

7/27/2020 11:58:28 PM



# OGDEN UNITED CHURCH + THE MUSTARD SEED PROJECT

ARCHITECTURAL



#300 - 1410 1st Street SW, Calgary, Alberta T2R 0V8  
 bus: (403) 287-9960 fax: (403) 287-9962 info@ckarch.ca

CIVIL



Jubilee  
 Engineering Consultants Ltd.

LANDSCAPE



DP DRAWING LIST

- Architectural
- DP0.0 TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX
- DP1.0 SITE SURVEY
- DP1.1 SITE PLAN
- DP1.2 SITE CONTEXT
- DP1.3 SITE DETAILS W&R COLLECTION
- DP1.5 LIGHTING PLAN
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- DPL2.0 LANDSCAPING

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REVISIONS

Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

PERMIT TO PRACTICE

STAMP



**THE MUSTARD SEED**  
 102 11 Ave S.E.  
 Calgary, AB

**OGDEN UNITED CHURCH**  
 7401 23 st S.E.  
 Calgary, AB

PROJECT NAME AND ADDRESS  
**OUC + TMS @ 7401**

7401 23 ST. S.E. CALGARY, AB  
 LOT 1-4, BLOCK 2, PLAN 955AV

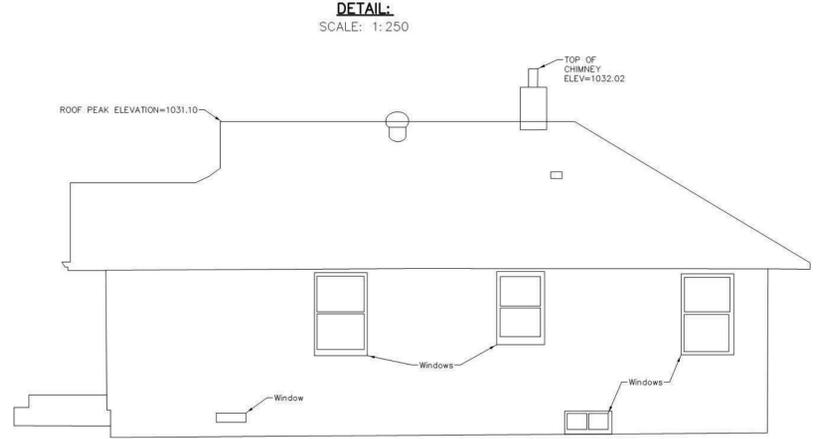
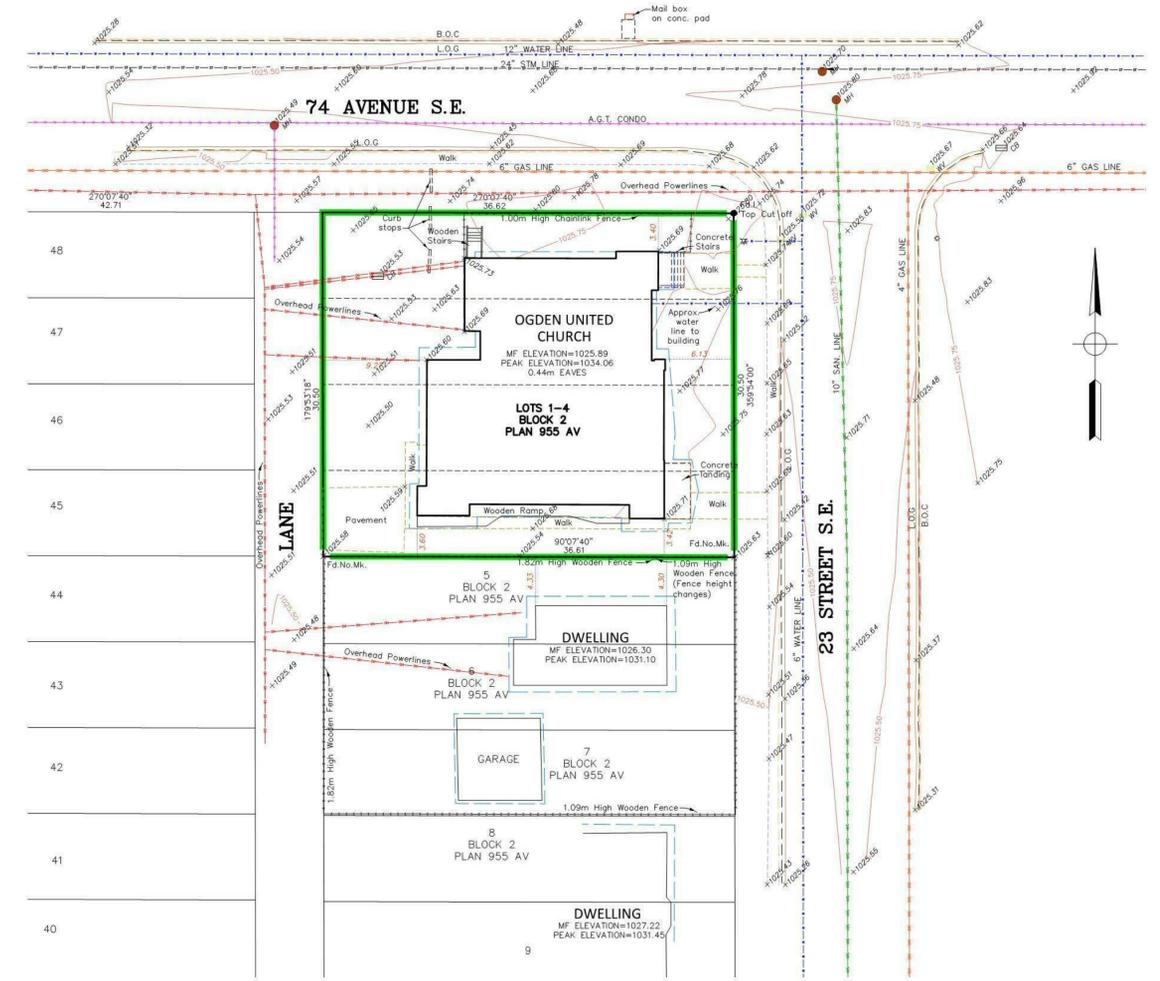
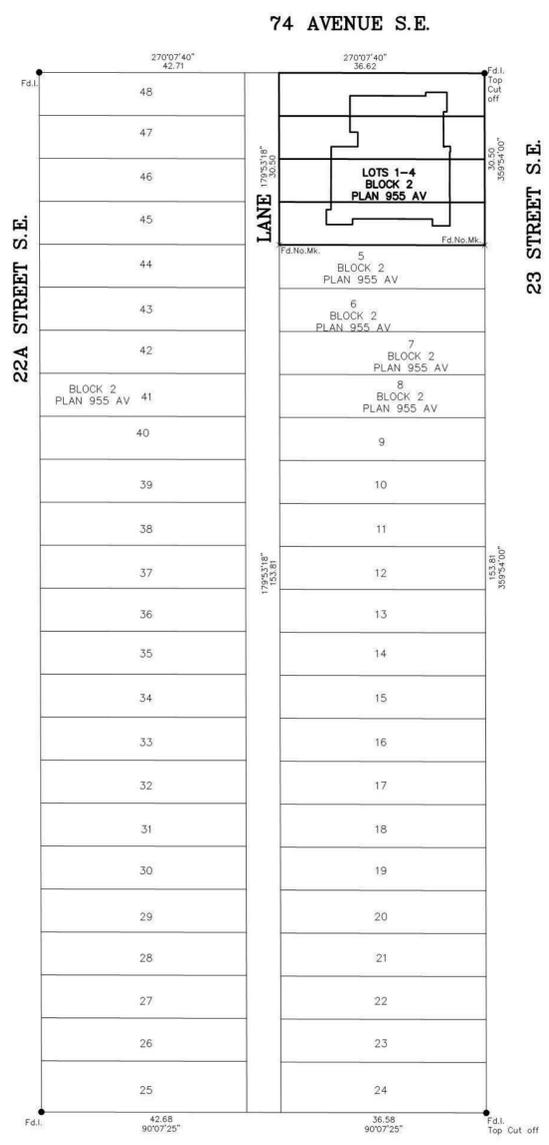
DRAWING  
**TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX**

DRAWN BY VL	JOB NO. 1912	Building Permit #
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ISSUE DATE (yy/mm) 2020/01		<b>DPO.0</b>
SCALE AS NOTED		

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**CITY OF CALGARY, ALBERTA**

PLAN SHOWING SURVEY OF  
SITE PLAN AND ELEVATIONS  
OF  
Lots 1-4, Block 2, Plan 955AV  
WITHIN  
S. 1/2, Sec. 25, Twp.23, Rge.1 W. 5 M.

SCALE: 1:500

BY: NATHAN PRINS, A.L.S. 2019

- LEGEND**
- Distances shown are in metres and decimals thereof.
  - Elevations are derived from ASCM 376095 = 1040.802
  - The Coordinate System used for this plan is:
    - Datum - North American Datum 1983
    - Projection - 3° Transverse Mercator
    - Reference Meridian - 114° West Longitude
    - Combined Scale Factor - 0.999742
  - Elevations are shown thus:
    - Catch basins are shown thus:
    - Manholes are shown thus:
    - Fire Hydrants are shown thus:
    - Light Standards are shown thus:
    - Power Poles are shown thus:
    - Water Valves are shown thus:
    - Signs are shown thus:
  - Gas lines are shown thus:
  - Sanitary lines are shown thus:
  - Storm lines are shown thus:
  - Water lines are shown thus:
  - Overhead Power lines are shown thus:
  - Telco & TV Cable lines are shown thus:
  - Face of Curb lines are shown thus:
  - Lip of Gutter lines are shown thus:
  - Contour lines are at 0.25m intervals and shown thus:
- NOTE:  
ALL UNDERGROUND SERVICES ARE TAKEN FROM CITY OF CALGARY BLOCK PROFILE, AND HAVE NOT BEEN LOCATED BY THE SURVEYOR.

- ABBREVIATIONS**
- ASCM Alberta Survey Control Marker
  - N. North
  - S. South
  - E. East
  - W. West
  - Sec. Section
  - Twp. Township
  - Rge. Range
  - M. Meridian
  - Fd. Found
  - I. Iron Post
  - L.Bar Iron Bar
  - Mk. Mark
  - C.S. Countersunk
  - R/W Right-of-Way
  - m Metres
  - B.O.C. Back of Curb
  - L.O.G. Lip of Gutter

The survey was performed on October 18, 2019  
Certified Correct this 5th Day of November, 2019



Alberta Land Surveyor

**ADDRESS OF SITE**  
7401 23 STREET S.E.  
CALGARY, ALBERTA

**REGISTERED OWNERS**  
AS OF C. OF T. NO. 131 137 292  
ROBERT COOK  
MARJORIE KIRCKY  
JEANETTE NYMAN  
DAVID SWANSON

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

ALBERTA CALL  
CALL BEFORE YOU DIG  
1-800-242-3447  
CAD File: 19-1325-DPI-1.dwg

TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0303; File: 19-1325T

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7	2020/07/20	DTR1 REV1

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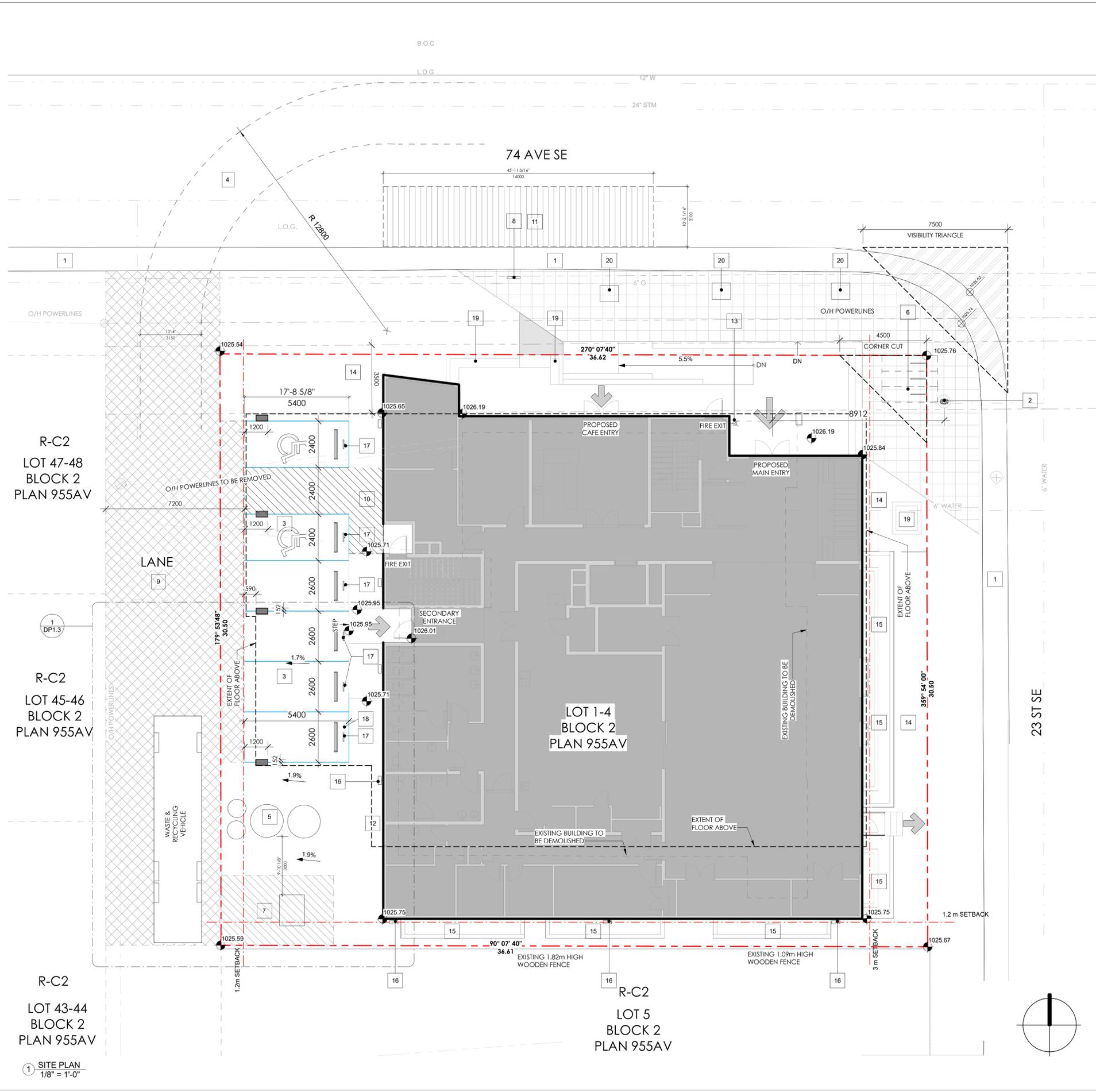
7401 23 ST. S.E. CALGARY, AB  
LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**SITE SURVEY**

DRAWN BY <b>Author</b>	JOB NO. <b>1912</b>	Building Permit #
CHECKED BY <b>Checker</b>	ISSUE DATE (yy/mm) <b>2020/01</b>	SHEET
SCALE <b>AS NOTED</b>	<b>DP1.0</b>	

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**SITE DATA & ZONING COMPLIANCE**  
(The City of Calgary Land Use Bylaw 1P2007)

SITE ADDRESS:	7401 23 Street S.E. Calgary	
LEGAL ADDRESS:	Lots 1-4, Block 2, Plan 955AV	
TOTAL 'SUBJECT SITE' AREA:	1116 m <sup>2</sup> , 0.28 Acres, 0.11 Ha	
ZONING:	R-C2	DC BASED ON M-X2
DENSITY:	N/A	218 UPH
BUILDING GFA:	2973 m <sup>2</sup>	
SITE COVERAGE:	632 m <sup>2</sup> / 57%	
F.A.R.:	Commercial 0.56 Residential 2.09	<b>TOTAL 2.7</b>
FRONT YARD SETBACK:	3m	
SIDE YARD SETBACK:	1.2 m and 5m above 1st storey	
LANE SETBACK:	1.2 m	
BUILDING HEIGHT:	17m	
AMENITY SPACE:	5 m <sup>2</sup> PER UNIT = 24 X 5 = 120 m <sup>2</sup> ROOFTOP RESIDENTIAL AMENITY SPACE: 83 + 87 m <sup>2</sup> = <b>170m<sup>2</sup></b>	
PARKING:	6 STALLS TOTAL	
BARRIER FREE PARKING:	2 BARRIER FREE PARKING STALLS	
LOADING STALL:	1 ON STREET LOADING STALL PROPOSED 3.1 X 9.2 X 6.8 CLEAR HEIGHT	
BICYCLE PARKING:	CLASS 1 - 0.5 STALLS PER UNIT 24 units x 0.5 = <b>12 X CLASS 1 Stalls Required</b>  CLASS 2 - 0.1 STALLS PER UNIT 24 units x 0.1 = <b>3 X CLASS 2 Stalls Required</b>	<b>CLASS 1: 24 STALLS IN SECURED AREA</b> <b>CLASS 2: 3 STALLS AT GRADE</b>  LOCATED WITHIN 15m OF PUBLIC ENTRANCE TO THE BUILDING CONTAINING THE USES FOR WHICH THEY ARE REQUIRED

AREA SCHEDULE (GFA) m <sup>2</sup>		AREA ft <sup>2</sup>
LEVEL	AREA	AREA
LEVEL 1	632 m <sup>2</sup>	6805 ft <sup>2</sup>
LEVEL 2	682 m <sup>2</sup>	7343 ft <sup>2</sup>
LEVEL 3	682 m <sup>2</sup>	7346 ft <sup>2</sup>
LEVEL 4	682 m <sup>2</sup>	7346 ft <sup>2</sup>
LEVEL 5	294 m <sup>2</sup>	3164 ft <sup>2</sup>
<b>TOTAL</b>	<b>2973 m<sup>2</sup></b>	<b>32003 ft<sup>2</sup></b>

AREA INFORMATION	
MULTI-PURPOSE SPACE	161 m <sup>2</sup> (1732 ft <sup>2</sup> )
COMMUNITY KITCHEN	75m <sup>2</sup> (805 ft <sup>2</sup> )
CAFE	
INDOOR	32 m <sup>2</sup> (344 ft <sup>2</sup> )
OUTDOOR	13 m <sup>2</sup> (140 ft <sup>2</sup> )

- SITE PLAN LEGEND**
- EXISTING CITY OF CALGARY SIDEWALK
  - EXISTING FIRE HYDRANT
  - CONCRETE BROOM FINISH
  - 12.8 m TURNING RADIUS FOR WASTE AND RECYCLING VEHICLE
  - PROPOSED MOLOK WASTE AND RECYCLING SYSTEM- REFER TO SITE DETAILS ON DP1.3
  - CLASS 2 BICYCLE PARKING STALLS - REFER TO SITE DETAILS DP1.4
  - TRANSFORMER PAD / CLEARANCE ZONE 3.6 m X 5.8m
  - LOADING STALL SIGN - REFER TO DP1.3
  - HATCHED PORTION OF LANE TO BE PAVED AND CAPABLE OF SUPPORTING 25,000 kg
  - BARRIER FREE PATH OF TRAVEL- BROOM FINISH
  - PROPOSED LOADING STALL / PICK UP & DROP OFF STALL / DELIVERIES
  - PROPOSED GAS METER LOCATION
  - SIAMSE CONNECTION-REFER TO CIVIL
  - PROPOSED LANDSCAPING - REFER TO DPL1.0
  - STEPPED WINDOW WELL - REFER TO LANDSCAPING DPL1.0
  - WALL MOUNTED LUMINAIRE - REFER TO DP1.5
  - VISITOR PARKING STALL SIGN
  - ROUGH IN FOR EV CHARGING STATION
  - CONCRETE PLANTER - SACK RUB FINISH - REFER TO DPL1.0
  - MOVEABLE / NON-PERMANENT PLANTER - REFER TO DPL1.0

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Number	Date (yy/mm/dd)	Description
2	2020/01/28	ISSUED FOR LUR
3	2020/02/20	RE ISSUED FOR LUR
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

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**OUC + TMS @ 7401**

7401 23 ST. S.E., CALGARY, AB  
LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**SITE PLAN**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	<b>DP1.1</b>	
2020/01		
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SITE OVERVIEW



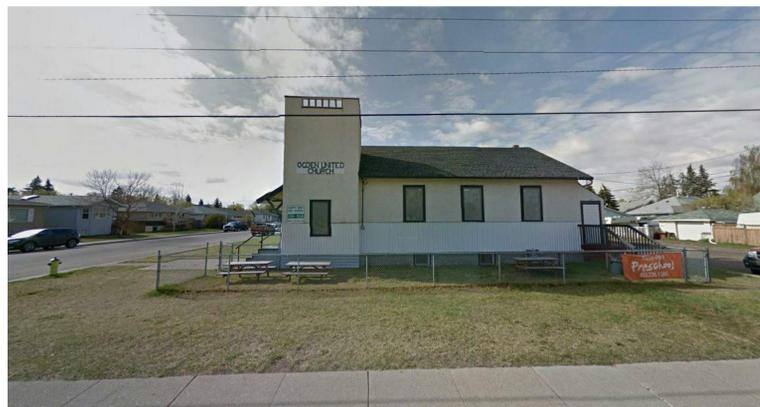
1. FRONT VIEW OF SUBJECT SITE AND ADJACENT PROPERTY ON 23RD STREET S.E.



2. FRONT VIEW OF SUBJECT SITE



3. CORNER VIEW OF SUBJECT SITE AND GEORGE MOSS PARK ACROSS 74 TH AVE S.E.



4. SIDE VIEW OF SUBJECT SITE ALONG 74TH AVE S.E.



5. SIDE VIEW OF SUBJECT SITE AND LANE



6. REAR VIEW OF SUBJECT SITE AND ADJACENT PROPERTY | POWER POLE ALONG 74 TH AVE SE

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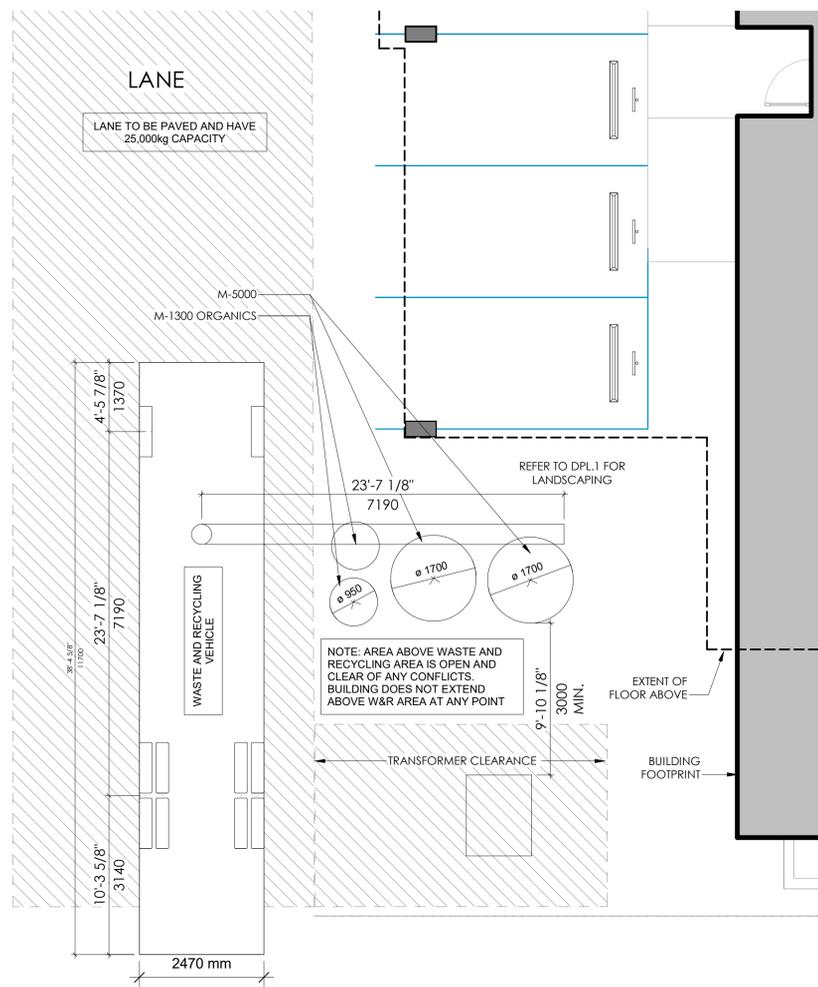
7401 23 ST. S.E., CALGARY, AB  
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DRAWING  
**SITE CONTEXT**

DRAWN BY VL	JOB NO. 1912	Building Permit #
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SCALE AS NOTED	<b>DP1.2</b>	

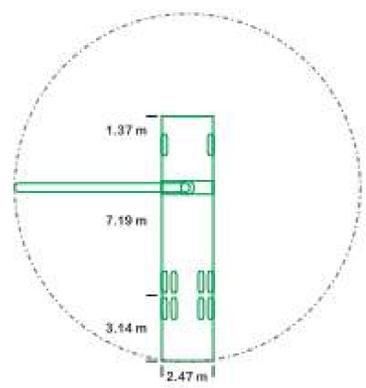
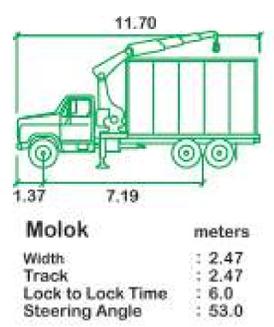
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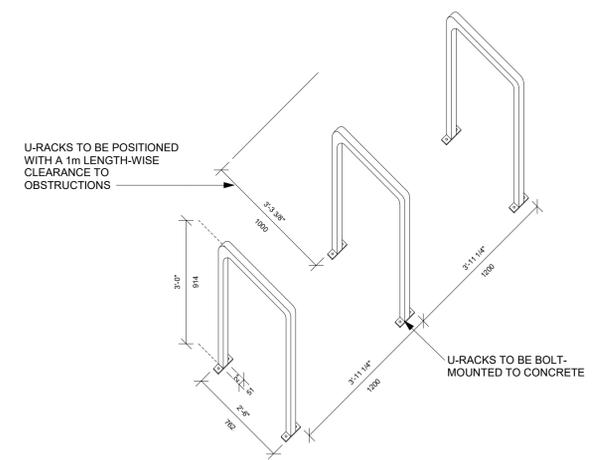


**WASTE AND RECYCLING CALCULATIONS**  
 24 UNITS X 0.3 yd<sup>3</sup> = 7.2 yd<sup>3</sup> of waste a week  
**MOLOK SYSTEM :**  
**WASTE TYPE BREAKDOWN:**  
 45% GARBAGE = 3.24 yd<sup>3</sup>  
 45% RECYCLING = 3.24 yd<sup>3</sup>  
 10% ORGANICS = 0.72 yd<sup>3</sup>  
**Space Requirements for Molok Waste System:**  
 150mm (6") between containers, 300mm (12") between container and building.  
**ORGANICS**  
 MOLOK CONTAINER: M-1300 (ORGANICS)  
 CAPACITY: 800 LITRES / 1.04 yd<sup>3</sup>  
 DIAMETER: 0.95m  
**CONTAINERS REQUIRED: 1**  
**WASTE**  
 MOLOK CONTAINER: M-5000  
 CAPACITY: 5000 LITRES / 6.5yd<sup>3</sup>  
 DIAMETER: 1.7 m  
**CONTAINERS REQUIRED: 1**  
**RECYCLING**  
 MOLOK CONTAINER: M-5000  
 CAPACITY: 5000 LITRES / 6.5yd<sup>3</sup>  
 DIAMETER: 1.7m  
**CONTAINERS REQUIRED: 1**

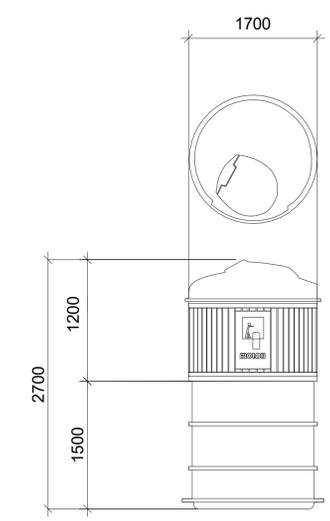
All information has been provided courtesy of Molok North America Ltd.



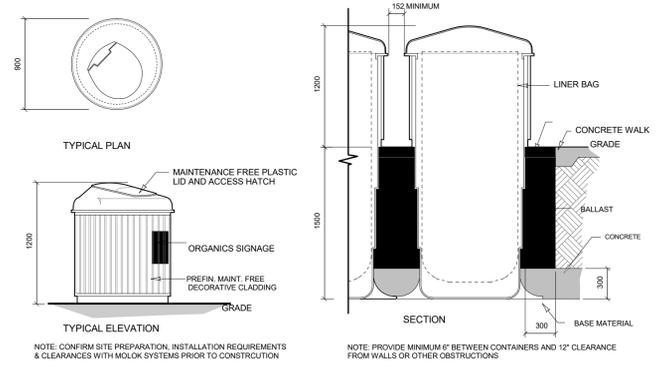
1 WASTE & RECYCLING  
 3/16" = 1'-0"



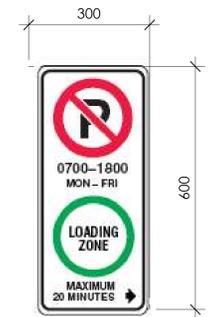
3 CLASS 2 BICYCLE STALL  
 1/2" = 1'-0"



2 WASTE & RECYCLING MOLOK DETAILS  
 3/8" = 1'-0"



MOLOK M-1300  
 1.7 cu. yd. CONTAINER



LOADING STALL SIGN  
 1 1/2" = 1'-0"

**MOLOKCLASSIC™** M-CITYSCAPE™ M-GREASE™ ORGANICS

Molok® containers are available in a variety of sizes to suit your needs.



	M-5000	M-3000	M-1300	M-300
<b>CAPACITY:</b>	5,000 litres/6.5 yd <sup>3</sup>	3,000 litres/4.0 yd <sup>3</sup>	1,300 litres/1.7 yd <sup>3</sup>	300 litres/0.4 yd <sup>3</sup>
<b>DIAMETER:</b>	1.7m	1.3m	0.95m	0.6m
<b>WASTE STREAMS:</b>	waste recyclables paper cardboard	waste recyclables paper	waste recyclables paper organics	waste recyclables

**Molok® containers can be used to collect organic waste at restaurants, multi-residential units or anywhere else organics collection is needed.**

Using the **hard-sided lifting container**, the M-1300 can be converted to collect organic waste. It is a hygienic and efficient method that uses a large compostable paper liner to keep the unit clean. A liquid reservoir at the bottom of the lifting container separates fluids and is emptied at the same time.

Users of Molok® for organics will find it much more convenient because they no longer will have to store a cart or bin: organic waste can be taken to the Molok® container 24 hours a day, 7 days a week.

Collection staff will also appreciate the quick and easy emptying method of the Molok® system, which is much safer and cleaner than other systems.

**Capacity:** 750 litres, plus 50 litres in liquid reservoir

SOURCE: <http://www.molokna.com/collection.html>



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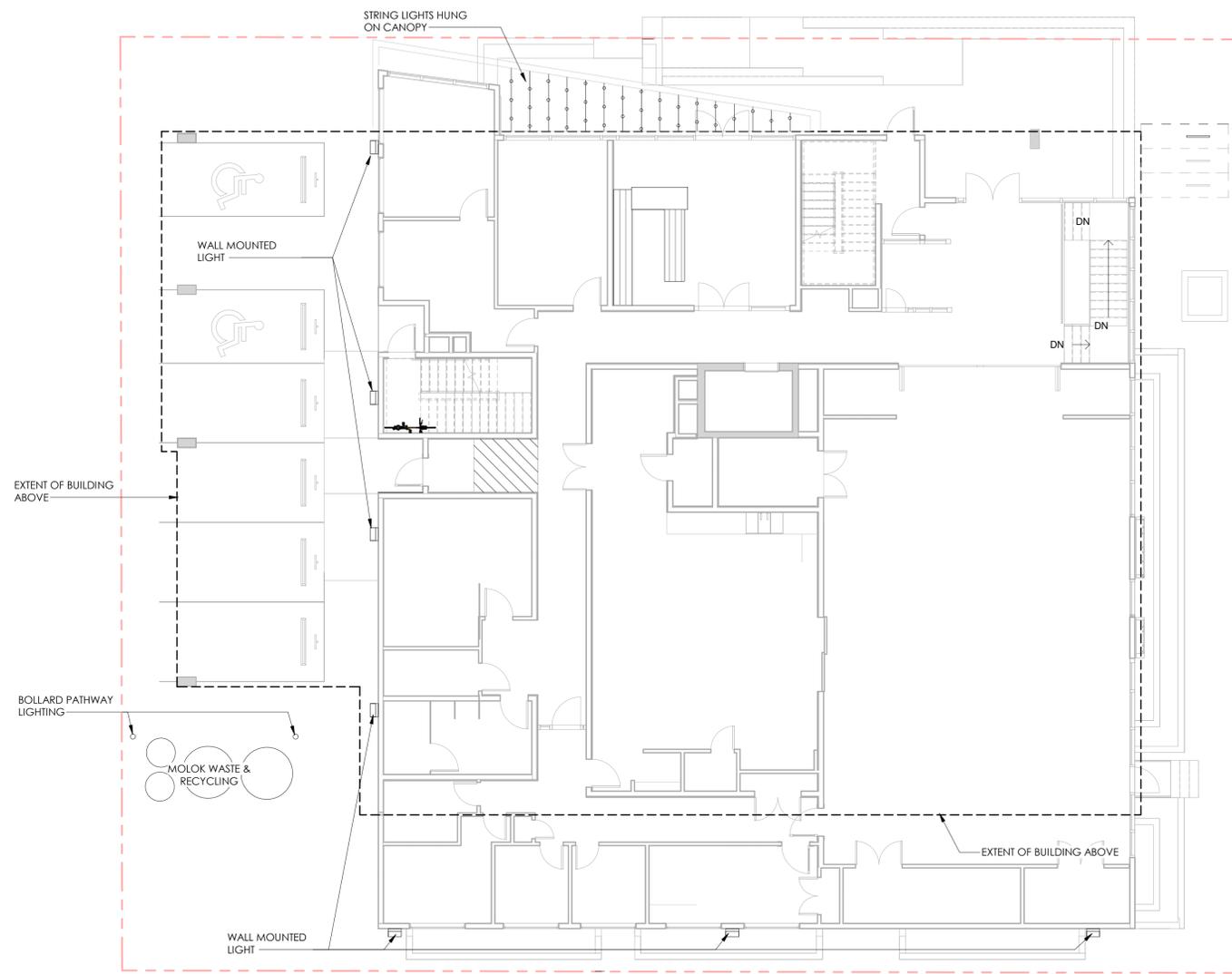
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7401 23 ST. S.E. CALGARY, AB  
 LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**SITE DETAILS W&R  
 COLLECTION**

DRAWN BY Author	JOB NO. 1912	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm) 2020/01	<b>DP1.3</b>	
SCALE AS NOTED		

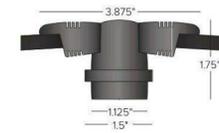
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② SITE LIGHTING PLAN  
1/8" = 1'-0"

EXTERIOR LIGHTING SCHEDULE						
SYMBOL	DESCRIPTION	MANUFACTURER	MOUNTING	LAMP	VOLTS	QUANTITY
	DURALED CABLE LIGHT	TARGETTI	HUNG	25W	120V	2 X 48ft LENGTHS
	MOTION SENSORED WALL MOUNTED LIGHT	TARGETTI	WALL	70W	120V	7
	BOLLARD LIGHT	TARGETTI	GROUND	25W	120V	2

**Dimensional Drawings**



**DURALED™  
CABLE LIGHT**

**Details**

- Spacing** 12" or 24" OC Socket Spacing
- Lamp Type** For use with DuralED Stargazer or DecoLED Tecno Vintage Series (see page 2)
- Wattage** E26 Medium Base – 25W max socket  
GU10 Base – 5W max socket



**TARGETTI**

**Q-BO IP67**

1E2956

LIGHT SOURCE LED COLOUR TEMPERATURE 3000K POWER (SOURCE) 29W CRI 84 BEAM ANGLE VWFL  
EMISSION BI-DIRECTIONAL EMISSION COLOUR AND FINISH FERRITE POWER SUPPLY 220-240Vac 50/60Hz  
DRIVER ELECTRONIC DRIVER INCLUDED YES INSULATION CLASS CLASS 1 GLOBAL IP OR HOUSING IP67 F CLASS YES



**CONCEPT**

Wall and ceiling mounted fixture for grazing light effect for LED lamps.

**MATERIALS**

Painted die-cast anodised aluminium body. Available in a direct/indirect light bi-emission version and a pluriemission version.

**SOURCE**

High efficiency LED Chip on Board Ra84.

**OPTIC**

A high reflectance anodised aluminium reflector.

**INSTALLATION**

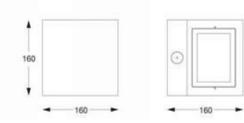
Shutters, lenses and filters available for different light effects.

**POWER SUPPLY**

Integrated electronic power supply. 220-240Vac 50/60Hz

**NOTES**

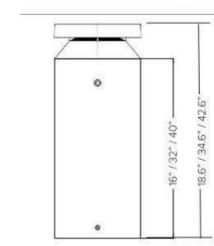
110-277Vac version available on request.



**TARGETTI**

**MR. BO**

Radial Emission LED Bollard



- 6" Dia. 3 Heights: 16" / 32" / 40"
- 14W (90°) / 19W (90°\*90° & 180°) / 27W (360°)
- 2700K / 3000K / 4000K
- 360° / 180° / 90° / 90° \* 90°
- 120-277V UNV
- IP66

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**REVISIONS**

Revision Schedule		
Number	Date (yy/mm/dd)	Description
5	2020/07/08	ISSUED FOR DTR
7	2020/07/20	DTR1 REV1

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**OGDEN UNITED CHURCH**  
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Calgary, AB

PROJECT NAME AND ADDRESS

**OUC + TMS @ 7401**

7401 23 ST. S.E. CALGARY, AB

LOT 1-4, BLOCK 2, PLAN P55AV

DRAWING

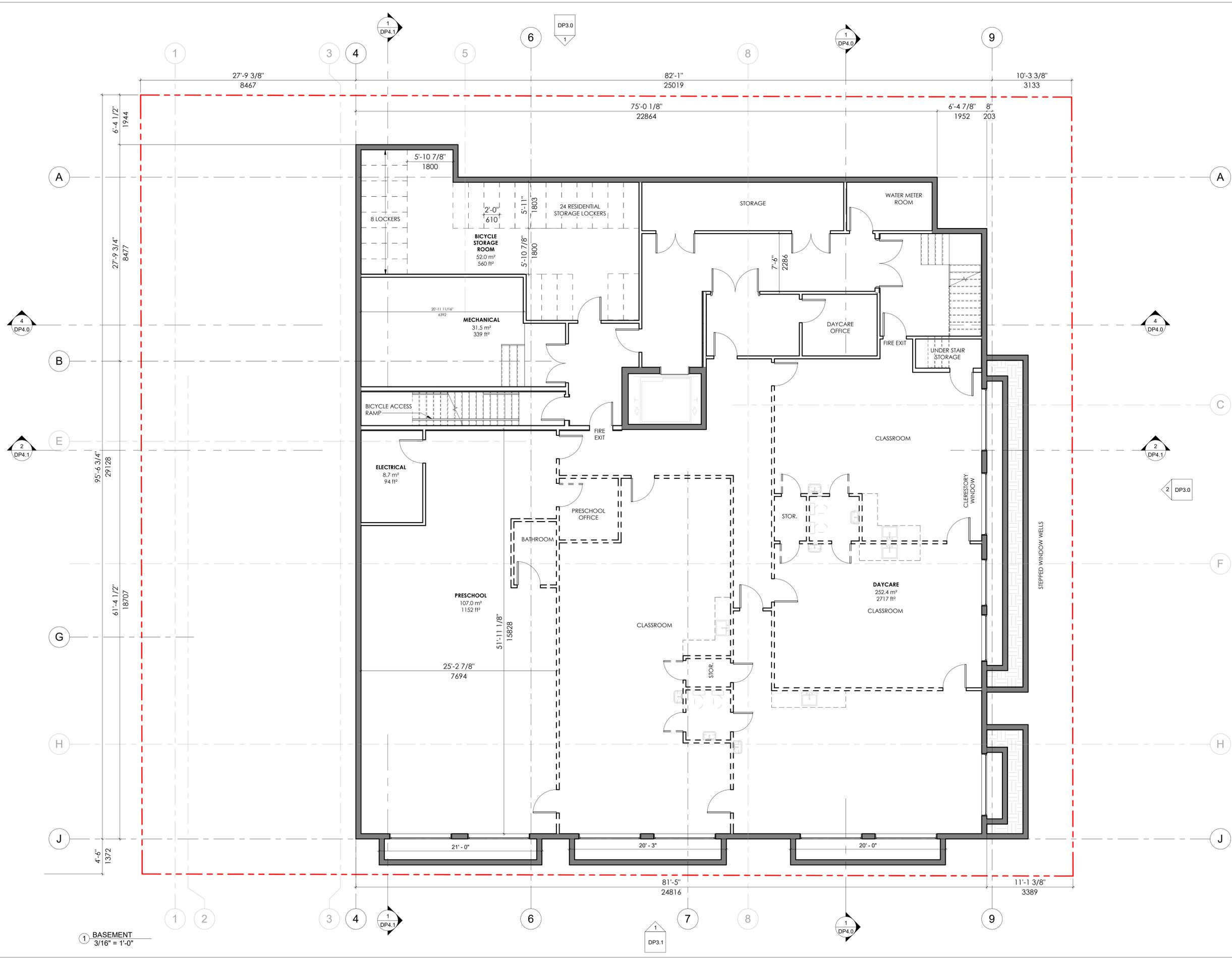
**LIGHTING PLAN**

DRAWN BY <b>Author</b>	JOB NO. <b>1912</b>	Building Permit #
CHECKED BY <b>Checker</b>		SHEET
ISSUE DATE (yy/mm) <b>2020/01</b>		
SCALE <b>AS NOTED</b>		

**DP1.5**

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REVISIONS

Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

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DRAWING  
**BASEMENT**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED		<b>DP2.0</b>

1 BASEMENT  
3/16" = 1'-0"

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**REVISIONS**

Number	Date (yy/mm/dd)	Description
1	2020/01/17	PREL REVIEW
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

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 LOT 1-4, BLOCK 2, PLAN P55AV

DRAWING  
**LEVEL 1**

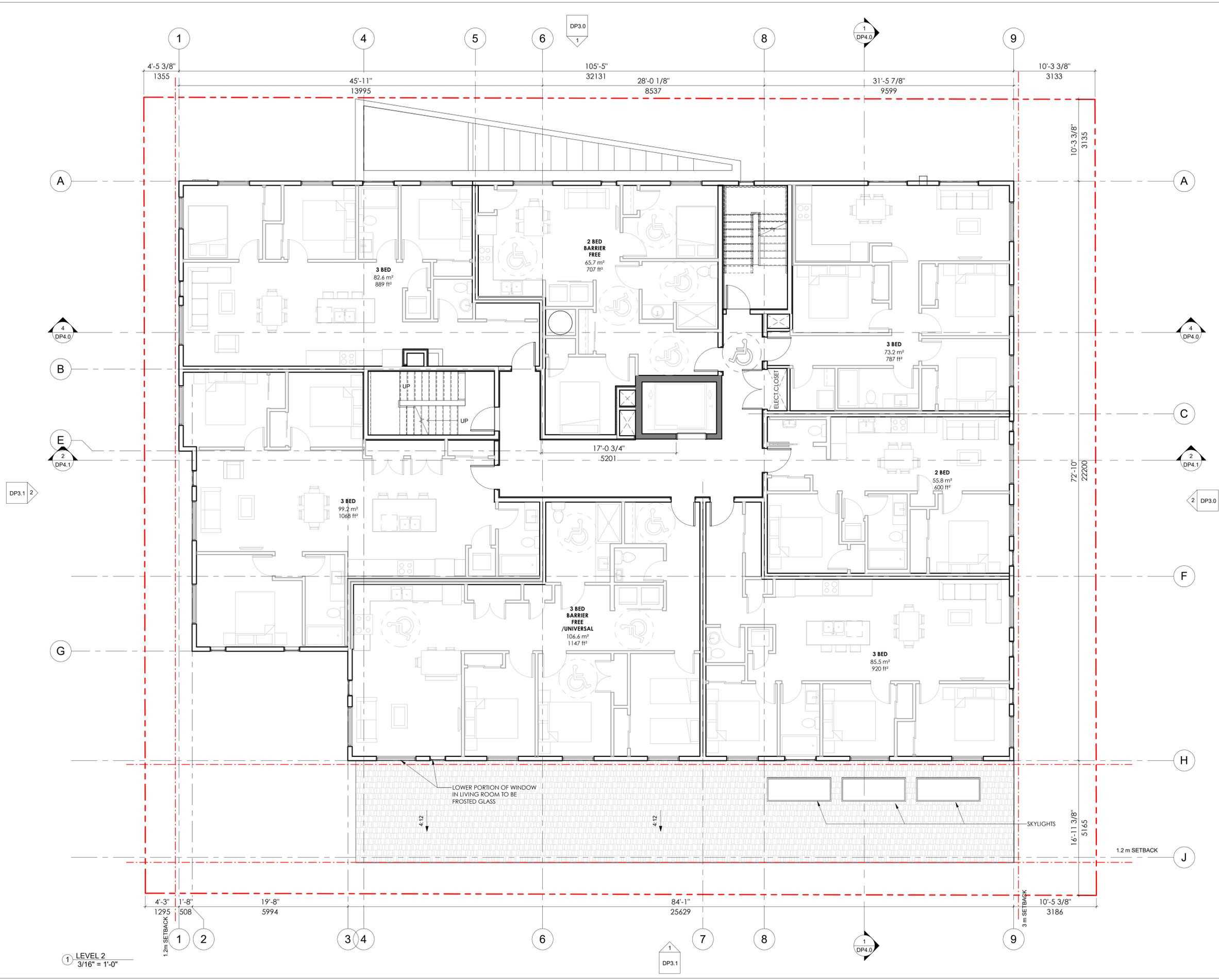
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SCALE  
 AS NOTED

DP2.1

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
5	2020/07/08	ISSUED FOR DIR1
7	2020/07/20	DIR1 REV1

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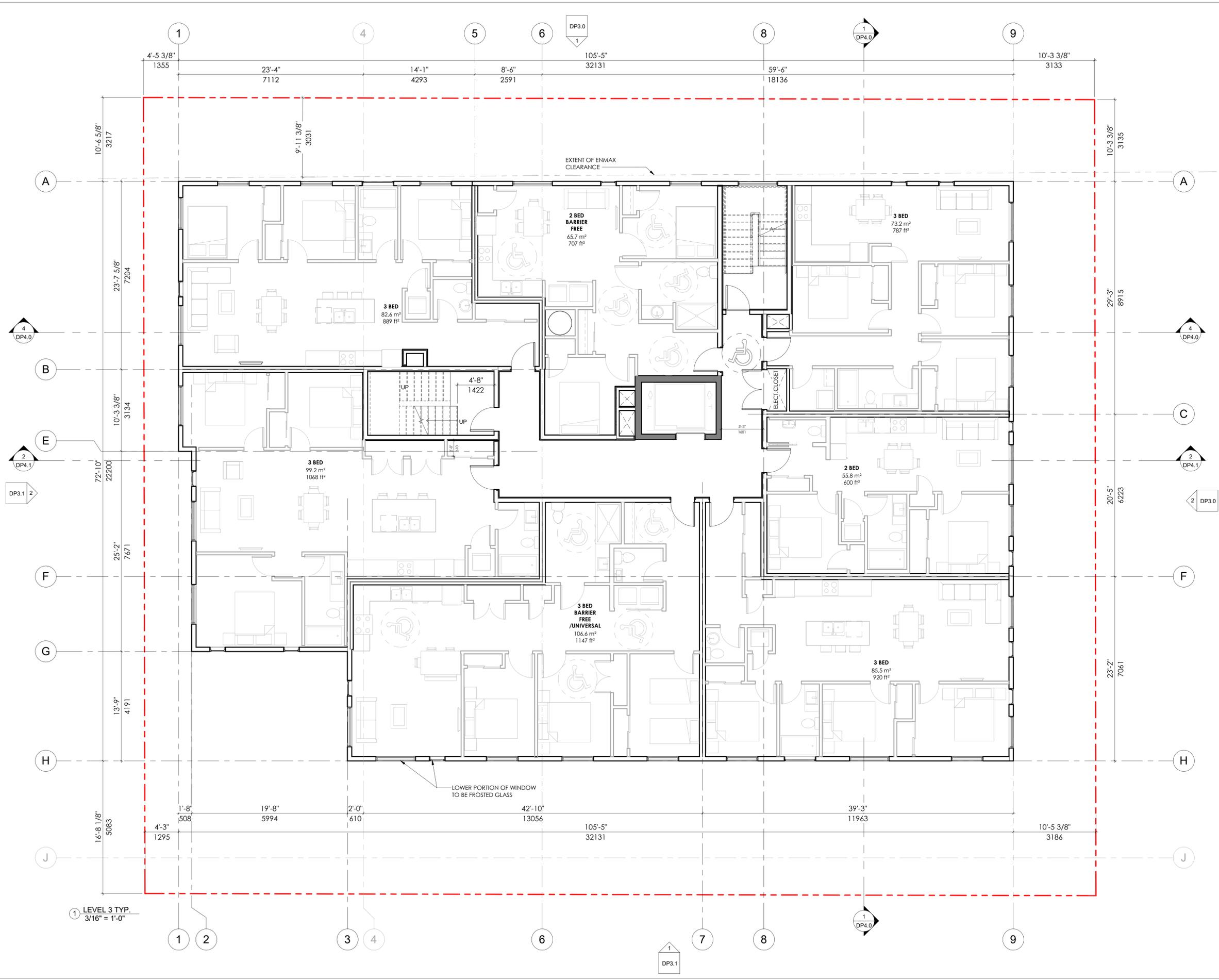
7401 23 ST. S.E. CALGARY, AB  
LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**LEVEL 2**

DRAWN BY <b>Author</b>	JOB NO. <b>1912</b>	Building Permit #
CHECKED BY <b>Checker</b>	ISSUE DATE (yy/mm)	SHEET
	<b>2020/01</b>	<b>DP2.2</b>
SCALE AS NOTED		

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**REVISIONS**

Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DIR1
7	2020/07/20	DIR1 REV1

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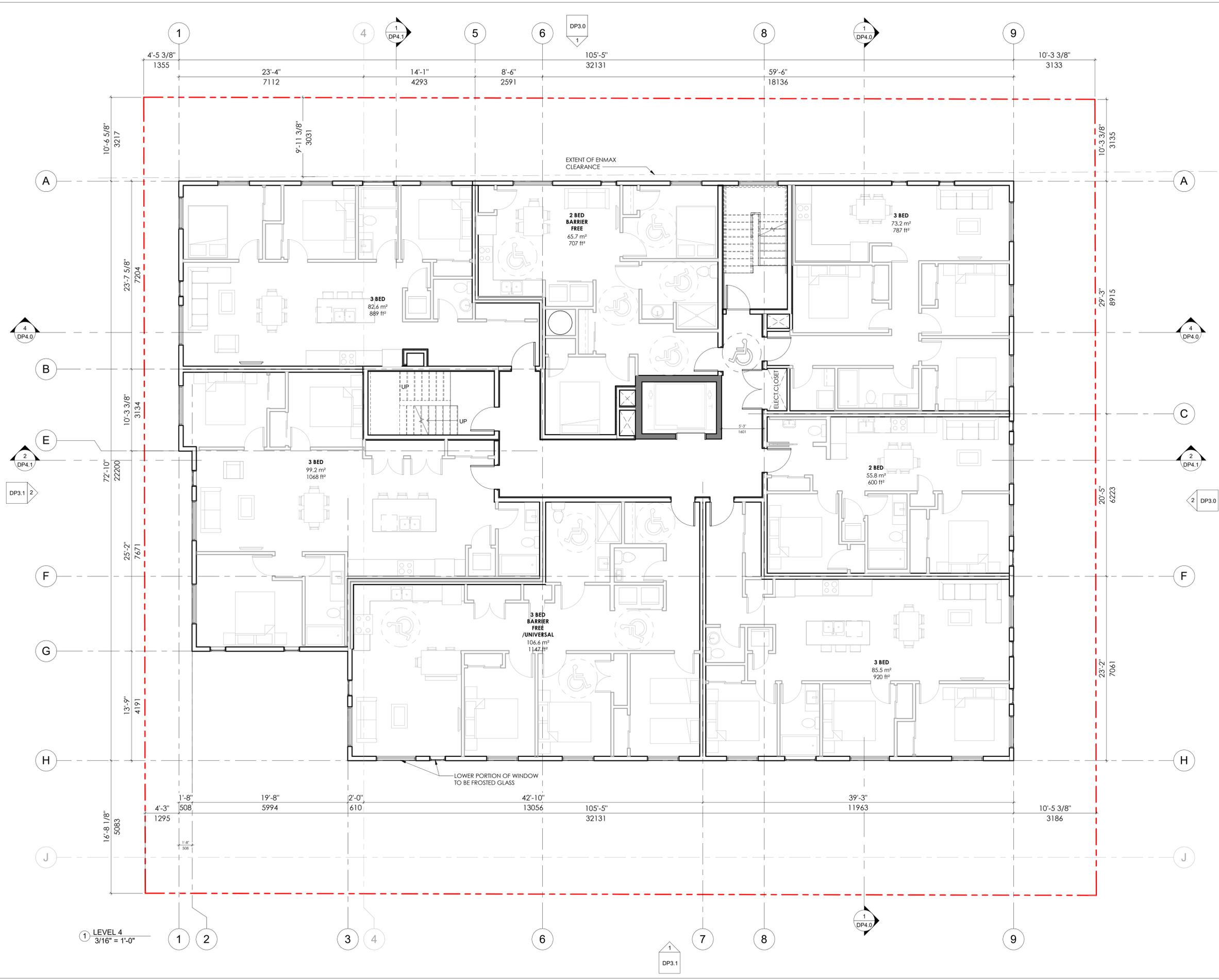
PROJECT NAME AND ADDRESS  
**OUC + TMS @ 7401**  
 7401 23 ST. S.E. CALGARY, AB  
 LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**LEVEL 3 TYPICAL RES**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED		<b>DP2.3</b>

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**REVISIONS**

Revision Schedule		
Number	Date (yy/mm/dd)	Description
5	2020/07/08	ISSUED FOR DIR1
7	2020/07/20	DIR1 REV1

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**OUC + TMS @ 7401**

7401 23 ST. S.E. CALGARY, AB  
 LOT 1-4, BLOCK 2, PLAN 955AV

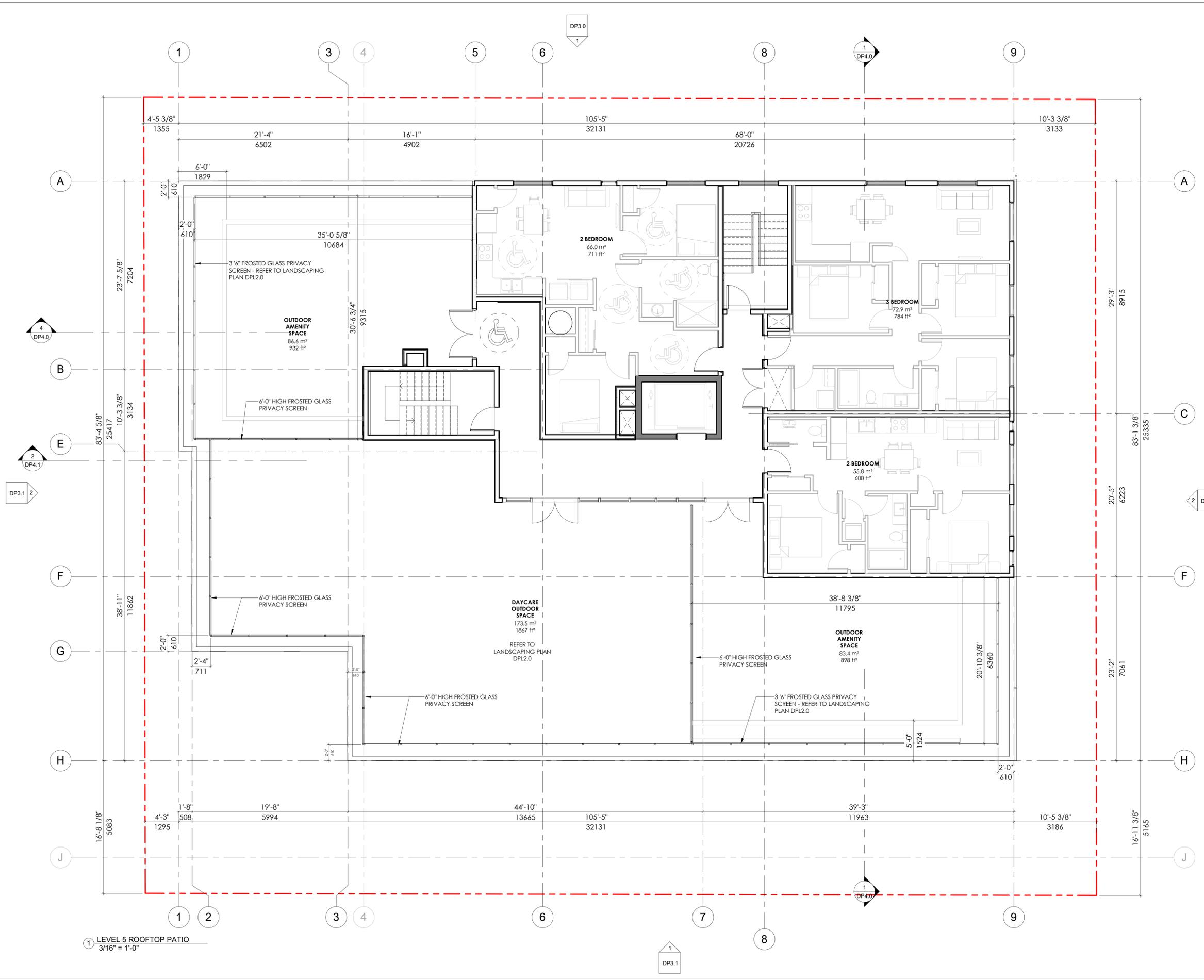
DRAWING  
**LEVEL 4**

DRAWN BY Author	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm)	SHEET
	2020/01	
SCALE AS NOTED		

**DP2.4**

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REVISIONS

Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DIR1
7	2020/07/20	DIR1 REV1

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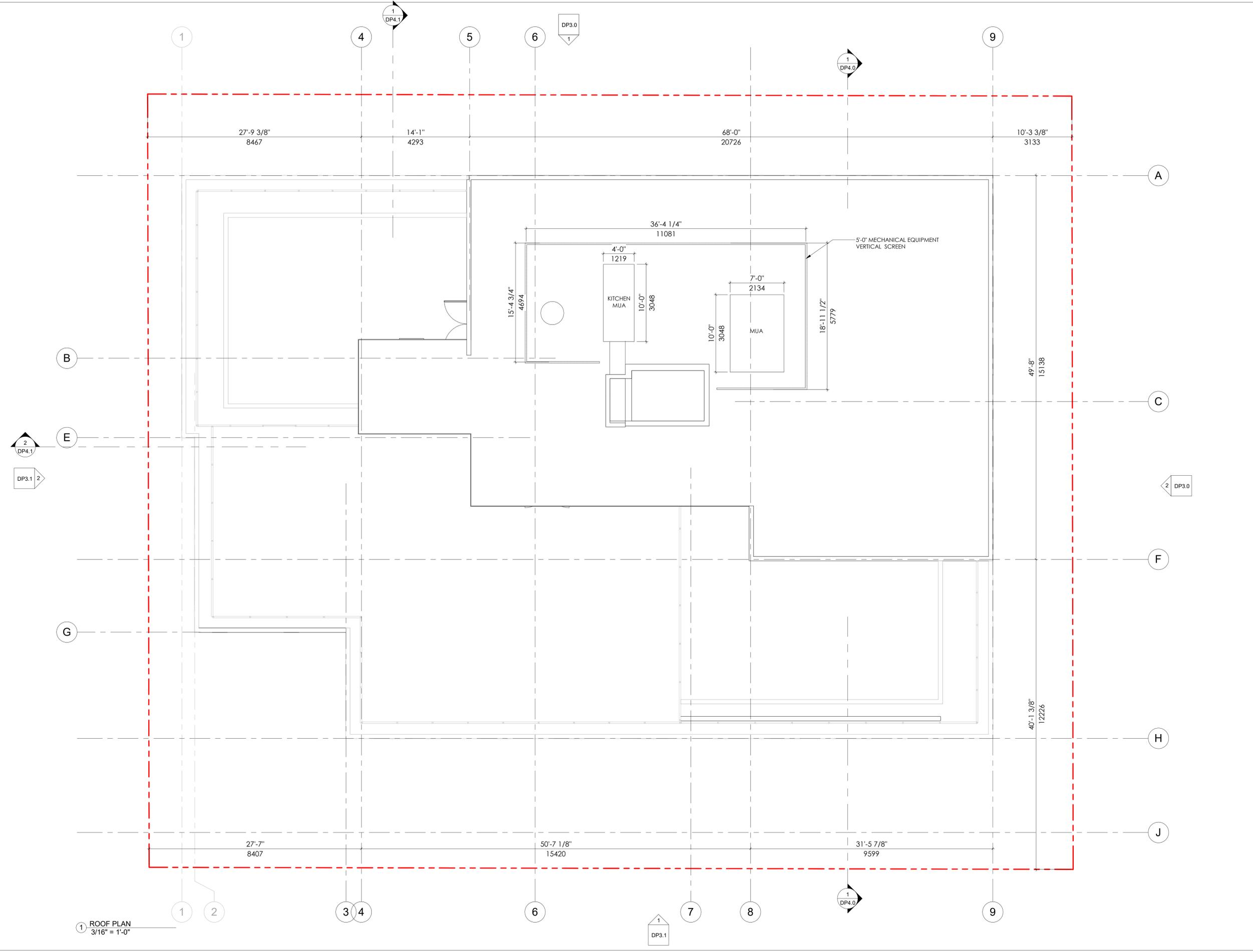
7401 23 ST. S.E. CALGARY, AB  
LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**LEVEL 5 ROOFTOP PATIO**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED		<b>DP2.5</b>

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**REVISIONS**

Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DIR1
7	2020/07/20	DIR1 REV1

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DRAWING  
**ROOF PLAN**

DRAWN BY Author	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED		<b>DP2.6</b>

1 ROOF PLAN  
 3/16" = 1'-0"

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

Keynotes

1	STOREFRONT- CLEAR GLASS & BLACK ALUMINUM FRAME
2	VERTICAL METAL SIDING - WHITE
3	VERTICAL METAL SIDING- CHARCOAL GREY
4	ARCHITECTURAL METAL PANELS - YELLOW
5	ARCHITECTURAL METAL PANELS - ORANGE
6	LONGBOARD- DARK CHERRY
7	ARCHITECTURAL METAL PANELS- WHITE
11	WINDOW - CLEAR GLASS & WHITE VINYL SASH
14	
14a	6"0" HIGH PRIVACY SCREEN-FROSTED GLASS-WHITE FRAME
14b	GLASS GUARDRAIL - 42" HIGH - WHITE FRAME
15	MECHANICAL EQUIPMENT SCREEN - VERTICAL WHITE
21	CLEAR GLASS STOREFRONT DOORS
22	CLEAR GLASS & MEDIUM GREY ALUMINIUM SWING DOOR
24	MOLOK WRS
26	WALL MOUNTED LIGHT
27	BOLLARD LIGHT
28	STEEL CANOPY- POWDER COATED
29	FROSTED GLASS
30	CLEAR GLASS

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PROJECT NAME AND ADDRESS

**OUC + TMS @ 7401**

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DRAWING

**NORTH AND EAST ELEVATIONS**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED	<b>DP3.0</b>	

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1 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

Keynotes

1	STOREFRONT- CLEAR GLASS & BLACK ALUMINIUM FRAME
2	VERTICAL METAL SIDING - WHITE
3	VERTICAL METAL SIDING- CHARCOAL GREY
4	ARCHITECTURAL METAL PANELS - YELLOW
5	ARCHITECTURAL METAL PANELS - ORANGE
6	LONGBOARD- DARK CHERRY
7	ARCHITECTURAL METAL PANELS- WHITE
11	WINDOW - CLEAR GLASS & WHITE VINYL SASH
14	
14a	6"0" HIGH PRIVACY SCREEN-FROSTED GLASS-WHITE FRAME
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24	MOLOK WRS
26	WALL MOUNTED LIGHT
27	BOLLARD LIGHT
28	STEEL CANOPY- POWDER COATED
29	FROSTED GLASS
30	CLEAR GLASS

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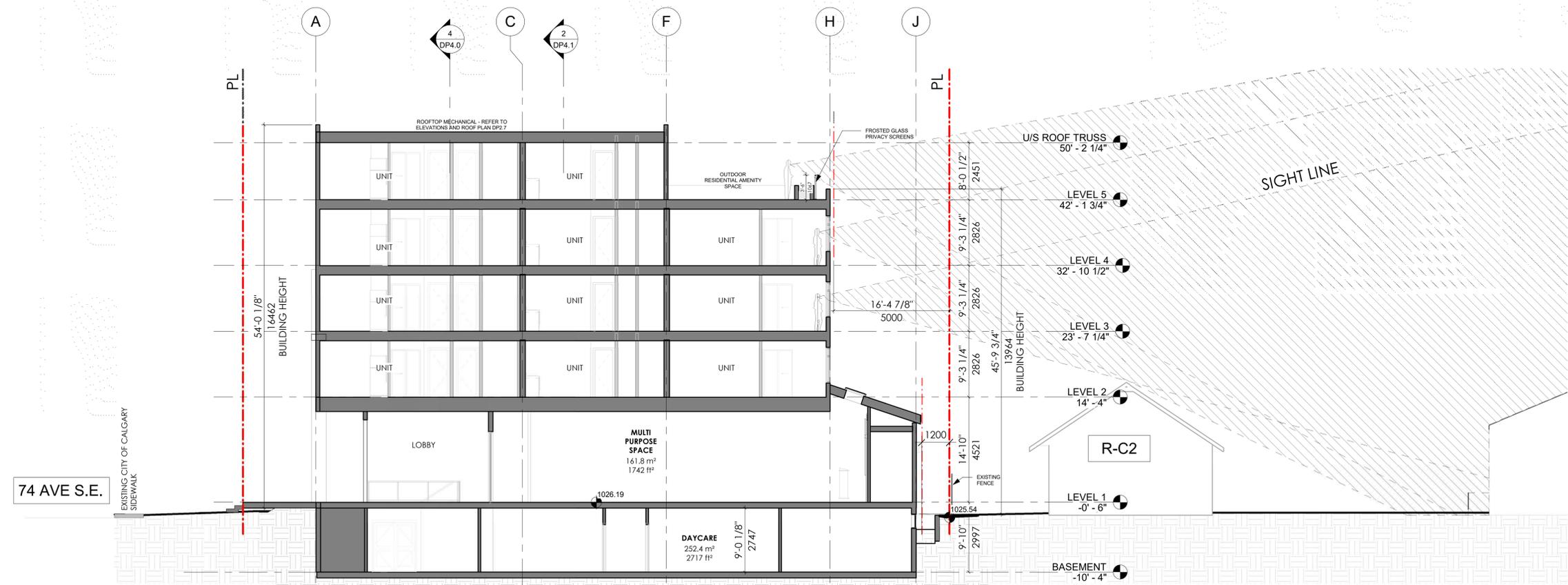
DRAWING

**SOUTH AND WEST ELEVATION**

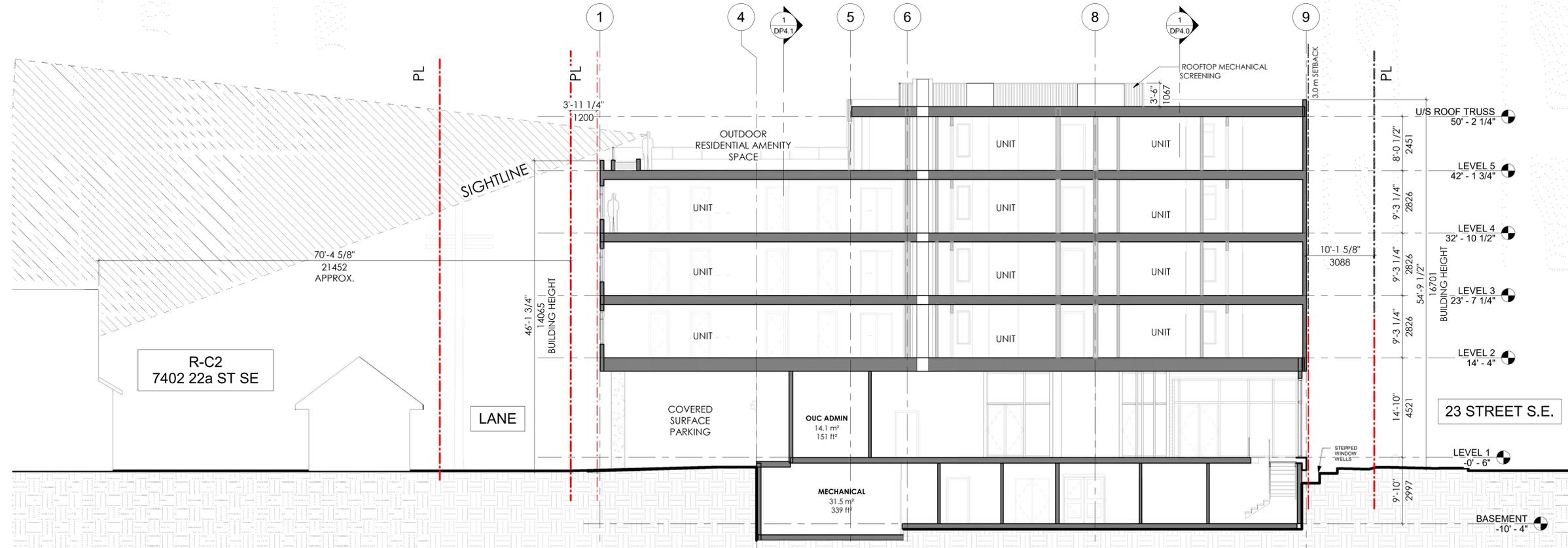
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SCALE AS NOTED	<b>DP3.1</b>	

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1 BUILDING CROSS SECTION N/S + SIGHTLINES  
1/8" = 1'-0"



4 BUILDING CROSS SECTION E/W + SIGHTLINES  
1/8" = 1'-0"

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REVISIONS

Number	Date (yy/mm/dd)	Description
3	2020/02/20	RE ISSUED FOR LUR
4	2020/05/14	ISSUED FOR DP
5	2020/07/08	ISSUED FOR DTR1
7	2020/07/20	DTR1 REV1

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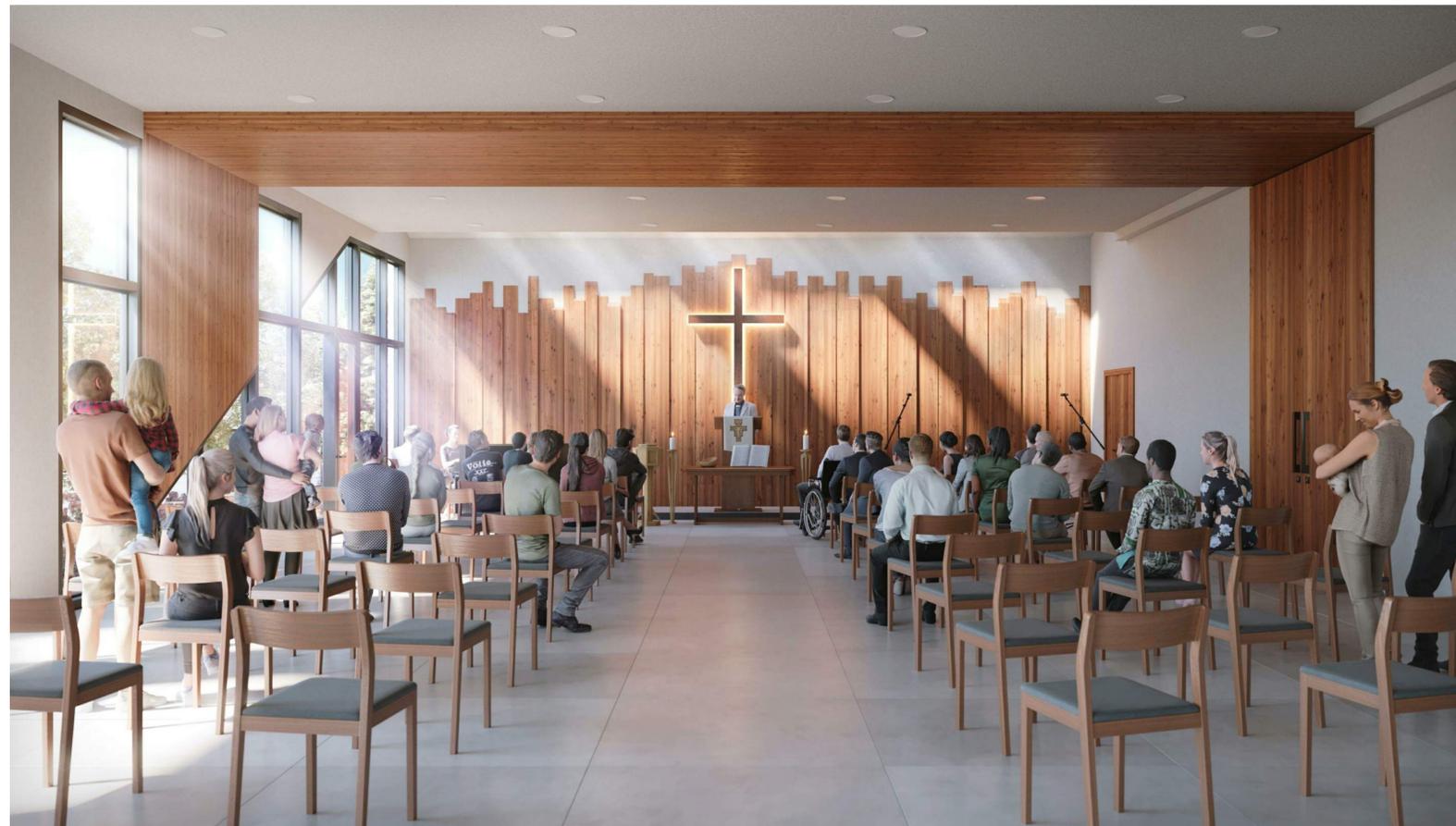
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DRAWING  
**BUILDING SECTIONS**

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
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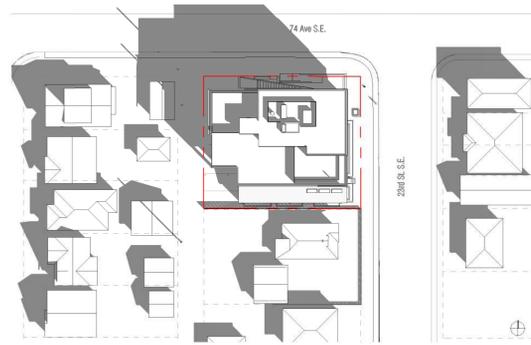
7401 23 ST. S.E. CALGARY, AB  
LOT 1-4, BLOCK 2, PLAN 955AV

DRAWING  
**3D VIEWS\_INTERIOR**

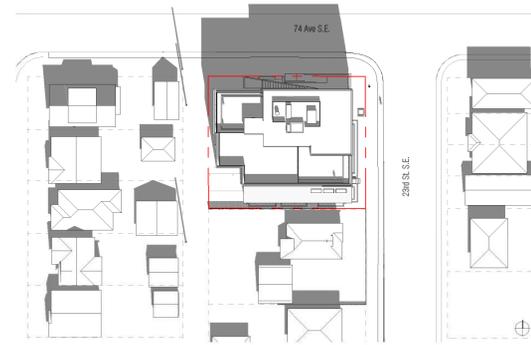
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ISSUE DATE (yy/mm) 2020/01		
SCALE AS NOTED		<b>DP6.1</b>

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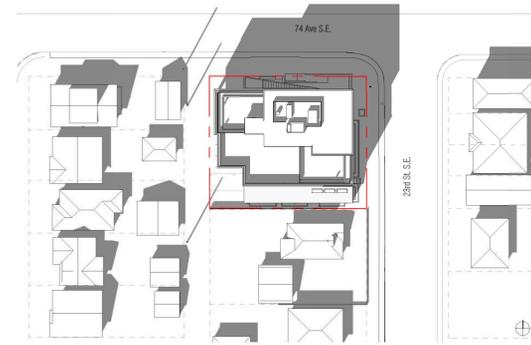
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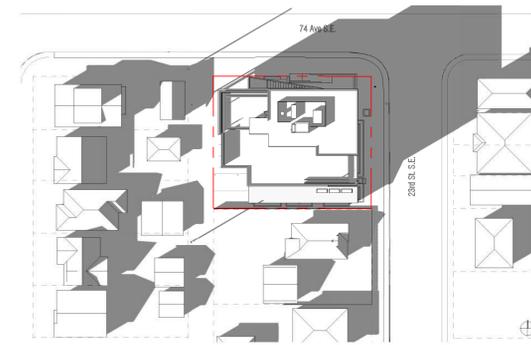
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MARCH/SEPT 21 12 pm



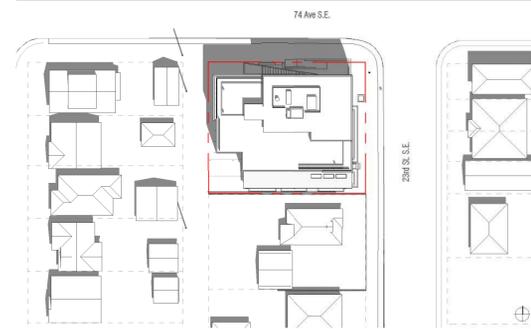
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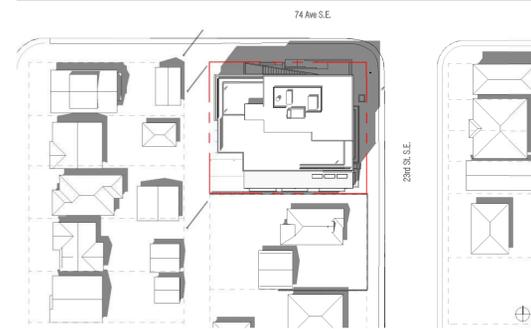
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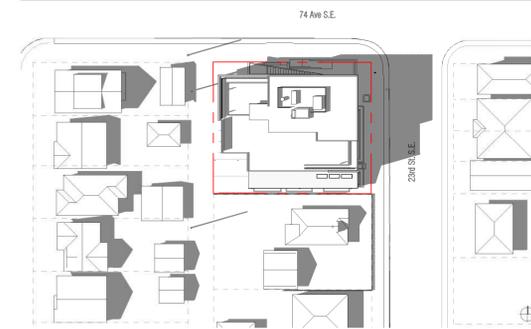
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JUNE 21 12 pm



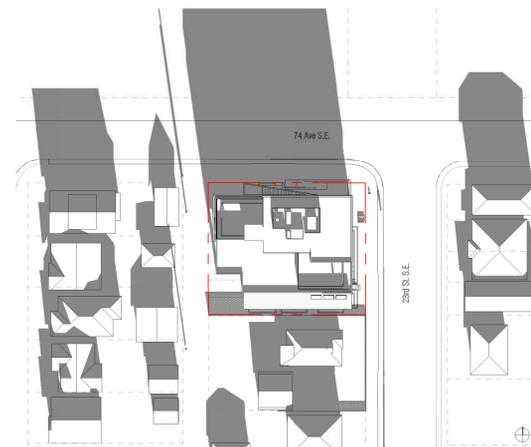
JUNE 21 2 pm



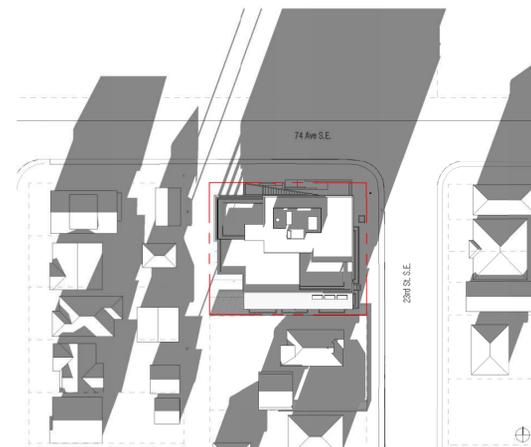
JUNE 21 4pm



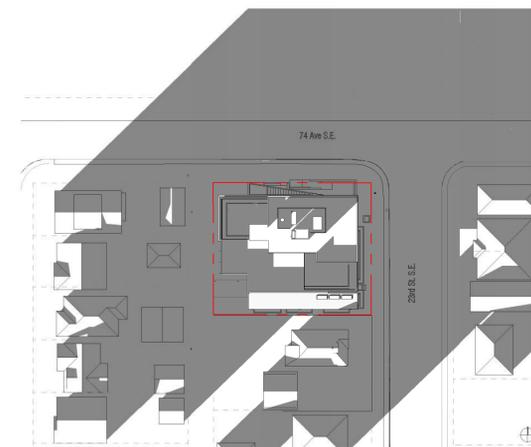
DEC 21 10 am



DEC 21 12 pm



DEC 21 2 pm



DEC 21 4 pm

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
4	2020/05/14	ISSUED FOR DP

PERMIT TO PRACTICE

STAMP

ARCHITECT

**casola koppe**  
ARCHITECTS

#300 - 1410 1st SW, calgary, alberta T2R 0V8  
bus: (403) 287-9960 fax: (403) 287-9962 info@ckarch.ca

PROJECT NAME AND ADDRESS

**OUC + TMS @ 7401**

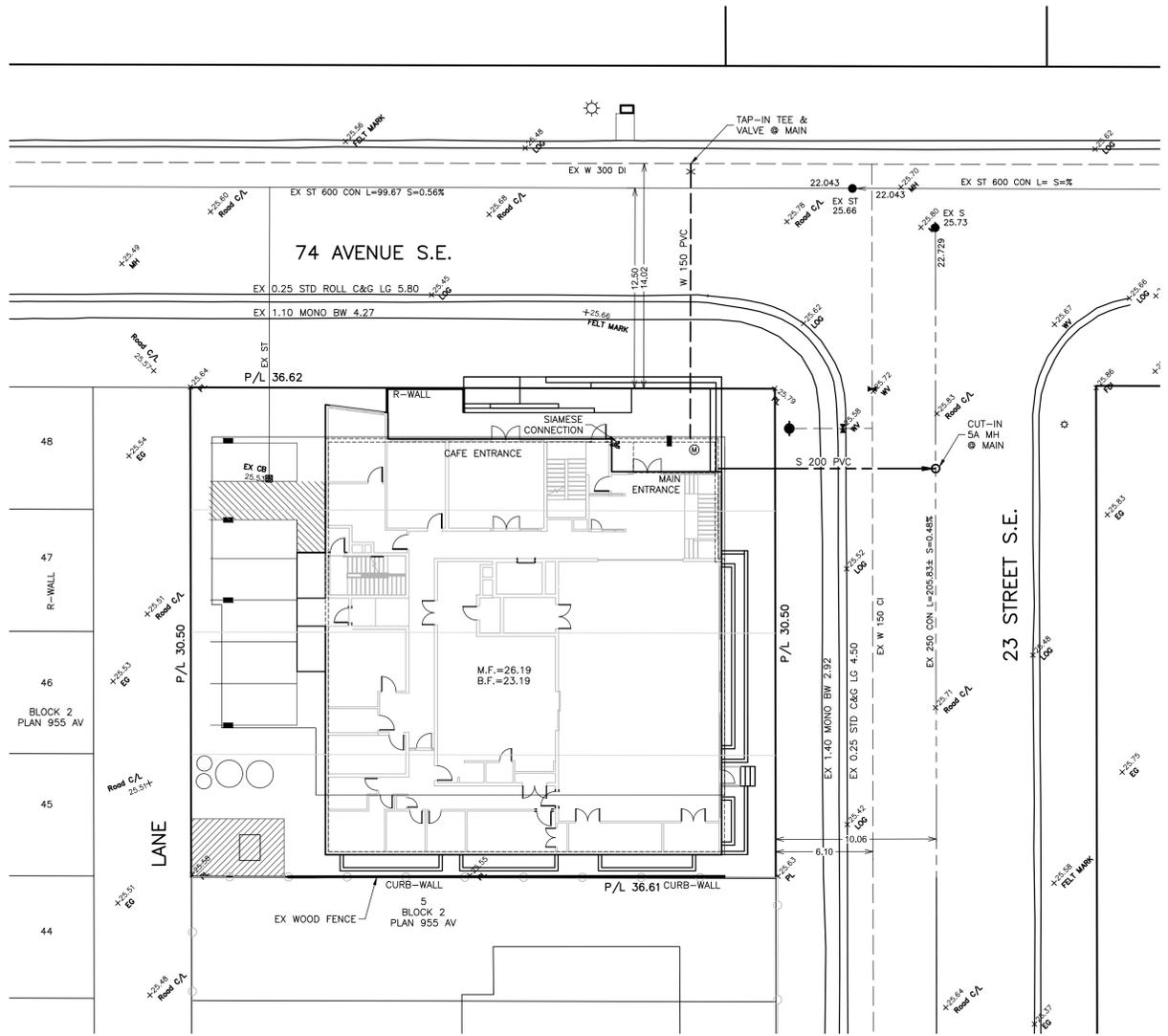
7401 23 St. SE Calgary

DRAWING

**SHADOW STUDIES**

DRAWN BY VL	JOB NO. 1912	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2020/01	SHEET
SCALE AS NOTED	<b>DP7.0</b>	

C:\Jobs Current\1912-Mustard Seed\1912-Drawings\1912-REVIT (Day to Day)\1912-(20-07-23) DIR.rvt



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DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS.



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P 403 276 1001 | F 403 276 1012

PERMIT \_\_\_\_\_ STAMP \_\_\_\_\_

- NOTES**
- All elevations referenced to 1000m Geodetic Datum.
  - Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
  - All manholes to be S.R.C.
  - Match crown minimum at all sewer connections.
  - All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <math>4''</math> to <math>150\text{mm}</math> to be SDR 28 PVC. Sewer service pipes > than <math>150\text{mm}</math> to be SDR 35.
  - Sewer lines to minimum slopes as per City of Calgary Standards.
  - Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless otherwise noted.
  - Insulation required for sanitary sewers if cover less than 2.50m on mains.
  - Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
  - All water mains to be DR 18 PVC unless otherwise noted.
  - Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
  - Depth of bury for water lines to conform with City of Calgary standards.
  - No trees to be planted over water line(s).
  - Protection of Potable Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
  - For building locations and dimensions refer to latest Architectural drawings.
  - The contractor is responsible for locating all shallow utilities.
  - The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
  - Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
  - All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

**LEGEND**

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00	Main floor elevation
T.F. 000.00	Top of footing elevation
S 000.00	Sanitary sewer invert at bidg

**REVISIONS**

No.	DATE	DESCRIPTION	BY
4			
3			
2			
1	20-07-08	DTR1 SUBMISSION	LM
0	20-05-14	ISSUE FOR DP	LM

**ISSUED FOR**

No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT		
0		DRAWING STATUS		

CLIENT  
**CASOLA KOPPE ARCHITECTS**

PROJECT  
**OGDEN CHURCH  
MIXED USE/AFFORDABLE HOUSING  
7401 23 ST SE**

TITLE  
**SITE SERVICING PLAN**

DESIGN BY: DV	SCALE: 1:200	JOB NUMBER: 20-051
DRAWN BY: LM		
CHECKED BY: -	REV NO.: 1	DRAWING NUMBER: SP1
DATE: 8-Jul-20		

MUNICIPAL ADDRESS  
7401 23 ST SE  
Calgary AB

LEGAL DESCRIPTION  
LOT 1-4, BLOCK 2  
PLAN 955AV, SE 1/4  
SEC. 25-23-1-W5M

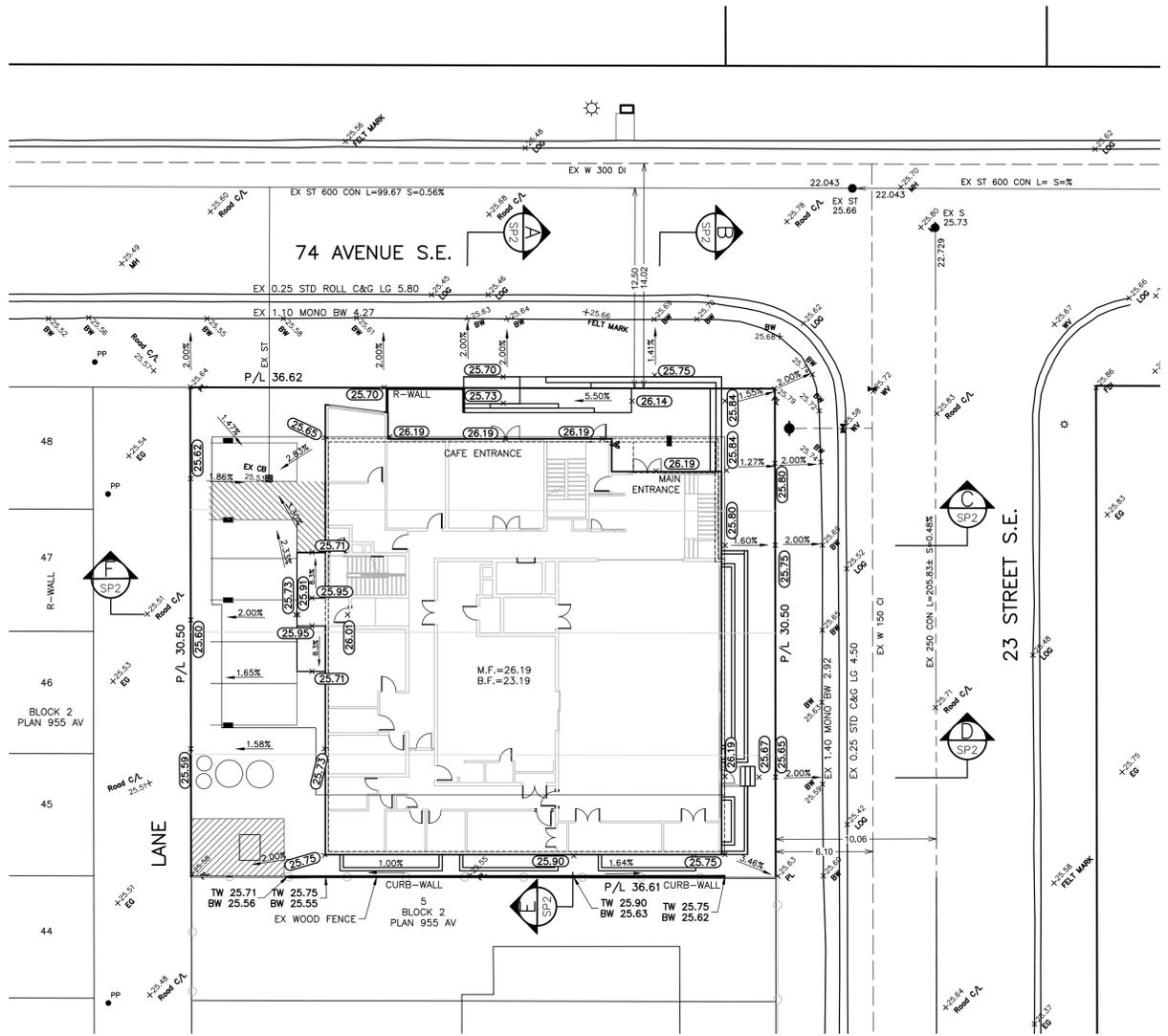
**CITY OF CALGARY**  
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED	
CIRCULATION TO	INITIAL DATE
WATER RESOURCES	

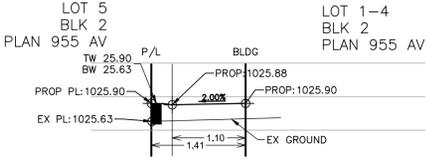
REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

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

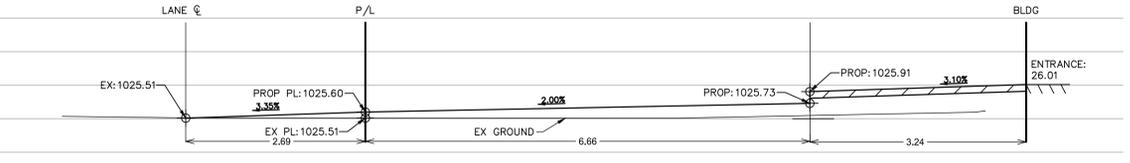
FOR DEVELOPMENT PERMIT SUBMISSION ONLY.  
NOT FOR TENDER OR CONSTRUCTION.



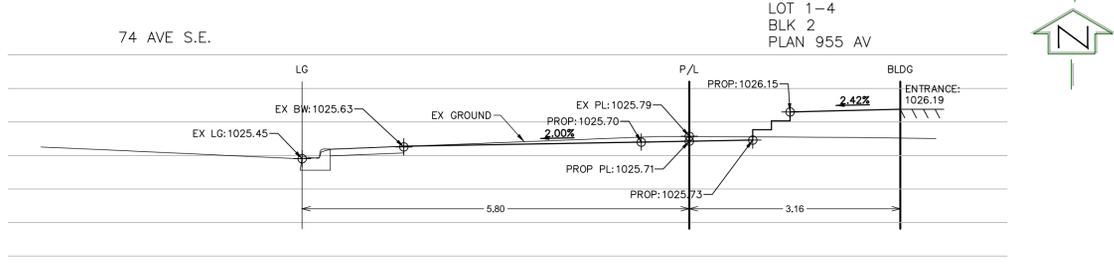
**SURFACE GRADING**  
SCALE: 1:200



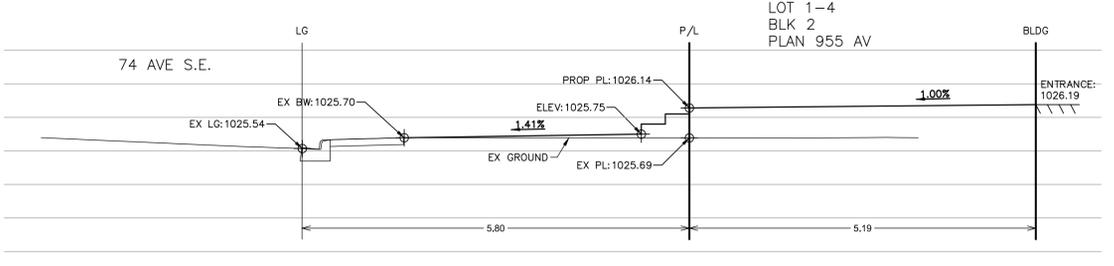
**SECTION - E-E**  
H=1:50 V=1:50



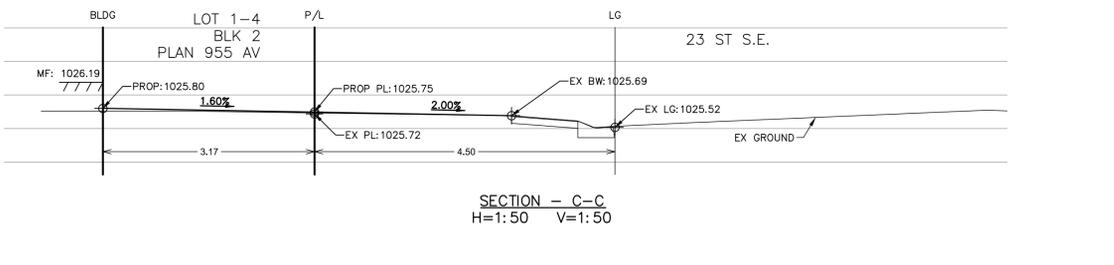
**SECTION - F-F**  
H=1:50 V=1:50



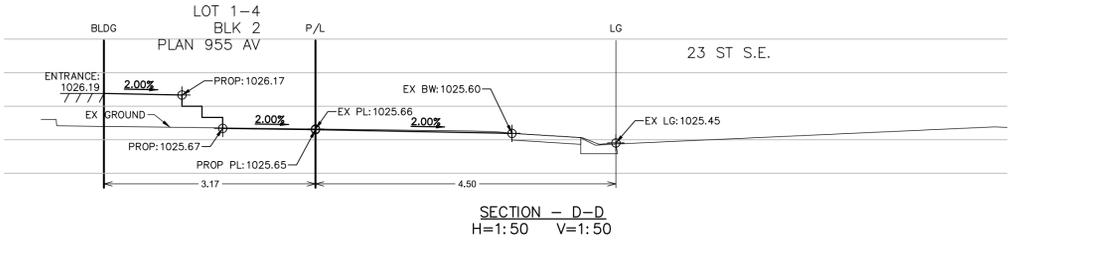
**SECTION - A-A**  
H=1:50 V=1:50



**SECTION - B-B**  
H=1:50 V=1:50



**SECTION - C-C**  
H=1:50 V=1:50



**SECTION - D-D**  
H=1:50 V=1:50

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PERMIT \_\_\_\_\_ STAMP \_\_\_\_\_

**NOTES**  
1. All elevations referenced to 1000m Geodetic Datum.

**LEGEND**

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Design elevation
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow

M.F. 000.00 Main floor elevation  
B.F. 000.00 Basement floor elevation  
000.00 Sanitary sewer invert at bldg

**REVISIONS**

No.	DATE	ISSUE FOR DP	DESCRIPTION	LM	BY
4					
3					
2					
1	20-07-08	DTR1 SUBMISSION		LM	
0	20-05-14	ISSUE FOR DP		LM	

**ISSUED FOR**

No.	DATE	DRAWING STATUS	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT		
0		DRAWING STATUS		

**CLIENT**  
CASOLA KOPPE ARCHITECTS

**PROJECT**  
OGDEN CHURCH  
MIXED USE/AFFORDABLE HOUSING  
7401 23 ST SE

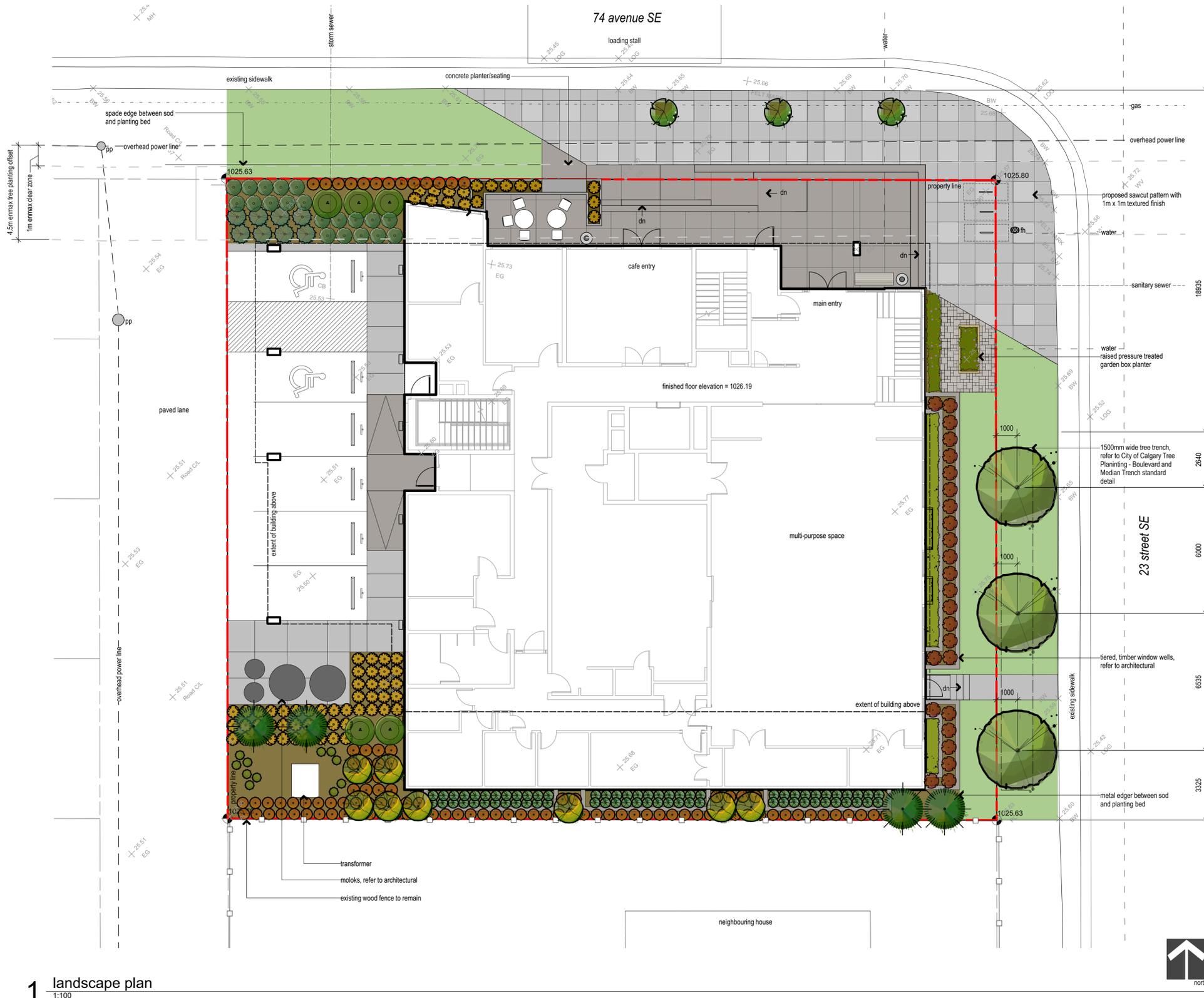
**TITLE**  
SITE GRADING PLAN

**MUNICIPAL ADDRESS**  
7401 23 ST SE  
Calgary AB

**LEGAL DESCRIPTION**  
LOT 1-4, BLOCK 2  
PLAN 955AV, SE 1/4  
SEC. 25-23-1-W5M

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NOT FOR TENDER OR CONSTRUCTION.

DESIGN BY: DV	SCALE: 1:200	JOB NUMBER: 20-051
DRAWN BY: LM	REV NO.: 1	DRAWING NUMBER: SP2
CHECKED BY: -		
DATE: 8-Jul-20		



**land use bylaw landscape requirements**

City Of Calgary Zoning	M-X2
landscape area	required provided
<b>total parcel area</b>	<b>1,116.00 m2</b>
landscape area required for M-X2 zoning (40% of parcel area):	446.40
item 556 low water landscaping reduction -3%:	
total landscape area required (37% of parcel area):	412.92 m2
landscape provided - ground level:	356.36 m2
landscape area provided at grade (percentage of parcel area):	32 %
percentage of required landscape area provided at grade:	86 %
landscape provided - fifth floor terrace:	
soft surfaced landscaped area required above grade (30% of amenity area above grade)	56.12 m2
187.07 m2	72.52 m2
<b>total landscape area provided</b>	<b>543.43 m2</b>
percentage of landscape area provided at ground level:	66 %
total landscape area provided (percentage of parcel area):	49 %
hard surfaced landscape area (maximum of 80% of required landscape area):	330.34 m2
284.43 m2	69 %
hard surfaced landscape area provided (percentage of landscape area required):	
sod area as per item 556 (maximum of 30% of required landscape area):	123.88 m2
40.31 m2	
<b>total number of trees (ground level only)</b>	<b>required provided</b>
1/45 m2 of provided landscape area:	12 12
number of existing trees on site:	0 0
number of new trees required:	12 12
low water trees required as per item 556 (30% minimum of trees required)	4 4
coniferous trees required (25% of trees provided)	3 4
number of trees provided on adjacent boulevard	3 3
<b>deciduous trees (ground level)</b>	<b>required provided</b>
large trees (50% min 75mm cal):	4 4
medium trees (50% min 50mm cal):	4 4
total deciduous trees:	8 8
<b>coniferous trees (ground level)</b>	<b>required provided</b>
large trees (min. 50% 3m ht min):	2 4
medium trees (50% 2m ht min):	2 0
total coniferous trees:	4 4
<b>shrubs (ground level only)</b>	<b>required provided</b>
2/45 m2 of required landscape area:	24 58
(min 600mm height and spread):	24 58
low water shrubs required as per item 556 (30% minimum of shrubs required):	7 33

**legend**

trees	shrubs	site elements
<ul style="list-style-type: none"> <li>8 columnar aspen 6 @ 75mm caliper 5 @ 50mm caliper</li> <li>4 bottlebrush spruce 3m height low water</li> <li>3 prairie spire ash 75mm caliper</li> <li>3 medium shrubs in planters, dwarf dogwood or cranberry</li> </ul>	<ul style="list-style-type: none"> <li>5 lilac low water</li> <li>20 three-lobed spirea low water</li> <li>25 japanese barberry</li> <li>8 carpet juniper low water</li> <li>64 karl foerster grass</li> <li>68 lily of the valley spreading</li> <li>103 stella d'oro daylily</li> <li>11 clump grass</li> </ul>	<ul style="list-style-type: none"> <li>bench, refer to 2/DPL1</li> <li>trash receptacle, refer to 3/DPL1</li> <li>cafe furnishings, refer to 4/ DPL1</li> <li>planter, refer to 5/DPL1</li> <li>bike rack, refer to 6/DPL1</li> <li>fire hydrant</li> <li>power pole</li> </ul>
trees (located off property)	surface treatments	
	<ul style="list-style-type: none"> <li>concrete plaza</li> <li>concrete</li> <li>unit pavers</li> <li>wood chip mulch on planting bed</li> <li>irish moss</li> <li>planting by owner</li> <li>sod</li> </ul>	

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  - All walkways are plain concrete unless noted otherwise.
  - All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.
  - All landscape areas to be watered with a low-water, automatic underground irrigation system. Trees and shrubs with similar water requirements to be grouped together. Irrigation system to be confined to trees and shrubs only. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.

**818 studio**  
planning + design collaborative

1812 14a street sw calgary, ab t2t 3w6 p 403.244.8188 e info@818studio.ca

number	revision	date	by	approved
12	revisions to landscape area/bylaw calculations	2020-07-22	hnl	
11	revisions to landscape area/bylaw calculations	2020-07-21	jdp	
10	revisions for CoA	2020-07-17	jdp	
9	revisions to plaza, planters, planting plan	2020-07-08	jdp	
8	revise arch base remove door	2020-07-06	jdp	
7	revise arch base parking area	2020-07-03	jdp	
6	revise arch base	2020-07-02	jdp	
5	revise arch base DTR1	2020-06-30	jdp	
4	revise tree dimensions	2020-06-05	jdp	
3	revisions	2020-05-19	jdp	

number	revision	date	by	approved
3	DTR 1 response	2020-07-06		
2	issued for development permit	2020-05-14		
1	issued for coordination	2020-05-07		

issued for \_\_\_\_\_ date (y.m.d)

**1 landscape plan**  
1:100



**2 typical bench**  
nts



**3 typical waste receptacle**  
nts



**4 typical cafe furniture**  
nts



**5 typical plaza planter**  
nts



**6 typical bike rack**  
nts

supplier: landscape forms  
model: generation 50, traditional backless  
colour: ipe, black  
phone: (800) 430-6206 x 1326  
email: juliar@landscapeforms.com  
note: install as per manufacturer's standard specifications

supplier: landscape forms  
model: generation 50 litter  
colour: black, ipe  
phone: (800) 430-6206 x 1326  
email: juliar@landscapeforms.com  
note: install as per manufacturer's standard specifications

supplier: maglin  
model: kontur cafe table and chairs  
colour: black, ipe  
phone: (888) 271-8666  
email: jackie.nelsen@maglin.com  
note: moveable furnishings

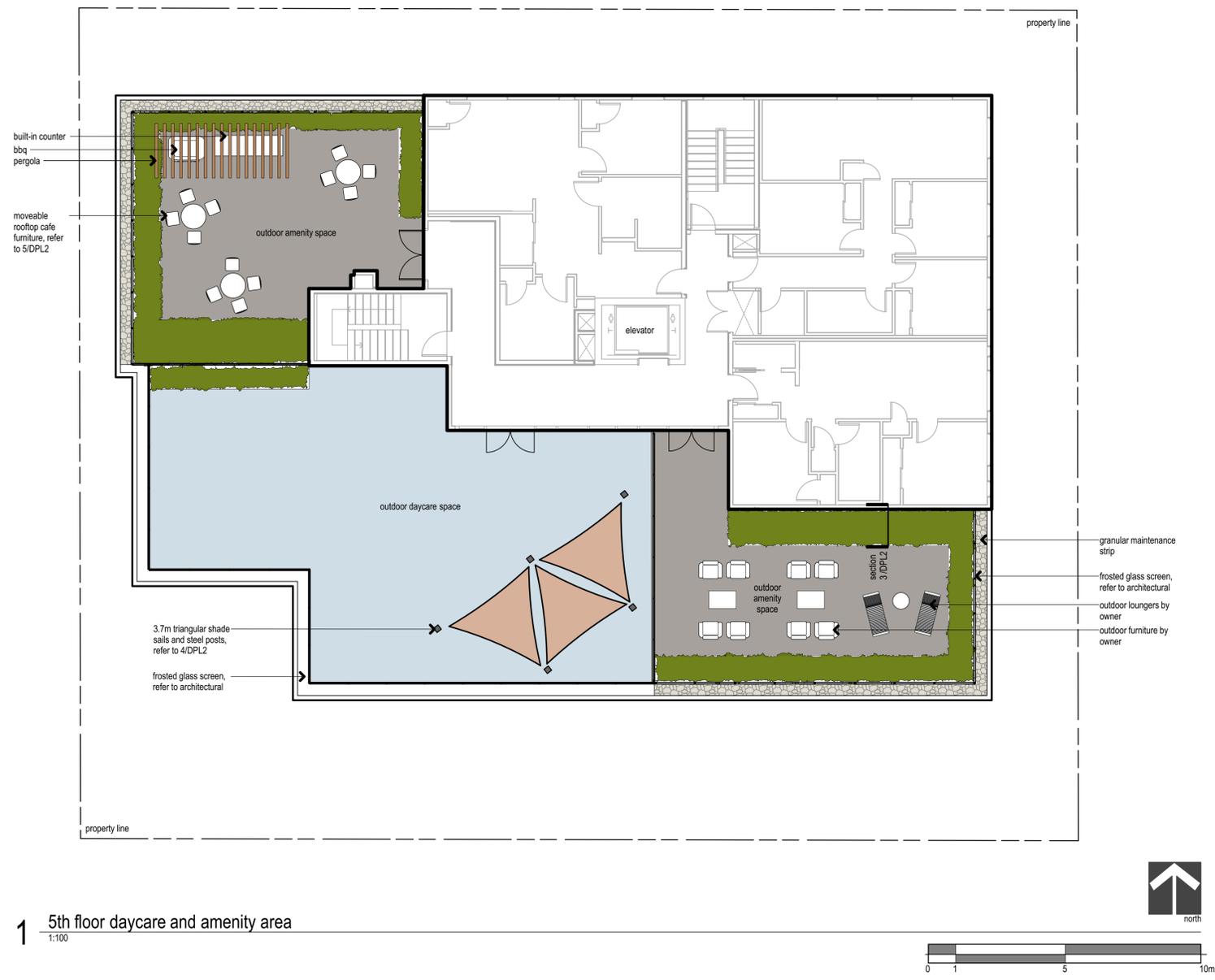
supplier: landscape forms  
model: plaza planter 36" wood  
colour: black, ipe  
phone: (800) 430-6206 x 1326  
email: juliar@landscapeforms.com  
note: planters to be moveable and on pedestal feet to accommodate existing drainage patterns. Planter to be insulated.

supplier: landscape forms  
model: fgp bike rack  
colour: black  
phone: (800) 430-6206 x 1326  
email: juliar@landscapeforms.com  
note: install as per manufacturer's standard specifications

project  
**OUC + TMS @ 7401**

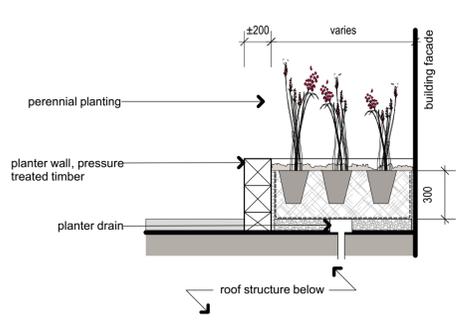
drawing  
**development permit landscape plan**

drawn	jdp	approved	trk
checked	jjk	project number	0107.22
date	2020/05/05	sheet	<b>DPL1</b>
scale	as shown		



1 5th floor daycare and amenity area  
1:100

2 section - perennial planting on structure  
1:25



3 triangular shade sail  
nts

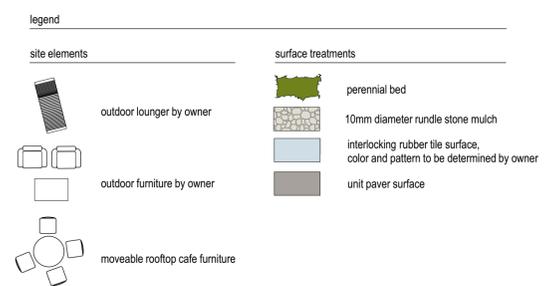


supplier: shade sails canada  
model: standard sized triangle sail (12x12x12)  
colour: cayenne  
phone: 1-855-899-8290  
email: info@shadesailsCanada.com  
note: install as per manufacturer's standard specifications

4 moveable rooftop cafe furniture  
nts



supplier: maglin  
model: kontur cafe table and chairs  
colour: orange  
phone: ((888) 271-8666  
email: jackie.neilsen@maglin.com  
note: moveable furnishings



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planning + design collaborative  
1812 14a street sw p 403.244.8188  
calgary, ab t2t 3w6 e info@818studio.ca

number	revision	date	by	approved
2	revise arch base 5th floor	2020-07-03	jsp	
1	revise arch base 5th floor	2020-05-19	jsp	
3	DTR 1 response	2020-07-06		
2	issued for development permit	2020-05-14		
1	issued for coordination	2020-05-07		

issued for \_\_\_\_\_ date (y.m.d) \_\_\_\_\_

project  
**OUC + TMS @ 7401**

drawing  
**development permit  
5th floor amenity area**

drawn	approved
checked	project number
date	sheet
scale	<b>DPL2</b>

0107.22