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COBALT MIXED-USE 1880 85 ST SW DP2022-02654

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Consultant DP DRAWING LIST

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A	2022-04-13	DP SUBMISSION
B	2022-11-25	DTR1 Response
C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response

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PROJECT NAME AND ADDRESS
ASPEN TOWERS

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Cover Sheet

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED		DP0.00

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Developmental Statistics

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Building	Level	Description	Total Floor Area		Common Floor Area		Rentable Area		Efficiency %	Building Height m
			SM	SF	SM	SF	SM	SF		
Development Parking - Building A & B Main Floor Area										
Level	P4 / P5		6524.251	70226.45	-	-	-	-	-	(-5.65)
Level	P2 / P3		6486.002	69814.74	-	-	-	-	-	(-2.85)
Level	P1 - (Stramp redundancy for site coverage)		153.857	1636.40	-	-	-	-	-	(+0.6)
Level	P1		1320.73	14210.84	-	-	-	-	-	(+0.6)
Level	1 (excluding P1 + P2 Areas)		1412.686	15206.03	389.263	4189.99	1023.423	11016.03	72.45%	0.00
Gross Floor Area			1412.686	15206.03	389.263	4189.99	1023.423	11016.03	72.45%	
Building A										
Level	2	Residential Lobby	923.175	9936.97	363.267	3910.17	559.908	6026.80	60.65%	5.00
Level	3		923.175	9936.97	111.045	1195.28	812.13	8741.69	87.97%	8.00
Level	4	Typical Residential Level	887.609	9554.14	111.045	1195.28	776.564	8358.87	87.49%	11.00
Level	5		887.609	9554.14	111.045	1195.28	776.564	8358.87	87.49%	14.00
Level	6		887.609	9554.14	111.045	1195.28	776.564	8358.87	87.49%	17.00
Level	7		887.609	9554.14	111.045	1195.28	776.564	8358.87	87.49%	20.00
Level	8		848.015	9127.95	111.045	1195.28	736.97	7932.68	86.91%	23.00
Level	9		848.015	9127.95	111.045	1195.28	736.97	7932.68	86.91%	26.00
Level	10		848.015	9127.95	111.045	1195.28	736.97	7932.68	86.91%	29.00
Level	11	Amenity Level	848.015	9127.95	216.065	2324.70	631.95	6802.25	74.52%	32.00
Level	12	Mechanical Penthouse	376.876	4056.66	376.876	4056.66	0	0.00	0.00%	35.00
Gross Floor Area			9165.722	98659.01	1844.568	19854.76	7321.154	78804.25	79.88%	38.00
Building B										
Level	2	Residential Lobby	900.678	9694.82	280.702	3021.45	619.976	6673.37	68.83%	5.00
Level	3		923.175	9936.97	110.931	1194.05	812.244	8742.92	87.98%	8.00
Level	4	Typical Residential Level	887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	11.00
Level	5		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	14.00
Level	6		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	17.00
Level	7		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	20.00
Level	8		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	23.00
Level	9		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	26.00
Level	10		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	29.00
Level	11		887.609	9554.14	110.931	1194.05	776.678	8360.09	87.50%	32.00
Level	12	Mechanical Penthouse	376.876	4056.66	376.876	4056.66	0	0.00	0.00%	35.00
Gross Floor Area			9301.601	100131.03	1655.957	17824.57	7645.644	82297.03	82.20%	38.00
Building C										
Level	1	Commercial / Residential Lobby	994.517	10704.89	274.958	2959.63	719.559	7745.27	72.35%	0.00
Level	2	Typical Residential Level	859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	5.00
Level	3		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	8.00
Level	4		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	11.00
Level	5		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	14.00
Level	6		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	17.00
Level	7		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	20.00
Level	8		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	23.00
Level	9		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	26.00
Level	10		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	29.00
Level	11		859.269	9249.09	108.15	1164.12	751.119	8084.98	87.41%	32.00
Level	12	Mechanical Penthouse	376.876	4056.66	376.876	4056.66	0	0.00	0.00%	35.00
Gross Floor Area			9466.03	101991.23	1707.835	18382.98	7756.195	83508.52	81.96%	38.00
Building D										
Level	1	Commercial / Lobby	574.048	6168.24	50.814	546.95	523.234	5615.29	91.13%	0.00
Level	2	Typical Office	574.602	6184.95	65.757	716.57	507.845	5468.40	88.38%	5.80
Level	3		574.602	6184.95	65.757	716.57	507.845	5468.40	88.38%	9.85
Level	4		510.543	5495.44	65.121	700.96	445.422	4794.48	87.24%	13.90
Level	5		510.543	5495.44	65.121	700.96	445.422	4794.48	87.24%	17.95
Level	6	Rooftop Amenity	320.848	3453.53	45.35	488.14	275.498	2965.44	85.87%	20.95
Level	7	Mechanical Penthouse	294.101	3165.68	294.101	3165.68	0	0.00	0.00%	23.95
Gross Floor Area			3358.287	36148.23	670.945	7221.99	2687.342	28926.31	80.02%	26.95
Total OVERALL FLOOR AREA			32704.326	352026.44	6268.568	67474.30	25435.758	284552.13	80.83%	

Notes

Floor Datum

Floor Datum

Floor Datum

Overall Height (including Mechanical)

Overall Height (including Mechanical)

Overall Height (including Mechanical)

Floor Datum

Overall Height (including Mechanical)

Building	Unit Type	Description	Area SM	Area SF	Level Allocation per Unit / Floor # of Levels	# per level	Overall Unit Count	Overall Unit Count per Building
Building A	TA-AA	280m ² 2 Wash (East or West Units)	63.433	682.71	1	2	10	10
	TA-AB	280m ² 2 Wash	69.935	750.71	1	2	10	10
	TA-AC	280m ² 2 Wash	71.363	765.14	1	2	10	10
	TA-AB	280m ² 2 Wash (Corner Units)	76.903	829.10	1	2	10	10
	TA-AB	280m ² 2 Wash (Corner Units)	86.553	923.57	1	2	10	10
	TA-AC	180m ² 2 Wash (By Lobby)	56.084	597.10	1	2	10	10
	TA-AC	similar to TA-AC (Corner) (Behind Core)	63.81	684.21	1	2	10	10
	TA-AE	180m ² 2 Wash (South Corner Units)	66.833	716.03	1	2	10	10
	TA-AC	South 1 Wash	49.234	525.15	1	2	10	10
	Building B	TA-AA	280m ² 2 Wash (East or West Units)	63.433	682.71	1	2	10
TA-AB		280m ² 2 Wash	69.935	750.71	1	2	10	10
TA-AA		280m ² 2 Wash	71.363	765.14	1	2	10	10
TA-AB		280m ² 2 Wash (Corner Units)	76.903	829.10	1	2	10	10
TA-AB		280m ² 2 Wash (Corner Units)	86.553	923.57	1	2	10	10
TA-AC		180m ² 2 Wash (By Lobby)	56.084	597.10	1	2	10	10
TA-AC		similar to TA-AC (Corner) (Behind Core)	63.81	684.21	1	2	10	10
TA-AE		180m ² 2 Wash (South Corner Units)	66.833	716.03	1	2	10	10
TA-AC		South 1 Wash	49.234	525.15	1	2	10	10
Building C		TC-A	280m ² 2 Wash (East or West Units)	61.539	662.21	1	2	10
	TC-AD	280m ² 2 Wash (West Units)	61.805	663.24	1	2	10	10
	TC-AA	280m ² 2 Wash (South Corner Units)	76.3	812.21	1	2	10	10
	TC-AD	280m ² 2 Wash (West Corner Units)	74.746	799.21	1	2	10	10
	TC-AB	280m ² 2 Wash (West Corner Units)	79.888	855.21	1	2	10	10
	TC-A	180m ² 1 Wash (By Lobby)	49.172	525.15	1	2	10	10
	TC-AD	similar to TC-AA (West) (Behind Core)	51.403	546.03	1	2	10	10
	TC-AD	similar to TC-AA (West)	51.913	554.21	1	2	10	10
	TC-AA	280m ² 2 Wash	71.311	760.14	1	2	10	10
	TC-AD	280m ² 2 Wash	71.398	761.14	1	2	10	10

OVERALL UNITS: 342

Areas are currently measured from Exterior Sheathing Face to Corridor Interior Face of Gypsum and share party walls with adjacent uses

Unit Type Breakdown	%
1 Studio	1.26%
2 Studio	39.39%
70 2 Bdrm	61.40%

Building Unit Count	%
1 Studio	0.86%
2 Studio	25.09%
70 2 Bdrm	65.05%

Overall Development Unit Count	%
1 Studio	1.20%
2 Studio	39.29%
70 2 Bdrm	61.51%

Residential Parking - Developer Calculation Factor	Factor
150 0 Bdrm	1.1
240 2 Bdrm	1.15
1 0 Bdrm	1.25

60 Total Residential Parking if based on Developer numbers

AMENITY SPACE CALCULATION

Description	Gross Usable Floor Area SM	90% of GFA SF
Amenity Area Requirements	5 SM/Unit	1761000
Total Units	342 Unit Count	
Amenity Space Area Required	1710 SM	
Amenity Space Area Breakdown		
Outdoor Amenity	389.778 SM	Level 2 Outdoor Amenity Area
Indoor Amenity (Party Rooms (Bldg A Top))	105.00 SM	Building A Top Floor Typical (Unit D-K2)
Amenity Level 2 Lobby (Bldg A)	28.622 SM	Building A Lobby
Amenity Main Floor Lobby (Bldg C)	51.265 SM	Building C Lobby
Amenity Workshop (Bldg A Level 2)	143.26 SM	Building A Level 2 (DW Corner)
Outdoor Amenity (Bldg D Level 2)	170.725 SM	Level 2 - Level 5 - SUIM x 90%
Amenity Gym (P1 Level)	172.288 SM	Gym with View Facing East (Workroom)
Owners Private (SM / Battery)	1660.9 SM	Building Units x 5 SM = 10 Units (TA South Stepback)
Amenity Space Area Provided	3741.951 SM	
Surplus / Deficiency	1031.95 SM	

Class 1 Bicycle Storage Area

Area	Area
Level P3 Main Bicycle Storage Area (East)	192.895 SM
Level P3 Main Bicycle Storage Area (West)	169 Stalls
Level P3 Main Bicycle Storage Area (East)	4 Stalls
Level P1 Main Bicycle Storage Area (NW)	120.378 SM
Level P1 Main Bicycle Storage Area (SW)	69 Stalls
Total Class 1 Bicycle Storage Provided	113.271 SM
Total Class 1 Bicycle Storage Required	175.00 Stalls
Surplus / Deficiency	61.729 Stalls

Class 2 Bicycle Storage Area

Area	Area
Level P1 Storage Area (NE)	125.129 SM
Level P1 Storage Area (SE)	28 Lockers
Level P2 Storage Area (SE)	36.016 SM
Level P2 Storage Area (SW)	6 Lockers
Level P4 Storage Area (SE)	37.04 SM
Level P4 Storage Area (SW)	4 Lockers
Level P5 Storage Area (NE)	21.346 SM
Level P5 Storage Area (SE)	289.491 SM
Level P5 Storage Area (SW)	27 Lockers
Level P5 Storage Area (NW)	104.847 SM

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Site Context Plan

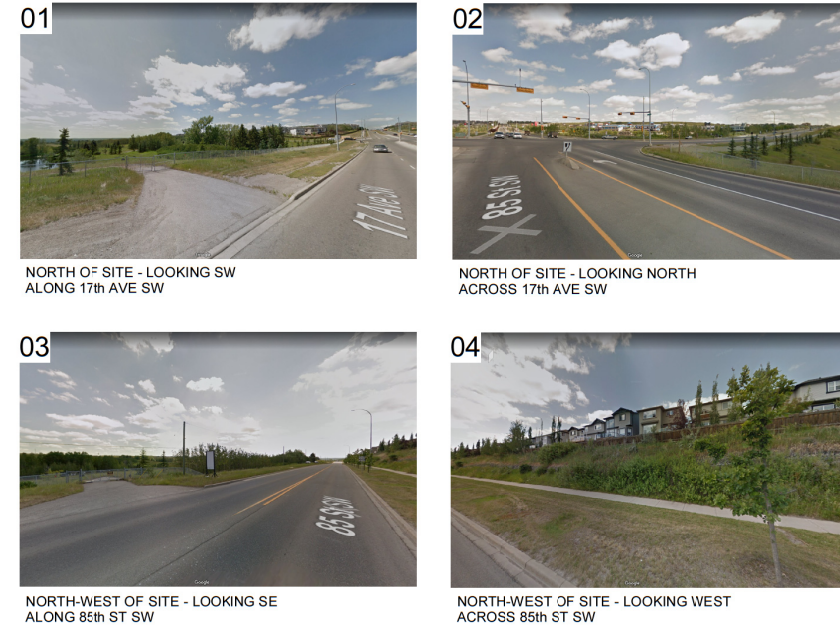


Design Precedents - Vancouver (Mountain Modern Aesthetic)



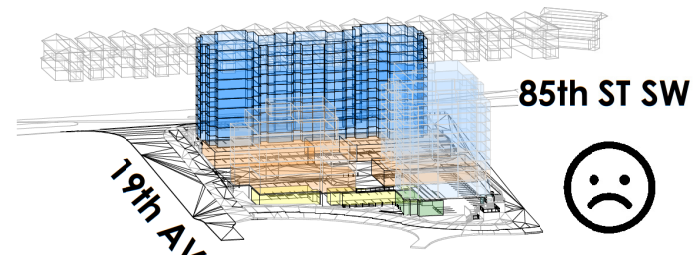
Community Context - Massing Diagram

Existing Site Photos

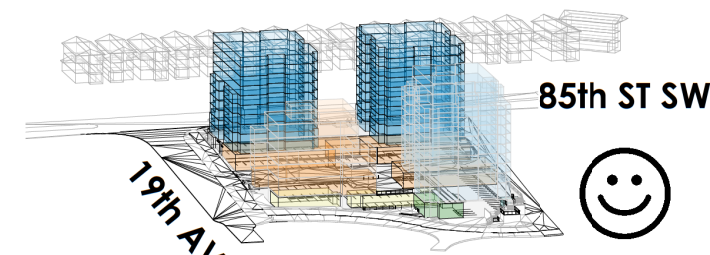


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- 10 Storey Extrusion without Separation and Central Access
- Simple Massing & Streetwall Condition
 - Restricted Access Through Site
 - Limited Amenity Space & Landscape Opportunities
 - Sightlines Eliminated



- Proposed Towers with Separation and Central Access
- Daylighting & Visual Break
 - Walkability through Site
 - Coordinated Amenity Space & Landscape Elements
 - Sightlines through to Pond

Massing Studies



Community Context Plan

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COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Existing Site Photos

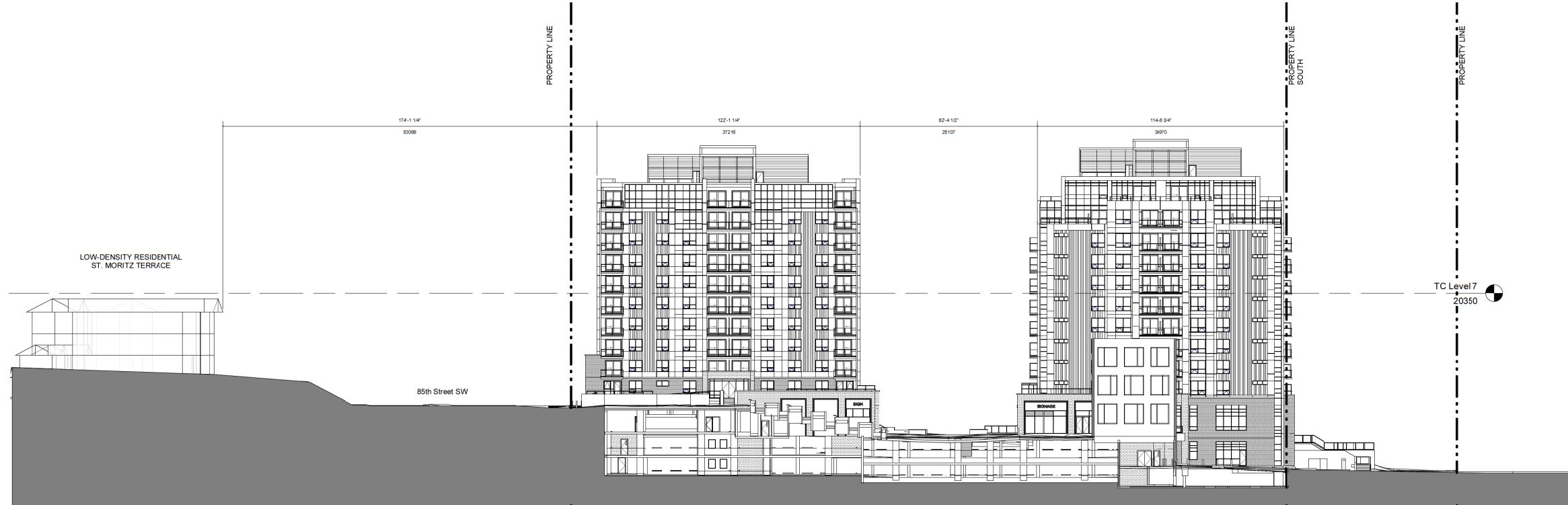
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CHECKED BY HK		SHEET
ISSUE DATE (yy/mm)		DP0.02
SCALE		AS NOTED

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Site Context

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Community Context - Adjacent Low-Density Residential (85th Street SW) - EW Section Looking North

Project Brief

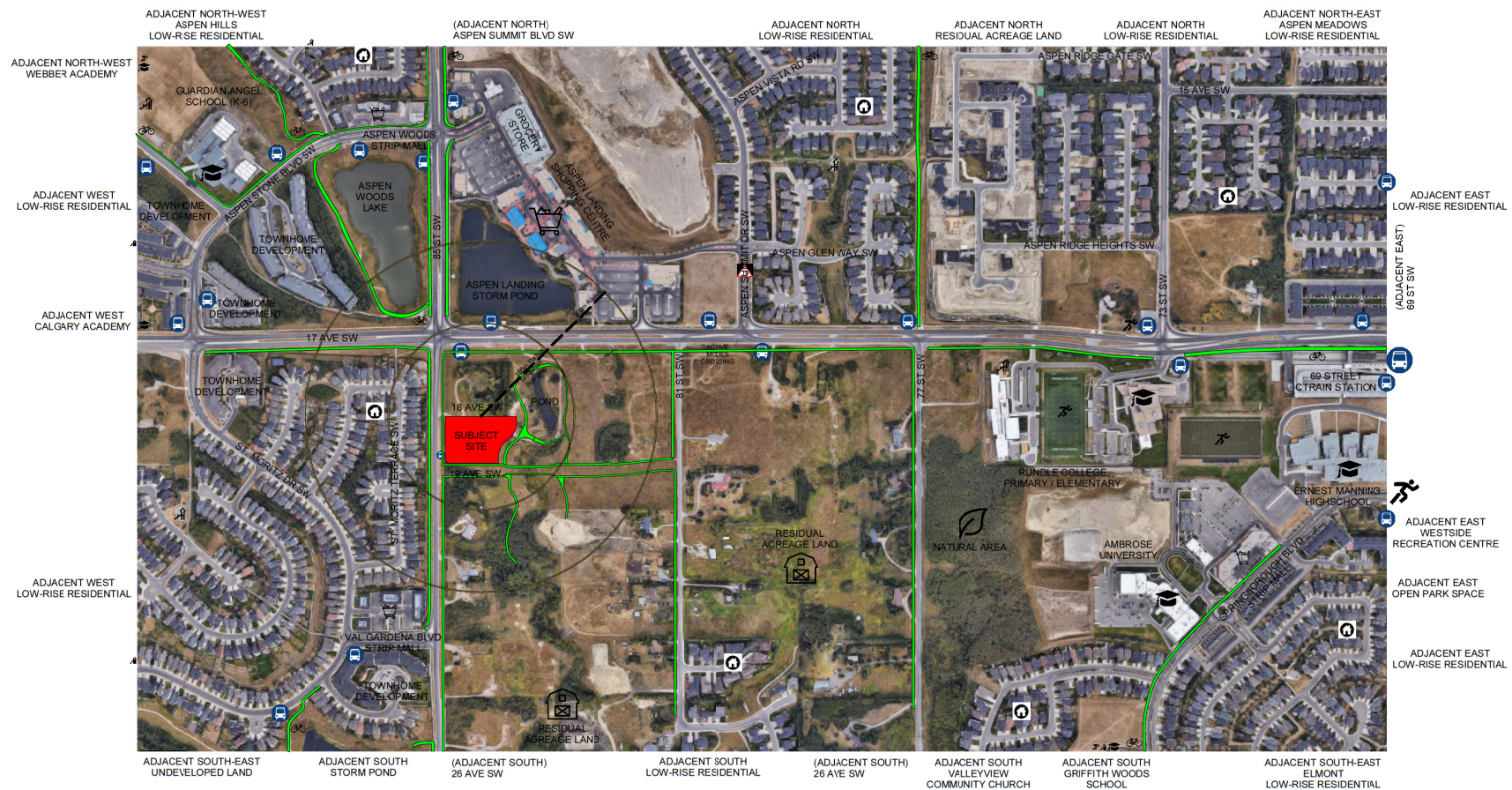
The ravine drastically slopes and accumulates valley drainage into a larger body of water. Albeit, the natural biophysical identity of the Elbow River watershed includes a dense aspen forest dispersed throughout the rough terrain symbiotically interacting within the environment. Just as the aspen trees establish their roots and grow wild, they protect the surrounding biology and interconnect the ecosystem holistically. Yes, the trees communicate with each other and everything around them - the system relies on such interaction. Much like the elements of urban design are similarly dependent to the connections of the development.

The flow of parking engages the site from multiple levels and entry points allowing for an ease of access and permeability to the main public areas. Likewise, centralized bicycle parking opens other modes of transportation with a main bus transit stop immediately adjacent to the development. Waste and recycling areas are facilitated to circulate to a main collection room located on the Eastern portion of the P3 parkade level, where the topography is less intense than other areas of the site.

With higher residential density bifurcated on the north and western portions of the site, the towers establish their roots along 85th Avenue SW and the mutual access road at the north sprouting to an overall elevation of 12 storeys. Embracing western views of the Rocky Mountains and eastern perspectives of the city, a simple offset between the buildings strategically allows pedestrian access and more sunlight penetration. The western towers share a common amenity area in which the active uses take advantage of natural daylighting, while more intrinsic activities are sheltered within, allowing for the lobbies to spill into the open outdoor area as suited. The general theme of the outdoor amenity between the towers is inclusivity, whereby a communal sloped pathway allows for an interactive connection between the different commotions of commercial retail and amenity gathering modes.

Toward the east of the site, the 5 storey professional building shares a commercial highstreet with the mixed-use residential towers. Shifting the transition of density to a comfortable human scale and creating another niche opportunity to bridge the interstitial space between building frontages and stretching casual circulation through the valley. Like the rhythm of a lush forest, the professional building boasts a playful distribution with staggered width vertical accents. Anchoring the Eastern portion of the site, the access road and regional pathway radiate variable velocity while bordering the development in proximity to the nearby pond.

With inspiration from the natura character of the area, the most notable identities have influenced a theme of incorporating the visceral integrity of the vicinity. The materiality and rhythm of the professional building is framed along the towers. Additionally, this mountain modern style references the crest through its mechanical rooftop units, crowning commonality across the buildings. Conclusively, the proposed development intends to connect users across all moments for the optimal experience within the ravine.



Context Map - Relationship to Surroundings (Satellite View)

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PROJECT NAME AND ADDRESS

COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

Site Context

DRAWN BY: SD

JOB NO: 2106

CHECKED BY: HK

ISSUE DATE (yy/mm): 23/06/07

SCALE: AS NOTED

SHEET: DP0.03

Building Permit #

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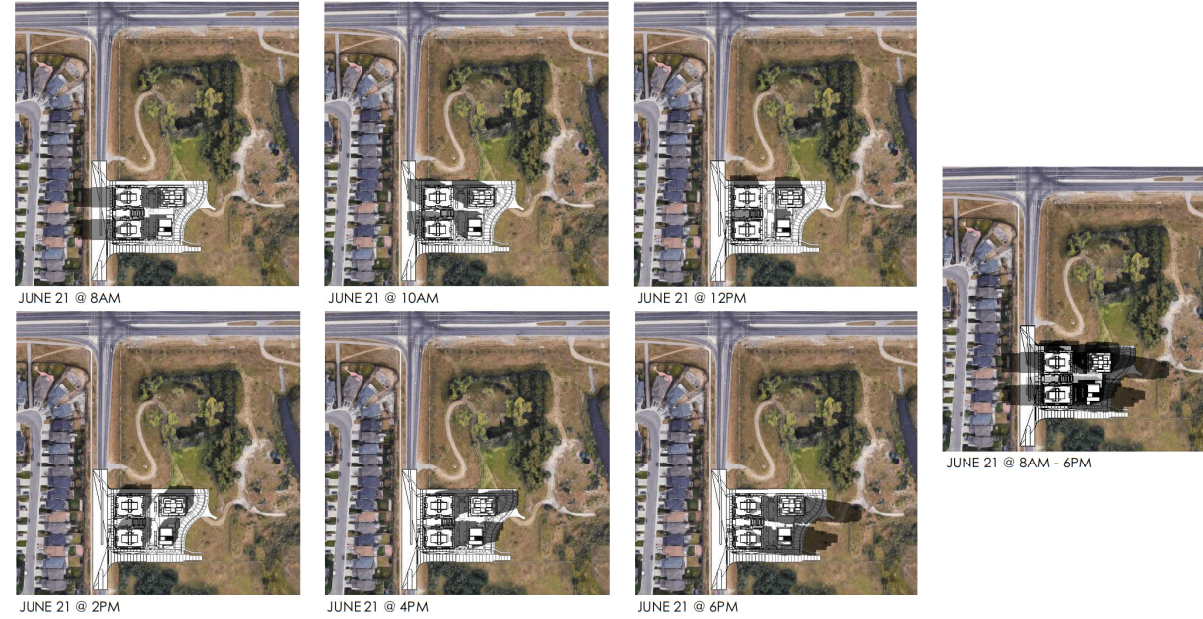
Shadow Studies

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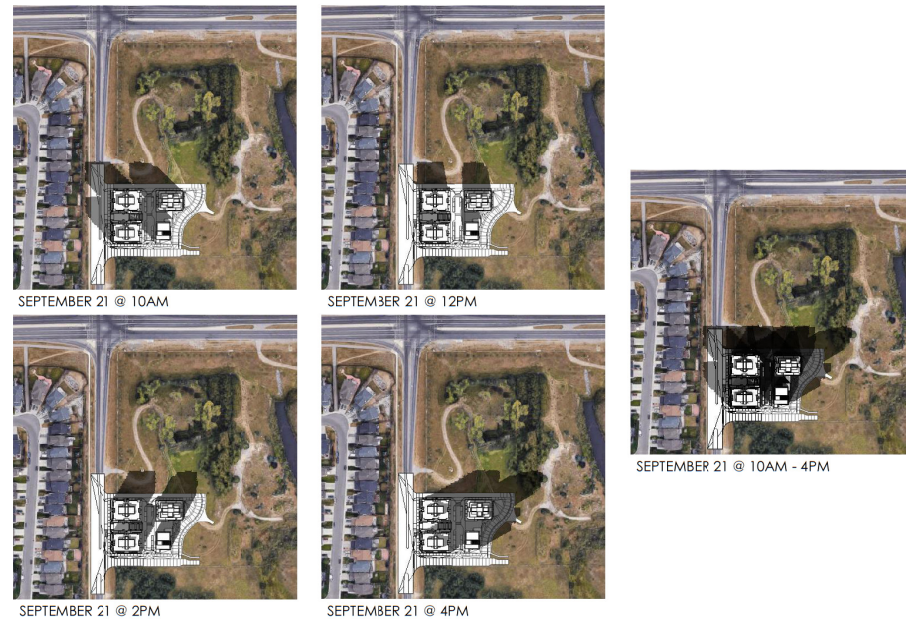
Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2022-04-13	DP SUBMISSION
B	2022-11-25	DTR1 Response
C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response



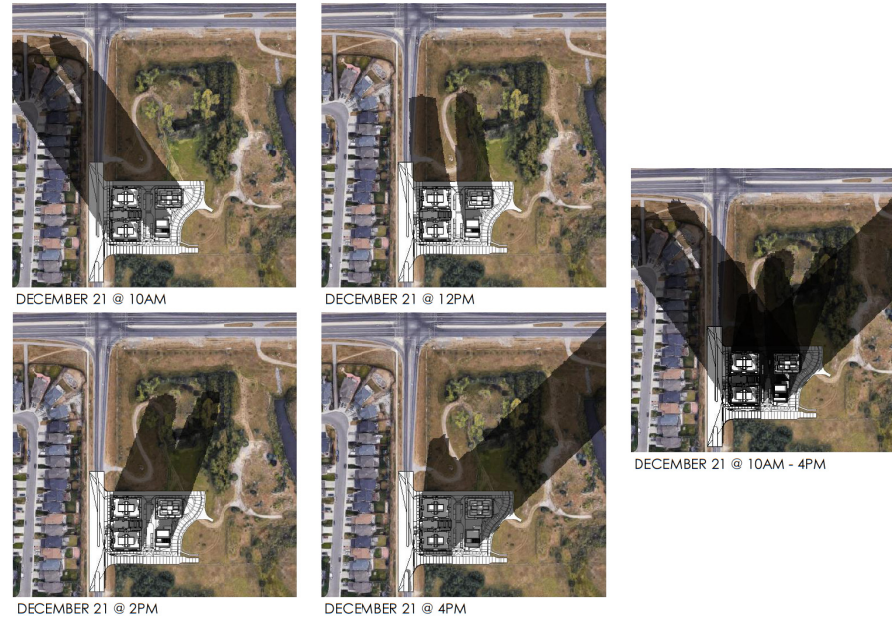
SPRING EQUINOX



SUMMER SOLSTICE



FALL EQUINOX



WINTER SOLSTICE

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PROJECT NAME AND ADDRESS

COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

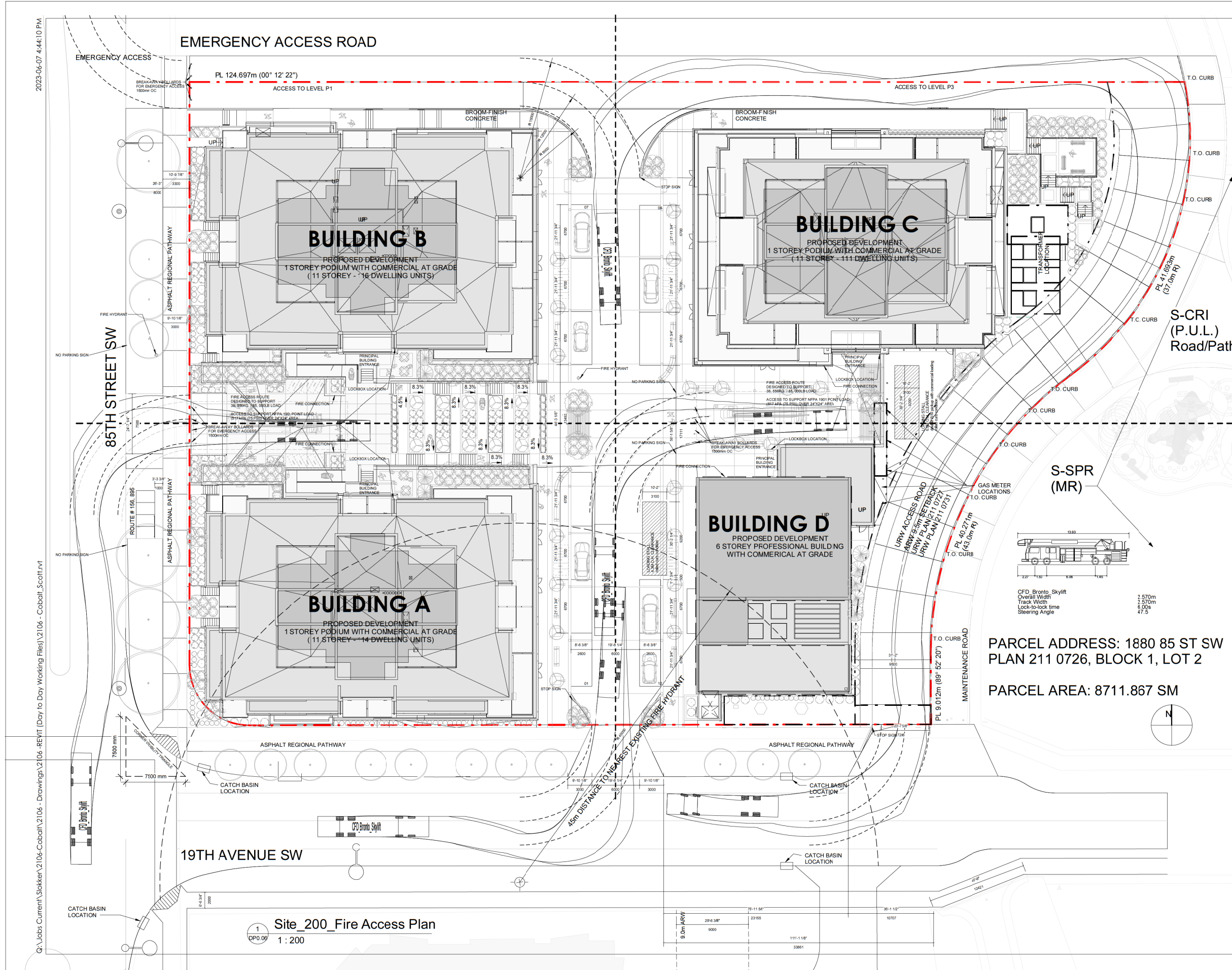
Slokken Homes

DRAWING

Shadow Studies

DRAWN BY	JOB NO.	Building Permit #
SD	2106	
CHECKED BY	SHEET	
HK		
ISSUE DATE (yy/mm)		
23/06/07		
SCALE		
AS NOTED		

DP0.04



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PROJECT NAME AND ADDRESS
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1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Fire Access Plan

DRAWN BY Author	JOB NO. 2106	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	23/06/07	
SCALE AS NOTED	DP0.06	

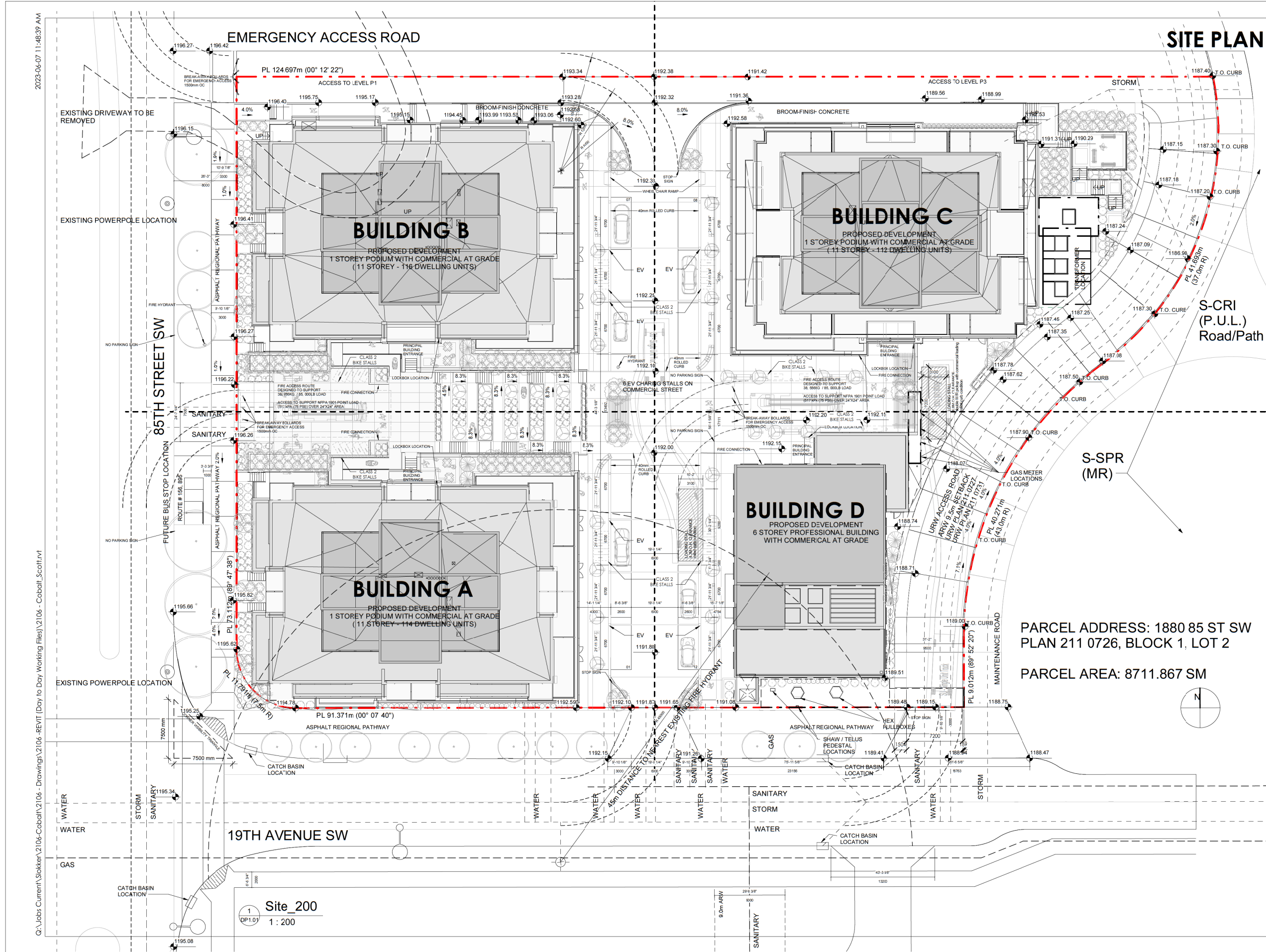
PARCEL ADDRESS: 1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

PARCEL AREA: 8711.867 SM

1 Site_200_Fire Access Plan
1 : 200

2023-06-07 4:44:10 PM

Q:\Jobs Current\Slokker\2106-Cobalt\2106 - Drawings\2106 - REVIT (Day to Day Working Files)\2106 - Cobalt_Scotti.rvt



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COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

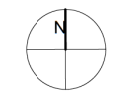
Slokker Homes

DRAWING
Site Plan

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK		SHEET
ISSUE DATE (yy/mm)		DP1.01
SCALE		AS NOTED

PARCEL ADDRESS: 1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

PARCEL AREA: 8711.867 SM

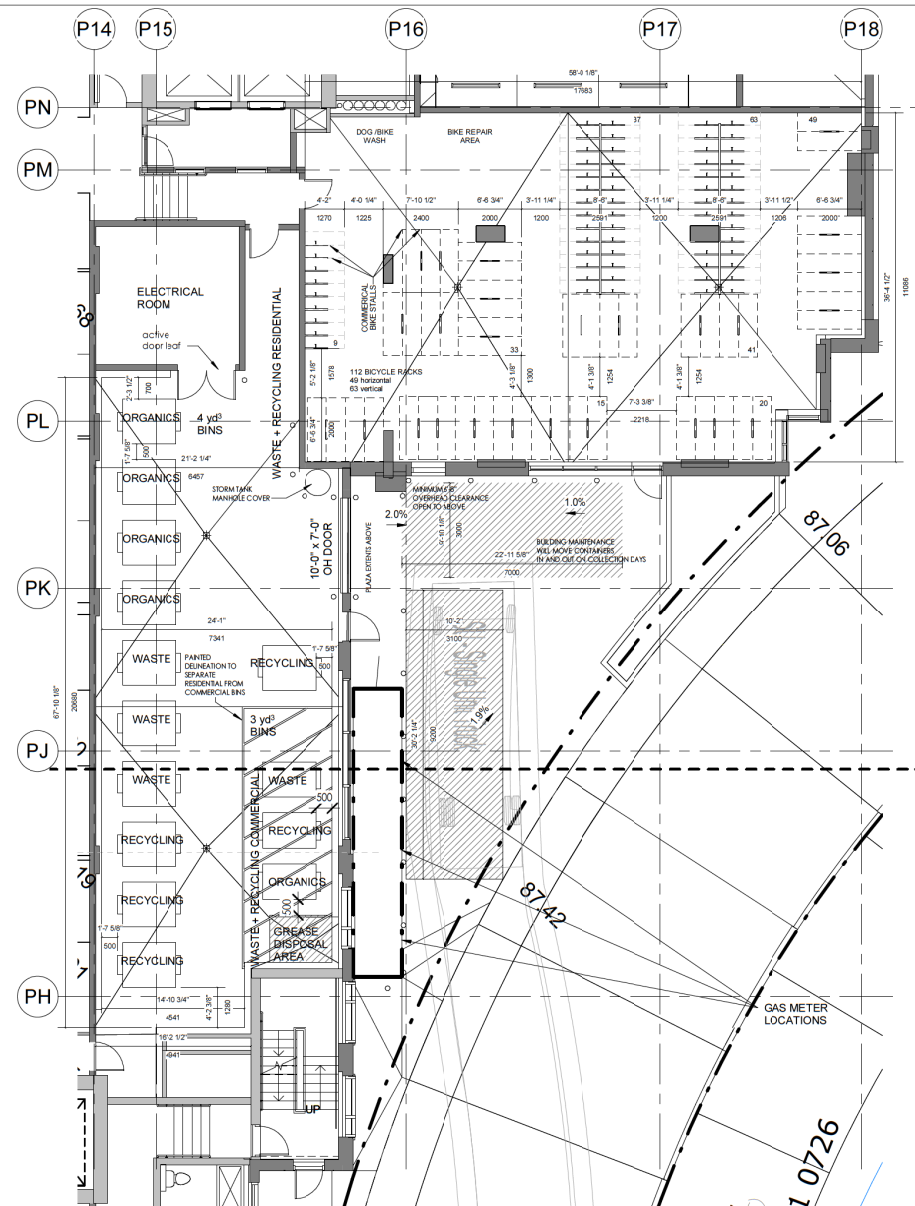


1 Site_200
DP1.01
1 : 200

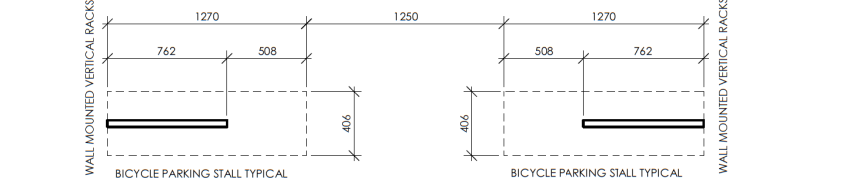
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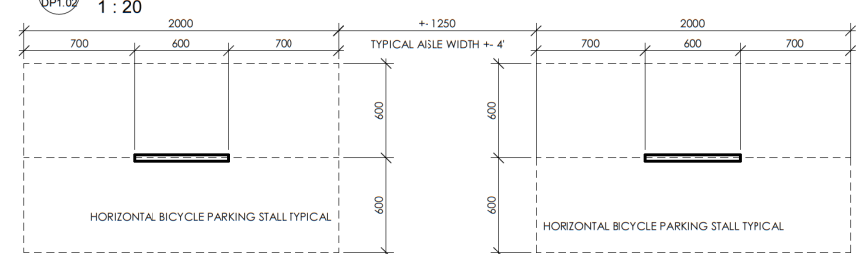
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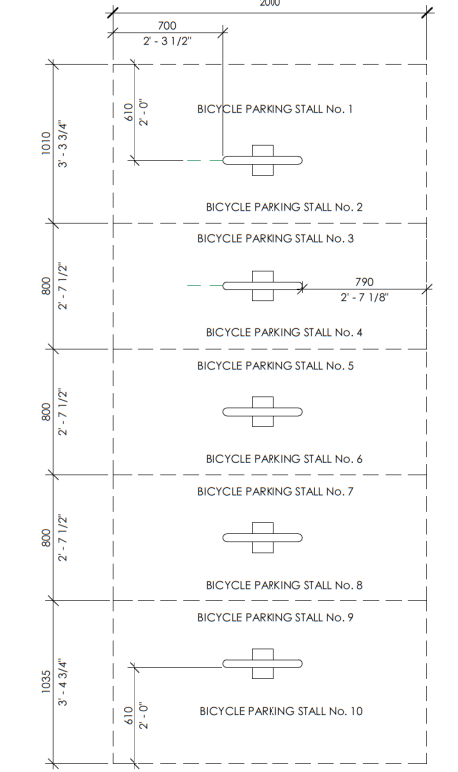
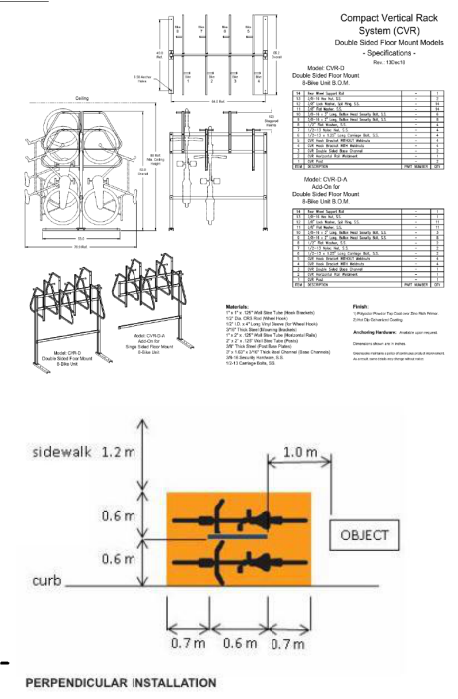
1 Level P3 - WR Room / Bicycle Storage
1 : 100



2 CLASS 1 - BICYCLE PARKING DETAIL - VERTICAL
1 : 20

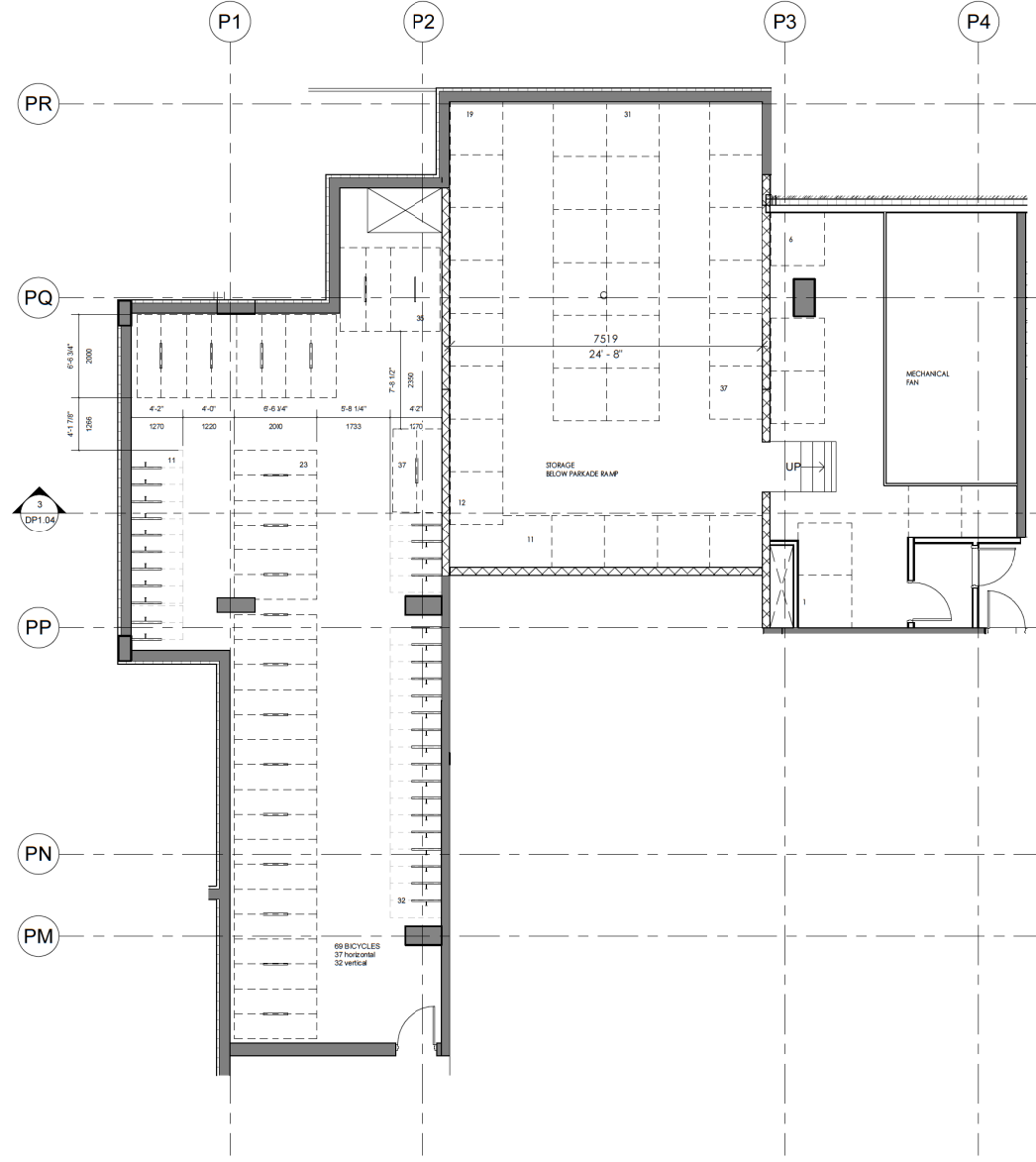


6 CLASS 1 - BICYCLE PARKING DETAIL HORIZONTAL
1 : 20

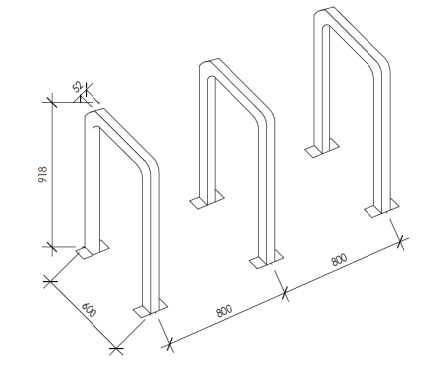


3 CLASS 2 - BICYCLE PARKING LAYOUT
1 : 20

WASTE + RECYCLING ROOM / BICYCLE ROOM



4 Level P1 - Bicycle Storage
1 : 75



5 CLASS 2 - BICYCLE RACK DETAIL
1 : 20

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokken Homes

DRAWING
WR Room / Bicycle Room

DRAWN BY: SD JOB NO: 2106 Building Permit #

CHECKED BY: HK SHEET

ISSUE DATE (yy/mm): 23/06/07

SCALE: AS NOTED

DP1.02

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2106 - Cobalt_Slokker

2023-07-28

WASTE AND RECYCLING REQUIREMENTS

Commercial Waste Calculation

Area Description	Gross Floor Area		Waste Storage Area Calculation Factor 9 SM per 1000 SM GFA
	SM	SF	
Main Floor Commercial (Buildings A & B)	748.10	7966.39	6.66 SM
Building C Commercial	462.06	4973.58	4.16 SM
Building D	2687.34	28926.11	24.19 SM
Total Commercial Area	3897.51	41866.28	35.01 SM
Additional Area for Grease Disposal			3.00 SM
Commercial Waste Storage Area Required			38.01 SM

Residential Waste Calculation

Area Description	Unit Count	Waste Produced Calculation Factor 0.3 yd3 per Unit Count	Metric Conversion 0.8 Factor
Building A	114	34.20 yd3	27.36 m3
Building B	116	34.80 yd3	27.84 m3
Building C	112	33.60 yd3	26.88 m3
Residential Waste Produced	342	102.60 yd3	82.08 m3

Waste Storage Area Required

Residential Waste Bin Count Requirement	Area	Bin Count	Total Area Required
4 yd3 Bin	25.65 Bins	without Compactor	
3 Streams with 3 Weekly Pickups	3 Streams	9.00 Bins	with Multiple Streams and Pickups
Residential Waste Storage Area Required	per Bin	Bin Count	Total Area Required
Residential Waste Storage Area	9 SM	9.00 Bins	81 SM
Total Residential Waste Storage Area Required			81 SM
Total Site Waste Storage Area Required			119.01 SM

Waste Storage Area Provided

Area	Surplus / Deficiency
Residential Waste Area	143965 SM
Commercial Waste Area	28046 SM
Total Waste Storage Area Provided	172011 SM
Surplus / Deficiency	53.01 SM

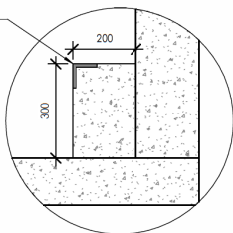
Staging Area Required (divided by Factor of 2)	86.055 SM
Staging Area Provided (Shared with Loading)	

WASTE & RECYCLING (PRIVATE COLLECTION) - 3 STREAMS WITH MULTIPLE PICK-UPS PER WEEK

ADDITIONAL NOTES:

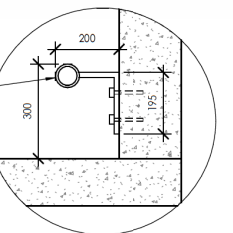
THE MAXIMUM GRADE OF THE ENCLOSURE, STAGING PAD IS 2%.
SEE SITE GRADING PLAN FOR ROADWAY / HOLDING AREA GRADING.
THE STAGING AREA WILL BE HEAVY DUTY ASPHALT AS SHOWN ON THE PLAN.
THE STAGING AREA IS TO HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 55,000lbs (25,000kg).
GARBAGE TRUCK TURNING RADIUS HAS BEEN SHOWN ON THE SITE PLAN.
OVERHEAD HEIGHT FOR LOADING STALL IS 4300mm MIN.
OVERHEAD HEIGHT FOR W&R REMOVAL IS 5000mm MIN.
BUILDING OPERATOR WILL MOVE THE WASTE & RECYCLING CONTAINERS FROM THE STORAGE AREA TO THE STAGING AREA.
PRIVATE W&R COLLECTION THE MAXIMUM GRADE OF THE ENCLOSURE, STAGING PAD IS 2%.

12" x 8" WIDE CONCRETE CURB WITH 3" x 3" STEEL ANGLE TO PROTECT EDGE



3 CONCRETE BUMPER_DP
1:10

75mm DIA. STEEL PIPE WELDED TO 75mm WIDE X 8mm THICK STEEL ANGLE BOLTED TO THE WALL. SPACE THE ANGLES MAXIMUM 1220mm APART O.C.



4 STEEL BUMPER_DP
1:10

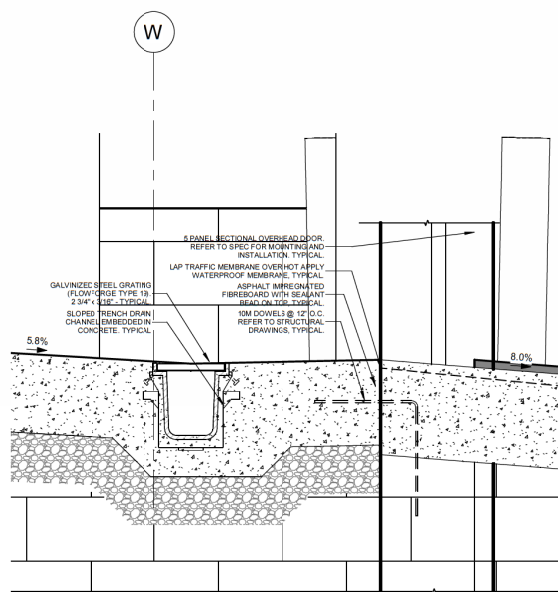
Notes

need Waste, Recycling, and Organic Bins added grease disposal (restaurant potential)

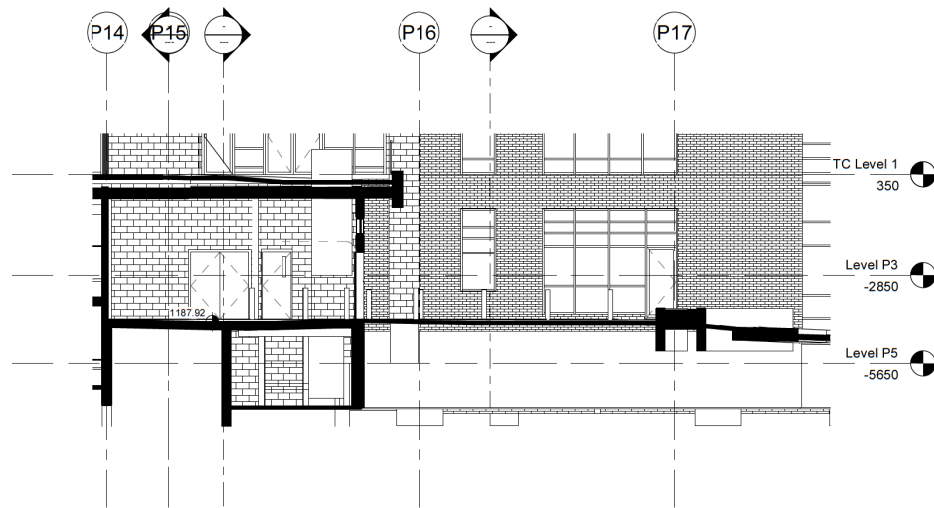
need Waste, Recycling, and Organic Bins compactor is needed to reduce over all sizing

3 Waste Streams and 3 pickups per week will help manage the overall Waste Requirements

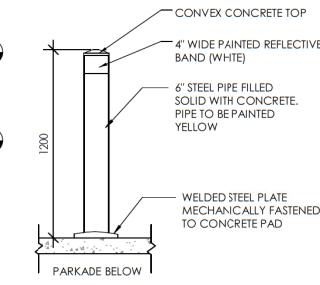
Painted Delineation to separate residential from commercial bins



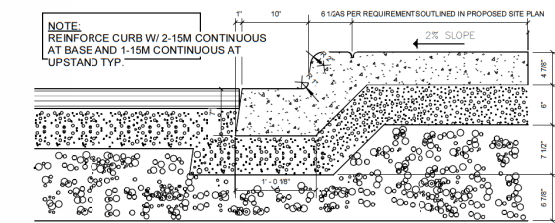
5 PARKADE P1 TRENCH DRAIN DETAIL_DP
1:10



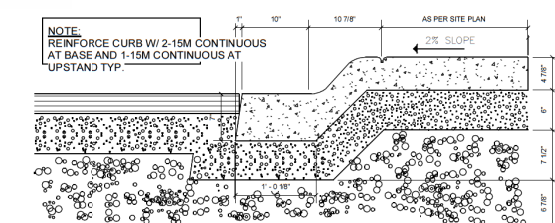
1 P3 W&R Section
1:100



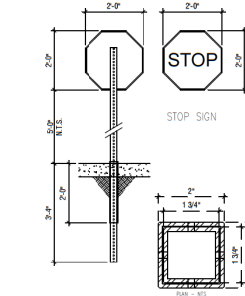
2 BOLLARD DETAIL_DP
1:20



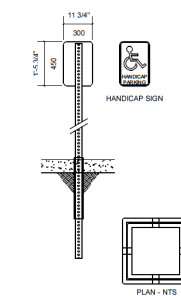
6 Standard Curb Detail @ Sidewalk_DP
1:12



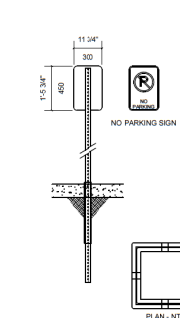
7 Rolled Curb Detail @ Sidewalk_DP
1:12



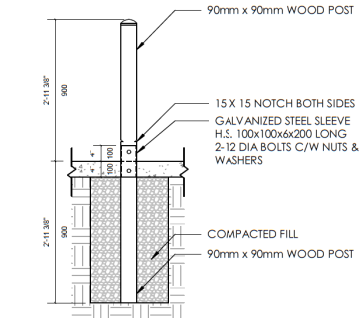
8 Stop Sign
1:32



9 Barrier-Free Parking Sign
1:32



10 No Parking Sign
1:32



11 Break Away Bollard_DP
1:20

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C	2023-03-31	DR2 Response
D	2023-06-07	DR3 Response

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

Waste & Recycling Sections
+ Site Details

DRAWN BY

SD

CHECKED BY

HK

ISSUE DATE (yy/mm)

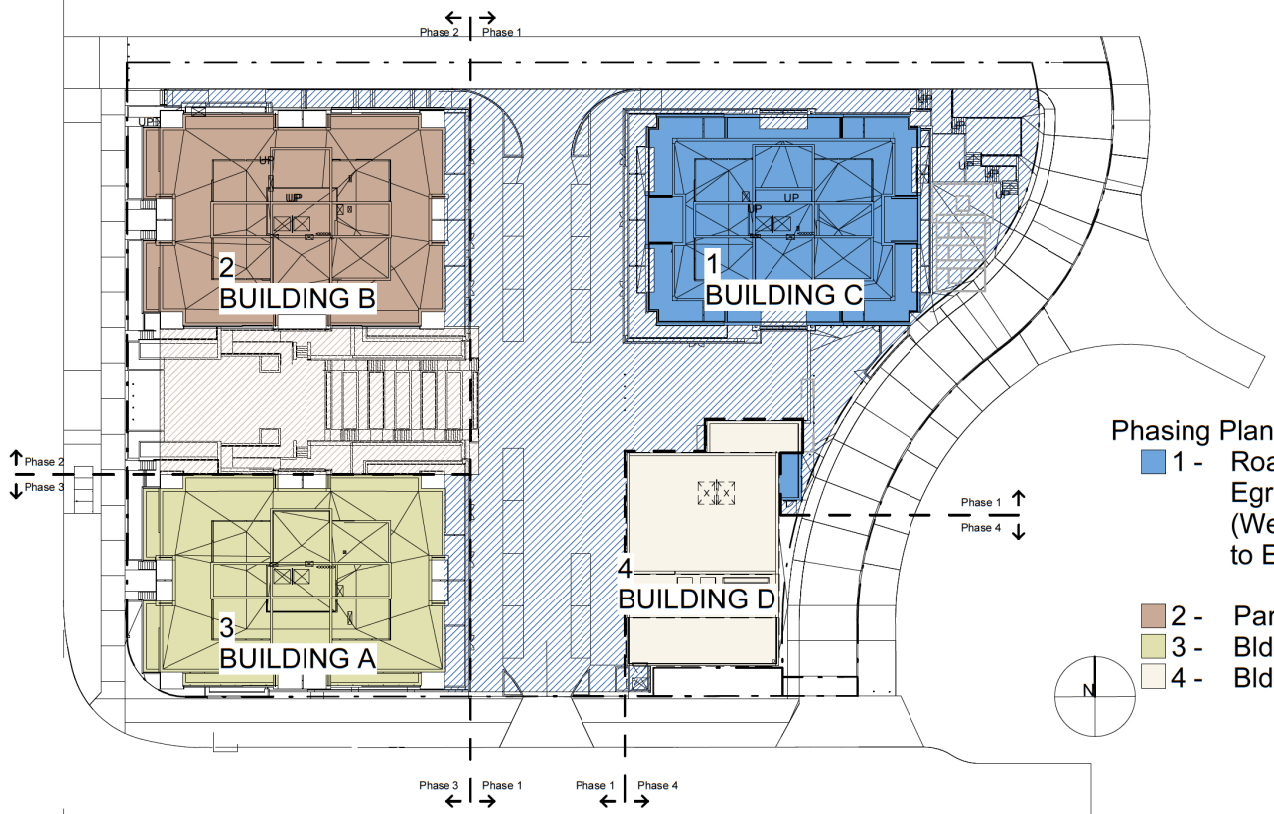
23/06/07

SCALE

AS NOTED

DP1.03

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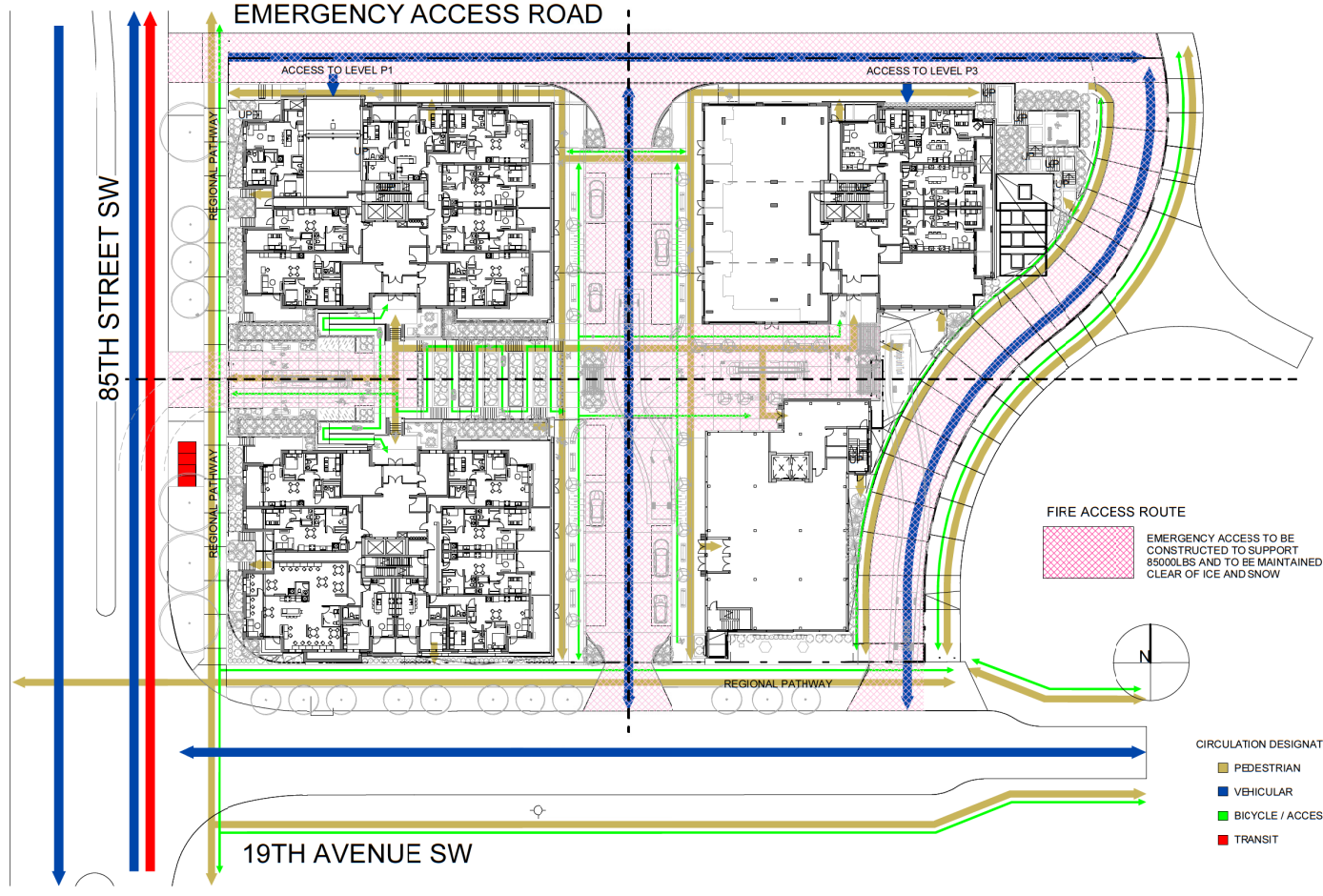
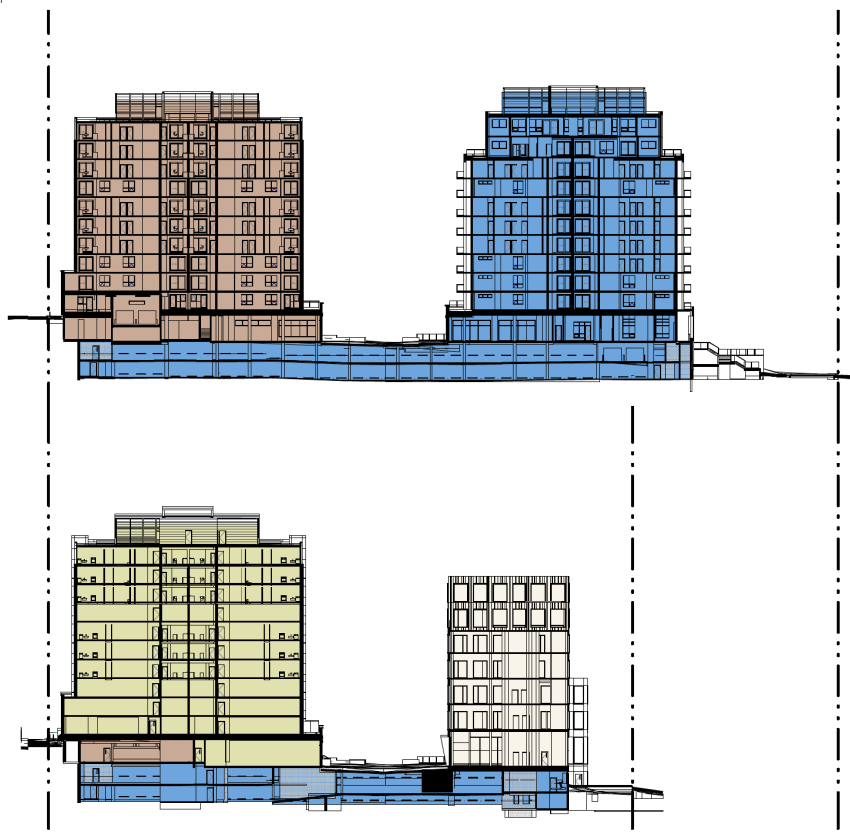


- Phasing Plan Sequencing:**
- 1 - Roads + Parkade Levels P5 to P2 + Bldg C
Egress required at Bldg D
(West portion of parkade may be built prior to East parkade)
 - 2 - Parkade Level P1 + Bldg B + Plaza
 - 3 - Bldg A
 - 4 - Bldg D

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D	2023-06-07	DTR3 Response

1 Site_400_Phasing Plan
DP1.04
1 : 400



2 Site_400_Circulation Diagram
DP1.04
1 : 400

G:_Jobs Current\Slokken\2106-Cobalt\2106 - Drawings\2106-REVIT (Day to Day Working Files)\2106 - Cobalt_Scotti.rvt

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1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokken Homes

DRAWING
Site Phasing Plan & Circulation Plan

DRAWN BY Author	JOB NO. 2106	Building Permit #
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ISSUE DATE (yy/mm)	23/06/07	
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DP1.04

MAIN FLOOR PLAN

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- ### Rentable Area Legend
- AMENITY
 - CACF
 - COMMON FLOOR AREA
 - CRU A
 - CRU B
 - CRU C
 - CRU D
 - CRU TC-A
 - MAIL ROOM
 - PARCEL ROOM
 - PARKADE AREA
 - PROFESSIONAL BUILDING
 - SERVICE
 - STORAGE
 - UNIT TC-AJ2
 - UNIT TC-AK3
 - UNIT TC-AM2



1 TC Level 1
DP2.01
1 : 200

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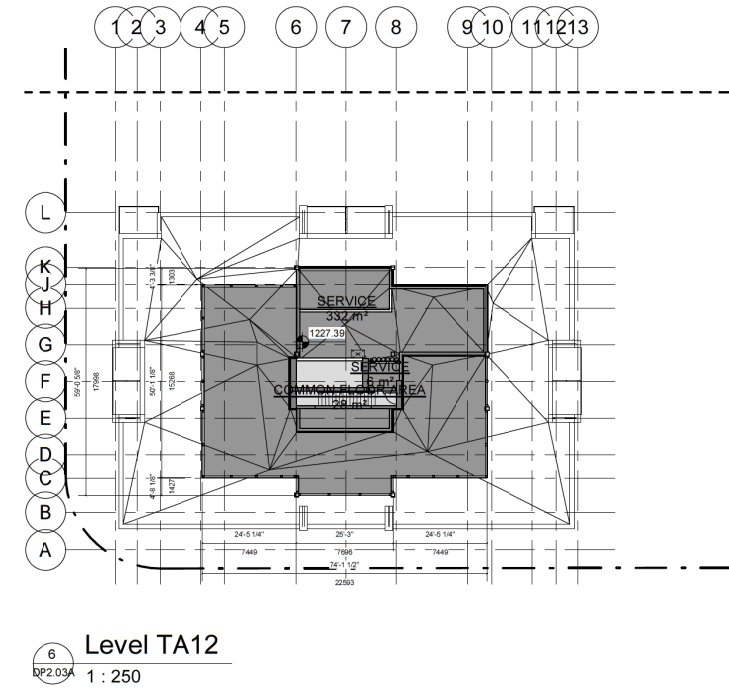
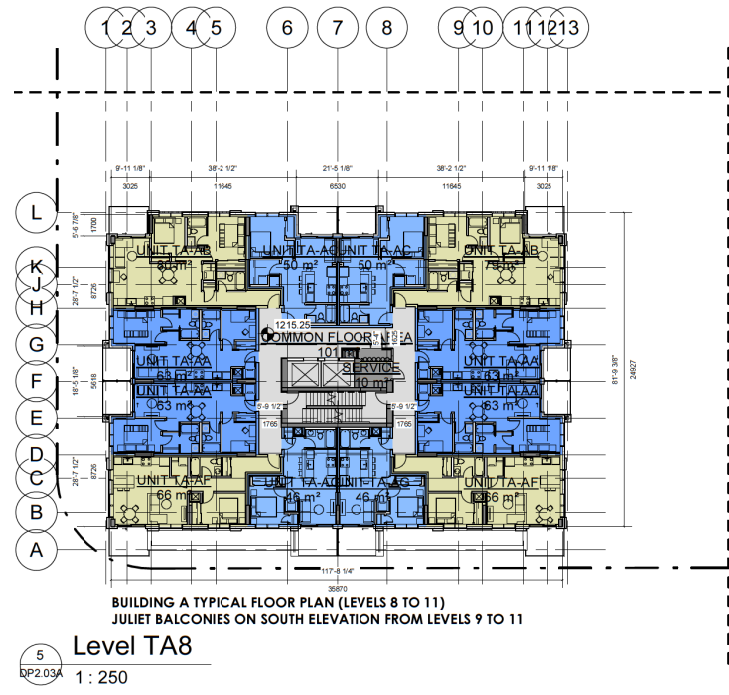
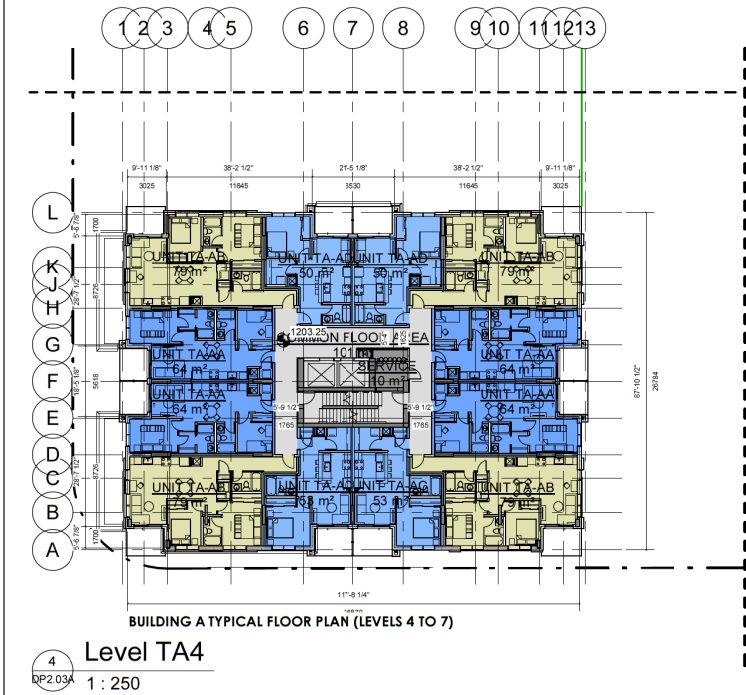
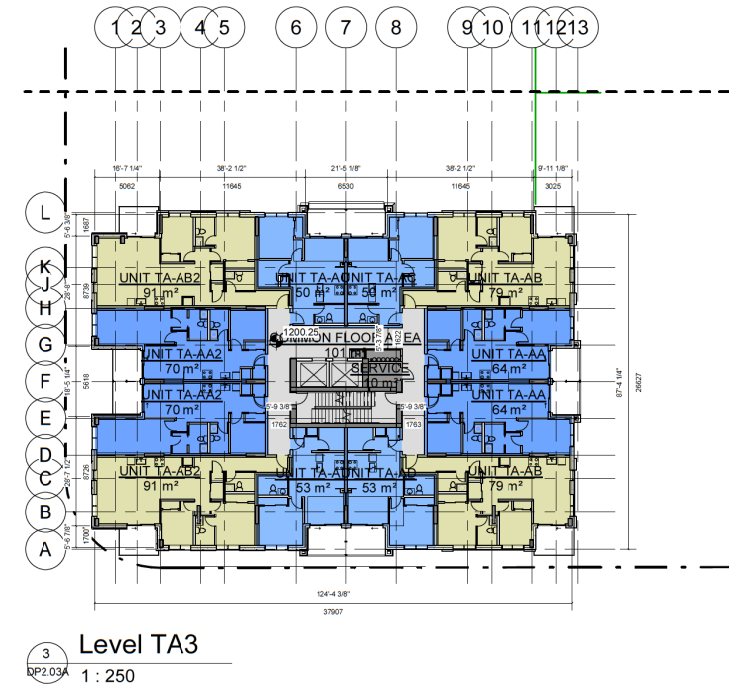
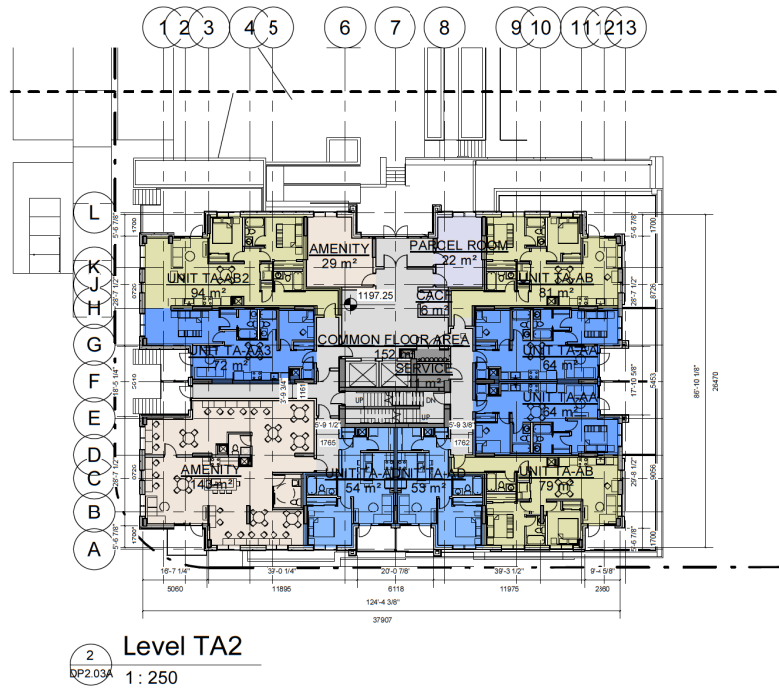
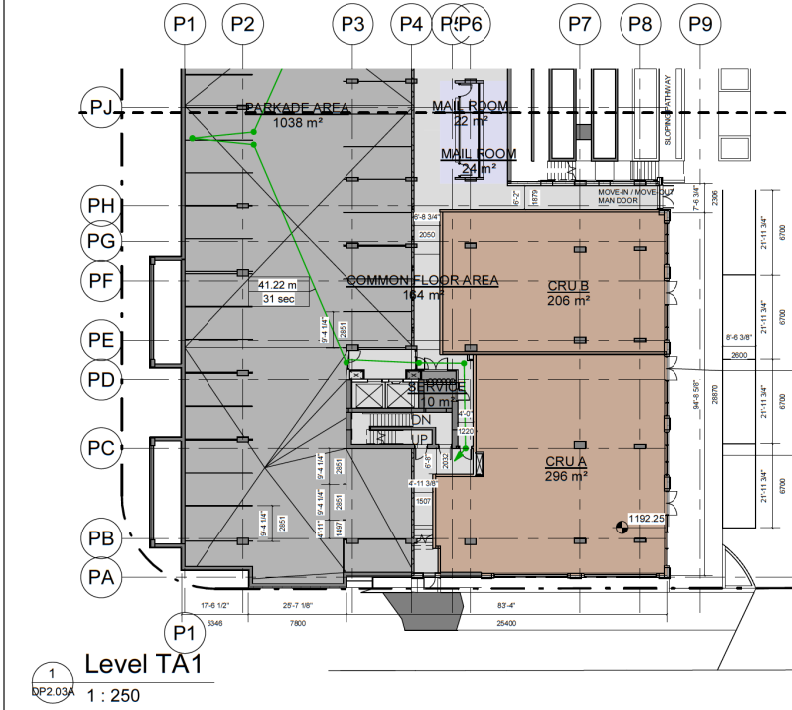
1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Main Floor Plan

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP2.01	

2023-08-03 2:16:36 PM



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PROJECT NAME AND ADDRESS
ASPEN TOWERS

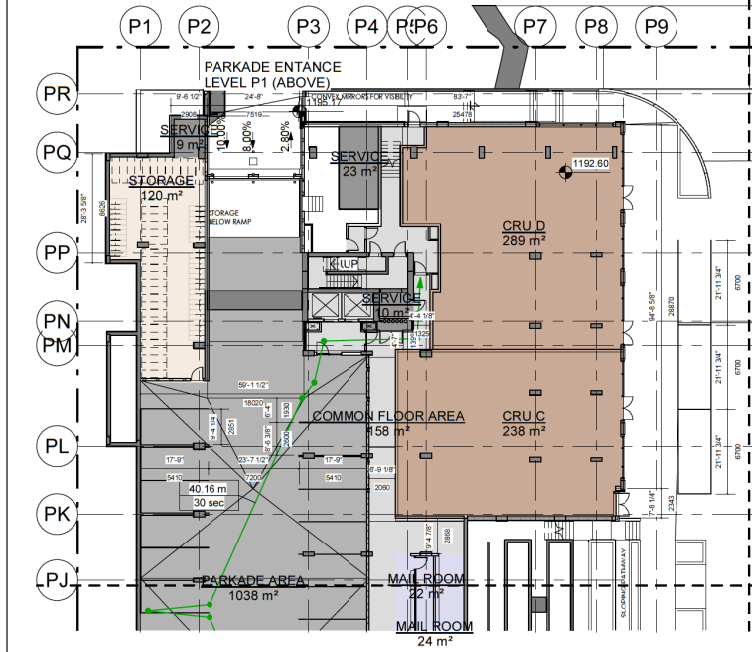
1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokter Homes

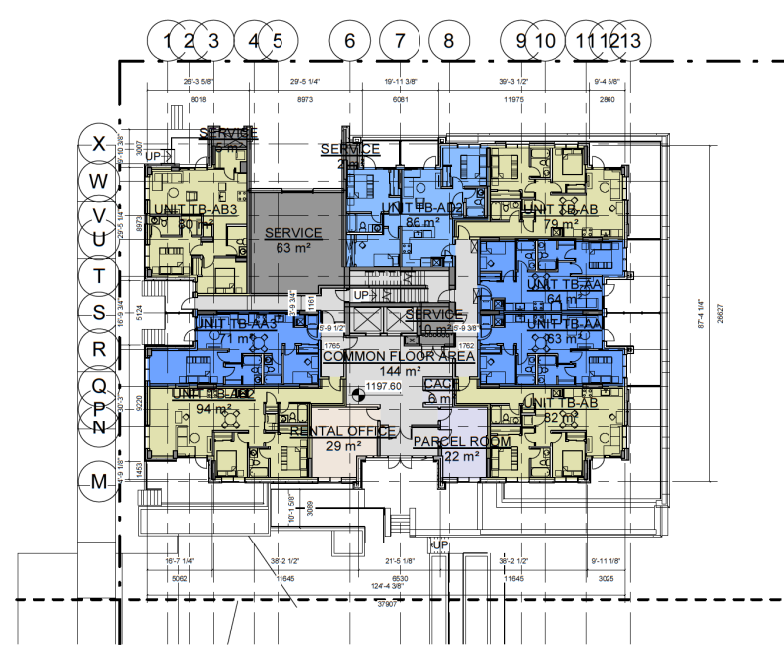
DRAWING
Building A Floor Plans

DRAWN BY Author	JOB NO. 2106	Building Permit #
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ISSUE DATE (yy/mm)	DP2.03A	
SCALE AS NOTED		

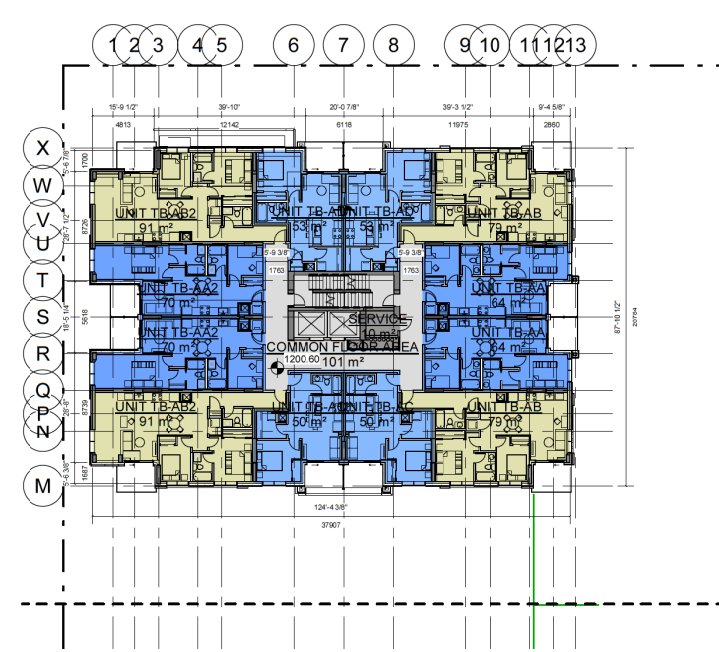
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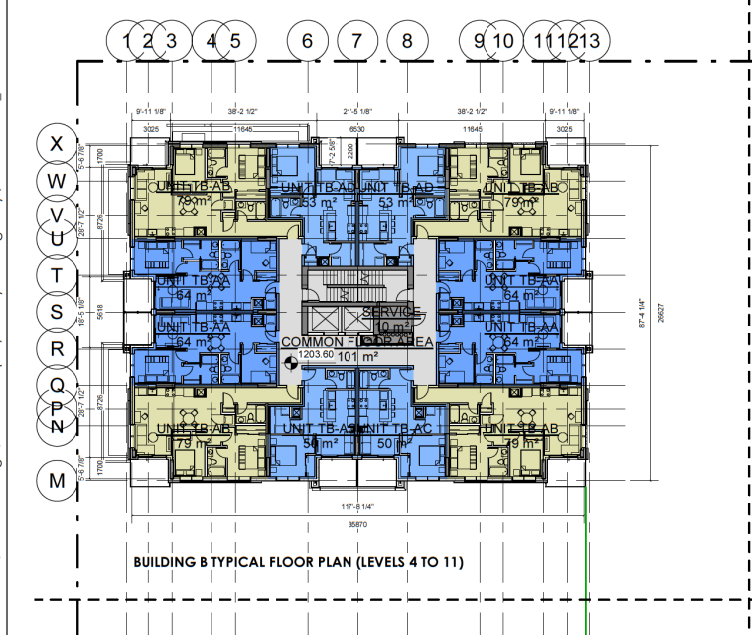
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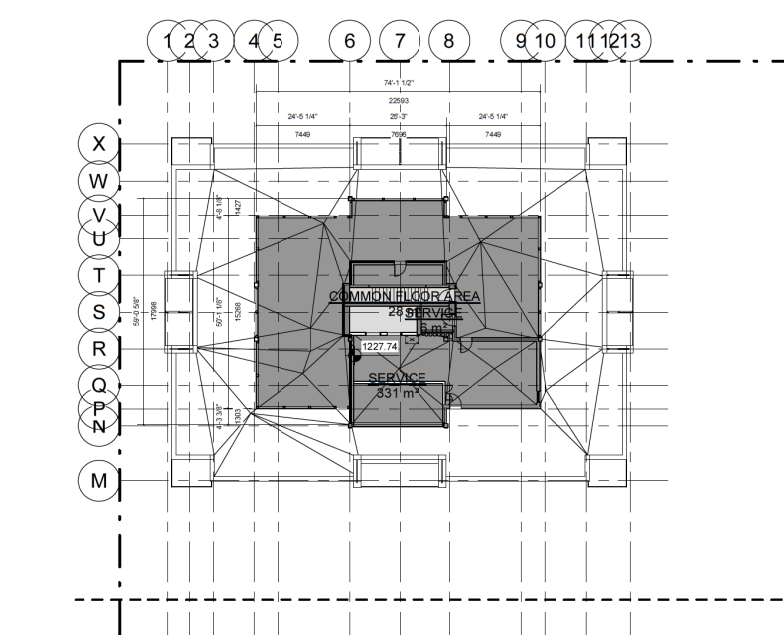
2 Level TB2
1: 250



3 Level TB3
1: 250



4 Level TB4
1: 250



5 Level TB12
1: 250

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Number	Date (yy/mm/dd)	Description
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B	2022-11-25	DTR1 Response
C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response

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PROJECT NAME AND ADDRESS
ASPEN TOWERS
1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Building B Floor Plans

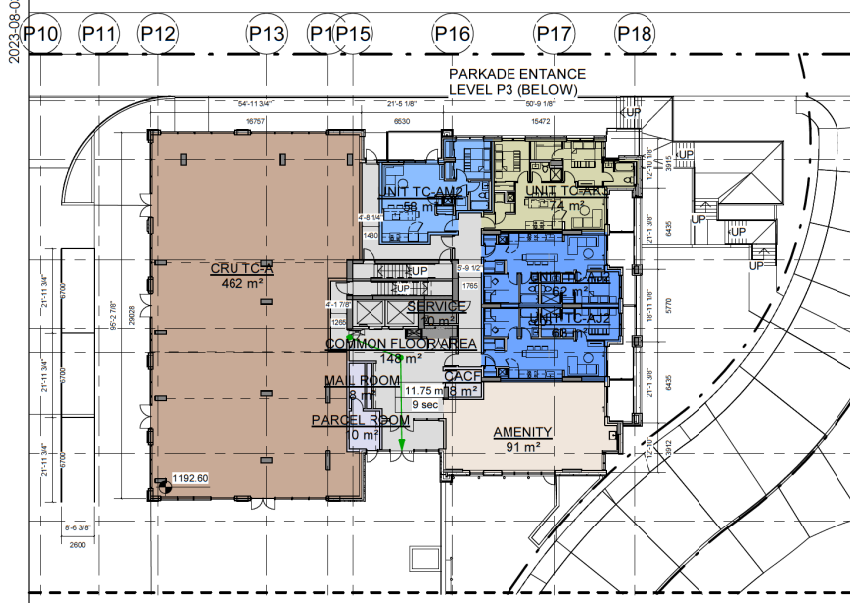
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CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	DP2.03B	
SCALE AS NOTED		

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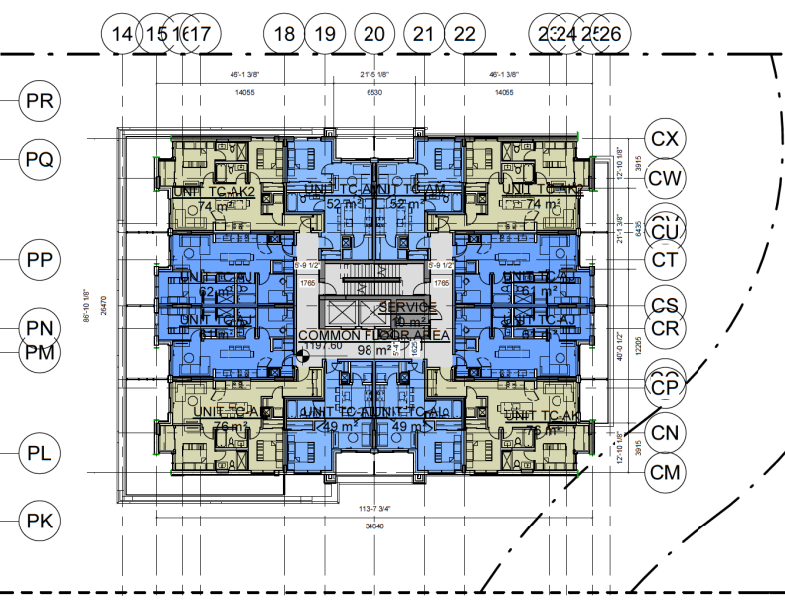
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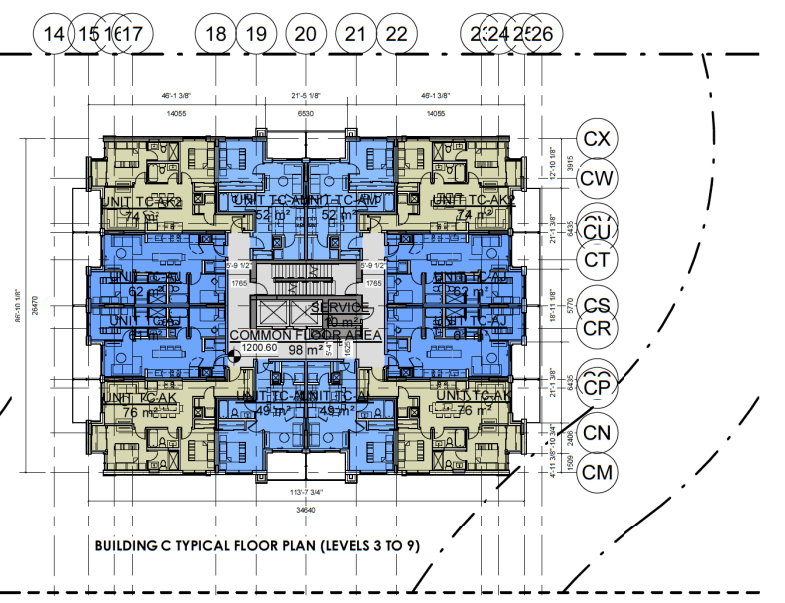
Revision Schedule		
Number	Date (yy/mm/dd)	Description
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C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response



1 Level TC1
DP2.03C 1: 250

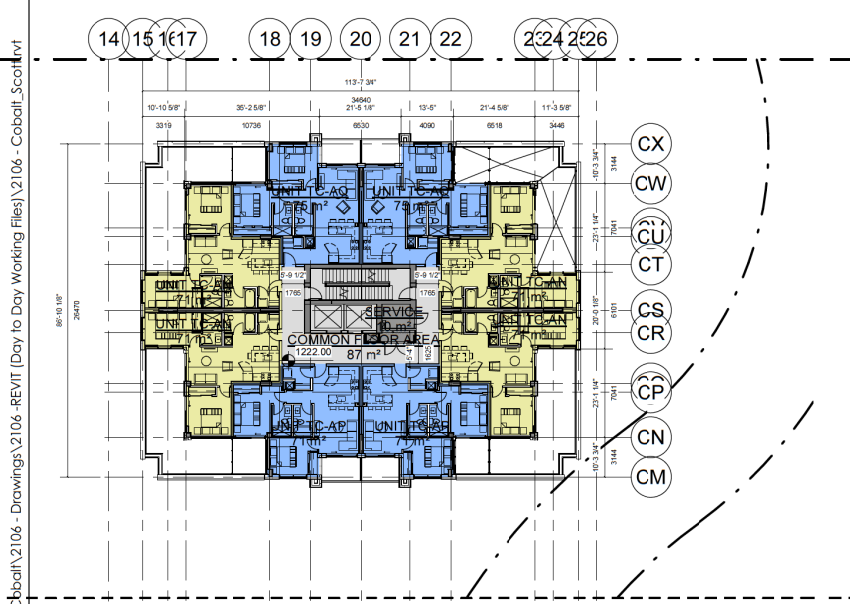


2 Level TC2
DP2.03C 1: 250

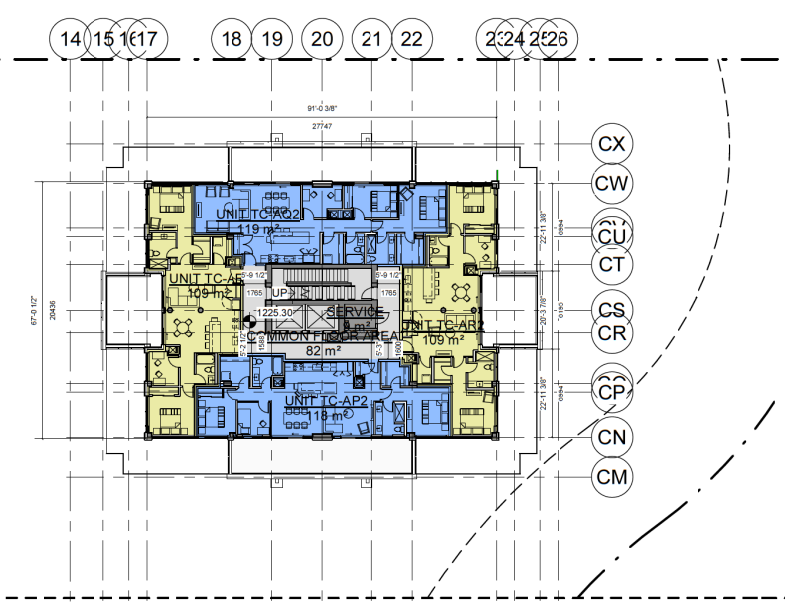


3 Level TC3
DP2.03C 1: 250

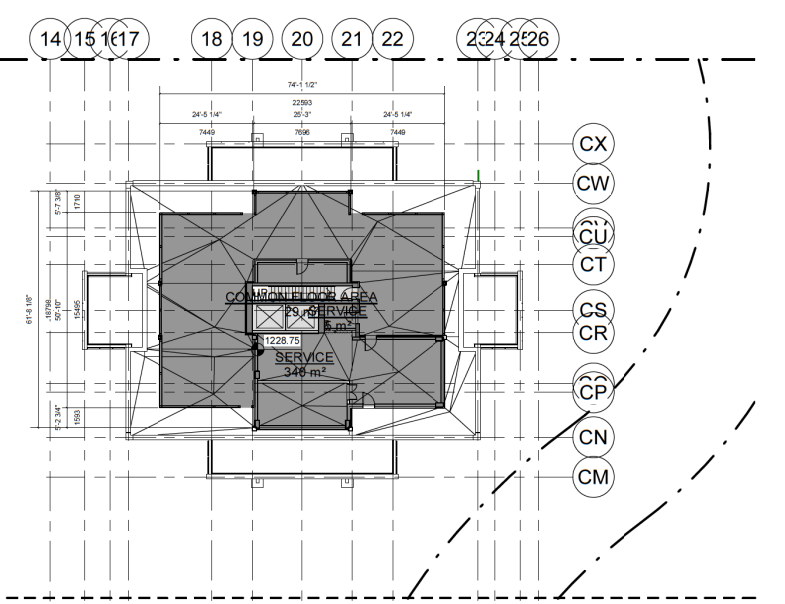
BUILDING C TYPICAL FLOOR PLAN (LEVELS 3 TO 9)



4 Level TC10
DP2.03C 1: 250



5 Level TC11
DP2.03C 1: 250



6 Level TC12
DP2.03C 1: 250

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ASPEN TOWERS

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

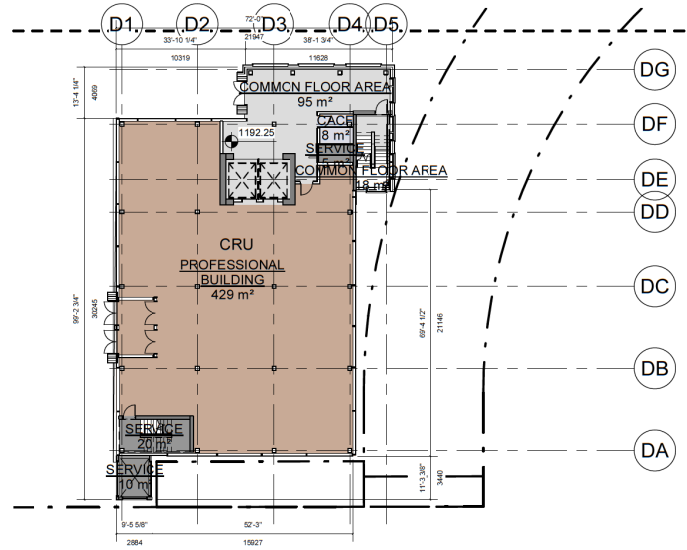
DRAWING
Building C Floor Plans

DRAWN BY Author	JOB NO. 2106	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	23/06/07	
SCALE	AS NOTED	

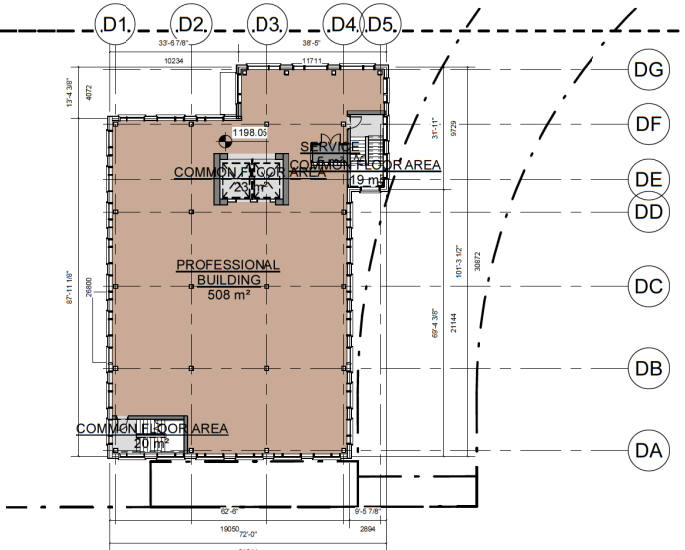
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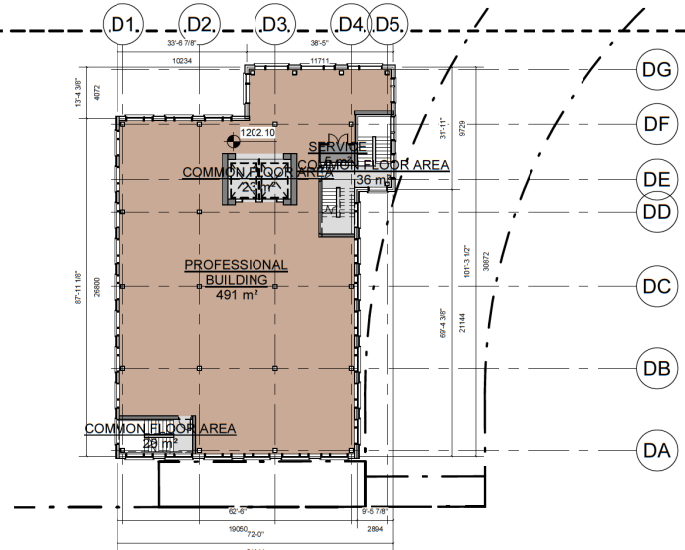
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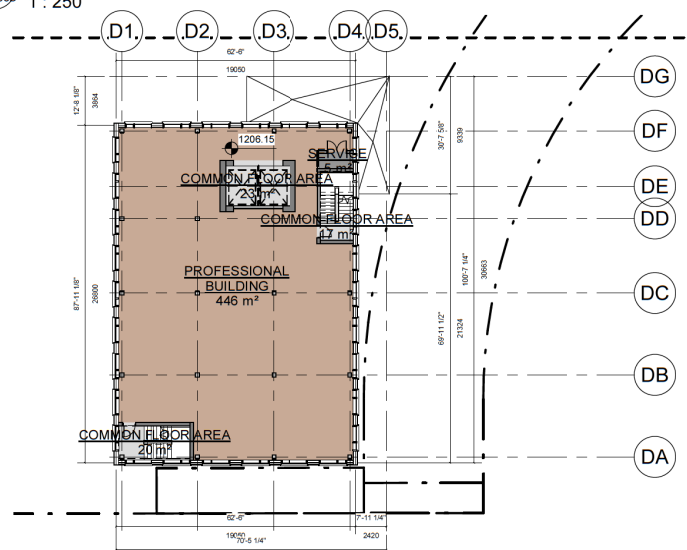
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DP2.030
Level PB1
1 : 250



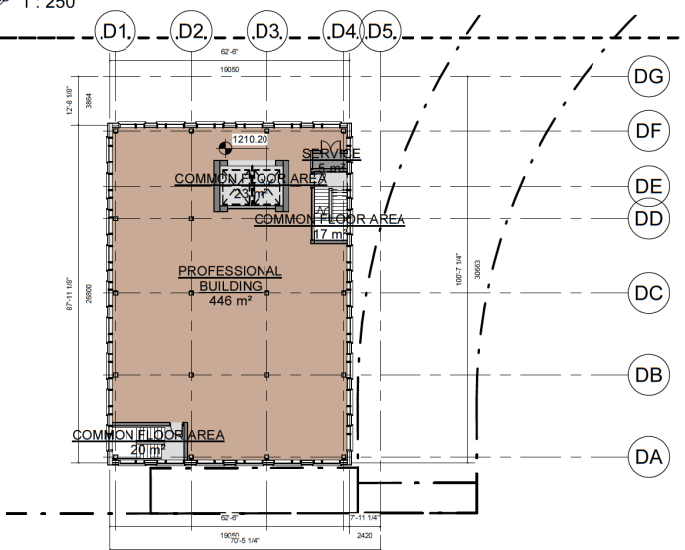
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DP2.030
Level PB2
1 : 250



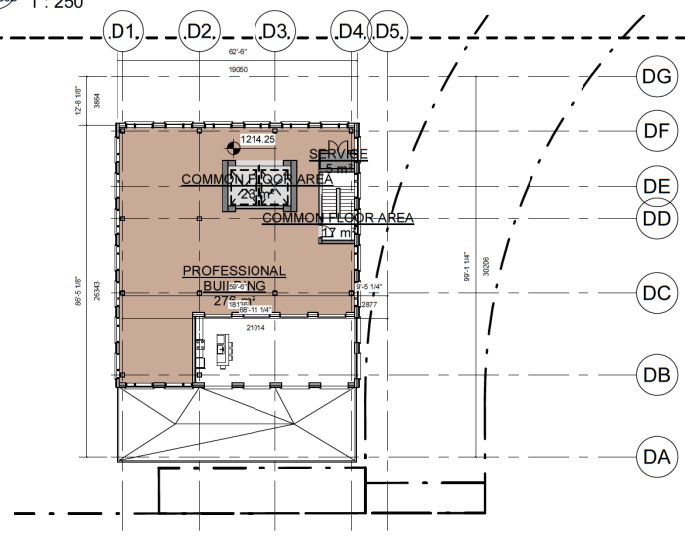
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DP2.030
Level PB3
1 : 250



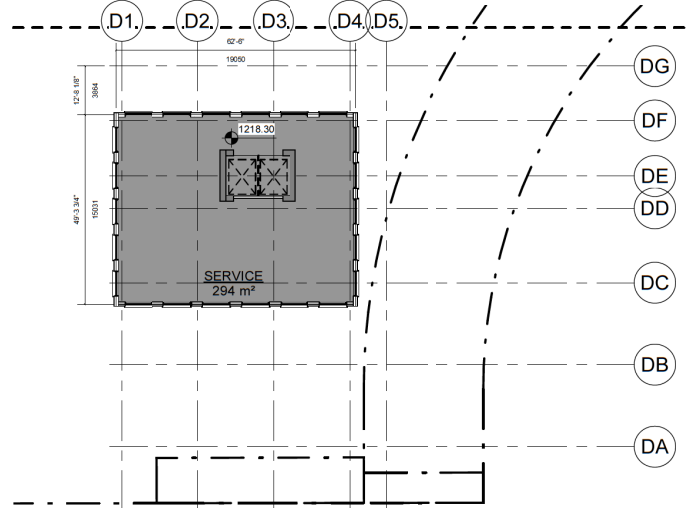
4
DP2.030
Level PB4
1 : 250



5
DP2.030
Level PB5
1 : 250



6
DP2.030
Level PB6
1 : 250



7
DP2.030
Level PB7
1 : 250

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DRAWING
Building D Floor Plans

DRAWN BY Author	JOB NO. 2106	Building Permit #
CHECKED BY Checker		SHEET
ISSUE DATE (yy/mm)	DP2.03D	
SCALE AS NOTED		

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2106 - Cobalt_Slokker

2023-07-28

PARKING CALCULATION REQUIREMENTS

Area Description	Gross Usable Floor Area		Public Area	Unit Count	Commercial Parking Requirements		Bicycle Stall Requirement	
	SM	60% of GFA			4 Stalls / 100 SM GFA	2.85 Stalls / 10 SM PA	Class 1	Class 2
Commercial								
Building B CRU D (GFA)	288.533	10.75891042	-		10.39		0.26	0.52
Building B CRU D (Rentable)	259.680	-	-				0.21	0.43
Building B CRU C (GFA)	238.345	2565.52	-		8.58			
Building B CRU C (Rentable)	214.51	2308.57	-					
Building A CRU B (GFA)	205.514	2212.13	-		7.40		0.18	0.37
Building A CRU B (Rentable)	184.96	1990.52	-				0.18	2.53
Building A CRU A (GFA)	-	-	296.243	3188.73				
Building A CRU A (Rentable Area)	-	-	177.75	1913.24				
Building C								
Building C CRU TC-A (GFA)	462.061	4973.38	-		16.63		0.41	0.83
Building C CRU TC-A (Rentable Area)	415.85	4476.22	-					
Building D								
Building D (GFA)	2687.34	28926.11	-		86.83		2.17	4.34
Building D (Rentable Area)	2170.66	23364.79	-					
Total Area					129.81		3.41	9.02
Total Commercial (GFA)	3881.80	41783.29	296.24	3188.73	181.00		4.00	10.00
Total Rentable Commercial Area	3245.67	34936.67	177.75	1913.24				
Dwelling Unit Count				Units				
Building A Units				114				
Building B Units				136				
Building C Units				112				
Building D Units								
Total Unit Count				342				

25% Reduction to Overall Residential Parking Requirements (Frequent Bus Stop Nearby)

Overall Development Total Required	472.00
Overall Development Total Required (considering 25% Reduction to Overall Residential Parking)	399.25

Motor Vehicle Parking Requirements	Surplus / Deficiency
Motor Vehicle Parking Required	473 Stalls
Motor Vehicle Parking Provided	393 Stalls
Surplus / Deficiency	-79 Stalls

Motor Vehicle Parking Requirements considering 25% Reduction to Overall Residential Parking

Motor Vehicle Parking Requirements	Surplus / Deficiency
Motor Vehicle Parking Required	399 Stalls
Motor Vehicle Parking Provided	393 Stalls
Surplus / Deficiency	-6.25 Stalls

Bicycle Class 1 Required

Surplus / Deficiency
175 Stalls
181 Stalls Provided
6 Stalls
3%

Bicycle Class 2 Required

Surplus / Deficiency
45 Stalls
74 Stalls Provided
29 Stalls
39%

Surplus Bicycle storage to be considered ancillary storage for residential units
As per Landscape Drawings

Notes
Using Baseline of 90% GFA + 60% Public Area Factors

If majority of CRU space is 4 Stalls / 100 SM GFA - Large Parking Stall savings

Storage and Service Space will affect Professional Bldg Area

25% Reduction considering Entire Development were considered
354.00 With Frequent Bus Stop Nearby
393 Current Stall Count
39.00 Stalls

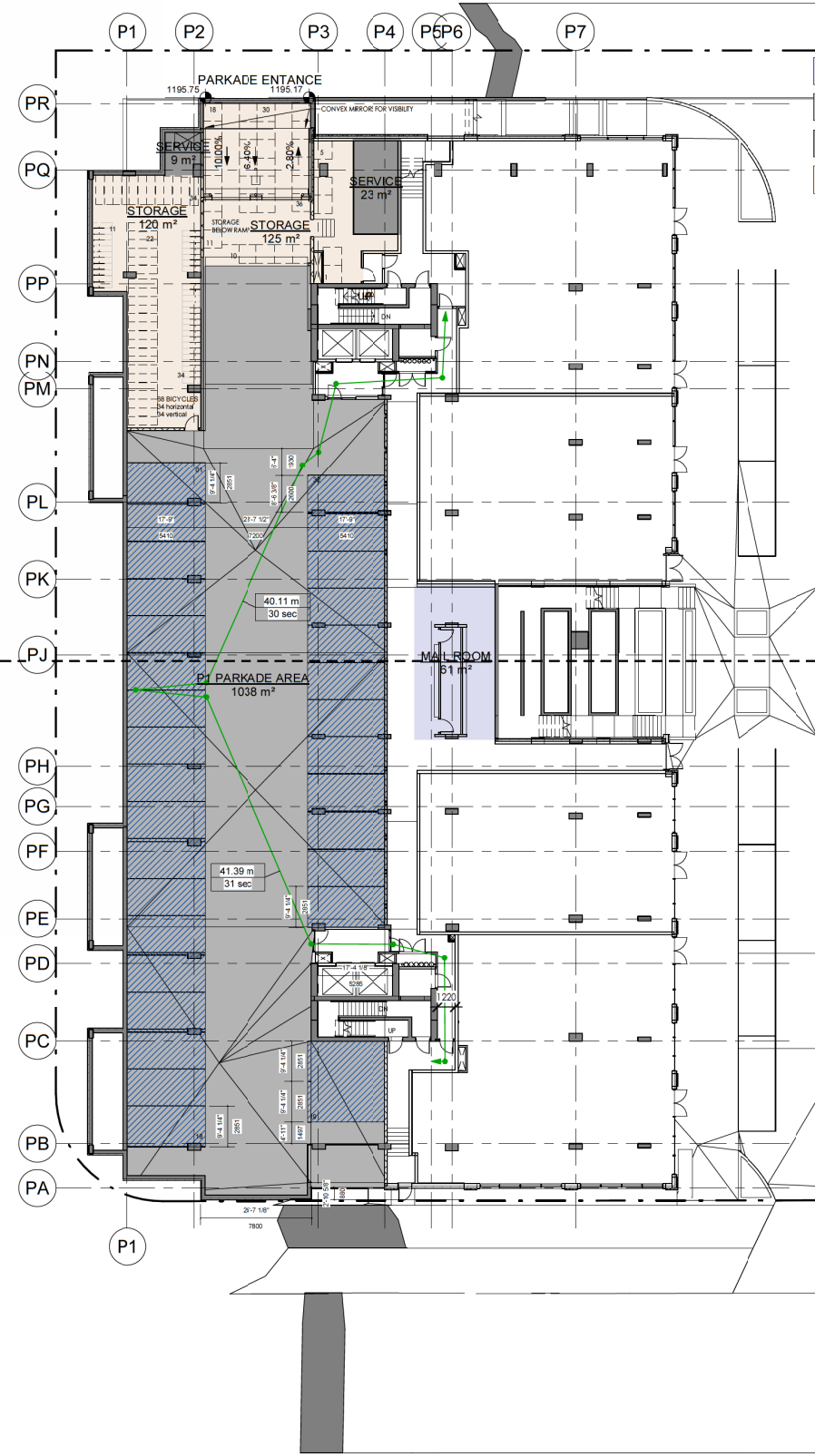
With a 25% reduction to the Residential parking we are 25% Deficient overall

Class 1 Bike Stalls currently spread between P3 MR + P3 PB

LEVEL P1 FLOOR PLAN

Rentable Area Legend

- MAIL ROOM
- P1 PARKADE AREA
- SERVICE
- STORAGE



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PROJECT NAME AND ADDRESS
ASPEN TOWERS
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PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Parkade Level P1

DRAWN BY SD	JOB NO 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED		DP2.P1

- PARKING STALL DESIGNATION
- COMMERCIAL
 - VISITOR
 - RESIDENTIAL

2
DP2.P1
Volumetric Encroachments

1
DP2.P1
Level P1
1 : 200

LEVELS P2 + P3 FLOOR PLANS

Rentable Area Legend

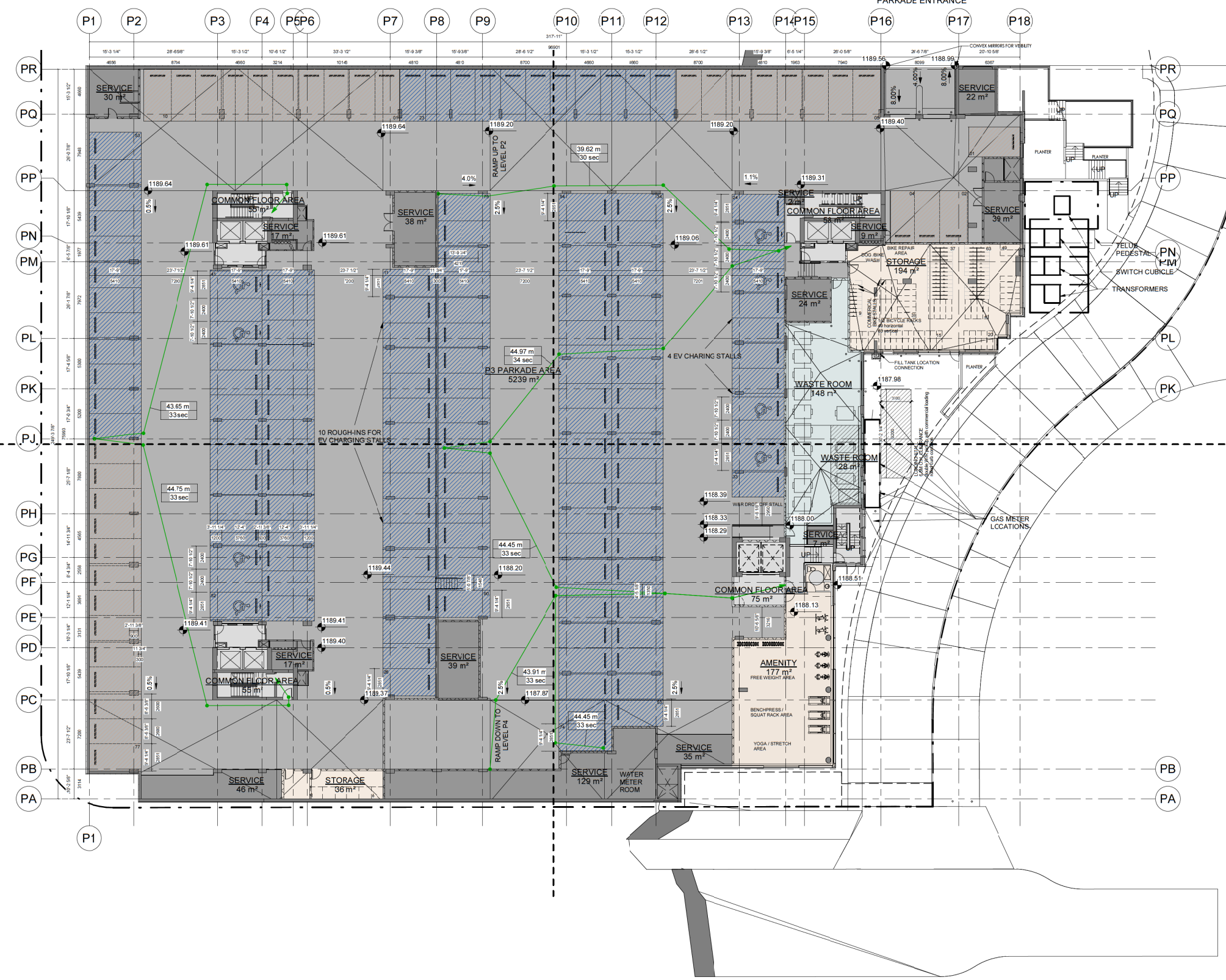
- AMENITY
- COMMON FLOOR AREA
- P3 PARKADE AREA
- SERVICE
- STORAGE
- WASTE ROOM

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C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response

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1 Level P3
DP2.P3
1 : 200

- PARKING STALL DESIGNATION**
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 - RESIDENTIAL

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PROJECT NAME AND ADDRESS

COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokken Homes

DRAWING

Parkade Level P2 + P3

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED		DP2.P3

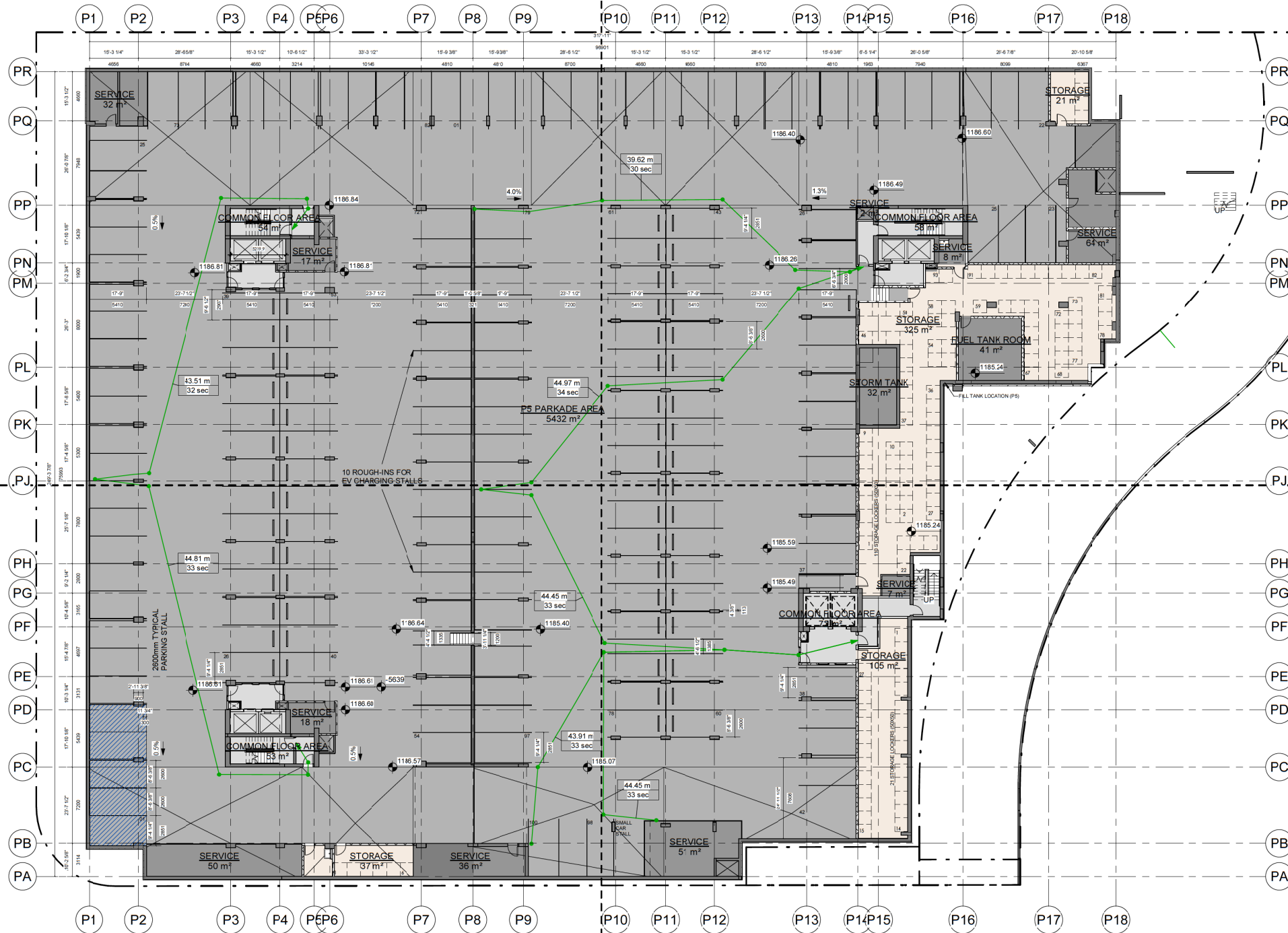
LEVELS P4 + P5 FLOOR PLANS

Rentable Area Legend

- COMMON FLOOR AREA
- FUEL TANK ROOM
- P5 PARKADE AREA
- SERVICE
- STORAGE
- STORM TANK

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D	2023-06-07	DTR3 Response



1 Level P5
DP2.P5
1 : 200

- PARKING STALL DESIGNATION**
- COMMERCIAL
 - VISITOR
 - RESIDENTIAL

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PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Parkade Level P4 + P5

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP2.P5	

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brick - Pewter
03	Meta Panel - White
04	Meta Panel - Medium Gray
05	Meta Panel - Dark Gray
06	Vertical Metal Panel - Silver Metallic
07	Vertical Metal Panel - Charcoal Metallic
08	Vertical Metal Panel - Emery Metallic
09	Mechanical Screen - Dark Grey Corrugated Metal
10	Mechanical Screen - Medium Grey Corrugated Metal
11	Punched Windows/Sliding Door - Black Frames, Clear Glass
12	EIFS White
13	EIFS Grey
14	Window Wall Glass or Metal Spandrel - White
15	Window Wall - Black Aluminum Frame, Clear Glass
16	Black Aluminium Railing - Clear Glass
17	Signage Band
18	Storefront - Black Anodized Aluminium Mullions + Clear Glass
19	Overhead Door Parkade
20	Overhead Door Waste + Recycling
21	Man Door Charcoal
22	Entry Canopy - White
23	Transformer
24	Structural Silicone Glass Storefront
25	Entrance Canopy - Medium Grey
27	Mechanical Grille
28	Concrete Planter Grey
29	Glass - Dark, Clear, Grey
30	Meta Louvre - Colour to match wall
31	Accent - Concrete - Charcoal
32	Privacy Screen - Frosted Glass
33	Black Metal Picket Guardrail

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D	2023-06-07	DTR3 Response



1 Building A&B_West Elevation
1 : 250



2 Building A&B_East Elevation
1 : 250

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

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PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Buildings A & B West and East Elevation

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP3.01	

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brick - Pewter
03	Metal Panel - White
04	Metal Panel - Medium Gray
05	Metal Panel - Dark Gray
06	Vertical Metal Panel - Silver Metallic
07	Vertical Metal Panel - Charcoal Metallic
08	Vertical Metal Panel - Emery Metallic
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13	EIFS Grey
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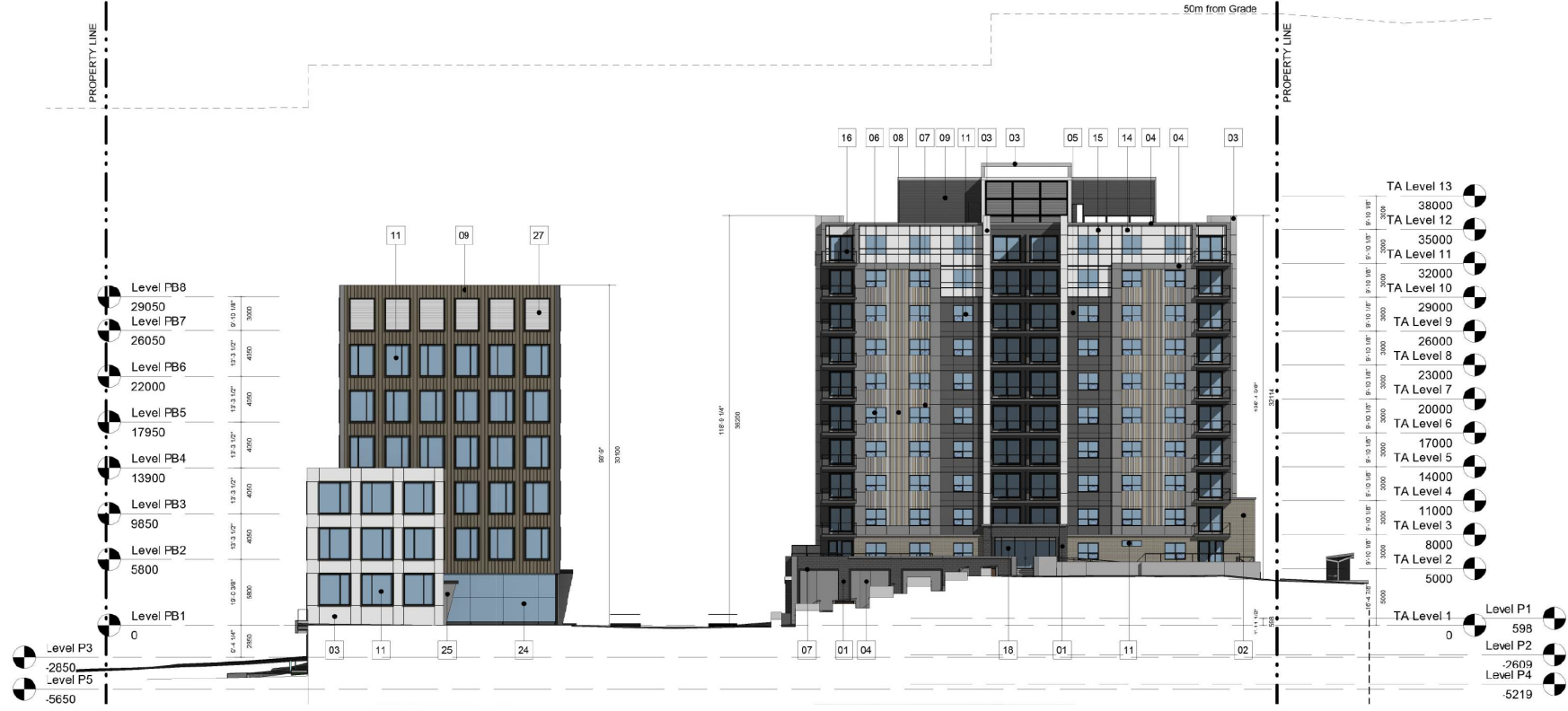
Revision Schedule		
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B	2023-11-25	D/R1 Response
C	2023-03-31	D/R2 Response
D	2023-06-07	D/R3 Response

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1 Building A&D_South Elevation
1 : 250

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2 Building A&D_North Elevation
1 : 250

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DRAWING
Buildings A & D North and South Elevation

DRAWN BY: SD JOB NO: 2106 Building Permit #

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ISSUE DATE (yy/mm): 23/06/07

SCALE: AS NOTED

DP3.02

ELEVATIONS

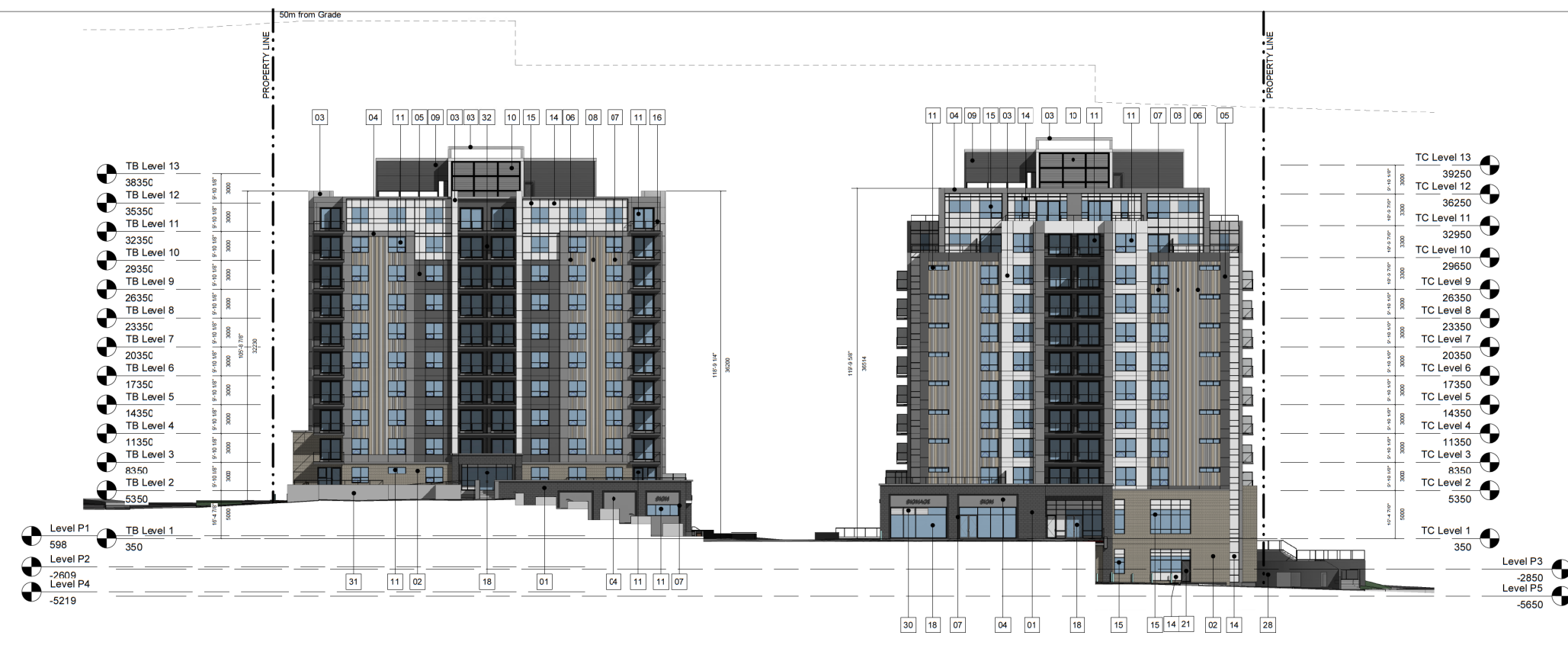
Keynotes

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03	Meta Panel - White
04	Meta Panel - Medium Gray
05	Meta Panel - Dark Gray
06	Vertical Metal Panel - Silver Metallic
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C	2023-03-31	DIR2 Response
D	2023-06-07	DIR3 Response

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1 Building B&C_South Elevation
1 : 250

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PROJECT NAME AND ADDRESS
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PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Building B & C South and North Elevations

DRAWN BY	JOB NO.	Building Permit #
SD	2106	
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HK		
ISSUE DATE (yy/mm)		
23/06/07		
SCALE		
AS NOTED		

DP3.03

2 Building B&C_North Elevation
1 : 250

G:_Jobs Current\Slokker\2106-Cobalt\2106 - Drawings\2106 - REVIT (Day to Day Working Files)\2106 - Cobalt_Scotti.rvt

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brick - Pewter
03	Meta Panel - White
04	Meta Panel - Medium Gray
05	Meta Panel - Dark Gray
06	Vertical Metal Panel - Silver Metallic
07	Vertical Metal Panel - Charcoal Metallic
08	Vertical Metal Panel - Emery Metallic
09	Meta Panel - Platinum Corrugated Metal
10	Mechanical Screen - Medium Grey Corrugated Meta
11	Punched Windows/Sliding Door - Black Frames, Clear Glass
12	EIFS White
13	EIFS Grey
14	Window Wall Glass or Metal Spandrel - White
15	Window Wall - Black Aluminum Frame, Clear Glass
16	Black Aluminium Railing - Clear Glass
17	Signage Band
18	Storefront - Black Anodized Aluminium Mullions + Clear Glass
19	Overhead Door Parkade
20	Overhead Door Waste + Recycling
21	Man Door Charcoal
22	Entry Canopy - White
23	Transformer
24	Structural Silicone Glass Storefront
25	Entrance Canopy - Medium Grey
27	Mechanical Grille
28	Concrete Planter Grey
29	Glass - Dark, Clear, Grey
30	Meta Louvre - Colour to match wall
31	Accent - Concrete - Charcoal
32	Privacy Screen - Frosted Glass
33	Black Metal Picket Guardrail

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2022-04-13	DP SUBMISSION
B	2022-11-25	DTR1 Response
C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response

2023-08-03 3:21:54 PM



5 Building C&D_East Elevation
1 : 250



6 Building C&D_West Elevation
1 : 250

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PROJECT NAME AND ADDRESS
ASPEN TOWERS

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Building C & D East and West Elevation

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP3.04	

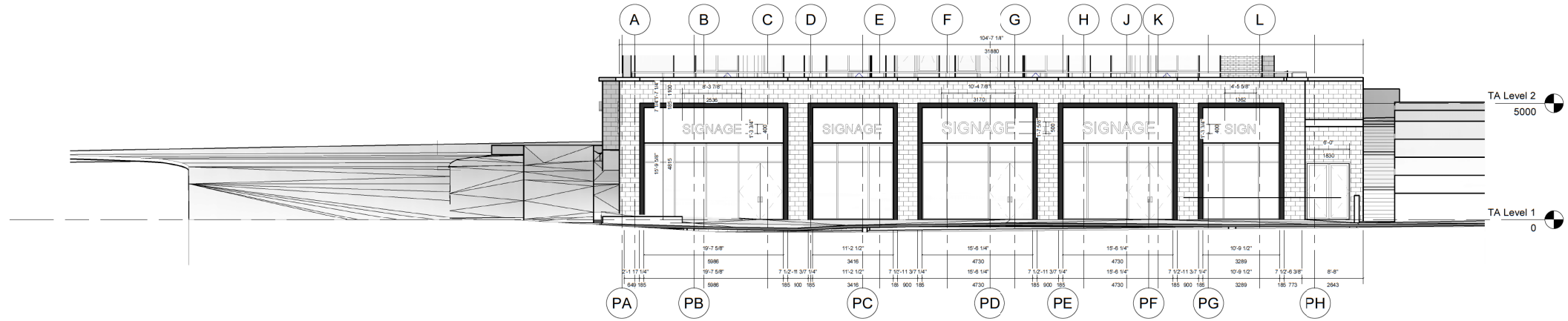
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2023-06-07 11:56:50 AM

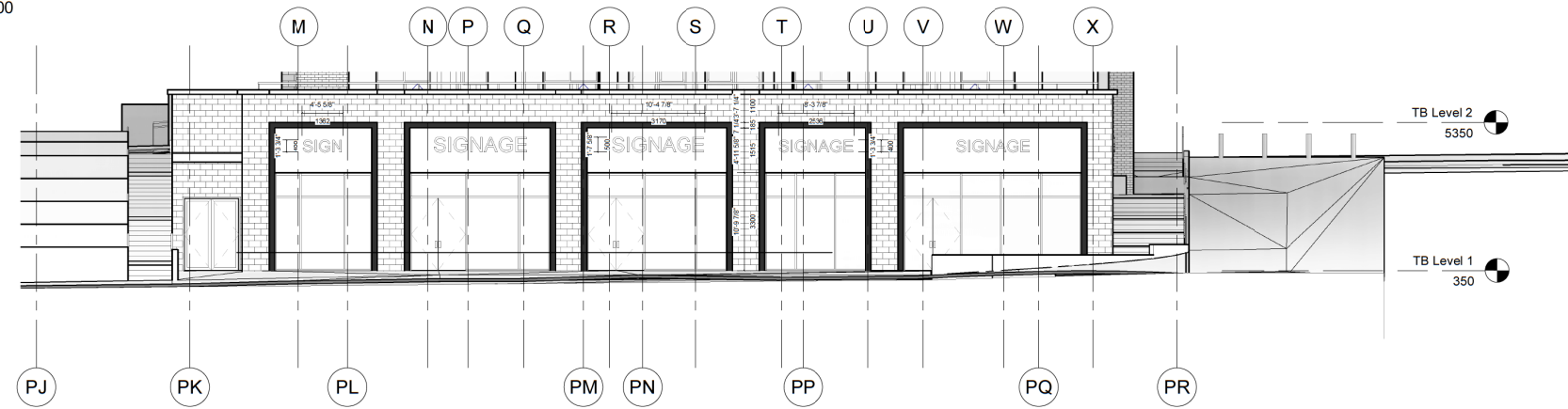
ENHANCED ELEVATIONS - SIGNAGE DETAILS

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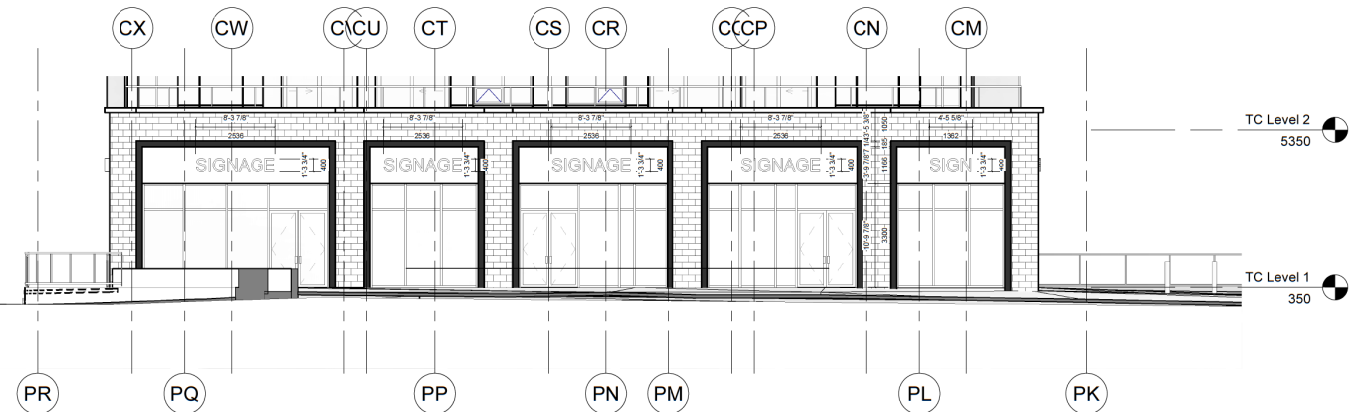
Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2022-04-13	DP SUBMISSION
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C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response



1
DP3.05
Signage_Tower A_East Elevation
1 : 100



2
DP3.05
Signage_Tower B_East Elevation
1 : 100



3
DP3.05
Signage_Tower C_West Elevation
1 : 100

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PROJECT NAME AND ADDRESS
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1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

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DRAWING
Enhanced Elevations

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP3.05	

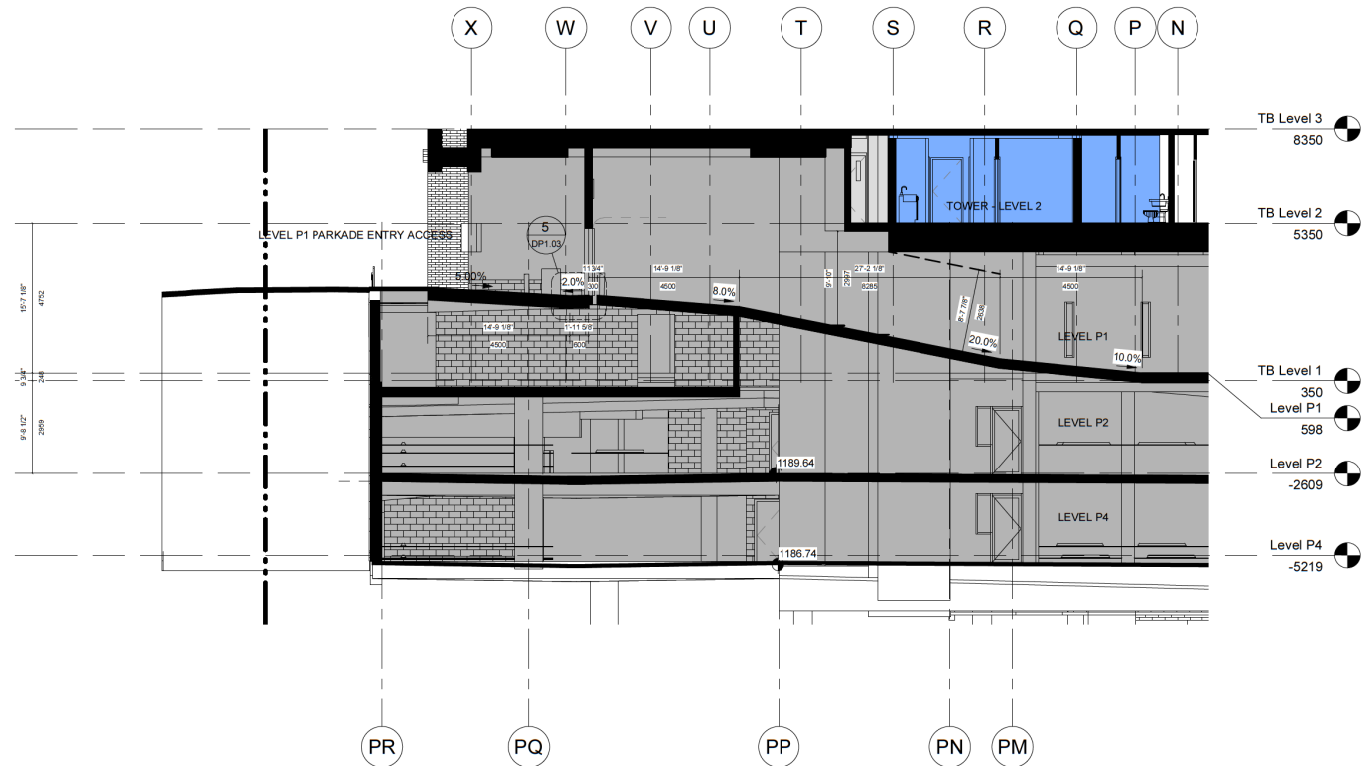
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PARKADE RAMP / DRIVEWAY SECTIONS

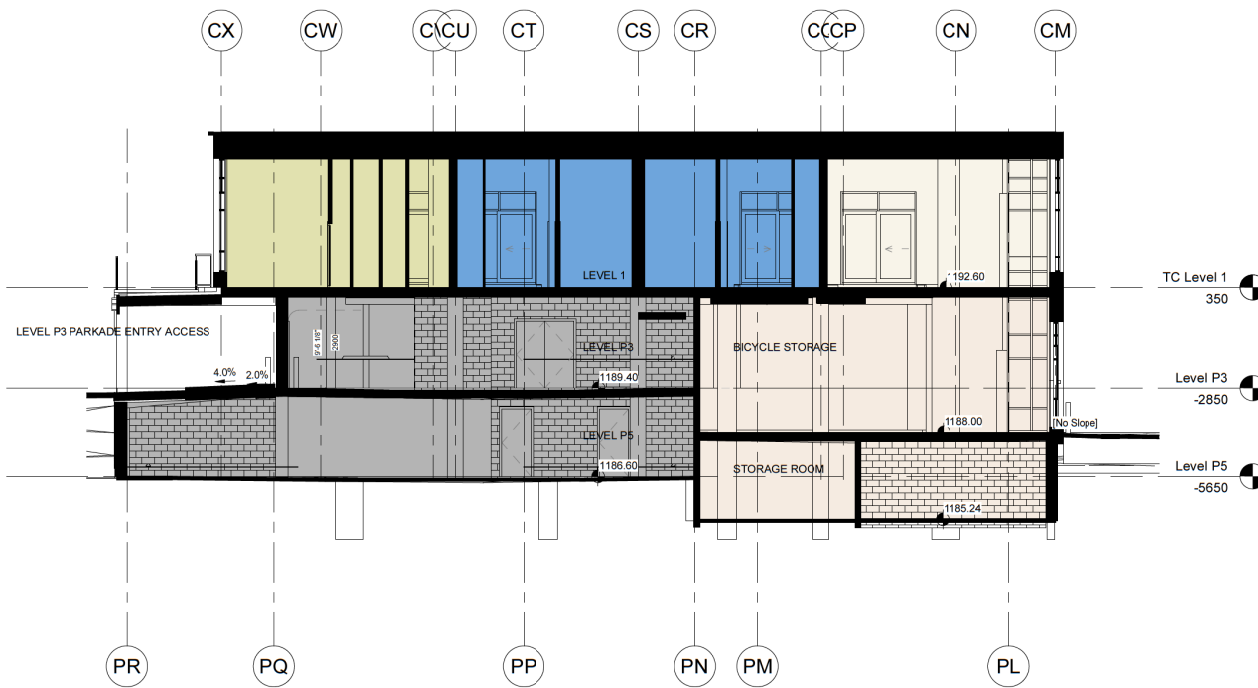
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C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response

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1 NS_E_Parkade Access P1
1 : 100



2 NS_E_Parkade Access P3
1 : 100

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

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DRAWING
Parkade Ramp Sections

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP4.01	

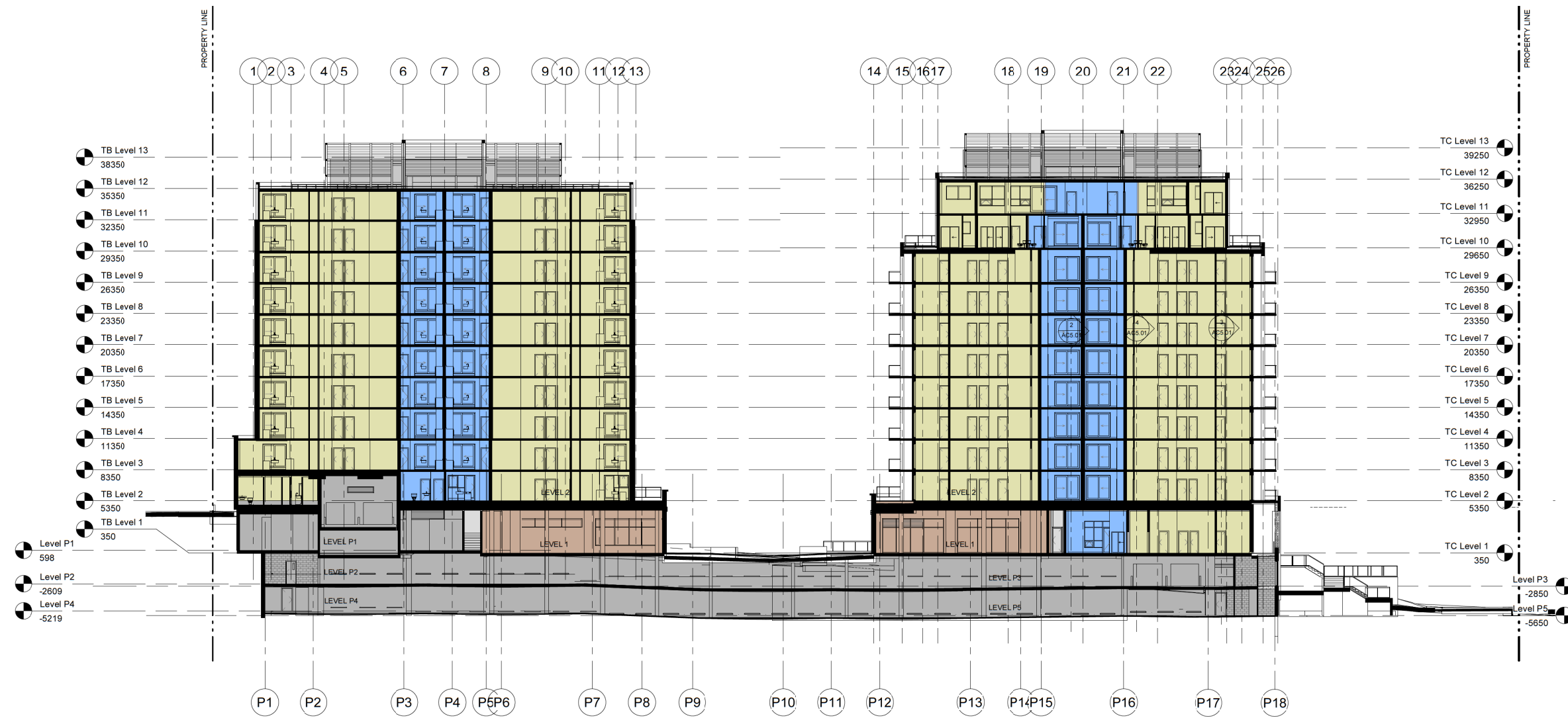
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OVERALL BUILDING SECTION

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EW_N_200
1 : 200

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COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokken Homes

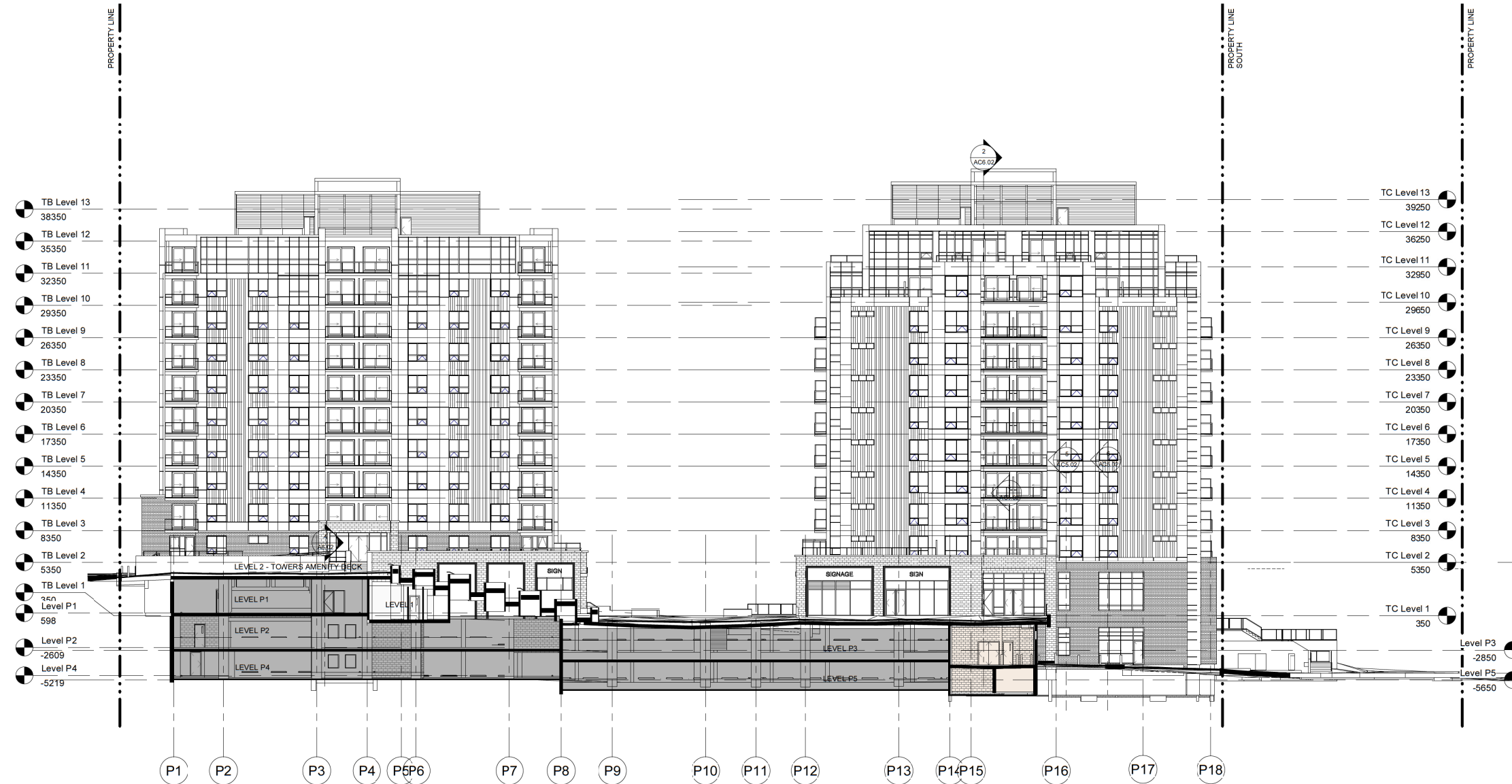
DRAWING
Section_EW_N_Overall
Building

DRAWN BY SD	JOB NO. 2106	Building Permit #
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SCALE AS NOTED	DP4.02	

OVERALL BUILDING SECTION

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D	2023-06-07	DTR3 Response



1
OP4.03
EW_C_200
1 : 200

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COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

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DRAWING
Section_EW_Centre_Overall
Building

DRAWN BY: SD JOB NO: 2106 Building Permit #

CHECKED BY: HK SHEET

ISSUE DATE (yy/mm): 23/06/07

SCALE: AS NOTED

DP4.03

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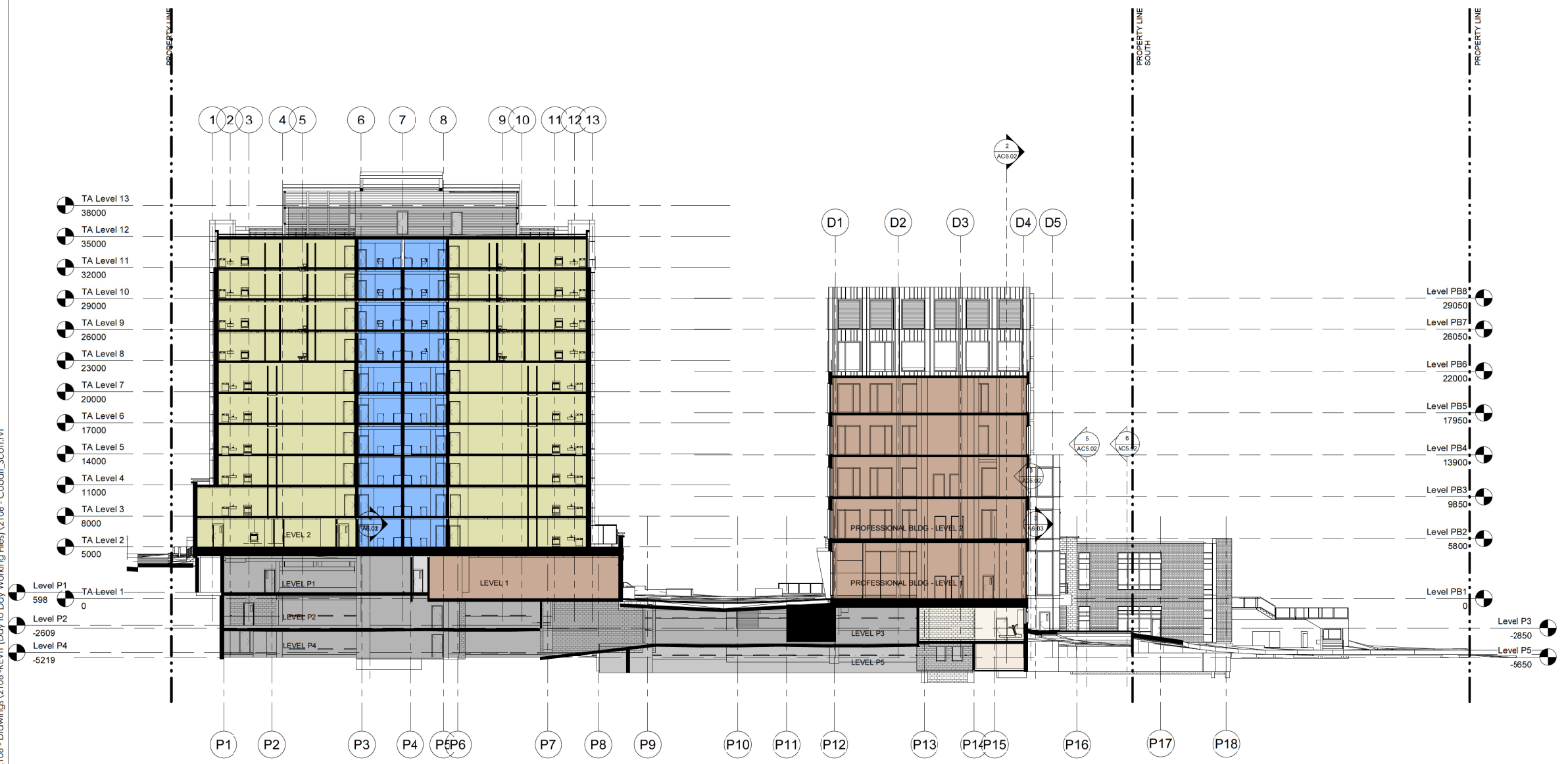
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OVERALL BUILDING SECTION

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1
DP4.04
EW_S_200
1 : 200

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COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

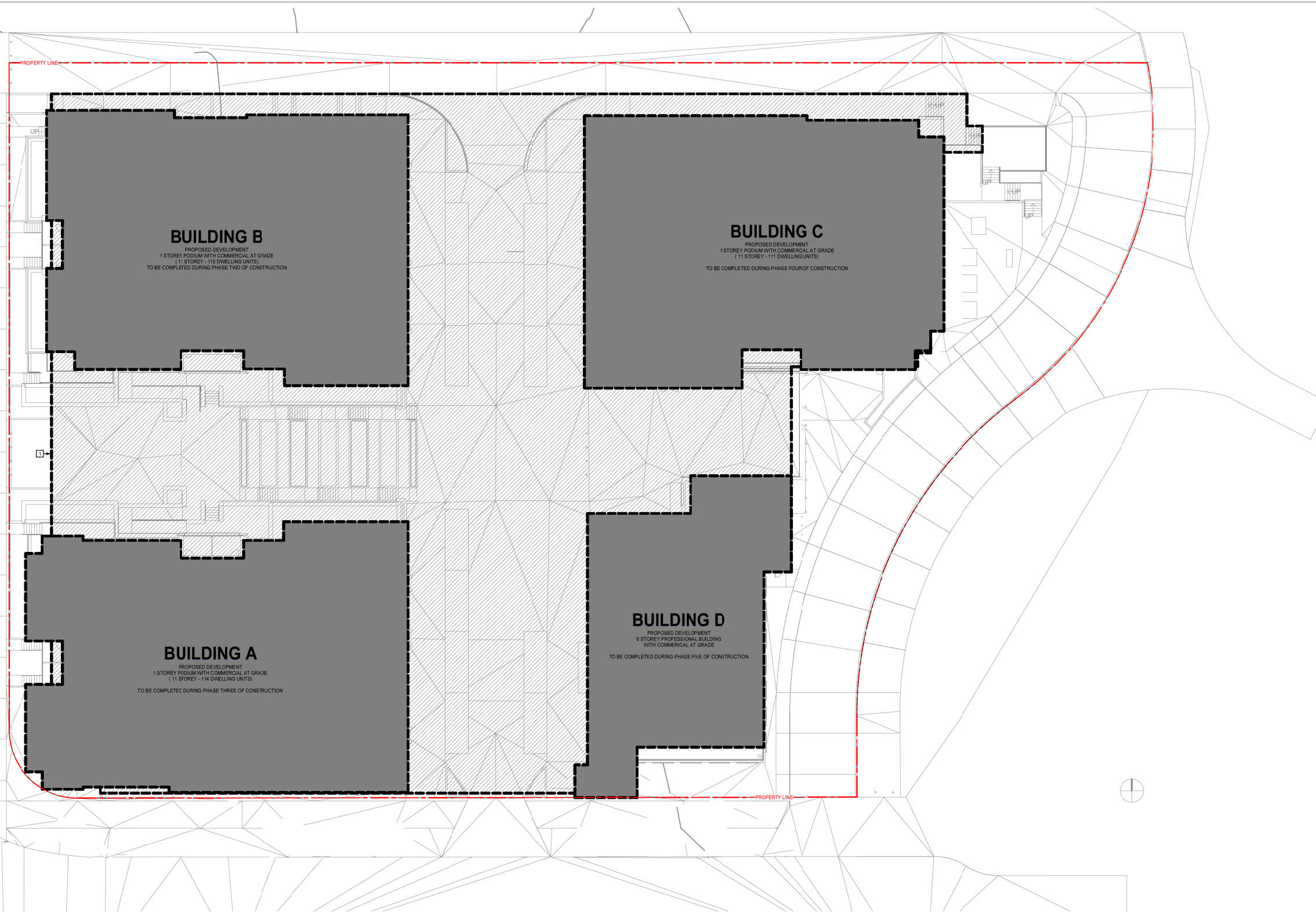
Slokken Homes

DRAWING
Section_EW_S_Overall
Building

DRAWN BY SD	JOB NO. 2106	Building Permit #
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SCALE AS NOTED	DP4.04	

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Number	Date (yy/mm/dd)	Description
2	22/11/23	ISSUED FOR DEVELOPMENT PERMIT
4	23/04/24	ISSUED FOR DTR2 RESPONSE
7	23/05/23	ISSUED FOR DTR3 RESPONSE



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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
DP ELECTRICAL KEY PLAN

DRAWN BY
AC

CHECKED BY
MW/PP

ISSUE DATE (yy/mm)
23/05/23

SCALE
AS NOTED

Building Permit #

SHEET

DPE1.0

1 DP ELECTRICAL KEY PLAN
3PE1.0 Scale: 1:200

REFERRAL NOTES:
[1] APPROXIMATE AREA OF PARKADE UNDERNEATH COMPLEX

DP SHEET LIST		
SHEET NUMBER	SHEET NAME	
DPE1.0	DP ELECTRICAL KEY PLAN	
DPE1.1	ELECTRICAL SITE PLAN	
DPE1.2	DP LIGHTING POINT BY POINT	
DPE1.3	SITE LIGHTING DETAILS	

DESIGN CRITERIA:
NATIONAL BUILDING CODE - 2019 ALBERTA EDITION
CSA C22.1-21 CANADIAN ELECTRICAL CODE 2021
NATIONAL ENERGY CODE FOR BUILDINGS (NECB) 2017

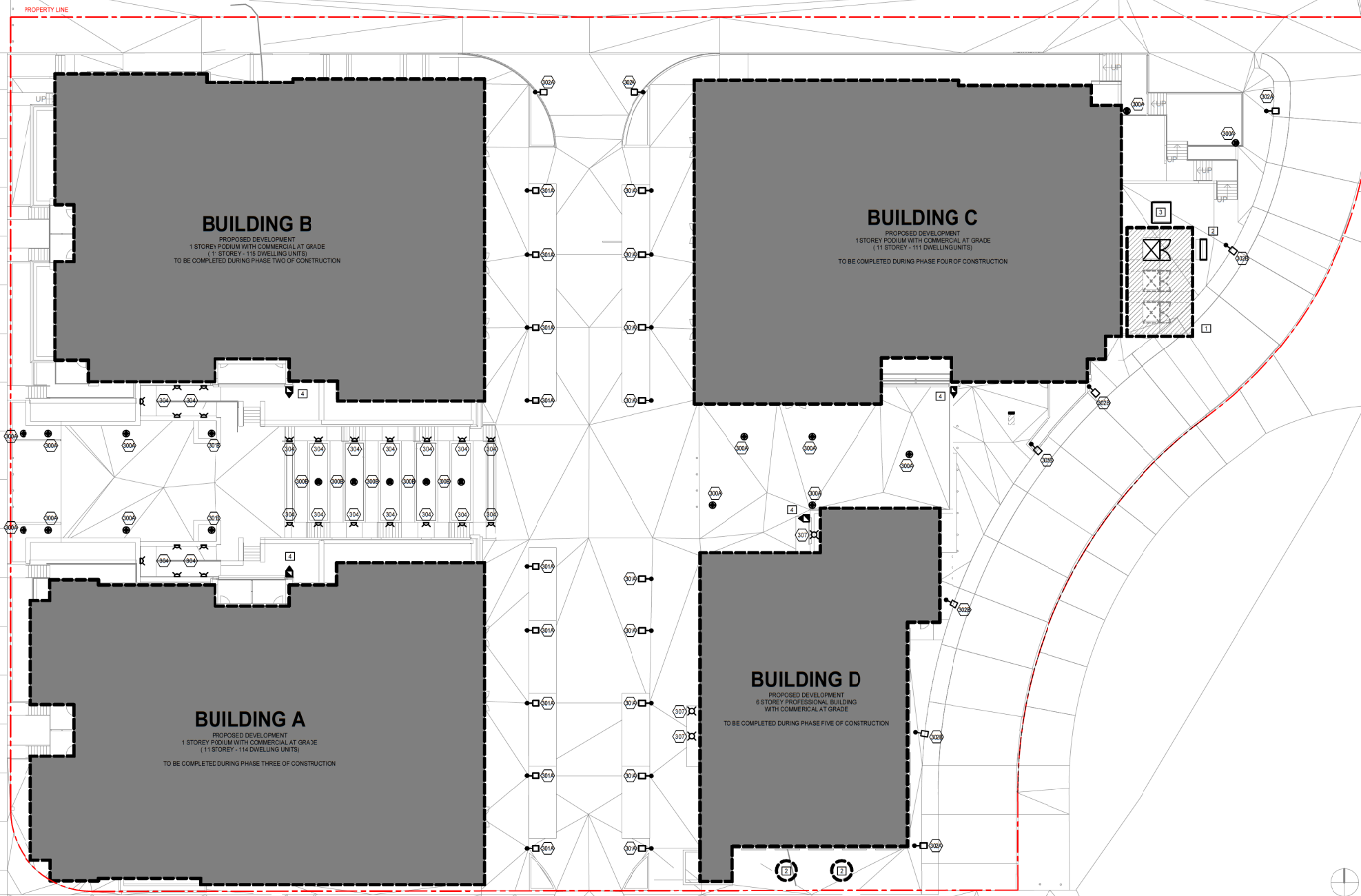
MUNICIPAL ADDRESS:
1880 85 ST SW
CALGARY, AB

LEGAL DESCRIPTION:
PLAN 211 0726, BLOCK 1, LOT 2

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

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1 DP ELECTRICAL SITE PLAN
DPE1.1 Scale: 1:200

DP LUMINAIRE SCHEDULE						
LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER	REMARKS
1	5' ROUND DOWNLIGHT	12W LED 3000K	SURFACE	120 V	WAC LIGHTING CAT # FM-SSRN-830-BK	
2	4' LED RECESSED DOWNLIGHT	9.5W LED 3000K	RECESSED	120 V	TOSPO LIGHTING CAT # DL120SL-30K-WH	
3	SUITE ISLAND PENDANT	11W LED 3000K	SUSPENDED	120 V	TBC	
4	8' ROUND DOWNLIGHT	11W LED 3000K	SURFACE	120 V	MAXIM LIGHTING DIVERSE CAT # 57413WTVT	
5	5' ROUND DOWNLIGHT	12W LED 3000K	SURFACE	120 V	TBC	
6	SUITE BALCONY LED WALL SCOSCE		WALL	120 V	TBC	
7	SUITE DINING PENDANT		SUSPENDED	120 V	TBC	
300A	14' PEDESTRIAN COLUMN C/W TWO LIGHT ENGINES AT 90°	2 x 12W LED 3000K	POLE	120 V	SELUX LIGHTING CAT # LRC-14-AW-D03-SV-UNV-*	* = ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
300B	14' PEDESTRIAN COLUMN C/W TWO LIGHT ENGINES AT 180°	2 x 12W LED 3000K	POLE	120 V	SELUX LIGHTING CAT # LRC-14-AW-D03-SV-UNV-*	* = ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
301A	14' PEDESTRIAN COLUMN C/W ONE LIGHT ENGINE	24W LED 3000K	POLE	120 V	SELUX LIGHTING CAT # LRC-14-AW-S06-SV-UNV-BC	

DP LUMINAIRE SCHEDULE						
LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER	REMARKS
301B	14' PEDESTRIAN COLUMN C/W TWO LIGHT ENGINES AT 90°	2 x 24W LED 3000K	POLE	120 V	SELUX LIGHTING CAT # LRC-14-AW-D06-SV-UNV-*	* = ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
302A	20' ROADWAY LUMINAIRE	75W LED 3000K	POLE	120 V	LITRONIA LIGHTING CAT # MR-4C-500-30K-SR2-MVOLT-RPA-SF-*	* = ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING
302B	20' ROADWAY LUMINAIRE	75W LED 3000K	POLE	120 V	LITRONIA LIGHTING CAT # MR-4C-500-30K-SR3-MVOLT-RPA-SF-*	* = ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING
303	WALL SCOSCE	16W LED 3000K	SURFACE	120 V	BROWNLEE LIGHTING CAT # 7178-34-BL-H16-30K	
304	STEP LIGHT	5.5W LED 3000K	RECESSED	120 V	WAC LIGHTING CAT # WAC-LED100-C-BK	
305	5' ROUND DOWNLIGHT	12W LED 3000K	SURFACE	120 V	WAC LIGHTING CAT # FM-SSRN-830-BK	
306	EXTERIOR WALL PACK	24W LED 3000K	SURFACE	120 V	LITRONIA LIGHTING CAT # WFX1-LED-P2-30K-MVOLT-DBLK3	
307	EXTERIOR CANOPY PENDANT	35W LED 3000K	SUSPENDED	120 V	WAC LIGHTING CAT # DS-F006-F30-BK	

- REFERRAL NOTES:**
- 1 PROPOSED TRANSFORMER LOCATION C/W CLEARANCE AREA.
 - 2 PROPOSED SHAW/TELUS COMMUNICATION PEDESTALS.
 - 3 ENMAX SWITCH CUBICLE
 - 4 STORGE RESPONSE POINT TO FIREFIGHTERS FOR BUILDINGS A, B, C AND D.

- GENERAL NOTES:**
- A) ELECTRICAL CONTRACTOR TO USE LIGHTING POLE HEIGHTS AS NOTED ON LUMINAIRE SCHEDULE. MOUNTED ON CONCRETE BASES.
 - B) COORDINATE INSTALLATION OF ALL UNDERGROUND FEEDERS TO MAINTAIN A MINIMUM CLEARANCE OF 3000mm FROM GAS LINES THAT RUN ADJACENT TO FEEDERS AND 300mm FROM GAS LINES THAT CROSS U/G FEEDERS. ALSO MAINTAIN 3000mm FROM SANITARY, STORM AND WATER LINES THAT RUN PARALLEL TO U/G FEEDERS.
 - C) COORDINATE UTILITY REQUIREMENTS WITH ENMAX, SHAW AND TELUS.
 - D) ALL POLE LIGHT FEEDERS TO BE INSTALLED 1000mm BELOW GRADE.
 - E) ALL EXTERIOR LUMINAIRES ARE CONTROLLED BY ELECTRIC PHOTOCELL.
 - F) UTILITY TRANSFORMER SUPPLIED AND INSTALLED BY ENMAX.
 - G) INSTALLATION SHALL BE IN ACCORDANCE WITH ENMAX AND CITY OF CALGARY REQUIREMENTS.
 - H) CONTRACTOR SHALL NOT RUN ANY CONDUIT THROUGH OR INTO ANY UTILITY RIGHT-OF-WAY (URW).

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2	22/11/23	ISSUED FOR DEVELOPMENT PERMIT
4	23/04/24	ISSUED FOR DTR2 RESPONSE
7	23/05/23	ISSUED FOR DTR3 RESPONSE



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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokter Homes

DRAWING
ELECTRICAL SITE PLAN

DRAWN BY AC	JOB NO. 22360	Building Permit #
CHECKED BY MW/PP	ISSUE DATE (yy/mm)	SHEET
	23/05/23	DPE1.1
SCALE AS NOTED		

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1 DP LIGHTING POINT-BY-POINT
DPE1.2 Scale: 1:200

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PROJECT NAME AND ADDRESS

COBALT MIXED-USE

1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

DP LIGHTING
POINT-BY-POINT

DRAWN BY
AC

JOB NO.
22360

BUILDING PERMIT #

CHECKED BY
MW/PP

ISSUE DATE (yy/mm)

23/05/23

SCALE
AS NOTED

DPE1.2

LIGHTING STATISTICS					
AREA	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
ROADWAY	37.6 lux	67.7 lux	16.5 lux	4.1:1 lux	2.3:1 lux

2023-05-24 1:14:21 PM



1 MAIN WALKWAY VIEW
DPE1.3 Scale



2 EAST ROADWAY VIEW
DPE1.3 Scale



TYPE 303 LUMINAIRE

TYPE 305 LUMINAIRE

TYPE 306 LUMINAIRE

TYPE 300/301 LUMINAIRE

TYPE 302 LUMINAIRE

TYPE 304 LUMINAIRE

TYPE 307 LUMINAIRE



3 TOWER A & B ISOMETRIC VIEW
DPE1.3 Scale

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PROJECT NAME AND ADDRESS
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1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
SITE LIGHTING DETAILS

DRAWN BY
AC

JOB NO.
22360

ISSUE DATE (yy/mm)
23/05/23

SCALE
AS NOTED

Building Permit #

SHEET

DPE1.3



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PERMIT _____ STAMP _____

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

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
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1			

ISSUED FOR

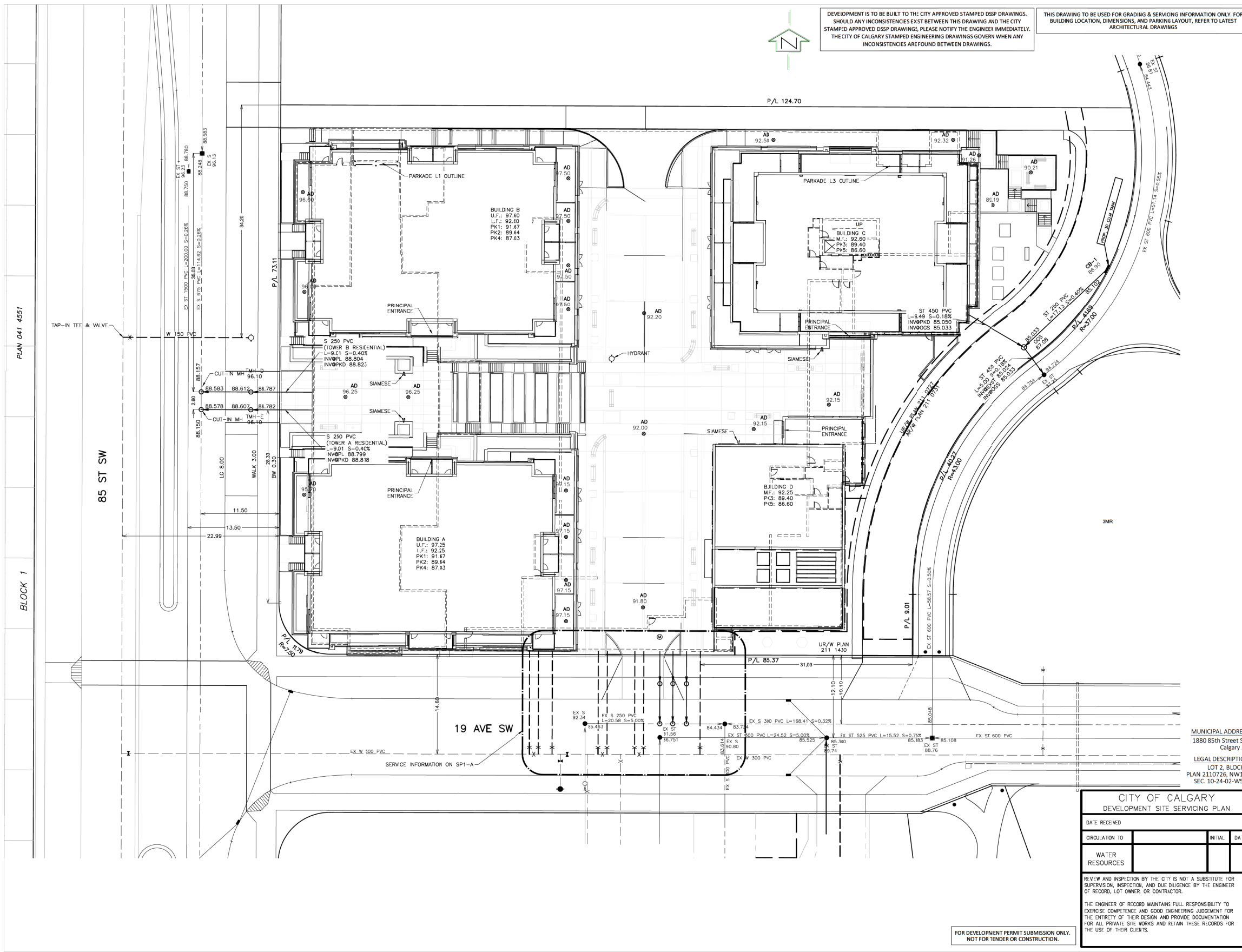
No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT	15/04/22	JM
		DRAWING STATUS		

CLIENT
SLOKKER GROUP

PROJECT
**COBALT APARTMENTS
400 UNITS
1880 85th STREET SW**

TITLE
SITE SERVICING PLAN

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP1
CHECKED BY: -	DATE: 23-May-23	





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LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Proposed valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
\times 82.91	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00	Main floor elevation
T.F. 000.00	Top of footing elevation
S 000.00	Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

REVISIONS

No.	DATE	DESCRIPTION	BY
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ISSUED FOR

No.	DATE	DESCRIPTION	APP.
4		AS-BUILT	
3		FOR CONSTRUCTION	
2		FOR TENDER	
1	15/04/22	DEVELOPMENT PERMIT	JM

CLIENT
SLOKKER GROUP

PROJECT
COBALT APARTMENTS
400 UNITS
17 AVE & 85 ST SW

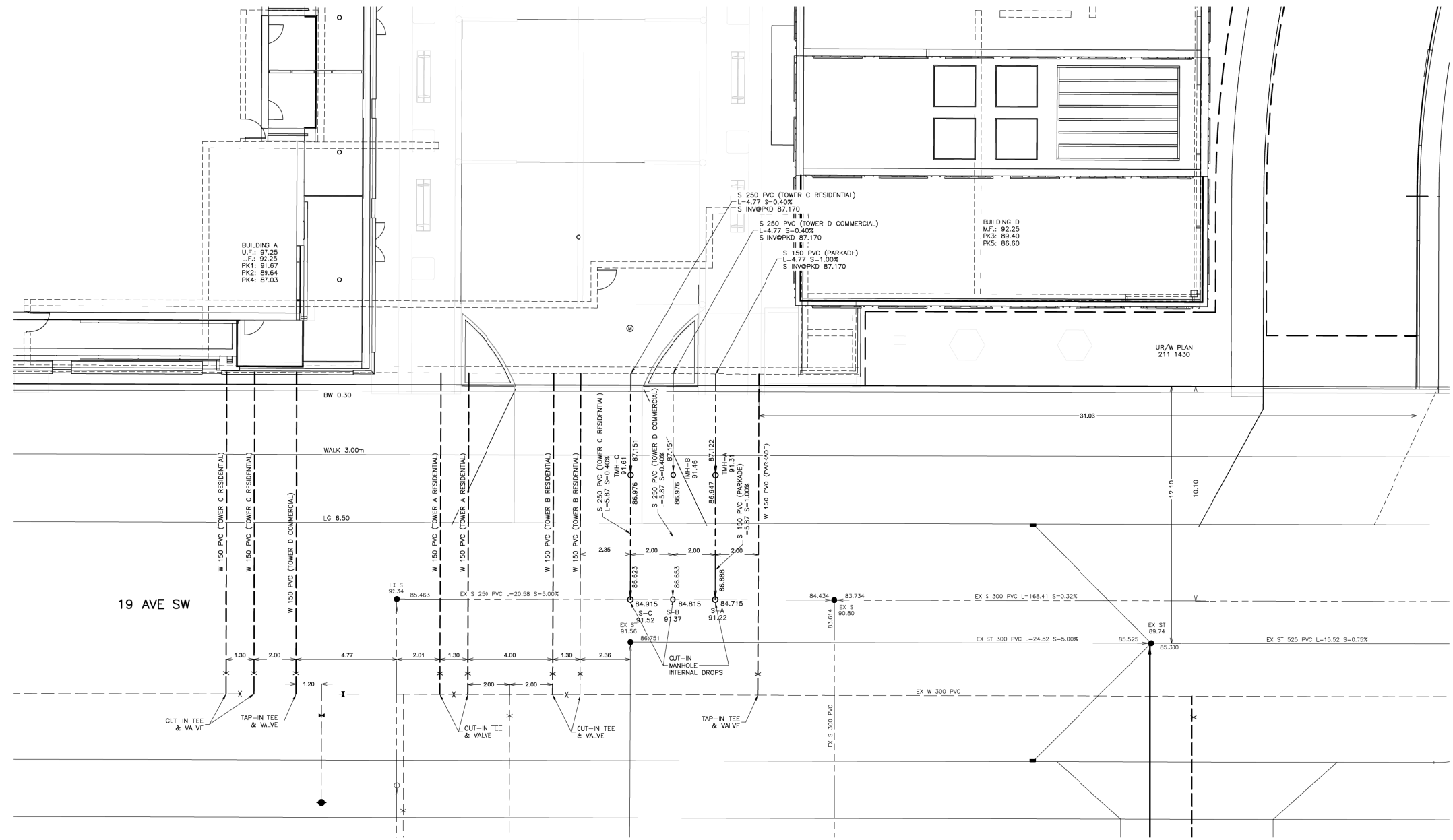
TITLE
SITE SERVICING PLAN
SANITARY & WATER SERVICE ALONG 19th AVE SW

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP1-A
CHECKED BY: -	DATE: 23-May-23	



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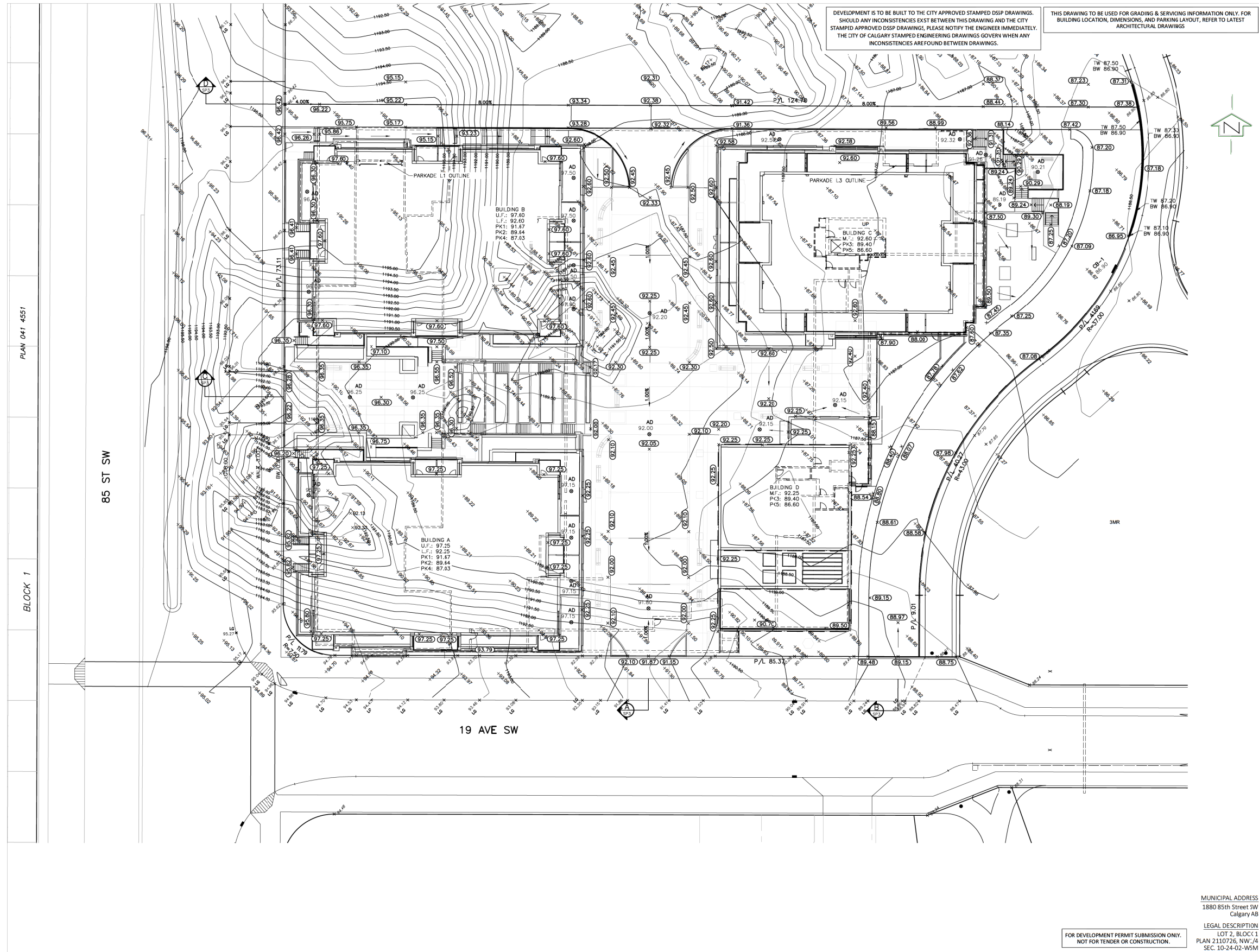
THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS



MUNICIPAL ADDRESS
1880 85th Street SW
Calgary AB

LEGAL DESCRIPTION
LOT 2, BLOCK 1
PLAN 2110726, NW 1/4
SEC. 10-24-02-W5M

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PERMIT _____ STAMP _____

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

LEGEND

- Existing hydrant
- Proposed hydrant
- Existing valve
- Valve
- Watermain
- Sanitary sewer
- Storm sewer
- Existing manhole
- Proposed manhole
- Manhole with plastic inserts
- Grated top manhole
- Catch basin
- Proposed swale
- Overland flow
- Overland escape route
- Design elevation
- Existing elevation
- Proposed road grade
- Sanitary manhole number & elevation
- CB/GT/Storm manhole number & elevation
- Traplow
- M.F. 000.00 Main floor elevation
- T.F. 000.00 Top of footing elevation
- 000.00 Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

REVISIONS

No.	DATE	DESCRIPTION	BY
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ISSUED FOR

No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT	15/04/22	JM
		DRAWING STATUS		

CLIENT
SLOKKER GROUP

PROJECT
**COBALT APARTMENTS
400 UNITS
17 AVE & 85 ST SW**

TITLE
SITE GRADING PLAN

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP2
CHECKED BY: -	DATE: 23-May-23	

MUNICIPAL ADDRESS
1880 85th Street SW
Calgary AB

LEGAL DESCRIPTION
LOT 2, BLOCK 1
PLAN 2110726, NW 1/4
SEC. 10-24-02-W5M

FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
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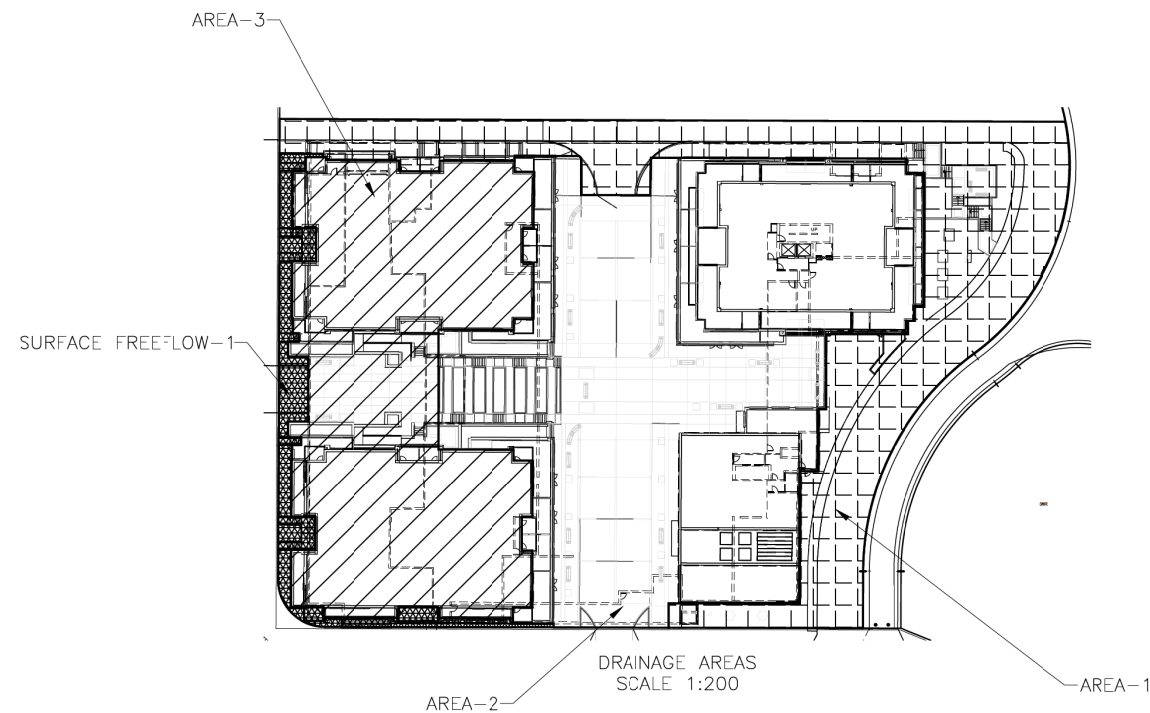
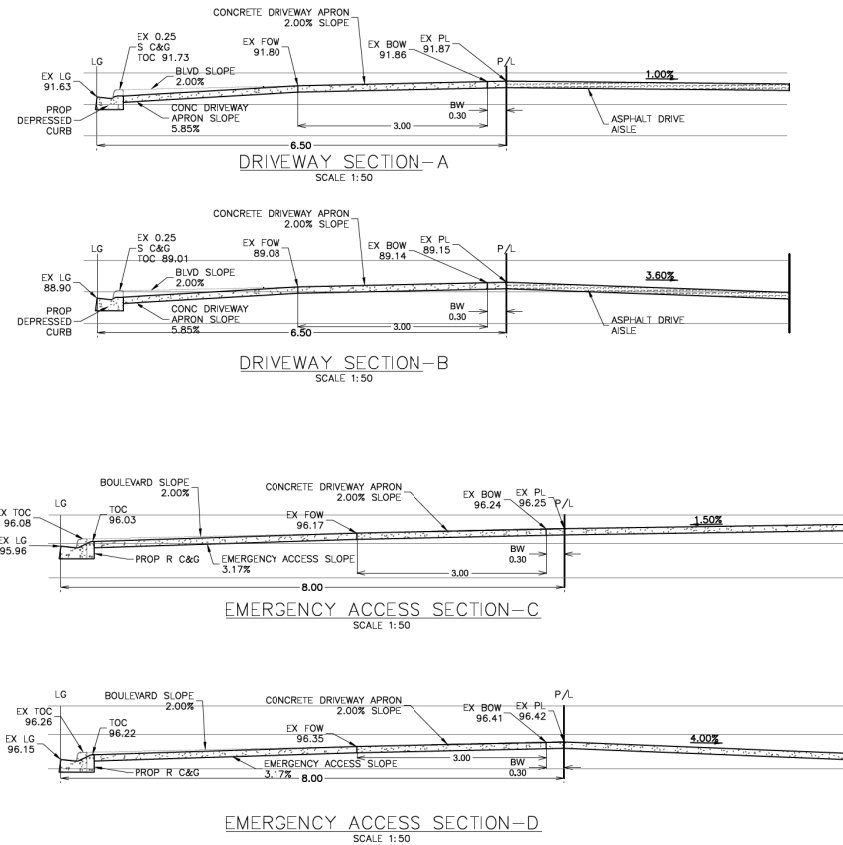
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PERMIT _____ STAMP _____

NOTES
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LEGEND

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

M.F. 000.00 Main floor elevation
T.F. 000.00 Top of footing elevation
000.00 Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

REVISIONS

No.	DATE	DESCRIPTION	BY
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ISSUED FOR

No.	DATE	DESCRIPTION	APP.
4		AS-BUILT	
3		FOR CONSTRUCTION	
2		FOR TENDER	
1	15/04/22	DEVELOPMENT PERMIT	JM

CLIENT
SLOKKER GROUP

PROJECT
COBALT APARTMENTS
400 UNITS
17 AVE & 85 ST SW

TITLE
STORM CALCULATION

MUNICIPAL ADDRESS
1880 85th Street SW
Calgary AB

LEGAL DESCRIPTION
LOT 2, BLOCK 1
PLAN 2110726, NW-1/4
SEC. 10-24-02-W5M

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

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: -	REV NO.: -	DRAWING NUMBER: SP3
CHECKED BY: -	DATE: 23-May-23	

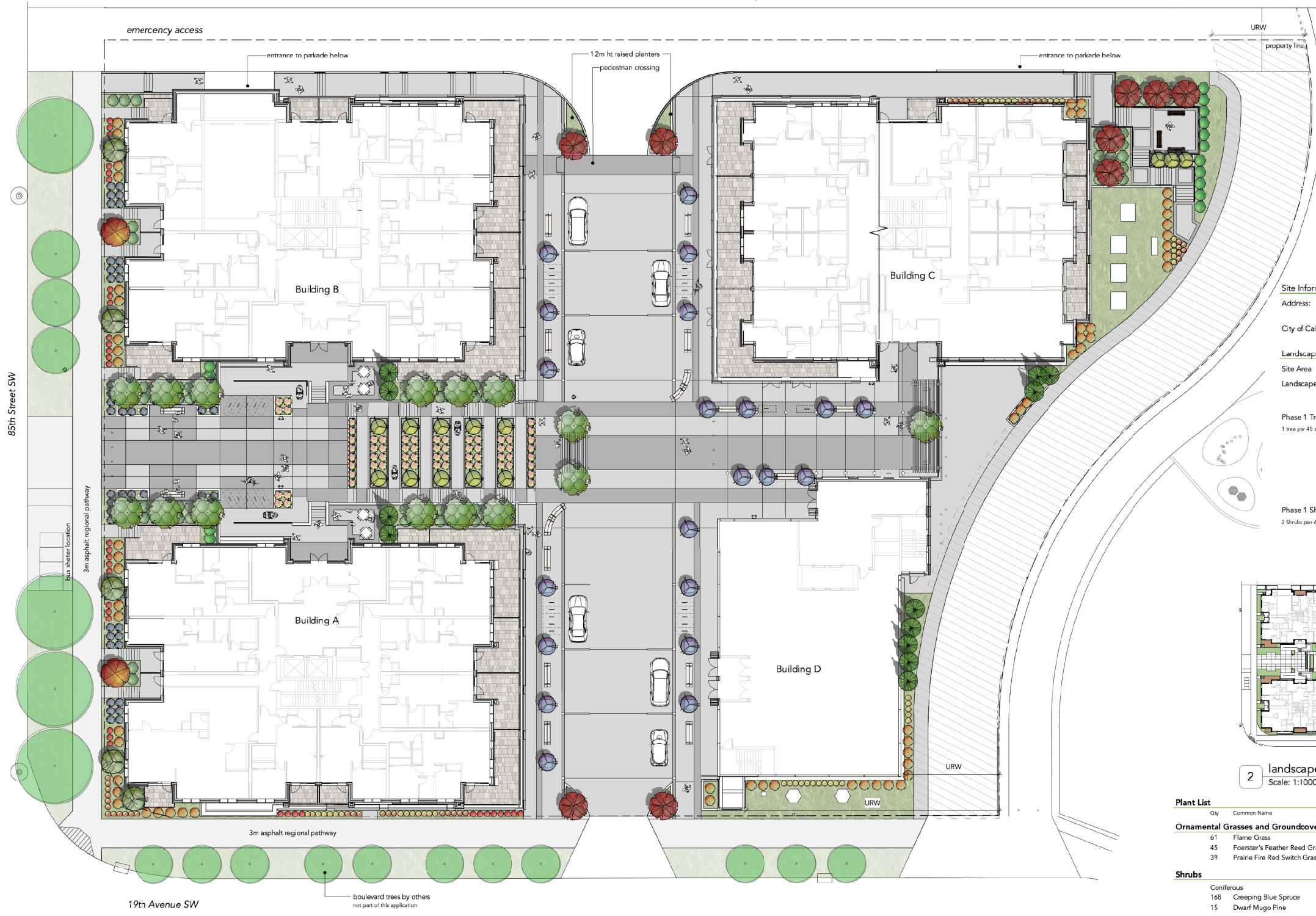


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Irrigation Notes

All landscape areas shall be watered by an automatic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subcontractors regarding the specifics of the system, including location of power and water sources. If possible, connect to existing irrigation system. Ensure power and water meters are properly installed and operating prior to utilization of the system.



1 Overall Plan
Scale: 1:200

legenc

trees	shrubs	grasses and groundcovers	materials
<ul style="list-style-type: none"> columnar blue spruce min 3m height red rocket maple min 75 mm cal shubert chokecherry min 75mm cal tower poplar min 75 mm cal trembling aspen min 75 mm cal green well crabapple min 50 mm cal japanese lilec min 50 mm cal 	<ul style="list-style-type: none"> creeping blue spruce min 600mm ht or spread dwarf mugo pine min 600mm ht or spread savin juniper min 600mm ht or spread candy corn spirea min 600mm ht or spread little devil ninebark min 600mm ht or spread wild rose min 600mm ht or spread 	<ul style="list-style-type: none"> flame grass min 600mm ht or spread kari foerster grass min 600mm ht or spread prairie fire switch grass min 600mm ht or spread 	<ul style="list-style-type: none"> wood mulch fine ground sod rock mulch x20 - 40mm washed round rock

Site Information

Address: 1880 85th Street SW
Calgary, A.B.

City of Calgary Zoning: MU-1 F5.0 h50

Landscape Statistics

Site Area: 8,711.87 sq m
Landscape area provided: 1,271.28 sq m (14.59 % of site)

Phase 1 Tree requirements

1 tree per 45 sq m	required	provided
Total	28.3	79
Deciduous Trees		
75mm cal	10.6	39
50mm cal	10.6	28
Coniferous Trees		
3m height	7.1	12.00
	3.5	12.00

Phase 1 Shrub Requirements

2 Shrubs per 45 sq m	required	provided
Total	56.5	326
Deciduous		143.00
Coniferous		183.00

2 landscape area calculations
Scale: 1:1000

Plant List

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
61	Flame Grass	Miscanthus sinensis 'Purpurascens'
45	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
39	Prairie Fire Red Switch Grass	Panicum virgatum 'Prairie Fire'
Shrubs		
Coniferous		
166	Creeping Blue Spruce	Picea pungens 'St. Mary's Broom'
15	Dwarf Mugo Pine	Pinus mugo 'pumilio'
Deciduous		
37	Double play candy corn spirea	Spiraea japonica 'candy com'
42	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'
64	Wild Rose	Rosa woodsii
Trees		
Coniferous		
12	Columnar Spruce	Picea pungens 'Fastigiata'
Deciduous		
2	Red Rocket Red Maple	Acer rubrum 'Red Rocket'
9	Schubert Chokecherry	Prunus virginiana 'Schubert'
13	Tower Poplar	Populus x canadensis 'Tower'
15	Trembling Aspen	Populus tremuloides
23	Green Wall Flowering Crab	Malus 'Jefwall'
5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'

9	development permit DTRs	23.05.25
8	review and coordination	23.05.24
7	development permit DTRs	23.03.29
6	development permit DTR / UDRP	22.11.09
5	development permit	22.04.15
Issued for:		Date: jyy mm dd

Project No. 12-007
Project Title:
Aspen Towers Mixed Use
Calgary, A.B.

Drawing Title:
Overall Landscape Plan

Drawn by: cmp
Checked by: cmp
Drawing No. L-0
Scale: 1:200



- legend**
- trees**
- columnar blue spruce
min 3m height
 - red rocket maple
min 75 mm cal
 - shubert chokecherry
min 75mm cal
 - tower poplar
min 75 mm cal
 - trembling aspen
min 75 mm cal
 - green wall crabapple
min 50 mm cal
 - japanese lilac
min 50 mm cal
- shrubs**
- creeping blue spruce
min 600mm ht or spread
 - dwarf mugo pine
min 600mm ht or spread
 - savin juniper
min 600mm ht or spread
 - candy corn spirea
min 600mm ht or spread
 - little devil ninebark
min 600mm ht or spread
 - wild rose
min 600mm ht or spread
- grasses and groundcovers**
- flame grass
min 600mm ht or spread
 - karl foerster grass
min 600mm ht or spread
 - prairie fire switch grass
min 600mm ht or spread
 - wood mulch
fine ground
 - sod
 - rock mulch
±20 - 40mm washed round rock

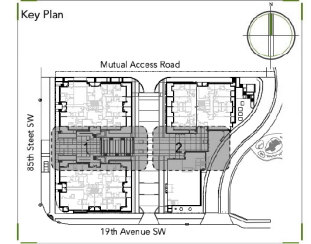


General Notes

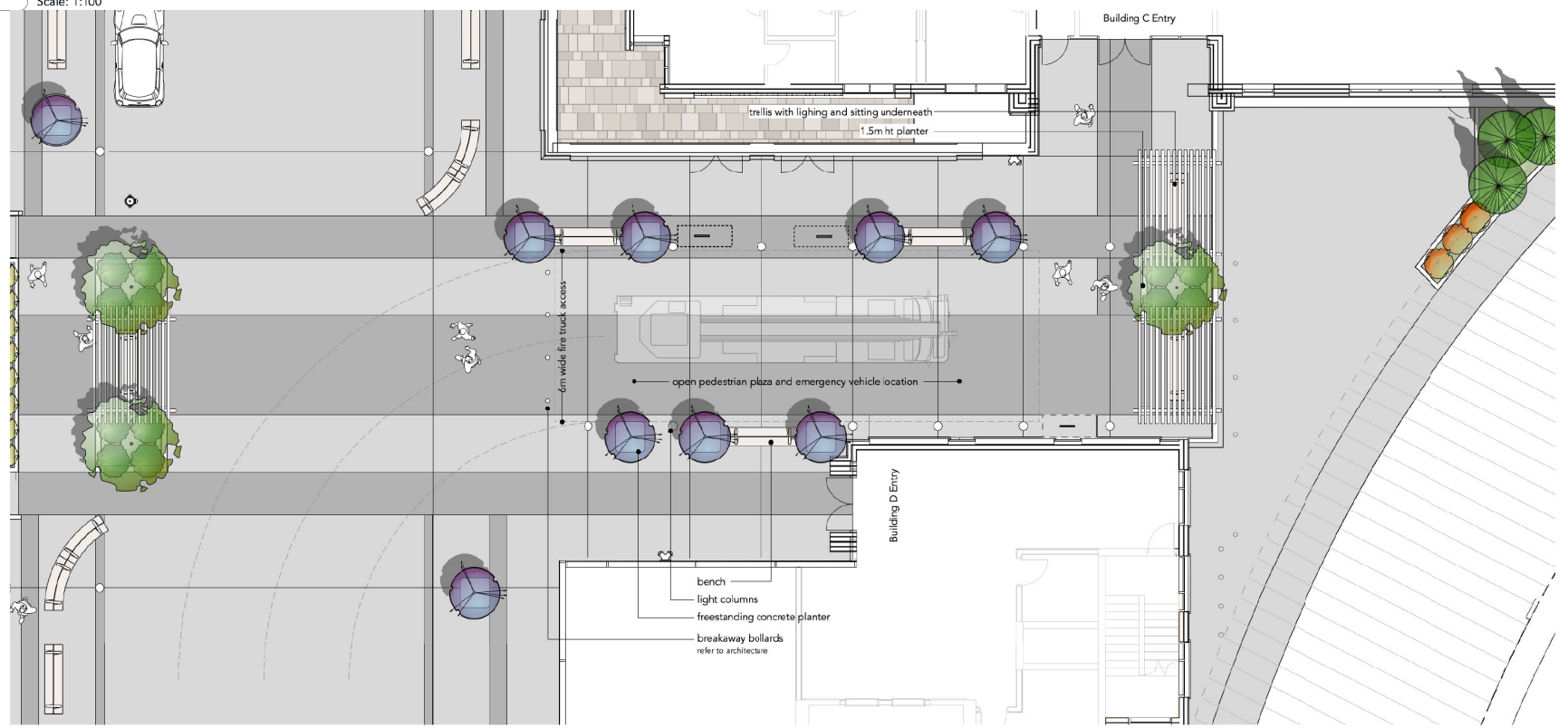
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Irrigation Notes

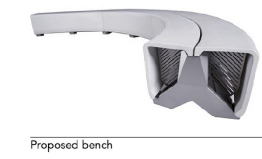
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1 West Central Plaza
Scale: 1:100



2 East Central Plaza
Scale: 1:100



9	development permit DTRs	23.05.25
8	review and coordination	23.05.24
7	development permit DTRs	23.03.29
6	development permit DTR / UDRP	22.11.09
5	development permit	22.04.15
Issued for:		Date: yy mm dd

Project No. 12-007
Project Title: **Aspen Towers Mixed Use**
Calgary, A.B.

Drawing Title: **Central Plaza Plan**

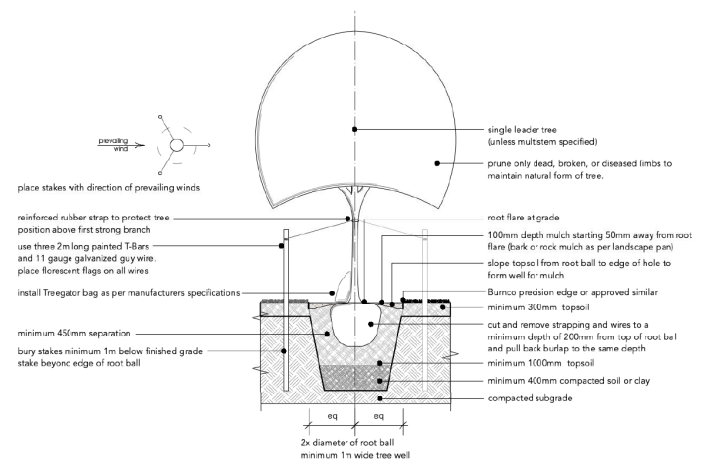
Drawn by: cmp
Checked by: cmp
Drawing No. **L-1**



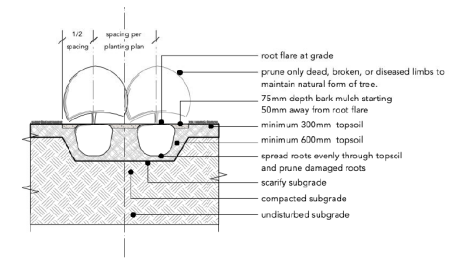


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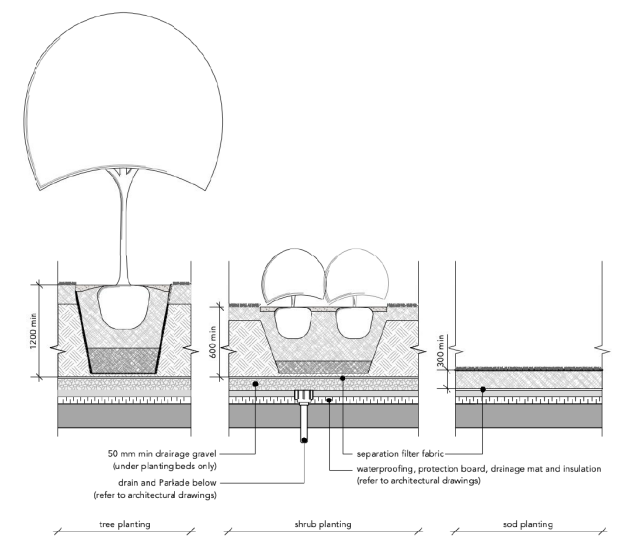
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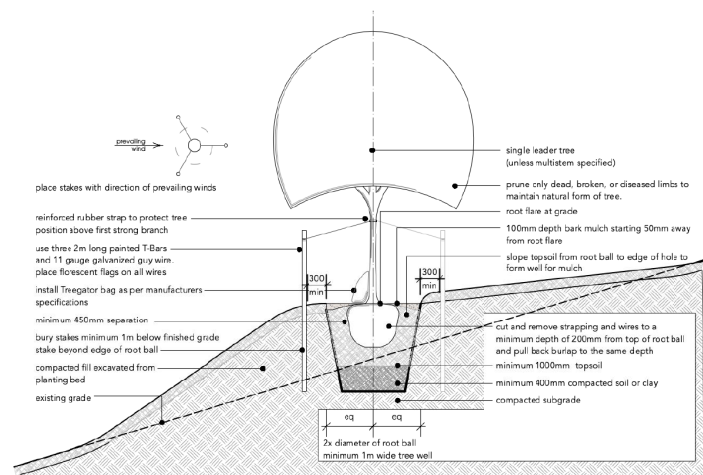
1 typical tree planting
Scale: 1:50



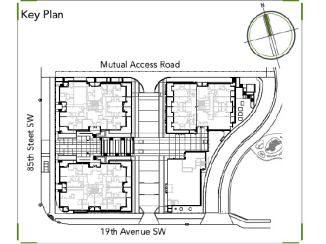
2 typical shrub planting
Scale: 1:50



3 typical planting over Parkade
Scale: 1:50



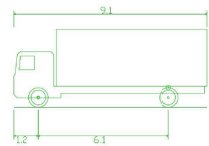
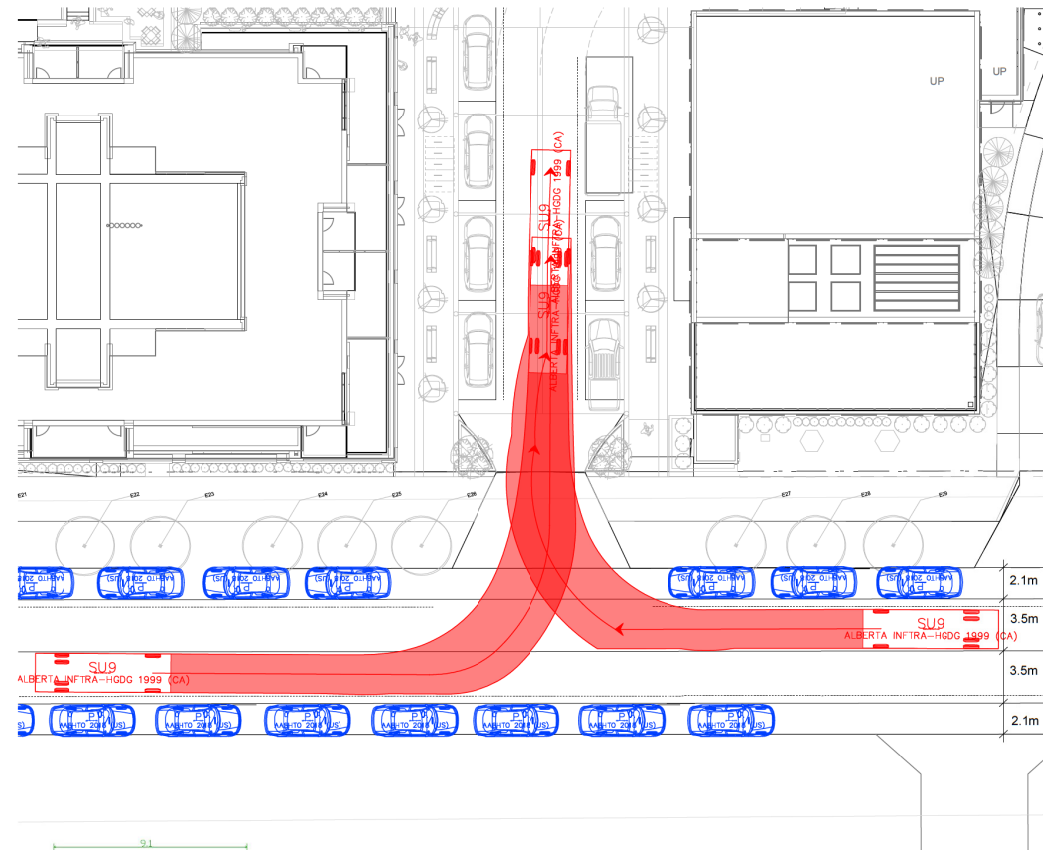
4 typical tree planting on slopes
Scale: 1:50



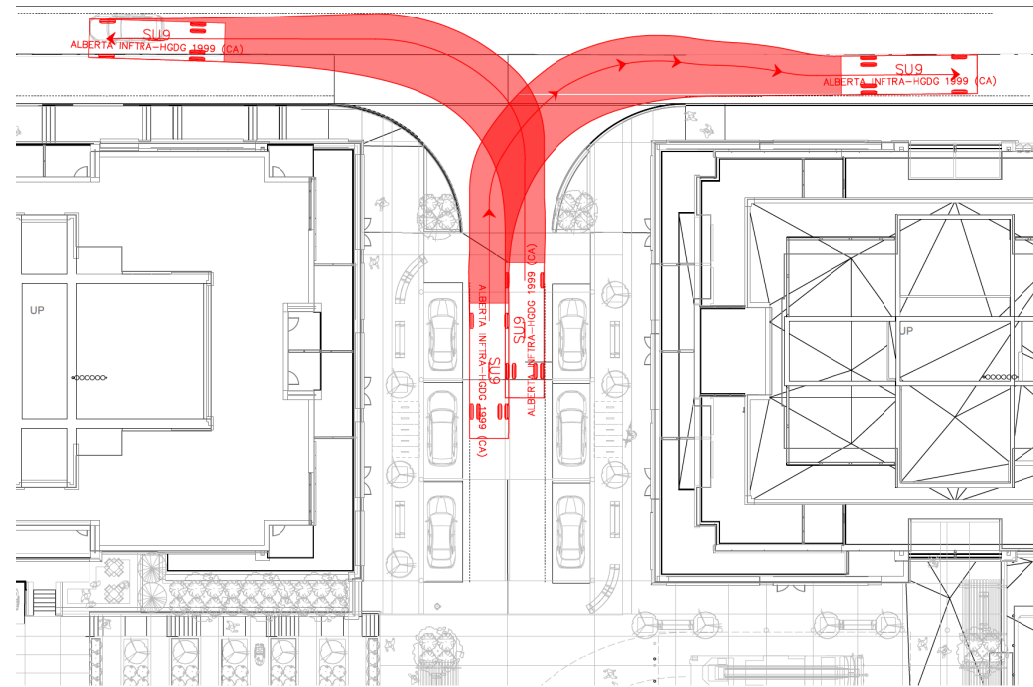
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Issued for:		Date: jyy mm dd

Project No. 12-007
Project Title: **Aspen Towers Mixed Use**
Calgary, A.B.
Drawing Title: **Details**
Drawing No. **L-3**
Scale: 1:100

2023-06-01 2:11:10 PM



SJ - Single Unit Truck
 Overall Width 3.1m
 Track Width 2.1m
 Lock-to-lock time 31.5s
 Steering Angle 31.5°



PROJECT NAME AND ADDRESS
 COBALT MIXED-USE

1880 85 ST SW
 PLAN 211 0726, BLOCK 1, LOT 2

DRAWING
 SU-9 TRUCK
 TURNS

DRAWN BY	JOB NO.	Building Permit #
	28094	

CHECKED BY	SHEET
Checker	
ISSUE DATE (yy/mm)	
23/06/01	

SCALE	
1:200	