

Livingston South

for Rohit Developments

Development Permit

DP2023-04533

IMAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. COLOURS & MATERIALS MAY VARY. PLEASE SEE ELEVATIONS FOR MORE DETAIL.



LAND USE BYLAW ANALYSIS 1P2007 / DC 238d2019 Keystone Hills ASP

TOTAL SITE AREA

- **9071.82 m² = 2.24 Acre = 0.91 ha**
- **[78 Units]**
- NOTE: This site falls within 600m of a future LRT station

AREA STRUCTURE PLAN

- **Secondary active frontages [North & East sides]**
 - Locate buildings and building entrances close to the street.
 - Buildings may be set back from the street if utilized for outdoor cafes, pedestrian plazas or other areas that can be occupied by pedestrians
 - Provide public entrances for uses along a public street
- **Provide for individual entrances oriented towards the street for ground floor residential dwellings.**
- **Flex Zone:**
 - Residential development to be limited to low tomedium-density multi-residential developments and includes **townhouses, apartments,** and **live/work** units.
 - Special Study Area
 - **Urban Main Street**

LAND USE DESIGNATION

- **DC-238d2019 (MU-1)**
 - Lots to North: DC-238d2019 (MU-1)
 - Lots to South: DC-238d2019 (MU-1)
 - Lots to East: DC-238d2019 (MU-1)
 - Lots to West: R-G

PART 14: MU-1 DISTRICT

- DIV. 1: General Rules for Mixed-Use Land Use Districts
- DIV. 2: **Mixed-Use - General**

1333 PURPOSE

- 4-6 storey typically; 10-storey max
- Street-oriented design
- Defined street wall; typ. 2-6 storeys & proportional to width of street
- **building facades with multiple uses**
- at-grade entries facing commercial street
- significant glazing at grade
- residential compatible with street-oriented commercial uses
- transition to adjacent lower scale residential via loc., mass., landscaping

1366 PERMITTED USES

- **1a - Accessory Residential Building**
 - may have an amenity space (deck or patio)
 - must not be located between any building and a public street
 - max gross floor area is 75m² for storage and/or waste facilities, 100m² for private garage.
 - max height is 5.0m

1367 DISCRETIONARY USES

- **3j - Dwelling Unit**
 - Relevant point
- **3o - Live Work Unit**

DC-5 DISCRETIONARY USES

- a. Cinema;
- b. Conference and Event Facility;
- c. Dinner Theatre;
- d. Drinking Establishment – Medium;
- e. Drinking Establishment – Large;
- f. Museum;
- g. Performing Arts Centre;
- h. Place of Worship – Large;
- i. Restaurant: Food Service Only – Large; and
- j. Restaurant: Licensed – Large.

DC-14 FLOOR AREA RATIO

- Maximum FAR is 3.0

1374 / DC-12 SETBACK AREAS

- North setback is **0.00m**
- East setback is **0.00m**
- South setback is **0.00m**
- West setback is **0.00m**
- **Dwellings setback 2.5m from PLs**

DC-15 BUILDING HEIGHT

- Maximum Building Height is **16m**

1335 BUILDING SEPARATION

- broad side of balcony setback from shared PL by 4.0m **[no shared PLs]**

1336 WINDOW SEPARATION

- each unit requires 1 window or door with glazed area **≥1m²** with perp. outdoor view depth of **6.0m**

1337 GROUND FLOOR HEIGHT

- min. ground floor height is 4.0m (floor to ceiling) if anything other than residential units

1339 BUILDING ORIENTATION

- units & individual uses at grade with ext. wall facing a street must have:
 - individual separated direct access to grade,
 - entrance visible from the street, and
 - sidewalks that provide direct ext. access

1340 FACADES FACING A STREET

- length of facade facing commercial street min 80% of PL length
- Lobbies or entrances for upper floor uses must not occupy >20% of at grade facade facing a street

1342 COMMERCIAL FACING A STREET

- min 65% glazing between 0.6m & 2.4m
- unobscured for views of indoor space
- (does not apply to dwelling units)

1341 DWELLINGS FACING A STREET

- must be set back **2.5m** from PL
- **0.6m** min. height of main floor within **3.0m** of PL

1349 RESIDENTIAL AMENITY SPACE

- May be provided as common or private, or a combination of both
 - minimum of 50% must be provided outdoors
- Minimum area is **5.0m²/unit**
- **Private amenity space:**
 - must be in the form of a balcony, deck or patio; dimensions **≥ 2.0m**

Common amenity space:

- may be indoors and/or outdoors
- must be accessible from all units
- contiguous area of ≥50m²
- dimensions **≥6.0m**
- must provide a balcony, deck or patio
- must provide a barbeque or seating

1344-8 LANDSCAPING

- A public sidewalk must be located along the entire length of each property line shared with a street **(North, West, & South sides)**
- every entrance must have sidewalk connected to public sidewalk
- every building must have ≥1 sidewalk connecting parking areas to the public entrance(s)
- Sidewalks must be hard-surfaced, different from parking areas.
 - ≥0.9m wide for individual unit,
 - ≥1.5m for shared residential entrance or more than 1 unit,
 - ≥2.0m for all other cases.
- Number of trees/shrubs/etc. ...
 - Deciduous trees calliper ≥50mm; ≥50% must be ≥75mm
 - Coniferous trees height ≥2.0m; ≥50% must be ≥3.0m
 - Shrubs ≥0.6m height or spread
 - soil depths ≥1.2m for trees, ≥0.8m for shrubs, ≥0.3m for others

1350-4 PARKING STALLS

- 0.75 resident stalls per Dwelling Unit
- **[59 total]**
- 0.10 visitor stalls per Dwelling Unit
- **[8 total]**
- 0.50 resident stalls per Live-Work Unit **[0]**
- 0.50 visitor stalls per Live-Work Unit **[0]**
- may be reduced by 25% if:
 - within 600m of funded LRT platform,
 - within 400m of funded BRT station,
 - within 200m of primary transit service
- motor vehicle stalls may be reduced by 0.25 for each class-1 bicycle stall provided in excess of requirements, up to a max reduction of 25%
- motor vehicle & loading stalls must not be located between a building and a street
- 0.5 class-1 bicycle stalls/unit
- **[39 total]**
- (0 required if ≤20 units)
- 0.1 class-2 bicycle stalls per dwelling or live-work unit (only 2 total if ≤20 units)
- **[8 total]**
- 5% of the required motor vehicle stalls for other uses for class-2 bicycle stalls **[0]**

LIVINGSTON SOUTH

NORTH AREA: **9071.82 m² = 2.24 Acre = 0.91 ha**
UNIT TYPE: **Stacked Townhouses**
DENSITY: **34.8 UPA = 85.7 Units/ha**

PARKING REQUIREMENTS: 0.75 Resident Stalls/Unit

0.10 Visitor Stalls/Unit

TOTAL:

SHOWN: **67 Stalls (59 Resident, 8 Visitor)**

UNITS

COUNT: **78 Units (26 Main + 52 Upper)**

CONFIG: Essential 1.5 = 39 Units = 50%

Essential 2.0 = 39 Units = 50%

DP Drawing List

DP0	Cover Sheet
DP1.1	Site Plan
DP1.2	Site Phasing Plan
DP1.3	Site Details
DP1.4	Site Details
DP2.1	First Floor E1.5 (12U)
DP2.2	Second Floor E1.5 (12U)
DP2.3	Third Floor E1.5 (12U)
DP2.4	Elevations E1.5 (12U)
DP2.5	Elevations E1.5 (12U)
DP3.1	First Floor E1.5 (9U)
DP3.2	Second Floor E1.5 (9U)
DP3.3	Third Floor E1.5 (9U)
DP3.4	Elevations E1.5 (9U)
DP3.5	Elevations E1.5 (9U)
DP4.1	First Floor E2.0 (12U)
DP4.2	Second Floor E2.0 (12U)
DP4.3	Third Floor E2.0 (12U)
DP4.4	Elevations E2.0 (12U)
DP4.5	Elevations E2.0 (12U)
DP5.1	First Floor E2.0 (9U)
DP5.2	Second Floor E2.0 (9U)
DP5.3	Third Floor E2.0 (9U)
DP5.4	Elevations E2.0 (9U)
DP5.5	Elevations E2.0 (9U)

REVISIONS

#	DATE	DESCRIPTION
	2023 07 05	Issued for DP
	2023 10 11	Issued for DTR1
	2024 03 21	Issued for PTR

GRAVITY ARCHITECTURE

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PERMIT NUMBERS
DP2023-04533

PROJECT STATUS

Development Permit

PROJECT

Livingston South

14658 1 ST NW
Lot 1, Block 20, Plan XXX XX

TITLE Cover Sheet

PROJECT NUMBER

22-048

SCALE

1/2" = 1'-0"

DESIGNER

TAJ CF

DP DRAFTSPERSON

CF

BP DRAFTSPERSON

Not Issued

DRAWING NUMBER

DP0

CHECKED

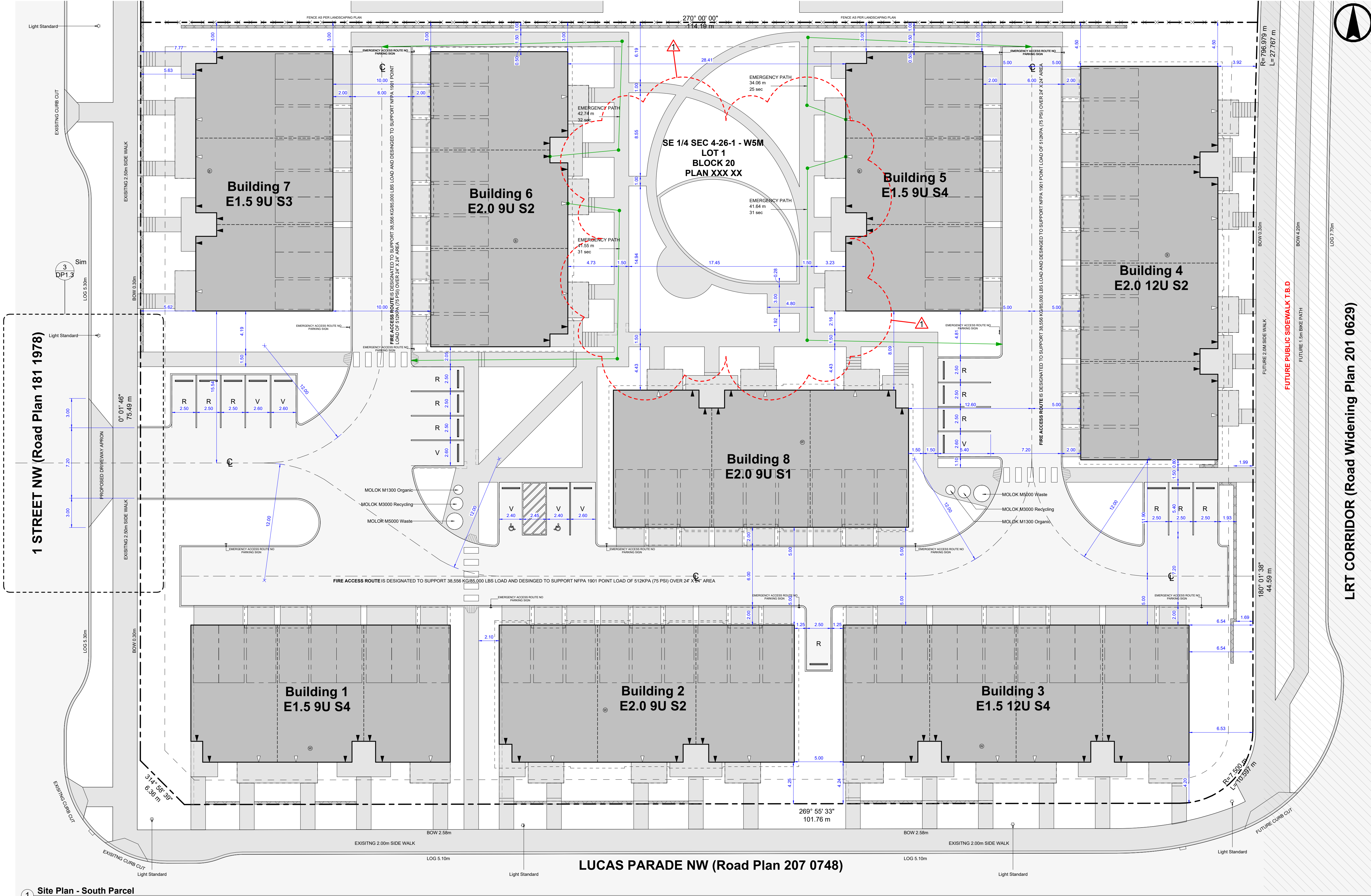
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VERSION ISSUE DATE

2025 06 15

BP ISSUE DATE

Not Issued



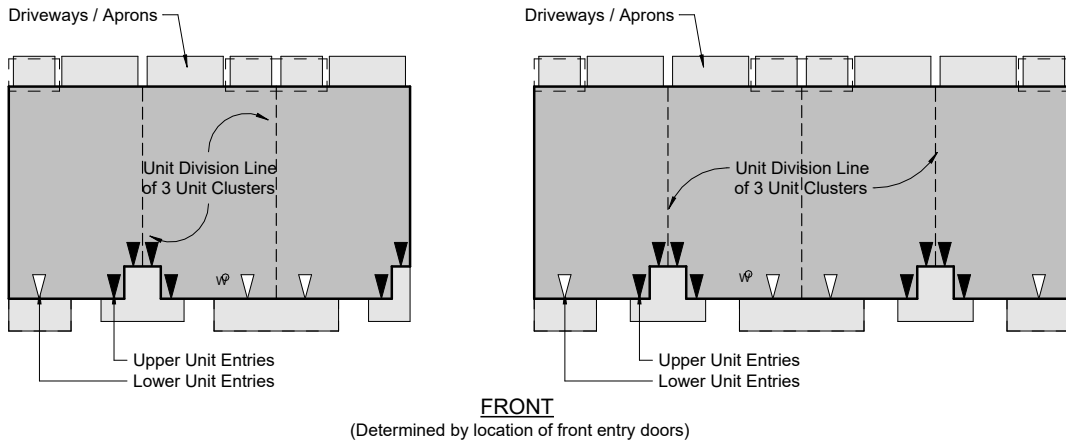
1 Site Plan - South Parcel
1 : 200

BUILDING & UNIT TYPE LEGEND

(Explanation for Building Type and Unit Type Naming Schemes)

Building Type
Unit Count
Exterior Colour Scheme ID (1, 2, 3)

BUILDING TYPE E1.5 9U S3 BUILDING TYPE E1.5 12U S1



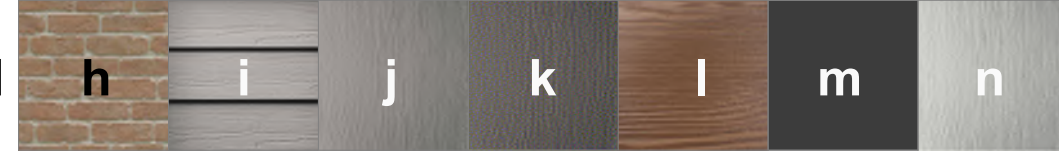
Building Information							
Identity	Building Identification	Colour Scheme	Main Elevation	Floor Area			
Name	Type	Description	Units	Total	F.A.R.		
Building 1	E1.5 Stacked Townhouse	9 S4	1128.64	914 m ²	0.101		
Building 2	E2.0 Stacked Townhouse	9 S2	1127.86	1036 m ²	0.114		
Building 3	E1.5 Stacked Townhouse	12 S4	1127.53	1217 m ²	0.134		
Building 4	E2.0 Stacked Townhouse	12 S2	1128.85	1392 m ²	0.153		
Building 5	E1.5 Stacked Townhouse	9 S4	1126.89	914 m ²	0.101		
Building 6	E2.0 Stacked Townhouse	9 S2	1128.93	1036 m ²	0.114		
Building 7	E1.5 Stacked Townhouse	9 S3	1128.08	914 m ²	0.101		
Building 8	E2.0 Stacked Townhouse	9 S1	1127.76	1036 m ²	0.114		
Site Area = 9071.61 m ²				Totals: 8	6457 m ²	0.932	

Waste & Recycling Schedule			
Description	Volume	Count	Total Volume
MOLOK M5000 Waste	5.0 m ³	2	20.0 m ³
MOLOK M3000 Recycling	3.1 m ³	2	12.4 m ³
MOLOK M1300 Organic	1.3 m ³	2	5.2 m ³
Total		6	37.6 m ³

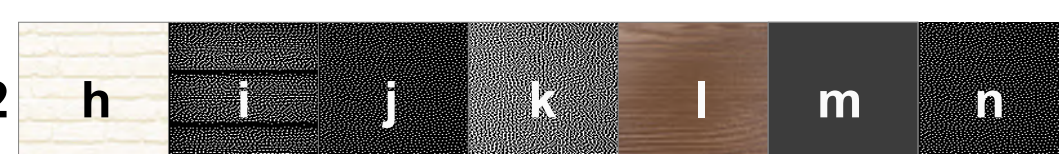
Parking Stalls - South Parcel			
Type	W	L	Qty.
Residential			
Garage Stall	See Plans	5.90 m	70
Residence Surface Stall		2.50 m	540 m
Visitor Accessible Surface Stall		2.40 m	540 m
Visitor Surface Stall		2.60 m	540 m
Class 1 Bicycle Parking (To be provided within private garages)			
39			

Parcel Coverage Area			
Name	Imperial	Metric	
Building 1	3919 ft ²	364.06 m ²	
Building 2	4477 ft ²	415.90 m ²	
Building 3	5225 ft ²	485.43 m ²	
Building 4	9969 ft ²	924.04 m ²	
Building 5	3919 ft ²	364.06 m ²	
Building 6	4477 ft ²	415.90 m ²	
Building 7	3919 ft ²	364.06 m ²	
Building 8	4477 ft ²	415.90 m ²	
Footprint	36361 ft ²	3379.91 m ²	
Site			
Lot 1 Block 20	97646 ft ²	9071.61 m ²	
Total Parcel	97646 ft ²	9071.61 m ²	

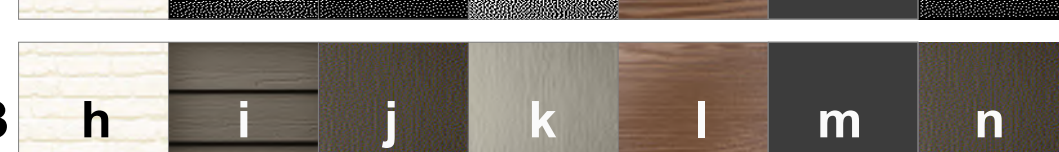
SCHEME 1



SCHEME 2



SCHEME 3



SCHEME 4



COMMON



Survey Information

MUNICIPAL ADDRESS:
SE 1/4 Sec. 4-26-1 - W5M

LEGAL ADDRESS:
SE 1/4 Sec. 4-26-1 - W5M

LAND USE DESIGNATION: Direct Control,
DC-238d2019 (MU-1)

COMMUNITY: Livingston
INFILL: No

Ward: 3
Councillor: Jasmine Mian

Survey completed by:

TRONNES GEOMATICS INC.
6135 10 ST SE
Calgary, Alberta. T2H 2Z9
Phone: (403) 207 0303

Dated: 2022 12 14

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

Site & Landscaping Legend

PLANTINGS
Coniferous Tree
Deciduous Tree
Shrub / Bush
Area of Tree Protection
All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

SOFT / PERMEABLE LANDSCAPING
Grass
Permeable Pavers
Mulch
Gravel

HARD / NON-PERMEABLE LANDSCAPING
Concrete (Sidewalks/Patios)
Retaining Walls

NON-LANDSCAPED AREAS
Building Footprint
Asphalt (Roads & Lanes)

LINE TYPES
Subject Property Lines
Adjacent Property Lines
Cantilevers / Projections
Eaves / Canopies
Fence
Existing Building To Be Removed
Existing Other To Be Removed

UTILITY LINE TYPES
Water
Sanitary Sewer
Storm Sewer
Gas
Telecom
Power
Overhead
(Misc.)

SPOT ELEVATION / GEODETICS
55.55 Existing Grade
55.55 Proposed Grade

Material Colour Schemes			
#	Type	Description	Manufacturer
Common			
a	Asphalt Shingles	Dual Black	IKO
b	Soffit / Fascia / Gutter	Black	Mitten
c	Trim / Shadowboard	Black	Mitten
d	Wood Posts / Trellis	Winchester Brown	Woodstone
e	Railing - Aluminum	Black	Weatherdek
f	Balcony	Shale	TBD
g	Meat Siam	Black	
Scheme 1			
h	Brick Veneer	Hartford	Tundra Brick
i	Lap Siding - Horizontal	Pearl Gray	James Hardie
j	Panel - Accent	Pearl Gray	James Hardie
k	Panel - Accent	Agate Pewter	James Hardie
l	Front Doors	Fiberglass w/ Wood Texture (To Match TBD)	
m	Front Doors	Black	Cloverdale Paint
n	Garage Door	Pearl Gray	Cloverdale Paint
Scheme 2			
h	Brick Veneer	Chalk Dust	Tundra Brick
i	Lap Siding - Horizontal	Iron Gray	James Hardie
j	Panel	Iron Gray	James Hardie
k	Panel - Accent	Gray Slate	James Hardie
l	Front Doors	Fiberglass w/ Wood Texture (To Match TBD)	
m	Front Doors	Black	Cloverdale Paint
n	Garage Door	Iron Gray	Cloverdale Paint
Scheme 3			
h	Brick Veneer	Chalk Dust	Tundra Brick
i	Lap Siding - Horizontal	Timber Bark	James Hardie
j	Panel	Timber Bark	James Hardie
k	Panel - Accent	Cobble Stone	James Hardie
l	Front Doors	Fiberglass w/ Wood Texture (To Match TBD)	
m	Front Doors	Black	Cloverdale Paint
n	Garage Door	Timber Bark	Cloverdale Paint
Scheme 4			
h	Brick Veneer	Hartford	Tundra Brick
i	Lap Siding - Horizontal	Arctic White	James Hardie
j	Panel	Arctic White	James Hardie
k	Panel - Accent	Evening Blue	James Hardie
l	Front Doors	Fiberglass w/ Wood Texture (To Match TBD)	
m	Front Doors	Black	Cloverdale Paint
n	Garage Door	Arctic White	Cloverdale Paint

REVISIONS		
#	DATE	DESCRIPTION
2023 07 05	Issued for DP	
2023 10 11	Issued for DTR1	
2024 03 21	Issued for PTR	
1	2026 06 15	Issued for Revised DP

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PERMIT NUMBERS
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PROJECT STATUS

Development Permit

PROJECT

Livingston South

14658 1 ST NW
Lot 1, Block 20, Plan XXX XX

TITLE
Site Plan

PROJECT NUMBER
22-048

As indicated
DESIGNER
TAJ CF

DP DRAFTSPERSON
CF

BP DRAFTSPERSON

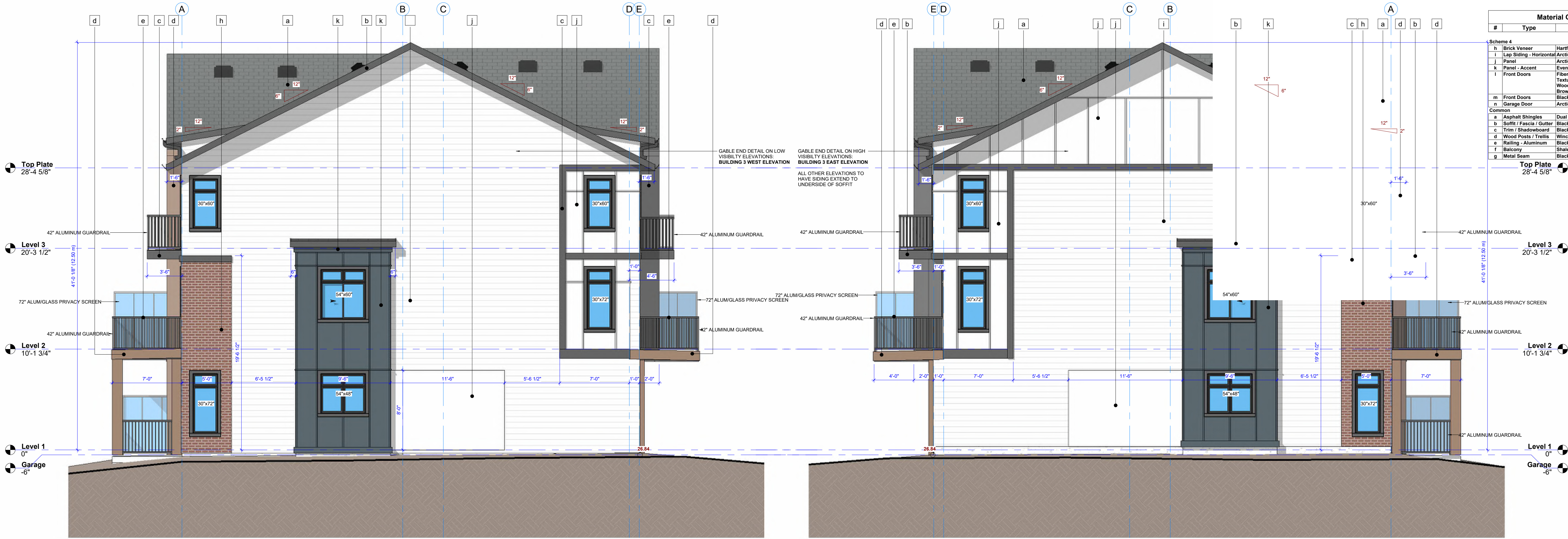
Not Issued

Checked
CF

Version Issue Date
2025 06 15

BP Issue Date

Not Issued



① Building Right DP
3/16" = 1'-0"

② Building Left DP
3/16" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION
2023 07 05	Issue for DP	
2023 10 11	Issue for DTR1	
2024 03 21	Issued for PTR	

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PERMIT NUMBERS
DP2023-04533

PROJECT STATUS

Development Permit

PROJECT

Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX

TITLE
Elevations E1.5 (12U)

PROJECT NUMBER	DRAWING NUMBER
22-048	DP2.5
SCALE 3/16" = 1'-0"	
DESIGNER CF	CHECKED CF
DP DRAFTSPERSON CF	VERSION ISSUE DATE 2024 03 21
BP DRAFTSPERSON	BP ISSUE DATE NOT ISSUED



1 Building Front DP
3/16" = 1'-0"



2 Building Rear DP
3/16" = 1'-0"

Material Colour Scheme 3		
#	Type	Description
Scheme 3		
h	Brick Veneer	Chalk Dust
i	Lap Siding - Horizontal	Timber Bark
j	Panel	Timber Bark
k	Panel - Accent	Cobble Stone
l	Front Doors	Fiberglass w/ Wood Texture (To Match Woodtone - Winchester Brown)
m	Front Doors	Black
n	Garage Door	Timber Bark
Common		
a	Asphalt Shingles	Dual Black
b	Soffit / Fascia / Gutter	Black
c	Trim / Shadowboard	Black
d	Wood Posts / Trellis	Winchester Brown
e	Railing - Aluminum	Black
f	Balcony	Shale
g	Metal Seam	Black

REVISIONS		
#	DATE	DESCRIPTION
1	2023 07 05	Issued for DP
2	2023 10 11	Issued for DTR1
3	2024 03 21	Issued for PTR
4	2024 03 21	Material Change

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PROJECT

Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX

TITLE

Elevations E1.5 (9U)

PROJECT NUMBER

22-048

SCALE

3/16" = 1'-0"

DESIGNER

CF

DP DRAFTSPERSON

CF

BP DRAFTSPERSON

NOT ISSUED

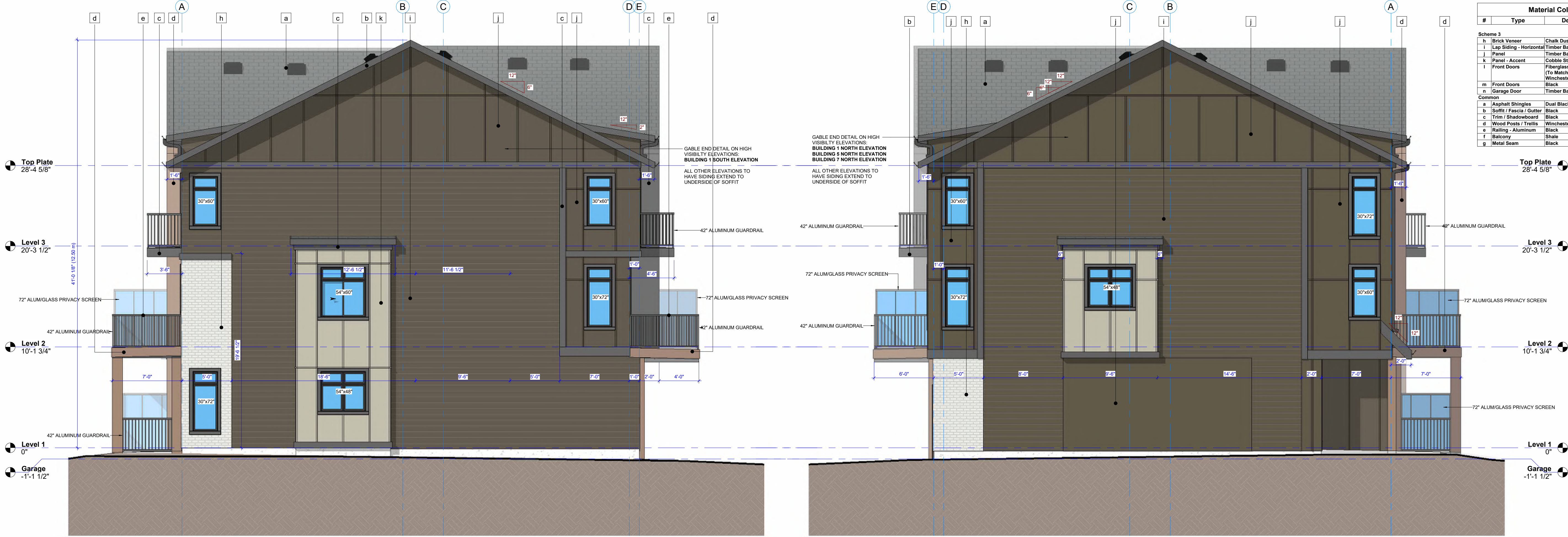
VERSION ISSUE DATE

2024 03 21

BP ISSUE DATE

NOT ISSUED

NOT ISSUED



① Building Right DP
3/16" = 1'-0"

② Building Left DP
3/16" = 1'-0"

Material Colour Scheme 3		
#	Type	Description
Scheme 3		
h	Brick Veneer	Chalk Dust
i	Lap Siding - Horizontal	Timber Bark
j	Panel	Timber Bark
k	Panel - Accent	Cobble Stone
l	Front Doors	Fiberglass w/ Wood Texture (To Match Woodtone - Winchester Brown)
m	Front Doors	Black
n	Garage Door	Timber Bark
Continues		
a	Asphalt Shingles	Dual Black
b	Soffit / Fascia / Gutter	Black
c	Trim / Shadowboard	Black
d	Wood Posts / Trillis	Winchester Brown
e	Railing - Aluminum	Black
f	Balcony	Shale
g	Metal Seam	Black

REVISIONS		
#	DATE	DESCRIPTION
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PROJECT

Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX

TITLE
Elevations E1.5 (9U)

PROJECT NUMBER

22-048

SCALE

3/16" = 1'-0"

DESIGNER

CF

DP DRAFTSPERSON

CF

BP DRAFTSPERSON

DRAWING NUMBER

DP3.5

CHECKED

CF

VERSION / ISSUE DATE

2024 03 21

BP ISSUE DATE

NOT ISSUED

Material Colour Scheme 2		
#	Type	Description
Scheme 2		
h	Brick Veneer	Chalk Dust
i	Lap Siding - Horizontal	Iron Gray
j	Panel	Iron Gray
k	Panel - Accent	Gray Slate
l	Front Doors	Flouglass w/ Wood Texture (To Match Woodtone - Winchester Brown)
m	Front Doors	Black
n	Garage Door	Iron Gray
Common		
a	Asphalt Shingles	Dual Black
b	Soffit / Fascia / Gutter	Black
c	Trim / Shadowboard	Black
d	Wood Posts / Trellis	Winchester Brown
e	Railing - Aluminum	Black
f	Balcony	Shale
g	Metal Sawn	Black
Manufacturer		
Tundra Brick		
James Hardie		
James Hardie		
James Hardie		
TBD		
Cloverdale Paint		
Cloverdale Paint		
IKO		
Mitten		
Mitten		
Woodtone		
Black		
TBD		

REVISIONS		
#	DATE	DESCRIPTION
2023 07 05 Issued for DP		
2023 10 11 Issued for DTR1		
2024 03 21 Issued for PTR		
1	2024 03 21	Material Changes



1 Building Front
3/16" = 1'-0"



2 Building Rear
3/16" = 1'-0"

GRAVITY ARCHITECTURE

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PERMIT NUMBERS
DP2023-04533

PROJECT STATUS
Development Permit
PROJECT
Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX
TITLE
Elevations E2.0 (12U)

PROJECT NUMBER 22-048	DRAWING NUMBER DP4.4	
SCALE 3/16" = 1'-0"	CHECKED	
DESIGNER DC	VERSION DP DRAFTSPERSON DC	ISSUE DATE 2024 03 21
BP DRAFTSPERSON	NOT ISSUED	



REVISIONS

#	DATE	DESCRIPTION
2023 07 05	Issued for DP	
2023 10 11	Issued for DTR1	
2024 03 21	Issued for PTR	

GRAVITY ARCHITECTURE

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PERMIT NUMBERS
DP2023-04533

PROJECT STATUS
Development Permit

PROJECT
Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX

TITLE
Elevations E2.0 (12U)

PROJECT NUMBER
22-048

SCALE
3/16" = 1'-0"

DESIGNER
DC

DP DRAFTSPERSON
DC

VERSION ISSUE DATE
2024 03 21

BP DRAFTSPERSON
NOT ISSUED

DRAWING NUMBER
DP4.5



① Building Front
3/16" = 1'-0"



② Building Rear
3/16" = 1'-0"

Material Colour Scheme 1			
#	Type	Description	Manufacturer
Scheme 1			
h	Brick Veneer	Hartford	Tundra Brick
i	Lap Siding - Horizontal	Pearl Gray	James Hardie
j	Panel	Pearl Gray	James Hardie
k	Panel - Accent	Aged Pewter	James Hardie
l	Front Doors	Fiberglass w/ Wood Texture (To Match Woodtone - Winchester Brown)	TBD
m	Front Doors	Black	Cloverdale Paint
n	Garage Door	Pearl Gray	Cloverdale Paint
Common			
a	Asphalt Shingles	Dual Black	IKO
b	Soffit / Fascia / Gutter	Black	Mitten
c	Trim / Shadowboard	Black	Mitten
d	Wood Posts / Trellis	Black	Woodstone
e	Railing - Aluminum	Black	Weatherdek
f	Balcony	Shale	TBD
g	Metal Seam	Black	TBD

REVISIONS		
#	DATE	DESCRIPTION
2023 07 05	Issued for DP	
2023 10 11	Issued for DTR1	
2024 03 21	Issued for PTR	
1	2024 03 21	Material Change

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PERMIT NUMBERS
DP2023-04533

PROJECT STATUS

Development Permit

PROJECT

Livingston South

14658 1 ST NW
Lot 2, Block 20, Plan XX XXX

TITLE
Elevations E2.0 (9U)

PROJECT NUMBER

22-048

SCALE

3/16" = 1'-0"

DESIGNER

DC

DP DRAFTSPERSON

DC

BP DRAFTSPERSON

DRAWING NUMBER

DP5.4

CHECKED

VERSION

ISSUE DATE

2024 03 21

BP ISSUE DATE

NOT ISSUED

