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NORR

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Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations
Poon McKenzie Architects (sBaris) Inc. Poon McKenzie Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

AMENDED DRAWINGS

DP No Date Received
DP2025-04126 2025-08-18

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

TOWN CENTRE - SITE 2

CALGARY, AB

DEVELOPMENT PERMIT: DEVELOPMENT PERMIT NO.
NORR PROJECT NUMBER: NCCA22-0014



ISSUED FOR DEVELOPMENT PERMIT - AUGUST 18, 2025

CLIENT

JAYMAN LIVING
200, 3132 - 118TH AVENUE SE
CALGARY, AB, T2Z 3X1
403 258 3772

CONSTRUCTION MANAGER

CENTRON GROUP
104 - 8826 BLACKFOOT TRAIL SE
CALGARY, AB, T2J 3J1
403 252 1120

ARCHITECTURE

NORR
2300, 411 - 1st STREET SE
CALGARY, AB, T2G 4Y5
403 264 4000

INTERIORS

2300, 411 - 1st STREET SE
CALGARY, AB, T2G 4Y5
403 264 4000

STRUCTURAL

150 9th AVENUE SW, SUITE 1610
CALGARY, AB, T2P 3H9
403 879 1270

LANDSCAPE

1812 14a STREET SW
CALGARY, AB, T2T 3W6
403 244 8188

MECHANICAL

1205, 330 5th AVENUE SW
CALGARY, AB, T2P 0L4
403 261 8897

CIVIL

101-134 11th Avenue SE
CALGARY, AB, T2G 0X5
403 451 3633

ELECTRICAL

1205, 330 5th AVENUE SW
CALGARY, AB, T2P 0L4
403 261 8897

SURVEY

101-134 11th Avenue SE
CALGARY, AB, T2G 0X5
403 451 3633

DRAWING LIST - ARCHITECTURAL

Sheet Number	Sheet Name
DP-00-00	COVER SHEET
DP-10-01	SITE STATISTICS AND VICINITY PLAN
DP-10-02	OVERALL SITE PLAN
DP-10-03	LOADING VEHICLE SWEEP PATH, W&R DETAILS
DP-10-04	OVERALL TRAFFIC FLOW SCHEME
DP-20-01	FLOOR PLAN, LEVEL P1
DP-20-02	FLOOR PLAN DETAILS, LEVEL P1
DP-20-03	FLOOR PLAN, MAIN FLOOR
DP-20-04	FLOOR PLAN, LEVEL 02
DP-20-05	FLOOR PLAN, LEVEL 03
DP-20-06	FLOOR PLAN, LEVEL 04 AND 05
DP-20-07	FLOOR PLAN, LEVEL 06
DP-20-08	ROOF PLAN
DP-20-09	PLUS 15 BRIDGE - FLOOR PLANS
DP-20-10	PLUS 15 BRIDGE - SECTIONS
DP-30-01	BUILDING ELEVATIONS
DP-30-02	BUILDING ELEVATIONS
DP-30-03	BUILDING ELEVATIONS
DP-31-01	OVERALL BUILDING SECTIONS
DP-31-02	OVERALL BUILDING SECTIONS
Total Number of sheets: 20	

July 11, 2025 - Issued for DP



01



02

- 01 - VIEW FROM NW - PLAZA AND PLUS 15
- 02 - AERIAL VIEW FROM NW
- 03 - NW CORNER STOREFRONT
- 04 - AERIAL VIEW FROM SW / URW LANDSCAPED AREA
- 05 - VIEW FROM SW
- 06 - VIEW FROM EAST - SCHOOL MAIN ENTRANCE
- 07 - VIEW FROM NE - SCHOOL CORNER



03



04



05



06



07

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2025-07-11	ISSUED FOR DP	1

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Project Component
Key Plan

Consultants	NORR
Architecture	NORR
Mechanical	
Electrical	
Interiors	
Landscape	
Survey	
Civil	

Seal(s)

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Project Manager	Drawn
Gary McAuley	ALL, F.A., H.G.
Project Leader	Checked
ALLERENA	Checker



Project
Nostalgia
 TOWNLET
TOWN CENTRE - SITE 2

Drawing Title
3D RENDERINGS

Scale	
Project No.	NCCA22-0014
Drawing No.	DP10-07

8/10/2025 9:13:35 AM
 A:\Drawings\2025\DP2025-04126\1001_Site Statistics and Location\1001_Site Statistics and Location.dwg
 Jayman Living
 Nostalgia Townlet
 Nostalgia Townlet - Site 2 - DP2025-04126

Site Information

LAND USE DISTRICT	DC (MU-2)	MIXED USE DISTRICT		
LEGAL DESCRIPTION	PLAN	BLOCK	LOT(S)	
MUNICIPAL ADDRESS	NOSTALGIA SITE 02			
COMMUNITY	RICARDO RANCH	CALGARY	AB	
SITE AREA	12,738.0 SM	137,110.9 SF	3.15 AC	1.27 HA

Development Statistics

PROPOSED USE	8 Storey Mixed Use with Assisted Living and Independent Living, Retail Stores component at grade. 161 Residential units in total.			
FAR				
Base	5.50	70,059.1 SM		
Additional	0.00	0.0 SM		
Bonusing	0.00	0.0 SM		
Minimum	0.00	0.0 SM		
Maximum	5.50	70,059.1 SM		
Proposed	2.23	28,411.7 SM		
DENSITY	REQUIRED	PROPOSED		
Minimum	150 units/hectare			
Maximum	300 units/hectare			
Proposed		126 units/hectare		
SITE COVERAGE	REQUIRED	PROPOSED		
MAXIMUM	N/A	42.9%		
LANDSCAPE COVERAGE	REQUIRED	PROPOSED		
	N/A	57.2%		
AMENITY AREA	REQUIRED	PROPOSED		
Required per Unit	5.0 SM	53.8 SF		
Total Required	805.0 SM	8,664.9 SF		
Private (Balcony/Patio)		805.0 SM	8,664.9 SF	
Common (Indoor/Outdoor)		2,000.0 SM	21,527.8 SF	
Total	805	8,665 SF	2805	30,193 SF
BUILDING SETBACKS	REQUIRED	PROPOSED		
North	0.0 M	n/a		
South	0.0 M	0.6 M		
East	0.0 M	0.6 M		
West	0.0 M	15.0 M		
Additional Setback	0.000 M	0.000 M		
BUILDING HEIGHT	REQUIRED	PROPOSED		
	26.0 M	25.0 M		

Vehicle Parking Provided

	TYPE	REQUIREMENT	REQUIRED	PROVIDED
			STALLS	STALLS
OVERALL			161	347
Resident	STUDIO	0.75 stalls/unit	12.75	
	1BED	0.75 stalls/unit	73.50	
	1BED+DEN	0.75 stalls/unit	0.00	306
	2BED	0.75 stalls/unit	34.50	
	2BED+DEN	0.75 stalls/unit	0.00	
	3BED	0.75 stalls/unit	0.00	
Visitor		0.10 stalls/unit	17.00	17
Commercial Retail	4.0 per 100SM GUFA	454.9 SM	18.20	19
School	Drop Off 2.5 per 10...	200 students	5.00	5
	Total Stalls		161	347
	Deficiency			
	Surplus			186
Barrier Free Parking required	1 BF stall per 25 fo...		100	4
	1 BF stall per additional 100		247	3
	TOTAL BF STALLS REQUIRED		7	
	TOTAL BF STALLS PROVIDED		17	

Vehicle Parking Supply

	AREA	EFFICIENCY	STALLS
Surface			27
Level P1	11,036.9 SM	34.49 SM/stall	320
OVERALL TOTAL PARKING SUPPLY			347

Bicycle Parking

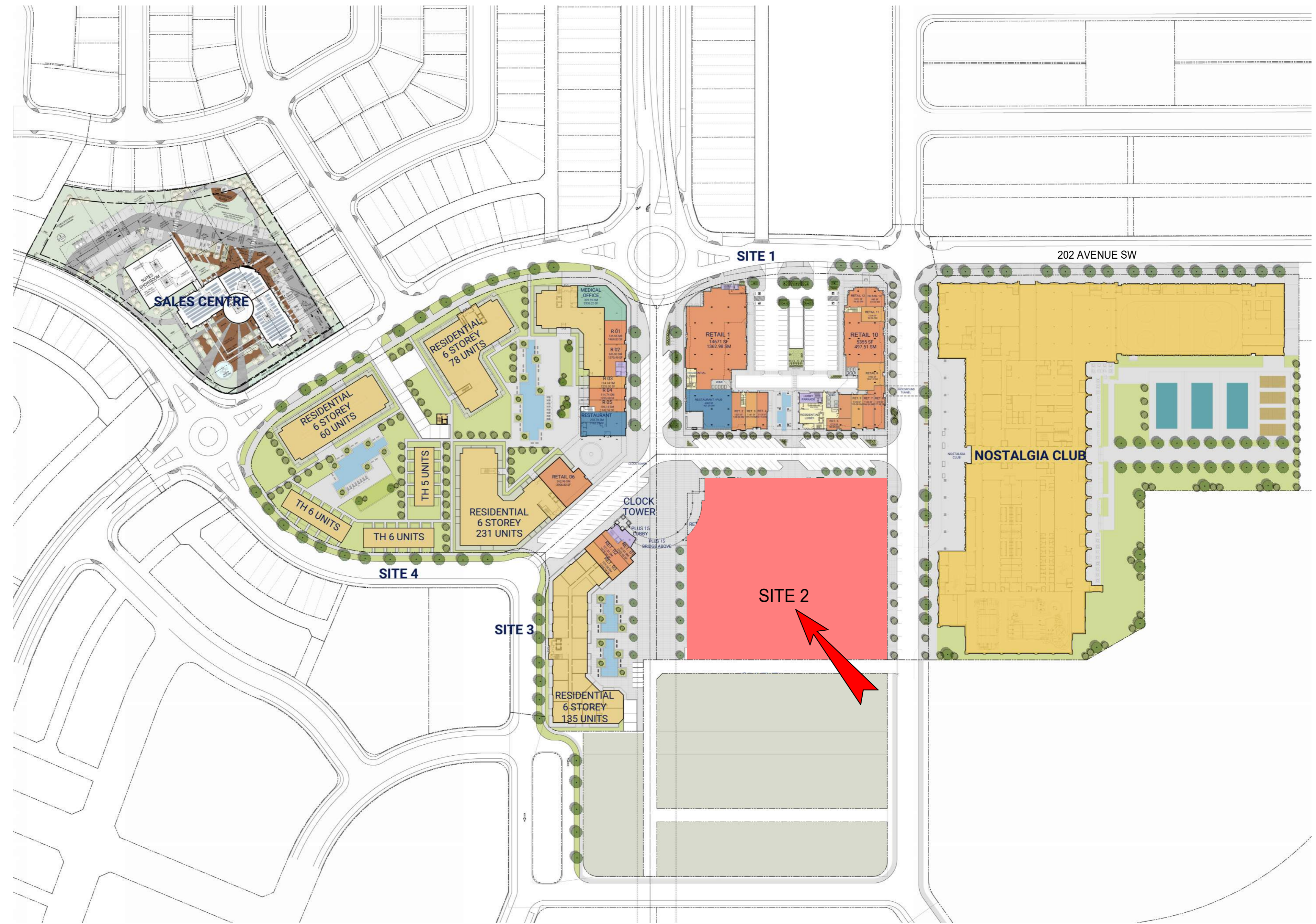
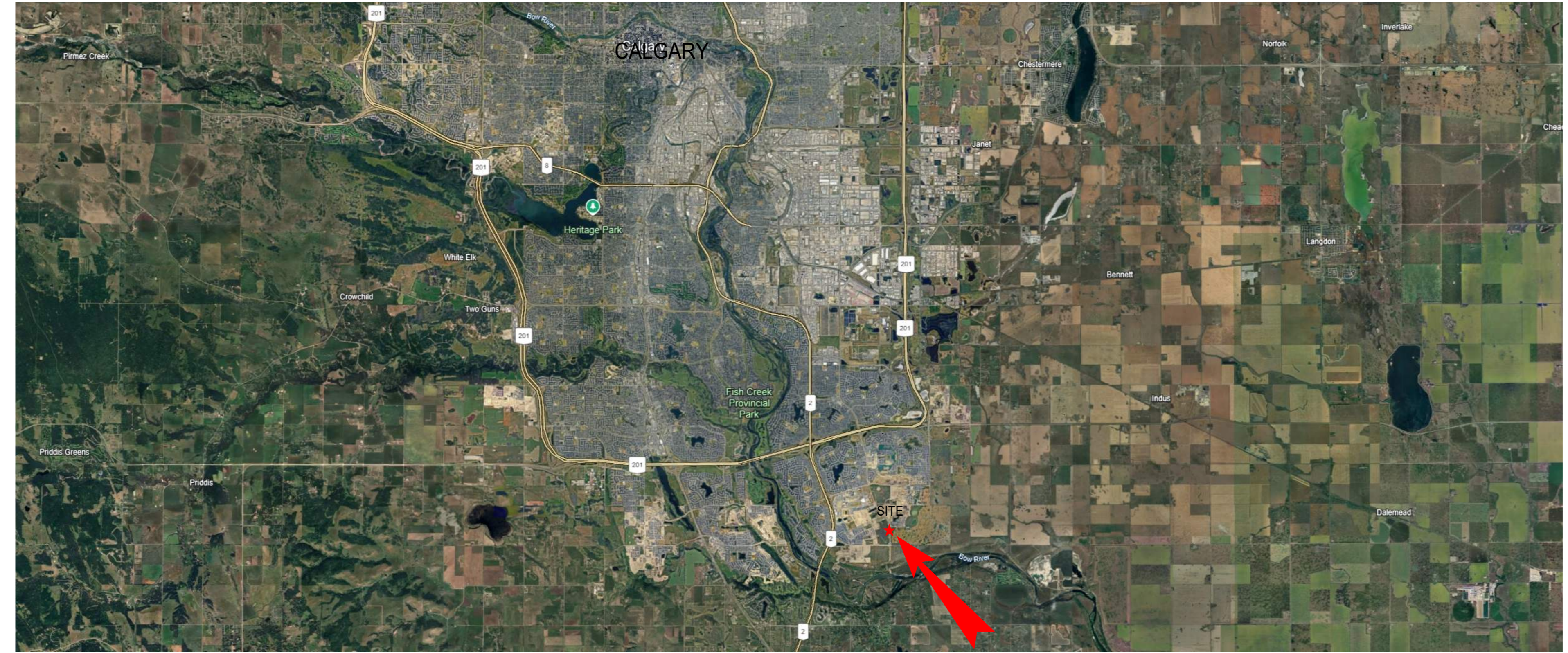
	TYPE	REQUIREMENT	REQUIRED	PROVIDED
			STALLS	STALLS
			121	138
Class 1	Residents	0.50 stalls/unit	81	75
	School	3% of employees	1	24
Class 2	Residents	0.10 stalls/unit	17	17
	Commercial	1 per 250 SM	2	2
	School	10% of students	20	20
Total Bike Stalls			121	138



Design Flood



1 FLOOD HAZARD MAP
SCALE: N/A



2 SITE STATISTICS AND LOCATION
SCALE: N/A

Building Areas

LEVEL	GROSS FLOOR AREA		RENTABLE AREA		EFFICIENCY	UNIT COUNT							
	SM	SF	SM	SF		%	STUDIO	1BED	1BED+DEN	2BED	2BED+DEN	3BED	TOTAL
Level 1	5,446.8	58,629.2	3,531.5	38,012.4	64.84%	12							12
Retail 1	116.4	116.4	116.4										
Retail 2	128.6	128.6	128.6										
Retail 3	87.6	87.6	87.6										
Retail 4	122.4	122.4	122.4										
School	2,727.8	2,653.6											
Seniors Facility	2,264.2	413.0				12							
Level 2	5,502.6	59,229.6	3,316.6	35,699.1	60.27%	1	12	0	5	0	0	0	18
School	2,749.5	1,899.5											
Seniors Facility	2,426.0	1,417.1				1	12						5
Plus 15 Bridge	327.1	0.0											
Level 3	4,388.7	47,240.1	3,282.7	35,335.0	74.80%	1	22			10			33
Level 4	4,388.7	47,240.1	3,460.4	37,247.4	78.85%	1	22			11			34
Level 5	4,388.7	47,240.1	3,460.4	37,247.4	78.85%	1	22			11			34
Level 6	4,296.0	46,241.4	3,007.5	32,372.8	70.01%	1	20			9			30
	28,411.7 SM	305,820.5 SF	20,059.1 SM	215,914.0 SF	70.60%	17	98	0	46	0	0	0	161
						10.56%	60.87%	0.00%	28.57%	0.00%	0.00%	0.00%	100.00%
OVERALL TOTAL	28,411.7 SM	305,820.5 SF	20,059.1 SM	215,914.0 SF	70.60%	17	98	0	46	0	0	0	161
						10.56%	60.87%	0.00%	28.57%	0.00%	0.00%	0.00%	100.00%

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 Survey: NORR
 Civil: NORR

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Project Manager Gary McAuley	Drawn ALL, F.A. H.G.
Project Leader ALLERENA	Checked Checker
Client	



Nostalgia
 TOWNLET
TOWN CENTRE - SITE 2

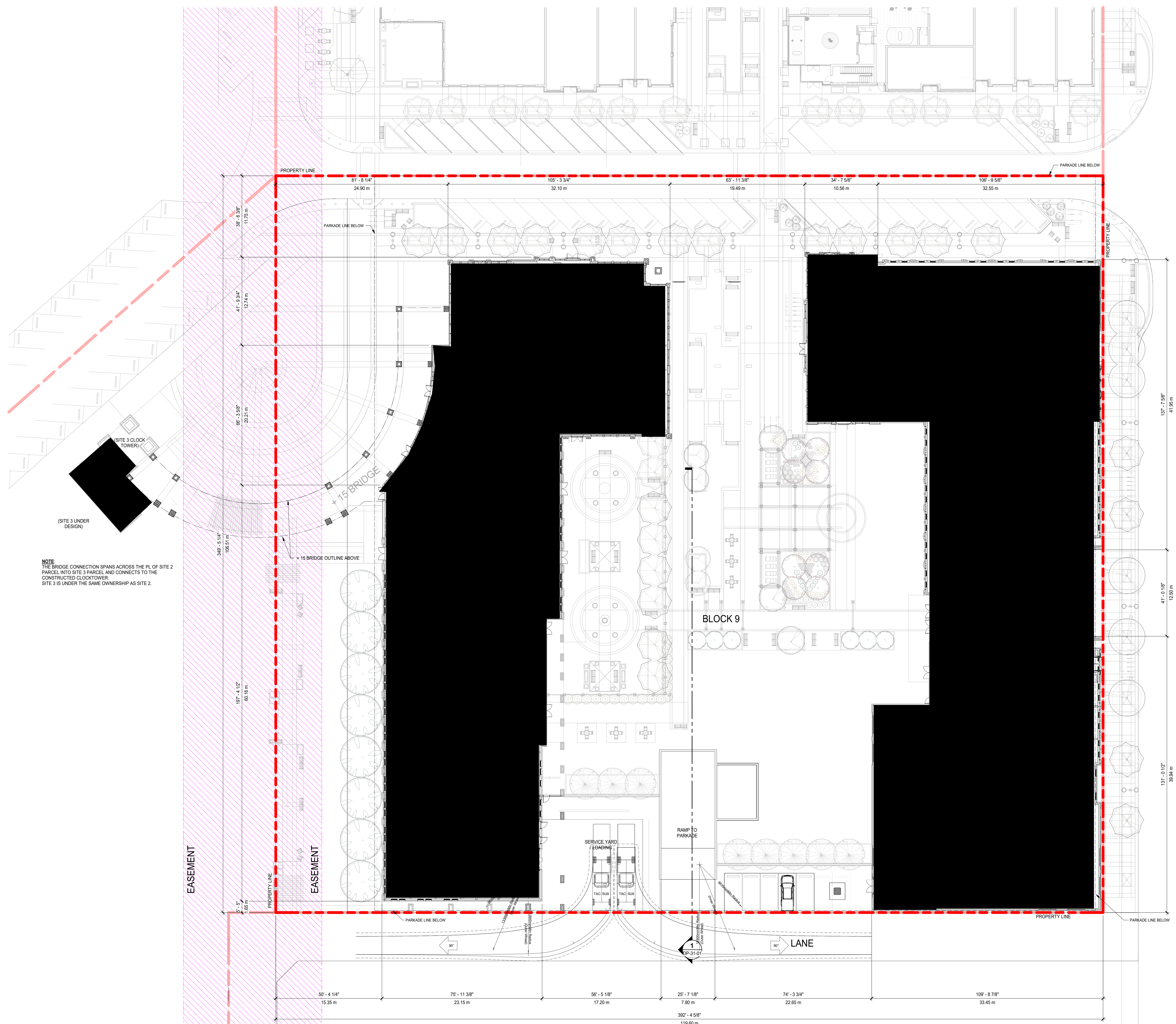
Drawing Title
SITE STATISTICS AND VICINITY PLAN

Scale: N/A

Project No. NCCA22-0014

Drawing No. **DP-10-01**

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NOTE
THE BRIDGE CONNECTION SPANS ACROSS THE PL. OF SITE 2 PARCEL INTO SITE 3 PARCEL AND CONNECTS TO THE CONSTRUCTED CLOCKTOWER. SITE 3 IS UNDER THE SAME OWNERSHIP AS SITE 2.

- NOTES**
- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES.
 - REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING.
 - NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
 - INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS. HEAVY DUTY ASPHALT WHERE INDICATED.
 - WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.).
 - ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
 - ALL INFORMATION ABOUT SITE SERVICES, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY AND GRADING IS FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
 - CAST-IN-PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED - REFER TO CIVIL.
 - ALL BUILT ELEMENTS WITHIN THE PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE. NO PARKING ANYTIME FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8.5m.
 - FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,550kg (85,000lbs) LOAD & NFPA 1901-POINT LOAD OF 571N/PA OVER 24x24' AREA

- LEGEND**
- FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
 - PROPERTY LINE - DELINEATES SCOPE OF WORK
 - PROPERTY SETBACK LINE
 - EXTENTS OF PARKADE WALLS BELOW GRADE
 - UTILITY RIGHT OF WAY (UROW) - REFER TO CIVIL
 - XXXXX HEAVY DUTY ASPHALT

- ▲ PRINCIPAL ENTRANCE
- B.F. BARRIER FREE PARKING SIGNAGE/SYMBOL
- COM COMMERCIAL PARKING SIGNAGE
- M.P. MAIL PARKING SIGNAGE
- R.P. RESIDENT PARKING SIGNAGE
- V.P. VISITOR PARKING SIGNAGE
- E ELECTRICAL METER
- EV ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS)
- FC FIRE DEPARTMENT CONNECTION
- G GAS METER
- L LOADING ZONE
- M WATER METER
- OD OVERHEAD DOOR
- N NO PARKING
- PP PRIVATE PARKING
- T TRANSFORMER
- FH FIRE HYDRANT
- BR BIKE RACK
- WR WALK RAMP

- AD AREA DRAIN
- CB CATCH BASIN
- MH MANHOLE
- DIRECTION OF TRAVEL
- MB MAIL BOXES
- PP EXISTING POWERPOLE
- PP EXISTING POWERPOLE TO BE REMOVED, SERVICE DISCONNECTED
- SS SITE SIGNAGE

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Project Component

Key Plan

Consultants

Architecture: NORR
Structural:
Mechanical:
Electrical:
Interiors:
Landscape:
Survey:
Civil:

Seal(s)

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Amar, Yousif, P.Eng., P.F.C.S., P.E.C.S.A.
Chris, Paul, P.Eng., P.E.C.S.A.

Project Manager Gary McAuley	Drawn A.L.L., F.A., H.G.
Project Leader ALLERENA	Checked Checker

Client



Project

Nostalgia
TOWNLET

TOWN CENTRE - SITE 2

Drawing Title

OVERALL SITE PLAN

Scale

As indicated

Project No.

NCCA22-0014

Drawing No.

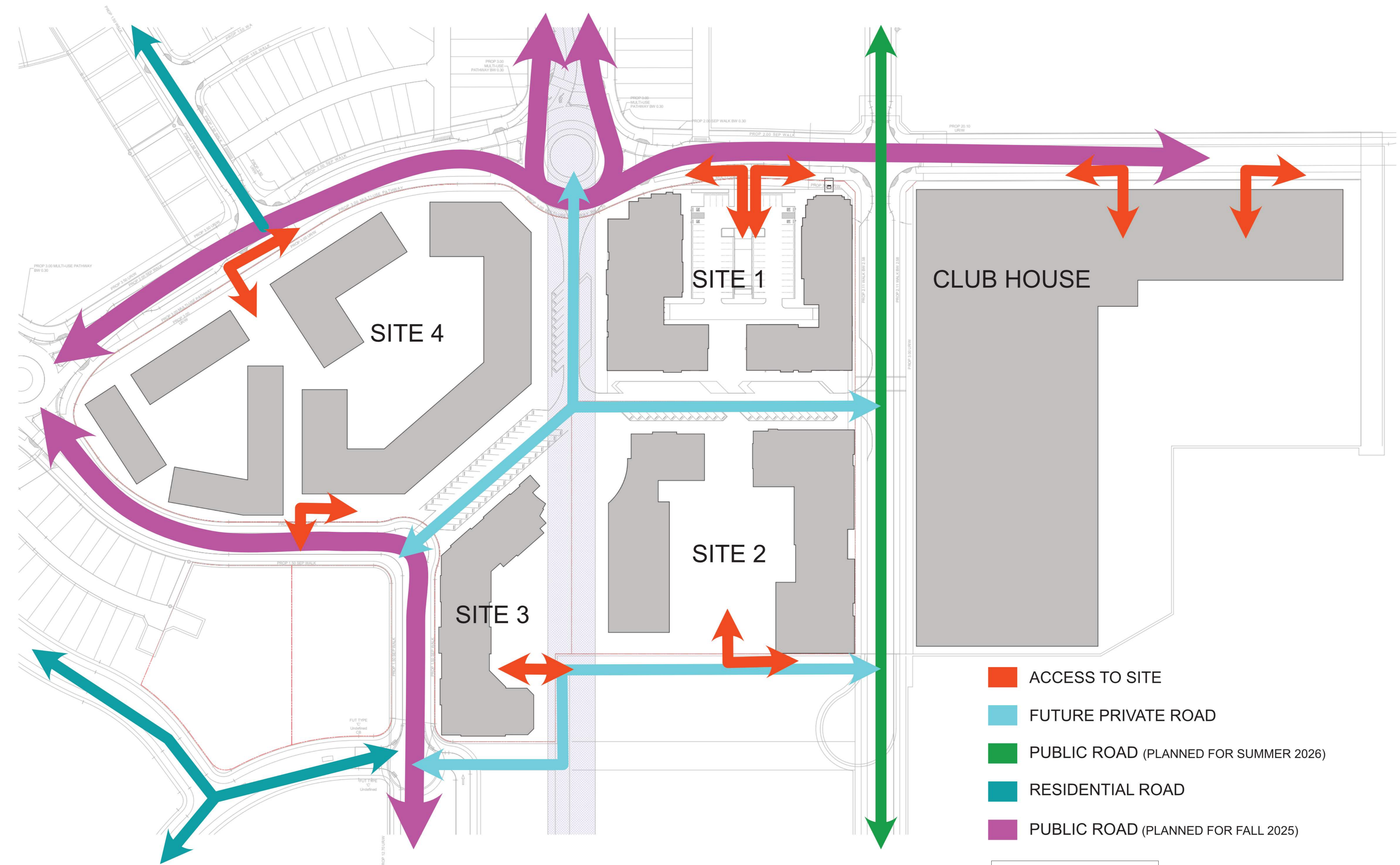
DP-10-02

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- ACCESS TO SITE
- FUTURE PRIVATE ROAD
- PUBLIC ROAD (PLANNED FOR SUMMER 2026)
- RESIDENTIAL ROAD
- PUBLIC ROAD (PLANNED FOR FALL 2025)

THIS DIAGRAMMATIC PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS PROVIDED TO THE AHJ AS SPECIFICALLY REQUESTED BY THEM.

IT IS INTENDED TO ILLUSTRATE FUTURE POSSIBLE VEHICULAR TRAFFIC MOVEMENTS INTO, OUT OF, AND AROUND THE FULL BUILD-OUT OF SITES 1, 2, 3 & 4. IT DOES NOT REPRESENT THE FINAL, NOR APPROVED, ROAD ALIGNMENTS, OUTSIDE OF THE PROPERTY LINES OF THESE SITES, WHICH REMAIN UNDER REVIEW WITH AHJ.

NORR ARCHITECTS ENGINEERS PLANNERS DOES NOT ACCEPT ANY LIABILITY FOR ANY INACCURACIES IN THIS CONCEPTUAL DIAGRAM.

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 Chris Lee, P.Eng., A.P.E.C.A.

Project Manager Gary McAuley	Drawn A.L.L., F.A., H.G.
Project Leader A.LLERENA	Checked F.A.RISTI

Client
Jayman Living

Project
Nostalgia
 TOWNLET
TOWN CENTRE - SITE 2

Drawing Title
OVERALL TRAFFIC FLOW SCHEME

Scale
 NTS

Project No.
 NCCA22-0014

Drawing No.
DP-10-04

1 OVERALL TRAFFIC FLOW SCHEME
 SCALE: NTS

4
 3
 2
 1
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1 NORTH ELEVATION
SCALE: 1:150



2 NORTH WING PARTIAL ELEVATION
SCALE: 1:150

- P1 MATERIAL: PANNELLING
COLOR: LIGHT GRAY - RGB (178,178,178)
- P2 MATERIAL: SPANDEL
COLOR: LIGHT BLUE - RGB (138,163,192)
- P3 MATERIAL: PANNELLING
COLOR: Dark Gray - RGB (76,76,76)
- P4 MATERIAL: PANNELLING
COLOR: LIGHT GRAY - RGB (204,204,204)
- A6 MATERIAL: PRE-FINISHED ALUMINUM
COLOR: OFF WHITE - RGB (230,230,230)
LOCATION: Balcony Railing
- P7 MATERIAL: PANNELLING
COLOR: DARK BLACK - RGB (0,0,0)
- S8 MATERIAL: STUCCO
COLOR: LIGHT GRAY - RGB (204,204,204)
- P9 MATERIAL: PRE-FINISHED ALUMINUM
COLOR: DARK BLACK - RGB (0,0,0)
LOCATION: Balcony Railing
- P10 MATERIAL: METAL
COLOR: LOCATION: Entrance Logo
- P11 MATERIAL: METAL
COLOR: BLACK - RGB (0,0,0)
LOCATION: Window Frame
- P12 MATERIAL: STANDING SEAM METAL ROOFING
COLOR: BLACK - RGB (0,0,0)
LOCATION: Roof
- B13 MATERIAL: STONE
COLOR: ALBERTA SANDSTONE Random Rubble Installation
- B14 MATERIAL: BRICK
COLOR: ONYX IRONSPOT SMOOTH
- B15 MATERIAL: BRICK
COLOR: OESHA STRATA BRICK SMOOTH
- C16 MATERIAL: CONCRETE
COLOR: GREY - RGB (151,148,142)
- B17 MATERIAL: STUCCO
COLOR: WARM GRAY - RGB (182,178,173)
- B18 MATERIAL: BRICK
COLOR: DOVE TAIL
- B19 MATERIAL: BRICK
COLOR: OBSIDIAN
- B20 MATERIAL: BRICK
COLOR: PEWTER

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Project Manager Gary McAuley	Drawn ALL, F.A., H.G.
Project Leader ALLERENA	Checked Checker



Project
Nostalgia
TOWNLET
TOWN CENTRE - SITE 2

Drawing Title
BUILDING ELEVATIONS

Scale	As indicated
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DATE	ISSUED FOR	REV
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1 SOUTH ELEVATION
 DP-30-02 SCALE: 1:150



2 WEST ELEVATION
 DP-30-02 SCALE: 1:150

- P1 MATERIAL: PANNELLING
 COLOR: LIGHT GRAY - RGB (178,178,178)
- P2 MATERIAL: SPANSEL
 COLOR: LIGHT BLUE - RGB (138,165,192)
- P3 MATERIAL: PANNELLING
 COLOR: Dark Gray - RGB (76,76,76)
- P4 MATERIAL: PANNELLING
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- A6 MATERIAL: PRE-FINISHED ALUMINUM
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 COLOR: DARK BLACK - RGB (0,0,0)
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 COLOR: DARK BLACK - RGB (0,0,0)
 LOCATION: Balcony Railing
- P18 MATERIAL:
 COLOR:
 LOCATION: Entrance Logo
- P11 MATERIAL: METAL
 COLOR: BLACK - RGB (0,0,0)
 LOCATION: Window Frame
- P12 MATERIAL: STANDING SEAM METAL ROOFING
 COLOR: BLACK - RGB (0,0,0)
 LOCATION: Roof
- B13 MATERIAL: STONE
 COLOR: ALBERTA SANDSTONE Random Rubble Installation
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- B18 MATERIAL: BRICK
 COLOR: DOVE TAIL
- B19 MATERIAL: BRICK
 COLOR: OBSIDIAN
- B20 MATERIAL: BRICK
 COLOR: PEWEE



3 WEST WING PARTIAL ELEVATION
 DP-30-02 SCALE: 1:150

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NORR
 2300, 411 - 1st Street SE
 Calgary, AB, Canada T2G 4Y5
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 NORR Architects Engineers Planners
 A Partnership of Corporations
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Project Manager Gary McAuley	Drawn ALL, F.A., H.G.
Project Leader ALLERENA	Checked Checker



Project
Nostalgia
 TOWNLET
TOWN CENTRE - SITE 2

Drawing Title
BUILDING ELEVATIONS

Scale	As indicated
Project No.	NCCA22-0014
Drawing No.	DP-30-02

DATE	ISSUED FOR	REV
2025-07-11	ISSUED FOR DP	1



1 EAST ELEVATION
 DP-30-03 SCALE: 1:150



2 EAST WING PARTIAL ELEVATION
 DP-30-03 SCALE: 1:150

- P1 MATERIAL: PANELLING
 COLOR: LIGHT GRAY - RGB (178,178,178)
- P2 MATERIAL: SPANIEL
 COLOR: LIGHT BLUE - RGB (138,163,192)
- P3 MATERIAL: PANELLING
 COLOR: Dark Gray - RGB (76,76,76)
- P4 MATERIAL: PANELLING
 COLOR: LIGHT GRAY - RGB (204,204,204)
- A6 MATERIAL: PRE-FINISHED ALUMINUM
 COLOR: OFF WHITE - RGB (230,232,230)
 LOCATION: Balcony Railing
- P7 MATERIAL: PANELLING
 COLOR: DARK BLACK - RGB (0,0,0)
- S8 MATERIAL: STUCCO
 COLOR: LIGHT GRAY - RGB (204,204,204)
- P9 MATERIAL: PRE-FINISHED ALUMINUM
 COLOR: DARK BLACK - RGB (0,0,0)
 LOCATION: Balcony Railing
- P18 MATERIAL:
 COLOR:
 LOCATION: Entrance Logo
- P11 MATERIAL: METAL
 COLOR: BLACK - RGB (0,0,0)
 LOCATION: Window Frame
- P12 MATERIAL: STANDING SEAM METAL ROOFING
 COLOR: BLACK - RGB (0,0,0)
 LOCATION: Roof
- B13 MATERIAL: STONE
 COLOR: ALBERTA SANDSTONE Random Rubble Installation
- B14 MATERIAL: BRICK
 COLOR: ONYX IRONSPOT SMOOTH
- B15 MATERIAL: BRICK
 COLOR: OESSE STRATA BRICK SMOOTH
- C16 MATERIAL: CONCRETE
 COLOR: GREY - RGB (151,148,142)
- S17 MATERIAL: STUCCO
 COLOR: WARM GRAY - RGB (182,178,173)
- B18 MATERIAL: BRICK
 COLOR: DOVE TAIL
- B19 MATERIAL: BRICK
 COLOR: OBSSIDIAN
- B20 MATERIAL: BRICK
 COLOR: PEWTER

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
Key Plan

Consultants
Architecture: NORR
Structural:
Mechanical:
Electrical:
Interiors:
Landscape:
Survey:
Civil:

Seal(s)

NORR
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 norr.com
 NORR Architects Engineers Planners
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Not a legal entity in Alberta or British Columbia
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 Adam Tomlin, P.Eng., P.F.S.A., P.F.S.A.
 Chris Lee, P.Eng., A.P.E.C.A.

Project Manager Gary McAuley	Drawn A.L.L. F.A. H.G.
Project Leader A.LLERENA	Checked Checker

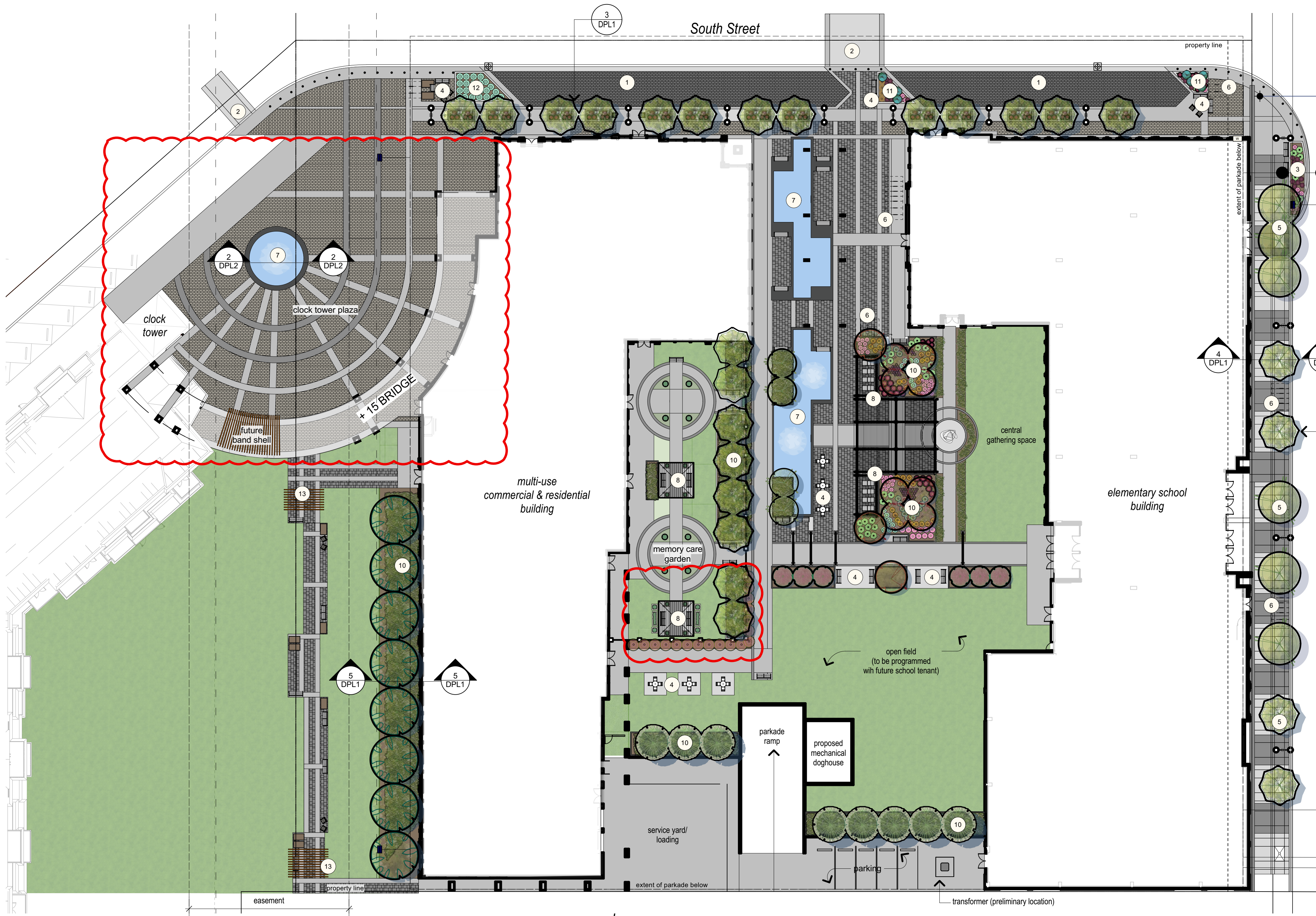


Project
Nostalgia
 TOWNLET
TOWN CENTRE - SITE 2

Drawing Title
BUILDING ELEVATIONS

Scale	As indicated
Project No.	NCCA22-0014
Drawing No.	DP-30-03

AMENDED DRAWINGS
 DP No Date Received
 DP2025-04126 2025-08-18
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



1 landscape plan
1:300

- trees**
- amur cherry *Prunus maackii* Qty: 3
 - foothills green ash *Fraxinus pennsylvanica* 'Foothills' Qty: 7
 - pink spire flowering crabapple *Malus* 'Pink Spires' Qty: 8
 - Silver Cloud Maple *Acer saccharinum* 'Silver Cloud' Qty: 25
 - 50mm caliper balled and burlapped
 - 75mm caliper balled and burlapped
 - 50mm caliper balled and burlapped
 - 75mm caliper balled and burlapped
- shrubs**
- creeping blue spruce *Picea pungens* 'St. Mary's Broom' Qty: 6
 - lilac *Syringa* 'Josee' Qty: 18
 - 50mm caliper balled and burlapped
 - 75mm caliper balled and burlapped
- landscaping materials**
- standard concrete paving with broom finish and California tooled joints
 - coloured concrete paving with broom finish and California tooled joints - colour TBD
 - waste & recycling bin
 - decorative concrete pavers - colour 1 - size, colour & pattern TBD
 - sod
 - pedestrian scale light standard 14-16' height, refer to electrical drawings
 - decorative concrete pavers - colour 2 - size, colour & pattern TBD
 - custom design tree grates
 - decorative concrete pavers - colour 3 - size, colour & pattern TBD
 - decorative bollards
 - transformer - refer to electrical drawings
 - decorative privacy fence
 - decorative planter

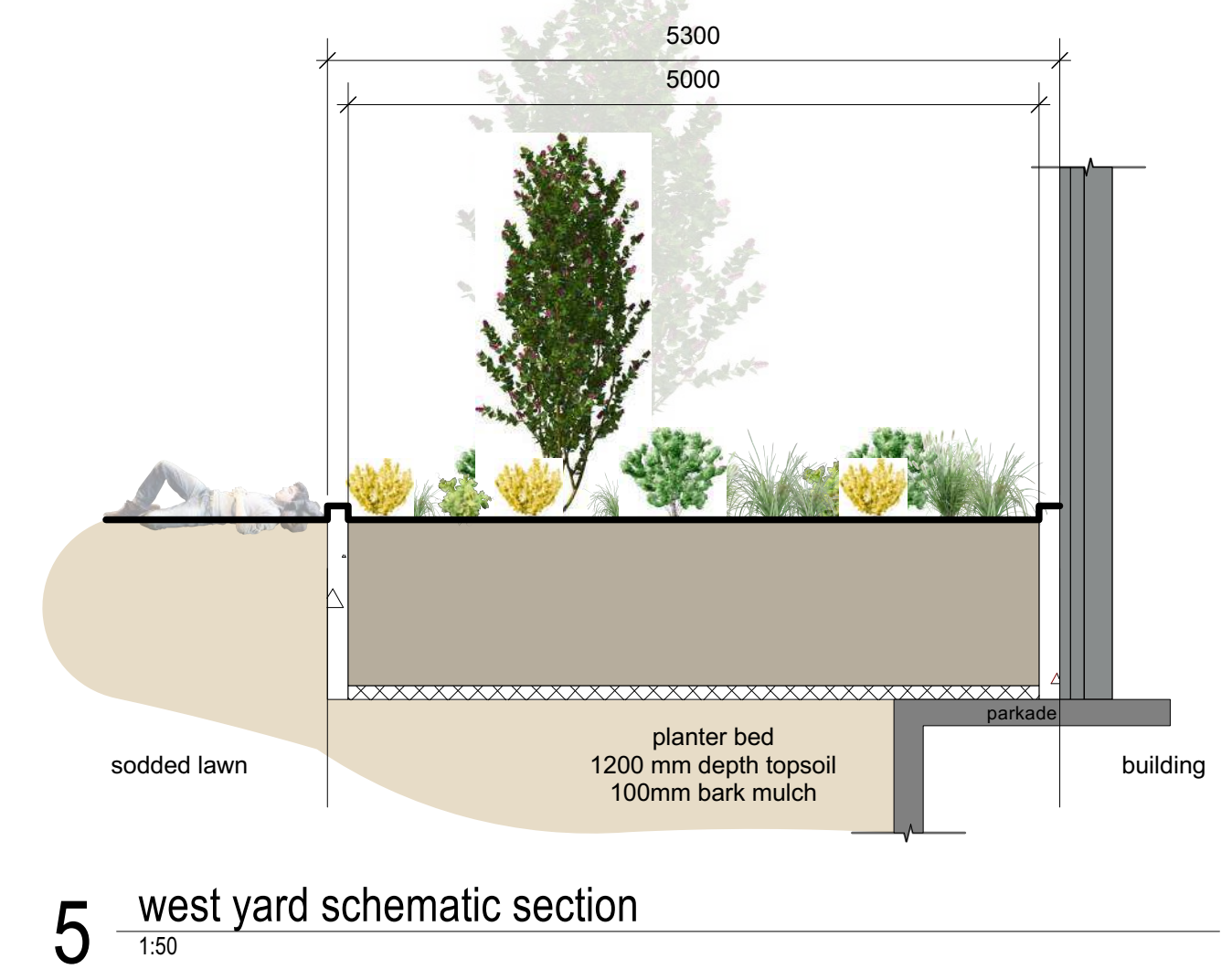
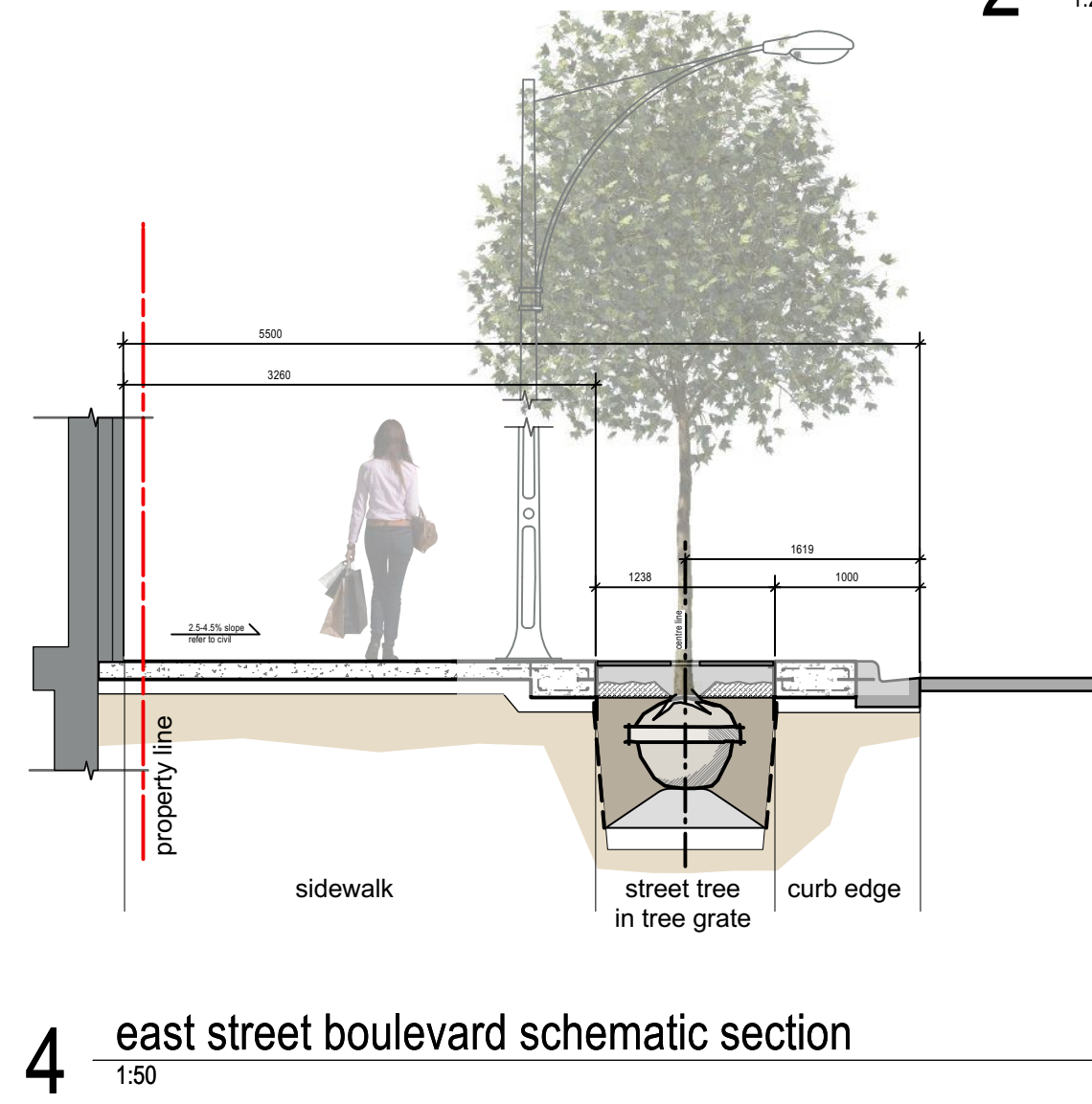
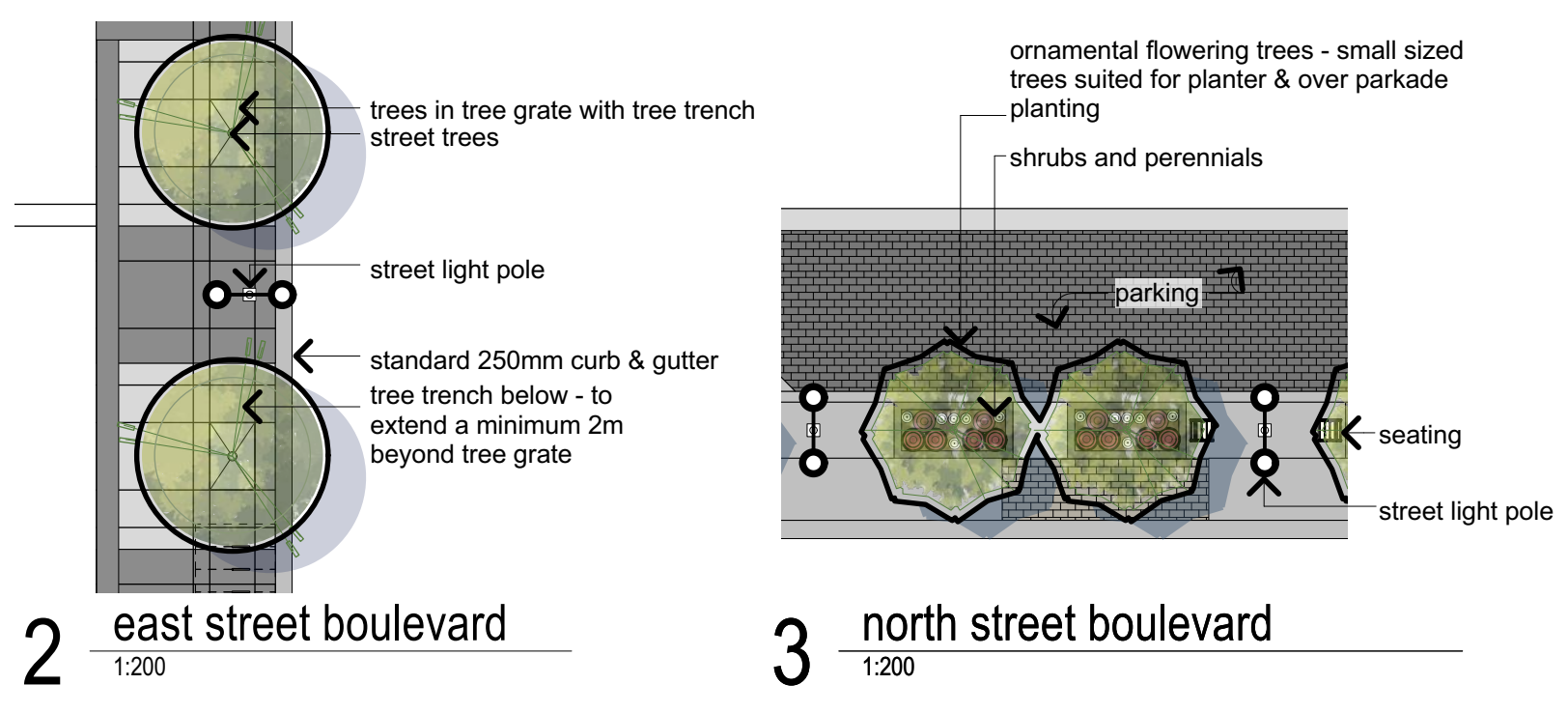
- perennials**
- heavy metal blue switch grass *Panicum virgatum* 'Heavy Metal' Qty: 35
 - blue lyme grass *Leymus arenarius* 'Blue Dune' Qty: 45
 - entrapment daylily *Hemerocallis* 'Entrapment' Qty: 83
 - kari foerester grass *Calamagrostis acutiflora* Qty: 39
 - sweet woodruff *Galium odoratum* Qty: 78
 - 15 cm
 - #2 container
 - Multiple values
 - #2 container
 - 10cm
- autumn joy stonecrop** *Sedum* 'Autumn Joy' Qty: 64
- blue oat grass** *Helictotrichon sempervirens* Qty: 12
- purple de Oro daylily** *Hemerocallis* 'Purple de Oro' Qty: 48
- rozzanne cranesbill** *Geranium x 'Rozanne'* Qty: 72
- 15 cm
- #2 container
- Multiple values
- #2 container

landscaping features

 - street parking stalls with decorative concrete pavers
 - decorative pedestrian crossings with concrete pavers
 - corner planting bed with raised curb to protect planting bed
 - seating node
 - trees in custom design tree grates with below grade engineered soil tree trench or soil cells
 - class 2 bike rack (54 stalls total)
 - entrance feature
 - gathering area with pergola
 - Nostalgia logo in plaza
 - partially raised planters for tree planting over parkade - 1.2m depth growing medium
 - partially raised planters for shrub planting over parkade - 600mm depth growing medium
 - partially raised planters for perennial planting over parkade - 300mm depth growing medium
 - water feature with integrated seating

land use bylaw landscape requirements

City Of Calgary Zoning	MU-1	required	provided
total parcel area		12,773.90 m²	
landscape area required for MU-1 zoning (40% of parcel area)		5,109.56	
item 555 enhanced landscaping reduction -3%			
item 556 low water landscaping reduction -3%			
total landscape area required (40% of parcel area)		5,109.56 m²	
landscape provided - ground level:		6,651.43 m ²	
landscape provided - rooftop terrace:		827.80 m ²	
landscape provided - ground level and rooftop terrace combined:		7,479.23 m ²	
landscape area provided at grade (percentage of parcel area):		52 %	
total landscape area provided		7479.23 m²	
total landscape area provided (percentage of site area):		59 %	
hard surfaced landscape area (maximum of 50% of provided landscape area)		3,739.62 m ²	4,789.55 m ²
hard surfaced landscape area provided (percentage of landscape area provided)		64 %	
sod area as per item 556 (maximum of 30% of provided landscape area)		2,243.77 m ²	1,651.29 m ²
total number of trees (ground level and first floor terrace only)		required	provided
(1/45 m ² of provided landscape area as per option 552)			
number of existing trees on site:		0	68
number of new trees required:		0	68
low water trees required as per item 556 (30% minimum of trees provided)			
deciduous trees (ground level and first floor terrace only)		required	provided
large trees as per item 1346 (50% min 75mm cal)		0	31
medium trees as per item 1346 (50% min 50mm cal)		0	29
total deciduous trees		0	60
coniferous trees (ground level and first floor terrace only)		required	provided
large trees as per item 1346 (50% 3.0m ht min)		0	8
medium trees as per item 1346 (50% 2.0m ht min)		0	0
total coniferous trees		0	0
shrubs (ground level and first floor terrace only)		required	provided
(1/45 m ² of required landscape area as per item 552) (min 600mm height and spread)			26
low water shrubs required as per item 556 (30% minimum of shrubs provided)			



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for review and coordination only

notes

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- Do not scale drawings.
- Refer to Civil drawings for all grading information.
- All walkways are plain concrete unless noted otherwise.
- All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
- All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

AMENDED DRAWINGS
DP No: DP2025-04126
Date Received: 2025-08-18
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE

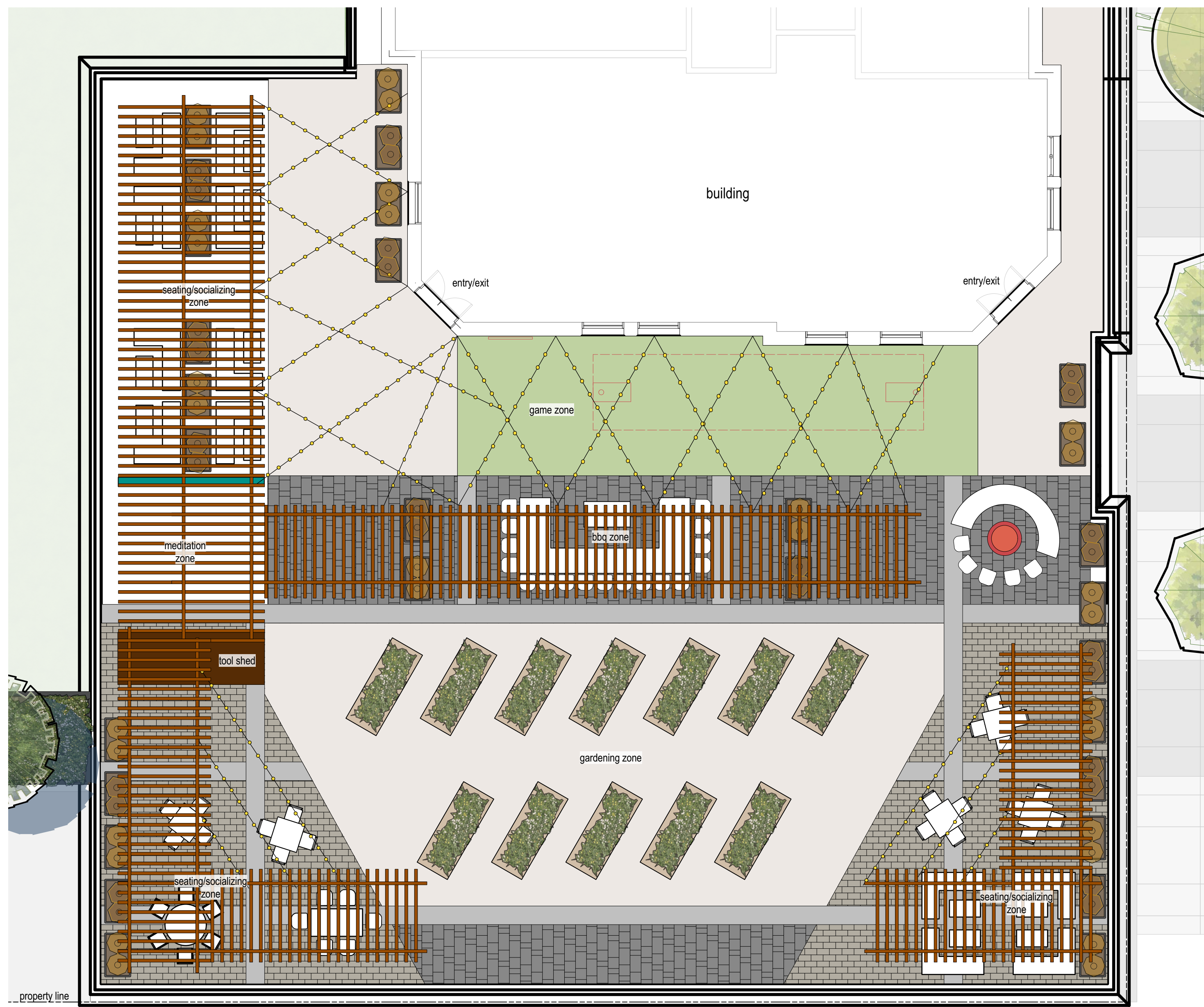
number	revision	date	by	approved
2	dp update 1			2025-08-15
1	development permit			2025 07 11
	issued for			date (y.m.d)

project
Nostalgia Site 2
21909 72 St SE
Calgary, AB T1S 4A8

drawing
landscape development permit

drawn: rbg
checked: rbg
date: 2025 06 30
scale: as noted

approved: rbg
project number: 0478.2
sheet: DPL1



rooftop inspiration images



giant connect 4



cornhole



planters with tall grass

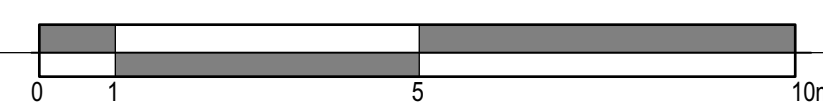


water feature wall for meditation



fire pit with fixed & movable seating

1 rooftop amenity
1:100



perennials

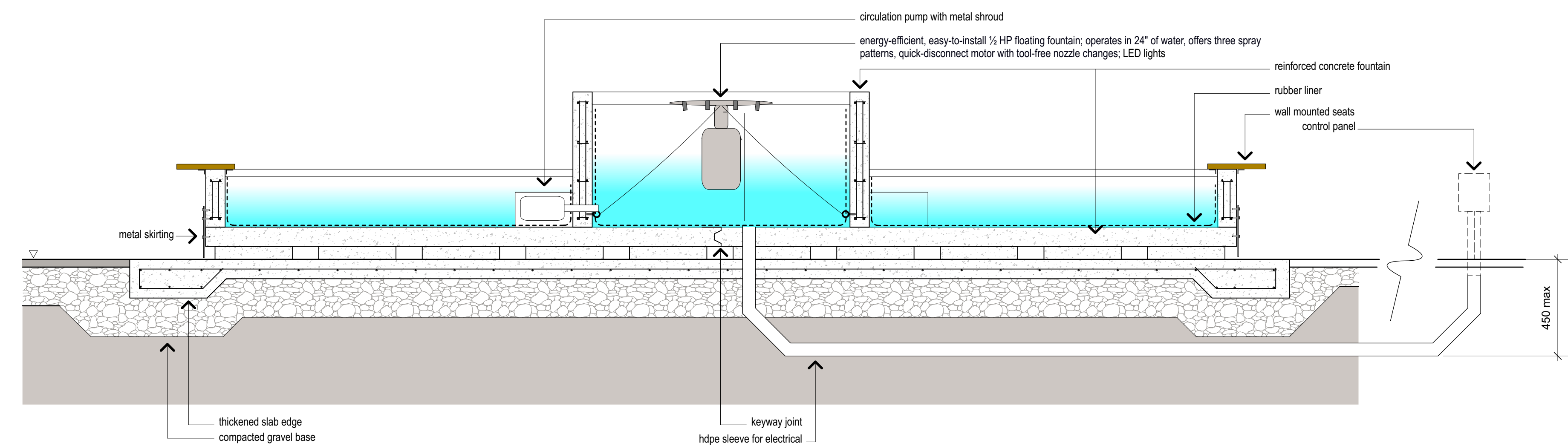
- karl foerester grass *Calamagrostis acutiflora* Qty: 30
- #2 container
- prairie sky switch grass *Panicum virgatum 'Prairie'* Qty: 28
- #2 container

landscape materials

- standard concrete paving with broom finish and California tooled joints
- decorative concrete pavers - colour 1 - size, colour & pattern TBD
- decorative concrete pavers - colour 2 - size, colour & pattern TBD
- grey standard concrete paving with broom finish and California tooled joints
- artificial turf
- wood decking

landscape features

- hanging lights
- decorative planter
- movable garden planter
- lounge seating
- table with seating
- pergola
- bbq area
- fire pit
- fire pit seating - fixed & movable
- connect 4
- cornhole pitch



2 demountable fountain; schematic cross section
1:25

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- All planting beds and tree wells to be mulched with bark chip much, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE

number	revision	date	by	approved
2	dp update 1	2025-08-15		
1	development permit	2025 07 11		
issued for				date (y.m.d)

project
Nostalgia Site 2
21909 72 St SE
Calgary, AB T1S 4A8

drawing
rooftop and fountain amenities

drawn	checked	date	scale	approved	project number	sheet
rbg	rbg	2025 06 30	as noted	rbg	0478.2	DPL2

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