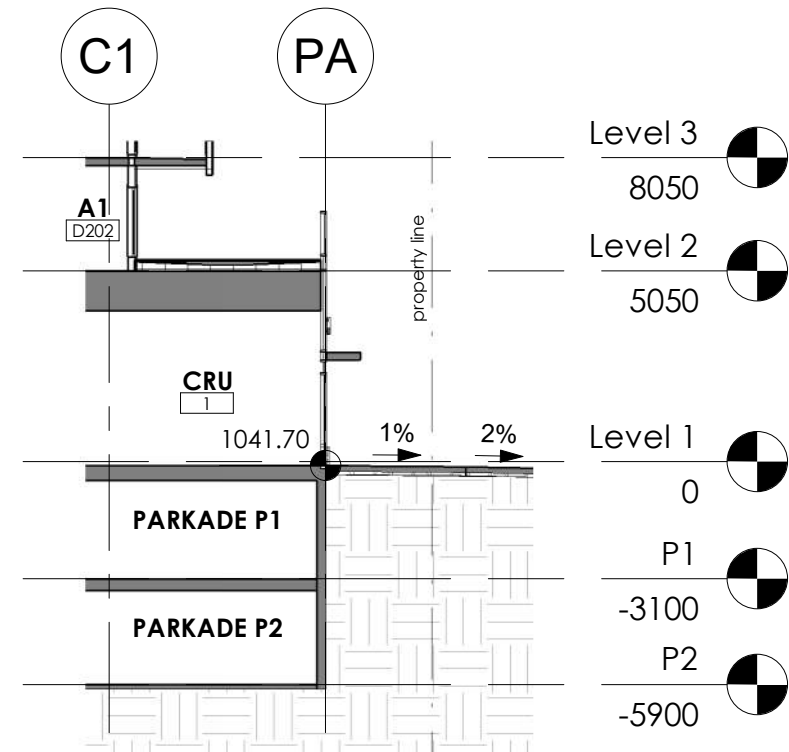
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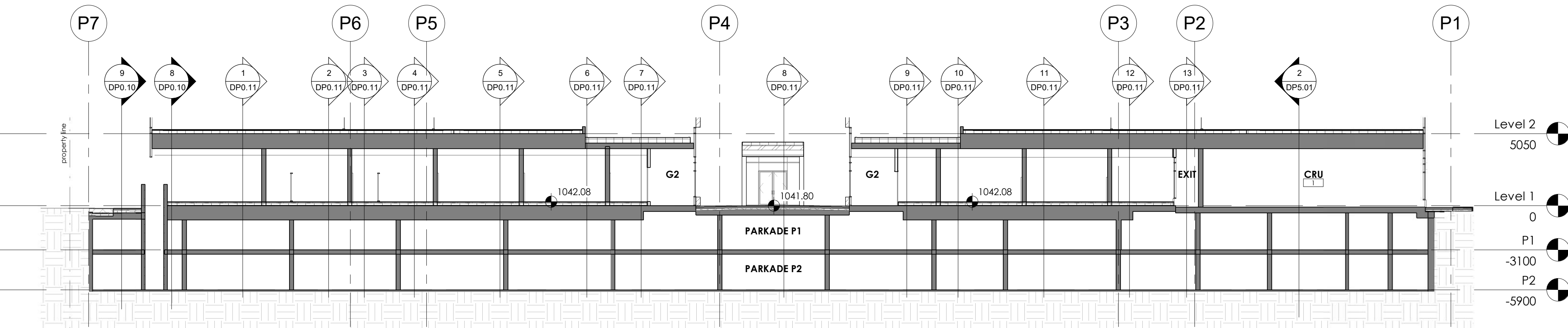
12 SITE SECTION 36  
DP0.11 1 : 200



13 SITE SECTION 37  
DP0.11 1 : 200



14 SITE SECTION 38  
DP0.11 1 : 200



15 SITE SECTION 39  
DP0.11 1 : 200

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Revision Schedule		
Number	Date (yy/mm/dd)	Description

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**bucci**

PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

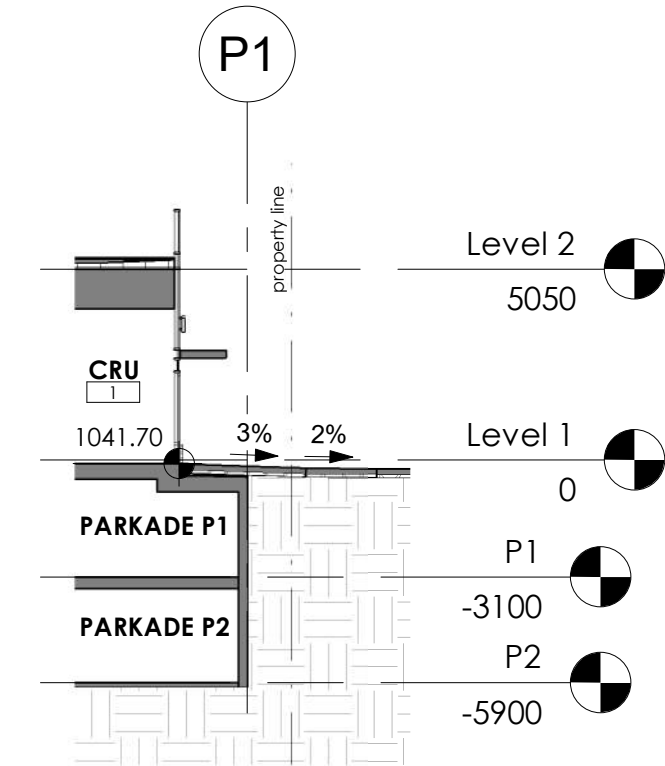
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

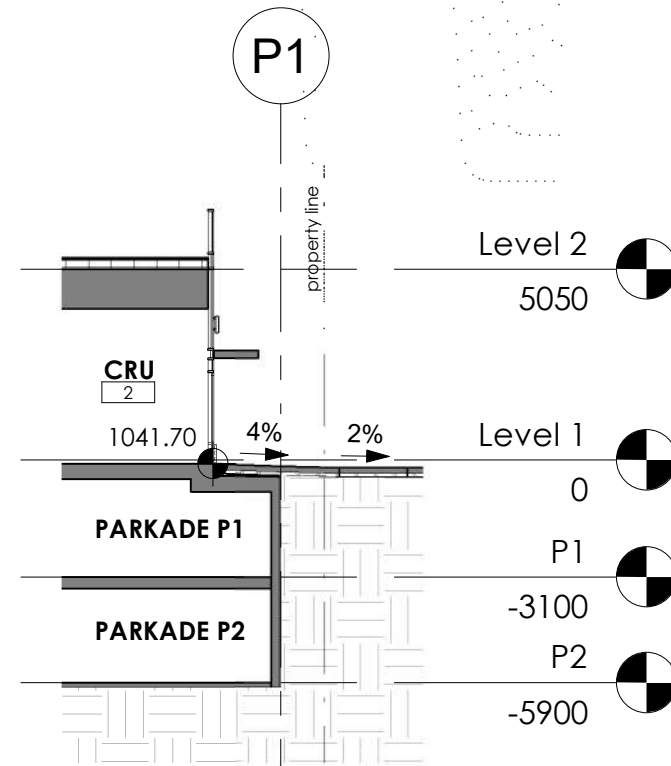
**SITE SECTIONS - EAST**

DRAWN BY SEM	JOB NO. 2301	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2024/05	SHEET
SCALE AS NOTED	<b>DP0.11</b>	

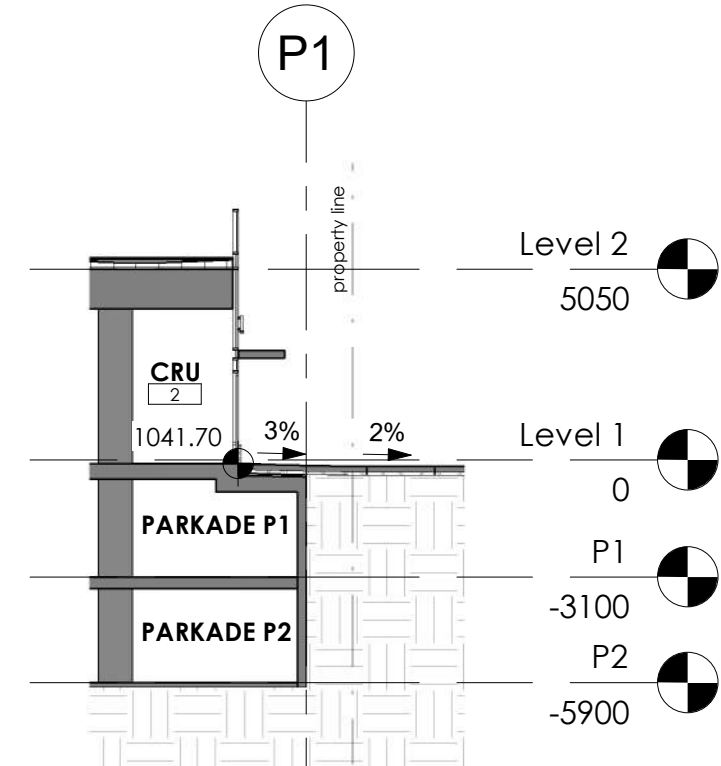




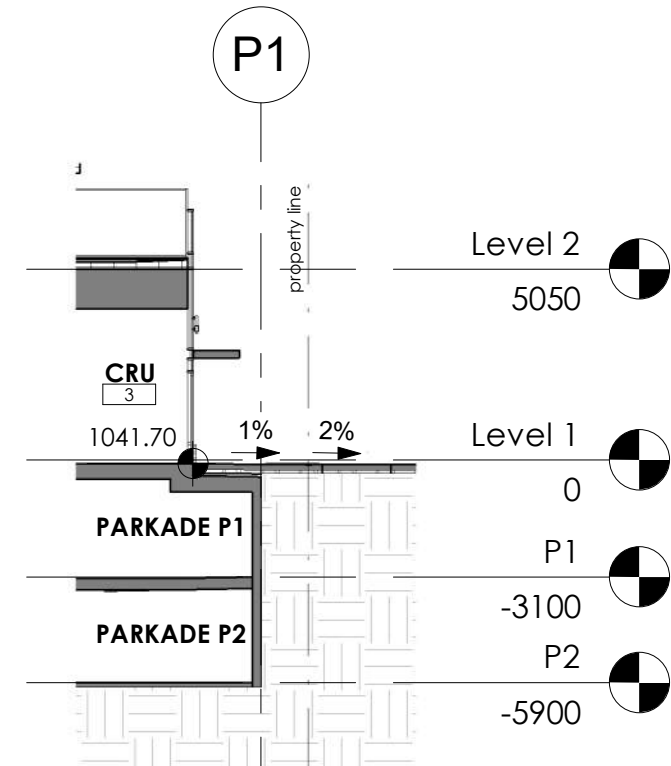
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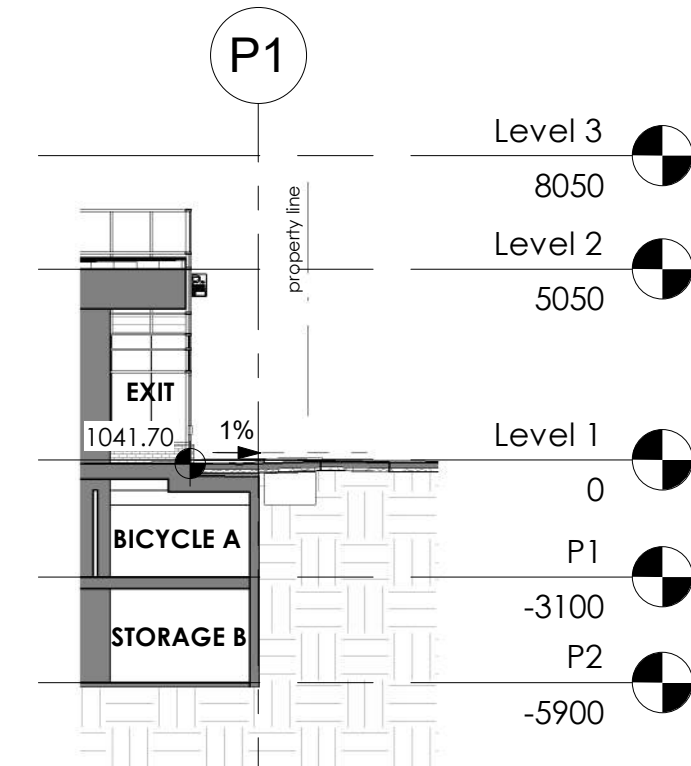
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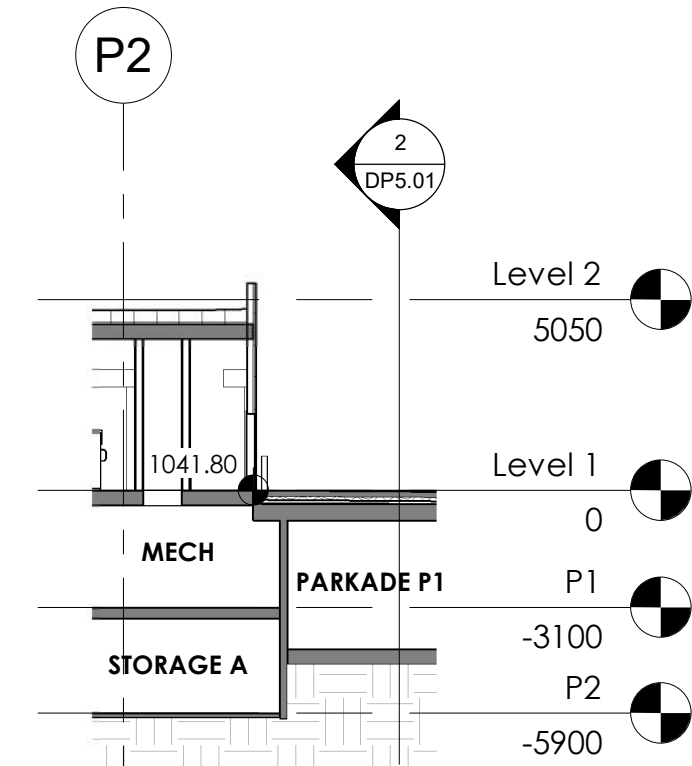
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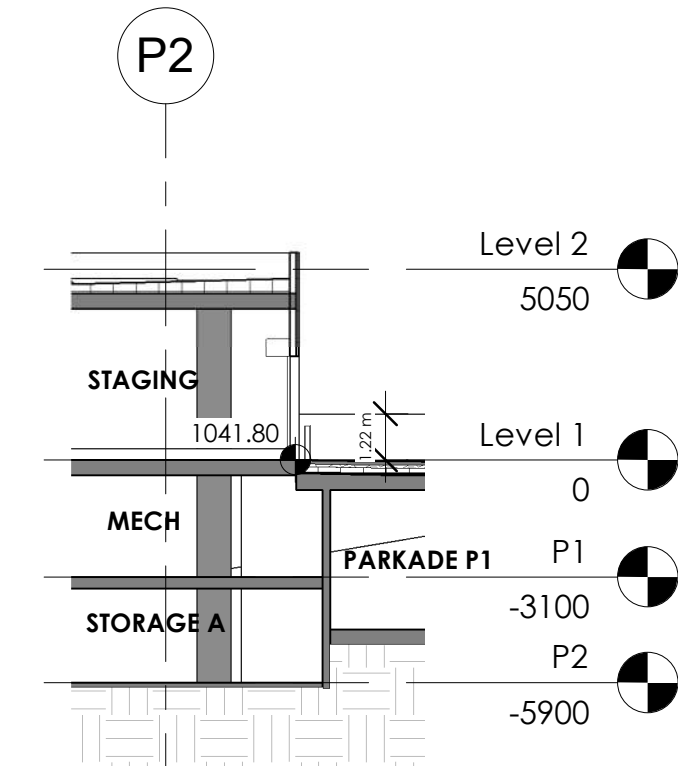
4 SITE SECTION 43  
1 : 200



5 SITE SECTION 44  
1 : 200



6 SITE SECTION 45  
1 : 200



7 SITE SECTION 46  
1 : 200

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Revision Schedule		
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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

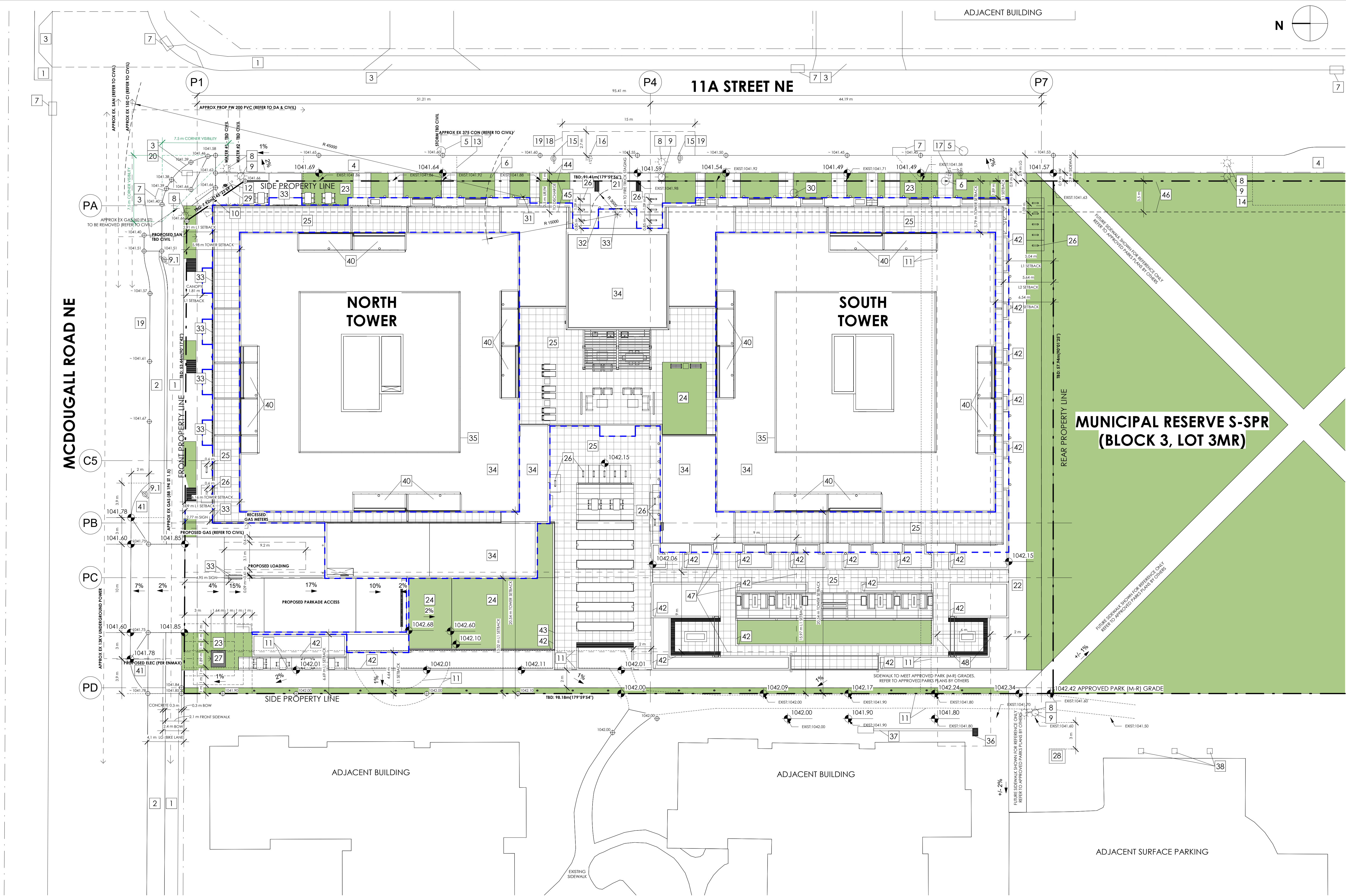
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**SITE SECTIONS - NORTH**

DRAWN BY SEM	JOB NO. 2301	Building Permit #
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ISSUE DATE (yy/mm) 2024/05		<b>DP0.12</b>
SCALE AS NOTED		





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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023-03-30	Design Review
2	2023-09-15	Issued for Pre-App
4	2024-05-29	Issued for Development Permit

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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**SITE PLAN**

DRAWN BY	JOB NO.	Building Permit #
LM	2301	
CHECKED BY		SHEET
TC		
ISSUE DATE (yy/mm)		
2024/05		
SCALE		
AS NOTED		

1  
DP1.00

SITE PLAN  
1 : 200

Number	Site Material Legend
1	Existing City Sidewalk
2	Existing City Bike Lane
3	Existing Curb Depression
4	Proposed City Sidewalk (Refer to D.A. by others)
5	Existing Man Hole
6	Existing Man Hole - to be removed (refer to civil)
7	Existing Catch Basin
8	Existing City Light Standard
9	Proposed City Light Standard (Refer to D.A. by others)
9.1	Proposed Signage: Street Parking
10	Existing Planter to be Removed
11	Existing Sidewalk to be Removed
12	Existing Silvera for Seniors Signage to be Removed

Number	Site Material Legend
13	Existing Parking Pad to be Removed
14	Existing Parking Pad to be Removed by others (Refer to D.A. by others)
15	Proposed Signage: Short Term Loading Area
16	Existing Signage: To be Removed (Missing Copy)
17	Existing Signage: to be relocated
18	Proposed: Short Term Loading Area & Fire Truck Staging
19	Proposed Street Parking (Refer to D.A. by others)
20	Existing Tactile Strip
21	Principal Entrance & access to CACF (see floor plans)
22	Proposed Concrete - Broom Finish
23	Sod / Landscaping

Number	Site Material Legend
24	Artificial Turf
25	Concrete Pavers
26	Class 2 Bike Rocks & Clearances
27	Transformer - proposed
28	Transformer - existing (adjacent property)
29	Proposed Hydrant
30	Existing Hydrant: to be removed (damaged), Refer to D.A. by others
31	Fire Department Connections - provide 2m operational clearance left and right of each port, do not block with landscaping. Do not block building egress.
32	Fire Department Lockbox & Strobe
33	Signage, refer to details

Number	Site Material Legend
34	Roof
35	Roof screen, refer to elevations
36	Area drain - existing (adjacent property)
37	Swale - existing low to area drain (adjacent property)
38	Electrical plug - existing (adjacent property)
39	Existing Crosswalk
40	Balcony Below
41	Proposed curb extension
42	Retaining Wall (<1m) Refer to landscape
43	Proposed Railing - see Elevations
44	Existing 1.0m ROW (Plan S31 1443)
45	Existing 3.5m UR/W to be Discharged (Plan 221 1917)

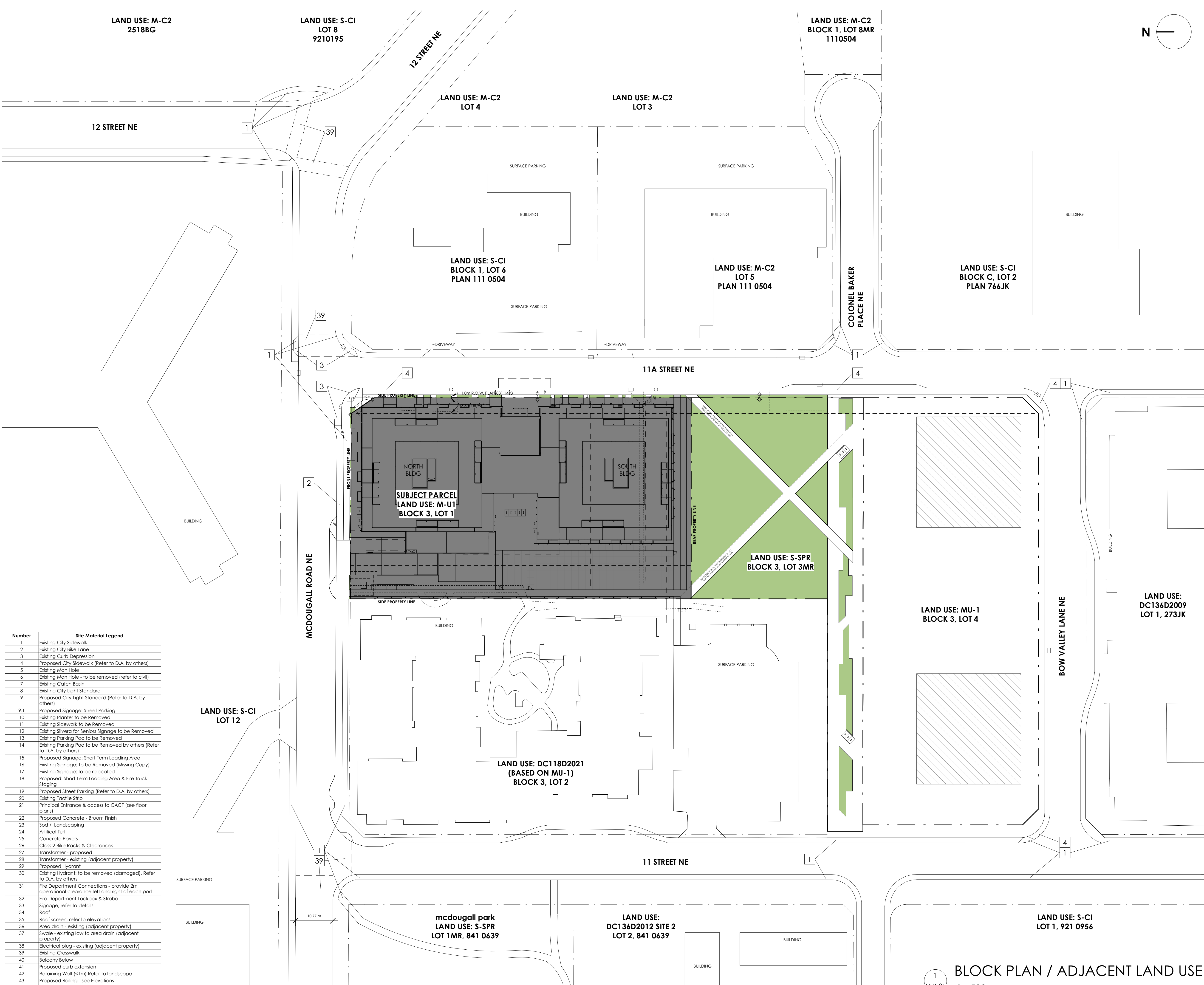
Number	Site Material Legend
46	Existing 3.5m UR/W to be Discharged to edge of MR / SPR (Plan 221 1917). Refer to Civil.
47	Existing 5.0m UR/W to be Discharged (Plan 221 1919)
48	Existing 6.0m UR/W to be Discharged (Plan 221 1918)

SYMBOL LEGEND

- PROPOSED ELEVATION REFERENCE
- EXISTING ELEVATION REFERENCE
- PROPOSED BUILDING OUTLINE TO SETBACKS

DP1.00





Number	Site Material Legend
1	Existing City Sidewalk
2	Existing City Bike Lane
3	Existing Curb Depression
4	Proposed City Sidewalk (Refer to D.A. by others)
5	Existing Man Hole
6	Existing Man Hole - to be removed (refer to civil)
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14	Existing Parking Pad to be Removed by others (Refer to D.A. by others)
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16	Existing Signage: To be Removed (Missing Copy)
17	Existing Signage: To be relocated
18	Proposed: Short Term Loading Area & Fire Truck Staging
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20	Existing Tactile Strip
21	Principal Entrance & access to CACF (see floor plans)
22	Proposed Concrete - Broom Finish
23	Sod / Landscaping
24	Artificial Turf
25	Concrete Pavers
26	Class 2 Bike Rocks & Clearances
27	Transformer - proposed
28	Transformer - existing (adjacent property)
29	Proposed Hydrant
30	Existing Hydrant: to be removed (damaged), Refer to D.A. by others
31	Fire Department Connections - provide 2m operational clearance left and right of each port
32	Fire Department Lockbox & Strobe
33	Signage, refer to details
34	Roof
35	Roof screen, refer to elevations
36	Area drain - existing (adjacent property)
37	Swale - existing low to area drain (adjacent property)
38	Electrical plug - existing (adjacent property)
39	Existing Crosswalk
40	Balcony below
41	Proposed curb extension
42	Retaining Wall (<1m) Refer to landscape
43	Proposed Railing - see Elevations
44	Existing 1.0m ROW (Plan 831 1443)
45	Existing 3.5m UR/W to be Discharged (Plan 221 1917)
46	Existing 3.5m UR/W to be Discharged to edge of MR / SPR (Plan 221 1917), Refer to Civil
47	Existing 9.0m UR/W to be Discharged (Plan 221 1919)
48	Existing 6.0m UR/W to be Discharged (Plan 221 1918)

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REVISIONS

Revision Schedule			
Number	Date (yy/mm/dd)	Description	
2	2023-09-15	Issued for Pre-App	
3	2024-02-27	Issued for Land Use	

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**bucci**

PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**BLOCK PLAN**

DRAWN BY	JOB NO.	Building Permit #
Author	2301	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
2024/05		
SCALE		
AS NOTED		

**DP1.01**

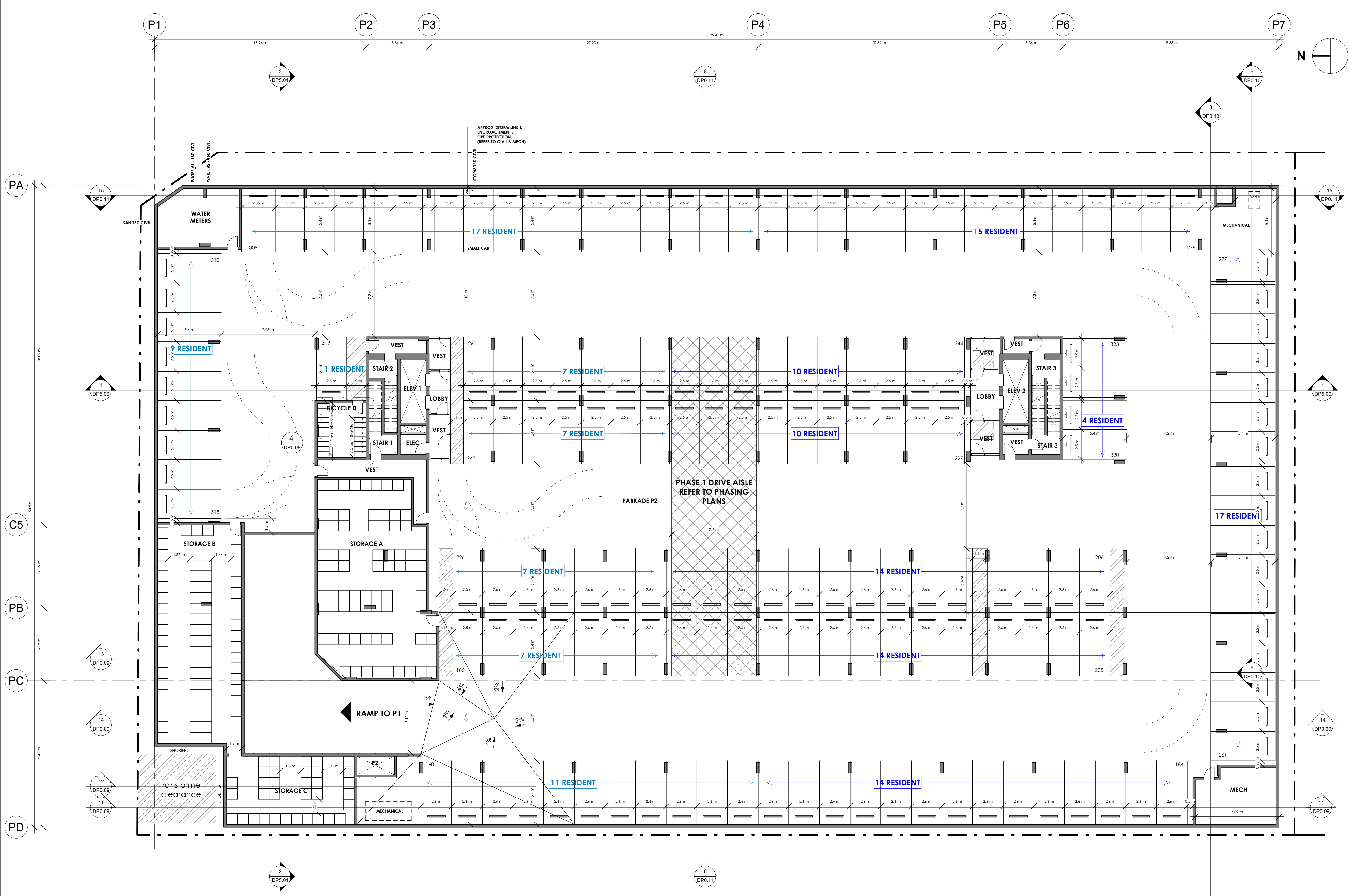
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1  
DP1.01

BLOCK PLAN / ADJACENT LAND USE



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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023-03-30	Design Review
2	2023-09-15	Issued for Pre-App
4	2024-05-29	Issued for Development Permit

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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

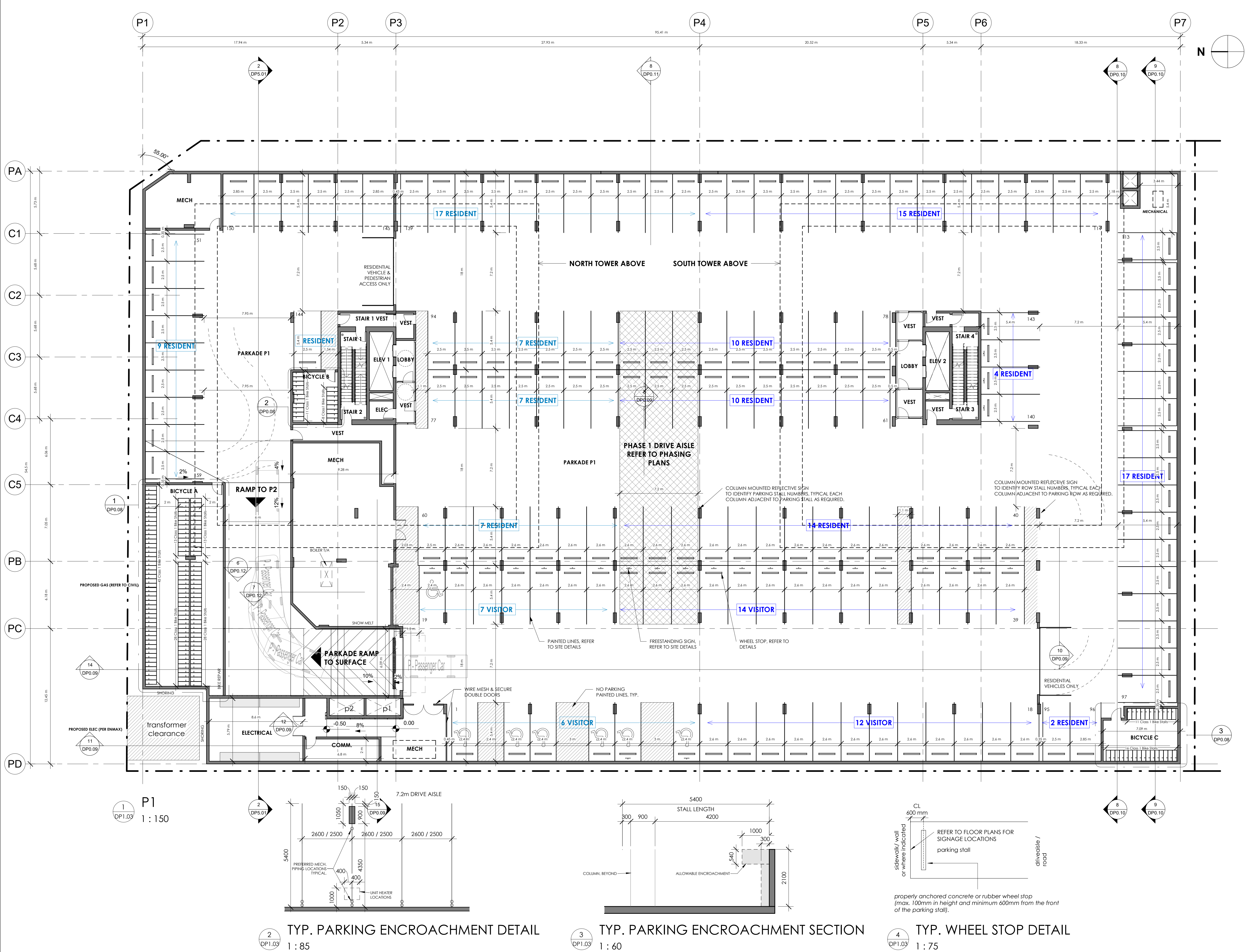
**P2 PLAN**

DRAWN BY LM	JOB NO. 2301	Building Permit #
CHECKED BY TC		SHEET
ISSUE DATE (yy/mm) 2024/05		
SCALE AS NOTED		

**DP1.02**



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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

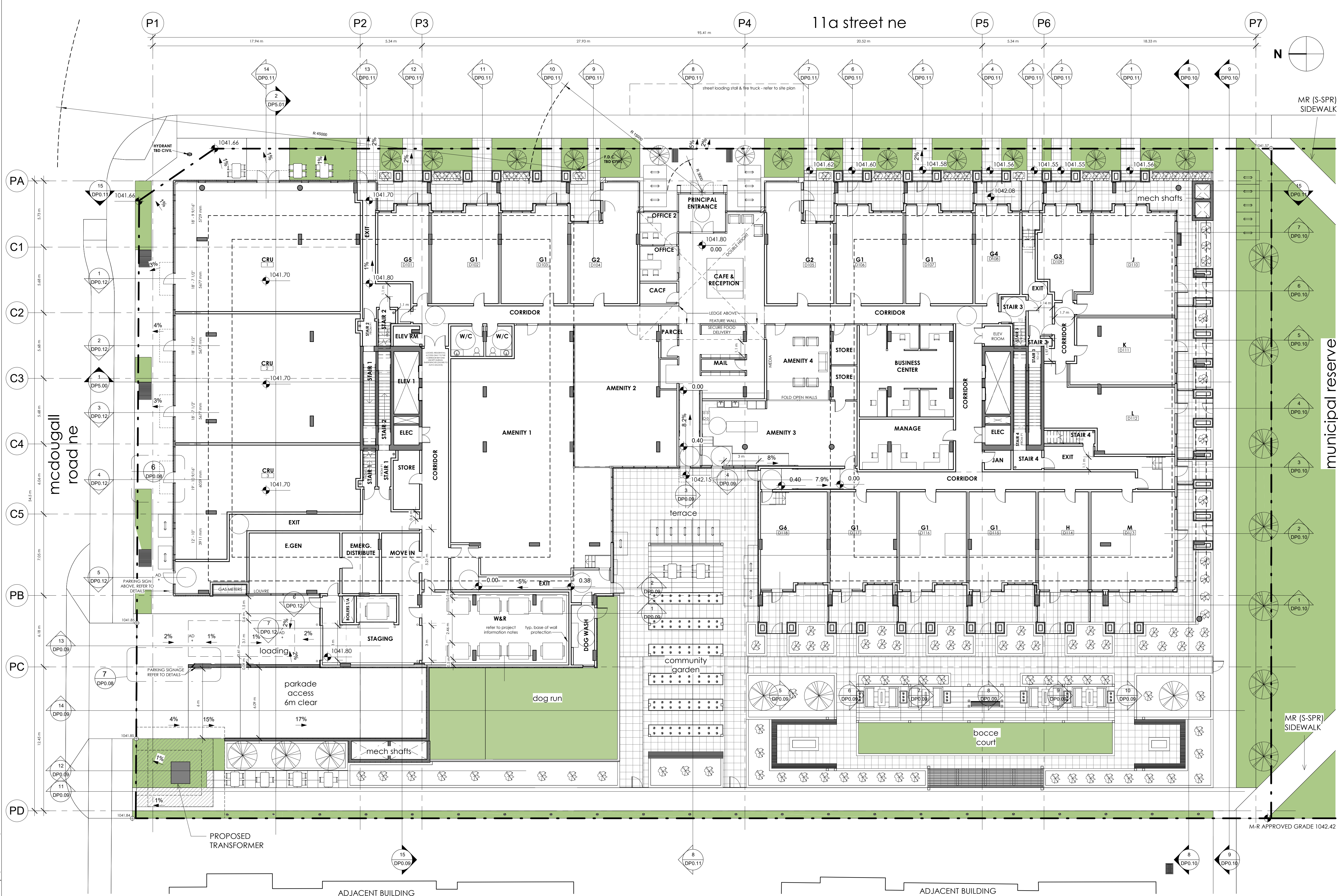
**P1 PLAN**

DRAWN BY LM	JOB NO. 2301	Building Permit #
CHECKED BY TC	SHEET	
ISSUE DATE (yy/mm) 2024/05		
SCALE AS NOTED		

**DP1.03**



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Level 1  
1 : 150

SYMBOL LEGEND  
PROPOSED ELEVATION REFERENCE  
EXISTING ELEVATION REFERENCE

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REVISIONS

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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

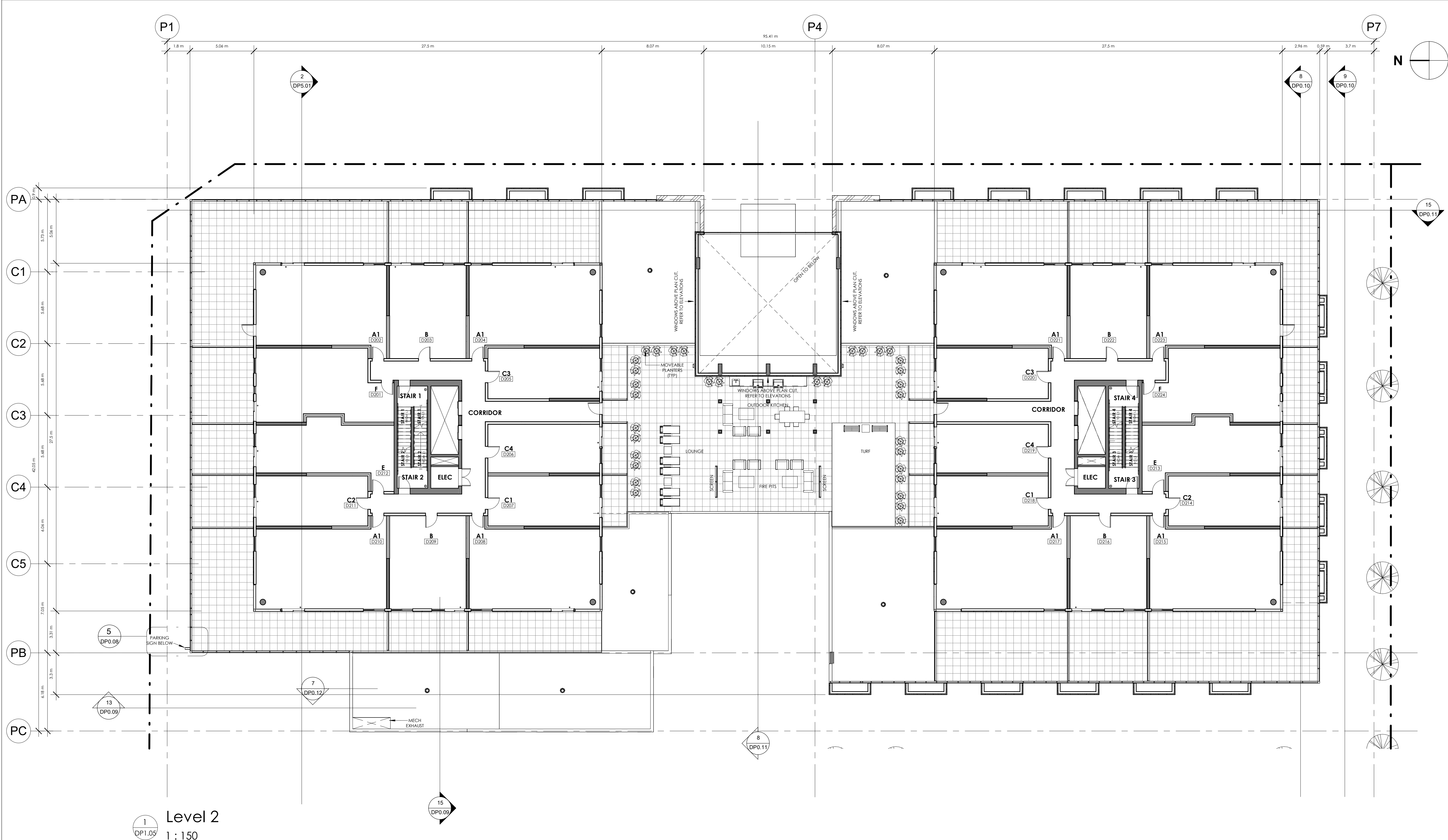
**MAIN FLOOR PLAN**

DRAWN BY	JOB NO.	Building Permit #
Author	2301	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
2024/05		
SCALE		
AS NOTED		

**DP1.04**



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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

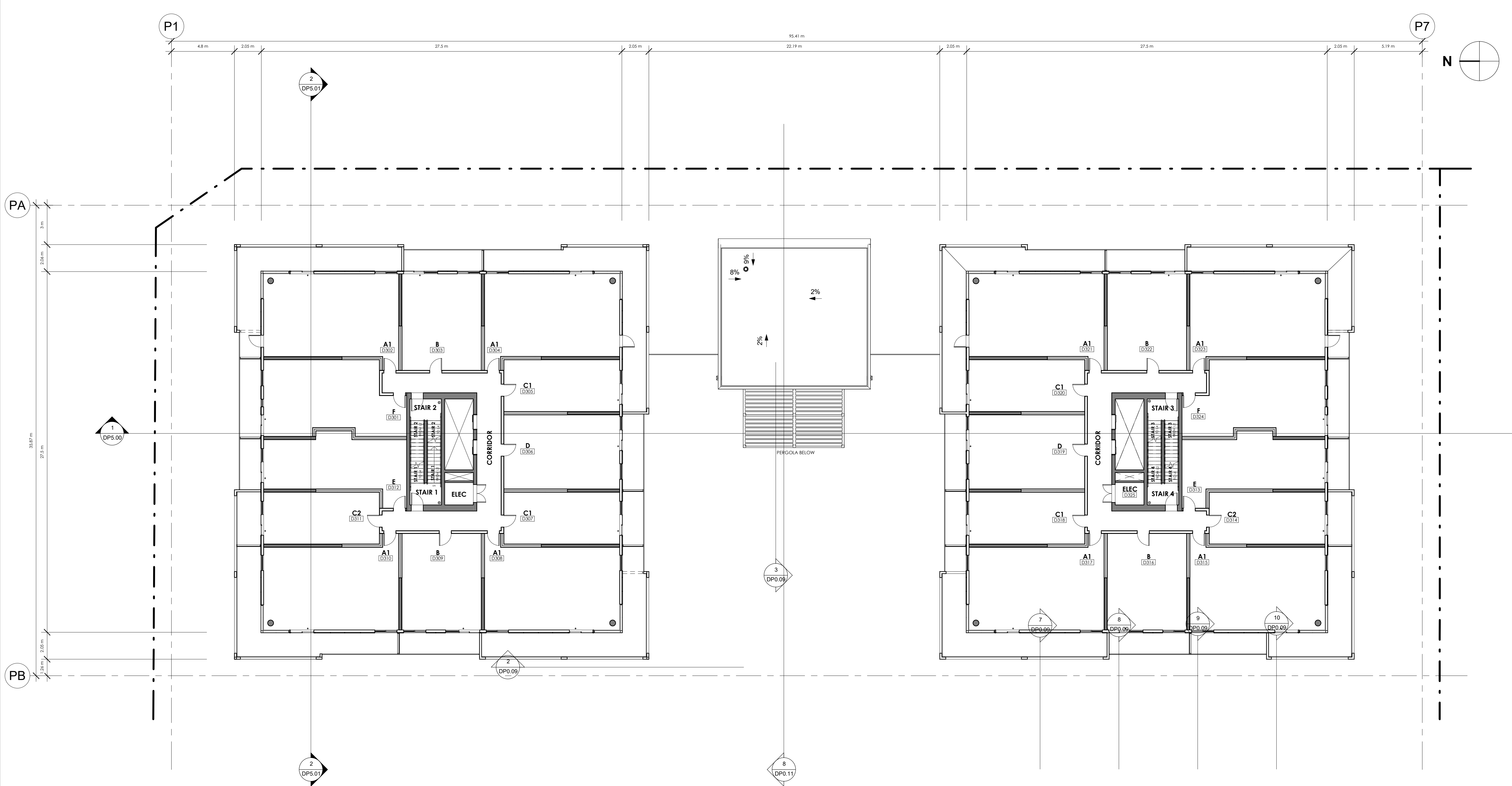
LEVEL 2

DRAWN BY	JOB NO.	Building Permit #
Author	2301	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
2024/05		
SCALE		
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**DP1.05**



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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

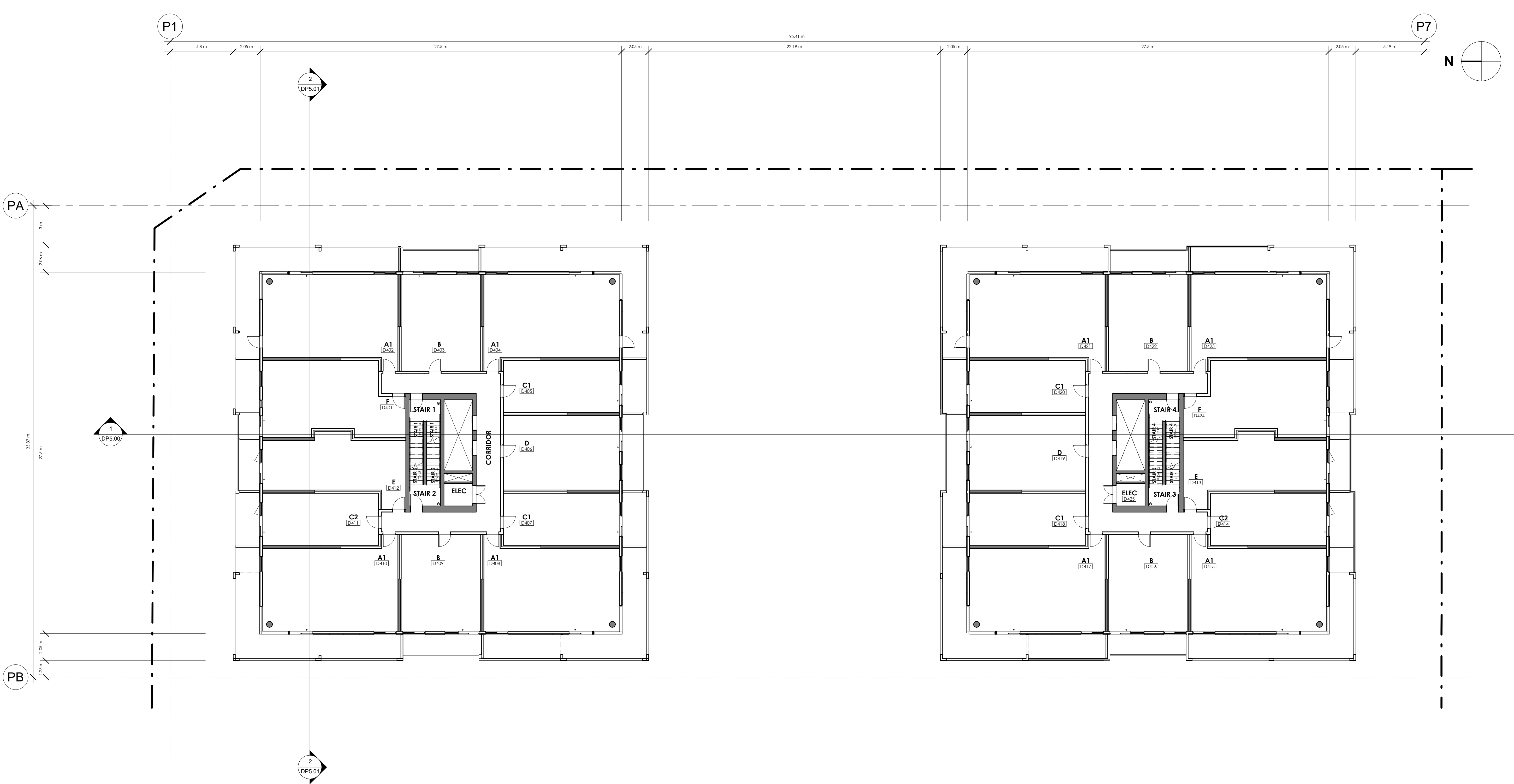
LEVELS 3, 7, 11, 15

DRAWN BY	JOB NO.	Building Permit #
Author	2301	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
2024/05		
SCALE		
AS NOTED		

**DP1.06**



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1  
DP1.07

Levels 4, 8, 12 & 16  
1 : 150

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Revision Schedule		
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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

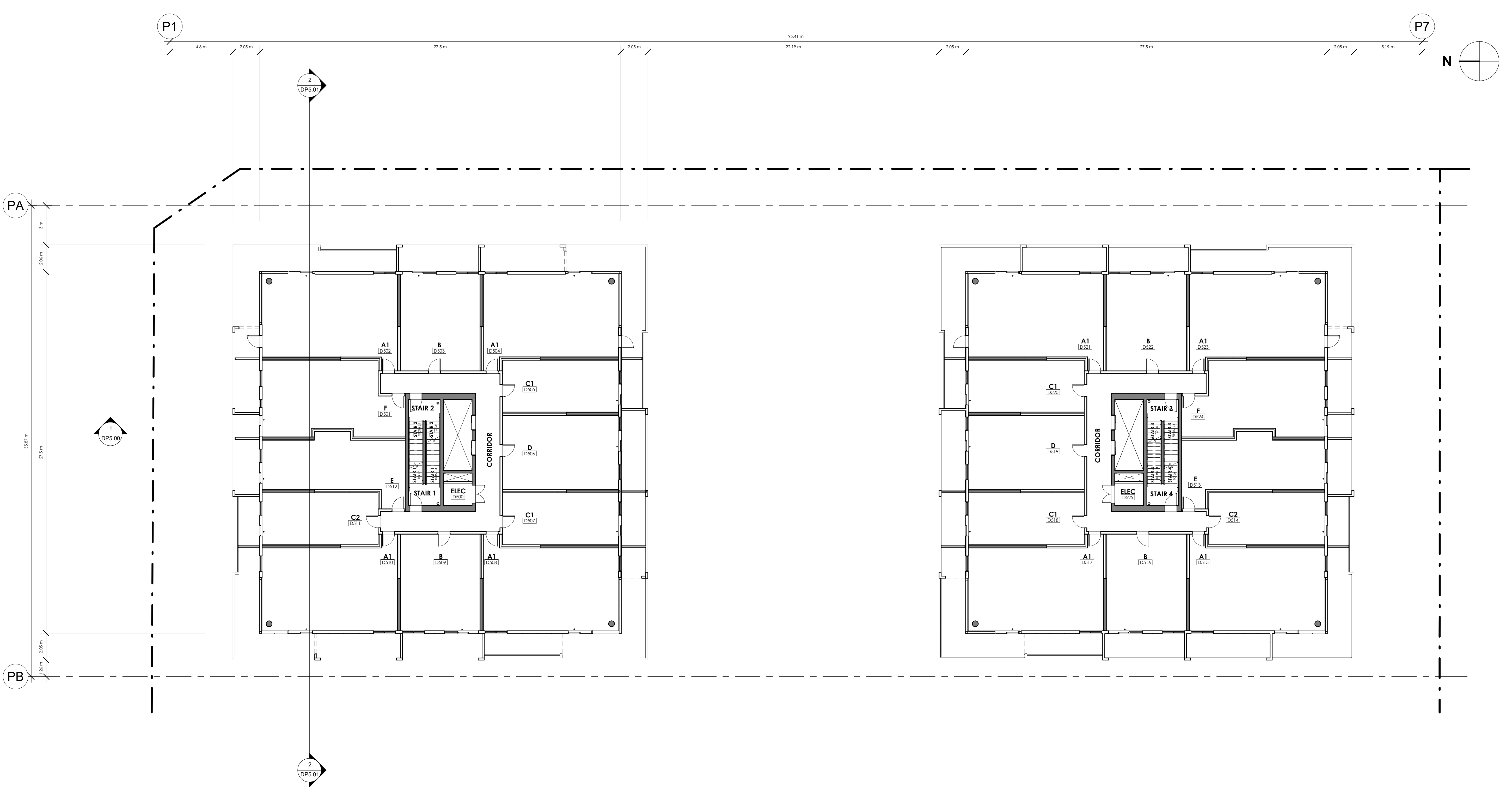
LEVELS 4, 8, 12, & 16

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DP1.07



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1  
DP1.08

Levels 5, 9 & 13  
1 : 150

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35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

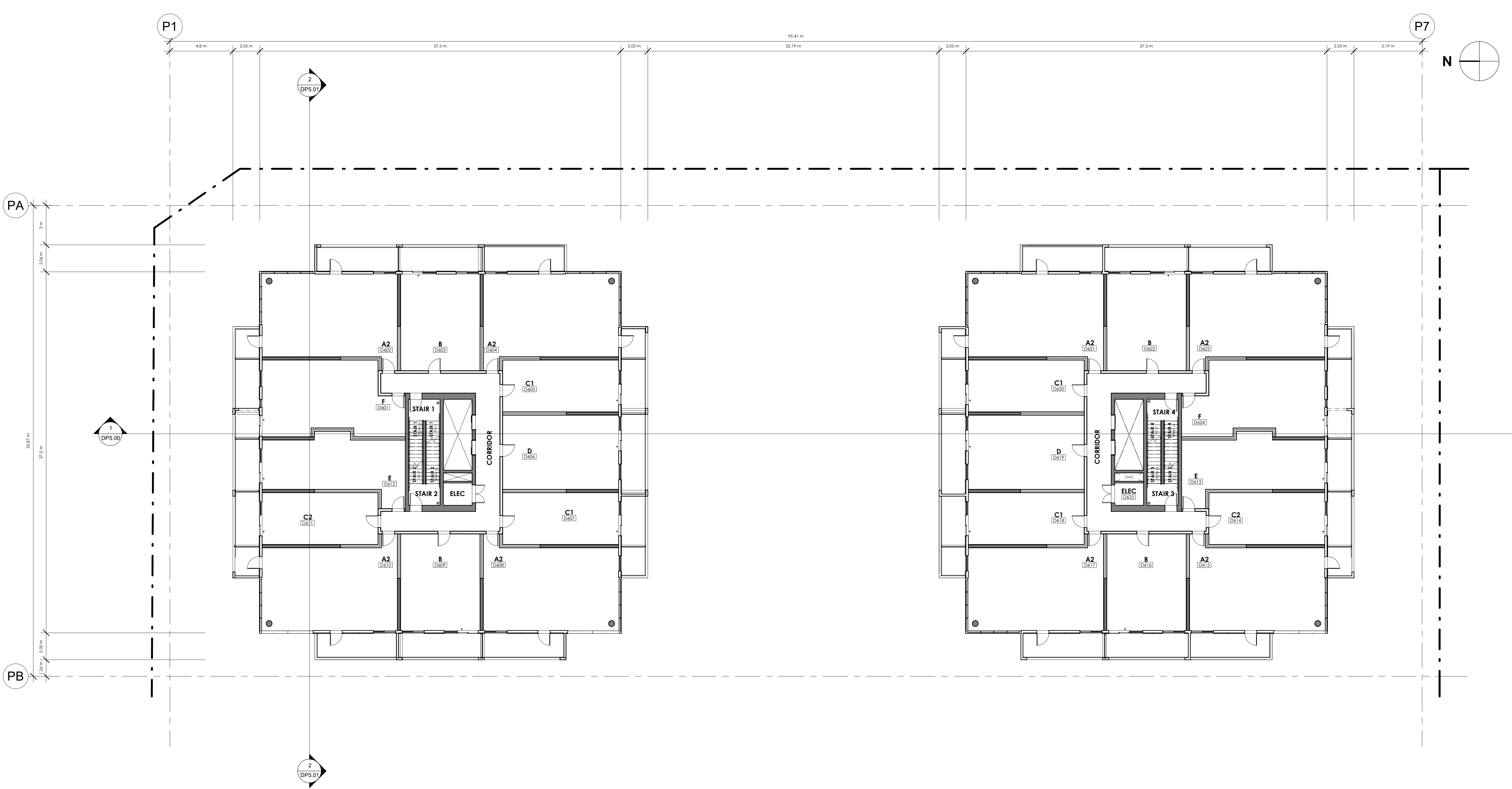
DRAWING

LEVELS 5, 9, & 13

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DP1.08





1  
DP1.09

Levels 6, 10, & 14  
1 : 150

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

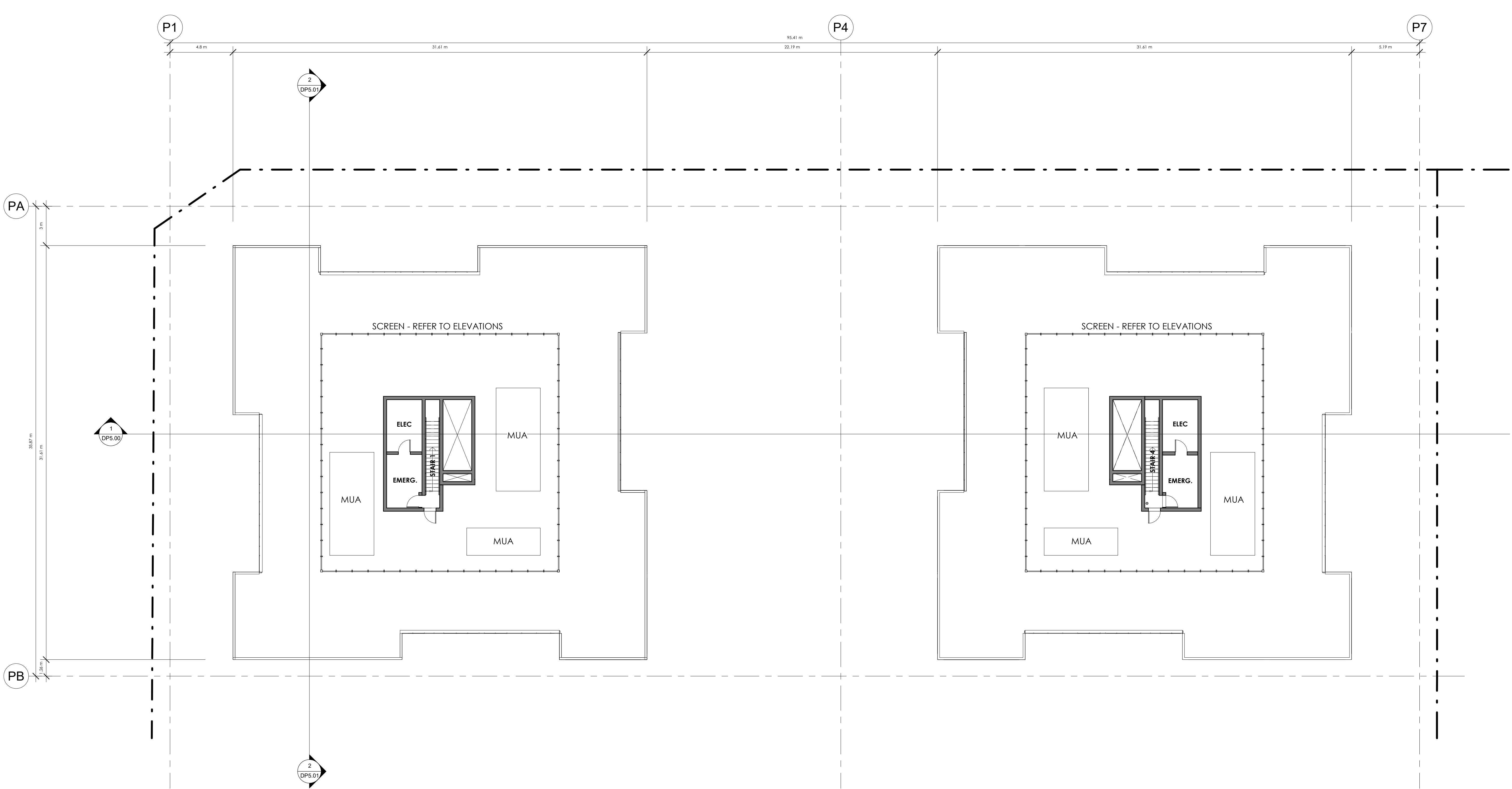
LEVELS 6, 10, & 14

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Checker		
ISSUE DATE (yy/mm)		
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DP1.09



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1  
DP1.10

Roof  
1 : 150

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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

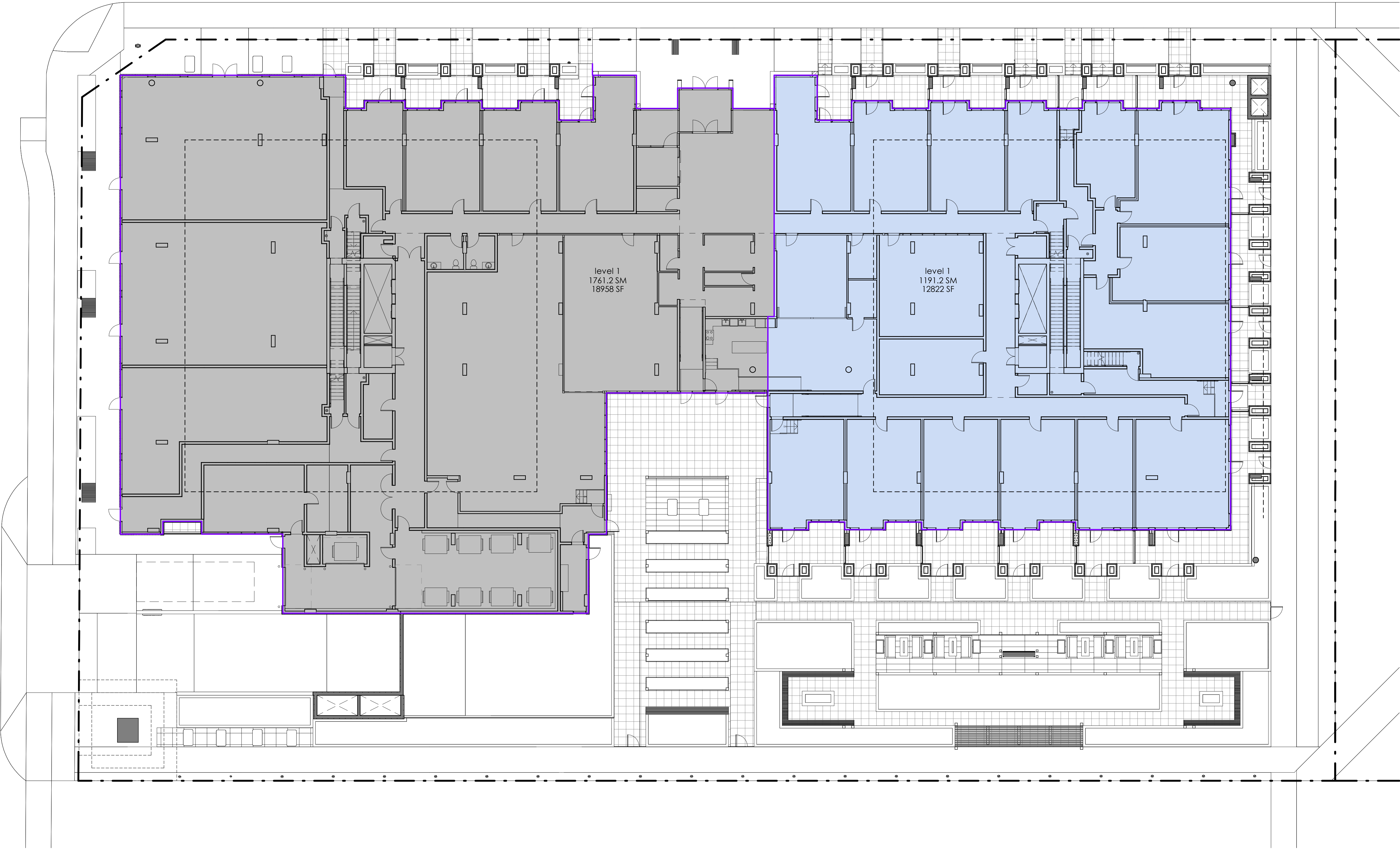
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**ROOF PLAN**

DRAWN BY SEM	JOB NO. 2301	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2024/05	SHEET
SCALE AS NOTED	<b>DP1.10</b>	





1

DP2.01

Level 1 GFA  
1 : 150

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MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

MAIN FLOOR GFA

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Author

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ISSUE DATE (yy/mm)  
2024/05

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AS NOTED

JOB NO.  
2301

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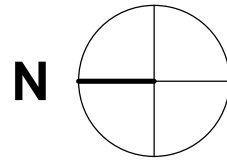
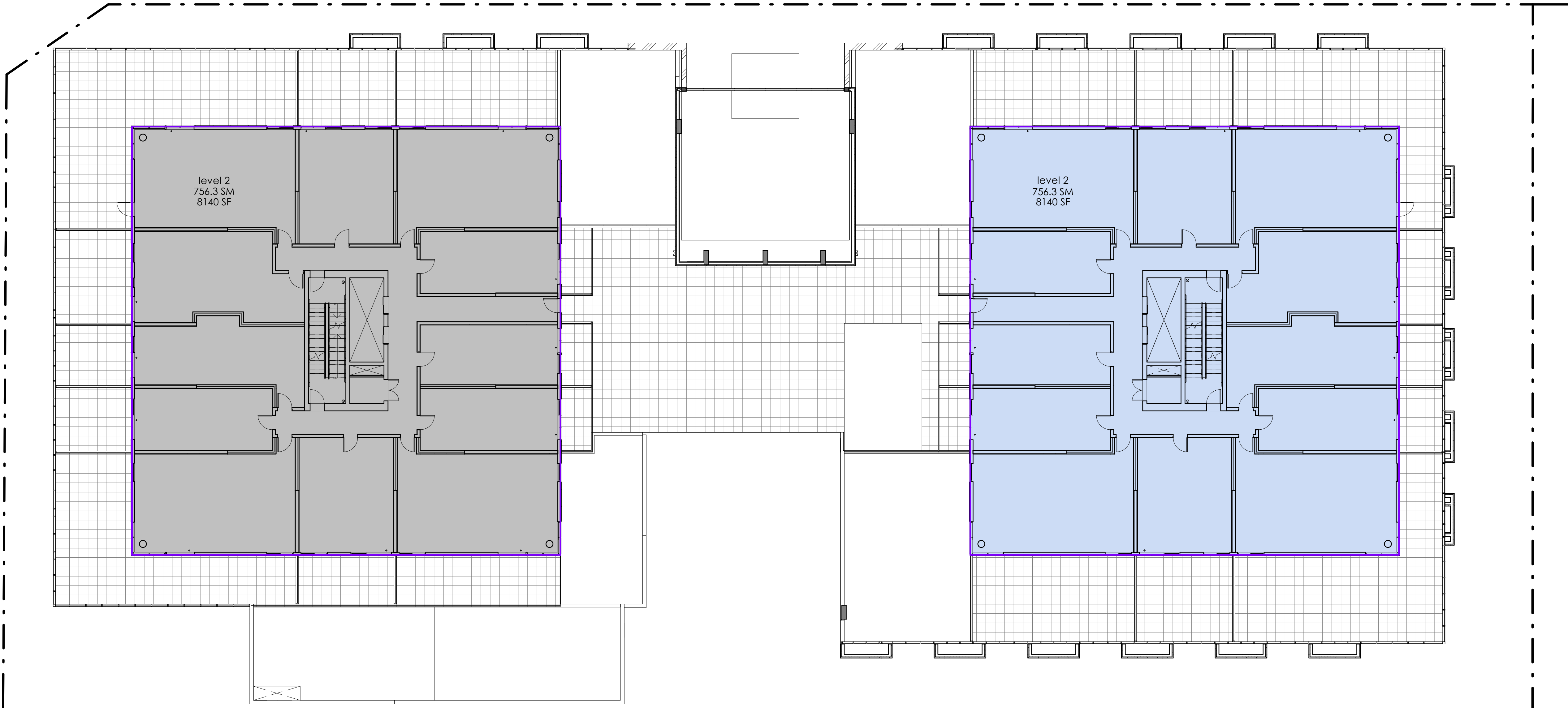
Building Permit  
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DP2.01





Level 2 GFA  
1 : 150



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**MIXED-USE DEVELOPMENT**

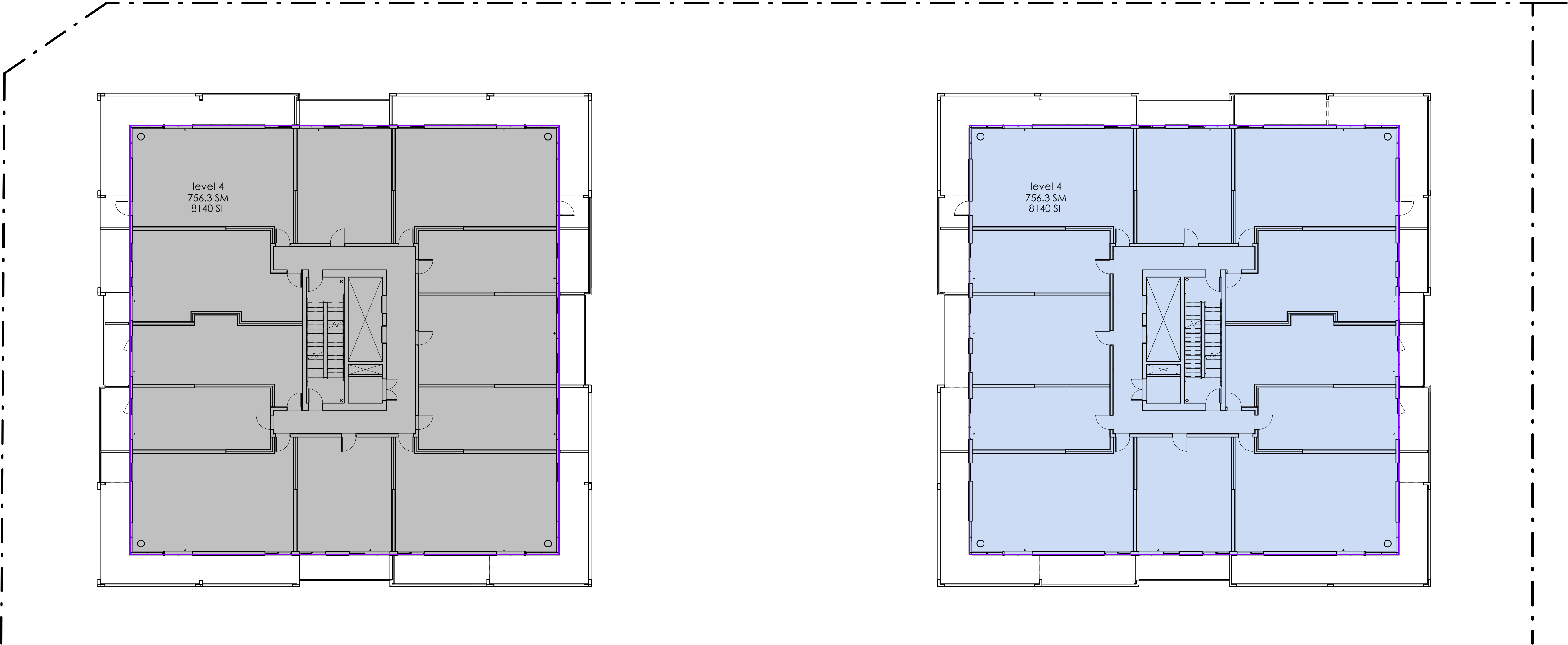
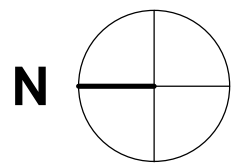
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**SECOND FLOOR GFA**

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SCALE AS NOTED		





LEVEL 4 & TYPICAL TOWER GFA  
1 : 150

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**bucci**

PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

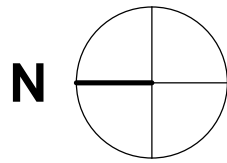
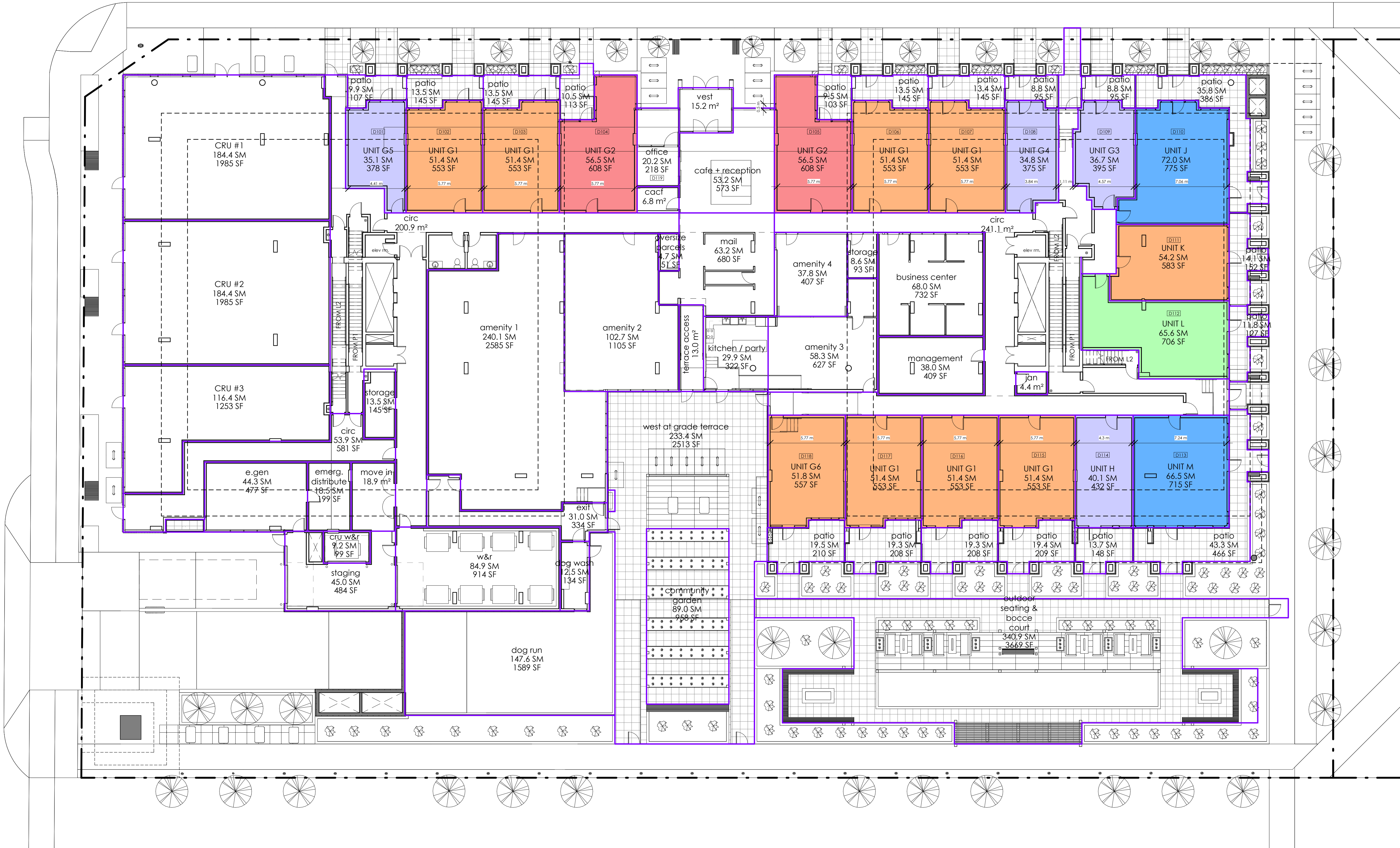
DRAWING

TYPICAL TOWER GFA

DRAWN BY	JOB NO.	Building Permit #
Author	2301	
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DP2.03





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1	2023-03-30	Design Review
2	2023-09-15	Issued for Pre-App
4	2024-05-29	Issued for Development Permit

UNIT TYPE LEGEND

- 2 BEDROOM
- 1 BEDROOM
- 1 BED, DEN
- JUNIOR 2 BED
- JUNIOR 1 BED
- LIVE WORK
- STUDIO

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PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**LEVEL 1 NET &  
ADDRESSING**

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CHECKED BY TC	SHEET	
ISSUE DATE (yy/mm) 2024/05		
SCALE AS NOTED		

**DP3.01**

1  
DP3.01

**LEVEL 1 NET & ADDRESSING**

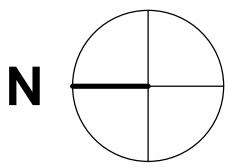
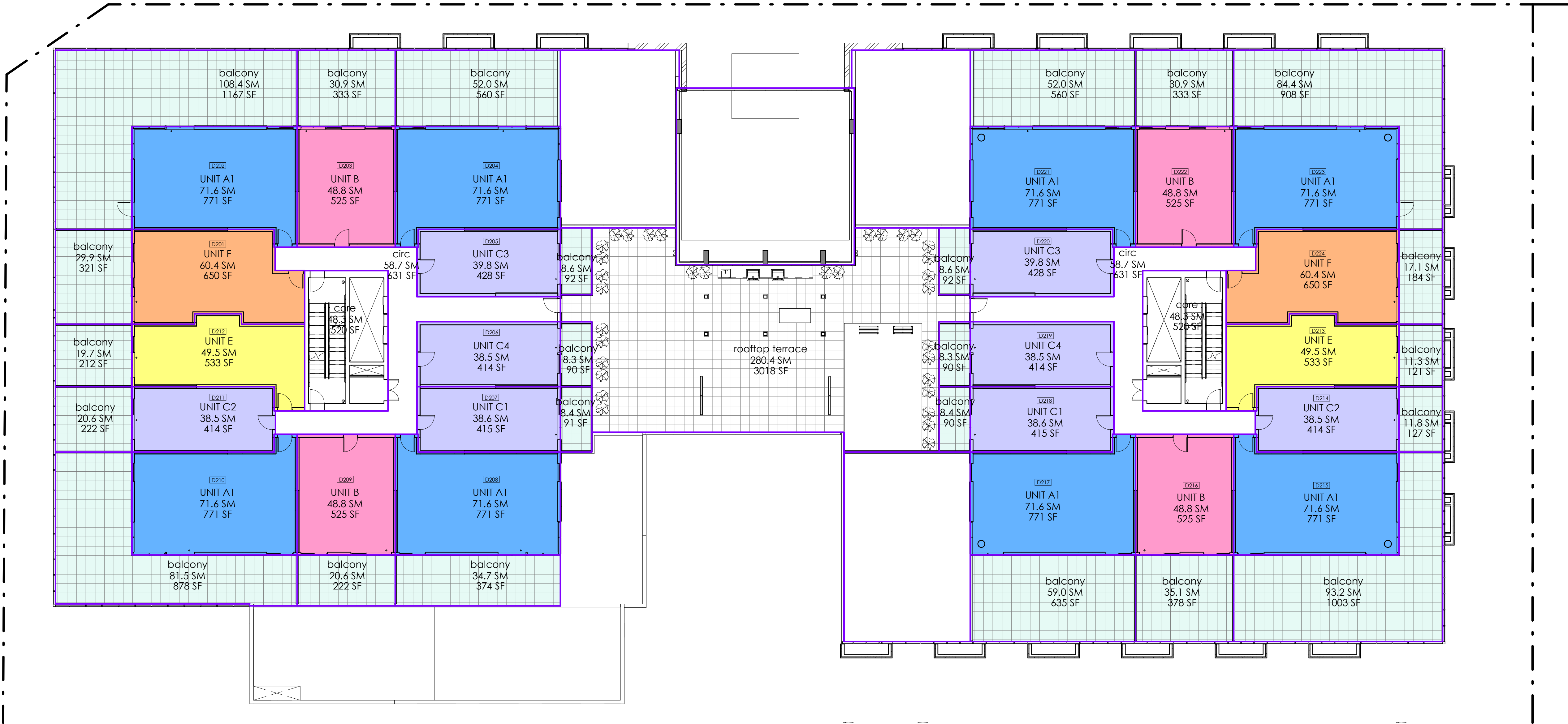
1 : 150





LEVEL 2 NET & ADDRESSING

1 : 150



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4	2024-05-29	Issued for Development Permit

UNIT TYPE LEGEND

2 BEDROOM

1 BED, DEN

1 BEDROOM

JUNIOR 1 BED

STUDIO

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB

FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

LEVEL 2 NET & ADDRESSING

DRAWN BY

LM

CHECKED BY

TC

ISSUE DATE (yy/mm)

2024/05

SCALE

AS NOTED

JOB NO.

2301

Building Permit #

SHEET

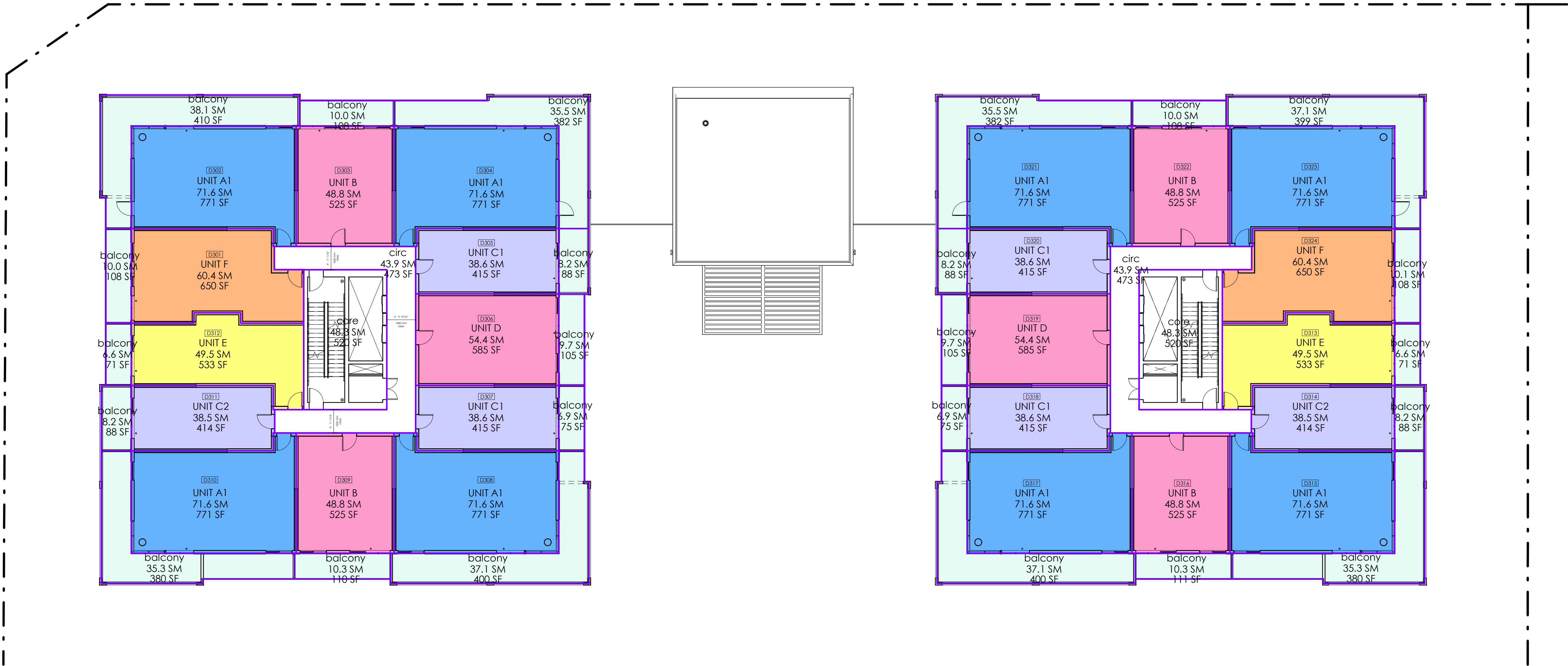
DP3.02





LEVEL 3 & TYPICAL TOWER NET & ADDRESSING

1 : 150



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4	2024-05-29	Issued for Development Permit

UNIT TYPE LEGEND

- 2 BEDROOM
- 1 BED, DEN
- 1 BEDROOM
- JUNIOR 1 BED
- STUDIO

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35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

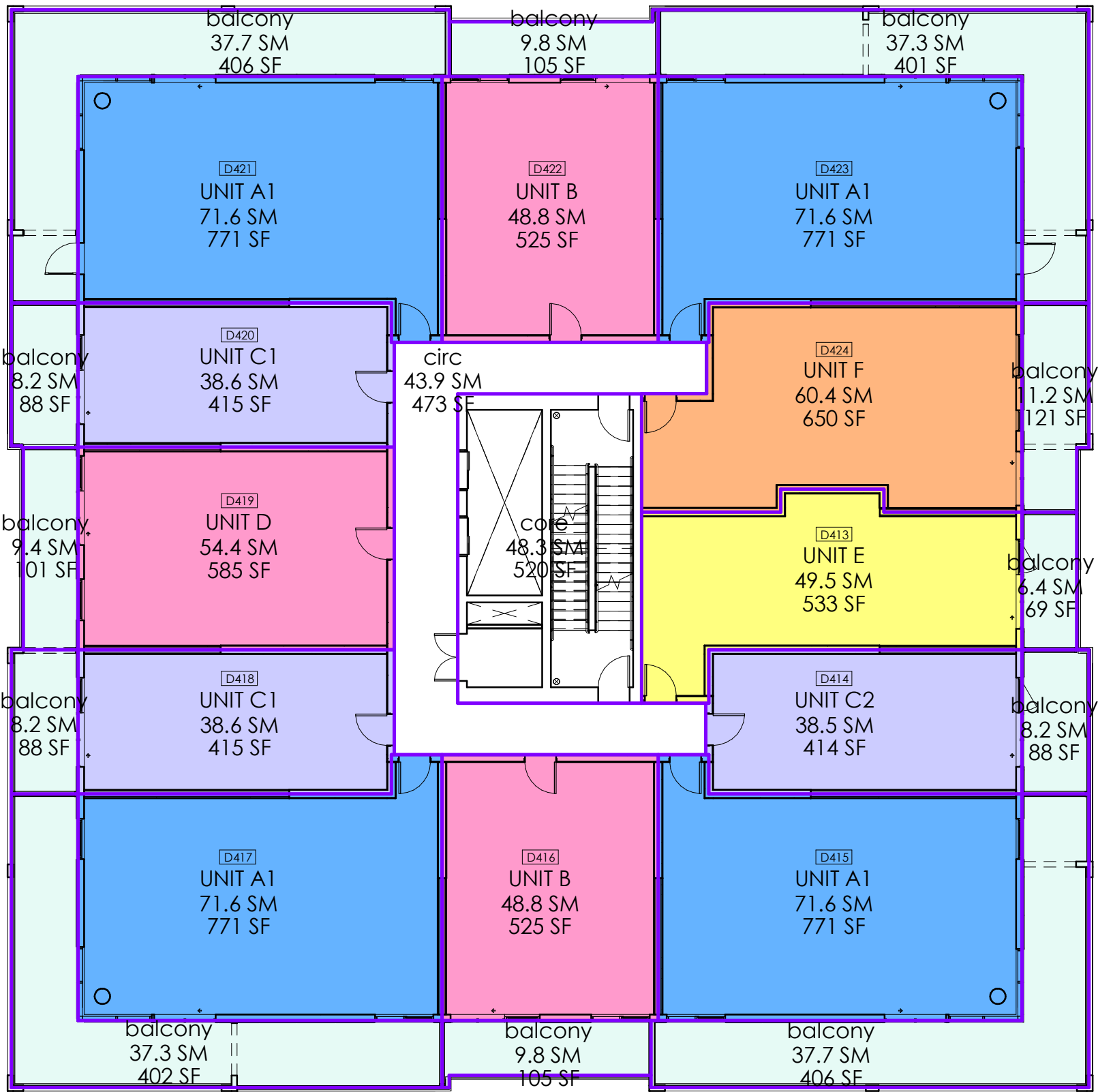
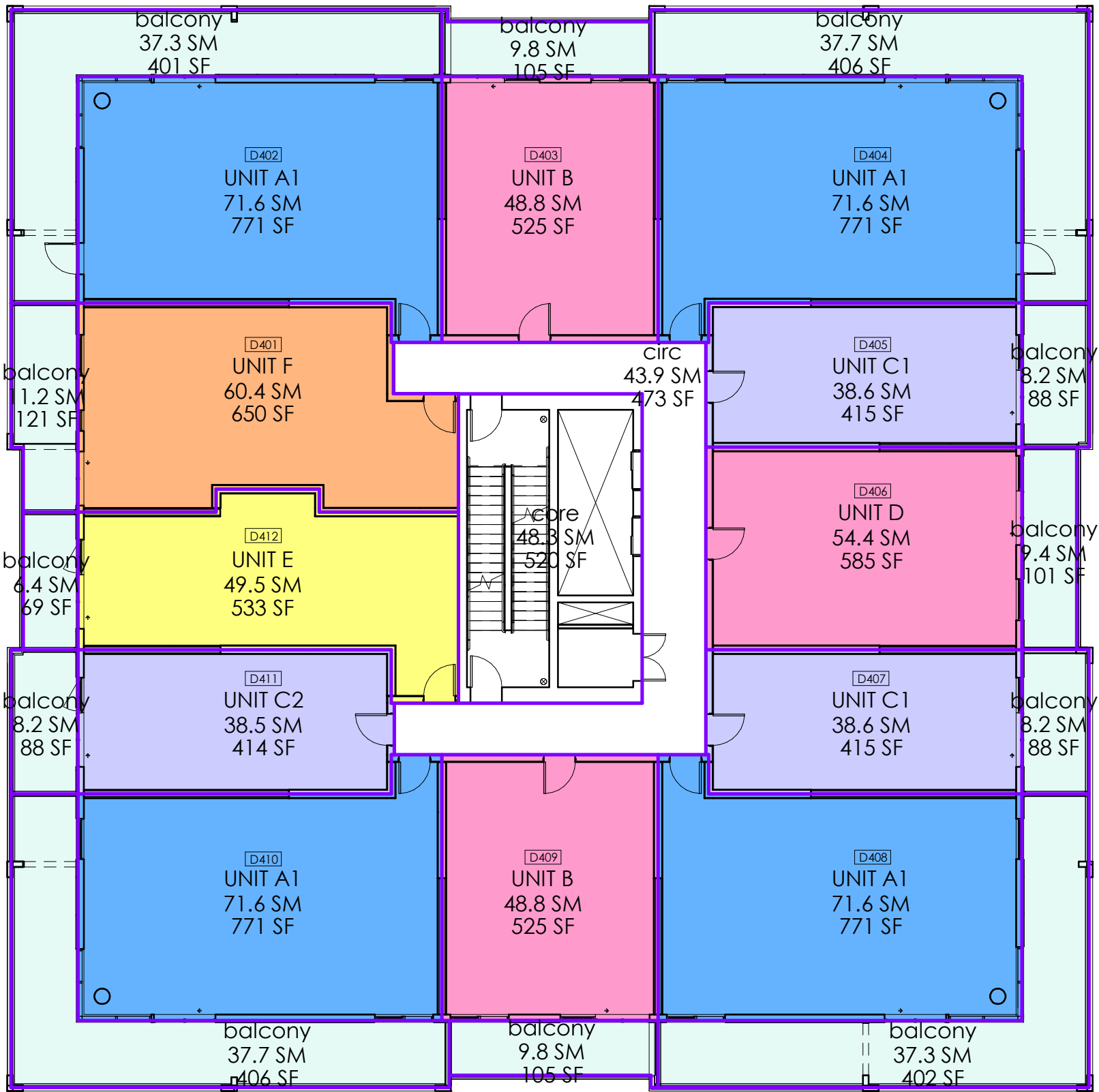
LEVEL 3, 7, 11, & 15 NET & ADDRESSING

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ISSUE DATE (yy/mm) 2024/05		DP3.03
SCALE AS NOTED		





LEVEL 4 NET & ADDRESSING  
1 : 150



UNIT TYPE LEGEND

- 2 BEDROOM
- 1 BED, DEN
- 1 BEDROOM
- JUNIOR 1 BED
- STUDIO

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PROJECT NAME AND ADDRESS

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FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

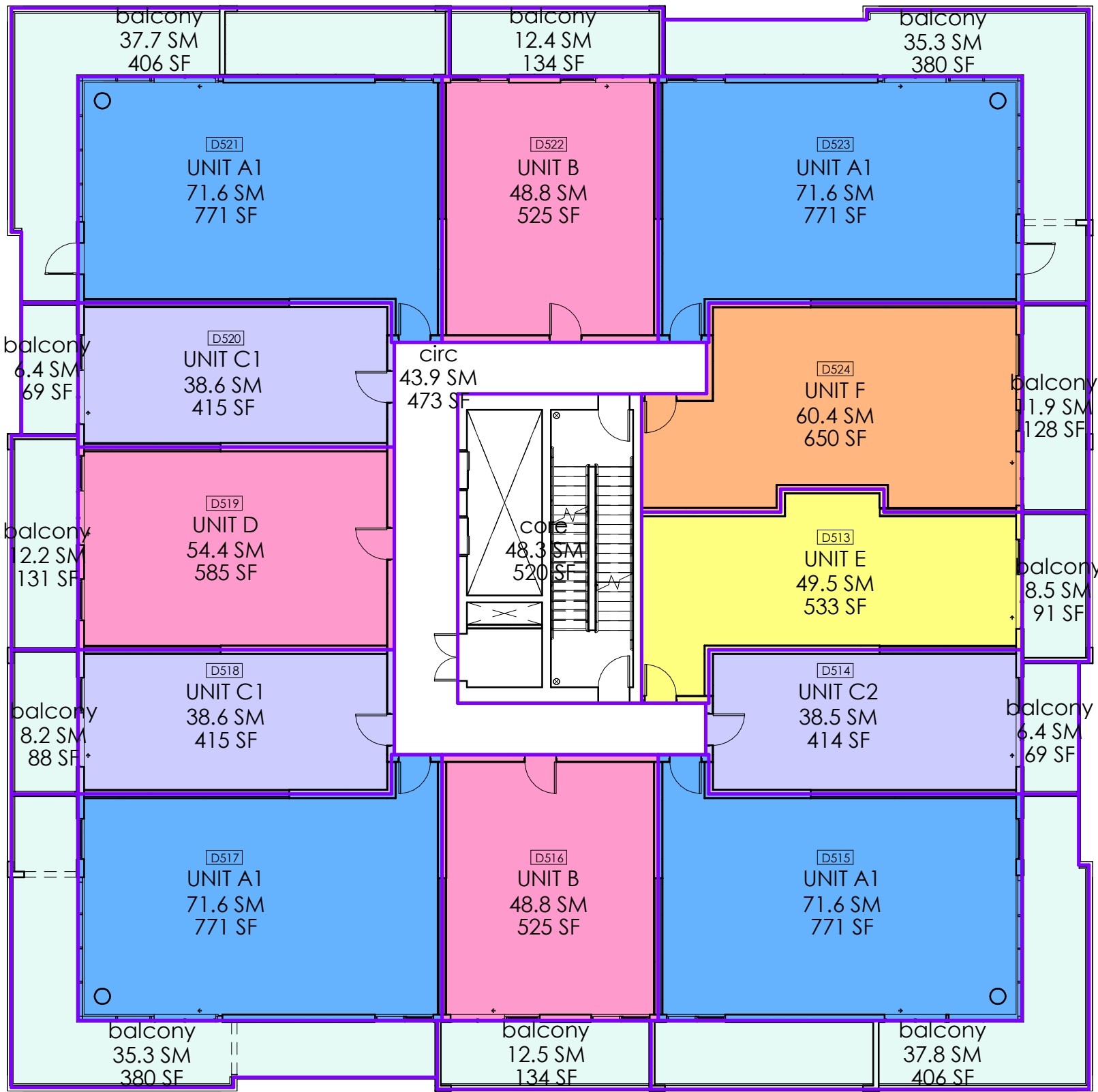
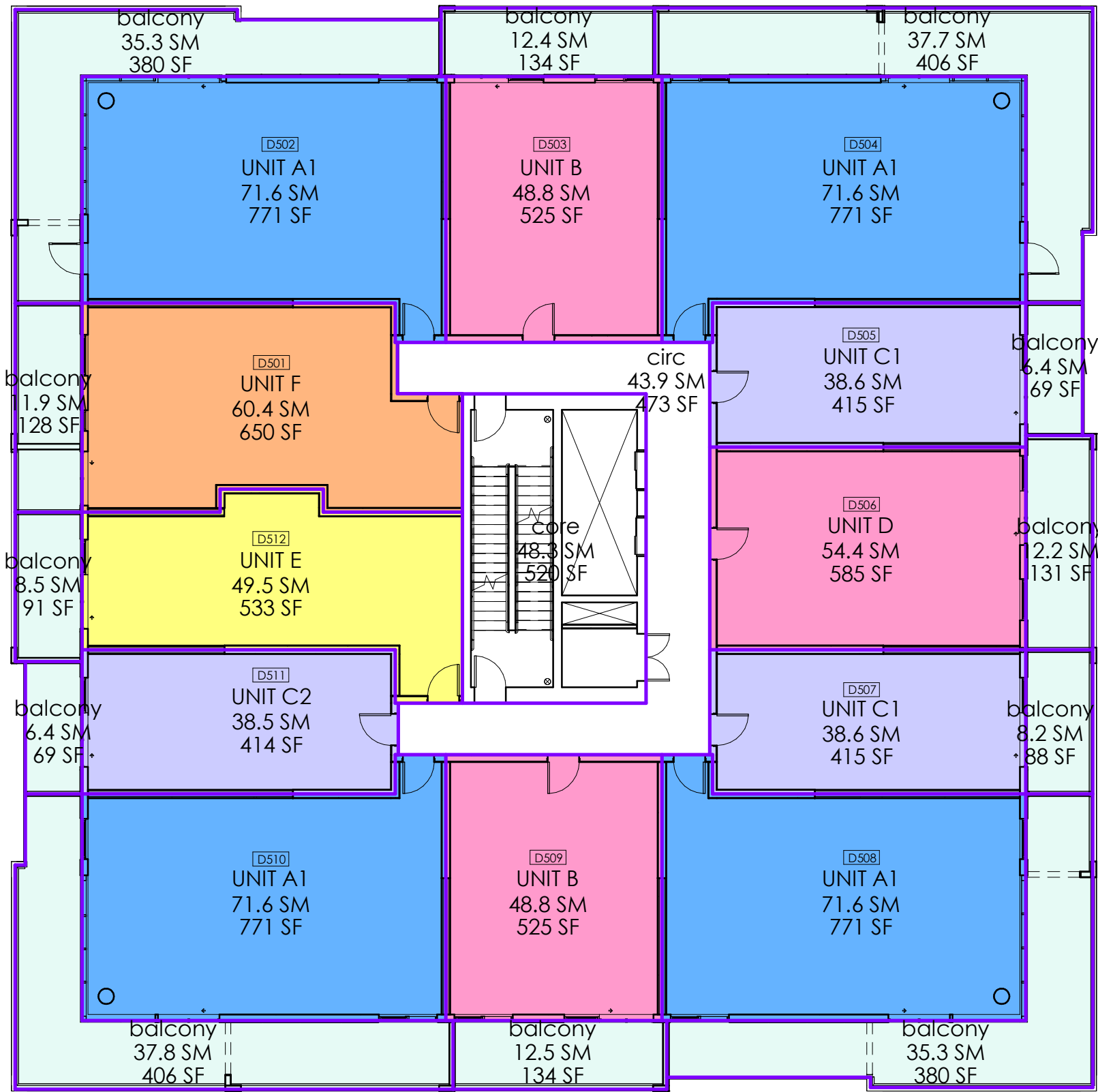
LEVELS 4, 8, 12, & 16 NET  
& ADDRESSING

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LEVEL 5 NET & ADDRESSING  
1 : 150



UNIT TYPE LEGEND

- 2 BEDROOM
- 1 BED, DEN
- 1 BEDROOM
- JUNIOR 1 BED
- STUDIO

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

LEVELS 5, 9, & 13 NET &  
ADDRESSING

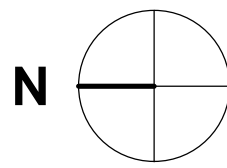
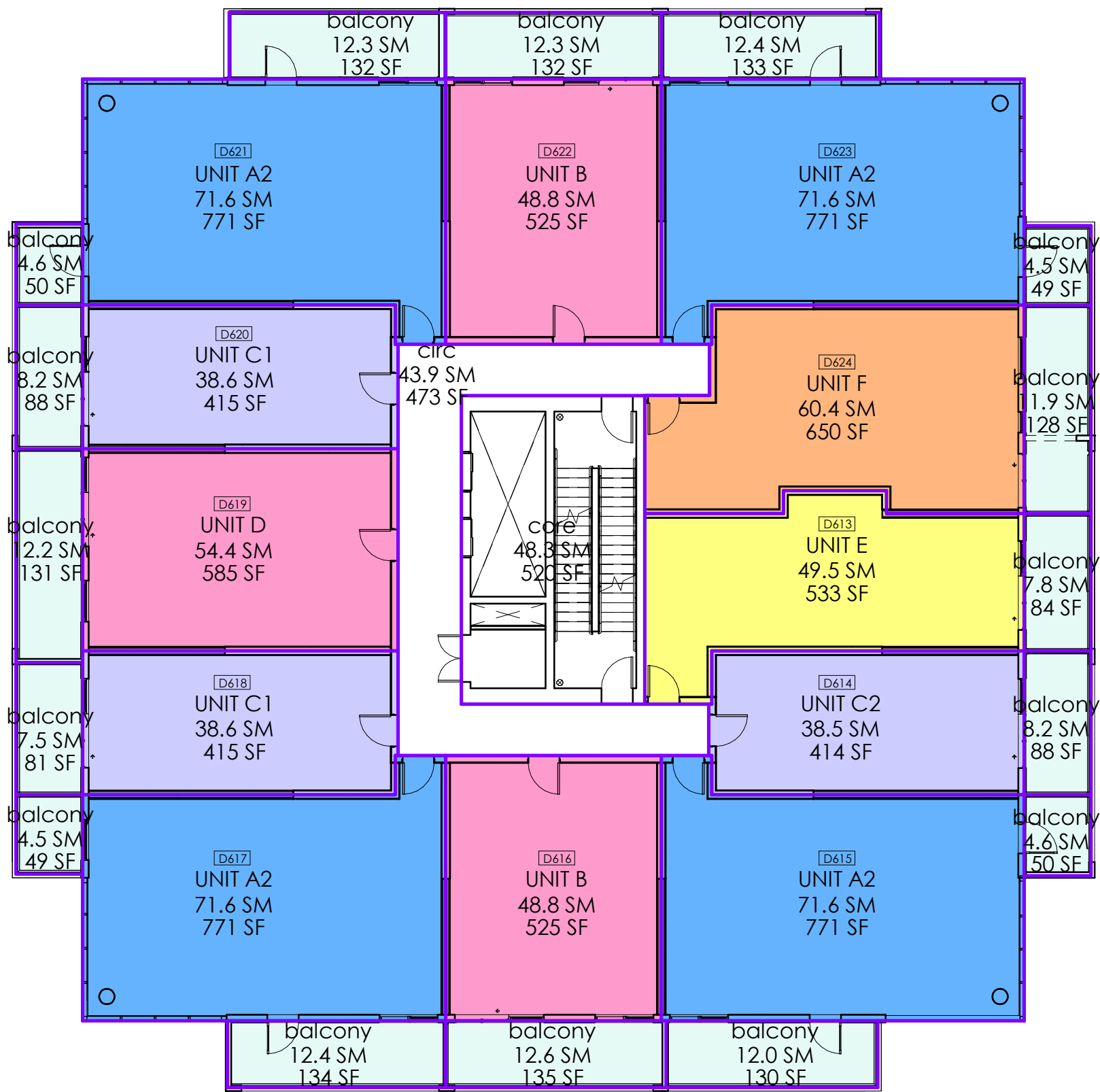
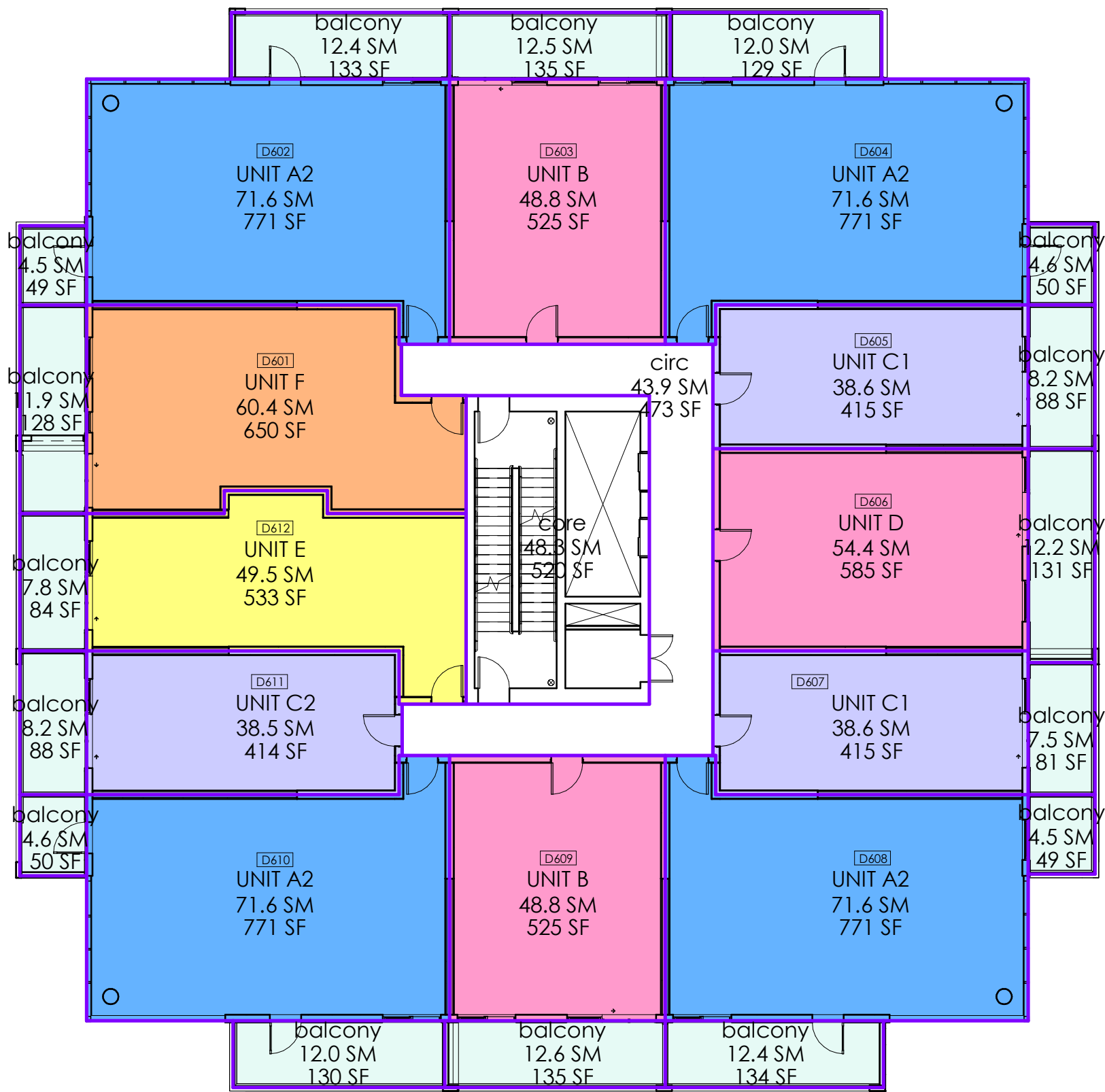
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LEVEL 6 NET & ADDRESSING

1 : 150



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UNIT TYPE LEGEND

- 2 BEDROOM
- 1 BED, DEN
- 1 BEDROOM
- JUNIOR 1 BED
- STUDIO

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

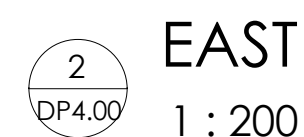
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

LEVELS 6, 10, & 14 NET &  
ADDRESSING

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PROJECT NAME AND ADDRESS  
MIXED-USE DEVELOPMENT  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

## DRAWING ELEVATIONS

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ISSUE DATE [yy/mm] 2024/05		<b>DP4.00</b>
SCALE AS NOTED		

## DP4.00



1  
DP4.01

SOUTH - PHASE 2  
1 : 200



2  
DP4.01

WEST  
1 : 200



Keynotes

1	acm panel - black
2	acm panel - white
3	spandrel panel - dark charcoal
4	spandrel panel - imitation wood
5	masonry - dark charcoal
6	glazing - at grade, clear
7	glazing - tower, clear grey
8	acrylic topcoat - light grey
9	planter - acrylic topcoat - light grey
10	punched windows - black, clear glazing
11	glazing - amenity L2 - dark charcoal, clear glazing
12	commercial entrance swing door - dark charcoal, clear glazing
13	service door - grey, metal
14	overhead door - dark charcoal, metal
15	residential entrance swing door - dark charcoal, clear glazing
16	residential balcony sliding door - black, clear glazing
17	privacy screen - dark charcoal, opaque glazing
18	amenity guard - dark charcoal, clear glazing
19	inverted-U bike rack - see details for finish
20	parkade louvre - prefinished
21	exterior signage, see details
22	exterior lighting - commercial, vertical cylinder, black, up/down
23	exterior lighting - residential, vertical cylinder, black, up/down
24	exterior lighting - soffit
25	fire hydrant - refer to civil
26	siamese connection - refer to civil
27	signage - residential unit address
28	mechanical louvre screen - charcoal
29	mechanical louvre - prefinished, dark charcoal
30	pergola & lighting

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023-03-30	Design Review
2	2023-09-15	Issued for Pre-App.
4	2024-05-29	Issued for Development Permit

PERMIT TO PRACTICE

STAMP

ARCHITECT

**casola koppe**  
ARCHITECTS

Suite 300, 1410 1st. street SW, Calgary AB T2R 0V8  
P 403.287.9960 F 403.287.9962 info@ckarch.ca

**bucci**

PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

**ELEVATIONS**

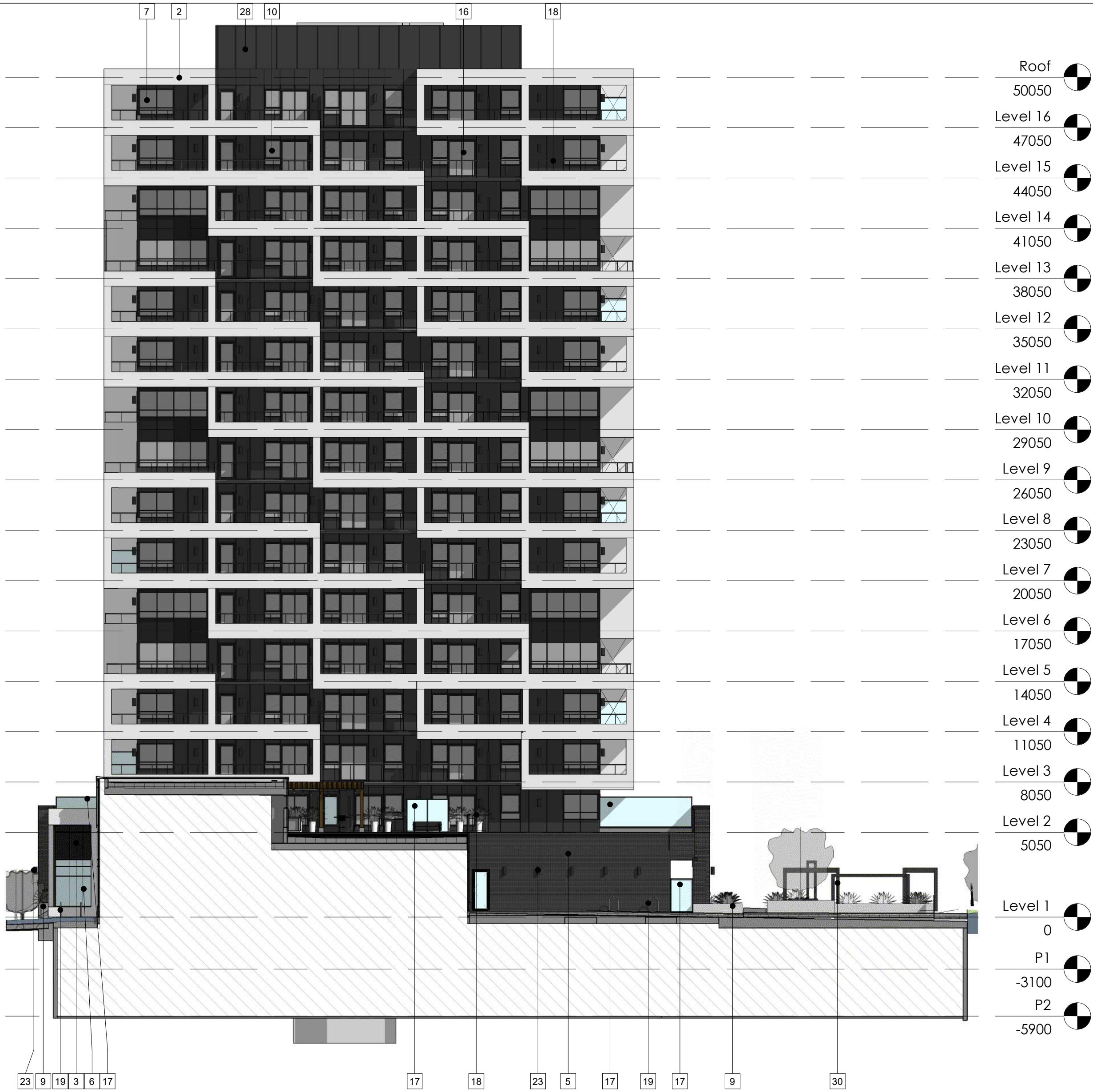
DRAWN BY LM	JOB NO. 2301	Building Permit #
CHECKED BY TC	SHEET	
ISSUE DATE (yy/mm) 2024/05		DP4.01
SCALE AS NOTED		



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1 SOUTH - PHASE 1  
1 : 200



2 NORTH - PHASE 2  
1 : 200



3 NORTH L2 - PHASE 1  
1 : 200



4 SOUTH L2 - PHASE 1  
1 : 200

Keynotes	
1	acm panel - black
2	acm panel - white
3	spandrel panel - dark charcoal
4	spandrel panel - imitation wood
5	masonry - dark charcoal
6	glazing - at grade, clear
7	glazing - tower, clear grey
8	acrylic topcoat - light grey
9	planter - acrylic topcoat - light grey
10	punched windows - black, clear glazing
11	glazing - amenity L2 - dark charcoal, clear glazing
12	commercial entrance swing door - dark charcoal, clear glazing
13	service door - grey, metal
14	overhead door - dark charcoal, metal
15	residential entrance swing door - dark charcoal, clear glazing
16	residential balcony sliding door - black, clear glazing
17	privacy screen - dark charcoal, opaque glazing
18	amenity guard - dark charcoal, clear glazing
19	inverted-U bike rack - see details for finish
20	parkade louvre - prefinished
21	exterior signage, see details
22	exterior lighting - commercial, vertical cylinder, black, up/down
23	exterior lighting - residential, vertical cylinder, black, up/down
24	exterior lighting - soffit
25	fire hydrant - refer to civil
26	siamese connection - refer to civil
27	signage - residential unit address
28	mechanical louvre screen - charcoal
29	mechanical louvre - prefinished, dark charcoal
30	pergola & lighting

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2024-05-29	Issued for Development Permit

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**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

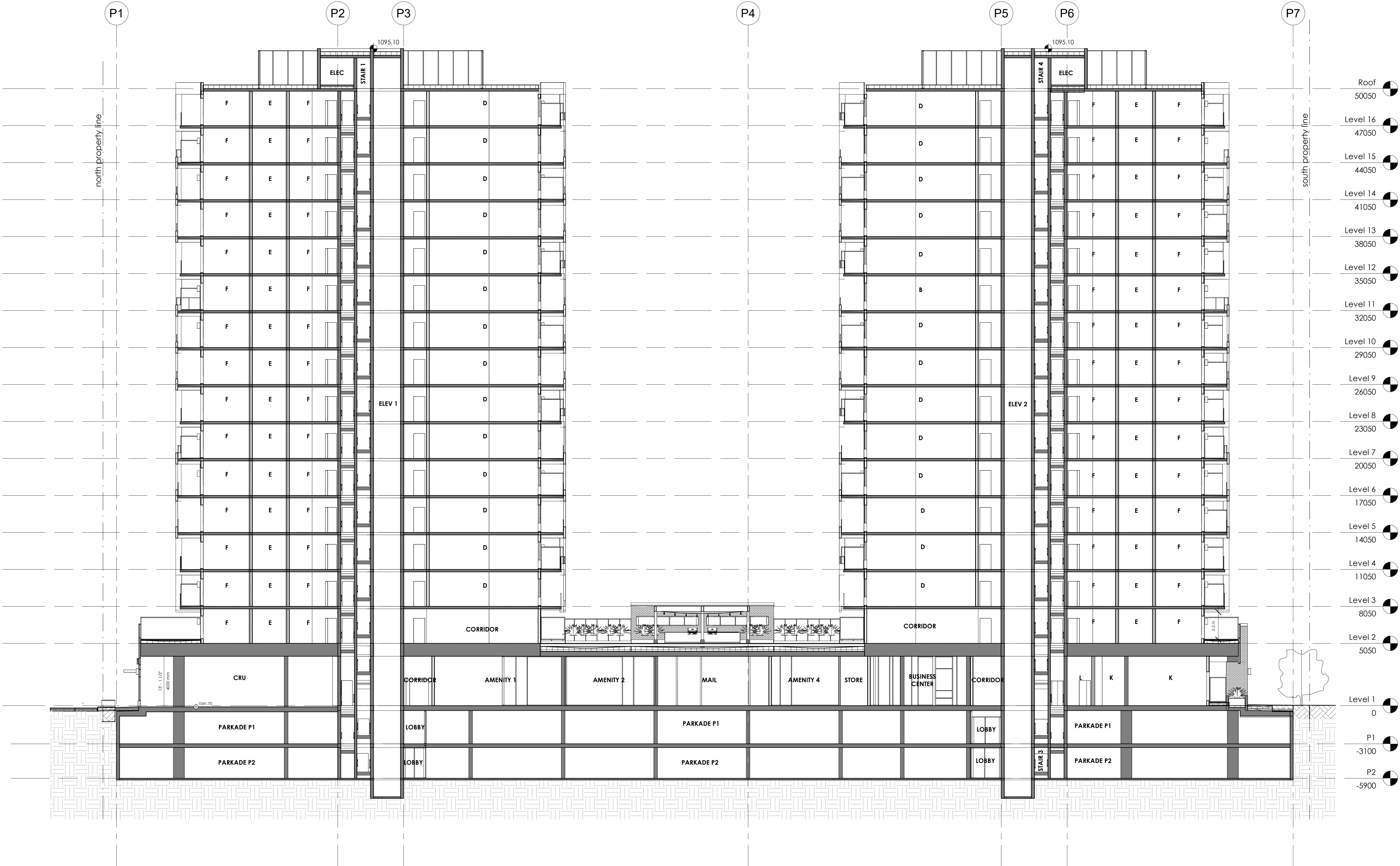
DRAWING  
**ELEVATIONS**

DRAWN BY Author	JOB NO. 2301	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm) 2024/05		
SCALE AS NOTED		

**DP4.02**



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1  
DP5.00

BLDG SECTION 1  
1:150

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2024-05-29	Issued for Development Permit

- Roof 50050
- Level 16 47050
- Level 15 44050
- Level 14 41050
- Level 13 38050
- Level 12 35050
- Level 11 32050
- Level 10 29050
- Level 9 26050
- Level 8 23050
- Level 7 20050
- Level 6 17050
- Level 5 14050
- Level 4 11050
- Level 3 8050
- Level 2 5050
- Level 1 0
- P1 -3100
- P2 -5900

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**bucci**

PROJECT NAME AND ADDRESS

**MIXED-USE DEVELOPMENT**  
35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

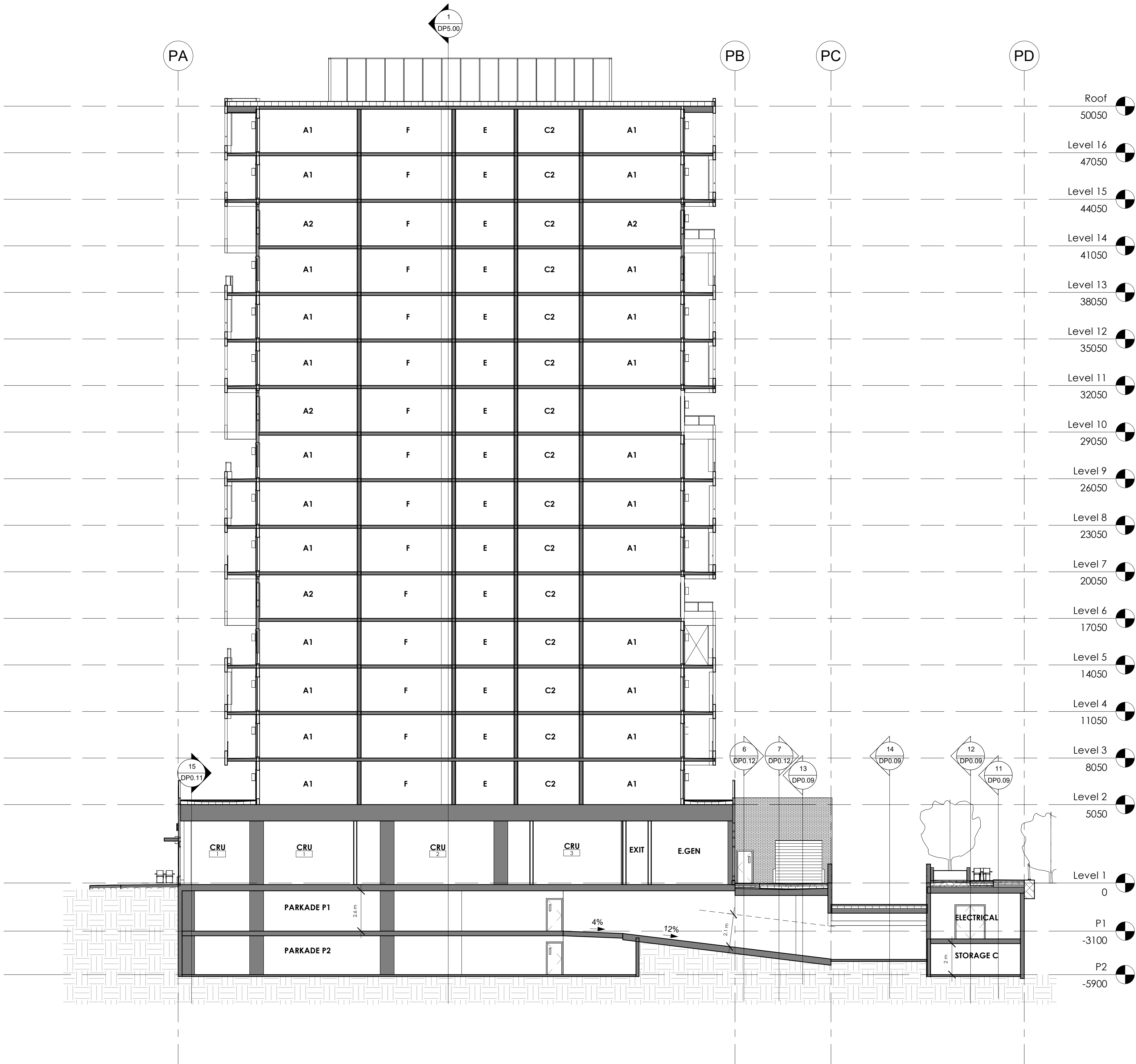
DRAWING

**BUILDING SECTION**

DRAWN BY Author	JOB NO. 2301	Building Permit #
CHECKED BY Checker	SHEET	
ISSUE DATE (yy/mm) 2024/05		DP5.00
SCALE AS NOTED		



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2  
DP5.01

BLDG SECTION 2 - RAMP P1 TO P2 E/W  
1:150

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2024-05-29	Issued for Development Permit

PERMIT TO PRACTICE

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PROJECT NAME AND ADDRESS

MIXED-USE DEVELOPMENT

35 11A ST NE, CALGARY, AB  
FUTURE LOT 1, BLOCK 3, UNREG PLAN

DRAWING

BUILDING SECTION

DRAWN BY Author	JOB NO. 2301	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm) 2024/05		DP5.01
SCALE AS NOTED		



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- 3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- 4. DO NOT SCALE DRAWINGS.
- 5. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- 6. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
- 7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

\*\*\* TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:  
TREES 1200MM  
SHRUBS 600MM  
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 5,666.82 SQ.M.  
TOTAL TREES PROVIDED = 45  
WITHIN PROPERTY = 33  
OUTSIDE OF PROPERTY = 12  
DECIDUOUS TREES PROVIDED = 32  
DECIDUOUS TREES WITH MIN 75MM CALLIPER REQUIRED = 16  
PROVIDED = 17  
REMAINING DECIDUOUS TREES TO HAVE MIN. 50MM CALLIPER  
CONIFEROUS TREES PROVIDED = 01  
CONIFEROUS TREES WITH MIN 3000MM HEIGHT REQUIRED = 0.5-1  
PROVIDED = 01  
REMAINING CONIFEROUS TREES TO HAVE MIN. 2000MM HEIGHT  
TOTAL SHRUBS PROVIDED = 179  
TOTAL TREES TO BE REMOVED ON NEIGHBOURING PROPERTY = 7  
TOTAL TREES TO BE PLANTED ON NEIGHBOURING PROPERTY = 13

LEGEND

- PAVERS
- REGULAR GREY COLOR CONCRETE WITH CONTROL JOINTS
- WOOD DECKING
- PLANTING BED WITH CHARCOAL MULCH
- ARTIFICIAL TURF
- 10MM RUNDLE ROCK
- EXISTING LANDSCAPING IN NEIGHBOURING PROPERTY TO BE MODIFIED
- TRELLIS
- PROPERTY LINE
- PARKADE LINE
- ASPIRATION WALL
- 1070MM HT. PATIO FENCE WITH GATES
- STRING LIGHTS
- EXISTING TREES ON NEIGHBOURING PROPERTY TO REMAIN
- EXISTING BOULEVARD TREES TO BE REMOVED
- EXISTING TREES/SHRUBS ON NEIGHBOURING PROPERTY TO BE REMOVED
- DECIDUOUS TREES
- PROPOSED TREES OUTSIDE OF PROPERTY INTENDED TO ENHANCE THE PUBLIC REALM
- CONIFEROUS TREES
- FEATURE CARAGANA SHRUB
- CONIFEROUS SHRUBS
- DECIDUOUS SHRUB
- PERENNIALS
- FIRE TABLE
- BENCH
- CLASS 2 BIKE STALLS TOTAL QUANTITY: 24
- LIGHT BOLLARDS
- 1070MM HT. PLANTER
- 600MM HT. + 300MM BERM PLANTER
- 450MM HT. PLANTER
- 200MM HT. PLANTER
- GARBAGE/RECYCLING COMBO UNIT; TOTAL QUANTITY: 01

EXISTING BOULEVARD TREES

- EXISTING TREE INFORMATION  
TREE 1 (T-32254745)  
A. TREE SPECIES: PICEA PUNGENS  
B. CALIPER OF TREE TRUNK: 490MM  
C. HEIGHT OF TREE: LARGE (AT MATURITY)  
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN  
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN  
TREE 2 (T-32128439)  
A. TREE SPECIES: PICEA PUNGENS  
B. CALIPER OF TREE TRUNK: 610MM  
C. HEIGHT OF TREE: LARGE (AT MATURITY)  
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN  
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN  
TREE 3 (T-32128438)  
A. TREE SPECIES: POPULUS JACKII  
B. CALIPER OF TREE TRUNK: 760MM  
C. HEIGHT OF TREE: LARGE (AT MATURITY)  
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN  
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN

- TREE 4 (T-32129412)  
A. TREE SPECIES: POPULUS JACKII  
B. CALIPER OF TREE TRUNK: 740MM  
C. HEIGHT OF TREE: LARGE (AT MATURITY)  
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN  
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN  
TREE 5 (T-51429507)  
A. TREE SPECIES: PICEA PUNGENS  
B. CALIPER OF TREE TRUNK: 400MM  
C. HEIGHT OF TREE: LARGE (AT MATURITY)  
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN  
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN

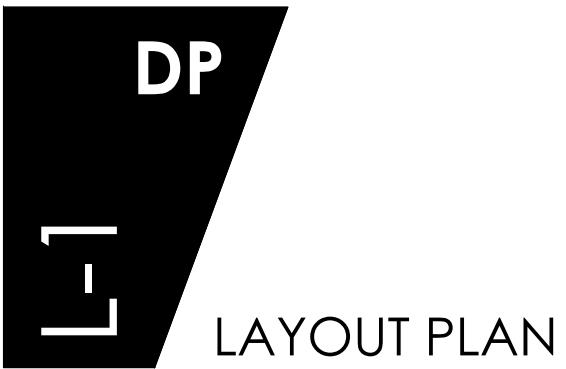


24265SIMU SILVERA MULTIFAMILY



ISSUED FOR CLIENT REVIEW DATE 240417  
CLIENT REVIEW 240419  
CLIENT REVIEW 240516  
COORD 240529  
DP SUBMISSION 240612

SCALE 1:200  
DATE 240325  
DRAWN BY CP  
CHECKED BY YN





NOTES

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\*\*\* TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:  
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SHRUBS 600MM  
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

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PROVIDED = 01  
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TOTAL SHRUBS PROVIDED = 179

TOTAL TREES TO BE REMOVED ON NEIGHBOURING PROPERTY = 7  
TOTAL TREES TO BE PLANTED ON NEIGHBOURING PROPERTY = 13

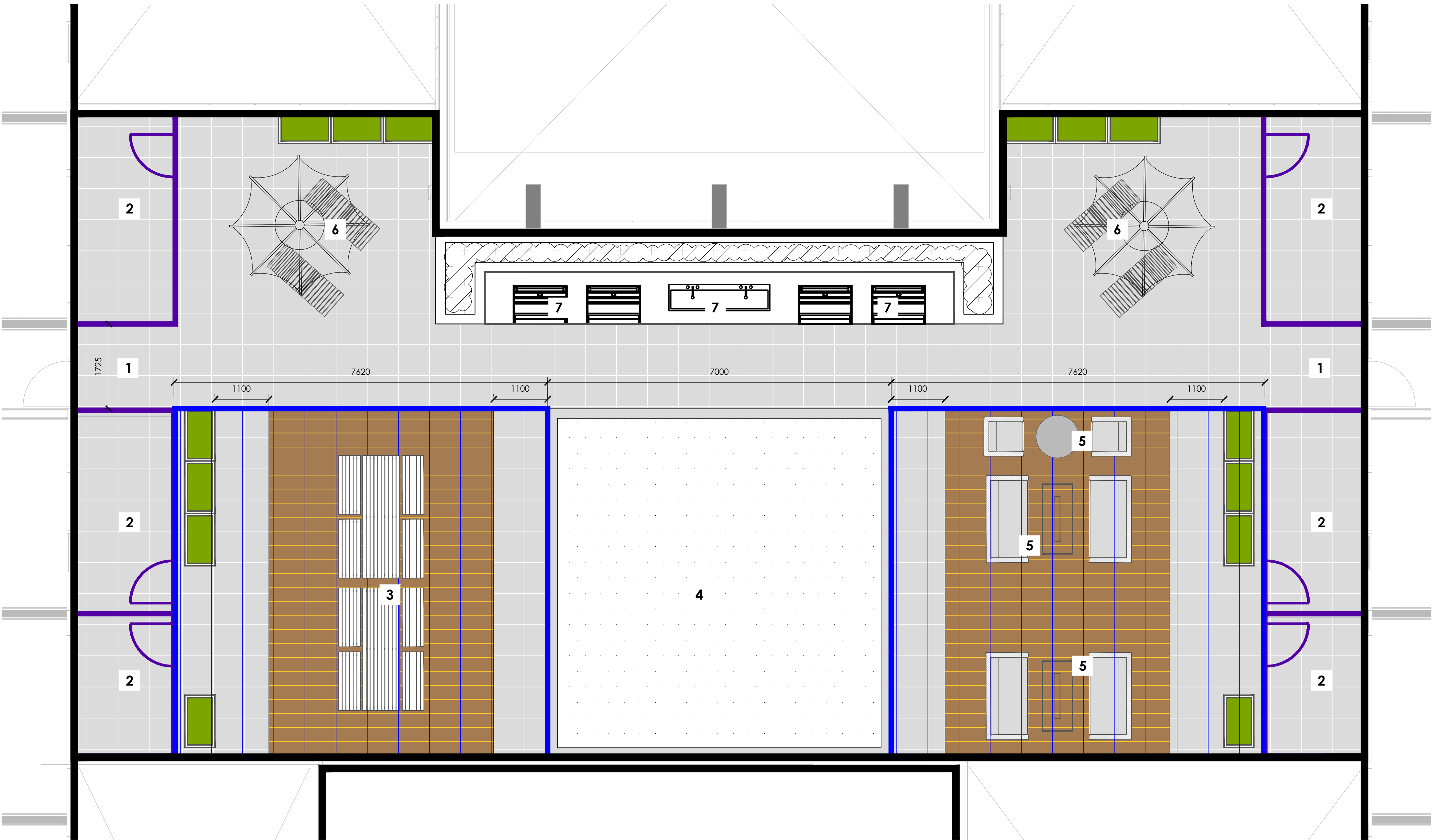
LEGEND

- PLANTING BED WITH CHARCOAL MULCH
- ARTIFICIAL TURF
- 10MM RUNDLE ROCK
- EXISTING LANDSCAPING IN NEIGHBOURING PROPERTY TO BE MODIFIED
- PROPERTY LINE
- PARKADE LINE
- EXISTING TREES ON NEIGHBOURING PROPERTY TO REMAIN
- EXISTING BOULEVARD TREES TO BE REMOVED
- EXISTING TREES/SHRUBS ON NEIGHBOURING PROPERTY TO BE REMOVED
- DECIDUOUS TREES
- PROPOSED TREES OUTSIDE OF PROPERTY INTENDED TO ENHANCE THE PUBLIC REALM
- CONIFEROUS TREES
- FEATURE CARAGANA SHRUB
- CONIFEROUS SHRUBS
- DECIDUOUS SHRUB
- PERENNIALS
- 1070MM HT. PLANTER
- 600MM HT. + 300MM BERM PLANTER
- 450MM HT. PLANTER
- 200MM HT. PLANTER
- GARBAGE/RECYCLING COMBO UNIT:  
TOTAL QUANTITY: 01

PLANTING SCHEDULE (ENTIRE SITE)

common name	latin name	size/ spread	quantity
deciduous trees outside of property (TOTAL: 12)			
KAC KLONDIKE AMUR CHERRY	PRUNUS MAACKII 'JEFDIKE'	50MM CAL.	12
deciduous trees within property (TOTAL: 32) (**75M CAL.: TOTAL: 17)			
SM SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	75MM CAL.	15**
SSC SPRING SNOW FLOWERING CRAB	MALUS 'SPRING SNOW'	50MM CAL.	07
MP MARY LISS PINCHERRY	PRUNUS PENNSYLVANICA 'MARY LISS'	75MM CAL.	02**
BE BRANDON ELM	ULMUS AMERICANA 'BRANDON'	50MM CAL.	08
coniferous trees (TOTAL: 01) (**3M HT.: TOTAL: 01)			
WS WHITE SPRUCE	PICEA GLAUCA	3M HT.	01**
common name	latin name	size/ spread	quantity
deciduous shrubs (TOTAL: 165)			
WEeping CARAGANA	CARAGANA ARBORESCENS 'PENDULA'	600MM HT.	06
TUNDRA HONEYBERRY	LONICERA CAERULEA 'TUNDRA'	600MM HT.	06
GALAHAD MOCKORANGE	PHILADELPHUS 'GALAHAD'	600MM HT.	30
SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	600MM HT.	17
GOLD STAR POTENTILLA	POTENTILLA FRUTICOSA 'GOLD STAR'	600MM HT.	35
MORDEN SNOW POTENTILLA	POTENTILLA FRUTICOSA 'MORDEN SNOW'	600MM HT.	51
SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HT.	15
DWARF KOREAN LILAC	SYRINGA PALBIN 'MEYER'	600MM HT.	05
coniferous shrubs (TOTAL: 14)			
CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	600MM SP.	06
DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	600MM SP.	08





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TOTAL SHRUBS PROVIDED = 179

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TOTAL TREES TO BE PLANTED ON NEIGHBOURING PROPERTY = 13

LEGEND

- 600MM X 600MM PAVERS
- WOOD DECKING
- SOD
- TRELLIS
- PLANTING BED WITH CHARCOAL MULCH
- 1070MM HT. PATIO FENCE WITH GATES
- MOVEABLE PLANTER
- PERENNIALS

- 1. ENTRANCE
- 2. PRIVATE PATIOS TYP.
- 3. DINING AREA WITH PICNIC TABLES
- 4. GREEN OPENSOURCE
- 5. SEATING AREA
- 6. LOUNGING AREA
- 7. OUTDOOR KITCHEN

NAVAGRAH

#301, 301 18 AVENUE SW CALGARY AB T2S 0C7 | NAVAGRAH.CA  
1.403.708.8778 | INFO@NAVAGRAH.CA

242655IMU SILVERA MULTIFAMILY



SEAL

ISSUED FOR	DATE
CLIENT REVIEW	240417
CLIENT REVIEW	240419
CLIENT REVIEW	240516
COORD	240529
DP SUBMISSION	240612

SCALE	1:50
DATE	240325
DRAWN BY	CP
CHECKED BY	YN

L-3 DP

SECOND LEVEL LAYOUT + PLANTING PLAN

NOT FOR CONSTRUCTION



17 AVENUE SW

11A STREET NE



## SILVERA | LANDSCAPE DESIGN

- ① ENTRANCE
- ② PRIVATE PATIOS TYP.
- ③ COMMUNITY NODE WITH CHRISTMAS TREE
- ④ COMMUNITY GARDEN WITH STRING LIGHTS ABOVE
- ⑤ SEATING AREA WITH STRING LIGHTING ABOVE
- ⑥ DECORATIVE WALL
- ⑦ BOCCE COURT
- ⑧ DOUBLE-SIDED BENCH OVERLOOKING BOCCE COURT WITH TRELLIS FRAME ABOVE
- ⑨ PLATFORM SWING OVERLOOKING BOCCE COURT
- ⑩ FIRE PIT AREA WITH TRELLIS FRAME AT ENTRY POINT
- ⑪ FEATURE TREES ON BERM
- ⑫ DOG RUN
- ⑬ SEATING AREA WITH TRELLIS ABOVE
- ⑭ CHESS TABLES
- ⑮ BIKE RACK AREA
- ⑯ PARKADE ENTRANCE
- ⑰ LOADING ZONE
- ⑱ TRANSFORMER

- PAVERS
- REGULAR GREY COLOR CONCRETE WITH CONTROL JOINTS
- WOOD DECKING
- PLANTING BED WITH CHARCOAL MULCH
- ARTIFICIAL TURF
- 10MM RUNDLE ROCK
- SOD

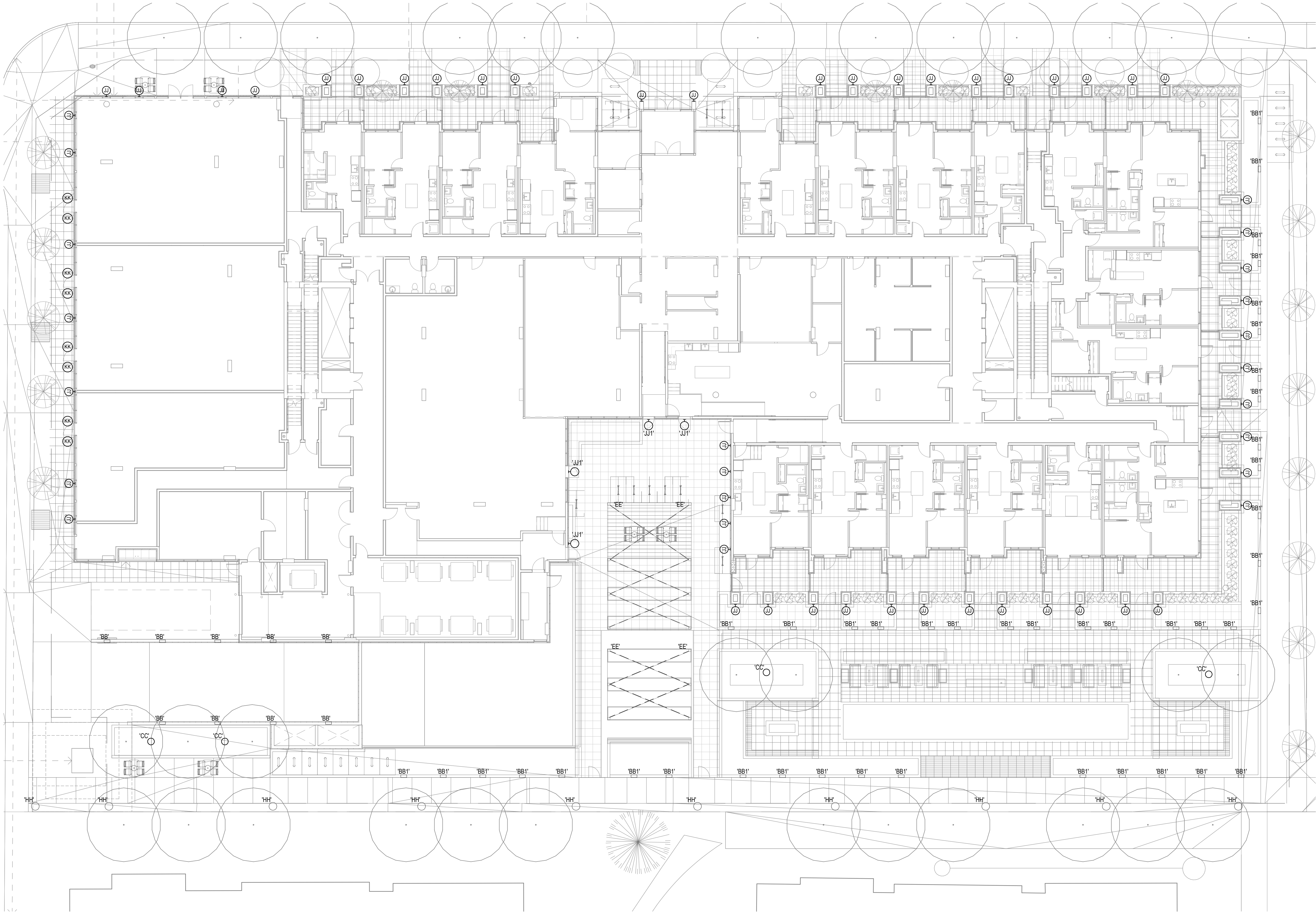
- PROPERTY LINE
- PARKADE LINE
- 1070MM HT. PATIO FENCE WITH GATES
- ASPIRATION WALL

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- BENCH
- BIKE PARKING
- LIGHT BOLLARDS



0 5 10 METERS





CIVIC ADDRESS:

LEGAL ADDRESS:

CODE REFERENCE:

NATIONAL BUILDING CODE - 2019 ALBERTA EDITION

Sheet List		
Sheet Number	Sheet Name	Scale
DP E-101	SITE PLAN	
DP E-102	PHOTOMETRIC CALCULATION	
DP E-103	LUMINAIRE SCHEDULE	

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2024-05-28	DEVELOPMENTAL PERMIT

CONSULTANT

**NEMETZ (S/A) & ASSOCIATES LTD.**  
CONSULTING ENGINEERS

525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9  
T E L: (403) 294 - 9027 F A X: (403) 294 - 9028  
214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3Z6  
T E L: (647) 253 - 0086 F A X: (647) 253 - 2085  
2 0 0 9 WEST 4 TH AVENUE, VANCOUVER , BC V6J1N3  
T E L: (604) 736 - 6562 F A X: (604) 736 - 9805  
E-MAIL: ENGINEERS@NEMETZ.COM

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PERMIT TO PRACTICE

**PERMIT TO PRACTICE**  
**NEMETZ (S/A) & ASSOCIATES LTD.**

Signature

Date **May 28, 2024**

**PERMIT NUMBER: P 08706**  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

APEGA ID# 074236

STAMP

May 28, 2024  
ID# 074236

ARCHITECT

**casola koppe**  
ARCHITECTS

Suite 300, 1410 1st. street SW, Calgary AB T2R 0V8  
P 403.287.9960 F 403.287.9962 info@ckarch.ca

PROJECT NAME AND ADDRESS

DRAWING

SITE PLAN

DRAWN BY AD	JOB NO. C240	Building Permit #
CHECKED BY BL/SS	ISSUE DATE (yy/mm) Issue Date	SHEET <b>DP E-101</b>
SCALE AS NOTED		