

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Main Parking Area	Illuminance	FC	5.20	15.9	0.8
Shoppers Loading Area	Illuminance	FC	3.01	7.3	1.5
Shoppers Rear Driveway	Illuminance	FC	2.58	6.9	0.6
Shoppers Rear Parking	Illuminance	FC	1.49	3.6	0.3

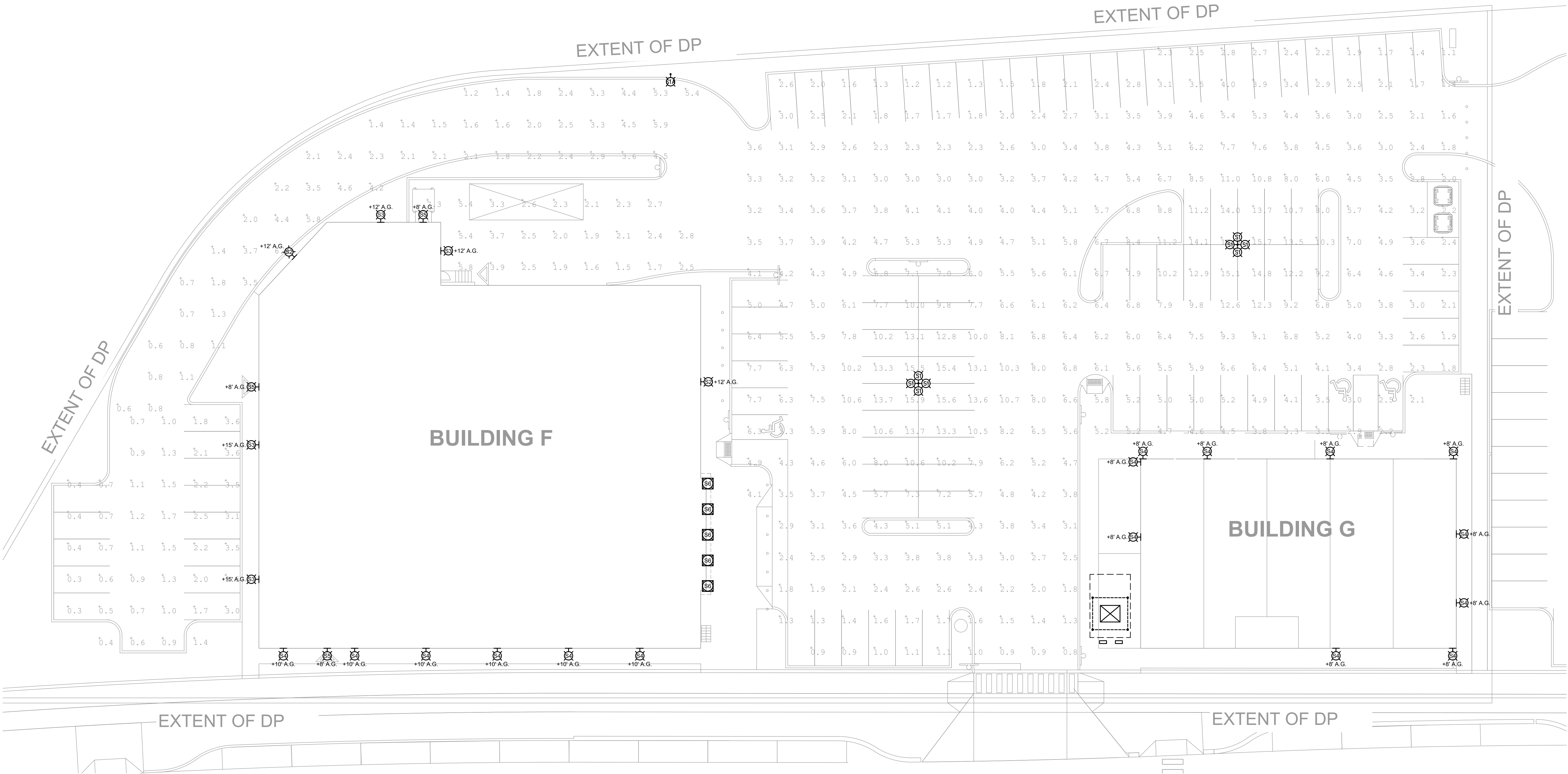


EMBE
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403-460-2277 | info@embeconsulting.ca

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.	COORDINATION	2026-01-20
2.	ISSUED FOR DP	2026-01-23





01
E201

SITE LIGHTING - POINT-BY-POINT
SCALE : 1/200

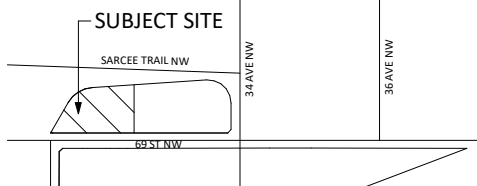
CLIENT		ENRIGHT	
PROJECT		BOW RIVER SHOPPING CENTER	
		34 AVE NW & 69 ST NW CALGARY, ALBERTA	
TITLE		SITE LIGHTING - POINT-BY-POINT	
PROJECT NUMBER	26002	DRAWING NUMBER	E201
DRAWN/CHECKED	HA/DK		

TURNER FLEISCHER

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STATISTICS

SITE C - TOTAL	± 3.34 AC.	± 1.31 HA.
SITE C1 AREA	± 1.95 AC.	± 0.79 HA.
SITE C2 AREA	± 1.39 AC.	± 0.52 HA.
SITE C1 AREA	± 1.95 AC.	± 0.79 HA.
BUILDING F AREA	± 17,070 S.F.	± 1,586 S.M.
BUILDING G AREA	± 6,000 S.F.	± 557 S.M.
TOTAL SITE C1 OFA	± 23,070 S.F.	± 2,143 S.M.
PARKING REQUIRED	3.72 / 1000 S.F.	86 CARS
PARKING PROVIDED	4.16 / 1000 S.F.	96 CARS
COVERAGE C1		27.16%
SITE C2 AREA	± 1.39 AC.	± 0.52 HA.
RESIDENTIAL BUILDING A	± 15,200 S.F.	± 1,412 S.M.
(8 STOREYS)		122 UNITS
PARKING PROVIDED	8.03 / 1000 S.F.	122 CARS
COVERAGE C2		26.93%

ZONING

LAND USE DISTRICT: DIRECT CONTROL DISTRICT (D4000/19)	REQUIRED	PROPOSED
LAND USE BYLAW: 1P3007		
MINIMUM LOT FRONTAGE (M)	N/A	±150.94
MINIMUM LOT AREA (S.M.)	12.00 HA.	0.79 HA.
MINIMUM FRONT YARD (M)	NOT REQUIRED	±0.50
MINIMUM REAR YARD (M)	NOT REQUIRED	±0.51
MINIMUM INTERIOR SIDE YARD (M)	NOT REQUIRED	±3.00
MINIMUM EXTERIOR SIDE YARD (M)	NOT REQUIRED	±8.00
MAXIMUM BUILDING HEIGHT	25M	6.7M
STANDARD PARKING (MIN.)	1.5 M x W 2.5M	1.5 M x W 2.5M
BARRIER-FREE PARKING TYPE A	1.5 M x W 2.5M	1.5 M x W 2.5M
BARRIER-FREE TRANSFER ISLE	1.5 M x W 2.5M	1.5 M x W 2.5M
MINIMUM PARKING (UPPER 100 S.M.)	86	96
MINIMUM BARRIER-FREE PARKING	3	3
DRIVE AISLE (MIN.)	7.20M	7.20M
LOADING SPACE DIMENSIONS	3.1M X 9.2M X 4.3M	3.1M X 9.2M X 4.3M
MINIMUM LOADING SPACES	1	1
MINIMUM BICYCLE PARKING	N/A	10
MAXIMUM LOT COVERAGE (%)	N/A	26.46%

SITE PLAN LEGEND

PROPOSED CONCRETE SIDEWALK	PROPOSED ENTRANCE ARROW
PROPOSED PAINTED LINES	PROPOSED EXIT ARROW
PROPOSED LANDSCAPING	PROPOSED SIGNAGE
PROPOSED HEAVY DUTY ASPHALT	PROPERTY LINE
PROPOSED FIRE HYDRANT	PROPOSED SIAMISE CONNECTION

1 2025-01-23 ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1 LBD

DATE DESCRIPTION BY



ENRIGHT

PROPOSED RETAIL DEVELOPMENT

3439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

DP SITE PLAN

PROJECT NO.	17.039P03
PROJECT DATE	2025-11-26
DRAWN BY	LBD
CHECKED BY	JJJ
SCALE	As indicated

PROJECT NO.	17.039P03
PROJECT DATE	2025-11-26
DRAWN BY	LBD
CHECKED BY	JJJ
SCALE	As indicated

DRAWING NO. A001 REV. 1

1 OVERALL SITE PLAN

A001 1 : 600

3 SITE PLAN

A001 1 : 200

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EXTERIOR FINISH SCHEDULE

MATERIAL	DESCRIPTION
	ALUMINIUM FINIS MANUFACTURER: MAXXIT SYSTEMS COLOUR: CUSTOM ELECTROSTATICALLY PAINTED TO MATCH STYLIZED MOUNTAIN PROFILE, TOP IN CLEAR ANODIZED AND BOTTOM IN BLACK ANODIZED
EF1	ARCHITECTURAL BLOCK: MANUFACTURER: RICHVALE YORK - CAMBRIDGE STYLE SIZE: 3 1/2" W X 7 1/2" H X 16" L COLOUR: ONYX FINISH: SPLIT FACE MORTAR: SOLOMON COLOURS INC. - 9TH CONTROL JOINT & CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EF2	BRICK: MANUFACTURER: BRAMPTON BRICK - ARCHITECTURAL SERIES SIZE: 3 1/2" D X 3 1/8" H X 10 1/8" L COLOUR: BROWN FINISH: VELOUR MORTAR: SOLOMON COLOURS 44A - DEEP RED CONTROL JOINT AND CAULKING COLOURS TO MATCH MASONRY UNIT COLOUR.
EF3a	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: RVW WHITE
EF3b	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: MICA PLATINUM
EF3c	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC DRY JOINT SYSTEM COLOUR: HPA HIGH POLISHED ALUMINUM
EF4a	VERTICAL METAL SIDING: MANUFACTURER: VICWEST COLOUR: Z275 GALVANIZED THICKNESS: 22 GAUGE PROFILE: 7/8" CORRUGATED CAULKING: TO MATCH SIDING COLOUR
EF4b	HORIZONTAL METAL SIDING: MANUFACTURER: VICWEST COLOUR: Z275 GALVANIZED THICKNESS: 22 GAUGE PROFILE: 7/8" CORRUGATED CAULKING: TO MATCH SIDING COLOUR
EF5	ALUMINIUM FINIS MANUFACTURER: MAXXIT SYSTEMS COLOUR: CUSTOM ELECTROSTATICALLY PAINTED TO MATCH STYLIZED MOUNTAIN PROFILE, TOP IN CLEAR ANODIZED AND BOTTOM IN BLACK ANODIZED
EF6	PREFINISHED METAL FLASHING: PRE-FINISHED 16 GA. METAL FLASHING COLOUR: BLACK
EF7	GLAZED DOORS & WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS LOW-E GLAZING
EF8	SPANDREL GLAZED DOORS AND WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE CW INSULATED BACKPAN. COLOUR: GREY
EF9	METAL CANOPY: COLOUR: BLACK EXPOSED STRUCTURAL STEEL CW FASCIA WRAPPED IN 1/8" PRE-FINISHED 16 GA. ALUMINUM CLADDING
EF10	ALUMINUM FILLER PANEL: COLOUR: BLACK ANODIZED MATCH MULLION
EF11	LIGHT FIXTURES EXTERIOR WALL MOUNTED LED BOX REFER TO ELEC. CW 5/8" EXTERIOR GRADE PLYWOOD BACKING
EF12	EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. GC TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.

1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	LBD
#	DATE	DESCRIPTION	BY

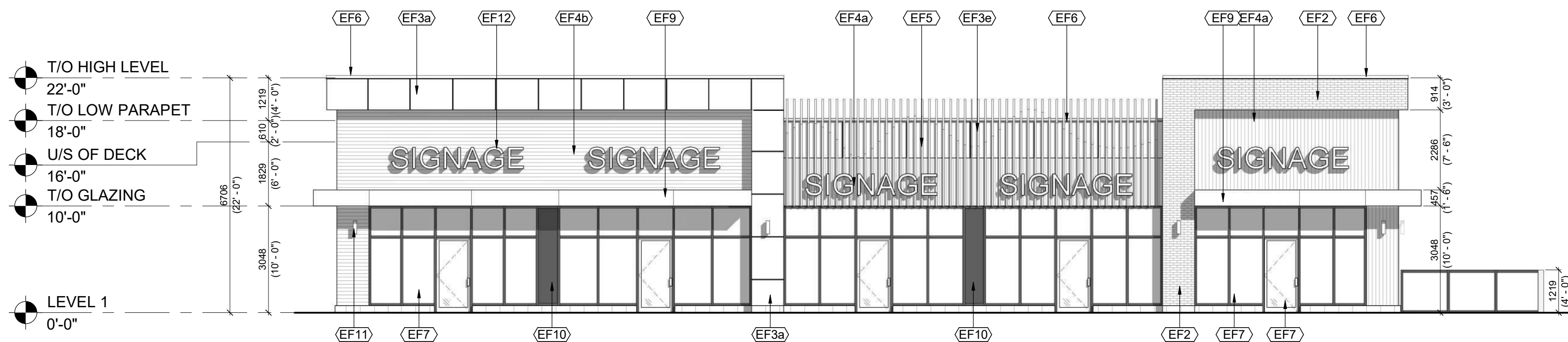
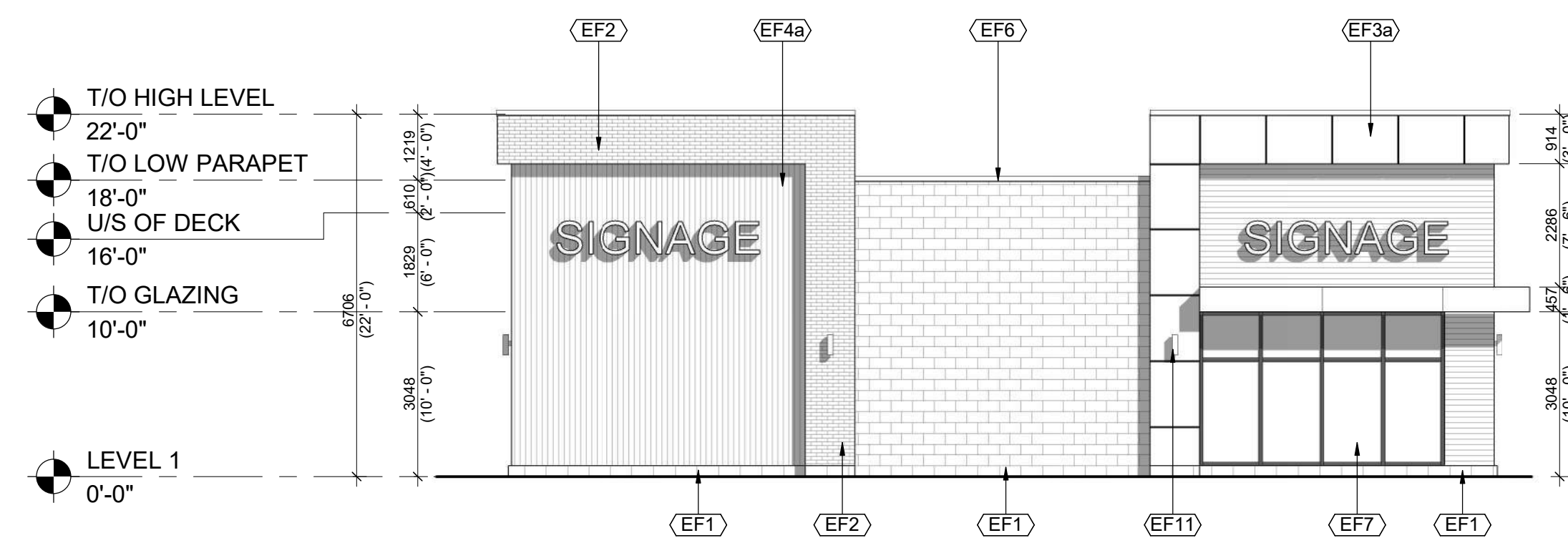
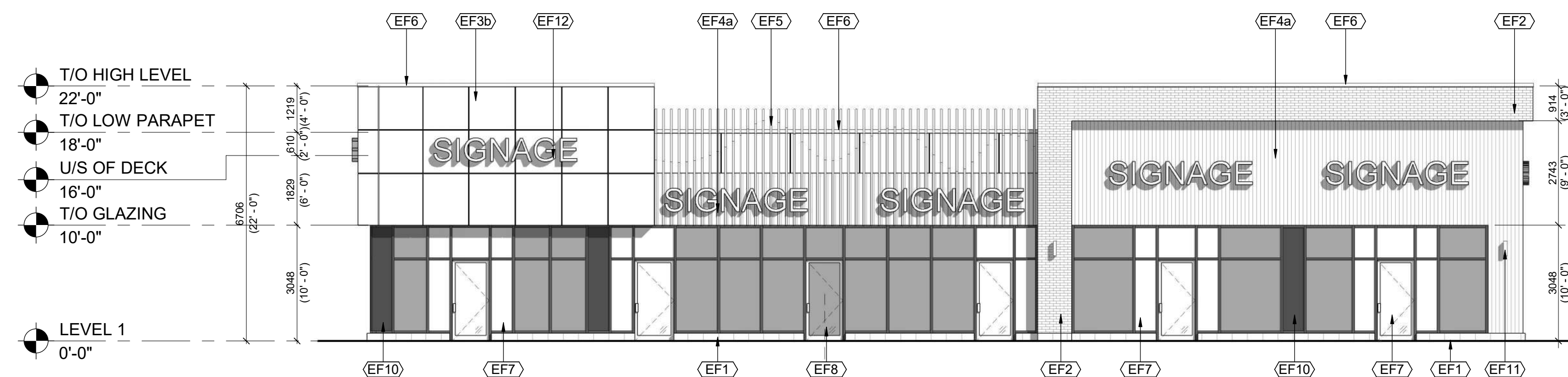
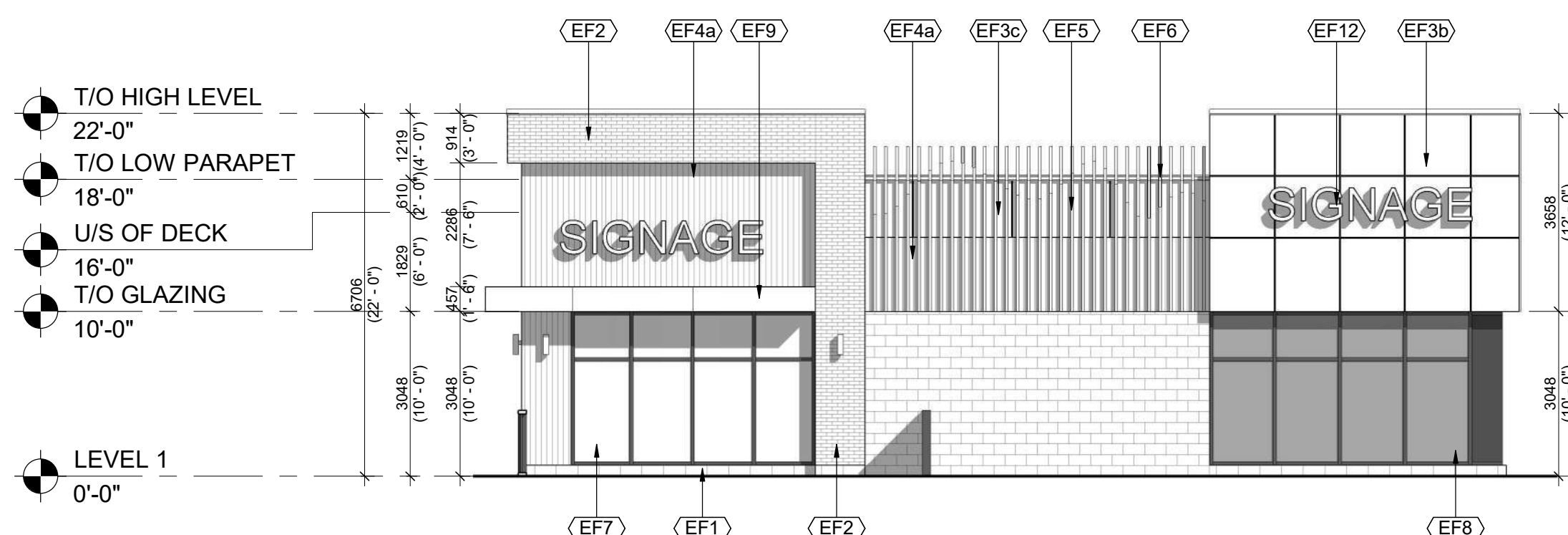


ENRIGT

PROJECT
PROPOSED RETAIL DEVELOPMENT3439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTADRAWING
BUILDING G ELEVATIONS

PROJECT NO. 17.039P03	ONTARIO ASSOCIATION OF ARCHITECTS JOINTLY CROWNED LICENCE 5734
PROJECT DATE 2026-01-16	
DRAWN BY LBD	
CHECKED BY DEM	
SCALE 1 : 100	

DRAWING NO. A301	REV. 1
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4 BUILDING G NORTH ELEVATION
A301 1 : 1003 BUILDING G EAST ELEVATION
A301 1 : 1002 BUILDING GSOUTH ELEVATION
A301 1 : 1001 BUILDING G WEST ELEVATION
A301 1 : 100

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EXTERIOR FINISH SCHEDULE

Material: Mark	Material: Description
SEF1	EXPOSED CONCRETE FOUNDATION: COLOUR: CW BLACK TINT
SEF2	INSULATED METAL PANEL: MANUFACTURER: NORBEC COLOUR: IMPERIAL WHITE
SEF3	INSULATED METAL PANEL: MANUFACTURER: NORBEC COLOUR: RED - CMYK 00 100 99 04 FINISH: SMOOTH PROFILE: L-PROFILE SUPPLY WHITE PANELS ADND ELECTRO STATIC PAINT TO MATCH CUSTOM RED COLOUR ON SITE.
SEF4	ALUMINIUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC, 1/2" DRY JOINT SYSTEM COLOUR: BNT BONE WHITE (4-BNT-30)
SEF5	ALUMINIUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC, 1/2" DRY JOINT SYSTEM COLOUR: STR RED (4-BMT-30)
SEF6	ALUMINIUM COMPOSITE METAL PANEL: MANUFACTURER: ALPOLIC, 1/2" DRY JOINT SYSTEM COLOUR: BLACK
SEF7	GLAZED DOORS AND WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR INSULATED VISION GLASS LOW-E GLAZING
SEF8	SPANDREL GLAZED DOORS AND WINDOWS: BLACK ANODIZED ALUMINUM FRAMES, TEMPERED CLEAR GLASS UNITS WITH COATING ON 3RD SURFACE CW INSULATED BACKPAN. COLOUR: GREY
SEF9	REFINISHED METAL CAP FLASHING: COLOUR: TO MATCH ADJACENT PANELS
SEF10	EXTERIOR SIGNAGE: SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT. GC TO INSTALL 5/8" PLYWOOD BACKING FOR FUTURE MOUNTING OF SIGNAGE. SIGNAGE CONDUIT ROUGH-OUTS TO BE COORDINATED WITH TENANT.
SEF11	EXTERIOR LIGHTING: PRODUCT: TBD COLOUR: TBD

1	2026-01-23	ISSUED FOR DEVELOPMENT PERMIT SUBMISSION 1	EMZ
#	DATE	DESCRIPTION	BY



PROJECT
BOW RIVER SHOPPING PLAZA

3439 69 Street NW
Plan 1339JK, Block 4
CALGARY, ALBERTA

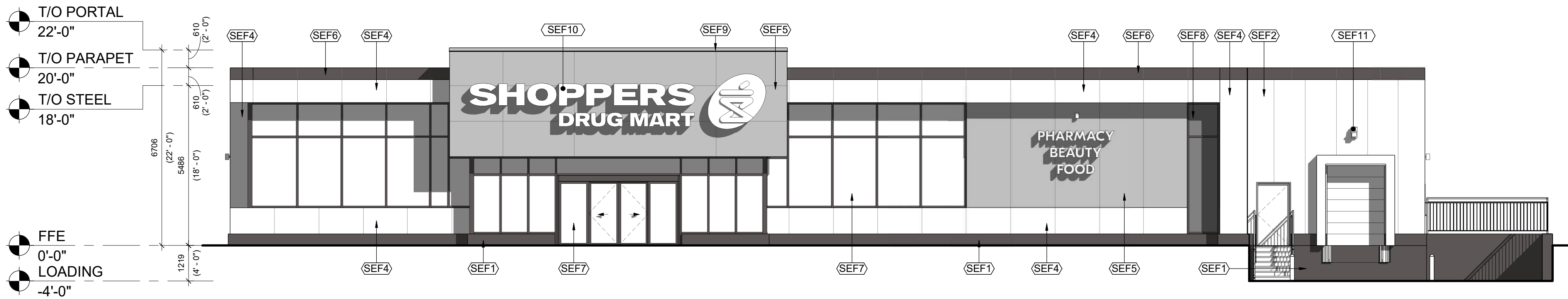
DRAWING

BUILDING F ELEVATIONS

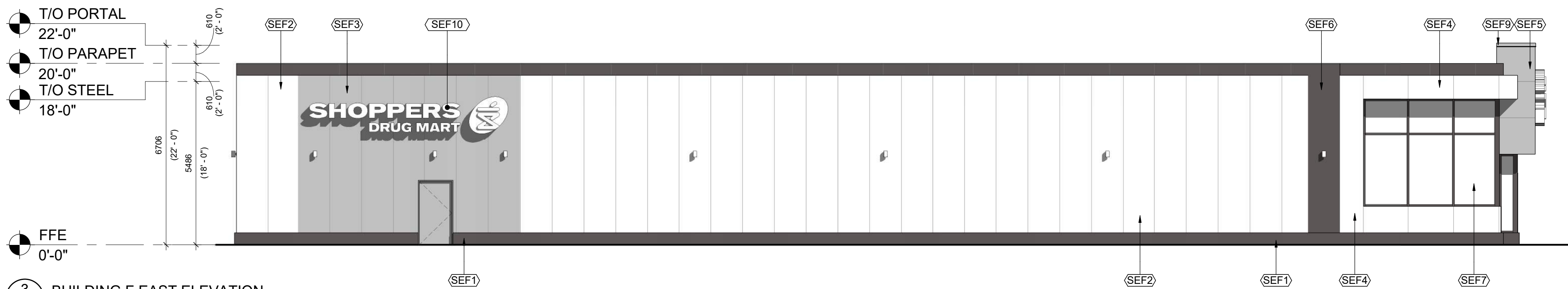
PROJECT NO. 17.039P03	
PROJECT DATE 2026-01-23	
DRAWN BY EMZ	
CHECKED BY DEM	
SCALE 1 : 100	

DRAWING NO.
A302

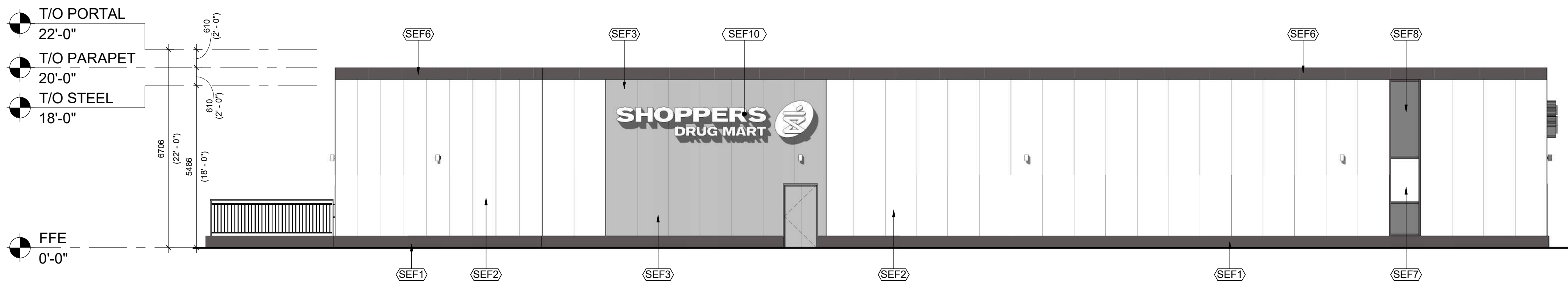
REV.
1



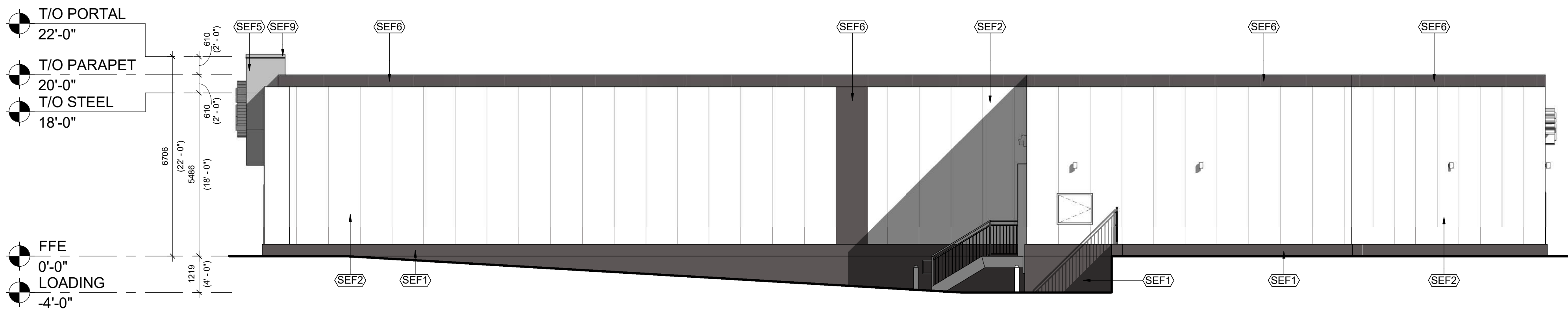
4 BUILDING F NORTH ELEVATION
A302 1 : 100



3 BUILDING F EAST ELEVATION
A302 1 : 100



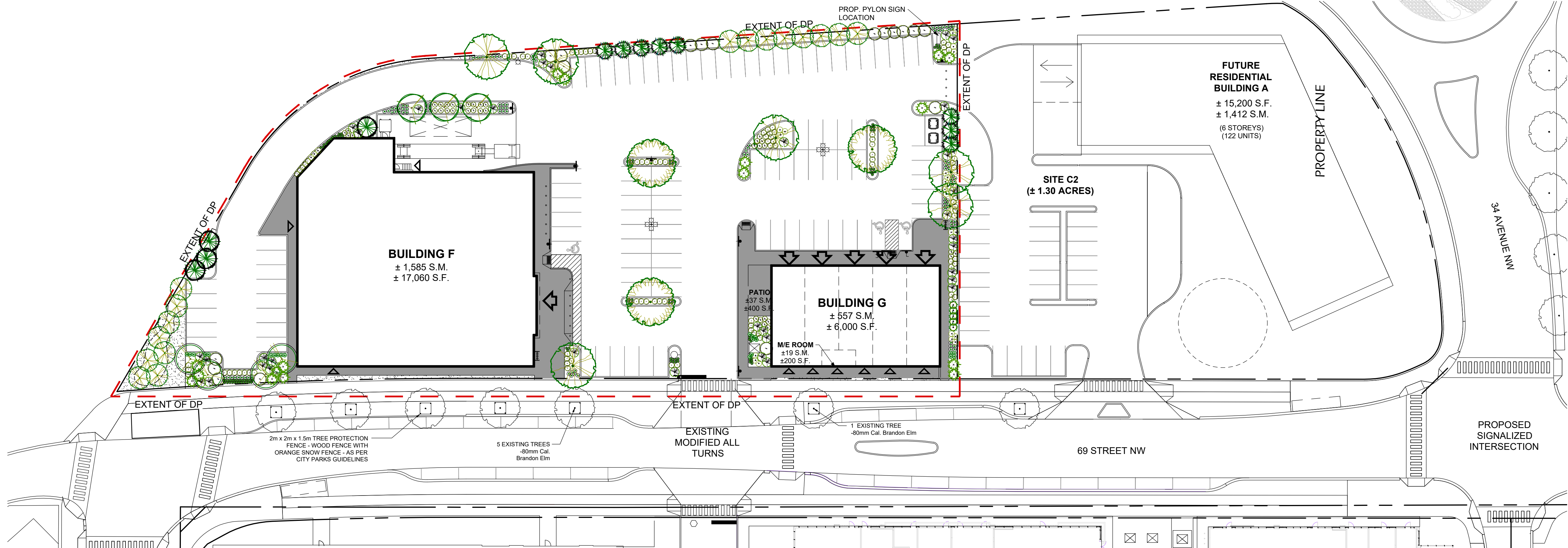
2 BUILDING F SOUTH ELEVATION
A302 1 : 100



1 BUILDING F WEST ELEVATION
A302 1 : 100

1	DEC 22/25	CLIENT REVIEW
2	JAN 19/26	DEVELOPMENT PERMIT SUBMISSION

no. date description



LANDSCAPE PLAN



LANDSCAPE STATISTICS - Site C1

CITY OF CALGARY ZONING (1P2007 LAND USE BYLAW) DIRECT CONTROL
TOTAL SITE AREA 7,878 SQ.M. (1.9 AC.)
TOTAL LANDSCAPE AREA REQUIRED - 0M SETBACKS 0 SQ.M.
LANDSCAPE AREA PROVIDED (SOFT LANDSCAPE) 795 SQ.M.
LANDSCAPE AREA PROVIDED (HARD LANDSCAPE) 672 SQ.M.
TOTAL LANDSCAPE AREA PROVIDED 1,467 SQ.M.

TOTAL NUMBER OF TREES REQUIRED 41
(1/35 SQ.M. OF SETBACK AREA - 1155 SQ.M.)
75% DECIDUOUS - 16 @ 50MM. CAL., 15 @ 75MM. CAL. 31
25% CONIFEROUS - 6 @ 2.0M. HT., 5 @ 3.0M. HT. 11
NUMBER OF EXISTING TREES ON SITE 0
TOTAL NUMBER OF SHRUBS REQUIRED - 600MM HT. 82
(2/35SQ.M. OF REQUIRED LANDSCAPE AREA)

NUMBER OF TREES PROVIDED 48
DECIDUOUS AT 75MM CALIPER 16
DECIDUOUS AT 50MM CALIPER 20
CONIFEROUS AT 3M HIGH (50%) 6
CONIFEROUS AT 2M HIGH (50%) 6
TOTAL NUMBER OF SHRUBS PROVIDED 216

NOTES:

- ALL PLANTING BEDS TO HAVE 75mm DEPTH BARK CHIP MULCH UNLESS OTHERWISE NOTED
- ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED w/AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREES - 75MM CAL. = 16
FRAXINUS PENNSYLVANICA - GREEN ASH
POPULUS TREMULOIDES - TREMBLING ASPEN
ULMUS AMERICANA - BRANDON ELM
- DECIDUOUS ORNAMENTAL TREES - 50MM CAL. = 20
MALUS X ADSTRINGENS - FLOWERING CRABAPPLE
POPULUS TREMULA 'ERECTA' - SWEDISH COLUMNAR ASPEN
POPULUS TREMULOIDES - TREMBLING ASPEN
SORBUS AMERICANA - MOUNTAIN ASH
SYRINGA RETICULATA - JAPANESE TREE LILAC
- CONIFEROUS TREES - 12
6 @ 3M - 6 @ 2M
PICEA PUNGENS - COLORADO SPRUCE
PINUS PONDEROSA - PONDEROSA PINE
- SHRUBS - 600MM HT./SPR. = 216
BERBERIS - BARBERRY, CORNUS - DOGWOOD,
PHYSOCARPUS - NINEBARK, POTENTILLA,
PRUNUS - CHERRY, SALIX - WILLOW
JUNIPERUS - JUNIPER, PINUS - PINE
- PERENNIALS
DAYLILY, SAGE, KARL FOERSTER FEATHER
REED GRASS
- GRASS AREA - 131 SQ.M.
- BARK CHIP MULCH - 664 SQ.M.
- CONCRETE SIDEWALK - 672 SQ.M.
- BIKE RACKS - MAGLIN 400 SERIES, SURFACE
MOUNT- MATTE BLACK.



PROJECT

SUNNYSIDE COMMERCIAL
34 AVE NW & 69 ST NW
CALGARY, ALBERTA

DRAWING

SITE C
LANDSCAPE PLAN

PROJECT NO.

130.189

PROJECT DATE

JAN 23, 2026

DRAWN BY

LAB

CHECKED BY

BGG

SCALE

1:400



DRAWING NO.

DP-L1