

BRAVA DEVELOPMENT CORP.

CARSON BLOCK

Civic Address : 1336 - 1340 9TH AVENUE SE

Legal Address : LOTS 17, 18, 19 and A, BLOCK 7, PLAN A3

ISSUED FOR DEVELOPMENT PERMIT

2025-11-18

ARCHITECTURAL DRAWING LIST	
No	Sheet Name
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DP0.02	PRELIMINARY CODE ANALYSIS OF BUILDING INTERFACES
DP0.03	SURVEY OF EXISTING
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DP0.06	CONTEXTUAL ELEVATIONS
DP1.00	SITE PLAN
DP1.01	WASTE & RECYCLING DETAILS
DP1.02	FIRE ACCESS DETAILS
DP1.04	CARSON BLOCK - OPERATIONS & SAFETY PLAN DURING CONSTRUCTION
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DP1.06	MAIL LOCKBOX DETAILS
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DP4.01	BUILDING SECTIONS
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DP5.02	SOUTH PERSPECTIVES
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DP6.01	RENDERING SOUTHEAST
DP6.02	RENDERING SOUTHWEST

CIVIL DRAWING LIST	
No.	Sheet Name
E101S	SITE PLAN - ELECTRICAL
E102S	SITE LIGHTING POINT-BY-POINT
E103S	SITE LIGHTING POINT-BY-POINT

ELECTRICAL DRAWING LIST	
No.	Sheet Name
DSSP01	SITE SERVICING PLAN
DSSP02	SITE GRADING PLAN



DAAS



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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7	ISSUED FOR COORDINATION	2025-10-20
5	ISSUED FOR LAND-USE APP	2025-10-10
4	ISSUED FOR PRE APP	2025-10-07
2	ISSUED FOR PRE-APP	2025-07-25

Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

COVER PAGE

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP0.00

Scale :

PROJECT INFORMATION

VICINITY MAP:



CIVIC ADDRESS: 1336 - 1340 9TH AVENUE SE
LEGAL ADDRESS: LOTS 17, 18, 19 and A, BLOCK 7, PLAN A3

BY LAW REVIEW

EXISTING ZONING: DIRECT CONTROL - 1Z93 SITE 1

PROPOSED ZONING: DIRECT CONTROL BASED ON MU-2

SITE AREA: 1,509 m² 16,242 ft²

GROSS FLOOR AREA:

EXISTING BUILDING:	760.45 m²	8,185.42 ft²
PROPOSED BUILDING :	4,702.30 m²	50,615.16 ft²
TOTAL:	5,462.75 m²	58,800.58 ft²

FLOOR AREA RATIO: 3.12

BUILDING SITE COVERAGE:

EXISTING:	376.76 m²	4,055.45 ft²
PROPOSED:	697.40 m²	7,506.70 ft²
TOTAL:	1,344.16 m²	11,562.15 ft²

DENSITY:

TOTAL DWELLING UNITS PROPOSED = 65

UNITS PER HECTARE:

65 UNITS / 0.47023 HECTARES = 138.23 UPH

BUILDING HEIGHT

PROPOSED BUILDING HEIGHT: 21.35M

SETBACKS:

AVENUE (FRONT): 0 m
LANE (BACK): 2 m
STREET SIDE (EAST): 0 m
NEIGHBOUR (WEST): 0 m

PARKING STALLS CALCULATIONS

BASED ON PART 14: MIXED-USE DISTRICTS

PER UNIT	0.75 PER UNIT	49
VISITOR	0.1 PER UNIT	7
TOTAL REQUIRED		56

(1352) 25% REDUCTION FOR TRANSIT SUPPORTIVE DEVELOPMENT

(1354) 25% REDUCTION FOR BICYCLE SUPPORTIVE DEVELOPMENT

	REQUIRED	PROVIDED
TOTAL AFTER REDUCTION	28 STALLS	36 STALLS (31 ENCLOSED) (5 SURFACE)

BICYCLES STALLS CALCULATIONS

BASED ON PART 14: MIXED-USE DISTRICTS

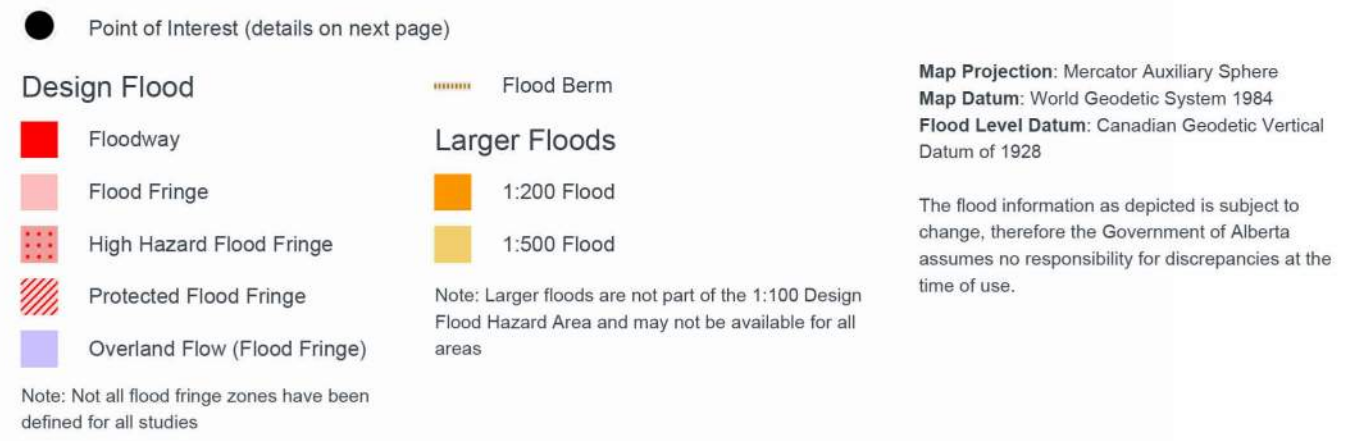
	REQUIRED	PROVIDED
CLASS 1	0.5 PER UNIT	33
CLASS 2	0.1 PER UNIT	7
		8

REFER TO LAND-USE APPLICATION

Alberta Flood Hazard Map



Design Flood



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Page 1 of 3

PROJECT STATISTICS

PROPOSED BUILDING

Level	BUILDING EFFICIENCY		Efficiency	Common Area		Rate	Gross Floor Area
	Rentable Area Residential	Commercial		Circulation	Parkade		
Level 1	0.00 ft²	1,521.00 ft²	20.26%	935.04 ft²	5,050.66 ft²	79.74%	7,506.70 ft²
Level 2	7,558.61 ft²	0.00 ft²	87.67%	1,063.08 ft²	0.00 ft²	12.33%	8,621.69 ft²
Level 3-6	7,558.61 ft²	0.00 ft²	87.67%	1,063.08 ft²	0.00 ft²	12.33%	8,621.69 ft²
Level 4	7,558.61 ft²	0.00 ft²	87.67%	1,063.08 ft²	0.00 ft²	12.33%	8,621.69 ft²
Level 5-6	7,558.61 ft²	0.00 ft²	87.67%	1,063.08 ft²	0.00 ft²	12.33%	8,621.69 ft²
Level 6	7,558.61 ft²	0.00 ft²	87.67%	1,063.08 ft²	0.00 ft²	12.33%	8,621.69 ft²
TOTAL	37,793.07 ft²	1,521.00 ft²		6,250.43 ft²	5,050.66 ft²		50,615.16 ft²

UNIT TYPE STATISTICS					
Level	STUDIO	1 BEDROOM	2 BEDROOM (JR)	2 BEDROOM (PR)	Total Units Per Level
Level 2	2	4	4	3	13
Level 3-6	2	4	4	3	13
Level 4	2	4	4	3	13
Level 5-6	2	4	4	3	13
Level 6	2	4	4	3	13
TOTAL	10	20	20	15	65
AVERAGE UNIT AREA	STUDIO 404.32 ft²	1 BEDROOM 513.46 ft²	2 BEDROOM (JR) 605.80 ft²	2 BEDROOM (PR) 757.65 ft²	

CARSON BLOCK - EXISTING BUILDING

EXISTING - COMMERCIAL SPACE		
FLOOR	SPACE	AREA (ft²)
Main	Architect Studio	960 ft²
Main	Dirty Duck Pub	3,396 ft²
Basement	Art Common	4,300
TOTAL		8,656 ft²

EXISTING - RESIDENTIAL UNITS			
Unit Type	Number of Units	Rentable Area Residential (Per Unit)	TOTAL
STUDIO	1	350 ft²	350 ft²
1 BED	5	500 ft²	2,500 ft²
2 BED	1	900 ft²	900 ft²
TOTAL	7		3,750 ft²

DAAS



PROJECT TEAM :

ARCHITECT

DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCUTURAL ENGINEER

TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER

RICHVIEW ENGINEERING INC
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ELECTRICAL

EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL

EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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Project number : 25-013

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Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP0.01

Scale :

1 : 200

PROJECT TEAM :

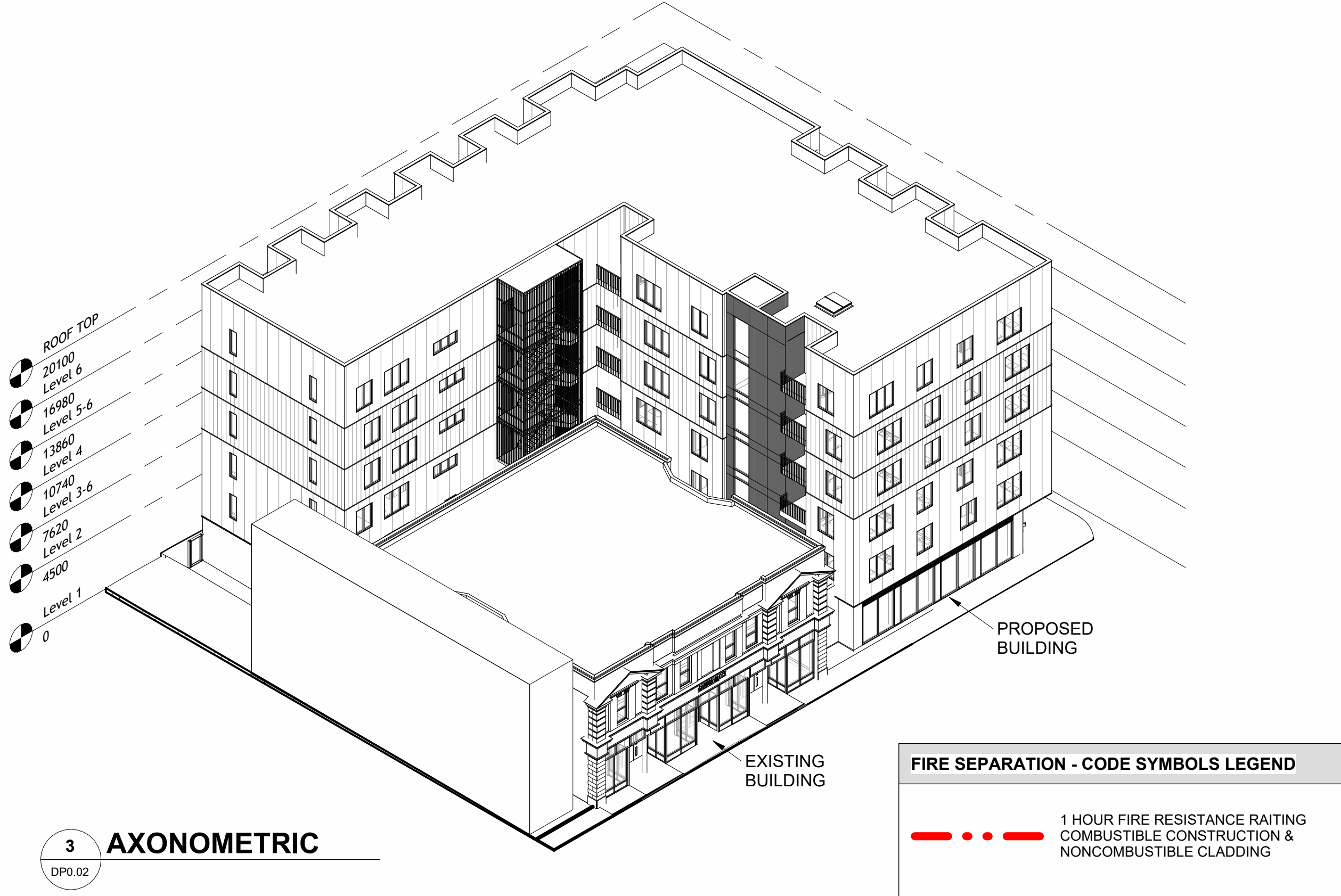
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DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

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FIRE SEPARATION - CODE SYMBOLS LEGEND

1 HOUR FIRE RESISTANCE RAITING COMBUSTIBLE CONSTRUCTION & NONCOMBUSTIBLE CLADDING

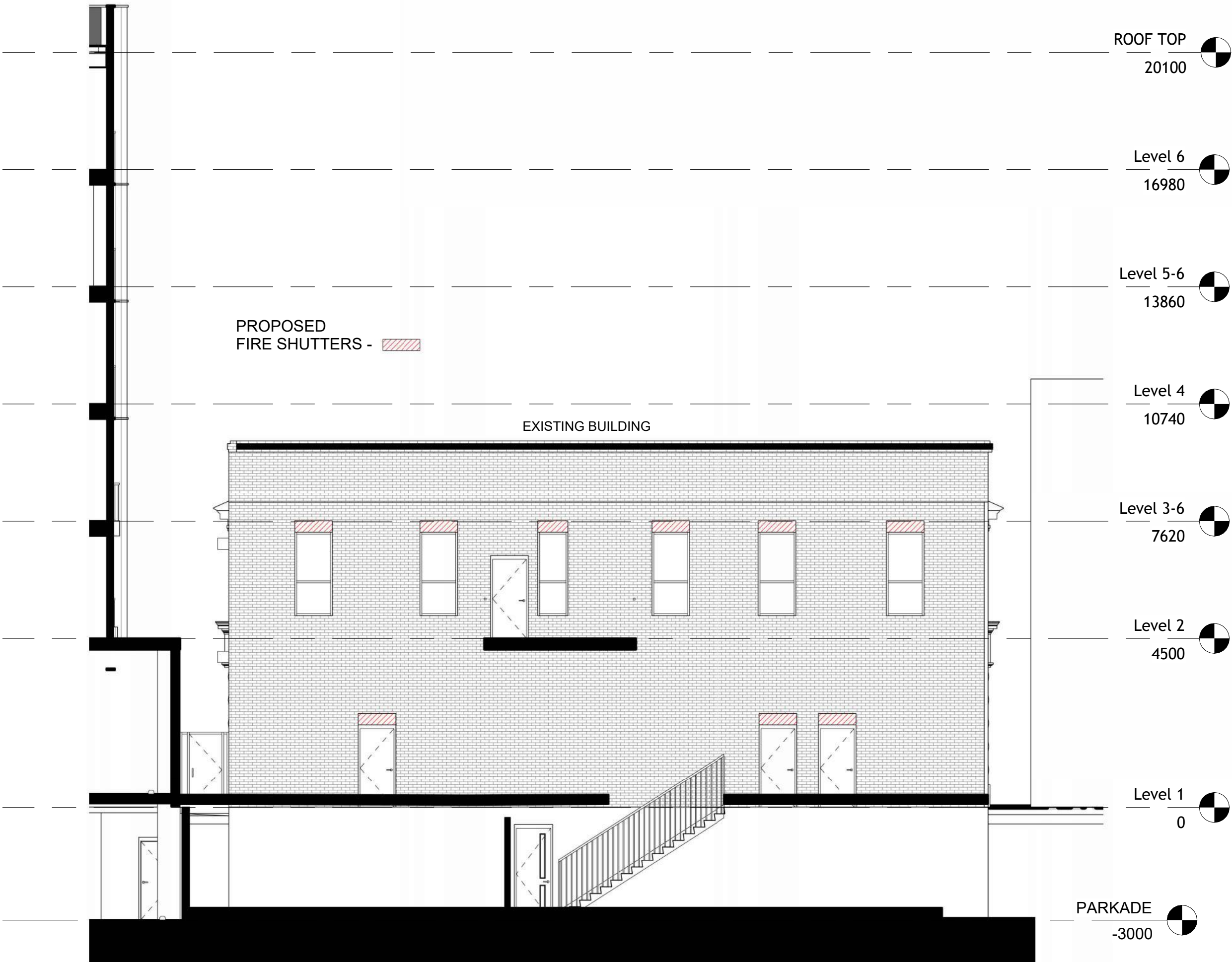
1 HOUR FIRE RESISTANCE RAITING NONCOMBUSTIBLE CONSTRUCTION & NONCOMBUSTIBLE CLADDING

x.xx m TRAVEL DISTANCE TO EXIT

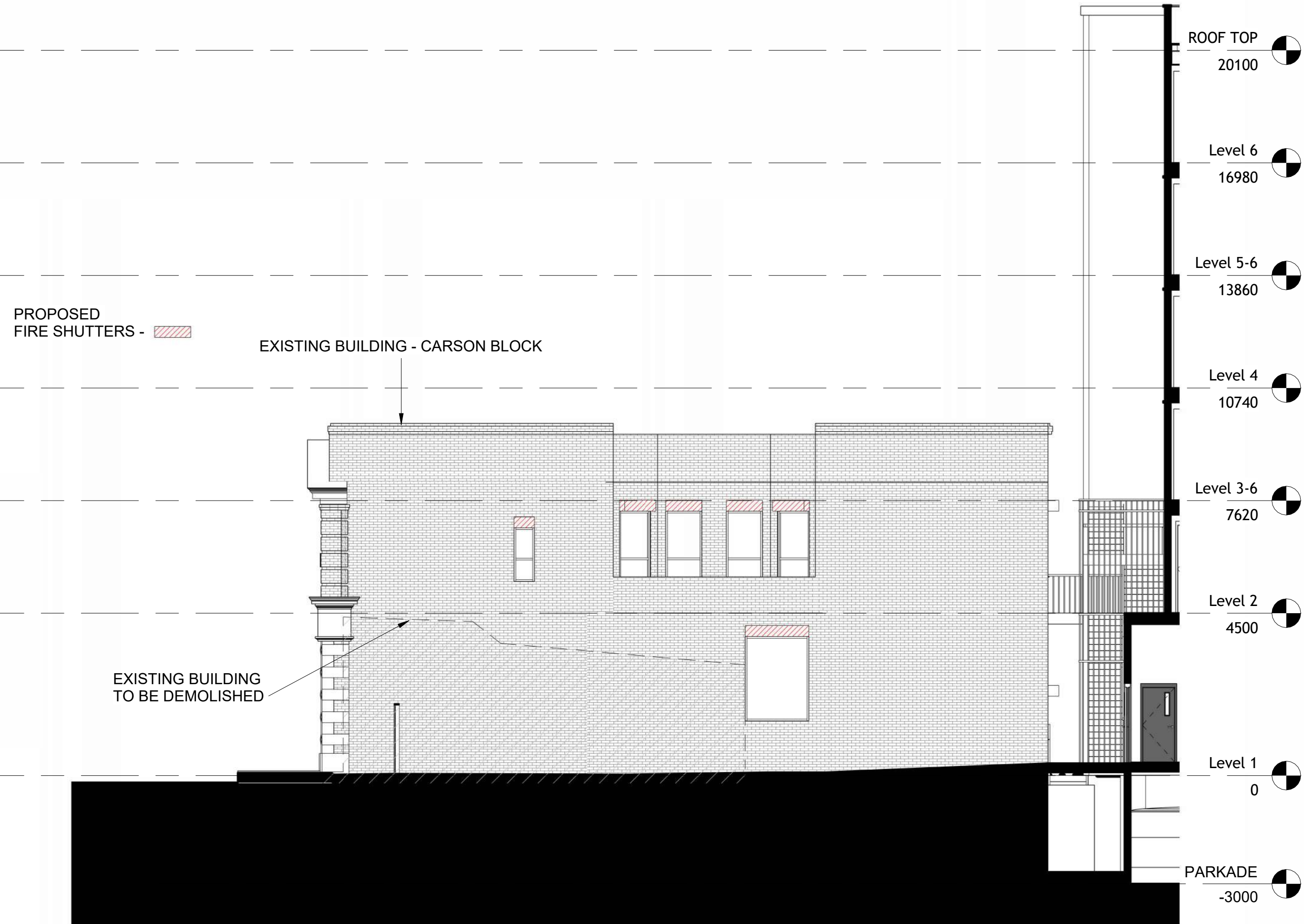
WINDOWS & OPENINGS WITHIN 3 M HORIZONTALLY OF THE EXIT PASSAGE WAY (IN BOTH BUILDINGS) WILL REQUIRE A 45 MIN RATED CLOSURES (FIRE SHUTTERS)

WINDOWS & OPENINGS WITHIN 5 M ABOVE THE EXIT PASSAGE WAY (IN BOTH BUILDINGS) WILL REQUIRE A 45 MIN RATED CLOSURES (FIRE SHUTTERS)

NOTE: ALL OPENING IN THE EXISTING BUILDING TO BE A 45 MIN RATED CLOSURES (FIRE SHUTTERS)



4 CARSON BLOCK - NORTH ELEVATION



5 CARSON BLOCK - EAST ELEVATION

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Drawing title :

PRELIMINARY CODE ANALYSIS OF BUILDING INTERFACES

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

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Scale : As indicated

PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

SURVEY OF EXISTING

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP0.03

Scale :

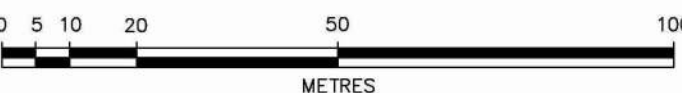
CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS

OF
Lot A and Lots 17-19, Block 7, Plan A3
WITHIN

S.1/2 Sec. 14, Twp.24, Rge.1 W. 5 M.

SCALE: 1:1000



BY: NATHAN PRINS, A.L.S. 2023

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999740

Elevations are shown thus:

Catch basins are shown thus:

Manholes are shown thus:

Fire Hydrants are shown thus:

Light Standards are shown thus:

Power Poles are shown thus:

Water Valves are shown thus:

Signs are shown thus:

Bollards are shown thus:

Gas lines are shown thus:

Sanitary lines are shown thus:

Storm lines are shown thus:

Water lines are shown thus:

Overhead Power lines are shown thus:

Buried Power lines are shown thus:

Telco & TV Cable lines are shown thus:

Face of Curb lines are shown thus:

Lip of Gutter lines are shown thus:

Contour lines are at 0.25m intervals and shown thus:

NOTE:
ALL UNDERGROUND SERVICES ARE TAKEN FROM CITY OF CALGARY BLOCK PROFILE, AND HAVE NOT BEEN LOCATED BY THE SURVEYOR.

ABBREVIATIONS

ASCM	Alberta Survey Control Marker	Res.	Restored
N.	North	Wt.	Witness
S.	South	R.	Radius
E.	East	L.	Arc Length
W.	West	ha	Hectare
Sec.	Section	Ac.	Acre
Twp.	Township	Spk.	Spike
Rge.	Range	DH	Drill Hole
M.	Meridian	m	Metres
F.d.	Found	B.O.C.	Back of Curb
Pl.	Placed	L.O.G.	Lip of Gutter
I.	Iron Post	WCR	Wheel Chair Ramp
LB	Iron Bar	CC	Curb Cut
Mk.	Marker	CB	Catch Basin
Mp.	Marker Post	MH	Manhole
C.S.	Countersunk	LS	Light Standard
(R)	Radial Bearing	WV	Water Valve
R/W	Right-of-Way	BM	Benchmark
Re-est.	Re-established		

The survey was performed between February 10, 2023 - August 25, 2025

Certified Correct this 2nd Day of September, 2025

ADDRESS OF SITE

1336 & 1340 9 AVE S.E.
CALGARY, ALBERTA

REGISTERED OWNERS

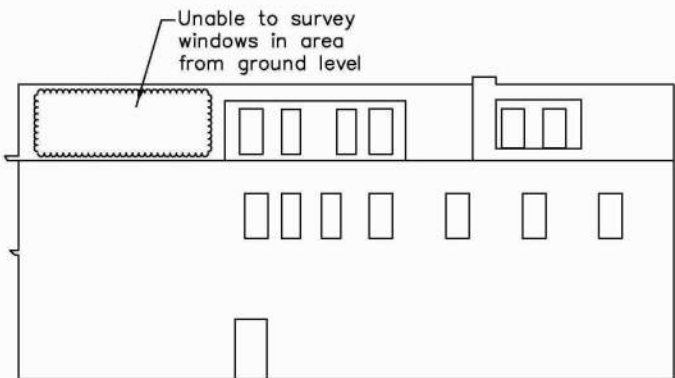
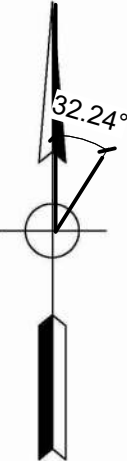
AS OF C. OF T. NO. 231 005 288 +1 AND 231 005 288
2307755 ALBERTA LTD.

CAUTION - PRIOR TO ANY CONSTRUCTION
UNDERGROUND FACILITIES NEED TO BE
LOCATED BY:

TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0303; File: 23-1031



Alberta Land Surveyor



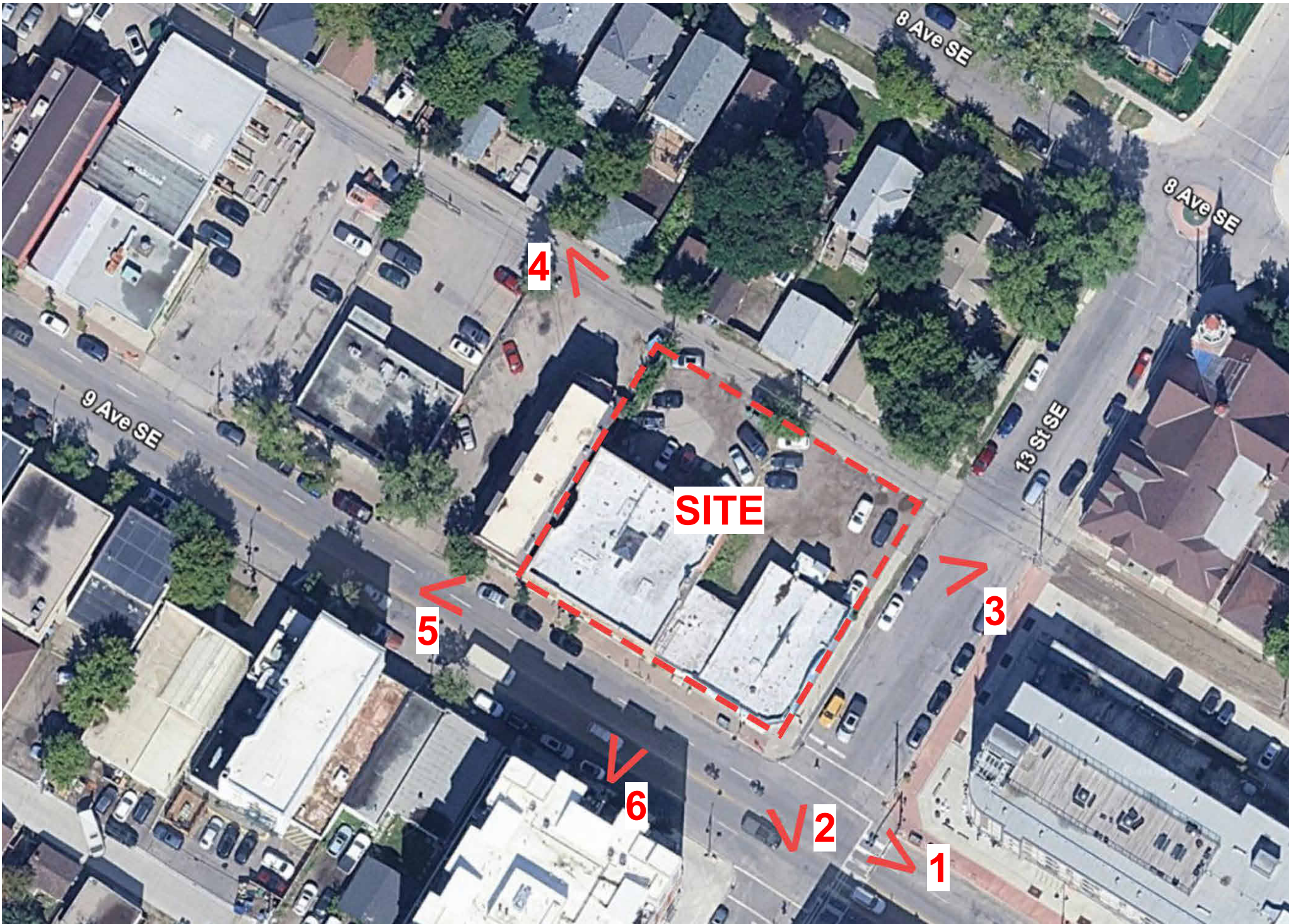
LOT 16
BLOCK 7
PLAN A3
DETAIL B (EAST BUILDING FACE):
SCALE 1:250



STREETSCAPE
SCALE 1:250

PLAN OF SURVEY
SCALE 1:1000

DETAIL A
SCALE 1:200



SITE PHOTOS KEY PLAN



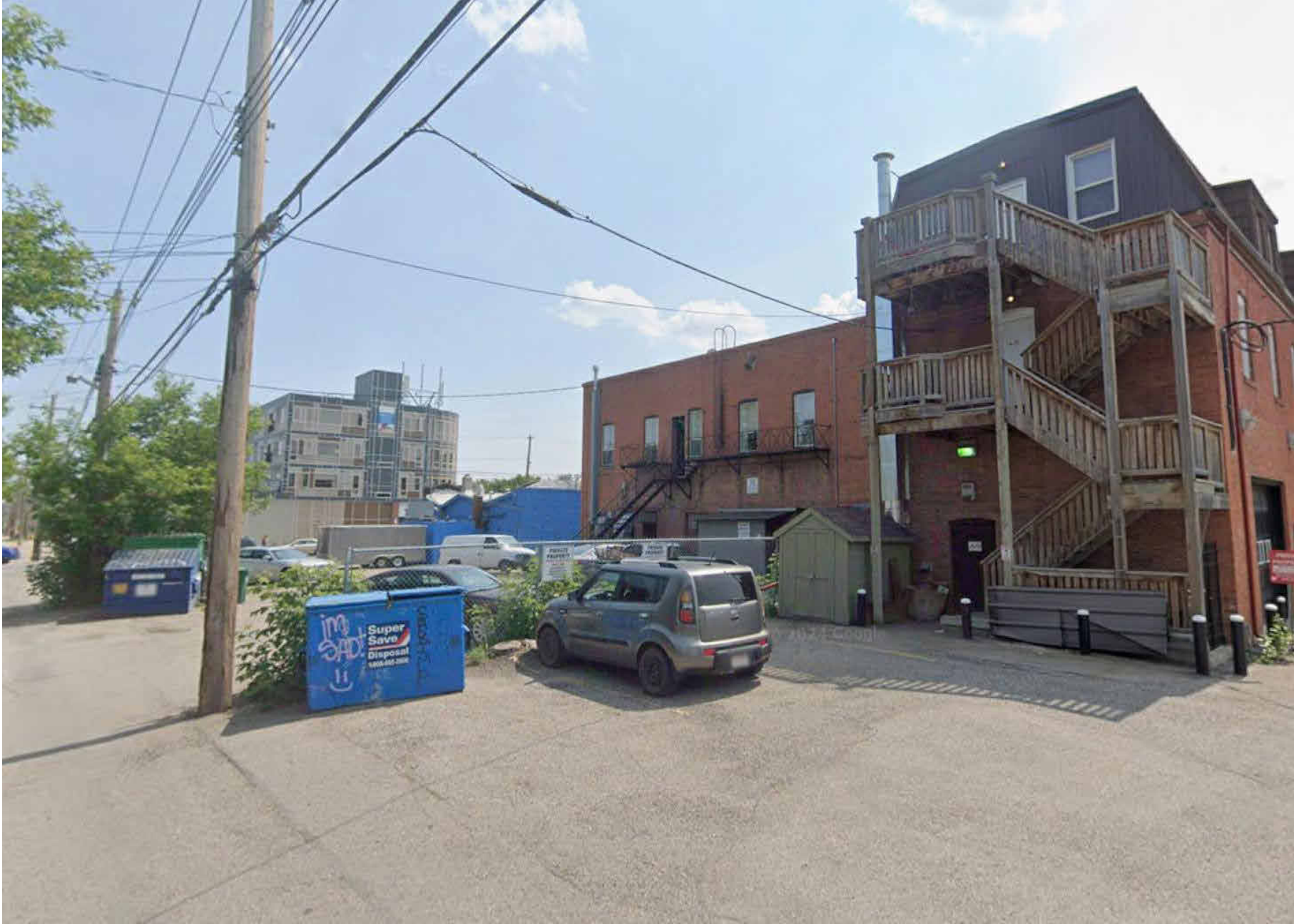
SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



SITE PHOTO 4



SITE PHOTO 5



SITE PHOTO 6

PROJECT TEAM :

- ARCHITECT**
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com
- STRUCTURAL ENGINEER**
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca
- CIVIL ENGINEER**
RICHVIEW ENGINEERING INC
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121 15 Ave SE
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- MECHANICAL**
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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SITE COLOUR
PHOTOGRAPHS

Project number : 25-013

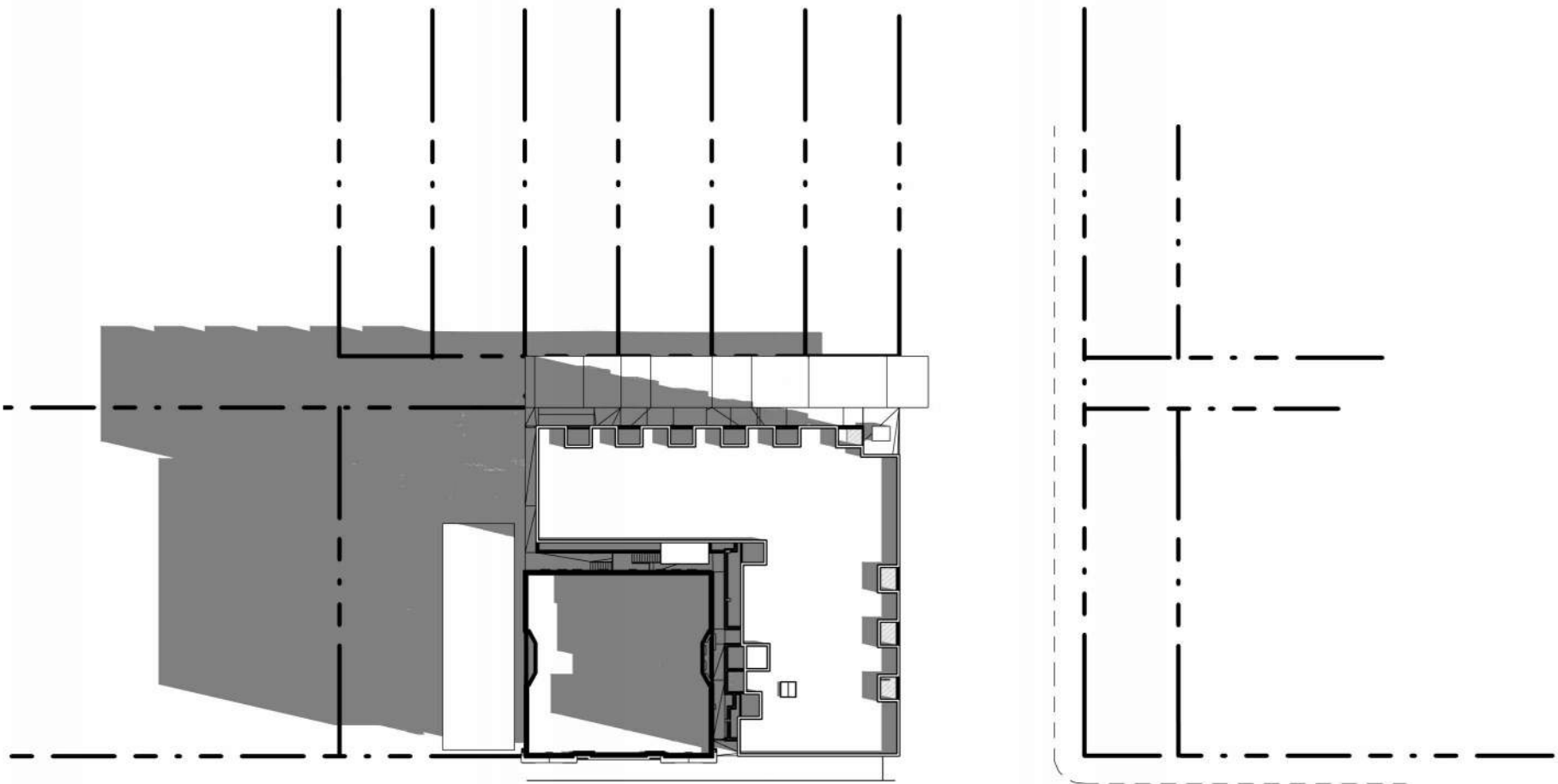
Issued :

Drawn by : MR, LN Checked by : TS, RN

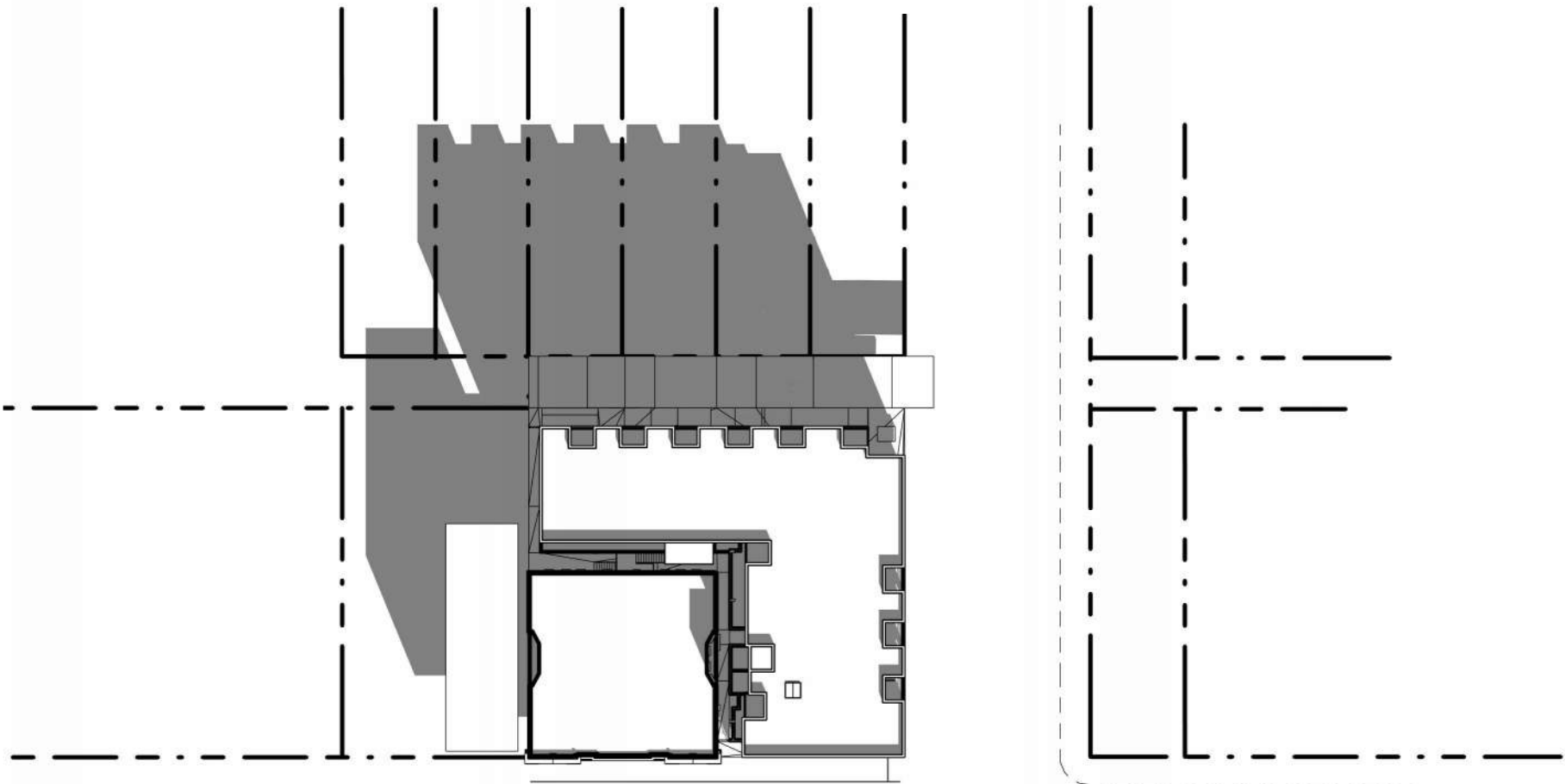
Drawing number :

DP0.04

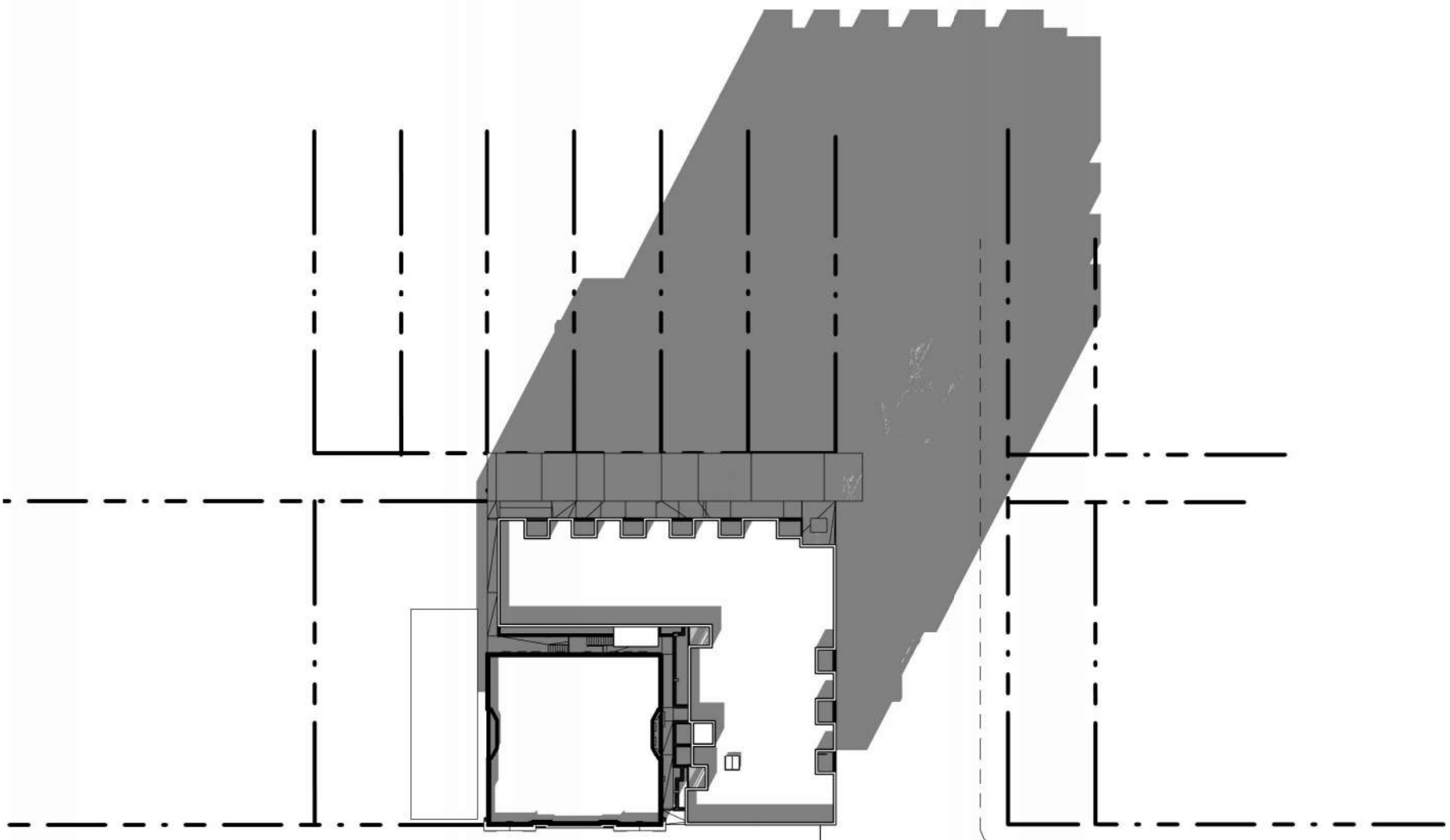
Scale :



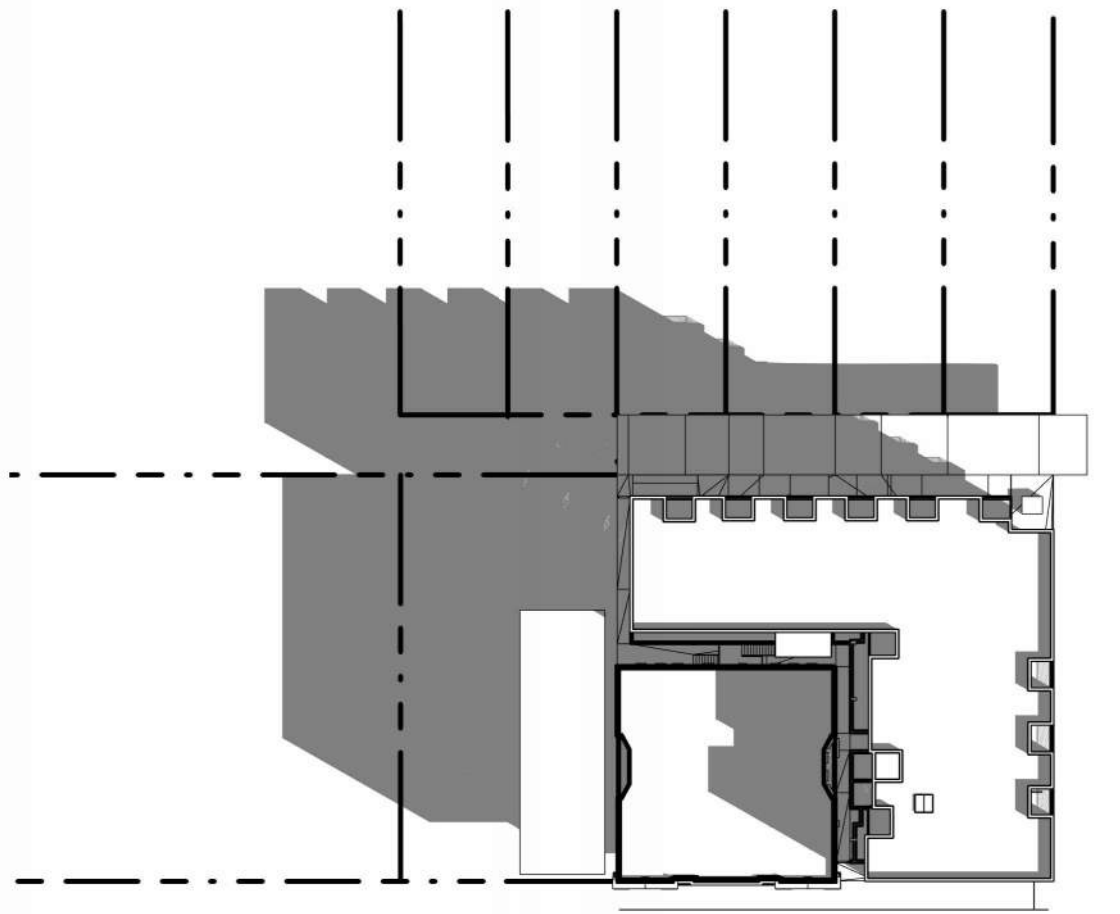
1 SITE PLAN (SEP. 21 - 10 am)



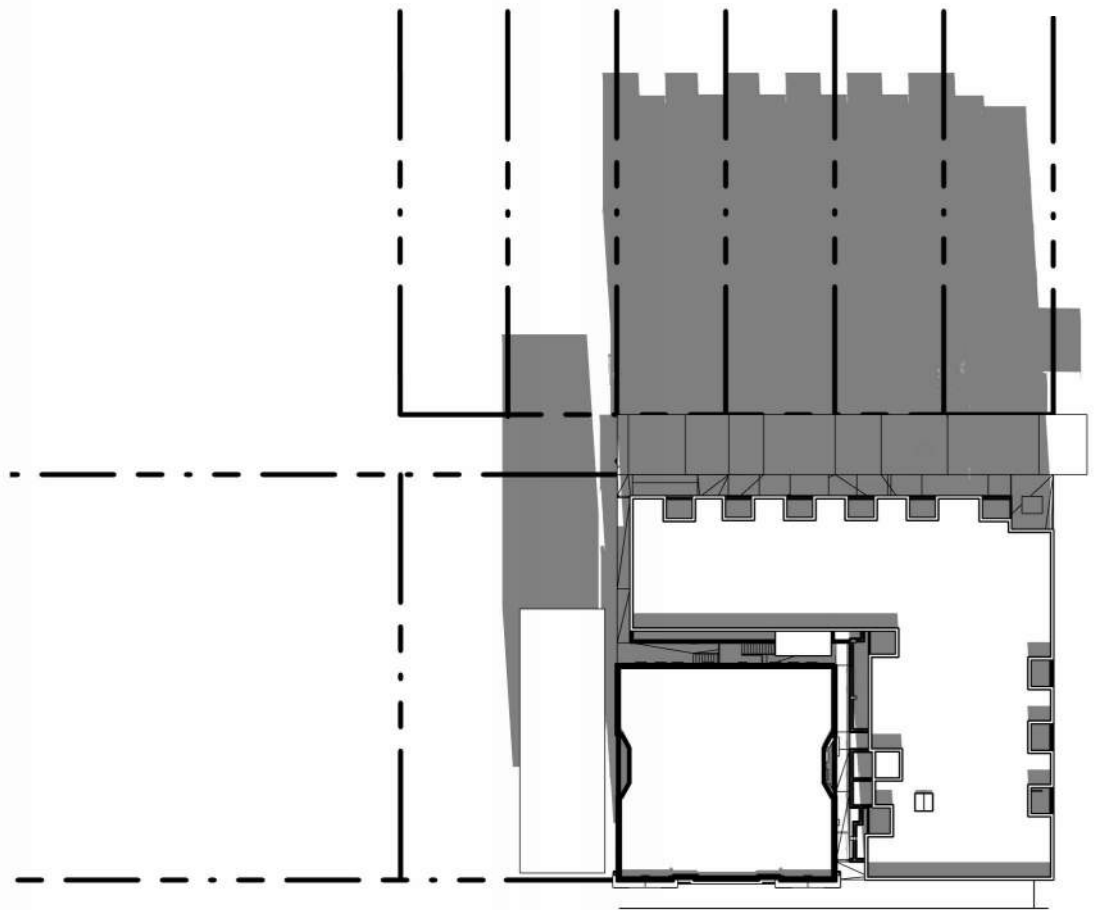
4 SITE PLAN (SEP. 21 - 1 pm)



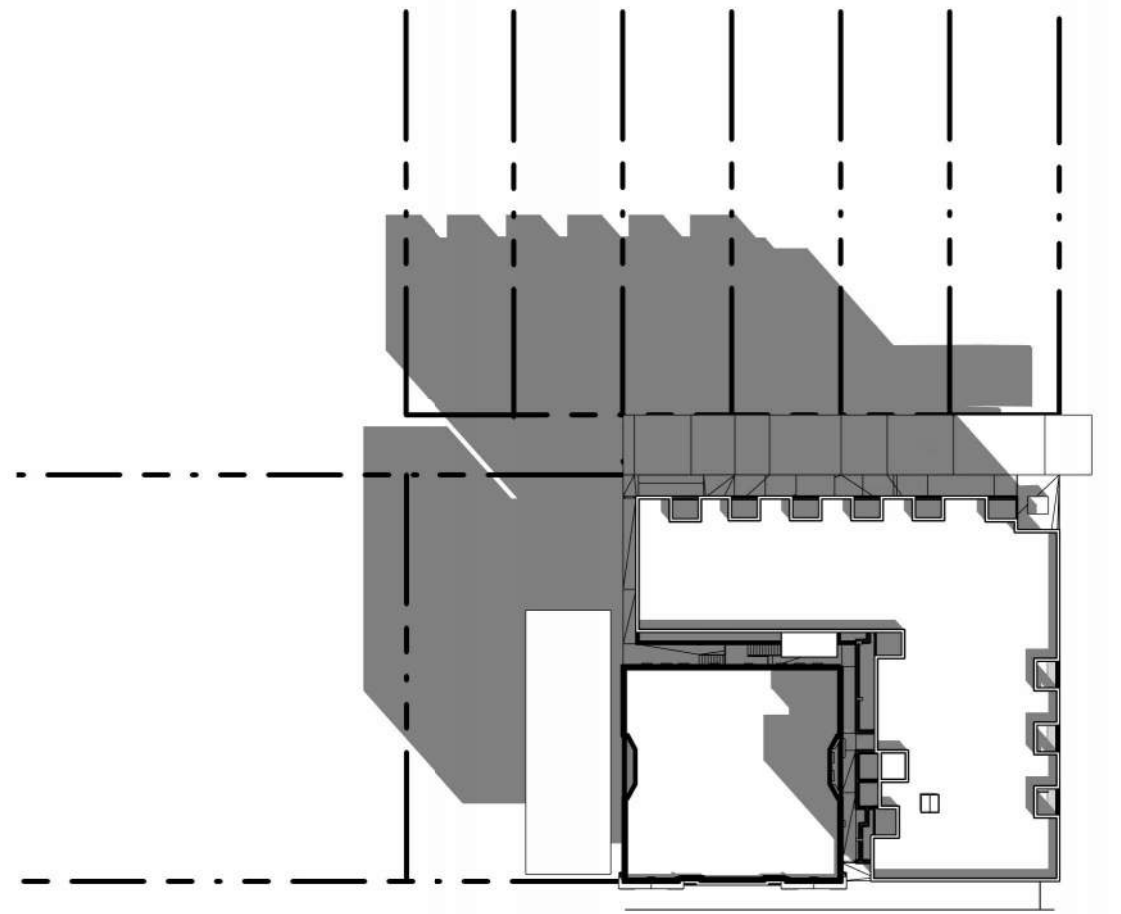
7 SITE PLAN (SEP. 21 - 4 pm)



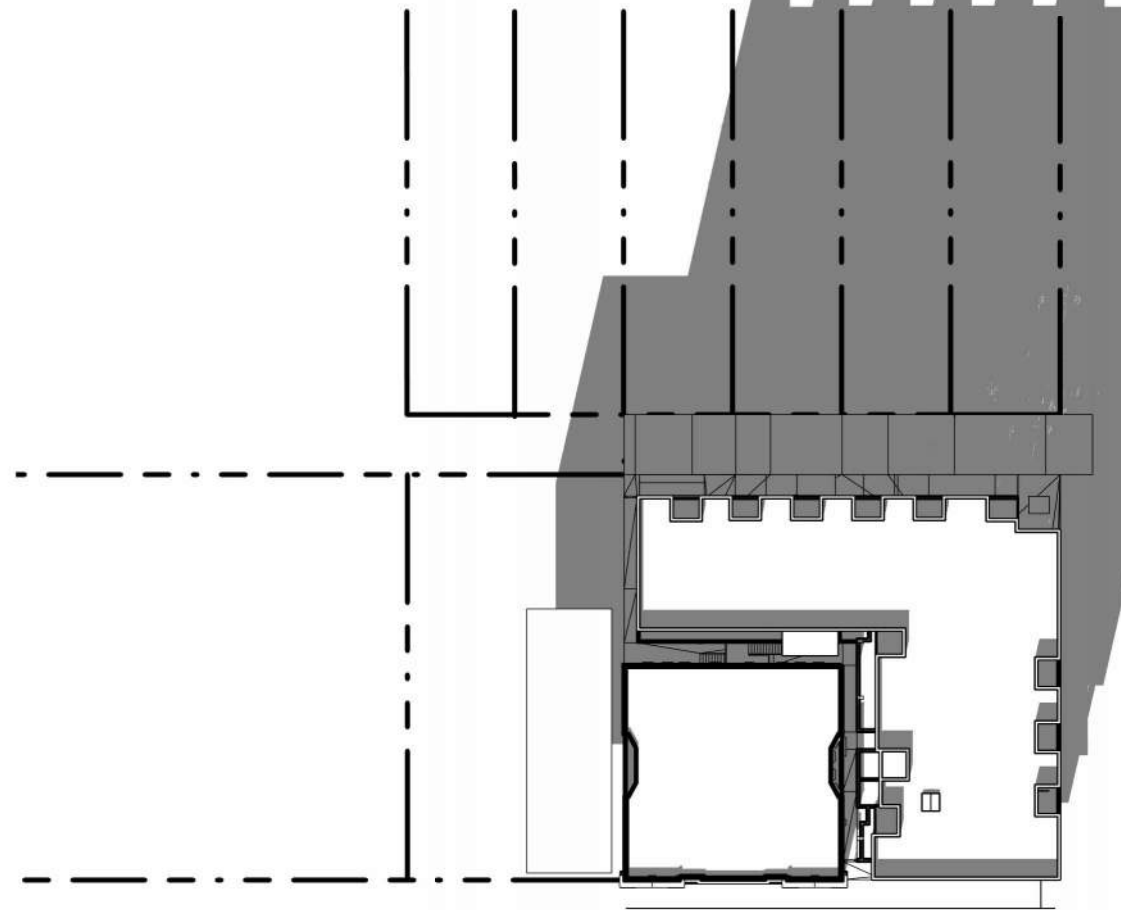
2 SITE PLAN (SEP. 21 - 11 am)



5 SITE PLAN (SEP. 21 - 2 pm)



3 SITE PLAN (SEP. 21 - 12 pm)



6 SITE PLAN (SEP. 21 - 3 pm)

PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCUTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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5	ISSUED FOR LAND-USE APP	2025-10-10
4	ISSUED FOR PRE APP	2025-10-07
2	ISSUED FOR PRE-APP	2025-07-25

Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

SHADOW STUDY

Project number : 25-013

Issued : 10/09/25

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP0.05

Scale :

PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

13 ST SE



1 CONTEXTUAL SOUTH ELEVATION
DP0.06 1 : 100

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

CONTEXTUAL ELEVATIONS

Project number : 25-013

Issued : 10/23/25

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP0.06

Scale : 1 : 100



2 CONTEXTUAL NORTH ELEVATION
DP0.06 1 : 100

PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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2	ISSUED FOR PRE-APP	2025-07-25

Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

CARSON BLOCK -
OPERATIONS & SAFETY
PLAN DURING
CONSTRUCTION

Project number : 25-013

Issued :

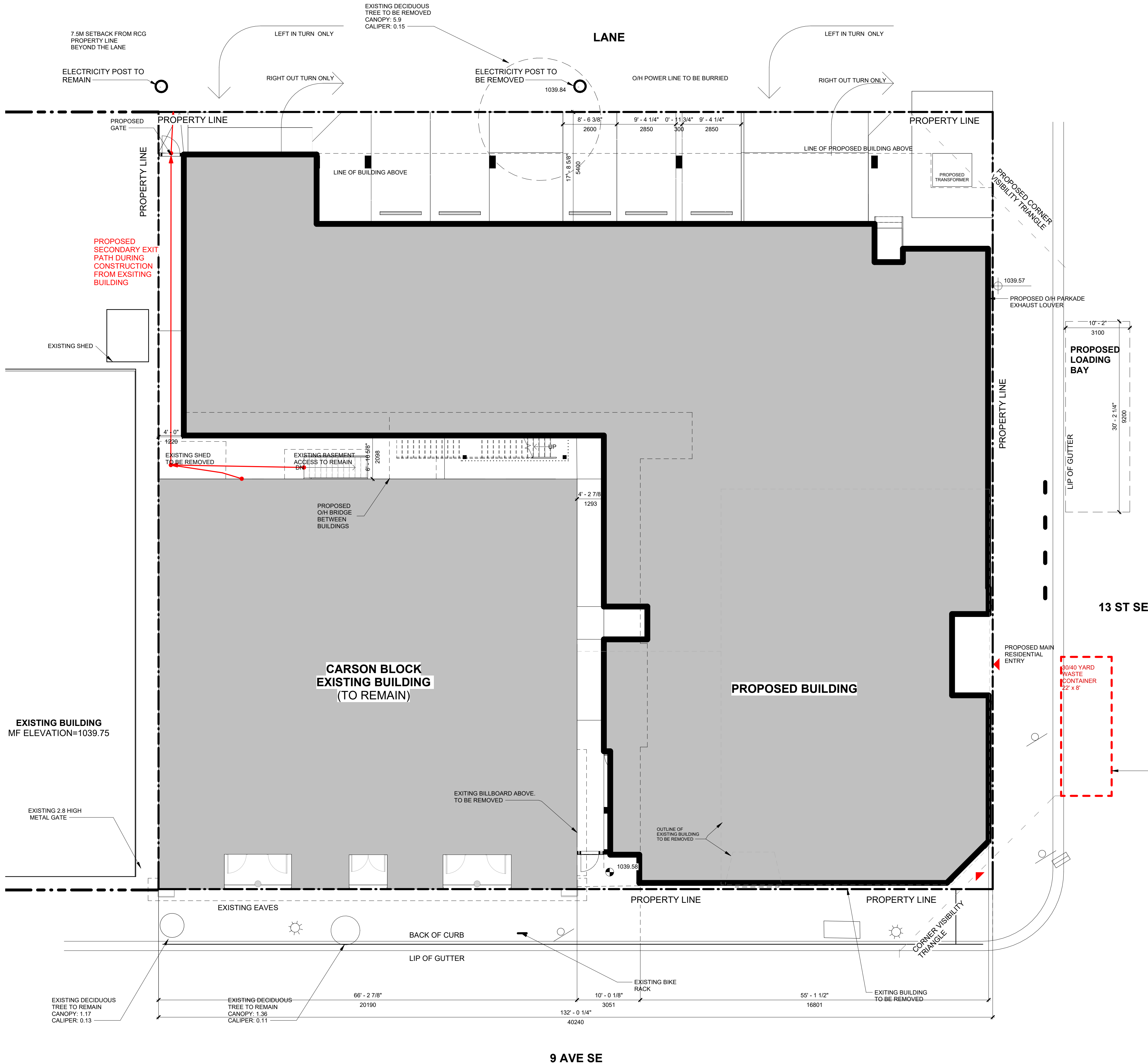
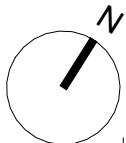
Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP1.04

Scale :

1 : 100



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
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2	ISSUED FOR PRE-APP	2025-07-25

Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

ELEVATIONS

Project number : 25-013

Issued : 10/27/25

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP3.01

Scale : As indicated



1 SOUTH ELEVATION

DP3.01 1:100



2 EAST ELEVATION

DP3.01 1:100

ELEVATION LEGEND

1 BRICK - COLOUR : DARK GREY	5 WALL FINISH - METAL PANEL - COLOR: BLUE PROFILE 5	9 ENTRANCE DOOR GLAZED	13 O/H PARKADE DOOR	17 CONCRETE UPSTAND
2 WALL FINISH - METAL PANEL - COLOR: WHITE PROFILE 1	6 METAL FLASHING	10 METAL DOOR - COLOR: "CHARCOAL"	14 MECHANICAL LOUVER	18 OPAQUE SPANDREL GLASS
3 WALL FINISH - METAL PANEL - COLOR: WHITE PROFILE 2	7 VINYL WINDOW	11 CUSTOM BUILDING SIGN	15 TRANSFORMER	19 2.8M HEIGHT VERTICAL SLATED METAL GATE
4 WALL FINISH - METAL PANEL - COLOR: DARK GRAY PROFILE 3	8 METAL RAILING - SQUARE STEEL HANDRAIL - COLOUR BLACK	12 FIRST FLOOR GLAZED DOORS	16 VERTICAL METAL SLATS	

NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

ELEVATIONS

Project number : 25-013

Issued : 10/27/25

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP3.02

Scale : As indicated



1 NORTH ELEVATION
DP3.02 1 : 100



2 WEST ELEVATION
DP3.02 1 : 100

ELEVATION LEGEND

1 BRICK - COLOUR : DARK GREY	5 WALL FINISH - METAL PANEL - COLOR: BLUE PROFILE 5	9 ENTRANCE DOOR GLAZED	13 O/H PARKADE DOOR	17 CONCRETE UPSTAND
2 WALL FINISH - METAL PANEL - COLOR: WHITE PROFILE 1	6 METAL FLASHING	10 METAL DOOR - COLOR: "CHARCOAL"	14 MECHANICAL LOUVER	18 OPAQUE SPANDREL GLASS
3 WALL FINISH - METAL PANEL - COLOR: WHITE PROFILE 2	7 VINYL WINDOW	11 CUSTOM BUILDING SIGN	15 TRANSFORMER	19 2.8M HEIGHT VERTICAL SLATED METAL GATE
4 WALL FINISH - METAL PANEL - COLOR: DARK GRAY PROFILE 3	8 METAL RAILING - SQUARE STEEL HANDRAIL - COLOUR BLACK	12 FIRST FLOOR GLAZED DOORS	16 VERTICAL METAL SLATS	

NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.



1 SOUTH ELEVATION - COLOUR
DP3.03 1 : 100



2 EAST ELEVATION - COLOUR
DP3.03 1 : 100

DAAS



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

COLOUR ELEVATIONS

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP3.03

Scale :

1 : 100

NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.



1 NORTH ELEVATION - COLOUR
DP3.04 1 : 100



2 WEST ELEVATION - COLOUR
DP3.04 1 : 100

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DAAS



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

COLOUR ELEVATIONS

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP3.04

Scale :

1 : 100



1 9 AVE



2 SE CORNER



3 SW CORNER

PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com

ELECTRICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca

MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

PERSPECTIVES

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP5.01

Scale :

PROJECT TEAM :

- ARCHITECT**
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com
- STRUCUTURAL ENGINEER**
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca
- CIVIL ENGINEER**
RICHVIEW ENGINEERING INC
Unit 130, 201 38th Ave NE
Calgary, AB T2E 2M3
E: Robin@richvieweng.com
- ELECTRICAL**
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: dkaradia@embeconsulting.ca
- MECHANICAL**
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
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E: ymodi@embeconsulting.ca

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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

SOUTH PERSPECTIVES

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP5.02

Scale :



1 AXO - SW



2 AXO - SE

1 AXO - NW



2 AXO - NE



PROJECT TEAM :

ARCHITECT
DAAS ARCHITECTURE INC.
#310, 1032 17 Avenue S.W.
Calgary, Alberta T2T 0A5
E: info@daasarchitecture.com

STRUCTURAL ENGINEER
TRL & Associates Ltd. Consulting Structural Engineers
100, 1615 10 Avenue SW
Calgary, AB T3C0J7
E: trl@trleng.ca

CIVIL ENGINEER
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Unit 130, 201 38th Ave NE
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Project Information :

CARSON BLOCK

1336 - 1340 9TH AVENUE SE

Drawing title :

NORTH PERSPECTIVES

Project number : 25-013

Issued :

Drawn by : MR, LN Checked by : TS, RN

Drawing number :

DP5.03

Scale :



MECHANICAL
EMBE CONSULTING ENGINEERS INC
121 15 Ave SE
Calgary, AB T2G 1G1
E: ymodi@embeconsulting.ca

Scale

