Development Permit Plans

4th AVENUE TOWER - DP2020-5899

DTR 2 - 03.31.2021

Design Team

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COVER SHEET

4th Avenue Tower
#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296
LACAILLE
219182

NOT FOR CONSTRUCTION

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

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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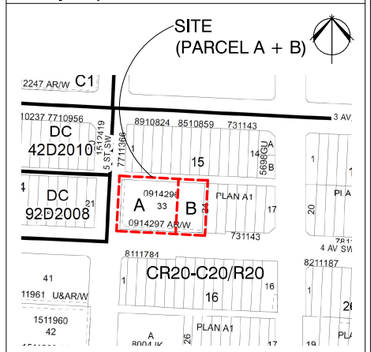
Vicinity Map



Municipal Address

#526 4TH AVENUE SW
CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296

Legal Address

LOT 33, BLOCK 15, PLAN 0914296

Site Summary

SITE AREA: PARCELS A + B
2,598.7m²
0.64 ac / 0.26 ha

PARCEL A (WEST OF PROPOSED PROPERTY LINE)
1730.5 m²
0.43 ac / 0.17 ha

By-Law Zoning

PART 13, DIVISION 2 - COMMERCIAL RESIDENTIAL DISTRICT (CR20-C20/R20)
PART 13, DIVISION 3 - INCENTIVE DENSITY

COMMERCIAL RESIDENTIAL DISTRICT (CR-20-C20/R20) INCENTIVE DENSITY
(PART 13, DIVISION 3)

USE:
DWELLING UNITS FLOOR AREA RATIO (FAR) = 3.0

ADDITIONAL INCENTIVE FAR = 12.0
MAX POSSIBLE FAR = 15.0

PUBLIC AMENITY ITEMS THAT MUST BE PROVIDED TO ACHIEVE ADDITIONAL FAR OF 12.0.
Table 8 Item 8.0.4(a),(b) and (c):
(a) at grade pedestrian circulation – public sidewalk setback area where:
(i) the portion of a parcel adjacent to a street must be a hard surface landscaped area and:
(A) where it is part of an arcade must provide, an unobstructed depth of a minimum of 3,5 metres that does not contain structural elements of a building between grade and the bottom of the storey above; and
(B) where it is not part of an arcade, must not contain *structural elements of a building (1)* between grade and the bottom of the storey above for a minimum depth of 2,2 metres;
(b) at grade pedestrian circulation provided within a triangular area formed on a corner parcel by the two property lines, as determined by Table 1, Road Rights-of-Way, and a straight line which intersects them 7.5 metres from where they meet which:
(i) must not contain any buildings within 3,0 metres from where they meet;
(ii) may only contain pillars and structural supports in areas which are greater than 3,0 metres of where they meet; and
(iii) must be a minimum height of 4,6 metres measured vertically from grade;
(c) +15 Skywalk System provisions where:
(i) +15 Skywalk System elements for potential connection to the +15 Skywalk System on the parcel and to adjoining parcels:
(A) +15 Skywalk System walkway with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the +15 Skywalk System, as shown on a plan approved by the Development Authority;
(B) structural supports, at locations indicated on a plan approved by the Development Authority, that would allow for possible expansion of the +15 Skywalk System by way of a +15 Skywalk System bridge which must be incorporated into the overall structure and design of the building; and
(C) vertical movement opportunities between grade and the second storey within a building, which must include:
(I) *a publicly accessible elevator; and (2)*
(II) either a pair of escalators or a staircase with *a minimum unobstructed width of 2.0 metres (3);* and
(ii) a financial contribution to the +15 Skywalk System Fund in accordance with the +15 Policy.

By-Law Setback

MINIMUM SETBACK AREAS
FRONT: 0,0m
REAR: 0,0m
SIDE: 0,0m

NOTE:
- 2,134m PUBLIC REALM SETBACK LOCATED ALONG 4TH AVENUE SW AND 5TH STREET SW.
- 7.5m VISIBILITY TRIANGLE SETBACK - BUILDINGS, FINISHED GRADE OF A PARCEL AND VEGETATION WITHIN A CORNER VISIBILITY TRIANGLE MUST NOT BE LOCATED BETWEEN 0.75 METRES AND 4.6 METRES ABOVE THE LOWEST ELEVATION OF THE STREET.
- 6m SETBACK FROM PROPERTY LINE ADJACENT TO A LANE; 9M SETBACK FROM PROPERTY LINE ADJACENT TO ANOTHER PROPERTY, FOR DWELLING UNIT GLAZING.

Proposed Development

DWELLING UNITS (DISCRETIONARY USE)
RETAIL AND CONSUMER SERVICE (DISCRETIONARY USE)
OFFICE (DISCRETIONARY USE)

BUILDING CLASSIFICATION AS PER ALBERTA BUILDING CODE:
GROUP C, ANY HEIGHT, SPRINKLERED

Building Height

MAXIMUM BUILDING HEIGHT
• THERE IS NO MAXIMUM BUILDING HEIGHT, EXCEPT THAT THE 'SUNLIGHT PROTECTION AREA MUST NOT BE PLACED IN GREATER SHADOW BY A DEVELOPMENT AS MEASURED 10.0m FOR PORTIONS OF A BUILDING WITHIN 3m OF A STREET FOR STREET-ORIENTED MULTI-RESIDENTIAL BUILDINGS, REFER TO DP1.01 FOR SHADOW STUDY.

PROPOSED HEIGHT: 111,75 m / 1160,02 GEO

Floor Area Ratio

MAXIMUM PERMITTED F.A.R. (SM)	PROPOSED F.A.R.
1730,5 SM X 15,0 FAR = 25,957 SM	
GFA: +/- 26,161 SM	15,12 (+/-204 sm EXCESS)

FLOOR AREA RATIO CALCULATIONS

DWELLING UNITS FAR: 3,0 x 1730,5 SM = ±5191,5 SM
BONUSING FAR: 12,0 x 1730,5 SM = ± 20,766 SM
15,0 x 1730,5 SM = ± 25,957 SM

EXCESS FAR: 26,161 SM (GFA) - 25,957 SM (15,0 FAR) = ±204 SM (0,12 FAR)

TOTAL GROSS FLOOR AREA TO BE ACHIEVED THROUGH BONUSING AND FINANCIAL CONTRIBUTIONS.

Area Summary

NOTE: BALCONY, PATIO, TERRACE AND DECK AREAS, AND MECHANICAL AREAS OPEN TO THE ELEMENTS (LEVEL 35) ARE NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS.

GROSS FLOOR AREA	
Level 1 - Main	1038 m² Gross Building Area
Level 2 - Storage	350 m² Gross Building Area
Level 3 - Amenity	1092 m² Gross Building Area
Level 4	775 m² Gross Building Area
Level 5 (Typ. 5-33)	775 m² Gross Building Area
Level 6	775 m² Gross Building Area
Level 7	775 m² Gross Building Area
Level 8	775 m² Gross Building Area
Level 9	775 m² Gross Building Area
Level 10	775 m² Gross Building Area
Level 11	775 m² Gross Building Area
Level 12	775 m² Gross Building Area
Level 13	775 m² Gross Building Area
Level 14	775 m² Gross Building Area
Level 15	775 m² Gross Building Area
Level 16	775 m² Gross Building Area
Level 17	775 m² Gross Building Area
Level 18	775 m² Gross Building Area
Level 19	775 m² Gross Building Area
Level 20	775 m² Gross Building Area
Level 21	775 m² Gross Building Area
Level 22	775 m² Gross Building Area
Level 23	775 m² Gross Building Area
Level 24	775 m² Gross Building Area
Level 25	775 m² Gross Building Area
Level 26	775 m² Gross Building Area
Level 27	775 m² Gross Building Area
Level 28	775 m² Gross Building Area
Level 29	775 m² Gross Building Area
Level 30	775 m² Gross Building Area
Level 31	775 m² Gross Building Area
Level 32	775 m² Gross Building Area
Level 33	775 m² Gross Building Area
Level 34 - Mech P 01 / Office	431 m² Gross Building Area
Level 35 - Mech Chillers	0 m² Gross Building Area
Grand total: 35	26161 m²

Dwelling Unit Count

UNIT SUMMARY			
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
UNIT 01	2 BED	90,8 m²	30
UNIT 02	1 BED	63,4 m²	29
UNIT 03	2 BED	88,9 m²	29
UNIT 04	1 BED	59,2 m²	29
UNIT 05	1 BED	59,2 m²	29
UNIT 06	2 BED	88,9 m²	29
UNIT 07	1 BED	63,4 m²	29
UNIT 08	2 BED	90,8 m²	30
UNIT 09	1 BED	55,1 m²	30
UNIT 12	1 BED	63,4 m²	1
UNIT 13	2 BED	95,0 m²	1
UNIT 16	2 BED	95,0 m²	1
UNIT 17	1 BED	63,4 m²	1
TOTAL			268

UNIT 12 AND 17 ARE DESIGNED TO BE ADAPTABLE TO ACCESSIBLE ON LEVEL 04 ONLY.
UNIT 13 AND 16 ARE DESIGNED TO BE UNIVERSAL LEVEL 04 ONLY.

Density

DENSITY (UNITS PER HECTARE)		
UNITS	HECTARE	
268	0.17	1,576

Motor Vehicle Parking Requirements

THERE ARE NO REQUIREMENTS FOR COMMERCIAL PARKING IN THIS ZONE.
PARKING RELAXATION FOR VISITOR STALLS COUNT TO BE REQUESTED,
SUPPORTED BY THE TRAFFIC IMPACT STATEMENT.

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	UNIT QUANTITY	FACTOR (STALL PER DWELLING UNIT)	REQUIRED	PROVIDED
RESIDENTIAL STANDARD	268	0.5	134	134

RESIDENTIAL - VISITOR PARKING				
	UNIT QUANTITY	FACTOR (STALL PER DWELLING UNIT)	REQUIRED	PROVIDED
RESIDENTIAL VISITOR	270	0.1	27	20

OFFICE - PARKING					
	GROSS USABLE FLOOR AREA	FACTOR			
USE		STALL	PER	REQUIRED	PROVIDED
OFFICE	195.0 m	0.7	100 m2	2	2

Bicycle Parking Requirements

RESIDENTIAL				
DESCRIPTION	UNIT QUANTITY	FACTOR STALL PER DWELLING...	REQUIRED	PROVIDED
CLASS 1 PARKING	268	1	268	268
CLASS 2 PARKING	268	0.1	27	28

RETAIL					
		FACTOR (STALL PER UNIT)			
DESCRIPTION	QUANTITY	STALL	PER	REQUIRED	PROVIDED
CLASS 1 PARKING	188 sm	0	250 sm	1	1
CLASS 2 PARKING	188 sm	1	250 sm	1	1

OFFICE					
		FACTOR (STALL PER UNIT)			
DESCRIPTION	QUANTITY	STALL	PER	REQUIRED	PROVIDED
CLASS 1 PARKING	190 sm	1	1000 sm	1	1
CLASS 2 PARKING	190 sm	1	1000 sm	1	1

TOTAL REQUIRED BICYCLE - CLASS 1 PARKING (WALL-MOUNTED VS FLOOR-MOUNTED):

RESIDENTIAL BIKE STORAGE

LEVEL - 02
0 WALL-MOUNTED
40 FLOOR-MOUNTED

LEVEL - 01
22 WALL-MOUNTED

PARKADE - P1
40 WALL-MOUNTED
0 FLOOR-MOUNTED

PARKADE - P2
36 WALL-MOUNTED
30 FLOOR-MOUNTED

PARKADE - P3
36 WALL-MOUNTED
30 FLOOR-MOUNTED

PARKADE - P4
0 WALL-MOUNTED
34 FLOOR-MOUNTED

TOTAL RESIDENTIAL
134 WALL-MOUNTED
134 FLOOR-MOUNTED
268 RESIDENTIAL BIKE STALLS

COMMERCIAL & OFFICE BIKE STORAGE

LEVEL - 01
2 WALL-MOUNTED

TOTAL:
REQ'D: 270
PROVIDED: 270

RESIDENT ACCESS TO CLASS 1 BICYCLE STORAGE ON P4, P3, P2, P1, L1, AND L2, RESIDENTS ARE PERMITTED USE OF ELEVATOR FOR BICYCLE STORAGE ACCESS FOR LIFE OF THE BUILDING. REFER TO PATH OF ACCESS AND NOTE INDICATED ON DP2.03.

Waste & Recycling Requirements

*WASTE & RECYCLING CALCULATIONS BASED ON CITY / PUBLIC SERVICE STANDARDS TO MEET APPOXIMATE NEEDS, NO OFFICIAL REQUIREMENTS FOR PRIVATE PICK-UP.

RESIDENTIAL WASTE & RECYCLING						
		NO. OF BINS (3 yd³)		STORAGE		
DESCRIPTION	QUANTITY	REQUIRED	PROVIDED	REQUIRED	PROVIDED	STAGING
DWELLING UNIT	268	27	--	243m²	--	122m²

CALCULATIONS:

RESIDENTIAL
WASTE & RECYCLING PRODUCED (268 UNITS / 10) x 3 yd³ = 80,4 yd³
BINS REQUIRED 80,4 yd³ / 3 yd³ = 26,8 BINS
STORAGE AREA REQUIRED 26,8 BINS x 9 m² = 241,2 m²
STAGING AREA REQUIRED 241,2 m² STORAGE AREA / 2 = 120.6 m²
TOTAL ROOM AREA REQUIRED: 361.8 m²

COMMERCIAL
WASTE & RECYCLING PRODUCED 2 CRUs x 1 yd³ = 2 yd³
BINS REQUIRED 2 yd³ / 3 yd³ = 0,67 BINS
STORAGE AREA REQUIRED 188 sm (9sm / 1000sm) = 9 sm
STAGING AREA REQUIRED 9 m² STORAGE AREA / 2 = 4,5 m²
TOTAL ROOM AREA REQUIRED: 4,5 m²

OFFICE
WASTE & RECYCLING PRODUCED 2 OFFICES x 1 yd³ = 2 yd³
BINS REQUIRED 2 yd³ / 3 yd³ = 0,67 BINS
STORAGE AREA REQUIRED 190 sm (9sm /1000sm) = 9 sm
STAGING AREA REQUIRED 9 m² STORAGE AREA / 2 = 4,5 m²
TOTAL ROOM AREA REQUIRED: 4,5 m²

TOTAL BINS **26.8 + 0.67 + 0.67**

IF INCLUDES COMPACTOR
BINS REQUIRED 28.1 BINS / 4 yd³ = 7.0 BINS
STORAGE AREA REQUIRED 7 BINS x 9 m² = 63 m²
STAGING AREA REQUIRED: 63 m² STORAGE AREA / 2 = 31,5 m²
COMPACTOR AREA REQUIRED: 10 m²
TOTAL ROOM AREA REQUIRED: 104,5 m²
TOTAL ROOM AREA PROVIDED: 98 m²

Residential Amenity Space

RESIDENTIAL AMENITY SPACE

REQUIRED:
268 UNITS X 5,0 SM PER UNIT = 1340 SM
PROPOSED:
320 SM + 431 SM + 399 SM = **1150 SM**

PROPOSED BREAKDOWN

PRIVATE AMENITY SPACE
6 UNITS (LEVEL 04) x 5 SM = 30 SM
UNIT 04 & 05 (LEVEL 05 - 33)
2 UNITS X 29 FLOORS X 5 SM = 290 SM
TOTAL = **320 SM**

COMMON AMENITY SPACE
(TOTAL REQUIRED AMENITY SPACE - PRIVATE AMENITY SPACE)
1340 SM - 320 SM = 1020 SM

INDOOR / OUTDOOR SPLIT (MAX 50% INDOOR)
1020 SM / 2 = 510 SM EACH

LEVEL 03
GYM = 219 SM
COWORKING SPACE / CAFE = 212 SM
TOTAL = **431 SM)**

LEVEL 04
OUTDOOR AMENITY = 297 SM
INDOOR AMENITY = 102 SM
TOTAL = **399 SM**

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PROJECT INFORMATION

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296
LACAILLE
219182

NOT FOR CONSTRUCTION

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

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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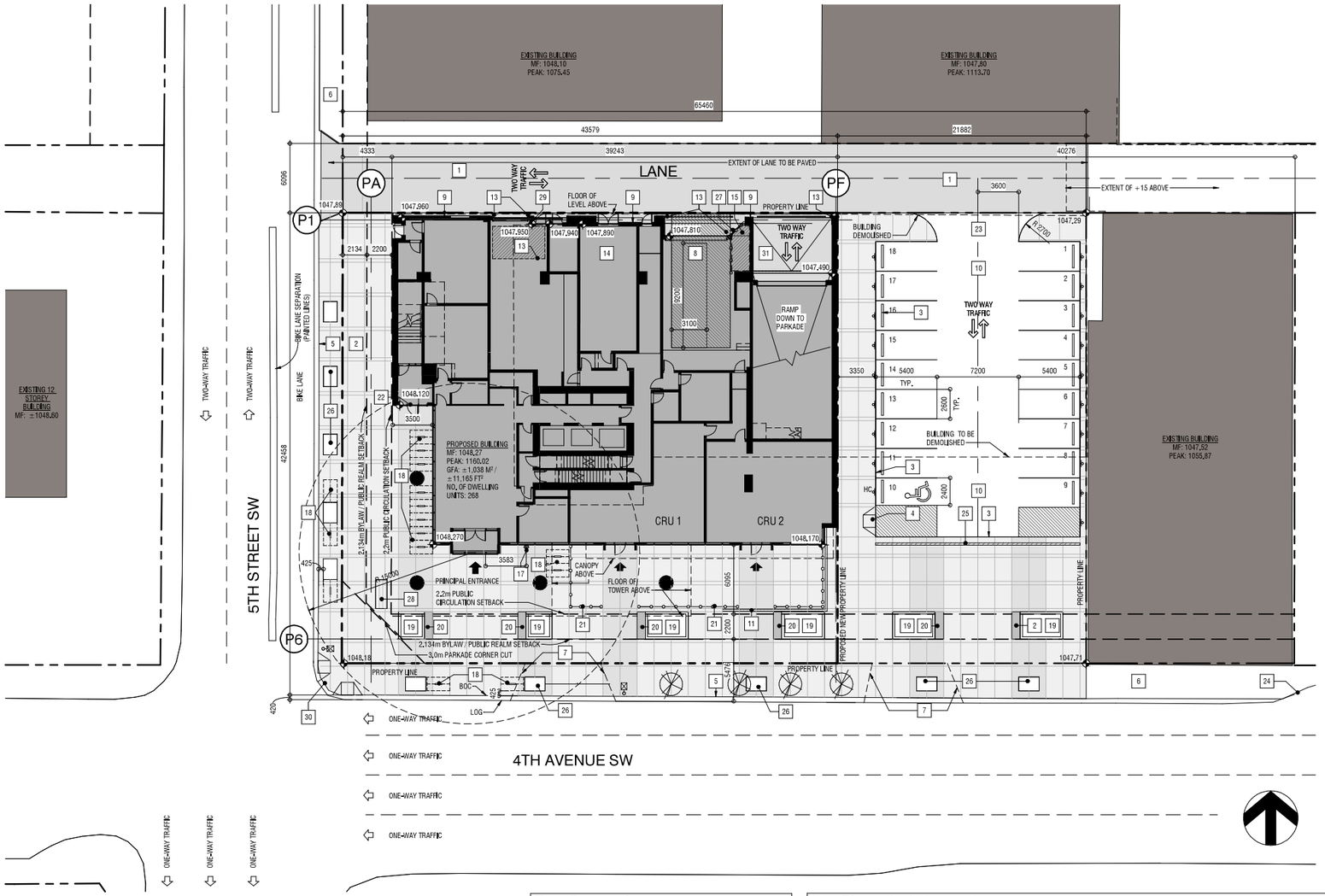

1 Site Plan
DP1.00 SCALE: 1 : 200

Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SITE SPECIFIC REQUIREMENTS
2. REFER TO SITE GRADING PLAN FOR ALL RELATED SITE GRADING
3. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE SPECIFIC REQUIREMENTS
4. REFER TO ELECTRICAL DRAWINGS FOR PROPOSED LIGHTING
5. REFER TO THE SURVEY PLAN FOR PROPERTY LINE & RIGHT-OF-WAY DIMENSIONS, & ADJACENT LOT RELATED INFORMATION
6. ALL SIGNAGE TO BE SUBMITTED UNDER A SEPARATE DEVELOPMENT PERMIT APPLICATION
7. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
8. ALL EXISTING TREES TO BE REMOVED AND REPLACED

Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF CONCRETE TO HOLD MINIMUM 38,556 KG / 85,000 LB LOAD.
- INDICATES EXTENT AND LOCATION OF CONCRETE. REFER TO LANDSCAPE PLAN. CONCRETE SURFACE TREATMENTS ARE TO CITY OF CALGARY STANDARDS. WITH TOOLED OR SAW CUT CONTROL JOINTS.
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF FENCE. REFER TO CODE LEGEND FOR DETAIL ON FENCE TYPE.
- INDICATES LOCATION OF BUILDING SIAMESE CONNECTION
- INDICATES LOCATION OF EXISTING LIGHT STANDARD
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD
- INDICATES LOCATION OF BIKE RACK (2 PER RACK)
- HC INDICATES "HANDICAP PARKING SYMBOL" POLE MOUNTED SIGNAGE
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION
- INDICATES PROPOSED PRINCIPAL ENTRANCE
- EXISTING TREE - TO BE REMOVED. REFER TO TREE REMOVAL TABLE BELOW FOR MORE INFORMATION.

Tree Removal

TREE NO. (EAST TO WEST)	SPECIES	CANOPY	HEIGHT	CALLIPER	COMMENT
T-32061808	BRANDON ELM	4M	9M	23CM	TO BE REMOVED
T-51350466	GREEN ASH	1M	2M	5CM	TO BE REMOVED
T-51350465	GREEN ASH	1M	2M	5CM	TO BE REMOVED
T-32023810	GREEN ASH	2M	6M	8CM	TO BE REMOVED

Site Plan - Code Legend

1. CONCRETE LANE TO BE PAVED TO SUPPORT A MINIMUM OF 38,555kg / 85,000 lb
2. CONCRETE SIDEWALK - REFER TO LANDSCAPE DRAWINGS FOR DETAILS
3. NEW CURB AND WHEEL STOP - REFER TO DETAIL 1/DP6.01
4. MONOLITH CURB CUT - REFER TO DETAIL 2/DP6.01
5. EXISTING CURB
6. EXISTING CITY SIDEWALK
7. EXISTING DRIVEWAY ACCESS TO BE CLOSED AND REHABILITATED AT THE DEVELOPER'S EXPENSE.
8. LOADING ZONE
9. NO PARKING - WALL MOUNTED LOADING ZONE SIGNAGE
10. ASPHALT PARKING AREA
11. TRENCH DRAIN
12. OVERHEAD DOOR
13. BOLLARD. REFER TO DETAIL 3/DP6.01
14. PROPOSED TRANSFORMER LOCATION
15. GAS METER LOCATION.
16. WASTE & RECYCLING STAGING. MAXIMUM 2% SLOPE IN ANY DIRECTION. REFER TO DETAIL 10/DP6.01
17. SIAMESE CONNECTION. MOUNTED BELOW CURTAIN WALL.
18. CLASS 2 BICYCLE STALLS - REFER TO LANDSCAPE DRAWINGS FOR DETAILS. REFER TO FLOOR PLANS AND DETAILS 5 & 6/DP6.01 FOR CLASS 1 BICYCLE STALLS
19. PLANTING BED - REFER TO LANDSCAPE DRAWINGS FOR DETAILS
20. BENCH - REFER TO LANDSCAPE DRAWINGS FOR MORE DETAILS
21. 1200mm HIGH GLASS PATIO RAIL.
22. +15 ACCESS
23. PROPOSED DRIVEWAY
24. PAID STREET PARKING
25. DECORATIVE SCREEN. REFER TO DETAIL 4/DP6.01
26. TREE GRATE
27. CHAINLINK FENCE AROUND GAS METER. REFER TO DETAIL 7/DP6.01
28. ACCESS GRATE TO STORMWATER TANK LOCATED ON PARKADE LEVEL P1.
29. KEYPAD ACCESS TO BE PROVIDED FOR WASTE FACILITIES
30. EXISTING CURB CUT LOCATION TO BE MAINTAINED. TO BE REHABILITATED AT DEVELOPER'S EXPENSE.
31. PARKADE RAMP. EXTERIOR PORTION OF RAMP HEATED.

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SITE PLAN

4th Avenue Tower

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LACAILLE 219182

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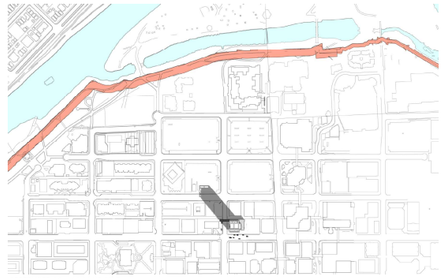
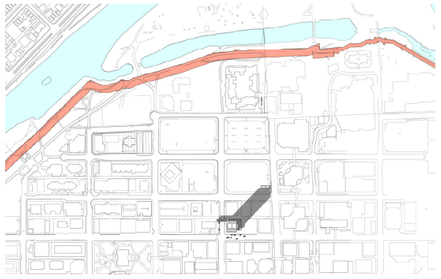

SEPTEMBER 21 -- 10:00 HR MDT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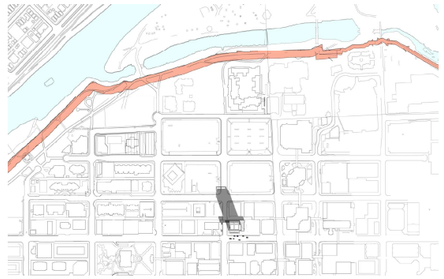
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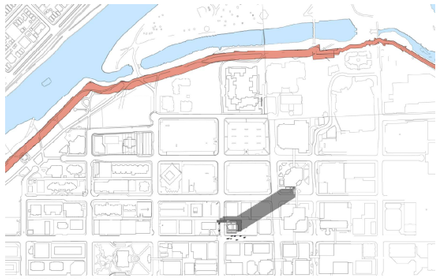
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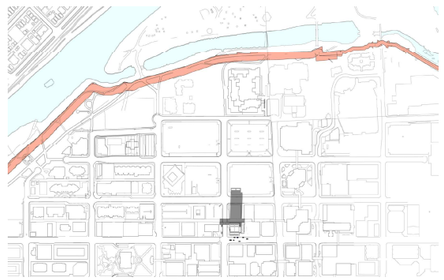
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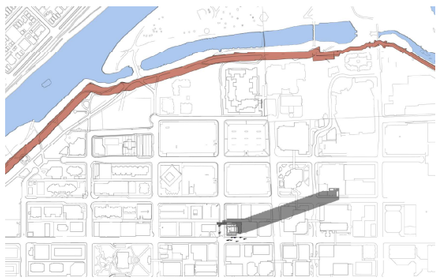
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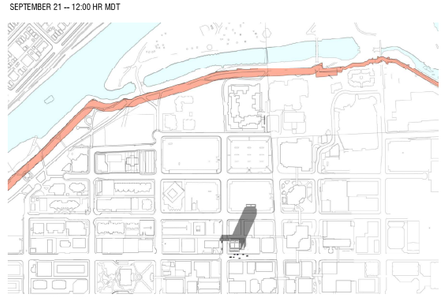
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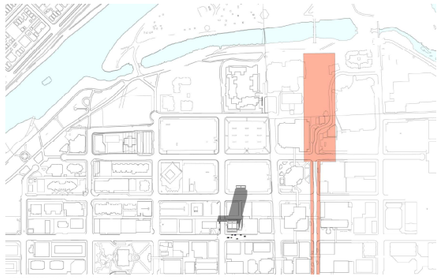
BARCLAY MALL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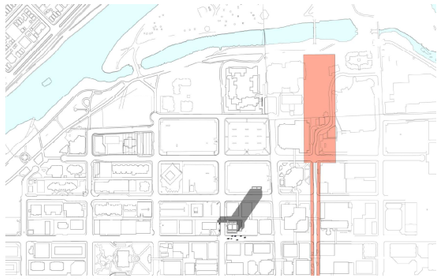
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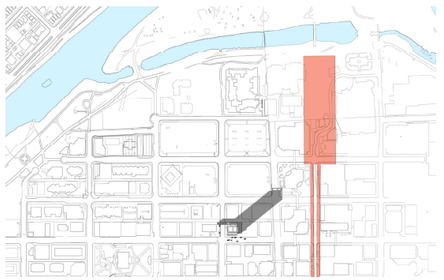
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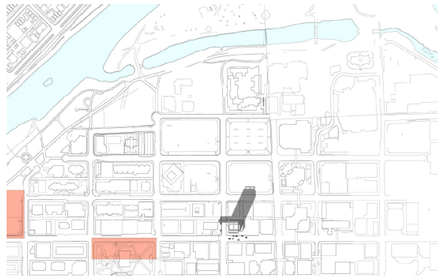
MEWATA ARMOURY + McDOUGALL SCHOOL

SEPTEMBER 21 -- 12:00 HR MDT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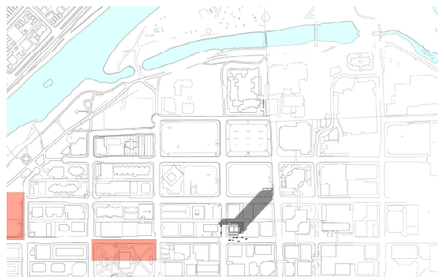
SEPTEMBER 21 -- 13:00 HR MDT

OTHER SUNLIGHT PROTECTION AREAS REFERENCED IN THE BYLAW ARE DEFINITIVELY SOUTH OF THE PROJECT, OR TOO FAR AWAY, INCLUDING OLYMPIC PLAZA , CENTURY GARDENS AND COURTHOUSE BLOCK.

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SHADOW STUDY

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296 LACAILLE

219182

NOT FOR CONSTRUCTION

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REVISION		DATE
1	D.P. SUBMISSION	09.18.2020

SCALE	1 : 12
DATE	10/12/2021 10:19:25 AM
DRAWN BY	AG
CHECKED BY	JC

DRAWING NO.

DP1.01

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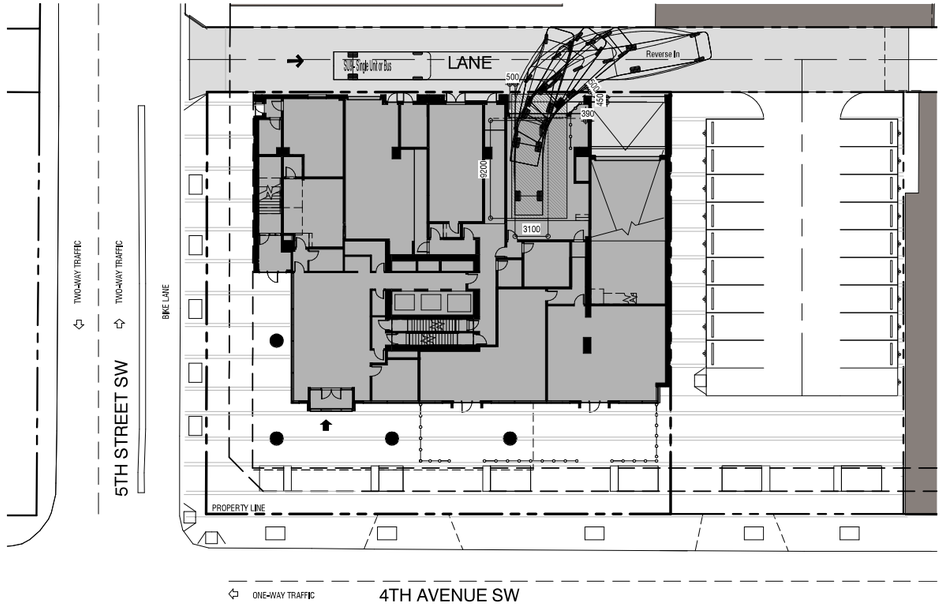
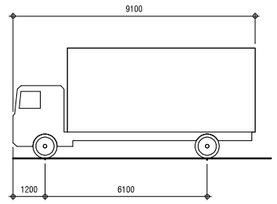


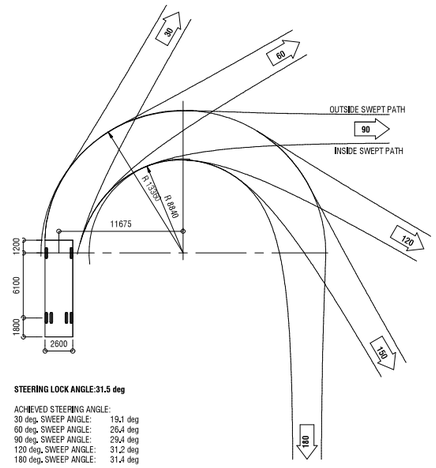
1 DP1.02 SU-09 Truck Sweep - Commercial + Residential Loading
SCALE:1 : 250

SU-09
ALBERTA INFRA-HGDG (CA) [mm]



SU-09 - SINGLE UNIT OR BUS

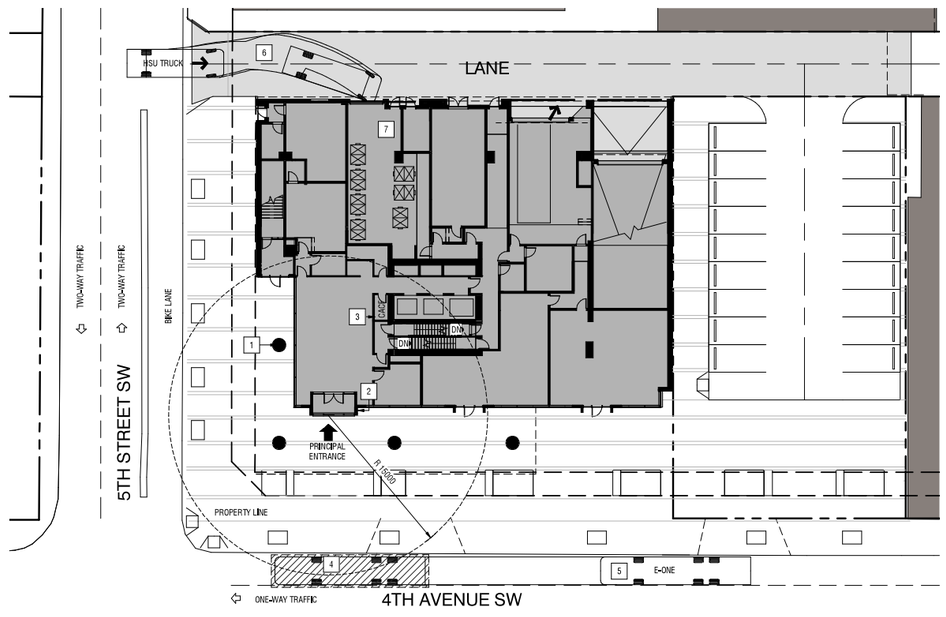
Overall Length	9,100 m
Overall Width	2,600 m
Overall Body Height	4,150 m
Min Body Ground Clearance	0,445 m
Track Width	2,600 m
Lock-to-lock time	6,00
Steering Angle	31,5 deg



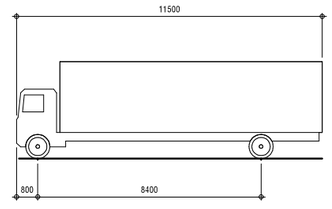
STEERING LOCK ANGLE:31.5 deg

ACHIEVED STEERING ANGLE:

30 deg, SWEEP ANGLE:	19,1 deg
60 deg, SWEEP ANGLE:	26,4 deg
90 deg, SWEEP ANGLE:	29,4 deg
120 deg, SWEEP ANGLE:	31,2 deg
180 deg, SWEEP ANGLE:	31,4 deg

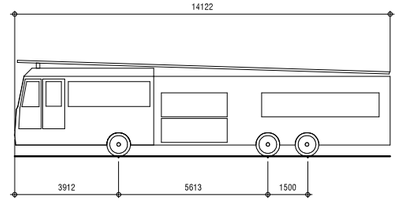


4 DP1.02 Waste + Recycling Collection / Fire Access
SCALE:1 : 250



HSU - HEAVY SINGLE UNIT TRUCK

Overall Length	11,50 m
Overall Width	2,600 m
Overall Body Height	3,650 m
Min Body Ground Clearance	0,445 m
Track Width	2,600 m
Lock-to-lock time	4,00 s
Curb-to-Curb Turning Radius	14,100 m



E-ONE EMERGENCY ONE OCALA FL

Overall Length	14,122 m
Overall Width	2,540 m
Overall Body Height	3,607 m
Min Body Ground Clearance	0,425 m
Track Width	2,540 m
Lock-to-lock time	6,00 s
Max Wheel Angle	45,00 °

W+R / Fire Access - Code Legend

- INDICATES EXTENT AND LOCATION OF CONCRETE TO HOLD MINIMUM 38,556 KG / 85,000 LB LOAD.
- 1 SIAMESE CONNECTION
- 2 CALGARY FIRE DEPARTMENT APPROVED LOCKBOX
- 3 ALARM PANEL TO HAVE DIRECT ACCESS FROM PRINCIPAL ENTRANCE.
- 4 FIRE ACCESS AREA, DESIGNED TO SUPPORT FIREFIGHTING VEHICLE WEIGHT (MIN, 38,556 KG/ 85,000 LBS), ACCESS ALSO DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517kPA (75 psi) OVER A 24" X 24" AREA CORRESPONDING TO THE OUTRIGGER SIZE.
- 5 E-ONE OCALA FL
- 6 HSU TRUCK
- 7 WASTE + RECYCLING ROOM. REFER TO DP6.01 FOR W+R DETAILS.

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SITE ACCESS DIAGRAMS

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296 LACAILLE
219182

NOT FOR CONSTRUCTION

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REVISION	DATE
1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021
3 DTR 2	03.31.2021

SCALE	As indicated
DATE	10/12/2021 10:19:29 AM
DRAWN BY	Author
CHECKED BY	Checker

DRAWING NO.
DP1.02

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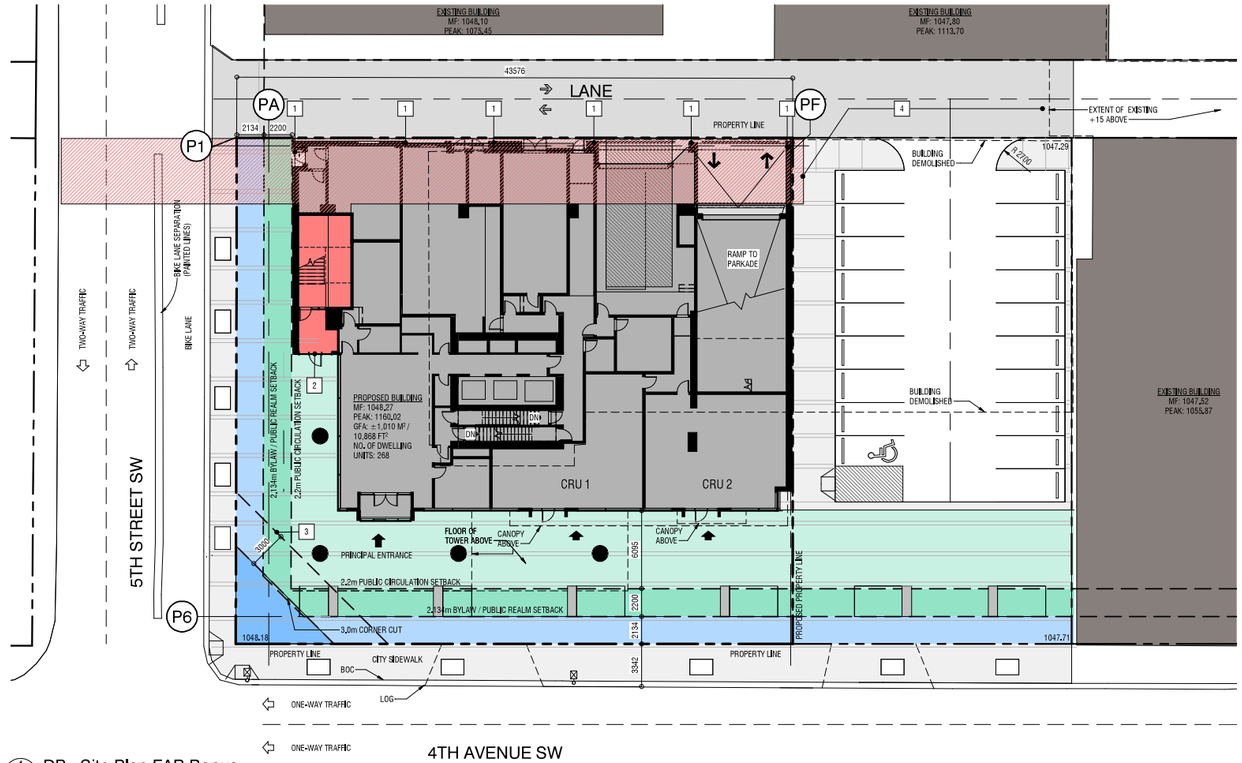
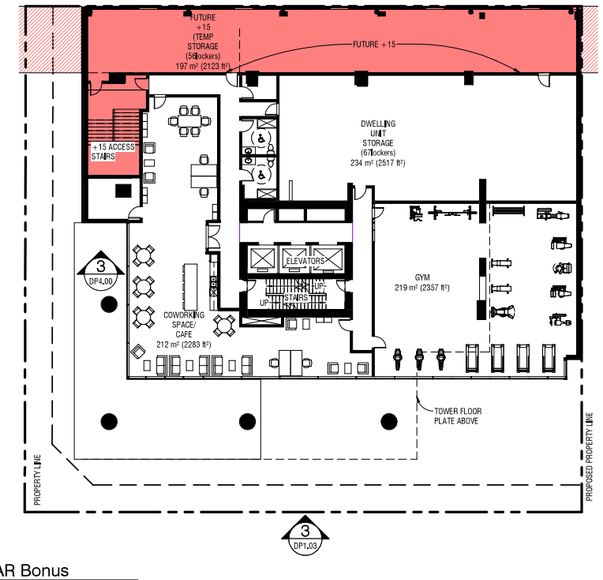


1 DP1.03 DP - Site Plan FAR Bonus
SCALE: 1 : 200

DP1.03



2 DP1.03 Level 3 - Floor Plan FAR Bonus
SCALE: 1 : 200

DP1.03

FAR Bonus Plan - Symbol Legend

- 7,5m X 7,5m TRIANGLE CORNER CUT
- 2,134m PUBLIC AMENITY SETBACK
- PLUS 15 CIRCULATION
- PLUS 15 CIRCULATION ABOVE
- 2,2m PUBLIC CIRCULATION SETBACK
- PUBLIC CIRCULATION SETBACK - ADDITIONAL AREA PROVIDED

1. STRUCTURAL SUPPORT DESIGNED TO ALLOW FOR POSSIBLE EXPANSION OF THE +15 SKYWALK SYSTEM.
2. +15 SKYWALK SYSTEM AT-GRADE PEDESTRIAN ACCESS
3. 3,0m BUILDING CLEARANCE FROM AT-GRADE PUBLIC CIRCULATION TRIANGULAR AREA.
4. GREATEST OPPORTUNITY FOR TYING INTO EXISTING +15 SYSTEM.

FAR BONUS CALCULATIONS

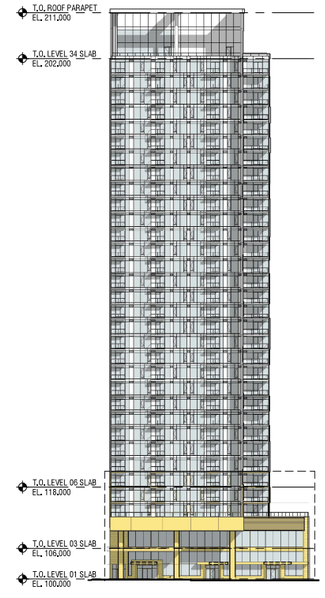
SITE:	= 1730,5 SM
FAR WITHOUT INCENTIVE DENSITY:	= 3,0
TOTAL FAR	= 5,191,5 SM

AREAS LISTED BELOW TAKEN FROM DP01 - PROJECT INFORMATION. REFER TO DETAIL 3/DP1.03 FOR LEVELS COUNT CORRELATING TO FAR 3,0.

LEVEL 01	= 1038 SM
LEVEL 02	= 350 SM
LEVEL 03	= 1092 SM
LEVEL 04	= 775 SM
LEVEL 05	= 775 SM
LEVEL 06	= 775 SM
TOTAL	= 4805 SM

4,805 SM / 5,191,8 SM X 3,0 FAR = 2,78 FAR

REFER TO DETAIL 3/DP1.03 FOR LEVELS COUNT CORRELATING TO FAR 3,0.



3 DP1.03 FAR 3.0 Building Portion
SCALE: 1 : 500

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FAR BONUS DIAGRAMS

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296 LACAILLE

219182

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1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021

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DP1.03

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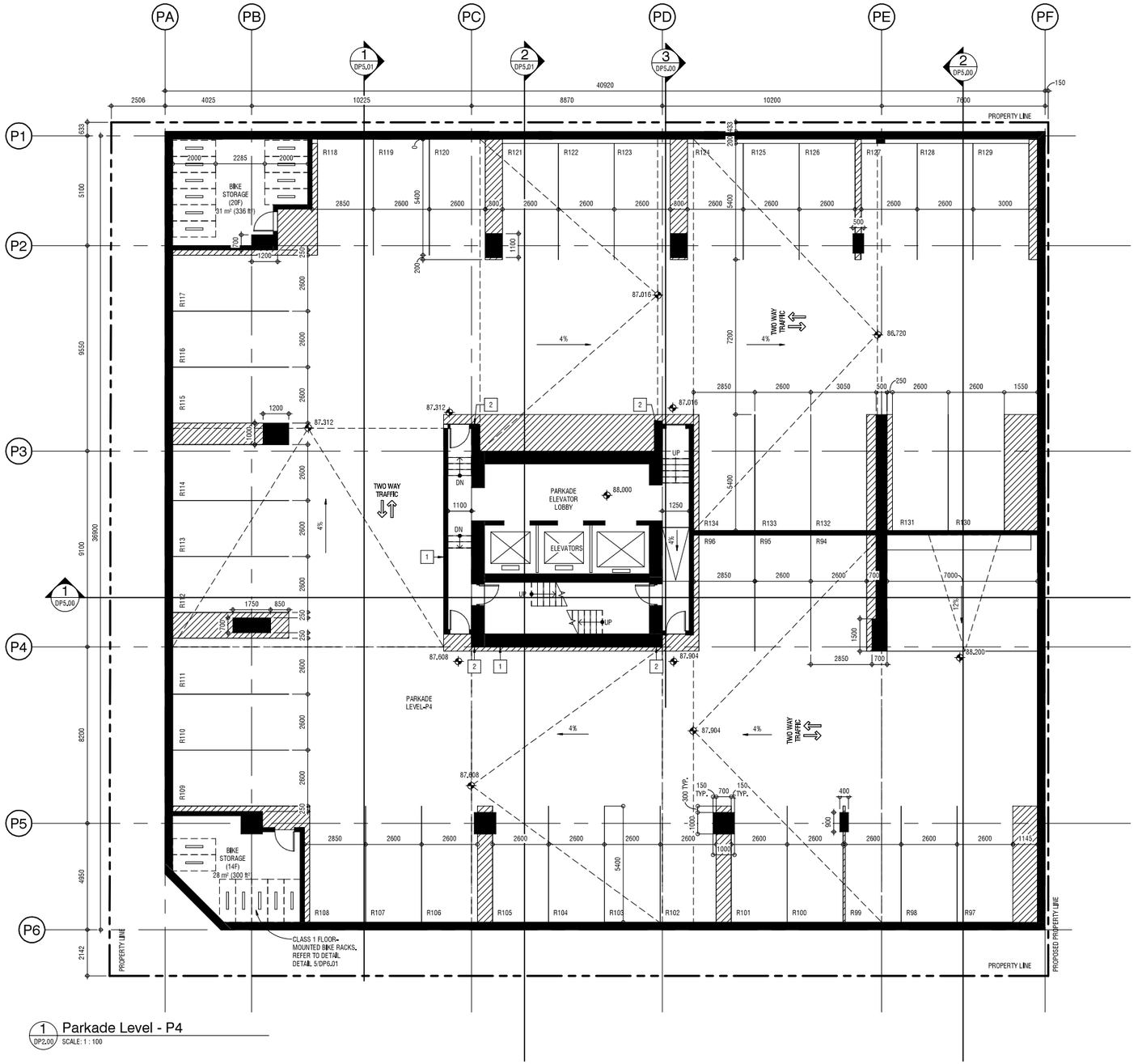

1 Parkade Level - P4
DP2.00 SCALE: 1 : 100

Parkade - General Notes

1. REFER TO DP0.01 FOR ALL VEHICULAR AND BICYCLE PARKING STATISTICS
2. ALL PAINTED LINES TO BE 100MM (YELLOW)
3. VISITOR PARKING STALLS REPRESENTED BY "V#" & BY THE SIGNAGE
4. OFFICE PARKING STALL REPRESENTED BY "OF#" & BY THE SIGNAGE
5. ALL WALLS, COLUMNS & CEILINGS TO BE PAINTED WHITE
6. LIGHT FIXTURES IN THE PARKADE TO BE POSITIONED OVER THE STALLS (NOT THE DRIVE AISLES)
7. ALL STAIRWELL DOORS AND ELEVATOR ACCESS AREAS SHALL HAVE A TRANSPARENT PANEL FOR VISIBILITY AS PER A.B.C.

Parkade - Symbol Legend

- HATCHED AREA INDICATES 'NO PARKING ZONE'
- INDICATES BARRIER FREE PARKING STALL
- 'VISITOR PARKING ONLY' - WALL MOUNTED
- 'OFFICE PARKING ONLY' - WALL MOUNTED
- 2 'TO ELEVATOR LOBBY'
- 1 'NO PARKING AT ANY TIME'

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PARKADE LEVEL P04 PLAN

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB. LOT 33, BLOCK 1, PLAN 0914296 LACAILLE 219182

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REVISION		DATE
1	D.P. SUBMISSION	09.18.2020
2	DTR 1	01.27.2021
3	DTR 2	03.31.2021

SCALE	As indicated
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CHECKED BY	JC

DRAWING NO.
DP2.00

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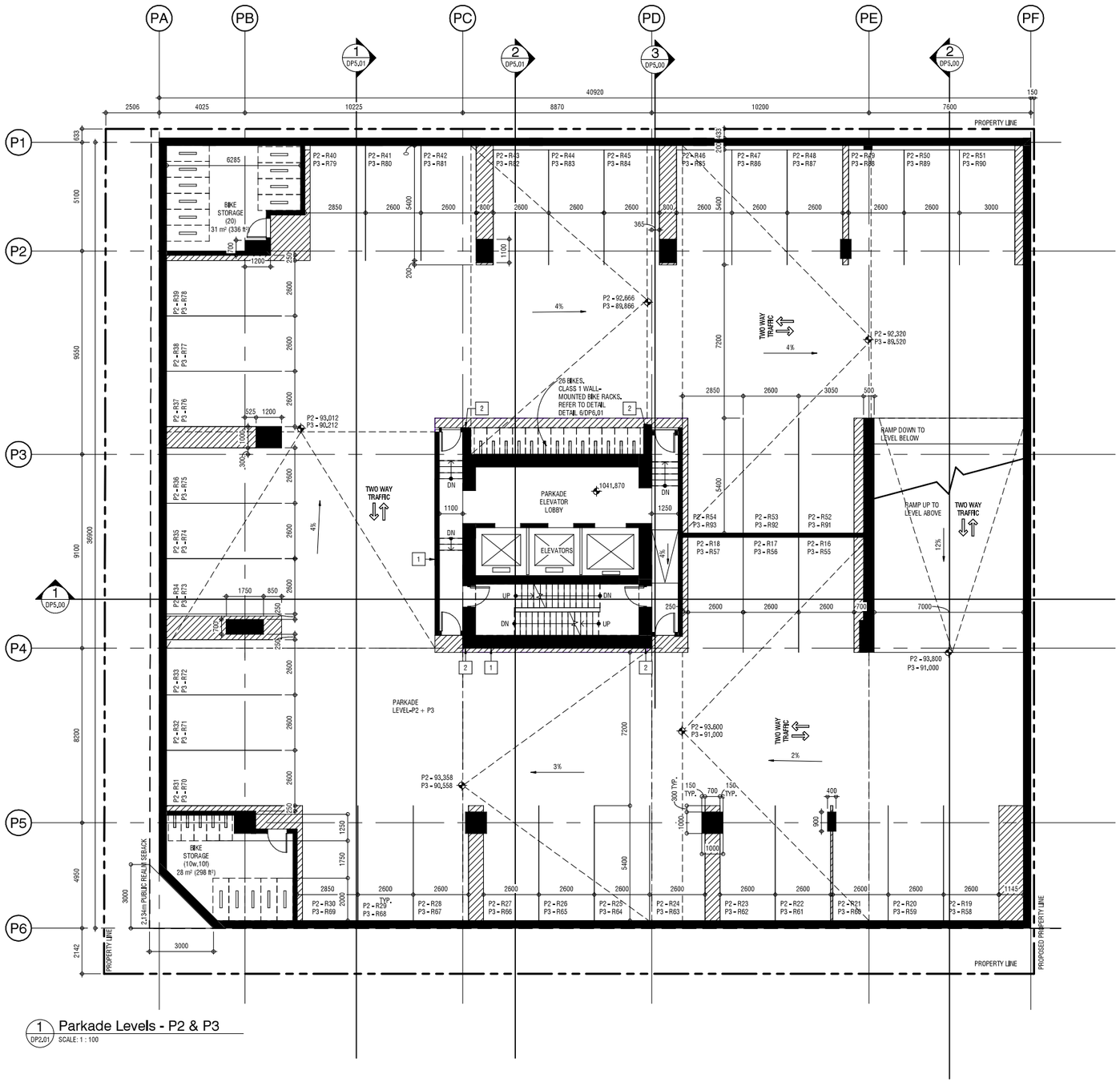

1 Parkade Levels - P2 & P3
DP2.01 SCALE: 1 : 100

Parkade - General Notes

1. REFER TO DP0.01 FOR ALL VEHICULAR AND BICYCLE PARKING STATISTICS
2. ALL PAINTED LINES TO BE 100MM (YELLOW)
3. VISITOR PARKING STALLS REPRESENTED BY "V#" & BY THE SIGNAGE
4. OFFICE PARKING STALL REPRESENTED BY "OF#" & BY THE SIGNAGE
5. ALL WALLS, COLUMNS & CEILINGS TO BE PAINTED WHITE
6. LIGHT FIXTURES IN THE PARKADE TO BE POSITIONED OVER THE STALLS (NOT THE DRIVE AISLES)
7. ALL STAIRWELL DOORS AND ELEVATOR ACCESS AREAS SHALL HAVE A TRANSPARENT PANEL FOR VISIBILITY AS PER A,B,C.

Parkade - Symbol Legend

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- INDICATES BARRIER FREE PARKING STALL
- 'VISITOR PARKING ONLY' - WALL MOUNTED
- 'OFFICE PARKING ONLY' - WALL MOUNTED
- 2 'TO ELEVATOR LOBBY'
- 1 'NO PARKING AT ANY TIME'

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E 403.801.7889 info@s2architecture.com
www.s2architecture.com

PARKADE LEVEL 02

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB. LOT 33, BLOCK 1, PLAN 0914296 LACAILLE

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DRAWN BY	AG
CHECKED BY	JC

DRAWING NO.
DP2.01

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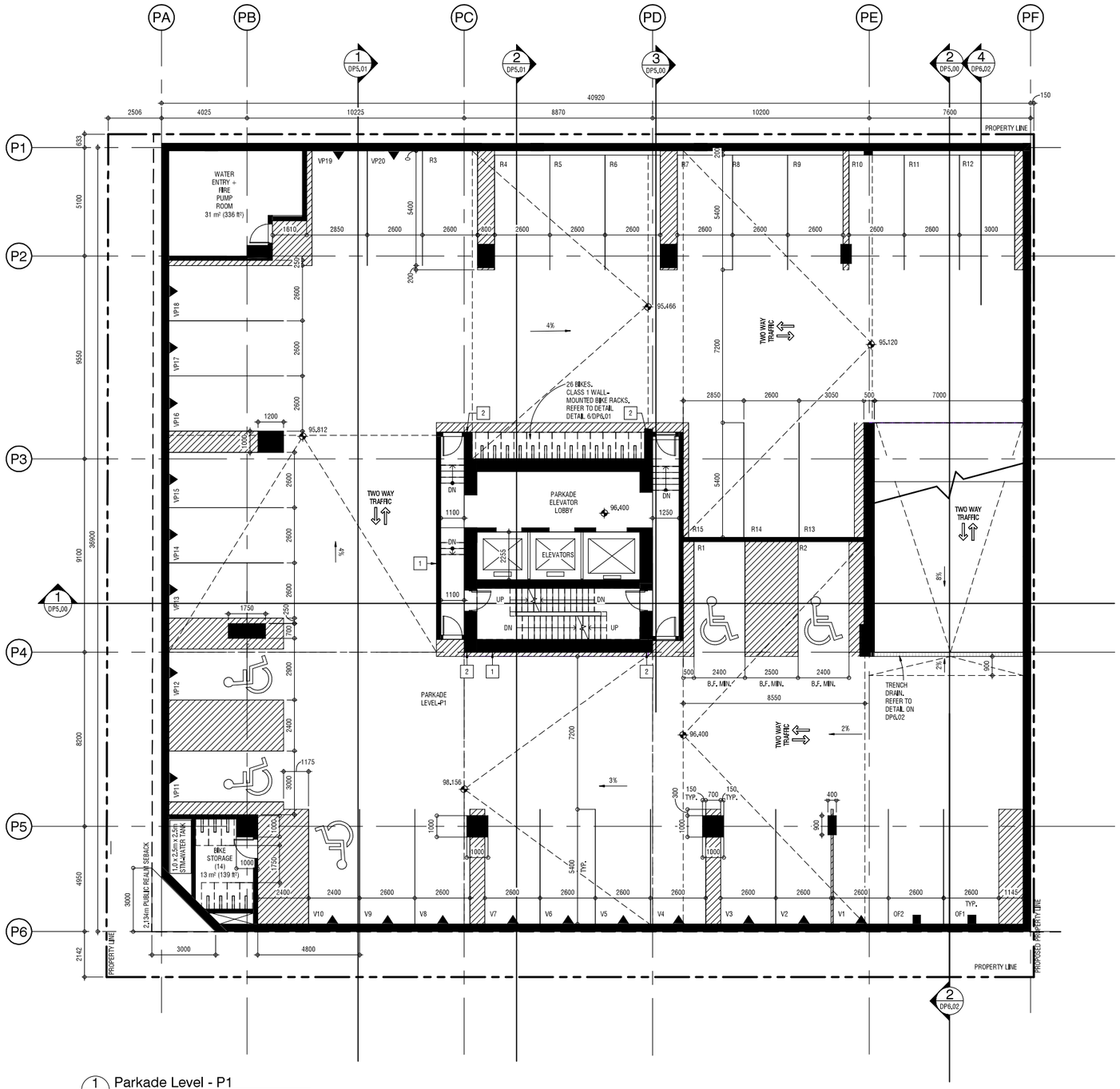

1 DP2.02 Parkade Level - P1
SCALE: 1 : 100

Parkade - General Notes

1. REFER TO DP0.01 FOR ALL VEHICULAR AND BICYCLE PARKING STATISTICS
2. ALL PAINTED LINES TO BE 100MM (YELLOW)
3. VISITOR PARKING STALLS REPRESENTED BY "V#" & BY THE SIGNAGE
4. OFFICE PARKING STALL REPRESENTED BY "OF#" & BY THE SIGNAGE
5. ALL WALLS, COLUMNS & CEILINGS TO BE PAINTED WHITE
6. LIGHT FIXTURES IN THE PARKADE TO BE POSITIONED OVER THE STALLS (NOT THE DRIVE AISLES)
7. ALL STAIRWELL DOORS AND ELEVATOR ACCESS AREAS SHALL HAVE A TRANSPARENT PANEL FOR VISIBILITY AS PER A.B.C.

Parkade - Symbol Legend

- HATCHED AREA INDICATES "NO PARKING ZONE"
- INDICATES BARRIER FREE PARKING STALL
- "VISITOR PARKING ONLY" - WALL MOUNTED
- "OFFICE PARKING ONLY" - WALL MOUNTED
- 2 "TO ELEVATOR LOBBY"
- 1 "NO PARKING AT ANY TIME"

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PARKADE LEVEL 01

4th Avenue Tower

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1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021

SCALE	As indicated
DATE	10/12/2021 10:19:52 AM
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DRAWING NO.
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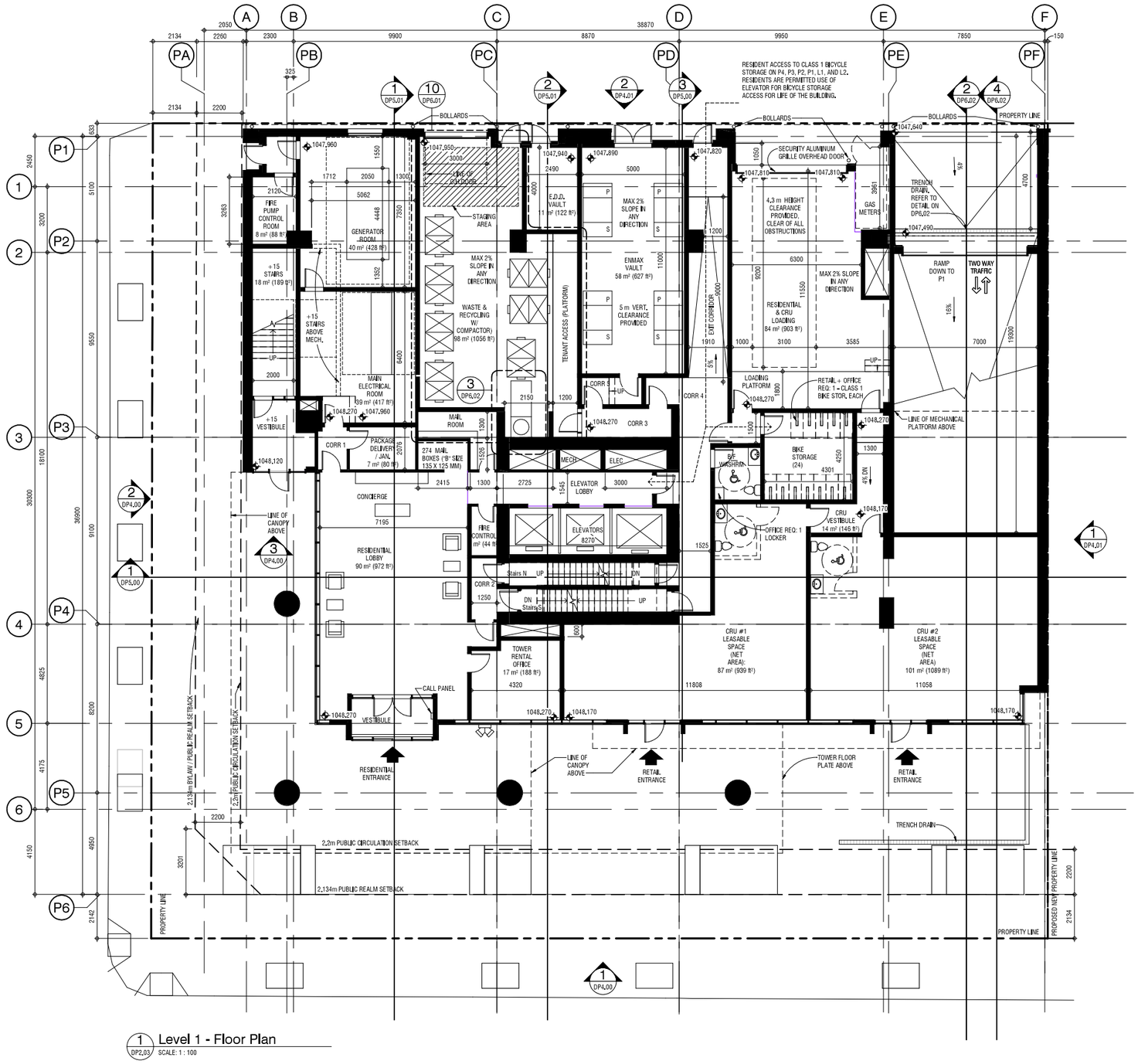

1 DP2.03 Level 1 - Floor Plan
SCALE: 1 : 100

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LEVEL 01 PLAN - MAIN FLOOR

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB. LOT 33, BLOCK 1, PLAN 0914296 LACAILLE

219182

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

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centrelines of demising walls, unless noted otherwise on the drawing.

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REVISION	DATE
1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021
3 DTR 2	03.31.2021

SCALE 1 : 100
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DRAWING NO. DP2.03

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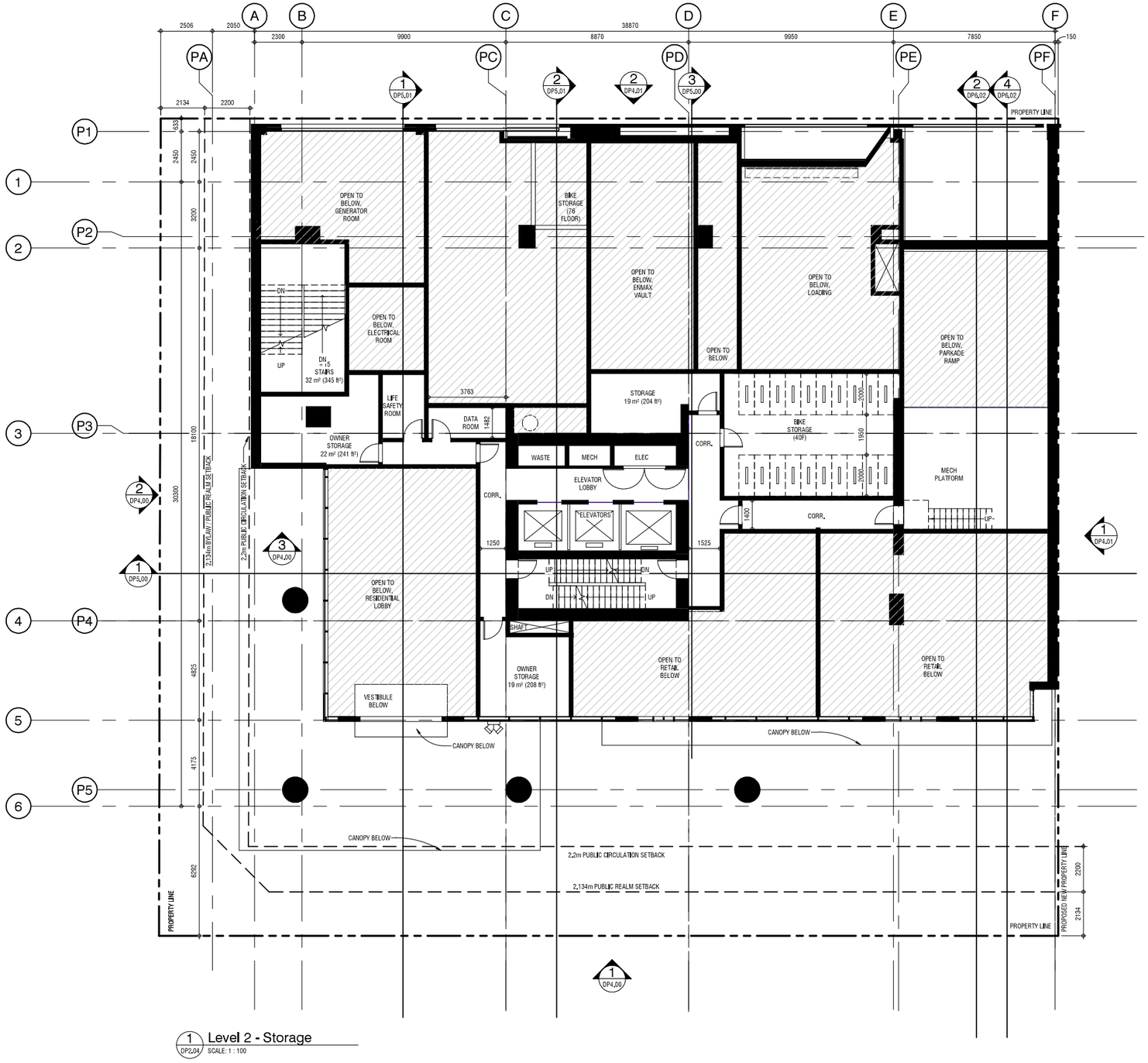

1 Level 2 - Storage
1 DP2.04 SCALE: 1 : 100

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Calgary, AB [illegible] Canada V6B 2K4
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[illegible]@s2architecture.com
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LEVEL 02 - STORAGE

4th Avenue Tower

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1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021
3 DTR 2	03.31.2021

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DATE	10/12/2021 10:19:57 AM
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DRAWING NO.
DP2.04

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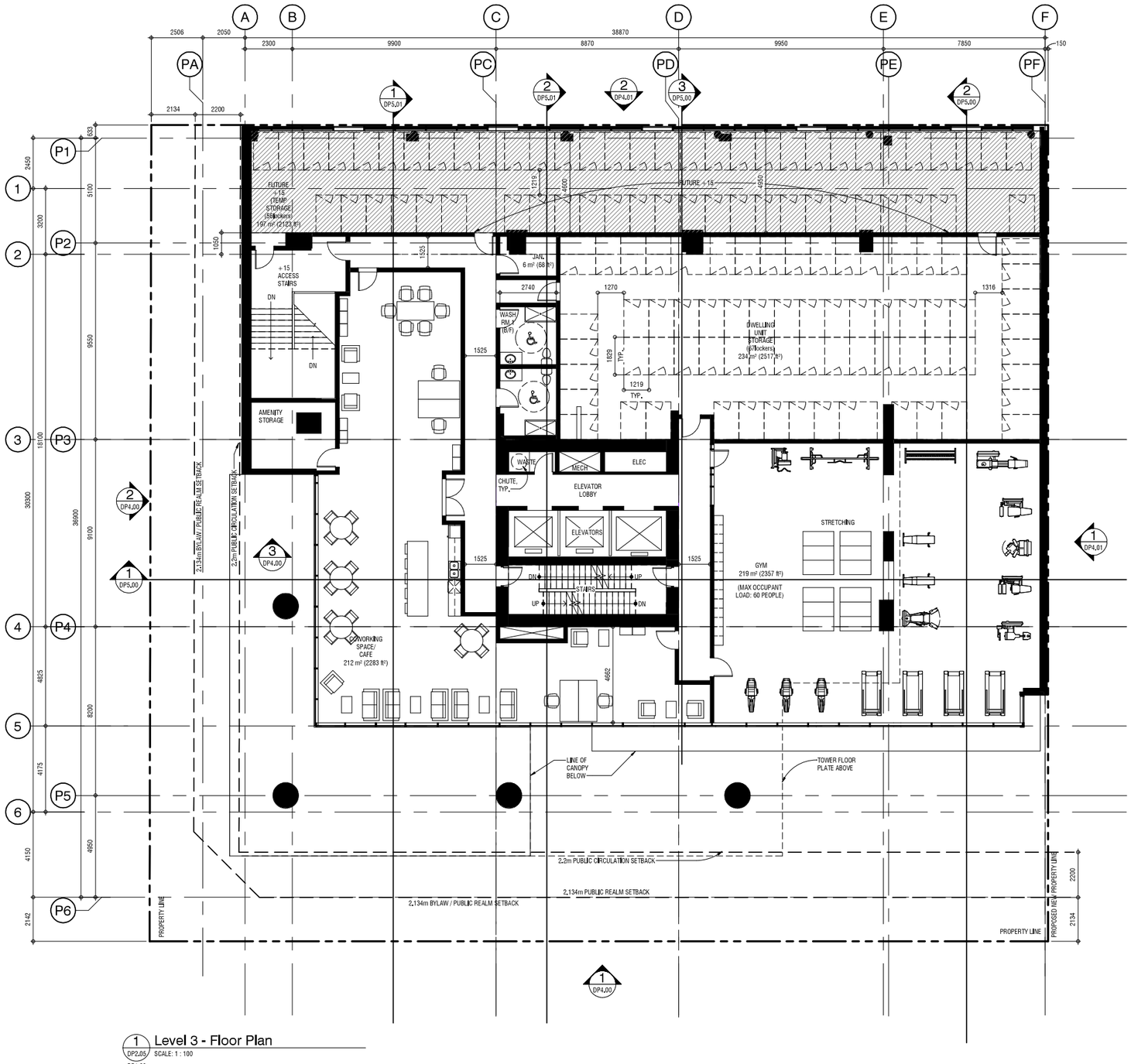

1 DP2.05 Level 3 - Floor Plan
SCALE: 1 : 100
DP1.03

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LEVEL 03 PLAN

4th Avenue Tower

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SCALE 1 : 100
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DP2.05

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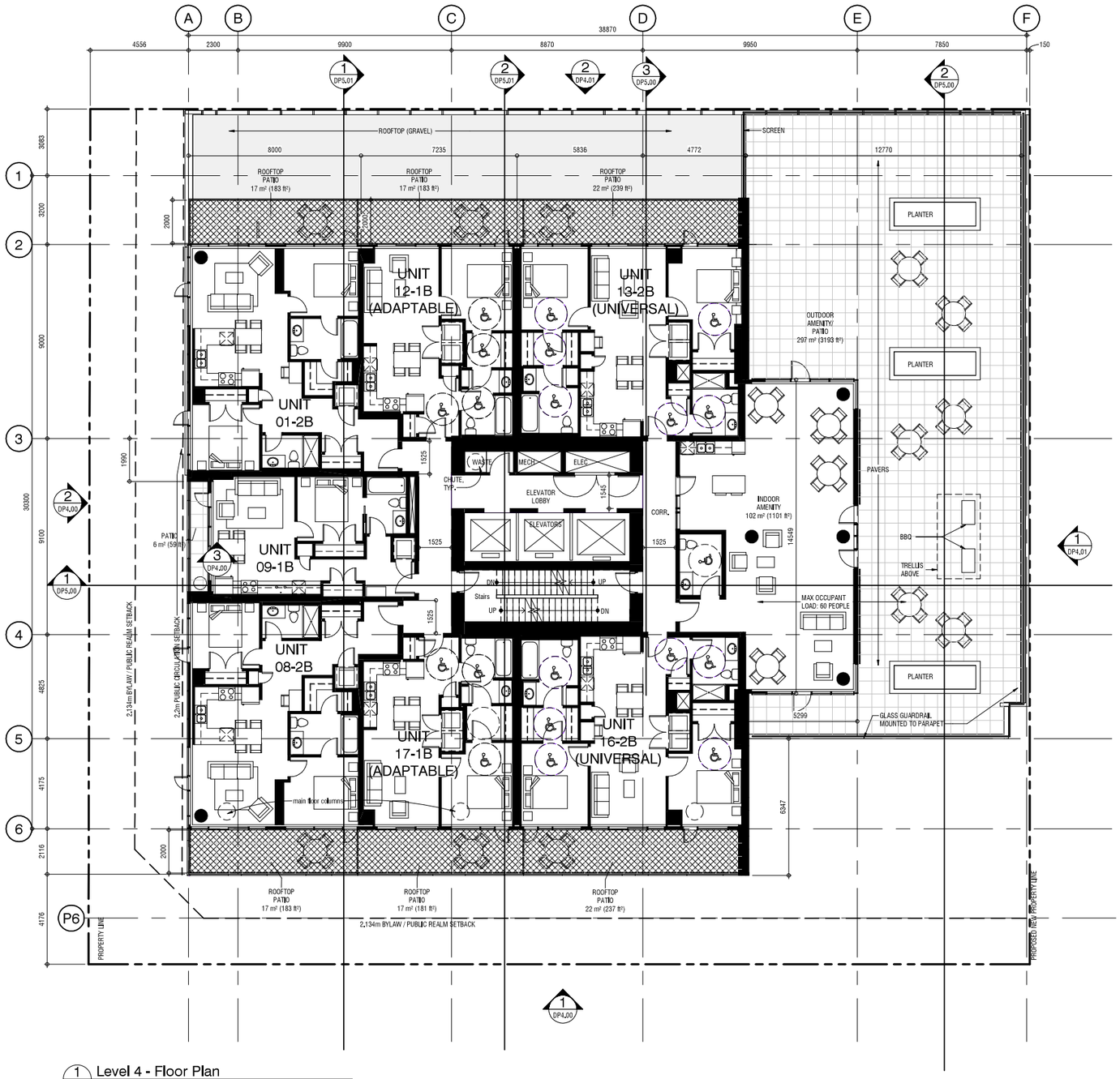

1 DP2.06 Level 4 - Floor Plan
SCALE: 1 : 100

Residential/Amenity Floor - Legend

1. REFER TO DP-L2 LANDSCAPE LAYOUT PLAN TOP ROOF FOR MORE INFORMATION ON OUTDOOR AMENITY AREA + ROOF TOP DECK FINISHES.

- INDICATED EXTENT OF GRAVEL
- INDICATES EXTENT OF ROOF TERRACE PATIO PAVERS
- INDICATES DWELLING UNIT PRIVATE AMENITY THAT MEETS BYLAW AREA REQUIREMENTS

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LEVEL 04 PLAN - RESIDENTIAL & AMENITY

4th Avenue Tower

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DRAWING NO.
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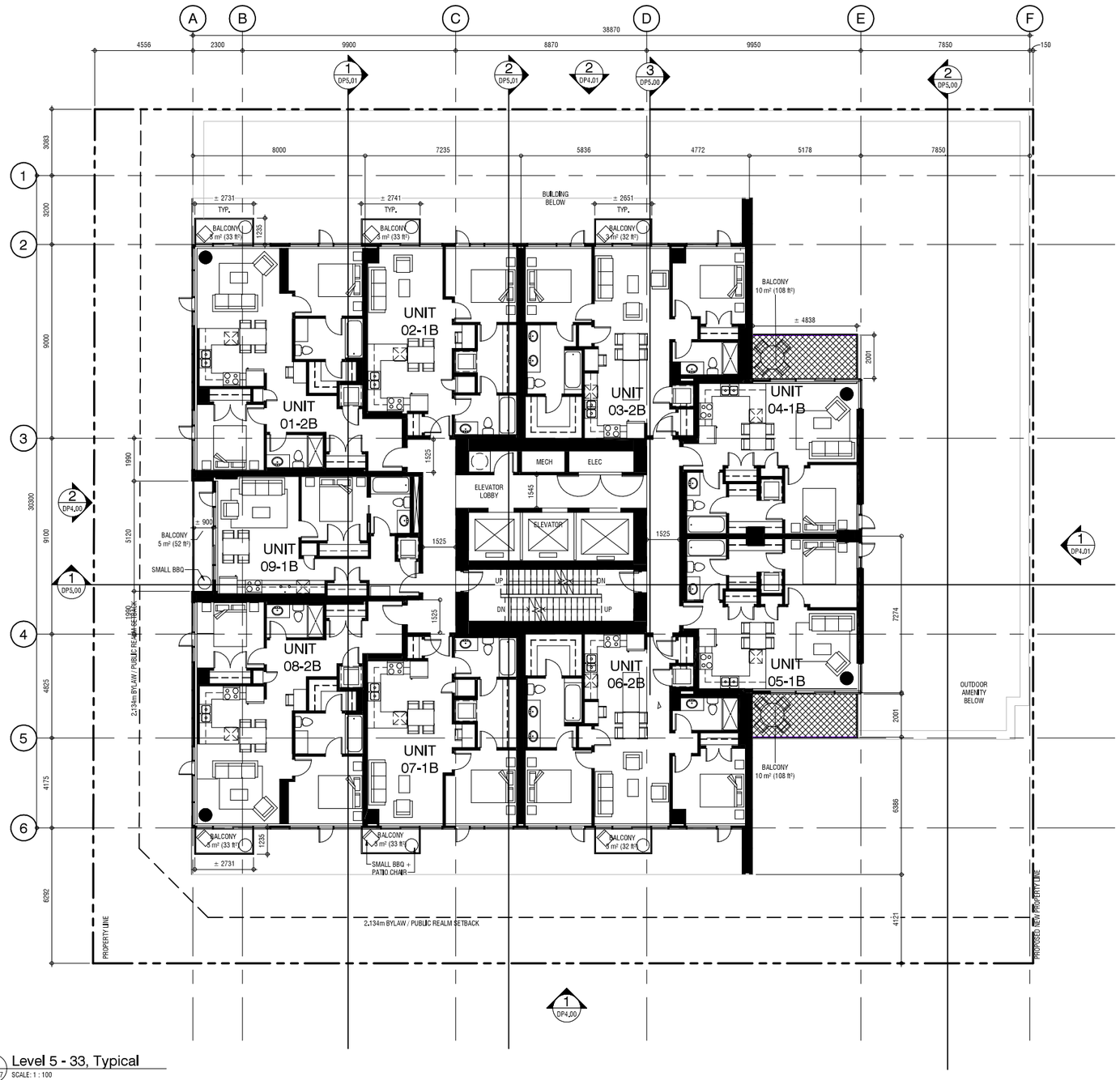

1 DP2.07 Level 5 - 33, Typical
SCALE: 1 : 100

Residential Floor - Symbol Legend

1. ALL TOWER BALCONIES ARE AN EXTENSION OF THE FLOOR SLAB. REFER TO STRUCTURAL FOR MORE INFORMATION.

INDICATES EXTENT OF ROOF TERRACE. RESIDENTIAL ROOF PATIOS TO BE PAVERS. SERVICE ROOF BALCONIES TO BE GRAVEL

INDICATES EXTENT OF ROOF TERRACE PATIO PAVERS

INDICATES DWELLING UNIT PRIVATE AMENITY THAT MEETS BYLAW AREA REQUIREMENTS

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LEVEL 05 - 33 - TYPICAL RESID. FLOOR PLATE

4th Avenue Tower

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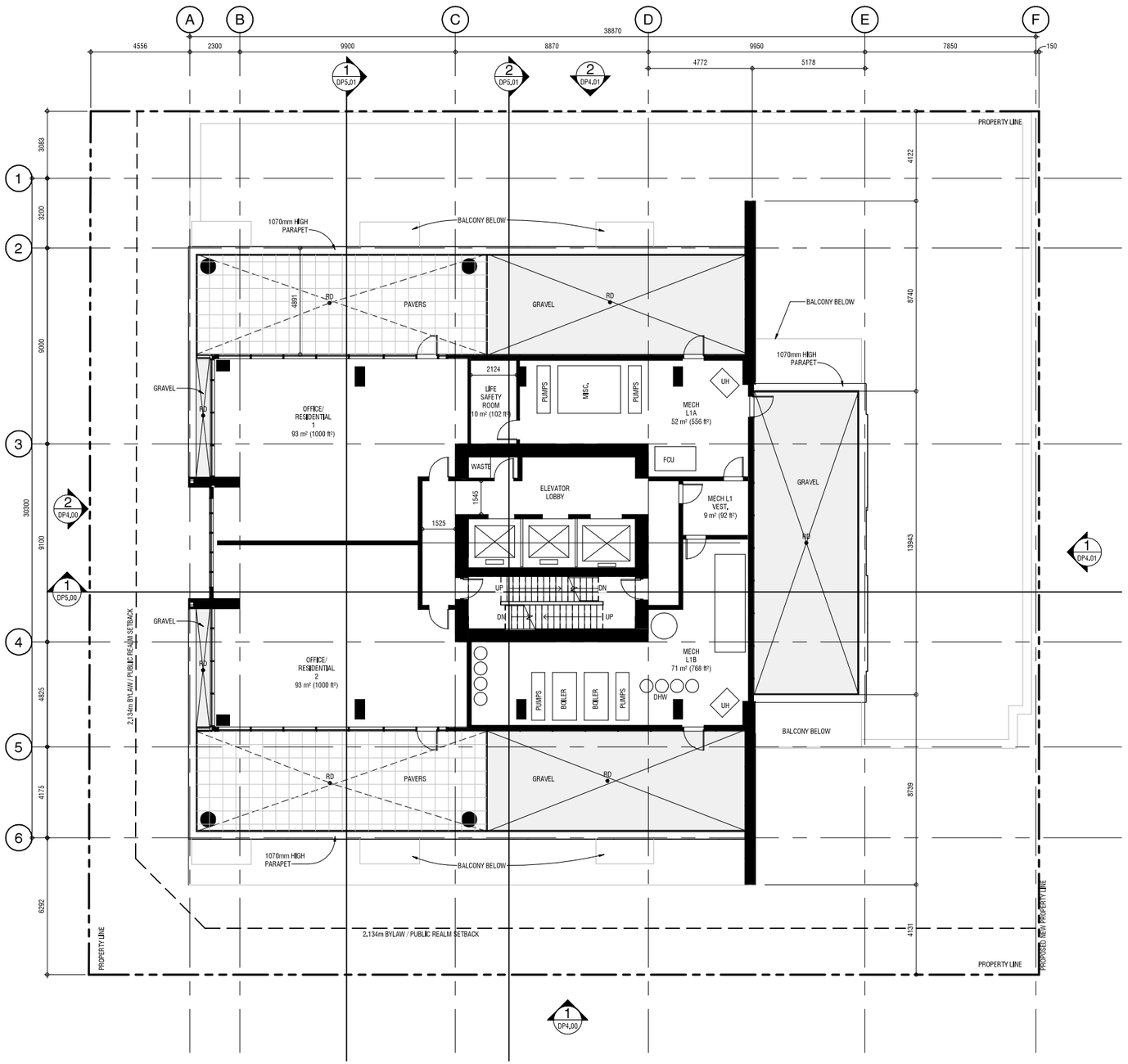

1 DP2.08 Level 34 - Office / Mechanical
SCALE: 1 : 100

Residential Floor - Symbol Legend

1. ALL TOWER BALCONIES ARE AN EXTENSION OF THE FLOOR SLAB. REFER TO STRUCTURAL FOR MORE INFORMATION.

INDICATES EXTENT OF ROOF TERRACE. RESIDENTIAL ROOF PATIOS TO BE PAVERS. SERVICE ROOF BALCONIES TO BE GRAVEL

INDICATES EXTENT OF ROOF TERRACE PATIO PAVERS

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LEVEL 34 - OFFICE / MECHANICAL

4th Avenue Tower

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DRAWING NO.
DP2.08

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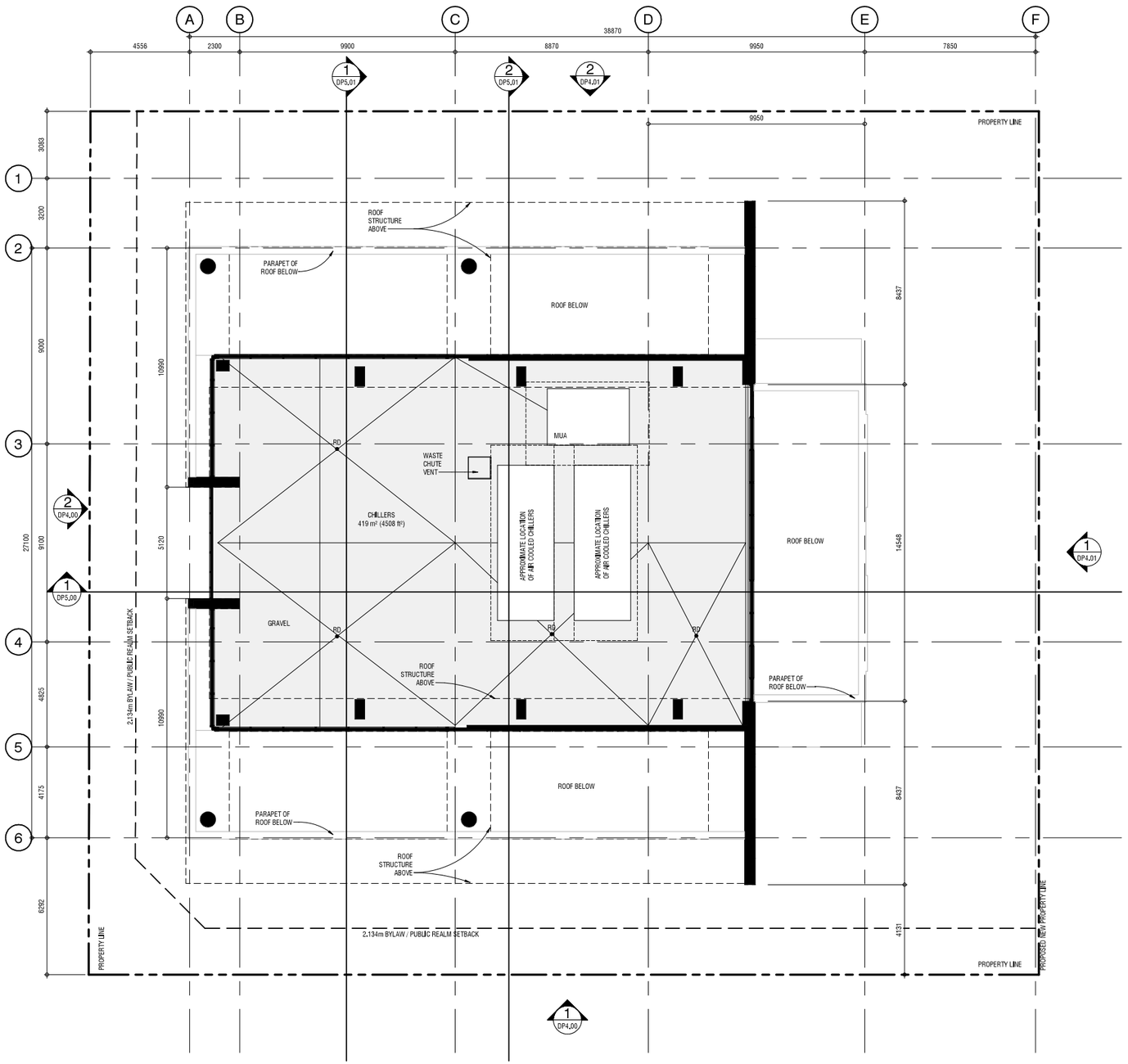

1 DP2.09 Level 35 - Roof Plan (Chillers) SCALE: 1 : 100

Residential Floor - Symbol Legend

1. ALL TOWER BALCONIES ARE AN EXTENSION OF THE FLOOR SLAB. REFER TO STRUCTURAL FOR MORE INFORMATION.

INDICATES EXTENT OF ROOF TERRACE. RESIDENTIAL ROOF PATIOS TO BE PAVERS. SERVICE ROOF BALCONIES TO BE GRAVEL

INDICATES EXTENT OF ROOF TERRACE PATIO PAVERS

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MECHANICAL CHILLERS

4th Avenue Tower

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SCALE	1 : 100
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DP2.09

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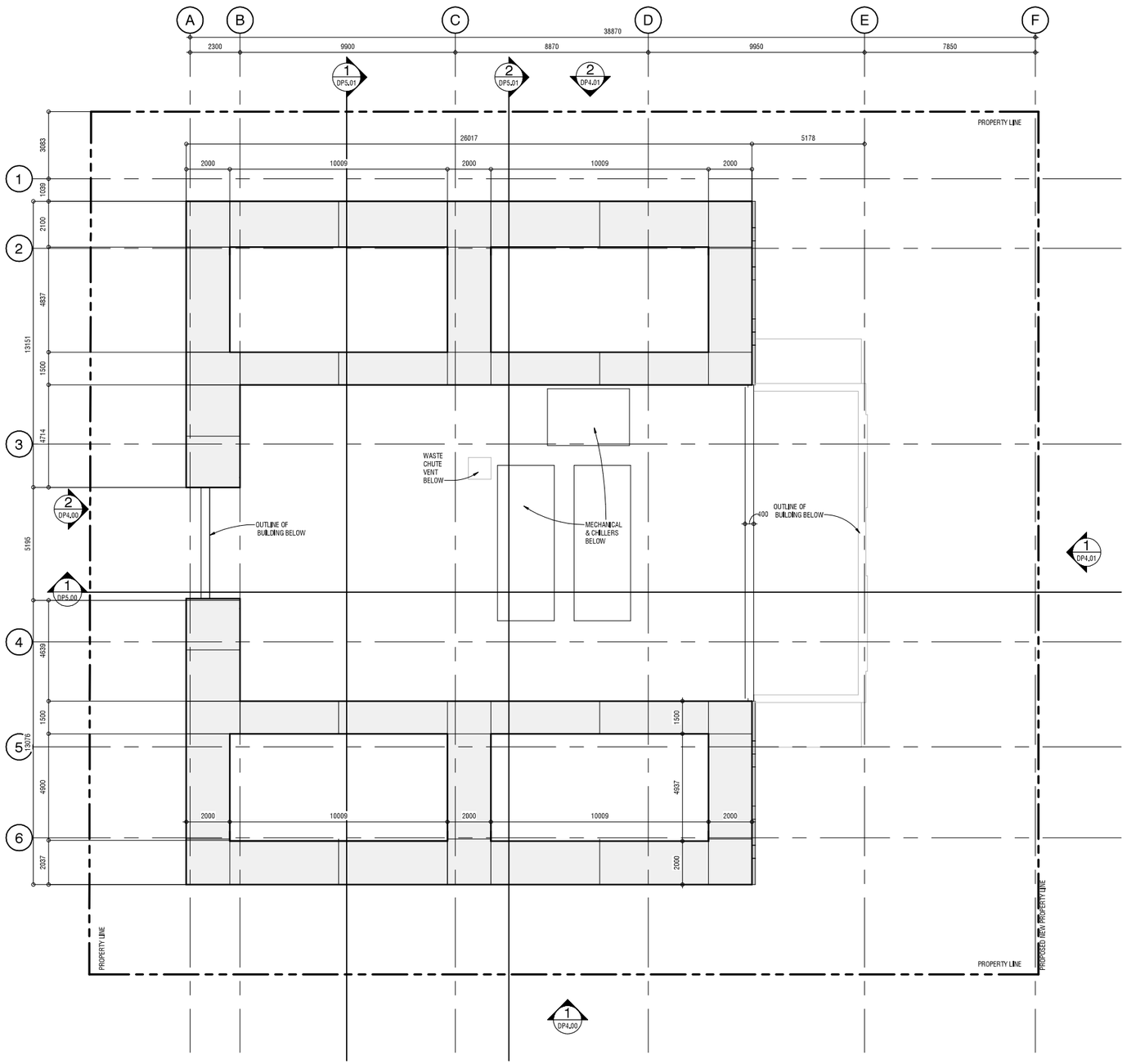

1 DP2.10 Roof Top Screen (Above Chillers)
SCALE: 1 : 100

Roof Plan - Symbol Legend

INDICATES EXTENT OF ROOF TOP CANOPY - METAL PANEL SYSTEM

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ROOF TOP SCREEN

4th Avenue Tower

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DRAWING NO.
DP2.10

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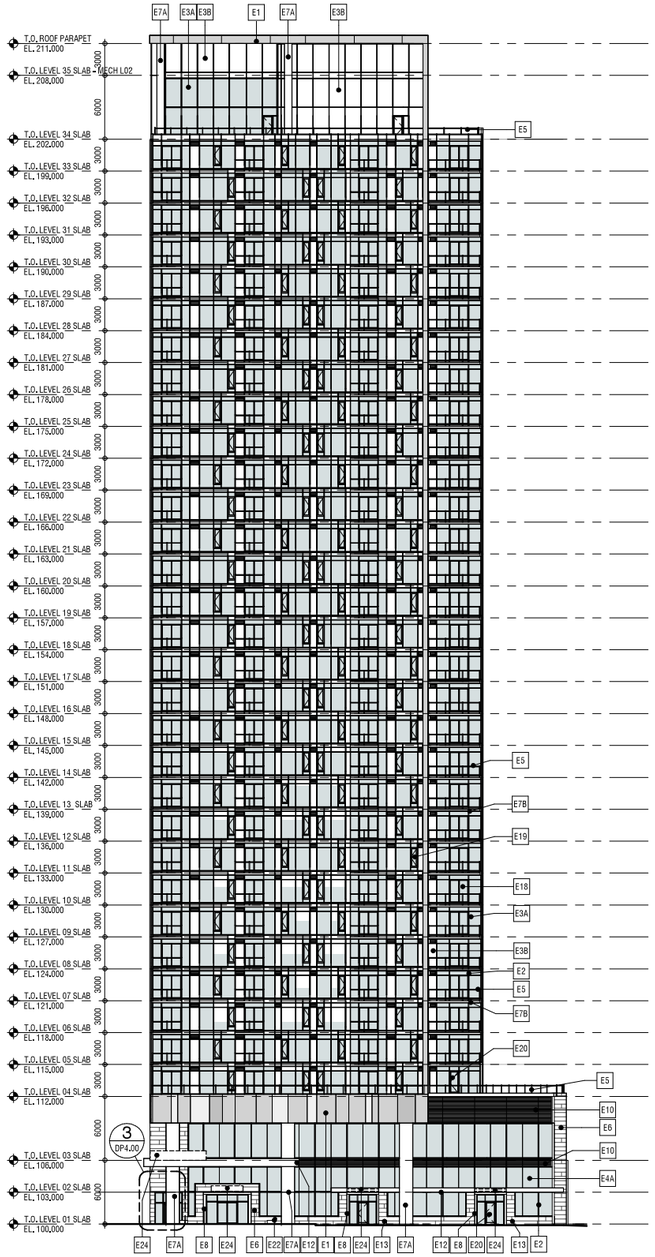
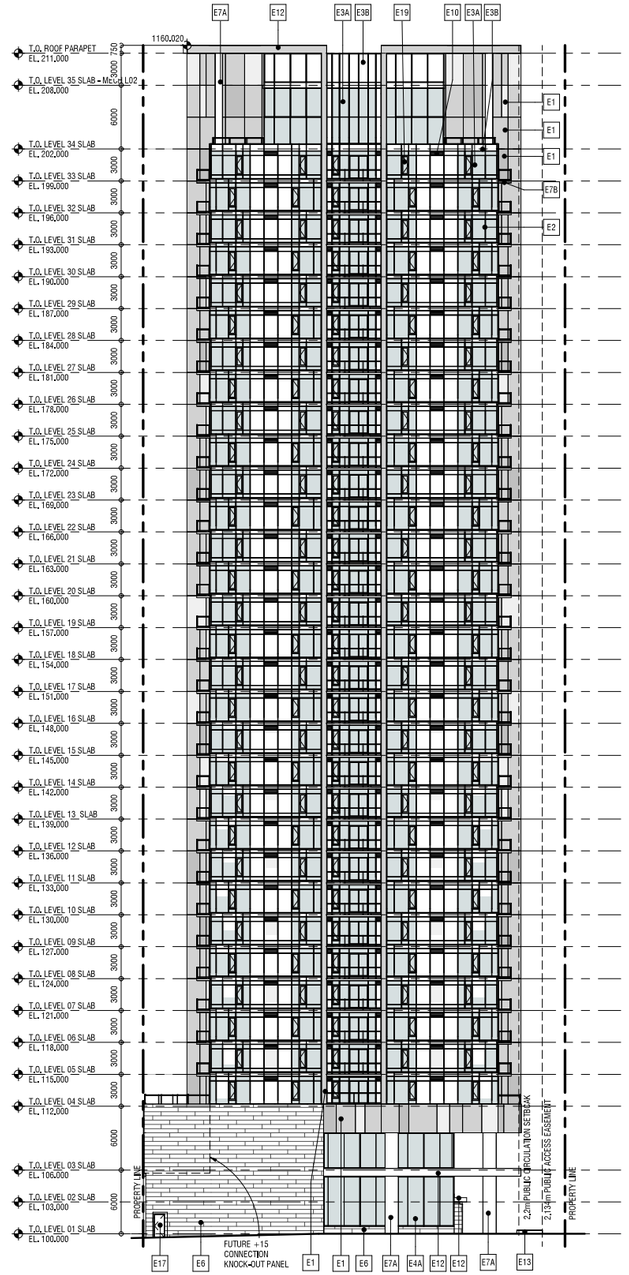


1 South Elevation
DP4.00 SCALE:1 : 250



2 West Elevation
DP4.00 SCALE:1 : 250

Elevation - General Notes

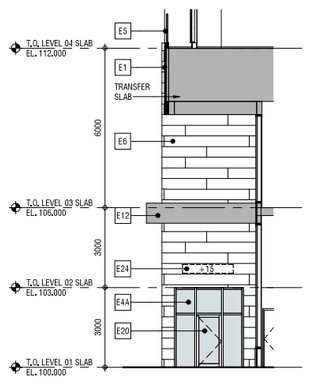
1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Material Legend

E1	COMPOSITE PANELS - COLOUR: THREE TONES OF GREY. SEE PATTERN NUMBERS BELOW.
E2	PRE-FINISHED ALUMINUM WINDOW SYSTEM - COLOUR: ANODIZED
E3A	ALUMINUM WINDOW WALL - GLAZING: TINTED
E3B	ALUMINUM WINDOW WALL - SPANDREL: WHITE
E4A	ALUMINUM CURTAIN WALL - GLAZING: CLEAR
E5	PRE-FINISHED ALUMINUM RAILING C/W GLASS INFILL PANEL
6	FIBRE-REINFORCED CEMENTITIOUS PANELS - (400MM X 3000MM) - COLOUR: MEDIUM GREY
E7A	SACK-RUBBED CONCRETE
E7B	CONCRETE BALCONY
E8	PRE-FINISHED METAL CLADDING
E10	PRE-FINISHED LOUVER - COLOUR: ANODIZED
E12	PRE-FINISHED METAL CANOPY - COLOUR: ANODIZED
E13	BENCH - REFER TO LANDSCAPE
E16	OVERHEAD DOOR - PARKADE
E17	DOOR - TYPE 03 - PRE-FINISHED STEEL DOOR
E18	DOOR - TYPE 04 - ALUMINUM W. CLEAR GLAZING
E19	PRE-FINISHED LOUVER - COLOUR: ANODIZED
E20	PRE-FINISHED METAL CANPOY - COLOUR: ANODIZED
E22	BENCH - REFER TO LANDSCAPE
E23	CHAINLINK FENCE 1800 HIGH REFER TO DETAIL 7/DP6.01
E24	SIGNAGE. TO BE SUBMITTED AS A SEPARATE DP.

COMPOSITE PANELS - COLOUR PATTERN
PATTERN INDICATED IS SUGGESTIVE. FINAL PATTERN TO BE COORDINATED WITH SUPPLIER.

P1
P2
P3



3 +15 Entrance
DP4.00 SCALE: 1 : 100

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BUILDING ELEVATIONS - S & W

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB. LOT 33, BLOCK 1, PLAN 0914296 LACAILLE

219182

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DP4.00

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1 S & W ELEVATIONS - COLOURED
DP4.00A SCALE:1 : 75

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BUILDING ELEVATIONS - COLOURED - S & W

4th Avenue Tower

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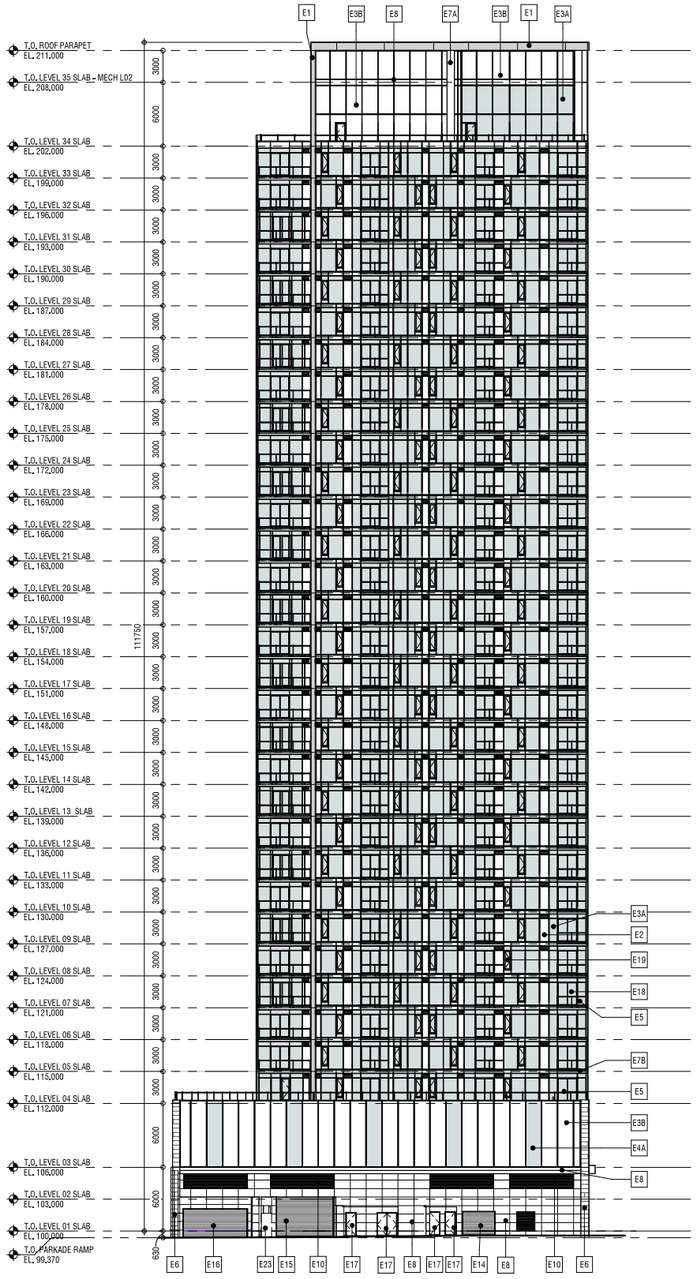
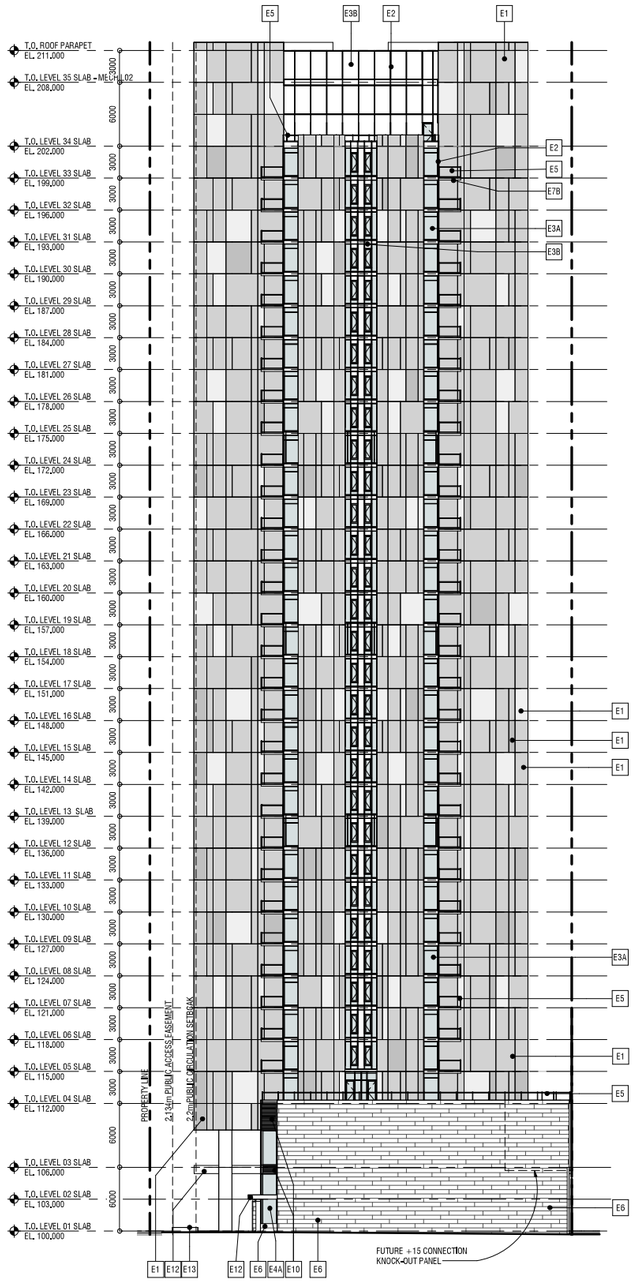


2 North Elevation
DP4.01 SCALE:1 : 250



1 East Elevation
DP4.01 SCALE:1 : 250

Elevation - General Notes

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Material Legend

E1	COMPOSITE PANELS - COLOUR: THREE TONES OF GREY. SEE PATTERN NUMBERS BELOW.
E2	PRE-FINISHED ALUMINUM WINDOW SYSTEM - COLOUR: ANODIZED
E3A	ALUMINUM WINDOW WALL - GLAZING: TINTED
E3B	ALUMINUM WINDOW WALL - SPANDREL: WHITE
E4A	ALUMINUM CURTAIN WALL - GLAZING: CLEAR
E5	PRE-FINISHED ALUMINUM RAILING C/W GLASS INFILL PANEL
6	FIBRE-REINFORCED CEMENTITIOUS PANELS - (400MM X 3000MM) - COLOUR: MEDIUM GREY
E7A	SACK-RUBBED CONCRETE
E7B	CONCRETE BALCONY
E8	PRE-FINISHED METAL CLADDING
E10	PRE-FINISHED LOUVER - COLOUR: ANODIZED
E12	PRE-FINISHED METAL CANOPY - COLOUR: ANODIZED
E13	BENCH - REFER TO LANDSCAPE
E16	OVERHEAD DOOR - PARKADE
E17	DOOR - TYPE 03 - PRE-FINISHED STEEL DOOR
E18	DOOR - TYPE 04 - ALUMINUM W. CLEAR GLAZING
E19	PRE-FINISHED LOUVER - COLOUR: ANODIZED
E20	PRE-FINISHED METAL CANPOY - COLOUR: ANODIZED
E22	BENCH - REFER TO LANDSCAPE
E23	CHAINLINK FENCE 1800 HIGH REFER TO DETAIL 7/DP6.01
E24	SIGNAGE. TO BE SUBMITTED AS A SEPARATE DP.

COMPOSITE PANELS - COLOUR PATTERN
PATTERN INDICATED IS SUGGESTIVE. FINAL PATTERN TO BE COORDINATED WITH SUPPLIER.

P1
P2
P3

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BUILDING ELEVATIONS - N & E

4th Avenue Tower

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1 DP4.01A N & E ELEVATIONS - COLOURED
SCALE:1 : 75

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Vancouver, BC Canada V6E 3X2
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BUILDING ELEVATIONS - COLOURED - N & E

4th Avenue Tower

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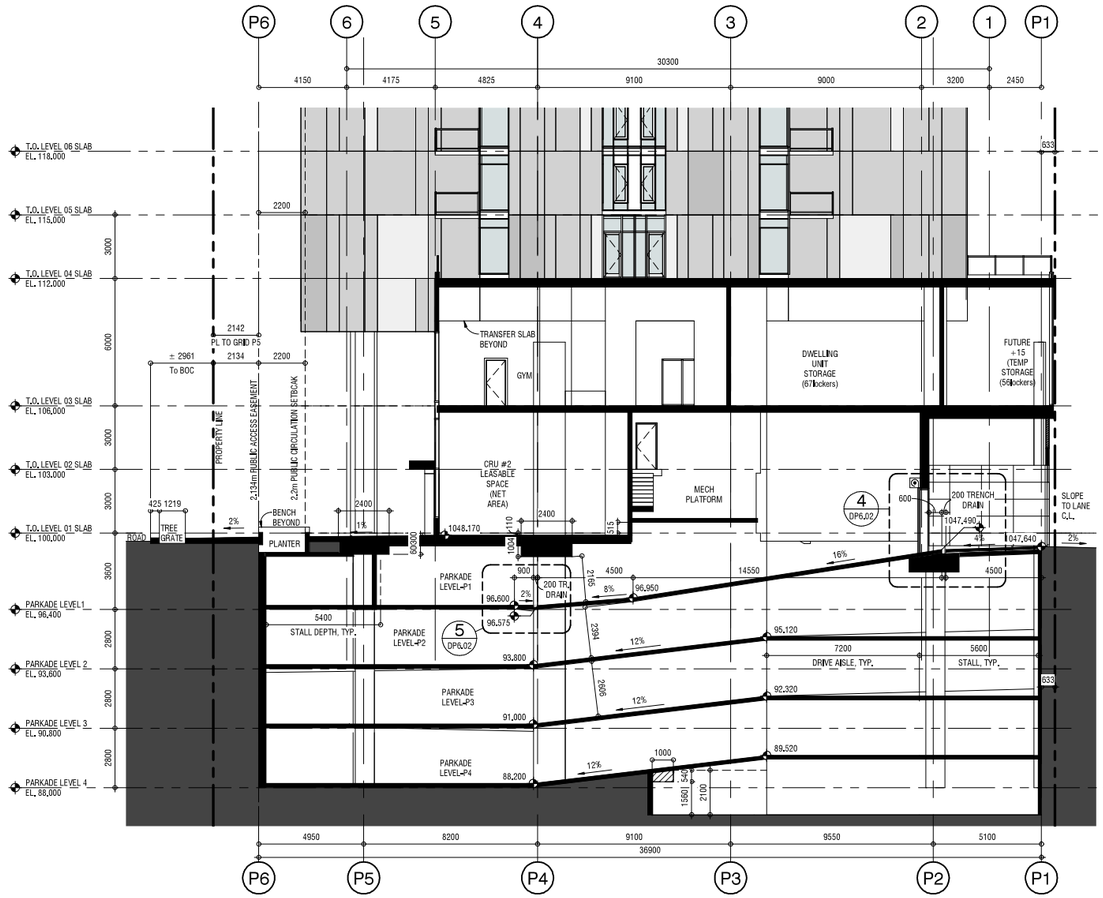
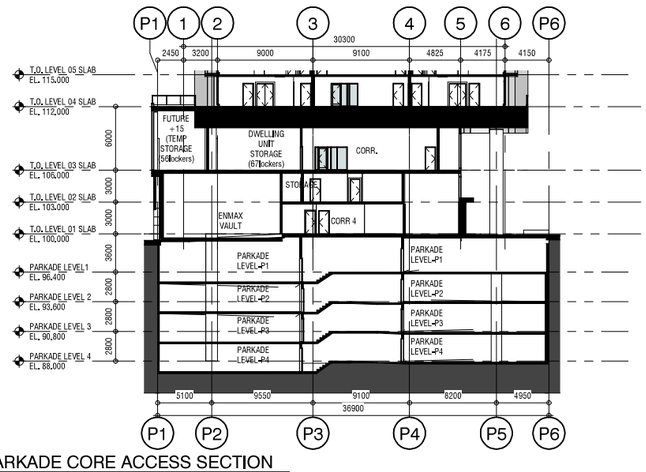


2 PLAZA + PARKADE RAMP SECTION
DP5.00 SCALE:1 : 125
DP2.00



3 PARKADE CORE ACCESS SECTION
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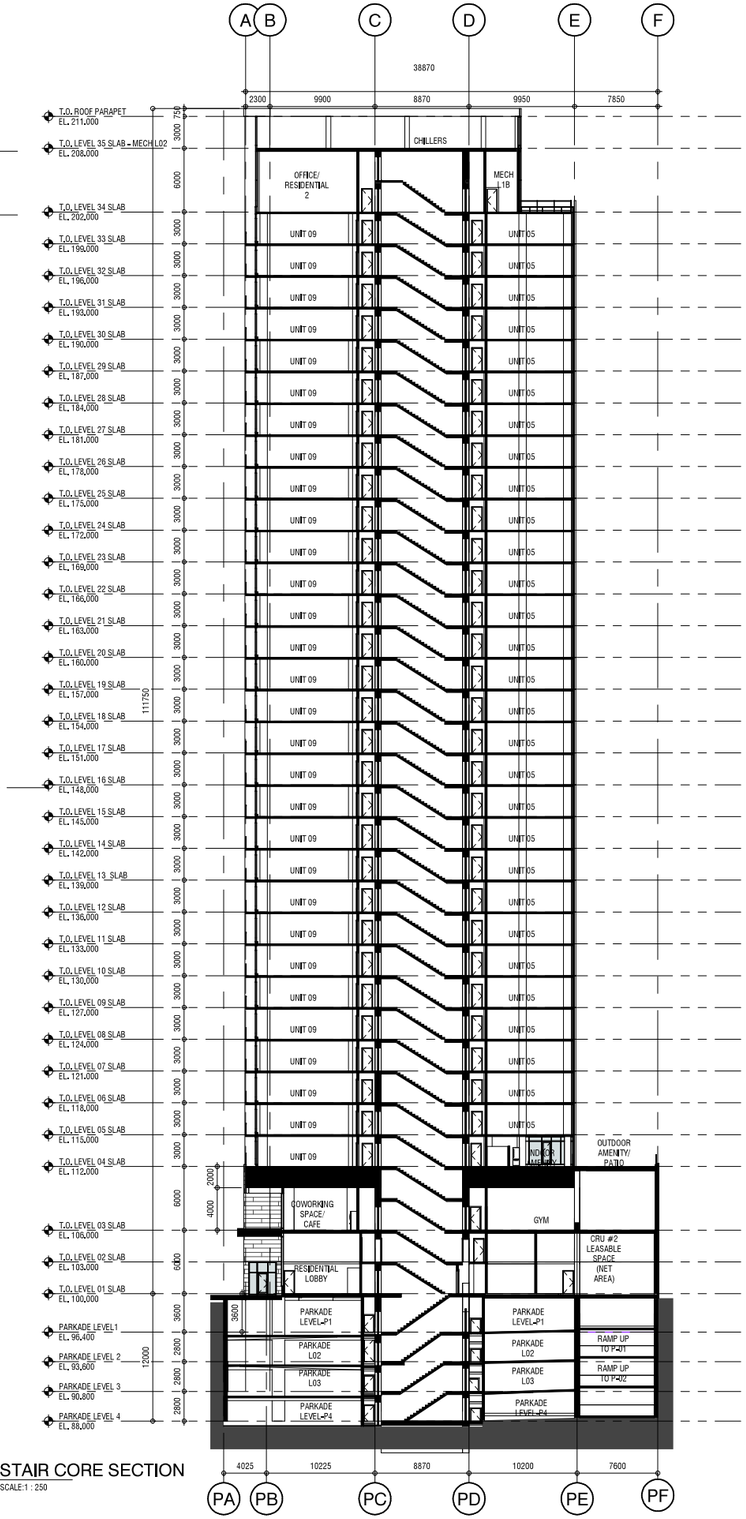
DP2.00


A B C D E F
38870
2300 9900 8870 9950 7850
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T.O. LEVEL 34 SLAB EL. 202,000
T.O. LEVEL 33 SLAB EL. 199,000
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T.O. LEVEL 01 SLAB EL. 100,000
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3000
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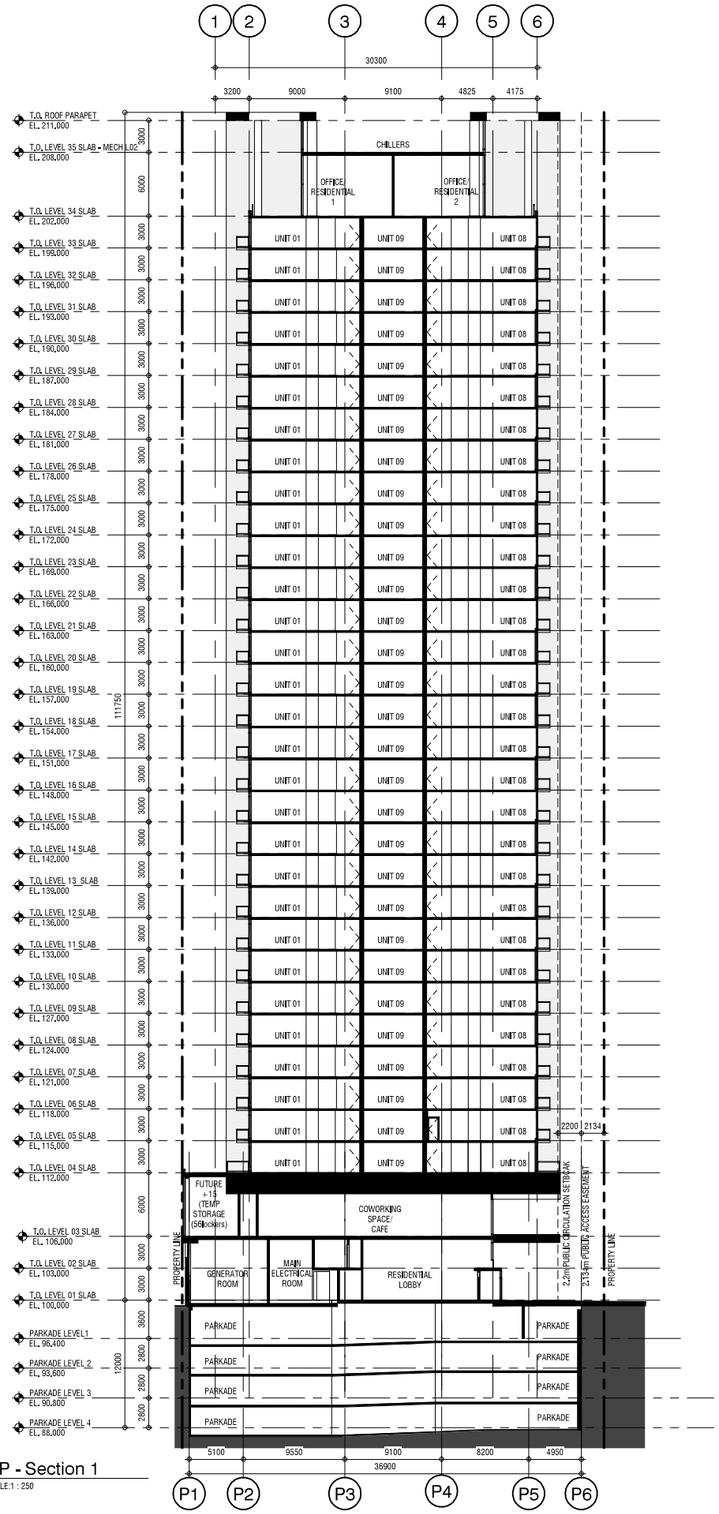
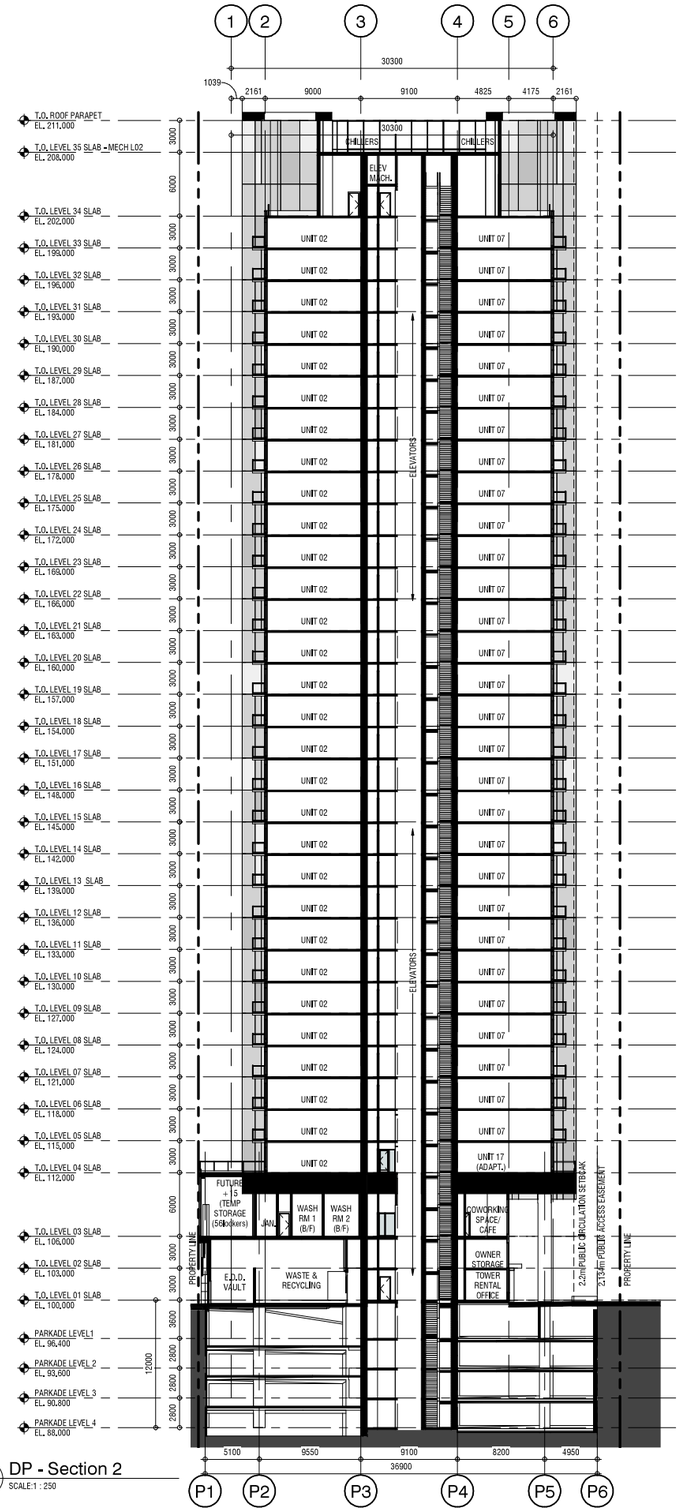


1 DP - Section 1
DP5.01 SCALE:1 : 250



2 DP - Section 2
DP5.01 SCALE:1 : 250

Suite 900, 110 - 12th Avenue SW
Calgary, AB, Canada T2R 0G7
T 403.670.7000
www.s2architecture.com

BUILDING SECTIONS

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB. LOT 33, BLOCK 1, PLAN 0914296
LACAILLE
219182

NOT FOR CONSTRUCTION

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REVISION		DATE
1	D.P. SUBMISSION	09.18.2020
2	DTR 1	01.27.2021

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DATE	10/12/2021 10:21:05 AM
DRAWN BY	AG
CHECKED BY	JC

DRAWING NO.
DP5.01

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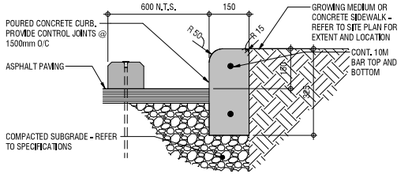
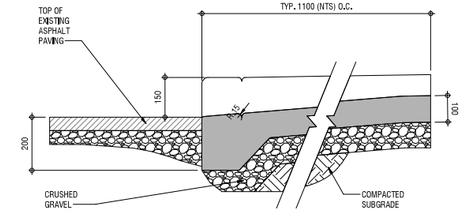
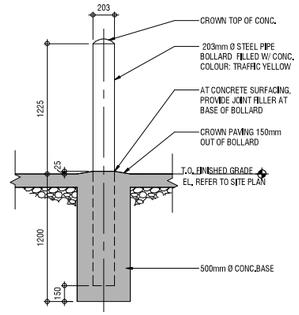


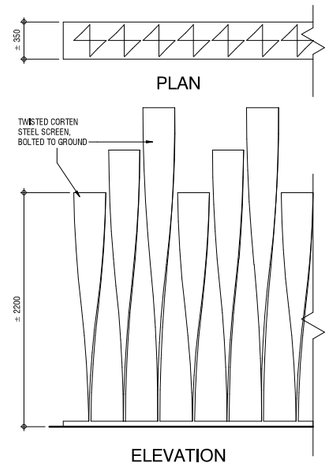
1 DP6.01 Curb (Typ) & Wheel Stop
SCALE: 1 : 10



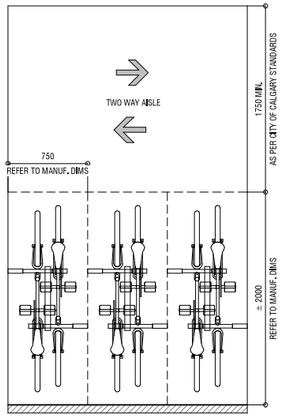
2 DP6.01 Monolith Curb Cut Sidewalk
SCALE: 1 : 10



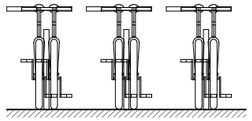
3 DP6.01 BOLLARD, TYP.
SCALE: 1 : 25



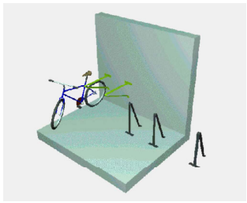
4 DP6.01 CORTEN STEEL SCREEN
SCALE: 1 : 25

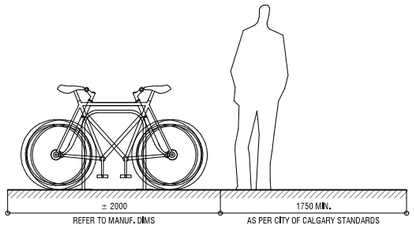


PLAN



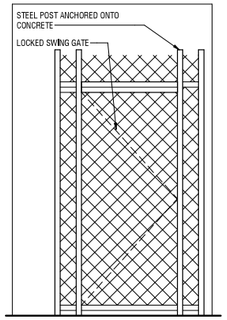
FRONT ELEVATION





SIDE ELEVATION

5 DP6.01 Class 01 - TYPE 1 BIKE RACK - FLOOR MOUNTED
SCALE: 1 : 25



7 DP6.01 GAS METER CHAIN-LINK FENCE
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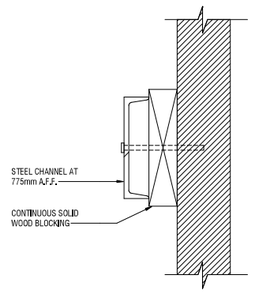
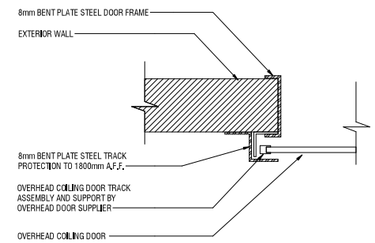
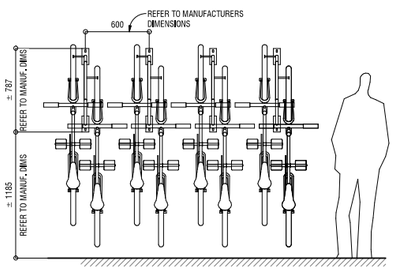


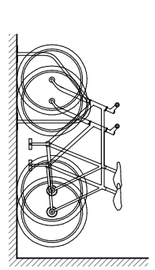
8 DP6.01 WALL PROTECTION DETAIL
SCALE: 1 : 10



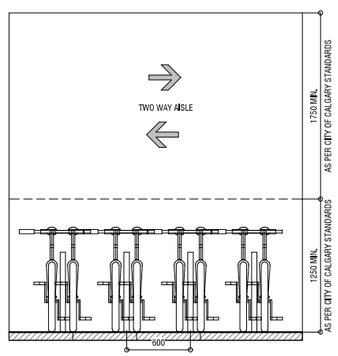
9 DP6.01 OVERHEAD DOOR RAIL DETAIL
SCALE: 1 : 10



FRONT ELEVATION

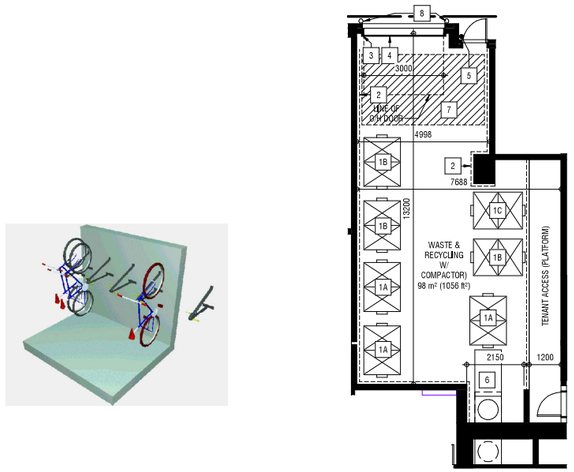


SIDE ELEVATION



PLAN

6 DP6.01 Class 01 - TYPE 1 BIKE RACK PLAN - WALL MOUNTED
SCALE: 1 : 25



10 DP6.01 W & R Storage & Staging
SCALE: 1 : 100

Waste & Recycling - General Notes

1. FOR SU-9 VEHICLE TRAVEL PATH REFER TO DP 1.01
2. ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 25,000KG LOAD
3. THE MAXIMUM GRADE WHERE CONTANERS ARE STORED, MANEUVEREDOR COLLECTED IS2% IN ALL DIRECTIONS.

Waste & Recycling - General Notes

1A	4 CU. YD. BIN - LANDFILL WASTE
1B	4 CU. YD. BIN - RECYCLABLE WASTE
1C	4 CU. YD. BIN - COMPOSTABLE WASTE
2	TYPICAL WALL PROTECTION - REFER TO DETAIL 8/DP6.01
3	1.80m HIGH OVERHEAD DOOR TRACK PROTECTION ANCHORED TO WALL AND FLOOR - REFER TO DETAIL 9/DP6.01
4	OVERHEAD DOOR 2.1m HEIGHT
5	KEYPAD ACCESS DOOR
6	WASTE COMPACTOR (3:1) DIMENSIONS: 1800mm (L) X1000mm (W)
7	WASTE AND RECYCLING STAGING AREA
8	BOLLARDS PROTECTING THE OVERHEAD DOOR COMPONENTS

S2 architecture
Suite 2000, 1981 – 8 Ave SW
Calgary, AB, Canada T2P 0G5
T. 403.691.7888
F. 403.262.7888
www.s2architecture.com

DETAILS

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296
LACAILLE
219182

NOT FOR CONSTRUCTION

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REVISION	DATE
1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021
3 DTR 2	03.31.2021

SCALE	As indicated
DATE	10/12/2021 10:21:08 AM
DRAWN BY	Author
CHECKED BY	Checker

DRAWING NO.
DP6.01

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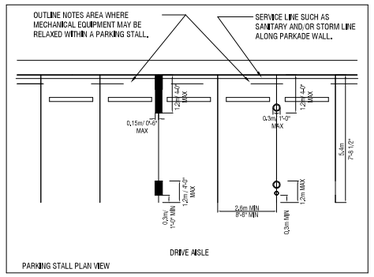
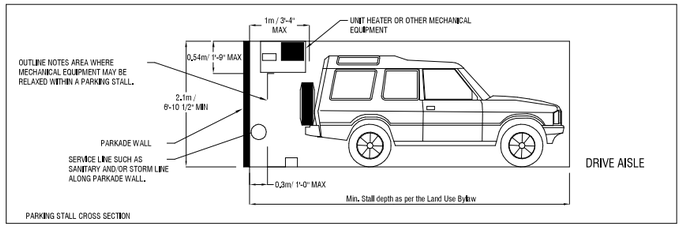


PARKING STALL PLAN VIEW

DETAILS OUTLINE THE ALLOWANCE FOR MECHANICAL SERVICES WITHIN PARKING STALLS FOR MULTI-FAMILY RESIDENTIAL PARKADE'S ONLY. DOES NOT APPLY TO COMMERCIAL OR MIXED USE PARKADES. THIS MECHANICAL CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR AND ARCHITECT TO ENSURE ALL MECHANICAL SYSTEMS ARE INSTALLED TO COMPLY WITH ALLOWANCES PUT FORTH BY THE CITY OF CALGARY PLANNING, DEVELOPMENT AND ASSESSMENT.



PARKING STALL CROSS SECTION

1 ENCROACHMENT DETAIL
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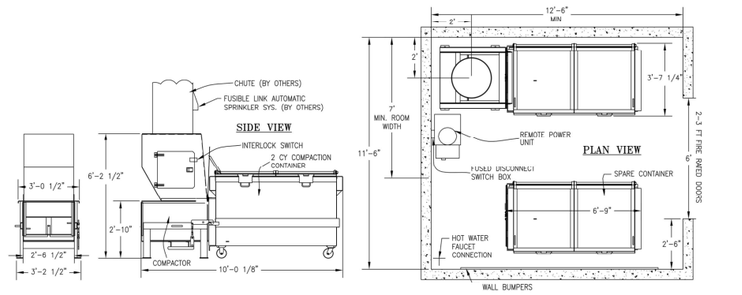
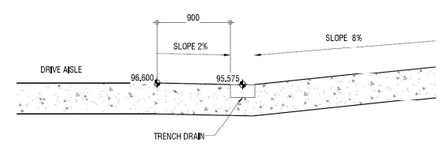


WASTEQUIP:
C-33X-4PT APARTMENT COMPACTOR

3 COMPACTOR
DP6.02 SCALE:NTS

2 PLAZA SECTION
DP6.02 SCALE: 1 : 100

4 PARKADE TRENCH DRAIN 1
DP6.02 SCALE: 1 : 50



5 PARKADE TRENCH DRAIN 2
DP6.02 SCALE:NTS

S2 architecture
[illegible] 8th Avenue SW
Calgary, AB T2P 0K3 Canada
T. 403.680.3500
F. 403.230.7868
www.s2architecture.com

SITE DETAILS

4th Avenue Tower

#526 4TH AVENUE SW, CALGARY, AB, LOT 33, BLOCK 1, PLAN 0914296
LACAILLE
219182

NOT FOR CONSTRUCTION

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1 D.P. SUBMISSION	09.18.2020
2 DTR 1	01.27.2021
3 DTR 2	03.31.2021

SCALE As indicated
DATE 10/12/2021 10:21:08 AM
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CHECKED BY Checker

DRAWING NO.
DP6.02

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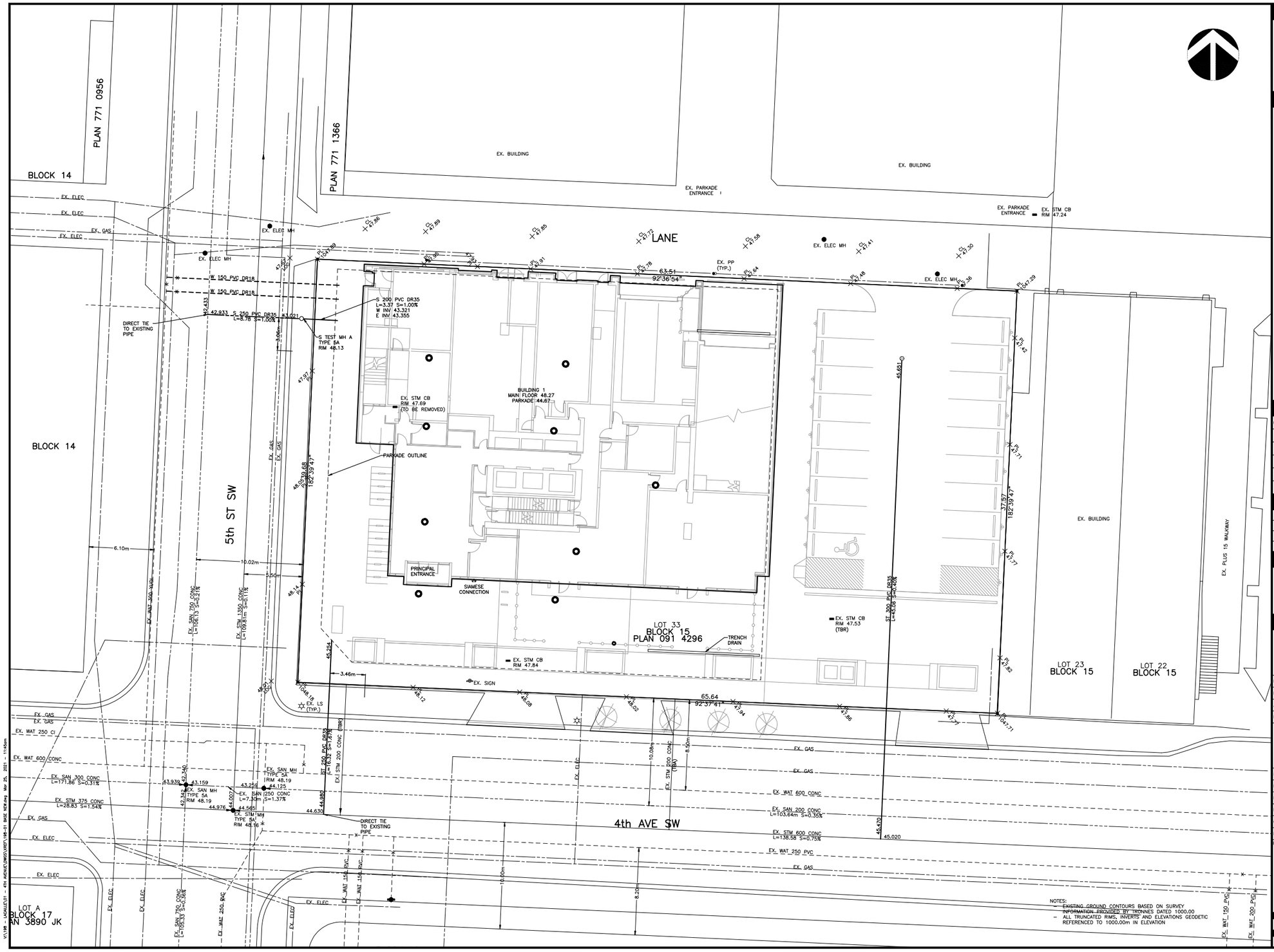


VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

EXISTING UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- U/G ELECTRICAL
- GAS

PROPOSED UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- CATCHBASIN/MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- (M) WATER METER LOCATION
- CONCRETE SWALE
- (E) ELECTRICAL METER LOCATION
- (G) GAS METER LOCATION

REVISIONS

NO.	yy/mm/dd	DESCRIPTION	BY	APP'D
1	21/03/31	D/R #2	TVS	TVS
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-

SUBMISSIONS

NO.	DESCRIPTION	DATE (yy/mm/dd)
1	FOR DP	-
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT

PROJECT

JOB DESCRIPTION

LACAILLE

LOT:	33	BLK:	15	PLAN:	091 4296
DP#:	-			DSSP:	-

ADDRESS: 4 AVE SW CALGARY

LEGAL DESCRIPTION: --

TITLE

PRELIM SERVICING PLAN

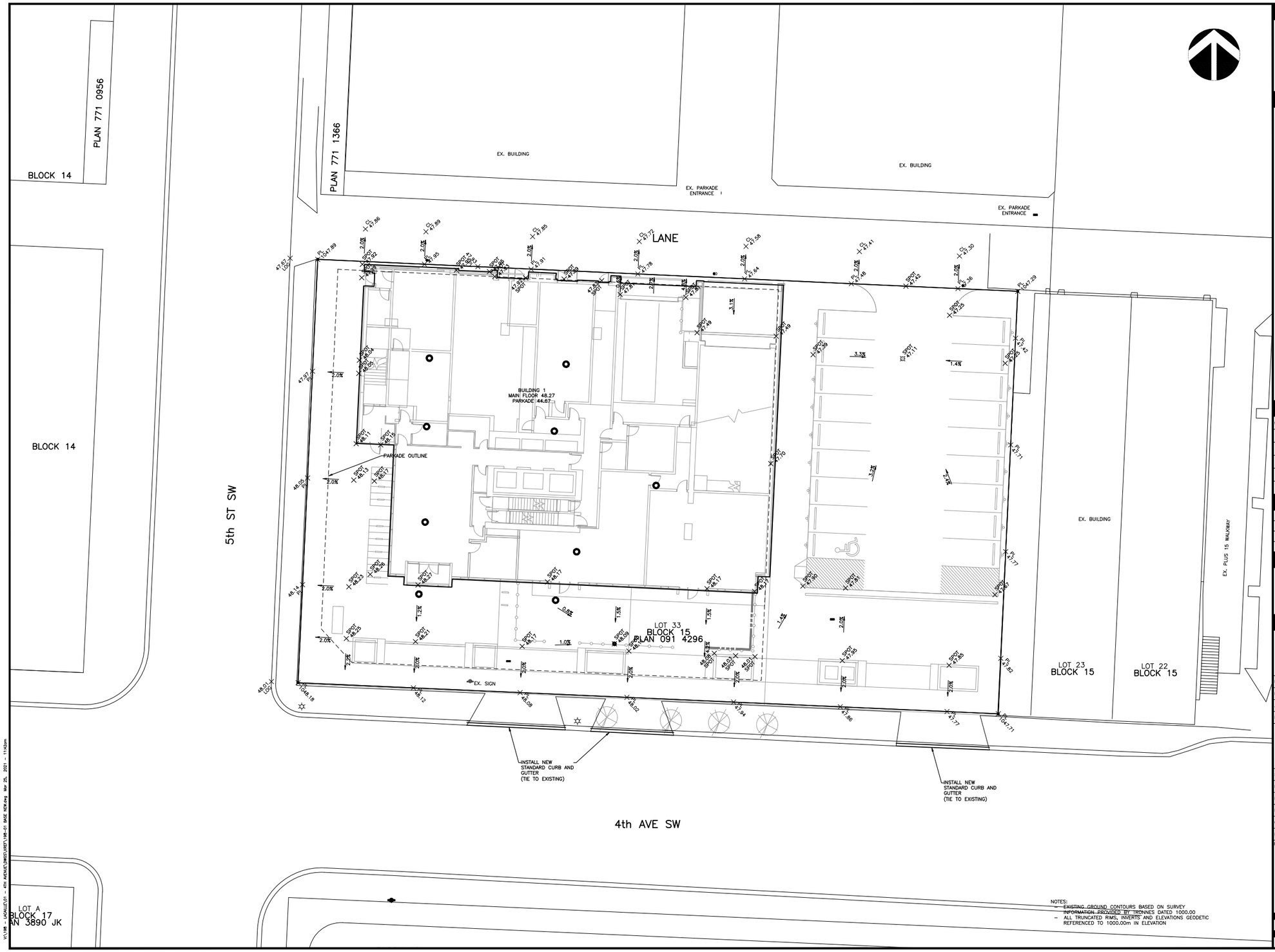
SCALE:	1:150	STAMP:
DWN:	TC	
DES:	TVS	
DATE:	AUG 7-20	
CHK:	TVS	
P. ENG:	TVS	

PERMIT:

PROJECT No.	SHEET	OF
198-01	1	2

DRAWING NAME: 198-01 SVC

DESTROY ALL PRINTS PRIOR TO: R 1



NOTES:
- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY TRONNES DATED 1000.00
- ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION

V:\198 – LACAILLE\01 – 4TH AVENUE\DWGS\VARIES\198-01 BASE_NEW.dwg Mar 25, 2021 – 11:42am

VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

GRADING FEATURES

- PROPOSED CONCRETE SWALE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CB/MANHOLE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED GRASS SWALE
- PROPOSED CHAINLINK FENCE
- PROPOSED POST & CABLE FENCE
- PROPOSED SCREEN FENCE
- PROPOSED FINISHED GRADE
- EXISTING PL GRADE

REVISIONS

NO.	yy/mm/dd	DESCRIPTION	BY	APP'D
1	210331	DTR #2	TVS	TVS
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-

SUBMISSIONS

NO.	DESCRIPTION	DATE (yy/mm/dd)
1	FOR DP	-
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT

PROJECT

JOB DESCRIPTION
LACAILLE

LOT:	33	BLK: 15	PLAN: 091 4296
DP#:	-		DSSP: -
ADDRESS:	4 AVE SW CALGARY		
LEGAL DESCRIPTION:	--		

TITLE
PRELIM GRADING PLAN

SCALE:	1:150	STAMP:
DWN:	TC	
DES:	TVS	
DATE:	AUG 7-20	
CHK:	TVS	
P. ENG:	TVS	

PERMIT:

PROJECT No.	SHEET	OF
198-01	2	2

DRAWING NAME: 198-01 GRAD
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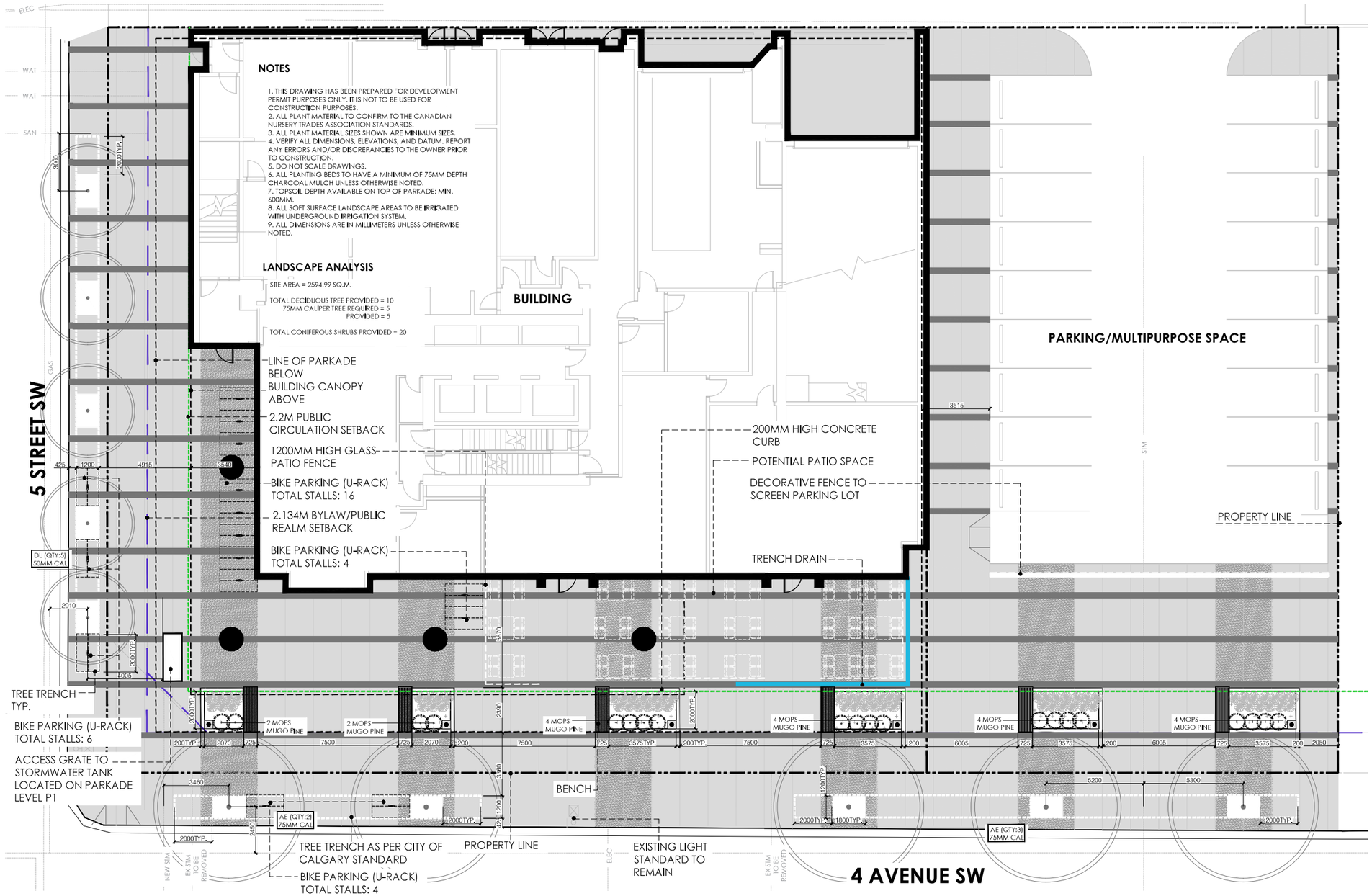

LEGEND

- REGULAR GREY COLOR CONCRETE AS PER THE CITY OF CALGARY SPECIFICATIONS
- CHARCOAL COLOR CONCRETE AS PER THE CITY OF CALGARY SPECIFICATIONS
- REGULAR GREY COLOR LIGHT SANDBLAST FINISH CONCRETE AS PER THE CITY OF CALGARY SPECIFICATIONS
- PLANTING BED WITH CHARCOAL MULCH
- BLUE OAT GRASS
- CONIFEROUS SHRUB
- LIGHT BOLLARD
- BENCH
- DECIDUOUS TREES

PLANTING SCHEDULE

	common name	latin name	size/ spread	quantity
	deciduous trees			
DL	DROPMORE LINDEN	TILIA X FLAVESCENS 'DROPMORE'	50MM CAL.	05
AE	AMERICAN ELM	ULMUS AMERICANA	75MM CAL.	05
	common name	latin name	size/ spread	quantity
	coniferous shrubs			
	MOPS MUGO PINE	PINUS MUGO 'MOPS'	600MM SPREAD	20

NAVAGRAH
LANDSCAPE ARCHITECTURE + URBAN DESIGN
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20160 FATO
FOURTH AVENUE TOWER
LACAILLE GROUP

SEAL

NOT FOR CONSTRUCTION

ISSUED FOR	DATE
DP SUBMISSION	200917
DP SUBMISSION	200923
DTR	210127
DTR 2	210331

SCALE	1:100
DATE	200811
DRAWN BY	CC
CHECKED BY	YN

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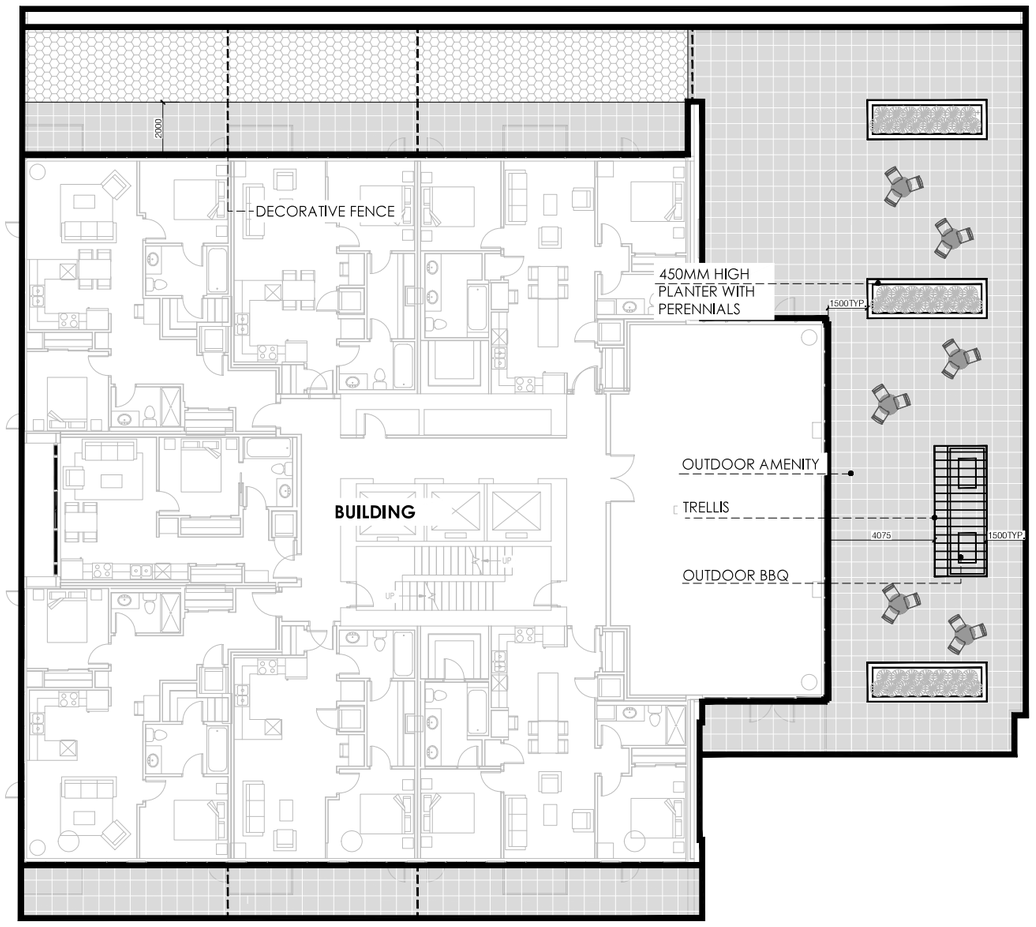
DP-L1 LAYOUT PLAN

File Location: N:\Projects\20160FATO. Fourth Avenue Tower\Current\20160FATO_Site Landscape Plan_210326.dwg Plotted: March 26, 2021 1:08:36 PM by Chen Chen



LEGEND

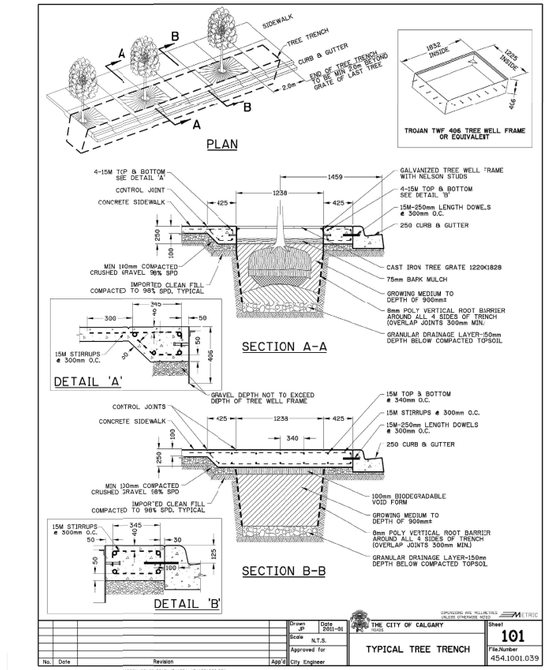
- REGULAR GREY COLOR CONCRETE PAVER
- 20MM RUNDLE ROCK
- PLANTING BED WITH CEDAR MULCH
- PERENNIALS
- MOVABLE FURNITURE FOR PATIO

NOTES

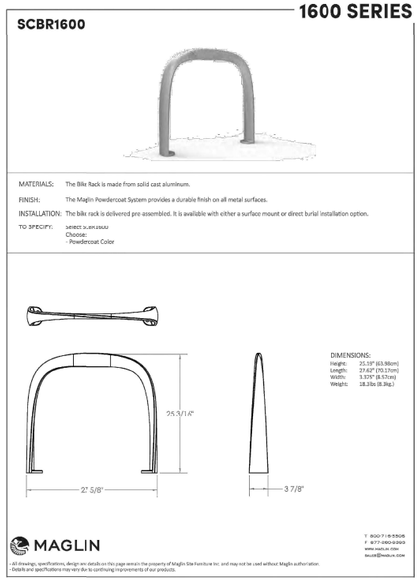
1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL PLANT MATERIAL TO CONFIRM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
3. ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
4. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
5. DO NOT SCALE DRAWINGS.
6. ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
7. TOPSOIL DEPTH AVAILABLE ON TOP OF PARKADE: MIN. 600MM.
8. ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
9. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

TREE PLANTING

(ALONG 4TH AVENUE SW AND 5TH STREET SW BACK OF CURB)



BIKE RACK



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DP-L2 LAYOUT PLAN - TOP ROOF

File Location: N:\Projects\20160FATO, Fourth Avenue Tower\Current\20160FATO_Site Landscape Plan_210326.dwg Plotted: March 26, 2021 10:15:28 AM by Chen Chen

DP SHEET LIST	
SHEET NUMBER	SHEET NAME
DPE1.1	ELECTRICAL SITE PLAN
DPE1.2	AMENITY LEVEL, MECHANICAL PENTHOUSE LAYOUT & LUMINAIRE SCHEDULE

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
DRIVE AISLE & LOADING AREA	+	15.8 LUX	31.8 LUX	10 LUX	1.6:1
MAIN ENTRANCE AREA	+	223.1 LUX	612.6 LUX	85.1 LUX	2.6:1

GENERAL NOTES:

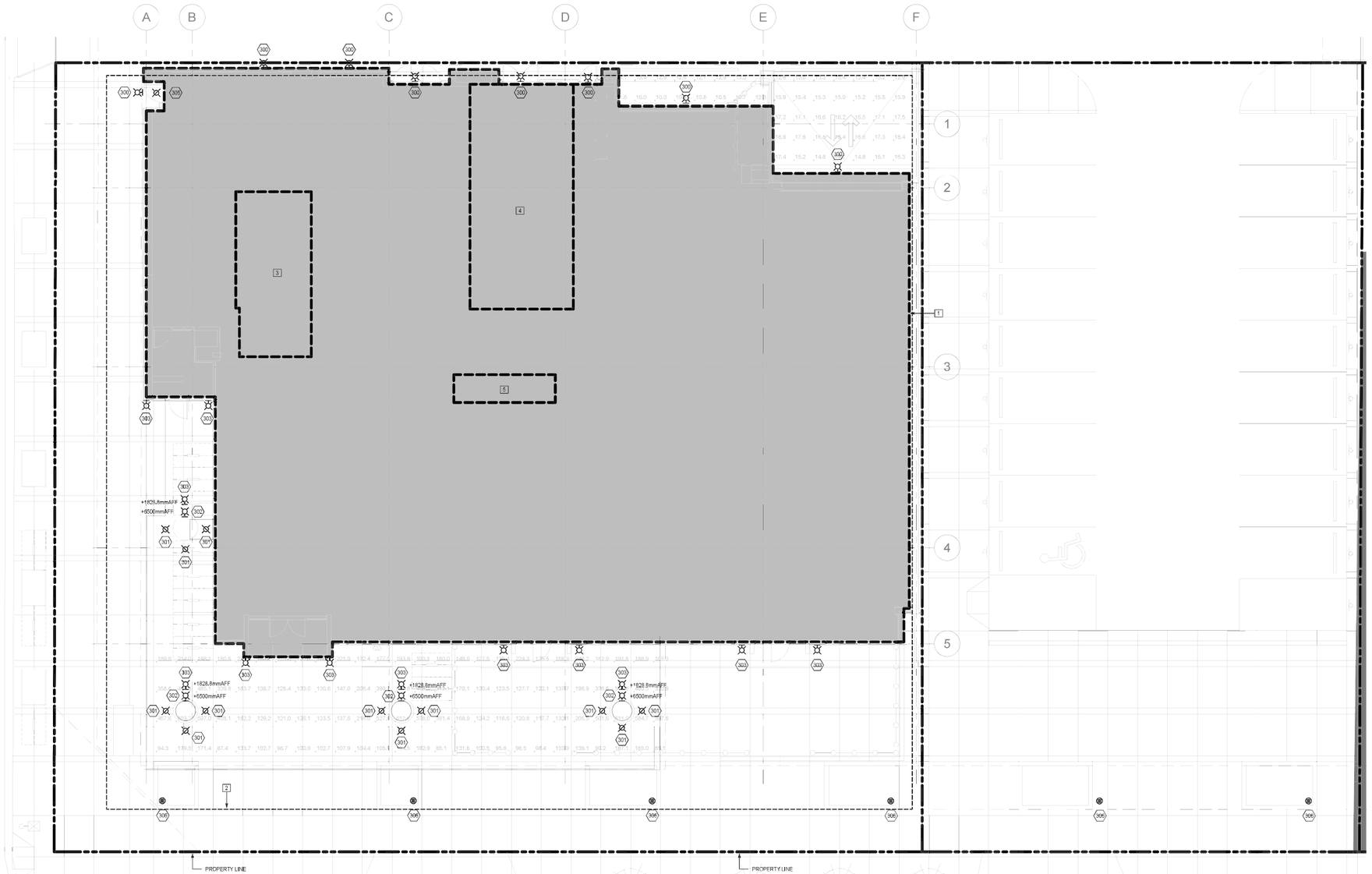
A.) EXTERIOR SITE LIGHTING CONTROLLED BY PHOTOCELL AND ASTRONOMICAL TIME CLOCK CONTROL SYSTEM.

B.) LUMINAIRES TO MEET ALL LOCAL STANDARDS FOR CUT OFF TO ELIMINATE THE POTENTIAL OF LIGHT TRESSPASS ON TO NEIGHBOURING ROADWAYS.

REFERRAL NOTES:

1. AREA OF WORK.
2. OUTLINE OF PARKADE LEVEL BELOW.
3. APPROXIMATE LOCATION OF MAIN ELECTRICAL ROOM LOCATED ON THE MAIN FLOOR.
4. UTILITY VAULT TRANSFORMER ROOM LOCATED ON THE MAIN LEVEL.
5. APPROXIMATE LOCATION OF ELECTRICAL RISER ROOM.

DEVELOPMENT PERMIT LEGEND OF SYMBOLS					
LIGHTING					
RECESSED / SEMI RECESSED STEP LIGHT		SURFACE MOUNTED LUMINAIRE		WALL MOUNTED LINEAR LUMINAIRE	
POLE MOUNTED LUMINAIRE		RECESSED DOWNLIGHT		RECESSED LINEAR LUMINAIRE	
LIGHTING BOLLARD		WALL MOUNTED LUMINAIRE		SURFACE MOUNTED LINEAR LUMINAIRE	
LINEAR LUMINAIRE		LIGHTING LUMINAIRE TYPE TAG		TRACK LIGHTING C/W LIGHTING HEADS AS SHOWN	
POWER & SYSTEMS					
WALL MOUNTED FIRE ALARM STROBE		SITE TRANSFORMER			



1 DPE1.1 DP ELECTRICAL SITE PLAN
Scale: 1 : 100

S2 architecture
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ELECTRICAL SITE PLAN

4th Avenue Tower

5th STREET & 4th AEVENUE SW, LACAILLE

2010B

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Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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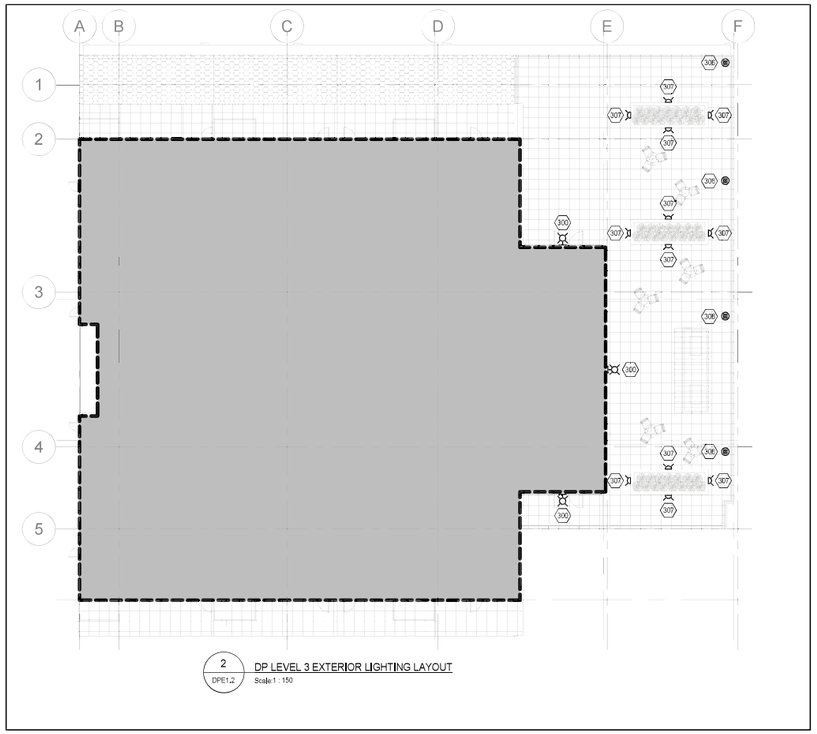
REVISION NO.		DATE
1	ISSUED FOR DP	2020-09-17
2	DTR 1	2021-01-27
3	DTR#2	2021-03-31

SCALE	AS SHOWN
DATE	2021-03-31
DRAWN BY	RZ
CHECKED BY	NM

DRAWING NO.

DPE1.1

BIM 360://2019102 - 4th Avenue Tower/2010B-E-Base.rvt



2 DPE1.2 DP LEVEL 3 EXTERIOR LIGHTING LAYOUT
Scale:1 : 150

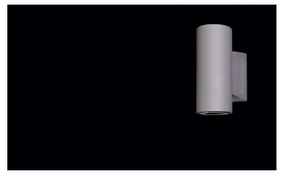
DP LUMINAIRE SCHEDULE

LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER
300	EXTERIOR WALL PACK	LED 25W 4000K	SURFACE	277 V	LITHONIA LIGHTING: CAT.#: DSXW0 LED-20C-350-40K-T2M-MVOLT
301	RECESSED DOWNLIGHT - ILLUMINATING EXTERIOR COLUMNS	LED 58W 4000K	RECESSED	277 V	LITELINE, GENESIS 6: CAT.#: GEN6S40-40K-HC-BAF-2-N-1
302	EXTERIOR UPLIGHT - CEILING ILLUMINATING LUMINAIRE	LED 118W 4000K	SURFACE	277 V	CREE LIGHTING: CAT.#: CxFLA-RTP2-412L-40K-DB
303	EXTERIOR WALL SCONCE - WITH UPLIGHTING AND DOWNLIGHTING	LED 31W 4000K	SURFACE	277 V	LUMIBIS LIGHTING: CAT.#: SY602-L7L15-R15-277V
304	MECHANICAL PENTHOUSE RGB UPLIGHT	LED 20W/FT 4000K	SURFACE	277 V	QVA LIGHTING INC.: CAT.#: STR9-600-BM-20M-RGBA-10-60-INF
305	RECESSED DOWNLIGHT	LED W 4000K	RECESSED	277 V	
306	BOLLARD	LED 14W 4000K	BOLLARD	277 V	PERFORMANCE IN LIGHTING: CAT.#: KHA BLIM 36" 076419
307	STEP LIGHT	LED	SURFACE	277 V	
308	FEATURE LED LINEAR LUMINAIRE	LED	SURFACE	277 V	

TYPE 300

TYPE 301 & 305

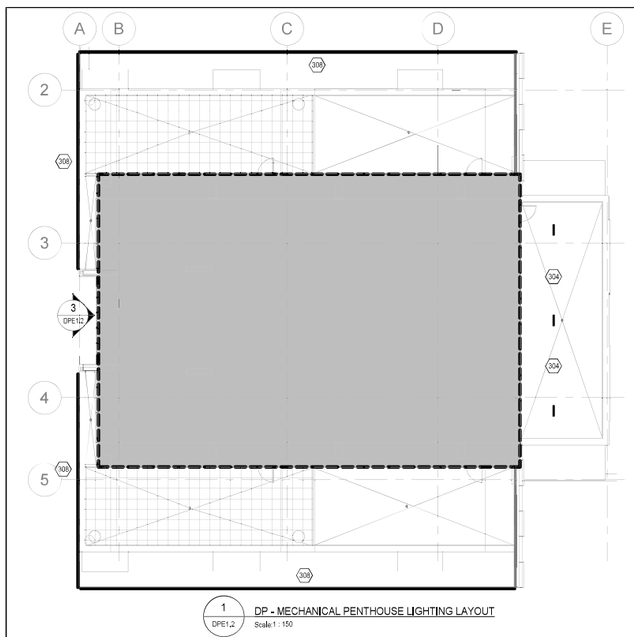
TYPE 302



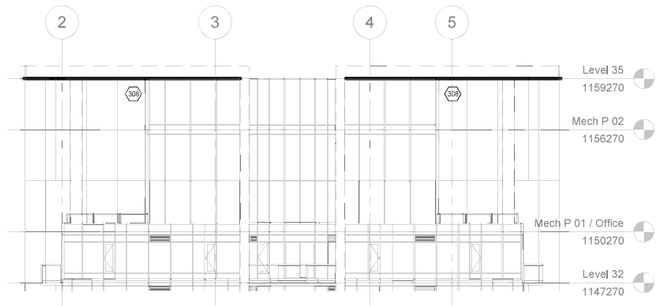
TYPE 303

TYPE 304

TYPE 306

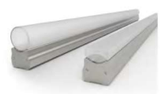


1 DPE1.2 DP - MECHANICAL PENTHOUSE LIGHTING LAYOUT
Scale:1 : 150



3 DPE1.2 ROOF TOP WEST ELEVATION
Scale:1 : 150

TYPE 307



TYPE 308

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4th Avenue Tower

5th STREET & 4th AEVENUE SW, LACAILLE

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AMENITY LEVEL, MECHANICAL PENTHOUSE LAYOUT & LUMINAIRE SCHEDULE

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DATE	2021-03-31
DRAWN BY	RZ
CHECKED BY	NM

DRAWING NO.

DPE1.2

BIM 360://2010B2 - 4th Avenue Towers/2010B-F-Base.rvt