



IVORY PORT PLAZA
4025 108th. Avenue NE Calgary, AB

ISSUED FOR DEVELOPMENT PERMIT
25.04.19

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP0.01 SITE VIEWS
- DP0.02 SURVEY & TOPOGRAPHY
- DP1.01 SITE PLAN
- DP2.01 MAIN FLOOR PLAN
- DP2.02 ROOF PLAN
- DP4.01 ELEVATIONS
- DP4.02 SECTIONS

STRUCTURAL

MECHANICAL

ELECTRICAL

LANDSCAPE

- DP.L1 LANDSCAPE LAYOUT

CIVIL

- 01 SITE SERVICING PLAN
- 02 SITE GRADING PLAN

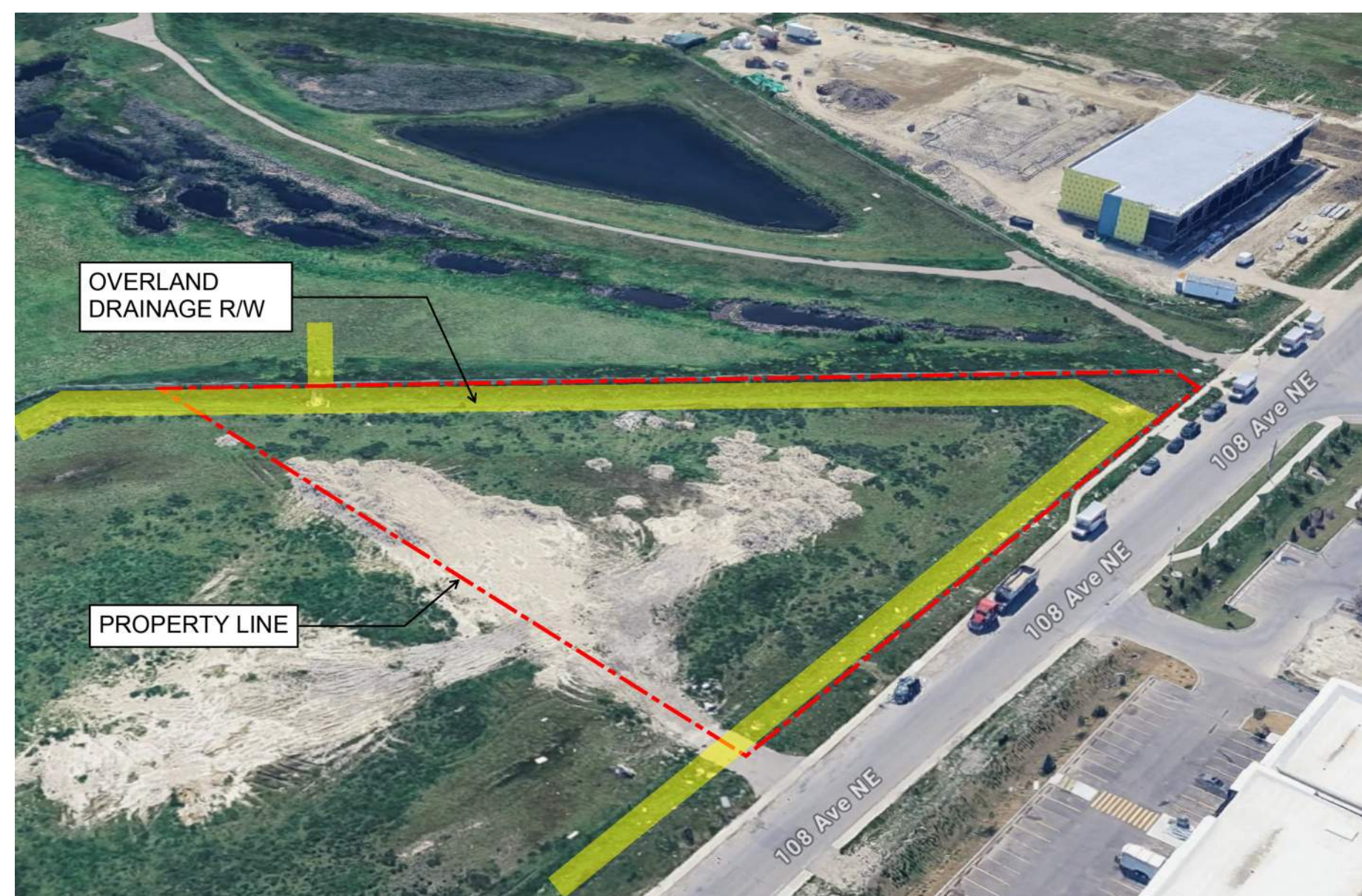




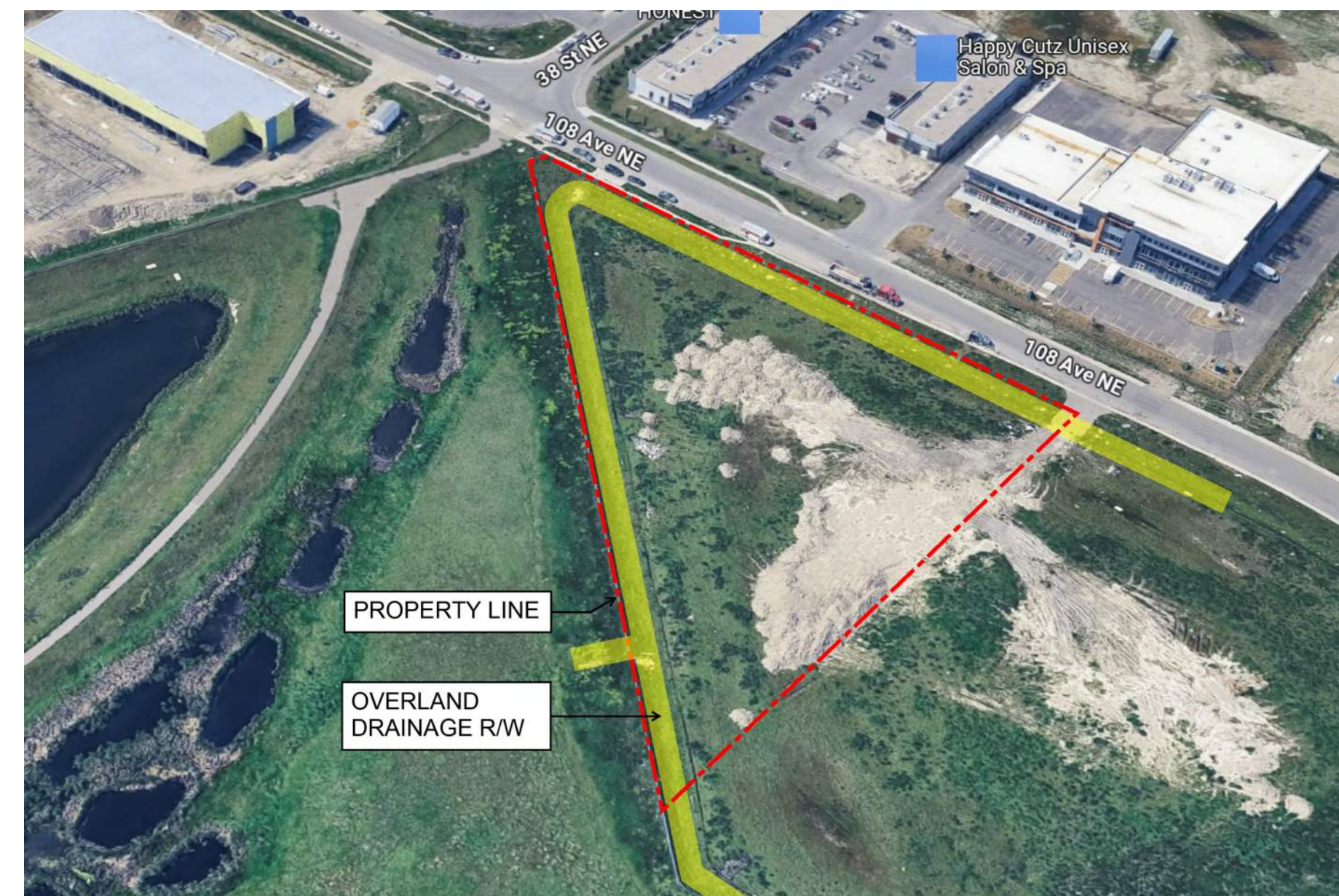
ARIEL VIEW 01 LOOKING SOUTH



ARIEL VIEW 03 LOOKING EAST



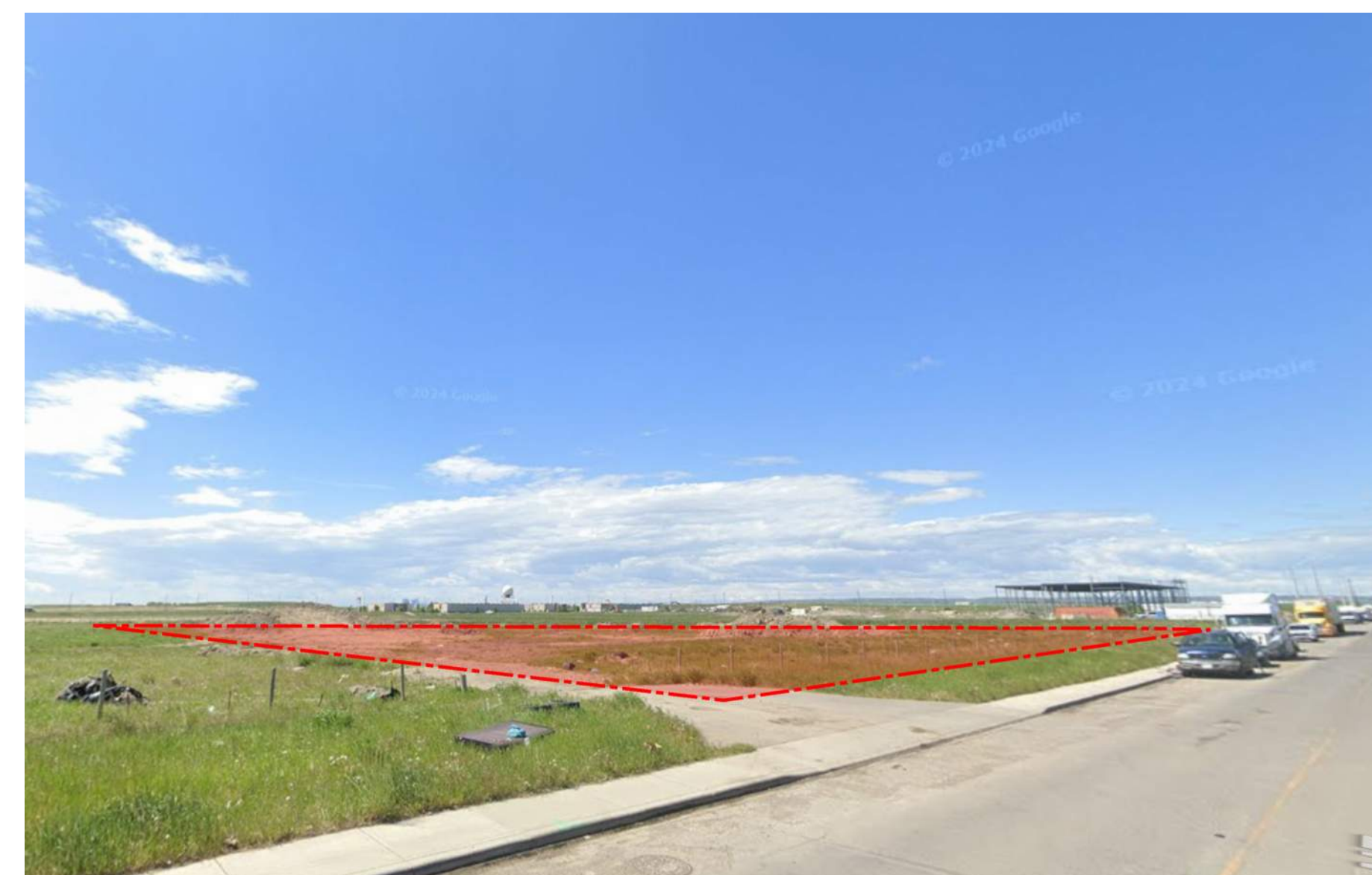
ARIEL VIEW 02 LOOKING WEST



ARIEL VIEW 04 LOOKING NORTH



STREET VIEW 01 LOOKING SOUTHEAST



STREET VIEW 02 LOOKING SOUTHWEST

[illegible]

SEAL

CLIENT

Ivory Homes Builds Inc.

PROJECT

Ivory Port Plaza

TITLE

SITE VIEWS

DRAWN BY AS	CHECKED BY BA	DATE 11/04/25
SCALE 1 : 1	PROJECT NUMBER 35	
DRAWING NUMBER DP0.01		REV 1



Lot 12, Block 2, Plan 221 0553
WITHIN
N.W.1/4 Sec. 22, Twp.25, Rge.29 W. 4 M.

BY: AZIZ M. DHARAMSHI, A.L.S. 2022

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 9209 = 1095.351
Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999731

Elevations are shown thus:
Catch basins are shown thus:
Manholes are shown thus:
Fire Hydrants are shown thus:
Light Standards are shown thus:
Power Poles are shown thus:
Water Valves are shown thus:

Signs are shown thus:
Face of Curb lines are shown thus:
Lip of Gutter lines are shown thus:
Contour lines are at 0.25m intervals and shown thus:
NOTE:
BLOCK PROFILES HAVE NOT BEEN PUBLISHED AT THIS

ASCM	Alberta Survey Control Marker	Res.	Restored
N	North	Wt.	Witness
S.	South	R	Radius
E.	East	L	Arc Length
W.	West	m	Metre
Sec.	Section	B.O.G.	Book of Curbs
Twp.	Township	L.O.G.	Lip of Outcrop
Rge.	Range	WCR	Wheel Chair Ramp
Md.	Meridian	CC	Curb Out
Fd.	Found	CB	Catch Basin
I.	Iron Post	MH	Manhole
R/W	Right-of-Way	LS	Light Stand
Re-est.	Re-established	WV	Water Valve

The survey was performed on June 9, 2022

Certified Correct this 22nd Day of June, 2022



Alberta Land Surveyor

ADDRESS OF SITE
4025 108th AVENUE N.E.
CALGARY, ALBERTA

AS OF C. OF T. NO. 221 D73 991
SHEPARD JACKSONPORT LTD.

ALBERTA **1** CALL
CALL BEFORE YOU DIG
1-800-242-3447

CAD File: 21-1311-5T1-0.dwg

TRONNES GEOMATICS INC. 8135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0303; File: 21-1311

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SEAL

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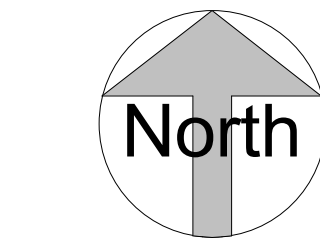
TITLE

SURVEY & TOPOGRAPHY

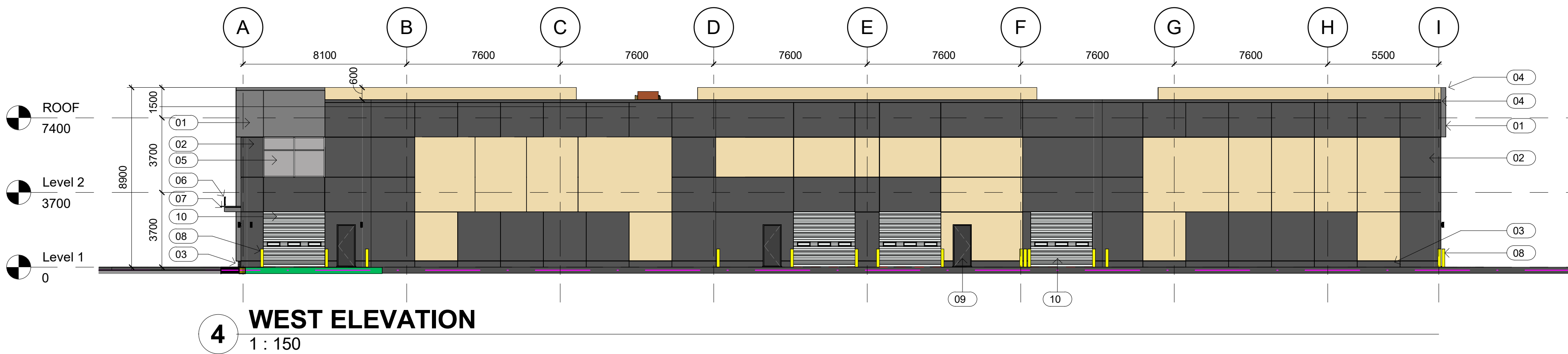
DRAWN BY AS	CHECKED BY Checker	DATE 11/04/25
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SCALE 1 : 10	PROJECT NUMBER 35
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DRAWING NUMBER	REV
DP0.02	1



01. EIFS - BEIGE COLOR
02. EIFS - CHARCOAL COLOR
03. STONE VENEER
04. METAL FLASHING COLOR TO MATCH ADJACENT
05. IGU CLEAR GLASS
06. SIGNAGE
07. METAL CANOPY W/ LAMINATED GLAZING
08. BOLLARD
09. METAL DOOR
10. OVERHEAD DOOR

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SEAL

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Ivory Homes Builds Inc.

PROJECT

Ivory Port Plaza

TITLE

ELEVATIONS

DRAWN BY AS	CHECKED BY BA	DATE 11/04/25
SCALE As indicated	PROJECT NUMBER 35	
DRAWING NUMBER DP4.01		R

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSED ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN WILDLIFE TRADE REGULATIONS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. DO NOT SCALE FROM DRAWINGS.
5. ALL PLANTING BEDS TO HAVE MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNDER ANYWHERE NOTED.
6. ALL PLANT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND DRAIN LOW WATER IRRIGATION SYSTEM, WITH EXTENT OF WATERING LIMITED TO TREES AND SHRUBS ONLY.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

SITE AREA: 8070 SQ.M.

PROVIDED LANDSCAPE AREA= 2,246 M2

AREA OF OVERLAND DRAINAGE R/W= 1,720 SQ.M.

MINIMUM TREES AND SHRUBS REQUIREMENTS:

1.0 TREE AND 2.0 SHRUBS FOR EVERY 35.0 SQ.M.

OR

1.0 TREE AND 2.0 SHRUBS FOR EVERY 50.0 M2 WHERE IRRIGATION PROVIDED BY LOW WATER IRRIGATION SYSTEM

LANDSCAPE AREA ALLOCATED FOR TREES AND SHRUBS
= 2,246 - 1,720 = 526 SQ.M.

TOTAL NUMBER OF TREES WILL BE BASED ON 1 TREE
AND 2.0 SHRUBS FOR EVERY 35.0 SQ.M.
= $526 / 35 = 15.0$ TREES AND 30 SHRUBS

A MINIMUM OF 25 PER. CENT OF ALL TREES REQUIRED
MUST BE CONIFEROUS
= $3.75 \sim 4$ TREES CONIFEROUS
= 11 TREES DECIDUOUS

FINAL PROVIDED TREES AND SHRUBS:
04 CONIFEROUS TREES
11 DECIDUOUS TREES
30 SHRUBS

	CONCRETE PATHWAY AND CURBS
	ASPHALT SURFACE
	SOD
	OVERLAND DRAINAGE R/W
	EMPLOYEE OUTDOOR AREA
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUBS
	EMPLOYEE OUTDOOR TABLE
	BIKE RACK- CLASS 2

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SEAL

CLIENT

very Homes Builds Inc.

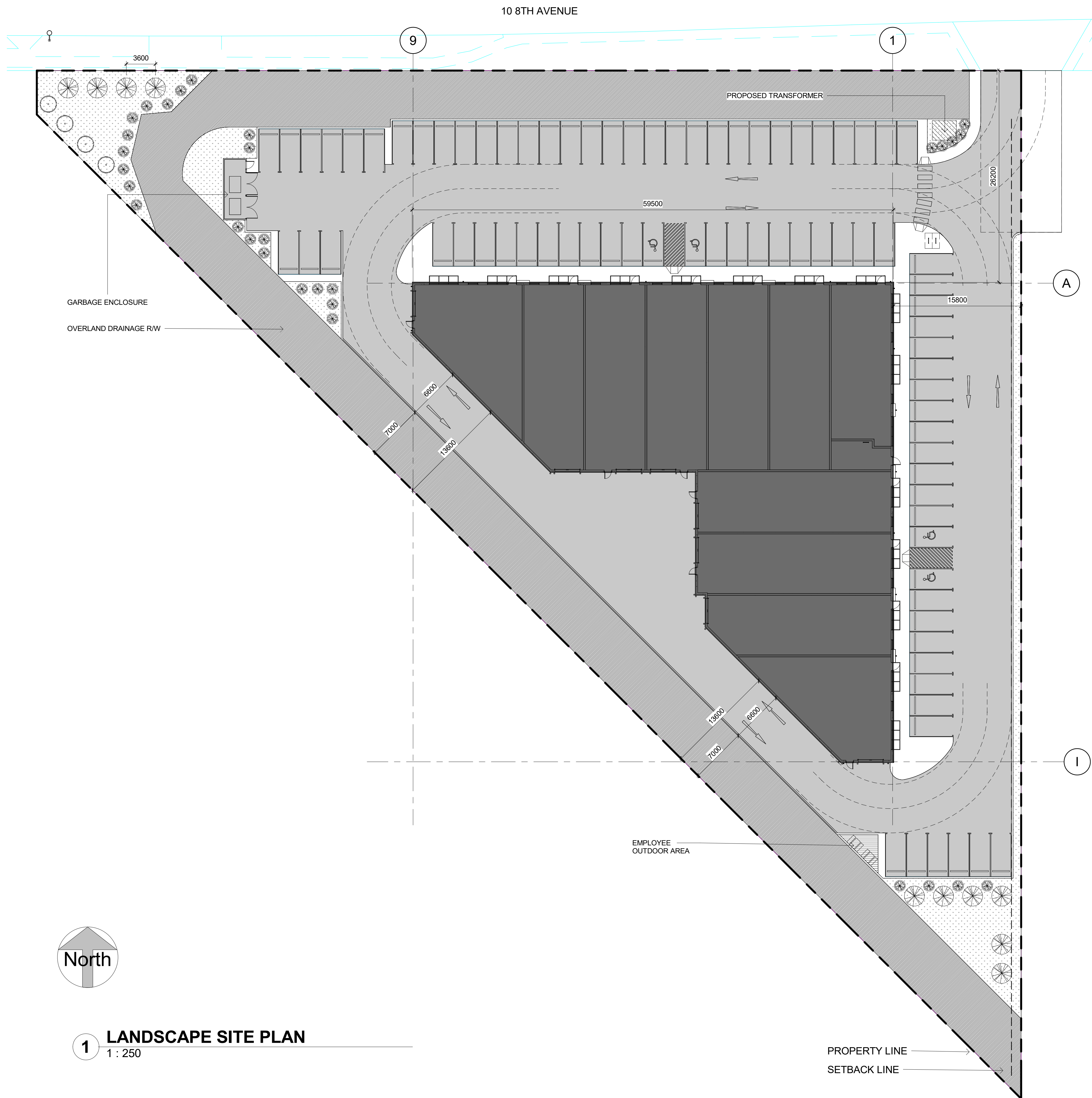
PROJECT

Ivory Port Plaza

TITLE

LANDSCAPE LAYOUT

DRAWN BY AS	CHECKED BY BA	DATE 14/04/25
SCALE as indicated	PROJECT NUMBER 35	
DRAWING NUMBER DP.L1		REV 1



1 LANDSCAPE SITE PLAN

THIS DRAWING MAY NOT BE REPRODUCED OR
COPIED WITHOUT THE EXPRESS WRITTEN CONSENT
OF RICHVIEW ENGINEERING INC.

- NOTES:
1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
 3. ALL WORK TO BE DONE TO CITY OF RED DEER SPECIFICATIONS.
 4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
 5. ALL CURBS REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
 6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
 7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
 8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
 9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
 10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
 11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF RED DEER SPECIFICATIONS.

LEGEND

- PROPOSED GRADE
PROPOSED SLOPE
EXISTING GRADE
PROPOSED TOP OF CURB
EXISTING BOTTOM OF CURB
SLAB ELEVATION
MANHOLE

MUNICIPAL ADDRESS
4025 108 AVENUE NE CALGARY AB
LEGAL ADDRESS
LOT 12 BLOCK 2
PLAN 221 0553
NW 1/4 SEC 22 TWP 25 RGE 29 W4th M

REVISIONS						
REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
0	21	10	27	ISSUED FOR DEVELOPMENT PERMIT - NOV 1, 2023	JY	RL
ENGINEER						

PERMIT NUMBER: P09809
14 Apr 25

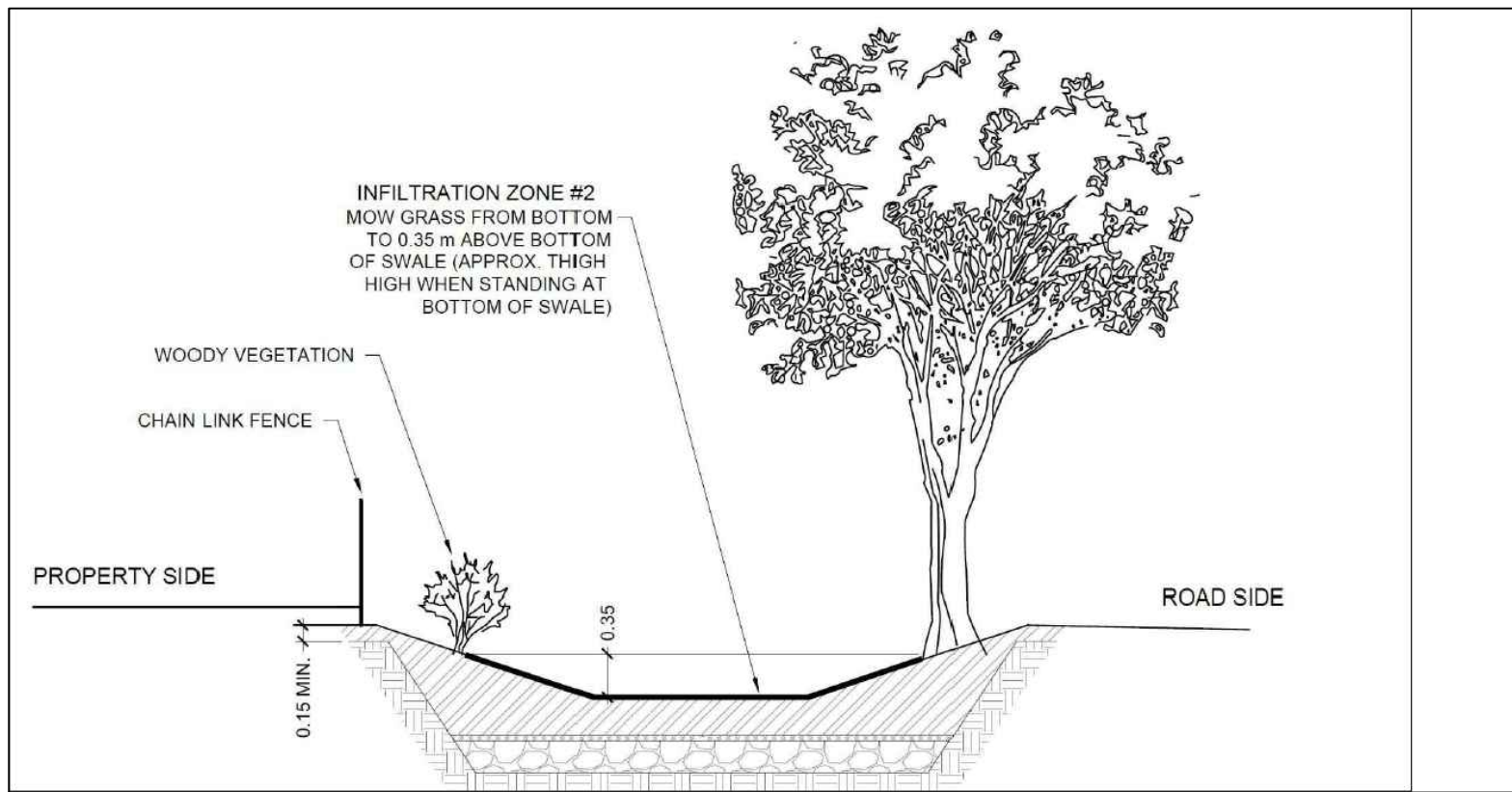
CLIENT

IVORY HOMES

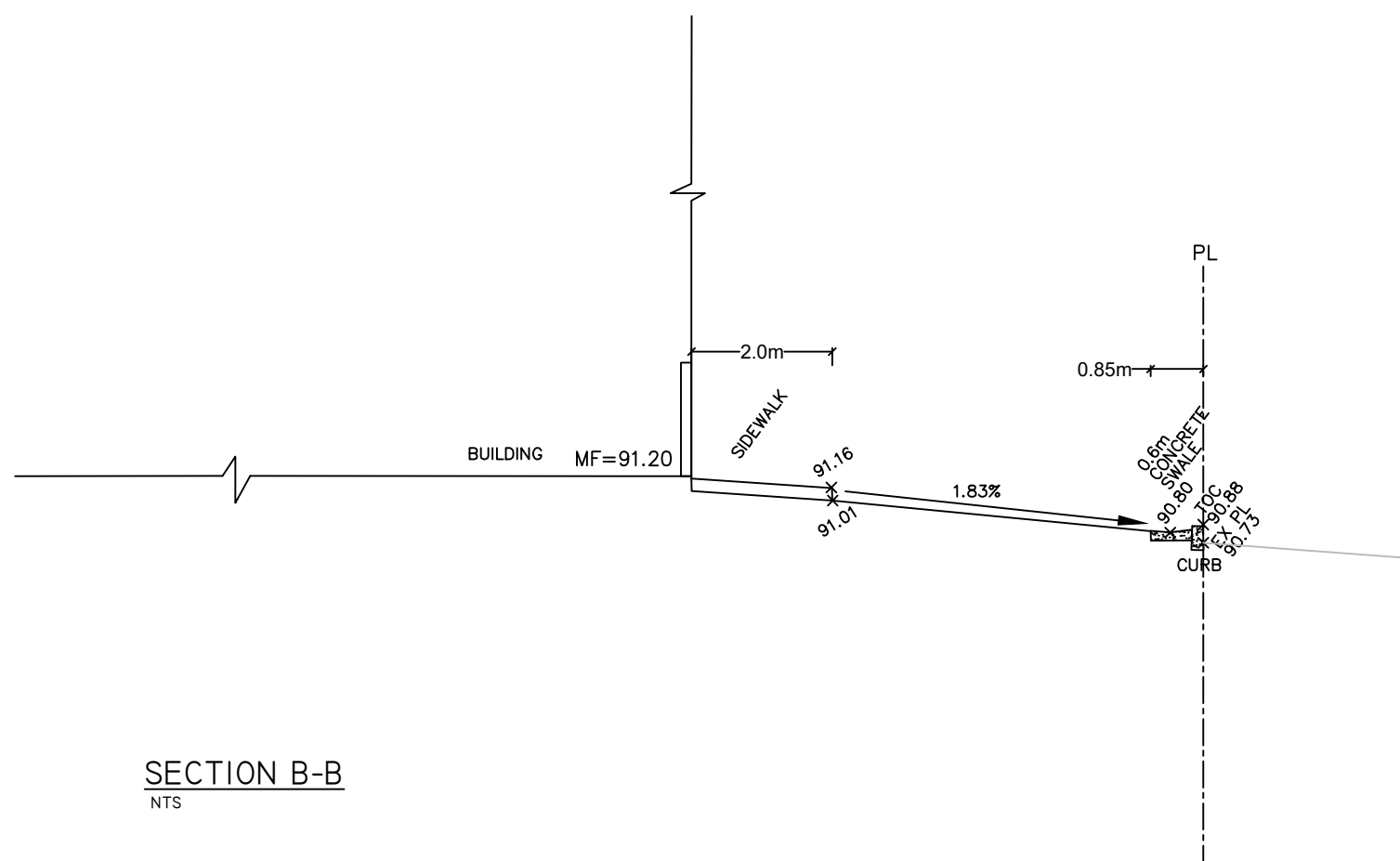
PROJECT

Ivory Port Plaza

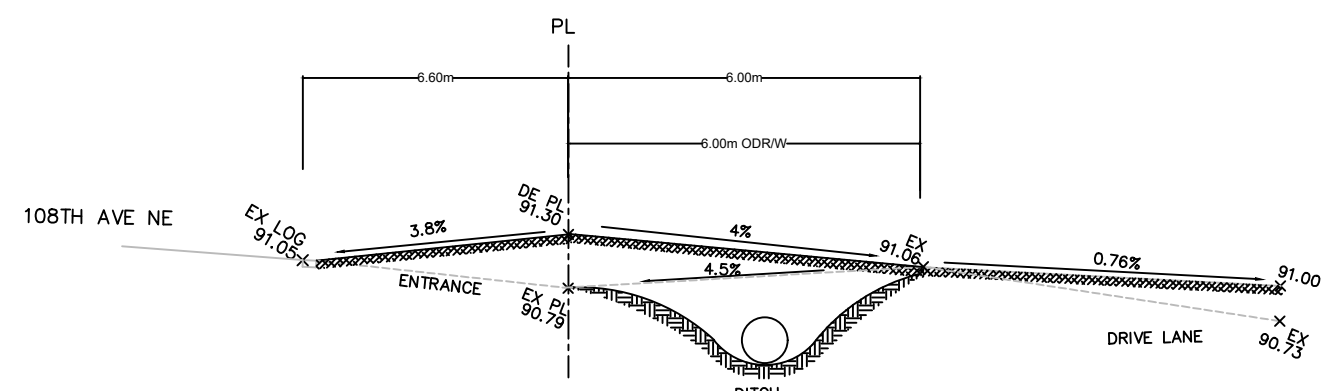
DESIGN: RL	SITE GRADING PLAN			
DRAWN: JY				
CHECKED: RL				
DATE: March 28, 2025	DEVELOPMENT PERMIT No. DP	PROJECT No. 1689	DWG. No. 02	ISS/REV 00
SCALE: 1:400	DSSP CIRC. No. DSSP			



TYP BIO SWALE CROSS SECTION
NTS



SECTION B-B
NTS



SECTION A-A
NTS

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE RED DEER COUNTY

