



Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

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The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or dp.circ@calgary.ca
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2025-00579

February 11, 2025

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: DP2025-00579

File Manager: MARTIN SIDDLERS

Phone: (368) 887-1534 **eMail:** martin.siddles@calgary.ca

Address: 1735 34 AV SW

Legal: 5662X;A;18-20

Multiple Addresses - See File

Land Use Bylaw: 1P2007

L.U.D.: M-C1

Community: ALTADORE

Ward: 08

Application Description: New: Multi-Residential Development (3 building), Secondary Suite (7 suites), Changes to site plan (existing building)

Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the [Development Map link](#).

Comments are due by: March 4, 2025

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

ALTADORE TOWNHOMES 15 UNIT & 7 SUITE M-C1 DEVELOPMENT

1735, 1741 & 1743 34 AVE SW
1742 & 1744 35 AVE SW
LOT 18-22, BLOCK A,
PLAN 5662 X

CONTENTS

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- A10 – BUILDING 2 FLOOR PLANS
- A11 – ROOF PLAN
- A12 – ELEVATIONS
- A13 – ELEVATIONS
- A14 – ELEVATIONS



EXTERIOR IMAGE (NORTH ELEVATION)
SCALE: NTS



EXTERIOR IMAGE (SOUTH ELEVATION)
SCALE: NTS



EXTERIOR IMAGE (COURTYARD)
SCALE: NTS

UNIT	FLOOR	AREA
1	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
2	MAIN	452
	SECOND	399
	THIRD	304
	TOTAL	1155
3	MAIN	452
	SECOND	399
	THIRD	304
	TOTAL	1155
4	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
5	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
6	MAIN	452
	SECOND	399
	THIRD	303
	TOTAL	1154
7	MAIN	462
	SECOND	404
	THIRD	307
	TOTAL	1173
8	MAIN	470
	SECOND	393
	THIRD	299
	TOTAL	1203
9	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
10	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
11	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
12	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
13	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
14	MAIN	454
	SECOND	395
	THIRD	304
	TOTAL	1153
15	MAIN	470
	SECOND	393
	THIRD	299
	TOTAL	1203

Prime Consultant



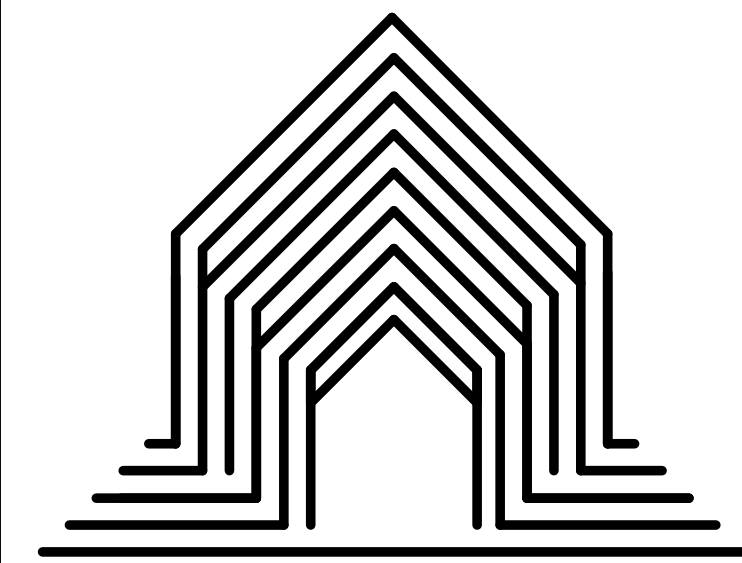
CONTACT INFO
PHONE: 587-892-7040
EMAIL: jayson@jaworld.ca
ADDRESS: 4503 Brisebois DR NW
Calgary AB, Canada



AAA PERMIT HOLDER VALIDATION

RA NAME: KRISTOPHER JAYSON HOOD
RA SIGNATURE: [Signature]
DATE: 2025-01-28
FIRM NAME: J A ARCHITECTURE
AAA FIRM #: FM 12747

Design Consultant



COLLECTIVE DESIGN

CONTACT INFO
PHONE: 403-671-2856
EMAIL: clay@collectivedesign.ca

PROJECT NAME:
Altadore M-C1
Development

ADDRESS:
1735 34 Ave SW

LEGAL ADDRESS:
Lots 18-22, Block A
Plan 5662 X

DISTRICT ZONING: M-C1

EXISTING UNITS: 9
PROPOSED UNITS: 15
PROPOSED SUITES: 7

PROJECT STAGE	DATE ISSUED
-IFDP	-01.24.25
-	-
-	-
-	-
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-	-
-	-

DESIGN: COLLECTIVE DESIGN

DRAWN: COLLECTIVE DESIGN

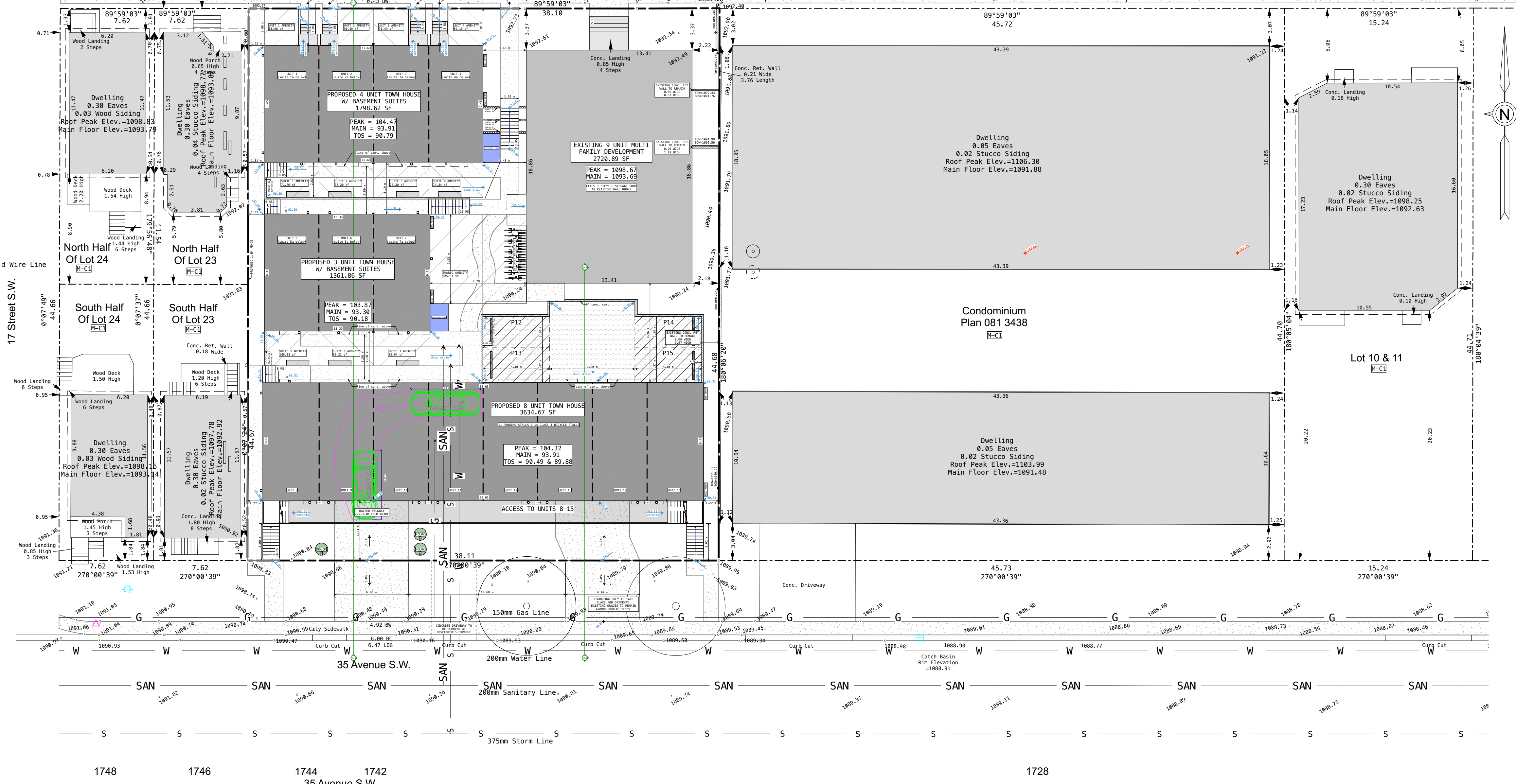
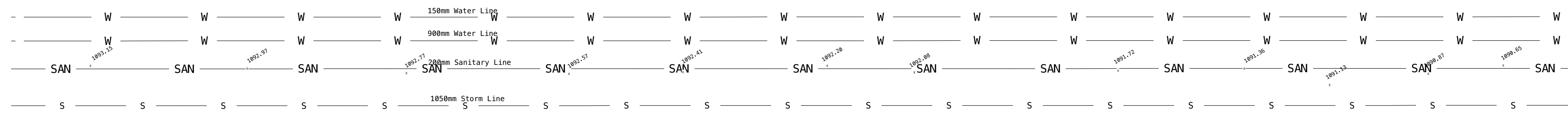
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A1 / 14

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34 AVE STREETSCAPE
SCALE: 1=100



BLOCK PLAN
SCALE: 1=200

SITE / BLOCK LEGEND			
	PROPOSED STRUCTURE		OVERHEAD ELECTRICAL LINE
	PROPOSED VERANDA / COVERED DECK		CITY SANITATION LINE
	PROPOSED AMENITY SPACE		CITY WATER LINE
	NEIGHBOURING STRUCTURE		CITY STORM LINE
	PROPOSED RETAINING WALL		CITY GAS LINE
	CONCRETE		PROPERTY LINE
	RUNDLE ROCK		= SITE SECTION
	DROUGHT RESISTANT SOO		= PROPOSED GRADE
	MULCH		= EXISTING GRADE
	ASPHALT		= EXTRAPOLATED GRADE
	DECIDUOUS - TYPE 1		= PROPOSED SLOPE
	CONIFEROUS - TYPE 1		= PROPOSED SLOPE
	DECIDUOUS - TYPE 2		COMPOST, WASTE & RECYCLING MLOK
	EXISTING TREE TO REMAIN		SHRUB - TYPE 1
	EXISTING TREE TO BE REMOVED		SHRUB - TYPE 2
			SHRUB - TYPE 3
			SHRUB - TYPE 4
			SHRUB - TYPE 5

Prime Consultant

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Plan 5662 X

DISTRICT ZONING: M-C1

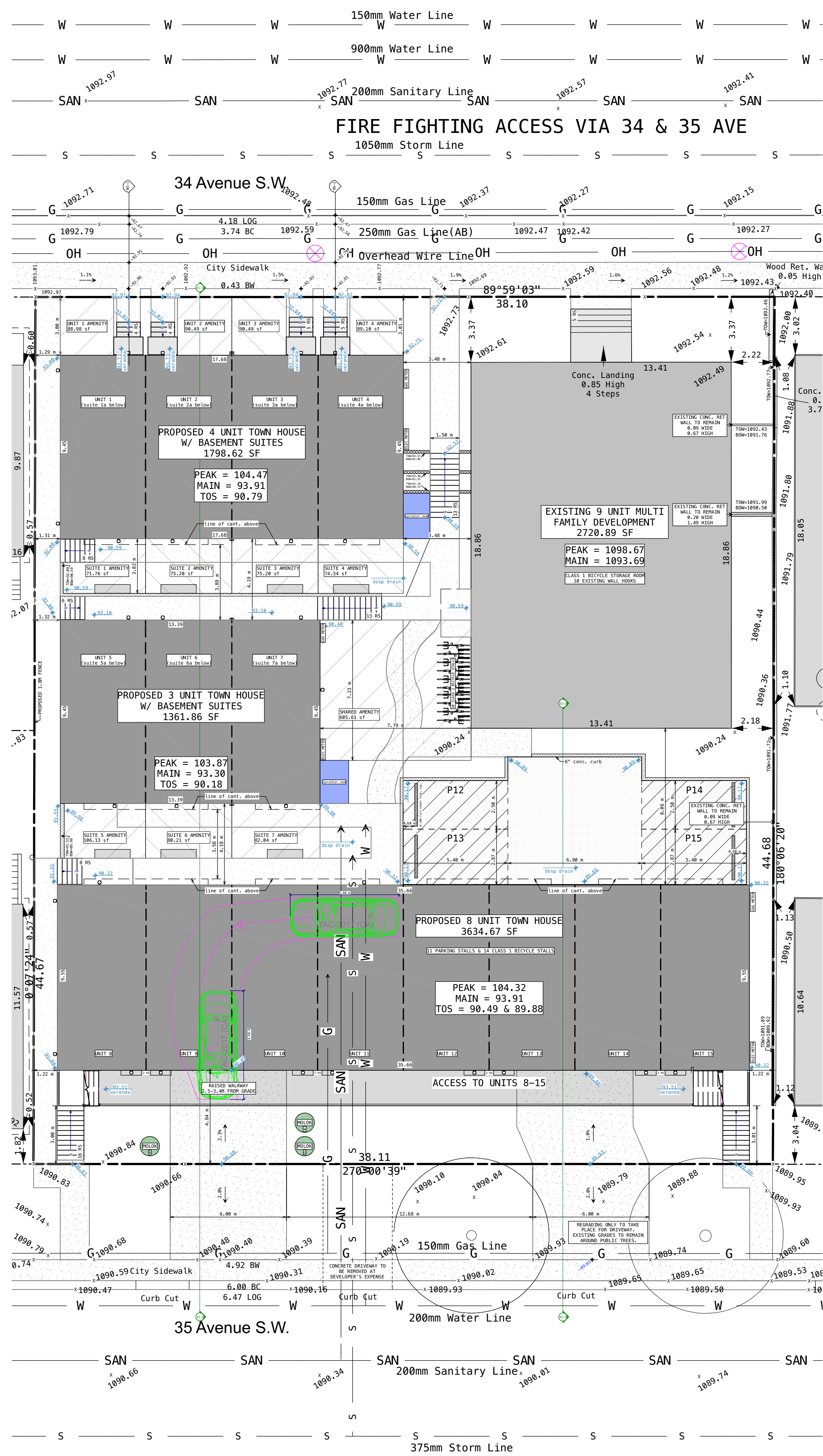
EXISTING UNITS: 9
PROPOSED UNITS: 15
PROPOSED SUITES: 7

PROJECT STAGE	DATE ISSUED
-IFDP	-01.24.25
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-	-
-	-
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SITE PLAN
SCALE: 1=150



CLASS 1 WALL HOOK
SCALE: NTS



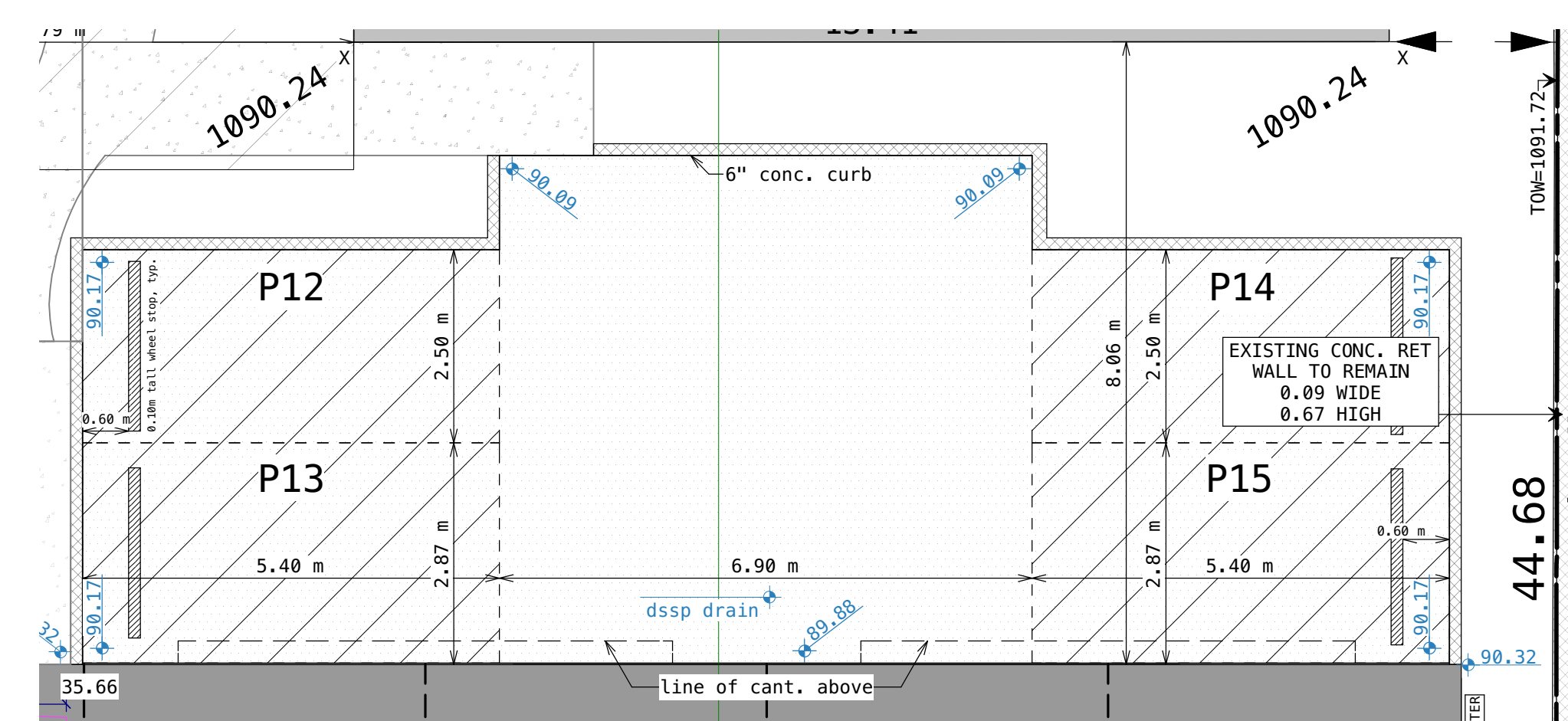
CLASS 1 U RACK
SCALE: NTS



SITE LIGHTING
SCALE: NTS

SITE / BLOCK LEGEND		
[Symbol]	PROPOSED STRUCTURE	--- OH --- OVERHEAD ELECTRICAL LINE
[Symbol]	PROPOSED VERANDA / COVERED DECK	--- SANI --- CITY SANITATION LINE
[Symbol]	PROPOSED AMENITY SPACE	--- W --- CITY WATER LINE
[Symbol]	NEIGHBOURING STRUCTURE	--- S --- CITY STORM LINE
[Symbol]	PROPOSED RETAINING WALL	--- GAS --- CITY GAS LINE
[Symbol]	CONCRETE	--- --- PROPERTY LINE
[Symbol]	RUNDLE ROCK	A1 = SITE SECTION
[Symbol]	DROUGHT RESISTANT SOO	--- --- PROPOSED GRADE
[Symbol]	MULCH	--- --- EXISTING GRADE
[Symbol]	ASPHALT	--- --- EXTRAPOLATED GRADE
[Symbol]	DECIDUOUS - TYPE 1	--- --- PROPOSED SLOPE
[Symbol]	CONIFEROUS - TYPE 1	--- --- PROPOSED SLOPE
[Symbol]	DECIDUOUS - TYPE 2	MOLOK = COMPOST, WASTE & RECYCLING MOLOK
[Symbol]	EXISTING TREE TO REMAIN	SHRUB - TYPE 1
[Symbol]	EXISTING TREE TO BE REMOVED	SHRUB - TYPE 2
		SHRUB - TYPE 3
		SHRUB - TYPE 4
		SHRUB - TYPE 5

EXTERIOR PARKING
SCALE: 1=75



SITE STATISTICS

BUILDING HEIGHT

Maximum building height = 14.00 m
Bldg 1 peak geodetic = 104.47 m
Bldg 1 peak geodetic = 103.87 m
Bldg 1 peak geodetic = 104.32 m
Proposed height = 14.00m

RESIDENTIAL DENSITY

Lot area = 1701.29 m²
Lot area = 0.1701286 ha
Units = 31
Density = 141.07 upha

PARCEL COVERAGE

Lot area = 1701.29 m²
Building 1 footprint = 167.10 m²
Building 2 footprint = 126.52 m²
Building 3 footprint = 337.67 m²
Existing Building = 252.78 m²
Parking Stalls = 78.40m²
Total coverage area = 332.53 m²
= 59.74%

AREA OF AMENITY SPACE

Unit 1 = 18.01 m²
Unit 2 = 17.94 m²
Unit 3 = 17.94 m²
Unit 4 = 17.87 m²
Unit 5 = 18.01 m²
Unit 6 = 17.94 m²
Unit 7 = 17.94 m²
Unit 8 = 17.87 m²
Unit 9 = 18.01 m²
Unit 10 = 17.94 m²
Unit 11 = 17.94 m²
Unit 12 = 17.87 m²
Unit 13 = 17.94 m²
Unit 14 = 17.94 m²
Unit 15 = 17.87 m²

Suite 1a = 4.80 m²
Suite 2a = 7.16 m²
Suite 3a = 7.16 m²
Suite 4a = 7.88 m²
Suite 5a = 4.80 m²
Suite 6a = 7.16 m²
Suite 7a = 7.16 m²

Shared = 7.16 m²
Total Amenity = 98.93 m²

TOTAL GROSS FLOOR AREA

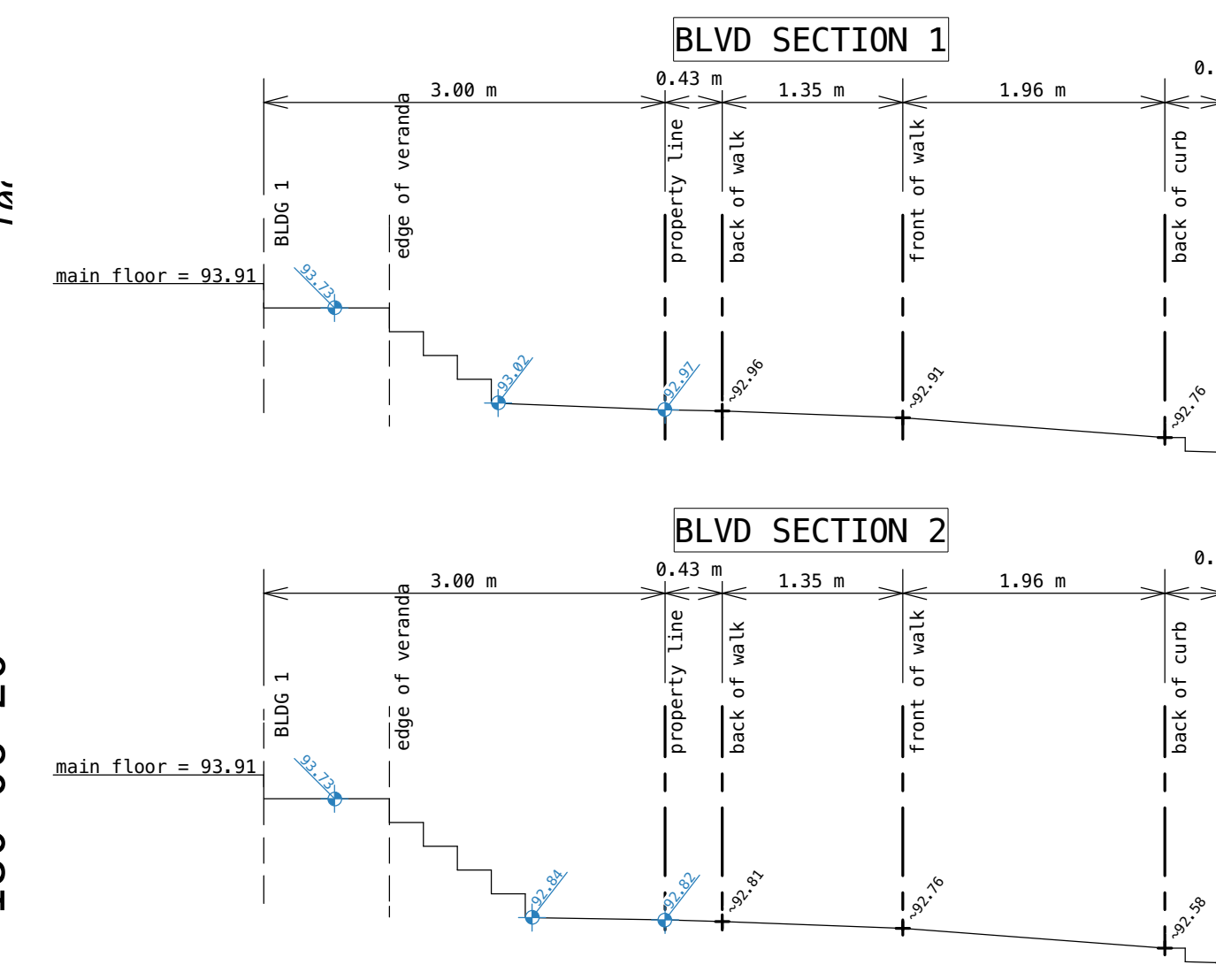
Unit 1 = 1139 sf
Unit 2 = 1155 sf
Unit 3 = 1155 sf
Unit 4 = 1139 sf
Unit 5 = 1139 sf
Unit 6 = 1154 sf
Unit 7 = 1173 sf
Unit 8 = 1203 sf
Unit 9 = 1149 sf
Unit 10 = 1149 sf
Unit 11 = 1149 sf
Unit 12 = 1149 sf
Unit 13 = 1149 sf
Unit 14 = 1149 sf
Unit 15 = 1203 sf
Total = 17378 sf (1614.47 m²)

PARKING STALLS PROVIDED ON-SITE

Parking stalls required per unit or suite = 0.625
Reduced by 25% for proximity to transit
Units = 24
Suites = 7
Parking stalls required = 15
Parking stalls provided = 15

CLASS 1 BICYCLE STORAGE

Class 1 bicycle stall required per unit or suite = 1
Units = 24
Suites = 7
Class 1 bicycle stalls required = 31
Class 1 bicycle stalls provided = 31

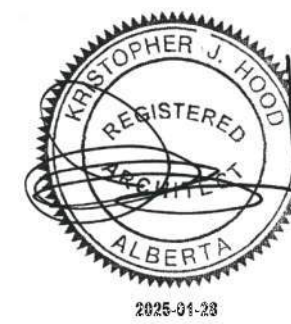


34 AVE BLVD SECTIONS
SCALE: 1=50

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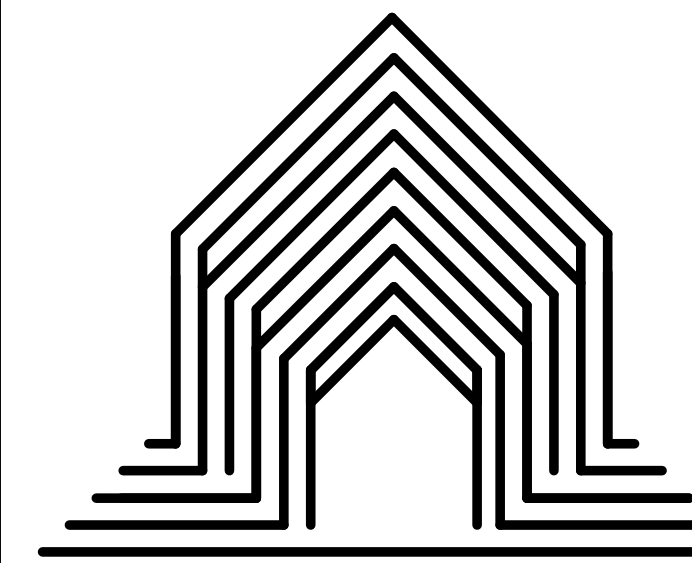
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RA SIGNATURE: _____
DATE: 2025-01-28
FIRM NAME: J A ARCHITECTURE
AAA FIRM #: FM 12747

Design Consultant



COLLECTIVE DESIGN

CONTACT INFO
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EMAIL: clay@collectivedesign.ca

PROJECT NAME:
Altadore M-C1
Development

ADDRESS:
1735 34 Ave SW

LEGAL ADDRESS:
Lots 18-22, Block A
Plan 5662 X

DISTRICT ZONING: M-C1

EXISTING UNITS: 9
PROPOSED UNITS: 15
PROPOSED SUITES: 7

PROJECT STAGE -IFDP
DATE ISSUED -01.24.25

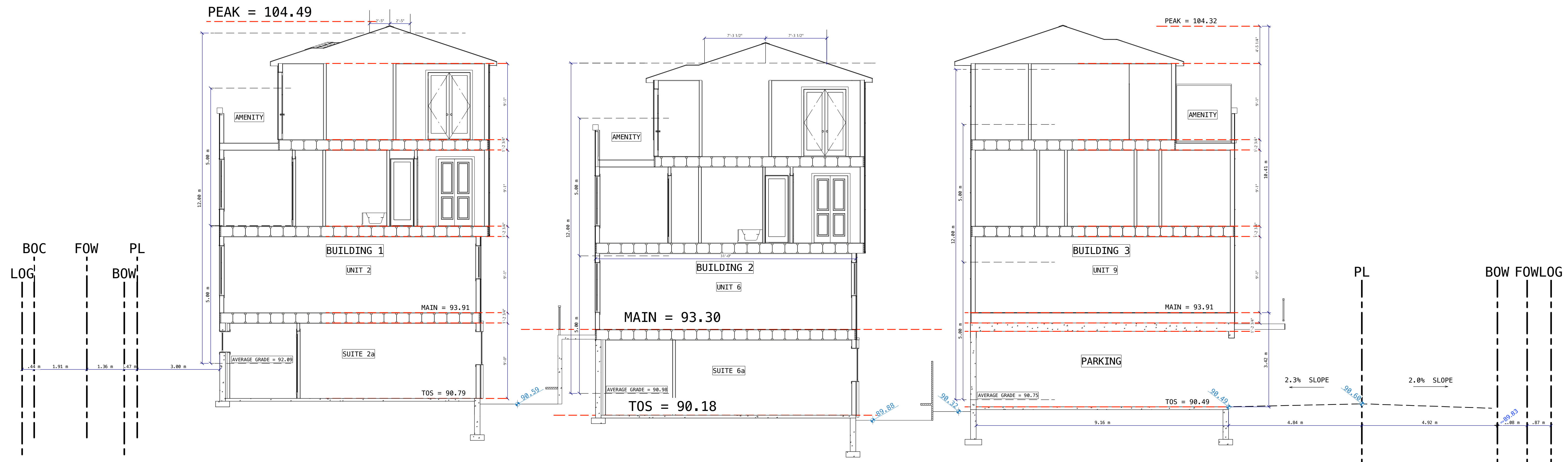
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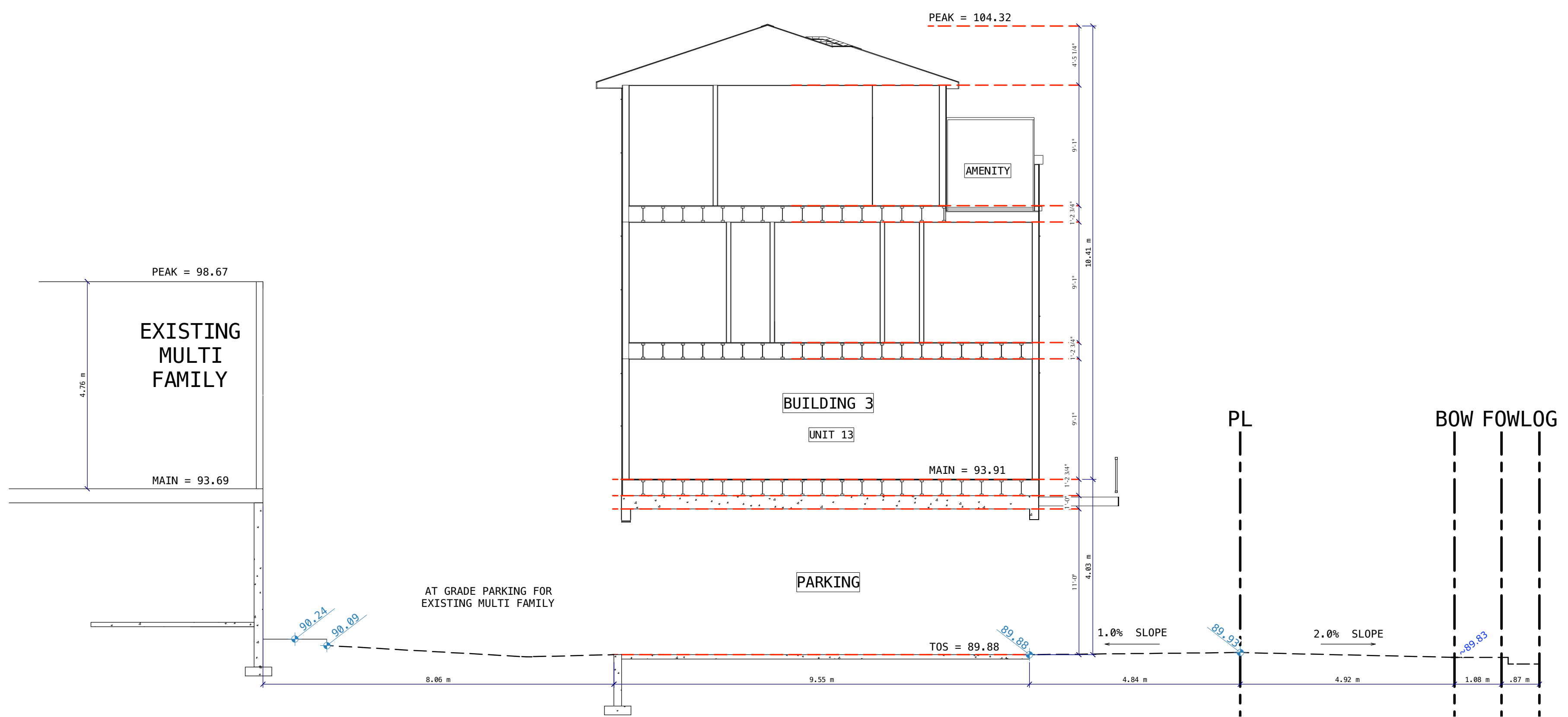
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A3 / 14

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SITE SECTION 1 (SS-1)
SCALE: 1=75



SITE SECTION 2 (SS-2)
SCALE: 1=75

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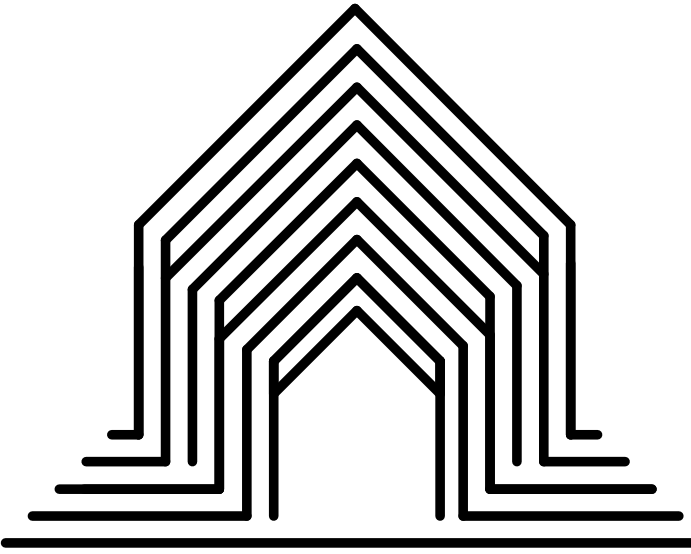


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DESIGN: COLLECTIVE DESIGN

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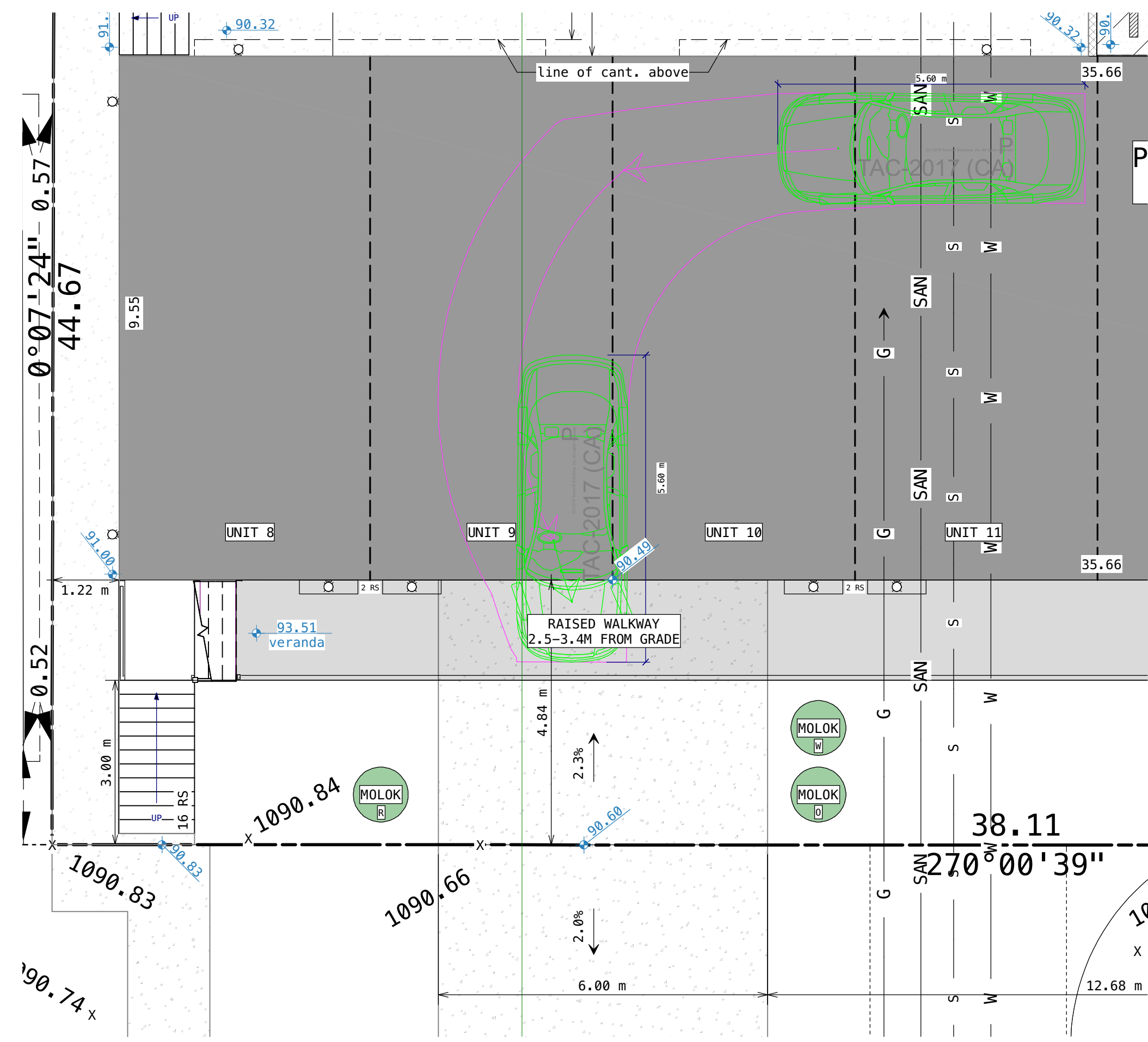
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SITE SECTION 3 (SS-3)
SCALE: 1=75



TURNING RADIUS
SCALE: 1=75

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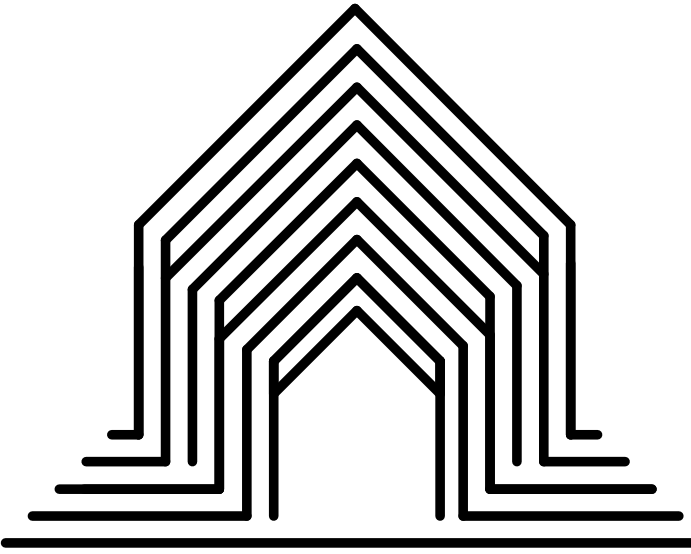


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RA SIGNATURE: [Signature]
DATE: 2025 01 28
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AAA FIRM #: FM 12747

Design Consultant



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PROJECT NAME:
Altadore M-C1
Development

ADDRESS:
1735 34 Ave SW

LEGAL ADDRESS:
Lots 18-22, Block A
Plan 5662 X

DISTRICT ZONING: M-C1

EXISTING UNITS: 9
PROPOSED UNITS: 15
PROPOSED SUITES: 7

PROJECT STAGE	DATE ISSUED
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-	-
-	-
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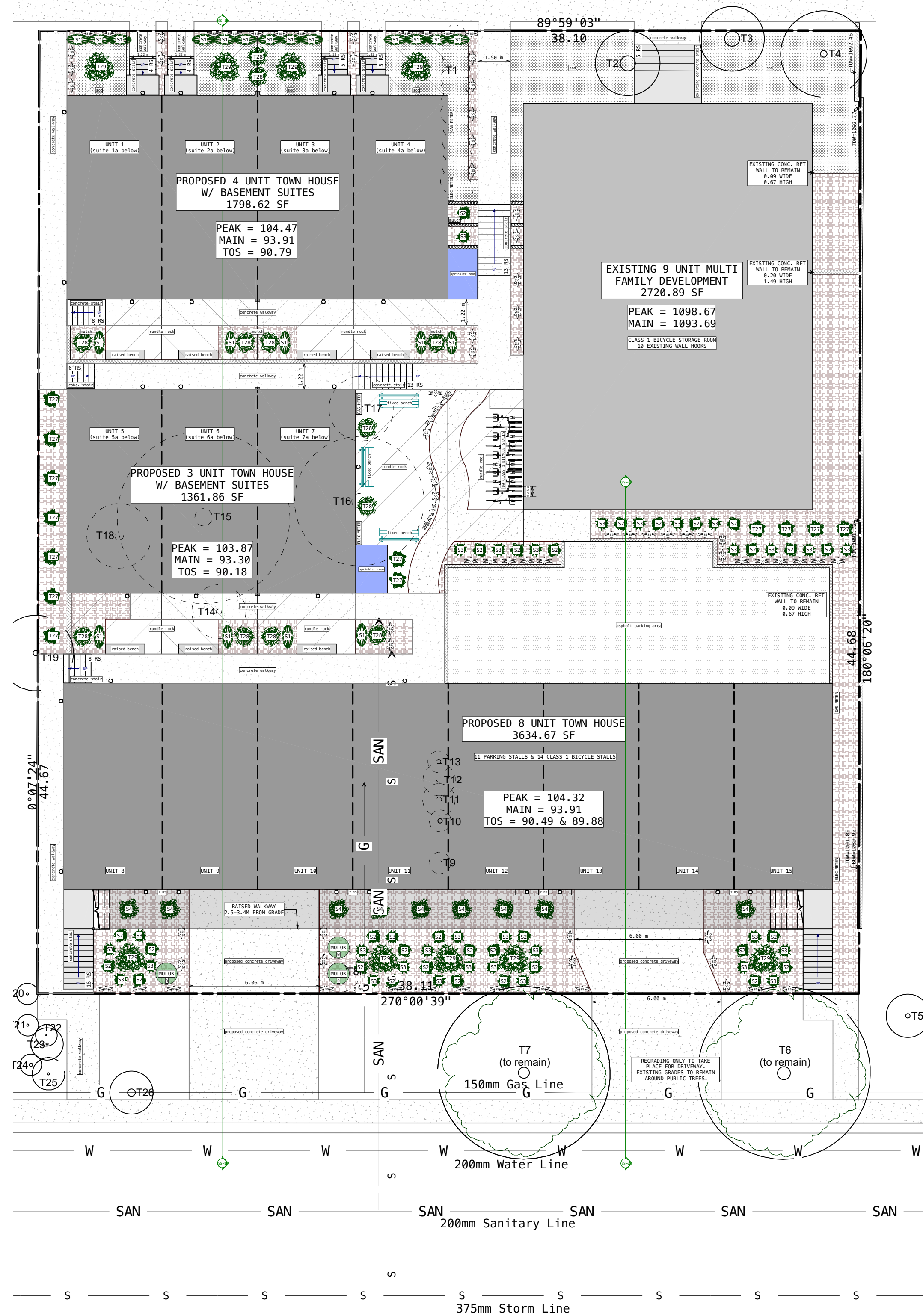
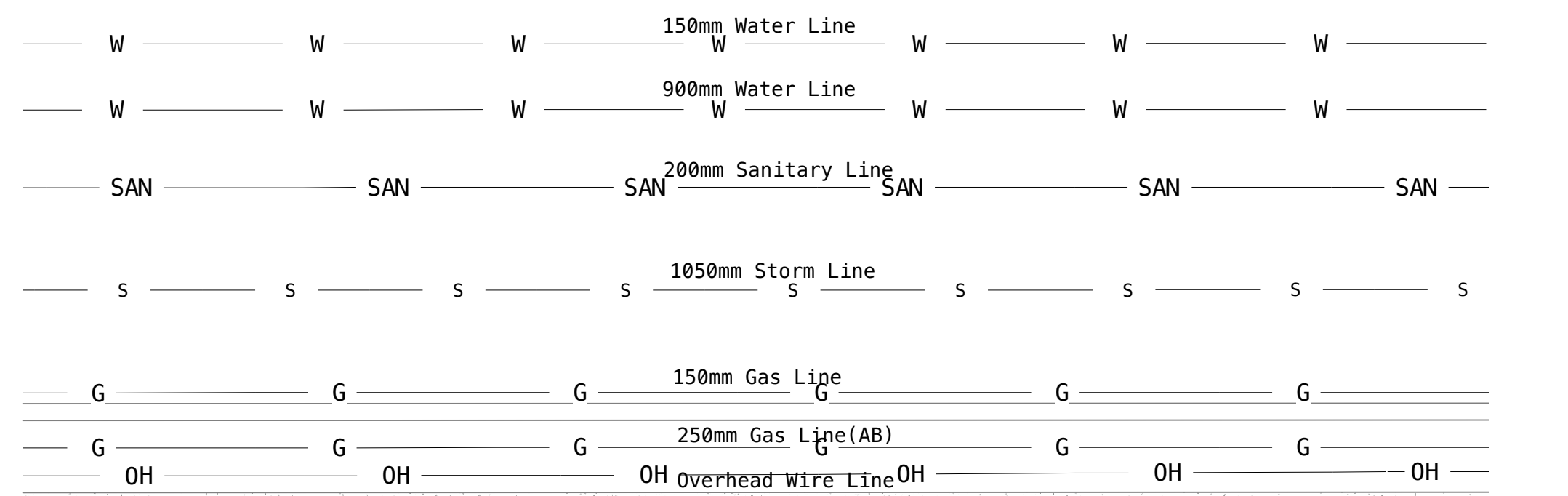
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A5 / 14

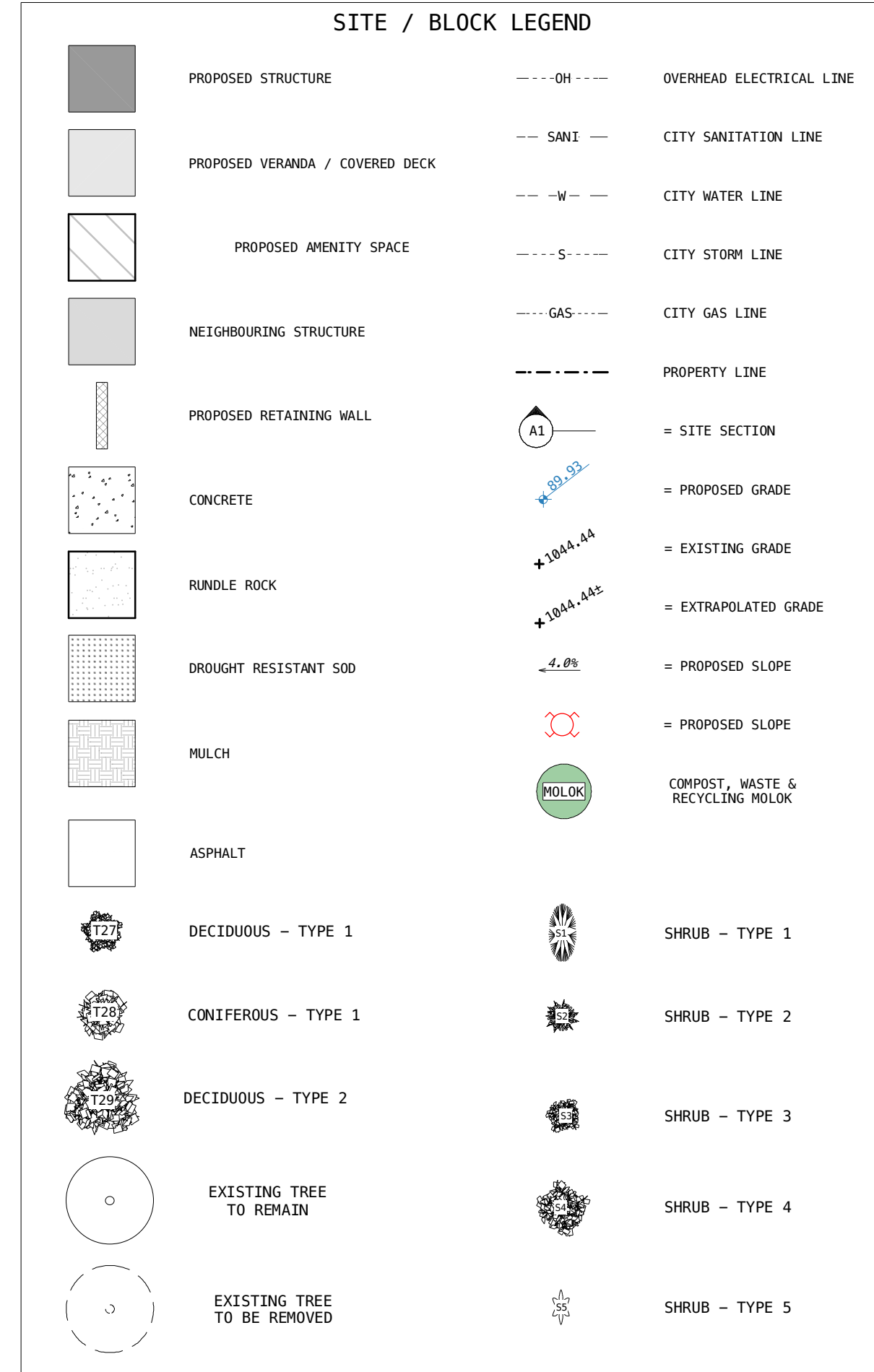
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LANDSCAPE PLAN
SCALE: 1=150



BENCHES
SCALE: NTS



skybound white cedar



columnar aspen



princess kay plum



abbotswood potentilla



snow berry



golden potentilla



mugo pine

PROPOSED PLANTINGS
SCALE: NTS

RESIDENTIAL DENSITY

Lot area = 1701.29 m²
Lot area = 0.1701286 ha
Units = 31
Density = 141.07 upha

LANDSCAPE STATISTICS

NOTES:

-Underground Low-Water-Irrigation System to be provided only for shrubs and trees.
-All sodded areas to be planted with a drought tolerant grass species.
-Minimum soil depth of 600mm for planting beds with shrubs, 1200mm for trees and 300mm in all other areas.

LOT AREA = 1701.29 m²

LANDSCAPING AREA = 214.08 m² or 37.85%

Enhanced Landscaping Option (-3%)
Street Oriented Multi-Residential Option (-4%)
53.04m of frontage x 2 m² = 106.08m² > 4% lot area

Landscaped area required = 561.43 m² or 33% lot area

Building 1 footprint = 167.10 m²
Building 2 footprint = 126.52 m²
Building 3 footprint = 337.67 m²
Existing Building = 252.78 m²
At grade parking = 103.07 m²
Driveways = 62.50 m²

Total = 1049.64 m²

SOFT SURFACE AREA = 333.87 m² (55.18%)

Wood Mulch Bed = 246.43 m²

Drought Resistant Sod = 87.44 m²

HARD SURFACE AREA = 271.20 m² (44.82%)

Concrete = 199.90 m²

Rundle Rock = 71.30 m²

333.87 + 271.20 = 605.07 (landscaped area)

PLANTINGS REQUIRED

Enhanced Landscaping Option

Trees required = 1 tree per 25m² of landscaped area
= 23 trees
Trees proposed = 30 trees

Proposed coniferous tree = Columnar Aspen (x11)
T27 (Populus Tremula Erecta)
Proposed coniferous tree = Skybound White Cedar (x10)
T28 (Thuja Occidentalis)
Proposed deciduous tree = Princess Kay Plum (x9)
T29 (Prunus Nigra)

Shrubs required = 2 shrubs per 25m² of landscaped area
= 46 shrubs
Shrubs proposed = 93 shrubs

Proposed shrub = Mugo Pine (x22)
S1
Proposed shrub = Abbotswood Potentilla(x30)
S2
Proposed shrub = Goldfinger Potentilla (x32)
S3
Proposed shrub = Snowberry(x9)
S4
Proposed planting = Prairie Grasses(x90)
S5

#	DIA.	SPRD.	HGT.	TREE SCHEDULE (meters)	SPECIES	STATUS
T1	---	2.00	2.50	BUSH	X	to be removed
T2	0.70	3.00	3.00	BUSH	X	to remain
T3	0.70	3.00	3.00	BUSH	X	to remain
T4	0.30	4.00	7.00	DECIDUOUS	X	to remain
T5	0.20	4.00	6.00	DECIDUOUS	X	to remain
T6	0.60	8.00	10.00	DECIDUOUS	fraxinus pennsylvanica t-32048545	to remain
T7	0.50	8.00	10.00	DECIDUOUS	fraxinus pennsylvanica t-32048546	to remain
T8	0.70	8.00	12.00	DECIDUOUS	X	to remain
T9	0.20	2.00	12.00	DECIDUOUS	X	to be removed
T10	0.20	1.00	12.00	DECIDUOUS	X	to be removed
T11	0.25	1.00	13.00	DECIDUOUS	X	to be removed
T12	0.25	1.50	13.00	DECIDUOUS	X	to be removed
T13	0.20	1.50	10.00	DECIDUOUS	X	to be removed
T14	0.25	1.00	6.00	DECIDUOUS	X	to be removed
T15	0.60	2.50	10.00	DECIDUOUS	X	to be removed
T16	0.70	8.00	10.00	DECIDUOUS	X	to be removed
T17	0.20	6.00	6.00	DECIDUOUS	X	to be removed
T18	0.40	3.00	11.00	CONIFEROUS	X	to remain
T19	0.25	3.00	7.00	DECIDUOUS	X	to remain
T20	0.10	3.50	9.00	DECIDUOUS	X	to remain
T21	0.10	1.00	9.00	DECIDUOUS	X	to remain
T22	0.05	1.00	5.00	DECIDUOUS	X	to remain
T23	0.10	1.50	4.00	DECIDUOUS	X	to remain
T24	0.15	1.00	9.00	DECIDUOUS	X	to remain
T25	0.10	1.50	4.00	DECIDUOUS	X	to remain
T26	0.35	2.00	3.50	DECIDUOUS	X	to remain
T27	0.065	---	---	DECIDUOUS	POPULUS TREMULA ERECTA	to be planted x5
T28	---	---	3.00	CONIFEROUS	POPULUS TREMULA ERECTA	to be planted x5
T29	---	---	4.00	CONIFEROUS	THUJA OCCIDENTALIS	to be planted x5
T29	0.065	---	---	DECIDUOUS	PRUNUS NIGRA	to be planted x4
T29	0.065	---	---	DECIDUOUS	PRUNUS NIGRA	to be planted x5
S1	---	0.60	0.60	BUSH	MUGO PINE	to be planted x22
S2	---	0.60	0.60	BUSH	ABBOTSWOOD POTENTILLA	to be planted x30
S4	---	0.60	0.60	BUSH	GOLDEN POTENTILLA	to be planted x32
S4	---	0.60	0.60	BUSH	SNOWBERRY	to be planted x9
S5	---	---	---	planting	PRAIRIE GRASSES	to be planted x90

Prime Consultant



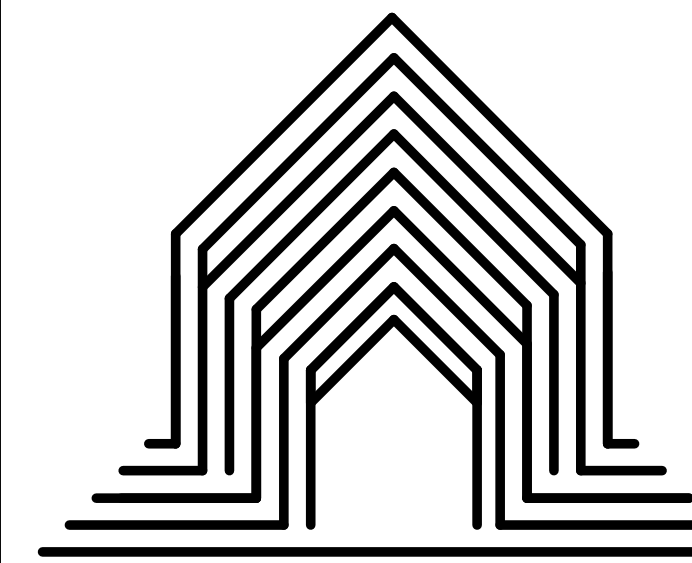
CONTACT INFO
PHONE: 587-892-7040
EMAIL: jayson@jaworld.ca
ADDRESS: 4503 Brisebois DR NW
Calgary AB, Canada



AAA PERMIT HOLDER VALIDATION

RA NAME: KRISTOPHER JAYSON HOOD
RA SIGNATURE: [Signature]
DATE: 2025-01-28
FIRM NAME: J A ARCHITECTURE
AAA FIRM #: FM 12747

Design Consultant



COLLECTIVE DESIGN

CONTACT INFO
PHONE: 403-671-2856
EMAIL: clay@collectivedesign.ca

PROJECT NAME:
Altadore M-C1
Development

ADDRESS:
1735 34 Ave SW

LEGAL ADDRESS:
Lots 18-22, Block A
Plan 5662 X

DISTRICT ZONING: M-C1

EXISTING UNITS: 9
PROPOSED UNITS: 15
PROPOSED SUITES: 7

PROJECT STAGE -IFDP
DATE ISSUED -01.24.25

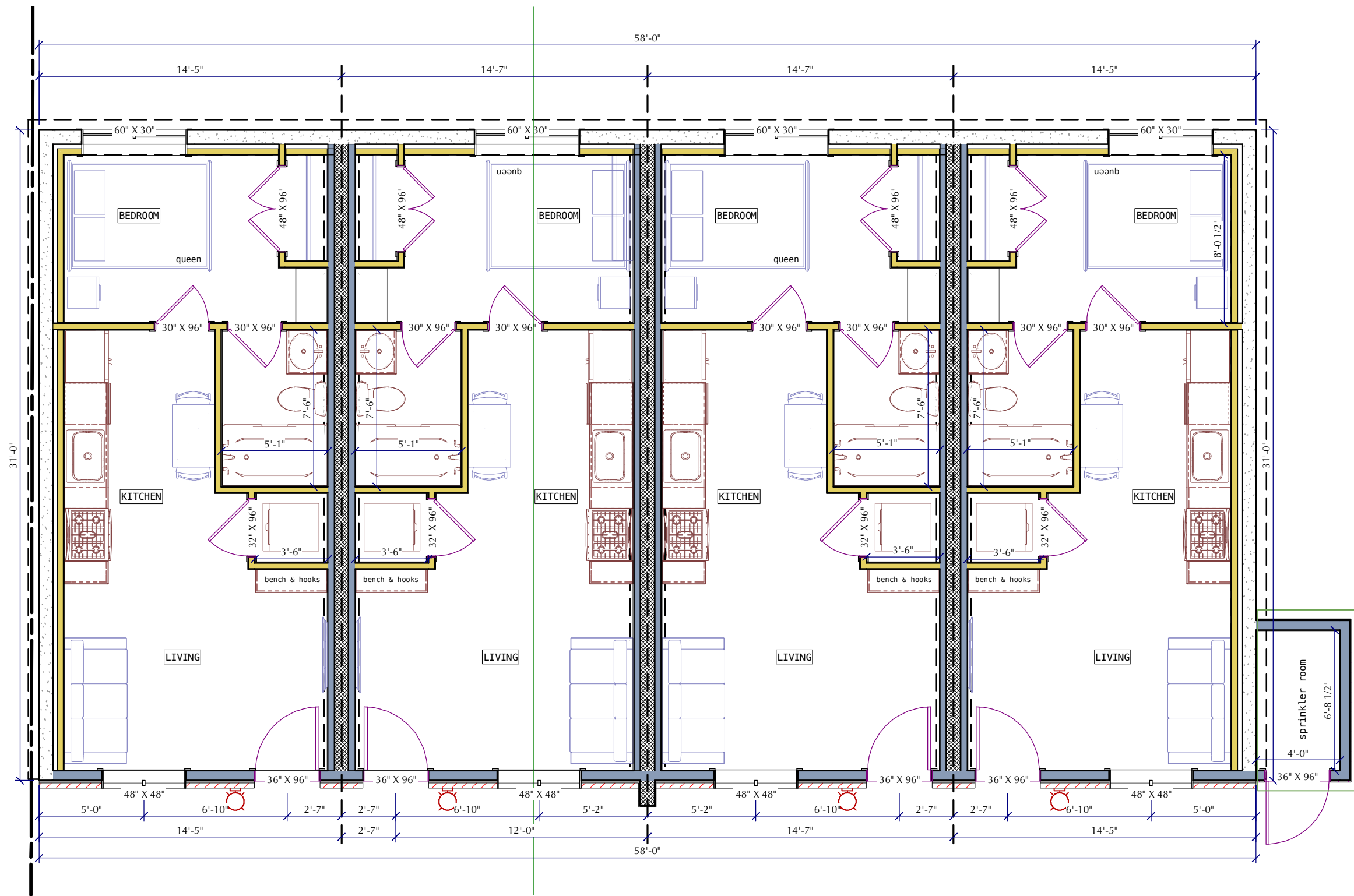
DESIGN: COLLECTIVE DESIGN

DRAWN: COLLECTIVE DESIGN

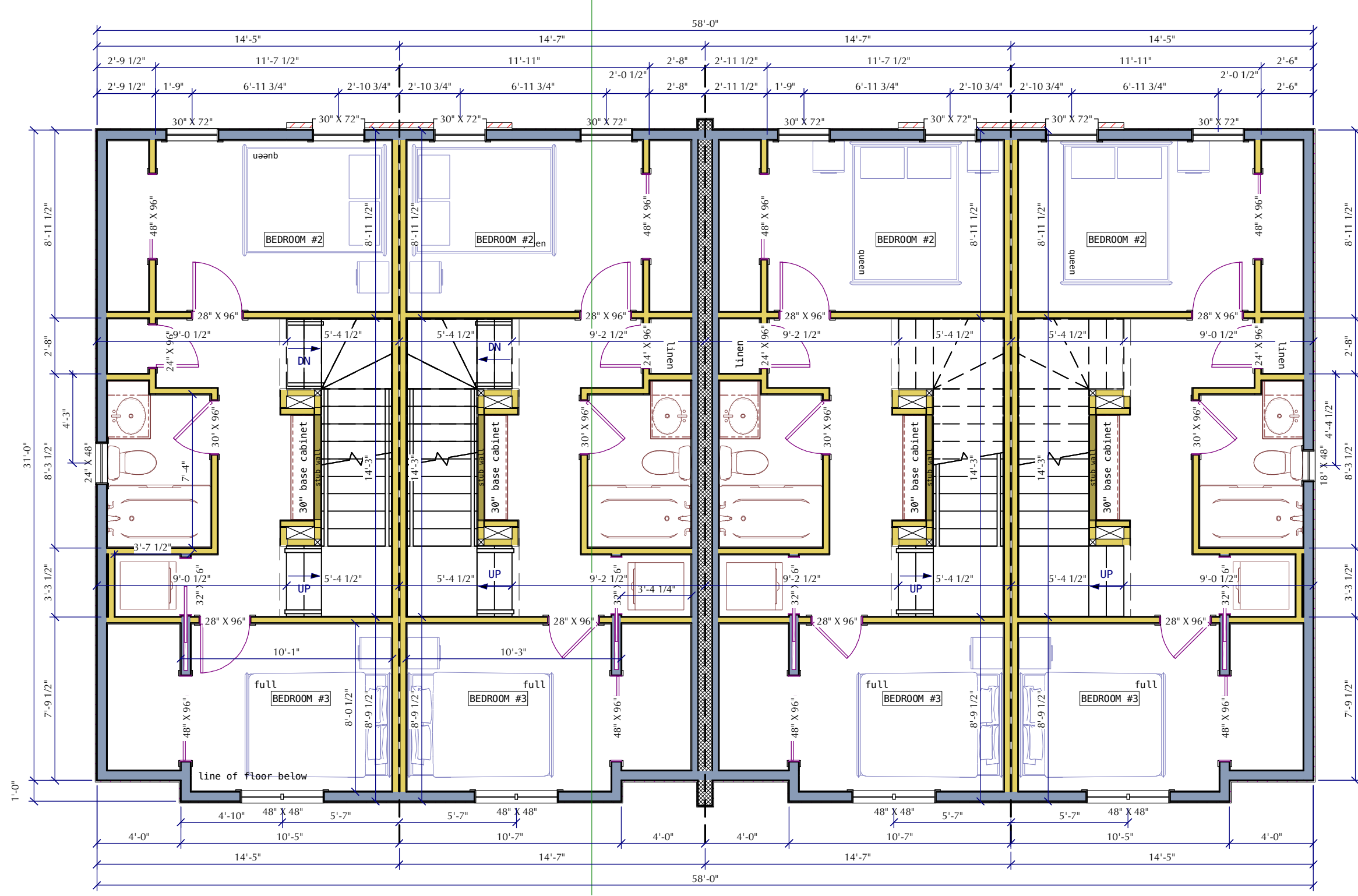
CHECKED: CI & JH

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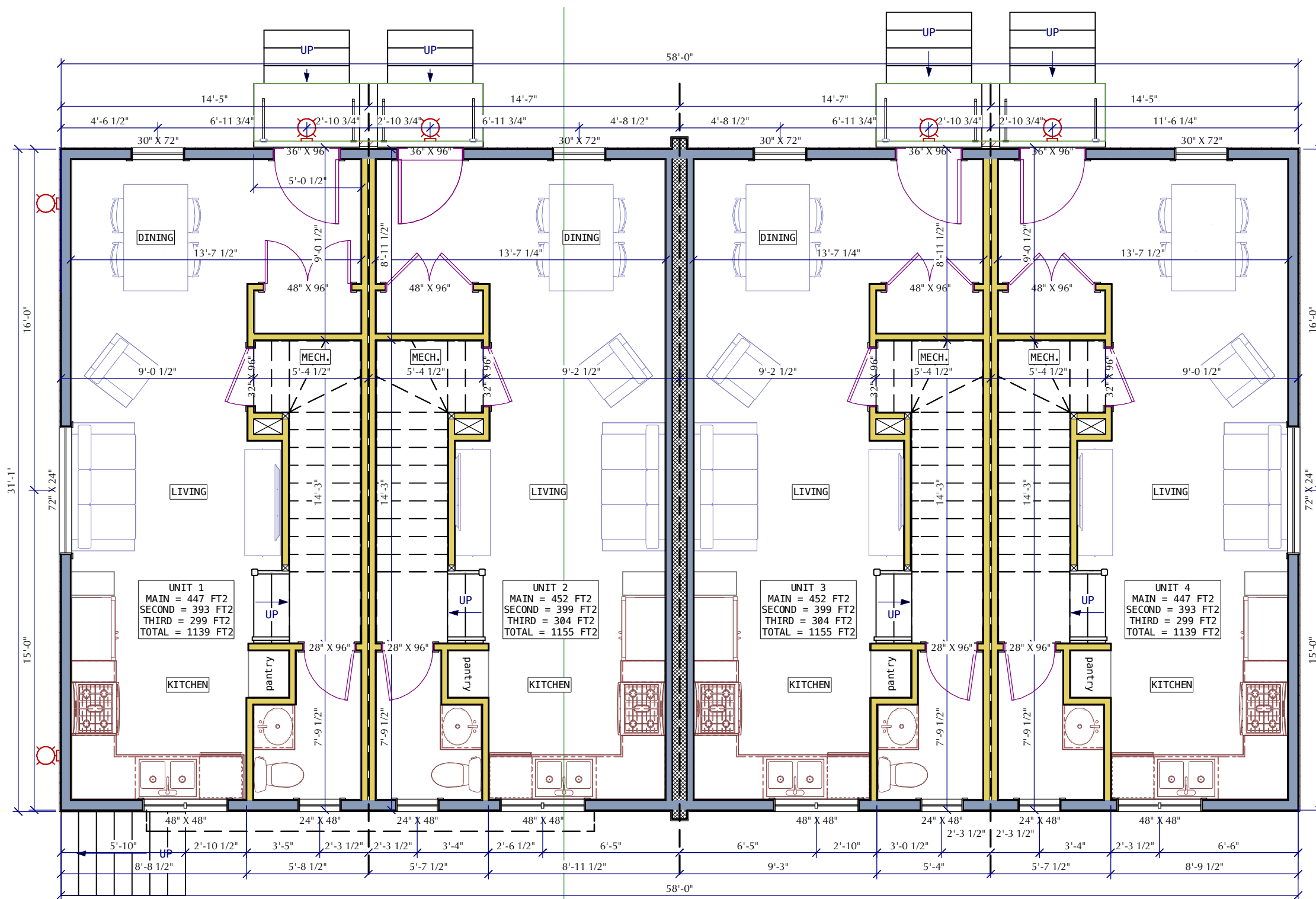


BUILDING 1 - LOWER FLOOR
SCALE: 3/16"=1'-0"

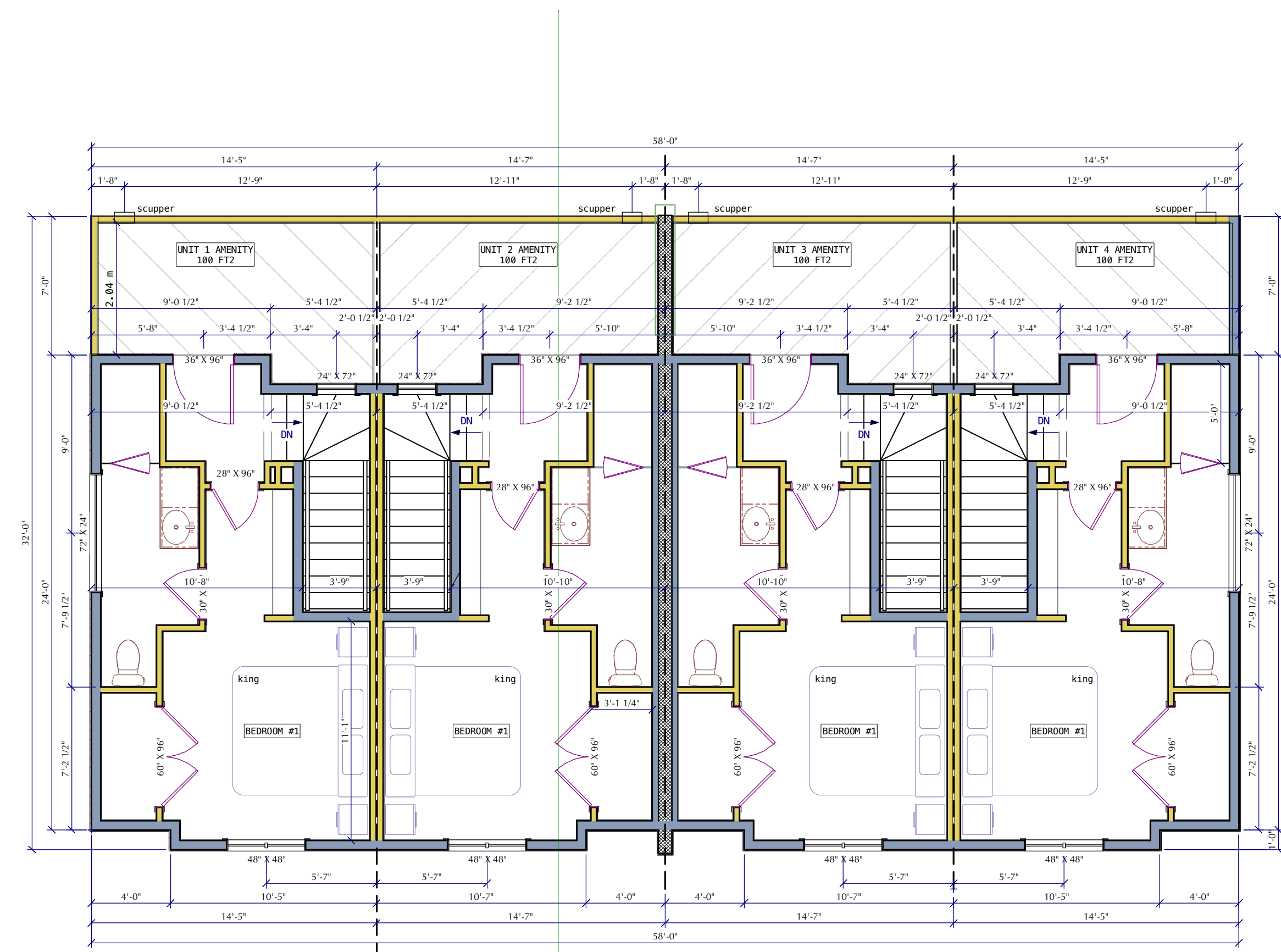


BUILDING 1 - SECOND FLOOR
SCALE: 3/16"=1'-0"

UNIT	FLOOR	AREA
1	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
	SUITE (1A)	401
2	MAIN	452
	SECOND	399
	THIRD	304
	TOTAL	1155
	SUITE (2A)	416
3	MAIN	452
	SECOND	399
	THIRD	304
	TOTAL	1155
	SUITE (3A)	416
4	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
	SUITE (4A)	401



BUILDING 1 - MAIN FLOOR
SCALE: 3/16"=1'-0"



BUILDING 1 - THIRD FLOOR
SCALE: 3/16"=1'-0"

Prime Consultant



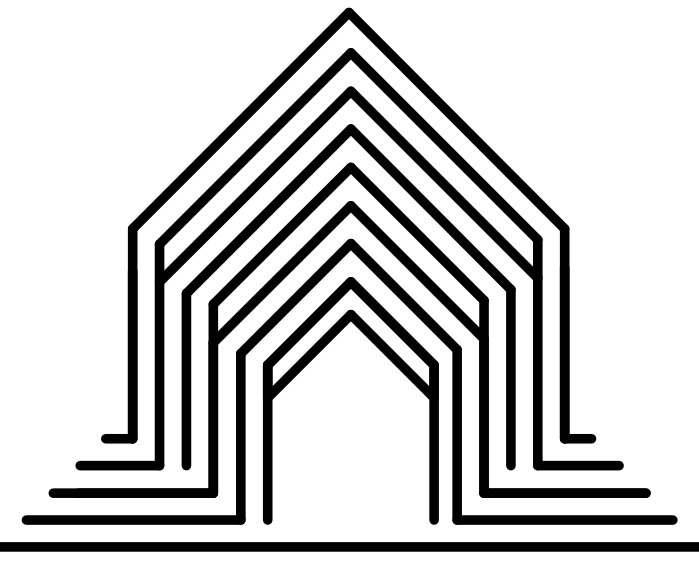
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AAA PERMIT HOLDER VALIDATION

RA NAME: KRISTOPHER JAYSON HOOD
RA SIGNATURE: _____
DATE: 2025 01 28
FIRM NAME: J A ARCHITECTURE
AAA FIRM #: FM 12747

Design Consultant



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Development

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Plan 5662 X

DISTRICT ZONING: M-C1

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PROPOSED SUITES: 7

PROJECT STAGE	DATE ISSUED
-IFDP	-01.24.25
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

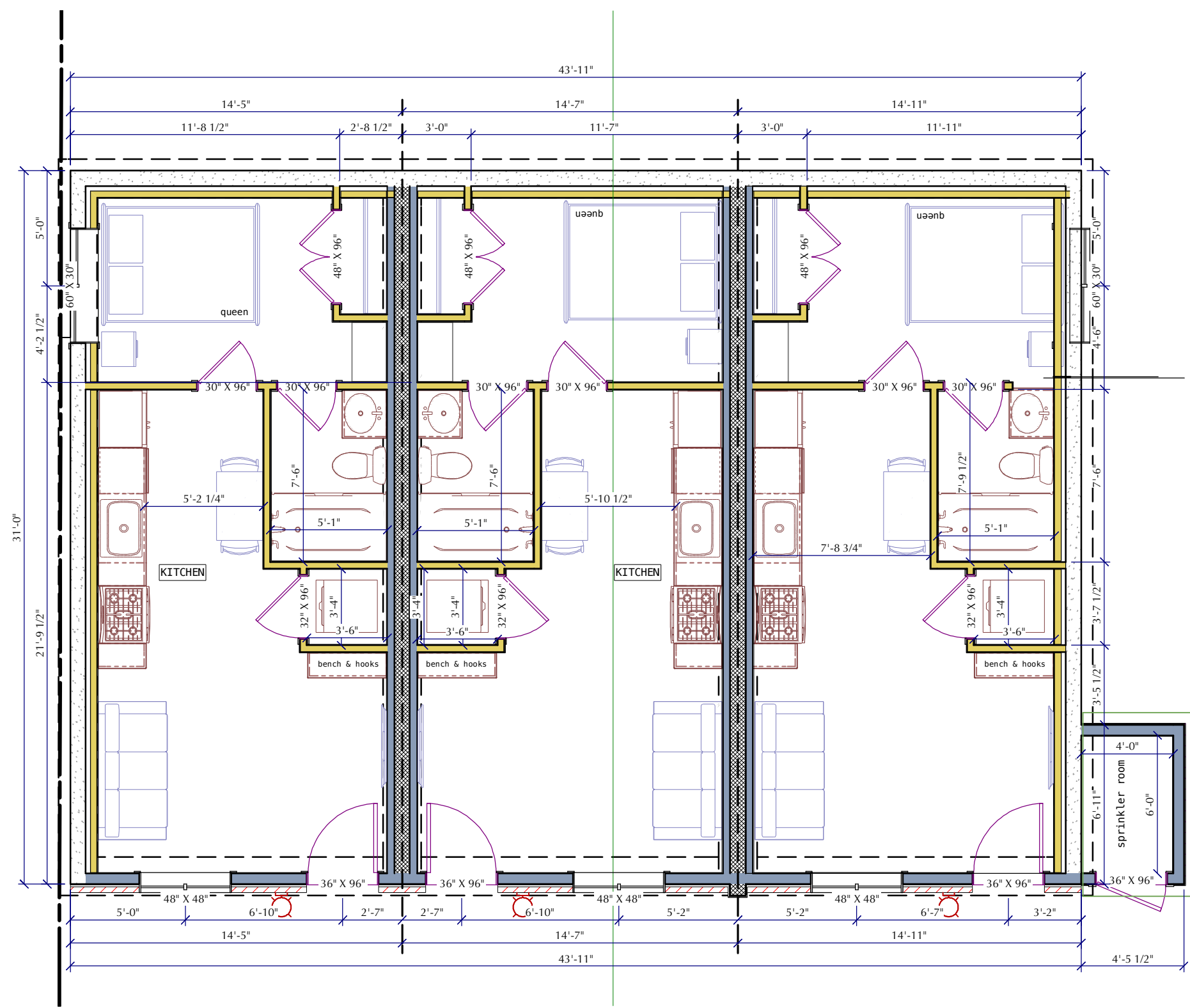
DESIGN: COLLECTIVE DESIGN

DRAWN: COLLECTIVE DESIGN

CHECKED: CI & JH

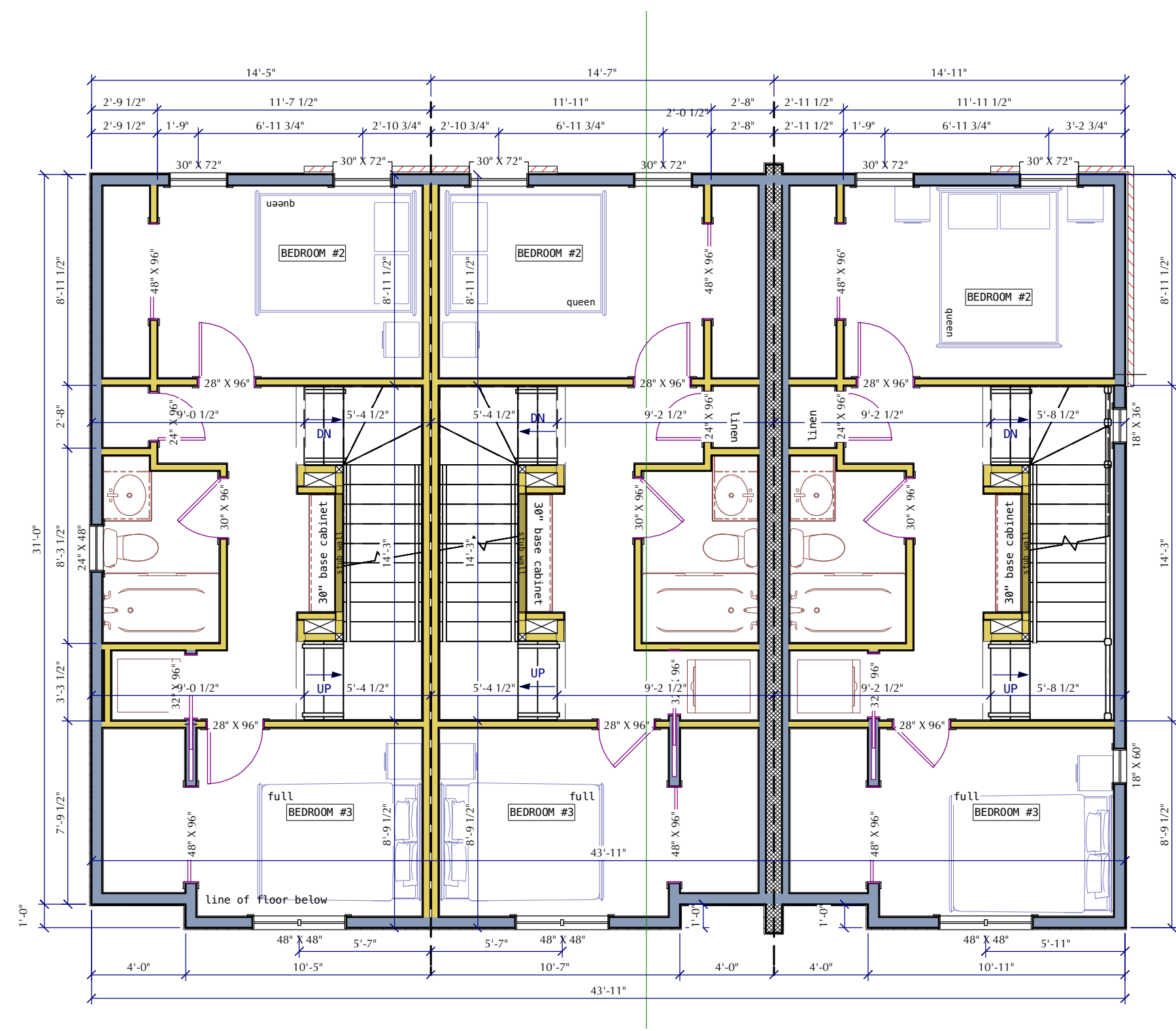
A7 / 14

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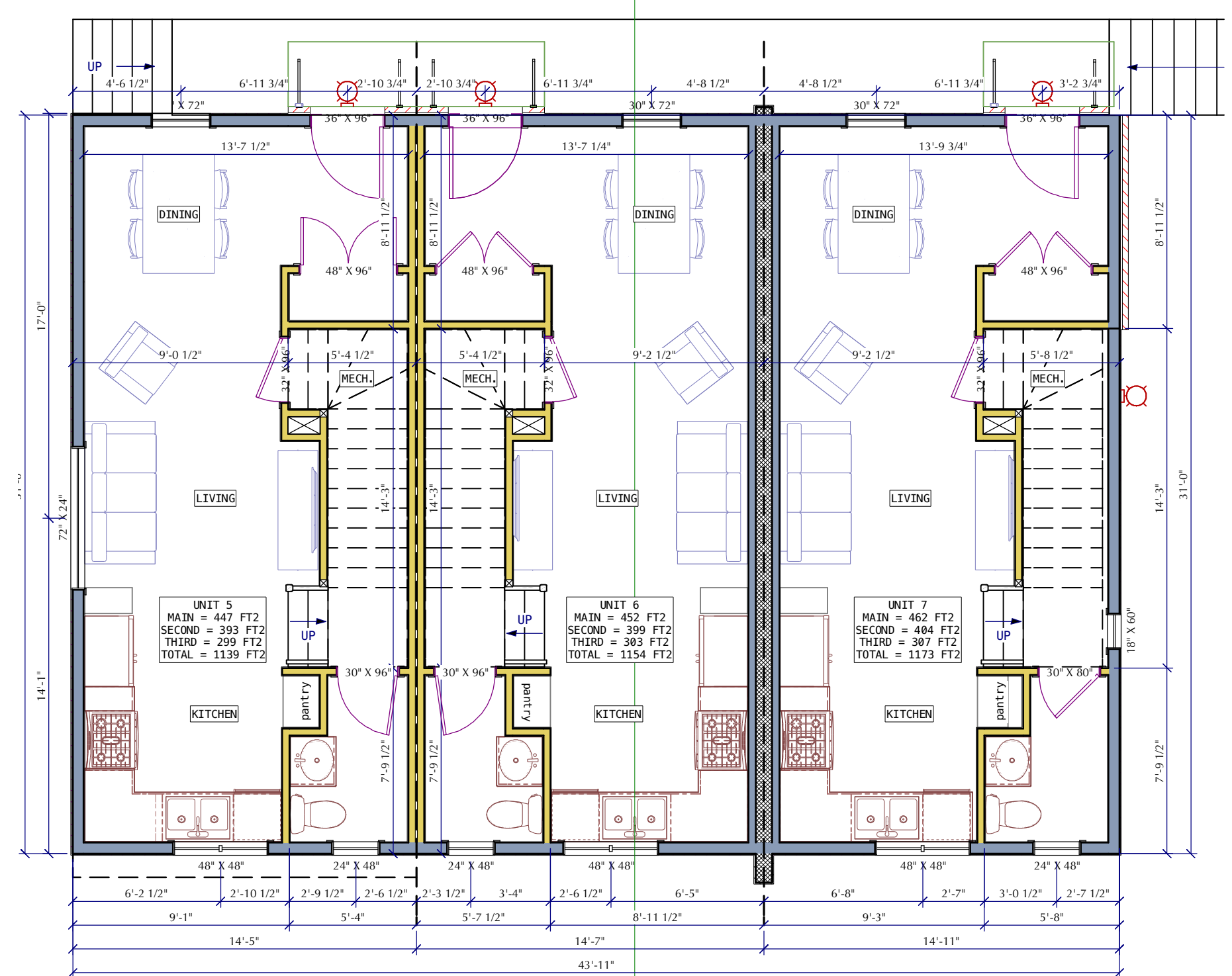


BUILDING 2 - LOWER FLOOR
SCALE: 3/16"=1'-0"

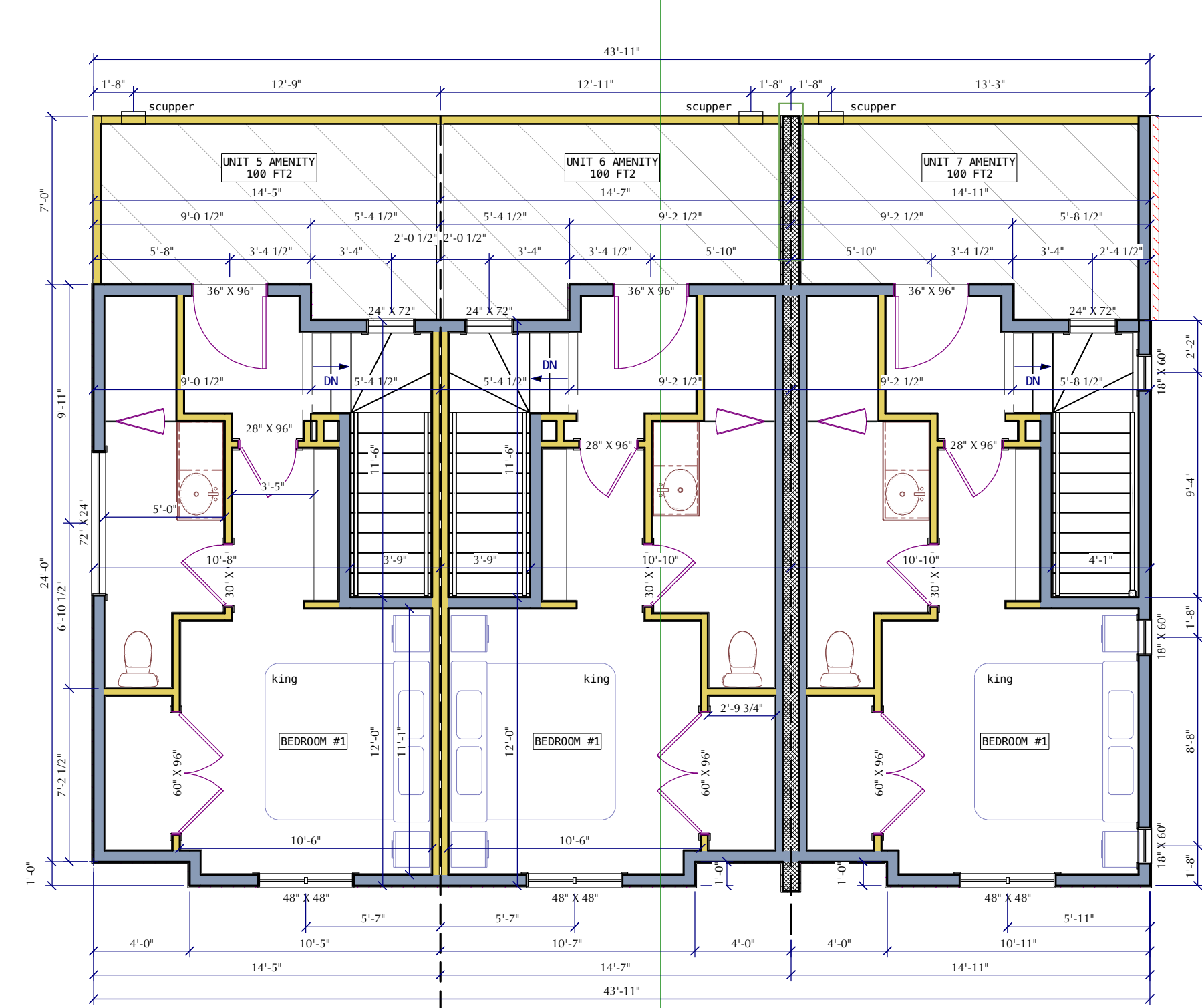
UNIT	FLOOR	AREA
5	MAIN	447
	SECOND	393
	THIRD	299
	TOTAL	1139
	SUITE (5A)	401
6	MAIN	452
	SECOND	399
	THIRD	303
	TOTAL	1154
	SUITE (6A)	416
7	MAIN	462
	SECOND	404
	THIRD	307
	TOTAL	1173
	SUITE (7A)	416



BUILDING 2 - SECOND FLOOR
SCALE: 3/16"=1'-0"



BUILDING 2 - MAIN FLOOR
SCALE: 3/16"=1'-0"



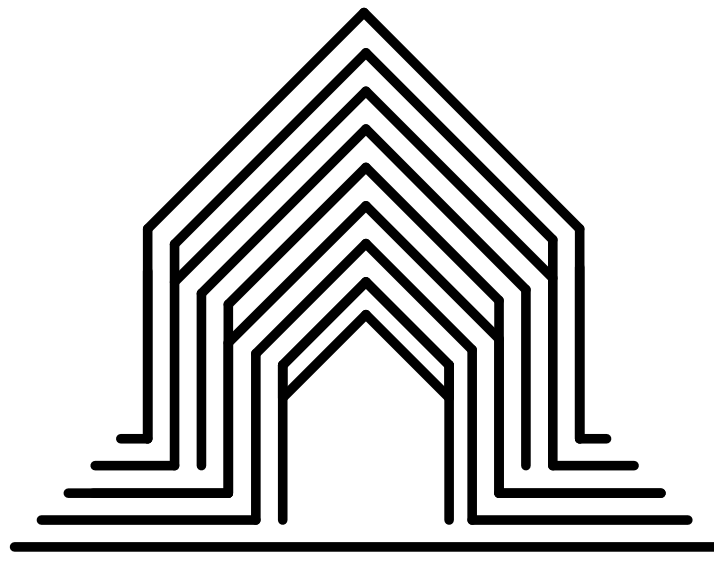
BUILDING 2 - THIRD FLOOR
SCALE: 3/16"=1'-0"



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PHONE: 587-892-7040
EMAIL: jayson@jworld.ca
ADDRESS: 4503 Brisebois DR NW
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RA NAME: KRISTOPHER JAYSON HOOD
RA SIGNATURE: [Signature]
DATE: 2025 01 28
FIRM NAME: J A ARCHITECTURE
AAA FIRM #: FM 12747



COLLECTIVE DESIGN

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Development

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Lots 18-22, Block A
Plan 5662 X

DISTRICT ZONING: M-C1

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PROJECT STAGE	DATE ISSUED
-IFDP	-01.24.25
-	-
-	-
-	-
-	-
-	-
-	-
-	-
-	-

DESIGN: COLLECTIVE DESIGN

DRAWN: COLLECTIVE DESIGN

CHECKED: CI & JH

A8 / 14