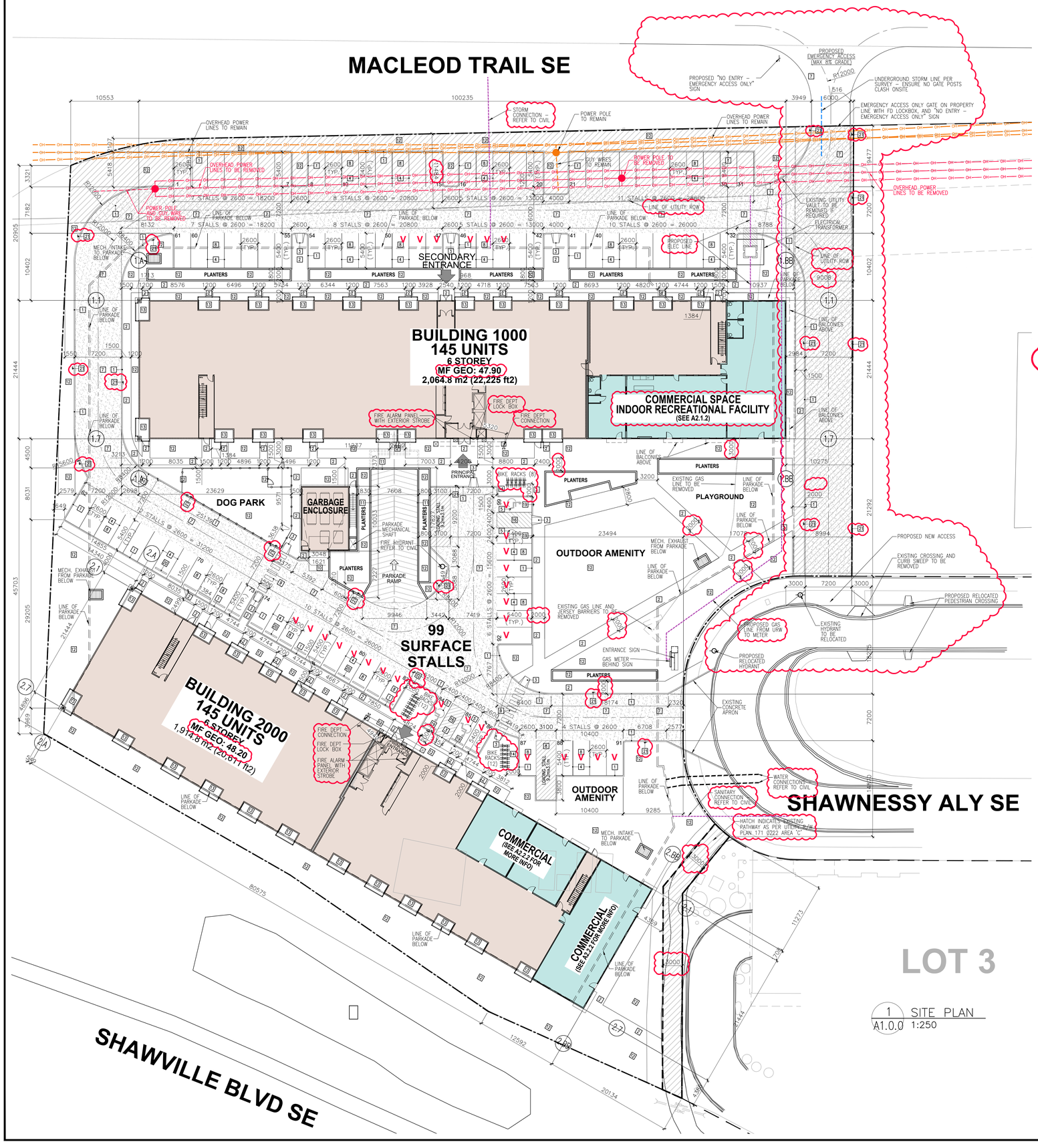


MATERIAL LEGEND

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 m2 (3.42 acre) (1.38 ha)

PROPOSED GFA:

BUILDING 1000	12,280.3 m2	(132,184 ft2)
BUILDING 2000	11,375.8 m2	(122,448 ft2)
TOTAL GFA	23,656.1 m2	(254,632 ft2)

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
TOTAL	93	153	44	290
UNIT MIX	32%	53%	15%	100%

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 2,064.8 m2 + UF 2,043.1 m2 x5)	12,280.3 m2	(132,184 ft2)
BUILDING 2000 (MF 1,914.8 m2 + UF 1,892.2 m2 x5)	11,375.8 m2	(122,448 ft2)
TOTAL FLOOR AREA:	23,656.1 m2	(254,632 ft2)

23,656.1 m2 / 13,833.6 m2 = 1.71 FAR

LANDSCAPE AREAS: REFER TO LANDSCAPE DRAWINGS PREPARED BY: SCATLIFF 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
VISITOR STALLS		30 STALLS

PARKING STALLS PROVIDED:

SURFACE STALLS (INCL. 4 H/C STALLS, 30 VISITOR)	99 STALLS
PARKADE (INCL. 2 H/C STALLS / EXCL. 2 TANDEM)	282 STALLS
TOTAL STALLS PROVIDED	381 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 = 757.9m2 / 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: 1.31 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
TOTAL	24 (2BD)	44 (3BD)	93 (1BD)	20 (2BD)	53 (2BD)	56 (2BD)	93 (1BD)	153 (2BD)	44 (2BD)	290
RATIO	9%	15%	32%	7%	18%	19%	32%	53%	15%	100%

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.

NORTH

September 24, 2026

RE-ISSUED FOR DTR1 COMMENTS

NO	DD/MM/YY	REVISION
5	24/09/26	RE-ISSUED FOR DTR1 COMMENTS
4	30/07/26	ISSUED FOR DTR1 COMMENTS
3	06/04/26	ISSUED FOR DEVELOPMENT PERMIT
2	26/01/26	ISSUED FOR UDRP
1	09/07/25	ISSUED FOR PRE-APPLICATION MEETING

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

MOHAMMAD KATANBAFNASAB REGISTERED ARCHITECT SEP 24, 2026 ALBERTA

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. A1.0.0



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



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



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



4 A3.1.0 SOUTH–EAST ELEVATION
5/64" = 1'-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 (I–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. SIGNAGE – TBD BASED ON FUTURE APPLICATION
18. RESERVE
19. EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC.)
20. PRIVACY WALL

September 24, 2026

RE-ISSUED FOR DTR1 COMMENTS

NO	DD/MM/YY	REVISION
3	24/09/26	RE–ISSUED FOR DTR1 COMMENTS
2	30/07/26	ISSUED FOR DTR1 COMMENTS
1	06/04/26	ISSUED FOR DEVELOPMENT PERMIT

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MOHAMMAD KATANBAFNASAB REGISTERED ARCHITECT SEP 24, 2026 ALBERTA

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

BUILDING 1000 ELEVATIONS

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

DWG No. A3.1.0



1 A3.2.0 EAST ELEVATION
5/64" = 1'-0"



2 A3.2.0 WEST ELEVATION
5/64" = 1'-0"



3 A3.2.0 NORTH ELEVATION
5/64" = 1'-0"



4 A3.2.0 SOUTH ELEVATION
5/64" = 1'-0"

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September 24, 2026

RE-ISSUED FOR DTR1 COMMENTS

NO	DD/MM/YY	REVISION
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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

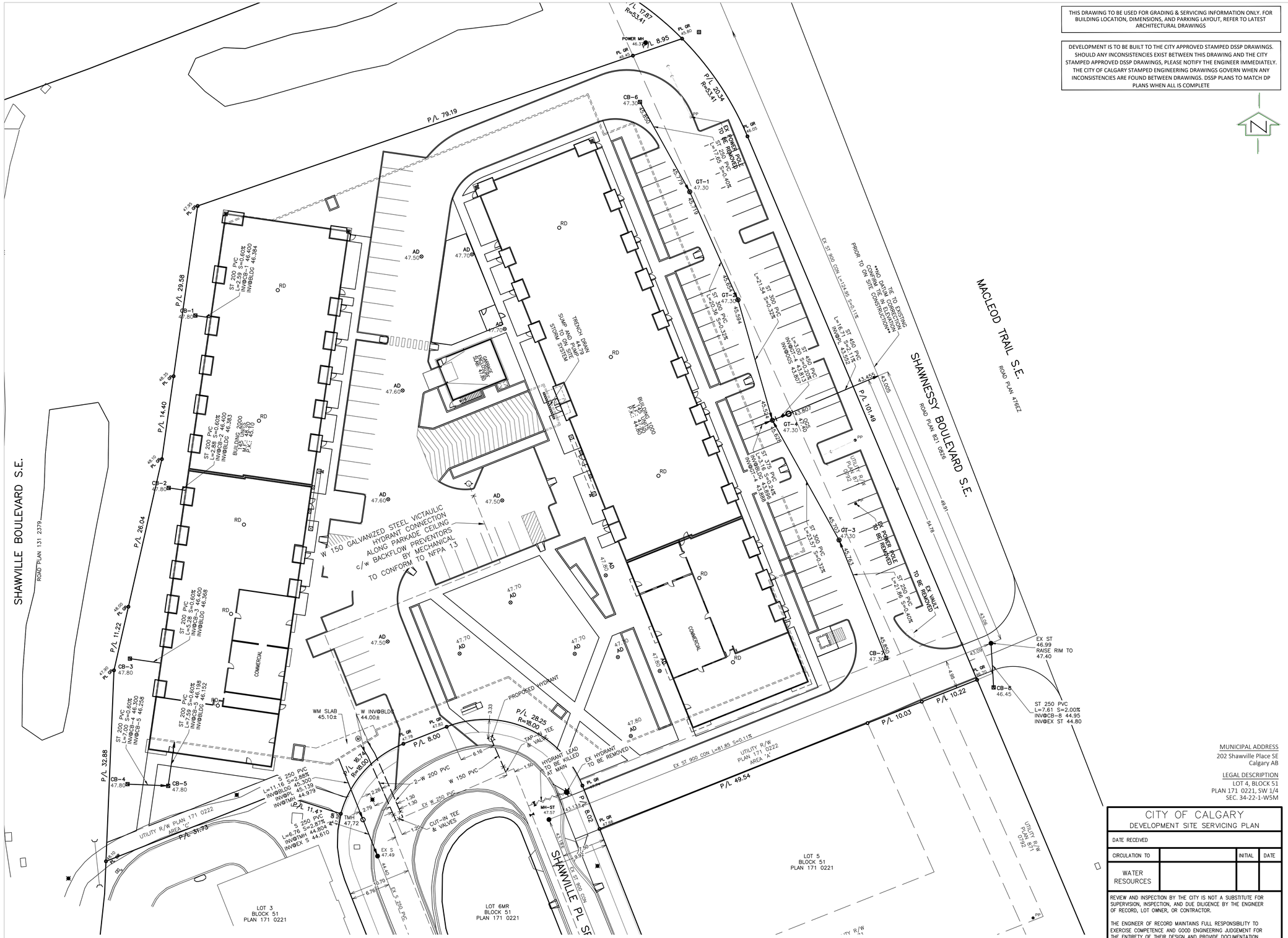
BUILDING 2000 ELEVATIONS

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

DWG No. A3.2.0

THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS

DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS. DSSP PLANS TO MATCH DP PLANS WHEN ALL IS COMPLETE



FOR DEVELOPMENT PERMIT SUBMISSION ONLY. NOT FOR TENDER OR CONSTRUCTION.

MUNICIPAL ADDRESS
202 Shawville Place SE
Calgary AB

LEGAL DESCRIPTION
LOT 4, BLOCK 51
PLAN 171 0221, SW 1/4
SEC. 34-22-1-W5M

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

Jubilee Engineering Consultants Ltd.
Municipal Engineering • Industrial, Commercial, & Residential Land Development • Planning • Engineering Surveys
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileengineering.com
P 403 276 1001 | F 403 276 1012

PERMIT

STAMP

NOTES
1. All elevations referenced to 1000m Geodetic Datum.
2. Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
3. All manholes to be S.R.C.
4. Match crown minimum at all sewer connections.
5. All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes </= to 150mm to be SDR 28 PVC. Sewer service pipes > than 150mm to be SDR 35.
6. Sewer lines to minimum slopes as per City of Calgary Standards.
7. Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
8. Insulation required for sanitary sewers if cover less than 2.50m on mains.
9. Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
10. All water mains to be DR 18 PVC unless otherwise noted.
11. Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
12. Depth of bury for water lines to conform with City of Calgary standards.
13. No trees to be planted over water line(s).
14. Protection of Potable Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
15. For building locations and dimensions refer to latest Architectural drawings.
16. The contractor is responsible for locating all shallow utilities.
17. The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
18. Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
19. All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
PA	Proposed manhole
	Manhole with plastic inserts
GT	Grated top manhole
CB	Catch basin
W	Water meter location
× 82.91	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00 T.F. 000.00 S 000.00	Main floor elevation Top of footing elevation Sanitary sewer invert at bldg

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

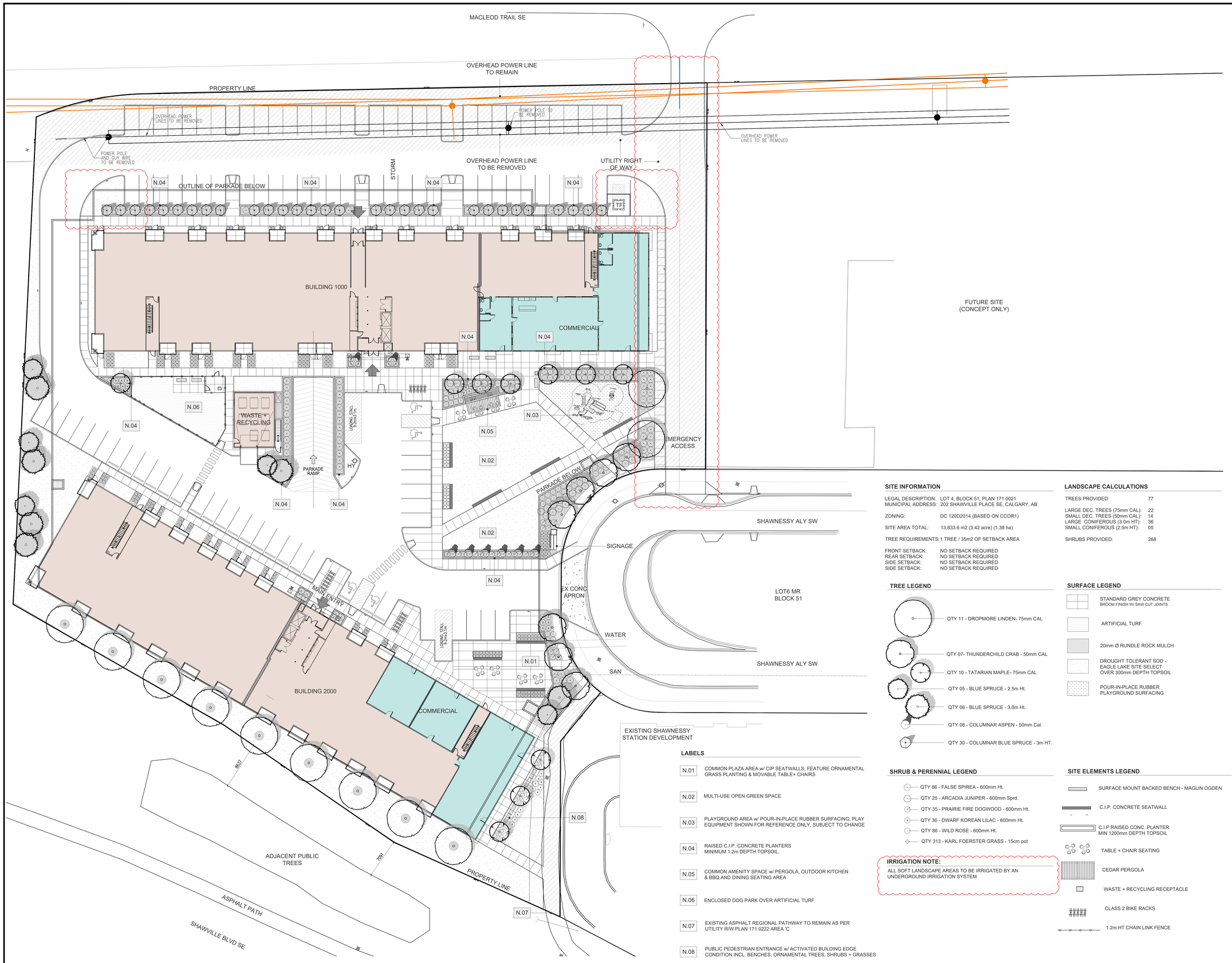
No.	DRAWING STATUS	DATE	APP.
4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT	02APR26	JM

CLIENT
NUERA PROPERTIES INC.

PROJECT
SHAWVILLE STATION CONDOS
290 UNITS
202 SHAWVILLE PLACE SE

TITLE
SITE SERVICING PLAN

DESIGN BY:	-	SCALE: 1:300	JOB NUMBER: 26-049
DRAWN BY:	-		
CHECKED BY:	-	REV NO.: -	DRAWING NUMBER: SP1
DATE:	23-Sep-26		



1 LANDSCAPE PLAN
L100 SCALE 1:250

SITE INFORMATION

LEGAL DESCRIPTION:	LOT 4, BLOCK 51, PLAN 171 0021
MUNICIPAL ADDRESS:	202 SHAWVILLE PLACE SE, CALGARY, AB
ZONING:	DC 120D2014 (BASED ON CCOR1)
SITE AREA TOTAL:	13,833.6 m2 (3.42 acre) (1.38 ha)
TREE REQUIREMENTS:	1 TREE / 35m2 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 11 - DROPMORE LINDEN- 75mm CAL
- QTY 07- 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

IRRIGATION NOTE:
ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM

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

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

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NORTH

[SMM]
SCATLIFF + MILLER + MURRAY

NO	DD/MM/YY	REVISION
4	09/08/26	ISSUED FOR DR1
3	01/04/26	ISSUED FOR DEVELOPEMNT PERMIT
2	01/16/26	ISSUED FOR CLIENT REVIEW
1	17/09/25	ISSUED FOR PRE-APPLICATION MEETING

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

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 PLAN

DESIGNED AP | CHECKED DM
DRAWN AP | JOB No. 2510
DWG No. L100