LIVINGSTON HEIGHTS 2

14555 1ST STREET NE
CALGARY, AB

LIST OF DRAWINGS

A0.00	COVER SHEET
A0.01	RENDERS
A0.02	OVERALL SITE PLAN
A1.00	SITE PLAN
A1.01	UNDERGROUND & SURFACE PARKING PLAN
A1.02	FIRE + EMERGENCY ACCESS PLAN
A1.03	WASTE + RECYCLING PLAN
A1.04	PHASING PLAN
A1.05	LIGHTING PLAN
A1.06	SITE ACCESSORIES
A1.07	RAMP DETAILS
A1.09	SITE ACCESSORIES - AMENITY COVER
A1.11	SITE ACCESSORIES - MAINTENANCE SHED
A2.00	BUILDING A - PARKADE FLOOR PLAN
A2.01	BUILDING A - FIRST FLOOR PLAN
A2.02	BUILDING A - TYPICAL FLOOR PLAN
A2.03	BUILDING A - ROOF PLAN
A2.04	BUILDING B - PARKADE FLOOR PLAN
A2.05	BUILDING B - FIRST FLOOR PLAN
A2.06	BUILDING B - TYPICAL FLOOR PLAN
A2.07	BUILDING B - ROOF PLAN
A2.08	BUILDING C - PARKADE FLOOR PLAN
A2.09	BUILDING C - FIRST FLOOR & TYPICAL PLAN
A2.10	BUILDING C - ROOF PLAN
A2.11	BUILDING D - PARKADE FLOOR PLAN
A2.12	BUILDING D - FIRST FLOOR & TYPICAL PLAN
A2.13	BUILDING D - ROOF PLAN
A3.00	BUILDING A - ELEVATION - COLOUR
A3.01	BUILDING A - ELEVATION - COLOUR
A3.02	BUILDING B - ELEVATION - COLOUR
A3.03	BUILDING B - ELEVATION - COLOUR
A3.04	BUILDING C - ELEVATION - COLOUR
A3.05	BUILDING C - ELEVATION - COLOUR
A3.06	BUILDING D - ELEVATION - COLOUR
A3.07	BUILDING D - ELEVATION - COLOUR
A4.00	BUILDING A - SECTION
A4.01	BUILDING B -SECTION
A4.02	BUILDING C - SECTION
A4.03	BUILDING D - SECTION

VICINITY MAP



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



THOMAS C. ABELE
REGISTERED
ALBERTA
2026-10-28

PROJECT TEAM:

APPLICANT:

BROADSTREET PROPERTIES LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.broadstreet.ca

CONSTRUCTION:

SEYMOUR PACIFIC DEVELOPMENTS LTD.
100 St Anns, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

STRUCTURAL ENGINEERING:

-

CIVIL ENGINEERING:

GRADE CONSULTING INC.
#220 , 10158 - 103 Street
Edmonton, AB T5J 0X6
780-920-0685

LANDSCAPE ARCHITECT:

LANDFORUM LANDSCAPE ARCHITECTS
47 Triton Bay
Winnipeg, MB R2M 2E8
204-296-9833

MECHANICAL & ELECTRICAL ENGINEERING:

-

ARCHITECT:

ABELEARCHITECTURE
Thomas Abele, Architect AAA
2001 – 1755 Haro Street
Vancouver, B.C. V6G 1H2
604-682-6818



NORTH WEST CORNER



NORTH EAST CORNER



SOUTH WEST CORNER



SOUTH EAST CORNER

SEYMOUR PACIFIC DEVELOPMENTS LTD

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:

RE-ISSUED FOR DEV. PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	08/27/2025
B	ISSUED FOR REVIEW	09/05/2025
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L	RE-ISSUED FOR DP	07/08/2026
M	ISSUED FOR REVIEW	09/11/2026
N	RE-ISSUED FOR DP	10/27/2026

SEAL: **ABELE**ARCHITECTURE

THOMAS C. ABELE, ARCHITECT AAA, T: 604.882.4818



2026-10-27

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PROJECT NAME:

LIVINGSTON HEIGHTS 2

PROJECT NUMBER:

VP 2511

ADDRESS:

14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:

RENDERS

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	

DRAWING #: A0.01

REV #: N

2026-10-27 1:55:03 PM



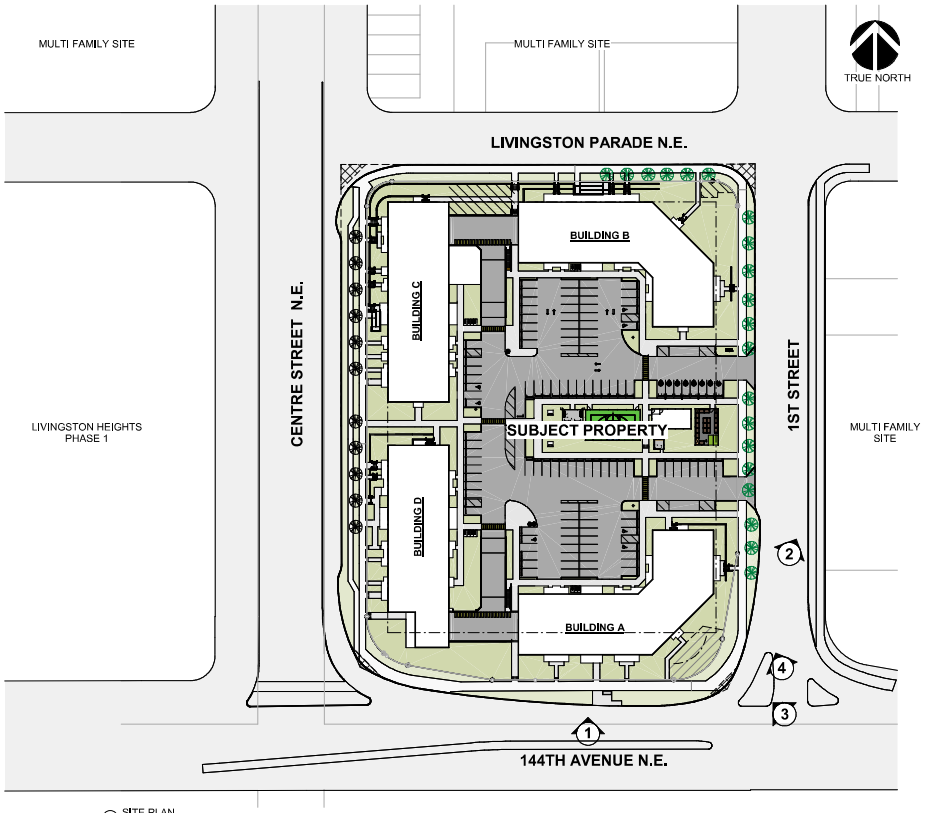
144 AVENUE N.E LOOKING NORTH



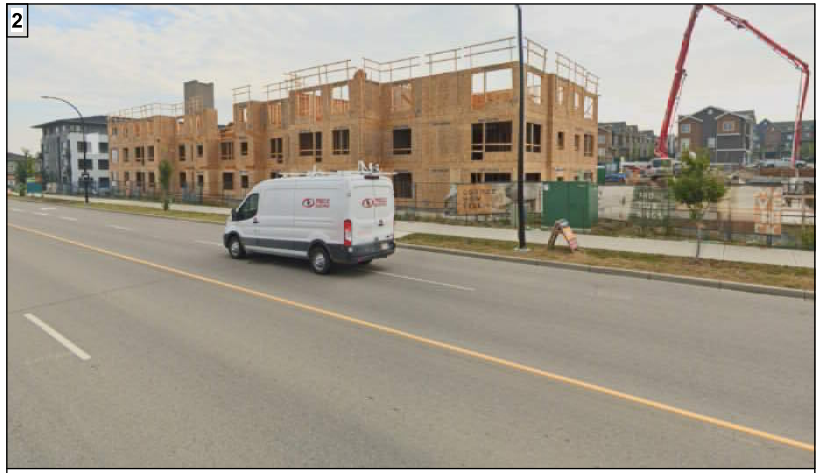
144 AVENUE N.E LOOKING NORTH



1ST STREET LOOKING NORTH WEST



1 SITE PLAN
1 : 700



1ST STREET LOOKING NORTH EAST

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SITE MAP:



PROJECT STATUS:

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
OVERALL SITE PLAN

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	1 : 700

DRAWING #: A0.02

REV #: N

2026-10-27 1:52:06 PM



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

MATERIAL BOARD

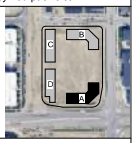
1	PLANK - CEDARMILL (RICH ESPRESSO)	5	PANEL - SMOOTH (EVENING BLUE)	9	CULTURED STONE - ECHO RIDGE ASHLAR	14	PATIO DOOR - SWING - WHITE
2	PLANK - CEDARMILL (TIMBER BARK)	6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	10	TRIM - SMOOTH (MIDNIGHT BLACK)	15	ENTRY DOOR - SWING - ALUMINUM
3	PANEL - SMOOTH (COBBLESTONE)	7	3 PANEL CLASSIC SOFFIT - WHITE	11	TIMBER BEAM / POST - STAIN - BM20 OLD CEDAR	16	FLASHING - IRON GRAY
4	TRIM - SMOOTH (IRON GRAY)	8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12	WINDOW - SLIDER - WHITE	17	PLANK - CEDARMILL (KHAKHI BROWN)
				13	WINDOW - FIXED - WHITE		

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE
L2	SOFFIT POT LIGHT

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:

RE-ISSUED FOR DEV. PERMIT

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SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AAA, T: 604.882.4818



2026-10-27

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING A - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated

DRAWING #: A3.00
REV #: N

2026-10-27 1:58:51 PM



1 WEST ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

MATERIAL BOARD

1	PLANK - CEDARMILL (RICH ESPRESSO)	5	PANEL - SMOOTH (EVENING BLUE)	9	CULTURED STONE - ECHO RIDGE ASHLAR
2	PLANK - CEDARMILL (TIMBER BARK)	6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	10	TRIM - SMOOTH (MIDNIGHT BLACK)
3	PANEL - SMOOTH (COBBLESTONE)	7	3 PANEL CLASSIC SOFFIT - WHITE	11	TIMBER BEAM / POST - STAIN - BW20 OLD CEDAR
4	TRIM - SMOOTH (IRON GRAY)	8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12	WINDOW - SLIDER - WHITE
				13	WINDOW - FIXED - WHITE

14	PATIO DOOR - SWING - WHITE	
15	ENTRY DOOR - SWING - ALUMINUM	
16	FLASHING - IRON GRAY	
17	PLANK - CEDARMILL (KHAKHI BROWN)	

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE
L2	SOFFIT POT LIGHT

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
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SITE MAP:



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SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AAA, T: 604.882.4818



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING A - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.01
REV #:	N



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

MATERIAL BOARD

1	PLANK - CEDARMILL (RICH ESPRESSO)	5	PANEL - SMOOTH (EVENING BLUE)	9	CULTURED STONE - ECHO RIDGE ASHLAR	14	PATIO DOOR - SWING - WHITE
2	PLANK - CEDARMILL (TIMBER BARK)	6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	10	TRIM - SMOOTH (MIDNIGHT BLACK)	15	ENTRY DOOR - SWING - ALUMINUM
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				13	WINDOW - FIXED - WHITE		

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE	
L2	SOFFIT POT LIGHT	

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING B - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.02
REV #:	N

2026-10-27 2:03:32 PM



1 LEFT ELEVATION
1 : 100



2 RIGHT ELEVATION
1 : 100

MATERIAL BOARD

1 PLANK - CEDARMILL (RICH ESPRESSO)	5 PANEL - SMOOTH (EVENING BLUE)	9 CULTURED STONE - ECHO RIDGE ASHLAR	14 PATIO DOOR - SWING - WHITE		
2 PLANK - CEDARMILL (TIMBER BARK)	6 ALUMINUM RAILING - WELDED SYSTEM - BLACK	10 TRIM - SMOOTH (MIDNIGHT BLACK)	15 ENTRY DOOR - SWING - ALUMINUM		
3 PANEL - SMOOTH (COBBLESTONE)	7 3 PANEL CLASSIC SOFFIT - WHITE	11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR	16 FLASHING - IRON GRAY		
4 TRIM - SMOOTH (IRON GRAY)	8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12 WINDOW - SLIDER - WHITE	17 PLANK - CEDARMILL (KHAKHI BROWN)		
		13 WINDOW - FIXED - WHITE			

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE
L2	SOFFIT POT LIGHT

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING B - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.03
REV #:	N

2026-10-27 2:05:17 PM

MATERIAL BOARD

1	PLANK - CEDARMILL (RICH ESPRESSO)	
2	PLANK - CEDARMILL (TIMBER BARK)	
3	PANEL - SMOOTH (COBBLESTONE)	
4	TRIM - SMOOTH (IRON GRAY)	
5	PANEL - SMOOTH (EVENING BLUE)	
6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	
7	3 PANEL CLASSIC SOFFIT - WHITE	
8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	
9	CULTURED STONE - ECHO RIDGE ASHLAR	
10	TRIM - SMOOTH (MIDNIGHT BLACK)	
11	TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR	
12	WINDOW - SLIDER - WHITE	
13	WINDOW - FIXED - WHITE	
14	PATIO DOOR - SWING - WHITE	
15	ENTRY DOOR - SWING - ALUMINUM	
16	FLASHING - IRON GRAY	
17	PLANK - CEDARMILL (KHAKHI BROWN)	

LIGHTING FIXTURE SCHEDULE	
L1	EXTERIOR WALL SCONE
L2	SOFFIT POT LIGHT



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:



PROJECT STATUS:

RE-ISSUED FOR DEV. PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	08/27/2025
B	ISSUED FOR REVIEW	09/05/2025
C	ISSUED FOR REVIEW	09/12/2025
D	ISSUED FOR DEV. PERMIT	12/09/2025
E	ISSUED FOR REVIEW	12/16/2025
F	ISSUED FOR REVIEW	12/19/2025
G	ISSUED FOR DEV. PERMIT	12/23/2025
H	ISSUED FOR REVIEW	04/23/2026
J	ISSUED FOR COORDINATION	05/15/2026
K	RE-ISSUED FOR DP	06/05/2026
L	RE-ISSUED FOR DP	07/08/2026
M	ISSUED FOR REVIEW	09/11/2026
N	RE-ISSUED FOR DP	10/27/2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AAA, T: 604.885.4868



2026-10-26

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING C - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.04
REV #:	N

2026-10-27 2:15:07 PM

MATERIAL BOARD

1	PLANK - CEDARMILL (RICH ESPRESSO)	
2	PLANK - CEDARMILL (TIMBER BARK)	
3	PANEL - SMOOTH (COBBLESTONE)	
4	TRIM - SMOOTH (IRON GRAY)	
5	PANEL - SMOOTH (EVENING BLUE)	
6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	
7	3 PANEL CLASSIC SOFFIT - WHITE	
8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	
9	CULTURED STONE - ECHO RIDGE ASHLAR	
10	TRIM - SMOOTH (MIDNIGHT BLACK)	
11	TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR	
12	WINDOW - SLIDER - WHITE	
13	WINDOW - FIXED - WHITE	
14	PATIO DOOR - SWING - WHITE	
15	ENTRY DOOR - SWING - ALUMINUM	
16	FLASHING - IRON GRAY	
17	PLANK - CEDARMILL (KHAKHI BROWN)	

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE	
L2	SOFFIT POT LIGHT	



1 SOUTH ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

2026-10-27 2:15:43 PM

SEYMOUR PACIFIC DEVELOPMENTS LTD
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
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SITE MAP:



PROJECT STATUS:

RE-ISSUED FOR DEV. PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	08/27/2025
B	ISSUED FOR REVIEW	09/05/2025
C	ISSUED FOR REVIEW	09/12/2025
D	ISSUED FOR DEV. PERMIT	12/09/2025
E	ISSUED FOR REVIEW	12/16/2025
F	ISSUED FOR REVIEW	12/19/2025
G	ISSUED FOR DEV. PERMIT	12/23/2025
H	ISSUED FOR REVIEW	04/23/2026
J	ISSUED FOR COORDINATION	05/15/2026
K	RE-ISSUED FOR DP	06/05/2026
L	RE-ISSUED FOR DP	07/08/2026
M	ISSUED FOR REVIEW	09/11/2026
N	RE-ISSUED FOR DP	10/27/2026

SEAL: ABELEARCHITECTURE



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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING C - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated

DRAWING #: A3.05

REV #: N



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

MATERIAL BOARD

1	PLANK - CEDARMILL (RICH ESPRESSO)	5	PANEL - SMOOTH (EVENING BLUE)	9	CULTURED STONE - ECHO RIDGE ASHLAR
2	PLANK - CEDARMILL (TIMBER BARK)	6	ALUMINUM RAILING - WELDED SYSTEM - BLACK	10	TRIM - SMOOTH (MIDNIGHT BLACK)
3	PANEL - SMOOTH (COBBLESTONE)	7	3 PANEL CLASSIC SOFFIT - WHITE	11	TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR
4	TRIM - SMOOTH (IRON GRAY)	8	EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12	WINDOW - SLIDER - WHITE
				13	WINDOW - FIXED - WHITE
				14	PATIO DOOR - SWING - WHITE
				15	ENTRY DOOR - SWING - ALUMINUM
				16	FLASHING - IRON GRAY
				17	PLANK - CEDARMILL (KHAKHI BROWN)

LIGHTING FIXTURE SCHEDULE

L1	EXTERIOR WALL SCONE	
L2	SOFFIT POT LIGHT	

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Revision Schedule

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E	ISSUED FOR REVIEW	12/16/2025
F	ISSUED FOR REVIEW	12/19/2025
G	ISSUED FOR DEV. PERMIT	12/23/2025
H	ISSUED FOR REVIEW	04/23/2026
J	ISSUED FOR COORDINATION	05/15/2026
K	RE-ISSUED FOR DP	06/05/2026
L	RE-ISSUED FOR DP	07/08/2026
M	ISSUED FOR REVIEW	09/11/2026
N	RE-ISSUED FOR DP	10/27/2026

SEAL: ABELEARCHITECTURE
THOMAS C. ABELE, ARCHITECT AAA, T: 604.882.4818

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PROJECT NAME:
LIVINGSTON HEIGHTS 2

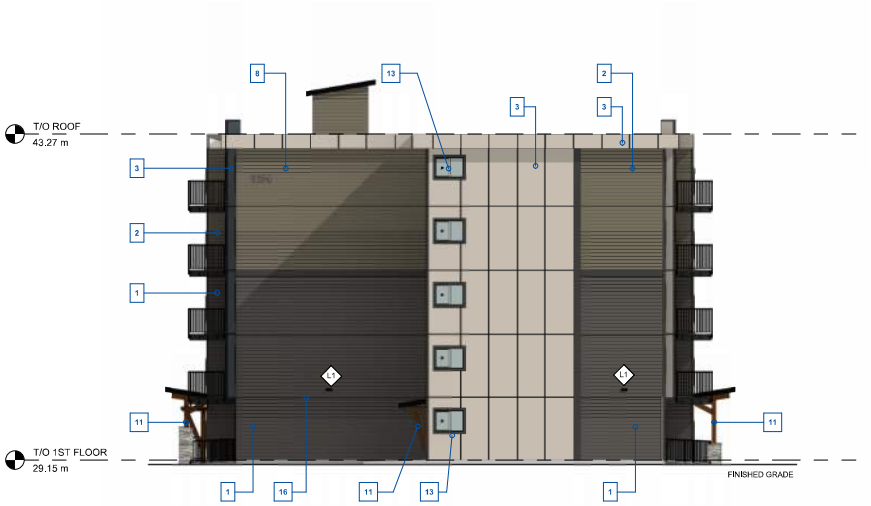
PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING D - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.06
REV #:	N

2026-10-27 2:18:13 PM



1 SOUTH ELEVATION
1 : 100



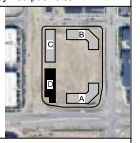
2 NORTH ELEVATION
1 : 100

MATERIAL BOARD

1 PLANK - CEDARMILL (RICH ESPRESSO)	5 PANEL - SMOOTH (EVENING BLUE)	9 CULTURED STONE - ECHO RIDGE ASHLAR	14 PATIO DOOR - SWING - WHITE	LIGHTING FIXTURE SCHEDULE	
2 PLANK - CEDARMILL (TIMBER BARK)	6 ALUMINUM RAILING - WELDED SYSTEM - BLACK	10 TRIM - SMOOTH (MIDNIGHT BLACK)	15 ENTRY DOOR - SWING - ALUMINUM	L1 EXTERIOR WALL SCONE	
3 PANEL - SMOOTH (COBBLESTONE)	7 3 PANEL CLASSIC SOFFIT - WHITE	11 TIMBER BEAM / POST - STAIN - ST020 OLD CEDAR	16 FLASHING - IRON GRAY	L2 SOFFIT POT LIGHT	
4 TRIM - SMOOTH (IRON GRAY)	8 EASY TRIM / BUILDING NUMBERING - STANDARD CLEAR ANODIZED	12 WINDOW - SLIDER - WHITE	17 PLANK - CEDARMILL (KHAKHI BROWN)		
		13 WINDOW - FIXED - WHITE			

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SITE MAP:



PROJECT STATUS:
RE-ISSUED FOR DEV. PERMIT

Revision Schedule

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J	ISSUED FOR COORDINATION	05/15/2026
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L	RE-ISSUED FOR DP	07/08/2026
M	ISSUED FOR REVIEW	09/11/2026
N	RE-ISSUED FOR DP	10/27/2026

SEAL: ABELE ARCHITECTURE
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PROJECT NAME:
LIVINGSTON HEIGHTS 2

PROJECT NUMBER:
VP 2511

ADDRESS:
14555 1ST STREET NE,
CALGARY, AB

DRAWING TITLE:
BUILDING D - ELEVATION - COLOUR

DRAWN BY:	HM
CHECKED BY:	RR
DATE:	10/27/2026
SCALE:	As indicated
DRAWING #:	A3.07
REV #:	N

2026-10-27 2:18:53 PM