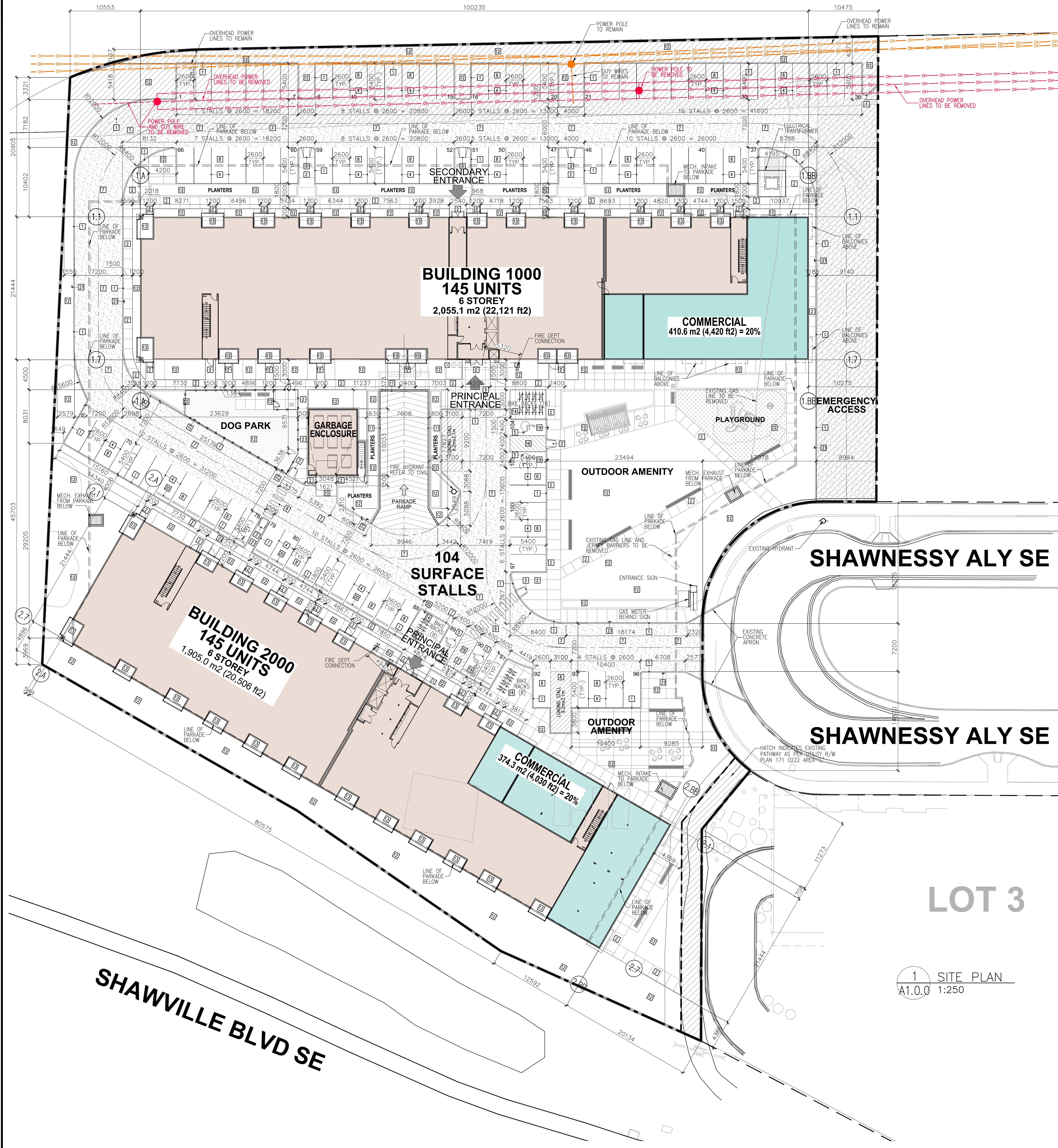


# MACLEOD TRAIL SE



## MATERIAL LEGEND

- 1 CONCRETE CURB
- 1A CONCRETE CURB CROSSING (REFER TO DET. 8/A1.0.2)
- 1B CONCRETE CURB & GUTTER (REFER TO DET. 5/A1.0.2)
- 2 CONCRETE SIDEWALK
- 3 HANDICAP RAMP TO CITY STANDARDS
- 4 100mm WIDE PAINTED PARKING LINES (YELLOW)
- 5 HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE (YELLOW)
- 6 WASTE & RECYCLING ENCLOSURE (REFER TO DET.1/A1.0.1)
- 7 HEAVY-DUTY ASPHALT PAVING -MIN. 25,000 KG AXEL WEIGHT CAPACITY FOR WASTE COLLECTION VEHICLE -FIRE TRUCK TO SUPPORT A LOAD OF 38,556 KG
- 8 ASPHALT PAVING
- 9 PAINTED PEDESTRIAN CROSSING
- 10 CONCRETE APRON -MIN. OF 25,000 KG WEIGHT CAPACITY
- 11 PARKADE RAMP CONCRETE RETAINING WALL
- 12 LANDSCAPING
- 13 CONCRETE PATIO
- 14 BIKE RACK
- 15 RESERVED
- 16 HATCH PATTERN PAINTED ON ASPHALT SURFACE (YELLOW)
- 17 RESERVED
- 18 ENTRANCE SIGN (REFER TO DET.12-17/A1.0.2)
- 19 "HANDICAP PARKING" SIGN
- 20 WHEEL STOPS
- 21 "NO PARKING" SIGN

## LEGEND

- HEAVY DUTY ASPHALT
- RIGHT-OF-WAY

## PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 4, BLOCK 51, PLAN 171 0021  
 MUNICIPAL ADDRESS: 202 SHAWVILLE PLACE SE, CALGARY, AB  
 ZONING: DC 120D2014  
 SITE AREA TOTAL: 13,833.6 m<sup>2</sup> (3.42 acre) (1.38 ha)  
 PROPOSED GFA:  
 BUILDING 1000 12,202.1 m<sup>2</sup> (131,342 ft<sup>2</sup>)  
 BUILDING 2000 11,303.0 m<sup>2</sup> (121,664 ft<sup>2</sup>)  
 TOTAL GFA 23,505.1 m<sup>2</sup> (253,006 ft<sup>2</sup>)  
 PROPOSED USE: MULTI-RESIDENTIAL DEVELOPMENT (6 STOREY APARTMENTS)

BUILDING/UNITS	1BDR	2BDR	3BDR	TOTAL
BUILDING 1000	27	96	22	145
BUILDING 2000	66	57	22	145
<b>TOTAL</b>	<b>93</b>	<b>153</b>	<b>44</b>	<b>290</b>
<b>UNIT MIX</b>	<b>32%</b>	<b>53%</b>	<b>15%</b>	<b>100%</b>

MAXIMUM DENSITY ALLOWED: N/A  
 MINIMUM DENSITY ALLOWED: N/A  
 DENSITY PROVIDED: 330 UNITS/ 1.38 ha = 239 UNITS/ha  
 FLOOR AREA RATIO ALLOWED: MAXIMUM 3.5  
 FLOOR AREA RATIO PROVIDED / PROPOSED FLOOR AREA RATIO:  
 BUILDING 1000 (MF 2,055.1 m<sup>2</sup> + UF 2,029.4 m<sup>2</sup> x5) 12,202.1 m<sup>2</sup> (131,342 ft<sup>2</sup>)  
 BUILDING 2000 (MF 1,905.0 m<sup>2</sup> + UF 1,879.6 m<sup>2</sup> x5) 11,303.0 m<sup>2</sup> (121,664 ft<sup>2</sup>)  
 TOTAL FLOOR AREA: 23,505.1 m<sup>2</sup> (253,006 ft<sup>2</sup>)  
 23,505.1 m<sup>2</sup> / 13,833.6 m<sup>2</sup> = 1.70 FAR  
 LANDSCAPE AREAS: REFER TO LANDSCAPE DRAWINGS PREPARED BY: SCATLUFF MILLER MURRAY INC.  
 BUILDING HEIGHT ALLOWED: 65 m  
 BUILDING HEIGHT PROVIDED: ±19.76 m

## PARKING CALCULATIONS

PARKING STALLS REQUIRED (AS PER BYLAW 120D2014, 14 (2) AND 649.1):  
 DWELLING UNITS:  
 MIN 0.75 STALLS/UNIT 290 x 0.75 = 218 STALLS  
 MAX 1.5 STALLS/UNIT 290 x 1.50 = 435 STALLS  
 COMMERCIAL USES:  
 "RETAIL AND CONSUMER SERVICE" PER 286.1 = NO MINIMUM  
 PARKING STALLS PROVIDED:  
 SURFACE STALLS (INCL. 4 H/C STALLS) 104 STALLS  
 PARKADE (INCL. 2 H/C STALLS / EXCL. 2 TANDWM) 282 STALLS  
 TOTAL STALLS PROVIDED 386 STALLS  
 BICYCLE PARKING REQUIRED (AS PER BYLAW SECTION PART 6 (559) AND 286.1):  
 CLASS 1: 290 x 0.5 (STALLS/UNIT) 145 STALLS  
 CLASS 2: RESIDENTIAL = 290 x 0.1 (STALLS/UNIT) 29 STALLS  
 CLASS 2: COMMERCIAL = 757.9m<sup>2</sup> / 250 = 3 STALLS  
 TOTAL NUMBER OF STALLS 178 STALLS  
 BICYCLE PARKING PROVIDED:  
 CLASS 1: (82 HORIZONTAL + 64 VERTICAL RACKS) 146 STALLS  
 CLASS 2: 32 STALLS  
 TOTAL NUMBER OF STALLS 178 STALLS

PARKING RATIO: 1.33 STALLS/UNIT

## OVERALL UNIT COUNT

BUILDING	ASPEN 2BD	CYPRESS 3BD	OAK 1BD	OAK2 2BD	SPRUCE 2BD	WILLOW 2BD	TOTAL 1BD	TOTAL 2BD	TOTAL 3BD	TOTAL UNITS
B1000	24	22	27	10	29	33	27	96	22	145
B2000	0	22	66	10	24	23	66	57	22	145
<b>TOTAL</b>	<b>24 (2BD)</b>	<b>44 (3BD)</b>	<b>93 (1BD)</b>	<b>20 (2BD)</b>	<b>53 (2BD)</b>	<b>56 (2BD)</b>	<b>93 (1BD)</b>	<b>153 (2BD)</b>	<b>44 (2BD)</b>	<b>290</b>
<b>RATIO</b>	<b>9%</b>	<b>15%</b>	<b>32%</b>	<b>7%</b>	<b>18%</b>	<b>19%</b>	<b>32%</b>	<b>53%</b>	<b>15%</b>	<b>100%</b>

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.



April 6, 2026  
 ISSUED FOR DEVELOPMENT PERMIT

3	06/04/26	ISSUED FOR DEVELOPMENT PERMIT
2	26/01/26	ISSUED FOR UDWP
1	09/07/25	ISSUED FOR PRE-APPLICATION MEETING
NO	DD/MM/YY	REVISION

**KN ARCHITECTURE**  
 1417 Kensington Road N.W.  
 Calgary, Alberta T2N 3R1  
 Ph: (403) 265-3100  
 info@kn-architecture.com



SCALE: AS NOTED

PROJECT: SHAWNESSY PLACE  
 202 SHAWVILLE PLACE SE  
 Calgary, Alberta  
 Lot 4, Block 51, Plan 171 0021

TRADE: START DATE: JUNE 2025

DRAWING: SITE PLAN

DESIGNED: TN/SF CHECKED: TN  
 DRAWN: RR/SF/SKM JOB No: 2510  
 DWG No: A10.0

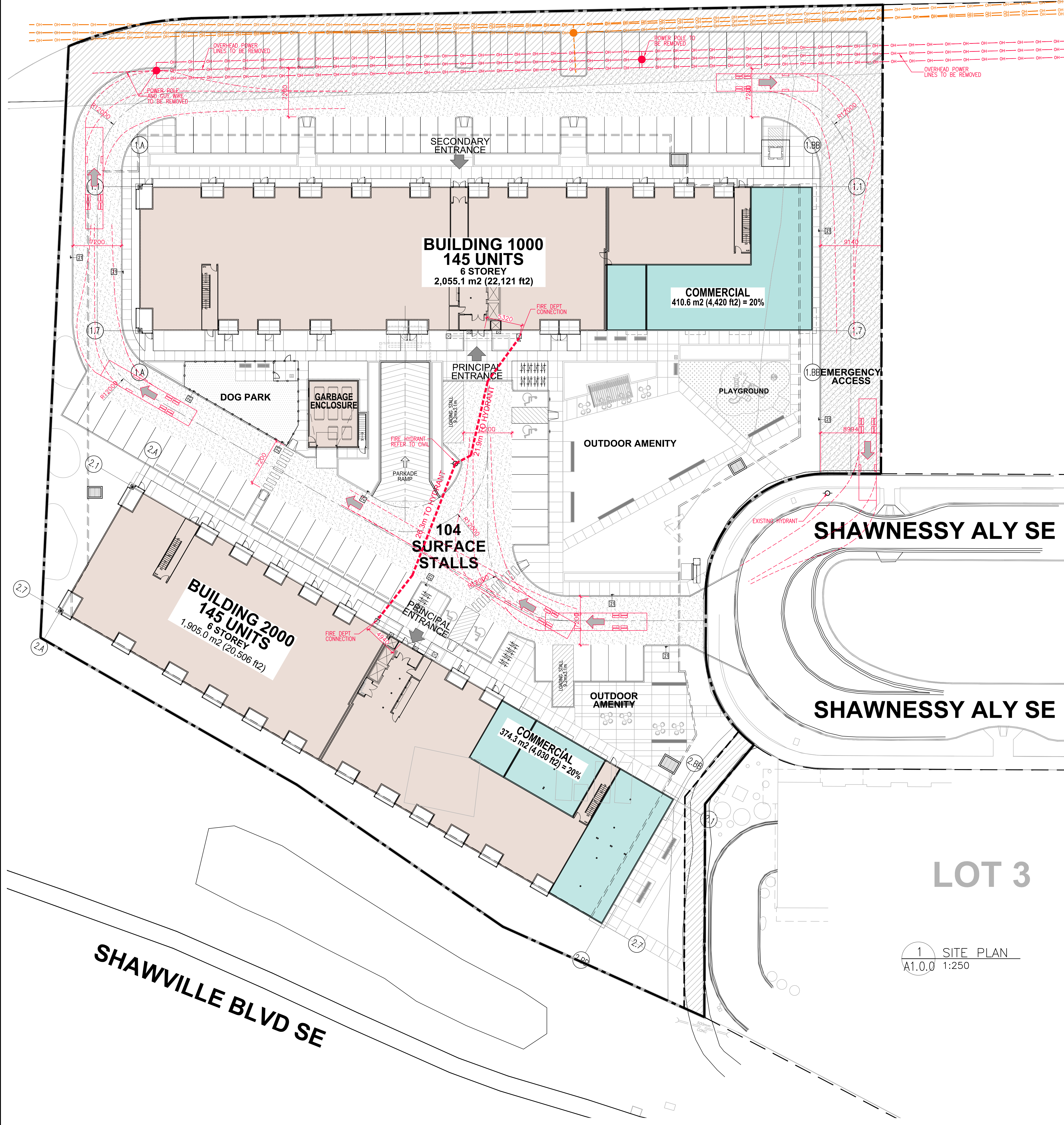
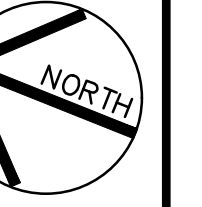
1 SITE PLAN  
 A1.0.0 1:250

LOT 3

SHAWVILLE BLVD SE

# MACLEOD TRAIL SE

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.



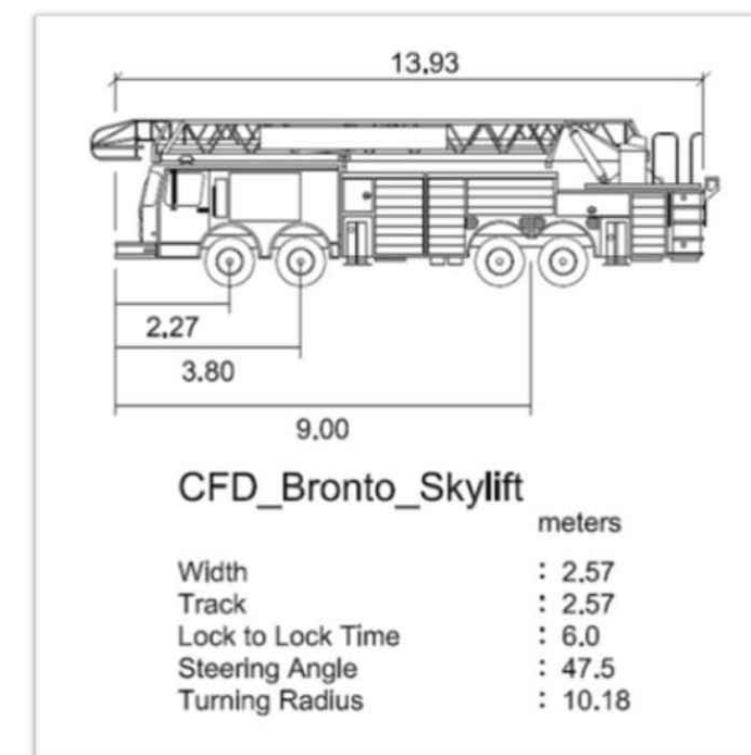
April 6, 2026  
ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	REVISION
1	06/04/26	ISSUED FOR DEVELOPMENT PERMIT

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SCALE: AS NOTED



### MATERIAL LEGEND

- [21] "NO PARKING" SIGN

### FIRE ACCESS NOTES

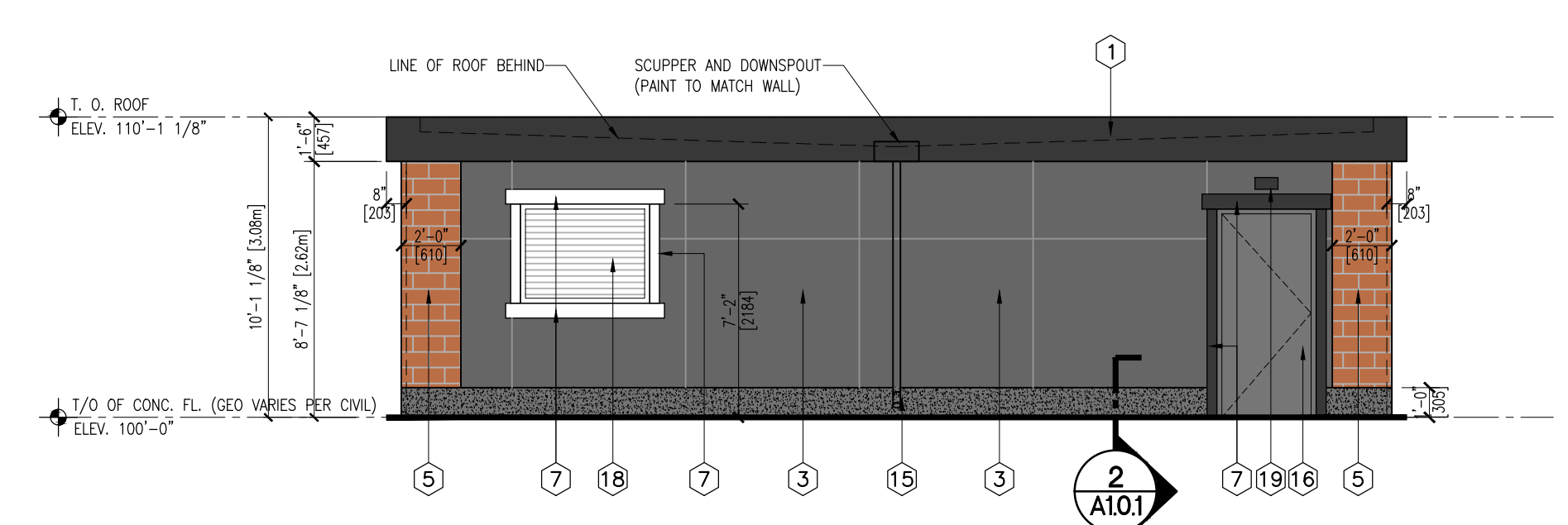
- MIN. 12m CENTERLINE RADIUS FOR FIRE TRUCK ACCESS.
- ENTIRE FIRE TRUCK ACCESS ROUTE INCLUDING OVER UNDERGROUND PARKADE TO BE CAPABLE OF SUPPORTING A LOAD OF 38,256 KG (85,000 lb).
- ENTIRE FIRE TRUCK ACCESS ROUTE INCLUDING OVER UNDERGROUND PARKADE TO BE DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517kPa (75 psf) OVER A 24" x 24" AREA WHICH CORRESPONDS TO THE OUTRIGGER PAD SIZE.
- MIN OVERHEAD CLEARANCE 5.0m OVER FIRE TRUCK ACCESS ROUTES

1 SITE PLAN  
A1.0.0 1:250

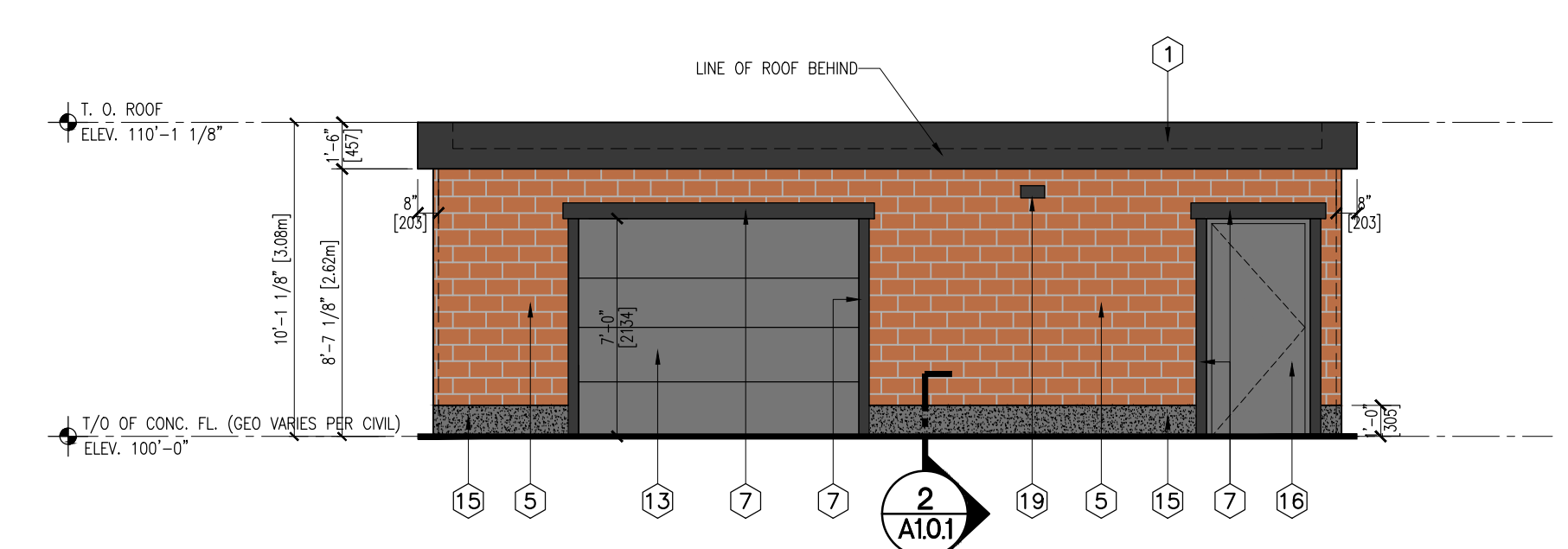
PROJECT		SHAWNESSY PLACE 202 SHAWVILLE PLACE SE Calgary, Alberta Lot 4, Block 51, Plan 171 0021	
TRADE	START DATE	JUNE 2025	
DRAWING			
SITE PLAN			
DESIGNED	TN/SF	CHECKED	TN
DRAWN	RR/SF/SKM	JOB No.	2510
		DWG No.	A1.0.0

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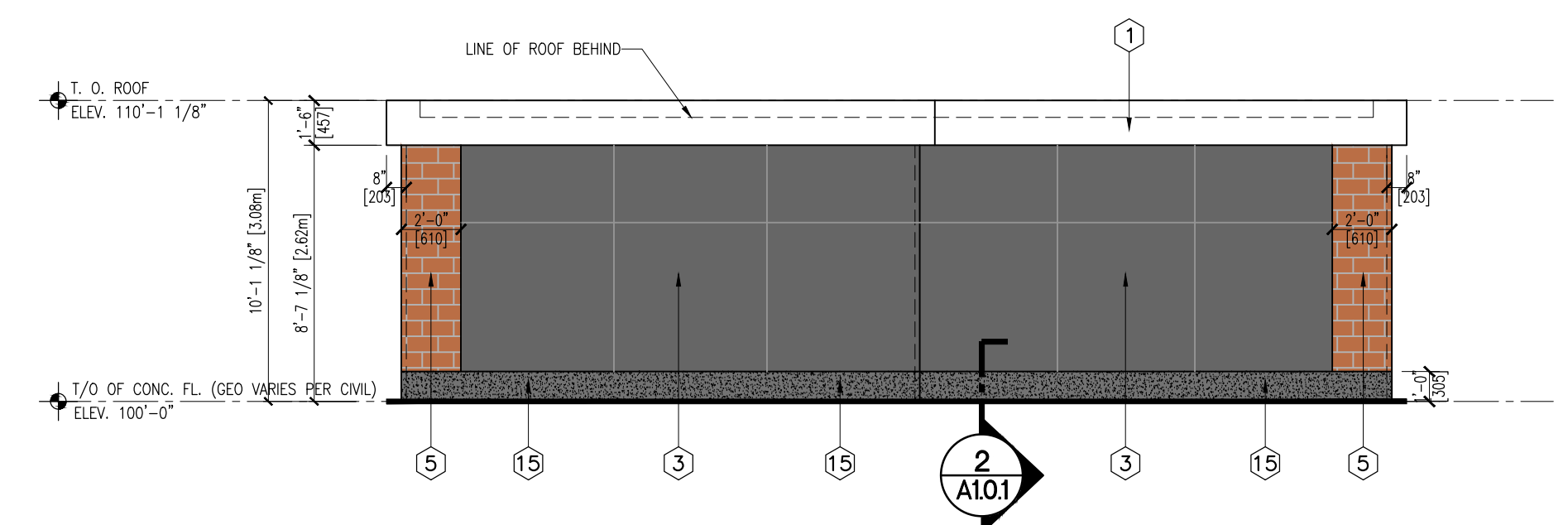
- MATERIAL LEGEND**
- ① HARDIE BOARD PANEL (BLACK)
  - ② HARDIE BOARD PANEL (ARCTIC WHITE)
  - ③ HARDIE BOARD PANEL (GRAY SLATE)
  - ④ FIBER CEMENT WOOD EFFECT SIDING (SEPIA)
  - ⑤ BRICK (1-XL BELL TOWER)
  - ⑥ BRICK (GRAY)
  - ⑦ HARDIE TRIM (BLACK)
  - ⑧ GLASS SLIDING DOOR
  - ⑨ ALUMINUM WINDOW (BLACK)
  - ⑩ ALUMINUM STORE FRONT GLAZING
  - ⑪ ALUMINUM GLASS RAILING (BLACK)
  - ⑫ EXTERIOR GLASS DOOR (BLACK)
  - ⑬ INSULATED O/H METAL DOOR (COLOUR TO MATCH WALL)
  - ⑭ METAL FLASHING (COLOUR TO MATCH)
  - ⑮ EXPOSED CONCRETE
  - ⑯ EXTERIOR INSULATED METAL DOOR (COLOUR TO MATCH WALL)
  - ⑰ VTAC LOUVER (COLOUR TO MATCH WALL)
  - ⑱ RESERVE
  - ⑲ EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC.)
  - ⑳ PRIVACY WALL



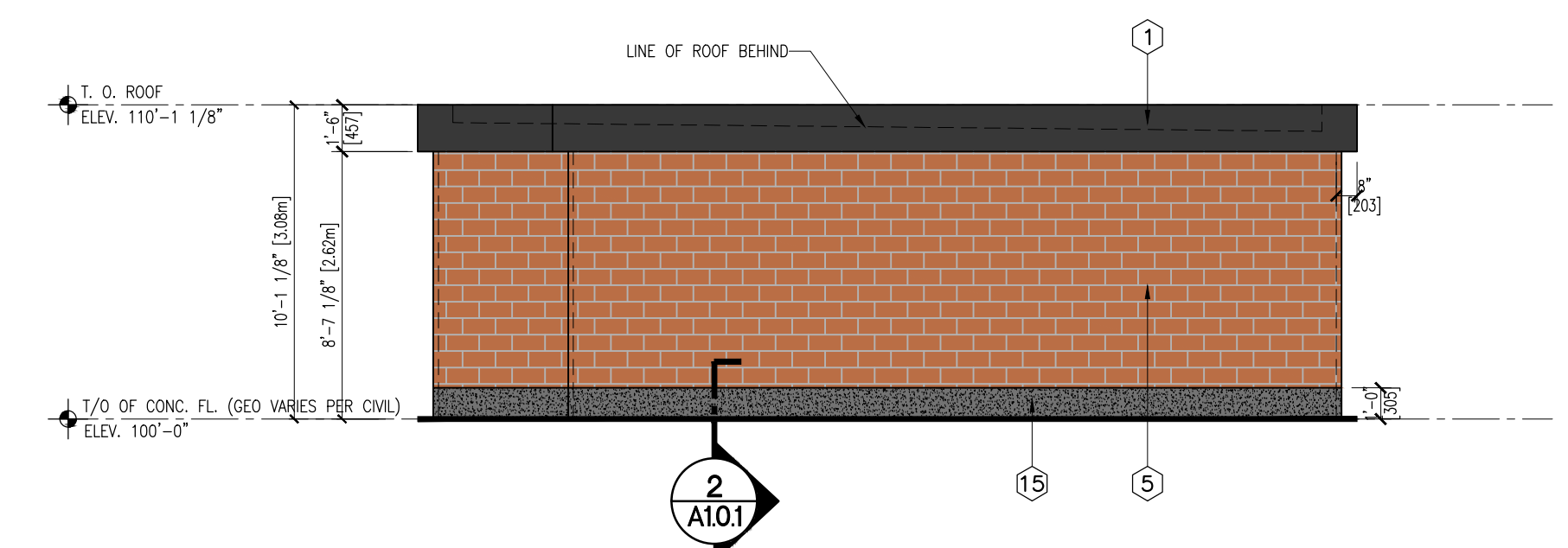
1A GARBAGE ENCLOSURE-NORTH-WEST ELEVATION  
A1.0.1 3/16" = 1'-0"



1B GARBAGE ENCLOSURE-NORTH-EAST ELEVATION  
A1.0.1 3/16" = 1'-0"



1C GARBAGE ENCLOSURE-NORTH-WEST ELEVATION  
A1.0.1 3/16" = 1'-0"



1D GARBAGE ENCLOSURE-SOUTH-WEST ELEVATION  
A1.0.1 3/16" = 1'-0"

April 6, 2026  
ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	REVISION
1	06/04/26	ISSUED FOR DEVELOPMENT PERMIT

**KN ARCHITECTURE**  
1417 Kensington Road N.W.  
Calgary, Alberta T2N 3R1  
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info@kn-architecture.com



SCALE AS NOTED

PROJECT  
**SHAWNESSY PLACE**  
202 SHAWVILLE PLACE SE  
Calgary, Alberta  
Lot 4, Block 51, Plan 171 0021

TRADE START DATE JUNE 2025

DRAWING  
**GARBAGE BUILDING DETAILS**

DESIGNED TN/SF CHECKED TN

DRAWN RR/SF/SKM JOB No. 2510

DWG No. **A1.0.1**

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

**MATERIAL LEGEND**

- ① HARDIE BOARD PANEL (BLACK)
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- ⑱ RESERVE
- ⑲ EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC.)
- ⑳ PRIVACY WALL



1 SOUTH-WEST ELEVATION  
A3.1.0 5/64" = 1'-0"



2 NORTH-EAST ELEVATION  
A3.1.0 5/64" = 1'-0"



3 NORTH-WEST ELEVATION  
A3.1.0 5/64" = 1'-0"



4 SOUTH-EAST ELEVATION  
A3.1.0 5/64" = 1'-0"

April 6, 2026  
ISSUED FOR DEVELOPMENT PERMIT

1	06/04/26	ISSUED FOR DEVELOPMENT PERMIT
NO.	DD/MM/YY	REVISION

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SCALE AS NOTED

PROJECT

**SHAWNNESSY PLACE**  
202 SHAWNVILLE PLACE SE  
Calgary, Alberta  
Lot 4, Block 51, Plan 171 0021

TRADE START DATE JUNE 2025

DRAWING

**BUILDING 1000 ELEVATIONS**

DESIGNED	TN/SF	CHECKED	TN
DRAWN	RR/SF/SKM	JOB No.	2510
		DWG No.	A3.1.0

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- ⑳ PRIVACY WALL



April 6, 2026  
ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	REVISION
2	06/04/26	ISSUED FOR DEVELOPMENT PERMIT
1	26/01/26	ISSUED FOR UDRP
NO.	DD/MM/YY	REVISION

**KN**  
ARCHITECTURE

1417 Kensington Road N.W.  
Calgary, Alberta T2N 3R1

Ph: (403) 265-3100  
info@kn-architecture.com

MOHAMMAD KATANA  
REGISTERED ARCHITECT  
APR 6, 2026  
ALBERTA

SCALE AS NOTED

**PROJECT**

**SHAWNESBY PLACE**

202 SHAWNESBY PLACE SE  
Calgary, Alberta  
Lot 4, Block 51, Plan 171 0021

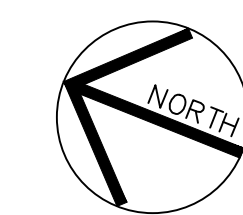
TRADE \_\_\_\_\_ START DATE JUNE 2025

**DRAWING**

**BUILDING 2000  
ELEVATIONS**

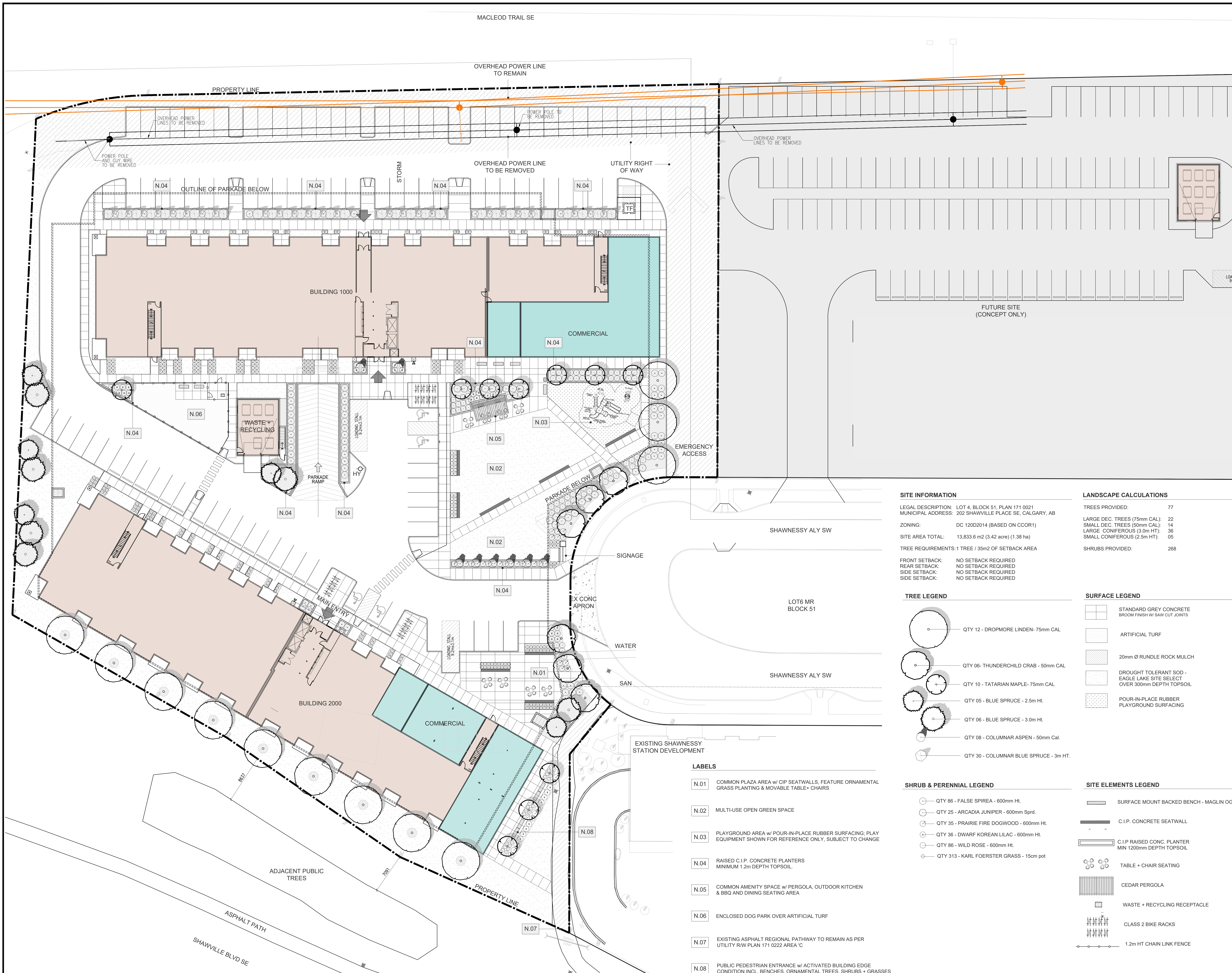
DESIGNED TN/SF	CHECKED TN
DRAWN RR/SF/SKM	JOB No. 2510
	DWG No.

A3.2.0



[ SMM ]

SCATLIFF + MILLER + MURRAY



**SITE INFORMATION**

LEGAL DESCRIPTION: LOT 4, BLOCK 51, PLAN 171 0021  
 MUNICIPAL ADDRESS: 202 SHAWVILLE PLACE SE, CALGARY, AB  
 ZONING: DC 120D2014 (BASED ON COOR1)  
 SITE AREA TOTAL: 13,833.6 m<sup>2</sup> (3.42 acre) (1.38 ha)  
 TREE REQUIREMENTS: 1 TREE / 35m<sup>2</sup> OF SETBACK AREA  
 FRONT SETBACK: NO SETBACK REQUIRED  
 REAR SETBACK: NO SETBACK REQUIRED  
 SIDE SETBACK: NO SETBACK REQUIRED  
 SIDE SETBACK: NO SETBACK REQUIRED

**LANDSCAPE CALCULATIONS**

TREES PROVIDED: 77  
 LARGE DEC. TREES (75mm CAL): 22  
 SMALL DEC. TREES (50mm CAL): 14  
 LARGE CONIFEROUS (3.0m HT): 36  
 SMALL CONIFEROUS (2.5m HT): 05  
 SHRUBS PROVIDED: 268

**TREE LEGEND**

- QTY 12 - DROPMORE LINDEN - 75mm CAL
- QTY 06 - THUNDERCHILD CRAB - 50mm CAL
- QTY 10 - TATARIAN MAPLE - 75mm CAL
- QTY 05 - BLUE SPRUCE - 2.5m HT.
- QTY 06 - BLUE SPRUCE - 3.0m HT.
- QTY 08 - COLUMNAR ASPEN - 50mm Cal.
- QTY 30 - COLUMNAR BLUE SPRUCE - 3m HT.

**SURFACE LEGEND**

- STANDARD GREY CONCRETE BROOM FINISH W/ SAW CUT JOINTS
- ARTIFICIAL TURF
- 20mm Ø RUNDLE ROCK MULCH
- DROUGHT TOLERANT SOD - EAGLE LAKE SITE SELECT OVER 300mm DEPTH TOPSOIL
- POUR-IN-PLACE RUBBER PLAYGROUND SURFACING

**SHRUB & PERENNIAL LEGEND**

- QTY 86 - FALSE SPIREA - 600mm HT.
- QTY 25 - ARCADIA JUNIPER - 600mm Sprd.
- QTY 35 - PRAIRIE FIRE DOGWOOD - 600mm HT.
- QTY 36 - DWARF KOREAN LILAC - 600mm HT.
- QTY 86 - WILD ROSE - 600mm HT.
- QTY 313 - KARL FOERSTER GRASS - 15cm pot

**SITE ELEMENTS LEGEND**

- SURFACE MOUNT BACKED BENCH - MAGLIN OGDEN
- C.I.P. CONCRETE SEATWALL
- C.I.P. RAISED CONC. PLANTER MIN 1200mm DEPTH TOPSOIL
- TABLE + CHAIR SEATING
- CEDAR PERGOLA
- WASTE + RECYCLING RECEPTACLE
- CLASS 2 BIKE RACKS
- 1.2m HT CHAIN LINK FENCE

**LABELS**

- EXISTING SHAWNESSY STATION DEVELOPMENT**
- N.01 COMMON PLAZA AREA w/ CIP SEATWALLS, FEATURE ORNAMENTAL GRASS PLANTING & MOVABLE TABLE+ CHAIRS
  - N.02 MULTI-USE OPEN GREEN SPACE
  - N.03 PLAYGROUND AREA w/ POUR-IN-PLACE RUBBER SURFACING; PLAY EQUIPMENT SHOWN FOR REFERENCE ONLY; SUBJECT TO CHANGE
  - N.04 RAISED C.I.P. CONCRETE PLANTERS MINIMUM 1.2m DEPTH TOPSOIL.
  - N.05 COMMON AMENITY SPACE w/ PERGOLA, OUTDOOR KITCHEN & BBQ AND DINING SEATING AREA
  - N.06 ENCLOSED DOG PARK OVER ARTIFICIAL TURF
  - N.07 EXISTING ASPHALT REGIONAL PATHWAY TO REMAIN AS PER UTILITY R/W PLAN 171 0222 AREA C
  - N.08 PUBLIC PEDESTRIAN ENTRANCE w/ ACTIVATED BUILDING EDGE CONDITION INCL. BENCHES, ORNAMENTAL TREES, SHRUBS + GRASSES

2	01/04/26	ISSUED FOR DEVELOPMENT PERMIT
2	01/16/26	ISSUED FOR CLIENT REVIEW
1	17/09/25	ISSUED FOR PRE-APPLICATION MEETING
NO	DD/MM/YY	REVISION

**KN ARCHITECTURE**

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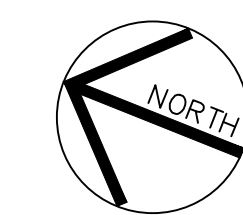
SCALE AS NOTED

**SHAWNESSY STATION**  
 202 SHAWVILLE PLACE SE  
 Calgary, Alberta  
 Lot 4, Block 51, Plan 171 0021

TRADE START DATE JANUARY 2025

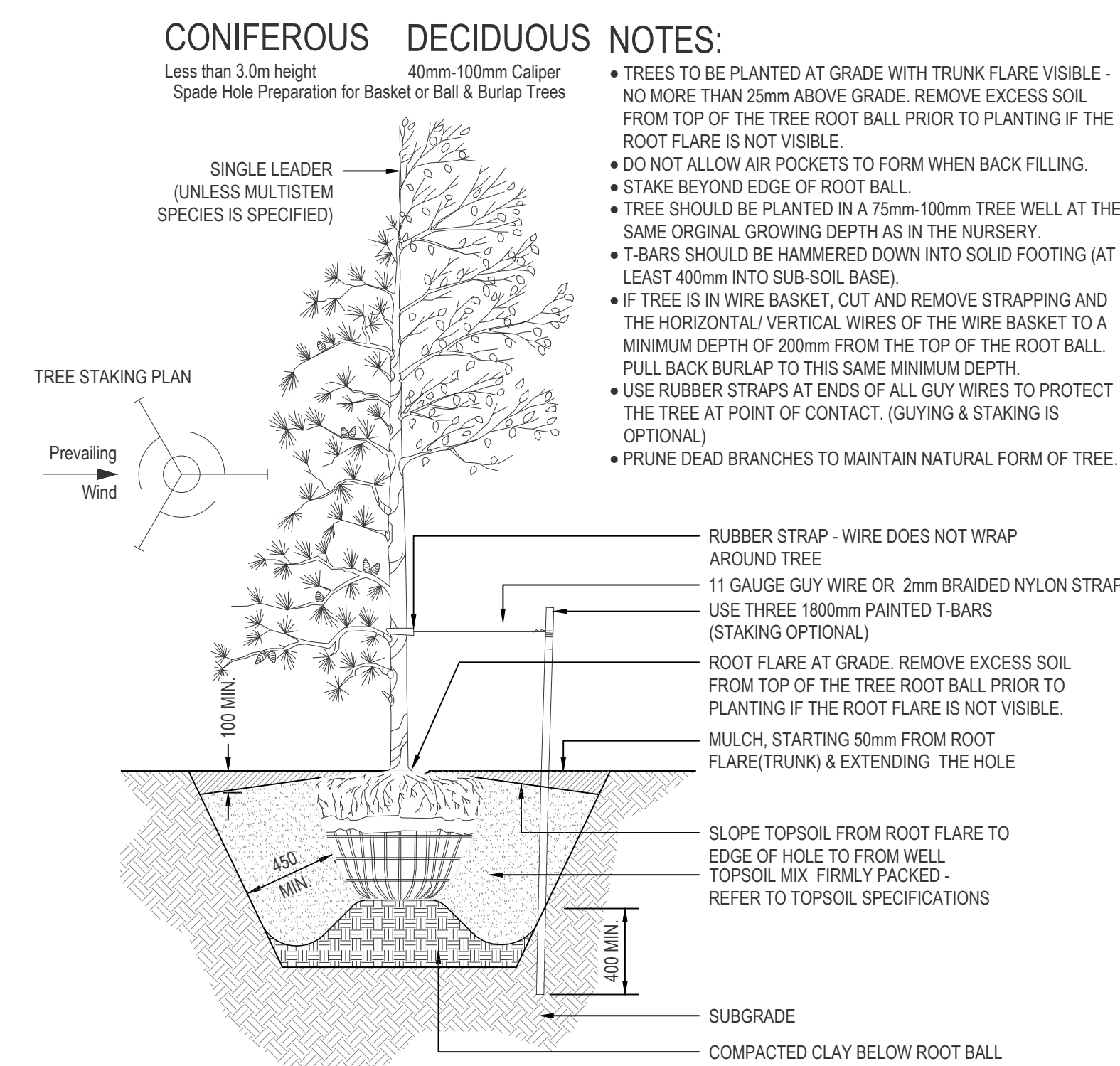
**LANDSCAPE PLAN**

DESIGNED AP	CHECKED DM
DRAWN AP	JOB No. 2510
	DWG No.

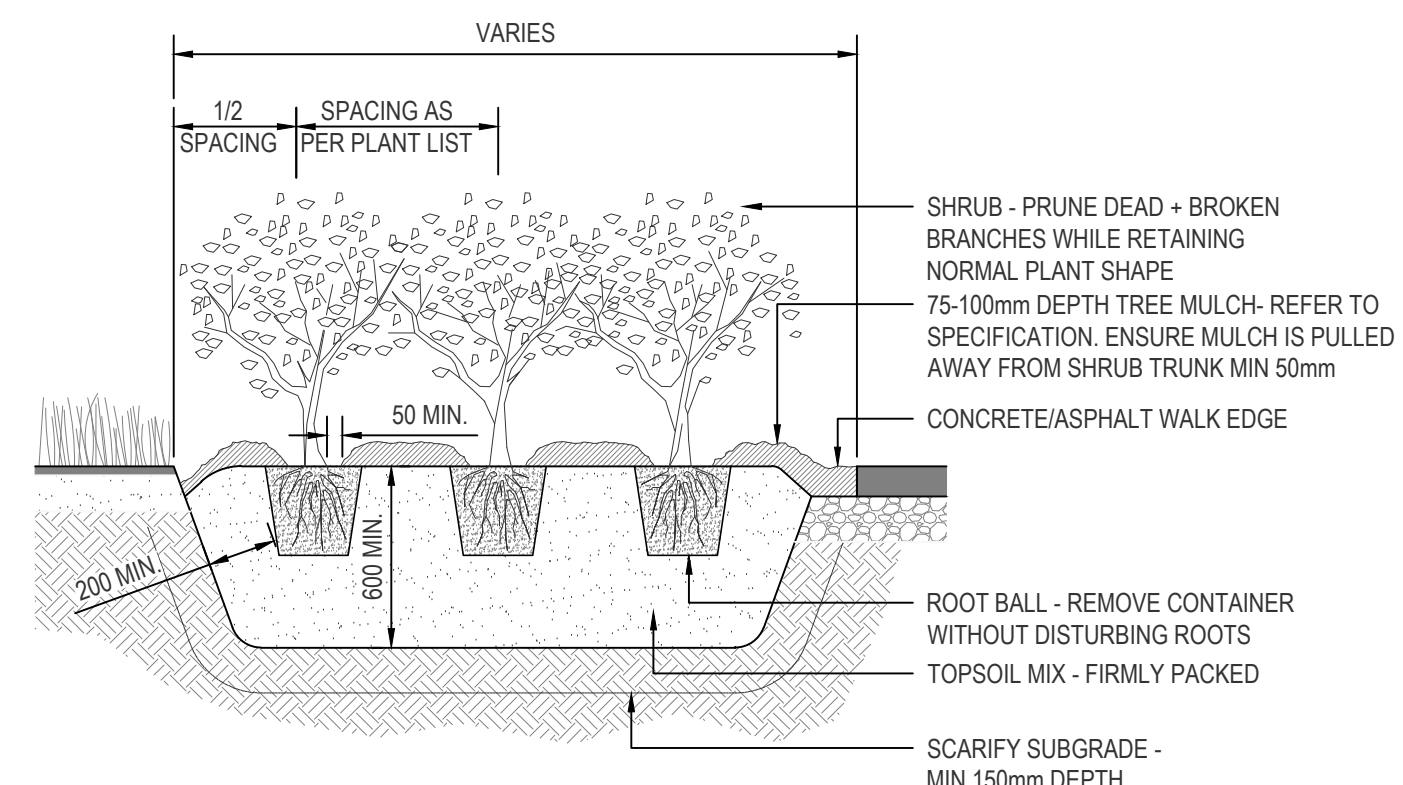


[ SMM ]

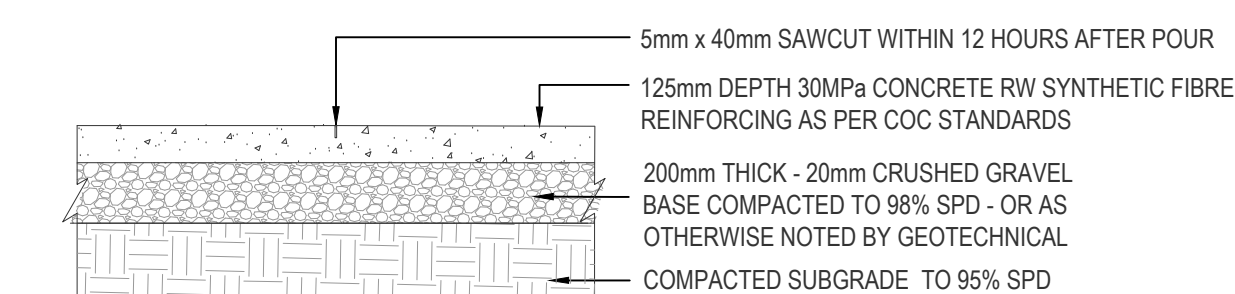
SCATLIFF + MILLER + MURRAY



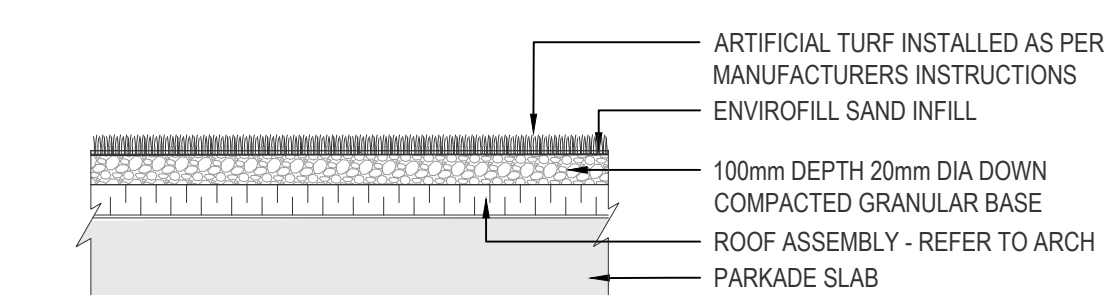
1 TYPICAL TREE PLANTING DETAIL  
L200 SCALE 1:25



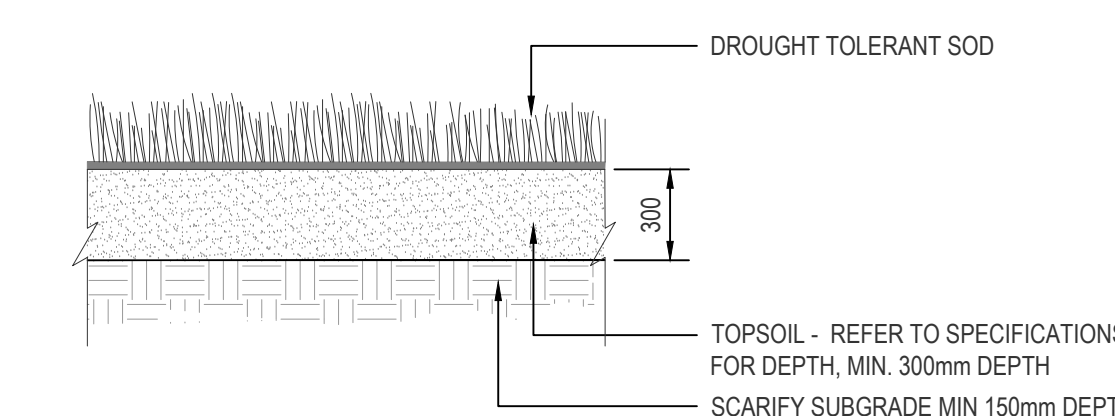
2 TYPICAL SHRUB PLANTING DETAIL  
L200 SCALE 1:25



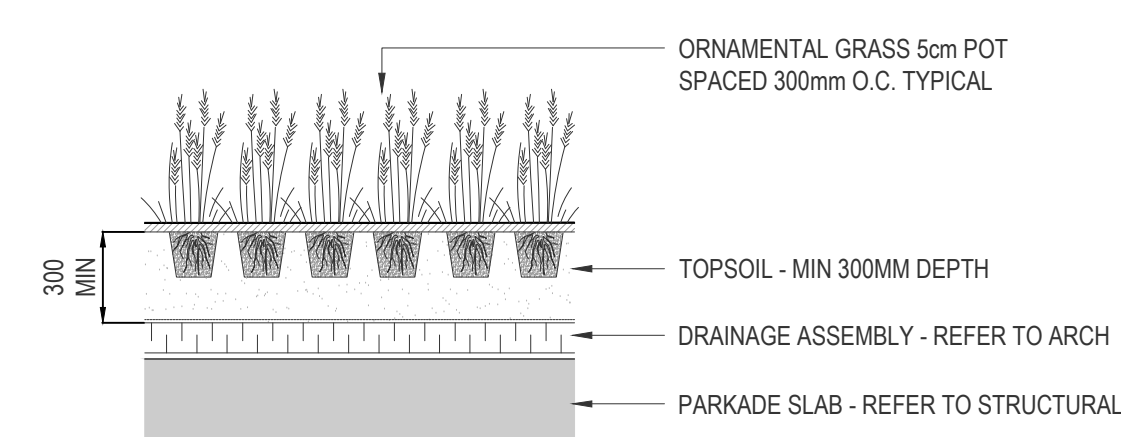
3 TYPICAL CONCRETE SIDEWALK DETAIL  
L200 SCALE 1:25



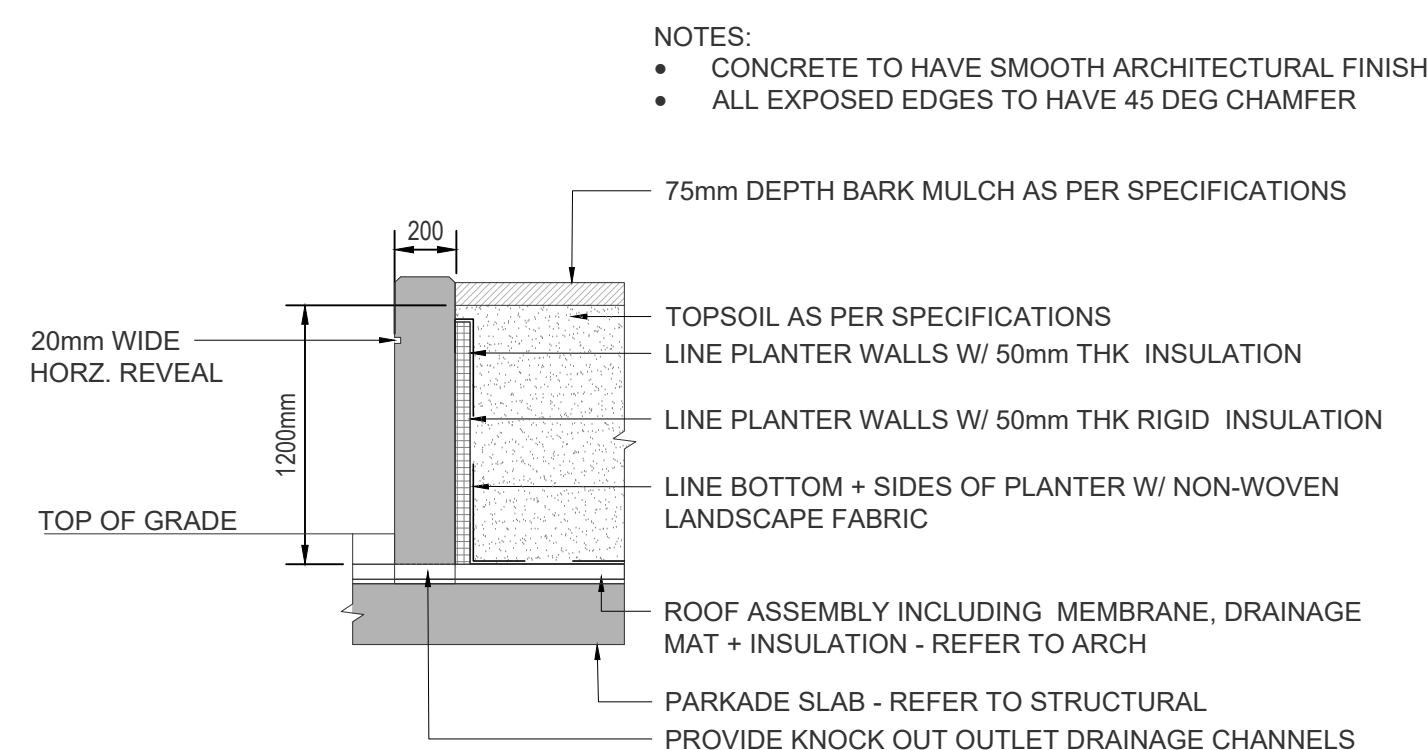
4 TYPICAL ARTIFICIAL TURF DETAIL  
L200 SCALE 1:25



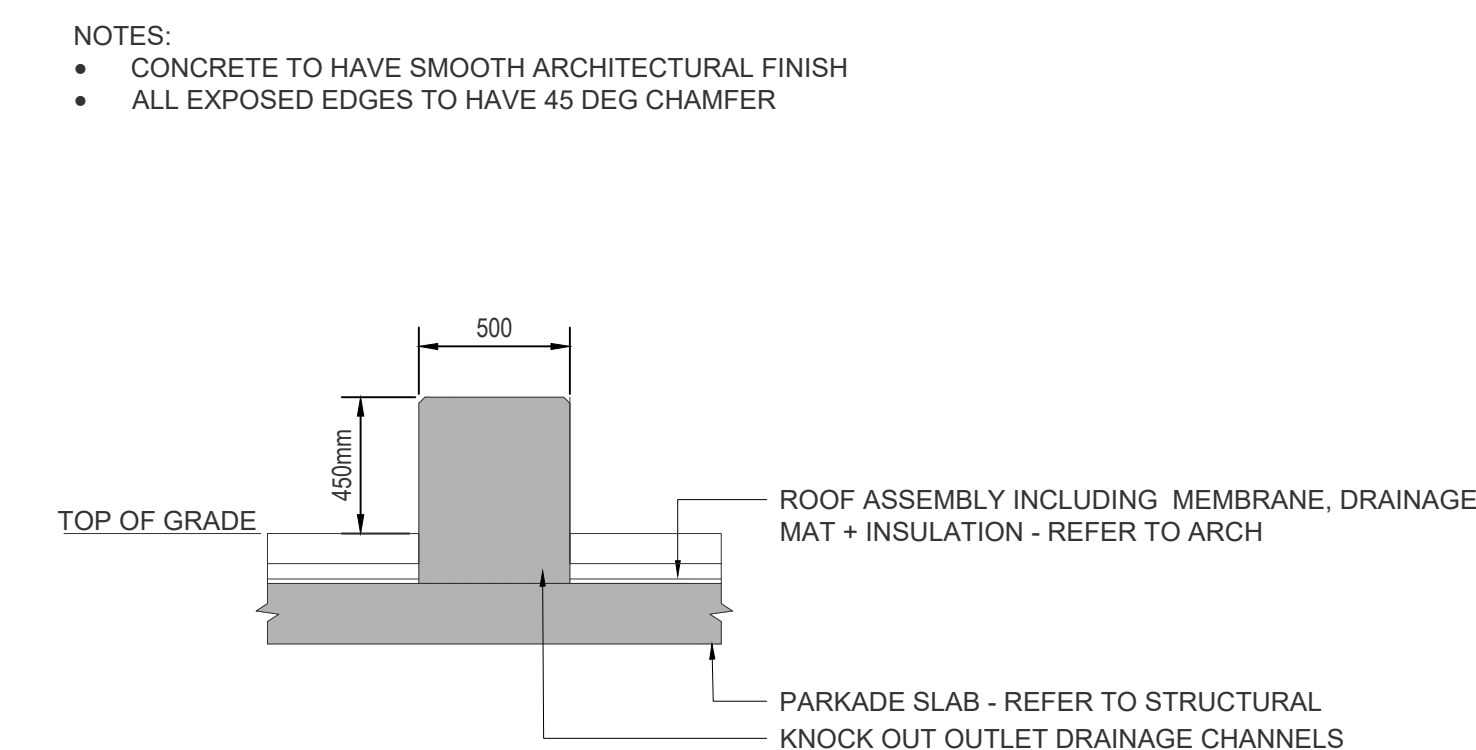
5 TYPICAL SOD PLANTING DETAIL  
L200 SCALE 1:25



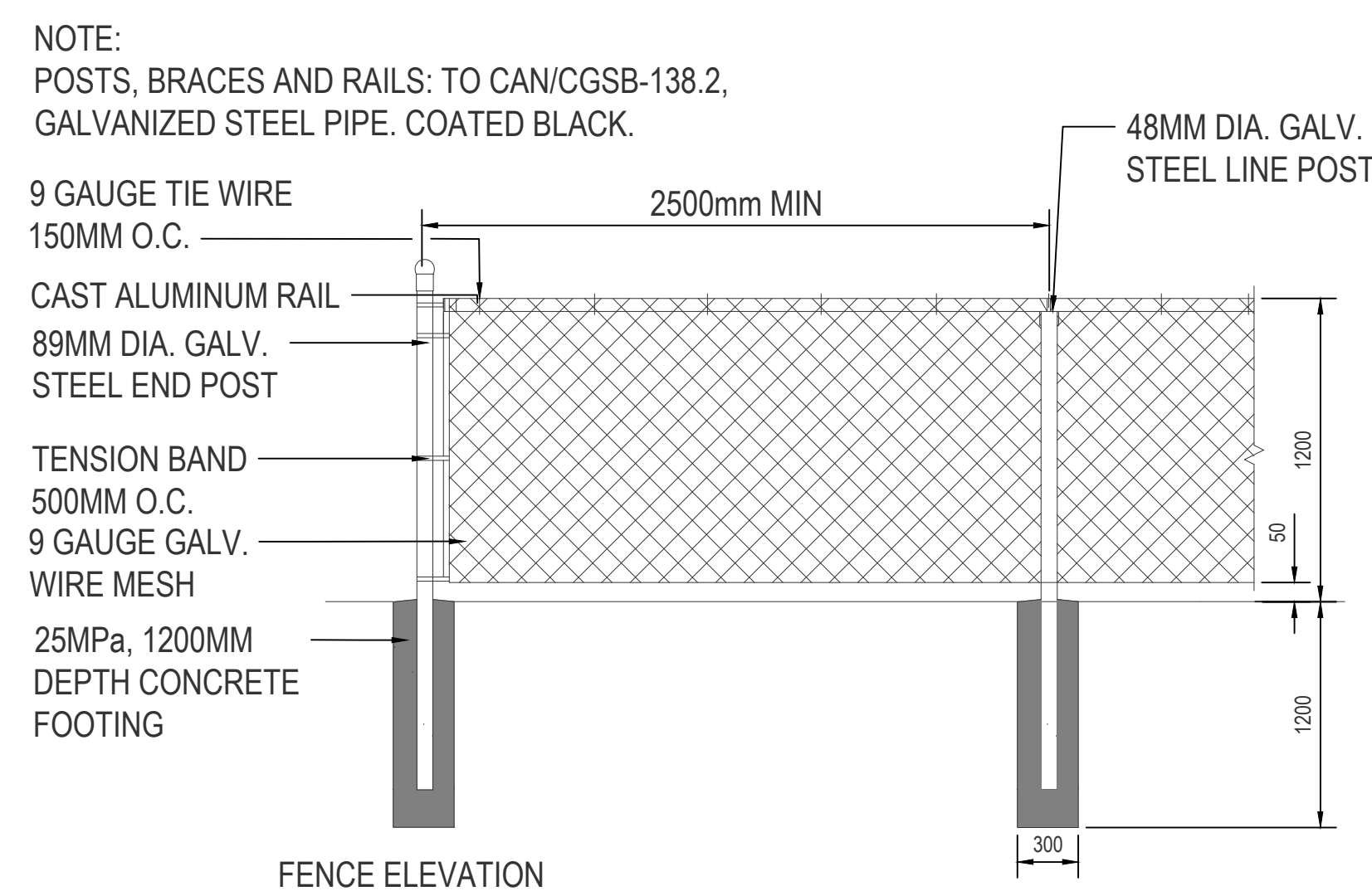
6 TYPICAL ORNAMENTAL GRASS OVER PARKADE PLANTING DETAIL  
L200 SCALE 1:25



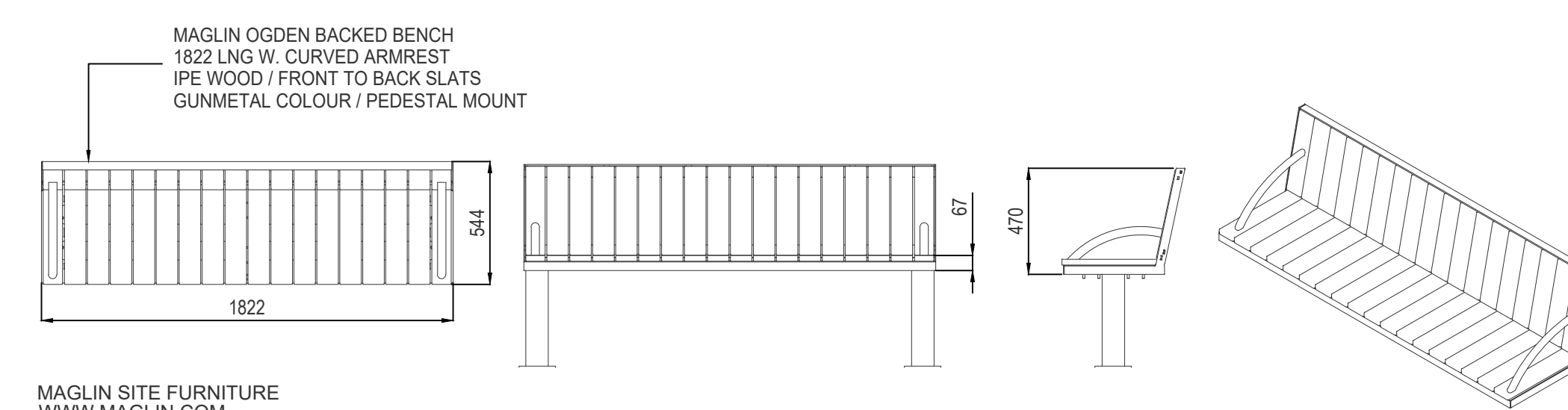
7 TYPICAL RAISED CONCRETE PLANTER OVER PARKADE DETAIL  
L200 SCALE 1:25



8 TYPICAL RAISED CONCRETE PLANTER OVER PARKADE DETAIL  
L200 SCALE 1:25



9 TYPICAL BLACK 1.2m HT CHAIN LINK FENCE DETAIL  
L200 SCALE 1:25



10 TYPICAL BACKED BENCH DETAIL  
L200 SCALE 1:25

NO	DATE	REVISION
2	01/04/26	ISSUED FOR DEVELOPMENT PERMIT
1	17/09/25	ISSUED FOR PRE-APPLICATION MEETING

**KN ARCHITECTURE**

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SCALE AS NOTED

PROJECT

**SHAWNESSY STATION**

202 SHAWVILLE PLACE SE  
Calgary, Alberta  
Lot 4, Block 51, Plan 171 0021

TRADE START DATE JANUARY 2025

DRAWING

**LANDSCAPE DETAILS**

DESIGNED AP CHECKED DM

DRAWN AP JOB No. 2510

DWG No.

**L200**