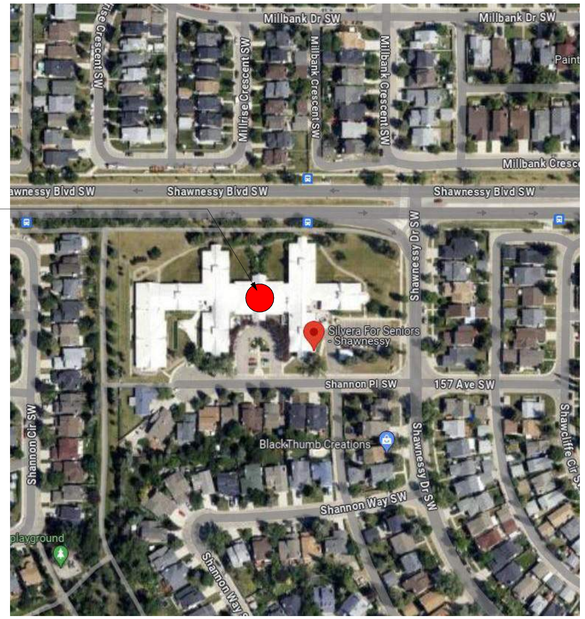
SILVERA FOR SENIORS

SHAWNESSY COMMONS BUILDING RENOVATION & COMMON AREA IMPROVEMENTS

30 SHANNON PL SW, CALGARY, AB T2Y 2B3

SITE LOCATION





DRAWING SYMBOLS LEGEND:

- SECTION SYMBOL: DETAIL NO., SHEET NO.
- ELEVATION SYMBOL: DETAIL NO., SHEET NO.
- CALLOUT / DETAIL SYMBOL: DETAIL NO., SHEET NO.
- VIEW TITLE SYMBOL: View Name, SCALE: View Scale
- STRUCTURAL GRID SYMBOL: GRID NO.
- ROOM NAME, ROOM NO., ROOM AREA, ROOM VOLUME
- DOOR & FRAME: DOOR NO.
- ROOF TYPE SYMBOL: ROOF TYPE
- CEILING TYPE SYMBOL: CEILING TYPE, HEIGHT
- WALL / PARTITION TYPE SYMBOL: WALL / PARTITION TYPE
- WINDOW TYPE SYMBOL: WINDOW TYPE
- FLOOR TYPE SYMBOL: FLOOR TYPE
- MATERIAL/FINISHES SYMBOL: FINISH TYPE
- KEYNOTE SYMBOL: KEYNOTE NO.
- REVISIONS SYMBOL: REVISION NO.
- ACCESSORY SYMBOL: ACCESSORY TYPE

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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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:

NOT FOR CONSTRUCTION

CLIENT

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

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

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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-0.00

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

1 DP-0.01 LANDUSE MAP
SCALE: NOT TO SCALE


A

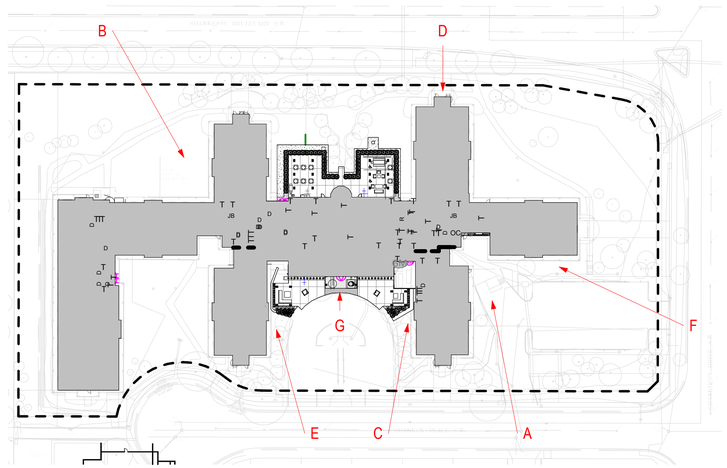

B


C


D


E


F



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



G

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

AMENDED DRAWINGS
DP No DP2026-04111
Date Received OCT 22 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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NOT FOR CONSTRUCTION

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

CLIENT
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

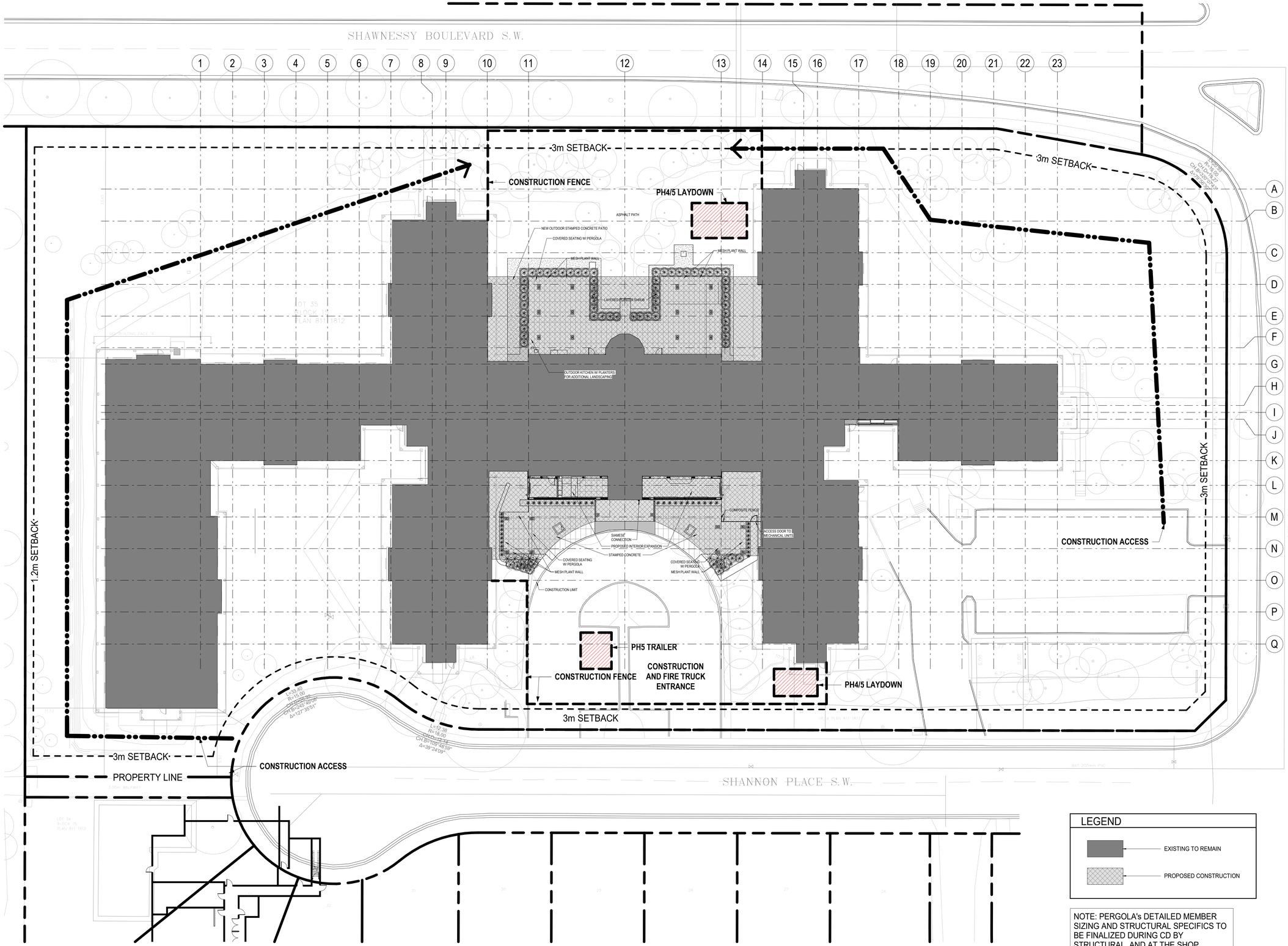
WALTERFEDY
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SCALE :	AS NOTED
DATE :	07/10/26
PROJECT NO :	23-5594
DRAWN BY :	ZACH YOUNG
CHECKED BY :	M.S

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
1	ISSUED FOR CLIENT REVIEW (DP)	26.07.07
2	ISSUED FOR DP	26.10.16

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

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CLIENT

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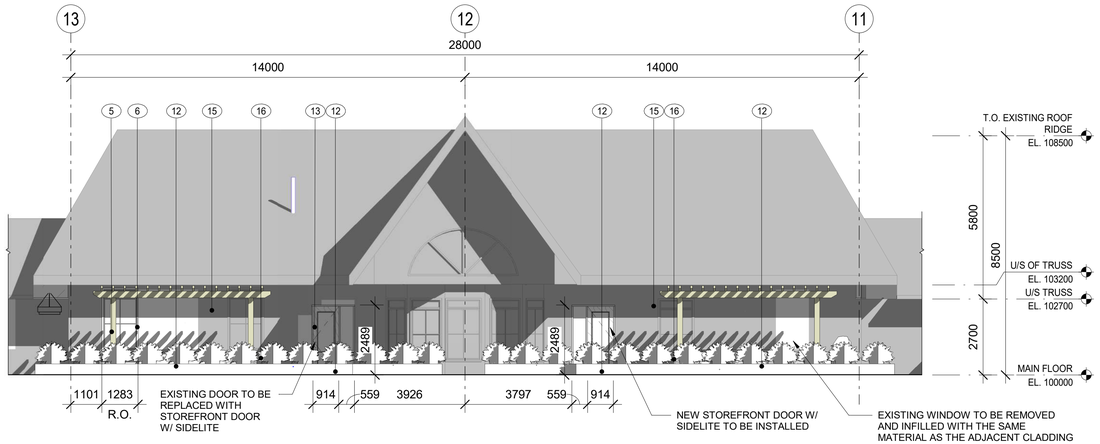
SCALE :	AS NOTED
DATE :	07/10/26
PROJECT NO :	23-5594
DRAWN BY :	ZACH YOUNG
CHECKED BY :	M.S

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



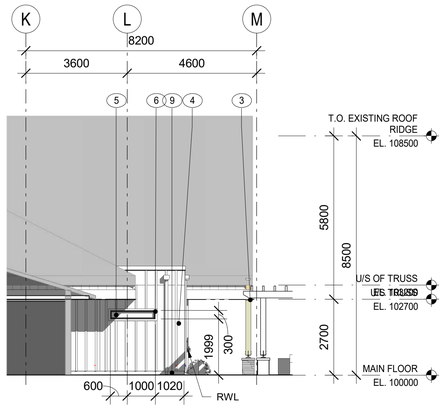
1 DP-3.00 DP_PROPOSED NORTH ELEVATION
SCALE: 1 : 100

AMENDED DRAWINGS

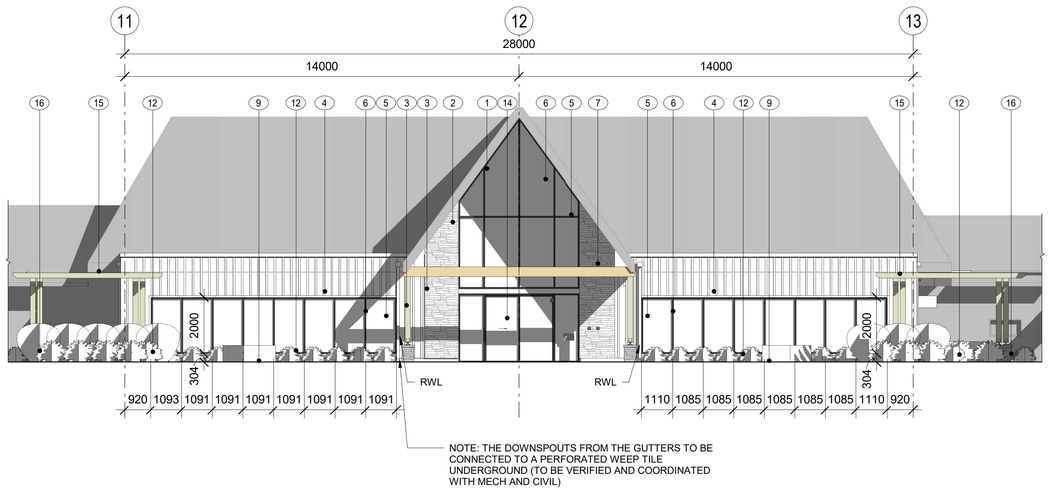
DP No	Date Received
DP2026-04111	OCT 22 2026

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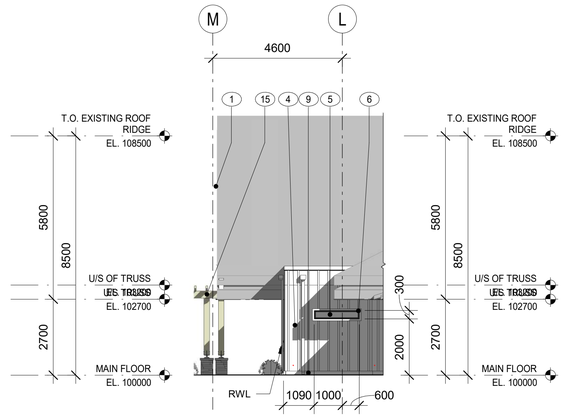
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



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



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



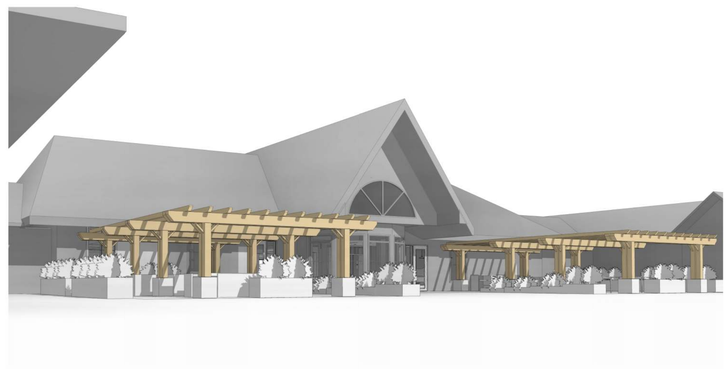
4 DP-3.00 DP_SOUTH EAST ELEV
SCALE: 1 : 100



SOUTH PATIO



SOUTH PATIO



NORTH PATIO

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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CLIENT

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

800.685.1378 **walterfedy.com**

SEAL

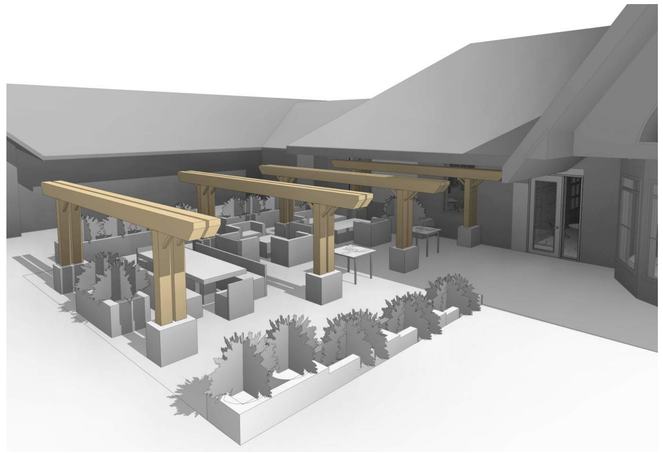
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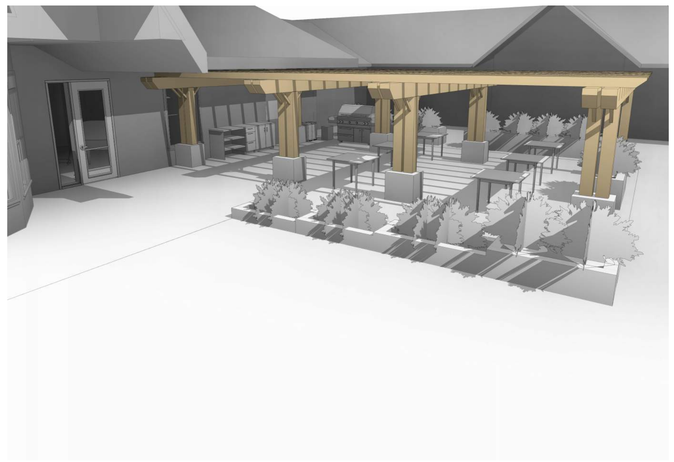
SCALE :	AS NOTED
DATE :	07/10/26
PROJECT NO :	23-5594
DRAWN BY :	ZACH YOUNG
CHECKED BY :	M.S

SHEET NO :

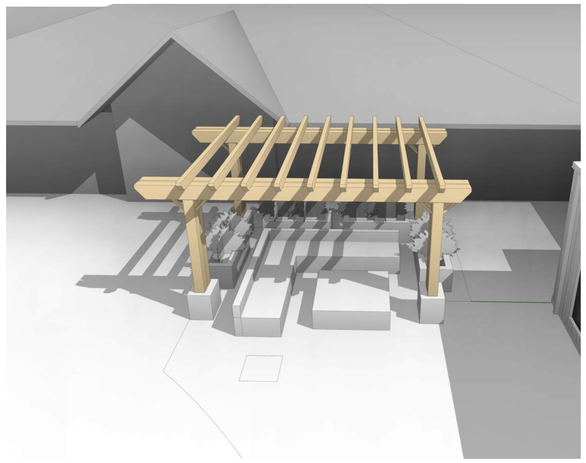
DP-3.00



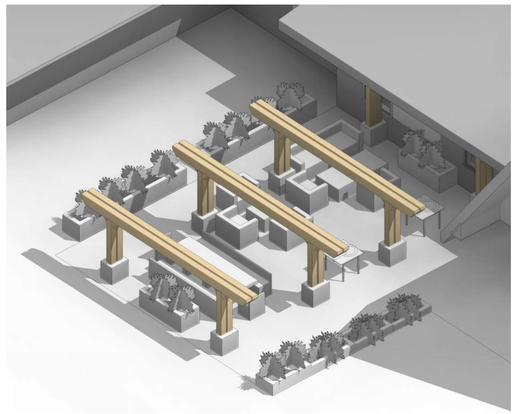
NORTH PATIO - WITH RADIANT HEATING - OUTDOOR STRING LIGHTS TO BE INCORPORATED



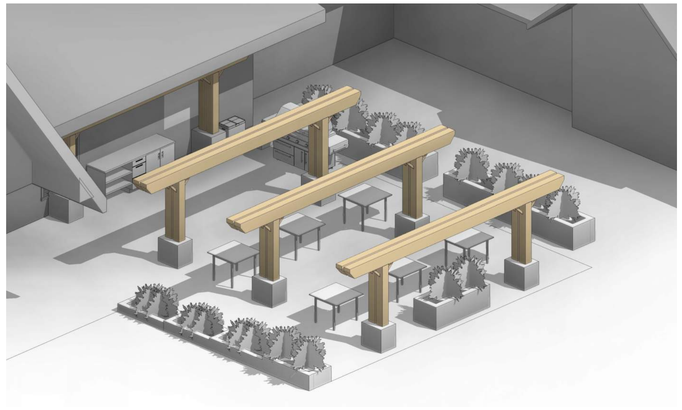
NORTH PATIO - WITH RADIANT HEATING - OUTDOOR STRING LIGHTS TO BE INCORPORATED



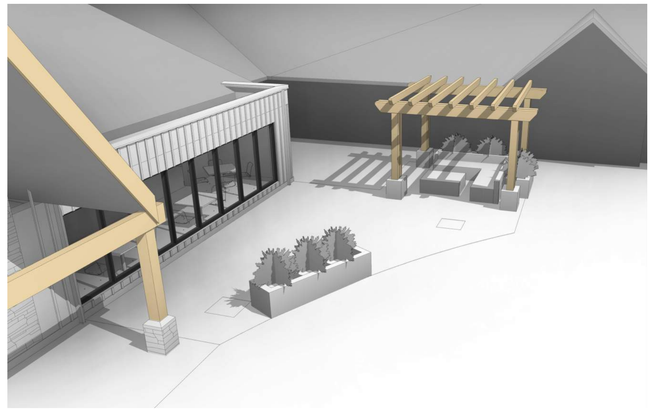
SOUTH PATIO - WITH RADIANT HEATING AND FABRIC WEAVING SHADE. - OUTDOOR STRING LIGHTS TO BE INCORPORATED



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

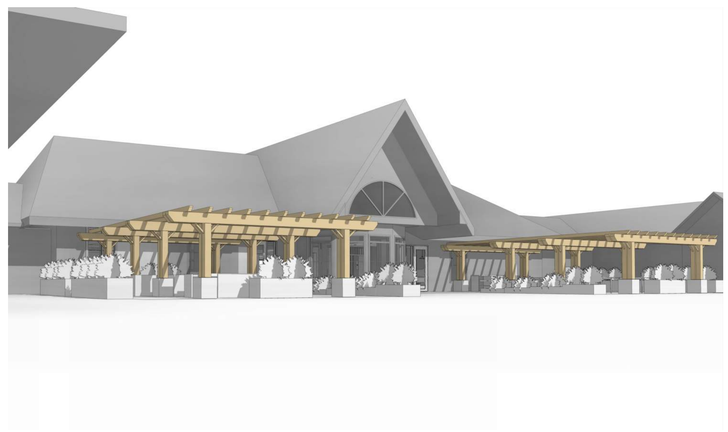
DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



SOUTH PATIO



SOUTH PATIO



NORTH PATIO

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

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

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CLIENT

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

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

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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-3.01

C:\Users\vdegroot\OC\OCDocs\WalterFedy\2025-3024-41 Silvera Shawnessy Phase 04 (23-5594)\Project Files\1- Published\1.05- CIVIL\1.05.1 Plot_Files\C100_REM_PLT; EXT; None; Kimberley De Groot; 2026-10-15 4:16:39 PM

REMOVE EX. TREES
REMOVE & REPLACE EX CONCRETE AS REQ'D FOR RETAINING WALL INSTALLATION
EX. CITY OF CALGARY CONCRETE WALK
PROPERTY LINE
EX. UNKNOWN CABLE
PROTECT EX. TREES
EX. UNKNOWN CABLE
REMOVE EX. ASPHALT WALKS
EX. 600mmØ CULVERT
REMOVE EX. ASPHALT
EX. 200mmØ CULVERT
EX. INV=1075.20
EX. INV=1075.76
EX. ASPHALT
REMOVE OR FILL EX CULVERT WITH FLOWABLE FILL
EX. ASPHALT
EX. ASPHALT
PROTECT EX. TREES
UNKNOWN CABLE
EX. 150mmØ WAT
EX. 150mmØ WAT
EX. CB
EX. TG=1075.47
EX. INV=1073.47
EX. UTILITIES 100mmØ
REMOVE EX. TREES
EX. CS
PROTECT EX. TREES
REMOVE & DISPOSE OF EX. ASPHALT WALK
REMOVE & DISPOSE OF EX. WOOD EDGING
REMOVE & DISPOSE OF EX. CONCRETE PATIO
REMOVE & DISPOSE OF EX. WOOD EDGING

EX. FFE=1076.53

REMOVE EX. WOOD EDGING & LANDSCAPING
REMOVE EX. WOOD EDGING & LANDSCAPING
150mmØ SAN @ 1%
REMOVE EX. CONC WALK AS REQ'D FOR TRENCH DRAIN INSTALLATION
REMOVE EX. CONC WALK AS REQ'D FOR TRENCH DRAIN INSTALLATION
REMOVE EX. CONC WALK & PATIO
PROTECT EX. WALK
PROTECT EX. WALK
PROTECT EX. TREE
PROTECT EX. TREE
LIMIT OF CIVIL CONSTRUCTION
EX. LS
EX. LS
EX. LS
EX. CB
EX. TG=1075.55
EX. INV=1073.34
EX. 375mmØ STM @ 1%
EX. 20.96m 250mmØ STM @ 1%
EX. CB
EX. TG=1075.31
EX. W INV=1073.02
EX. E INV=1072.93

GENERAL NOTES

1. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
2. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
3. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
4. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
5. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
6. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
7. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SILVERA FOR SENIORS

Altus Group

North

DATE	ISSUANCE	NO.
2026.09.18	RE-ISSUED FOR DP	
2026.10.16	RE-ISSUED FOR DP	

LEGEND

- LIMIT OF CONSTRUCTION
- EXISTING TREE
- SURVEY POINT (BY TRONNES GEOMATICS INC. SURVEYED ON APRIL 22, 2021
- REMOVALS

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

1:150
0 1.5 3 7.5

CLIENT
SILVERA FOR SENIORS

PROJECT
SILVERA SHAWNESSY LODGE - PHASE 04
30 SHANNON PLACE SW CALGARY, AB
PLAN: 811 1812, BLOCK: 15, LOT: 35

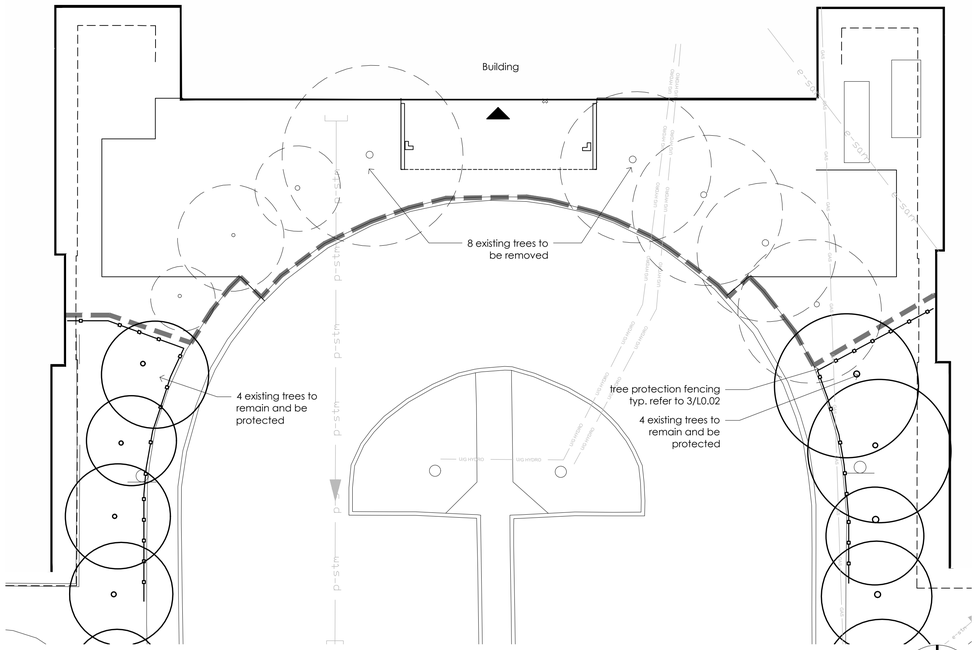
TITLE
EXISTING CONDITIONS AND REMOVALS PLAN

WALTERFEDY
TORONTO|**CALGARY** EDMONTON|KITCHENER |HAMILTON
800.685.1378 **walterfedy.com**

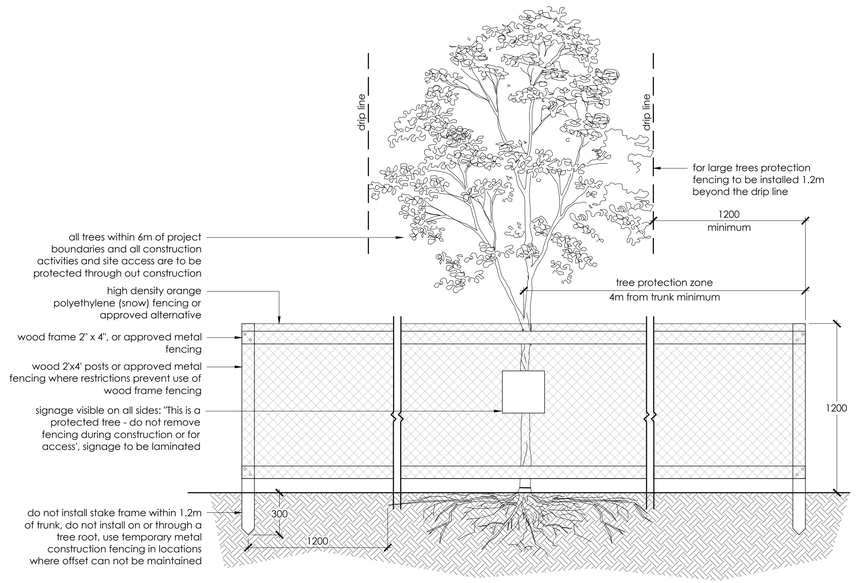
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SCALE:	1:150
DATE:	2026-10-14
PROJECT NO.:	2025-3024-42
DRAWN BY:	KDG
CHECKED BY:	RR

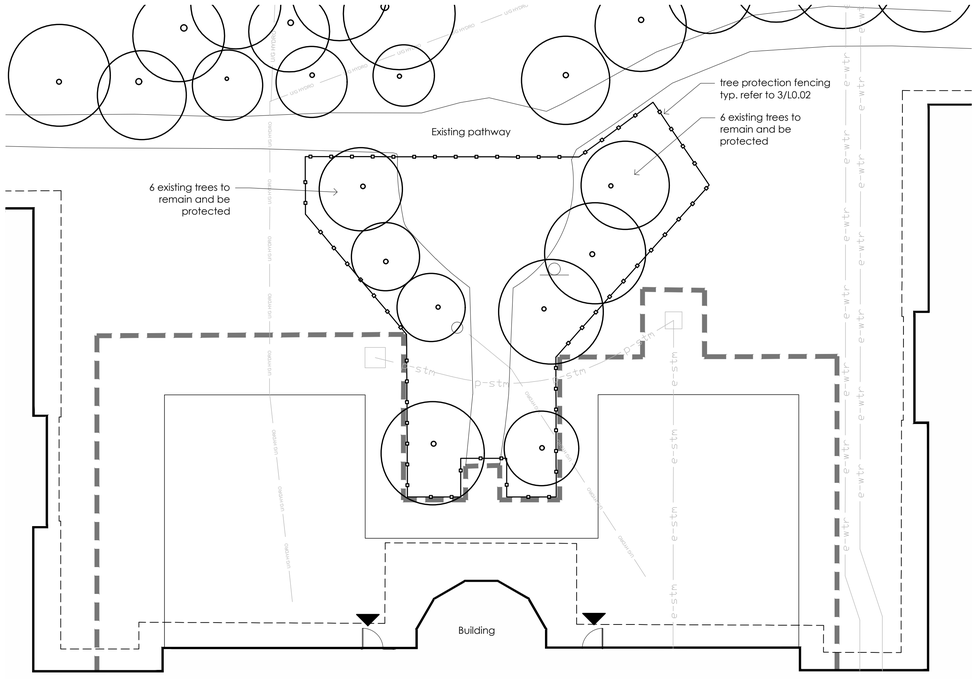
SHEET NO.:
C100



1 L0.02 Tree Protection & Removal Plan - Front Entry
1:125



3 L0.02 Tree Protection Detail
1:20



2 L0.02 Tree Protection Plan - Rear
1:125

General Notes

1. Site plan prepared using information provided by architectural plan, received January 05, 2026.
2. All drawings are property of Landscape Architect.
3. Site clean up is incidental to the work.
4. All landscape areas are to be sloped to ensure positive drainage away from structures, unless noted otherwise.
5. All drawings are metric unless otherwise noted.
6. Refer to related disciplines as indicated on plans where applicable.
7. Disturbance outside of the Property Line to be repaired to the satisfaction of the Landscape Architect.
8. Overall landscape drainage over parkade is managed via a drainage mat system installed above the parkade structure.
9. The drainage strategy, including slopes, drainage mat layout, and connection to drainage outlets, refer to architectural drawings.
10. The landscape scope does not include responsibility for the design or performance of the drainage system. Refer to architectural and civil drawings for all site drainage requirements.

Tree Protection Notes

1. Tree protection barriers must be 1.2 meters high and extend 4.0 meters from trunk of the protected tree (if applicable).
2. Barriers can consist of either
   - 2.1. A solid wood frame with ornage snow fencing stapled to the outside
   - 2.2. Metal fencing
3. Call Alberta -1 at 1-800-242-3447 before installing any fencing
4. No work is to be carried out inside of the tree protection zone.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2026-04111	OCT 22 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

the **TULA** project

#	issued for...	Date
2	Issued for DR1	26.10.16
1	Issue for Costing - 75%	26.08.14

project name
Silvera for Seniors

project legal address
30 Shannon PL SW, Calgary, AB T2Y 2B3

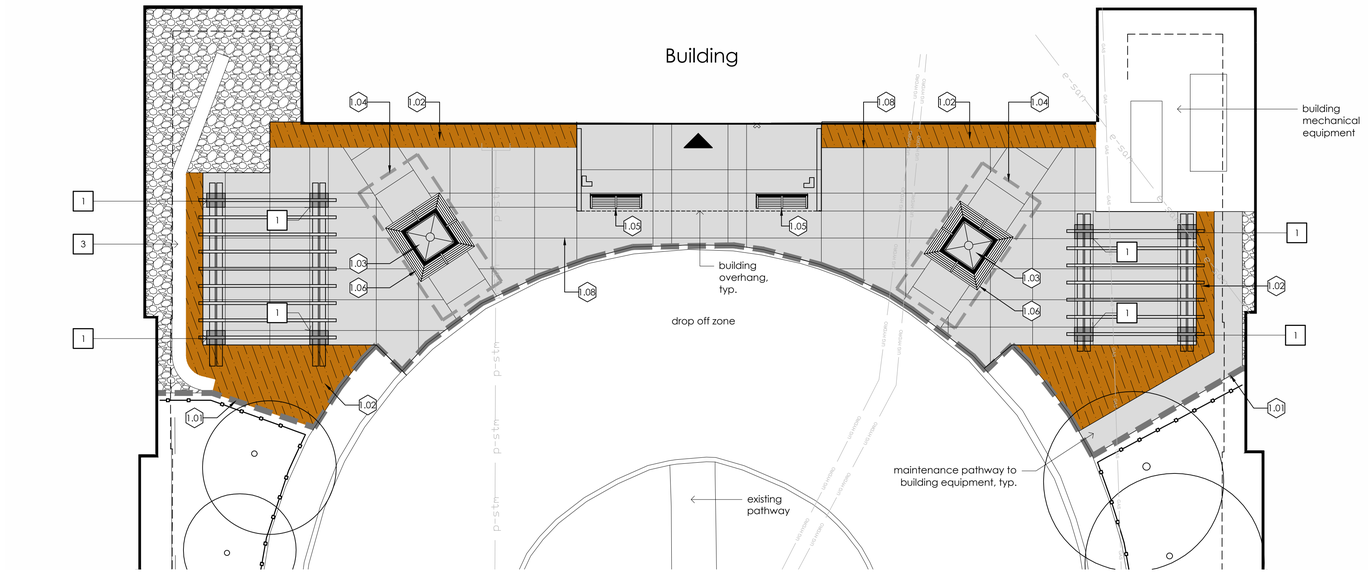
Application Identification
DP2026-04111

project #	date
26.009	2026/10/15

drawn by	checked by	approved by
AG	ZC	AG

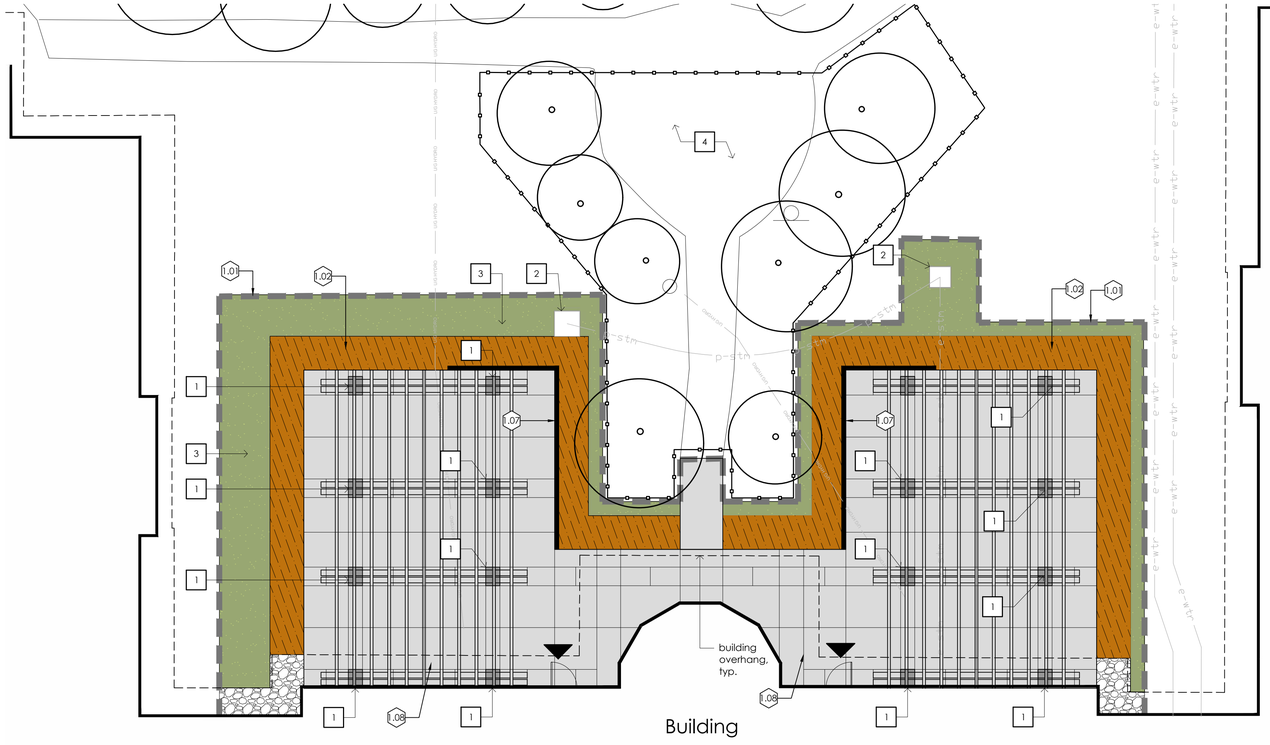
sheet name
Tree Protection + Removal Plan

Sheet
L0.02



1 L1.01 Landscape Surfacing Plan: Front Entry
1:100

N



2 L1.01 Landscape Surfacing Plan: Rear Courtyard
1:100

N

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

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project name
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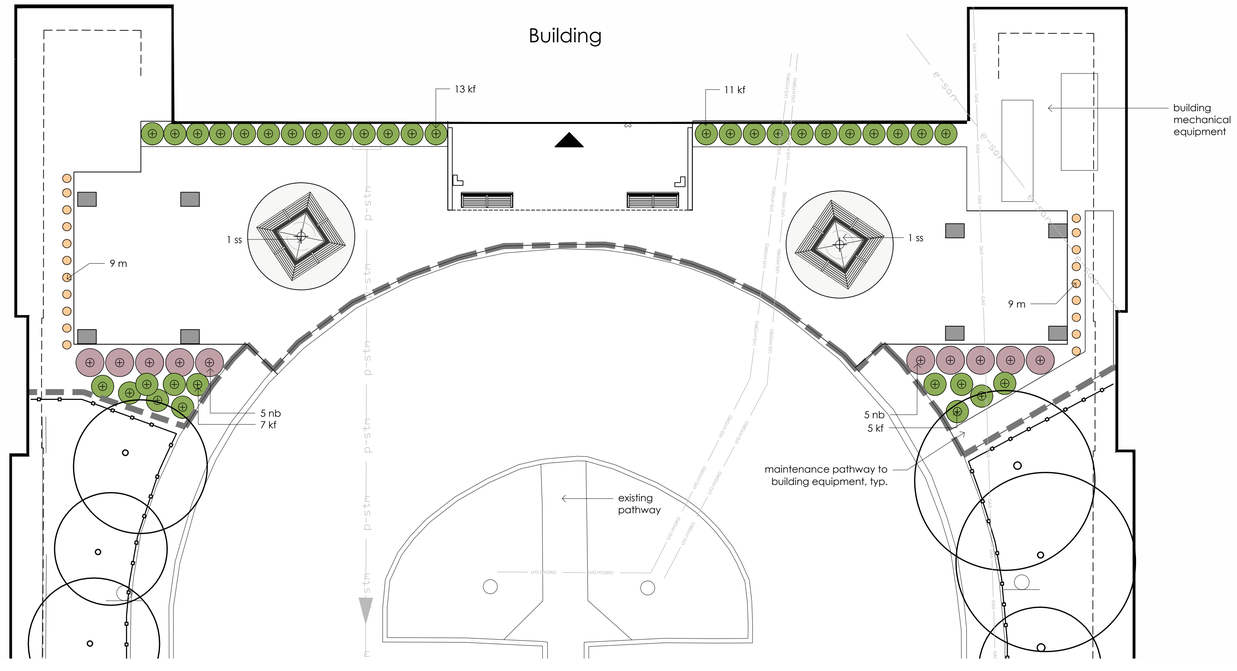
Application Identification
DP2026-04111

project #	date
26.009	2026/08/13

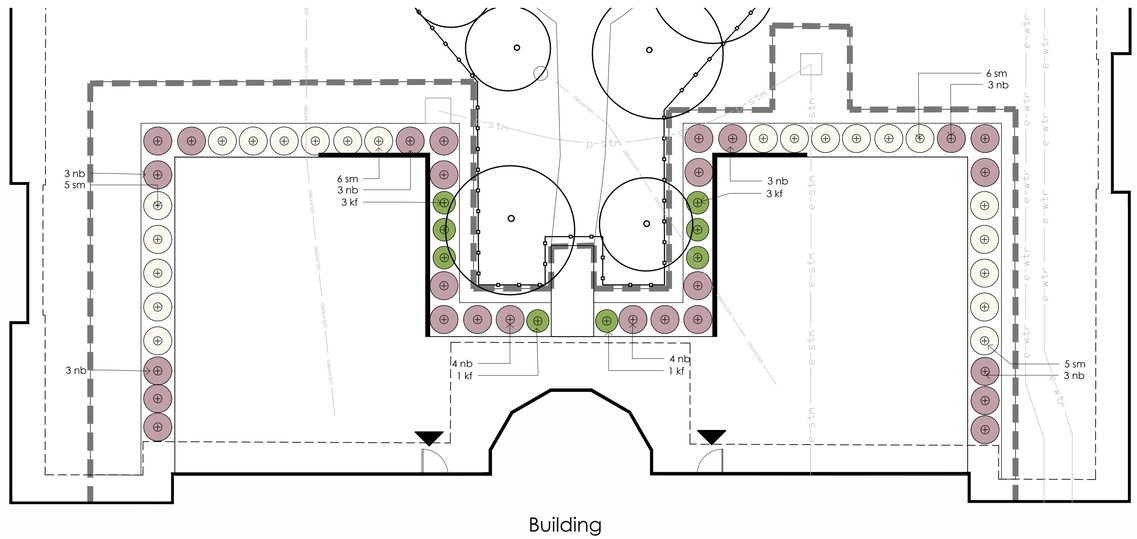
drawn by	checked by	approved by
AG	ZC	AG

sheet name
Landscape Surfacing Plan

Sheet
L1.01



1 L2.01 Landscape Planting Plan: Front Entry
1:100



2 L2.01 Landscape Planting Plan: Rear Courtyard
1:100

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

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project name

Silvera for Seniors

project legal address
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Application Identification
DP2026-04111

project #	date
26.009	2026/08/13

drawn by	checked by	approved by
AG	ZC	AG

sheet name

Landscape Planting PLan

Sheet

L2.01