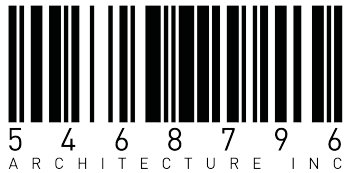




RUNDLE AFFORDABLE HOUSING

4225 26 Avenue N.E., Calgary, Alberta

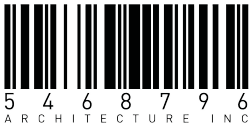
19-07-2021 RE-ISSUED FOR DTR2 RESPONSE



5 4 6 8 7 9 6
ARCHITECTURE INC



XARCHITECTURAL



5468796 ARCHITECTURE INC.
266 McDermot Ave
Winnipeg, MB. R3B 0S8
P: 204.480.8421
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Johanna Hurme | Architect, Principal
E: johanna@5468796.ca

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E: pablo@5468796.ca

A0.0	COVER PAGE
AG.0	GENERAL NOTES
AG.1	SPECIFICATIONS
AG.2	RENDERINGS
AG.3	SURVEY
AG.4	BLOCK PLAN
AG.5	DIAGRAMS
AG.6	WINDOW SCHEDULE
AG.7	SIGNAGE + DRIVEWAY + WASTE COLLECTION
A0.1	SITEPLAN - EXISTING + DEMOLITION
A0.2	SITEPLAN - PROPOSED
A0.3	SITE / VEHICULAR PLAN [CAR + FIRE + GARBAGE]
A1.1	LEVEL 01 - FLOOR PLAN
A1.2	LEVEL 02 - FLOOR PLAN
A1.3	LEVEL 03 - FLOOR PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
A2.5	BUILDING ELEVATIONS
A2.6	BUILDING ELEVATIONS
A2.7	BUILDING ELEVATIONS
A3.1	SECTION

LANDSCAPE



L. A. WEST CALGARY INC.
467 - 31st Ave NW
Calgary, AB, T2M 2P5
P: 403.233.0921

Launie Burrows | Landscape Architect
E: launie@lawestinc.ca

L1.1 LANDSCAPE PLAN

CIVIL



STANTEC ARCHITECTURE
200-325 25 Street SE
Calgary, AB. T2A 7H8
P: 403.716.8207

Michael Fernandes | P.Eng.
E: michael.fernandes@stantec.com

C1.1 SITE SERVICING PLAN
C1.2 GRADING PLAN



STANTEC ARCHITECTURE
200-325 25 Street SE
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ELECTRICAL



MULVEY + BANANI INTERNATIONAL (ALBERTA) INC.
700, 110 - 12th Avenue SW
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P: 403.262.7400

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E: darryl.knittle@mbeng.ca

STRUCTURAL



TRL & ASSOCIATES LTD.
100, 1615 - 10th Avenue SW
Calgary, AB. T3C 0J7
P: 403.244.4944

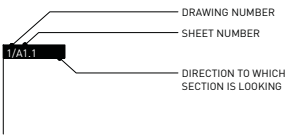
Jason Finnell | Structural Engineer
E: jasonfinnell@trleng.ca

Bryan Roney | Principal, Structural Engineer
E: bryanroney@trleng.ca

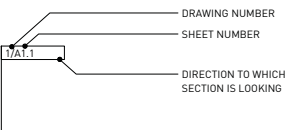
SYMBOL LEGEND:

WALL TYPE	W1
WINDOW TYPE	W01
DOOR NUMBERS	D001
EXISTING DOOR	
NEW DOOR	
FINISH TYPE	F-1
FLOOR TYPE	F1
ROOF TYPE	R1
NOTES	N1
GRIDLINE MARKER	1

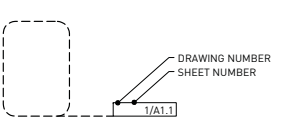
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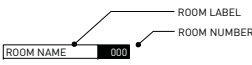
SECTIONS:



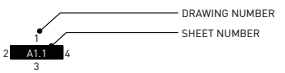
DETAILS:



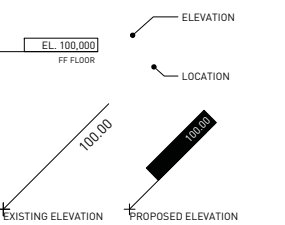
ROOM LABELS:



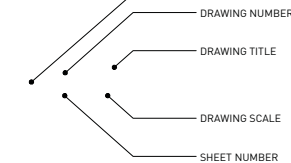
INTERIOR ELEVATIONS:



FLOOR CONSTRUCTION ELEVATIONS:



TITLES:



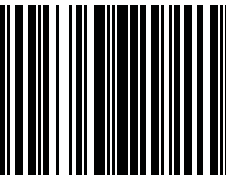
ABBREVIATIONS:

&	AND	PLAM	PLASTIC LAMINATE
ABV	ABOVE	PLBG	PLUMBING
APF	ABOVE FINISHED FLOOR	PR	PAIR
ALUM	ALUMINUM	PREF	PREFINISHED
ANOD	ANODIZED	PS	PRESSED STEEL
@	AT	PT	PRESSURE TREATED
ARCH	ARCHITECTURAL	PTF	PAINTED FINISH
AT	ACOUSTIC TILE	PL	PROPERTY LINE
AVB	AIR/VAPOUR BARRIER		
		R	RADIUS
BLDG	BUILDING	RD	ROOF DRAIN
BKLG	BLOCKING	REINF	REINFORCED
BRG	BEARING	REQ'D	REQUIRED
BS	BOTH SIDES	REV	REVISION, REVISED,
B TO B	BACK TO BACK	RO	ROUGH OPENING
		SH	SHEET FLOORING
CB	CATCH BASIN	SIM	SIMILAR
CF	CLEAR FINISH	SPC'D	SPECIFIED
CG	CORNER GUARD	SQ	SQUARE
CJ	CONTROL JOINT	ST	STEEL
CL	CENTRE LINE	STD	STANDARD
CLG	CEILING	STN	STAIN FINISH
CLR	CLEAR	STRUCT	STRUCTURAL
COL	COLUMN	SUSP	SUSPENDED
CONC	CONCRETE		
CONN	CONNECTION	TEMP	TEMPERED
CONT	CONTINUOUS	T6	TEMPERED GLASS
CORR	CORRIDOR	TO	TOP OF
CT	CERAMIC TILE	TYP	TYPICAL
C/W	COMPLETE WITH		
		U/N	UNLESS OTHERWISE NOTED
Ø	DIAMETER	U/S	UNDERSIDE
DIM	DIMENSION		
DN	DOWN	V	VARNISHED FINISH
DRWG	DRAWING	VERT	VERTICAL
DTL	DETAIL		
EL	ELEVATION	W	WIDE, WIDTH
EW	EACH WAY	W/	WITH
EA	EACH	W/D	WASHER/DRYER
ELEC	ELECTRICAL	WD	WOOD
EQ	EQUAL	WHC	WOOD HOLLOW CORE
EXIST	EXISTING	WSC	WOOD SOLID CORE
EJ	EXPANSION JOINT		
EXT	EXTERIOR		
FDN	FOUNDATION		
FE	FIRE EXTINGUISHER		
FEJ	FLOOR EXPANSION JOINT		
FIN	FINISHED		
FD	FLOOR DRAIN		
FFD	FUNNEL DRAIN		
FF	FINISHED FACE		
FLEX	FLEXIBLE		
FO	FACE OF		
FR	FRIDGE		
FRR	FIRE RESISTANCE RATING		
G	GRILL		
GA	GAUGE		
GBW	GYP SUM WALL BOARD		
GCB	GYP SUM CEILING BOARD		
GC	GENERAL CONTRACTOR		
GL	GLASS		
HM	HOLLOW METAL		
HMI	HOLLOW METAL INSULATED		
HORIZ	HORIZONTAL		
HR	HOUR		
HSDG	HERMETICALLY SEALED DOUBLE GLAZING		
HSS	HOLLOW STEEL SECTION		
HSTG	HERMETICALLY SEALED TRIPLE GLAZING		
HT	HEIGHT		
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
ID	INSIDE DIAMETER		
IF	INSIDE FACE		
INSUL	INSULATION		
INT	INTERIOR		
L	LENGTH		
m	METRE		
mm	MILLIMETRE		
MT	MOUNT		
MAT'L	MATERIAL		
MAX	MAXIMUM		
MDF	MEDIUM DENSITY FIBREBOARD		
MECH	MECHANICAL		
MET	METAL		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MN	MINUTE		
MO	MASONRY OPENING		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTRE		
OD	OUTSIDE DIAMETER		
OPN'G	OPENING		
OH	OVERHEAD		
OPP	OPPOSITE		
OV	OVEN		

PROJECT INFORMATION

PARCEL ADDRESS	
LEGAL:	CONDOMINIUM PLAN 791 0199
MUNICIPAL:	4225 - 26th Avenue NE
ZONING	
CURRENT:	MC-1 d100
PARCEL COVERAGE	
SITE AREA	14,538.26 m ² [1.45 ha]
LVL 01	3,138.16 m ²
LVL 02	5,004.79 m ²
LVL 03	5,004.79 m ²
FLOOR AREA RATIO	
TOTAL PROPOSED GFA	13,149.95 m ²
PROPOSED FAR	0.9
RESIDENTIAL DENSITY	
1 BEDROOM	34 UNITS
2 BEDROOMS	64 UNITS
3 BEDROOMS	31 UNITS
4 BEDROOMS	6 UNITS
TOTAL PROPOSED UNITS	135
UPH:	92.8
BUILDING HEIGHT	
MAX HEIGHT PERMITTED	14m
HEIGHT PROPOSED	14m
SETBACKS	
NORTH [LANE]	3.1m SB FROM P.L.
EAST [SIDEYARD]	1.2m SB FROM P.L.
SOUTH [LANE]	1.2m SB FROM P.L.
WEST [SIDEYARD]	4.57m SB FROM P.L.
AMENITY SPACE	
REQUIRED	675.00 m ²
COURTYARDS	1,313.00 m ²
AMENITY ROOMS	203.22 m ²
COMMON DECKS	70.91 m ²
PRIVATE PATIOS + BALCONIES	420.68 m ²
TOTAL	2,007.81 m ²
LANDSCAPE AREA	
AREA REQ'D	5,815.31 m ² [40.0%]
AREA PROV'D	5,807.95 m ² [37.76%]
SOFT LANDSCAPE	2,703.15 m ² [46.48%]
HARD LANDSCAPE	3,104.80 m ² [53.39%]
BICYCLE PARKING	
CLASS 1 REQ'D	68 [0.5 Stalls Per Dwelling]
CLASS 1 PROV'D	84
CLASS 2 REQ'D	14 [0.1 Stalls Per Dwelling]
CLASS 2 PROV'D	16
VEHICULAR PARKING	
MINIMUM STALLS	173 [151 Dwelling + 21 Visitor]
PROPOSED STALLS	156 [135 Dwelling + 21 Visitor]
VISITOR REQ'D	21 [0.15 Stalls Per Dwelling Unit]
VISITOR PROV'D	21
BARRIER FREE REQ'D	4
BARRIER FREE PROV'D	30
LOADING STALL REQ'D	1
LOADING STALL PROV'D	1

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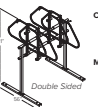
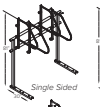
RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

GENERAL NOTES
Project
0624
Sheet

AG.0

ULTRA SPACE SAVER
Submittal Sheet



CAPACITY

Modular construction
1 Bike per arm

MATERIALS

Hanger is 1" diameter tube with 12" steel rod and retaining disk at each end.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel.
Crossbars are 1.25" sched. 40 galvanized pipe (0.660" OD).
Spacers are 2.375" OD plastic tubes with .28" wall thickness.

FINISHES

Black powder coat
Cross bars: hot dipped galvanized
Hanger rods: rubber coated
Spacers: plastic

☐ **Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGC polyester powder coat

☐ **Powder Coat (Exterior Use) Additional Cost**
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed at use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGC polyester powder coat

MOUNT OPTIONS

☐ **Floor Mount**
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.


☐ **Wall Mount**
A wall mounted unit which contains special brackets is also available.

☐ Include optional wheelstops

WHEEL STOPS


As a general rule of thumb, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.


www.dero.com | 1-888-337-6729

© 2017 Dero

MBR-1600-00008
Legacy # SCBR1600-S



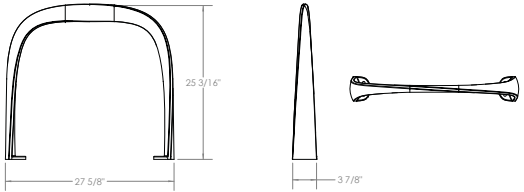
DESCRIPTION: 1600 Series - SC Bike Rack: Cast Aluminum, Surface Mount, 2 Bike Configuration


FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select MBR-1600-00008
Choose: - Powdercoat Color

HEIGHT: 25.19" (63.98cm) **LENGTH:** 27.62" (70.17cm) **WIDTH:** 3.375" (8.375cm) **WEIGHT:** 18.38lb (8.3kg)




1-800-716-5506
F 677-260-8353
www.maglin.com
info@maglin.com

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* Details and specifications may vary due to continuing improvements of our products.

1600 SERIES

- Signage / Use:**
- ☐ Waste
 - ☐ Recyclables
 - ☐ Paper
 - ☐ Cardboard
 - ☐ Glass
- ☐ Quick System (see page 21)
- Lid Type:** (see page 22)
- ☐ Standard lid:
 - ☐ all black
 - ☐ all blue
 - ☐ black with blue user lid
 - ☐ Standard lid with cardboard slot:
 - ☐ all black
 - ☐ all blue
 - ☐ black with blue user lid
 - ☐ Combination lid:
 - ☐ all black
 - ☐ all blue
 - ☐ black with blue user lid
 - ☐ Bear lid
- User Opening:**
- ☐ Full open (69 cm diameter)
 - ☐ Half open
 - ☐ 15 cm diameter
 - ☐ 30 x 15 cm rectangle
- ☐ Locking Latch (see page 24)
- ☐ User Lid Support (see page 25)
- Liner:** (see page 26)
- ☐ Standard lifting bag
 - ☐ Hard-sided lifting container
 - ☐ Semi-hard lifting bag
- Framing:** (see page 28)
- ☐ Eco[®] plastic framing
 - ☐ cedar
 - ☐ mahogany
 - ☐ Recycled plastic framing
 - ☐ red
 - ☐ orange
 - ☐ cedar
 - ☐ beige
 - ☐ green
 - ☐ blue
 - ☐ grey
 - ☐ black
 - ☐ Aluminum framing
 - ☐ silver

M-5000

Capacity: 5,000 L / 6.5 yd³



moLOK[®] 3

8	Re-issued for DTR2 Response	19.07.2021
7	Re-issued for DTR2 Response	06.07.2021
6	Re-issued for DTR2 Response	29.06.2021
5	Issued for DTR2 Response	22.06.2021
4	Issued for DTR1 Response	30.04.2021
3	Issued for Costing	28.01.2021
2	Re-issued for DP	22.09.2020

Drawn By: JY
Checked By: PB
Printing Date: 19/07/21

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RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

SPECIFICATIONS Project
0624
Sheet
AG.1


1 CLASS 1 WALL MOUNTED RACK
AG.1 SCALE: N/S






LIGHT TYPE: A

4 OUTDOOR SURFACE CEILING MOUNT
AG.1 SCALE: N/S

2 CLASS 2 FLOOR MOUNTED RACK
AG.1 SCALE: N/S



WDGE2 LED
Architectural Wall Sconce

   Buy American

Specifications

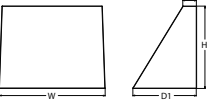
Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)



WDGE LED Family Overview

Luminaire	Standard EM, 0°C		Sensor	Lumens (MANS)							
	P1	P2		P3	P4	P5	P6	P7	P8		
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—	—	—
WDGE2 LED	10W	18W	Standard / night	1,200	2,000	3,000	4,500	6,000	—	—	—
WDGE3 LED	15W	18W	Standard / night	2,500	4,500	10,000	12,000	—	—	—	—
WDGE4 LED	—	—	Standard / night	12,000	16,000	18,000	20,000	22,000	25,000	—	—

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT 5RM DOBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped separately	
WDGE2 LED	P1	P10W	27K	2700K	80CRI	VF	MVOLT	Shipped included
	P2	P10W	30K	3000K	90CRI	VF	30W	Shipped included
	P3	P10W	35K	3500K	90CRI	VF	30W	Shipped included
	P4	P10W	40K	4000K	90CRI	VF	30W	Shipped included
P5	P10W	50K	5000K	90CRI	VF	30W	Shipped included	

Options

Option	Description
EBR	Emergency battery backup, Certified to CA Title 20 (MADEBS 600, 0°C min)
EDWB	Emergency battery backup, Certified to CA Title 20 (MADEBS 1000, 0°C min)
EDWBC	Emergency battery backup, Certified to CA Title 20 (MADEBS 1500, 0°C min)
P4	PhotoCell, Button Type
DS	Dual switching system with 2 drivers and 2 light engines; see page 1 for details
DMC	0-10V dimming system pulled outside fixture (for use with an external control, ordered separately)
ICE	Bottom conduit entry for back box (PBBB). Total of 4 entry points.

Standard Sensor Controls (only available with P10W, P20W & P30W)

Option	Description
PBB	Bi-level (100/50%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PBBW	Bi-level (100/50%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PBBHFCW	Bi-level (100/50%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PBBHFCWV	Bi-level (100/50%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.


Networked Sensor Controls (only available with P10W, P20W & P30W)

Option	Description
NETARZ PIR	LightW@re Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NETARZ PIRW	LightW@re Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

Finish

Option	Description
DOBDD	Dark bronze
DOBLO	Black
DOBAL	Natural aluminum
DOBWD	White
DOBOW	Landscape
DOBTD	Textured dark bronze
DOBTDL	Textured black
DOBTDW	Textured natural aluminum
DOBTDV	Textured white
DOBTDLW	Textured landscape

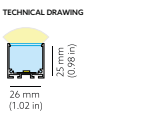
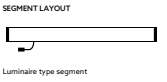
Technical Drawing


26 mm (1.02 in)
25 mm (0.98 in)

LIGHT TYPE: B

5 OUTDOOR WALL MOUNT
AG.1 SCALE: N/S

3 MOLOK GARGAGE SYSTEM
AG.1 SCALE: N/S



LIGHT TYPE: C

6 OUTDOOR LED LINEAR
AG.1 SCALE: N/S



1 RENDERING
AG.2 SCALE: N/A



2 RENDERING
AG.2 SCALE: N/A



3 RENDERING
AG.2 SCALE: N/A



4 RENDERING
AG.2 SCALE: N/A

8	Re-issued for DTR2 Response	19.07.2021
7	Re-issued for DTR2 Response	06.07.2021
5	Issued for DTR2 Response	22.06.2021
4	Issued for DTR1 Response	30.04.2021
3	Issued for Costing	28.01.2021
2	Re-Issued for DP	22.09.2020
1	Issued for DP	10.08.2020

Drawn By: JY
Checked By: PB
Printing Date: 19/07/21

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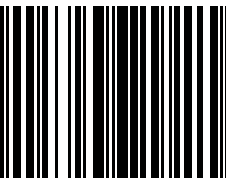
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RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

RENDERINGS Project
0624
Sheet
AG.2

SHEET 2 OF 2

SITE PLAN
SHOWING SURVEY OF
RUNDLE MANOR CONDOMINIUMS

AFFECTING
CONDOMINIUM PLAN 791 0199

WITHIN THE
N.W. 1/4 Sec.27, Twp.24, Rge. 29, W4M
CALGARY, ALBERTA 2020

SCALE: 1:250

LEGEND

The following symbols may appear on this plan:

Statutory iron posts are shown thus:	•
Temporary survey points are shown thus:	×
Iron bars are shown thus:	—
Alberta Survey Control Markers found shown thus:	⊕
Geo-reference point shown thus:	⊕
Catch basins shown thus:	⊕
Fire Hydrants shown thus:	⊕
Manholes shown thus:	⊕
Pole anchors shown thus:	⊕
Power poles shown thus:	⊕
Flag poles shown thus:	⊕
Sign posts shown thus:	⊕
Outdoor Spot/Lamp Lights:	⊕
Street Lights (Lamp Standards) (Gulls shown thus:	⊕
Traffic signal (pole bases) shown thus:	⊕
Trees shown thus:	⊕
Water valves shown thus:	⊕
Reel shown thus:	⊕
Electrical Plug (Underground) shown thus:	⊕
Electrical line (underground) shown thus:	—
Electrical line (overhead) shown thus:	—
Fence line (link fence) shown thus:	—
Fence line (cable wire) shown thus:	—
Telus/Fibre Optic line shown thus:	—
Gas line shown thus:	—
Sanitary line shown thus:	—
Burn line shown thus:	—
Water line shown thus:	—
Parking stalls/ Lane lines shown thus:	—
Concrete Pathway/Pad shown thus:	—

Area of future development contains 1.45 ha and shown outlined thus:

Property line is shown outlined thus:

NOTES

Distances and elevations are in metres and decimals thereof.
Bearings are grid bearings and are derived from GNSS observations at ASCM 311787.
Datum: NAD83 (Original)
Projection: UTM
Reference Meridian: 114° West
Combined Scale Factor: 0.999722
GNSS derived grid coordinates of the Geo-reference point: 5660035.10 m N
1825.56 m E
Elevations shown are Geoidic and are derived from Alberta Survey Control Marker 311787 (elevation:1057.581)
Contours are shown thus:

Building shapes and dimensions within property area confirmed by survey.
Underground utility and Services lines shown are copied from the City of Calgary - CAD read only (CAD) files except where noted otherwise. No warranty or representation as to the completeness or accuracy of said reproduction or information thereon is made.

WARNING: Shallow utility companies should be contacted prior to construction for the most current information.

ABBREVIATIONS

The following abbreviations may appear on this plan:	
A.....	Arc Length
AB.....	Abandoned
A.G.L.....	Above Ground Level
ARV.....	Access Right of Way
A.L.S.....	Alberta Land Surveyor
AM.....	Access Marking
ASCM.....	Alberta Survey Control Marker
BOC.....	Back of curb
BOW.....	Back of walk
C.....	Center
C.O.....	Certificate of Title
CB.....	Catch Basin or Chord Bearing
CC.....	Calculated
CON.....	Concrete
CON.....	Coniferous
DMS.....	Digital Aerial Survey
D.H.....	Drill Hole
DEM.....	Deed
ED.....	Edge of Pavement
ELEV.....	Elevation
ER.....	Environmental Reserve
Est.....	Established
F.....	Found
FDW.....	Face of walk
GFA.....	Gross Floor Area
GNSS.....	Global Navigation Satellite System
GT.....	Grated Top
H.....	Heard
IRT.....	Interlocking Rail Transit
LRT.....	Light Rail Transit
L.S.....	Left of Subdivision
LOG.....	Log of Gutter
M.....	Mound or Meridian
MA.....	Manhole
M.....	Mark
MA.....	Marked
Mon.....	Monitoring
MP.....	Marker Post
MR.....	Municipal Reserve
MSR.....	Municipal and School Reserve
N.....	North
NAD83.....	North American Datum of 1983
ODRW.....	Overland Drainage Right of Way
PL.....	Property Line
P.A.S.....	Pole Anchor Site
P.P.....	Park Plus Play Machine
PP.....	Planned
PP.....	Position
PP.....	Power Pole
PP.....	Public Utility Lot
R.....	Radius or Radial
R.....	Re-established
Ref.....	Reference
RE.....	Revised
RP.....	Geo-reference Point
RSE.....	Range
S.....	South
SA.....	Sanitary
SEC.....	Section
STM.....	Storm
STM.....	2° Transverse Mercator
TOD.....	Top of Curb
TOW.....	Township
TUC.....	Transportation & Utility Corridor
UTW.....	Utility Right of Way
W.....	West
WCF.....	Wheel Chair Ramp
W.....	Right of Way
MA.....	Central Angle of Curve

REGISTERED OWNER
THE CITY OF CALGARY - CALGARY PROPERTIES LTD.

ADDRESS:
4225 26 AVENUE N.E.

SURVEYOR
STEVE MEEHAN, A.L.S.

Surveyed between the dates of March 9th, 2020 and March 11, 2020 in accordance with the provisions of the Survey Act unless otherwise noted.

THE CITY OF CALGARY	
Field Surveying Services Division	
800 Macleod Trail SE, Calgary, AB T2P 2M5	
Date: March 17, 2020	Surveyed by: GKSA
File No: 120514	Drawn by: EDO
Drawing Name: 120514-SITE.dwg	Checked: SM

RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

SURVEY

Project
0624
Sheet

AG.3



5 4 6 8 9 6
ARCHITECTURE INC
266 McDermot Ave
Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

SURVEY

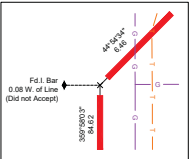
Project
0624
Sheet

AG.3

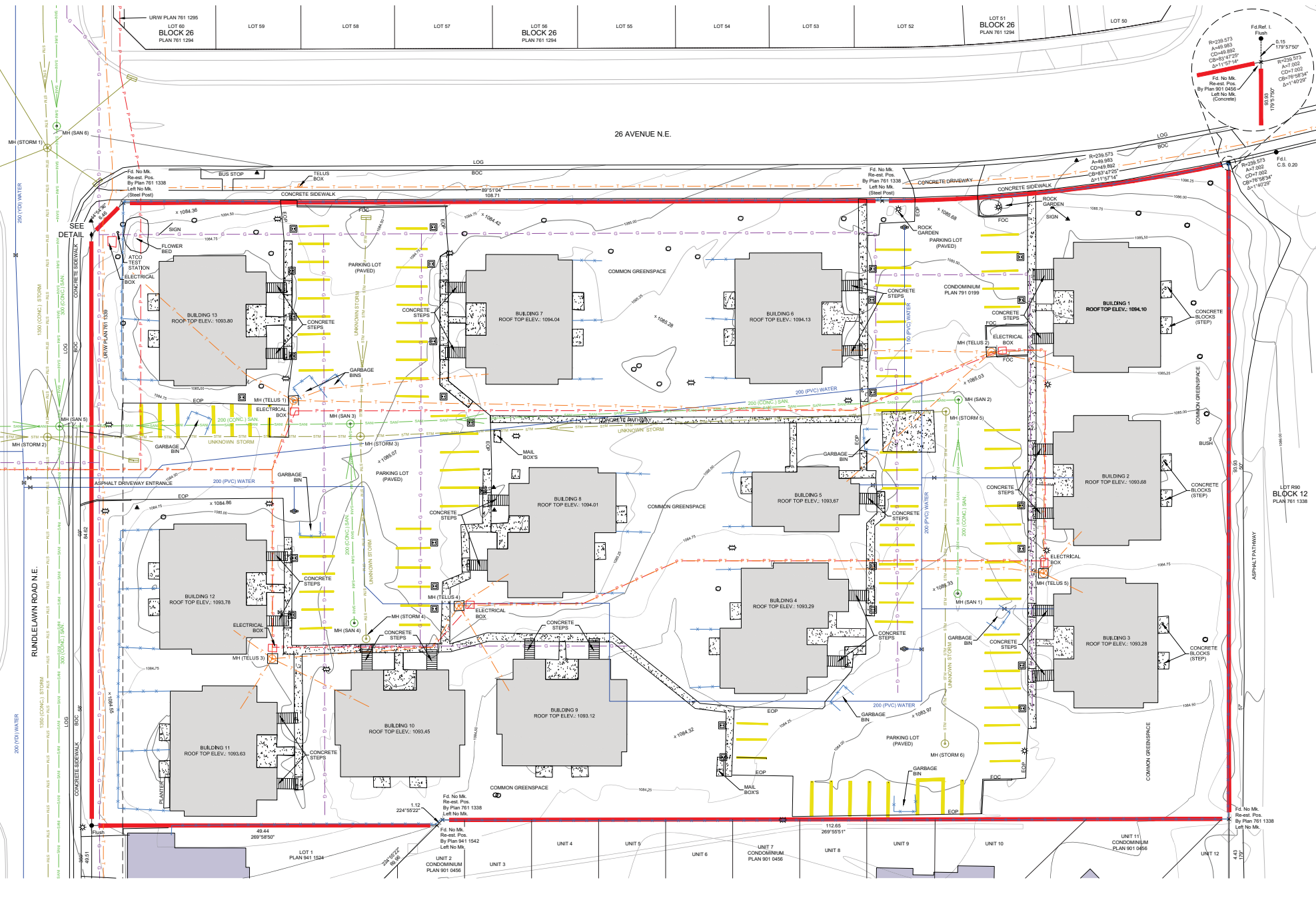
STORM MANHOLE DESCRIPTIONS		
ID	RIM ELEVATION (m)	INVERT DIRECTION / ELEVATION (m)
MH (STORM 1)	1083.95	(N) 1078.72 (NE) 1082.24 (SE) 1082.32 (S) 1078.71 (SW) 1081.25 (W) 1082.25
MH (STORM 2)	1084.10	(N) 1078.58 (E) 1079.10 (S) 1078.56
MH (STORM 3)	1084.52	(N) 1081.24 (E) 1081.54 (S) 1081.82 (W) 1081.61
MH (STORM 4)	1084.83	(N) 1082.17
MH (STORM 5)	1084.54	(S) 1082.05 (W) 1082.00
MH (STORM 6)	1083.88	(N) 1082.26 (S) 1082.33

SANITARY MANHOLE DESCRIPTIONS		
ID	RIM ELEVATION (m)	INVERT DIRECTION / ELEVATION (m)
MH (SAN 1)	1084.24	(N) 1081.46 (E) 1081.41
MH (SAN 2)	1084.94	(NE) 1081.19 (S) 1081.15 (W) 1081.13
MH (SAN 3)	1084.98	(E) 1080.33 (S) 1080.58 (W) 1080.52
MH (SAN 4)	1084.77	(N) 1081.41 (SE) 1081.47 (S) 1081.52 (W) 1081.45
MH (SAN 5)	1084.01	(N) 1077.73 (E) 1077.97 (S) 1077.71
MH (SAN 6)	1084.03	(S) 1077.29 (S) 1077.97

TELUS MANHOLE DESCRIPTIONS	
ID	RIM ELEVATION (m)
MH (TELUS 1)	1085.03
MH (TELUS 2)	1085.50
MH (TELUS 3)	1085.24
MH (TELUS 4)	1085.38
MH (TELUS 5)	1084.84



DETAIL
NOT TO SCALE



1 SURVEY
AG.3 SCALE: NTS



LEGEND:

EXTERIOR OPENINGS
[windows, doors, overhead doors]

EDGE OF GROUND FLOOR

8	Re-issued for DTR2 Response	19.07.2021
7	Re-issued for DTR2 Response	06.07.2021
6	Re-issued for DTR2 Response	29.06.2021
5	Issued for DTR2 Response	22.06.2021
4	Issued for DTR1 Response	30.04.2021
3	Issued for Costing	28.01.2021
2	Re-issued for DP	22.09.2020

Drawn By: JY
Checked By: PB
Printing Date: 19/07/21

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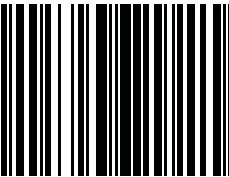
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RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

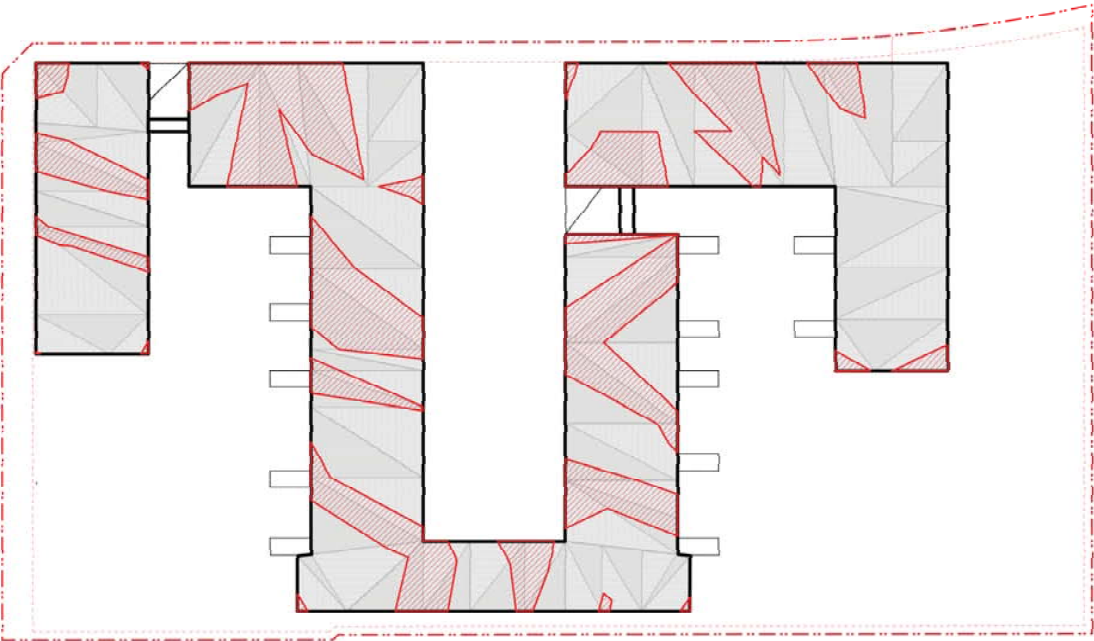
BLOCK PLAN
Project
0624
Sheet
AG.4



LEGEND:

HARDSCAPE	
SOFTSCAPE	

SITE AREA	14,538.26 m²
REQ. LANDSCAPE AREA	5,815.31 m² [40% OF SITE AREA]
LANDSCAPE AREA PROVIDED	5,807.95 m² [37.76% OF SITE AREA]
HARDSCAPE	2,703.15 m ² [46.48% OF REQ. LANDSCAPE AREA]
SOFT LANDSCAPE	3,104.80 m ² [53.39% OF REQ. LANDSCAPE AREA]



LEGEND:

AREA OF BUILDING ABOVE 12m
AREA OF BUILDING ABOVE 14m

AREA @ 10m HORIZONTAL PLANE = 5,004.79 sqm
*MEASURED FROM NEAREST GRADE ELEVATION
AREA @ 12m HORIZONTAL PLANE = 1,540.26 sqm [31.2%]
*MEASURED FROM NEAREST GRADE ELEVATION
ROOF AREA ABOVE 14m = 0.0 sqm [0%]

LEGEND:

EXTERIOR OPENINGS
[windows, doors, overhead doors]

8 Re-issued for DTR2 Response 19.07.2021
7 Re-issued for DTR2 Response 06.07.2021
6 Re-issued for DTR2 Response 29.06.2021
5 Issued for DTR2 Response 22.06.2021
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Checked By: PD
Printing Date: 19/07/21

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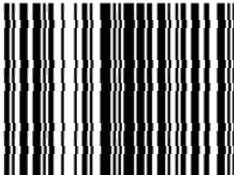
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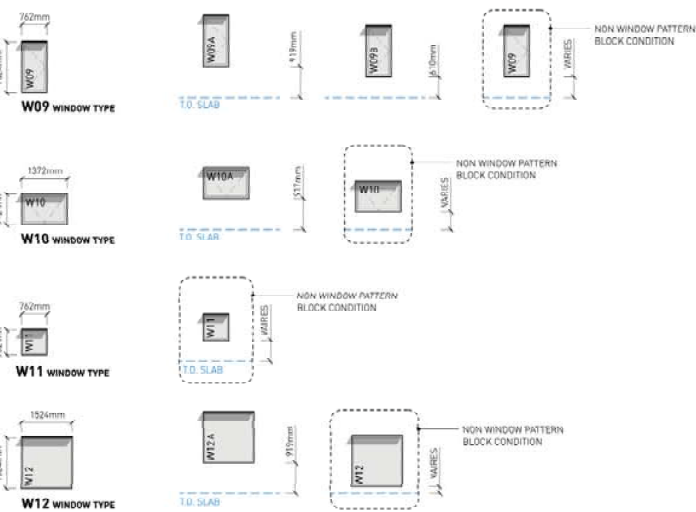
4225 26 AVENUE N.E., CALGARY, AB

DIAGRAMS Project
0624
Sheet

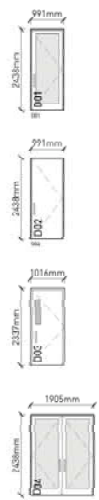
AG.5

WINDOW TYPES

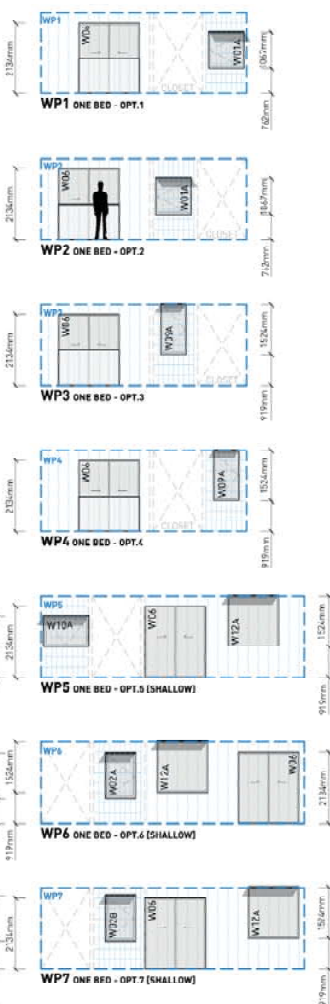
NOTES: WINDOW SCHEDULE DOES NOT INCLUDE ALL STOREFRONT
AND/OR CURTAIN WALL CONDITIONS OR EXTERIOR DOOR TYPES



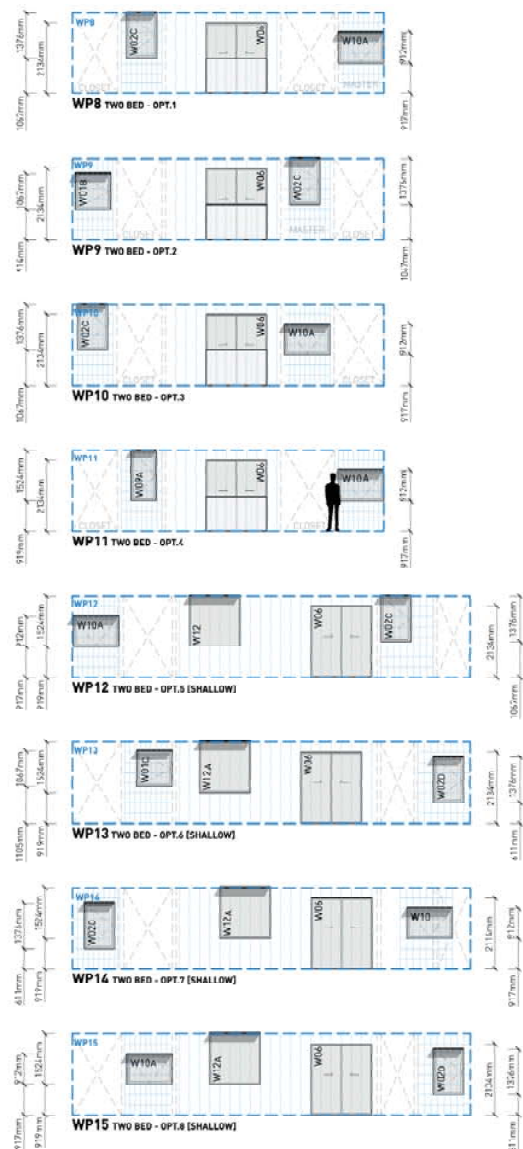
DOOR TYPES



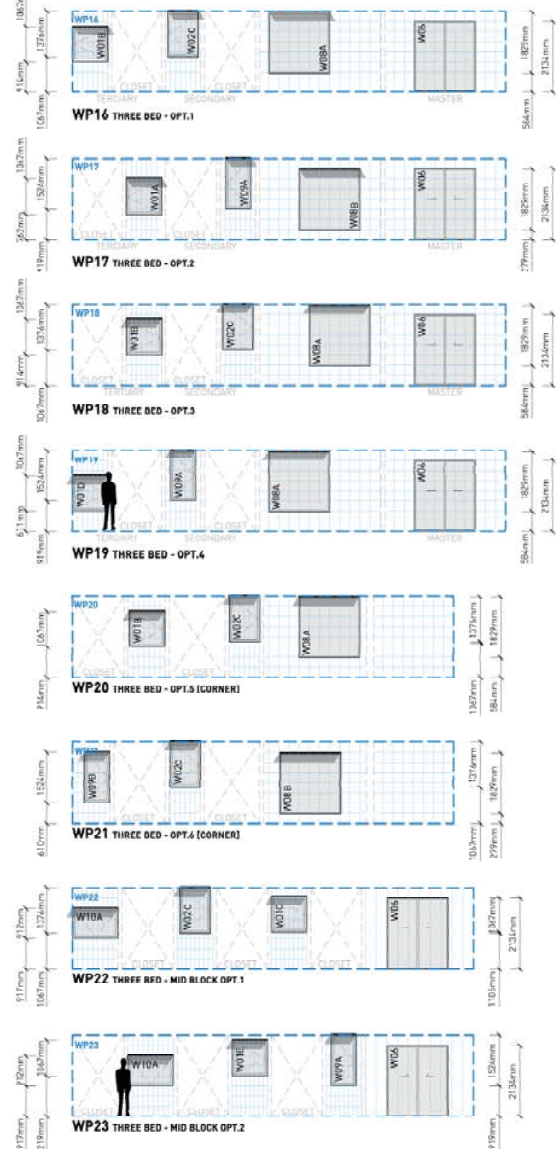
WINDOW PATTERN BLOCKS ONE BED



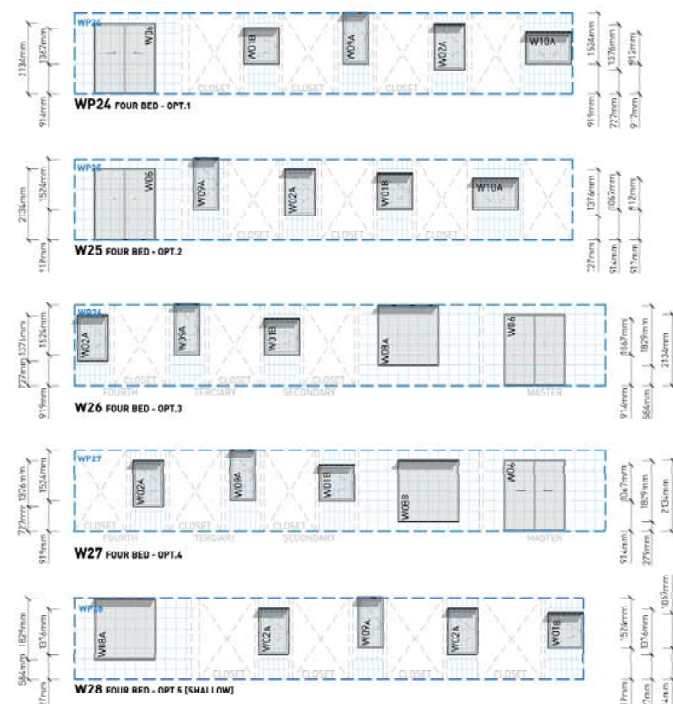
TWO BED



THREE BED



FOUR BED



- 8 Re-issued for DTR2 Response 19.07.2021
- 7 Re-issued for DTR2 Response 06.07.2021
- 6 Re-issued for DTR2 Response 29.04.2021
- 5 Issued for DTR2 Response 29.04.2021
- 4 Issued for DTR1 Response 30.04.2021
- 3 Issued for Costing 28.01.2020
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Drawn By: JY
Checked By: PB
Printing Date: 18/07/21

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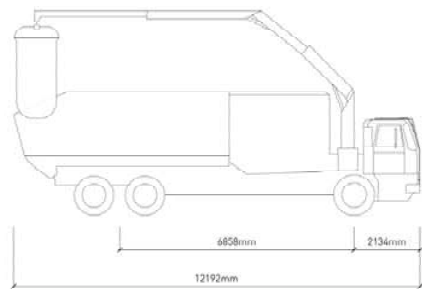
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RUNDLE MANOR
AFFORDABLE HOUSING

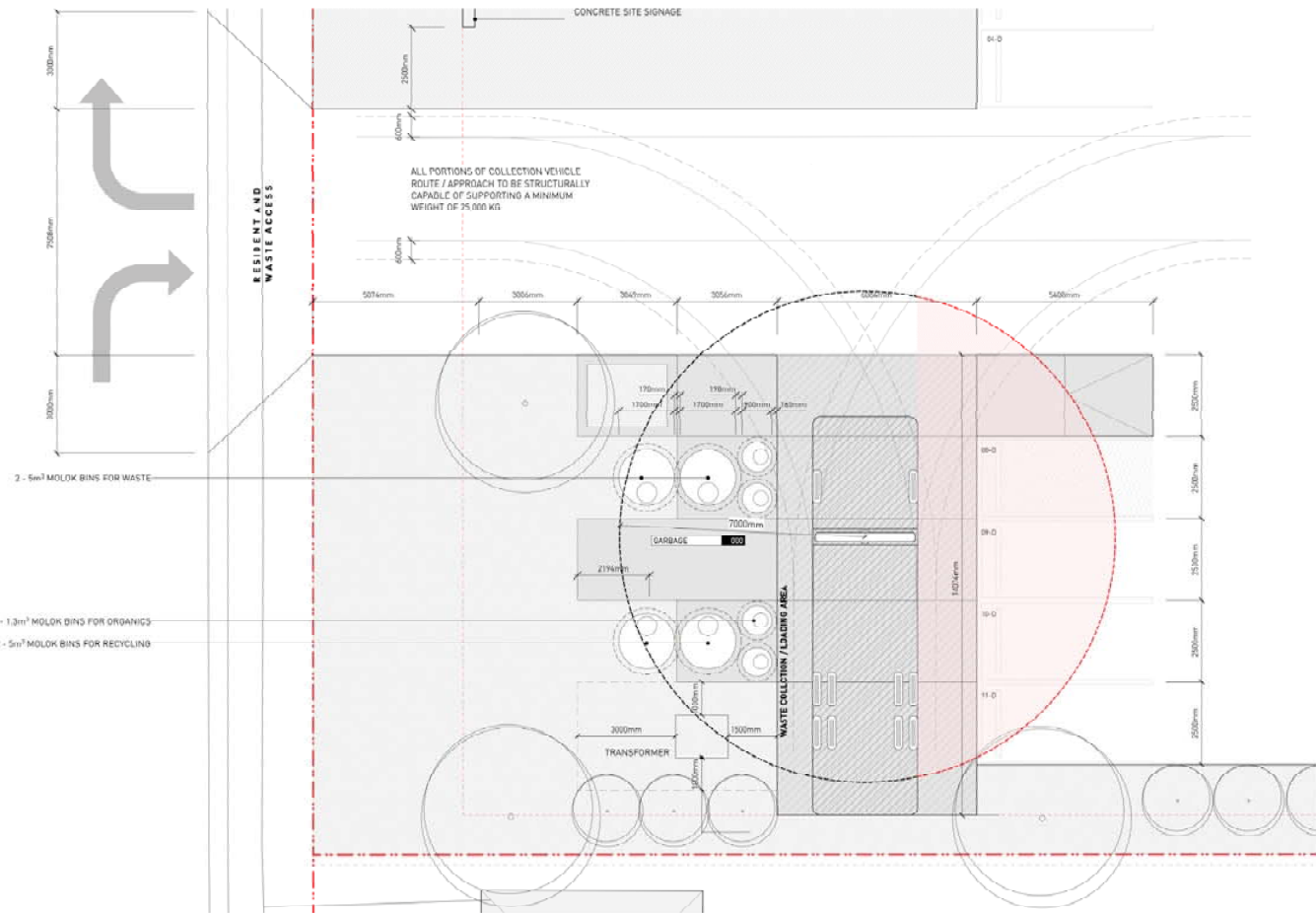
4225 26 AVENUE N.E., CALGARY, AB

WINDOW SCHEDULE Project
0624
Sheet

AG.6



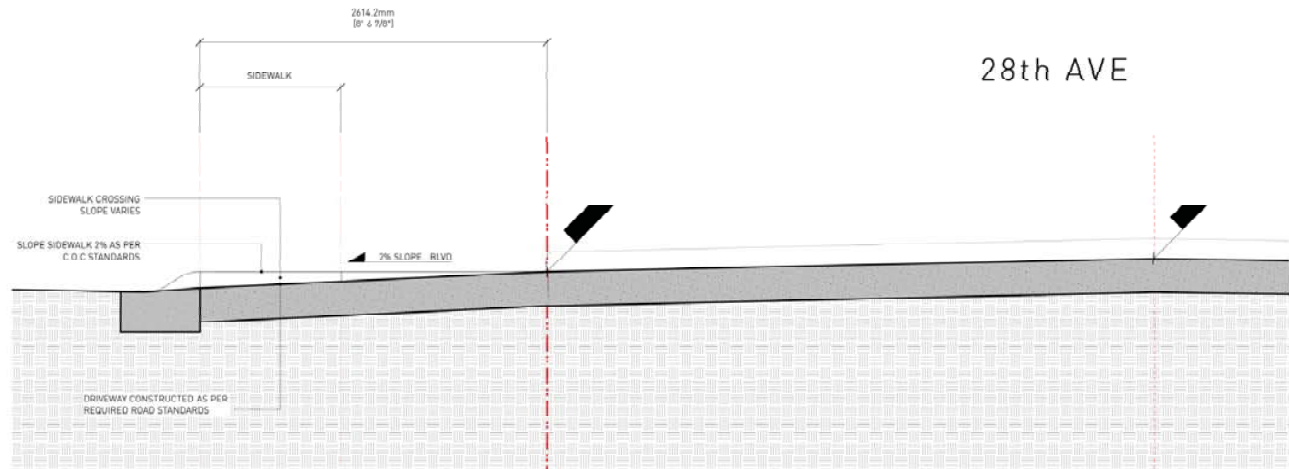
1 MOLOK COLLECTION VEHICLE
AG.7 SCALE: 1/20



2 GARBAGE COLLECTION AREA
AG.7 SCALE: 1/100



3 SIGNAGE ELEVATION
AG.7 SCALE: 1/50



4 ENTRIT DRIVEWAY SECTION
AG.7 SCALE: 1/20

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6	Re-issued for DTR2 Response	29.04.2021
5	Issued for DTR2 Response	27.04.2021
4	Issued for DTR1 Response	30.04.2021
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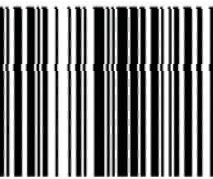
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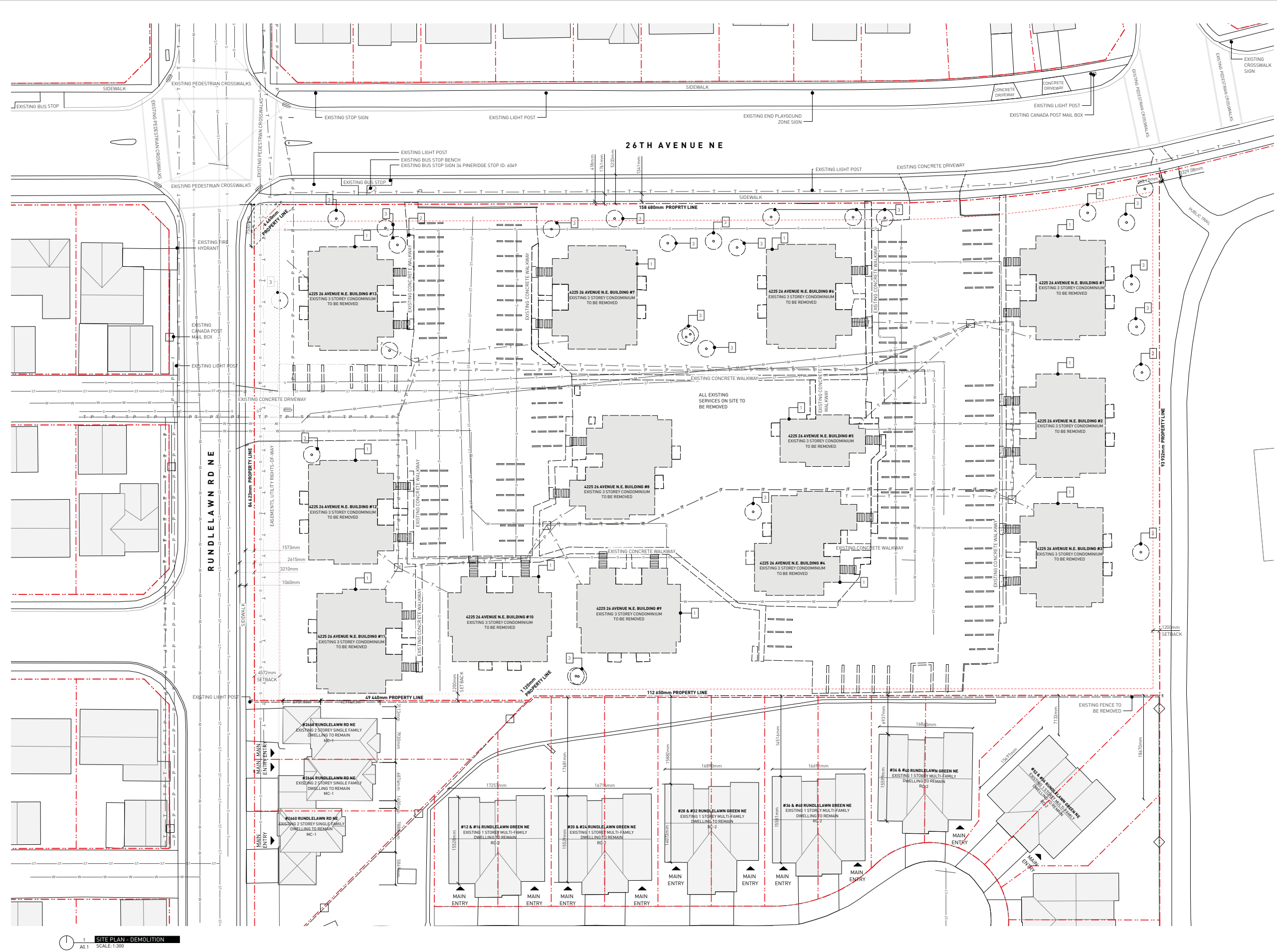
RUNDLE MANOR
AFFORDABLE HOUSING

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SIGNAGE + DRIVEWAY +
WASTE COLLECTION

Project:
0624
Sheet

AG.7



- LEGEND:**
- EXISTING STRUCTURE (TO BE REMOVED)
 - EXISTING LANDSCAPE (TO BE REMOVED)
 - EXISTING NEIGHBORING STRUCTURE
 - PROPERTY LINE
 - SETBACK LINE
 - EXISTING OVERHEAD ELECTRICAL LINE
 - EXISTING GAS LINE
 - EXISTING WATER MAIN
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE

- GENERAL NOTES**
- ALL EXISTING DWELLINGS, GARAGES AND ACCESSORY STRUCTURES TO BE DEMOLISHED WITHIN AMALGAMATED DEVELOPMENT PARCEL AS SHOWN. PREPARE AREA FOR NEW BUILDING FOUNDATION EXCAVATION.
 - REMOVE EXISTING HARDSCAPING, INCLUDING ASPHALT PAVING, CONCRETE DRIVEWAYS, SIDEWALKS, CONCRETE / WOOD WALKWAYS, BOLLARDS, FENCES, WOOD DECKS, STEPS AND LANDINGS. PREPARE FOR NEW BUILDING FOUNDATION EXCAVATION.
 - REMOVE EXISTING TREES / SHRUBS AND ROOTS. PREPARE FOR NEW BUILDING FOUNDATION EXCAVATION.

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**RUNDEL MANOR
AFFORDABLE HOUSING**
4225 26 AVENUE N.E., CALGARY, AB
SITE PLAN - EXISTING +
DEMOLITION
Project 0624
Sheet
A0.1

LEGEND:

- EXISTING STRUCTURE (TO BE REMOVED)
- EXISTING LANDSCAPE (TO BE REMOVED)
- EXISTING NEIGHBORING STRUCTURE
- PROPERTY LINE
- SETBACK LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- TREES
- SIAMESE CONNECTION
- PICNIC TABLE
- CLASS 2 BIKE RACK

- 8 Re-issued for DTR2 Response 19.07.2021
- 7 Re-issued for DTR2 Response 06.07.2021
- 6 Re-issued for DTR2 Response 29.06.2021
- 5 Issued for DTR2 Response 22.06.2021
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Printing Date: 19/07/21

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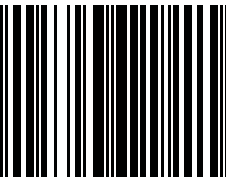
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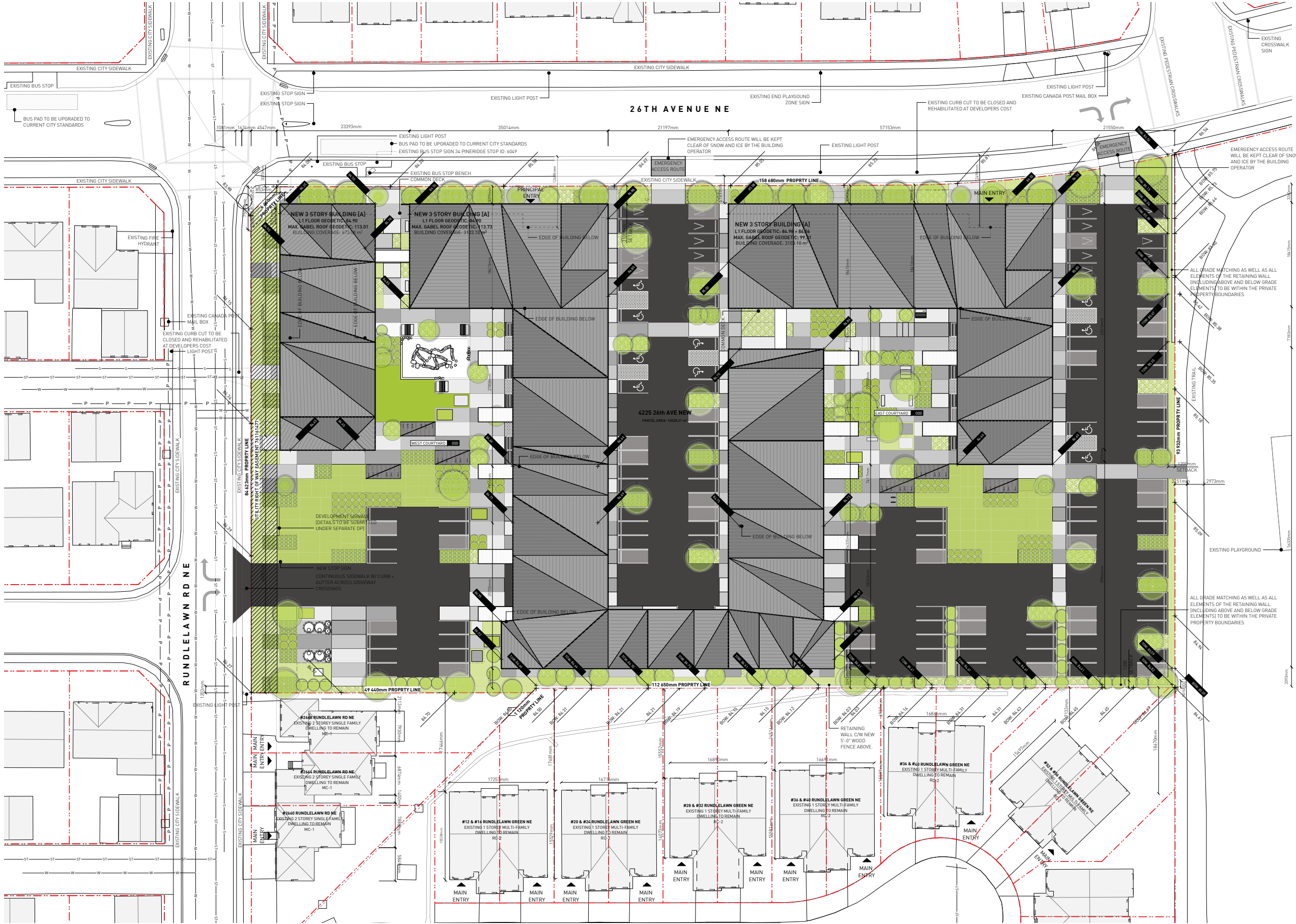
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RUNDLE MANOR
AFFORDABLE HOUSING

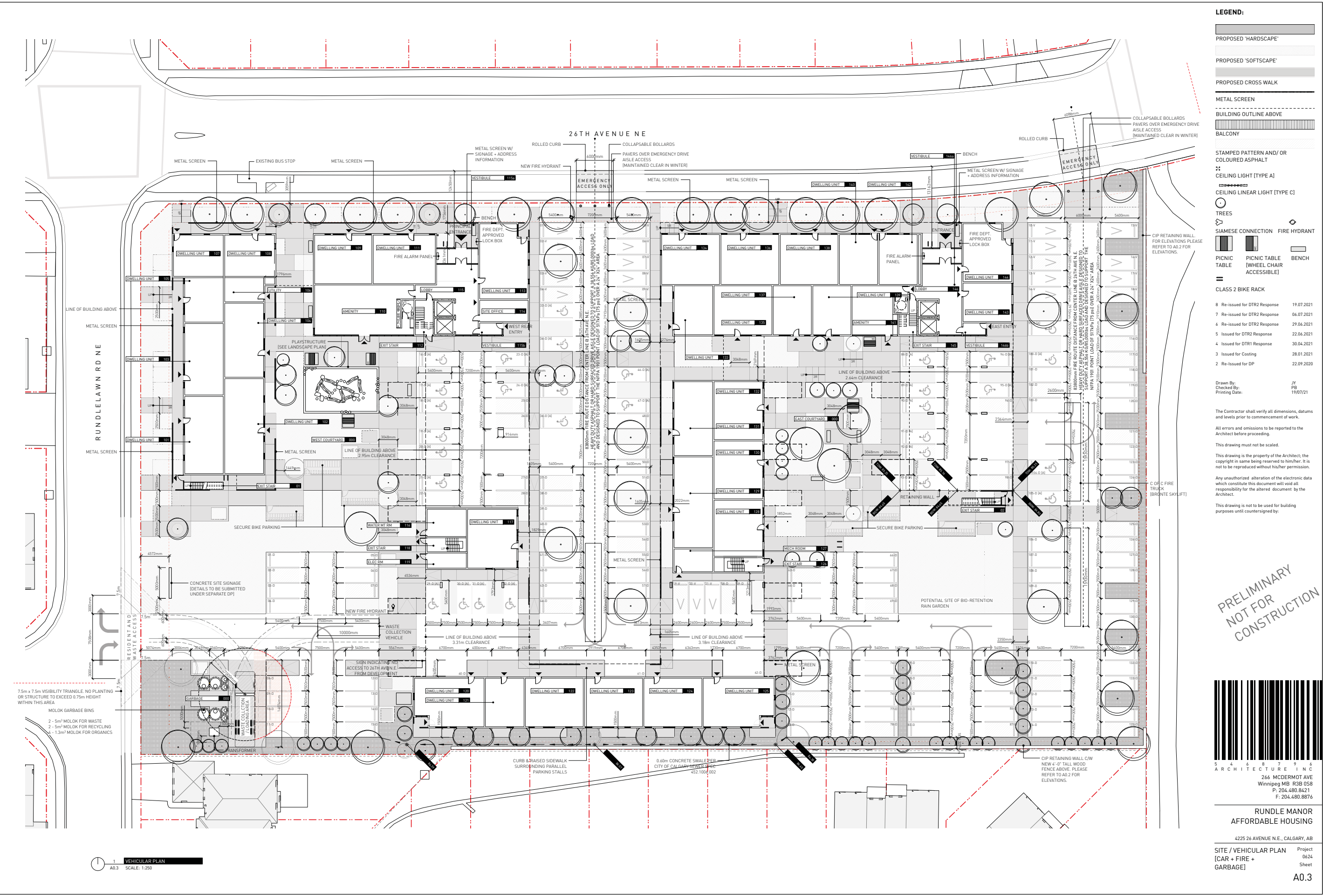
4225 26 AVENUE N.E., CALGARY, AB

SITE PLAN - PROPOSED Project
0624
Sheet

A0.2



1 SITE PLAN - PROPOSED
A0.2 SCALE: 1:300



LEGEND:

PROPOSED 'HARDSCAPE'

PROPOSED 'SOFTSCAPE'

PROPOSED CROSS WALK

METAL SCREEN

BUILDING OUTLINE ABOVE

BALCONY

STAMPED PATTERN AND/OR COLOURED ASPHALT

CEILING LIGHT [TYPE A]

CEILING LINEAR LIGHT [TYPE C]

TREES

SIAMSESE CONNECTION

PICNIC TABLE

PICNIC TABLE [WHEEL CHAIR ACCESSIBLE]

BENCH

CLASS 2 BIKE RACK

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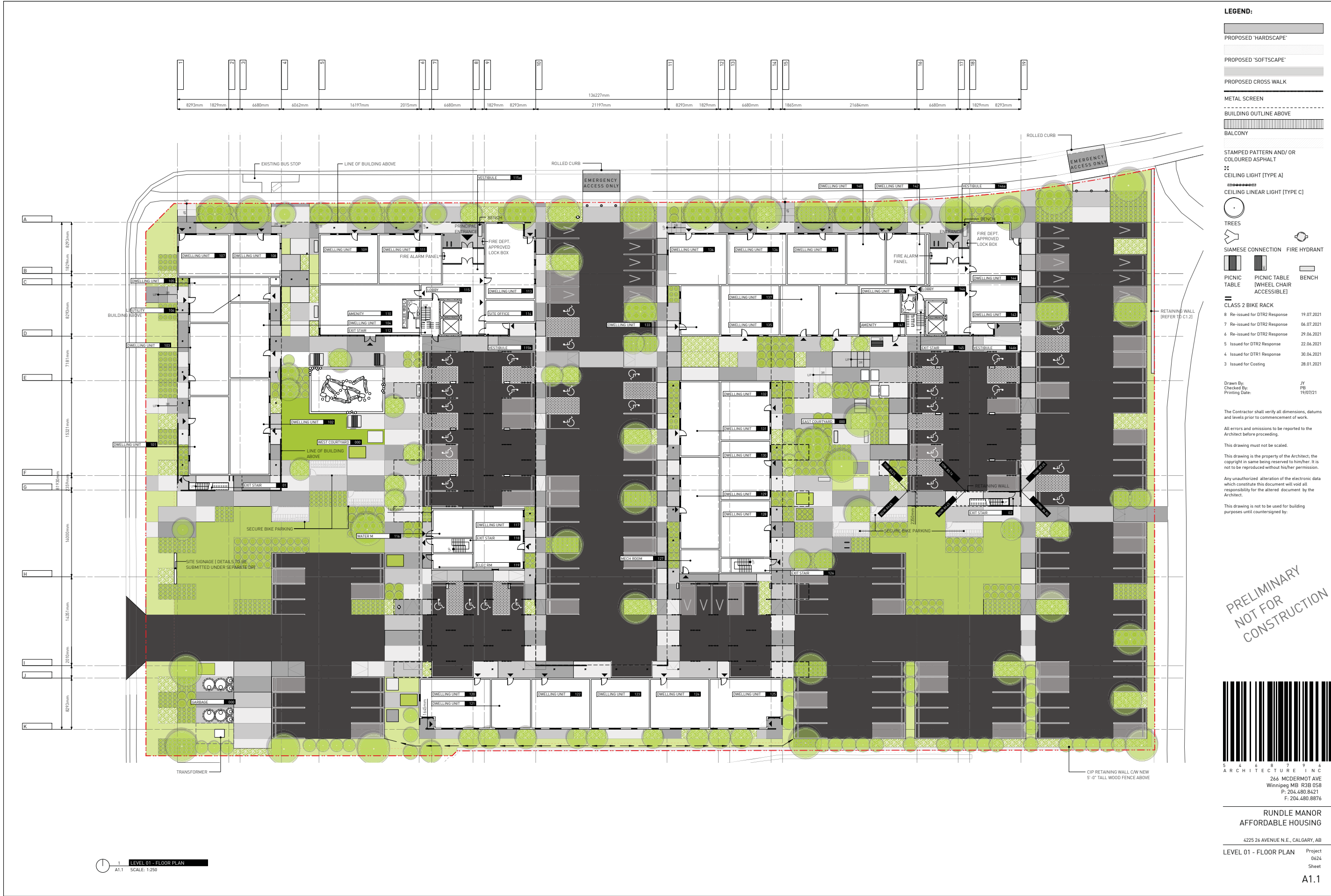
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CONSTRUCTION

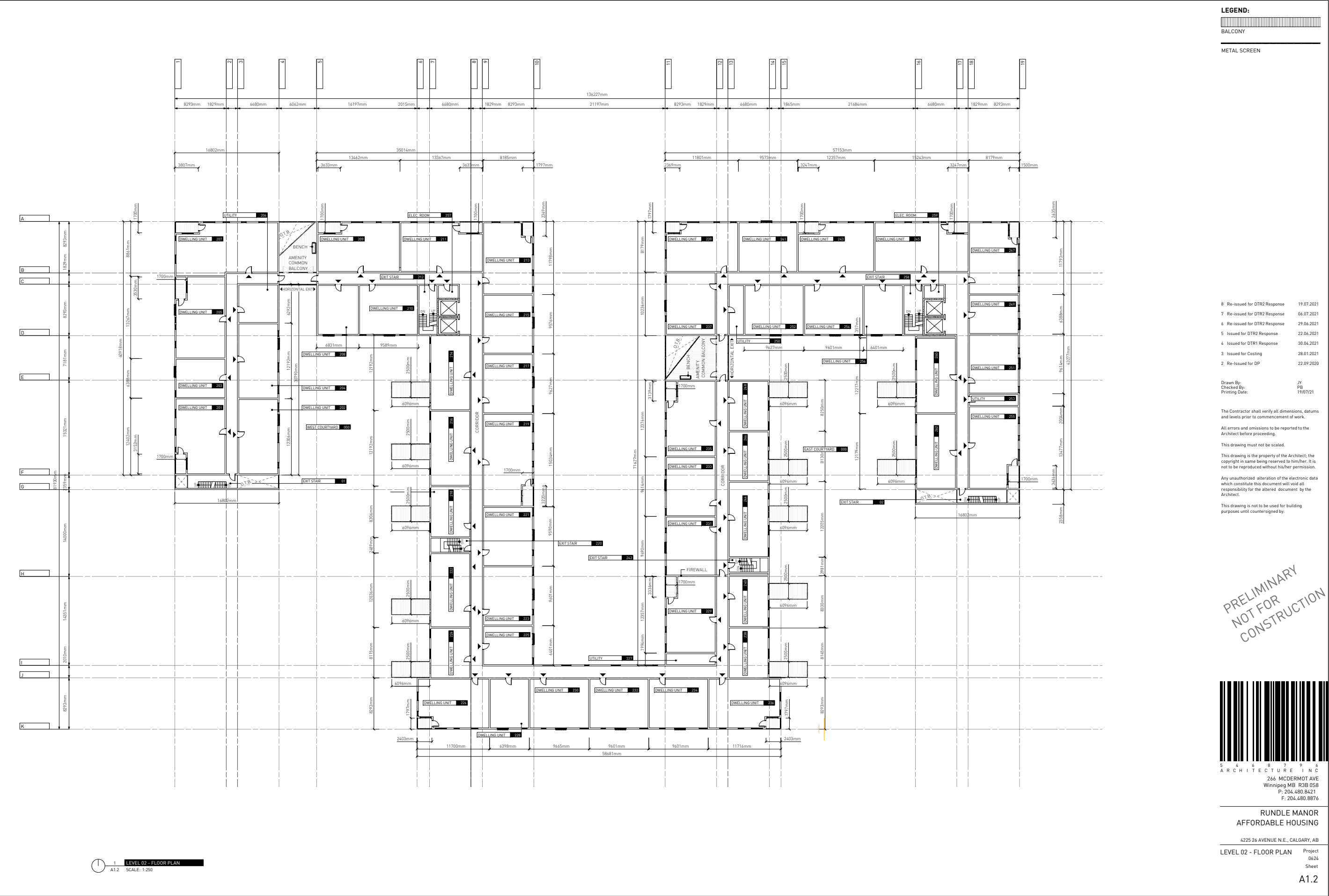
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ARCHITECTURE INC
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Winnipeg MB R3B 0S8
P: 204.480.8421
F: 204.480.8876

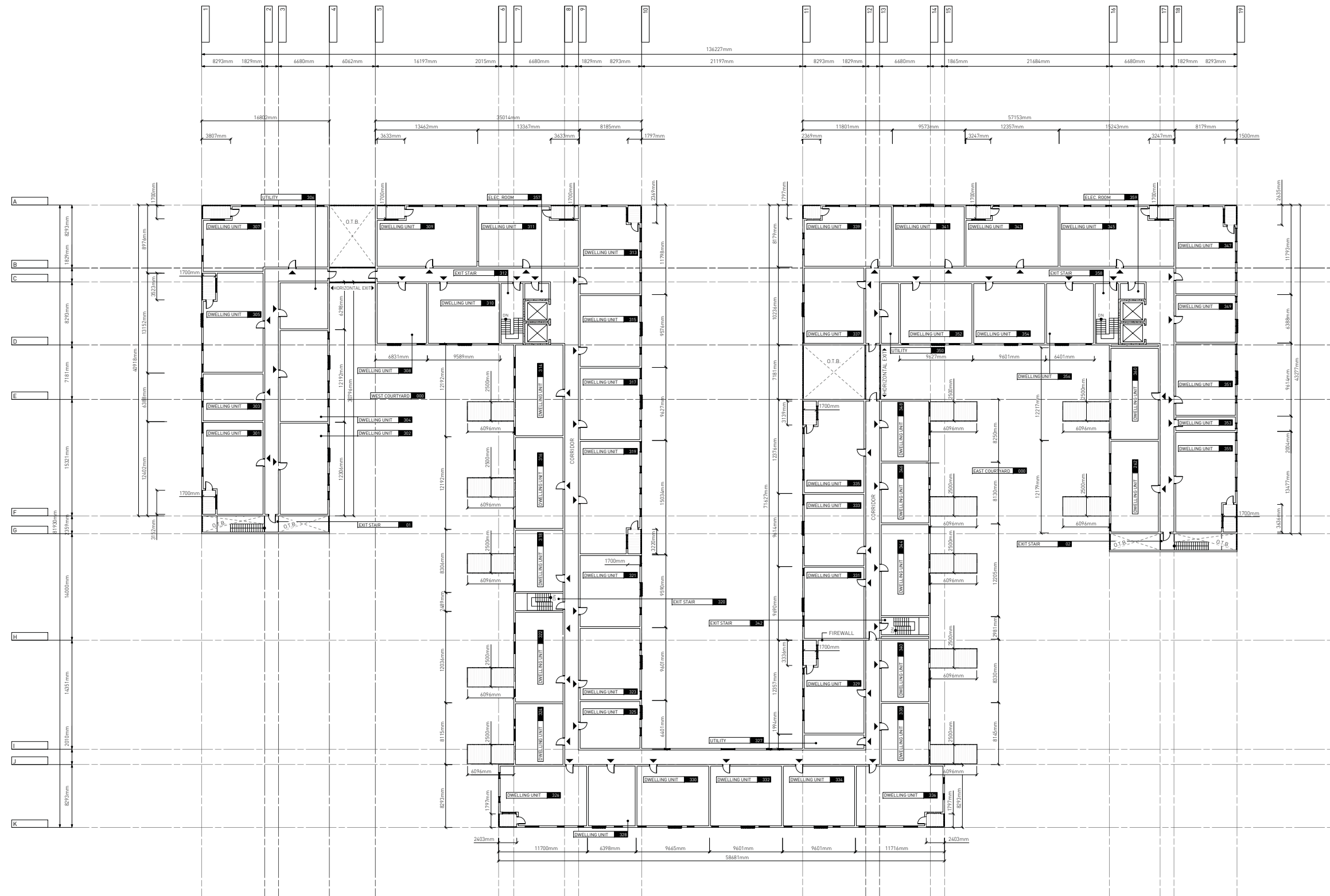
RUNDEL MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

SITE / VEHICULAR PLAN Project
[CAR + FIRE + 0624
GARBAGE] Sheet
A0.3







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Checked By: PB
Printing Date: 19/07/21

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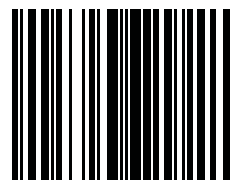
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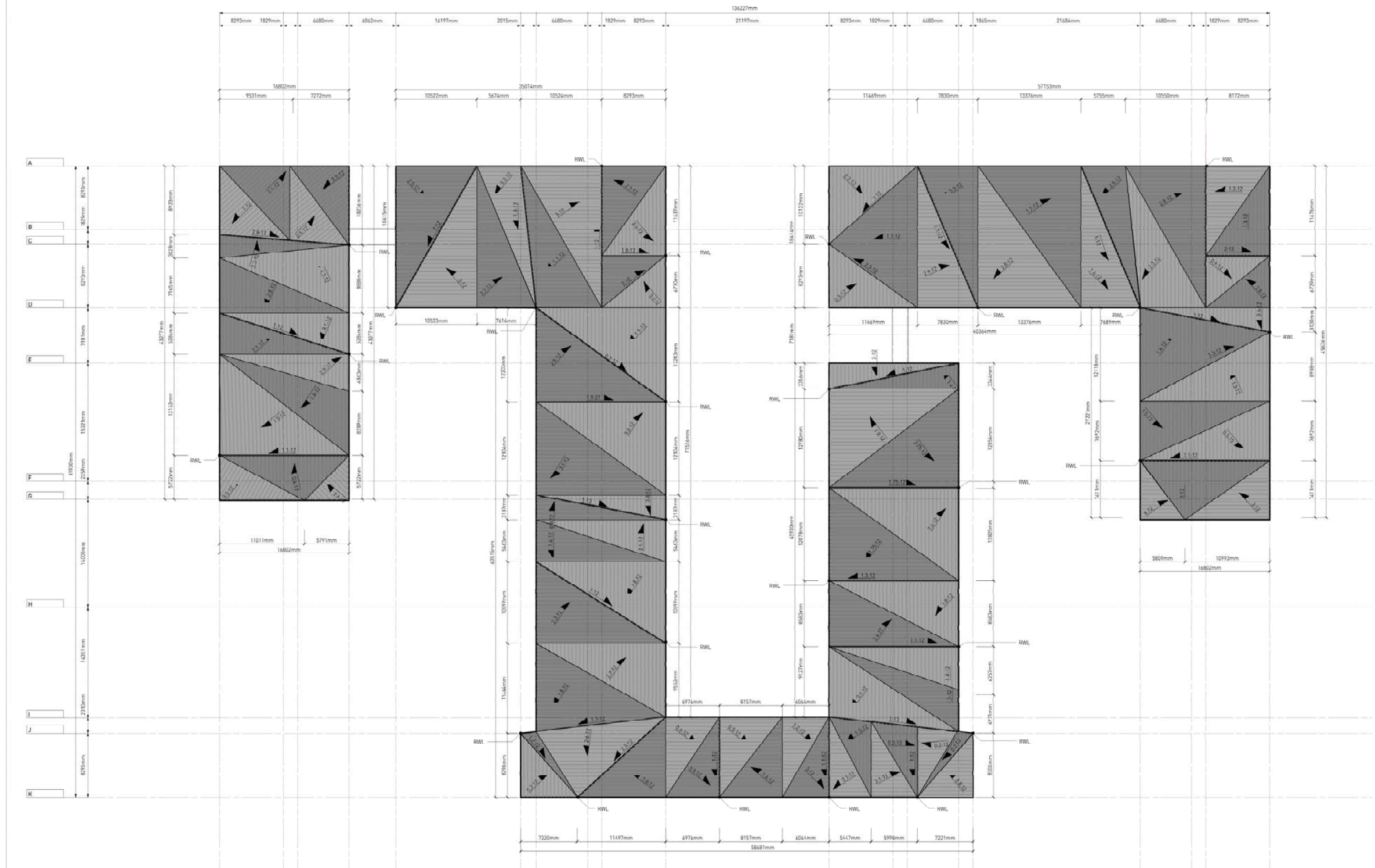
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RUNDLE MANOR
AFFORDABLE HOUSING

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LEVEL 03 - FLOOR PLAN

A1.3



- 8 Re-issued for DTR2 Response 19.07.2021
- 7 Re-issued for DTR2 Response 06.07.2021
- 6 Re-issued for DTR2 Response 29.04.2021
- 5 Issued for DTR2 Response 27.04.2021
- 4 Issued for DTR1 Response 30.04.2021
- 3 Issued for Costing 26.01.2021
- 2 Re-issued for DP 22.09.2020

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Checked By: PB
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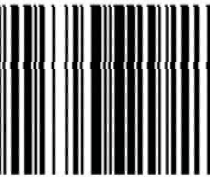
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RUNDLE MANOR
AFFORDABLE HOUSING

4225 26 AVENUE N.E., CALGARY, AB

ROOF PLAN Project 0624
Sheet

A1.4

1
A1.4
SCALE: 1:250

- GENERAL NOTES:**
- 1 RECESSED BALCONIES
 - 2 METAL GATE OVER EXTERIOR EXIT STAIR
 - 3 OVERHEAD CANOPY
 - 4 BIKE ROOM ACCESS
 - 5 COMMON OUTDOOR AMENITY
 - 6 SOFFIT (TYPE A) LIGHTING
 - 7 WALL (TYPE B) LIGHTING
 - 8 METAL SCREEN WITH LINEAR LIGHTING (TYPE C)
 - 9 WALL MOUNTED SIGNAGE
 - 10 FRENCH/JULIET STYLE BALCONY
 - 11 RAIN WATERLEADER

- LEGEND:**
- HIDDEN FASTENER METAL CLADDING + SCREEN (ALUMINUM)
 - HIDDEN FASTENER METAL SCREEN + SCREEN (CHARCOAL)
 - METAL PICKETS
 - WEATHERED "CORTEN" STEEL CLADDING
 - SNAP LOCK METAL ROOF

- 8 Re-issued for DTR2 Response 19.07.2021
- 7 Re-issued for DTR2 Response 06.07.2021
- 6 Re-issued for DTR2 Response 29.06.2021
- 5 Issued for DTR2 Response 22.06.2021
- 4 Issued for DTR1 Response 30.04.2021
- 3 Issued for Costing 28.01.2021

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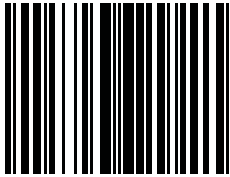
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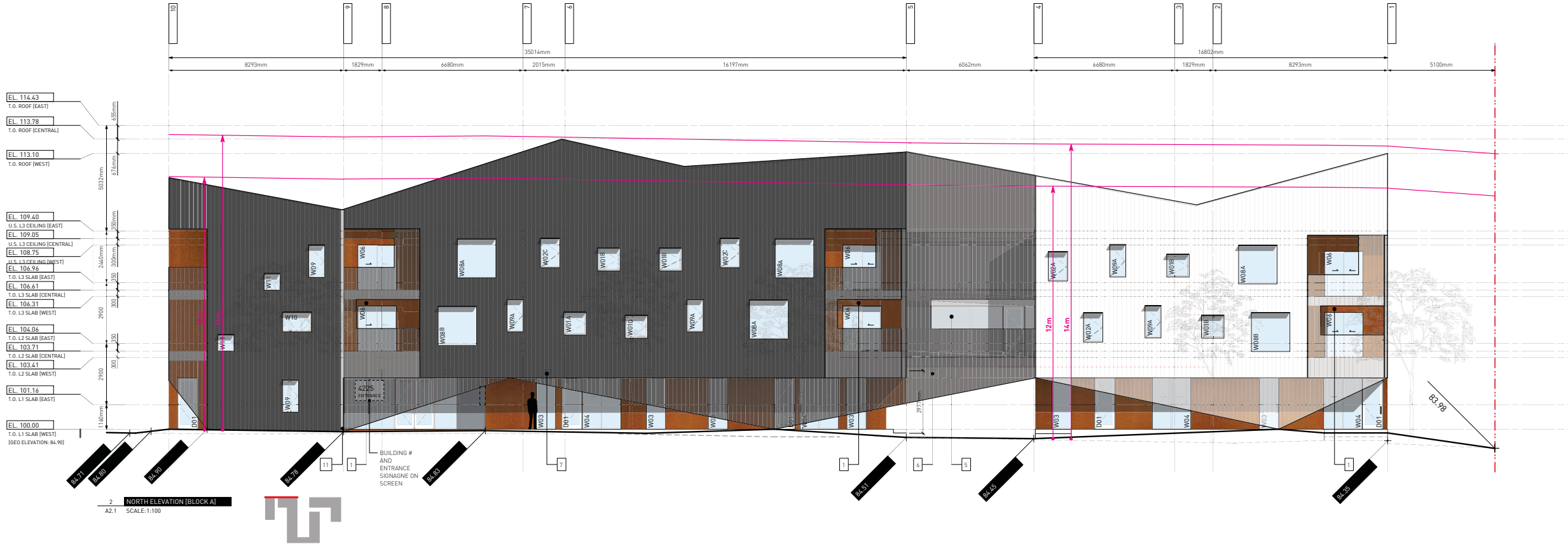
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AFFORDABLE HOUSING

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BUILDING ELEVATIONS Project
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A2.1



- GENERAL NOTES:**
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 - 2 METAL GATE OVER EXTERIOR EXIT STAIR
 - 3 OVERHEAD CANOPY
 - 4 BIKE ROOM ACCESS
 - 5 COMMON OUTDOOR AMENITY
 - 6 SOFFIT (TYPE A) LIGHTING
 - 7 WALL (TYPE B) LIGHTING
 - 8 METAL SCREEN WITH LINEAR LIGHTING (TYPE C)
 - 9 WALL MOUNTED SIGNAGE
 - 10 FRENCH/JULIET STYLE BALCONY
 - 11 RAIN WATERLEADER

- LEGEND:**
- HIDDEN FASTENER METAL CLADDING + SCREEN (ALUMINUM)
 - HIDDEN FASTENER METAL SCREEN + SCREEN (CHARCOAL)
 - METAL PICKETS
 - WEATHERED "CORTEN" STEEL CLADDING
 - SNAP LOCK METAL ROOF

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- 3 Issued for Costing 28.01.2021

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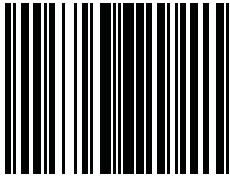
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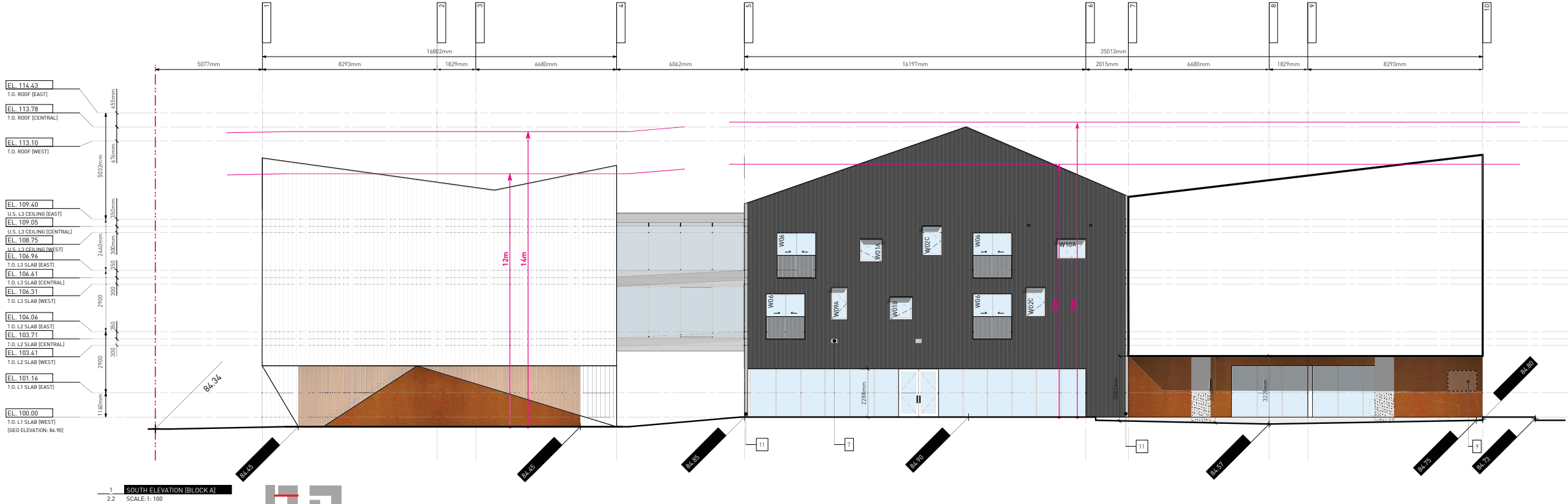
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A2.2



- GENERAL NOTES:**
- 1 RECESSED BALCONIES
 - 2 METAL GATE OVER EXTERIOR EXIT STAIR
 - 3 OVERHEAD CANOPY
 - 4 BIKE ROOM ACCESS
 - 5 COMMON OUTDOOR AMENITY
 - 6 SOFFIT [TYPE A] LIGHTING
 - 7 WALL [TYPE B] LIGHTING
 - 8 METAL SCREEN WITH LINEAR LIGHTING [TYPE C]
 - 9 WALL MOUNTED SIGNAGE
 - 10 FRENCH/JULIET STYLE BALCONY
 - 11 RAIN WATERLEADER

- LEGEND:**
- HIDDEN FASTENER METAL CLADDING + SCREEN (ALUMINUM)
 - HIDDEN FASTENER METAL SCREEN + SCREEN (CHARCOAL)
 - METAL PICKETS
 - WEATHERED "CORTEN" STEEL CLADDING
 - SNAP LOCK METAL ROOF

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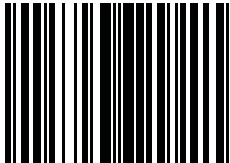
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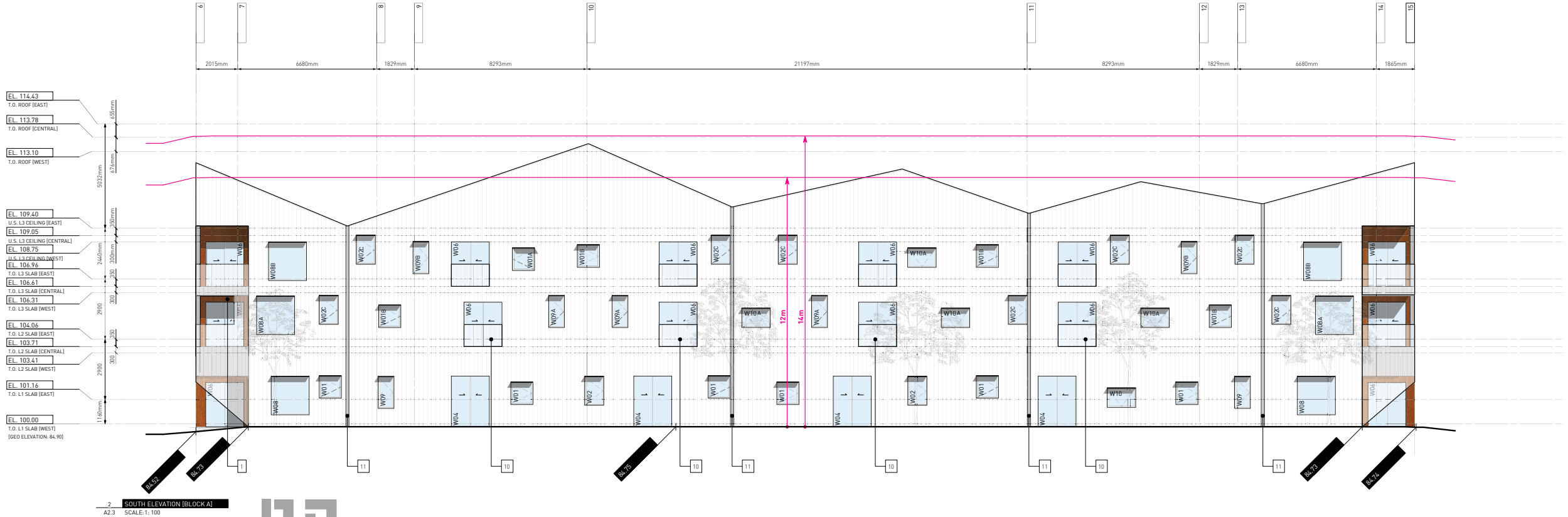
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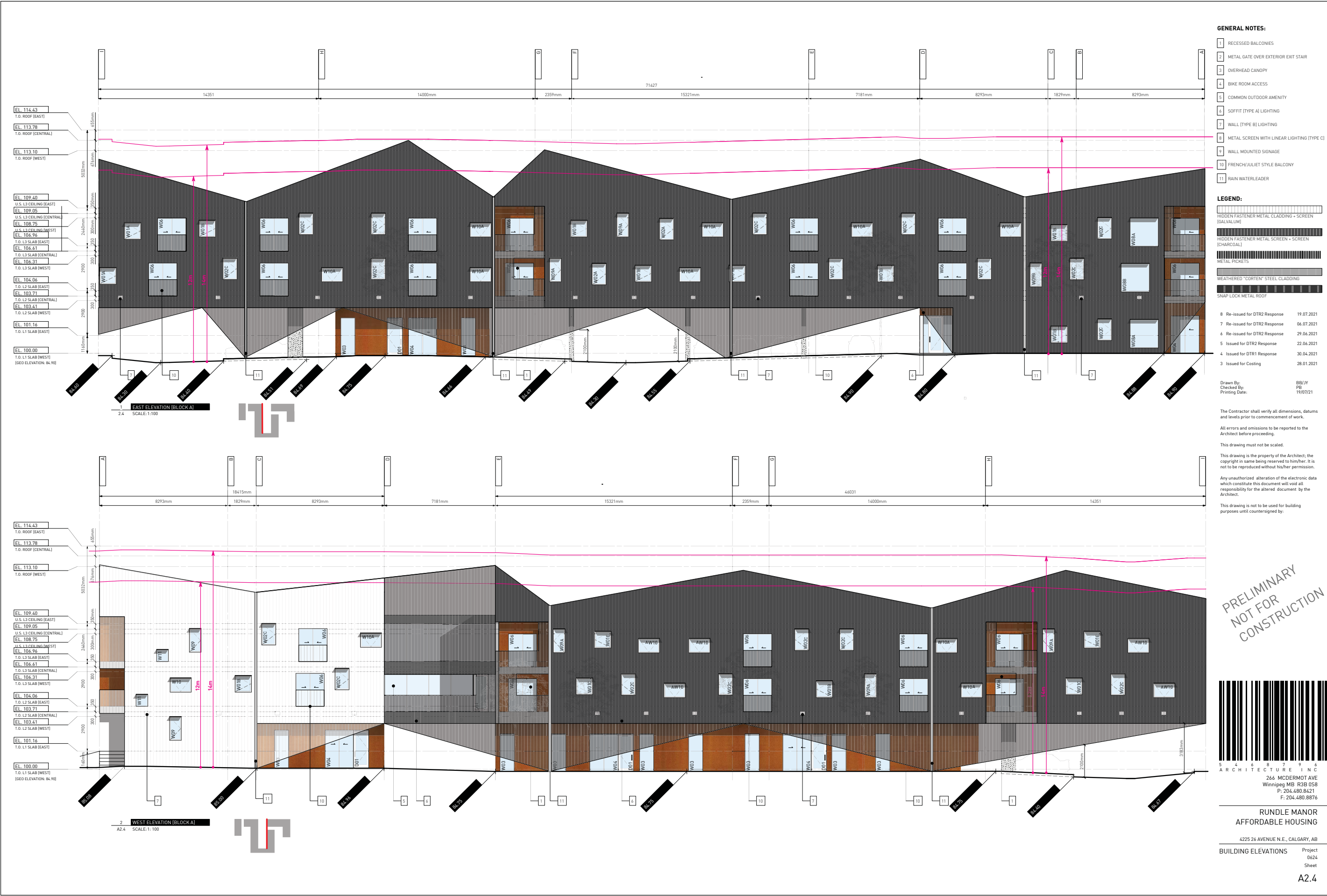
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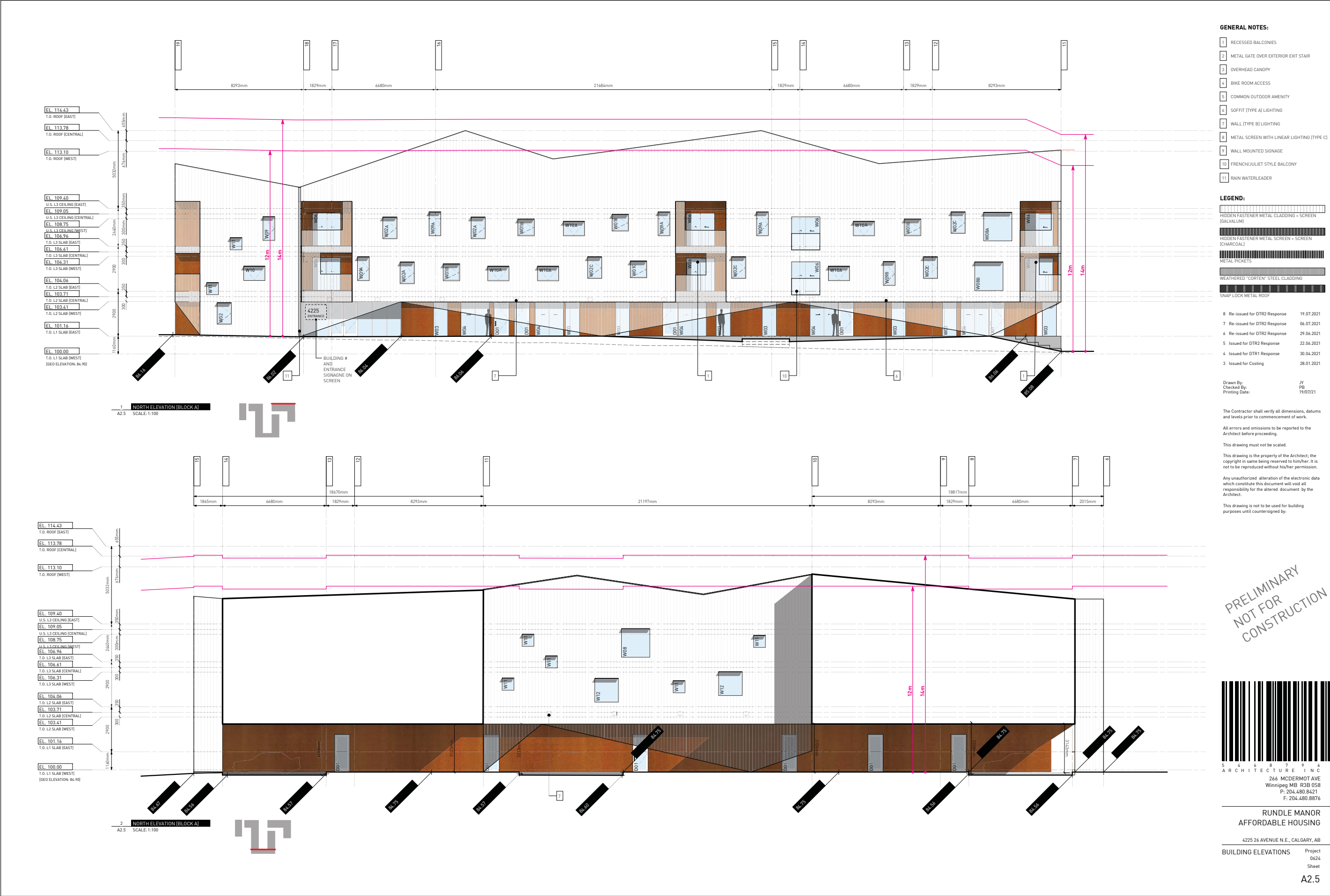
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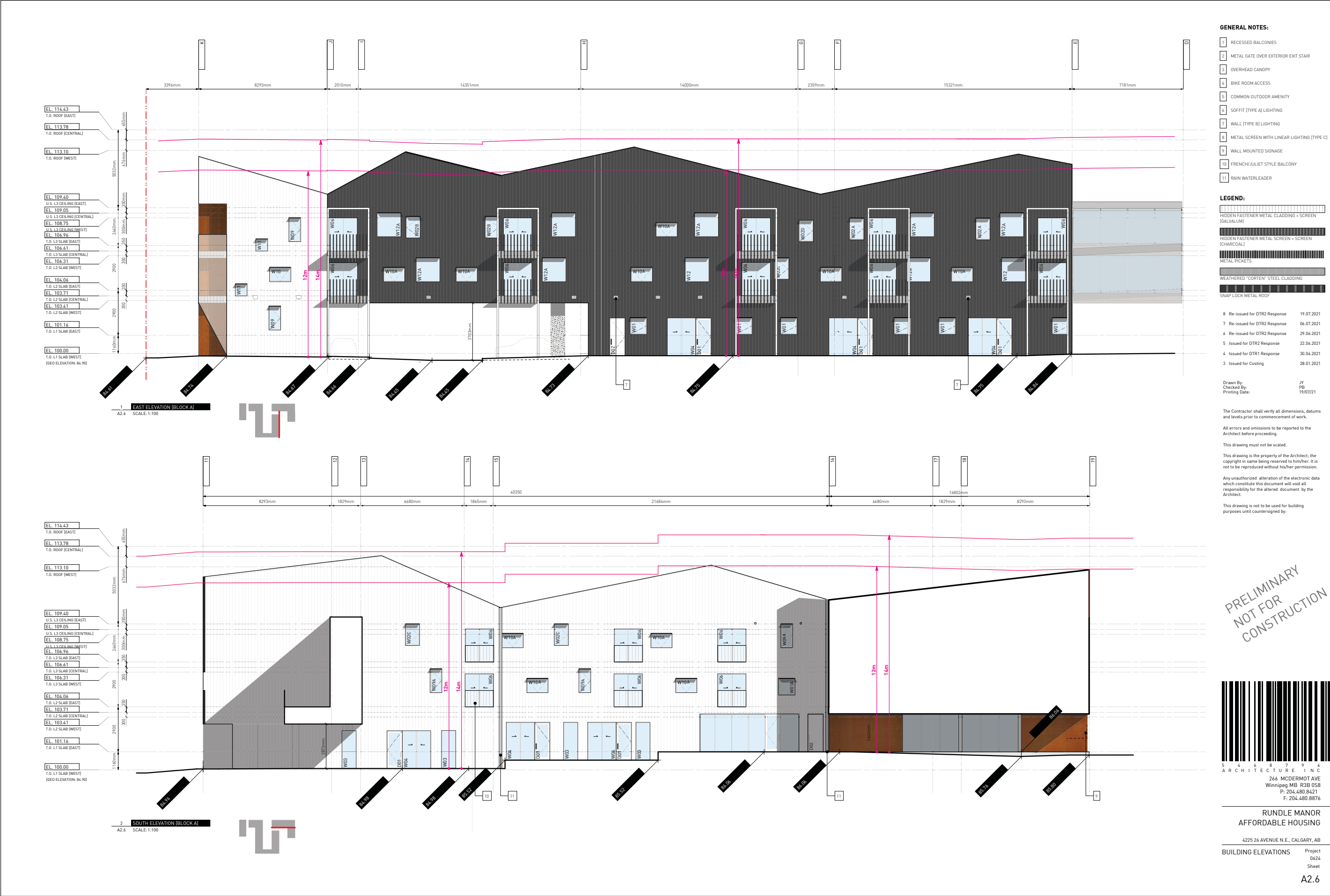
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A2.3

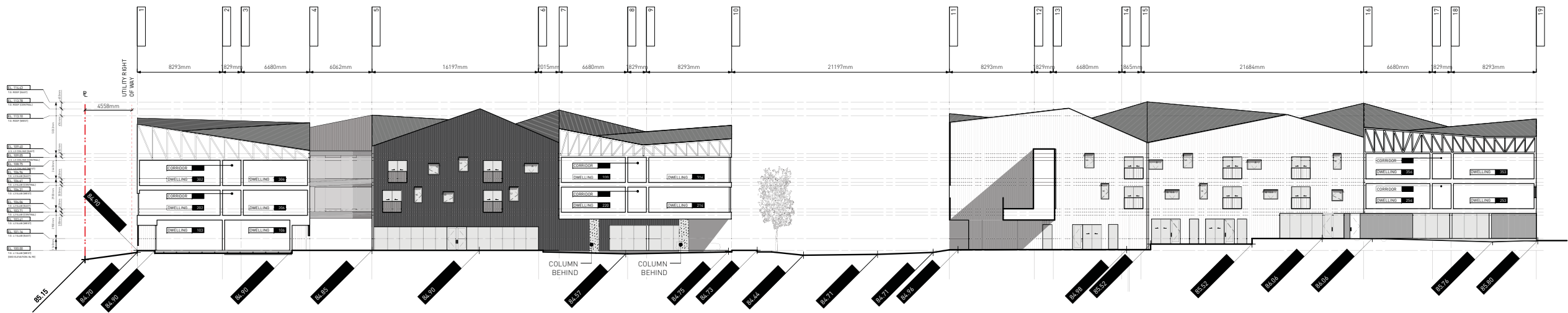




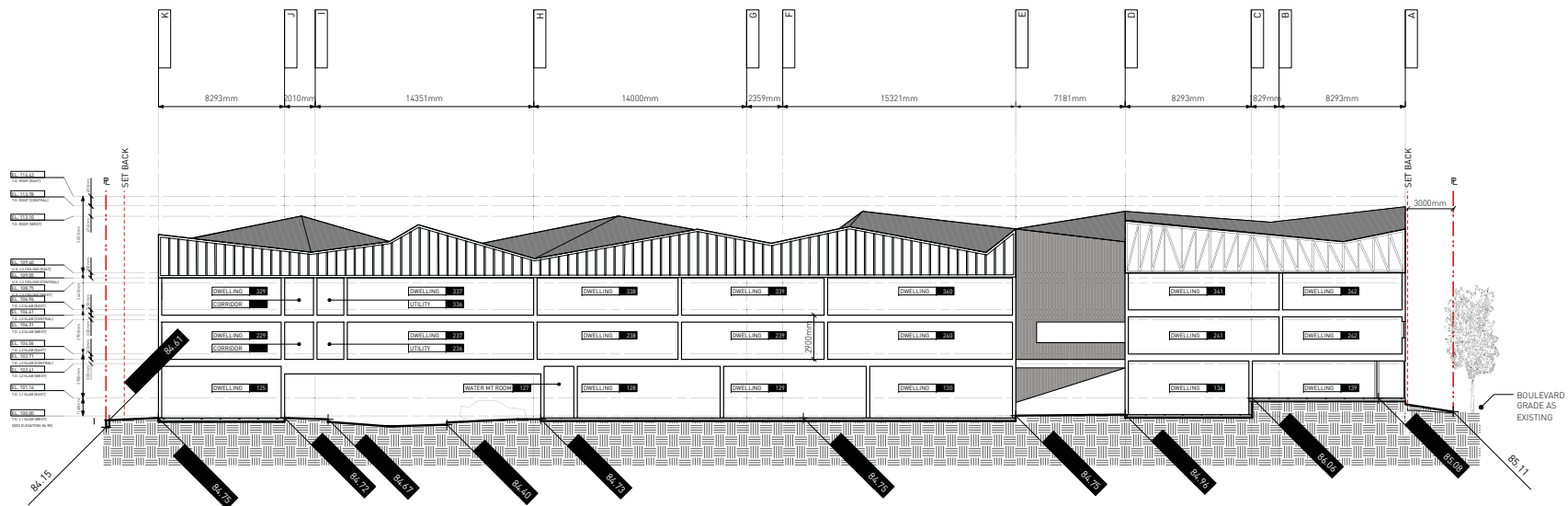








1 EAST-WEST SITE SECTION
A3.1 SCALE: 1: 200



2 NORTH-SOUTH SITE SECTION
A3.1 SCALE: 1: 200

- | | |
|-------------------------------|------------|
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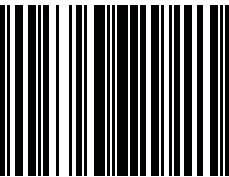
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