

2023-06-03 2:03:23 PM



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ITEM: 7.1.1 CPC2023-0915
Distrib-Revised Attach 4

CITY CLERK'S DEPARTMENT

**COBALT MIXED-USE
1880 85 ST SW
DP2022-02654**

- DP DRAWING LIST**
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 - DP0 01 Site Statistics
 - DP0 02 Existing Site Photos
 - DP0 03 Site Context
 - DP0 04 Shadow Studies
 - DP0 05 Building Materials
 - DP0 06 Fire Access Plan
 - DP1 01 Site Plan
 - DP1 02 WR Room / Bicycle Room
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 - DP4 03 Section_EW_Centre_Overall Building
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- Consultant DP DRAWING LIST**
- Electrical
 - DPE1 0 DP ELECTRICAL KEY PLAN
 - DPE1 1 ELECTRICAL SITE PLAN
 - DPE1 2 DP LIGHTING POINT-BY-POINT
 - DPE1 3 SITE LIGHTING DETAILS
 - Civil
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 - SP 3 Storm Calculation
 - Landscape
 - L-0 Overall Landscape Plan
 - L-1 Central Plaza Plan
 - L-2 NE Park Plan
 - L-3 Details
 - Traffic
 - ISL_SU 19 AVENUE DRIVEWAY SU9 TRUCK TURNS

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Revision Schedule			
Number	Date	By	Description
1	2022-08-21	CP	ISSUE FOR PERMIT
2	2023-06-03	CP	REVISED ATTACHMENT 4

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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	DATE 21/06	Building Permit #
CHECKED BY HK	ISSUE DATE (yyyy/mm)	SHEET
	23/06/07	DP0.00
SCALE	AS NOTED	

2023-07-31 9:48:04 AM

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BUILDING AREAS		Total Floor Area	Common Floor Area	Repetitive Area	Height	Notes
Building	Level	IM	SM	IM	SM	
Developmental Parking - Building A & B Main Floor Area						
Level	P1 P2 P3	6324.251	20770.41			(5.65)
Level	P1 P2 P3	6324.251	20770.41			(7.85)
Level	P1	6324.251	20770.41			(10.6)
Level	P1 (Including P1 + P2 Area)	1412.686	389.263	1022.423		72.74m
Grand Floor Area		1412.686	389.263	1022.423		72.74m
Building A						
Level	2 Residential Lobby	923.375	363.267	559.908	60.65%	5.00
Level	3	923.375	363.267	559.908	60.65%	6.00
Level	4 Typical Residential Level	887.609	313.595	574.014	64.69%	11.00
Level	5	887.609	313.595	574.014	64.69%	14.00
Level	6	887.609	313.595	574.014	64.69%	17.00
Level	7	887.609	313.595	574.014	64.69%	20.00
Level	8	848.015	311.045	536.970	63.31%	23.00
Level	9	848.015	311.045	536.970	63.31%	26.00
Level	10	848.015	311.045	536.970	63.31%	29.00
Level	11 Amenity Level	848.015	311.045	536.970	63.31%	32.00
Level	12 Mechanical Penthouse	376.876	376.876	0	0.00%	35.00
Grand Floor Area		9165.722	1944.548	7221.174		72.74m
Building B						
Level	2 Residential Lobby	900.678	280.702	619.976	67.83%	5.00
Level	3	923.375	363.267	559.908	60.65%	8.00
Level	4 Typical Residential Level	887.609	313.595	574.014	64.69%	11.00
Level	5	887.609	313.595	574.014	64.69%	14.00
Level	6	887.609	313.595	574.014	64.69%	17.00
Level	7	887.609	313.595	574.014	64.69%	20.00
Level	8	887.609	313.595	574.014	64.69%	23.00
Level	9	887.609	313.595	574.014	64.69%	26.00
Level	10	887.609	313.595	574.014	64.69%	29.00
Level	11	887.609	313.595	574.014	64.69%	32.00
Level	12 Mechanical Penthouse	376.876	376.876	0	0.00%	35.00
Grand Floor Area		9301.601	1853.767	7447.834		72.74m
Building C						
Level	1 Commercial / Residential Lobby	596.217	274.808	321.409	53.82%	0.00
Level	2 Typical Residential Level	659.269	108.15	551.119	83.61%	5.00
Level	3	659.269	108.15	551.119	83.61%	8.00
Level	4	659.269	108.15	551.119	83.61%	11.00
Level	5	659.269	108.15	551.119	83.61%	14.00
Level	6	659.269	108.15	551.119	83.61%	17.00
Level	7	659.269	108.15	551.119	83.61%	20.00
Level	8	659.269	108.15	551.119	83.61%	23.00
Level	9	659.269	108.15	551.119	83.61%	26.00
Level	10	659.269	108.15	551.119	83.61%	29.00
Level	11	659.269	108.15	551.119	83.61%	32.00
Level	12 Mechanical Penthouse	376.876	376.876	0	0.00%	35.00
Grand Floor Area		6461.63	1701.923	4759.707		72.74m
Building D						
Level	1 Commercial / Lobby	579.048	56.814	522.234	90.19%	0.00
Level	2 Typical Office	574.602	66.752	507.850	88.59%	5.81
Level	3	574.602	66.752	507.850	88.59%	8.81
Level	4	518.548	65.121	453.427	87.45%	11.81
Level	5	518.548	65.121	453.427	87.45%	14.81
Level	6	339.848	45.33	294.518	86.97%	17.81
Level	7	339.848	45.33	294.518	86.97%	20.81
Grand Floor Area		3338.367	679.943	2658.424		23.93
Total OVERALL FLOOR AREA		32704.376	6264.544	26439.832		80.83m

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

Level	Area	Height	Notes
Level 1	1.00	5.00	Level 1 - 2.00m (2.00m)
Level 2	2.00	6.00	Level 2 - 2.00m (2.00m)
Level 3	3.00	7.00	Level 3 - 2.00m (2.00m)
Level 4	4.00	8.00	Level 4 - 2.00m (2.00m)
Level 5	5.00	9.00	Level 5 - 2.00m (2.00m)
Level 6	6.00	10.00	Level 6 - 2.00m (2.00m)
Level 7	7.00	11.00	Level 7 - 2.00m (2.00m)
Level 8	8.00	12.00	Level 8 - 2.00m (2.00m)
Level 9	9.00	13.00	Level 9 - 2.00m (2.00m)
Level 10	10.00	14.00	Level 10 - 2.00m (2.00m)
Level 11	11.00	15.00	Level 11 - 2.00m (2.00m)
Level 12	12.00	16.00	Level 12 - 2.00m (2.00m)

Developmental Statistics

2106 - Cobalt - Slakker

Category	Area (SF)	Notes
Site Area	8711.887	0.8711887 Hectares
Building Area	1412.686	1.412686 Hectares
Building A & B Main Floor	1412.686	1.412686 Hectares
Building A	9165.722	9.165722 Hectares
Building B	9301.601	9.301601 Hectares
Building C	6461.63	6.46163 Hectares
Building D	3338.367	3.338367 Hectares
Total Building Area	11777.383	1.1777383 Hectares
Total Site Coverage	3125.662	3.125662 Hectares
FAR	1.33	

Revision Schedule

Number	Date	Description
1	2023-07-28	Initial Issue
2	2023-08-01	Revisions for Comments
3	2023-08-05	Final Review
4	2023-08-10	Final Approval

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PROJECT NAME AND ADDRESS
ASPEN TOWERS

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

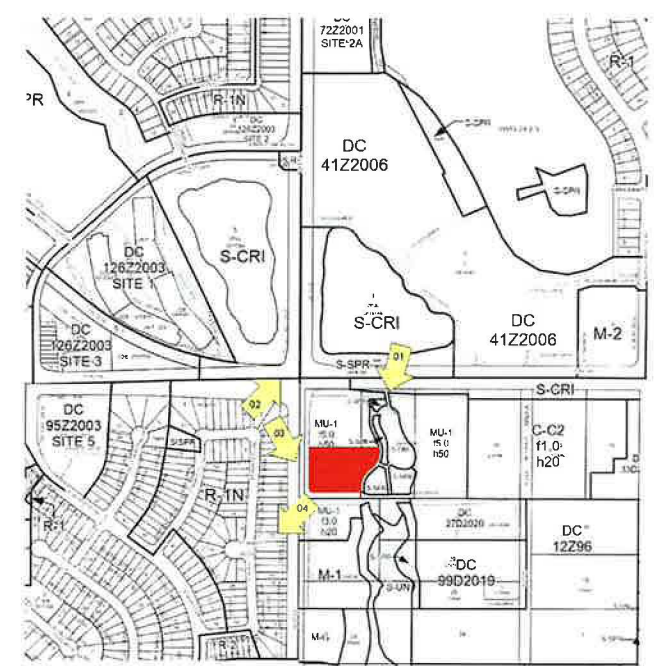
Slokker Homes

Site Statistics

DRAWN BY: SD
CHECKED BY: HK
ISSUE DATE (YYYYMMDD): 23/06/07
SCALE: AS NOTED

DP0.01

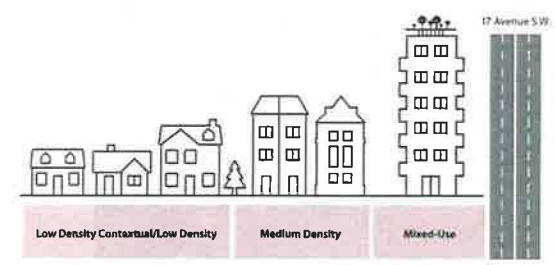
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Site Context Plan

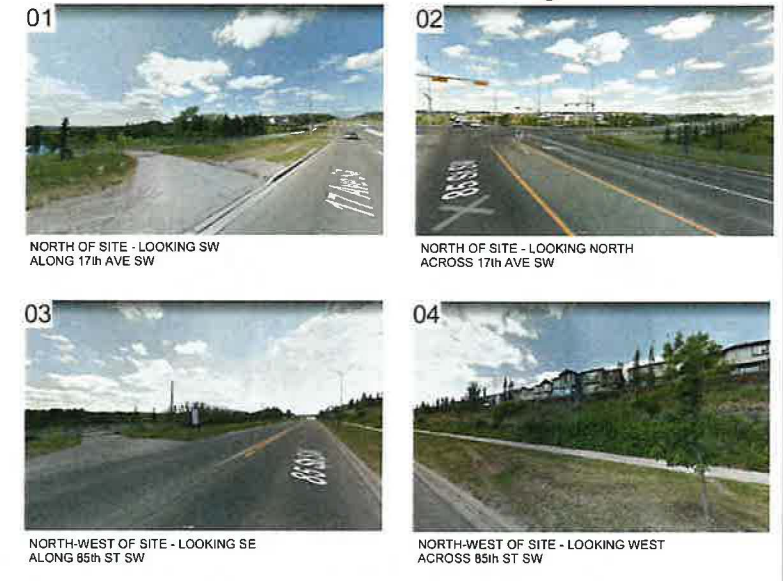


Design Precedents - Vancouver (Mountain Modern Aesthetic)



Community Context - Massing Diagram

Existing Site Photos

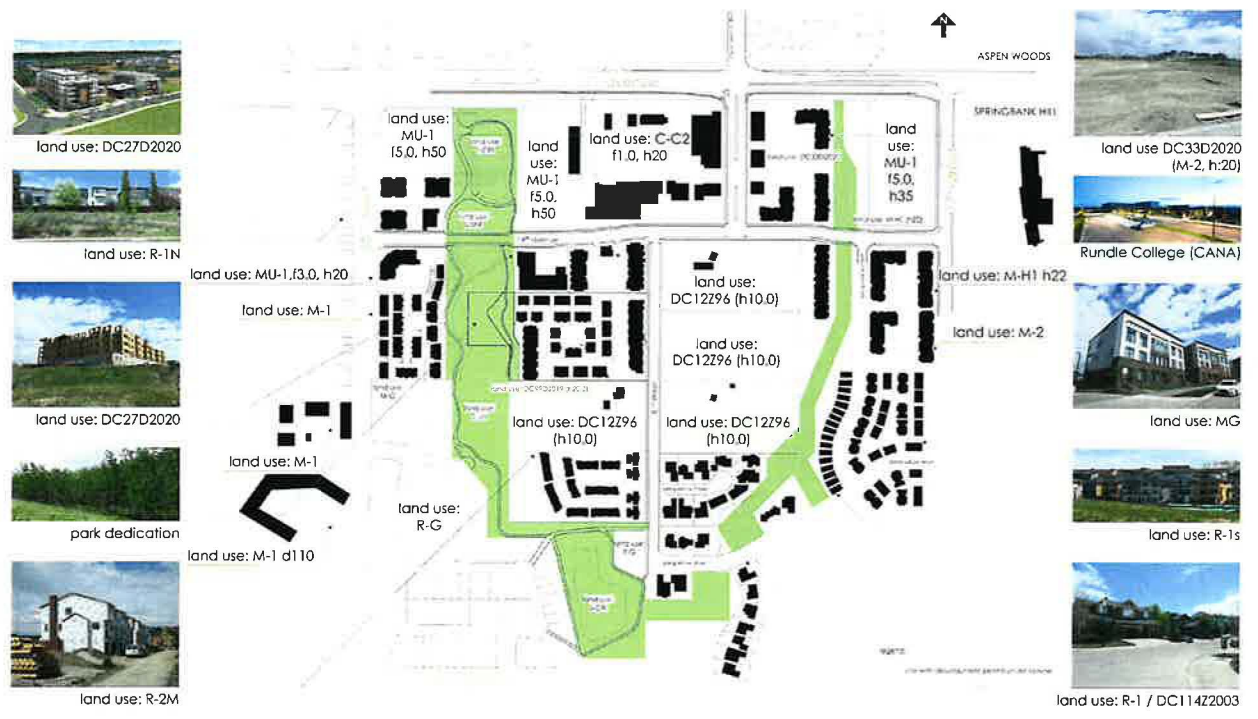


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Revision Schedule		
Number	Date (yy/mm/dd)	Description
01	2023/06/07	Issue for Review
02	2023/06/07	Issue for Review
03	2023/06/07	Issue for Review
04	2023/06/07	Issue for Review



Massing Studies



Community Context Plan

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PROJECT

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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

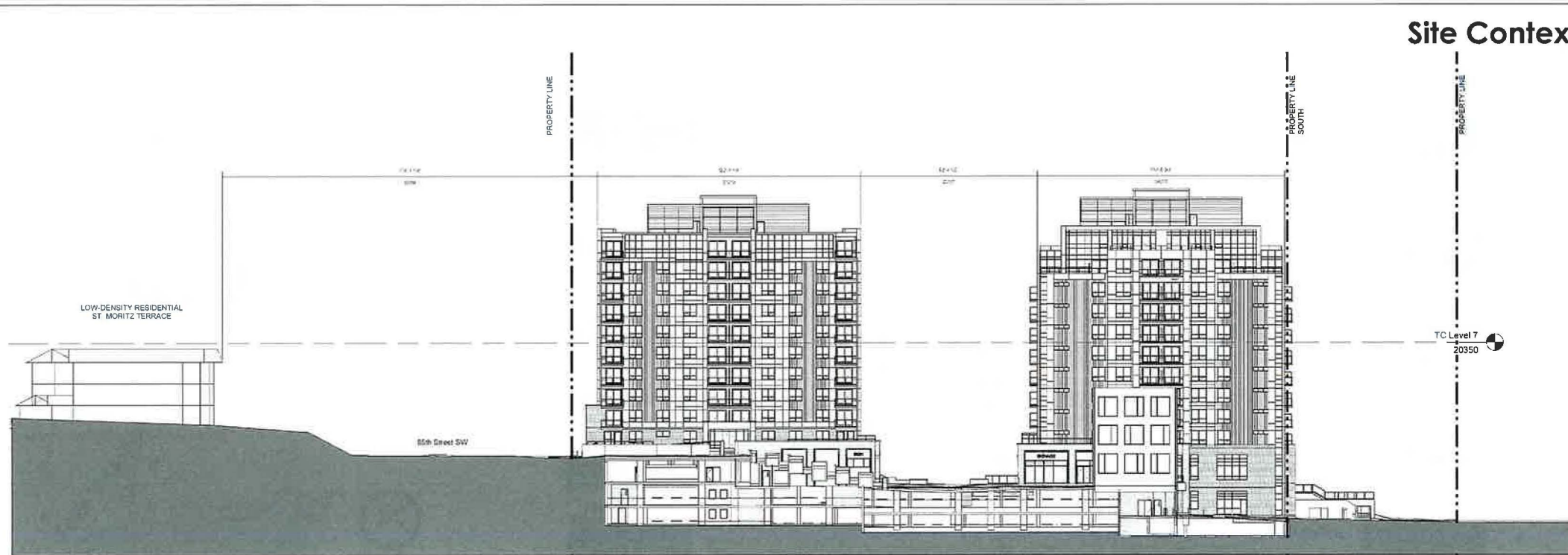
Existing Site Photos

DRAWN BY SD	JOB NO 2106	Working Period #
CHECKED BY HK	DATE 23/06/07	SHEET #

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

Project Brief

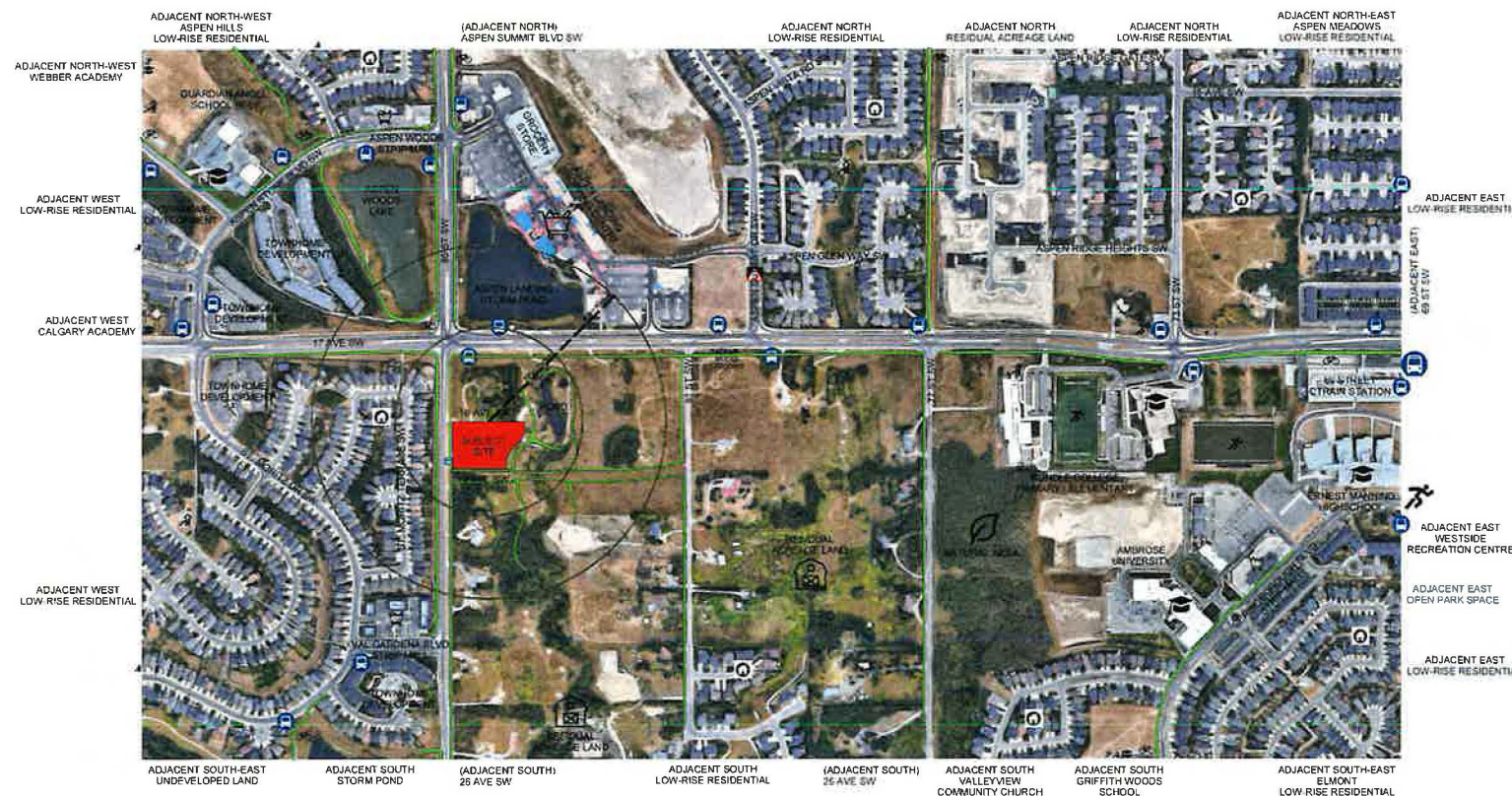
The ravine drastically slopes and accumulates valley drainage into a larger body of water. Albeit, the natural biophysical identity of the Elbow River watershed includes a dense aspen forest dispersed throughout the rough terrain symbolically interacting within the environment. Just as the aspen trees 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 nodes.

Toward the east of the site, the 6 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 distinction 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 natural 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)

Site Context

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023-06-07	FOR PRELIMINARY REVIEW
2	2023-06-07	FOR APPROVAL
3	2023-06-07	FOR APPROVAL

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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: JSH/ND Building Permit #

SD 2106

CHECKED BY: JSH/ND

HK

ISSUE DATE (yy/mm/dd)

23/06/07

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Shadow Studies

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Revision Schedule		
Number	Date (yy-mm-dd)	Description
A	2023-06-07	REVISED PLAN
B	2023-06-07	REVISED PLAN
C	2023-06-07	REVISED PLAN
D	2023-06-07	REVISED PLAN



SPRING EQUINOX



SUMMER SOLSTICE



FALL EQUINOX



WINTER SOLSTICE

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PROJECT NAME AND ADDRESS

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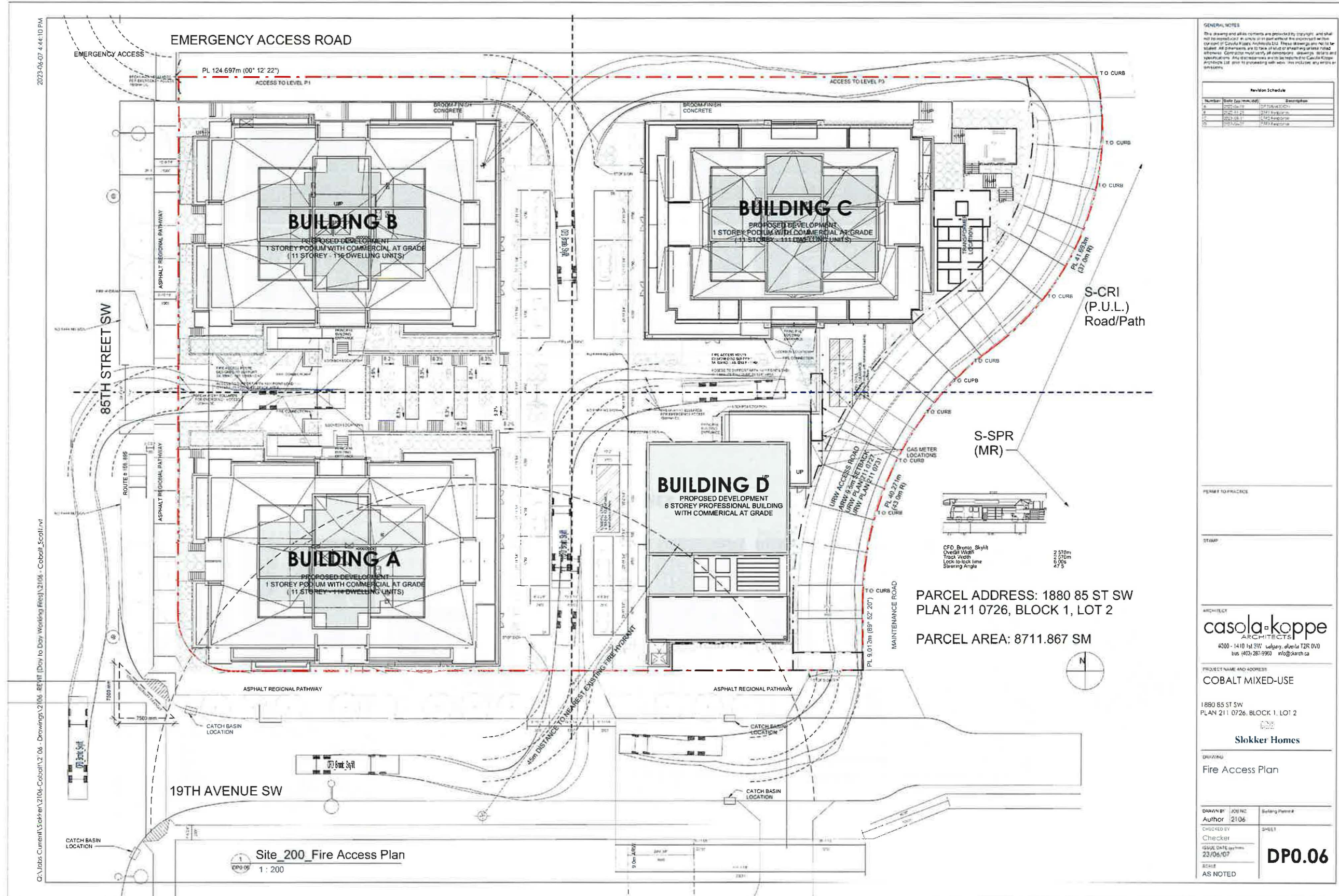
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PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

Shadow Studies

DRAWN BY: SD	DATE: 2106	Submittal Panel #
CHECKED BY: HK	ISSUE DATE (yy/mm): 23/06/07	SHEET
SCALE: AS NOTED		DP0.04



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A	2023-06-07	ISSUE FOR PERMIT
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C	2023-06-07	ISSUE FOR PERMIT
D	2023-06-07	ISSUE FOR PERMIT

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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
Fire Access Plan

DRAWN BY: JOE FINE
Author 2106

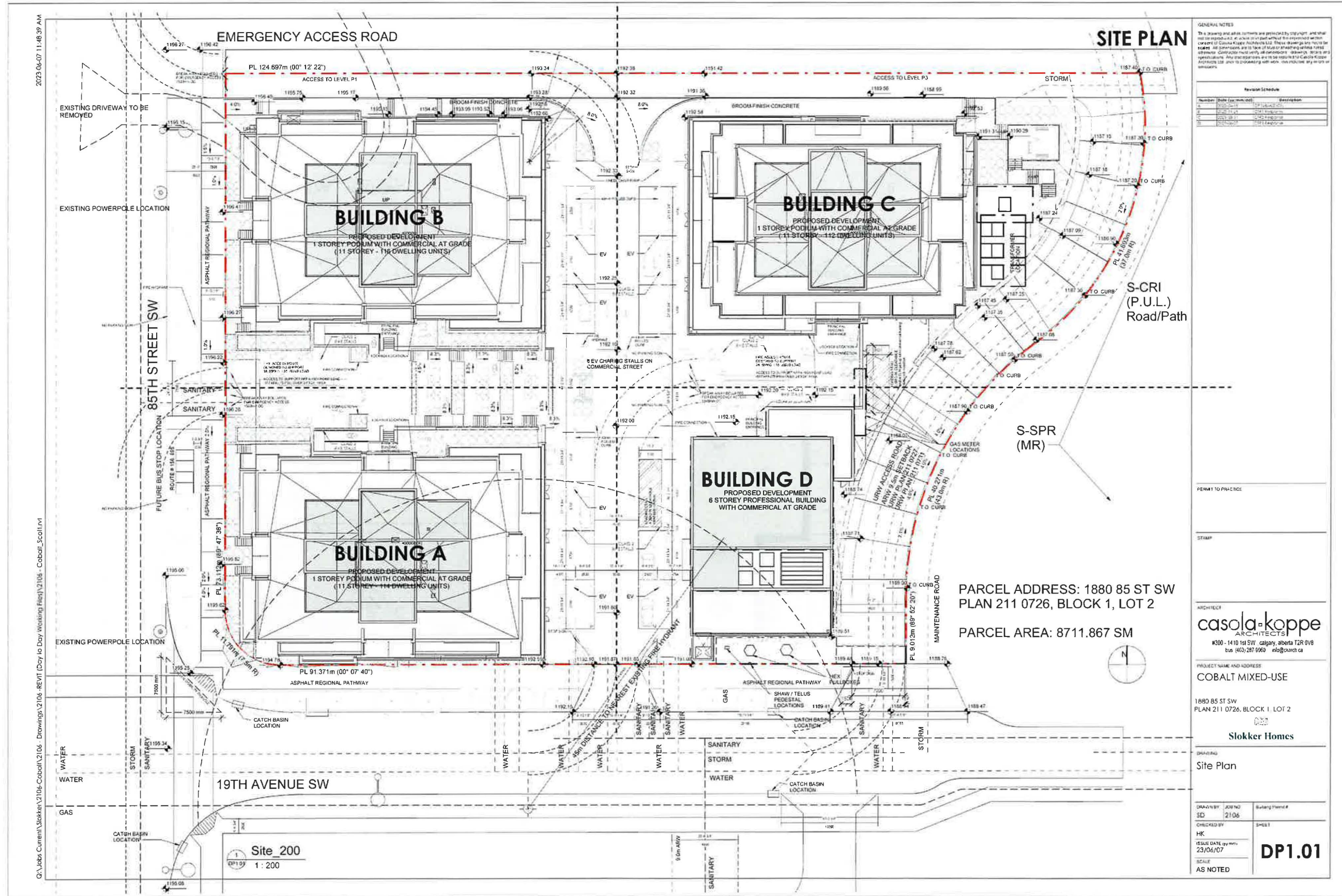
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ISSUE DATE (yy-mm-dd)
23/06/07

SCALE
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DP0.06

Site_200_Fire Access Plan
1:200



Level P3 - WR Room / Bicycle Storage
1 : 100

1
DP1.02

WASTE + RECYCLING ROOM / BICYCLE ROOM

Level P1 - Bicycle Storage
1 : 75

4
DP1.02

CLASS 1 - BICYCLE PARKING DETAIL - VERTICAL
1 : 20

2
DP1.02

CLASS 1 - BICYCLE PARKING DETAIL HORIZONTAL
1 : 20

6
DP1.02

CLASS 2 - BICYCLE PARKING LAYOUT
1 : 20

3
DP1.02

CLASS 2 - BICYCLE RACK DETAIL
1 : 20

5
DP1.02

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Revision Schedule		
Number	Date (y/m/d)	Description
A	2023-06-07	Final Approval
B	2023-06-07	Final Approval
C	2023-06-07	Final Approval
D	2023-06-07	Final Approval

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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
WR Room / Bicycle Room

DRAWN BY: JSD/NO
SD: 2106
CHECKED BY: HK
SCALE: AS NOTED

DATE: 23/06/07
SHEET: DP1.02

WASTE & RECYCLING SECTIONS

2106 - Cobalt, Sikeem

2023-07-28

WASTE AND RECYCLING REQUIREMENTS

Commercial Waste Calculation

Area Description	Area (m ²)	Waste Production Factor (kg/m ² /day)	Waste Storage Area Calculation Factor (m ² /kg)
Main Floor Commercial (Building A & B)	780.10	2.0	6.66
Roofing Commercial	480.00	0.5	4.00
Building D	7687.34	0.5	28.33
Total Commercial Area	8947.44		25.01
Additional Area for Garbage Enclosure			3.00
Commercial Waste Storage Area Required			18.01

Residential Waste Calculation

Area Description	Area (m ²)	Waste Production Factor (kg/m ² /day)	Waste Storage Area Calculation Factor (m ² /kg)
Building A	114	2.0	27.36
Building B	115	2.0	27.84
Building C	112	2.0	27.48
Residential Waste Production	341	102.60	82.68

Waste Storage Area Required

Area	Area (m ²)	Notes
Residential Waste Area	82.68	Without Compactor
Commercial Waste Area	18.01	with Multiple Streams and P Cans
Total Residential Waste Storage Area Required	100.69	
Total Commercial Waste Storage Area Required	18.01	
Total Site Waste Storage Area Required	118.70	

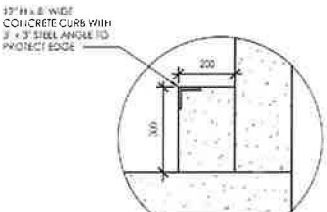
Waste Storage Area Provided

Area	Area (m ²)	Notes
Residential Waste Area	123.90	
Commercial Waste Area	9.96	
Total Waste Storage Area Provided	133.86	

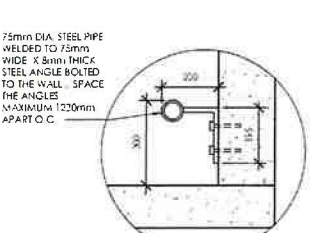
WASTE & RECYCLING PRIVATE COLLECTION: 3 STREAMS WITH MULTIPLE PICKUPS PER WEEK

ADDITIONAL NOTES:

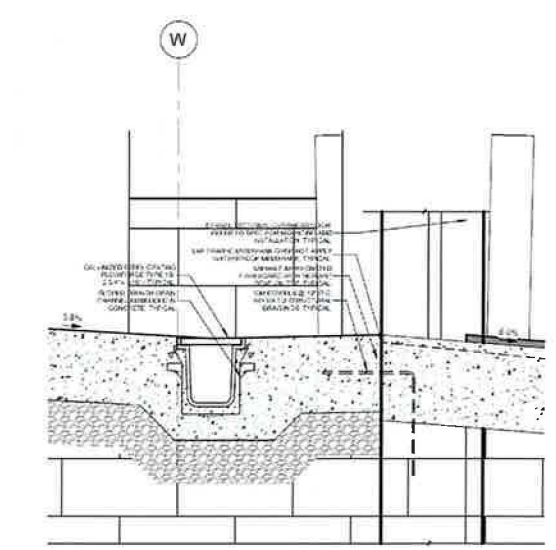
THE MINIMUM GRADE OF THE ENCLOSURE, STAGING PAD'S 2%
SEE SITE GRADING PLAN FOR ROADWAY / HOLDING AREA GRADING
THE STAGING AREA WILL BE HEAVY DUTY SURFACE AS SHOWN ON THE PLAN
THE STAGING AREA IS TO HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 55,000LBS (25,000KG)
LARGE TRUCK TURNING RADIUS HAS BEEN SHOWN ON THE SITE PLAN
OVERHEAD HEIGHT FOR LOADING SHALL BE 4.8 METERS MIN
OVERHEAD HEIGHT FOR WARE REMOVAL IS 5.0 METERS MIN
BUILDING OPERATOR WILL MOVE THE WASTE & RECYCLING CONTAINERS FROM THE STORAGE AREA TO THE STAGING AREA.
PRIVATE WASTE COLLECTION THE MAXIMUM GRADE OF THE (TYPICAL) STAGING PAD IS 2%.



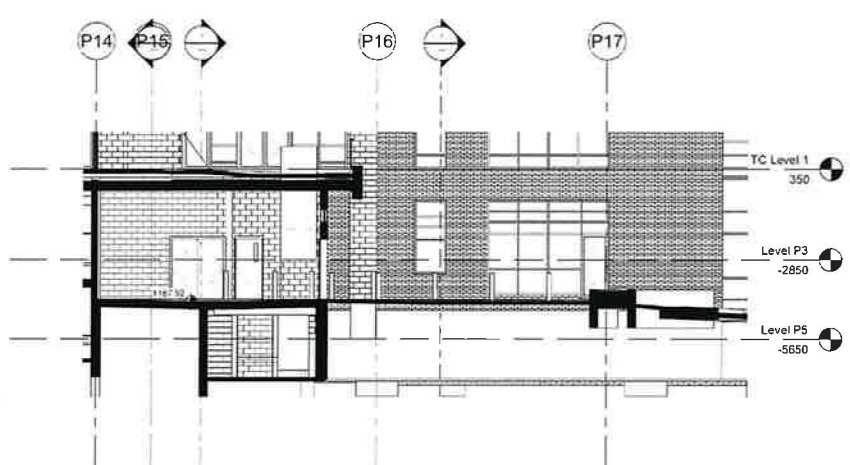
3 CONCRETE BUMPER_DP
1 : 10



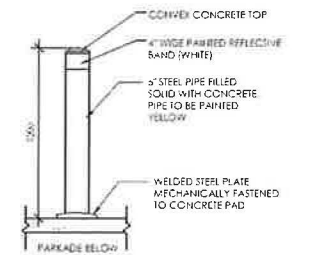
4 STEEL BUMPER_DP
1 : 10



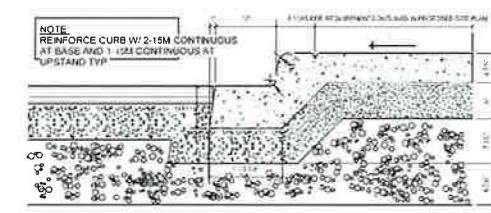
5 PARKADE P1 TRENCH DRAIN DETAIL_DP
1 : 10



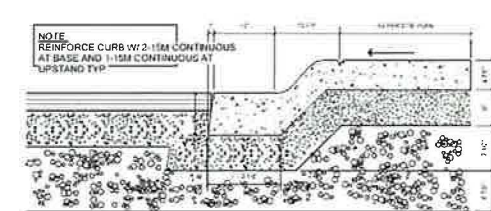
1 P3 W&R Section
1 : 100



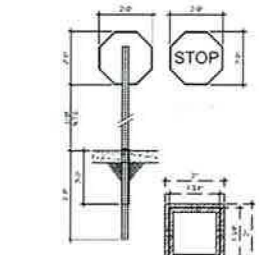
2 BOLLARD DETAIL_DP
1 : 20



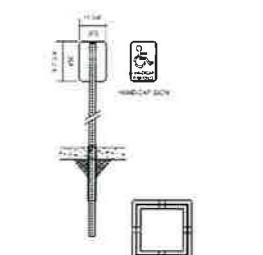
6 Standard Curb Detail @ Sidewalk_DP
1 : 12



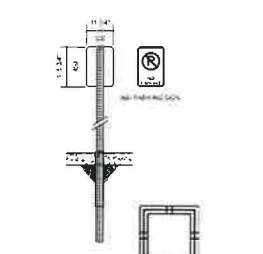
7 Rolled Curb Detail @ Sidewalk_DP
1 : 12



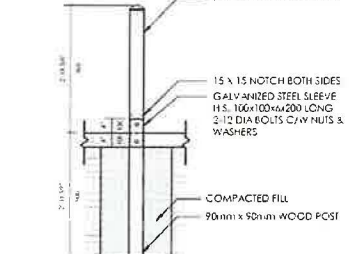
8 Stop Sign
1 : 32



9 Barrier-Free Parking Sign
1 : 32



10 No Parking Sign
1 : 32



11 Break Away Bollard_DP
1 : 20

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Number	Date (yy/mm/dd)	Description
1	2023-07-28	Issue for Review
2	2023-07-28	Issue for Review
3	2023-07-28	Issue for Review
4	2023-07-28	Issue for Review

Revision Schedule

Number	Date (yy/mm/dd)	Description
1	2023-07-28	Issue for Review
2	2023-07-28	Issue for Review
3	2023-07-28	Issue for Review
4	2023-07-28	Issue for Review

PROJECT NAME AND ADDRESS

ASPEN TOWERS

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

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DRAWING

Waste & Recycling Sections
+ Site Details

DATE: 2106

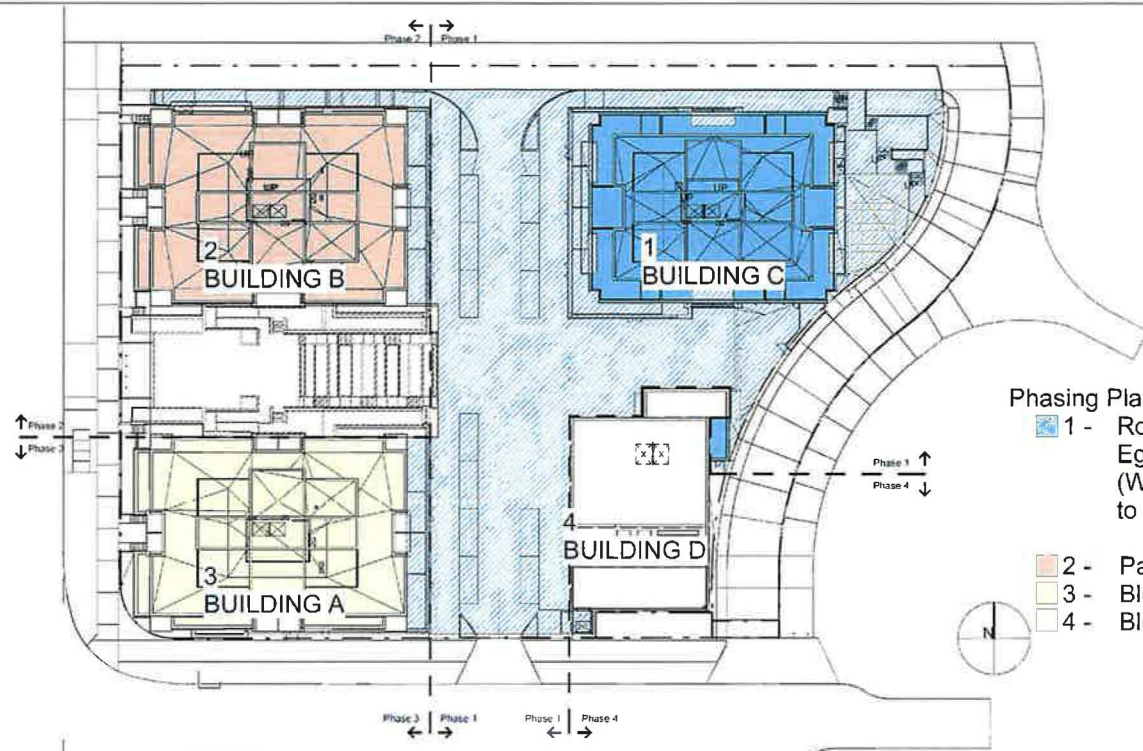
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DP1.03

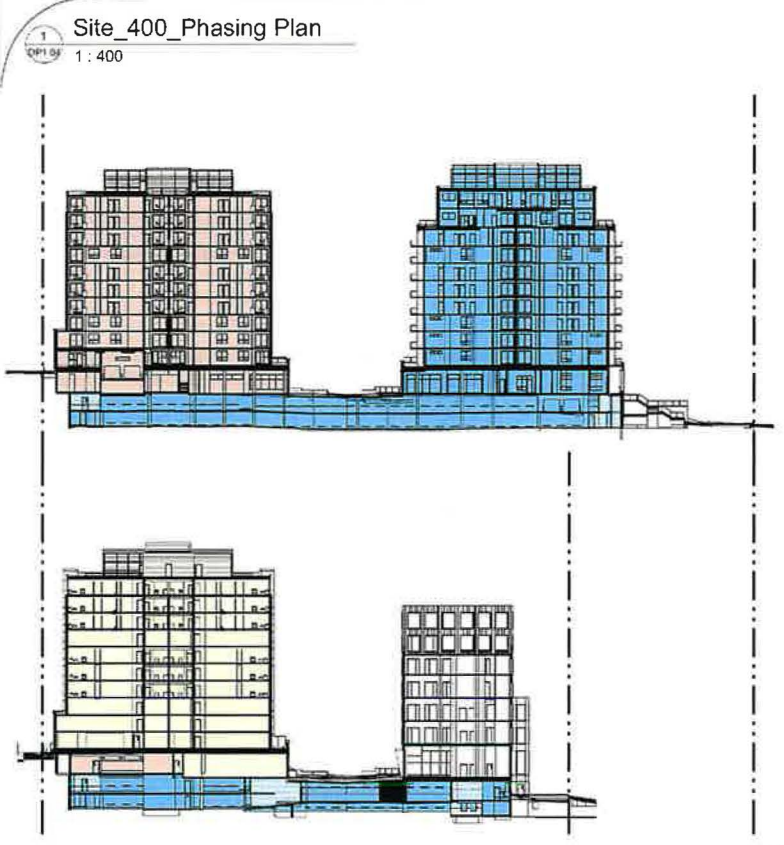
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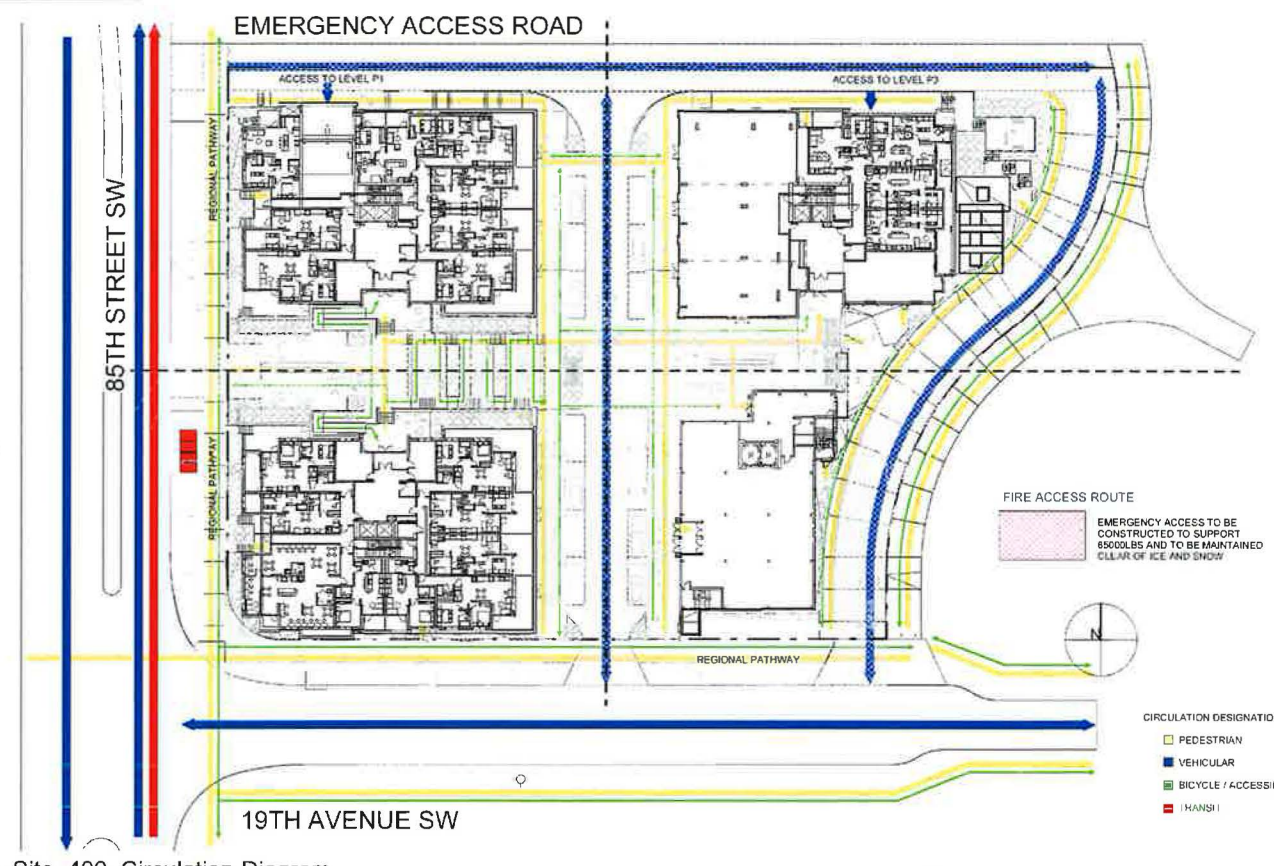
2023-06-07 11:49:06 AM



- 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



1 Site_400_Phasing Plan
1:400



2 Site_400_Circulation Diagram
1:400

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Number	Date (yy-mm-dd)	By	Description
1	2023-05-10	CP	PRELIMINARY
2	2023-05-10	CP	PRELIMINARY
3	2023-05-10	CP	PRELIMINARY
4	2023-05-10	CP	PRELIMINARY

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1890 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Site Phasing Plan & Circulation Plan

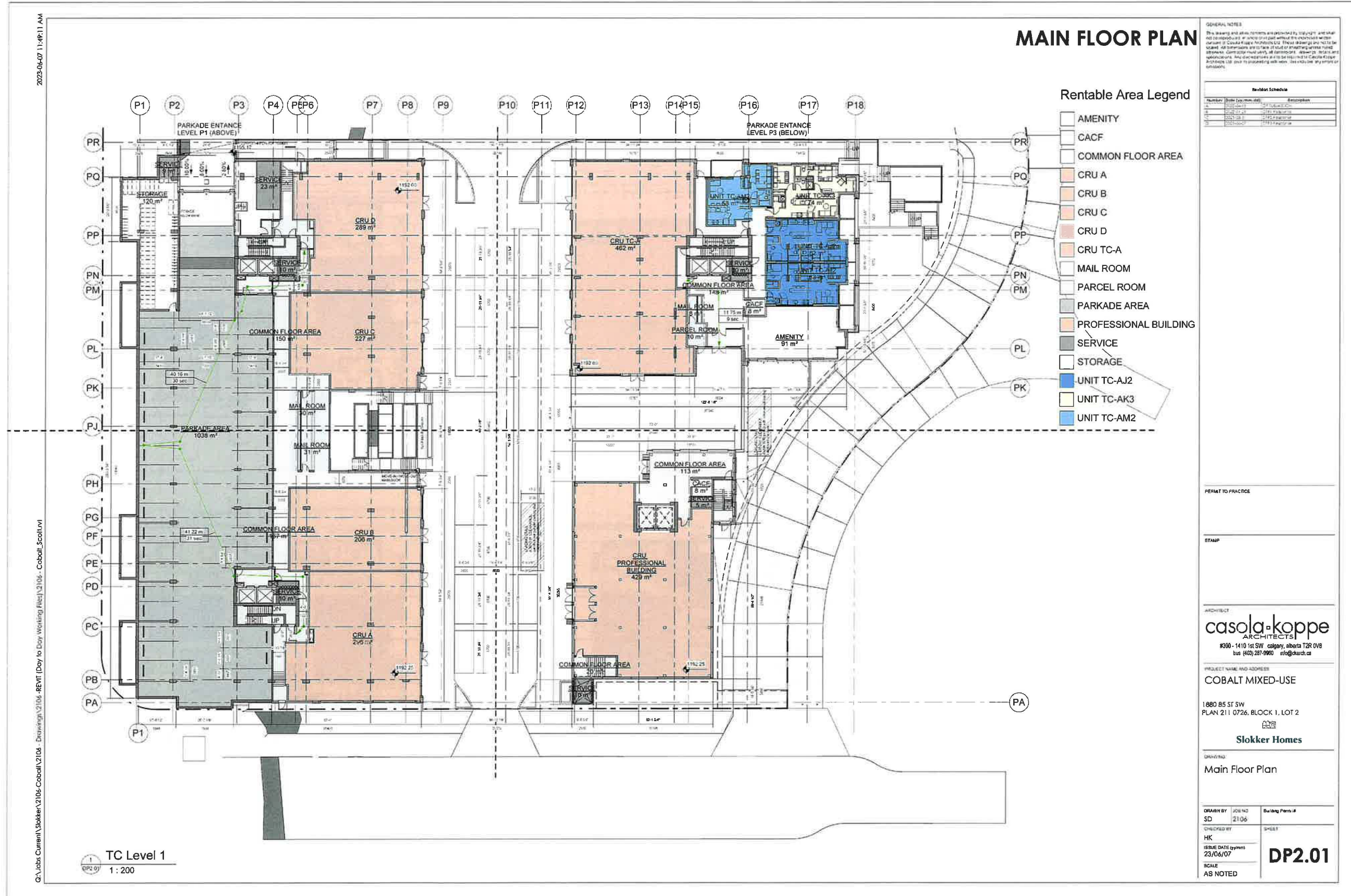
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Author 2106

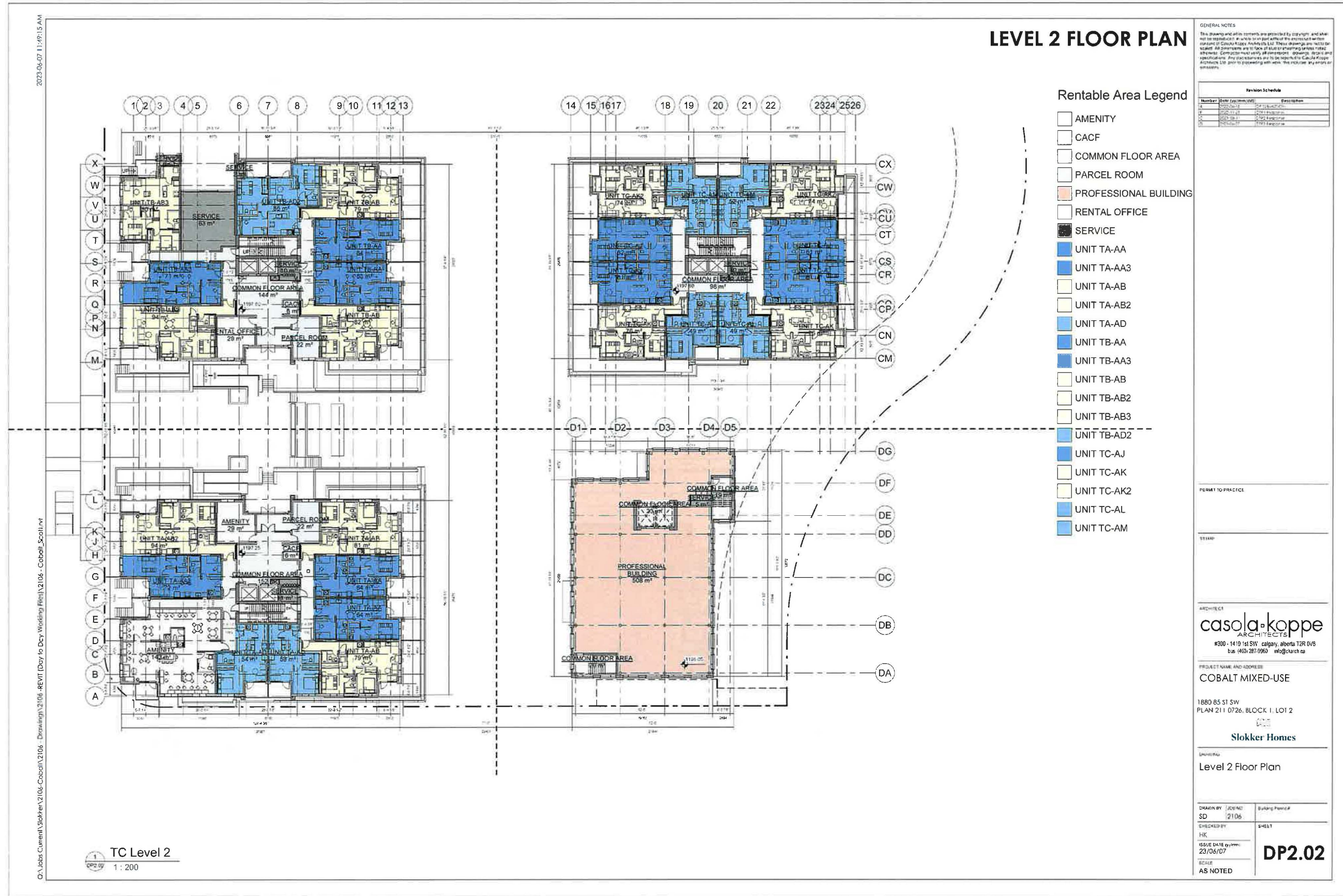
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Checker

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

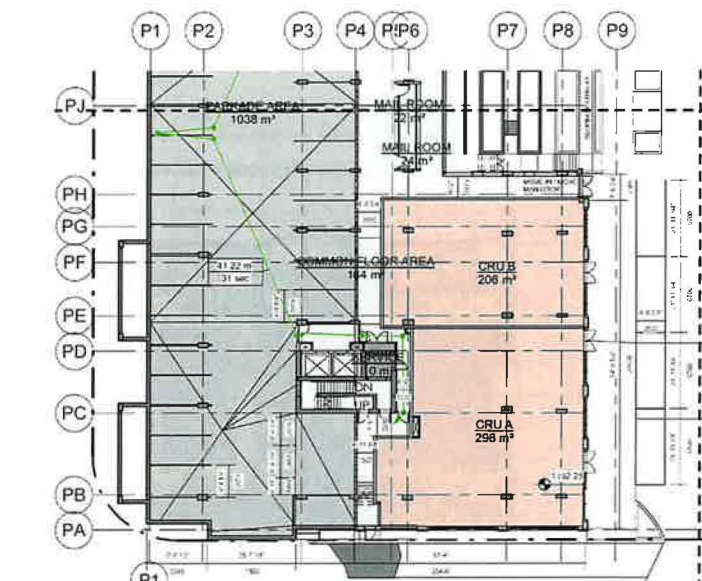
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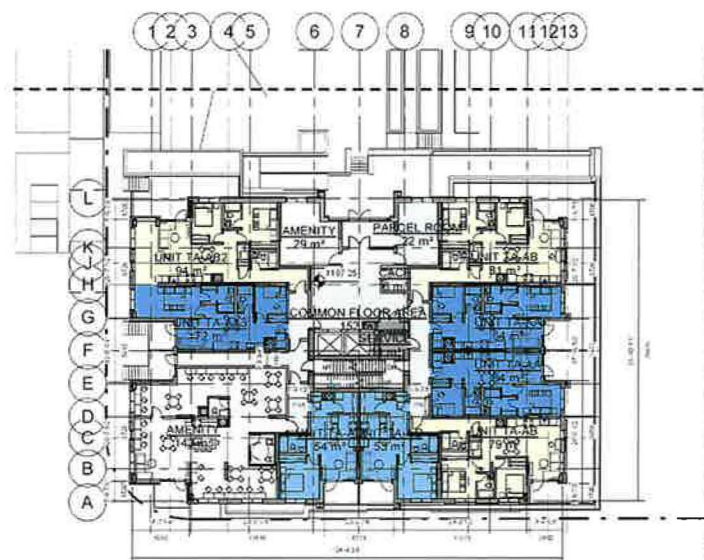




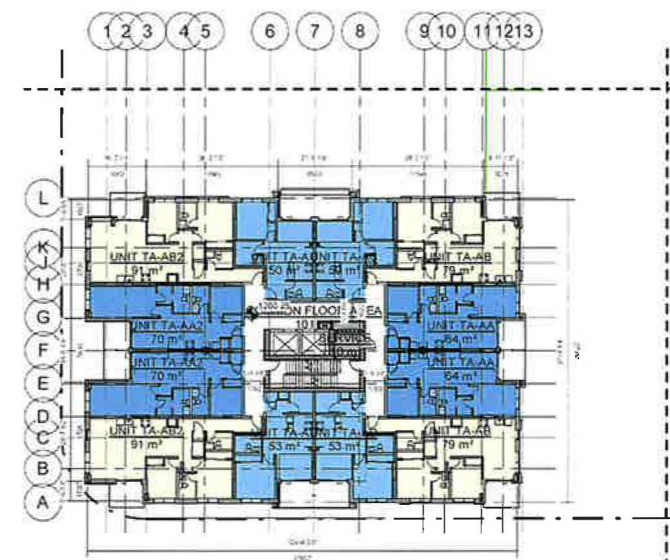
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1 Level TA1
1: 250



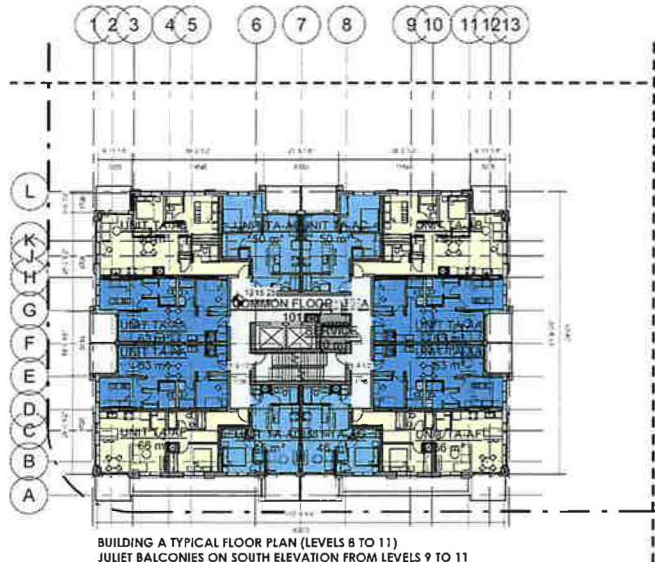
2 Level TA2
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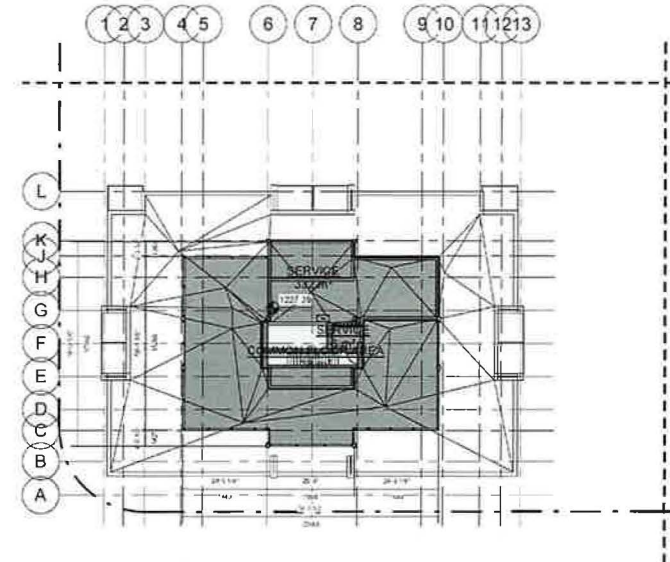
3 Level TA3
1: 250



4 Level TA4
1: 250



5 Level TA8
1: 250



6 Level TA12
1: 250

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4	Issue for RFP

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PROJECT NAME AND ADDRESS
ASPEN TOWERS

1480 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Building A Floor Plans

DRAWN BY Author	JOB NO. 2106	Building Permit
CHECKED BY Checker		ISSUE
ISSUE DATE (yy/mm)		DP2.03A
23/06/07		
SCALE AS NOTED		

Level TB1
1 : 250

Level TB2
1 : 250

Level TB3
1 : 250

Level TB4
1 : 250

Level TB12
1 : 250

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1	2023/06/21	ISSUE FOR PERMIT
2	2023/06/21	ISSUE FOR PERMIT
3	2023/06/21	ISSUE FOR PERMIT
4	2023/06/21	ISSUE FOR PERMIT
5	2023/06/21	ISSUE FOR PERMIT

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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

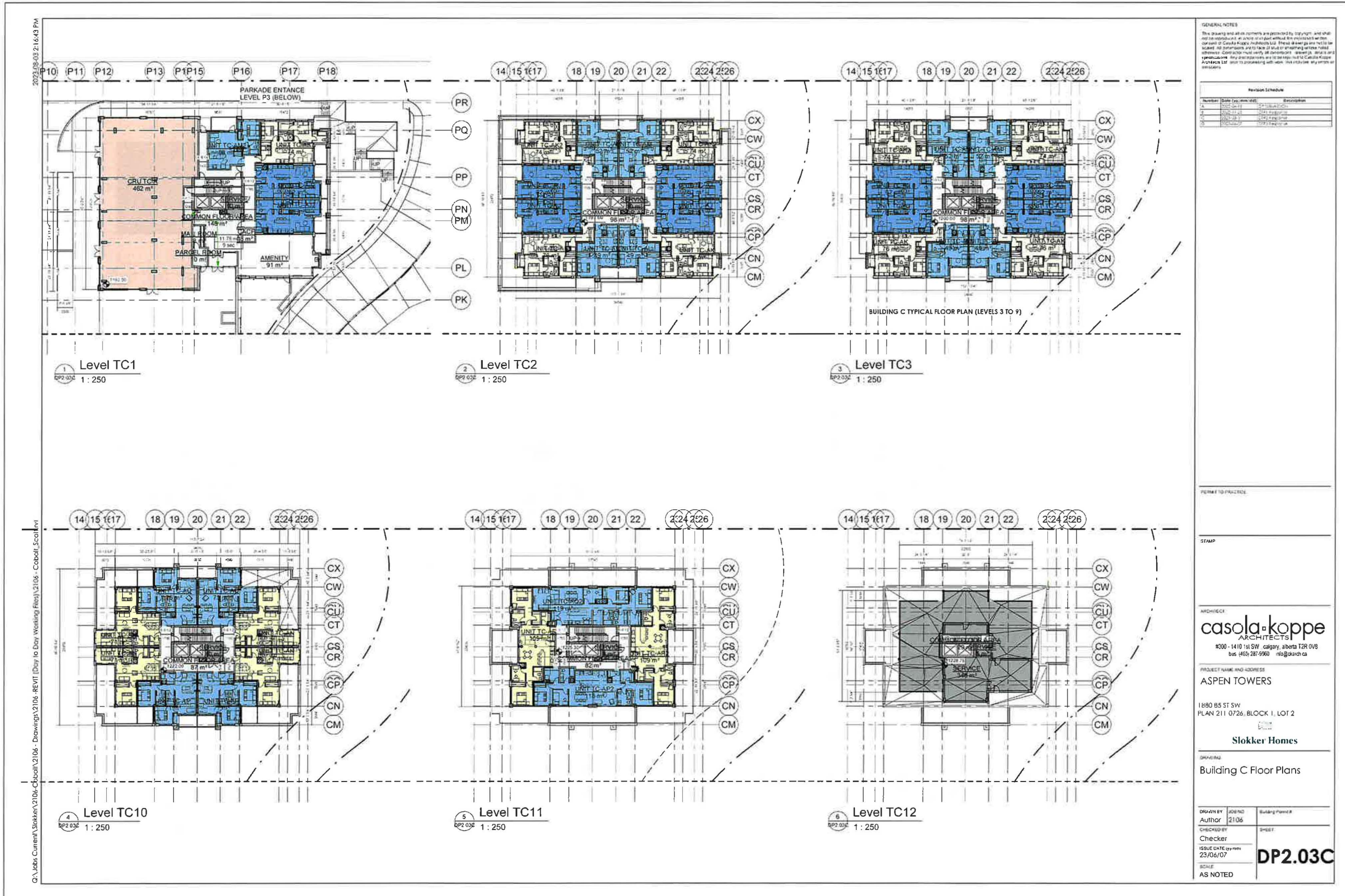
Slokker Homes

DRAWING

Building B Floor Plans

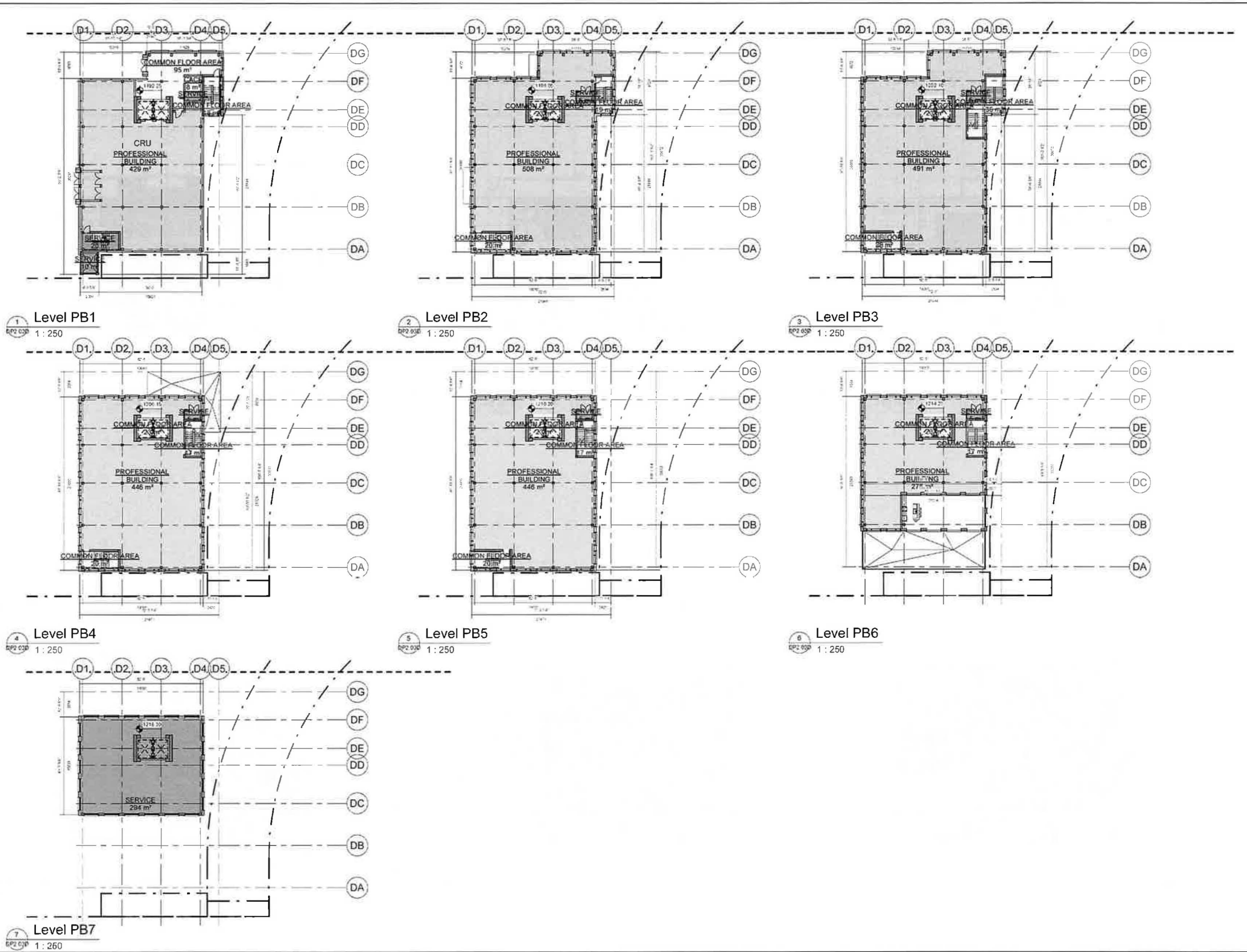
DESIGNED BY	JUNE NO	Building Permit #
Author	2106	
CHECKED BY		Sheet #
Checker		
ISSUE DATE (yy/mm)		
23/06/07		
SCALE		
AS NOTED		

DP2.03B



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Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2023/09/03	Final Construction
B	2023/11/24	Final Construction
C	2023/09/03	Final Construction
D	2023/09/03	Final Construction

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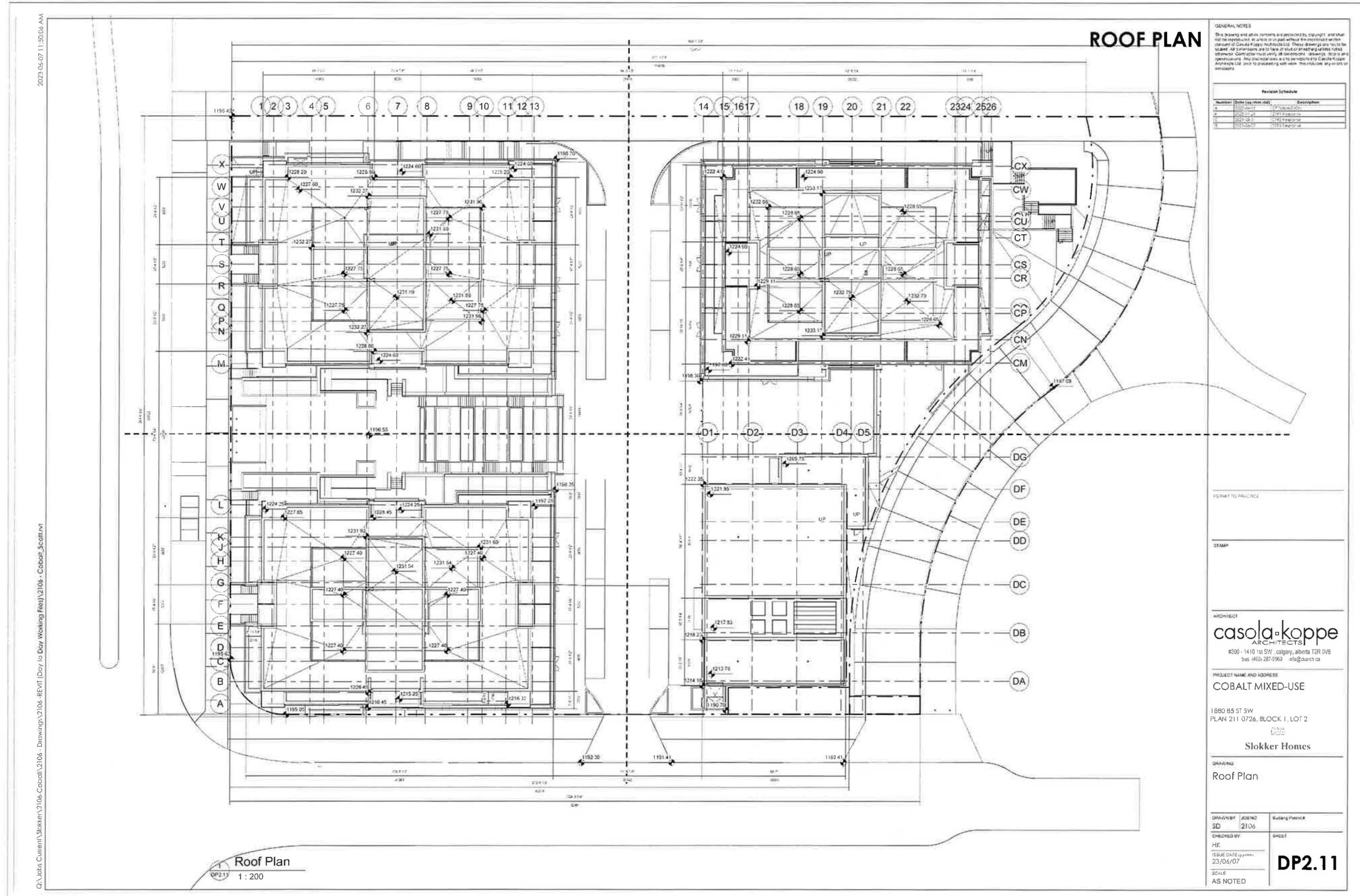
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ASPEN TOWERS

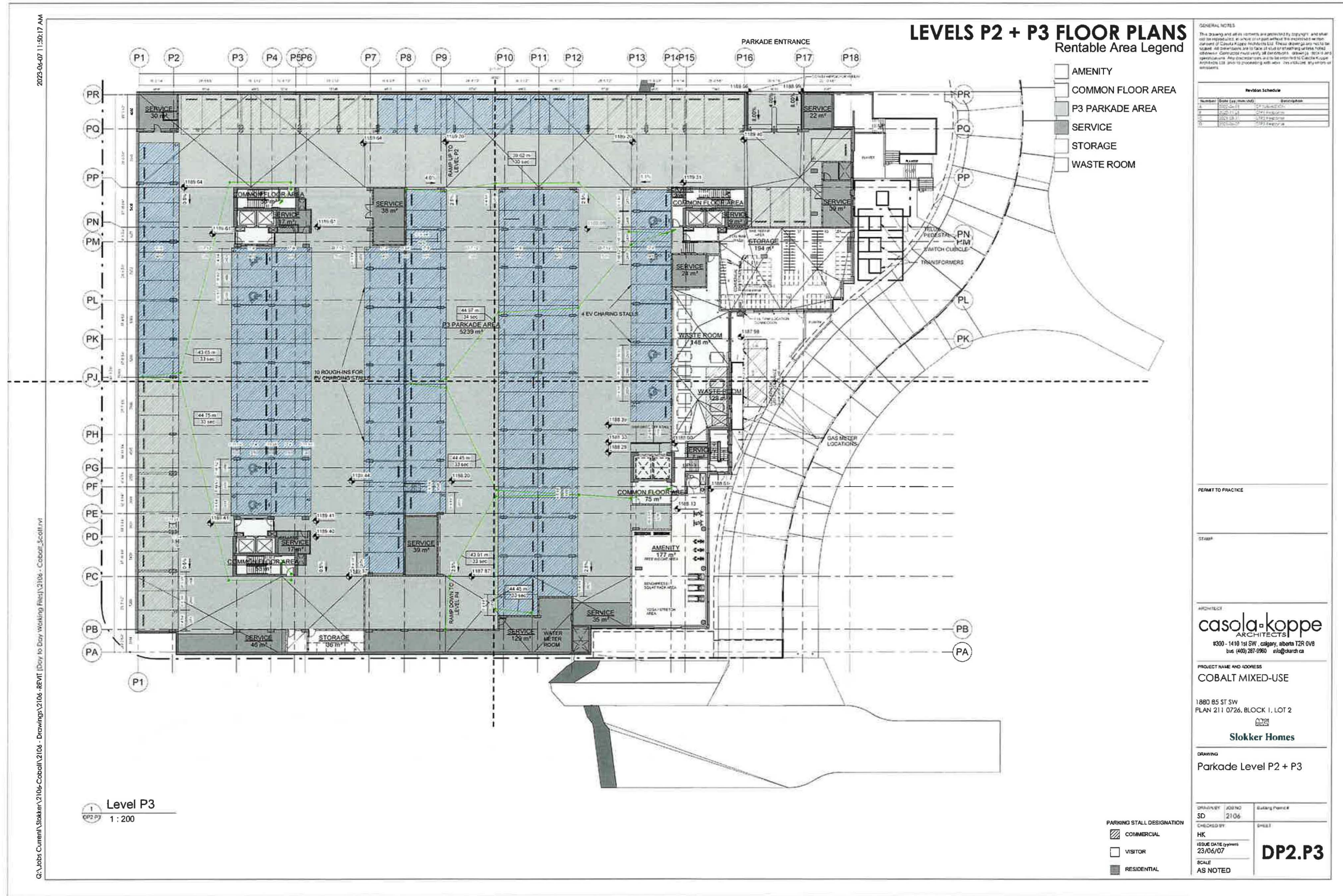
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PLAN 211 0726, BLOCK 1, LOT 2

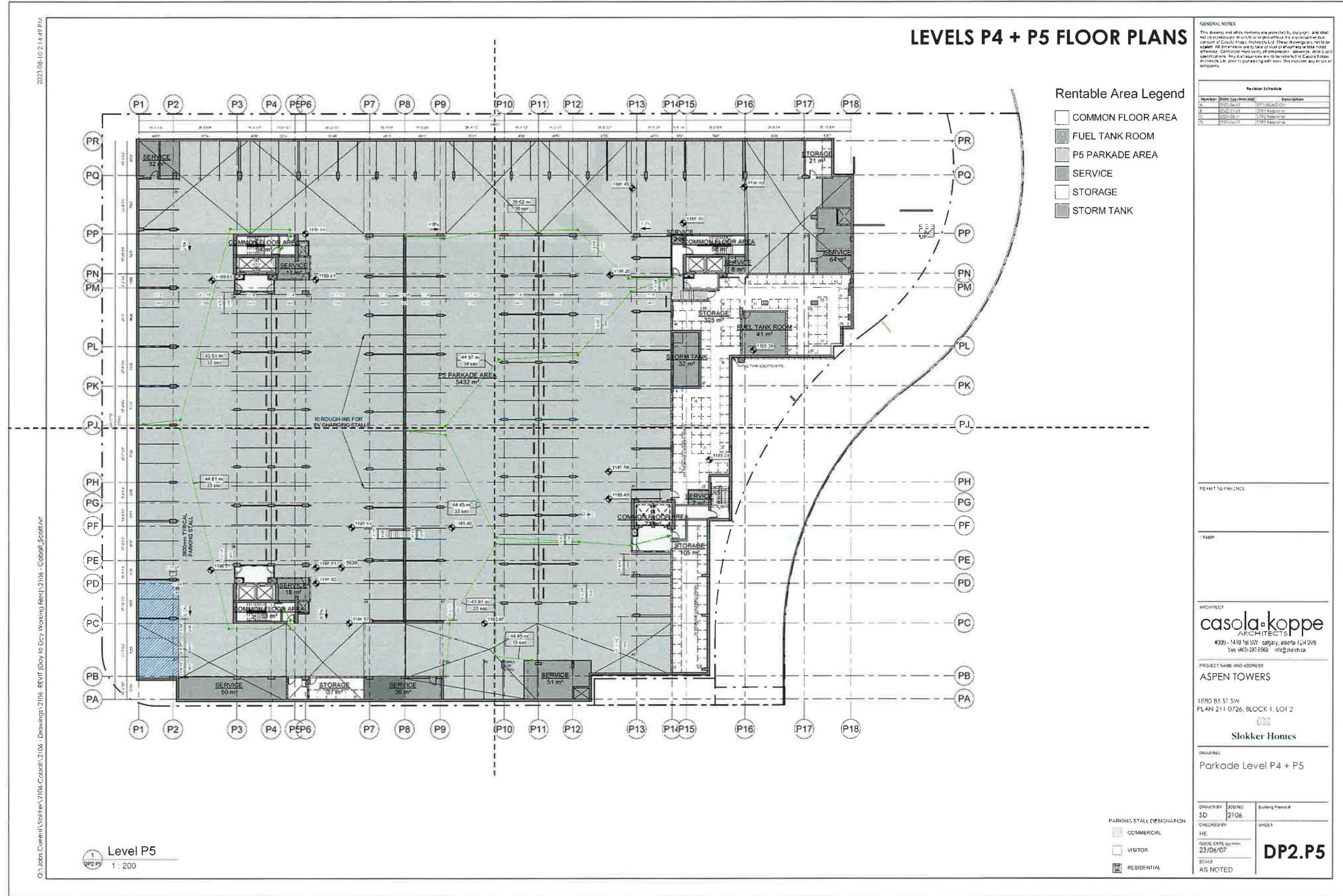
Slokker Homes

DRAWING
Building D Floor Plans

DRAWN BY	DATE	SCALE
Author	2106	AS NOTED
CHECKED BY		
Checker		
ISSUE DATE (yy/mm)	23/06/07	
SUBSET		DP2.03D







2023-09-10 21:44:49 P4
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1 Level P5
1 : 200

- Rentable Area Legend**
- COMMON FLOOR AREA
 - FUEL TANK ROOM
 - P5 PARKADE AREA
 - SERVICE
 - STORAGE
 - STORM TANK

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4	2023-09-10	ISSUE FOR PERMIT
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PROJECT NAME AND ADDRESS
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1890 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Parkade Level P4 + P5

DRAWN BY SD	JOB NO 2106	Sheet Panel #
CHECKED BY HK	ISSUE DATE (yy-mm-dd) 23/06/07	DP2.P5
SCALE AS NOTED		

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

2023.06.07 11:52:01 AM



1 Building A&B_West Elevation
1 : 250

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2 Building A&B_East Elevation
1 : 250

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brck - 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
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 Aluminum Railing - Clear Glass
17	Signage Band
18	Storefront - Black Anodized Aluminum 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 Gnlc
28	Concrete Planter Grey
29	Glass - Dark, Clear, Grey
30	Metal 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
1	2023-06-07	ISSUE FOR PERMIT
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3	2023-06-07	ISSUE FOR PERMIT
4	2023-06-07	ISSUE FOR PERMIT

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

1890 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokken Homes

DRAWING
Buildings A & B West and East Elevation

DRAWN BY: SD
DATE: 21/06
SCALE: AS NOTED

CHECKED BY: HK
DATE: 23/06/23

DP3.01

2023-07-21 9:21:18 AM



1 Building A&D_South Elevation
DP3.02 1 : 250

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2 Building A&D_North Elevation
DP3.02 1 : 250

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
09	Metal Panel - Plainum 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 Pantake
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	Metal Louvre - Colour to match wall
31	Accent - Concrete - Charcoal
32	Privacy Screen - Frosted Glass
33	Black Metal Picket Guardrail

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PROJECT NAME AND ADDRESS
ASPEN TOWERS

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

Slokker Homes

DRAWING
Buildings A & D North and South Elevation

DRAWN BY: JOR RD
SD 2106

CHECKED BY: JOR RD
HK

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

SCALE
AS NOTED

DP3.02

2023-06-07 11:56:14 AM



1 Building B&C_South Elevation
1 : 250

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2 Building B&C_North Elevation
1 : 250

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
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 Aluminum Railing - Clear Glass
17	Signage Band
18	Storefront - Black Anodized Aluminum 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	Metal Louvre - Colour to match wall
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33	Black Metal Picket Guardrail

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1	2023-06-07	Issue for Review
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3	2023-06-07	Issue for Review
4	2023-06-07	Issue for Review
5	2023-06-07	Issue for Review

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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
Building B & C South and North Elevations

DRAWN BY SD	DATE 21/06	Drawing Permit #
CHECKED BY HK	DATE 23/06/07	SCALE AS NOTED

DP3.03

2023-06-03 3:21:54 PM



Building C&D_East Elevation
1 : 250

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brick - Fowler
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
09	Metal Panel - Platinum 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	Metal 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
1	2023-06-03	ISSUED FOR PERMIT
2	2023-06-03	ISSUED FOR PERMIT
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4	2023-06-03	ISSUED FOR PERMIT
5	2023-06-03	ISSUED FOR PERMIT

C:\Jobs\Current\Sokker\2106\Cobalt\2.06 - Drawings\2106_Revit\Draw to Dwg Working Files\2106 - Cobalt_Sc01.rvt



Building C&D_West Elevation
1 : 250

PERMIT TO PRACTICE

DESIGN

ARCHITECT

casola koppe
ARCHITECTS

#300 - 1410 1st SW, Calgary, Alberta T2R 0V6
tel: 403-287-9960 info@casola.ca

PROJECT NAME AND ADDRESS

ASPEN TOWERS

1880 B5 5T SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING

Building C & D East and West Elevation

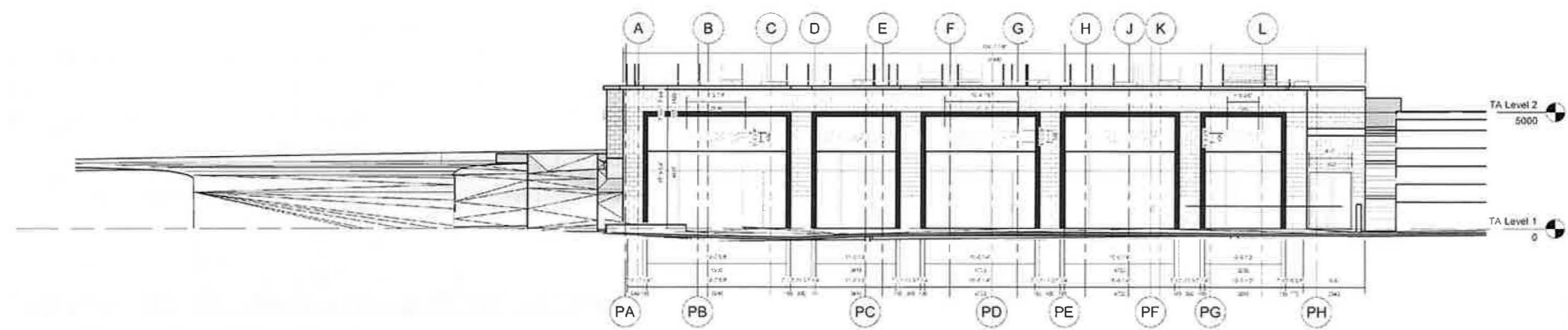
DESIGNED BY	CHK'D BY	Working Permit #
SD	2106	
CHECKED BY	DATE	SHEET
HK	23/06/07	
SCALE	AS NOTED	

DP3.04

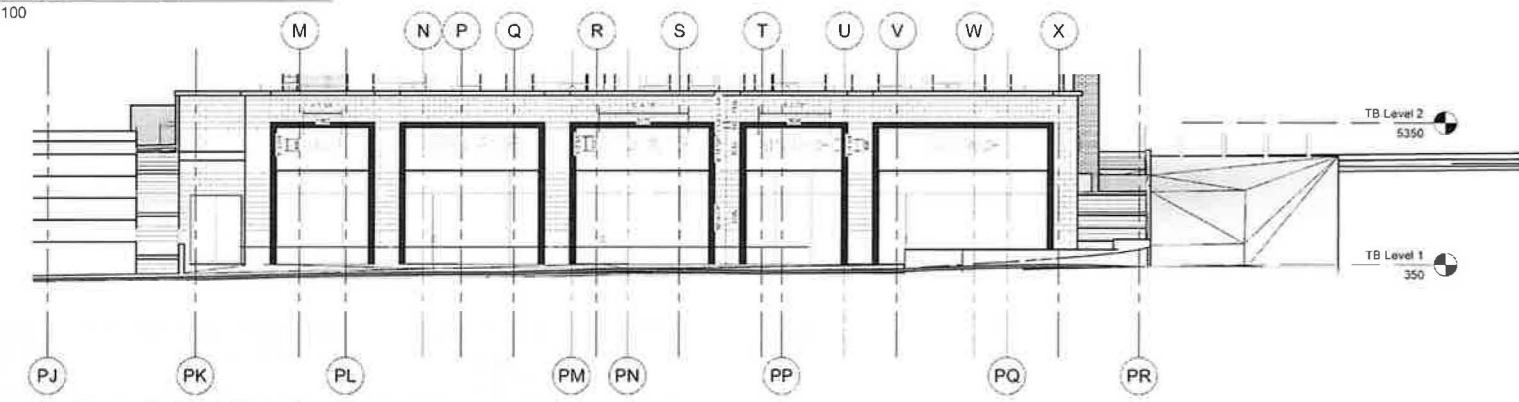
ENHANCED ELEVATIONS - SIGNAGE DETAILS

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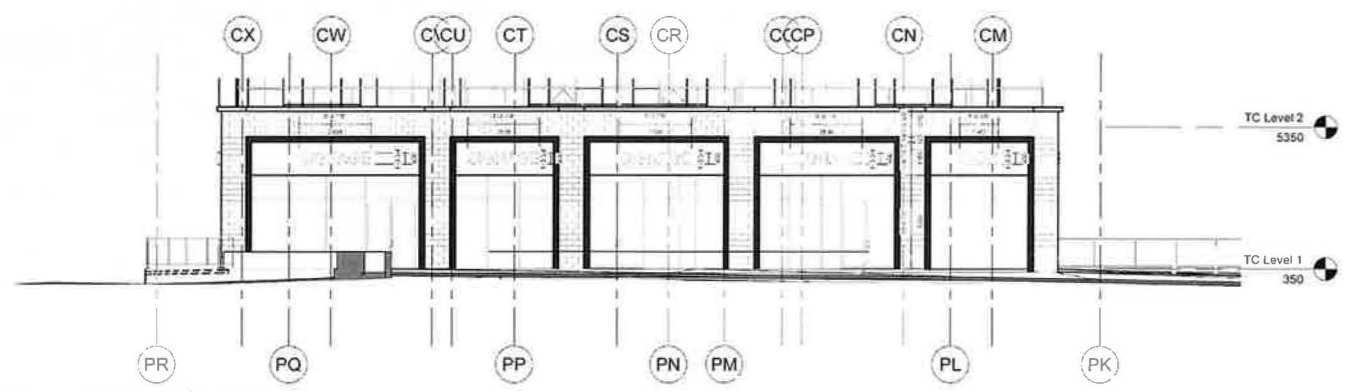
Revision Schedule		
Number	Date (yy-mm-dd)	Description
1	2023-06-07	ISSUE FOR PERMIT
2	2023-06-07	ISSUE FOR PERMIT
3	2023-06-07	ISSUE FOR PERMIT
4	2023-06-07	ISSUE FOR PERMIT



1
 DP3 09
 Signage_Tower A_East Elevation
 1 : 100



2
 DP3 09
 Signage_Tower B_East Elevation
 1 : 100



3
 DP3 09
 Signage_Tower C_West Elevation
 1 : 100

PERMIT TO PRACTICE

STAMP

ARCHITECT
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 ARCHITECTS
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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
 Enhanced Elevations

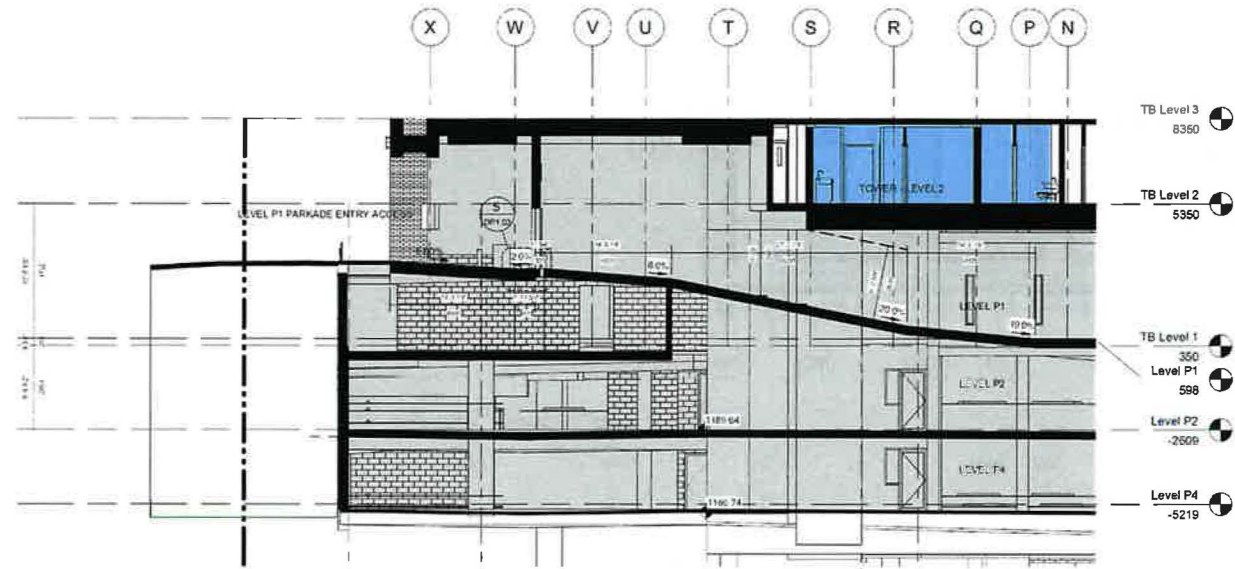
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 CHECKED BY: HK
 ISSUE DATE (yymm): 23/06/07
 SCALE: AS NOTED

DP3.05

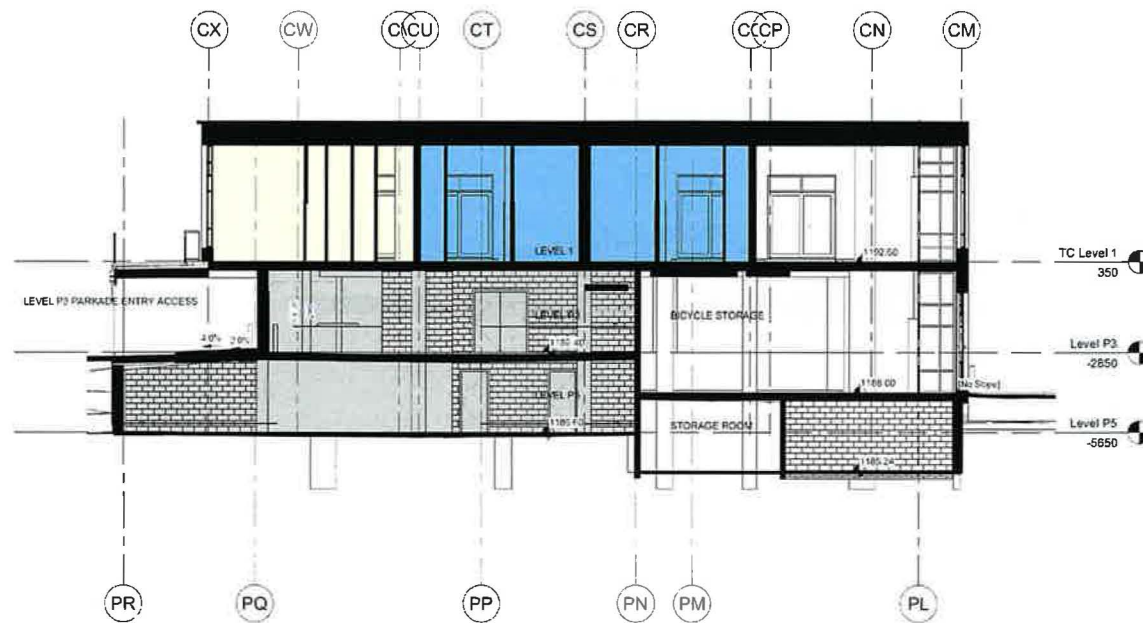
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PARKADE RAMP / DRIVEWAY SECTIONS



1
DP4.01
NS_E_Parkade Access P1
1 : 100



2
DP4.01
NS_E_Parkade Access P3
1 : 100

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023/06/07	Issue for Permit
2	2023/06/07	Issue for Permit
3	2023/06/07	Issue for Permit
4	2023/06/07	Issue for Permit

PERMIT TO PRACTICE

STAMP

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PROJECT NAME AND ADDRESS
COBALT MIXED-USE

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

Slokker Homes

DRAWINGS
Parkade Ramp Sections

DESIGNED BY SD	DATE 21/06	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm)	SHEET
AS NOTED	23/06/07	DP4.01

OVERALL BUILDING SECTION

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Revision Schedule		
Number	Date (yy-mm-dd)	Description
1	2023-06-07	Issue for Review
2	2023-06-07	Issue for Review
3	2023-06-07	Issue for Review



EW_N_200
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

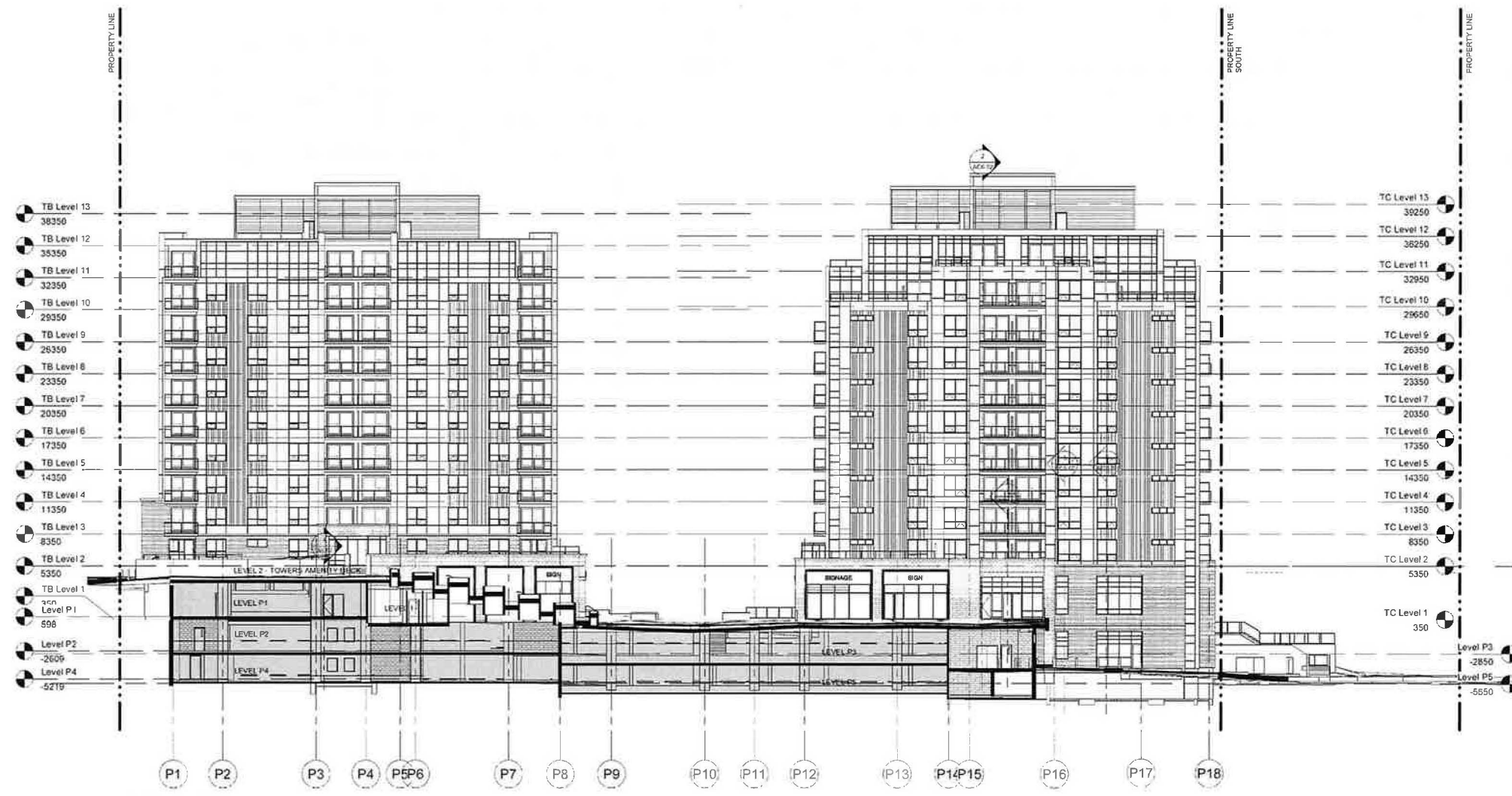
DRAWING
Section_EW_N_Overall Building

DESIGNED BY SD	DATE 21/06	DRAWING NO. 2106
CHECKED BY HK	DATE 23/06/07	SHEET DP4.02
SCALE AS NOTED		

OVERALL BUILDING SECTION

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2023/06/07	ISSUE FOR PERMIT
2	2023/06/07	REVISED PERMIT
3	2023/06/07	REVISED PERMIT
4	2023/06/07	REVISED PERMIT



EW_C_200
1 : 200

PERMIT TO PRACTICE

STAMP

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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
Section_EW_Centre_Overall
Building

DRAWN BY SD	DATE 2106	Building Permit #
CHECKED BY HK	SCALE AS NOTED	SHEET
ISSUE DATE (yy/mm)		DP4.03
23/06/07		

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OVERALL BUILDING SECTION

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Revision Schedule		
Number	Date (yy-mm-dd)	Description
1	2023-06-07	ISSUE FOR PERMIT
2	2023-06-07	ISSUE FOR PERMIT
3	2023-06-07	ISSUE FOR PERMIT
4	2023-06-07	ISSUE FOR PERMIT

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EW_S_200
1:200

PERMIT TO PROCEED:

STAMP

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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
Section_EW_S_Overall Building

DRAWN BY SD	DATE 21/06	Submittal #
CHECKED BY HK	ISSUE DATE (yy/mm)	SHEET
	23/06/07	DP4.04
SCALE AS NOTED		

2023-05-24 11:35:54 PM

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1 DP ELECTRICAL KEY PLAN
SCALE: 1/8" = 1'-0"

REFERRAL NOTES
 APPROXIMATE AREA OF FACADE UNDERSTUDY COMPLEX

DP SHEET LIST	
SHEET NUMBER	SHEET NAME
DP-1	DP ELECTRICAL KEY PLAN
DP-2	ELECTRICAL SITE PLAN
DP-3	DP ELECTRICAL POWER SYSTEM
DP-4	DP ELECTRICAL RISE

DESIGN CRITERIA
 NATIONAL BUILDING CODE (NBC) ALBERTA EDITION
 CANADIAN ELECTRICAL CODE (CEC)
 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			
	RECESSED/SEM RECESSED STEP LIGHT		SURFACE MOUNTED LUMINAIRE
	POLE MOUNTED LUMINAIRE		RECESSED DOWNLIGHT
	LIGHTING BOLLARD		WALL MOUNTED LUMINAIRE
	LIGHT TAPE		LIGHTING LUMINAIRE TYPE TAG
	WALL MOUNTED FIRE ALARM STROBE		SITE TRANSFORMER
	RECESSED LINEAR LUMINAIRE		WALL MOUNTED LINEAR LUMINAIRE
	SURFACE MOUNTED LINEAR LUMINAIRE		TRACK MOUNTED LINEAR LUMINAIRE

GENERAL NOTE
 The lighting and electrical symbols, including the symbols for the electrical symbols, are shown in the drawings with the exception of the symbols for the electrical symbols. All drawings are the property of the firm and are not to be reproduced or used in any way without the written consent of the firm. All drawings are to be interpreted in accordance with the drawings and specifications. All drawings are to be interpreted in accordance with the drawings and specifications.

Number	Date	By	Description
1	2023-05-24	JAN	ISSUED FOR PERMIT
2	2023-05-24	JAN	ISSUED FOR PERMIT
3	2023-05-24	JAN	ISSUED FOR PERMIT



PERMITTED ADDRESS
 PLANT
 ARCHITECT

casola koppe
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 Tel: (403) 281-9967 info@casola.com

PROJECT NAME AND ADDRESS
COBALT MIXED-USE

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

Slokker Homes

DETAILED
DP ELECTRICAL KEY PLAN

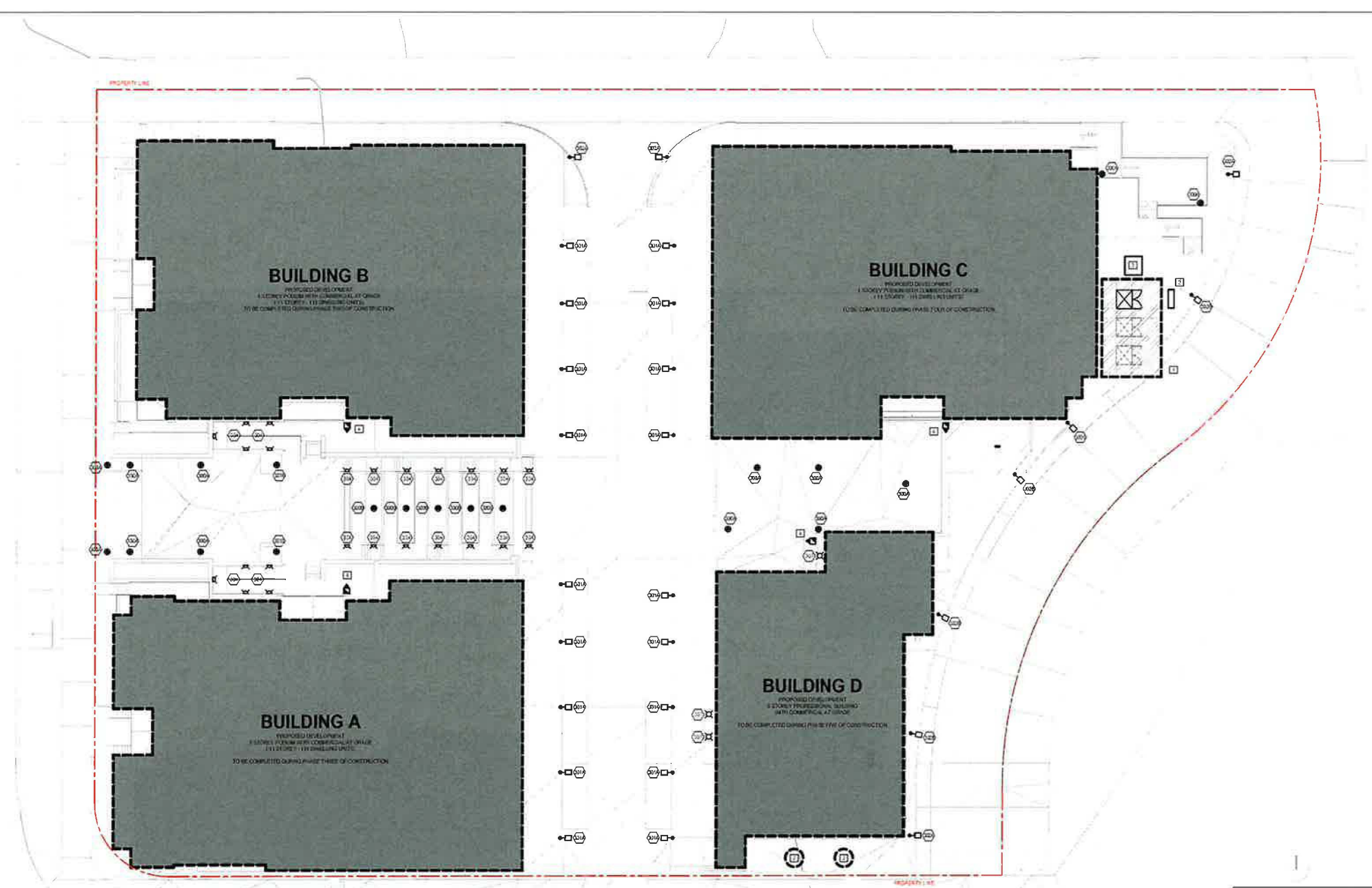
DATE: 2023-05-24
 DRAWING NO: 22260
 CHECKED BY: MW/PP
 DATE: 2023-05-23

DPE1.0

SCALE: AS NOTED

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1 DP ELECTRICAL SITE PLAN
SHEET 1 OF 2

LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER	REMARKS
1	5' ROUND DOWNLIGHT	8.5W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR2023-25-9C	
2	4' LED RECESSED DOWNLIGHT	15W LED 300K	RECESSED	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
3	SLUTE BLADE PENDANT	15W LED 300K	SUSPENDED	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
4	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
5	7' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
6	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
7	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
8	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
9	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
10	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
11	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
12A	4' PEDESTAL COLUMN CW TWO LIGHT ENGINES AT 30'	2 x 4W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	* ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
12B	4' PEDESTAL COLUMN CW TWO LIGHT ENGINES AT 150'	2 x 4W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	* ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
12A	4' PEDESTAL COLUMN CW ONE LIGHT ENGINE	1 x 4W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	

LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER	REMARKS
12B	4' PEDESTAL COLUMN CW TWO LIGHT ENGINES AT 30'	2 x 4W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	* ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION
12A	22' ROADWAY LUMINAIRE	75W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	* ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING
12B	22' ROADWAY LUMINAIRE	75W LED 300K	POLE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	* ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING
13	WALL SCONCE	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
14	STEP LIGHT	15W LED 300K	RECESSED	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
15	5' ROUND DOWNLIGHT	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
16	CATERPILLAR PACEY	15W LED 300K	SURFACE	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	
17	EXTERNAL GANTRY PENDANT	15W LED 300K	SUSPENDED	120 V	TRAC LIGHTING CAT # TR1223-30K-4H	

- REFERRAL NOTES**
- 1 PROPOSED TRANSFORMER LOCATION CW CLEARANCE AREA
 - 2 PROPOSED SHAWTELUS COMMUNICATION PEBESTALS
 - 3 ENMAX SWITCH CHUTE
 - 4 STORE RESPONSE POINT TO FIREFIGHTERS FOR BUILDINGS A, B, C AND D

- GENERAL NOTES:**
1. ELECTRICAL CONTRACTOR TO USE LIGHTING POLE HEIGHT (S) AS NOTED ON LUMINAIRE SCHEDULE INDICATED ON CONCRETE BASES
 2. COORDINATE INSTALLATION OF ALL UNDERGROUND FEEDERS TO MAINTAIN A MINIMUM CLEARANCE OF 300mm FROM GAS LINES THAT RUN ADJACENT TO FEEDERS AND 300mm FROM GAS LINES THAT CROSS UG FEEDERS. ALSO MAINTAIN 300mm FROM SANITARY STORM AND WATER LINES THAT RUN PARALLEL TO UG FEEDERS
 3. COORDINATE UTILITY REQUIREMENTS WITH ENMAX, SLOKKER AND TRAC
 4. ALL POLE LIGHT FEEDERS TO BE INSTALLED 100mm BELOW GRADE
 5. ALL EXTERIOR LUMINAIRES ARE CONTROLLED BY ELECTRIC PHOTOCELL
 6. UTILITY TRANSFORMER SUPPLIED AND INSTALLED BY ENMAX
 7. INSTALLATION SHALL BE IN ACCORDANCE WITH ENMAX AND CITY OF CALGARY REQUIREMENTS
 8. CONTRACTOR SHALL NOT RUN ANY CONDUIT THROUGH OR INTO ANY UTILITY RIGHT-OF-WAY (ROW)

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Number	Date (yymmdd)	Description
1	20230524	ISSUE FOR PERMIT
2	20230524	ISSUE FOR PERMIT
3	20230524	ISSUE FOR PERMIT



PROJECT NAME AND ADDRESS
COBALT MIXED-USE
1680 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

ELECTRICAL SITE PLAN

DATE	20230524	SCALE	AS NOTED
BY	MW/PP	CHECKED BY	JLS
ISSUE DATE	23/05/23	PROJECT NO.	22360
SCALE	AS NOTED	PROJECT NAME	COBALT MIXED-USE

DPE1.1



2023-05-24 11:40:04 PM

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Number	Date	By	Revised	Description
01	05/23/23	AC		ISSUE FOR PERMIT
02	05/23/23	AC		ISSUE FOR PERMIT
03	05/23/23	AC		ISSUE FOR PERMIT



DESIGNCORE

PERMIT TO PROCEED

DATE:

ARCHITECT:
casola koppe
 ARCHITECTS
 4300 - 1410 14 SW, Calgary Alberta T2R 0V6
 TEL: (403) 281-9969 info@casola.com

PROJECT NAME: 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 22260

CHECKED BY:
 MW/PP

DATE:
 23/05/23

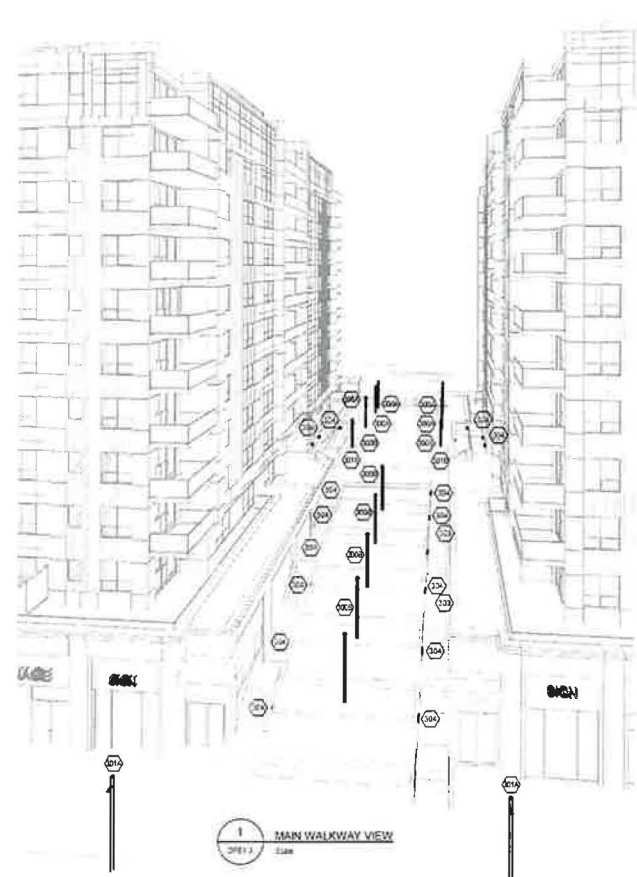
SCALE:
 AS NOTED

LIGHTING STATISTICS					
AREA	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
ROADWAY	57.6 lux	87.7 lux	16.5 lux	4.11 lux	2.31 lux

DPE1.2

2023-05-24 11:42:11 PM

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1 MAIN WALKWAY VIEW
Scale



2 EAST ROADWAY VIEW
Scale



3 TOWER A & B ISOMETRIC VIEW
Scale

REVISIONS

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Number	Date	Description
1	2023-05-24	ISSUED FOR PERMIT
2	2023-05-24	REVISED PER PERMIT
3	2023-05-24	REVISED PER PERMIT



ARCHITECT
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Tel: (403) 297-9990 info@casola.ca

PROJECT NAME: **COBALT MIXED-USE**
1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2
Slokker Homes

DATE: 23/05/23
SITE LIGHTING DETAILS

DESIGNED BY AC	DATE 23/05/23	ISSUED BY MW/PP	DATE 23/05/23
CHECKED BY MW/PP		DATE 23/05/23	
SCALE AS NOTED		DPE1.3	

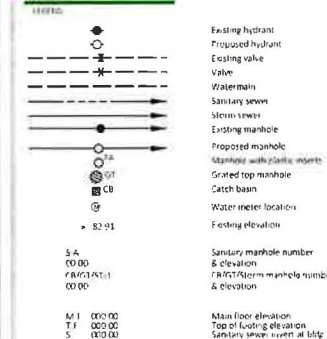


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3702 Edmonton Trail N.E., Calgary, Alberta T2E 3P4
www.jubileeengineers.com
P 403 276 1001 F 403 276 1012

PERMIT: _____ DRAWN: _____

NOTES

1. All elevations are referenced to 100m Canadian datum.
2. All dimensions are in meters.
3. All materials to be as per City of Calgary standards.
4. All work to be done in accordance with the City of Calgary standards.
5. All water mains to be installed in accordance with the City of Calgary standards.
6. All sanitary sewers to be installed in accordance with the City of Calgary standards.
7. All storm sewers to be installed in accordance with the City of Calgary standards.
8. All fire hydrants to be installed in accordance with the City of Calgary standards.
9. All fire hydrants to be installed in accordance with the City of Calgary standards.
10. All fire hydrants to be installed in accordance with the City of Calgary standards.
11. All fire hydrants to be installed in accordance with the City of Calgary standards.
12. All fire hydrants to be installed in accordance with the City of Calgary standards.
13. All fire hydrants to be installed in accordance with the City of Calgary standards.
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15. All fire hydrants to be installed in accordance with the City of Calgary standards.
16. All fire hydrants to be installed in accordance with the City of Calgary standards.
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19. All fire hydrants to be installed in accordance with the City of Calgary standards.



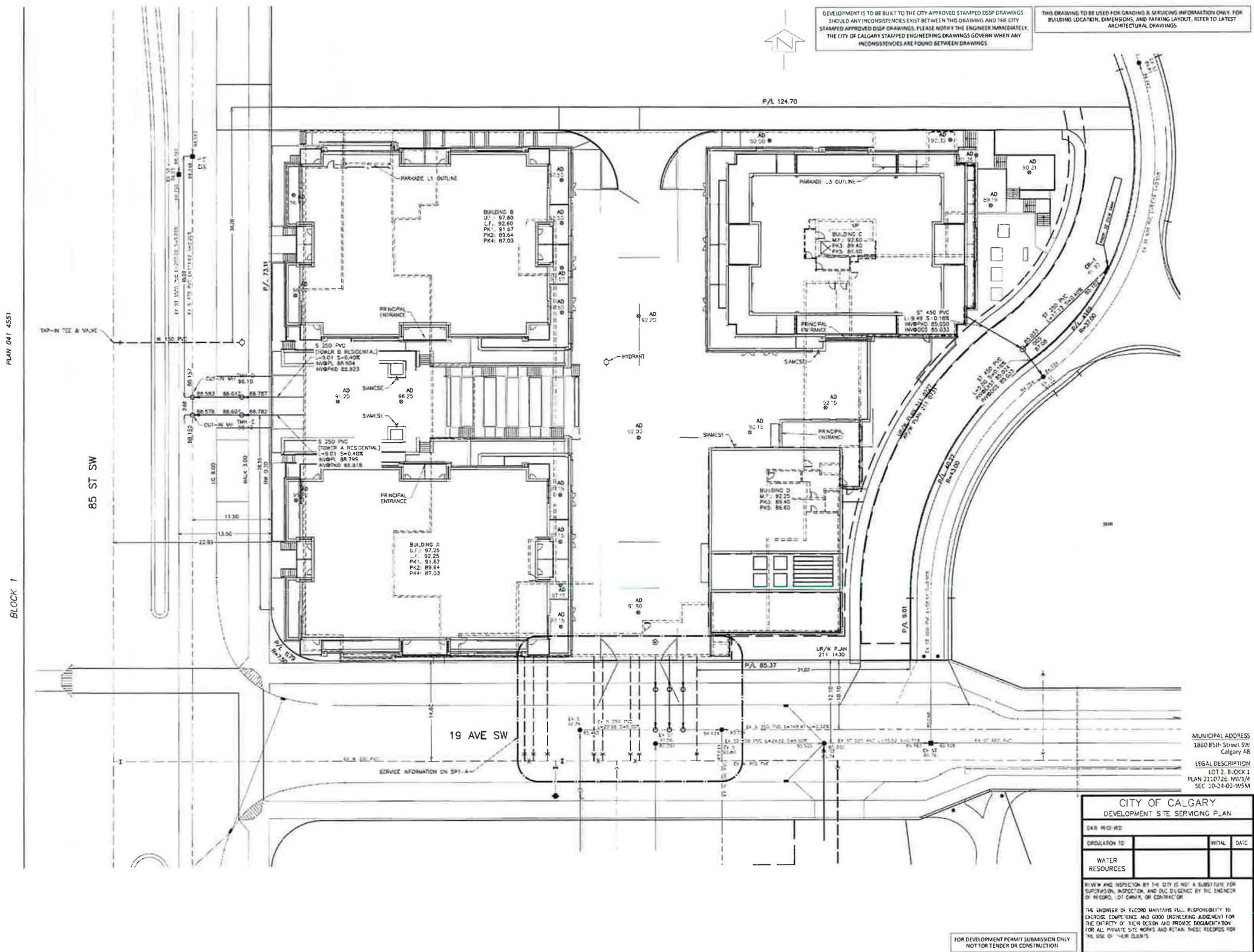
DEVELOPMENT PERMIT 2022-02654

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

CLIENT
SLOKKER GROUP
PROJECT
COBALT APARTMENTS
400 UNITS
1880 85TH STREET SW
TITLE
SITE SERVICING PLAN

DESIGN BY	DV	SCALE	1:250	REV. NO.	21-156
CHECKED BY		DATE	23 May 23	REV. NO.	
DATE	23 May 23	DATE		DATE	



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DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS.

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED	
REGULATION TO	INITIAL DATE
WATER RESOURCES	

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

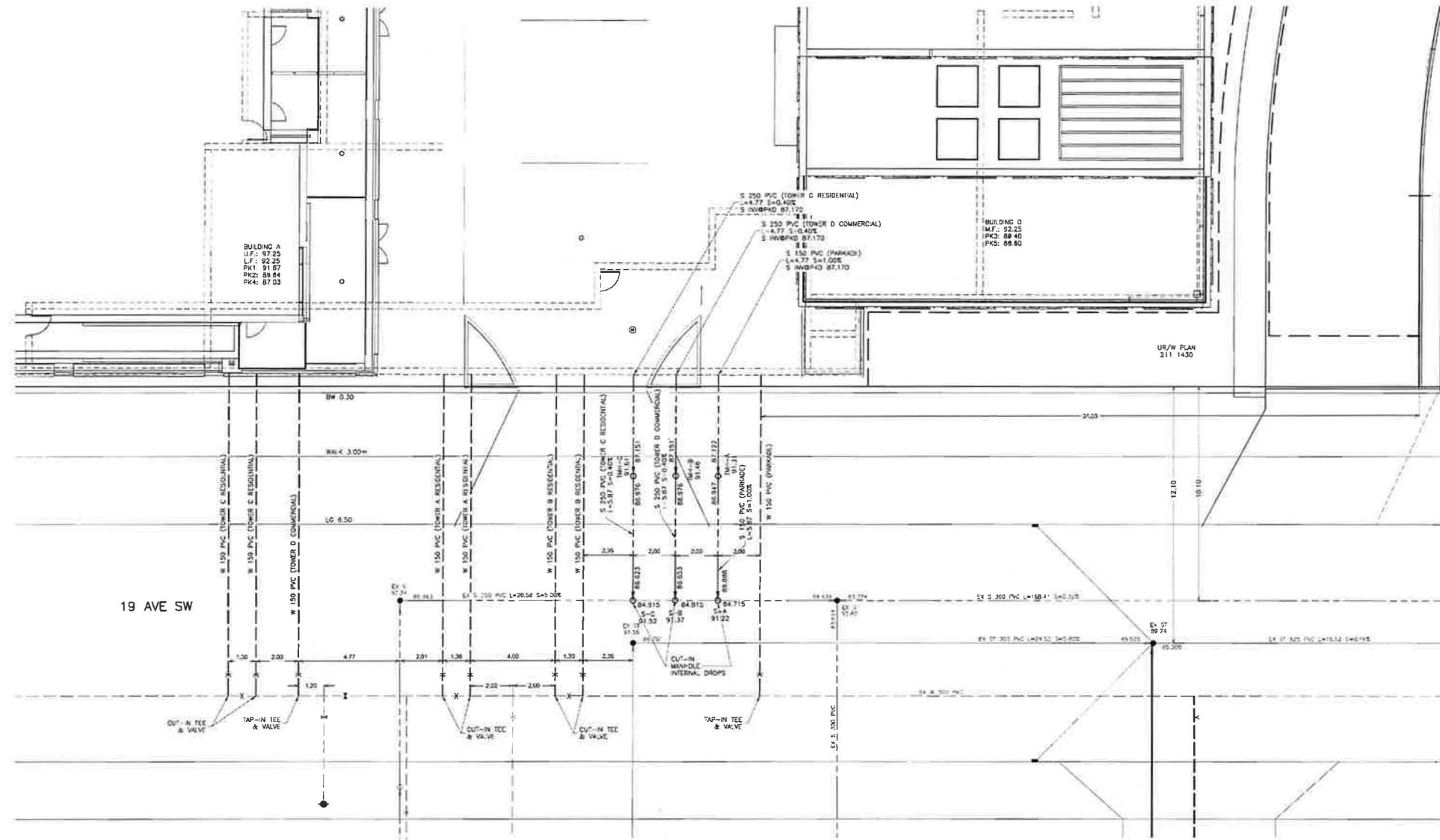
THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE INTEGRITY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORK AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

FOR DEVELOPMENT PERMIT SUBMISSION ONLY
NOT FOR TENDER OR CONSTRUCTION



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3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
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REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

- NOTES
- All manholes refer to the 3000mm diameter E-1000.
 - Materials, valves, check valves, manholes, sewer lines, water lines etc. to be installed in accordance with the City of Calgary standards.
 - All manholes to be 1.5m x 1.5m.
 - Match main minimum of 100mm connections.
 - All sewer connections to be 150mm PVC. All sewer service pipes $1/4$ to 150mm to be 150mm PVC. Sewer service pipes > 150mm to be 225mm PVC.
 - Sewer lines to maximum depth to see City of Calgary Standards.
 - Site of City of Calgary Street Improvements. Check for any other utility lines before installation.
 - Insulation required for sewer lines $1/4$ to 150mm to be 25mm on main.
 - Insulation required for sewer lines > 150mm to be 25mm on main.
 - All water mains to be DR 15 PVC unless otherwise noted.
 - Use City of Calgary Type 1 manholes. Class 1A bedding for water mains. Type 2 installation class 1A bedding for services.
 - Depth of bury for water lines to conform with City of Calgary standards.
 - No need to be checked over water lines.
 - Protection of Potable Water Supply from Contamination: All Cross connections or potential cross connections must be properly identified or protected against the flow by the installation of a backflow prevention device in all such connections. See the standards manual for details. See the Water Utility bylaw 221802 and the National Plumbing Code of Canada.
 - The location of manholes and structures shall be based on the location of the structures.
 - The contractor is responsible for locating all utility lines.
 - The contractor is to verify the location of existing sanitary lines and water services and coordinate any necessary adjustments with the project and the Engineer should be notified immediately of any discrepancies.
 - Working Time & Location: Work to be done from 8:00 AM to 5:00 PM.
 - All Civil Scale of Work: 1:1000 from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with catch basin
	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 bridge

DEVELOPMENT PERMIT 2022-02654

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR:

1	AS BUILT	
2	FOR CONSTRUCTION	
3	FOR TENDER	
4	DEVELOPMENT PERMIT	12/06/22 JW
5	DRAWING STATUS	DATE APP.

CLIENT: SLOKKER GROUP

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

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

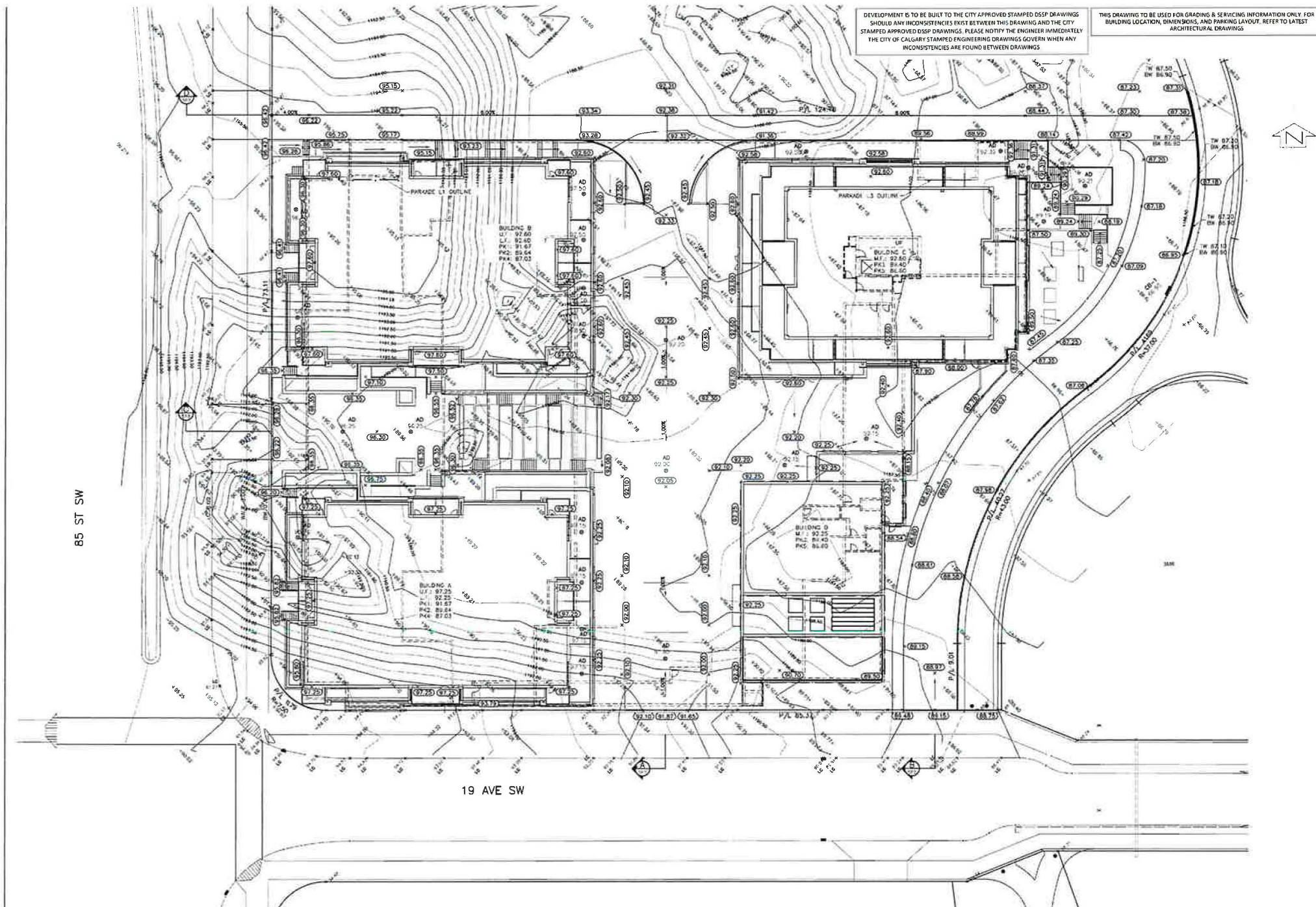
DESIGNED BY: DW	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: -		DRAWING PROVIDED: SP1-A
CHECKED BY: -	DATE: 23-May-23	

MUNICIPAL ADDRESS
1880 85th Street SW
Calgary AB

LEGAL DESCRIPTION
LOT 2, BLOCK 1
PLAN 3110726, NW1/4
SEC. 10-24-02-W5M

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PERMIT: _____ STAMP: _____

NOTES:

1. All elevations referenced to 100m (Canadian Datum)

LEGEND

- Existing hydrant
- Proposed hydrant
- Existing valve
- Valve
- Watermain
- Sanitary sewer
- Storm sewer
- Existing manhole
- Proposed manhole
- Manhole with plastic insert
- Crested top manhole
- Catch basin
- Proposed grate
- Overland flow
- Over-land escape route
- Design elevation
- Existing elevation
- Proposed road grade
- Sanitary manhole number & elevation
- CB/ST/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

ISSUED FOR

No.	DATE	DESCRIPTION	DATE	APP.

CLIENT
SLOKKER GROUP

PROJECT
COBALT APARTMENTS
400 UNITS
17 AVE & 85 ST SW

TITLE
SITE GRADING PLAN

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

MUNICIPAL ADDRESS
1800 85th Street SW
Calgary AB

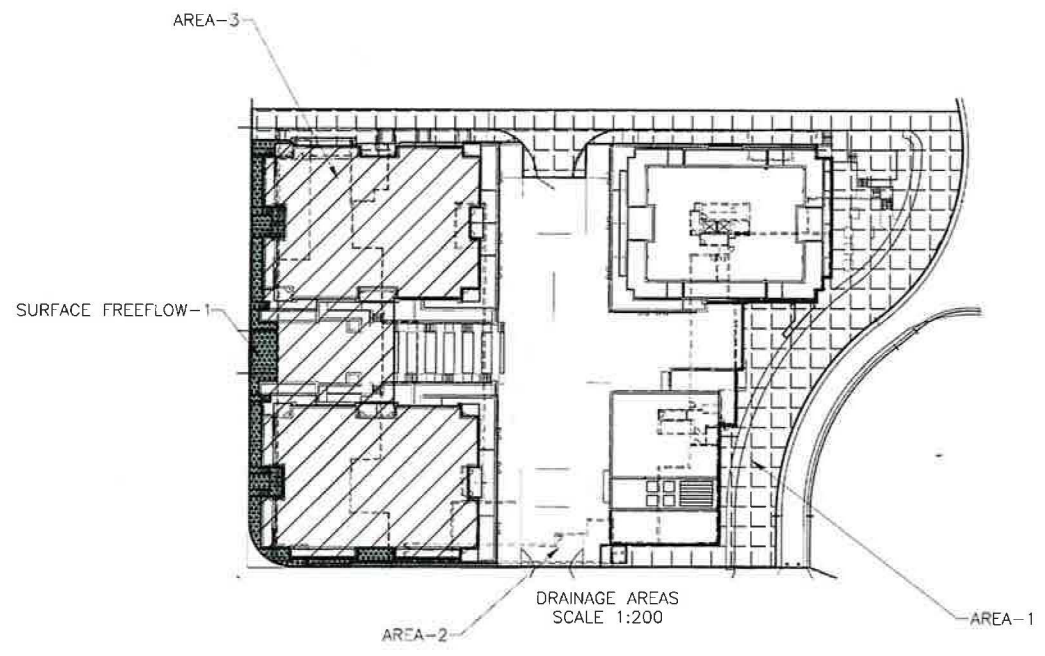
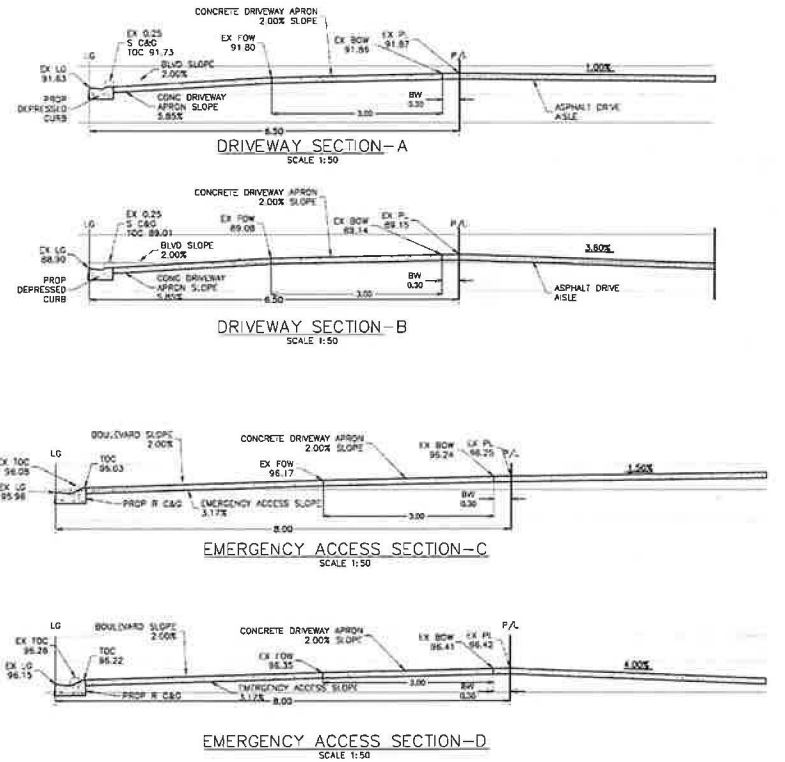
LEGAL DESCRIPTION
LOT 7, BLOCK 1
PLAN 2110726, HW3/P3
SEC 10 24 02 W5M

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LEGEND

- Existing hydrant
- Proposed hydrant
- Existing valve
- Valve
- Watermain
- Sanitary sewer
- Storm sewer
- Existing manhole
- Proposed manhole
- Manhole with plate inverts
- 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 Man floor elevation
T.F. 000.00 Top of footing elevation
000.00 Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

No.	DATE	DESCRIPTION	BY
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ISSUANCE	DATE	BY
4		
1		
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1		

CLIENT
SLOKKER GROUP

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

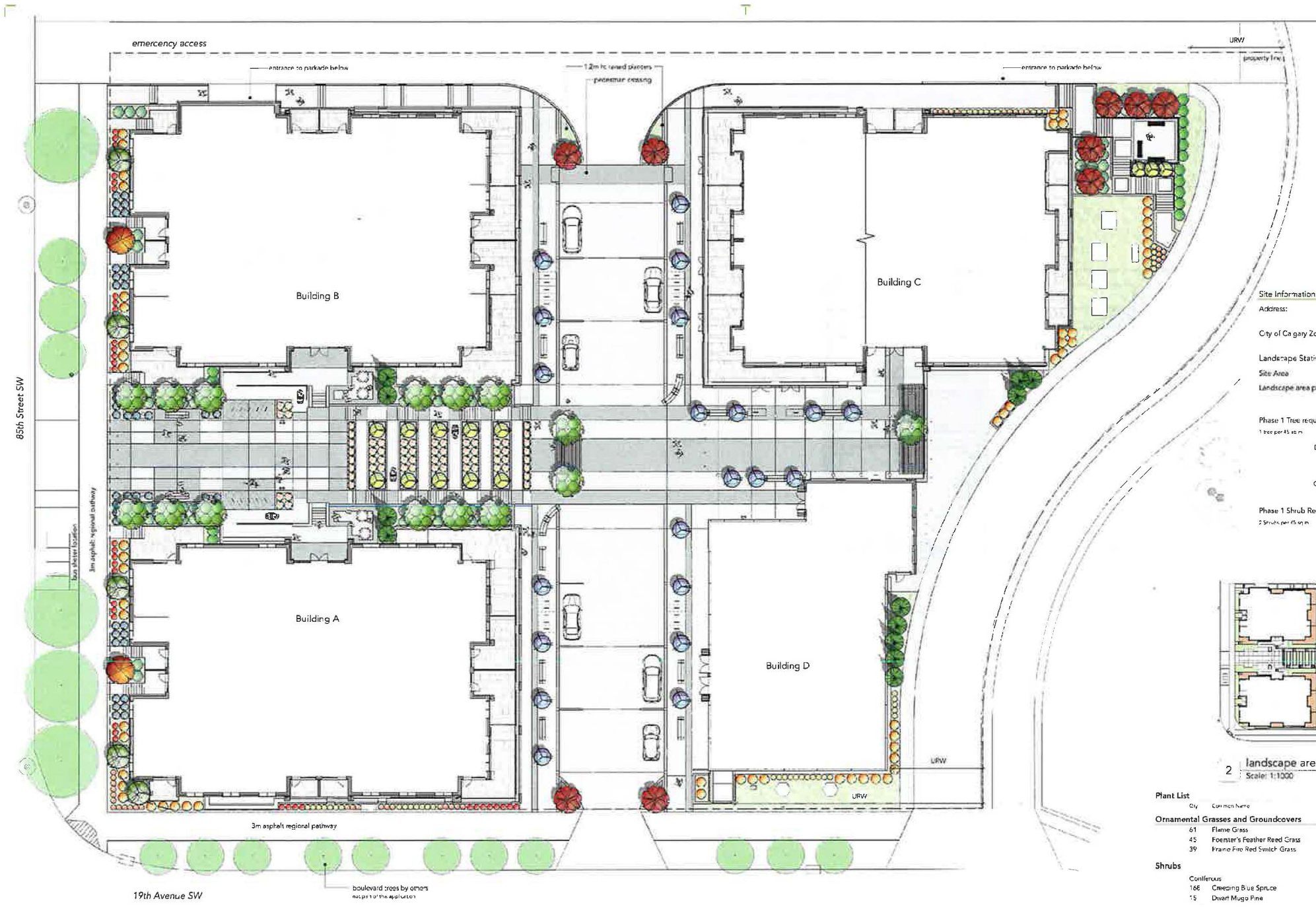
STORM CALCULATION

DESIGNED BY	DW	SCALE	CB NUMBER
23-May-23		1:250	21-156
			SP3

MUNICIPAL ADDRESS
1880 85th Street SW
Calgary AB

LEGAL DESCRIPTION
LOT 2, BLOCK 1
PLAN 3110726, NW1/4
SEC. 10 24-02-W5M

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1 Overall Plan
Scale: 1:200

Legend

Trees	Shrubs	Grasses and Groundcovers	Other
columnar blue spruce min 3m height	creeping blue spruce min 600mm ht or spread	fescue grass min 620mm ht or spread	wood mulch see ground
red rocket maple min 10 mm cal	dwarf mugo pine min 600mm ht or spread	karl foerster grass min 620mm ht or spread	sod
shrublet chokeberry min 75mm cal	lilac devil ninebark min 620mm ht or spread	prairie fire switch grass min 620mm ht or spread	rock mulch 420 x 70mm washed sand pad
tower poplar min 15 mm cal	caroy com epimha min 620mm ht or spread		
trembling aspen min 10 mm cal	wild rose min 620mm ht or spread		
green wall crabapple min 28 mm cal			
japanese ficus min 50mm cal			

Site Information

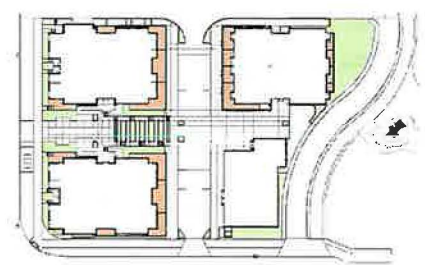
Address: 1580 85th Street SW
Calgary, A.B.
City of Calgary Zoning: MU-1 B.0 H50
Site Area: 8,711.87 sq m
Landscape area provided: 1,271.28 sq m
14.59 % of site

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	3.5	12.00

Phase 1 Shrub Requirements
2 shrubs per 45 sq m

	required	provided
Total	56.5	326
Deciduous		142.00
Coniferous		183.00



2 landscape area calculations
Scale: 1:1000

Plant List

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
61	Fescue Grass	<i>Macanthus sinensis</i> 'Furpureusens'
45	Foerster's Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'
39	Yvonne Fire Red Switch Grass	<i>Panicum virgatum</i> 'Yvonne Fire'
Shrubs		
166	Creeping Blue Spruce	<i>Picea pungens</i> 'St. Mary's Broom'
15	Dwarf Mugo Pine	<i>Pinus mugo</i> 'pumilio'
37	Double play candy corn spirea	<i>Spiraea japonica</i> 'candy com'
42	Link Devil Ninebark	<i>Physenarpus opulifolia</i> 'Dinna May'
64	Wild Rose	<i>Rosa woodsii</i>
Trees		
12	Columnar Spruce	<i>Picea pungens</i> 'Fastigiata'
2	Red Rocket Red Maple	<i>Acer rubrum</i> 'Red Rocket'
9	Schubert Chokecherry	<i>Prunus virginiana</i> 'Schubert'
13	Lower Poplar	<i>Populus x canadensis</i> 'lower'
15	Trembling Aspen	<i>Populus tremuloides</i>
23	Green Wall Flowering Crab	<i>Malus 'Jelwell'</i>
5	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'



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3 These drawings must be used for construction purposes unless specifically stated to the contrary.
4 This drawing has been drawn to the best of our knowledge and belief. We do not warrant the accuracy of the information contained herein. We do not warrant the accuracy of the information contained herein. We do not warrant the accuracy of the information contained herein.
5 Any reference made to the location of all existing and proposed utility lines including URV must be verified on site prior to commencing work. All utility lines and all existing and proposed utility lines must be marked and all existing and proposed utility lines must be marked and all existing and proposed utility lines must be marked.
6 Contractor must adhere to municipal, provincial and federal requirements, guidelines and bylaws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscaping and Bush Conservation Guidelines.
7 All dimensions between finished standards and objects are provided in this drawing and must be verified on site. Municipal Construction standards may override these drawings.

IRIGATION NOTES
1 All landscape areas shall be irrigated by an automatic underground irrigation system as per municipal standards.
2 Contractor is responsible for topography in all areas and shall consult regarding the specific details of the system, including location of main and area valves.
3 If possible, connect to existing irrigation system.
4 Locate power and water meters are properly installed and operating prior to installation of the system.



Key Plan

9	development permit DTR	23 05 25
8	revised site coordination	23 05 24
7	development permit DTR	23 03 29
6	development permit DTR / UORP	22 11 09
5	development permit	22 04 15

Project No: 12007
Project Title: Aspen Towers Mixed Use

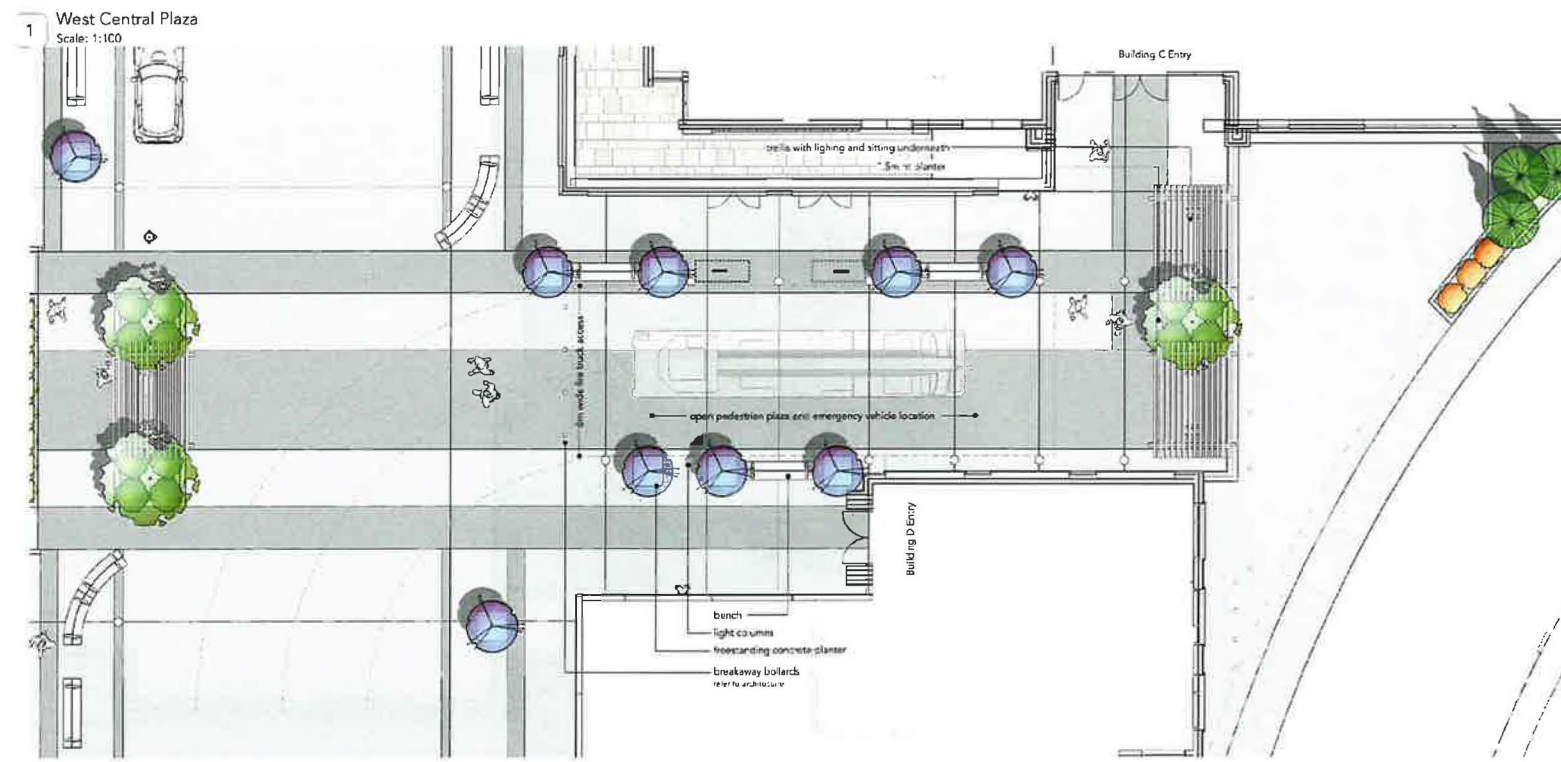
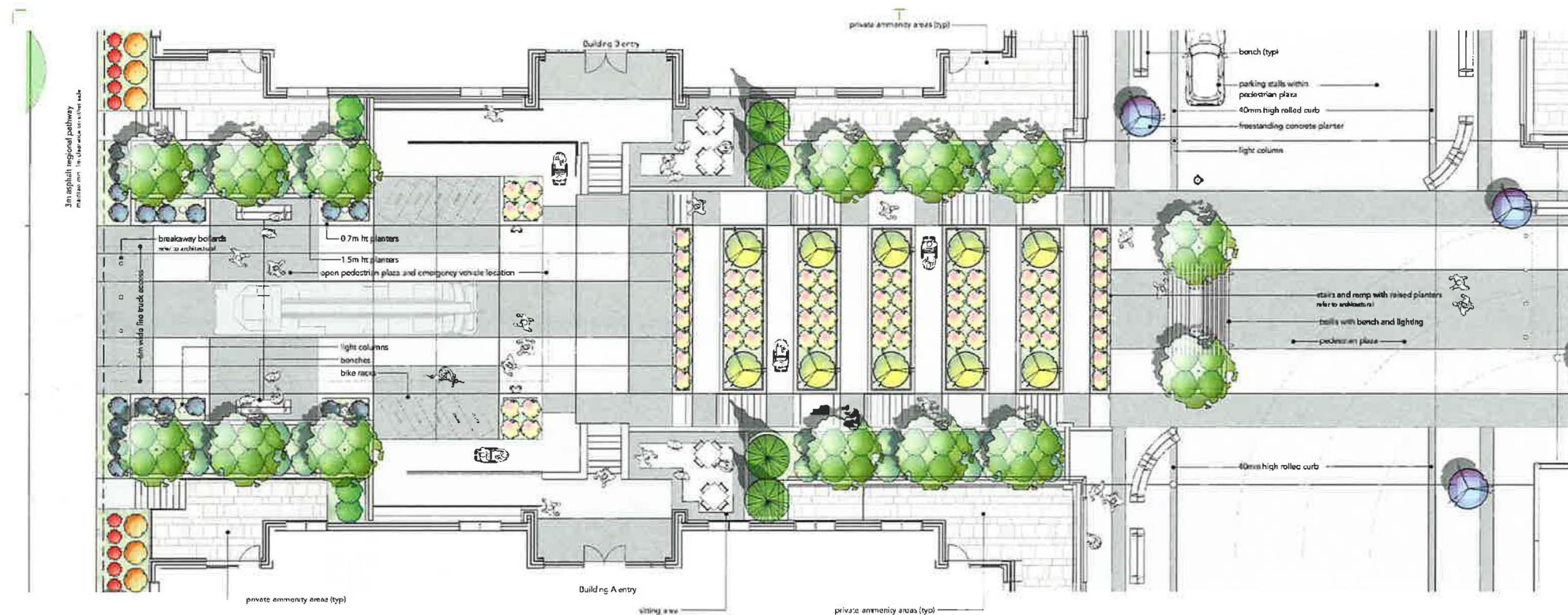
Calgary, A.B.

Drawing Title: Overall Landscape Plan

Drawn by: emp
Checked by: emp

Scale: 1:200

Sheet: L-0



- Legend**
- tree**
 - columnar blue spruce
 - red rocket maple
 - shrublet chokecherry
 - lance poplar
 - weeping japon
 - green wall crabapple
 - japanese lilac
 - shrubs**
 - creeping blue spruce
 - dwarf mugho pine
 - savin juniper
 - candy cane spirea
 - luteo-dominant
 - wild rose
 - grasses and groundcovers**
 - fimo grass
 - kali foxtail grass
 - prairie fine-leaved grass
 - wood mulch
 - wal
 - rock mulch



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- References made to the location of all existing and proposed utilities, including UTM, must be verified on the ground by the contractor. Accuracy and reliability shall be the contractor's responsibility.
- Contractor must adhere to all applicable codes and standards, including the City of Calgary and the City of Edmonton, as well as the National Landscape Architecture Standards and the International Landscape Architecture Standards.

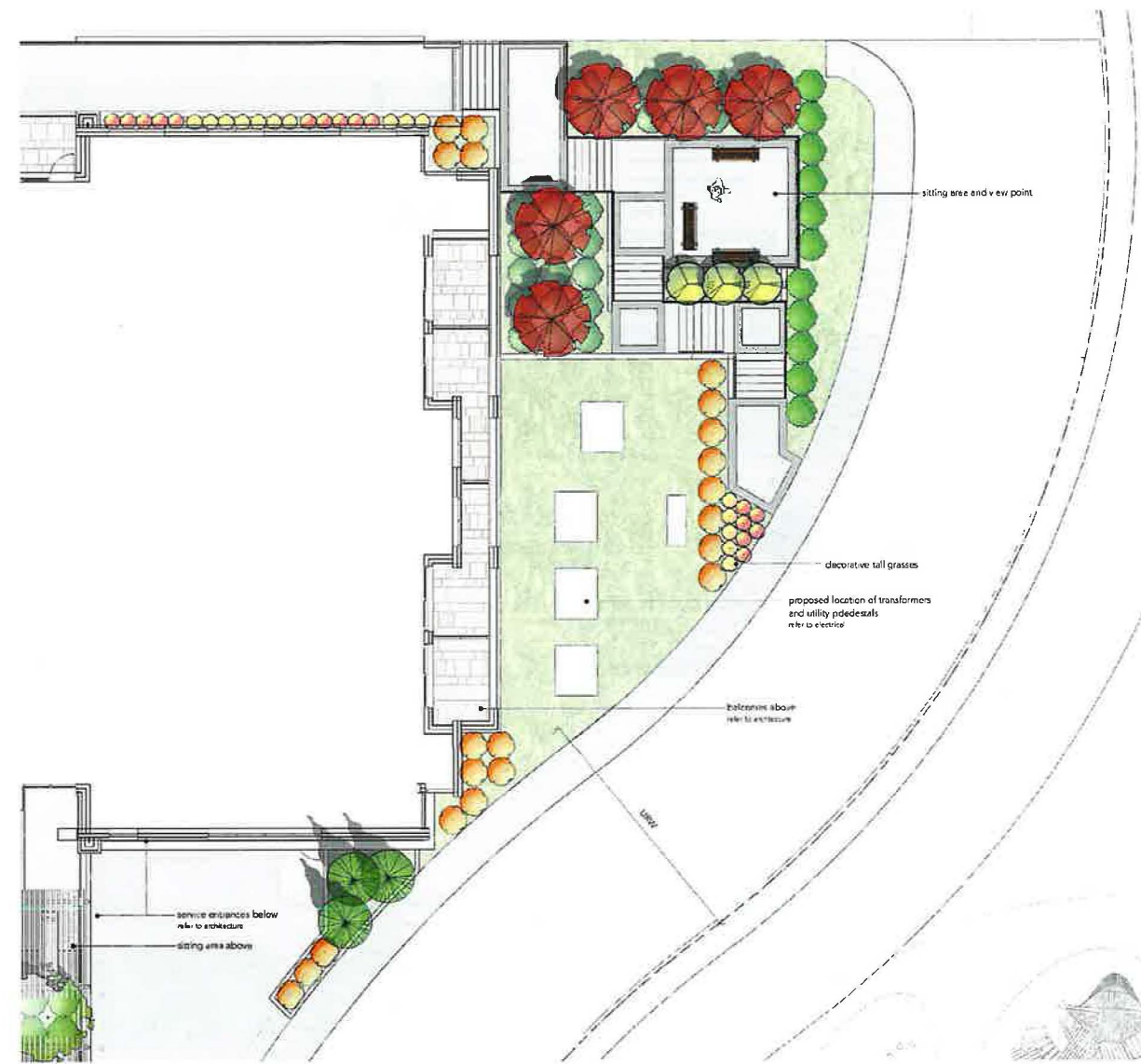
Installation Notes

- All landscape areas shall be installed by an automatic watering system. The contractor is responsible for installation and maintenance of the system, including the purchase of the system, including the purchase of the system, including the purchase of the system.



1	development permit DTRs	23.05.25
2	review and coordination	23.05.24
3	development permit DTRs	23.03.29
4	development permit DTR / LORP	22.11.09
5	development permit	22.04.15

Project No: 12-007
Project Title: Aspen Towers Mixed Use
Calgary, A.B.
Drawing Title: Central Plaza Plan
Drawn by: [signature]
Checked by: [signature]
Scale: 1:100



1 NE park plan
Scale: 1:100

- Legend**
- Trees**
 - columnar blue spruce min 2m height
 - red rocket maple min 25mm cal
 - shubert chocolate tree min 25mm cal
 - tower poplar min 25mm cal
 - weeping aspen min 25mm cal
 - green wall crabapple min 50mm cal
 - japanese lilac min 50mm cal
 - shrubs**
 - weeping blue spruce min 600mm ht or spread
 - dwarf mugo pine min 600mm ht or spread
 - shrub juniper min 600mm ht or spread
 - candy corn spirea min 600mm ht or spread
 - little devil ninesbark min 600mm ht or spread
 - wild rose min 600mm ht or spread
 - Grasses and Groundcovers**
 - fume grass min 400mm ht or spread
 - kent koeler grass min 400mm ht or spread
 - prairie fire switch grass min 400mm ht or spread
 - wood mulch 100mm deep
 - sod
 - rock mulch 100mm deep washed rounded rock
 - Pathways**
 - concrete pathways stamped concrete, exposed aggregate or similar
 - concrete pathways with accent colour stamped concrete, exposed aggregate or similar
 - concrete drive-ides and parking with grey paint for the concrete

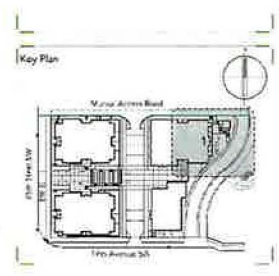


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- Any references made to the location of all existing and proposed utilities, including URW, must be verified on site prior to commencing work. Report any and all conflicts immediately.
- Contractor must adhere to municipal, provincial and federal regulations, guidelines and bylaws including but not limited to the most recent editions of the Canadian Standards for Nursery Stock as well as Municipal Landscaping and Road Construction Standards.
- Any discrepancies between municipal standards and those presented in these drawings must be reported immediately to the Project Owner or the Owner's Representative.

Irrigation Notes

- All landscape areas shall be served by a domestic underground irrigation system as per municipal standards. Contractor is responsible for coordination with other trades and subcontractors regarding the specific details of the system including installation of lines and water sources. If possible, connect to existing irrigation system. Ensure power and water meters are properly installed and operating prior to installation of the system.



10	development permit DTRs	23.07.21
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 / UORP	22.11.09
	Issued In:	Date: 12/11/2023

Project No: 12-007
Project Title: **Aspen Towers Mixed Use**
Calgary, A.B.
Drawing Title: **NE Park Plan**
Drawn by: emp
Checked by: emp
Scale: 1:100

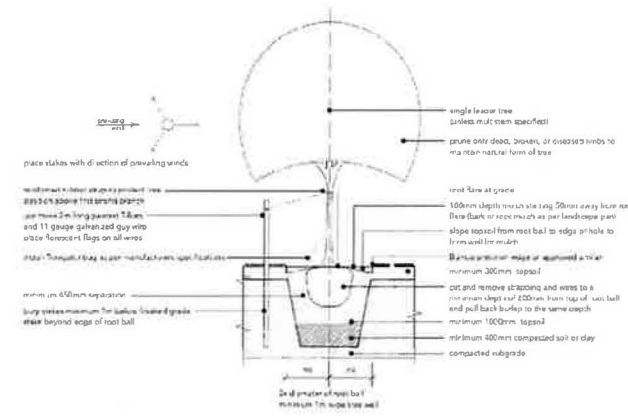


General Notes

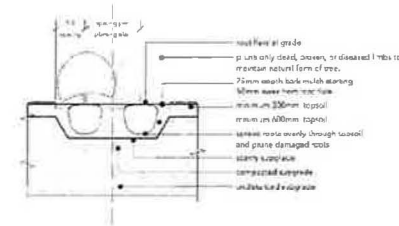
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4. Any conditions and design changes to the information shown on these drawings must be noted on a written version submitted to Arqueos Group Ltd. the Project Owner or the Owner's Representative.
5. Any references made in the location of all existing and proposed utilities, including LDRP, must be verified on site prior to commencing work. Report any and all conflicts immediately.
6. Contractor must adhere to municipal, provincial and federal regulations, guidelines and bylaws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscaping and Earth Construction Standards.

Irrigation Notes

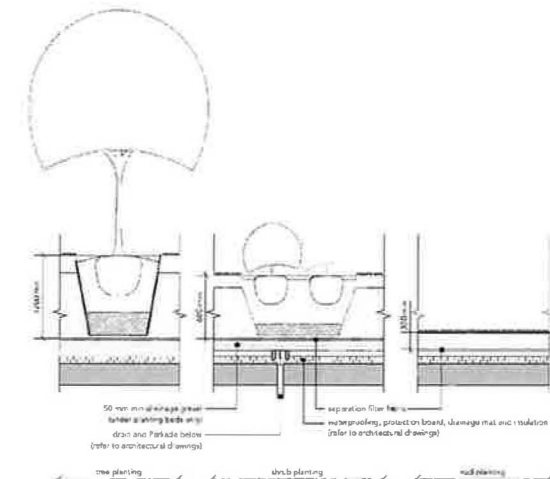
1. All irrigation work shall be submitted to the appropriate authorities for review and approval. Contractor is responsible for coordination with other trades and submissions regarding the specifics of the system, including location of power and water sources, if possible, contractor installing irrigation system. Ensure power and water meters are properly installed and operating prior to installation of the system.



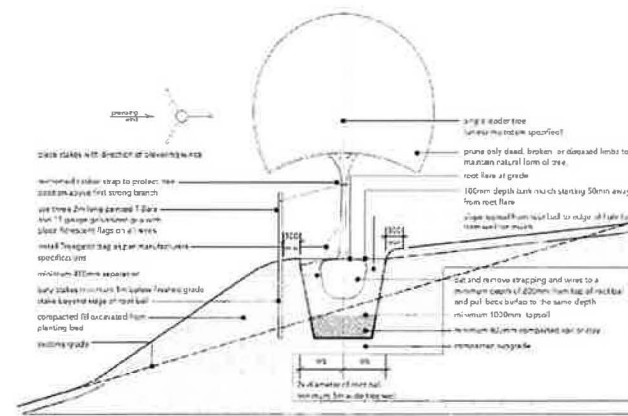
1 typical tree planting
Scale: 1:50



2 typical shrub planting
Scale: 1:50



3 typical planting over Parkade
Scale: 1:50



4 typical tree planting on slopes
Scale: 1:50



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 / LDRP	22.11.09
5	development permit	22.04.15
	Issued for	Date: 22.04.15

Project No. 12-007
Project Title: Aspen Towers Mixed Use
Calgary, A.B.
Drawing Title: Details
Drawn by: smp
Checked by: cmp
Scale: 1:100

