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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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Victor Smith, Architect, AAA, B Arch, MAIBC
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Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

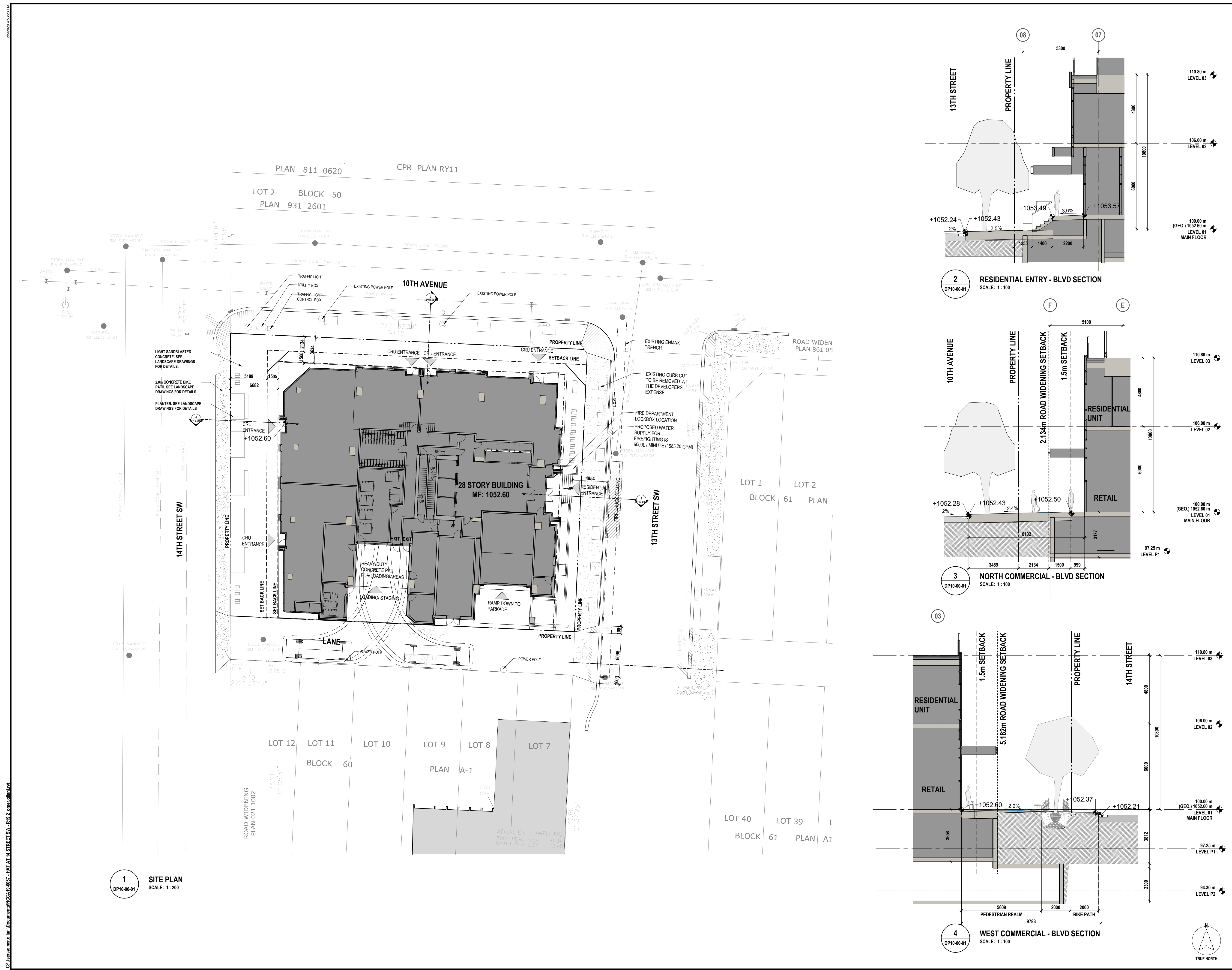
DP#: DP2019-5719
NORR JOB NO: NCCA19-0067

DTR1/ PROGRESS SET - FEBRUARY 20, 2020

CIDEX
group of companies

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DP19-02-02	TOWER SEPARATION AND RECYCLING ENCLOSURE
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DP31-01-01	BUILDING SECTIONS
DP45-00-01	UNIT PLANS
DP45-00-02	UNIT PLANS

KELLAM BERG ENGINEERING & SURVEYS LTD.	RICHVIEW ENGINEERING INC.	NORR Architects Engineers Planners	GLOTMAN SIMPSON
KELLAM BERG ENGINEERING & SURVEYS LTD. 5800 1A St SW, Calgary, AB T2H 0G1 PHONE: (403) 640-0900	RICHVIEW ENGINEERING INC. 203 38 Ave NE #201, Calgary, AB T2E 2M3 PHONE: (403) 230-3218	NORR 2300, 411 1ST STREET SE, CALGARY AB, T2G 4Y5 PHONE: (403) 264-4000	GLOTMAN SIMPSON CONSULTING ENGINEERS 1025- 808 4TH AVENUE SW CALGARY, ALBERTA, T2P 3E8 PHONE: 403.930.2100
TLJ ENGINEERING CONSULTANTS LTD.	TLJ ENGINEERING CONSULTANTS LTD.	SCATLIFF MILLER MURRAY	
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DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
 Key Plan

Consultants
 Civil: RICHVIEW ENGINEERING INC.
 Landscape: NORR Architects Engineers Planners
 Architect: CLYDEMAN SIMPSON
 Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
 Electrical: TLJ ENGINEERING CONSULTANTS LTD.
 Interiors: SCATLUFF MILLER MURRAY

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 NORR ARCHITECTS ENGINEERS PLANNERS
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 Mechanical: Bruce R. Norr, P.Eng., M.A.S.C., M.A.S.T.C.
 Electrical: Bruce R. Norr, P.Eng., M.A.S.C., M.A.S.T.C.
 Interiors: Bruce R. Norr, P.Eng., M.A.S.C., M.A.S.T.C.

Project Manager B.Kronfol	Drawn S.Douglas/O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP
 1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET
 14TH STREET SW, CALGARY, AB

Drawing Title:
SITE PLAN AND SITE SECTIONS

Scale:
 As indicated
 Project No.
 NCCA19-0067
 Drawing No.
DP10-00-01



1. VIEW FROM SW LOOKING NE



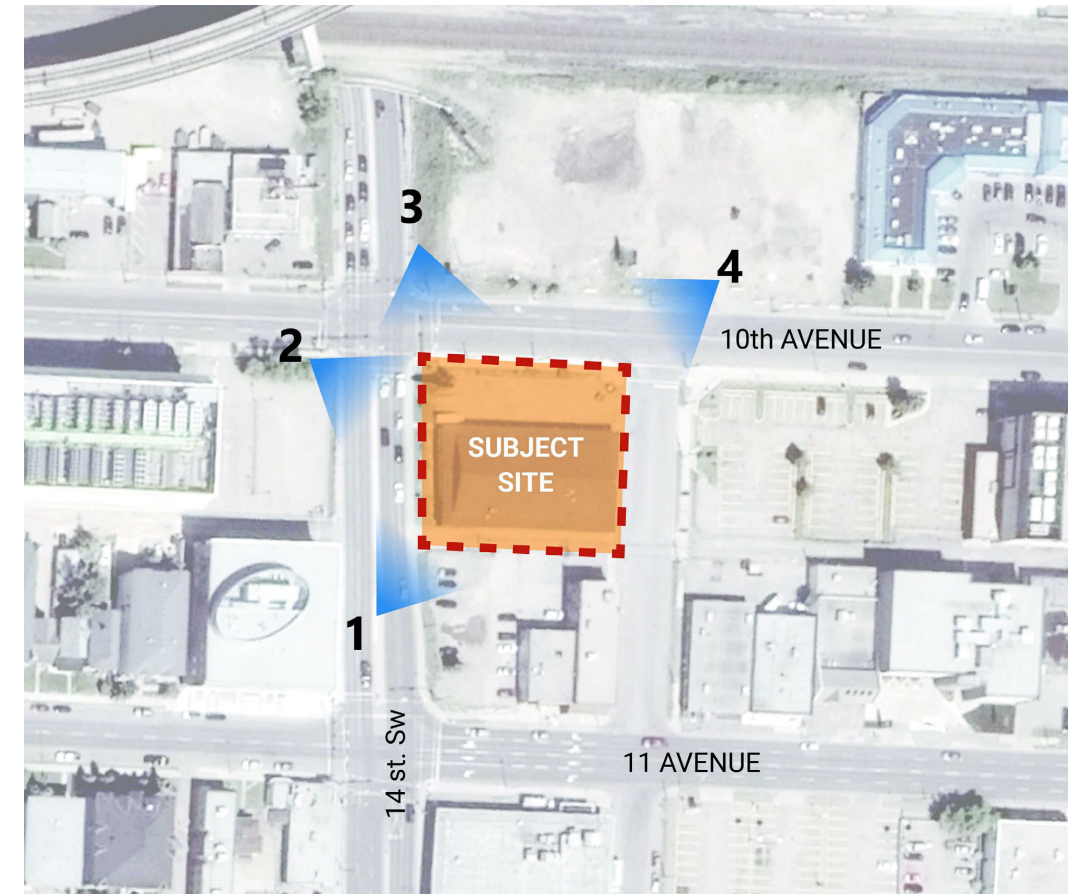
2. VIEW FROM WEST LOOKING SE



3. VIEW FROM NW LOOKING SE



3. VIEW FROM NE LOOKING SW



KEY PLAN

- Subject Site
- Multi-Residential - low/medium
- Centre City - Mixed Use
- Centre City - Multi-Residential High Rise Support Commercial
- Direct control
- Special Purpose - Recreation
- Commercial Corridor 1-2

LAND USE BY-LAW MAP LEGAL DESCRIPTION

LOT	01 to 06			
BLOCK	60			
PLAN	A-1			
MUNICIPAL ADDRESS	1002 - 14 STREET SW CALGARY, AB			
COMMUNITY	BELTLINE			
LAND USE	CC-X Centre City Mixed Use District			
SITE AREA	m ²	sq.ft.	acre	Ha
	1,950.29	20,992.71	0.48	0.20
FAR Base allowed	8.00 15,602.30 m ²			
Maximum Bonus FAR allowed	4.00 7,801.15 m ²			
Max. Heritage Density Transfer (10%)	1.20 0.00 m ²			
FAR maximum allowed	13.20 25,743.79 m ²			
FAR proposed	11.16 21,769.21 m ²			
FAR Bonus required	3.16 6,166.91 m ²			

OVERALL FLOOR PLATE AREAS / EFFICIENCY

LEVEL	GROSS		SALEABLE		EFFICIENCY %	UNIT COUNT	USE	TOTALS
	m ²	sq.ft.	m ²	sq.ft.				
LEVEL 1	1,192.08	12,811.44	541.35	5,827.06	45.41%	0	CRU+BOH+LOBBY+RES AMENITY / RESID.	PODIUM UNITS 18
LEVEL 2	1,332.64	14,344.42	1,115.04	12,002.21	83.67%	18	RESID.	UNITS 18
LEVEL 3	749.71	8,069.81	350.93	3,773.34	46.81%	9	RESID.	UNITS 9
LEVEL 4	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 5	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 6	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 7	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 8	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 9	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 10	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 11	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 12	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 13	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 14	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 15	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 16	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 17	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 18	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 19	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 20	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 21	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 22	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 23	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 24	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 25	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 26	749.71	8,069.81	644.81	6,940.71	86.01%	9	RESID.	UNITS 9
LEVEL 27	513.04	5,522.32	404.12	4,349.95	78.77%	4	RESID.	UNITS 4
LEVEL 28	513.04	5,522.32	404.12	4,349.95	78.77%	4	RESID.	UNITS 4
LEVEL 29	225.37	2,425.86	0.00	0.00	0.00%	0	MECHANICAL	UNITS 0
TOTAL	21,769.21	234,321.83	17,646.27	189,942.84	81.06%	239		239 resid. units

UNIT MIX

LEVEL	1 BDRM				2 BDRM				3 BDRM				TOTAL
	1	2	3	4	1	2	3	4	1	2	3	4	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0
LEVEL 2	16	2	0	0	4	2	0	0	6	2	0	0	18
LEVEL 3	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 4	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 5	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 6	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 7	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 8	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 9	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 10	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 11	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 12	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 13	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 14	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 15	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 16	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 17	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 18	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 19	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 20	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 21	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 22	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 23	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 24	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 25	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 26	0	0	0	0	5	4	0	0	9	4	0	0	13
LEVEL 27	0	0	0	0	0	2	0	0	2	4	0	0	6
LEVEL 28	0	0	0	0	0	2	0	0	2	4	0	0	6
LEVEL 29	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	16	2	0	0	18	119	98	0	4	221	239	0	239

TOTALS PER # OF BEDROOMS				
1 BDRM	2 BDRM	3 BDRM	4 BDRM	TOTAL
135	100	0	4	239
56.09%	41.84%	0.00%	1.67%	100.00%

- Subject site
- Pedestrian/ Bike paths
- Bicycle routes
- Dedicated Bicycle lanes
- Transit / Vehicular traffic
- LRT tracks
- CPR tracks

SITE CONNECTIVITY AND WALKABILITY

SITE AREA	TOTAL NET			
	m ²	sq.ft.	Ha	acre
TOTAL NET	1,950.29	20,992.71	0.20	0.48
LANDSCAPE AREA	0.00	0.00	0.00	0.00
Level 1	0.00	0.00	0.00	0.00%
Level 3	582.93	6,274.61	29.89%	29.89%
Total Landscape Area	582.93	6,274.61	29.89%	29.89%

FAR CALCULATION	BY-LAW BASE FAR		TOTAL FAR PROPOSED	
	m ²	sq.ft.	m ²	sq.ft.
BY-LAW BASE FAR	8.00	15,602.30	8.00	15,602.30
MAXIMUM FAR	12.00	23,403.44	12.00	23,403.44
TOTAL FAR PROPOSED	11.16	21,769.21	11.16	21,769.21

PROGRAM	GROUND LEVEL	LOBBY / BOH / RETAIL	TOWER 1		
			GROSS FLOOR AREA	SALEABLE (estimate)	
LEVEL 1	LOBBY / BOH / RETAIL	1,192.08	12,811.44	541.35	5,827.06
LEVEL 2	RESIDENTIAL	1,332.64	14,344.42	1,115.04	12,002.21
LEVEL 3 TO 28	RESIDENTIAL	19,019.12	204,720.10	15,989.87	172,113.56
MECH. PENTHOUSE	SERVICE	225.37	2,425.86	0.00	0.00
TOTAL		21,769.21	234,321.83	17,646.27	189,942.84

RESIDENTIAL UNIT COUNT			
APT + PH	LEVEL 3 TO 28	TOWER 1	TOTAL
APT + PH	VARIES	239	239
TOTAL UNITS		239	239

PARKING REQUIRED (BY-LAW)				
LEVEL / CRU	AREA / UNITS	# STALLS	TOTAL REQ.	TOT. PROV.
LEVEL 1 CRU	not required	0.00	0	0
RESTAURANT	not required	0.00	0	0
RESIDENTIAL	0.75 stall per resid. unit	239	180	#REF!
0.1 Bylaw - Visitor	0.1 stall per resid. unit	239	24	24
TOTAL PARKING REQUIRED			204	227

PARKING DEFICIENCY			
	REQUIRED	PROVIDED	DEFICIENCY
PARKING PROVIDED PER UNIT (DOES NOT INCLUDE VISITOR)	204	227	NO
			0.85

PARKADE / STORAGE	STORAGE LOCKERS PROVIDED	PARKING EFFICIENCY			PARKING STALL COUNT
		PARKADE FLOOR PLATE AREA	PARKING RATIO (1 STALL PER)	sq.ft.	
P5	0	1,767.76	19,028.01	36.83	48
P4	0	1,767.76	19,028.01	36.83	48
P3	0	1,767.76	19,028.01	36.83	48
P2	0	1,767.76	19,028.01	36.83	48
P1 / P1 MEZZ SURFACE	0	1,590.28	17,117.63	45.44	35
LEVEL Q2	10	79.18	852.26	0.00	0
TOTAL	10				227

BICYCLE PARKING	REQUIRED	UNITS	CLASS	TOWER 1	
				REQUIRED	PROVIDED
CRU	NOT REQUIRED	0.00	0	CLASS 1	0
RESTAURANT	5% OF PARKING	0.00	0	CLASS 2	12
RESIDENTIAL	0.5 per unit	0.50	239	CLASS 1	0
	0.1 per unit	0.10	239	CLASS 2	24

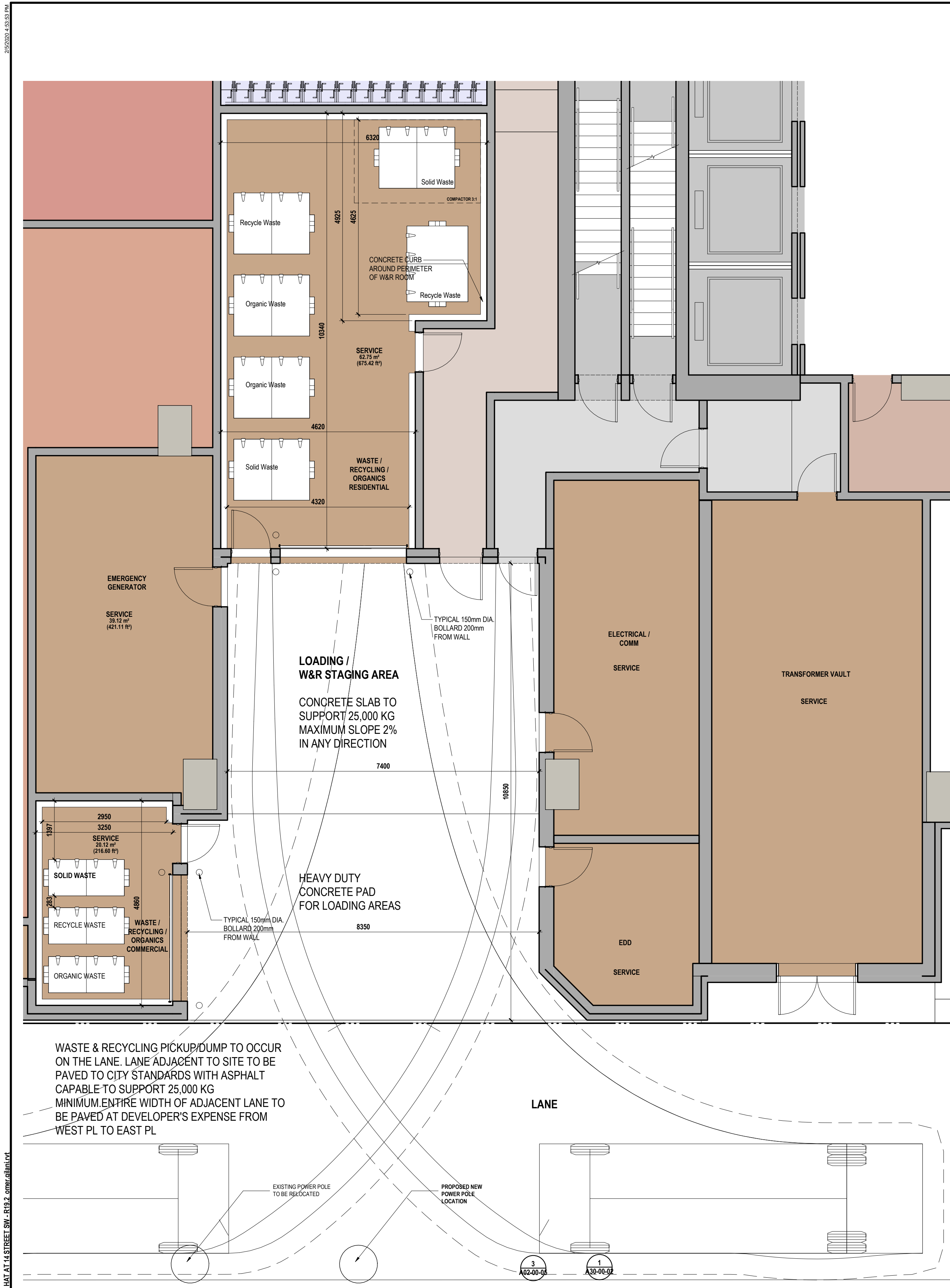
DATE	ISSUED FOR	REV
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2020-01-10	DTR1	

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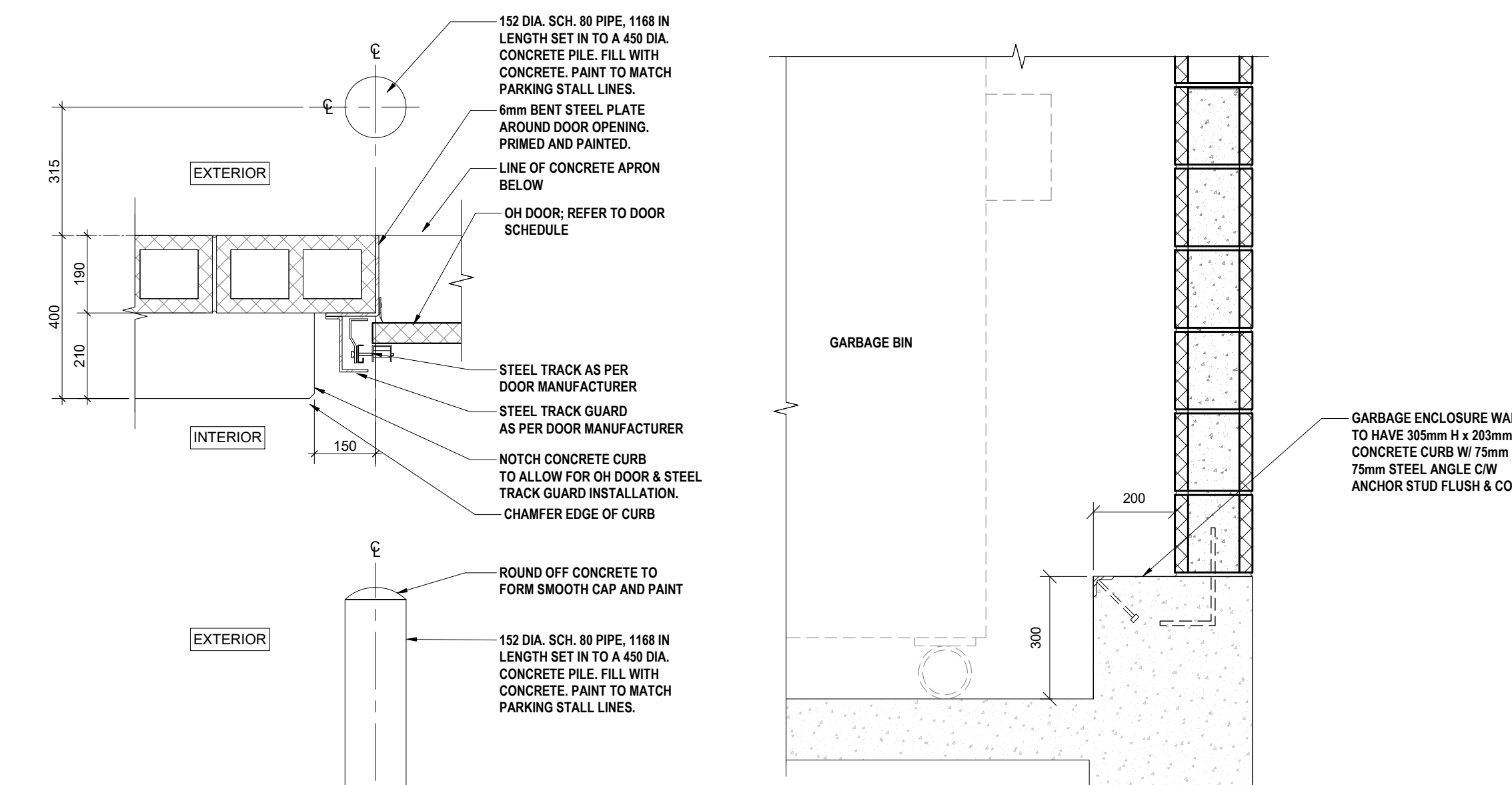
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Project Component
BUILDING PERMIT
Key Plan

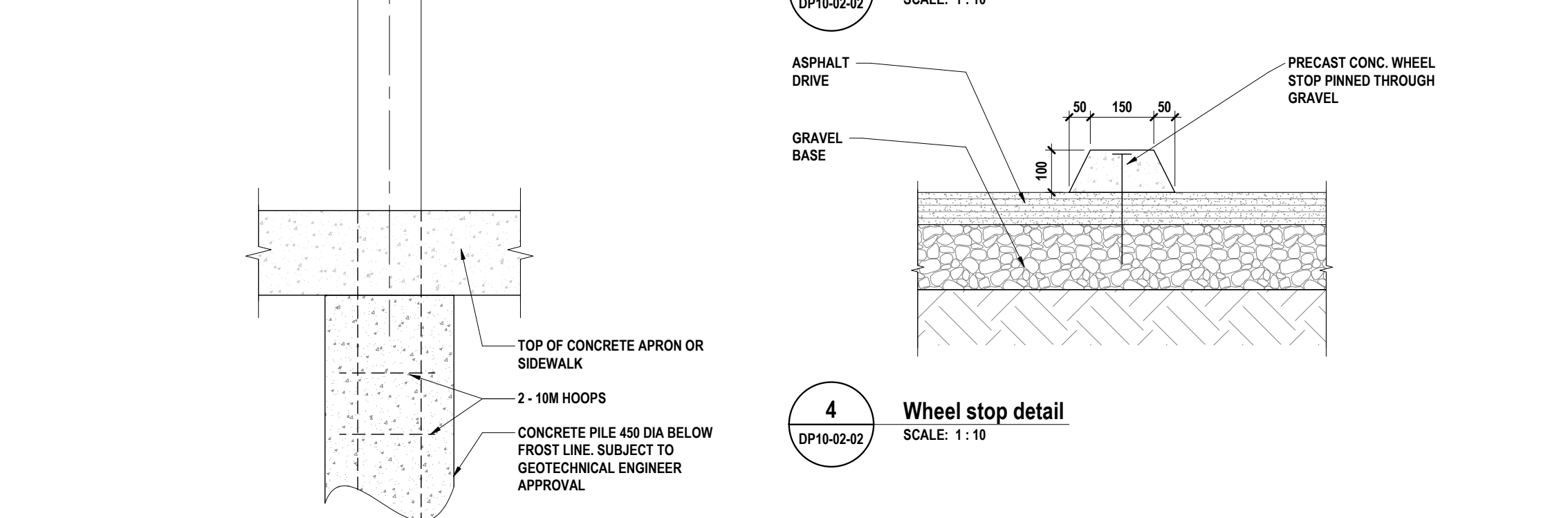
Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architecture: GLOTTMAN



1 LEVEL 01 - WASTE AND RECYCLING
SCALE: 1:50
DP10-02-02

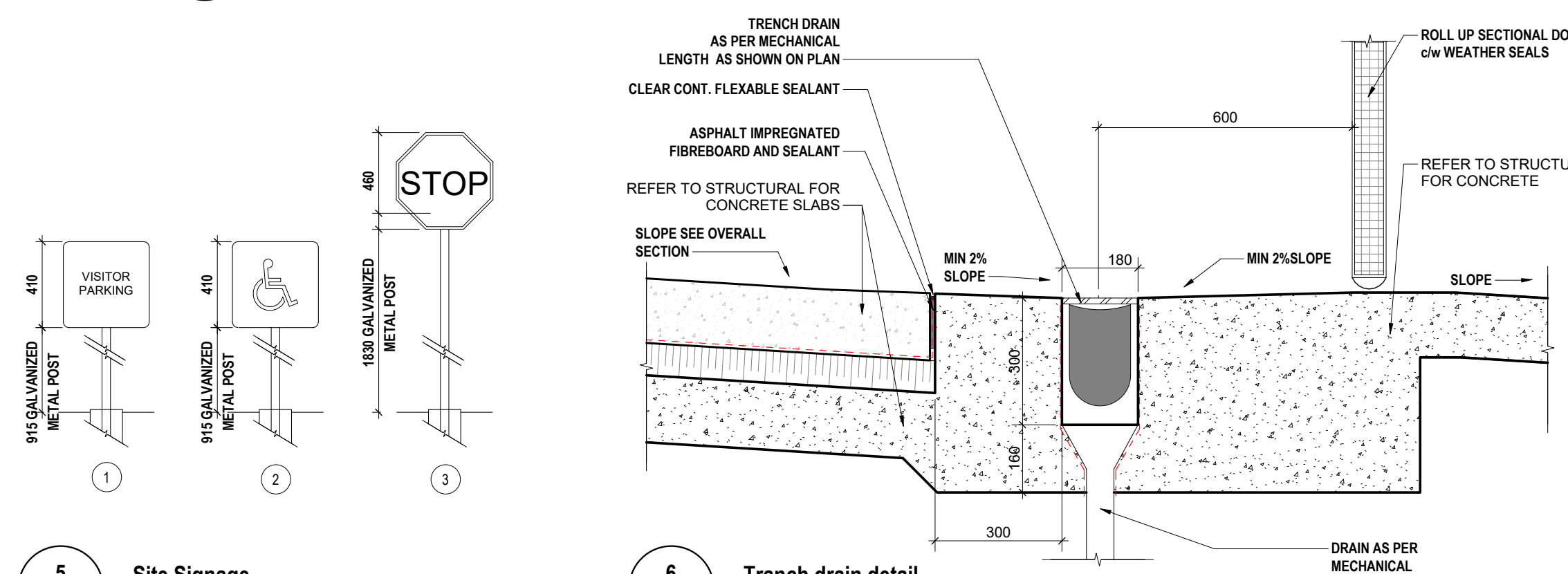


2 W&R Curb Detail
SCALE: 1:10
DP10-02-02



3 Bollard Details
SCALE: 1:10
DP10-02-02

4 Wheel stop detail
SCALE: 1:10
DP10-02-02



6 Trench drain detail
SCALE: 1:10
DP10-02-02

5 Site Signage
SCALE: 1:20
DP10-02-02

WASTE & RECYCLING ROOM CALCULATIONS

RESIDENTIAL	a	b	c
# OF UNITS	TOTAL WASTE (yd³)	TOTAL BINS	TOTAL PROVIDED
239	at 0.3 yd³ per unit 71.70	with no compactor 18	62.75
		# OF COMPACTORS 1	
		TOTAL # OF BINS 19	
		m² PER BIN IN ROOM 9.00	
		TOTAL AREA REQ. m² (includes compactor if any)	64.00

COMMERCIAL	d	e	f	g
TOTAL COMMERCIAL AREA	m² PER BIN REQ'D based on 3yd³	INITIAL # OF BINS based on 7yd³	# OF COMPACTORS (3:1 compactor ratio)	TOTAL PROVIDED
1,187.00	1,000.00	2.00	0	20.12
			2	
			m² PER BIN IN ROOM 9.00	
			TOTAL AREA REQ. m² (includes compactor if any)	18.00

WASTE & RECYCLING CONTAINERS ACCESSED FROM ACCESS ROAD.
 MAXIMUM CONCRETE SLOPE IN WASTE & RECYCLING STORAGE ROOM NOT TO EXCEED 2% INCLUDING EXTERIOR GARBAGE HOLDING AREA.
 MINIMUM VERTICAL CLEARANCE REQUIRED FOR COLLECTION VEHICLE IS 5.0m.
 MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.8m.
 WASTE & RECYCLING PICK-UP AREA TO BE CONCRETE SLAB WITH CAPACITY TO CARRY A LOADED COLLECTION VEHICLE 55,000 lb. (25,000 kg).
 WASTE & RECYCLING ROOM TO BE MECHANICALLY VENTED, REFER TO MECHANICAL DRAWINGS.
 WASTE & RECYCLING PICK-UP BY PRIVATE COLLECTOR.

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 Interiors:

Seal(s)

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 NORR is a member of the NORR Group of Companies. For more information, please contact:
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 Brent McManis, Architect, AIA, R.A., A.S., M.B.C.
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 Chris de Paula, P.M.A.C.

Project Manager: B.Kronofel
 Drawn: S.Douglas/O.Gilani
 Project Leader: F.Arsi/C.Stevens
 Checked: B.Kronofel

Client
CIDEX GROUP

1301-9TH AVENUE SW CALGARY AB
 Project
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB
 Drawn Title
SITE DETAILS/ WASTE AND RECYCLING ENCLOSURE

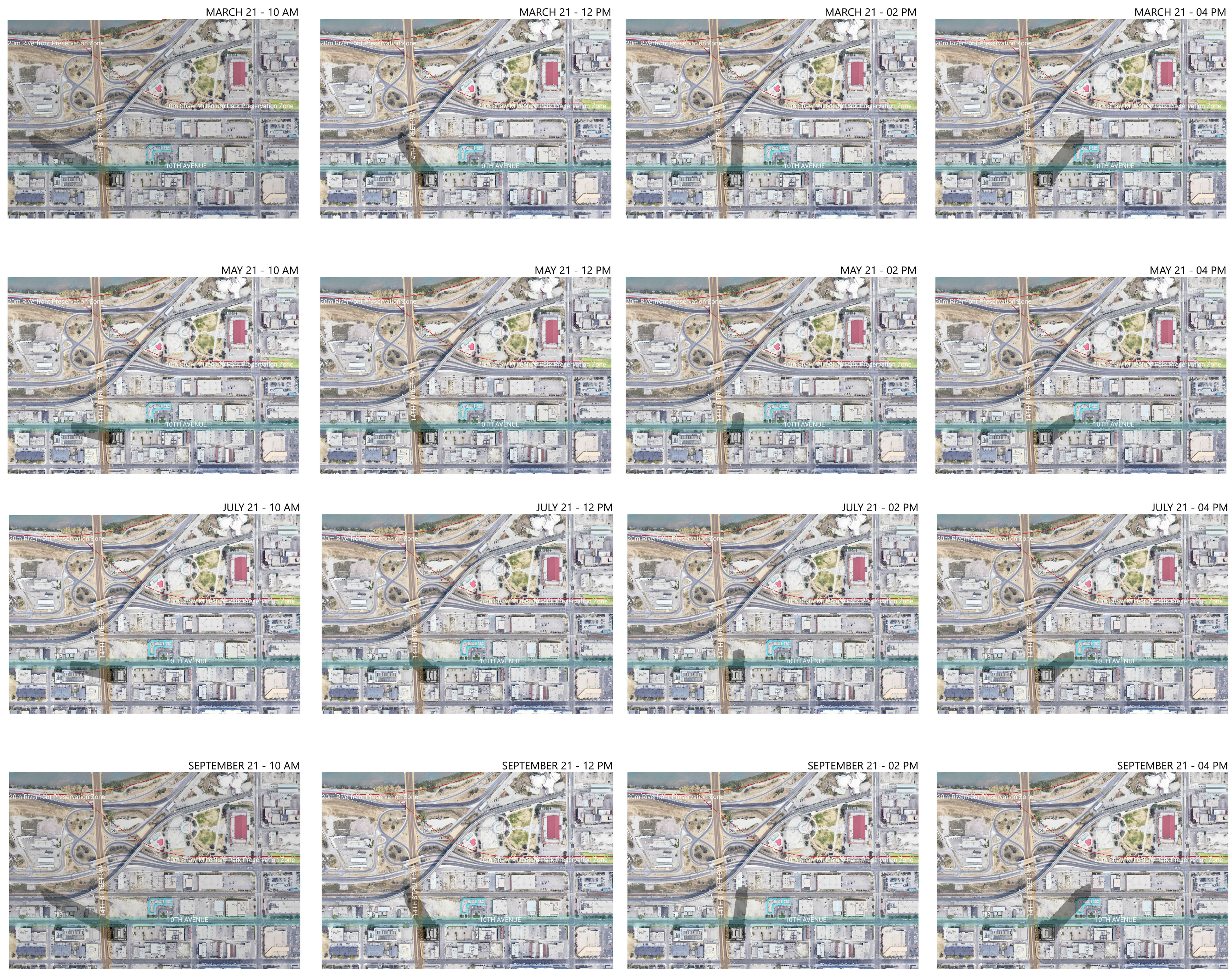
Scale
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Project No.
 NCCA19-0067

Drawing No.
DP10-02-02

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1
DP10-02-04
SHADOW STUDY
SCALE: 1:1

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Seal(s)

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NORR ARCHITECTS ENGINEERS PLANNERS
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Construction Services Division
Professional Services Division

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Bruce McPherson, Architect, AIA, B.Arch, M.Arch.
A. Brent Stephenson, Architect, AIA, B.Arch, M.Arch.
Scott H. Brown, P. Eng., P. Geo. Eng.

Project Manager B.Kronfol	Drawn S.Douglas / O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

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CIDEX GROUP

1301-9TH AVENUE SW CALGAY AB

Project:
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

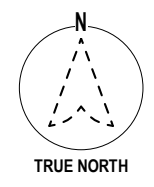
Drawing Title:
SHADOW STUDIES

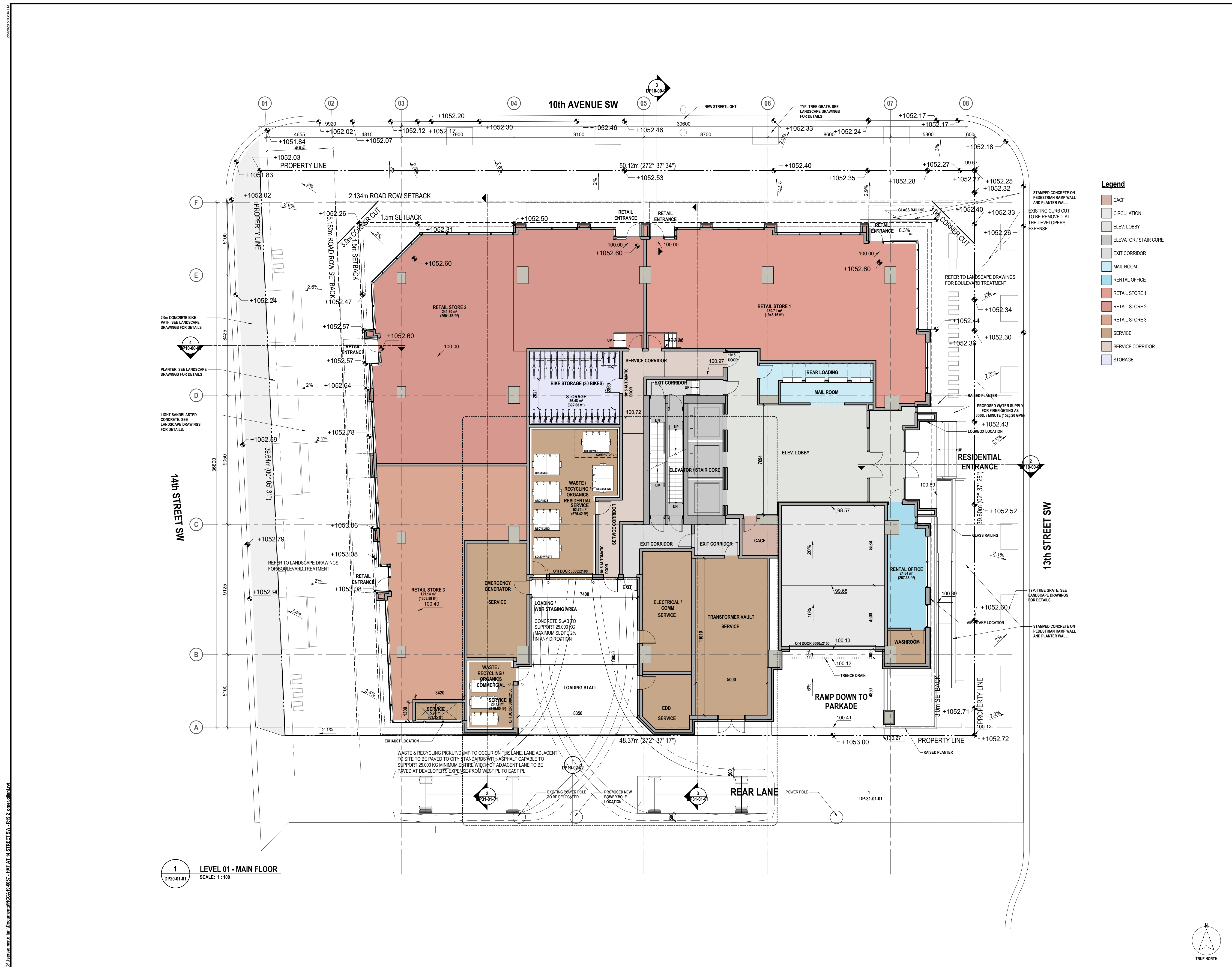
Scale:
1:1

Project No.
NCCA19-0067

Drawing No.
DP10-02-04

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1
DP20-01-01
LEVEL 01 - MAIN FLOOR
SCALE: 1:100

- Legend**
- CACF
 - CIRCULATION
 - ELEV. LOBBY
 - ELEVATOR / STAIR CORE
 - EXIT CORRIDOR
 - MAIL ROOM
 - RENTAL OFFICE
 - RETAIL STORE 1
 - RETAIL STORE 2
 - RETAIL STORE 3
 - SERVICE
 - SERVICE CORRIDOR
 - STORAGE

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: GLOTTMAN SIMPSON
Mechanical: TLI ENGINEERING CONSULTANTS LTD.
Electrical: TLI ENGINEERING CONSULTANTS LTD.
Interior: SCATLUFF MILLER MURRAY

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Project Manager B.Kronfol	Drawn S.Douglass / O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB
Project:
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB
Drawing Title:
MAIN FLOOR PLAN
Scale:
1:100
Project No.
NCCA19-0067
Drawing No.
DP20-01-01



1 LEVEL 02
DP20-02-01
SCALE: 1 : 100

- Legend**
- ELEV LOBBY
 - ELEVATOR / STAIR CORE
 - SERVICE
 - UNIT P-A
 - UNIT P-B1
 - UNIT P-B2
 - UNIT P-B3
 - UNIT P-B4
 - UNIT P-B5
 - UNIT P-C
 - UNIT P-D
 - UNIT P-E
 - UNIT P-F
 - UNIT P-G
 - UNIT P-H
 - UNIT P-J
 - UNIT P-K
 - UNIT P-L

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTM	

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Project Component
BUILDING PERMIT

Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architecture: GLOTTMAN SIMPSON
Structural: TLJ ENGINEERING CONSULTANTS LTD.
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interior: SCATLUFF MILLER MURRAY

Seal(s)

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NORR ENGINEERS INC. (SINCE 1982)
NORR PLANNERS INC. (SINCE 1982)
NORR INTERIORS INC. (SINCE 1982)

Project Manager B.Kronof	Drawn S.Douglal O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronof

Client
CIDEX GROUP

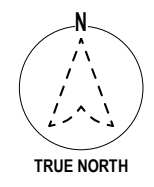
1301-9TH AVENUE SW CALGARY AB
Project
HAT @ 14TH STREET

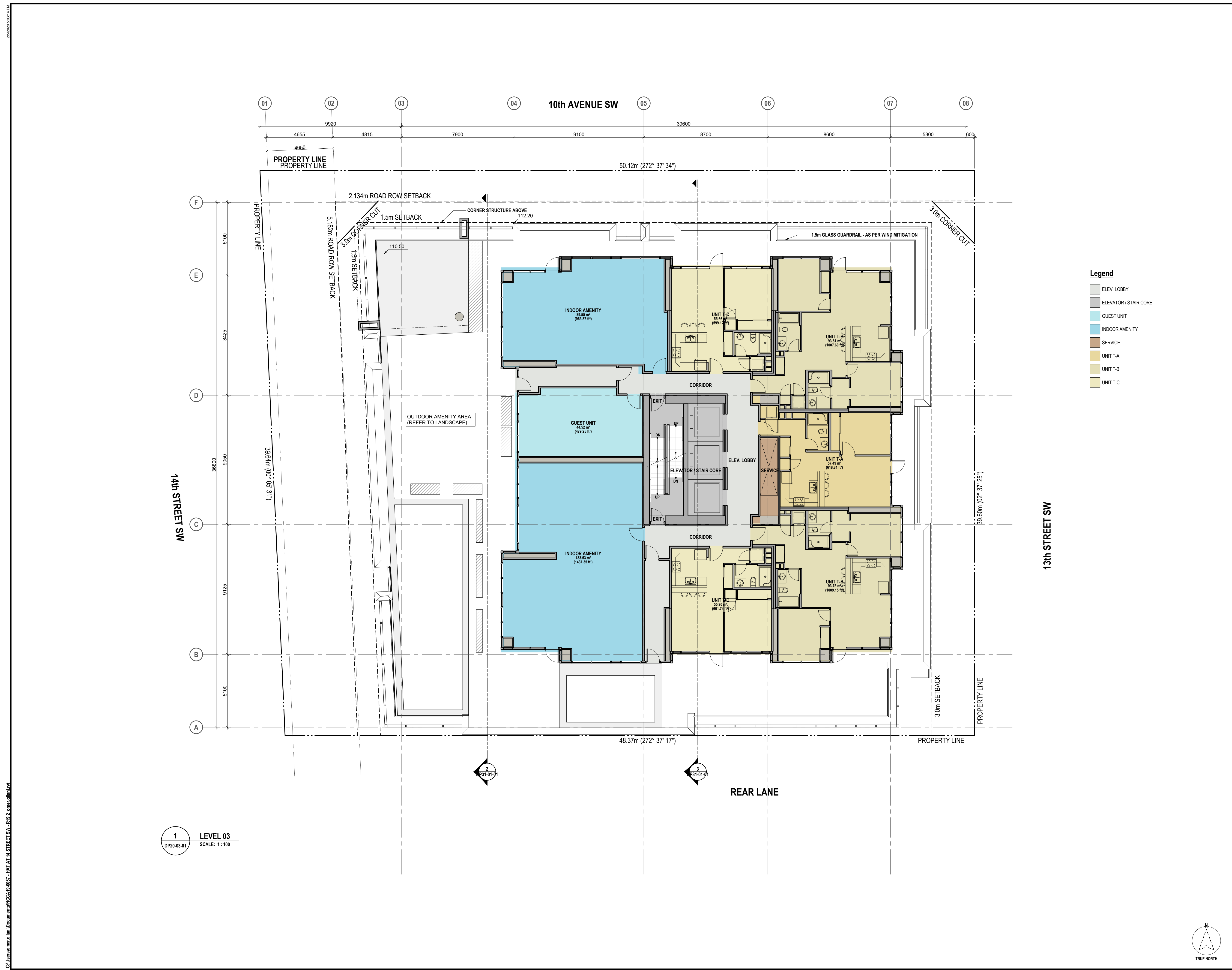
14TH STREET SW, CALGARY, AB
Drawing Title
SECOND FLOOR PLAN

Scale
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-02-01





- Legend**
- ELEV LOBBY
 - ELEVATOR / STAIR CORE
 - GUEST UNIT
 - INDOOR AMENITY
 - SERVICE
 - UNIT T-A
 - UNIT T-B
 - UNIT T-C

1 LEVEL 03
DP20-03-01 SCALE: 1 : 100

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: GLOTTMAN SIMPSON
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interiors: SCATLUFF MILLER MURRAY

Seal(s)

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CORPORATE MEMBERSHIP WITH THE ARCHITECTS ASSOCIATION OF ALBERTA

Victor Smith, Architect, AIA, B.Arch, M.Arch.
Bruce Robinson, Architect, AIA, B.Arch, M.Arch.
A. David Stelmach, Architect, AIA, B.Arch, M.Arch.
Scott Johnson, P.Eng.
Donna King, P.Eng., P.Eng. (SPE)

Project Manager B.Kronfol	Drawn S.Douglal O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

Drawing Title:
THIRD FLOOR PLAN

Scale:
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-03-01

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- Legend**
- ELEV LOBBY
 - ELEVATOR / STAIR CORE
 - SERVICE
 - UNIT T-A
 - UNIT T-B
 - UNIT T-C
 - UNIT T-D
 - UNIT T-E

1 LEVEL 04
DP20-04-01
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: CLOUTMAN SIMPSON
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interiors: SCATLUFF MILLER MURRAY

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A Partnership of Limited Companies

Victor S. Norr, Architect, A.A.A. & A.S.P. (1987)
Bruce Robinson, Architect, A.A.A. & A.S.P. (1987)
A. Scott Simpsom, Architect, A.A.A. & A.S.P. (1987)
Scott Luff, Interior Designer, A.A.A. & A.S.P. (1987)
Donna Miller, Project Manager, A.A.A. & A.S.P. (1987)

Project Manager B.Kronfol	Drawn S.Douglis/O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

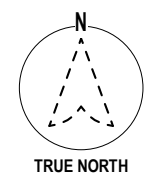
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FOURTH FLOOR PLAN - TYPICAL

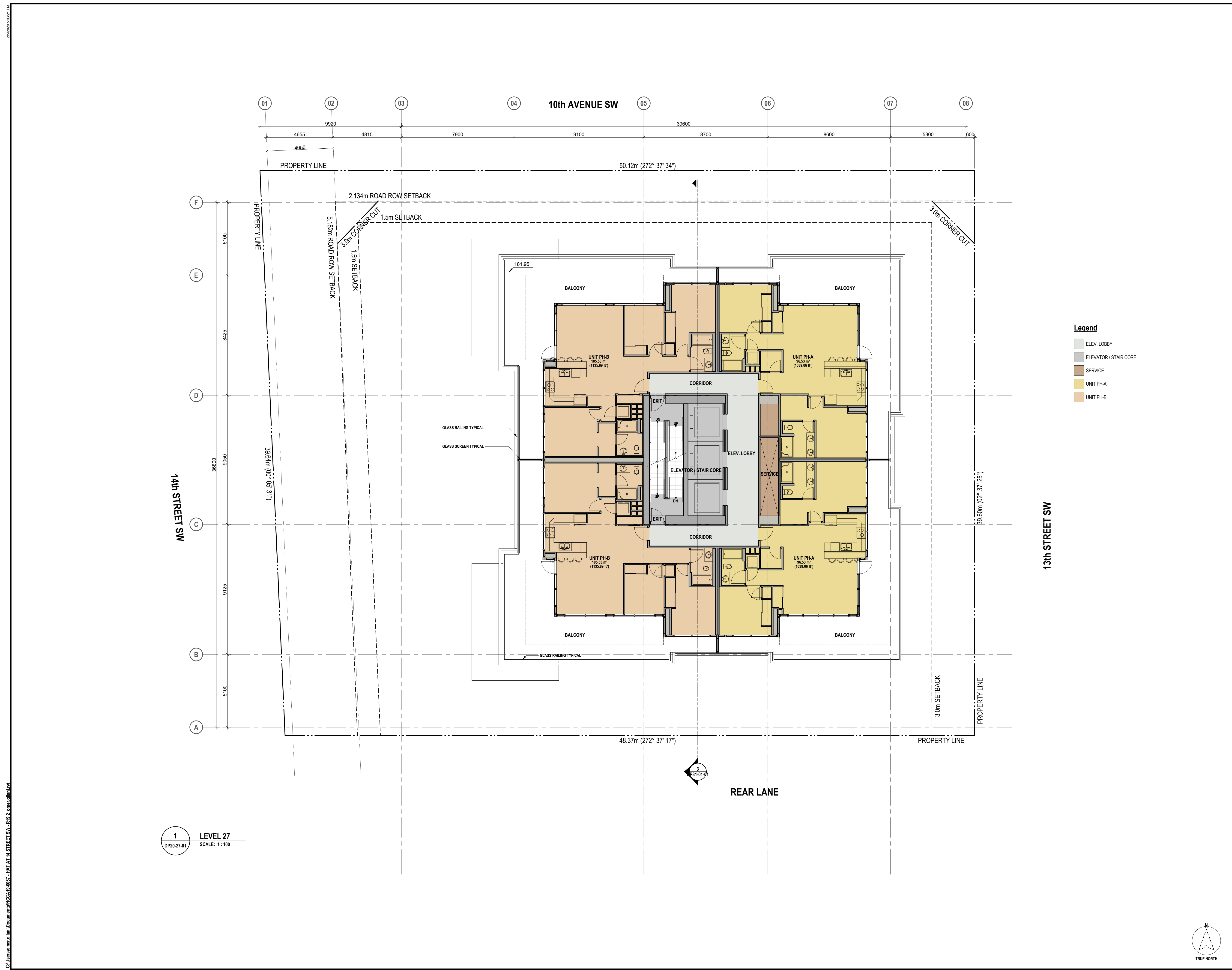
Scale:
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-04-01

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Project Component	BUILDING PERMIT
Key Plan	

Consultants	RICHVIEW ENGINEERING INC.
Civil	
Landscape	NORR Architects Engineers Planners
Architecture	CLYDEMAN SIMPSON
Structural	
Mechanical	TJ ENGINEERING CONSULTANTS LTD.
Electrical	TJ ENGINEERING CONSULTANTS LTD.
Interiors	SCATLIF MILLER MURRAY

Seal(s)

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 Bruce Norr, Architect, AIA, B.Arch, M.Arch.
 A. Scott, Architect, AIA, B.Arch, M.Arch.
 Don Miller, P. Eng., P. Reg. Prof. Eng. (P.E.)

Project Manager	Drawn
B.Kronof	S.Douglai O.Gilani
Project Leader	Checked
F.Arnst / C.Stevens	B.Kronof

CIDEX GROUP

1301-9TH AVENUE SW CALGARY AB

Project
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

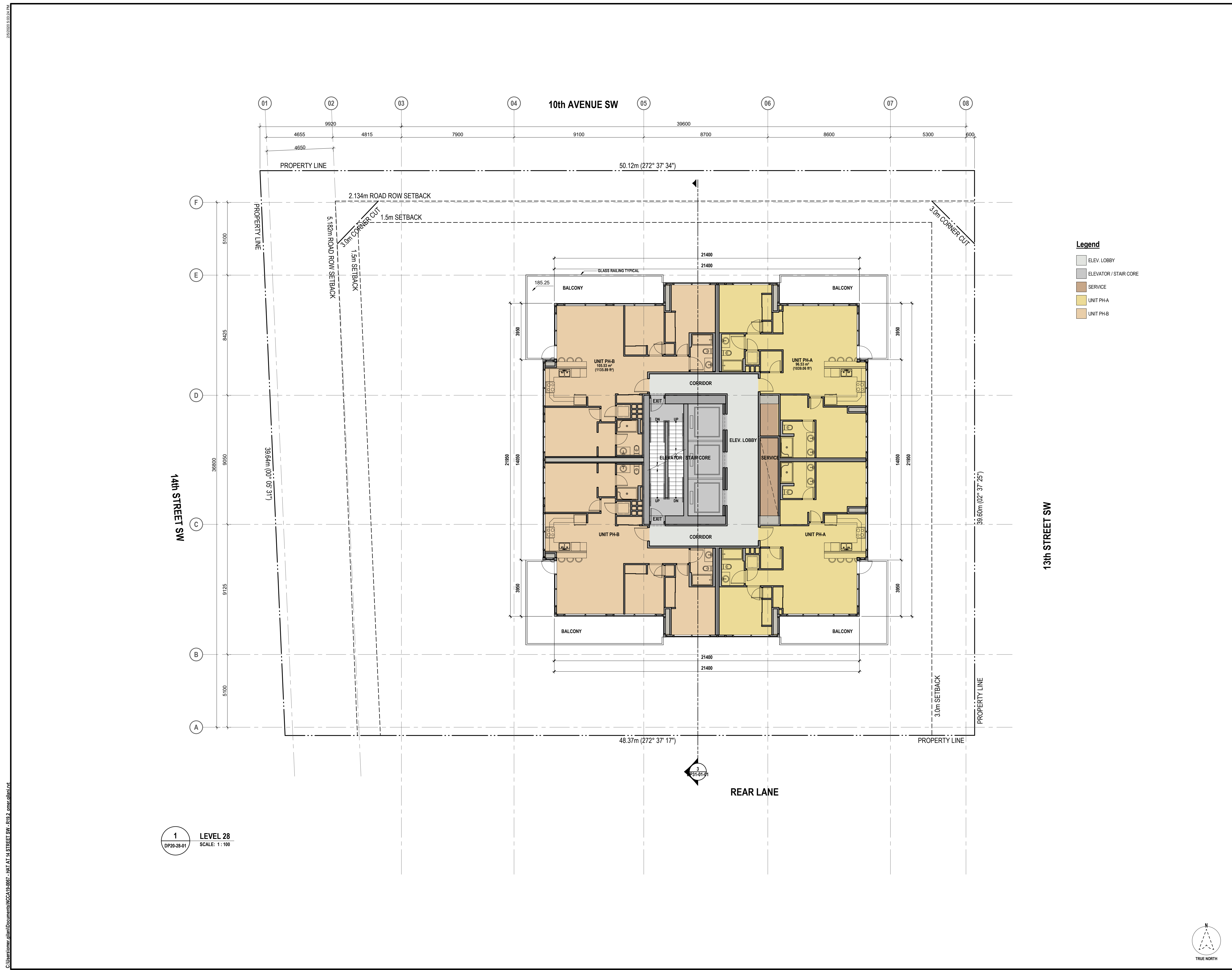
Drawing Title
TWENTY SEVENTH FLOOR

Scale
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-27-01

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- Legend**
- ELEV. LOBBY
 - ELEVATOR / STAIR CORE
 - SERVICE
 - UNIT PH-A
 - UNIT PH-B

1 LEVEL 28
DP20-28-01
SCALE: 1 : 100

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architect: CLOUTMAN SIMPSON
Structural: TLJ ENGINEERING CONSULTANTS LTD.
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interiors: SCATLUFF MILLER MURRAY

Seal(s)

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CORPORATE MEMBERSHIP: ARCHITECTS, ENGINEERS, PLANNERS

Victor Smith, Architect, AIA, B.Arch, M.Arch.
Bruce Robinson, Architect, AIA, B.Arch, M.Arch.
A. Scott Simonsen, Architect, AIA, B.Arch, M.Arch.
Richard Miller, P.Eng.
Donna P. F. Eng., P.Eng.

Project Manager B.Kronfol	Drawn S.Douglal O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP
1301- 9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB

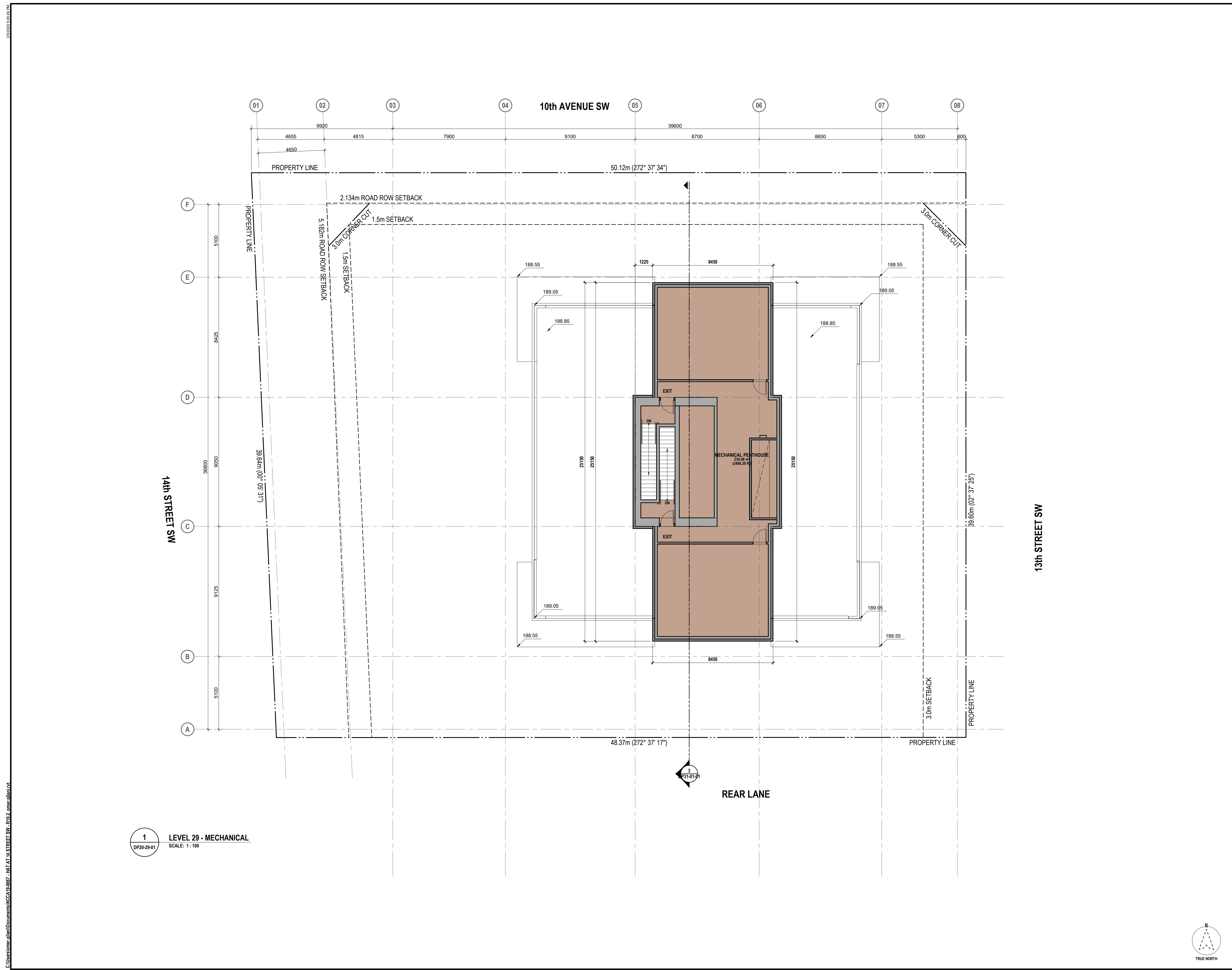
Drawing Title:
TWENTY EIGHTH FLOOR

Scale:
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-28-01

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1 LEVEL 29 - MECHANICAL
DP20-29-01 SCALE: 1:100

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: CLOUTMAN SIMPSON
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interior: SCATLUFF MILLER MURRAY

Seal(s)

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Bruce McPherson, Architect, A.A.A. & A.S.P. (1987)
A. Scott Simpsom, Architect, A.A.A. & A.S.P. (1987)
Scott L. Miller, P. Eng. (1987)
Donna M. Murray, P. Eng. (1987)

Project Manager B. Krontof	Drawn S. Douglas / O. Gilani
Project Leader F. Arns / C. Stevens	Checked B. Krontof

Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB

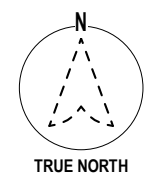
Project:
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB

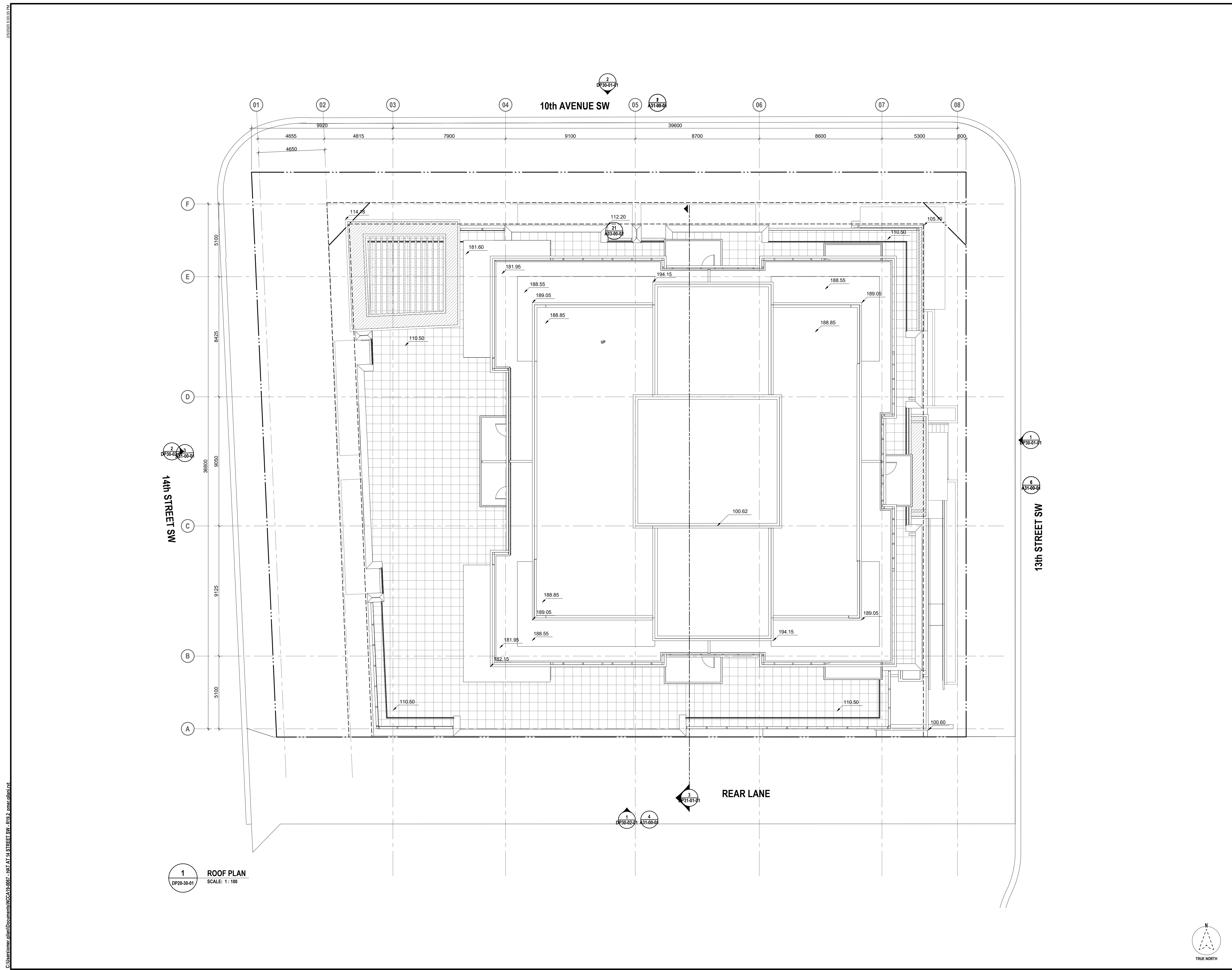
Drawing Title:
MECHANICAL FLOOR PLAN

Scale:
1:100

Project No.
NCCA19-0067

Drawing No.
DP20-29-01





DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architectural: GLOTTMAN SIMPSON
Structural: TLJ ENGINEERING CONSULTANTS LTD.
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interior: SCATLUFF MILLER MURRAY

Seal(s)

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CORPORATE MEMBERSHIP: ARCHITECTS, ENGINEERS, PLANNERS

Under Seal: Architect, A.A. & B.A. 2018/18
Under Seal: Architect, A.A. & B.A. 2018/18
A Licensed Professional Engineer, A.A. & B.A. 2018/18
Under Seal: Professional Engineer, A.A. & B.A. 2018/18
Civil Engineer, P. Eng. 2018/18

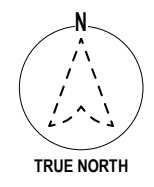
Project Manager B.Kronfol	Drawn S.Douglas/O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

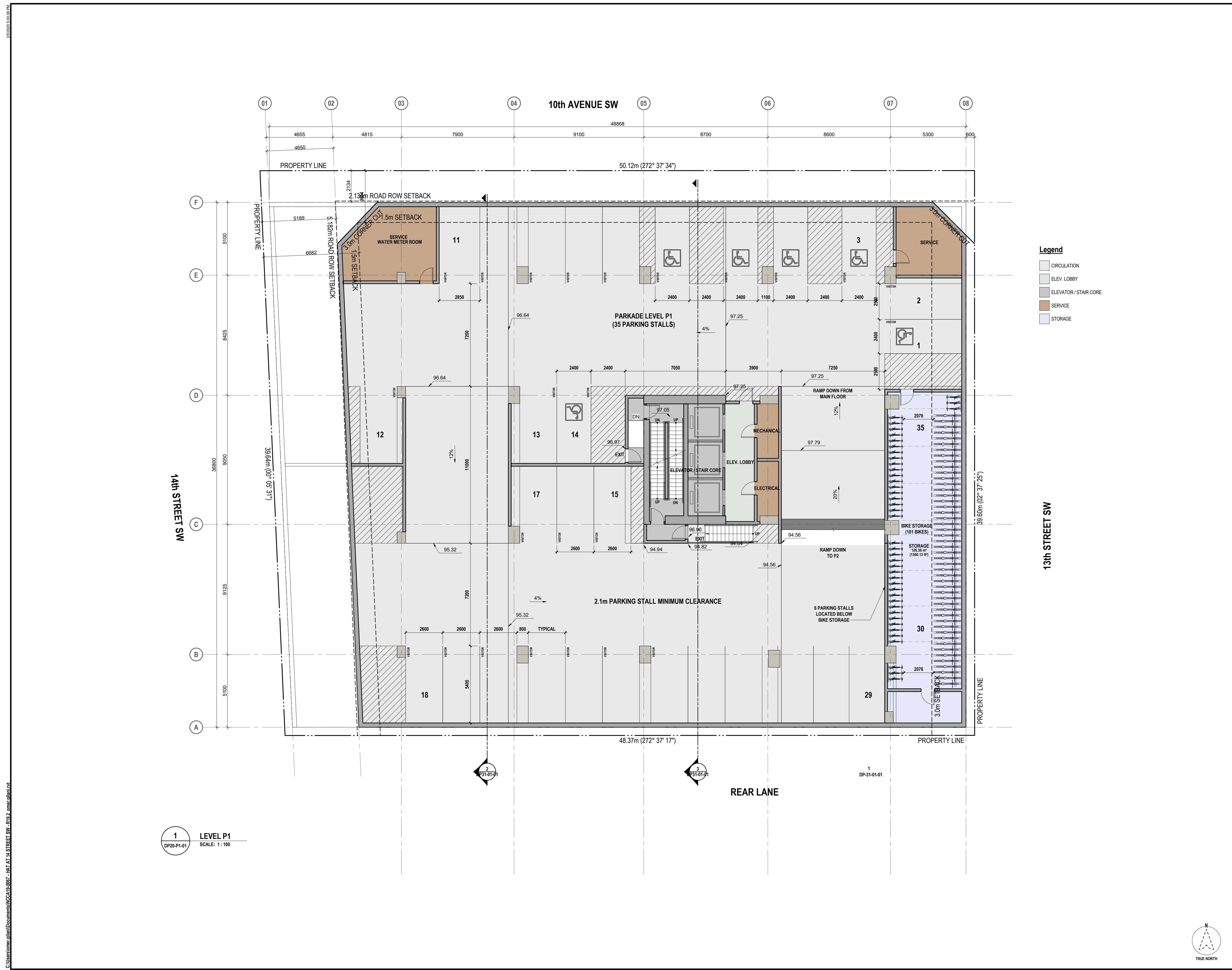
Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB
Project:
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB
Drawing Title:
ROOF PLAN

Scale:
1 : 100

Project No.
NCCA19-0067

Drawing No.
DP20-30-01





1 LEVEL P1
DP20-P1-01
SCALE: 1 : 100

- Legend**
- ◻ CIRCULATION
 - ◻ ELEV. LOBBY
 - ◻ ELEVATOR / STAIR CORE
 - ◻ SERVICE
 - ◻ STORAGE

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTR1	

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Project Component
BUILDING PERMIT

Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: GLOTTMAN SIMPSON
Mechanical: TLI ENGINEERING CONSULTANTS LTD.
Electrical: TLI ENGINEERING CONSULTANTS LTD.
Interiors: SCATLUFF MILLER MURRAY

Seal(s)

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CORPORATE MEMBERSHIP: ARCHITECTS, ENGINEERS, PLANNERS

Victor Smith, Architect, AIA, B.Arch, M.Arch.
Bruce Robinson, Architect, AIA, B.Arch, M.Arch.
A. Scott Stoddart, Architect, AIA, B.Arch, M.Arch.
Randy MacLennan, P.Eng., P.E., P. Geo. Eng.
Donna F. Eng., P.Eng., P.E., P. Geo. Eng.

Project Manager B.Kronfol	Drawn S.Douglal/ O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

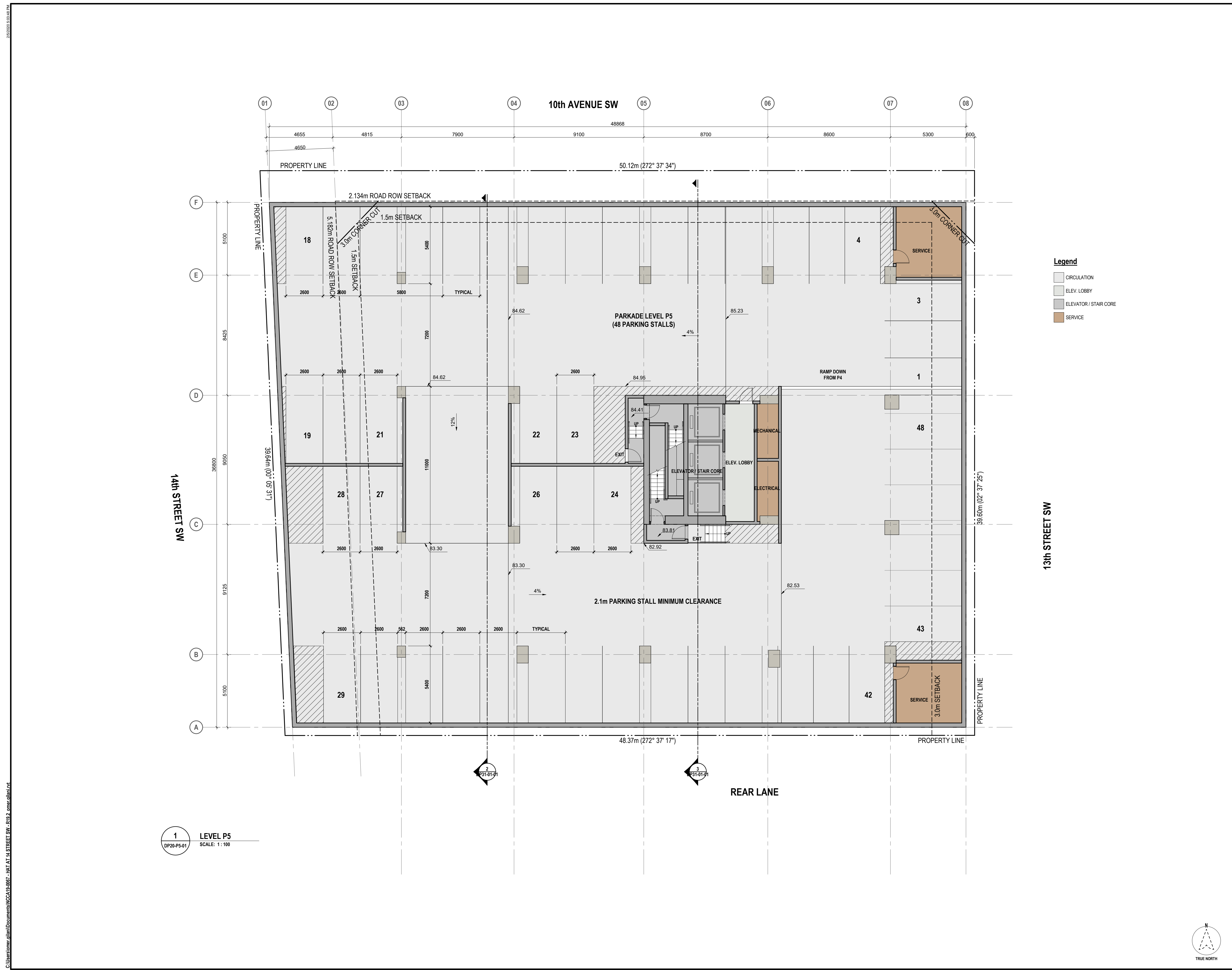
CIDEX GROUP

1301-9TH AVENUE SW CALGARY AB
Project
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB
Drawing Title
PARCADE LEVEL P1 FLOOR PLAN

Scale 1 : 100
Project No. NCCA19-0067
Drawing No. DP20-P1-01

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1 LEVEL P5
DP20-P5-01
SCALE: 1 : 100

- Legend**
- CIRCULATION
 - ELEV. LOBBY
 - ELEVATOR / STAIR CORE
 - SERVICE

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Structural: CLOUTMAN SIMPSON
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interiors: SCATLUFF MILLER MURRAY

Seal(s)

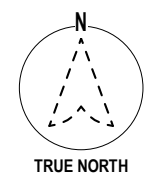
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CORPORATE MEMBERSHIP: ARCHITECTS, ENGINEERS, PLANNERS

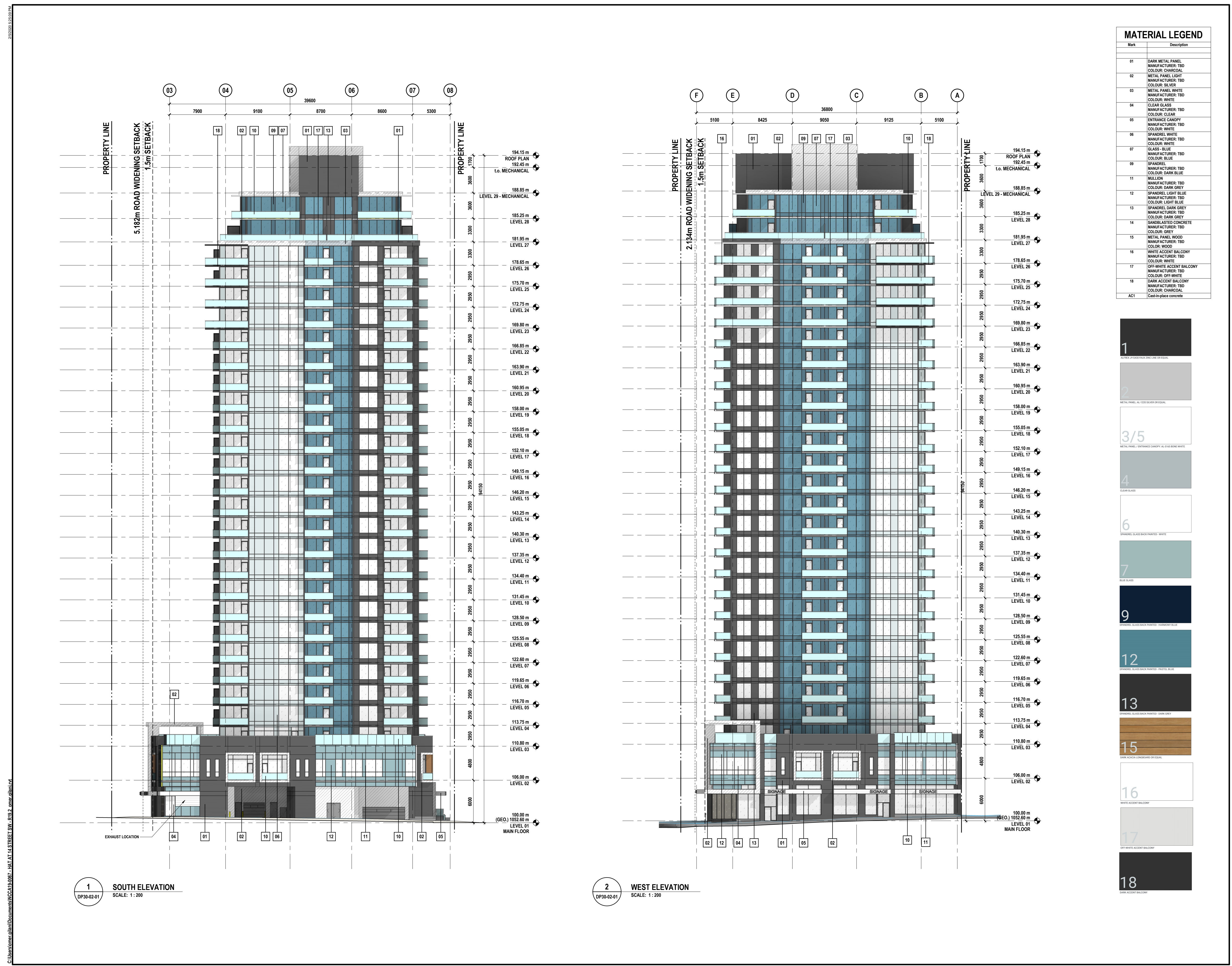
Victor Smith, Architect, AIA, B.Arch, LEED AP
Bruce Robinson, Architect, AIA, B.Arch, LEED AP
A. Scott Simonsen, Architect, AIA, B.Arch, LEED AP
Scott Miller, P. Eng., PE, LEED AP
Donna F. Eng., PE, LEED AP

Project Manager B.Kronfol	Drawn S.Douglal/ O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB
Project
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB
Drawing Title
PARCADE LEVEL P5 FLOOR PLAN
Scale
1 : 100
Project No.
NCCA19-0067
Drawing No.
DP20-P5-01







DATE	ISSUED FOR	REV
2020-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTM1	

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Project Component:
BUILDING PERMIT

Key Plan

Consultants:
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architectural: SUZUKI SHIMIZU
Structural: TLI ENGINEERING CONSULTANTS LTD.
Mechanical: TLI ENGINEERING CONSULTANTS LTD.
Electrical: TLI ENGINEERING CONSULTANTS LTD.
Interiors: SCATLIFT MILLER MURRAY

Seal(s)

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A Partnership of Limited Companies

Project Manager: B.Kronfol	Drawn: S.Douglas/O.Gilani
Project Leader: F.Ansari / C.Stevens	Checked: B.Kronfol

Client:
CIDEX GROUP

1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

Drawing Title:
BUILDING ELEVATIONS

Scale:
As indicated

Project No.:
NCCA19-0067

Drawing No.:
DP30-02-01



BIRD'S EYE PERSPECTIVE LOOKING SOUTH-WEST



BIRD'S EYE PERSPECTIVE LOOKING NORTH-EAST



PERSPECTIVE OF NORTH-WEST BUILDING CORNER



PERSPECTIVE OF NORTH-EAST BUILDING CORNER



PERSPECTIVE OF SOUTH-WEST BUILDING CORNER



PERSPECTIVE OF SOUTH-EAST BUILDING CORNER



DUSK RENDER FROM NW CORNER

DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRY	

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Project Component	BUILDING PERMIT
Key Plan	

Consultants	RICHVIEW ENGINEERING INC.
Civil:	
Landscape:	
Architecture:	NORR Architects Engineers Planners
Structural:	CLYDEMAN SIMPSON
Mechanical:	TLJ ENGINEERING CONSULTANTS LTD.
Electrical:	TLJ ENGINEERING CONSULTANTS LTD.
Interiors:	SCATLUFF MILLER MURRAY

Seal(s)

NORR
2300, 411 1st Street SE,
Calgary, Alberta, Canada T2G 4Y5
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
CORPORATE MEMBERSHIP: ARCHITECTS, ENGINEERS, PLANNERS

Victor S. Norr, Architect, A.A.A. & A.C.E. (1987)
Bruce K. Norr, Architect, A.A.A. & A.C.E. (1987)
A. Lynn Stephenson, Architect, A.A.A. & A.C.E. (1987)
Scott H. Norr, P. Eng. (1987)
Donna M. P. Eng. (1987)

Project Manager	Drawn
B.Kronfol	S.Douglai O.Gilani
Project Leader	Checked
F.Arnst / C.Stevens	B.Kronfol

Client:
CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET
14TH STREET SW, CALGARY, AB

Drawing Title:
3D VIEWS

Scale	1 : 1
Project No.	NCCA19-0067
Drawing No.	DP30-03-01

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BIRD'S EYE PERSPECTIVE LOOKING SOUTH-EAST



OUTDOOR AMENITY PERSPECTIVE LOOKING SOUTH EAST



STREET VIEW NORTH-WEST BUILDING CORNER



STREET VIEW OF NORTH-EAST BUILDING CORNER



OUTDOOR AMENITY LOOKING SOUTH



PERSPECTIVE OF OUTDOOR AMENITY LOOKING NORTH EAST

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Project Component BUILDING PERMIT Key Plan

Consultants	RICHVIEW ENGINEERING INC.
Civil:	
Landscape:	NORR Architects Engineers Planners
Architecture:	CLOTMAN SIMPSON
Structural:	TLJ ENGINEERING CONSULTANTS LTD.
Mechanical:	TLJ ENGINEERING CONSULTANTS LTD.
Electrical:	SCATLUFF MILLER MURRAY
Interiors:	

Seal(s)

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NORR ARCHITECTS INC. (SINCE 1982)
NORR ENGINEERS INC. (SINCE 1982)
NORR PLANNERS INC. (SINCE 1982)
NORR INTERIORS INC. (SINCE 1982)
NORR LANDSCAPE ARCHITECTURE INC. (SINCE 1982)
NORR STRUCTURAL ENGINEERS INC. (SINCE 1982)

Project Manager B.Kronfol	Drawn O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

Client:
CIDEX GROUP

1301-9TH AVENUE SW CALGARY AB

Project:
HAT @ 14TH STREET

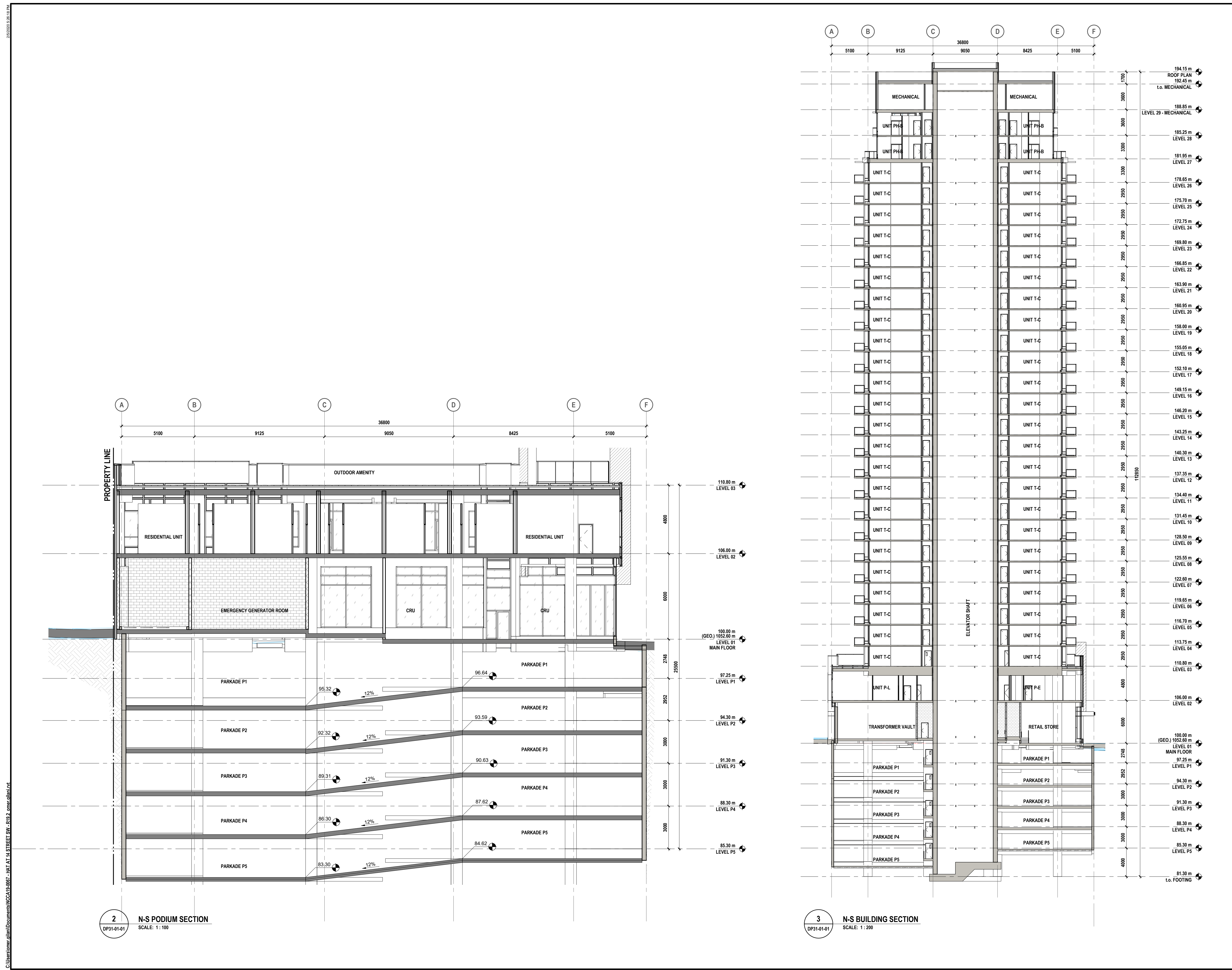
14TH STREET SW, CALGARY, AB
Drawing Title:
3D VIEWS

Scale:
1 : 1

Project No.:
NCCA19-0067

Drawing No.:
DP30-03-02

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DATE	ISSUED FOR	REV
2019-11-05	DEVELOPMENT PERMIT	A
2020-01-10	DTRT	

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Project Component
BUILDING PERMIT
Key Plan

Consultants:
Civil: RICHVIEW ENGINEERING INC.
Landscape: NORR Architects Engineers Planners
Architecture: GLOTTMAN SIMPSON
Structural: TLJ ENGINEERING CONSULTANTS LTD.
Mechanical: TLJ ENGINEERING CONSULTANTS LTD.
Electrical: TLJ ENGINEERING CONSULTANTS LTD.
Interior: SCATLUFF MILLER MURRAY

Seal(s)

NORR
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
Civil/Structural/Architectural/Interior/Industrial/Transportation/Urban Planning/Environmental/Engineering/Planning/Construction Management

Victor Smith, Architect, A.A.A. B.Arch. 1982/87
Bruce McPherson, Architect, A.A.A. B.Arch. 1982/87
A. Glenn Simonsen, Architect, A.A.A. B.Arch. 1982/87
Scott Morrison, P. Eng. 1982/87
Dana F. F. Eng. 1982/87

Project Manager B.Kronfol	Drawn S.Douglas/O.Gilani
Project Leader F.Arnst / C.Stevens	Checked B.Kronfol

CIDEX GROUP
1301-9TH AVENUE SW CALGARY AB

Project
HAT @ 14TH STREET

14TH STREET SW, CALGARY, AB

Drawing Title
BUILDING SECTIONS

Scale
As indicated

Project No.
NCCA19-0067

Drawing No.
DP31-01-01

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1 LEVEL 01 - LANDSCAPE PLAN
SCALE: 1:125

PROJECT DATA/SITE BUILDING DATA
SITE ADDRESS: 1002-14 STREET SW CALGARY, AB
ZONING: C-CX 1 CENTRE CITY MIXED USE DISTRICT
SITE AREA: 1185.20m²

LANDSCAPE PLANTING REQUIREMENTS
TOTAL LANDSCAPE AREA REQUIRED = 30% OF ENTIRE SITE: 354.76 m²
TOTAL LANDSCAPE AREA PROVIDED = 53.42% = 1041.44 m²
760.60 m² - GROUND LEVEL
280.84 m² - 3rd LEVEL AMENITY

GENERAL NOTES

- ALL LANDSCAPE CONSTRUCTION INCLUDING ALL HARD AND SOFT LANDSCAPING TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY SPECIFICATIONS OR AS NOTED ON THE DRAWINGS
- ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK
- ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS
- ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. DRIP IRRIGATION TO BE USED FOR TREES AND PLANTING AREAS
- AN URBAN FORESTRY TECHNICIAN MUST BE CALLED TO SITE THROUGHOUT DURING TREE TRENCH BACKFILL TO ENSURE ROOT BARRIER / FABRIC, SOIL VOLUME AND SOIL COMPACTION MEET CURRENT CITY SPECIFICATIONS
- ALL PROPOSED TREE PLANTING IN THE CITY BOULEVARD SHALL BE PERFORMED AND INSPECTED IN ACCORDANCE WITH PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS - LANDSCAPE CONSTRUCTION (CURRENT EDITION)
- APPLICANT TO CONTACT PARKS DEVELOPMENT INSPECTOR (403.620.3216) + URBAN FORESTRY AT 311 TO ARRANGE INSPECTION

LANDSCAPE FEATURES

- 2M WIDE MULTI-USE PATHWAY (FUTURE BIKE INFRASTRUCTURE)
- 4.9M H- COMMERCIAL OUTDOOR TERRACE + WALKWAY AREA
- TYPICAL 2M WIDE PLANTING TRENCH - EXTEND MIN 2M BEYOND NORTH / SOUTH OPENING GROUNDCOVER TO BE COORDINATED WITH URBAN STRATEGY MAIN STREETS PROGRAM
- COMMERCIAL CLASS 2 BIKE RACKS - 8 BIKE STALLS - REFER TO 6-DPL1.2
- CITY OF CALGARY 90 DEGREE TYPICAL RAMP CROSSINGS W/ TACTILE STRIP
- COMMERCIAL OUTDOOR TERRACE AREA - WALKWAY
- TYPICAL CITY OF CALGARY TREE TRENCH DETAIL SHEET 101 - FILE 454-1001-039
- EXTEND MIN 2M BEYOND LAST TREE GRATE - REFER TO 6-DPL1.2 FOR TYPICAL GRATE
- TYPICAL CITY OF CALGARY TREE TRENCH DETAIL SHEET 101 - FILE 454-1001-039
- RESIDENTIAL CLASS 2 BIKE RACKS - 24 BIKE STALLS - REFER TO 6-DPL1.2
- LOADING ZONE
- TYPICAL CITY OF CALGARY TREE TRENCH DETAIL
- RAISED PLANTER - REFER TO 3-DPL1.2
- COMMERCIAL CLASS 2 BIKE RACKS - 8 STALLS - REFER TO 6-DPL1.2

LANDSCAPE SURFACING

- NATURAL CONCRETE - CALIFORNIA JOINTS - LIGHT SANDBLAST FINISH
- CHARCOAL CONCRETE - CALIFORNIA JOINTS - LIGHT SANDBLAST FINISH
- BLACK CONCRETE - CALIFORNIA JOINTS - LIGHT SANDBLAST FINISH

PLANT LIST: DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY
Fp	Fraxinus pennsylvanica var. Rugby	PRAIRIE SPIRE GREEN ASH	75mm CAL. B&B, MIN 900mm wd x 500mm DEPTH ROOT BALL	05
Ta	Tilia americana var. Darius	TRUE NORTH LINDEN	75mm CAL. B&B, MIN 900mm wd x 500mm DEPTH ROOT BALL	06
Ula	Ulmus americana	AMERICAN ELM	75mm CAL. B&B, MIN 900mm wd x 500mm DEPTH ROOT BALL	04

PLANT LIST : SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY
bt	Berberis thunbergii 'Rose Glow'	ROSE GLOW BARBERRY	#5 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS, ROOT SPREAD 250mm	12

PLANT LIST : GRASSES & PERENNIALS

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY
kf	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	15cm POT	214

DATE	ISSUED FOR	REV
2019-11-04	DEVELOPMENT PERMIT	A
2020-01-08	DTR 1	B
2020-02-04	CPC	C

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Project Component
PHASE OF WORK
Key Plan

Consultants
Civil: RICHIEW (SMM)
Landscape: NORR
Architecture: NORR
Structural: STRUCTURAL ENGINEER
Mechanical: MECHANICAL ENGINEER
Electrical: ELECTRICAL ENGINEER
Interior: LANDSCAPE ARCHITECT

Seal(s)

NORR
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
10000 South, Redwood, Suite 200, Denver, Colorado 80231
10000 South, Redwood, Suite 200, Denver, Colorado 80231
A Joint Venture: NORR ARCHITECTS ENGINEERS PLANNERS
NORR ARCHITECTS ENGINEERS PLANNERS
10000 South, Redwood, Suite 200, Denver, Colorado 80231
10000 South, Redwood, Suite 200, Denver, Colorado 80231

Project Manager: S. Douglas / O. Gilani
Project Leader: Checked
Checked: B. Krontof

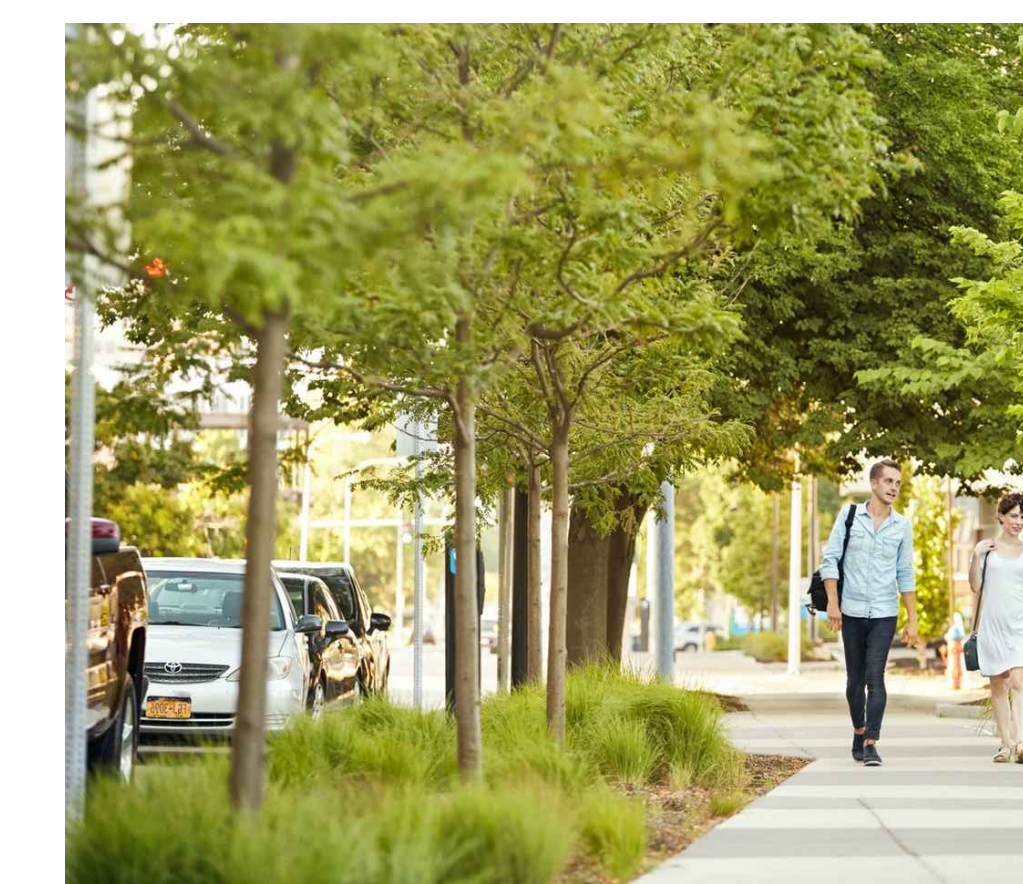
Client:
CIDEX

CLIENT ADDRESS
Project:
HAT @ 14TH STREET
14TH STREET SW CALGARY AB
Drawing Title:
LANDSCAPE PLAN + DETAILS

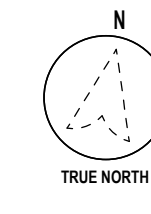
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Project No.: NCCA19-0067
Drawing No.: **DPL-1**



STREETSCAPE IMAGERY



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LANDSCAPE FEATURES

1. FENCED DOGGY AMENITY AREA
2. RAISED COMMUNITY GARDEN PLANTERS
3. SYNTHETIC TURF YOGA / BOOGIE / FITNESS AREA
4. BARBECUE / FOOD PREP AREA
5. HARVEST TABLE
6. OVERHEAD THROU LIGHTS
7. OUTDOOR LIVING ROOM W/ LOUNGE FURNITURE + GAS FIREPLACE
8. TIMBER PERGOLA W/ LED LIGHTING
9. BISTRO LEDGE W/ STOOLS
10. CONCRETE PLANTER W/ ORNAMENTAL GRASSES - 600MM SOIL DEPTH
11. PRIVATE PATIOS
12. 2M HT FROSTED GLASS ART PANEL + PRIVACY PARTITION

LANDSCAPE SURFACING

- CONCRETE PAVERS ON PEDESTALS
- ROCK MULCH
- BALAU WOOD DECK
- SYNTHETIC TURF
- CONCRETE EDGER CURB

LANDSCAPE FURNISHINGS

- MOVEABLE BISTRO TABLES + CHAIRS
- CIRCULAR PLANTER POT W/ SEASONAL ANNUALS PLANTING
- RECTILINEAR PLANTER POT W/ ORNAMENTAL GRASSES
- RAISED COMMUNITY GARDEN PLANTER
- DOGGY AMENITY ELEMENTS / RAMP / HYDRANT / PEDESTALS
- BENCHES

PLANT LIST : GRASSES & PERENNIALS

KEY	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY
kf	Calamagrostis acutiflora	KARL FOERSTER	15cm POT	44
⓪	*Karl Foerster*	FEATHER REED GRASS		

1 LEVEL 03 - LANDSCAPE PLAN
SCALE: 1:100



ROOFTOP AMENITY IMAGERY



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2019-11-04	DEVELOPMENT PERMIT	A
2020-01-08	DTR 1	B
2020-02-04	CPC	C

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Project Component
PHASE OF WORK
Key Plan

Consultants
Civil: RICHVIEW (SMM)
Architecture: NORR
Structural: STRUCTURAL ENGINEER
Mechanical: MECHANICAL ENGINEER
Electrical: ELECTRICAL ENGINEER
Interior: LANDSCAPE ARCHITECT

Seal(s)

NORR
2300, 411 1st Street SE,
Calgary, Alberta, Canada T2G 4Y5
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
NORR ARCHITECTS INC. (S.S. 10000)
NORR ENGINEERS INC. (S.S. 10000)
NORR PLANNERS INC. (S.S. 10000)
NORR INTERIORS INC. (S.S. 10000)
NORR LANDSCAPE ARCHITECTS INC. (S.S. 10000)

Project Manager: Drawn: S. Douglas/ O. Gilani
Project Leader: Checked: B. Krontof

Client:
CIDEX

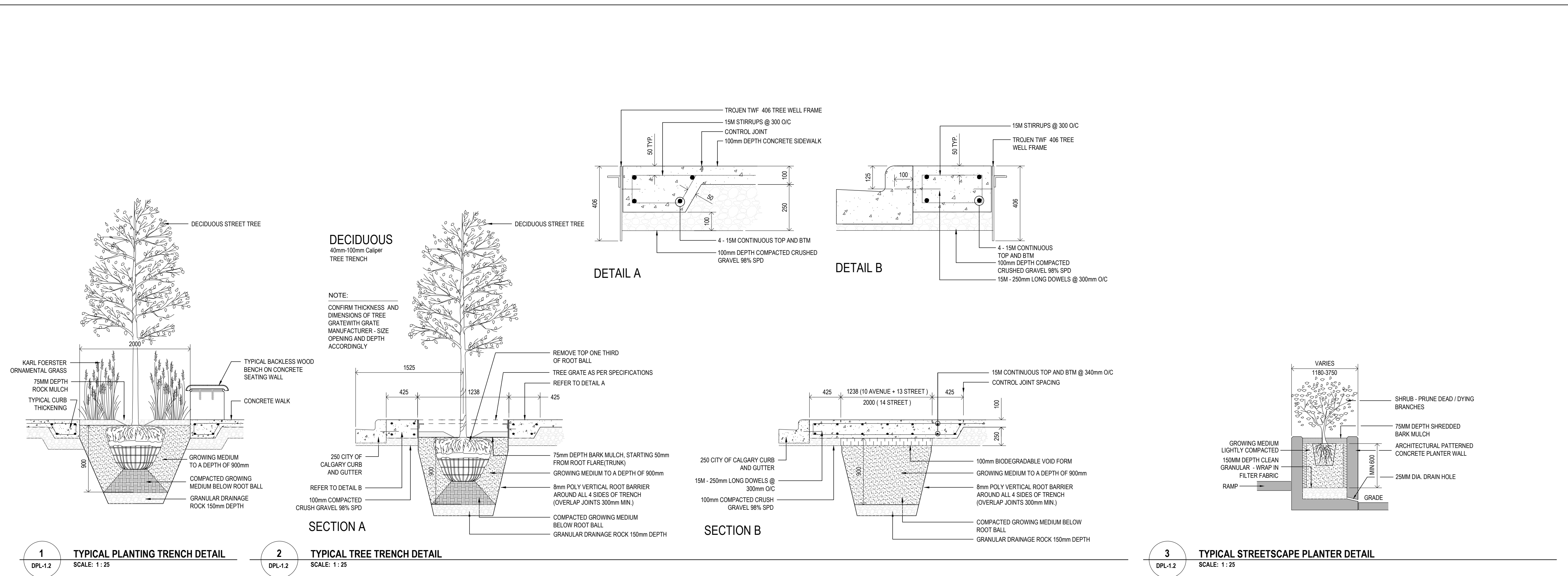
CLIENT ADDRESS
Project:
HAT @ 14TH STREET

14TH STREET SW CALGARY AB
Drawing Title:
LEVEL 03 - LANDSCAPE PLAN

Scale: As indicated
Project No.: NCCA19-0067
Drawing No.: **DPL-1.1**

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2018-11-04	DEVELOPMENT PERMIT	A
2020-01-08	DTR 1	B
2020-02-04	CPC	C

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Project Component:
PHASE OF WORK
Key Plan

Consultants:
Civil: RICHVIEW (SMI)
Landscape: (SMI)
Architecture: NORR
Structural: STRUCTURAL ENGINEER
Mechanical: MECHANICAL ENGINEER
Electrical: ELECTRICAL ENGINEER
Interior: LANDSCAPE ARCHITECT

Seal(s)

NORR
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NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies
NORR ARCHITECTS INC. (Saskatchewan)
NORR ARCHITECTS INC. (Alberta)
NORR ARCHITECTS INC. (British Columbia)
NORR ARCHITECTS INC. (Ontario)
NORR ARCHITECTS INC. (Quebec)

Project Manager	Drawn
Project Leader	Checked
Client	
CIDEX	
CLIENT ADDRESS	
Project	
HAT @ 14TH STREET	
14TH STREET SW CALGARY AB	
Drawing Title	
LANDSCAPE DETAILS + FURNISHINGS	
Scale	As indicated
Project No.	NCCA19-0067
Drawing No.	DPL-1.2

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