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F	2025-04-24	Revisions to DP2025-01540

# COBALT

## 8580 19 AVE SW

### changes outside of Building for DP2025-01540

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**DESIGNCORE**  
consulting electrical engineers

100, 4723 1st ST SW, Calgary, Alberta T2G 4Y8  
 bus: (403) 269-2125

CIVIL

**Jubilee**  
Engineering Consultants Ltd.

3702 Edmonton Trail NE, Calgary, Alberta T2E 3P4  
 bus: (403) 276-1001 fax: (403) 276-1012

LANDSCAPE

**arquicos**

8 - 121 Village Heights SW, Calgary, Alberta T3H 2L2  
 bus: (403) 618-4427

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PROJECT NAME AND ADDRESS

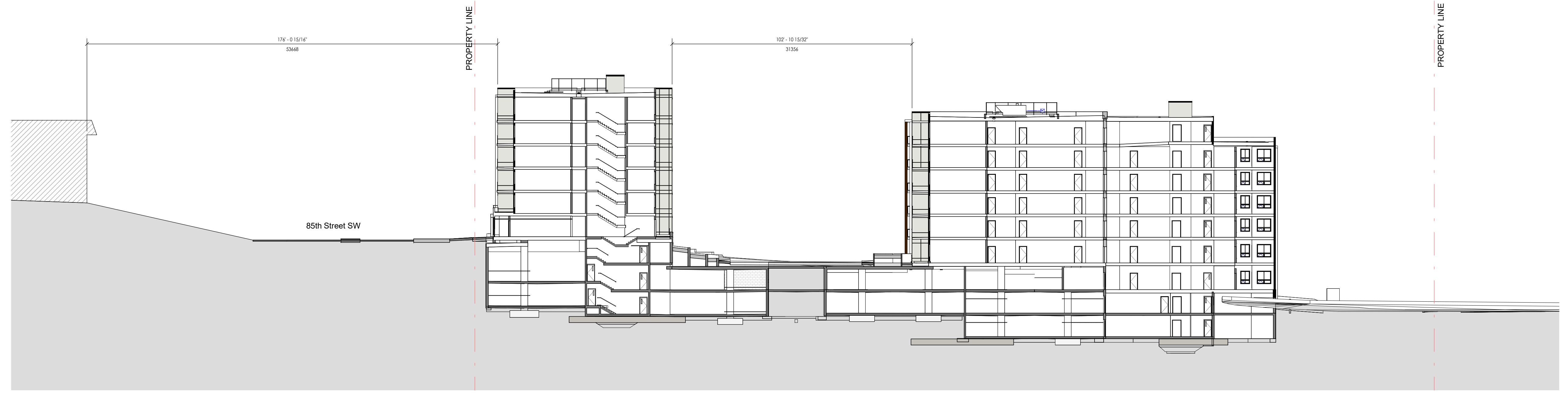
**COBALT**  
 8580 19 AVE SW  
 PLAN 211 0726, BLOCK 1, LOT 2

DRAWING  
Cover Sheet

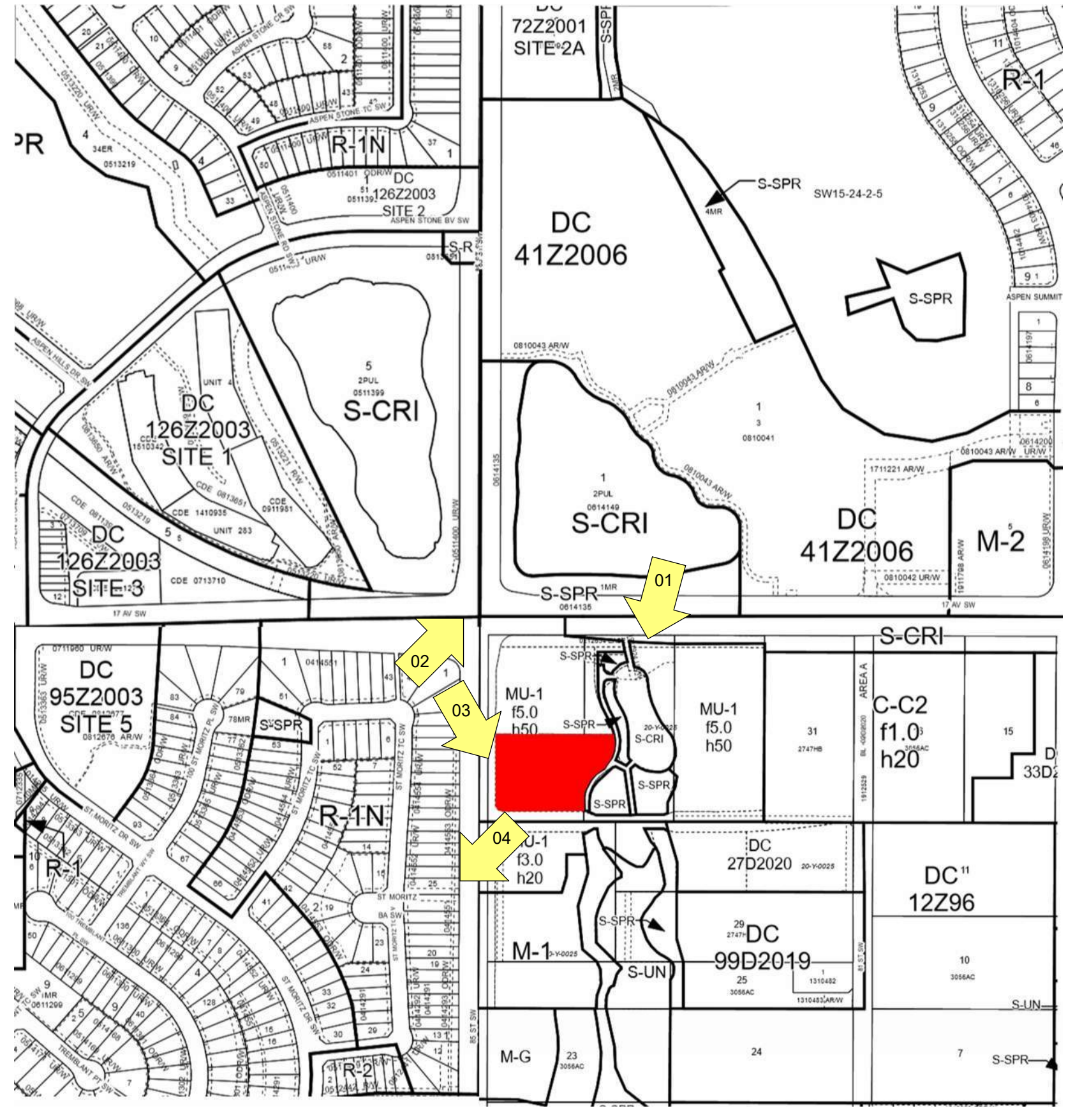
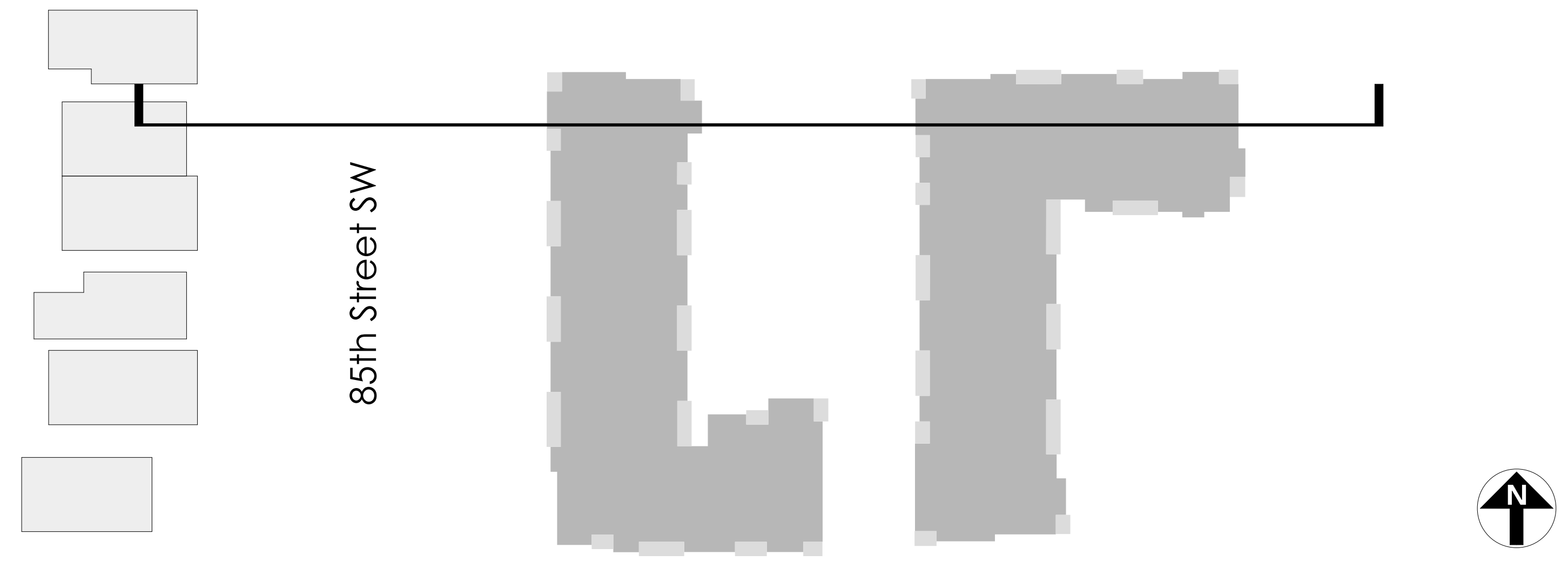
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SCALE		
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**DP0.0**

# Existing Site Photos



5 DP\_Community Context Section\_WE  
1 : 300



Site Context Plan



Community Context Plan



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**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2  
**Slokker Homes**

DRAWING  
**Existing Site Photos**

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CHECKED BY Checker	ISSUE DATE (yy/mm)	SHEET
SCALE AS NOTED	2025/12	

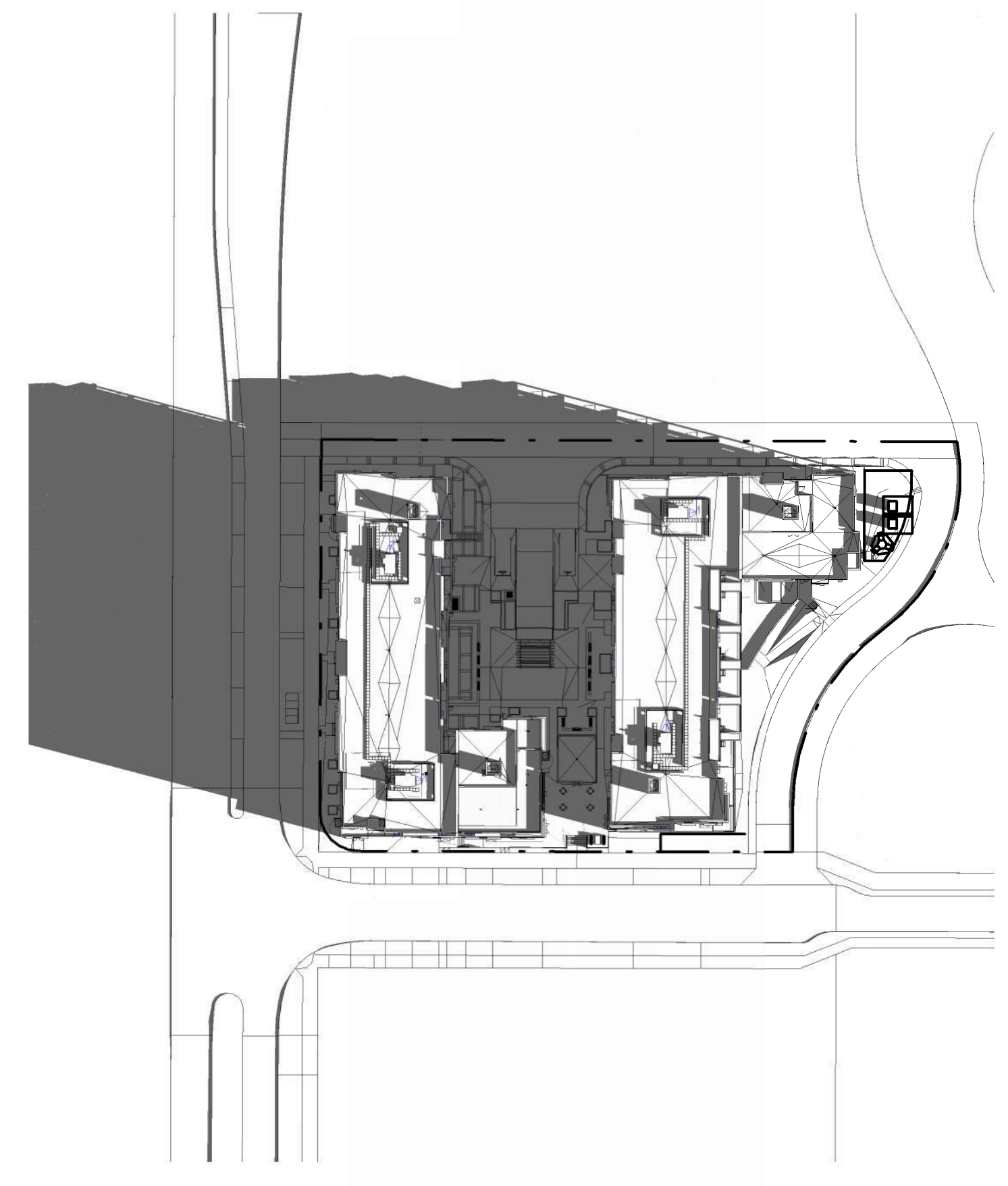
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# Shadow Studies

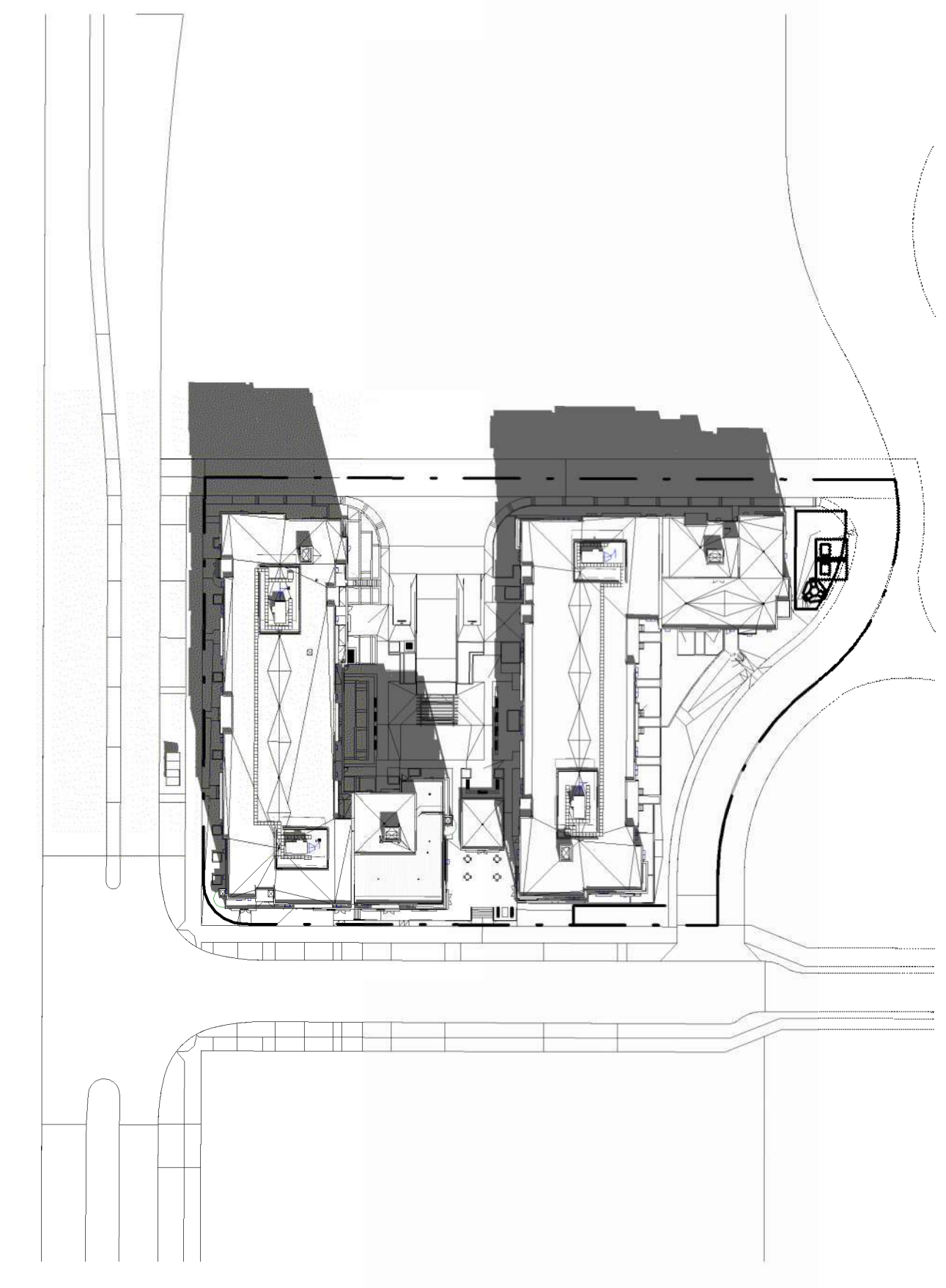
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**REVISIONS**

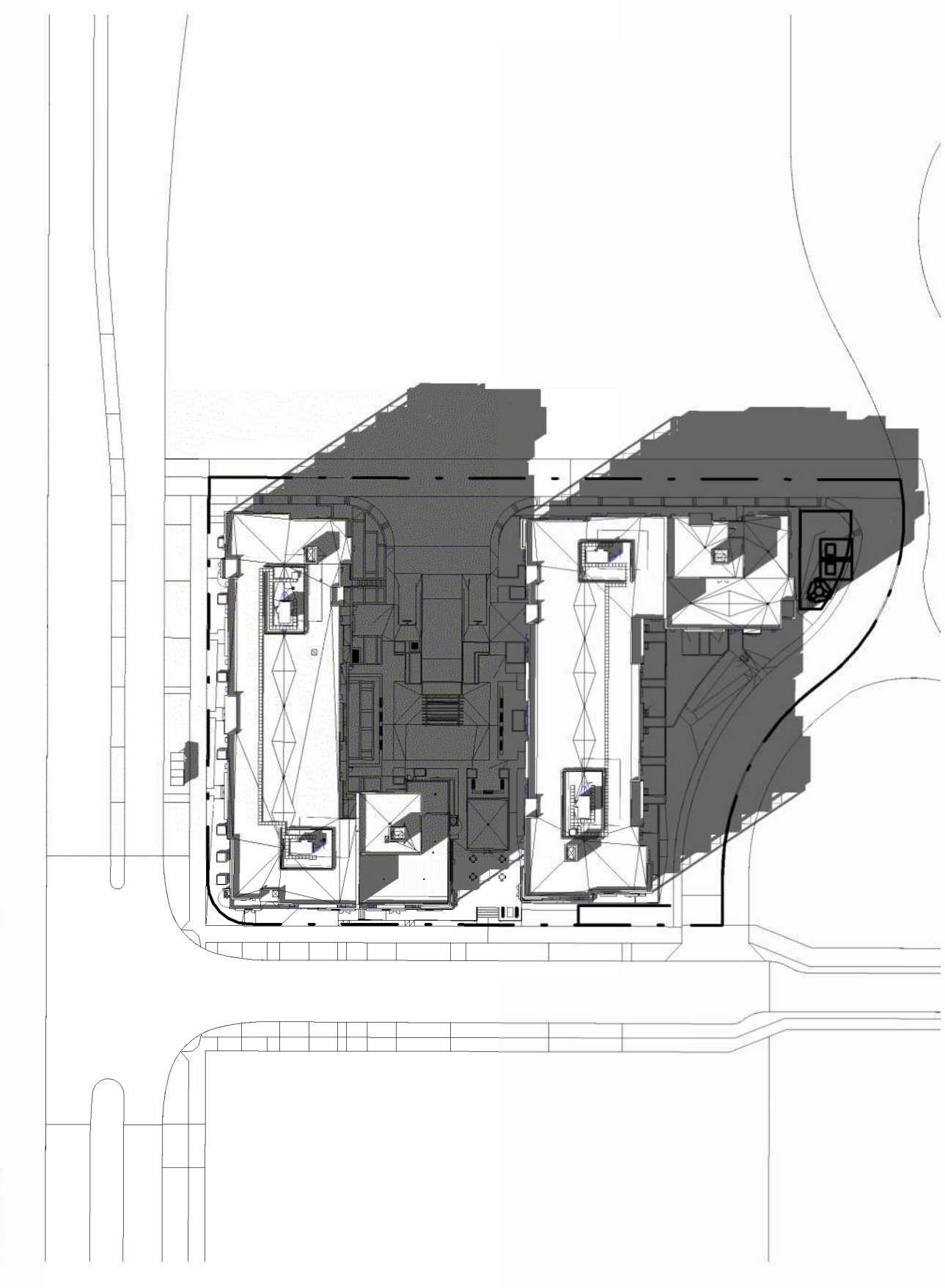
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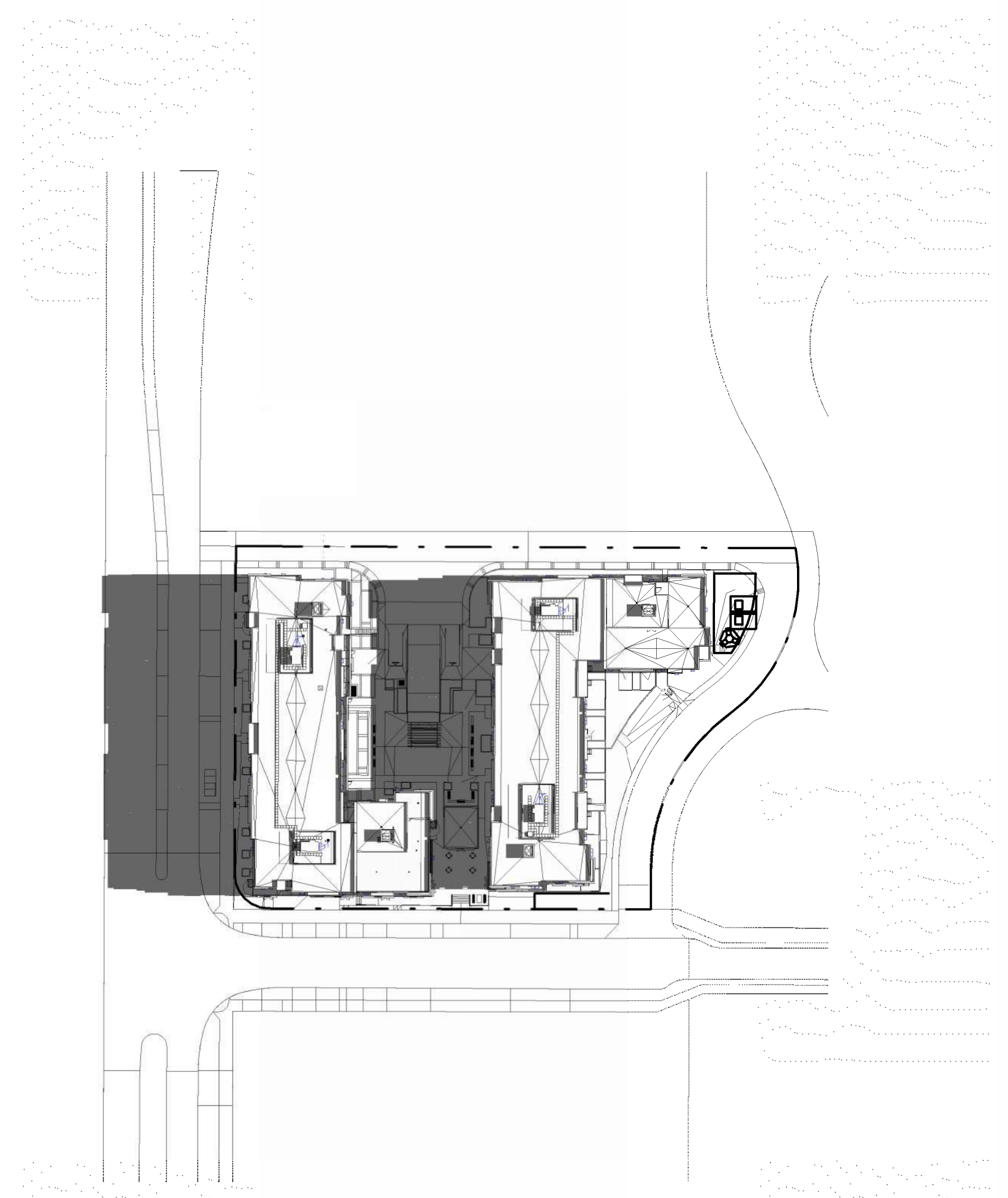
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**Shadow Study\_03-21\_8**  
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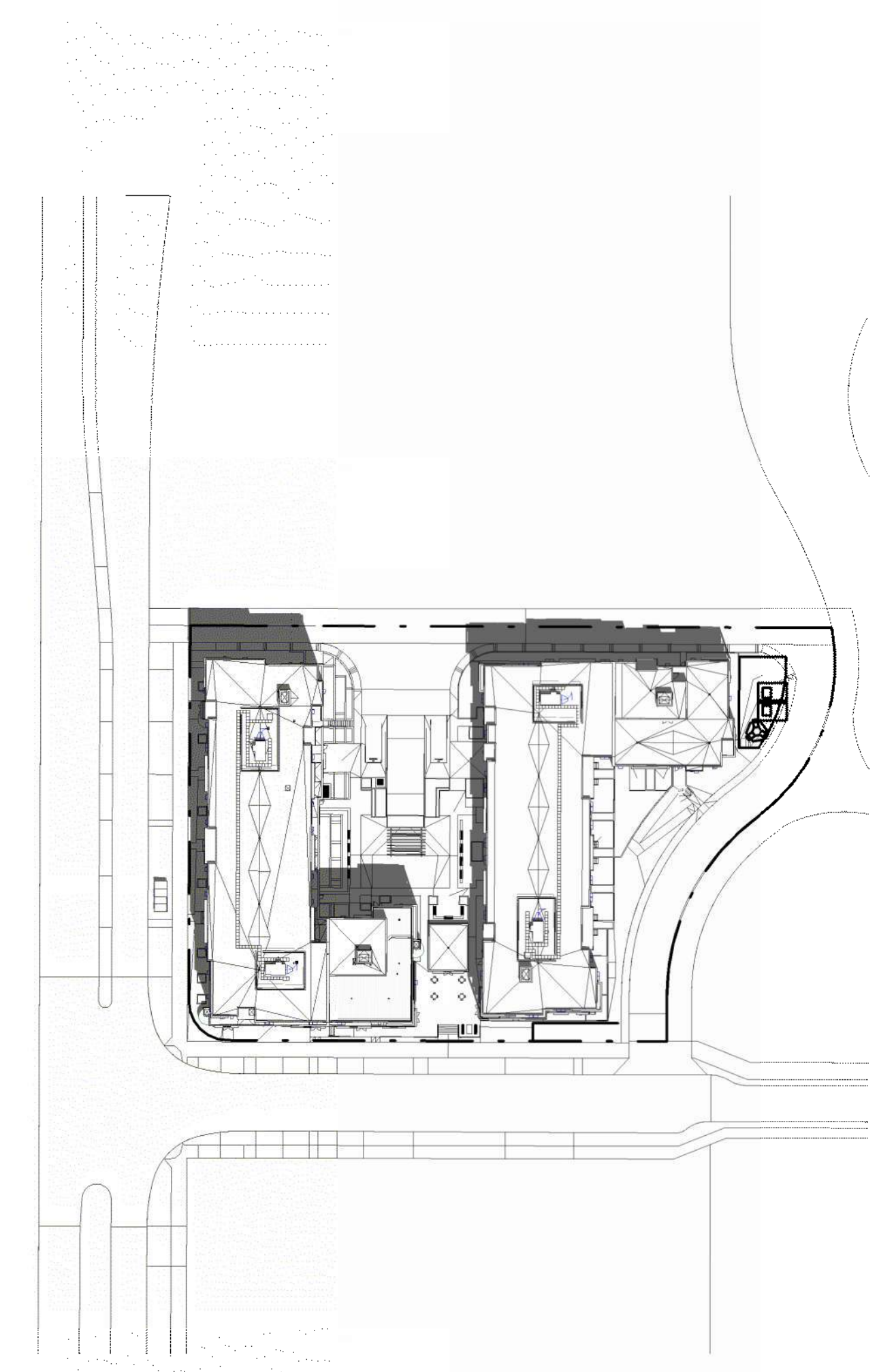
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 1 : 1000



4  
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**Shadow Study\_03-21\_16**  
 1 : 1000



5  
 DPO.03  
**Shadow Study\_06-21\_8**  
 1 : 1000



6  
 DPO.03  
**Shadow Study\_06-21\_12**  
 1 : 1000



8  
 DPO.03  
**Shadow Study\_06-21\_16**  
 1 : 1000

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PROJECT NAME AND ADDRESS  
**COBALT**  
 8580 19 AVE SW  
 PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**

DRAWING  
**Shadow Studies**

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ISSUE DATE (yy/mm)		
2025/12		
SCALE AS NOTED		

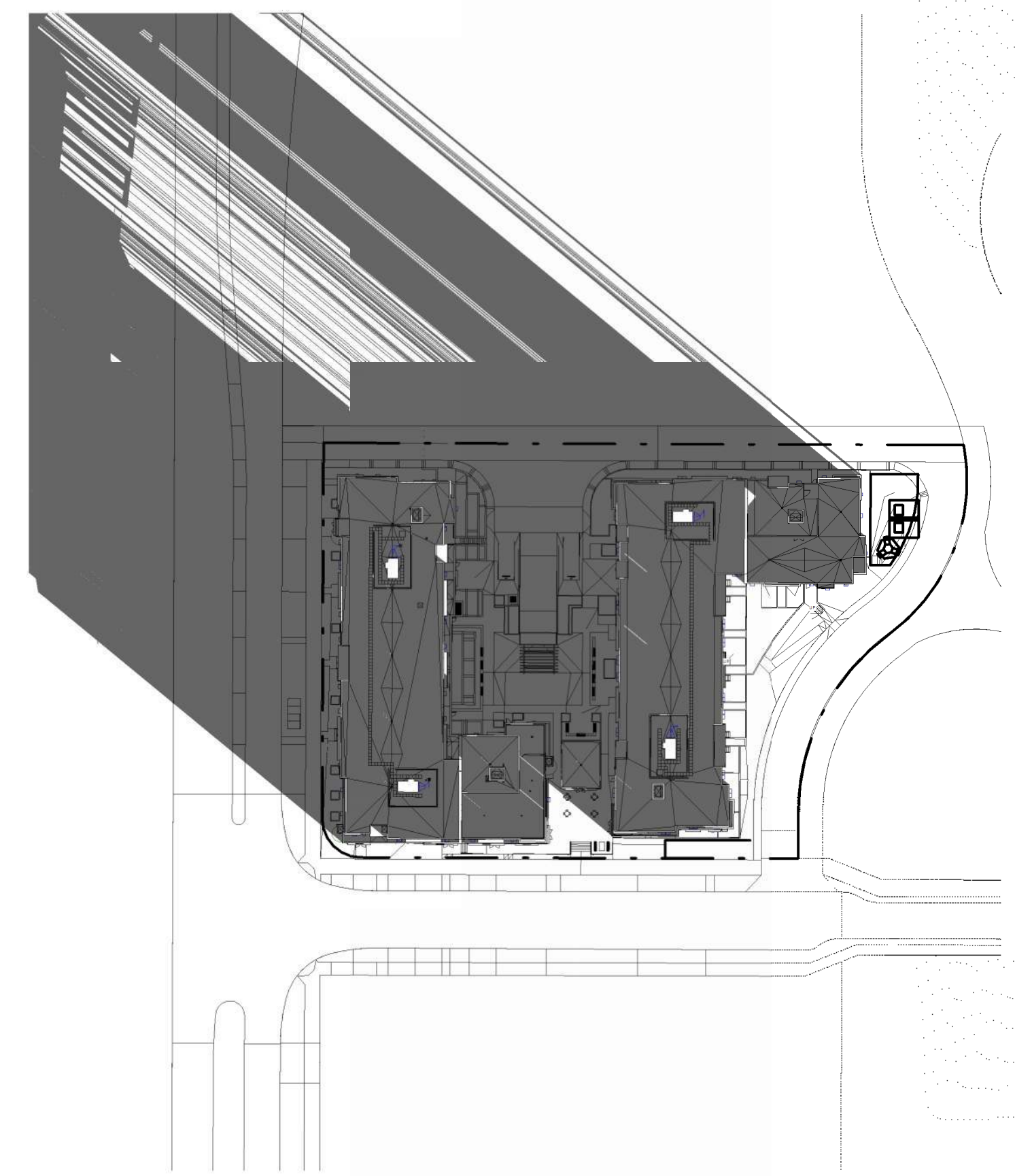
## DPO.03

# Shadow Studies

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**REVISIONS**

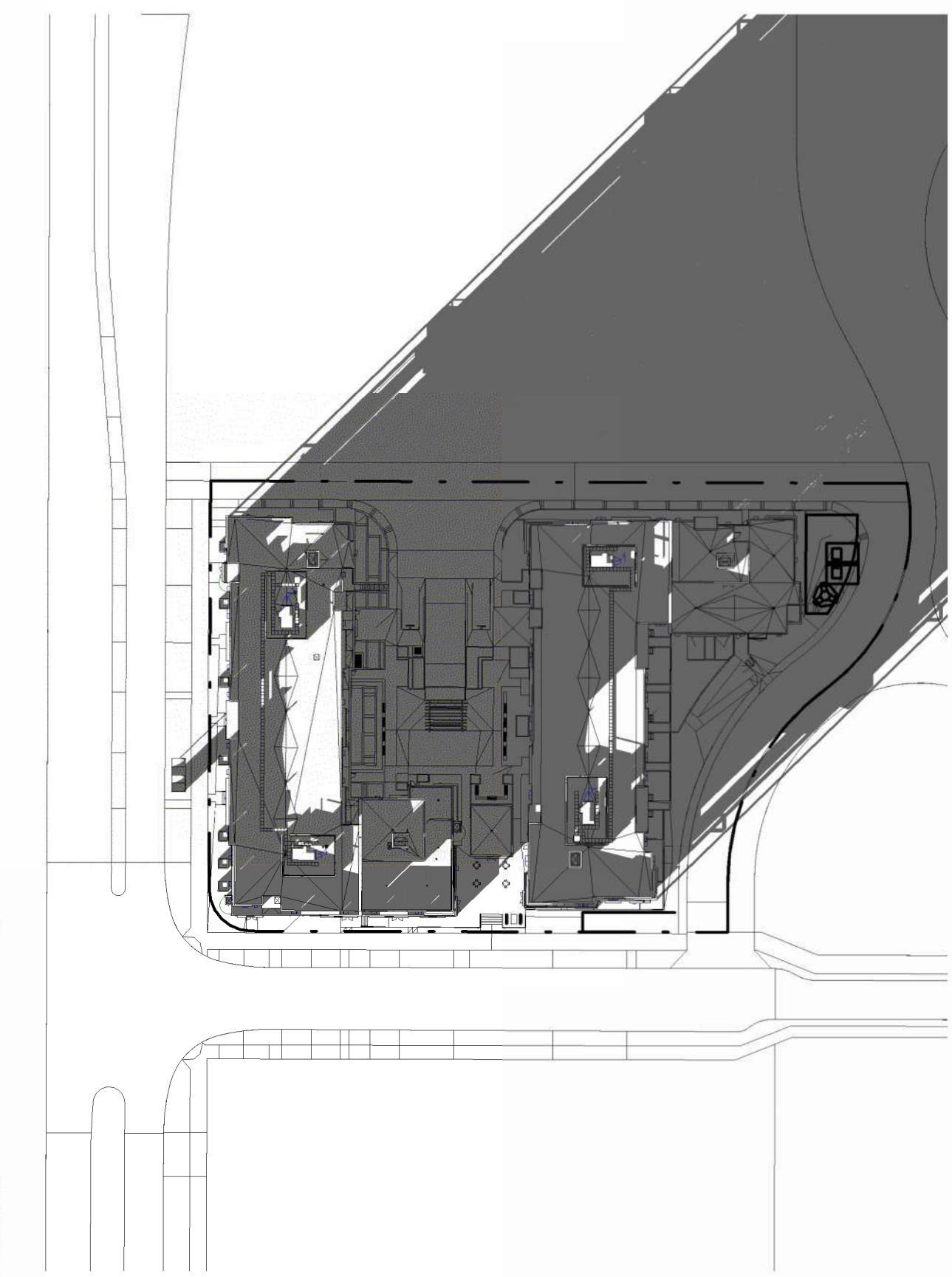
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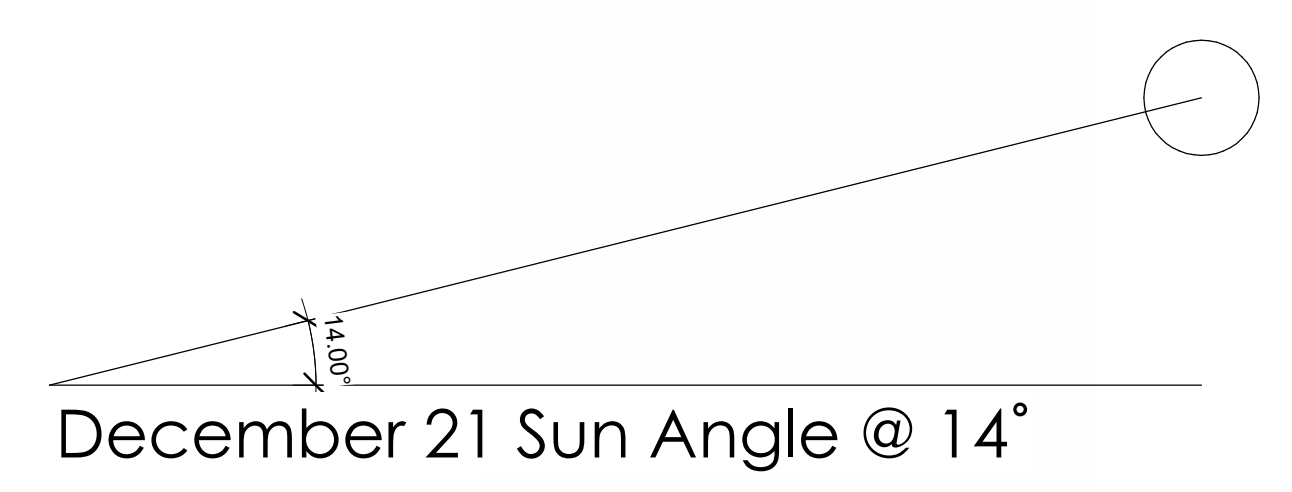
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3  
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**Shadow Study\_12-21\_12**  
 1 : 1000



1  
 DP0.03a  
**Shadow Study\_12-21\_16**  
 1 : 1000



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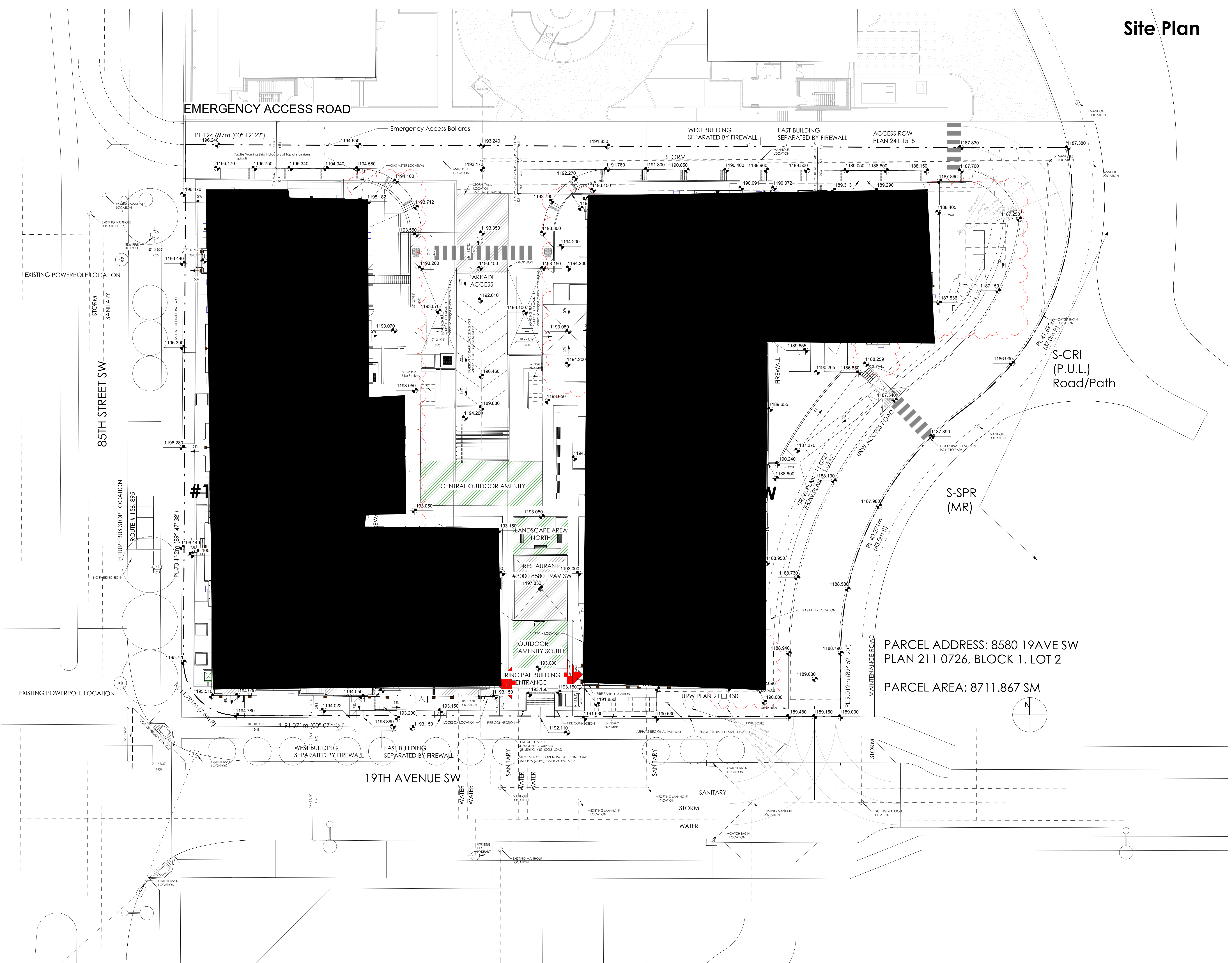
PROJECT NAME AND ADDRESS  
**COBALT**  
 8580 19 AVE SW  
 PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**  
 DRAWING  
**Shadow Studies**

DRAWN BY <b>Author</b>	JOB NO. <b>2422</b>	Building Permit #
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ISSUE DATE (yy/mm) <b>2025/12</b>		
SCALE <b>AS NOTED</b>		

## DP0.03a

# Site Plan



EMERGENCY ACCESS ROAD

85TH STREET SW

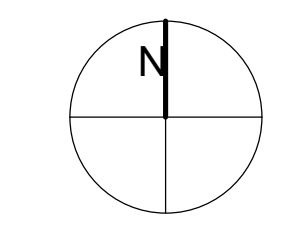
19TH AVENUE SW

S-CRI (P.U.L.) Road/Path

S-SPR (MR)

PARCEL ADDRESS: 8580 19AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

PARCEL AREA: 8711.867 SM



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PROJECT NAME AND ADDRESS  
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 8580 19 AVE SW  
 PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**  
 DRAWING  
**Site Plan**

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SCALE	AS NOTED	

DP1.01



1 DP - East Bldg A  
1/8" = 1'-0"



2 DP - South Bldg A  
1/8" = 1'-0"

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Keynotes	
01	Stone Masonry - Creative Mines (Split Mod Panel Castiron)
02	Hardie Panel - Artic White
03	Hardie Panel - Midnight black
04	Hardie Plank - Artic White
05	Hardie Plank - Mountain Sage
07	Windows Trim - Black
08	Woodtone Rustic Series
09	Glazing
10	Black Aluminum Rolling - Clear Glazing
11	Overhead Door
12	Storefront Glazing
13	Man Door
14	Patio Door
16	Concrete
17	Aluminum Flashing - Black
18	Signage
20	Mechanical Grille
21	Mechanical Screen
22	Pergola

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PROJECT NAME AND ADDRESS  
**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**  
DRAWING  
**Bldg A Elevations**

DRAWN BY Author	JOB NO. 2422	Building Permit #
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ISSUE DATE (yy/mm)	2025/12	
SCALE	AS NOTED	

**DP3.0**

ALL VENTING MATERIALS  
WILL MATCH THE COLOURS  
OF THE PROPOSED BUILDINGS



1 DP - West Bldg A  
1/8" = 1'-0"



2 DP - North Bldg A  
1/8" = 1'-0"

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08	Woodtone Rustic Series
09	Glazing
10	Black Aluminum Rolling - Clear Glazing
11	Overhead Door
12	Storefront Glazing
13	Man Door
14	Patio Door
16	Concrete
17	Aluminum Flashing - Black
18	Signage <small>to be applied under separate DP</small>
20	Mechanical Grille
21	Mechanical Screen
22	Pergola

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PROJECT NAME AND ADDRESS

**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

**Slokter Homes**

DRAWING

**Bldg A Elevations**

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ISSUE DATE (yy/mm)	2025/12	

SCALE  
AS NOTED

**DP3.1**

ALL VENTING MATERIALS  
WILL MATCH THE COLOURS  
OF THE PROPOSED BUILDINGS



1 DP - West Bldg B  
1/8" = 1'-0"



2 DP - South Bldg B  
1/8" = 1'-0"

Keynotes	
01	Stone Masonry - Creative Mines (Split Mod Panel Castiron)
02	Hardie Panel - Artic White
03	Hardie Panel - Midnight black
04	Hardie Plank - Artic White
05	Hardie Plank - Mountain Sage
07	Windows Trim - Black
08	Woodstone Rustic Series
09	Glazing
10	Black Aluminum Railing - Clear Glazing
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12	Storefront Glazing
13	Man Door
14	Patio Door
16	Concrete
17	Aluminum Flashing - Black
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21	Mechanical Screen
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PROJECT NAME AND ADDRESS

**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

Bldg B Elevations

DRAWN BY	JOB NO.	Building Permit #
Author	2422	
CHECKED BY		SHEET
Checker		
ISSUE DATE (yy/mm)		
2025/12		

SCALE AS NOTED

**DP3.2**

ALL VENTING MATERIALS  
WILL MATCH THE COLOURS  
OF THE PROPOSED BUILDINGS



1 DP - East Bldg B  
1/8" = 1'-0"



2 DP - North Bldg B  
1/8" = 1'-0"

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12	Storefront Glazing
13	Man Door
14	Patio Door
16	Concrete
17	Aluminum Flashing - Black
18	Signage <small>to be applied under separate DP</small>
20	Mechanical Grille
21	Mechanical Screen
22	Pergola

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PROJECT NAME AND ADDRESS  
**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**

DRAWING  
**Bldg B Elevations**

DRAWN BY Author	JOB NO. 2422	Building Permit #
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ISSUE DATE (yy/mm)		
2025/12		
SCALE AS NOTED		

ALL VENTING MATERIALS  
WILL MATCH THE COLOURS  
OF THE PROPOSED BUILDINGS

**DP3.3**



1 DP - North Overall  
 1/16" = 1'-0"



2 DP - South Overall  
 1/16" = 1'-0"

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PROJECT NAME AND ADDRESS  
**COBALT**  
 8580 19 AVE SW  
 PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**  
 DRAWING  
**Overall Elevations**

DRAWN BY Author	JOB NO. 2422	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	2025/12	

**DP3.4**

ALL VENTING MATERIALS  
 WILL MATCH THE COLOURS  
 OF THE PROPOSED BUILDINGS



SE Corner Perspective



NW Corner Perspective



PARKADE RAMP Perspective



WEST ELEVATION

GENERAL NOTES  
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REVISIONS		
Revision Schedule		
Number	Date [yy/mm/dd]	Description
A	2025-03-14	Issued for Development Permit
B	2025-07-04	DPR1 Response
C	2025-07-15	DPR1 Response 2
D	2025-09-08	DPR2 Response
E	2025-12-03	PTR Response / Revised DP
F	2026-04-24	Revisions to DP2025-01540

PERMIT TO PRACTICE

STAMP

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bus: (403) 287-9960 fax: (403) 287-9962 info@ckarch.ca

PROJECT NAME AND ADDRESS  
**COBALT**  
8580 19 AVE SW  
PLAN 211 0726, BLOCK 1, LOT 2

**Slokker Homes**

DRAWING  
**3D Perspectives**

DRAWN BY Author	JOB NO. 2422	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE [yy/mm]		
2025/12		
SCALE AS NOTED		<b>DP5.0</b>

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**Site Information**

Address: 1880 85th Street SW  
Calgary, AB

City of Calgary Zoning: MU-1  
High Density Residential

**Landscape Statistics**

Site Area	8,711.80 sq m	
Landscape area provided	1,758.55 sq m	20.19%
Soft Landscape area	1,758.55 sq m	
Tree requirements	required	provided
1 tree per 45 sq m	Total	39.1 / 66
Deciduous Trees	75mm cal	29.3 / 51.00
	50mm cal	14.7 / 27
Coniferous Trees	3m height	4.9 / 8.00
	2m height	4.9 / 7.00
Shrub Requirements	required	provided
2 Shrubs per 45 sq m	Total	78.2 / 717
	Deciduous	563.00
	Coniferous	93.00
	Ornamental Grass	61.00

**Irrigation Notes**

1. All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subcontractors regarding the specifics of the system, including location of power and water sources. If possible, connect to existing irrigation system. Ensure power and water meters are properly installed and operating prior to utilization of the system.

**Key Plan**



**2 landscape area calculations**  
Scale: 1:1000

phase 1: 775 sq m of landscape area provided  
phase 2: 1,127 sq m of landscape area provided

**Plant List**

Qty	Common Name	Botanical Name	Size
<b>Ornamental Grasses and Groundcovers</b>			
51	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal pot
10	Variegated Moor Grass	Molinia caerulea 'Variegata'	2 gal pot
<b>Shrubs</b>			
93	Russian Sage	Perovskia atriplicifolia	600mm min
50	Alpine Currant	Ribes alpinum	600mm min
90	Anise Hyssop	Agastache 'Blue Fortune'	600mm min
43	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow'	600mm min
198	Double play candy corn spirea	Spiraea japonica 'candy corn'	600mm min
89	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	600mm min
65	Red Garden Astilbe	Astilbe x arendsii 'Fanal'	600mm min
28	Wild Rose	Rosa woodsii	600mm min
<b>Trees</b>			
8	Columnar Spruce	Picea pungens 'Fastigiata'	3m ht
7	Lodgepole Pine	Pinus contorta 'var. latifolia'	2m ht
3	Dropmore Linden	Tilia x flavescens 'Dropmore'	75mm cal
22	Ivory Silk Tree Lilac	Syringa reticulata 'Ivory Silk'	75mm cal
2	Tower Poplar	Populus x canescens 'Tower'	75mm cal
19	Dwarf Korean Lilac (tree form)	Syringa meyeri 'Palibin (tree form)'	50mm cal
5	Red Rocket Red Maple	Acer rubrum 'Red Rocket'	50mm cal

**1 overall plan**  
Scale: 1:200

<p><b>trees</b></p> <ul style="list-style-type: none"> <li>Dwarf Korean Lilac (tree form)</li> <li>Ivory Silk Tree Lilac</li> <li>Tower Poplar</li> <li>Lodgepole Pine</li> <li>Dropmore Linden</li> <li>Red Rocket Red Maple</li> <li>Columnar Spruce</li> </ul>	<p><b>shrubs</b></p> <ul style="list-style-type: none"> <li>Alpine Currant</li> <li>Arctic Fire Red Twig Dogwood</li> <li>Little Devil Ninebark</li> <li>Wild Rose</li> <li>Red Garden Astilbe</li> <li>Anise Hyssop</li> <li>Double play candy corn spirea</li> <li>Russian Sage</li> </ul>	<p><b>grasses</b></p> <ul style="list-style-type: none"> <li>Foerster's Feather Reed Grass</li> <li>Variegated Moor Grass</li> </ul>	<p><b>softscape</b></p> <ul style="list-style-type: none"> <li>Wood Mulch</li> <li>Drought tolerant sod</li> </ul>	<p><b>paving</b></p> <ul style="list-style-type: none"> <li>concrete pathways stamped concrete, exposed aggregate or similar</li> <li>concrete pathways with accent colour stamped concrete, exposed aggregate or similar</li> </ul>
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9	revisions to DP2025-01540.	26.04.23
8	development permit PTR	25.11.27
7	development permit DR	25.10.02
6	development permit DR	25.09.04
5	development permit	25.07.07
	Issued for:	Date: (yy.mm.dd)

Project No: 12-007

Project Title: **Cobalt Mixed Use**

Calgary, A.B.

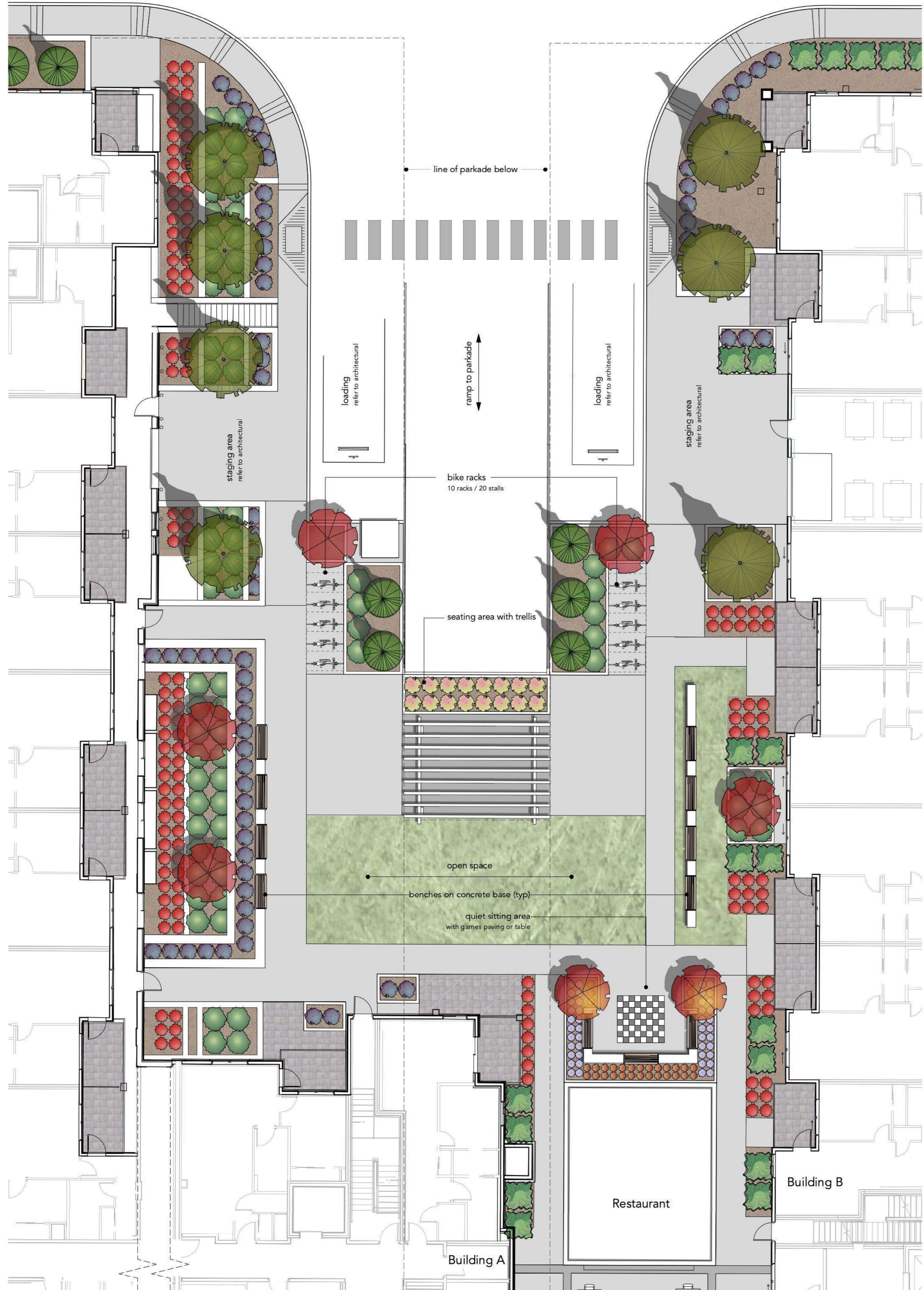
Drawing Title: **Overall Landscape Plan**

Drawn by: cmp

Checked by: cmp

Scale: 1:200

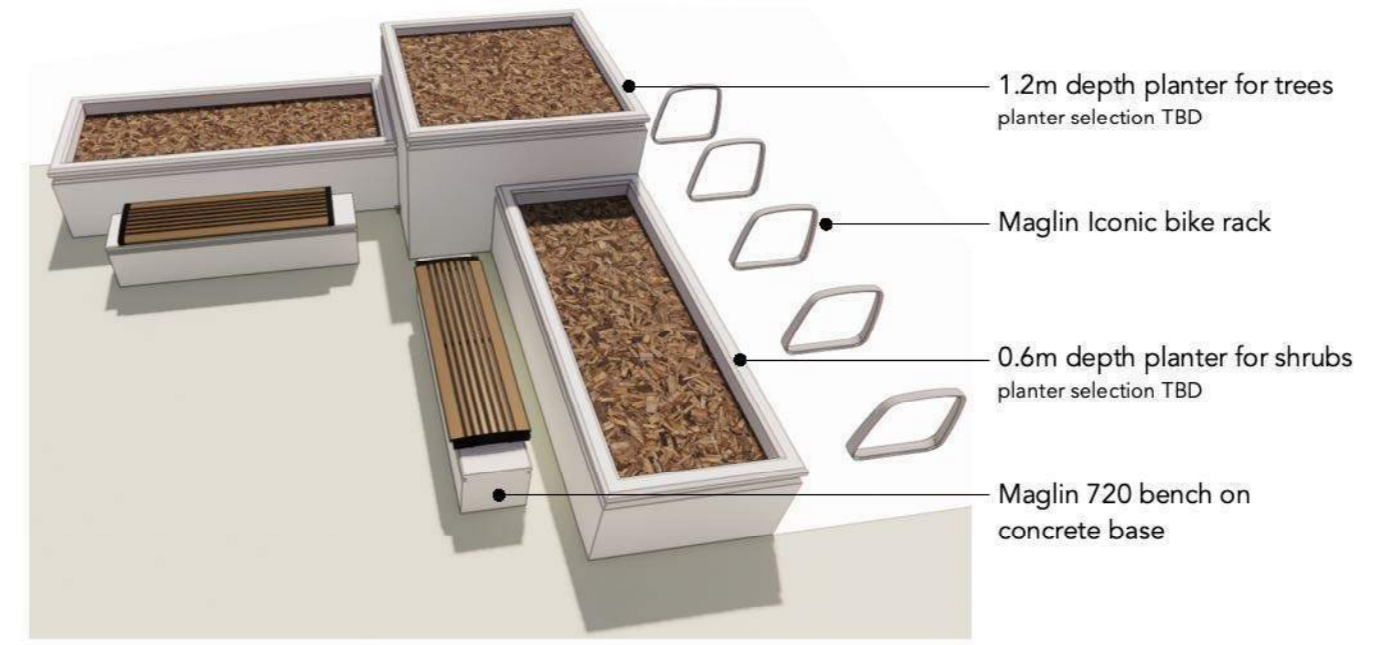




1 central amenity area  
Scale: 1:125



2 east access and open space  
Scale: 1:125



3 typical proposed site furnishings  
Scale: n.t.s.

- |  |  |  |
|--|--|--|
| <p><b>trees</b></p> <ul style="list-style-type: none"> <li> Dwarf Korean Lilac (tree form)</li> <li> Dropmore Linden</li> <li> Ivory Silk Tree Lilac</li> <li> Red Rocket Red Maple</li> <li> Tower Poplar</li> <li> Columnar Spruce</li> <li> Lodgepole Pine</li> </ul> | <p><b>shrubs</b></p> <ul style="list-style-type: none"> <li> Alpine Currant</li> <li> Red Garden Astilbe</li> <li> Arctic Fire Red Twig Dogwood</li> <li> Anise Hyssop</li> <li> Little Devil Ninebark</li> <li> Double play candy corn spirea</li> <li> Wild Rose</li> <li> Russian Sage</li> </ul> | <p><b>grasses</b></p> <ul style="list-style-type: none"> <li> Foerster's Feather Reed Grass</li> <li> Variegated Moor Grass</li> </ul> <p><b>softscape</b></p> <ul style="list-style-type: none"> <li> Wood Mulch</li> <li> Drought tolerant sod</li> </ul> <p><b>paving</b></p> <ul style="list-style-type: none"> <li> concrete pathways stamped concrete, exposed aggregate or similar</li> <li> concrete pathways with accent colour stamped concrete, exposed aggregate or similar</li> </ul> |
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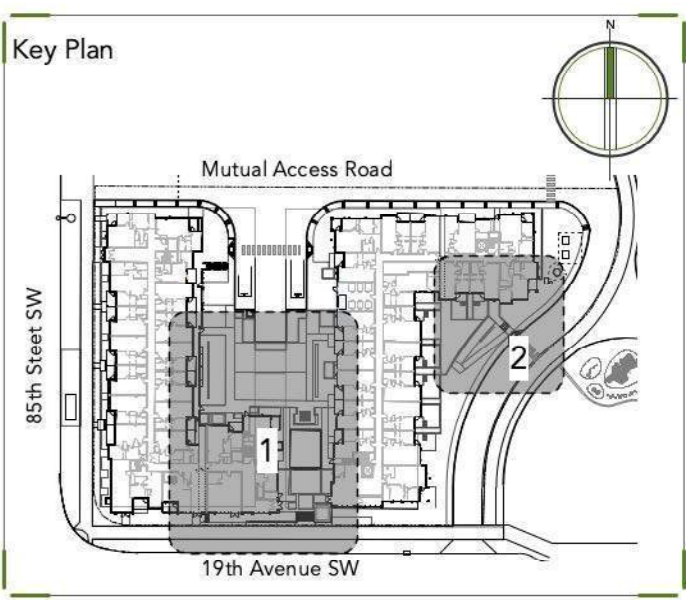
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Project No. 12-007  
Project Title:

**Cobalt Mixed Use**  
Calgary, A.B.

Drawing Title: **Central Plaza Plan**

Drawn by: cmp Drawing No. **L-1**

Checked by: cmp

Scale: 1:100