EAST VILLAGE COURTYARD
COMPREHENSIVE DEVELOPMENT PERMIT

ISSUED FOR	DATE
DP DTR #5 APPLICANT RESPONSE	2019-12-05

IMAGES SHOWN ON THIS PAGE ARE REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY. ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY.

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COMPREHENSIVE DEVELOPMENT PERMIT

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N INDICATES NEW SHEET
INDICATES DELETED SHEET

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COPEZ

350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

PROJECT NAME
EAST VILLAGE COURTYARD
PROJECT ADDRESS
555 6 AVENUE SE & 520, 526, 528, 532, 534, 538 7 AVENUE SE CALGARY AB

DEVELOPMENT PERMIT: DP2015-4974
PROJECT NUMBER: 14045

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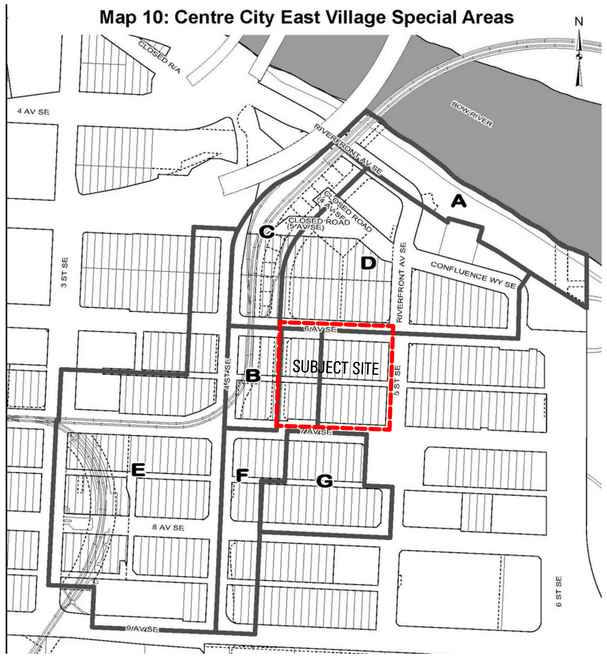
Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

TRUE NORTH



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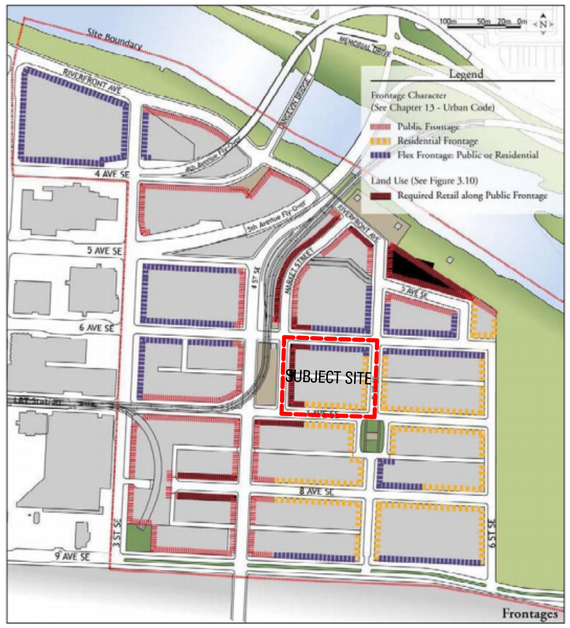
SCALE: N.T.S.



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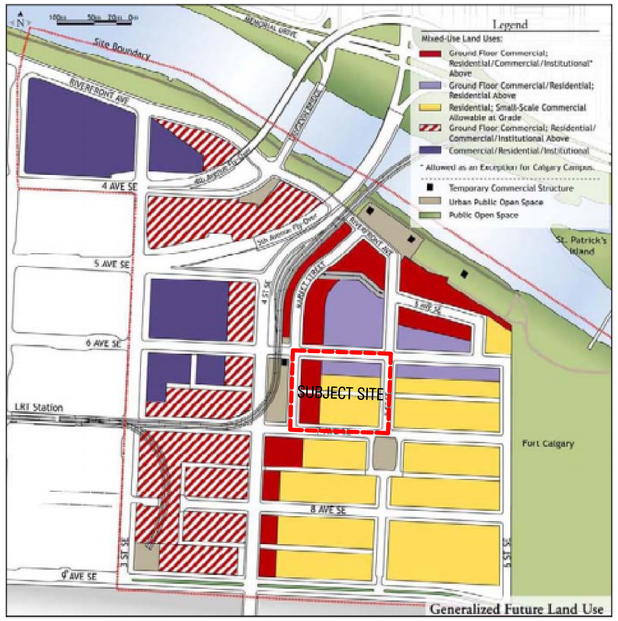

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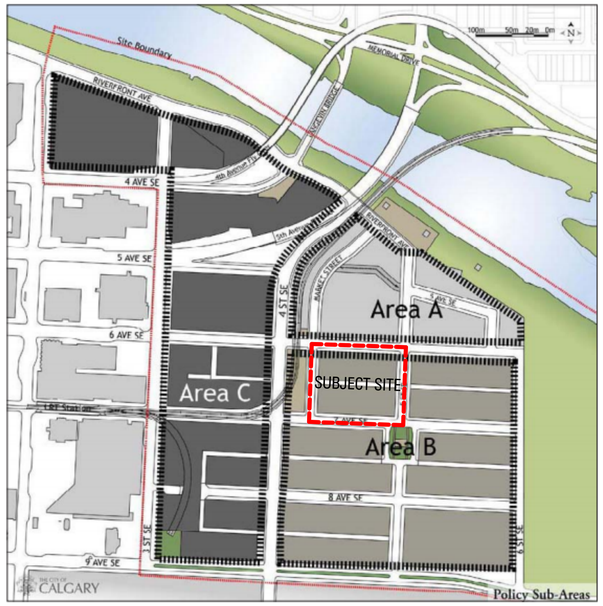

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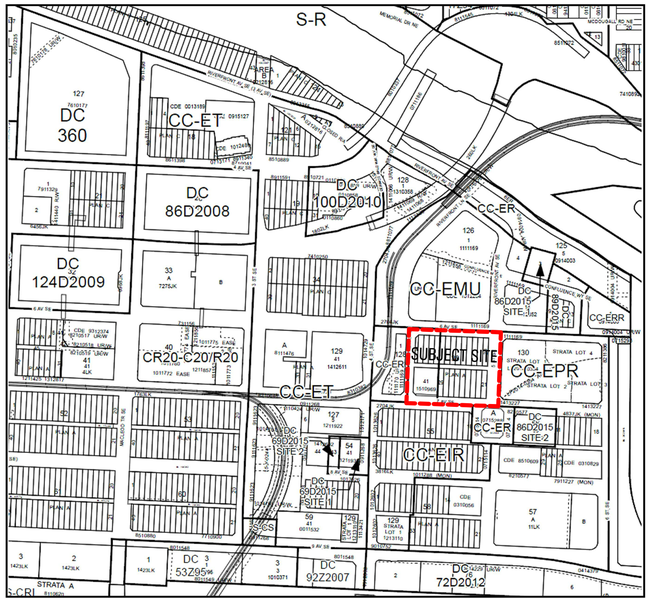

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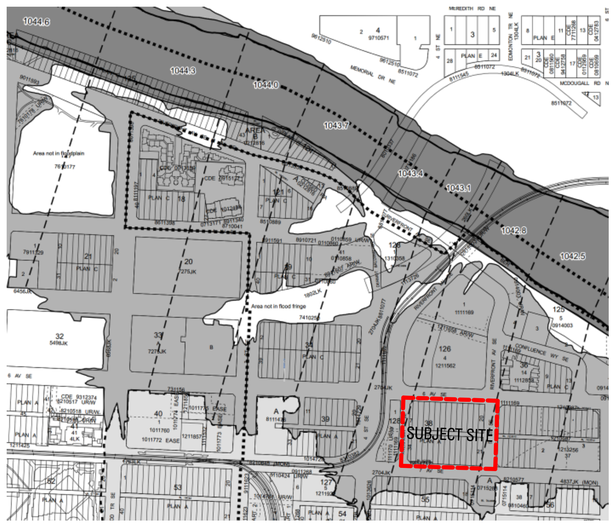

6 A-1.01 CITY OF CALGARY FLOOD PLAIN MAP
SCALE: N.T.S.

No	Description	Date (YYYY-MM-DD)
2	DP DTR #2 RESPONSE	2018-04-20
1	DP APPLICATION	2018-02-20

Issued For / Revisions

Project: EAST VILLAGE COURTYARD
Calgary, Alberta
Project Number: 14045
Legal Description
Building Permit No.
Development Permit No.
DSSP No.

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
VICINITY PLANS

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale
Date (YYYY-MM-DD) 2018-04-20

Drawing Number A-1.01
Revision Number 2

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A1 Title Block- R17 Rev 0 (2017-01-09)

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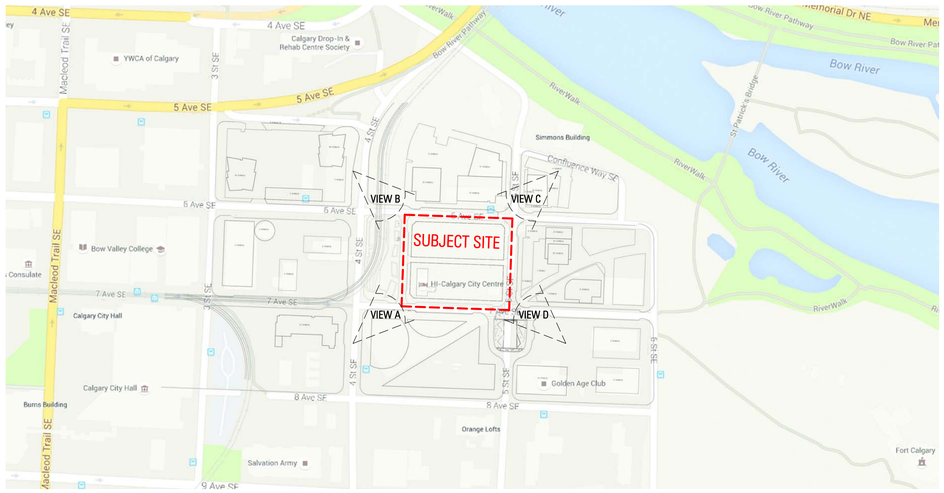


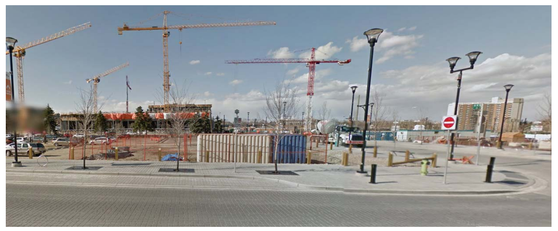
TRUE NORTH

1 / A-1.02 CONTEXT PLAN
SCALE: N.T.S.

VIEW A

VIEW B

VIEW C



VIEW D

3 / A-1.02 SITE PHOTOS
SCALE: N.T.S.

BLOCK 38 COMPREHENSIVE DP STATISTICS & PHASING STRATEGIES

LEGAL DESCRIPTION

PLAN	A
BLOCK	38
LOTS	7 TO 29, AND LOT 41
ALL WITHIN PLAN	111 1169

SITE ANALYSIS

TOTAL SITE AREA	= 8,798 sm (94,706 sf)	2.17 ac 0.88 ha
TOTAL PROPOSED GFA	= 69,967 sm	(753,114 sf)
TOTAL DWELLING UNITS PROPOSED	= 672 UNITS	
TOTAL PROPOSED SITE DENSITY	= 7.95 FAR	

Note: Bylaw requirements based on DC (CC-EIR)

BICYCLE PARKING

CLASS 1 BICYCLE PARKING REQUIRED:

1.0 STALL PER 1000sm GUFA
11,236 / 1000 = 11.2 BICYCLE PARKING STALLS

CLASS 1 BICYCLE PARKING REQUIRED:

0.5 STALLS / DWELLING UNIT
0.5 x 672 = 336 BICYCLE PARKING STALLS

TOTAL REQUIRED = 348 BICYCLE PARKING STALLS

CLASS 1 BICYCLE PARKING PROVIDED:

LEVEL	TOTAL	SE BLDG.	NE BLDG.	NW BLDG.	SW BLDG.
L01	= 20 STALLS	---	---	(20 STALLS)	---
P1	= 366 STALLS	(174 STALLS)	---	(48 STALLS)	(144 STALLS)

TOTAL PROVIDED = 386 BICYCLE PARKING STALLS
* BICYCLE PARKING STALLS TO BE ALLOCATED TO EACH PHASE TO ACHIEVE BYLAW RATIO FOR EACH BUILDING.

BICYCLE STORAGE LOCKERS PROVIDED:

LEVEL	TOTAL	SE BLDG.	NE BLDG.	NW BLDG.	SW BLDG.
P1	= 22 LOCKERS	(10 LOCKERS)	(6 LOCKERS)	---	(6 LOCKERS)
P2	= 117 LOCKERS	(57 LOCKERS)	(6 LOCKERS)	(12 LOCKERS)	(42 LOCKERS)
P3	= 148 LOCKERS	(68 LOCKERS)	(15 LOCKERS)	(12 LOCKERS)	(53 LOCKERS)
P4	= 148 LOCKERS	(68 LOCKERS)	(15 LOCKERS)	(12 LOCKERS)	(53 LOCKERS)

TOTAL PROVIDED = 435 BICYCLE STORAGE LOCKERS

BICYCLE STORAGE RATIO (CLASS 1 + STORAGE LOCKERS) = 1.19 BICYCLE STORAGE PER DWELLING UNIT

CLASS 2 BICYCLE PARKING REQUIRED:
NO REQUIREMENT.

CLASS 2 BICYCLE PARKING PROVIDED:
TOTAL PROVIDED = 32 BICYCLE PARKING STALLS

VEHICLE PARKING REQUIRED

COMMERCIAL PARKING REQUIRED

1.0 STALL PER 100sm GUFA - MAX 1.5 STALLS (NW BUILDING)
(11,260 sm / 100 sm) - 1.5 = 111.1 PARKING STALLS

1.0 STALL PER 100sm GUFA (SW BUILDING)
(356 sm / 100 sm) = 3.6 PARKING STALLS

RESIDENTIAL PARKING REQUIRED

0.75 STALLS PER DWELLING UNIT
0.75 x 226 UNITS (NE BUILDING) = 169.5 PARKING STALLS
0.75 x 130 UNITS (SE BUILDING) = 97.5 PARKING STALLS
0.75 x 316 UNITS (SW BUILDING) = 237 PARKING STALLS

0.1 VISITOR STALLS PER DWELLING UNIT
0.1 x 672 UNITS = 67.2 PARKING STALLS

TOTAL REQUIRED = 689 PARKING STALLS

VEHICLE PARKING PROVIDED

PARKING STALLS CONSTRUCTED

LEVEL	TOTAL	SE BLDG.	NE BLDG.	NW BLDG.	SW BLDG.
P1	= 163 STALLS	(51 STALLS)	(38 STALLS)	(35 STALLS)	(39 STALLS)
P2	= 173 STALLS	(56 STALLS)	(38 STALLS)	(40 STALLS)	(39 STALLS)
P3	= 196 STALLS	(63 STALLS)	(43 STALLS)	(45 STALLS)	(45 STALLS)
P4	= 193 STALLS	(61 STALLS)	(43 STALLS)	(44 STALLS)	(45 STALLS)

TOTAL PROVIDED = 725 PARKING STALLS

PARKING STALL ALLOCATION

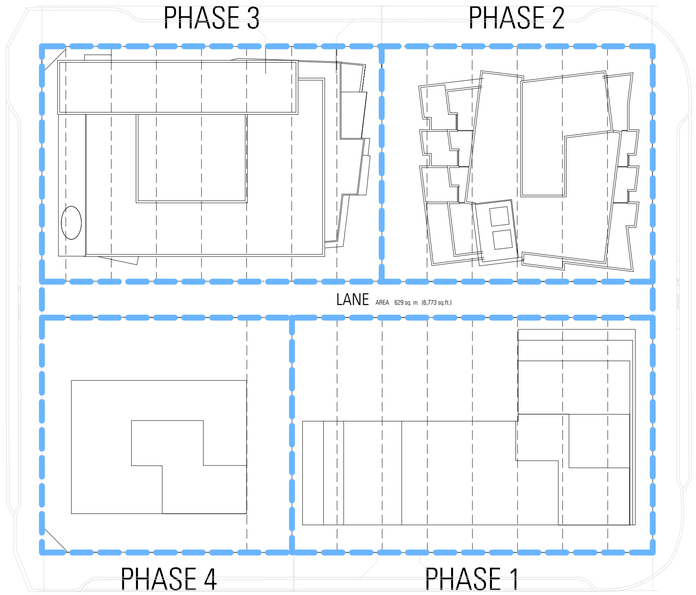
NW BUILDING COMMERCIAL	= 112 PARKING STALLS
SW BUILDING COMMERCIAL	= 4 PARKING STALLS
ELECTRIC VEHICLE STATIONS	= 8 CHARGING STATIONS
CAR SHARE STATIONS	= 8 CAR SHARE STATIONS
RESIDENTIAL PARKING STALLS	= 609 PARKING STALLS
RESIDENTIAL PARKING RATIO	= 0.906 STALLS PER DWELLING UNIT

NW BUILDING

SITE AREA:	2,265 sq.m. (24,384 sq.ft.)
HEIGHT:	9 STOREYS
USE:	OFFICE (11,260 GUFA)
GFA:	14,443 sq.m. (155,430 sq.ft.)
DENSITY:	6.4 FAR

NE BUILDING

SITE AREA:	1,819 sq.m. (19,584 sq.ft.)
HEIGHT:	23 STOREYS
USE:	RESIDENTIAL (226 DWELLING UNITS)
GFA:	17,614 sq.m. (189,588 sq.ft.)
DENSITY:	9.7 FAR



SW BUILDING

SITE AREA:	1,923 sq.m. (20,698 sq.ft.) *INCULDES PART OF LANE
HEIGHT:	33 STOREYS
USE:	RESIDENTIAL (316 DWELLING UNITS) COMMERCIAL (356 sq.m. GUFA)
GFA:	24,661 sq.m. (265,499 sq.ft.)
DENSITY:	12.8 FAR

SE BUILDING

SITE AREA:	2,791 sq.m. (30,039 sq.ft.) *INCULDES PART OF LANE
HEIGHT:	15 STOREYS
USE:	RESIDENTIAL (130 DWELLING UNITS)
GFA:	13,249 sq.m. (142,597 sq.ft.)
DENSITY:	4.8 FAR

TRUE NORTH

2 / A-1.02 PHASING PLAN
1 : 500

PHASING STRATEGY A

PHASING (IN ORDER)	SITE AREA (SQ.FT.)	BUILDING FAR (BUILDING G.F.A./CONSOLIDATED SITE AREA)	CUMULATIVE FAR (CUMULATIVE G.F.A./CONSOLIDATED SITE AREA)
SE BUILDING	30,039	1.51	1.62*
NE BUILDING	19,584	2.00	3.63*
NW BUILDING	24,384	1.64	5.27*
SW BUILDING	20,698	2.80	7.95
TOTAL SITE AREA (CONSOLIDATED)	94,706		

*EXISTING HOSTEL G.F.A. (11,226 SQ.FT.) INCLUDED IN CUMULATIVE FAR CALCULATION UNTIL PHASE 4, AT WHICH TIME THE HOSTEL IS REPLACED WITH THE PROPOSED SW BUILDING.

Notes:
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- Do not scale drawings.
- This drawing supercedes previous issues.

NOTE: PHASING TO OCCUR AS INDICATED UNDER "PHASING STRATEGY A".

LANE TO BE PURCHASED BY THE DEVELOPER, AND ALL EXISTING TITLES TO BE CONSOLIDATED FOR THE BLOCK PRIOR TO RELEASE OF THE COMPREHENSIVE DEVELOPMENT PERMIT.

CUMMULATIVE DENSITY FOR THE BLOCK WILL NOT EXCEED THE BASE FAR OF 7.0 UNLESS BONUS ITEMS ARE ACHIEVED TO A MAXIMUM OF +1.0 FAR BONUS.

SUBSEQUENT DEVELOPMENT PERMITS FOR SE BUILDING AND SW BUILDING WILL REQUIRE FULL DETAILS UNDER A NEW DEVELOPMENT PERMIT (REVISION TO PLAN).

PRELIMINARY - NOT FOR CONSTRUCTION

No	Description	Date (YYYY-MM-DD)
3	DP DTR #3 RESPONSE	2018-08-29
2	DP DTR #2 RESPONSE	2018-04-20
1	DP APPLICATION	2018-02-20

Issued For / Revisions

Project Project Number: 14045

EAST VILLAGE COURTYARD

Calgary, Alberta

Legal Description | Building Permit No.

Development Permit No. | DSSP No.

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
PHASING PLAN & DEVELOPMENT STATISTICS

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale: As indicated
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-1.02
Revision Number: 3

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A1 Title Block- R17 Rev 0 (2017-01-09)

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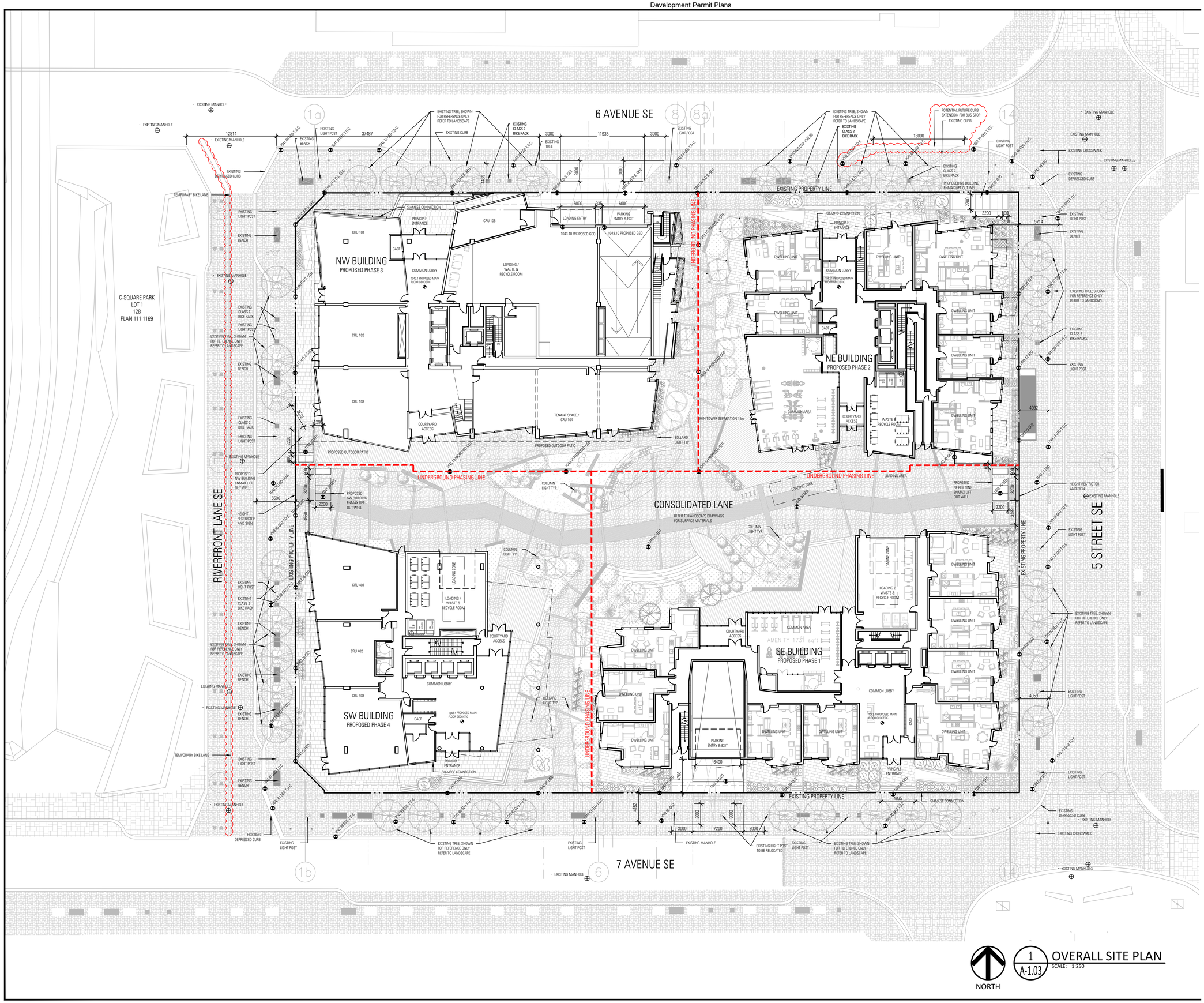

1 OVERALL SITE PLAN
A-1.03
SCALE: 1:250

Notes:

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- Do not scale drawings.
- This drawing supercedes previous issues.

NOTES:

LANE TO BE PURCHASED BY THE DEVELOPER, EXISTING TITLES TO BE CONSOLIDATED FOR THE BLOCK PRIOR TO RELEASE OF THE COMPREHENSIVE DEVELOPMENT PERMIT.

THE PROPOSED BUILDING WILL BE DESIGNED AS TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS.

THE PROPOSED DEVELOPMENT WILL INCLUDE THE INSTALLATION OF A SEWER BACK-UP VALVE.

THE BUILDINGS WILL HAVE ELECTRICAL ISOLATION, THROUGH THE PLACEMENT OF A MASTER SWITCH, WHICH SHALL BE LOCATED AT / ABOVE THE DESIGNATED FLOOD ELEVATION OF 1042.80M (GEODETIC).

LEGEND

(APPLIES TO THIS SHEET ONLY)

- - - - UNDERGROUND PHASING LINE

No.	Description	Date (YYYY-MM-DD)
4	DP DTR #5 RESPONSE	2019-12-05
3	DP DTR #4 RESPONSE	2019-09-25
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No.
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: OVERALL SITE PLAN

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2019-12-05

Drawing Number: A-1.03
Phase
Revision Number: 4

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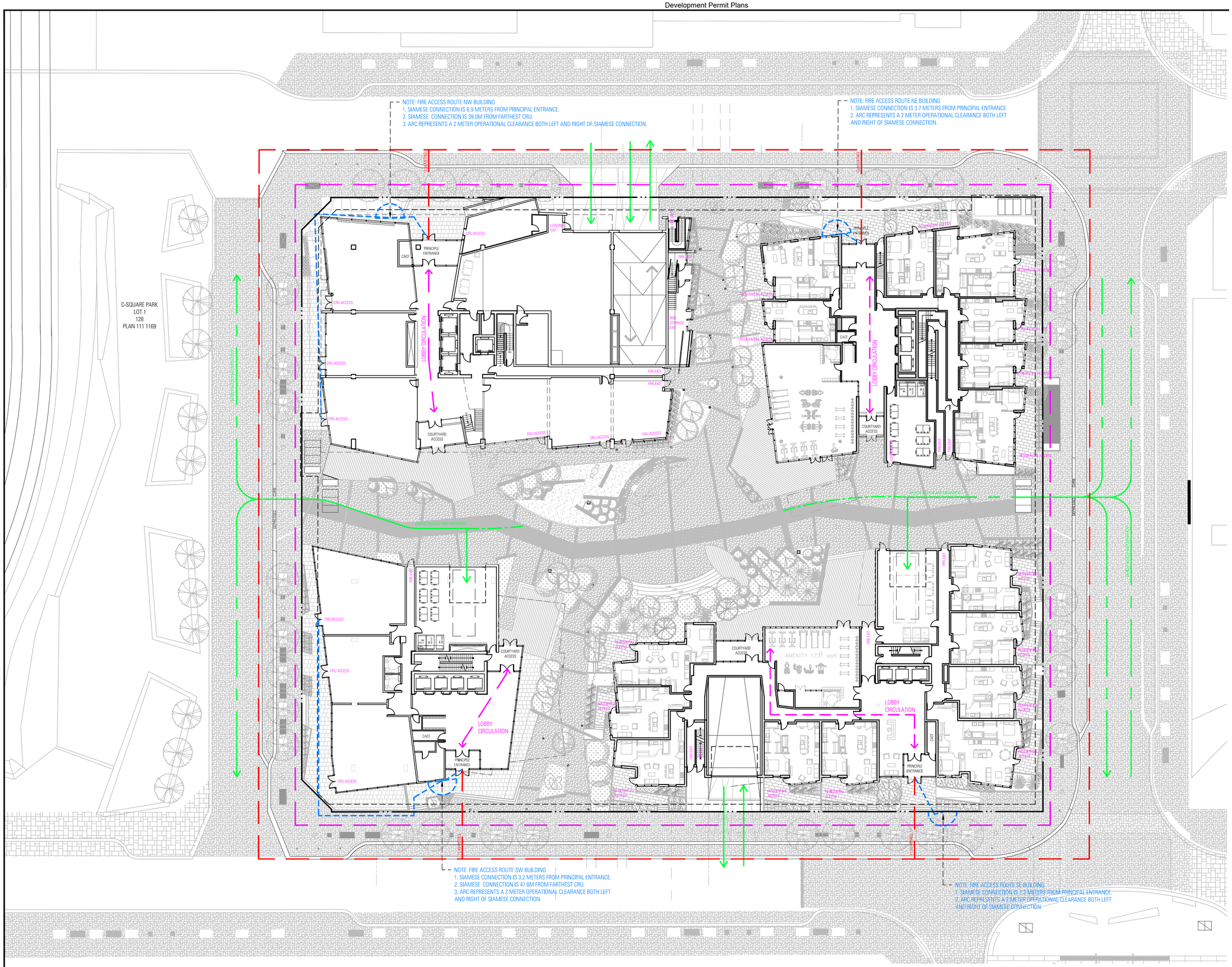

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LEGEND

(APPLIES TO THIS SHEET ONLY)

- PINK - PEDESTRIAN CIRCULATION
- GREEN - VEHICLE LOADING, WASTE AND RECYCLING MOVEMENT
- RED - FIRE TRUCK ACCESS ROUTE

NORTH

1 / A-1.04 CIRCULATION & FIRE ACCESS DIAGRAM
SCALE: 1:250

No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: PEDESTRIAN CIRCULATION PLAN & FIRE ACCESS PLAN

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2019-09-25

Drawing Number: A-1.04
Phase
Revision Number: 3

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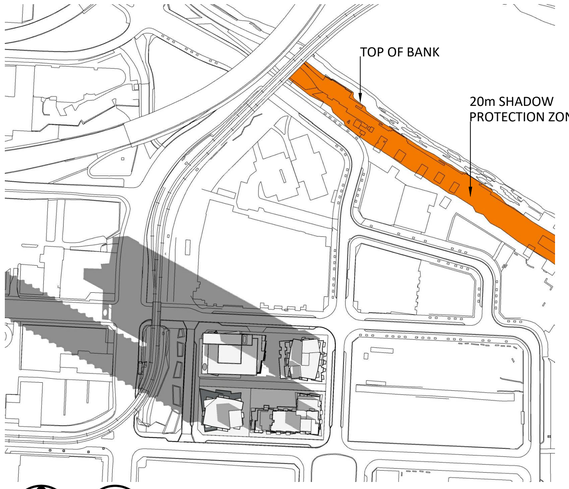

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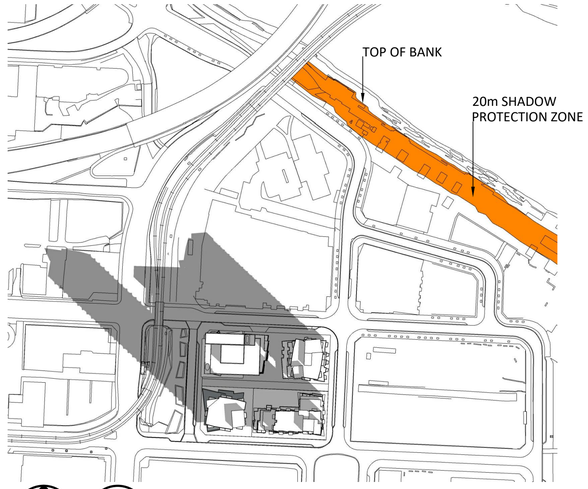

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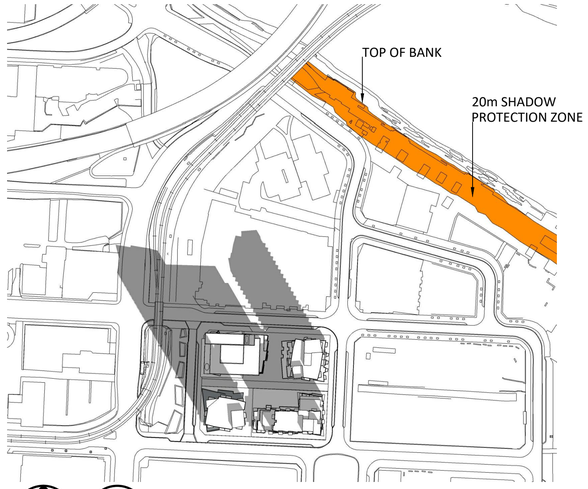

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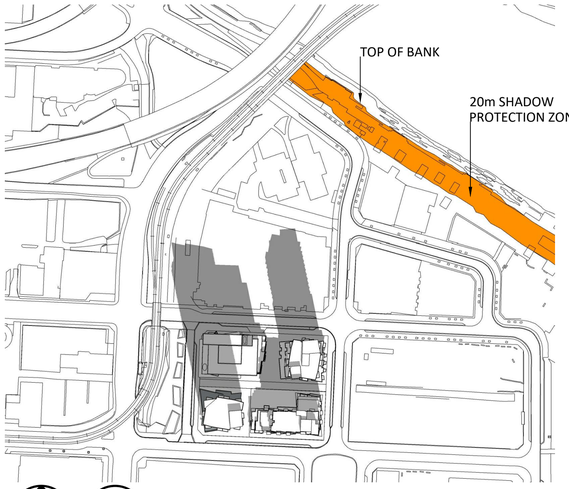

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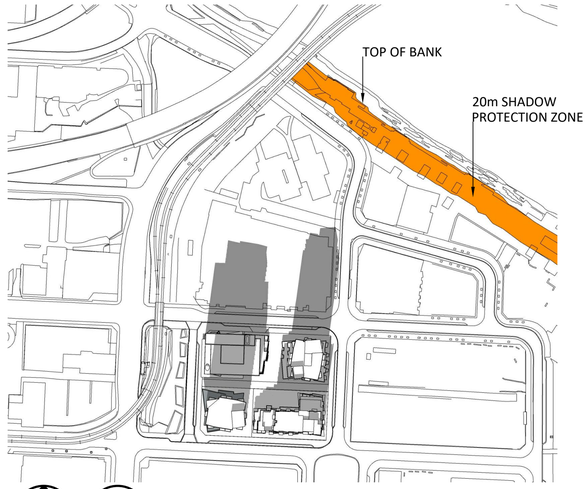

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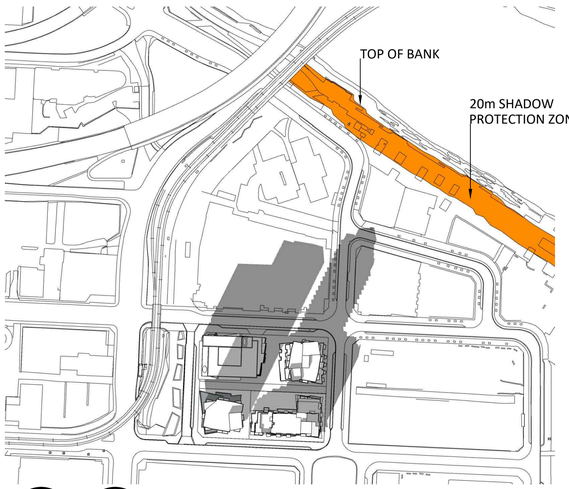
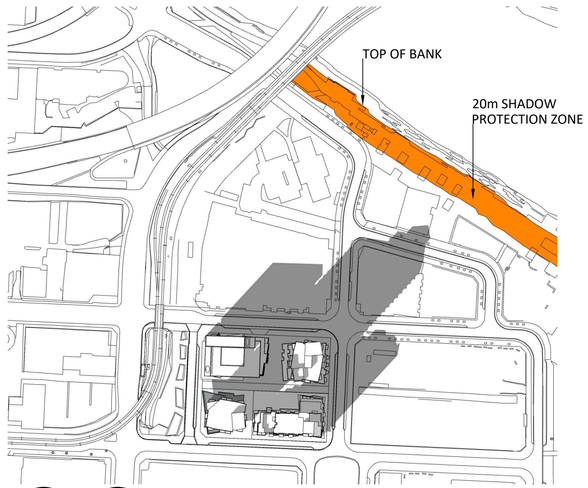


NORTH

6 A-1.07 SEPT 21 3 PM
SCALE: NTS



NORTH

7 A-1.07 SEPT 21 4 PM
SCALE: NTS

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

No.	Description	Date (YYYY-MM-DD)
1	DP DTR #2 RESPONSE	18-04-20

Issued For / Revisions △

Project
EAST VILLAGE COURTYARD

Project Number: 14045

CALGARY AB

Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
SHADOW IMPACT STUDY

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---

Scale
AS SHOWN

Date (YYYY-MM-DD)
2018-04-20

Drawing Number
A-1.06

Phase

Revision Number

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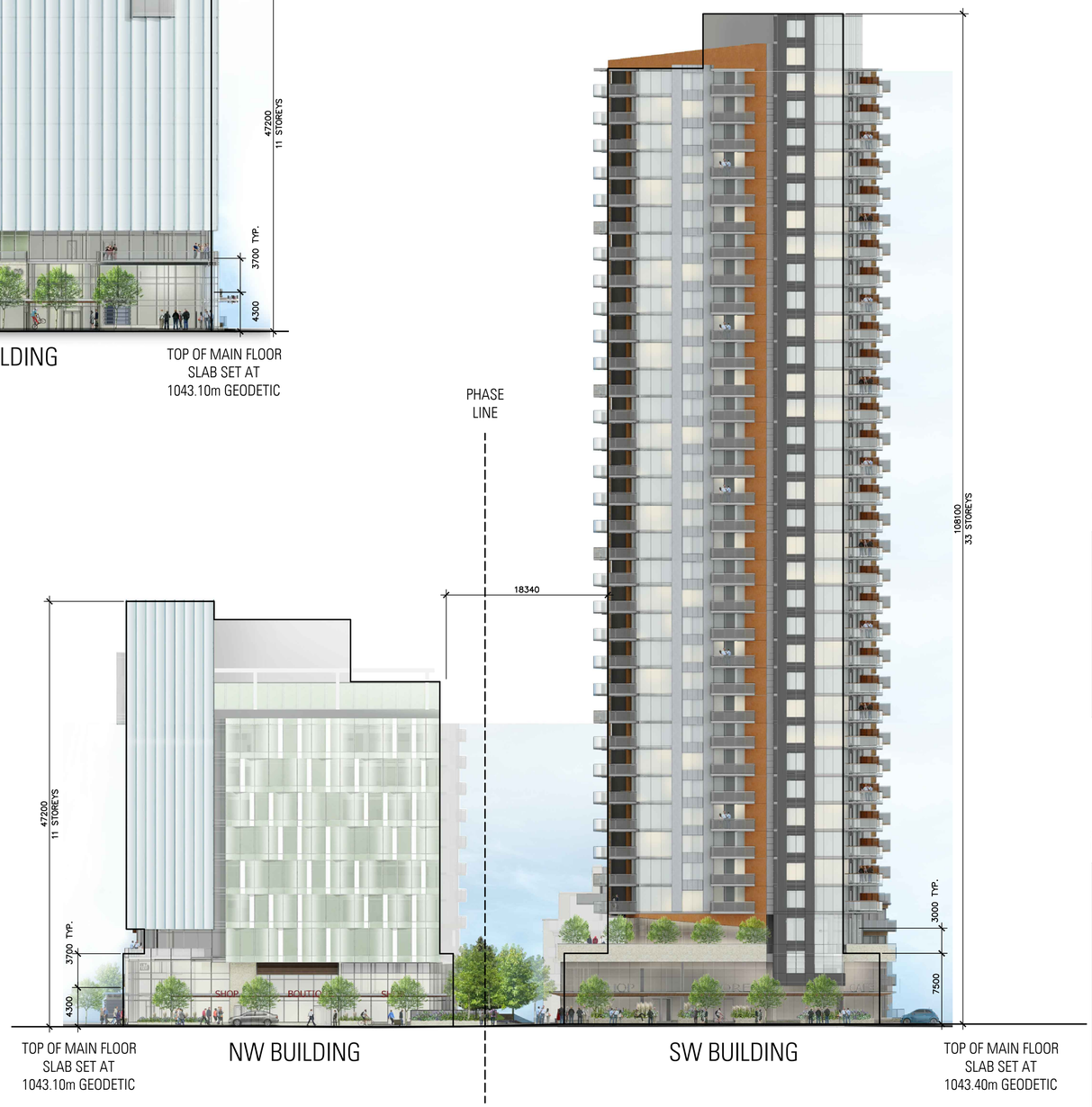
2 A-1.08 6 AVENUE SE STREET ELEVATION
SCALE: N.T.S.



1 A-1.08 RIVERFRONT LANE SE ELEVATION
SCALE: N.T.S.

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
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- Do not scale drawings.
- This drawing supercedes previous issues.

NOTE:
IMAGES SHOWN ON THIS PAGE ARE FOR REPRESENTATION AND TO CONVEY PROPOSED URBAN DESIGN INTENT ONLY. EXACT CONFIGURATION MAY VARY.

DEVELOPMENT WILL PROVIDE A CREATIVE ART COVERING OR A COLOUR ON THE EXTERIOR OF OVERHEAD GARAGE DOORS.

No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
OVERALL COLOUR ELEVATIONS

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale AS SHOWN
Date (YYYY-MM-DD) 2019-09-25

Drawing Number A-1.07
Phase
Revision Number 3

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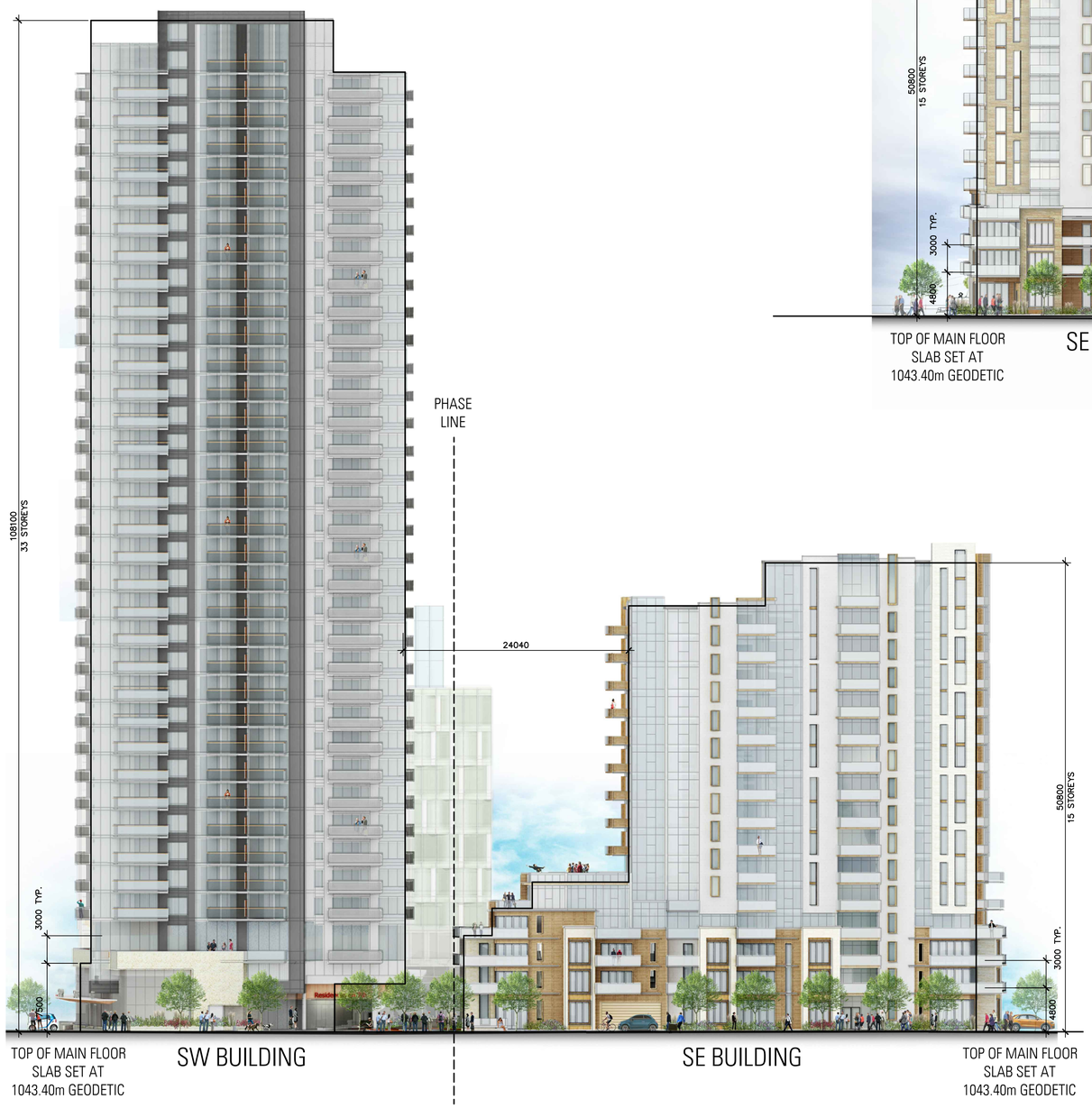
1 / A-1.09 5 STREET SE ELEVATION
SCALE: N.T.S.



2 / A-1.09 6 AVENUE SE ELEVATION
SCALE: N.T.S.

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
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DEVELOPMENT WILL PROVIDE A CREATIVE ART COVERING OR A COLOUR ON THE EXTERIOR OF OVERHEAD GARAGE DOORS.

No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
OVERALL COLOUR ELEVATIONS

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2019-09-25

Drawing Number: A-1.08
Phase:
Revision Number: 3

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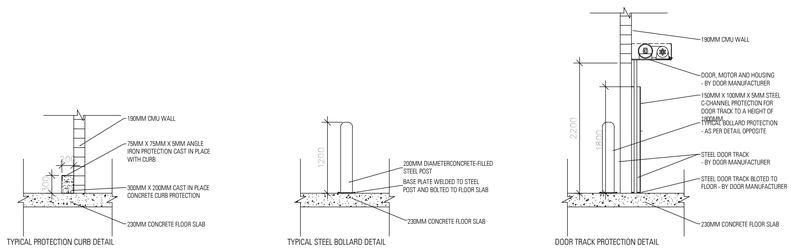
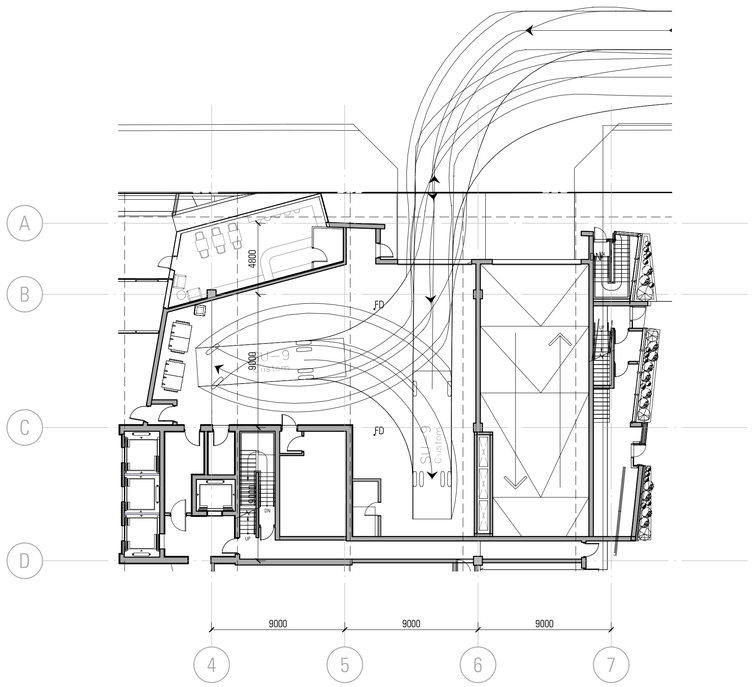
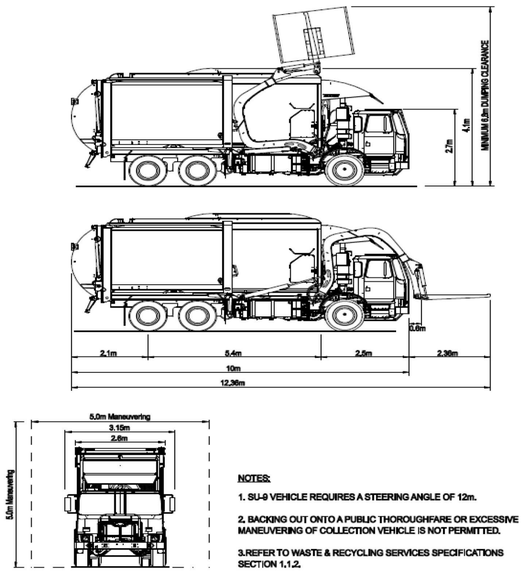
Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.



1 / A-1.09 ALL BUILDINGS TYPICAL DETAILS
1 : 50



2 / A-1.09 NW BUILDING CALGARY GARBAGE TRUCK TURNING DIAGRAM
1 : 200



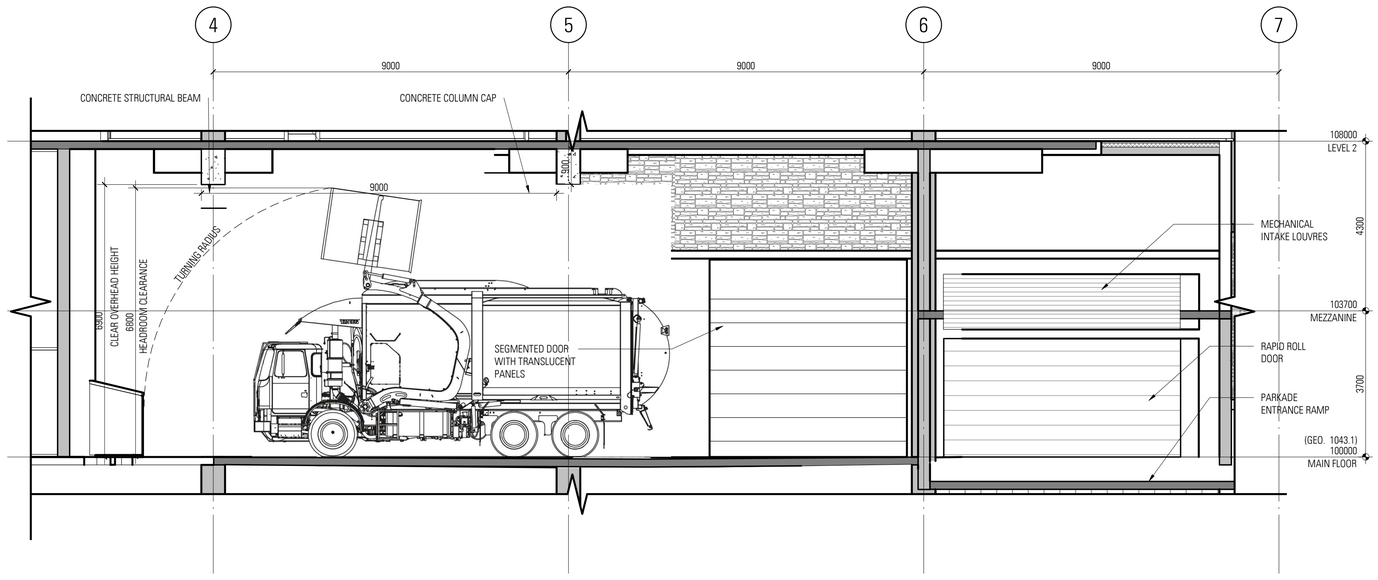
NOTES:

1. SU-9 VEHICLE REQUIRES A STEERING ANGLE OF 12m.

2. BACKING OUT ONTO A PUBLIC THOROUGHFARE OR EXCESSIVE MANEUVERING OF COLLECTION VEHICLE IS NOT PERMITTED.

3.REFER TO WASTE & RECYCLING SERVICES SPECIFICATIONS SECTION 1.1.2.

3 / A-1.09 CALGARY GARBAGE TRUCK STANDARD DETAIL
SCALE: N.T.S.



4 / A-1.09 NW BUILDING WASTE & RECYCLING-GARBAGE TRUCK CLEARANCE
1 : 75

No	Description	Date (YYYY-MM-DD)
3	DP DTR #2 RESPONSE	2018-04-20
2	DP DTR #1 RESPONSE	2016-09-12
1	DP APPLICATION	2015-12-01

Issued For / Revisions

Project — Project Number: 14045

EAST VILLAGE COURTYARD

Calgary, Alberta

Legal Description — Building Permit No.

Development Permit No. — DSSP No.

Gibbs | Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
TRUCK TURNING DIAGRAMS

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale: As indicated
Date (YYYY-MM-DD): 2018-04-20

Drawing Number: A-1.09
Revision Number: 3

C:\Users\balberts\Documents\14045-EV38-Arch - RVT 2017_brandon.alberts@gibbsgage.com.rvt
2018-08-30 11:21:38 AM

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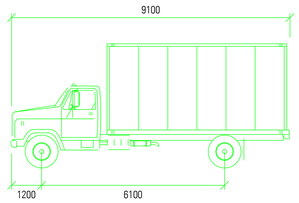
A1 Title Block- R17 Rev 0 (2017-01-09)

PRELIMINARY - NOT FOR CONSTRUCTION
PRELIMINARY - NOT FOR CONSTRUCTION

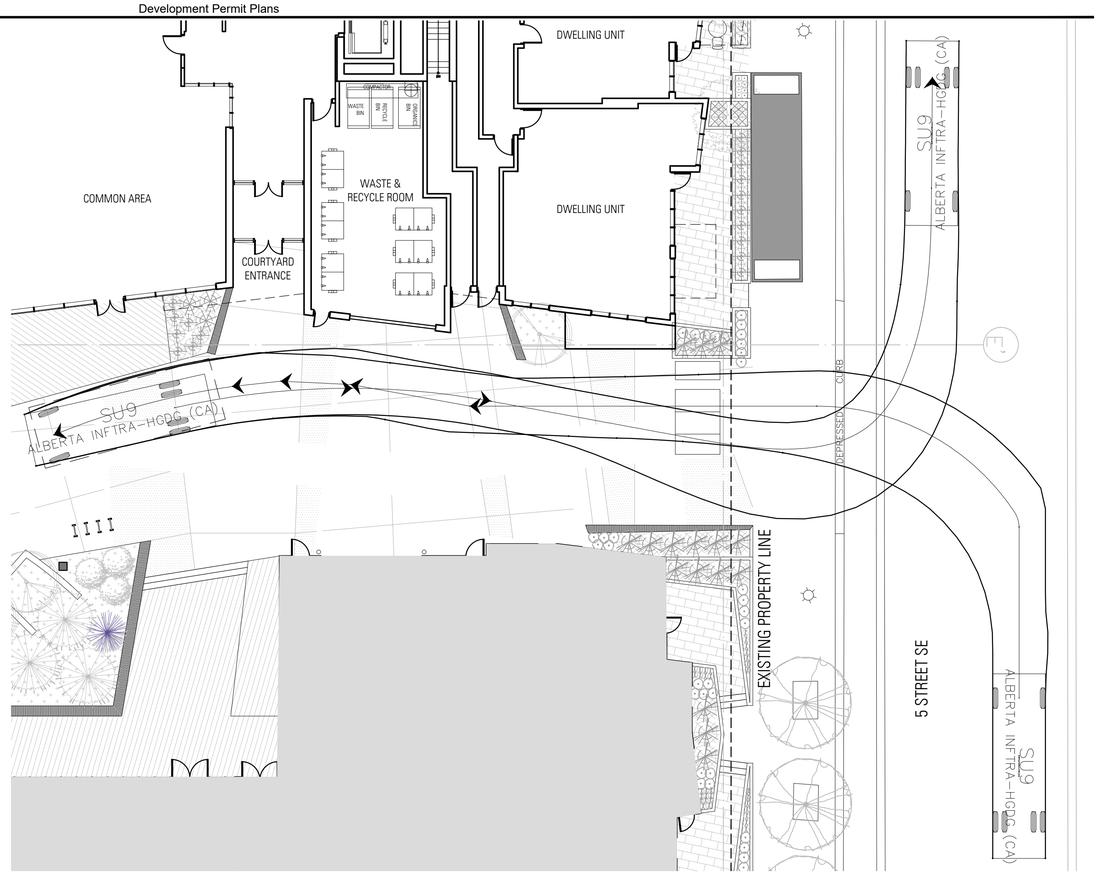


SU9

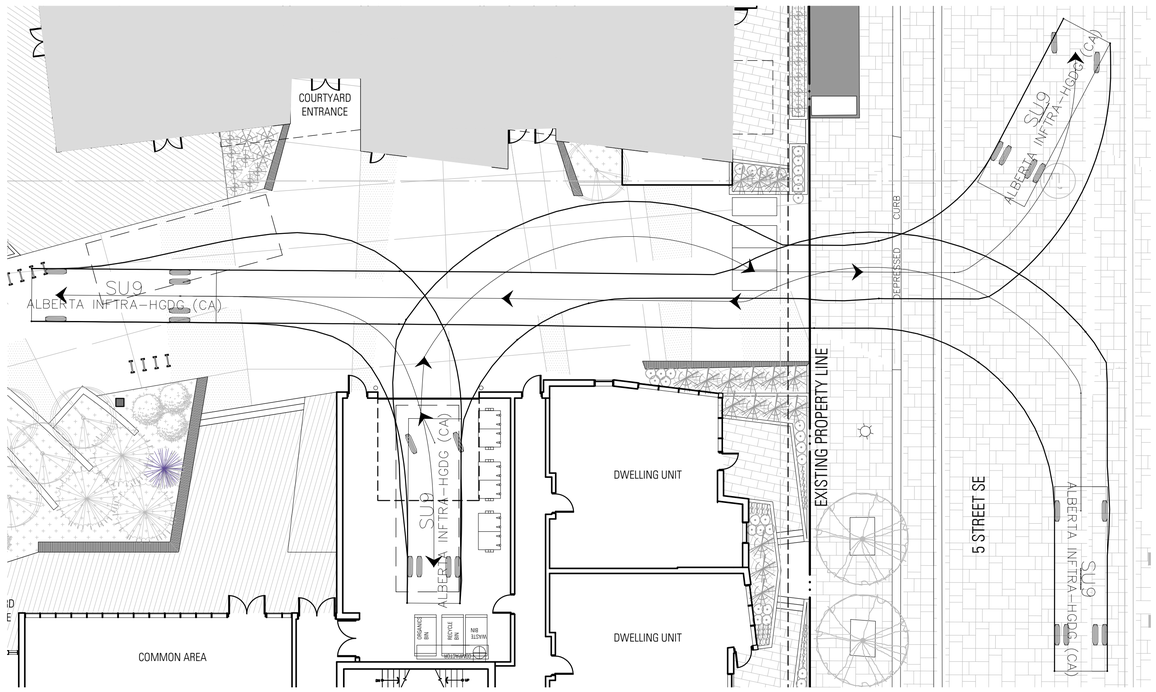
mm

WIDTH	: 2600
TRACK	: 2600
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 31.5

1 A-1.10 SU9 TRUCK STANDARD DETAIL
SCALE: NTS



2 A-1.10 NE BUILDING SU9 TRUCK CLEARANCE
SCALE: 1:150



3 A-1.10 SE BUILDING SU9 TRUCK CLEARANCE
SCALE: 1:150

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
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- Do not scale drawings.
- This drawing supercedes previous issues.

No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: TRUCK TURNING DIAGRAMS

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-1.10
Phase:
Revision Number: 2

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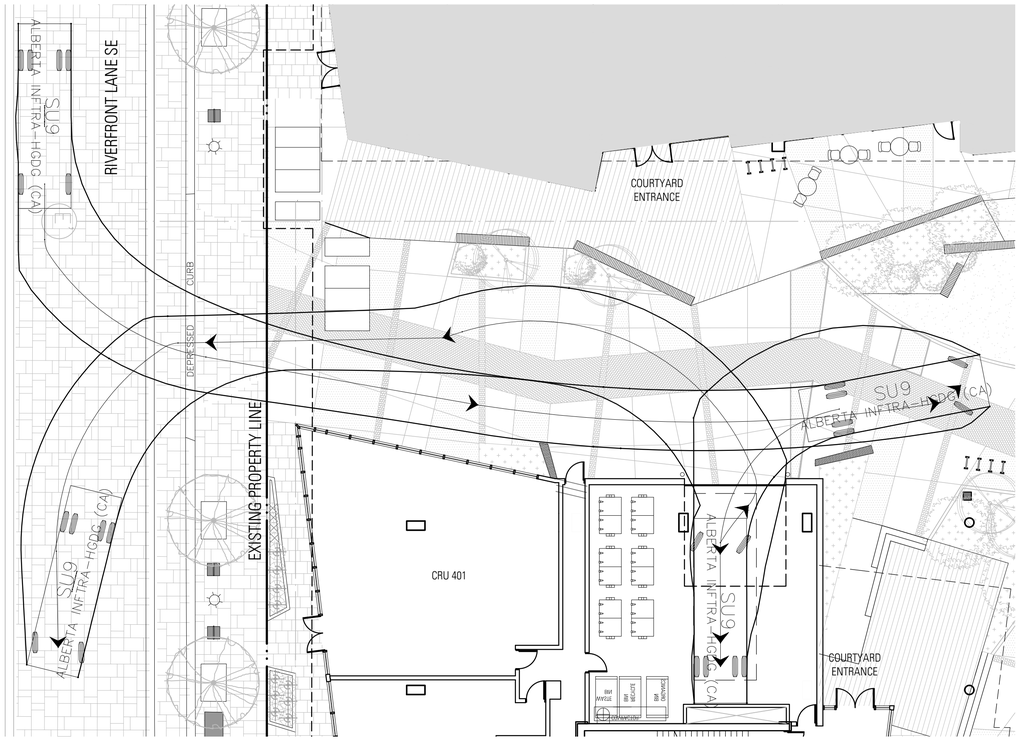
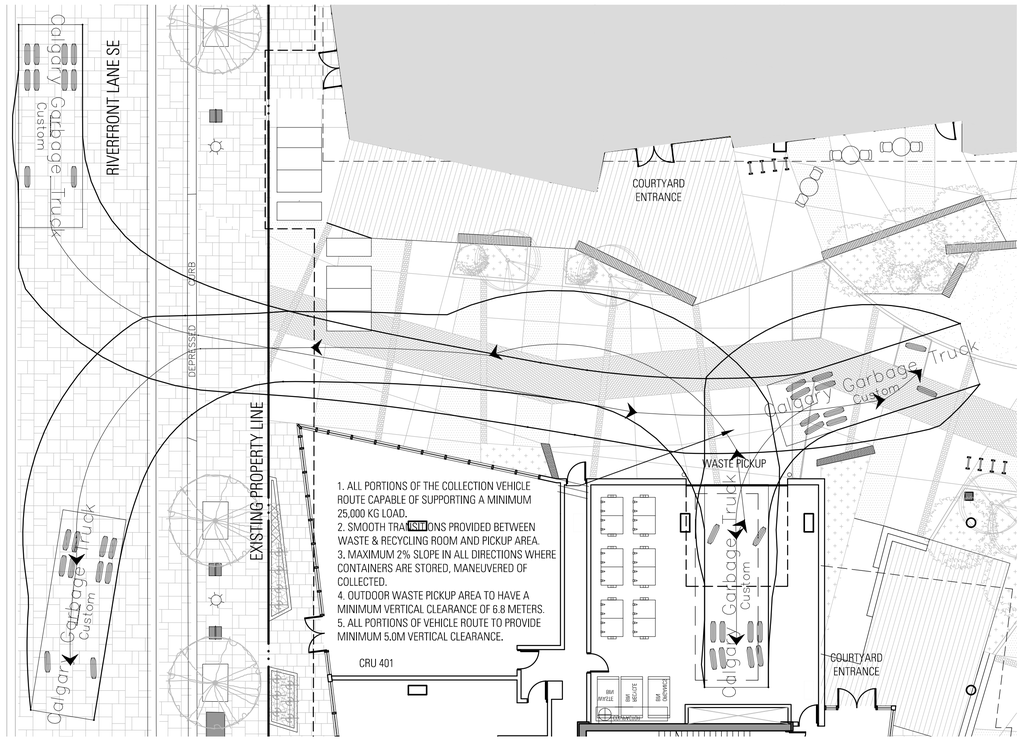
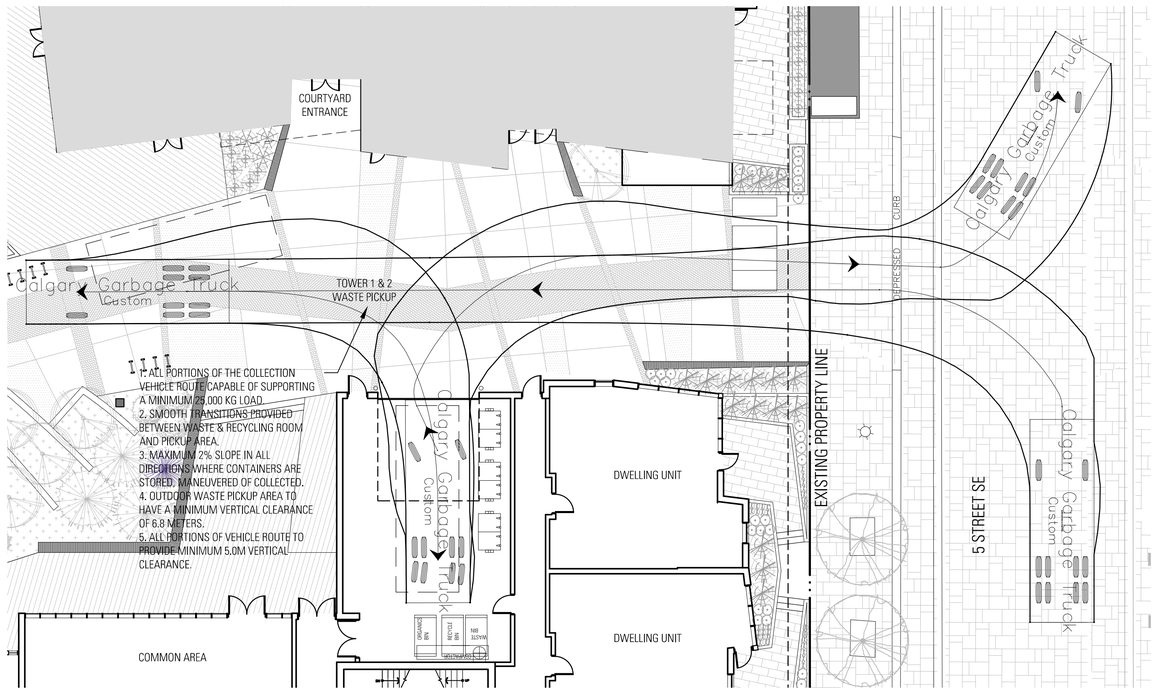


1 A-1.11 SW BUILDING SU9 TRUCK CLEARANCE
SCALE: 1:150



2 A-1.11 SW BUILDING WASTE & RECYCLING TRUCK CLEARANCE
SCALE: 1:150



3 A-1.11 SE & NE BUILDING WASTE & RECYCLING TRUCK CLEARANCE
SCALE: 1:150

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
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No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: TRUCK TURNING DIAGRAMS

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-1.11
Phase:
Revision Number: 2

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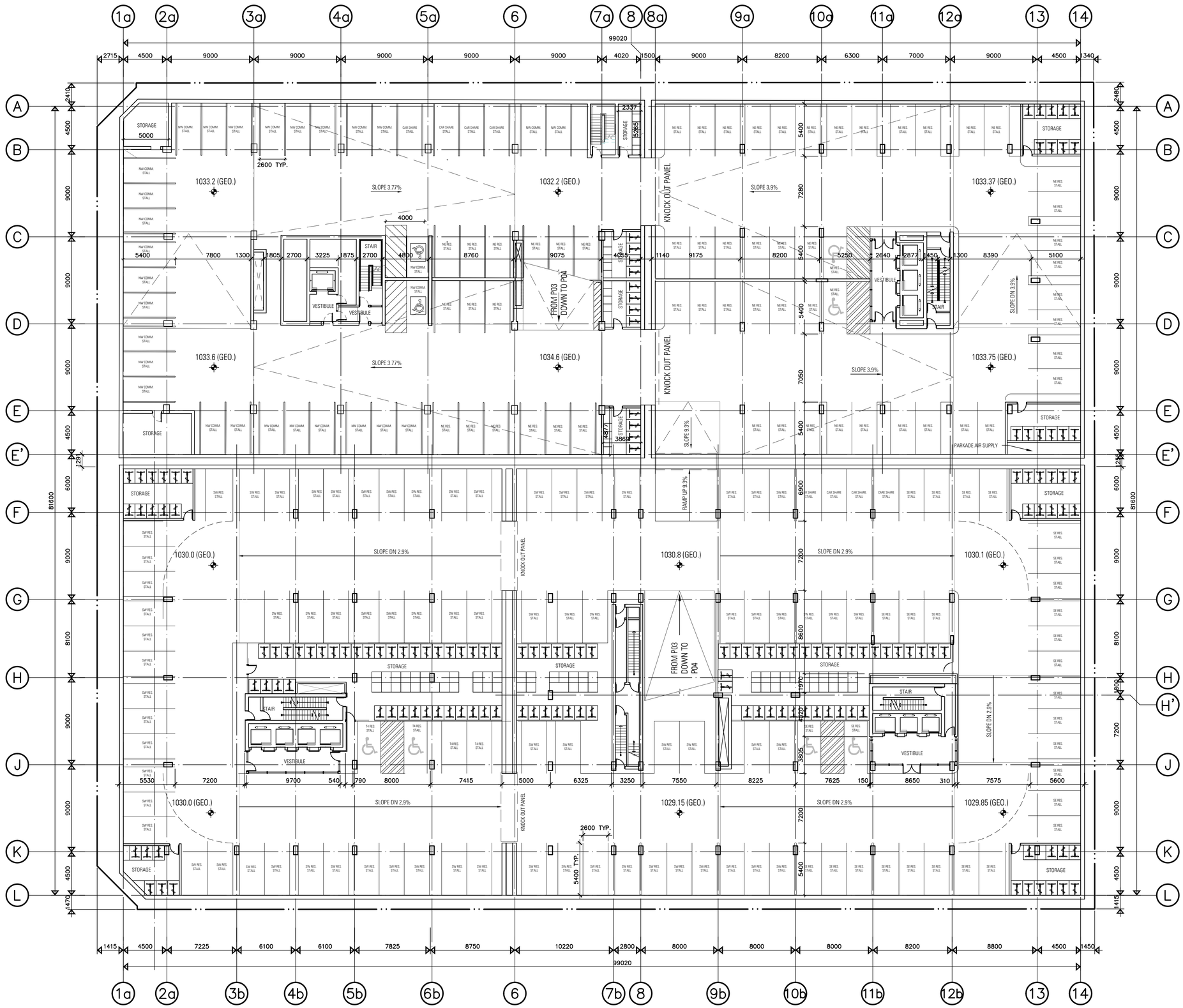

NORTH

1 A-2.01 PARKADE LEVEL 4 OVERALL PLAN
SCALE: 1:200

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
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- Do not scale drawings.
- This drawing supercedes previous issues.

NOTE:

REFER TO PARKING STATISTICS ON SHEET A-1.02

No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: PARKADE LEVEL 4 OVERALL PLAN

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-2.01
Phase:
Revision Number: 2

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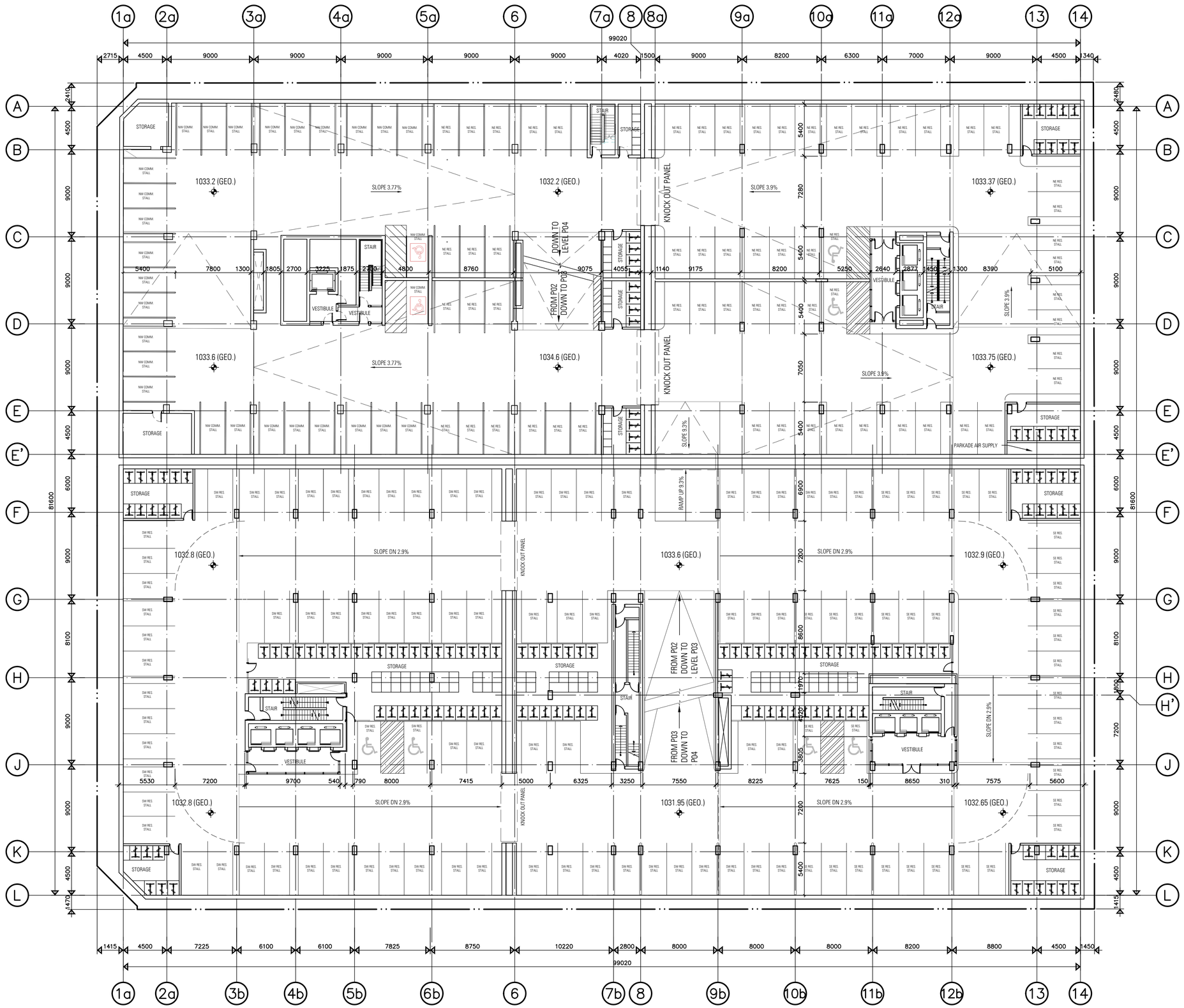

Notes:

- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
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- This drawing supercedes previous issues.

No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
PARKADE LEVEL 3 OVERALL PLAN

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-2.02
Phase
Revision Number: 2

NORTH

1 / A-1.11 PARKADE LEVEL 3 OVERALL PLAN
SCALE: 1:200

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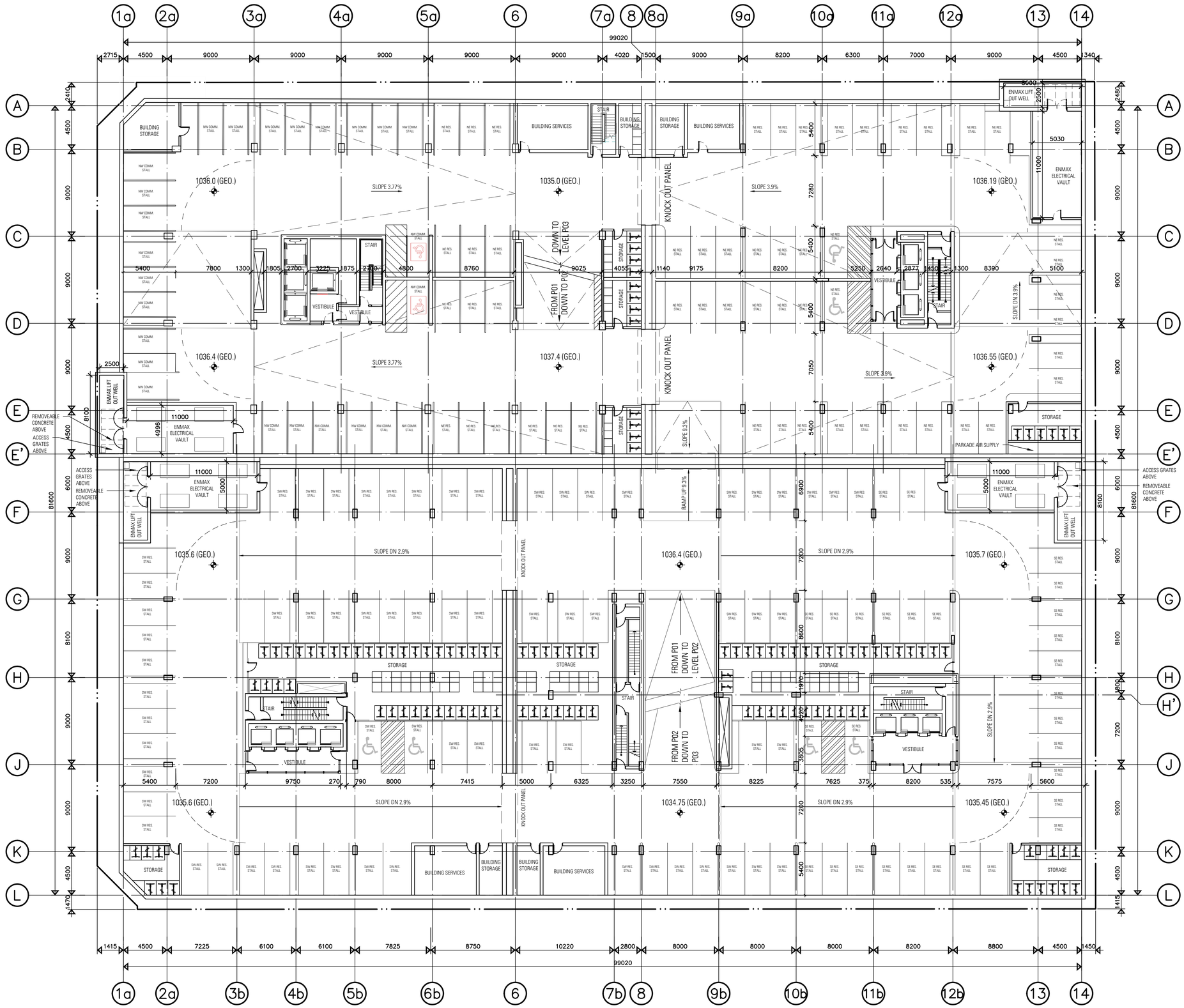

NORTH

1 A-1.12 PARKADE LEVEL 2 OVERALL PLAN
SCALE: 1:200

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
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- Do not scale drawings.
- This drawing supercedes previous issues.

No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

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Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: PARKADE LEVEL 2 OVERALL PLAN

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-2.03
Phase:
Revision Number: 2

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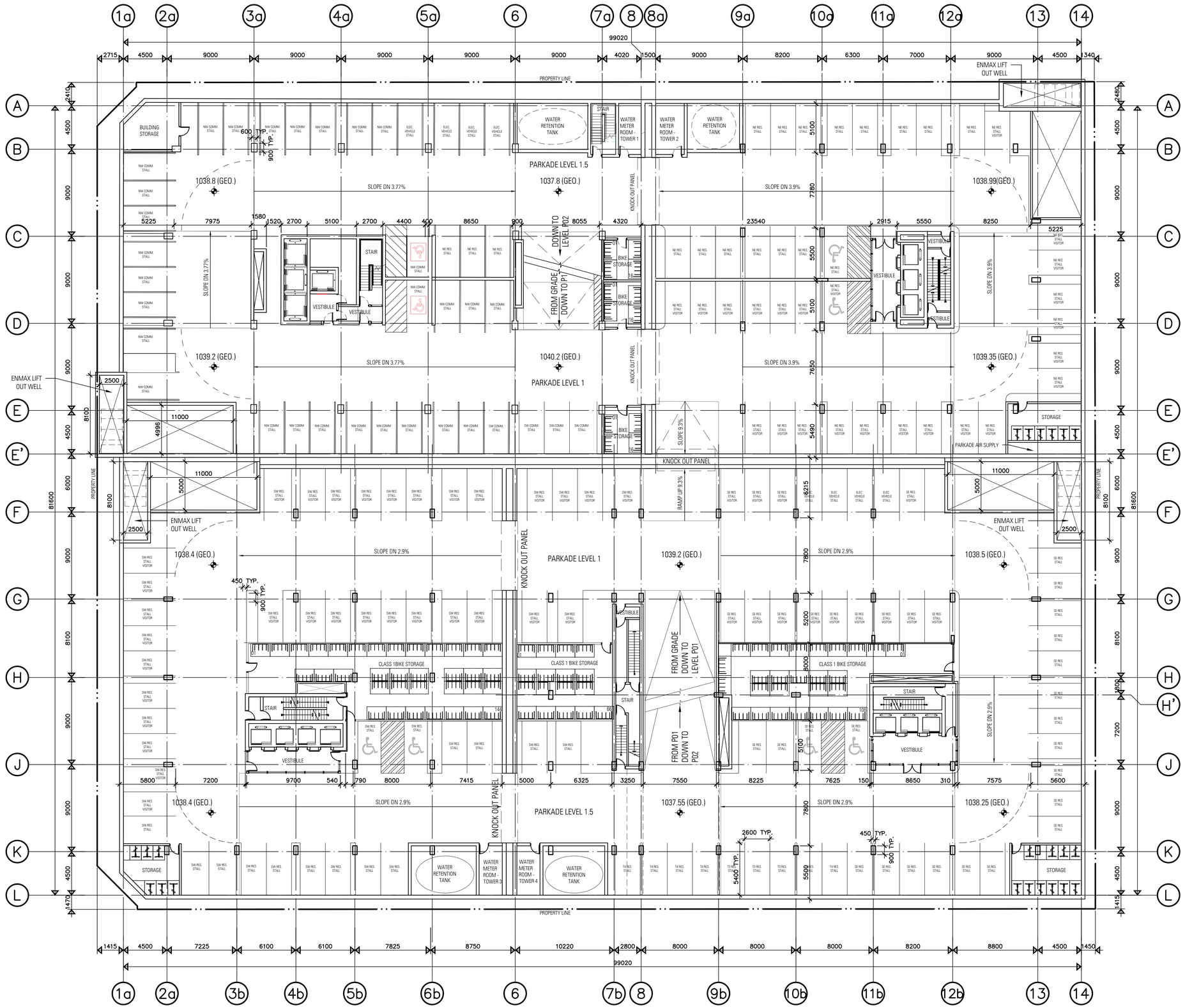

NORTH

1 A-1.13 PARKADE LEVEL 1 OVERALL PLAN
SCALE: 1:200

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

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Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: PARKADE LEVEL 1 OVERALL PLAN

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-2.04
Phase
Revision Number: 2

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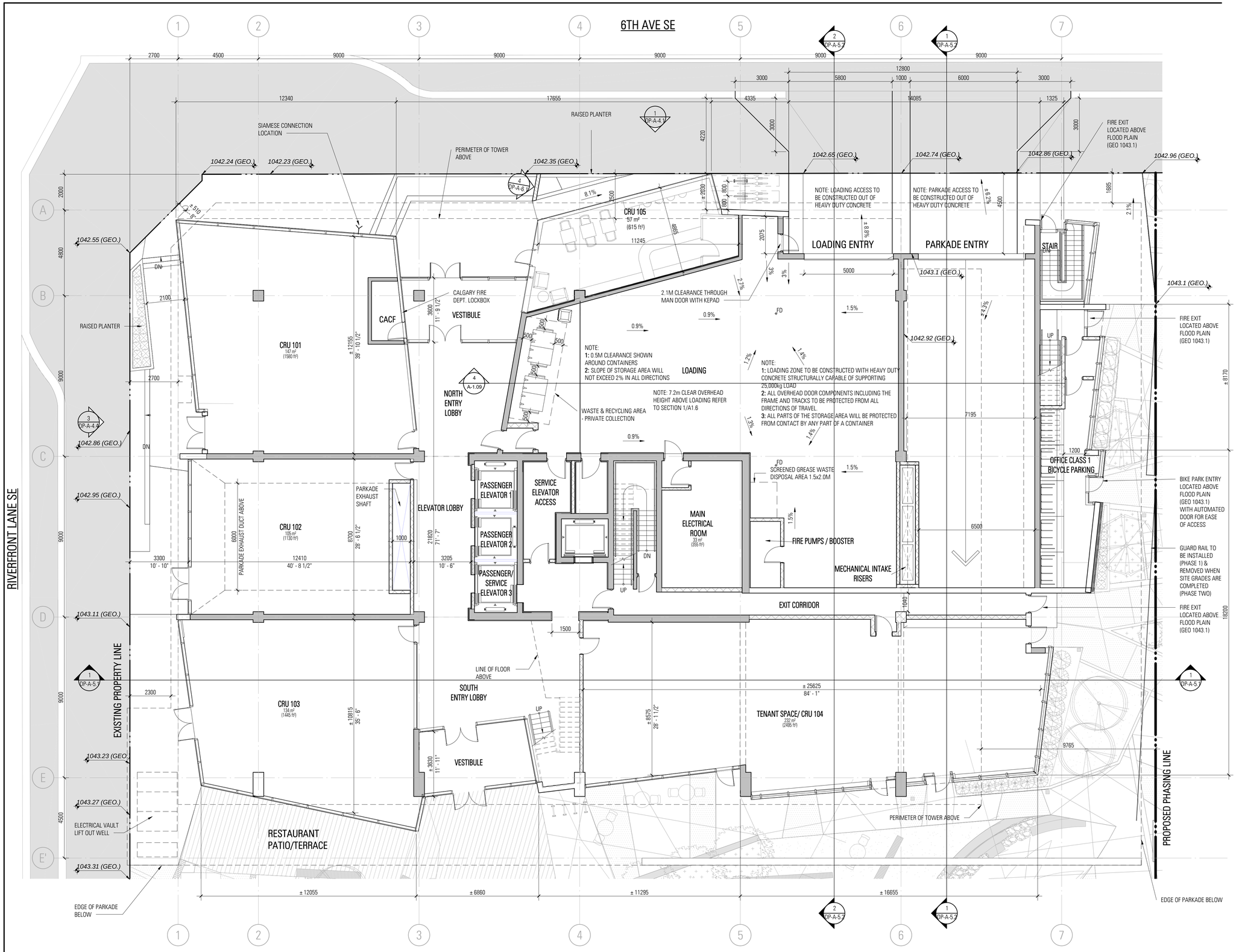

1 A-3.01 MAIN FLOOR PLAN
1 : 100

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2019-07-05 3:14:40 PM

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

No	Description	Date (YYYY-MM-DD)
3	DP DTR #3 RESPONSE	2018-08-29
2	DP DTR #2 RESPONSE	2018-04-20
1	DP DTR #1 RESPONSE	2016-09-12

Issued For / Revisions

Project — Project Number: 14045

EAST VILLAGE COURTYARD

Calgary, Alberta

Legal Description | Building Permit No.

Development Permit No. | DSSP No.

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
MAIN FLOOR PLAN - NW BUILDING

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale 1 : 100
Date (YYYY-MM-DD) 2018-08-29

Drawing Number A-3.01
Revision Number 3

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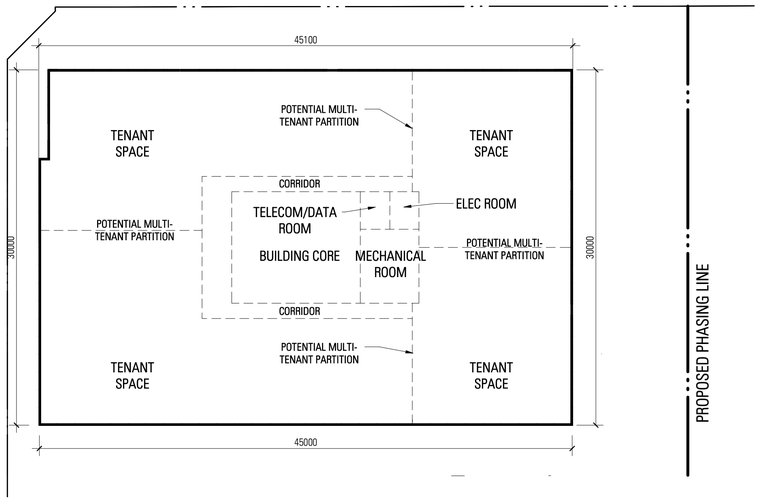
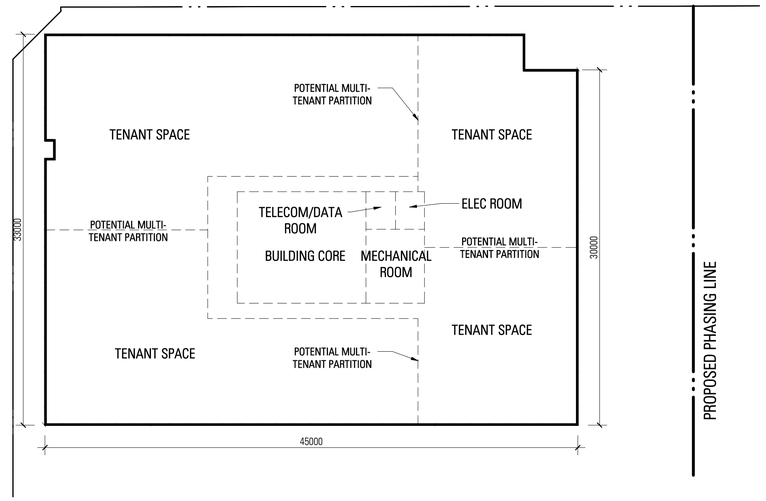
A1 Title Block- R17 Rev 0 (2017-01-09)

PRELIMINARY - NOT FOR CONSTRUCTION

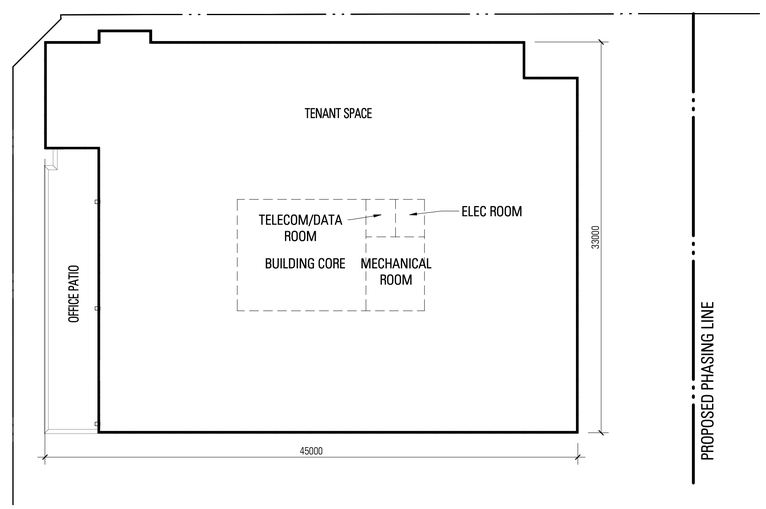
Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.



1 / A-3.02 LEVEL 2 FLOOR PLAN & PODIUM ROOF
1 : 250



2 / A-3.02 TYPICAL FLOOR PLAN (LEVEL 3- LEVEL 8)
1 : 250



3 / A-3.02 LEVEL 9 FLOOR PLAN
1 : 250

No	Description	Date (YYYY-MM-DD)
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions

Project — Project Number: 14045

EAST VILLAGE COURTYARD

Calgary, Alberta

Legal Description — Building Permit No.

Development Permit No. — DSSP No.

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
UPPER FLOOR PLANS - NW BUILDING

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale 1 : 250
Date (YYYY-MM-DD) 2018-04-20

Drawing Number A-3.02
Revision Number 1

PRELIMINARY - NOT FOR CONSTRUCTION
PRELIMINARY - NOT FOR CONSTRUCTION

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2018-08-30 11:21:55 AM

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A1 Title Block- R17 Rev 0 (2017-01-09)

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
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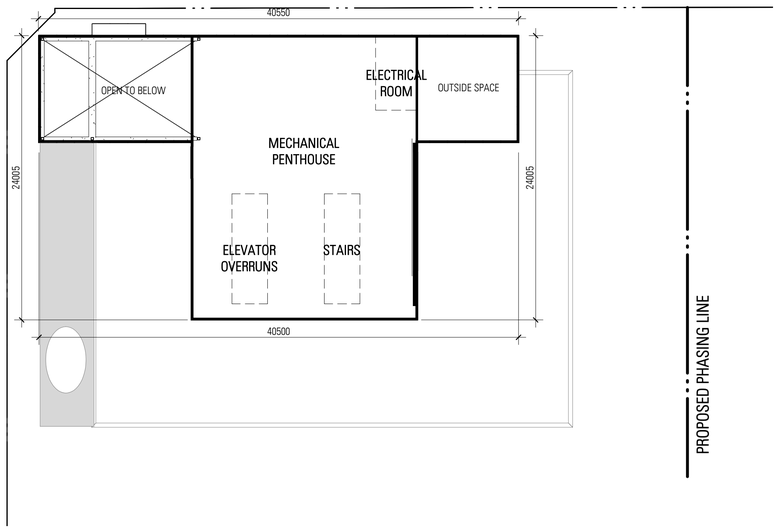
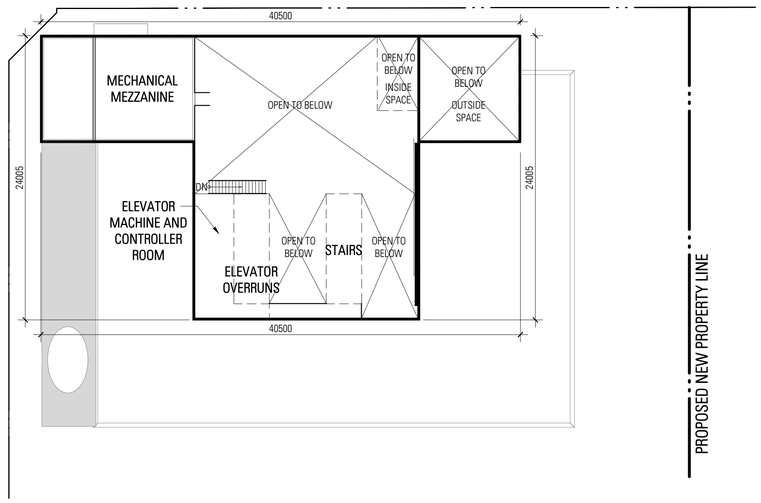
- Do not scale drawings.
- This drawing supercedes previous issues.



1 A-3.03 MECHANICAL PENTHOUSE PLAN
1 : 250



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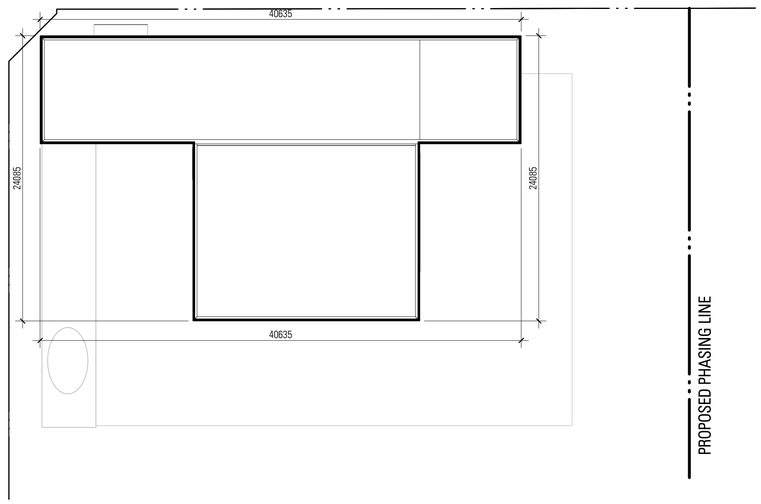

3 A-3.03 ROOF PLAN
1 : 250

No	Description	Date (YYYY-MM-DD)
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions

Project — Project Number: 14045

EAST VILLAGE COURTYARD

Calgary, Alberta

Legal Description | Building Permit No.

Development Permit No. | DSSP No.

Gibbs Gage ARCHITECTS
350,140 10 Ave SE, Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000 Fax: 403-264-2077

Drawing Title
UPPER FLOOR PLANS - NW BUILDING

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale 1 : 250
Date (YYYY-MM-DD) 2018-04-20

Drawing Number A-3.03
Revision Number 1

PRELIMINARY - NOT FOR CONSTRUCTION
PRELIMINARY - NOT FOR CONSTRUCTION

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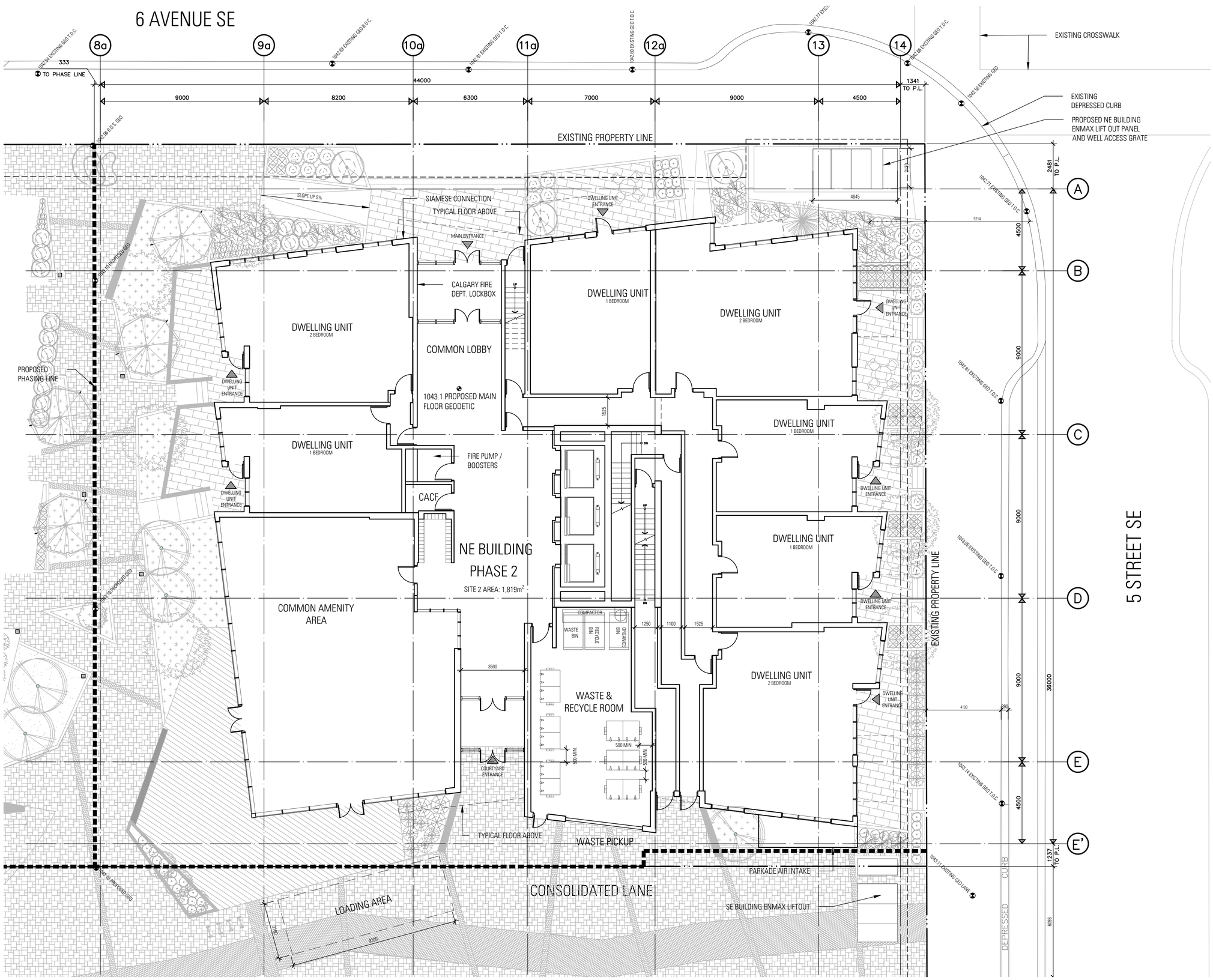
A1 Title Block- R17 Rev 0 (2017-01-09)



Notes:

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No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs | Gage ARCHITECTS

350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: MAIN FLOOR PLAN - NE BUILDING

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-4.01
Phase:
Revision Number: 2

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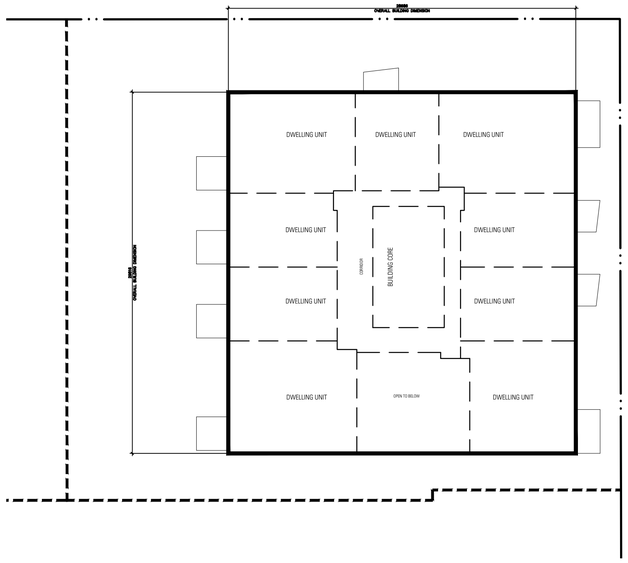
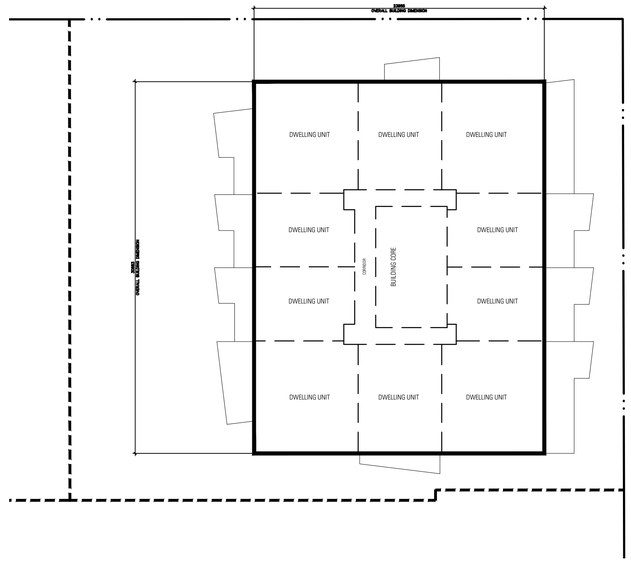
2019-09-20 3:07:13 PM

Notes:
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.



NORTH

1 / A-3.02 LEVEL 2 FLOOR PLAN
SCALE: 1:250



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2 / A-3.02 LEVEL 3 FLOOR PLAN
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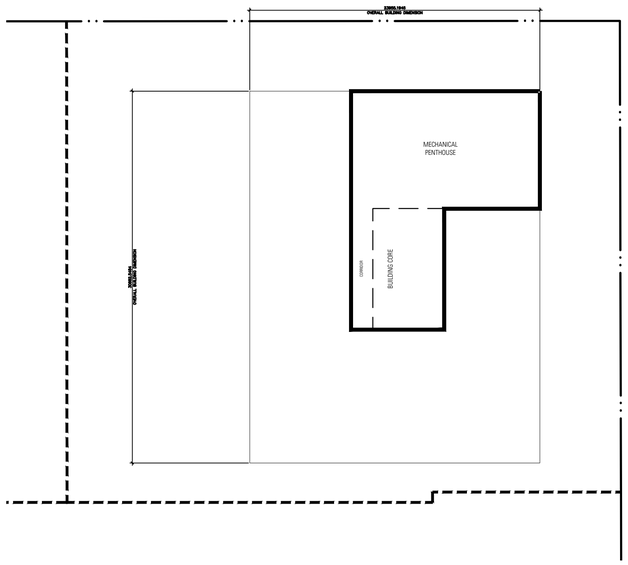

NORTH

3 / A-3.02 MECHANICAL FLOOR PLAN
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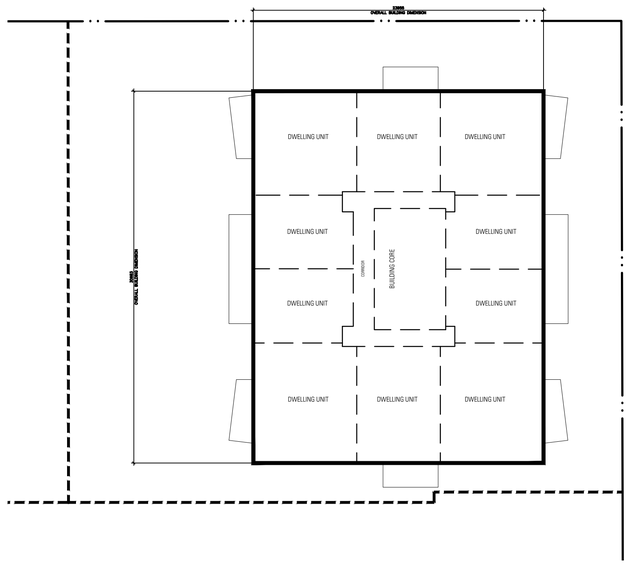

NORTH

4 / A-3.02 TYPICAL FLOOR PLAN
SCALE: 1:250

No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
UPPER FLOOR PLANS - NE BUILDING

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2019-09-25

Drawing Number: A-4.02
Phase
Revision Number: 3

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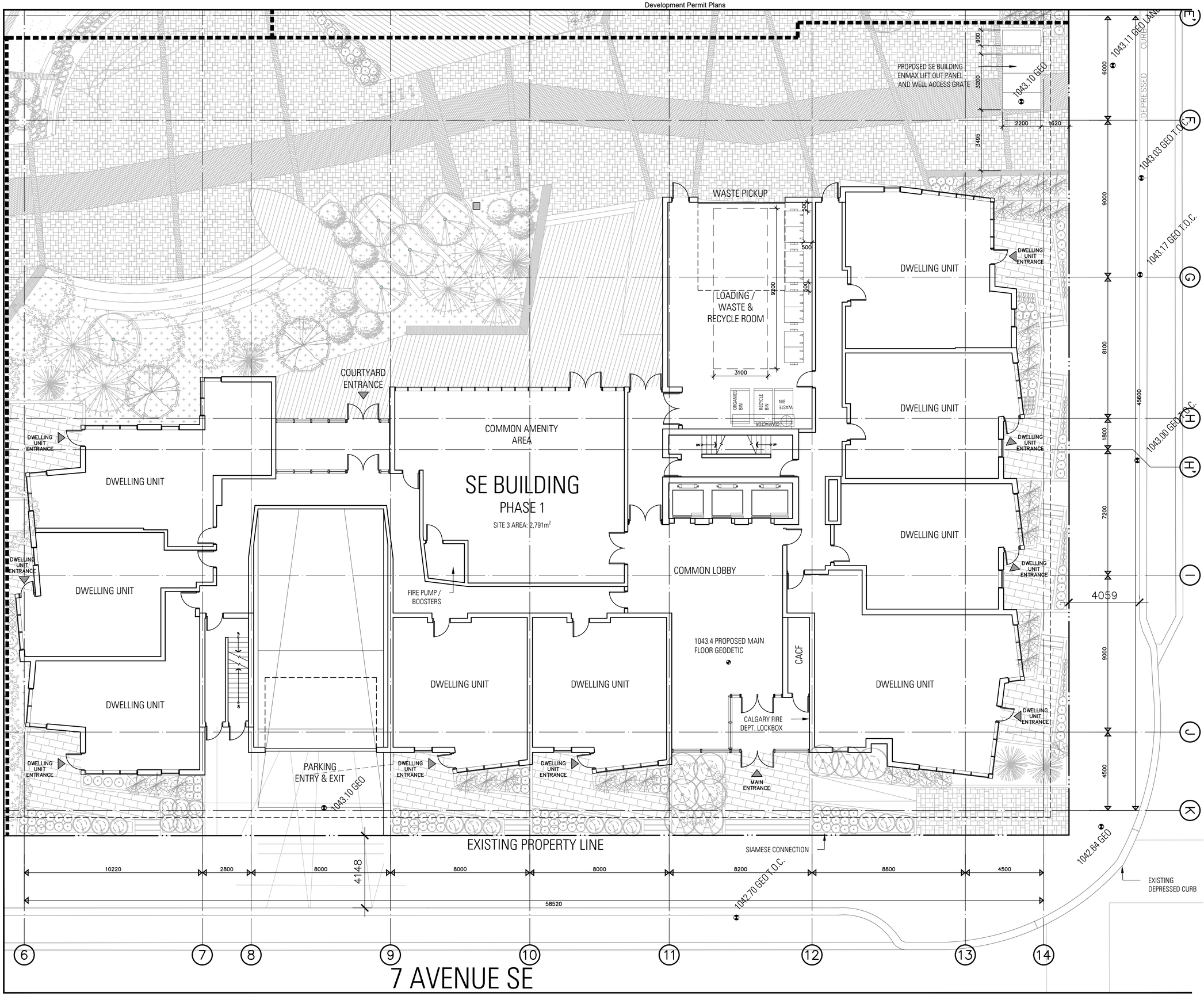

Notes:
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No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: MAIN FLOOR PLAN - SE BUILDING

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2019-09-25

Drawing Number: A-5.01
Phase:
Revision Number: 3

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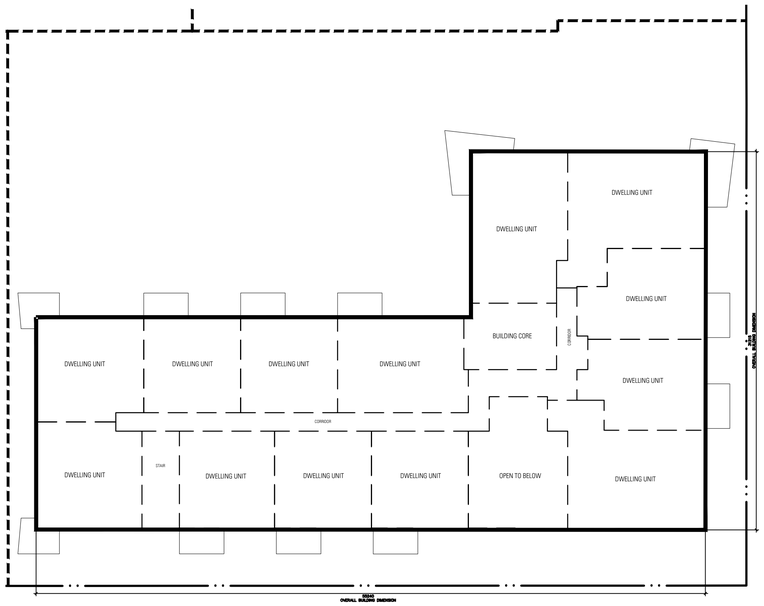
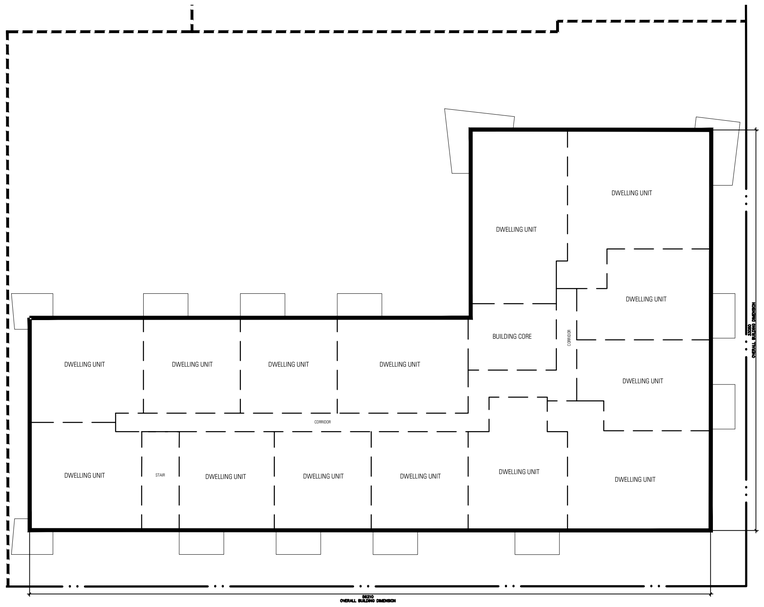


NORTH

1 A-4.02 LEVEL 2 FLOOR PLAN
SCALE: 1:250



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2 A-4.02 LEVEL 3 FLOOR PLAN
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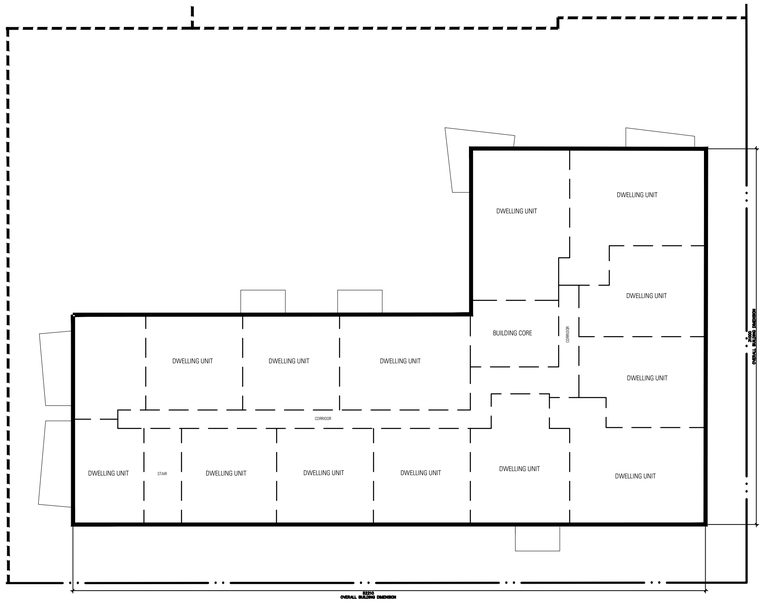

NORTH

3 A-4.02 LEVEL 4 FLOOR PLAN
SCALE: 1:250

Notes:
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No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions

Project
EAST VILLAGE COURTYARD
Project Number: 14045

CALGARY AB

Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
UPPER FLOOR PLANS - SE BUILDING

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale AS SHOWN
Date (YYYY-MM-DD) 2019-09-25

Drawing Number A-5.02
Phase
Revision Number 3

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2019-09-20 3:12:13 PM

Notes:
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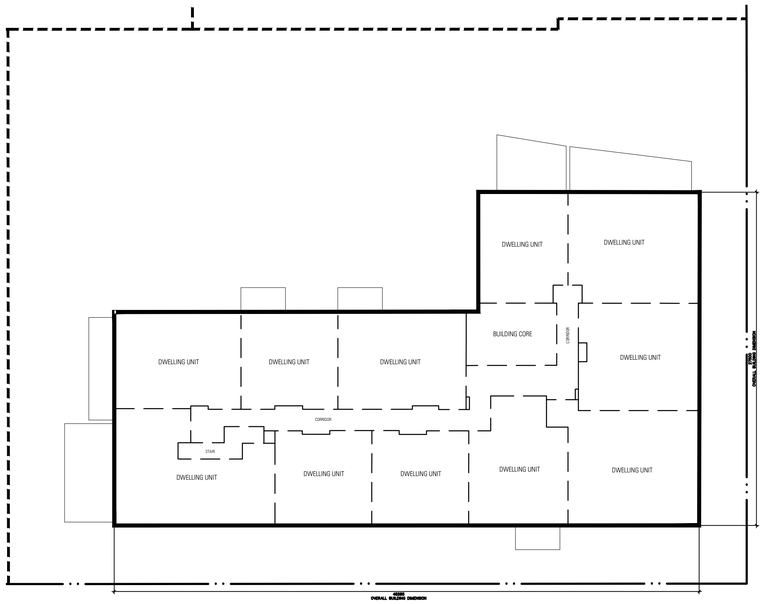
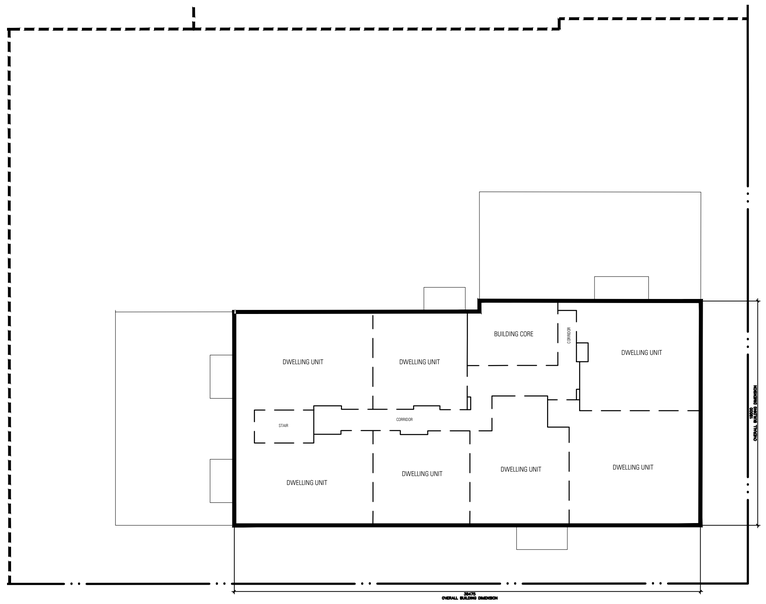


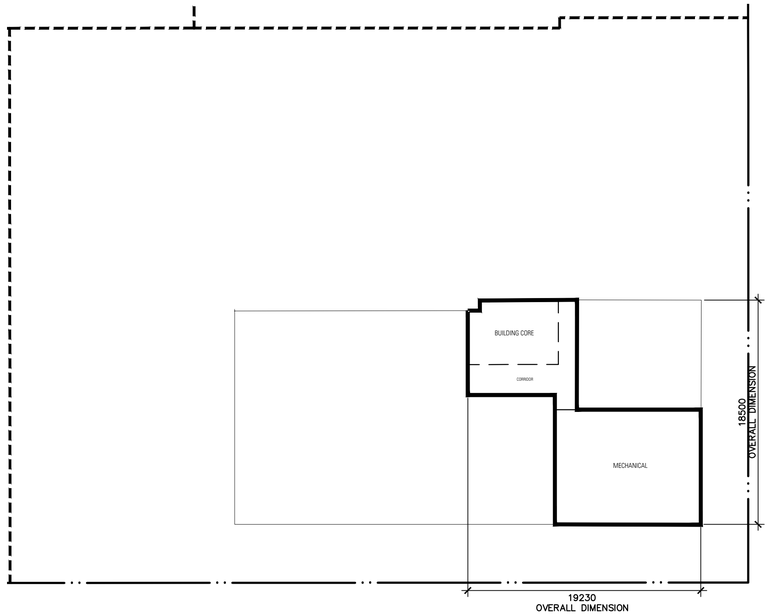
NORTH

1 / A-4.03 LEVEL 5 FLOOR PLAN
SCALE: 1:250



NORTH

2 / A-4.03 TYPICAL FLOOR PLAN LEVELS 6-15
SCALE: 1:250



NORTH

3 / A-4.03 MECHANICAL FLOOR PLAN
SCALE: 1:250

No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions △

Project
Project Number: 14045
EAST VILLAGE COURTYARD

CALGARY AB

Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
UPPER FLOOR PLANS - SE BUILDING

Drawn by: ---
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale AS SHOWN
Date (YYYY-MM-DD) 2019-09-25

Drawing Number A-5.03
Phase
Revision Number 3

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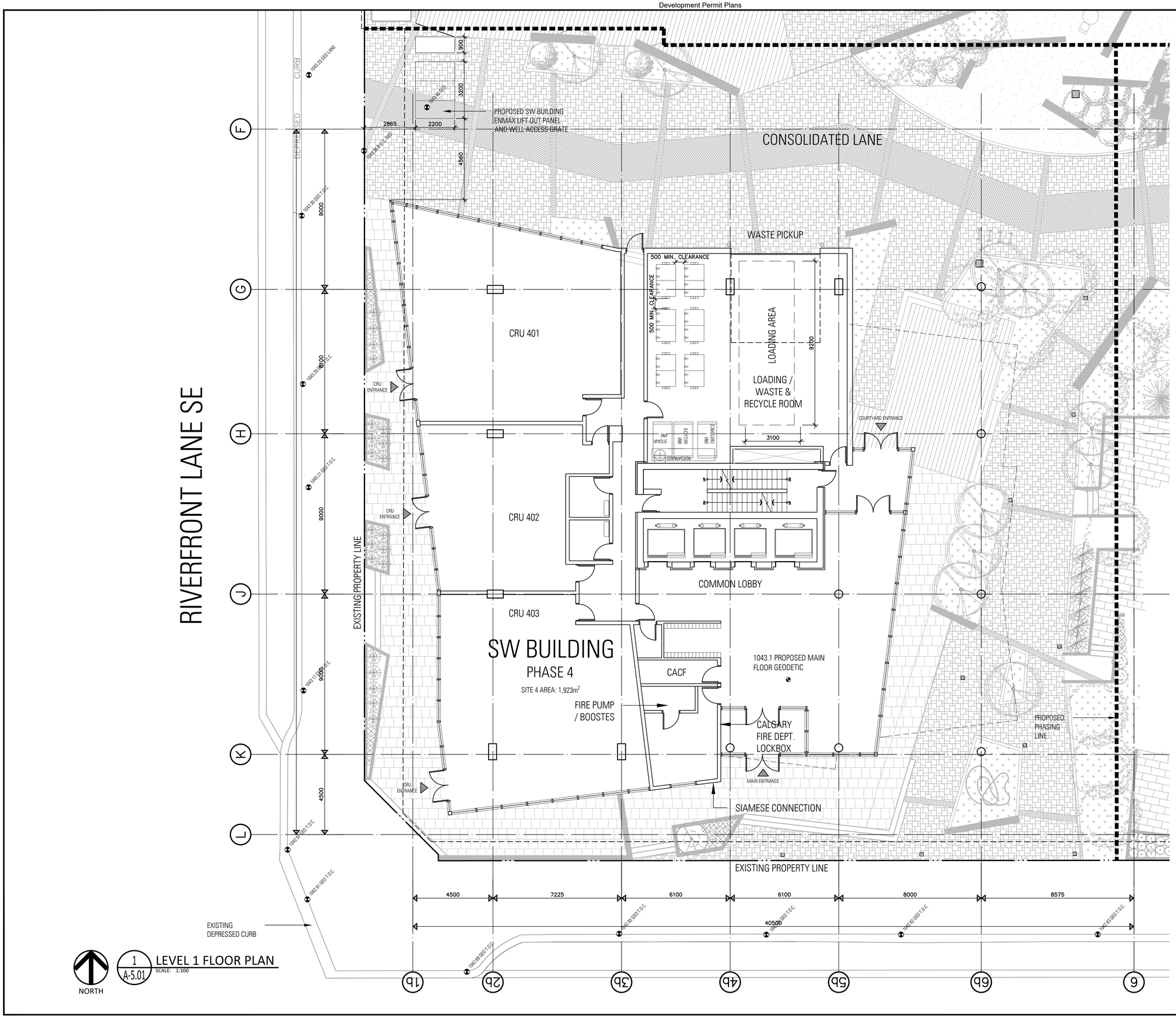

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No.	Description	Date (YYYY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions

Project: EAST VILLAGE COURTYARD
Project Number: 14045
CALGARY AB
Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title: MAIN FLOOR PLAN - SW BUILDING

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale: AS SHOWN
Date (YYYY-MM-DD): 2018-08-29

Drawing Number: A-6.01
Phase
Revision Number: 2

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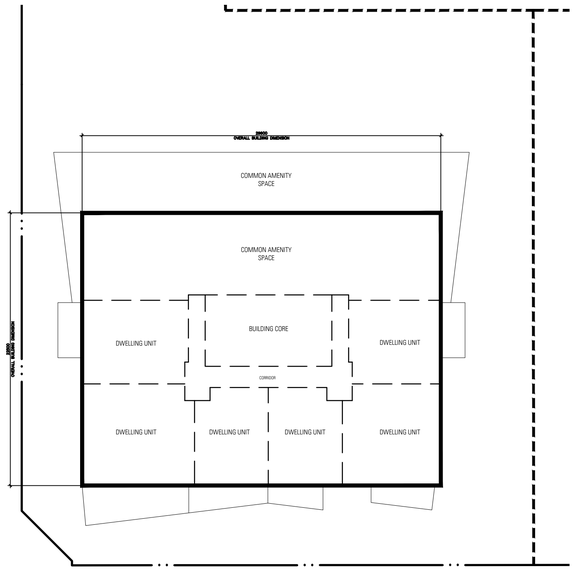
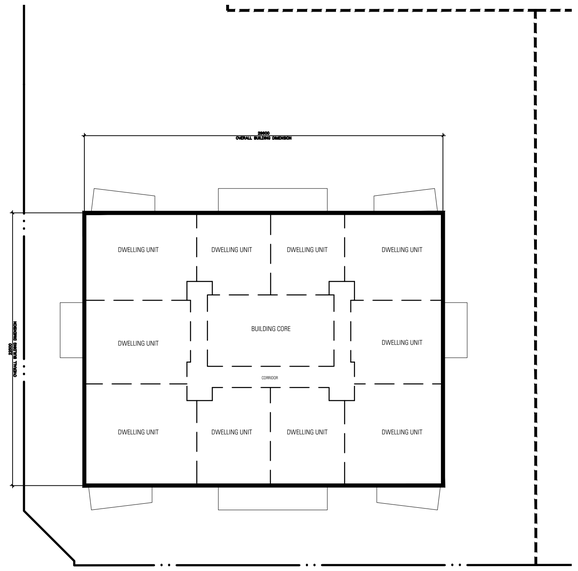


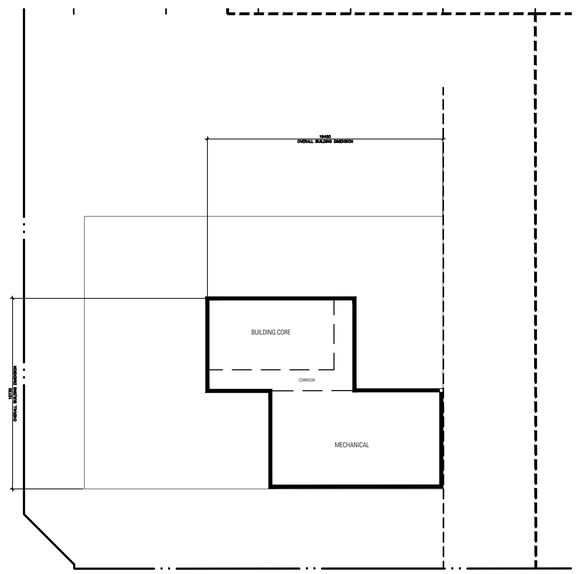
NORTH

1 A-5.02 LEVEL 2 FLOOR PLAN
SCALE: 1:250



NORTH

2 A-5.02 TYPICAL FLOOR PLAN LEVELS 3-33
SCALE: 1:250



NORTH

3 A-5.02 MECHANICAL FLOOR PLAN
SCALE: 1:250

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No.	Description	Date (YYYY-MM-DD)
3	DP DTR #4 RESPONSE	2019-09-25
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-04-20

Issued For / Revisions

Project
Project Number: 14045
EAST VILLAGE COURTYARD

CALGARY AB

Legal Description
Building Permit No.
Development Permit No. DP2015-4974
DSSP No.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.2077

Drawing Title
UPPER FLOOR PLANS - SW BUILDING

Drawn by: TMS
Reviewed by: ---
Manager: ---
Peer Review: ---
Scale AS SHOWN
Date (YYYY-MM-DD) 2019-09-25

Drawing Number A-6.02
Phase
Revision Number 3

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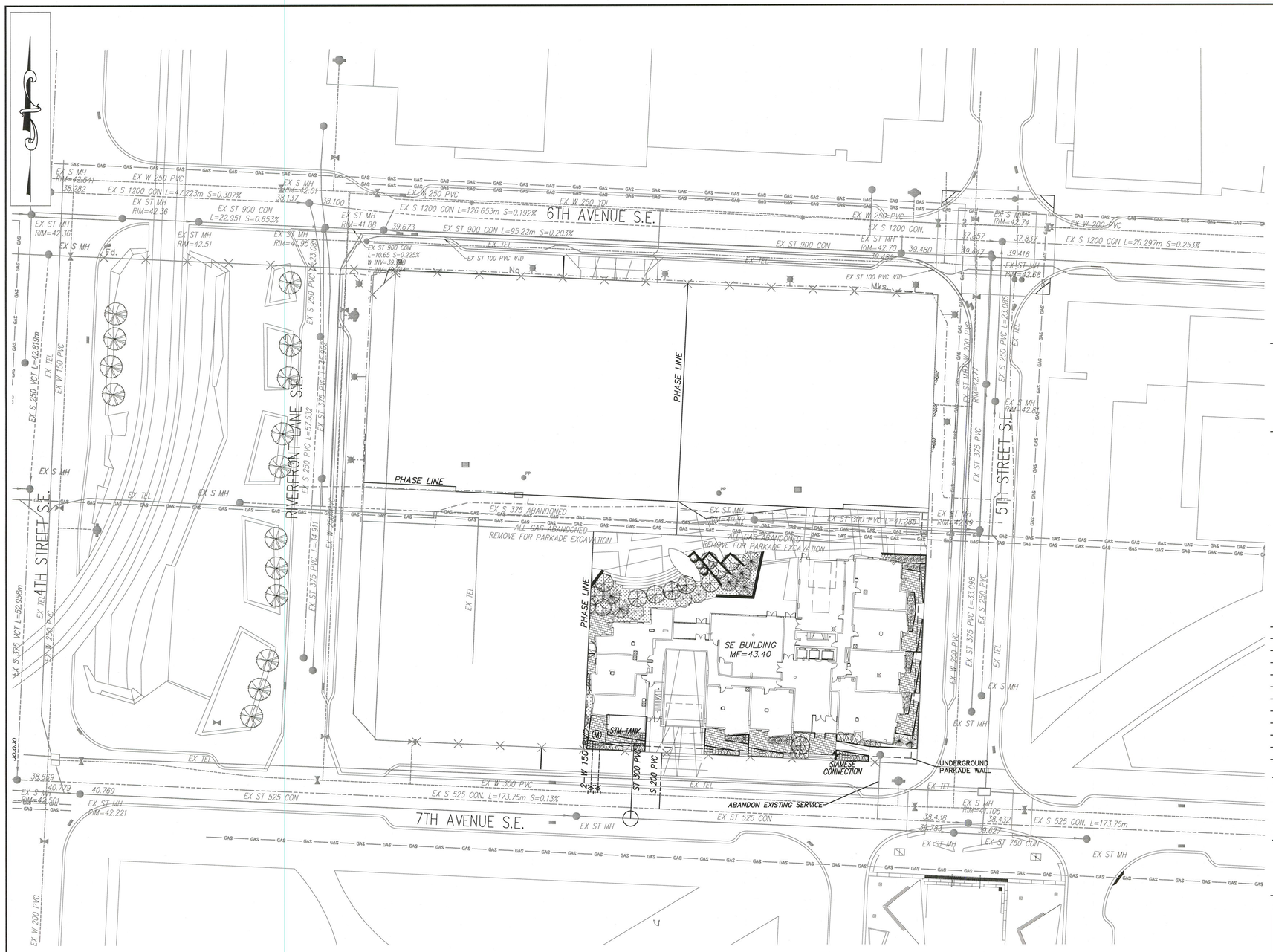
2019-09-20 3:15:18 PM



NOTES:
1. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
2. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. ALL ELEVATIONS REFERENCED TO 1000 m GEODETIC DATUM.
4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
5. WATER SERVICES SHALL HAVE A MIN. OF 2.7m COVER FOR LOOPED MAINS & SERVICES AND 3.0m COVER FOR DEAD END MAINS & SERVICES AND HYDRANT LEADS IN CLAY SOIL CONDITIONS AND 3.3m COVER IN GRAVEL CONDITIONS.
6. WATER MAINS 150ø OR LARGER SHALL BE PVC DR18.
7. ALL HYDRANT LEADS ARE TO BE PVC DR18.
8. ALL SANITARY & STORM MAINS 150ø OR LARGER SHALL BE SDR-35.
9. ALL SANITARY SERVICES 100ø OR SMALLER SHALL BE SDR-28.
10. ALL PE WATER SERVICES SHALL BE DR 11.
11. SAN & STM SERVICES ARE TO BE BROUGHT TO 1.0m OUTSIDE THE FOUNDATION WALL. WATER SERVICES ARE TO BE BROUGHT TO MASTER CONTROL VALVE INSIDE THE BUILDING.
12. MANHOLES TO BE TYPE 5A SULPHATE RESISTANT CONCRETE AND TO BE INSTALLED IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS.
13. ALL CONCRETE SEWER PIPES, MANHOLES, CATCH BASIN BARRELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE 50).
14. STORM & SANITARY PIPES BEDDING AND BACKFILL SHOULD FOLLOW STD. DWG. 452.1005.003 SHEET 33. WATER PIPES BEDDING AND BACKFILL SHOULD FOLLOW STD. DWG. 452.1050.001 SHEET 39A.
15. ALL BEDDING MATERIAL SHALL CONFORM TO THE EMBANKMENT MATERIALS SPECIFIED IN ASTM D2321.
16. IF WEEPING IS NEEDED, CONNECT TO SUMP PUMP. WEEPING TILE SHALL BE PUMPED TO GRADE TO A POINT PAST THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP, AS PER ALBERTA BUILDING CODE.
17. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM THE BUILDING.
18. EXACT ELEVATION OF MANHOLE RIMS ARE TO BE SET IN THE FIELD PRIOR TO FINAL ASPHALT LIFT.
19. PLASTIC PLUGS BY NORWOOD FOUNDARY OR EQUIVALENT TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOWS
20. ALL WATER LINE TO BE JOINTLESS UNDER BUILDINGS
21. THE CONTRACTOR MUST VERIFY THE EXISTING PIPE INVERTS PRIOR TO INSTALLATION TO AVOID POTENTIAL CONFLICT.
22. SANITARY INTERIOR DROP MANHOLE IS REQUIRED WHEN THE ELEVATION DIFFERENCE BETWEEN THE INCOMING PIPE INVERT AND THE OUTGOING PIPE CENTRELINEIS GREATER THAN 760MM.
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MUNICIPAL ADDRESS
555 6TH AVENUE SE
CALGARY

LEGAL DESCRIPTION
NE 15-24-01-W5M
PLAN A, BLOCK 38, LOTS 7 TO 20 INCLUSIVE

LEGEND:	PROPOSED	EXISTING
STORM SEWER	ST 250 PVC	EX ST 250 PVC
SANITARY SEWER	S 250 PVC	EX S 250 PVC
WATER MAIN	W 250 PVC	EX W 250 PVC
CATCHBASIN		
MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CAPPED PIPE END		
WATER METER	M	
REDUCER		
CHECK VALVE		
LIGHT STANDARD		
HEAVY DUTY ASPHALT		
CONSTRUCTION BOUNDARY		
PROPERTY LINE AREA:	4086.30m²	

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
1	18	07	25	REVISE FOR DP PHASING	CM	SM
0	15	11	27	FOR REVISION	AT	SM

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Signature
Date 2018/08/28
PERMIT NUMBER: P 4498
The Association of Professional Engineers and Geoscientists of Alberta

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PROFESSIONAL ENGINEER CALVIN C. MAI 34422 ALBERTA

Notes:
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Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-08-20

Issued For / Revisions

Drawn By AT
Checked By SM
Scale 1:400
Project Number 14045
Date (YY-MM-DD) ~~15-11-30~~

Project
EAST VILLAGE COURTYARD
CALGARY AB
Legal Description
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
SITE SERVICING PLAN - PHASE 1

NOTE:
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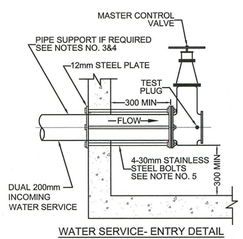

WATER SERVICE- ENTRY DETAIL
ANCHOR THROUGH WALL N.T.S.

200mm WATER SERVICES ENTRY NOTES:
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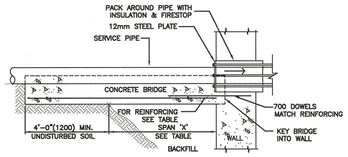
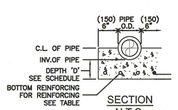
2. ENTRANCE PIPE MATERICAL THROUGH THE OUTSIDE WALL AND THROUGH THE FLOOR SHALL BE DUCTILE IRON PIPE AWWA C151 (LATEST EDITION) CLASS 53 OR APPROVED EQUAL. BURIED ALL SERVICE ENTRIES THROUGH THE FLOOR (INCLUDING ANCHOR DETAIL) SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND DETAILED ON THE MECHANICAL SITE PLAN. (ANCHOR RODS SHALL BE 18–8 STAINLESS STEEL. WHERE A STANDARD 3m LENGTH OF ROD REQUIRES EXTENSION, AN APPROVED STAINLESS HEXAGON NUT COUPLING SHALL BE INSTALLED AT THE UPPER END OF THE ROD).
3. PROVIDE ADEQUATE PIPE SUPPORT. REFER TO DEVELOPMENT SITE SERVICING PLAN GUIDELINES (2.8.8.3 PIPING SUPPORT)
4. INTERNAL PLUMBING STUB TO TERMINATE A MINIMUM OF 2.0m OUT FROM EXTERIOR WALL OR FOOTING. ENTRANCE OF PIPE THROUGH WALL SHALL BE PERPENDICULAR (90) TO WALL.
5. ANCHOR RODS TO BE 3/4" FOR 100mm – 200mm SERVICE. 7/8" FOR 250mm – 300 mm SERVICE & 1" FOR 350mm – 400mm SERVICE.
6. A RESTRAINED FLANGE ADAPTOR MAY BE USED TO CONNECT THE RISER OR WALL ENTRY PIPE TO THE MASTER CONTROL VAIVE. RESTRAINED FLANGE ADAPTOR SHALL BE EBAA SERIES 2100 MEGA FLANGE OR APPROVED EQUAL.



SUPPORT FOR PIPE THROUGH FOUNDATION WALL
N.T.S.

DEPTH 'D'	REINFORCING	SPAN 'X'
8" (200)	4–#4 1/2"ø (12ø)	UP TO 6'–0" (1.83M)
8" (200)	4–#5 5/8"ø (16ø)	6'–1" TO 8'–0" (1.84M–2.44M)
12" (300)	4–#6 3/4"ø (19ø)	8'–1" TO 9'–6" (2.45M–2.90M)
16" (400)	4–#7 7/8"ø (22ø)	9'–7" TO 10'–6" (2.92M–3.20M)
20" (500)	6–#9 1–1/8"ø (30ø)	10'–7" TO 15'–0" (3.22M–4.57M)
24" (600)	8–#9 1–1/8"ø (30ø)	15'–1" TO 20'–0" (4.59M–6.10M)



SECTION
N.T.S.

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Failure to have the inspections completed adequately will prevent Kellam Berg Engineering and Surveys Ltd.'s being able to execute the necessary certifications required by the Alberta Building Code and the National Building Code.

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UNTIL FINAL APPROVAL IS GRANTED BY THE CITY OF CALGARY

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND TO PERFORM INSPECTIONS AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

Gibbs Gage ARCHITECTS
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Drawing Number: DP-C1.A
Revision Number: 2
Building Name/No:

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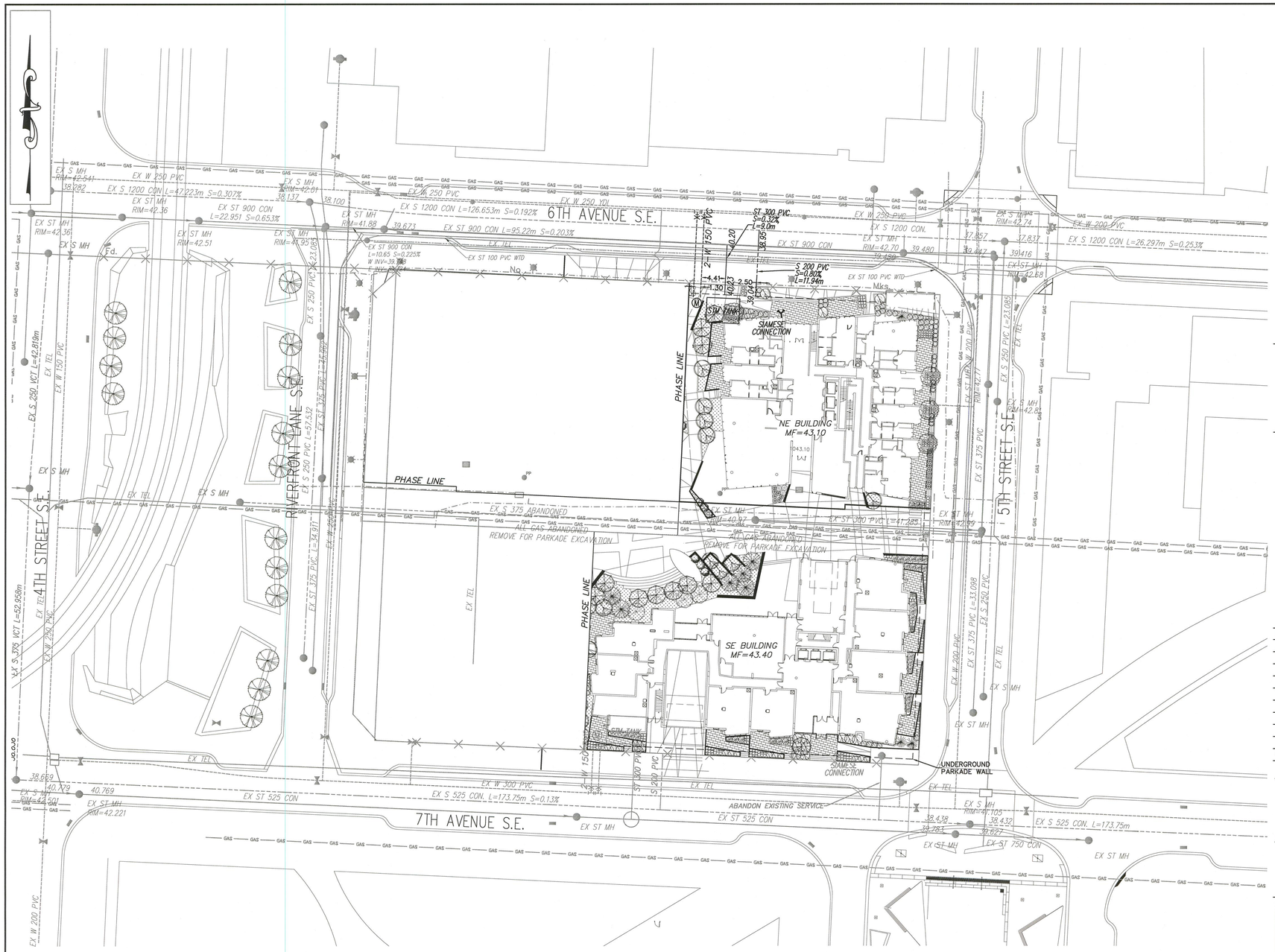
A1 Title Block - 13 Rev 2 (Oct28/15)



NOTES:
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2. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. ALL ELEVATIONS REFERENCED TO 1000 m GEODETIC DATUM.
4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
5. WATER SERVICES SHALL HAVE A MIN. OF 2.7m COVER FOR LOOPED MAINS & SERVICES AND 3.0m COVER FOR DEAD END MAINS & SERVICES AND HYDRANT LEADS IN CLAY SOIL CONDITIONS AND 3.3m COVER IN GRAVEL CONDITIONS.
6. WATER MAINS 150ø OR LARGER SHALL BE PVC DR18.
7. ALL HYDRANT LEADS ARE TO BE PVC DR18.
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9. ALL SANITARY SERVICES 100ø OR SMALLER SHALL BE SDR-28.
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13. ALL CONCRETE SEWER PIPES, MANHOLES, CATCH BASIN BARRELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE 50).
14. STORM & SANITARY PIPES BEDDING AND BACKFILL SHOULD FOLLOW STD. DWG. 452.1005.003 SHEET 33. WATER PIPES BEDDING AND BACKFILL SHOULD FOLLOW STD. DWG. 452.1050.001 SHEET 39A.
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16. IF WEEPING IS NEEDED, CONNECT TO SUMP PUMP, WEEPING TILE SHALL BE PUMPED TO GRADE TO A POINT PAST THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP, AS PER ALBERTA BUILDING CODE.
17. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM THE BUILDING.
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19. PLASTIC PLUGS BY NORWOOD FOUNDARY OR EQUIVALENT TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOWS
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LEGAL DESCRIPTION
NE 15-24-01-W5M
PLAN A, BLOCK 38, LOTS 7 TO 20 INCLUSIVE

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CONSTRUCTION BOUNDARY		
PROPERTY LINE AREA:	4086.30m²	

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
1	18	07	25	REVISE FOR DP PHASING	CM	SM
0	15	11	27	FOR REVISION	AT	SM

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Date 2018/08/28
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PROFESSIONAL ENGINEER CHARLES C. MACDONALD ALBERTA

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Notes:

PRELIMINARY
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No.	Description	Date (YY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-2[illegible]
1	DP DTR #2 RESPONSE	2018-08-2[illegible]

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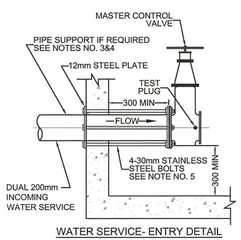
Drawn By AT
Checked By SM
Scale 1:400
Project Number 14045
Date (YY-MM-DD) ~~15-11-30~~

Project
EAST VILLAGE COURTYARD
CALGARY AB
Legal Description
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
SITE SERVICING PLAN - PHASE 2



WATER SERVICE- ENTRY DETAIL
ANCHOR THROUGH WALL N.T.S.

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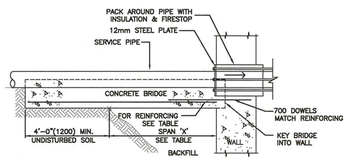

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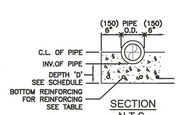

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CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
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Drawing Number: DP-C1.B
Revision Number: 2
Building Name/No:

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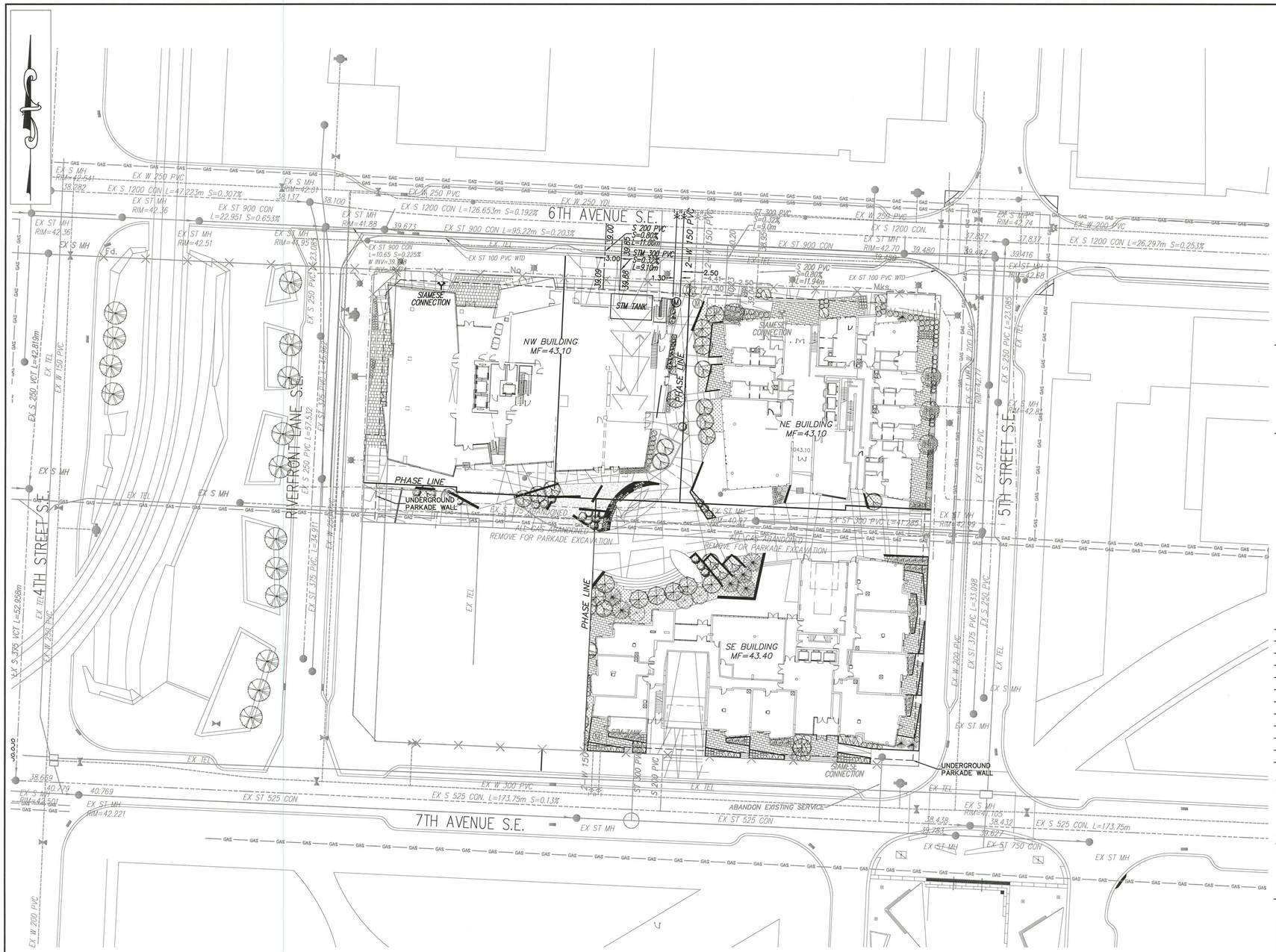
A1 Title Block - 13 Rev 2 (Oct28/15)



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CALGARY

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PROFESSIONAL ENGINEER ALBERTA
CHRISTIN C. MALONEY

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- Do not scale drawings.
- This drawing supercedes previous issues.

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
2	DP DTR #3 RESPONSE	2018-08-29
1	DP DTR #2 RESPONSE	2018-08-20

Issued For / Revisions △

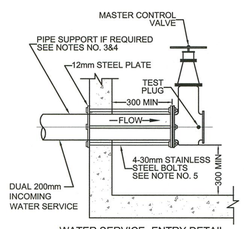
Drawn By: AT
Checked By: SM
Scale: 1:400
Project Number: 14045
Date (YY-MM-DD): ~~15-11-30~~

Project
EAST VILLAGE COURTYARD
CALGARY AB

Legal Description
Building Permit No.:
Development Permit No.:
DSSP No.:

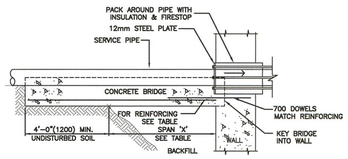
Drawing Title
SITE SERVICING PLAN - PHASE 3

NOTE:
DISCREPANCY BETWEEN CITY PROFILES AND CITY DIGITAL SOURCE. THE CONTRACTOR IS TO CONFIRM ALL UTILITIES THROUGH LOCATES AND/OR HYDROVAC.



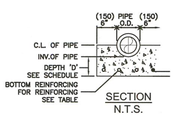
WATER SERVICE- ENTRY DETAIL
ANCHOR THROUGH WALL N.T.S.

200mm WATER SERVICES ENTRY NOTES:
1. THE MASTER CONTROL VALVE SHALL BE ONE OF THE FOLLOWING:
   a) RESILIENT SEATED RISING SPINDLE (OS&Y) FLANGED GATE VALVE (UL OR ULC LISTED) FOR FIRE LINES AND CSA APPROVED FOR DOMESTIC LINES.
   b) SHORT BODY, RUBBER SEATED FLANGED OR LUG WATERTYPE BUTTERFLY VALVE C/W HAND WHEEL, REDUCTION GEAR OPERATOR, POSITION INDICATOR (UL OR ULC LISTED) PROVIDED THEY ARE NOT IN A SUCTION LINE FOR FIRE PUMPS.
2. ENTRANCE PIPE MATERICAL THROUGH THE OUTSIDE WALL AND THROUGH THE FLOOR SHALL BE DUCTILE IRON PIPE AWWA C151 (LATEST EDITION) CLASS 53 OR APPROVED EQUAL. BURIED ALL SERVICE ENTRIES THROUGH THE FLOOR (INCLUDING ANCHOR DETAIL) SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND DETAILED ON THE MECHANICAL SITE PLAN. (ANCHOR RODS SHALL BE 18-8 STAINLESS STEEL. WHERE A STANDARD 3m LENGTH OF ROD REQUIRES EXTENSION, AN APPROVED STAINLESS HEXAGON NUT COUPLING SHALL BE INSTALLED AT THE UPPER END OF THE ROD).
3. PROVIDE ADEQUATE PIPE SUPPORT. REFER TO DEVELOPMENT SITE SERVICING PLAN GUIDELINES (2.8.8.3 PIPING SUPPORT)
4. INTERNAL PLUMBING STUB TO TERMINATE A MINIMUM OF 2.0m OUT FROM EXTERIOR WALL OR FOOTING. ENTRANCE OF PIPE THROUGH WALL SHALL BE PERPENDICULAR (90) TO WALL.
5. ANCHOR RODS TO BE 3/4" FOR 100mm – 200mm SERVICE. 7/8" FOR 250mm – 300 mm SERVICE & 1" FOR 350mm – 400mm SERVICE.
6. A RESTRAINED FLANGE ADAPTOR MAY BE USED TO CONNECT THE RISER OR WALL ENTRY PIPE TO THE MASTER CONTROL VAIVE. RESTRAINED FLANGE ADAPTOR SHALL BE EBAA SERIES 2100 MEGA FLANGE OR APPROVED EQUAL.



SUPPORT FOR PIPE THROUGH FOUNDATION WALL
N.T.S.

DEPTH 'D'	REINFORCING	SPAN 'X'
8" (200)	4-#4 1/2"Ø (12Ø)	UP TO 6'-0" (1.83M)
8" (200)	4-#5 5/8"Ø (16Ø)	6'-1" TO 9'-6" (1.84M-2.44M)
12" (300)	4-#6 3/4"Ø (19Ø)	8'-1" TO 9'-6" (2.45M-2.90M)
16" (400)	4-#7 7/8"Ø (22Ø)	9'-7" TO 10'-6" (2.92M-3.20M)
20" (500)	6-#8 1-1/8"Ø (30Ø)	10'-7" TO 13'-0" (3.22M-4.57M)
24" (600)	8-#9 1-1/8"Ø (30Ø)	15'-1" TO 20'-0" (4.59M-6.10M)



SECTION
N.T.S.

* The contractor must supply written notice to Kellam Berg Engineering and Surveys Ltd. of intent to start construction of the deep utilities at least 3 days in advance of the construction start.

Failure to do so may result in a request to have the lines excavated so as to ascertain bedding conditions and that pipe has been placed correctly and/or to have a video examination of the pipe performed at the contractor's expense.

Failure to have the inspections completed adequately will prevent Kellam Berg Engineering and Surveys Ltd.'s being able to execute the necessary certifications required by the Alberta Building Code and the National Building Code.

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UNTIL FINAL APPROVAL IS GRANTED
BY THE CITY OF CALGARY

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND TO PERFORM INSPECTIONS AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: DP-C1.C
Revision Number: 2
Building Name/No:

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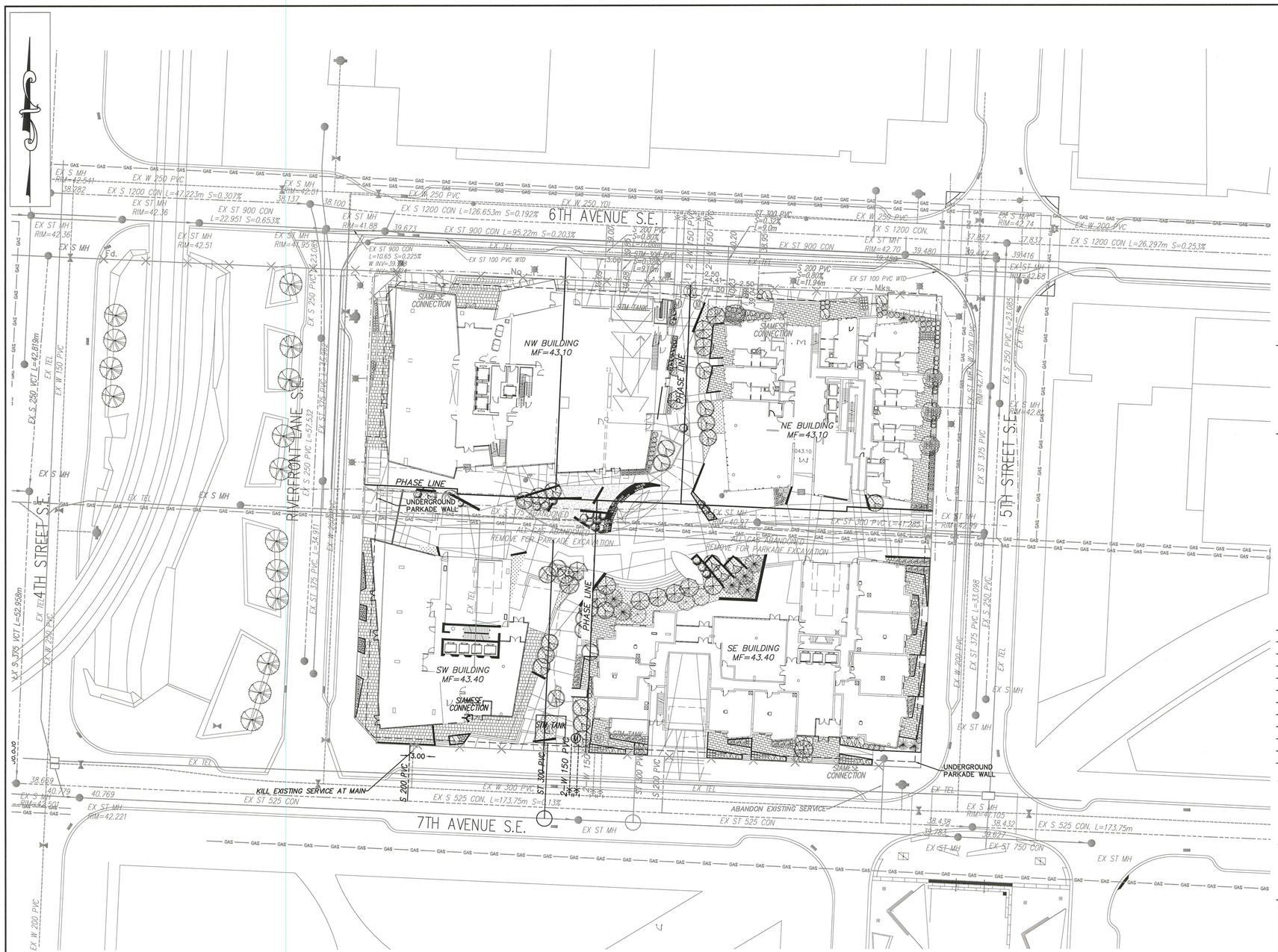
A1 Title Block - 13 Rev 2 (Oct28/15)


6TH AVENUE S.E.
7TH AVENUE S.E.
4TH STREET S.E.
5TH STREET S.E.
RIVERFRONT LANE S.E.
NW BUILDING
MF=43.10
NE BUILDING
MF=43.10
SE BUILDING
MF=43.40
SW BUILDING
MF=43.40
PHASE LINE
UNDERGROUND PARKADE WALL
SIAMESE CONNECTION
STM TANK
REMOVE FOR PARKADE EXCAVATION
ALL GAS ABANDONED
KILL EXISTING SERVICE AT MAIN
ABANDON EXISTING SERVICE
EX S 525 CON. L=173.75m S=-13%
EX S 525 CON. L=173.75m
EX ST 525 CON
EX ST 750 CON
EX S 1200 CON L=126.65m S=0.192%
EX S 1200 CON L=47.223m S=0.307%
EX S 1200 CON L=26.297m S=0.253%
EX ST 900 CON L=95.22m S=0.203%
EX ST 900 CON
EX ST 100 PVC WTD
EX W 250 PVC
EX W 200 PVC
EX W 300 PVC
EX S 250 PVC
EX S 375 PVC
EX ST 375 PVC
EX S 200 PVC
EX ST 300 PVC
EX S 250 VCT L=42.819m
EX S 375 VCT L=52.958m
EX S 250 PVC L=23.085
EX S 250 PVC L=21.085
EX S 250 PVC L=33.098
EX S 250 PVC L=57.532
EX S 375 PVC L=34.911
EX S 375 PVC L=75.447
EX S MH
EX ST MH
EX TEL
EX W 150 PVC
EX W 200 PVC
EX W 250 PVC
EX W 300 PVC
EX W 150 PVC
S 200 PVC
S 300 PVC
ST 300 PVC
ST 200 PVC
S 200 PVC S=0.80% L=11.94m
S 200 PVC S=0.80% L=9.0m
ST 300 PVC S=-0.32% L=9.0m
EX ST 900 CON L=10.65 S=0.225%
W INV=39.76
E INV=39.64
EX ST 900 CON L=23.08m
EX S 250 PVC L=23.08m
EX S 250 PVC L=34.91m
EX S 250 PVC L=57.532m
EX S 375 PVC L=75.447m
EX S 375 PVC L=34.911m
EX S 375 PVC L=33.098m
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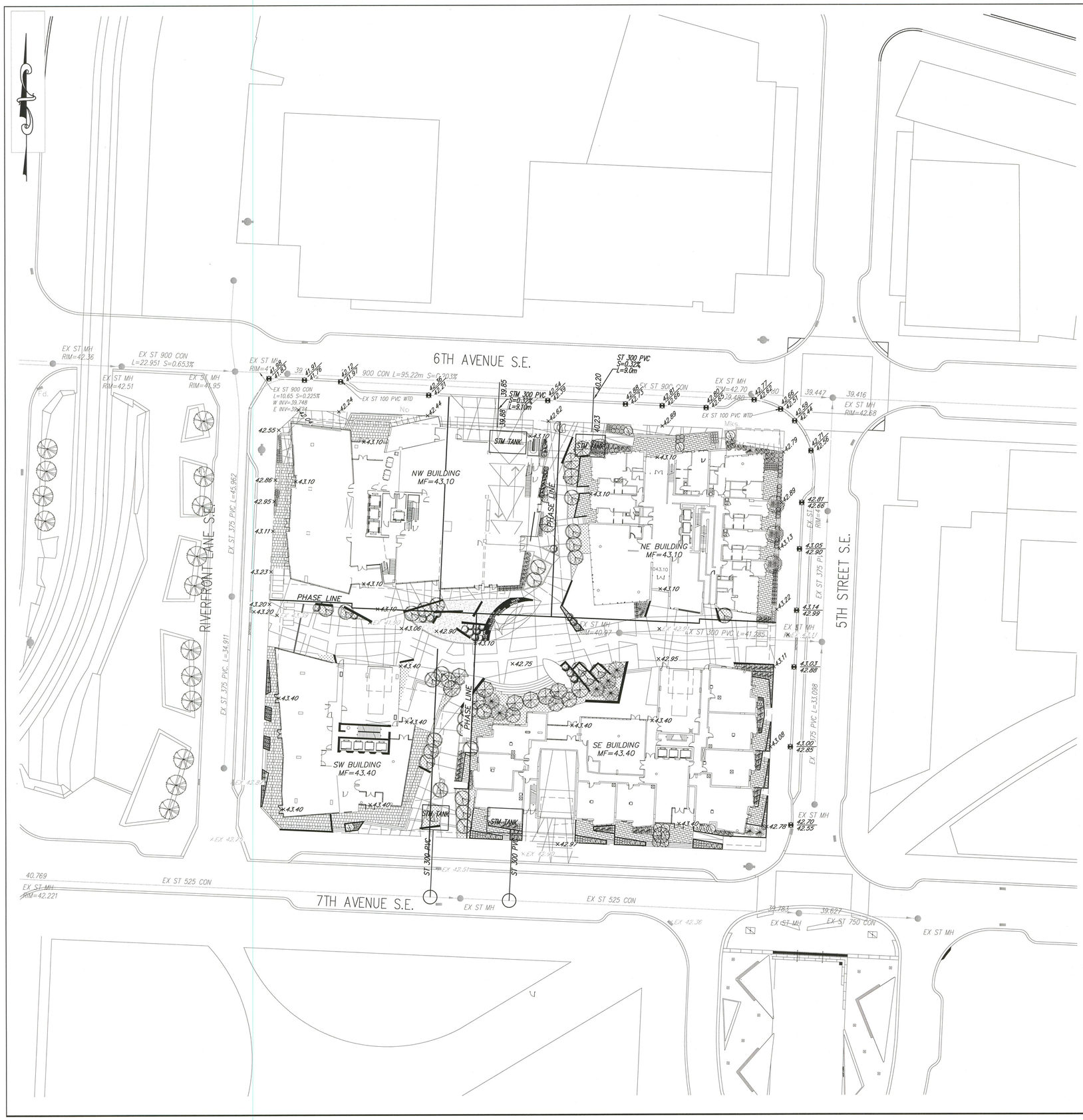

NOTES:

1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
3. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
5. PAVEMENT DESIGN TO BE APPROVED BY A GEOTECHNICAL ENGINEER.
6. ALL CURB TO BE PINNED CURB CONFORMING TO CofC SPECS. SEE ARCHITECTURAL DRAWING FOR DETAILS.
7. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
8. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
9. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
10. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE (25,000 kg).
11. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
12. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF CALGARY SPECIFICATIONS.

LEGEND:

PROPOSED GRADE	47.79 × ⊠ 1135.74 / 1134.85
PROPOSED SLOPE	1.00%
EXISTING GRADE	× EX 47.79
FINISHED MAINFLOOR	MF=35.74
OVERLAND ESCAPE ROUTE	⇨
HEAVY DUTY ASPHALT	
CONSTRUCTION BOUNDARY	
SKIRTING WALL	S.W.
EXPOSE FOUNDATION WALL	E.F.
UPSTAND FOUNDATION WALL	U.F.
RETAINING WALL	R.W.

MUNICIPAL ADDRESS
555 6TH AVENUE SE, 520-538 7 AVENUE SE
CALGARY

LEGAL DESCRIPTION
NE 15-24-01-W5M
PLAN A, BLOCK 38, LOTS 7 TO 20 INCLUSIVE

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
4	18	08	23	NEW SITE PLAN	CM	SM
3	18	04	18	REVISE FOR REVISED DP	CM	SM
2	18	03	23	REVISE FOR REVISED DP	CM	SM
1	16	08	19	REVISE FOR DTR RESUBMISSION	CM	SM
0	15	11	27	FOR REVISION	AT	SM

KELLAM BERG ENGINEERING & SURVEYS LTD.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
5800 - 1A ST. SW CALGARY, AB T2H 0G1
PHONE: (403) 640-0900 FAX:(403) 640-0678

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KELLAM BERG ENGINEERING & SURVEYS LTD.
Signature
Date 2018/08/28
PERMIT NUMBER: P 4498
The Association of Professional Engineers and Geoscientists of Alberta

STAMP
PROFESSIONAL ENGINEER ALBERTA CARLENE C. MALONEY

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Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-D
2	DP DTR #3 RESPONSE	2018
1	DP DTR #2 RESPONSE	2

Issued For / Revisions △

Drawn By AT
Checked By SM
Scale 1:400
Project Number 14045
Date (YY-MM-DD) 15-11-30

Project
EAST VILLAGE COURTYARD
CALGARY AB

Legal Description
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
SITE GRADING PLAN

Gibbs | Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: DP-C2.0
Revision Number: 2
Building Name/No:

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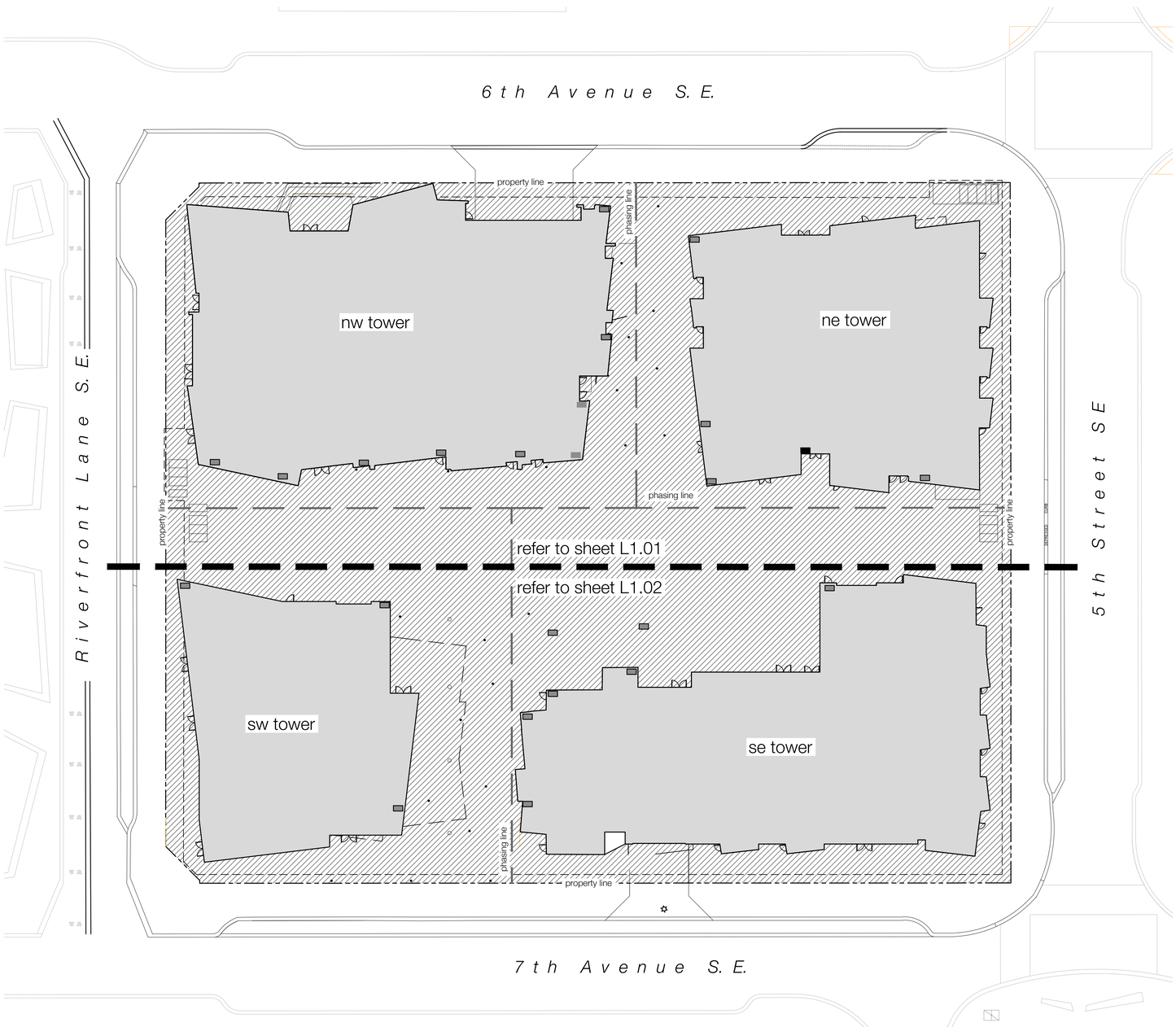
A1 Title Block - 13 Rev 2 (Oct28/15)



landscape area calculation legend - total site

site development - landscape area

landscape area calculations - total site

landscape area calculations are based on the city of Calgary land-use bylaw 1P2007, Part 12 - Division 1, General Rules; Part 12 - Division 5: CC-EPR; Part 12 - Division 6: CC-EIR

site area calculations

total site area	= 8,796 m²
building area	= 4,798 m²
remaining area (comprising of hard and soft surface landscaping)	= 3998 m²

landscape requirements 30% of the site is to be landscaped

remaining area (3,998m2) / total site area (8,796m2) = 45.4% hard and soft landscape area

total required trees

Per Planting Requirements Section 1231

(2) A minimum of 25.0 percent of all trees planted must be coniferous.
(3) Deciduous trees must have a minimum caliper of 50.0millimeters and atr least 50.0 percent of the provided deciduous trees must have a minimum caliper of 75 millimeters at the time of planting.
(4) Coniferous trees must have a minimum height of 2.0 meters and at least 50.0 percent of the provided coniferous trees must have a minimum of 3.0 meters in heights at the time of planting.
(5) Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.

number of trees required & provided - total site

total trees provided on site	= 88
coniferous tree calculation (1/4 of total trees min.)	= 22 required
coniferous trees provided @ 2.0 m height	= 11
provided @ 3.0 m height	= 11
deciduous tree calculation (3/4 of total trees)	= 66 required
deciduous trees provided @ 50 mm cal.	= 26
provided @ 75 mm cal.	= 25
provided @ 30 GAL.	= 15
total number of trees and shrubs provided	
trees provided	= 88
shrubs provided (greater than 600mm ht. or spd.)	= 198 shrubs provided
(less than 600mm ht. or spd.)	= 352

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR 4	19.09.25
C	ISSUED FOR DTR 3	18.08.31
B	ISSUED FOR DTR 2	18.04.20
A	ISSUED FOR CLIENT REVIEW	18.03.26

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Bylaw Plan

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: **L0.01**
Revision Number:
Building Name/No:

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A1 Title Block - 13 Rev 2 (Oct28/15)

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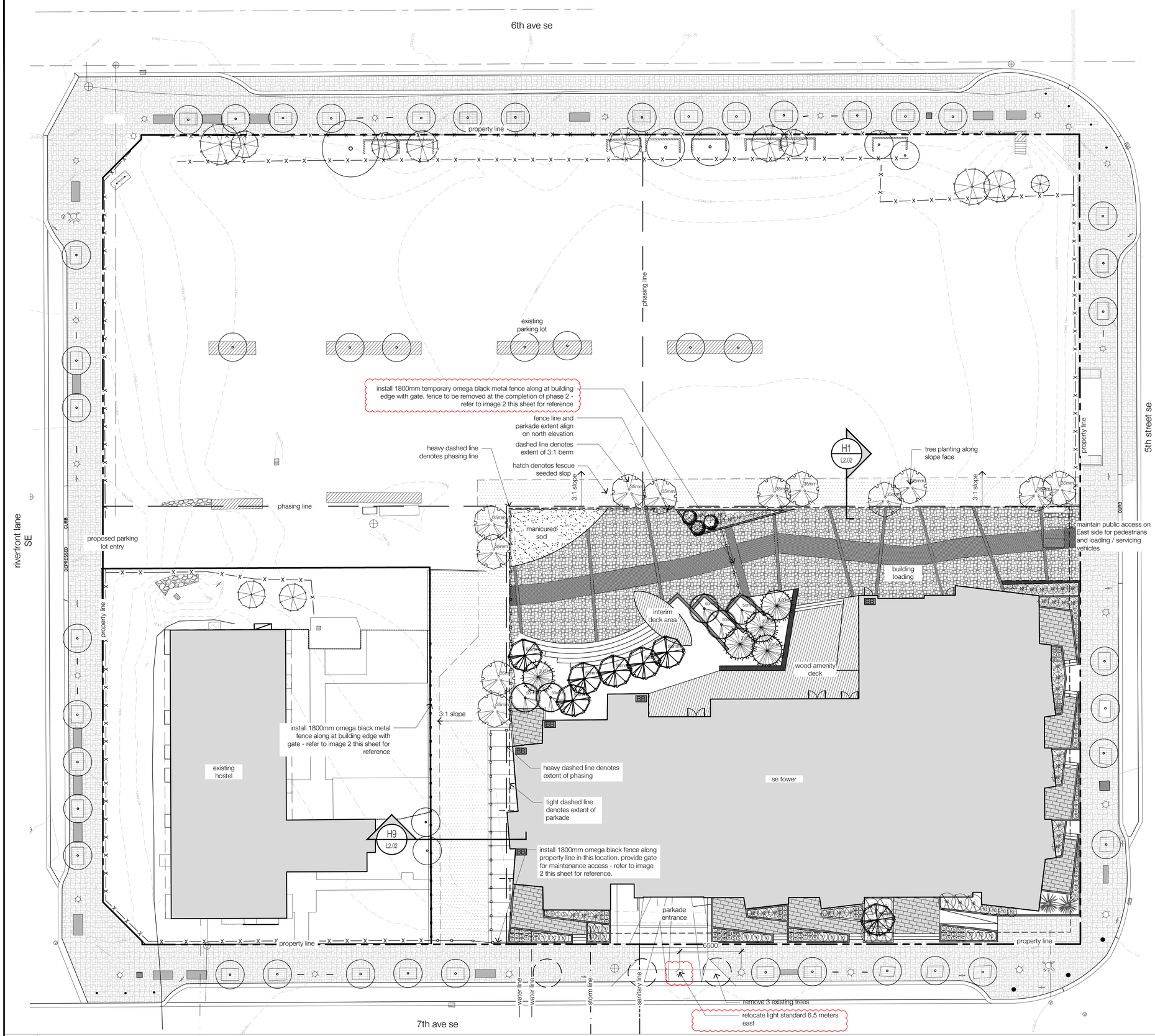

1 phase 1 interim plan
L0.02 Scale 1:200

2 omega fence - reference
L0.02 NTS

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR4	19.09.25
C	ISSUED FOR DTR 3	18.08.15
B	---	18.04.20
A	--	18.03.26

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number:
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Phase 1 Interim Plan

Gibbs Gage ARCHITECTS
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Drawing Number: **L0.02**
Revision Number:
Building Name/No:

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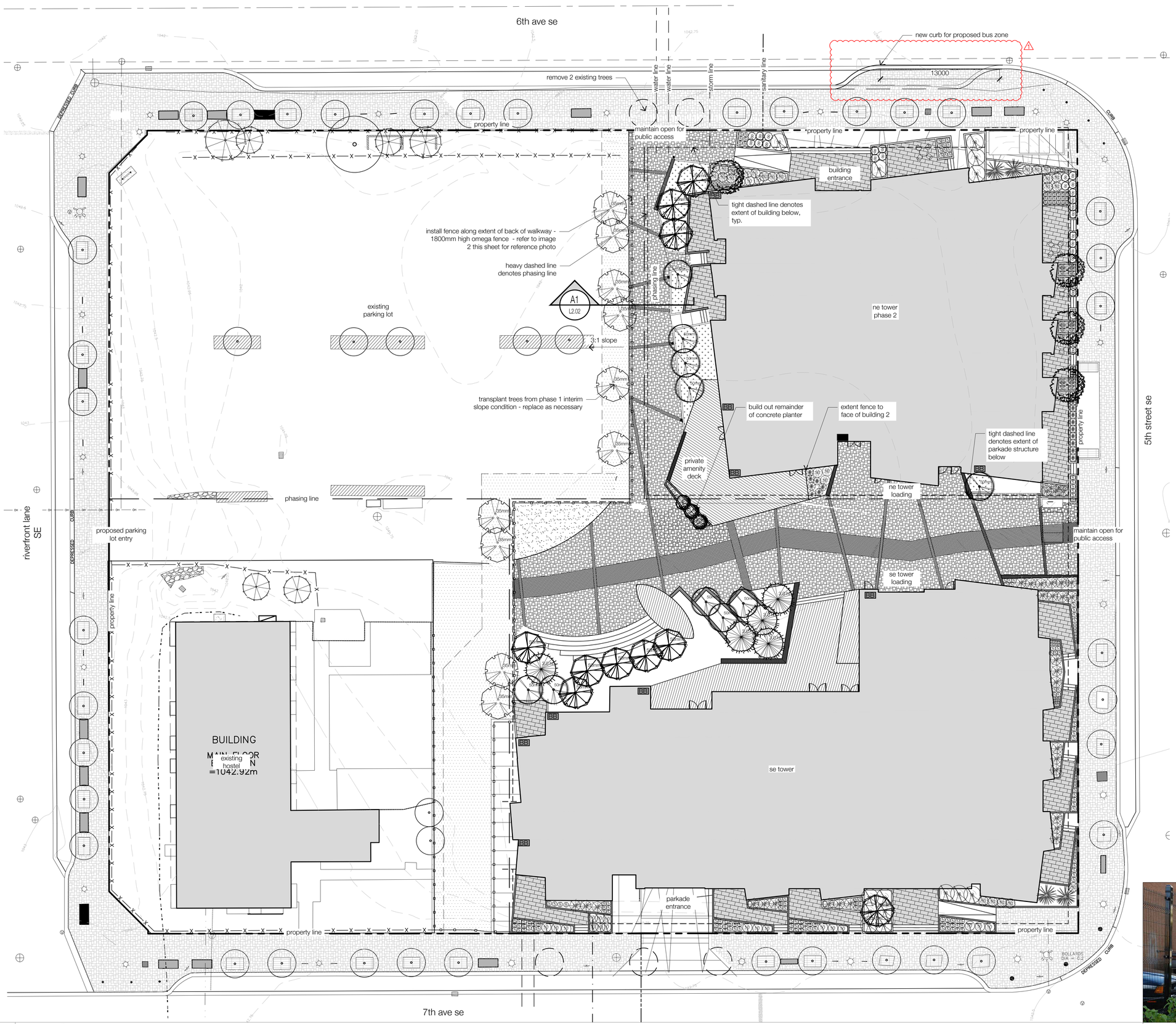
A1 Title Block - 13 Rev 2 (Oct28/15)



1 phase 2 interim plan
L0.03 Scale 1:200

2 omega fence - reference
L0.03 NTS

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PRELIMINARY NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR4	19.09.25
C	Issued for DTR 3	18.04.20
B	---	18.03.26
A	--	

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number:
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Phase 2 Interim Plan

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Drawing Number: **L0.03**
Revision Number:
Building Name/No:

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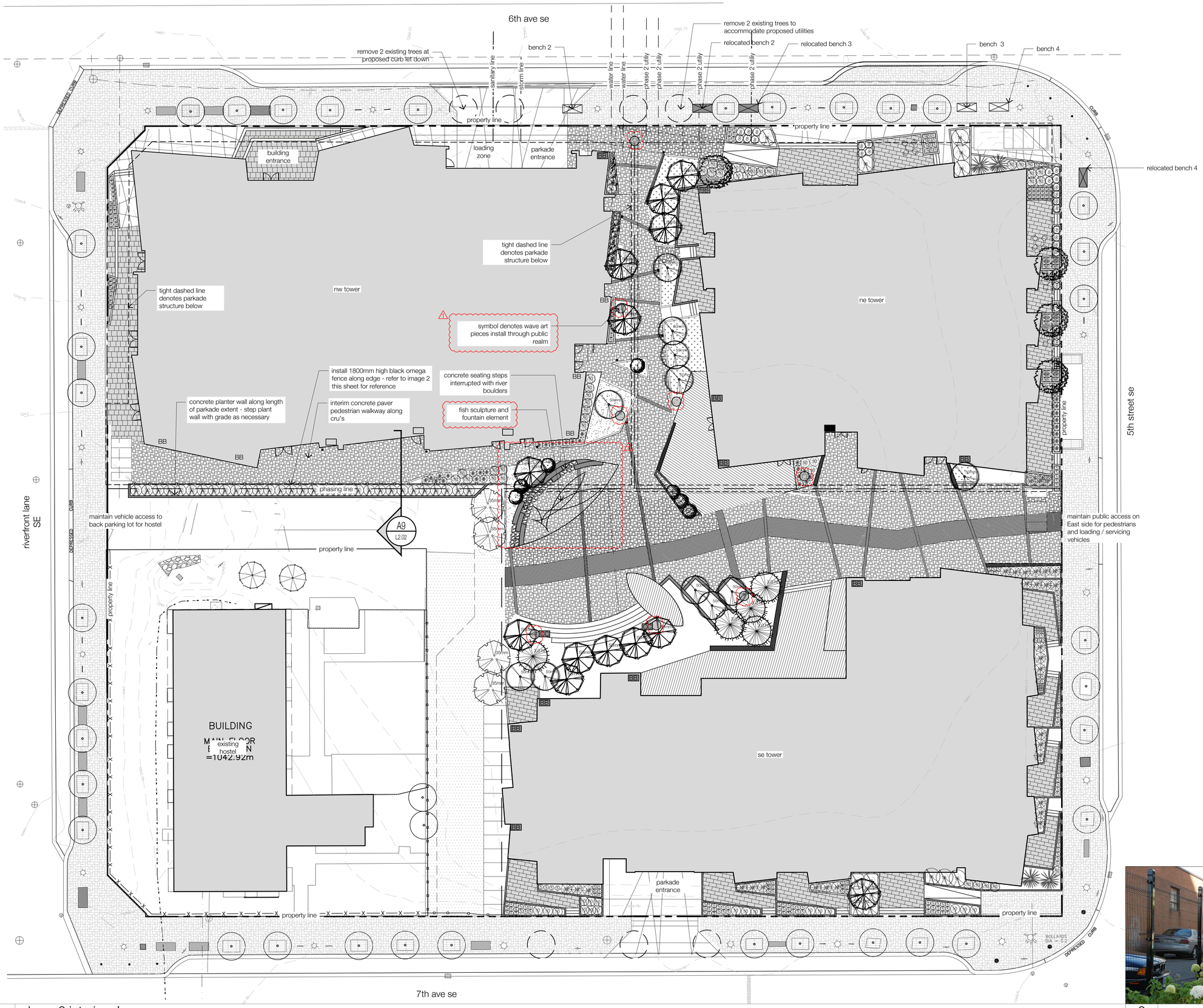

1 phase 3 interim plan
L0.04 Scale 1:200

2 omega fence - reference
L0.04 NTS

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR4	19.09.25
C	ISSUED FOR DTR 3	18.08.13
B	---	18.04.20
A	--	18.03.26

Issued For / Revisions

Drawn By: JS
Checked By:
Project Number:
Scale: AS SHOWN
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Phase 3 Interim Plan

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: **L0.04**
Revision Number:
Building Name/No:

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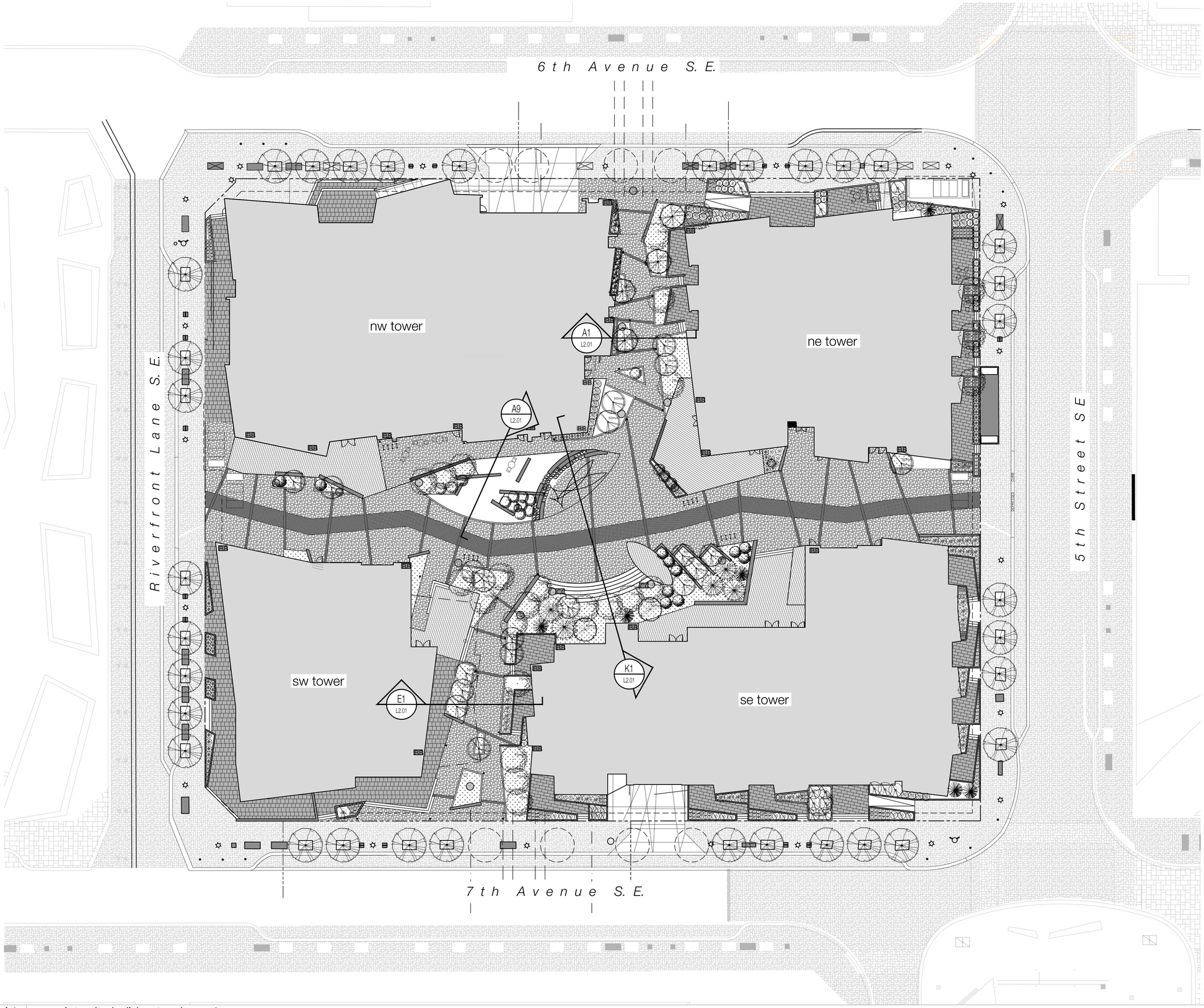
A1 Title Block - 13 Rev 2 (Oct28/15)



A1 complete site build out - phase 4
L0.05 Scale 1:250

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10. parking and pedestrian areas will be lit to a minimum of 10 lux.
11. All landscaping proposed unless otherwise noted.

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR 4	19.09.25
C	ISSUED FOR DTR 3	18.08.15
--	---	--
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Issued For / Revisions △

Drawn By: JC
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Phase 4 - Complete site build out

Gibbs | Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L0.05
Revision Number:
Building Name/No:

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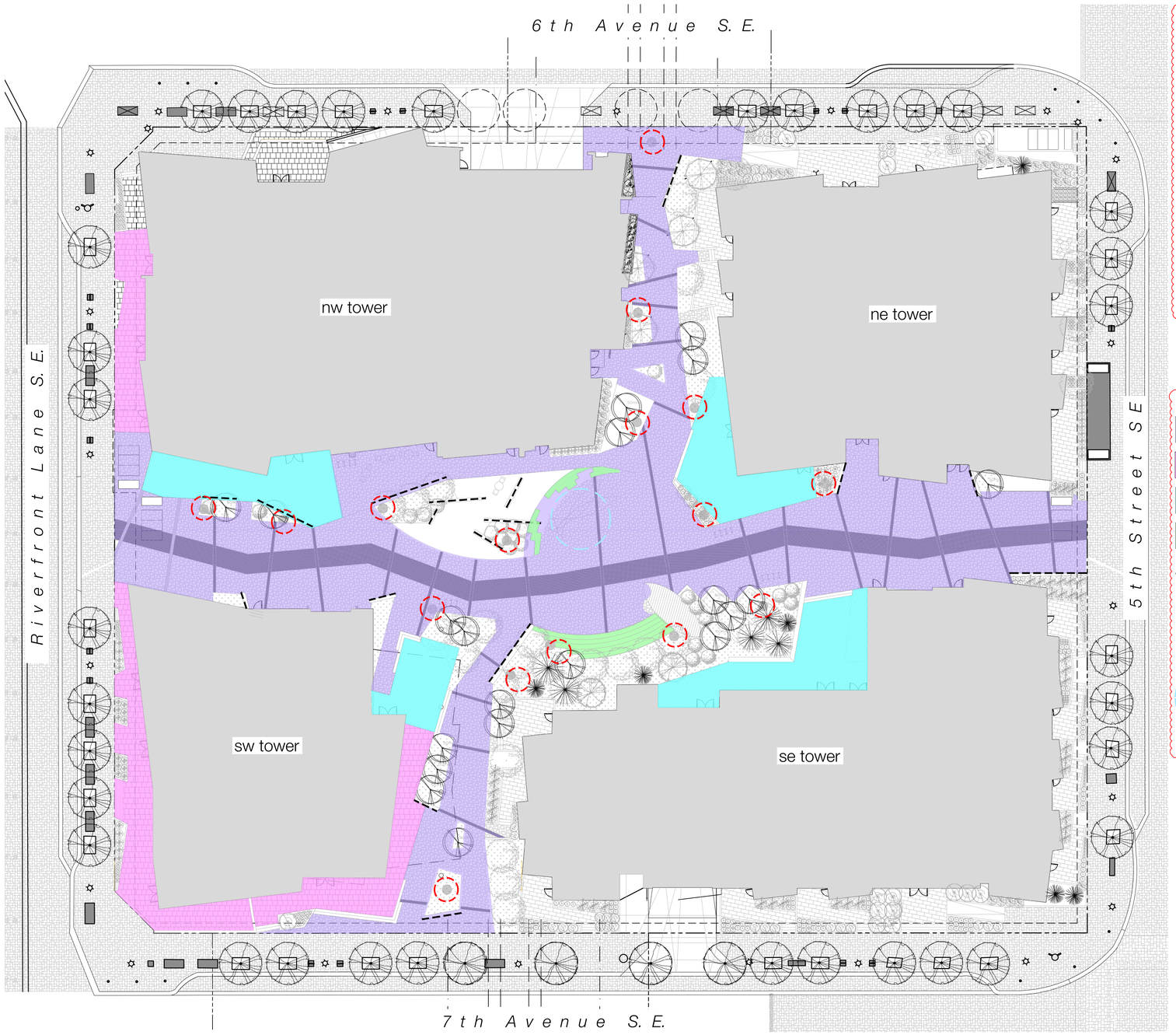
A1 Title Block - 13 Rev 2 (Oct28/15)



Bonusing Breakdown

	FAR	SQ M
Total Site Area	n/a	8,798
Total allowable FAR before bonus	7	n/a
Total allowable GFA before bonus	n/a	61,586
Total Proposed FAR	7.95	n/a
Total Proposed GFA (including bonus)	n/a	69,967
FAR Bonus Requiremed	**0.95**	**8,381.00**
Cost of bonus from proposed DC (per square metre of bonused area)	$ 296.00	
Total Bonus Spending	**$ 2,480,776.00**	

NOTE* - Softscape areas (including irrigation, topsoil, mulch, tree, grasses and shrubs) have NOT been included in the overall bonused area and the cost breakdown. Any 'private' areas not for public access have not been included in the bonus area calculation

legend

1,611 m2	concrete interlocking pavers
285 m2	grouted stone paving
370 m2	wood amenity deck
83 lm	concrete seating steps
34 m2	wood slatted topped concrete benches with LED lighting below
15	overhead sculptural elements - *Note - locations shown are schematic
1	fountain location

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PRELIMINARY
NOT FOR CONSTRUCTION

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D	ISSUED FOR DTR4	19.09.25
C	ISSUED FOR DTR 3	18.08.15
--	--	--
--	--	--

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Bonused Areas

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L0.06
Revision Number:
Building Name/No:

A1 complete site build out - phase 4
L0.05 Scale 1:250

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A1 Title Block - 13 Rev 2 (Oct28/15)

proposed plant list for trees - total site

number	symbol	description
88		total overall trees provided deciduous trees = 67 coniferous trees = 16
25	75m	large shade deciduous trees - 75mm caliper • foothills green ash *Fraxinus pennsylvanica 'Heuver'* • patmore green ash *Fraxinus pennsylvanica ' patmore'* • burr oak *Quercus macrocarpa* • brandon elm *Ulmus americana 'Brandon'*
26	100mm 90mm 80mm	medium ornamental deciduous trees - 50mm caliper and 30gal potted trees • snowbird hawthorn *Crataegus x mordenensis 'snowbird'* • thunderchild crabapple *Malus 'thunderchild'* • schubert chokecherry *Prunus virginiana 'schubert'* • american mountain ash *Sorbus americana* • spring snow crab *Malus 'spring snow'*
15		naturalized planting clusters - 30 Gal potted trees • trembling aspen *Populus tremuloides* • american mountain ash *Sorbus americana*
11	250	large coniferous trees - 3.0m ht • lodgepole pine *Pinus contorta 'latifolia'* • mountain pine *Pinus uncinata* • colorado spruce *Picea pungens*
11		coniferous trees - 2.0m ht • hoopsii spruce *picea pungens 'Hoopsi'*

proposed plant list for shrubs - total site

number	symbol	description	
198			
77	450 sp / ht +/- 900 mature	• snowbird potentilla • little princess spirea	*Potentilla fruticosa 'snowbird'* *Spiraea japonica 'limemound'*
71	600 sp / ht +/- 1000 mature	• calgary carpet juniper • kelsey dwarf dogwood • blue fox willow	*Juniperus sabina 'calgary carpet'* *Cornus sericea 'kelsey'* *Salix brachycarpa 'blue fox'*
37	450 sp / ht +/- 1200 mature	• slowmound mugo pine • goldflame spirea	*Pinus mugo 'slowmound'* *Spiraea x bumalda 'goldflame'*
13	900 sp / ht +/- 1600 mature	• common lilac • highbush cranberry • diablo ninebark	*Syringa vulgaris* *Viburnum trilobum* *Physocarpus opulifolius 'diablo'*

existing plant legend

symbol	description
	symbol denotes existing boulevard tree to remain - refer to public tree information chart this sheet
	symbol denotes existing boulevard tree to be removed - refer to public tree information chart this sheet

planting legend

symbol	description
	manicured sod on 200mm depth of screened topsoil
	perennial and grass mix
	assorted smaller shrubs assorted perennial plantings assorted ornamental grasses

hardscape legend

symbol	description
	concrete paving w/ sawcut joints
	concrete interlocking paver (optiloc)
	grouted stone paving on private patios
	deck amenity space
	concrete interlocking pavers (optiloc)
	rundlestone boulder for retaining
	concrete wall with wood slats on top for seating with integrated LED lighting below - refer to L1.03 for cut sheet
	surface mounted bike rack
	light bollard - fixture AA - refer to L1.03 for lighting schedule
BB	building mounted site lighting - fixture BB - refer to L1.03 for lighting schedule
CC	pole mounted projectors - fixture CC - refer to L1.03 for lighting schedule
	sculptural element - refer to artist design statement and schematic sketches

public tree information (existing)

tree #	tree species	tree height (m)	DBH (mm)	canopy size (m)	remove / remain
1	brandon elm	3.75	90	1.50	remain
2	brandon elm	4.00	100	0.9600	remain
3	brandon elm	4.00	90	1.42	remain
4	american elm	4.75	120	2.20	remain
5	american elm	4.50	120	2.70	remain
6	american elm	4.75	120	3.30	remain
7	american elm	5.00	120	2.10	remain
8	american elm	5.25	120	2.16	remain
9	american elm	6.00	160	2.66	remove
10	american elm	5.75	140	2.90	remove
11	american elm	5.75	130	2.10	remove
12	american elm	5.25	140	2.00	remove
13	american elm	5.75	140	1.70	remain
14	american elm	5.25	130	2.12	remain
15	american elm	5.25	140	2.40	remain
16	american elm	5.00	130	1.96	remain
17	american elm	5.00	140	2.14	remain
18	green ash	4.75	90	2.06	remain
19	green ash	4.75	90	2.00	remain
20	green ash	4.75	90	1.96	remain

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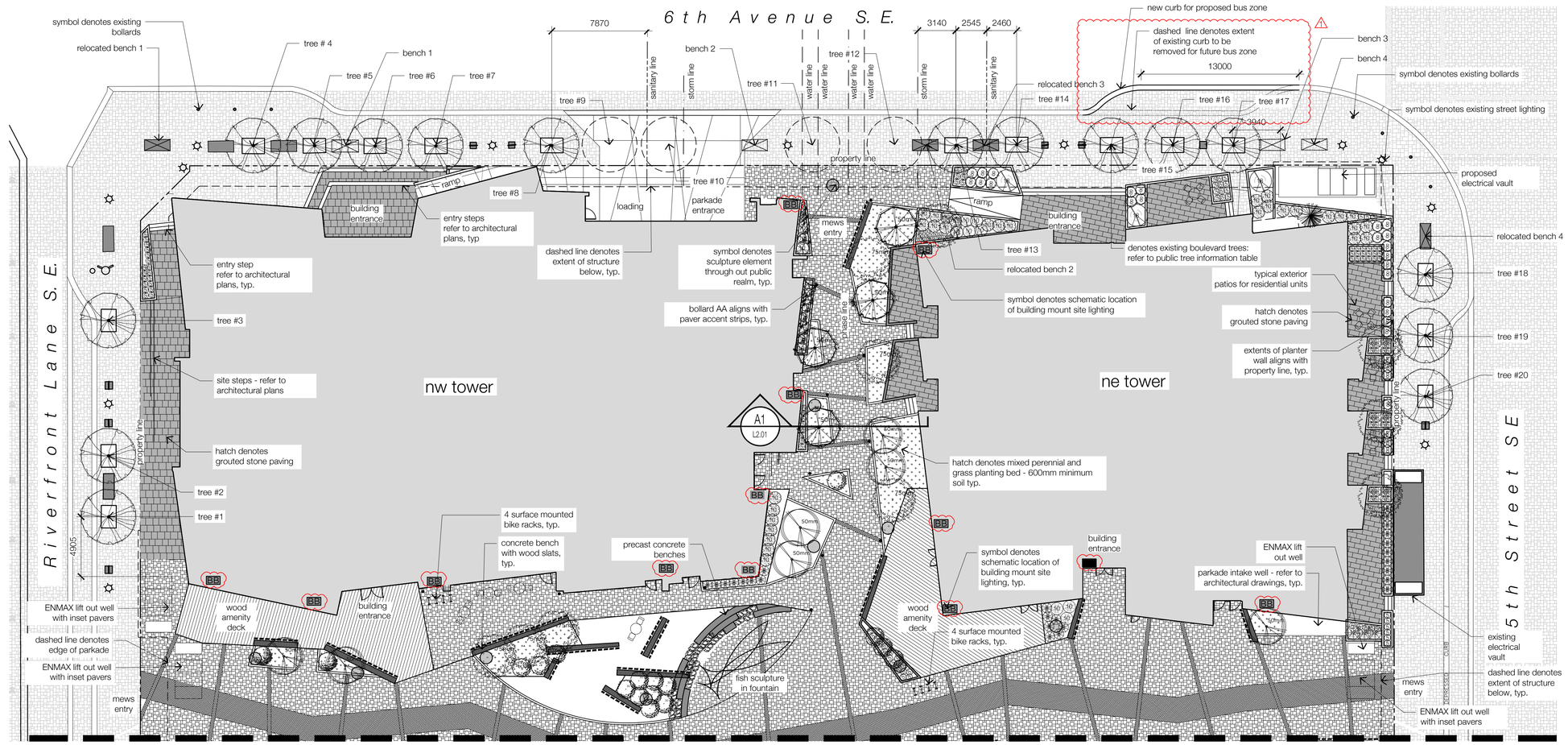

refer to sheet L1.02 for drawing continuation

A1 building 1 & 2 site landscape plan
L1.01 Scale 1:200

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR4	19.09.25
C	ISSUED FOR DTR 3	18.08.15
B	ISSUED FOR DTR 2	18.04.20
A	ISSUED FOR CLIENT REVIEW	18.03.26

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project: East Village Courtyard
CALGARY AB
Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title: nw and ne tower site landscape plan

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L1.01
Revision Number:
Building Name/No:

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A1 Title Block - 13 Rev 2 (Oct28/15)

proposed plant list for trees - total site

number	symbol	description	
88		total overall trees provided deciduous trees = 67	coniferous trees = 16
25	75mm	large shade deciduous trees - 75mm caliper • foothills green ash • patmore green ash • burr oak • brandon elm	 *Fraxinus pennsylvanica 'Heuver'* *Fraxinus pennsylvanica ' patmore'* *Quercus macrocarpa* *Ulmus americana 'Brandon'*
26	100mm 50mm 75mm	medium ornamental deciduous trees - 50mm caliper and 30gal potted trees • snowbird hawthorn • thunderchild crabapple • schubert chokecherry • american mountain ash • spring snow crab	 *Crataegus x mordenensis 'snowbird'* *Malus 'thunderchild'* *Prunus virginiana 'schubert'* *Sorbus americana* *Malus 'spring snow'*
15		naturalized planting clusters - 30 Gal potted trees • trembling aspen • american mountain ash	 *Populus tremuloides* *Sorbus americana*
11	250	large coniferous trees - 3.0m ht • lodgepole pine • mountain pine • colorado spruce	 *Pinus contorta 'latifolia'* *Pinus uncinata* *Picea pungens*
11		coniferous trees - 2.0m ht • hoopsii spruce	 *picea pungens 'Hoopsi'*

proposed plant list for shrubs - total site

number	symbol	description	
198			
77	450 sp / ht +/- 900 mature	• snowbird potentilla • little princess spirea	*Potentilla fruticosa 'snowbird'* *Spiraea japonica 'limemound'*
71	600 sp / ht +/- 1000 mature	• calgary carpet juniper • kelsey dwarf dogwood • blue fox willow	*Juniperus sabina 'calgary carpet'* *Cornus sericea 'kelsey'* *Salix brachycarpa 'blue fox'*
37	450 sp / ht +/- 1200 mature	• slowmound mugo pine • goldflame spirea	*Pinus mugo 'slowmound'* *Spiraea x bumalda 'goldflame'*
13	900 sp / ht +/- 1600 mature	• common lilac • highbush cranberry • diablo ninebark	*Syringa vulgaris* *Viburnum trilobum* *Physocarpus opulifolius 'diablo'*

existing plant legend

symbol	description
	symbol denotes existing boulevard tree to remain - refer to public tree information chart this sheet
	symbol denotes existing boulevard tree to be removed - refer to public tree information chart this sheet

planting legend

symbol	description
	manicured sod on 200mm depth of screened topsoil
	perennial and grass mix
	assorted smaller shrubs assorted perennial plantings assorted ornamental grasses

hardscape legend

symbol	description
	concrete paving w/ sawcut joints
	concrete interlocking paver (optiloc)
	grouted stone paving on private patios
	deck amenity space
	concrete interlocking pavers (optiloc)
	rundlestone boulder for retaining
	concrete wall with wood slats on top for seating with integrated LED lighting below - fixture DD - refer to drawing 4 sheet L1.03 for reference photo
	light bollard - fixture AA - refer to drawing 1 sheet L1.03 for reference photo
BB	building mounted site lighting - fixture BB - refer to drawing 2 sheet L1.03 for reference photo
CC	pole mounted projectors - fixture CC - refer to drawing 3 sheet L1.03 for reference photo
	sculptural element - refer to artist design statement and schematic sketches
	surface mounted bike rack

public tree information (existing)

tree #	tree species	tree height (m)	DBH (mm)	canopy size (m)	remove / remain
21	prairie spire green ash	5.25	90	2.60	remain
22	prairie spire green ash	5.00	90	3.30	remain
23	prairie spire green ash	5.50	90	2.10	remain
24	prairie spire green ash	5.25	90	2.60	remain
25	brandon elm	5.25	110	2.40	remain
26	brandon elm	4.75	90	1.20	remain
27	brandon elm	5.00	90	1.00	remain
28	brandon elm	5.00	90	2.80	remain
29	brandon elm	5.25	100	3.00	remain
30	brandon elm	5.00	100	1.50	remove
31	brandon elm	5.75	90	2.00	remove
32	brandon elm	6.00	90	2.10	remove
33	brandon elm	6.00	100	2.60	remove
34	brandon elm	5.25	110	2.50	remain
35	brandon elm	5.00	90	1.20	remain
36	brandon elm	5.00	90	2.40	remain
37	brandon elm	5.50	90	2.60	remain
38	brandon elm	4.25	90	1.90	remain
39	brandon elm	5.00	110	2.80	remain
40	brandon elm	4.75	100	2.30	remain
41	brandon elm	5.00	100	2.30	remain
42	brandon elm	5.25	100	2.60	remain

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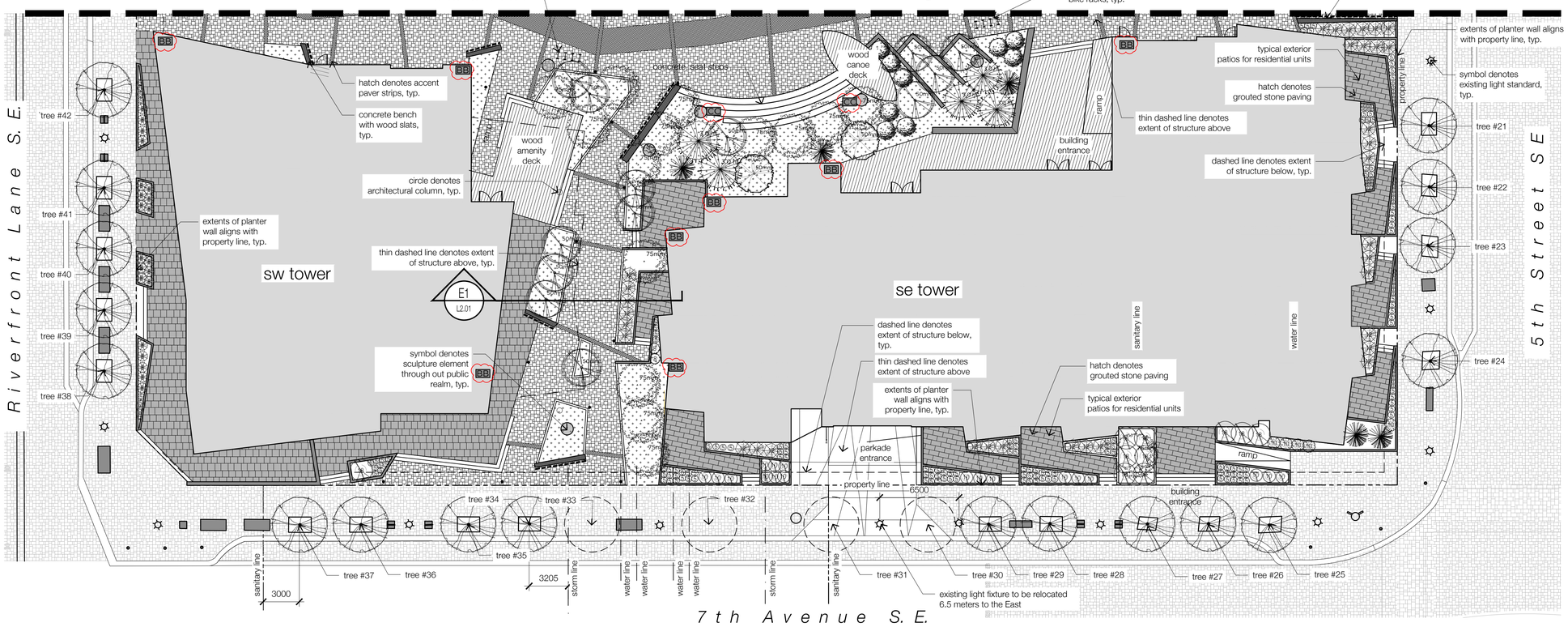

A1 building 3 & 4 site landscape plan
L1.02 Scale 1:200

PRELIMINARY NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
D	ISSUED FOR DTR 5	18.12.05
D	ISSUED FOR DTR 4	19.09.25
C	ISSUED FOR DTR 3	18.08.31
B	ISSUED FOR DTR 2	18.04.20
A	ISSUED FOR CLIENT REVIEW	18.03.26

Issued For / Revisions

Drawn By: SS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project: East Village Courtyard
CALGARY AB
Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title: sw and se tower site landscape plan

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L1.02
Revision Number:
Building Name/No:

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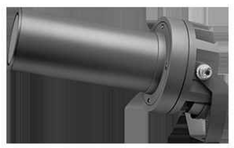
A1 Title Block - 13 Rev 2 (Oct28/15)

1 Fixture AA - We-ef Bollard ZFY 250 LED FT
L1.03 N/A

2 Fixture BB - Traxon Washer Allegro
L1.03 N/A



3 Fixture CC - We-ef projector FLC 230 LED
L1.03 N/A

4 Fixture DD - Xooline IP 67 recess LED
L1.03 N/A

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B	ISSUED FOR DTR 2	18.04.26
A	ISSUED FOR CLIENT REVIEW	18.03.26

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
lighting cut sheets

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L1.03
Revision Number:
Building Name/No:

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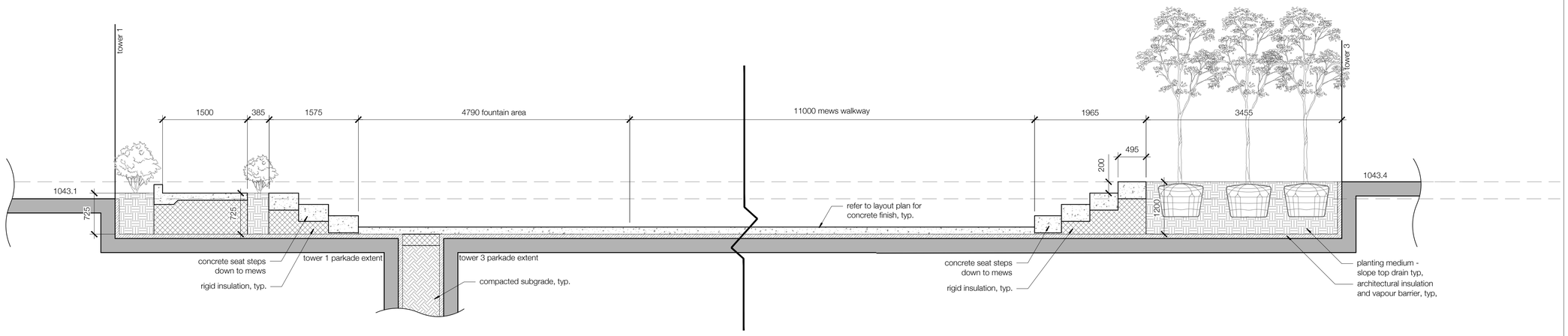
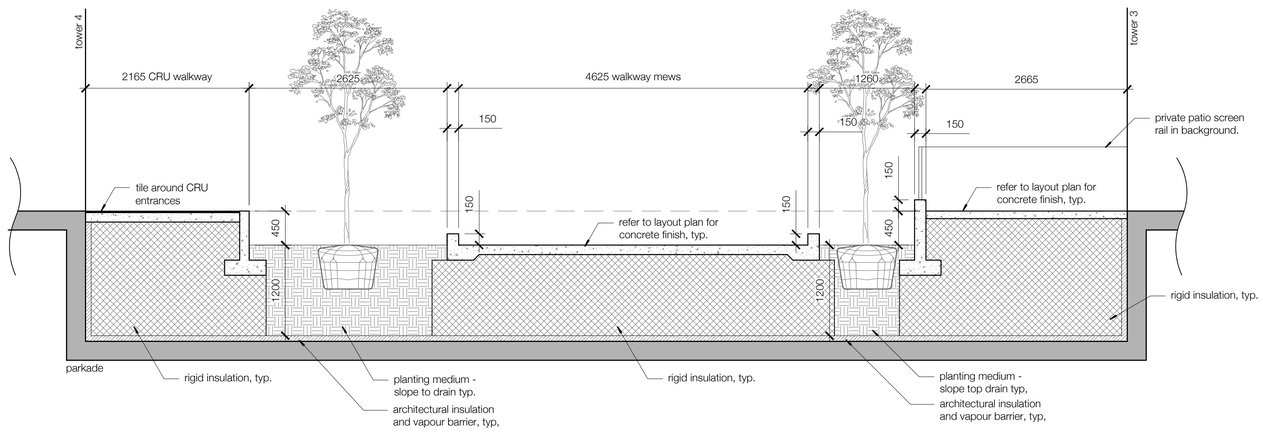
A1 Title Block - 13 Rev 2 (Oct28/15)



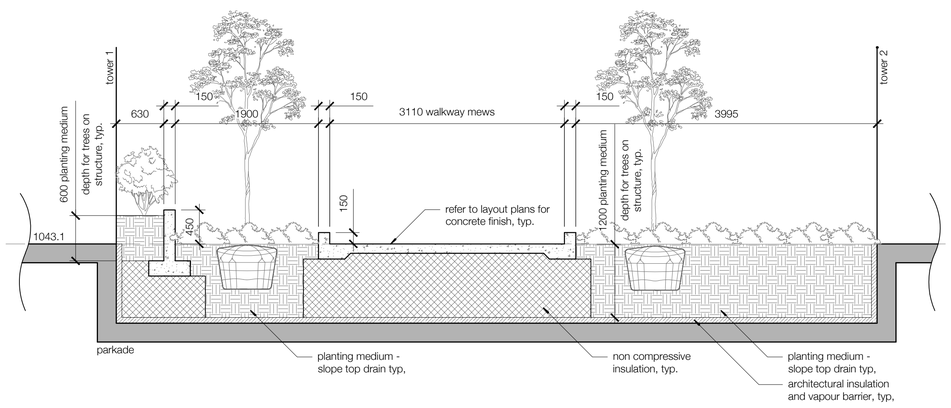
K1 mews section through fountain and feature seat steps

L2.01 Scale 1:40



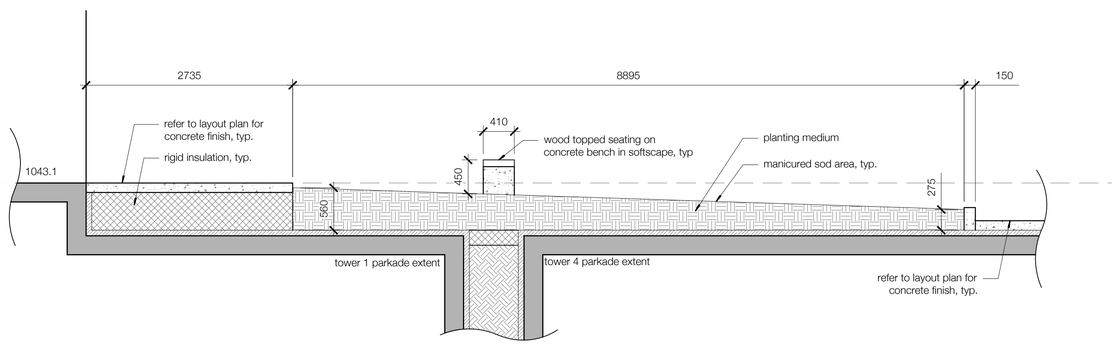
E1 south mews section

L2.01 Scale 1:40



A1 north mews section

L2.01 Scale 1:40



A9 north mews section

L2.01 Scale 1:40

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--	ISSUED FOR DTR 2	--
--	ISSUED FOR CLIENT REVIEW	--

Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard
CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Building 3 & 4 site landscape plan

Gibbs Gage ARCHITECTS
350, 140 10 Avenue SE, Calgary, Alberta T2G 0R1
Ph: 403.233.2000 Fax: 403.264.0879

Drawing Number: L2.01
Revision Number:
Building Name/No:

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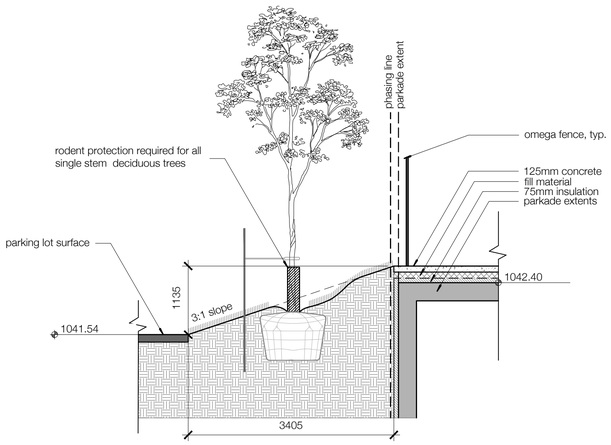
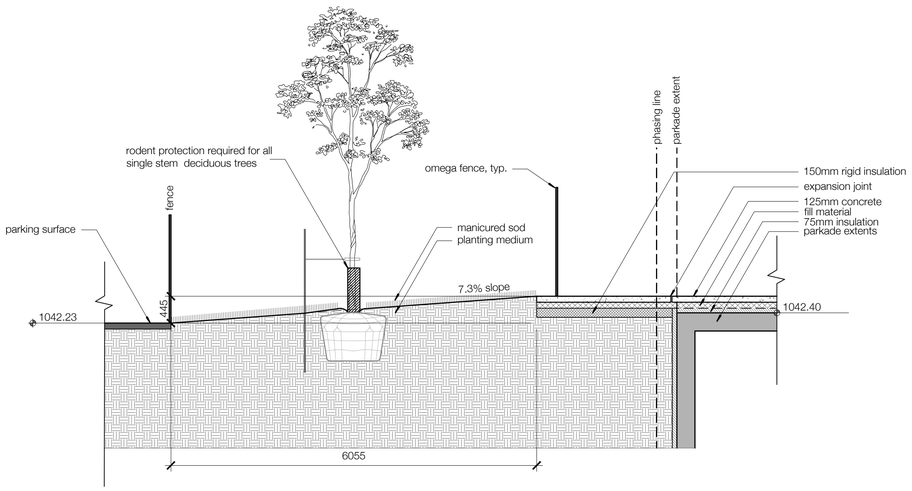
A1 Title Block - 13 Rev 2 (Oct28/15)



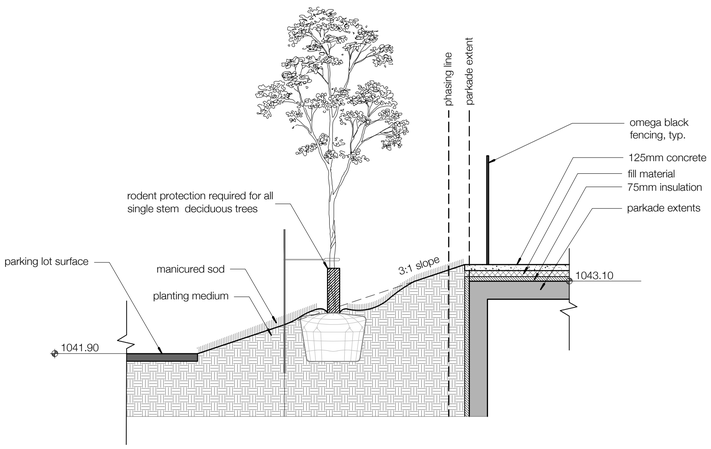
H1 Phase One Northern Section

L2.02 1:50



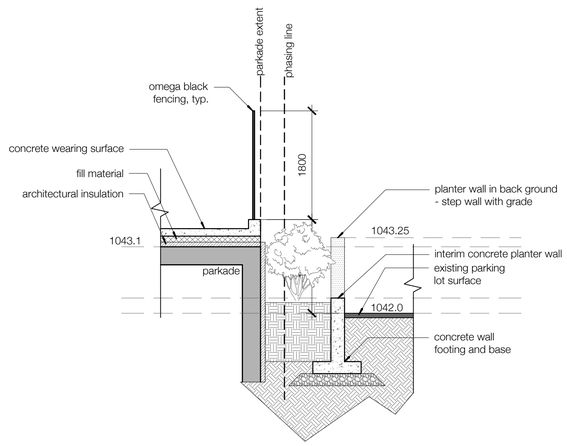
H9 Phase One Eastern Section

L2.02 1:50



A1 Phase Two Section

L2.02 1:50



A9 Phase Two Section

L2.02 1:50

Notes:

- All drawings remain the property of the Architect. This design and drawing may not be reproduced without permission of the architect.
- Dimension to face of stud (interior partitions), concrete, concrete block, exterior wall sheathing - unless noted otherwise
- Note when required minimum clear dimensions will be identified.
- Verify all dimensions, elevations, and datum; report any errors and/ or discrepancies to the architect prior to construction.
- Do not scale drawings.
- This drawing supercedes previous issues.

Notes:

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date (YY-MM-DD)
E	ISSUED FOR DTR 5	19.12.05
D	ISSUED FOR DTR 4	19.09.25
C	ISSUED FOR DTR 3	18.08.31
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Issued For / Revisions

Drawn By: JS
Checked By:
Scale: AS SHOWN
Project Number: 14045
Date (YY-MM-DD): 18.03.26

Project
East Village Courtyard

CALGARY AB

Legal Description: Plan A, Block 38, Lots 7-20, Plan 111 1169
Building Permit No.:
Development Permit No.:
DSSP No.:

Drawing Title
Interim Phasing Sections

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Drawing Number: L2.02
Revision Number:
Building Name/No:

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A1 Title Block - 13 Rev 2 (Oct28/15)