

727 1ST AVE SW EAU CLAIRE RESIDENTIAL HIGH RISE



SITE SURVEY	
Sheet Number	Sheet Name
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Sheet Number	Sheet Name
C100	SERVICING PLAN
C200	GRADING PLAN

ARCHITECTURAL SHEETS	
Sheet Number	Sheet Name
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A-102	SITE CONTEXT
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A-103.2	SHADOW STUDY
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IBI

IBI GROUP

Suite 300 - 237 11 Avenue SW

Calgary, AB T2R 1R9, Canada

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Professional Engineer

Alberta

2021-09-30

NOT FOR CONSTRUCTION

COVER SHEET
EAU CLAIRE FIRST & PARK
727 1st Avenue SW
Calgary, AB

True North

Project North

Issue: DTR 2 SUBMISSION

Date: 2021-09-09

Project No: 118411

Scale:

A-100

CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS
OF

Lot 22, Block 2, Plan 001 1110
WITHIN
N.E.1/4 Sec. 16, Twp.24, Rge.1 W. 5 M.

SCALE: 1:250



BY: AZIZ M. DHARAMSHI, A.L.S., 2018

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 401042 = 1049.526
Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999739

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:

Water Wells are shown thus:

Gas lines are shown thus:

Sanitary lines are shown thus:

Storm lines are shown thus:

Water lines are shown thus:

Power lines are shown thus:

Telco & TV Cable lines are shown thus:

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. THESE SERVICES HAVE BEEN COPIED OVER FROM THE ORIGINAL TOPO SURVEY.

ABBREVIATIONS

ASCM	Alberta Survey Control Marker	(R)	Radial Bearing
N	North	R/W	Right-of-Way
S	South	Re-est.	Re-established
E	East	Res.	Restored
W	West	Wit.	Witness
Sec.	Section	R	Radius
Twp.	Township	L	Arc Length
Rge.	Range	ha	Hectare
M.	Meridian	Ac.	Acre
Fd.	Found	Spk.	Spoke
Pl.	Placed	DH	Drill Hole
I.	Iron	m	Metres
Bar	Iron Bar	B.O.C.	Back of Curb
Mk.	Marker	L.O.G.	Lip of Gutter
Mp.	Marker Post		
C.S.	Countersunk		

The survey was performed between May 28, 2009 and March 2, 2017

UPDATED OCTOBER 26-30, 2018

Certified Correct this 6th day of November, 2018

Alberta Land Surveyor

ADDRESS OF SITE

727 1 AVENUE SW
CALGARY, ALBERTA

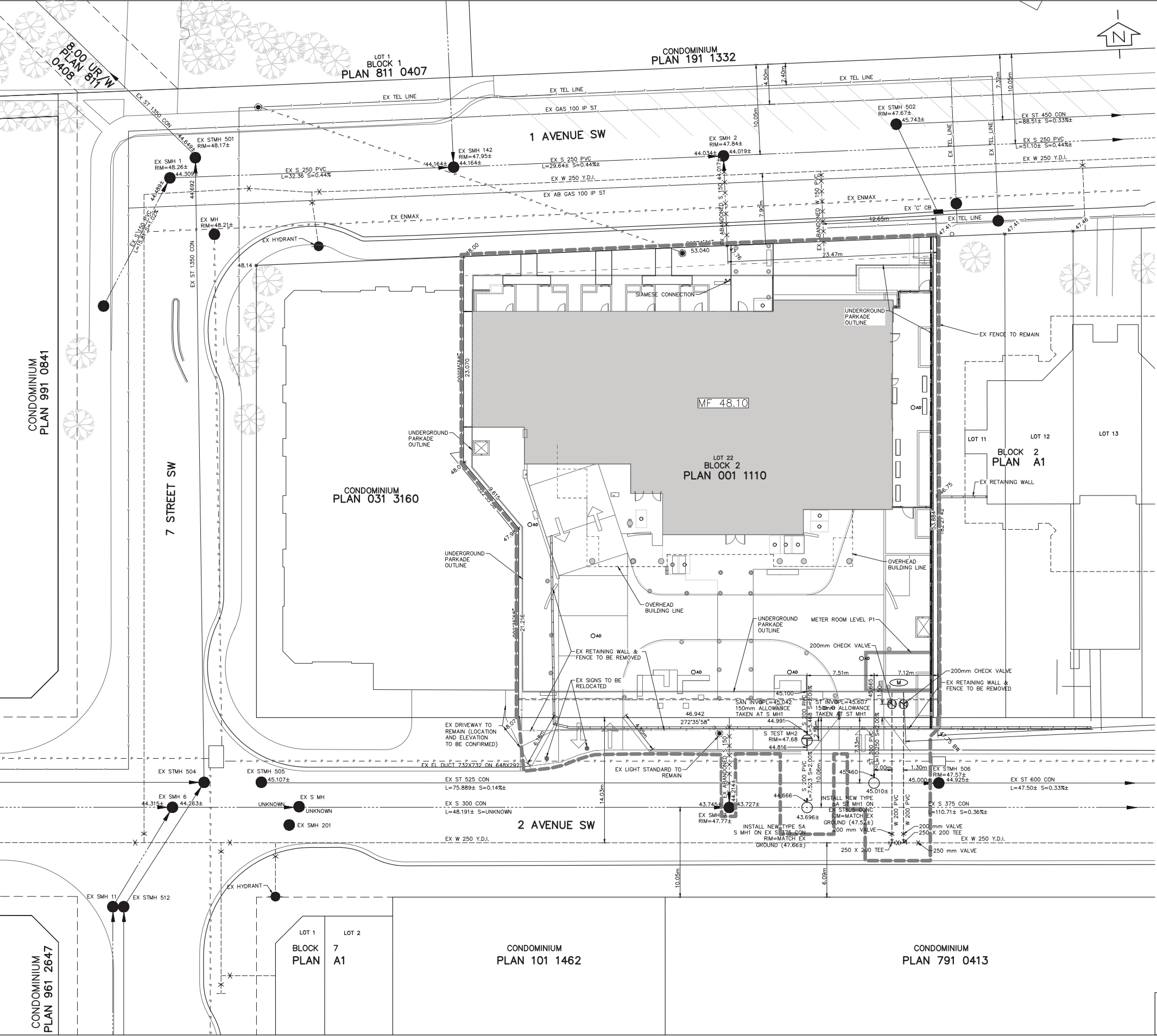
REGISTERED OWNERS

AS OF C. OF T. NO. 181 197 228
GRAYWOOD EC GP INC.

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

ALBERTA 1 CALL
CALL BEFORE YOU DIG
1-800-242-3447
CAD File: 18-1338T-ST1-0.dwg

TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0305; File: 18-1338T



GENERAL NOTES:

- ALL ELEVATIONS REFERENCED TO 1000m GEODETIC DATUM.
- ALL PLANS SUBJECT TO TERMS OF SUBDIVISION SERVING AGREEMENT.
- ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.
- ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
- CONTRACTOR TO CALL ALBERTA FIRST CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- WATER MAINS 150mm OR LARGER SHALL BE PVC DR18/150.
- ALL 100mm WATER PIPE SHALL BE PVC DR14/200 AND 50mm OR SMALLER SHALL BE PEX.
- ALL HYDRANT LEADS TO BE 150mm PVC DR18/150.
- ALL SANITARY MAINS 150mm OR LARGER SHALL BE SDR-35 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
- ALL SANITARY MAINS 100mm OR SMALLER SHALL BE SDR-28 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
- ALL STORM MAINS 150mm OR LARGER SHALL BE SDR-35 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
- ALL STORM MAINS 100mm OR SMALLER SHALL BE SDR-28 PVC PER CSA B182.2 OR CITY OF CALGARY APPROVED EQUIVALENT (MANNINGS n=0.011).
- ALL STORM MANHOLES TO BE TYPE 5A (1200mm) UNLESS OTHERWISE STATED.
- ALL C/D'S TO BE INSTALLED ON THE DOWNSTREAM PIPES.
- ALL PIPES TO BE INSTALLED AS PER CITY OF CALGARY TYPE "2" INSTALLATION.
- PLASTIC PLUGS (PP) ARE TO BE INSTALLED ON ALL SANITARY MANHOLES THAT ARE WITHIN A TRAPFLOW.
- ALL WATER SERVICES TO BE JOINT FREE UNDER THE BUILDING SLAB.

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY & HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:

CONSTRUCTION BOUNDARY	---
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER MAIN	---
EXISTING PIPE TO BE ABANDONED	---
EXISTING ENMAX POWER LINE	---
0.15 PIN CURB WITH FENCE	---
TYPE K-3 CATCH BASIN	---
TYPE 'C' CATCH BASIN	---
EXISTING CATCH BASIN	---
INLET CONTROL DEVICE (ICD) SIZE	ICD R50
PLUG	---
EXISTING PLUG	---
TYPE 5A MANHOLE	---
GRATED TOP (GT) MANHOLE	---
EXISTING TYPE 5A MANHOLE	---
AREA DRAIN	---
VALVE	---
EXISTING VALVE	---
HYDRANT	---
EXISTING HYDRANT	---
EXISTING GRADES	X92.50
WATER METER (LOCATED ON P1)	---
GAS METER	---
ELECTRICAL METER	---
SIAMSE CONNECTION	---

TOTAL SITE AREA (Ha)=0.265

REV	DATE	DESCRIPTION	BY	APP
1	27-07-2021	DTR1 RESPONSE	CP	SW
0	30-04-2021	DP SUBMISSION	CP	SW

LOT 22 BLOCK 2
PLAN 001 1110
NE 1/4 SEC 16-24-1-WSM
LEGAL DESCRIPTION

ENGINEER STAMP

APLIN MARTIN
ENGINEERING AND TECHNICAL PLANNING SURVEYING

Aplin & Martin Consultants Ltd.
#9 - 2611 37 Avenue NE, Calgary, A.B. Canada T1Y 5V7
Tel: (403) 250-8199, Fax: (404) 597-9061, Email: general@aplinmartin.com

CLIENT

GRAYWOOD 10G LIMITED PARTNERSHIP

PROJECT

EAU CLAIRE
727 1 AVE SW
CALGARY, AB

DRAWING TITLE

SERVICING PLAN

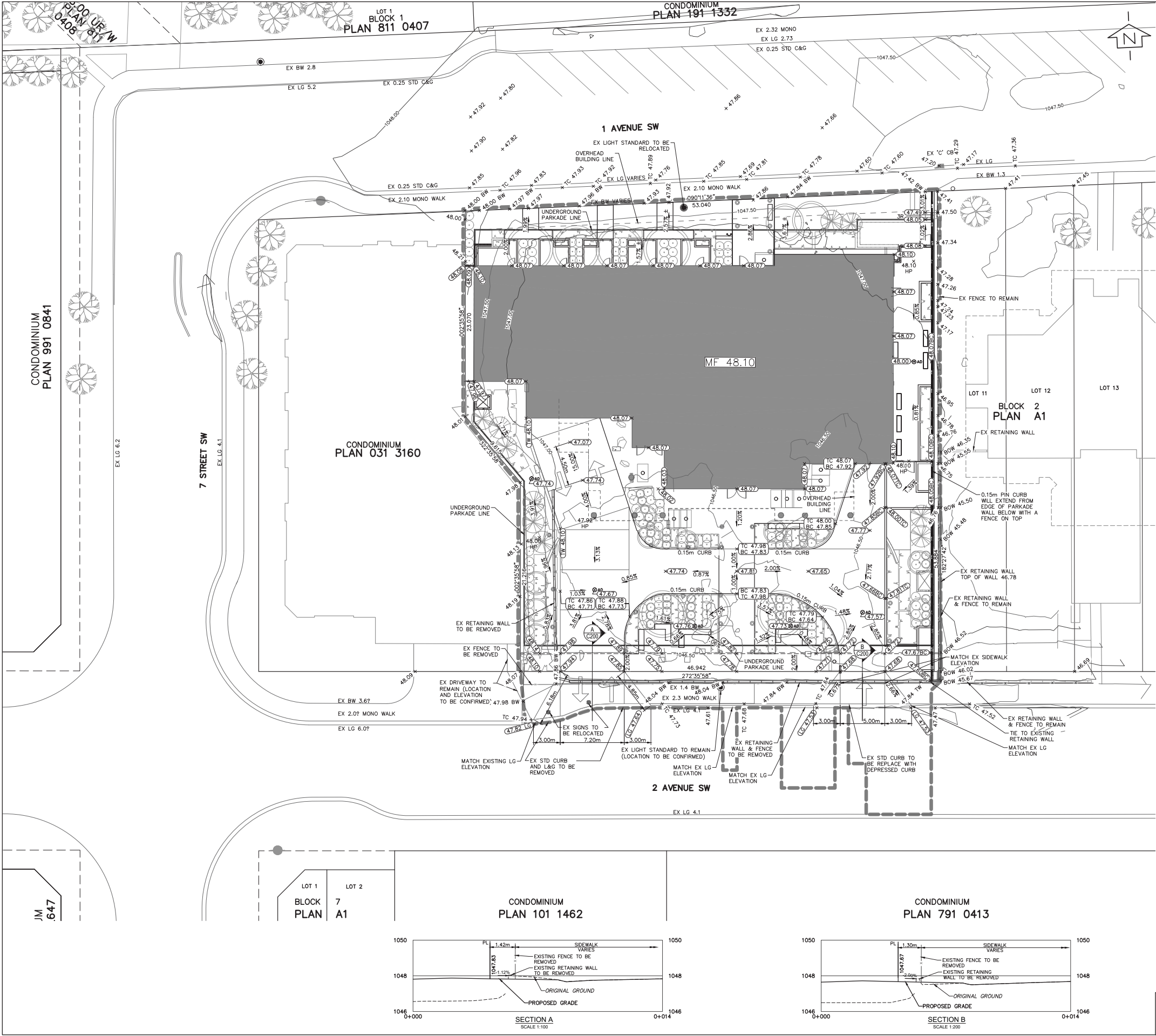
DESIGN	DATE	SCALE
SW	2019-05-24	1:200
DRAWN	PROJECT NO.	
JC	18-4033	
CHECKED	DRAWING NO.	
SW	C100	
APPROVED	REV.	
ST	1	

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD

NOT FOR CONSTRUCTION

Aug 27 2021 3:34pm M:\CAL\2018\18-4033\DWG\ONSTIE PRODUCTION\18-4033 - A-1 SERVING PLAN.dwg SERVING PLAN MESTC000



- NOTES:
1. ALL ELEVATIONS REFERENCED TO A 1000m GEODETIC DATUM.
 2. ALL TRAPLOWS HAVE ZERO SPILL UNLESS OTHERWISE NOTED.
 3. PLASTIC PLUGS (PP) ARE TO BE INSTALLED ON ALL SANITARY MANHOLES THAT ARE WITHIN A TRAPLOW.
 4. ALL PORTION OF FIRE TRUCK ACCESS ROUTE CAPABLE TO SUPPORT 38,556kg OR 85,000lbs LOAD.
 5. CURBS TO BE 0.15m PIN CURB UNLESS NOTED OTHERWISE.

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LEGEND:

- CONSTRUCTION BOUNDARY
- WHEEL CHAIR RAMP
- EXISTING WHEEL CHAIR RAMP
- EXISTING CATCH BASIN
- TYPE 'C' CATCH BASIN
- TYPE 'K-3' CATCH BASIN
- HYDRANT
- EXISTING HYDRANT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- 0.15 PIN CURB WITH FENCE
- PROPOSED GRADE
- EXISTING GRADE
- TOP OF WALL
- BOTTOM OF WALL
- MAIN FLOOR ELEVATION
- BACK OF WALK
- TOP OF CURB
- BOTTOM OF CURB
- MANHOLE
- AREA DRAIN
- EXISTING LIGHT STANDARD
- SIAMESE CONNECTION
- EXTERIOR BUILDING COLUMN

TOTAL SITE AREA (Ha)=0.265

REV	DATE	DESCRIPTION	BY	APP
1	27-07-2021	DTR1 RESPONSE	CP	SW
0	30-04-2021	DP SUBMISSION	CP	SW

LOT 22 BLOCK 2
PLAN 001 1110
NE 1/4 SEC 16-24-1-W5M
LEGAL DESCRIPTION

ENGINEER STAMP



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#9 - 2611 37 Avenue NE, Calgary, A.B. Canada T1Y 5V7
Tel: (403) 250-8199, Fax: (404) 597-9061, Email: general@aplinmartin.com

CLIENT

GRAYWOOD 10G LIMITED
PARTNERSHIP

PROJECT

EAU CLAIRE
727 1 AVE SW
CALGARY, AB

DRAWING TITLE

GRADING PLAN

DESIGN

SW

DRAWN

JC

CHECKED

SW

APPROVED

ST

DATE

2019-05-24

PROJECT NO.

18-4033

DRAWING NO.

C200

REV.

1

SCALE

1:200

Horiz 1:200
0 1 2 3 4 5 6 7 8 9 10m

NOTICE TO CONTRACTOR

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NOT FOR CONSTRUCTION

Aug 27 2021 3:39pm M:\CAL\2018\18-4033\DWG\ONSITE PRODUCTION\18-4033 - A-2 GRADING PLAN.dwg/GRADING PLAN METERS

Municipal / Civic Address: 727 1 Ave SW, Calgary AB		
Legal Address: Lot 22 Block 2 Plan 001 1110		
Legal Description: NE1/4 16-24-1-W5M		
Zoning: DC 49D2018		
Site Area: Total Development Area:	Metric:	Imp:
	2650 sm 0.265hA	28,524 sf

Permitted Uses:
The permitted uses of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Floor Area Ratio:	Max:	Proposed:
With Bonusing provisions	6.0	6.0

Building Setbacks:	Req'd:	Proposed:
North (Refer to LUB Part 3 Div 1. Table 1 RRW:)	2.134 m	2.134 m
East	0.0 m	0.0 m
South (Refer to LUB Part 3 Div 1. Table 1 RRW:)	2.134 m	2.134 m
West	0.0 m	0.0 m

Floor Plate Restrictions: (located above 25m above grade) Floor plate area: Max. horizontal dimension	Max:	Proposed:
	1050 sm	908.9 sm (9784 sf)
	55.0 m	37.1 m (121.7 ft)

Landscaping: Area of a parcel that must be landscaped	Min: 20%	Proposed: Refer to Landscape Plans
---	--------------------	---

Site Coverage: = Bldg Footprint / Site Area	37%
---	-----

Gross Floor Area Summary (By Level): *See chart below for unit type and breakdown	M ²	Ft ²
Level 01	974.9	10494.0
Level 02	1006.1	10830.0
Level 03	907.4	9767.0
Level 04	907.4	9767.0
Level 05	907.4	9767.0
Level 06	907.4	9767.0
Level 07	907.4	9767.0
Level 08	907.4	9767.0
Level 09	907.4	9767.0
Level 10	907.4	9767.0
Level 11	907.4	9767.0
Level 12	907.4	9767.0
Level 13	907.4	9767.0
Level 14	907.4	9767.0
Level 15	907.4	9767.0
Level 16	907.4	9767.0
Level 17	628.5	6765.0
Level 18	629.6	6777.0
Level 19	89.2	960.0
Total GFA:	16031.9	172,564

Proposed # of Units:	211
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Proposed Height of Building: (See shadow study for compliance)	Metric: 57.305 m	Imp: 187'-2" ft
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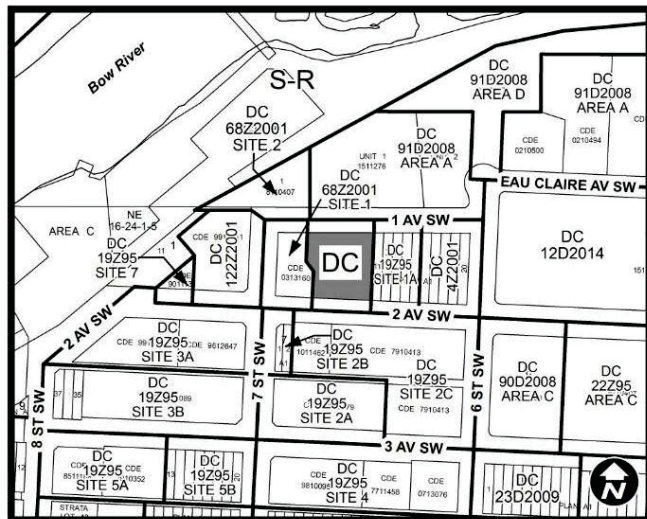
Parking Requirement: for each Dwelling Unit or Live Work Unit is 0.75 stalls for resident parking for each Dwelling Unit is 0.1 visitor parking stalls per unit	Calculation: 211 Units x 0.75 stalls/unit =158.25 stalls (119) 211 Units x 0.1 stalls/unit =21.1 stalls (22)	
	Req'd: 181 stalls	Provided: 184 stalls

Bicycle Parking Requirement: Class 1 - 0.5 stalls per unit where the total number of units equals or exceeds 20 Class 2 - 0.1 stalls per unit for developments of more than 20 units	Calculation: 211 Units x 0.5 stalls/unit =105.50 stalls (106 stalls) 211 Units x 0.1 stalls/unit =21.1 stalls (22 stalls)	
	Req'd:	Provided:
	Class 1 Class 2	106 22

Waste and Recycling Area # of units / yd ³ = total weekly w&r produced total waste produced / 6 yd ³ = # of req'd bins	Req'd: 211 units / 3 yd ³ = 70.3 yd ³ weekly waste 70.3 yd ³ / 6 yd ³ = 11.72 bins (12) 6 yd ³ bins		Provided: 12) 6 yd ³ bins
	Area required: = (8.12m ² per bin) x # of bins	Req'd: 97.44 m ²	Provided: 98.83 m ²
Staging Area Requirement = total w&r storage requirement / 2	Req'd: 54 m ²	Provided: 54 m ²	

Amenity Space Requirement =5.0 sm per unit	Req'd: 1055 m ²	Provided: Amenity Space - Indoors = 220.4 sm Amenity Space - Outdoors = 500.7 sm Private Amenity Space = 2370.0 sm Total = 3091.1 sm
--	--------------------------------------	--

FAR Bonusing Table		FAR Area	
	FAR	metric (m2)	imperial (sf)
Base		2,650	28,524
Site Area	5.0	2,650	28,524
Bonus Item 01		948	10,206
provision of publicly accessible private open space within the development, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the bonus earning item, divided by the average land value multiplied by 0.75, such that: Allowable bonus floor area = total construction cost / (average land value X 0.75).	0.4	Calculation: \$192, 008.00 / (\$270 per sm *0.75)	
Financial Contribution	0.6	1,707	18,370
TOTAL:	6.0	16,032	172,564



2 LAND USE BYLAW MAP
Scale: NTS

1 PROJECT INFO
Scale: NTS

Proposed Eau Claire Underwriting Stats:

Level 01			
Number of Floors			1
Unit Name	No. Of	Unit Type	Unit Area
UNIT B-1	1	One BR	524 SF
UNIT B-2	1	One BR	524 SF
UNIT D-1	1	One BR + 2Ba & Den	868 SF
UNIT D-2	1	One BR + 2Ba & Den	649 SF
UNIT D-3	1	One BR + 2Ba & Den	800 SF
Totals	5	Subtotal	3365 SF
Amenity			2372 SF
Floor Common			4003 SF
Vertical			754 SF
Total Floor Common			7129 SF
Gross Floor Area			10494 SF

Level 02			
Number of Floors			1
Unit Name	No. Of	Unit Type	Unit Area
UNIT A-1	1	Two BR	876 SF
UNIT A-2	1	Two BR	946 SF
UNIT A-3	1	Two BR	824 SF
UNIT A-4	1	Two BR	724 SF
UNIT B-1	1	One BR	475 SF
UNIT B-2	1	One BR	476 SF
UNIT B-3	1	One BR	524 SF
UNIT B-4	1	One BR	524 SF
UNIT C-1	1	One BR + Den	526 SF
UNIT C-2	1	One BR + Den	526 SF
UNIT D-1	1	One BR + 2Ba + Den	900 SF
UNIT D-2	1	One BR + 2Ba + Den	649 SF
UNIT D-3	1	One BR + 2Ba + Den	678 SF
UNIT D-4	1	One BR + 2Ba + Den	649 SF
Totals	14	Subtotal	9296 SF
Floor Common			1534 SF
Gross Floor Area			10830 SF

Typical Floor - Level 3-16			
Number of Floors		14	
Unit Name	No. Of	Unit Type	Unit Area
UNIT A-1	14	Two BR	873 SF
UNIT A-2	14	Two BR	865 SF
UNIT A-3	14	Two BR	785 SF
UNIT B-1	14	One BR	475 SF
UNIT B-2	14	One BR	474 SF
UNIT B-3	14	One BR	456 SF
UNIT C-1	14	One BR + Den	526 SF
UNIT C-2	14	One BR + Den	526 SF
UNIT C-3	14	One BR + Den	574 SF
UNIT C-4	14	One BR + Den	575 SF
UNIT D-1	14	One BR + 2Ba & Den	620 SF
UNIT D-2	14	One BR + 2Ba & Den	721 SF
UNIT E-1	14	Three BR	1151 SF
Totals	13	Subtotals	8619 SF
Floor Common			1147 SF
Gross Floor Area (Per Level)			9767 SF
Level 03-16 Gross Floor Area			13673 SF

Level 17 - Sub-Penthouse			
Number of Floors		1	
Unit Name	No. Of	Unit Type	Unit Area
UNIT F-1	1	Sub-Penthouse Two BR	1096 SF
UNIT F-2	1	Sub-Penthouse Two BR	825 SF
UNIT F-3	1	Sub-Penthouse Two BR	1006 SF
UNIT F-4	1	Sub-Penthouse Two BR	1066 SF
UNIT F-5	1	Sub-Penthouse Two BR	800 SF
UNIT F-6	1	Sub-Penthouse Two BR	1090 SF
Totals		6	Subtotals 5893 SF
Floor Common			882 SF
Level 17 Gross Floor Area			6765 SF

Level 18 - Penthouse			
Number of Floors		1	
Unit Name	No. Of	Unit Type	Unit Area
UNIT G-1	1	Penthouse Two BR	1479 SF
UNIT G-2	1	Penthouse Two BR	1454 SF
UNIT G-3	1	Penthouse Two BR	1497 SF
UNIT G-4	1	Penthouse Two BR	1482 SF
Totals	4	Subtotals	5912 SF
Floor Common			865 SF
Level 18 Gross Floor Area			6777 SF

Totals and Areas		Unit Type Count	
Level	Count	Unit Type	No. of Units
LEVEL 01	1	One BR + 2Ba & Den	35
LEVEL 02	1	One BR + Den	58
LEVEL 03	1	One BR	48
LEVEL 04	1	Two BR	46
LEVEL 05	1	Three BR	14
LEVEL 06	1	Sub-Penthouse Two BR	6
LEVEL 07	1	Penthouse Two BR	4
LEVEL 08	1	Totals	211
LEVEL 09	1		
LEVEL 10	1		
LEVEL 11	1		
LEVEL 12	1		
LEVEL 13	1		
LEVEL 14	1		
LEVEL 15	1		
LEVEL 16	1		
LEVEL 17	1		
LEVEL 18	1		
		84.6% Sellable	
		28,524 SF Site Area	
		F.A.R. = 6.0	
211	Total Units		
145135 SF	Sellable		
24096 SF	FLOOR COMMON		
2372 SF	AMENITY		
171604 SF	Gross Floor Area		

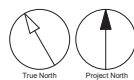
Parking Count	
Level	Count
LEVEL P4	28
LEVEL P3	54
LEVEL P2	54
LEVEL P1	48
Grand total:	184



IBI GROUP
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ibigroup.com



PROJECT STATS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

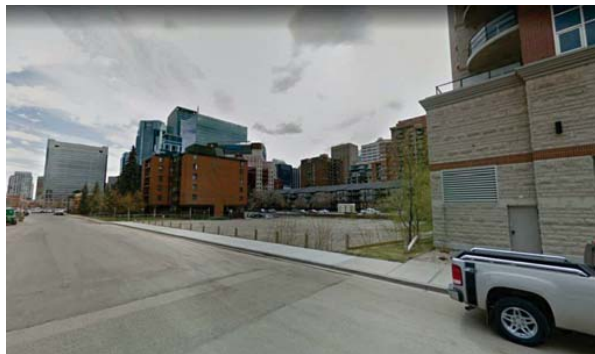


Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1 : 1**

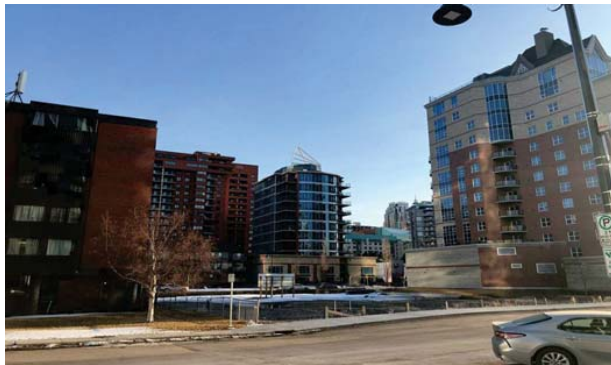
A-101



1 VIEW A
A-102 Scale: NTS



3 VIEW C
A-102 Scale: NTS



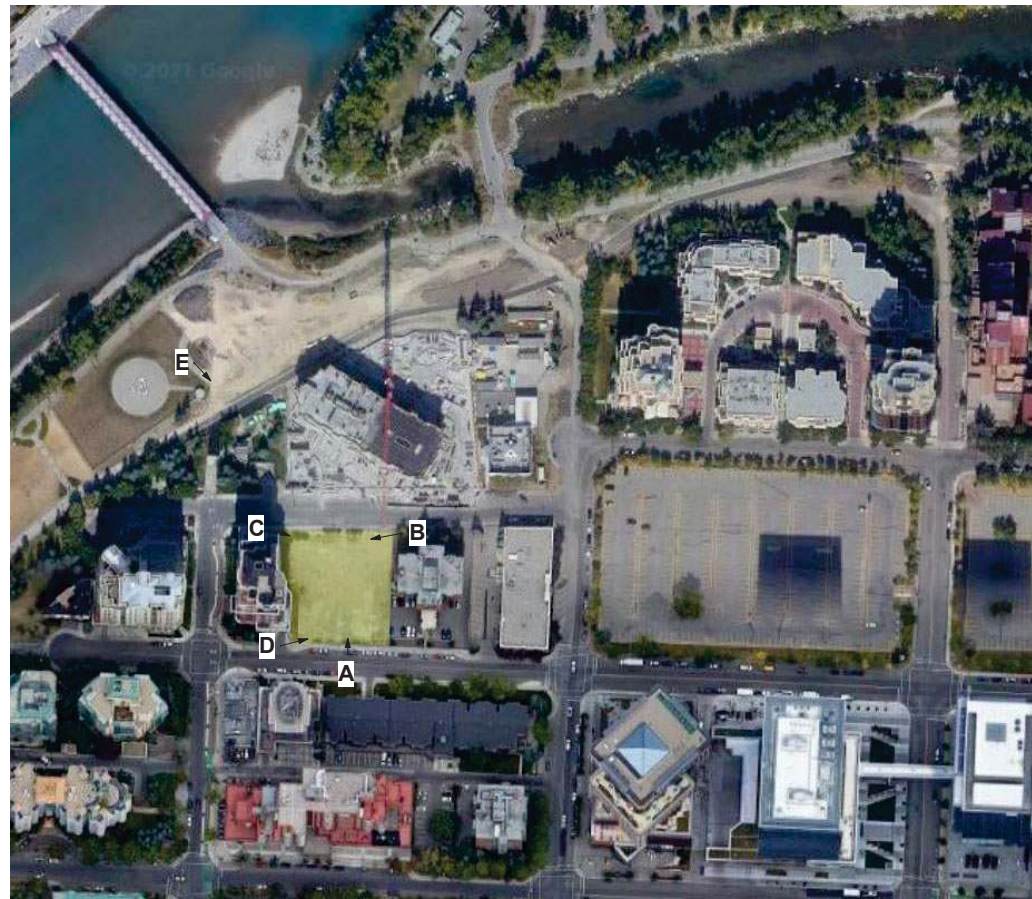
2 VIEW B
A-102 Scale: NTS



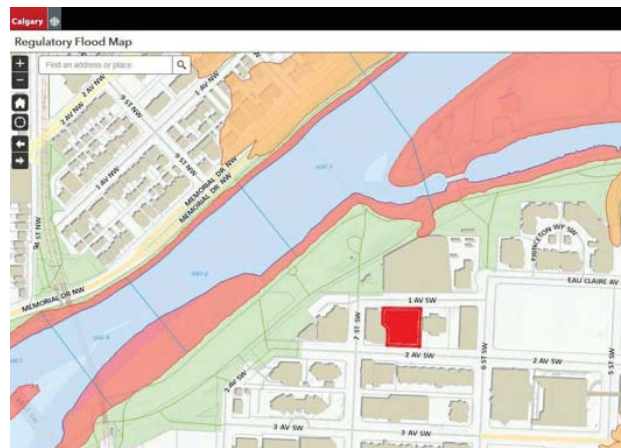
4 VIEW D
A-102 Scale: NTS



5 VIEW E
A-102 Scale: NTS



6 CONTEXT MAP
A-102 Scale: 1 : 1



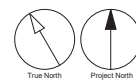
7 FLOOD MAP
A-102 Scale: NTS



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SITE CONTEXT
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **As indicated**

A-102



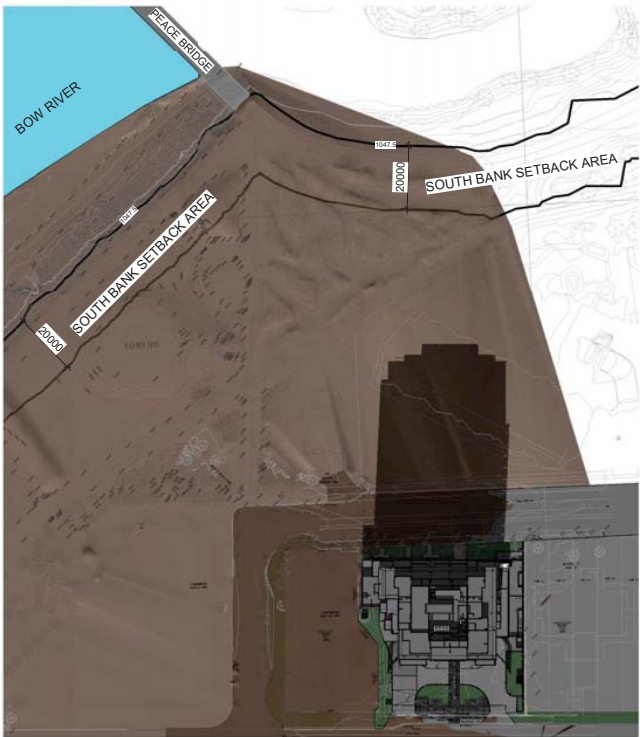
1 March 21 10am
A-103.1 Scale:



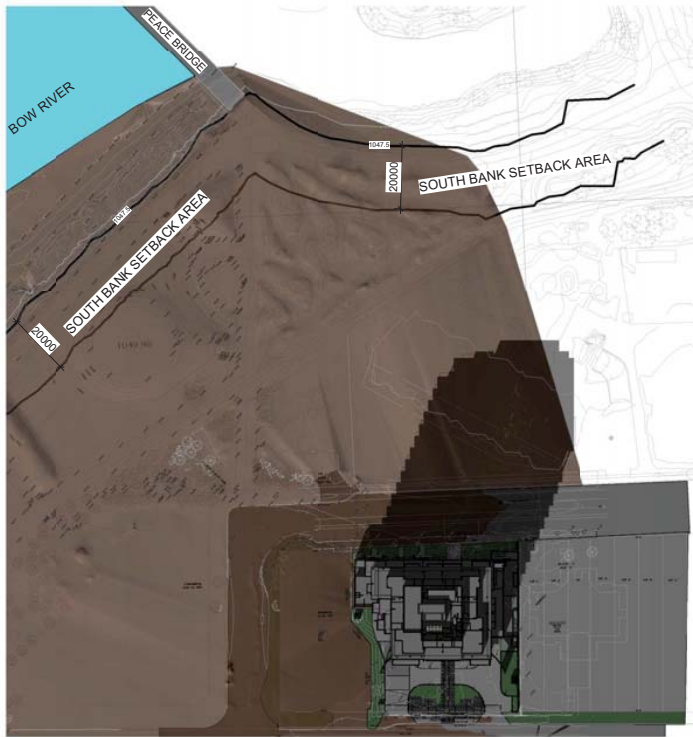
2 March 21 11am
A-103.1 Scale:



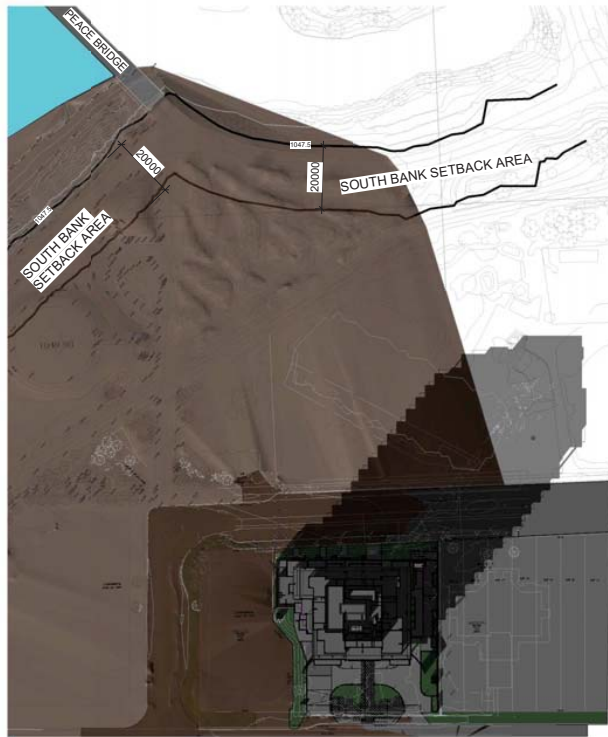
3 March 21 12pm
A-103.1 Scale:



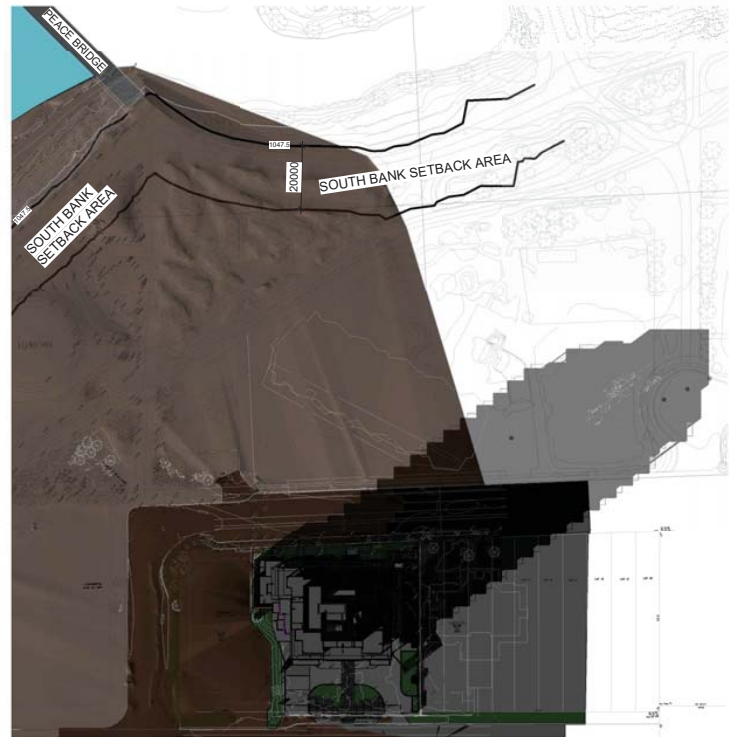
4 March 21 1pm
A-103.1 Scale:



5 March 21 2pm
A-103.1 Scale:



6 March 21 3pm
A-103.1 Scale:

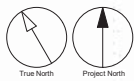


7 March 21 4pm
A-103.1 Scale:

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SHADOW STUDY
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale:

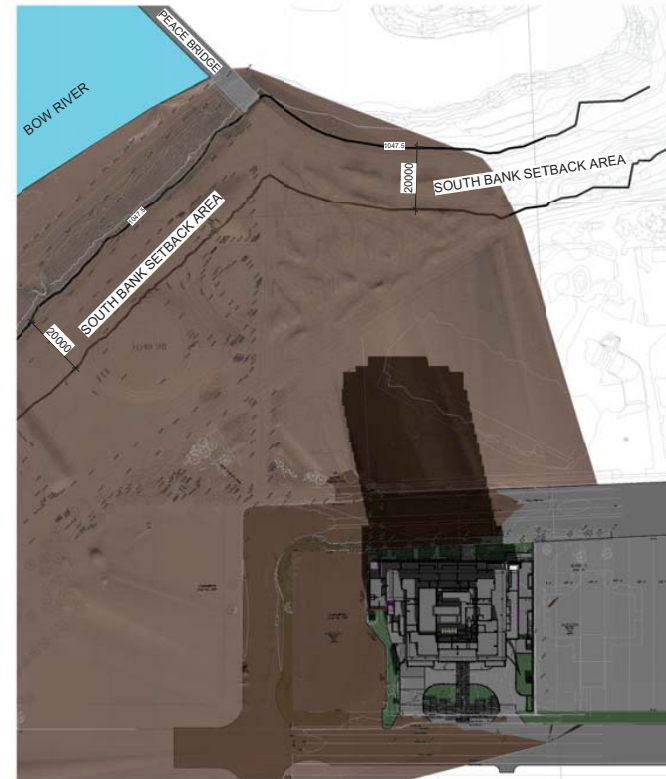
A-103.1



1 Sept 21 10am
A-103.2 Scale:



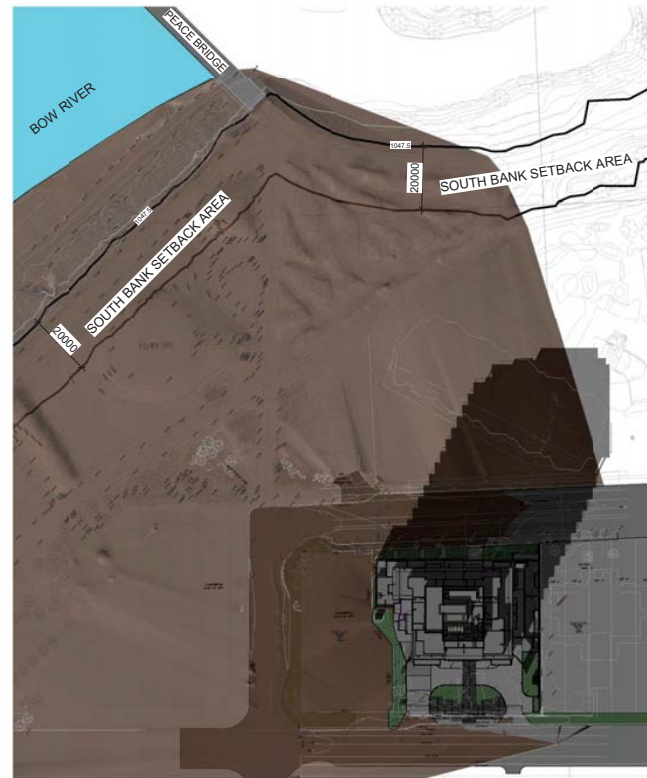
2 Sept 21 11am
A-103.2 Scale:



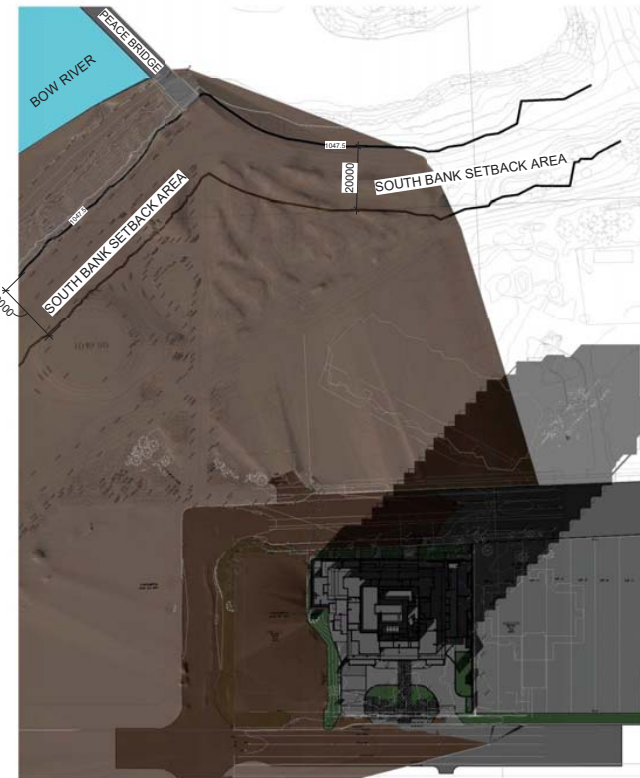
3 Sept 21 12pm
A-103.2 Scale:



4 Sept 21 1pm
A-103.2 Scale:



5 Sept 21 2pm
A-103.2 Scale:



6 Sept 21 3pm
A-103.2 Scale:



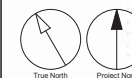
7 Sept 21 4pm
A-103.2 Scale:



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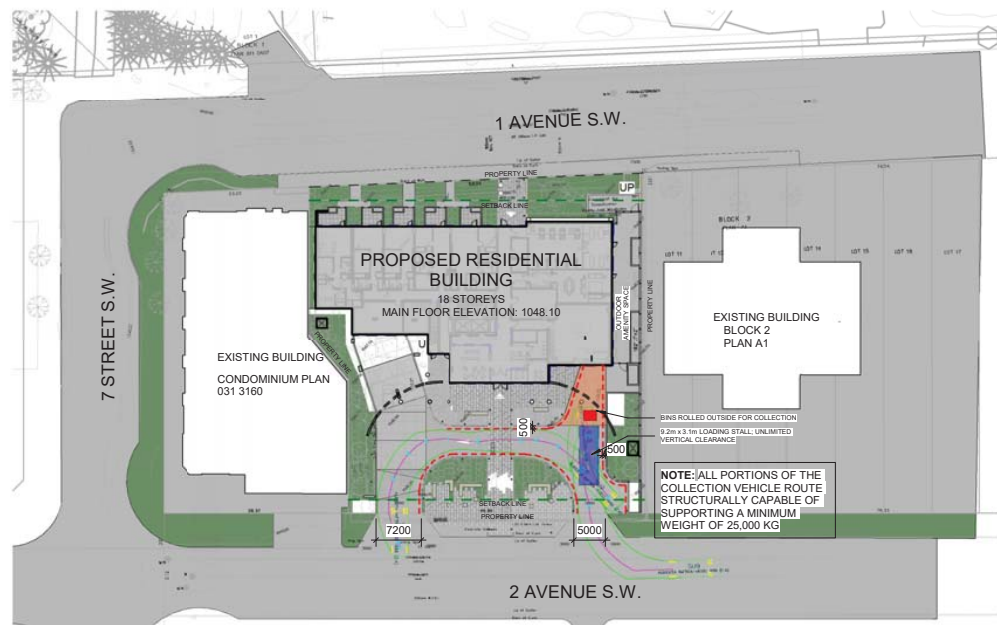


SHADOW STUDY
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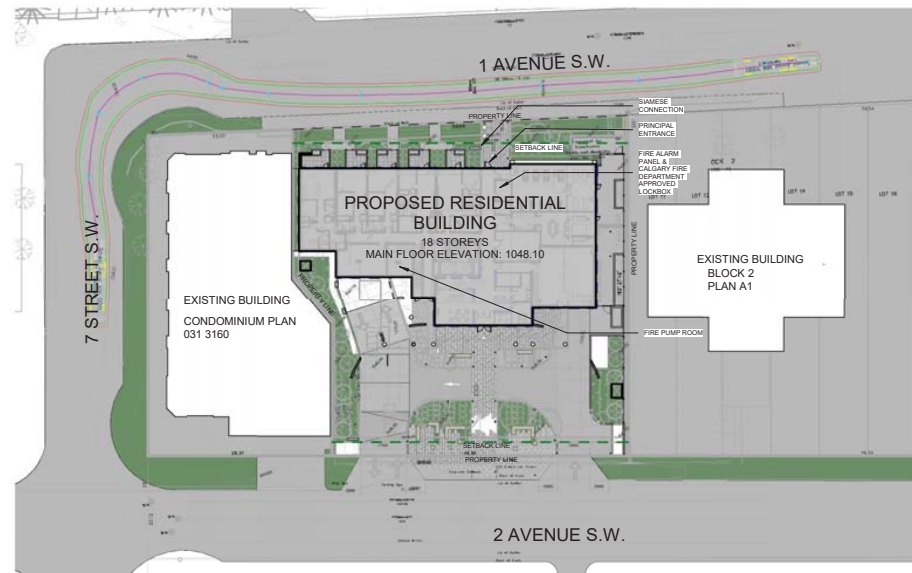


Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale:

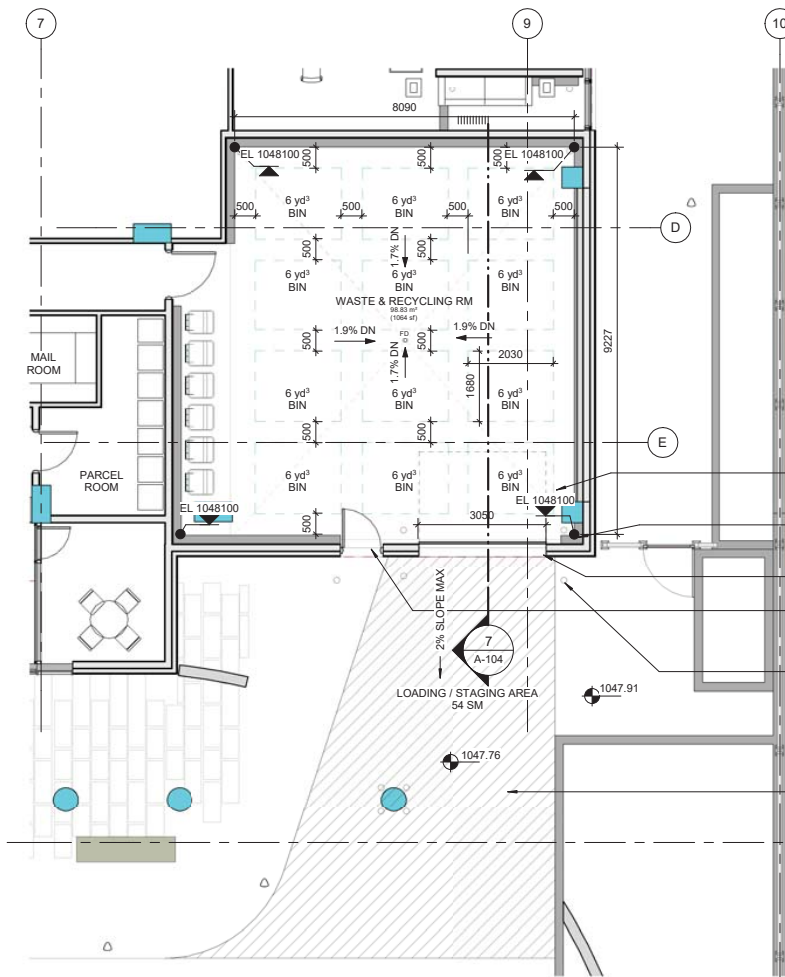
A-103.2



5 SITE PLAN - WR TRUCK TURNING
A-104 Scale: 1 : 500

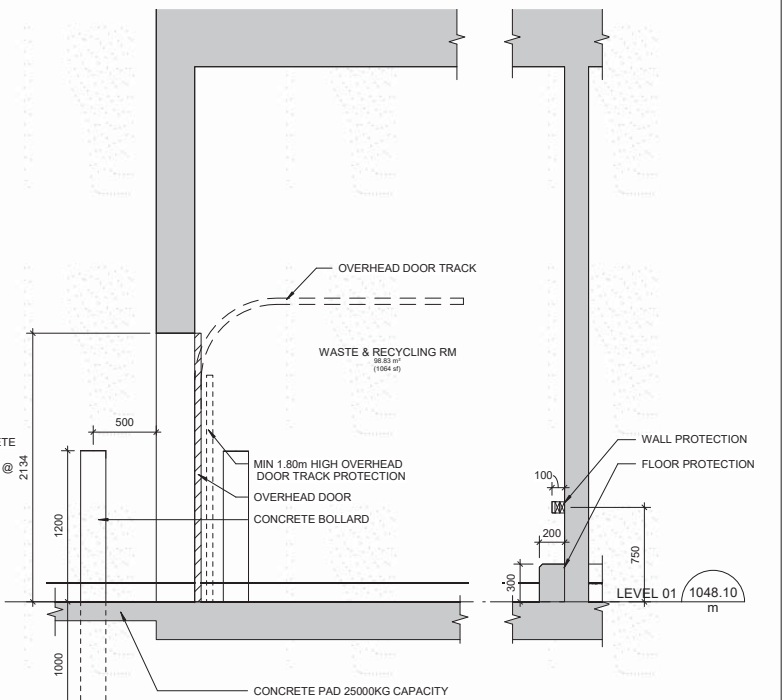


6 SITE PLAN - FIRE TRUCK TURNING
A-104 Scale: 1 : 500

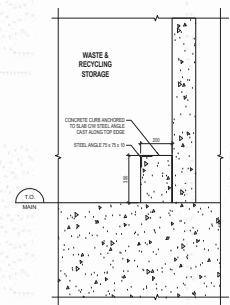


4 LEVEL 01 W&R
A-104 Scale: 1 : 75

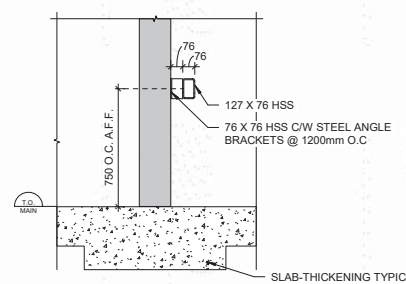
SPRINKLER SYSTEM
REQUIRED IN ROOM
200mm x 300mm HIGH CONCRETE
PERIMETER CURB C/W
HORIZONTAL STEEL CHANNEL @
750mm A.F.F.
OVERHEAD DOOR
SEPARATE MAN DOOR
W/ KEYPAD ACCESS
150mm DIA - 1200mm HIGH
CONC. FILLED STEEL PIPE
STAGING BOLLARD (TYP.)
STRUCTURALLY SUPPORTED
COLLECTION AREA - MIN. 25, 000 KG



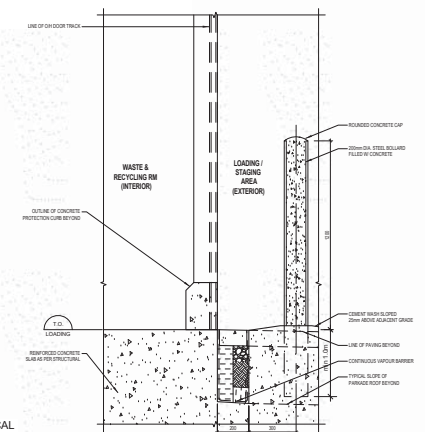
7 OVERHEAD DOOR DETAIL
A-104 Scale: 1 : 25



1 TYP. CURB WALL DETAIL
A-104 Scale: 1 : 20



2 TYP. BUMPER RAIL DETAIL
A-104 Scale: 1 : 20



3 TYP. BOLLARD DETAIL
A-104 Scale: 1 : 20

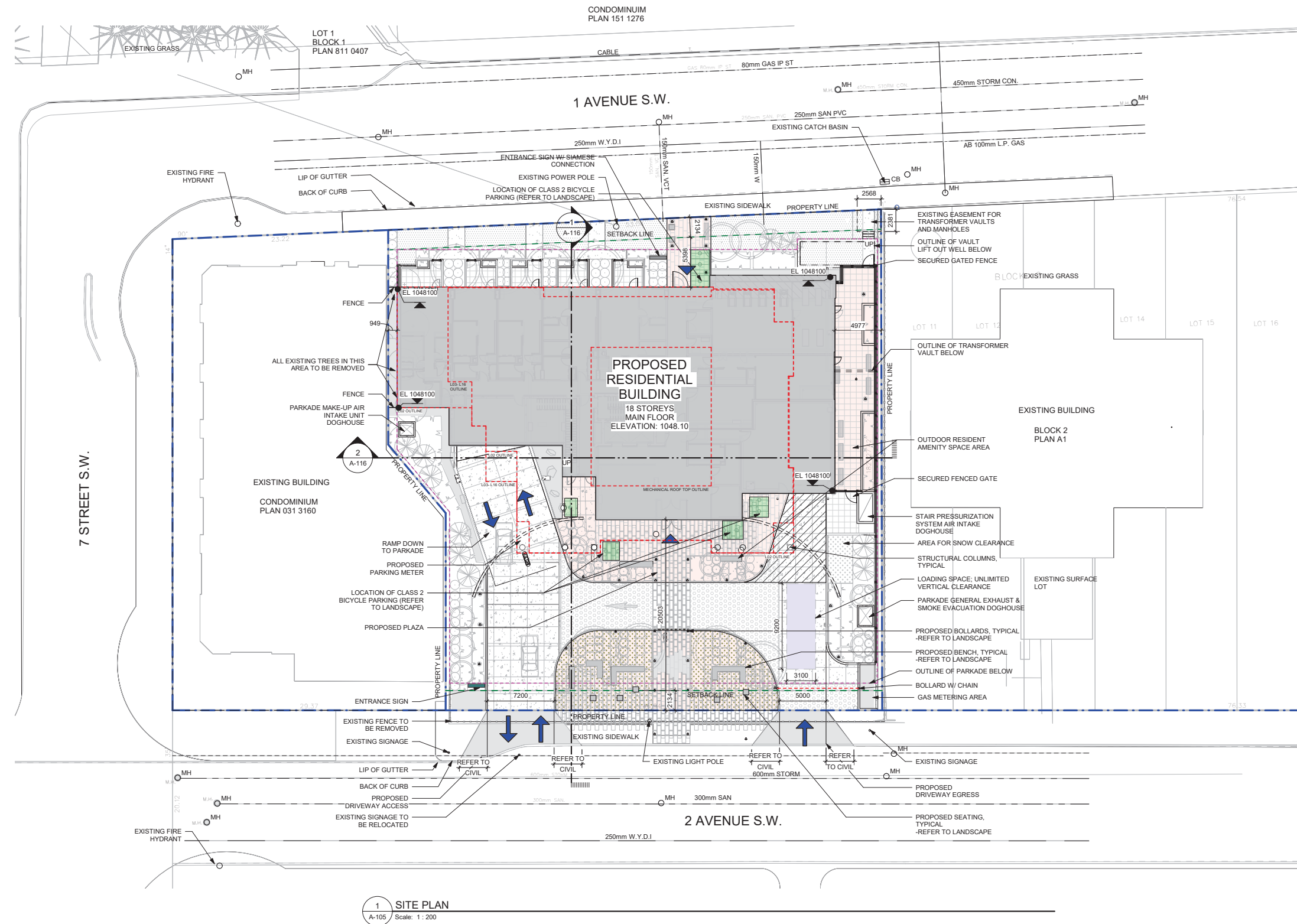
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ibigroup.com

ALEXANDER MACDONALD
ARCHITECT
2021-09-10
IBI GROUP ENGINEERS FURNISHING
PERMIT FOR AC 14581
SEE ALSO PLANS AND TO THE
ARCHITECTURE ACT OF ALBERTA
NOT FOR CONSTRUCTION

VEHICLE TURNING & W&R DETAILS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **As indicated**

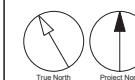
A-104



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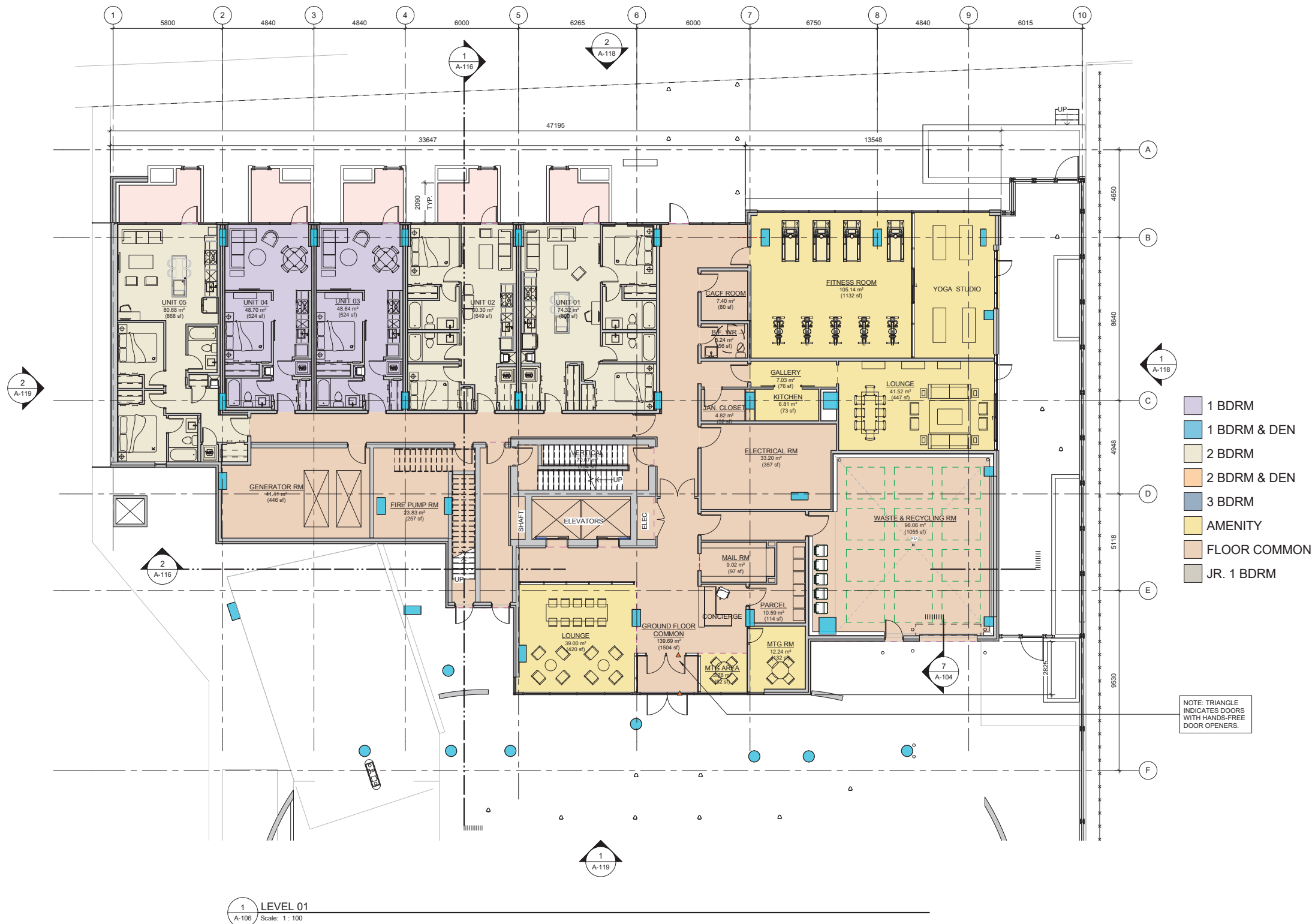


SITE PLAN
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 200**

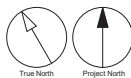
A-105



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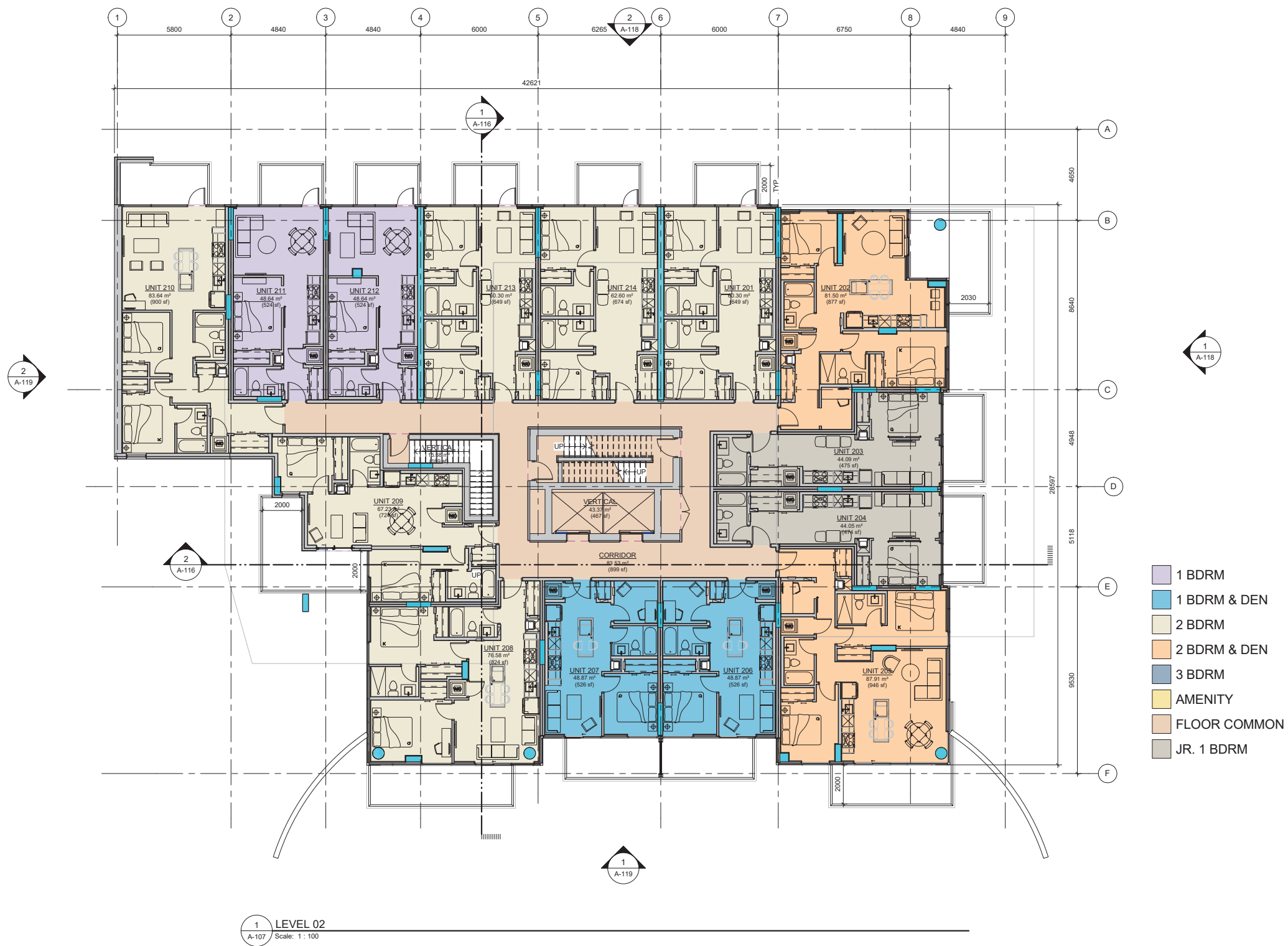


MAIN FLOOR PLAN- L01
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 100**

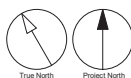
A-106



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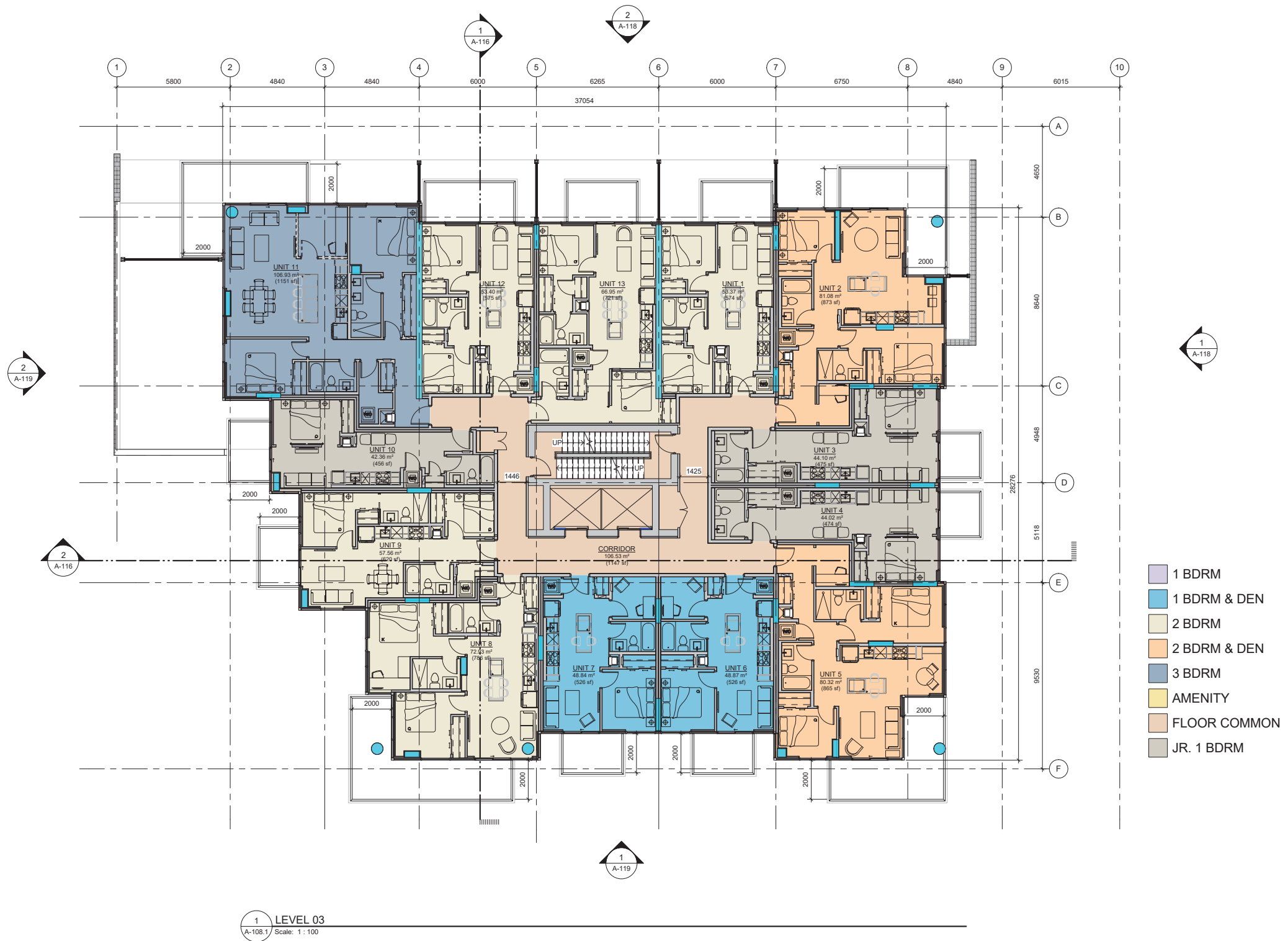


SECOND FLOOR PLAN-L02
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 100**

A-107

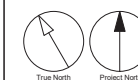


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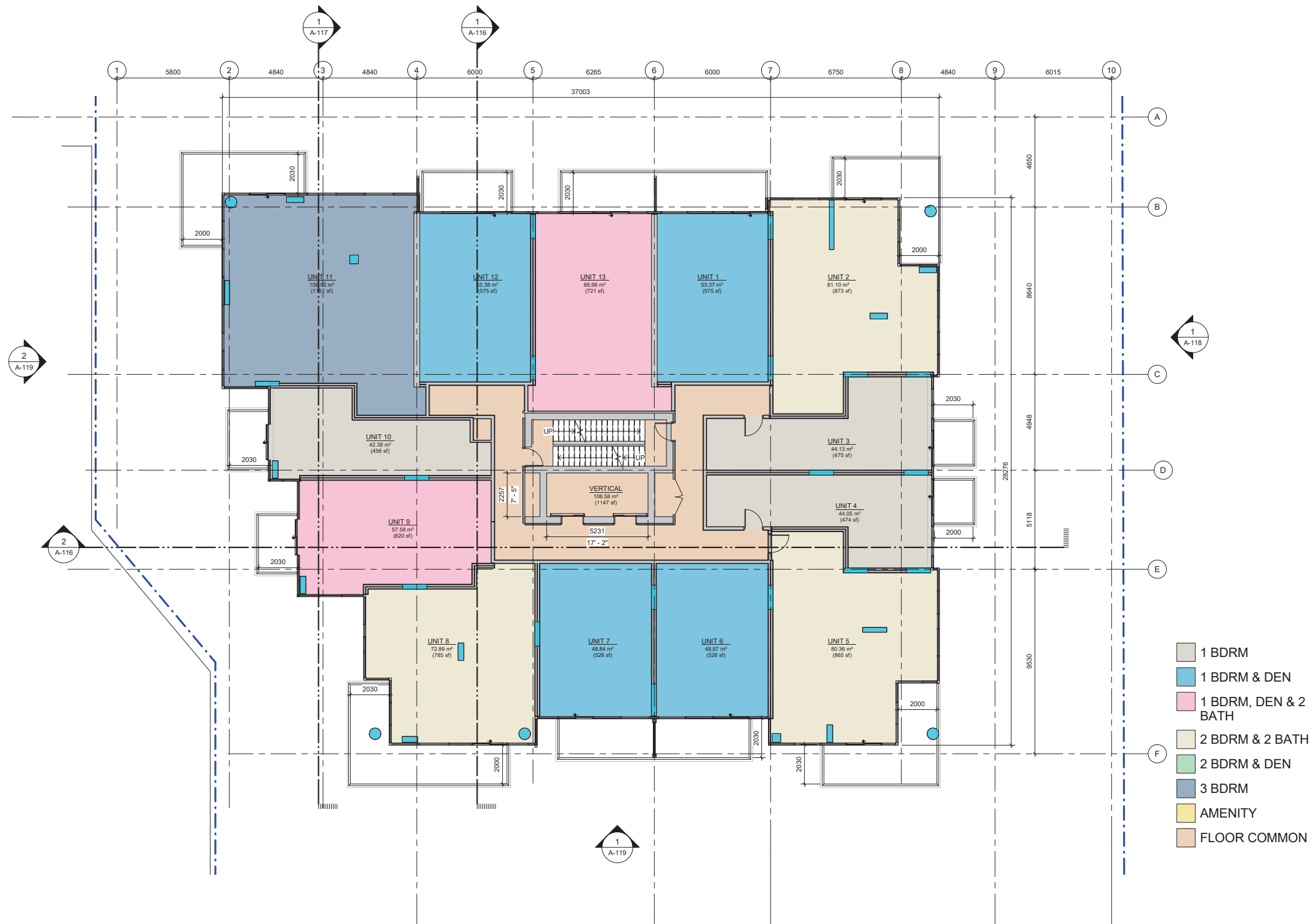
TYPICAL FLOOR PLATE 3-16

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 100**

A-108.1



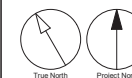
1
A-108.2
LEVEL 04
Scale: 1 : 100



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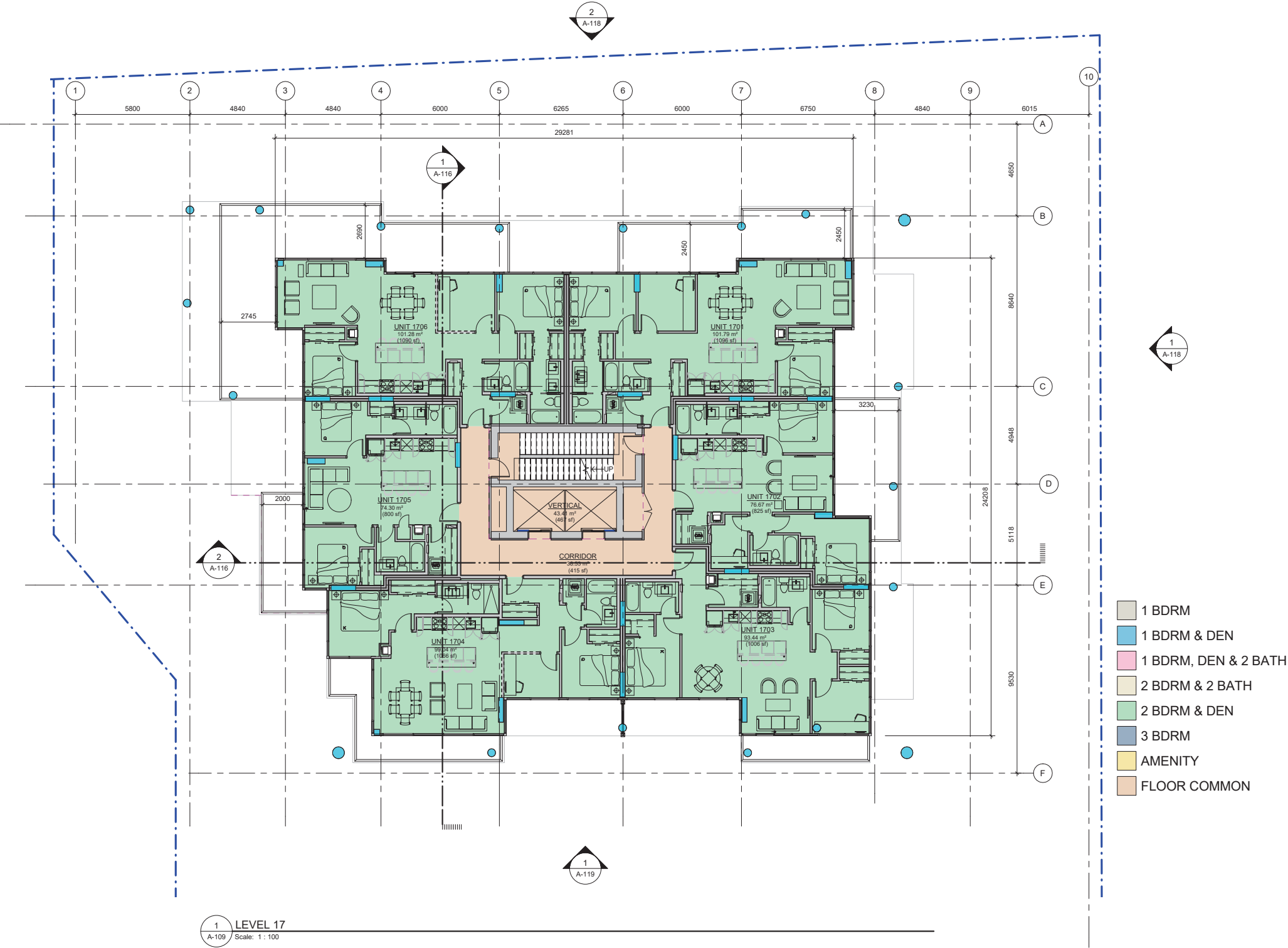


LEVEL 04
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

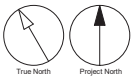
A-108.2



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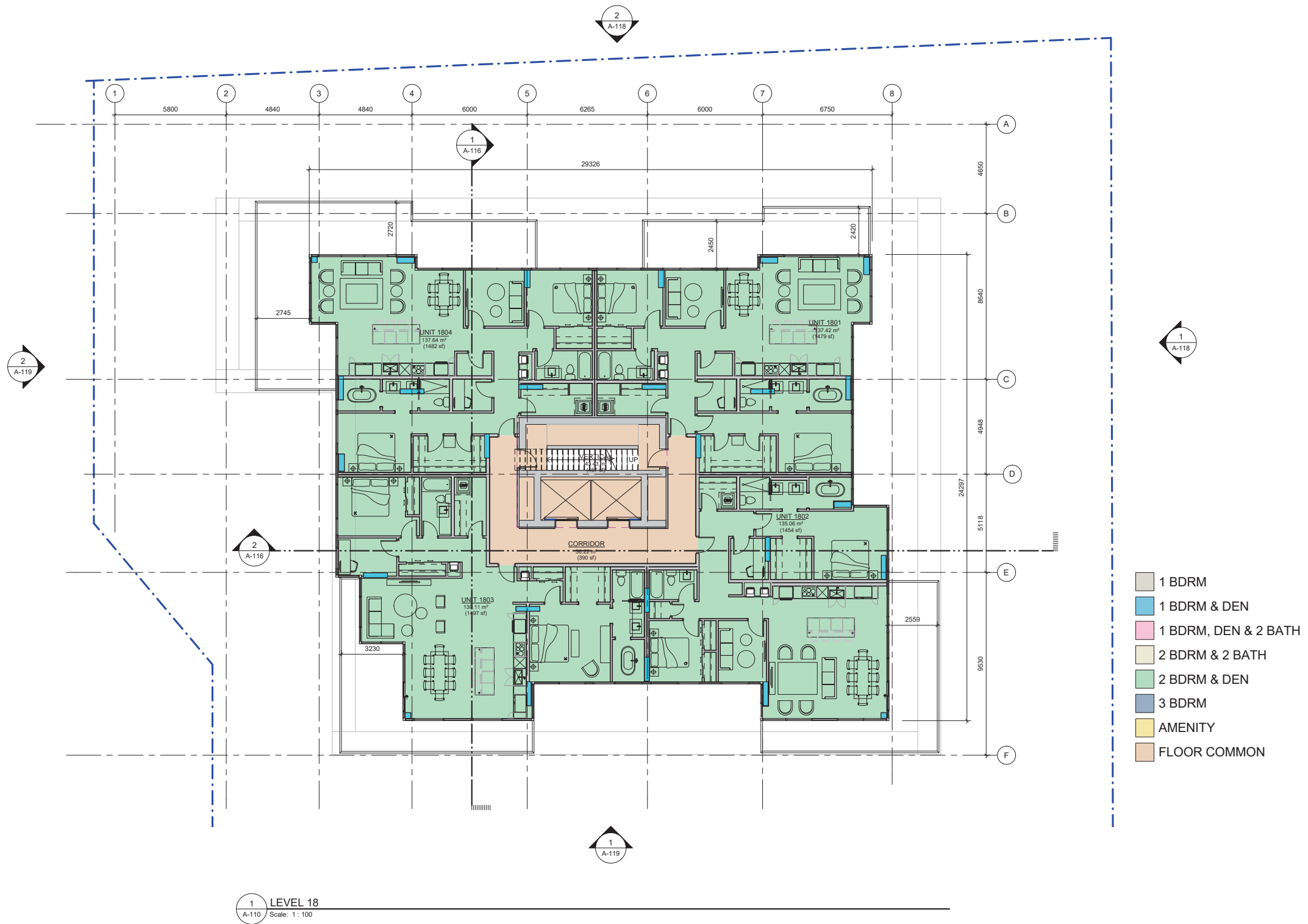


SUB PENTHOUSE FLOOR PLAN-L17
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

A-109

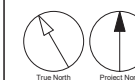


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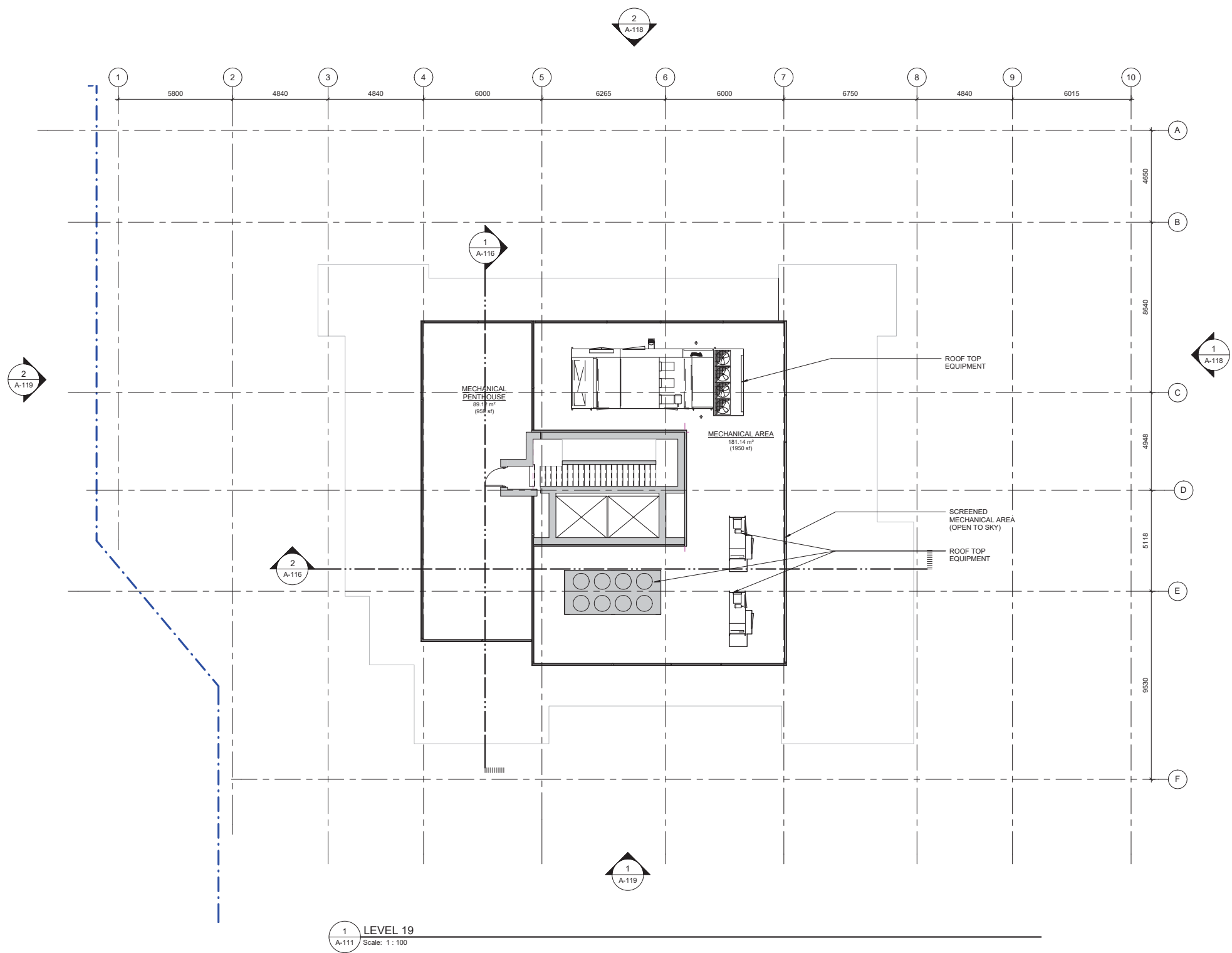
PENTHOUSE FLOOR PLAN-L18

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

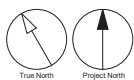
A-110



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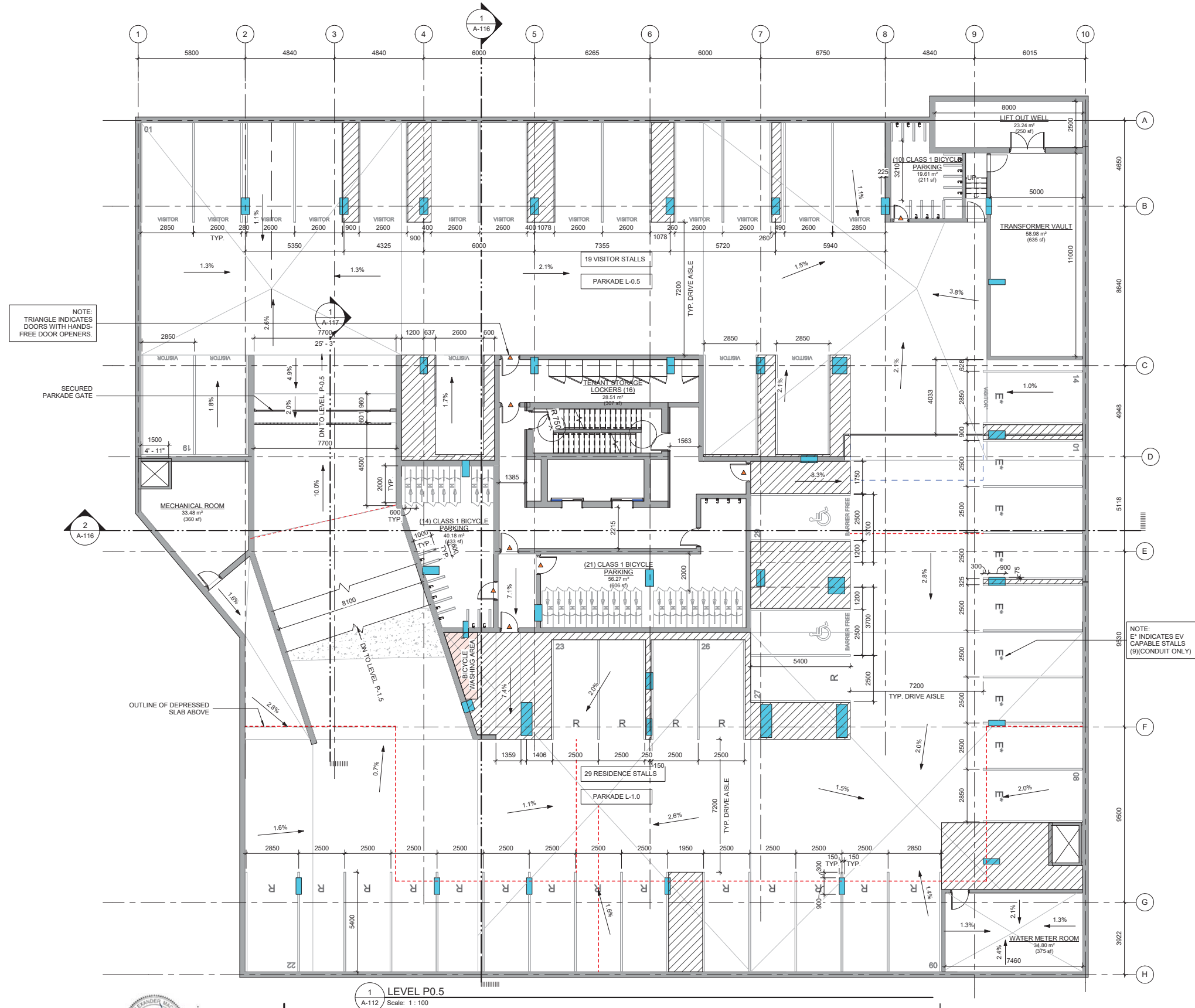


ROOF PLAN
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

A-111



HORIZONTAL BICYCLE STORAGE
MODEL: DERO SINGLE LOCKER*



VERTICAL BICYCLE STORAGE
MODEL: ULTRA SPACE SAVER SINGLE*

*NOTE: SHOWN FOR ILLUSTRATION PURPOSES
ONLY. EXACT MODEL TO BE DETERMINED AT
TENDERING CONSTRUCTION PHASE.

2 BICYCLE RACK DETAIL - CLASS 1
A-112 Scale: NTS



HANDS FREE DOOR OPENER
MODEL: SW60*

*NOTE: SHOWN FOR ILLUSTRATION PURPOSES
ONLY. EXACT MODEL TO BE DETERMINED AT
TENDERING CONSTRUCTION PHASE.

3 HANDS-FREE DOOR OPENER
Scale: NTS

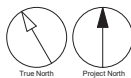


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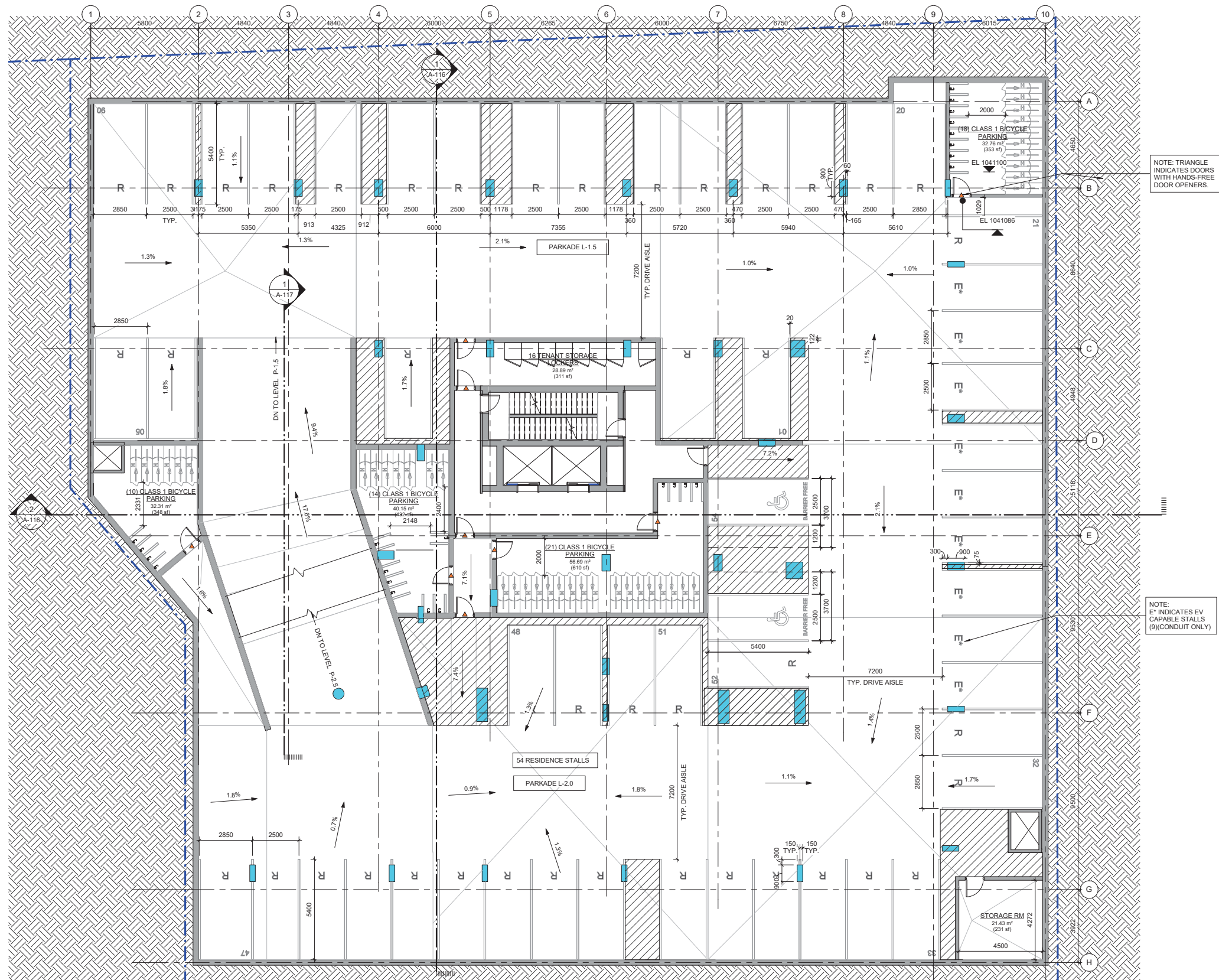
PARKADE PLAN LEVEL P0.5

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-13
Project No: 118411
Scale: As indicated

A-112



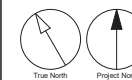
1 LEVEL P1.5
A-113 Scale: 1 : 100



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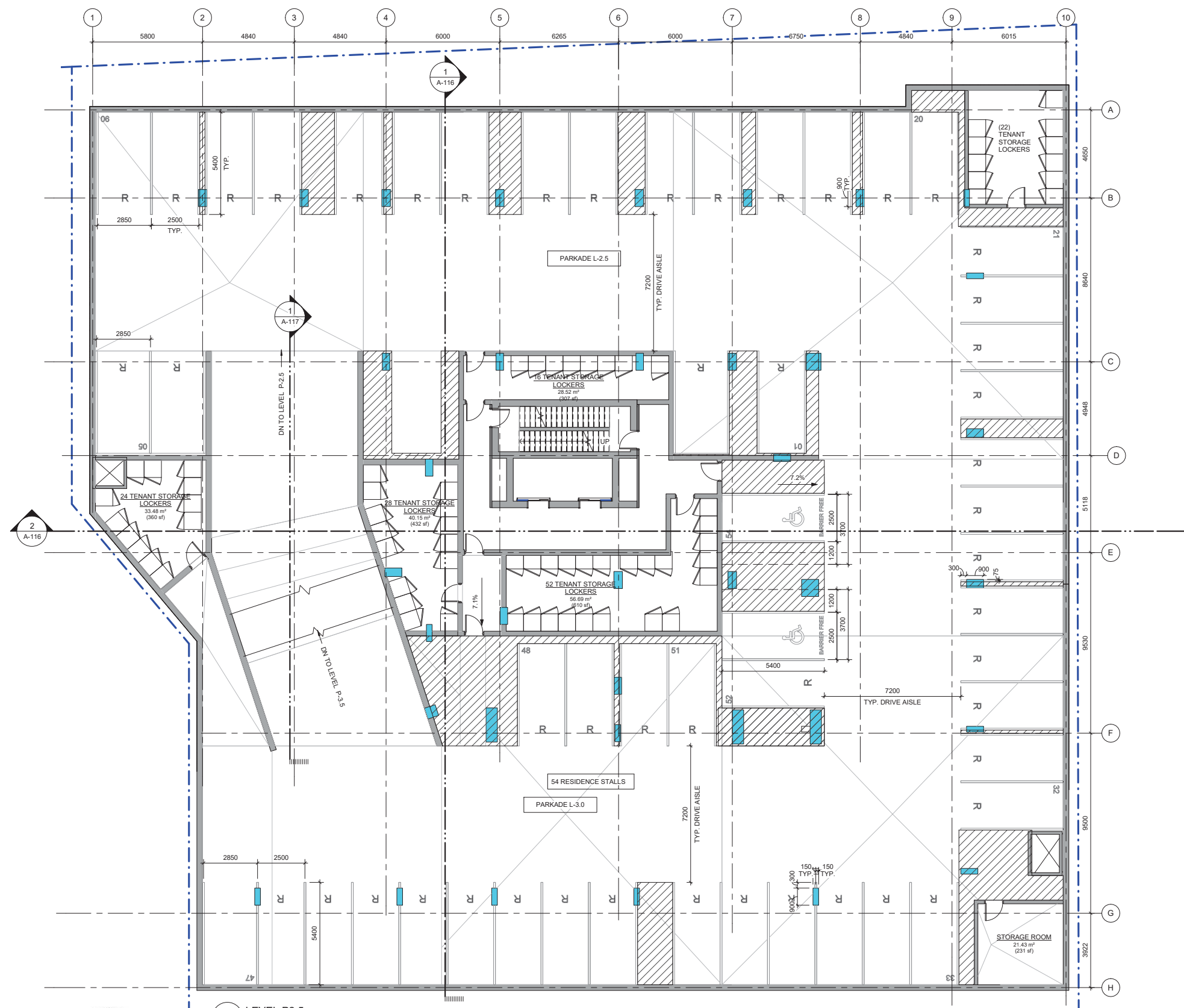


PARKADE PLAN LEVEL P1.5
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-03**
Project No: **118411**
Scale: **1 : 100**

A-113

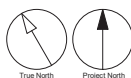


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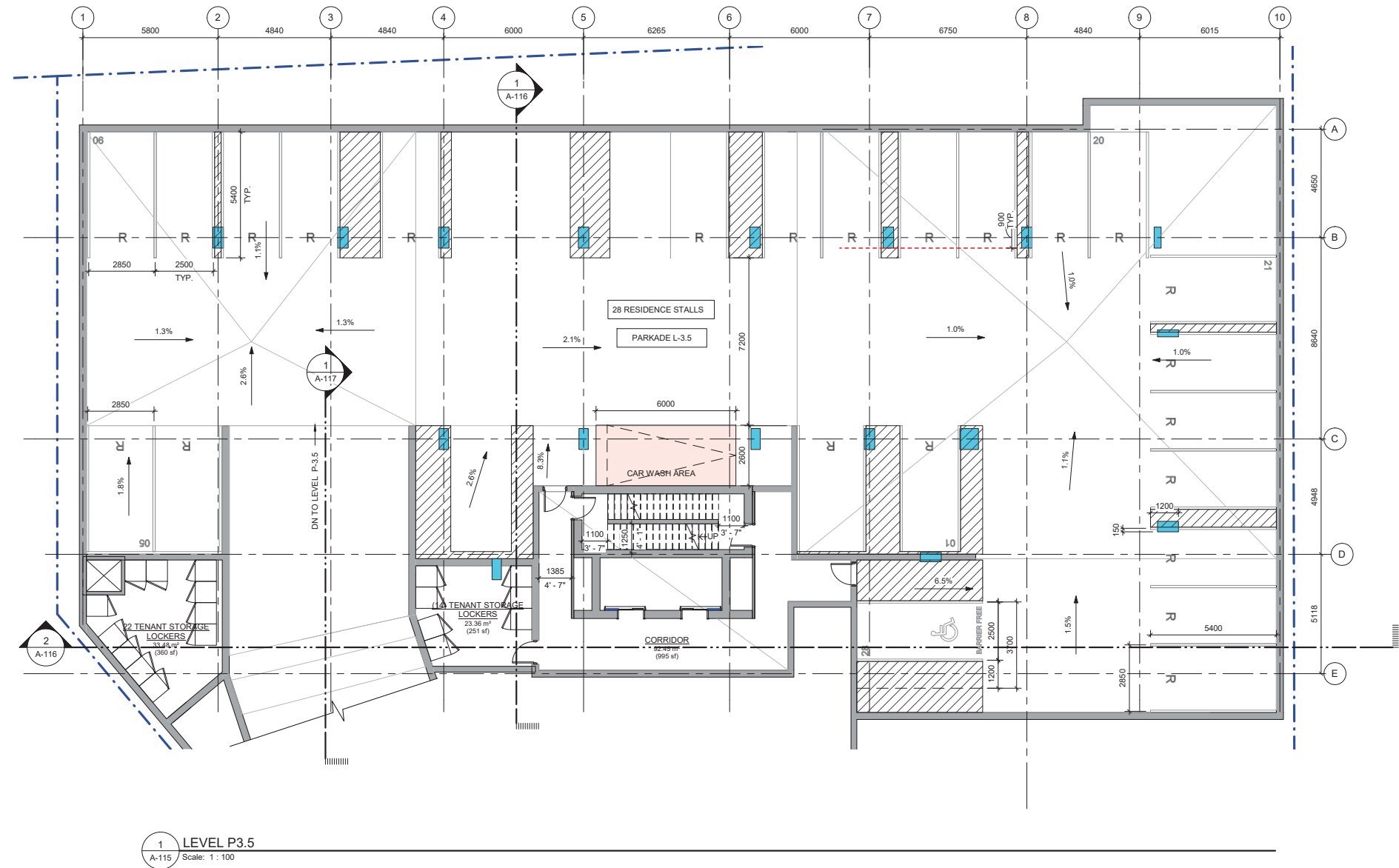
1
A-114
LEVEL P2.5
Scale: 1 : 100

PARKADE PLAN LEVEL P2.5
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 100**

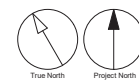
A-114



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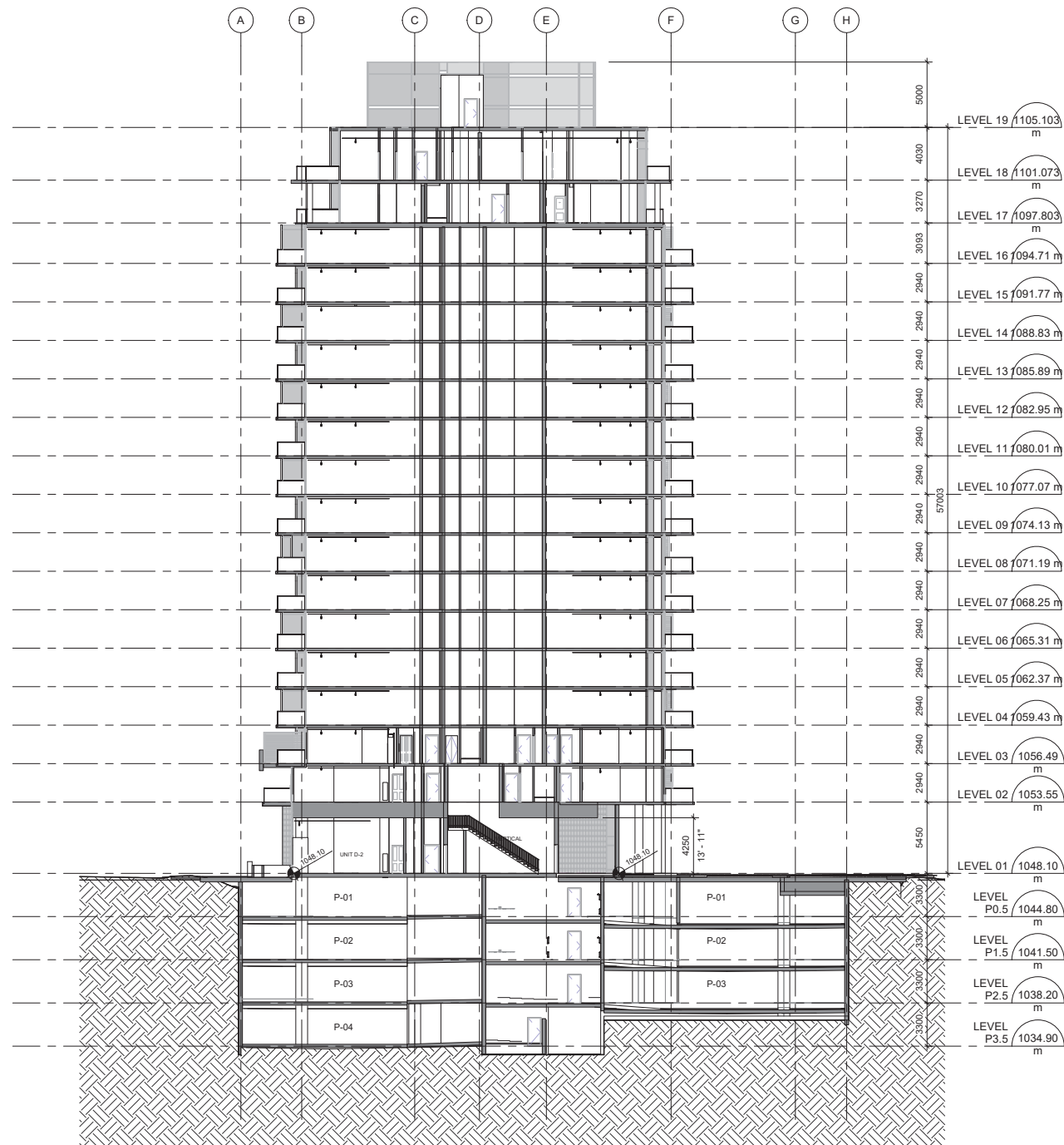


PARKADE PLAN LEVEL P3.5
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB

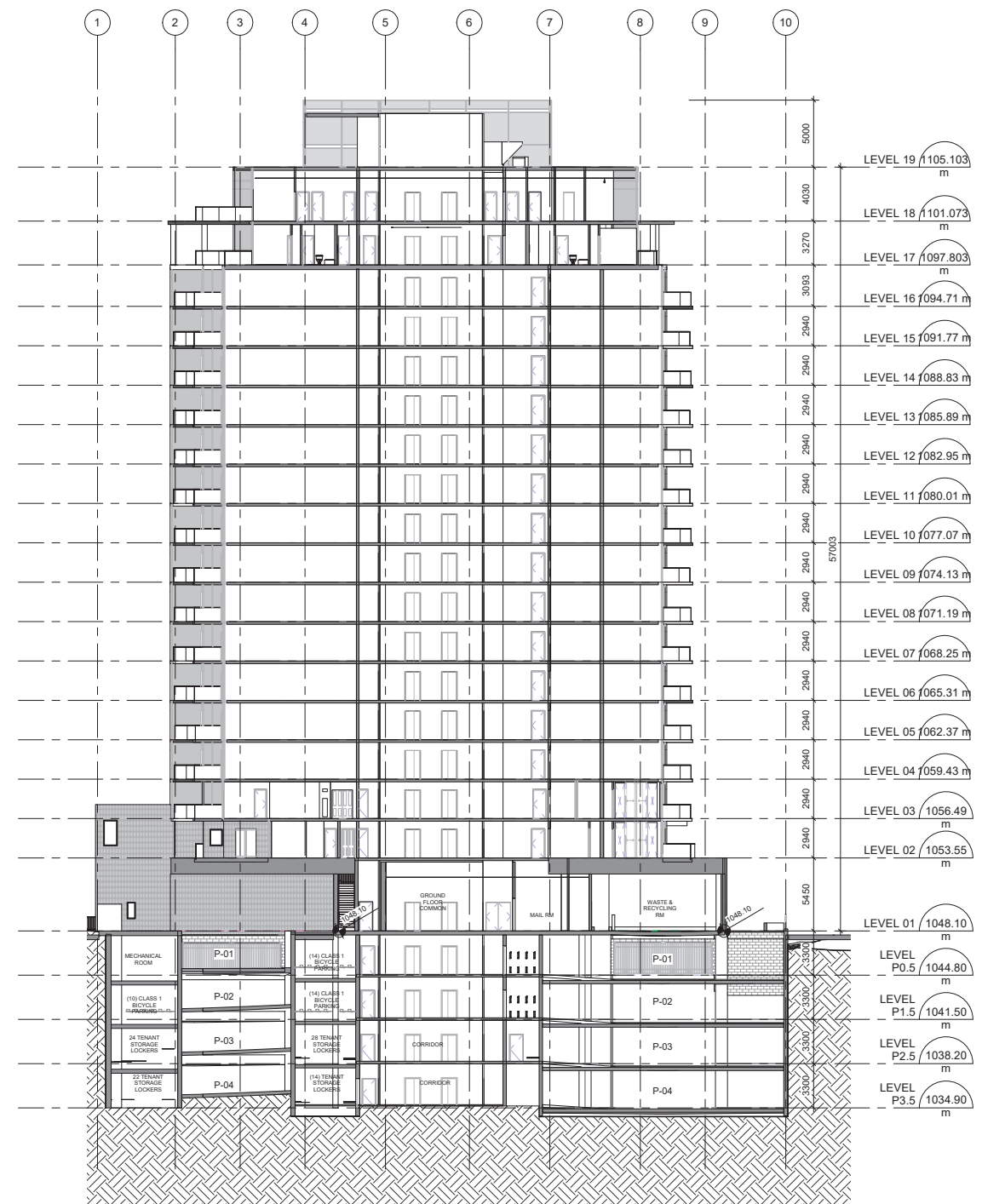


Issue: DTR 2 SUBMISSION
Date: 2021-09-09
Project No: 118411
Scale: 1 : 100

A-115



1 Section A
A-116 Scale: 1 : 200



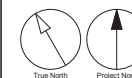
2 Section B
A-116 Scale: 1 : 200



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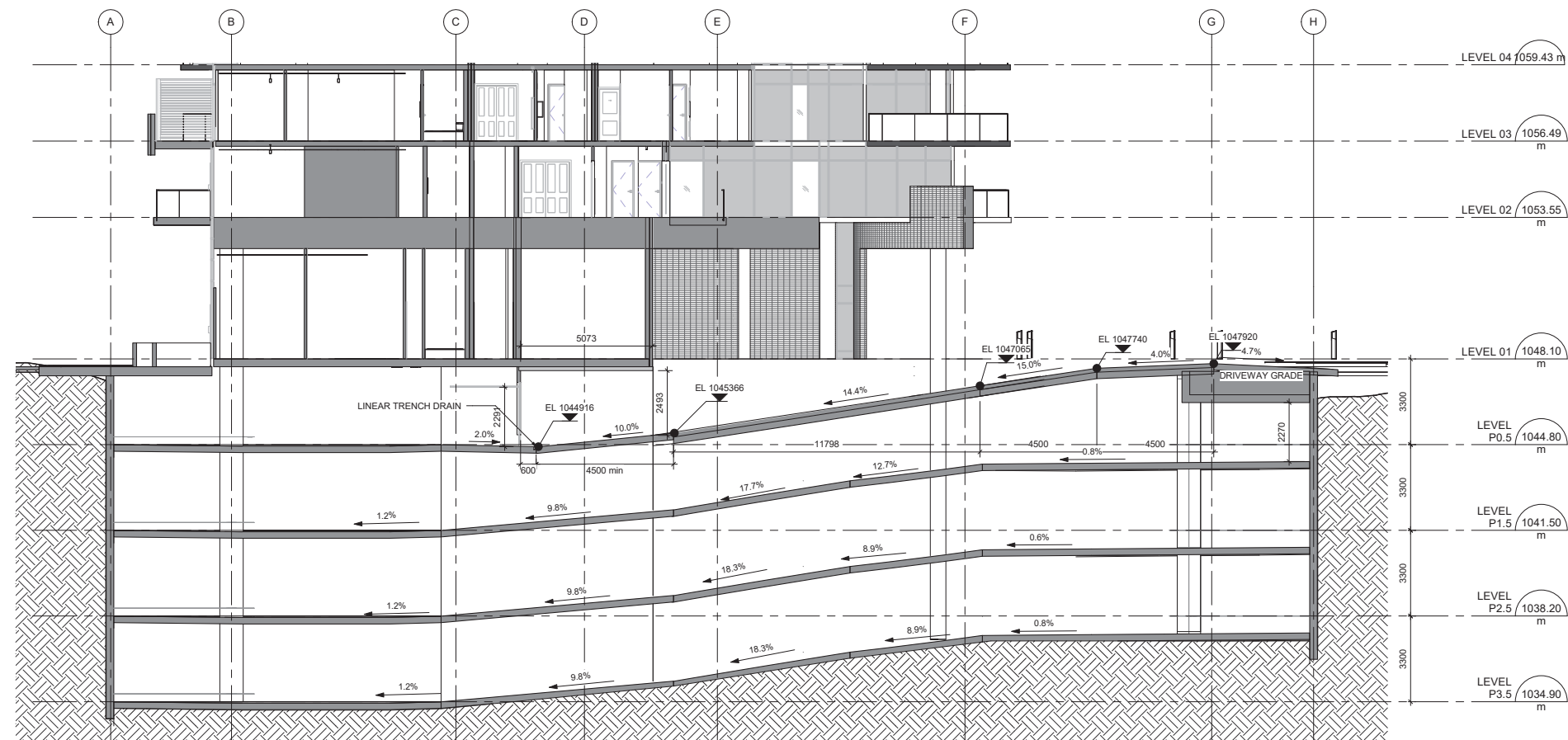


BUILDING SECTION
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB

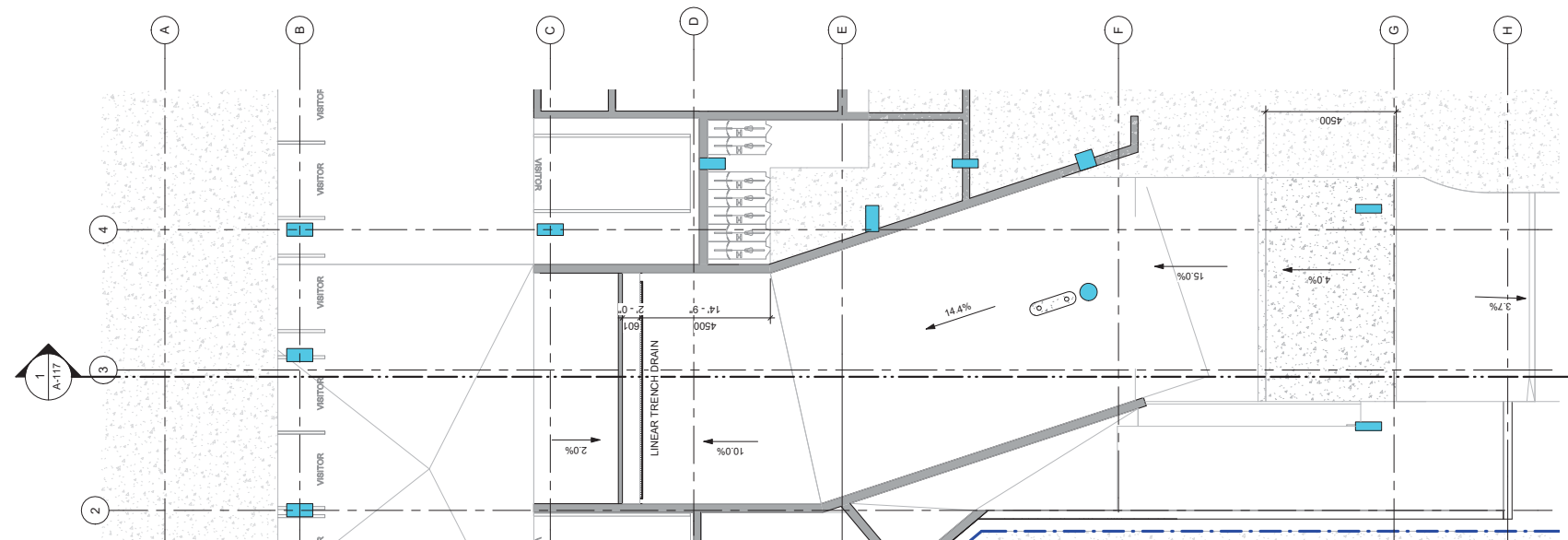


Issue: **DTR 2 SUBMISSION**
Date: **2021-09-09**
Project No: **118411**
Scale: **1 : 200**

A-116



1 PARKADE RAMP SECTION
A-117 Scale: 1 : 100

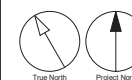


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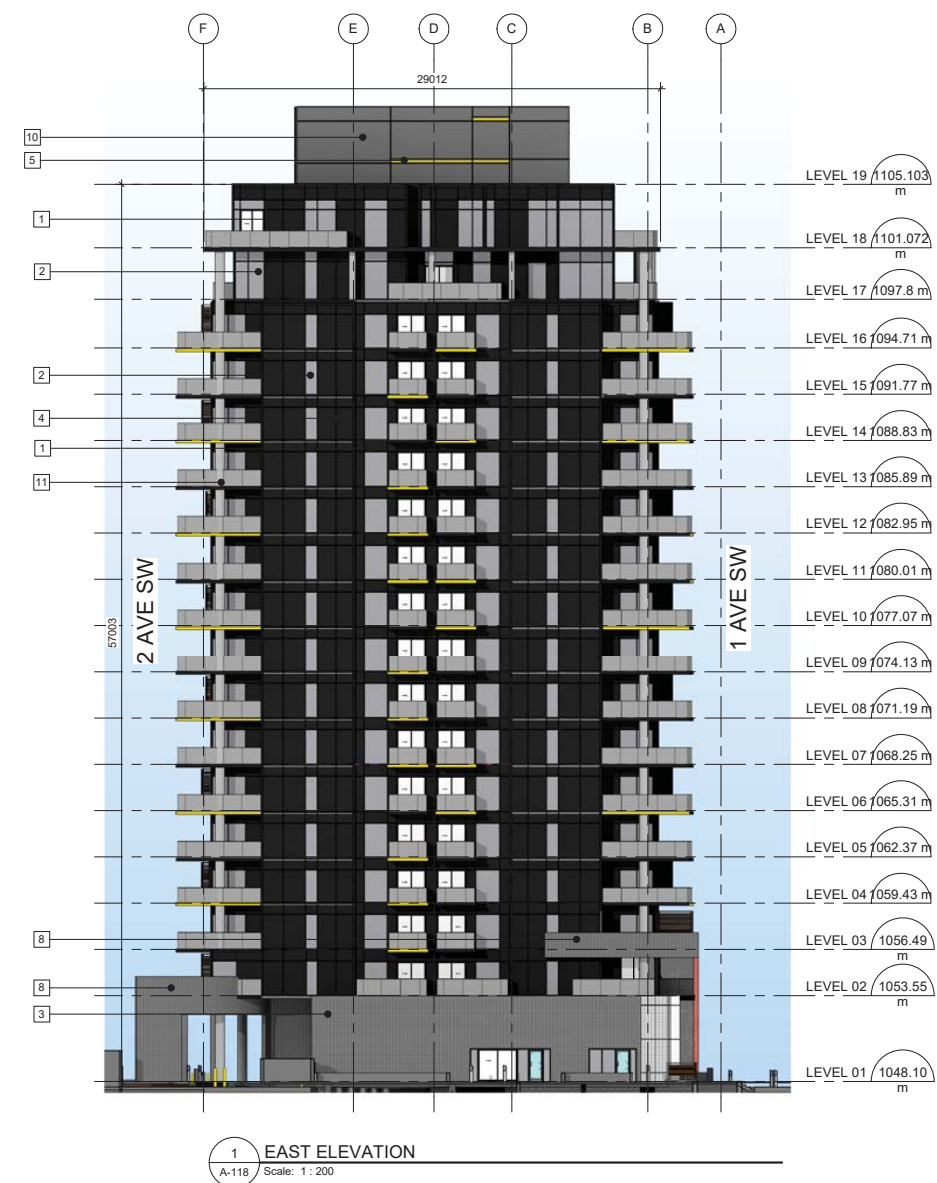
PARKADE RAMP DETAILS

Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: DTR 2 SUBMISSION
Date: 2021-09-03
Project No: 118411
Scale: 1 : 100

A-117



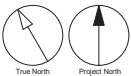
EXTERIOR MATERIALS LEGEND	
KEY VALUE	KEYNOTE TEXT
1	SPANDREL GLASS - BLACK
2	VISION GLASS - CLEAR
3	BRICK - CHARCOAL / BLACK
4	WINDOW WALL MULLION - CHARCOAL / BLACK
5	COMPOSITE METAL PANEL - GOLD / BRONZE
6	CONCRETE SLAB BAND - CHARCOAL - PAINTED
7	COMPOSITE METAL PANEL - WHITE
8	GFRC PANEL - DARK GREY
9	BALCONY SCREENING
10	COMPOSITE METAL PANEL - CHARCOAL
11	CONCRETE - EXPOSED



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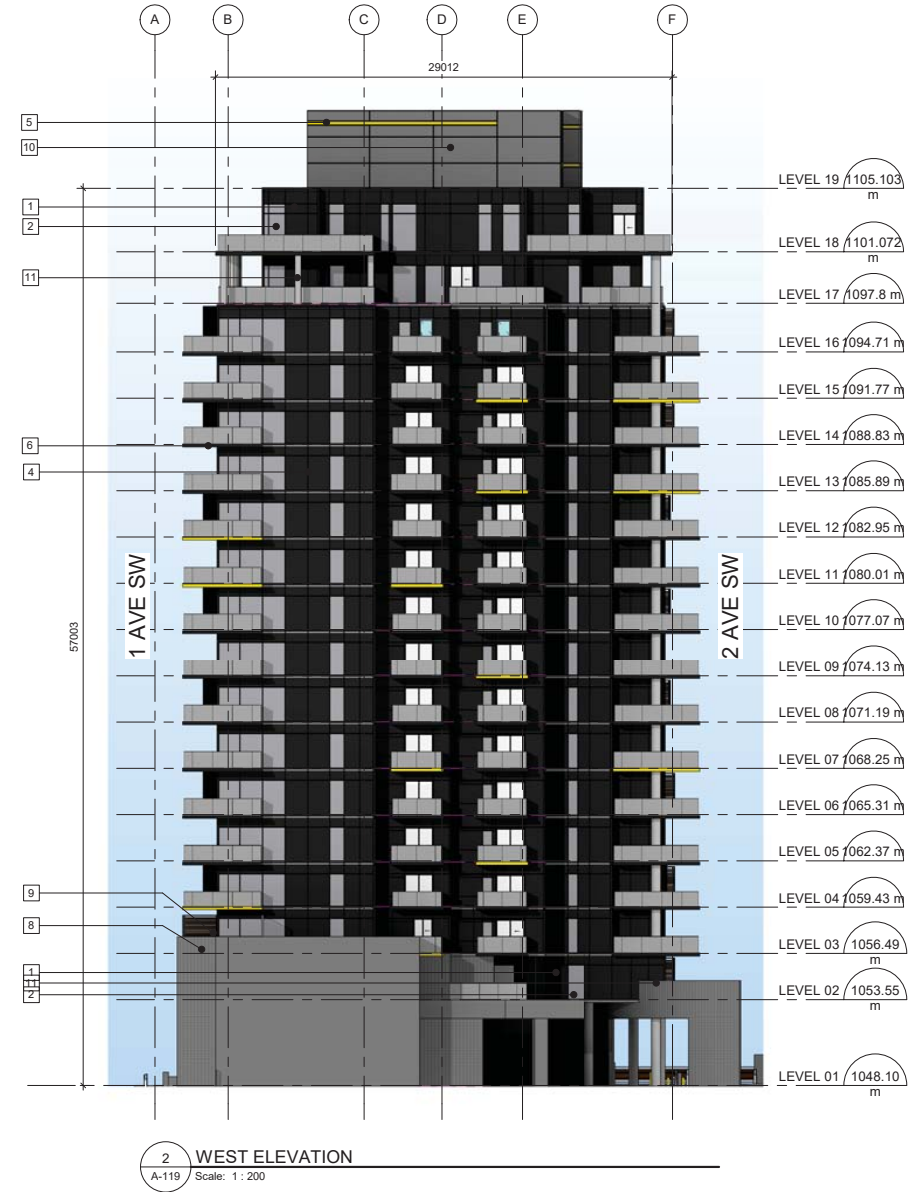


ELEVATIONS
Eau Claire First & Park
727 1st Avenue SW
Calgary, AB



Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 200**

A-118

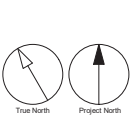


EXTERIOR MATERIALS LEGEND	
KEY VALUE	KEYNOTE TEXT
1	SPANDREL GLASS - BLACK
2	VISION GLASS - CLEAR
3	BRICK - CHARCOAL / BLACK
4	WINDOW WALL MULLION - CHARCOAL / BLACK
5	COMPOSITE METAL PANEL - GOLD / BRONZE
6	CONCRETE SLAB BAND - CHARCOAL - PAINTED
7	COMPOSITE METAL PANEL - WHITE
8	GFRC PANEL - DARK GREY
9	BALCONY SCREENING
10	COMPOSITE METAL PANEL - CHARCOAL
11	CONCRETE - EXPOSED

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ELEVATIONS
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727 1st Avenue SW
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Issue: **DTR 2 SUBMISSION**
Date: **2021-09-13**
Project No: **118411**
Scale: **1 : 200**

A-119



2 VIEW FROM SE CORNER
A-120 Scale: 1:1



3 VIEW FROM NW CORNER
A-120 Scale: 1:1



1 VIEW FROM SW CORNER
A-120 Scale: 1:1



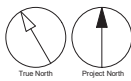
4 VIEW FROM NE CORNER
A-120 Scale: 1:1



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3D RENDERINGS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1:1**

A-120



1 SOUTH STREET VIEW
A-121 Scale: NTS



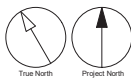
2 NORTH STREET VIEW
A-121 Scale: NTS



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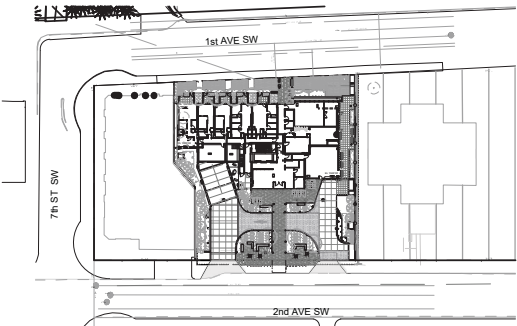
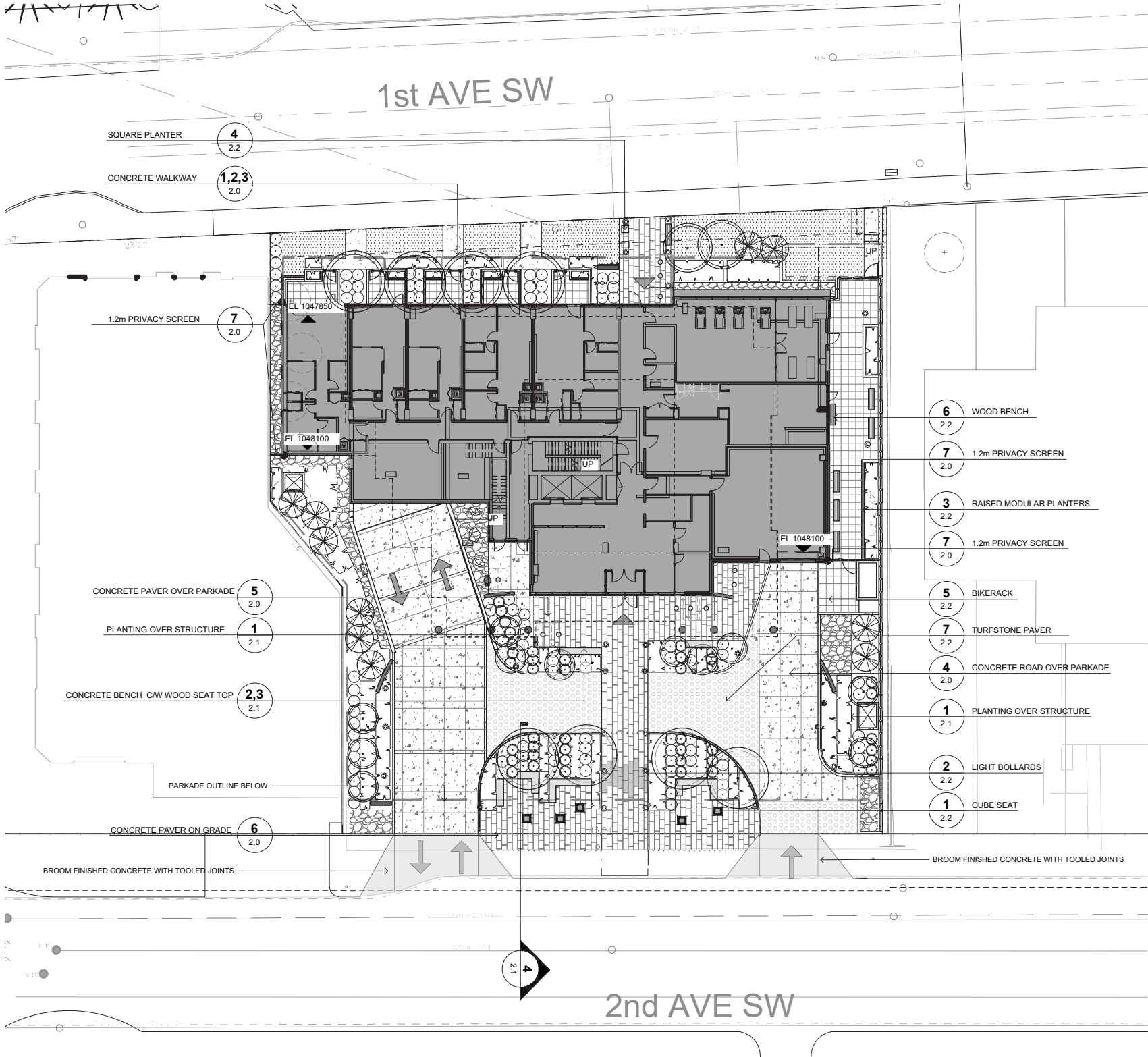


3D RENDERINGS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB



Issue: **DTR SUBMISSION**
Date: **2021-07-28**
Project No: **118411**
Scale: **1 : 1**

A-121



CONTEXT PLAN 1:1000

NOTES

1. ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARDS FOR LANDSCAPE CONSTRUCTION (CURRENT VERSION).
2. ALL SOFT LANDSCAPE AREA TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM.
3. FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:
(a) 1.2 METRES FOR TREES
(b) 0.6 METRES FOR SHRUBS; AND 0.3 METRES FOR ALL OTHER PLANTING AREAS.
4. PLANT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION.
6. THE MAINTENANCE & WARRANTY PERIOD TO BE ONE FULL GROWING SEASON (MAY-OCT) FROM SUBSTANTIAL COMPLETION OF THE LANDSCAPE.
7. WATER ALL PLANT MATERIAL AS REQUIRED FOR THE DURATION OF THE MAINTENANCE PERIOD.
8. WITHIN THE WARRANTY PERIOD, ANY DEAD TREES AND SHRUBS OR PLANT MATERIAL IN POOR CONDITION AS NOTED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION NOTES

1. DRIP IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR.
2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
3. ENSURE A PROPER BACKFLOW PREVENTER IS INSTALLED AS PER THE NATIONAL PLUMBING CODE OF CANADA 2010
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER SPACING AND COVERAGE.
5. LOCATION OF DRIP IRRIGATION LINES ARE TO COORDINATED WITH TREE AND SHRUB PLANTING. NO GRASS AREAS TO BE IRRIGATED.
6. IRRIGATION LINES CROSSING UNDER WALKWAYS SHALL BE ENCASED IN SCH 40 PVC SLEEVES WITH MINIMUM 300mm COVER. DIAMETER OF SLEEVES SHALL BE 2 X THE SUM OF THE DIAMETERS OF ENCASED IRRIGATION LINES. INSTALL ADJACENT 50mm WIRE CONDUIT WITH MAIN LINE CROSSING.
7. WIRE SPLICES SHALL BE MADE WITH 3M DBY CONNECTORS AND HOUSED IN CARSON-BROOKS LOCKING VALVE BOX. PROVIDE 1.0m MINIMUM LENGTH WIRE SLACK COILED INSIDE SPLICE BOX AND AT CHANGES IN MAINLINE DIRECTION.
8. INSTALL 1 SPARE # 14 WIRE FROM CONTROLLER CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM. COIL 600mm LENGTH OF SPARE WIRE NEATLY INTO EACH VALVE BOX.

SITE STATISTICS

LAND USE ZONING	REFER TO ARCHITECTURAL
SITE AREA	REFER TO ARCHITECTURAL
BUILDING	REFER TO ARCHITECTURAL
GARBAGE & REAR PARKING	
LANDSCAPE AREA	

LANDSCAPE SITE AREA REQUIREMENTS

LAND USE	MIXED USE
LANDSCAPE AREA	
HARD SURFACE LANDSCAPE	639.66m ² (50.2%, MAX 50% ALLOWABLE)
SOFT SURFACE LANDSCAPE	635.80m ² (49.8%)

LANDSCAPE LEGEND

- EXISTING TREE TO BE REMOVED
- PROPOSED TREES
- PROPOSED SHRUBS/PERENNIALS
- PLAIN CONCRETE WITH 1.0 X1.0m SAWCUT JOINTS (PLAIN GREY/LIGHT SANDBLAST)
- DECORATIVE CONCRETE COLOURED (CHARCOAL/LIGHT SAND BLAST)
- SOD
- BENCH
- BIKERACK
- LIGHT BOLLARD
- CUBE SEAT
- TURFSTONE PAVER
- PRIVACY SCREEN

PLANTING REQUIREMENTS

TREES REQUIRED (1/45m ²)	30
TREES PROVIDED	31
SHRUBS REQUIRED (2/45m ²)	60
SHRUBS PROVIDED	156
CON. TREES, 2m HT. REQ.	5
CON. TREES, 2m HT. PROVIDED	5
CON. TREES, 3m HT. REQ.	5
CON. TREES, 3m HT. PROVIDED	5
DEC. TREES, 50mm CAL. REQ.	11
DEC. TREES, 50mm CAL. PROVIDED	6
DEC. TREES, 75mm CAL. REQ.	11
DEC. TREES, 75mm CAL. PROVIDED	15
TOTAL TREES PROVIDED	31

IRRIGATION
DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE AREAS.

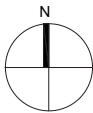
BIKE RACK REQUIREMENTS

CLASS 2 BIKE RACKS PROVIDED	22
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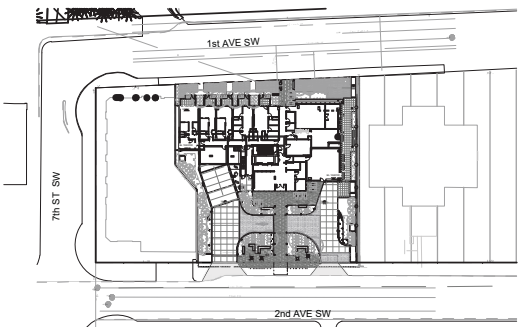
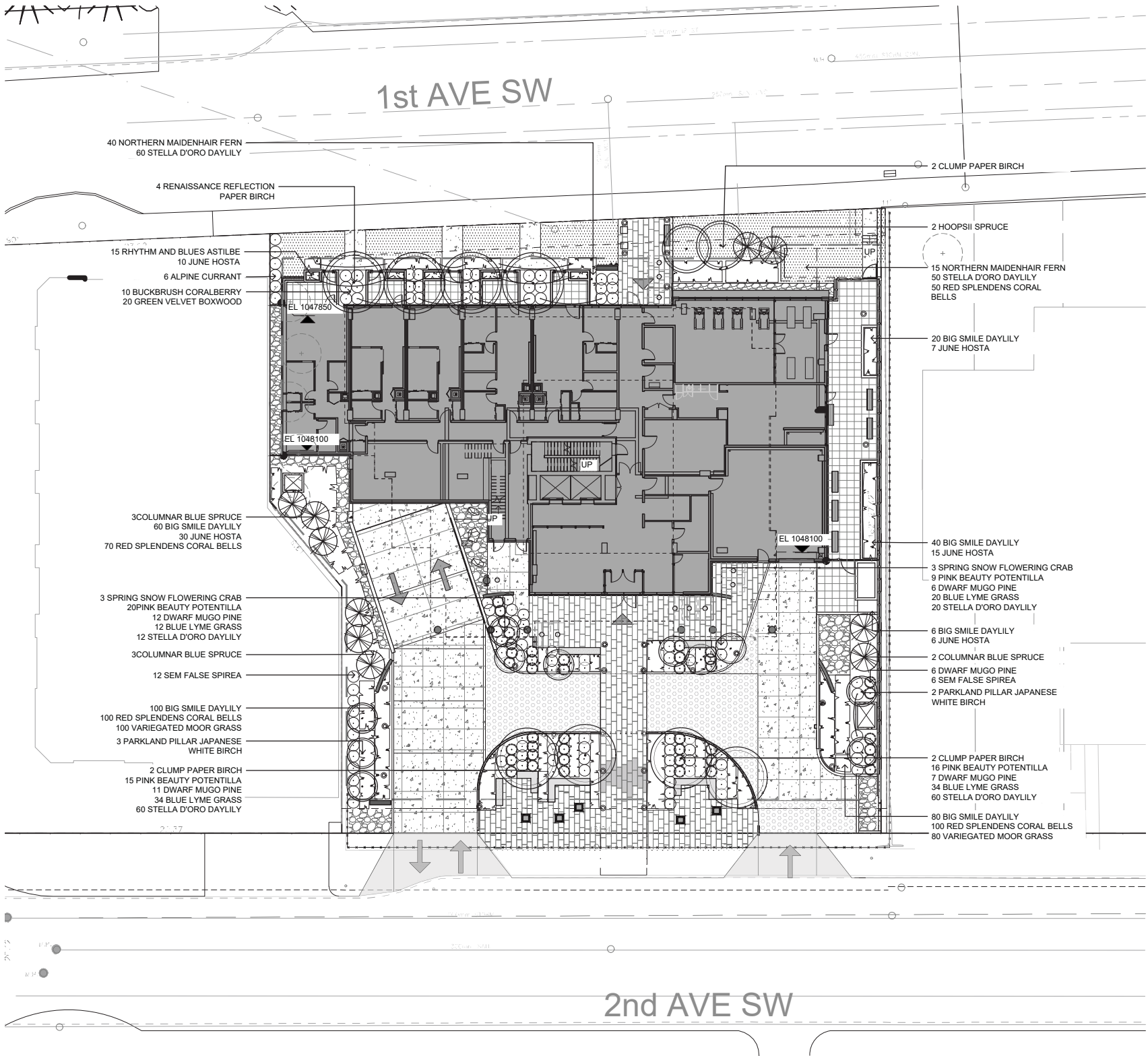


Landscape Plan
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta



Issue: DTR1
Date: 2021-07-27
Project No: 118411
Scale: 1 : 200

L1.1



CONTEXT PLAN 1:1000

LANDSCAPE LEGEND

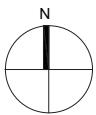
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- PROPOSED TREES
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- PLAIN CONCRETE WITH 1.0 X1.0m SAWCUT JOINTS (PLAIN GREY/LIGHT SANDBLAST)
- DECORATIVE CONCRETE COLOURED (CHARCOAL/LIGHT SAND BLAST)
- SOD
- BENCH
- BIKERACK
- LIGHT BOLLARD
- CUBE SEAT
- TURFSTONE PAVER
- PRIVACY SCREEN

PLANTING SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES				
4	BETULA PAPYRIFERA 'RENCI'	RENAISSANCE REFLECTION PAPER BIRCH	80mm CAL	B&B
6	BETULA PAPYRIFERA	CLUMP PAPER BIRCH	3 CLUMP	B&B
5	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR JAPANESE WHITE BIRCH	80mm CAL	B&B
6	MALUS 'SPRING SNOW'	SPRING SNOW FLOWERING CRAB	60mm CAL	B&B
CONIFEROUS TREES				
2	PICEA PUNGENS 'HOOPSII'	HOOPSII SPRUCE	3000mm HT.	B&B
3	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	3000mm HT.	B&B
5	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	2000mm HT.	B&B
DECIDUOUS SHRUBS				
20	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	600mm HT.	#5 CONT.
10	SYMPHORICARPOS OCCIDENTALIS	BUCKBRUSH CORALBERRY	600mm HT.	#5 CONT.
18	SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	600mm HT.	#5 CONT.
60	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	600mm HT.	#5 CONT.
6	RIBES ALPINUM	ALPINE CURRANT	600mm HT.	#5 CONT.
CONIFEROUS SHRUBS				
42	PINUS MUGO 'VAR. PUMILIO'	DWARF MUGO PINE	600mm HT.	#5 CONT.
PERENNIAL AND GRASSES				
306	HEMEROCALLIS 'BIG SMILE'	BIG SMILE DAYLILY		15cm CONT.
262	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		15cm CONT.
68	HOSTA 'JUNE'	JUNE HOSTA		15cm CONT.
180	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS		15cm CONT.
100	ELYMUS ARENARIUS 'BLUE DUNE'	BLUE LYME GRASS		15cm CONT.
15	ASTILBE 'RHYTHM AND BLUES'	RHYTHM AND BLUES ASTILBE		15cm CONT.
55	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERNMANTLE		15cm CONT.
320	HEUCHERA SANGUINEA 'SPLENDENS'	RED SPLENDENS CORAL BELLS		15cm CONT.

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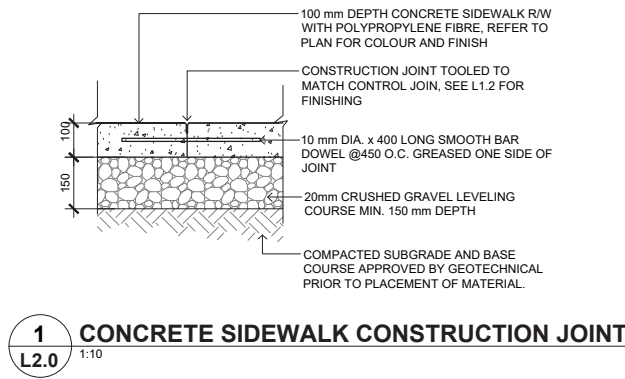


Planting Plan
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta

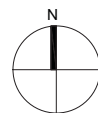
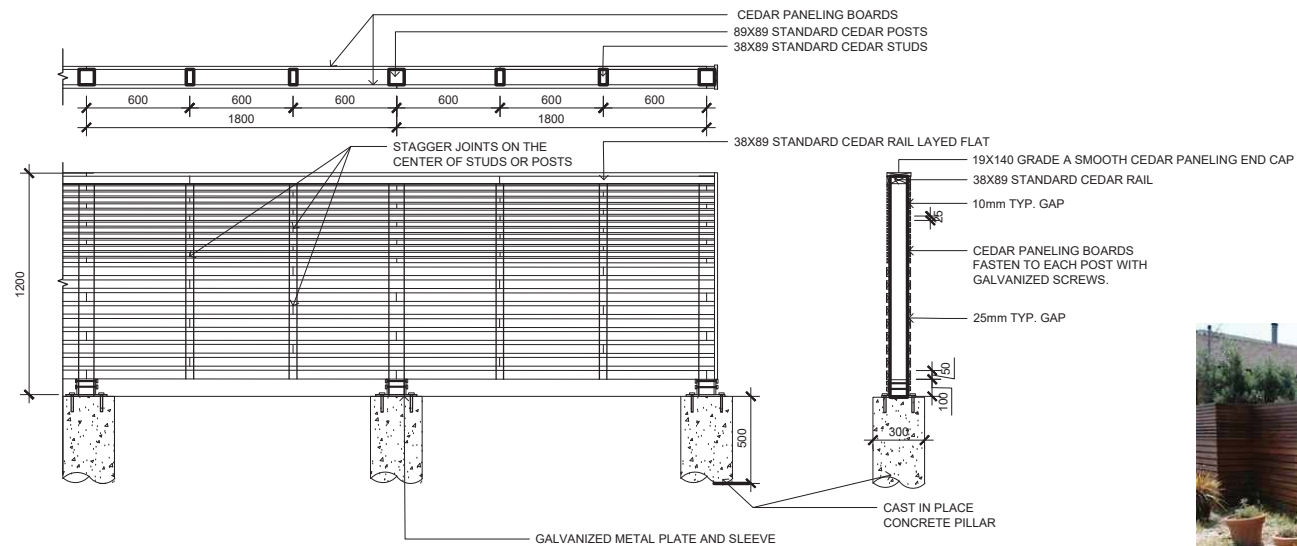
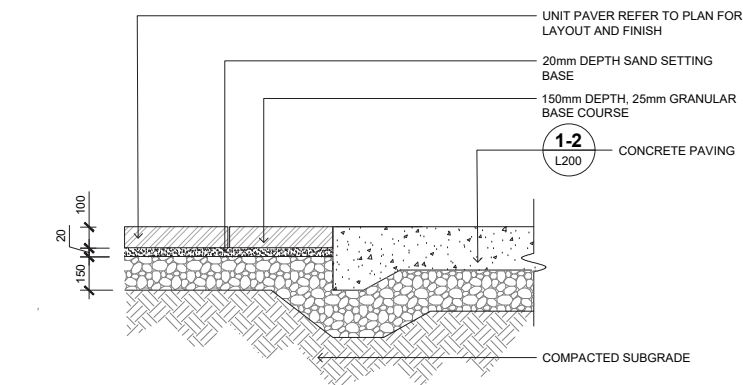
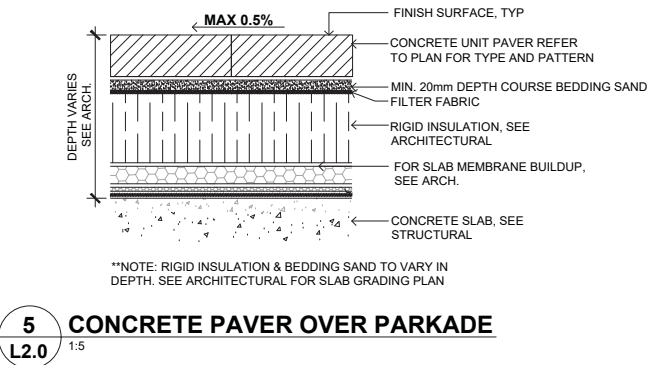
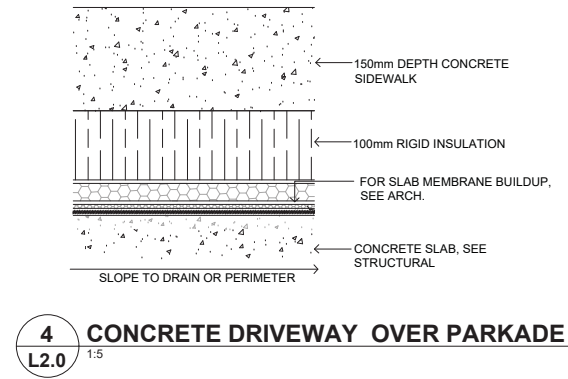
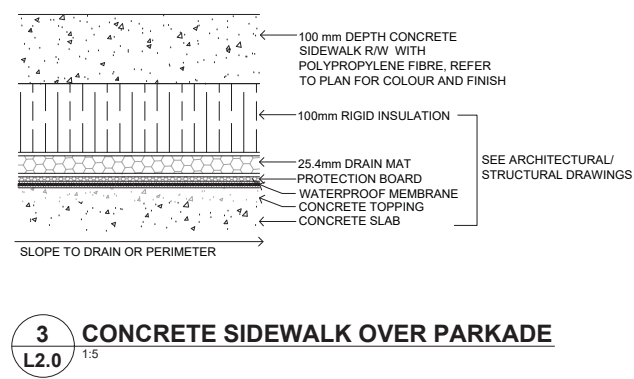
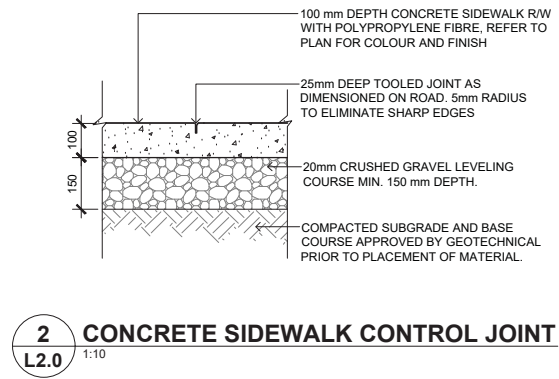


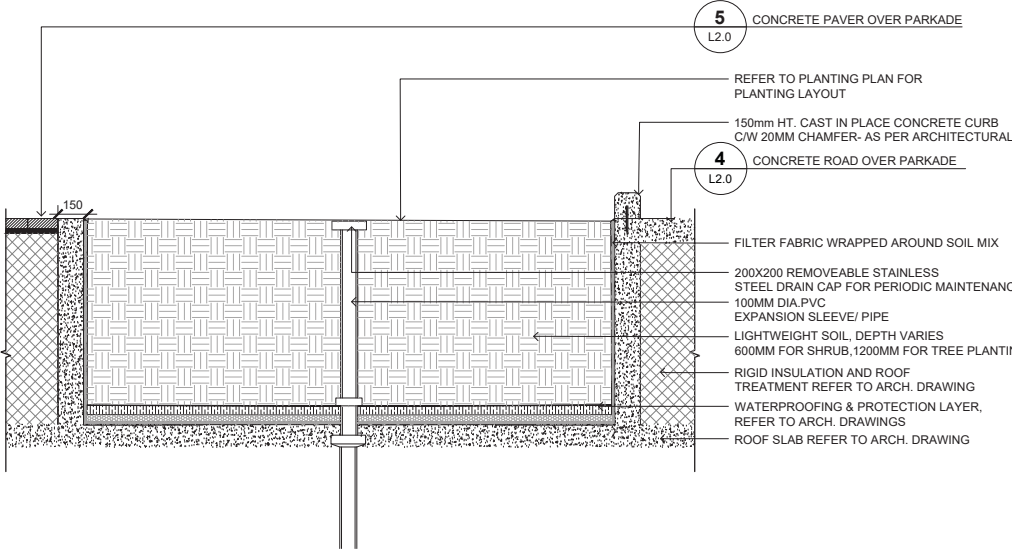
Issue: DTR1
Date: 2021-07-27
Project No: 118411
Scale: 1 : 200

L1.2

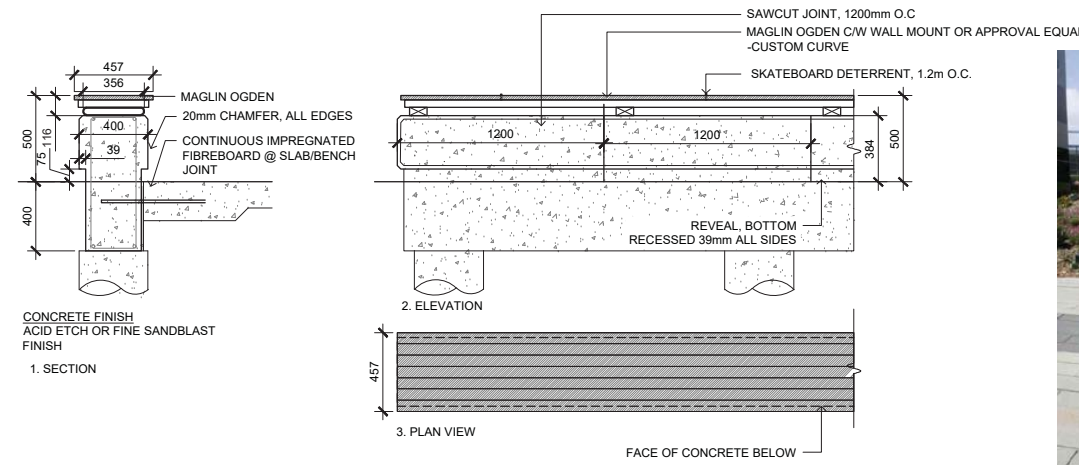


NOTE: FURTHER COORDINATION OF SUB BASE WITH ARCHITECT AND CIVIL ENGINEER TO OCCUR AT DETAIL DESIGN.

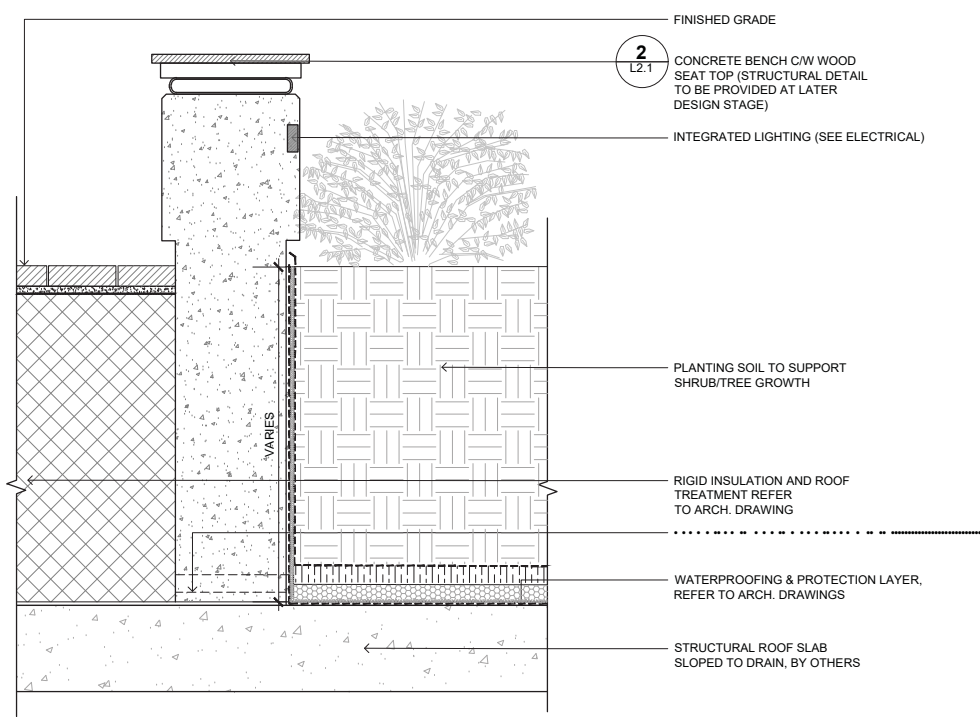




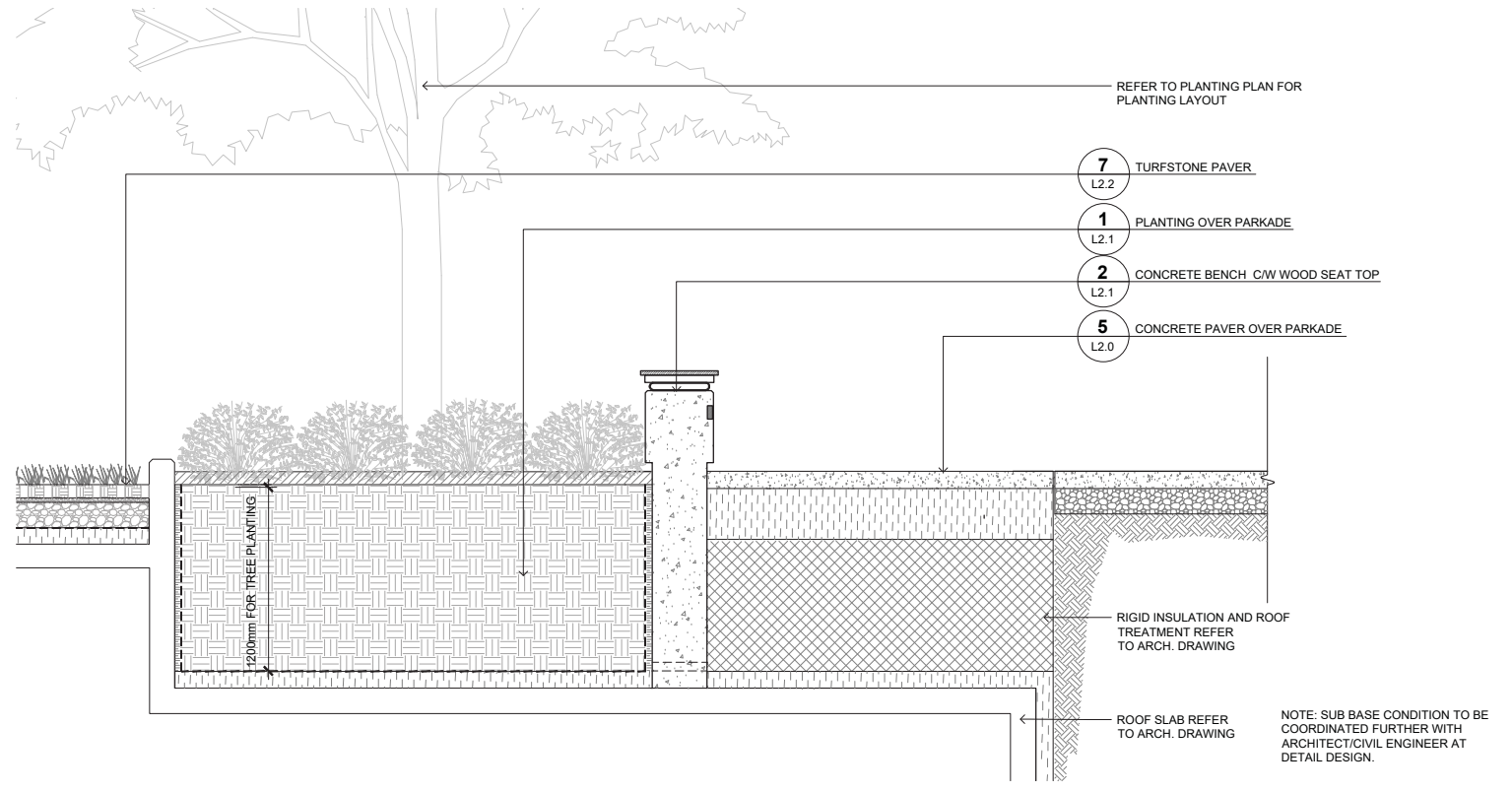
1
L2.1
1:5
PLANTING OVER STRUCTURE



2
L2.1
1:20
CONCRETE BENCH C/W WOOD SEAT TOP



3
L2.1
1:10
CONCRETE BENCH AT PLANTING BED

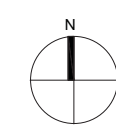


4
L2.1
1:10
SECTION

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Landscape Detail
Graywood Eau Claire
727 1 Ave SW
Calgary, Alberta



Issue: DP
Date: 2021-04-30
Project No: 118411
Scale: AS NOTED

L2.1



PREFABRICATED CUBE SEAT OR
CONCRETE BASE AND WOOD/ STEEL
OR COMPOSITE TOP
DETAIL TO BE PROVIDED AT LATER
DESIGN STAGE

1 CUBE SEAT
L2.2 NTS

RADEAN Bollard
LED Site Luminaire



REFER TO LIGHTING PLAN AND DETAIL
FOR BOLLARD TYPE AND LOCATIONS

2 LIGHT BOLLARDS
L2.2 NTS



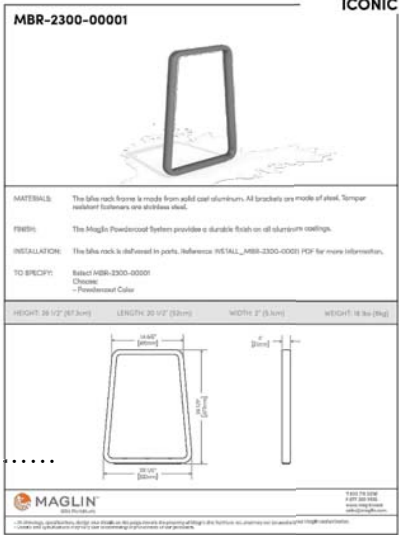
MODEL:JOIN SYSTEM
SIZE: REFER TO PLAN
SUPPLIER: GREEN THEORY
COLOUR: SILVER

3 RAISED MODULAR PLANTERS
L2.2 NTS



MODEL:SQUARE
SUPPLIER: GREEN THEORY
COLOUR: SILVER

4 SQUARE PLANTER
L2.2 NTS



MODEL:MBR-2300 OR APPROVED EQUAL
SUPPLIER: MAGLIN
COLOUR: SILVER 14 (MATTE FINISH)
NOTE: ALL BIKERACK TO BE SURFACE
MOUNTED

5 BIKERACK
L2.2 NTS



MODEL:MBE-1050 OR APPROVED EQUAL
SUPPLIER: MAGLIN
COLOUR: SILVER 14 (MATTE FINISH)
NOTE: ALL BENCH TO BE SURFACE
MOUNTED

6 WOOD BENCH
L2.2 NTS

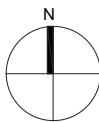


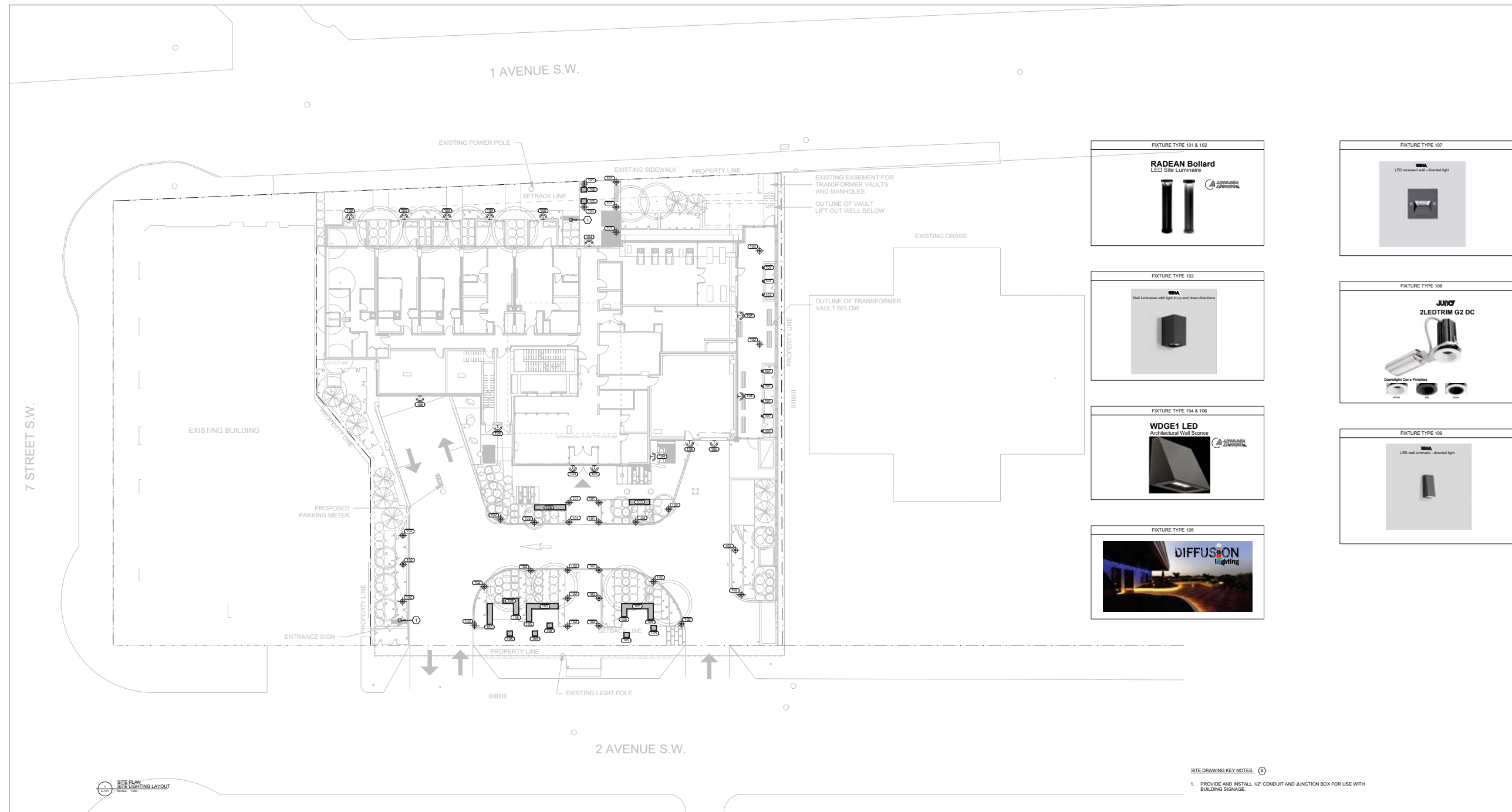
MODEL:TURFSTONE
SUPPLIER: EXPOCRETE
COLOUR: GREY

7 TURFSTONE PAVER
L2.2 NTS



8 BOLLARD AND CHAIN
L2.2 NTS





EXTERIOR LIGHTING SCHEDULE										
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURER'S CATALOGUE NUMBER	LAMP	LUMENS	QUANTITY	TOTAL WATTS	MOUNTING	VOLTS	REMARKS
CHD	BOLLARD LIGHT	LITHONIA	RADR LED P31 30K-AST MVLT. 1 BTBDBLX BC00BLX HQ4 DBLX	13W LED	1088	3	117W	BOLLARD	120	
CHD	BOLLARD LIGHT	LITHONIA	RADR LED P31 30K-AST MVLT. 8 BTBDBLX BC00BLX HQ4 DBLX	13W LED	1088	6	78W	BOLLARD	120	
CHD	MAIN ENTRANCE UPDOWN LIGHT	BECA	32 39I 30K-AST	8W LED	651	2	16W	SURFACE	120	
CHD	EXIT DOOR WALL LIGHT	LITHONIA	WDGE1 LED P1 30K-8000V WW MVLT 1 SRM DBLX	13W LED	1163	1	60W	WALL	120	
CHD	LED TAPE LIGHT	LITHONIA	SL1 OUT-16-24V 2700K	15W/1W LED	2001	-	-	SURFACE	24	REQUIRES 24V POWER SUPPLY
CHD	OVERHEAD DOOR WALL LIGHT	LITHONIA	WDGE2 LED P1 30K-8000V WW MVLT 1 SRM DBLX	13W LED	1163	1	60W	WALL	120	
CHD	NECESSED PLANTER LIGHT	BECA	22 23K 30K-80K	4.1 W LED	43	8	17W	RECESSED	24	REQUIRES 24V POWER SUPPLY
CHD	SOFFIT PLANTER LIGHT	JUNO	ROUGH-IN: L4-13500-43, REFLECTOR: L40WH-43-WET	12 W LED	1300	4	216W	RECESSED	120	

SITE LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	TAPE LIGHT
	BOLLARD LIGHT
	EXTERIOR WALL MOUNTED LIGHT
	RECESSED STEP LIGHT

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MECHANICAL ELECTRICAL

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TLJ Project # 2020-080

Drawn By: **H.Potvin**
Checked By: **J.Pura / K.Vig**
Project Lead: **J.Pura**
Project Mgr: **K.Vig**

Seal:

SITE PLAN

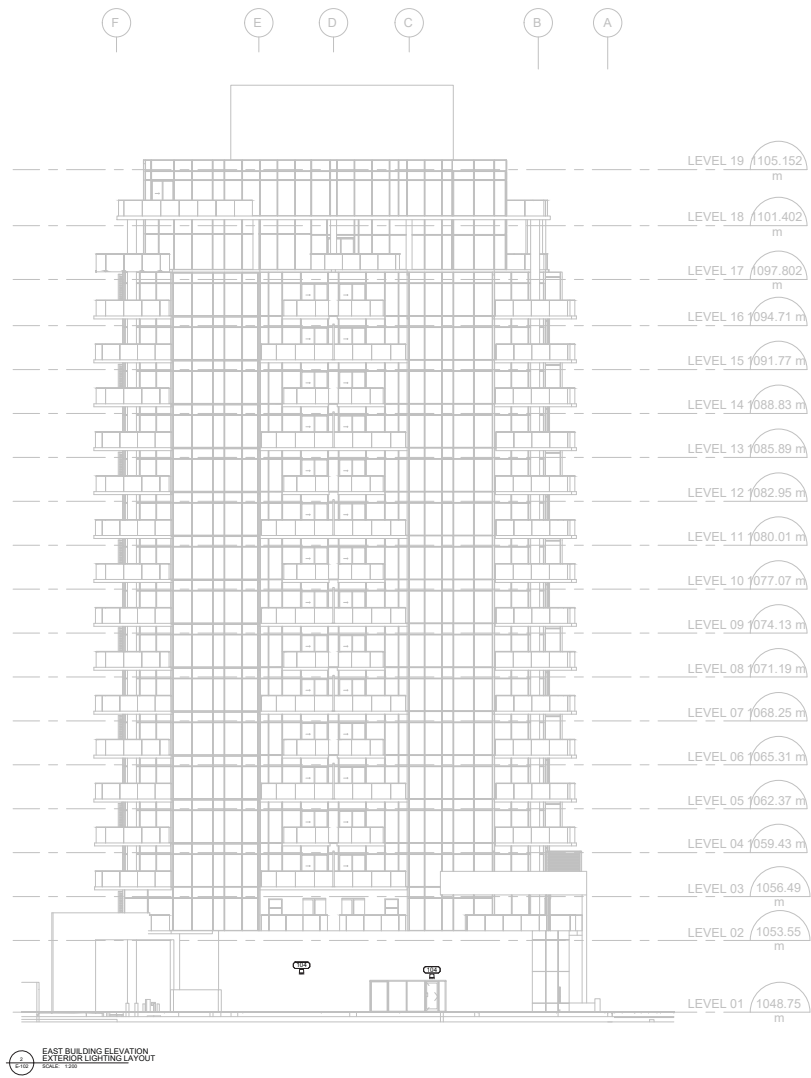
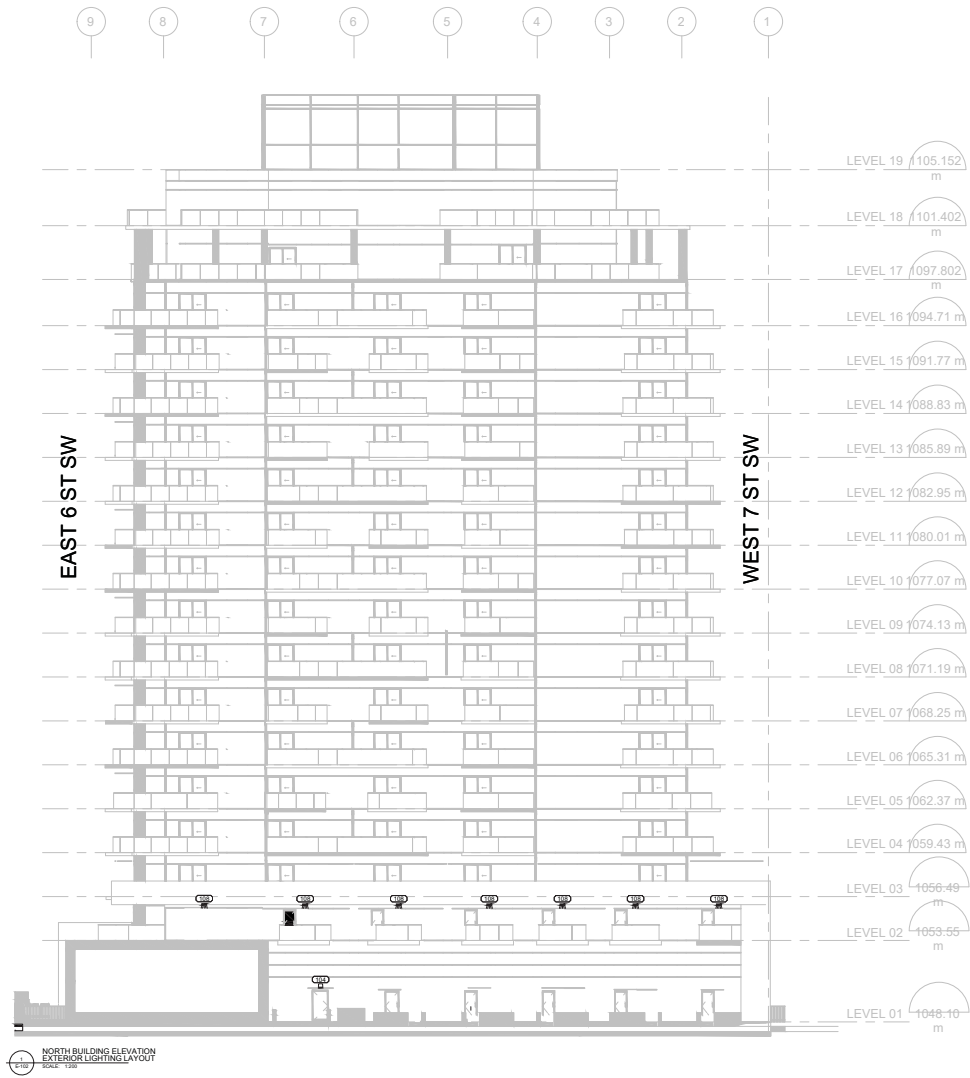
GRAYWOOD EAU CLAIRE

727 1st Avenue SW
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Issue:		
ISSUE	ISSUANCE	DATE
1	SITE LIGHTING FOR DP	04/30/2017
2	SITE LIGHTING FOR DTR	07/26/2017

Issue: **DP**
Date: **2021-07-26**
Project No: **118411**
Scale: **As Noted**

E-101



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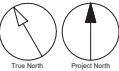


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Project Lead: **J.Pura**
Project Mgr: **K.Vig**

Seal:

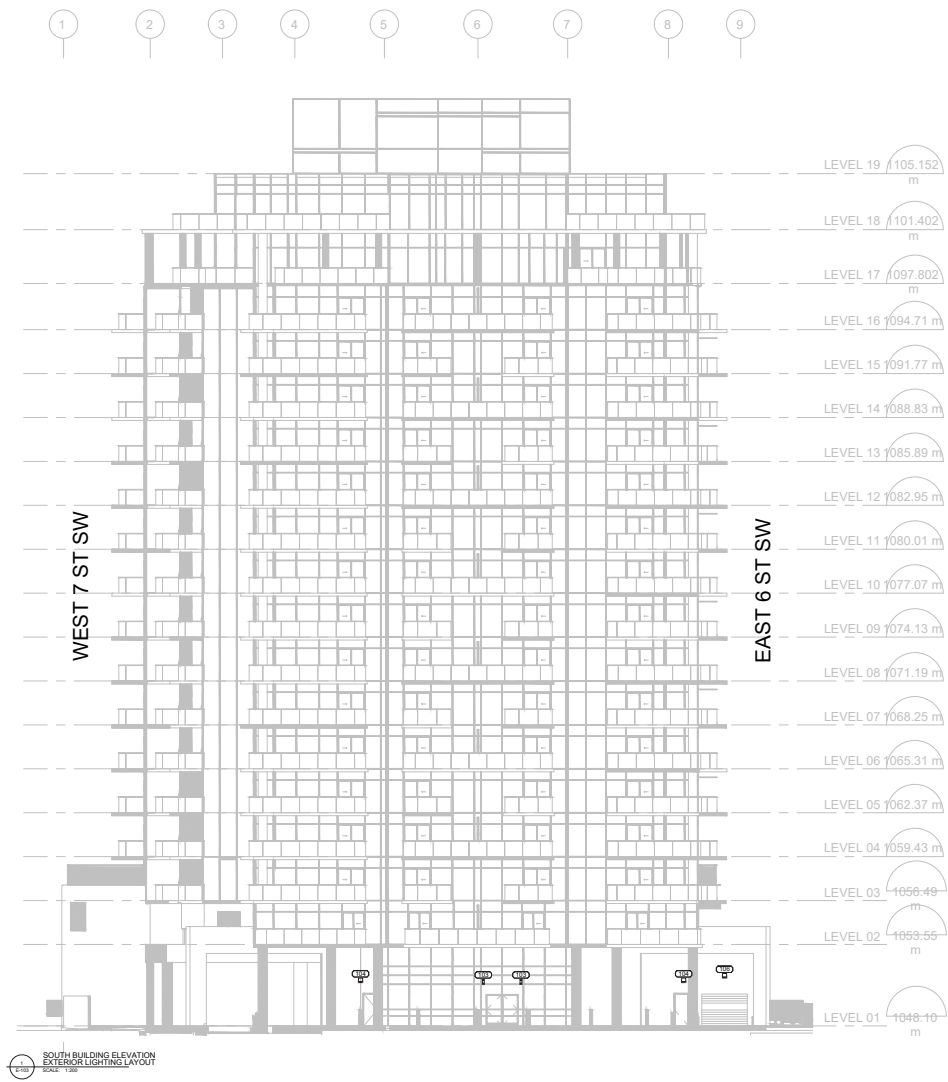
ELEVATIONS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
Calgary, AB

Issue:		
ISSUE	ISSUANCE	DATE
1	SITE LIGHTING FOR DP	04/30/2021
2	SITE LIGHTING FOR DTR	07/26/2021



Issue: **DP**
Date: **2021-07-26**
Project No: **118411**
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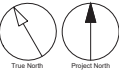
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Project Lead: **J.Pura**
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Seal:

ELEVATIONS
GRAYWOOD EAU CLAIRE
727 1st Avenue SW
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Project No: **118411**
Scale: **As Noted**

E-103