

Development Permit Plans

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NIMMONS COURT
SIX-STORY RESIDENTIAL DEVELOPMENT



DRAWING LIST	
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DP1.4	MASSING DIAGRAM
DP1.5	SHADOW STUDY
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DP3.6	WINDOW/PLACEMENT DIAGRAMS
DP4.0	E-W BUILDING SECTION
DP4.1	N-S BUILDING SECTION
DP4.2	14 ST SIGHTLINE SECTION
DP4.3	19 AVE SIGHTLINE SECTION
DPL1	CONCEPTUAL LANDSCAPE PLAN

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CIVIL

LANDSCAPE

**People
Places**

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email: info@peopleplaces.me

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MECHANICAL

ELECTRICAL

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	November 28th, 2019	DP Submission
2	May 21st, 2020	Revised for UDRP
3	September 30th, 2019	DR 1
4	December 1, 2019	DR 2

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PROJECT NAME AND ADDRESS
Nimmmons Court

1827 14 ST SW
Lot 23, Block 1, Plan 1610440

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TITLE PAGE

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19 AVENUE PERSPECTIVE



COURTYARD PERSPECTIVE 1



LOBBY PERSPECTIVE



COURTYARD PERSPECTIVE 2

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3D VIEWS

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14 ST ELEVATION VIEW



14 ST NORTHEAST BUILDING CORNER VIEW



19 AVE SOUTHWEST BUILDING CORNER VIEW



SOUTHEAST CORNER AERIAL VIEW

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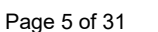
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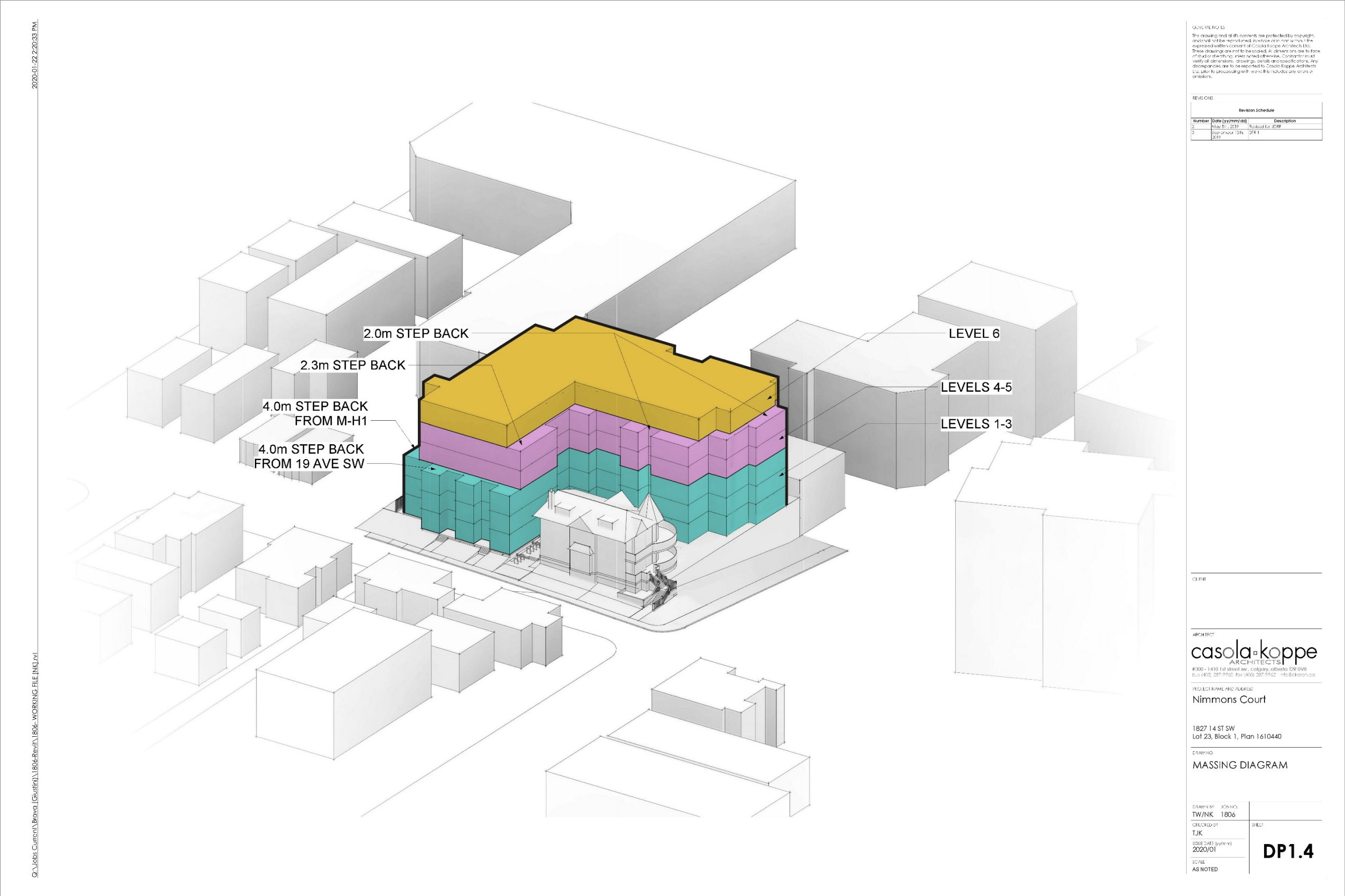
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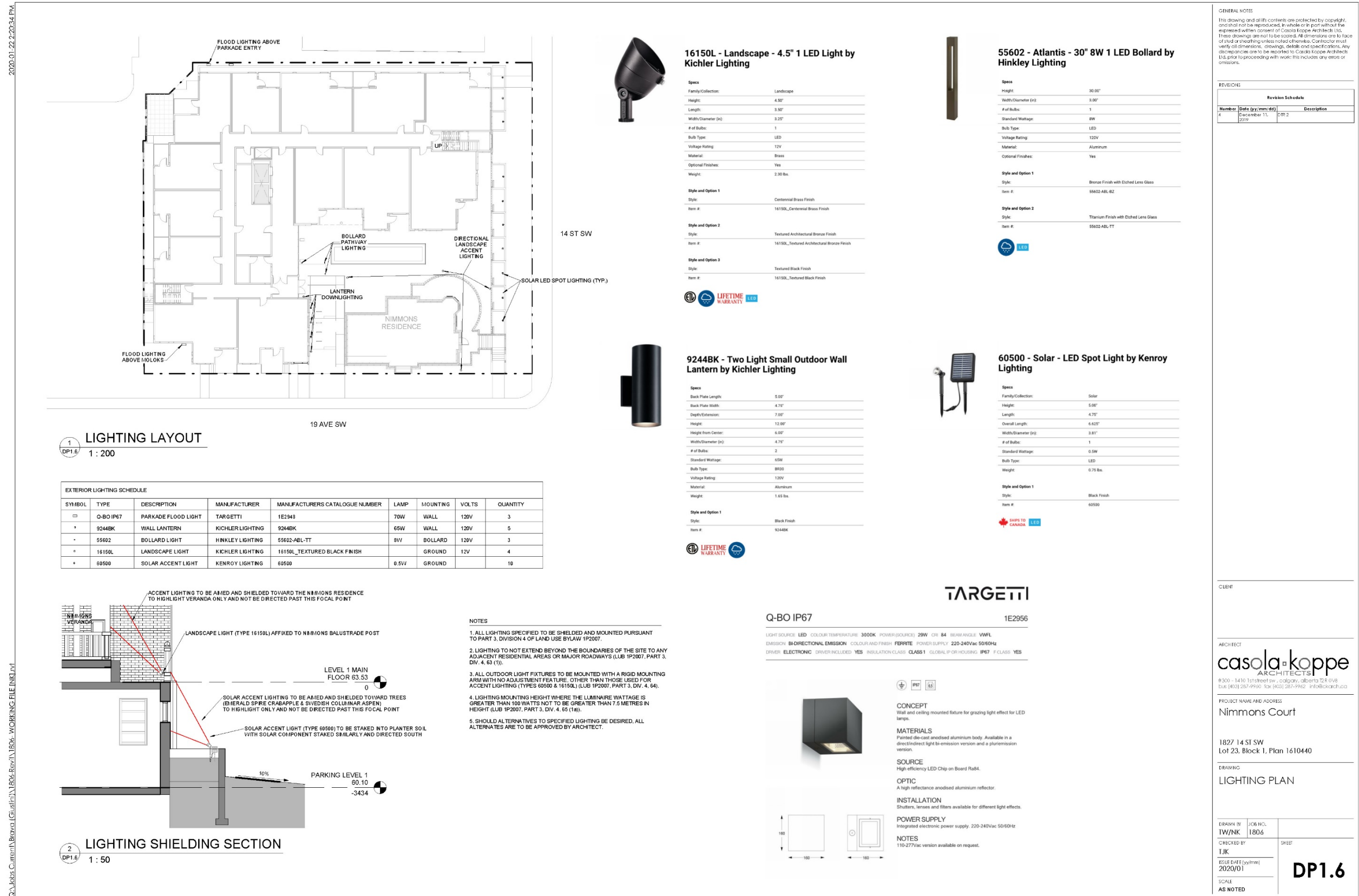
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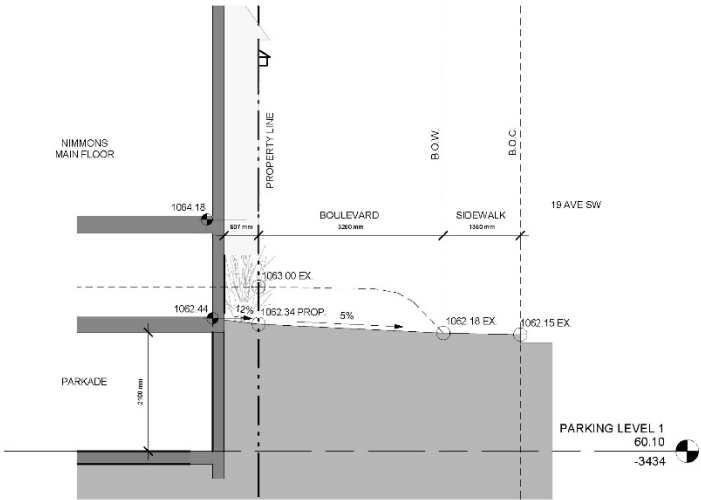
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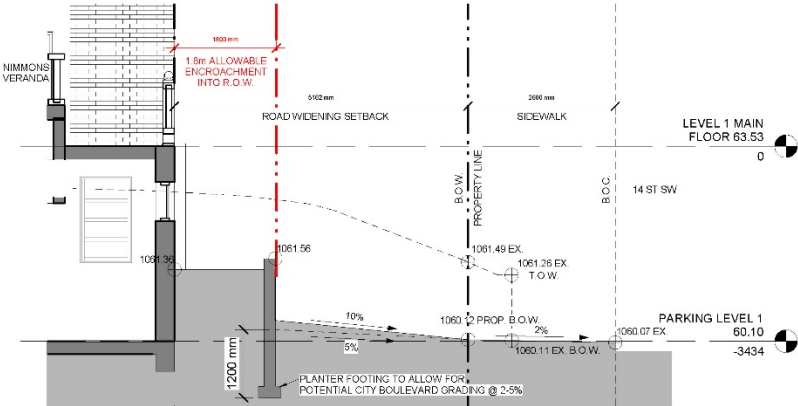
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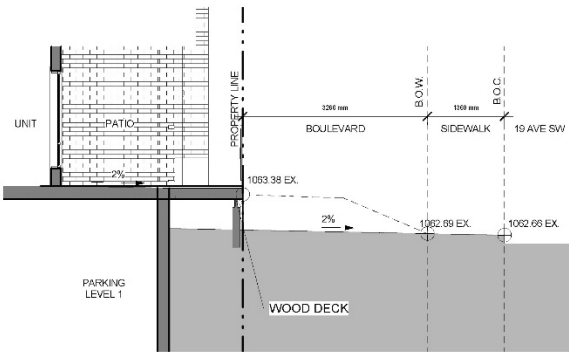
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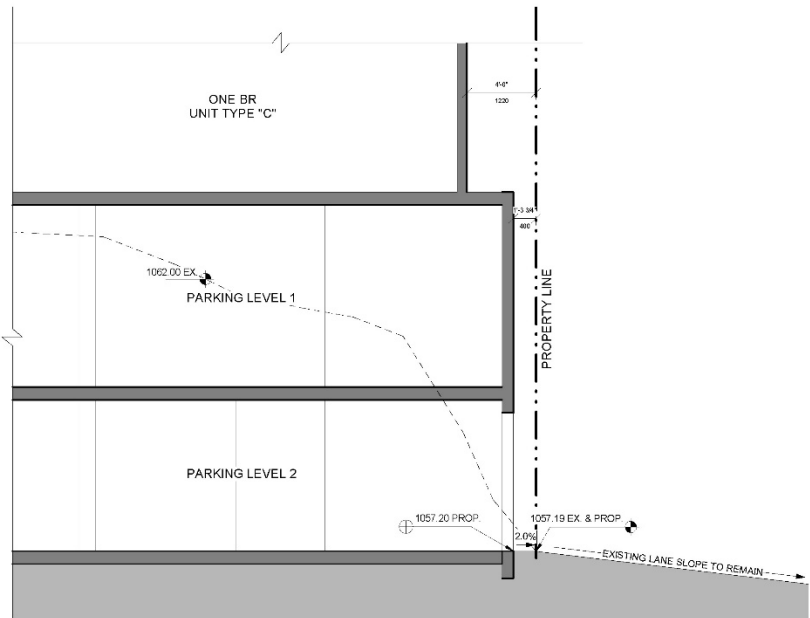
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BOULEVARD SECTION 1
1 : 50



2
DP1.7
BOULEVARD SECTION 2
1 : 50



3
DP1.7
BOULEVARD SECTION 3
1 : 50



4
DP1.7
DETAILED DRIVEWAY SECTION
1 : 50

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REVISIONS			
Revision Schedule			
Number	Date (yy/mm/dd)	DR	Description
3	September 13th, 2019	DR 1	
4	December 11, 2019	DR 2	

- NOTES
- AMENDMENTS INCLUDE (BUT ARE NOT ENTIRELY LIMITED TO):
1. EXIT STAIR AND PARKADE ACCESS MERGED TO CREATE ONE CONTINUOUS EXIT STAIR
 2. PLAN CHANGES TO ACCOMMODATE ABOVE
 3. LOADING ZONE DIMENSIONED
 4. MOLOK TRUCK CRANE SWEEP ADDED
 5. HISTORIC HOUSE MOVED TO ZERO LOT LINE
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 16. BUILDING ARTICULATION ON BALCONIES ALONG SOUTH ELEVATION REDUCED

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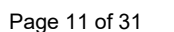
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Nimmons Court

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DRAWING
DRIVEWAY & BOULEVARD SECTIONS

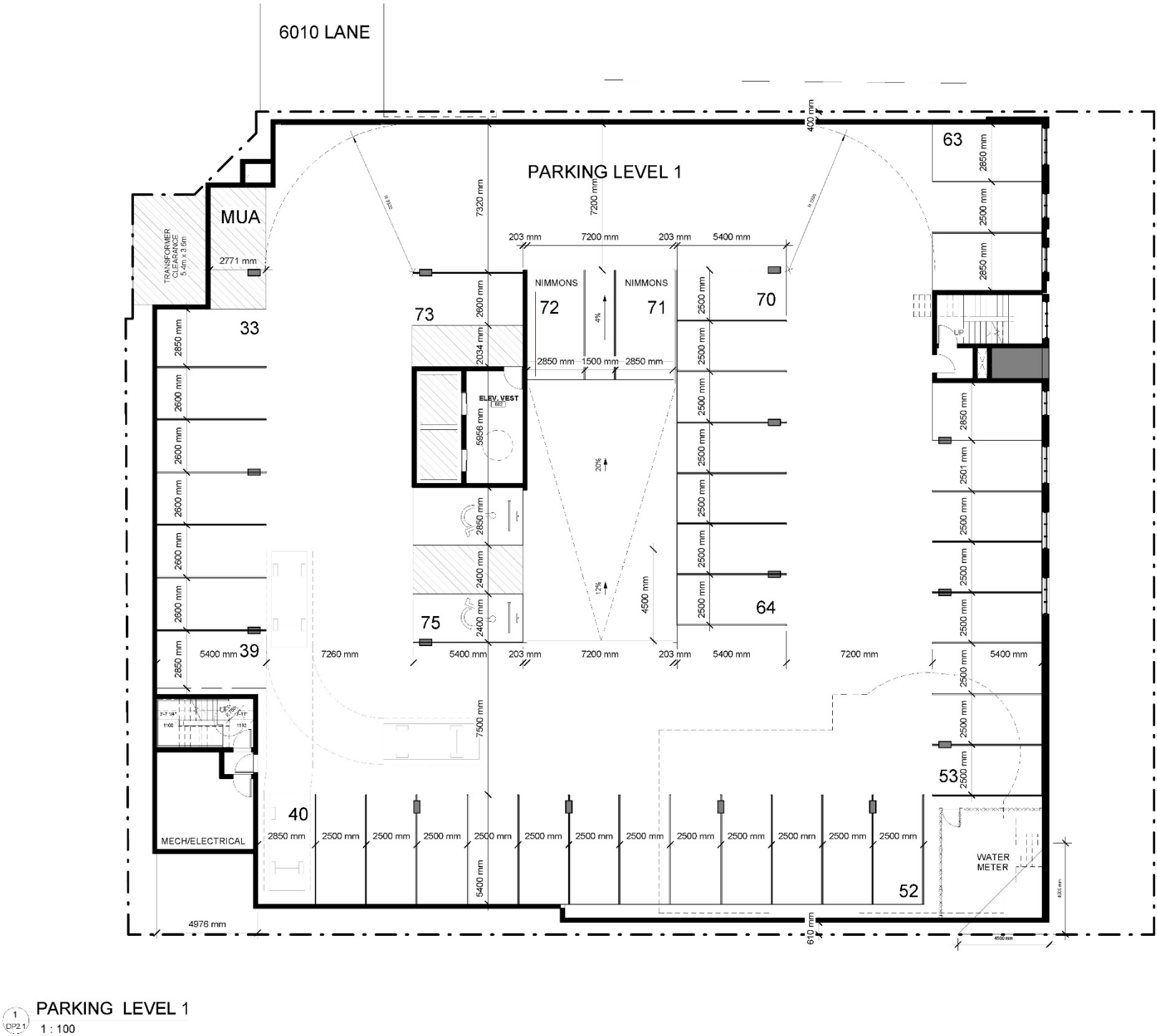
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Revisions			
Revision Schedule			
Number	Date (yy/mm/dd)	By	Description
1	November 2019	DR	DR Submittal
2	May 2019	DR	Revised for UDR
3	September 19th, 2019	DR	DR 1
4	December 11, 2019	DR	DR 2

NOTES
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16. BUILDING ARTICULATION ON BALCONIES ALONG SOUTH ELEVATION REDUCED

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PROJECT NAME AND ADDRESS
Nimmons Court

1827 14 ST SW
Lot 23, Block 1, Plan 1610440

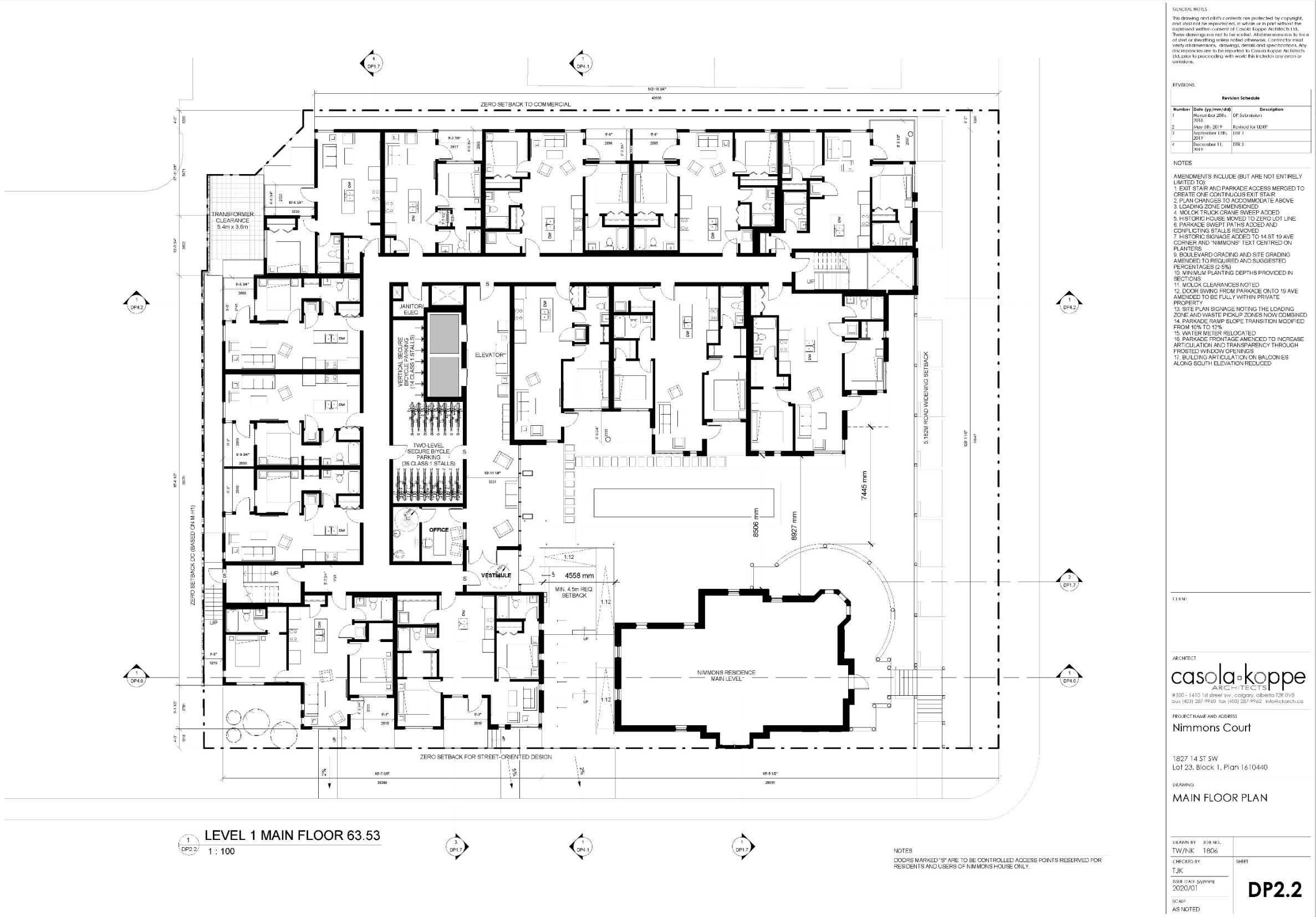
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PARKING LEVEL 1

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ISSUED DATE: 2020/01	
SCALE: AS NOTED	

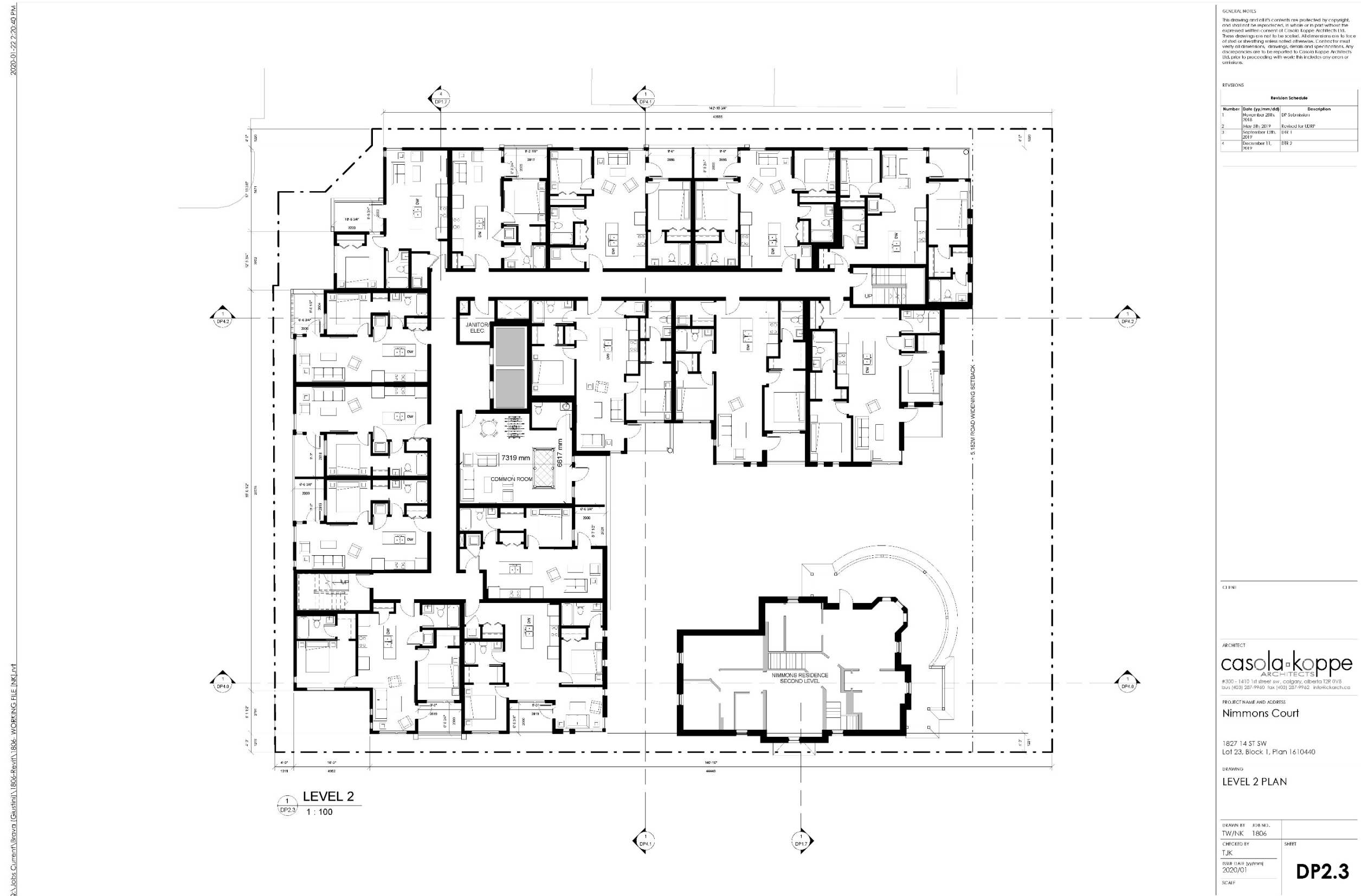
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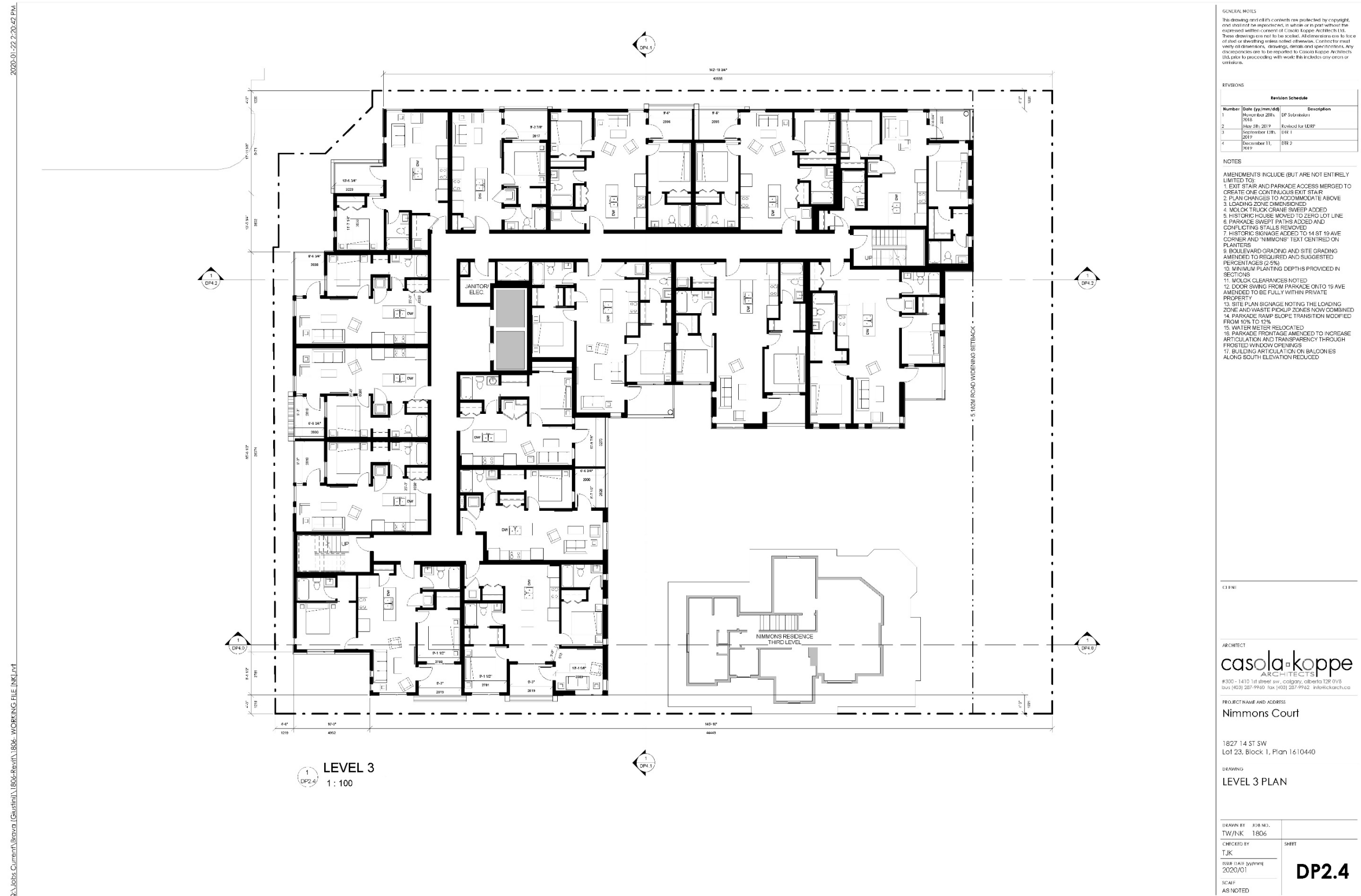
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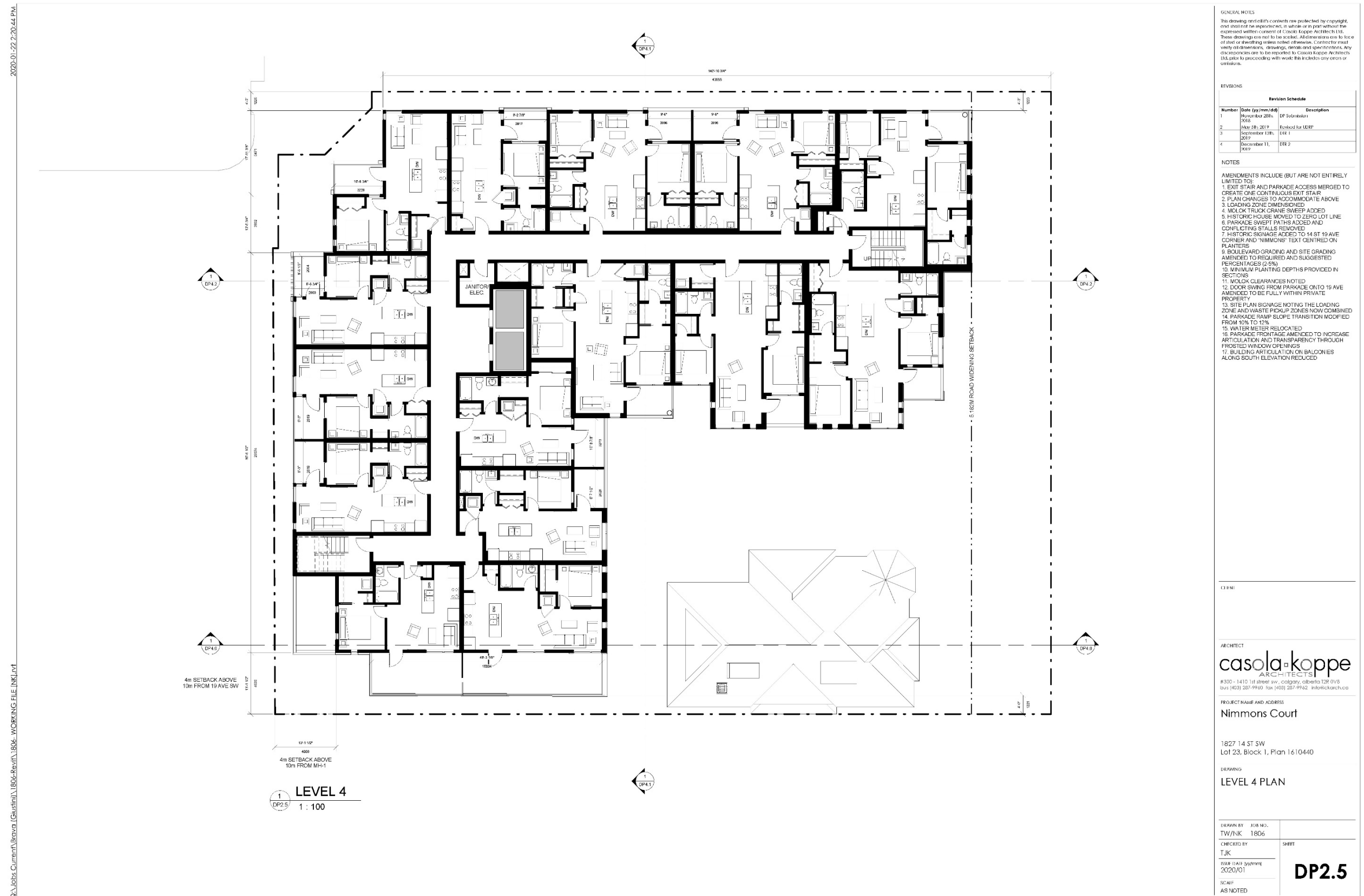
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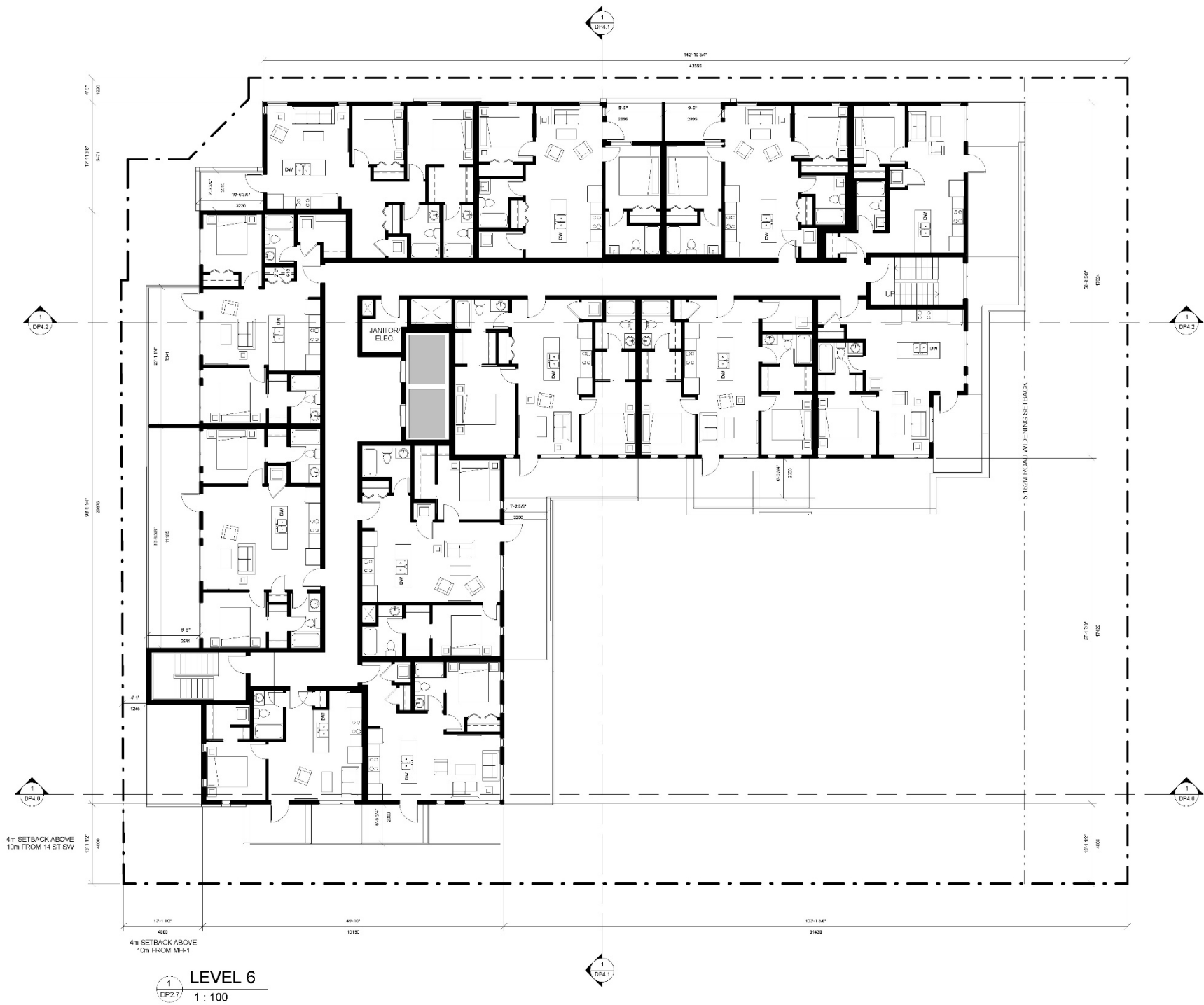
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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	March 2018	DR Submission 1
2	May 2019	Revised for UDR
3	September 13th, 2019	DR 1
4	December 11, 2019	DR 2

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 16. BUILDING ARTICULATION ON BALCONIES ALONG SOUTH ELEVATION REDUCED

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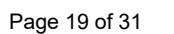
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DRAWING
LEVEL 6 PLAN

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EAST ELEVATION
ISOLATED

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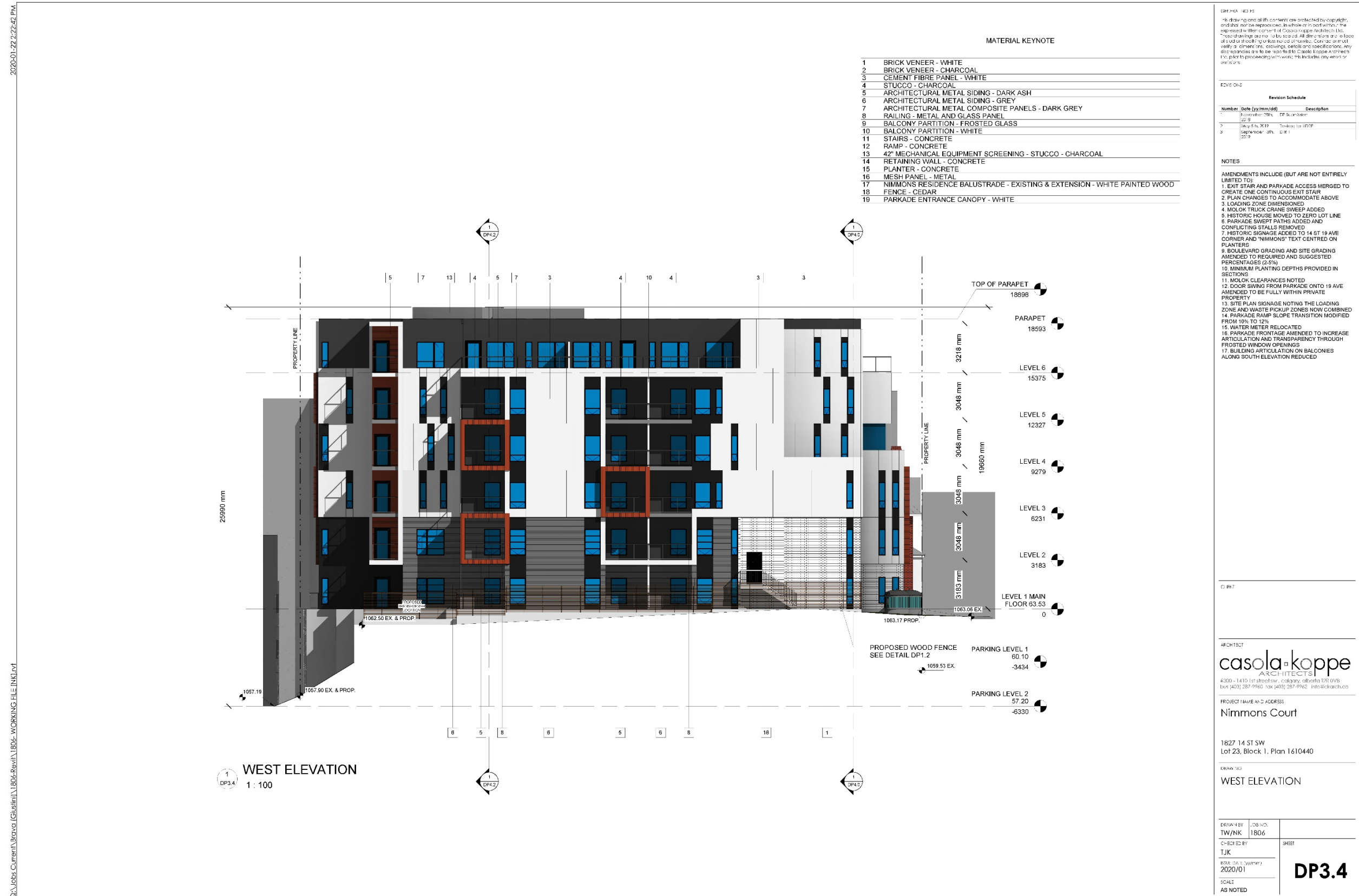
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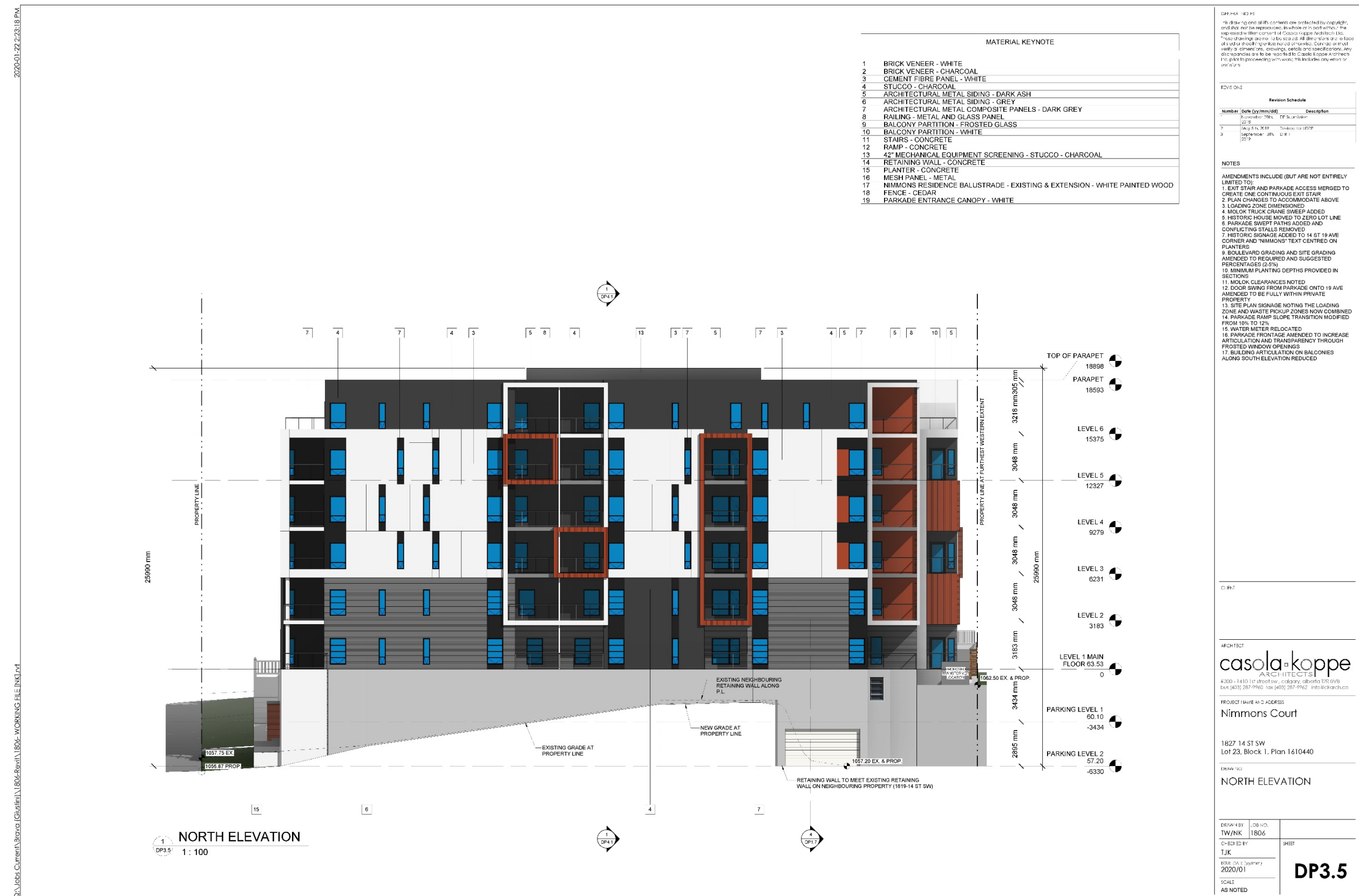
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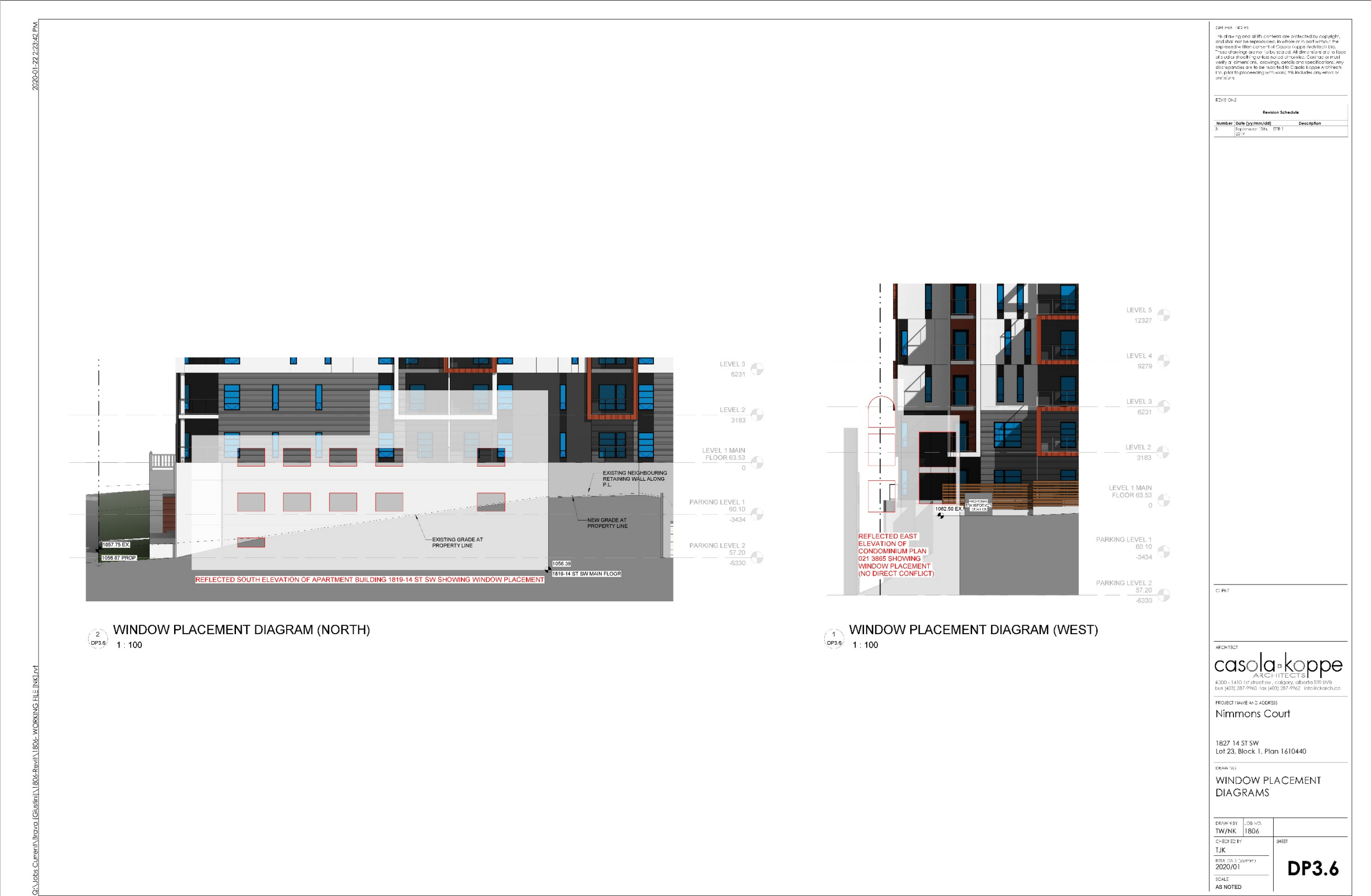
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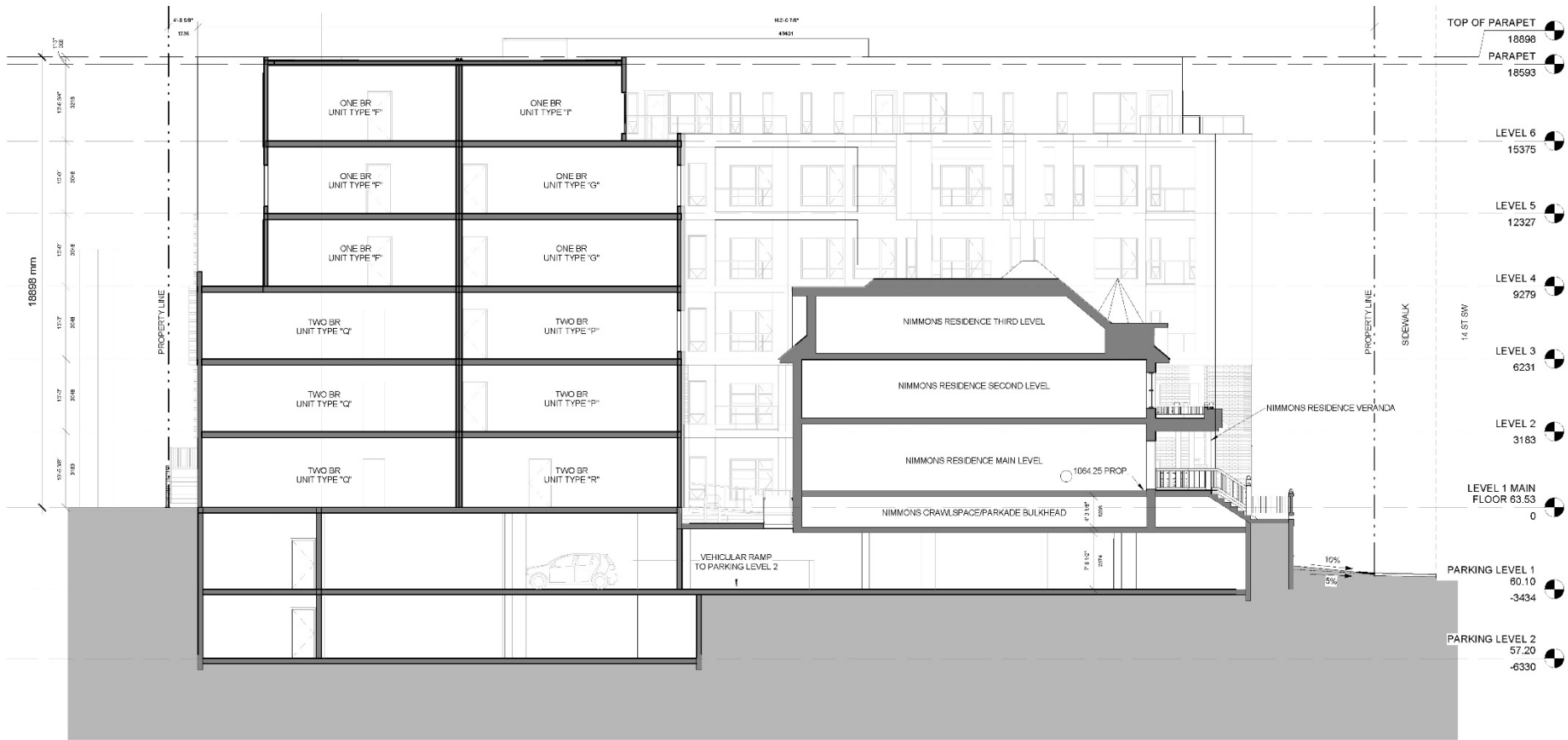
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E-W BUILDING SECTION
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E-W BUILDING SECTION

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N-S BUILDING SECTION
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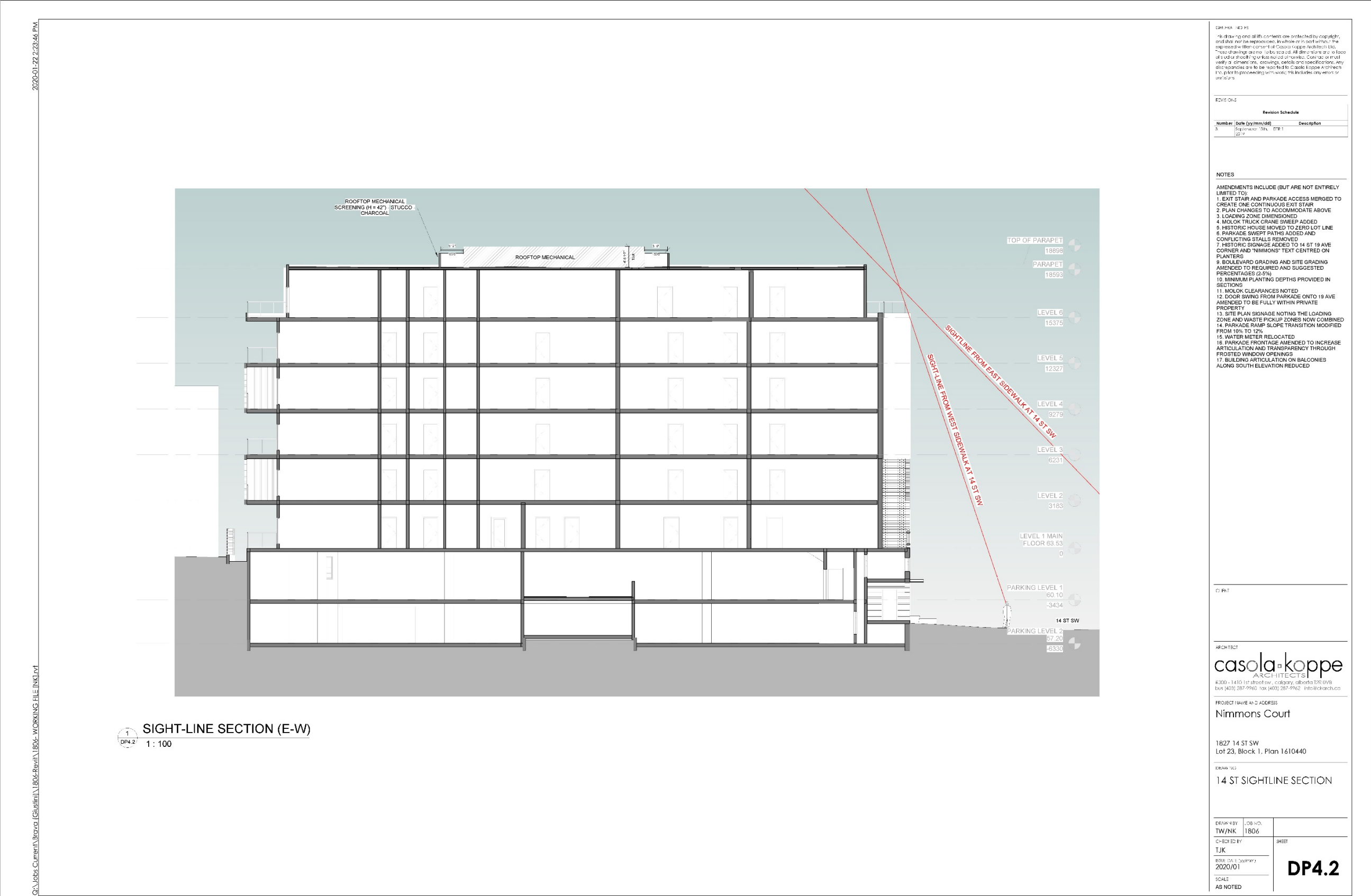
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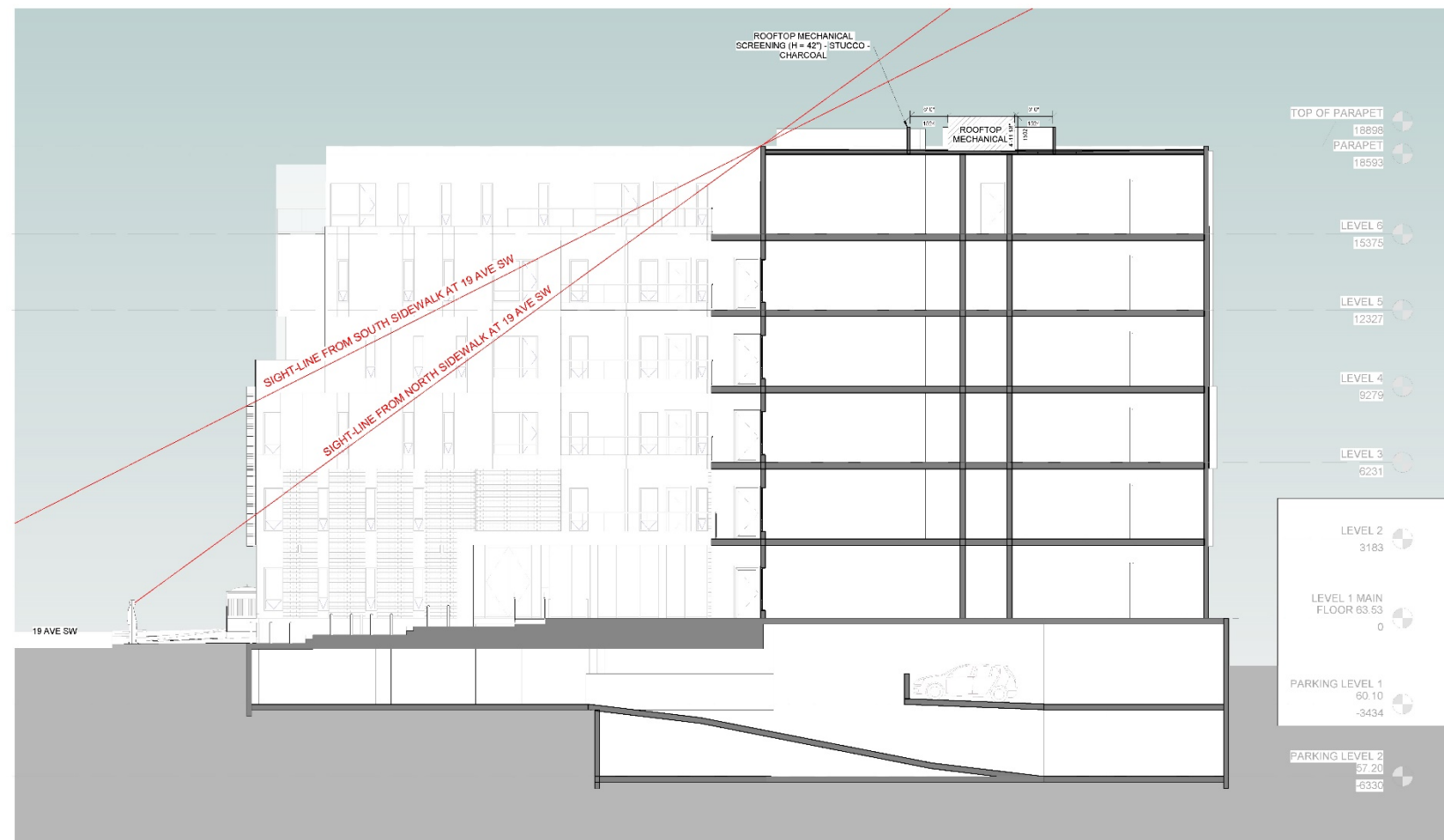
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Development Permit Plans

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1
DP4.3

SIGHT-LINE SECTION 2 (N-S)
1 : 100

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
3	5/19/2019	5/19/2019, DTR 1

NOTES

- AMENDMENTS INCLUDE (BUT ARE NOT ENTIRELY LIMITED TO):
1. EXIST STAIR AND PARKADE ACCESS BEHIND TO OPERATE ONE WAY CONTINUOUS EXIT STAIR
2. PLAN CHANGES TO ACCOMMODATE ABOVE
3. PARKADE ONE WAY TRAFFIC FLOW
4. MOLUK TRUCK CRANE SWEEP ABANDON
5. HISTORIC HOUSE MOVED TO ZERO LOT LINE
6. PARKADE SWEEP
7. CONFLICTING STAIRS REMOVED
8. HISTORIC SIGNAGE MOVED TO 21 ST AVE CORNER AND "NIMMONS" TEXT CENTRED ON PLANTER
9. BOUTLEVERD GRADING AND SITE GRADING AMENDED TO REQUIRED AND SUGGESTED PERCENTAGES (2%)
10. MINIMUM PLANTING DEPTHS PROVIDED IN SECTIONS
11. MOLUK CLEARANCES NOTED
12. DOOR SWIRL FROM PARKADE ONTO 19 AVE AMENDED BY 120 DEGREES
13. SITE PLAN SIGNAGE NOTING THE LOADING ZONE
14. WASTE PICKUP ZONES NOW COMBINED
15. PARKADE RAMP SLOPE TRANSITION MODIFIED FROM 10% TO 12%
16. WATER METER RELOCATED
17. PARKADE FRONTAGE AMENDED TO INCREASE CIRCULATION AND PROVIDE ENTRY THROUGH FROSTED WINDOW OPENINGS
18. BUILDING ARTICLES AND BALCONIES ALONG SOUTH ELEVATION REDUCED

CLIENT

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PROJECT NAME AND ADDRESS

Nimmons Court

1827 14 ST SW
Lot 23, Block 1, Plan 1610440

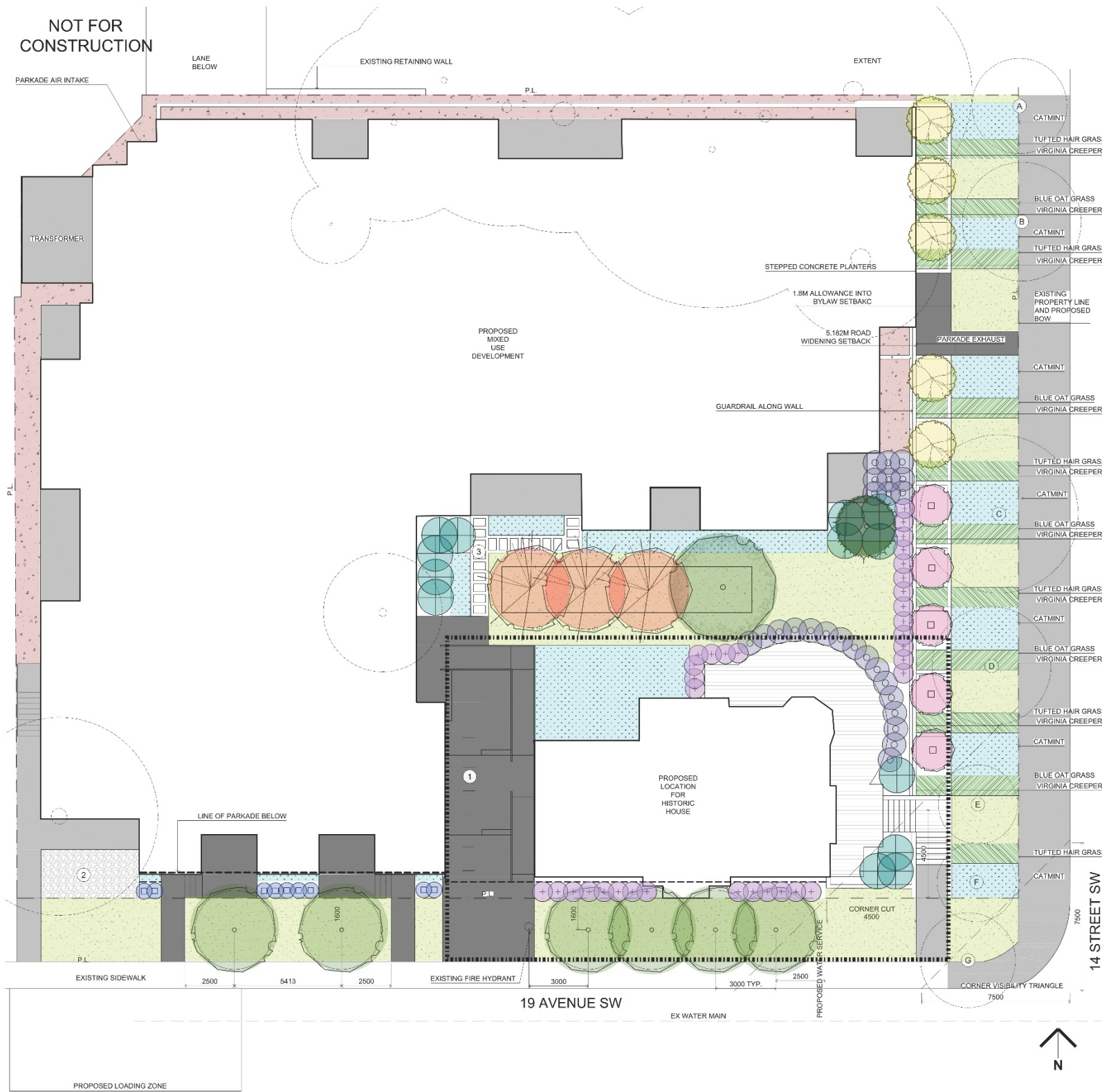
DESIGN NOTES

19 AVE SIGHTLINE
SECTION

DRAWN BY TW/NK	.06 NO. 1806	
CHECKED BY TJK	SHEET	DP4.3
ISSUE DATE (yy/mm) 2020/01		
SCALE AS NOTED		

DP4.3

Development Permit Plans



PROPOSED ITEMS

	SOD		WOOD DECK
	EXPOSED AGGREGATE CONCRETE		GRAVEL
	BROOM FINISHED CONCRETE		BIKE RACKS - REFER TO SITE PLAN
	DECORATIVE ROCK MULCH		MOLOK WASTE RECEPTACLE (REFER TO SITE PLAN)
			CONCRETE STEPPING BLOCKS

EXISTING BOULEVARD TREES

NUMBER	TREE NO.	SPECIES	CALIPER (DBH)	STATUS
A	T-32048795	MANITOBA MAPLE	14CM	TO BE REMOVED
B	T-32048796	MANITOBA MAPLE	13CM	TO BE REMOVED
C	T-32048797	MANITOBA MAPLE	29CM	TO BE REMOVED
D	T-32048798	MANITOBA MAPLE	18CM	TO BE REMOVED
E	T-32048799	MANITOBA MAPLE	14CM	TO BE REMOVED
F	T-32048800	MANITOBA MAPLE	14CM	TO BE REMOVED
G	T-32048851	MANITOBA MAPLE	15CM	TO BE REMOVED

PROPOSED BOULEVARD TREES

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
	6	DROPMORE LINDEN	TILIA FLAVESCENS 'DROPMORE'	65MM CAL.

PROPOSED TREES ON PRIVATE PROPERTY - SOIL DEPTH 1.2M

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	NOTES
	5	EMERALD SPIRE CRABAPPLE	MALUS 'EMERALD SPIRE'	75MM CAL.
	5	SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	50 MM CAL.
	1	TRUE NORTH LINDEN	TILIA AMERICANA 'DUROS'	75 MM CAL.
	3	ROYAL RAINDROPS CRABAPPLE	MALUS 'JFS-KWS'	75 MM CAL.
	1	LODGEPOLE PINE	PINUS CONTORTA 'LATIFOLIA'	3M HEIGHT.

PROPOSED SHRUBS - SOIL DEPTH 600MM

SYMBOL		COMMON NAME	BOTANICAL NAME	NOTES
	34	CHARISMA PRESTON LILAC	SYRINGA X PRESTONIAE 'CHARISMA'	MIN. 600
	9	BLUE FOX WILLOW	SALIX BRACHYCARPA 'BLUE FOX'	MIN. 600
	25	ALPINE CURRANT	RIBES ALPINUM	MIN. 600
	13	BLUE RUG / ICEE BLUE / HUGHES JUNIPER	JUNIPEROUS HORIZONTALIS 'WILTONI' / 'MOMBRE' / 'HUGHES'	MIN. 600

PROPOSED PERENNIALS, GRASSES AND VINES - SOIL DEPTH 300MM

SYMBOL	COMMON NAME	BOTANICAL NAME
	FULL SUN AREAS: PEPINDALE BLUE FESCUE BLUE OAT GRASS TUFTED HAIR GRASS CATHERINE WOODBURY DAYLILY PURPLE CONEFLOWER MATRONA STONECROP ORNAMENTAL RHUBARB RUSSIAN SAGE PINK CATMINT VIRGINIA CREEPER	FESTUCA GLAUCA 'PEPINDALE' HELICTOTRICHON SEMPERVIRENS DESCHAMPIA CAEPTOSA HEMEROCALLIS X 'CATHERINE WOODBURY' ECHINACEA PURPUREA SEDUM TELEPHIUM 'MATRONA' RHEUM PALMATUM VAR. TANGUTICUM PEROVSKIA ATRIPLICIFOLIA NEPETA NERVOSA 'PINK CAT' PARTHENOSIS QUINCEFOLIA
	SHADE AREAS: WHITE NANCY LAMUM HOSTA OSTRICH FERN JUMP AND JIVE ASTILBE CAITLIN'S GIANT BUGLEWEED	LAMIUM MACULATUM 'WHITE NANCY' HOSTA SP. MATTEUCCIA STRUTHIOPTERIS ASTILBE 'JUMP AND JIVE' AJUGA REPTANS 'CAITLINS GIANT'

DRAWINGS PREPARED BY:



GENERAL NOTES:
-This drawing is for development permit purposes only and is not to be used in construction.
-All work shall be done in accordance with the City of Calgary Standard Specifications Landscape Construction current edition.
-All planting to conform to the standards of the Canadian Nursery Landscape Association.
-All plant beds to be mulched with 75mm depth bark mulch.
-All soil landscape areas to be irrigated by an automatic irrigation system.
-All dimensions in millimeters except where noted otherwise.
-Do not scale drawings

LOT 23, BLOCK 1, PLAN 1610440
MUNICIPAL ADDRESS: 1827 14TH STREET SW, CALGARY, AB.

LANDSCAPE INFORMATION:

Zoning: DC (BASED ON MH-1)
Total site area = 2 035 sq.m

Total required landscaped area 40% = 814 sq.m
554 street oriented development reduction -30 sq.m
Total required landscape area = 784 sq.m

Total provided landscaped area = 757 sq.m

hard surface area maximum allowed = 392 sq.m
hard surface area provided = 299 sq.m

sod area maximum allowed = 235 sq.m
sod area provided = 142 sq.m

trees required = 17
trees provided = 15

coniferous trees required = 4
coniferous trees provided = 1

shrubs required = 34
shrubs provided = 81

REV.	DESCRIPTION	DD	MM	YY	BY	CHK
5	SUBMITTED FOR REVISED DP	08	01	20	TG	TG
4	SUBMITTED FOR REVISED DP	03	12	19	MB	TG
3	SUBMITTED FOR DP	12	09	19	MB	TG
2	REVISED	19	07	19	MB	TG
1	CLIENT REVIEW	25	06	19	MB	TG

REVISIONS

SEAL

DRAWN DATE

MB

SCALE

1:100

PROJECT NAME

NIMMONS COURT

SHEET TITLE

Conceptual Landscape Plan

SHEET NO.

DPL1

PROJECT NO.

19-67