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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

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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	LOT42 BLOCK2 PLAN 241 1498	
MUNICIPAL ADDRESS	120, 124, 130, 140- 16th AVENUE N.W. CALGARY, AB	
COMMUNITY	TUXEDO PARK	
SITE AREA	2,839 SM 0.79 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	
	11,341.39egm	

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)	2,021.7 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	STUDIO	REQUIRED
1 BD RM	0.00 STALLS / UNIT	0
2 BD RM	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	

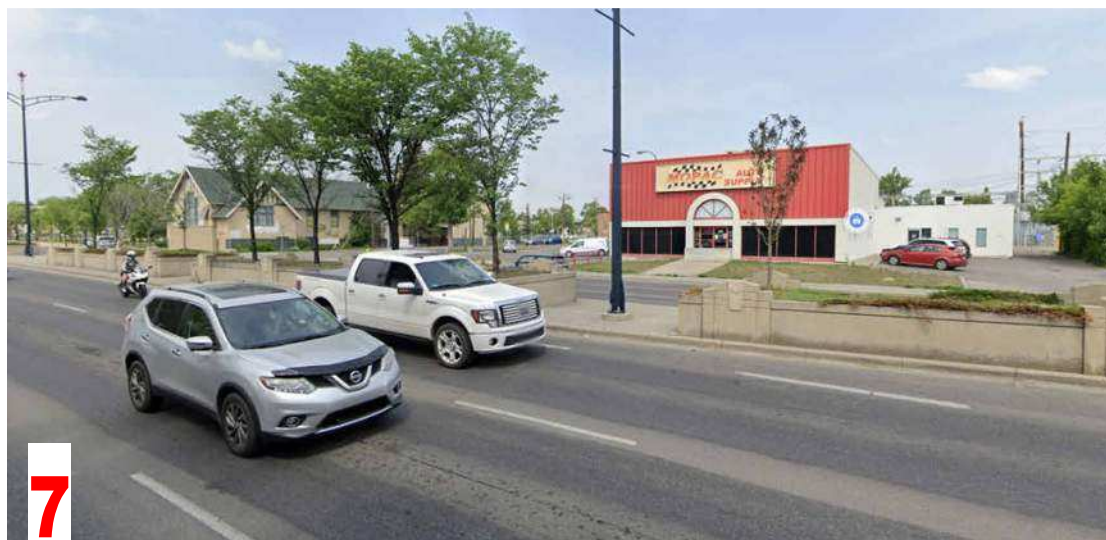
CLASS 1 - 3RD FLOOR	
CLASS 1 - VERTICAL MOUNTED 10	

CLASS 1 - 2ND FLOOR	
CLASS 1 - VERTICAL MOUNTED 10	

TOTAL CLASS 1	148
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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

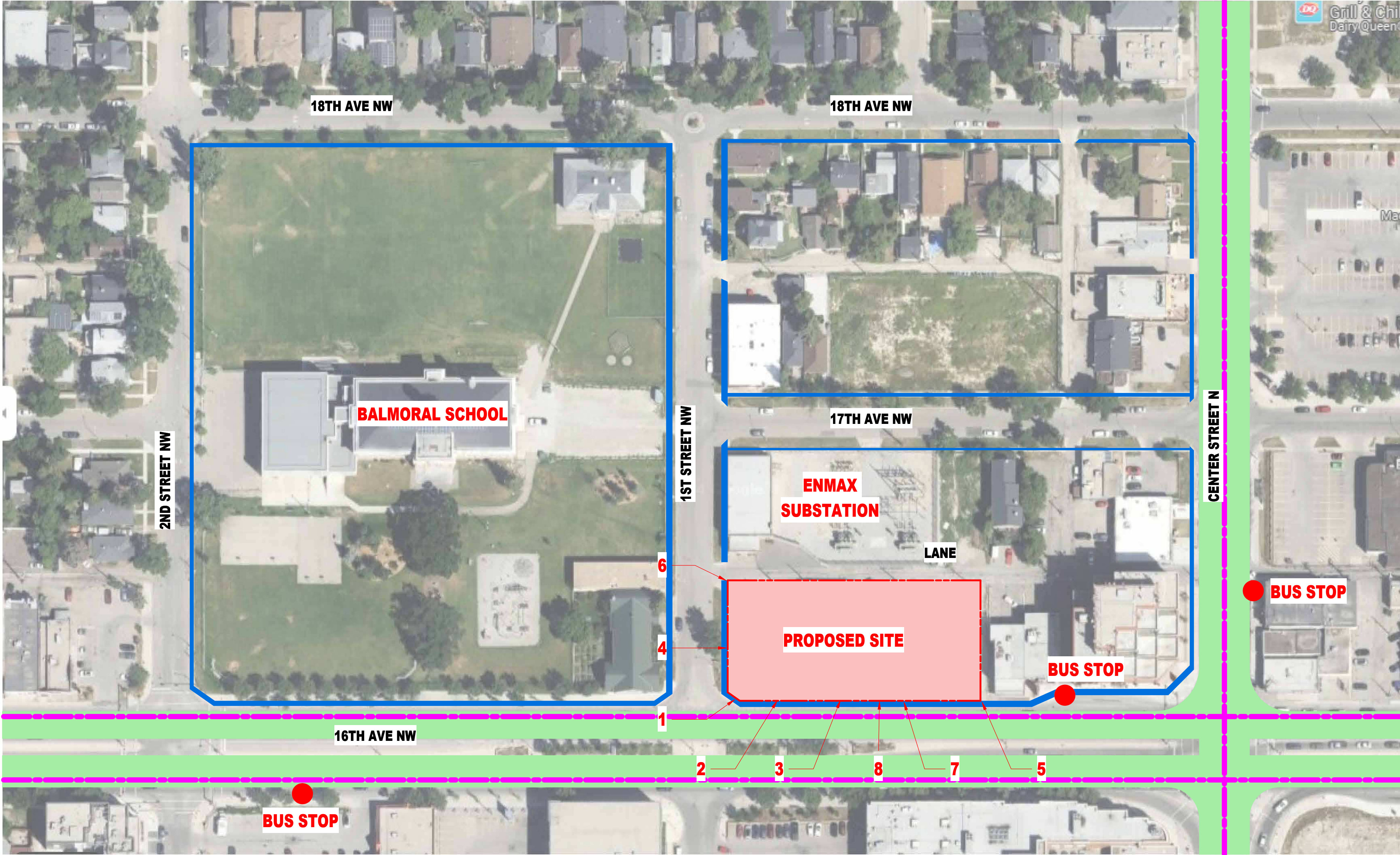
LEVEL	USE	AREA SFT	AREA SQM
LEVEL 01	RETAIL (GYM)	6731 SF	625.3 m ²
LEVEL 01	LIVEWORK UNITS	4190 SF	389.3 m ²
LEVEL 01	LEASING OFFICE	334 SF	31.0 m ²
LEVEL 01	BIKE & DOG WASH	106 SF	9.9 m ²
LEVEL 01	W&R (COMMERCIAL)	599 SF	55.7 m ²
LEVEL 01	W&R (RESIDENTIAL)	515 SF	47.9 m ²
LEVEL 01	MECH/ ELEC.	352 SF	32.7 m ²
LEVEL 01	SERVICE	119 SF	11.0 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 (ROOF TOP)	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%

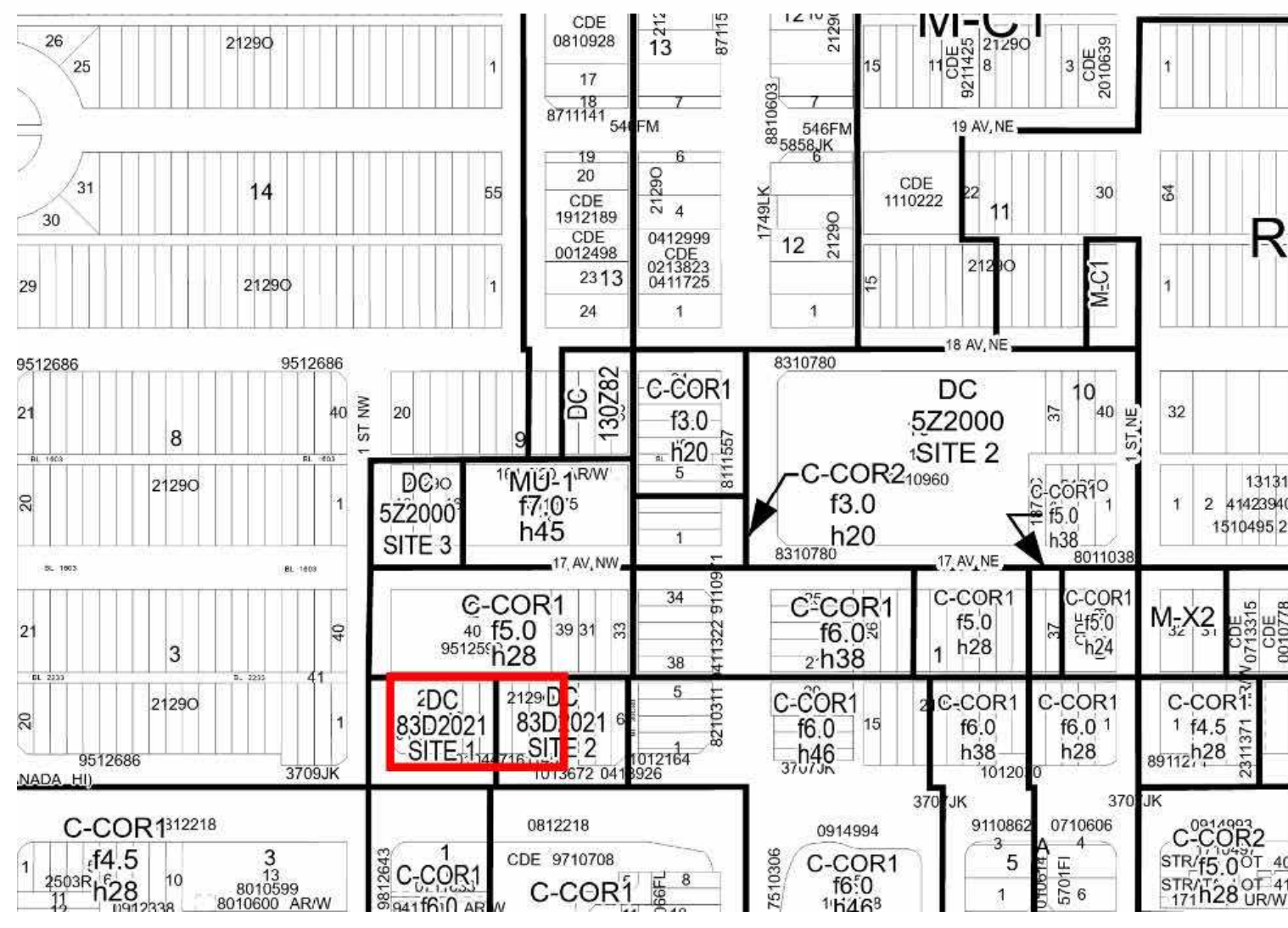
AMENITY AREA CALCULATION

PRIVATE AMENITY	LEVEL 01	LEVEL 02 TO LEVEL 06	11 PER FLOOR
NUMBER OF PRIVATE PATIOS / BALCONY AT MIN 5 SQM			
TOTAL	60		
TOTAL PRIVATE AMENITY	60 X 5 SQM	300 SQM	
COMMON AMENITY			
ROOF TOP AMENITY		321 SQM	
TOTAL AMENITY AREA		621 SQM	
PRIVATE AMENITY			
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	

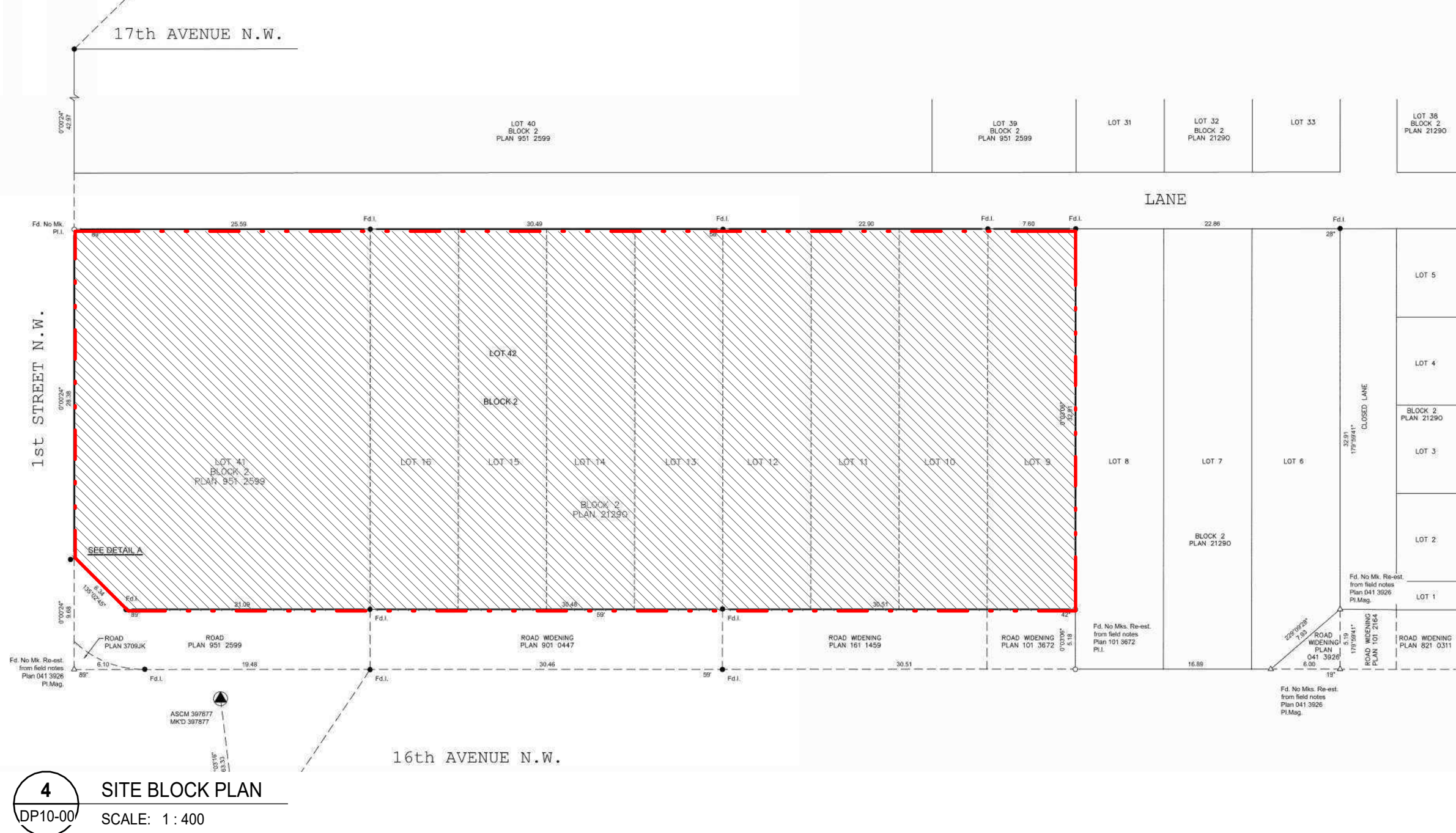


PEDESTRIAN WALKWAY
MAJOR VEHICULAR CORRIDOR
EXISTING TRANSIT STOP
PUBLIC TRANSIT

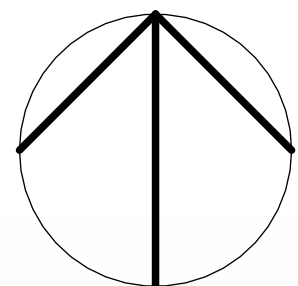
1 SITE CONTEXT AERIAL VIEW
SCALE: 1" = 1500'



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
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

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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

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

Scale(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, CMA, ASBC, MAIA, AIAPE
Adam Tomlin, P. Eng., AIAPE
Chris Palfy, P. Eng., AIAPE

Project Manager	ALBA GUO	Drawn	S Karvel/T Peres
Project Leader	C LYZENGA	Checked	A Guo

JEMM PROPERTIES

Project
JEMM PROPERTIES 16 AVE NW

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

SITE CONTEXT, LAND USE & PROJECT STATS

Scale	As Indicated
Project No.	RZ1125-0054
Drawing No.	DP10-00



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"

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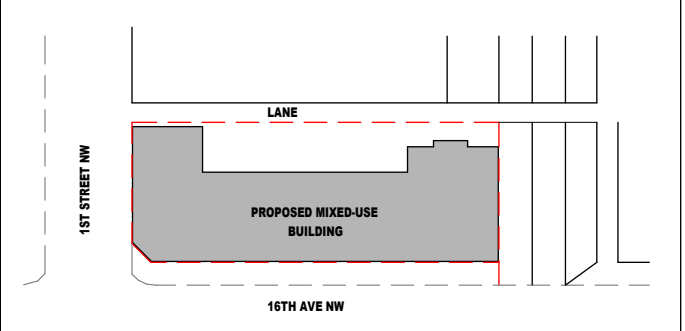
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Project Component

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)

NORR

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norr.com

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Adrian Todella, P. Eng., APEGA
Chris Del, P. Eng., APEGA

Project Manager

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

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

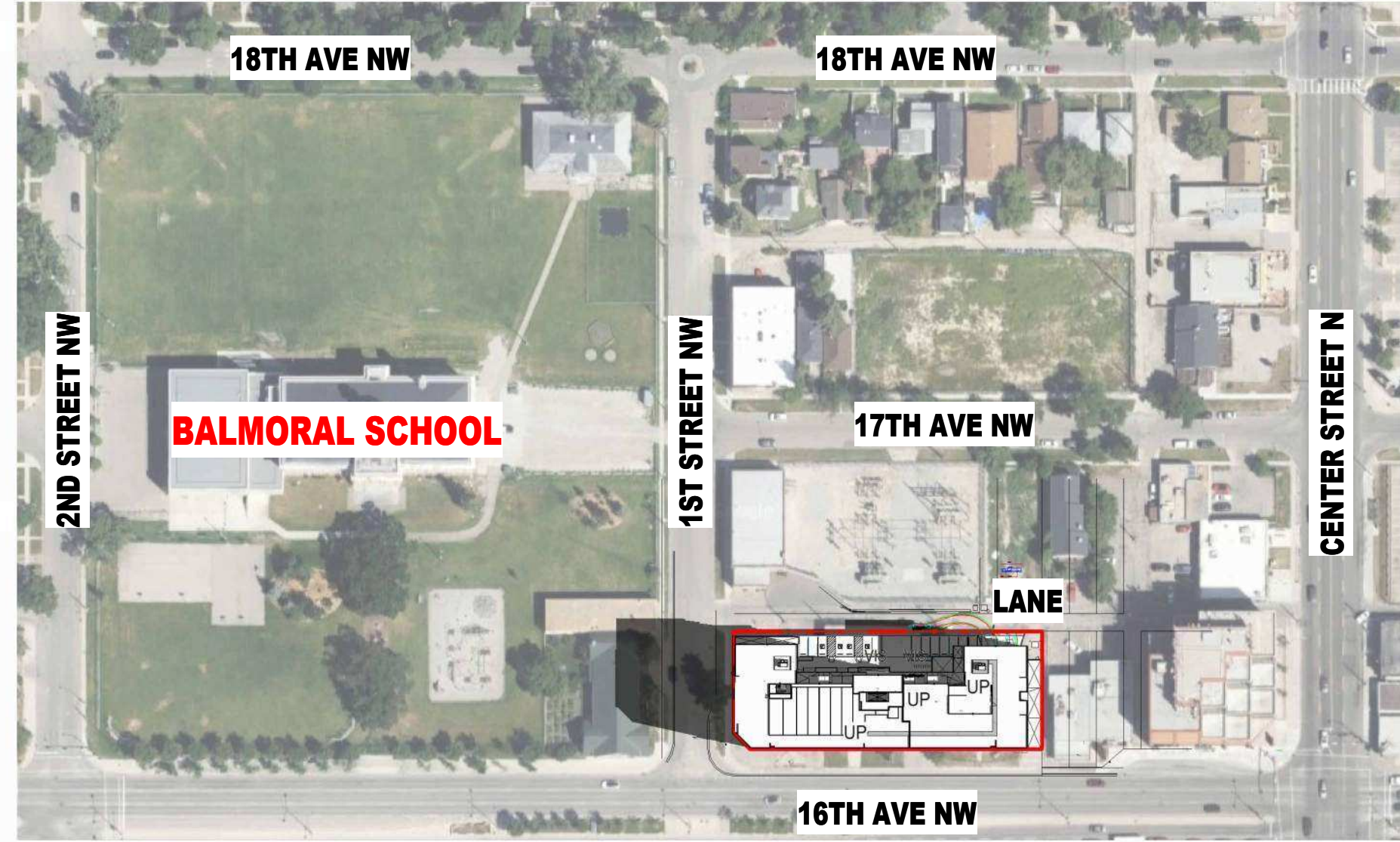
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Project No.

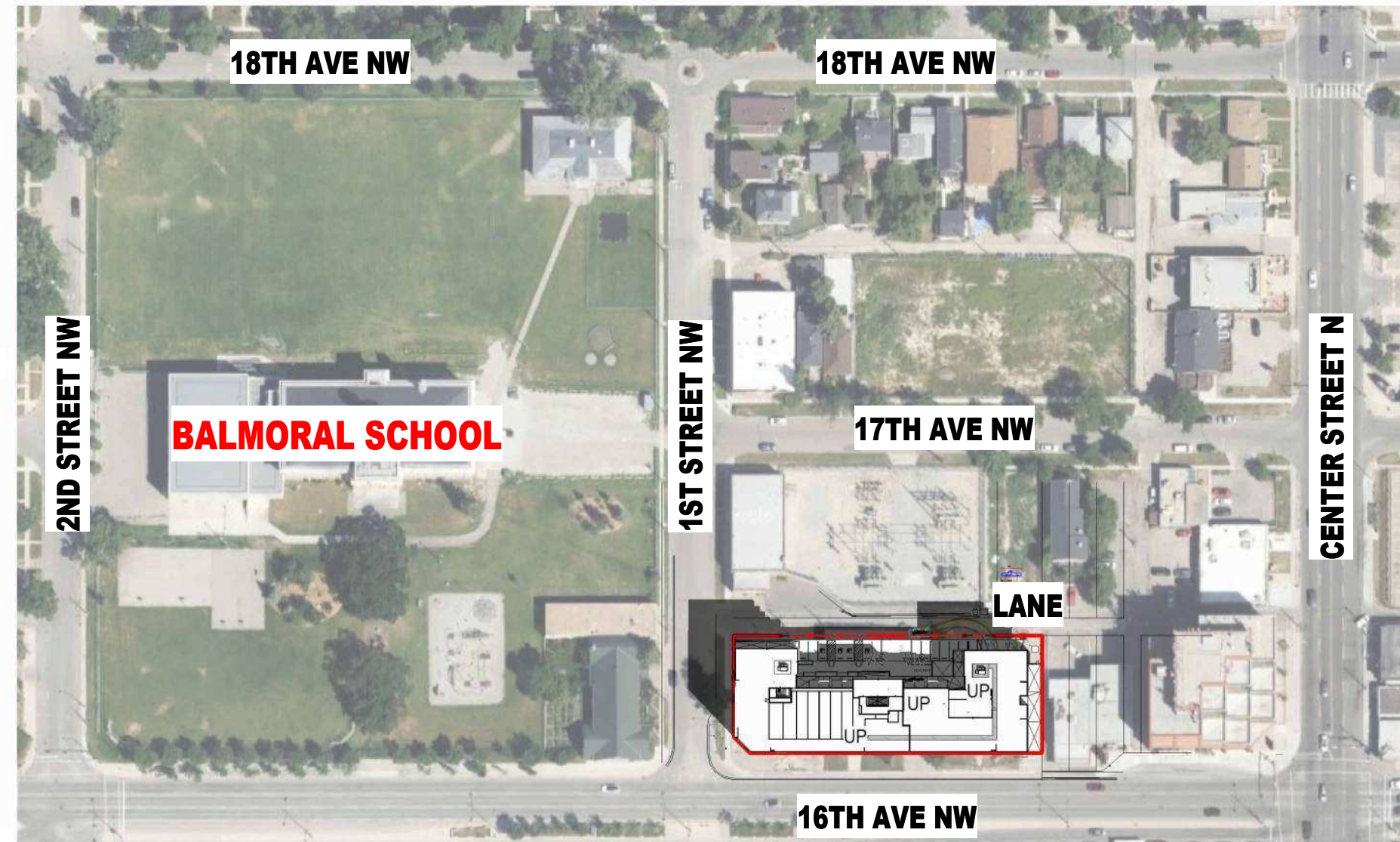
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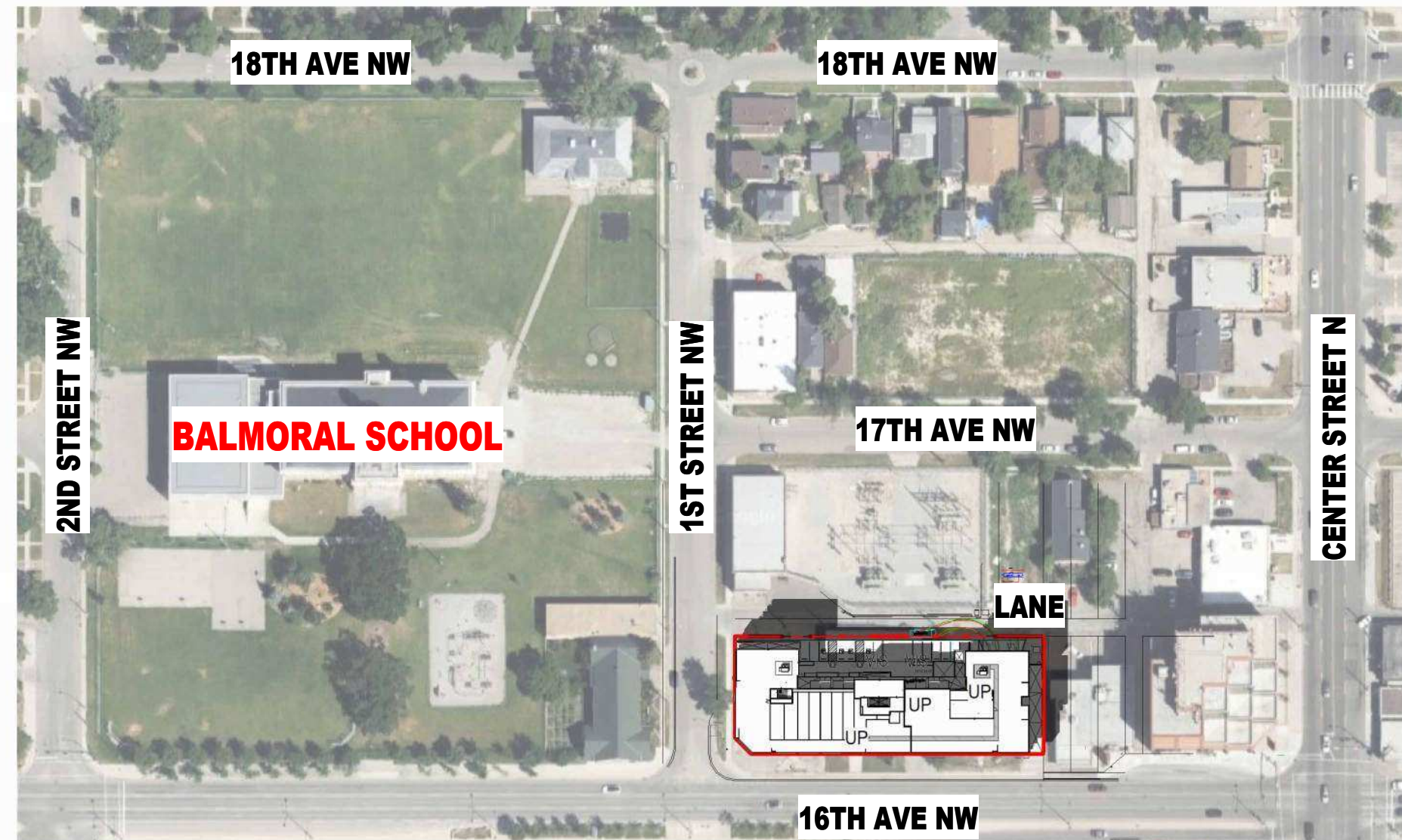
P10-03



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"



1 BUILDING ELEVATIONS - SOUTH
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 175 177 174; 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.
06b	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 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

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2026-04-23	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

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Adam Tordella, P.Eng., JASPE
Chris Hall, P.Eng., JASPE

Project Manager	Drawn
ALBA GUICO	D.VAN DER HORST
Project Leader	Checked
C.LYZENGA	C.LYZENGA, S.KLASSEN

Client
JEMM PROPERTIES

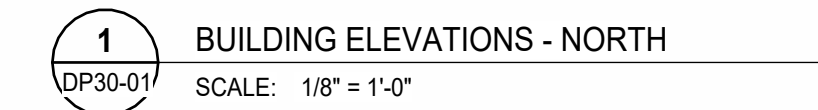
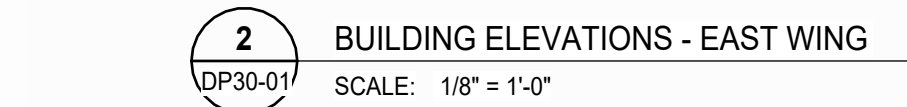
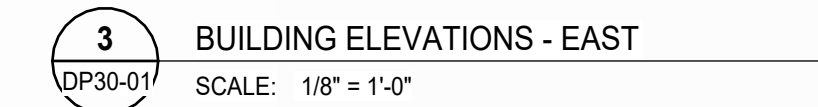
Project
JEMM PROPERTIES 16 AVE NW

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



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2026-04-23	DP REVISION	6

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Key Plan

15TH STREET NW

LAMB

PROPOSED RESEARCH BUILDING

16TH AVENUE NW

Seal(s)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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Project Manager ALBA GUCO	Drawn D.VAN DER HORST
Project Leader C.LYZENGA	Checked C.LYZENGA, S.KLASSEN
Client	

JEMM PROPERTIES

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

Drawing Title
**OVERALL BUILDING
ELEVATIONS**

Scale	1/8" = 1'-0"
Project No.	RZ1125-0054
Drawing No.	DP30-01



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

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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

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)

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, ARBC, MAA, AIAA, ASPE
Adam Tomlin, P. Eng., JACGSA
Chris Pelt, P. Eng., JACGSA

Project Manager	Drawn
ALBA GUICO	S. Karvel/T. Peres
Project Leader	Checked
C. LYNGA	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