

ISSUED FOR DEVELOPMENT PERMIT

2025-05-13



NOTE: ARTIST RENDERING ONLY

**ARCHITECTURAL**

- DP0.00 COVER
- DP1.00 SITE INFORMATION
- DP1.01 SITE PLAN
- DP1.02 SITE SURVEY
- DP1.03 SITE DETAILS
- DP2.01 PARKADE LEVEL 2 PLAN
- DP2.02 PARKADE LEVEL 1 PLAN
- DP2.03 LEVEL 1 PLAN
- DP2.04 LEVEL 2 PLAN
- DP2.05 LEVEL 3-4 PLAN
- DP2.06 LEVEL 5 PLAN
- DP2.07 LEVEL 6 PLAN
- DP2.08 ROOF PLAN
- DP3.01 NORTH BUILDING ELEVATIONS
- DP3.02 SOUTH BUILDING ELEVATIONS
- DP4.01 BUILDING SECTIONS
- DP4.02 BUILDING SECTIONS 2

**ELECTRICAL**

- E1.01 SITE PLAN - SITE LIGHTING LAYOUT

**CIVIL**

- SP1 SITE SERVICING
- SP2 SITE GRADING PLAN

**LANDSCAPE**

- DPL1.1 LANDSCAPE PLANS AND DETAILS

## University District Block 28

3791 24 AVENUE NW, LOT 1, BLOCK 28, PLAN 151 2578

PREPARED FOR  TRUMAN

**Architecture**

METAFOR ARCHITECTURE INC  
310-625 11th Ave SW  
Calgary, AB T2R 0E1  
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**Structural**

TRL & Associates  
100, 1615 – 10th Avenue SW  
Calgary, Alberta T3C 0J7  
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**Mechanical + Electrical**

TLJ Engineering Consultants Ltd.  
301-301 14th St NW  
Calgary, AB T2N 2A1  
825.609.6848  
tj-eng.com

**Civil**

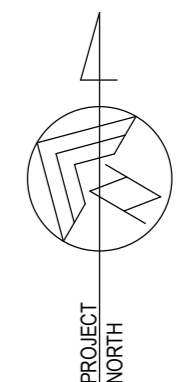
Jubilee Engineering Consultants Ltd.  
3702 Edmonton Trail N.E.  
Calgary AB T2E 3P4  
403.276.1001  
www.jubileeengineering.com

**Landscape**

Scatliff + Miller + Murray  
604-815 1st Street SW  
Calgary AB T2P 1N3  
403.232.9974  
www.scatliff.ca

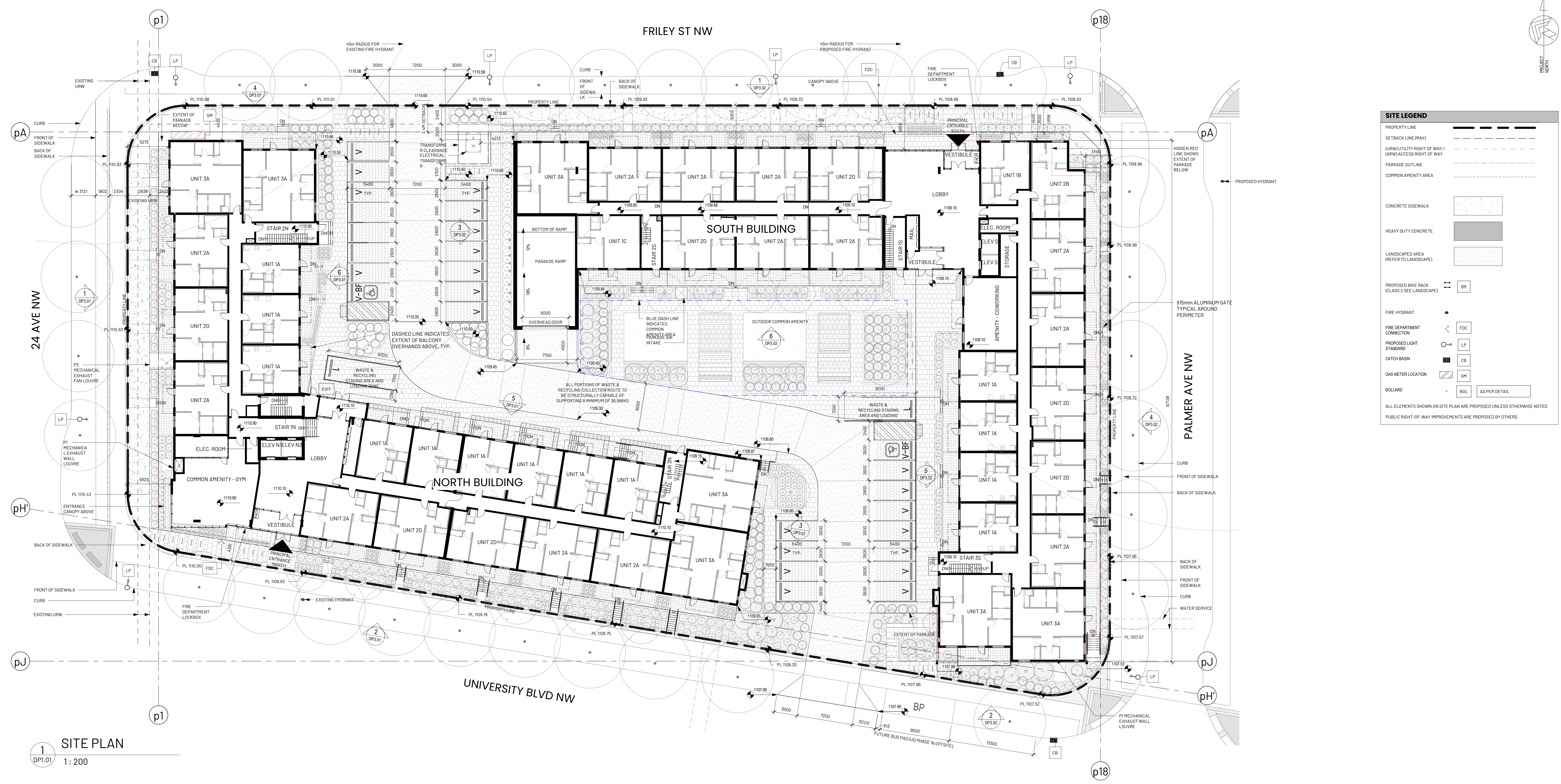
**PROJECT NO.**

24.209

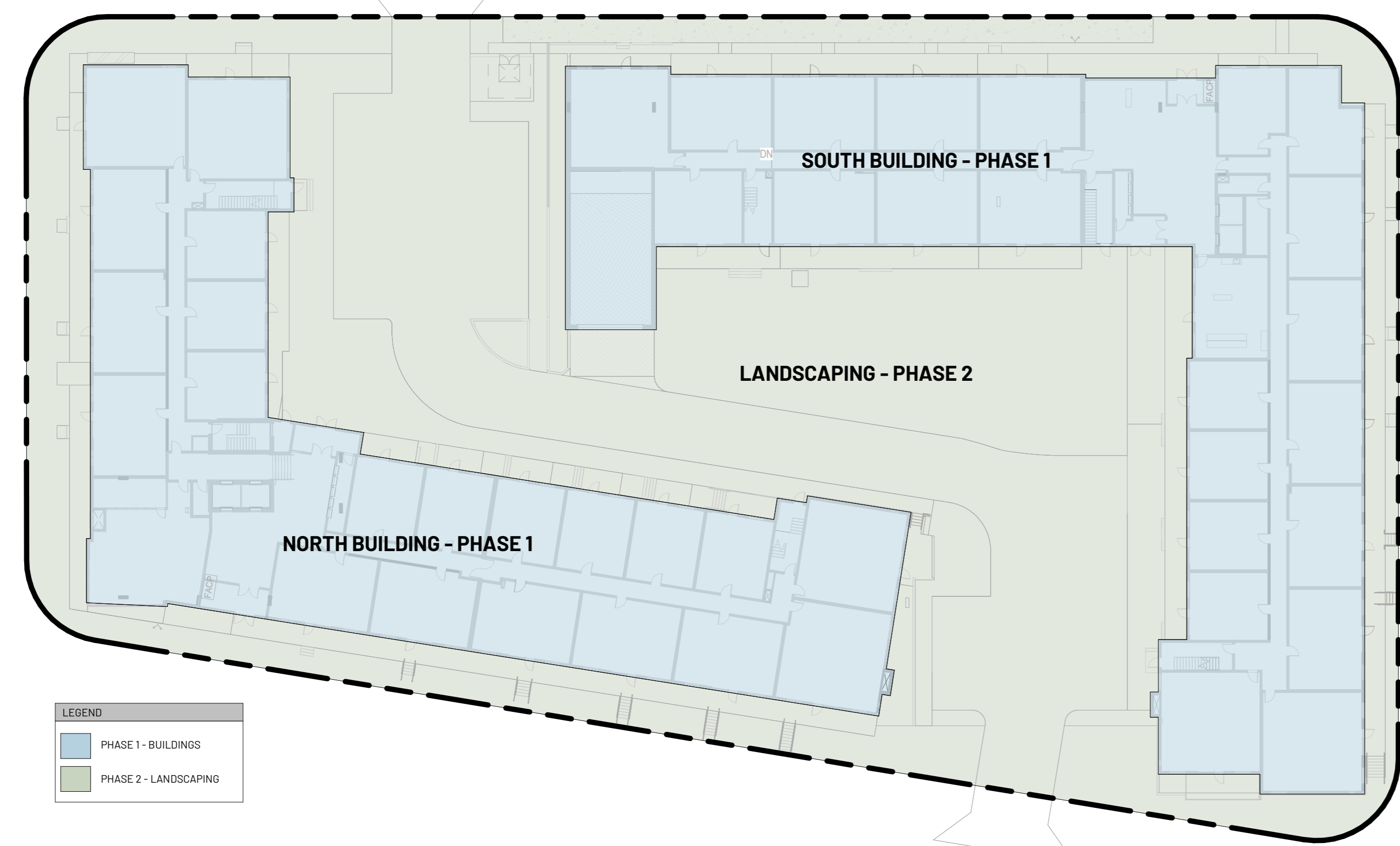


University District  
Block 28

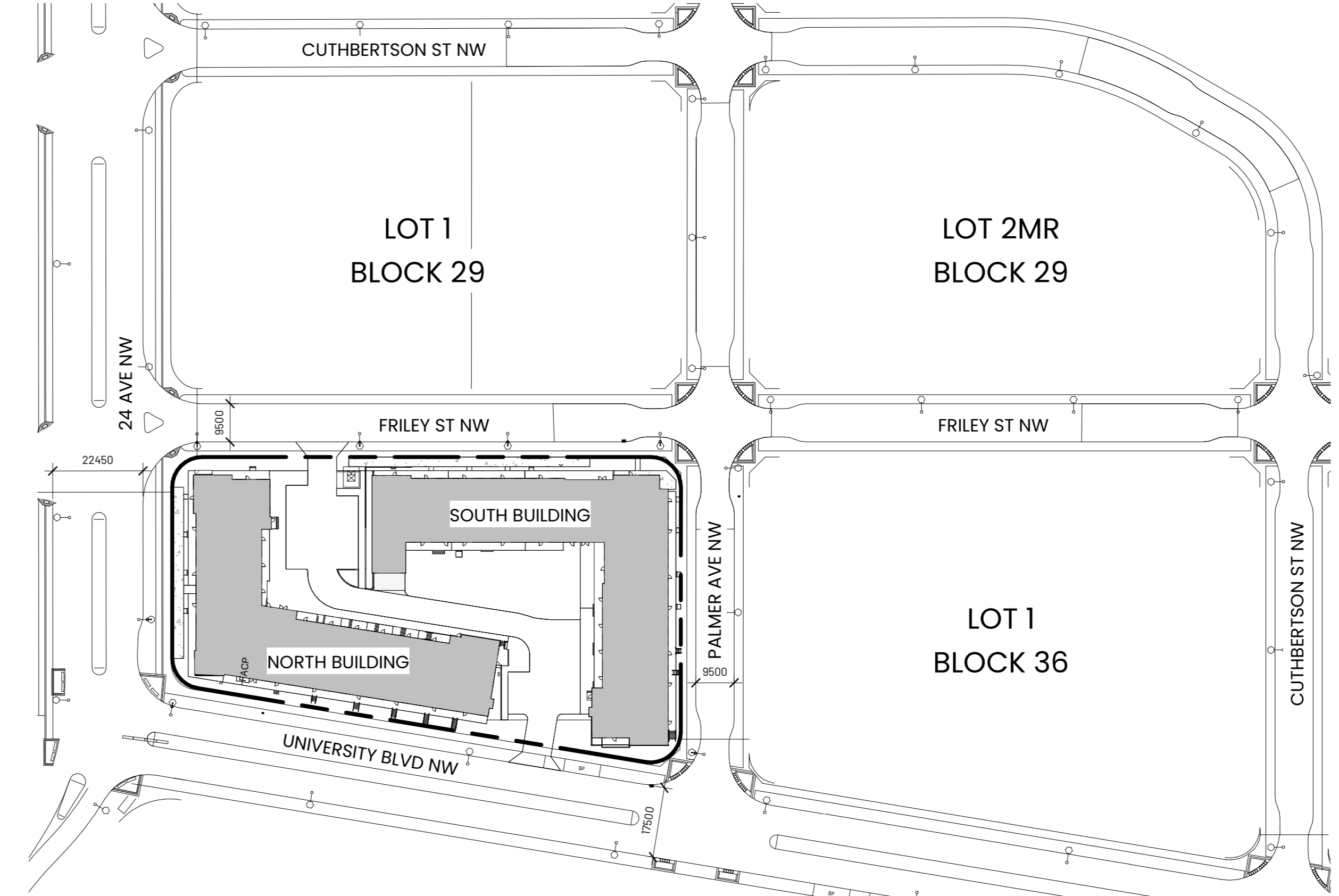
3791 24 AVENUE NW,  
LOT 1, BLOCK 28, PLAN  
151 2578



1 SITE PLAN  
1: 200



3 SITE PHASING PLAN  
1: 350



2 SITE CONTEXT PLAN  
1: 1000

| Issued/ Revision schedule |  |            |
|---------------------------|--|------------|
| no.                       | description                                  | date       |
| 1                         | ISSUED FOR UNIVERSITY DISTRICT DESIGN REVIEW | 2025-03-14 |
| 2                         | ISSUED FOR METAFOR DP QADC                   | 2025-03-19 |
| 3                         | ISSUED FOR DEVELOPMENT PERMIT                | 2025-05-13 |
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Drawing Title  
SITE PLAN

Sheet  
DPI.01

Scale Project no.  
As indicated 24.209

Autodesk Docx // 24.209 University District Block 28 // 24.209 University District Block 28.rvt

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6 NORTH BLOCK - SOUTH 1  
DPS.01 1:150



3 NORTH BLOCK - SOUTH 2  
DPS.01 1:150



4 NORTH BLOCK - EAST 1  
DPS.01 1:150



5 NORTH BLOCK - EAST 2  
DPS.01 1:150



1 NORTH BLOCK - NORTH  
DPS.01 1:150



2 NORTH BLOCK - WEST  
DPS.01 1:150

| MATERIAL LEGEND |  |
|-----------------|--|
| 1               | BRICK VENEER - ASH GREY                                      |
| 2               | CEMENTITIOUS PANEL SIDING - WHITE C/W COLOUR MATCH TRIM      |
| 3               | CEMENTITIOUS VERTICAL PLANK SIDING - WHITE                   |
| 4               | CEMENTITIOUS BOARD AND BATTEN SIDING - DARK GREY             |
| 5               | CEMENTITIOUS PANEL SIDING - GREY C/W COLOUR MATCH TRIM       |
| 6               | CEMENTITIOUS PANEL SIDING - CHAMPAGNE C/W COLOUR MATCH TRIM  |
| 7               | BALCONY FASCIA - CEMENTITIOUS PANEL - WHITE                  |
| 8               | BALCONY FASCIA - CEMENTITIOUS PANEL - CHAMPAGNE              |
| 9               | BALCONY FASCIA - CEMENTITIOUS PANEL - DARK GREY              |
| 10              | BLACK ALUMINUM CLAD WINDOWS WITH CLEAR GLAZING               |
| 11              | CHAMPAGNE ALUMINUM CLAD WINDOWS WITH CLEAR GLAZING           |
| 12              | WHITE ALUMINUM CLAD WINDOWS WITH CLEAR GLAZING               |
| 13              | BLACK ALUMINUM GUARD WITH CLEAR GLAZING                      |
| 14              | WHITE ALUMINUM GUARD WITH CLEAR GLAZING                      |
| 15              | CHAMPAGNE PERFORATED ALUMINUM GUARD                          |
| 16              | PREFINISHED METAL CAP FLASHING - WHITE                       |
| 17              | PREFINISHED METAL CAP FLASHING - DARK GREY                   |
| 18              | ALUMINUM GLAZING UNITS - BLACK FRAMING - CLEAR GLASS         |
| 19              | INSULATED MAN DOOR - PAINTED FINISH TO MATCH ADJACENT WALL   |
| 20              | INSULATED OH DOOR - PAINTED FINISH TO MATCH ADJACENT WALL    |
| 21              | MECHANICAL SCREENING - HORIZONTAL CEMENTITIOUS PANEL - WHITE |

| Issued/ Revision schedule |  |            |
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| no.                       | description                                  | date       |
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| 2                         | ISSUED FOR METAFOR DP OAGC                   | 2025-03-19 |
| 3                         | ISSUED FOR DEVELOPMENT PERMIT                | 2025-05-13 |
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Drawing Title

NORTH BUILDING  
ELEVATIONS

Sheet

DP3.01

|              |             |
|--------------|-------------|
| Scale        | Project no. |
| As indicated | 24.209      |

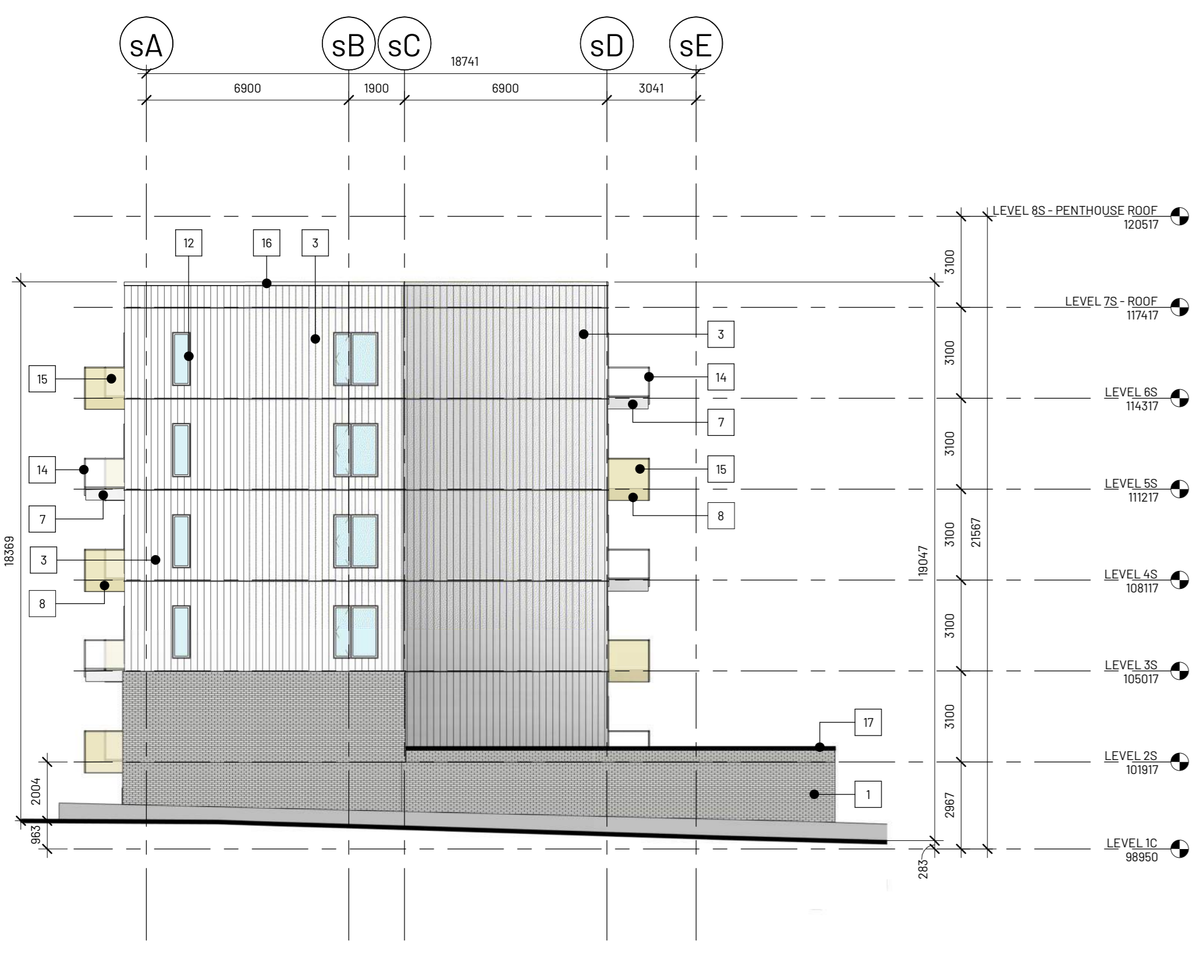
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4 DP SOUTH BLOCK - SOUTH  
1:150

5 DP SOUTH BLOCK - NORTH 1  
1:150



3 DP SOUTH BLOCK - NORTH 2  
1:150

2 DP SOUTH BLOCK - WEST 1  
1:150

6 DP SOUTH BLOCK - WEST 2  
1:150



1 DP SOUTH BLOCK - EAST  
1:150

**MATERIAL LEGEND**

- 1 BRICK VENEER - ASH GREY
- 2 CEMENTITIOUS PANEL SIDING - WHITE C/W COLOUR MATCH TRIM
- 3 CEMENTITIOUS VERTICAL PLANK SIDING - WHITE
- 4 CEMENTITIOUS BOARD AND BATTEN SIDING - DARK GREY
- 5 CEMENTITIOUS PANEL SIDING - GREY C/W COLOUR MATCH TRIM
- 6 CEMENTITIOUS PANEL SIDING - CHAMPAGNE C/W COLOUR MATCH TRIM
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- 8 BALCONY FASCIA - CEMENTITIOUS PANEL - CHAMPAGNE
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- 14 WHITE ALUMINUM GUARD WITH CLEAR GLAZING
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- 20 INSULATED OH DOOR - PAINTED FINISH TO MATCH ADJACENT WALL
- 21 MECHANICAL SCREENING - HORIZONTAL CEMENTITIOUS PANEL - WHITE

University District  
Block 28  
3791 24 AVENUE NW,  
LOT 1, BLOCK 28, PLAN  
151 2578



**Issued/ Revision schedule**

| no. | description                                  | date       |
|-----|--|------------|
| 1   | ISSUED FOR UNIVERSITY DISTRICT DESIGN REVIEW | 2025-03-14 |
| 2   | ISSUED FOR METAFOR DP OAGC                   | 2025-03-19 |
| 3   | ISSUED FOR DEVELOPMENT PERMIT                | 2025-05-13 |

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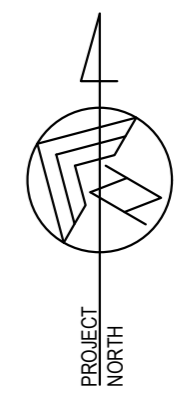
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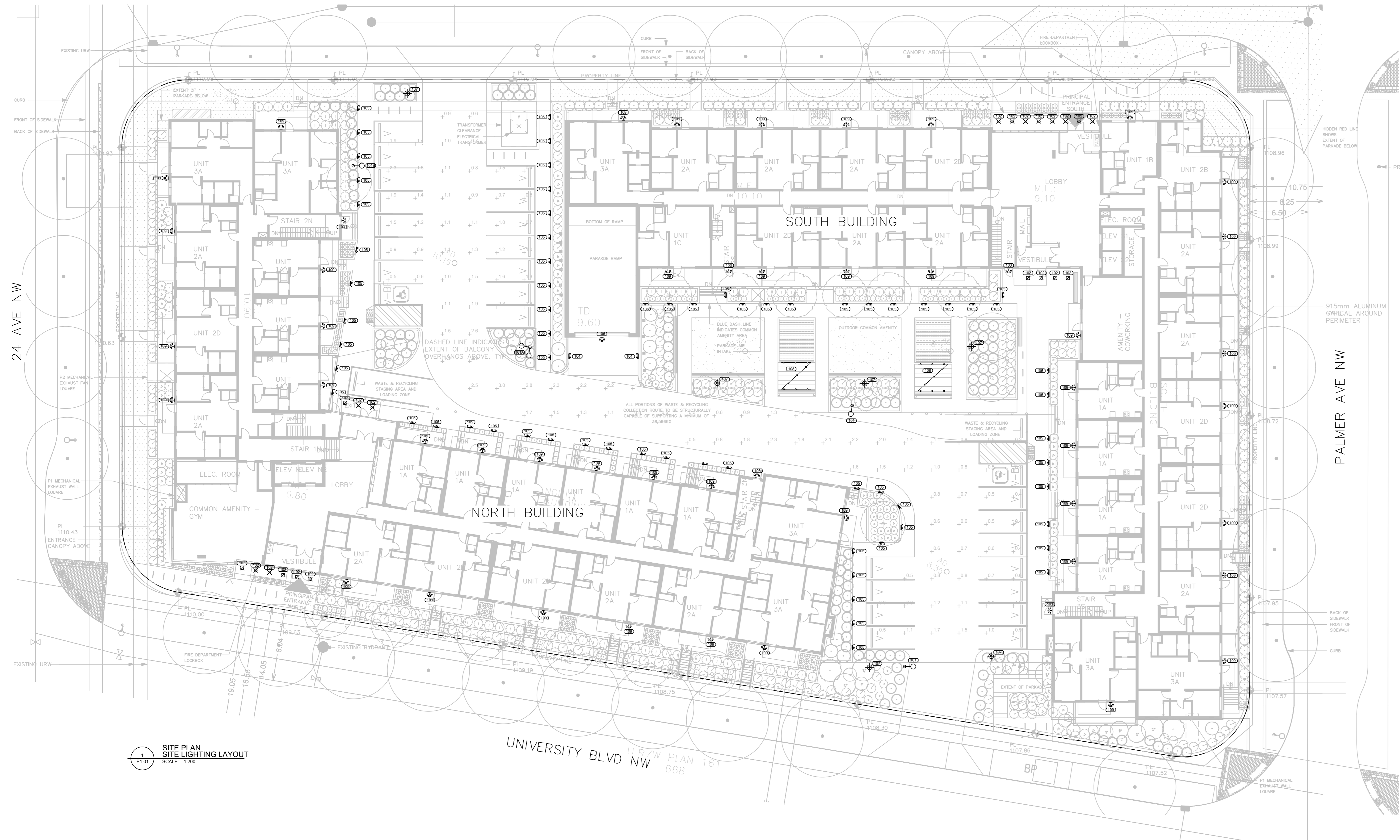
Drawing Title  
**SOUTH BUILDING ELEVATIONS**  
Sheet  
**DP3.02**  
Scale: As indicated  
Project no.: 24.209

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FRILEY ST NW



**GENERAL ELECTRICAL SITE NOTES:**  
 A. LIGHTING CONTROLLER TO INCLUDE TIME CLOCK AND PHOTOCELL CONTROL FUNCTION TO TURN OFF EXTERIOR LUMINAIRES WHEN SUFFICIENT DAYLIGHT IS AVAILABLE AND WHEN THE LIGHTING IS NOT REQUIRED DURING NIGHTTIME HOURS.  
 B. AT LEAST 50% OF EXTERIOR LUMINAIRES MUST INCLUDE INTEGRAL LIGHTING CONTROLS THAT USE MOTION SENSORS TO REDUCE LIGHT LEVELS BY AT LEAST 50% WHEN NO ACTIVITY HAS BEEN DETECTED FOR 15 MINUTES.

**SITE PLAN SITE LIGHTING LAYOUT**  
 SCALE: 1:200

**EXTERIOR LIGHTING LEGEND**

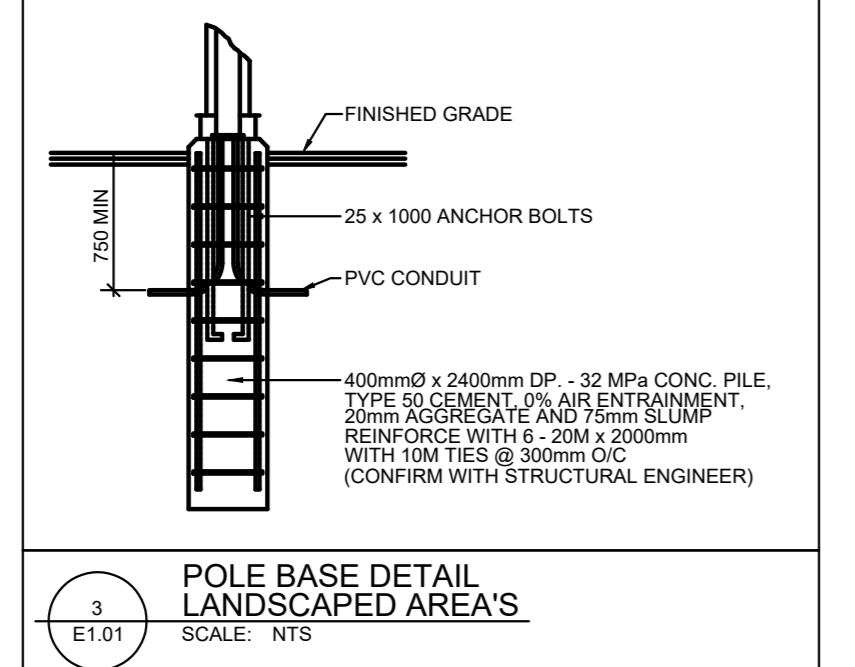
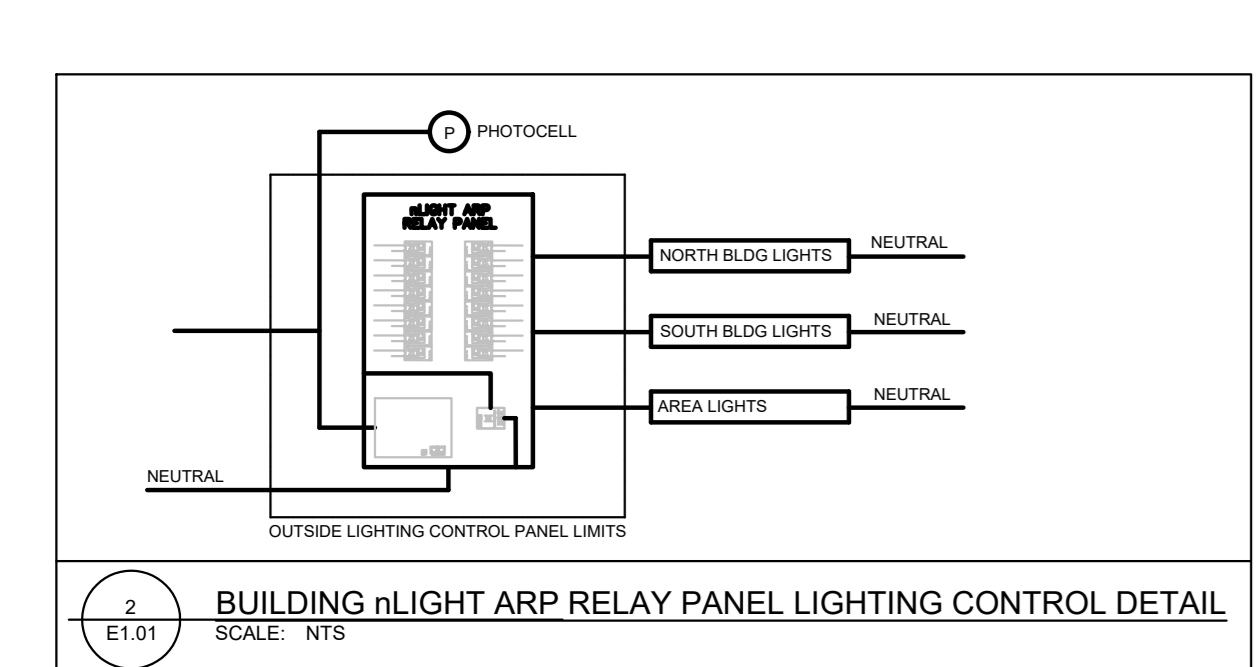
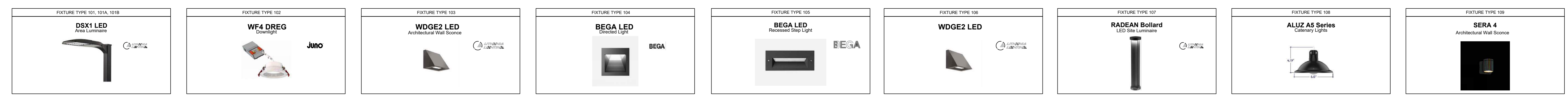
|   |                         |
|---|-------------------------|
| ○ | POLE MOUNTED AREA LIGHT |
| ⊕ | BOLLARD LIGHT           |
| ⊗ | SOFFIT DOWN LIGHT       |
| ⬆ | WALL MOUNT LIGHT        |
| ⬇ | RECESSED WALL LIGHT     |
| ⬆ | CATEGORY LIGHT          |
| ⬆ | GROUND FLOOD LIGHT      |

**EXTERIOR LIGHTING SCHEDULE**

| TYPE | DESCRIPTION                           | MANUFACTURER | MANUFACTURERS CATALOGUE NUMBER                          | LAMP          | LUMENS       | B | U | G | QUANTITY | TOTAL WATTS | VOLTS | REMARKS                                     |
|------|---------------------------------------|--------------|---|---------------|--------------|---|---|---|----------|-------------|-------|---|
| ○    | POLE MOUNTED AREA LIGHT               | LITHONIA     | DSX1 LED P2-30K-70CR-TM-MVOLT-SPA-DLX-D                 | 45 1W LED     | 5930         | 1 | 0 | 2 | 2        | 45          | 120   | TO BE MOUNTED ON 16 POLE                    |
| ○    | POLE MOUNTED AREA LIGHT - DOCKLE HEAD | LITHONIA     | DSX1 LED P2-30K-70CR-TM-MVOLT-SPA-DLX-D                 | 45 1W LED     | 5930         | 1 | 0 | 2 | 1        | 45          | 120   |   |
| ○    | POLE MOUNTED AREA LIGHT               | LITHONIA     | DSX1 LED P2-30K-70CR-TM-MVOLT-SPA-DLX-D                 | 45 1W LED     | 6060         | 1 | 0 | 2 | 1        | 45          | 120   |   |
| ○    | MAIN ENTRANCE SOFFIT LIGHT            | JUNO         | WFA DREG 8-BALDRI-59WHS-BOCR-MW                         | 11 25W LED    | 1000         | 0 | 1 | 1 | 21       | 249.8       | 120   | 3000K                                       |
| ○    | EXIT DOOR WALL LIGHT                  | LITHONIA     | WEDGE2 LED P159W-30K-BOCR-VF-MVOLT-SBPA-PE-DLX-D        | 10W LED       | 1251         | 0 | 0 | 5 | 50       | 50          | 120   | INTEGRAL MOTION AND DAYLIGHT SENSOR DIMMING |
| ○    | RECESSED RAMP LIGHT                   | BEGA         | 24 211  | 7W LED        | 565          | 0 | 1 | 2 | 14       | 14          | 120   | 3000K                                       |
| ○    | RECESSED PLANTER LIGHT                | BEGA         | 33 003  | 4 1W LED      | 275          | 0 | 1 | 1 | 67       | 262.9       | 120   | 3000K                                       |
| ○    | PARADE ENTRANCE WALL LIGHT            | LITHONIA     | WEDGE2 LED P159W-30K-BOCR-VF-MVOLT-SBPA-PE-DLX-D        | 23W LED       | 3015         | 1 | 0 | 1 | 23       | 23          | 120   | INTEGRAL MOTION AND DAYLIGHT SENSOR DIMMING |
| ○    | BOLLARD LIGHT                         | LITHONIA     | RADEAN LED P3-30K-45T-MVOLT-ETTOR-LED-BOLLARD-HSD-DLX-D | 12W LED       | 1088         | 0 | 1 | 0 | 6        | 79          | 120   |   |
| ○    | CATEGORY LIGHT                        | ALUZ         | AS-5020-RND-30K-GSF-3W                                  | 3 1W / SOCKET | 122 / SOCKET | - | - | - | 2        | -           | 120   | CATEGORY                                    |
| ○    | MAIN FLOOR SUITE PATIO LIGHT          | BRUCK        | EXT-4D-30K-LMV-BK                                       | 10W LED       | 790          | 1 | 1 | 0 | 44       | 440         | 120   |   |

**PHOTOMETRIC STATISTICS**

| DESCRIPTION    | SYMBOL | AVG  | MAX  | MIN  | MAX:MIN | AVG:MIN |
|----------------|--------|------|------|------|---------|---------|
| PARKING & ROAD | *      | 1.2c | 3.0c | 0.3c | 10.0:1c | 4.0:1c  |



University District  
 Block 28  
 3791 24 AVENUE NW



**Issued/ Revision schedule**

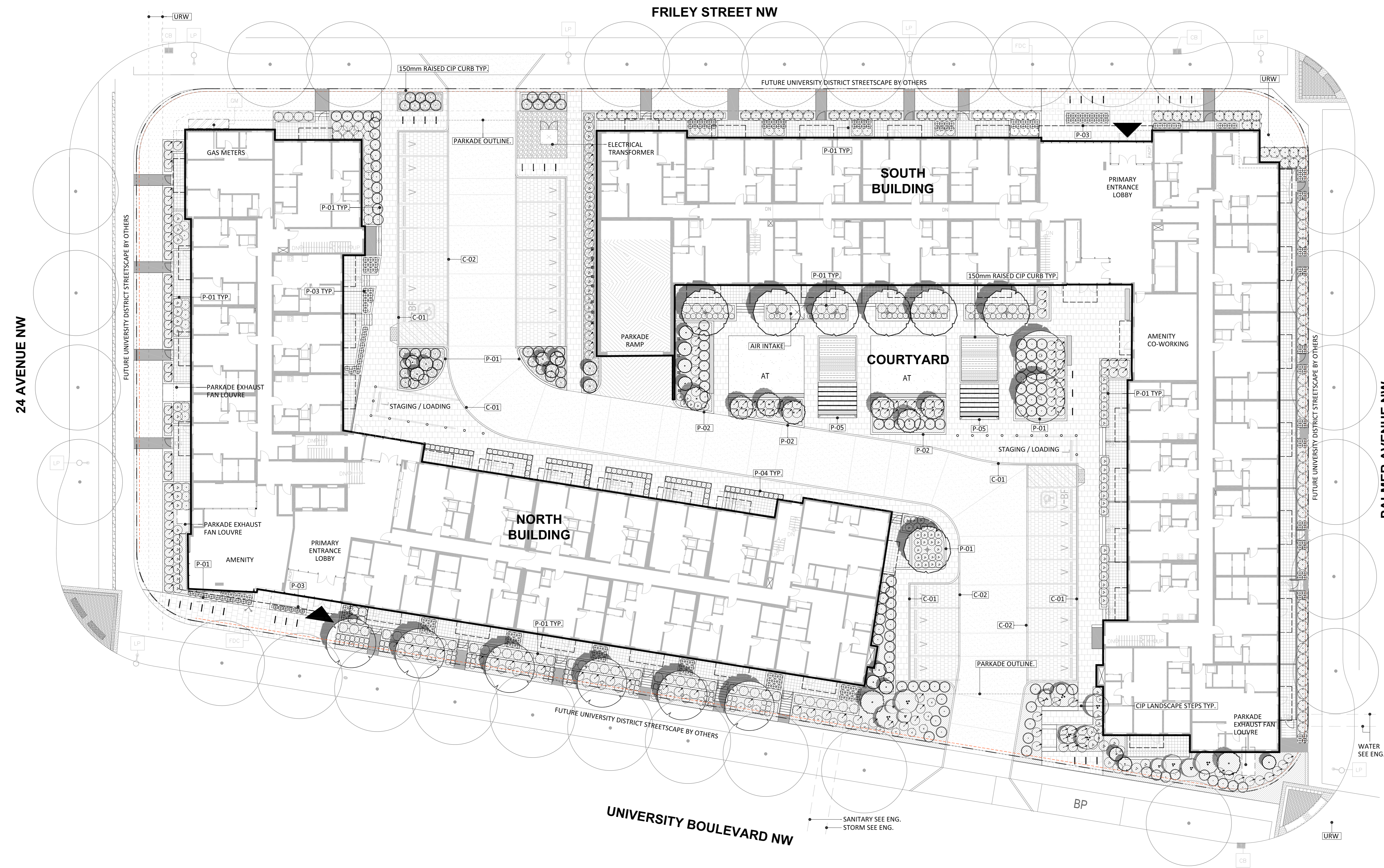
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| 1   | SITE LIGHTING FOR REVIEW | 2025-03-26 |
| 2   | SITE LIGHTING FOR DP     | 2025-05-12 |
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Drawing Title  
 SITE PLAN  
 SITE LIGHTING LAYOUT  
 Sheet  
 E1.01  
 Scale: As indicated  
 Project no.: 24.209

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**ADDRESS + LEGAL DESCRIPTION**  
 LOT 1, BLOCK 28, PLAN 1512578  
 3791 24TH AVENUE NW, CALGARY ALBERTA

**PROJECT DATA**  
 EXISTING LAND USE: DC12202000  
 PROPOSED LAND USE: MH-1 (L0C2004-0256)  
 SITE AREA: 8,402m<sup>2</sup>

**LANDSCAPE CALCULATIONS**  
 TOTAL TREES REQUIRED: 83  
 TOTAL TREES PROVIDED: 83  
 DECIDUOUS: 1 06%: 1 54 TREES (54 LARGE)  
 CONIFEROUS: 1 44%: 1 27 TREES (27 LARGE)

**GENERAL NOTES**  
 1. ALL LANDSCAPE CONSTRUCTION, INCLUDING ALL HARD AND SOFT LANDSCAPING, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY SPECIFICATIONS OR AS NOTED ON THE DRAWINGS.  
 2. ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.  
 3. ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK.  
 4. ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS.  
 5. ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH DARK MULCH.  
 6. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY LOW WATER UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.  
 7. RAISED PLANTERS ABOVE PARKADE SLAB AS FOLLOWS:  
 - TREE PLANTERS: 1000MM MIN SOIL DEPTH  
 - SHRUB PLANTERS: 600MM SOIL DEPTH  
 - TURF AND GRASSES: 300MM SOIL DEPTH  
 8. REFER TO ARCH FOR STAIR, GATE AND RAILING DETAILS.

**SITE**

- SETBACK LINE
- PROPERTY LINE

**PAVING AND SURFACING**

- SOD  
EAGLE LAKE SITE SELECT LESS WATER SOD
- ROCK MULCH  
40MM DIA. CHINWOD. RUMBLE ROCK
- CONCRETE PATHWAY - VEHICLE  
STANDARD GREY CONCRETE IN-LAY WITH BROOM FINISH  
HANDLABLE FINISH AND CALIFORNIA JANTS (PARKADE SLAB) SEE ENG.
- CONCRETE PATHWAY - PEDESTRIAN  
STANDARD GREY CONCRETE IN-LAY WITH BROOM FINISH AND CALIFORNIA JANTS
- PRECAST CONCRETE UNIT PAVING: PARKING  
MID (DARK GREY COLOUR MIX) (PARKADE SLAB)
- PRECAST CONCRETE UNIT PAVING: PEDESTRIAN  
MID (DARK GREY COLOUR MIX) (PARKADE SLAB)
- PRIVATE PATIOS  
REFER TO ARCH
- AT  
SYNTHETIC TURF  
SEE DETAIL 4.1 THIS SHEET
- TURF  
SEE DETAIL 4.1 THIS SHEET
- SEDUM MATS  
EAGLE LAKE SEDUM ROLLED CURB  
REFER TO ENG.
- C-01  
CIP CONCRETE ROLLED CURB  
REFER TO ENG.
- C-02  
CIP CONCRETE FLUSH CURB  
REFER TO ENG.

**SITE ELEMENTS**

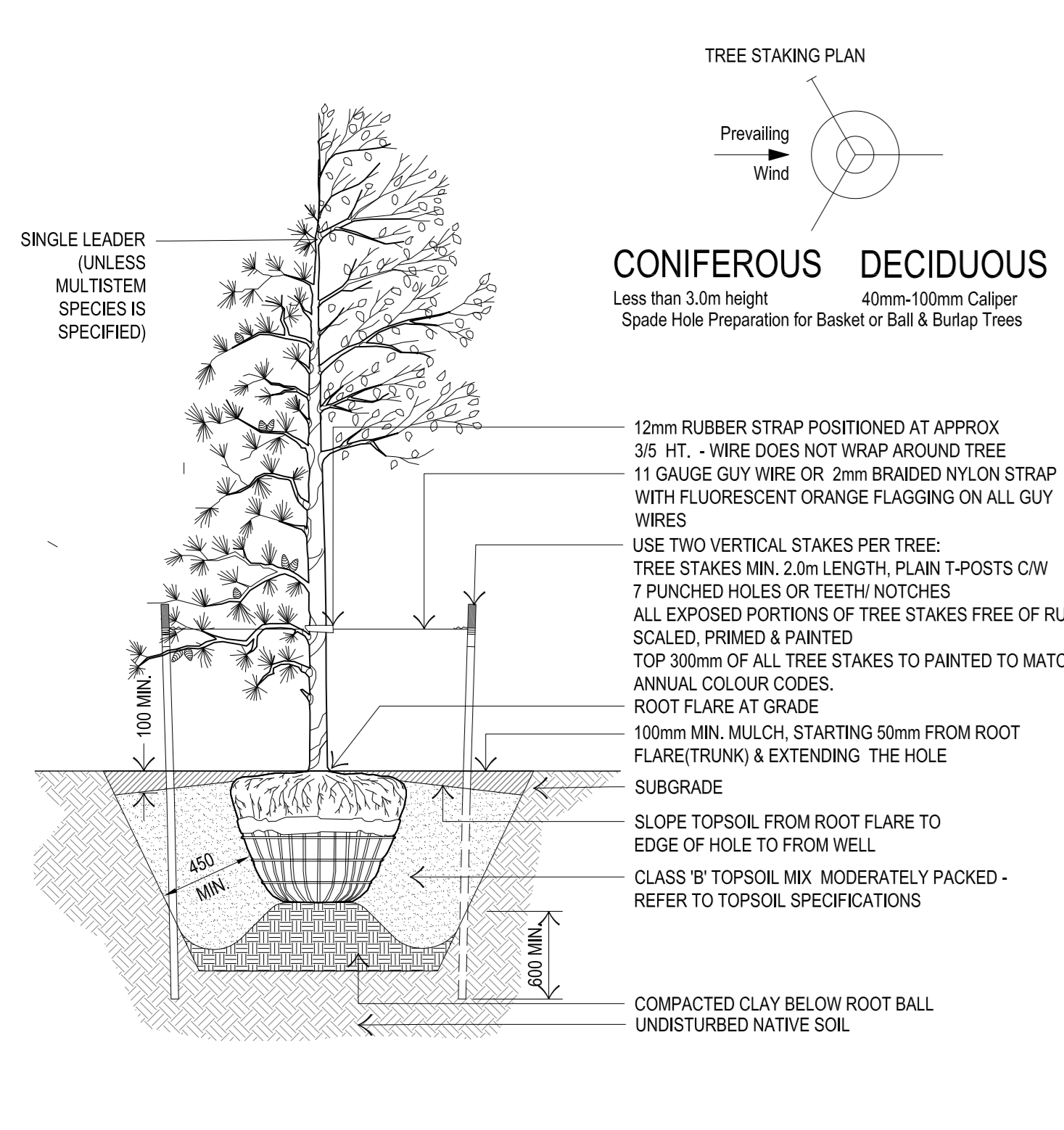
- BENCH
- BIKE RACK  
DETAIL 11 THIS SHEET
- BOLLARDS
- P-01  
CIP RAISED PLANTER  
600MM HT. x 1200MM SOIL DEPTH
- P-02  
CIP RAISED PLANTER  
900MM HT. x 1500MM SOIL DEPTH WITH INTEGRATED TIMBER BENCHES
- P-03  
CIP RAISED PLANTER  
600MM HT. x 600MM SOIL DEPTH
- P-04  
RAISED STEEL PLANTER  
600MM SOIL DEPTH
- P-05  
PERGOLA  
TIMBER AND STEEL

**PLANTING LEGEND**

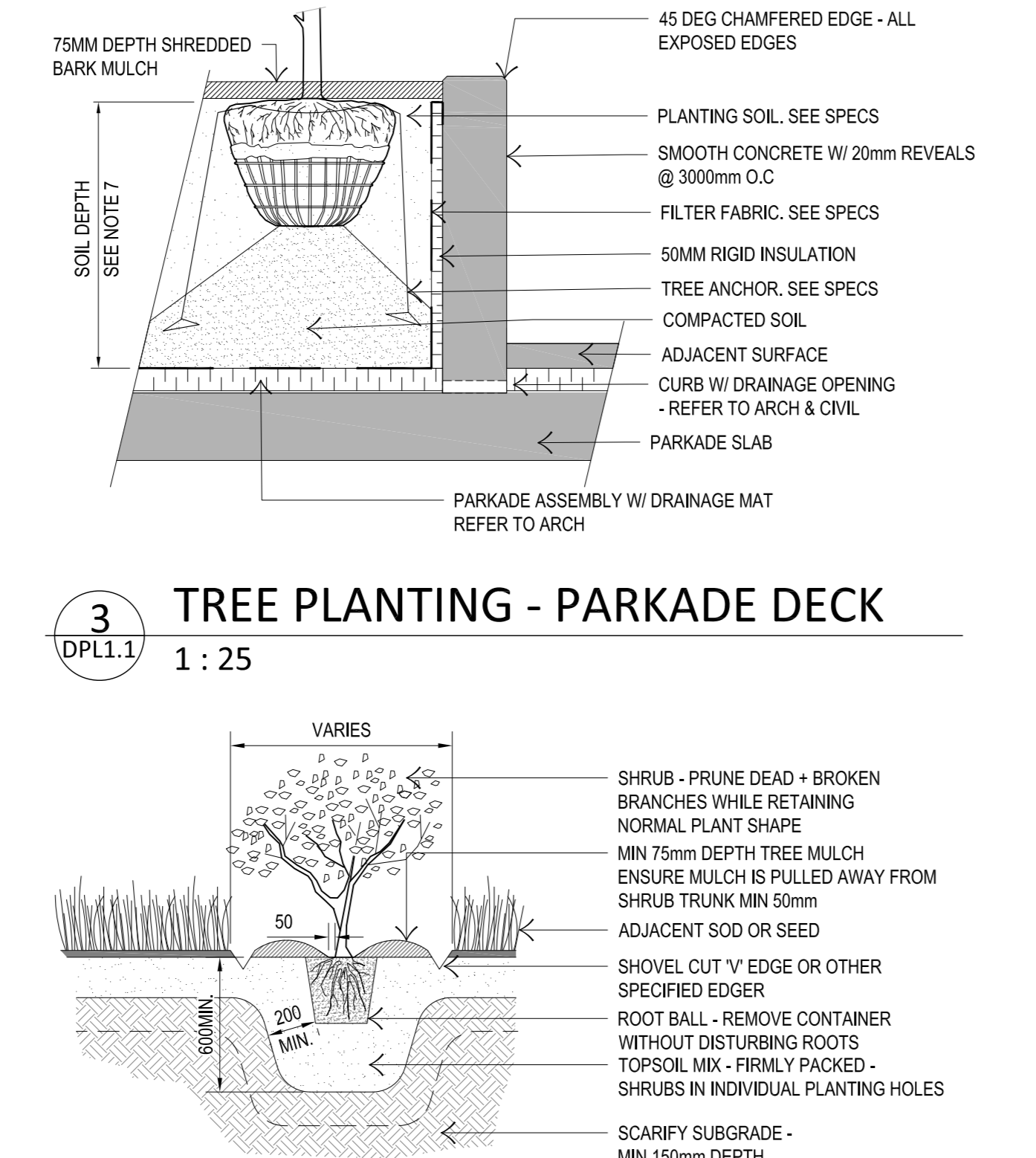
- DECIDUOUS TREES**
- 08 THUNDERCHILD CRAB - 85MM CAL.
  - 07 SPRING SNOW FLOWERING CRAB - 85MM CAL.
  - 26 COLUMNAR ASPEN - 70MM CAL.
  - 13 MULTI-STEM ASPEN - 60MM CAL.
- CONIFEROUS TREES**
- 09 4M HT COLUMNAR BLUE SPRUCE
  - 18 3M HT COLUMNAR BLUE SPRUCE
- SHRUBS - DECIDUOUS 600MM HEIGHT / CONIFEROUS 600MM SPREAD**
- 87 DWARF KOREAN LILAC
  - 169 ARCTIC FIRE RED TWIGGED DOGWOOD
  - 99 ALPINE CURRANT
  - 26 ROYAL BURGUNDY KOREAN BARBERRY
  - 91 SEM FALSE SPIREA
  - 00 MEDORA UPRIGHT JUNIPER
  - 129 PRINCE OF WALES JUNIPER
- GRASSES, PERENNIALS AND CLIMBERS**
- 248 KARL FOERSTER ORNAMENTAL GRASS
  - 186 DAYLILY
  - 08 VIRGINIA CREEPER

University District  
 Block 28  
 3791 24 AVENUE NW  
**TRUMAN**

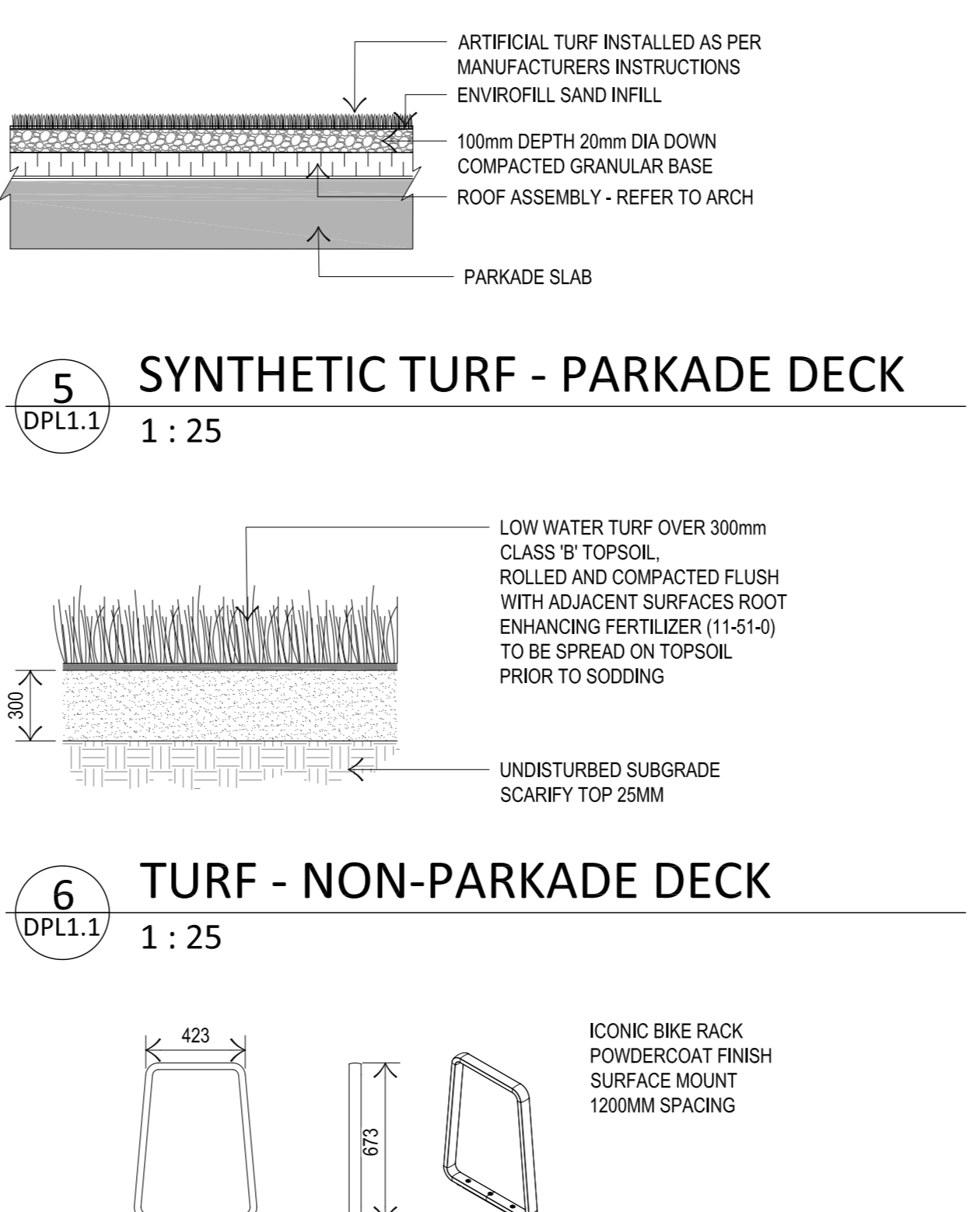
**1 LANDSCAPE PLAN - GROUND FLOOR**  
 1 : 200



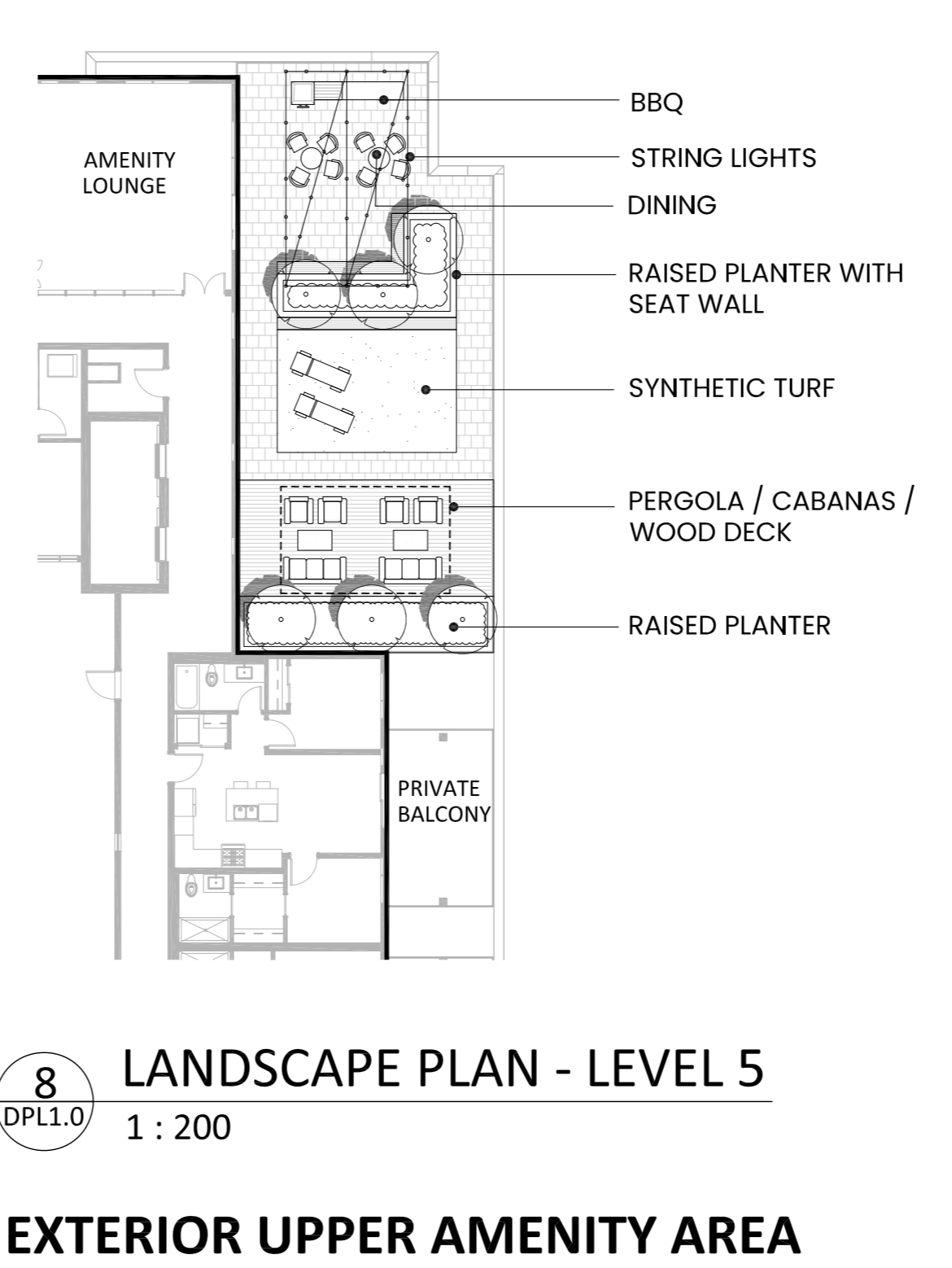
**2 TREE PLANTING - NON-PARKADE DECK**  
 1 : 25



**4 SHRUB PLANTING - NON-PARKADE DECK**  
 1 : 25



**5 SYNTHETIC TURF - PARKADE DECK**  
 1 : 25



**6 TURF - NON-PARKADE DECK**  
 1 : 25



**9 COURTYARD RENDERING**  
 NTS

**8 LANDSCAPE PLAN - LEVEL 5**  
 1 : 200  
**EXTERIOR UPPER AMENITY AREA IS CONCEPTUAL ONLY**

**Issued/ Revision schedule**

| no. | description                   | date       |
|-----|-------------------------------|------------|
| 1   | ISSUED FOR COORDINATION       | 2025-02-25 |
| 2   | ISSUED FOR COORDINATION       | 2025-03-07 |
| 3   | ISSUED FOR COORDINATION       | 2025-03-12 |
| 4   | ISSUED FOR DEVELOPMENT PERMIT | 2025-04-30 |
| 5   | ISSUED FOR DEVELOPMENT PERMIT | 2025-05-12 |

Seal  
 Permit  
 Consultant  
**[SMM]**  
**METAFOR**  
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 Building Envelope  
 Commissioning  
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Drawing Title  
**LANDSCAPE PLAN**  
 Sheet  
**DPL1.1**  
 Scale  
 As indicated  
 Project no.  
 24.209

All dimensions, data and levels shall be verified before construction, and all errors or omissions reported immediately to the architect.