

Comprehensive Project Overview

TABLE OF CONTENTS

- 1 PROJECT BACKGROUND AN TIME LINE
- 2 SITE CONTEXT
- 3 LAND USE APPLICATION
- 4 ENGAGEMENT SUMMARY
- 5 THE SEARCH FOR THE MISSING MIDDLE
- 6 TYPICAL BUILDER TYPOLOGIES
- 7 BASEMENT AND GARAGE SUITE SOLUTIONS TO DENSIFICATION
- 8 A NEW SOLUTION TO DENSITY
- 9 BUILDING MASSING
- 10 LANDSCAPE PLAN
- 11 DESIGN PRINCIPLES
- 12 URBAN DESIGN - ACTIVATING THE STREET AND THE AVENUE
- 13 MATERIALS
- 14 RENDERS
- 15 FLOOR PLANS
- 16 STREETScape

Comprehensive Project Overview

Project Background + Timeline

Background

The property owners of 438 8 Street & 230 7A Street NE have submitted applications to rezone their parcels to allow for the development of family-oriented townhouses (4 units on each parcels).

438 8 Street is currently designated Residential - Contextual One/Two Dwelling District (R-C2) and 230 7A Street is designated with the recently approved main streets Direct Control District (DC). The proposed land use district of both parcels is a Direct Control District tied to Plans. A Direct Control district tied to plans means that the Development Permits (DP) for the projects will need to be aligned with

the plans accompanying the DC. If the DP does not align with the DC drawings, the land use reverts to the existing land use.

Along with the land use redesignation application, a concurrent development permit has been submitted for each site.

Development Principles

- Moderate intensification and density;
- Site specific design;
- Family friendly housing choice;
- Variety of unit sizes;
- Walkability;
- Street vitality;
- Community interaction.

Land Use Timeline



Comprehensive Project Overview

Site Context



The subject site located at 438 8 Street NE is approximately 455 square metres in size, and is surrounded by R-C2 (Residential - Contextual One/Two Dwellings).

The subject site located at 230 7A Street NE is approximately 455 square metres in size. East of the parcel is St. Michael's Eritrean Orthodox Church, and to the north, west, and south of the site are R-C2 (Residential - Contextual One/Two Dwellings).

Both subject sites are in close proximity to local shops, retail, professional services, community schools, parks and open spaces. These sites are well serviced by Calgary Transit, with route 90 running along the 1st Avenue corridor. Additionally, these sites are within 10-15 minutes walking distance to the Bridgeland-Memorial LRT Station and Bow River pathway system.

Comprehensive Project Overview

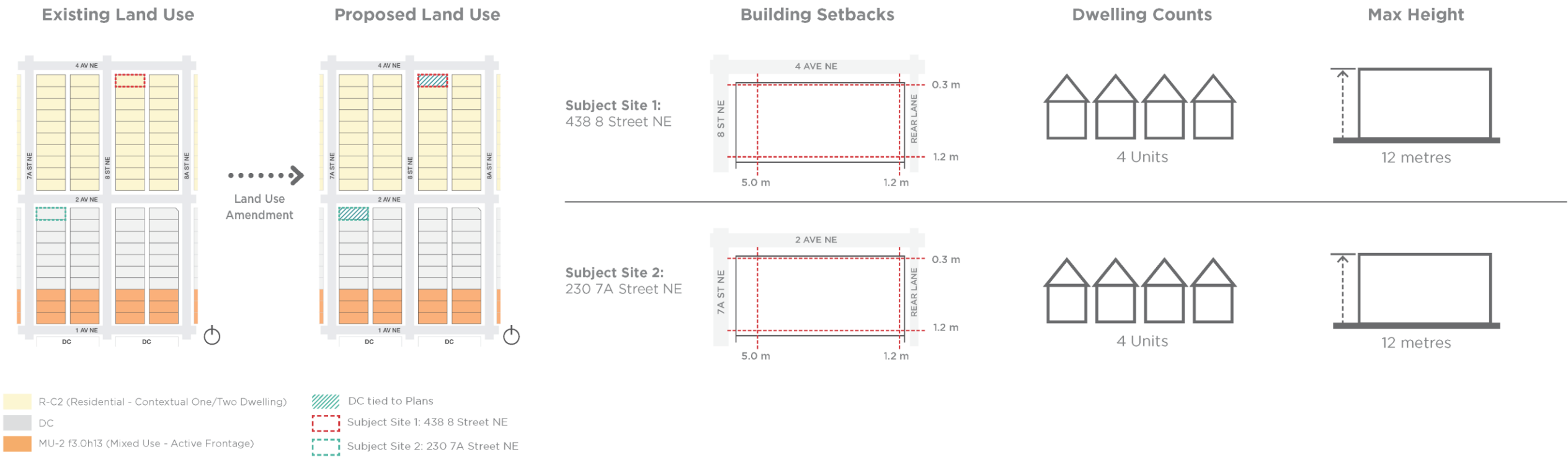
Land Use Application

The land use amendment application proposes to change the existing land use of 438 8 Street from R-C2 (Residential - Contextual One/Two Dwelling District) and the existing land use of 230 7A Street from DC based on R-CG (Residential - Grade-Oriented Infill District) to both a Direct Control District (DC) tied to plans.

The diagrams on this panel explains the concepts regarding the land use amendment.

Direct Control (DC) Tied to Plans:

- DC will be based on a site specific design proposal;
- Development Permit must conform with the plans that were submitted along with the land use application;
- If the property owner wishes to build a different project or sell the site, the existing stock land use will apply;
- A DC tied to plans provides certainty to the community on the project’s design.



Comprehensive Project Overview

Engagement Summary

On March 26, 2018, residents from the community of Bridgeland-Riverside were invited to a community information session hosted at the Bridgeland-Riverside Community Association Hall. The purpose of this community information session was to provide information and to solicit community feedback on the proposed developments located on 438 8 Street and 230 7A Street NE.

The community information session was attended by approximately 25 residents. The format of this information session was an informal discussion with the project’s planners, architects, and land owners. Residents had the opportunity to provide feedback using comment forms and sticky notes provided by the applicant. There were a total of **50 comments received** and have been categorized into the following themes;

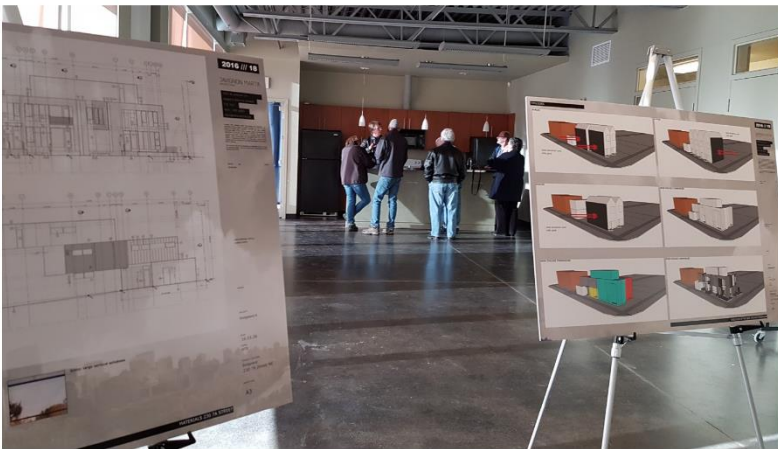
- 1. **Traffic, Parking & City Servicing**
- 2. **Bridgeland-Riverside ARP Alignment & Zoning**
- 3. **Building Design**
- 4. **Massing & Height**
- 5. **Adjacent Privacy, Lighting & Green Space**
- 6. **Planning Context & Community Heritage**

The following is a breakdown of the number of received comments that fall under the six main themes;

- 1. Traffic, Parking & City Servicing: **7 Comments**
- 2. Bridgeland-Riverside ARP Alignment & Zoning: **12 Comments**
- 3. Building Design: **5 Comments**
- 4. Massing & Height: **10 Comments**
- 5. Adjacent Privacy, Lighting & Green Space: **3 Comments**
- 6. Planning Context & Community Heritage: **9 Comments**

In addition to these comments, there were **4 comments that are categorized as miscellaneous**. These comments did not fit under any of the five main themes.

Of the 50 comments received, 4 comments were of support, and 46 comments were of concern or opposition. The following is a breakdown of support comments vs. concern or opposition comments categorized under the six main themes.



Comment Comparison Table

	Traffic, Parking & City Servicing	Bridgeland-Riverside ARP Alignment & Zoning	Building Design	Height & Massing	Adjacent Privacy, Lighting & Green Space	Planning Context & Community Heritage	Misc
No. Comments of Support			3	1			
No. Comments of Concern or Opposition	7	12	2	9	3	9	4

Comprehensive Project Overview

THE SEARCH FOR THE ‘MISSING MIDDLE’

“...what every city is missing is something in the middle:

the kind of not-single-family, not-condo-tower-apartment style of housing that provides enough room for a couple of parents and kids, has some kind of ground-level space outside and doesn’t cost a fortune.”
[The Globe and Mail, A search for the ‘missing middle’ of housing, May 23rd 2018]

“Multi-generational living arrangements... are the fastest growing type of household in the country.”
[CTV News, Why more Canadians are embracing multi-generational households, April 5th 2018]

“Ms. Maser says ... peak millennials are purchasing two-storey detached homes in the suburbs as a way to increase affordability over more central areas.”
[The Globe and Mail, Sweet Spot, June 5th 2018]

“Nearly one in five Calgary households are overspending on their housing. They’re paying more than 30 per cent of their income every month towards shelter, which means they’re making decisions between eating or having a roof over their head.”
[Calgary Herald, Calgary lays out eight-year plan for \$320M affordable housing investment, April 30th 2018]

“Twenty-four per cent of those surveyed said they didn’t qualify for a mortgage at all; in Alberta, this rose to 32 per cent, and 50 per cent of 25- to 30-year-olds in Alberta – more than any other province – said they didn’t believe they’d be able to afford to buy a home in the next five years.”
[Globe and Mail, Millennials’ demand for affordability driving housing agenda, November 23rd 2017]

“Rental properties in Montreal, Quebec City and Halifax are performing well, for a variety of reasons. Quebecers have long looked on rentals favourably, and they’re eager to move into units centrally located in search of the live-work-play lifestyle. ... renting offers a significant cost advantage over owning a condo in that market.”
[PWC Canada, Emerging Trends in Real Estate 2018]

“But what every city is missing is something in the middle: the kind of not-single-family, not-condo-tower-apartment style of housing that provides enough room for a couple of parents and kids, has some kind of ground-level space outside and doesn’t cost a fortune.”
[Globe and Mail, A search for the ‘missing middle’ of housing, May 24th 2018]

“For a lot of people, a one-bedroom is basically fine for them and then they have a kid. All of a sudden, they need something bigger. It’s really hard and there is not much out there.”
[CBC News, Affordable housing solutions for ‘missing middle’ explored in Museum of Vancouver workshop, February 1st 2018]

“Back-to-backs, brownstones, bungalow courts, clustered housing, plexes, maisonettes, row-houses, stacked towns and six-packs. Throughout the world, these low-density multi-housing forms provide affordable homes for millions of households. However, in British Columbia, most of our housing is either single-family homes or apartments. As a result, architects and planners are increasingly referring to these other “gentle density” housing solutions as “the missing middle”.”
[Vancouver Sun, ‘Missing middle’ competition offers residential housing solutions, May 12th 2018]

“A looming affordability crisis is poised to hit seniors across the country as the baby boom generation makes its long-predicted shift into its golden years, squeezing the supply of retirement home places and pushing up rents, according to a new report from the rating agency DBRS Ltd.”
[Financial Post, A looming housing affordability crisis is poised to hit seniors across Canada, May 13th 2018]

2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are instruments of service, whether the project is realized or not, and remain the property of Davignon Martin Architecture. You may make copies, bearing responsibility for information and references in connection with your use and accuracy of the project. Credit for references, drawings, plans, sections, drawings, graphic representations and specifications shall not be used for addition or alteration to the project or any other project. All parts of these drawings shall not be reproduced or used without the permission of the Davignon Martin Architecture.

The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations shall be reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

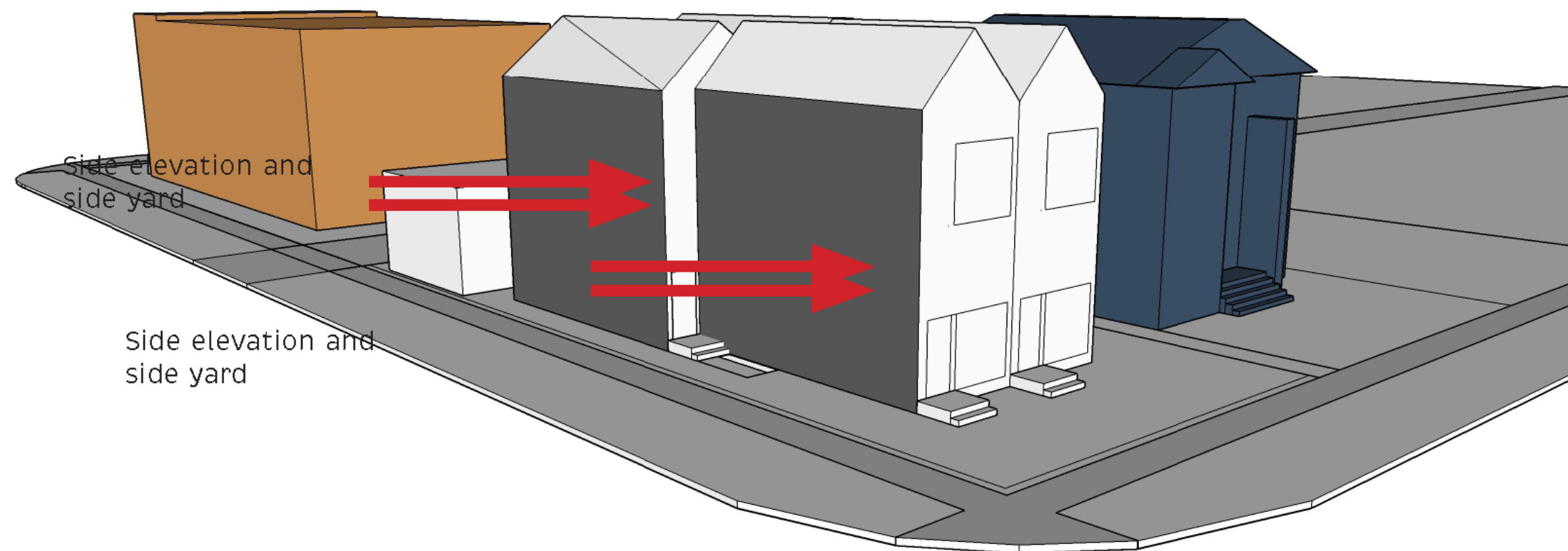
PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

OLD RM-4 SOLUTION

- 1 Lack of privacy
- 2 Circulation issues
- 3 Lack of amenity space
- 4 Blank side elevation

Livable volume is approximately 40,150 ft3
\$650,000 - \$720,000



Cryptic: Plans, strategies, people, organizations and specifications themselves of course, whether the project is assumed to or not itself may properly be designed *without* them. We may write plans, and the specifications explain, of plans themselves, drawings, people, resources, processes, and the like, but we may not write them, and we may not know the existence of the plan. Draw for instance projects, not plans, the drawings, people, organizations and specifications itself and we may sometimes or themselves in the paper or any other project. All plans are developed only by ourselves or good software (development) by the Capable Individuals.

LIBRARY	No.	D.
UNIVERSITY OF TORONTO		

PROFESSIONAL AND CONSULTANTS

LIMITED

PROJECT
Bridgeland 4

DATE _____

RESULTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

CONCLUSIONS

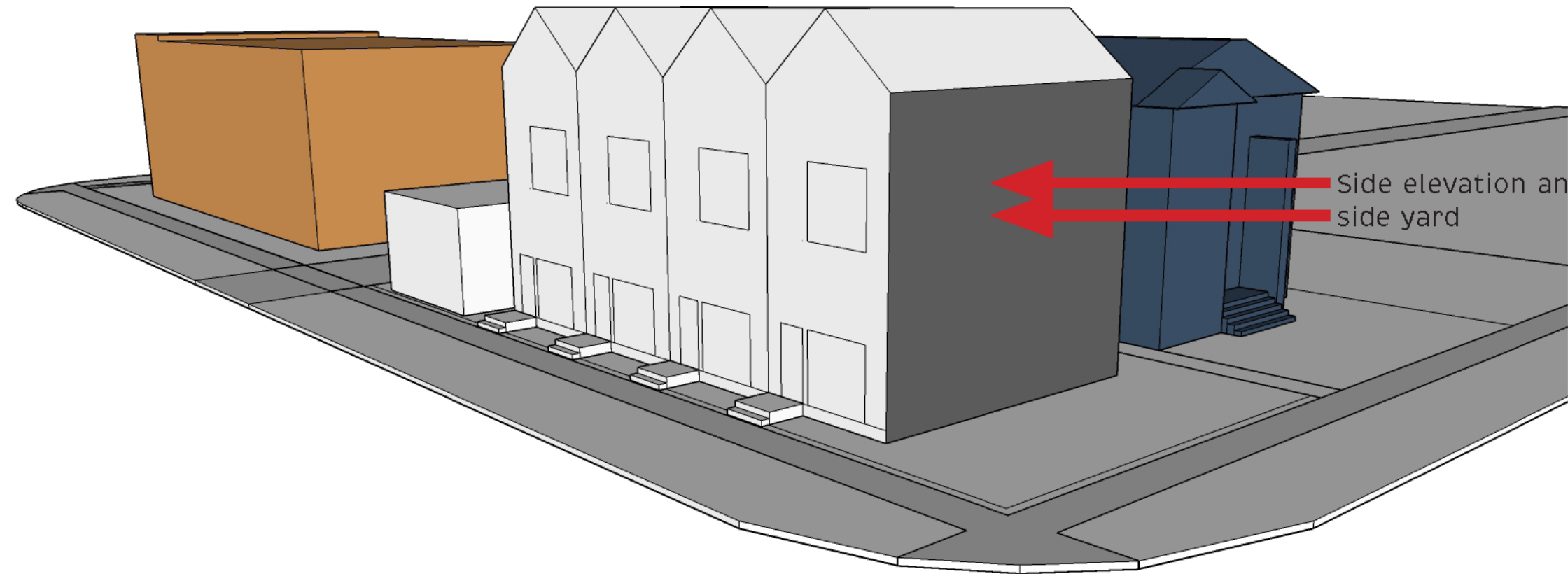
Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

NEW MC-G SOLUTION

- 1 Lack of privacy
- 2 Circulation issues
- 3 Lack of amenity space
- 4 Lack of unit variation
- 5 Overlooking
- 6 Blank side elevation

Livable volume is approximately 101,322 ft3
\$650,000 - \$720,000



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, drawings, graphic representations and specifications are prepared by or under the direct supervision of the architect and shall remain the property of Davignon Martin Architecture. No part of these plans, drawings, graphic representations and specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The architect shall not be responsible for construction methods or materials not shown on these plans, drawings, graphic representations and specifications. The architect shall not be responsible for construction methods or materials not shown on these plans, drawings, graphic representations and specifications. The architect shall not be responsible for construction methods or materials not shown on these plans, drawings, graphic representations and specifications.

DATE: 11/15/2016
REVISION: 1

PROFESSIONAL SEAL
CONTRACTS

METER

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

4-SHEET TITLE

Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

DUPLEX WITH GARAGE SUITES

- 1 Lack of unit variation
- 2 Unaffordable for most people
- 3 Blank side elevation

Livable volume is approximately 57,004 ft
\$950,000 - \$1,400,000



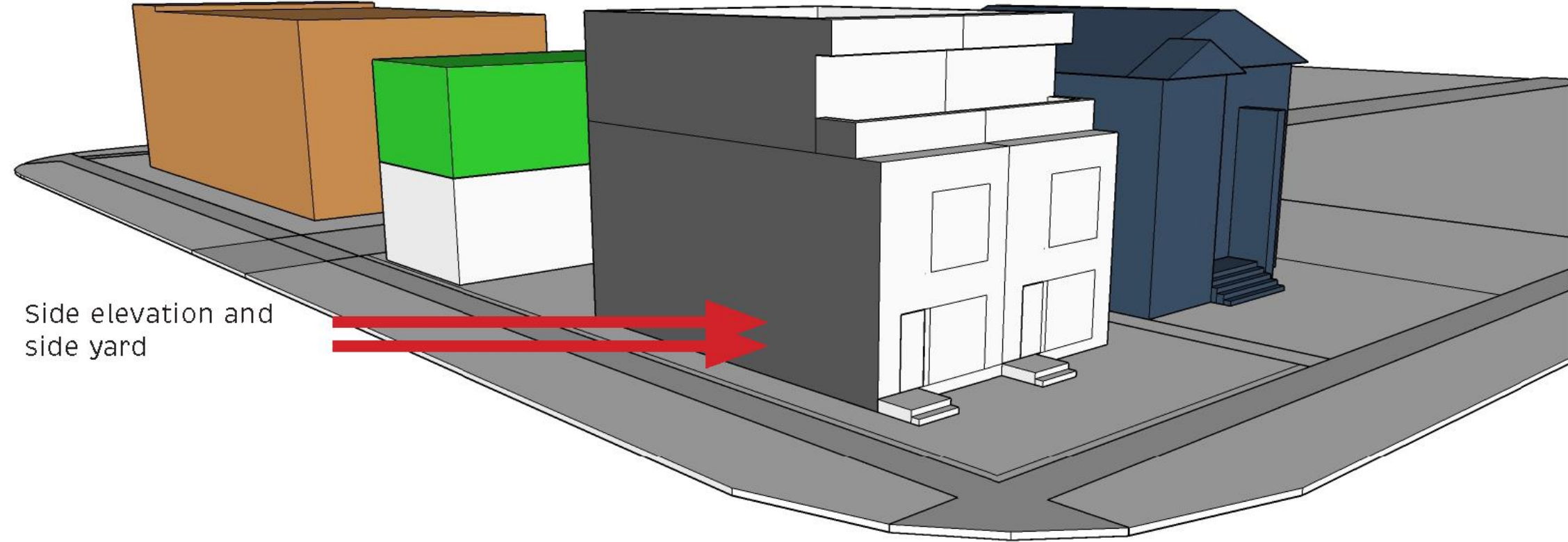
2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright 2016. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Davignon Martin Architecture. This work is the property of Davignon Martin Architecture. The use of this work, including reproduction, storage, or transmission, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Davignon Martin Architecture, is prohibited. The use of this work, including reproduction, storage, or transmission, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Davignon Martin Architecture, is prohibited. The use of this work, including reproduction, storage, or transmission, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Davignon Martin Architecture, is prohibited.

DESIGNER: NAME: DATE:



Side elevation and
side yard

PROFESSIONAL SEAL/STAMP
CONTRACT/PERMIT

METER

PROJECT
Bridgeland 4

DATE

SCALE

NTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

4-SHEET TITLE

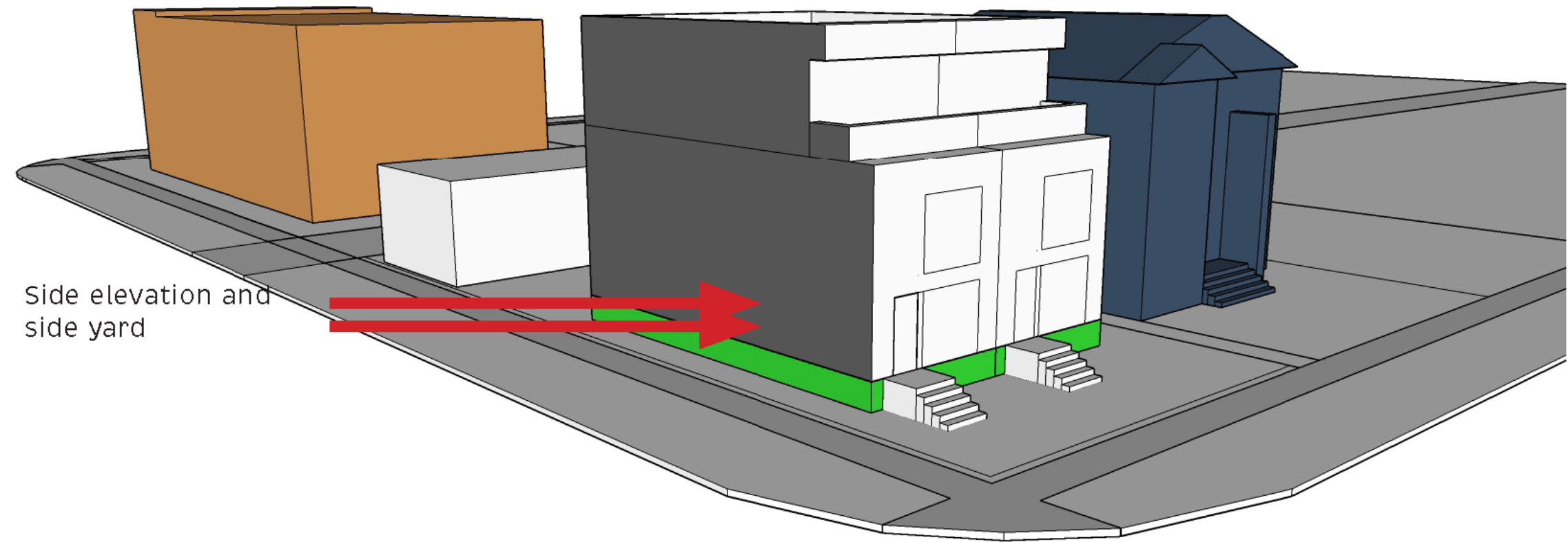
Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

DUPLEX WITH BASEMENT SUITES

- 1 Basement suites are “secondary” solutions
- 2 Unaffordable for most people

Livable volume is approximately 49,252 ft3
\$900,000 - 1,250,000



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, drawings, graphic representations and specifications are the property of Davignon Martin Architecture. No part of this document, including text, drawings, or specifications, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Davignon Martin Architecture. The architect shall not be responsible for construction methods or details not shown on these drawings.

ISSUED: No. DATE
REVISION

PROFESSIONAL SEAL/AS
CONSULTANTS

METER

PROJECT
Bridgeland 4

DATE

SCALE

NTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

4-SHEET TITLE

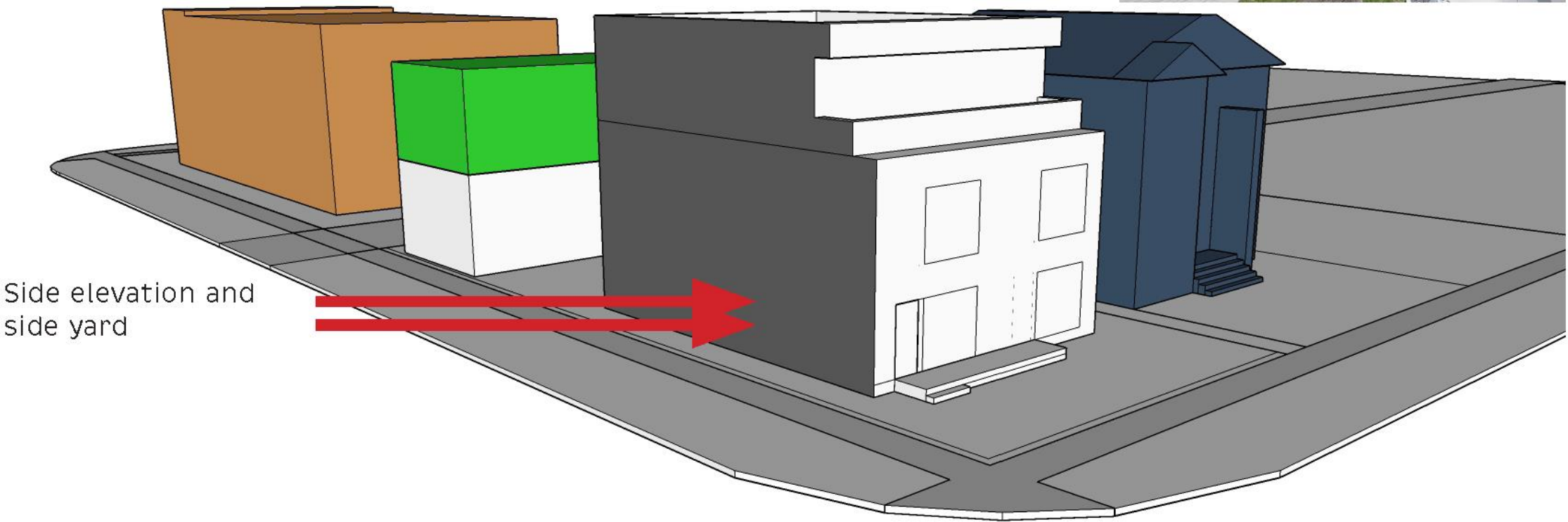
Comprehensive Project Overview

BUILDER GRADE SOLUTIONS TO DENSITY

LARGE SINGLE FAMILY

- 1 Unaffordable for most people
- 2 Highest price point

Livable volume is approximately 57,004 ft3
\$1,200,000 - \$1,850,000 and up



Side elevation and
side yard

2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright 2016. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Davignon Martin Architecture. The author and publisher assume no responsibility for the accuracy or completeness of the information contained herein. The author and publisher assume no responsibility for the accuracy or completeness of the information contained herein. The author and publisher assume no responsibility for the accuracy or completeness of the information contained herein.

DATE: 11/18
REVISION: 11/18

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

PROJECT TITLE

Comprehensive Project Overview

BASEMENT SUITES

- 1 Basement suites are not great solutions
 - 2 Generally not well lit
 - 3 Not great for families
 - 4 Generally not well sound proofed
 - 5 Ownership by tenant is not an option
 - 6 Limitations - not barrier free
- Students, short term rentals, low income individuals

GARAGE SUITES

- 1 Small
 - 2 Generally a 1 bedroom / studio layout not conducive to families
 - 3 Ownership by tenant is not an option
 - 4 Limitations - not barrier free
- Students, short term rentals, low income individuals



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, drawings, graphic representations and specifications are instruments of service, created by the project architect and are the property of Davignon Martin Architecture. They may not be copied, reproduced, modified, distributed, or otherwise used without the written consent of the project architect. No part of these drawings, plans, drawings, graphic representations and specifications shall not be used for any other project or purpose without the prior written consent of the project architect. The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations must be reported to the architect.

ISSUE No. DATE
REVISION



PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

NEW SOLUTION TO DENSITY

NEW STACKED TOWNHOUSE

- 1 Variety of unit types
- 2 Low, medium, upper price points
- 3 Engages the street and the avenue
- 4 Designed user friendly and engaged amenity space to streetscape

Livable volume is approximately 61,235 ft3
\$375,000 - \$800,000



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright 2016. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Davignon Martin Architecture. This publication is intended for informational purposes only and does not constitute an offer of any financial product or service. No representation or warranty is made by the author or publisher for the accuracy or completeness of the information contained herein. The author and publisher shall not be liable for any damages, including consequential, arising out of the use of the information contained herein.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL AND
CONTRACT NUMBER

METER

PROJECT
Bridgeland 4

DATE

SCALE
NTS

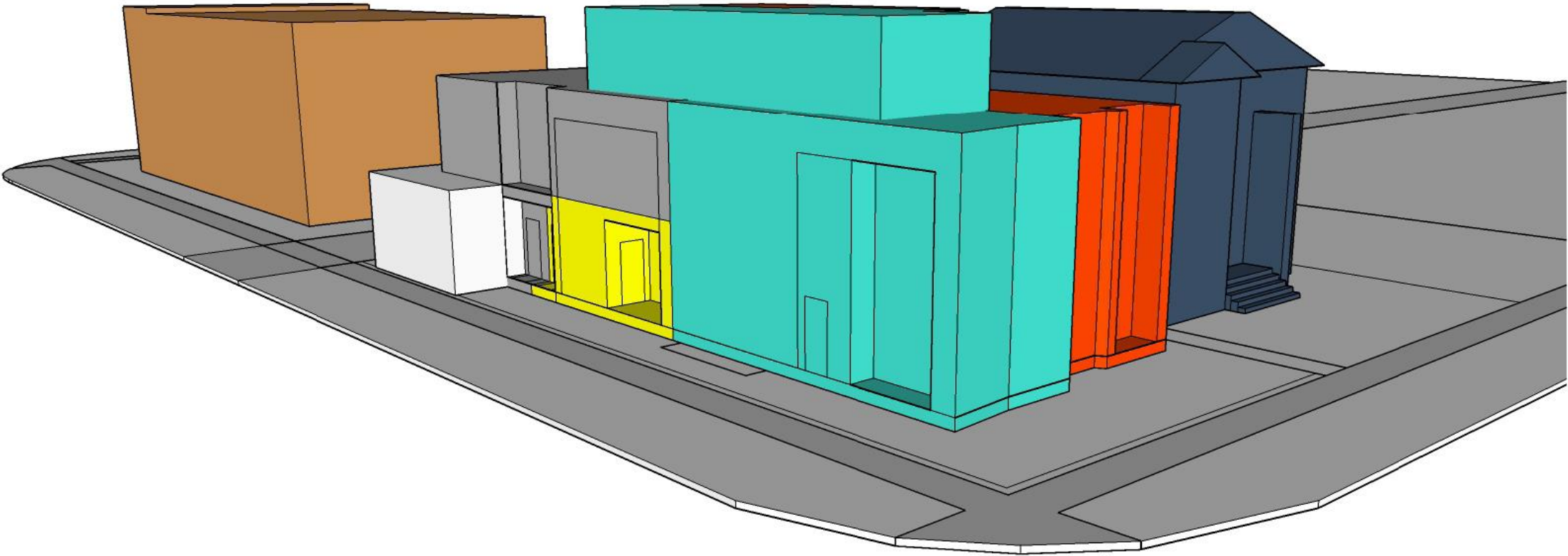
PROJECT LOCATION
230 7A Street NE
438 8 Street NE

4-SHEET TITLE

Comprehensive Project Overview

NEW SOLUTION TO DENSITY

NEW STACKED TOWNHOUSE



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, drawings, profiles, representations and specifications are the property of Davignon Martin Architecture. No part of this work, including text, drawings, profiles, representations and specifications, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Davignon Martin Architecture. This work is provided for informational purposes only and is not to be used for any other purpose. All rights reserved. No part of this work may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Davignon Martin Architecture.

REVISION
DATE

PROFESSIONAL SEAL
CONTRACT

METER

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

4-SHEET TITLE

Comprehensive Project Overview

NEW SOLUTION TO DESNISTY

NEW STACKED TOWNHOUSE



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright, plans, drawings, graphic representations and specifications are instruments of service, created by or for the architect or architect-engineer, and are the property of Davignon Martin Architecture. They may not be copied, altered, reproduced, or otherwise used in any manner without the prior written consent of the architect or architect-engineer. They are not to be used for any other purpose than the one for which they were created. All rights are reserved. The architect and architect-engineer shall not be held responsible for any errors or omissions in the plans or specifications. All plans and specifications are subject to change without notice. The architect and architect-engineer shall not be held responsible for any errors or omissions in the plans or specifications. All plans and specifications are subject to change without notice.

TABLE No. DATE
REVISIONS

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

PROJECT TITLE

Comprehensive Project Overview

NEW SOLUTION TO DENSITY

OLD RM-4 SOLUTION

Livable volume is approximately 40,150 ft3
\$650,000 - \$720,000

NEW MC-G SOLUTION

Livable volume is approximately 101,322 ft3
\$650,000 - \$720,000

DUPLEX WITH GARAGE SUITES

Livable volume is approximately 57,004 ft
\$950,000 - \$1,250,000

DUPLEX WITH BASEMENT SUITES

Livable volume is approximately 49,252 ft3
\$950,000 - 1,250,000

LARGE SINGLE FAMILY

Livable volume is approximately 57,004 ft3
\$1,250,000 - \$1,850,000 and up

NEW PROPOSED STACKED SUITED TOWNHOUSE

Livable volume is approximately 61,235 ft3
\$375,000 - \$800,000

2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright, Plans, drawings, graphic representations and specifications are instruments of service, whether the project is retained or not, shall remain the property of Davignon Martin Architecture. You may make copies, bearing reproduction copies, of plans, drawings, drawings, graphic representations and specifications for information and reference in connection with your use and occupancy of the project. Consent for reference requires, but does not constitute, consent. Plans, drawings, drawings, graphic representations and specifications shall not be used for addition or alteration to the project or any other project. All parts of these drawings shall not be reproduced or used without the permission of the Davignon Martin Architecture.

The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations shall be reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

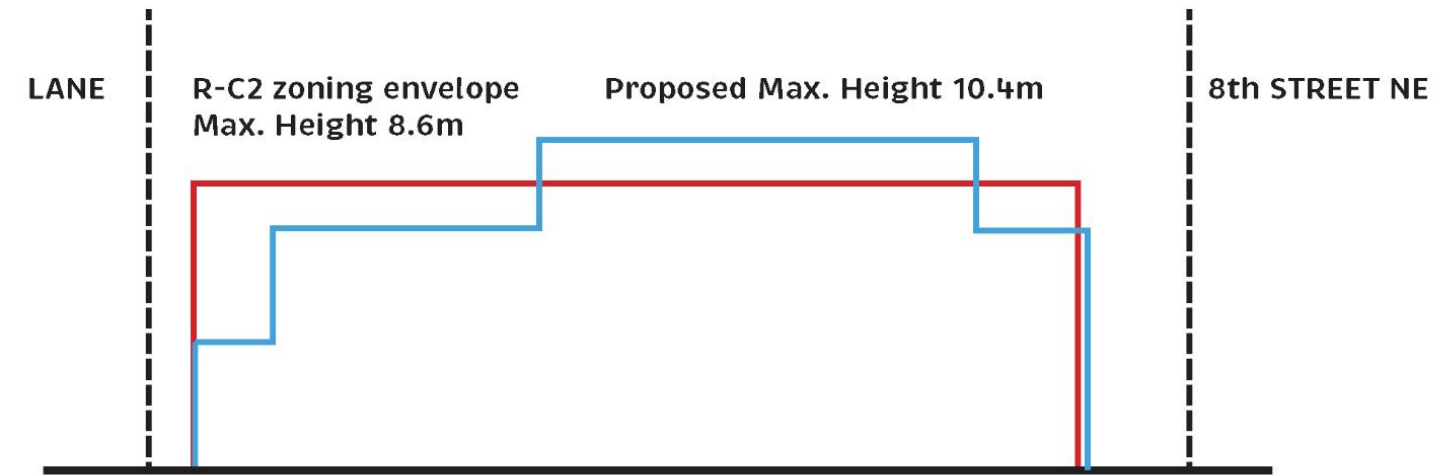
SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

MASSING 438 8TH STREET



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE

230 7A Street NE
438 8 Street NE
230 7A Street NE
438 8 Street NE

Copyright: Plans, drawings, graphic representations and specifications are
documents of Davignon Martin Architecture. They may not be copied, including
reproduction copies, or plans, drawings, graphic representations and
specifications for information and reference in connection with any use and
occupancy of the project. Except for reference purposes, no plans, drawings,
designs, graphic representations and specifications shall be used for
addition or alteration to the project or any other project. All parts of these
drawings shall remain the property of the Davignon Martin Architecture.

The contractor shall verify all dimensions and measurements before and during
the construction project. Any errors, omissions and misinterpretations shall be
reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

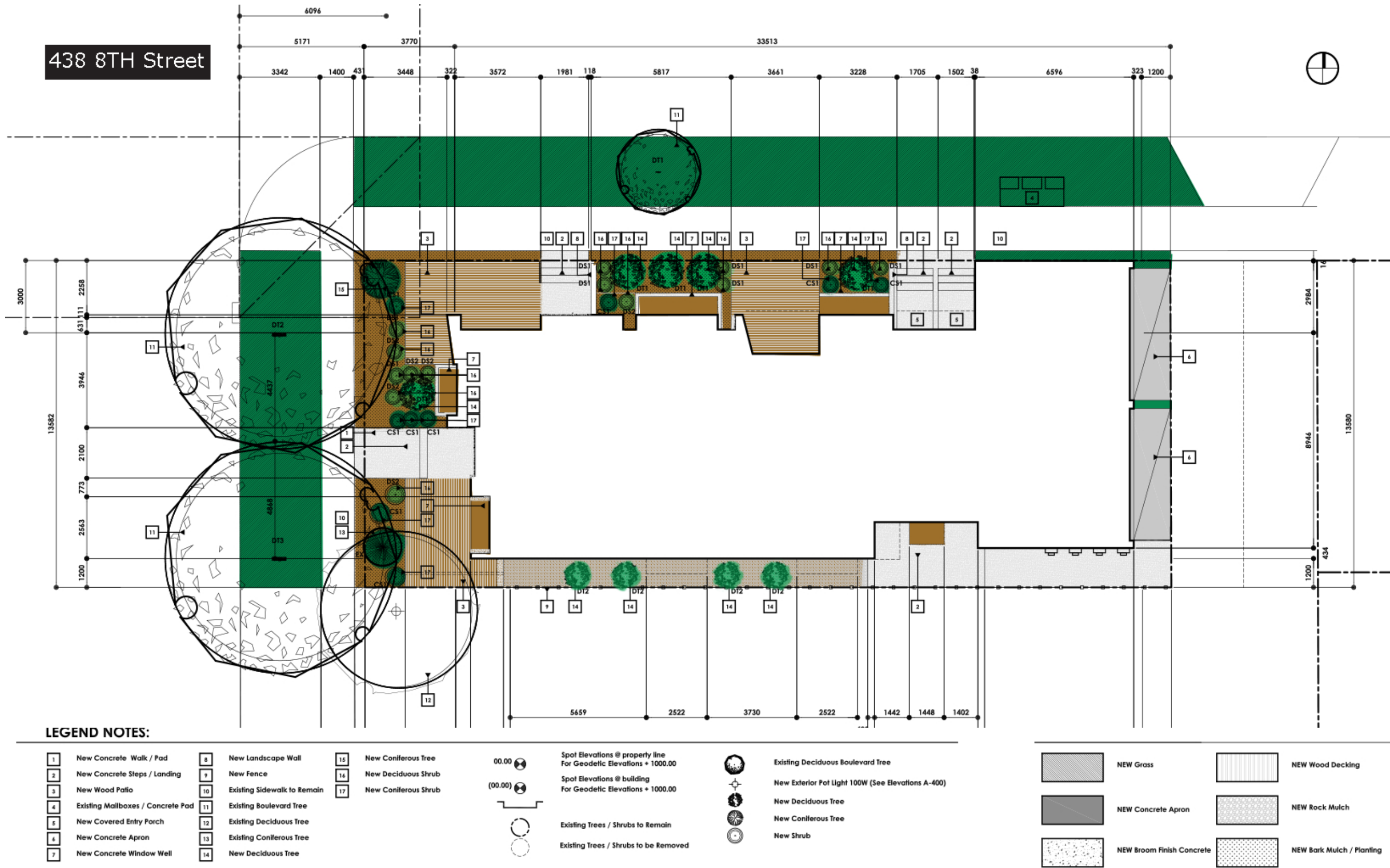
DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

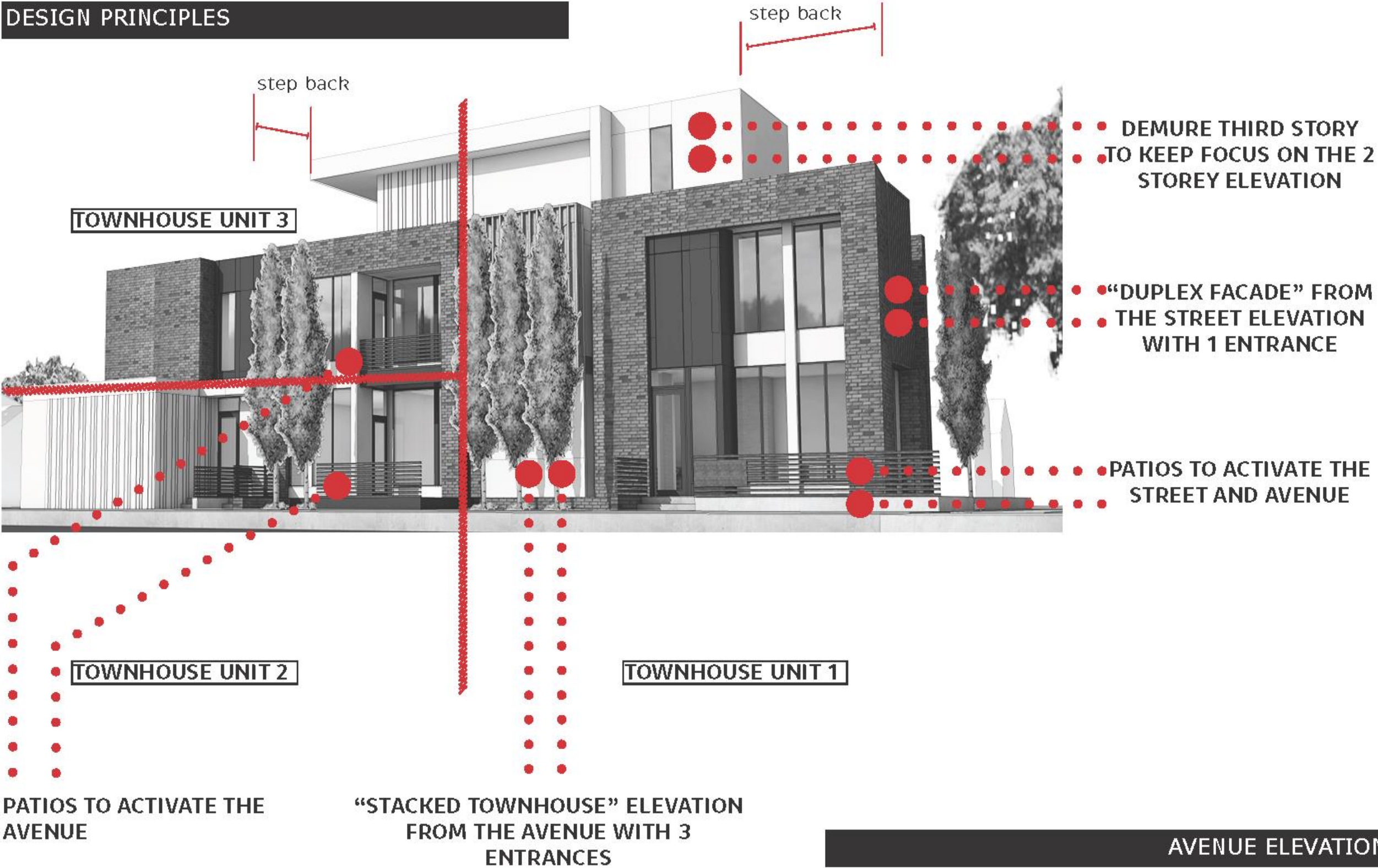
SHEET TITLE

Comprehensive Project Overview



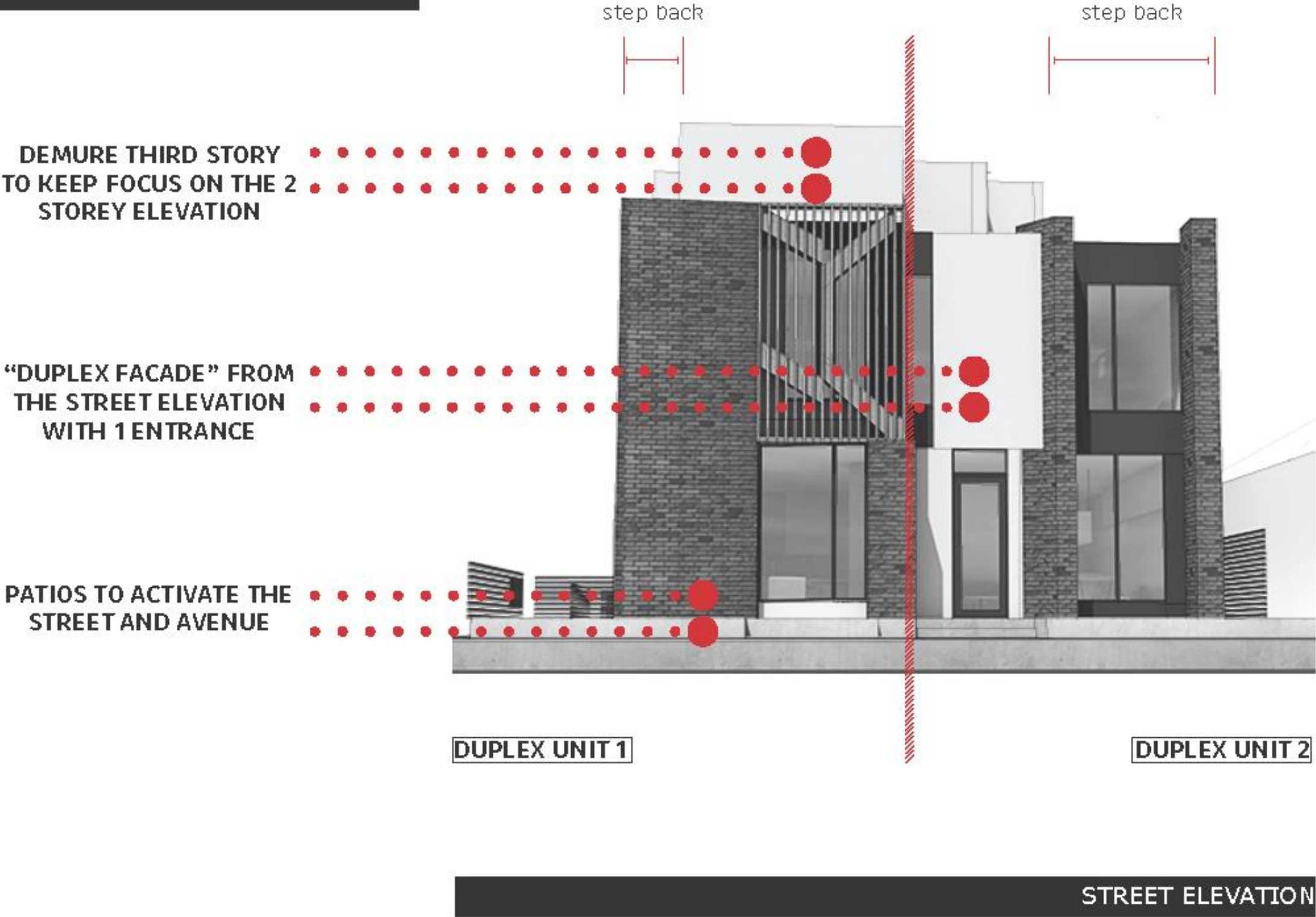
Comprehensive Project Overview

DESIGN PRINCIPLES



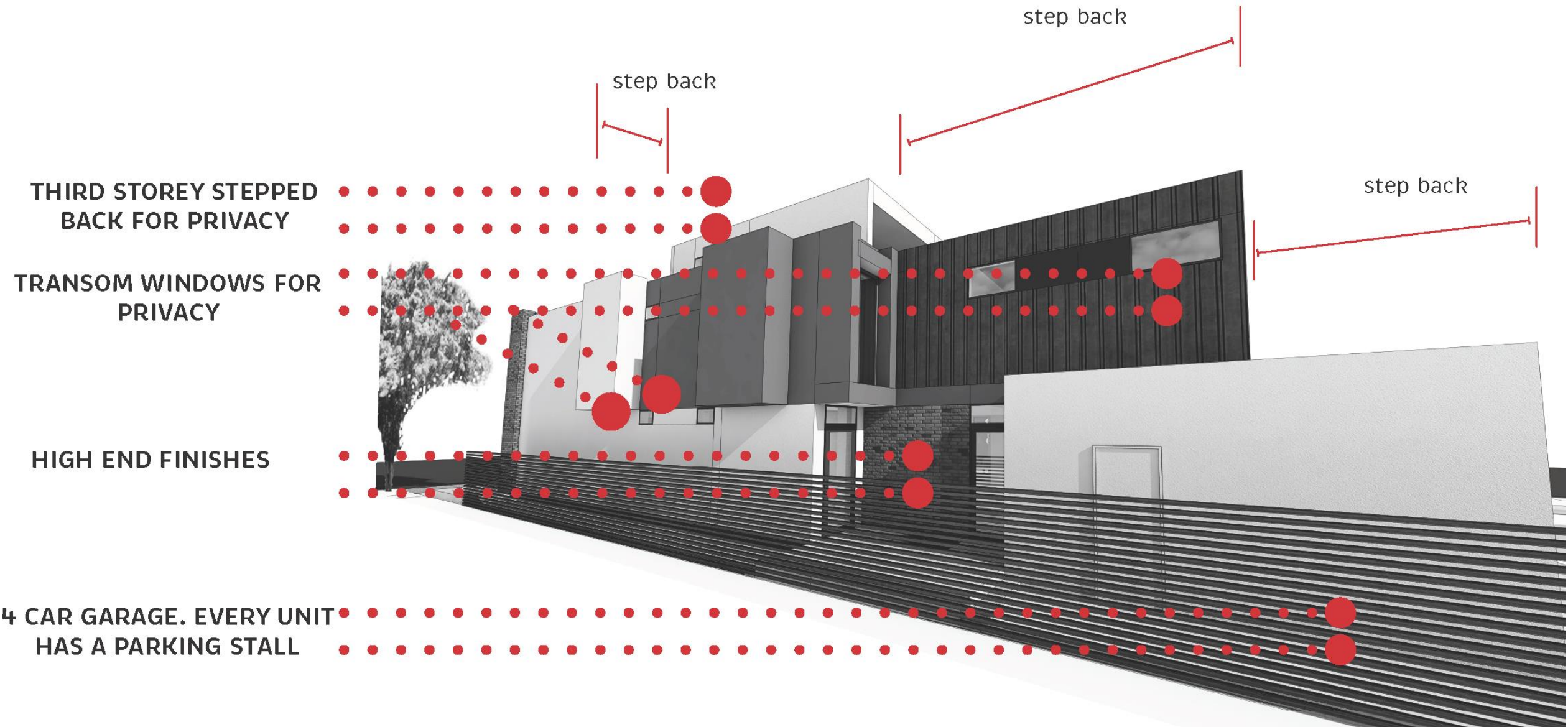
Comprehensive Project Overview

DESIGN PRINCIPLES



Comprehensive Project Overview

DESIGN PRINCIPLES



SIDE YARD ELEVATION

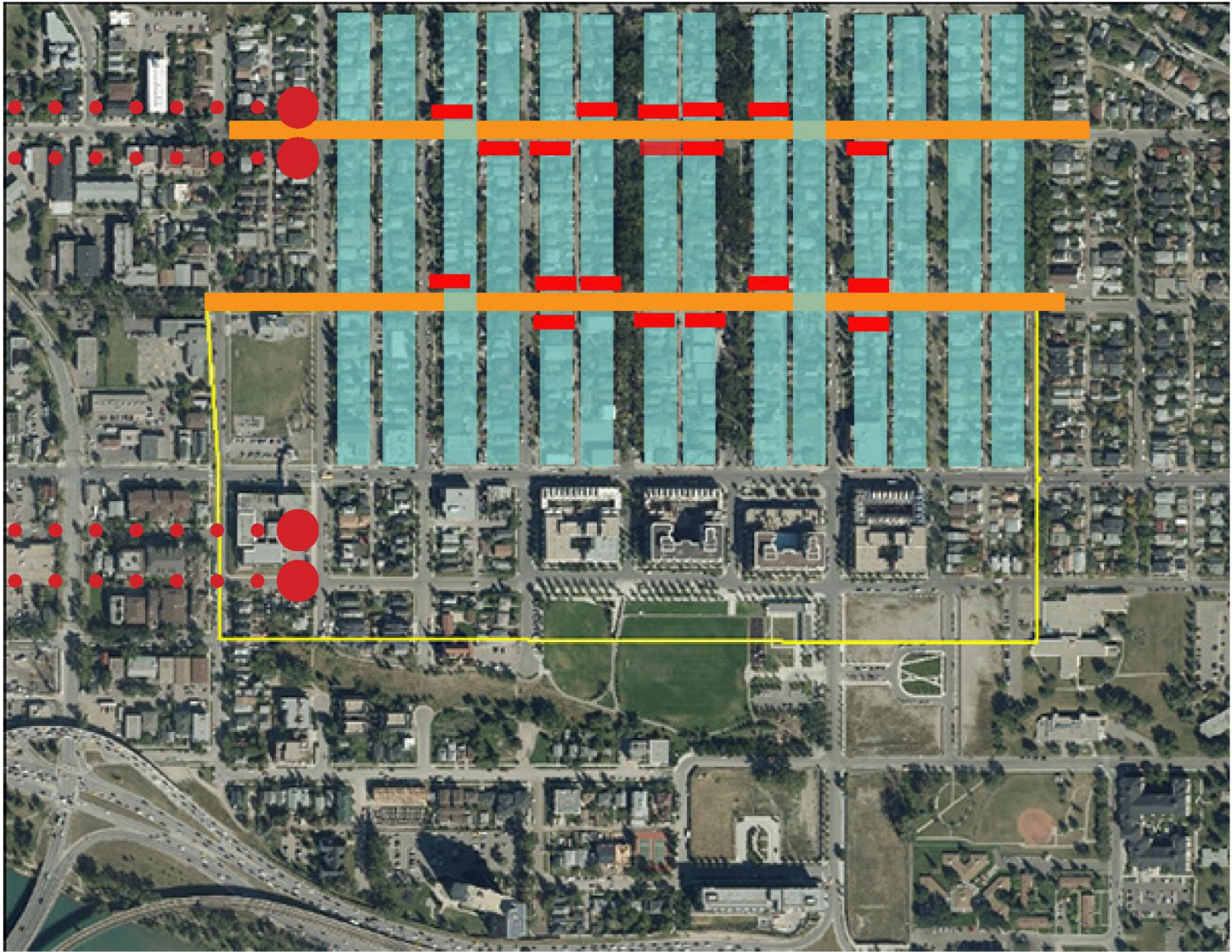
Comprehensive Project Overview

Urban Design - Activating the Street AND avenue

BRIDGELAND

GOOD URBAN DESIGN
ADDRESSES THE AVENUE
AND THE STREET

“MAIN STREETS” INITIATIVE
AREA



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE

PROJECT LOCATION
230 7A STREET NE
438 8 STREET NE
BRIDGELAND, ALA 36006

Copyright: Plans, drawings, graphic representations and specifications are instruments of service, whether the project is retained or not, shall remain the property of Davignon Martin Architecture. You may make copies, bearing responsibility for information and reference to connection with your use and accuracy of the project. Credit for reference purposes, for plans, drawings, drawings, graphic representations and specifications shall not be used for addition or alteration to the project or any other project. All parts of these drawings shall not be reproduced or used without the permission of the Davignon Martin Architecture.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE


SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE


SHEET TITLE

Comprehensive Project Overview


MATERIALS




Charcoal Metal Panel




Natural Concrete




Charcoal brick



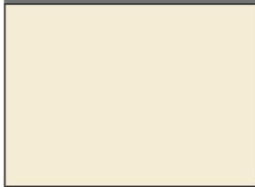
Glass: large vertical windows



Copper Screen



Warm Grey Stucco



Off-white Stucco and Metal Cladding




438 8TH STREET


230 7A STREET




Charcoal Metal Panel




Natural Concrete




Light Brick




Glass: large vertical windows



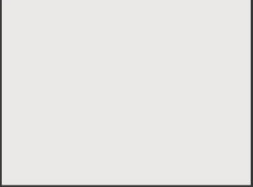
Warm Grey Stucco



Off-white Stucco



Off-white Metal Cladding



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE

1331 16 AVENUE SW
CALGARY ALBERTA CANADA
T2C 0L7
403.282.6082
davignomartin.ca

Copyright: Plans, drawings, graphic representations and specifications are instruments of service, created by the Architect and are the property of Davignon Martin Architecture. They may not be copied, reproduced, modified, altered, or otherwise used in any way without the written consent of the Architect. For information regarding the use of these drawings, please contact the Architect. All rights reserved. No part of these drawings shall be reproduced or used without the permission of the Davignon Martin Architecture.

The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations must be reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are prepared by or for Davignon Martin Architecture. They may not be used, copied, reproduced, or otherwise transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Davignon Martin Architecture. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Davignon Martin Architecture.

ISSUE NO. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE

NTS

PROJECT LOCATION

230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE

1501 10 AVENUE SW
CALGARY, ALBERTA, CANADA
T2C 0A2
403.253.6881
DAVIGNONMARTIN.COM

Copyright, Plans, drawings, graphic representations and specifications are instruments of service created by the project architect and are the property of Davignon Martin Architecture. They may not be copied, reproduced, modified, altered, or otherwise used in any way without the written consent of Davignon Martin Architecture. All rights reserved. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Davignon Martin Architecture.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

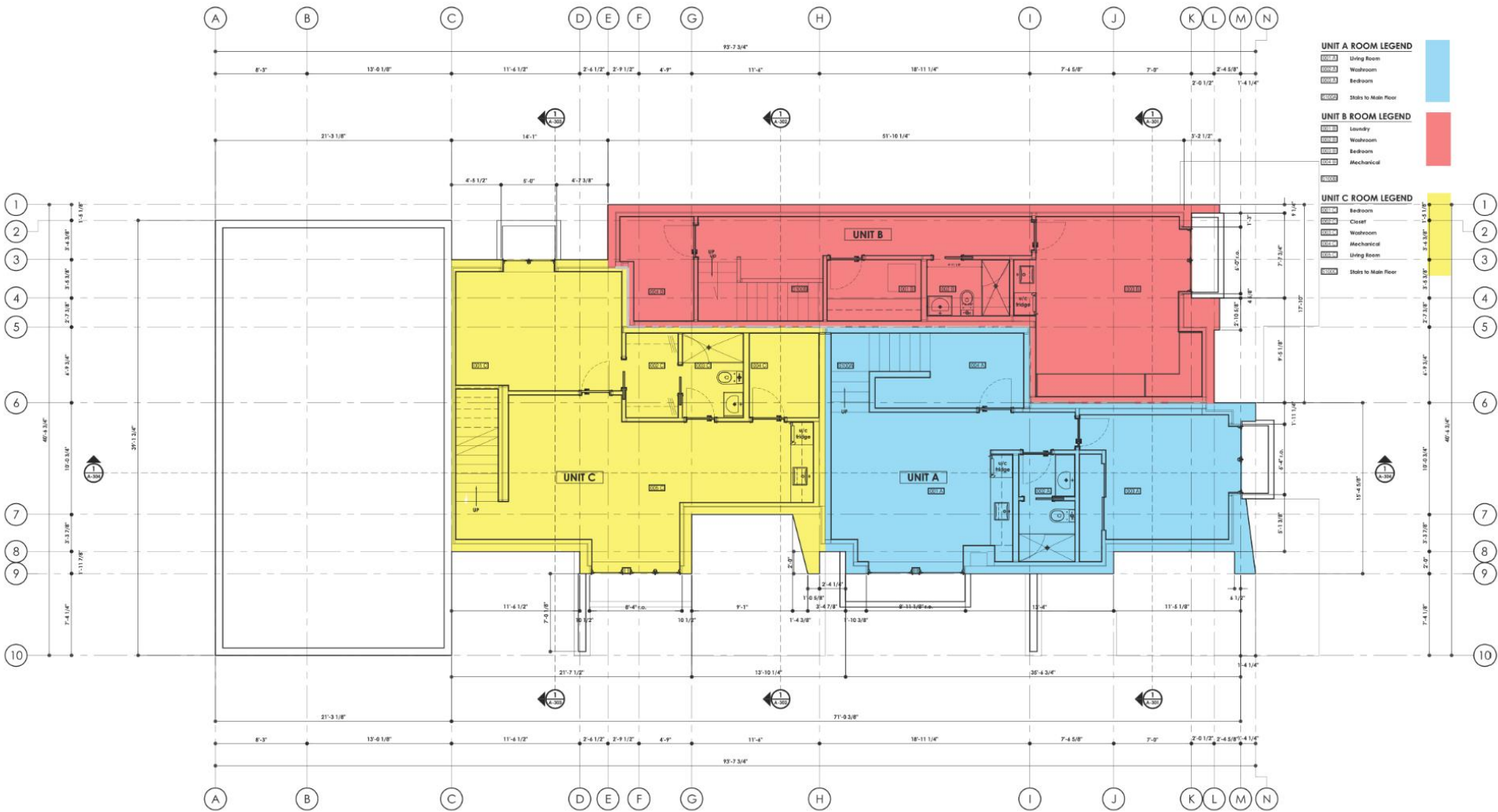
SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

BASEMENT



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are the property of Davignon Martin Architecture. They may not be copied, altered, reproduced, or otherwise used without the written consent of Davignon Martin Architecture. All rights reserved. The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations shall be reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

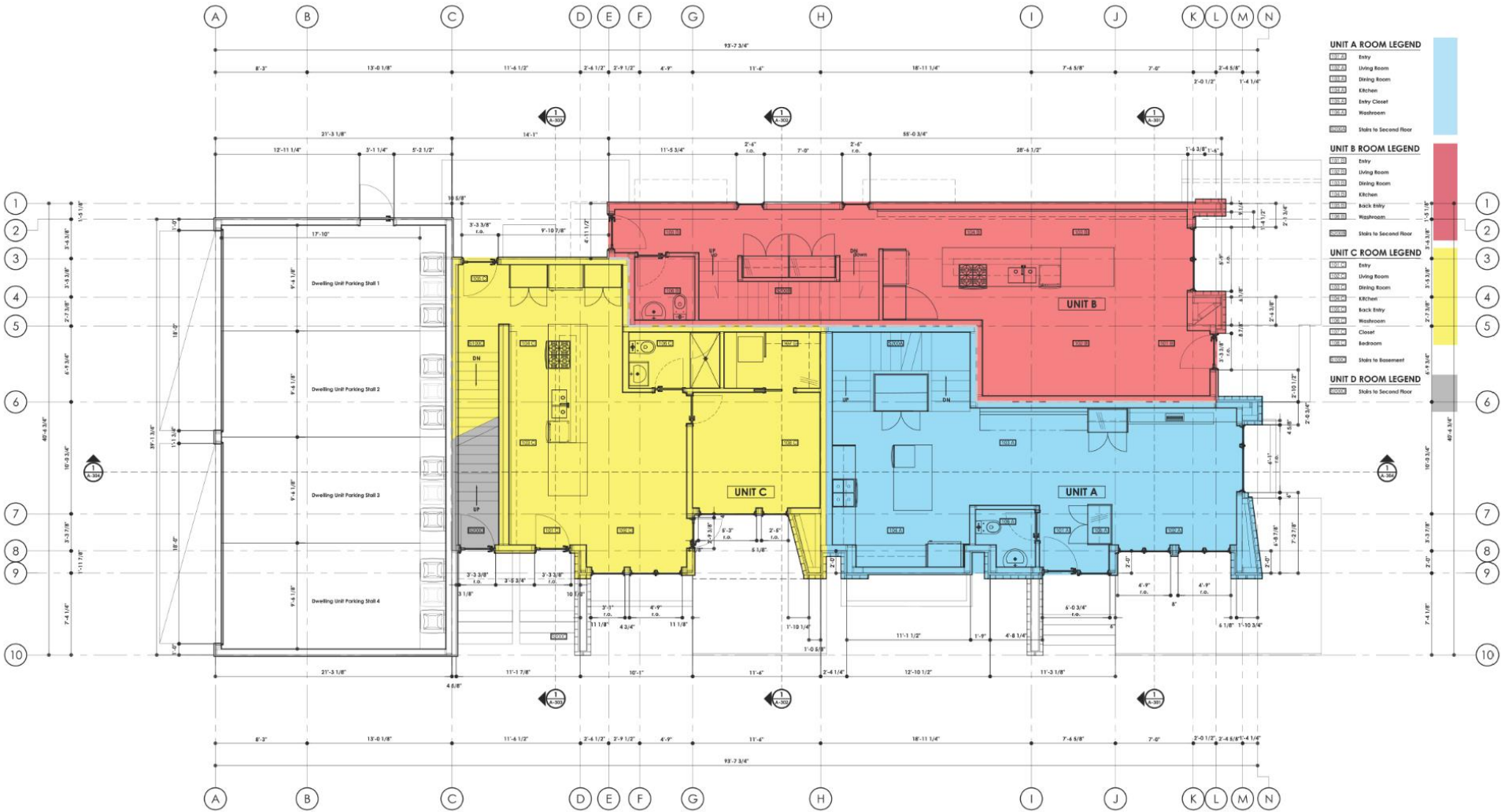
SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

MAIN FLOOR



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are the property of Davignon Martin Architecture. You may make copies, but they are not to be used for any other project. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from Davignon Martin Architecture.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

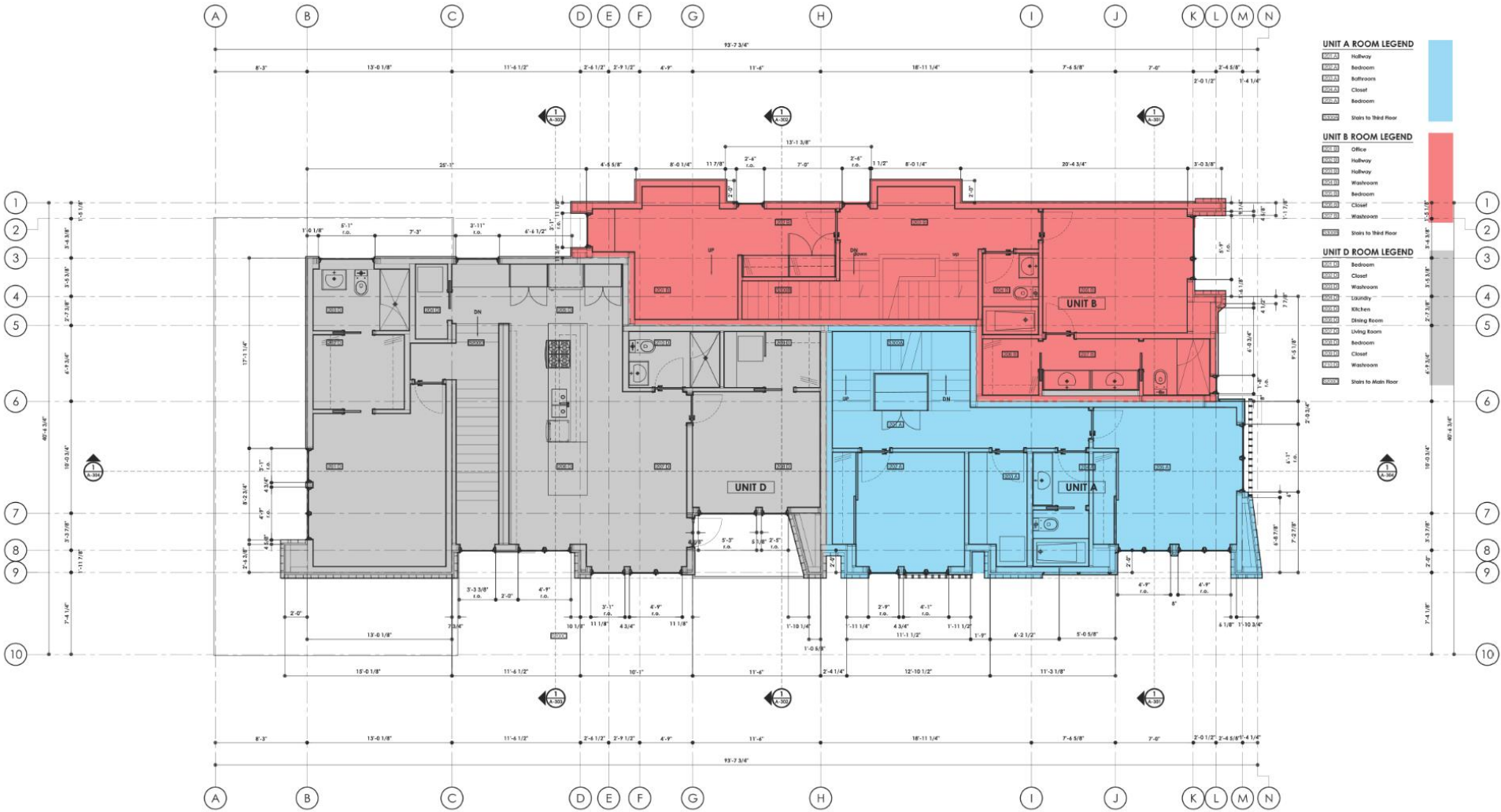
PROJECT LOCATION

230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

SECOND FLOOR



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are the property of Davignon Martin Architecture. They may not be copied, altered, reproduced, or otherwise used without the written consent of Davignon Martin Architecture. All rights reserved. The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations shall be the responsibility of the contractor.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE

NTS

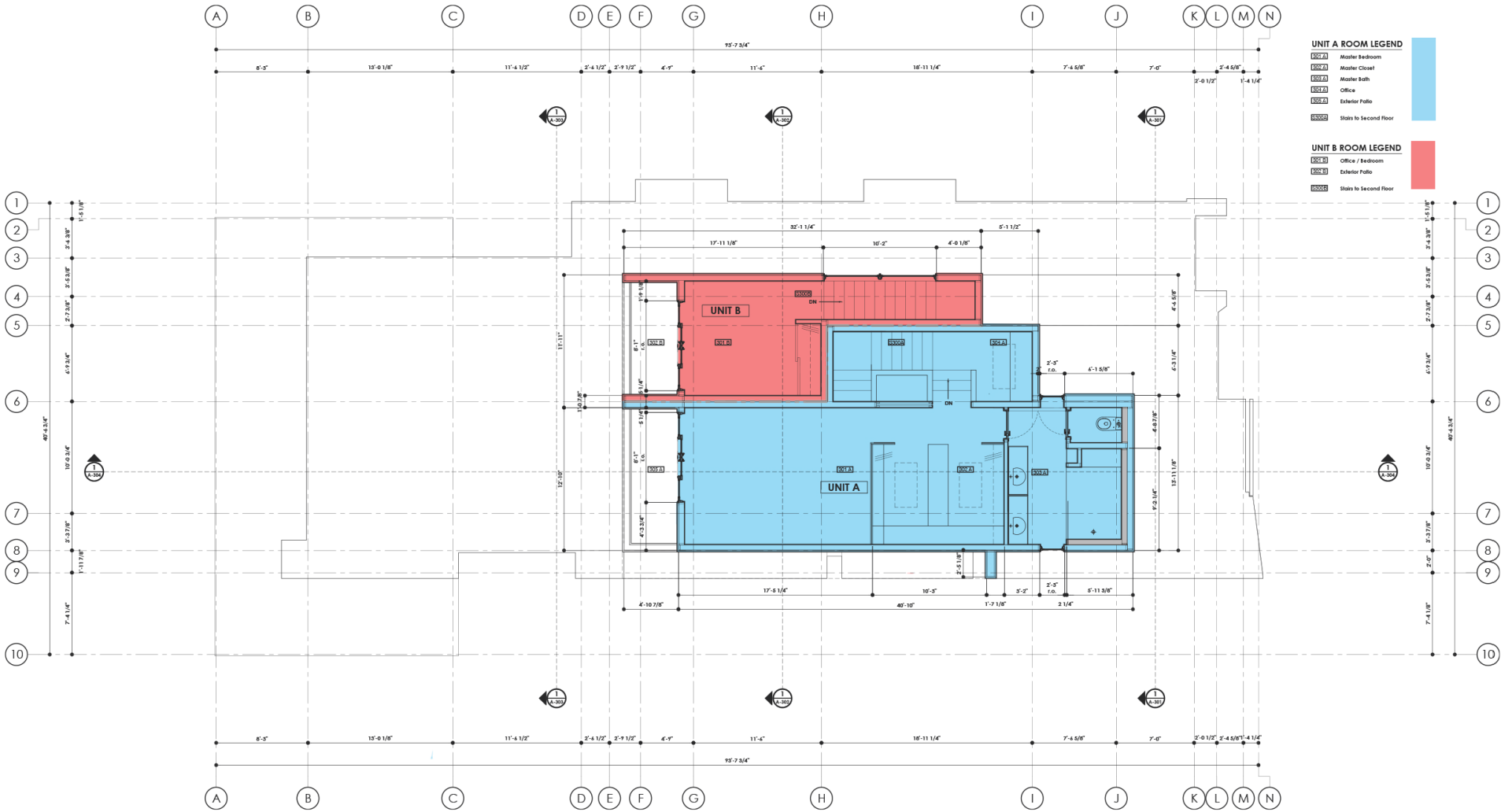
PROJECT LOCATION

230 7A Street NE
438 8 Street NE

SHEET TITLE

Comprehensive Project Overview

THIRD FLOOR



2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright, Plans, details, graphic representations and specifications are the property of Davignon Martin Architecture. You may make copies, but you may not reproduce, copy, or alter, in any way, the content of this document. All rights reserved. The contractor shall verify all dimensions and specifications before and during the construction project. Any errors, omissions and misinterpretations shall be reported to the Architect.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

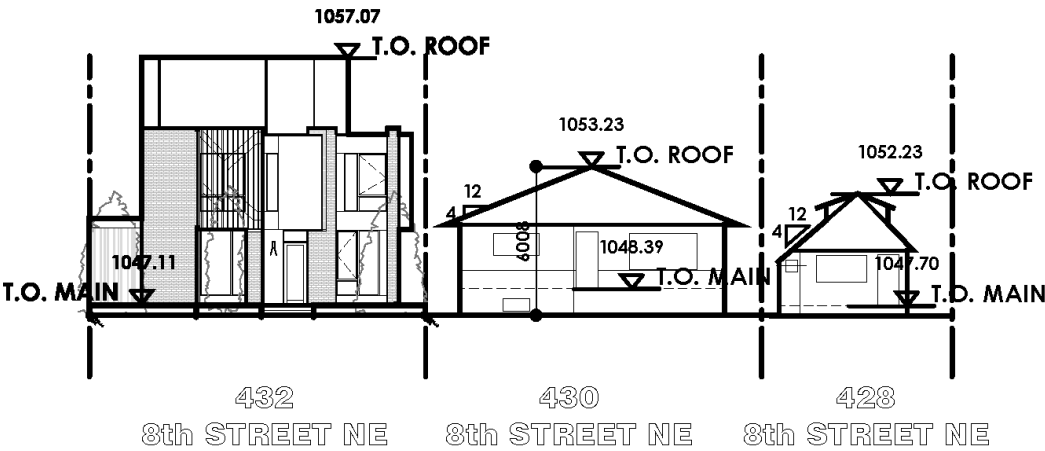
SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

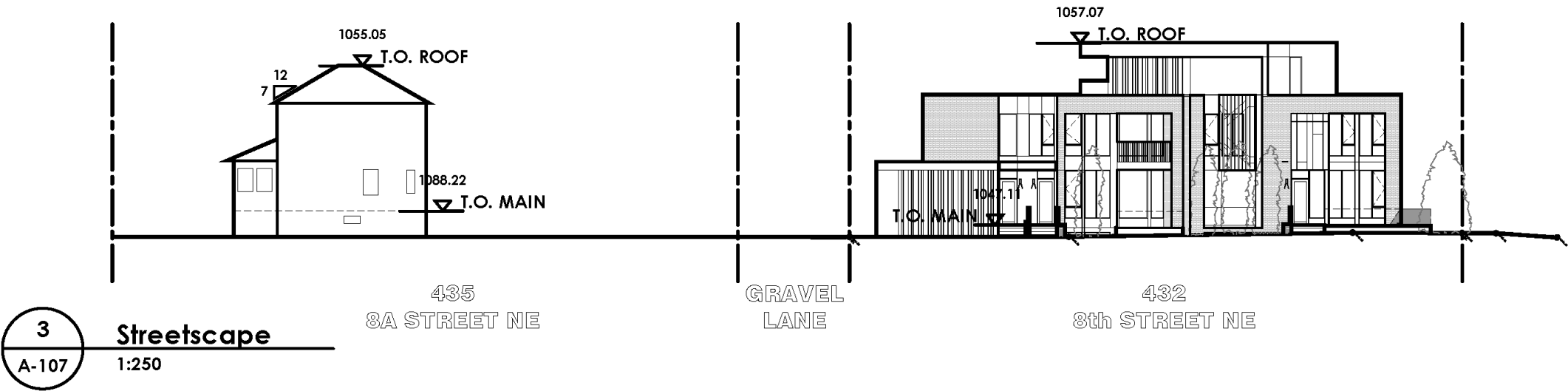
SHEET TITLE

Comprehensive Project Overview

438 8th Street Streetscapes



2 Streetscape
A-107 1:250



3 Streetscape
A-107 1:250

2016 /// 18

DAVIGNON MARTIN
ARCHITECTURE



Copyright: Plans, sections, graphic representations and specifications are the property of Davignon Martin Architecture. You may make copies, but they must be made for informational purposes only and may not be used for any other project. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Davignon Martin Architecture.

ISSUE No. DATE
REVISION

PROFESSIONAL SEAL(S)
CONSULTANTS

NOTES

PROJECT
Bridgeland 4

DATE

SCALE
NTS

PROJECT LOCATION
230 7A Street NE
438 8 Street NE

SHEET TITLE