

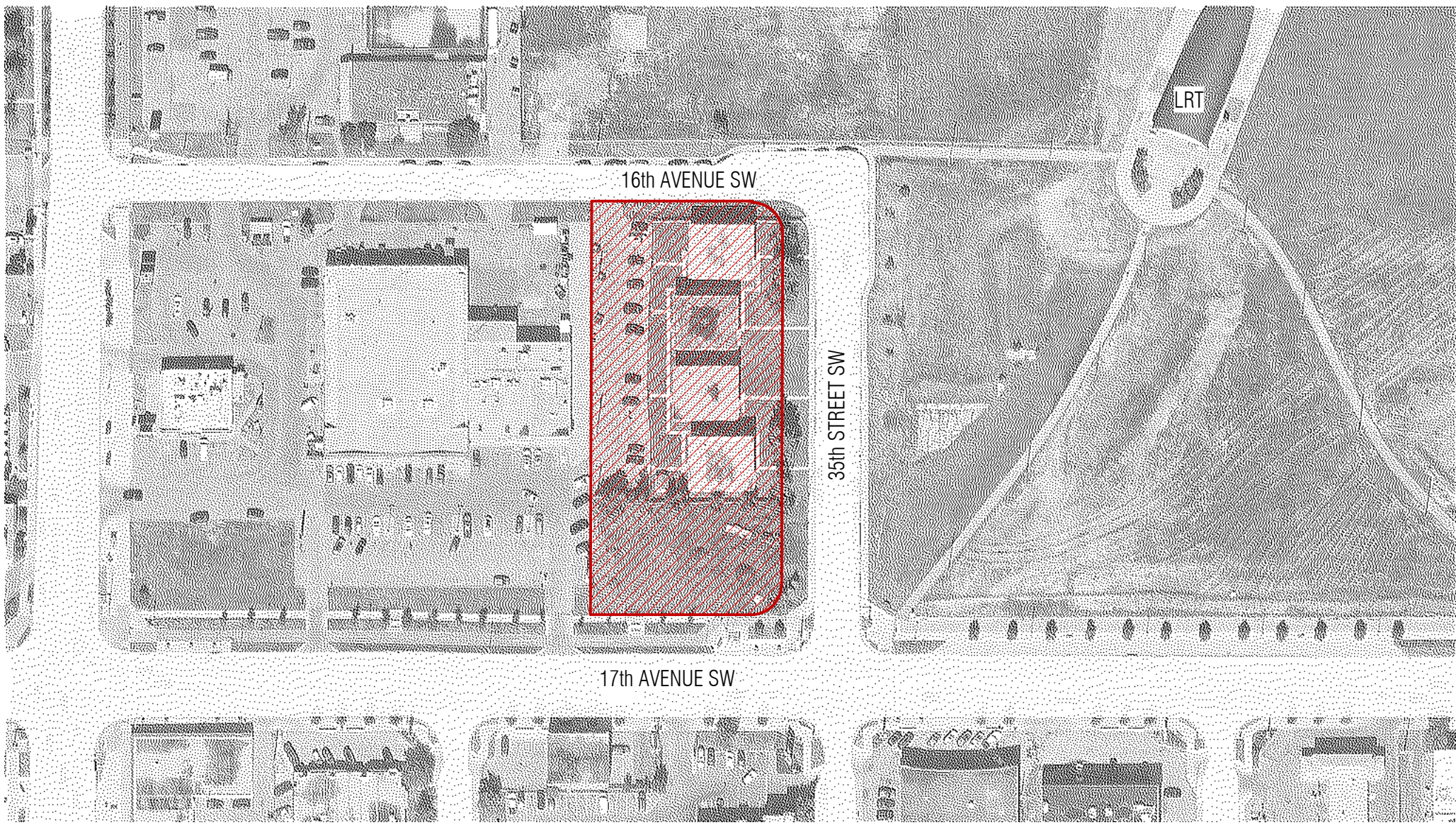
Westbrook Calgary Mixed-Use Rental Apartments

ISSUED FOR DP

2026-08-05

35th St. SW & 17th Ave. SW, Calgary, AB

PROJECT LOCATION



CLIENT



CONSULTING TEAM

ARCHITECTURAL



CIVIL



#105 - 10555 48TH STREET SE
CALGARY, AB T2C 2B7
403.454.8487

STRUCTURAL



100, 1615 10 AVENUE SW,
CALGARY, AB T3C 0J7
403.244.4244

MECHANICAL



#1215 246 STEWART GREEN SW
CALGARY, AB T3H 3C8
403.254.2541

ELECTRICAL



#1215 246 STEWART GREEN SW
CALGARY, AB T3H 3C8
403.254.2541

LANDSCAPE



467 - 31ST AVENUE NW
CALGARY, AB T2M 2P5
403.253.0821

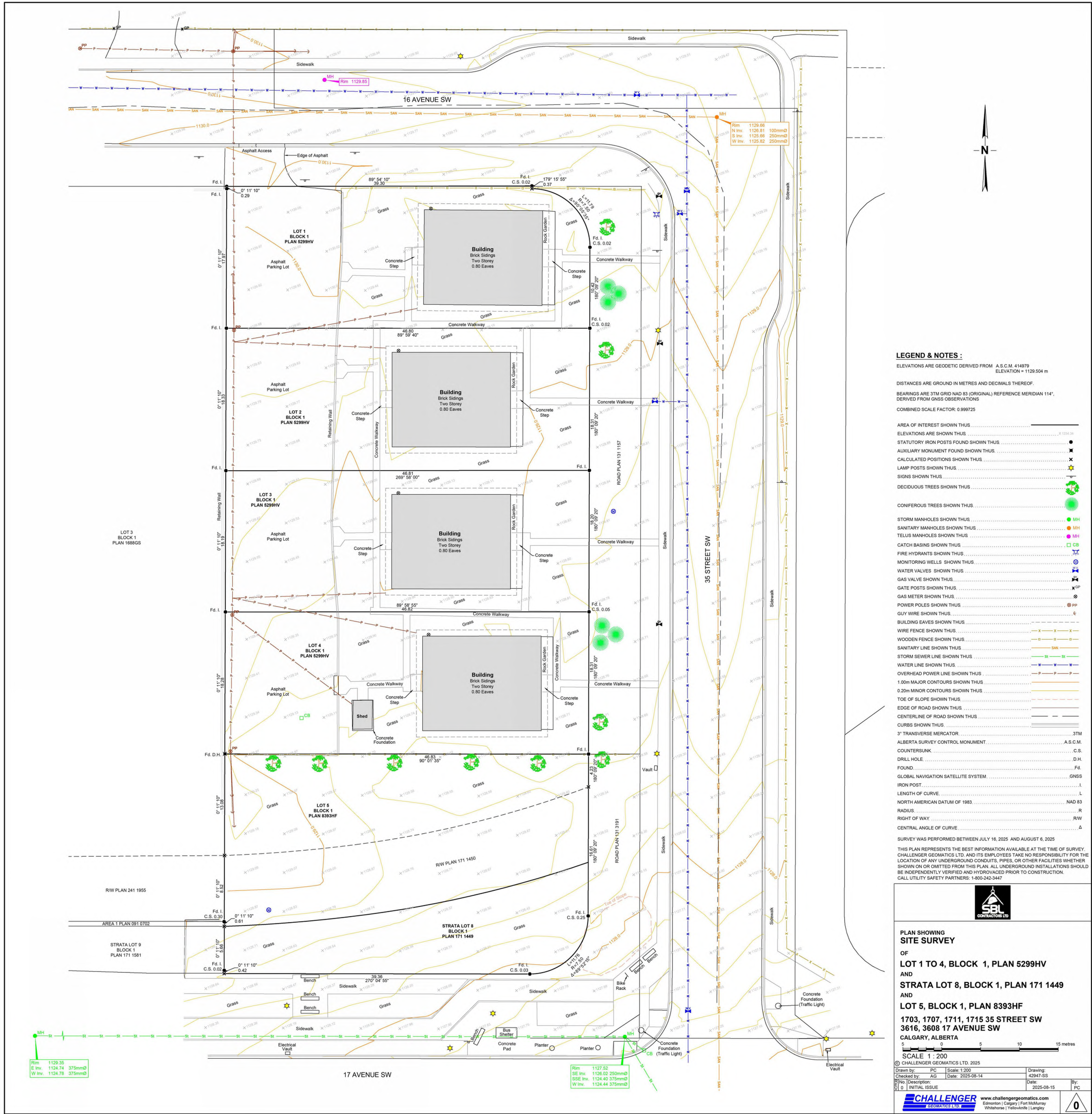
DP-A0.0 TITLE SHEET
DP-A0.1 BUILDING AREAS & DATA
DP-A0.2 SURVEY PLAN
DP-A0.3 SITE CONTEXT & ZONING
DP-A1.0 EXISTING SITE PLAN
DP-A1.1 DRAINAGE SITE PLAN
DP-A1.2 NEW SITE PLAN
DP-A1.3 NEW ENLARGED SITE PLAN
DP-A1.4 NEW ENLARGED SITE PLAN (SUPPLEMENTARY)
DP-A2.0 PT FLOOR PLAN
DP-A2.1 LEVEL 1 FLOOR PLAN
DP-A2.2 LEVEL 2 FLOOR PLAN
DP-A2.3 LEVEL 3 FLOOR PLAN
DP-A2.4 LEVEL 4 FLOOR PLAN
DP-A2.5 LEVEL 5 FLOOR PLAN
DP-A2.6 LEVEL 6 FLOOR PLAN
DP-A2.7 ROOF PLAN
DP-A2.8 UNIT LOCATION PLAN
DP-A3.0 EXTERIOR ELEVATIONS
DP-A3.1 EXTERIOR ELEVATIONS
DP-A4.0 BUILDING SECTIONS
DP-A4.1 ISOMETRIC VIEW
DP-A4.2 ISOMETRIC VIEW
DP-A4.3 PERSPECTIVE VIEW
DP-A4.4 ADRIAL PERSPECTIVE VIEW
DP-A4.5 MATERIAL AND SAMPLE BOARD
DP-A4.6 PERSPECTIVE VIEW (SUPPLEMENTARY)
DP-A4.7 PERSPECTIVE VIEW (SUPPLEMENTARY)
DP-A4.8 SHADOW STUDY

C-1 SURVEYING PLAN
C-1 FUTURE CONDITIONS SUPPLEMENTAL GRADING PLAN
C-2 GRADING PLAN
C-3 CROSS SECTIONS

E-101 ELECTRICAL SITE PLAN

L-1 LANDSCAPE PLAN
L-10 LANDSCAPE PLAN - SUPPLEMENTAL

CLIENT



SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR DP	2026-08-05

PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN 5299HV), (LOT 5, BLOCK 1, PLAN 8393HF)

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
SURVEY PLAN

DRAWING NO.:

DP-A0.2

CLIENT



1 | EXISTING SITE PLAN

SEAL



REV	DESCRIPTION	DATE
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PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
EXISTING SITE PLAN

CLIENT



DEMO SITE PLAN LEGEND & SYMBOLS	
EXISTING CONSTRUCTION TO BE DEVELOPED	
EXISTING LANDSCAPE	
ASPHALT	
CONCRETE	
PROPERTY LINE	
SIDEWALK	
EXISTING TREES	

TOTAL LAND AREA (A + B + C)
4,719 m² -50,795 ft²

STREET ADDRESS
1703, 1707, 1711, 1715 35th Street SW
3616 & 3608 17 Ave. SW
Calgary, AB



SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR DP	2026-08-05
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: DEMO SITE PLAN		

DRAWING NO.:

DP-A1.1

CLIENT



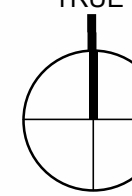
SITE PLAN LEGEND & SYMBOLS	
PROPOSED BUILDING	
EXISTING LANDSCAPE	
ASPHALT	
CONCRETE	
FIRE TRUCK	
DIRECTIONAL ARROW	
GRAVEL	
LANDSCAPE	
OUTDOOR AREA	
PROPERTY LINE	
SIDEWALK	
TREES	
ENTRANCE	
TRANSFORMER	
MANHOLE / M.A.	
FUTURE INTERSECTION	
CLOSED ROW	
FIRE HYDRANT	

SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR OP	2026-08-05
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: JA		
CHECKED: KS		
DRAWING TITLE: NEW SITE PLAN		

NORTH



DRAWING NO.:

DP-A1.2

BUILDING GRADE CALCULATION	
LOWEST AVERAGE GRADE	EAST ELEVATION
FRONT	17,338 mm
MIDDLE	17,420 mm
REAR	18,400 mm
AVERAGE	17,875 mm

- CALCULATED BUILDING HEIGHT TO THE UPPERMOST FLOOR LEVEL IS 17,875 mm.
- LOW RISE BUILDING MAXIMUM HEIGHT FROM GRADE TO THE UPPERMOST FLOOR LEVEL IS 18,000 mm.



1 NORTH BUILDING ELEVATION

EXTERIOR FINISHES					
TYPE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR
M-1	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	ESPRESSO WOODGRAIN
M-2	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	ESPRESSO WOODGRAIN
M-3	FIBERGLASS EXTERIOR WINDOWS	QUINTON	SERIES 450	4' x 8'	BLACK
M-4	FIBERGLASS EXTERIOR WINDOWS	QUINTON	SERIES 450	4' x 8'	BLACK
M-5	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	BLACK GRAY
M-6	PRECAST CONCRETE	TBD	N/A	3000mm	GREY
M-7	BRICK	HERFORD BRICK	BELL TOWER GRAYWALL	6' x 8'	BLACK
M-8	SPRINKLER	LOCAL	N/A	N/A	THRESHOLD
M-9	GLAZING	CARONAL	DUAL PANE LGE - 272	N/A	CLEAR
M-10	SPRINKLER	LOCAL	N/A	N/A	THRESHOLD
M-11	STEEL MAN ENTRANCE CANOPY	LOCAL	N/A	6000mm	PAINTED BLACK
M-12	STEEL CANOPY	LOCAL	N/A	2000mm	PAINTED GREY
M-13	CONCRETE	LOCAL	N/A	N/A	GREY
M-14	SKYLIGHT	LOCAL	N/A	N/A	ALUMINUM
M-15	OUTDOOR FENCE	LOCAL	N/A	N/A	WALNUT
M-16	FLASHPING	LOCAL	N/A	N/A	BLACK
M-17	BRICKWORK	LOCAL	N/A	N/A	BLACK
M-18	HANDRAIL	LOCAL	N/A	N/A	BLACK
M-19	METAL DOOR	TBD	THERMALLY BROKEN	9000mm	BLACK

WINDOW SCHEDULE				
TYPE	QTY	SELL HEIGHT	WIDTH	HEIGHT
W-1	165	160	2' 5 1/4"	1' 6 1/2"
W-2	155	460	3' 1 1/2"	2' 1 1/2"
W-3	144	460	3' 1 1/2"	2' 1 1/2"
W-4	15	600	1' 8 1/2"	1' 6 1/2"

WINDOW TYPES				
TYPE	ELEVATION	SELL HEIGHT	DESCRIPTION	R-VALUE/U-VALUE
W-1		160	SERIES 450 - Fiberglass Casement & Fixed Dual Pane	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-2		460	SERIES 450 - Fiberglass Casement & Fixed Dual Pane	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-3		460	SERIES 450 - Fiberglass Casement & Fixed Dual Pane	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-4		600	SERIES 450 - Fiberglass Casement & Fixed Dual Pane	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27



2 EAST BUILDING ELEVATION

KSA GROUP
ARCHITECTURE
SUITE 110-303 PACIFIC AVE
SASKATOON, SK S7K1P2
306.550.3042 / KSA GROUP CA

CLIENT

SEAL

1
REV
ISSUED FOR DP
DESCRIPTION
DATE

PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN 5299HV), (LOT 5, BLOCK 1, PLAN 5393HF)

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NO.:
DP-A3.0

2026-08-05 1:46:51 PM

BUILDING GRADE CALCULATION	
LOWEST AVERAGE GRADE	EXIST ELEVATION
FRONT	17,338 mm
	17,430 mm
MIDDLE	18,241 mm
REAR	18,480 mm
AVERAGE	17,875 mm

- CALCULATED BUILDING HEIGHT TO THE UPPERMOST FLOOR LEVEL IS 17,875 mm.
- LOW RISE BUILDING MAXIMUM HEIGHT FROM GRADE TO THE UPPERMOST FLOOR LEVEL IS 18,000 mm.



1 | SOUTH BUILDING ELEVATION
1:100

EXTERIOR FINISHES					
TYPE	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR
M.1	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	ESPRESSO WOODGRAIN
M.2	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	ESPRESSO WOODGRAIN
M.3	FIBREGLASS FIBRE WINDOWS	QUINTON	SERIES 458	4' x 8'	BLACK
M.4	FIBREGLASS FIBRE WINDOWS	QUINTON	SERIES 458	4' x 8'	BLACK
M.5	METAL CLADDING	FORMA STEEL	FORMA PLANK	6' x 4'	BLACK
M.6	PRECAST CONCRETE	TBD	N/A	3000mm	GREY
M.7	BRICK	HERFORD BRICK	BELL TOWER GRAYWALL	6' x 8'	BLACK
M.8	PRECAST CONCRETE	QUINTON	SERIES 458	4' x 8'	BLACK
M.9	GLAZING	QUINTON	DUAL PANE LGE - 272	N/A	CLEAR
M.10	SPANDREL	LOCAL	N/A	3000mm	TRUSS BLACK
M.11	STEEL MAN ENTRANCE CANOPY	LOCAL	1" CHANNEL	6000mm	PAINTED BLACK
M.12	STEEL CANOPY	LOCAL	1" CHANNEL	3000mm	PAINTED GREY
M.13	CONCRETE	LOCAL	N/A	N/A	GREY
M.14	SPANDREL	LOCAL	FULL GLASS ENTRANCE	N/A	ALUMINUM
M.15	OUTDOOR FENCE	LOCAL	FULL PRIVACY FENCE	8' x 2'	WALNUT
M.16	FLASING	LOCAL	N/A	27"	BLACK
M.17	BRICKWORK	LOCAL	BLACK	27"	BLACK
M.18	MATERIAL	LOCAL	TILE	1000mm	BLACK
M.19	MATERIAL	LOCAL	TILE	1000mm	BLACK

WINDOW SCHEDULE				
TYPE	QTY	SELL HEIGHT	WIDTH	HEIGHT
W-1	165	550	2' 5 1/4"	1' 5 1/2"
W-2	155	450	3' 1 1/2"	2' 1 1/2"
W-3	144	450	3' 1 1/2"	2' 1 1/2"
W-4	15	500	1' 8 3/8"	1' 5 1/2"

WINDOW TYPES				
TYPE	ELEVATION	SELL HEIGHT	DESCRIPTION	R-VALUE/U-VALUE
W-1		550	SERIES 458 - Fibreglass Casement & Fixed Dual Pane Overall Window Cardinal L.E. - 272	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-2		450	SERIES 458 - Fibreglass Casement & Fixed Dual Pane Overall Window Cardinal L.E. - 272	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-3		450	SERIES 458 - Fibreglass Casement & Fixed Dual Pane Overall Window Cardinal L.E. - 272	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27
W-4		500	SERIES 458 - Fibreglass Casement & Fixed Dual Pane Overall Window Cardinal L.E. - 272	Center of Glass R-Value = 4.00 U-Value = 0.25 Overall Window R-Value = 3.70 U-Value = 0.27



2 | WEST BUILDING ELEVATION
1:100

CLIENT



SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR DP	2026-08-05

PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN 5299HV), (LOT 5, BLOCK 1, PLAN 5393HF)

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NO.:

DP-A3.1



CLIENT



SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR DP	2026-08-05
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: ISOMETRIC VIEW		



CLIENT



SEAL



REV	DESCRIPTION	DATE
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PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)

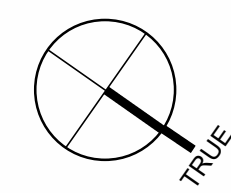
JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
ISOMETRIC VIEW



DRAWING NO.:

DP-A5.1



CLIENT



SEAL



1	ISSUED FOR DP	2026-08-05
REV	DESCRIPTION	DATE
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: PERSPECTIVE VIEW		



CLIENT



SEAL



1	ISSUED FOR DP	2026-08-05
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REV	DESCRIPTION	DATE
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
PERSPECTIVE VIEW

DRAWING NO.:

DP-A5.3



CLIENT



SEAL



1	ISSUED FOR DP	2026-08-05
REV	DESCRIPTION	DATE
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: AERIAL PERSPECTIVE VIEW		

DRAWING NO.:

DP-A5.4



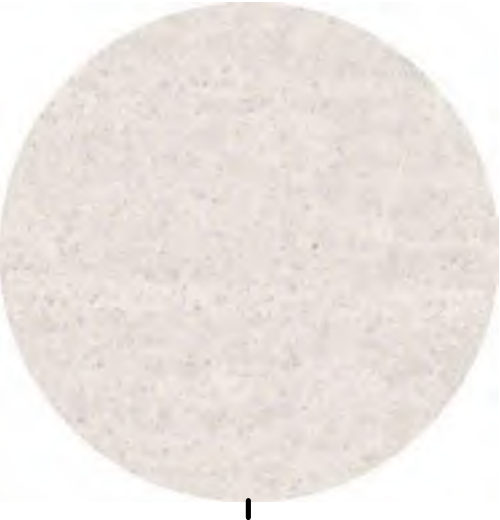
2. METAL CLADDING -
ESPRESSO WOODGRAIN



1. METAL CLADDING -
OBSIDIAN OAK WOODGRAIN



3. PRECAST CONCRETE
EXPOSED



4. BRICK -
MULTI-TONAL ORANGE

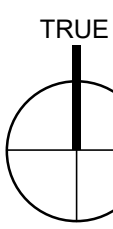
CLIENT



SEAL



REV	DESCRIPTION	DATE
1	ISSUED FOR DP	2026-08-05
PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: MATERIAL AND SAMPLE BOARD		



DRAWING NO.:
DP-A5.5



CLIENT



SEAL



1	ISSUED FOR DP	2026-08-05
REV	DESCRIPTION	DATE

PROJECT:
Westbrook Calgary
Mixed-Use Rental Apartments
35th St. SW & 17th Ave. SW, Calgary, AB

LEGAL:
(LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)

JOB: 25-004

DATE: 2026-08-05

DRAWN: IA

CHECKED: KS

DRAWING TITLE:
PERSPECTIVE VIEW
(SUPPLEMENTARY)



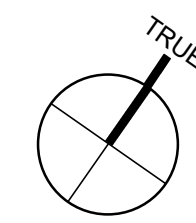
CLIENT



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PROJECT: Westbrook Calgary Mixed-Use Rental Apartments 35th St. SW & 17th Ave. SW, Calgary, AB		
LEGAL: (LOT 1 TO 4, BLOCK 1, PLAN S299HV), (LOT 5, BLOCK 1, PLAN S393HF)		
JOB: 25-004		
DATE: 2026-08-05		
DRAWN: IA		
CHECKED: KS		
DRAWING TITLE: PERSPECTIVE VIEW (SUPPLEMENTARY)		



DRAWING NO.:

DP-A5.7