

MIXED-USE DEVELOPMENT - DP APPLICATION REVISION



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DOWNTOWN CORE

RILEY PARK

10 ST NW

GLADSTONE RD NW

Site Location

5 AVENUE NW

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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REVISIONS:	09/10/2021
NO. REVISION	DATE
REVISIONS:	MMDDYYYY
ISSUED FOR:	DATE
ISSUED FOR DEVELOPMENT PERMIT	OCT 16, 2020

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PROJECT:
MIXED-USE DEVELOPMENT

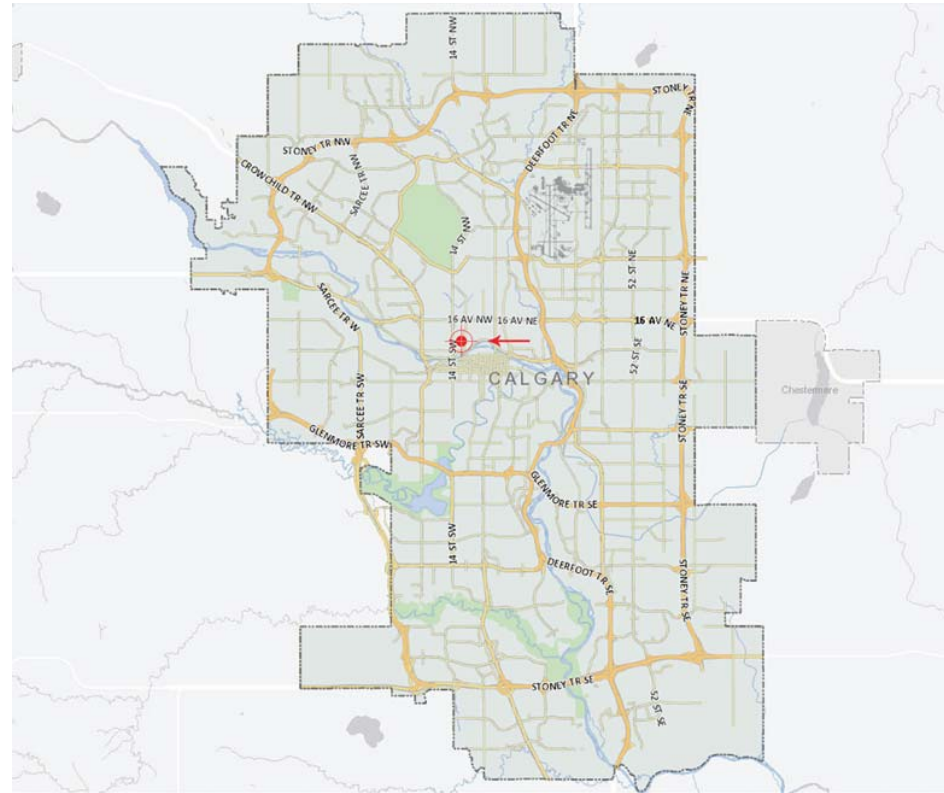
1110-1126 Gladstone Rd, NW,
Calgary, AB

CONSULTANT:

DRAWN BY:	SEAL:
DATE: 02/08/21	
SCALE:	
JOB NO:	
2020-14E	
SHEET TITLE:	

PROJECT LOCATION

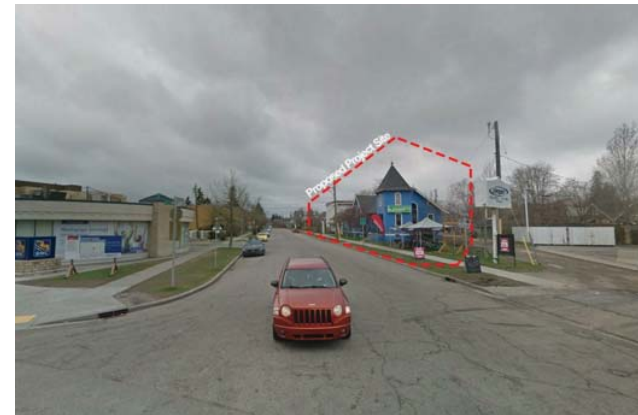
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STREET VIEW LOOKING EAST (RARE)



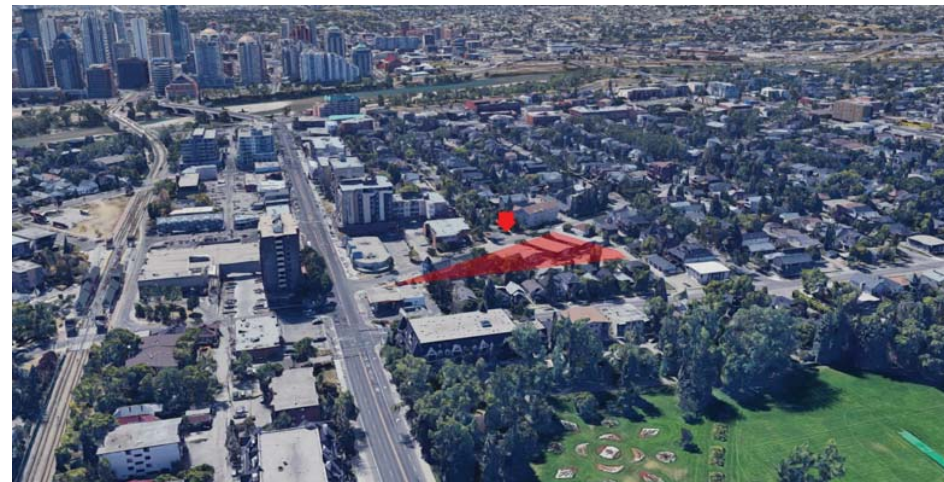
STREET VIEW LOOKING EAST (FRONT)



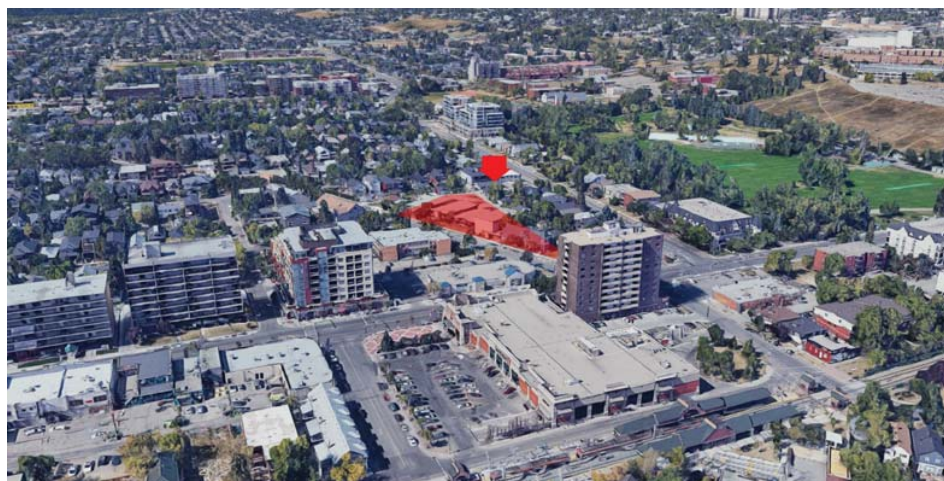
STREET VIEW LOOKING WEST (FRONT)



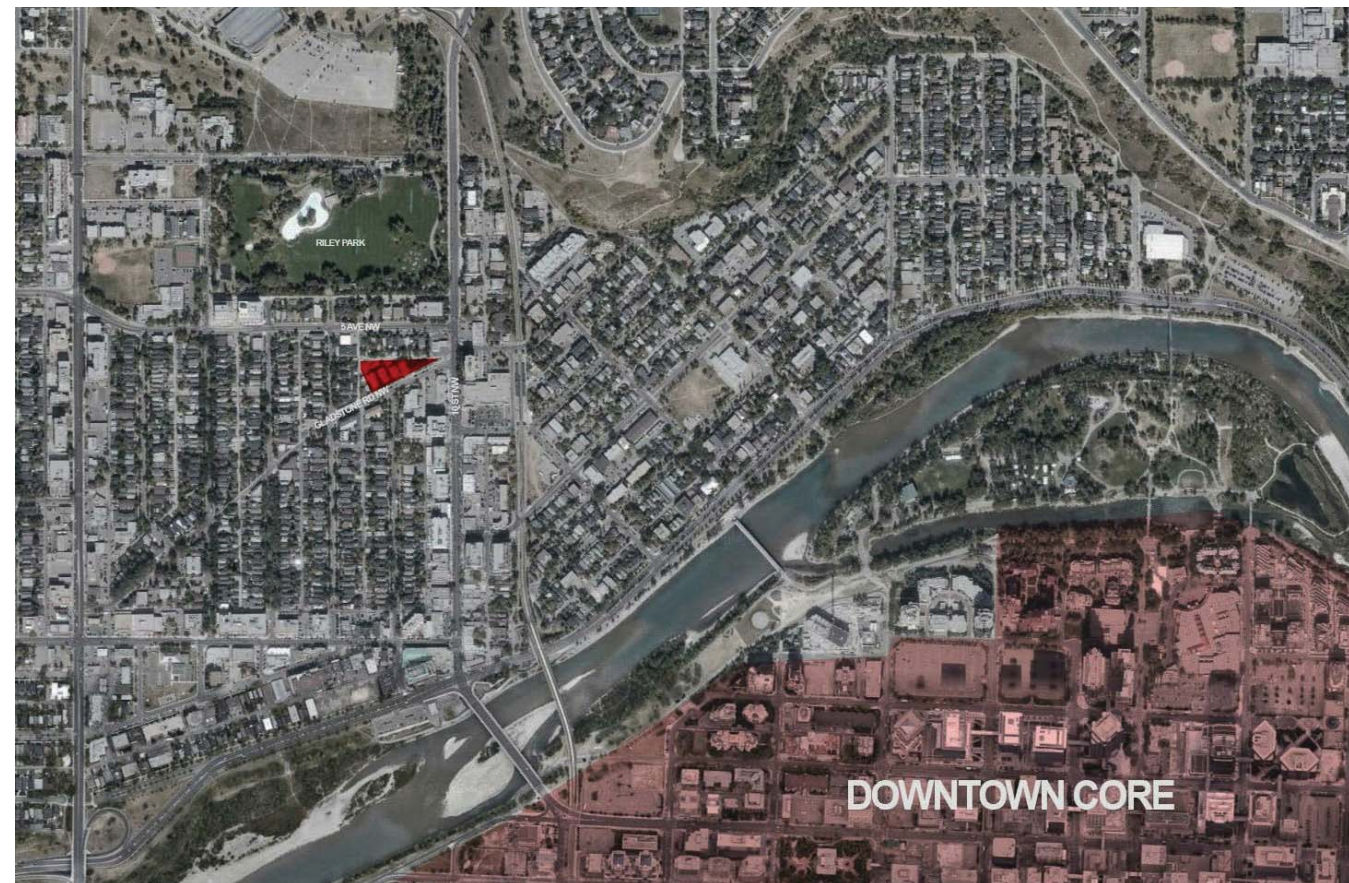
STREET VIEW LOOKING WEST (FRONT)



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST



PROJECT LOCATION

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PROJECT:

MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY:	DATE:	09/03/20	SCALE:	1:50
JOB NO.:	2020-14E			
SHEET TITLE:	VICINITY PLANS			

DRAWING NO.:	REVISION NO.:
A0.02	



VIEW 1: EXIST. SITE STREET



AERIAL VIEW OF SITE



VIEW 2: EXIST. NEIGHBOURHOOD



VIEW 3: EXIST. NEIGHBOURHOOD

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PROJECT:

MIXED-USE DEVELOPMENT

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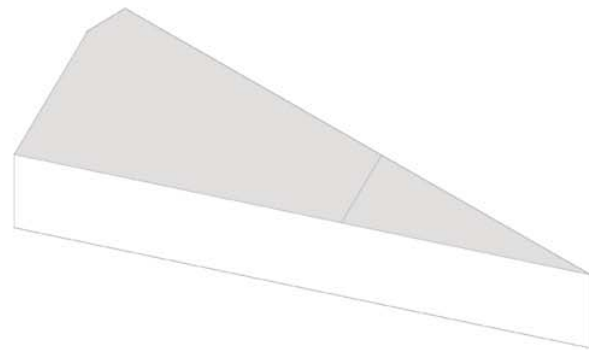
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CONSULTANT:

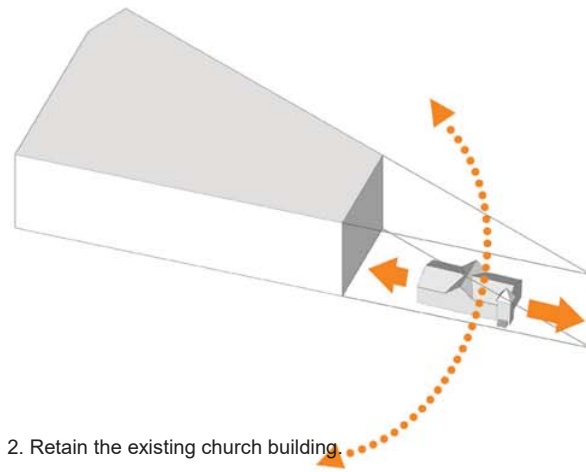
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EXISTING CONTEXT

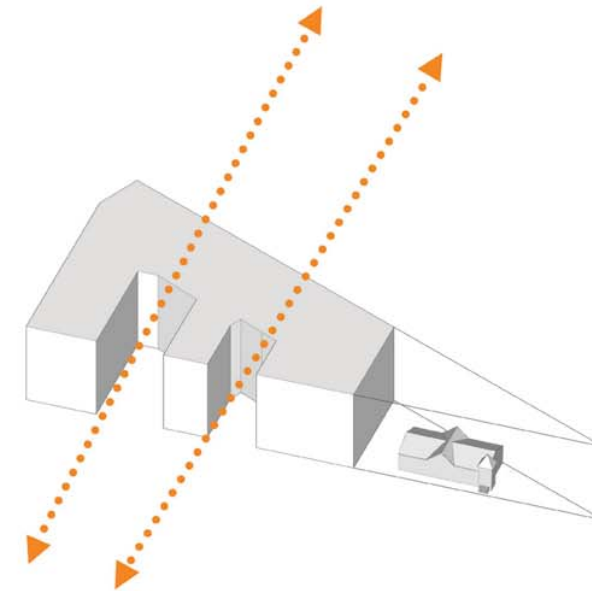
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A0.03	



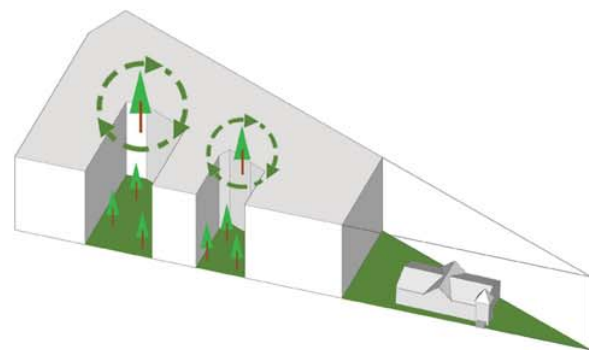
1. Start by following the geometry of the site.



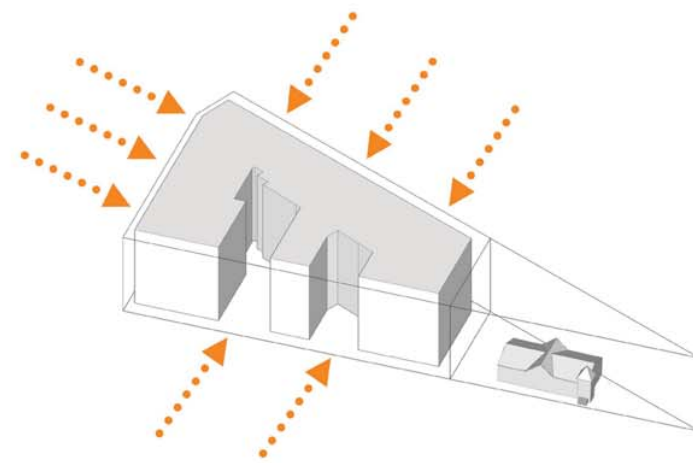
2. Retain the existing church building.



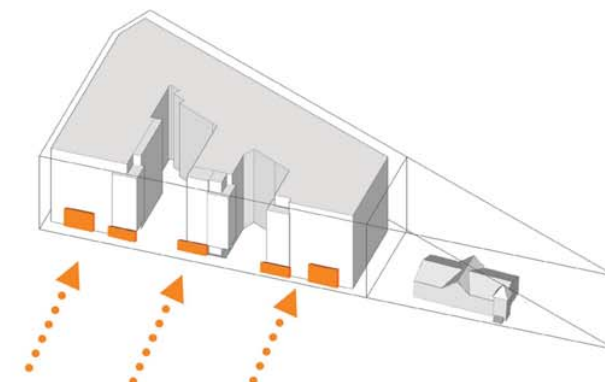
3. Reduce building mass, maximize light, and create social space



4. Two courtyards increase green space and provide community gathering.



5. Building setback along the street and lane create active ground floor residential units with patios and landscaping



6. Pedestrian scale details at the ground-oriented unit entries, creating attractive streetscape

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ISSUED FOR: DEVELOPMENT PERMIT

DATE: OCT 16, 2020

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PROJECT:
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Calgary, AB
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DATE: 02/08/21	
SCALE:	
JOB NO.: 2020-14E	
SHEET TITLE:	

MASSING ANALYSIS - DIAGRAM

DRAWING NO.: A0.04	REVISION NO.:
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MARCH/SEPT. 21-10:00AM



MARCH/SEPT. 21-11:00AM



MARCH/SEPT. 21-12:00PM

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CLIENT:

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DATE: 09/03/20	DATE:
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JOB NO.: 2020-14E	
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SHADOW STUDY

DRAWING NO.: A0.06	REVISION NO.:
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CITY OF CALGARY, ALBERTA

PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS
OF
Lots 19-28, Block Q, Plan 5609J
WITHIN
S.W.1/4 Sec.21, Twp.24, Rge.1 W. 5 M.

SCALE: 1:250

BY: AZIZ M. DHARAMSHI, A.L.S., 2019

LEGEND

Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 399500 = 1150.24
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: ●
- Signs are shown thus: △
- Light Standards are shown thus: ⊙
- Power Poles are shown thus: ⊕
- Water Valves are shown thus: ⊕
- Gas Valve shown thus: ⊕
- Statutory Iron Posts are shown thus: found
- Magnolia are shown thus: found
- Sanitary lines are shown thus: ————
- Water lines are shown thus: ————
- Overhead Power lines are shown thus: ————
- Electrical lines are shown thus: ————
- Face of Curb lines are shown thus: ————
- Lip of Gutter lines are shown thus: ————
- Contour lines are at 0.25m intervals and shown thus: ————
- Fencelines are shown thus: ————
- Curb Stops are shown thus: ————
- Guy Wires are shown thus: ————

Deciduous trees are shown thus: ○

Coniferous Trees are shown thus: ○

NOTE:
ALL UNDERGROUND SERVICES ARE TAKEN FROM CITY OF CALGARY BLOCK PROFILE, AND HAVE NOT BEEN LOCATED BY THE SURVEYOR
POWER POLE DIMENSIONS WERE MEASURED FROM THE CENTRE POINT OF THE POLE AT GROUND LEVEL.

ABBREVIATIONS

ASCM	Alberta Survey Control Marker	R/W	Right-of-Way
N.	North	Re-est.	Re-established
S.	South	Res.	Restored
E.	East	R	Radius
W.	West	Spk.	Spoke
Sec.	Section	DH	Drill Hole
Twp.	Township	m	Metres
Rge.	Range	B.O.C.	Back of Curb
M.	Meridian	L.O.C.	Lip of Gutter
F.d.	Found	F.O.C.	Face of Curb
Pl.	Placed	Mag	Magnolia
I.	Iron Post		
I.Bar	Iron Bar		
Mk.	Mark		
Mp.	Marker Post		
C.S.	Countersunk		

The survey was performed on April 18, 2019
Certified Correct this 30th Day of April, 2019

Alberta Land Surveyor

ADDRESS OF SITE
1110-1126 GLADSTONE RD. NW
CALGARY, ALBERTA

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



TREE TABLE		
NUMBER	CALIPER (Dia. m)	CANDOPY (Dia. m)
2000	0.14	3.80
2001	0.10	2.81
2002	0.13	3.36
2003	0.04	1.43
2004	0.06	1.81
2005	0.15	4.81
2006	0.10	1.77
2007	0.08	2.60
2008	0.04	1.61
2009	0.15	3.25
2010	0.15	5.20
2011	0.05	2.90
2012	0.15	7.00
2013	0.10	4.50
2014	0.17	4.50
2015	0.15	3.33
2016	0.12	2.77
2017	0.20	5.47
2018	0.10	2.89
2019	0.17	3.44
2020	0.25	10.00
2021	0.25	3.72
2022	0.05	3.61
2023	0.13	5.15
2024	0.08	8.16
2025	0.16	2.18
2026	0.20	5.00

TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z9; 403-207-0303; File 19-1096T

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REVISIONS:	NO.	DESCRIPTION	DATE
ISSUED FOR:			
ISSUED FOR DEVELOPMENT PERMIT			OCT 14, 2020

MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd. NW,
Calgary, AB

CONSULTANT:

DRAWN BY:	REAL:
DATE: 09/03/20	
SCALE:	
JOB NO.:	
2020-14E	
SHEET TITLE:	

SURVEY PLAN

DRAWING NO.:	REVISION NO.:
A0.07	



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REVISIONS:	08/10/2021
NO. REVISION:	DATE
REVISIONS:	MBC/000000
ISSUED FOR:	DATE
ISSUED FOR DEVELOPMENT PERMIT	DEC 14, 2020

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PROJECT:
MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:

CONSULTANT:	
DRAWN BY:	SEAL:
DATE: 08/08/20	
SCALE: 1:150	
JOB NO:	
2020-14E	
SHEET TITLE:	
FIRE ACCESS PLAN	

DRAWING NO:	REVISION NO:
A0.08	



Project Development Data - Residential Development

A. Project:
6 Storeys Multi-Family Residential

B. Legal Description:

C. Zoning:
Existing Zoning: M-C2/ MH-2 Proposed zoning: DC (MU-1)

D. Site Coverage Calculations:

Gross Site Area	39,966 sq ft	3713 sq m
Net Site Area	39,966 sq ft	3713 sq m
Building Footprint Area	21,738 sq ft	2020 sq m
Site Coverage Percentage	54.4%	

E. Floor Area Ratio (F.A.R.) Calculation: Phase 1-3

Site Use	Net Site Area	Proposed FAR Area (New. Cons.)	Proposed Total FAR Area (New.+Exist..)	Proposed Gross F.A.R. (New+Exist.)
Residential	39,966 sq ft	123,973 sq ft	126,200 sq ft	3.16

F. Residential Statistics - Floor Areas

Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Mechanical/Service Area	Amenity Area	Gross Area per Floor	Gross Area All Floors	Total Area All Floors(FAR)*	Efficiency
L1	1	14,070 sq ft	14,070 sq ft	3,682 sq ft	3,682 sq ft	1,164 sq ft	872 sq ft	19,788 sq ft	19,788 sq ft	18,916 sq ft	
L2	1	18,917 sq ft	18,917 sq ft	2,496 sq ft	2,496 sq ft	59 sq ft		21,472 sq ft	21,472 sq ft	21,472 sq ft	
L3 & L4	2	18,907 sq ft	37,814 sq ft	2,480 sq ft	4,960 sq ft	59 sq ft		21,446 sq ft	42,892 sq ft	42,892 sq ft	
L5	1	18,648 sq ft	18,648 sq ft	2,480 sq ft	2,480 sq ft	59 sq ft		21,187 sq ft	21,187 sq ft	21,187 sq ft	
L6	1	16,967 sq ft	16,967 sq ft	2,480 sq ft	2,480 sq ft	59 sq ft		19,506 sq ft	19,506 sq ft	19,506 sq ft	
TOTAL	6		106,416 sq ft		16,098 sq ft	1,341 sq ft	872 sq ft			124,727 sq ft	

*"gross floor area" means the sum of the areas of all above grade floors of a building measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.

G. Residential Statistics - Unit Counts

Level	Studio	1 Bed	1Bed + Den	2 Bed	3 Bed	3 Bed + Den	Total	Number of Floors
L1	1	10	0	6	2	1	20	1
L2	1	11	0	10	3	1	26	1
L3 & L4	1	11	0	10	3	1	26	2
L5	1	12	0	10	2	1	26	1
L6	1	17	0	6	2	0	26	1
Total	6	72	0	52	15	5	150	
Distribution	4%	48%	0%	35%	10%	3%	100%	

H. Commercial Statistics - Floor Areas (Exist. To Remain)

Level	Number of Floors	Leasable Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Mechanical/Service Area	Amenity Area	Gross Area per Floor	Gross Area All Floors	Total Area All Floors(FAR)	Efficiency
L1	1							2,227 sq ft	2,227 sq ft	2,227 sq ft	
TOTAL	1		0 sq ft		0 sq ft		0 sq ft			2,227 sq ft	

Parking Statistics

Residential Vehicular Parking: Relaxed and allowed by HSCA Planning Committee 0.75 stalls for each Dwelling Unit (Provided 0.93); and 0.1 visitor stalls for each Dwelling Unit ; For community recreational facilities use, , min. 1.5 per 100 sm lease area.

Residential Bicycle Parking: Transportation recommend min. 1.0 bicycle parking - class1 per dwelling unit for the development; and min. 0.1 bicycle parking - class2 per dwelling unit for development greater than 20 dwelling unit.

L. Required Vehicular Parking

	Res. Visitor			Residential		Commercial	Total Required
	Gross	H/C	Small	Gross	H/C	Gross	
Total	15	1	0	113	4	5	133

Bicycle Parking

	Required Bicycle Parking			Provided Parking		
	Gross	long term	short term	Gross	long term	short term
Total	90	75	15	130	114	16

Provided Parking

	Res. Visitor			Residential		commercial		Total Prov.
	Gross	H/C	Small	Gross	H/C	Gross	H/C	
Total	15	1		140	5	5		160

Electric vehicle charging stations and parking stalls

	Level		Among provided total 135
	P1	P2	
Total	7	6	13

Waste storage and collection

Anticipated total volume of waste per week = # of dwelling units x 0.3 yd³ = 1.5								
Garbage			Recycling			Food & Yard Waste		
4 yd³ x 2pcs			4 yd³ x 3pcs			4 yd³ x 1pcs		
Width	Length	Height	Width	Length	Height	Width	Length	Height
6'8"	4'9"	4'11"	6'8"	4'9"	4'11"	6'8"	4'9"	4'11"

*Waste truck will collect waste twice a week

PROVIDED RATIO

Vehicular Parking	BICYCLE PARKING
0.93	0.76

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ISSUED FOR DEVELOPMENT PERMIT	DATE
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PROJECT:

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CLIENT:

CONSULTANT:

DRAWN BY: **REAL:**

DATE: 0911020

SCALE:

JOB NO.:

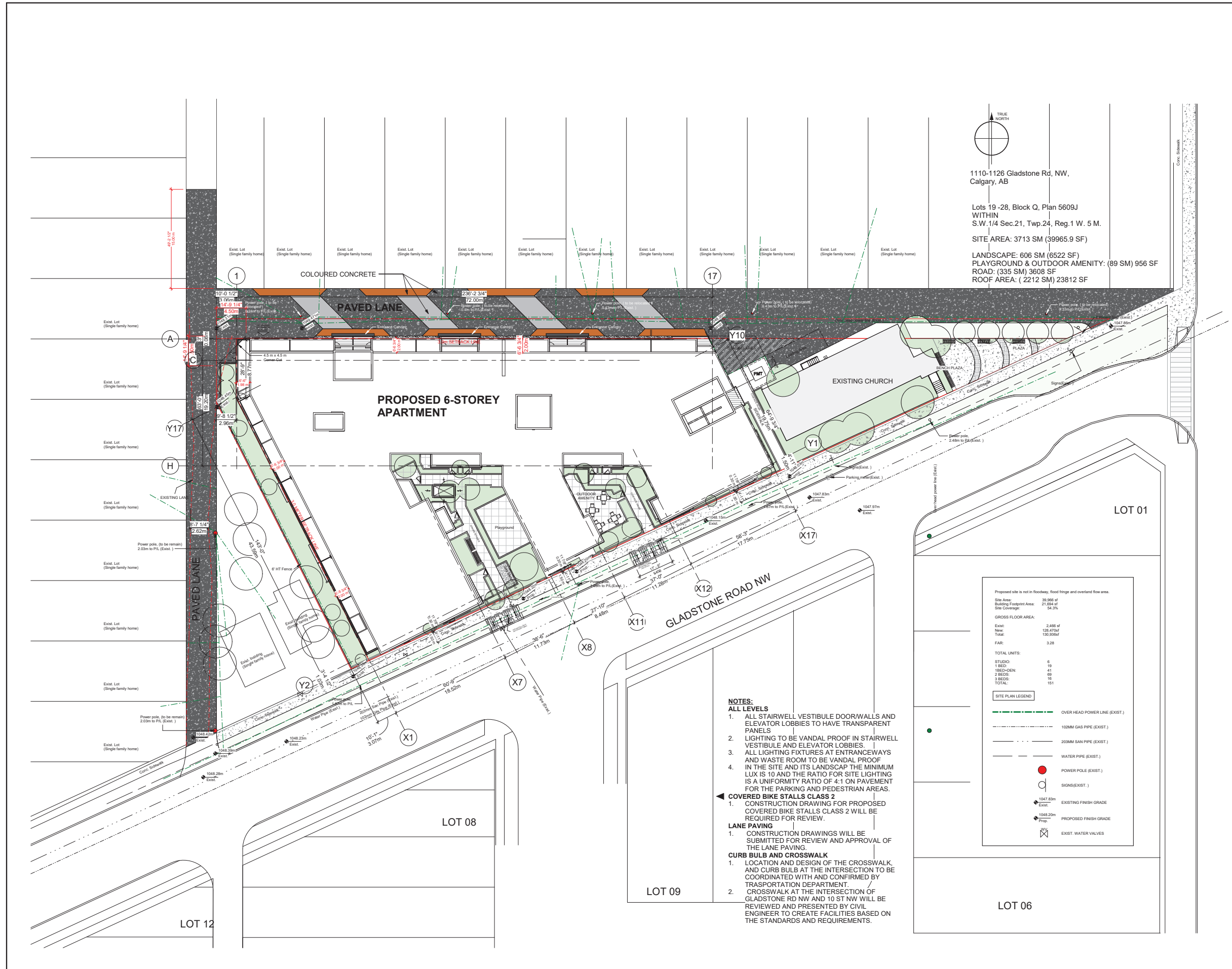
2020-14E

SHEET TITLE:

PROJECT DATA

DRAWING NO. REVISION NO.

A0.09



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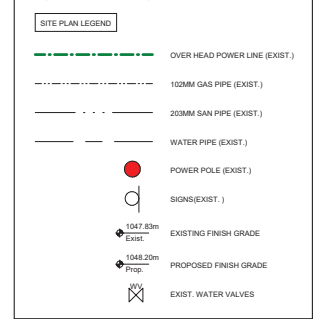
NO.	REVISIONS	DATE
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Proposed site is not in floodway, flood fringe and overland flow area.

Site Area:	39,966 sf
Building Footprint Area:	21,694 sf
Site Coverage:	54.3%

GROSS FLOOR AREA:	
Exist:	2,466 sf
New:	138,470 sf
Total:	139,936 sf
FAR:	3.28

TOTAL UNITS:	
STUDIO:	6
1 BED:	19
2 BED-DEN:	41
3 BEDS:	69
4 BEDS:	16
TOTAL:	151



- NOTES:**
- ALL LEVELS**
- ALL STAIRWELL VESTIBULE DOOR/WALLS AND ELEVATOR LOBBIES TO HAVE TRANSPARENT PANELS.
 - LIGHTING TO BE VANDAL PROOF IN STAIRWELL VESTIBULE AND ELEVATOR LOBBIES.
 - ALL LIGHTING FIXTURES AT ENTRANCEWAYS AND WASTE ROOM TO BE VANDAL PROOF IN THE SITE AND ITS LANDSCAP. THE MINIMUM LUX IS 10 AND THE RATIO FOR SITE LIGHTING IS A UNIFORMITY RATIO OF 4:1 ON PAVEMENT FOR THE PARKING AND PEDESTRIAN AREAS.
 - COVERED BIKE STALLS CLASS 2**
1. CONSTRUCTION DRAWING FOR PROPOSED COVERED BIKE STALLS CLASS 2 WILL BE REQUIRED FOR REVIEW.
- LANE PAVING**
1. CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE LANE PAVING.
- CURB BULB AND CROSSWALK**
- LOCATION AND DESIGN OF THE CROSSWALK, AND CURB BULB AT THE INTERSECTION TO BE COORDINATED WITH AND CONFIRMED BY TRANSPORTATION DEPARTMENT.
 - CROSSWALK AT THE INTERSECTION OF GLADSTONE RD NW AND 10 ST NW WILL BE REVIEWED AND PRESENTED BY CIVIL ENGINEER TO CREATE FACILITIES BASED ON THE STANDARDS AND REQUIREMENTS.

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PROJECT:

MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW, Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY:	REAL:
DATE: 09/01/20	
SCALE: As indicated	
JOB NO: 2020-14E	
SHEET TITLE:	
SITE PLAN	

DRAWING NO: A1.00	REVISION No:
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WWW.JSARCHITECT.CA EMAIL: INFO@JSARCHITECT.CA

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PROJECT:
MIXED-USE DEVELOPMENT

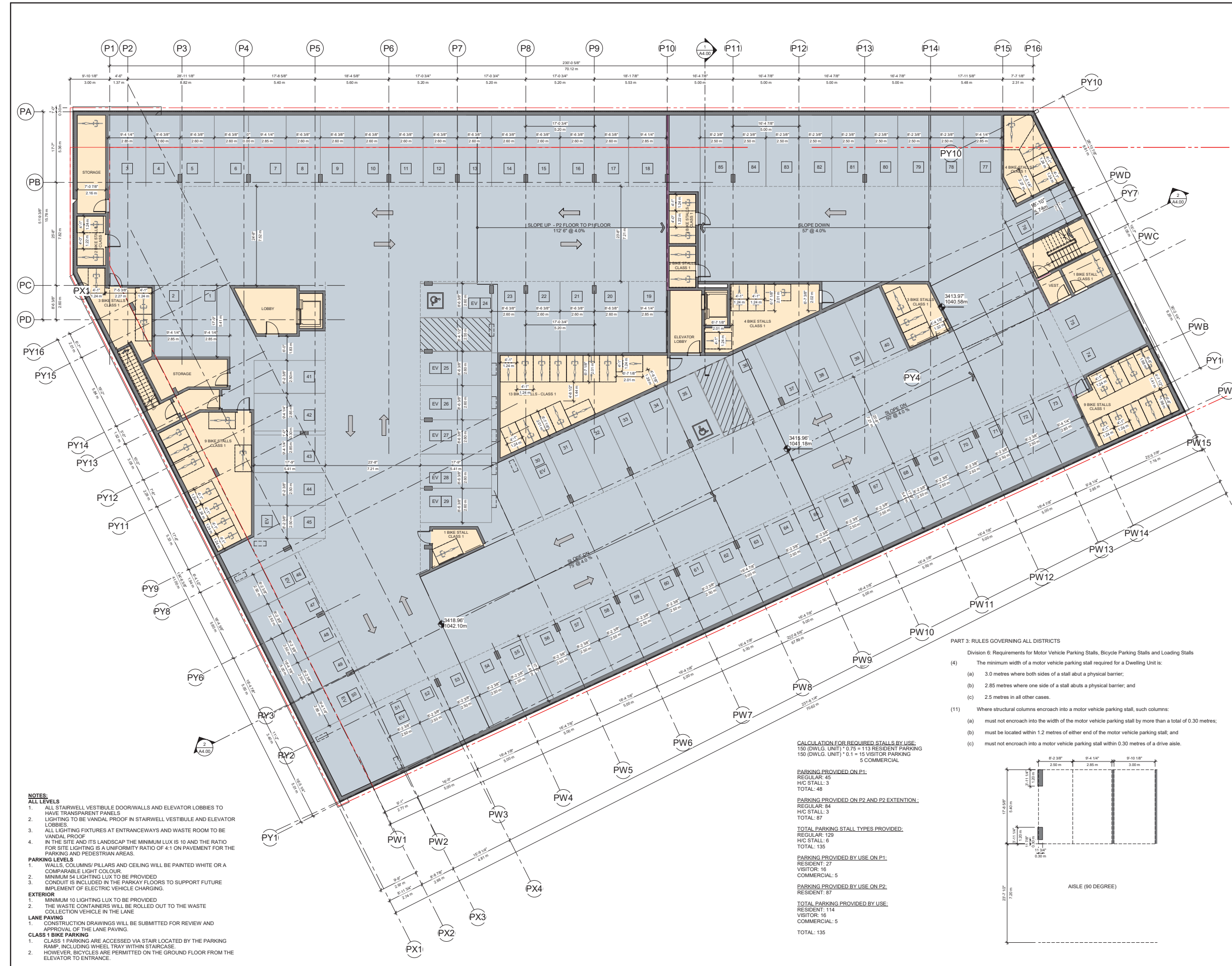
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:

CONSULTANT:

DRAWN BY: REAL
DATE: 09/11/20
SCALE: As indicated
JOB NO.: 2020-14E
SHEET TITLE:

Parking Level 2

DRAWING NO.: A2.00 REVISION NO.:



- PART 3: RULES GOVERNING ALL DISTRICTS**
- Division 6: Requirements for Motor Vehicle Parking Stalls, Bicycle Parking Stalls and Loading Stalls
- (4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:
- (a) 3.0 metres where both sides of a stall abut a physical barrier;
 - (b) 2.85 metres where one side of a stall abuts a physical barrier; and
 - (c) 2.5 metres in all other cases.
- (11) Where structural columns encroach into a motor vehicle parking stall, such columns:
- (a) must not encroach into the width of the motor vehicle parking stall by more than a total of 0.30 metres;
 - (b) must be located within 1.2 metres of either end of the motor vehicle parking stall; and
 - (c) must not encroach into a motor vehicle parking stall within 0.30 metres of a drive aisle.

CALCULATION FOR REQUIRED STALLS BY USE:
150 (DWLG. UNIT) * 0.75 = 113 RESIDENT PARKING
150 (DWLG. UNIT) * 0.1 + 15 VISITOR PARKING
5 COMMERCIAL

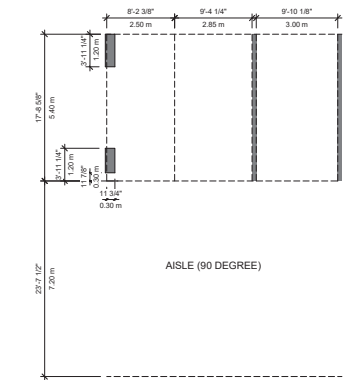
PARKING PROVIDED ON P1:
REGULAR: 45
HIC STALL: 3
TOTAL: 48

PARKING PROVIDED ON P2 AND P2 EXTENSION:
REGULAR: 84
HIC STALL: 3
TOTAL: 87

TOTAL PARKING STALL TYPES PROVIDED:
REGULAR: 129
HIC STALL: 6
TOTAL: 135

PARKING PROVIDED BY USE ON P1:
RESIDENT: 27
VISITOR: 16
COMMERCIAL: 5

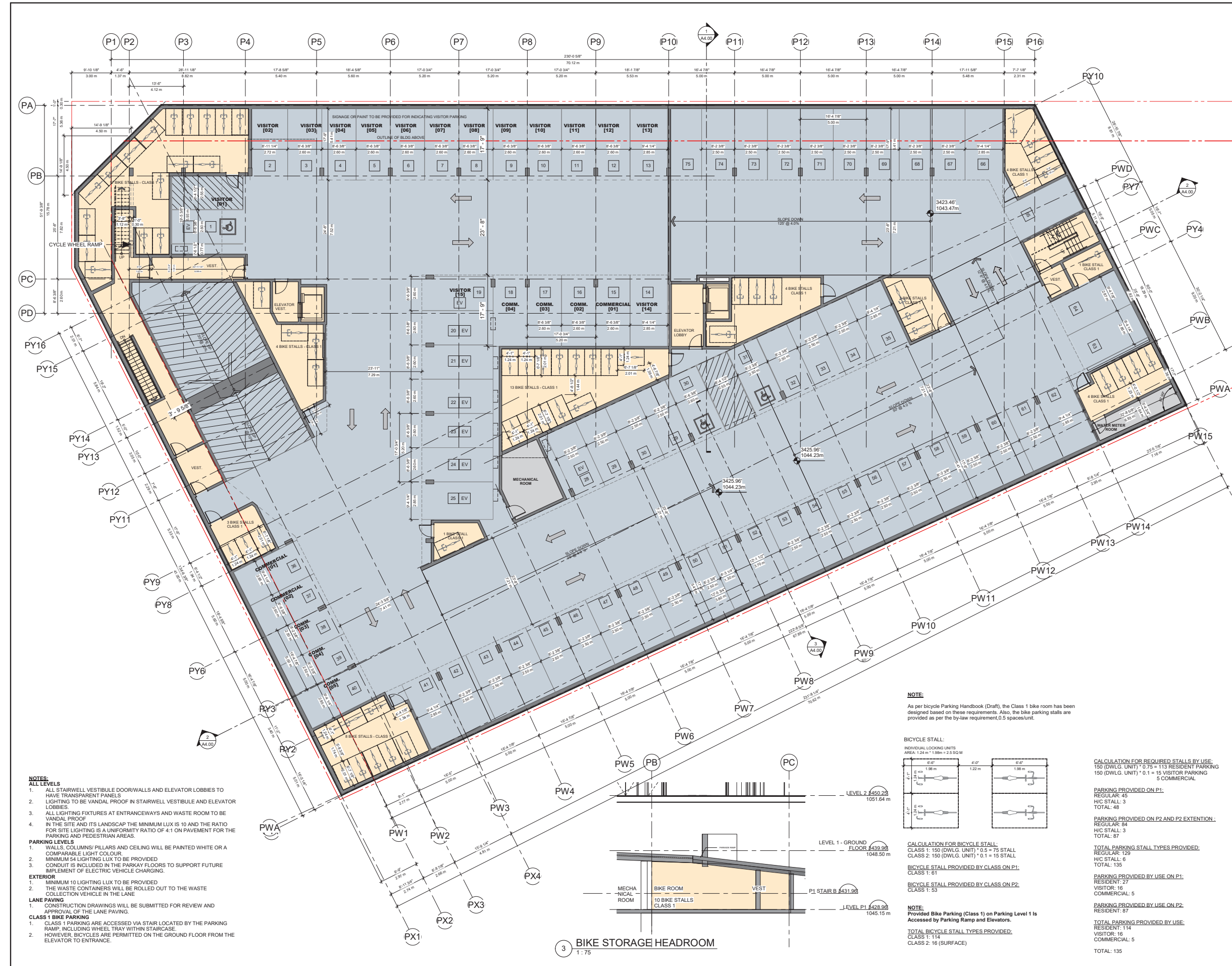
PARKING PROVIDED BY USE ON P2:
RESIDENT: 87
VISITOR: 16
COMMERCIAL: 5
TOTAL: 135



- NOTES:**
- ALL LEVELS**
- ALL STAIRWELL VESTIBULE DOORWALLS AND ELEVATOR LOBBIES TO HAVE TRANSPARENT PANELS
 - LIGHTING TO BE VANDAL PROOF IN STAIRWELL VESTIBULE AND ELEVATOR LOBBIES
 - ALL LIGHTING FIXTURES AT ENTRANCEWAYS AND WASTE ROOM TO BE VANDAL PROOF
 - IN THE SITE AND ITS LANDSCAP THE MINIMUM LUX IS 10 AND THE RATIO FOR SITE LIGHTING IS A UNIFORMITY RATIO OF 4:1 ON PAVEMENT FOR THE PARKING AND PEDESTRIAN AREAS.
- PARKING LEVELS**
- WALLS, COLUMNS/ PILLARS AND CEILING WILL BE PAINTED WHITE OR A COMPARABLE LIGHT COLOUR.
 - MINIMUM 54 LIGHTING LUX TO BE PROVIDED
 - CONDUIT IS INCLUDED IN THE PARKAY FLOORS TO SUPPORT FUTURE IMPLEMENT OF ELECTRIC VEHICLE CHARGING.
- EXTERIOR**
- MINIMUM 10 LIGHTING LUX TO BE PROVIDED
 - THE WASTE CONTAINERS WILL BE ROLLED OUT TO THE WASTE COLLECTION VEHICLE IN THE LANE
- LANE PAVING**
- CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE LANE PAVING.
- CLASS 1 BIKE PARKING**
- CLASS 1 PARKING ARE ACCESSED VIA STAIR LOCATED BY THE PARKING RAMP, INCLUDING WHEEL TRAY WITHIN STAIRCASE.
 - HOWEVER, BICYCLES ARE PERMITTED ON THE GROUND FLOOR FROM THE ELEVATOR TO ENTRANCE.



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Calgary, AB
CLIENT:

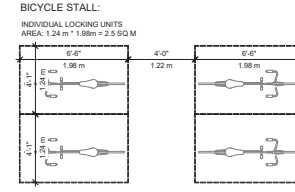
CONSULTANT:
DRAWN BY: [Name]
DATE: 09/11/20
SCALE: As indicated
JOB NO.: 2020-14E
SHEET TITLE: Parking Level 1

REVISIONS:	NO.	DESCRIPTION	DATE
	01	ISSUED FOR PERMIT	OCT 14, 2020

DRAWING NO.: A2.01
REVISION NO.:

- NOTES:**
- ALL STAIRWELL VESTIBULE DOOR-WALLS AND ELEVATOR LOBBIES TO HAVE TRANSPARENT PANELS
 - LIGHTING TO BE VANDAL PROOF IN STAIRWELL VESTIBULE AND ELEVATOR LOBBIES
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- PARKING LEVELS**
- WALLS, COLUMNS/ PILLARS AND CEILING WILL BE PAINTED WHITE OR A COMPARABLE LIGHT COLOUR
 - MINIMUM 54 LIGHTING LUX TO BE PROVIDED
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- EXTERIOR**
- MINIMUM 10 LIGHTING LUX TO BE PROVIDED
 - THE WASTE CONTAINERS WILL BE ROLLED OUT TO THE WASTE COLLECTION VEHICLE IN THE LANE
- LANE PAVING**
- CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE LANE PAVING.
- CLASS 1 BIKE PARKING**
- CLASS 1 PARKING ARE ACCESSED VIA STAIR LOCATED BY THE PARKING RAMP, INCLUDING WHEEL TRAY WITHIN STAIRCASE
 - HOWEVER, BICYCLES ARE PERMITTED ON THE GROUND FLOOR FROM THE ELEVATOR TO ENTRANCE.

NOTE:
As per bicycle Parking Handbook (Draft), the Class 1 bike room has been designed based on these requirements. Also, the bike parking stalls are provided as per the by-law requirement 0.5 spaces/unit.



BIKE STORAGE HEADROOM
1: 75

NOTE:
Provided Bike Parking (Class 1) on Parking Level 1 is Accessed by Parking Ramp and Elevators.

TOTAL BIKE STALL TYPES PROVIDED:
CLASS 1: 114
CLASS 2: 16 (SURFACE)

CALCULATION FOR REQUIRED STALLS BY USE:
150 (DWLG. UNIT) * 0.75 = 113 RESIDENT PARKING
150 (DWLG. UNIT) * 0.1 = 15 VISITOR PARKING
5 COMMERCIAL

PARKING PROVIDED ON P1:
REGULAR: 45
H/C STALL: 3
TOTAL: 48

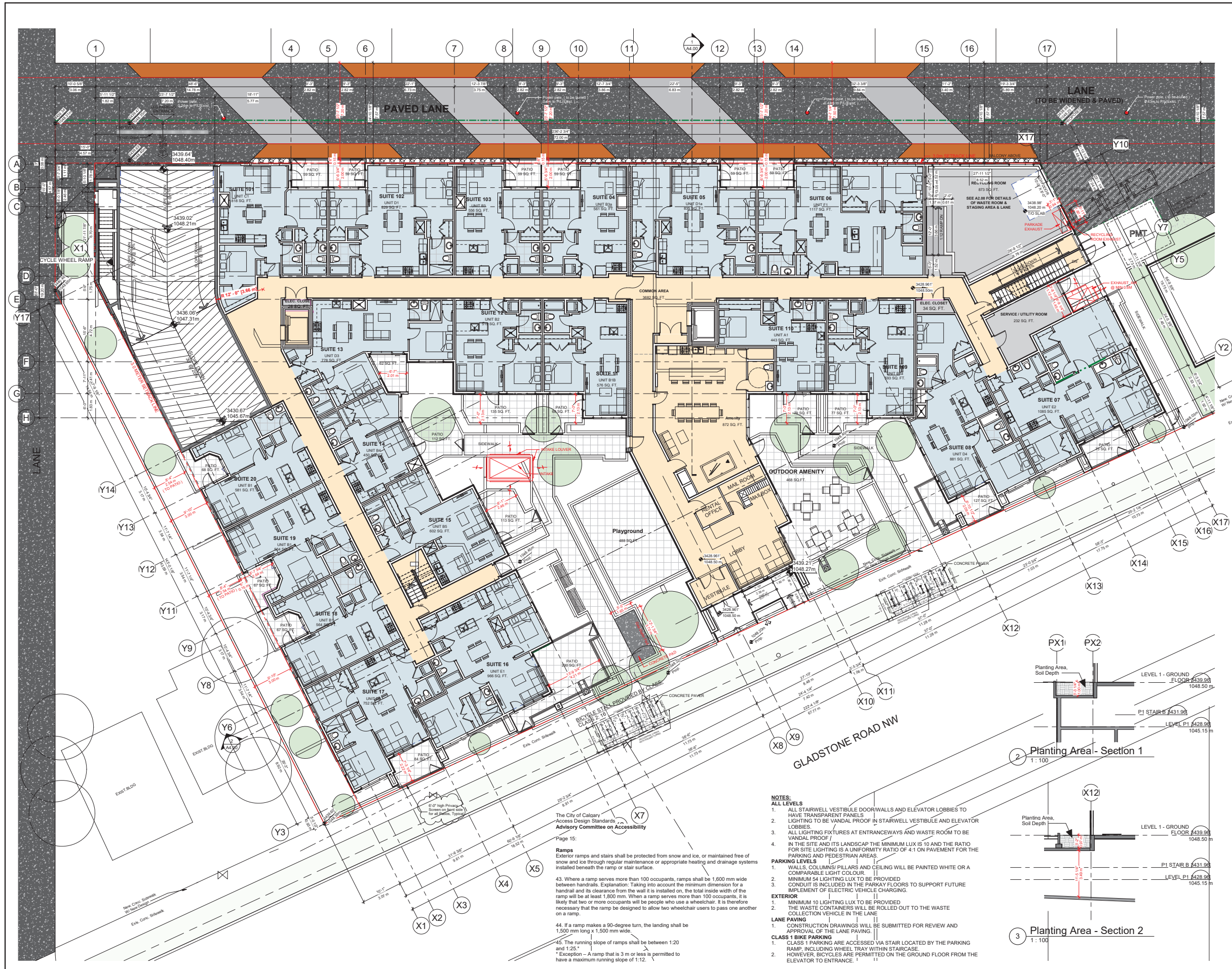
PARKING PROVIDED ON P2 AND P2 EXTENSION:
REGULAR: 54
H/C STALL: 3
TOTAL: 57

TOTAL PARKING STALL TYPES PROVIDED:
REGULAR: 129
H/C STALL: 6
TOTAL: 135

PARKING PROVIDED BY USE ON P1:
RESIDENT: 27
VISITOR: 16
COMMERCIAL: 5

PARKING PROVIDED BY USE ON P2:
RESIDENT: 87
VISITOR: 16
COMMERCIAL: 5

TOTAL PARKING PROVIDED BY USE:
RESIDENT: 114
VISITOR: 16
COMMERCIAL: 5
TOTAL: 135



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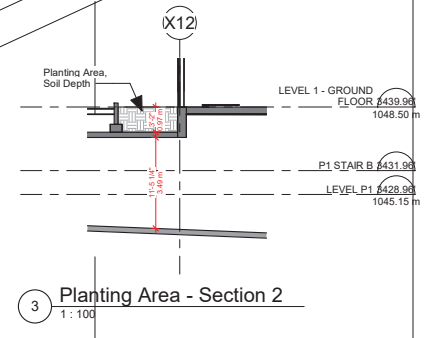
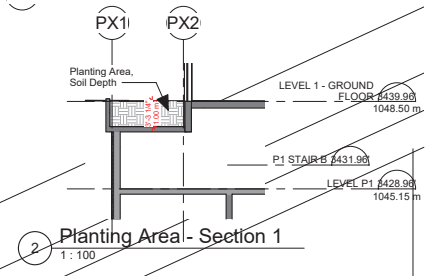
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MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:

CONSULTANT:
DRAWN BY:
DATE: 09/10/20
SCALE: As indicated
JOB NO.: 2020-14E
SHEET TITLE:

GROUND FLOOR PLAN
DRAWING NO.: A2.02
REVISION NO.: 1

- NOTES:**
- ALL LEVELS**
 - ALL STAIRWELL VESTIBULE DOORWALLS AND ELEVATOR LOBBIES TO HAVE TRANSPARENT PANELS
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 - PARKING LEVELS**
 - WALLS, COLUMNS/PILLARS AND CEILING WILL BE PAINTED WHITE OR A COMPARABLE LIGHT COLOUR
 - MINIMUM 54 LIGHTING LUX TO BE PROVIDED
 - CONDUIT IS INCLUDED IN THE PARKY FLOORS TO SUPPORT FUTURE IMPLEMENT OF ELECTRIC VEHICLE CHARGING.
 - EXTERIOR**
 - MINIMUM 10 LIGHTING LUX TO BE PROVIDED
 - THE WASTE CONTAINERS WILL BE ROLLED OUT TO THE WASTE COLLECTION VEHICLE IN THE LANE
 - LANE PAVING**
 - CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE LANE PAVING.
 - CLASS 1 BIKE PARKING**
 - CLASS 1 PARKING ARE ACCESSED VIA STAIR LOCATED BY THE PARKING RAMP, INCLUDING WHEEL TRAY WITHIN STAIRCASE.
 - HOWEVER, BICYCLES ARE PERMITTED ON THE GROUND FLOOR FROM THE ELEVATOR TO ENTRANCE.





BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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PROJECT:
MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd. NW,
Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY:	SEAL:
DATE: 09/05/20	
SCALE: 1:100	
JOB NO: 2020-14E	

SHEET TITLE:
LEVEL 2 FLOOR PLAN

DRAWING NO: A2.03	REVISION NO:
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BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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REVISIONS:	08/10/2021
NO. REVISION:	DATE
REVISIONS:	MM/DD/YYYY
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MIXED-USE DEVELOPMENT

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DATE: 09/25/20	
SCALE: 1:100	
JOB NO: 2020-14E	

SHEET TITLE:
LEVEL 3-4 FLOOR PLAN

DRAWING NO: A2.04	REVISION NO:
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BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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CLIENT:

CONSULTANT:

DRAWN BY:	SEAL:
DATE: 08/17/21	
SCALE: 1:100	
JOB NO.: 2020-14E	

SHEET TITLE:
LEVEL 5 FLOOR PLAN

DRAWING NO.: A2.05	REVISION NO.:
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BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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NO.	REVISION	DATE

ISSUED FOR DEVELOPMENT PERMIT DATE: OCT 16, 2020

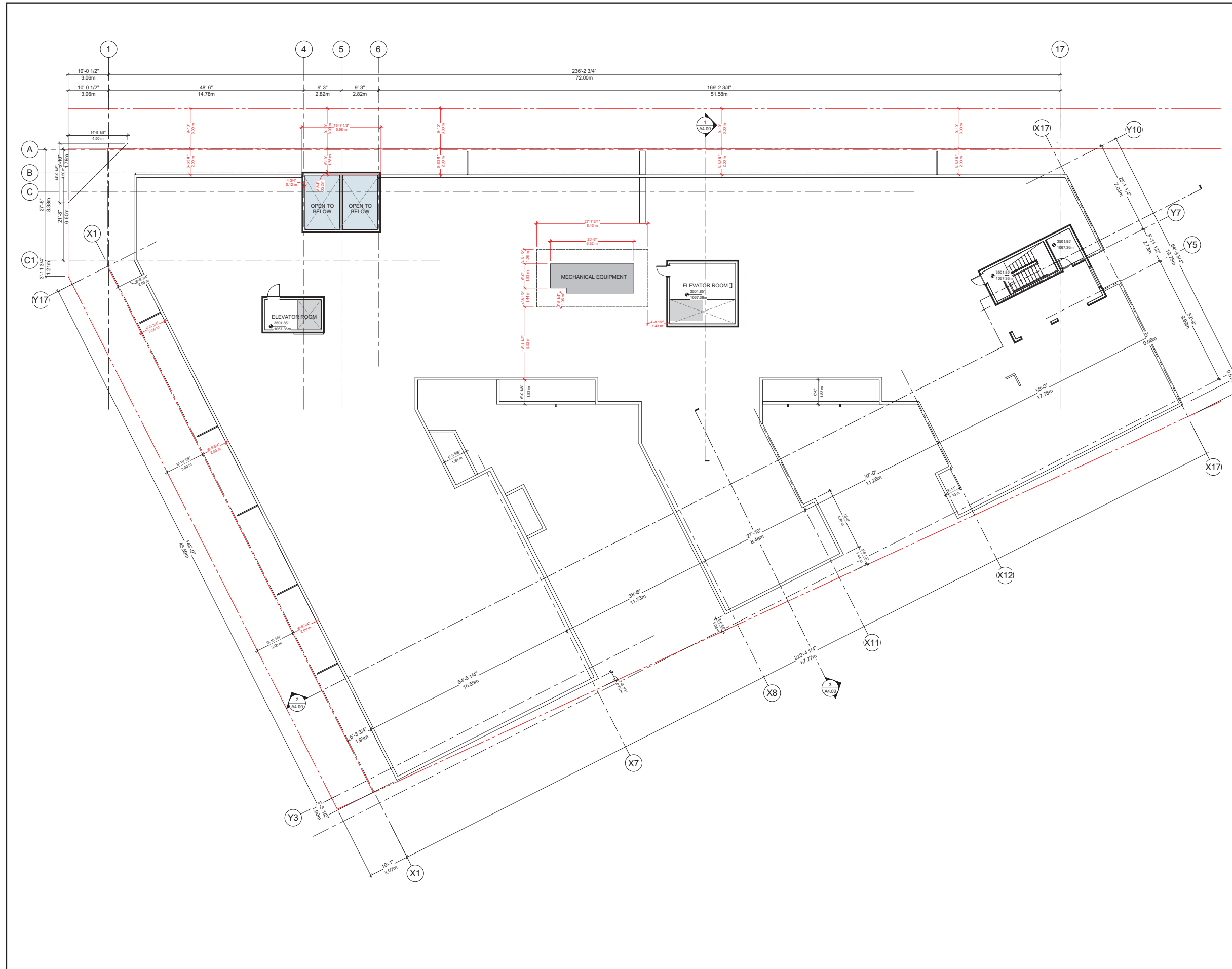
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CONSULTANT:

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DATE: 09/05/20	
SCALE: 1:100	
JOB NO.: 2020-14E	

SHEET TITLE:
LEVEL 6 FLOOR PLAN

DRAWING NO.: A2.06	REVISION NO.:
--------------------	---------------



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NO.	REVISIONS:	DATE
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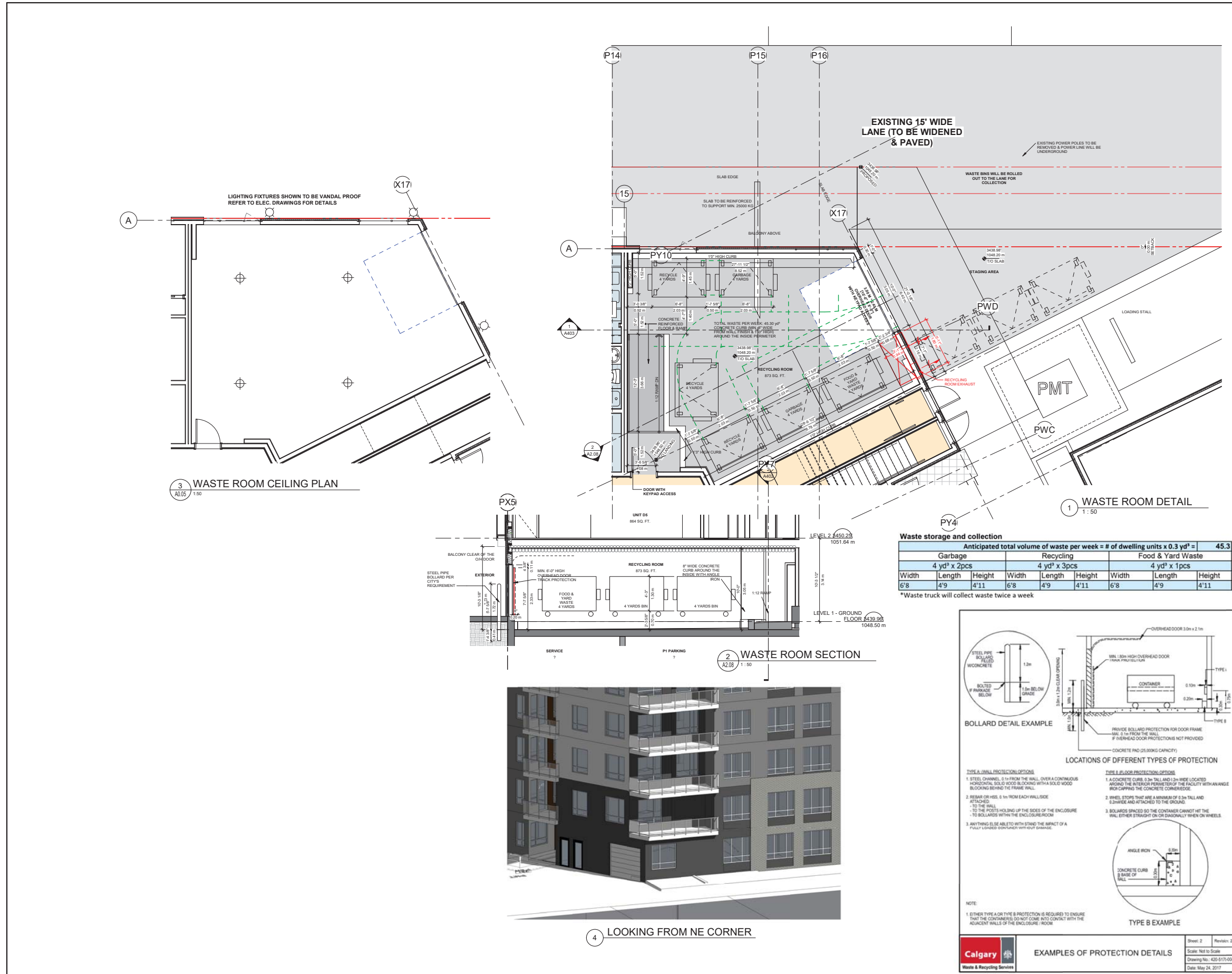
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PROJECT:
MIXED-USE DEVELOPMENT
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Calgary, AB

CONSULTANT:

DRAWN BY: REAL
DATE: 09/01/20
SCALE: 1:100
JOB NO.: 2020-14E
SHEET TITLE: ROOF PLAN

DRAWING NO.: A2.07
REVISION NO.:



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Where dimensions shall have precedence over scaled dimensions.

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MIXED-USE DEVELOPMENT

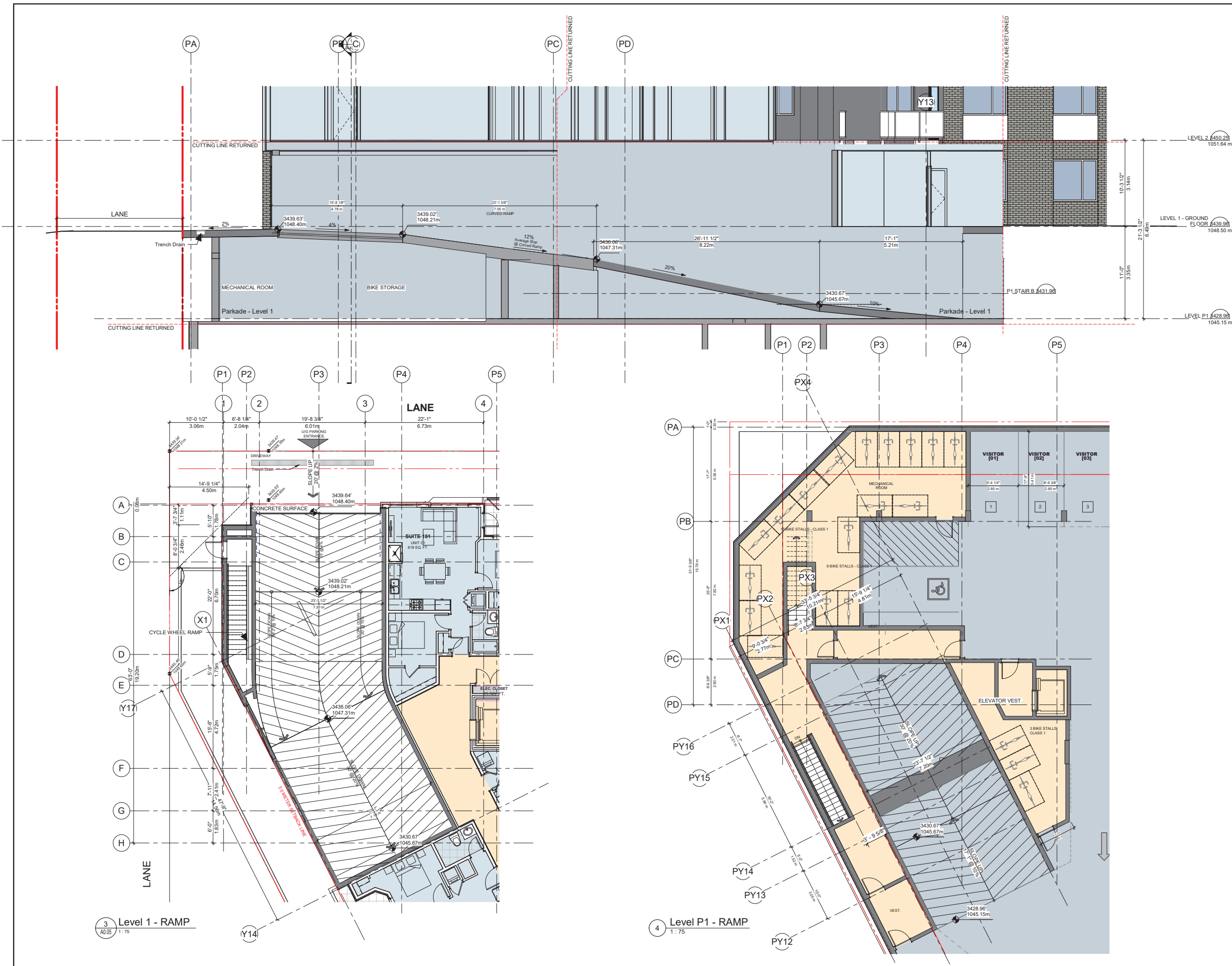
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Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY: [] SEAL: []
DATE: 01/28/21
SCALE: 1:50
JOB NO.: 2020-14E
SHEET TITLE: WASTE ROOM DETAIL

DRAWING NO.: A2.08
REVISION NO.: []



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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1	ISSUED FOR DEVELOPMENT PERMIT	OCT 16, 2020

PROJECT:
MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:

CONSULTANT:

DRAWN BY:	SEAL:
DATE: 01/19/21	
SCALE: As indicated	
JOB NO:	
2020-14E	

SHEET TITLE:
**PARKING RAMP
DETAIL**

DRAWING NO:	REVISION NO:
A2.09	





MATERIAL LEGEND	
1	Fibre Cementitious panel -White-Illuminati/ 17"x71"
2	Fibre Cementitious panel -Dark Gray-Tuffblock Steel 17"x71"
3	Fibre Cementitious panel -Light Gray-Tuffblock Pewter 17"x71"
4	Metal Siding Wood Grain
5	Fibre Cementitious panel -Brick Verner -Midnight 17"x71"
6	Fibre Cementitious panel -Black 17"x71"
7	Thermally-broken, double-glazed window and door system(White)
8	Thermally-broken, double-glazed window, clear
9	Translucent-glazed, metal glass guard railing
10	3' high metal gate
11	Aluminum overhead paneled security gate



3 South Elevation
A207 1:100



2 West Elevation
A207 1/8" = 1'-0"

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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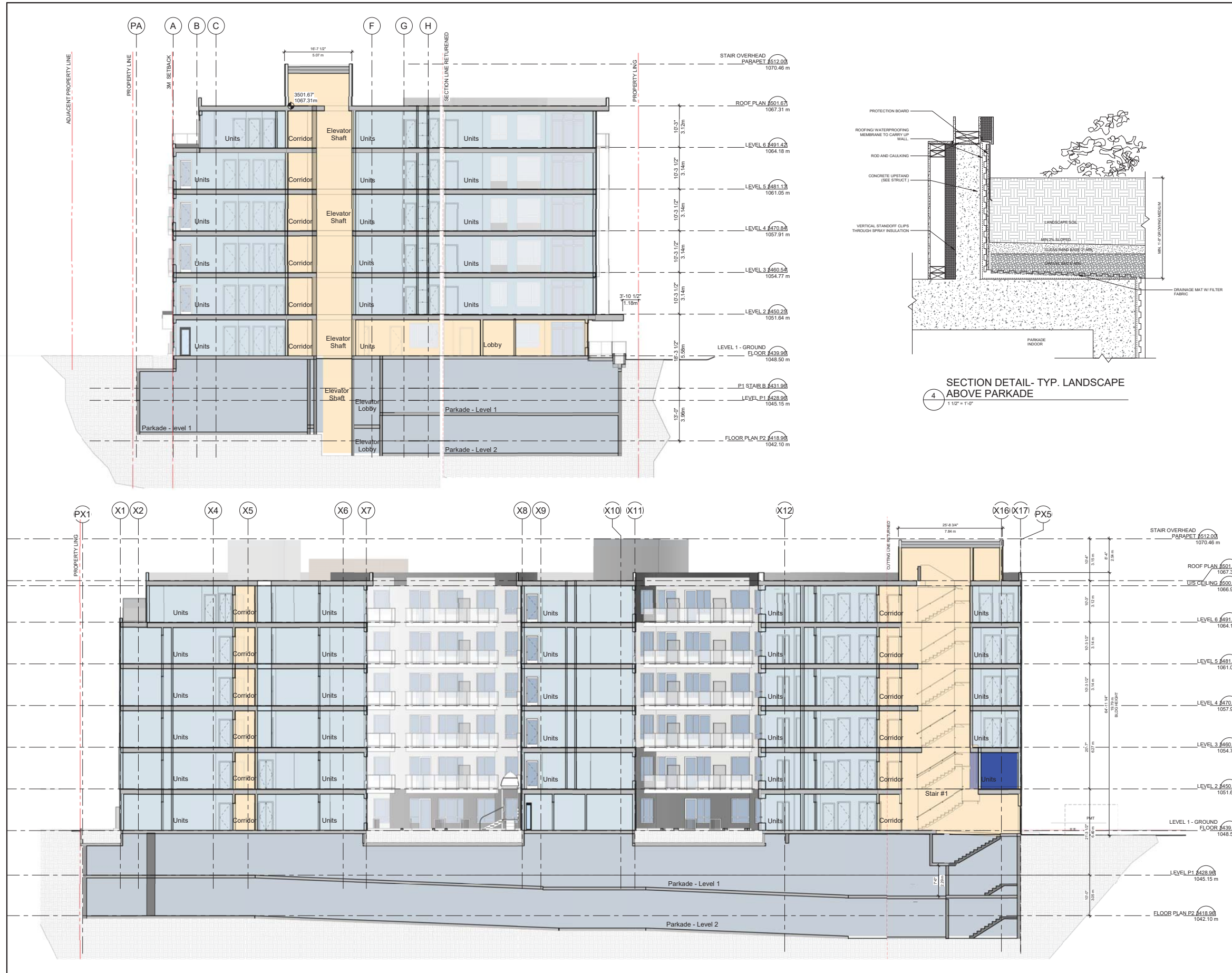
MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB

CONSULTANT:

DRAWN BY: SEAL
DATE: 09/08/20
SCALE: As indicated
JOB NO.: 2020-14E

SHEET TITLE:
ELEVATIONS - SOUTH & WEST

DRAWING NO.: A3.01	REVISION NO.:
--------------------	---------------





▲ North Elevation

▼ GLADSTONE ROAD - Looking Entrance



Metal Siding
Wood Grain



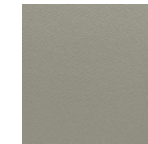
Cementitious Panel
Black



Cementitious Panel
Dark Grey



Cementitious Panel
Light Grey



Cementitious Panel
White



Brick Veneer
Carbon Colour



Balcony Guardrail
Frosted Glass



Courtyard Pavers
Grey



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PROJECT:
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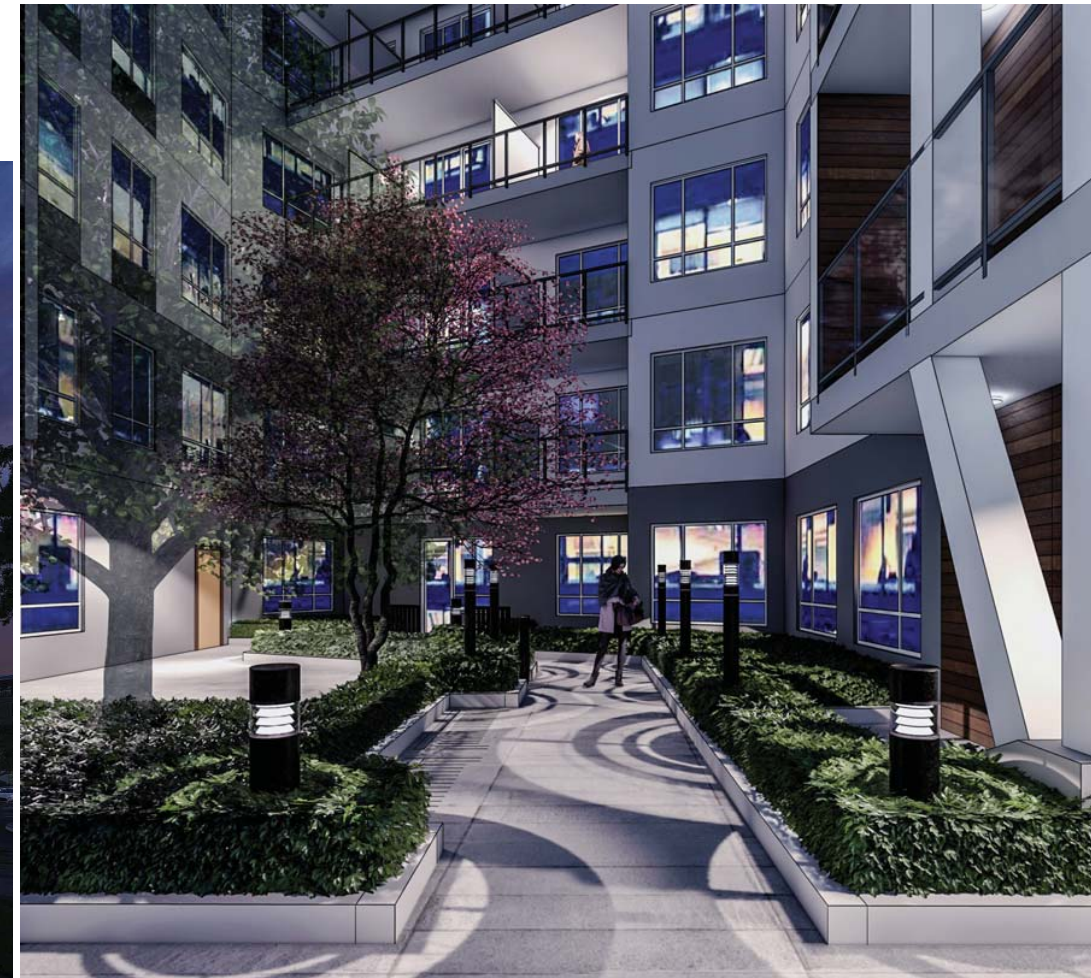
CLIENT:

CONSULTANT:

DRAWN BY:	DATE:	SCALE:	JOB NO.:	SHEET TITLE:
	02/08/21		2020-14E	

MATERIAL BOARD

DRAWING NO.:	REVISION No.:
A5.00	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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PROJECT:
MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB

CLIENT:

CONSULTANT:

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DATE: 02/08/21	
SCALE:	
JOB NO.: 2020-14E	
SHEET TITLE:	

LIGHTING FIXTURE

DRAWING NO.:	REVISION No.:
A5.01	

Ceiling Recessed Light ▶



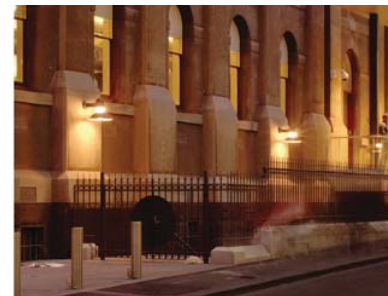
Light Pole ▶



LED Signage ▼



Wall Mounted Light ▼



Bollard Light ▼





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**AERIAL VIEW - NW
TO SE**

DRAWING NO:	REVISION NO:
A5.02	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK:
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PROJECT:
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DATE: 02/05/21	
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2020-14E	

SHEET TITLE:
**PRESEPTIVE VIEW
- GLADSTONE ROAD
-LOOKING
NORTHEAST**

DRAWING NO.:	REVISION No.:
A5.03	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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**PRESPECTIVE VIEW
- VIEW FROM
GLADSTONE ROAD
TO MANIN
ENTRANCE**

DRAWING NO.:	REVISION NO.:
A5.04	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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JOB NO:	
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SHEET TITLE:

DAY VIEW - VIEW FROM GLADSTONE ROAD TO COURTYARDS

DRAWING NO:	REVISION NO:
A5.05	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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2020-14E	

SHEET TITLE:
**PERSPECTIVE VIEW
- To HISTORICAL
CHURCH BUILDING**

DRAWING NO:	REVISION NO:
A5.06	



BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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JOB NO:	2020-14E
SHEET TITLE:	

PERSPECTIVE VIEWS - BACK LANE VIEW

DRAWING NO:	REVISION No:
A5.07	



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JOB NO: 2020-14E	

SHEET TITLE:
**FRONT VIEW FROM
GLADSTONE TO
PLAYGRUOND**

DRAWING NO: A5.08	REVISION No:
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BUILDING CODE ANALYSIS - ABC 2019

Building Size and Construction Relative to Occupancy - 3.2.2			
Major Occupancies:	Group C - Residential	Group F Division 3 - Parking Garage	
ABC Governing Article:	3.2.2.80	3.2.2.86 and 3.2.1.2	
Construction Type:	Combustible	Non-Combustible	
Building Height (Storey):	6	2	
Facing Number of Street:	3	na	
Protection system required:	Yes	Yes	
Permitted building Area:	1 500 m ² - 16,145 SF	Unlimited	
Actual Building Area:	1,868.6m ² - 20,113 SF (1 fire wall separates building into 2 parts of 1,074m ² and 794.6m ²)	2,879 m ² - 30,995 SF	
Fire Walls:	2 HR (3.1.10.2)	na	
Sprinklered:	Yes	Yes	
ASSEMBLY RATINGS:			
Floor:	1 HR	2HR	
Wall/Load Bearing:	1 HR	2HR	
Roof:	1 HR	2HR	
Mezzanine:	na	na	
Exit Facilities, Corridor:	1 HR (3.4.4.1 and 3.2.2.80)	na	
Exit Facilities, Stair Shafts:	1 HR (3.4.4.1 and 3.2.2.80)	2HR	
Service Shafts:	45 MIN. (3.6.3.1)	1.0 HR (3.6.3.1)	
Service rooms:	1 HR (3.6.2.1)	1 HR (3.6.2.1)	

Fire Alarm and Detection System - 3.2.4		
	Required	Provided
Single Stage:	Yes	Yes
Two Stage:	na	na
Signal to Fire Department:	Yes	Yes
Fire Detectors:	Yes	Yes
Smoke Detectors:	Yes	Yes
Smoke alarm:	Yes	Yes
Voice Communications:	No	No

Provisions for Firefighting - 3.2.5		
	Required	Provided
Location of Hydrant to Siamese Connection:	Required	Provided
Fire Department Hose Connection:	Yes	Yes
Standpipe Required:	Yes	Yes
Automatic Sprinkler System:	NFP13	NFP13
Annunciator Panel:	Yes	Yes

Accessibility Requirement - 3.8		
	Required	Provided
Access to Main Entrance:	Yes	Yes
Access to All Floors:	No	Yes
Access to Washroom:	No	No

Health Requirements - 3.7	
Requirement	Provided
Min. 1 washroom Required and provided per dwelling unit	3.7.2.2.(1)
1 Universal washroom provided in common area for both sexes	3.7.2.2.(4)

Spatial Separation and Exposure Protection 3.2.3 - Table: 3.2.3.1.C				
	Project North Elevation	Project West Elevation	Project East Elevation	Project South Elevation
Exposing Building Face Area (m ²):	wall: 776.89 m ² /wall2: 544.31m ²	wall: 496.51m ² /wall2: 319.0m ²	Wall area: 370.16 m ²	55.19 m ²
Unprotected Openings Area (m ²):	wall1: 240.54 m ² /wall2: 210.93 m ²	wall1: 95.72m ² /wall2: 62.53m ²		
Limiting Distance (m):	wall1: 3.3m (to the center line of back lane) wall1: 7.3m (to the center line of back lane)	wall1: 3.02m/ wall2: 5.0m	1.8m (From exterior wall to the center line of lane/gap)	RESTRICTED (UNLIMITED)
L/R Ratio - H/L Ratio:	na	na	na	na
Sprinklers (Y/N):	Yes	Yes	Yes	Yes
% LPO Permitted:	wall1: 42.4%(329.4 m ²) wall2: 56%(359.24 m ²)	wall1: 22.00%(109.23m ²) wall2: 40.00%(127.6m ²)	wall: 15.2% (56.26 m ²)	LIMITING DISTANCES EXCEEDED 16m. OR BLDG. FACES A STREET IN ACCORDANCE WITH 3.2.3.10
% LPO Proposed:	wall: 30.98%/ wall2: 38.75%	wall: 19.27%/ wall2: 19.60%	14.9%	
Exterior Construction Requirements:	combustible	combustible	combustible	
Type of Cladding Required:	combustible	combustible	combustible	
Fire Resistance Rating:	1HR	1HR	1HR	

Required Fire Separations - 3.1.3.1			
Tenant/Major Occupancies:			
Between Group C and Group C:	1HR	3.3.1.1	
Between Group C and Group F-3:	2HR	3.2.1.2	
Service room:	1HR	3.6.2	
Janitor room:	1HR	3.3.1.21	
Storage locker:	1HR	3.3.4.3	

Occupant Load - 3.1.17.1		
Package level 2:	46 sm /person x 2,884.6sm	63 Persons
Package level 1:	46 sm /person x 2,880 sm	63 Persons
Residential Level 1:	2 person / sleeping room x 21 rooms	42 Persons
Residential Level 2-6:	2 person / sleeping room x 26 rooms	52 Persons per Level, 260 total
Residential Total:		302 Persons

EXIT Facilities - 3.1. to 3.6			
Level:	Residential level 1-6	Parkade 1-2	
Nb. of EXITS Req'd:	2	2	
Nb. of EXITS Prov.:	2	2	
Max. Travel Distance:	max.45 m	max.45 m	3.4.2.8 (1)

EXIT CAPACITY CALCULATIONS:		
	Req'd widths:	Prov. widths:
Door/Corridor:	min. 800mm door width as per 3.4.3.2 (A)	
Stair:	min. 1100mm stair width as per 3.4.3.2 (A)	
Parkade level:		
Parkade level 1:	6.1mm/person x 63 person = 384.3 mm	min. 2 door @ 3'-0" = 6'-0" (1829mm)
Parkade level 2:	6.1mm/person x 63 person = 384.3 mm	min. 2 door @ 3'-0" = 6'-0" (1829mm)
Residential level:		
Level 1-6 (Doors):	6.1mm/person x 52 person = 317.2mm	min. 2 door @ 3'-0" = 6'-0" (1829mm)
Level 1-6 (Stairs):	8mm/person x 52 person = 416mm	min. 2 stairs @ 3'-10" = 8" (2337mm)
Residential Units:	min. 1door @ 800 mm(each unit)	30" door @ each unit
EXIT through Lobby:	Yes	
panic Hardware Req'd:	Yes (at exterior door doors)	

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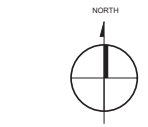
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DATE: 03/16/21	
SCALE: 1/2" = 1'-0"	
JOB NO.: 2020-14E	
SHEET TITLE:	

CODE ANALYSIS

DRAWING NO.:	REVISION NO.:
A6.00	



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PROJECT:
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SHEET TITLE:
CODE ANALYSIS PLAN-1

DRAWING NO.: A6.01	REVISION NO.:
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LEGEND
 - - - - - 1 HOUR FIRE SEPARATION
 2 HOUR FIRE WALL



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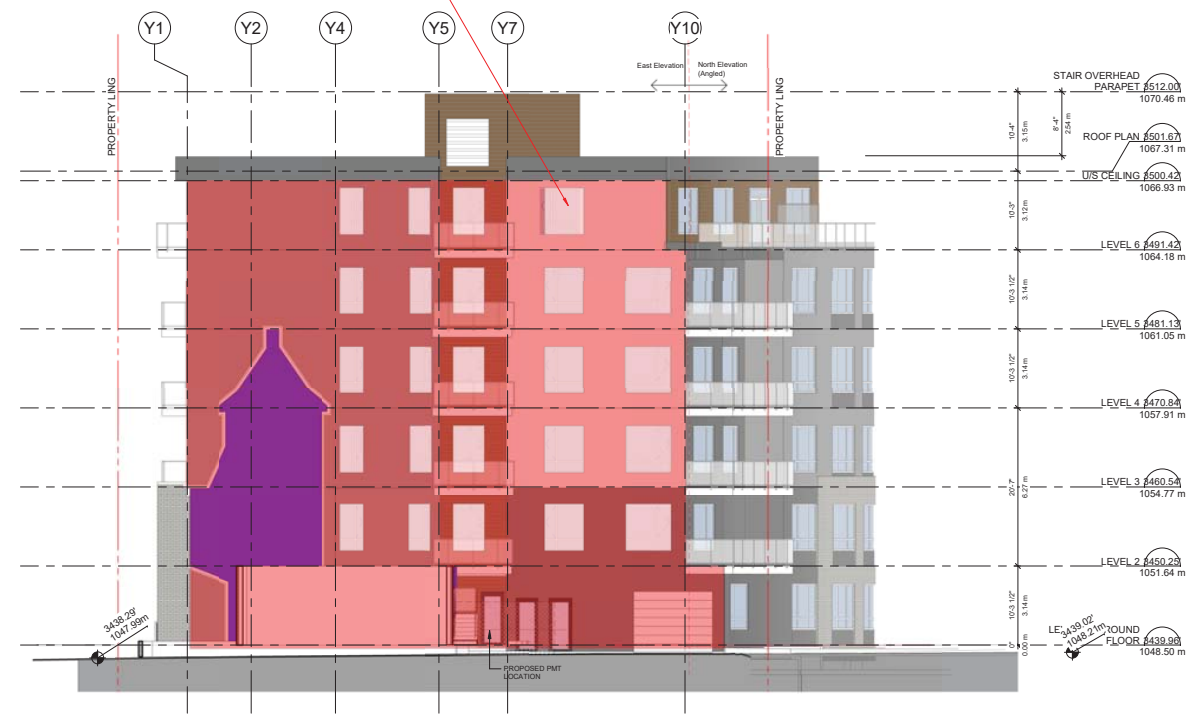
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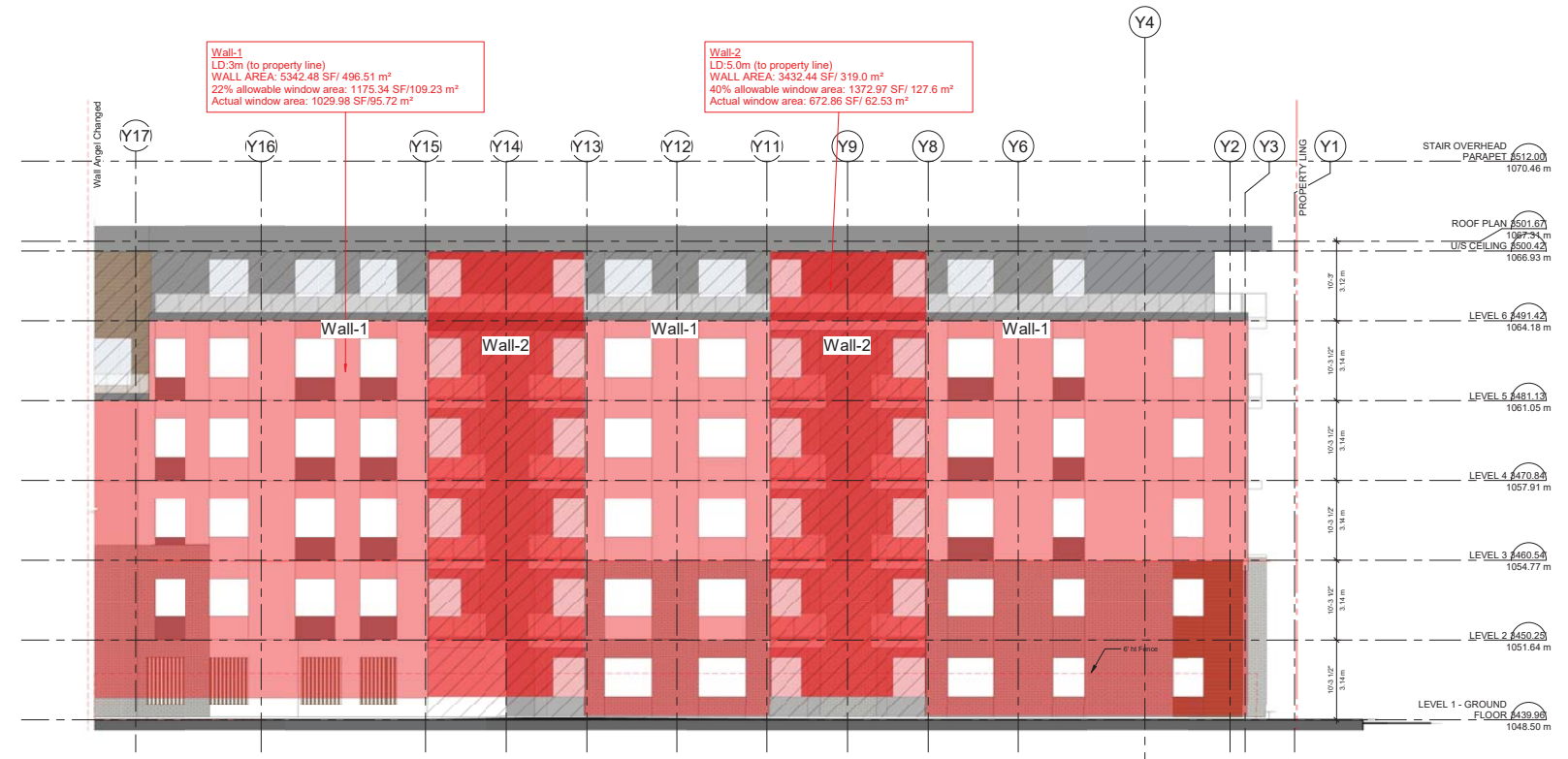
LD: 1.8m (To center line of lane)
WALL AREA: 3983.01 SF/ 370.16 m²
15.2% allowable window area: 605.41 SF/ 56.26 m²
Actual window area: 593.93 SF/ 55.19 m²



1 EAST ELEVATION-SPATIAL SEPARATION ANALYSIS
1" = 100'

Wall-1
LD: 3m (to property line)
WALL AREA: 5342.48 SF/ 496.51 m²
22% allowable window area: 1175.34 SF/ 109.23 m²
Actual window area: 1029.98 SF/ 95.72 m²

Wall-2
LD: 5.0m (to property line)
WALL AREA: 3432.44 SF/ 319.0 m²
40% allowable window area: 1372.97 SF/ 127.6 m²
Actual window area: 672.86 SF/ 62.53 m²



2 WEST ELEVATION-SPATIAL SEPARATION ANALYSIS
1/8" = 1'-0"

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CODE ANALYSIS ELEVATION-1

DRAWING NO: A6.03	REVISION NO:
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1 NORTH ELEVATION-SPATIAL SEPARATION ANALYSIS
1:100

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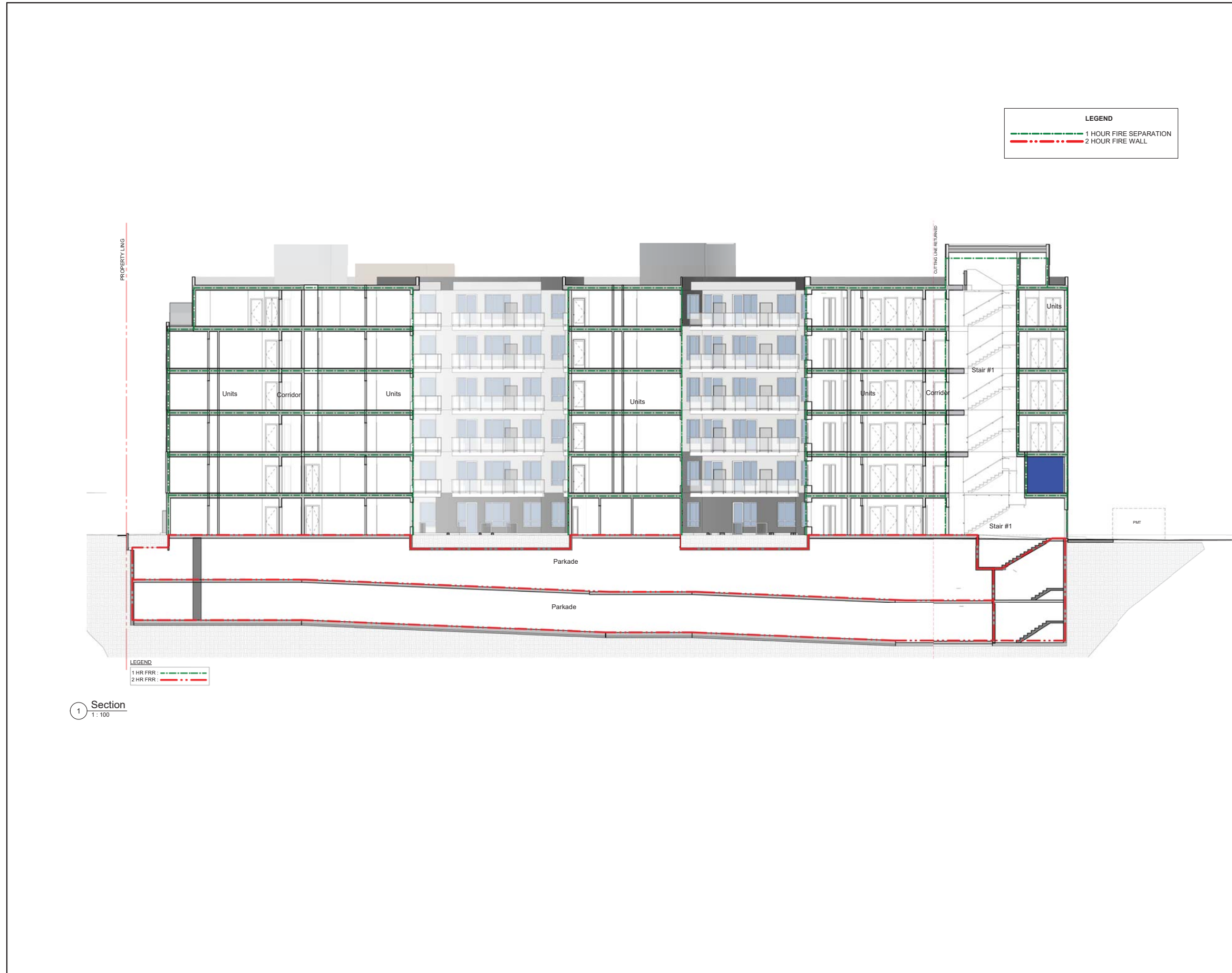
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SHEET TITLE:
CODE ANALYSIS ELEVATION-2

DRAWING NO.: A6.04	REVISION NO.:
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1 Section
1:100

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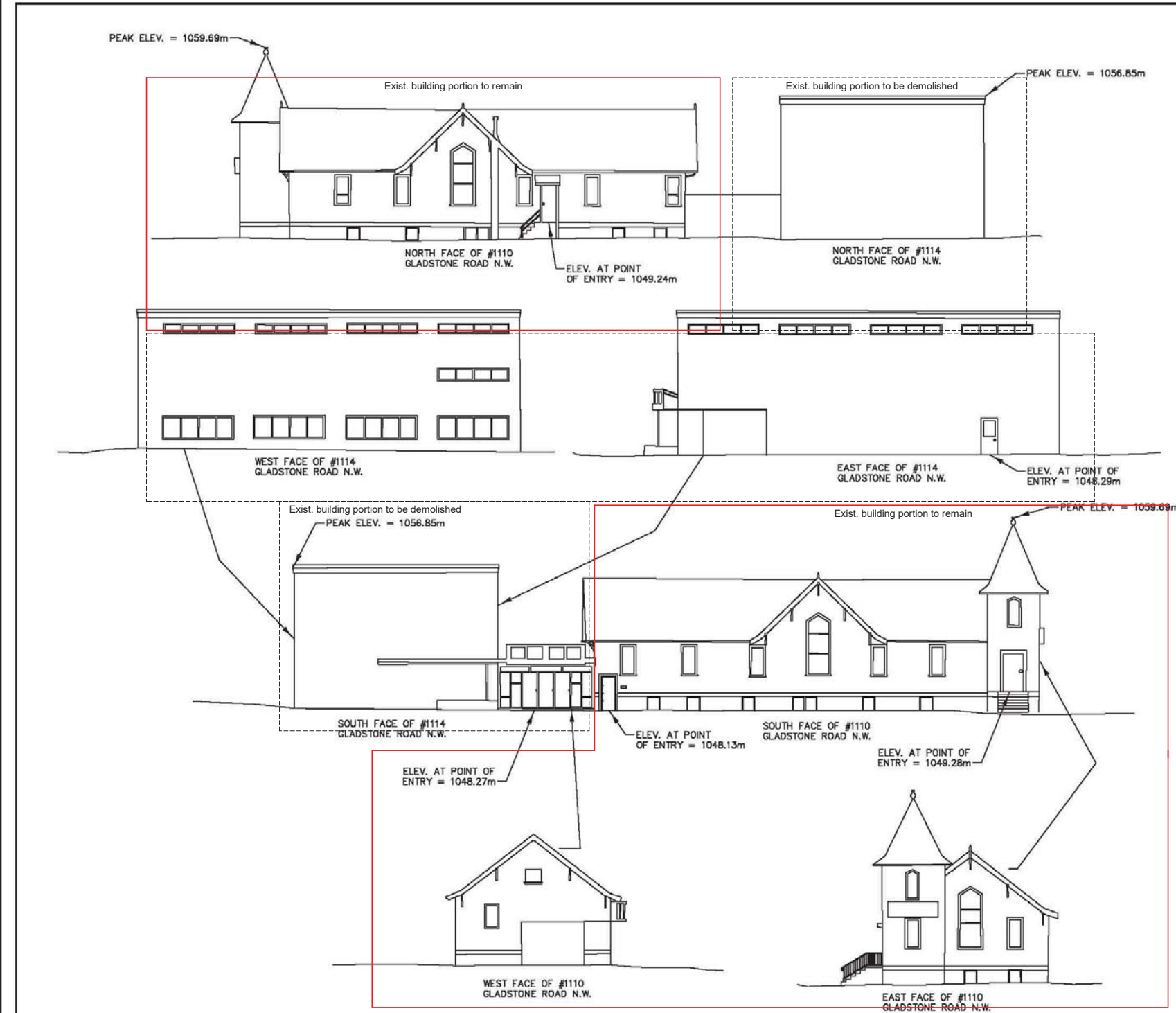
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SCALE: 1:100	
JOB NO: 2020-14E	

SHEET TITLE:
CODE ANALYSIS SECTION

DRAWING NO: A6.05	REVISION NO:
----------------------	--------------



CITY OF CALGARY, ALBERTA

**PLAN SHOWING
BUILDING FACE ELEVATIONS
OF
Lots 27-28, Block Q, Plan 5609J
WITHIN
S.W.1/4 Sec. 21, Twp.24, Rge.1 W. 5 M.**

SCALE: 1:250

BY: AZIZ M. DHARAMSHI, A.L.S., 2019

LEGEND:
Elevations and distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.

ABBREVIATIONS:
N. North
S. South
E. East
W. West
Sec. Section
Twp. Township
Rgs. Range
M. Meridian
m. meter
ASCM Alberta Survey Control Marker

The survey was performed on April 18, 2019
Certified Correct this 9th Day of May, 2019



ADDRESS OF SITE
GLADSTONE ROAD N.W.
CALGARY, ALBERTA

<p>CAUTION - PRIOR TO ANY CONSTRUCTION UNDERGROUND FACILITIES NEED TO BE LOCATED BY:</p>	
	<p>ALBERTA CALL CALL BEFORE YOU DIG 1-800-242-3447 CAD File 18-10987-012-04.dwg</p>
<p>TRONNES GEOMATICS INC. 8135 - 10th Street S.E., Calgary, Alberta T2H 2Z8 403-207-0303; Fax: 18-10987</p>	

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.
Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.
Written dimensions shall have precedence over scaled dimensions.
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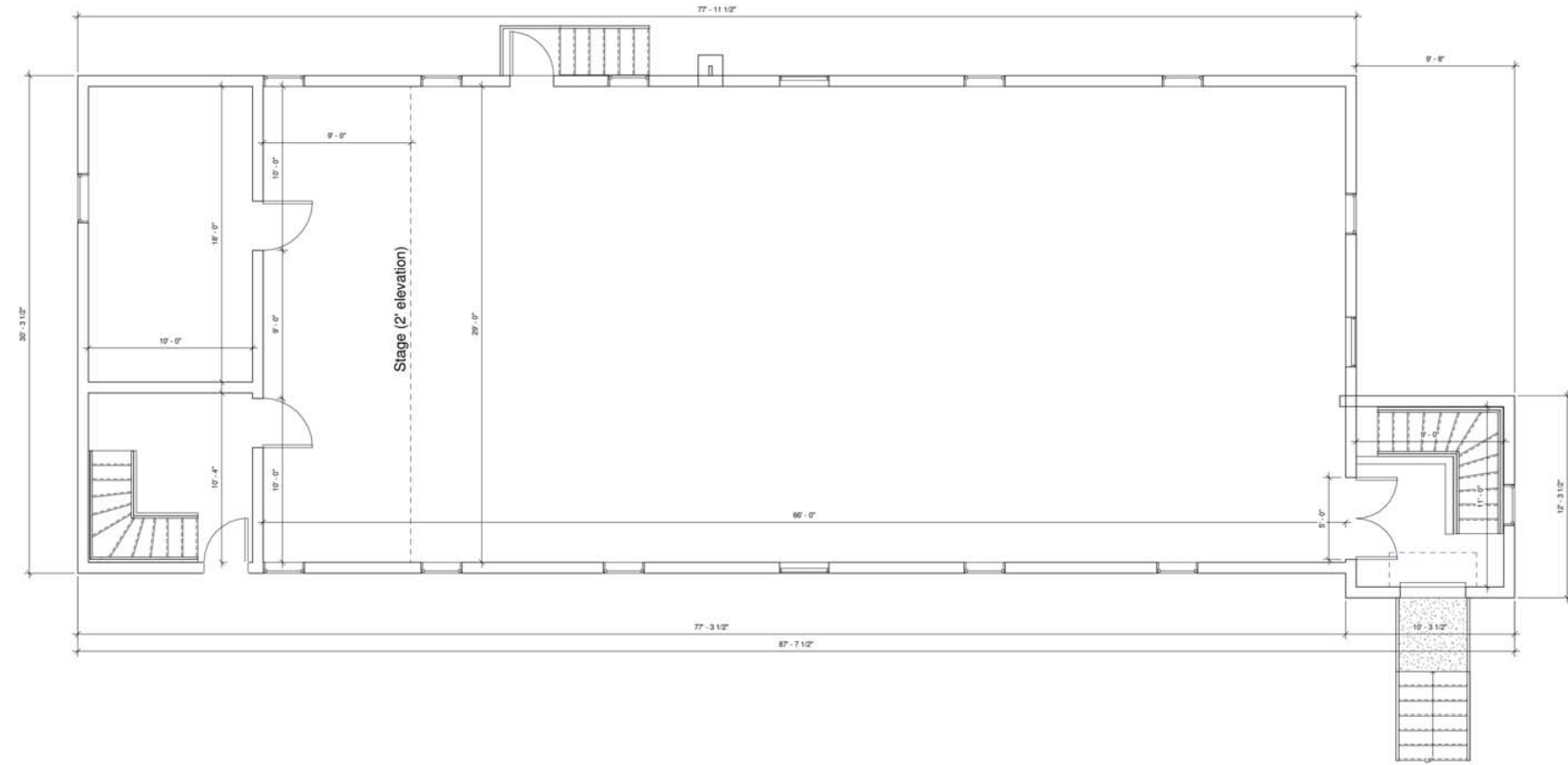
REVISIONS:	DATE
NO. REVISION	MMDDYYYY
ISSUED FOR:	DATE
ISSUED FOR DEVELOPMENT PERMIT	OCT 16, 2020

MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:

DRAWN BY:	SEAL:
DATE: 09/14/20	
SCALE:	
JOB NO.:	
2020-14E	
SHEET TITLE:	

Exist. Commercial BLDG

DRAWING NO: **A7.00** REVISION NO:



2 CHURCH MAIN FLOOR
1/4" = 1'-0"

NOTES:

1. CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT.
2. THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH : REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING; REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION; REPLACEMENT OF WINDOWS; AND REHABILITATION OF THE WEST ELEVATION AND FINISH.

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.
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REVISIONS:	08/10/2021
NO. REVISION	DATE
ISSUED FOR:	DATE
ISSUED FOR DEVELOPMENT PERMIT	OCT 14, 2020

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PROJECT:
MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY:	REAL:
DATE: 06/28/21	
SCALE: As indicated	
JOB NO.: 2020-14E	

SHEET TITLE:
CHURCH MAIN FLOOR PLAN

DRAWING NO.: A7.02	REVISION No.:
--------------------	---------------



2 PRESPECTIVE
1:50

NOTES:

1. CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT.
2. THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH : REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING; REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION; REPLACEMENT OF WINDOWS; AND REHABILITATION OF THE WEST ELEVATION AND FINISH.



1 SOUTH
1:50

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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NO.	REVISION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	OCT 14, 2020

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PROJECT:

MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB

CLIENT:

CONSULTANT:

DRAWN BY:	REAL:
DATE: 06/28/21	
SCALE: As indicated	
JOB NO.: 2020-14E	

SHEET TITLE:
CHURCH SOUTH ELEVATION

DRAWING NO.: A7.03	REVISION NO.:
--------------------	---------------



1 EAST & WEST
1:50

NOTES:

1. CHURCH WILL BE UPGRADED AS PER THE LEGAL AGREEMENT EXECUTED WITH THE CITY AND IMPROVEMENTS TO THE CHURCH WILL BE COMPLETED AS PART OF THIS DEVELOPMENT PERMIT.
2. THE IMPROVEMENTS THAT WILL BE COMPLETED TO THE CHURCH : REPAIRS TO OR REPLACEMENT OF THE EXTERIOR CLADDING; REPAIRS TO OR REINFORCEMENT OF THE CONCRETE FOUNDATION; REPLACEMENT OF WINDOWS; AND REHABILITATION OF THE WEST ELEVATION AND FINISH.



2 NORTH
1:50

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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NO.	REVISION	DATE
1	ISSUED FOR:	OCT 14, 2020
2	ISSUED FOR DEVELOPMENT PERMIT	OCT 14, 2020

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PROJECT:
MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB

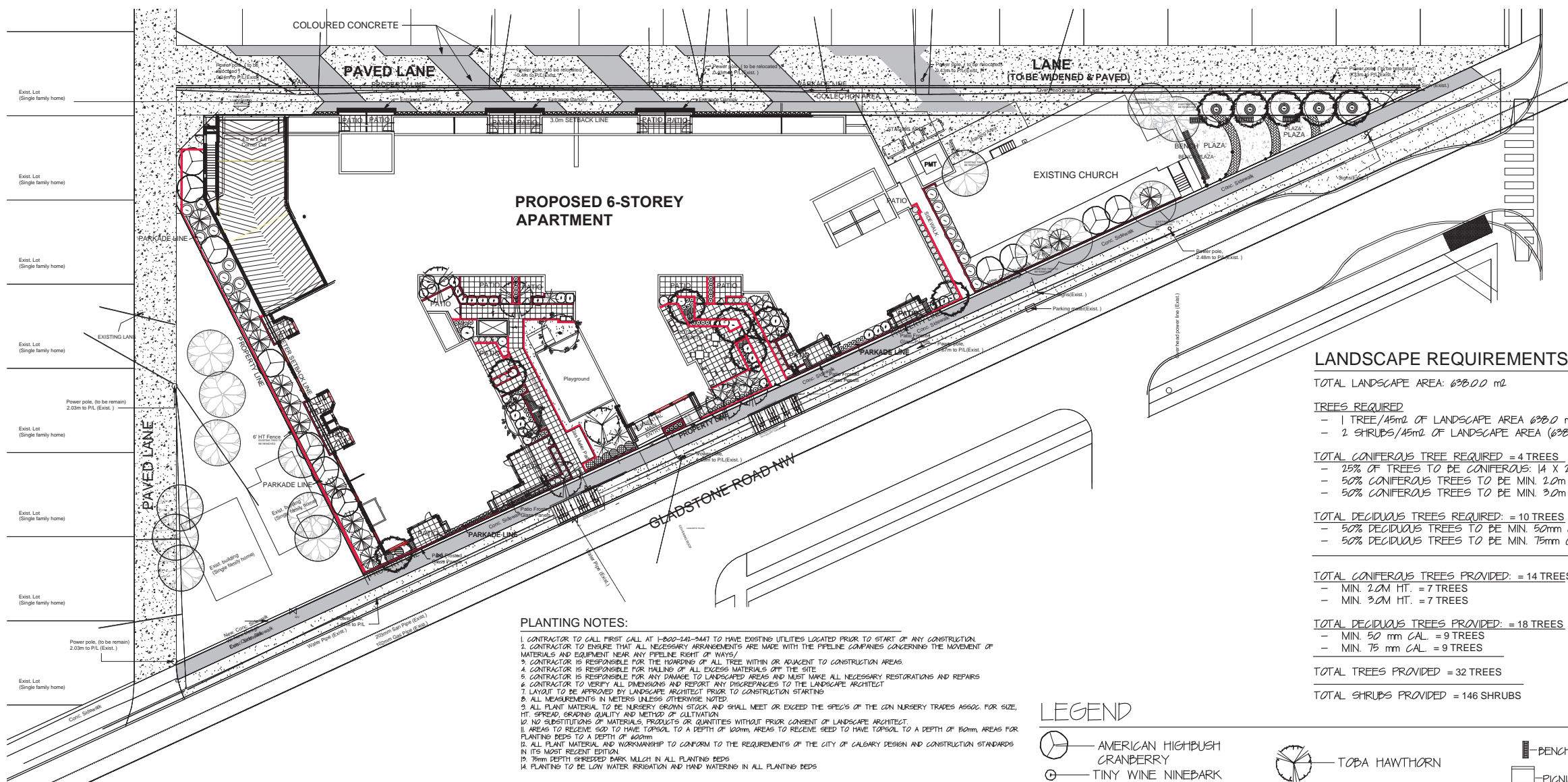
CLIENT:

CONSULTANT:

DRAWN BY:	REAL:
DATE: 06/28/21	
SCALE: As indicated	
JOB NO.: 2020-14E	
SHEET TITLE:	

CHURCH EAST,
WEST AND NORTH
ELEVATIONS

DRAWING NO.: A7.04	REVISION No.:
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LANDSCAPE REQUIREMENTS:

TOTAL LANDSCAPE AREA: 638.00 m²

TREES REQUIRED

- 1 TREE/45m² OF LANDSCAPE AREA 638.00 m² = 14 TREES REQUIRED
- 2 SHRUBS/45m² OF LANDSCAPE AREA (638.00 m²/45)x2 = 28 SHRUBS REQUIRED

TOTAL CONIFEROUS TREE REQUIRED = 4 TREES

- 25% OF TREES TO BE CONIFEROUS: 14 X 25% = 4 TREES
- 50% CONIFEROUS TREES TO BE MIN. 2.0m HT. = 2 TREES
- 50% CONIFEROUS TREES TO BE MIN. 3.0m HT. = 2 TREES

TOTAL DECIDUOUS TREES REQUIRED = 10 TREES

- 50% DECIDUOUS TREES TO BE MIN. 50mm CAL. = 5 TREES
- 50% DECIDUOUS TREES TO BE MIN. 75mm CAL. = 5 TREES

TOTAL CONIFEROUS TREES PROVIDED = 14 TREES

- MIN. 2.0M HT. = 7 TREES
- MIN. 3.0M HT. = 7 TREES

TOTAL DECIDUOUS TREES PROVIDED = 18 TREES

- MIN. 50 mm CAL. = 9 TREES
- MIN. 75 mm CAL. = 9 TREES

TOTAL TREES PROVIDED = 32 TREES

TOTAL SHRUBS PROVIDED = 146 SHRUBS

PLANTING NOTES:

1. CONTRACTOR TO CALL FIRST CALL AT 1-800-248-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT OF WAYS.
3. CONTRACTOR IS RESPONSIBLE FOR THE HANDLING OF ALL TREE WITHIN OR ADJACENT TO CONSTRUCTION AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR HALTING OF ALL EXCESS MATERIALS OFF THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
7. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTING.
8. ALL MEASUREMENTS IN METERS UNLESS OTHERWISE NOTED.
9. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECS OF THE CDN NURSERY TRADES ASSOC FOR SIZE, HT, SPREAD, GROWING QUALITY AND METHOD OF CULTIVATION.
10. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
11. AREAS TO RECEIVE SEED TO HAVE TOPSOIL TO A DEPTH OF 100mm, AREAS TO RECEIVE SEED TO HAVE TOPSOIL TO A DEPTH OF 150mm, AREAS FOR PLANTING BEDS TO A DEPTH OF 400mm.
12. ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.
13. 75mm DEPTH SHREDDED BARK MULCH IN ALL PLANTING BEDS.
14. PLANTING TO BE LOW WATER IRRIGATION AND HAND WATERING IN ALL PLANTING BEDS.

LEGEND

- AMERICAN Highbush CRANBERRY
- TINY WINE NINEBARK
- SKYROCKET JUNIPER
- ANABELLE HYDRANGEA
- BLUE TAM JUNIPER
- THREE LOBED SPIREA
- ALPINE CURRANT
- DARTS GOLD NINEBARK
- BLUE OAT GRASS
- OVERDAM GRASS
- CONCORDE BARBERRY
- HOSTA
- TOBA HAWTHORN
- MING CHERRY
- ROYALTY CRAB
- COLUMNAR BLUE SPRUCE
- EXISTING TREES
- BENCH-SEE DETAIL DPL2.0
- PICNIC TABLE-SEE DETAIL DPL2.0
- RECYCLE STATION-SEE DETAIL DPL2.0
- SOD ON 130mm DEPTH TOPSOIL
- 100mm DIA WASHED ROCK ON LINER
- 304mm HT INSULATED PLANTER WALL WITH 600mm HT DEPRESSED INSULATED PLANTER WALL
- METAL TREE GRATE TYPE TBD
- FURNITURE TYPE TBD
- 400mmx400mmx50mm SIZE BROOKSIDE CONCRETE PAVING SLABS ON PILLARS COLOR GREY
- TYPICAL HOLLAND STONE COLOR GREY

NOTE:
WATERING OF ALL PLANT MATERIAL SHALL BE BY A LOW WATER IRRIGATION SYSTEM.

Table 4-2: Tree Separations To Utilities

Deep Utilities	Poplar			Deciduous			Coniferous		
	Services	Mains Parallel to tree line	Mains Medians Blvds	Services	Mains Parallel to tree line	Mains Medians Blvds	Services	Mains Parallel to tree line	Mains Medians Blvds
Sanitary	3.0m	4.0m	0m ^a	2.5m	3.0m	0m ^b	3.0m	4.0m	0m ^b
Storm (<4.5 m deep)	3.0m	4.0m	0m ^b	2.5m	3.0m	0m ^b	3.0m	4.0m	0m ^b
Water	3.0m	4.0m	0m ^b	2.5m	3.0m	0m ^b	3.0m	4.0m	0m ^b
Hydrants	3.0m	4.0m	N/A	2.5m	2.5m	N/A	3.0m	4.0m	0m ^b
Shallow Utilities	Poplar			Deciduous			Coniferous		
ATCO	2.0m*	2.0m*	2.0m	2.0m	2.0m	2.0m*	2.0m*	2.0m*	2.0m*
TELUS	2.0m*	2.0m*	1.5m	1.5m	2.0m*	2.0m*	2.0m*	2.0m*	2.0m*
CTV	2.0m*	2.0m*	1.5m	1.5m	2.0m*	2.0m*	2.0m*	2.0m*	2.0m*
ENMAX	2.0m*	2.0m*	1.5m	1.5m	2.0m*	2.0m*	2.0m*	2.0m*	2.0m*
Overhead (to outside conductor)	9.0m			7.0m - 9.0m			7.0m - 9.0m		
Transformers (within Utility Rights of Way)	N/A (Tree planting not permitted within Utility Rights-of-Way)								
Street Light Poles	Poplar 4.0m			Deciduous 4.0m - 5.0m			Coniferous Min. 4.0m		

Notes: a) A 3.0 m separation may be required at the discretion of the utilities.
b) Pipe points are not permitted on water or sewer services located under medians.
c) Trees on residential (15.0 m RofW) boulevards, with no sidewalks, can be planted 1.0 m from driveways. Driveway crossings are to be aligned, wherever possible, to allow space for tree planting.

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES				
9	ROYALTY CRAB	MALUS ROYALTY	75 mm CAL. B&B	
2	ROYALTY CRAB	MALUS ROYALTY	50 mm CAL. B&B	
7	COLUMNAR BLUE SPRUCE	PICEA FUNGENS FASTIGIATA	2000 mm HT B&B	
7	COLUMNAR BLUE SPRUCE	PICEA FUNGENS FASTIGIATA	3000 mm HT B&B	
5	TOBA HAWTHORN	CRATAGEUS TOBA	50 mm CAL 15 GAL	
2	MING CHERRY	PRUNUS MING	50 mm CAL 15 GAL	
SHRUBS				
19	TINY WINE NINEBARK	PHYSOCARPUS OPUFOLIUS 'TINY'	450 mm HT POTTED	
8	THREE LOBED SPIREA	SPIRAEA TRILOBA	450 mm HT POTTED	
11	AMERICAN Highbush CRANBERRY	VIBURNUM TRILOBUM WENTWORTH	300 mm HT POTTED	
17	DARTS GOLD NINEBARK	PHYSOCARPUS OPUFOLIUS DARTS GOLD	450 mm HT POTTED	
6	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM SKYROCKET	1200 mm HT. POTTED	
16	ALPINE CURRANT	RIBES ALPINUM	600 mm HT. POTTED	
5	BLUE TAM JUNIPER	JUNIPERUS TAM BLUE	600 mm SP. POTTED	
2	ANABELLE HYDRANGEA	HYDRANGEA PANN. ANABELLE	600 mm HT. POTTED	
62	CONCORDE BARBERRY	BERBERIS THUNB. CONCORDE	450 mm HT. POTTED	
PERENNIALS				
5	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 YEAR	CONTAINER
43	OVERDAM GRASS	CALAMAGROTIS 'OVERDAM'	2 YEAR	CONTAINER
24	CHERRY BERRY HOSTA	HOSTA CHERRY BERRY	2 YEAR	CONTAINER

4	ADDED 1 CONIFEROUS TREE AT 3000mm HT.	BEW	01/09/21	BEW																
3	ADDED NEW SITE PLAN ADJUSTED PLANTING ADDED PAVING STONE FOR PATIOS	BEW	15/04/21	BEW																
2	ADDED NEW SITE PLAN ADJUSTED PLANTING	BEW	06/09/21	BEW																
1	ADDED NEW SITE PLAN ADJUSTED PLANTING	BEW	23/02/21	BEW																

SUB - CONSULTANT

CONSULTANT

W.A. GROUP LANDSCAPE ARCHITECTURE

12 Richmond Link - Fort Saskatchewan AB T8L 0S2

CLIENT

DRAWING SCALE: 1:250 METRIC

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DRAWN: BEW OCT 26, 2021

DESIGNED: BEW OCT 26, 2021

CHECKED: BEW OCT 26, 2021

DATE: OCT 26, 2021

ISSUED FOR DEVELOPMENT PERMIT

ISSUED FOR CONSTRUCTION

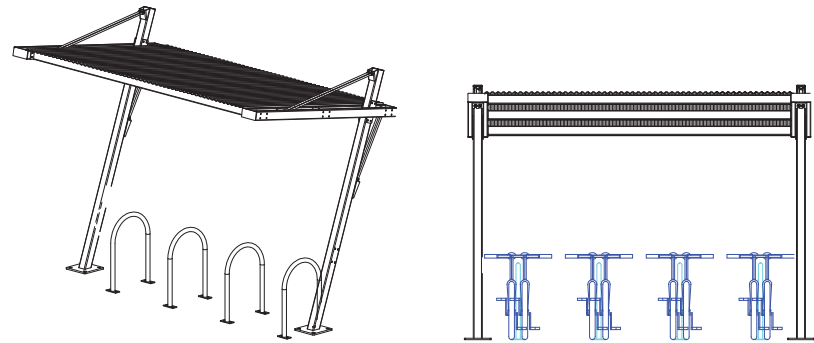
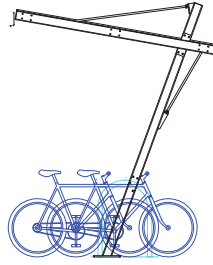
PROJECT: MULTI FAMILY DEVELOPMENT

1110-1126 GLADSTONE RD NW

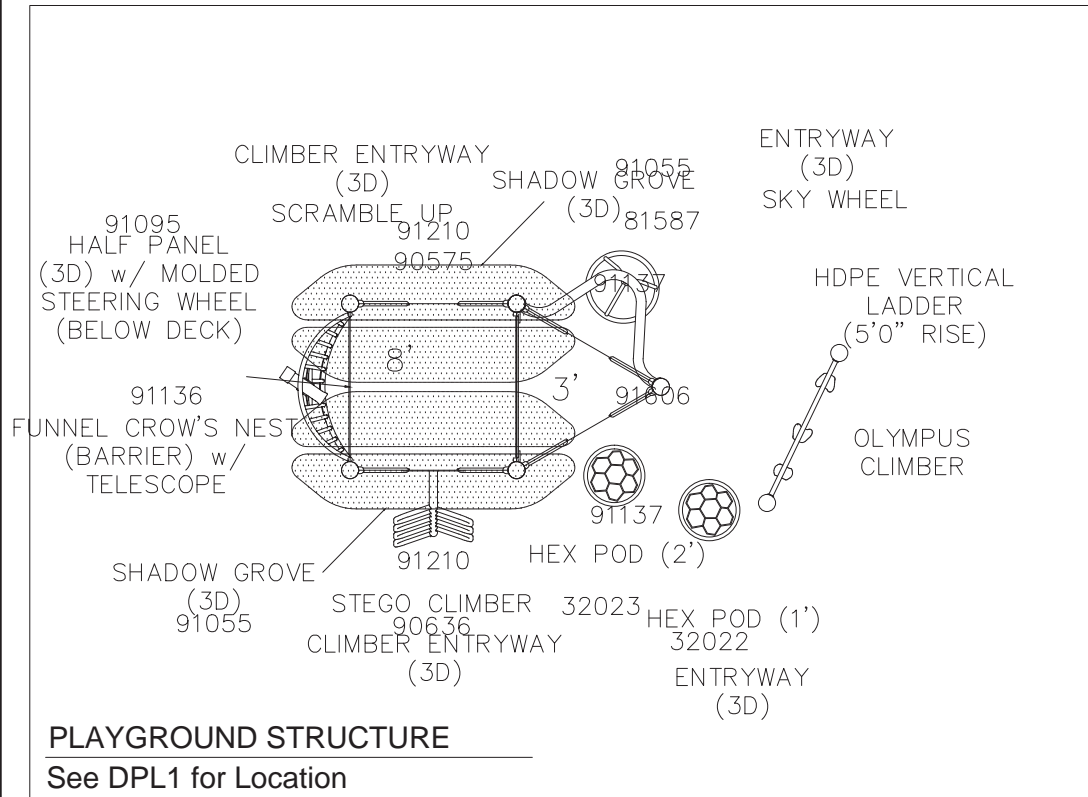
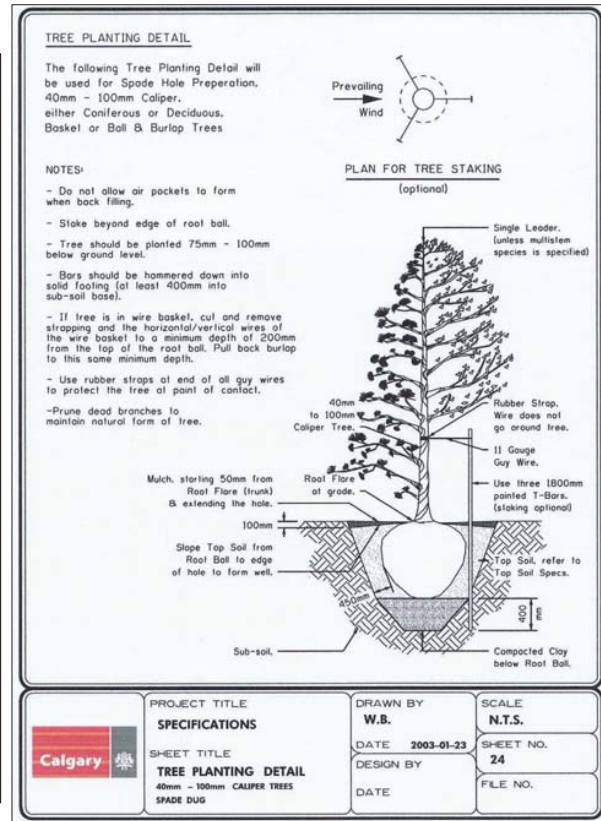
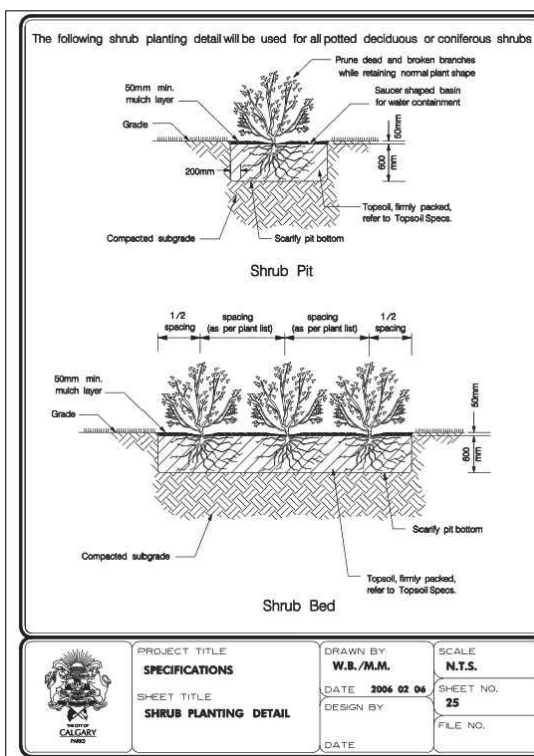
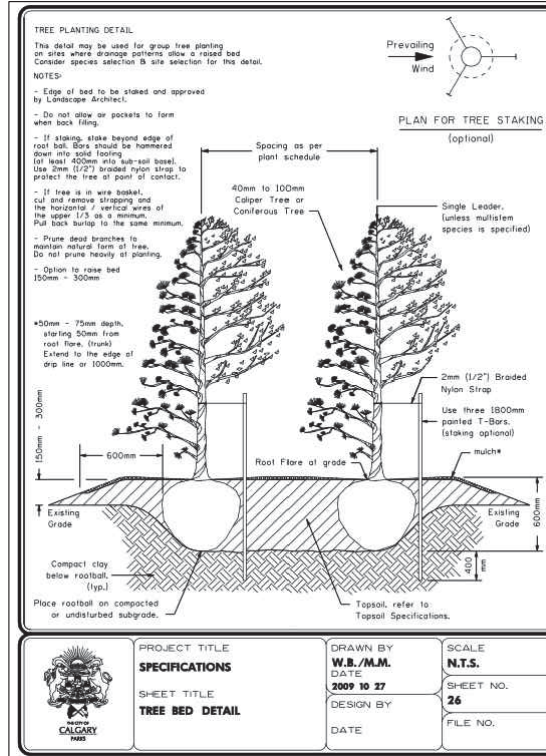
CALGARY ALBERTA

DRAWING: LANDSCAPE PLAN

DPL-1.0



VIZOR BIKE SHELTER BY DERO PLAYCORE
See DPL1 for Location



BENCH
See DPL1 for Location



URBAN FORM RECYCLE STATION
See DPL1 for Location



TYPICAL PICNIC TABLE
See DPL1 for Location

SITE FURNITURE SCHEDULE

ITEM	QTY.	MANUFACTURER	STYLE	COLOUR	INSTALLATION
BENCH	8	WISHBONE INDUSTRIES	STANDARD PARK BENCH PB-6	BROWN SURFACE BLACK METAL	SURFACE MOUNT
PICNIC TABLE	1	WISHBONE INDUSTRIES	BAYVIEW BVPTWC-8	BROWN SURFACE BLACK METAL	SURFACE MOUNT
RECYCLE STATION	2	WISHBONE INDUSTRIES	URBAN FORM UFRS-44	SAND SURFACE BLACK METAL	SURFACE MOUNT



PATIO and PLAZA PAVERS
See DPL1 for Location

NO.	REVISIONS	BY	DATE	APPRD
4				
3				
2				
1				

SUB - CONSULTANT

CONSULTANT
The Alberta Association of Landscape Architects
W.A. GROUP
LANDSCAPE ARCHITECTURE
12 Richmond Link Fort Saskatchewan AB T8L 0S2

CLIENT

DRAWING SCALE: N.T.S.

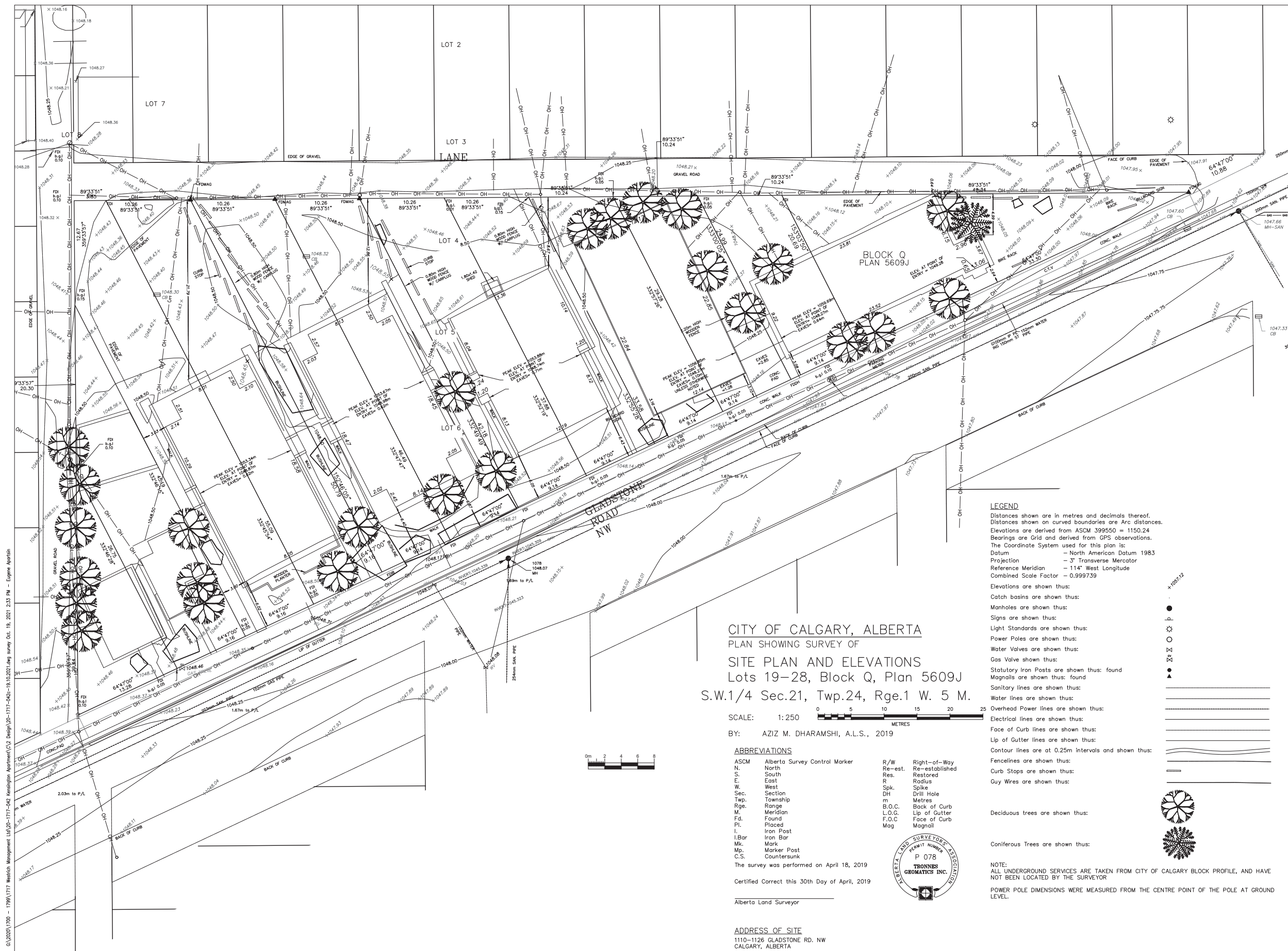
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DRAWN	PEW OCT 26, 2021	DATE
DESIGNED	PEW OCT 26, 2021	DATE
CHECKED	PEW OCT 26, 2021	DATE
ISSUED FOR DEVELOPMENT PERMIT	OCT 26, 2021	DATE
ISSUED FOR CONSTRUCTION		DATE

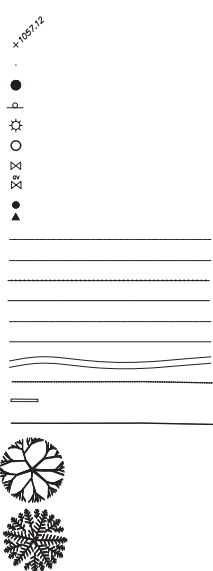
PROJECT
MULTI FAMILY DEVELOPMENT
1110-1126 GLADSTONE RD NW
CALGARY ALBERTA

DRAWING
LANDSCAPE DETAILS AND FURNITURE

DPL-2.0



LEGEND
Distances shown are in metres and decimals thereof.
Distances shown on curved boundaries are Arc distances.
Elevations are derived from ASCM 399550 = 1150.24
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:
Signs are shown thus:
Light Standards are shown thus:
Power Poles are shown thus:
Water Valves are shown thus:
Gas Valve shown thus:
Statutory Iron Posts are shown thus: found
Magnalls are shown thus: found
Sanitary lines are shown thus:
Water lines are shown thus:
Overhead Power lines are shown thus:
Face of Curb lines are shown thus:
Lip of Gutter lines are shown thus:
Contour lines are at 0.25m intervals and shown thus:
Fencelines are shown thus:
Curb Stops are shown thus:
Guy Wires are shown thus:
Deciduous trees are shown thus:
Coniferous Trees are shown thus:



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	2.03.21	ISSUED FOR REVIEW AND APPROVAL

DP 2020-6663

APPROVED	CHECKED	DATE	DRAWN
TWS	EA	OCT 19/21	EA

PROJECT
WESTRICH MANAGEMENT LTD
KENSINGTON APARTMENT
1110, 1114, 1120, 1124, 1126
GLADSTONE RD, NW, CALGARY

SURVEY PLAN

PROJECT NUMBER	DRAWING NUMBER
20-1717-042	C01

CITY OF CALGARY, ALBERTA
PLAN SHOWING SURVEY OF
SITE PLAN AND ELEVATIONS
Lots 19-28, Block Q, Plan 5609J
S.W.1/4 Sec.21, Twp.24, Rge.1 W. 5 M.

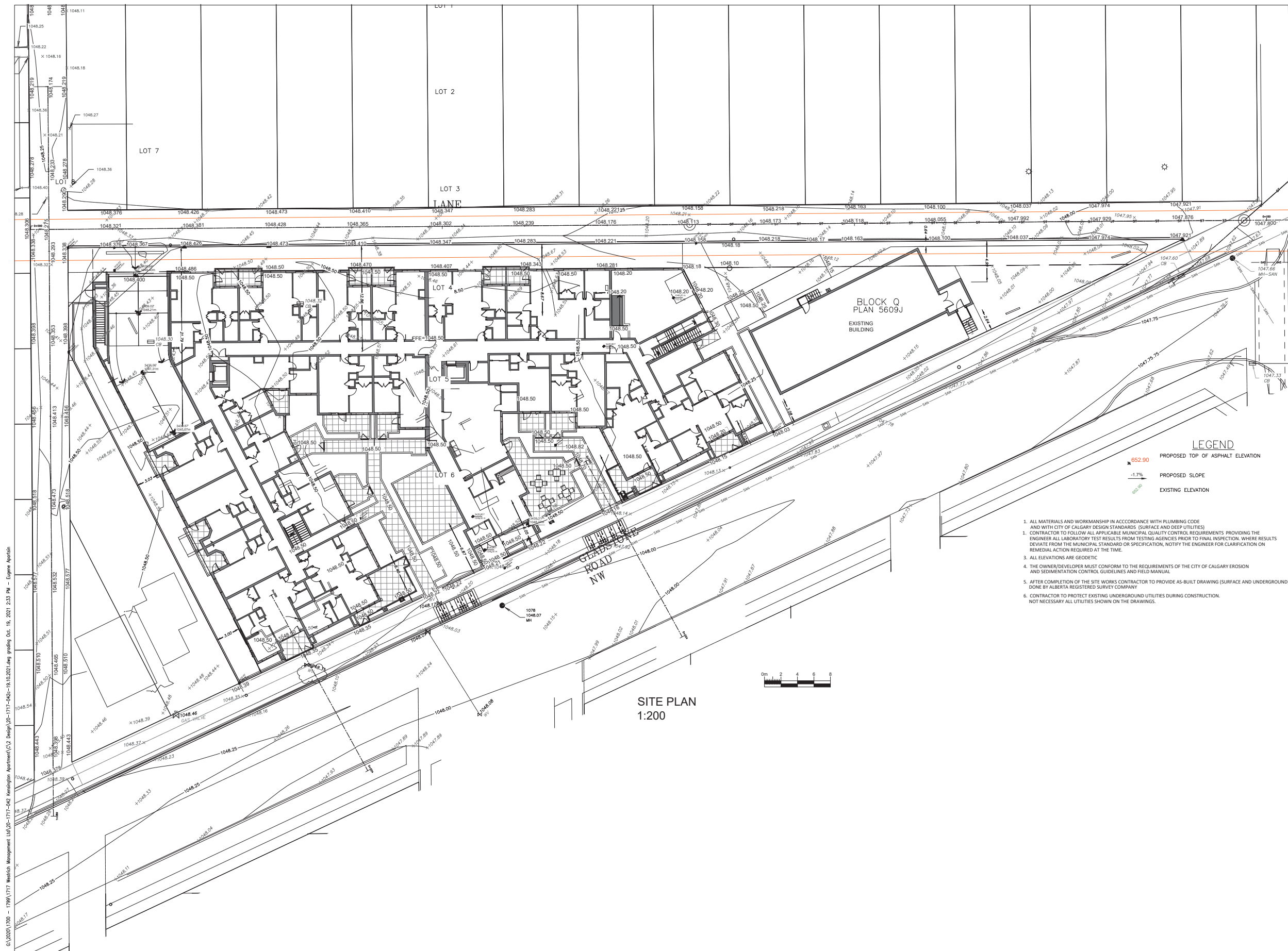
SCALE: 1:250
BY: AZIZ M. DHARAMSHI, A.L.S., 2019

- ABBREVIATIONS**
- | | | | |
|-------|-------------------------------|---------|----------------|
| ASCM | Alberta Survey Control Marker | R/W | Right-of-Way |
| N. | North | Re-est. | Re-established |
| S. | South | Res. | Restored |
| E. | East | R | Radius |
| W. | West | Spk. | Spike |
| Sec. | Section | DH | Drill Hole |
| Twp. | Township | m | Metres |
| Rge. | Range | B.O.C. | Back of Curb |
| M. | Meridian | L.O.G. | Lip of Gutter |
| Fd. | Found | F.O.C. | Face of Curb |
| Pl. | Placed | Mag | Magnall |
| I. | Iron Post | | |
| I.Bar | Iron Bar | | |
| Mk. | Mark | | |
| Mp. | Marker Post | | |
| C.S. | Countersunk | | |
- The survey was performed on April 18, 2019
Certified Correct this 30th Day of April, 2019
- Alberta Land Surveyor

ADDRESS OF SITE
1110-1126 GLADSTONE RD. NW
CALGARY, ALBERTA



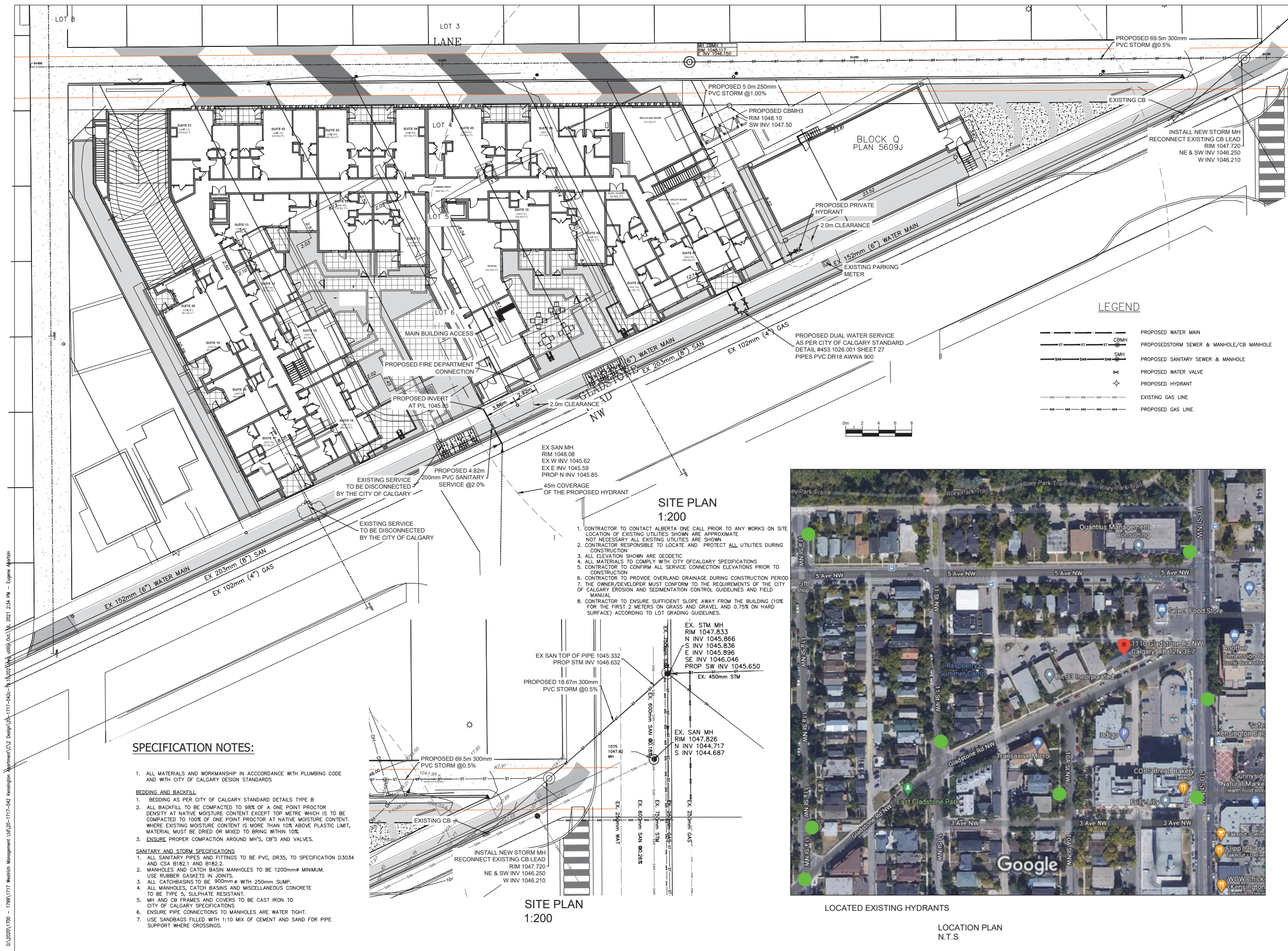
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Last Saved: Oct. 19, 2021 1:43 PM By: EUGENE



G:\2020\1700 - 1799\1717 Westrich Management Ltd\20-1717-042 Kensington Apartment\C2 Design\20-1717-042-18.0.2021.dwg grading Oct. 19, 2021 2:13 PM - Eugene Apalatin
Last Saved: Oct. 19, 2021 1:43 PM By: EUGENE

1. ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF CALGARY DESIGN STANDARDS (SURFACE AND DEEP UTILITIES)
1. CONTRACTOR TO FOLLOW ALL APPLICABLE MUNICIPAL QUALITY CONTROL REQUIREMENTS PROVIDING THE ENGINEER ALL LABORATORY TEST RESULTS FROM TESTING AGENCIES PRIOR TO FINAL INSPECTION. WHERE RESULTS DEVIATE FROM THE MUNICIPAL STANDARD OR SPECIFICATION, NOTIFY THE ENGINEER FOR CLARIFICATION ON REMEDIAL ACTION REQUIRED AT THE TIME.
3. ALL ELEVATIONS ARE GEODETIC
4. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL
5. AFTER COMPLETION OF THE SITE WORKS CONTRACTOR TO PROVIDE AS-BUILT DRAWING (SURFACE AND UNDERGROUND) DONE BY ALBERTA REGISTERED SURVEY COMPANY
6. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. NOT NECESSARY ALL UTILITIES SHOWN ON THE DRAWINGS.

NOT FOR CONSTRUCTION			
NO.	DATE	ISSUED FOR REVIEW AND APPROVAL	REVISIONS
1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL	
SEAL			
DP 2020-6663			
APPROVED	CHECKED	DATE	DRAWN
TWS	EA	OCT 19/21	EA
SCALE		DATE	
AS SHOWN		OCT 19/21	
PROJECT			
WESTRICH MANAGEMENT LTD			
KENSINGTON APARTMENT			
1110, 1114, 1120, 1124, 1126			
GLADSTONE RD, NW, CALGARY			
TITLE			
GRADING PLAN			
PROJECT NUMBER		DRAWING NUMBER	
20-1717-042		C02	



LEGEND

- PROPOSED WATER MAIN
- CBMH
- PROPOSED STORM SEWER & MANHOLE/CB MANHOLE
- SMH
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- EXISTING GAS LINE
- PROPOSED GAS LINE



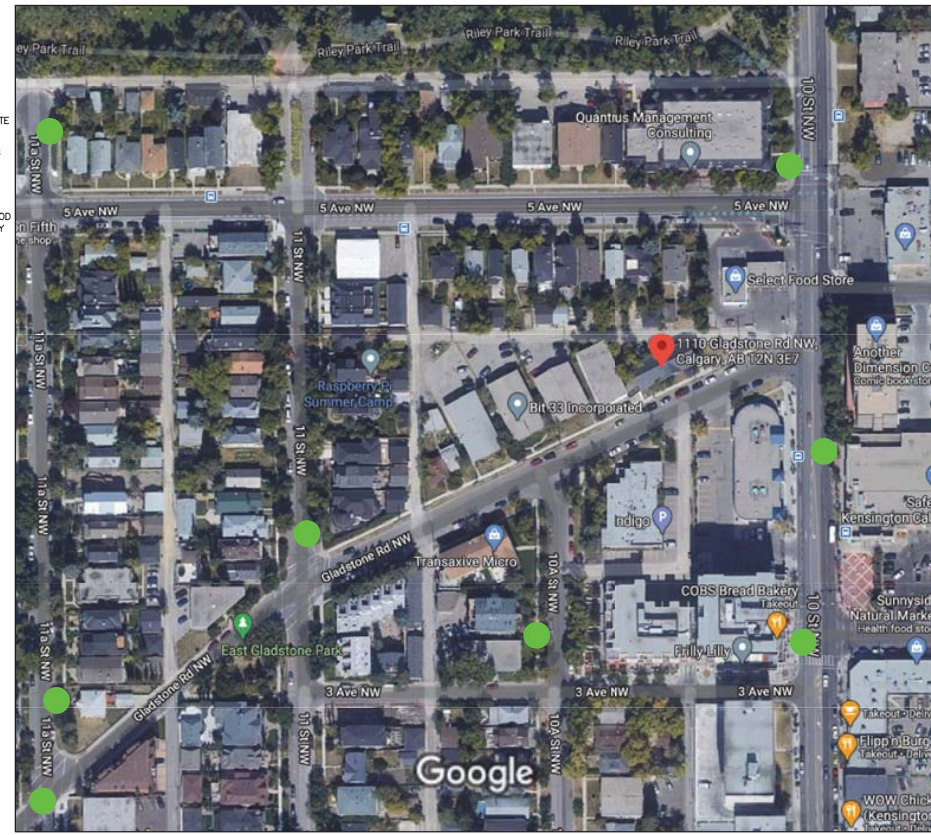
SITE PLAN 1:200

1. CONTRACTOR TO CONTACT ALBERTA ONE CALL PRIOR TO ANY WORKS ON SITE. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. NOT NECESSARY ALL EXISTING UTILITIES ARE SHOWN.
2. CONTRACTOR RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
3. ALL ELEVATIONS SHOWN ARE GEODETIC.
4. ALL MATERIALS TO COMPLY WITH CITY OF CALGARY SPECIFICATIONS.
5. CONTRACTOR TO CONFIRM ALL SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE OVERLAND DRAINAGE DURING CONSTRUCTION PERIOD.
7. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.
8. CONTRACTOR TO ENSURE SUFFICIENT SLOPE AWAY FROM THE BUILDING (10% FOR THE FIRST 2 METERS ON GRASS AND GRAVEL AND 0.75% ON HARD SURFACE) ACCORDING TO LOT GRADING GUIDELINES.

SPECIFICATION NOTES:

1. ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF CALGARY DESIGN STANDARDS.
- BEDDING AND BACKFILL**
1. BEDDING AS PER CITY OF CALGARY STANDARD DETAILS TYPE B.
 2. ALL BACKFILL TO BE COMPACTED TO 98% OF A ONE POINT PROCTOR DENSITY AT NATIVE MOISTURE CONTENT EXCEPT TOP METRE WHICH IS TO BE COMPACTED TO 100% OF ONE POINT PROCTOR AT NATIVE MOISTURE CONTENT, WHERE EXISTING MOISTURE CONTENT IS MORE THAN 10% ABOVE PLASTIC LIMIT, MATERIAL MUST BE DRIED OR MIXED TO BRING WITHIN 10%.
 3. ENSURE PROPER COMPACTION AROUND MHS, CBS AND VALVES.
- SANITARY AND STORM SPECIFICATIONS**
1. ALL SANITARY PIPES AND FITTINGS TO BE PVC, DR35, TO SPECIFICATION D3034 AND CSA B182.1 AND B182.2.
 2. MANHOLES AND CATCH BASIN MANHOLES TO BE 1200mm MINIMUM. USE RUBBER GASKETS IN JOINTS.
 3. ALL CATCHBASINS TO BE 900mm ø WITH 250mm SUMP.
 4. ALL MANHOLES, CATCH BASINS AND MISCELLANEOUS CONCRETE TO BE TYPE 3, SULPHATE RESISTANT.
 5. MH AND CB FRAMES AND COVERS TO BE CAST IRON TO CITY OF CALGARY SPECIFICATIONS.
 6. ENSURE PIPE CONNECTIONS TO MANHOLES ARE WATER TIGHT.
 7. USE SANDBAGS FILLED WITH 1:10 MIX OF CEMENT AND SAND FOR PIPE SUPPORT WHERE CROSSINGS.

SITE PLAN 1:200



LOCATED EXISTING HYDRANTS
LOCATION PLAN N.T.S.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL

DP 2020-6663

APPROVED	CHECKED	DRAWN
TWS	EA	EA

SCALE AS SHOWN DATE OCT 19/21

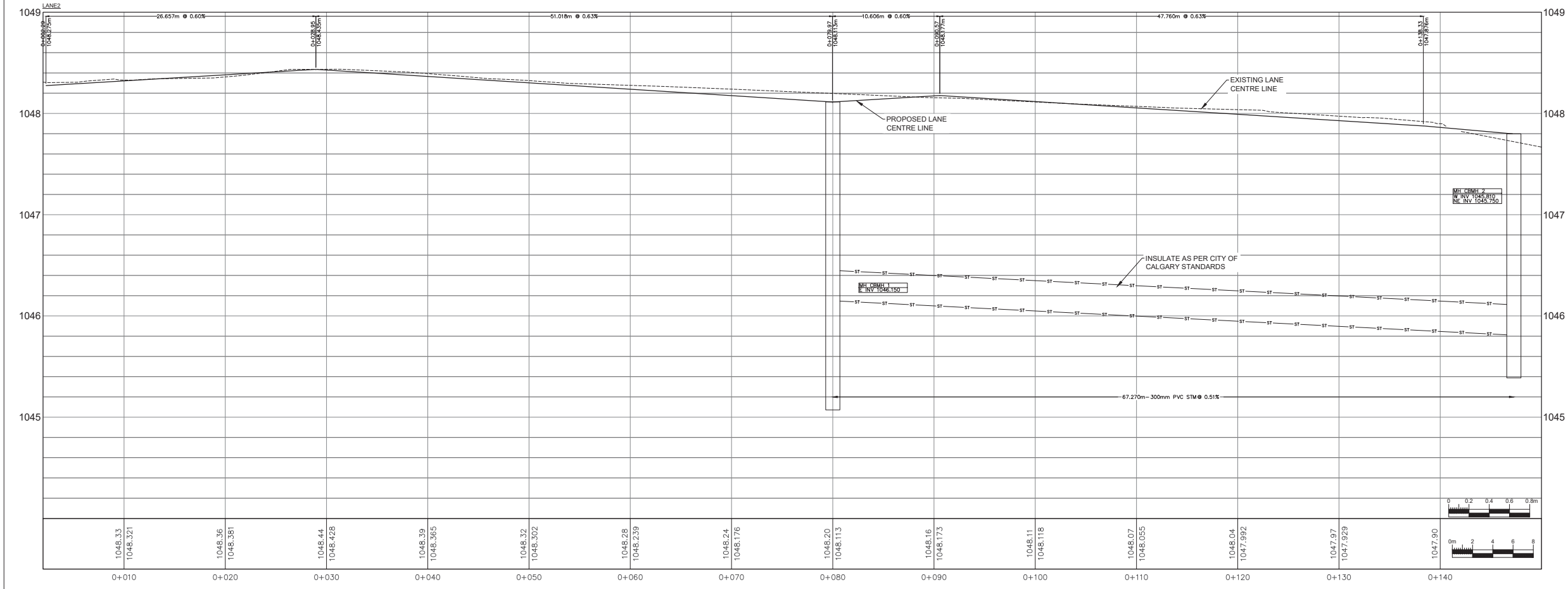
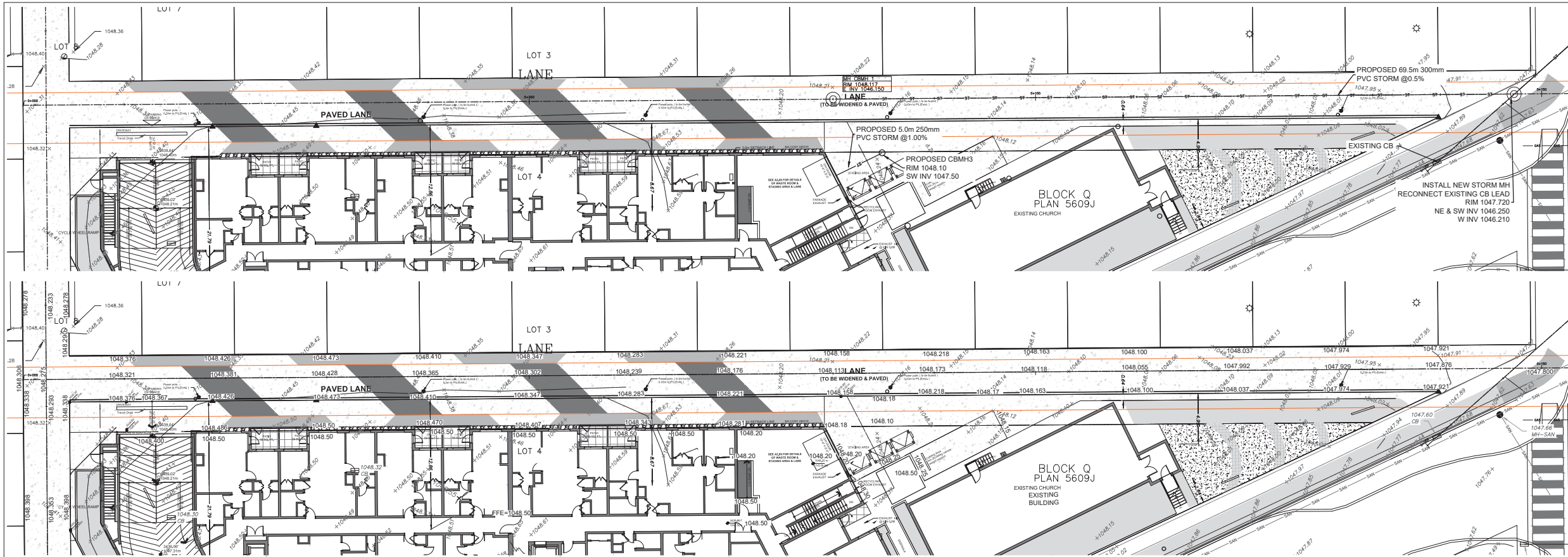
PROJECT WESTRICH MANAGEMENT LTD KENSINGTON APARTMENT 1110, 1114, 1120, 1124, 1126 GLADSTONE RD, NW, CALGARY

UTILITY PLAN

PROJECT NUMBER	DRAWING NUMBER
20-1717-042	C03

G:\2020\1700 - 1717\1717 Westrich Management Ltd\20-1717-042 Kensington Apartment\CAD Design\DWG\20-1717-042-1474-01.dwg, Oct 19, 2021 2:34 PM - Eugene Aguilera

Last Saved: Oct. 19, 2021 1:43 PM By: EUGENE



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NO.	DATE	ISSUED FOR REVIEW AND APPROVAL	REVISIONS
1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL	

DP 2020-6663

APPROVED	CHECKED	DRAWN
TWS	EA	EA

SCALE: AS SHOWN DATE: OCT 19/21

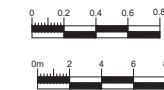
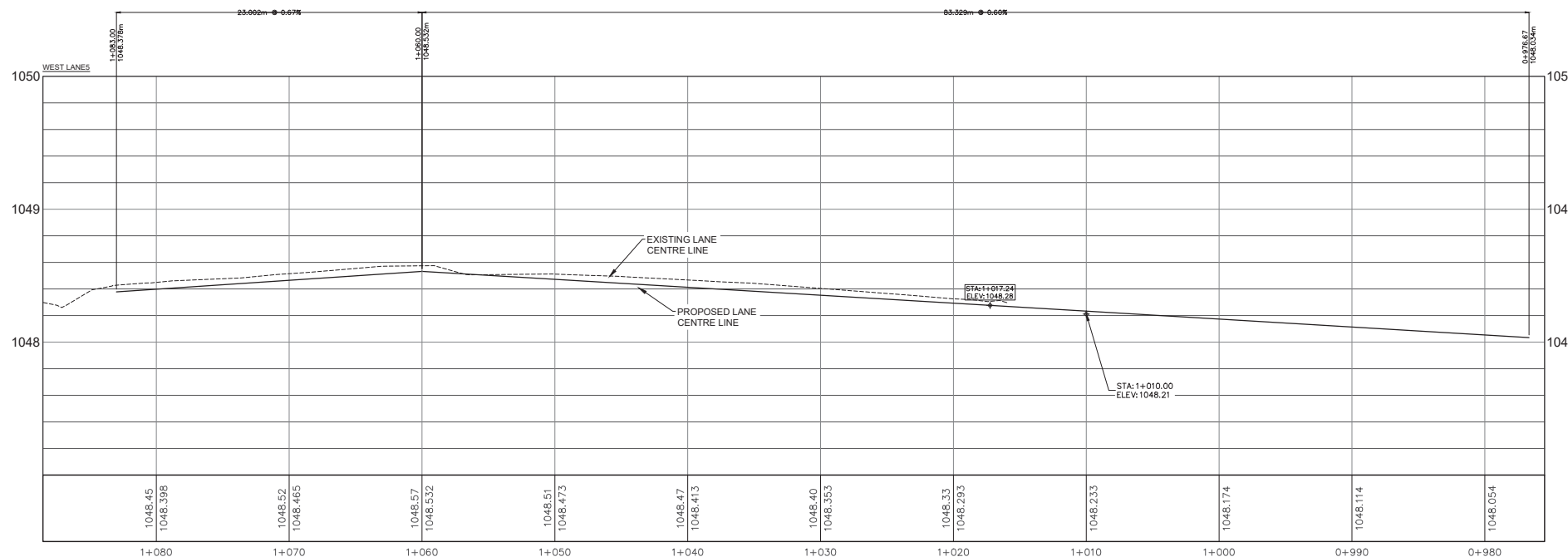
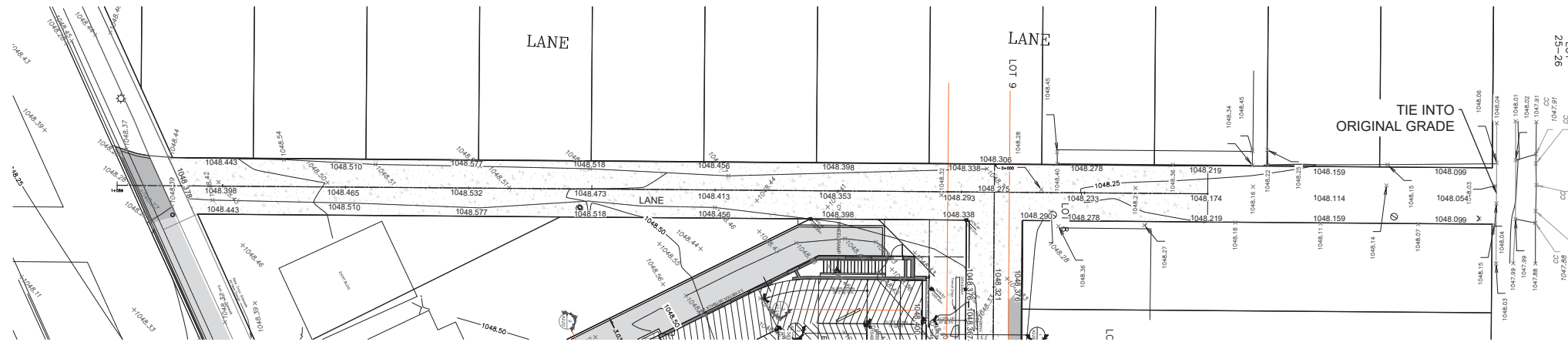
PROJECT: WESTRICH MANAGEMENT LTD
KENSINGTON APARTMENT
1110, 1114, 1120, 1124, 1126
GLADSTONE RD, NW, CALGARY

TITLE: NORTH LANE BLOCK PROFILE

PROJECT NUMBER	DRAWING NUMBER
20-1717-042	C04

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1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL

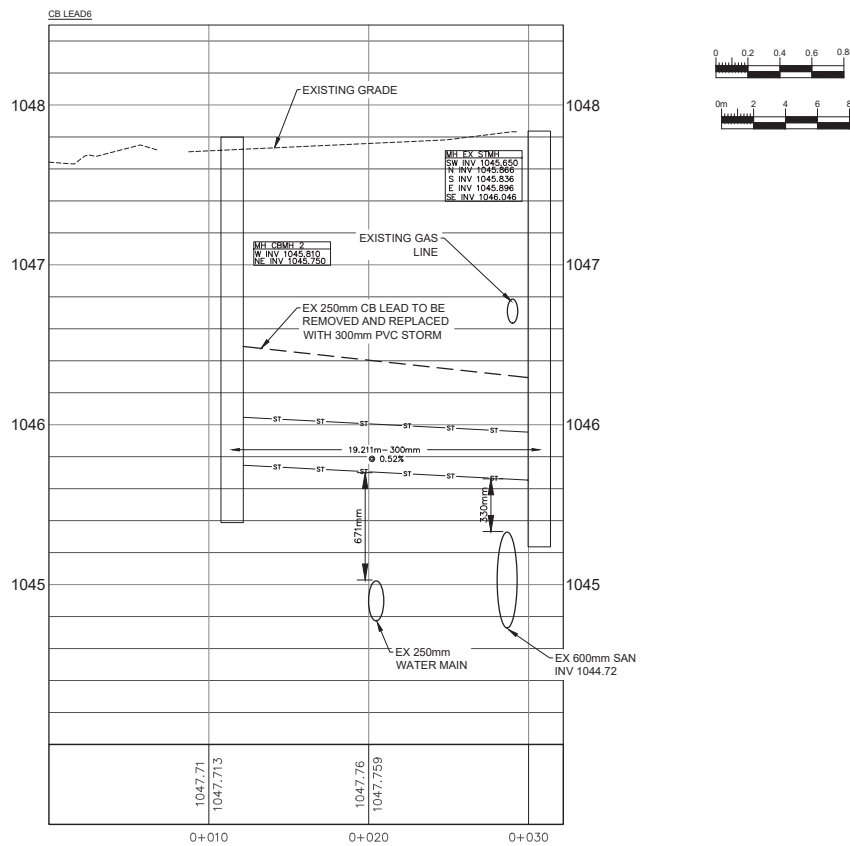
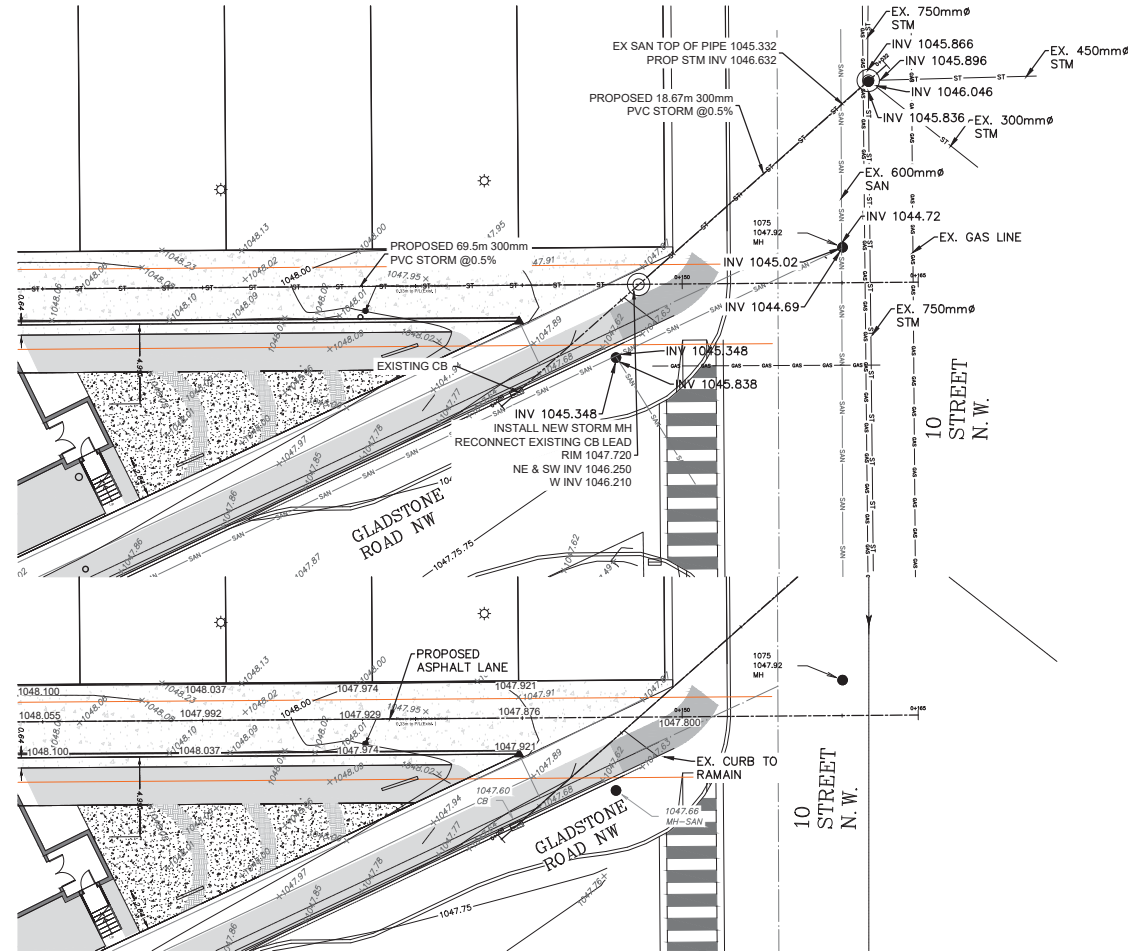
SEAL

DP 2020-6663			
APPROVED	CHECKED	DATE	DRAWN
TWS	EA	OCT 19/21	EA
SCALE AS SHOWN			
PROJECT WESTRICH MANAGEMENT LTD KENSINGTON APARTMENT 1110, 1114, 1120, 1124, 1126 GLADSTONE RD, NW, CALGARY			
TITLE WEST LANE BLOCK PROFILE			

PROJECT NUMBER	DRAWING NUMBER
20-1717-042	C05

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NO.	DATE	ISSUED FOR REVIEW AND APPROVAL	REVISIONS
1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL	

DP 2020-6663

APPROVED	CHECKED	DATE	DRAWN
TWS	EA	OCT 19/21	EA

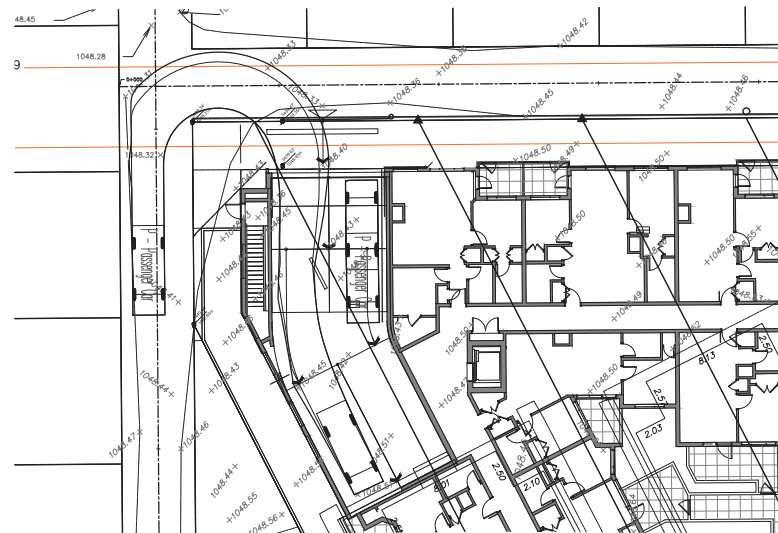
PROJECT
WESTRICH MANAGEMENT LTD
KENSINGTON APARTMENT
1110, 1114, 1120, 1124, 1126
GLADSTONE RD, NW, CALGARY

TITLE
CONNECTION TO THE EX
STORM 10 STREET
BLOCK PROFILE

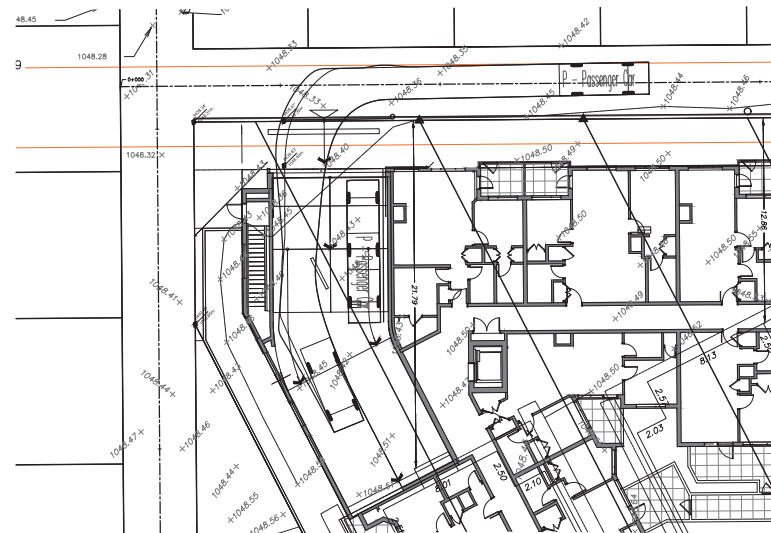
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20-1717-042	C06

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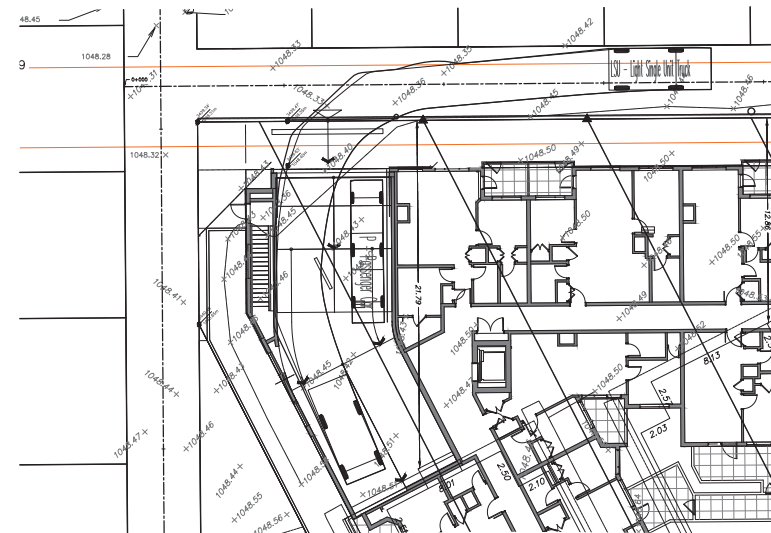
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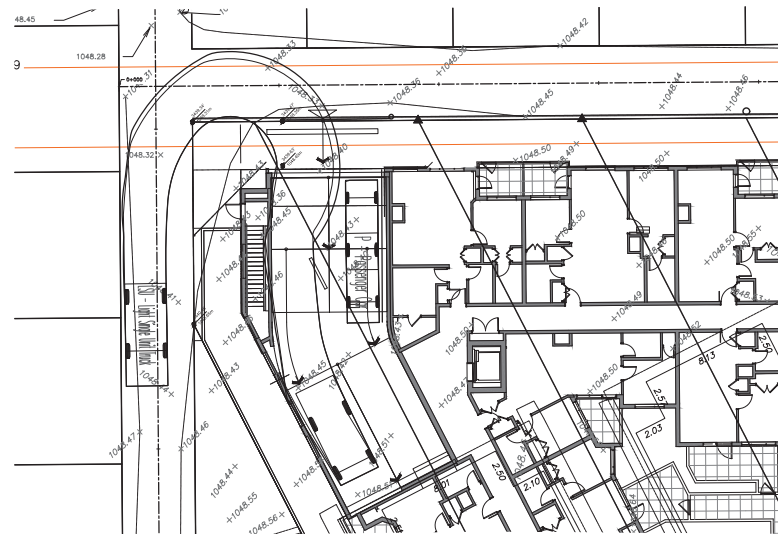
PASSENGER CAR SWEEP PATH
SCALE 1:200



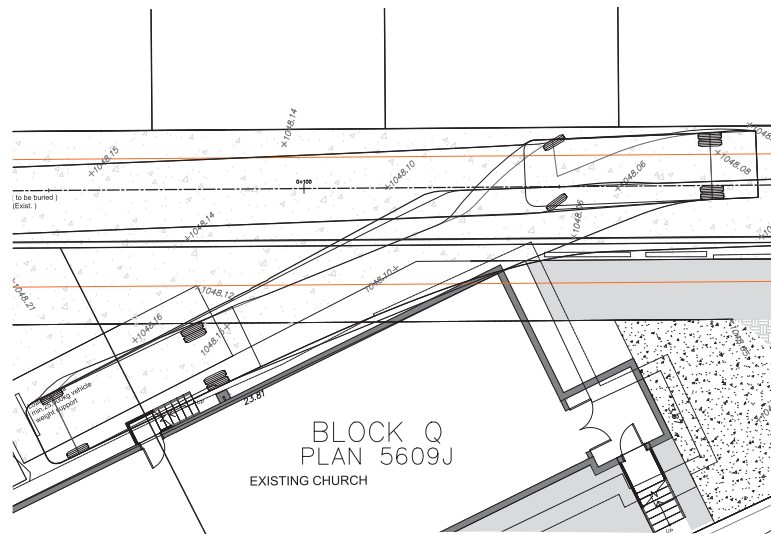
PASSENGER CAR SWEEP PATH
SCALE 1:200



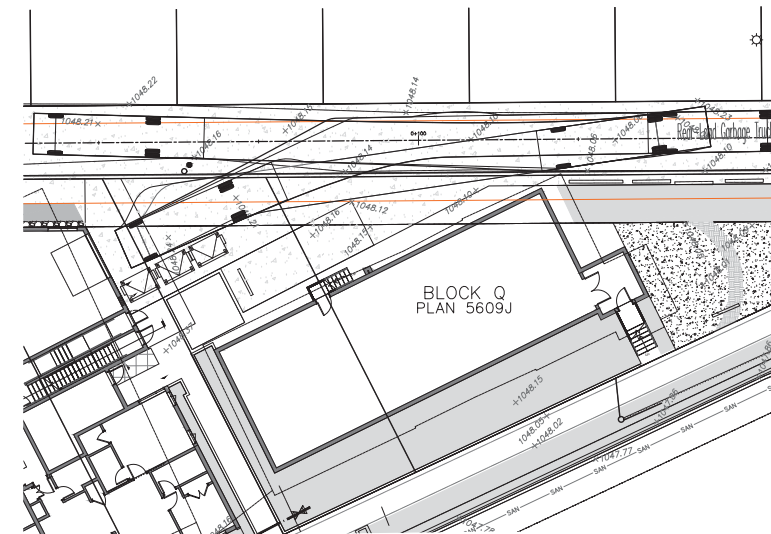
LIGHT SINGLE TRUCK SWEEP PATH
SCALE 1:200



LIGHT SINGLE TRUCK SWEEP PATH
SCALE 1:200



ACCESS SU9 VEHICLE SWEEP PATH
SCALE 1:200



GARBAGE TRUCK SWEEP PATH
SCALE 1:200

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NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	2.03.2121	ISSUED FOR REVIEW AND APPROVAL

DP 2020-6663

APPROVED	CHECKED	DRAWN
TWS	EA	EA

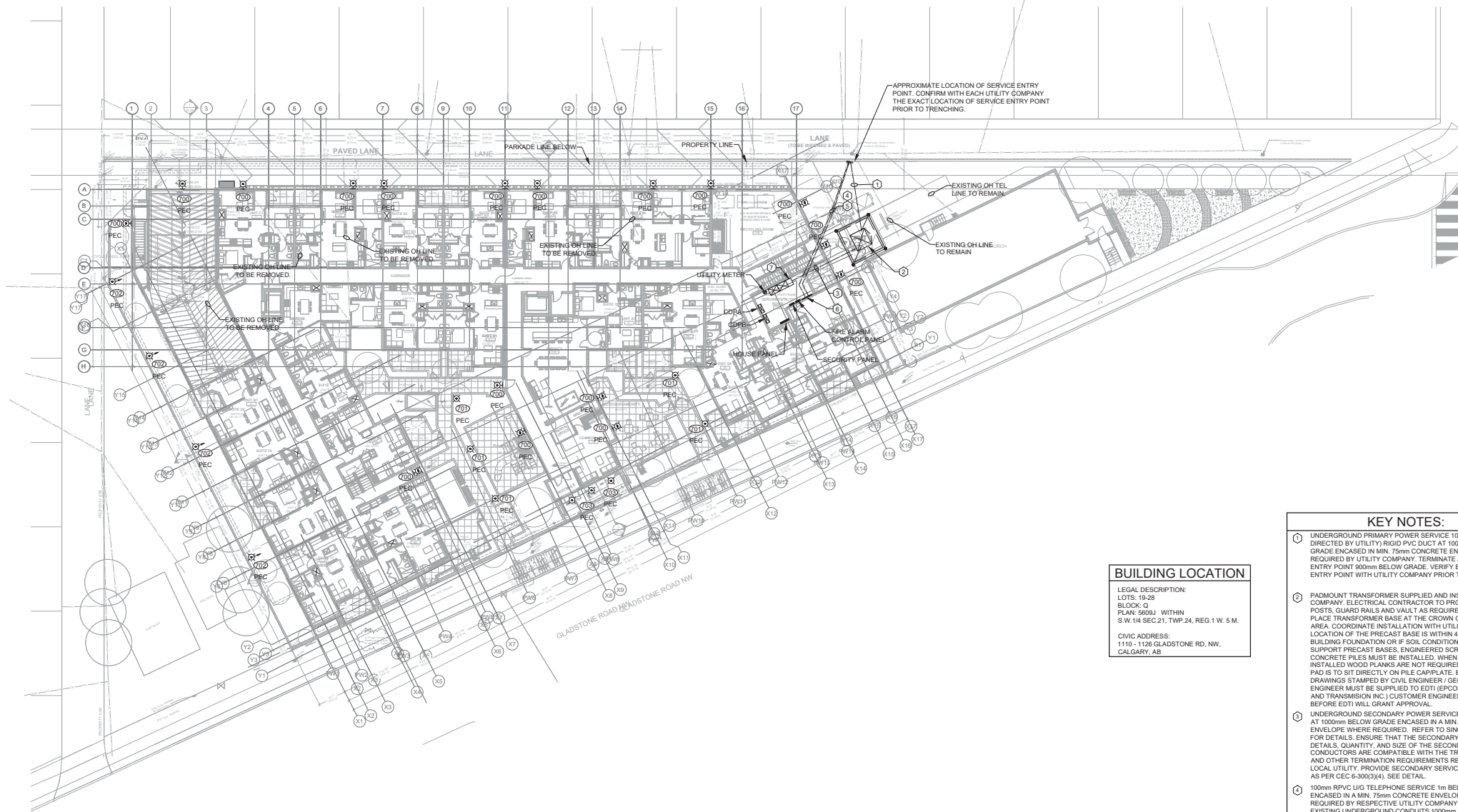
SCALE	DATE
AS SHOWN	OCT 19/21

PROJECT
WESTRICH MANAGEMENT LTD
KENSINGTON APARTMENT
1110, 1114, 1120, 1124, 1126
GLADSTONE RD, NW, CALGARY

TITLE
SWEEP PATH ANALYSES

PROJECT NUMBER	DRAWING NUMBER
20-1717-042	C07

Last Saved: Oct. 19, 2021 1:43 PM By: EUGENE



BUILDING LOCATION
LEGAL DESCRIPTION:
LOTS: 19-28
BLOCK: Q WITHIN
S.W.1/4 SEC.21, TWP.24, REG.1 W. 5 M.
CIVIC ADDRESS:
1110 - 1126 GLADSTONE RD. NW,
CALGARY, AB

- KEY NOTES:**
- ① UNDERGROUND PRIMARY POWER SERVICE 100 OR 125mm (AS DIRECTED BY UTILITY) RIGID PVC DUCT AT 1000mm BELOW GRADE ENCASED IN MIN. 75mm CONCRETE ENVELOPE WHERE REQUIRED BY UTILITY COMPANY. TERMINATE AT POWER SERVICE ENTRY POINT 800mm BELOW GRADE. VERIFY EXACT SERVICE ENTRY POINT WITH UTILITY COMPANY PRIOR TO TRENCHING.
 - ② PADMOUNT TRANSFORMER SUPPLIED AND INSTALLED BY UTILITY COMPANY. ELECTRICAL CONTRACTOR TO PROVIDE GROUNDING, POSTS, GUARD RAILS AND VAULT AS REQUIRED BY UTILITY. PLACE TRANSFORMER BASE AT THE CROWN OF LANDSCAPE AREA. COORDINATE INSTALLATION WITH UTILITY ON SITE. IF THE LOCATION OF THE PRECAST BASE IS WITHIN 4 METERS OF A BUILDING FOUNDATION OR IF SOIL CONDITIONS DO NOT SUPPORT PRECAST BASES, ENGINEERED SCREW PILES OR CONCRETE PILES MUST BE INSTALLED. WHEN PILES ARE INSTALLED WOOD PLANKS ARE NOT REQUIRED. THE CONCRETE PAD IS TO SIT DIRECTLY ON PILE CAP/PLATE. ENGINEERED DRAWINGS STAMPED BY CIVIL ENGINEER / GEOTECHNICAL ENGINEER MUST BE SUPPLIED TO ED7I (EPCOR DISTRIBUTION AND TRANSMISSION INC.) CUSTOMER ENGINEERING SERVICES BEFORE ED7I WILL GRANT APPROVAL.
 - ③ UNDERGROUND SECONDARY POWER SERVICE RIGID PVC DUCTS AT 1000mm BELOW GRADE ENCASED IN A MIN. 75mm CONCRETE ENVELOPE WHERE REQUIRED. REFER TO SINGLE LINE DIAGRAM FOR DETAILS. ENSURE THAT THE SECONDARY CONDUCTOR DETAILS, QUANTITY, AND SIZE OF THE SECONDARY CONDUCTORS ARE COMPATIBLE WITH THE TRANSFORMER LUGS AND OTHER TERMINATION REQUIREMENTS REQUIRED BY THE LOCAL UTILITY. PROVIDE SECONDARY SERVICE CONDUITS DRAIN AS PER CEC 6-3003(4). SEE DETAIL.
 - ④ 100mm RPVC LUG TELEPHONE SERVICE 1m BELOW GRADE ENCASED IN A MIN. 75mm CONCRETE ENVELOPE WHERE REQUIRED BY RESPECTIVE UTILITY COMPANY. CONNECT TO EXISTING UNDERGROUND CONDUITS 1000mm BELOW GRADE. VERIFY SERVICE ENTRY POINT ON SITE.
 - ⑤ 100mm RPVC LUG CATV SERVICE 1m BELOW GRADE ENCASED IN A MIN. 75mm CONCRETE ENVELOPE WHERE REQUIRED BY RESPECTIVE UTILITY COMPANY. CONNECT TO EXISTING UNDERGROUND CONDUITS 1000mm BELOW GRADE. VERIFY SERVICE ENTRY POINT ON SITE.
 - ⑥ APPROXIMATE LOCATION OF TTBI/TVTB IN ELECTRICAL ROOM. REFER TO FLOOR PLANS.
 - ⑦ APPROXIMATE LOCATION OF MDP IN ELECTRICAL ROOM. REFER TO FLOOR PLANS AND SINGLE LINE DIAGRAM FOR DETAILS.

- GENERAL NOTES**
1. ELECTRICAL CONTRACTOR TO CONFIRM ENTRY POINTS AND REQUIREMENTS OF INCOMING SERVICES BEFORE COMMENCING WORK.
 2. ELECTRICAL CONTRACTOR TO VERIFY CLEARANCES FROM ALL OTHER DEEP SERVICES AND UTILITIES PRIOR TO ANY UNDERGROUND ELECTRICAL SERVICE WORK, INCLUDING BUT NOT LIMITED TO PIPING, TRANSFORMER VAULTS, AND PEDESTALS.
 3. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTO-ELECTRIC CELL (PEC) / TIMECLOCK (TC). REFER TO EXTERIOR LIGHTING CONTROL SCHEMATIC FOR FURTHER INFORMATION.
 4. MINIMUM ACCEPTABLE VOLTAGE DROP FOR SITE LIGHTING IS 3% FROM BRANCH CIRCUIT PANEL TO THE FURTHEST LIGHT FIXTURE.
 5. PROVIDE A PULL ROPE IN ALL EMPTY CONDUITS.
 6. STUB CONDUITS INTO BUILDING ENVELOPE TO BE EXTENDED TO ELECTRICAL ROOM DURING FUTURE BUILDING CONSTRUCTION.
 7. EXTEND DUCTS OFF PROPERTY TO PEDESTAL. PROVIDE SWEEPING BENDS INTO PEDESTAL AS DIRECTED BY EACH UTILITY.

1 SITE PLAN
SCALE: 1:200

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometry and conditions which may vary from those assumed on the drawings.
Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.
Written dimensions shall have precedence over scaled dimensions.
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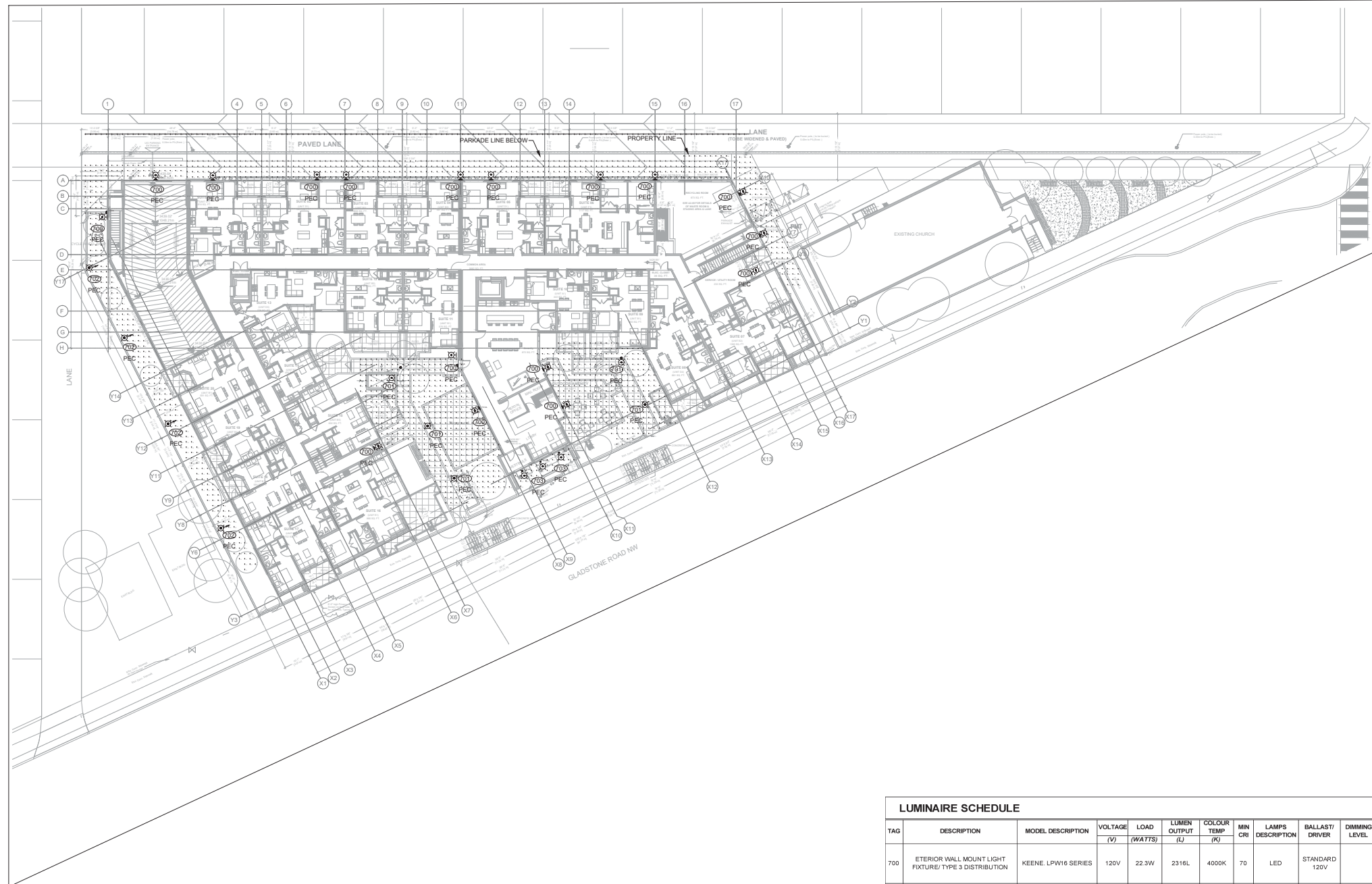
NO.	REVISIONS:	DATE:
	ISSUED FOR:	DATE:
	ISSUED FOR RESPONSE OF COMMENT	OCT 16, 2021
	ISSUED FOR RESPONSE OF COMMENT	NOV 10, 2021
	ISSUED FOR RESPONSE OF COMMENT	OCT 29, 2021
	ISSUED FOR RESPONSE OF COMMENT	OCT 29, 2021

PROJECT:
MIXED-USE DEVELOPMENT
1110-1126 Gladstone Rd, NW,
Calgary, AB
CLIENT:



DRAWN BY: GD	SEAL:
CHECKED BY: GB	
DATE: 10/01/20	
SCALE: AS SHOWN	
JOB NO: 20-1717-042E	
SHEET TITLE:	

DRAWING NO:	REVISION NO:
E101	



1 SITE PLAN - LIGHTING LEVEL
E102 SCALE: 1:200

BUILDING LOCATION
LEGAL DESCRIPTION:
LOTS: 19-28
BLOCK: Q
PLAN: S609J WITHIN
S.W.1/4 SEC.21, TWP.24, REG.1 W. 5 M.
CIVIC ADDRESS:
1110 - 1126 GLADSTONE RD, NW,
CALGARY, AB

LUMINAIRE SCHEDULE

TAG	DESCRIPTION	MODEL DESCRIPTION	VOLTAGE (V)	LOAD (WATTS)	LUMEN OUTPUT (L)	COLOUR TEMP (K)	MIN CRI	LAMPS DESCRIPTION	BALLAST/ DRIVER	DIMMING LEVEL	REMARKS
700	ETRIOR WALL MOUNT LIGHT FIXTURE/ TYPE 3 DISTRIBUTION	KEENE LPW16 SERIES	120V	22.3W	2316L	4000K	70	LED	STANDARD 120V		EXTERIOR WALL MOUNTED FIXTURE/PEC/ CONFIRM COLOR WITH OWNER OR ARCHITECT/RATED AMBIENT TEMPERATURE IS 40C/NET LOCATION/ VANDAL RESISTANT
701	BOLLARD LIGHT FIXTURE/	SELUX BRML 3.5 4830 40 UNIV	120V	27W	2211L	4000K	80	LED	STANDARD 120V/277V		CONFIRM FINISH COLOR WITH OWNER OR ARCHITECT/VANDAL RESISTANT
702	BOLLARD LIGHT FIXTURE/	SELUX BRML 3.5 2830 40 UNIV	120V	13W	1000L	4000K	80	LED	STANDARD 120V/277V		CONFIRM FINISH COLOR WITH OWNER OR ARCHITECT/VANDAL RESISTANT
703	CANOPY LIGHT FIXTURE/	HALO SLD 1200 SERIES	120V	14.8W	1215L	4000K	80	LED	STANDARD 120V		CANOPY LIGHTING/VANDAL RESISTANT

ALTERNATE FIXTURES ARE ACCEPTABLE UPON PRIOR APPROVAL OF ENGINEER. ALTERNATE FIXTURES THAT ARE CARRIED IN A TENDER PRICE WITHOUT APPROVAL, PRIOR TO CLOSE OF TENDER WILL BE REJECTED BY THE ENGINEER, UNLESS SIGNIFICANT EXTENUATING CIRCUMSTANCES EXIST. IN CASE OF REJECTION, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ONE OF THE APPROVED FIXTURE PACKAGES AT NO ADDITIONAL COST TO THE OWNER. ALTERNATE PACKAGES ARE TO BE SUBMITTED TO THE ENGINEERS TWO (2) WORKING DAYS PRIOR TO CLOSE OF TENDER TO ALLOW SUFFICIENT TIME FOR REVIEW (OFFICE@TWSENGINEERING.COM).

LIGHTING CONTROL PACKAGE TO BE INCLUDED IN BID AS A BREAKOUT PRICE FROM THE LIGHTING FIXTURES. LIGHTING FIXTURE SUPPLIERS WHO WISH TO SUPPLY CONTROLS AND FIXTURES ARE TO BREAKOUT THEIR FIXTURE AND CONTROL PACKAGES OR RISK THEIR PRICE BEING UNUSABLE BY BIDDERS.

LED BULBS TO BE SUPPLIED BY CONTRACTOR FROM STANDARD, PHILIPS LIGHTING, OSRAM OR APPROVED ALTERNATE.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy	Illuminance	Fc	3.22	5.2	0.1	32.20	52.00
Centre Lane	Illuminance	Fc	0.49	0.9	0.1	4.90	9.00
Tlid#playground	Illuminance	Fc	2.34	11.2	0.0	N.A.	N.A.
Lane Lighting	Illuminance	Fc	2.75	6.4	0.4	N.A.	N.A.
Outdoor Amenity	Illuminance	Fc	2.37	9.3	0.0	N.A.	N.A.
Parkade-Bollard	Illuminance	Fc	1.38	8.9	0.1	13.80	89.00
TX	Illuminance	Fc	4.72	10.0	0.6	7.87	16.67

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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Written dimensions shall have precedence over scaled dimensions.
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NO. REVISION	DATE
ISSUED FOR:	DATE
ISSUED FOR RESPONSE OF COMMENT	OCT 16, 2021
ISSUED FOR RESPONSE OF COMMENT	MAR 30, 2021
ISSUED FOR RESPONSE OF COMMENT	OCT 29, 2021
ISSUED FOR RESPONSE OF COMMENT	OCT 28, 2021

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PROJECT:
MIXED-USE DEVELOPMENT

1110-1126 Gladstone Rd, NW,
Calgary, AB



DRAWN BY: GD
CHECKED BY: OB
DATE: 10/01/20
SCALE: AS SHOWN
JOB NO: 20-1717-042E
SHEET TITLE: SITE PLAN - LIGHTING LEVEL

DRAWING NO: E102
REVISION NO: