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COBALT MIXED-USE

1880 85 ST SW

DP2022-02654

ARCHITECTURAL



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LANDSCAPE



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STRUCTURAL



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MECHANICAL



#110 5970 Centre Street SE, Calgary, Alberta T2H 0C1
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ELECTRICAL



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Consultant DP DRAWING LIST

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Traffic
ISL_SU 19 AVENUE DRIVEWAY SU9 TRJCK TURNS
9

PERMIT TO PRACTICE

STAMP

ARCHITECT



#300 - 1410 1st SW, Calgary, Alberta T2R 0V8
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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

SCALE
AS NOTED

SHEET

DP0.00

CPC2023-1044 - Attachment 3
ISC: UNRESTRICTED

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2023-09-29

BUILDING AREAS

Building	Level	Description	Total Floor Area SM SF	Common Floor Area SM SF	Rentable Area SM SF	Efficiency %	Building Height m
Development Parking + Building A & B Main Floor Area							
Level	P4 / P5		6534.251	70236.45	-	-	(-5.65)
Level	P2 / P3		6486.002	69814.74	-	-	(-2.85)
Level	P1	(Stramp redundancy for site coverage)	153.857	1656.10	-	-	
Level	P1	(excluing P1 + P2 Areas)	1320.106	14029.50	-	-	
Level	1	(excluing P1 + P2 Areas)	1361.149	14651.29	377.686	4065.38	983.463 10585.91 72.25%
Gross Floor Area			1361.149	14651.29	377.686	4065.38	983.463 10585.91 72.25%
Building A							
Level	2	Residential Lobby	923.175	9936.97	359.616	3870.87	563.559 6066.10 61.05%
Level	3		923.175	9936.97	106.677	1148.26	816.498 8788.71 88.44%
Level	4	Typical Residential Level	887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	5		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	6		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	7		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	8		848.015	9127.96	106.677	1148.26	741.338 7979.70 87.42%
Level	9		848.015	9127.96	106.677	1148.26	741.338 7979.70 87.42%
Level	10		848.015	9127.96	106.677	1148.26	741.338 7979.70 87.42%
Level	11	Amenity Level	848.015	9127.96	211.481	2276.36	636.534 6851.59 75.06%
Level	12	Mechanical Penthouse	848.015	9127.96	376.876	4056.66	0 0.00%
Gross Floor Area			9165.722	98639.41	1801.389	19389.99	7364.333 79269.02 80.35%
Building B							
Level	2	Residential Lobby	900.678	9604.82	278.214	2994.67	622.464 6700.15 69.11%
Level	3		923.175	9936.97	106.677	1148.26	816.498 8788.71 88.44%
Level	4	Typical Residential Level	887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	5		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	6		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	7		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	8		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	9		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	10		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	11		887.609	9554.14	106.677	1148.26	780.932 8405.88 87.98%
Level	12	Mechanical Penthouse	376.876	4056.66	376.876	4056.66	0 0.00%
Gross Floor Area			9301.601	100121.46	1615.183	17385.69	7686.418 82735.91 82.64%
Building C							
Level	1	Commercial / Residential Lobby	994.517	10704.89	274.958	2959.62	719.559 7745.27 72.35%
Level	2	Typical Residential Level	859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	3		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	4		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	5		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	6		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	7		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	8		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	9		859.269	9249.09	108.15	1164.12	751.119 8084.98 87.41%
Level	10		675.571	7271.79	97.837	1053.11	577.734 6218.68 85.52%
Level	11		444.914	5865.41	92.944	1000.66	451.95 4864.75 82.94%
Level	12	Mechanical Penthouse	376.876	4056.66	376.876	4056.66	0 0.00%
Gross Floor Area			9466.03	101891.46	1707.835	18382.98	7758.195 83508.52 81.96%
Building D							
Level	1	Commercial / Lobby	573.048	6168.24	50.814	546.96	522.234 5621.28 91.13%
Level	2	Typical Office	574.602	6184.96	66.757	718.57	507.845 5466.40 88.38%
Level	3		574.602	6184.96	83.841	904.73	490.761 5284.23 85.44%
Level	4		510.543	5495.44	65.121	700.96	445.422 4794.48 87.24%
Level	5		510.543	5495.44	65.121	700.96	445.422 4794.48 87.24%
Level	6	Rooftop Amenity	320.848	3453.58	45.35	488.14	275.498 2965.44 85.87%
Level	7	Mechanical Penthouse	294.101	3165.84	294.101	3165.84	0 0.00%
Gross Floor Area			3358.287	36148.36	670.945	7221.99	2687.342 28926.31 80.02%
Total	OVERALL FLOOR AREA		32652.789	351471.21	6173.038	66446.03	26479.751 285025.67 81.09%

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

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2023-09-29

UNIT AREAS

Building	Unit Type	Description	Area SM SF	Level Allocation per Unit / Typical Sq Ft of space	# per 6000	Unit Count	Overall Unit Count	Overall Unit Count per Building	
Building A									
TA-A4	2Bdrm, 2 Wash (West Units)	63.609	684.015	2.1	11.4	4	2	0	36
TA-A4-MF	2Bdrm, 2 Wash (East Units)	63.604	683.571	2.1	11.4	4	2	0	36
TA-A4D	2Bdrm, 2 Wash (West Units)	69.752	739.615	2.3	12.4	5	2	0	36
TA-A4A	2Bdrm, 2 Wash (West by East)	71.378	758.121	2.4	12.4	5	1	0	36
TA-A4B	2Bdrm, 2 Wash (East Units)	69.752	739.615	2.3	12.4	5	2	0	36
TA-A4C	2Bdrm, 2 Wash (Corner Units)	78.844	833.131	2.6	13.4	6	2	0	36
TA-A4S	2Bdrm, 2 Wash (Corner Units)	81.393	868.637	2.7	13.4	6	1	0	36
TA-A4E	2Bdrm, 2 Wash (Corner Units)	81.393	868.637	2.7	13.4	6	1	0	36
TA-A4F	2Bdrm, 2 Wash (By Unit)	49.851	531.171	1.7	11.4	4	2	0	36
TA-A4D	similar to TA-A4C (Behind Core)	52.462	554.678	1.8	11.4	4	2	0	36
TA-A4F	2Bdrm, 2 Wash (Depth Corner Units)	86.512	912.616	2.9	14.4	6	2	0	36
TA-A4G	2Bdrm, 2 Wash (Depth Corner Units)	86.512	912.616	2.9	14.4	6	2	0	36
Building B									
TB-A4	2Bdrm, 2 Wash (West Units)	63.609	684.015	2.1	11.4	4	2	0	36
TB-A4-MF	2Bdrm, 2 Wash (East Units)	63.604	683.571	2.1	11.4	4	2	0	36
TB-A4D	2Bdrm, 2 Wash (West Units)	69.752	739.615	2.3	12.4	5	2	0	36
TB-A4A	2Bdrm, 2 Wash (West by East)	71.378	758.121	2.4	12.4	5	1	0	36
TB-A4B	2Bdrm, 2 Wash (East Units)	69.752	739.615	2.3	12.4	5	2	0	36
TB-A4C	2Bdrm, 2 Wash (Corner Units)	78.844	833.131	2.6	13.4	6	2	0	36
TB-A4S	2Bdrm, 2 Wash (Corner Units)	81.393	868.637	2.7	13.4	6	1	0	36
TB-A4E	2Bdrm, 2 Wash (Corner Units)	81.393	868.637	2.7	13.4	6	1	0	36
TB-A4F	2Bdrm, 2 Wash (By Unit)	49.851	531.171	1.7	11.4	4	2	0	36
TB-A4D	similar to TB-A4C (Behind Core)	52.462	554.678	1.8	11.4	4	2	0	36
TB-A4F	2Bdrm, 2 Wash (Depth Corner Units)	86.512	912.616	2.9	14.4	6	2	0	36
TB-A4G	2Bdrm, 2 Wash (Depth Corner Units)	86.512	912.616	2.9	14.4	6	2	0	36
Building C									
TC-A4	2Bdrm, 2 Wash (East or West Units)	61.519	664.119	2.1	11.4	4	4	0	36
TC-A4D	2Bdrm, 2 Wash (West Corner Units)	61.405	663.519	2.1	11.4	4	2	0	36
TC-A4A	2Bdrm, 2 Wash (South Corner Units)	76.1	812.119	2.5	12.4	5	2	0	36
TC-A4B	2Bdrm, 2 Wash (South Corner Units)	76.1	812.119	2.5	12.4	5	2	0	36
TC-A4C	2Bdrm, 2 Wash (West Corner Units)	78.888	838.131	2.6	13.4	6	1	0	36
TC-A4E	2Bdrm, 2 Wash (By Unit)	49.851	531.171	1.7	11.4	4	2	0	36
TC-A4F	similar to TC-A4C (Behind Core)	52.462	554.678	1.8	11.4	4	2	0	36
TC-A4G	similar to TC-A4C (Behind Core)	52.462	554.678	1.8	11.4	4	2	0	36
TC-A4H	2Bdrm, 2 Wash (East or West Units)	71.313	757.119	2.4	12.4	5	4	0	36
TC-A4I	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4J	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4K	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4L	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4M	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4N	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4O	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4P	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Q	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4R	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4S	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4T	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4U	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4V	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4W	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4X	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Y	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Z	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4A	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4B	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4C	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4D	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4E	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4F	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4G	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4H	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4I	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4J	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4K	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4L	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4M	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4N	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4O	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4P	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Q	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4R	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4S	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4T	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4U	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4V	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4W	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4X	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Y	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	13.4	6	2	0	36
TC-A4Z	2Bdrm, 2 Wash (South Units)	78.888	838.131	2.6	1				

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Site Context Plan

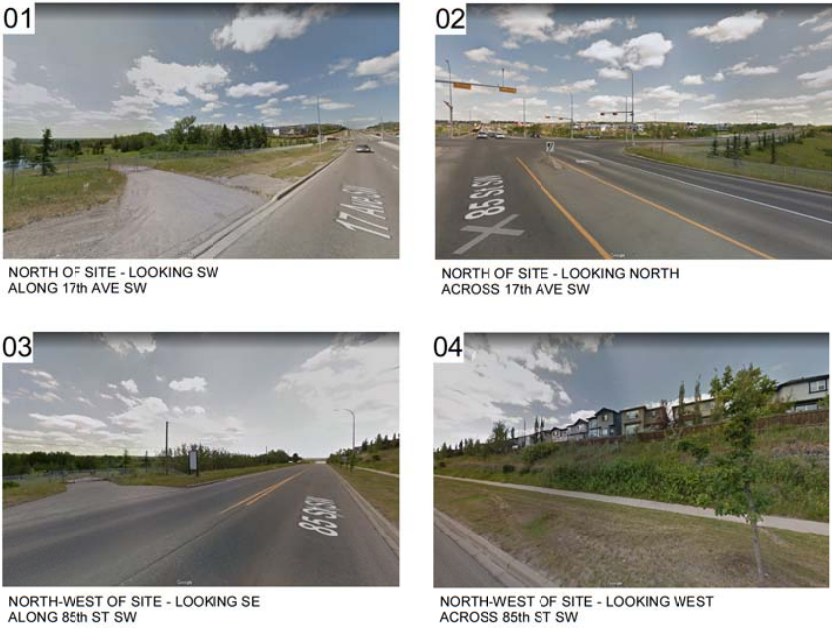


Design Precedents - Vancouver (Mountain Modern Aesthetic)



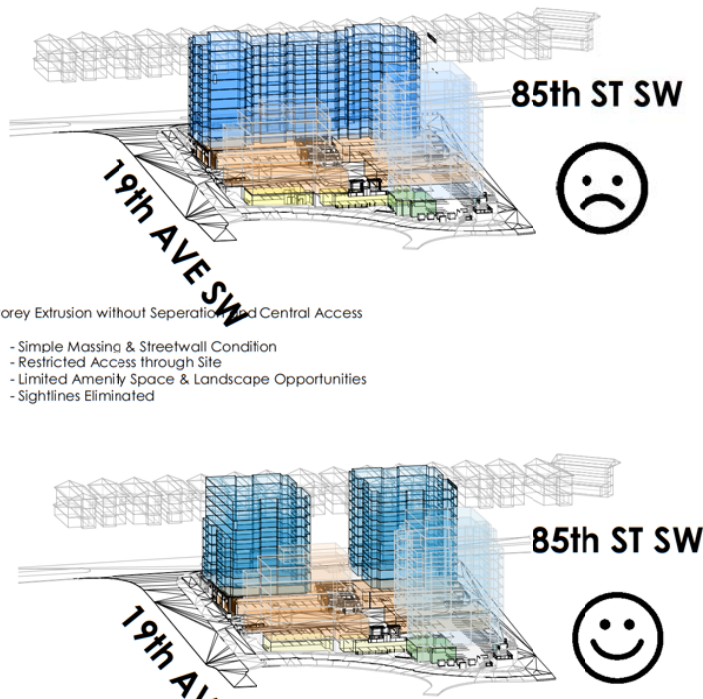
Community Context - Massing Diagram

Existing Site Photos



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Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2023-04-13	DP SUBMISSION
B	2023-11-25	DTR1 Response
C	2023-03-31	DTR2 Response
D	2023-06-07	DTR3 Response
E	2023-10-08	CPC Submission



Massing Studies



Community Context Plan

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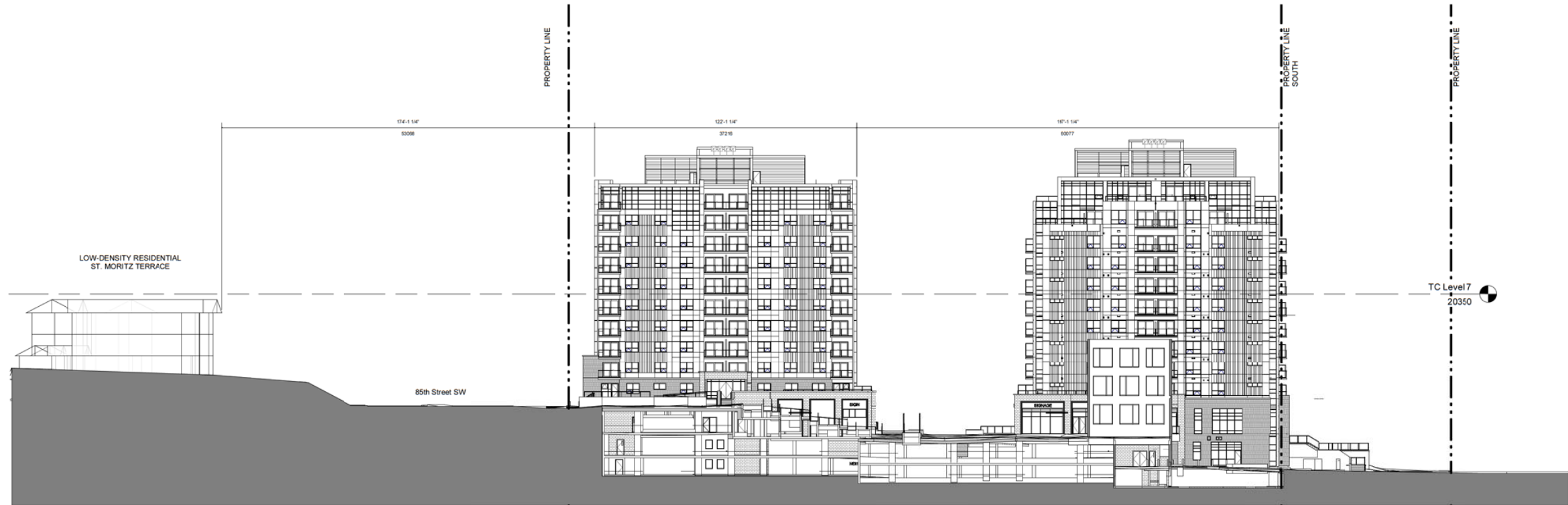
PROJECT NAME AND ADDRESS
ASPEN TOWERS
1880 85 ST SW
PLAN 211 0726, BLOCK 1, LOT 2

Slokker Homes

DRAWING
Existing Site Photos

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED		DP0.02

Revision Schedule		
Number	Date (yy/mm/dd)	Description
A	2022-04-15	DP SUBMISSION
B	2022-11-25	DTR1 Response
C	2023-03-31	DTR2 Response



Project Brief

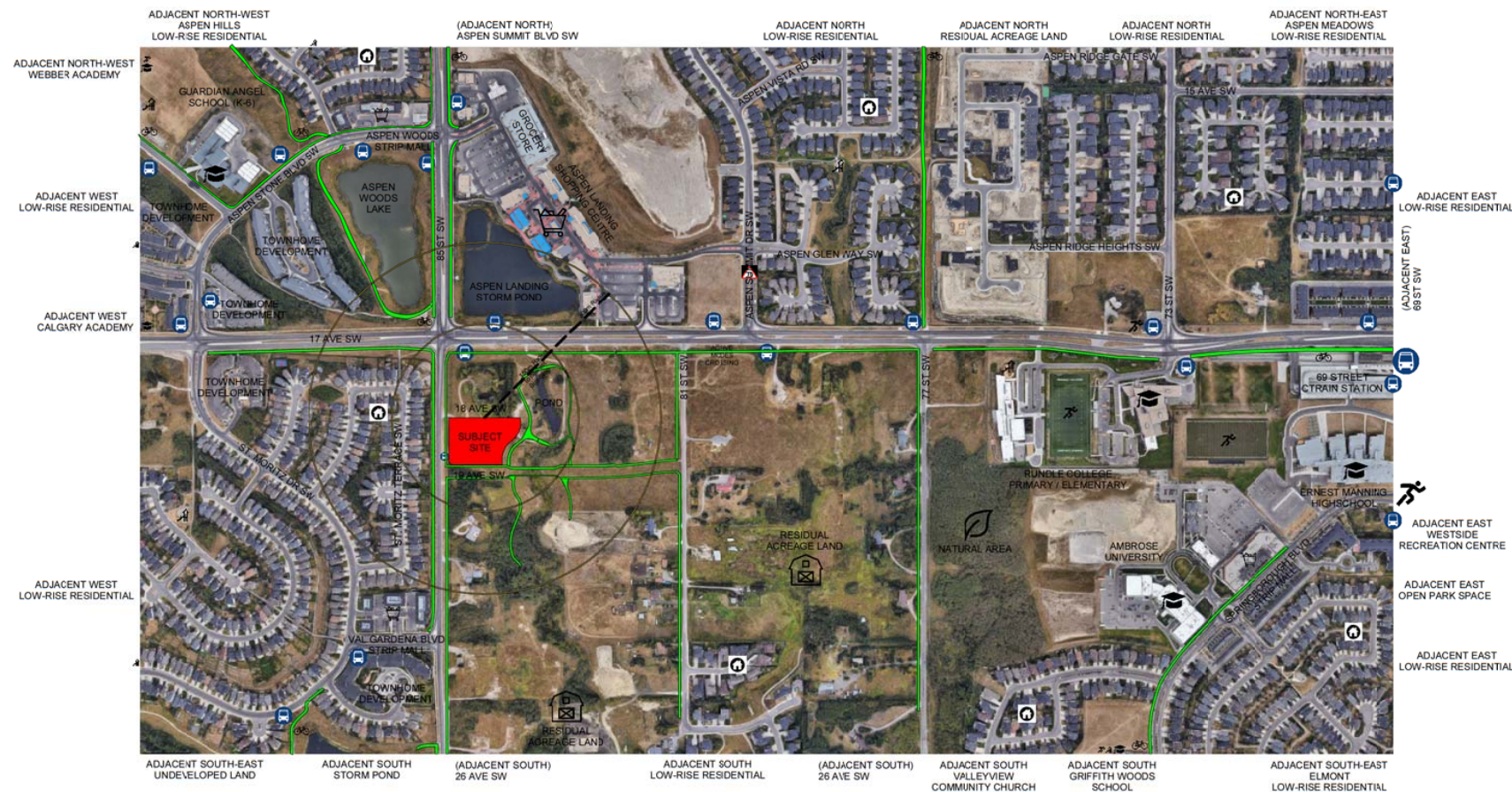
The ravine drasticolesophical and accumulates valley craneage into a larger body of water. Albeit, the natural biophysical identity of the Elbow River watershed includes a dense aspen forest dispersed throughout the rough terrain symbiotically interacting within the environment. Just as the aspen trees 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 of 342 dwelling units 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 11 stories. 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 floors. Shifting the transition of density to a comfortable human scale and creating another niche opportunity to bridge the interstitial space between commercial retail frontages and stretching casual circulation through the valley. Like the rhythm of a lush forest, the professional building boasts a playful distribution with staggered with 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 (Satelite View)

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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

Slokker Homes

DRAWING

Site Context

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	SHEET	
ISSUE DATE (yy/mm) 23/06/07		DPO.03
SCALE AS NOTED		

Shadow Studies

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D	2023-06-07	DTR3 Response
E	2023-10-08	CPC Submission



MARCH 21 @ 10AM



MARCH 21 @ 12PM



MARCH 21 @ 2PM



MARCH 21 @ 4PM



MARCH 21 @ 10AM - 4PM

SPRING EQUINOX



JUNE 21 @ 8AM



JUNE 21 @ 10AM



JUNE 21 @ 12PM



JUNE 21 @ 2PM



JUNE 21 @ 4PM



JUNE 21 @ 6PM



JUNE 21 @ 8AM - 6PM

SUMMER SOLSTICE



SEPTEMBER 21 @ 10AM



SEPTEMBER 21 @ 12PM



SEPTEMBER 21 @ 2PM



SEPTEMBER 21 @ 4PM



SEPTEMBER 21 @ 10AM - 4PM

FALL EQUINOX



DECEMBER 21 @ 10AM



DECEMBER 21 @ 12PM



DECEMBER 21 @ 2PM



DECEMBER 21 @ 4PM



DECEMBER 21 @ 10AM - 4PM

WINTER SOLSTICE

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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

 **Slokker Homes**

DRAWING

Shadow Studies

DRAWN BY SD	JOB NO. 2106	Building Permit #
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SCALE AS NOTED	DP0.04	

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Building Materials

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



Slokker Homes

DRAWING

Building Materials

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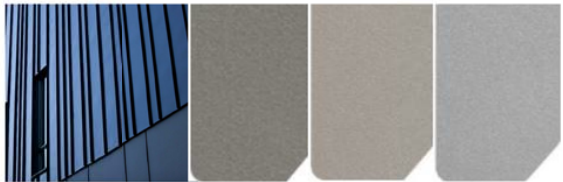
DP0.05



Pewter Brick Masonry Charcoal Stone Cladding Glass Curtain Wall Spandrel Panels Curtain Wall (White) Concrete



Emery Metallic Vertical Cladding Off-White ACM Panel Light Gray ACM Panel Charcoal Gray ACM Panel



Vertical Metal Cladding Charcoal Metallic Vertical Cladding Emery Metallic Vertical Cladding Silver Metallic Vertical Cladding

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Fire Access Plan

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Site Plan

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SD	2106

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HK

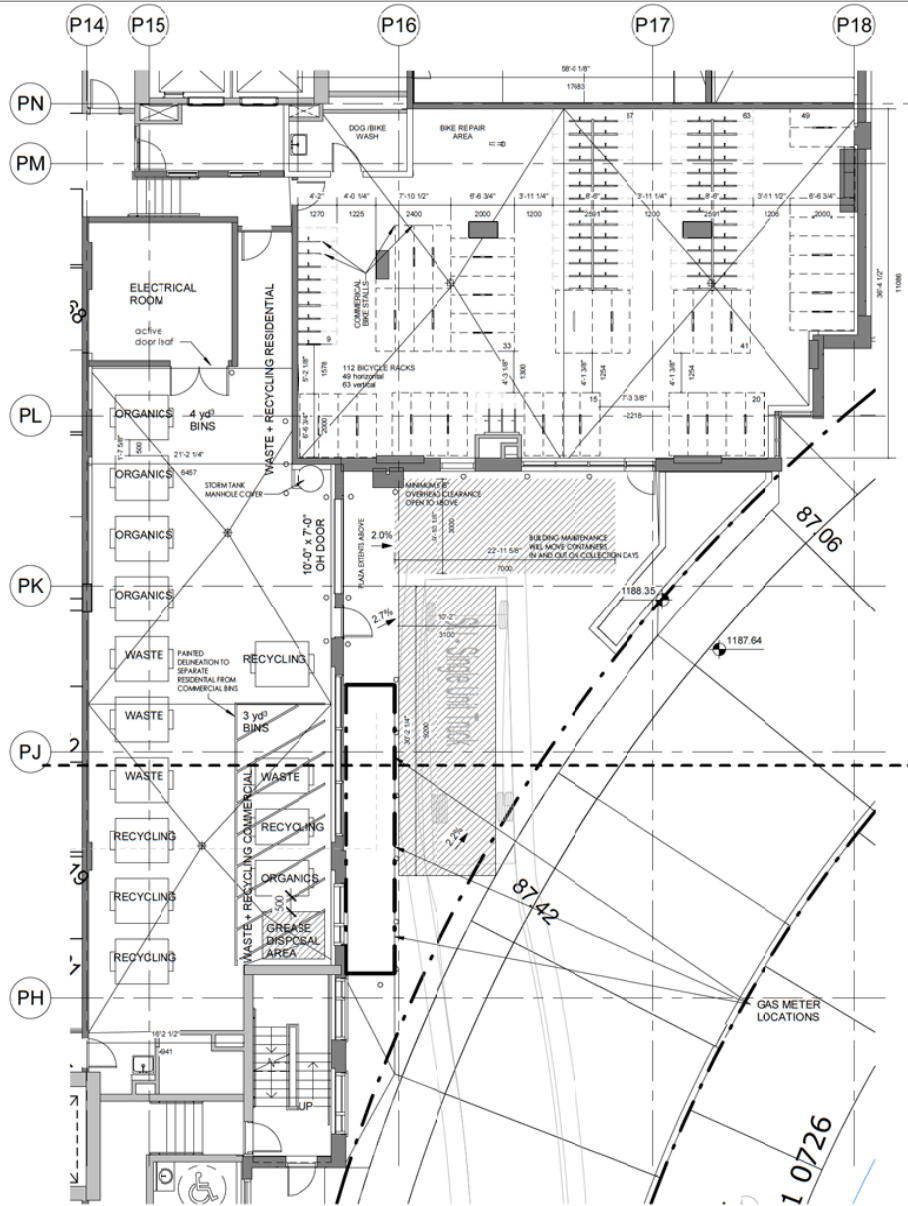
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23/06/07

SCALE
AS NOTED

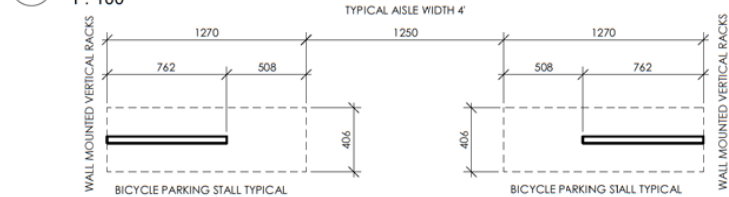
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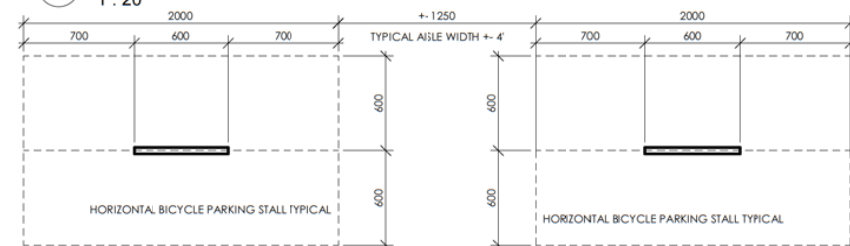
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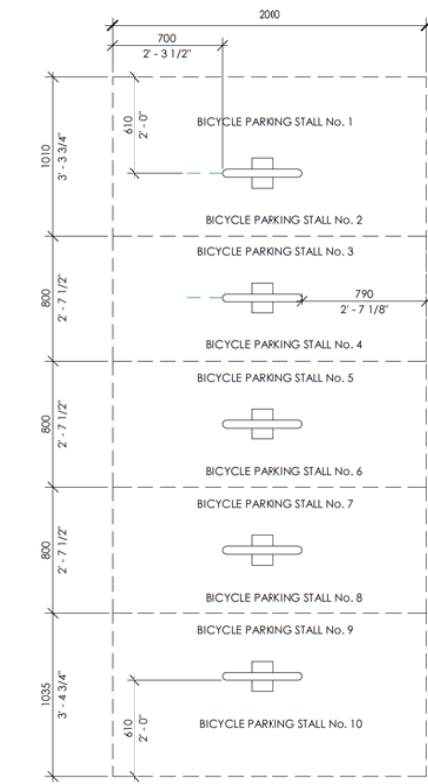
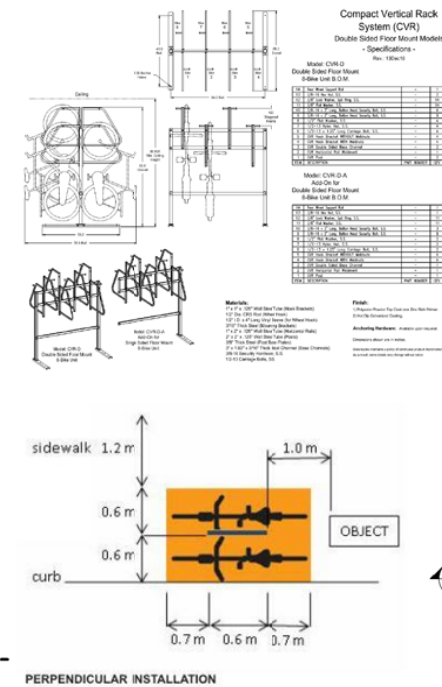
1 Level P3 - WR Room / Bicycle Storage
1: 100



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

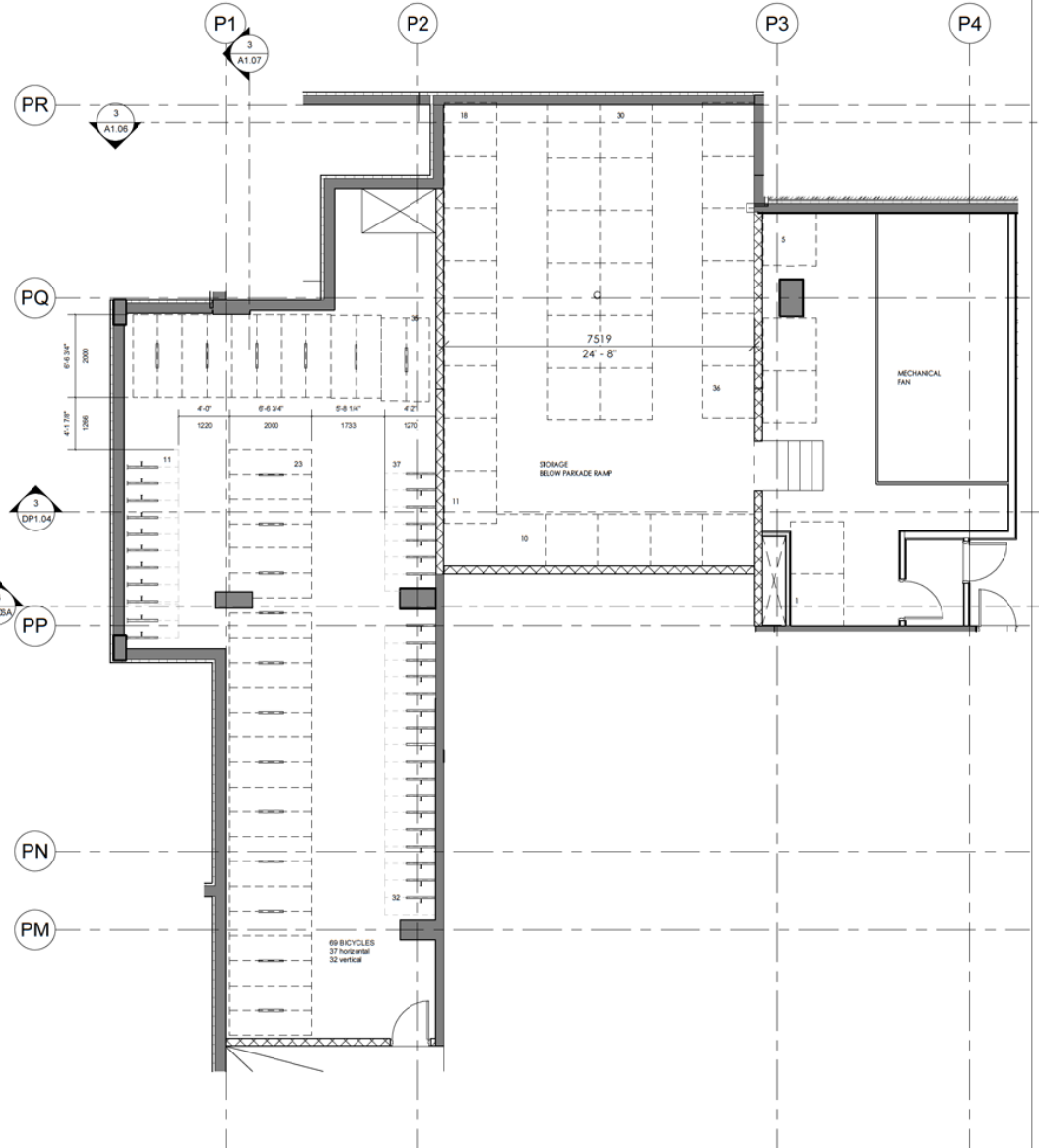


6 CLASS 1 - BICYCLE PARKING DETAIL HORIZONTAL
1: 20

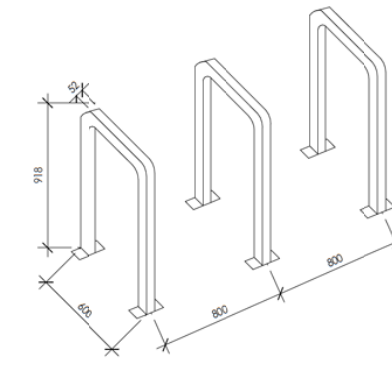


3 CLASS 2 - BICYCLE PARKING LAYOUT
1: 20

WASTE + RECYCLING ROOM / BICYCLE ROOM



4 Level P1 - Bicycle Storage
1: 75



5 CLASS 2 - BICYCLE RACK DETAIL
1: 20

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1880 85 ST SW
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DRAWING
WR Room / Bicycle Room

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2106 - Cobalt_Slokker

2023-09-29
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	
		10.7639104	
Main Floor Commercial (Buildings A & B)	691.14	7460.85	6.24 SM
Building C Commercial	442.06	4973.58	4.16 SM
Building D	2687.34	28926.31	24.19 SM
Total Commercial Area	3847.54	41360.75	34.58 SM
Additional Area for Grease Disposal			3.00 SM
Commercial Waste Storage Area Required			37.58 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		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			118.58 SM	

Waste Storage Area Provided

Waste Storage Area Provided		Area	Surplus / Deficiency
Residential Waste Area		143,965 SM	62.97 SM
Commercial Waste Area		28,046 SM	-9.54 SM
Total Waste Storage Area Provided		172,011 SM	53.43 SM

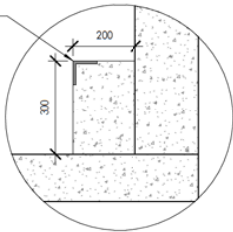
Staging Area Required (divided by Factor of 2)	86.055 SM
Staging Area Provided - Shared with Loading	

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

ADDITIONAL NOTES:

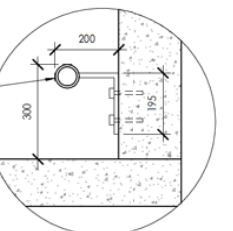
THE MAXIMUM GRADE OF THE ENCLOSURE, STAGING PAD IS 2%.
SEE SITE GRADING PLAN FOR ROADWAY / HOLDING AREA GRADING.
THE STAGING AREA WILL BE HEAVY DUTY ASPHALT AS SHOWN ON THE PLAN.
THE STAGING AREA IS TO HAVE A CAPACITY TO CARRY A LOADED COLLECTION VEHICLE OF 55,000lbs (25,000kg).
GARBAGE TRUCK TURNING 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" H 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

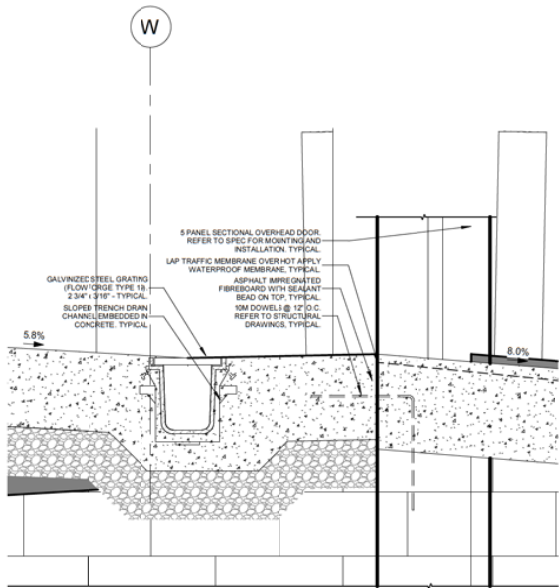
Notes

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

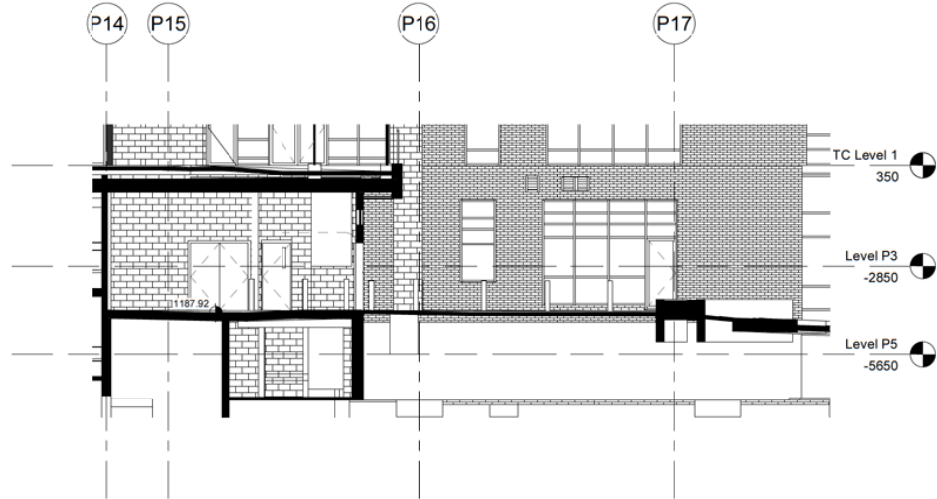
need Waste, Recycling, and Organic Bins
compactor is needed to reduce over all sizing

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

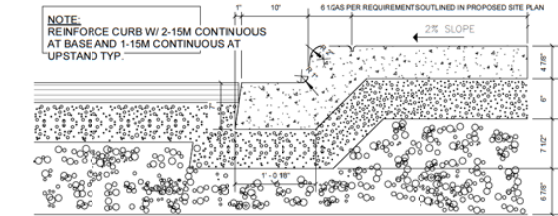
Painted Delineation to separate residential from commercial bins



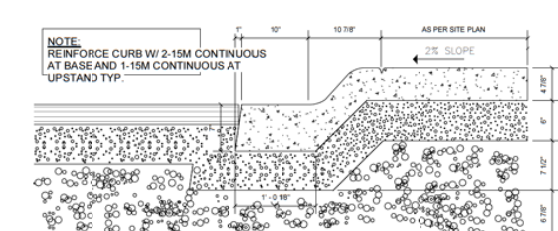
5 PARKADE P1 TRENCH DRAIN DETAIL_DP
1 : 10



1 P3 W&R Section
1 : 100



6 Standard Curb Detail @ Sidewalk_DP
1 : 12



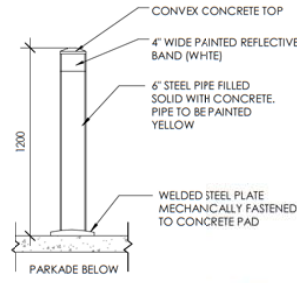
7 Rolled Curb Detail @ Sidewalk_DP
1 : 12

WASTE & RECYCLING SECTIONS

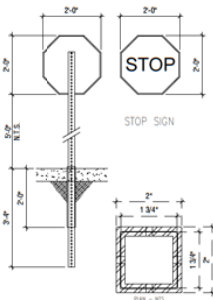
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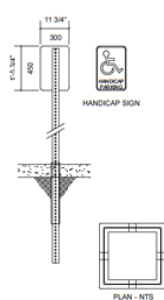
Revision Schedule		
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A	2022-04-15	DP SUBMISSION
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E	2023-10-05	CPC Submission



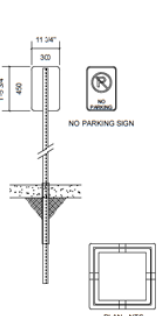
2 BOLLARD DETAIL_DP
1 : 20



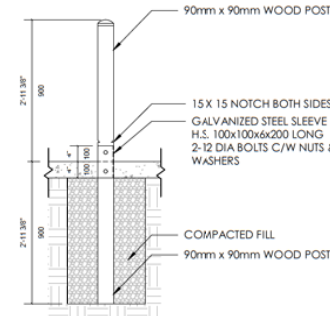
8 Stop Sign_DP
1 : 32



9 Barrier-Free Parking Sign_DP
1 : 32



10 No Parking Sign_DP
1 : 32



11 Break Away Bollard_DP
1 : 20

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

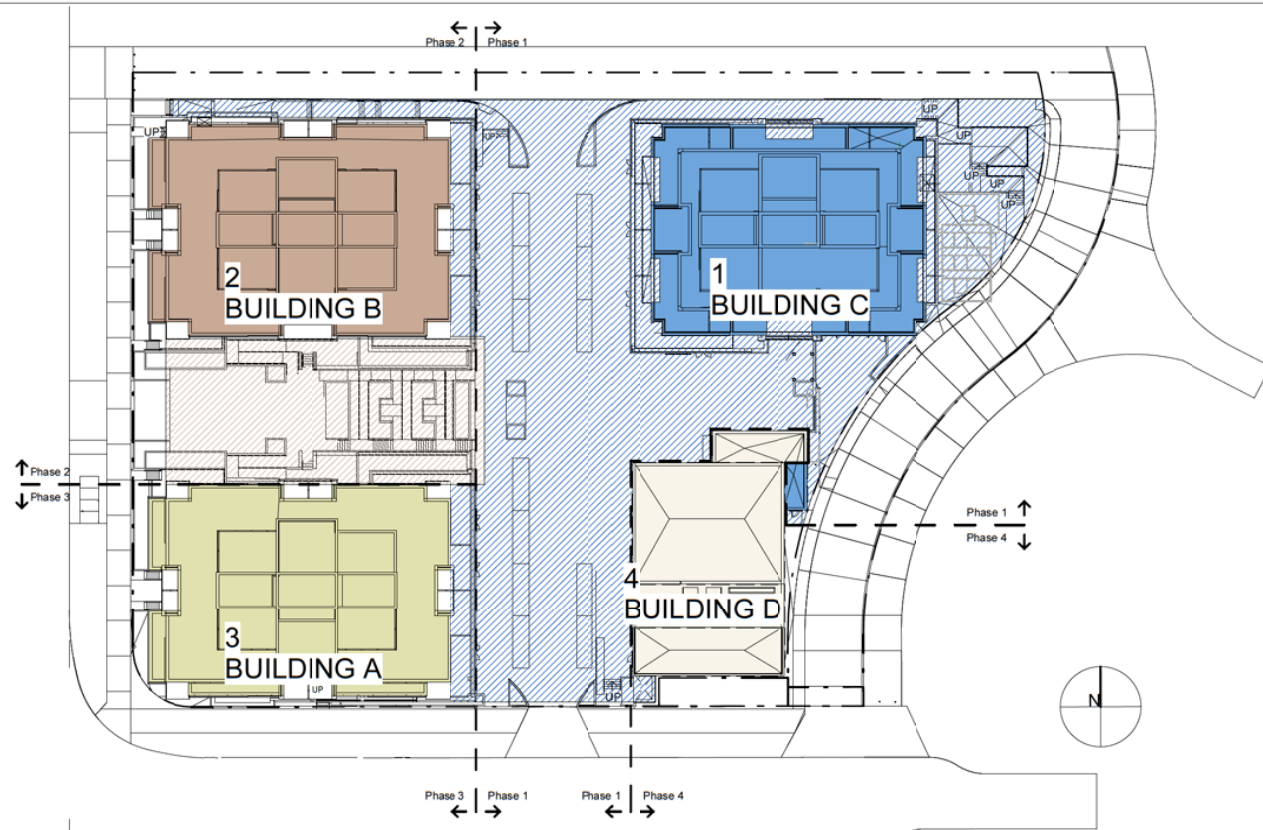
Slokker Homes

DRAWING
Waste & Recycling Sections
+ Site Details

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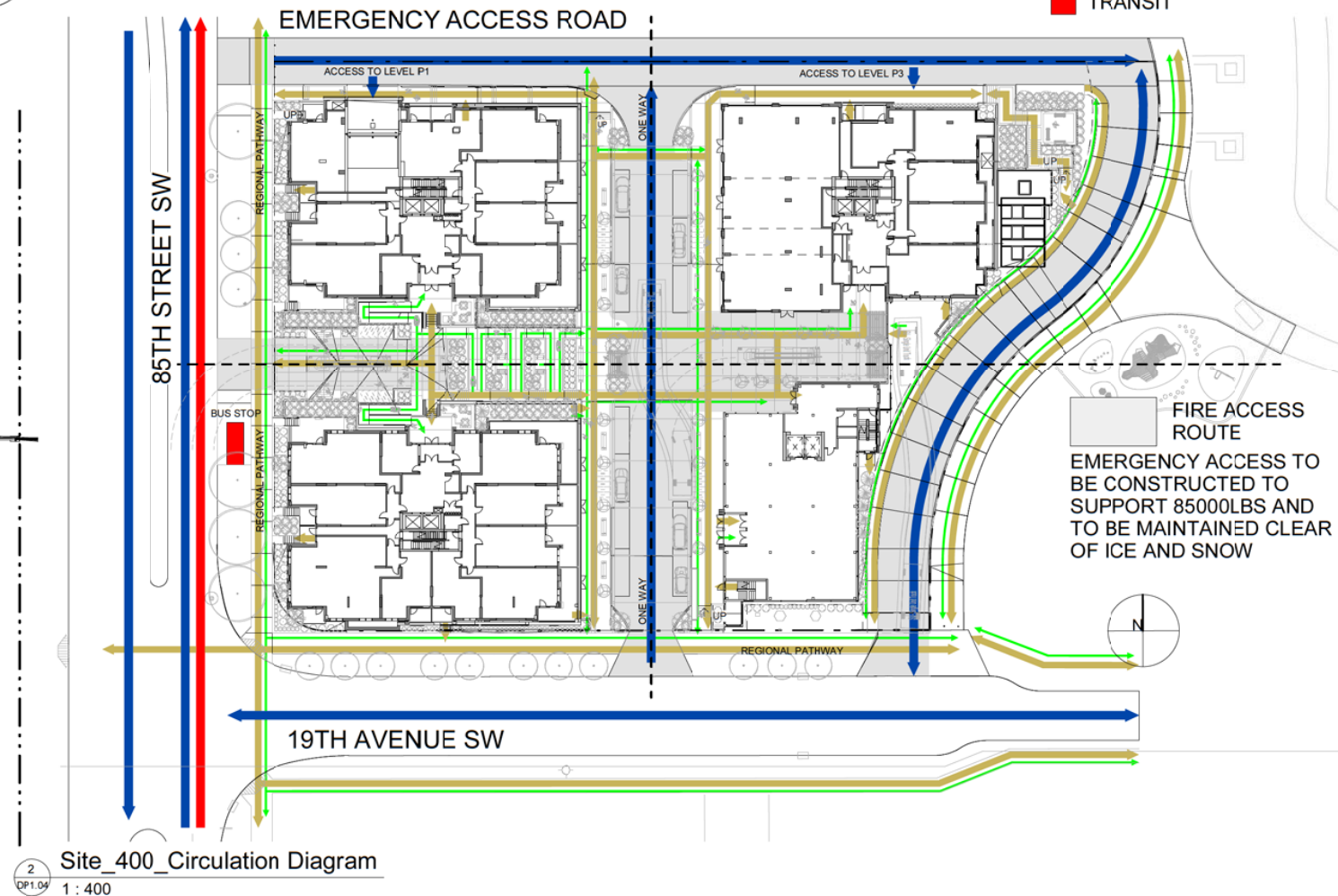
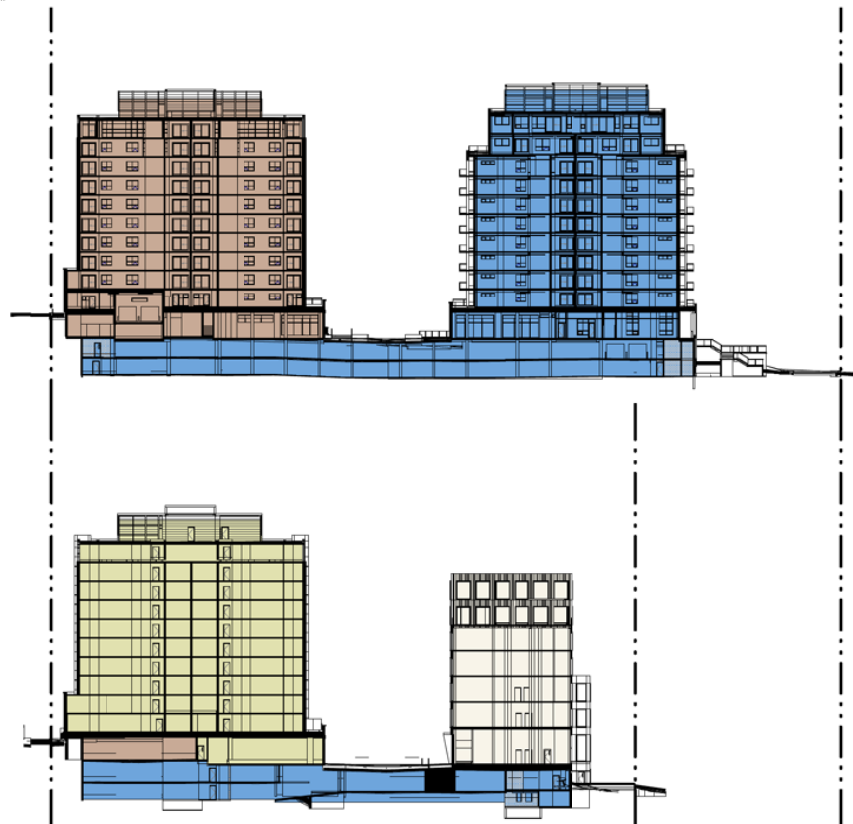
Phasing Plan Sequencing:
1 - Roads + Parkade Levels P5 to P2 + Bldg C
Egress required at Bldg D
(West portion of parkade may be built prior to East parkade)

- 2 - Parkade Level P1 + Bldg B + Plaza
- 3 - Bldg A
- 4 - Bldg D

CIRCULATION DESIGNATION

- PEDESTRIAN
- VEHICULAR
- ACCESSIBLE
- TRANSIT

Site_400_Phasing Plan
1 : 400



Site_400_Circulation Diagram
1 : 400

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DRAWING
Site Phasing Plan &
Circulation 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

TC Level 1

1 : 200



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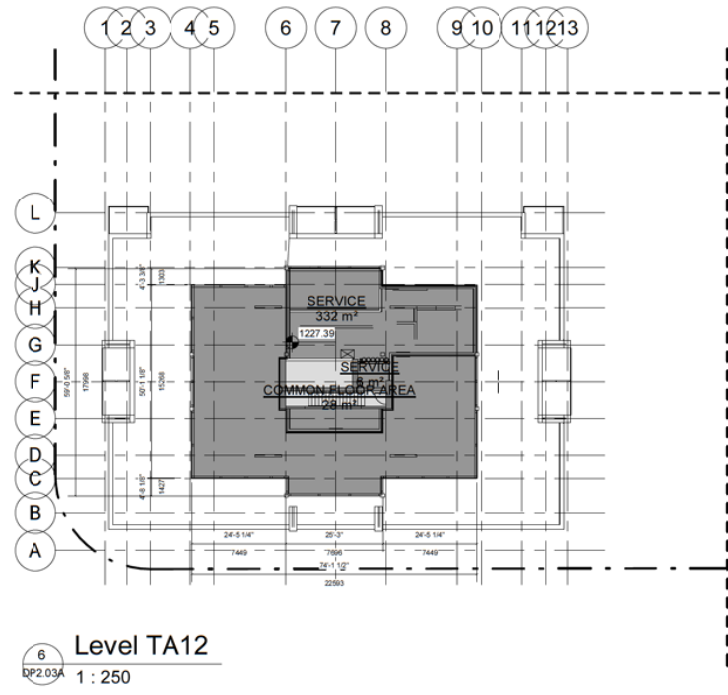
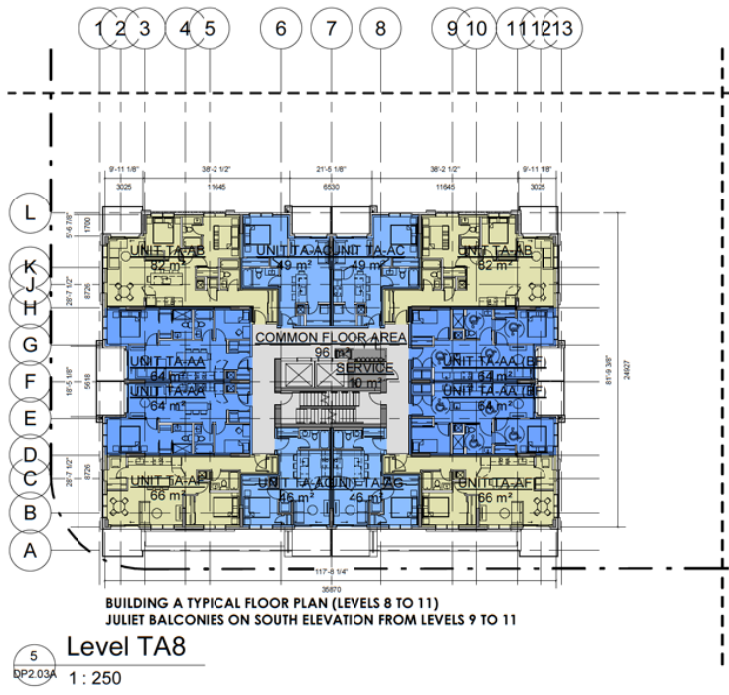
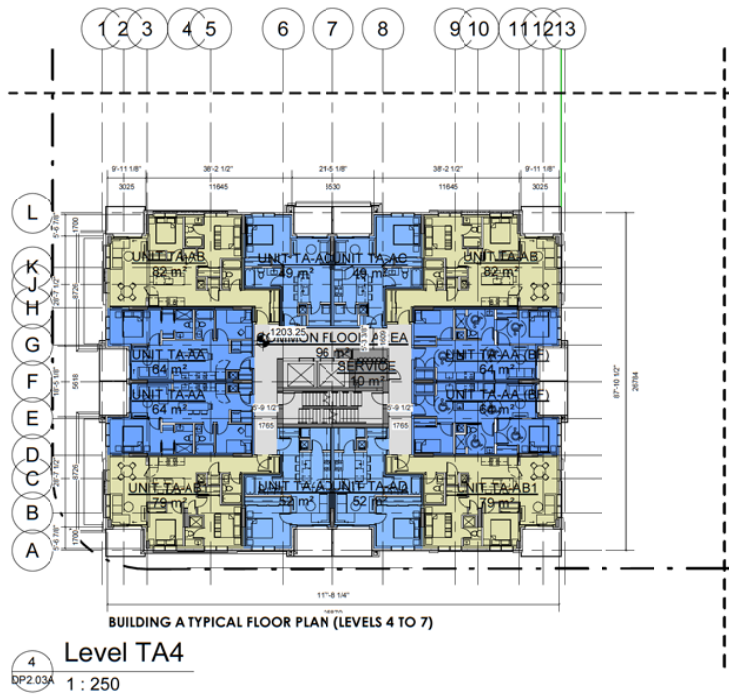
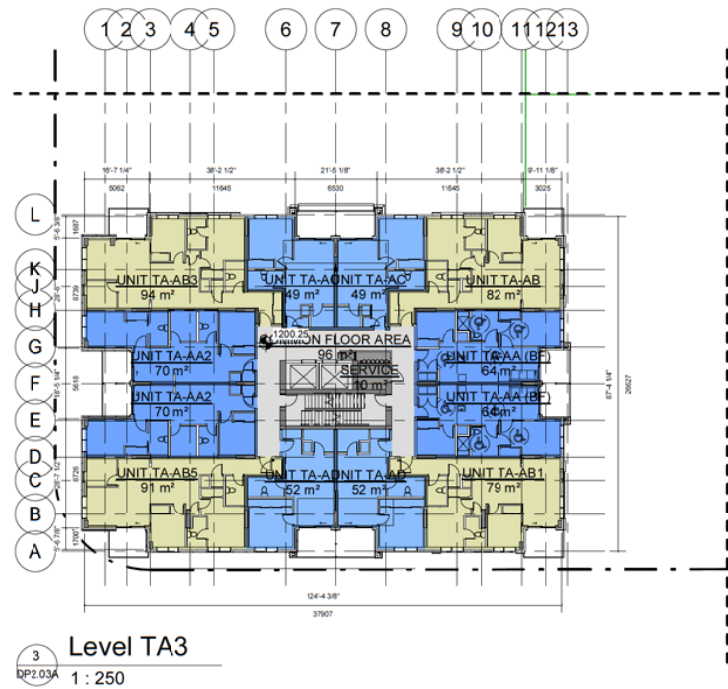
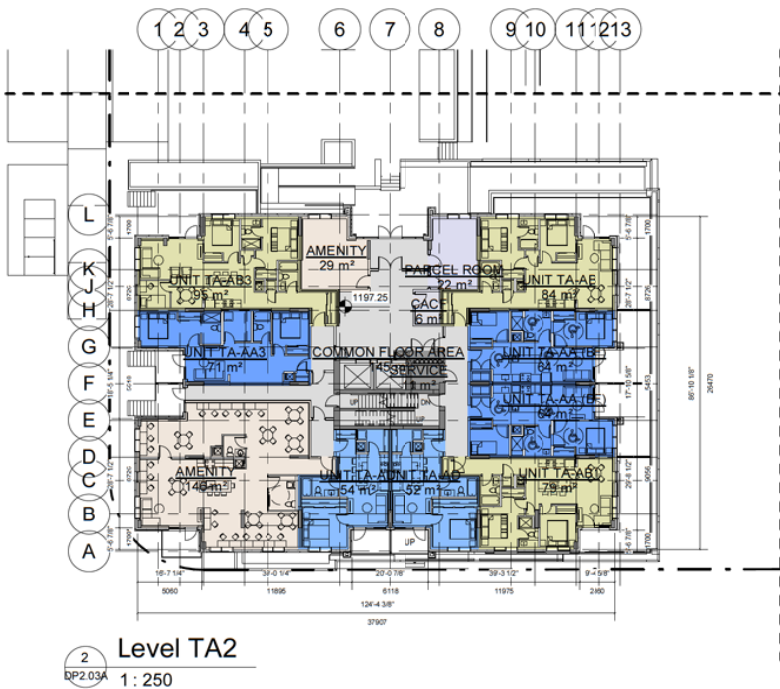
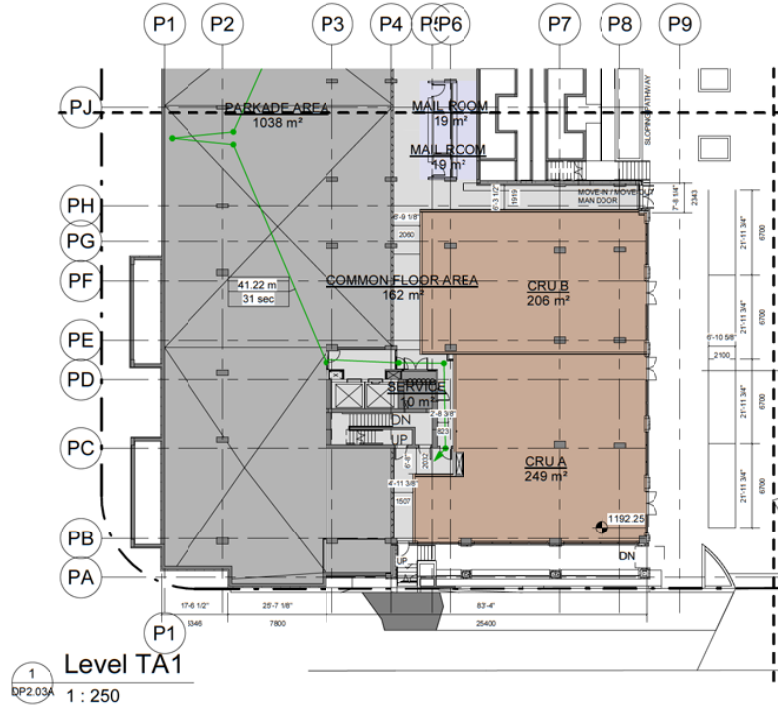


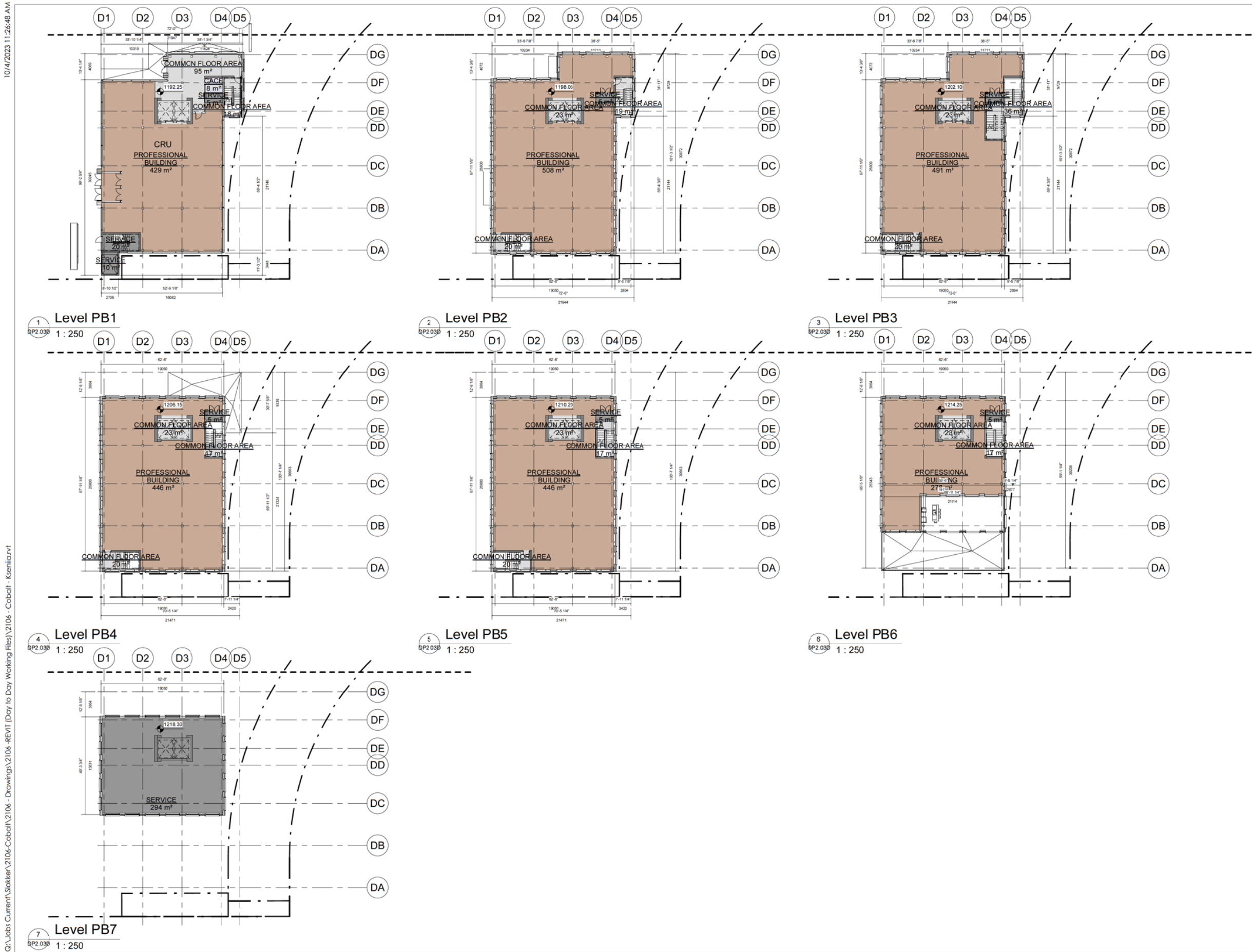
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DRAWING

Building A Floor Plans

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DRAWING

Building D Floor Plans

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ROOF PLAN

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PLAN 211 0726, BLOCK 1, LOT 2



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Roof Plan

DRAWN BY

SD

CHECKED BY

HK

ISSUE DATE (yy/mm)

23/06/07

SCALE

AS NOTED

Building Permit #

SHEET

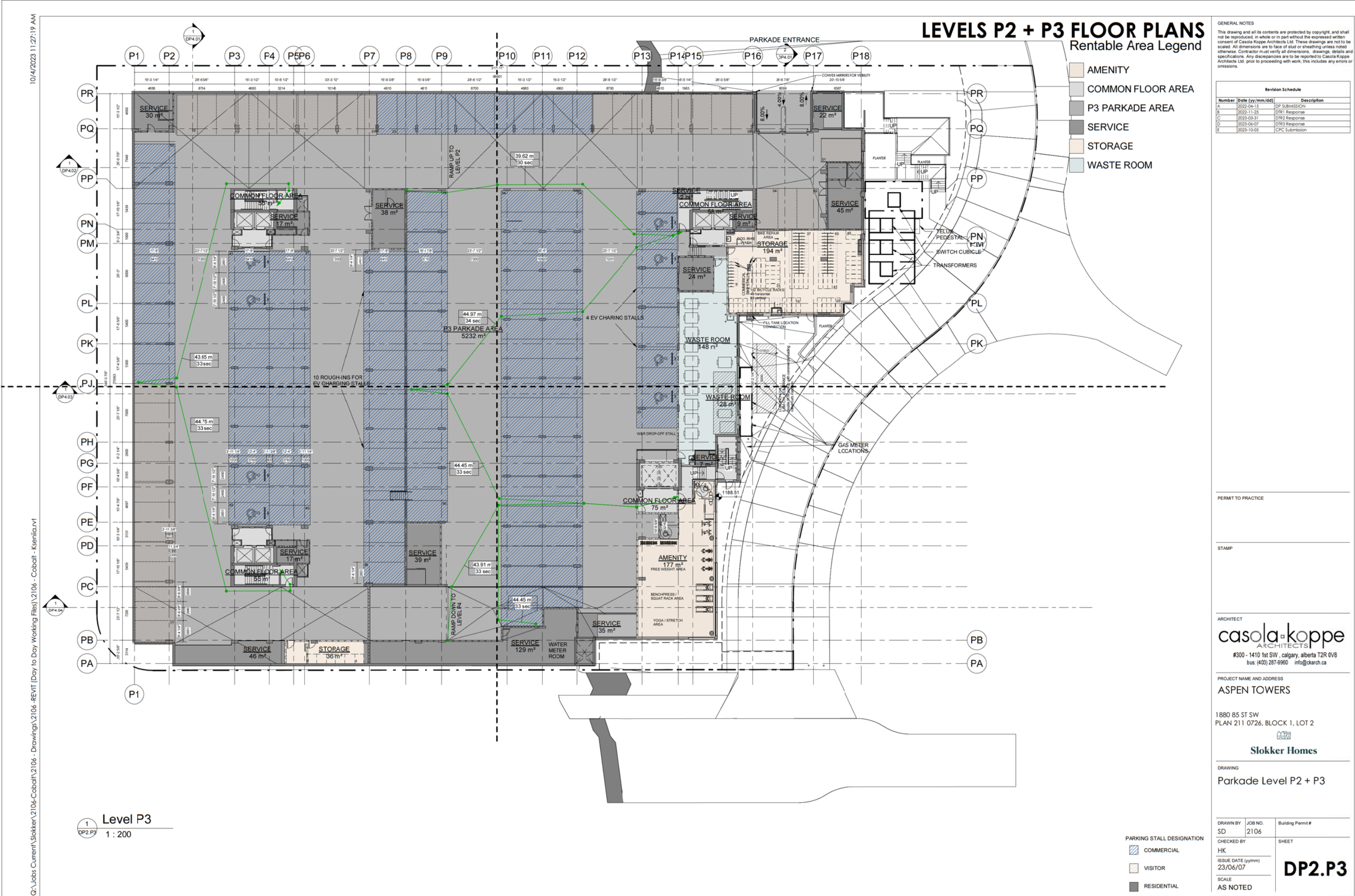
DP2.11

Roof Plan

1 : 200

10/4/2023 11:27:00 AM

G:\Jobs Current\Slokker\2106-Cobalt\2106 - Drawings\2106-revMT (Day to Day Working Files)\2106 - Cobalt - Ksenia.rvt



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 - 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
A	2022-04-18	DP SUBMISSION
B	2022-11-25	DIR1 Response
C	2023-03-31	DIR2 Response
D	2023-06-07	DIR3 Response
E	2023-10-08	CPC Submission



1 Building A&B_West Elevation
DP3.01 1 : 250



2 Building A&B_East Elevation
DP3.01 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

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

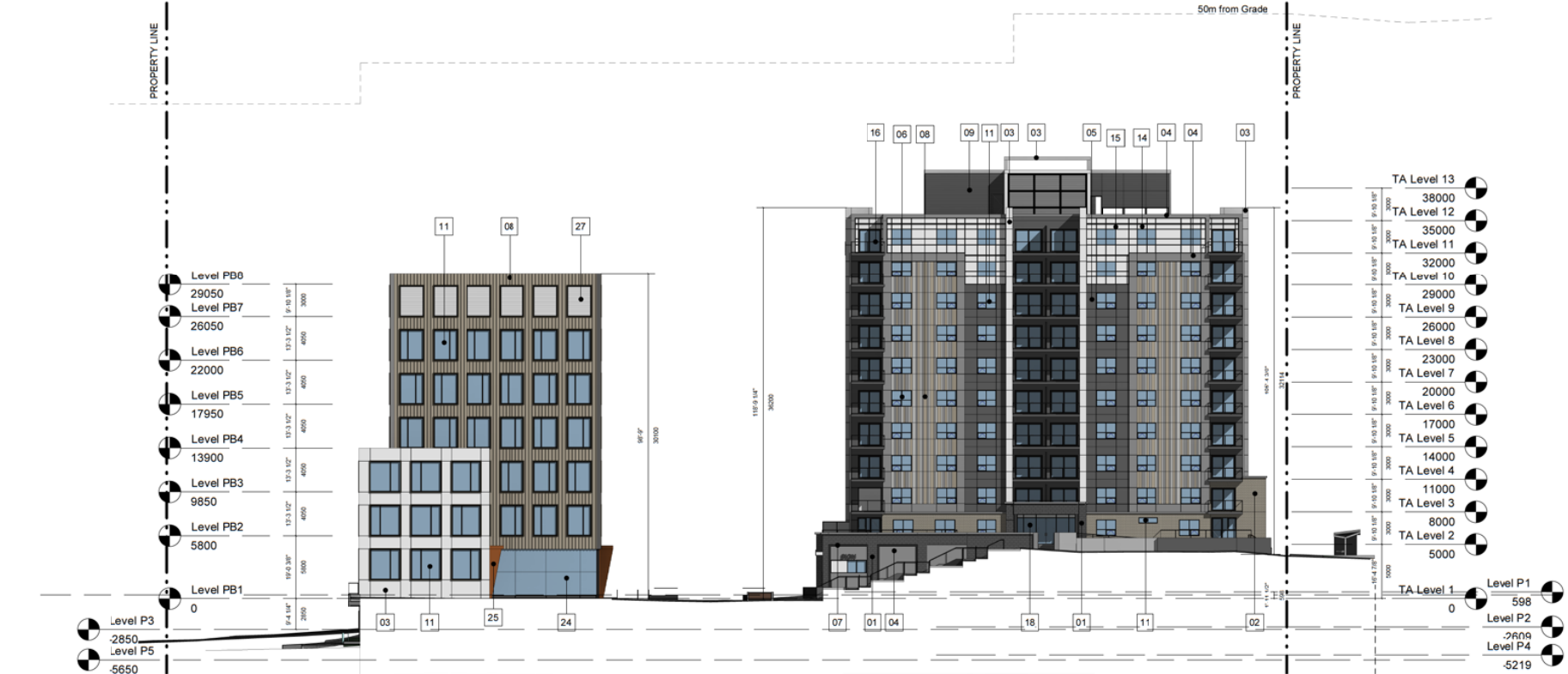
Number	Date (yy/mm/dd)	Description
A	2022-04-13	DP SUBMISSION
B	2022-11-25	DR1 Response
C	2023-03-31	DR2 Response
D	2023-06-07	DR3 Response
E	2023-10-05	CPC Submission

Number	Date (yy/mm/dd)	Description
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 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 Alumirum 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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B	2022-11-25	DR1 Response
C	2023-03-31	DR2 Response
D	2023-06-07	DR3 Response
E	2023-10-05	CPC Submission

Building A&D_South Elevation
1 : 250



Building A&D_North 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

Buildings A & D North and South Elevation

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SD

CHECKED BY

HK

ISSUE DATE (yy/mm)

23/06/07

SCALE

AS NOTED

DP3.02

ELEVATIONS

Keynotes

Number	Date (yy/mm/dd)	Description
A	2022-04-13	DP SUBMISSION
B	2022-11-25	DIR1 Response
C	2023-03-31	DIR2 Response
D	2023-06-07	DIR3 Response
E	2023-10-05	CPC Submission

01	Stone Cladding - Dark Gray
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B	2022-11-25	DIR1 Response
C	2023-03-31	DIR2 Response
D	2023-06-07	DIR3 Response
E	2023-10-05	CPC Submission

03 04 11 05 09 03 03 32 10 15 14 06 08 07 16

11 04 09 15 03 14 03 10 07 03 06 05

TB Level 13
38350
TB Level 12
35350
TB Level 11
32350
TB Level 10
29350
TB Level 9
26350
TB Level 8
23350
TB Level 7
20350
TB Level 6
17350
TB Level 5
14350
TB Level 4
11350
TB Level 3
8350
TB Level 2
5350

TC Level 13
39350
TC Level 12
36350
TC Level 11
33050
TC Level 10
29750
TC Level 9
26350
TC Level 8
23350
TC Level 7
20350
TC Level 6
17350
TC Level 5
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TC Level 4
11350
TC Level 3
8350
TC Level 2
5350

Level P3
-2850
Level P5
-5650

Building B&C_South Elevation

1 : 250



Building B&C_North 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 B & C South and North Elevations

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

DP3.03

ELEVATIONS

Keynotes	
01	Stone Cladding - Dark Gray
02	Masonry Brick - Pewter
03	Meta Panel - White
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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
E	2023-10-05	CPC Submission



5 Building C&D_East Elevation
1 : 250



6 Building C&D_West Elevation
1 : 250

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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 SHEET

ISSUE DATE (yy/mm)

23/06/07

SCALE

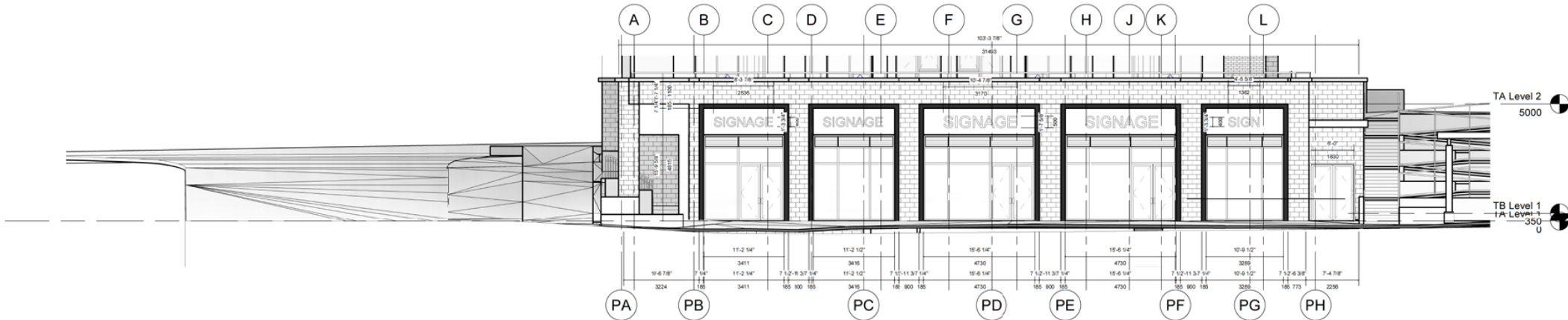
AS NOTED

DP3.04

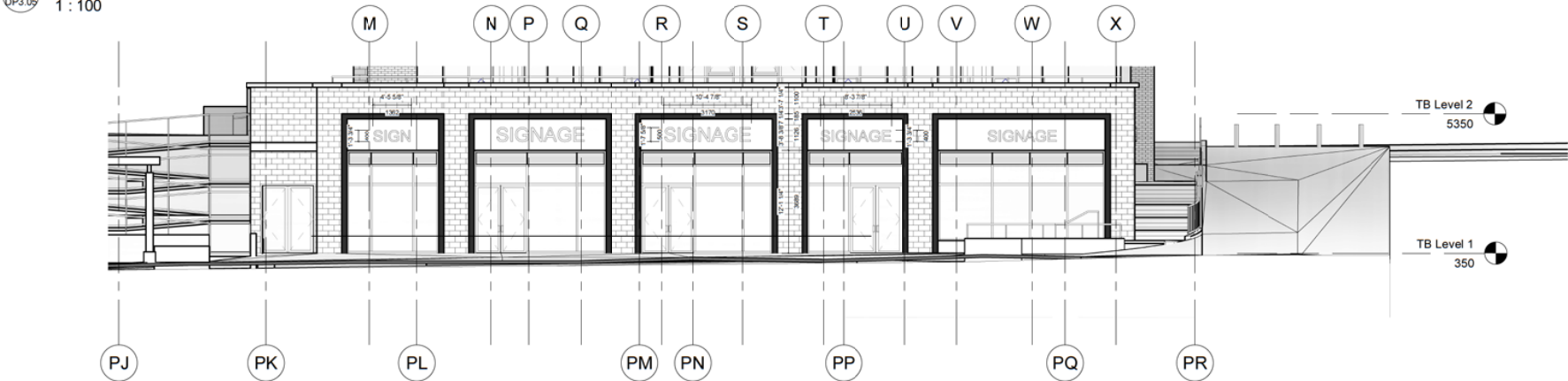
ENHANCED ELEVATIONS - SIGNAGE DETAILS

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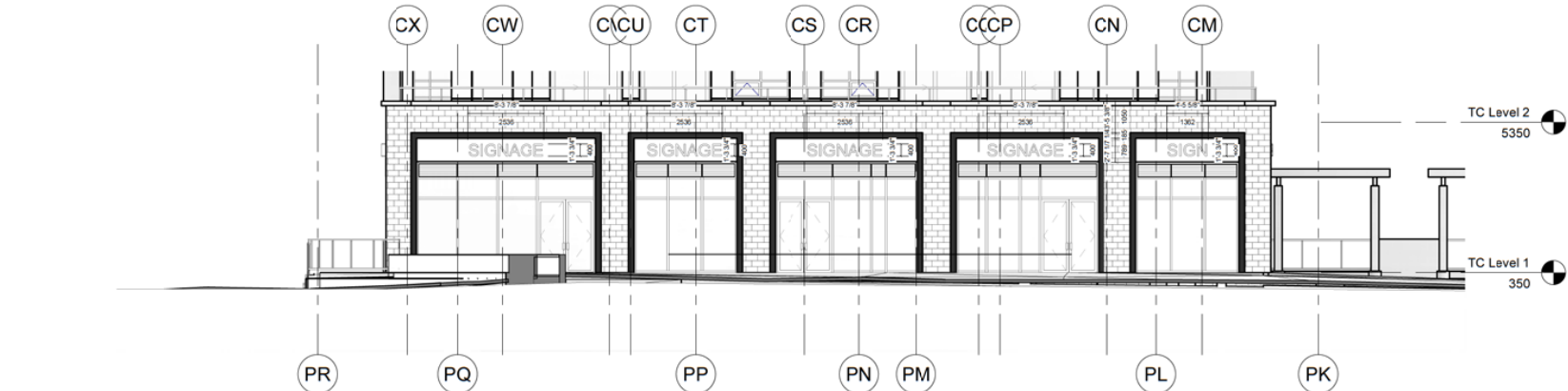
Revision Schedule		
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D	2023-06-07	DTR3 Response
E	2023-10-05	CPC Submission



1 Signage_Tower A_East Elevation
1 : 100



2 Signage_Tower B_East Elevation
1 : 100



3 Signage_Tower C_West Elevation
1 : 100

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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

Slokker Homes

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	

PARKADE RAMP / DRIVEWAY SECTIONS

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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



Slokker Homes

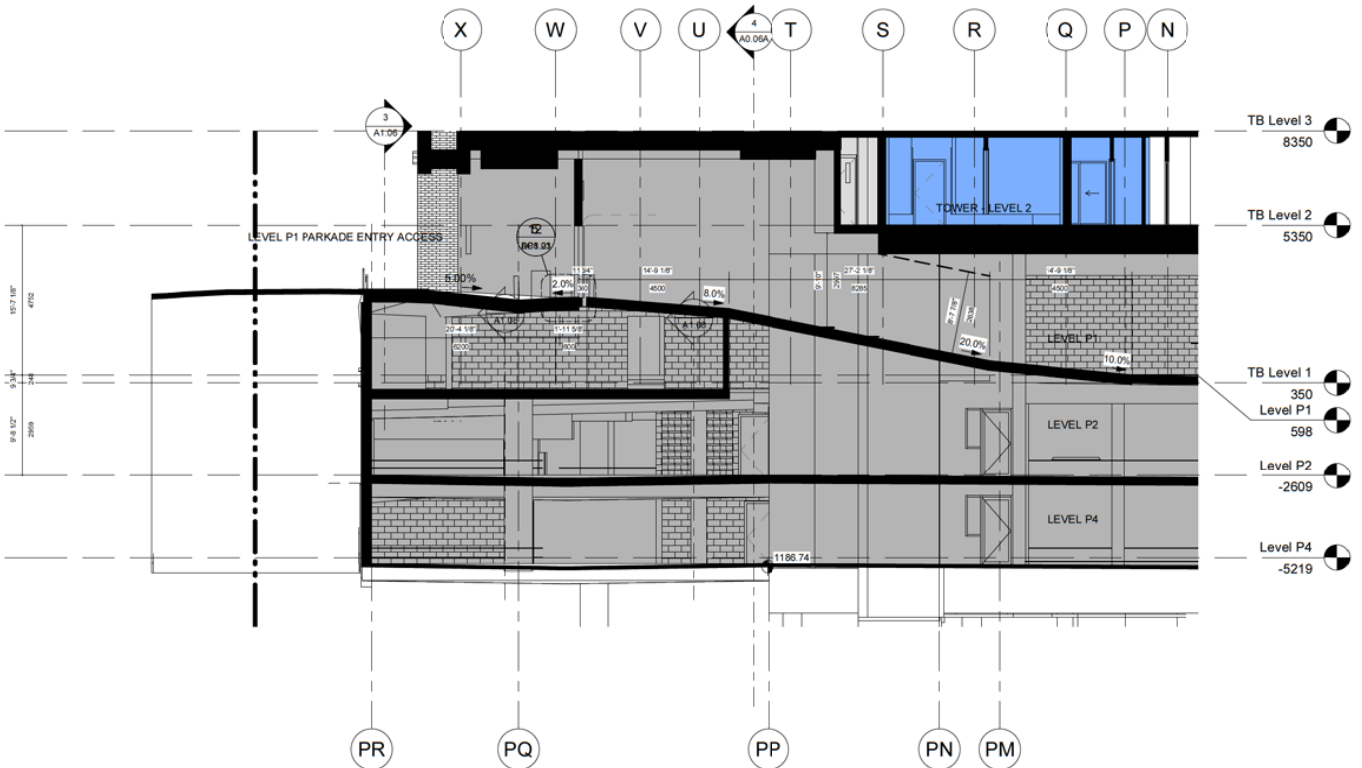
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Parkade Ramp Sections

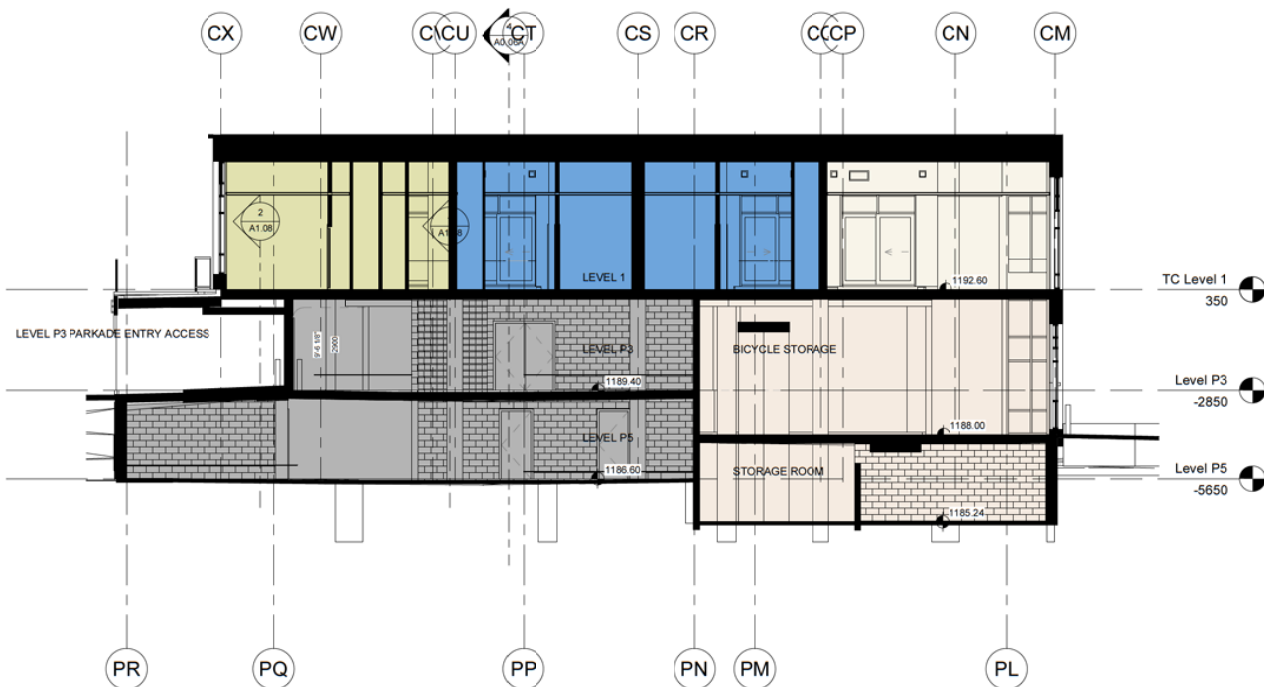
DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP4.01	

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1 NS_E_Parkade Access P1
DP4.01 1 : 100



2 NS_E_Parkade Access P3
DP4.01 1 : 100

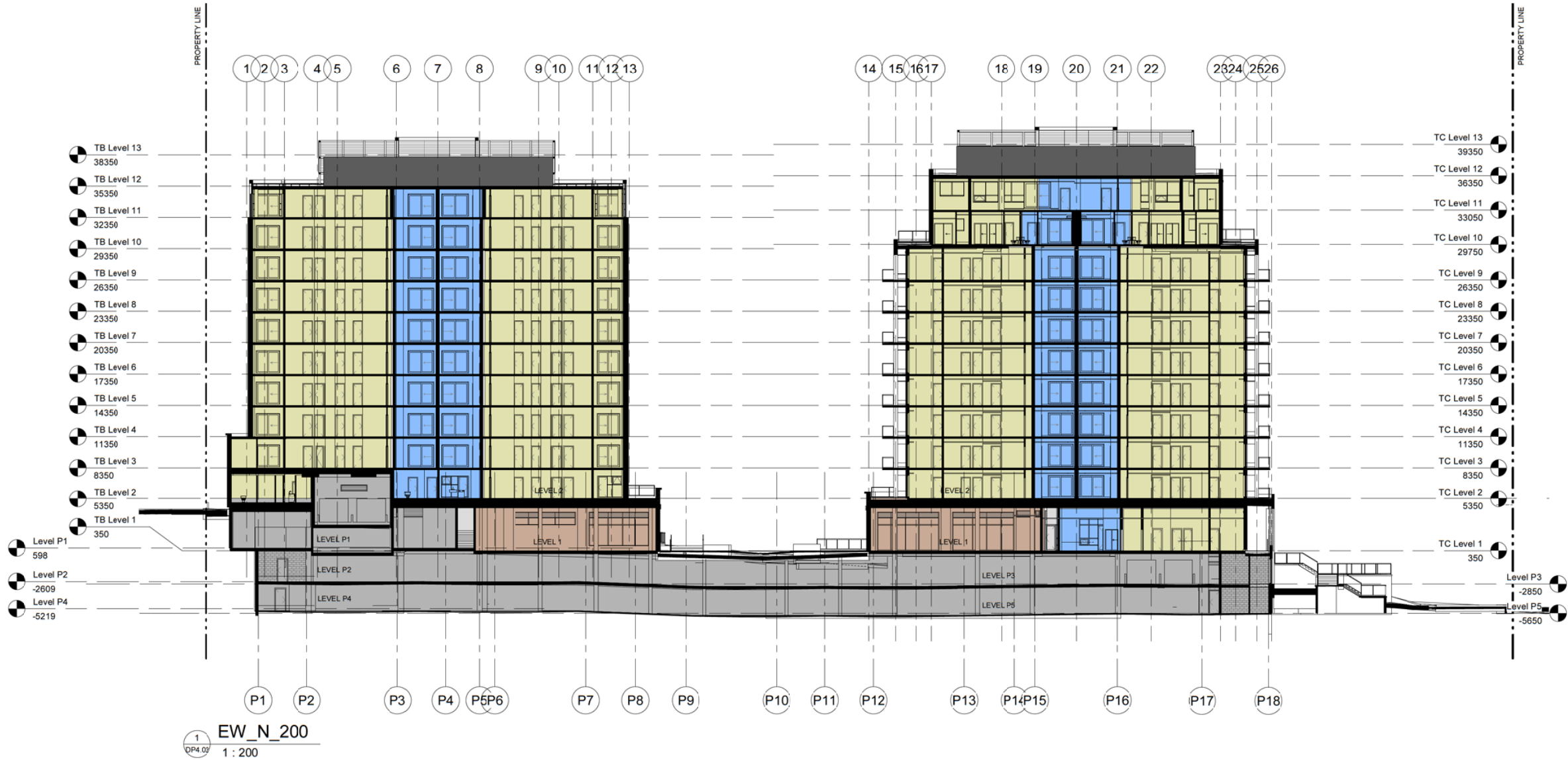
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OVERALL BUILDING SECTION

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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



Slokker Homes

DRAWING

Section_EW_N_Overall
Building

DRAWN BY

SD

CHECKED BY

HK

ISSUE DATE (yy/mm)

23/06/07

SCALE

AS NOTED

JOB NO.

2106

BUILDING PERMIT #

SHEET

DP4.02

OVERALL BUILDING SECTION

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PROJECT NAME AND ADDRESS

ASPEN TOWERS

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



Slokker Homes

DRAWING

Section_EW_Centre_Overall
Building

DRAWN BY SD	JOB NO. 2106	Building Permit #
CHECKED BY HK	ISSUE DATE (yy/mm) 23/06/07	SHEET
SCALE AS NOTED	DP4.03	

OVERALL BUILDING SECTION

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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

Section_EW_S_Overall
Building

DRAWN BY
SD

JOB NO.
2106

Building Permit #

CHECKED BY
HK

ISSUE DATE (yy/mm)

23/06/07

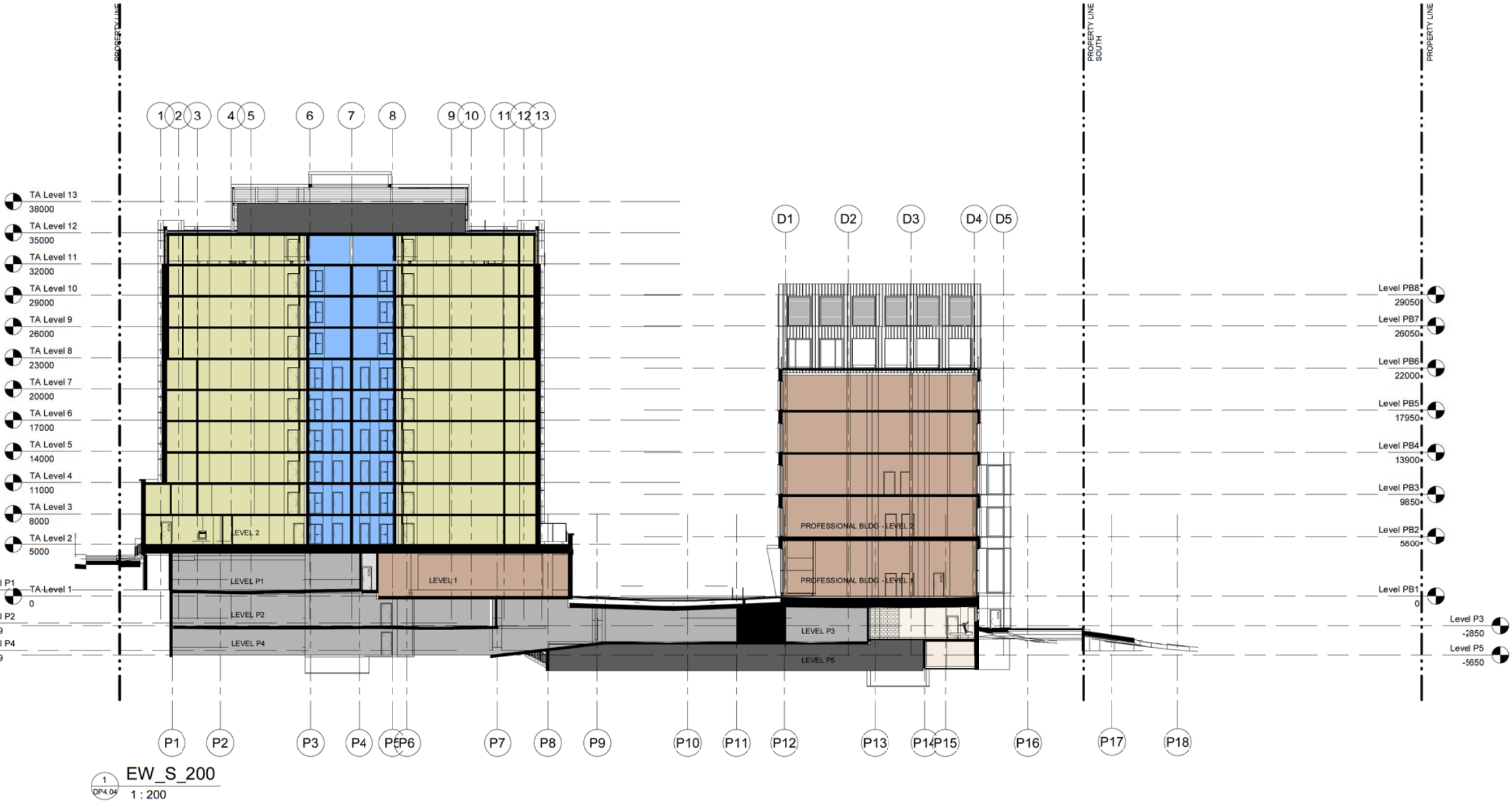
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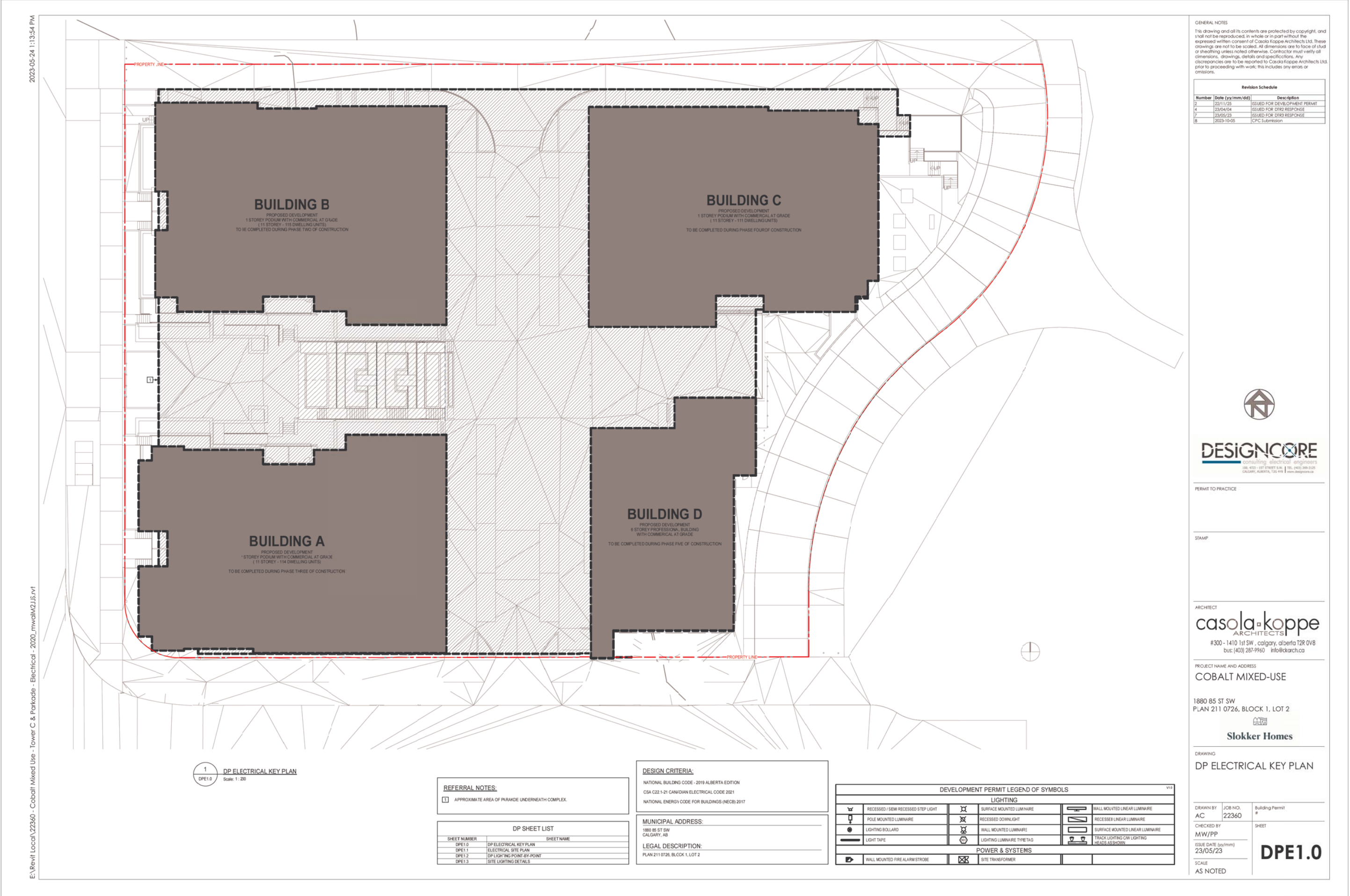
AS NOTED

DP4.04

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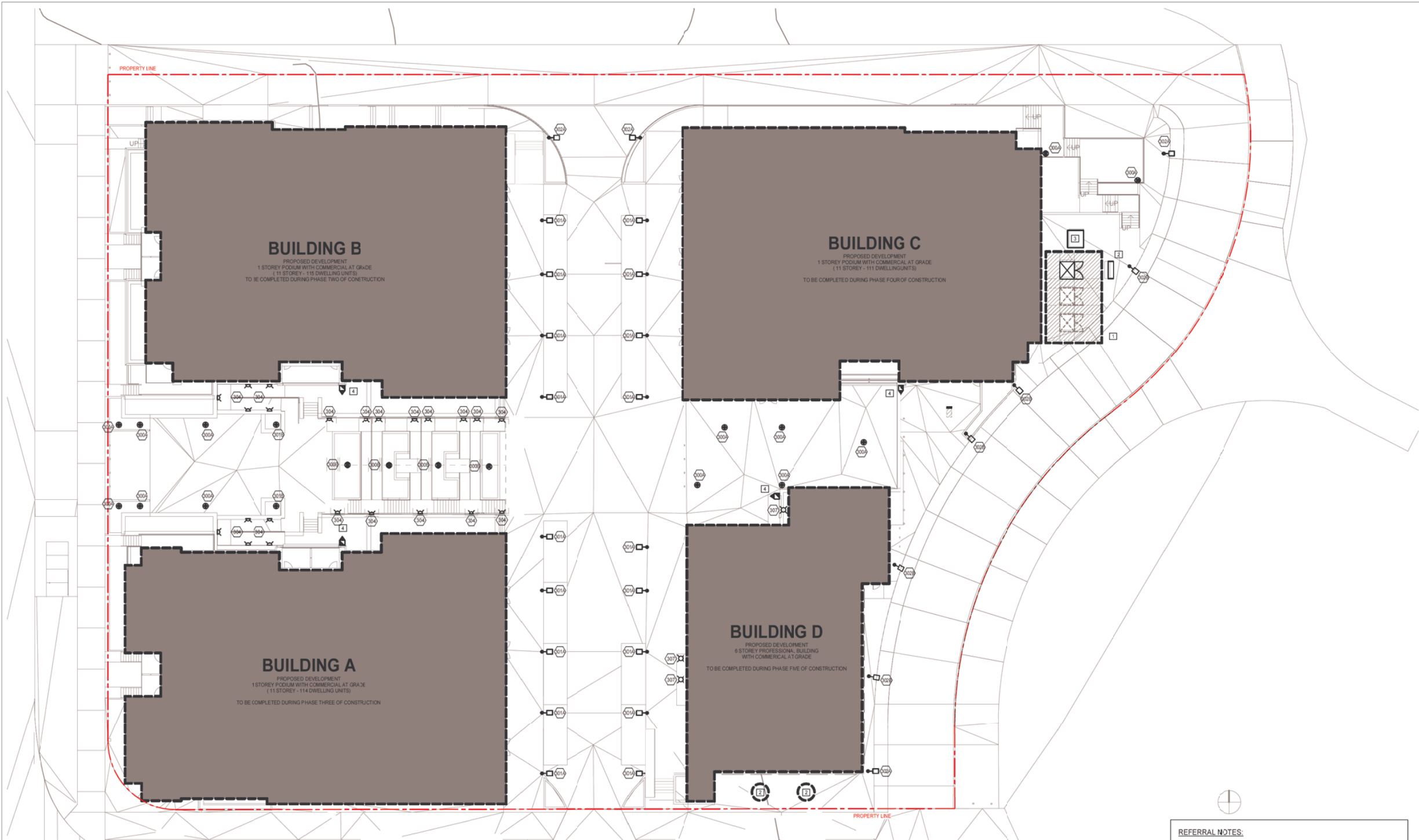
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2023-05-24 1:13:59 PM

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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-25PM-625-BK	
2	4" LED RECESSED DOWNLIGHT	9.5W LED 3000K	RECESSED	120 V	TUSPO 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 # 57413WTWT	
5	5" ROUND DOWNLIGHT	12W LED 3000K	SURFACE	120 V	TBC	
6	SUITE BALCONY LED WALL SCONCE	12W LED 3000K	WALL	120 V	TBC	
7	SUITE DINING PENDANT	12W LED 3000K	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-003-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-003-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-006-SV-UNV-BK	

DP LUMINAIRE SCHEDULE						
LIGHT TYPE	DESCRIPTION	LAMP	MOUNTING	VOLTAGE (V)	MANUFACTURER	REMARKS
101B	14" PEDESTRIAN COLUMN C/W TWO LIGHT ENGINES AT 90°	2 x 24W LED 3000K	POLE	120 V	SELUX LIGHTING CAT # LRC-14-AW-006-SV-UNV-*	* = ELECTRICAL CONTRACTOR TO CONFIRM IF BASE COVER OR BURIED BASE IS REQUIRED DEPENDING ON PROPOSED LOCATION.
102A	20" ROADWAY LUMINAIRE	75W LED 3000K	POLE	120 V	LITHONIA LIGHTING CAT # MR1-42C-620-3X-88Q-MVOLT-RPA-SF-*	* = ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING.
102B	20" ROADWAY LUMINAIRE	75W LED 3000K	POLE	120 V	LITHONIA LIGHTING CAT # MR1-42C-620-3X-88Q-MVOLT-RPA-SF-*	* = ELECTRICAL CONTRACTOR TO CONFIRM FINISH PRIOR TO ORDERING.
303	WALL SCONCE	16W LED 3000K	SURFACE	120 V	BROWNLEE LIGHTING CAT # VL-LED-00-C-BK	
304	STEP LIGHT	3.5W LED 3000K	RECESSED	120 V	WAC LIGHTING CAT # FM-25PM-625-BK	
305	5" ROUND DOWNLIGHT	12W LED 3000K	SURFACE	120 V	WAC LIGHTING CAT # FM-25PM-625-BK	
306	EXTERIOR WALL PACK	24W LED 3000K	SURFACE	120 V	LITHONIA LIGHTING CAT # WPX1-LED-P2-30K-MVOLT-DBLKD	
307	EXTERIOR CANOPY PENDANT	35W LED 3000K	SUSPENDED	120 V	WAC LIGHTING CAT # DS-PD09-30-BK	

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

- GENERAL NOTES:
- A) ELECTRICAL CONTRACTOR TO USE LIGHTING POLE HEIGHT(S) 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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Revision Schedule		
Number	Date (yy/mm/dd)	Description
2	22/11/23	ISSUED FOR DEVELOPMENT PERMIT
4	23/04/24	ISSUED FOR DFR2 RESPONSE
7	23/05/23	ISSUED FOR DFR3 RESPONSE



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ARCHITECTS
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bus: (403) 287-9960 info@ckarch.ca

PROJECT NAME AND ADDRESS

COBALT MIXED-USE

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



Slokker Homes

DRAWING

ELECTRICAL SITE PLAN

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

DPE1.1

2023-05-24 1:14:04 PM

E:\Revit Local\22360 - Cobalt Mixed Use - Tower C & Parkade - Electrical - 2020_mwallm2jjs.rvt



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

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

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
2	22/11/23	ISSUED FOR DEVELOPMENT PERMIT
4	23/04/24	ISSUED FOR DFR2 RESPONSE
7	23/05/23	ISSUED FOR DFR3 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 LIGHTING
POINT-BY-POINT

DRAWN BY AC	JOB NO. 22360	Building Permit #
CHECKED BY MW/PP	SHEET	
ISSUE DATE (yy/mm/dd) 23/05/23		DPE1.2
SCALE AS NOTED		

2023-05-24 1:14:21 PM

E:\Revit Local\22360 - Cobalt Mixed Use - Tower C & Parkade - Electrical - 2020_mwalm2113.rvt



1 MAIN WALKWAY VIEW
DPE1.3
Scale:



2 EAST ROADWAY VIEW
DPE1.3
Scale:



TYPE 303 LUMINAIRE



TYPE 305 LUMINAIRE



TYPE 306 LUMINAIRE



TYPE 300/001 LUMINAIRE



TYPE 302 LUMINAIRE



TYPE 304 LUMINAIRE



TYPE 307 LUMINAIRE



3 TOWER A & B ISOMETRIC VIEW
DPE1.3
Scale:

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Number	Date (yy/mm/dd)	Description
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4	23/04/24	ISSUED FOR DFR2 RESPONSE
7	23/05/23	ISSUED FOR DFR3 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

SITE LIGHTING DETAILS

DRAWN BY AC	JOB NO. 22360	Building Permit #
CHECKED BY MW/PP	ISSUE DATE (yy/mm) 23/05/23	SHEET
SCALE AS NOTED		DPE1.3

- NOTES
- 1. All elevations referenced to 1000m Geodetic Datum.
- 2. Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
- 3. All manholes to be S.R.C.
- 4. Match cover minimum at all sewer connections.
- 5. All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <4" to 150mm to be SDR 35 PVC. Sewer service pipes 150mm to 300mm to be SDR 35.
- 6. Sewer lines to minimum slopes per City of Calgary standards.
- 7. Use of City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless waived noted.
- 8. Insulation required for sanitary sewers <cover less than 2.50m on mains.
- 9. Insulation required for storm sewers <cover less than 2.00m as per City of Calgary Standards.
- 10. All water mains to be DR 18 PVC unless otherwise noted.
- 11. Use of City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, Class 1 bedding for water lines.
- 12. Depth of bury for water lines to conform with City of Calgary standards.
- 13. No trees to be planted over water lines).
- 14. Protection of Potable Water Supply from Contamination: All cross connections or potential cross connections must be eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control device must be installed in accordance with the Water Utility Bylaw 22M82 and the National Plumbing Code of Canada.
- 15. For building locations and dimensions refer to latest Architectural drawings.
- 16. The contractor is responsible for locating all shallow utilities.
- 17. The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer will not be responsible for any discrepancies.
- 18. Weeding to be performed at all drains to be built to unobstructed free flow storm sewer.
- 19. All Civil Scope Work ends at 100m away from the Building Foot Print.

LEGEM

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
PA	Manhole with plastic inserts
GT	Grated top manhole
CB	Catch basin
	Water meter location
x 82.91	Existing elevation
S-A	Sanitary manhole number
T.F.	& elevation
00.00	
CB/GT/ST-1	Sanitary sewer manhole number
00.00	& elevation
M.F.	Main floor elevation
0.00	
00.00	Top of footing elevation
	Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654
DSSP 2023-0214

REVISIONS			
5			
4			
3			
2			
1			
No.	DATE	DESCRIPTION	BY
ISSUED FOR			
4		AS-BUILT	
3		FOR CONSTRUCTION	
2		FOR TENDER	
1		DEVELOPMENT PERMIT	15/04/22
No.	DRAWING STATUS	DATE	APP

CLIENT
SLOKKER GROUP

PROJECT
ASPEN TOWERS
400 UNITS
1880 85 ST SW

SITE SERVICING PLAN

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: WB	REV NO.: -	DRAWING NUMBER: SP1
CHECKED BY: DV		
DATE: 4-Oct-23		

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

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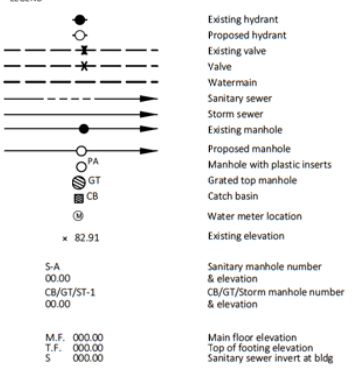
PERMIT

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 1.8 x 0.8.
- Match corner minimum at all sewer connections.
- All sewer distribution pipes to be SDR 35 150mm dia. All sewer service pipes 4" to 150mm dia. to be SDR 35 150mm dia. All sewer collection pipes 150mm dia. to be SDR 35 150mm dia.
- Sewer lines to minimum slopes as per City of Calgary standards.
- Use of City of Calgary 2 installation, Class 1A bedding for sewer pipes unless unwise note.
- Installation required for sanitary sewers if cover less than 1.25m on mains.
- Installation required for storm sewers if cover less than 1.20m as per City of Calgary standards.
- All water mains to be DR 18 150mm unless otherwise noted.
- Use of City of Calgary 1 installation, Class 1A bedding for water main; Type 2 installation, class 1 bedding for service.
- All bury for water lines to be in accordance with City of Calgary standards.
- No trees to be planted over water lines).
- Protection of Surface Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by an air gap cross connection control device. All cross connections 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 detailed Architectural drawings.
- The contractor is responsible for locating all shallow utilities.
- The contractor is to verify the location of existing sanitary storm and water services and confirm to existing inverts prior to installation within the project area. The Engineer should be consulted if there are any discrepancies.
- Weeping Tile & Free Flow Area drains to be tied to unrestricted free flow storm sewer.
- All Soil Scope of Work ends at 1.00m away from the Building Foot Print.

LEGEND



DEVELOPMENT PERMIT 2022-02654
DSSP 2023-0214

REVISIONS

5			
4			
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No.	DATE	DESCRIPTION	BY

ISSUED FOR

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

CLIENT

SLOKKER GROUP

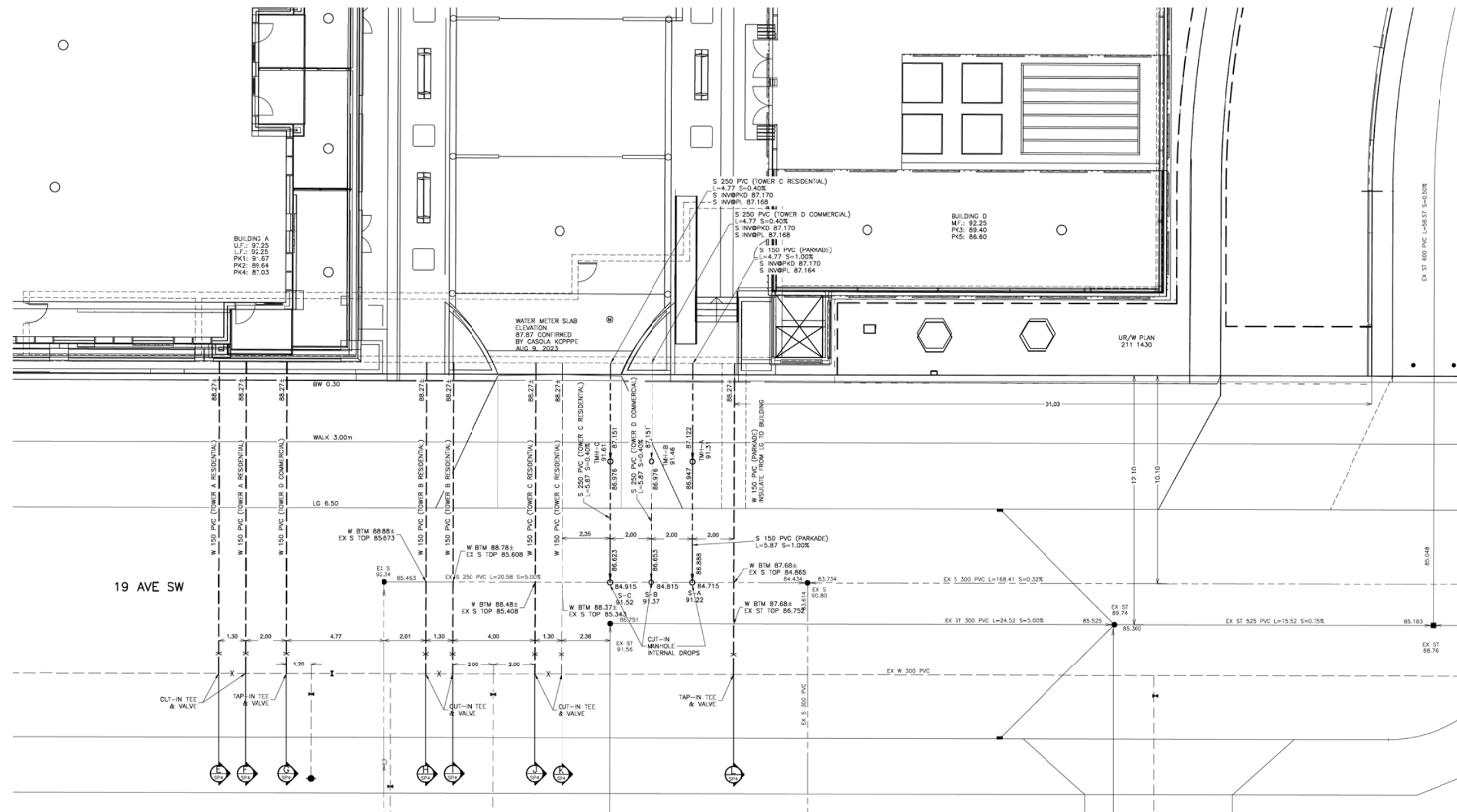
PROJECT

ASPEN TOWERS
400 UNITS
1880 85 ST SW

TITLE

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

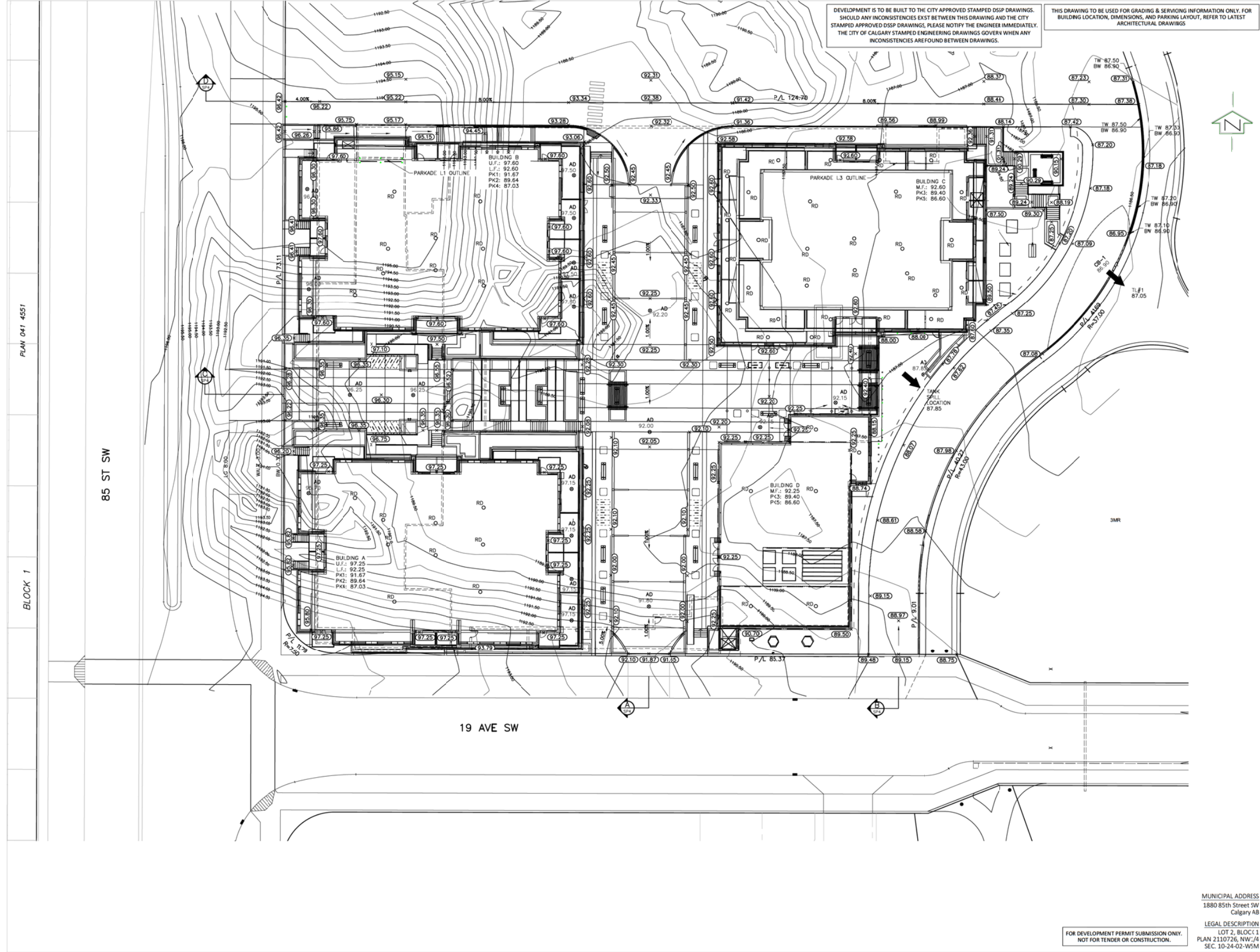
DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: WB	REV NO.: -	DRAWING NUMBER: SP1-A
CHECKED BY: DV		
DATE: 4-Oct-23		



MUNICIPAL ADDRESS
1880 85th Street SW

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
- S-A 00.00
CB/GT/ST-1 00.00
- M.F. 000.00
T.F. 000.00
- Main floor elevation
Top of footing elevation
Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654
DSSP 2023-0214

REVISIONS			
No.	DATE	DESCRIPTION	BY
5			
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1			

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

CLIENT
SLOKKER GROUP

PROJECT
ASPEN TOWERS
400 UNITS
1880 85 ST SW

TITLE
SITE GRADING PLAN

DESIGN BY: DV	SCALE: 1:250	JOB NUMBER: 21-156
DRAWN BY: WB	REV NO.: -	DRAWING NUMBER: SP2
CHECKED BY: DV		
DATE: 4-Oct-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

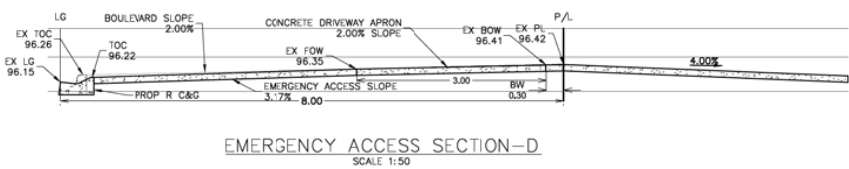
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PERMIT _____ STAMP _____

NOTES

1. All elevations referenced to 1000m Geodetic Datum.



MUNICIPAL ADDRESS
1880 85th Street SW

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.

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

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
S-A 00.00	Sanitary manhole number & elevation
CU-ST/ST-1 00.00	CU-ST/Storm manhole number & elevation
	Trapflow
M.F. 000.00	Main floor
T.F. 000.00	Top of footing elevation
000.00	Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-02654

REVISIONS			
No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

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

CLIENT

SLOKKER GROUP

PROJECT
COBALT APARTMENTS
400 UNITS
17 AVE & 85 ST SW

TITLE

STORM CALCULATION

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

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6. Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.

1. 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 subconsultants 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.

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
61	Flame Grass	<i>Miscanthus sinensis 'Purpureascens'</i>
45	Foerster's Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>
39	Prairie Fire Red Switch Grass	<i>Panicum virgatum 'Prairie Fire'</i>
Shrubs		
Coniferous		
188	Creeping Blue Spruce	<i>Picea pungens 'St. Mary's Broom'</i>
15	Dwarf Mugo Pine	<i>Pinus mugo 'pumilio'</i>
Deciduous		
37	Double play candy corn spirea	<i>Spiraea japonica 'candy corn'</i>
42	Little Devil Ninebark	<i>Physocarpus opulifolius 'Donna May'</i>
39	Wild Rose	<i>Rosa woodsii</i>

11	development permit DTRs	23.10.02
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
Issued for:		Date: (yy 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

Scale: 1:200



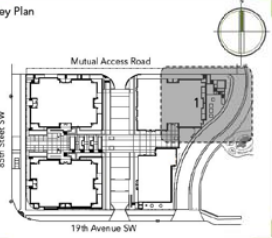


1 NE park plan
Scale: 1:100

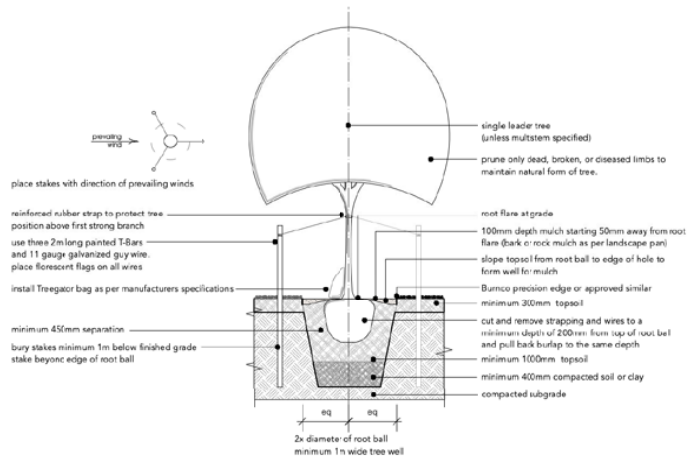
- Legend**
- trees**
- columnar blue spruce
min 3m height
 - red rocket maple
min 75 mm cal
 - shubert chokecherry
min 75mm cal
 - tower poplar
min 75 mm cal
 - trembling aspen
min 75 mm cal
 - green wall crabapple
min 50 mm cal
 - japanese lilac
min 50 mm cal
- shrubs**
- creeping blue spruce
min 600mm 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 foester 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
 - concrete pathways
stamped concrete, exposed aggregate or similar
 - concrete pathways with accent colour
stamped concrete, exposed aggregate or similar
 - concrete drive isles and parking
plain grey broom finished concrete



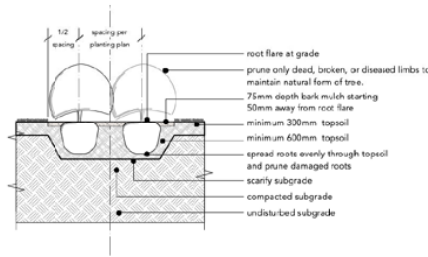
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 - Contractor must adhere to municipal, provincial and federal regulations, guidelines and by-laws including but not limited to the most recent versions of the Canadian Standards for Nursery Stock as well as municipal Landscape and Roads Construction Standards.
 - Any discrepancies between municipal standards and details presented in these drawings must be reported immediately. Municipal Construction standards rule over these drawings.
- 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 subsurface 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.



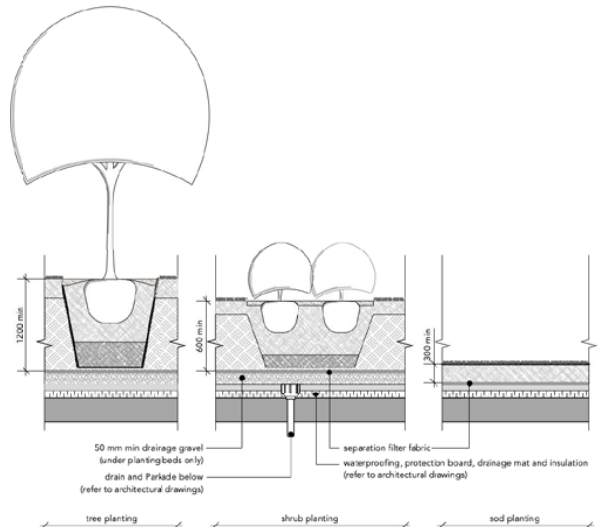
development permit DTRs	23.10.02
development permit DTRs	23.07.21
development permit DTRs	23.05.25
review and coordination	23.05.24
development permit DTRs	23.03.29
Issued for:	Date: <i>yy mm dd</i>
Project No. 12-007	
Project Title: Aspen Towers Mixed Use	
Calgary, A.B.	
Drawing Title: NE Park Plan	
Drawn by: cmp	Drawing No. L-2
Checked by: cmp	
Scale: 1:100	



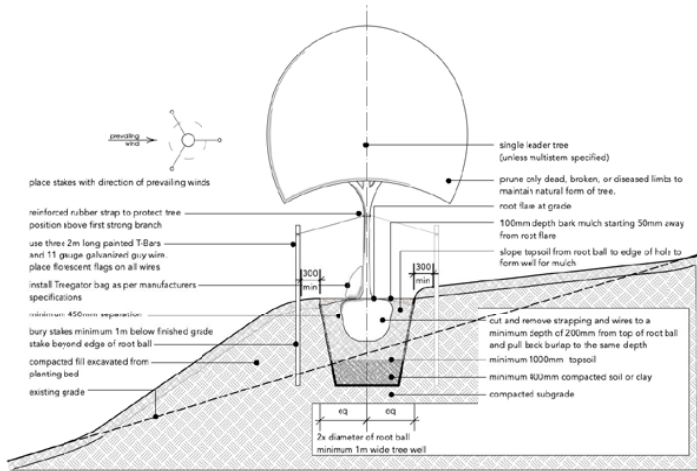
1 typical tree planting
Scale: 1:50



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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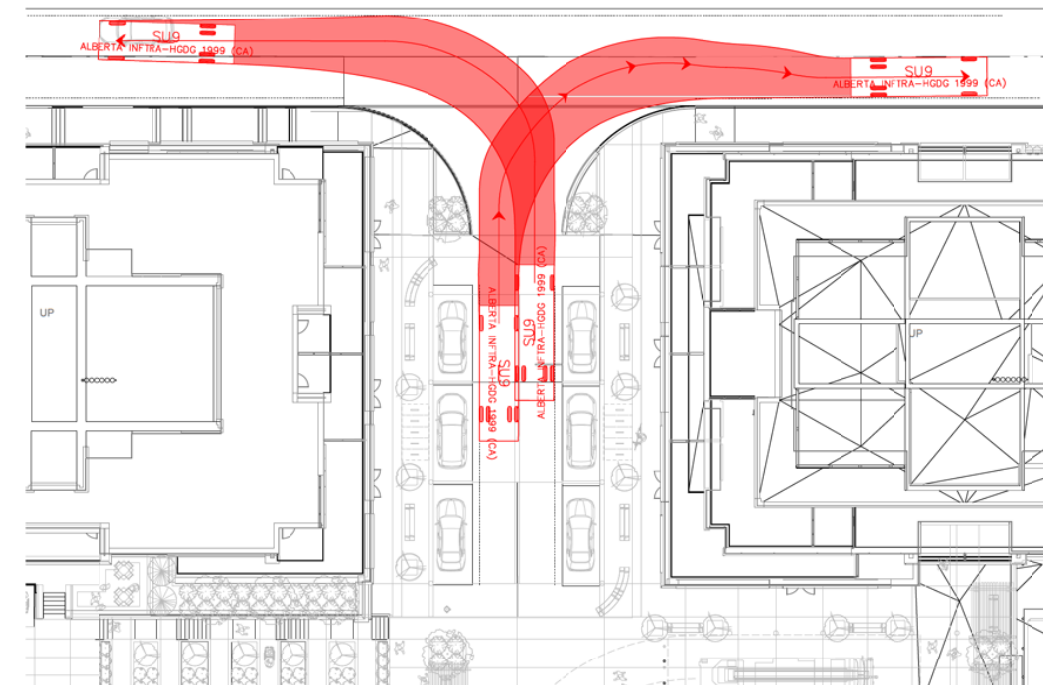
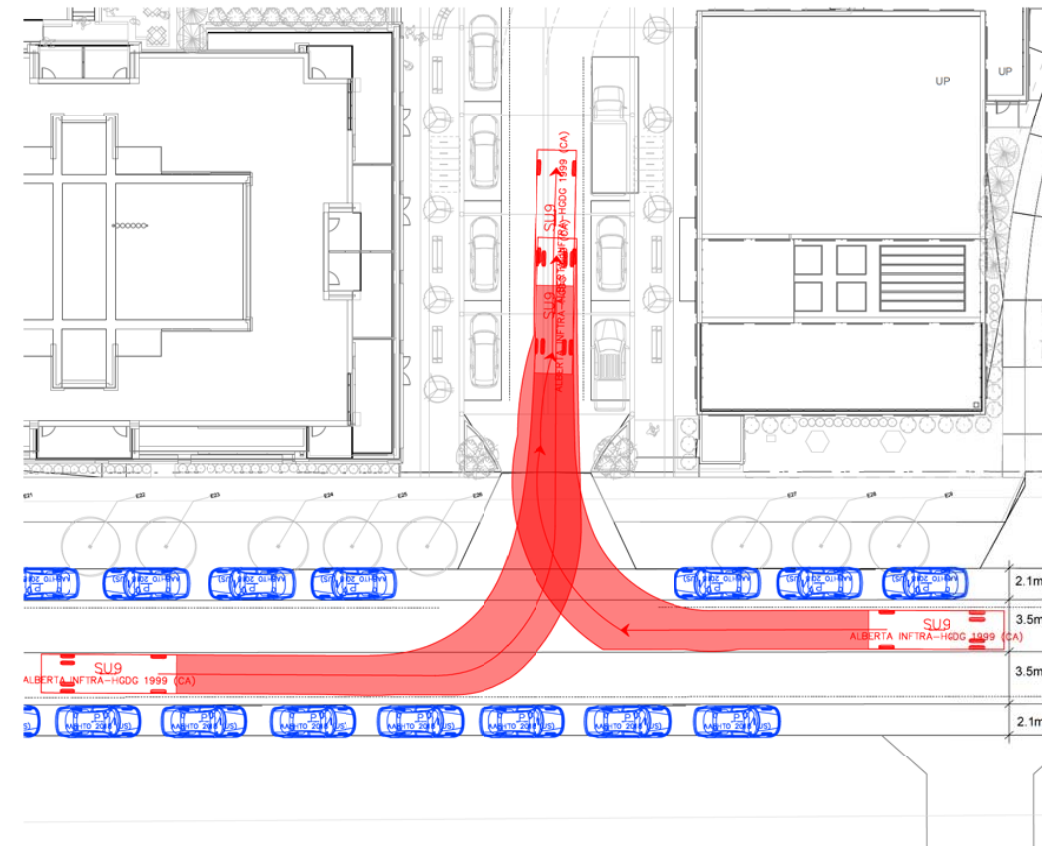
Irrigation Notes

1. 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 subspecialties regarding the specifics of the system, including location of power and water sources. If possible, connect to existing irrigation system. Check power and water meters are properly installed and operating prior to utilization of the system.



11	development permit DTRs	23.10.02
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
Issued for:		Date: yy-mm-dd

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



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' at the left end, '4' at the right end, and '1200' at the far left end.



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 #
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CHECKED BY _____

Checker

ISSUE DATE (yy/mm/dd)

23/06/01
 6615

AS NOTED