

ARLINGTON STREET INVESTMENTS

FRANCESCO'S MIXED USE

Civic Address: 615 -17TH AVENUE SW, CALGARY, ALBERTA

Legal Address: LOTS 16-21, BLOCK 1A, PLAN 3160AH

DTR-2 RESPONSE

2023.12.21

DP FILE NUMBER: DP2023-03797

DAAS

NOT FOR CONSTRUCTION

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No.	Description	Date
20	DTR-2 RESPONSE	2023.12.21
19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

COVER PAGE

Project number 22-025

Issued 2023-12-21

Drawn by WS Checked by TS, RN

No.

DP0.00

Scale



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DP0.02	3D VIEWS
DP0.03	SHADOW STUDY
DP0.04	SITE PHOTOS
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DTR1.L2	GROUND FLOOR PLANTING PLAN
DTR1.L3	7TH FLOOR LAYOUT AND PLANTING PLAN
DTR1.L4	TREE TRENCH DETAILS



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15	UPDATE FOR CONSULTANT	2023.07.14
14	ISSUED FOR RESIDENTAL COORDINATION	2023.07.04

No. Description Date

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Project number 22-025
 Issued 2023-12-21
 Drawn by RA Checked by TS, RN

No.

DPO.01

Scale 1:1

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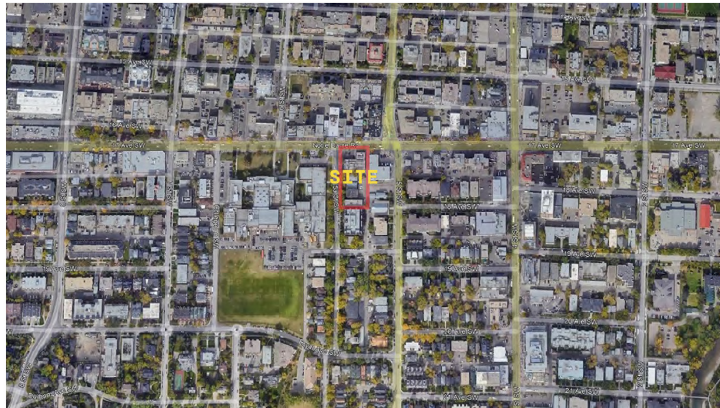
PROJECT INFORMATION

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LEGAL ADDRESS:
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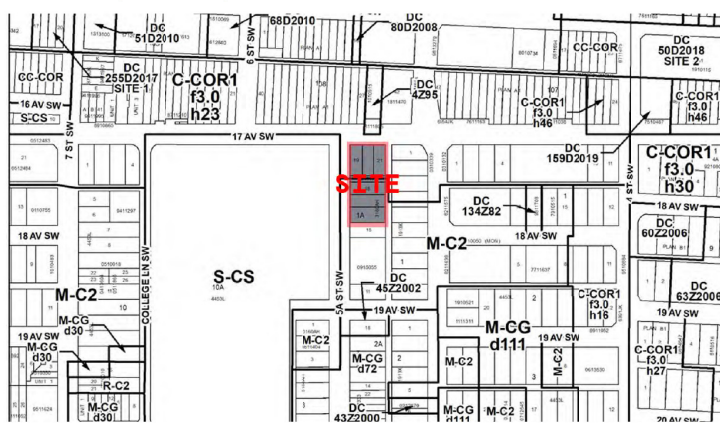
PARCEL OVERVIEW:
 EXISTING ZONING: C-COR1 (COMMERCIAL CORRIDOR) & MC-2 (MIXED USE)
 PROPOSED ZONING: DC (DIRECT CONTROL)
 PARCEL AREA: 28,735 SF (2,669.32 m²)
 ALLOWABLE F.A.R.: 6.0
 BUILDING HEIGHT: 50 m

F.A.R.: = OVERALL G.F.A. SITE AREA = 171,965 SF
 = 28,735 SF
CURRENT F.A.R. = 5.98

VICINITY MAP



ZONING MAP - DC (DIRECT CONTROL)



BYLAW REVIEW
 BYLAW NUMBER: 150D2022: AMENDMENT - DC (DIRECT CONTROL)

SECTION 2 COMPLIANCE WITH BYLAW 1P2007

(2) UNLESS OTHERWISE SPECIFIED, THE RULES AND PROVISIONS OF PART 1.2, 3 AND 4 OF BYLAW 1P2007 APPLY TO THIS DIRECT CONTROL DISTRICT BYLAW

SECTION 4 GENERAL DEFINITIONS IN THIS DIRECT CONTROL DISTRICT:

- (A) "BONUS PROVISIONS" MEANS THOSE ITEMS SET OUT IN SCHEDULE C OF THIS DIRECT CONTROL DISTRICT BYLAW WHICH MAY BE PROVIDED BY A DEVELOPMENT IN ORDER TO EARN EXTRA FLOOR AREA RATIO
- (B) "UNDERGROUND PARKING AREA" MEANS AN ENCLOSED SPACE USED FOR THE PARKING OF MOTOR VEHICLES WITHIN PART OF A BUILDING, THE WHOLE OF WHICH LIES ENTIRELY BELOW THE GRADE OF THE BUILDING

SECTION 7 BYLAW DISTRICT RULES

UNLESS OTHERWISE SPECIFIED, THE RULES OF THE COMMERCIAL-CORRIDOR (C-COR1) DISTRICT OF BYLAW 1P2007 APPLY IN THIS DIRECT CONTROL DISTRICT

SECTION 8 FLOOR AREA RATIO

(2) THE MAXIMUM FLOOR AREA RATIO MAY BE INCREASED TO 6.0 IN ACCORDANCE WITH THE BONUS PROVISIONS SET OUT IN SCHEDULE C OF THIS DIRECT CONTROL DISTRICT BYLAW.

SECTION 9 BUILDING HEIGHT

- (1) UNLESS OTHERWISE REFERENCED IN SUBSECTION (2), (3), OR (4) THE MAXIMUM BUILDING HEIGHT IS 50.0 METRES.
- (2) WHERE THE PARCEL SHARES A PROPERTY LINE WITH 17 AVENUE SW, THE MAXIMUM BUILDING HEIGHT IS 20.0 METRES WITHIN 30.0 METRES OF THE PROPERTY LINE.
- (3) WHERE THE PARCEL SHARES A PROPERTY LINE WITH ANOTHER PARCEL THE MAXIMUM BUILDING HEIGHT IS 10.0 METRES WITHIN 6.5 METRES OF THE PROPERTY LINE.
- (4) WHERE THE PARCEL SHARES A PROPERTY LINE WITH A LANE, THE MAXIMUM BUILDING HEIGHT IS 20.0 METRES WITHIN 3.0 METRES OF THE PROPERTY LINE.

BYLAW NUMBER: 150D2022: AMENDMENT - DC (CONTINUATION)

SECTION 14 SETBACK AREAS

- (1) WHERE A PARCEL SHARES A PROPERTY LINE WITH 5A STREET SW, THE MINIMUM SETBACK AREA IS:
 - (A) UNLESS OTHERWISE REFERENCED IN SUBSECTIONS (B) AND (C), 5.0 METRES;
 - (B) 3.0 METRES FOR ANY PORTION OF A BUILDING THAT IS LOCATED BELOW GRADE; AND
 - (C) 4.4 METRES WITHIN 30.0 METRES OF THE PROPERTY LINE SHARED WITH 17 AVENUE SW.
- (2) WHERE A PARCEL SHARES A PROPERTY LINE WITH A LANE THE MINIMUM SETBACK AREA IS:
 - (A) UNLESS OTHERWISE REFERENCED IN SUBSECTION (B), 0.5 METRES; AND
 - (B) THERE IS NO MINIMUM SETBACK AREA WITHIN 30.0 METRES OF THE PROPERTY LINE SHARED WITH 17 AVENUE SW.
- (3) UNLESS OTHERWISE REFERENCED IN SUBSECTION (4), WHERE A PARCEL SHARES A PROPERTY LINE WITH ANOTHER PARCEL THE MINIMUM SETBACK AREA IS 4.0 METRES.
- (4) AN ENTRANCE TO AN UNDERGROUND PARKING AREA MAY PROJECT A MAXIMUM OF 3.5 METRES INTO THE SETBACK AREA REQUIRED IN SUBSECTION (3).
- (5) THERE IS NO MINIMUM REQUIREMENT FOR A SETBACK AREA WHERE A PARCEL SHARES A PROPERTY LINE WITH 17 AVENUE SW, BUT WHERE A SETBACK AREA IS PROVIDED, IT MUST HAVE A MAXIMUM DEPTH OF 3.0 METRES.

BYLAW NUMBER: 55P2022

1(B)

- (A) DEVELOPMENT SHOULD INCLUDE A MIX OF USES INCLUDING RESIDENTIAL AND COMMERCIAL USES.
- (B) COMMERCIAL USES SHOULD FRONT ONTO 17 AVENUE SW ALONG THE GROUND FLOOR OF BUILDINGS.
- (C) RESIDENTIAL USES SHOULD FRONT ONTO 5A STREET SW ALONG THE GROUND FLOOR. COMMERCIAL USES MAY WRAP THE CORNER WITH 17 AVENUE SW AND PROVIDE LIMITED FRONTAGE ON A 5A STREET SW.
- (D) DEVELOPMENT SHOULD NOT EXCEED A MAXIMUM BUILDING HEIGHT OF 50 METERS.
- (E) DEVELOPMENT SHOULD HAVE A MAXIMUM FLOOR PLATE OF 750 SQUARE METERS ABOVE 24 METERS.

BYLAW NUMBER: 1P2007 GENERAL RULES

PART 3 - DIVISION 3

SECTION 55 FLOODWAY, FLOOD FRINGE AND OVERLAND FLOW

FOR PARCELS LOCATED IN THE FLOODWAY, FLOOD FRINGE OR OVERLAND FLOW AREA, THE REQUIREMENTS OF THIS DIVISION APPLY AND PREVAIL WHEN THERE IS ANY CONFLICT BETWEEN THE REQUIREMENTS OF THIS DIVISION AND ANY REQUIREMENTS OF THIS BYLAW.

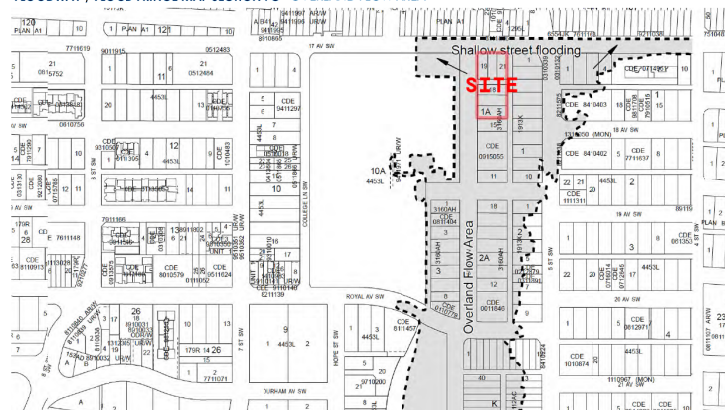
SECTION 59 FRINGE AND OVERLAND FLOW AREA REGULATIONS

(1) ONLY THOSE GOODS THAT ARE EASILY MOVEABLE MAY BE STORED ON A PARCEL IN THE FLOOD FRINGE OR THE OVERLAND FLOW AREA.

SECTION 61 BUILDING DESIGN IN THE OVERLAND FLOW AREA

- (1) ALL BUILDINGS IN THE OVERLAND FLOW AREA MUST BE DESIGNED IN THE FOLLOWING MANNER:
 - (A) TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS;
 - (B) THE FIRST FLOOR OF ALL BUILDINGS MUST BE CONSTRUCTED AT A MINIMUM OF 0.30 METERS ABOVE THE HIGHEST GRADE EXISTING ON THE STREET ADJUTING THE PARCEL THAT CONTAINS THE BUILDING;
 - (C) ALL ELECTRICAL AND MECHANICAL EQUIPMENT WITHIN A BUILDING MUST BE LOCATED AT OR ABOVE THE FIRST FLOOR OF THE BUILDING REFERENCED IN SUBSECTION (B); AND
 - (D) A SEWER BACK UP VALVE MUST BE INSTALLED IN EVERY BUILDING.
- (2) THE RULES REGARDING BUILDING DESIGN REFERENCED IN SUBSECTION (1) DO NOT APPLY TO:
 - (A) AN ADDITION THAT DOES NOT INCREASE THE GROSS FLOOR AREA OF THE BUILDING BY MORE THAN 10.0 PERCENT OF THE GROSS FLOOR AREA LEGALLY EXISTING AS OF JUNE 09, 2014; AND
 - (B) A FENCE, GATE, DECK, LANDING, PATIO, SKATEBOARD AND SPORTS RAMP, AIR CONDITIONING UNIT, SATELLITE DISH, HOT TUB, ABOVE GROUND PRIVATE SWIMMING POOL, AND AN ACCESSORY RESIDENTIAL BUILDING
- (3) NOTWITHSTANDING SUBSECTION (1) AND (2), ADDITIONS THAT INCREASE THE GROSS FLOOR AREA OF THE BUILDING BY MORE THAN 10.0 PERCENT BUT LESS THAN 75.0 PERCENT OF THE GROSS FLOOR AREA LEGALLY EXISTING AS OF JUNE 09, 2014 MUST:
 - (A) PROVIDE ELECTRICAL ISOLATION FOR THE ENTIRE BUILDING THROUGH THE PLACEMENT OF THE MASTER SWITCH A MINIMUM OF 0.3 METRES ABOVE THE HIGHEST GRADE EXISTING ON THE ADJACENT STREET; AND,
 - (B) MUST HAVE A SEWER BACK UP VALVE INSTALLED IN EVERY BUILDING
- (4) NOTWITHSTANDING SUBSECTION (1), (2), AND (3), ADDITIONS THAT INCREASE THE GROSS FLOOR AREA OF THE BUILDING BY AT LEAST 75.0 PERCENT OF THE GROSS FLOOR AREA LEGALLY EXISTING AS OF JUNE 09, 2014 MUST:
 - (A) FULLY MITIGATE AS PER SUBSECTION (1)

FLOODWAY / FLOOD FRINGE MAP SECTION 9C - OVERLAND FLOW AREA



PART 7 - DIVISION 1

SECTION 694.1 MINIMUM REQUIRED MOTOR VEHICLE PARKING STALLS

C-COR1 WHERE THE PARCEL IS 0.4 HECTARES OR LESS FOR EACH DWELLING UNIT IS:

0.75 STALLS PER UNIT FOR RESIDENT PARKING; AND
 0.1 VISITOR PARKING STALLS

TOTAL MOTOR VEHICLE PARKING REQUIRED

209 UNITS X 0.75 STALLS = 157 STALLS
 209 UNITS X 0.1 STALLS = 21 STALLS
 TOTAL REQUIRED STALLS = 178 STALLS

TOTAL MOTOR VEHICLE PARKING PROVIDED

UNDERGROUND = 110 STALLS
 ON GROUND = 0 STALLS
 TOTAL PROVIDED STALLS = 110 STALLS (-68)

BYLAW NUMBER: 1P2007 GENERAL RULES (CONTINUATION)

SECTION 794 REQUIRED BICYCLE PARKING STALLS

- (1) THE MINIMUM NUMBER OF BICYCLE PARKING STALLS - CLASS 1 FOR:
 - (A) EACH DWELLING UNIT AND LIVE WORK UNIT IS:
 - (I) 0.5 STALLS PER UNIT WHERE THE TOTAL NUMBER OF UNITS EQUALS OR EXCEEDS 20
 - (II) 0.1 STALLS PER UNIT FOR DEVELOPMENTS OF MORE THAN 20 UNITS; AND
 - (B) ALL OTHER USES IS 5.0 PER CENT OF THE NUMBER OF MOTOR VEHICLE PARKING STALLS.

CLASS 1:

TOTAL BICYCLE PARKING PROVIDED = 200 STALLS
 TOTAL BICYCLE PARKING REQUIRED = 209 UNITS X 0.5 = 105 STALLS

CLASS 2:

TOTAL BICYCLE PARKING PROVIDED = 18 STALLS
 TOTAL BICYCLE PARKING REQUIRED = 209 UNITS X 0.1 = 21 STALLS

SECTION 123 LOADING STALLS

- (5) IN COMMERCIAL, INDUSTRIAL, MIXED USE AND SPECIAL PURPOSE DISTRICTS THE MINIMUM REQUIREMENT FOR LOADING STALLS IS:
 - (A) 1.0 LOADING STALLS PER 9300.0 SQ. M. OF GROSS FLOOR AREA WHERE THE CUMULATIVE GFA OF ALL BUILDINGS ON A PARCEL IS GREATER THAN 930.0 SQ. M.

TOTAL LOADING STALLS PROVIDED = 2 STALLS
 TOTAL LOADING STALLS REQUIRED = 16002 SQ. M / 9300 SQ. M = 2 STALLS

ACTUAL BUILDING AREAS

LEVEL	RESIDENTIAL RENTABLE AREA (SQ.FT)	COMMERCIAL RENTABLE AREA	EFF. (%)	COMMON/OPEN AREA (SQ.FT)	CIRC. / AMENITY (%)	GROSS AREA (SQ.FT)
1F	4,084.94	5,878.79	22%	8,317.40	45%	18,281.13
2F	10,583.89	1,739.40	60%	5,289.89	30%	17,613.18
3F	13,424.16	-	88%	1,884.06	12%	15,308.22
4F	13,428.68	-	88%	1,886.52	12%	15,315.20
5F	13,428.68	-	88%	1,886.52	12%	15,315.20
6F	12,953.70	-	87%	1,877.12	13%	14,830.82
7F	5,788.47	-	59%	3,951.44	41%	9,739.91
8F	6,643.65	-	87%	1,031.32	13%	7,674.97
9F	6,645.42	-	87%	1,031.10	13%	7,676.52
10F	6,645.42	-	87%	1,031.10	13%	7,676.52
11F	6,645.42	-	87%	1,031.10	13%	7,676.52
12F	6,645.42	-	87%	1,031.10	13%	7,676.52
13F	6,645.42	-	87%	1,031.10	13%	7,676.52
14F	6,645.42	-	87%	1,031.10	13%	7,676.52
15F	5,105.10	-	84%	1,005.09	16%	6,110.19
16F	4,252.17	-	81%	1,016.75	19%	5,268.92
ROOF MECH.	-	-	0%	468.77	100%	468.77
SUBTOTAL	129,545.96	7,618.19				
TOTAL		137,164.15	80%	34,801.48	20%	171,965.63

DWELLING UNITS STATISTICS

LEVEL	1 BEDROOMS		2 BEDROOMS		3 BEDROOMS		4 BED	TOWNH.	TOTAL
	AFFORDABLE	PREMIUM	JUNIOR	FULL	FLAT	SUB PH			
1F	0	0	1	0	0	0	0	6	7
2F	6	1	5	0	0	0	0	0	12
3F	6	5	6	3	2	0	0	0	22
4F	6	5	6	3	2	0	0	0	22
5F	6	5	6	3	2	0	0	0	22
6F	4	6	6	3	2	0	0	0	21
7F	4	4	2	1	0	0	0	0	11
8F	3	4	2	3	0	0	0	0	12
9F	3	4	2	3	0	0	0	0	12
10F	3	4	2	3	0	0	0	0	12
11F	3	4	2	3	0	0	0	0	12
12F	3	4	2	3	0	0	0	0	12
13F	3	4	2	3	0	0	0	0	12
14F	3	4	2	3	0	0	0	0	12
15F	0	0	0	0	0	5	0	0	5
16F	0	0	0	0	0	1	2	0	3
TOTAL	53	54	46	34	8	6	2	6	209
RATIO	25%	26%	22%	16%	4%	3%	1%	3%	100%

COMMERCIAL UNIT STATISTICS

LEVEL	BAY 1 (SF)	BAY 2 (SF)	BAY 3 (SF)	BAY 4 (SF)	TOTAL
1F	1626.69	1274.08	1040.71	1937.31	5878.79
2F	1238.95	500.45			1739.4
TOTAL	2865.64	1774.53	1040.71	1937.31	7618.19

FLOOR AREA RATIO

GROSS AREA	171,965.63
SITE AREA	28,735.00
FLOOR AREA RATIO	5.98

PARKING STALLS

UNDERGROUND RESIDENTIAL	84
UNDERGROUND VISITOR	21
ON GROUND VISITOR	0
UNDERGROUND COMMERCIAL	5
TOTAL PARKING STALLS	110

BICYCLE STALLS

CLASS 1	200
CLASS 2	18
TOTAL BICYCLE STALLS	218

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3D VIEWS

Project number	22-025
Issued	2023-12-21
Drawn by	WS
Checked by	TS, RN
No.	

DP0.02

Scale



4 3D VIEW 4
DP0.02



3 3D VIEW 3
DP0.02



2 3D VIEW 2
DP0.02



1 3D VIEW 1
DP0.02

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11	ISSUED	2023.06.13
No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

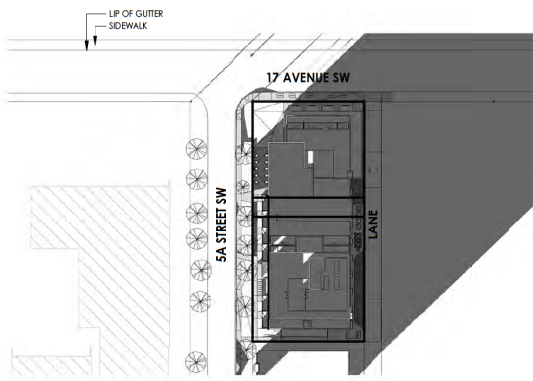
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SHADOW STUDY

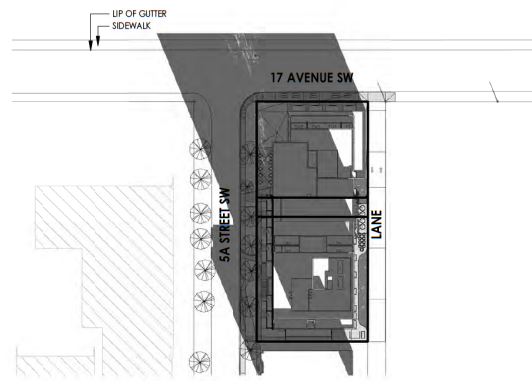
Project number	22-025
Issued	2023-12-21
Drawn by	RA, WS
Checked by	TS, RN
No.	

DP0.03

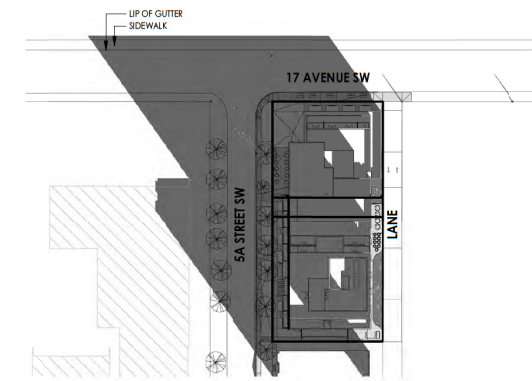
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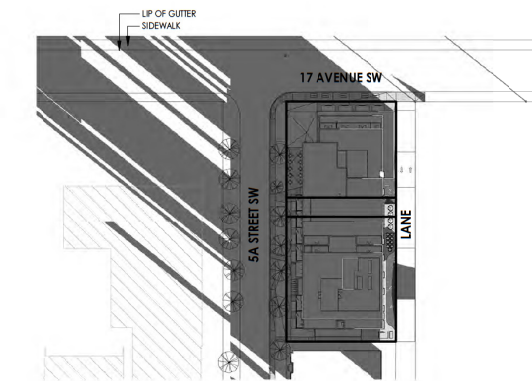
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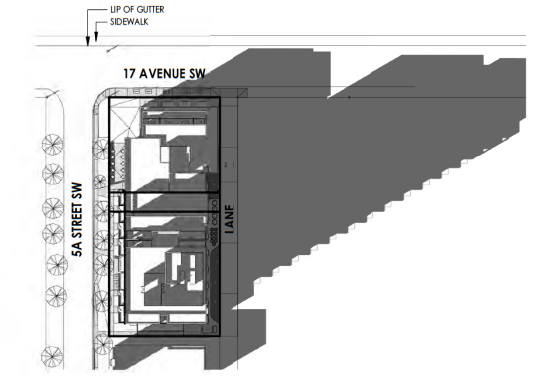
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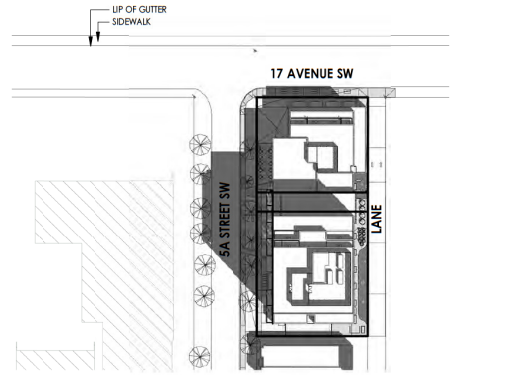
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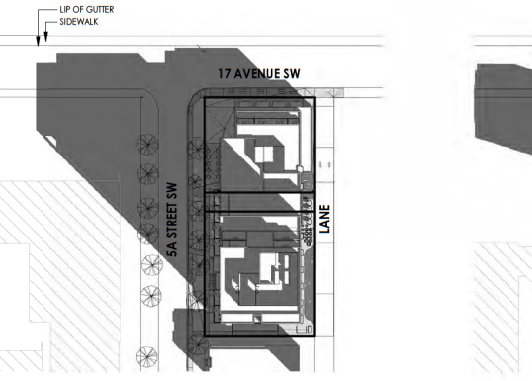
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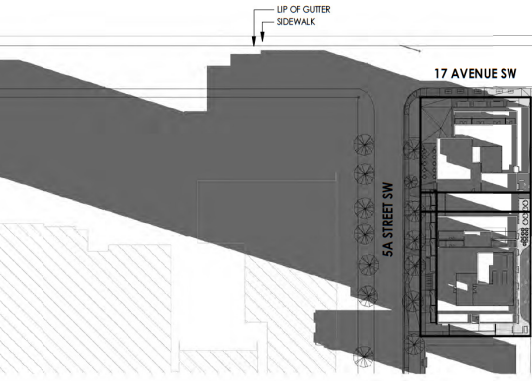
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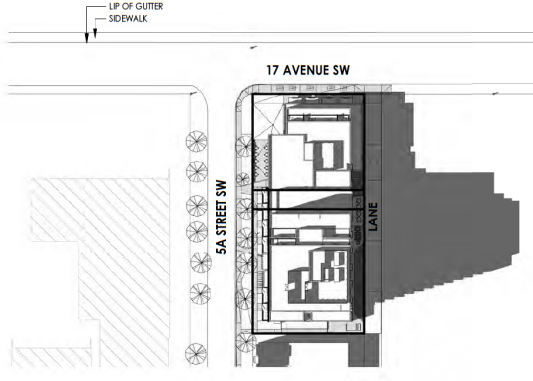
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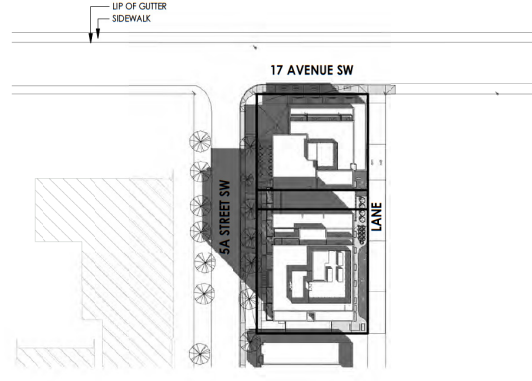
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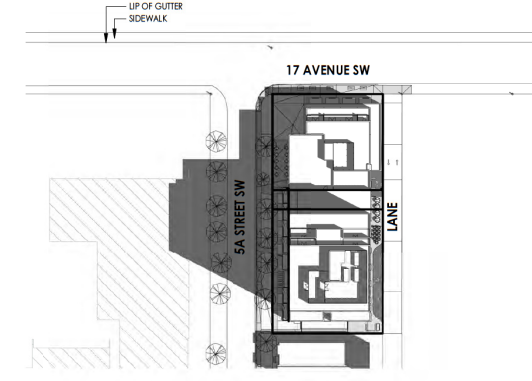
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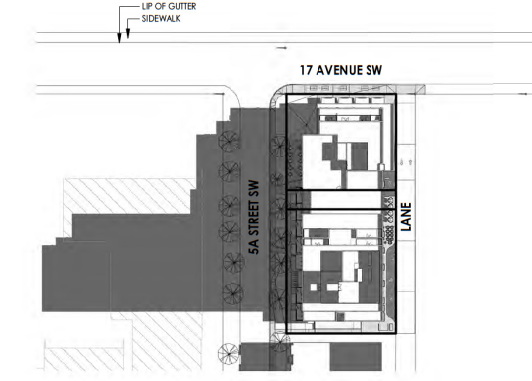
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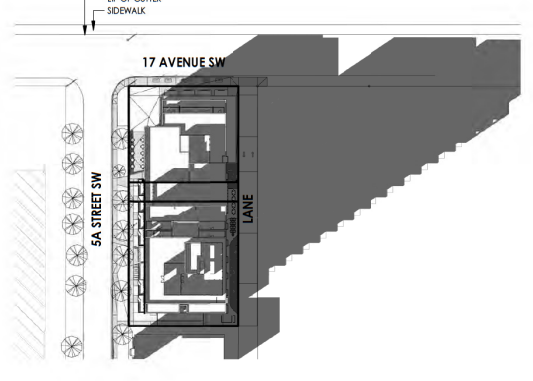
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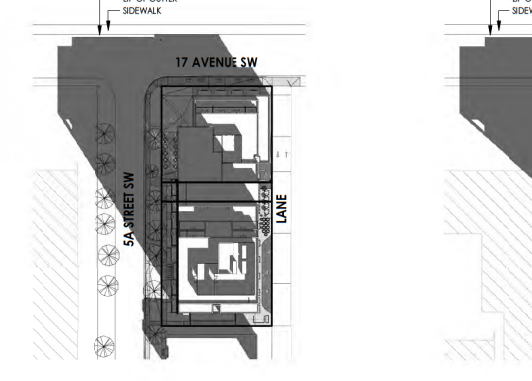
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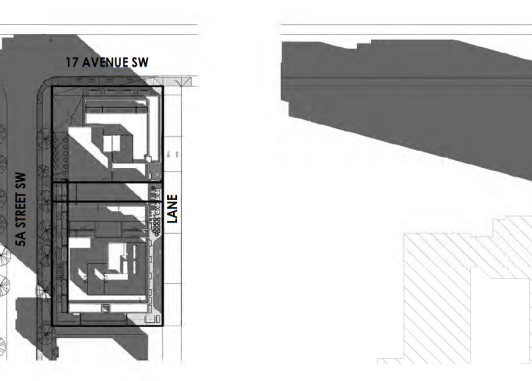
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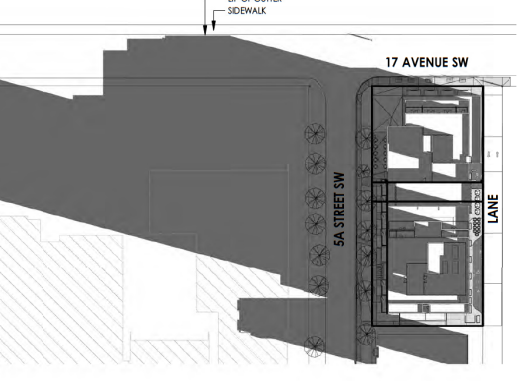
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3 MARCH 21 - 11AM
DP0.03 1:1000



2 MARCH 21 - 10AM
DP0.03 1:1000



1 MARCH 21 - 8AM
DP0.03 1:1000

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Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

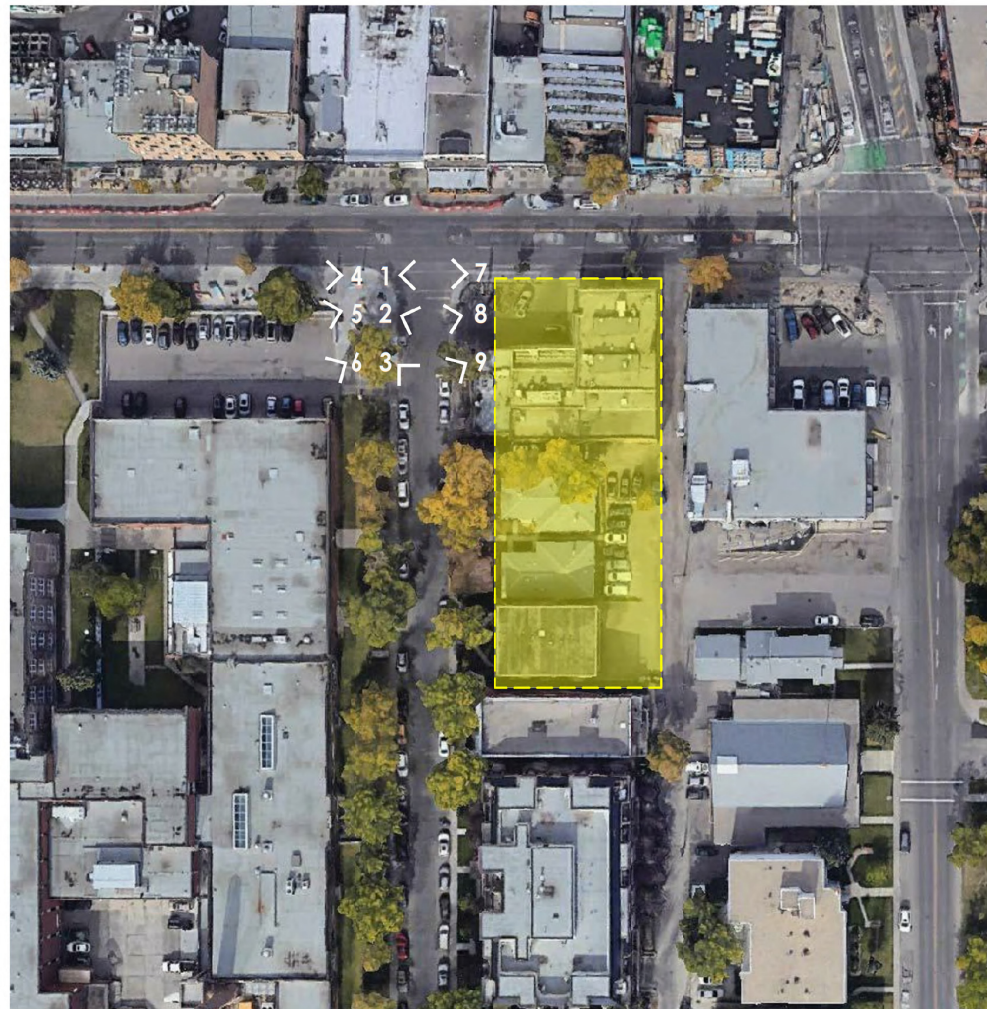
Drawing title

SITE PHOTOS

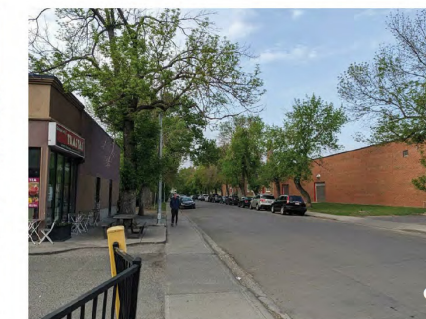
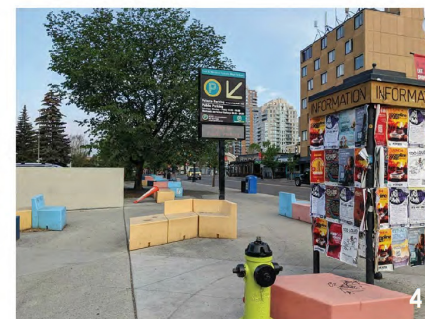
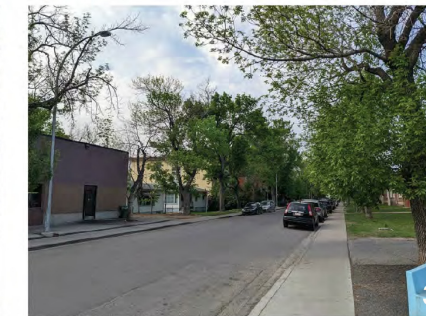
Project number	22-025
Issued	2023-12-21
Drawn by	CB, WS
Checked by	TS, RN
No.	

DP0.04

Scale 1:1



SITE COLOUR PHOTOGRAPHS 1



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FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

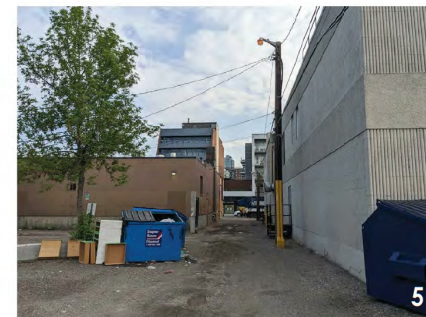
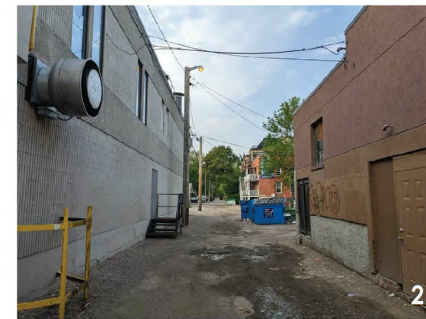
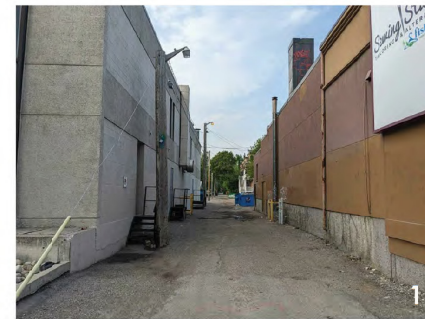
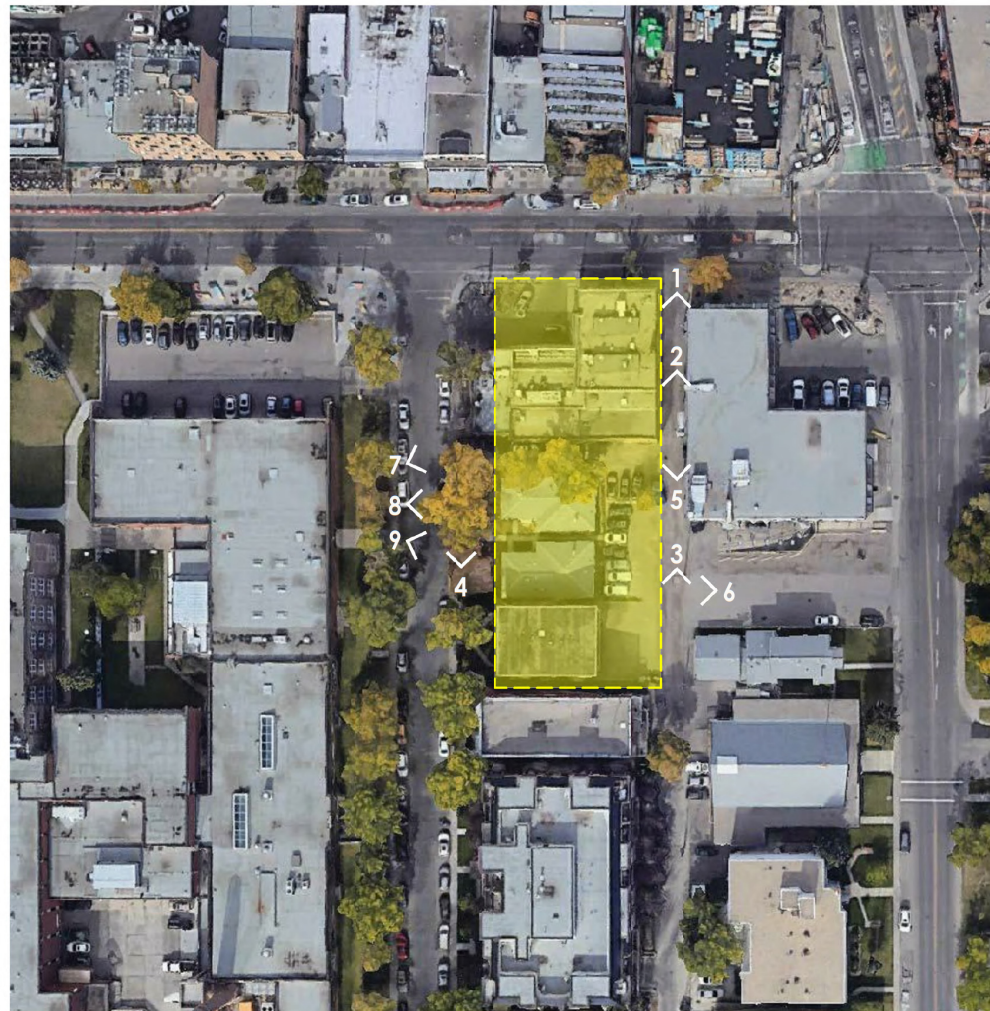
Drawing title

SITE PHOTOS

Project number	22-025
Issued	2023-12-21
Drawn by	CB, WS
Checked by	RN, TS

DP0.05

Scale 1:1



SITE COLOUR PHOTOGRAPHS 2

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No. Description Date

Project Information

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615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

CONTEXTUAL ELEVATIONS

Project number 22-025

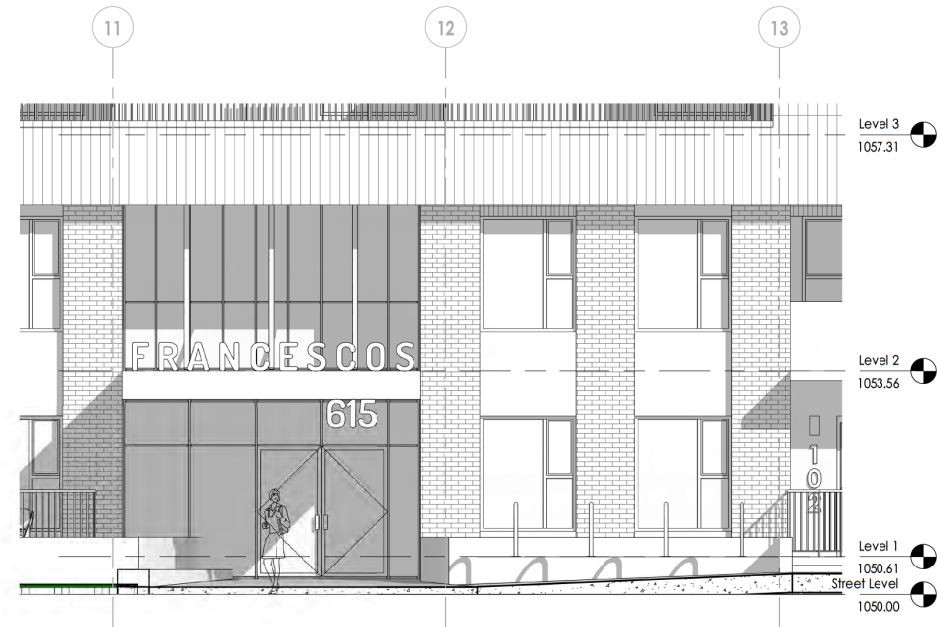
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Drawn by WS Checked by TS, RN

No.

DP0.06

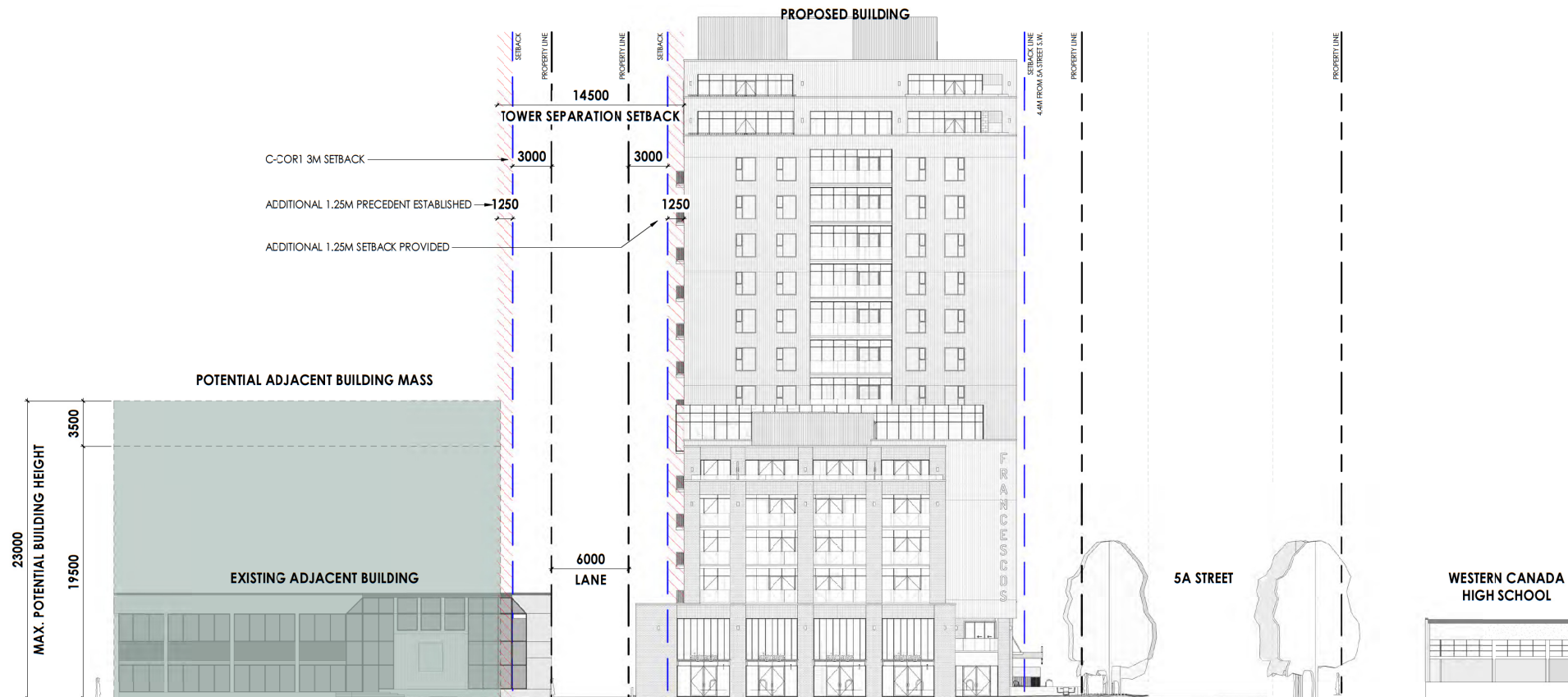
Scale As indicated



3 PRINCIPAL ENTRY ELEVATION
DP0.06 1 : 50



2 CONTEXTUAL WEST ELEVATION
DP0.06 1 : 100



NOTE:
23M MAX. POTENTIAL BUILDING HEIGHT RECOMMENDED TO AVOID CASTING SHADOWS ON THE NORTH SIDEWALK OF 17TH AVE.

1 CONTEXTUAL NORTH ELEVATION
DP0.06 1 : 200

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Project Information

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ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

BLOCK PLAN

Project number 22-025

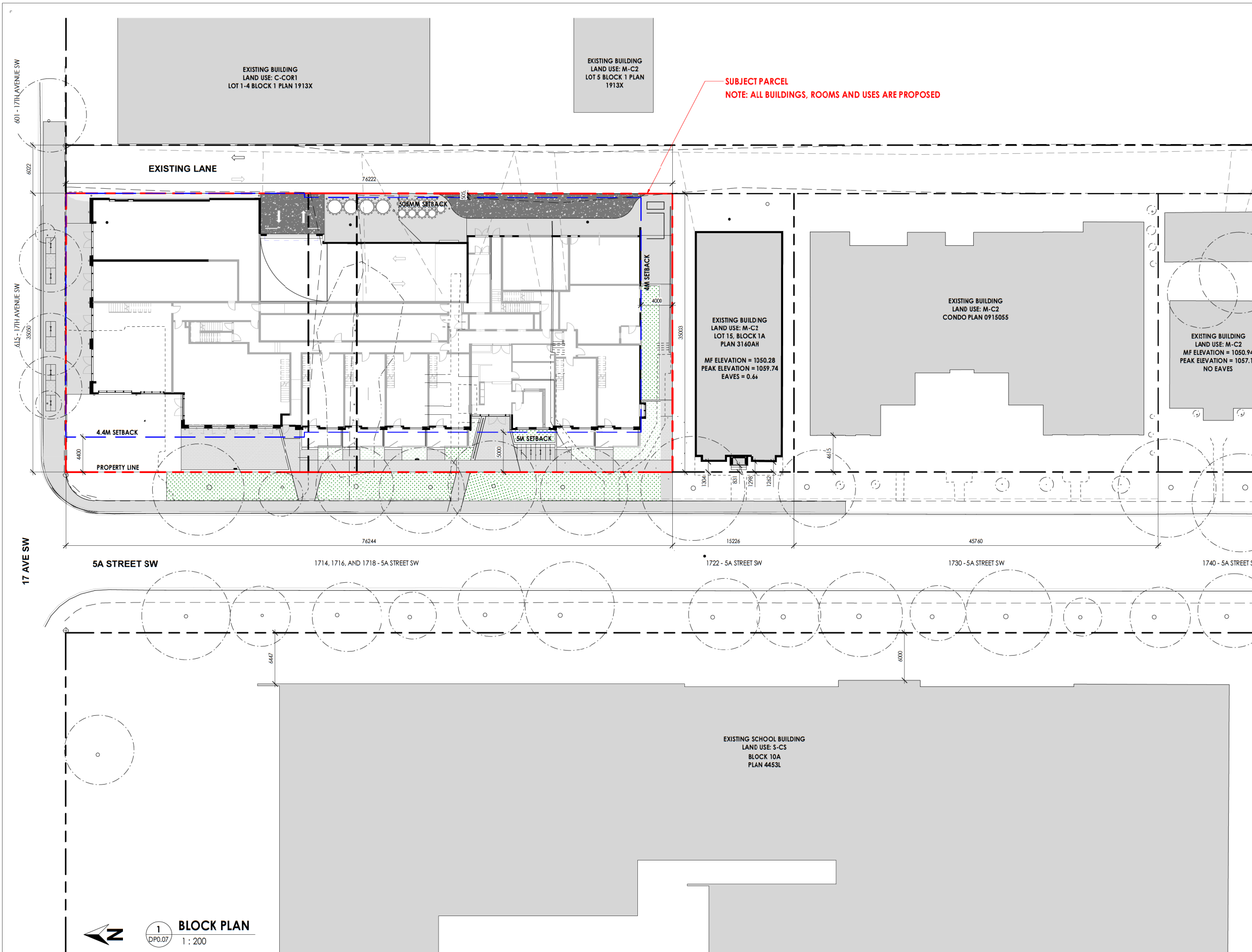
Issued 2023-12-21

Drawn by WS Checked by Checker

No.

DPO.07

Scale 1:200



1 BLOCK PLAN
DPO.07 1:200

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ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

EXISTING SITE SURVEY

Project number	22-025
Issued	2023-12-21
Drawn by	-- Checked by --
No.	

DP1.01

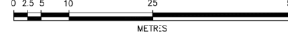
Scale

CITY OF CALGARY, ALBERTA

SKETCH PLAN SHOWING
TREE LOCATIONS AND SIZE

OF
5A STREET S.W.
BETWEEN
17TH AVENUE S.W. & 19TH AVENUE S.W.

SCALE: 1:500



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


LEGEND


Distances shown are in metres and decimata thereof.
Distances shown on curved boundaries are Arc distances.

Bearings are Grid and derived from GPS observations.
The Coordinate System used for this plan is:
Datum - North American Datum 1983
Projection - 3° Transverse Mercator
Reference Meridian - 114° West Longitude
Combined Scale Factor - 0.999739

Tree Canopies are shown thus: 

Tree Calipers are shown thus: 

Shrubs are shown thus: 

Building lines are shown thus: 

Building Eaves are shown thus: 

The survey was performed on April 26, 2019

Certified Correct this 30th Day of April, 2019

Alberta Land Surveyor



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



TRONNES GEOMATICS INC. 6135 - 10th Street S.E., Calgary, Alberta T2H 2Z6; 403-207-0303; File: 19-1104T

NOTE: SURVEY INFO PROVIDED BY TRONNES GEOMATICS INC. DRAWING NTS

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ARLINGTON STREET INVESTMENTS

615 -17TH AVENUE SW, CALGARY, ALBERTA

LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

SITE PLAN

Project number 22-025

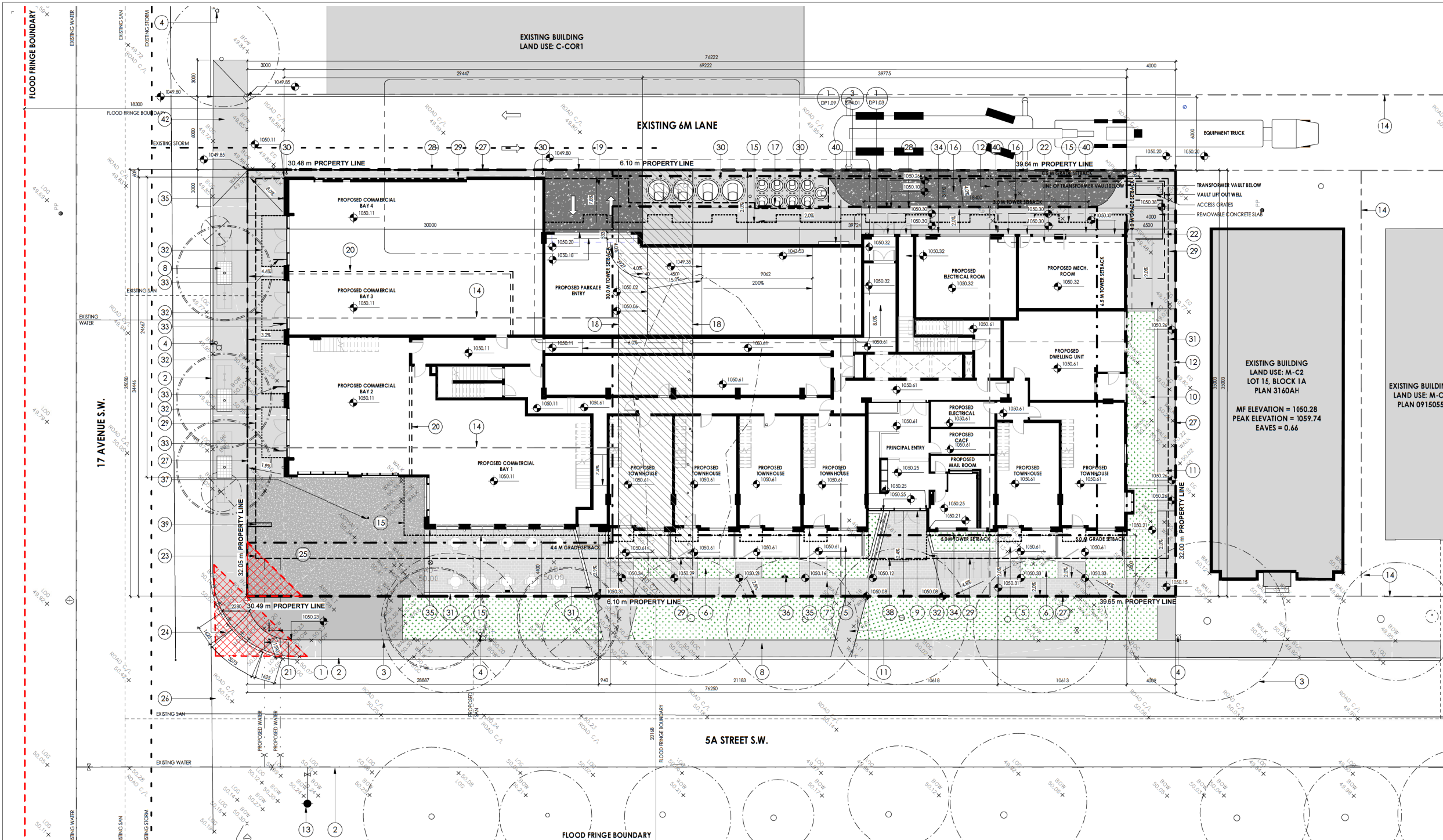
Issued 2023-12-21

Drawn by AH, WS Checked by TS, RN

No.

DP1.02

Scale As indicated



- NOTE:**
- SEE CIVIL DWGS FOR FURTHER GRADES AND SITE UTILITY ALIGNMENT
 - SEE LANDSCAPE DWGS FOR LANDSCAPE AND DETAILS
 - SEE ELECTRICAL DWGS FOR ELECTRIC FIXTURE LOCATIONS AND TYPES
 - THE PROPOSED BUILDING WILL BE DESIGNED AS TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS
 - THE PROPOSED DEVELOPMENT WILL INCLUDE THE INSTALLATION OF A SEWER BACK-UP VALVE
 - THE BUILDING WILL HAVE ELECTRICAL ISOLATION, THROUGH PLACEMENT OF A MASTER SWITCH, WHICH WILL BE LOCATED AT/ABOVE THE DESIGNATED FLOOD ELEVATION OF +1050.30 (GEODETIC)
 - EXISTING LANE CONSTRUCTION TYPE - ASPHALT, TO REMAIN AS CURRENT
 - PLEASE REFER TO DP2.03 LEVEL 1 FLOOR PLAN FOR DOOR & WINDOW OPENING SETTING-OUT
 - AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES/AND/OR DECIDE ON THE TREES FATE.

SITE PLAN KEYNOTES

- | | | | | |
|------------------------------------|--|--|--|--|
| 1 EXISTING STREET SIGNAGE | 11 EXISTING SIDEWALK TO BE REMOVED | 21 WHEELCHAIR RAMF AS PER CITY STANDARD | 30 PROPOSED BOLLARD | 40 LOCATION OF VENTING (TO MATCH BLDG.) |
| 2 EXISTING BACK OF CURB | 12 EXISTING RETAINING WALL TO BE REMOVED | 22 PROPOSED UNDERGROUND VAULT | 31 PROPOSED RETAINING WALL | 41 EXISTING DRIVEWAY TO BE REHABILITATED AS PER CITY STANDARDS |
| 3 EXISTING TREES TO REMAIN | 13 EXISTING FIRE HYDRANT | 23 SECONDARY VISIBILITY TRIANGLE | 32 PROPOSED CANOPY ABOVE | 42 DRIVEWAY FOR MONOLITHIC SIDEWALK AS PER CITY STANDARDS |
| 4 EXISTING STREET LIGHT | 14 EXISTING PROPERTY LINES | 24 VISIBILITY TRIANGLE | 33 PROPOSED COMMERCIAL BLADE SIGNAGE | |
| 5 PROPOSED PRIVATE DECK | 15 OUTLINE OF PROPOSED BUILDING ABOVE | 25 PROPOSED PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE | 34 PROPOSED BUILDING SIGNAGE | |
| 6 PROPOSED PLANTERS | 16 PROPOSED LOADING ZONES W/ SIGNAGE | 26 EXISTING PEDESTRIAN CROSSWALKS | 35 PROPOSED EXTERIOR LIGHTING | |
| 7 PROPOSED CONC. SIDEWALK | 17 PROPOSED MOLOKS WASTE DISPOSAL SYSTEM | 27 PROPOSED PROPERTY LINE | 36 PROPOSED SIAMESE CONNECTION | |
| 8 EXISTING CONC. SIDEWALK | 18 EXISTING LANE TO BE REMOVED AT THE EXPENSE OF THE DEVELOPER | 28 CURB CUTS TO BE REMOVED AND REHABILITATED AT THE EXPENSE OF THE DEVELOPER | 37 PROPOSED CATCH BASIN | |
| 9 PROPOSED MAIN BUILDING ENTRANCE | 19 PROPOSED PARKADE ENTRANCE | 29 PARKADE BELOW | 38 PROPOSED BUILDING ADDRESSING | |
| 10 PROPOSED CLASS 2 BICYCLE STALLS | 20 PROPOSED FUTURE COMMERCIAL BAY DIVISION WALLS | | 39 EXISTING COMMERCIAL SIGNAGE TO BE REMOVED | |

SITE STATISTICS

LEGAL DESCRIPTION:
LOTS 16-21, BLOCK 1A, PLAN 3160AH

CIVIC ADDRESS:
615 -17TH AVENUE SW, CALGARY, AB

EXISTING ZONING:
C-COR1 (COMMERCIAL CORRIDOR) & MC-2 (MIXED USE)

PROPOSED ZONING:
DC (DIRECT CONTROL)

SITE AREA = 28,735 SF (2,669.32 m²) 100%
BUILDING AREA = 18,355.58 SF (1,705.29 m²) 63.87%

DENSITY:
 # OF PROPOSED UNITS = 209 UNITS
 DENSITY IN UNITS PER HECTARE (UPH) = 727 UPH

SITE LEGEND

- PROPOSED LANDSCAPED AREA
- PROPOSED LIGHT COLOR GRANITE
- PROPOSED PERMEABLE PAVERS
- PROPOSED GREY COLOR CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED BENCH
- PROPOSED GRADE
- FLOOD FRINGE BOUNDARY LINE
- SETBACK LINE

SURVEY / CIVIL LEGEND

- MAN HOLE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGNAGE
- LIGHTING
- EXISTING TREES
- PROPOSED TREES
- EXISTING TREES TO BE REMOVED
- EXISTING GRADE
- EXISTING OVERHEAD POWER
- EXISTING BACK OF WALK
- EXISTING LIP OF GUTTER
- EXISTING FACE OF CURB
- EXISTING BACK OF CURB
- EXISTING SIDEWALK TO BE REMOVED
- EXISTING PROPERTY LINE
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER
- PROPOSED WATER
- PROPOSED SANITARY

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No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

WASTE & RECYCLING DETAILS

Project number: 22-025
Issued: 2023-12-21
Drawn by: WS Checked by: TS, RN
No.

DP1.03

Scale: As indicated



DESIGN STANDARDS FOR THE STORAGE & COLLECTION OF WASTE

1.2 MULTI-FAMILY DEVELOPMENTS

1.2.1 (4) THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK IS CALCULATED USING 0.24m³ (0.3yd³) MULTIPLIED BY THE TOTAL NUMBER OF DWELLING UNITS

TOTAL DWELLING UNITS = 209 DWELLING UNITS
TOTAL VOLUME OF WASTE PRODUCED = 209 X 0.24m³ = 50.16m³ (65.60yd³)
TOTAL # OF WASTE CONTAINERS REQUIRED = 65.60yd³ / 6.5yd³ PER WEEK = 10 CONTAINERS

TOTAL # OF WASTE CONTAINERS PROVIDED =
2 X 6.5yd³ GARBAGE CONTAINERS
2 X 6.5yd³ RECYCLING CONTAINERS
3 X 1.7yd³ FOOD & YARD WASTE CONTAINERS
3 X 1.7yd³ GREASE CONTAINER

2 PICKUP TIMES MULTIPLIED BY THE TOTAL PROPOSED CAPACITY (34.1yd³) OF MOLOK EQUALS 68.2yd³ PROVIDING SUFFICIENT AMOUNT OF WASTE AND RECYCLING DISPOSAL PER WEEK.

NOTE:
THIS DEVELOPMENT PLANS ON HAVING A 2 TIME PER WEEK PICKUP SCHEDULE RESULTING IN LESS WASTE CONTAINERS

1.3 INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

1.3.1 (1) ONE CONTAINER MUST BE PROVIDED FOR EACH DIFFERENT MATERIAL TYPE COLLECTED (GARBAGE, RECYCLABLE MATERIALS, GREASE, AND FOOD & YARD WASTE MATERIALS).

1.3.1 (5) WASTE STORAGE AREA REQUIREMENTS ARE CALCULATED BASED ON THE GREATER OF:

- EACH BAY IN A COMMERCIAL STRIP MALL PRODUCING A MIN. OF 1m³ OF COMBINED WASTE IN AN AVERAGE WEEK, OR
- EVERY 1000m² OF THE DEVELOPMENT PRODUCING A MIN. OF 3m³ OF COMBINED WASTE IN AN AVERAGE WEEK

1.3.1 (7) A STORAGE AREA THAT IS A MIN. OF 1.5m BY 2.0m IS REQUIRED FOR RESTAURANT GREASE WASTE DISPOSAL, WHICH MUST BE INCLUDED IN ADDITION TO THE WASTE VOLUME CALCULATION.

TOTAL COMMERCIAL UNITS = 3 COMMERCIAL UNITS
TOTAL VOLUME OF WASTE PRODUCED = 3m³ (4yd³)
TOTAL # OF WASTE CONTAINERS REQUIRED = 1 CONTAINER PER MATERIAL = 3 CONTAINERS

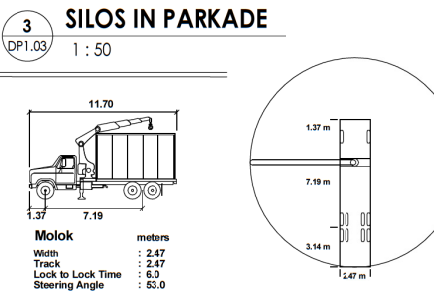
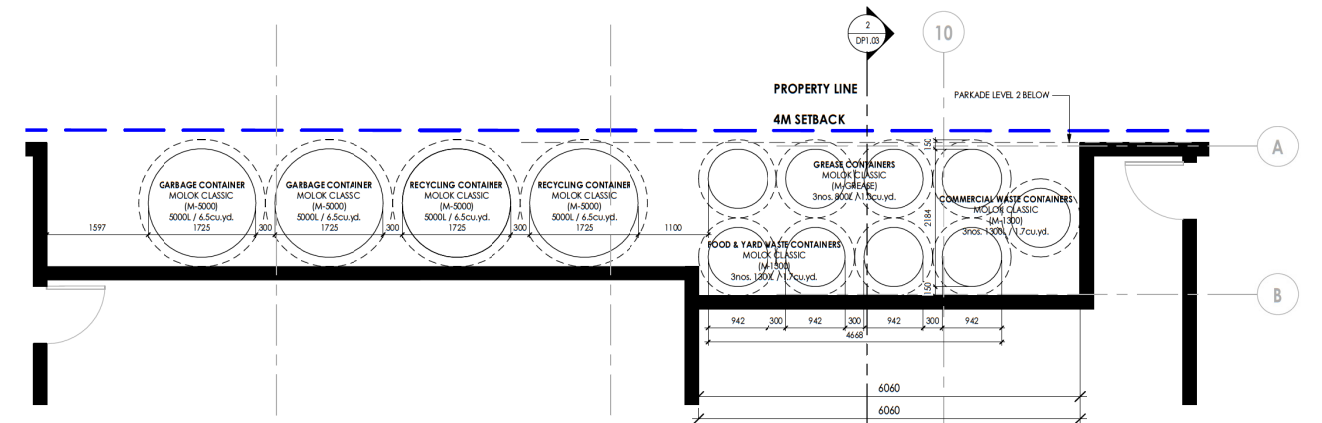
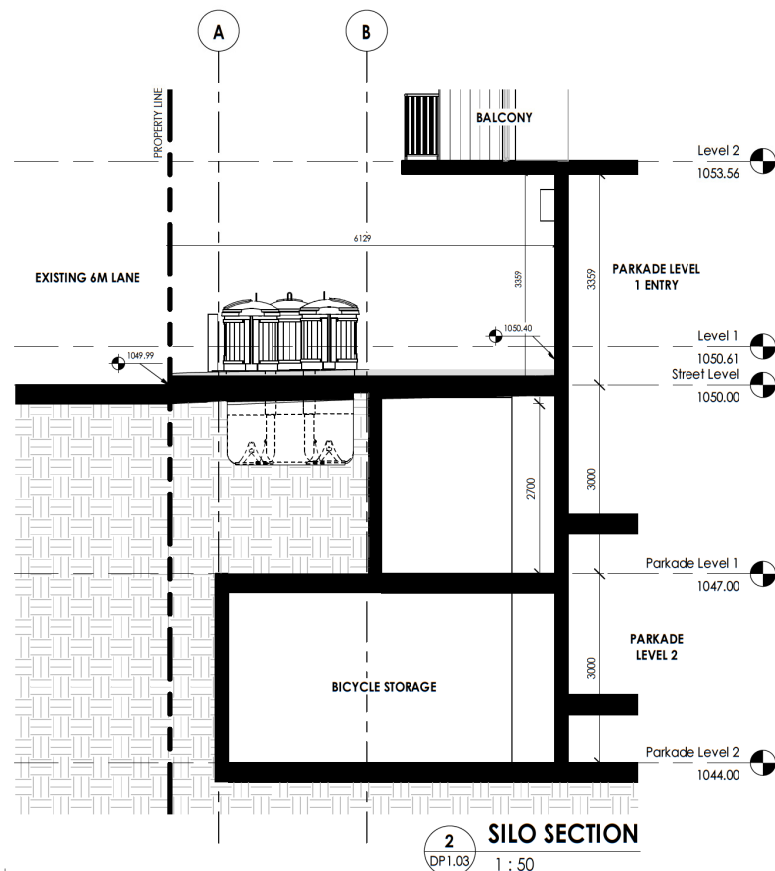
1.3 INDUSTRIAL, COMMERCIAL & INSTITUTIONAL (continuation)

TOTAL # OF WASTE CONTAINERS PROVIDED =
1 X 1.7yd³ GARBAGE CONTAINER
1 X 1.7yd³ RECYCLING CONTAINER
1 X 1.7yd³ GREASE CONTAINER

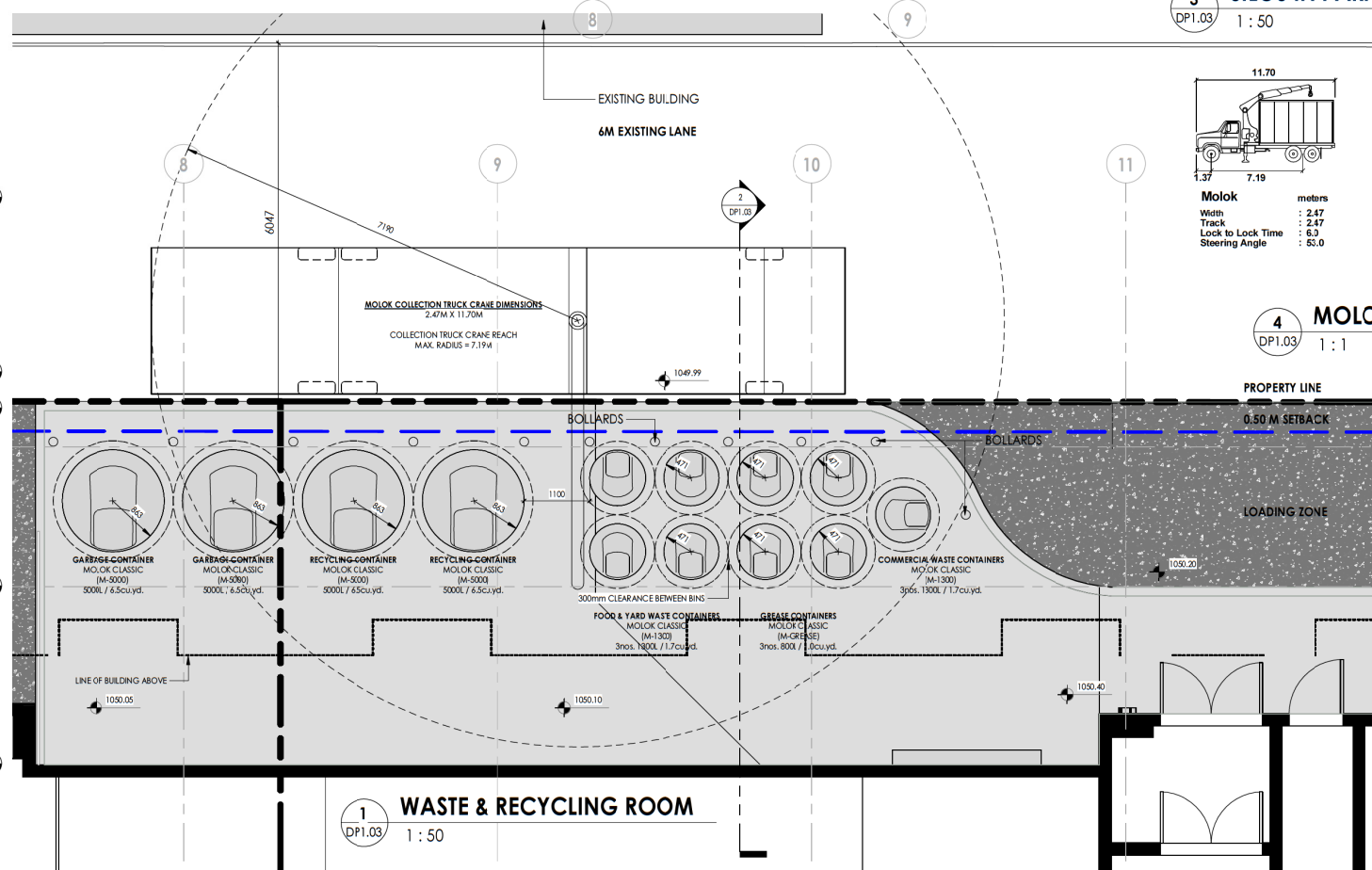
2 PICKUP TIMES MULTIPLIED BY THE TOTAL PROPOSED CAPACITY (5.1yd³) OF MOLOK EQUALS 10.2yd³ PROVIDING SUFFICIENT AMOUNT OF WASTE AND RECYCLING DISPOSAL PER WEEK.

NOTE:
THIS DEVELOPMENT PLANS ON HAVING A 5 TIME PER WEEK PICKUP SCHEDULE RESULTING IN LESS WASTE CONTAINERS

5 SILO EB130T & EB5000T
DP1.03 NTS



1 WASTE & RECYCLING ROOM
DP1.03 1:50



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Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS

615 - 17TH AVENUE SW, CALGARY, ALBERTA

LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

FIRE FIGHTING ACCESS PLAN

Project number 22-025

Issued 2023-12-21

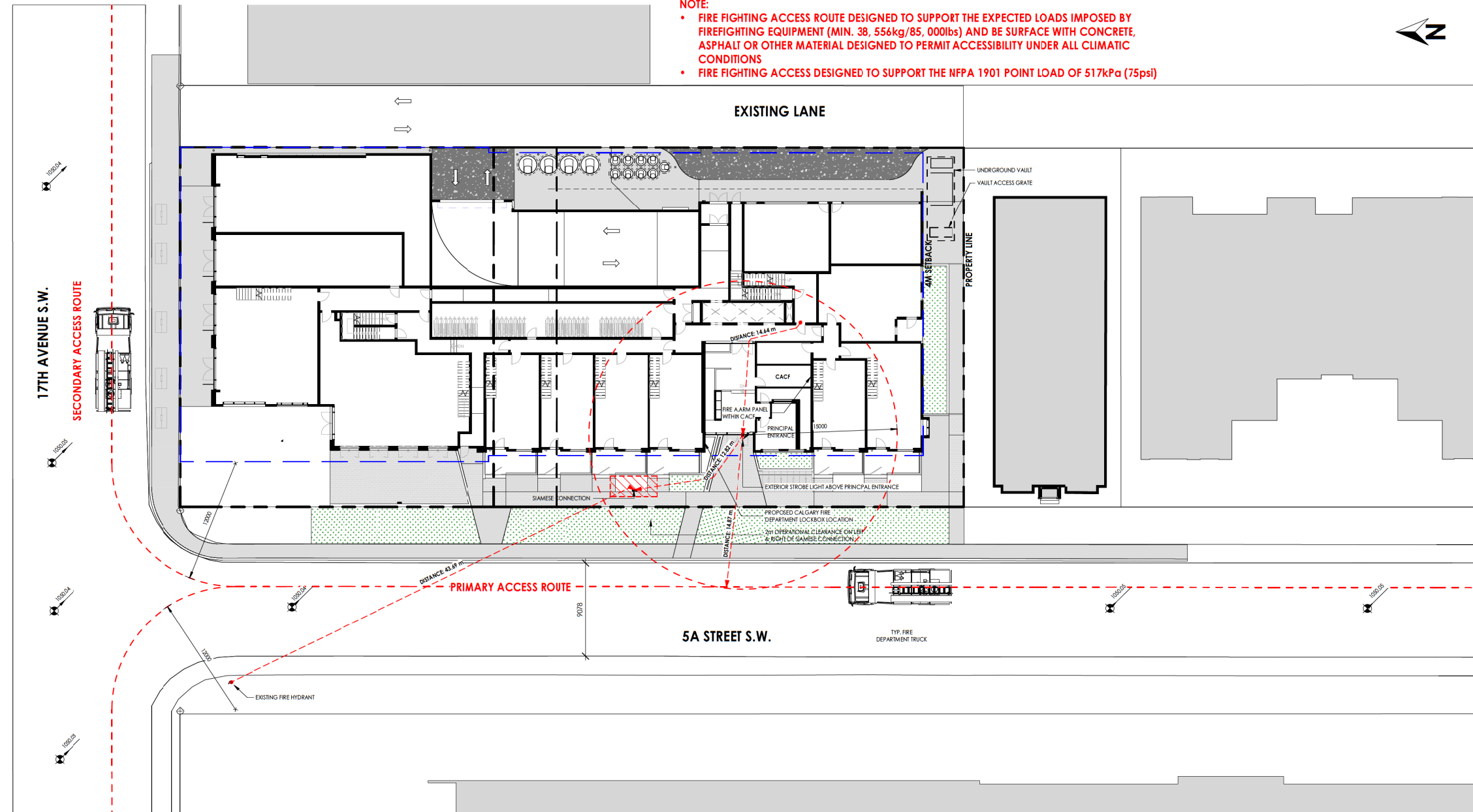
Drawn by WS Checked by TS, RN

No.

DP1.04

Scale 1 : 200

- NOTE:**
- FIRE FIGHTING ACCESS ROUTE DESIGNED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT (MIN. 38, 556kg/85, 000lbs) AND BE SURFACE WITH CONCRETE, ASPHALT OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS
 - FIRE FIGHTING ACCESS DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517kPa (75psi)



1
DP1.04
FIRE FIGHTING ACCESS PLAN
1 : 200

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Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 31604H

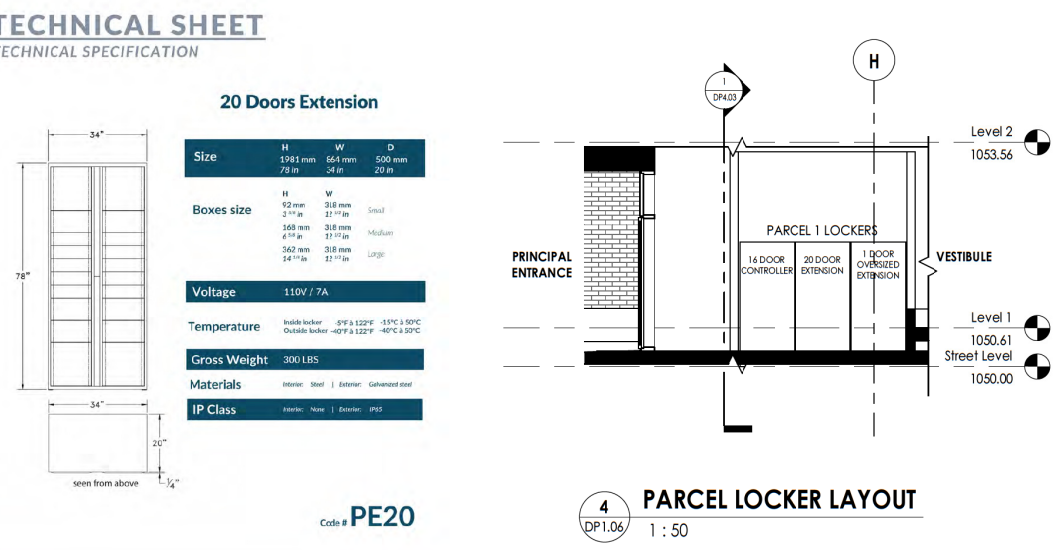
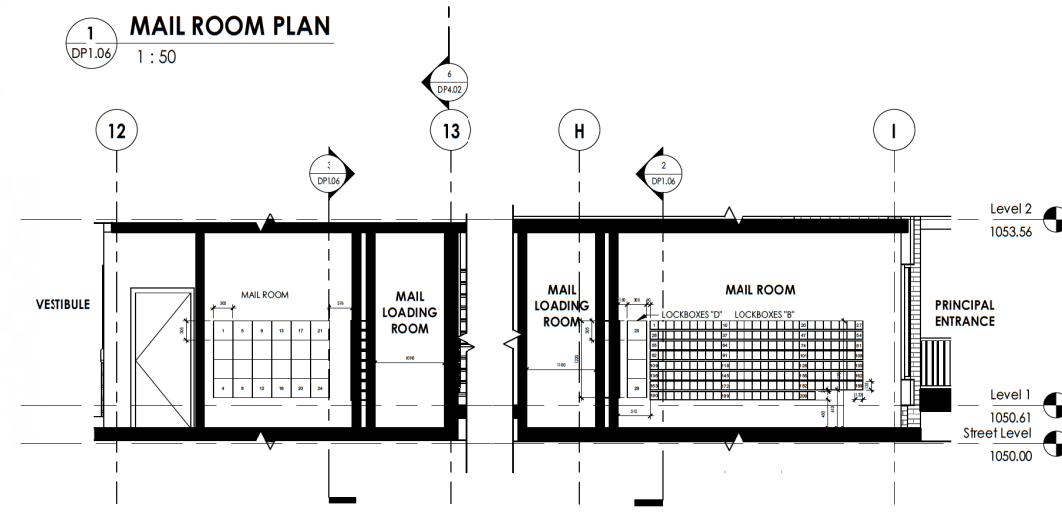
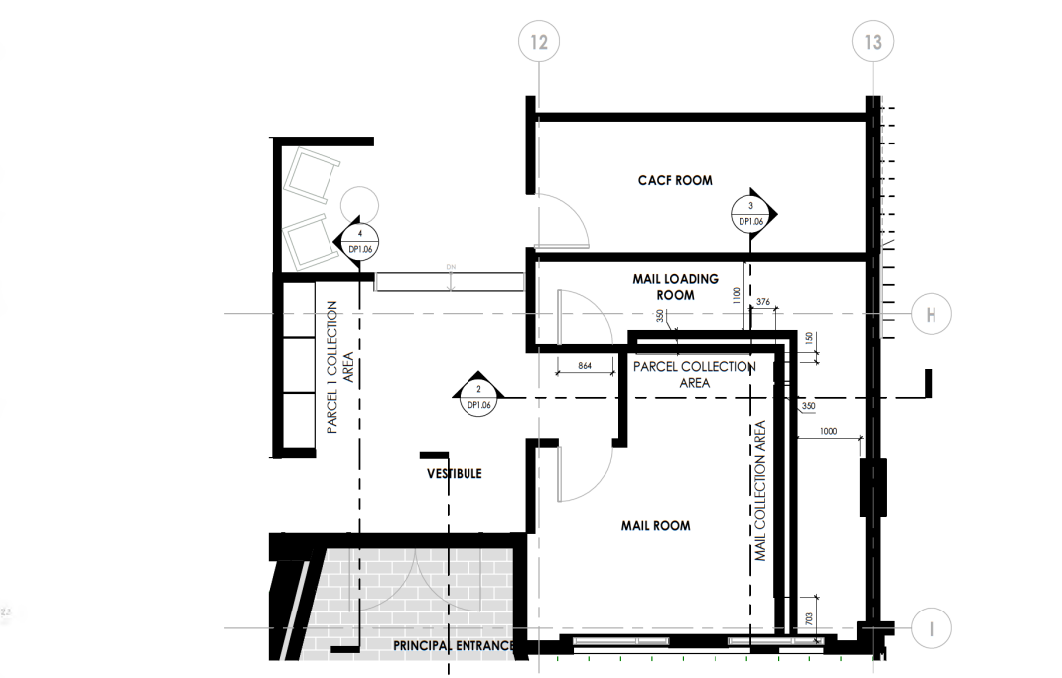
Drawing title

MAIL ROOM DETAILS

Project number: 22-025
Issued: 2023-12-21
Drawn by: WS | Checked by: Checker
No.

DP1.06

Scale: 1 : 50



Appendix B

Specifications for lockbox assemblies and mailrooms

Lockbox assemblies

There are a variety of lockbox systems available on the retail market, most of which are in two general categories, front-loading or rear-loading postal box assemblies. Depending on your particular requirements, either of these box types will provide appropriate mail delivery functionality.

1. Front-loading lockbox assemblies

In front-loading lockbox assemblies, access for the delivery personnel is provided through a master door or similar access feature. This permits the delivery personnel to use the same floor space as the customer, thus reducing the overall space required. Two major types of front-loading assemblies are available.

1.1 Drop-front lockbox assembly

The drop-front lockbox assembly (often referred to as a "1" panel) consists of a number of vertical mailboxes banked to form a unit that, when unlocked by the delivery personnel, "drop" out at the top to permit the mail to be deposited through the open box tops. Customer access is provided by a side-hinged, individually locked customer compartment door.

The assembly is usually used in small residential apartment buildings. It is useful in buildings with 3 to 18 units. It is available in banks of 3 to 8 boxes. It can be mounted into the wall or surface-mounted. It is available in limited sizes, but is not suited to commercial or retail tenants. The assembly does not hold parcel-sized boxes.

1.2 Master-door lockbox assembly

With this style of lockbox assembly, the delivery personnel are provided access to multiple boxes by opening a master door on the front of the assembly. Customer access is provided by a hinged, individually locked customer compartment door. These boxes are available in a number of standard sizes (see section 4). The assembly is available in a variety of sizes that can be mixed to provide for varying tenant needs (see section 4). Larger boxes can be used as parcel compartments. The assembly is available in flush or surface-mounted models.

1.3 Front-loading "B" boxes

They are used where wall space is limited (taking less area than "1" panels). They can be inserted either fully or partially into a wall or added onto a wall. They can be used in buildings with a large number of tenants if a mailroom cannot be installed or is not feasible. Larger compartments in varying configurations are available (see section 4).

Section B

1. Lockbox assemblies

Definition

A lockbox assembly is a privately owned group of mailboxes designed to receive mail for all occupants of the building. It is constructed so that each tenant has an individual compartment that is securely locked. For the delivery of mail to individual boxes, access is provided at the front or rear of the boxes (see Appendix B).

1.1 Lockboxes can be installed in a wall unit or as a free-standing delivery unit.

1.2 Where lockboxes are installed, it may be necessary to provide a secure area for temporary safekeeping of mail. In this case, locks would be provided by Canada Post and no charge, and key handover in the possession of Canada Post.

1.3 When ordering lockbox assemblies, the developer/owner should provide the mailroom supplier with a list of subunit numbers assigned within the multi-tenant building so that the supplier can order the number plates for the outside of the mailboxes. For centralized mailroom equipment other than front-loading units, the developer/owner should label the inside of the boxes as well as that the delivery agent can sort the mail in the appropriate compartments when the master door is open.



Section B

Apartment buildings

Delivery service options available for apartment buildings are:

- front-loading lockbox assembly
- rear-loading mailroom.

Note: For apartment buildings with 100 or more units, a mailroom must be installed. For a building of the many units, a mailroom allows for more efficient delivery of the mail because there is not a large number of panels to continually open and close. Multiple open panels can also hinder the flow and safety of lobby traffic. A mailroom provides a higher degree of security (see Appendix B, sections 8 and 9).

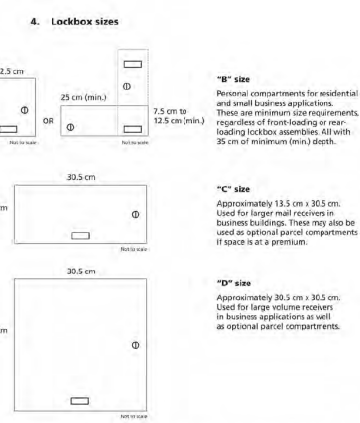
Responsibilities

The developer/owner must:

- supply, install and maintain the mail delivery equipment according to Canada Post specifications (see Appendix B);
- provide Canada Post with all the suite or unit numbers (recommended to have numeric characters only and no hyphens or special characters);
- ensure that all the mail delivery equipment is accessible by persons with physical disabilities.



Appendix B



Note: When ordering lockbox assemblies, one additional compartment must be allowed for housing Canada Post's office lock.

Appendix B

5. Specifications for lockbox assemblies

5.1 Every lockbox assembly must be located adjacent to the main entrance of the building and be readily accessible to delivery personnel. There is to be only one lockbox assembly per building.

5.2 Every lockbox assembly must be constructed so that delivery personnel, when sorting the mail for that assembly, are not required to reach higher than 170 cm from the finished floor level in order to place mail in the top row of boxes, or lower than 45 cm from the finished floor level in order to place mail in the bottom row of boxes. If the bottom row is composed of parcel compartments, it can be 38 cm from the finished floor level. The entire top and bottom rows of boxes must be contained within these maximum measurements as there is always the potential for full use of the boxes.

5.3 Every lockbox assembly must be installed with a minimum of 15 cm between the last row of boxes and all adjoining walls that create inside corners. This ensures ease of access to the boxes and applies to all inside corners on the customer side and the postal delivery side of all assemblies.

5.4 Every lockbox assembly must be constructed and installed in such a manner as to prevent:

- loss or entrapment of mail;
- damage to mail;
- injury to post office delivery personnel;
- injury to the customer.

5.5 Each box in a lockbox assembly must be equipped with a door through which mail can be obtained, and every such door must be equipped with a lock.

5.6 Each box in a lockbox assembly must have a holder in which the name (optional) and apartment suite number of the tenant is placed in such a manner that they are readily visible to the post office delivery personnel when placing mail in the box. Boxes must be numbered sequentially low to high. Please see page 27 for lockbox sequencing guidelines.

Note: Choose well constructed equipment. Quality boxes will provide many years of trouble-free service. Well built mailboxes will ensure that the tenant's mail is always securely protected and that there is no risk of injury to customers and delivery personnel and of damage to mail items. Proper installation is also critical to ensure the security of the mail over a long service life (see section 7).

Appendix B

8. Special notice to installers of lockboxes

Lockbox audits indicate that mail can become trapped within the wall cavity surrounding the lockbox assembly. This can be reduced with proper installation. Therefore, we request your assistance and ask that you carefully follow the manufacturer's installation instructions, paying particular attention to the following areas:

8.1 Close fit the opening in the wall to the outside of the box cabinet. The opening should be square and square ensuring a minimum gap between the wall framing and the cabinet.

8.2 Provide adequate framing in the wall to ensure that the lockbox assembly can be anchored securely. Note that in normal operation the anchoring is subjected to considerable force. This can result in the lockbox being pulled from the wall after numerous openings, particularly if there is not sufficient anchoring.

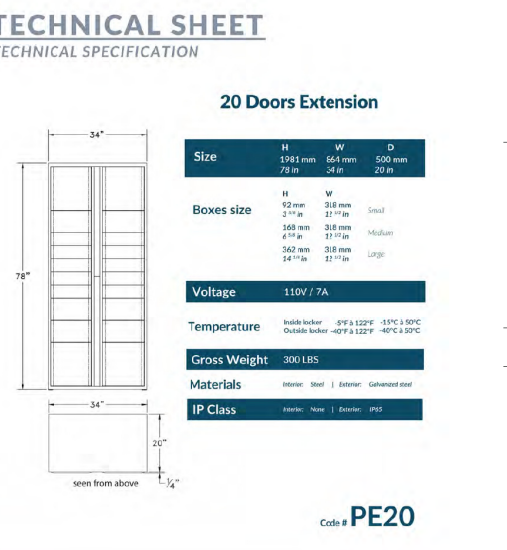
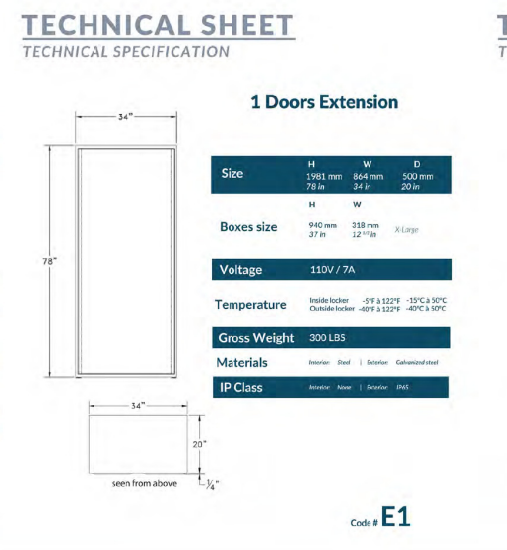
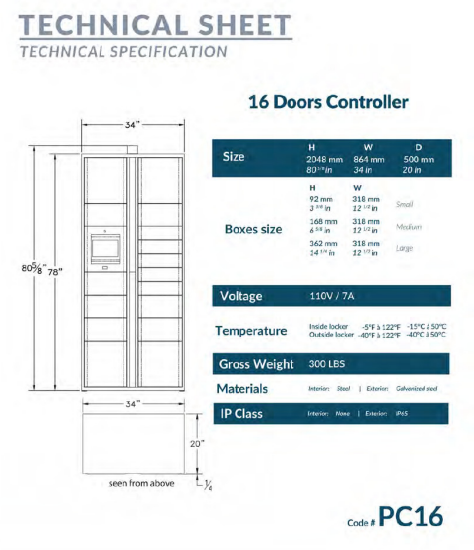
8.3 Ensure that the lockbox assembly is installed tightly to the wall. There should not be cracks that permit mail items to be wedged between the frame and the finished wall. Recipients wishing to redress mail often place it in such cracks which can result in the mail items slipping into the wall cavity and becoming lost. We recommend this seam be sealed with an appropriate caulking.

Fit frame tight to wall (fastening recommended)

Provide adequate framing to ensure secure anchoring

Minimum gap around lockbox cabinet

Lockbox cabinet



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BICYCLE STORAGE DETAILS (CLASS 1)

DERO Decker

Submittal Sheet



CAPACITY 4 Bikes per unit

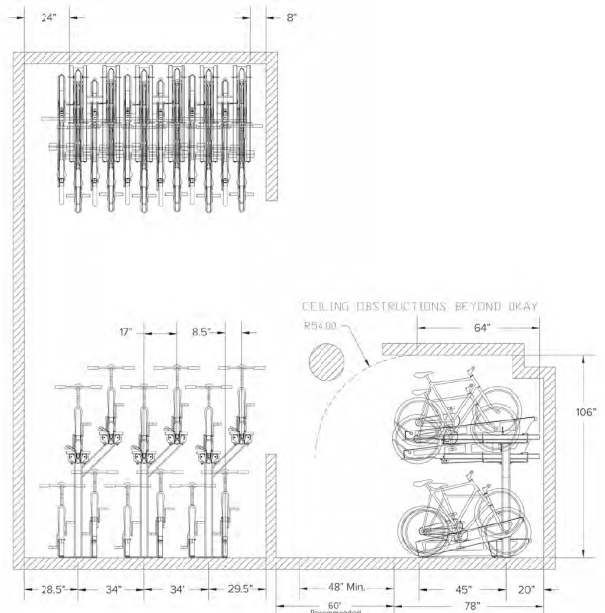
MATERIALS Uprights: 4" 1 1/2 square tube
Upright base: 1/4" plate
Cardinals: 1/2 plate
Cardiève base: 1/4" plate
Trays: 1/2 plate

FINISHES
 Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
 Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS
Surface only
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

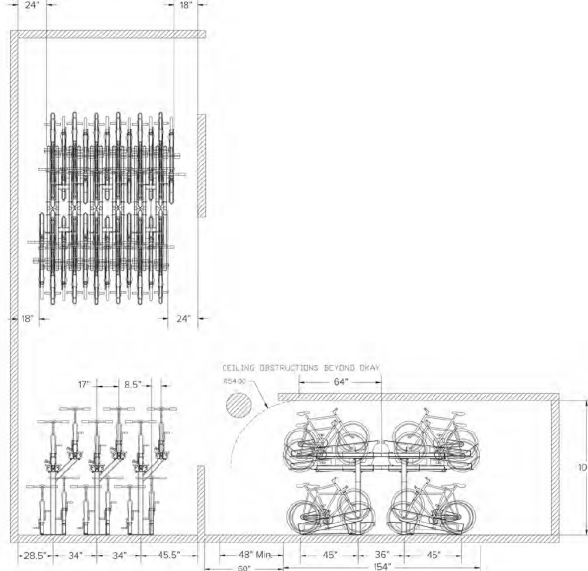
DERO Decker

Setbacks Single Sided



DERO Decker

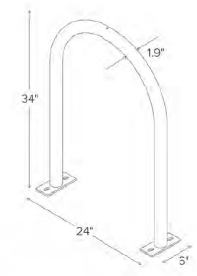
Setbacks Double Sided



BICYCLE STORAGE DETAILS (CLASS 2)

DERO Hoop Rack

Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 1.5" schedule 40 pipe (1.9" OD)

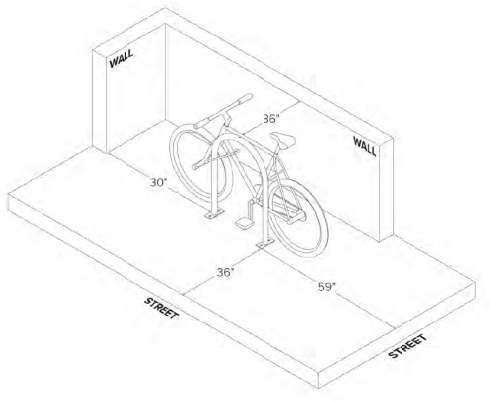
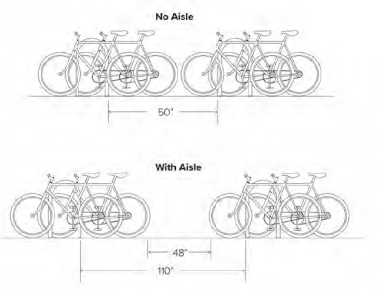
FINISHES
 Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
 Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
 Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
 Surface
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tempra-resistant fasteners available upon request.
 In-Ground
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
 Rail
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to two ground. Rails are heavy duty 2" x 1.4" x .312" thick galvanized mounting rails. Specify rail mount for this option.

OPTIONAL LEAN BAR
 Add Lean Bar

DERO Hoop Rack

Setbacks

CLASS 1: BICYCLE STORAGE (260 STALLS)

GROUND MOUNTED RACK TOTAL: 200 STALLS
DERO DECKER: 200 STALLS

CLASS 2: BICYCLE STORAGE (18 STALLS)

GROUND MOUNTED RACK TOTAL: 18 STALLS
HOOP RACK: 18 STALLS

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No.	Description	Date
20	DTR - 2 RESPONSE	2023.12.21
19	DTR - 1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

BICYCLE DETAILS

Project number	22-025
Issued	2023-12-21
Drawn by	WS
Checked by	Checker

No.

DP1.07

Scale

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ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

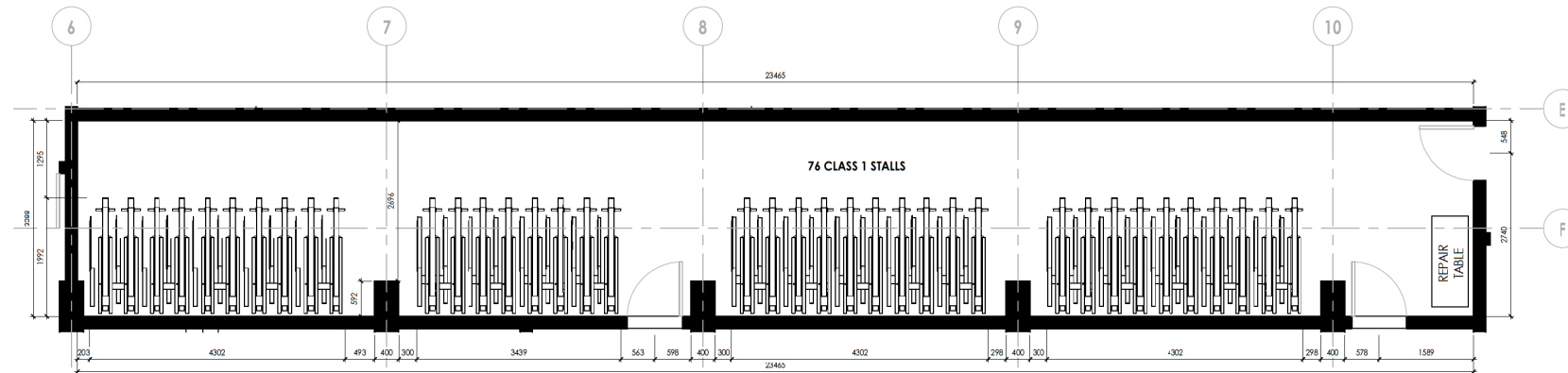
Drawing title

BICYCLE ROOMS

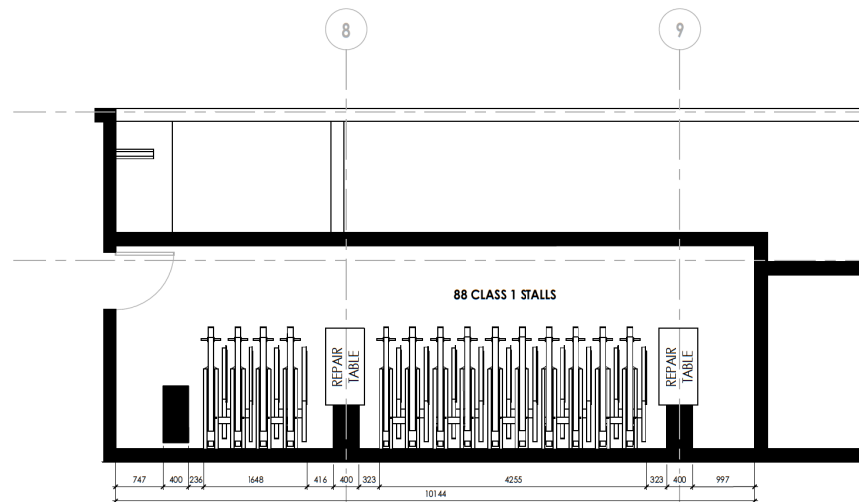
Project number	22-025
Issued	2023-12-21
Drawn by	WS
Checked by	TS, RN
No.	

DP1.08

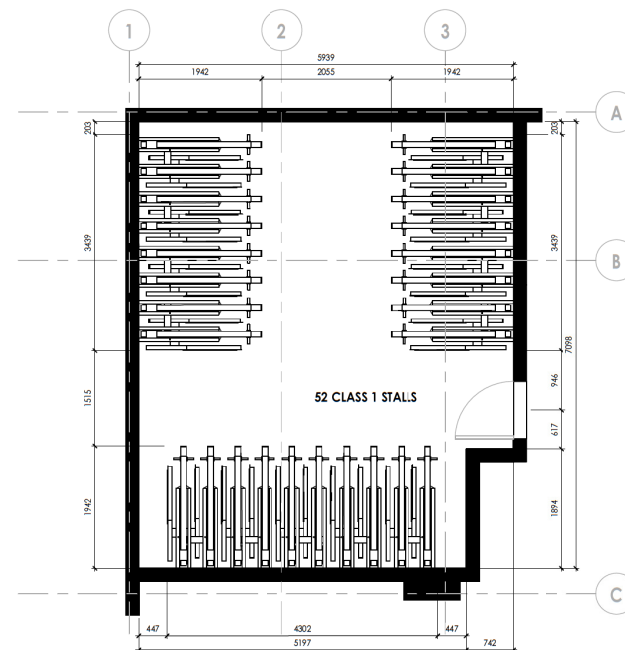
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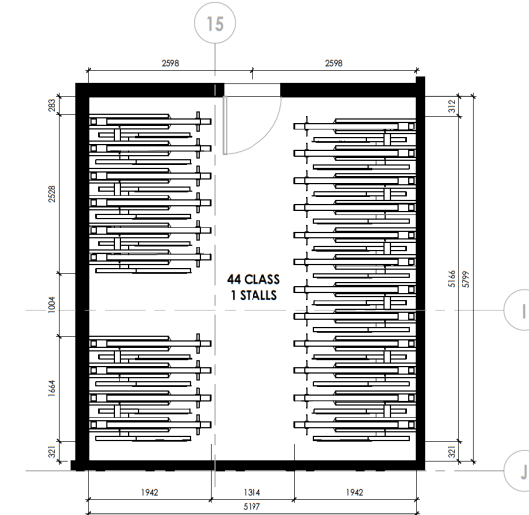
4 BIKE ROOM 4
DP1.08 1:50



3 BIKE ROOM 3
DP1.08 1:50



2 BIKE ROOM 2
DP1.08 1:50



1 BIKE ROOM 1
DP1.08 1:50

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14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04

No.	Description	Date
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Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

TURNING TEMPLATES

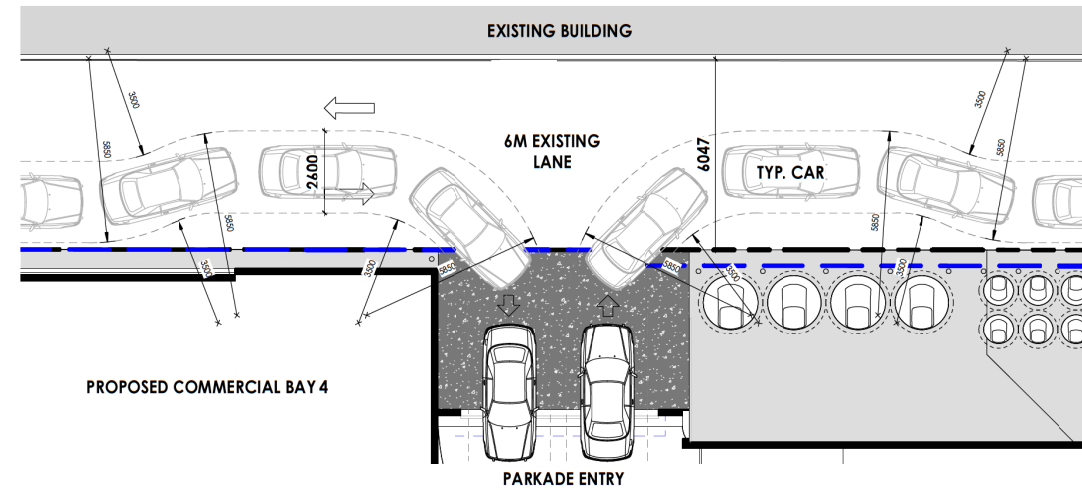
Project number	22-025
Issued	2023-12-21
Drawn by	WS
Checked by	TS, RN

No.

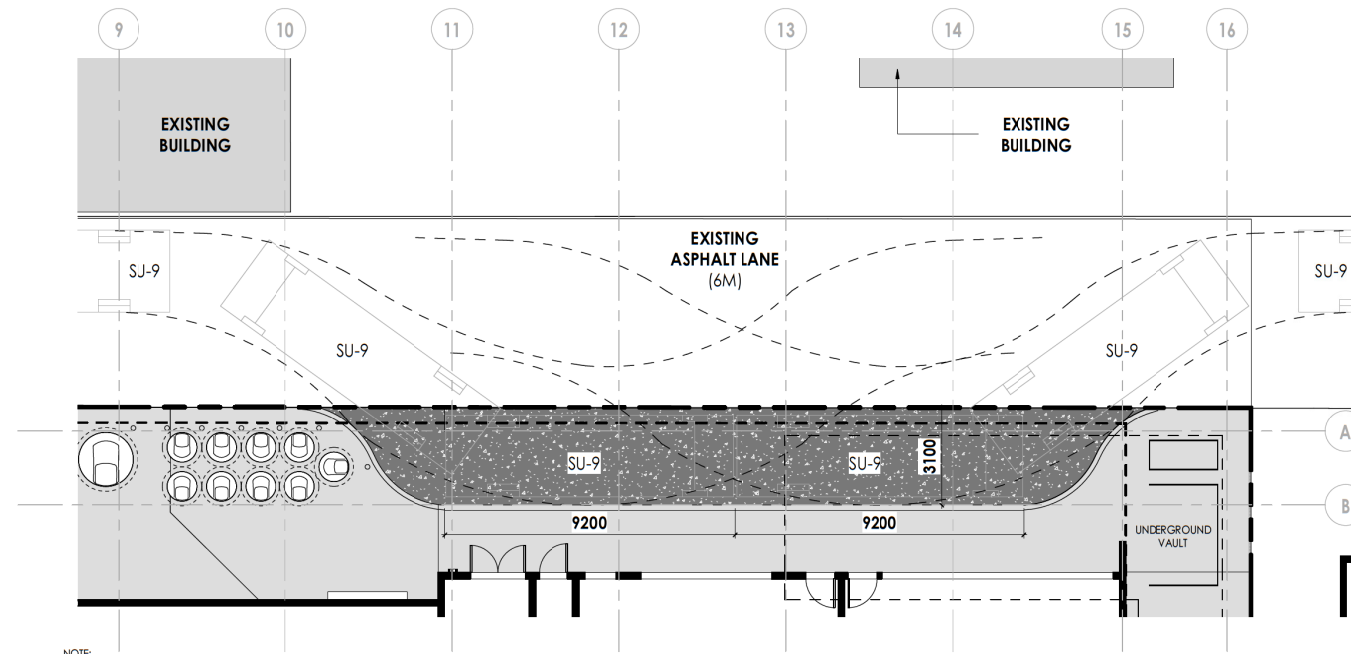
DP1.09

Scale 1:100

1 PARKADE ENTRY TURNING TEMPLATE
DP1.09 1:100



2 LOADING ZONE TRUCK TEMPLATE
DP1.09 1:100



NOTE:
• ALL PORTIONS OF COLLECTION VEHICLE ROUTE, PARKING STRUCTURES AND APPROACH AREA TO BE DESIGNED TO BE CAPABLE OF SUPPORTING A MIN. OF 25,000 KG LOAD.

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15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

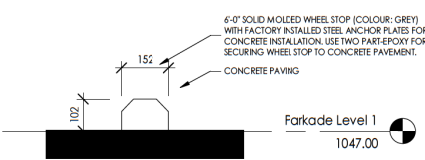
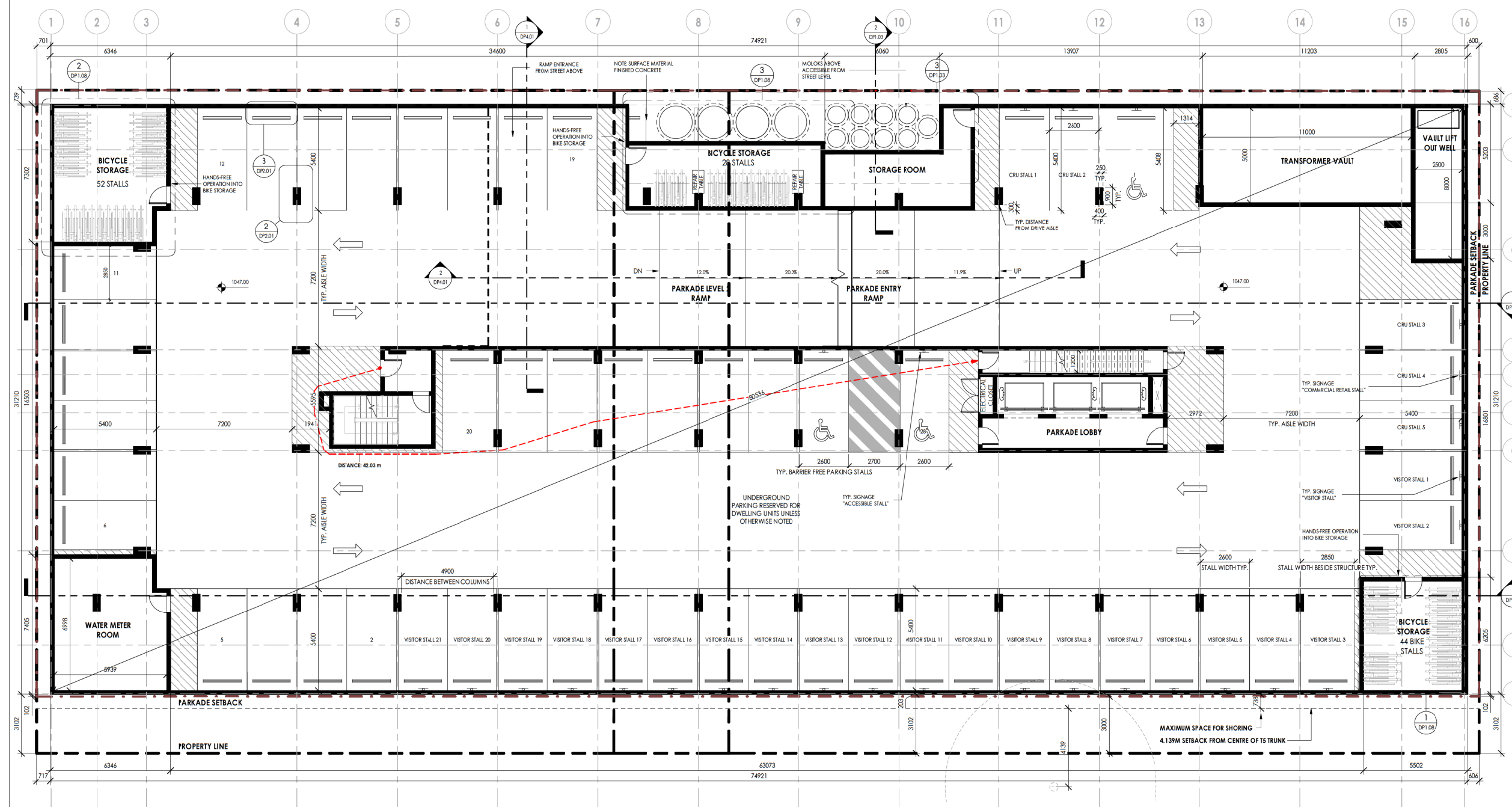
PARKADE LEVEL 1 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH, WS
Checked by	TS, RN

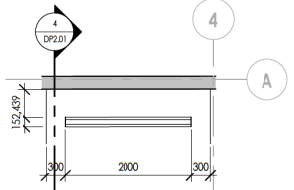
DP2.01

Scale As indicated

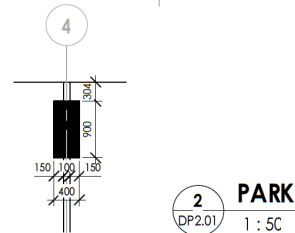
TOTAL NUMBER OF STORAGE LOCKERS		TOTAL NUMBER OF VEHICLE PARKING STALLS	
PARKADE LEVEL 1	= 0 STORAGE LOCKERS	RESIDENT PARKING	= 84 STALLS
PARKADE LEVEL 2	= 87 STORAGE LOCKERS	VISITOR PARKING	= 21 STALLS
TOTAL	= 87 STORAGE LOCKERS	COMMERCIAL PARKING	= 5 STALLS
TOTAL NUMBER OF CLASS 1 BIKE STALLS		TOTAL	= 110 STALLS
PARKADE LEVEL 1	= 124 CLASS 1 BIKE STALLS		
LEVEL 1	= 76 CLASS 1 BIKE STALLS		



4 WHEEL STOP TYP.
DP2.01 1:10



3 WHEEL STOP TYP.
DP2.01 1:50



2 PARKADE COLUMN DETAIL TYP.
DP2.01 1:50

1 PARKADE LEVEL 1 FLOOR PLAN
DP2.01 1:100
NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED

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20	DTR-2 RESPONSE	2023.12.21
19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13

No. Description Date

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS

615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

PARKADE LEVEL 2 FLOOR PLAN

Project number 22-025

Issued 2023-12-21

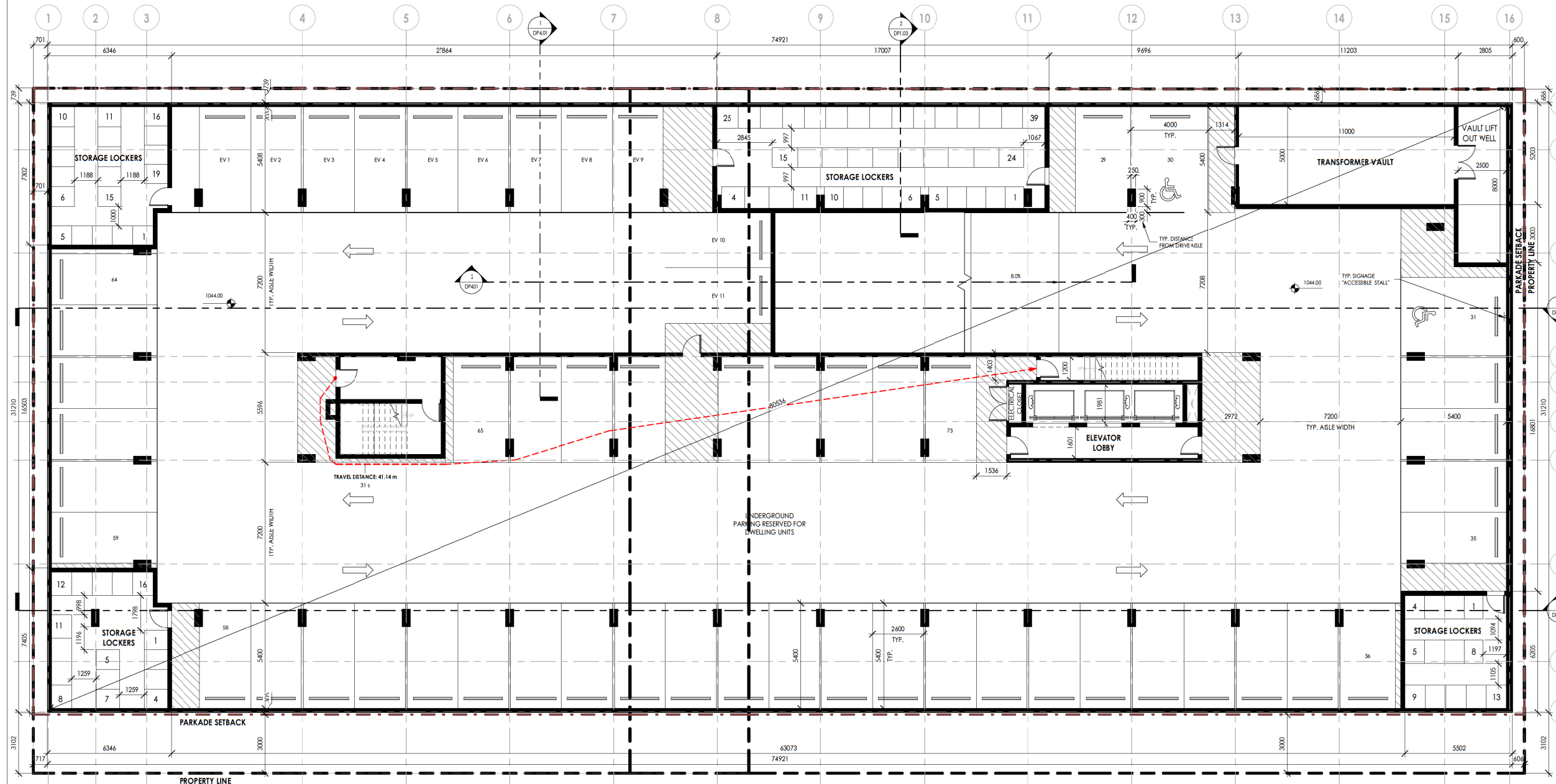
Drawn by WS Checked by Checker

No.

DP2.02

Scale 1:100

STORAGE LOCKERS PROVIDED ON PARKADE LEVEL 2 = 87 STORAGE LOCKERS



PARKADE LEVEL 2 FLOOR PLAN

1 : 100

NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED

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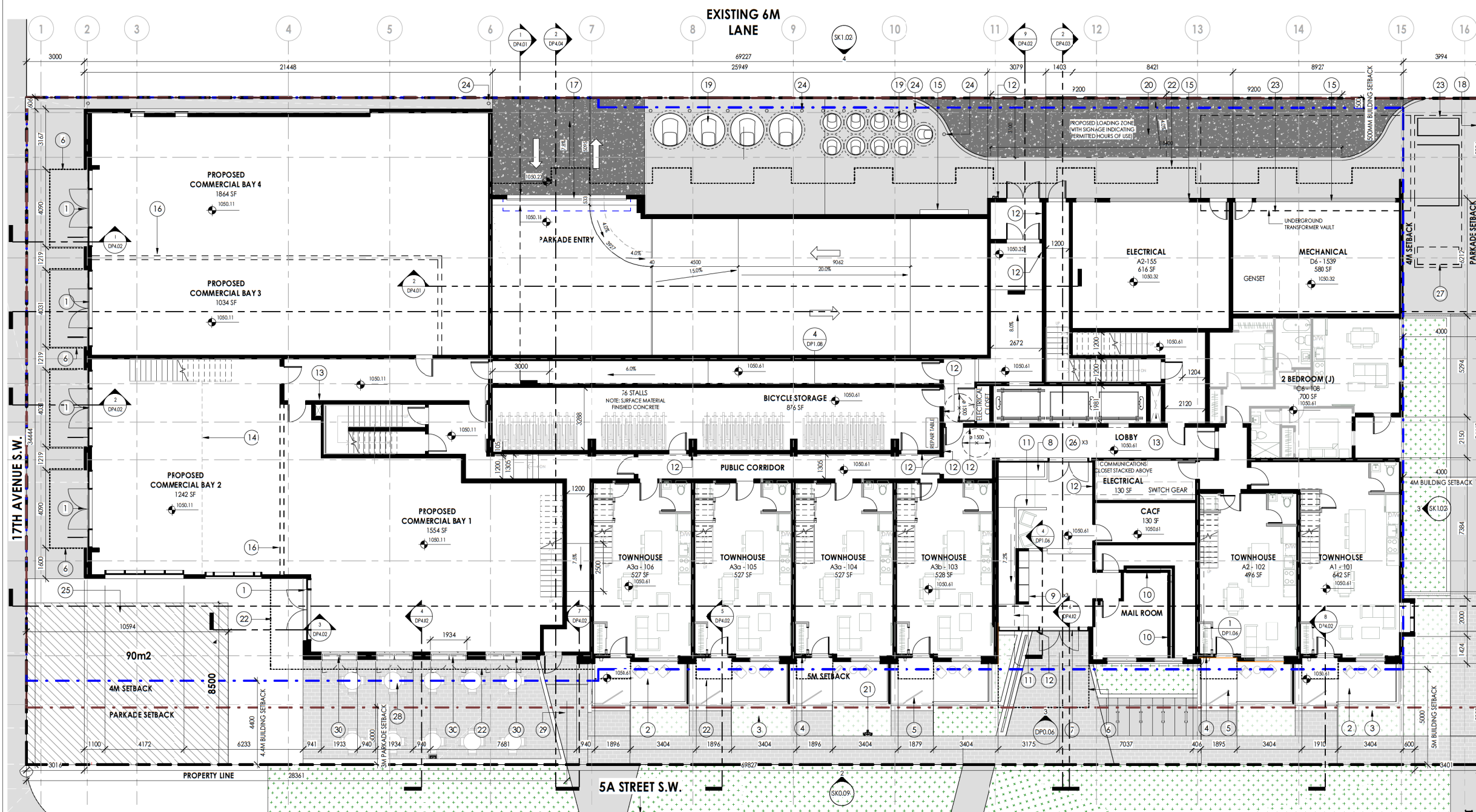
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14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

LEVEL 1 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH, WS
Checked by	TS, RN

DP2.03

Scale 1:100

LEVEL 1 PLAN KEYNOTES

- | | | | | | |
|------------------------|-------------------------|---|---|---|------|
| 1 COMMERCIAL BAY ENTRY | 7 RESIDENTIAL ENTRY | 13 MECHANICAL SHAFT | 19 MOLOK CLASSIC WASTE & RECYCLING SYSTEM | 25 PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE | 31 - |
| 2 PRIVATE DECK | 8 INTERIOR LANDSCAPE | 14 LINE OF LEVEL ABOVE | 20 LOADING STALLS | 26 ELEVATOR | |
| 3 PLANTER | 9 PARCEL LOCKERS | 15 LOCATION OF VENTING (TO MATCH BLDG.) | 21 SIAMESE CONNECTION | 27 VAULT ACCESS GRATE | |
| 4 TOWNHOUSE NUMBER | 10 MAIL BOXES | 16 FUTURE COMMERCIAL BAY DIVISION | 22 LINE OF BUILDING ABOVE | 28 PROPOSED COMMERCIAL PATIO FURNITURE | |
| 5 RAILINGS AND GATE | 11 BARRIER FREE RAMP | 17 PARKADE ENTRY | 23 LOCATION OF UNDERGROUND VAULT | 29 PROPOSED RETAINING WALL | |
| 6 LINE OF CANOPY ABOVE | 12 HANDS-FREE OPERATION | 18 FENCE ALONG SOUTH PROPERTY LINE | 24 BOLLARD | 30 COMMERCIAL CURTAIN WALL WITH DOORS OR COMMERCIAL SLIDING OPENING | |

NOTE: ALL ITEMS ON LEVEL 1 ARE PROPOSED

MAIN LEVEL FLOOR PLAN
1:100

NOTE: 1. ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED
2. THE PROPOSED BUILDING WILL BE DESIGNED AS TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS
3. THE PROPOSED DEVELOPMENT WILL INCLUDE THE INSTALLATION OF A SEWER BACK-UP VALVE
4. THE BUILDING WILL HAVE ELECTRICAL ISOLATION, THROUGH PLACEMENT OF A MASTER SWITCH, WHICH WILL BE LOCATED AT/ABOVE THE DESIGNATED FLOOD ELEVATION OF +1050.30 (GEODETIC)

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No.	Description	Date

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ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

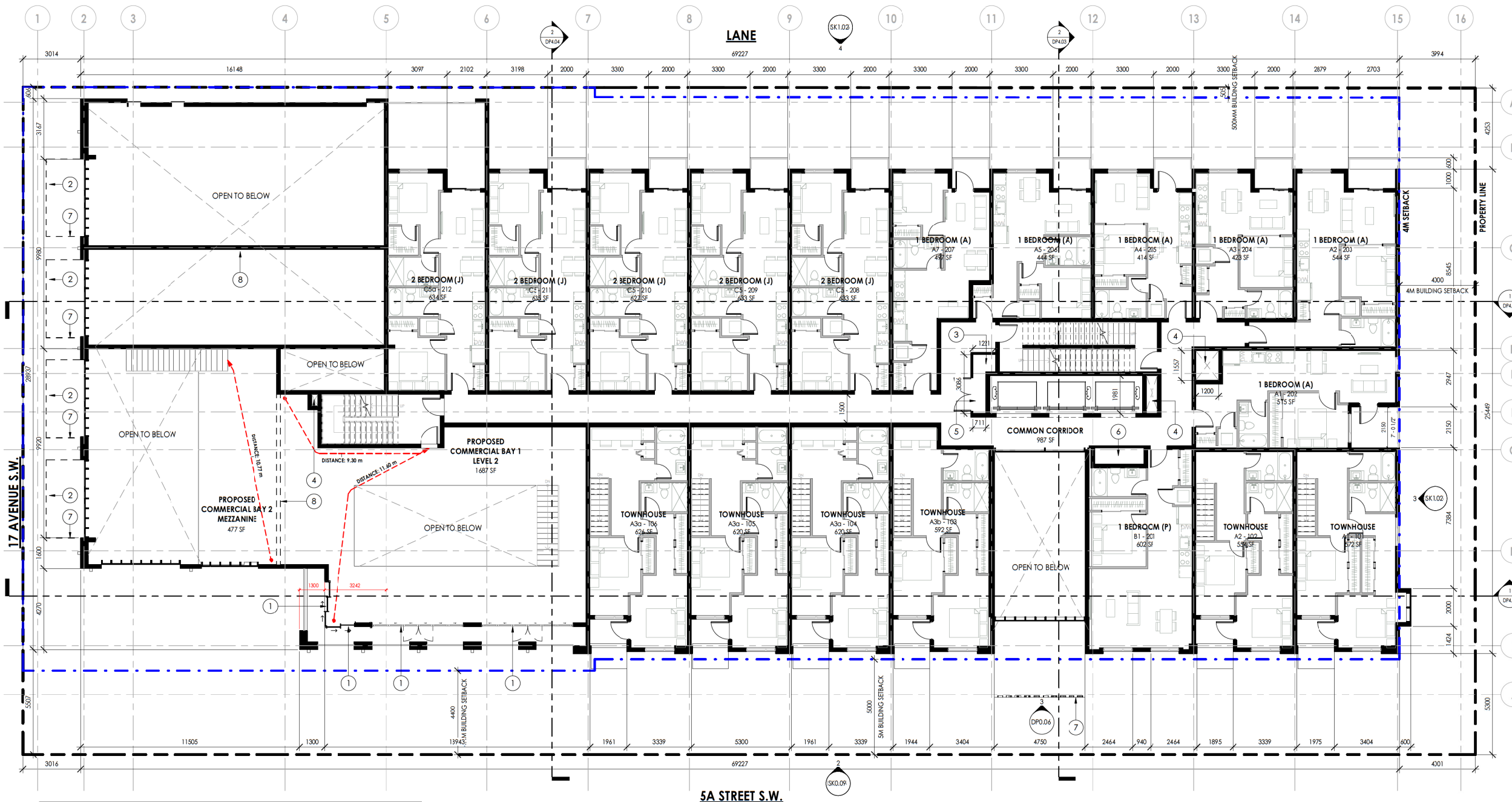
Drawing title

LEVEL 2 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN
No.	

DP2.04

Scale 1:100



- LEVEL 2 PLAN KEYNOTES**
- ① COMMERCIAL CURTAIN WALL WITH DOORS OR COMMERCIAL SLIDING OPENING
 - ② COMMERCIAL SIGNAGE BELOW
 - ③ ELECTRICAL SHAFT
 - ④ MECHANICAL SHAFT
 - ⑤ ELECTRICAL CLOSET
 - ⑥ COMMUNICATIONS CLOSET
 - ⑦ LINE OF CANOPY BELOW
 - ⑧ FUTURE COMMERCIAL BAY DIVISION

NOTE: ALL ITEMS ON LEVEL 2 ARE PROPOSED

LEVEL 2 FLOOR PLAN
1 : 100

NOTE: ALL ELEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED

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20	DTR-2 RESPONSE	2023.12.21
19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20
No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

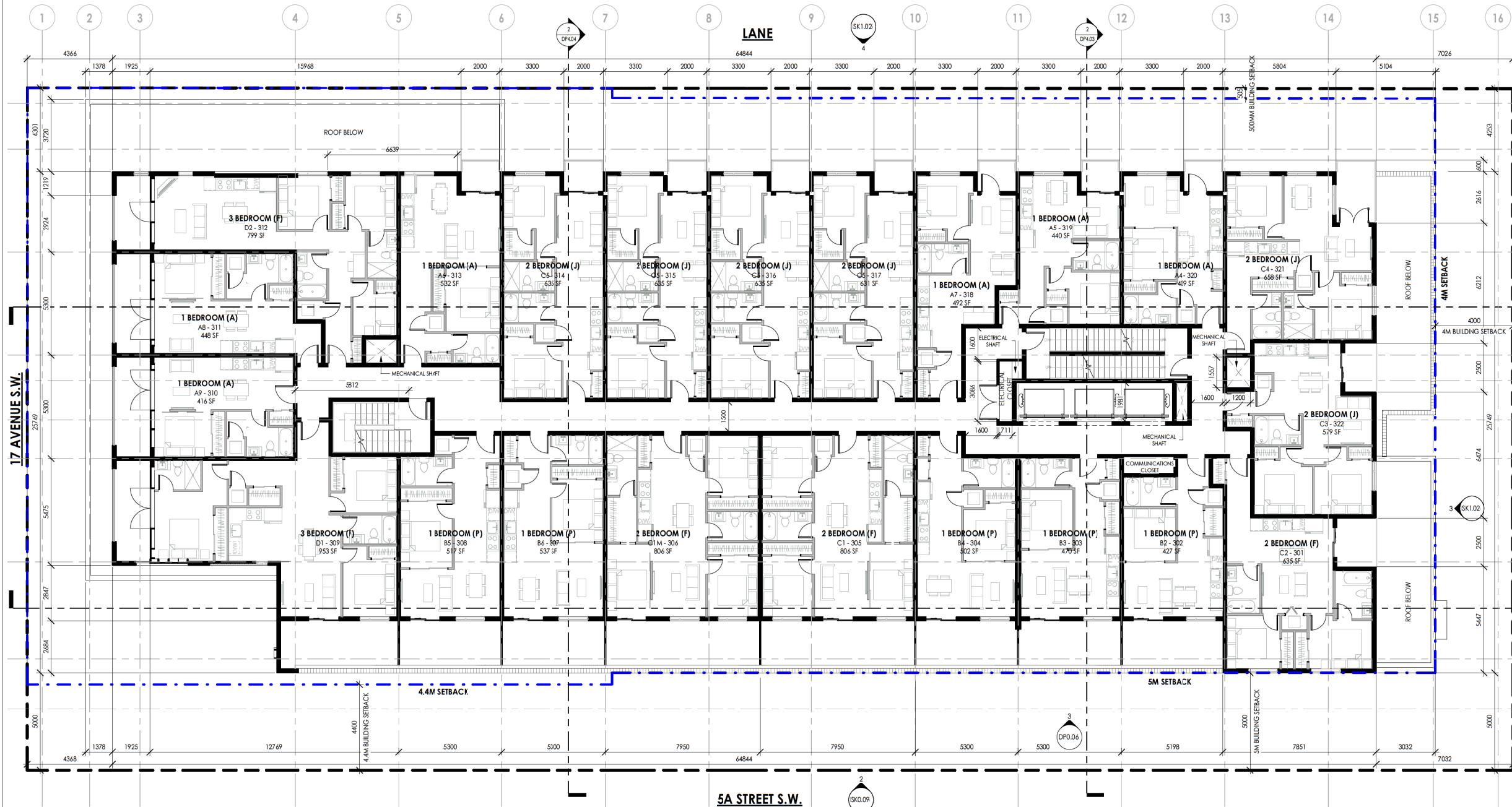
Drawing title

LEVEL 3 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN
No.	

DP2.05

Scale 1:100



LEVEL 3 FLOOR PLAN
1 : 100

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20	DTR - 2 RESPONSE	2023.12.21
19	DTR - 1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04

No.	Description	Date
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Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

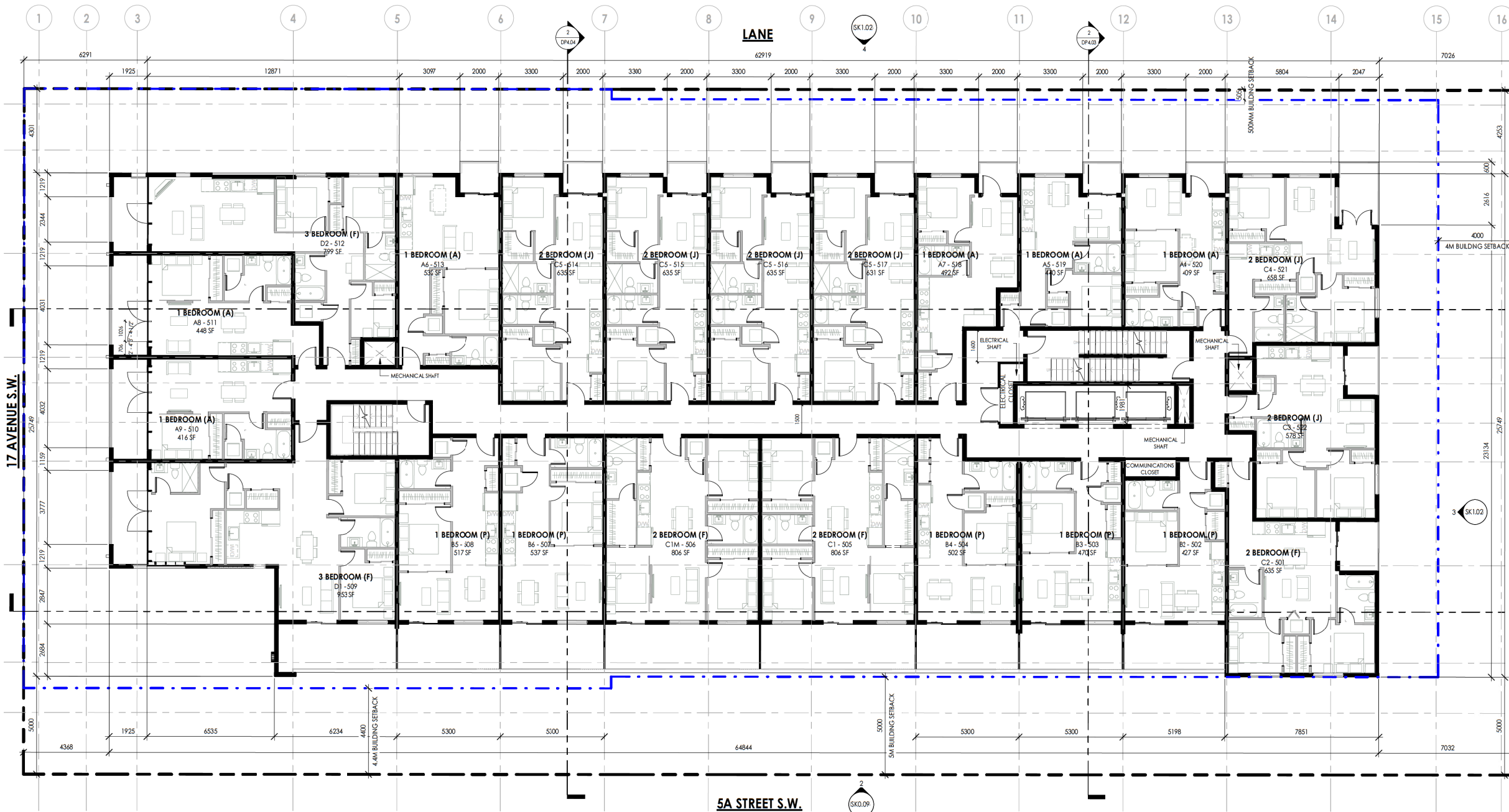
Drawing title

LEVEL 4 TO 5 PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	Author
Checked by	Checker
No.	

DP2.06

Scale 1:100



17 AVENUE S.W.

5A STREET S.W.



LEVEL 4 TO LEVEL 5 TYPICAL FLOOR PLAN
1:100

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20	DTR-2 RESPONSE	2023.12.21
19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

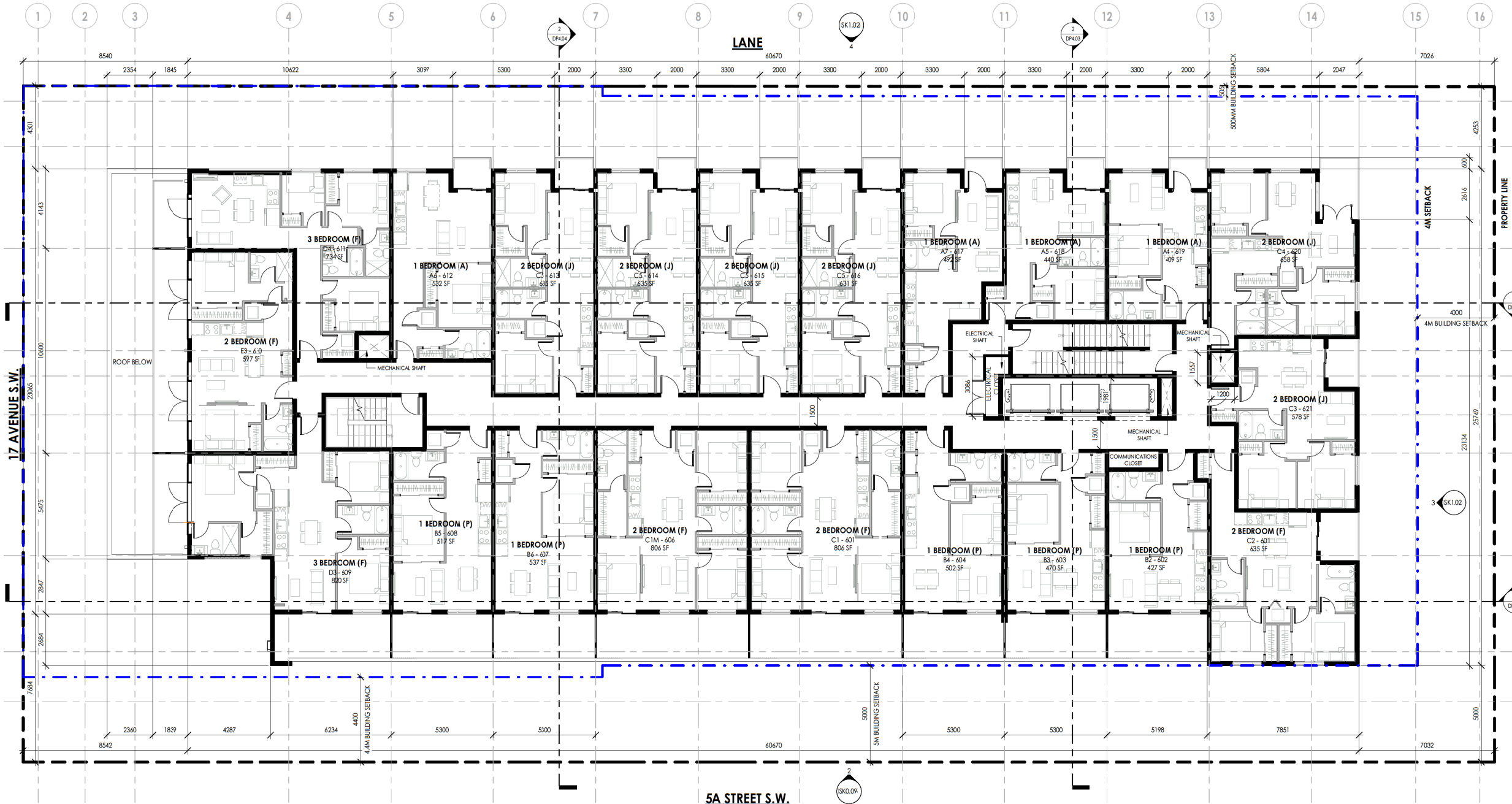
Drawing title

LEVEL 6 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN
No.	

DP2.07

Scale 1:100



17 AVENUE S.W.

5A STREET S.W.

LANE

LEVEL 6 FLOOR PLAN
1 : 100

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20	DTR - 2 RESPONSE	2023.12.21
19	DTR - 1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

LEVEL 7 FLOOR PLAN

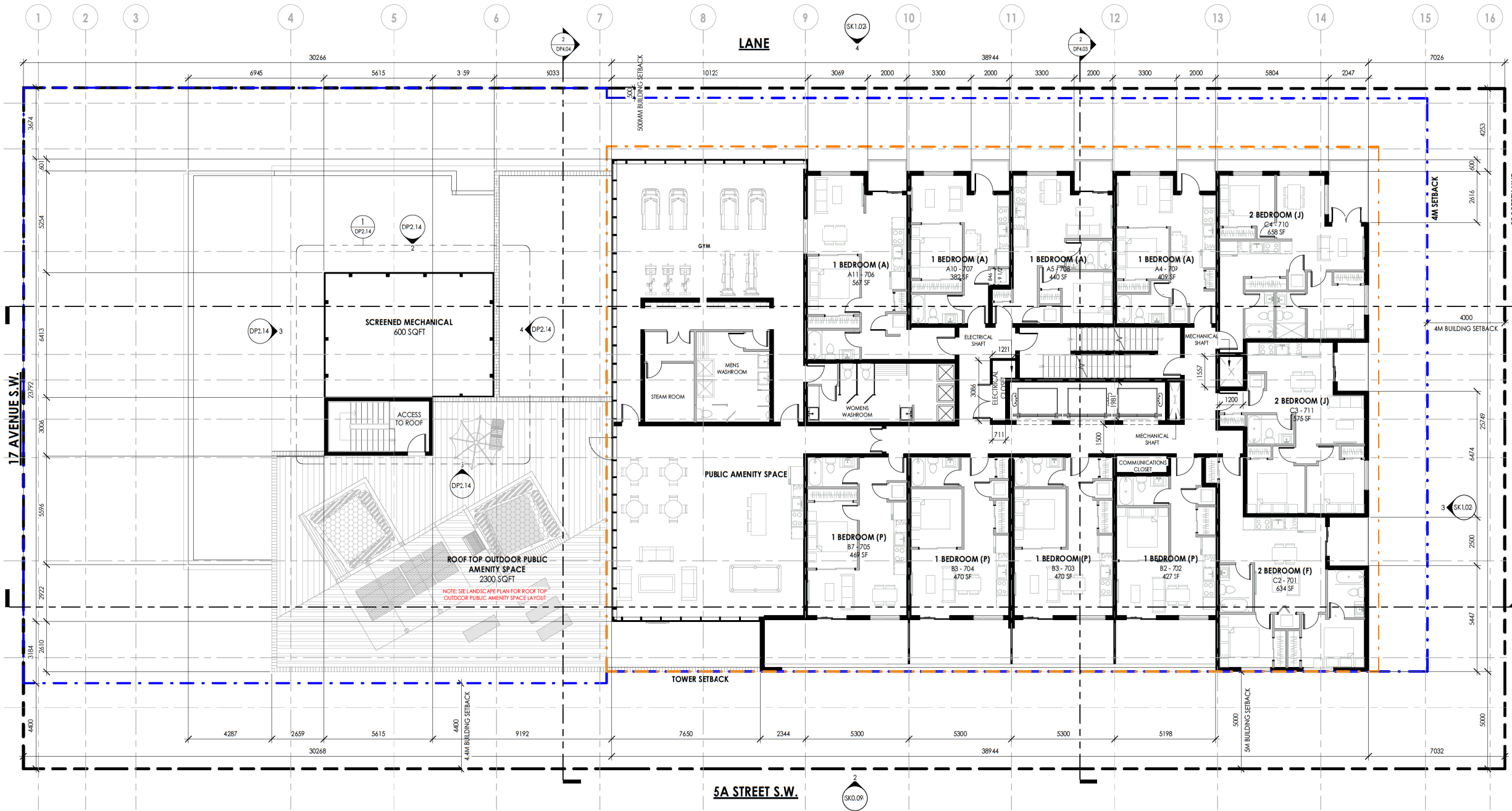
Project number 22-025
Issued 2023-12-21

Drawn by AH Checked by TS, RN

No.

DP2.08

Scale 1:100



LEVEL 7 FLOOR PLAN
1:100

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14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20
No.	Description	Date

Project Information

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ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

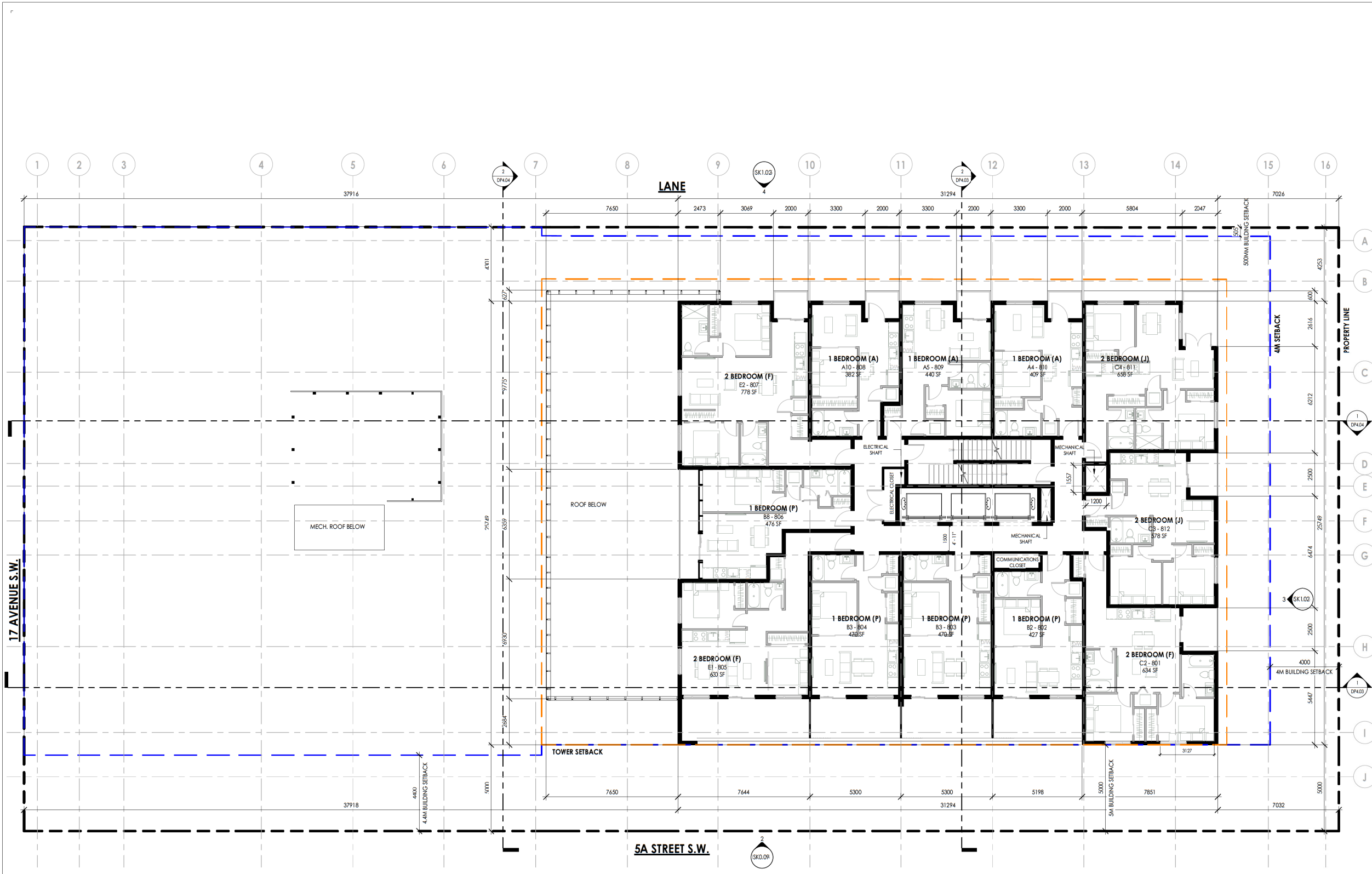
Drawing title

LEVEL 8 TO 14 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN
No.	

DP2.09

Scale 1:100



LEVEL 8 TO LEVEL 14 TYPICAL FLOOR PLAN
1:100

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18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS

615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

LEVEL 15 FLOOR PLAN

Project number 22-025

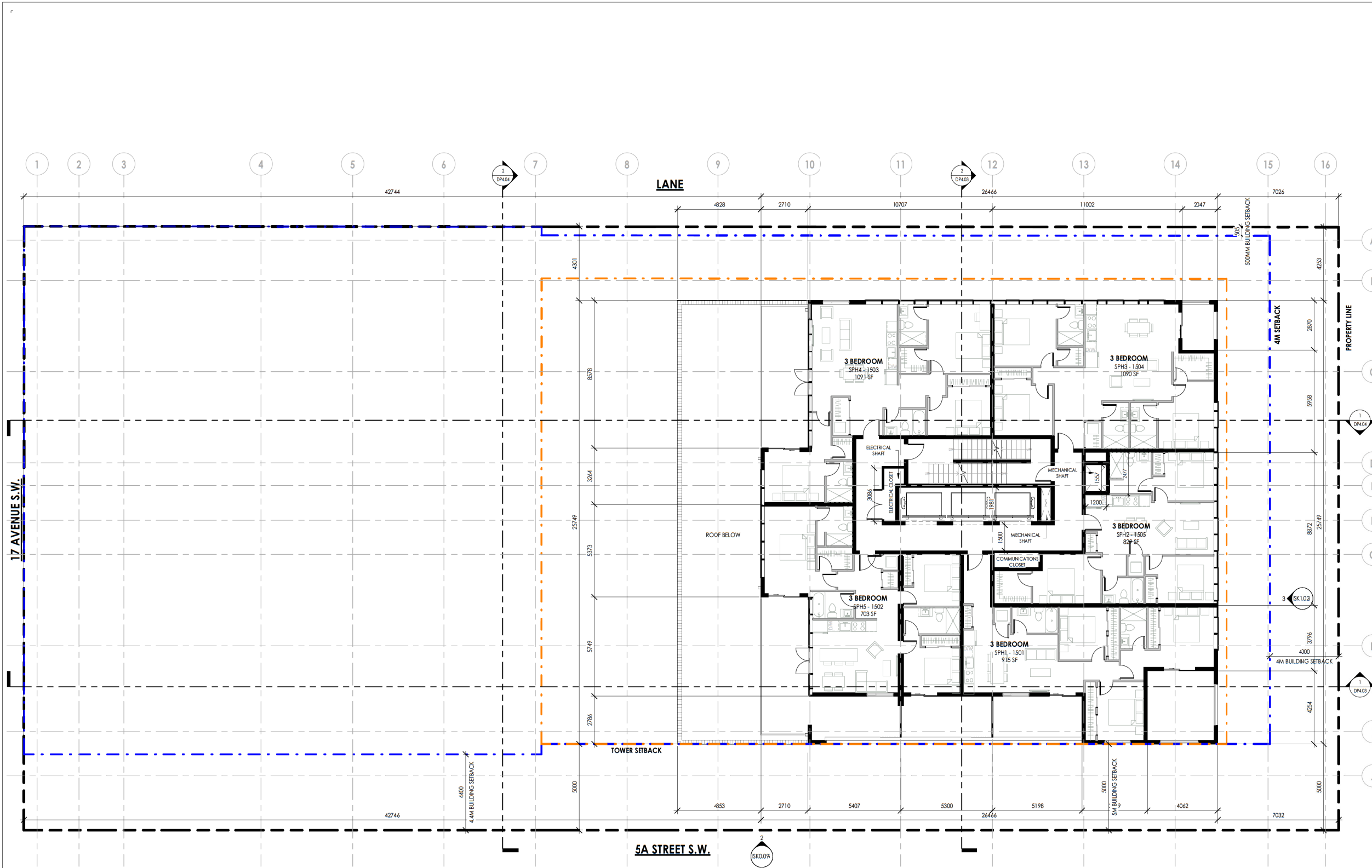
Issued 2023-12-21

Drawn by AH Checked by TS, RN

No.

DP2.10

Scale 1:100



LEVEL 15 FLOOR PLAN
1 : 100

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19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
13	ISSUED FOR REVIEW	2023.06.20
No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

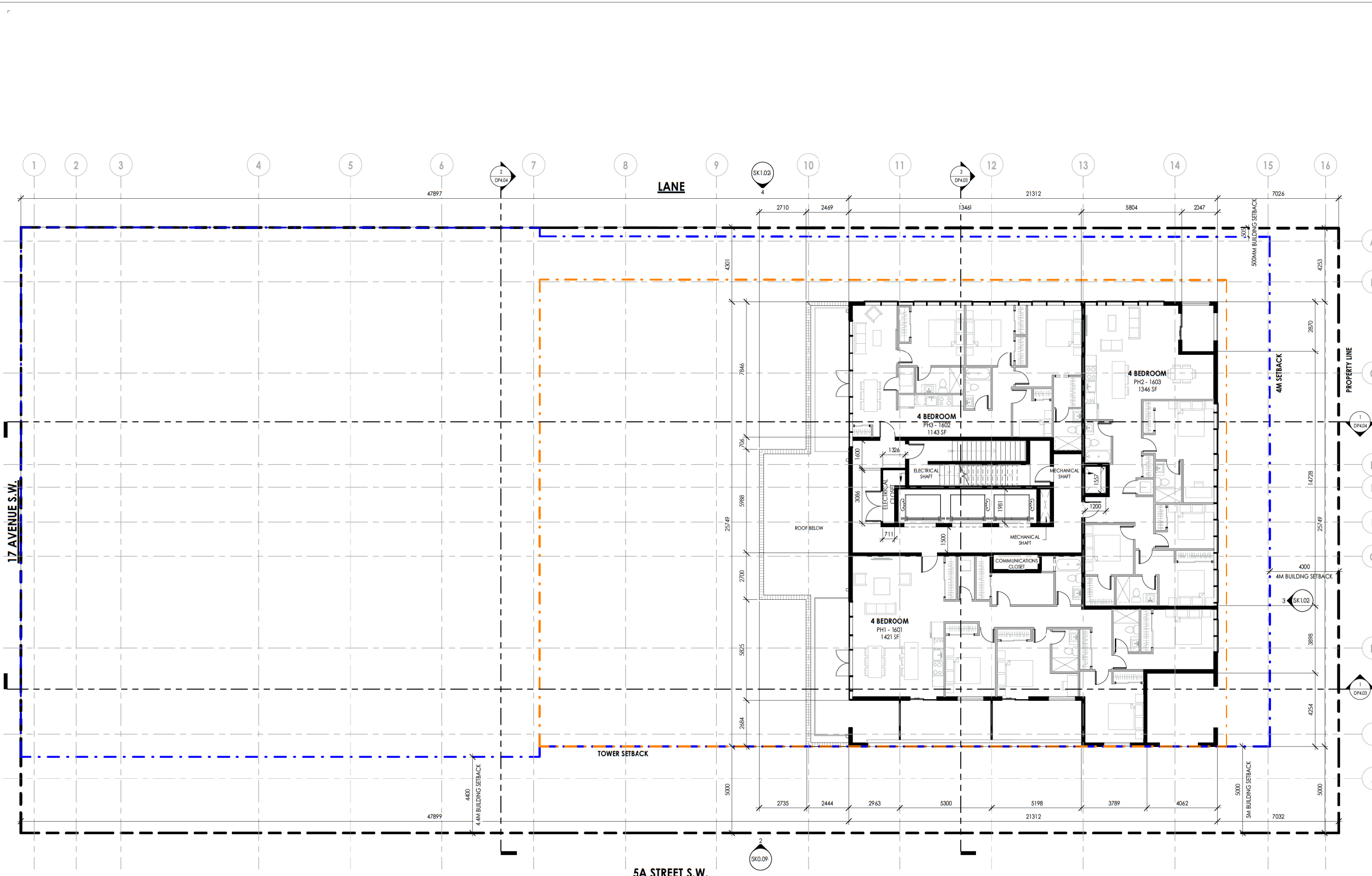
Drawing title

LEVEL 16 FLOOR PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN
No.	

DP2.11

Scale 1:100



17 AVENUE S.W.

5A STREET S.W.

LEVEL 16 FLOOR PLAN
1 : 100

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18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

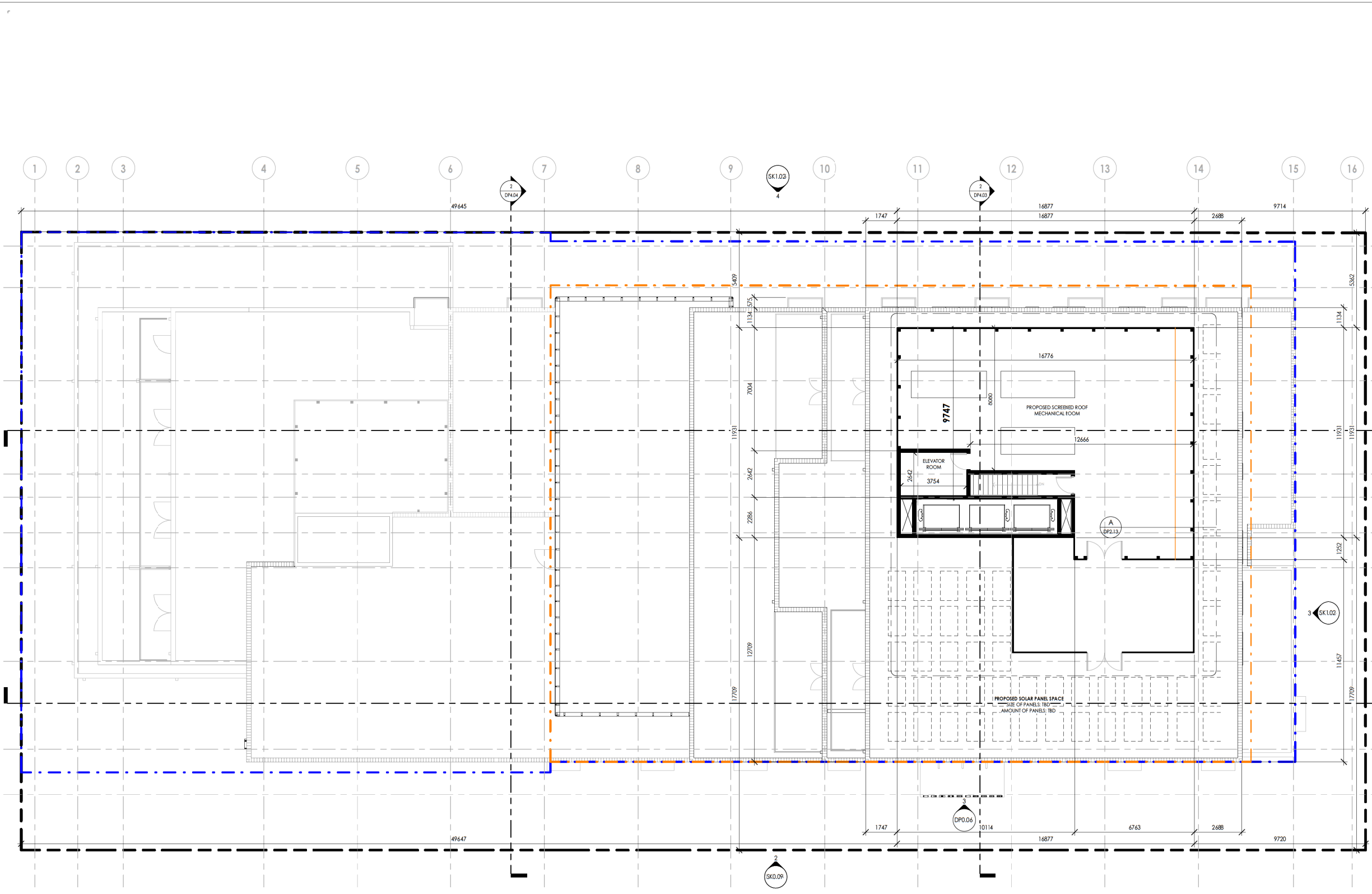
Drawing title

ROOF PLAN

Project number	22-025
Issued	2023-12-21
Drawn by	AH
Checked by	TS, RN

DP2.12

Scale 1:100



1 ROOF PLAN
DP2.12
1:100

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19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR BIP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

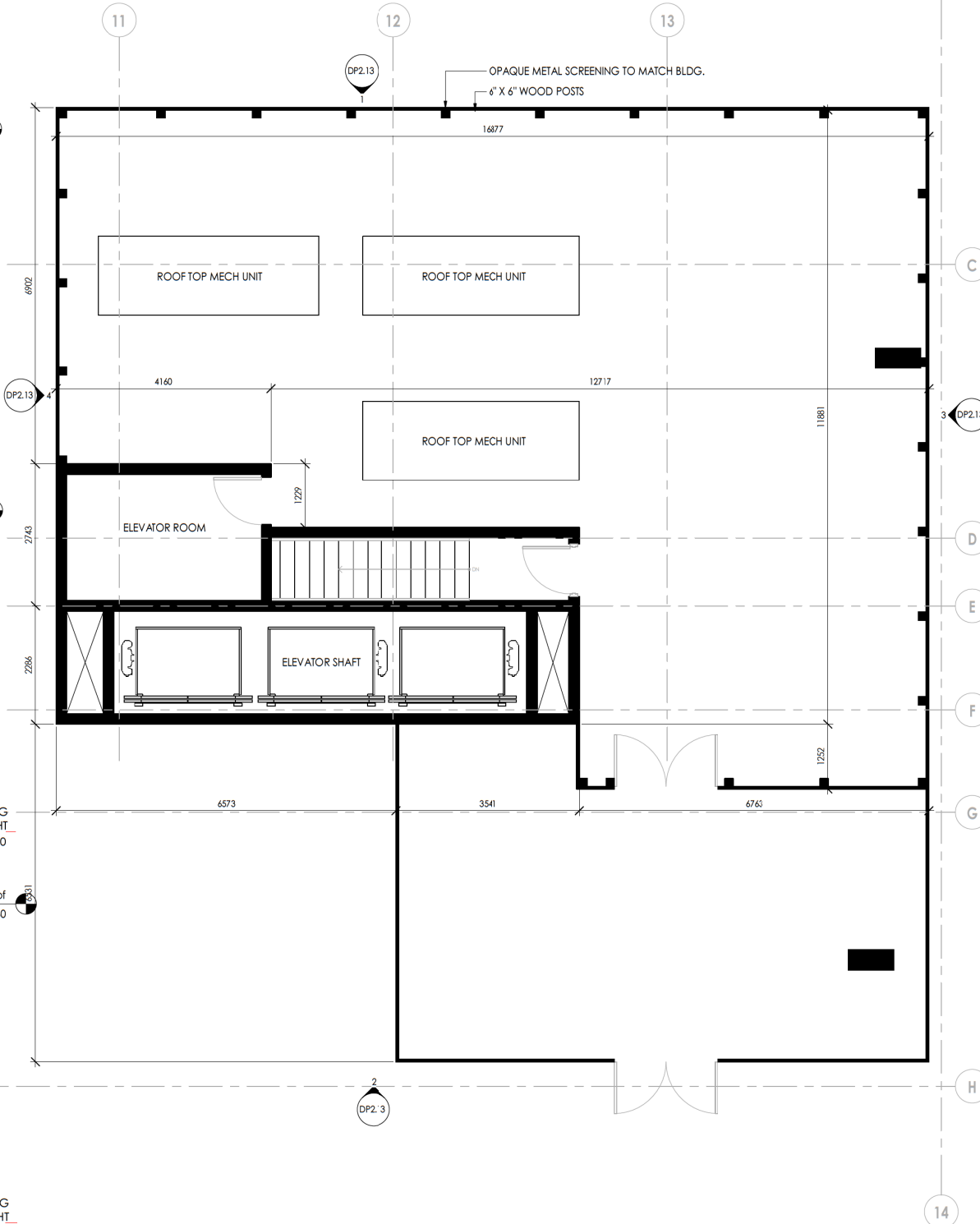
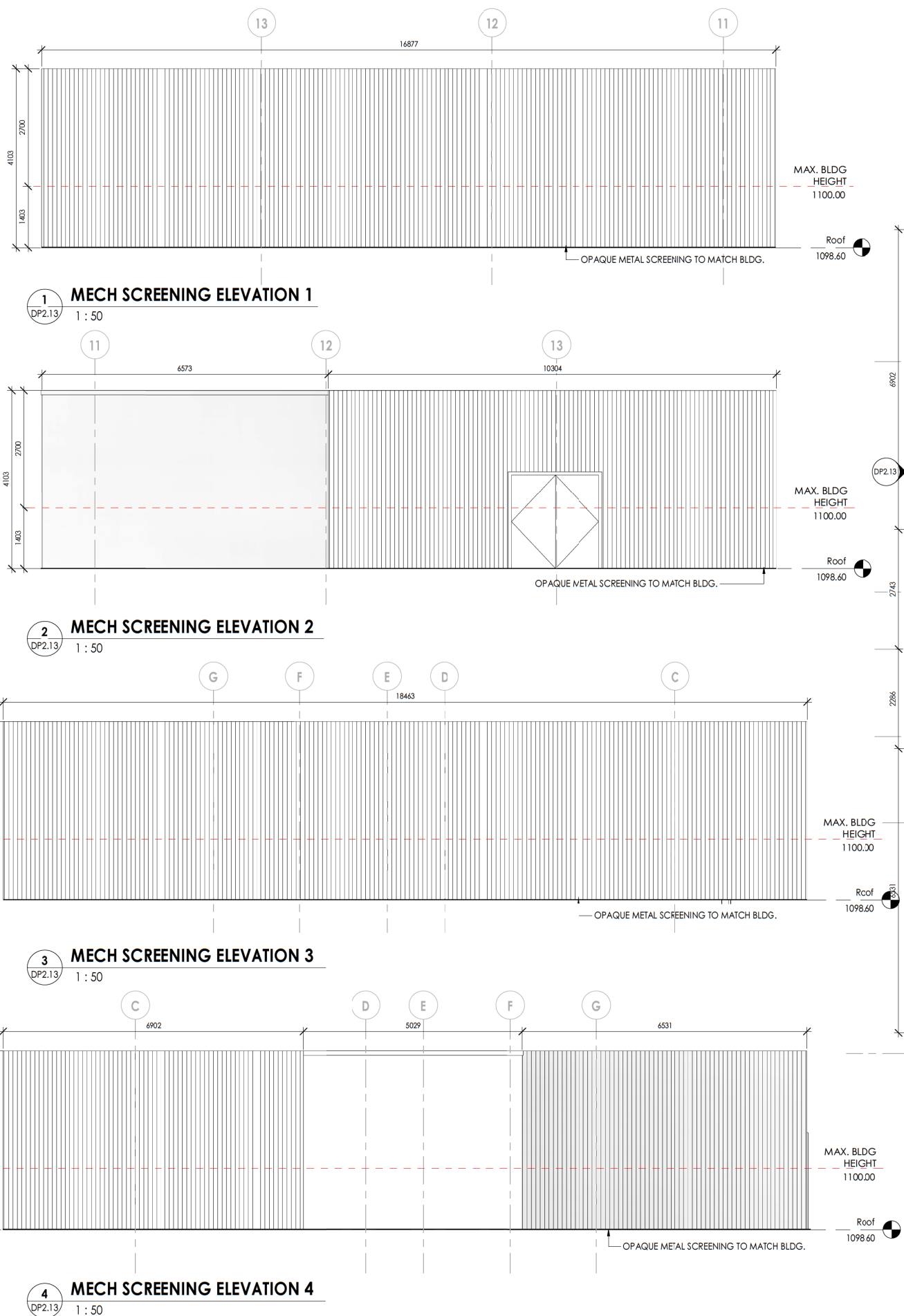
Drawing title

MECH. ROOF DETAILS

Project number	22-025
Issued	2023-12-21
Drawn by	WS
Checked by	TS, RN

DP2.13

Scale 1:50



MECH. ROOF PLAN
1:50

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No.	Description	Date
20	DTR - 2 RESPONSE	2023.12.21
19	DTR - 1 RESPONSE	2023.10.30
18	ISSUED FOR DIP	2023.08.15

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

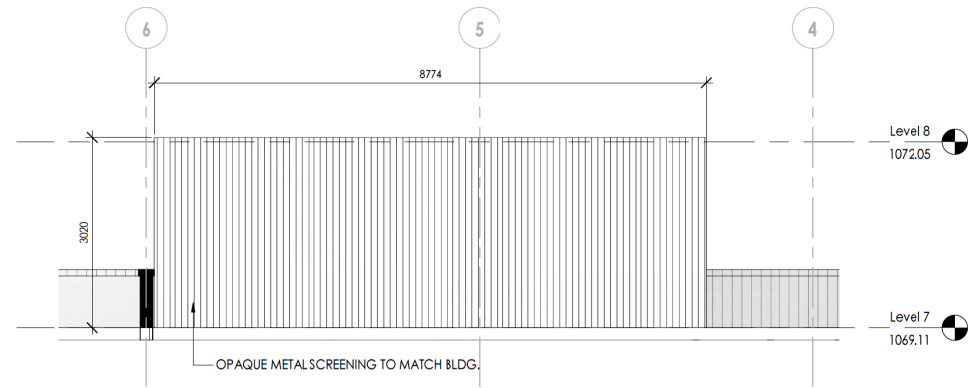
Drawing title

MECH. LOWER ROOF DETAILS

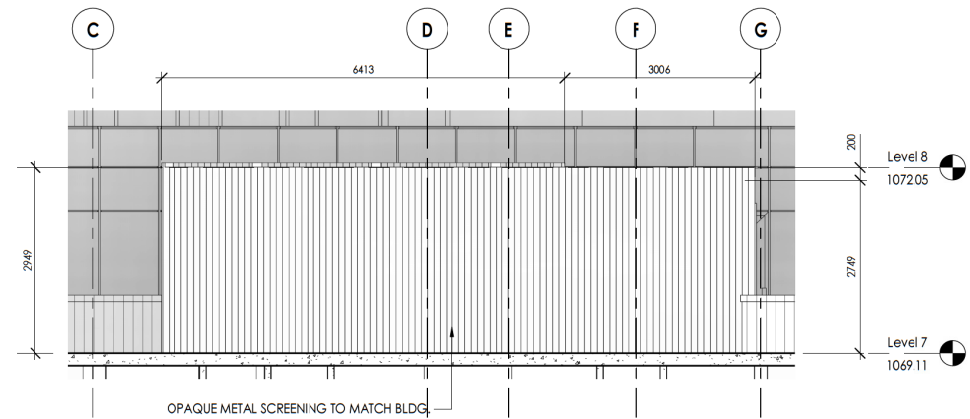
Project number	22-025
Issued	2023-12-21
Drawn by	Author
Checked by	Checker
No.	

DP2.14

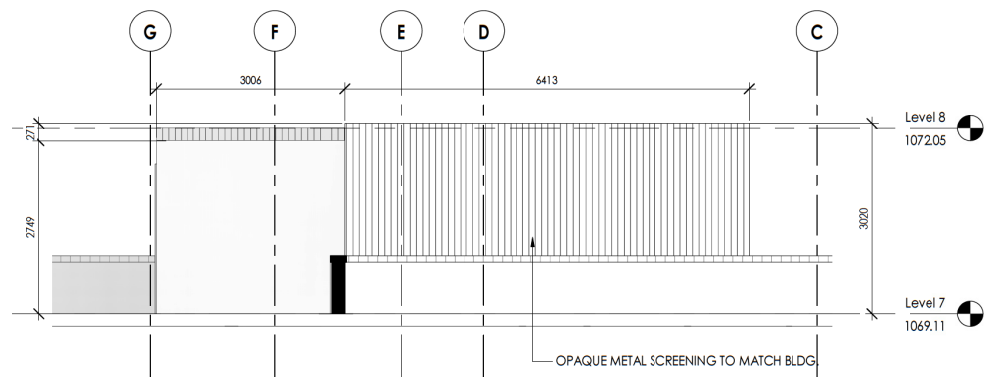
Scale 1:50



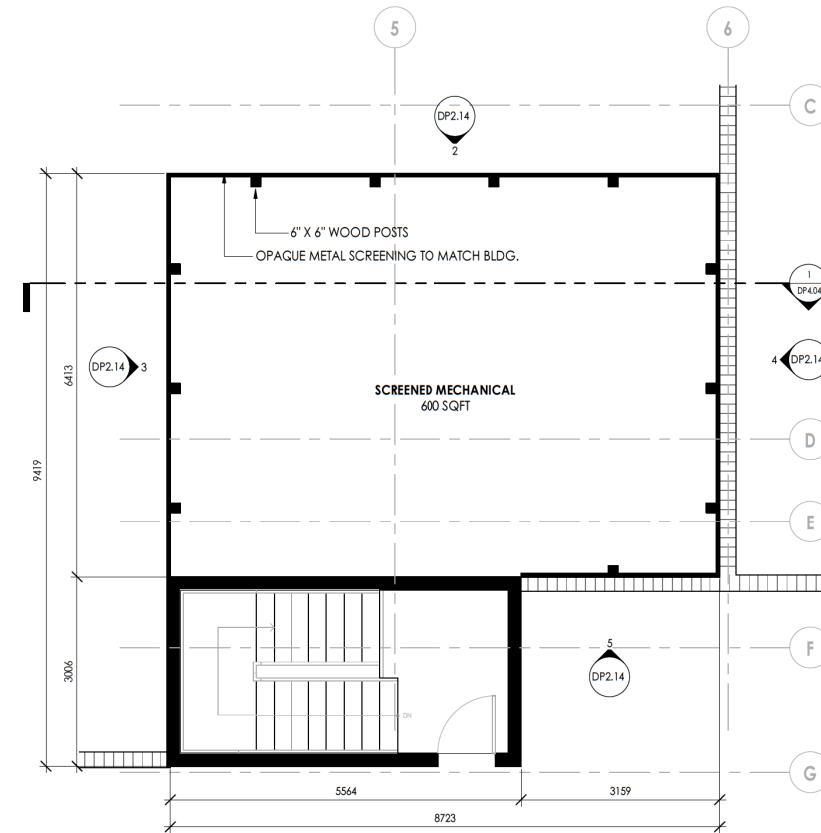
2 LOWER MECH SCREENING 1
DP2.14 1:50



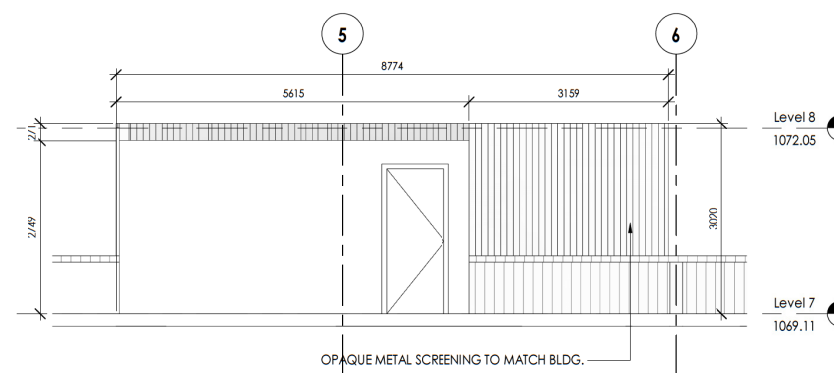
3 LOWER MECH SCREENING 2
DP2.14 1:50



4 LOWER MECH SCREENING 3
DP2.14 1:50



1 LOWER MECH ROOF PLAN
DP2.14 1:50



5 LOWER MECH SCREENING 4
DP2.14 1:50

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15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13
No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

NORTH ELEVATION

Project number	22-025
Issued	2023-12-21
Drawn by	RA
Checked by	TS, RN

No.

DP3.01

Scale 1:100



MATERIAL LEGEND	
01	ALUMINUM FACED COMPOSITE PANEL - COLOR: CHARCCAL
03	ALUMINUM FACED COMPOSITE PANEL - COLOR: CLASSIC 3LACK
04	ALUMINUM CLADDING - COLOR: CHAMPAGNE
05	FACE BRICK - COLOR: RED
06	OPAQUE METAL SCREENING TO MATCH BLDG.
07	FROSTED GLASS PARTITION WALL
08	PVC WINDOW
09	FOLDING GLASS DOOR
10	METAL DOOR
11	O/H METAL DOOR
12	GLAZED MAIN ENTRANCE DOOR
13	GLAZED SLIDING DOOR
14	GLAZED SINGLE SWING DOOR
15	GLAZED DOUBLE SWING DOOR
16	MAIN ENTRANCE CANOPY
17	COMMERCIAL ENTRANCE CANOPY
18	TOWNHOUSE CANOPY
19	GLASS RAILING
20	ALUMINUM PICKET RAILING
21	BUILDING METAL SIGNAGE
22	COMMERCIAL METAL SIGNAGE
23	RESIDENTIAL METAL SIGNAGE
24	METAL CAP FLASHING - COLOR TO MATCH MATERIAL
25	EXHAUST LOCATION - ALUMINUM LOUVER (REFER TO MECH.)

1 NORTH ELEVATION
DP3.01 1:100

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11	ISSUED	2023.06.13

No. Description Date

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

EAST ELEVATION

Project number 22-025
Issued 2023-12-21
Drawn by RA Checked by TS, RN

DP3.02

Scale 1:100



MATERIAL LEGEND	
01	ALUMINUM FACED COMPOSITE PANEL - COLOR: CHARCOAL
03	ALUMINUM FACED COMPOSITE PANEL - COLOR: CLASSIC BLACK
04	ALUMINUM CLADDING - COLOR: CHAMPAGNE
05	FACE BRICK - COLOR: RED
06	OPAQUE METAL SCREENING TO MATCH BLDG.
07	FROSTED GLASS PARTITION WALL
08	PVC WINDOW
09	FOLDING GLASS DOOR
10	METAL DOOR
11	O/H METAL DOOR
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14	GLAZED SINGLE SWING DOOR
15	GLAZED DOUBLE SWING DOOR
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17	COMMERCIAL ENTRANCE CANOPY
18	TOWNHOUSE CANOPY
19	GLASS RAILING
20	ALUMINUM PICKET RAILING
21	BUILDING METAL SIGNAGE
22	COMMERCIAL METAL SIGNAGE
23	RESIDENTIAL METAL SIGNAGE
24	METAL CAP FLASHING - COLOR TO MATCH MATERIAL
25	EXHAUST LOCATION - ALUMINUM LOUVER (REFER TO MECH.)

1 EAST ELEVATION
DP3.02 1:100

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11	ISSUED	2023.06.13

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

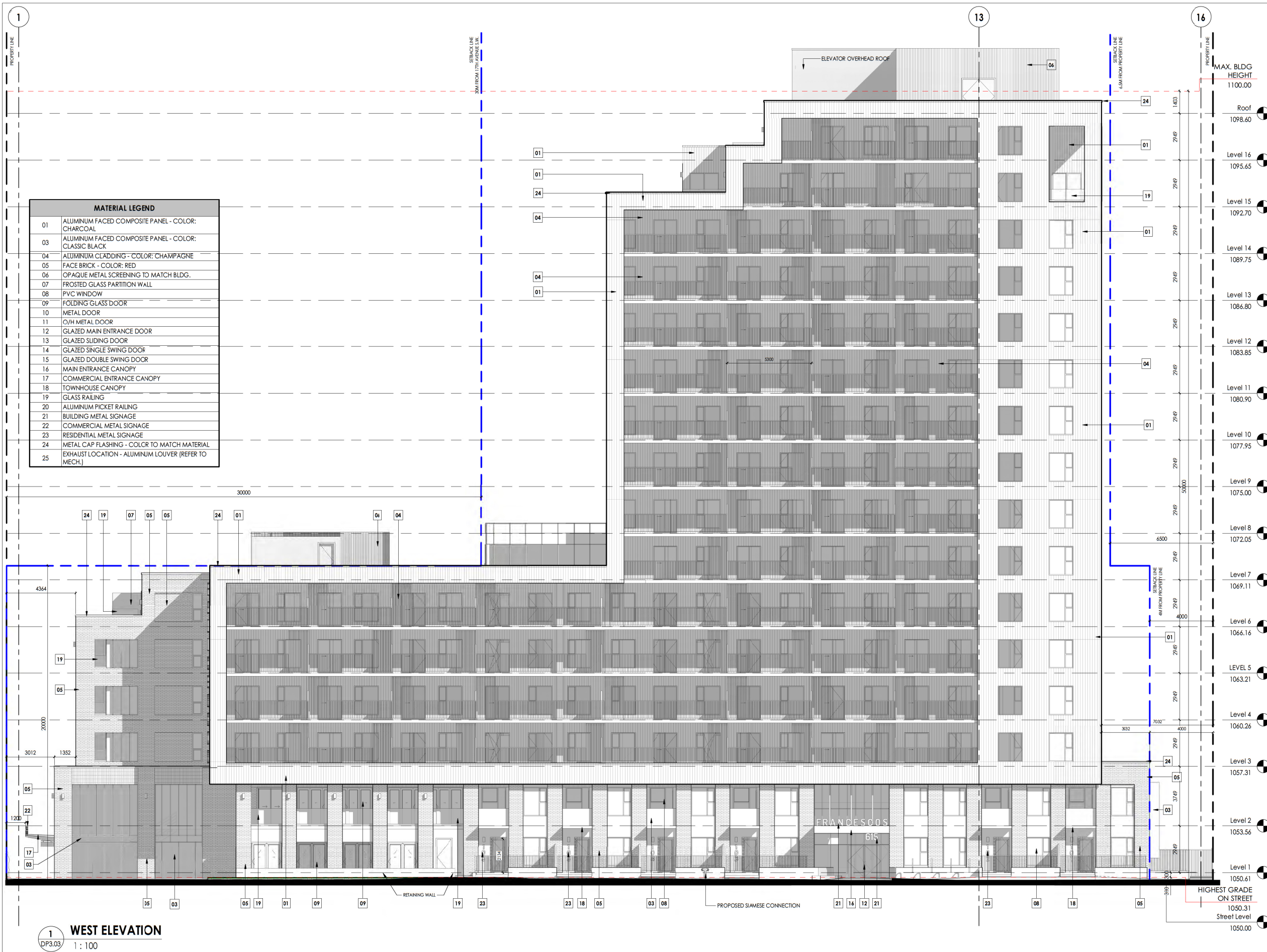
WEST ELEVATION

Project number 22-025
Issued 2023-12-21
Drawn by RA **Checked by** TS, RN

No.

DP3.03

Scale 1:100



MATERIAL LEGEND	
01	ALUMINUM FACED COMPOSITE PANEL - COLOR: CHARCOAL
03	ALUMINUM FACED COMPOSITE PANEL - COLOR: CLASSIC BLACK
04	ALUMINUM CLADDING - COLOR: CHAMPAGNE
05	FACE BRICK - COLOR: RED
06	OPAQUE METAL SCREENING TO MATCH BLDG.
07	FROSTED GLASS PARTITION WALL
08	PVC WINDOW
09	FOLDING GLASS DOOR
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20	ALUMINUM PICKET RAILING
21	BUILDING METAL SIGNAGE
22	COMMERCIAL METAL SIGNAGE
23	RESIDENTIAL METAL SIGNAGE
24	METAL CAP FLASHING - COLOR TO MATCH MATERIAL
25	EXHAUST LOCATION - ALUMINUM LOUVER (REFER TO MECH.)

1 WEST ELEVATION
DP3.03 1:100

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Project Information

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ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

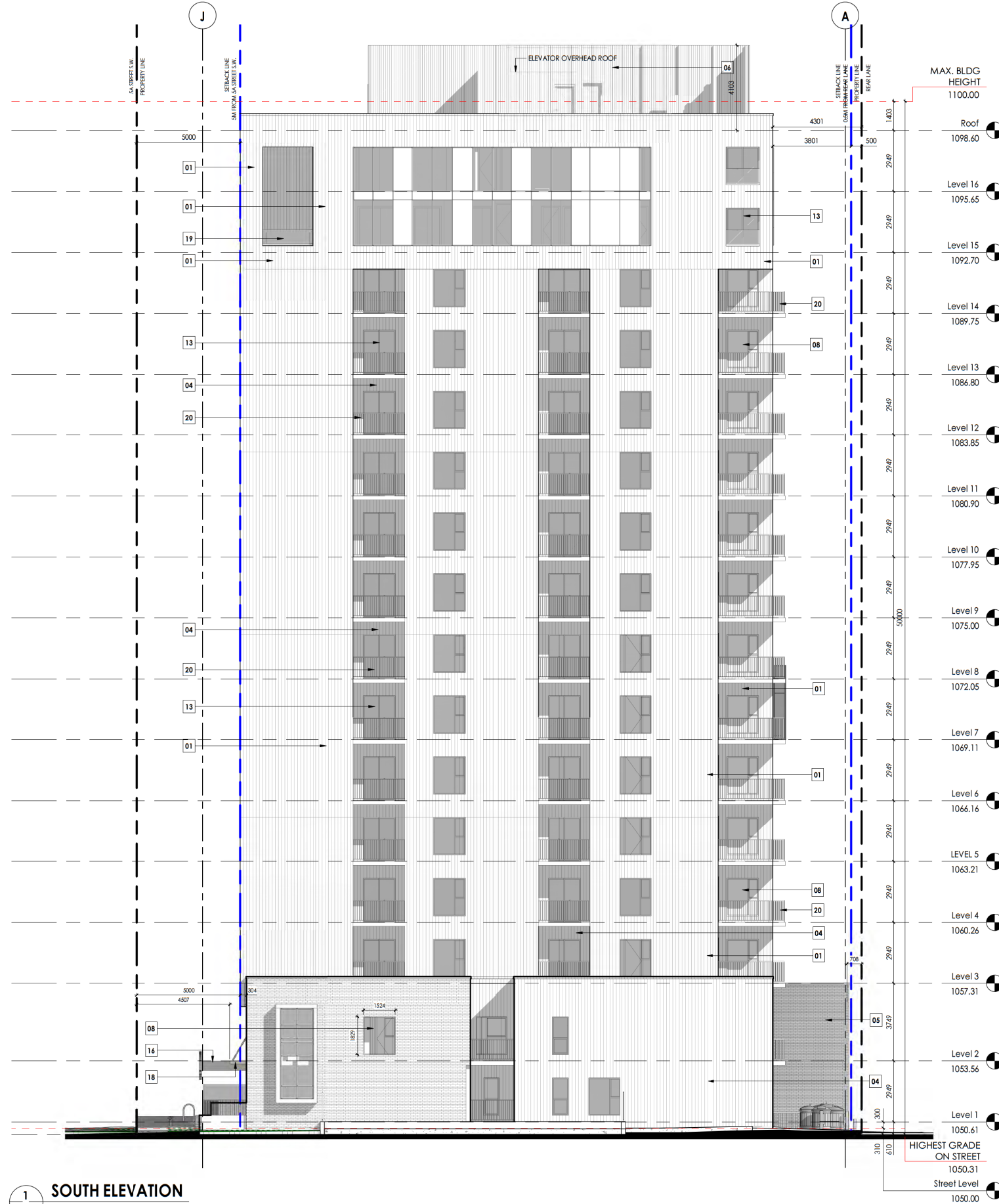
SOUTH ELEVATION

Project number	22-025
Issued	2023-12-21
Drawn by	RA
Checked by	TS, RN

No.

DP3.04

Scale 1:100



MATERIAL LEGEND	
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03	ALUMINUM FACED COMPOSITE PANEL - COLOR: CLASSIC BLACK
04	ALUMINUM CLADDING - COLOR: CHAMPAGNE
05	FACE BRICK - COLOR: RED
06	OPAQUE METAL SCREENING TO MATCH BLDG.
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08	PVC WINDOW
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22	COMMERCIAL METAL SIGNAGE
23	RESIDENTIAL METAL SIGNAGE
24	METAL CAP FLASHING - COLOR TO MATCH MATERIAL
25	EXHAUST LOCATION - ALUMINUM LOUVER (REFER TO MECH.)

1 SOUTH ELEVATION
DP3.04 1:100

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LOTS 16-21, BLOCK 1A, PLAN 3160AH

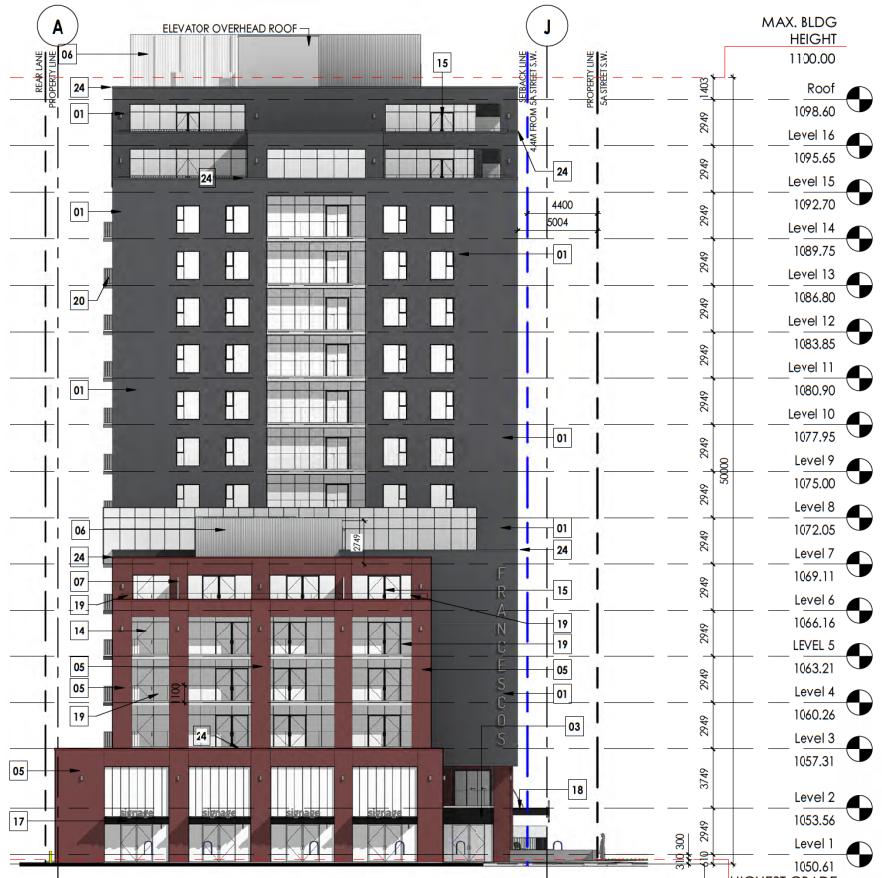
Drawing title

COLOUR ELEVATIONS

Project number	22-025
Issued	2023-12-21
Drawn by	Author
Checked by	Checker
No.	

DP3.05

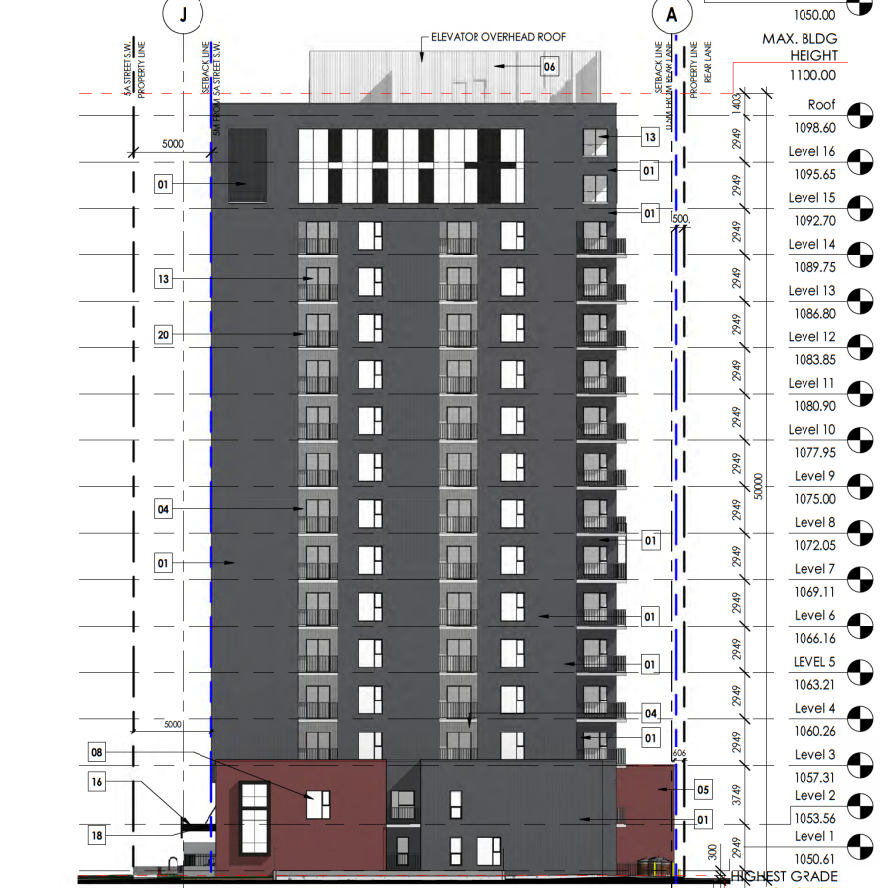
Scale 1 : 200



1 NORTH COLOUR ELEVATION
DP3.05 1 : 200



2 EAST COLOUR ELEVATION
DP3.05 1 : 200



3 SOUTH COLOUR ELEVATION
DP3.05 1 : 200



4 WEST COLOUR ELEVATION
DP3.05 1 : 200

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No. Description Date

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

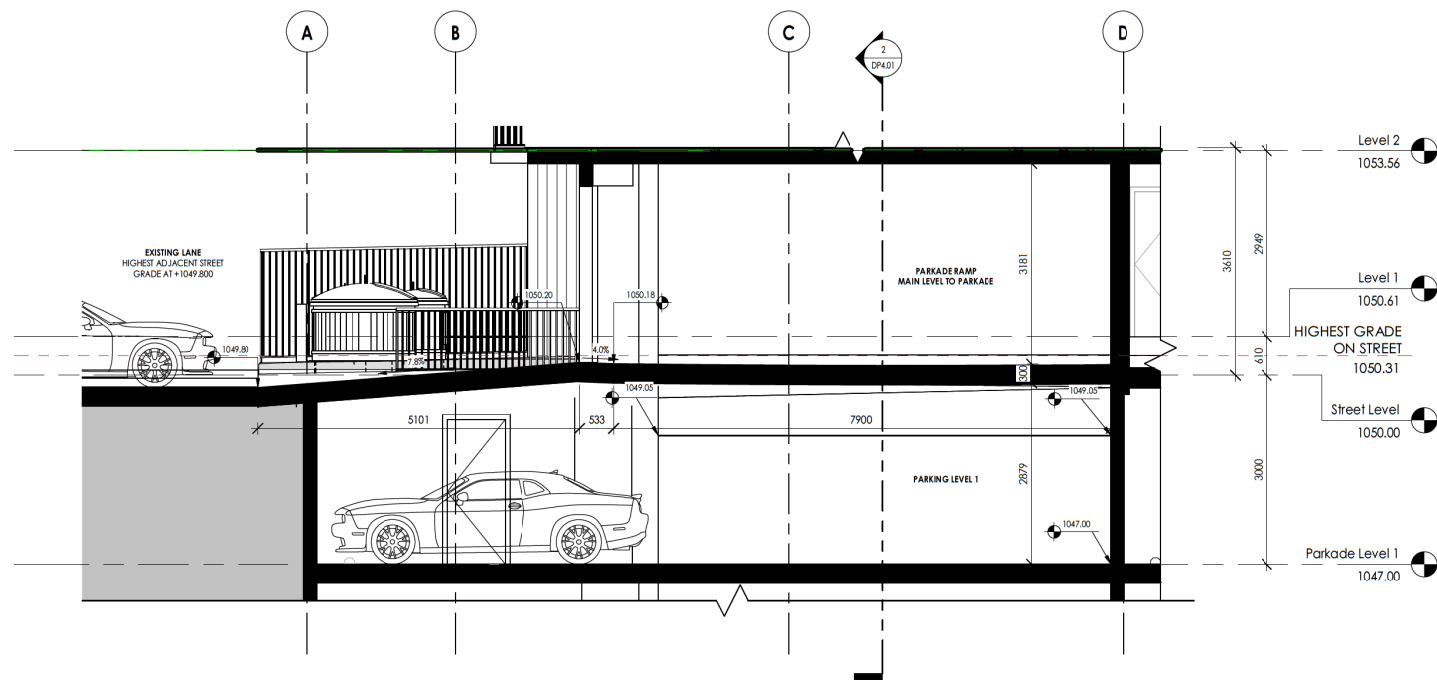
PARKADE RAMP SECTIONS

Project number 22-025
Issued 2023-12-21
Drawn by WS, AH, RA Checked by TS, RN

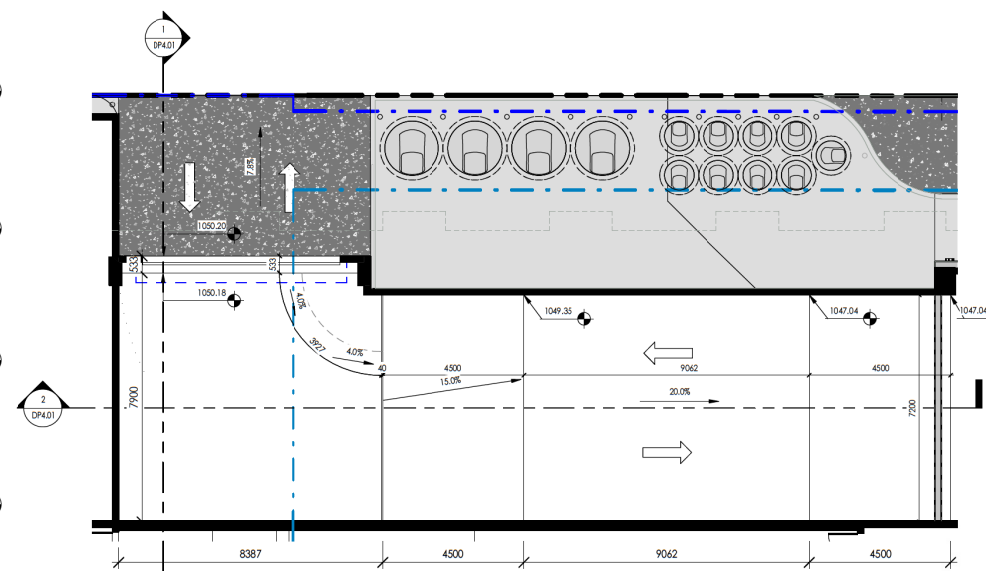
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DP4.01

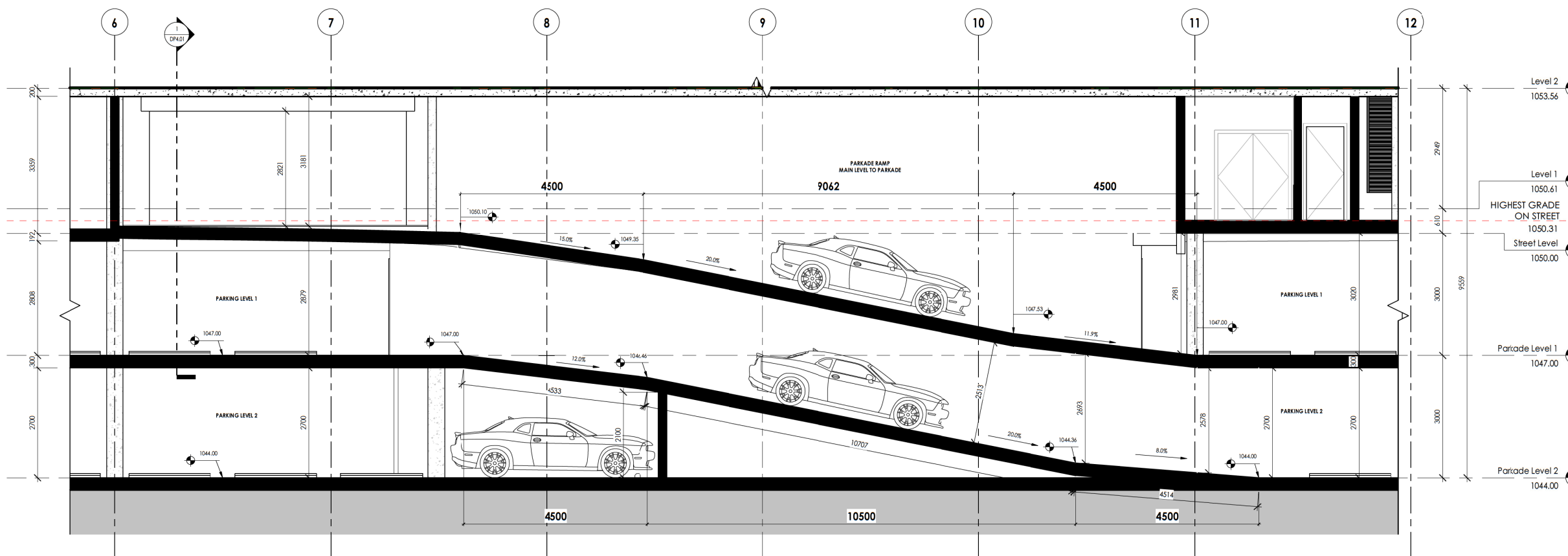
Scale As indicated



1 PARKADE RAMP SECTION 1
DP4.01 1 : 50



3 PARKADE RAMP ENTRANCE PLAN
DP4.01 1 : 100



2 PARKADE RAMP SECTION 2
DP4.01 1 : 50

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LOTS 16-21, BLOCK 1A, PLAN 3160AH

Drawing title

SITE SECTION

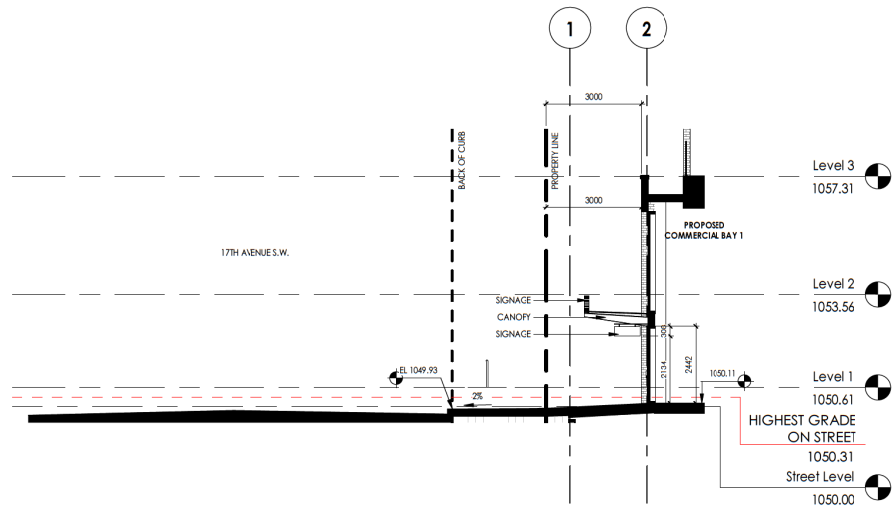
Project number 22-025
Issued 2023-12-21
Drawn by Author Checked by Checker

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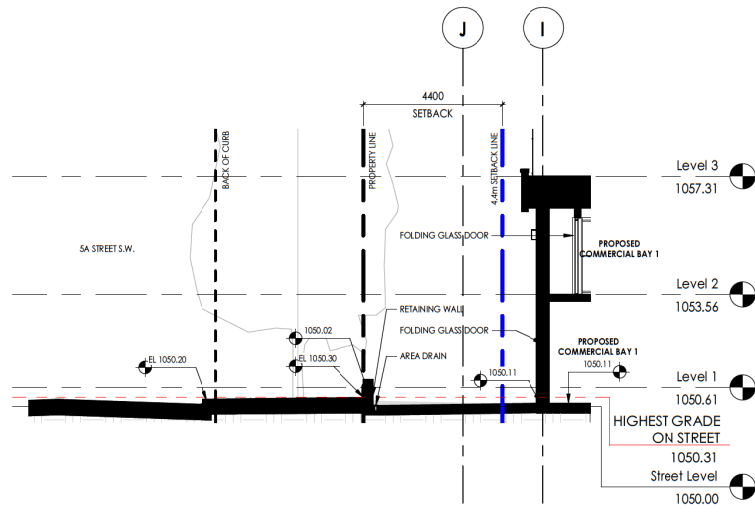
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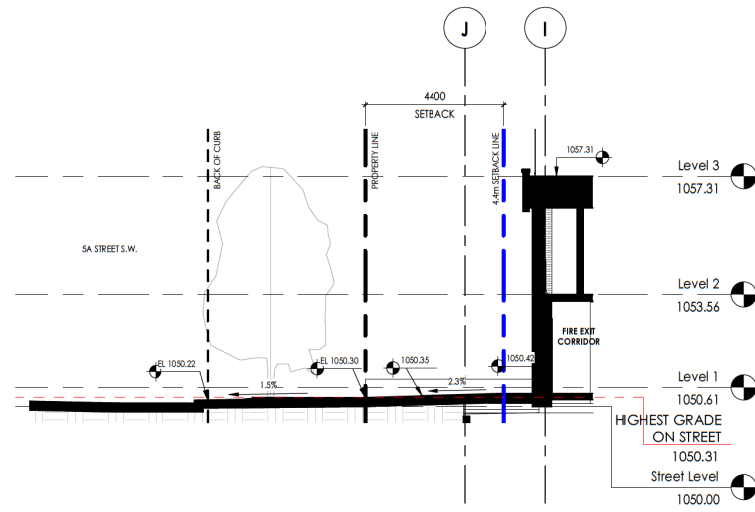
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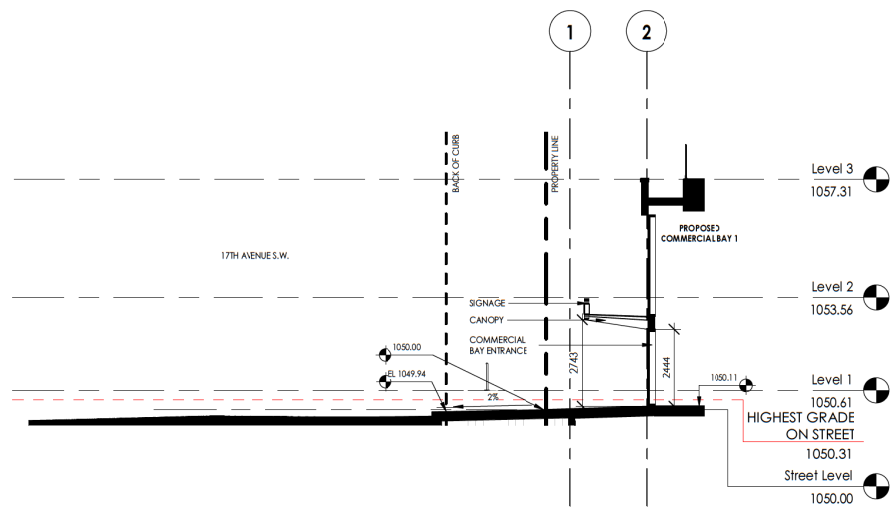
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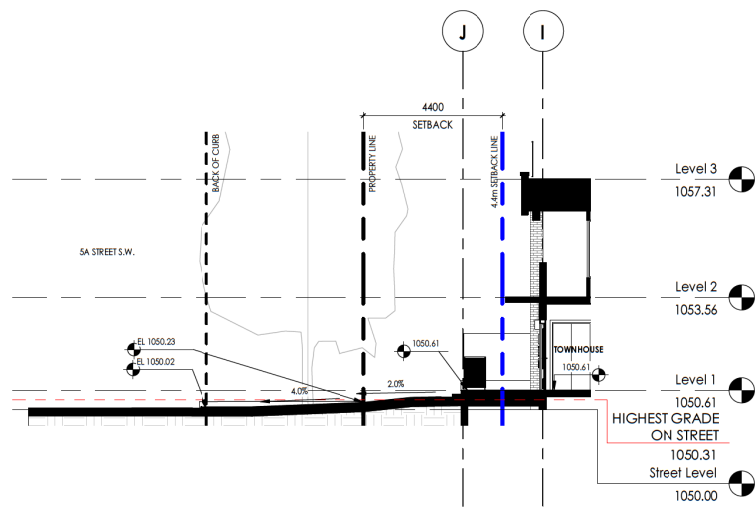
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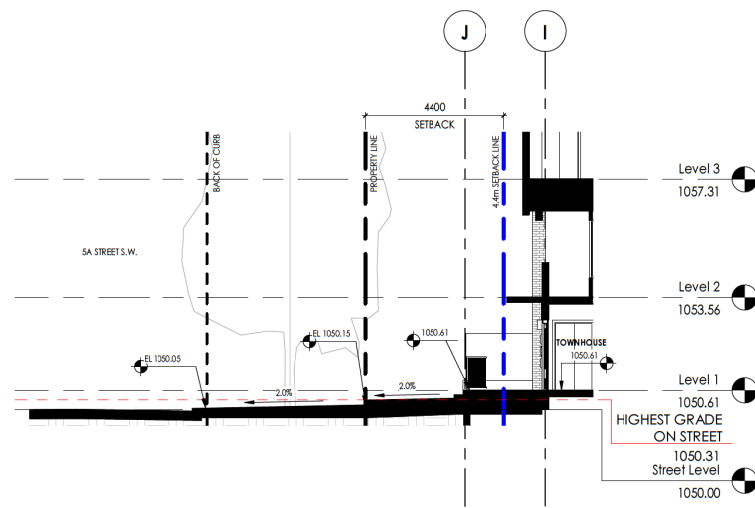
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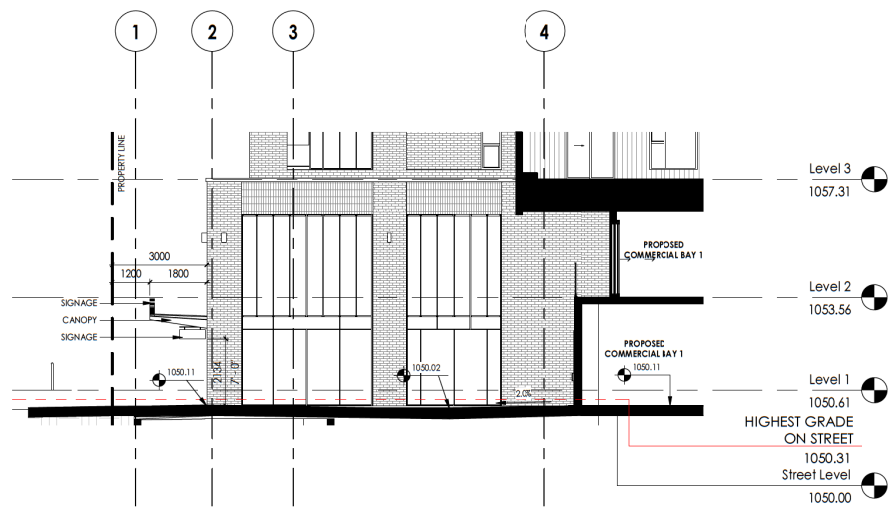
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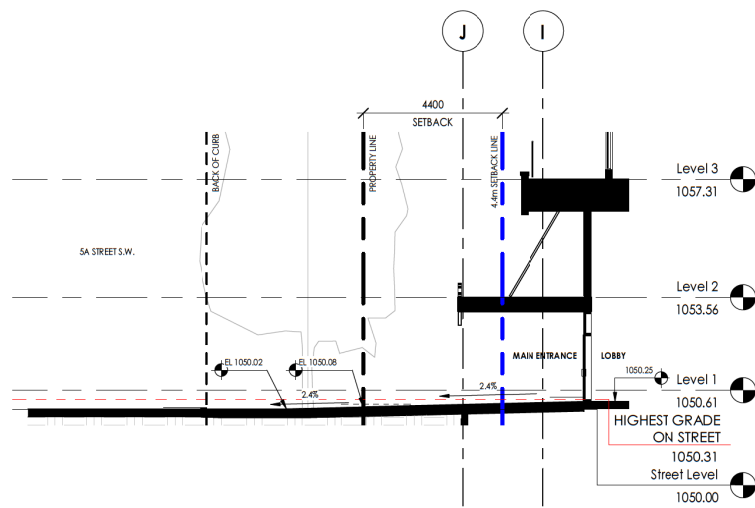
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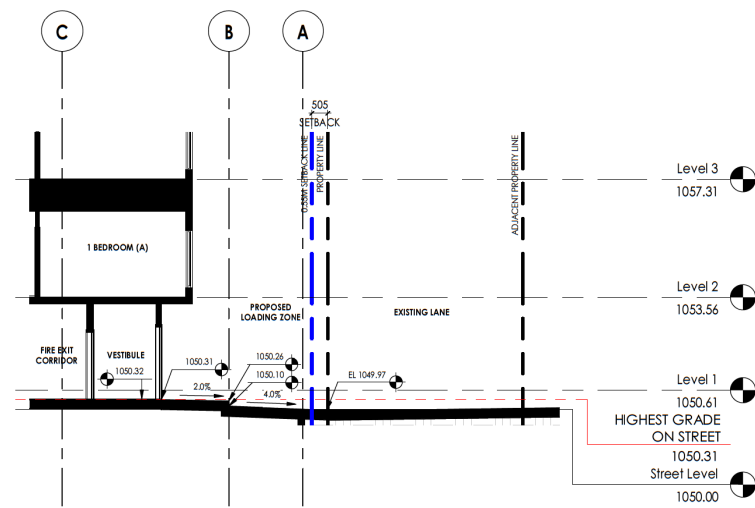
8 SITE SECTION 8
DP4.02 1:100



3 SITE SECTION 3
DP4.02 1:100



6 SITE SECTION 6
DP4.02 1:100



9 SITE SECTION 9
DP4.02 1:100

SECTION LEGEND:

EL xxxx.xx	EXISTING LEVEL
xxxx.xx	PROPOSED LEVEL

DAAS

NOT FOR CONSTRUCTION

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20	DTR - 2 RESPONSE	2023.12.21
19	DTR - 1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13
No.	Description	Date

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 - 17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

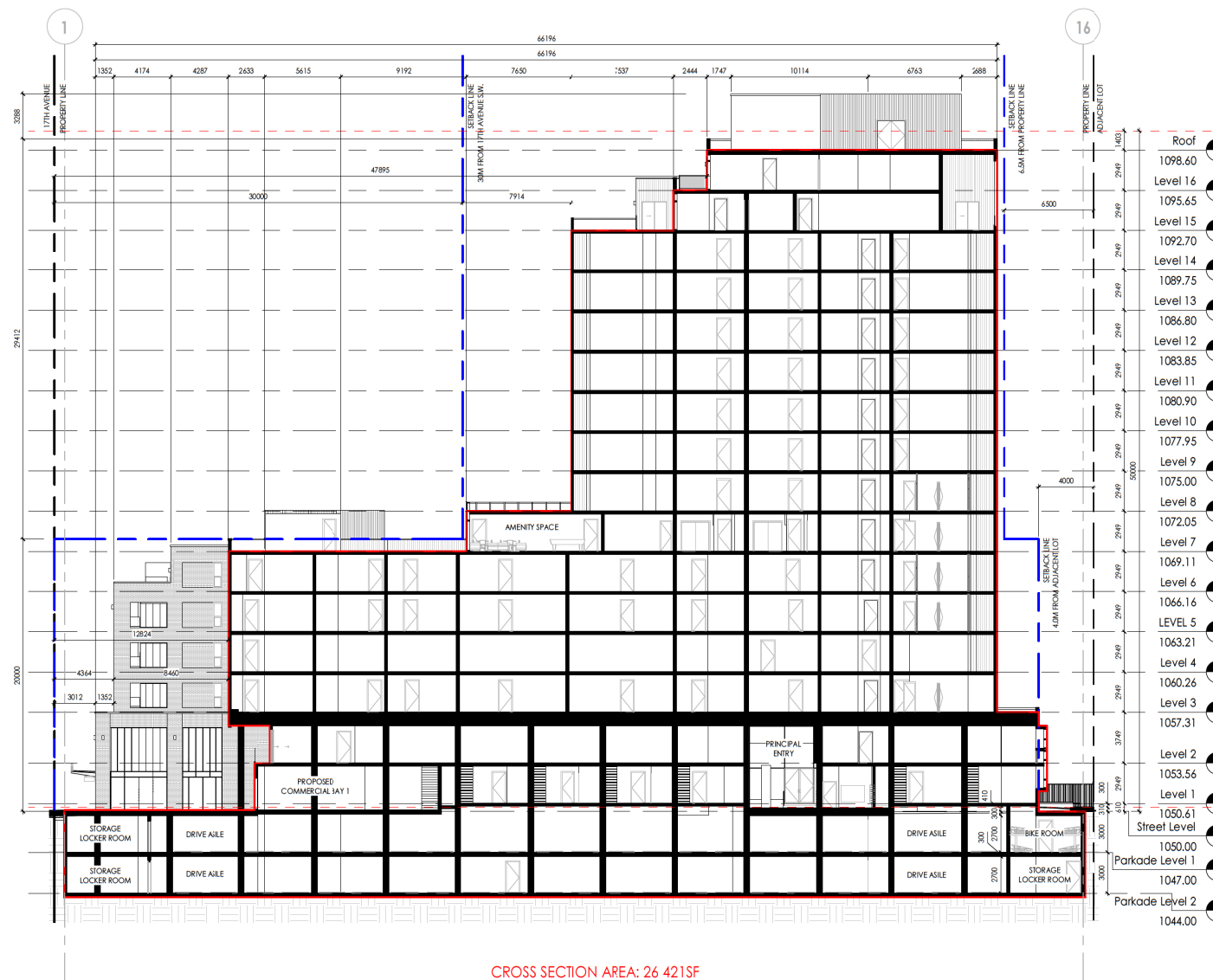
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SECTIONS

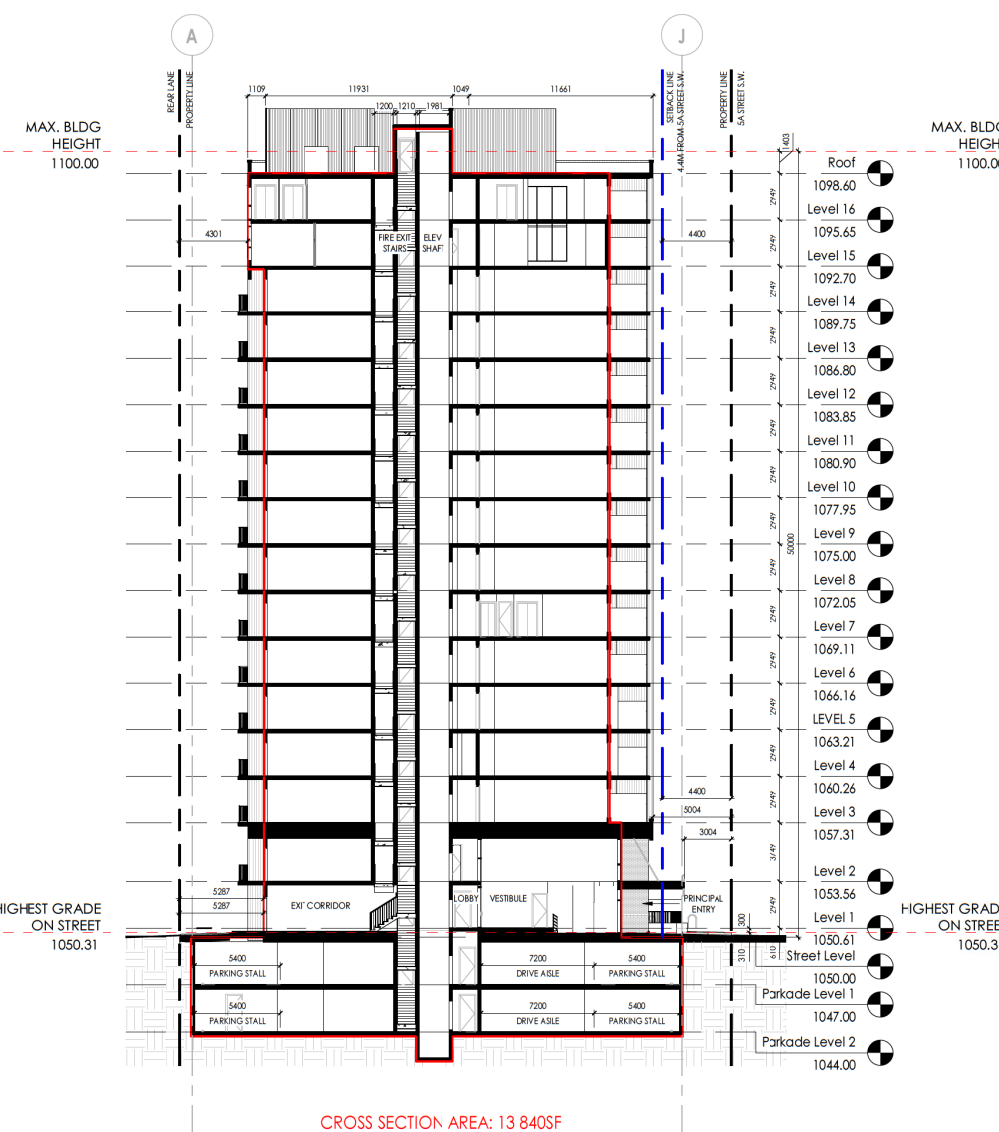
Project number	22-025
Issued	2023-12-21
Drawn by	RA, WS
Checked by	TS, RN
No.	

DP4.03

Scale 1 : 200



1 BUILDING SECTION 1
DP4.03 1 : 200



2 BUILDING SECTION 2
DP4.03 1 : 200

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No.	Description	Date
20	DTR-2 RESPONSE	2023.12.21
19	DTR-1 RESPONSE	2023.10.30
18	ISSUED FOR DP	2023.08.15
15	UPDATE FOR REVIEW	2023.07.14
14	ISSUED FOR CONSULTANT COORDINATION	2023.07.04
11	ISSUED	2023.06.13

Project Information

FRANCESCO'S MIXED USE

ARLINGTON STREET INVESTMENTS
615 -17TH AVENUE SW, CALGARY, ALBERTA
LOTS 16-21, BLOCK 1A, PLAN 3160AH

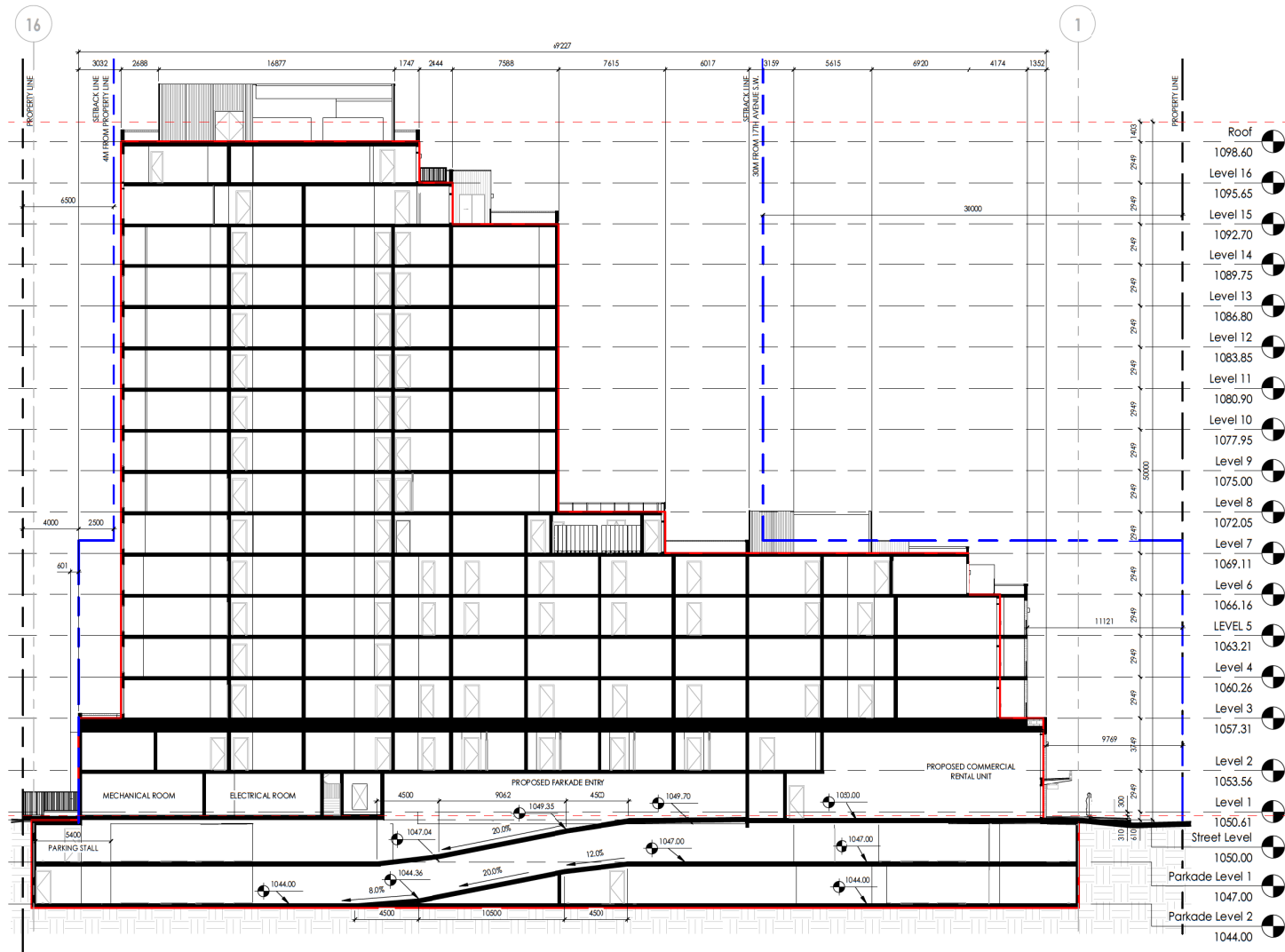
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SECTIONS

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Issued	2023-12-21
Drawn by	RA, WS
Checked by	TS, RN

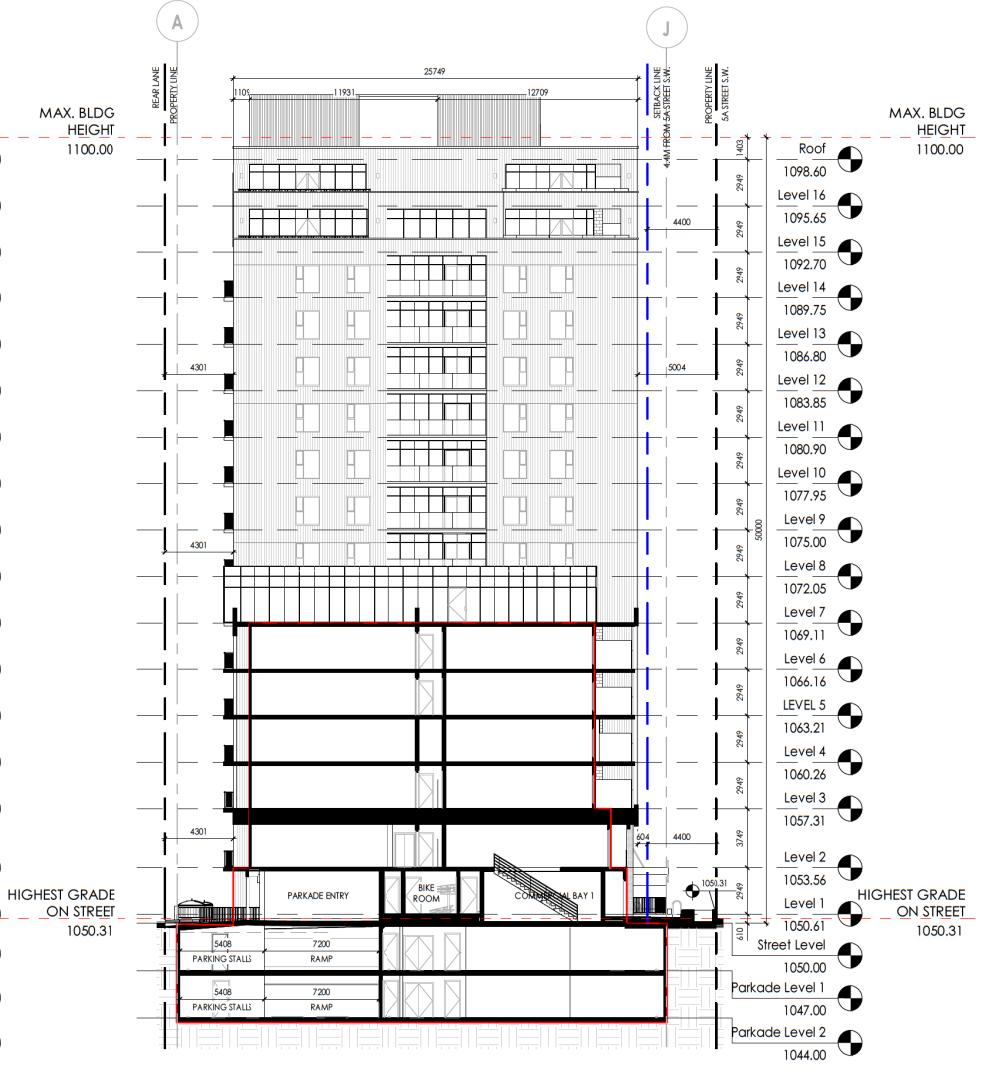
DP4.04

Scale 1 : 200



CROSS SECTION AREA: 28 000SF

1 BUILDING SECTION 3
DP4.04 1 : 200

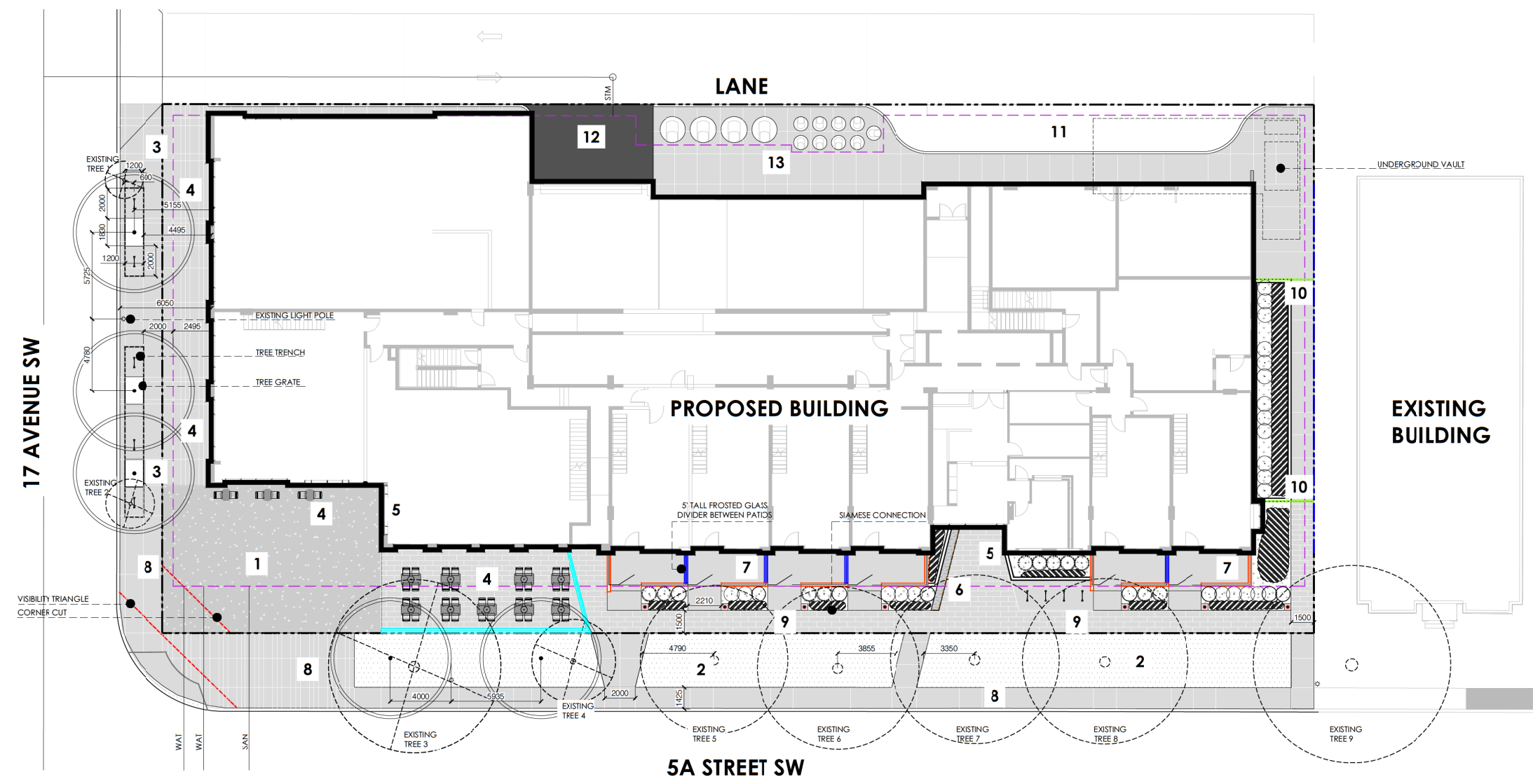


CROSS SECTION AREA: 6 800SF

2 BUILDING SECTION 4
DP4.04 1 : 200



22207FISH
FISHMAN'S



NOTES

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- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- DO NOT SCALE DRAWINGS.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS WILL BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

*** TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:
TREES 1200MM
SHRUBS 600MM
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 2,669.32 SQ.M.
SOUTH SETBACK (SHARES PROPERTY LINE WITH A PARCEL DESIGNATED AS RESIDENTIAL) = 140.22 SQ.M.
TOTAL NUMBER OF REQUIRED TREES = 2,80-3
1 TREE/50 SQ.M. OF SETBACK AREA
TOTAL NUMBER OF REQUIRED SHRUBS = 5.6-6
2 SHRUBS/50 SQ.M. OF SETBACK AREA
TOTAL TREES PROVIDED = 13
DECIDUOUS TREES PROVIDED = 13
DECIDUOUS TREES WITH MIN 75MM CALLIPER REQUIRED = 6.5-7 PROVIDED = 8
REMAINING DECIDUOUS TREES TO HAVE MIN. 50MM CALLIPER
TOTAL SHRUBS PROVIDED = 32

EXISTING TREE INFORMATION

- EXISTING TREE 1 (T-51093793)
A. TREE SPECIES: ULMUS AMERICANA
B. CALIPER OF TREE TRUNK: 130MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 2 (T-32252910)
A. TREE SPECIES: ULMUS AMERICANA
B. CALIPER OF TREE TRUNK: 200MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 3 (T-3204975)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 620MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 4 (T-32170432)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 350MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 5 (T-51144258)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 620MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 6 (T-32048893)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 580MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 7 (T-32018848)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 460MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 8 (T-32048892)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 560MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- EXISTING TREE 9 (T-32048891)
A. TREE SPECIES: FRAXINUS PENNSYLVANICA
B. CALIPER OF TREE TRUNK: 770MM
C. HEIGHT OF TREE: LARGE (AT MATURITY)
D. LOCATION OF THE CENTRE POINT OF THE TREE TRUNK: SEE PLAN
E. SCALED OUTLINE OF THE TREE CANOPY DRIPLINE: SEE PLAN
- NOTE:**
An Urban Forestry Technician must be on-site during excavation in order to mitigate any damage to adjacent public trees and/or decide on the trees fate. Contact Urban Forestry by phoning 311 and/or emailing treeprotection@calgary.ca at least three (3) business days in advance of excavation.

LEGEND

- LIGHT COLOR GRANITE
- PERMEABLE PAVERS
- REGULAR GREY COLOR CONCRETE
- PLANTING BED WITH MULCH
- SOD
- PROPERTY LINE
- PARKADE LINE
- 6' (1800MM) METAL GATE & FENCE WITH SPIKES
- 1800MM HT. SECURITY FENCE
- 1800MM HT. FROSTED GLASS DIVIDER BETWEEN PATIOS
- 1070MM HEIGHT PATIO FENCE
- 450MM HEIGHT REATINING WALL WITH GUARD RAIL ON TOP
- CUSTOM BENCH WITH LED LIGHTING
- BIKE PARKING (TOTAL QUANTITY OF RACKS: 9; STALLS: 18)
- REMOVABLE FURNITURE
- LIGHT BOLLARD
- PERENNIALS
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PROPOSED DECIDUOUS TREES
- EXISTING TREES IN BOULEVARD TO REMAIN
- EXISTING TREES IN BOULEVARD TO BE REMOVED

- PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE
- EXISTING HERITAGE TREES
- PROPOSED BOULEVARD TREES IN TREE GRATES
- COMMERCIAL PATIO SPILL OVER SPACE
- BUILDING ENTRANCE
- SEATING NOOK
- PRIVATE PATIO TYP.
- PUBLIC SIDEWALK
- PROPOSED SIDEWALK WITHIN PROPERTY
- SIDE YARD ACCESS
- LOADING AREA
- PARKADE ENTRANCE
- MOLOK BINS

ISSUED FOR	DATE
CONCEPT REVIEW	230523
REVIEW	230711
COORD	230714
DP	230721
DP REVISION	230801
DP REVISION	230804
DP REVISION	230809
DTR 1 RESPONSE	231024
DTR 2 RESPONSE	231220
DTR 2 RESPONSE	240120

SCALE 1:150
DATE 240120
DRAWN BY CP
CHECKED BY YN

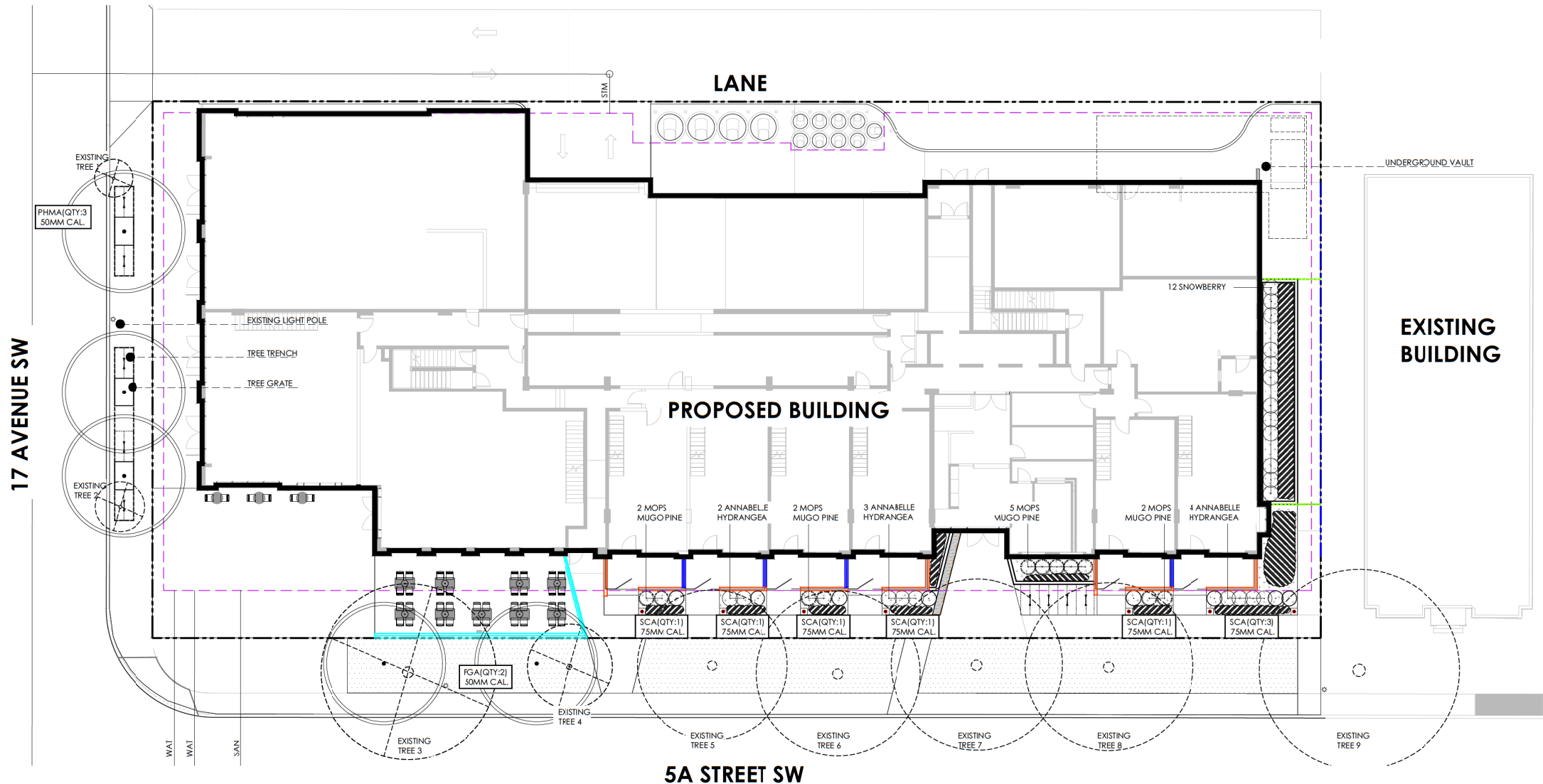
DTR 1
L1

GROUND FLOOR LAYOUT PLAN

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22207FISH
FISHMAN'S



NOTES

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7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

*** TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE:
TREES 1200MM
SHRUBS 600MM
GRASS & PERENNIALS 300MM

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity
deciduous trees (TOTAL QUANTITY: 08) (TOTAL QUANTITY: 13)			
PRIMA PRAIRIE HORIZON MANCHURIAN ALDER	ALNUS HIRSUTA 'HARBIN'	50MM CAL.	C3
FOOTHILLS GREEN ASH	FRAXINUS PENNSYLVANICA 'HEUVER'	50MM CAL.	C2
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA	75MM CAL.	08
deciduous shrubs (TOTAL QUANTITY: 21)			
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	600MM HT.	09
SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HT.	12
coniferous shrubs (TOTAL QUANTITY: 11)			
MOPS MUGO PINE	PINUS MUGO 'MOPS'	600MM SP.	11

LEGEND

- PLANTING BED WITH MULCH
- SOD
- PROPERTY LINE
- PARKADE LINE
- 6' (1800MM) METAL GATE & FENCE WITH SPIKES
- 1800MM HT. SECURITY FENCE
- 1800MM HT. FROSTED GLASS DIVIDER BETWEEN PATIOS
- 1070MM HEIGHT PATIO FENCE
- 450MM HEIGHT RETAINING WALL WITH GUARD RAIL ON TOP
- CUSTOM BENCH WITH LED LIGHTING
- BIKE PARKING (TOTAL QUANTITY OF RACKS: 9; STALLS: 18)
- REMOVABLE FURNITURE
- LIGHT BOLLARD
- PERENNIALS
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PROPOSED DECIDUOUS TREES
- EXISTING TREES IN BOULEVARD TO REMAIN
- EXISTING TREES IN BOULEVARD TO BE REMOVED

ISSUED FOR	DATE
CONCEPT REVIEW	230523
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COORD	230714
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DP REVISION	230801
DP REVISION	230804
DP REVISION	230809
DTR 1 RESPONSE	231024
DTR 2 RESPONSE	231220
DTR 2 RESPONSE	240120

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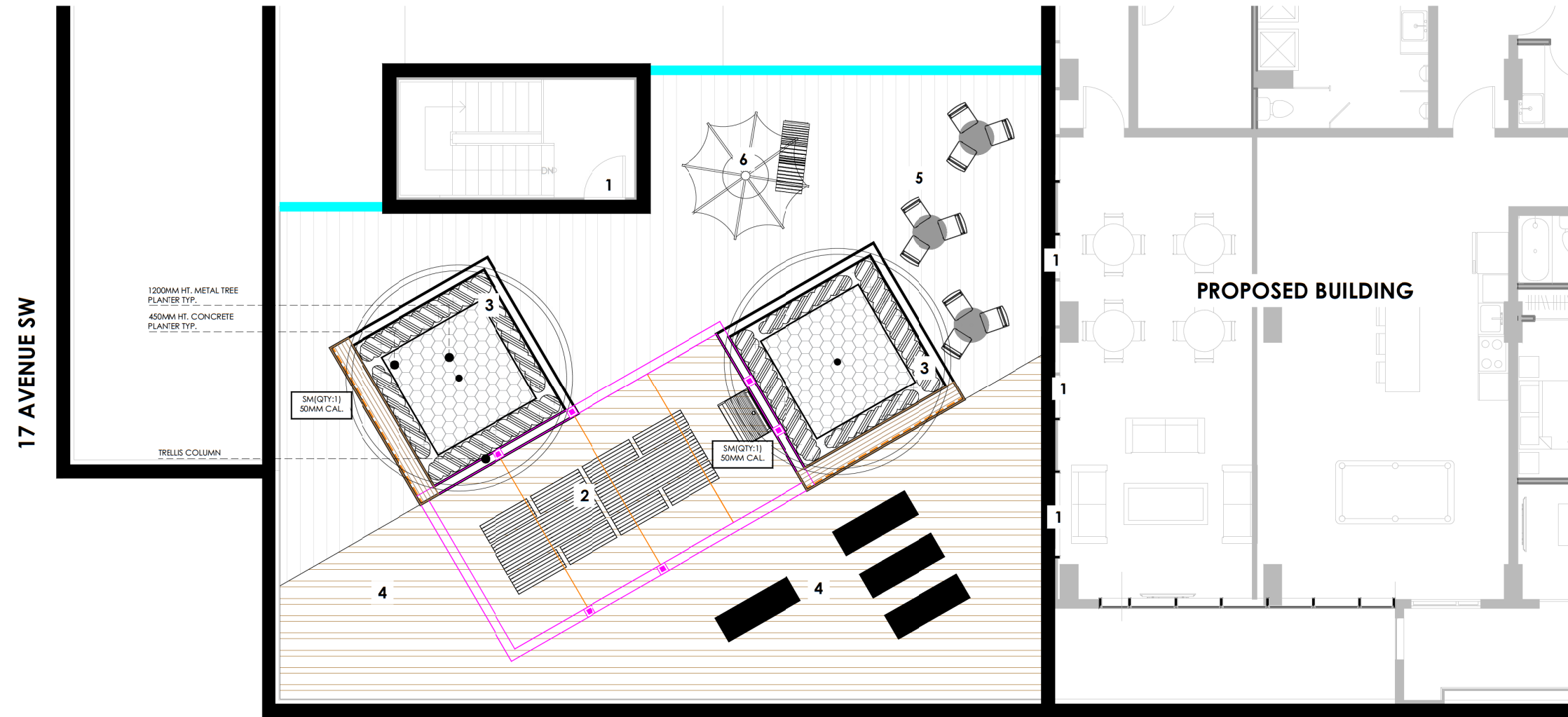
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L2
GROUND FLOOR PLANTING PLAN

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22207FISH
FISHMAN'S



5A STREET SW

PLANTING SCHEDULE

LEGEND

	TREX COMPOSITE DECK BOARDS PRODUCT: TREX TRANSCEND JINEAGE COLOR: JASPER		TOP-MOUNTED CUSTOM BENCH
	TREX COMPOSITE DECK BOARDS PRODUCT: TREX TRANSCEND JINEAGE COLOR: CARMEL		DINING TABLE AND BENCHES
	PLANTING BED WITH MULCH		STRING LIGHTS
	40MM RUNDLE ROCK		BBQ
	TRELLIS		REMOVABLE FURNITURE
	1800MM HT. DECORATIVE PARTITION WALL		YOGA MATS
	PROPOSED DECIDUOUS TREES		REMOVABLE LOUNGER CHAIRS AND UMBRELLA
	PERENNIALS		

common name	latin name	size/ spread	quantity
SM deciduous trees (75MM CAL*** QUANTITY: 11) (TOTAL QUANTITY: 17) SWEETHEART MAYDAY	PRUNUS PADUS 'SWEETHEART'	50MM CAL.	02

1. ENTRANCE
2. DINING AREA WITH PICNIC TABLE AND BBQ
3. PLANTER WITH TOP-MOUNTED BENCHES
4. MULTIPURPOSE FLEX SPACE EG: YOGA SPACE
5. SEATING AREA WITH MOVEABLE FURNITURE
6. LOUNGING SPACE

ISSUED FOR	DATE
CONCEPT REVIEW	230523
REVIEW	230711
COORD	230714
DP	230721
DP REVISION	230801
DP REVISION	230804
DP REVISION	230809
DTR 1 RESPONSE	231024
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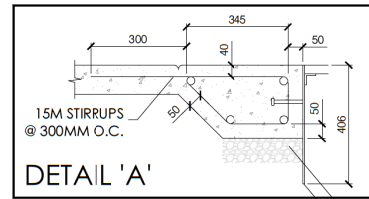
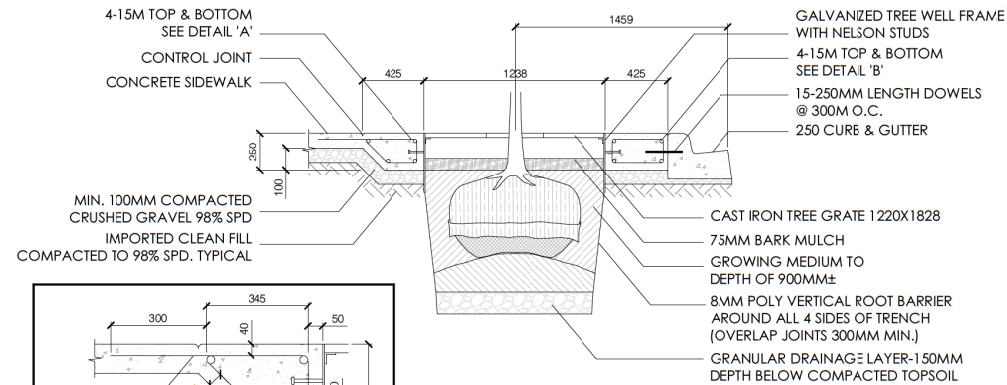
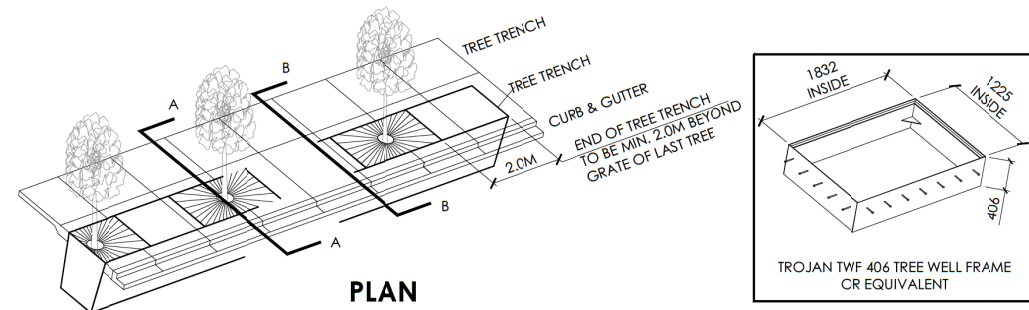
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DATE 240120
DRAWN BY CP
CHECKED BY YN

DTR 1
L3
7TH FLOOR
LAYOUT AND
PLANTING
PLAN

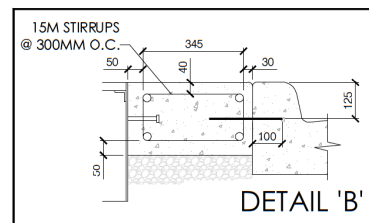
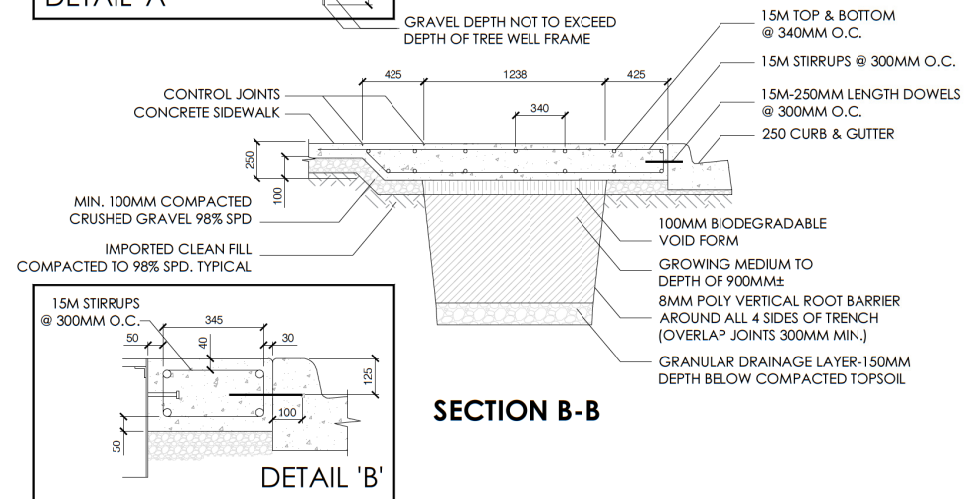
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NOTES



SECTION A-A



SECTION B-B



22207FISH
FISHMAN'S



ISSUED FOR	DATE
CONCEPT REVIEW	230523
REVIEW	230711
COORD	230714
DP	230721
DP REVISION	230801
DP REVISION	230804
DP REVISION	230809
DTR 1 RESPONSE	231024
DTR 2 RESPONSE	231220
DTR 2 RESPONSE	240120

SCALE 1:150
DATE 240120
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DTR 1

L4

TREE TRENCH DETAILS

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