

ISSUED FOR DEVELOPMENT PERMIT DTR #1 R1

2025-10-03



ARCHITECTURAL

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LANDSCAPE

- L01 LANDSCAPE PLAN

University District Block 28

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

PREPARED FOR  TRUMAN

Architecture

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PROJECT NO.

24.209

Site Information

LAND USE DISTRICT	Existing DC Proposed: MU-1 (LOC2024-0258)
LEGAL DESCRIPTION	Plan 1512578, Block 28, Lot 1
MUNICIPAL ADDRESS	3791 24 Avenue SW, Calgary, AB
COMMUNITY	University District
SITE AREA	6,403 SM 2.08 AC 0.84 HA
PARCEL COVERAGE	3,758 SM 44.72%

Development Statistics

PROPOSED USE	Dwelling Units, Residential Amenity	
TOTAL APT. UNITS	270	
SETBACKS	Required	Provided
Front - Street	0.0m to 4.5m max.	Refer to Site Plan
Side - PL/Street	0.0m	Refer to Site Plan
Rear - Lane (Adjoining low-density residential parcel)	N/A	N/A
Residential Units Facing...	2.5m minimum	Refer to Site Plan
FAR	None Defined	None Defined
Minimum	None Defined	None Defined
Maximum	None Defined	2.64
Proposed		
BUILDING HEIGHT	Permitted	Proposed
Maximum Height	None Defined	±22m
DENSITY	Minimum	Maximum
	None Defined	None Defined

Building Areas

North Building

LEVEL	GROSS FLOOR AREA	
	SM	SF
Footprint	1,825	19,644
Level 1	1,825	19,644
Level 2	1,809	19,472
Level 3	1,809	19,472
Level 4	1,809	19,472
Level 5	1,809	19,472
Level 6	1,809	19,472
Mechanical Roof	325	3,494
Total	11,195 SM	120,498 SF

South Building

LEVEL	GROSS FLOOR AREA	
	SM	SF
Footprint	1,933	20,807
Level 1	1,933	20,807
Level 2	1,946	20,947
Level 3	1,946	20,947
Level 4	1,946	20,947
Level 5	1,447	15,575
Level 6	1,393	14,994
Mechanical Roof	350	3,768
Total	10,961 SM	117,984 SF

PROJECT TOTAL 22,156 SM 238,482 SF

PARKADE GROSS FLOOR AREA

	GROSS FLOOR AREA	
	SM	SF
P1	7,255	78,092
P2	2,233	24,033
Parkade	9,488	102,125

*Not counted in GFA as per Bylaw

Amenity Area

Description	AMENITY AREA REQUIRED	
	REQUIRED	PROVIDED
Min Required	5 m ² /unit	1,350
Total	1,350 m²	1,376 m²

PRIVATE AMENITY AREA

Description	Count	SM
Level 1: Units w/ Balcony	5 m ² /unit	24
Level 2: Units w/ Balcony	5 m ² /unit	11
Level 3: Units w/ Balcony	5 m ² /unit	12
Level 4: Units w/ Balcony	5 m ² /unit	12
Level 5: Units w/ Balcony	5 m ² /unit	10
Level 6: Units w/ Balcony	5 m ² /unit	10
Total	79	395 m²

COMMON OUTDOOR AMENITY AREA

LEVEL 1	SM	SF
Courtyard Amenity	494.0	5,317
South Seating Amenity (L1)	60.1	762
S Bldg. Roof Top Patio (L5)	151.8	1,634
Total	706 SM	7,698 SF

COMMON INDOOR AMENITY AREA

LEVEL 1	SM	SF
Gym: N Bldg. (L1)	114.4	1,231
Bitting Area: S Bldg. (L1)	48.0	523
Co-working: S Bldg. (L1)	62.2	670
Lounge: S Bldg. (L5)	49.6	534
Total	275 SM	2,958 SF

Recycling, Organics & Waste Bin Calculation

# UNITS	WASTE YDS	BIN SIZE YDS	# PICKUPS	# BINS	TOTAL
TOTAL	100%	81.0			81.0
Recycling (R)	38%	30.8	4.5	3	27.0
Organics (O)	25%	20.3	4.5	2	18.0
Waste (W)	37%	30.0	4.5	4	36.0

General Notes

- * WASTE/RECYCLING STORAGE BINS ARE 4.5x3.5 FLW (front load) BINS AS PER ENGINEERING GUIDELINES
- * PICKUP AREA MUST HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 25,000 KG OR
- * 38,556 KG (85,000 LB) VEHICLE WHEN THE ROAD IS PART OF A FIRE ACCESS ROUTE
- * MAXIMUM SLOPE IN COLLECTION AREA AND APRON IS 2% IN ANY DIRECTION
- * REFER TO MANUFACTURER MANUAL AND SPECIFICATIONS

Unit Areas

LEVEL	UNIT TYPE	UNIT COUNT		%	COUNT		
		SM	SF		SM	%	
1A	1-BED	49.4	532	70	25.9%	72	26.7%
1B	1-BED	51.1	550	1	0.4%		
1C	1-BED	59.9	645	1	0.4%		
2A	2-BED	67.5	727	88	32.6%	148	54.8%
2B	2-BED	67.5	727	4	1.5%		
2C	2-BED	68.6	738	3	1.1%		
2D	2-BED	67.5	727	48	17.8%	50	18.5%
2E	2-BED	77.5	840	5	1.9%		
3A.ALT.	3-BED	90.7	976	6	2.2%		
3A	3-BED	89.2	960	32	11.9%	270	100%
3B	3-BED	88.3	950	5	1.9%		
3C	3-BED	97.5	1,049	2	0.7%		
3D.ALT.	3-BED	87.3	940	2	0.7%	3	1.1%
3D	3-BED	89.3	961	1	0.4%		
Total				270	100%		

NORTH BUILDING - UNIT QUANTITY

LEVEL	1A	1B	1C	2A	2B	2C	2D	2E	3A.ALT.	3A	3B	3C	3D.ALT.	3D	TOTAL
Level 1	9	0	0	5	0	0	3	0	0	4	0	0	0	0	21
Level 2	9	0	0	6	0	0	3	1	0	4	1	0	0	0	24
Level 3	9	0	0	6	0	0	3	1	0	4	1	0	0	0	24
Level 4	9	0	0	6	0	0	3	1	0	4	1	0	0	0	24
Level 5	9	0	0	6	0	0	3	1	0	4	1	0	0	0	24
Level 6	9	0	0	6	0	0	3	1	0	4	1	0	0	0	24
Total Count	54	0	0	35	0	0	18	5	0	24	5	0	0	0	141

SOUTH BUILDING - UNIT QUANTITY

LEVEL	1A	1B	1C	2A	2B	2C	2D	2E	3A.ALT.	3A	3B	3C	3D.ALT.	3D	TOTAL
Level 1	4	1	1	8	1	0	4	0	1	2	0	0	0	0	22
Level 2	4	0	0	9	1	1	6	0	1	2	0	0	0	1	25
Level 3	4	0	0	9	1	1	6	0	1	2	0	0	0	1	25
Level 4	4	0	0	9	1	1	6	0	1	2	0	0	0	1	25
Level 5	0	0	0	9	0	0	4	0	1	0	0	1	1	0	16
Level 6	0	0	0	9	0	0	4	0	1	0	0	1	1	0	16
Total Count	16	1	1	53	4	3	30	0	6	8	0	2	2	3	129

Total Block 70 1 1 88 4 3 48 5 6 32 5 2 2 3 270

Total Unit Area 3,458 m² 51 m² 60 m² 5,940 m² 270 m² 206 m² 3,240 m² 388 m² 544 m² 2,854 m² 442 m² 442 m² 175 m² 268 m² 18,336 m²

Vehicle Parking

UNITS	REQUIREMENT	REQUIRED		PROVIDED	
		STALLS	PARKADE	STALLS	SURFACE
Resident Parking	270 units	0.75 stalls/unit	203	271	0
Visitor Parking	270 units	0.10 stalls/unit	27	0	25
Total Stalls			230	296	
Deficiency			Surplus	66	

BARRIER FREE STALLS	REQUIREMENT	REQUIRED		PROVIDED	
		STALLS	PARKADE	STALLS	SURFACE
Included in Resident/Visitor Count	4 per 100 = 1 for each additional part of 100	6	6		
Total Stalls		6	6		

LOADING STALLS	REQUIREMENT	REQUIRED		PROVIDED	
		STALLS	PARKADE	STALLS	SURFACE
Provided at surface		2	2		
Total Stalls		2	2		

Bicycle Parking

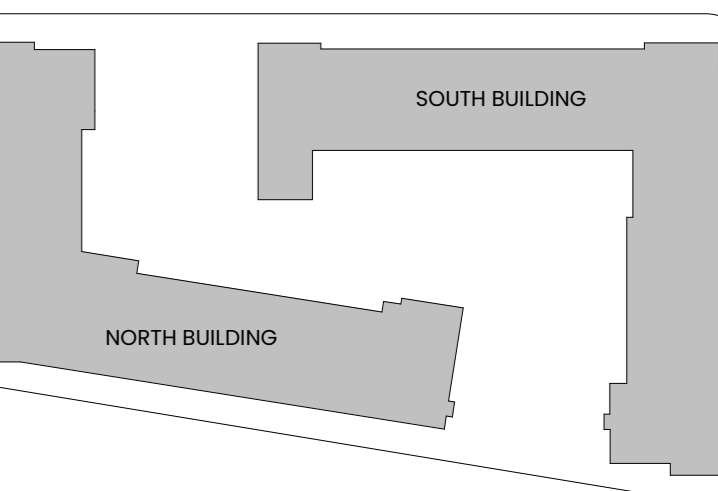
TYPE	UNITS	REQUIREMENT	PROVIDED		
			STALLS	PARKADE	LEVEL 1
Class 1	270	0.50 stalls/unit	135	155	0
Horizontal...			18	0	
Vertical Stalls			117	0	
Class 2	270	0.10 stalls/unit	27	0	30
Outdoor Horizontal Stalls					30
Total Stalls			162	165	



1 Site Key Plan
DPI.00 N.T.S.

University District
Block 28

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



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no.	description	date
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2	ISSUED FOR METAFOR DP OACDC	2025-03-19
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4	ISSUED FOR DEVELOPMENT PERMIT DTR #1	2025-08-22
5	ISSUED FOR DEVELOPMENT PERMIT DTR #1 R1	2025-10-03

Seal

NOT FOR CONSTRUCTION

Permit

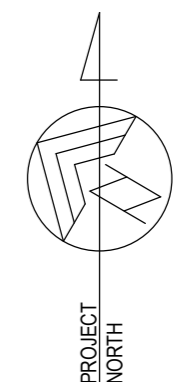
Consultant



Drawing Title
SITE INFORMATION

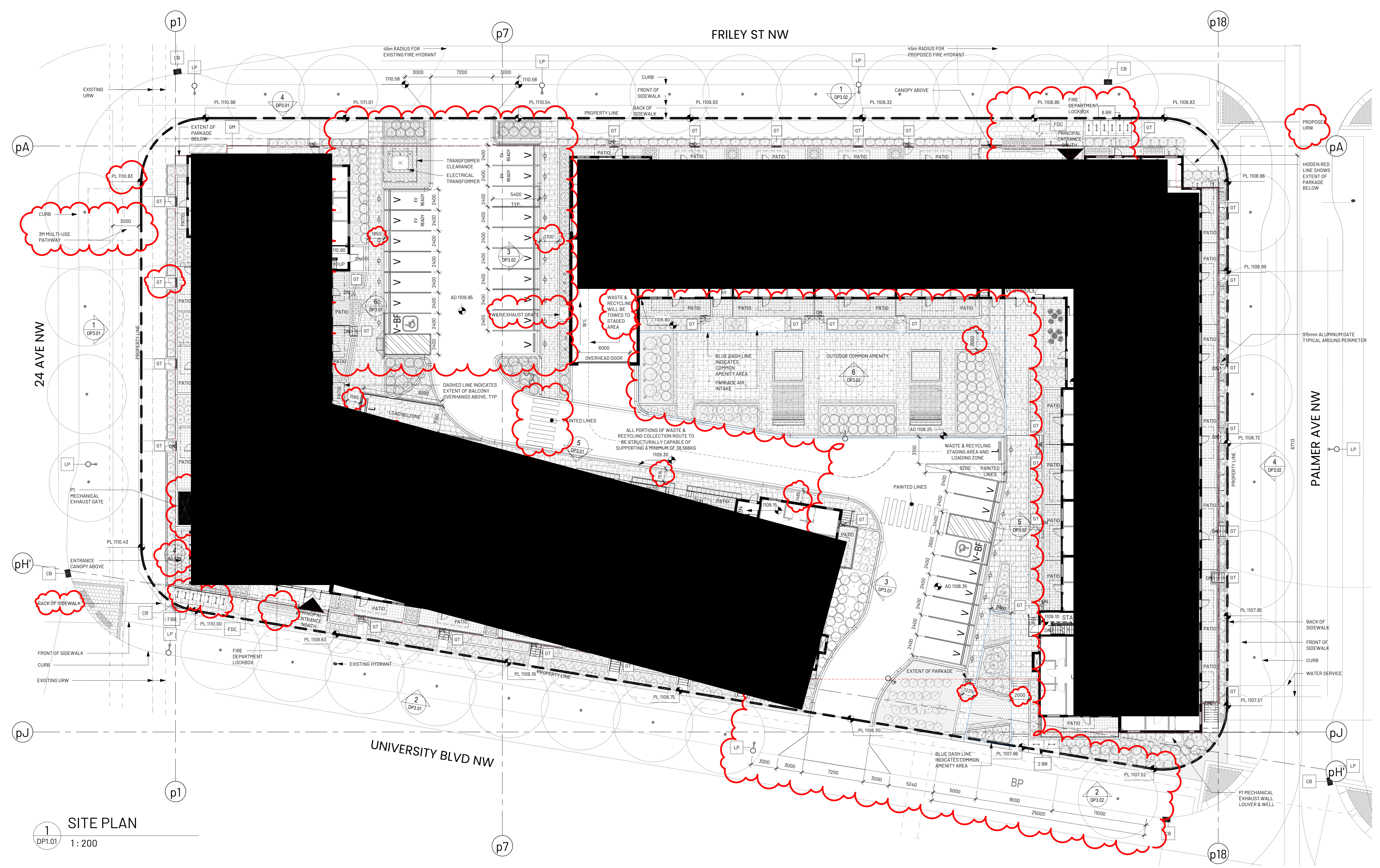
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Scale Project no.
N.T.S 24.209



University District
Block 28

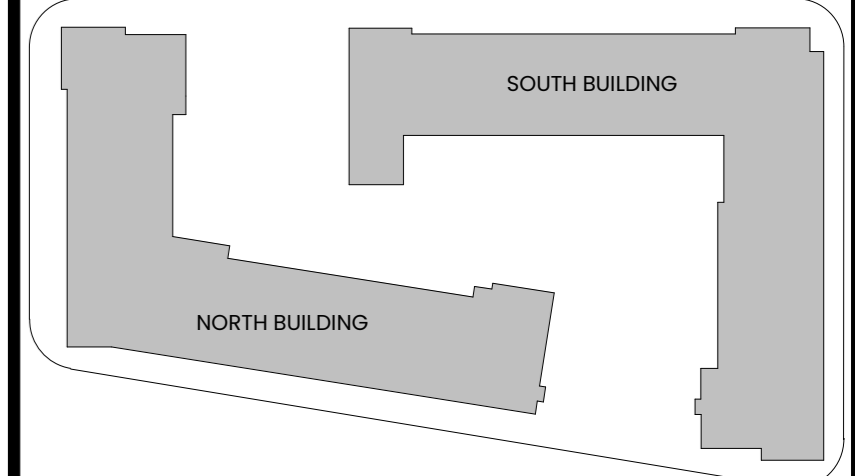
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SITE LEGEND

- PROPERTY LINE
- SETRBACK LINE (MAX)
- URW/UTILITY RIGHT OF WAY / APPROX ACCESS RIGHT OF WAY
- PARKADE OUTLINE
- COMMON AMENITY AREA
- ASPHALT
- CONCRETE SIDEWALK
- LANDSCAPED AREA (REFER TO LANDSCAPE)
- PROPOSED BIKE RACK (CLASS 3 SEE LANDSCAPE) MOUNTED TO CONCRETE UPSTAND
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- PROPOSED LIGHT STANDARDS
- CATCH BASIN
- MANHOLE
- GAS METER LOCATION
- BOLLARD
- PATIO GATE
- SIGN POST MOUNTED TO CONCRETE CURB (REFER TO DETAILS)
- LOW PROFILE ROLLED CURB (REFER TO CIVIL & LANDSCAPE DWGS)
- CONCRETE CURB (REFER TO LANDSCAPE DRAWINGS)
- PEDESTRIAN PATHWAY PAINTED WHITE
- WHEELCHAIR RAMP WITH TACTILE

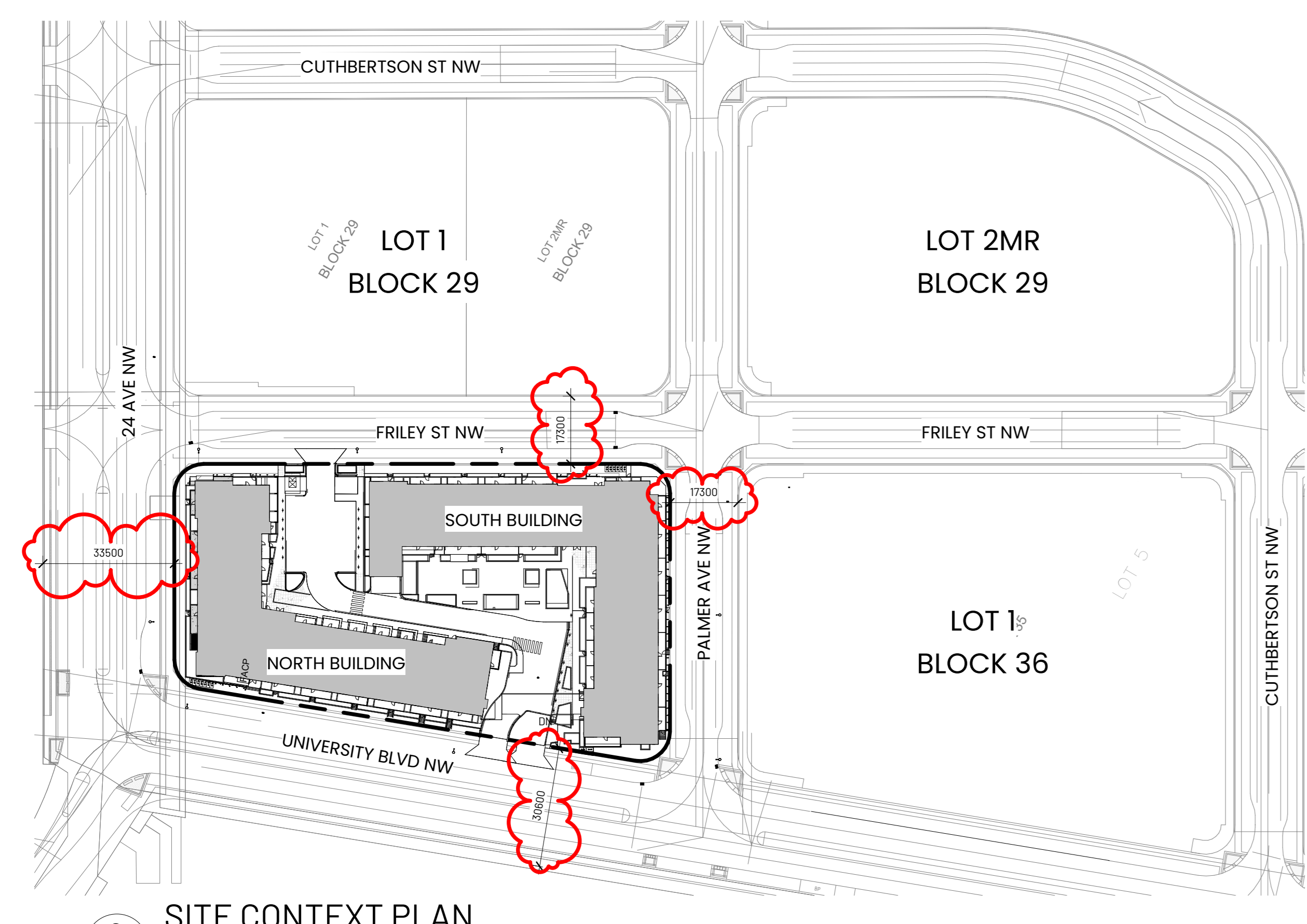
ALL ELEMENTS SHOWN ON SITE PLAN ARE PROPOSED UNLESS OTHERWISE NOTED
PUBLIC RIGHT-OF-WAY IMPROVEMENTS ARE PROPOSED BY OTHERS



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1 SITE PLAN
DPI.01 1: 200



2 SITE CONTEXT PLAN
DPI.01 1: 1000

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Drawing Title
SITE PLAN

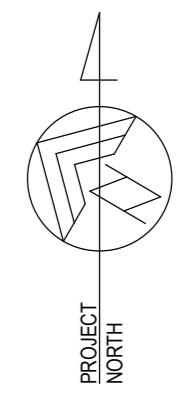
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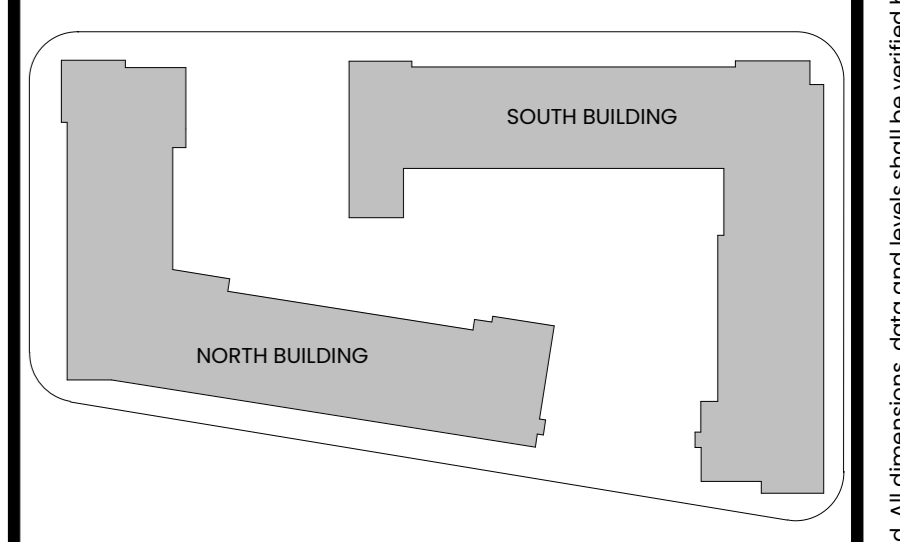
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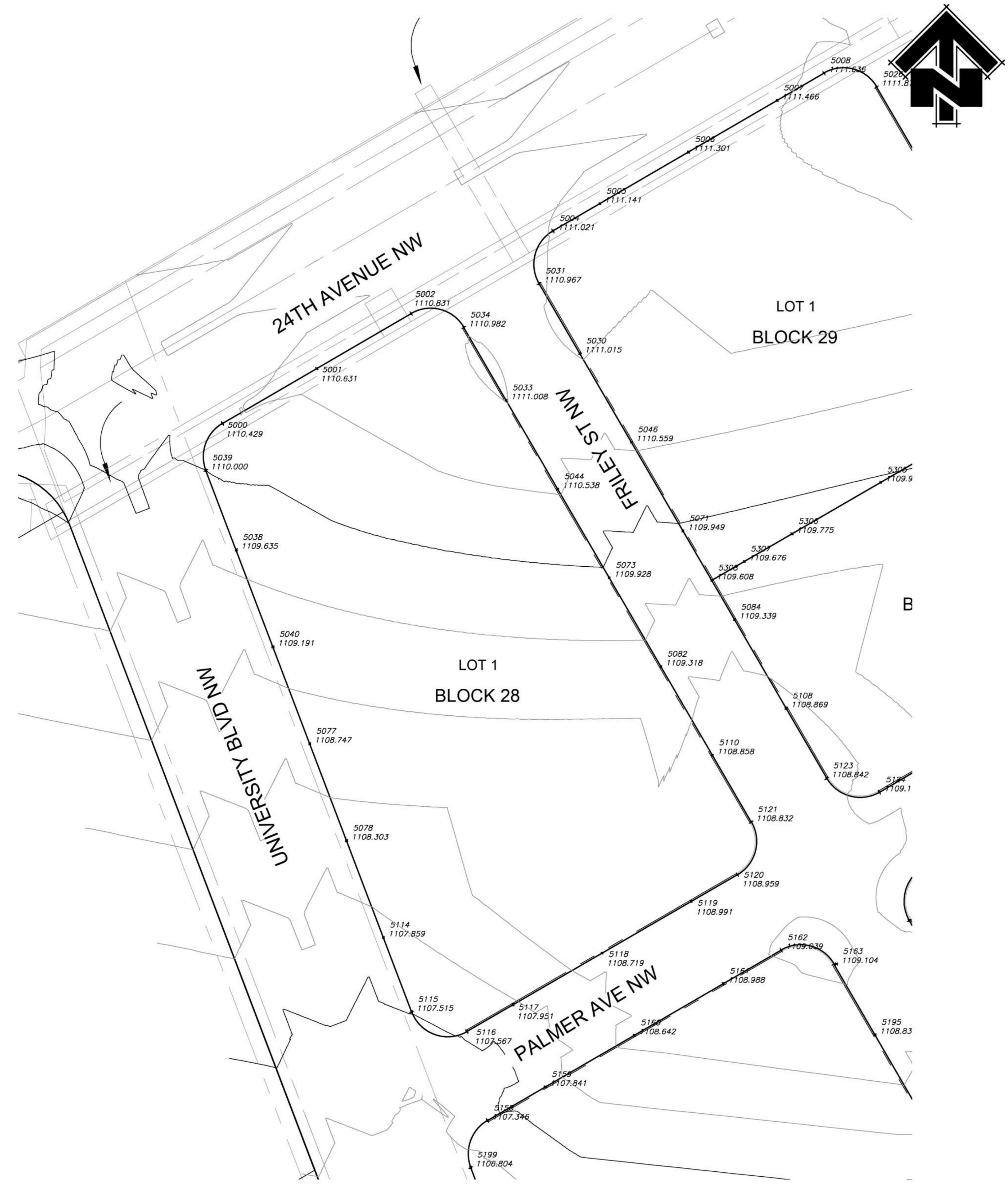
Drawing Title

SITE SURVEY

Sheet

DPI.02

Scale	Project no.
NOT TO SCALE	24.209



PROJECT NAME:
**UNIVERSITY DISTRICT
BLOCK 28 LOT 1**
PROJECT NO: CGY-23014514-00 DATE: 2024-11-13 SCALE: 1:1000
TITLE:
PROPERTY LINE ELEVATIONS
NOTE: PROPOSED PROPERTY LINE GRADES SUPPLIED BY UCPG

FIGURE NO:
01

1 SITE SURVEY
DPI.02 NOT TO SCALE



6 NORTH BLOCK - SOUTH 1
DP3.01 1:150



3 NORTH BLOCK - SOUTH 2
DP3.01 1:150



4 NORTH BLOCK - EAST 1
DP3.01 1:150



5 NORTH BLOCK - EAST 2
DP3.01 1:150



1 NORTH BLOCK - NORTH
DP3.01 1:150



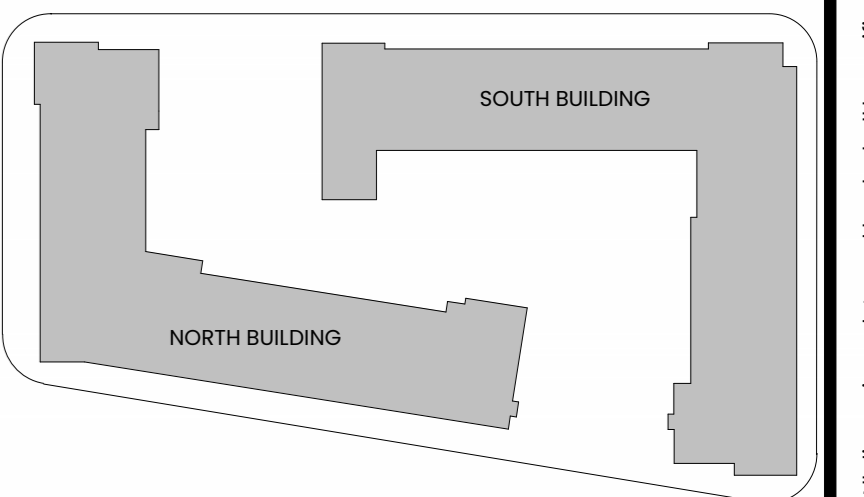
2 NORTH BLOCK - WEST
DP3.01 1:150

MATERIAL LEGEND	
1	BRICK VENEER - ASH GREY
2	CEMENTITIOUS PANEL SIDING - WHITE C/W COLOR MATCH TRIM
3	CEMENTITIOUS VERTICAL PLANK SIDING - WHITE
4	CEMENTITIOUS BOARD AND BATTEN SIDING - BLACK
5	CEMENTITIOUS PANEL SIDING - BLACK C/W COLOR MATCH TRIM
6	CEMENTITIOUS PANEL SIDING - CHAMPAGNE C/W COLOR MATCH TRIM
7	BALCONY FACIA - CEMENTITIOUS PANEL - WHITE
8	BALCONY FACIA - METAL PANEL - CHAMPAGNE
9	BALCONY FACIA - CEMENTITIOUS PANEL - BLACK
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	ALUMINUM GUARD RAIL - BLACK FRAME WITH CLEAR GLAZING
14	ALUMINUM GUARD RAIL - WHITE FRAME WITH CLEAR GLAZING
15	METAL GUARD RAIL - CHAMPAGNE PAINTED FRAME AND PERFORATED PANEL
16	PREFINISHED METAL CAP FLASHING - COLOUR: WHITE
17	PREFINISHED METAL CAP FLASHING - COLOUR: BLACK
18	ALUMINUM STOREFRONT - COLOUR: BLACK FRAMING - CLEAR GLASS NOTE: ALUMINUM SPANDREL TO MATCH FRAMING
19	INSULATED STEEL DOOR - COLOUR: DOOR AND FRAME BLACK
20	INSULATED OVERHEAD DOOR - COLOUR: GREY
21	MECHANICAL PERFORATED METAL SCREENING AND FRAME
22	MECHANICAL LOUVER - COLOUR: TO MATCH ADJACENT FINISH MATERIAL
23	ROOF EXTERIOR DOWNSCURPER - COLOUR: TO MATCH ADJACENT FINISH MATERIAL
24	ALUMINUM PRIVACY SCREEN - BLACK FRAMING WITH PRISTINE GLASS
25	CLAMPY FACIA - COMPOSITE METAL PANEL - CHAMPAGNE
26	SIGN LOCATION - SIGNAGE BY OTHERS

NOTE: ALL WHITE EXHAUST/INTAKE BOX TO MATCH ADJACENT FINISH
ALL GROUND FLOOR RAILINGS, GUARDS, PRIVACY SCREENS, AND GATE FRAMING TO BE BLACK FINISH.

University District
Block 28

3791 24 AVENUE NW,
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151 2578



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Seal

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Drawing Title
NORTH BUILDING
ELEVATIONS

DP3.01

Scale
As indicated

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24.209

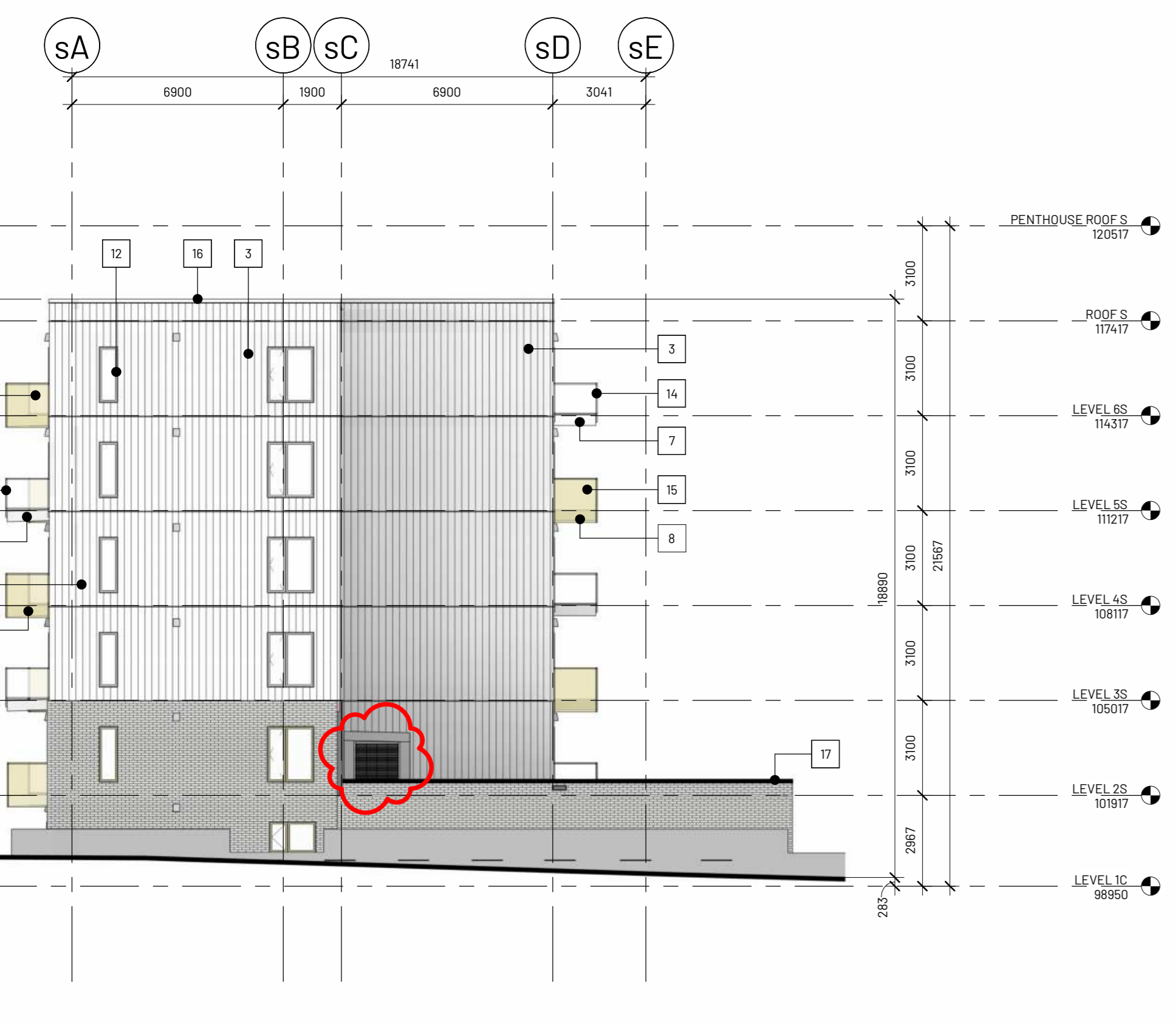
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4 DP SOUTH BLOCK - SOUTH
DP3.02
1:150



5 DP SOUTH BLOCK - NORTH 1
DP3.02
1:150



3 DP SOUTH BLOCK - NORTH 2
DP3.02
1:150



2 DP SOUTH BLOCK - WEST 1
DP3.02
1:150



6 DP SOUTH BLOCK - WEST 2
DP3.02
1:150



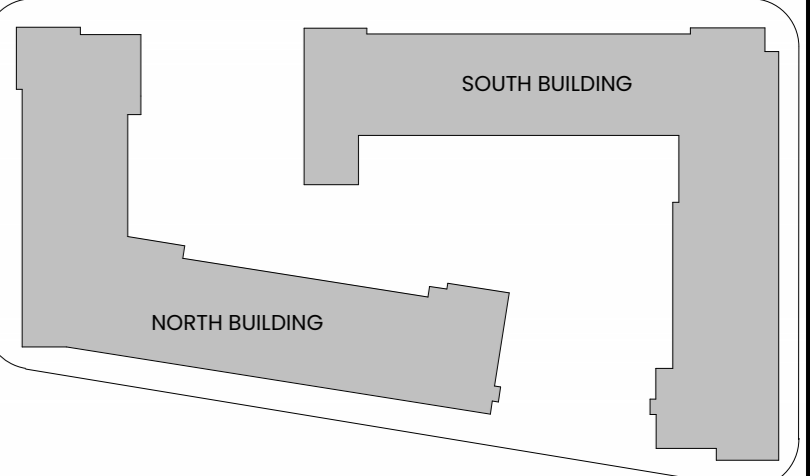
1 DP SOUTH BLOCK - EAST
DP3.02
1:150

MATERIAL LEGEND

- BRICK VENEER - ASH GREY
- CEMENTITIOUS PANEL SIDING - WHITE C/W COLOR MATCH TRIM
- CEMENTITIOUS VERTICAL PLANK SIDING - WHITE
- CEMENTITIOUS BOARD AND BATTEN SIDING - BLACK
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- ALUMINUM GUARD RAIL - WHITE FRAME WITH CLEAR GLAZING
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- PREFINISHED METAL CAP FLASHING - COLOUR: WHITE
- PREFINISHED METAL CAP FLASHING - COLOUR: BLACK
- ALUMINUM STOREFRONT - COLOUR: BLACK FRAMING - CLEAR GLASS
NOTE: ALUMINUM SPANDREL TO MATCH FRAMING
- INSULATED GLASS DOOR - COLOUR: DOOR AND FRAME BLACK
- INSULATED OVERHEAD DOOR - COLOUR: GREY
- MECHANICAL PERFORATED METAL SCREENING AND FRAME
- MECHANICAL LOUVER - COLOUR: TO MATCH ADJACENT FINISH MATERIAL
- ROOF EXHAUST LOW CURB - COLOUR: TO MATCH ADJACENT FINISH MATERIAL
- ALUMINUM PRIVACY SCREEN - BLACK FRAMING WITH PRISTINE GLASS
- CANOPY FACIA - COMPOSITE METAL PANEL - CHAMPAGNE
- SIGN LOCATION - SIGNAGE BY OTHERS

NOTE: ALL SUITE EXHAUST TAKE BOX TO MATCH ADJACENT FINISH
ALL GROUND FLOOR RAILINGS, GUARDS, PRIVACY SCREENS, AND GATE FRAMING TO BE BLACK FINISH.

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1	ISSUED FOR UNIVERSITY DISTRICT DESIGN REVIEW	2025-03-14
2	ISSUED FOR METAFOR DP OAGC	2025-03-19
3	ISSUED FOR DEVELOPMENT PERMIT	2025-05-12
4	ISSUED FOR DEVELOPMENT PERMIT DTR #1	2025-08-22
5	ISSUED FOR DEVELOPMENT PERMIT DTR #1 R1	2025-10-03

Seal

NOT FOR CONSTRUCTION

Permit

Consultant



Drawing Title

SOUTH BUILDING ELEVATIONS

DP3.02

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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DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS. DSSP PLANS TO MATCH DP PLANS WHEN ALL IS COMPLETE

PERMIT _____ STAMP _____

- NOTES**
- All elevations referenced to 1100m Geodetic Datum.
 - Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
 - All manholes to be S.R.C.
 - Match crown minimum at all sewer connections.
 - All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <= to 150mm to be SDR 28 PVC. Sewer service pipes > than 150mm to be SDR 35.
 - Sewer lines to minimum slopes as per City of Calgary Standards.
 - Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
 - Insulation required for sanitary sewers if cover less than 2.50m on mains.
 - Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
 - All water mains to be DR 18 PVC unless otherwise noted.
 - Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
 - Depth of bury for water lines to conform with City of Calgary standards.
 - No trees to be planted over water line(s).
 - Protection of Potable Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
 - For building locations and dimensions refer to latest Architectural drawings.
 - The contractor is responsible for locating all shallow utilities.
 - The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
 - Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
 - All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bidg

DEVELOPMENT PERMIT 2025-02996

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4	25/09/25	DP DR1 R1	WB
3	25/08/21	ISSUED FOR DTR #1	WB
2	25/06/11	60% CD REVIEW PACKAGE	JM
1	25/05/30	30% CD REVIEW PACKAGE	JM

ISSUED FOR

No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT		
No.		DRAWING STATUS		

CLIENT
TRUMAN HOMES

PROJECT
WEST DISTRICT BLK 28

3791 24 AV NW

TITLE
SITE SERVICING PLAN

DESIGN BY: DV	SCALE: 1:300	JOB NUMBER: 24-211
DRAWN BY: WB	REV NO.: 2	DRAWING NUMBER: SP1
CHECKED BY: DV		
DATE: 25-Sep-25		

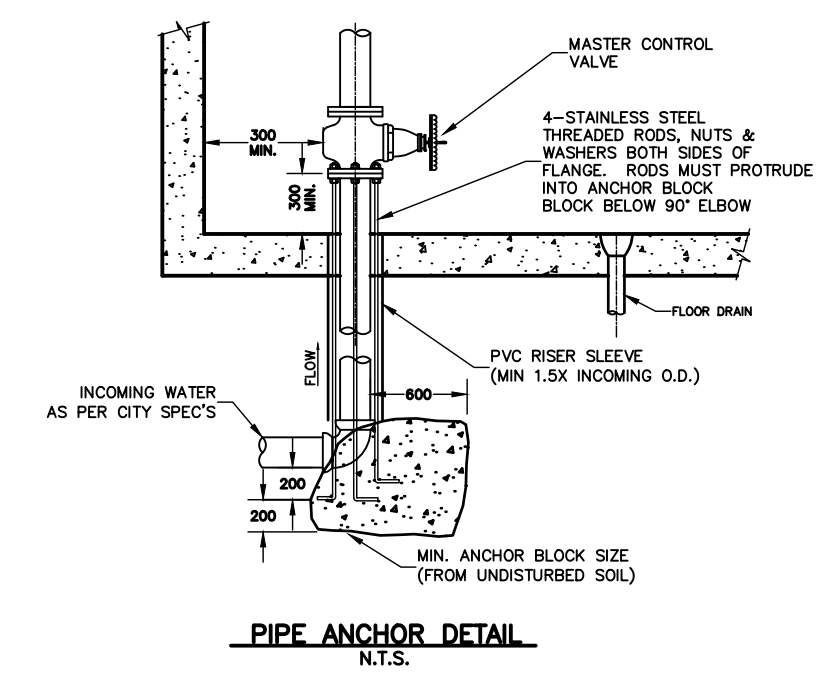
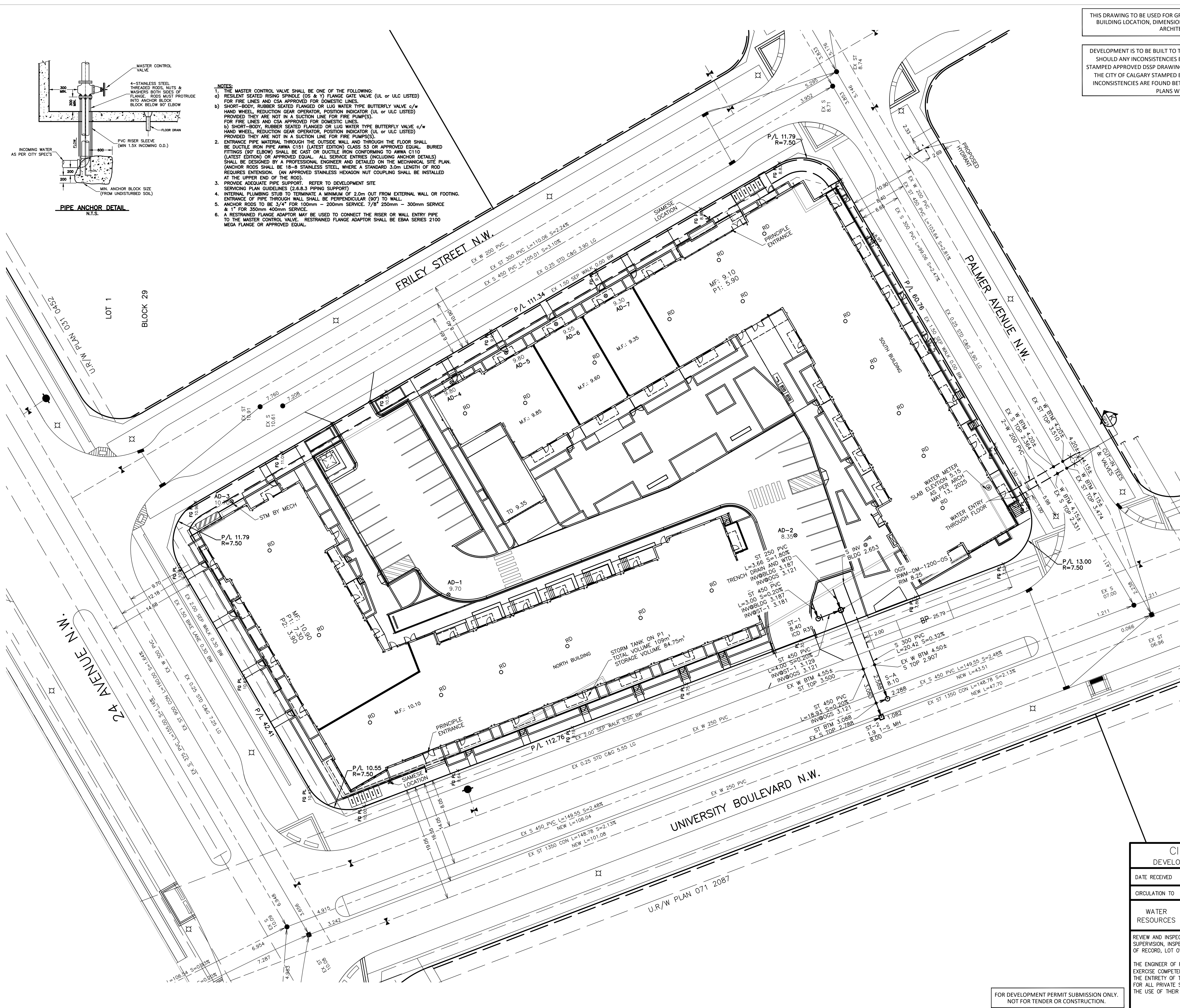
FOR DEVELOPMENT PERMIT SUBMISSION ONLY. NOT FOR TENDER OR CONSTRUCTION.

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

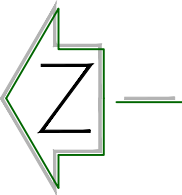
DATE RECEIVED	INITIAL	DATE
CIRCULATION TO		
WATER RESOURCES		

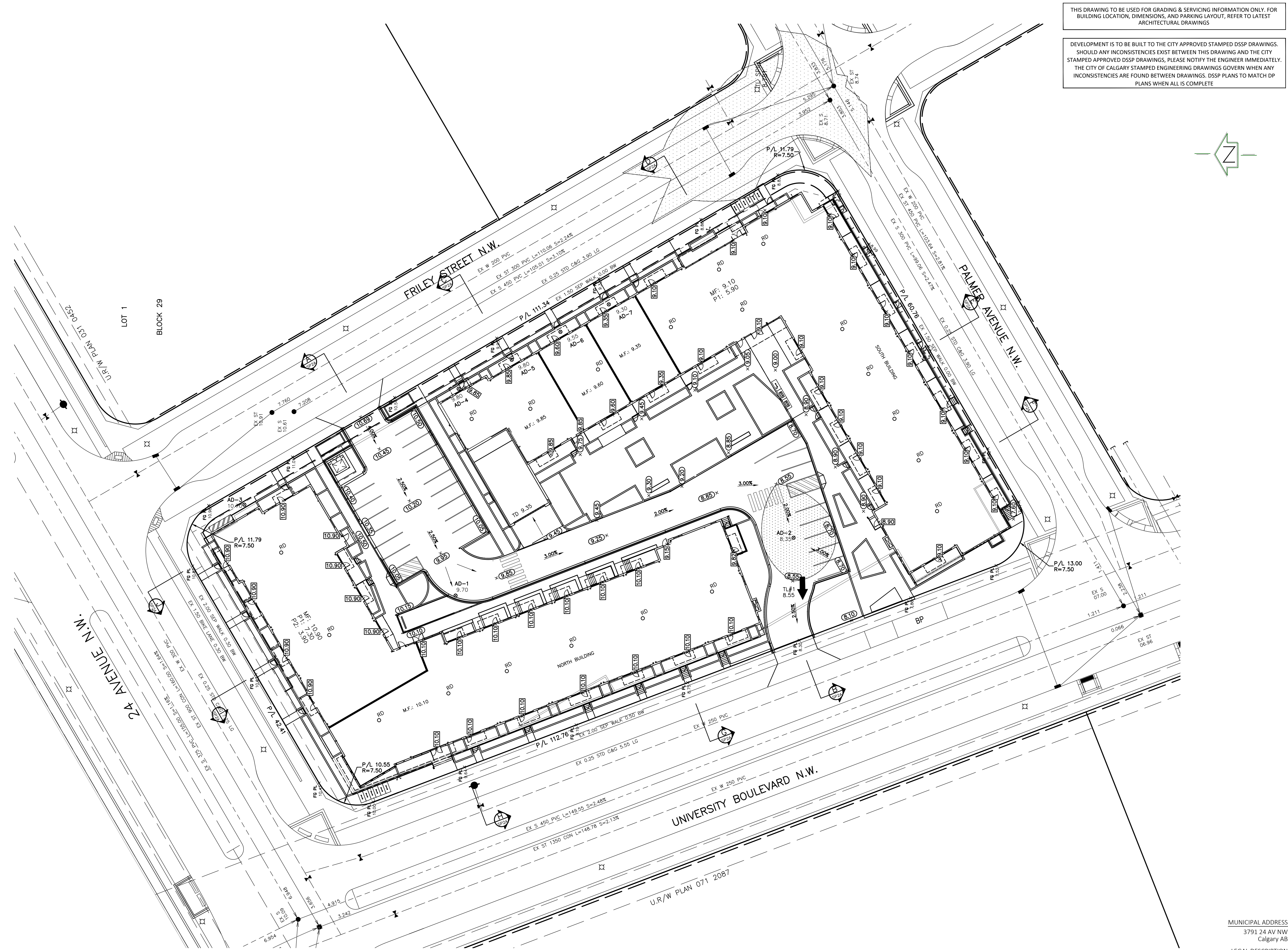
REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.



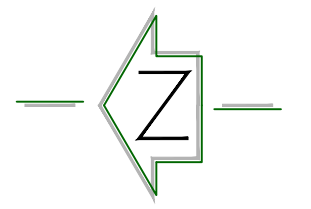
- NOTES**
- THE MASTER CONTROL VALVE SHALL BE ONE OF THE FOLLOWING:
 - RESILIENT SEATED RISING SPINDLE (OS & Y) FLANGE GATE VALVE (UL or ULC LISTED) FOR FIRE LINES AND CSA APPROVED FOR DOMESTIC LINES.
 - SHORT-BODY, RUBBER SEATED FLANGED OR LUG WATER TYPE BUTTERFLY VALVE c/w HAND WHEEL, REDUCTION GEAR OPERATOR, POSITION INDICATOR (UL or ULC LISTED) PROVIDED THEY ARE NOT IN A SUCTION LINE FOR FIRE PUMPS(S).
 - FOR FIRE LINES AND CSA APPROVED FOR DOMESTIC LINES.
 - SHORT-BODY, RUBBER SEATED FLANGED OR LUG WATER TYPE BUTTERFLY VALVE c/w HAND WHEEL, REDUCTION GEAR OPERATOR, POSITION INDICATOR (UL or ULC LISTED) PROVIDED THEY ARE NOT IN A SUCTION LINE FOR FIRE PUMPS(S).
 - ENTRANCE PIPE MATERIAL THROUGH THE OUTSIDE WALL AND THROUGH THE FLOOR SHALL BE DUCTILE IRON PIPE ANMA C110 (LATEST EDITION) CLASS 53 OR APPROVED EQUAL. BURIED FITTINGS (90° ELBOW) SHALL BE CAST OR DUCTILE IRON CONFORMING TO ANMA C110 (LATEST EDITION) OR APPROVED EQUAL. ALL SERVICE ENTRIES (INCLUDING ANCHOR DETAILS) SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND DETAILED ON THE MECHANICAL SITE PLAN. (ANCHOR RODS SHALL BE 18-8 STAINLESS STEEL, WHERE A STANDARD 3.0m LENGTH OF ROD REQUIRES EXTENSION. (AN APPROVED STAINLESS HEXAGON NUT COUPLING SHALL BE INSTALLED AT THE UPPER END OF THE ROD).
 - PROVIDE ADEQUATE PIPE SUPPORT. REFER TO DEVELOPMENT SITE SERVICING PLAN GUIDELINES (2.6.8.3 PIPING SUPPORT)
 - INTERNAL PLUMBING STUB TO TERMINATE A MINIMUM OF 2.0m OUT FROM EXTERNAL WALL OR FOOTING. ENTRANCE OF PIPE THROUGH WALL SHALL BE PERPENDICULAR (90°) TO WALL.
 - ANCHOR RODS TO BE 3/4" FOR 100mm - 200mm SERVICE, 7/8" 250mm - 300mm SERVICE & 1" FOR 350mm 400mm SERVICE.
 - A RESTRAINED FLANGE ADAPTOR MAY BE USED TO CONNECT THE RISER OR WALL ENTRY PIPE TO THE MASTER CONTROL VALVE. RESTRAINED FLANGE ADAPTOR SHALL BE EBAA SERIES 2100 MEGA FLANGE OR APPROVED EQUAL.





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PERMIT _____ STAMP _____

NOTES
1. All elevations referenced to 1000m Geodetic Datum.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Proposed design elevation
	Proposed building grades
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2025-02996

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4	25/09/25	DP DR1 R1	WB
3	25/08/21	ISSUED FOR DTR #1	WB
2	25/06/11	60% CD REVIEW PACKAGE	JM
1	25/05/30	30% CD REVIEW PACKAGE	JM

ISSUED FOR

No.	DATE	APP.
4	AS-BUILT	
3	FOR CONSTRUCTION	
2	FOR TENDER	
1	DEVELOPMENT PERMIT	
No.	DRAWING STATUS	DATE APP.

CLIENT
TRUMAN HOMES

PROJECT
WEST DISTRICT BLK 28

3791 24 AV NW

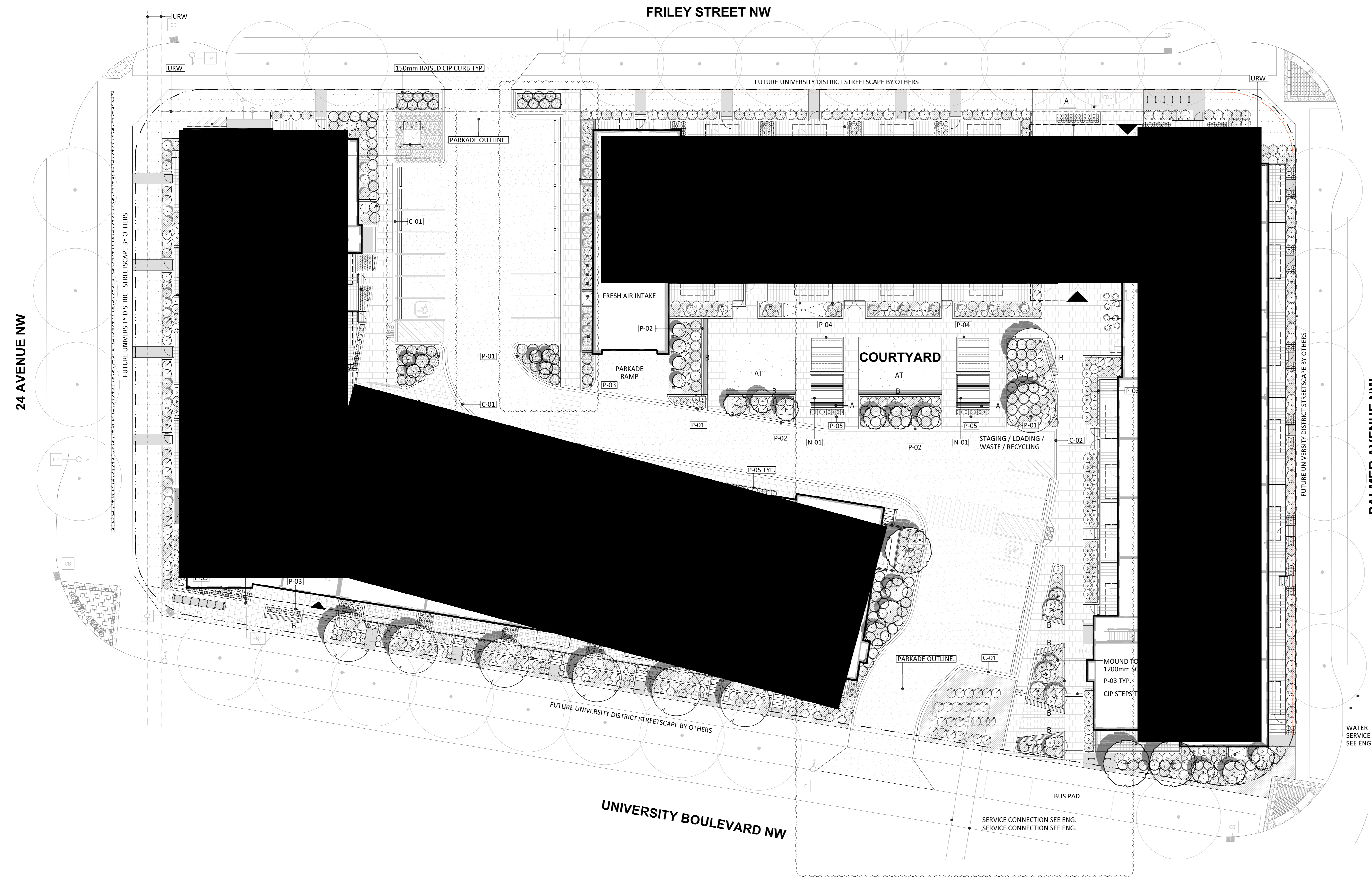
TITLE
SITE GRADING PLAN

DESIGN BY: DV	SCALE: 1:300	JOB NUMBER: 24-211
DRAWN BY: WB	REV NO.: 2	DRAWING NUMBER: SP2
CHECKED BY: DV		
DATE: 25-Sep-25		

MUNICIPAL ADDRESS
3791 24 AV NW
Calgary AB

LEGAL DESCRIPTION
LOT 1, BLOCK 28
PLAN151 2578, SE 1/4
SEC. 25-24-2-W5M

FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
NOT FOR TENDER OR CONSTRUCTION.



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 (L0C2024-0256)
 SITE AREA: 8,400m²

LANDSCAPE CALCULATIONS
 TOTAL TREES REQUIRED: 0
 TOTAL TREES PROVIDED: 63
 DECIDUOUS: 1 73% (1 #1 TREES (69 LARGE) CONIFEROUS: 1 27% (1 22 TREES (12 LARGE))
 TOTAL SHRUBS REQUIRED: 0
 TOTAL SHRUBS PROVIDED: 650

- GENERAL NOTES**
- 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.
 - ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
 - 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.
 - ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS.
 - ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH.
 - LANDSCAPE AREAS WILL BE IRRIGATED USING A HIGH EFFICIENCY, LOW WATER, UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH WATER DELIVERY LIMITED TO TREE AND SHRUB AREAS ONLY.
 - RAISED PLANTERS ABOVE PARKADE SLAB AS FOLLOWS:
 - TREE PLANTERS: 1200MM MM SOIL DEPTH
 - SHRUB PLANTERS: 600MM SOIL DEPTH
 - TURF AND GRASSES: 300MM SOIL DEPTH
 - REFER TO ARCH FOR STAIR, GATE AND RAILING DETAILS.

SITE

- SETBACK LINE
- PROPERTY LINE

PAVING AND SURFACING

- TURF PLANTING (REFER TO DETAIL 15.102)
- ROCK MULCH (40MM CAL. CHIRACOLA RUMBLE ROCK)
- CONCRETE PATHWAY - VEHICLE (STRONGBOND GREY CONCRETE IN-A-TOP WITH 3% SANDER ON LIGHT BROOK HILL LIGHT SAND/BLAST FINISH AND CALIFORNIA JOINTS (PARKADE SLAB) SEE ENG.)
- CONCRETE PATHWAY - PEDESTRIAN (STRONGBOND GREY CONCRETE IN-A-TOP WITH LIGHT BROOK HILL AND CALIFORNIA JOINTS)
- PRECAST CONCRETE UNIT PAVING: PARKING (TO BE RECEIVED WITH CURB)
- PRECAST CONCRETE UNIT PAVING: PEDESTRIAN (REFER TO DETAIL 4.9 SHEET 1.02)
- PRIVATE PATIOS (REFER TO ARCH)
- SYNTHETIC TURF (REFER TO DETAIL 4.9 SHEET 1.02)
- SEDUM MATS (GRADE AND SEDUM MATS)
- WOOD DECK (REFER TO DETAIL 4.9 SHEET 1.02)
- C-01 CIP CONCRETE ROLLED CURB (REFER TO ENCL)
- C-02 CIP CONCRETE FLUSH CURB (REFER TO ENCL)

SITE ELEMENTS

- A BENCH - WITH ARM RESTS AND BACKREST (REFER TO DETAIL 7.1.02)
- B BENCH - WALL MOUNTED (REFER TO DETAIL 2.8.7.1.02)
- I I I BIKE RACK (REFER TO DETAIL 6.1.02)
- MOVABLE TABLES AND CHAIRS (REFER TO DETAIL 9.1.02)
- BOLLARDS
- P-01 CIP RAISED PLANTER (600MM HT. - 1200MM SOIL DEPTH REFER TO DETAIL 2.1.02)
- P-02 CIP RAISED PLANTER WITH WALL MOUNTED BENCH (600MM HT. - 1200MM SOIL DEPTH REFER TO DETAIL 2.1.02)
- P-03 CIP RAISED PLANTER (600MM HT. - 1200MM SOIL DEPTH)
- P-04 CIP RAISED PLANTER (1500MM HT. - 300MM SOIL DEPTH)
- P-05 RAISED STEEL PLANTER (600MM SOIL DEPTH REFER TO DETAIL 11.1.02)
- P-06 RAISED STEEL PLANTER WITH INTEGRATED SEAT (600MM SOIL DEPTH)
- N-01 PERGOLA (REFER TO DETAIL 10.1.02)

PLANTING LEGEND

DECIDUOUS TREES

- 08 THUNDERCHILD CRAB (85MM CAL.)
- 03 SPRING SNOW FLOWERING CRAB (85MM CAL.)
- 39 COLUMNAR ASPEN (75MM CAL.)
- 9 MULTI-STEM ASPEN (60MM CAL.)
- 2 SERVICEBERRY (200cm HEIGHT)

CONIFEROUS TREES

- 12.4M HT COLUMNAR BLUE SPRUCE
- 10.3M HT COLUMNAR BLUE SPRUCE

SHRUBS - DECIDUOUS 600MM HEIGHT / CONIFEROUS 600MM SPREAD

- 79 DWARF KOREAN LILAC
- 169 ARCTIC FIRE RED TWIGGED DOGWOOD
- 139 ALPINE CURRANT
- 28 PRICKLY WILD ROSE
- 115 SEM FALSE SPIREA
- 140 PRINCE OF WALES JUNIPER

GRASSES, PERENNIALS AND CLIMBERS

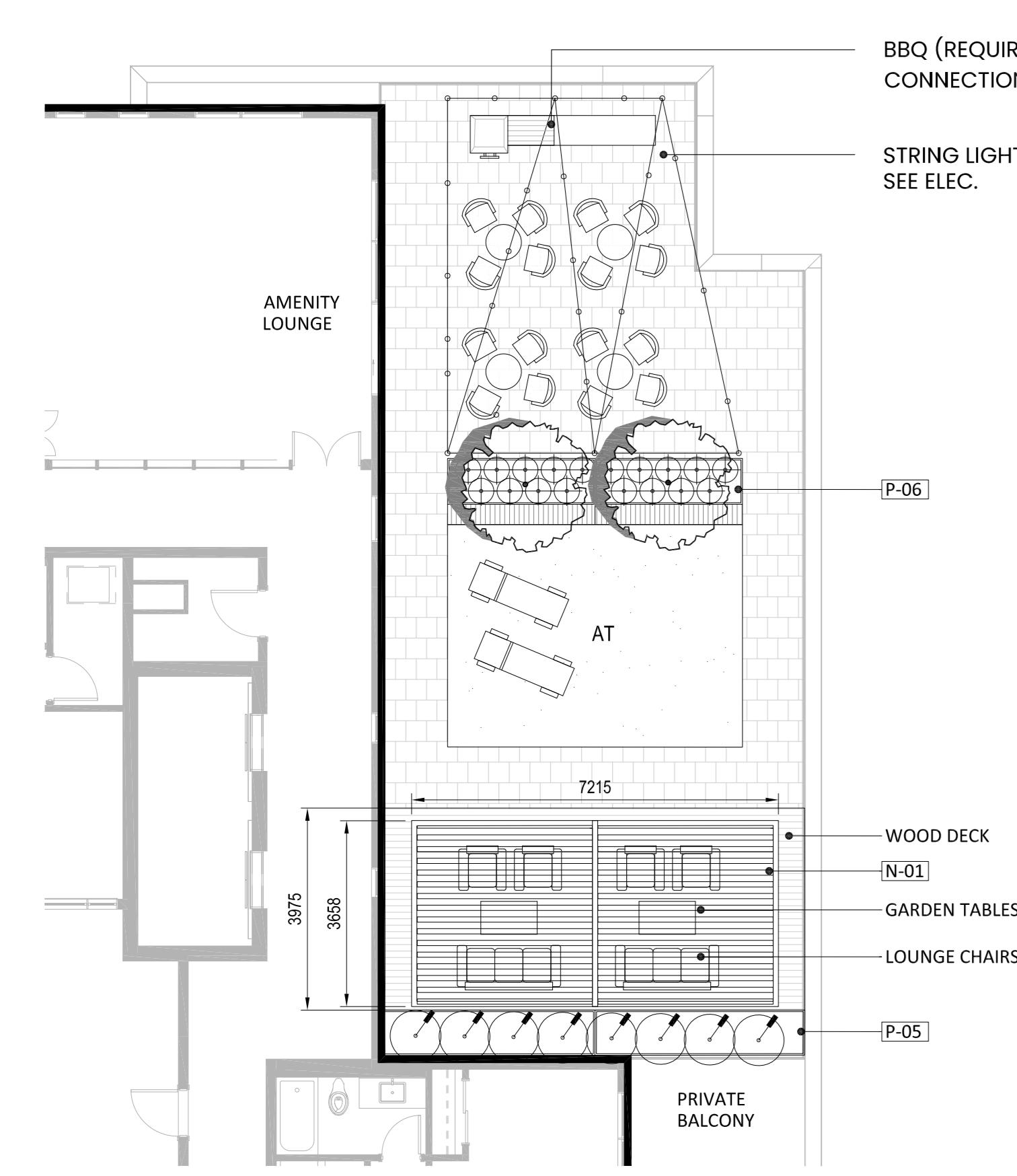
- 270 KARL FOERSTER ORNAMENTAL GRASS
- 169 DAYLILY
- 10 VIRGINIA CREEPER

University District
 Block 28
 3791 24 AVENUE NW

Issued/ Revision schedule

no.	description	date
1	ISSUED FOR DEVELOPMENT PERMIT	2025-05-12
2	ISSUED FOR 30% REVIEW	2025-05-30
3	ISSUED FOR 60% REVIEW	2025-07-11
4	ISSUED FOR DTR #1	2025-08-22
5	ISSUED FOR 90% REVIEW	2025-09-19
6	ISSUED FOR DTR #1 #1	2025-09-25

1 LANDSCAPE PLAN - GROUND FLOOR
 1 : 200



2 LANDSCAPE PLAN - LEVEL 5
 1 : 100



3 COURTYARD RENDERING
 NTS

Seal

Permit

Consultant

[SMM]

METAFOR

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 CALGARY | EDMONTON
 www.METAFOR.studio

Architecture
 Building Envelope
 Commissioning
 Interior Design
 Sustainability + Resilience

METAFOR ARCHITECTURE INC.

Drawing Title
LANDSCAPE PLAN

Sheet
L01

Scale
 As indicated

Project no.
 24.209

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