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NORR

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Calgary, AB, Canada T2G 4Y5
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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 27 MAR, 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

Site Information

LAND USE DISTRICT	OC B30201 (MU-2)	
LEGAL DESCRIPTION	LOT 42 BLOCK 2 PLAN 241 1498	
MUNICIPAL ADDRESS	120, 124, 130, 140-16th AVENUE N.W., CALGARY, AB	
COMMUNITY	TUXEDO PARK	
SITE AREA	2,839 SM 0.70 AC	30,550 SF 0.28 HA

Development Statistics

PROPOSED USE	Mixed Use Commercial and Residential building 6 storey woodframe with one level of underground parking	
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FAR		
Minimum	0.00	
Maximum	10.00	
Proposed	3.99	
	11,341.39sqm	

DENSITY		
Minimum	0 units/hectare	
Maximum	n/a	
Proposed	493 units/hectare	

BUILDING HEIGHT		
Max 41.0M		SITE 1
Max 83.0M		SITE 2

BUILDING SEPARATION		
Min 4.0M		To Balcony at shared Property Line

SITE COVERAGE (Buildings)	2021.7 SM	
	71.2%	
LANDSCAPE COVERAGE	n/a	

AMENITY AREA REQUIRED		
PRIVATE OUTDOOR (5m ² PER UNIT)	700.0 SM	
PRIVATE PROVIDED	300.0 SM	
ROOFTOP AMENITY PROVIDED	643.0 SM	

TOTAL AMENITY PROVIDED	927.0 SM	
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PARKING BY LAW REQUIREMENT

RESIDENTIAL PARKING	STUDIOS	REQUIRED
STUDIO	0.00 STALLS / UNIT	0
1 BDRM	0.00 STALLS / UNIT	0
2 BDRM	0.00 STALLS / UNIT	0
VISITOR (INCLUDING B.F STALLS)	0.08 STALLS / UNIT	12
OTHER USES		
	00.5 STALLS / 100 GUFA	6

PARKING PROVIDED

SURFACE PARKING COUNT	PARKING	COUNT
ACCESSIBLE PARKING (2.5M)		
VISITOR PARKING 2.6		
TOTAL PARKING		

PARKADE COUNT

PARKING	COUNT
RESIDENTIAL PARKING (2.5M)	55
RESIDENTIAL PARKING (2.6M)	26
RESIDENTIAL PARKING (2.85M)	13
TOTAL PARKING	93

BICYCLE PARKING BY LAW REQUIREMENT

RESIDENTIAL	CLASS 1	CLASS 2	REQUIRED
CLASS 1	1.00 STALLS / UNIT		146
CLASS 2	0.10 STALLS / UNIT		15
OTHER USES			
CLASS 1	0		0
CLASS 2	0.05 PER CAR STALL		1

BICYCLE STALLS PROVIDED

CLASS 1 BICYCLE STALLS	CLASS 2 BICYCLE STALLS
TYPE	TYPE
COUNT	COUNT
CLASS 1 - PARKADE	CLASS 2 - COMMERCIAL
CLASS 1 - VERTICAL WALL FLE 36	U RACK - SURFACE MOUNTED 16
U RACK - SURFACE MOUNTED 62	TOTAL 16

CLASS 1 - 6TH FLOOR

CLASS 1 - VERTICAL MOUNTED 10

CLASS 1 - 5TH FLOOR

CLASS 1 - VERTICAL MOUNTED 10

CLASS 1 - 4TH FLOOR

CLASS 1 - VERTICAL MOUNTED 10

CLASS 1 - 3RD FLOOR

CLASS 1 - VERTICAL MOUNTED 10

CLASS 1 - 2ND FLOOR

CLASS 1 - VERTICAL MOUNTED 10

TOTAL CLASS 1 148

CLASS 1 BICYCLE STALLS - RATIO

TYPE	COUNT	PERCENTAGE
VERTICAL MOUNTED	86	58%
HORIZONTAL MOUNTED	62	42%
TOTAL	148	100%



2 SITE IMAGES

SCALE: 1" = 50'-0"

GROSS FLOOR AREA CALCULATIONS

LEVEL	AREA SFT	AREA SQM
LEVEL 01	21787 SF	2024.1 m ²
LEVEL 02	19889 SF	1847.7 m ²
LEVEL 03	19889 SF	1847.7 m ²
LEVEL 04	19889 SF	1847.7 m ²
LEVEL 05	19889 SF	1847.7 m ²
LEVEL 06	19889 SF	1847.7 m ²
ROOF LEVEL	643 SF	59.8 m ²
TOTAL GFA	121874 SF	11322.5 m ²

UNIT MIX

UNIT MIX	COUNT
LEVEL 1 - LIVEWORK FLOOR	
LIVEWORK UNIT	6
LEVEL 1 - LIVEWORK FLOOR	6

UNIT MIX	COUNT
LEVEL 02	
1 BED ROOM	17
2 BED ROOM	6
JR 1 BED ROOM	2
STUDIO	3
LEVEL 02	28

UNIT MIX	COUNT
LEVEL 03	
1 BED ROOM	17
2 BED ROOM	6
JR 1 BED ROOM	2
STUDIO	3
LEVEL 03	28

UNIT MIX	COUNT
LEVEL 04	
1 BED ROOM	17
2 BED ROOM	6
JR 1 BED ROOM	2
STUDIO	3
LEVEL 04	28

UNIT MIX	COUNT
LEVEL 05	
1 BED ROOM	17
2 BED ROOM	6
JR 1 BED ROOM	2
STUDIO	3
LEVEL 05	28

UNIT MIX	COUNT
LEVEL 06	
1 BED ROOM	17
2 BED ROOM	6
JR 1 BED ROOM	2
STUDIO	3
LEVEL 06	28
PROJECT TOTAL UNITS	146

GROSS FLOOR AREA (GFA) MAIN FLOOR

LEVEL	USE	AREA SFT	AREA SQM
LEVEL 01	RETAIL (GYM)	6731 SF	625.3 m ²
LEVEL 01	LIVEWORK UNITS	4190 SF	389.3 m ²
LEVEL 01	LEASING OFFICE	334 SF	31.0 m ²
LEVEL 01	BIKE & DOG WASH	106 SF	9.9 m ²
LEVEL 01	W&R (COMMERCIAL)	599 SF	55.7 m ²
LEVEL 01	W&R (RESIDENTIAL)	515 SF	47.9 m ²
LEVEL 01	MECH/ELEC.	352 SF	32.7 m ²
LEVEL 01	SERVICE	119 SF	11.1 m ²
LEVEL 01	CIRCULATION	2329 SF	216.4 m ²
LEVEL 01	LIVEWORK UNITS	1944 SF	180.2 m ²
LEVEL 01	COMMON AMENITY (INDOOR)	1511 SF	140.4 m ²
LEVEL 01	CIRCULATION	2846 SF	264.4 m ²
LEVEL 01	MAIL & PARCEL	214 SF	19.9 m ²
TOTAL GFA (LEVEL 01)		21787 SF	2024.1 m ²

UNIT MIX PERCENTAGE

UNIT TYPE	COUNT	PERCENTAGE
1 BED ROOM		
UNIT A1	35	23.97%
UNIT A1.1	10	6.85%
UNIT A2	20	13.70%
UNIT A3	5	3.42%
UNIT A3.1	5	3.42%
UNIT G	5	3.42%
UNIT J	5	3.42%
2 BED ROOM		
UNIT B	10	6.85%
UNIT C	10	6.85%
UNIT F	5	3.42%
UNIT H	5	3.42%
JR 1 BED ROOM		
UNIT D	5	3.42%
UNIT D1	5	3.42%
LIVEWORK UNIT		
LIVEWORK UNIT A	1	0.68%
LIVEWORK UNIT B	1	0.68%
LIVEWORK UNIT C1	1	0.68%
LIVEWORK UNIT C2	1	0.68%
LIVEWORK UNIT D	1	0.68%
LIVEWORK UNIT E	1	0.68%
STUDIO		
UNIT E	5	3.42%
UNIT E1	10	6.85%
TOTAL UNITS	146	100.00%

AMENITY AREA CALCULATION

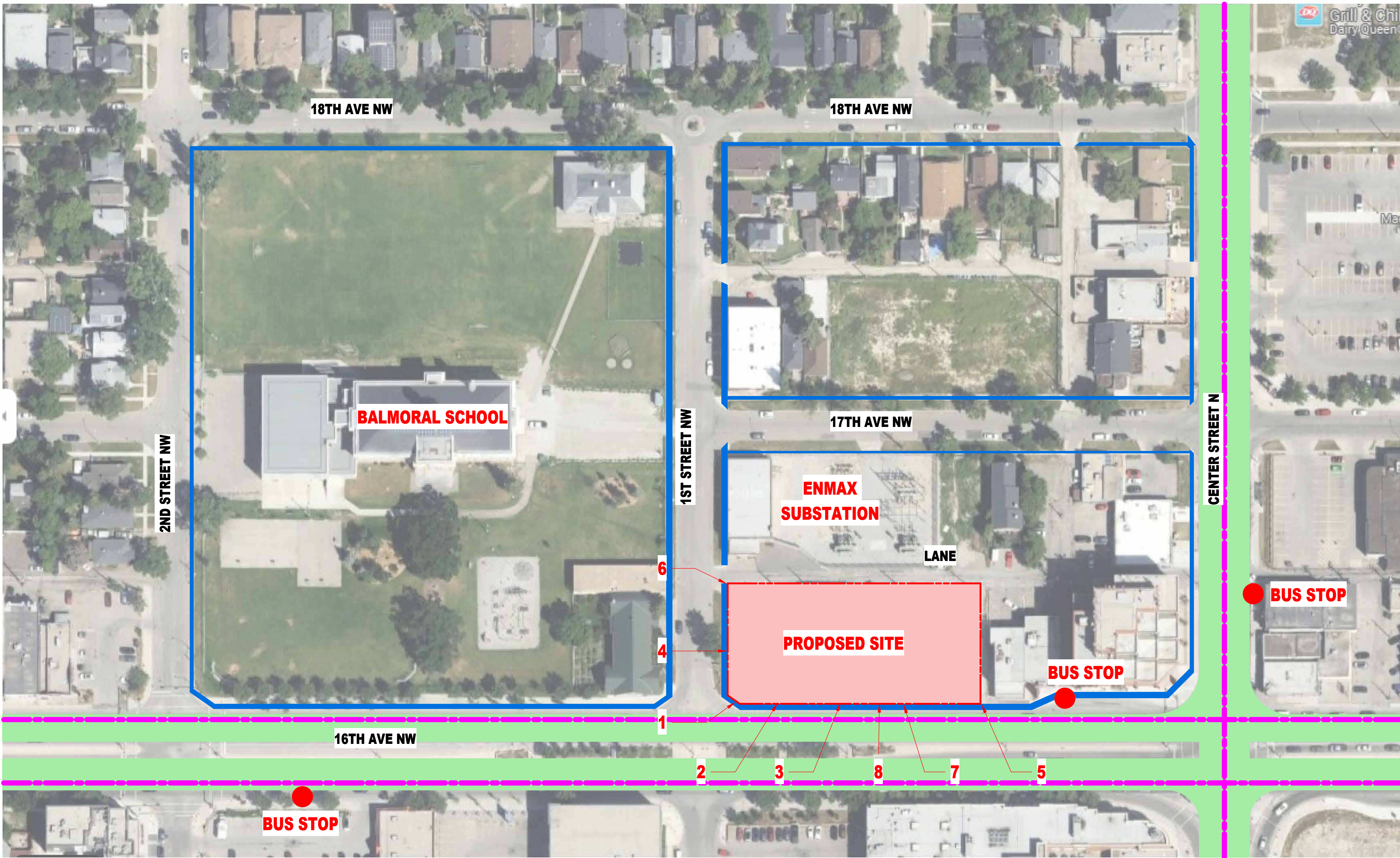
PRIVATE AMENITY	LEVEL 01	LEVEL 02 TO LEVEL 06
NUMBER OF PRIVATE PATIOS / BALCONY AT MIN 5 SQM	5	11 PER FLOOR
TOTAL PRIVATE AMENITY	60 X 5 SQM	300 SQM

COMMON AMENITY	ROOF TOP AMENITY
	321 SQM
TOTAL AMENITY AREA	621 SQM

PRIVATE AMENITY	PATIO/BALCONY AT MIN 5 SQM
LEVEL 01	PRIVATE AMENITY (PATIO) 5
LEVEL 02	PRIVATE AMENITY (PATIO) 11
LEVEL 03	PRIVATE AMENITY (BALCONY) 11
LEVEL 04	PRIVATE AMENITY (BALCONY) 11
LEVEL 05	PRIVATE AMENITY (BALCONY) 11
LEVEL 06	PRIVATE AMENITY (BALCONY) 11
TOTAL	60

UNIT TYPE AREAS

NAME	AREA SFT	AREA SQM
LIVEWORK UNIT A	958.50	89.05
LIVEWORK UNIT B	1148.30	106.68
LIVEWORK UNIT C1	947.99	88.07
LIVEWORK UNIT C2	944.74	87.77
LIVEWORK UNIT D	1080.89	98.56
LIVEWORK UNIT E	938.03	87.15
UNIT A1	536.04	49.80
UNIT A1.1	569.69	52.93
UNIT A2	573.07	53.24
UNIT A3	519.45	48.26
UNIT A3.1	500.11	46.46
UNIT B	869.34	80.76
UNIT C	863.67	80.24
UNIT D	601.64	55.89
UNIT E	440.22	40.90
UNIT E1	435.53	40.46
UNIT F	786.52	73.07
UNIT G	587.14	54.55
UNIT H	804.65	74.75
UNIT J	586.42	54.48



PEDESTRIAN WALKWAY
MAJOR VEHICULAR CORRIDOR
EXISTING TRANSIT STOP
PUBLIC TRANSIT

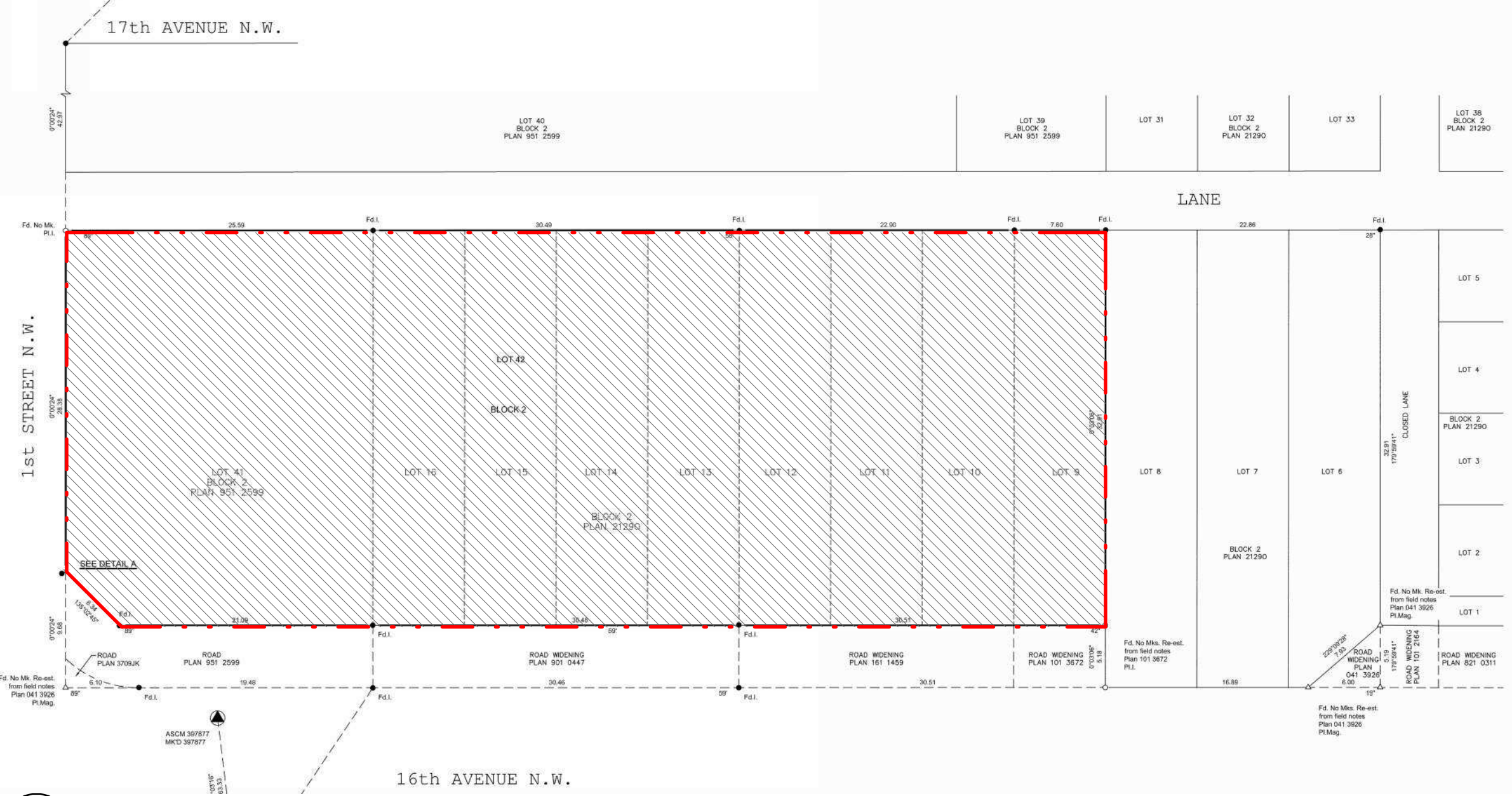
1 SITE CONTEXT AERIAL VIEW

SCALE: 1" = 1500'



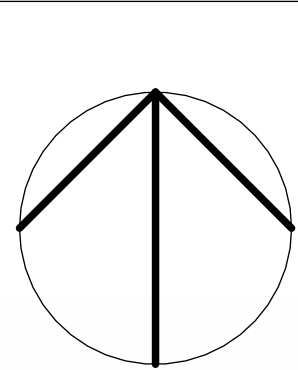
3 ZONING MAP

SCALE: 1" = 400'



4 SITE BLOCK PLAN

SCALE: 1" = 400'



DATE	ISSUED FOR	REV
2024-06-21	DEVELOPMENT PERMIT	1
2025-01-17	ISSUED FOR DR1	2
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2025-04-28	RE-ISSUED FOR DR2	4
2025-06-13	ISSUED FOR PTR	5
2026-03-27	DP REVISION	6

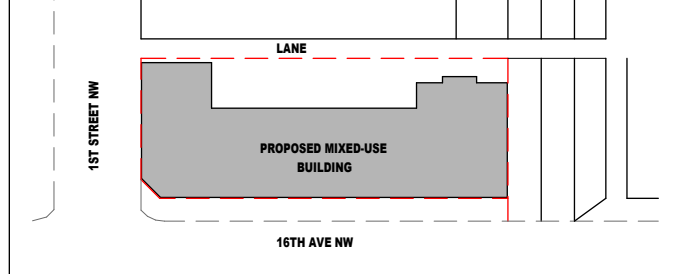
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Project Component

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)



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The Alberta Association of Architects
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Adam Tisdale, P. Eng., JPECA
Chris Palfy, P. Eng., JPECA

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

Client

JEMM PROPERTIES

Project

JEMM PROPERTIES 16 AVE NW

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

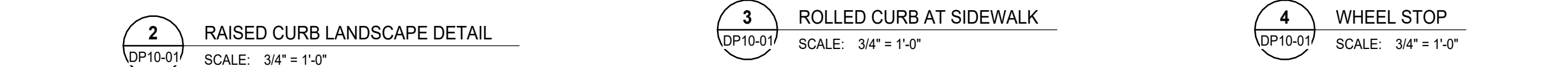
Drawing Title

SITE CONTEXT, LAND USE & PROJECT STATS

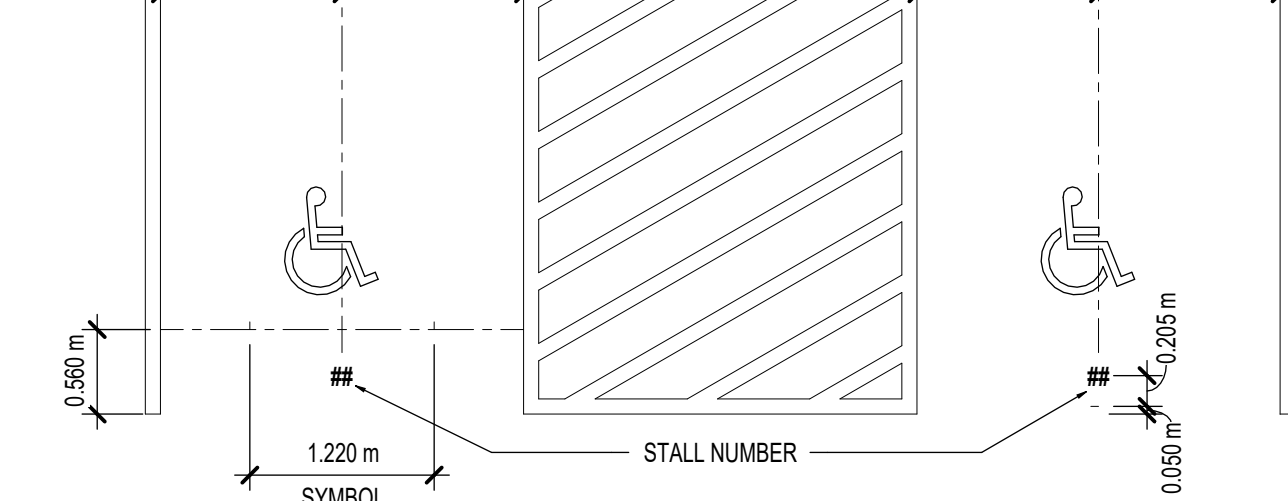
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Project No. RZ1125-0054

Drawing No. DP10-00



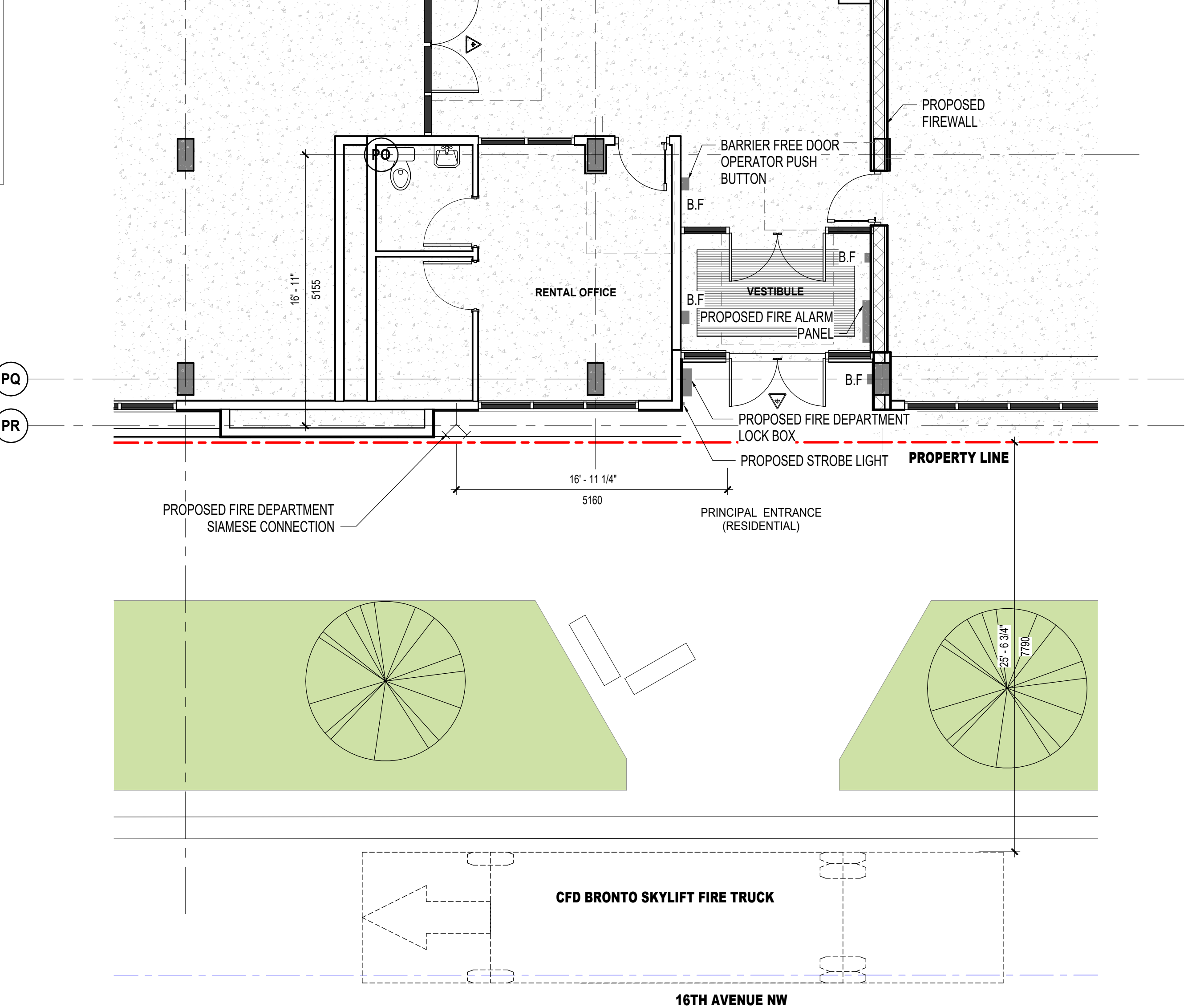
6 BOLLARD INSTALLATION DATA
DP10-01 SCALE: 1 : 10



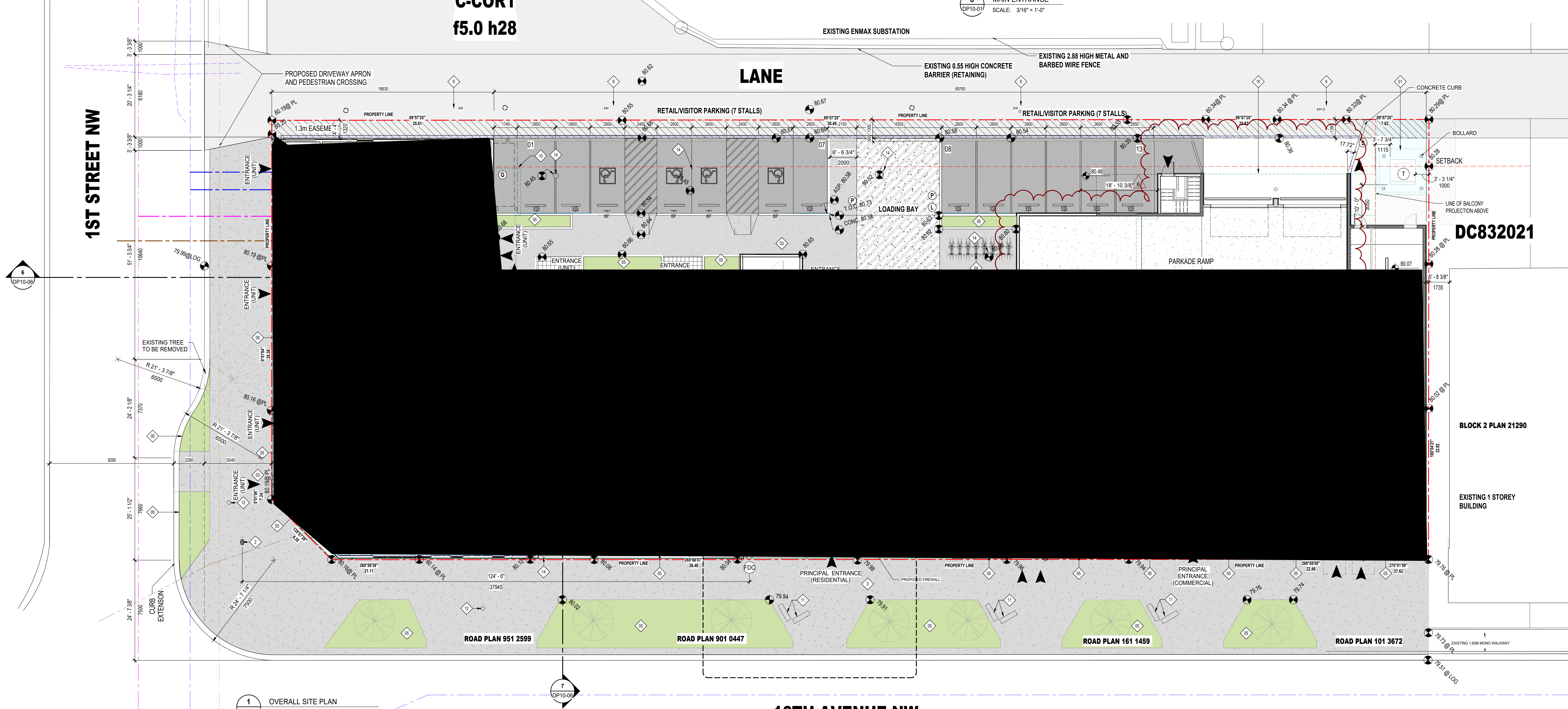
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1 PROPOSED LOCATION OF I

- | | |
|----|--|
| 2 | EXISTING FIRE HYDRANT. |
| 3 | PUBLIC WALKWAY. |
| 4 | PROPOSED CLASS 2 BIKE PARKING. |
| 5 | PROPOSED PLANTING / LANDSCAPING. REFER TO LANDSCAPE.
PROPOSED MECHANICAL DOGHOUSE (IN-TAKE AIR). REFER TO
MECHANICAL DRAWINGS. |
| 6 | PROPOSED MECHANICAL DOGHOUSE (EXHAUST AIR). REFER TO
MECHANICAL DRAWINGS. |
| 7 | PROPOSED GAS METERS. |
| 8 | SLAB PROJECTION ABOVE. |
| 9 | EXISTING ELECTRIC UTILITY POLE TO BE RELOCATED. |
| 10 | OUTLINE OF BUILDING ABOVE. |
| 11 | PROPOSED BENCH. REFER TO LANDSCAPING DRAWINGS. |
| 12 | EXISTING STREET LIGHT. |
| 13 | EXISTING STREET LIGHT BASE. |
| 14 | PROPOSED CATCH BASIN. REFER TO CIVIL DRAWINGS. |

- REFER
- SIDE

- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES.
- REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING.
- NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
- INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS. HEAVY DUTY ASPHALT WHERE INDICATED.
- WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.)
- ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
- ALL INFORMATION ABOUT SITE SERVICES, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY AND GRADING IS FOR REFERENCE ONLY. - RETURN TO CIVIL DRAWING FOR ADDITIONAL DETAILS.
- COMPLETE IN-PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED. - REFER TO CIVIL.
- ALL BUILD ELEMENTS WITHIN THE PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE. NO PARKING ANYTIME/FIRE LINE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8.5m.
- FIRE ESCAPE ROUTE: HEAVY DUTY ASPHALT CAPABLE OF SURROUNDING KICK, 38.250mm (5.000mm) LOAD & NPSA 1500-POINT LOAD OF 5.000 KPa (100 psf).

[illegible]

- | | |
|-----|---|
| | <ul style="list-style-type: none"> FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED * |
| --- | PROPERTY LINE - DELINEATES SCOPE OF WORK |
| --- | PROPERTY SETBACK LINE |
| --- | EXTENTS OF PARKADE WALLS BELOW GRADE |
| --- | OUTLINE OF BUILDING ABOVE |
| --- | OUTLINE OF BUILDING BELOW |
| --- | UTILITY - WATER LINE |
| --- | UTILITY - SANITARY LINE |
| --- | UTILITY - GAS LINE |
| --- | UTILITY - STORM WATER LINE |
| --- | UTILITY - OVERHEAD POWER LINE |
| --- | PROPOSED 1.3M EASEMENT FOR ROAD EXTENSION |
| --- | UTILITY RIGHT OF WAY (URW) - REFER TO CIVIL |
| --- | HEAVY DUTY ASPHALT |
| --- | ASPHALT |
| --- | PUBLIC WALKWAY |
| --- | CONCRETE |
| --- | LANDSCAPING |
| --- | GRAVEL |
| --- | LOADING ZONE |

- | | |
|---|--|
|  | PRINCIPAL ENTRANCE |
|  | BARRIER FREE PARKING SIGNAGE/SYMBOL |
|  | COMMERCIAL PARKING SIGNAGE |
|  | MAIL PARKING SIGNAGE |
|  | RESIDENT PARKING SIGNAGE |
|  | VISITOR PARKING SIGNAGE |
|  | ELECTRICAL METER |
|  | ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS) |
|  | FIRE DEPARTMENT CONNECTION |
|  | GAS METER |
|  | LOADING ZONE |
|  | WATER METER |
|  | OVERHEAD DOOR |
|  | NO PARKING |
|  | PRIVATE PARKING |
|  | TRANSFORMER |
|  | FIRE HYDRANT |
|  | BIKE RACK |
|  | WALK RAMP |
|  | AREA DRAIN |
|  | CATCH BASIN |
|  | MANHOLE |
|  | DIRECTION OF TRAVEL |
|  | MAIL BOXES |
|  | EXISTING POWERPOLE |
| | EXISTING POWERPOLE TO BE REMOVED, |

[illegible]

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2024-06-21	DEVELOPMENT PERMIT	1
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2026-03-27	DP REVISION	6

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BUILDING PERMIT
Key Plan

Consultants	JOHN W. COOPER
-------------	----------------

Survey: TRUNNES
Civil: VERITAS
Architecture: NORR A.E.F.
Structural: TPI

Interiors: NORR A.E.F.
 Landscape: 818

Seal(s) 

2020



THE ALBERTA ASSOCIATION
Certificate

2300, 411 – 1st Street S
Calgary, AB, Canada T2C 1A1

NORR Architects E
A Partnership of Corpor
Poon McKendle Architects (Alberta) Inc. Poon McK

Chris Pol, P.Eng., ASCE/CA

ALBA GUCO
Project Leader
C.LYZENGA

JEMM PROP

Project	
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NW

Drawing Title
SITE PLAN

100

Scale

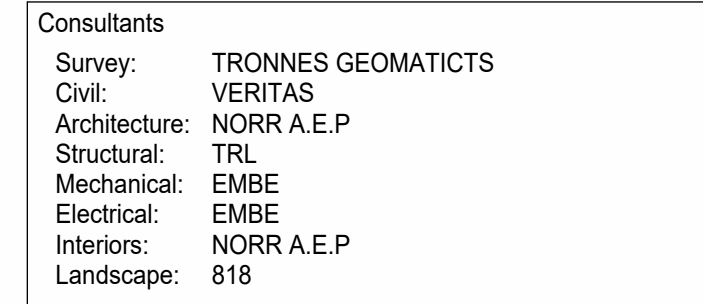
Project No.	RZ1125
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ISO 40 Title I



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Project Component	BUILDING PERMIT
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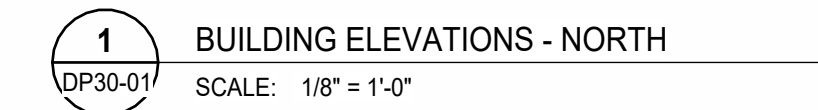
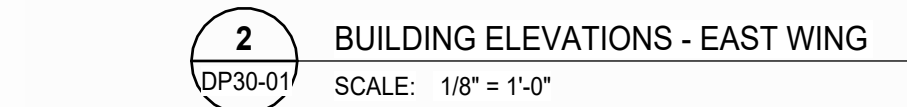
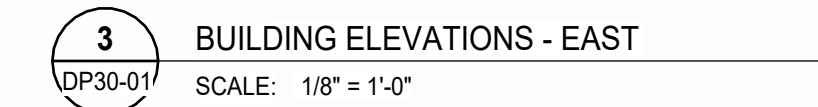
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Jonathan Hughes, Architect, AAA, AAA, AIBC, UAA, AANB, AAFPE
Adnan Tople, P. Eng., APECA
Chris Pal, P. Eng., APEGA

JEMM PROPERTIES

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

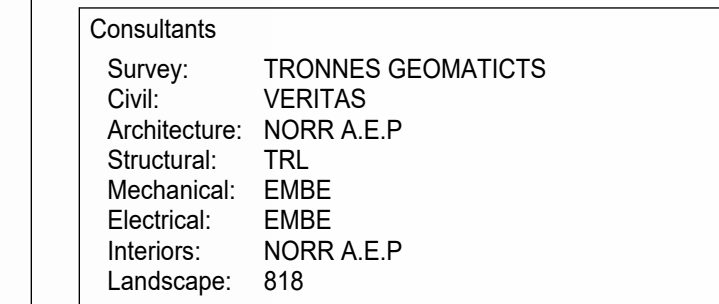
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Drawing No.	DR20-00



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2026-03-27	DP REVISION	6

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Key Plan



NORR

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

**NORR Architects Engineers Planners
A Partnership of Corporations**

Parr-McIntosh Architects (planners inc.), Parr-McIntosh-Riddings Inc.

Jonathan Hughes, Architect: AAA, OAA, AIBC, AIAA, AANB, AAPE
Arian Tootell, P.Eng., ASCEA
Chris Pat, P.Eng., ASCEA

JEMM PROPERTIES

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

Scale	
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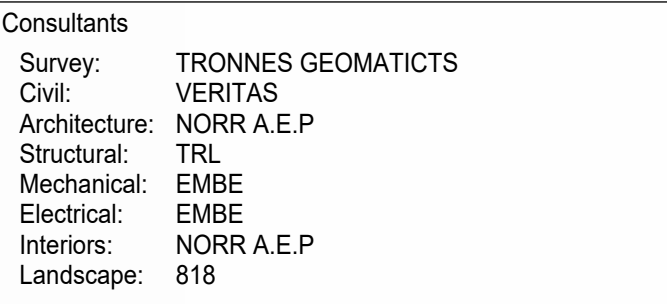
Project No.	RZ1125-0054
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Drawing No. **DP30-01**

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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



The seal of the State of Tennessee is visible in the bottom right corner of the document. It features a circular design with the words "THE GREAT SEAL OF THE STATE OF TENNESSEE" around the perimeter. In the center, there is a shield with a plow, a sheaf of wheat, and a cotton plant, symbolizing agriculture. Above the shield is a banner with the word "AGRICULTURE". The seal is partially cut off by the right edge of the page.



Project Manager ALBA GUCO	Drawn S.Karveti/T.Peres
Project Leader C.LYZENGA	Checked A.Guco

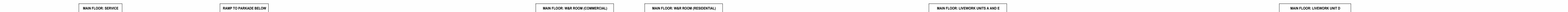
120,124, 130, 140 - 16th AVENUE NW CALGARY, ALBERTA
LOT 42, BLOCK 2 - PLAN 241 1498

Scale

NCCA23-0251

Drawing No. **BB20-02**

DP30-02



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