



SCHOOL 6: MAHOGANY 7-9

77 MASTERS TERRACE SE, CALGARY, ALBERTA
PLAN 181 0701, BLOCK 79, LOT 11MSR

BID NO.
SITE NO.
PLAN NO. 23611
PROJECT ID P-008276
CONTRACT ID 042520



REISSUED FOR DEVELOPMENT PERMIT 2026.08.28

CONSULTANTS:

PROJECT NO.: 144217185

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ELECTRICAL



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CIVIL



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LANDSCAPE



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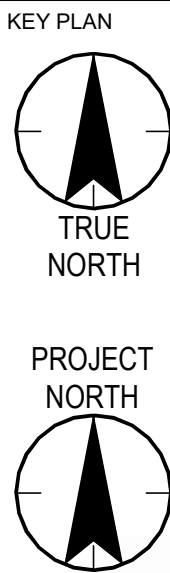
Electrical Sheet List	
Sheet Number	Sheet Name
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401	SITE PLAN

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Sheet Number	Sheet Name
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502	GRADING DP

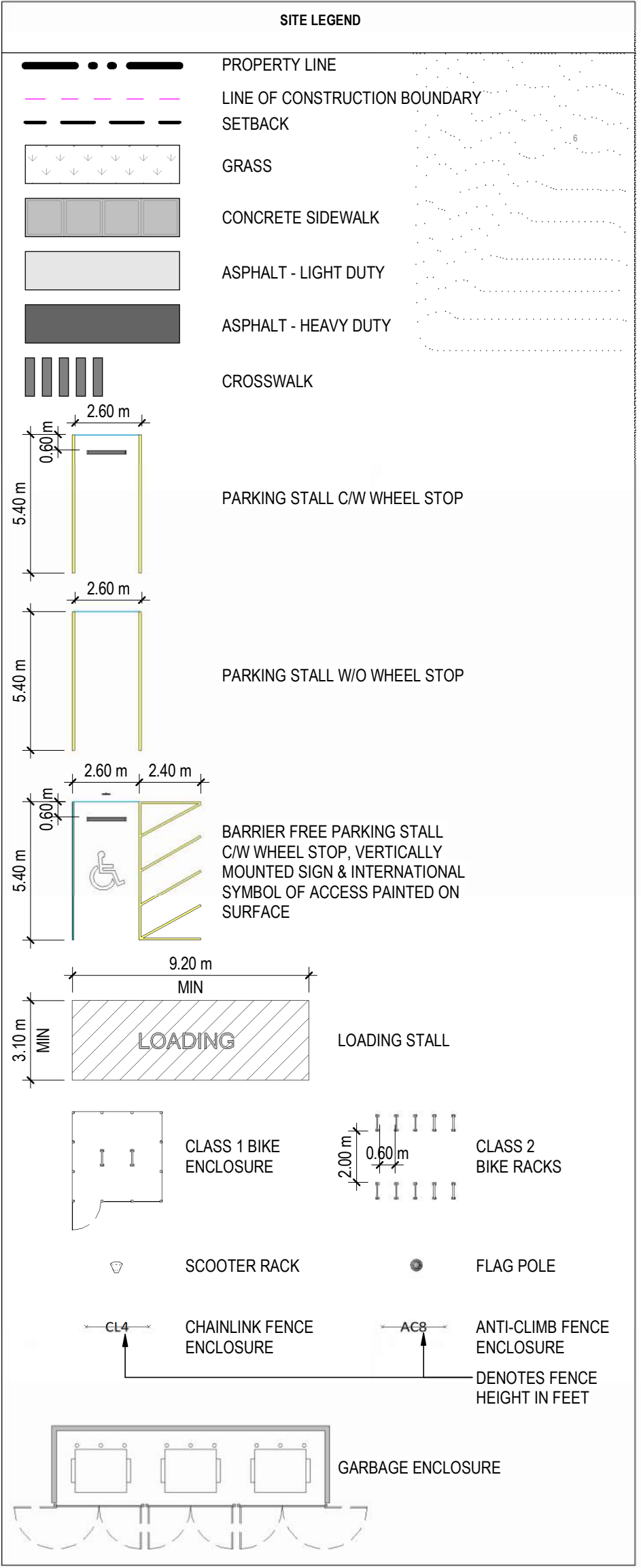
Landscape Sheet List	
Sheet Number	Sheet Name
701	LANDSCAPE PLAN



LAND USE BYLAW INFORMATION	
MUNICIPALITY:	CITY OF CALGARY
ZONING:	S.SPR
NAME OF LAND USE DISTRICT:	LOT 11MSR, BLOCK 79, PLAN 181 0701
MUNICIPAL ADDRESS:	77 Masters Terrace SE
STREET ADDRESS:	77 Masters Terrace SE
TOWN/CITY, PROVINCE, POSTAL CODE:	Calgary, Alberta
NUMBER OF STUDENTS:	1215
NUMBER OF STAFF:	105
SITE SIZE:	AREA: 4.78 HECTARES (11.81 ACRES) MORE OR LESS
BUILDING AREA:	AREA: 5916 Sqm
PARCEL COVERAGE:	MAXIMUM PERMITTED: 45%
	PROVIDED: 12%
FRONT YARD:	MINIMUM REQUIRED: 3m
	PROVIDED: 3m
SIDE YARD:	MINIMUM REQUIRED: 3m
	PROVIDED: 3m
REAR YARD:	MINIMUM REQUIRED: 3m
	PROVIDED: 3m
BUILDING HEIGHT:	MINIMUM REQUIRED: N/A
	PROVIDED: 18 m
PARKING:	REQUIRED: N/A
	PROVIDED: 117 (including BF stalls)
	BF STALLS REQUIRED: 5
	BF STALLS PROVIDED: 5
	PARKING STALL SIZE PER BYLAW: 2.60m x 5.40m
LOADING:	REQUIRED: 1
	PROVIDED: 1
PICK UP & DROP OFF:	REQUIRED: 31
	PROVIDED: 11 ON STREET
BICYCLE PARKING:	REQUIRED: 4 CLASS 1 & 122 CLASS 2
	PROVIDED: 4 CLASS 1, 122 CLASS 2
SCHOOL BUS:	5
LANDSCAPING:	MINIMUM AREA REQUIRED: n/a
	PROVIDED: n/a



NOTES



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DATE	REV.	DESCRIPTION	DRAWN BY	CHECKED BY
2026.08.26	5	REISSUED FOR DEVELOPMENT PERMIT		
2026.07.24	4	ISSUED FOR DOWIT		
2026.07.14	3	REISSUED FOR DEVELOPMENT PERMIT		
2026.06.08	2	REISSUED FOR DEVELOPMENT PERMIT		
2026.02.04	1	ISSUED FOR DEVELOPMENT PERMIT		

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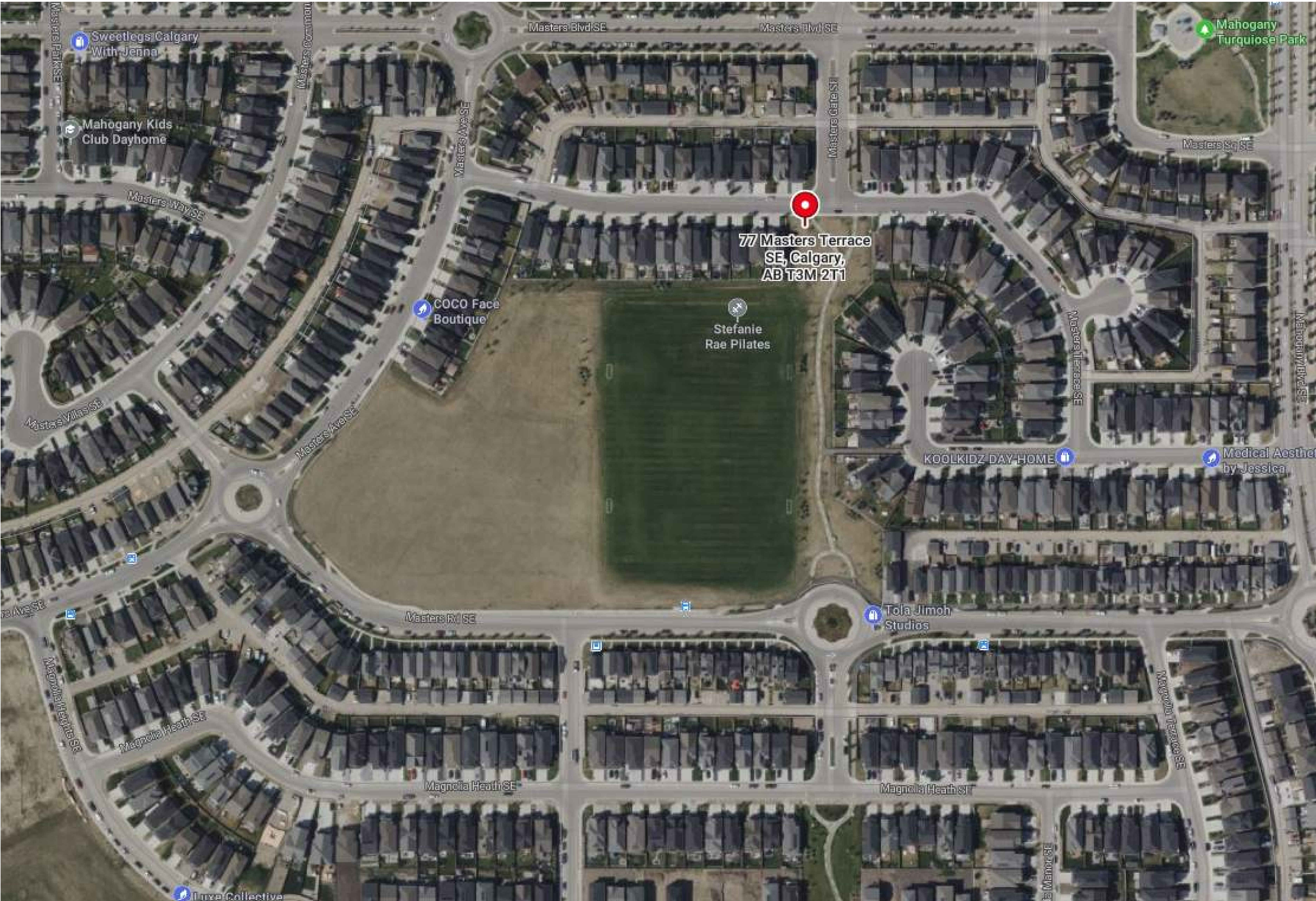


PROJECT
SCHOOL 6: MAHOGANY 7-9
77 MASTERS TERRACE SE, CALGARY, ALBERTA
PLAN 181 0701, BLOCK 79, LOT 11MSR

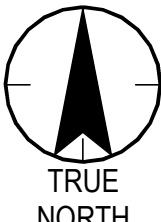
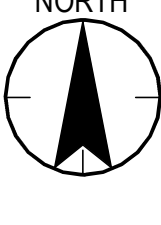
TITLE
SITE PLAN

SEAL	DRAWN BY Author	CHECKED BY Checker	SCALE As indicated
	DATE 12.19.2025	SITE ID	BUILDING ID
	PLAN NO. 023611	PHASE	DISCIPLINE ARCHITECTURE
	PROJECT ID. P-008276	SHEET NO.	010

DOCUMENT CODE
023611 - P-008276 - 010



SITE CONTEXT PLAN

SITE STATISTICS	KEY PLAN
MUNICIPAL ADDRESS: 77 Masters Terrace SE, Calgary, AB	 TRUE NORTH
LEGAL DESCRIPTION: PLAN 181 0701, Block 79, Lot 11MSR	 PROJECT NORTH
LAND USE DESIGNATION: S-SPR Special Purpose - School, Park and Community Reserve	
PARCEL SIZE: ± 47,793 m ²	
GROSS FLOOR AREA (GFA): 10202 m ²	
FLOOR AREA RATIO (FAR): 0.28	
NOTES	

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DATE	REV.	DESCRIPTION	DRAWN BY	CHECKED BY
2026.07.24	3	ISSUED FOR DRAFT		
2026.06.08	2	RE-ISSUED FOR DEVELOPMENT PERMIT		
2026.02.04	1	ISSUED FOR DEVELOPMENT PERMIT		

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SCHOOL 6: MAHOGANY 7-9
77 MASTERS TERRACE SE, CALGARY, ALBERTA
PLAN 181 0701, BLOCK 79, LOT 11MSR

TITLE
SITE CONTEXT PLAN

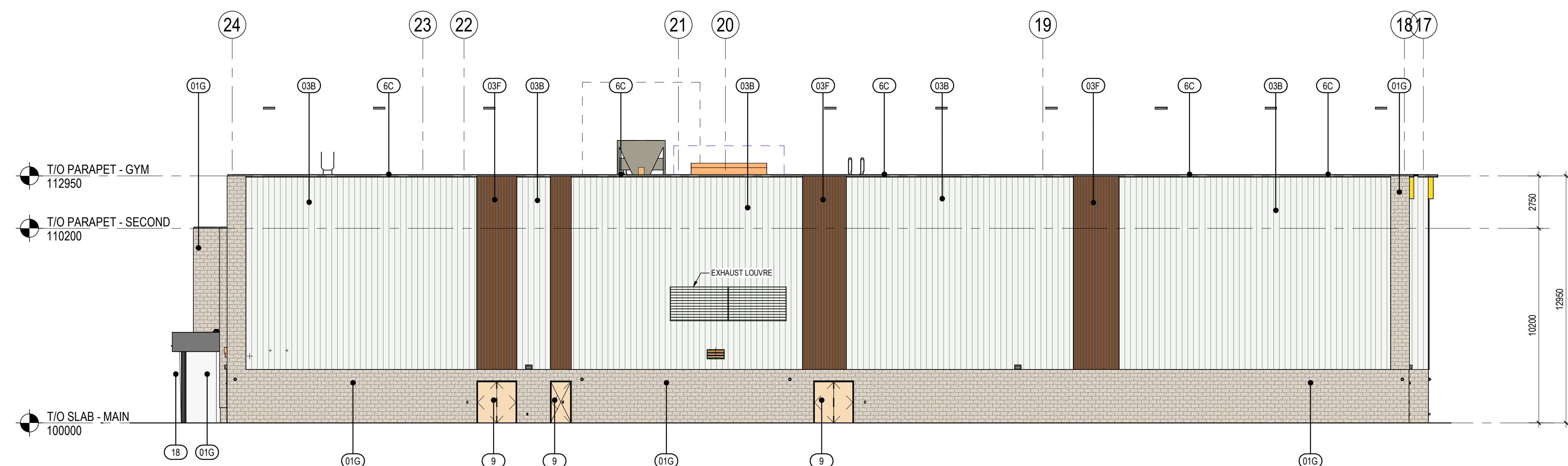
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	DATE 12.19.2025	SITE ID	BUILDING ID
	PLAN NO. 023611	PHASE	DISCIPLINE ARCHITECTURE
	PROJECT ID. P-008276		SHEET NO. 011

KEY PLAN

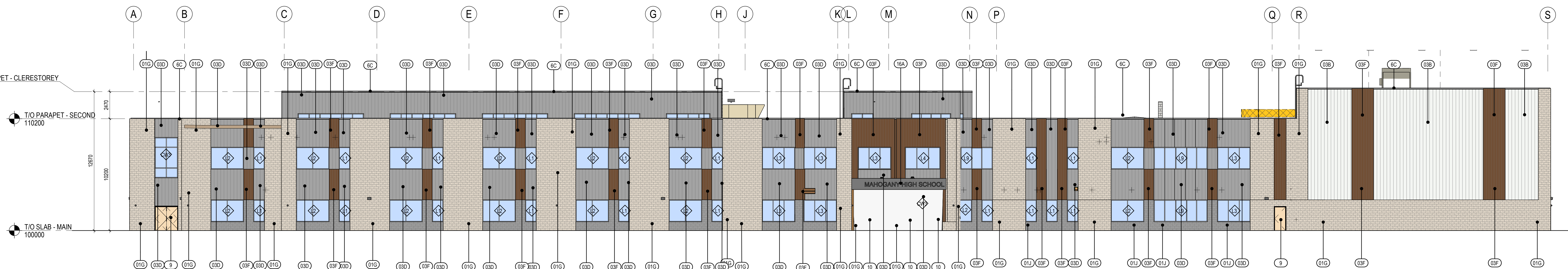
NOTES

Keynote Legend	
Key Value	Keynote Text
01G	SMOOTH FACE CONCRETE MASONRY UNIT - FINE FLISER
01J	SMOOTH FACE CONCRETE MASONRY UNIT - EQUILE
02B	PREFINISHED METAL CLADDING - VERTICAL - CARBONADO WHITE
02C	PREFINISHED METAL CLADDING - HORIZONTAL - CARBONADO WHITE
03P	PREFINISHED METAL CLADDING - VERTICAL - WARM ROSEWOOD
6C	
9	INSULATED HOLLOW METAL DOOR - PAINT FINISH
10	INSULATED HOLLOW METAL GAZED DOOR - PAINT FINISH
16A	SONICORE "SIGNATURE" TO BE IN UPPER AND LOWER CASE; FONT: MYSTARD PRO SERIAL-BOLD UPPER CASE LETTERS; SERIALIZED-REGULAR LOWER CASE LETTERS LETTERING DESIGNATING SCHOOL NAME; NAME SHOWN IS INDICATIVE ONLY; PROVIDE YOUR OWN PROVIDED BY THE ARCHITECT. SEE SCHEDULE FOR MATERIALS. STAINLESS STEEL, CONCEALED ANCHORS MOUNT "School name" Above "College Board of Education" SIGNATURE BOARD
18	METAL CLADDING CUZNPALAN

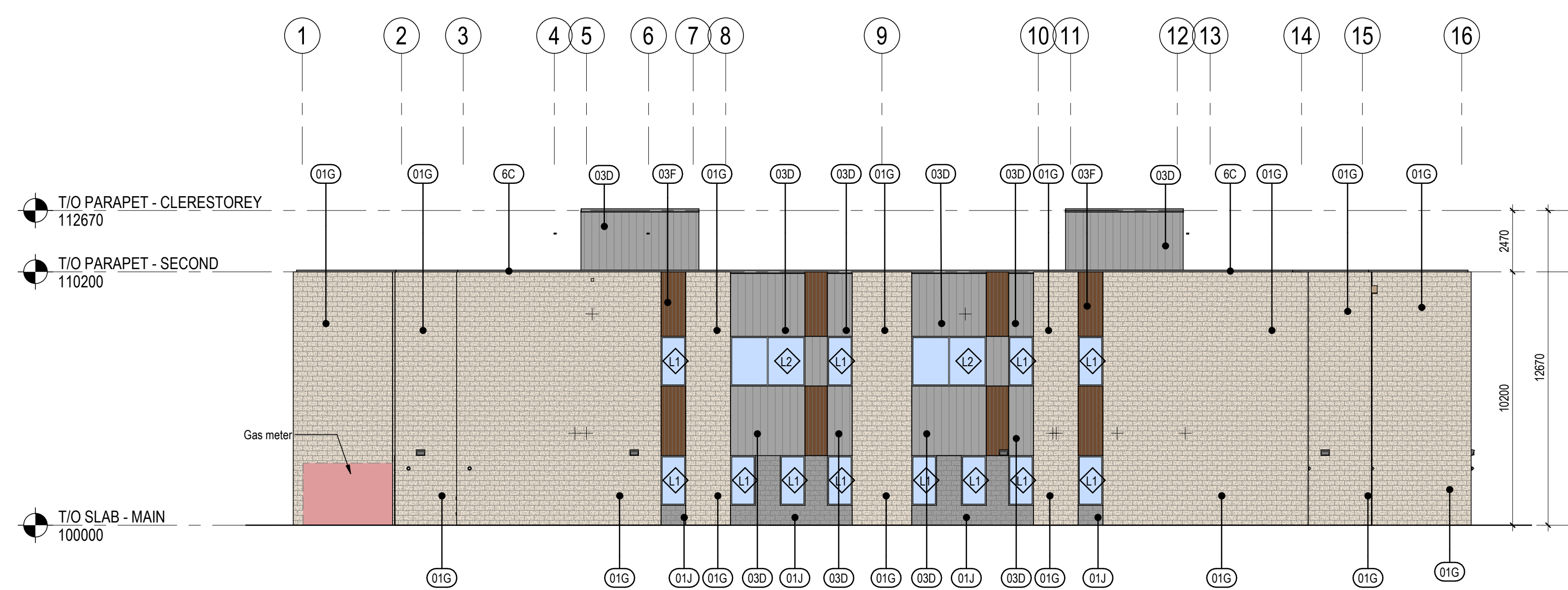
1 NORTH ELEVATION



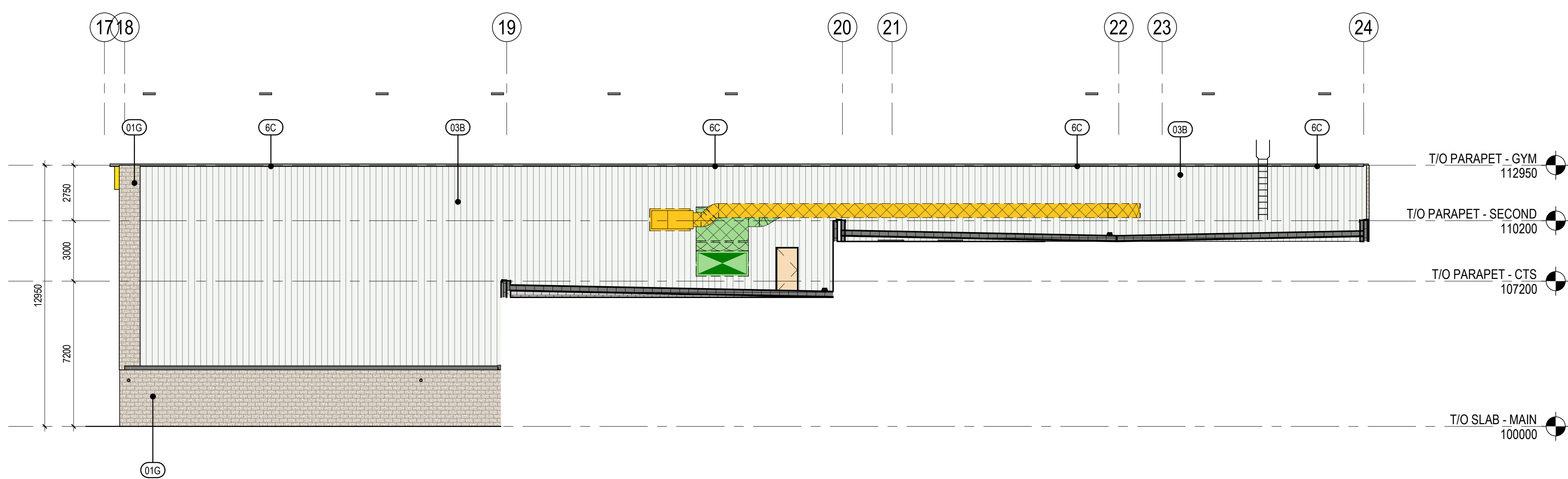
3 EAST ELEVATION 2



5 SOUTH ELEVATION 2



6 WEST ELEVATION



7 WEST ELEVATION 2

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2026.07.14	2	REISSUED FOR DEVELOPMENT PERMIT		
2026.07.24	1	ISSUED FOR DDIFT		
DATE	REV.	DESCRIPTION	DRAWN BY	CHECK BY

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Alberta
Infrastructure

PROJECT

SCHOOL 6: MAHOGANY 7-9
77 MASTERS TERRACE SE, CALGARY, ALBERTA
PLAN 181 0701, BLOCK 79, LOT 11MSR

TITLE

EXTERIOR ELEVATIONS

SEAL	DRAWN BY Author	CHECKED BY Checker	SCALE 1 : 150
	DATE 2026.07.24	SITE ID	BUILDING ID
	PLAN NO. 023611	PHASE	DISCIPLINE ARCHITECTURE
	PROJECT ID. P-008276		SHEET NO. 120

DOCUMENT CODE

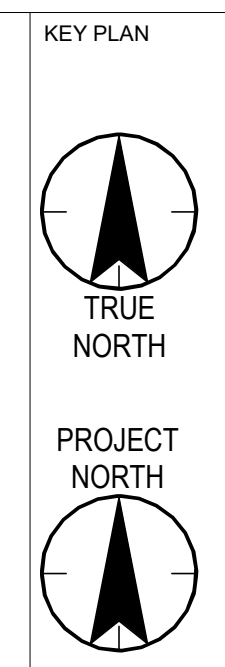
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SOUTHEAST ISOMETRIC VIEW - FRONT OF THE BUILDING



NORTHWEST ISOMETRIC VIEW - REAR SIDE OF THE BUILDING



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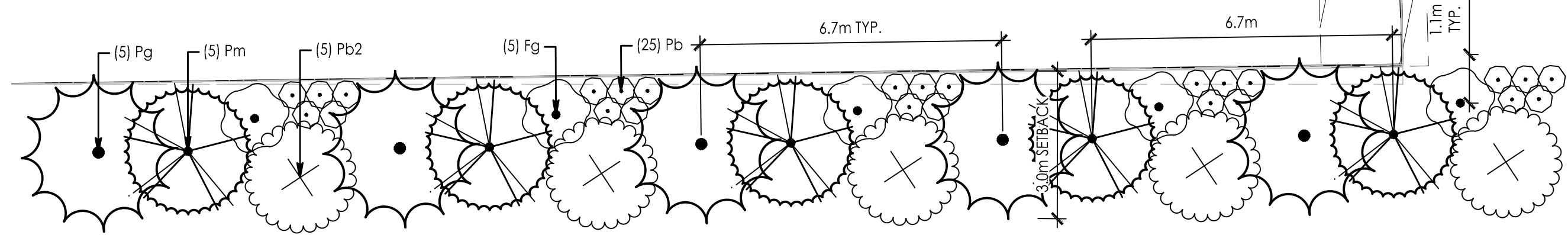
TITLE

EXTERIOR ISOMETRIC VIEWS

SEAL	DRAWN BY Author	CHECKED BY Checker	SCALE
	DATE 2026.07.24	SITE ID	BUILDING ID
	PLAN NO. 023611	PHASE	DISCIPLINE ARCHITECTURE
	PROJECT ID P-008276		SHEET NO. 122

DOCUMENT CODE

023611 - P-008276 - 122



A SHRUB LAYOUT ENLARGEMENT
SCALE: 1:100

REFERENCE NOTES SCHEDULE OVERALL

SYMBOL	CODE	DESCRIPTION
	FN-101	4' CHAIN LINK FENCE - PER ALBERTA INFRASTRUCTURE STANDARDS
	GC-101	BARK MULCH
	HS-101	ASPHALT - REFER TO ARCHITECTURE
	HS-102	STANDARD AREA CONCRETE, BROOM FINISH - REFER TO ARCHITECTURE
	HS-103	HEAVY DUTY ASPHALT - REFER TO ARCHITECTURE

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT
	Ah	2	ACER SACCHARINUM SILVER CLOUD / SILVER CLOUD MAPLE	75MM CAL
	Pg	5	PICEA PUNGENS 'GLAUC' / BLUE COLORADO SPRUCE	3.0M HT.
	Pm	5	PINUS MUGO / MUGO PINE	2.5M HT.
	Pl	5	PINUS SYLVESTRIS / SCOTCH PINE	2.0M HT.
	Tr	3	TILIA AMERICANA 'REDWIND' / REDWIND AMERICAN LINDEN	50MM CAL
	Ua	3	ULMUS AMERICANA / AMERICAN ELM	75MM CAL
	Fg	5	FORSYTHIA 'NORTHERN GOLD' / NORTHERN GOLD FORSYTHIA	#2 POT.
	Pb	25	PHILADELPHUS LEWIS 'BUZZARD' / BUZZARD MOCK ORANGE	#2 POT.
	Pb2	5	PHYSOCARPUS OPIULIFOLUS 'MONLO' / DIABOLO 9 NINEBARK	#2 POT.
	CF		TURF / TURF MIX DROUGHT TOLERANT GRASS SPECIES	TURF

LEGEND

	PROPERTY LINE
	IMPROVEMENT BOUNDARY
	3.0M SETBACK FROM PL
	EXISTING STREET LIGHT CABLE
	EXISTING NATURAL GAS LINE
	EXISTING TREES - PROTECT DURING CONSTRUCTION
	TREE PROTECTION PLANS MUST BE SUBMITTED AND APPROVED BY CALGARY URBAN FORESTRY PRIOR TO CONSTRUCTION
	TRANSFORMER

Site Setback Area	1,017m ²	
	Trees Required	Trees Provided
Total Trees Required (1.2 trees /70m ²)	17	23
75% Deciduous trees	13	8
Deciduous with 50mm Cal	6.5	3
Deciduous with 75mm Cal	6.5	5
25% Coniferous Trees	4	15
Coniferous with 2.0m Ht.	2	10
Coniferous with 3.0m Ht.	2	5
Shrubs – not required	0	35

KEY PLAN



NOTES

Address	77 Masters Terrace SE, Calgary, AB
Legal Description	1810701, Block 79, Lot 11 MSR
Zoning	S-SPR Special Purpose - School, Park and Community Reserve
Setback	3.0 metres (Front, Rear and Side)
Total Parcel Area	17594 sq.m.
Total Setback Area	1017 sq.m.
Building Area	5916 sq.m.
Number of Student	1215
Number of Staff	105
Motor Vehicle Parking Stall	119 stall (Reference: Group A - 1 motor vehicle parking stall per 100 square metre of gross usable floor area.). Site Plan Shows 119 stalls based anticipated parking requirements. TBC with CBE/ AHJ.
Barrier Free Parking Stall	5 (Reference: ABC 2023)
Loading Stall	1 stall provided - variance needed (Reference: Loading stalls per 9300.0 square metres of gross floor area where the cumulative gross floor area of all buildings on a parcel is greater than 930.0 square metres)
Pick-up & Drop off Stall	31 stall (Reference: Minimum 1.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls) - 11 on-street stalls provided, variance needed.
Bicycle Parking Stall	8 bicycle stall for 105 Staff. (Reference: Minimum number of bicycle parking stalls: 4 class 1 equal to 5.0 per cent of the maximum number of employees.) 140-4 bicycle stalls for 1215 Students (Reference: Minimum number of bicycle parking stalls: 140 class 2 equal to 10.0 per cent of the maximum number of students as stated in the development permit.)
School Bus	5
Required Trees	1.2 trees/70m ² Proposed Coniferous: 15 Proposed Deciduous: 8 X of 8 Existing trees retained within landscape area: 0 Total proposed and retained trees within landscape area: 23

NOTE:

- ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED ON THE PLAN
- FURNISHINGS NOTED ARE FOR INFORMATION ONLY AND DOES NOT RESTRICT ALTERNATIVE PRODUCTS IF DEEMED EQUIVALENT
- NO IRRIGATION
- 2 YEAR MAINTENANCE AND WARRANTY REQUIRED FOR ALL LANDSCAPE PLANTING
- ALL PLANTING AND MAINTENANCE ACTIVITIES PER CITY OF CALGARY, 2025 CALGARY PARKS AND OPEN SPACES DEVELOPMENT GUIDELINES AND STANDARDS SPECIFICATIONS: LANDSCAPE CONSTRUCTION. (<https://www.calgary.ca/content/dam/www/pdf/citydocuments/urban-development/publications/landscape-construction-compressed.pdf>)

PLANTING NOTES:

- ALL GROWING MEDIA AND PLANTING TO STANDARDS OUTLINED IN THE CITY OF CALGARY PARKS AND OPEN SPACES, DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION, 2024.
- MINIMUM SOIL DEPTHS:
 - TURF - 150MM
 - TREES - 600MM
- DETAILS:
 - 23 - TREE PLANTING DETAIL, 40MM TO 100MM CALIPER TREES
 - 27 - TREE PLANTING DETAIL FOR SLOPES
 - 28 - TOPSOIL SUSPENSION PREPARATION
 - 29 - SOD

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2026.08.28	7	RE-ISSUED FOR DEVELOPMENT PERMIT	AB	MW
2026.07.14	6	RE-ISSUED FOR DEVELOPMENT PERMIT	AB	MW
2026.04.30	5	RE-ISSUED FOR DEVELOPMENT PERMIT	AB	MW
2026.04.28	4	ISSUED FOR DESIGN DEVELOPMENT	AB	MW
2026.03.27	3	ISSUED FOR DEVELOPMENT PERMIT	AB	MW
2026.03.09	2	RE-ISSUED FOR SCHEMATIC DESIGN REVIEW	AB	MW
2025.12.19	1	ISSUED FOR SCHEMATIC DESIGN REVIEW	AB	MW

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PROJECT

SCHOOL 6: MAHOGANY 7-9
77 MASTER TERRACE SE, CALGARY, AB
PLAN 1810701, Block 79, Lot 11 MSR

TITLE

LANDSCAPE PLAN

SEAL

DRAWN BY AB	CHECKED BY MW	SCALE As Indicated
DATE 12.15.2025	SITE ID	BUILDING ID
PLAN NO. 023611	PHASE	DISCIPLINE LANDSCAPE
PROJECT ID. P-008276	SHEET NO. 701	

DOCUMENT CODE

