

DP Plans



RIVERWALK SENIOR LIVING - DEVELOPMENT PERMIT- DTR2 Resubmission

Design Team

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COVER SHEET

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP
217003

NOT FOR CONSTRUCTION

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REVISIONS	DATE
1 DP SUBMISSION	JULY 17, 2018
2 DTR 1 RESUBMISSION	NOV. 23, 2018
3 DTR 2 RESUBMISSION	FEB. 21, 2019

SCALE	AS NOTED
DATE	February 19, 2019
DRAWN BY	mr
CHECKED BY	ks

DRAWING NO.

DP0.00

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DP Plans

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Municipal Address

S20 - 25 AVENUE S.W.
CALGARY, ALBERTA
T2E 0L5

Legal Address

CONDOMINIUM PLAN 0219275
UNITS 1-36 AND ALL COMMON PROPERTY

PLAN 35840
BLOCK 19, THE NORTH 25 FEET OF THE EAST 25 FEET OF LOT 19

Site Summary

PARCEL AREA:
1880sq
0.19 ha
0.47 acres

By-Law Zoning

EXISTING LAND-USE DESIGNATION (M-C2) Multi-residential commercial

PROPOSED LAND-USE DESIGNATION : DC based on MLI-1 MIXED USE - GENERAL
CONCURRENT LOC APPLICATION # LOC2019-0143

By-Law Setback Summary

MINIMUM SETBACK AREAS

WHERE THE PARCEL SHARES A PROPERTY LINE WITH A STREET
See Funding 2019 Approval and Site Sheet
WHERE THE PARCEL SHARES A PL WITH ANOTHER PARCEL:
On - WHEN THE ADJACENT PARCEL IS DESIGNATED M-C2
PARCEL TO EAST IS DESIGNATED M-C2
WHERE THE PARCEL SHARES A PL SHARED WITH A LANE:
7.5m + MEASURED FROM THE PROPERTY LINE OF THE LOT ACROSS THE LANE DESIGNATED AS M-C2

Proposed Development

PERMITTED USES:

DISCRETIONARY USES:

ASSISTED LIVING DWELLING UNITS
RESIDENTIAL CARE

Building Height

MAXIMUM BUILDING HEIGHT • 45m
• ASSOCIATED LAND-USE AMENDMENT LOC2019-0143
• NOT RESTRICTED BY ADJACENT LAND-USE DESIGNATIONS
PROPOSED BUILDING HEIGHT • 44.52m

Floor Area Ratio

MAXIMUM PERMITTED F.A.R. 7.3% ASSOCIATED LOC2019-0143 PROPOSED F.A.R. 7.3%

Density

DENSITY (UNITS PER HECTARE) MIN. PERMITTED DENSITY MAX. PERMITTED DENSITY PROPOSED DENSITY
742 UNITS /HECTARE

Landscape Areas

SEE LANDSCAPE CHAIRMAN FOR PROPOSED CALCULATIONS

Amenity Space

REQUIRED AMENITY SPACE IS 1.05M PER UNIT TO BE PROVIDED AS A COMBINATION OF PRIVATE AND COMMON SPACE
--722MM REQUIRED
PROPOSED AREA:
• AT LEVEL B1 475MM INDICIES / 825MM OUTDOORS
• AT LEVEL B2 1945MM INDICIES
• AT EACH LEVEL B3-B5+ 1155MM INDICIES / 1755MM OUTDOORS
• AT LEVEL B6 ONLY 1235MM INDICIES / 1755MM OUTDOORS
• AT LEVEL B6 1235MM INDICIES / 1755MM OUTDOORS
TOTAL COMMON AMENITY AREA: 11015MM INDICIES / 4055MM OUTDOORS

Waste & Recycling Requirements

RESIDENTIAL REQUIREMENTS:
• 141 UNITS
• 141 UNITS X 3.0 LITERS PER UNIT = 423.0 P/L/D
• CANS ONLY X 1.0 LITER PER UNIT = 141.0 LITERS REQUIRED
• PICKUP ON TWED WEEKLY 1X - 5.0 TRIPS
• 6 X 4 QUARTER VOLUMES

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENHOUSES; AND PARKING AREAS ARE NOT INCLUDED.

LEVEL	GROSS FLOOR AREA	AREA
MAIN FLOOR	1124.0m²	
MICH. MEZZANINE	36.0m²	
SECOND FLOOR	1913.0m²	
THIRD FLOOR	1302.0m²	
FOURTH FLOOR	1302.0m²	
FIFTH FLOOR	1302.0m²	
SIXTH FLOOR	1304.0m²	
SEVENTH - TWELFTH (TYPICAL INDEPENDENT SUPPORTIVE LIVING FLOOR)	6254.0m²	
GRAND TOTAL GROSS FLOOR AREA	14008.0m²	

Dwelling Unit Count

STUDIO	ONE BED	TWO BEDROOM	TOTAL
55	57	20	141

Dwelling Units Per Floor

	STUDIO	ONE BEDROOM	TWO BEDROOM
SIXTH FLOOR	2	2	2
THIRD FLOOR	13	2	-
FOURTH FLOOR	13	2	-
FIFTH FLOOR	13	2	-
SIXTH FLOOR	2	7	3
SEVENTH FLOOR (TYPICAL)	2	7	4
B.TYPICAL FLOORS (25)	10	35	20
TOTAL	55	57	20

Dwelling Unit Area

UNIT NAME	UNIT TYPE	GROSS FLOOR AREA	QUANTITY
AL-A1	STUDIO	37.45m²	8
AL-A2	STUDIO	34.35m²	1
AL-A3	STUDIO	41.45m²	4
AL-C1	ONE BEDROOM	58.65m²	1
AL-C2	ONE BEDROOM	82.55m²	1
MC-A1	STUDIO	37.45m²	10
MC-A2	STUDIO	31.55m²	2
MC-A3	STUDIO	41.45m²	8
MC-A4	STUDIO	33.45m²	8
MC-C1	ONE BEDROOM	58.65m²	2
MC-C2	ONE BEDROOM	83.45m²	2
E-A1	STUDIO	49.55m²	14
E-A2	STUDIO	51.45m²	2
E-B1	ONE BEDROOM	46.15m²	2
E-C1	ONE BEDROOM	75.55m²	2
E-C2	ONE BEDROOM	81.45m²	14
E-C3	ONE BEDROOM	86.55m²	7
E-D1	ONE BEDROOM	80.55m²	21
E-E1	TWO BEDROOM	81.25m²	7
E-E2	TWO BEDROOM	75.55m²	7
E-E3	TWO BEDROOM	75.15m²	7
E-E4	TWO BEDROOM	84.55m²	8
E-E5	TWO BEDROOM	117.55m²	1
E-E6	TWO BEDROOM	104.65m²	1
TOTAL			141

Motor Vehicle Parking Requirement

PARKING REQUIREMENTS WERE CALCULATED ACCORDING TO THE USE REQUIREMENTS LISTED UNDER RESIDENTIAL CARE AND ASSISTED LIVING MATCHING THE INTENDED USE OF THE BUILDING.

RESIDENTIAL CARE FLOORS 3-5	UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
STUDIO	29	1 STALL / 3 RESIDENT		13	
ONE BED	8	1 STALL / 3 RESIDENT		2	
REQUIRED PARKING STALLS				15	

ASSISTED LIVING FLOORS 2, 6-12	UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
STUDIO	18	1 STALL / 3 RESIDENT		9	
ONE BED	51	1 STALL / 3 RESIDENT		17	
TWO BED	20	1 STALL / 3 RESIDENT		10	
REQUIRED PARKING STALLS				36	

RESIDENTIAL VISITOR PARKING STALLS	UNIT TYPE	UNIT COUNT	FACTOR	REQUIRED	PROVIDED
RESIDENTIAL UNITS	141	0.1 STALL PER UNIT		14	
TOTAL VISITOR PARKING STALLS				14	

TOTAL REQUIRED PARKING STALLS				81	
VISITOR STALL REQUIREMENT CALCULATED USING THE GENERAL RATE FOR MIXED-USE DISTRICTS					
81 STALLS REQUIRED					
81 STALLS PROVIDED IN UNDERGROUND PARKING					

Barrier Free Parking Requirements

4 DESIGNATED BARRIER FREE STALLS REQUIRED PER FIRST 100 REQUIRED PARKING STALL PLUS ONE ADDITIONAL

The figure consists of two maps side-by-side. The left map is a 'Vicinity Map' showing a street grid with various zoning districts labeled (e.g., S-SPR, DC 13D2012, S-CR, R-C1, S-UN, S-R, C-COR1, C-COR2, M-H2, S-CR, S-UN, R-C1). A dashed arrow points to a specific location labeled 'PROPOSED DEVELOPMENT'. The right map is a 'Context Plan' showing an aerial view of the same area, with a dashed arrow pointing to the same location, highlighting the surrounding buildings and streets.



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PROJECT STATISTICS

217053

RIVERWALK SENIOR LIVING
 MISSION SENIOR LIVING PARTNERSHIP

217053

NOT FOR CONSTRUCTION

This drawing supersedes previous issues. Do not scale from drawings.
 Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to Construction. Dimensions are taken to face of exterior cladding, base of concrete block, face of stud for interior partition, and centerline of decking walls, unless noted otherwise on the drawing.
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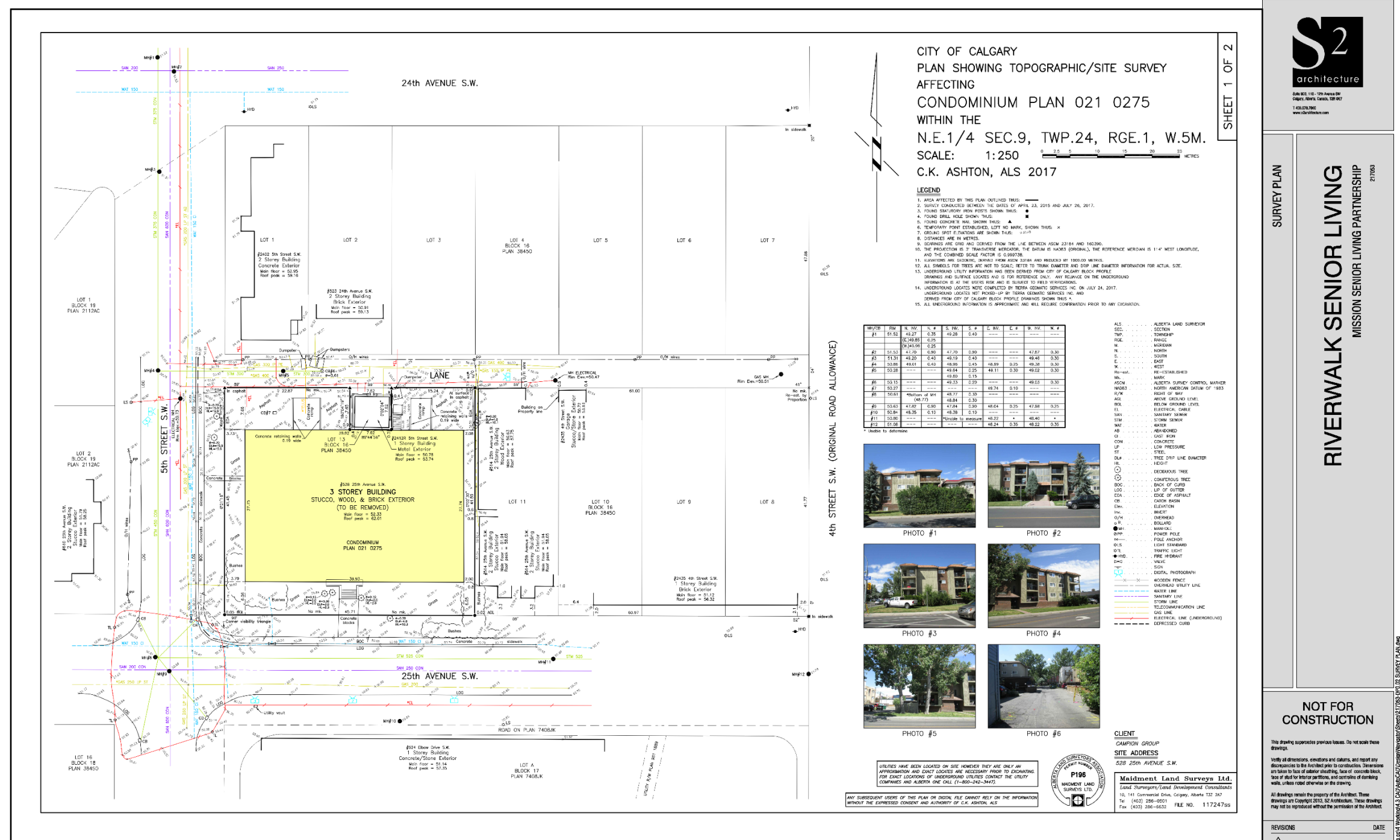
REVISIONS	DATE
1 DP SUBMISSION	JULY 17, 2018
2 DTR 1 SUBMISSION	NOV. 23, 2018
3 DTR 2 SUBMISSION	FEB. 21, 2019
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SCALE	AS NOTED
DATE	February 10, 2019
DRAWN BY	MR
CHECKED BY	KS

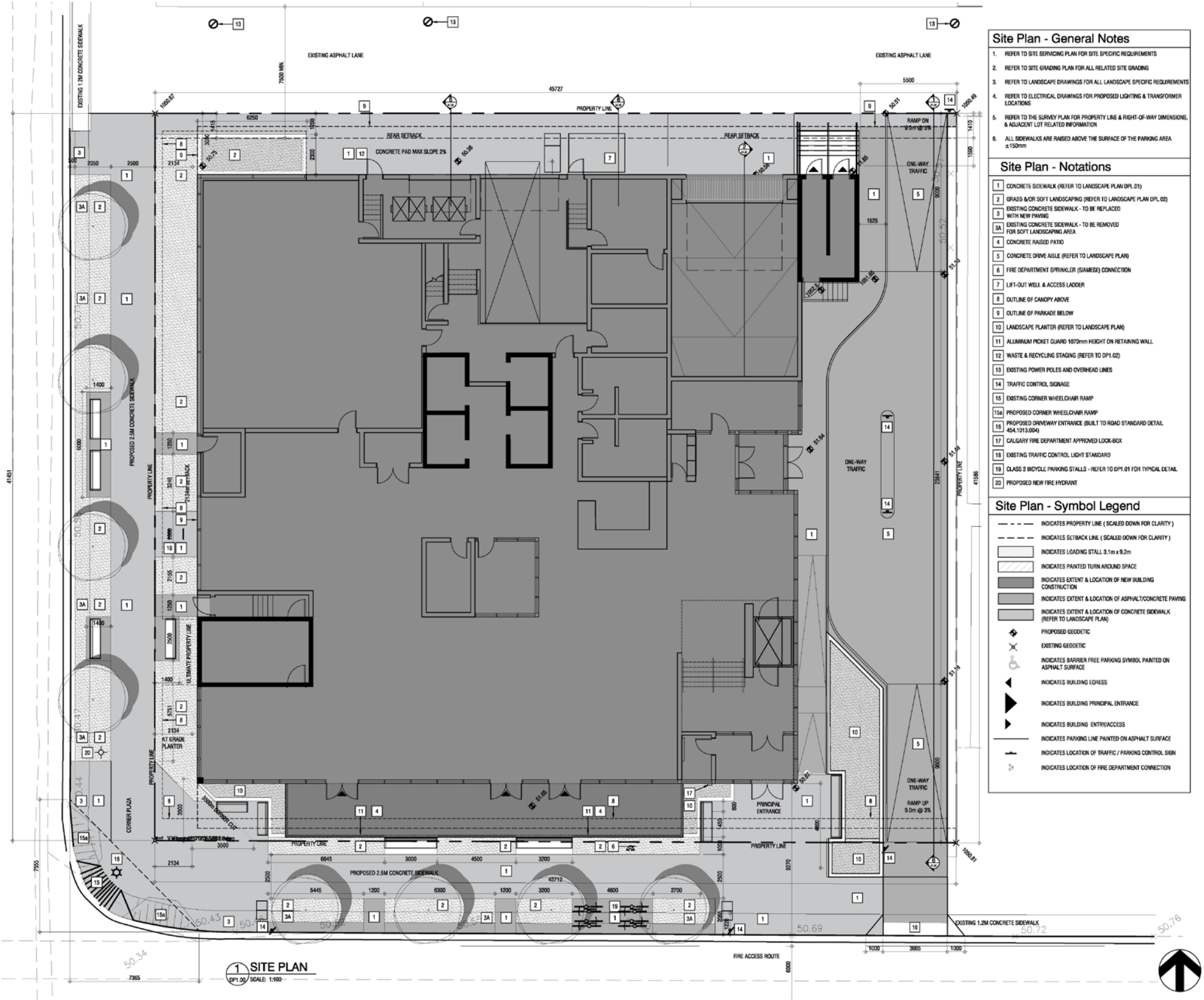
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DP0.01

DP Plans



DP Plans



Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SITE SPECIFIC REQUIREMENTS
2. REFER TO SITE GRADING PLAN FOR ALL RELATED SITE GRADING
3. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE SPECIFIC REQUIREMENTS
4. REFER TO ELECTRICAL DRAWINGS FOR PROPOSED LIGHTING & TRANSFORMER LOCATIONS
5. REFER TO THE SURVEY PLAN FOR PROPERTY LINE & RIGHT-OF-WAY DIMENSIONS, & ADJACENT LOT RELATED INFORMATION
6. ALL SIDEWALKS ARE RAISED ABOVE THE SURFACE OF THE PARKING AREA ±150mm

Site Plan - Notations

1	CONCRETE SIDEWALK (REFER TO LANDSCAPE PLAN DPL01)
2	GRASS &/OR SOFT LANDSCAPING (REFER TO LANDSCAPE PLAN DPL02)
3	EXISTING CONCRETE SIDEWALK - TO BE REPLACED WITH NEW PAVING
3A	EXISTING CONCRETE SIDEWALK - TO BE REMOVED FOR SOFT LANDSCAPING AREA
4	CONCRETE RAISED PATIO
5	CONCRETE DRIVE AISLE (REFER TO LANDSCAPE PLAN)
6	FIRE DEPARTMENT SPRINKLER (SIAMSE) CONNECTION
7	LIFT-OUT WELL & ACCESS LADDER
8	OUTLINE OF CANOPY ABOVE
9	OUTLINE OF PARKADE BELOW
10	LANDSCAPE PLANTER (REFER TO LANDSCAPE PLAN)
11	ALUMINUM PICKET GUARD 1070mm HEIGHT ON RETAINING WALL
12	WASTE & RECYCLING STAGING (REFER TO DP1.02)
13	EXISTING POWER POLES AND OVERHEAD LINES
14	TRAFFIC CONTROL SIGNAGE
15	EXISTING CORNER WHEELCHAIR RAMP
15A	PROPOSED CORNER WHEELCHAIR RAMP
16	PROPOSED DRIVEWAY ENTRANCE (BUILT TO ROAD STANDARD DETAIL 454.1013.004)
17	CALGARY FIRE DEPARTMENT APPROVED LOCK-BOX
18	EXISTING TRAFFIC CONTROL LIGHT STANDARD
19	CLASS 2 BICYCLE PARKING STALLS - REFER TO DP1.01 FOR TYPICAL DETAIL
20	PROPOSED NEW FIRE HYDRANT

Site Plan - Symbol Legend

---	INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
---	INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
[Pattern]	INDICATES LOADING STALL 3.1m x 9.2m
[Pattern]	INDICATES PAINTED TURN AROUND SPACE
[Pattern]	INDICATES EXTENT & LOCATION OF NEW BUILDING CONSTRUCTION
[Pattern]	INDICATES EXTENT & LOCATION OF ASPHALT/CONCRETE PAVING
[Pattern]	INDICATES EXTENT & LOCATION OF CONCRETE SIDEWALK (REFER TO LANDSCAPE PLAN)
[Symbol]	PROPOSED GEODETIC
[Symbol]	EXISTING GEODETIC
[Symbol]	INDICATES BARRIER FREE PARKING SYMBOL PAINTED ON ASPHALT SURFACE
[Symbol]	INDICATES BUILDING EGRESS
[Symbol]	INDICATES BUILDING PRINCIPAL ENTRANCE
[Symbol]	INDICATES BUILDING ENTRY/ACCESS
[Symbol]	INDICATES PARKING LINE PAINTED ON ASPHALT SURFACE
[Symbol]	INDICATES LOCATION OF TRAFFIC / PARKING CONTROL SIGN
[Symbol]	INDICATES LOCATION OF FIRE DEPARTMENT CONNECTION

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SITE PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP
217953

NOT FOR CONSTRUCTION

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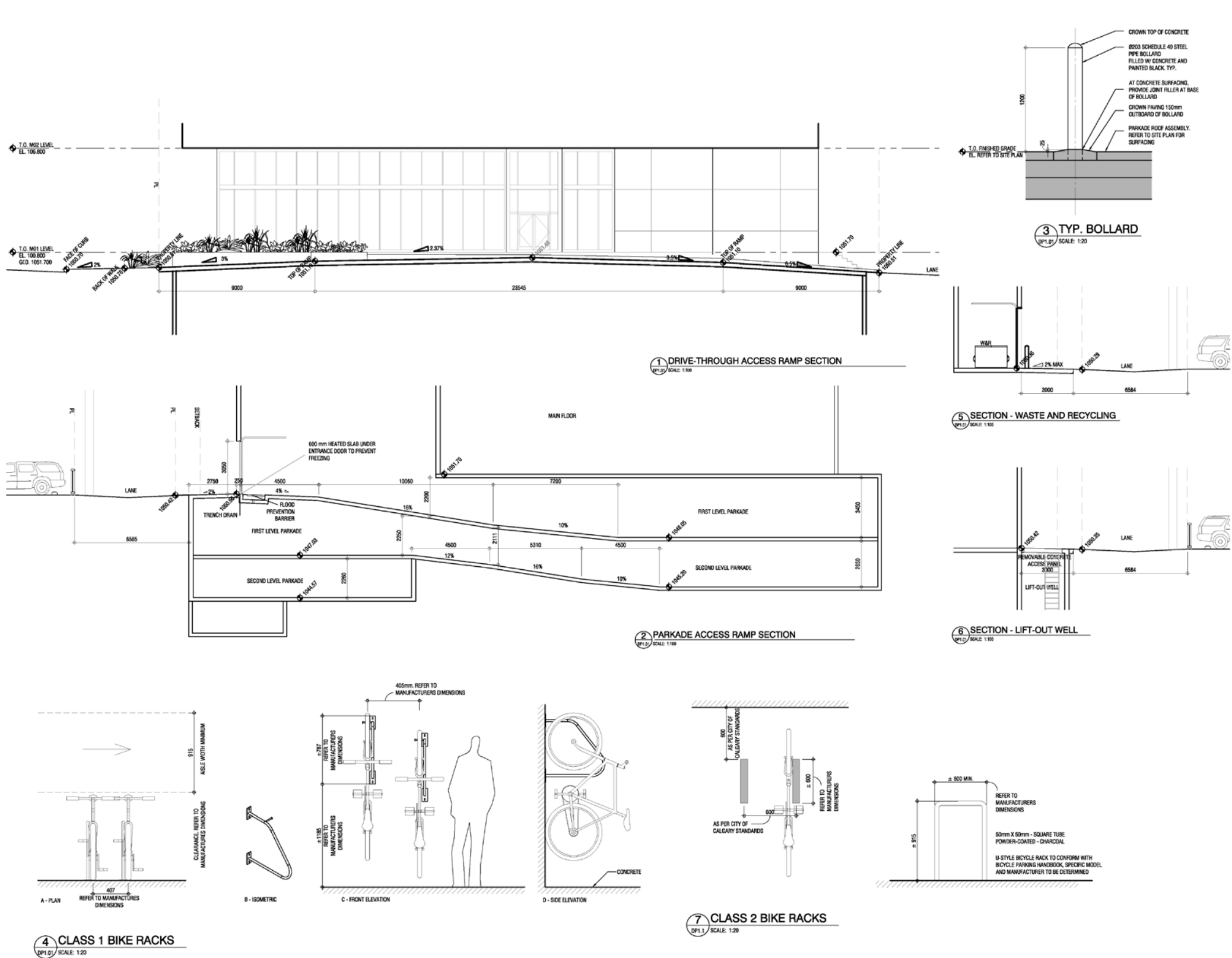
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REVISIONS	DATE
DP SUBMISSION	JULY 20, 2016
DTR 1 SUBMISSION	NOV. 29, 2016
DTR 2 SUBMISSION	FEB. 21, 2019

SCALE	AS NOTED
DATE	March 6, 2019
DRAWN BY	MR
CHECKED BY	KS

DRAWING NO.
DP1.00

DP Plans



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SITE DETAILS

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217053

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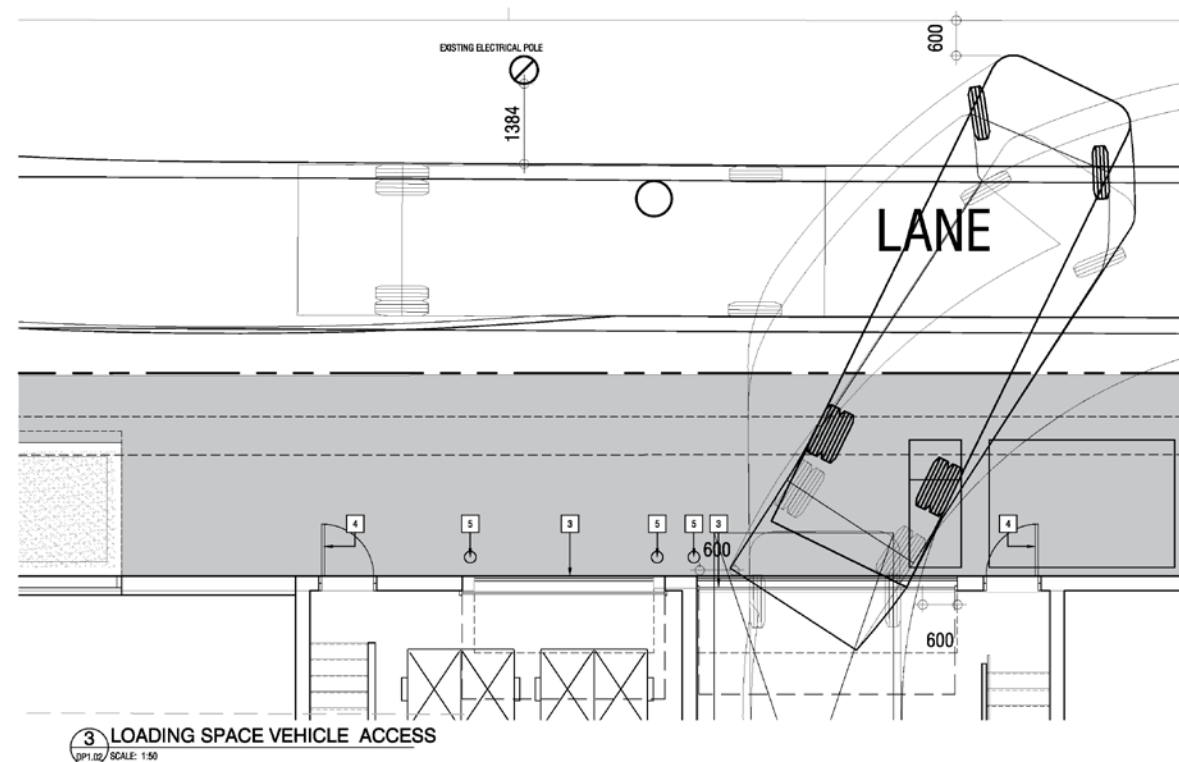
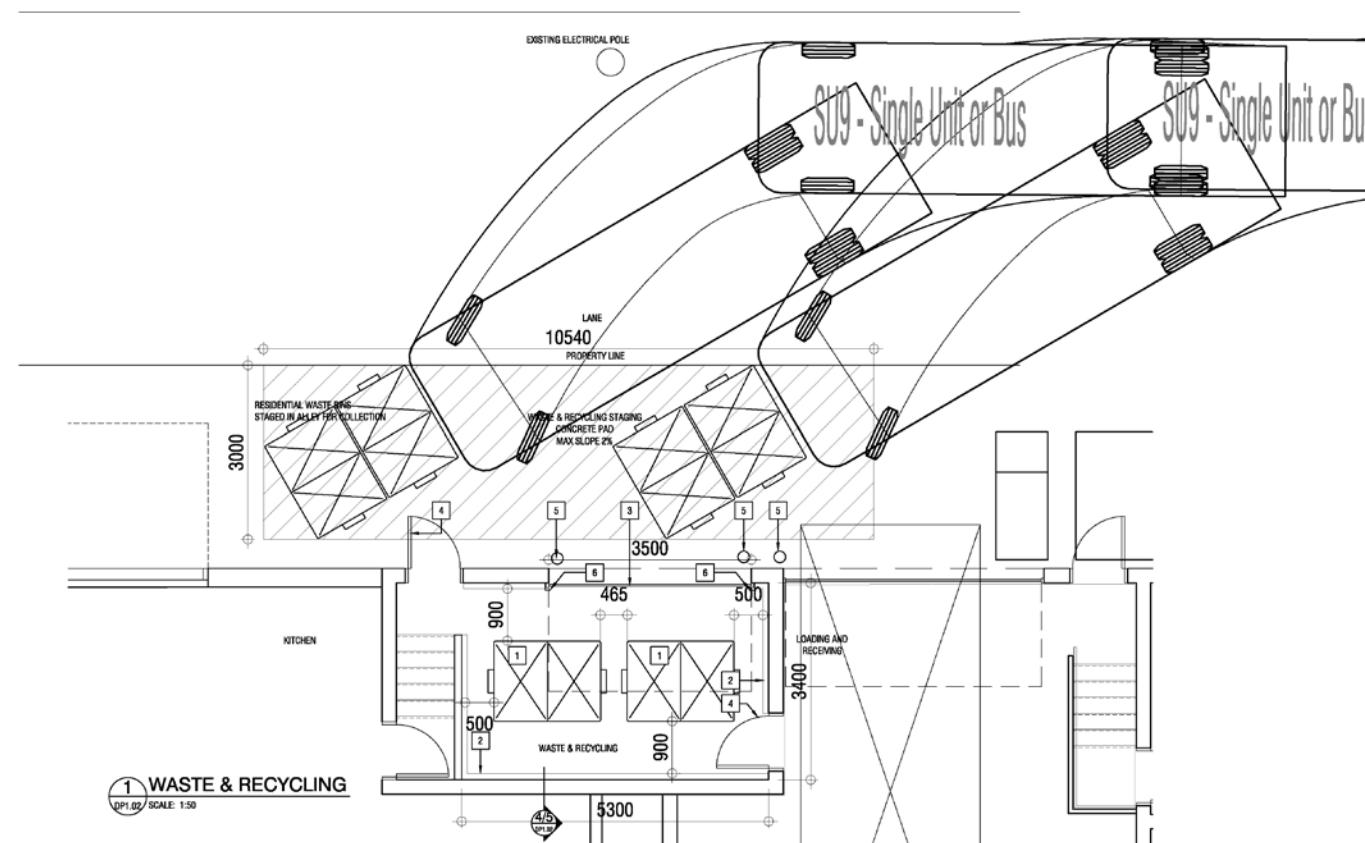
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REVISIONS	DATE
DP SUBMISSION	JULY 20, 2018
OTR 1 SUBMISSION	NOV 23, 2018
OTR 2 SUBMISSION	FEB. 21, 2019

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DRAWN BY: MR
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DP Plans

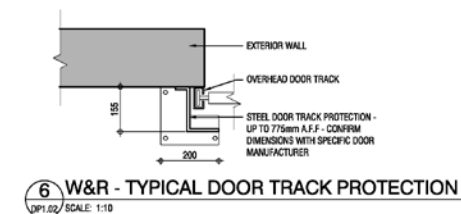
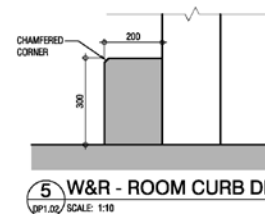
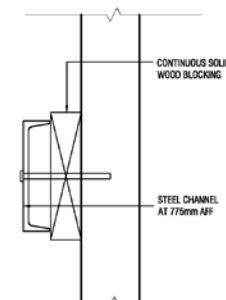
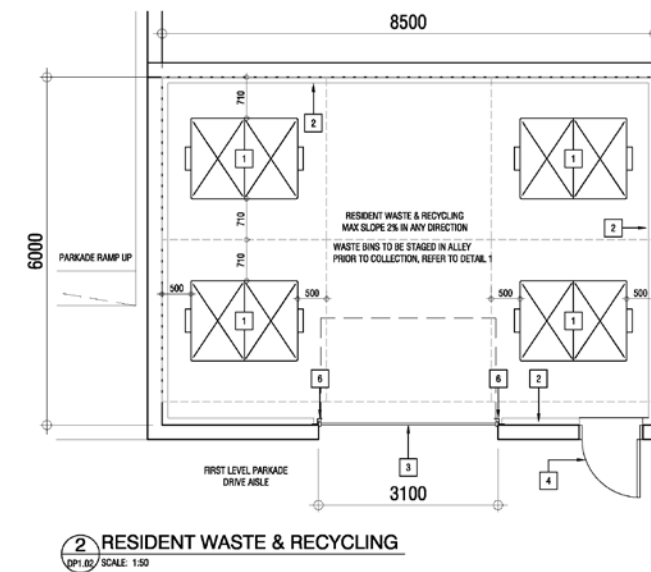


- ## Waste and Recycling - General Notes

 1. VEHICLE USED TO MOVE THE WASTE AND RECYCLABLE MATERIALS MUST BE TRAILERED FROM THE WASTE AND RECYCLING STORAGE ROOMS TO THE WASTE STAGING AREA MUST BE ABLE TO LIFT THE WASTE AND RECYCLABLE CONTAINERS
 2. FOR 30-YEAR VEHICLES TRAILS PER REFER TO 4.0P1.02
 3. ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM OF 25,000KG LOAD.

Waste and Recycling - Code Legend

1	4 COL. V. BIN
2	TYPICAL WALL PROTECTION - STEEL CHANNEL AND CONCRETE CURB AROUND INTERIOR PERIMETER OF WALL MOUNTED AT 775mm AFF. REFER TO 4.0P1.02 AND 5.0P1.02
3	OVERHEAD DOOR 2.1m HEIGHT
4	ACCESS DOOR WITH KEYPAD ACCESS
5	TYPICAL BOLLARD. REFER TO 5.0P1.01
6	STEEL DOOR TRACK PROTECTION. REFER TO 6.0P1.02



WASTE AND RECYCLING MANAGEMENT

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

DATE	DESCRIPTION	BY
20, 2018	•	
23, 2018	•	
	•	

NOT FOR
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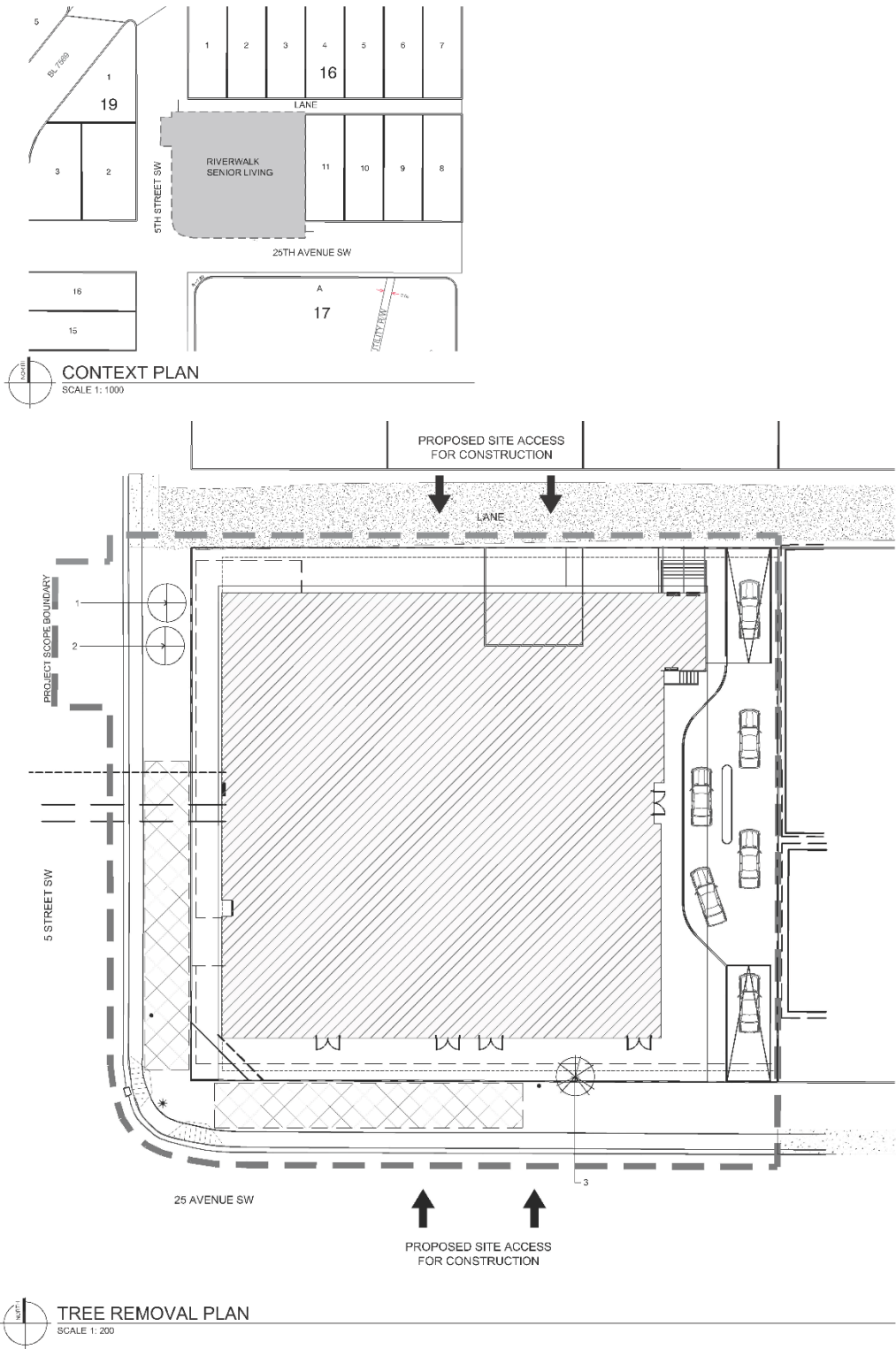
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DP SUBMISSION	JULY 20, 2018
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-	-

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CHECKED BY	KS

DRAWING NO.

DP1.02

DP Plans



SITE INFORMATION

MUNICIPAL ADDRESS: 528 25TH AVENUE SW, CALGARY ALBERTA, T2S 0L5
DEVELOPMENT PERMIT NUMBER: DP2019-3498

EXISTING TREE INVENTORY TABLE

TREE #	TYPE	CALIPER (mm)	HEIGHT (m)	DRIPLINE (m)	CONDITION (G/F/P)	REMOVE, REMAIN, RELOCATE
1	POPLAR	550	14.0	10.0	G	REMOVE
2	POPLAR	640	14.0	10.0	G	REMOVE
3	SPRUCE	290	11.0	6.0	G	REMOVE

LEGEND

	APPROXIMATE LIMIT OF PROJECT DISTURBANCE		PROPOSED BUILDING LOCATION
	PROPERTY LINE		EXISTING DECIDUOUS TREE TO BE REMOVED
	PROPOSED CONSTRUCTION MATERIALS STORAGE AREA		EXISTING CONIFEROUS TREE TO BE REMOVED
	PROPOSED SITE DESIGN LINE WORK		
	EX ASPHALT		
	EX CONCRETE		

TREE REMOVAL & PROTECTION NOTES:

1. CONTRACTOR TO ENSURE A CITY OF CALGARY URBAN FORESTRY TECHNICIAN IS PRESENT ON SITE DURING DEMO. URBAN FORESTRY TECHNICIAN TO BE CONTACTED MINIMUM THREE DAYS IN ADVANCE OF DEMOLITION VIA 3-1-1.
2. CONTRACTOR TO ENSURE PUBLIC TREE & STUMP REMOVAL APPLICATION HAS BEEN APPROVED PRIOR TO TREE REMOVAL.
3. CONTRACTOR IS RESPONSIBLE FOR TREE MAINTENANCE DURING THE DURATION OF CONSTRUCTION AS PER THE CITY OF CALGARY 'TREE PROTECTION BY-LAW 23M2002' & 'TREE PROTECTION PLAN GUIDE'.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 'ALBERTA 1-CALL' AT 1-800-242-3447 PRIOR TO FENCE CONSTRUCTION.
5. ANY PRUNING OR REMOVING OF PUBLIC TREES REQUIRES WRITTEN AUTHORIZATION FROM THE CITY OF CALGARY PARKS URBAN FORESTRY OFFICE. IF CLEARANCE PRUNING OR TREE REMOVAL IS NEEDED / REQUIRED, URBAN FORESTRY MUST BE NOTIFIED & AN INDEMNIFIED CONTRACTOR MUST BE USED. CALL URBAN FORESTRY AT 311 TO MAKE ARRANGEMENTS.
6. TREES THAT ARE TO BE REMOVED WILL BE PAID OUT TO THE CITY BY OWNER. REMOVAL SHALL BE CONDUCTED BY CITY PRE-APPROVED / INDEMNIFIED CONTRACTOR.
7. ANY CONSTRUCTION THAT IS WITHIN A TREE PROTECTION ZONE, URBAN FORESTRY IS TO BE CONTACTED & ON SITE.
8. IF COMPACTION OF GROUND OCCURS DURING CONSTRUCTION WITHIN THE TREE PROTECTION ZONE (URBAN FORESTRY TO BE ON SITE), THE GROUND SHALL BE AERATED & WATERED TO THE SATISFACTION OF THE URBAN FORESTRY TECHNICIAN.
9. NO STOCKPILING OR DUMPING OF CONSTRUCTION MATERIALS ONTO THE BOULEVARD OR WITHIN TREE PROTECTION AREAS.

PHOTOS

TREE NO. 1



TREE NO. 2



TREE NO. 3



TREE PROTECTION CHECKLIST:

1. LOCATION, TYPE, SIZE & CANOPY OF TREES ARE LOCATED IN EXISTING TREE INVENTORY TABLE.
2. TREE PROTECTION ZONES ARE AS SHOWN ON PLAN.
3. CONSTRUCTION MATERIAL STORAGE AREA(S) SHOWN ON PLAN.
4. LIMIT OF PROJECT DISTURBANCE AS SHOWN ON PLAN & TO BE ON DSSP DRAWINGS.
5. AREAS OF PROTECTIVE BARRIERS FOR CITY OF CALGARY RIGHT-OF-WAY AS SHOWN ON PLAN.
6. PRE AND POST-CONSTRUCTION MAINTENANCE AS NOTED IN TREE PROTECTION NOTES.
7. CONSTRUCTION ACCESS ROUTES AS PER PLAN.
8. TREES THAT ARE TO REMAIN, BE REMOVED OR PRUNED AS PER TREE INVENTORY TABLE AND PLAN.
9. CONSTRUCTION METHOD. ALL CONSTRUCTION METHODS WILL BE WITH OPEN CUT.
10. CONTACT INFORMATION OF SITE SUPERVISOR:

CONTRACTOR: TBD PHONE: TBD

ALTERNATE CONTACT PERSON:
LEE GIDDENS W/ URBAN SYSTEMS LTD
PHONE: (403) 291-1193



Scale: 1/8" = 1'-0" (24mm = 30')
Calgary, Alberta, Canada T2S 0L5
1-CAD ENDED
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TREE REMOVAL PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217003

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This drawing is prepared as a guide only. It is not to be used for construction purposes.

Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of member or finishing, face of concrete block, face of slab, face of exterior partition and concrete of covering walls, unless noted otherwise on the drawing.

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REVISIONS	DATE
DTR #1	2018.11.30
UTR #2	2019.02.22
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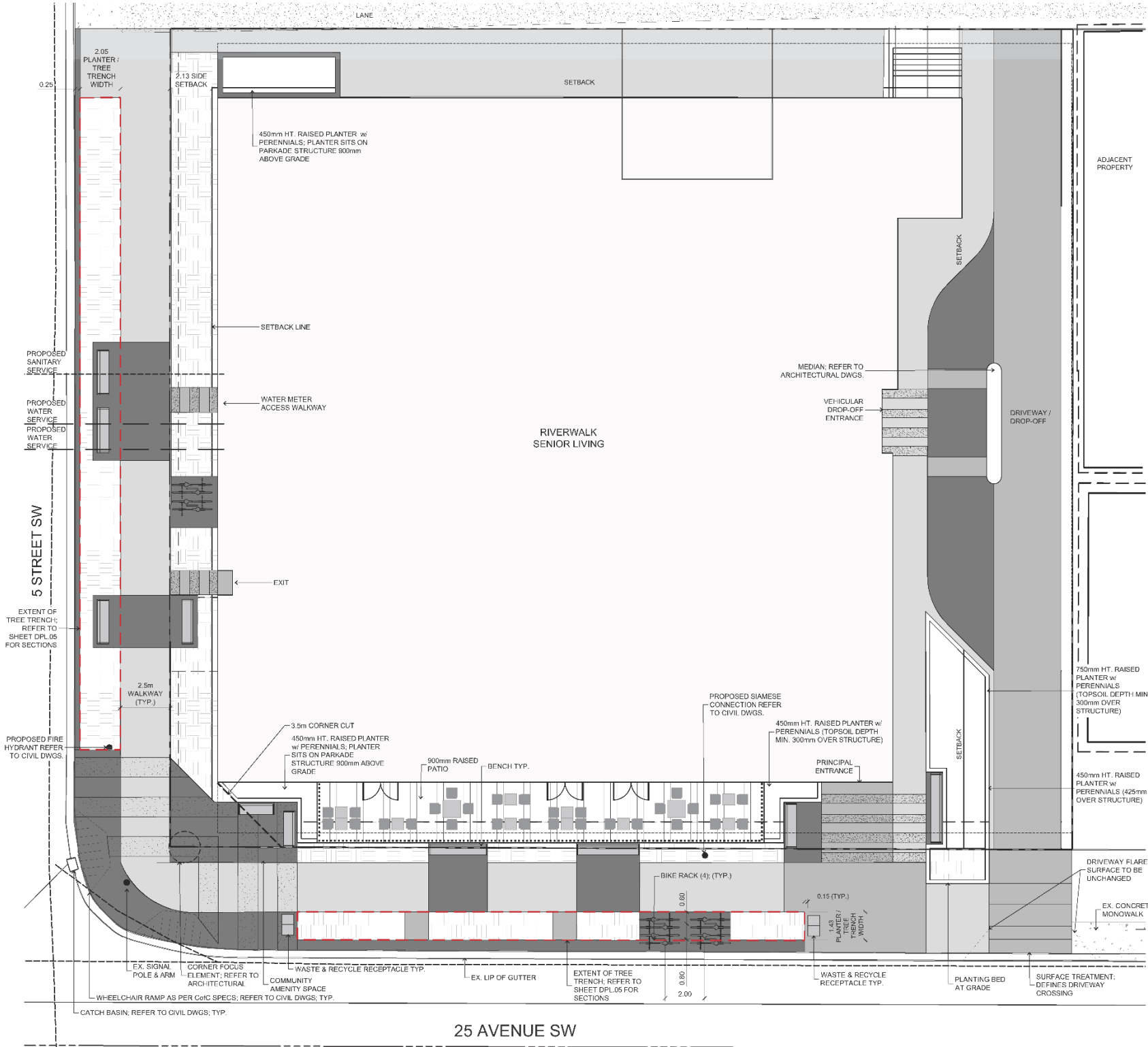
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DATE: 2019.02.20
DRAWN BY: LG
CHECKED BY: GK

DRAWING NO.

DPL.00

*TO BE UPDATED BASED ON FURTHER COORDINATION WITH URBAN FORESTRY AS PER PRIOR TO RELEASE CONDITIONS.

DP Plans



LEGEND

- PROPERTY LINE
- EXTENT OF STRUCTURE BELOW
- EXTENT OF STRUCTURE ABOVE
- EXTENT OF TREE TRENCH; REFER TO SHEET DPL.05 FOR FURTHER DETAIL
- EX ASPHALT
- EX CONCRETE
- SURFACE TREATMENT 1: COLOURED CONCRETE: BLACK ONYX (3 BAGS) AS AVAILABLE FROM INTERSTAR - CURRENT EDITION
- SURFACE TREATMENT 2: COLOURED CONCRETE: NUTMEG (2 BAGS) AS AVAILABLE FROM INTERSTAR
- SURFACE TREATMENT 3: COLOURED CONCRETE: BISCUIT (1 BAG) AS AVAILABLE FROM INTERSTAR
- SURFACE TREATMENT 4: MEDIUM-HEAVY SANDBLASTED CONCRETE
- PATIO SURFACE TREATMENT: EXTERIOR TILE
- PLANTING BED AT GRADE; REFER TO SHEET DPL.02 FOR PLANTING PLAN
- PATIO RAILING (1100mm HT.)
- FLEXIBLE OUTDOOR SEATING

GENERAL NOTES:

- ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE w/ CITY OF CALGARY STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
- CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START - CALL BEFORE YOU DIG (1-800-362-3447)
- ALL TREE PLANTING IN CITY BOULEVARD SHALL BE PERFORMED AND INSPECTED IN ACCORDANCE WITH PARKS DEVELOPMENT AND STANDARD SPECIFICATIONS - LANDSCAPE (CURRENT EDITION) PARKS DEVELOPMENT INSPECTOR IS TO BE CONTACTED TO ARRANGE AN INSPECTION (403-620-3216 OR 403-268-5204)
- ALL UTILITIES MUST BE INSTALLED PRIOR TO PLANTING
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY & ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS
- ALL CONIFEROUS TREE & SHRUB MATERIAL TO BE GROUPED IN MULCHED BEDS. MULCH TO BE CITY OF CALGARY APPROVED WOOD BARK MULCH & INSTALLED TO A DEPTH OF 75mm. STAND ALONE TREES TO HAVE MULCHED TREE WELLS. TYP.
- ALL GRADING TO BE SMOOTH FLOWING & PROJECT EDGES TO BLEND SMOOTHLY w/ EXISTING ADJACENT PROPERTIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SETBACKS FROM ALL UTILITIES & HARD SURFACES. TREES SHALL BE PLANTED MIN. 4m FROM STREET LIGHT POLES, 2.5m FROM FIRE HYDRANTS, & 1.0m FROM DRIVEWAY APRONS.
- TOPSOIL TO BE ROCK PICKED AND CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SOD INSTALLATION.
- ANY TREES OR SHRUBS WHICH DIE SHALL BE REPLACED ON A CONTINUING BASIS w/ TREES OR SHRUBS OF COMPARABLE SPECIES & SIZE TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY. WARRANTY WILL BE EXTENDED FOR 1 YEAR FOR ALL TREES REPLACED IN FALL.
- ALL SHRUBS SHALL BE A MINIMUM HEIGHT OR SPREAD OF 600mm AT TIME OF PLANTING (TYP).
- CONTRACTOR IS TO REPAIR ALL TURF DAMAGE THAT OCCURS ON ADJACENT LANDS DURING CONSTRUCTION & WILL HAND WATER DURING ESTABLISHMENT TO ENSURE PROPER GROWTH.
- ALL SOFT LANDSCAPE AREAS TO RECEIVE WATER FROM AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IF IRRIGATION SYSTEM IS INOPERABLE OR REQUIRES MAINTENANCE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL VEGETATION UNTIL SYSTEM IS FULLY OPERABLE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ENTIRE SITE UNTIL SUCH TIME AS FINAL ACCEPTANCE IS GRANTED BY DEVELOPMENT OFFICER (min. 2 growing seasons).

LANDSCAPE PLAN - HARD SURFACE
SCALE 1:100

217093

LANDSCAPE PLAN-HARD SURFACE - LEVEL 1

RIVERWALK SENIOR LIVING

MISSION SENIOR LIVING PARTNERSHIP

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Verify all dimensions, elevations and colors, and report any discrepancies to the architect or site coordinator. Dimensions are to the face of exterior cladding, face of concrete block, face of steel for interior partitions, and face of exterior walls, unless noted otherwise on the drawing.

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REVISIONS	DATE
DTR #1	2016.11.30
DTR #2	2019.02.22
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SCALE: AS NOTED

DATE: 2019.02.19

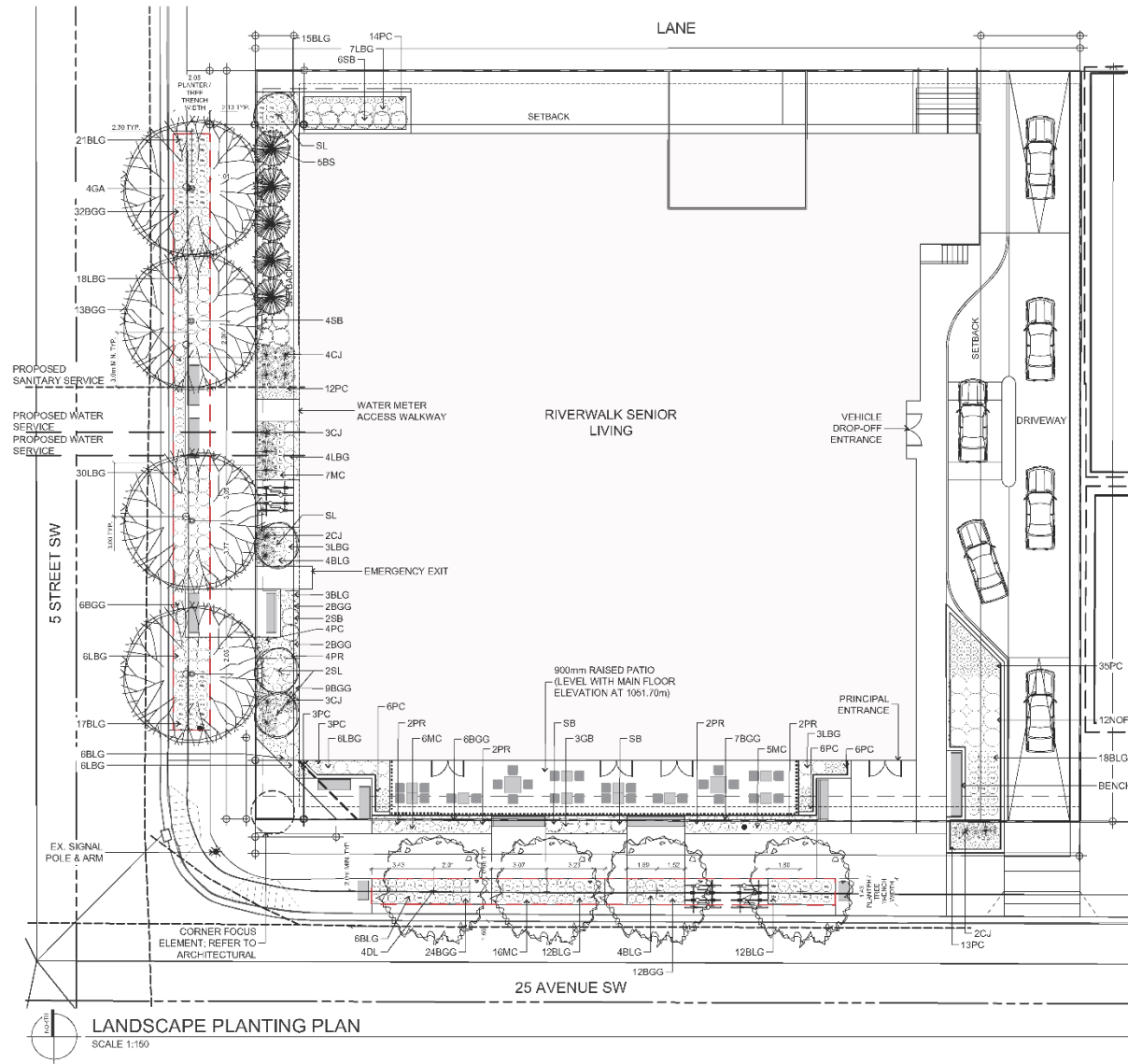
DRAWN BY: L.S.

CHECKED BY: GK

DRAWING NO.

DPL.01

DP Plans



LEGEND

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	EXTENT OF STRUCTURE ABOVE
	EXTENT OF TREE TRENCH; REFER TO SHEET DPL.03 FOR FURTHER DETAIL
	FLEXIBLE OUTDOOR SEATING

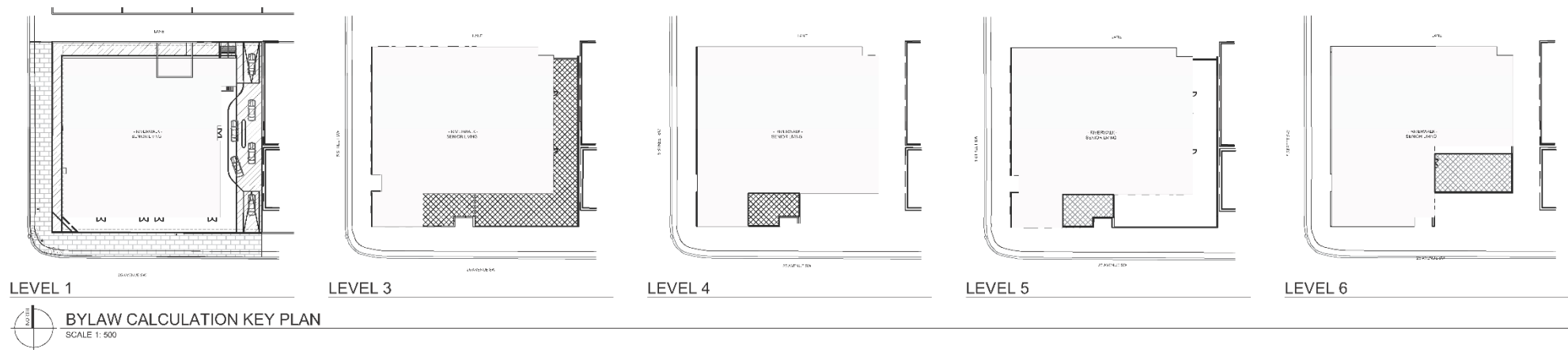
PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SPREAD	MATURE HEIGHT	SPACING	QTY	REMARKS
TREES								
DL	DROPMORE LINDEN	TILIA FALGASCENS 'DROPMORE'	75mm cAL	5.0m	12.0m	AS SHOWN	4	B & B
GA	GREEN ASH	FRAXINUS PENINSULANICA	75mm cAL	6.0m	15.0m	AS SHOWN	4	B & B
SL	IVORY SILK TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	75mm cAL	2.5 - 3.0m	4.0 - 6.0m	AS SHOWN	4	B & B
BS	BAKER'S SPRUCE	PICEA PARVENSIS 'BAKERI'	3.0m HT	3.0m	4.0m	AS SHOWN	5	B & B
SHRUBS								
SN	SNOWBERRY	SYMPHORICARPOS ALBIS	600mm HT	1.0m	1.0m	AS SHOWN	14	CONTAINER
GB	GOOSEBERRY	RIBES HIRTELLUM	600mm HT	1.0m	1.0m	AS SHOWN	3	CONTAINER
CJ	COMMON EFFUSA JUNIPER	JUNIPERUS COMMUNIS 'EFFUSA'	600mm SP	1.5m	0.3m	AS SHOWN	14	CONTAINER
FR	PRICKLY ROSE	ROSA ACICULARIS	600mm SP	1.5m	1.0m	AS SHOWN	12	CONTAINER
GRASSES / PERENNIALS								
BGG	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	15cm	60cm	50cm	AS SHOWN	118	CONTAINER
BLG	BLUE LYME GRASS	ELYMUS AENEARENSIS BLUE DUNE'	15cm	60cm	60cm	AS SHOWN	118	CONTAINER
BLG	LITTLE BLUE STEEL GRASS	SCHIZACHRYRUM SCOPARIUM	15cm	75cm	100cm	AS SHOWN	83	CONTAINER
PC	PRARIE CHICKEN	ANEMONE PULSATILLA VULGARIS	15cm	45cm	25cm	AS SHOWN	102	CONTAINER
MC	MAGNUS CONEFLOWER	ECHEINACEA PURPUREA 'MAGNUS'	15cm	60cm	100cm	AS SHOWN	24	CONTAINER
NOF	NATIVE OSTRICH FERN	MATTEUCCIA STRUTHIOFERUS	15cm	140cm	90cm	AS SHOWN	12	CONTAINER

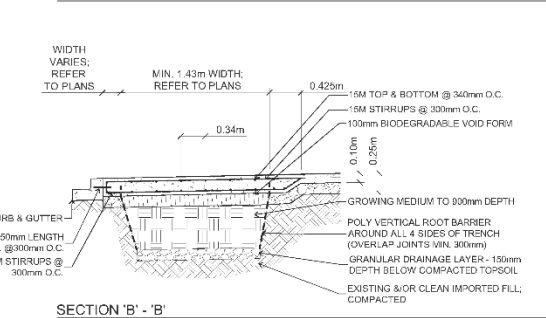
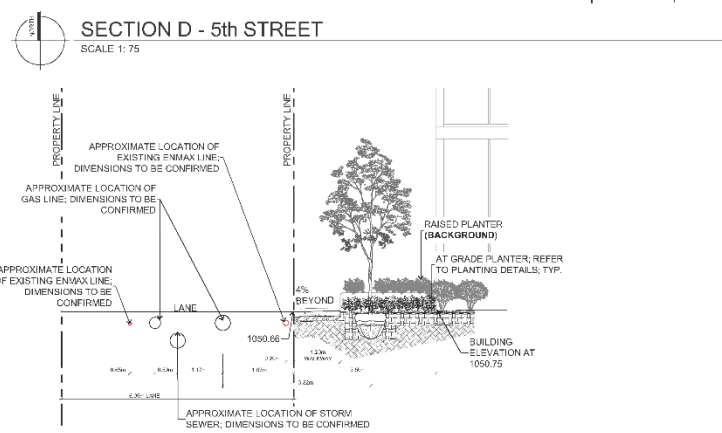
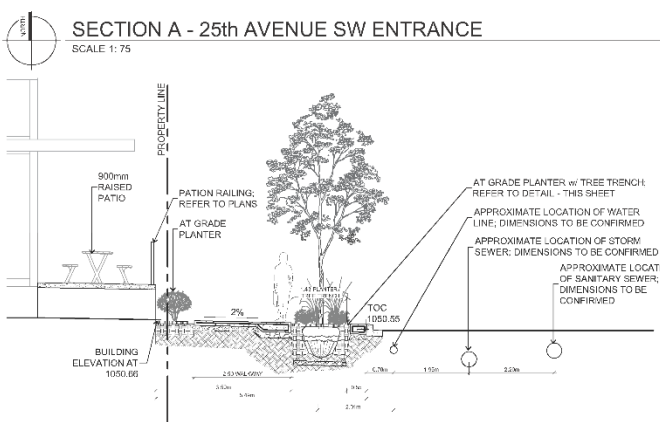
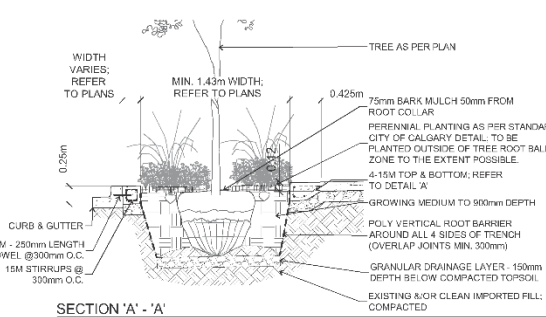
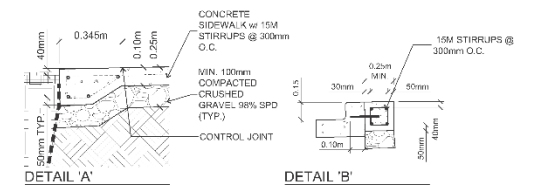
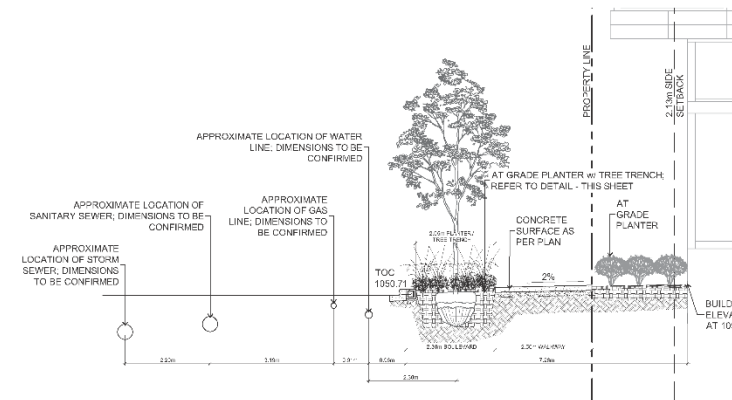
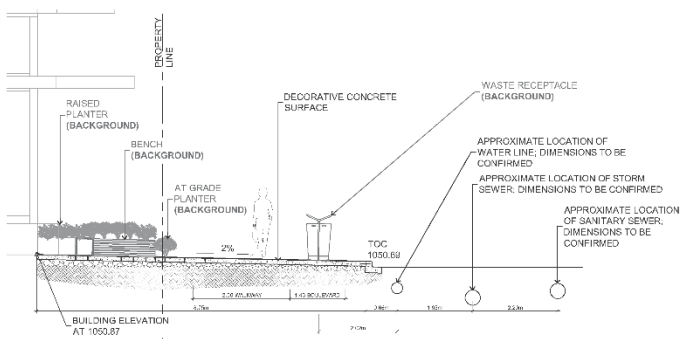
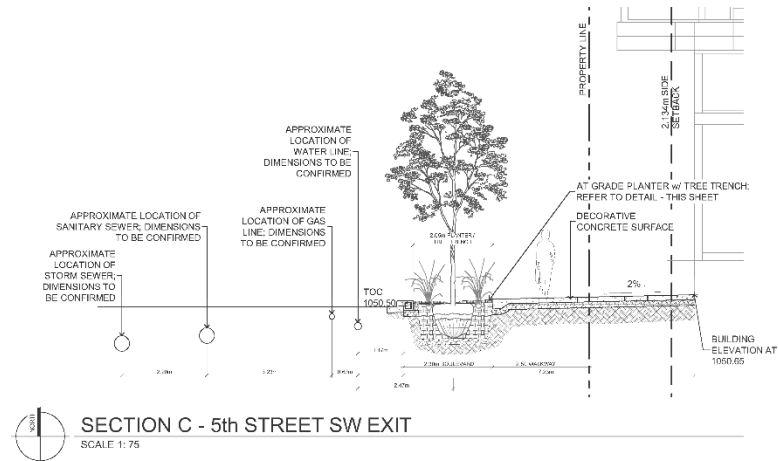
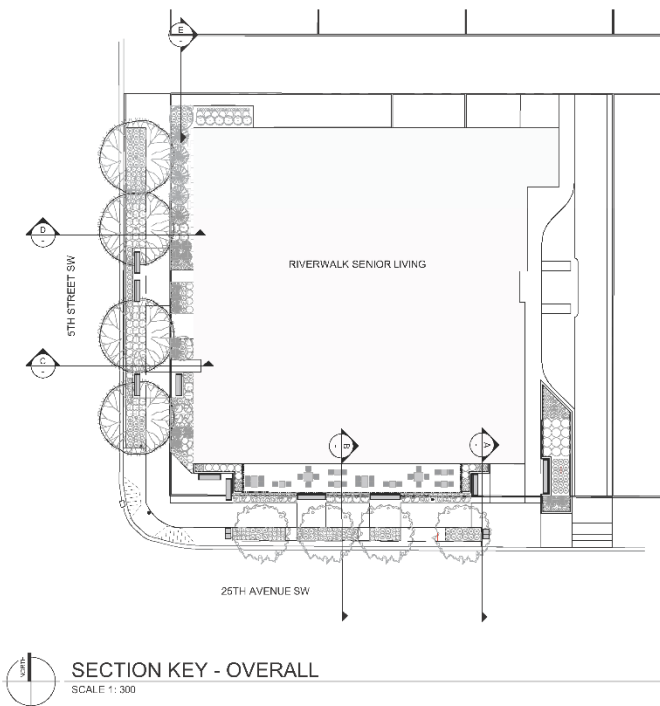
STATISTICS

*REFER TO BYLAW CALCULATION KEY PLAN FOR DESCRIBED AREAS

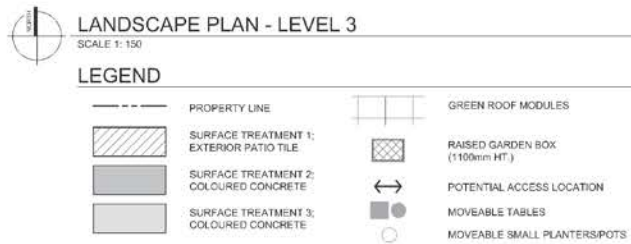
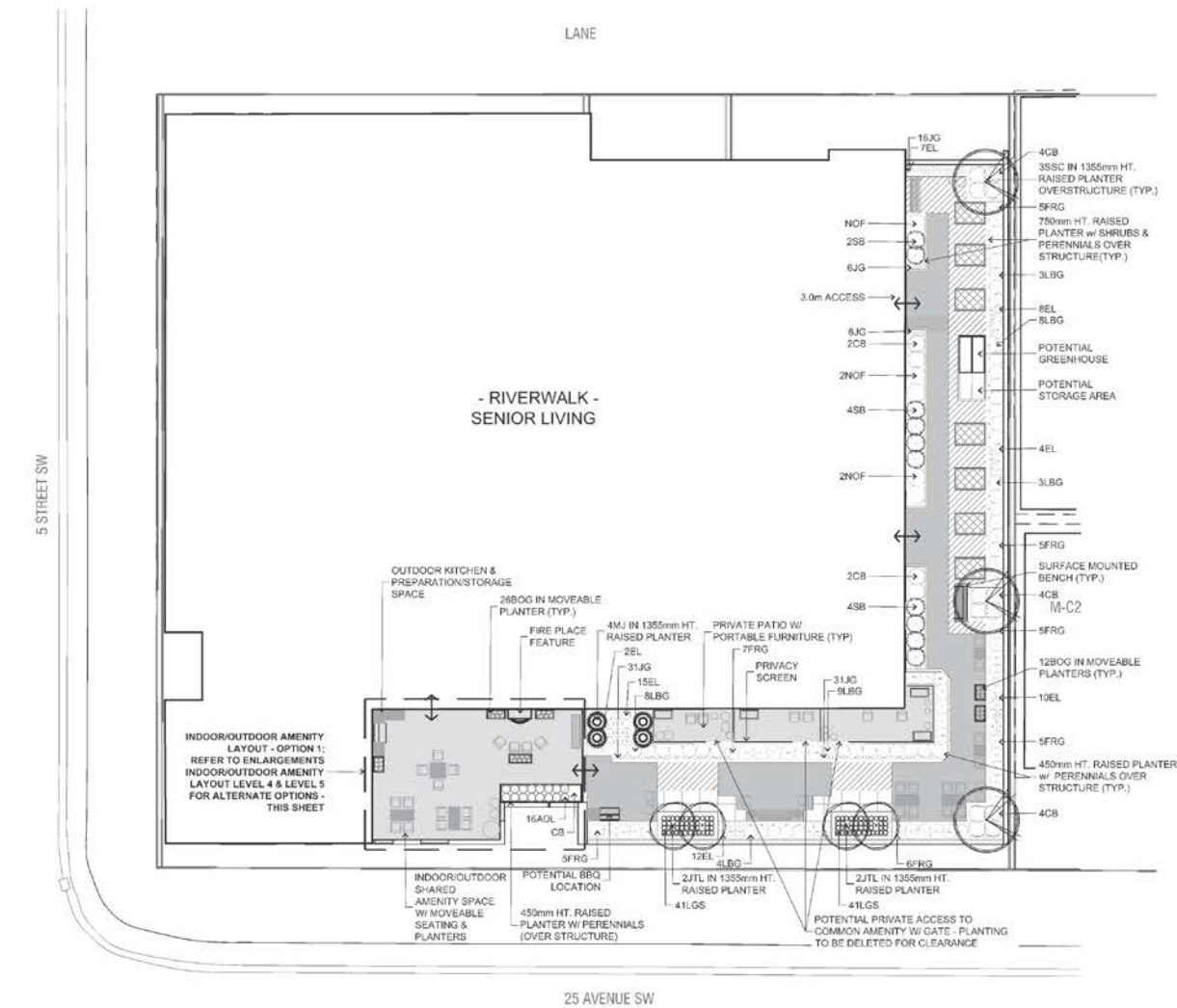
 TOTAL SETBACK AREA: 430.82m ²	 OVERALL PLANTING CALCULATIONS: (WITHIN DEVELOPMENT SITE ONLY)
TREES REQUIRED IN SETBACK:	ACTUAL TREES PROVIDED: 26
1 TREE PER 45m ² LANDSCAPED AREA: $\frac{430.82m^2}{45m^2} = 9$ TREES	DECIDUOUS TREE: 14 CONIFEROUS TREE: 12 75mm CAL.: 7 50mm CAL.: 7
ACTUAL TREES PROVIDED IN SETBACK: 9	ACTUAL SHRUBS PROVIDED: 155
DECIDUOUS TREE: 4 75mm CAL.: 4 50mm CAL.: 0 3.0m HT.: 5 2.0m HT.: 5	MIN. CONIFEROUS TREES REQUIRED: 25% OF ALL TREES MUST BE CONIFEROUS 26 TOTAL TREES $x 0.25 = 7$ CONIFEROUS TREES
SHRUBS REQUIRED IN SETBACK:	ACTUAL SHRUBS PROVIDED IN SETBACK: 27
2 SHRUB PER 50m ² LANDSCAPED AREA: $\frac{430.82m^2}{50m^2} \times 2 = 18$ SHRUBS	MIN. CONIFEROUS TREES REQUIRED: 25% OF ALL TREES MUST BE CONIFEROUS 26 TOTAL TREES $x 0.25 = 7$ CONIFEROUS TREES
NOTE:	 ADDITIONAL PLANTING CALCULATIONS: (WITHIN ROAD RIGHT-OF-WAY)
A RELAXATION IS BEING REQUESTED FOR THE ABOVE SETBACK CALCULATIONS FOR ONE (1) TREE. THE LOCATION OF THE BACKLASH IS CONSTRAINED BY ITS WIDTH AND BY ITS PROXIMITY TO THE EXISTING LAKE AS WELL AS BUILDING FUNCTION ON THE NORTH AND EAST PROPERTY LINES. ALL PLANT MATERIAL REQUIRED WITHIN THE SETBACK (10 TREES & 18 SHRUBS) HAVE BEEN LOCATED WITHIN THE AT-GRADE LAND AVAILABLE. ONE (1) TREE CANNOT BE ACCOMMODATED BASED ON AVAILABILITY OF SPACE, HOWEVER, SEVERAL MORE IN ADDITION HAVE BEEN LOCATED WITHIN THE LINE ASSIGNMENT OR AT HIGHER LEVELS OF THE BUILDING.	
	ACTUAL TREES PROVIDED: 8 DECIDUOUS TREE: 8 CONIFEROUS TREE: 0 75mm CAL.: 8 50mm CAL.: 0 3.0m HT.: 0 2.0m HT.: 0 ACTUAL SHRUBS PROVIDED: 0 (MIN. SPREAD OF 600mm)



DP Plans

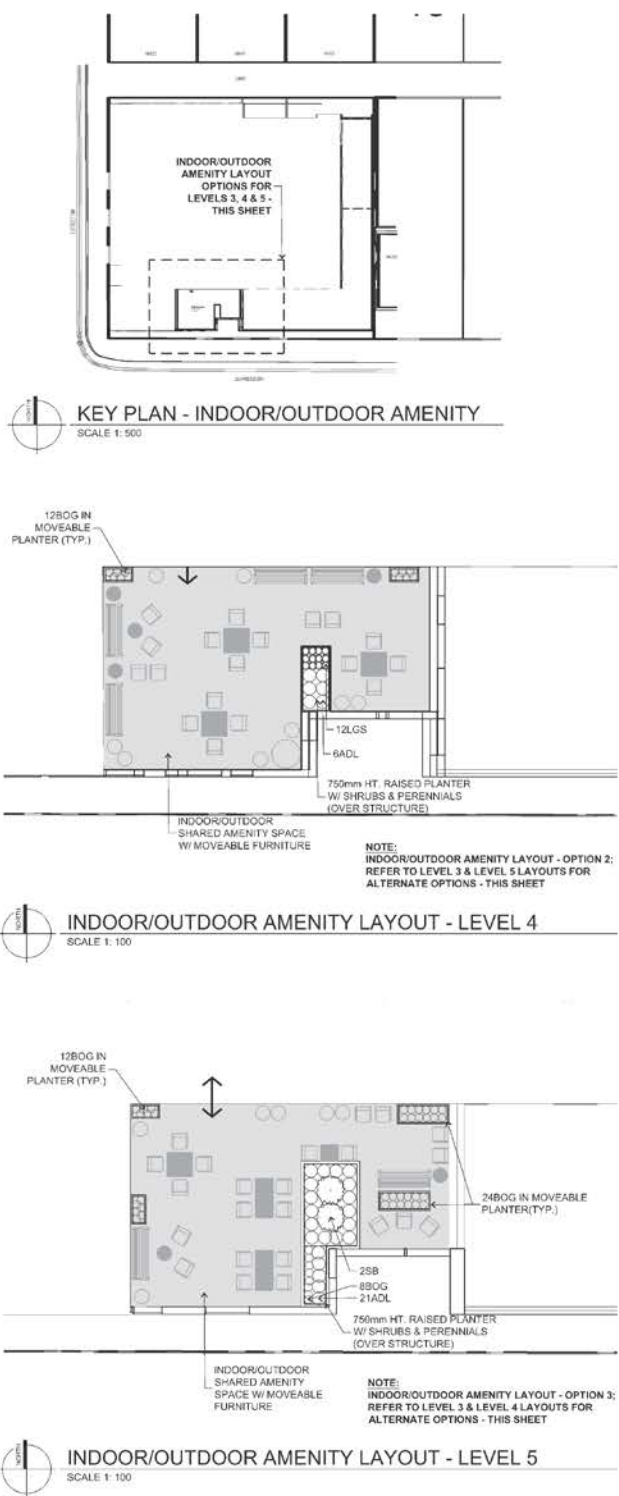
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DP Plans



PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SPREAD	MATURE HEIGHT	SPACING	QTY	REMARKS
TREES								
JTL	JAPANESE TREE LILAC	SYRINGA RECTICULATA	50mm CAL	3.0m	5.0m	AS SHOWN	4	B & B
SSC	SPRING SNOW FLOWERING CRABAPPLE	MALUS x 'SPRING SNOW'	75mm CAL	5.0m	8.0m	AS SHOWN	3	B & B
MJ	MEDORA JUNIPER	JUNIPERUS SCOOPULORUM 'MEDORA'	2.0m HT	1.0m	3.0m	AS SHOWN	4	B & B
SHRUBS								
SB	SNOWBERRY	SYMPHORICARPOS ALBUS	600mm HT	1.0m	1.0m	AS SHOWN	12	CONTAINER
LGS	LITTLE GEM NORWAY SPRUCE	PICEA ALBES 'LITTLE GEM'	300mm SP	0.3m	0.3m	AS SHOWN	94	CONTAINER
GRASSES / PERENNIALS								
BOG	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	11cm	60cm	90cm	AS SHOWN	64	CONTAINER
FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	15cm	80cm	150cm	AS SHOWN	45	CONTAINER
JG	JUNE GRASS	KOeleria CRISTA	11cm	25cm	25cm	AS SHOWN	94	CONTAINER
LBG	LITTLE BLUE STEM GRASS	SCHIZACHYRIUM SCOPARIUM	15cm	75cm	100cm	AS SHOWN	36	CONTAINER
ADL	ALWAYS AFTERNOON DAVILEY	HEMEROCALLIS 'ALWAYS AFTERNOON'	15cm	60cm	90cm	AS SHOWN	43	CONTAINER
CB	CRIMSON CURLS CORAL BELLS	HEUCHERA HYBRID 'CRIMSON CURLS'	15cm	60cm	40cm	AS SHOWN	17	CONTAINER
EL	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	15cm	60cm	40cm	AS SHOWN	52	CONTAINER
NOF	NATIVE OSTRICH FERN	MATTEUCCIA STRUTHIOPTERIS	15cm	140cm	90cm	AS SHOWN	5	CONTAINER
SW	SUNNY BORDER BLUE SPEEDWELL	VERONICA SPICATA 'SUNNY BORDER BLUE'	15cm	30cm	30cm	AS SHOWN	14	CONTAINER





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LANDSCAPE PLAN - LEVELS 3-5

RIVERWALK SENIOR LIVING

MISSION SENIOR LIVING PARTNERSHIP

21.7003

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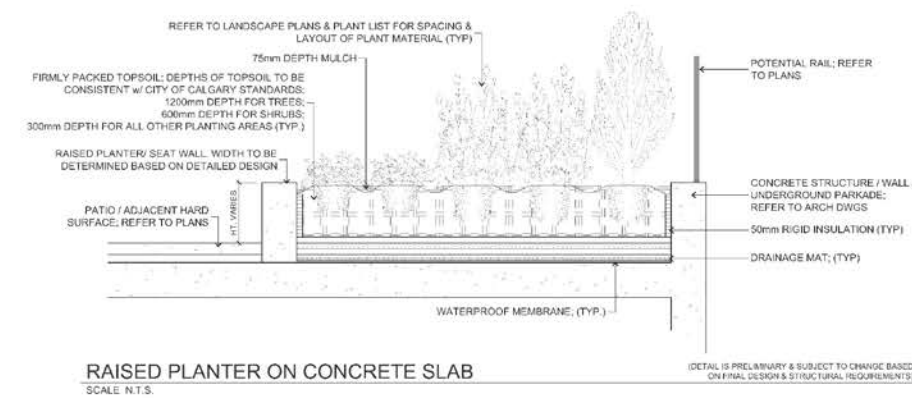
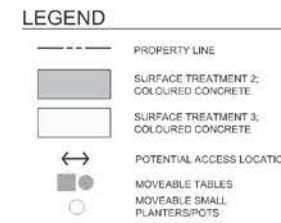
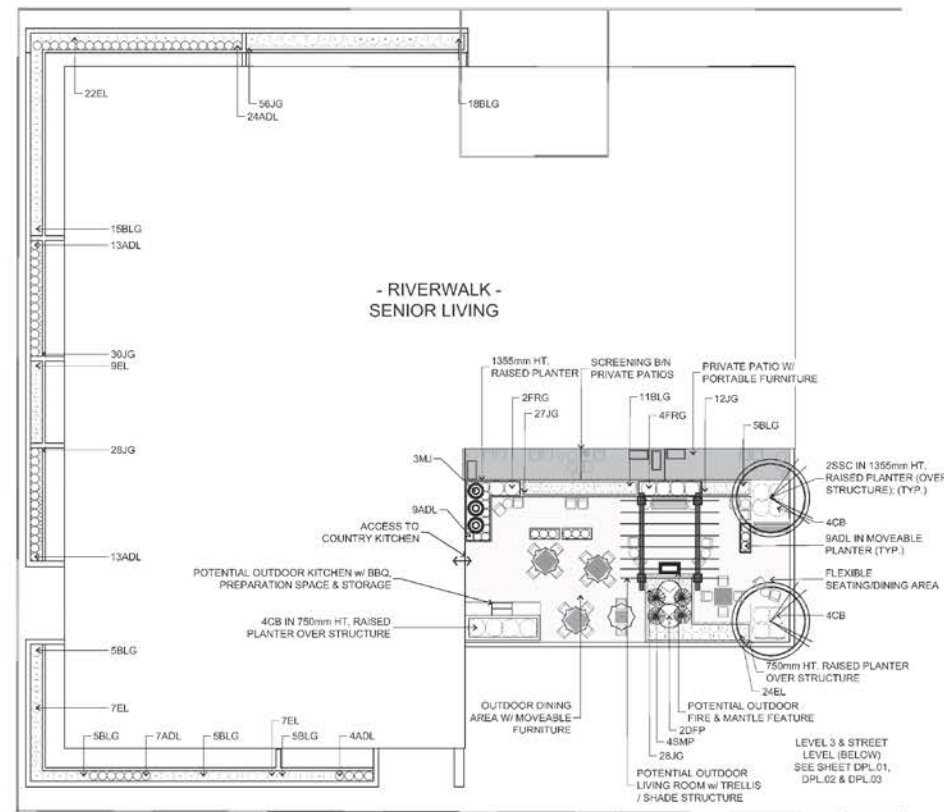
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REVISIONS	DATE
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DTR #2	2019.02.22

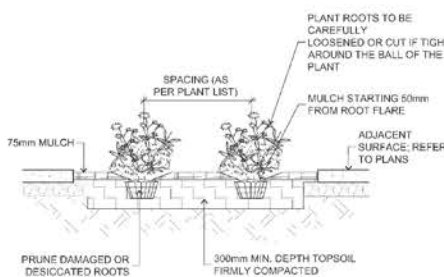
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CHECKED BY	SP

DRAWING NO.
DPL.04

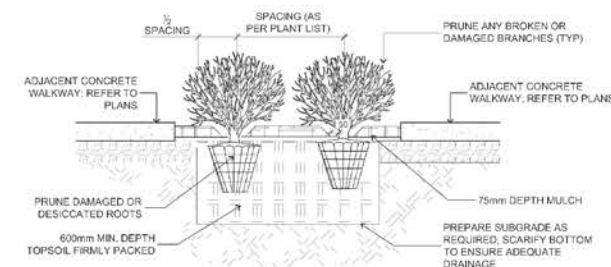
DP Plans



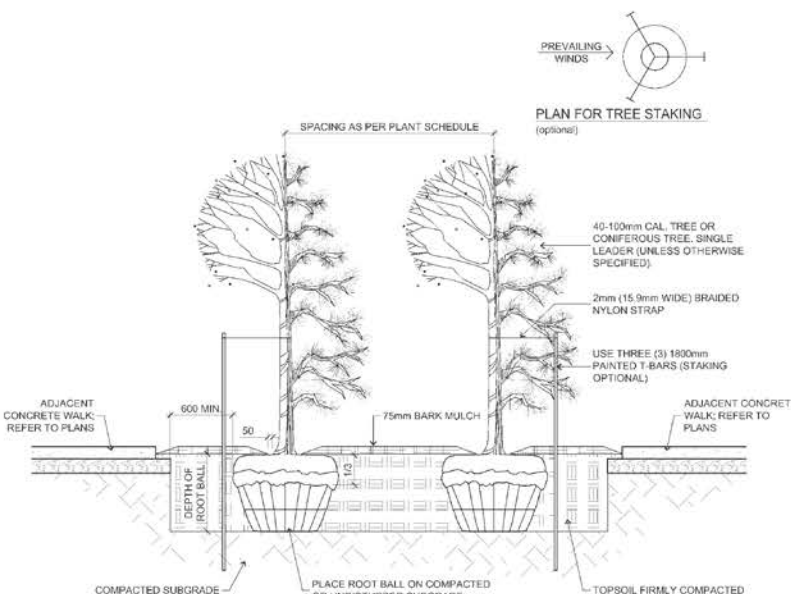
PLANT LIST								
KEY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SPREAD	MATURE HEIGHT	SPACING	QTY	REMARKS
TREES								
SSC	*SPRING SNOW FLOWERING CRABAPPLE	MALUS x 'SPRING SNOW'	50mm CAL	5.0m	6.0m	AS SHOWN	3	B & B
1M	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	2.0m HT	1.0m	3.0m	AS SHOWN	3	B & B
SHRUBS								
DPP	DOUBLE FLOWERING PLUM	PRUNUS TRILOBA 'MULTIPEX'	600mm HT	1.5m	2.0m	1500mm C.C.	2	CONTAINER
SMF	SLOWMOUND MUGO PINE	PIRUS MUGO 'SLOWMOUND'	600mm HT	1.25m	0.75m	1500mm C.C.	4	CONTAINER
GRASSES / PERENNIALS								
BLG	BLUE LYME GRASS	ELYMUS ARENERIUS 'BLUE DUNE'	11cm	60cm	60cm	AS SHOWN	65	CONTAINER
JG	JUNE GRASS	KOELERIA CRISTA	11cm	25cm	25cm	AS SHOWN	189	CONTAINER
FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	15cm	80cm	150cm	AS SHOWN	6	CONTAINER
ALF	ALWAYS AFTERNOON DAYLILY	HEMEROCALLIS 'ALWAYS AFTERNOON'	15cm	60cm	60cm	AS SHOWN	75	CONTAINER
CB	CRIMSON CURLS & CORAL BELLS	HEUCHERA HYBRID 'CRIMSON CURLS'	15cm	60cm	40cm	AS SHOWN	12	CONTAINER
EL	ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTED'	15cm	60cm	40cm	AS SHOWN	67	CONTAINER



TYPICAL PERENNIAL/GRASS PLANTING
N.T.S.



TYPICAL SHRUB BED PLANTING
SCALE 1: 20



NOTE:
1. EDGE OF BED TO BE STAKED & APPROVED BY LANDSCAPE ARCHITECT.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
3. IF STAKES TO BE PLANTED AT GRASSLINE, TRUNK FLARE VISIBLE (NO MORE THAN 25mm ABOVE GRADE).
4. IF TREE IS IN WIRE BASKET, CUT & REMOVE SURPLUS WIRE THE HORIZONTAL/VERTICAL WIRES OF THE UPPER 1/3 AS A MINIMUM. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
5. TO BE 50mm AVERAGE FROM ROOT FLARE/TRUNK. EXTEND TO THE EDGE OF THE DRIP LINE OR 1600mm.
6. ON SITES OF EXTREME COMPACTION SCARIFYING IS RECOMMENDED.
7. PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE. DO NOT PRUNE HEAVILY AT PLANTING.
8. IF TRUNK STAKE BEYOND EDGE OF ROOT BALL, BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
USE 20mm (1.59 micron) BRAIDED NYLON STRAP TO PROTECT THE TREE AT POINT OF CONTACT.

TYPICAL TREE BED PLANTING
SCALE 1:30



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21-17603

LANDSCAPE PLAN - LEVEL 6 & TYPICAL PLANTING DETAILS

RIVERWALK SENIOR LIVING

MISSION SENIOR LIVING PARTNERSHIP

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REVISIONS	DATE
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DTR #2	2019.06.22
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SCALE AS NOTED

DATE 2018.11.26

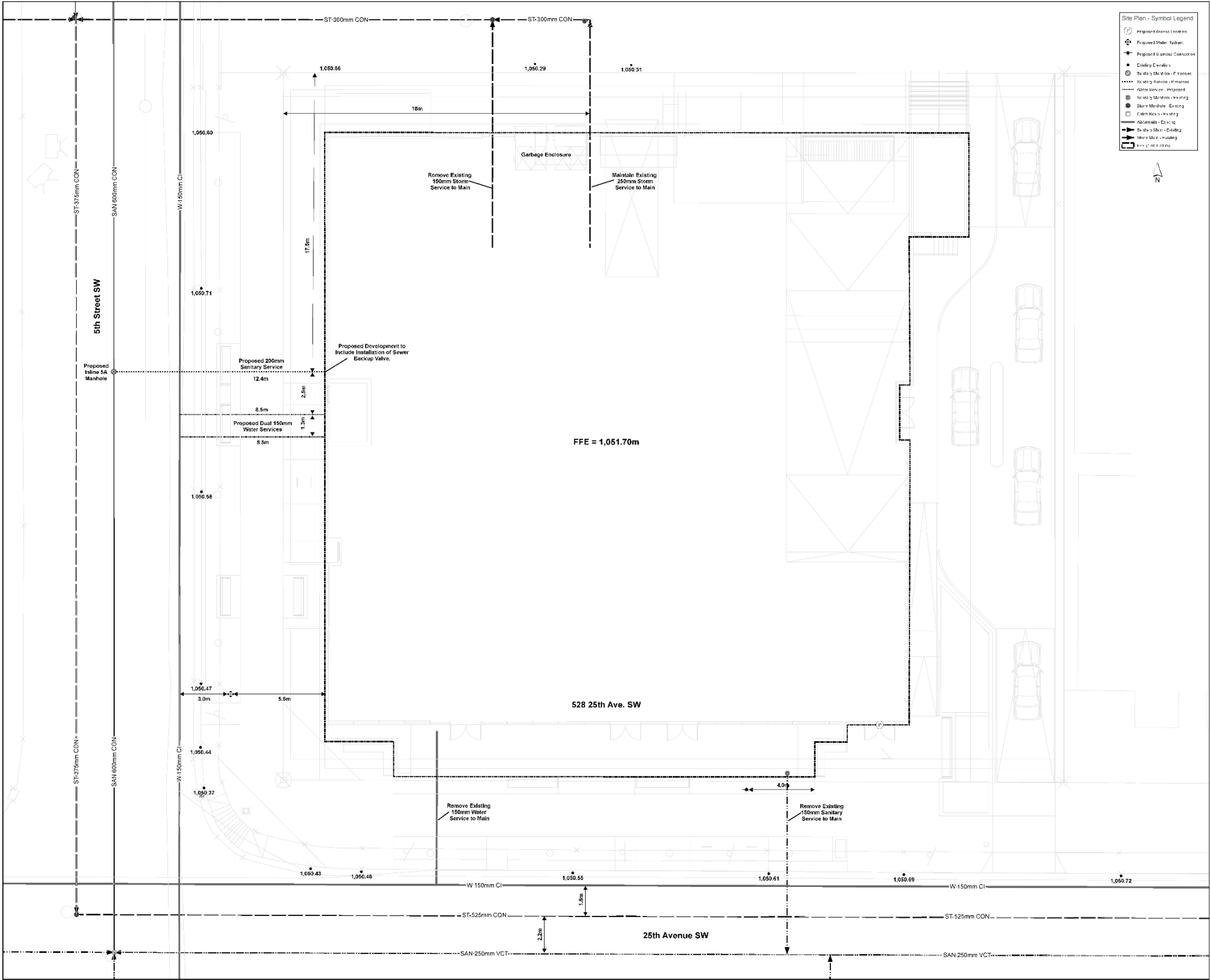
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DRAWING NO.

DPL.05

DP Plans



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SITE SERVICES

RIVERWALK SENIOR LIVING

MISSION SENIOR LIVING PARTNERSHIP

217053

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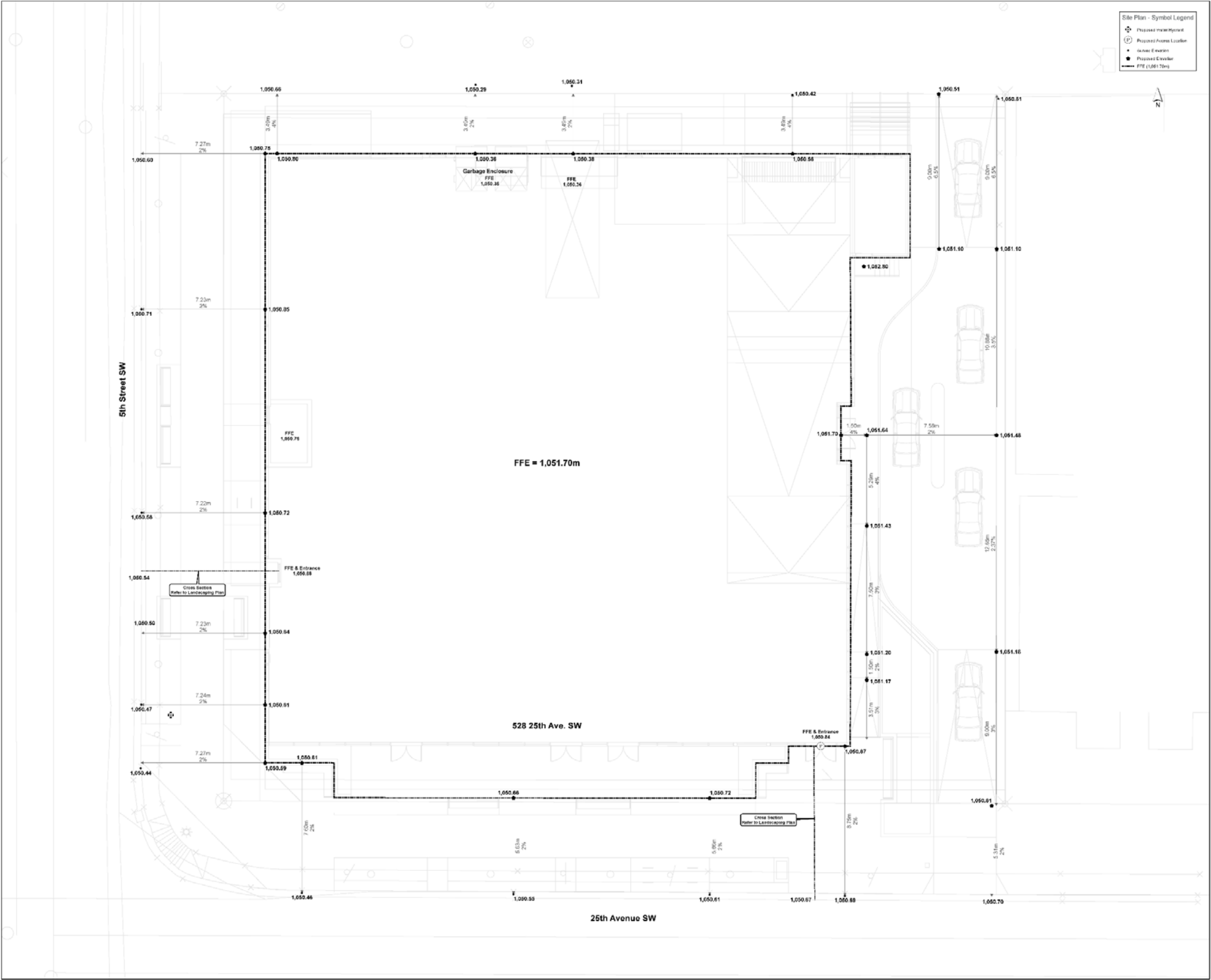
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CHECKED BY	EH

DRAWING NO.

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DP Plans





1111 W. 10th, Suite 100
Calgary, Alberta, Canada T2M 1K1
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SITE GRADING

RIVERWALK SENIOR LIVING

MISSION SENIOR LIVING PARTNERSHIP

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REVISIONS	DATE
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SCALE 1:100

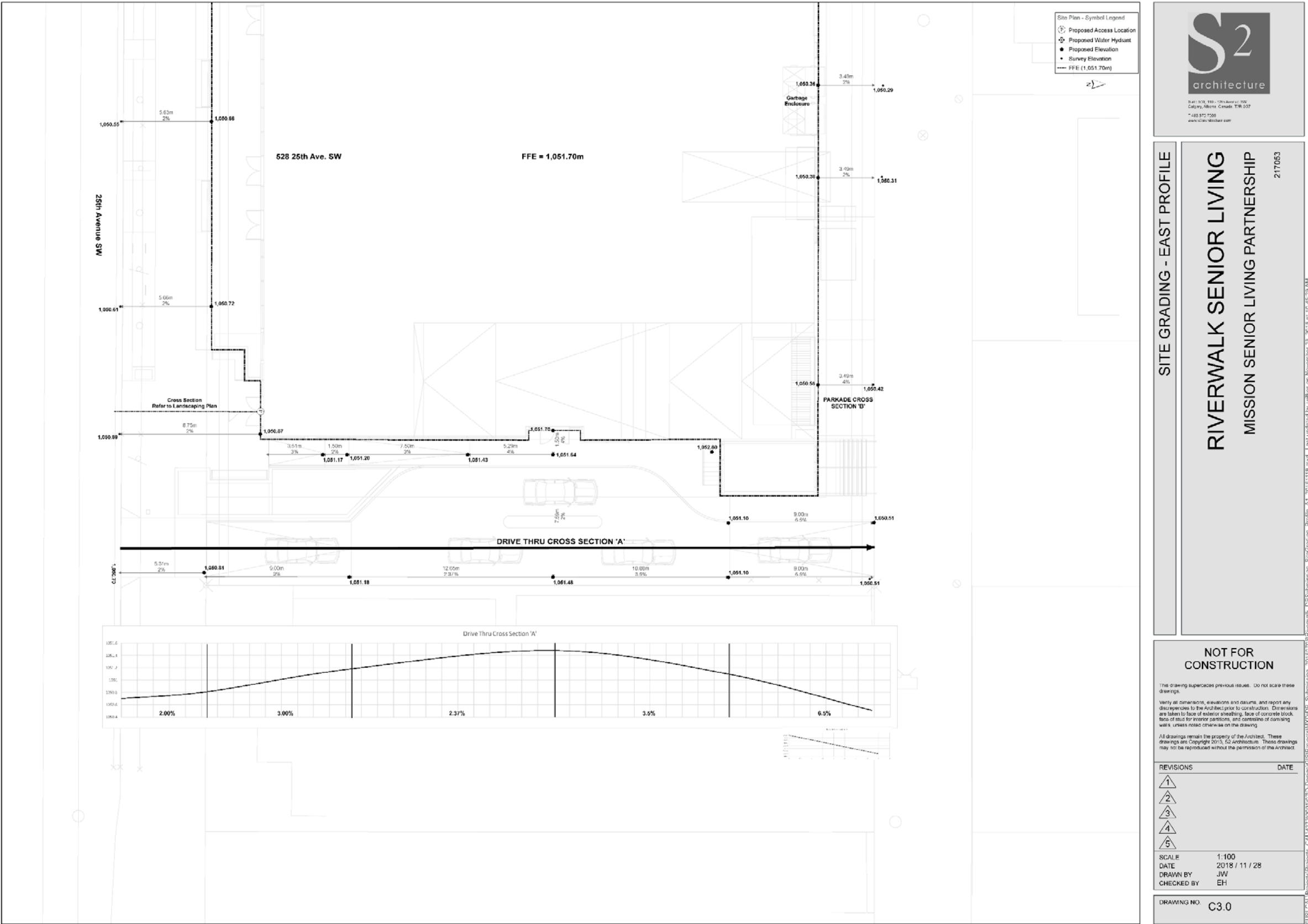
DATE 2018 / 11 / 28

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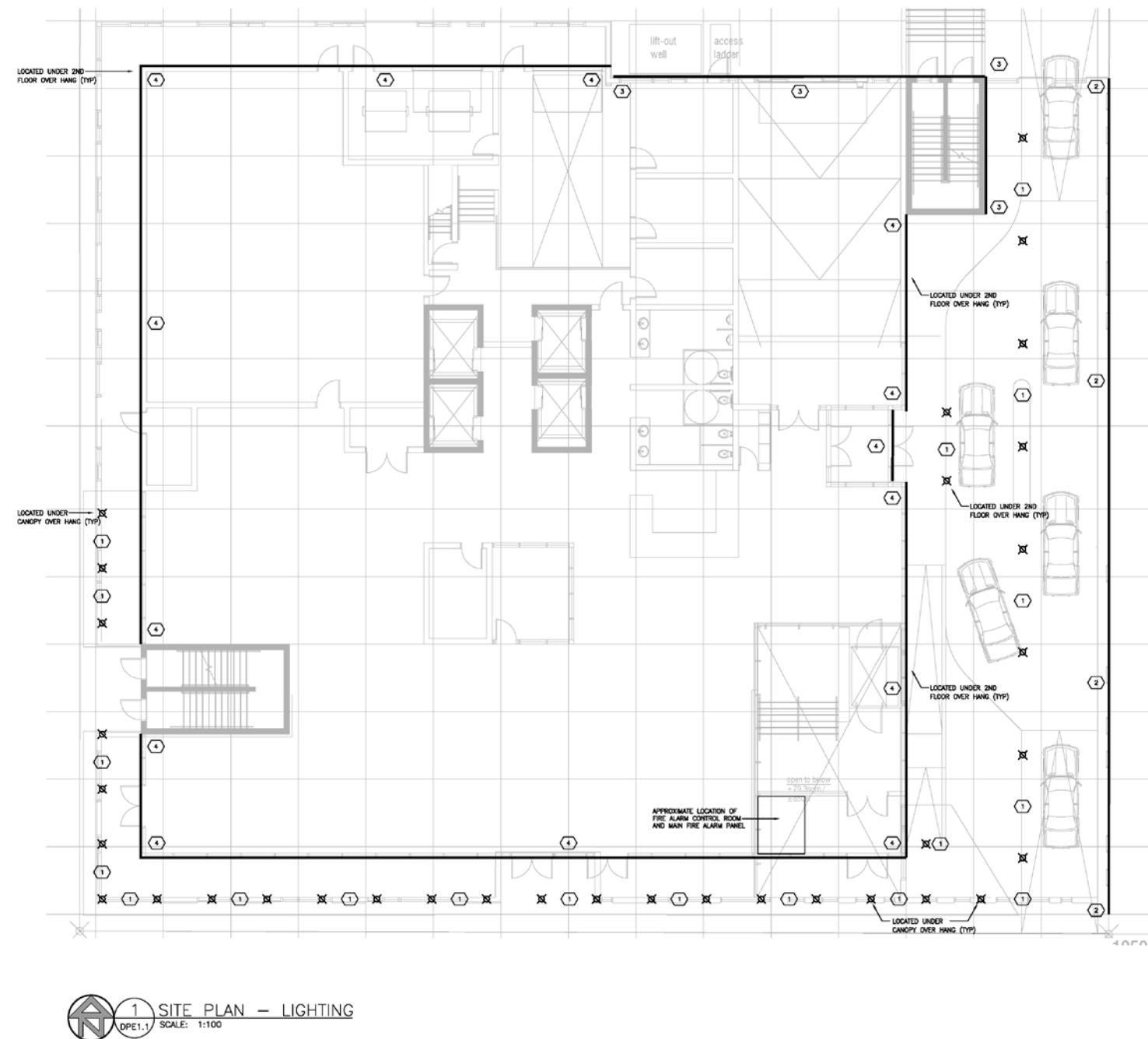
CHECKED BY EH

DRAWING NO C2.0

DP Plans



DP Plans



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SITE PLAN - LIGHTING

MISSION SENIOR LIVING
CAMPION PROPERTY GROUP LTD
15-01-2070

18-01-0070

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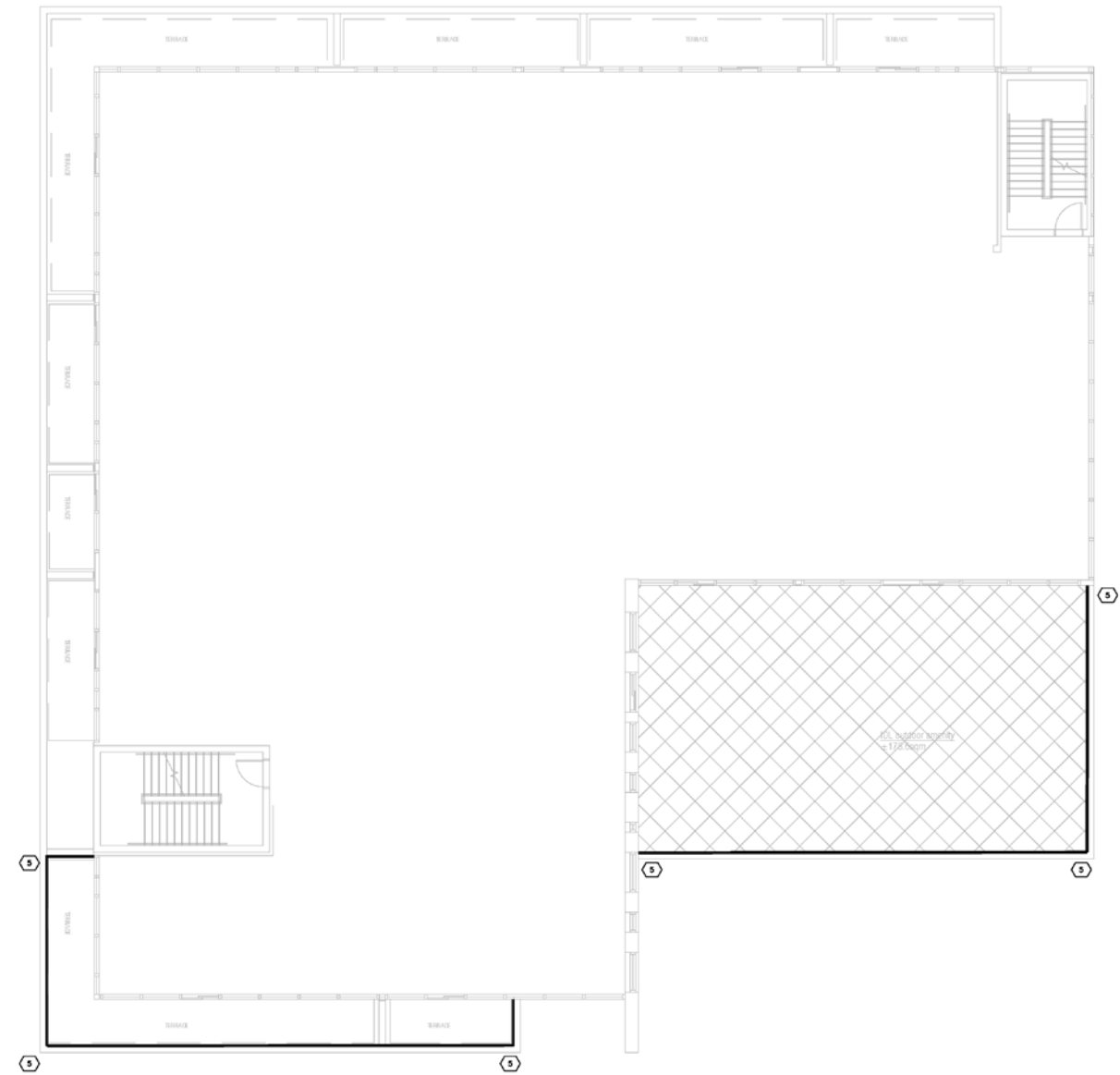
REVISIONS	DATE
1 ISSUED FOR DP	18/07/11

SCALE	AS NOTED
DATE	2018-07-10
DRAWN BY	PM,WS
CHECKED BY	PD

DRAFTING NO.

DPE1.1

DP Plans



1 6TH FLOOR - LIGHTING
DPE1.2 SCALE: 1:100



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6TH FLOOR - LIGHTING

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REVISIONS	DATE
ISSUED FOR DP	18/07/19
OTR1 Resubmission	18-11-28
-	-
-	-

SCALE AS NOTED

DATE 2018-07-10

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CHECKED BY P.D.

DRAWING NO.

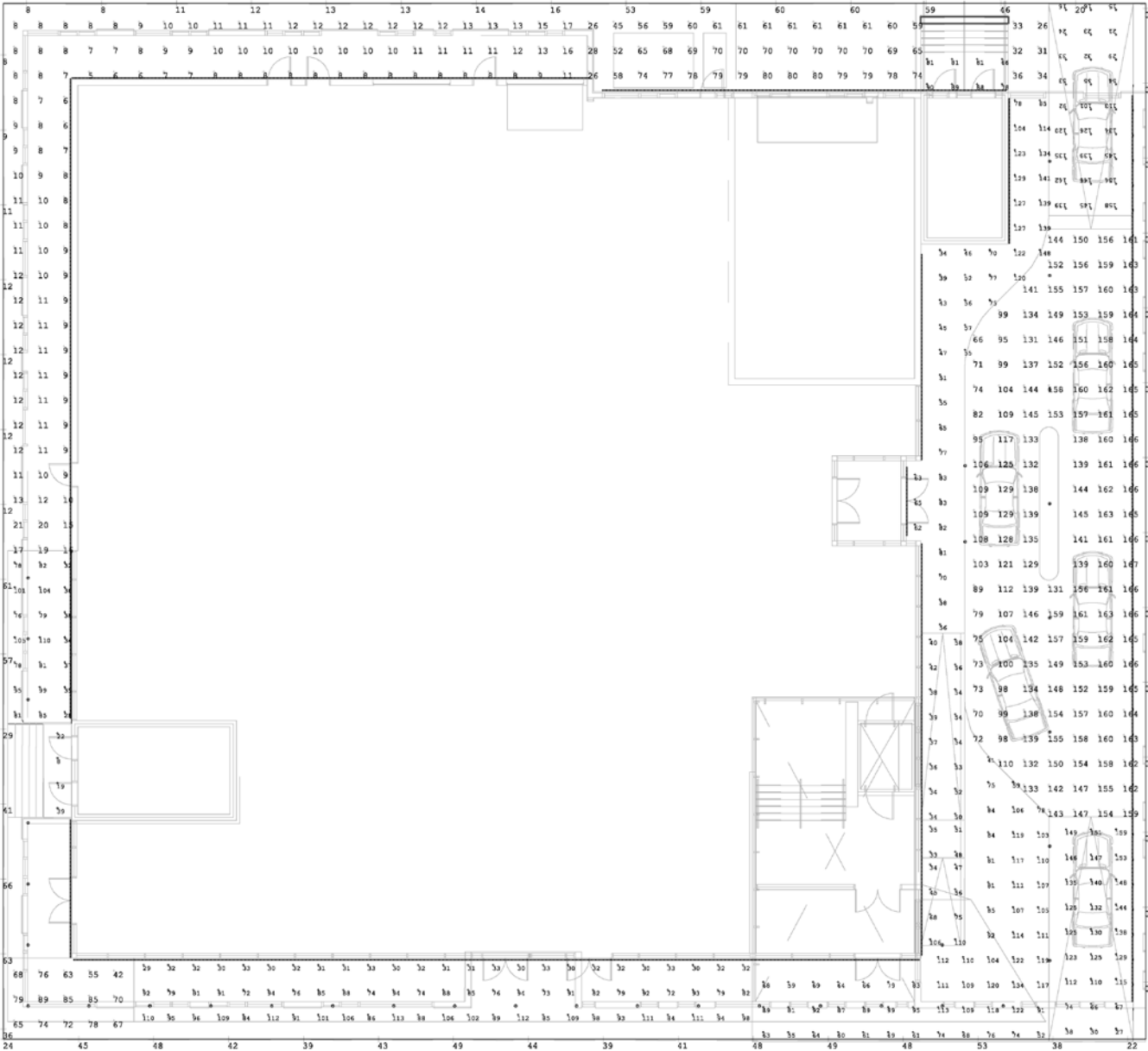
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L:\2018\18-01-0070\Mission Seniors Living\240\DWG\DP1.2 ELECTRICAL LIGHTING 6TH FLOOR.dwg

DP Plans

Luminaire Schedule							
Tag	Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLF
1		34	Lightheaded-AquaBRO-40d-1000lm	2-115-T-01-C-BRO40-30-8010	11.6	770	0.850
2		119	EcoSense-Trov-Graze-9x59-6W-90C	L50-I-12-06-35-90-MULT-9x59	6	380	0.900
3		53	EcoSense-Trov-Graze-9x59-4W-80C	L50-I-12-04-35-80-MULT-9x59	4	278	0.900
4		390	EcoSense-Trov-Asym-4W	L50-I-12-04-27-80-MULT-ASYM	4	229	0.900

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Drive Entrance - Layby_Surface	Illuminance	Lux	139.58	167	66	2.11	2.53	
Drive Entrance - Lower Sidewalk	Illuminance	Lux	89.97	134	41	2.19	3.27	
Drive Entrance -Ped Ramp Landing	Illuminance	Lux	41.75	51	33	1.27	1.55	
Drive Entrance -Ped Ramp Lower_S	Illuminance	Lux	67.63	110	34	1.99	3.24	
Drive Entrance -Ped Ramp Upper_S	Illuminance	Lux	45.69	58	34	1.34	1.71	
Drive Entrance Car Ramp - N_Surf	Illuminance	Lux	87.41	150	15	5.83	10.53	
Drive Entrance Car Ramp - S_Surf	Illuminance	Lux	116.22	159	27	4.30	5.89	
Drive Entrance Feature Wall_Deco	Illuminance	Lux	157.64	725	25	6.31	29.00	
Drive Entrance Sidewalk_Surface	Illuminance	Lux	82.79	148	34	2.44	4.35	
Exit - North - Stair Top_Surface	Illuminance	Lux	81.75	90	66	1.24	1.36	
Patio - South_Surface	Illuminance	Lux	71.37	113	29	2.46	3.90	
Patio - West_Surface	Illuminance	Lux	71.14	110	28	2.54	3.93	
Property Line	Illuminance	Lux	26.32	66	0	N.A.	N.A.	
Sidewalk Surround_Surface	Illuminance	Lux	27.80	89	5	5.56	17.80	
Soffit_Underide	Illuminance	Lux	81.53	171	0	N.A.	N.A.	
West Entrance Steps Landing_Surf	Illuminance	Lux	22.00	39	8	2.75	4.88	



1 SITE PLAN - LIGHTING CALC
DPE1.3 SCALE: 1:100



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SITE PLAN - LIGHTING CALCULATIONS

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REVISIONS	DATE
ISSUED FOR DP	18/07/19
OTR1 Resubmission	18-11-28

SCALE	AS NOTED
DATE	2018-07-10
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CHECKED BY	PD

DRAWING NO.

DPE1.3

DP Plans



1
DPE1.4

FIXTURE TYPE '1'

SCALE: N.T.S.



2
DPE1.4

FIXTURE TYPE '2'

SCALE: N.T.S.



3
DPE1.4

FIXTURE TYPE '3'

SCALE: N.T.S.



4
DPE1.4

FIXTURE TYPE '4' ASYMMETRIC

SCALE: N.T.S.



5
DPE1.4

FIXTURE TYPE '5'

SCALE: N.T.S.



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FIXTURE TYPES

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REVISIONS	DATE
ISSUED FOR DP	18/07/11
DTR1 Resubmission	18-11-28
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-	-
-	-

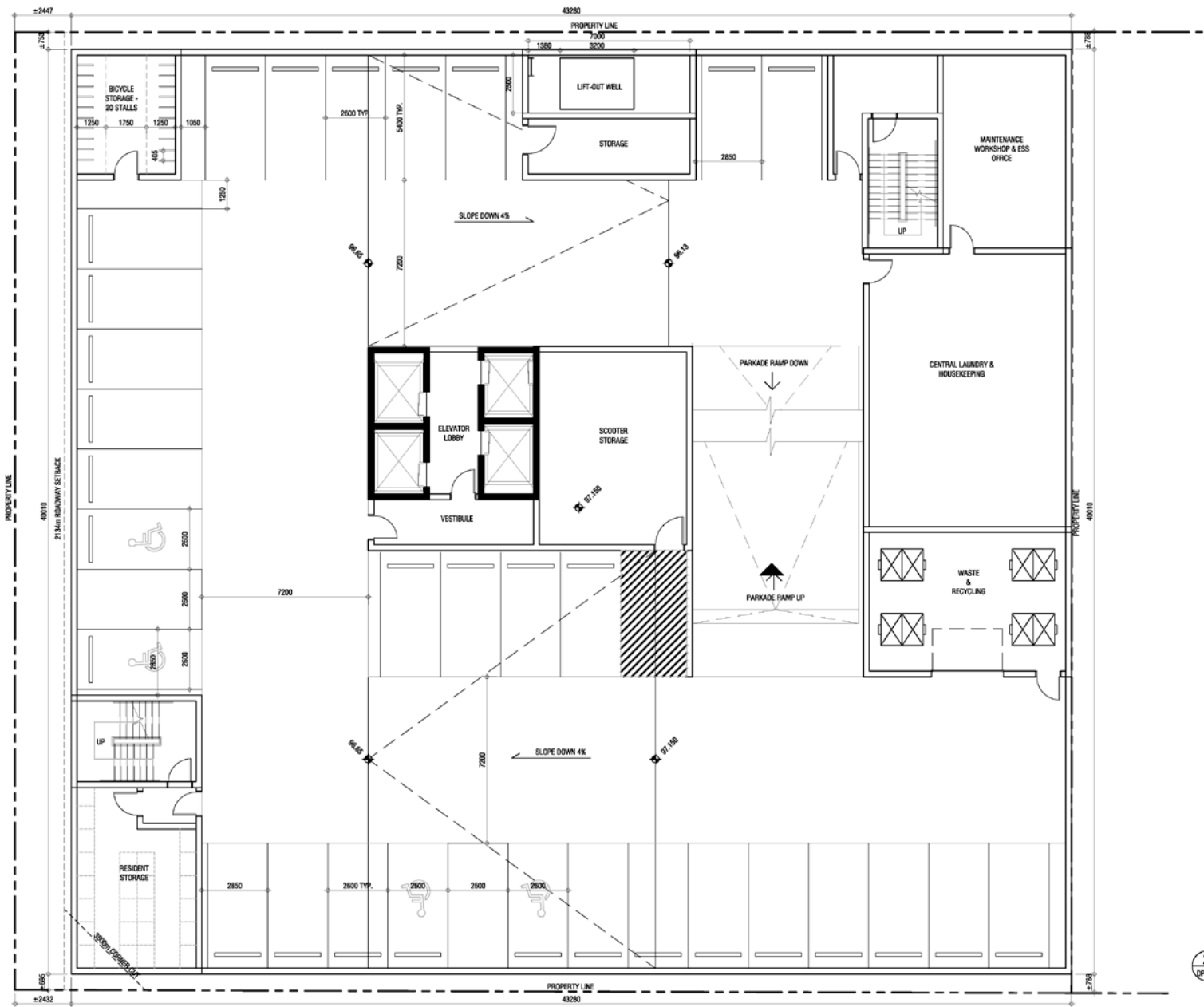
SCALE AS NOTED
DATE 2018-07-30
DRAWN BY PM/WS
CHECKED BY PD

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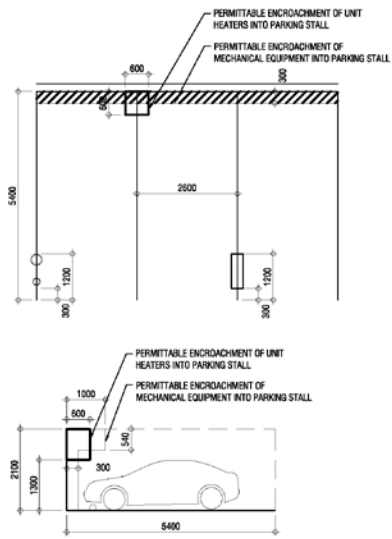
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L:\2019\18-07-30\03 - Mission Senior Living\CAD\DWG\DP1 - 4 LIGHTING FIXTURES.dwg

DP Plans



1 FIRST LEVEL PARKADE PLAN
DP2.00/ SCALE: 1:100



2 TYPICAL DETAIL - PARKING ENCROACHMENT
DP2.00/ SCALE: 1:75



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FIRST LEVEL PARKADE PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

P:\Calgary\2017 Projects\217053 Campus Group - Mission Senior Living\217053-02 DP2.00 PARKADE 1 PLAN.dwg

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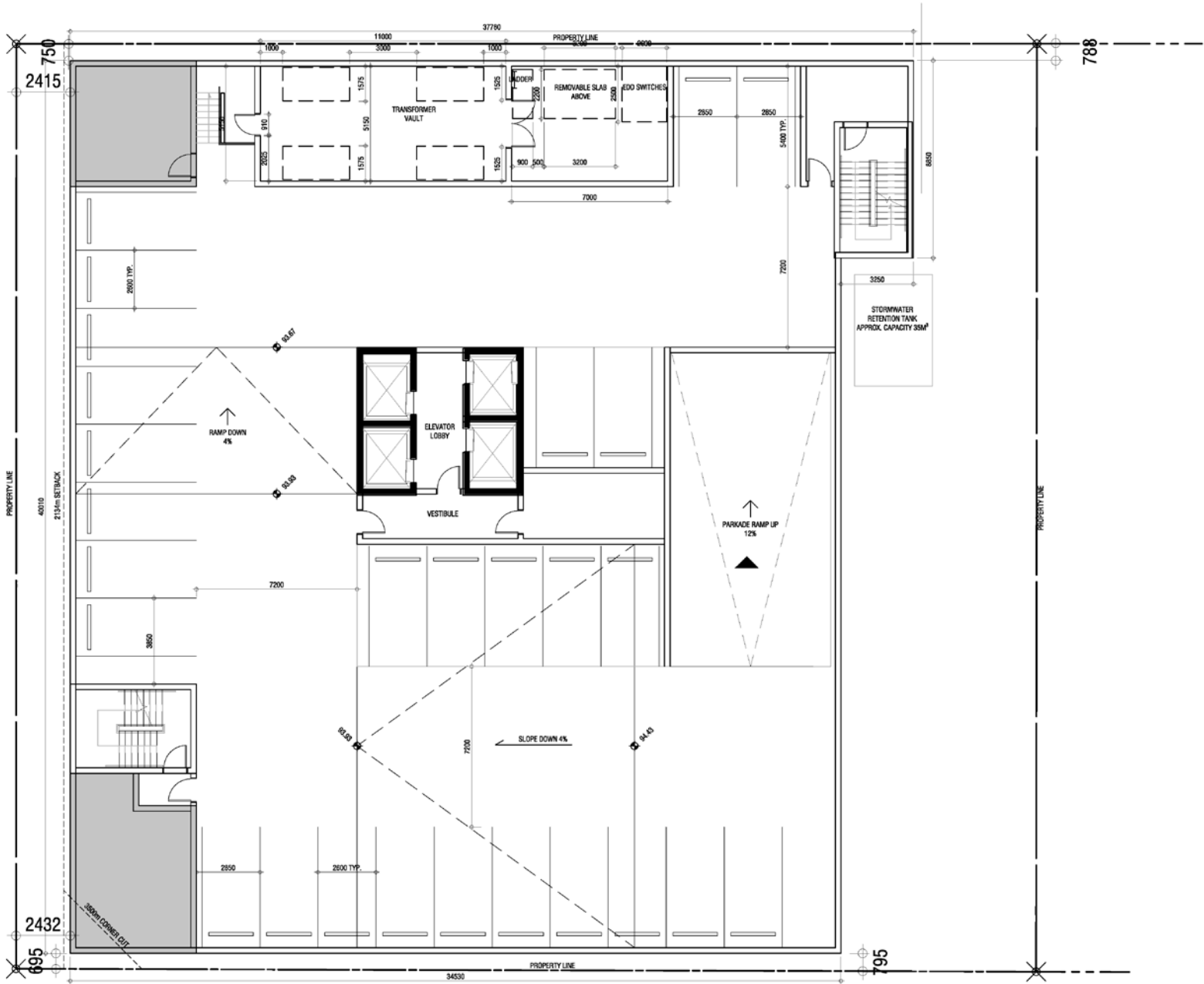
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REVISIONS	DATE
DP SUBMISSION	JULY 20, 2018
ENMAX COORDINATION	AUG 15, 2018
DTR 1 SUBMISSION	NOV. 23, 2018
DTR 2 SUBMISSION	FEB. 21, 2019

SCALE AS NOTED
DATE 2019/02/08
DRAWN BY MR
CHECKED BY KS

DRAWING NO.
DP2.00

DP Plans



1 SECOND LEVEL PARKADE PLAN
DP2.01 / SCALE: 1:100



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SECOND LEVEL PARKADE PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

P:\Calgary\2017\Projects\217553_Campbell_Grove - Mission_Senior_Living\217553-DP2.01_PARKADE 2 PLAN.dwg

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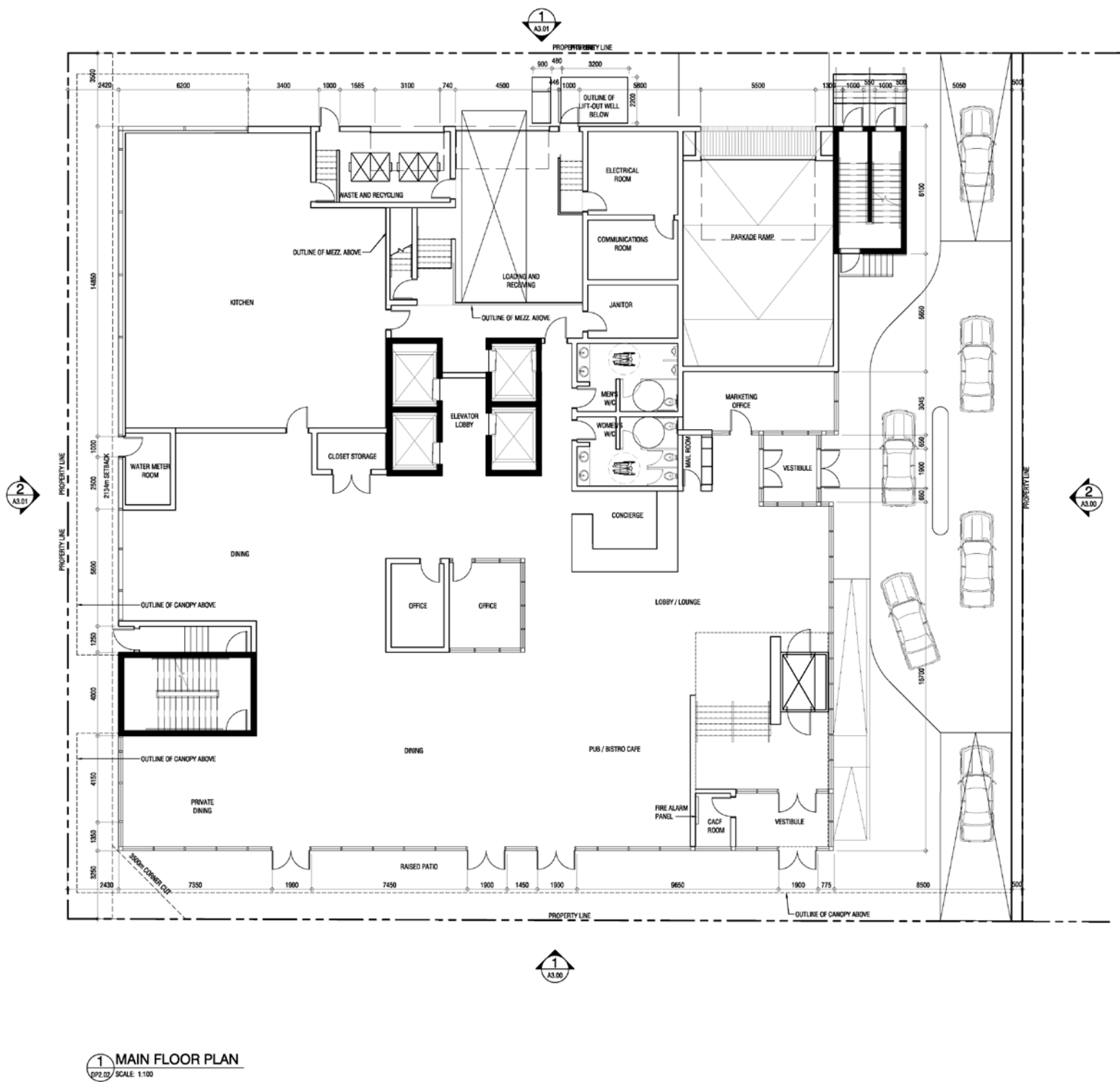
REVISIONS	DATE
DP SUBMISSION	JULY 20, 2018
ENMAX COORDINATION	AUG 15, 2018
DTR 1 SUBMISSION	NOV 23, 2018
DTR 2 SUBMISSION	FEB 21, 2019

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DATE March 6, 2019
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DP2.01

DP Plans



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MAIN FLOOR PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217353

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REVISIONS	DATE
1 OP SUBMISSION	JULY 20, 2018
2 OTR 1 SUBMISSION	NOV. 23, 2018
3 OTR 2 SUBMISSION	FEB. 21, 2019

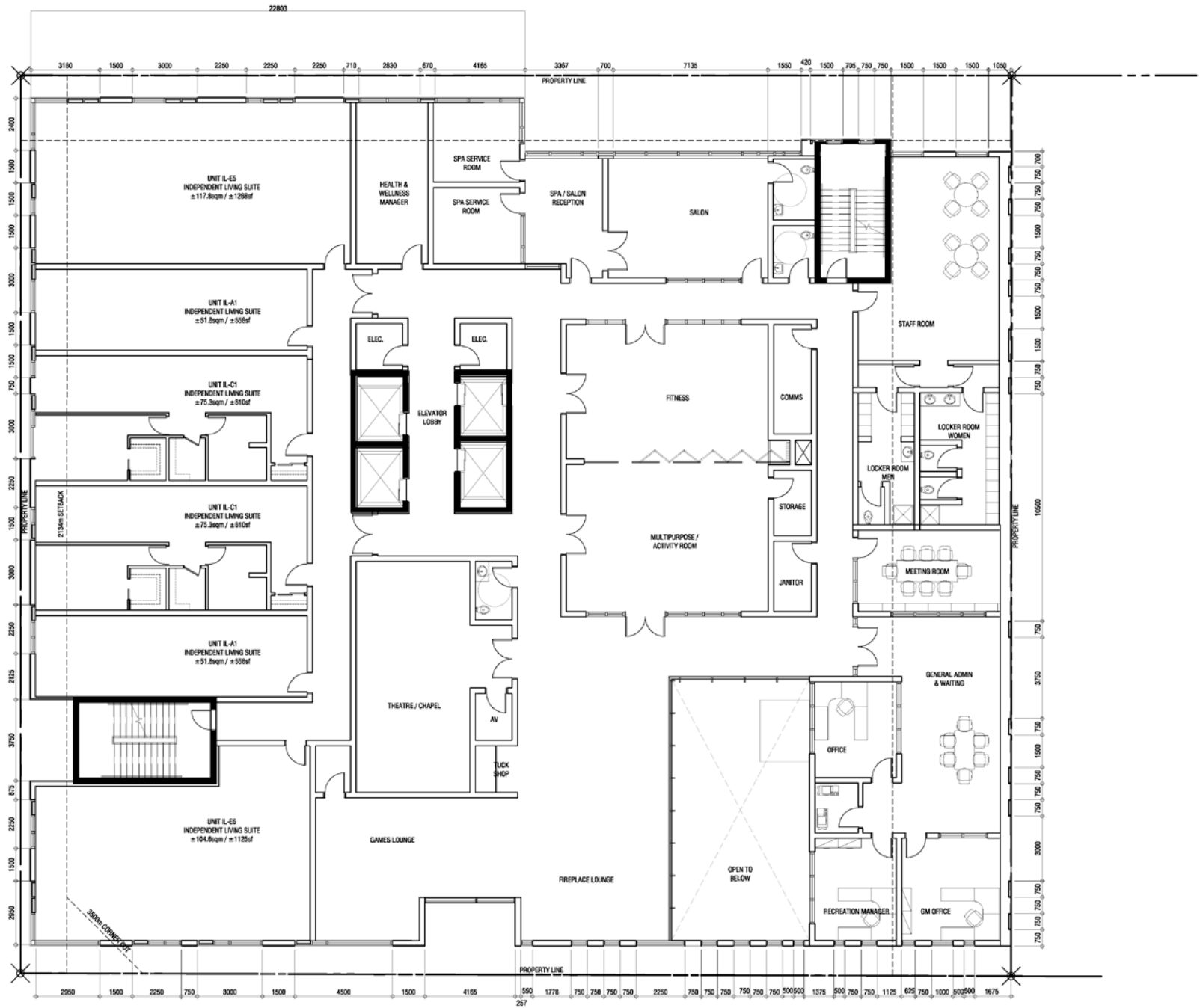
SCALE	AS NOTED
DATE	March 6, 2019
DRAWN BY	MR
CHECKED BY	KS

DRAWING NO.

DP2.02

P:\Calgary\2017 Projects\1717603 Campus Group - Mission Senior Living 2018 Working\3.1 CAL\Architectural\Drawings\217353-012 MAIN FLOOR PLAN.dwg

DP Plans



1 SECOND FLOOR PLAN
SCALE: 1:100





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SECOND FLOOR PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217003

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REVISIONS	DATE
1 DP SUBMISSION	JULY 20, 2018
2 DTR 1 SUBMISSION	NOV. 3, 2018
3 DTR 2 SUBMISSION	FEB. 21, 2019

SCALE: AS NOTED

DATE: March 6, 2019

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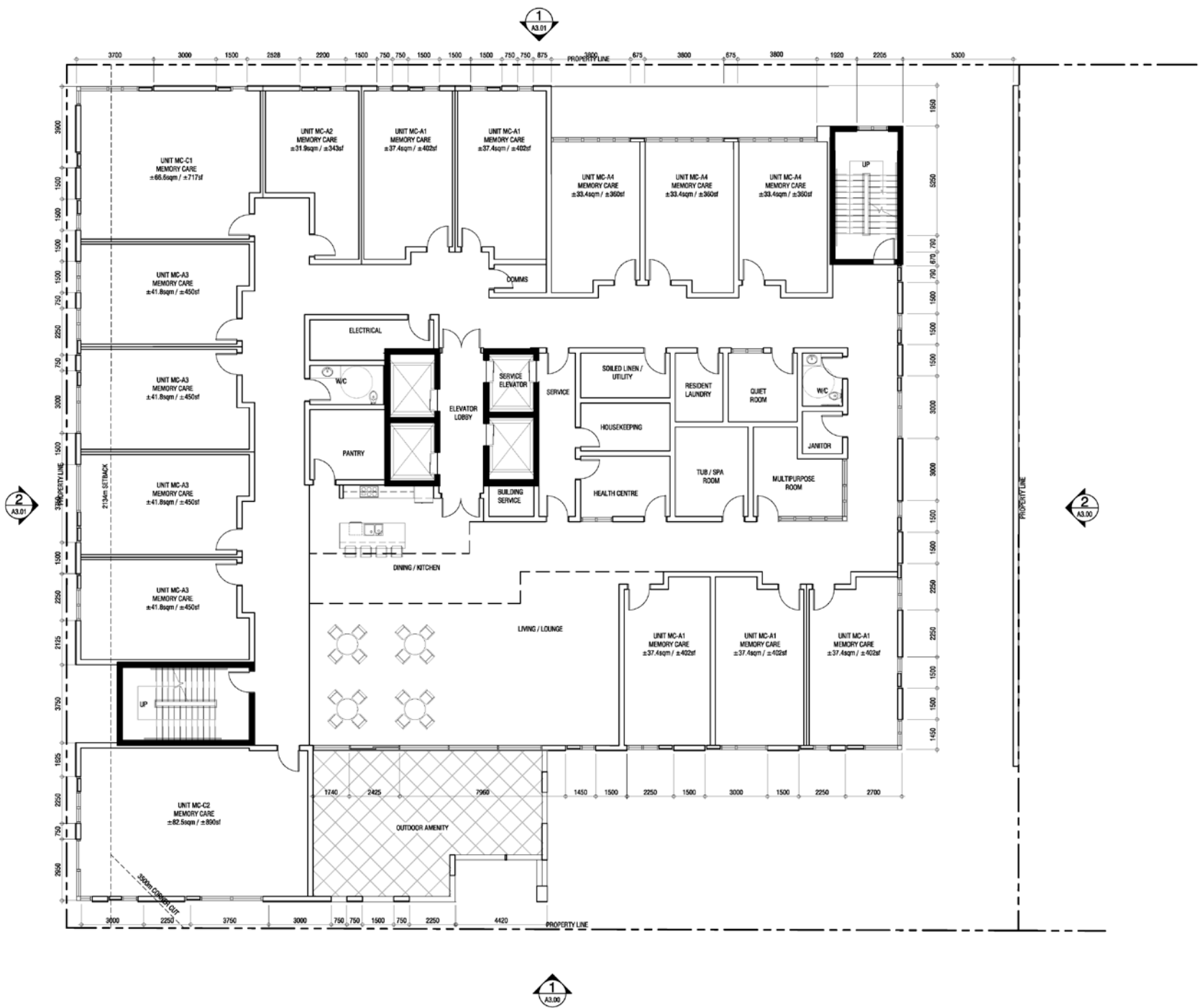
DP2.03

DP Plans



1 THIRD FLOOR PLAN
DP2.04 SCALE: 1:100

DP Plans



1 FOURTH FLOOR PLAN
SCALE: 1:100

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FOURTH FLOOR PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217003

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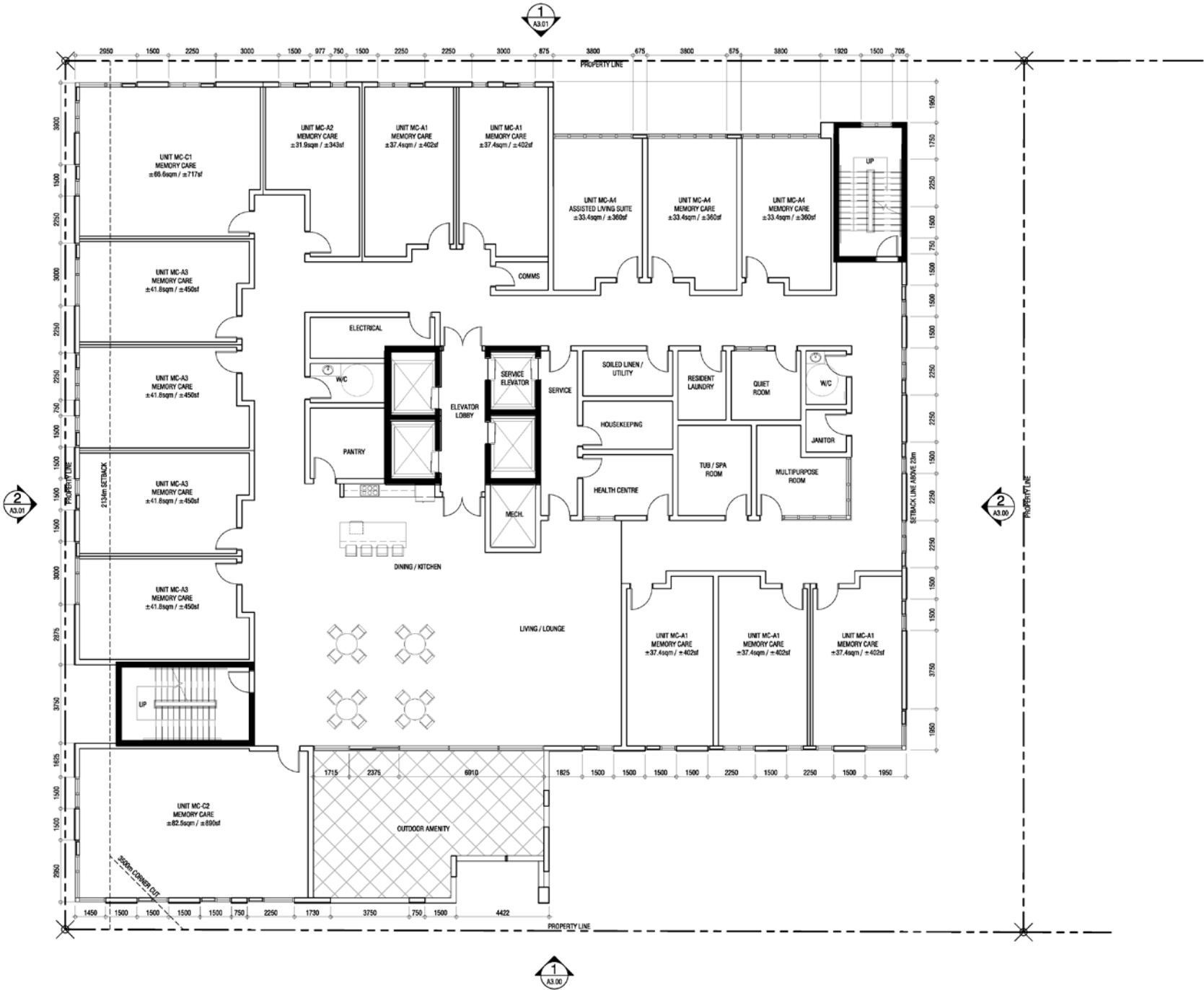
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REVISIONS	DATE
1 DP SUBMISSION	JULY 20, 2018
2 DTR 1 SUBMISSION	NOV. 23, 2018
3 DTR 2 SUBMISSION	FEB. 21, 2019

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DRAWING NO.
DP2.05

DP Plans



1 FIFTH FLOOR PLAN
SCALE: 1:100



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FIFTH FLOOR PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217053

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REVISIONS	DATE
1 DP SUBMISSION	JULY 20, 2018
2 DTR 1 SUBMISSION	NOV 23, 2018
3 DTR 2 SUBMISSION	FEB. 21, 2019

SCALE: AS NOTED

DATE: March 6, 2019

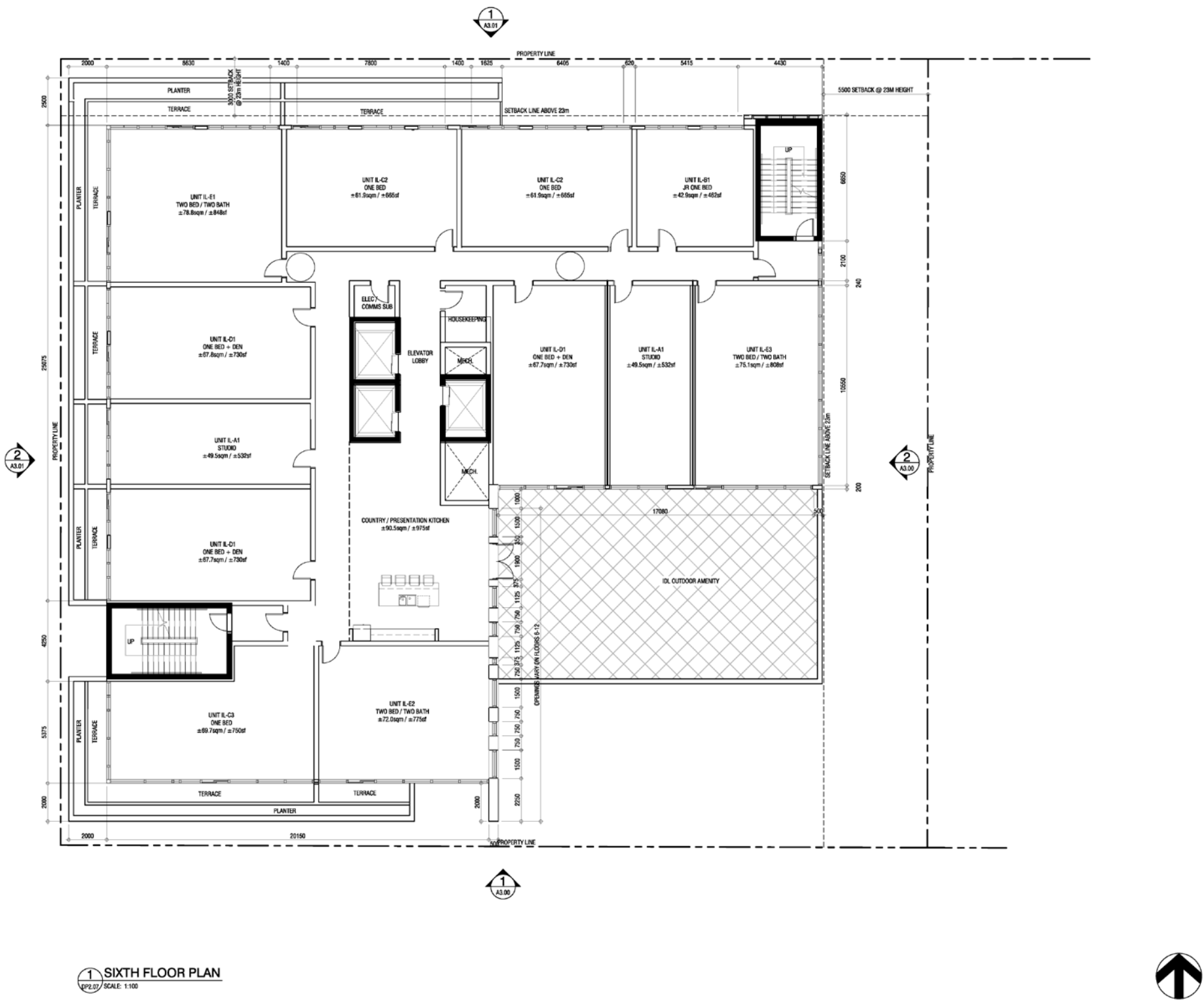
DRAWN BY: MVR

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DRAWING NO.

DP2.06

DP Plans



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SIXTH FLOOR PLAN

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217003

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REVISIONS	DATE
1 DP SUBMISSION	JULY 20, 2018
2 DTR 1 SUBMISSION	NOV. 23, 2018
3 DTR 2 SUBMISSION	FEB. 21, 2019

SCALE AS NOTED

DATE March 6, 2019

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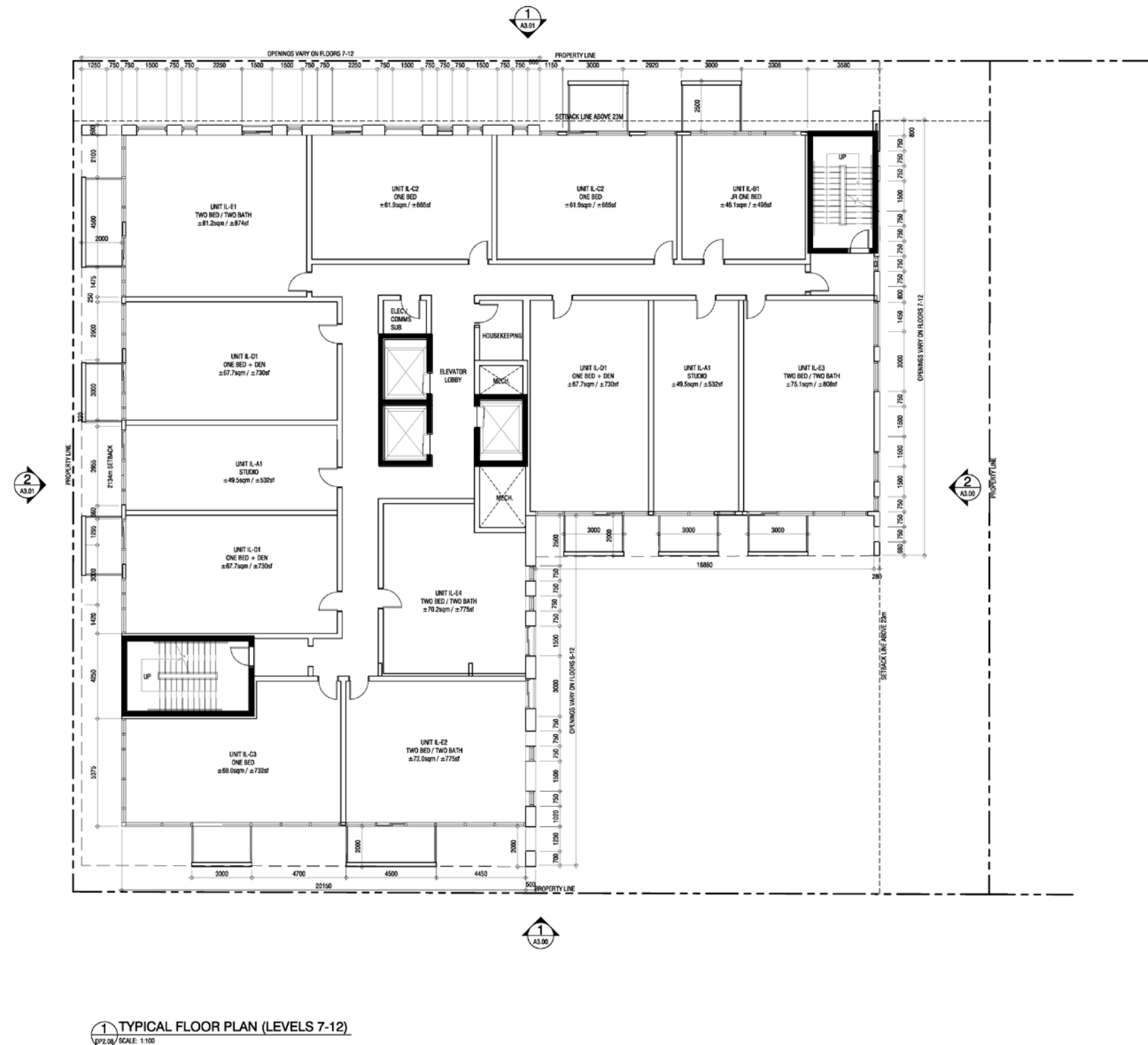
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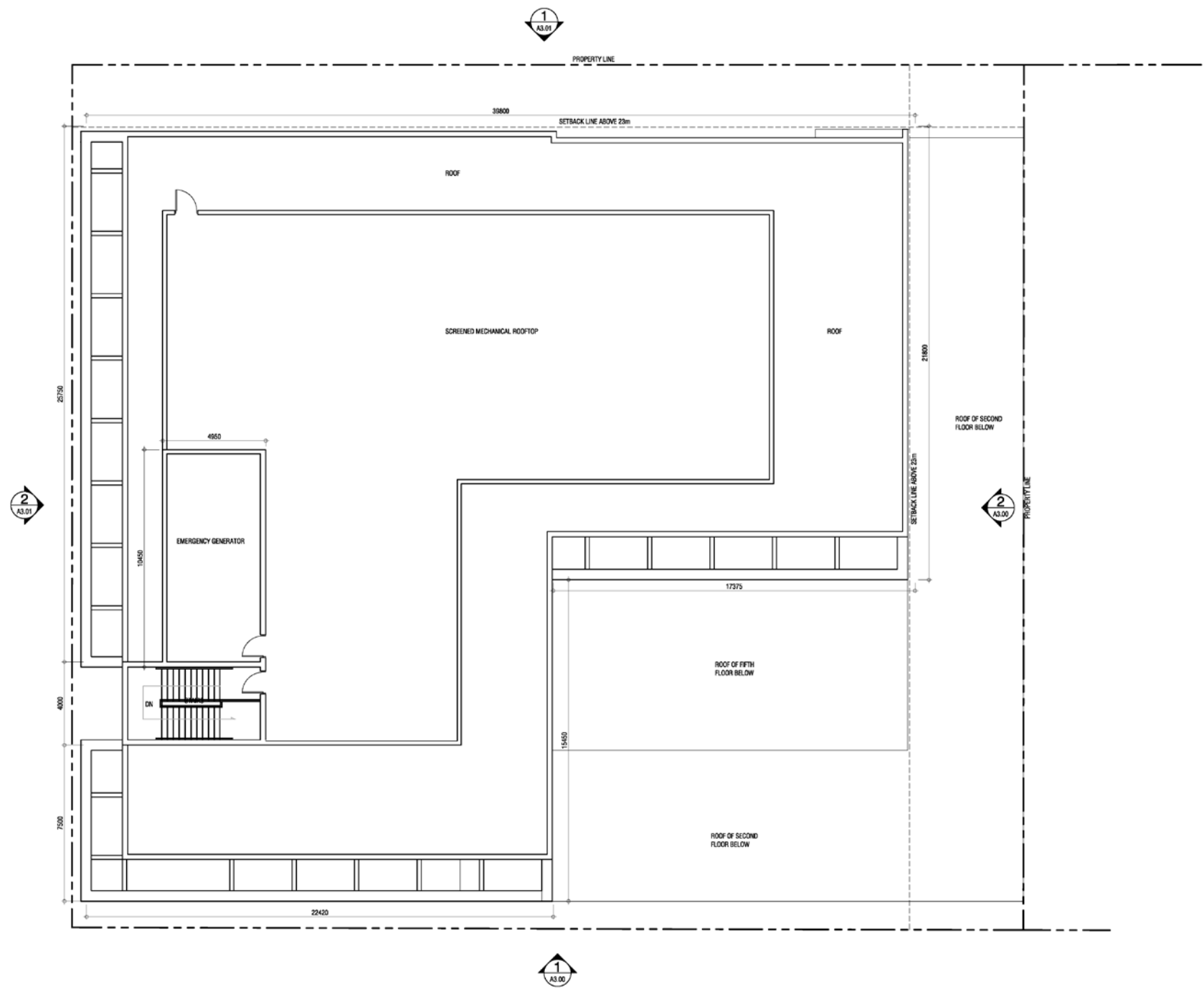
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DP Plans



DP Plans



1 ROOF PLAN
DP2.09 SCALE: 1:100



ROOF PLAN

RIVERWALK SENIOR LIVING
MISSION SENIOR LIVING PARTNERSHIP

217053

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REVISIONS	DATE
1 DP SUBMISSION	JULY 26, 2018
2 DTR 1 SUBMISSION	NOV. 23, 2018
3 DTR 2 SUBMISSION	FEB 21, 2019

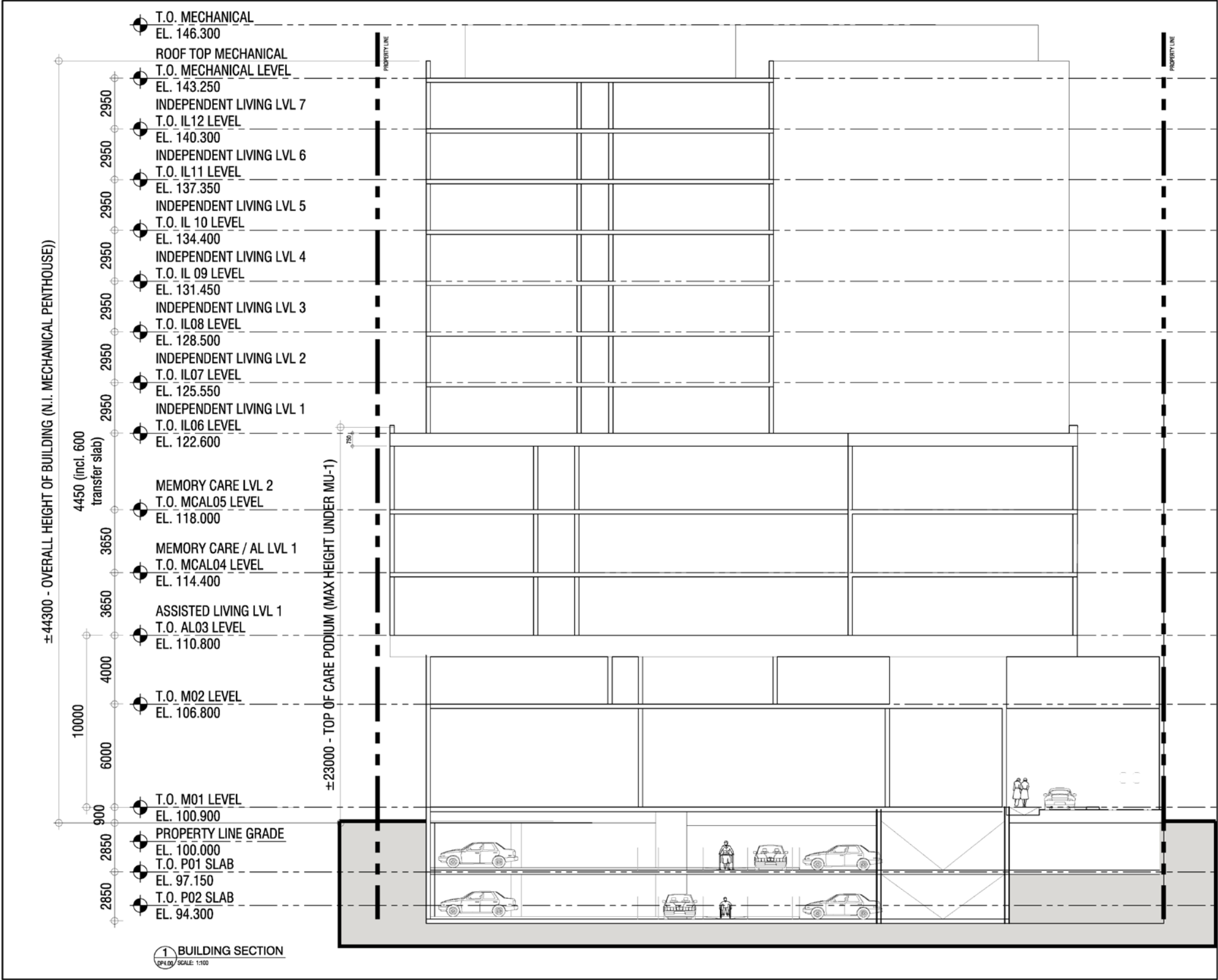
SCALE: AS NOTED
DATE: March 6, 2019
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CHECKED BY: KS

DRAWING NO.

DP2.09

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DP Plans



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BUILDING SECTION

RIVERWALK SENIOR LIVING
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217053

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REVISIONS	DATE
DP SUBMISSION	JULY 20, 2018
DTR 1 SUBMISSION	NOV. 22, 2018
DTR 2 SUBMISSION	FEB. 21, 2019

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DATE
DRAWN BY
CHECKED BY

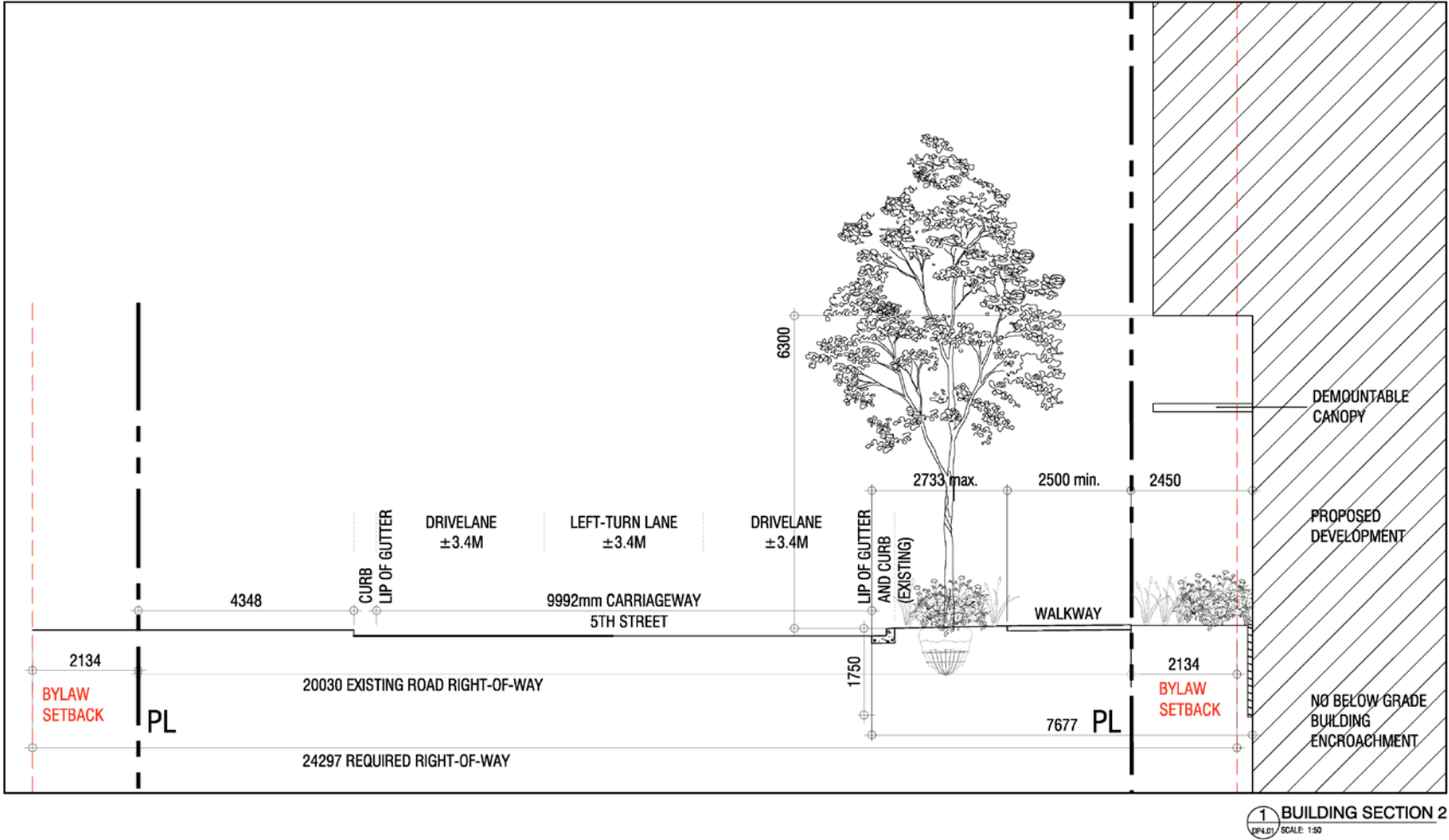
AS NOTED
March 6, 2019
MR
AG

DRAWING NO.

DP4.00

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BUILDING SECTION 2

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REVISIONS	DATE
1 DTR2 SUBMISSION	FEB. 21, 2019

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