

MARDA LOOP MIXED USE

ISSUED FOR DEVELOPMENT PERMIT

08/05/25

DRAWING LIST:

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DP.102	SITE INFORMATION
DP.103	SITE DETAILS
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DP.201	MAIN FLOOR PLAN
DP.202	SECOND FLOOR PLAN
DP.203	THIRD, FOURTH FLOOR PLAN
DP.204	FIFTH FLOOR PLAN
DP.205	SIXTH FLOOR PLAN
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DP.300	BUILDING SECTION
DP.400	ELEVATIONS
DP.401	ELEVATIONS
DP.402	ELEVATIONS
DP.403	ELEVATIONS
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L-0	OVERALL LANDSCAPE PLAN
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SURVEY	
SP1	SITE SERVICING PLAN
SP2	SITE GRADING PLAN
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E102	SITE PLAN POINT BY POINT
E201	SITE LIGHTING-ELEVATIONS
E301	SITE LIGHTING-RENDERINGS&SCHEDULES



(ARTISTIC REPRESENTATION ONLY)

PROJECT INFORMATION:

PARCEL ADDRESS:

LEGAL:	L: 1, 2, & 3 INCLUSIVE, BLOCK B, PLAN 2259N
MUNICIPAL:	1537, 1539 34 AVE SW, CALGARY, AB
COMMUNITY:	MARDA LOOP
EXISTING ZONING:	M-C1
PROPOSED ZONING:	MU-1

PROPOSED GROSS BUILDING AREA:

MAIN	348.62 SQ.M. / 3,752.56 SQ.FT.
SECOND	730.01 SQ.M. / 7,857.80 SQ.FT.
THIRD	743.46 SQ.M. / 8,002.56 SQ.FT.
FOURTH	743.46 SQ.M. / 8,002.56 SQ.FT.
FIFTH	687.35 SQ.M. / 7,398.61 SQ.FT.
SIXTH	390.80 SQ.M. / 4,206.62 SQ.FT.

TOTAL:	3,773.17 SQ.M. / 39,205.92 SQ.FT.
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BYLAW REGULATIONS:

BUILDING SETBACKS:

	PERMITTED
FRONT (NORTH)	0.0m
SIDE (WEST)	7.5m FROM ADJACENT PROPERTY
REAR (SOUTH)	0.0m
SIDE (EAST)	0.0m

PARCEL COVERAGE:

PARCEL AREA:	986.85 SQ.M. / 10,622.23 SQ.FT.
PARCEL COVERAGE:	35.35%
BUILDING FOOT PRINT:	348.62 SQ.M. / 3,752.56 SQ.FT.

FLOOR AREA RATIO:

MAXIMUM ALLOWED:	4.0 (MU-1)
PROPOSED:	3.8

DENSITY:

MINIMUM ALLOWED:	N/A
MAXIMUM ALLOWED:	N/A
TOTAL PROPOSED UNITS:	44 UNITS
PROPOSED DENSITY:	446 UNITS PER HECTARE

AMENITY SPACE:

MINIMUM REQUIRED AMENITY SPACE:	200 SQ.M = 5.0 SQ.M. / UNIT
PROVIDED PRIVATE AMENITY SPACE:	5.0 SQ.M X 11 UNITS = 55 SQ.M.
PROVIDED COMMON INDOOR AMENITY SPACE:	83.36 SQ.M.
PROVIDED COMMON OUTDOOR AMENITY SPACE:	173.63 SQ.M.
TOTAL AMENITY SPACE:	312.00 SQ.M.

VEHICULAR PARKING:

REQUIRED RESIDENTIAL STALLS	
0.75 STALLS / UNIT	
- 25% TRANSIT REDUCTION	
- 0.25 PER EXTRA CLASS 1 STALL	
(MAX 25% REDUCTION)	17 STALLS REQUIRED

REQUIRED VISITOR STALLS	
0.1 STALLS / UNIT	
- 25% FREQUENT BUS REDUCTION	4 STALLS REQUIRED

COMMERCIAL & RETAIL STALLS :	0 STALLS REQUIRED
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TOTAL PARKING STALLS REQUIRED:	21 STALLS
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TOTAL PARKING STALLS PROPOSED:	12 STALLS
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BICYCLE PARKING:

MINIMUM REQUIRED:	
0.5 CLASS 1 BICYCLE STALLS / UNIT	44 UNITS x 0.5 = 22 STALLS REQ.
	77 STALLS PROVIDED

0.1 CLASS 2 BICYCLE STALLS / UNIT	44 UNITS x 0.1 = 4.4 STALLS REQ.
	6 STALLS PROVIDED

WASTE AND RECYCLING

REQUIRED : 0.24m³ X 44 UNITS = 10.56 m³
REQUIRED COMMERCIAL: 3.0m³ PER 1000m²
338.86m²X3.0m³=1.02m³

PROPOSED : 3 WASTE RECEPTACLES X 2.51m³ = 7.53m³
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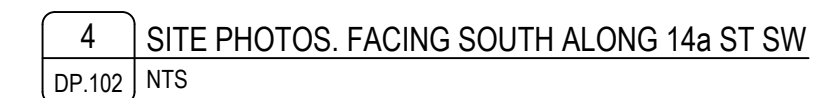
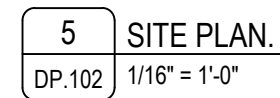
PICK-UP FREQUENCY - TWICE A WEEK



FORMED ALLIANCE ARCHITECTURE STUDIO



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NO.	DESCRIPTION	DATE
01	DESIGN PERMIT SUBMISSION	2025-07-24
01	ISSUED FOR	YYY.MM.DD

PROJECT NAME _____

MARDA LOOP
MIXED - USE

137, 1539 34TH AVE SW
607 14A ST SW
M GARY AB

1, 2, & 3 BLOCK: B P: 2259N

OBJECT NO. 24.044

MIN	CHECKED
4	16

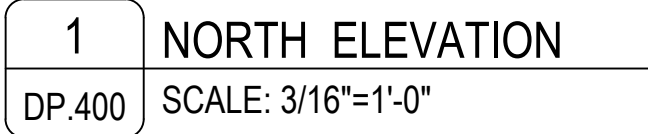
DATE	SCALE
125.08.06	AS NOTED

SITE INFORMATION

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DP.102

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1. ALL EXTERIOR MECHANICAL LOUVER / GRILLE COVERS TO MATCH ADJACENT FINISH COLOUR.
2. FOR LIGHTING FIXTURES DETAILS REFER TO ELECTRICAL.

0.0	MATERIAL TAG DESCRIPTION
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A1.1 FIBER CEMENT PANELS / COLOUR = LIGHT GREY

C1.1	METAL HORIZONTAL SIDING / COLOUR = LIGHT WOOD
C1.2	METAL VERTICAL SIDING / COLOUR = DARK WOOD
C3.1	ACM METAL PANELS / COLOUR = GOLD
C3.2	ACM METAL PANELS / COLOUR = SLATE GRAY
C5.1	ALUMINUM FASCIA & SOFFIT / COLOUR = SLATE GRAY
C6.1	METAL FLASHING / COLOUR =BLACK
C7.1	WOOD GRAIN ALUMINUM TUBE / COLOUR = LIGHT WOOD

E1.1 PARGING / COLOUR = NATURAL GRAY

F1.1 ASPHALT ROOF SHINGLES / COLOUR = SLATE GRAY

G1.1 WINDOW / COLOUR = BLACK

H1.1 METAL DOOR / COLOUR = BLACK

H3.1 METAL ROLL-UP GRATED GATE / COLOUR = SLAT

J1.1 ALUMINUM GUARDRAIL W/ PICKETS / COLOUR = SLATE GRAY

J2.1

K - SIGNAGE

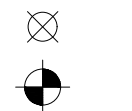
K1.1

L - LIGHTS

L1.1

L1.2

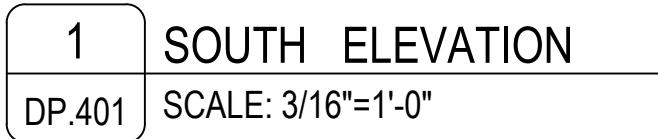
L2.1



CONSENT.

DP.400

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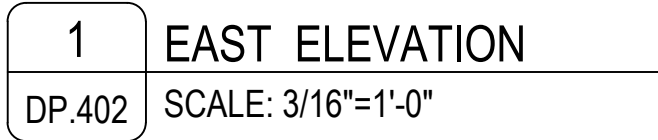


L2.1 SOFFIT MOUNTED / COLOUR = BLACK

CONSENT.

DP.401

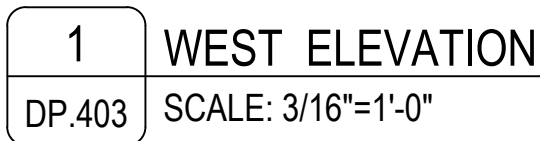
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L2.1 SOFFIT MOUNTED / COLOUR = BLACK

 PROPOSED GEODETIC ELEVATION

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 PROPOSED GEODETIC ELEVATION

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N VIEW FROM 34 AVE SW

RELEASES

[illegible]

PROJECT NAME

MARDA LOOP
MIXED - USE

MUNICIPAL ADDRESS
537, 1539 34TH AVE SW
1507 14A ST SW
CALGARY, AB

1, 2, & 3 BLOCK: B P: 2259

PROJECT NO. 24.044

RUN	CHECKED
1	JB

DATE	SCALE
2025.08.06	AS NOT

SUPPLEMENTAL RENDERS

Runway 18, 2018

DP.500

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[illegible]

RANTR NUMBER

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NO.	DESCRIPTION	DATE
01	DESIGN PERMIT SUBMISSION	2025-07-24

[illegible]

PROJECT NAME

MARDA LOOP
MIXED - USE

537, 1539 34TH AVE SW
1507 14A ST SW
CALGARY, AB

LOGICAL ADDRESS
: 1, 2, & 3 BLOCK: B P: 2259N

PROJECT NO. 24.044

NAME	CHENG
UN	JB

DATE	SCALE
2025.08.06	AS NOTED

SUPPLEMENTAL RENDERS

RUNTIME NUMBER

DP.502

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1 overall landscape plan
Scale: 1:125

Site Information	
Address:	1537, 1539 34 AV + 35070 14A ST SW Calgary, AB
City of Calgary Zoning:	MU-1 Mixed Use

Landscape Statistics	
Site Area	986.84 sq m
Landscape area provided	179.31 sq m
at grade	98.88 sq m
rooftop amenity space	80.43 sq m
Tree requirements	provided
Total	4
Deciduous Trees	4.00
75mm cal	4
Coniferous Trees	0.00
Shrub Requirements	provided
Total	160
Deciduous	160.00

- Trees
- Ivory Silk Japanese Lilac

- Shrubs and Perenials
- Rhythm and Blues Astilbe
 - Annabelle Hydrangea
 - Anise Hyssop
 - Dwarf Korean Lilac (tree form)
 - Double play candy corn spirea
 - Gold Star Potentilla

- Grasses
- Foerster's Feather Reed Grass
 - Prairie Fire Red Switch Grass

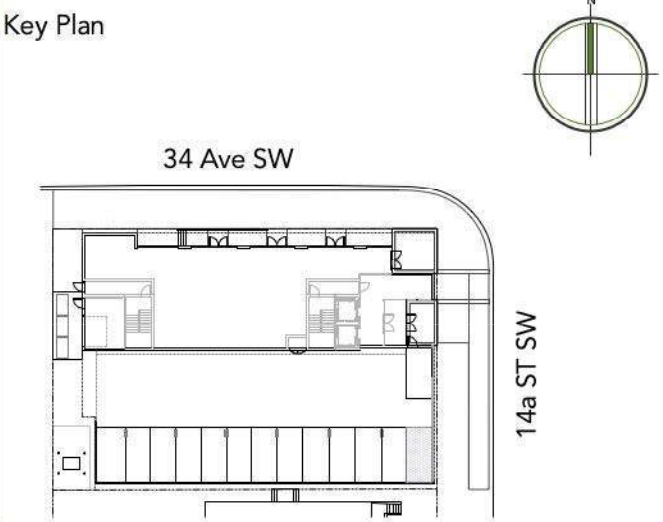
Plant List			
Qty	Common Name	Botanical Name	Size
Ornamental Grasses and Groundcovers			
13	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gallon pot
10	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'	5 gallon pot

Shrubs			
Coniferous			
Deciduous			
36	Anise Hyssop	Agastache 'Blue Fortune'	600mm min
7	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	600mm min
55	Double play candy corn spirea	Spiraea japonica 'candy corn'	600mm min
13	Dwarf Korean Lilac (tree form)	Syringa meyeri 'Palibin (tree form)'	600mm min
11	Gold Star Potentilla	Potentilla fruticosa 'Gold Star'	600mm min
38	Rhythm and Blues Astilbe	Astilbe 'Rhythm and Blues'	600mm min

Trees			
Coniferous			
Deciduous			
4	Ivory Silk Japanese Lilac	Syringa reticulata 'Ivory Silk'	75mm cal

- General Notes
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This drawings can only be reproduced with written authorization of Arquiecos Group, the Project Owner or the Owner's Representative.
 - These drawings must not be used for construction purposes unless specifically issued as such.
 - This drawings have been drawn to scale as indicated in the titleblock and viewports. Do not scale drawings.
Due to printing and reproduction scale may vary slightly. Written dimensions rule over scaled dimensions
Contractors to verify all dimensions, datum, elevations and grading on site prior to commencing work. Report any discrepancies immediately.
 - Any variations and design changes to the information shown on these drawings must not be carried out without written authorization from Arquiecos Grup Ltd. the Project Owner or the Owner's Representative
 - Any references made to the location of all existing and proposed utilities, including URW must be verified on site prior to commencing work. Report any and all conflicts identified immediately.
 - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.
Any discrepancies between municipal standards and details presented in these drawings must be reported immediately.
Municipal Construction standards rule over these drawings.

- Irrigation Notes
- All landscape areas shall be watered by a low water use automatic underground irrigation system as per municipal standards.
 - Water delivery to be limited to trees and shrub beds. Spray heads only within areas with sod.
 - Contractor is responsible for coordination with other trades and subconsultants regarding the specifics of the system, including location of power and water sources.
Ensure power and water meters are properly installed and operating prior to utilization of the system.
- Plant Material
- All plant material to be sourced from Alberta nurseries and be capable of growth in the Calgary Region (Chinook hardy) as per municipal bylaws.



2	development permit	25.08.05
1	review and coordination	25.06.25
Issued for:		Date, (yy.mm.dd)

Project No. 49-001
Project Title.

Marda Loop
Mixed Use

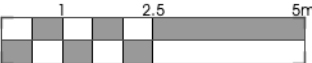
Calgary, A.B.

Drawing Title:

Overall Landscape Plan

Drawn by:	Drawing No.
cmp	L-0
Checked by:	
cmp	

Scale: 1:125



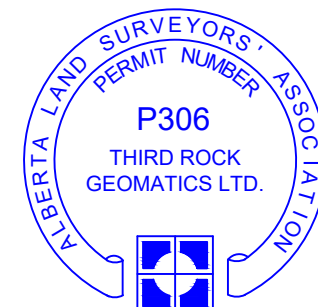
SITE PLAN SHOWING EXISTING FEATURES

Description of Property

Civic Address: 1537 and 1539 34 Avenue SW, Calgary, Alberta
Legal Address: Lots 1, 2, and 3 inclusive,
Block B, Plan 2259N

Date of Survey: March 27, 2025

Mark A. Sutter
Mark A. Sutter, A.L.S., P. Surv. (Copyright reserved)
Dated at the City of Calgary, Alberta, April 1, 2025



Area Table (m²)

	Parcel	House	Garage	Building	Coverage
1537 34 Avenue NW	493.7	163.2			33.1 %
1539 34 Avenue NW	493.6	159.5			32.3 %
3507 14A Street NW	615.5	226.9			36.9 %

Tree Table (m)

	Trunk Ø	Drip Ø	Height	Species
T1	0.30	4.0	9	Deciduous

Notes

Distances are in metres and decimals thereof.

Bearings are assumed from plan 2259N.

All ties are perpendicular to property line.

Side yard and setback distances are measured to concrete walls.

Title Boundary shown thus: ————

Wood Fence shown thus: ————

O/H Powerline & Telephone: ————

Sewer: ————

Elevations are geodetic, derived from GNSS Observations

Roof Peak - RP

Main Floor - MF

Utility Pole - ○ PP

Light Standard - ○ LS

Elevation Point - ●

All buried utility information shown or omitted is subject to verification.

Buried utilities drawn from City of Calgary Block Profiles.

Disclaimer

This Drawing, prepared by Third Rock Geomatics Ltd., and all information contained herein is provided for the purpose of a Development Permit Application for:

1537 and 1539 34 Avenue SW, Calgary, Alberta, Lots 1, 2, and 3, Block B, Plan 2259N

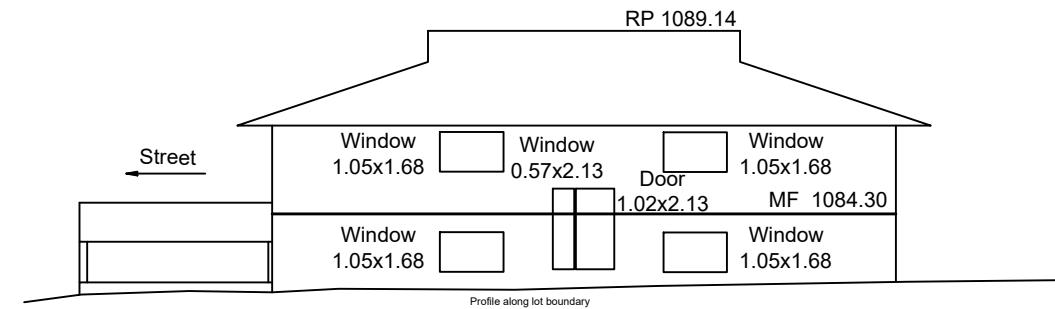
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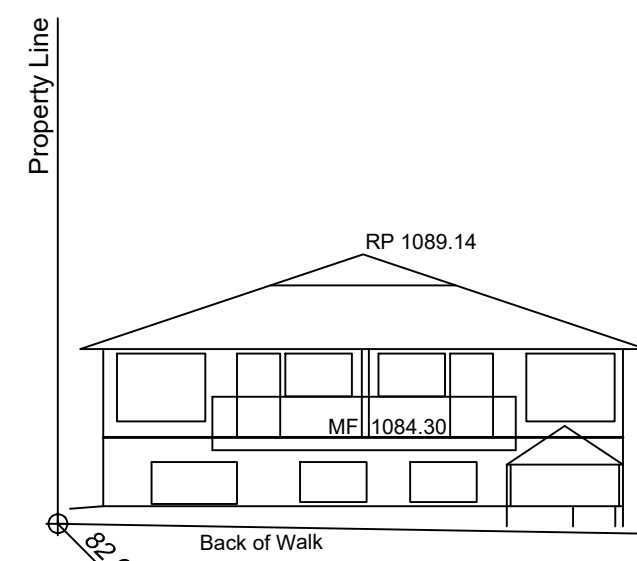
UtilitySafety.ca 1-800-242-3447

This plan represents information as of the date of survey.
Third Rock Geomatics Ltd. and their employees take no responsibility for the location of any underground facilities whether shown on or omitted from this plan. All underground facilities should be located by the respective authorities prior to construction.

File: 25-0137 2259N.B; ——— | Drawing Name: 25-0137.dwg | Plot Date: 2025-04-01 06:32 PM



3507 14A Street NW
Looking South

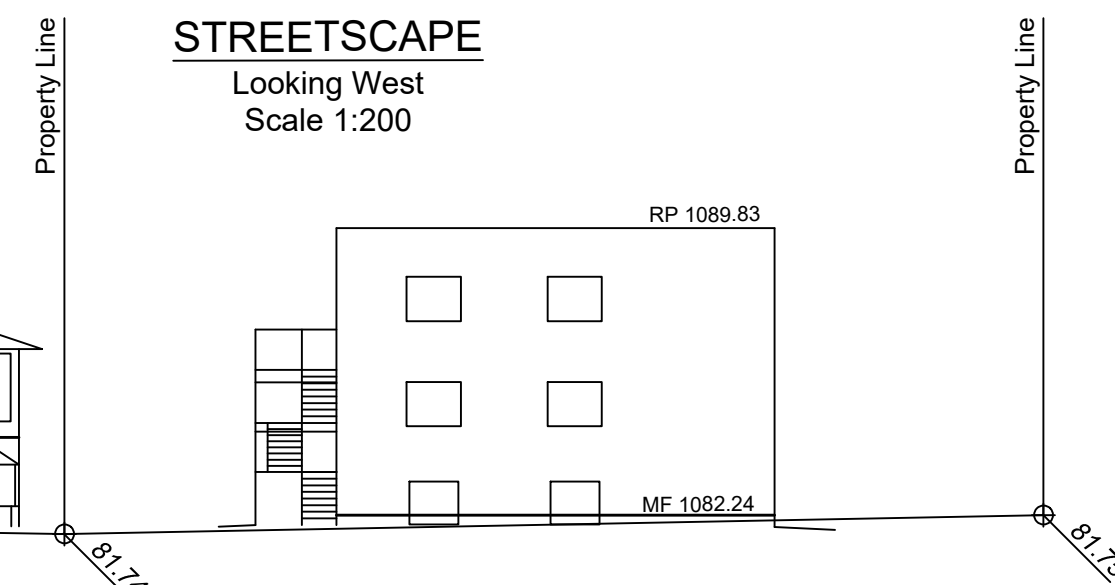


3507 14A Street NW
Looking West



STREETSCAPE

Looking West
Scale 1:200

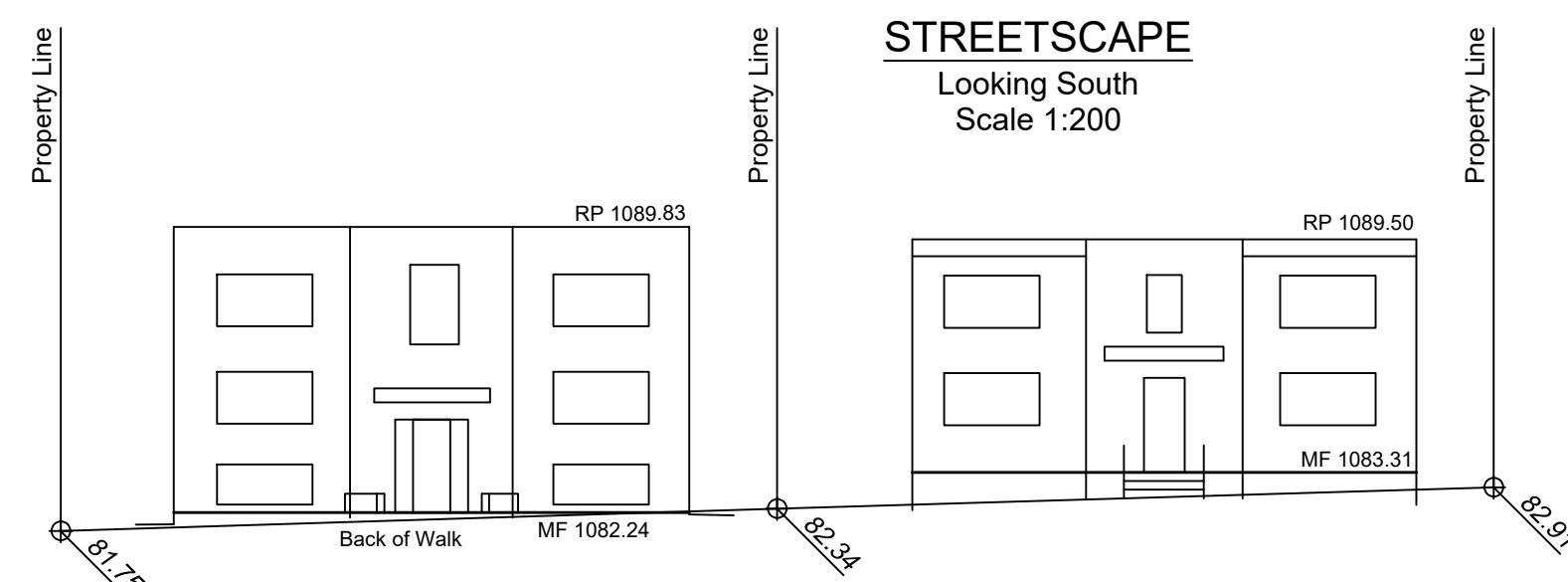


1537 34 Avenue NW
Looking West



STREETSCAPE

Looking South
Scale 1:200



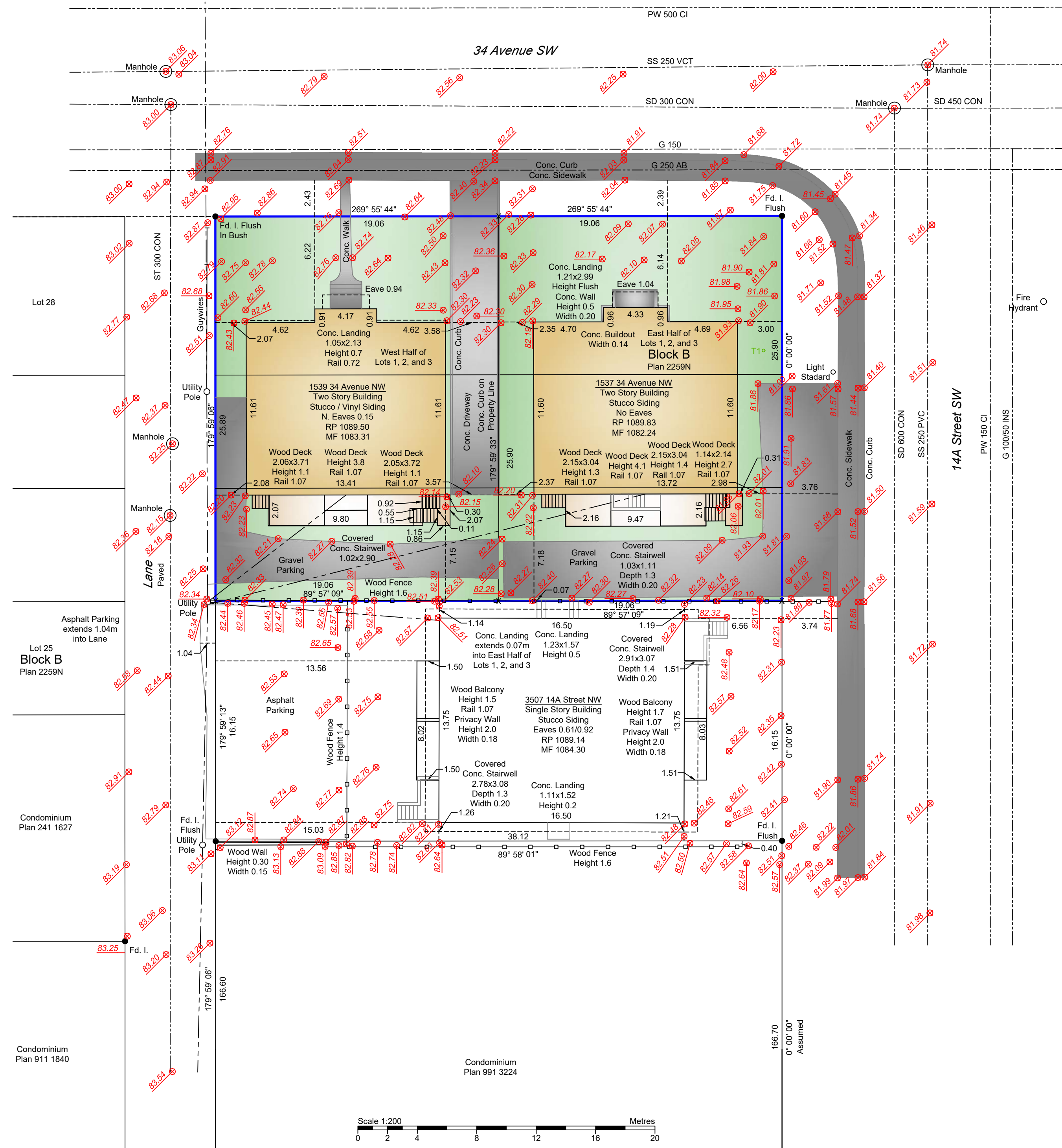
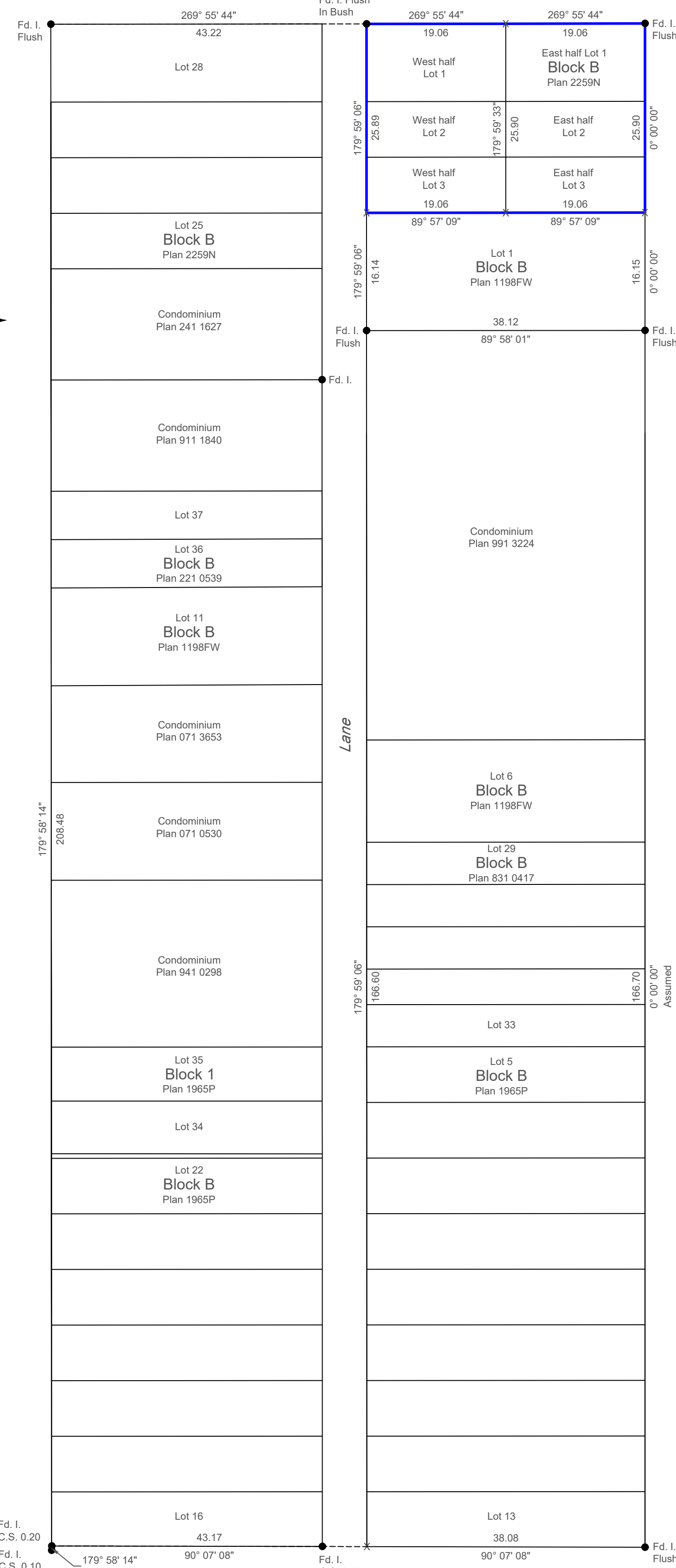
1537 34 Avenue NW
Looking South



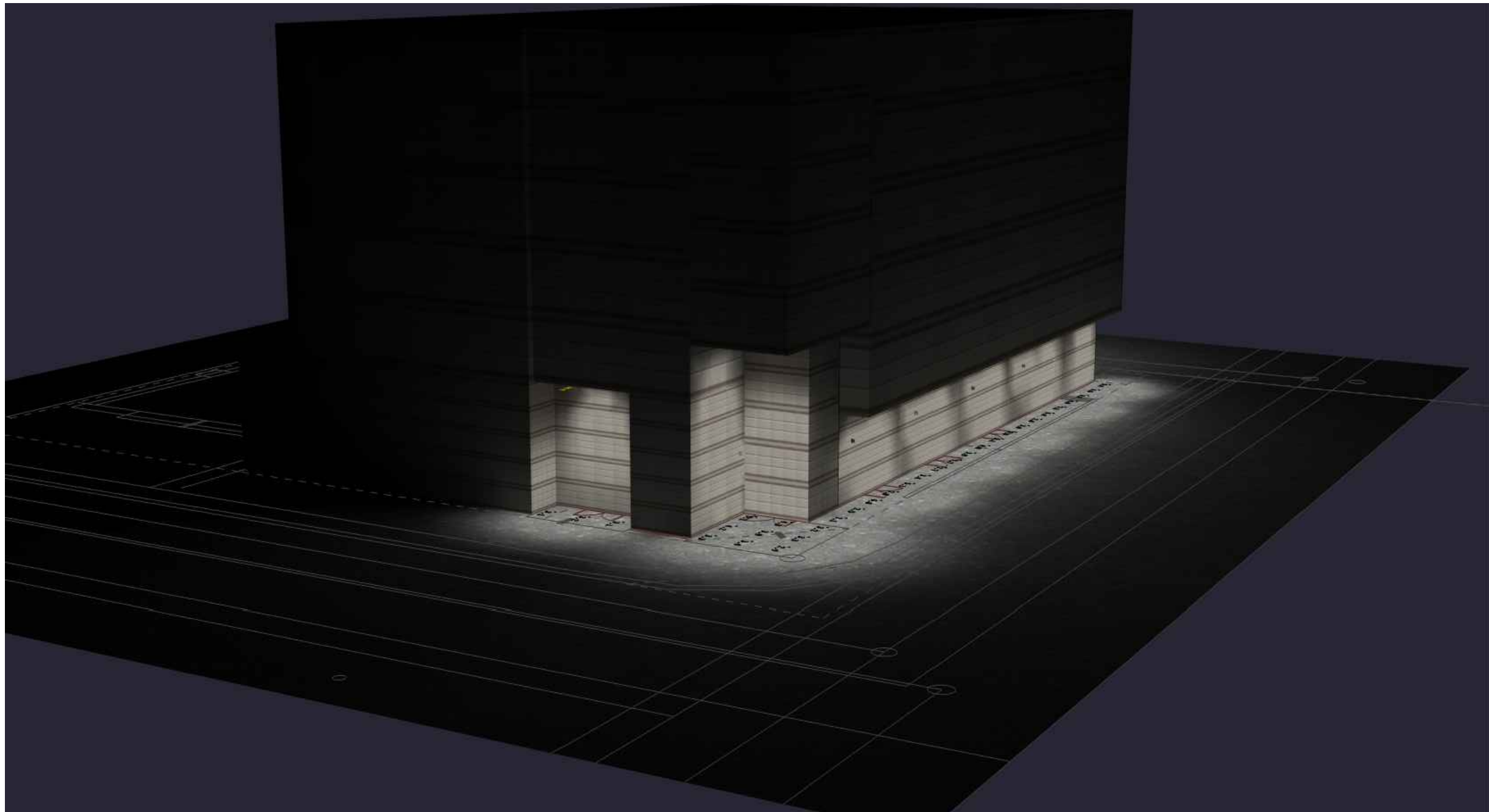
1539 34 Avenue NW
Looking South



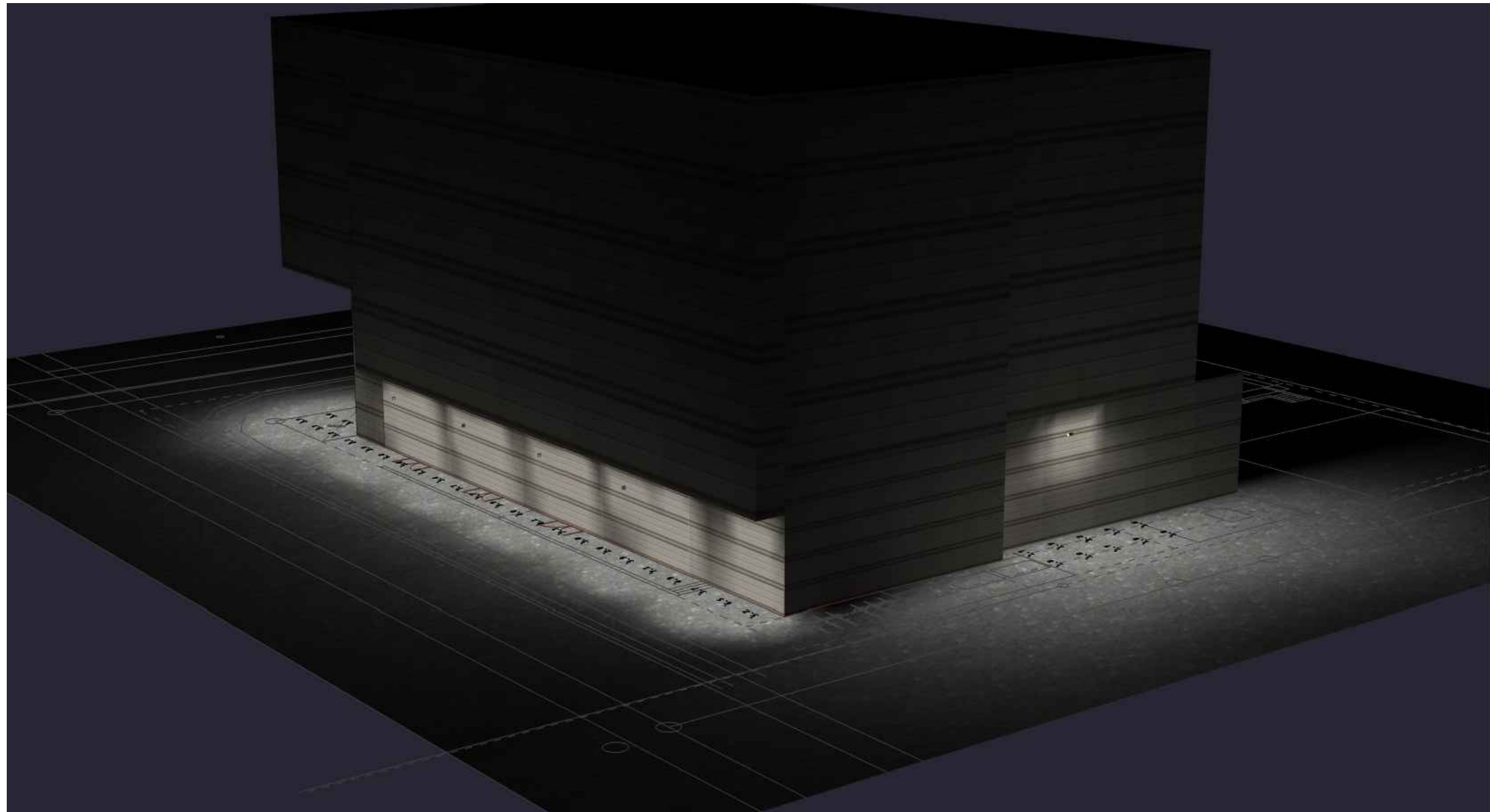
34 Avenue SW



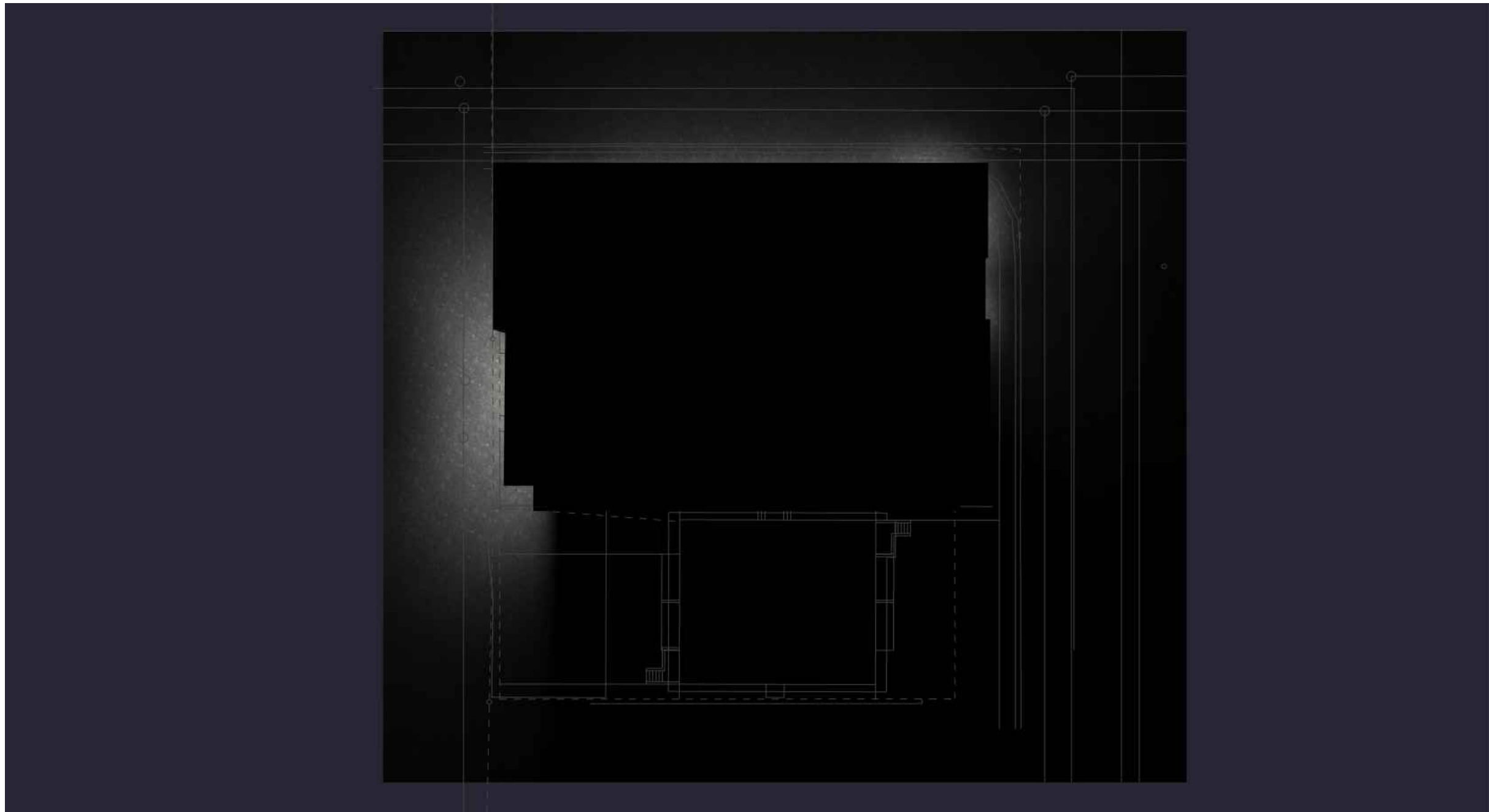
Scale 1:200
Metres



01
E301 SITE RENDERING
SCALE: N/A



02
E301 SITE RENDERING
SCALE: N/A



03
E301 SITE RENDERING
SCALE: N/A

LUMINAIRE SCHEDULE							
TAGS	DESCRIPTION	IMAGE	MOUNTING	LOAD/VOLT	LAMP	COLOR TEMP	MANUFACTURER
S1	4" RECESSED DOWNLIGHT		RECESSED	11W/120VAC	1000LM LED	3000K	LITHONIA LIGHTING LDN4-30/10-L04AR-LSS.
S2	WALL LIGHT		WALL SEE ELEVATIONS	32W/120VAC	3000LM LED	3000K	LITHONIA LIGHTING WDGE2-LED-P3-30K-80CRI-T3M.
S3	WALL SCNCE		WALL SEE ELEVATIONS	9.5W/120VAC	1051LM LED	3000K	EUREKA LIGHTING SCOUT 3048-10-LED-30-80-120V-DV-ME-FRO-CHM. CONFIRM FINISH WITH ARCHITECT.
NOTE 1: CONTRACTOR TO PROVIDE LIGHTING FIXTURE PACKAGE PRICE WITH EACH INDIVIDUAL FIXTURE PRICE AS PART OF TENDER SUBMISSION.							
NOTE 2: CONFIRM LIGHTING SPECIFICATION WITH INTERIOR DESIGNER AND OWNER PRIOR TO ORDER.							
NOTE 3: CONTRACTOR TO PROVIDE COMPATIBLE DIMMER SWITCH BASED ON LIGHT FIXTURE SELECTION AND FROM THE LISTED DIMMER SWITCHES ON FIXTURE SHOP DRAWINGS.							



121 15th AVENUE SE, CALGARY, AB, T2G 1G1
403-460-2277 | info@embeconsulting.ca

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS.

NO.	ISSUED	DATE
1.	ISSUED FOR DP	2025-06-27
2.	ISSUED FOR DP REVISION	2025-07-16
3.	ISSUED FOR DP REVISION	2025-07-23
4.	ISSUED FOR DP REVISION	2025-07-29

STAMP & SEAL

CLIENT

PROJECT

MARDA LOOP
MIXED-USE 34TH AVENUE
1537, 1539 34TH AVE SW, CALGARY, AB

TITLE

SITE LIGHTING -
RENDERINGS &
SCHEDULES

PROJECT NUMBER	DRAWING NUMBER
25199	E301
DRAWN/CHECKED	
EL/HA	