



McPherson Multifamily

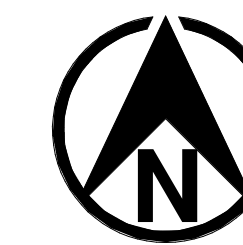
839, 841 & 845 McPherson RD NE, Calgary, AB
ISSUED FOR DEVELOPMENT PERMIT

Sheet number

DP000







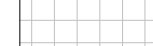







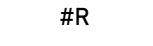






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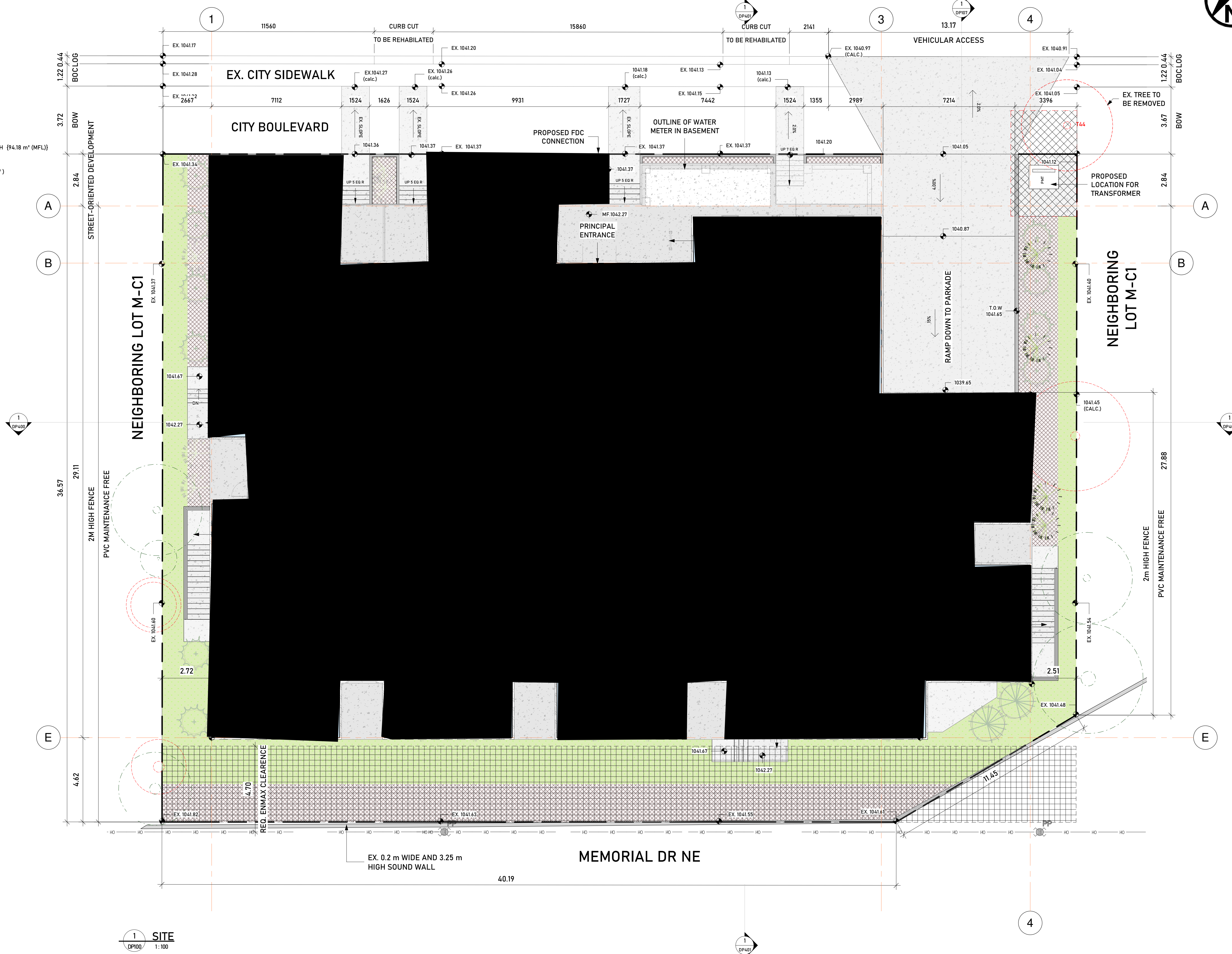
NOTE: All images and designs provided are conceptual renderings, which are based upon preliminary development plans, and are subject to change. Buildings, materials, furnishing, and landscaping of the development and surrounding area are not to scale and are shown solely for illustrative purposes and does not reflect the final product.



PRELIMINARY
NOT FOR CONSTRUCTION

MATERIAL/FINISH LEGEND:

-  CONCRETE, BROOM FINISH (95.47m²)
-  SOD (197.40 m²)
-  MULCH BED (64.17 m²)
-  ABOVE GRADE CONCRETE, BROOM FINISH (94.18 m² (MFL))
-  ABOVE GRADE ROOF TERRACE (113.97 m²)
-  RETAINING WALL (15.50 m²)
-  EXISTING TREE/SHRUB TO BE REMOVED
-  EXISTING TREE/SHRUB TO REMAIN
-
- #V VISITOR PARKING STALL
- #R RESIDENTIAL PARKING STALL
-  WATER METER LOCATION
-  GAS METER LOCATION
-
-  DIM F/L
DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
-
- SITE BOUNDARIES:**
-  U/RW
-  FENCE
-  SETBACK LINE
-  PROPERTY LINE
-
- UTILITY LINES:**
-  STORMWATER
-  WATER
-  SANITARY
-  GAS
-  POWER - OVERHEAD
-  POWER - UNDERGROUND



THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. IN REPORT ANY ERRORS/OMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

project information	
project title	McPherson Multifamily
municipal address	839, 841 & 845 McPherson RD NE, Calgary, AB
legal description	LOT: 16.17.18.19.20,21 & 22 BLOCK: 3 PLAN: 4301 R
client	PRIVATE CLIENT
phase	DEVELOPMENT PERMIT LOC2025-0072
issue / revision	

no	date	description
2	20240415	ISSUED FOR DEVELOPMENT PERMIT
1	20240318	ISSUED FOR CLIENT REVIEW

project number	25-510	scale	As indicated
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drawn by	MK	approved by	SA
checked by	HM/KA		

sheet title

Site Plan

sheet number

DP100

NOTES: LANDSCAPE

- ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
- DIFFERENT VARIETIES OF TREE AND SHRUB SPECIES WILL BE PROVIDED TO AVOID MONO-CULTURE AND REDUCE RISK OF INSECT DAMAGE AND DISEASE. IT WILL ALSO PROVIDE SEASONAL VARIETY AND ENHANCE VISUAL INTEREST.
- ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS.
- TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS TO BE GROUPED TOGETHER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW-IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START-UP.
- ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
- CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).
- ALL PLANT MATERIAL TO BE DISEASE-FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DUG AND INSTALLED TO CURRENT CANA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.
- CONSULTANT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS - PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION FOR NURSERY DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE.
- ALL PLANTING BEDS TO BE LOCATED ON SITE AND APPROVED BY LANDSCAPE CONSULTANT PRIOR TO EXCAVATION.
- ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.
- ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50 mm DEPTH CLEAN BARK MULCH.
- ALL SODDED AREAS TO BE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES INSTALLED ON 300 mm MIN OF TOPSOIL.
- PROVIDE BLACK PRO EDGER BETWEEN DIFFERENT LANDSCAPE SURFACES, UNLESS NOTED OTHERWISE.
- TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS PRIOR TO SOD INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT, CARE, AND MAINTENANCE OF SITE UNTIL PROJECT IS HANDED OVER TO CLIENT.
- TREES SHALL NOT BE PLACED WITHIN ANY UTILITY RIGHTS-OF-WAY, ABOVE UNDERGROUND UTILITIES, OR WITHIN THE UTILITY SAFETY CLEARANCES OF OVERHEAD POWER LINES, TAKING INTO CONSIDERATION THE MATURE TREE SIZE.
- MAINTAIN 4.0 m PLANTING SETBACK FROM BUS PADS, MAILBOXES, & STREETLIGHTS; 2.5 m SETBACK FROM LOT SERVICING UTILITIES; 2.5 m SETBACK FROM HYDRANTS; 3.0 m SETBACK FROM DEEP UTILITY MAINLINES; 2.0 m SETBACK FROM SHALLOW UTILITIES (ATC, ENMAX, TV, PHONE), AND 1.0 m SETBACK FROM DRIVEWAYS. A REVISED SETBACK OF 3.0 m FROM UTILITIES MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY.
- TREES ON PUBLIC PROPERTY TO BE RETAINED AND PROTECTED UNLESS OTHERWISE AUTHORIZED. SUBMIT A TREE PROTECTION PLAN TO URBAN FORESTRY OR THE LOCAL AHJ AS REQUIRED. SEE BELOW.

PUBLIC TREE PROTECTION

- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
- ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.
- AN URBAN FORESTRY TECHNICIAN (3-1-1) SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
 - COMMENCEMENT
 - WHEN EXISTING WALKWAY IS REMOVED
 - WHEN CLEARANCE PRUNING COMMENCES

4. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:

- BRANCH PRUNING, IF REQUIRED FOR CLEARANCE OF NEW BUILDING.
- IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES, AN INDEMNIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS URBAN FORESTRY PRIOR TO PRUNING.
- ROOT PRUNING AS REQUIRED DURING FOUNDATION EXCAVATIONS.
- APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE.
- SUPPLEMENTAL WATERING, WHEN REQUIRED.
- SOIL AERATION, WHERE REQUIRED.
- PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENROACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.

5. TREE PROTECTION MEASURES POST CONSTRUCTION:

- SUPPLEMENTAL WATERING, WHEN REQUIRED.
- SOIL AERATION, WHERE REQUIRED.

6. ON-SITE TREE PROTECTION ADMINISTRATOR:

- CONTACT # _____

7. THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHRES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.

MATERIAL/FINISH LEGEND:

	CONCRETE, BROOM FINISH 95.47m ²
	SOD (97.40 m ²)
	MULCH BED (64.17 m ²)
	ABOVE GRADE CONCRETE, BROOM FINISH (94.18 m ² (MFL))
	ABOVE GRADE ROOF TERRACE (113.97 m ²)
	RETAINING WALL (15.50 m ²)
	EXISTING TREE/SHRUB TO BE REMOVED
	EXISTING TREE/SHRUB TO REMAIN
	#V VISITOR PARKING STALL
	#R RESIDENTIAL PARKING STALL
	WATER METER LOCATION
	GAS METER LOCATION
	DIM F/L DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE
	SITE BOUNDARIES:
	U/RW
	FENCE
	SETBACK LINE
	PROPERTY LINE
	UTILITY LINES:
	STORMWATER
	WATER
	SANITARY
	GAS
	POWER - OVERHEAD
	POWER - UNDERGROUND

EXISTING TREE SCHEDULE:

Tree No.	Variety	Caliper (ø)	Canopy (±)	Height (±)	Location	Status
T1	Deciduous Tree	0.40	3.00	8.00	In Subject Property	To be removed
T2	Deciduous Tree	0.50	5.00	6.00	In Subject Property	To be removed
T3	Deciduous Tree	0.50	6.00	8.00	In Subject Property	To be removed
T4	Coniferous Tree	0.40	5.00	10.00	In Adjacent Property	To be retained
T5	Deciduous Tree	0.40	4.00	5.00	In Subject Property	To be removed
T6	Coniferous Tree	0.15	2.00	6.00	In Adjacent Property	To be retained
T7	Bush	2.50	3.00	3.00	On Property Line	To be removed
T8	Deciduous Tree	0.40	4.00	5.00	In Subject Property	To be removed
T9	Deciduous Tree	0.40	3.00	4.00	On Property Line	To be retained
T10	Deciduous Tree	0.40	4.00	5.00	In Adjacent Property	To be retained
T11	Deciduous Tree	0.10	2.50	4.00	In Subject Property	To be removed
T12	Bush	0.50	1.50	2.00	In Subject Property	To be removed
T13	Deciduous Tree	0.60	6.00	8.00	In Subject Property	To be removed
T14	Deciduous Tree	0.40	6.00	8.00	In Subject Property	To be removed
T15	Deciduous Tree	0.40	6.00	8.00	In Subject Property	To be removed
T16	Deciduous Tree	0.10	2.50	4.00	In Subject Property	To be removed
T17	Deciduous Tree	0.40	5.00	5.00	In Subject Property	To be removed
T18	Deciduous Tree	0.50	3.00	6.00	In Subject Property	To be removed
T19	Deciduous Tree	0.40	6.00	10.00	In Subject Property	To be removed
T20	Bush	0.50	2.00	3.00	In Subject Property	To be removed
T21	Coniferous Tree	0.20	2.00	5.00	In Subject Property	To be removed
T22	Deciduous Tree	0.10	1.50	4.00	In Subject Property	To be removed
T23	Deciduous Tree	0.50	5.00	4.00	In Subject Property	To be removed
T24	Bush	0.50	2.00	3.00	In Subject Property	To be removed
T25	Bush	0.50	2.00	3.00	In Subject Property	To be removed
T26	Deciduous Tree	1.00	5.00	8.00	In Subject Property	To be removed
T27	Deciduous Tree	0.20	3.00	5.00	In Subject Property	To be removed
T28	Deciduous Tree	0.20	3.00	5.00	In Subject Property	To be removed
T29	Deciduous Tree	0.20	3.00	5.00	In Subject Property	To be removed
T30	Deciduous Tree	1.00	5.00	6.00	In Subject Property	To be removed
T31	Deciduous Tree	0.20	2.00	4.00	In Subject Property	To be removed
T32	Deciduous Tree	0.40	4.00	6.00	In Subject Property	To be removed
T33	Bush	0.30	2.00	4.50	In Subject Property	To be removed
T34	Bush	0.50	2.00	4.50	In Subject Property	To be removed
T35	Bush	0.40	2.50	4.50	In Subject Property	To be removed
T36	Deciduous Tree	0.20	2.50	3.00	In Subject Property	To be removed
T37	Deciduous Tree	0.80	6.00	9.00	In Adjacent Property	To be retained
T38	Bush	1.00	1.50	1.50	In Subject Property	To be removed
T39	Deciduous Tree	0.40	5.00	8.00	In Adjacent Property	To be retained
T40	Deciduous Tree	0.50	6.00	10.00	On Property Line	To be removed
T41	Bush	0.50	3.00	4.00	In Subject Property	To be removed
T42	Bush	0.10	2.00	3.00	In Subject Property	To be removed
T43	Bush	0.40	3.00	2.50	In Subject Property	To be removed
T44	Deciduous Tree	0.40	5.00	8.00	In City Property	To be removed

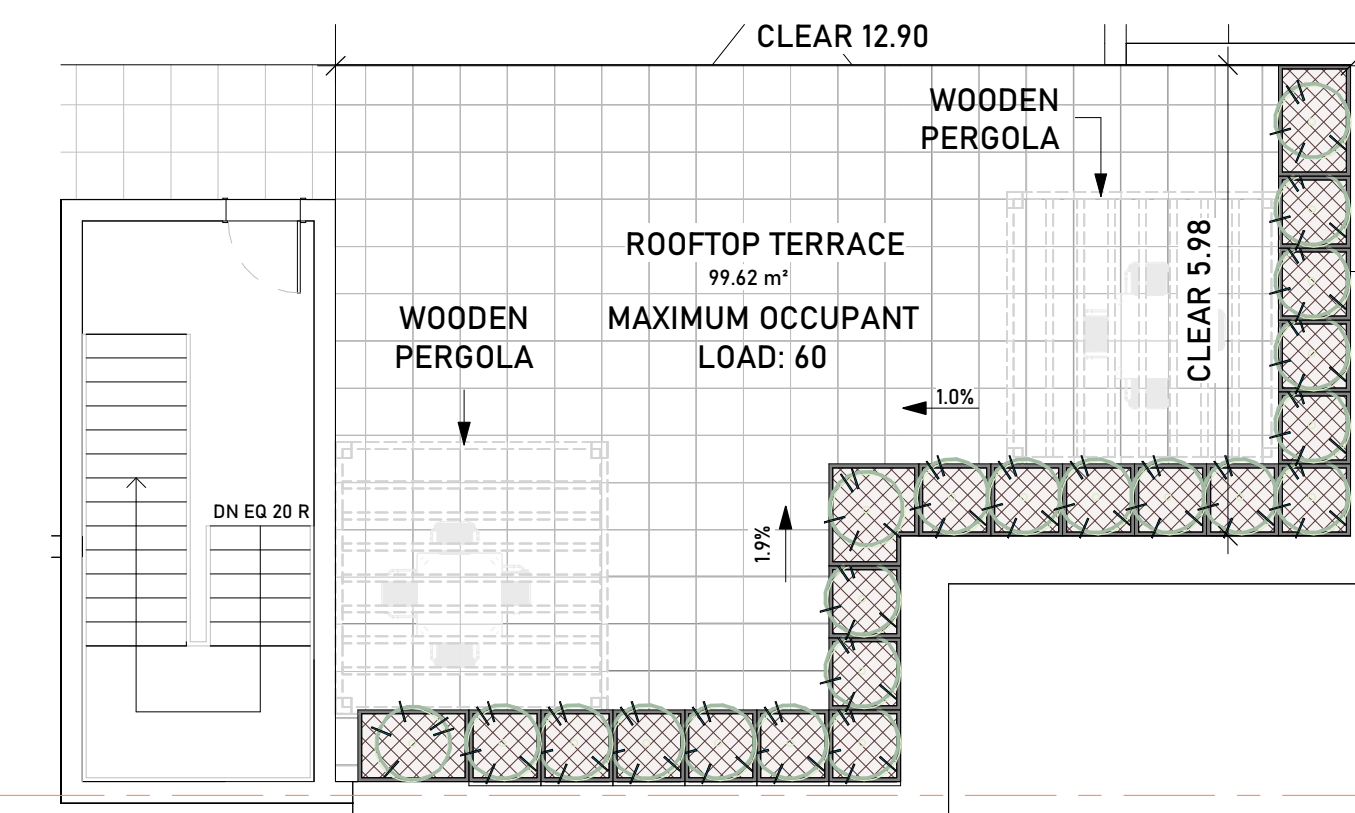
NOTE: ALL PLANTING BEDS TO HAVE MINIMUM 600 mm (SHRUBS), 1200 mm (TREES) & 300 mm (PLANTING) DEPTH TOPSOIL.

LANDSCAPE SCHEDULE

COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	CALLIPERY	QTY.	NOTES
CONIFEROUS TREES						
	LODGEPOLE PINE <i>PINUS CONTORTA LATIFOLIA</i>	3.0 m	-	80 mm	4	LOW WATER
ORNAMENTAL DECIDUOUS TREES						
	COLUMNAR ASPEN <i>POPULUS TREMULA 'ERECTA'</i>	3.0 m	-	80 mm	10	
CONIFEROUS SHRUBS						
	NON-FRUITING JUNIPER VAR. <i>JUNIPERUS SPP.</i>	-	600mm	-	11	LOW WATER
DECIDUOUS SHRUBS						
	BLUE FOX WILLOW <i>SALIX BRACHYCARPA 'BLUE FOX'</i>	-	600mm	-	21	

Planting Schedule

Proposed Setback Areas	Trees		Shrubs	
	Required	Proposed	Required	Proposed
North: 80.94 m ²	1.79	3	3.58	5
East: 79.18 m ²	1.75	6	3.5	4
West: 59.98 m ²	1.33	4	2.66	3
South: 88.47 m ² (Enmax Clearance)	0	0	0	0



2 ROOFTOP TERRACE
DP101 1:96

MCPHERSON RD NE

EX. CITY SIDEWALK

CITY BOULEVARD

EX. CITY TREE TO BE REMOVED

NEIGHBORING LOT M-C1

NEIGHBORING LOT M-C1

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan



project information

project title

McPherson Multifamily

municipal address

839, 841 & 845 McPherson RD NE, Calgary, AB

legal description

LOT: 16.17.18.19.20,21 & 22
BLOCK: 3
PLAN: 4301 R

client

PRIVATE CLIENT

phase

DEVELOPMENT PERMIT
LOC2025-0072

issue / revision

line	date	description
1	20240415	ISSUED FOR DEVELOPMENT PERMIT
2	20240318	ISSUED FOR CLIENT REVIEW

project number

scale

25-510 As indicated

drawn by

approved by

checked by

SA

sheet title

Landscape Plan

sheet number

DP101

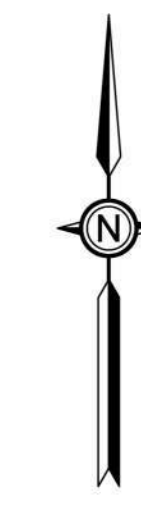
NOTE: FOR REFERENCE ONLY

SITE PLAN

MUNICIPAL ADDRESS:
839, 841 & 845 McPherson Road N.E.,
Calgary, Alberta

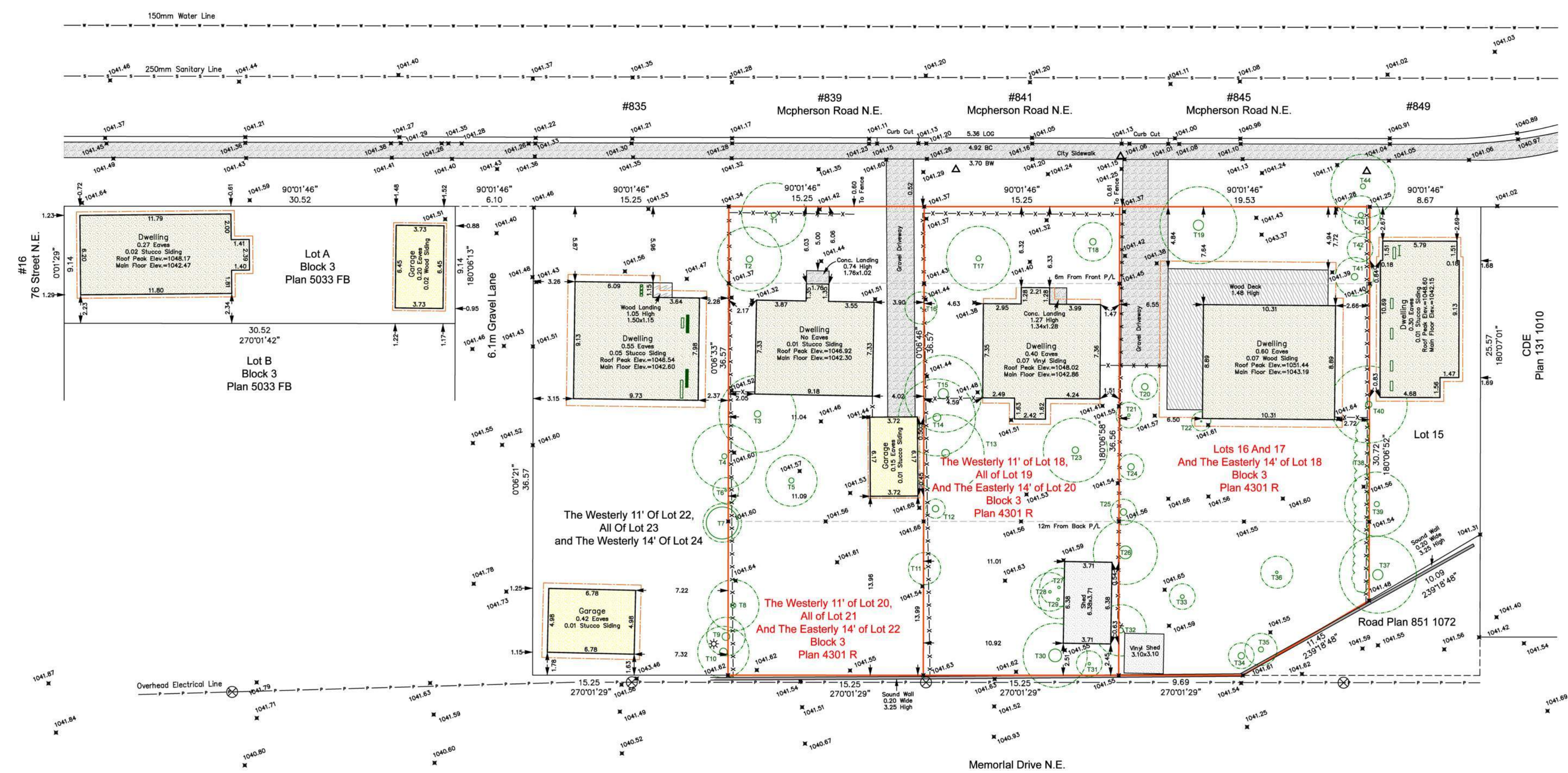
LEGAL DESCRIPTION:
Lots 16 and 17, and The East Portion of Lot 18,
Block 3,
Plan 4301 R
&
The West Portion of Lot 18, All of Lot 19,
and The East Portion of Lot 20,
Block 3,
Plan 4301 R
&
The West Portion of Lot 20, All of Lot 21,
and The East Portion of Lot 22,
Block 3,
Plan 4301 R

PRELIMINARY
NOT FOR CONSTRUCTION



PREPARED FOR: Sun Star Homes
DATE OF SURVEY: December 14th, 2023
SCALE: 1:200

- LEGEND:**
- Property Line
 - Right of Way Line
 - Eave Line
 - - - Fence Line
 - - - Sanitary Line
 - - - Storm Line
 - - - Water Line
 - - - Gas Line
 - - - Electrical Line
 - - - A.G.T. Line
 - - - Door
 - - - Main Floor Window
 - - - Second Floor Window
 - - - Basement Floor Window
 - ⊗ Power Pole
 - ⊕ Manhole
 - ⊙ Catch Basin
 - ⊙ Light Pole
 - ⊙ Sign
 - ⊙ Tree
 - ⊙ Calculation points
 - ▭ Main Building Hatch
 - ▭ Detached Garage Hatch
 - ▭ Shed Hatch
 - ▭ Concrete, Asphalt and Gravel Hatch
 - ▭ Wood Hatch
 - ▭ Roof Hatch
 - ⊙ Elevation (Geodetic)
- 1/2 - Length of Arc 1/2 Conc. - Concrete 1/2 W - Right of Way
 1/2 Elev. - Elevation 1/2 Ret. - Retaining
 1/2 BW - Bottom of Wall 1/2 Enc. - Encroach(es)
 1/2 TW - Top of Wall 1/2 LOP - Lot Outer
 1/2 Cont. - Cont. - Cont. 1/2 R - Radius

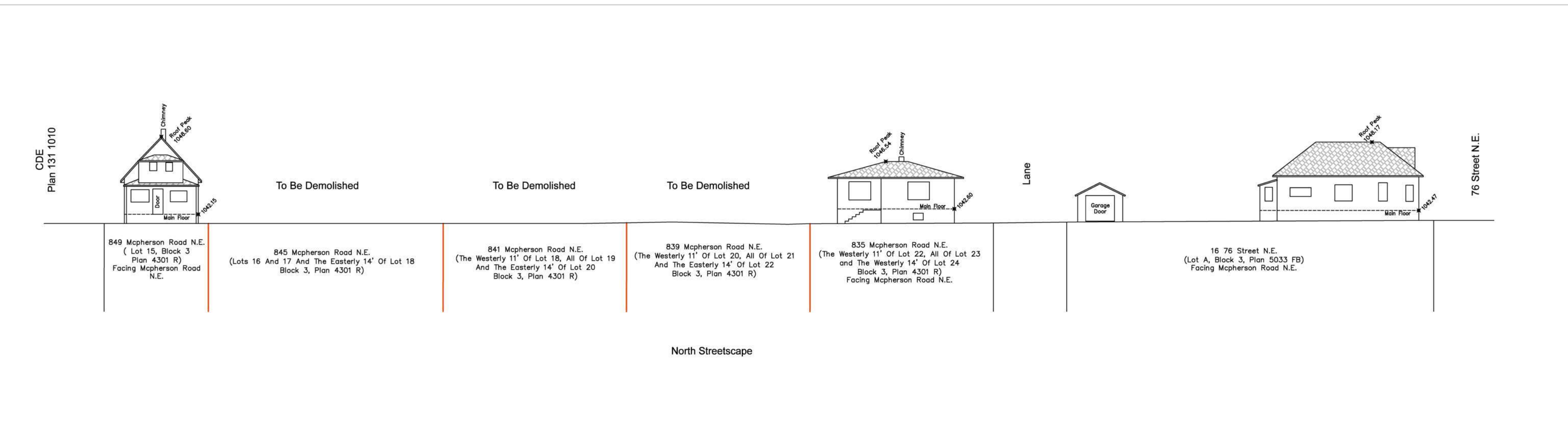


NOTE:

- Distances are in Ground and are shown in Metres and Decimals thereof.
- Distances Along Curves are Arc Distances.
- Elevations are Derived From *ASPM 245092*.
- The Certificate of Title 021 250 023 for Lots 16 and 17 and The Easterly 14' of Lot 18 was searched on the 8th day of December, 2023, and includes the following instruments:
Mortgage No. 111 224 826
the Certificate of Title 221 216 132 for The Westerly 11' of Lot 18, All of Lot 19 and The Easterly 14' of Lot 20 was searched on the 8th day of December, 2023, and includes the following instruments:
Mortgage No. 221 216 133
the Certificate of Title 221 084 489 for The Westerly 11' of Lot 20, All of Lot 21 and The Easterly 14' of Lot 22 was searched on the 8th day of December, 2023, and includes the following instruments:
Mortgage No. 221 084 490
- The Utilities Information is Acquired From "The City of Calgary Engineering Department" Drawing No. 06_08_19 & 143 in Sec 14 - Tap 24 - Spat - W/M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the Developer and Excavator to follow all Utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Caliper (cm)	Canopy (cm)	Height (m)	Location
T1	Deciduous Tree	0.40	3.00	8.00	In Subject Property
T2	Deciduous Tree	0.50	3.00	8.00	In Subject Property
T3	Deciduous Tree	0.50	3.00	8.00	In Subject Property
T4	Coniferous Tree	0.40	3.00	10.00	In Adjacent Property
T5	Deciduous Tree	0.40	4.00	5.00	In Subject Property
T6	Coniferous Tree	0.15	2.00	8.00	In Adjacent Property
T7	Bush	2.50	3.00	3.00	On Property Line
T8	Deciduous Tree	0.40	4.00	0.00	In Subject Property
T9	Deciduous Tree	0.60	4.00	4.00	On Property Line
T10	Deciduous Tree	0.60	4.00	5.00	In Adjacent Property
T11	Deciduous Tree	0.15	2.50	4.00	In Subject Property
T12	Bush	0.50	1.50	2.00	In Subject Property
T13	Deciduous Tree	0.60	6.00	8.00	In Subject Property
T14	Deciduous Tree	0.40	6.00	8.00	In Subject Property
T15	Deciduous Tree	0.80	6.00	8.00	In Subject Property
T16	Deciduous Tree	0.15	2.50	4.00	In Subject Property
T17	Deciduous Tree	0.40	5.00	5.00	In Subject Property
T18	Deciduous Tree	0.50	3.00	6.00	In Subject Property
T19	Deciduous Tree	0.80	6.00	10.00	In Subject Property
T20	Bush	0.50	2.00	3.00	In Subject Property
T21	Coniferous Tree	0.30	3.00	2.00	In Subject Property
T22	Deciduous Tree	0.10	1.50	4.00	In Subject Property
T23	Deciduous Tree	0.50	2.00	4.00	In Subject Property
T24	Bush	0.50	2.00	3.00	In Subject Property
T25	Deciduous Tree	1.00	1.00	8.00	In Subject Property
T26	Deciduous Tree	0.20	3.00	5.00	In Subject Property
T27	Deciduous Tree	0.20	3.00	5.00	In Subject Property
T28	Deciduous Tree	0.30	3.00	5.00	In Subject Property
T29	Deciduous Tree	0.30	3.00	5.00	In Subject Property
T30	Deciduous Tree	1.00	3.00	6.00	In Subject Property
T31	Deciduous Tree	0.30	2.00	4.00	In Subject Property
T32	Deciduous Tree	0.40	4.00	6.00	In Subject Property
T33	Bush	0.30	2.00	4.50	In Subject Property
T34	Bush	0.50	2.00	4.50	In Subject Property
T35	Bush	0.40	2.50	4.50	In Subject Property
T36	Deciduous Tree	0.30	2.50	3.00	In Subject Property
T37	Deciduous Tree	0.80	6.00	8.00	In Subject Property
T38	Bush	0.50	1.00	1.50	In Subject Property
T39	Deciduous Tree	0.40	5.00	8.00	In Adjacent Property
T40	Deciduous Tree	0.50	6.00	10.00	On Property Line
T41	Bush	0.50	3.00	4.00	In Subject Property
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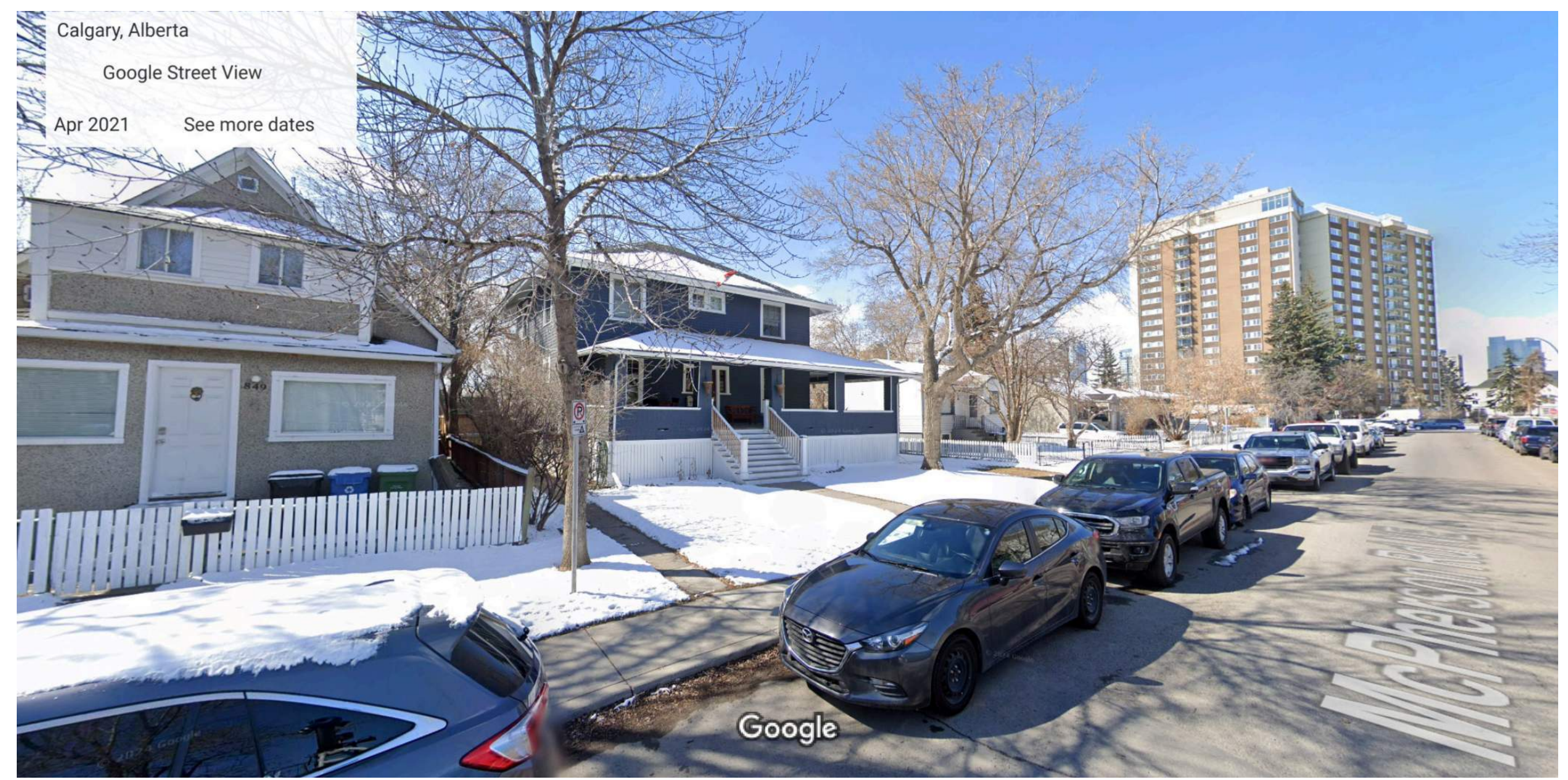
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. IN REPORTING ANY ERRORS/OMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE ARCHITECT'S DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

VIEW -1 (NORTH)



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

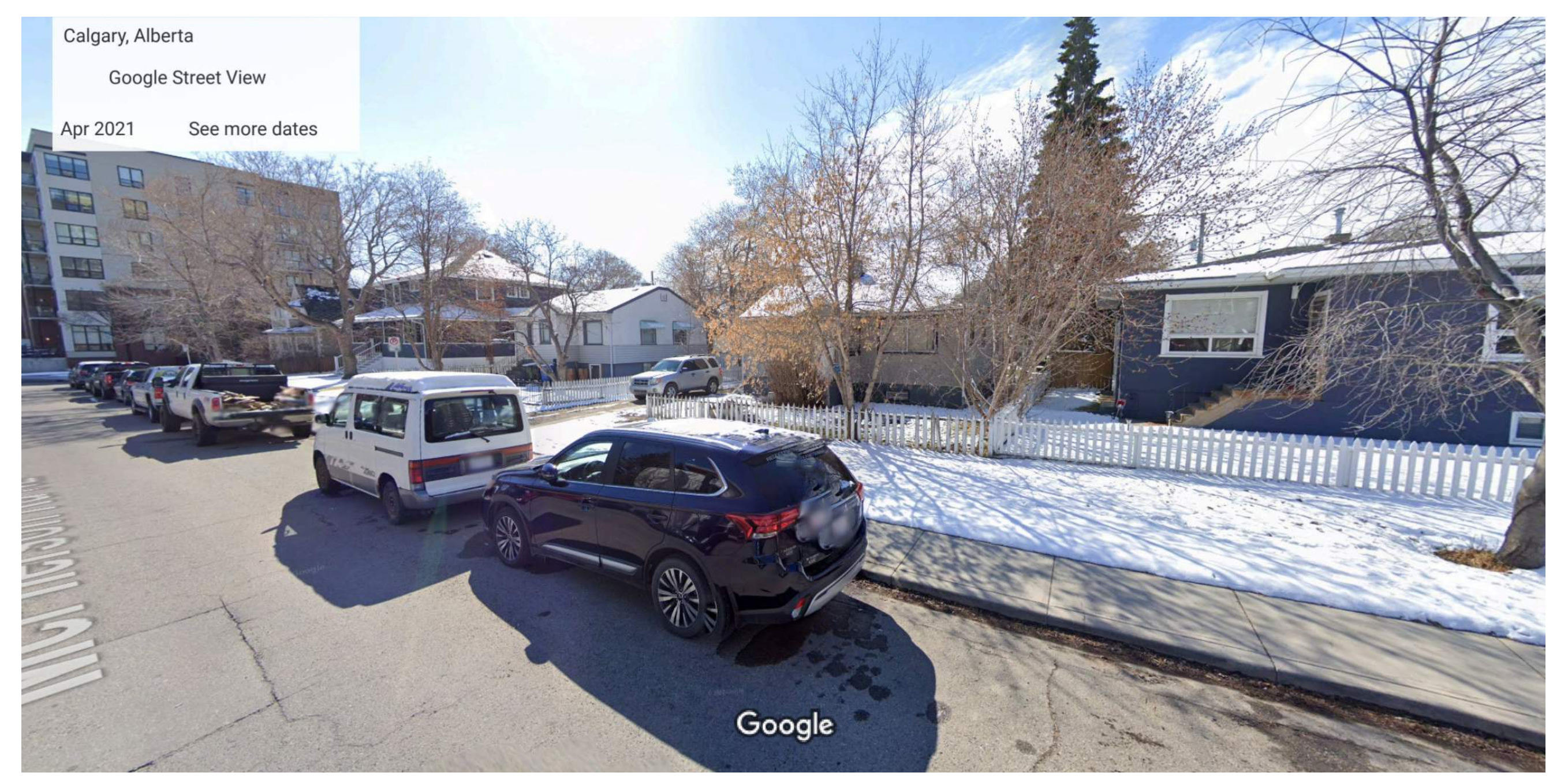
VIEW -2 (NORTH-EAST)



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

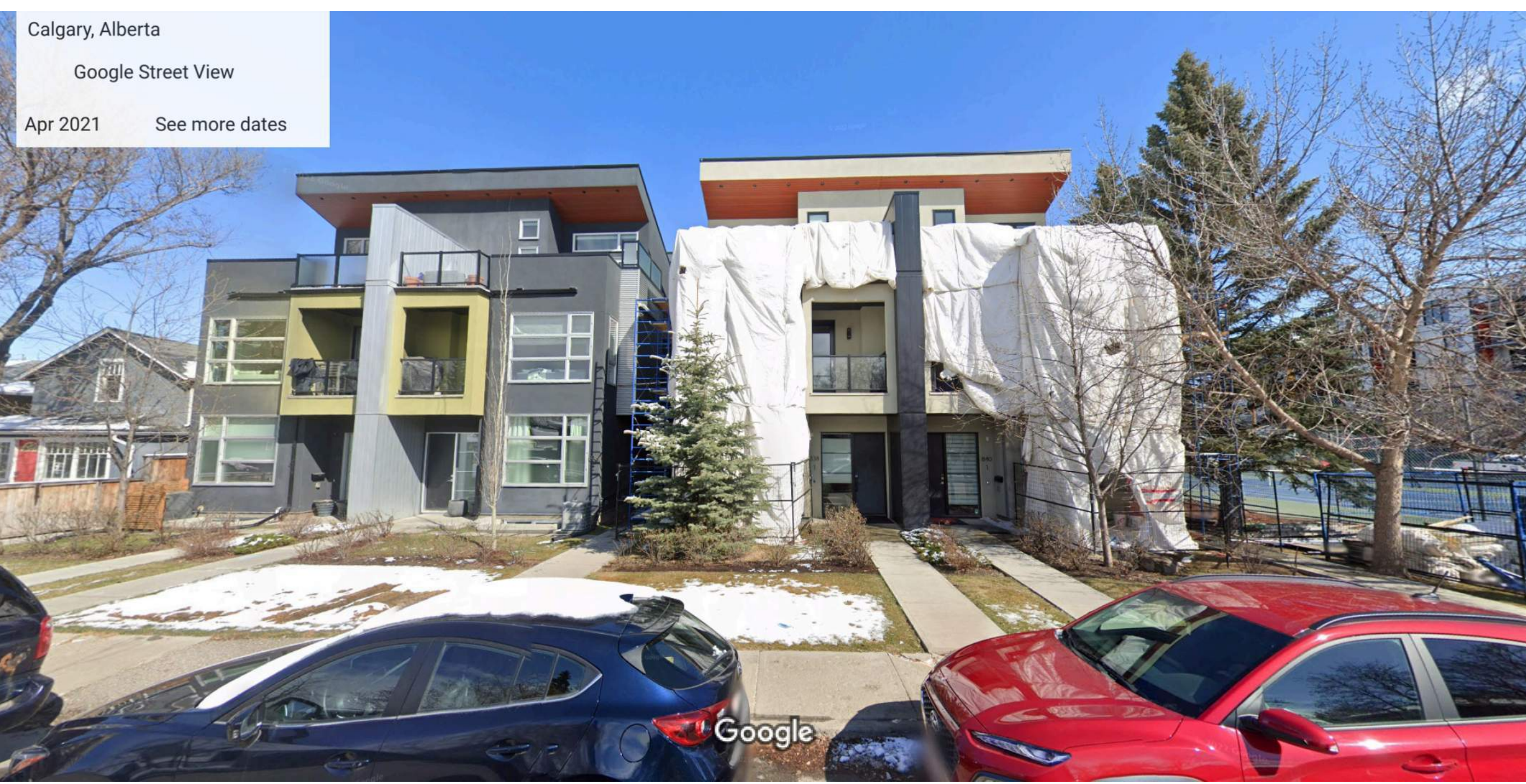
VIEW -3 (NORTH-WEST)



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

VIEW -4 (NORTH-WEST)



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

VIEW - 5 (NORTH ACROSS SITE)



Calgary, Alberta
 Google Street View
 Apr 2021 See more dates

Google

AERIAL VIEW - PROJECT SITE

PRELIMINARY
 NOT FOR CONSTRUCTION

key plan

project information

project title

**McPherson
 Multifamily**

municipal address
**839, 841 & 845 McPherson
 RD NE, Calgary, AB**

legal description
**LOT: 16.17.18.19.20,21 & 22
 BLOCK: 3
 PLAN: 4301 R**

client
PRIVATE CLIENT

phase
**DEVELOPMENT PERMIT
 LOC2025-0072**

issue / revision

no	date	description
2	20240415	ISSUED FOR DEVELOPMENT PERMIT
1	20240318	ISSUED FOR CLIENT REVIEW

project number
25-510

scale
1:100

drawn by
MK

checked by
HM/KA

approved by
SA

sheet title
Site Photos

sheet number
DP106

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. IN REPORT ANY ERRORS/OMMISSIONS/DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

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no	date	description
2	20240415	ISSUED FOR DEVELOPMENT PERMIT
1	20240318	ISSUED FOR CLIENT REVIEW

project number 25-510 scale 1:128

drawn by MK approved by SA
checked by HM/KA

sheet title

EBF Calculations

sheet number

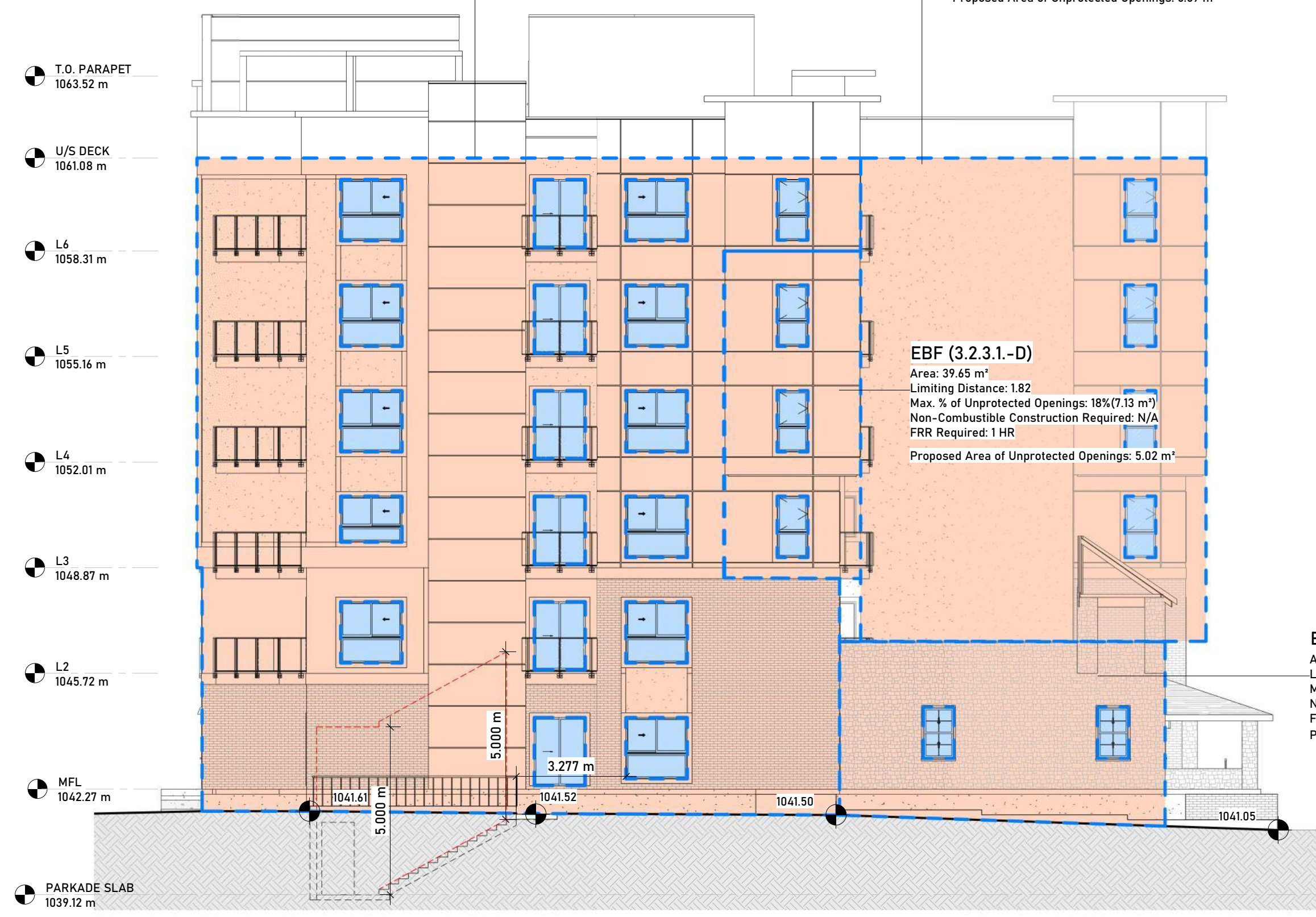
DP108

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EBF (3.2.3.1.-D)
Area: 341.24 m²
Limiting Distance: 2.20
Max. % of Unprotected Openings: 17.6%(59.75 m²)
Non-Combustible Construction Required: N/A
FRR Required: 1H
Proposed Area of Unprotected Openings: 56.19 m²

EBF (3.2.3.1.-D)
Area: 148.30 m²
Limiting Distance: 27.75 m
Max. % of Unprotected Openings: 100 % (156.13 m²)
Non-Combustible Construction Required: N/A
FRR Required: N/A
Proposed Area of Unprotected Openings: 6.69 m²

EBF (3.2.3.1.-D)
Area: 898.10 m²
Limiting Distance: >9m
Max. % of Unprotected Openings: 100 % (896.52 m²)
Non-Combustible Construction Required: N/A
FRR Required: N/A
Proposed Area of Unprotected Openings: 217.61 m²



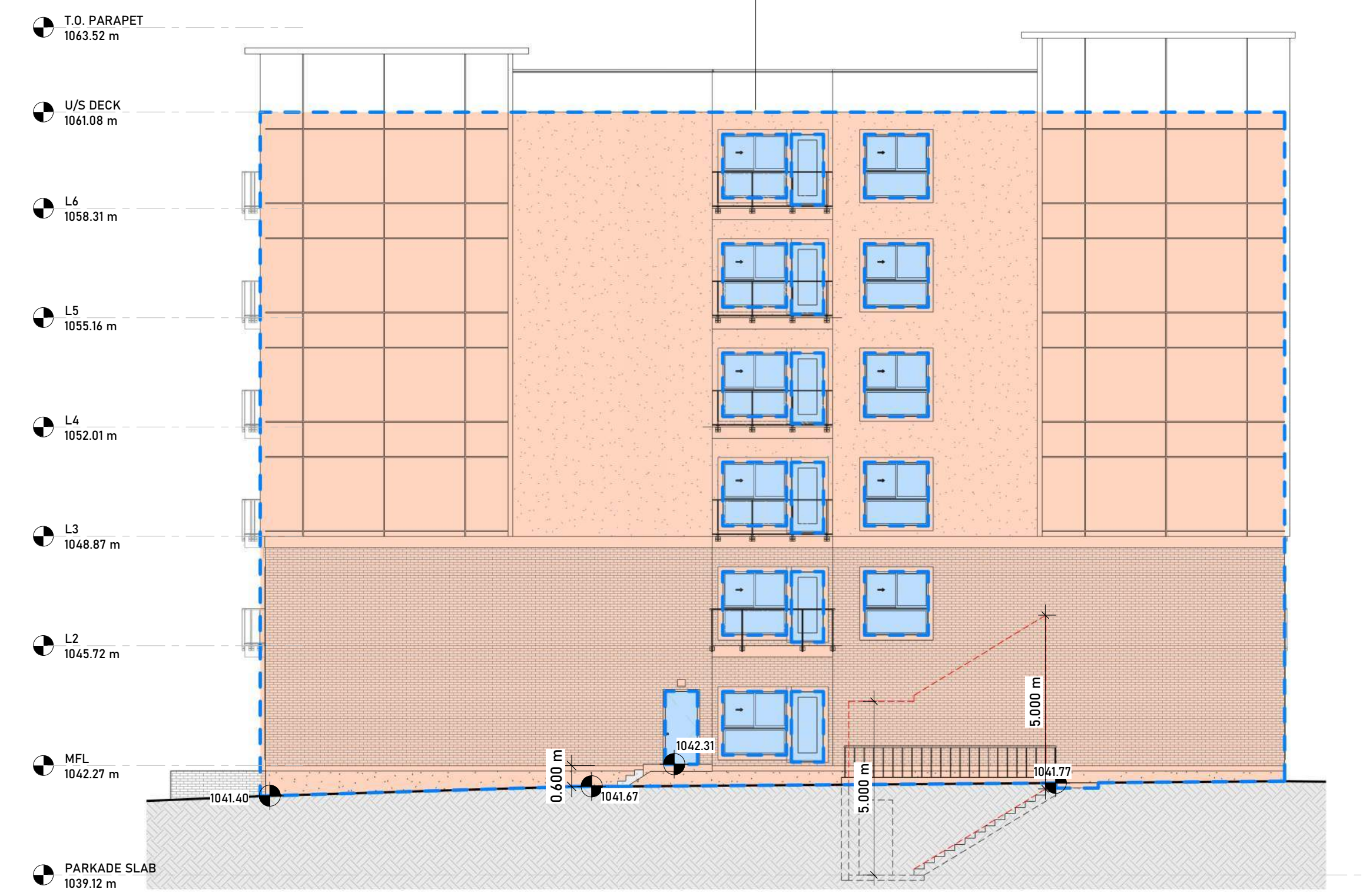
1 East EBF
DPI08 1:128



3 North EBF
DPI08 1:128

EBF (3.2.3.1.-D)
Area: 571.85 m²
Limiting Distance: 2.56 m
Max. % of Unprotected Openings: 20% (114.36 m²)
Non-Combustible Construction Required: N/A
FRR Required: 1 HR
Proposed Area of Unprotected Openings: 49.94 m²

EBF (3.2.3.1.-D)
Area: 873.10 m²
Limiting Distance: >9 m
Max. % of Unprotected Openings: 100% (873.10 m²)
Non-Combustible Construction Required: N/A
FRR Required: N/A
Proposed Area of Unprotected Openings: 233.50 m²



2 West EBF
DPI08 1:128



4 South EBF
DPI08 1:128

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issue / revision

no	date	description
2	20240415	ISSUED FOR DEVELOPMENT PERMIT
1	20240318	ISSUED FOR CLIENT REVIEW

project number: 25-510 scale: 1:64

drawn by: MK approved by: SA
checked by: HM/KA

sheet title

North Elevation

sheet number

DP300

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Exterior Materials	
Key Value	Keynote Text
01	Eifs Metallic Finish , Colour: Evening Blue or Equivalent
02	Eifs Metallic Finish , Colour: Beige or Equivalent
03	Eifs Metallic Finish , Colour: Wood Finish or Equivalent
04	Textured Finish Stucco, Colour: Monterey Taupe or Equivalent
05	Eifs Brick Pattern Look , Colour: Grey
06	Min. 8" Concrete Parging,
07	Parapet Cap, Colour:
08	Smartboard Trim/Cladding: Colour: Off White
09	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: to match elevation
10	Clear Glazing in White Anodized Aluminium Door
11	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: to match elevation
12	Thermally broken door, Colour: Grey
13	2m Privacy Screen, Colour: Charcoal/Black
14	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
15	Prefinished metal railing, Colour: Charcoal/Black
16	Building Signage
17	Same as existing nurse house
LF01	Exterior wall-mounted light fixture

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line	date	description
1	20240308	ISSUED FOR CLIENT REVIEW
2	20240415	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
25-510	1: 64

drawn by	checked by	approved by
MK	HM/KA	SA

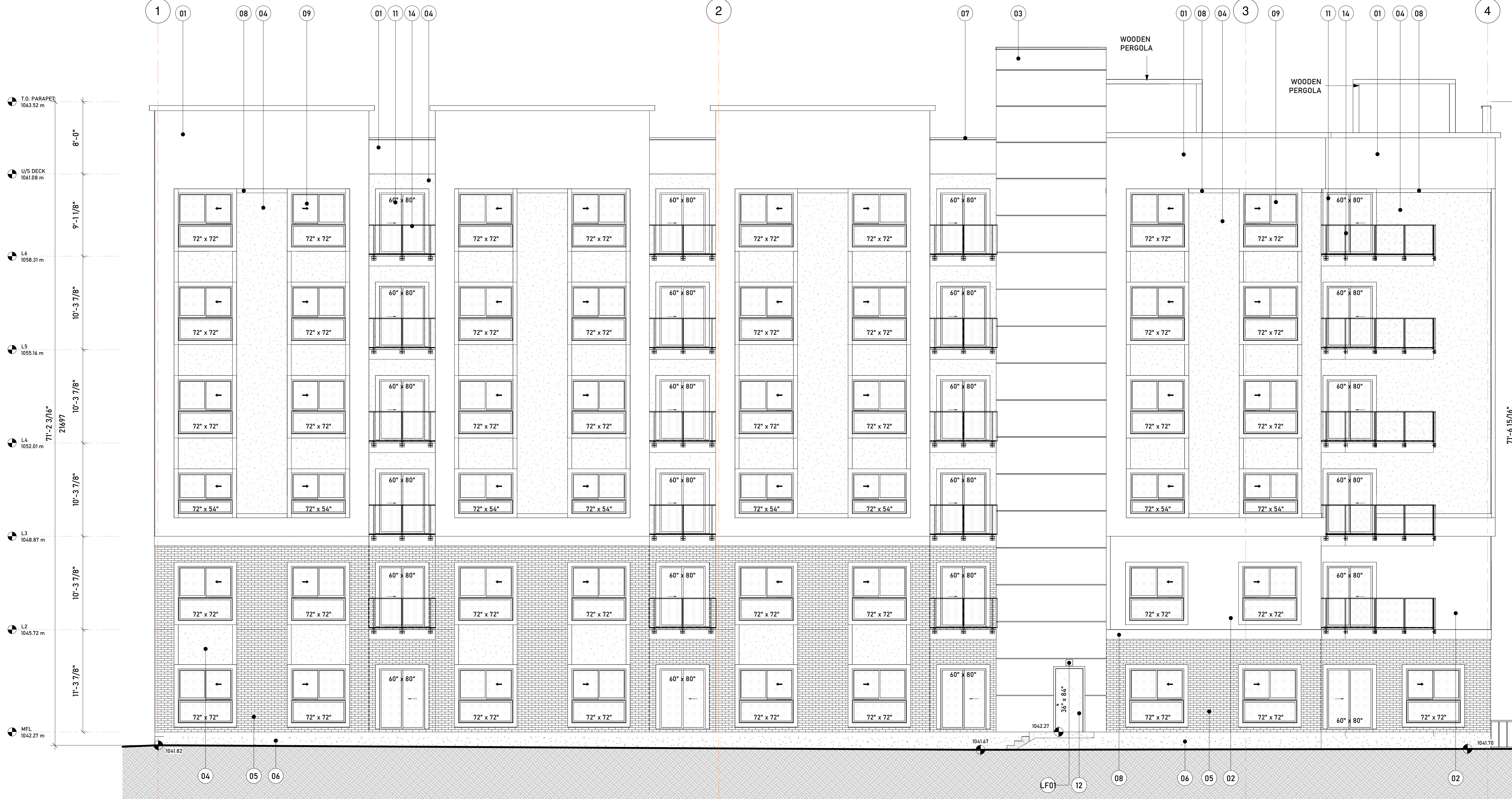
sheet title

South Elevation

sheet number

DP301

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06	Min. 8" Concrete Parging,
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08	Smartboard Trim/Cladding: Colour: Off White
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project number	scale
25-510	1: 64

drawn by	approved by
MK	SA

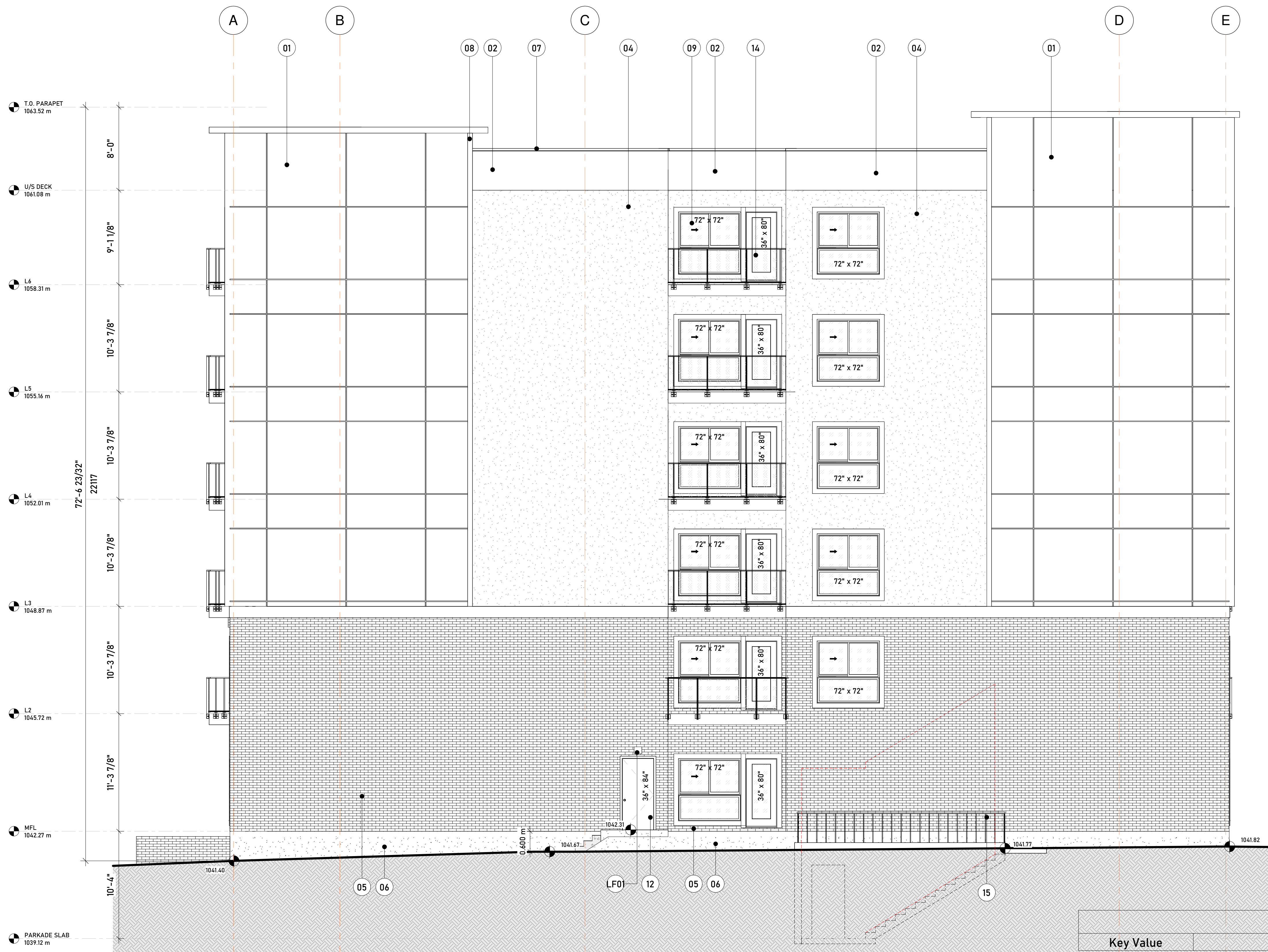
sheet title

West Elevation

sheet number

DP303

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