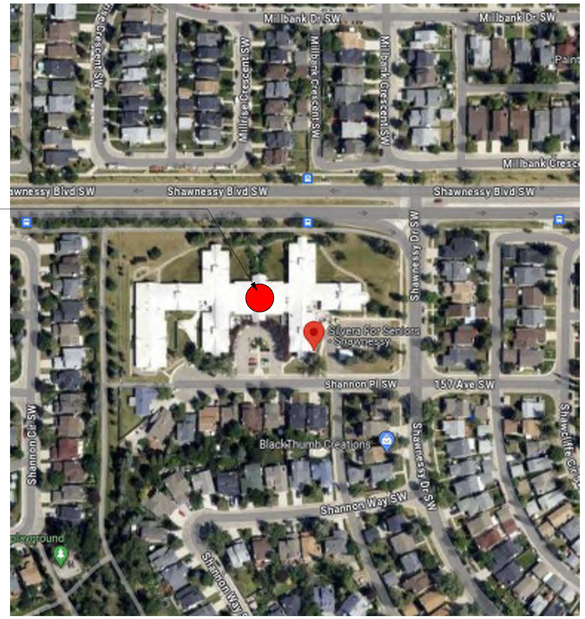
SILVERA FOR SENIORS

SHAWNESSY COMMONS BUILDING RENOVATION & COMMON AREA IMPROVEMENTS

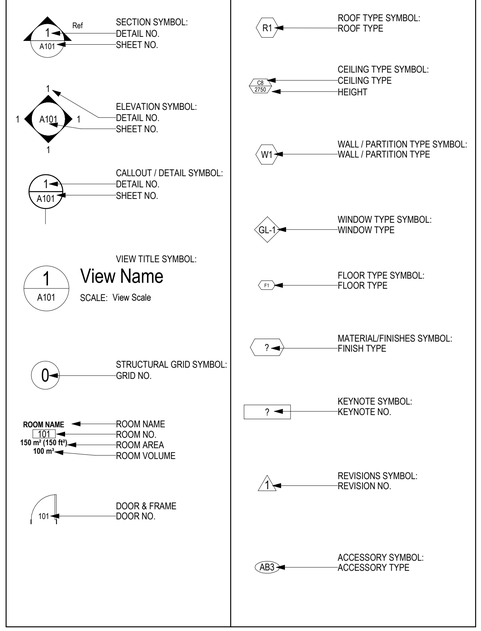
30 SHANNON PL SW, CALGARY, AB T2Y 2B3

SITE LOCATION





DRAWING SYMBOLS LEGEND:



WALTERFEDY

ARCHITECTURAL:

SHEET NO:	SHEET NAME:
DP-0.00	COVER SHEET
DP-0.01	PROJECT STATISTICS & SITE CONTEXT
DP-0.02	PHASING PLAN
DP-1.00	OVERALL SITE PLAN
DP-1.01	FIRE TRUCK TURNING
DP-2.00	PROPOSED FLOOR PLAN
DP-2.01	PROPOSED ROOF PLAN
DP-3.00	BUILDING ELEVATIONS
DP-3.01	PATIO VIEWS
DP-4.00	BUILDING SECTIONS

LANDSCAPE:

SHEET NO:	SHEET NAME:
L0.01	DATA SHEET
L0.02	TREE PROTECTION & REMOVAL PLAN
L1.01	LANDSCAPE SURFACING PLAN
L2.01	LANDSCAPE PLANTING PLAN
L3.01	DETAILS
L3.02	SITE FURNISHINGS

CIVIL:

SHEET NO:	SHEET NAME:
C100	REMOVALS PLAN
C200	GRADING PLAN
C201	STORMWATER MANAGEMENT PLAN
C300	SERVICING PLAN
C700	CONSTRUCTION DETAILS

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

CLIENT LOGO

SILVERA FOR SENIORS

NEWMARK

No.	ISSUANCE	DATE
1	ISSUED FOR CLIENT REVIEW (DP)	26.07.07
2	ISSUED FOR DP	26.10.16

DISCLAIMER:

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SILVERA FOR SENIORS

PROJECT

SILVERA SHAWNESSY LODGE - PHASE 04

30 SHANNON PLACE SW CALGARY, AB
PLAN. 811812, BLOCK: 15, LOT: 35

TITLE

COVER SHEET

WALTERFEDY

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SCALE :	AS NOTED	SHEET NO :	**DP-0.00**
DATE :	07/10/26		
PROJECT NO :	23-5594		
DRAWN BY :	ZACH YOUNG		
CHECKED BY :	M.S		

PROJECT DATA

MUNICIPAL ADDRESS:	30 SHANNON PL SW, CALGARY, AB T2Y 2B3
LEGAL DESCRIPTION:	PLAN: 8111812 BLOCK: 15 LOT: 35

LAND-USE BY-LAW REVIEW

PROPOSED DEVELOPMENT:	ASSISTED LIVING	
BY-LAW ZONING:	M-C2f1.2 MULTI-RESIDENTIAL - CONTEXTUAL MEDIUM PROFILE	
BY-LAW SETBACK:	**PERMITTED** REAR SETBACK (NORTH): **3m** FRONT SETBACK (SOUTH): **3m** SIDE SETBACK (EAST): **3m** SIDE SETBACK (WEST): **1.2m**	**PROVIDED** REAR SETBACK (NORTH): **3m** FRONT SETBACK (SOUTH): **3m** SIDE SETBACK (EAST): **3m** SIDE SETBACK (WEST): **1.2m**

SITE STATISTICS

BUILDING HEIGHT:	PERMITTED: **16m**	PROVIDED: **8.7m**
SITE AREA:	**15,197.4m²**	
GROSS USEABLE FLOOR AREA (G.F.A.):	**±4,118.5 m²**	
FLOOR AREA RATIO (F.A.R.):	PERMITTED: **1.2**	PROVIDED: G.F.A. 4,118.5 m² / SITE AREA 15,197.4 m² = **0.27**
SITE COVERAGE:	(4,118.5 m² / 15,197.4 m²) x 100 = **27.1%**	

PARKING ANALYSIS

PARKING STALLS

REQUIRED:	**EXISTING TO REMAIN:**
146(e): REQUIRES A MINIMUM OF 1.0 MOTOR VEHICLE PARKING STALLS PER THREE (3) RESIDENTS	**30 STANDARD STALLS. A RELAXATION WILL BE REQUESTED FOR THIS.**

BICYCLE PARKING STALLS

REQUIRED:	**EXISTING TO REMAIN:**
146(f): DOES NOT REQUIRE BICYCLE PARKING STALLS — CLASS 1 OR CLASS 2.	CLASS 1: **0 STALLS** CLASS 2: **6 STALLS**



2 DP-0.01 CONTEXT MAP
SCALE: NOT TO SCALE


A


B


C

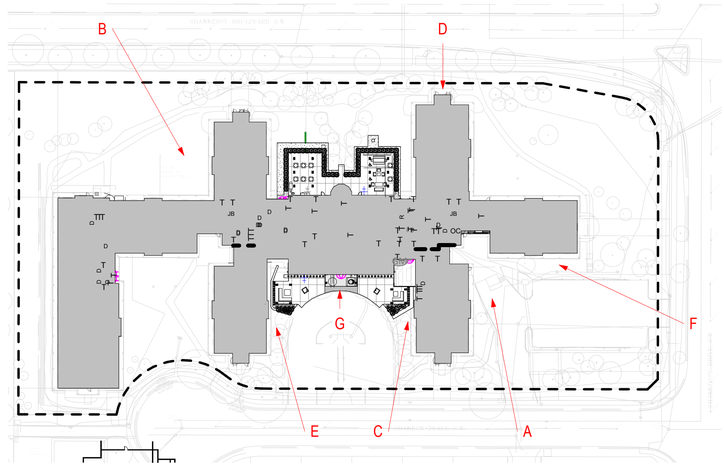

D


E


F



1 DP-0.01 LANDUSE MAP
SCALE: NOT TO SCALE



3 DP-0.01 DP_SITE PHOTO REFERENCE PLAN
SCALE: 1 : 750



G

CLIENT LOGO

SILVERA FOR SENIORS

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AMENDED DRAWINGS

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SILVERA FOR SENIORS

PROJECT

SILVERA SHAWNESSY LODGE - PHASE 04

30 SHANNON PLACE SW CALGARY, AB
PLAN: 811812, BLOCK: 15, LOT: 35

TITLE

PROJECT STATISTICS & SITE CONTEXT

WALTERFEDY

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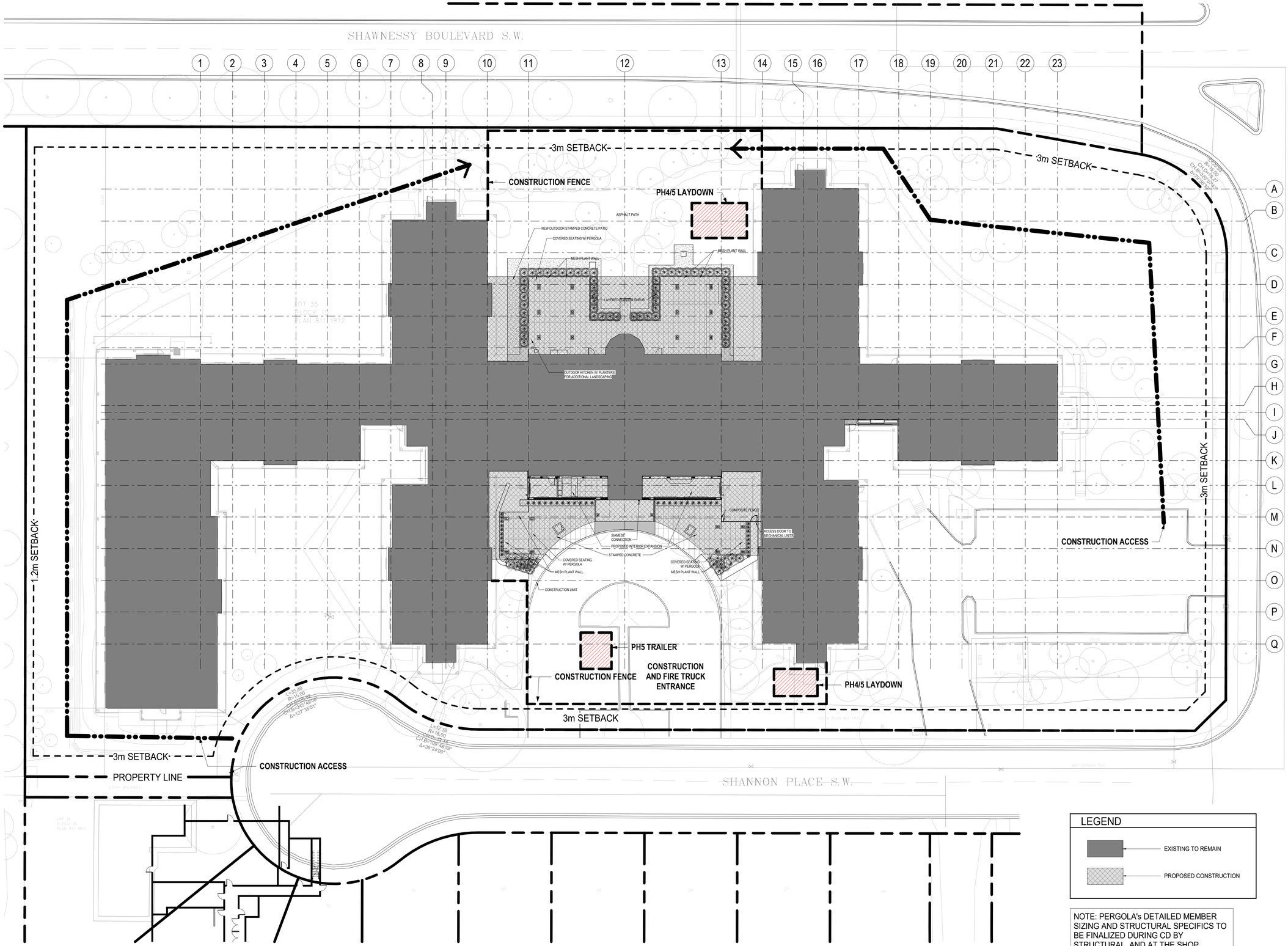
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SCALE :	AS NOTED
DATE :	07/10/26
PROJECT NO :	23-5594
DRAWN BY :	ZACH YOUNG
CHECKED BY :	M.S

SHEET NO :

DP-0.01



1 DP-1.00 DP_SITE PLAN
SCALE: 1 : 250

LEGEND

- EXISTING TO REMAIN
- PROPOSED CONSTRUCTION

NOTE: PERGOLA's DETAILED MEMBER SIZING AND STRUCTURAL SPECIFICS TO BE FINALIZED DURING CD BY STRUCTURAL AND AT THE SHOP DRAWINGS PHASE BY THE FABRICATOR

CLIENT LOGO

SILVERA FOR SENIORS

NEWMARK

TRUE NORTH PROJECT NORTH

No.	ISSUANCE	DATE
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SILVERA FOR SENIORS

PROJECT

SILVERA SHAWNESSY LODGE - PHASE 04

30 SHANNON PLACE SW CALGARY, AB
PLAN: 811812, BLOCK: 15, LOT: 35

TITLE

OVERALL SITE PLAN

WALTERFEDY

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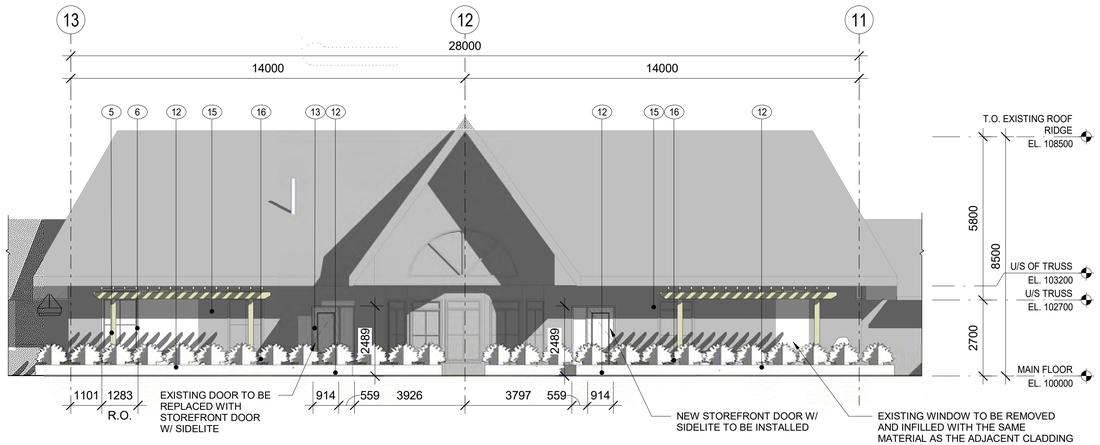
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DRAWN BY :	ZACH YOUNG
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SHEET NO :

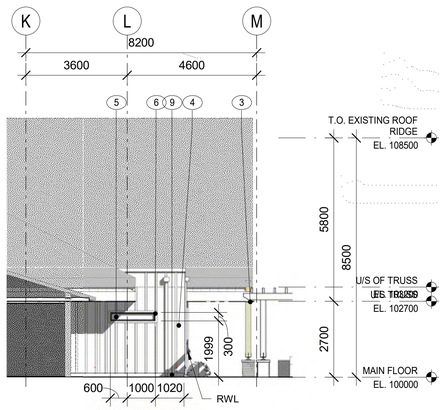
DP-1.00

ELEVATION MATERIALS LEGEND

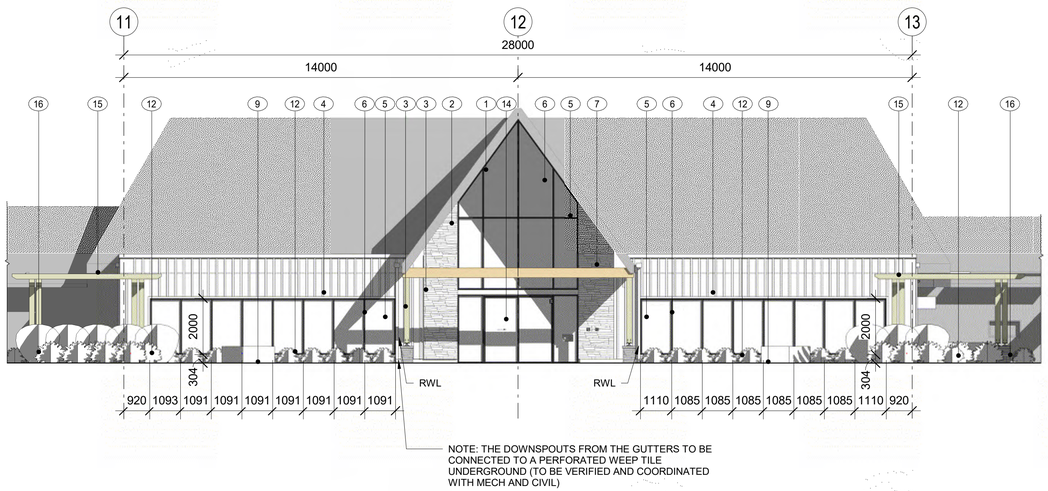
1	THERMALLY MODIFIED WOOD FASCIA COLOUR: STAINED
2	THERMALLY MODIFIED WOOD SOFFIT COLOUR: STAINED
3	EXPOSED TIMBER ELEMENTS (AS PER STRUCTURAL) COLOUR: STAINED
4	CEMENTITIOUS VERTICAL SIDING (BOARD AND BATTEN) COLOUR: BONE WHITE
5	DOUBLE GLAZED SEALED UNIT W/ CLEAR CURTAIN WALL WINDOW/STORE FRONT DOOR
6	CURTAIN WALL AND WINDOW SYSTEM - BLACK ALUMINUM ANODIZED MULLIONS / FRAMES
7	FULL BED STONE COLOUR: BLACK, LIGHT GREY TO GREY / PATTERNED
8	EXPOSED AGGREGATE POURED CONCRETE FRONT PORCH COLOUR: LIGHT GREY
9	EXPOSED - SMOOTH CONCRETE COLOUR: LIGHT GREY
10	METAL EAVESTROUGH COLOUR: LIGHT GREY
11	PREFINISHED METAL DOWNSPOUT WITH INSECT SCREEN COLOUR: LIGHT GREY
12	CAST IN PLACE CONCRETE PLANTER BOXES COLOUR: LIGHT GREY
13	METAL DOORS - PAINTED TO MATCH SURROUNDING MATERIAL FINISH
14	BI-PART SLIDING DOORS
15	SOLID WOOD - TREATED TIMBER CHAMFER THE END BEAM MEMBERS COLOUR: STAINED
16	STAINED BRUSHED CONCRETE BASE



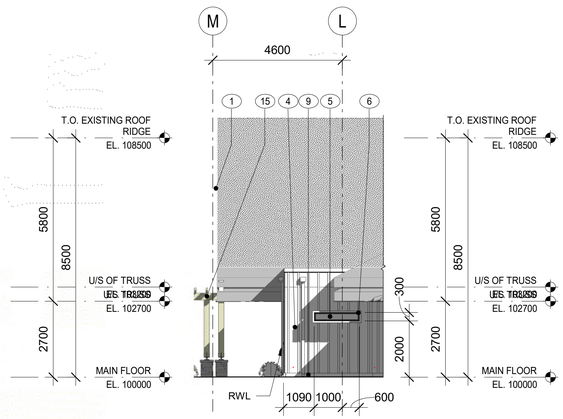
1 DP-3.00 — DP_PROPOSED NORTH ELEVATION
SCALE: 1 : 100



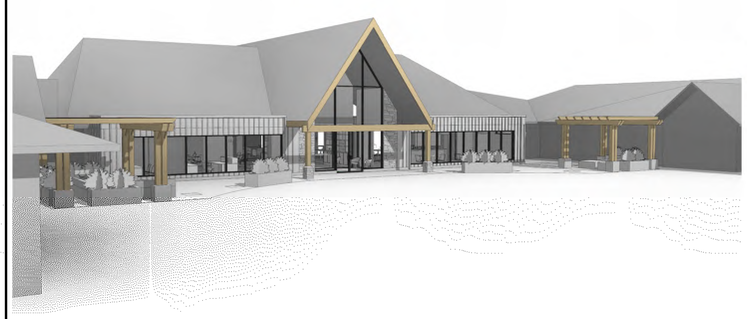
3 DP-3.00 — DP_SOUTH WEST ELEVATION
SCALE: 1 : 100



2 DP-3.00 — DP_PROPOSED SOUTH ELEVATION
SCALE: 1 : 100



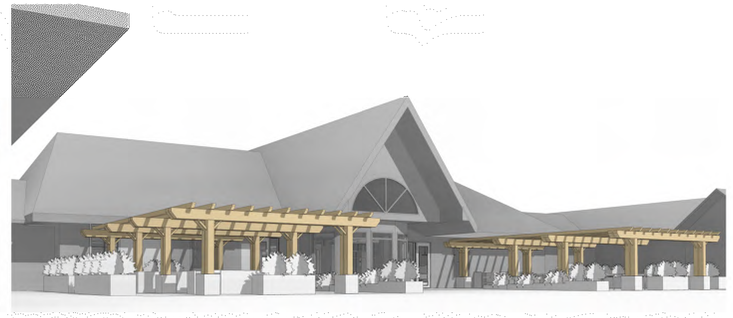
4 DP-3.00 — DP_SOUTH EAST ELEV
SCALE: 1 : 100



SOUTH PATIO



SOUTH PATIO



NORTH PATIO

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

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CLIENT LOGO

SILVERA FOR SENIORS

NEWMARK

No.	ISSUANCE	DATE
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SILVERA FOR SENIORS

PROJECT

SILVERA SHAWNESSY LODGE - PHASE 04

30 SHANNON PLACE SW CALGARY, AB
PLAN: 811812, BLOCK: 15, LOT: 35

TITLE

BUILDING ELEVATIONS

WALTERFEDY

TORONTO | **CALGARY** | EDMONTON | KITCHENER | HAMILTON

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SEAL

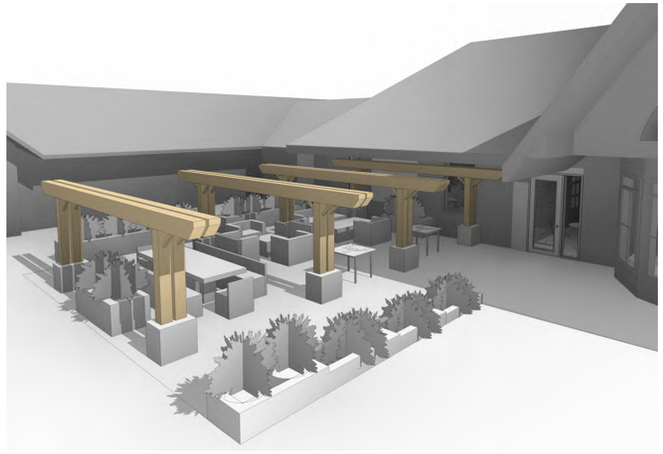
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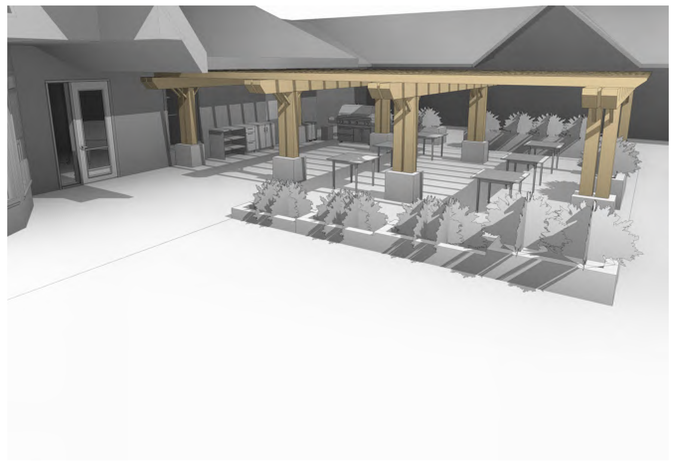
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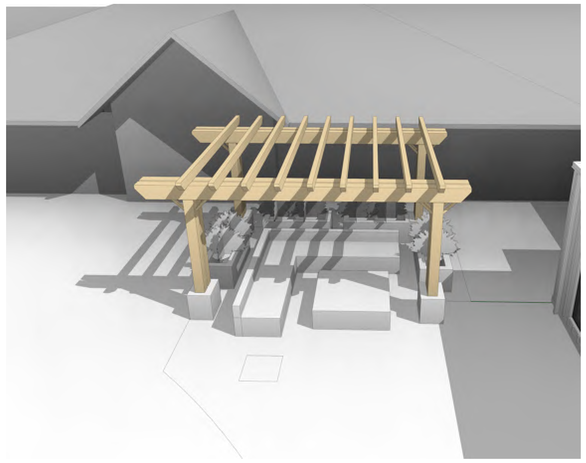
DP-3.00



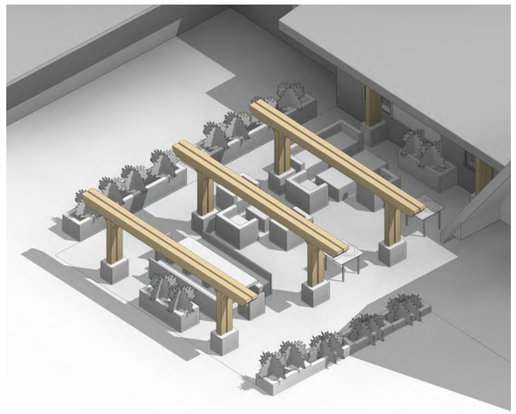
NORTH PATIO - WITH RADIANT HEATING - OUTDOOR STRING LIGHTS TO BE INCORPORATED



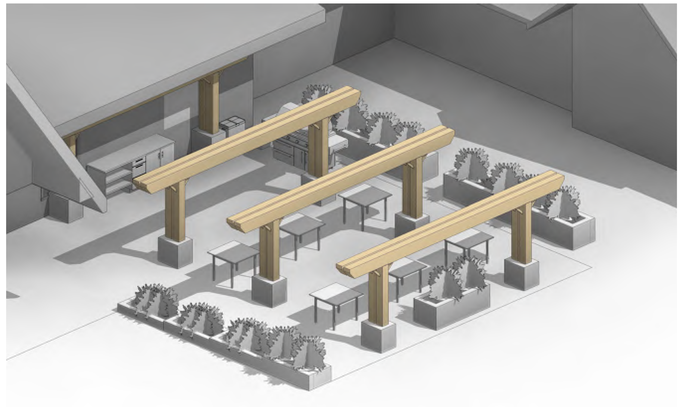
NORTH PATIO - WITH RADIANT HEATING - OUTDOOR STRING LIGHTS TO BE INCORPORATED



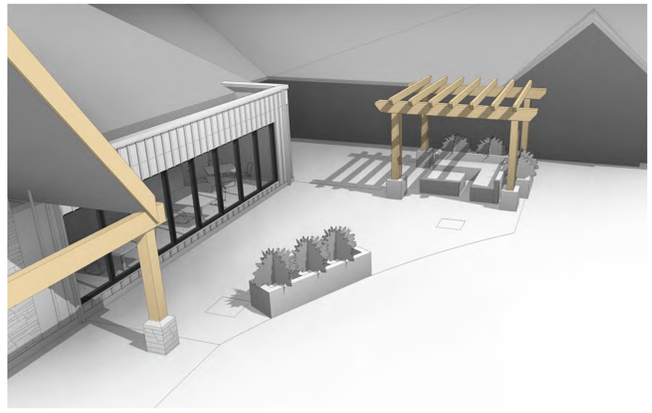
SOUTH PATIO - WITH RADIANT HEATING AND FABRIC WEAVING SHADE. - OUTDOOR STRING LIGHTS TO BE INCORPORATED



NORTH PATIO - WITH VARIOUS SEATING CONFIGURATION
NOTE: CERTAIN SECTIONS OF THE PERGOLAS HAVE BEEN OMITTED IN THIS VIEW TO OFFER AN UNOBSTRUCTED TOP VIEW OF THE SEATING ARRANGEMENT.



NORTH PATIO - WITH MOVABLE SEATS
NOTE: CERTAIN SECTIONS OF THE PERGOLAS HAVE BEEN OMITTED IN THIS VIEW TO OFFER AN UNOBSTRUCTED TOP VIEW OF THE SEATING ARRANGEMENT.



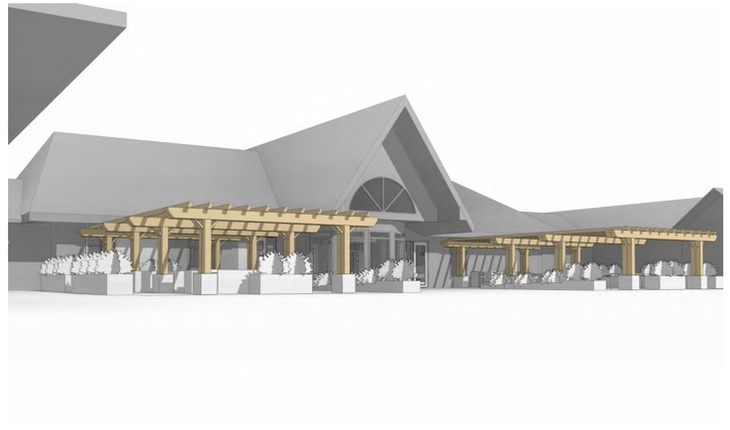
SOUTH PATIO - WITH RADIANT HEATING AND FABRIC WEAVING SHADE. - OUTDOOR STRING LIGHTS TO BE INCORPORATED



SOUTH PATIO



SOUTH PATIO



NORTH PATIO

CLIENT LOGO

SILVERA FOR SENIORS

NEWMARK

No.	ISSUANCE	DATE
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SILVERA FOR SENIORS

PROJECT

SILVERA SHAWNESSY LODGE - PHASE 04

30 SHANNON PLACE SW CALGARY, AB
PLAN: 811812, BLOCK: 15, LOT: 35

TITLE

PATIO VIEWS

WALTERFEDY

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DRAWN BY :	ZACH YOUNG
CHECKED BY :	M.S

SHEET NO :

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