



ARTIST RENDERING. FOR REFERENCE ONLY. BUILDING DEPICTED MAY NOT BE EXACTLY AS SHOWN.

NORR

2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

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

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

JEMM PROPERTIES 16 AVE NW

130 - 16TH AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2 - PLAN 241 1498

DEVELOPMENT PERMIT: DP2024-04859
NORR PROJECT NUMBER: RZ1125-0054

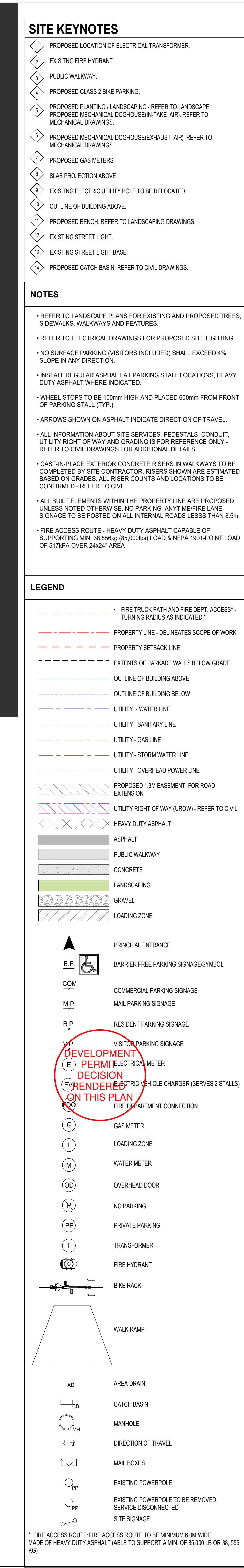
ISSUED FOR DP - REVISION 10 JUL, 2026

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
ARCHITECTURE	
DP00-00	COVER SHEET
DP10-00	SITE CONTEXT, LAND USE & PROJECT STATS
DP10-01	SITE PLAN
DP10-02	W & R DETAILS
DP10-03	EXTERIOR RENDERINGS
DP10-04	SHADOW STUDIES
DP10-05	BICYCLE ROOM PLAN, CLASS 1 AND 2 BIKE RACK DETAILS
DP10-06	SITE PLAN - W&R AND LOADING VEHICLES, FIRE TRUCK, RESIDENTS VEHICLE SWEEP PATHS, SITE SECTIONS
DP20-00	PARKADE PLAN - TOP
DP20-01	PARKADE PLAN - BOTTOM
DP20-02	MAIN FLOOR PLAN
DP20-03	SECOND, FOURTH & SIXTH FLOOR PLANS
DP20-04	THIRD & FIFTH FLOOR PLANS
DP20-RF	ROOF OVERALL PLAN
DP30-00	OVERALL BUILDING ELEVATIONS
DP30-01	OVERALL BUILDING ELEVATIONS
DP30-02	OVERALL BUILDING ELEVATIONS
DP32-00	BUILDING SECTIONS
DP44-01	ENLARGED RAMP PLAN & SECTION



DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
DP45-01	UNIT PLANS
DP45-02	UNIT PLANS
DP45-03	UNIT PLANS
CIVIL	
195-01 GRAD	SITE GRADING PLAN
195-01 SVC	SITE SERVICING PLAN
ELECTRICAL	
E001	SITE PLAN - LIGHTING
E002	SITE LIGHTING - POINT BY POINT
E003	RENDERING
LANDSCAPE	
DPL1	STREETSCAPE LANDSCAPE DESIGN
DPL2	ROOF TOP AMENITY SPACE

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
TRONNES GEOMATICTS 6135 10TH STREET SE CALGARY, AB T2H 2Z9 403-207-0303	VERITAS 141 COMMERCIAL DRIVE CALGARY, AB T3Z 2A7 587-393-5653	NORR A.E.P 2300, 411 - 1ST STREET SE CALGARY, AB - T2G 4Y5 403-264-4000	TRL 100, 1615 - 10TH AVENUE SW CALGARY, AB T3C 0J7 403-244-4944
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
EMBE 121 15 AVE SE CALGARY, AB T2G 1G1 403-460-2277	EMBE 121 15 AVE SE CALGARY, AB T2G 1G1 403-460-2277	NORR A.E.P 2300, 411 - 1ST STREET SE CALGARY, AB - T2G 4Y5 403-264-4000	818 1812 14A STREET SW CALGARY, AB T2T 3W6 403-244-8188





1 RENDERING - SW
DP10-03 SCALE: 1/2" = 1'-0"



4 RENDERING - SE
DP10-03 SCALE: 1/2" = 1'-0"



3 RENDERING - NE
DP10-03 SCALE: 1/2" = 1'-0"



2 RENDERING - NW
DP10-03 SCALE: 1/2" = 1'-0"

DATE	ISSUED FOR	REV
2024-06-21	DEVELOPMENT PERMIT	1
2025-01-17	ISSUED FOR DR1	2
2025-03-07	ISSUED FOR DR2	3
2025-04-28	RE-ISSUED FOR DR2	4
2025-06-13	ISSUED FOR PTR	5
2026-04-23	DP REVISION	6

This drawing has been prepared solely for the use of JEMM PROPERTIES and there are no representations of any kind made by NORR A.E.P. to any party with whom NORR A.E.P. has not entered into a contract.

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
BUILDING PERMIT

Key Plan

Survey:	TRONNES GEOMATICS
Civil:	VERITAS
Architecture:	NORR A.E.P.
Structural:	TRL
Mechanical:	EMBE
Electrical:	EMBE
Interiors:	NORR A.E.P.
Landscape:	818

Seal(s)

2

NORR

2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations

Jonathan Hughes, Architect, AIA, CAA, NSIC, MAA, AIAA, ASPE
Adam Tomlin, P. Eng., JPECA
Chris Paul, P. Eng., JPECA

Project Manager	Drawn
ALBA GUO	S. Karvel/T. Peres
Project Leader	Checked
C.L.VZENG	A. Guo

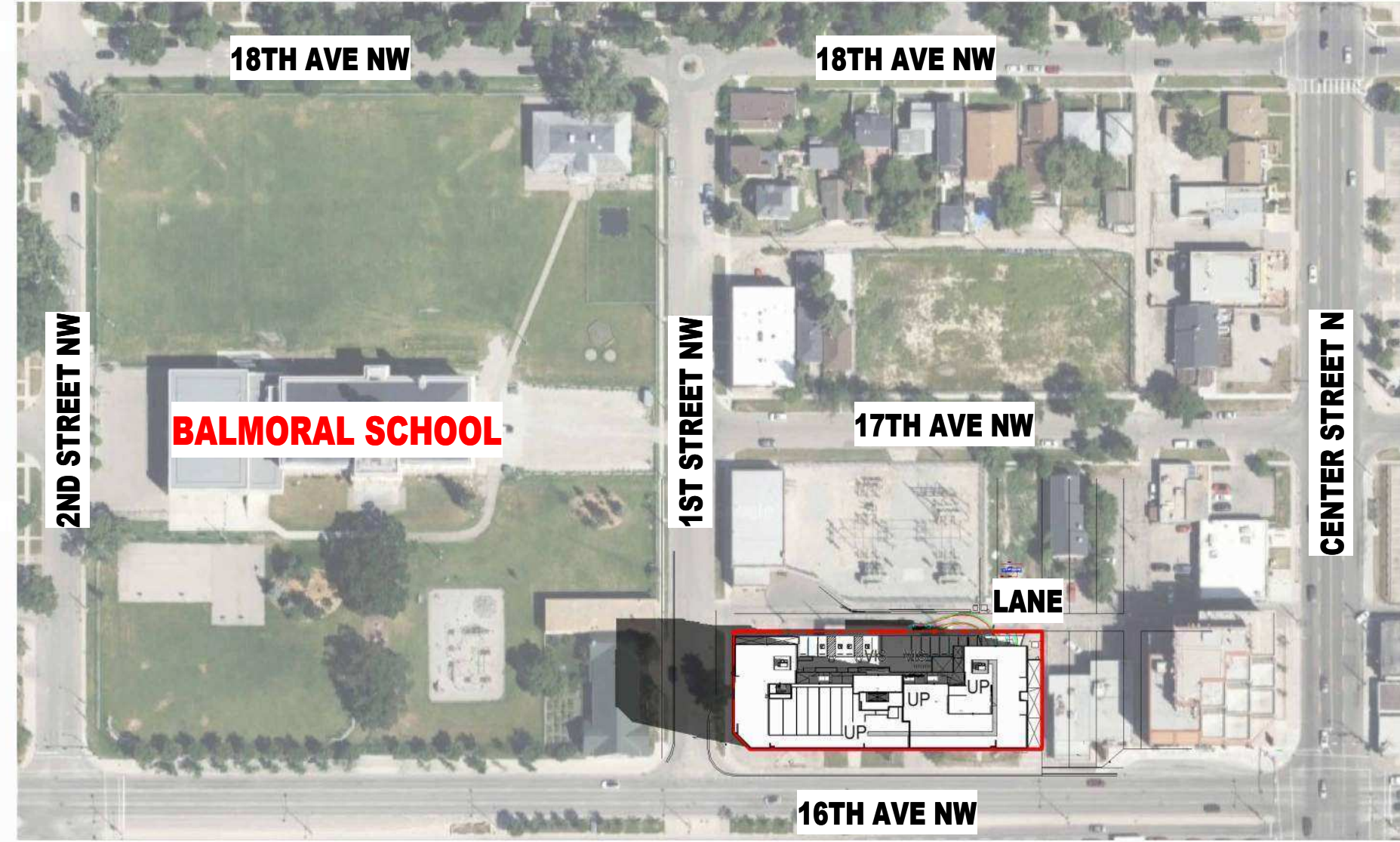
Client
JEMM PROPERTIES

Project
JEMM PROPERTIES 16 AVE NW

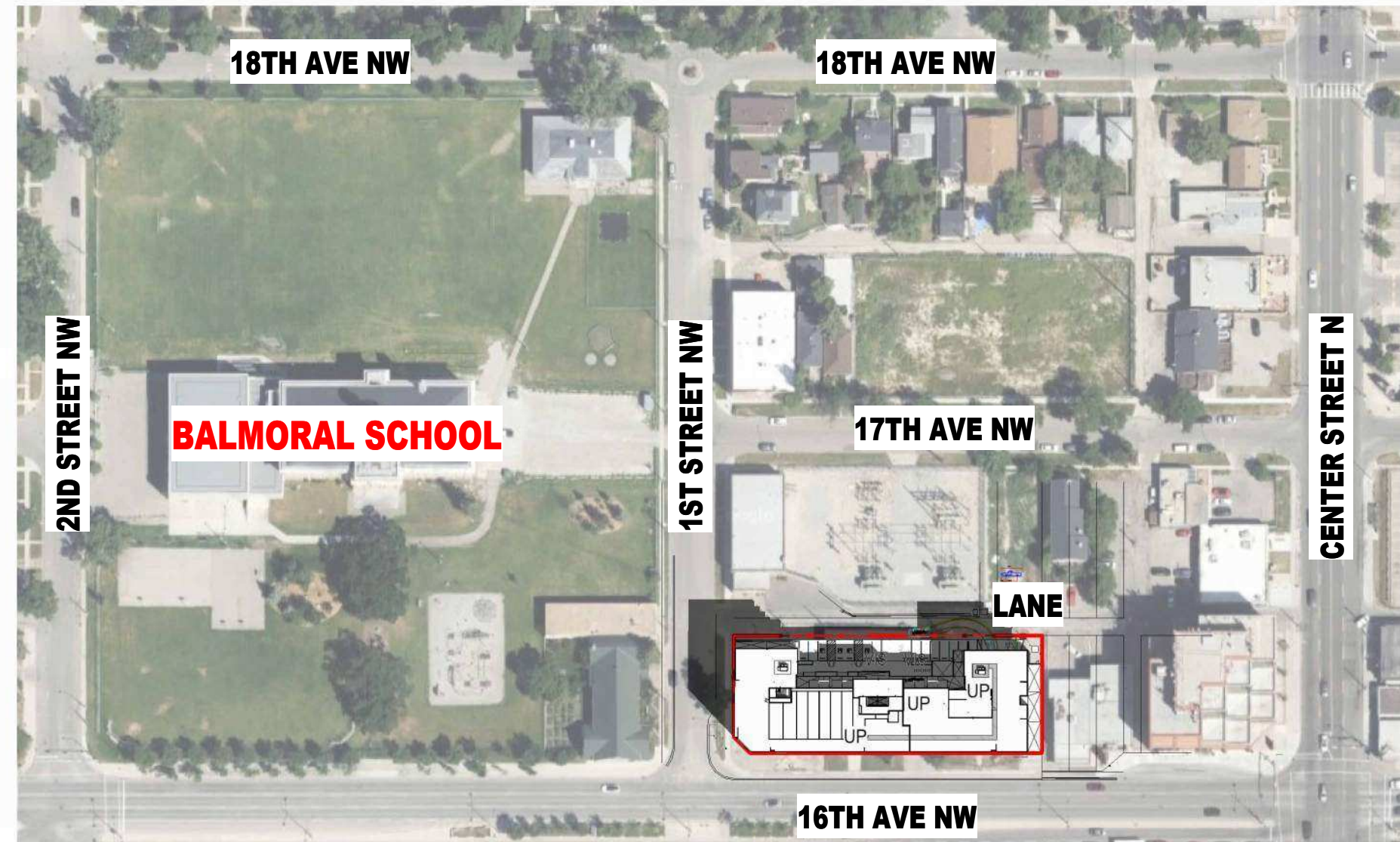
130 - 16TH AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2 - PLAN 241 1498

Drawing Title
EXTERIOR RENDERINGS

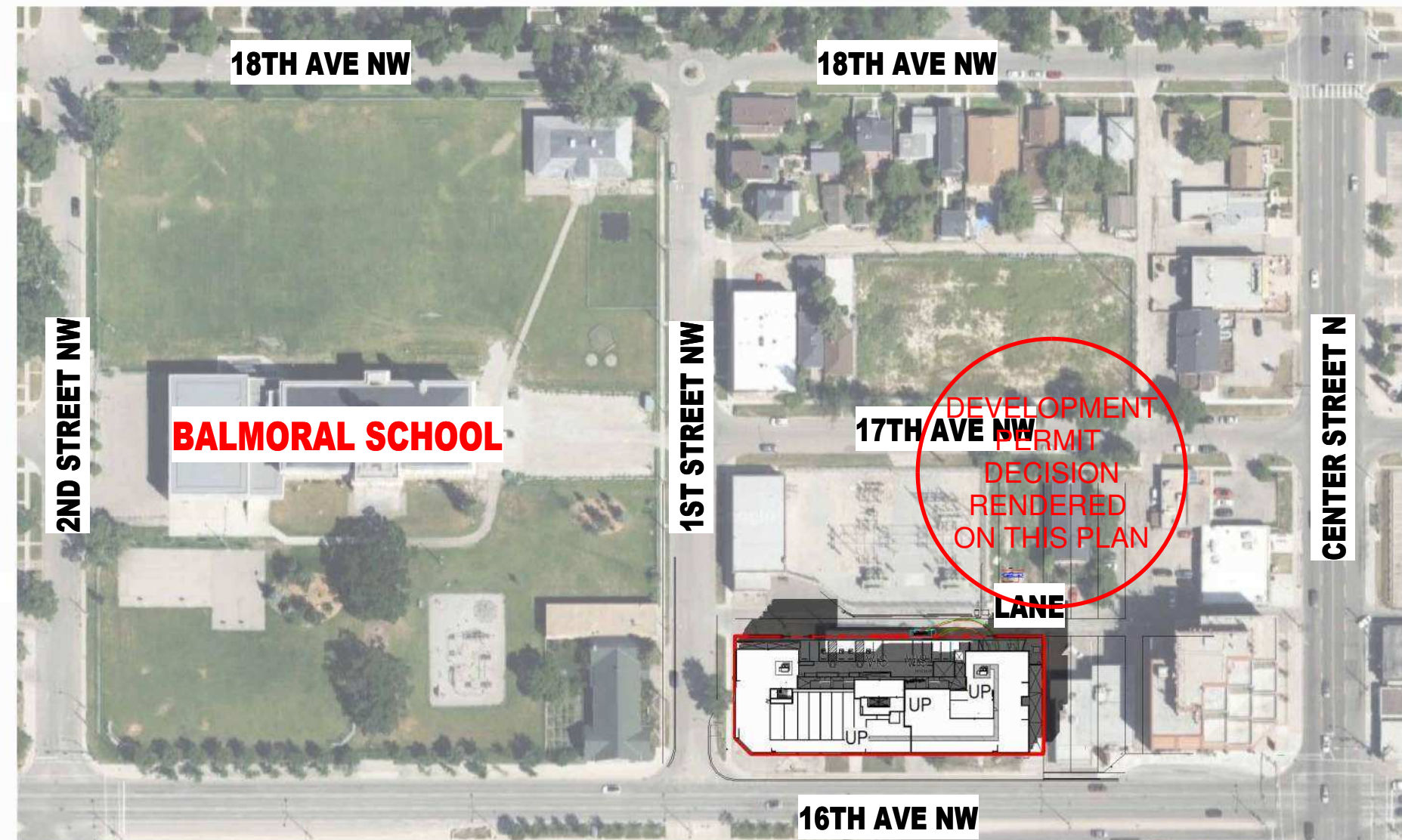
Scale	As Indicated
Project No.	RZ1125-0054
Drawing No.	DP10-03



11 SHADOW STUDY - DEC_21_10 AM
DP10-04 SCALE: 1 : 1600



8 SHADOW STUDY - DEC 21 12 PM
DP10-04 SCALE: 1:1600



10 SHADOW STUDY - DEC_21_3 PM
DP10-04 SCALE: 1:1600

Scale	As Indicated
Project No.	RZ1125-0054
Drawing No.	DP10-04

4/20/2025 2:10:58 PM

Allocated Doc: J:\JMM Properties - 16th Ave NW\16th Ave NW - 2025-03-20\25-03-20_001\16th Ave NW - 2025-03-20_001.dwg



2 BUILDING ELEVATIONS - WEST
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATIONS - WEST WING
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND	
No.	DESCRIPTION
01a	SIMULATED STONE VENEER; COLOUR: OMBIAN; MANUF.: INTERSTATE
01b	SIMULATED STONE VENEER; COLOUR: ASH; MANUF.: INTERSTATE
02	CORRUGATED METAL CLADDING; COLOUR: BLACK; MANUF.: T.B.D.
03a	FIBER CEMENT PANEL; COLOUR: HARVEST GLOW HFH7466U; MANUF.: CERACLAD
03b	FIBER CEMENT PANEL; COLOUR: MODERN BRICK - GRAY FH7156A; MANUF.: CERACLAD
04a	E.I.F.S CLADDING; COLOUR: #132 MOUNTAIN FOG 173 177 174; MANUF.: T.B.D.
04b	E.I.F.S CLADDING; COLOUR: #396 ALABASTER 230 218 205; MANUF.: T.B.D.
04c	E.I.F.S CLADDING; COLOUR: #715 LICORICE 56 5 60; MANUF.: T.B.D.
05a	METAL BALCONY FASCIA; COLOUR: MATCH #02 CORRUGATED METAL CLADDING; MANUF.: T.B.D.
05b	METAL BALCONY FASCIA; COLOUR: MATCH #03 FIBER CEMENT LAP SIDING; MANUF.: T.B.D.
06	METAL BALCONY SOFFIT; COLOUR: MATCH #03 FIBER CEMENT LAP SIDING; MANUF.: T.B.D.
07	PREFINISHED METAL PARAPET FLASHING; COLOUR: BLACK; MANUF.: T.B.D.
08	CONCRETE FACED INSULATION BOARD; COLOUR: GRAY; MANUF.: T.B.D.
09	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLASS; COLOUR: BLACK; MANUF.: T.B.D.
10	ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE; COLOUR: MATCH ADJACENT MULLION; MANUF.: T.B.D.
11	INSULATED HOLLOW METAL DOOR AND INSULATED PRESSED STEEL FRAME - SEE DOOR SCHEDULE; COLOUR: PAINT MATCH #04a E.I.F.S CLADDING; MANUF.: T.B.D.
12	PVC PATIO/BALCONY DOOR C/W CLEAR GLASS; COLOUR: BLACK; MANUF.: T.B.D.
13	PVC WINDOW C/W CLEAR GLASS; COLOUR: BLACK; MANUF.: T.B.D.
14	PREFINISHED METAL RAILING C/W PICKETS; COLOUR: BLACK; MANUF.: T.B.D.
15	CONCRETE CURB; FINISH: SACK-RUBBED CONCRETE; COLOUR: STANDARD GREY; MANUF.: N/A
16	OVERHEAD DOOR - SEE DOOR SCHEDULE; COLOUR: MATCH ADJACENT CLADDING MATERIAL; MANUF.: T.B.D.
17	MECHANICAL LOUVER - TO BE COORDINATED WITH TENANT SPACE REQUIREMENTS; FINISH: POWDER COAT, COLOUR: MATCH ADJACENT CLADDING MATERIAL; MANUF.: T.B.D.
18	MECHANICAL ROOFTOP EQUIPMENT SCREENING - SEE MECHANICAL; COLOUR: BLACK; MANUF.: T.B.D.
19	EMERGENCY OVERFLOW SCUPPER; COLOUR: MATCH ADJACENT CLADDING MATERIAL; MANUF.: T.B.D.
20	METAL ADDRESS NUMBERS; COLOUR: BRUSHED NICKEL; MANUF.: T.B.D.
21	EXTERIOR WALL MOUNTED LIGHTING - SEE ELECTRICAL
22	PROPOSED MURAL ART WORK OUTLINE - TO BE COORDINATED WITH ARTIST
23	E.I.F.S CLADDING REVEAL; COLOUR: MATCH ADJACENT CLADDING MATERIAL; MANUF.: T.B.D.
24	METAL BALCONY VENT - SEE MECHANICAL; COLOUR: BLACK; MANUF.: T.B.D.
25	RAINWATER LEADER; COLOUR: BLACK; MANUF.: T.B.D.
26	ROOFING MEMBRANE; COLOUR: SEE SPEC; MANUF.: SEE SPEC



1 BUILDING ELEVATIONS - SOUTH
SCALE: 1/8" = 1'-0"

DATE	ISSUED FOR	REV
2024-06-21	DEVELOPMENT PERMIT	1
2025-01-17	ISSUED FOR DR1	2
2025-03-07	ISSUED FOR DR2	3
2025-04-28	RE-ISSUED FOR DR2	4
2025-06-13	ISSUED FOR PTR	5
2026-04-23	DP REVISION	6

This drawing has been prepared solely for the use of JMM PROPERTIES and there are no representations of any kind made by NORR A.E.P. to any party with whom NORR A.E.P. has not entered into a contract.

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
BUILDING PERMIT

Key Plan

Consultants

Survey: TRONNES GEOMATICS
Civil: VERITAS
Architecture: NORR A.E.P.
Structural: TRL
Mechanical: EMBE
Electrical: EMBE
Interiors: NORR A.E.P.
Landscape: 818

Seal(s)

NORR

2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations

Jonathan Hughes, Architect, AIA, OAA, NSIC, MAA, AAEP
Adam Tordella, P.Eng., JASCE
Chris Hall, P.Eng., JASCE

Project Manager: ALBA GUGO
Project Leader: C.LYZENGA
Client: JMM PROPERTIES

Drawn: D.VAN DER HORST
Checked: C.LYZENGA, S.KLASSEN

JMM PROPERTIES

Project: JMM PROPERTIES 16 AVE NW
130 - 16TH AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2 - PLAN 241 1468

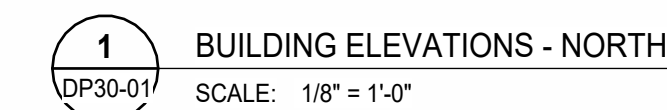
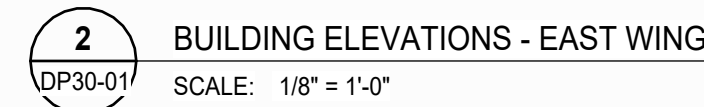
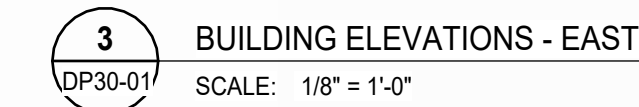
Drawing Title: **OVERALL BUILDING ELEVATIONS**

Scale: 1/8" = 1'-0"

Project No: RZ1125-0054

Drawing No: **DP30-00**

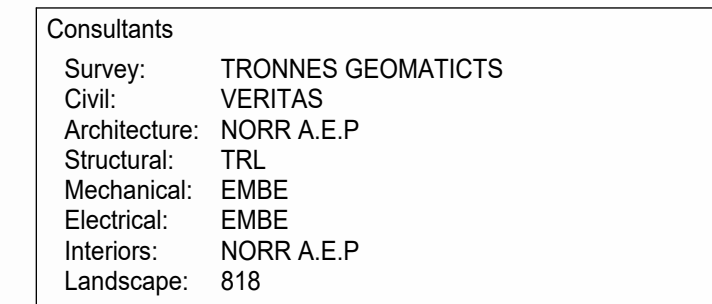
ISO A3 Title Block - 2023 - Rev (Sept23) - Copyright © 2023



DATE	ISSUED FOR	REV
2024-06-21	DEVELOPMENT PERMIT	1
2025-01-17	ISSUED FOR DR1	2
2025-03-07	ISSUED FOR DR2	3
2025-04-28	RE-ISSUED FOR DR2	4
2025-06-13	ISSUED FOR PTR	5
2026-04-23	DP REVISION	6

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

Key Plan



Seal(s)



JEMM PROPERTIES

130 - 16TH AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2, PLAN 241-1408

OVERALL BUILDING ELEVATIONS

Project No. RZ1125-0054

Drawing No. **DP30-01**

ISO 40 Title Block - v.2023 - Rev (Sept/23) - Copyright © 2023



DATE	ISSUED FOR	REV
2025-03-11	ISSUED FOR DR2	1
2025-04-28	RE-ISSUED FOR DR2	2
2025-06-13	ISSUED FOR PTR	3
2025-04-23	RE-ISSUED FOR DP	4

This drawing has been prepared solely for the use of JEMM PROPERTIES and there are no representations of any kind made by NORR A.E.P. to any party with whom NORR A.E.P. has not entered into a contract.

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
BUILDING PERMIT

Key Plan

Consultants

Survey:	TRONNES GEOMATICS
Civil:	VERITAS
Architecture:	NORR A.E.P.
Structural:	TRL
Mechanical:	EMBE
Electrical:	EMBE
Interiors:	NORR A.E.P.
Landscape:	818

Seal(s)

NORR

2300, 411 - 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
A Partnership of Corporations

Jonathan Hughes, Architect, AIA, OAA, NSIC, MAA, AAAB, ASPE
Adrian Tomlin, P. Eng., JACGSA
Chris Pelt, P. Eng., JACGSA

Project Manager	ALBA GUICO	Drawn	S. Karvel/T. Peres
Project Leader	CLYGENA	Checked	A. Guico

Client
JEMM PROPERTIES

Project
JEMM PROPERTIES 16 AVE NW

120, 124, 130, 140 - 16th AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2 - PLAN 241 1498

Drawing Title
BUILDING ELEVATIONS

Scale
As Indicated

Project No.
NCCA23-0251

Drawing No.
DP30-02

ISO A0 Title Block - 2023 - Rev (Sep23) - Copyright © 2023