

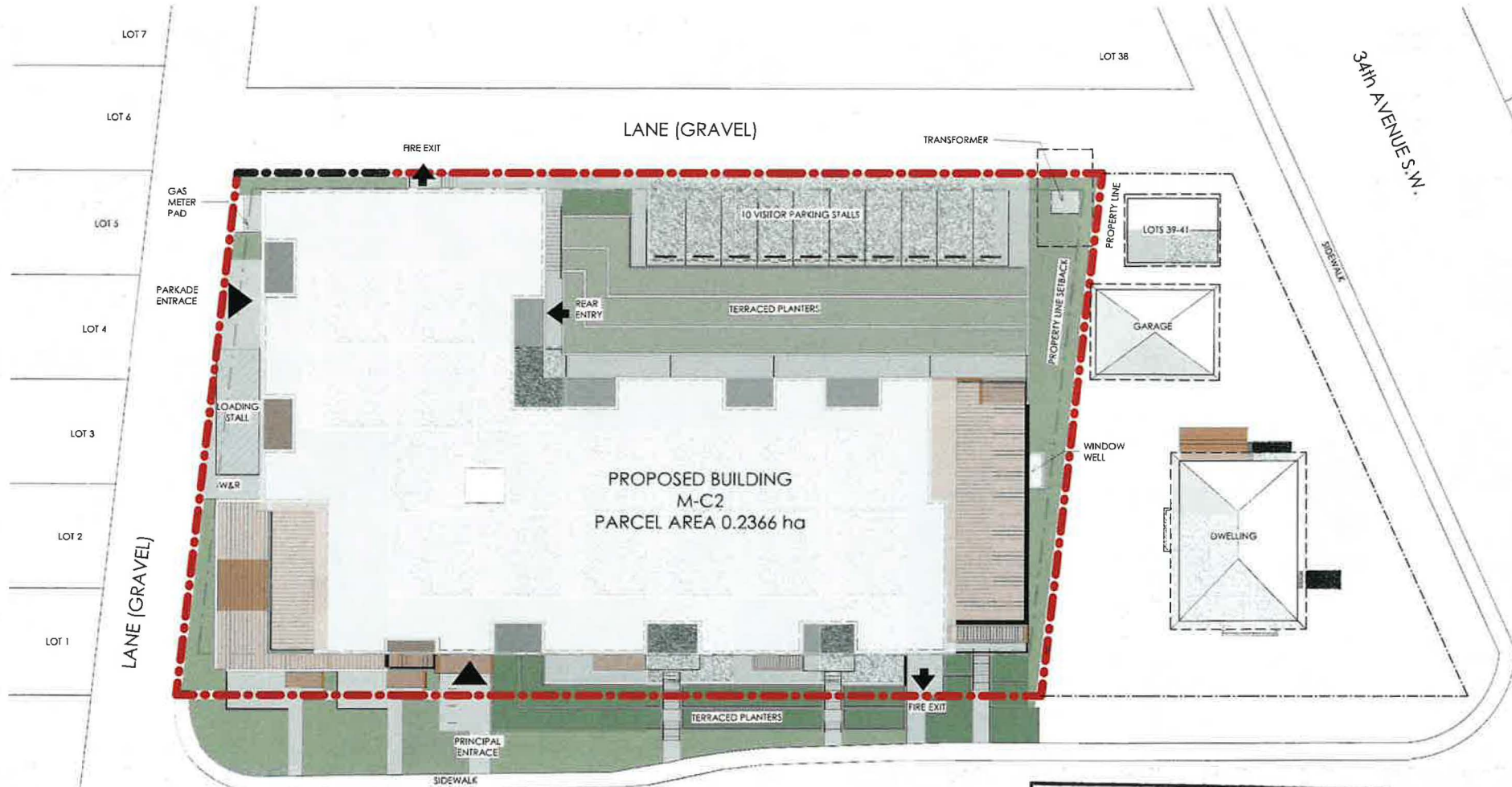
# SITE PLAN



TRUE NORTH



PROJECT NORTH



Building Stats		
EXISTING LANDUSE: R-C2		
PROPOSED LANDUSE: M-C2		
SITE AREA: 2366 m <sup>2</sup> (25 467 SQ.FT)		
BUILDING AREA: 1416 m <sup>2</sup> (15 239 SQ.FT)		
PROPOSED FAR: 2.3		
(PERMITTED 2.5 MAX)		
PROPOSED HEIGHT: 16m		
(PERMITTED 16m)		
	Provided	Required
Parking stalls:		
- Regular	50	31
- Visitor	10	0
Bike stalls:		
- Class 1	49	49
- Class 2	5	5
Loading stall	1	1
Number of Units:		
- 1 bedroom	19	
- 2 bedroom	27	
- 3 bedroom	1	
Townhomes:		
- 3 bedroom	2	
- 4 bedroom	1	

**CITY OF CALGARY**  
**RECEIVED**  
**IN COUNCIL CHAMBER**  
  
**SEP 10 2024**  
 ITEM: 7-2-18 C/C2024-074  
 Distrib- Presentation 2  
**CITY CLERK'S DEPARTMENT**

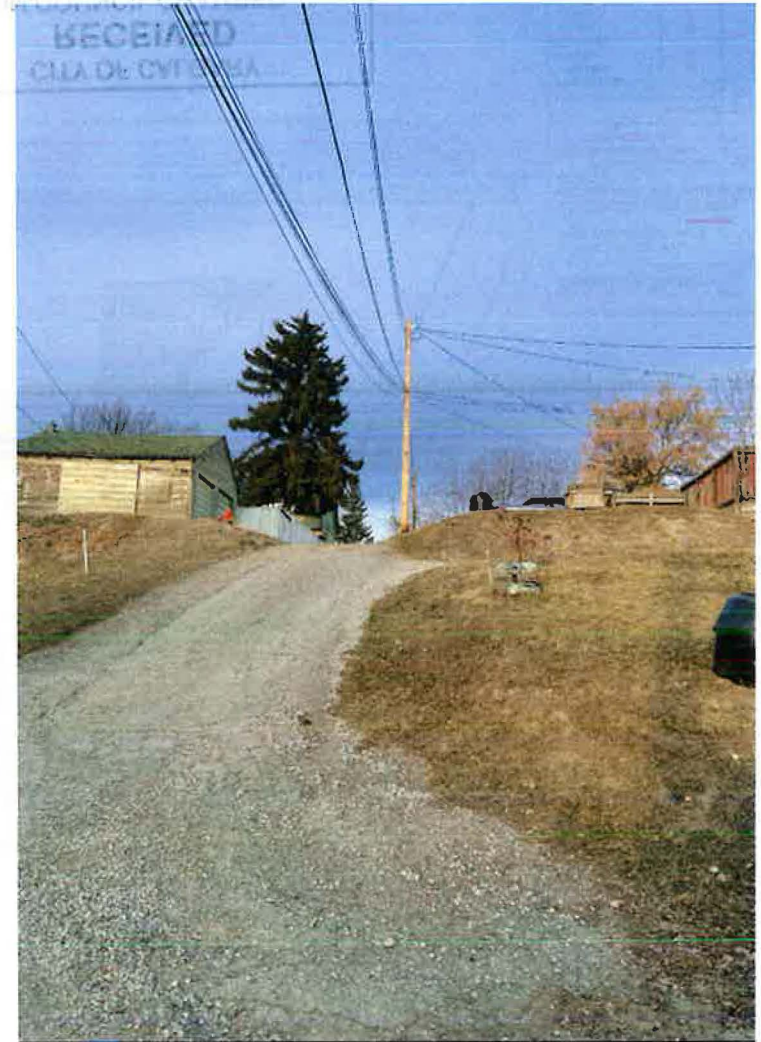
LOC2023-0394

SANDY BEACH APARTMENTS | 3627, 3623, 3615 ERLTON COURT S.W.

casola koppe  
ARCHITECTS  
#300 - 1410 1st street sw, calgary, alberta T2R 0V8  
bus (403) 287 - 9960 | info@ckarch.ca



# SITE PHOTOS



CIudad de Calgary  
Mrs. [Name]  
Feb 15, 2024  
RECEIVED  
CITY OF CALGARY

LOC2023-0394

HENINGER PARKHILL | 3627, 3623, 3615 ERLTON COURT S.W.

casola.koppe  
ARCHITECTS

#300 - 1410 1st Street SW, Calgary, Alberta T2R 0V8  
bus (403) 287-9960 | info@ckarch.ca



# SITE PHOTOS

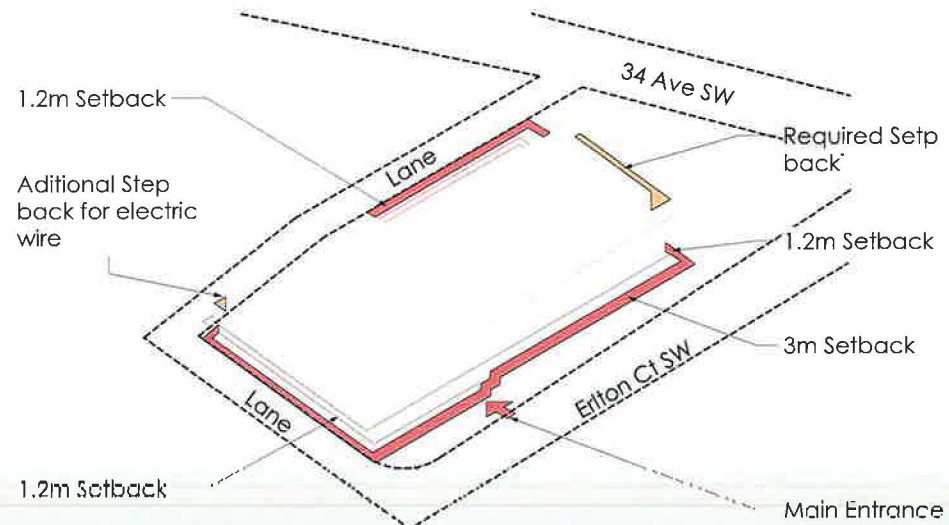
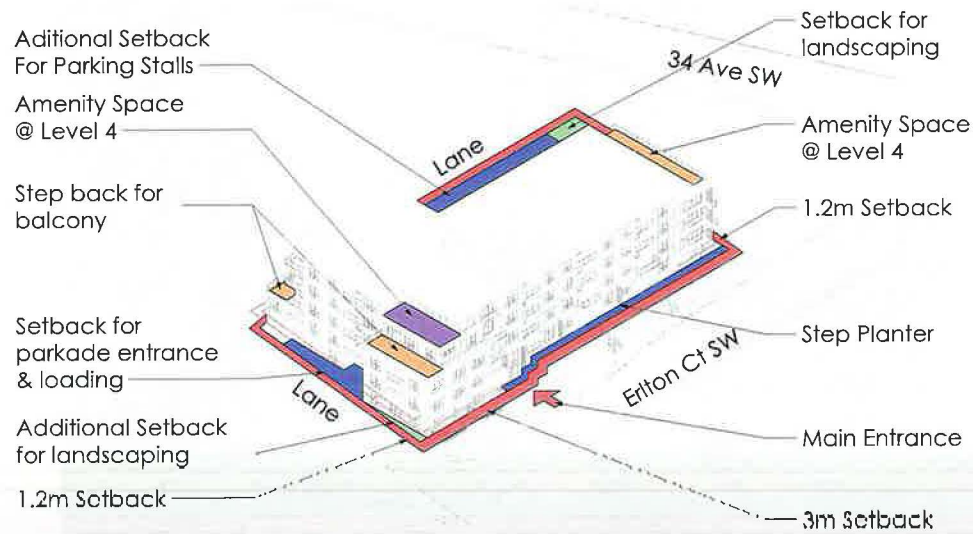
Public Staircase  
Down to  
Mission Road



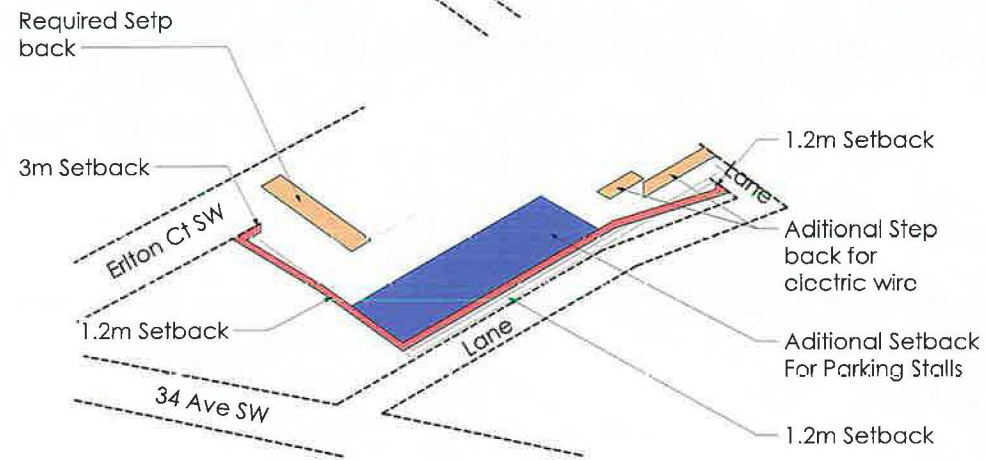
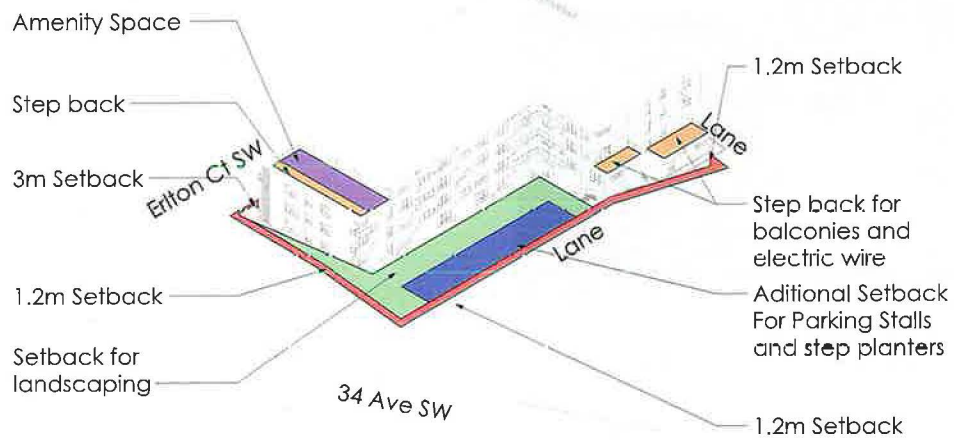
Existing Multifamily Across the Street



# COMPARISON WITH STANDARD M-C2



- Setback
- Step-back
- Additional Step-back For Loading, Parking & Terrace
- Additional Setback For Landscape
- Additional Step-back For Amenity Space
- Key Positions



# TRANSIT SYSTEMS

Figure 4.4: Transit Service

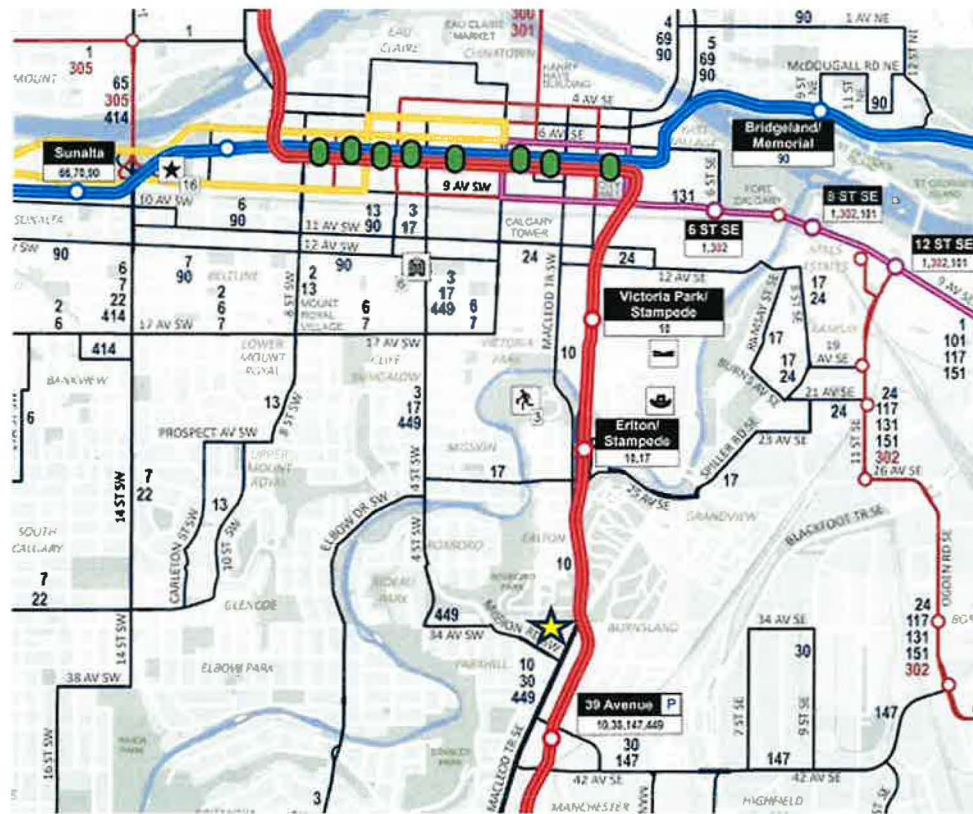
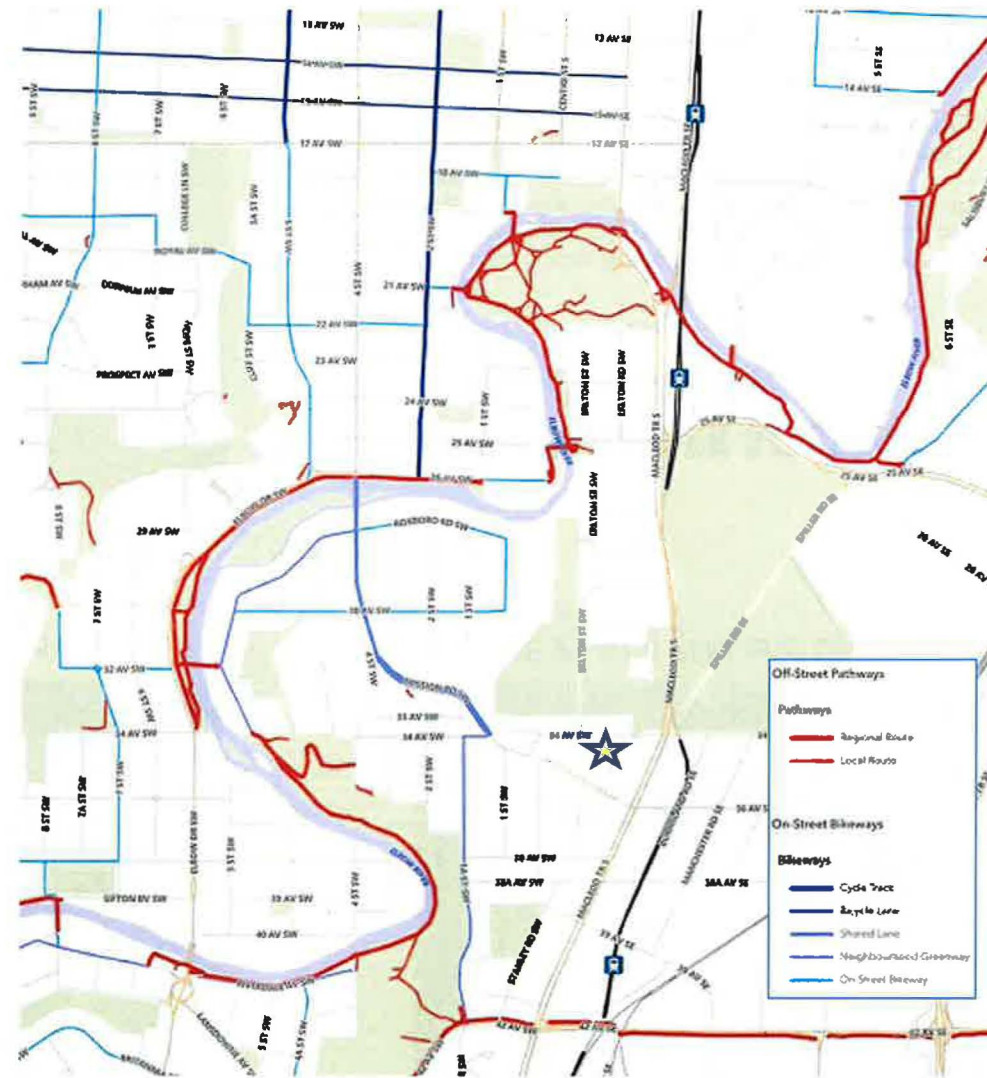


Figure 4.3: Cycling Network



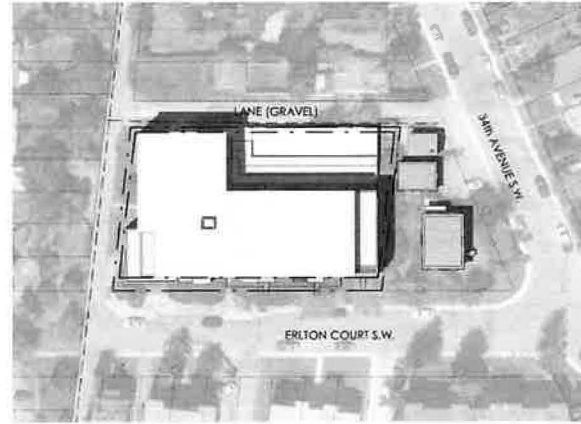


# SITE SHADOW STUDIES



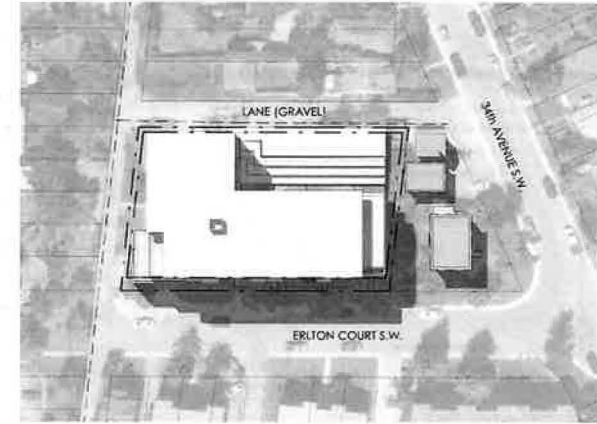
JUNE 21 AT 8 AM Land Use

1" = 50'-0"



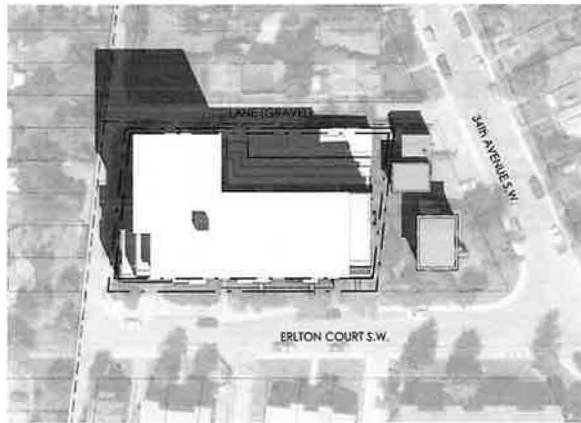
JUNE 21 AT 12 PM Land Use

1" = 50'-0"



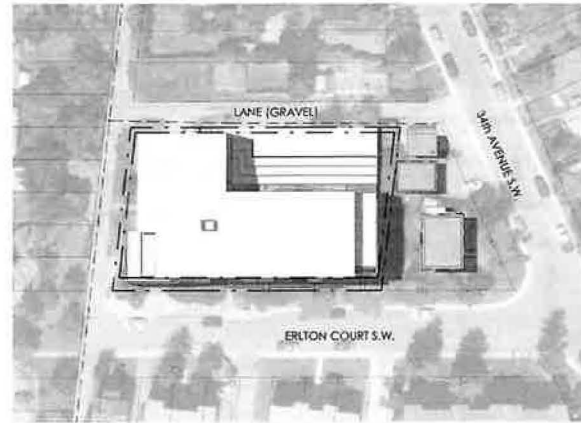
JUNE 21 AT 4 PM Land Use

1" = 50'-0"



JUNE 21 AT 10 AM Land Use

1" = 50'-0"



JUNE 21 AT 2 PM Land Use

1" = 50'-0"

## JUNE SUMMER SOLSTICE SHADOW STUDY

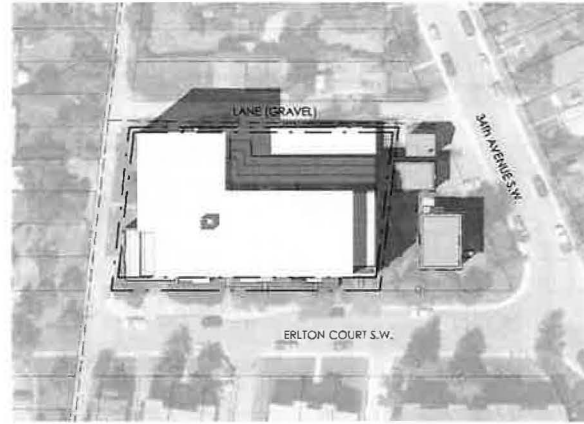
**NOTE:**

Shadow studies are for discussion purpose only. All images shown are an approximate estimation of the potential shadows that could be casted on the proposed design. Design is subject to further development, accurate site survey and services. Shadow studies are created using industry standard software.

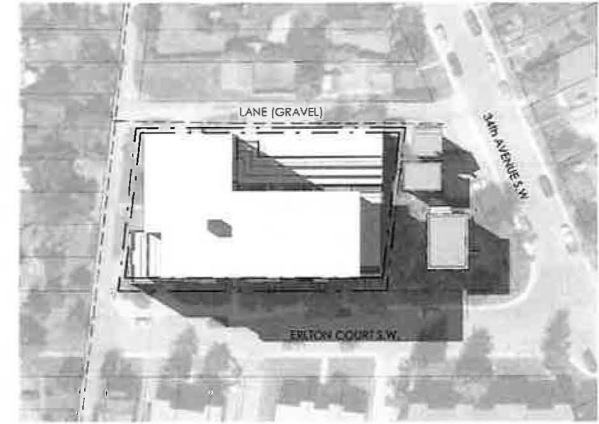
# SITE SHADOW STUDIES



MARCH 21 AT 8 AM Land Use  
1" = 50'-0"



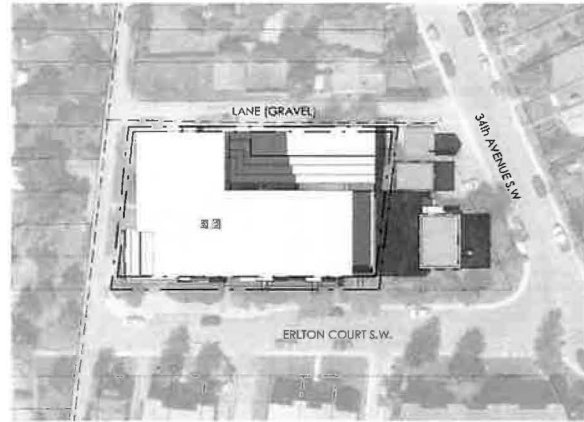
MARCH 21 AT 12 PM Land Use  
1" = 50'-0"



MARCH 21 AT 4 PM Land Use  
1" = 50'-0"



MARCH 21 AT 10 AM Land Use  
1" = 50'-0"



MARCH 21 AT 2 PM Land Use  
1" = 50'-0"

## MARCH/SEPTEMBER EQUINOX SHADOW STUDY

**NOTE:**

Shadow studies are for discussion purpose only. All images shown are an approximate estimation of the potential shadows that could be casted on the proposed design. Design is subject to further development, accurate site survey and services. Shadow studies are created using industry standard software.

# ELEVATIONS



Southwest Elevation, facing lane

1/8" = 1'-0"



Southeast Elevation, facing Elton Court S.W.

1/8" = 1'-0"

**LOC2023-0394**

SANDY BEACH APARTMENTS | 3627, 3623, 3615 ERLTON COURT S.W.

**casola-koppe**  
ARCHITECTS

#300 - 1410 1st street sw, calgary, alberta T2R 0V8  
bus (403) 287 - 9960 | info@ckarch.ca

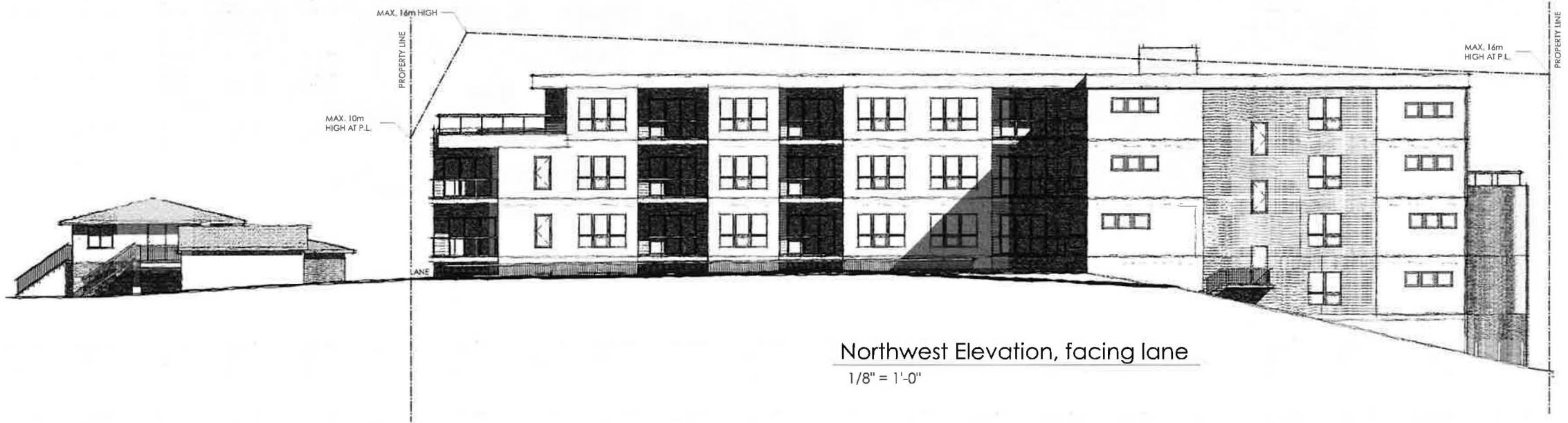


# ELEVATIONS



Northeast Elevation, facing neighbouring property

1/8" = 1'-0"



Northwest Elevation, facing lane

1/8" = 1'-0"

# 3D VIEW FROM EAST



**LOC2023-0394**

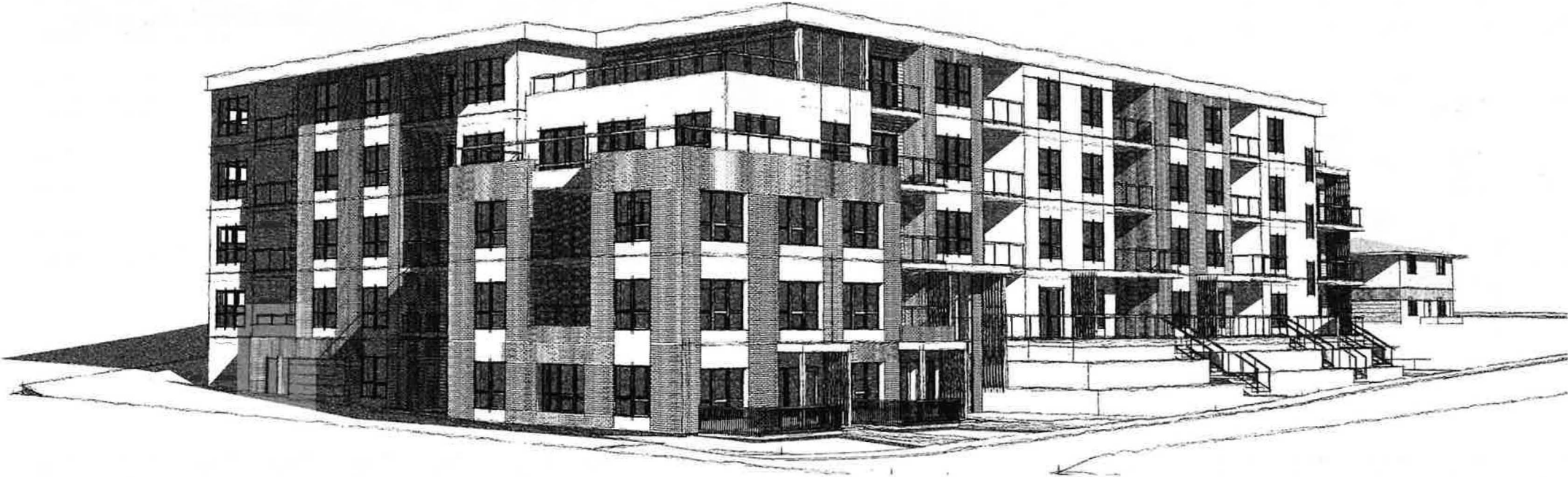
**SANDY BEACH APARTMENTS | 3627, 3623, 3615 ERLTON COURT S.W.**

**casola-koppe**  
ARCHITECTS

#300 - 1410 1st street sw, calgary, alberta T2R 0V8  
bus (403) 287-9960 | info@ckarch.ca



# 3D VIEW FROM SOUTHEAST



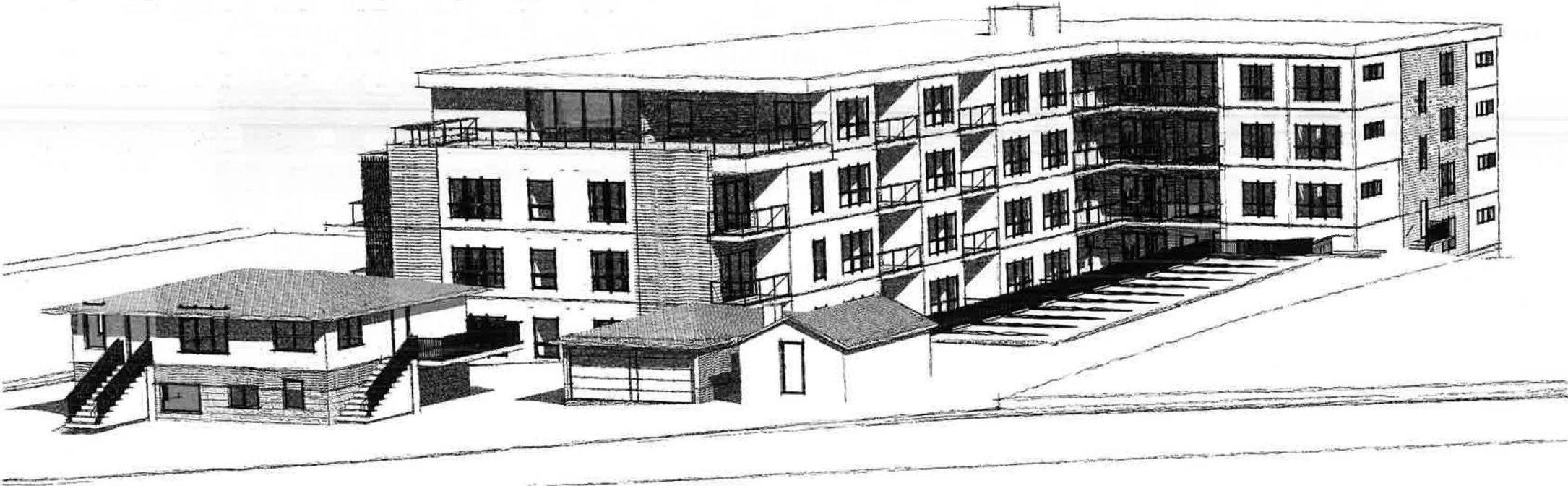
**LOC2023-0394**

**SANDY BEACH APARTMENTS | 3627, 3623, 3615 ERLTON COURT S.W.**

**casola-koppe**  
ARCHITECTS

#300 - 1410 1st street sw, calgary, alberta T2R 0V8  
bus (403) 287 - 9960 | info@ckarch.ca

# 3D VIEW FROM NORTHWEST



**LOC2023-0394**

**SANDY BEACH APARTMENTS | 3627, 3623, 3615 ERLTON COURT S.W.**

**casola-koppe**  
ARCHITECTS

#300 - 1410 1st street sw, calgary, alberta T2R 0V8  
bus (403) 287-9960 | info@ckarch.co