

HAT @ Elbow River CPC Presentation



NORR PROJECT NUMBER NCCA140240



HAT @ Elbow River

1818 - 1st Street SE;
1825 Park Rd SE;
1919 McLeod Trail SE, Beltline
Calgary, AB

CPC PRESENTATION

DP2017-4075

HIGH RISE MULTI-RESIDENTIAL





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OVERVIEW:
SITE LOCATION
CONTEXT
CONCEPT
SHADOW STUDY
CONNECTIVITY
SITE PHOTOS
FLOODWAY SETBACK



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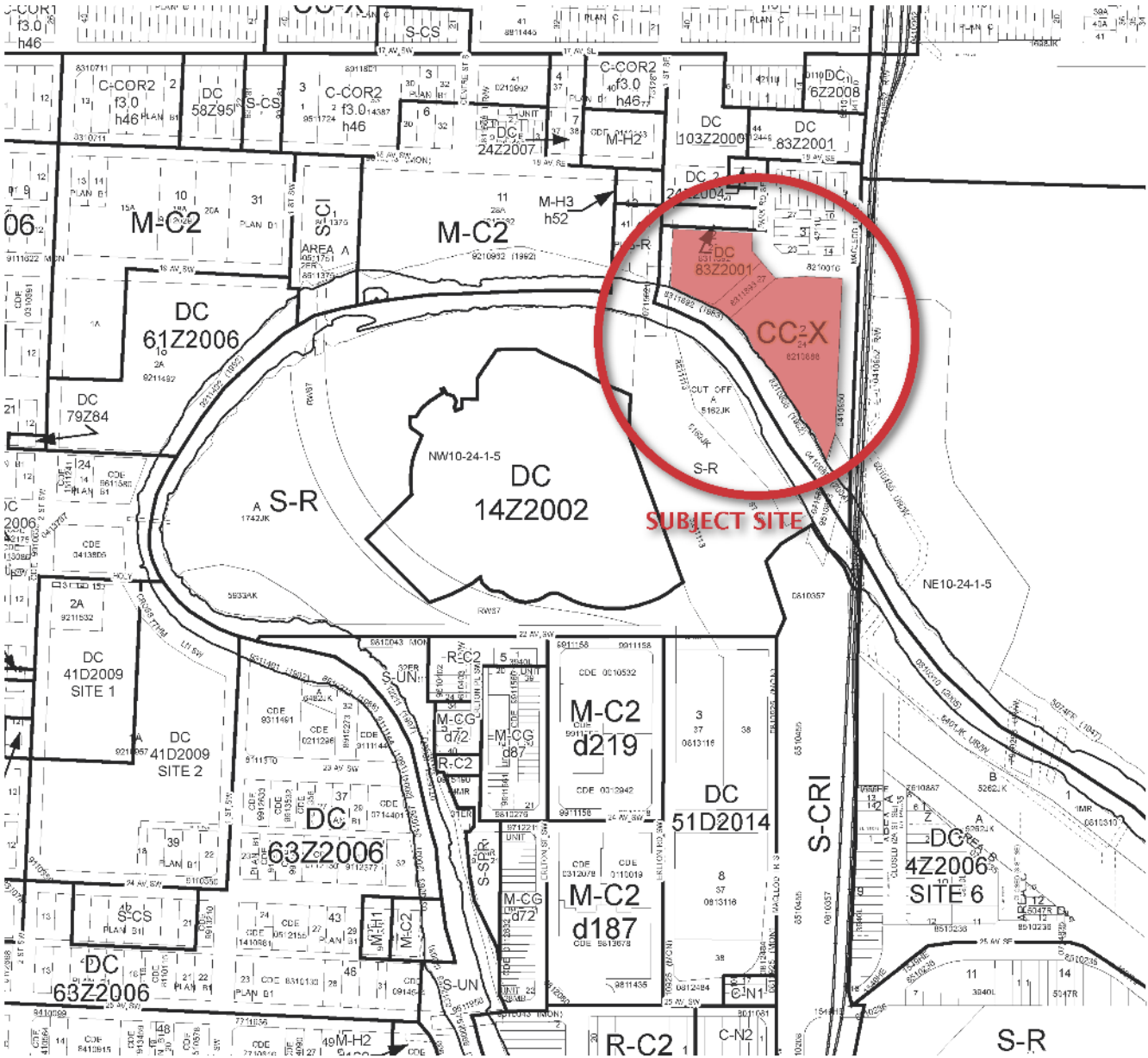


SITE LOCATION

LEGAL DESCRIPTION				
LOT	LOT 26 (EXCEPT 19.053m NORTHERLY) / LOT 27 / LOT 24			
BLOCK	2 / 2 / 2			
PLAN	831 1892 / 831 1893 / 821 0888			
MUNICIPAL ADDRESS	1818 - 1st Street SE; 1825 Park Rd SE; 1919 Macleod Tr SE CALGARY, AB			
COMMUNITY				
LAND USE	CC-X CENTRE CITY MIXED USE DISTRICT			
SITE AREA	m ²	sq.ft.	acre	Ha
	13,364.57	143,855.00	3.30	1.34
NET AREA	9,275.83	99,844.25	2.29	0.93
FAR maximum	12.00	160,374.80		m ²
FAR proposed	11.51	153,815.23		m ²

General Description:

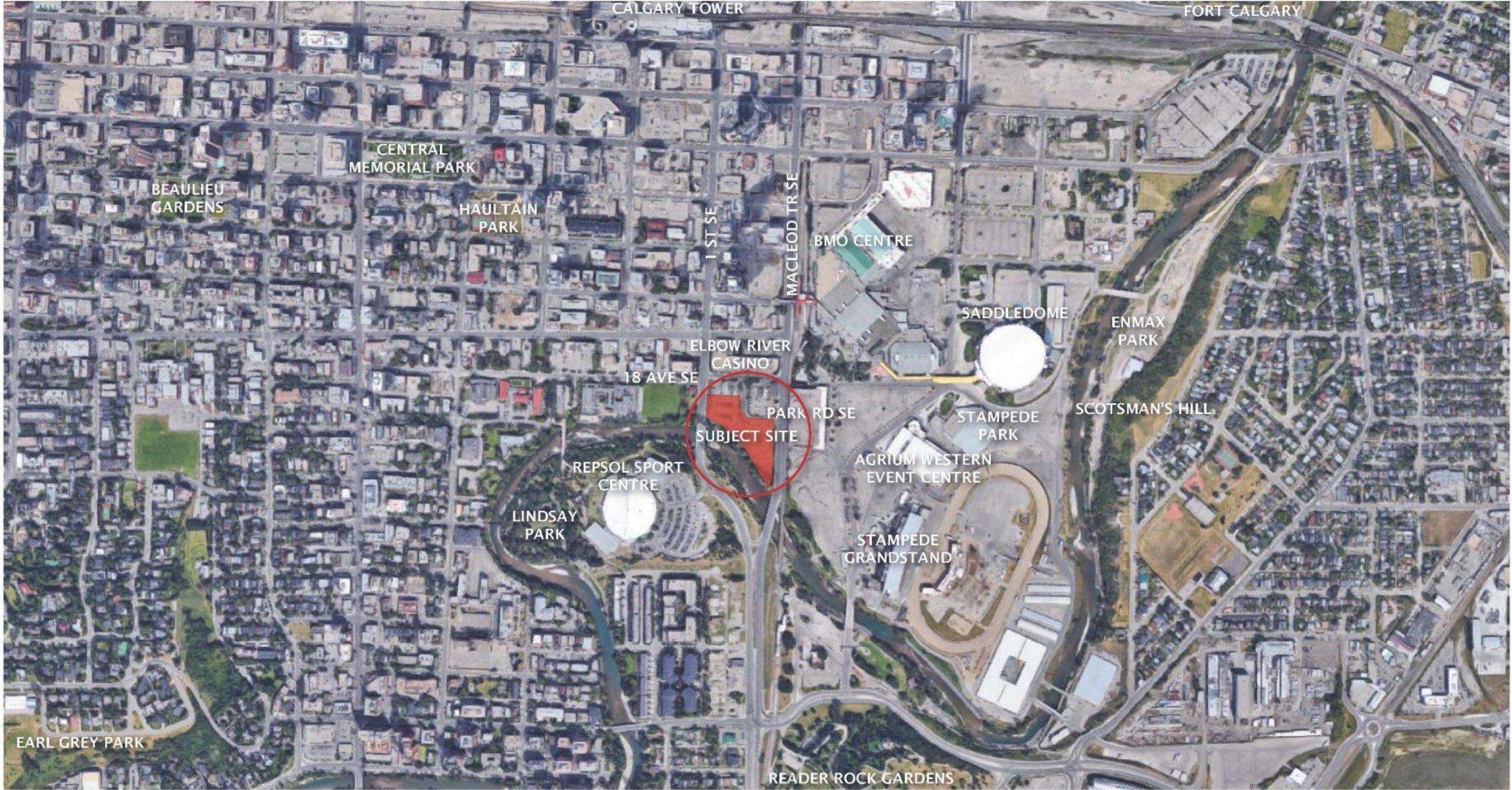
Hat at Elbow River is a High-rise Mixed use project, Residential and Commercial/Retail at the ground level. It is comprised by 2 levels of underground parkade, a 9 storey podium from which the double and triple height ground level is used as the entrance lobby and concierge with proposed future uses of retail and restaurants; levels 2 to 6 are parkade levels and levels 7 to 9 contain residential units. Above the podium there are 3 residential towers, totaling 56, 44 and 50 storeys respectively. On levels 7 and 10, which are rooftop levels, extensive areas of outdoor amenity have been proposed, including a running track, pet park, outdoor seating, and outdoor exercise and yoga corner, BBQ, etc. Also, indoor amenities like guest suites (up to 8) and possible indoor pool and meeting/gathering/lounge/gym spaces have been proposed. The total maximum residential units Hat at Elbow River will accommodate is 1244, plus 8 guest units. Adequate vehicular parking, storage lockers and bicycle storage have been provided.



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CONTEXT





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CONCEPT

Due to the prominent location of Hat at Elbow River, it will be considered as an important gateway to Downtown Calgary from the South, therefore the proposed building had to respond to this role. It also had to be perceived as if the building would only pertain to this particular location and not anywhere else. The prominent location also determined that massing and proportion had to be carefully studied and that it will be important to use high quality durable materials.

The concept of the proposed design, is that being right next to the Elbow River, the inspiration is based on the nautical theme. While not literal, the SE corner piece represents the prow of the boat, the podium represents the boat itself and the towers represent the chimneys. This concept was the result of finding a way to adapt the building to the specific surrounding context. With the purpose of integrating the overall design, portions of the towers have been allowed to show some of its elements coming down to the ground.

The proportion and color of all the glazing panels in the building (towers and podium) are similar and there are glazing elements that are spilling down through the podium to the ground that conserve the same proportions to keep the same language throughout. However, the approach is also to differentiate the uses within the building and also to emphasize the different masses, for which, the application of different materials is key. The towers are glazed throughout and have continuous wrapping balconies and this represents the residential use. The glazing and continuous balconies in the podium represent the residential use again, but its horizontality denotes different unit types, in this case the smaller one bedroom units. Below that, the parkade is screened with dark gray metal panels, but the introduction of staggered glazed openings, with vertical glazing breaks add to its articulation and to avoid having large horizontal masses.

The ground floor responds to the requirement for active uses, and has retail, and other businesses complimentary to the proposed residential and amenities. The corner triangular piece (prow) is detailed and articulated to have more permeability and interest, to the public uses within. It expresses the mixed use of restaurant at the base (clear glazing), screened parkade on top (metal panel), and the amenity spaces in the two upper levels (glazing); the corner shows a clear glazing piece that denotes vertical circulation that integrates the three parts of this sculptural element.

In the case of the massing, the podium had to clearly read as the base of the three towers and not just as a widening of the tower footprint: There had to be a break from both masses. The triangular SE corner piece is an extension of the podium so its language is part of the overall podium concept, but reads as the most important part of the nautical concept: the prow of the boat.

To maintain human scale, the second level is cantilevered or arcaded to mitigate the impact of having a 9 storey wall next to a pedestrian walkway and canopies at the building entrances are proposed. The front and back of the building have been extensively landscaped to improve the pedestrian realm and barrier free principles have been addressed throughout. The Regional Pathway has been reviewed to provide connection to the East and to be incorporated into the Landscape. Walkthrough to the River Bank will be complimented by accessing the lobby/ ground floor to use the proposed active uses within.



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URBAN DESIGN ELEMENTS

1. Creativity and Innovation

The HAT at Elbow River is a highly creative and innovative solution on a challenging site. The transformation from a surface parking lot to a high density urban mixed use residential and commercial project takes great advantage of this south facing riverbank creating a link to the surrounding communities. It breathes new life into the area and creates a vibrant new community. The main challenge here is working with an odd shaped site and tight constraints adjacent to the Elbow River floodway.

2. Context and Appropriateness

The site is an island between north and southbound vehicular corridors. It is also in a highly visible location. It is a destination for the residents and must identify itself as such. The building program seeks to provide opportunities for a full scale community within the project with appropriate retail, recreational and residential experiences.

3. Connectivity and Continuity

The HAT design allows access from all sides of the project for pedestrians. Although this is a private resident destination, over time the location will diversify with more interactive uses at grade and more permeable edges to the public.

4. Functional and Aesthetic integration

The podium has a functional purpose for both active uses (residential and recreation) and passive uses (automobile parking). Aesthetically the podium, being adjacent to the Elbow River, is inspired in the nautical theme and is articulated as the bow of a boat. The towers are obviously designed for both functional and aesthetic reasons. The functional being the views and efficiency, the aesthetic being the simplicity of sculptural form complemented by various material types to increase visual interest.

5. Legibility and Accessibility

The base of the podium is legible and permeable to almost 70% with active and passive uses. Over time as the neighbourhood develops the uses will evolve to a more interactive nature. Complete accessibility to the ground floor (and elevators) will be managed through ramping and at grade entrances. All suites and amenity areas are accessible through high speed elevators.

6. Enclosure and Human Scale

As said previously the ground floor is permeable and encourages human interaction. The entrance statement to the HAT is strongly expressed on the north side as the mass wraps around the main entrance foyers to enclose them and create a strong sense of arrival and place.

7. Comfort and Safety

The HAT is a modern building complex. As such, it seeks to create a home for approximately 2000 people. In that regard, amenities and places that create comfort and security are paramount. The HAT community will benefit from the full time concierge services and maintenance staff on site. Underground and enclosed parking will be monitored full time for security as will amenity spaces. Similar security systems to a hotel complex will be in place at the HAT.

8. Quality and Durability

Rental projects inherently require a high level of durability. Finishes must withstand high traffic and constant move in/ move outs. To this end we have designed the several locations for loading and movement of belongings. On the ground floor large scale trucks can deliver and pick up in two locations with access to the elevator cores. In the first level of underground parking additional height will insure that medium sized moving vans can access the core areas without conflicting with main floor functions. Overall the exterior materials have been selected for durability and quality. High efficiency glazing and panel systems combined with masonry at the street level will insure durability over time while expressing quality to the viewer. Interior selections, from flooring to appliances, are specifically chosen for their durability as well. The overall message to the residents at the HAT is one of quality and classic timelessness.

9. Vitality and Animation

The scale of HAT at Elbow River will encourage community development and a sense of belonging. High quality amenities will animate the development and create vitality. The variety of unit types will attract all types of urban dwellers and create opportunities for demographic vitality and interactive uses.

10. Flexibility and Adaptability

The design of the HAT at Elbow River includes thoughtfulness for future transition to a more interactive neighbourhood. Ground floor lobby and public areas will transition over time to active uses serving both the residents and public interacting with the site. Parking levels above grade in the podium are designed to eventually transition to residential units with more bike and miscellaneous storage for residents.

11. Diversity and Variety

The sheer number and variety of unit types will create a high level of diversity and of residents. This will in turn result in a need to flexibility of uses and amenities. Over time as the development matures the hope is that new needs will emerge and that a sense of community will develop. The Developer Cidex have a vision for an extremely diverse community with a healthy mix of culture and interaction.

12. Sustainability and Accountability

The HAT at Elbow River will strive for LEED certification or similar sustainable certification. Over time as resident needs evolve the building will result in less parking and more units. Overall the energy efficiency of the project will meet or exceed the NECB 2015 standard. Complete material and organic recycling will be accommodated.

13. Wayfinding and Orientation

The Hat at Elbow River will require a complex set of wayfinding signage and orientation. This is aided through a comprehensive design that foresees a central information management source linked by digital communication and custom websites for residents. Constant information update and a reinforcing of community activities a sense of place will create a powerhouse place to live and play. Over time this may also include a place to both work and interact.



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PROJECT MANAGER B.M.

DRAWN F.A./B.A.

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SHADOW STUDY



MARCH 21 - 10AM



MARCH 21 - 12PM



MARCH 21 - 2PM



MARCH 21 - 4PM



SEPTEMBER 21 - 10AM



SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 2PM



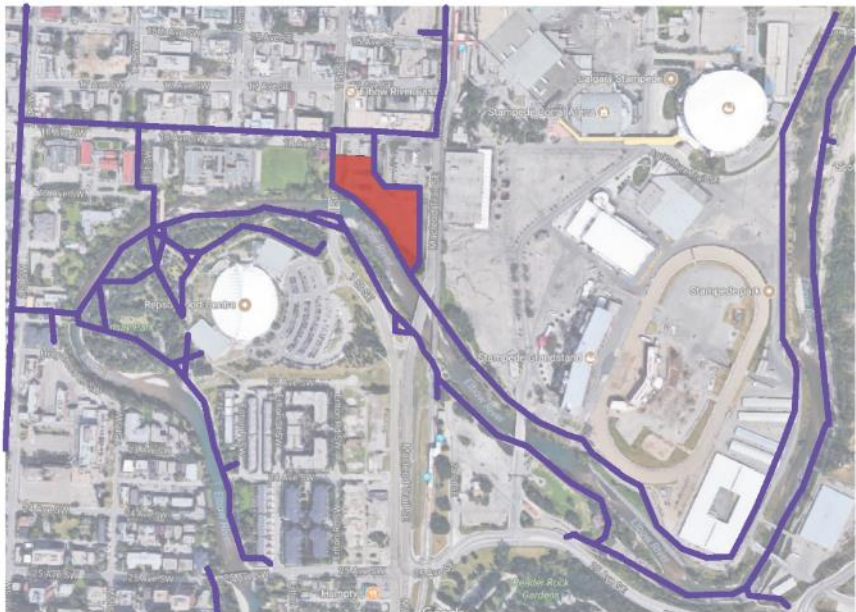
SEPTEMBER 21 - 4PM



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CONNECTIVITY



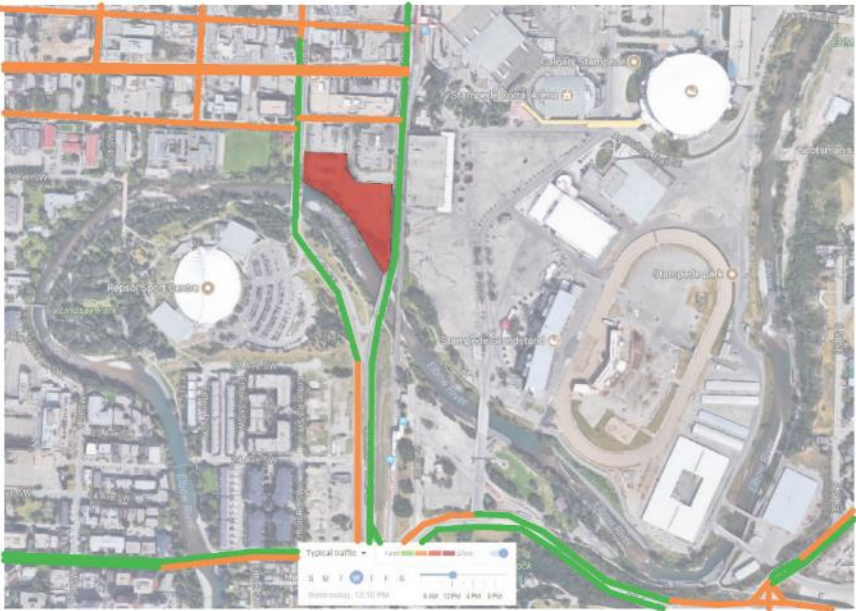
PEDESTRIAN CIRCULATION



TRANSIT STOPS



BICYCLE CIRCULATION



VEHICLE CIRCULATION



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SITE PHOTOS



01. EAST VIEW



02. SOUTH EAST VIEW



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SITE PHOTOS



03. SOUTH WEST VIEW



04. WEST VIEW



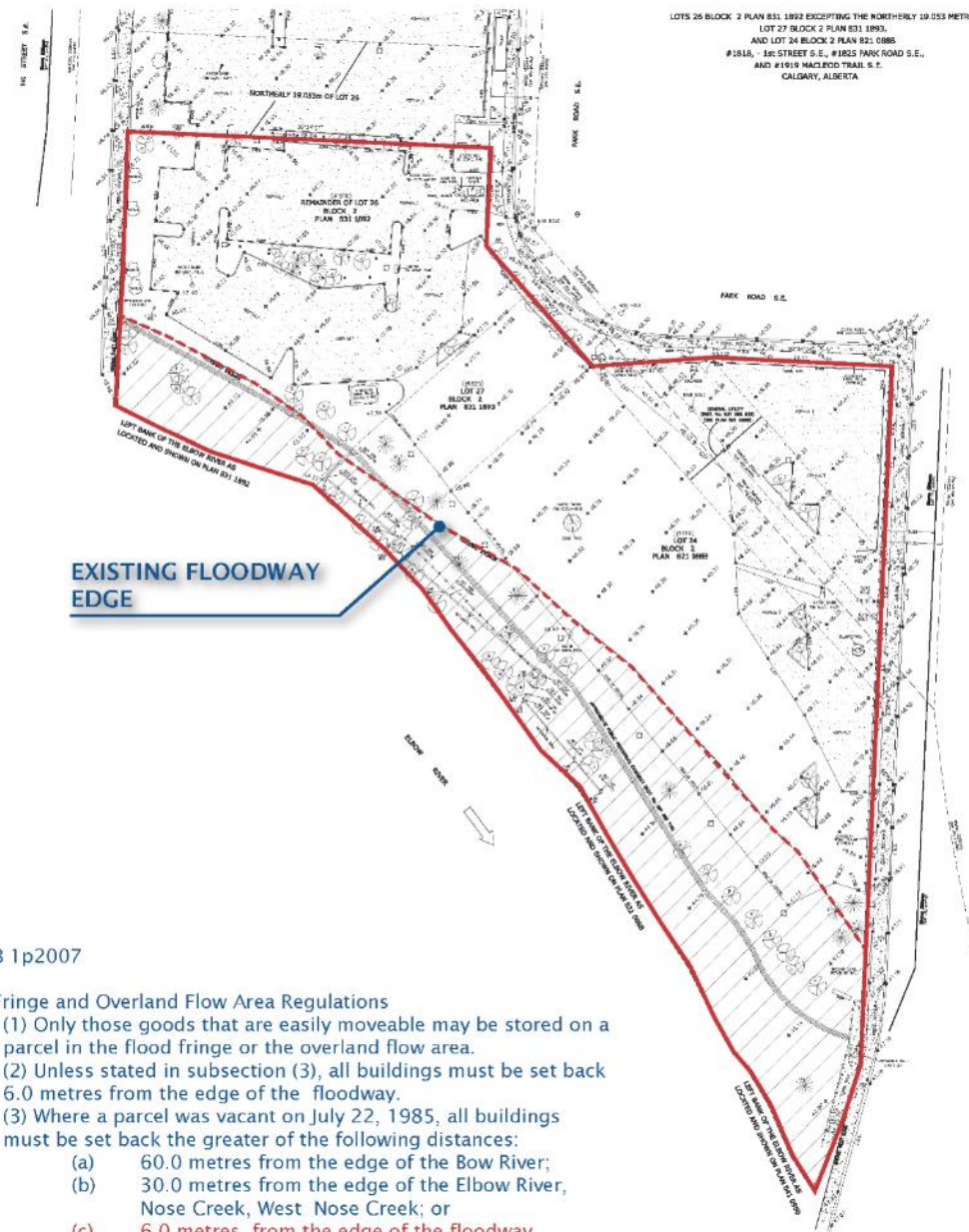
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FLOODWAY SETBACK

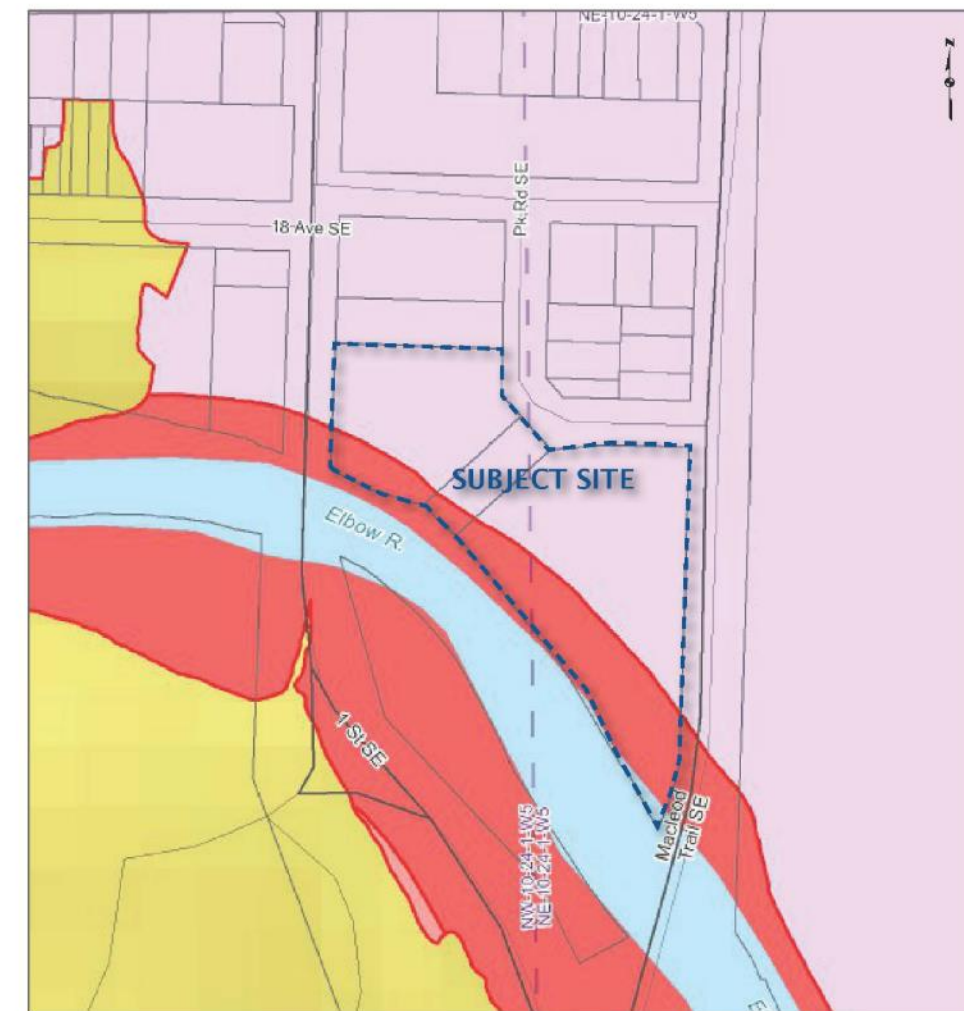


Per LUB 1p2007

Flood Fringe and Overland Flow Area Regulations

59

- (1) Only those goods that are easily moveable may be stored on a parcel in the flood fringe or the overland flow area.
- (2) Unless stated in subsection (3), all buildings must be set back 6.0 metres from the edge of the floodway.
- (3) Where a parcel was vacant on July 22, 1985, all buildings must be set back the greater of the following distances:
 - (a) 60.0 metres from the edge of the Bow River;
 - (b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek; or
 - (c) 6.0 metres from the edge of the floodway



Legend

-  Floodway
 Flood Fringe
 Overland Flow (Flood Fringe)
 Under Review
 Cross Section and Design Flood Level
 Water Body
 First Nation Boundary
 Municipal Boundary

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.
Base Data provided by Spatial Data Warehouse Ltd.
National Framework Data © Department of Natural Resources Canada. All rights reserved.
Alberta Road Network data provided by GeoBase ©
Alberta Environment and Sustainable Resource Development
© 2013 Government of Alberta

Flood Hazard Map

Project on ALBERTA 10TM	Datum NAD 83	Date 2014-Aug-27
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<http://www.envinfo.gov.ab.ca/FoodHazard/>



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CONCEPT:
MATERIALS BOARD
GLAZING DETAIL



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MATERIAL BOARD: OPTION 1

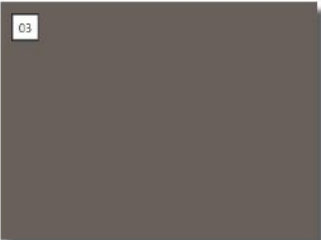
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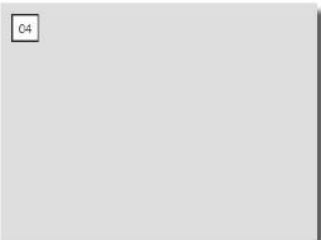
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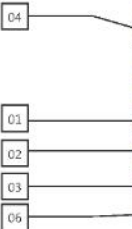
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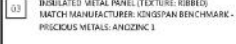
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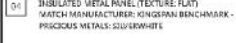
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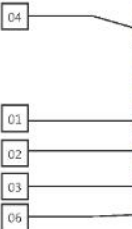
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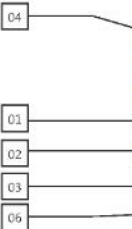
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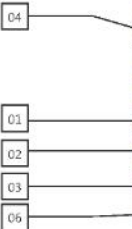
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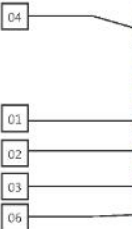
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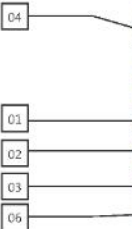
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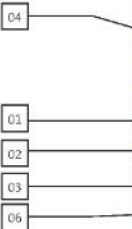
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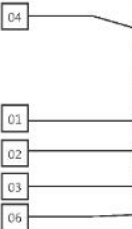
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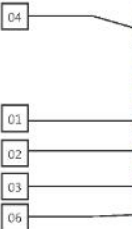
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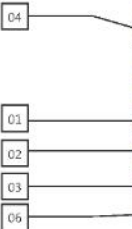
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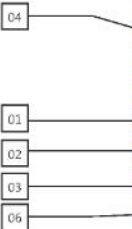
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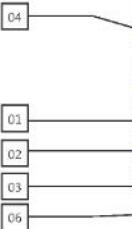
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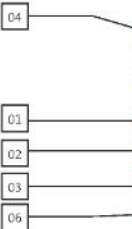
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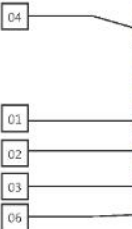
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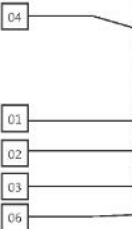
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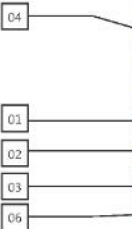
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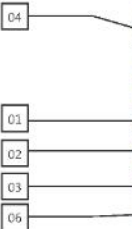
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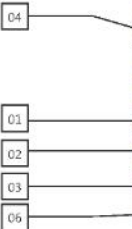
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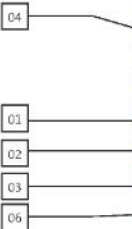
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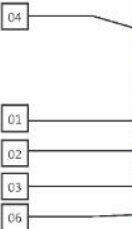
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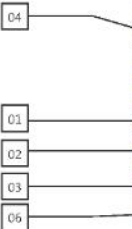
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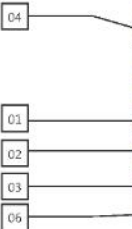
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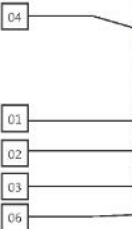
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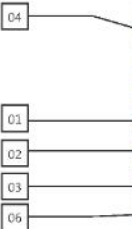
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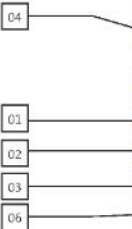
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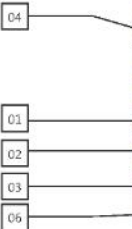
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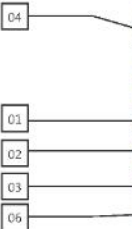
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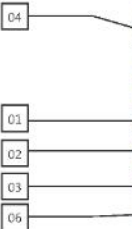
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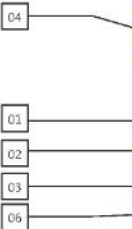
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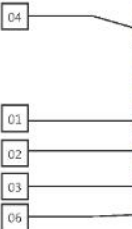
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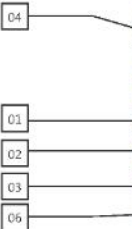
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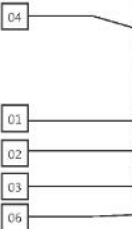
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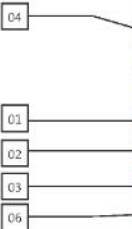
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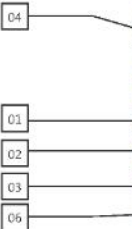
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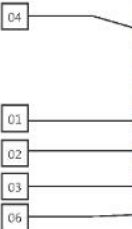
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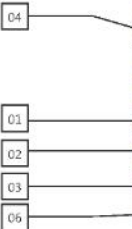
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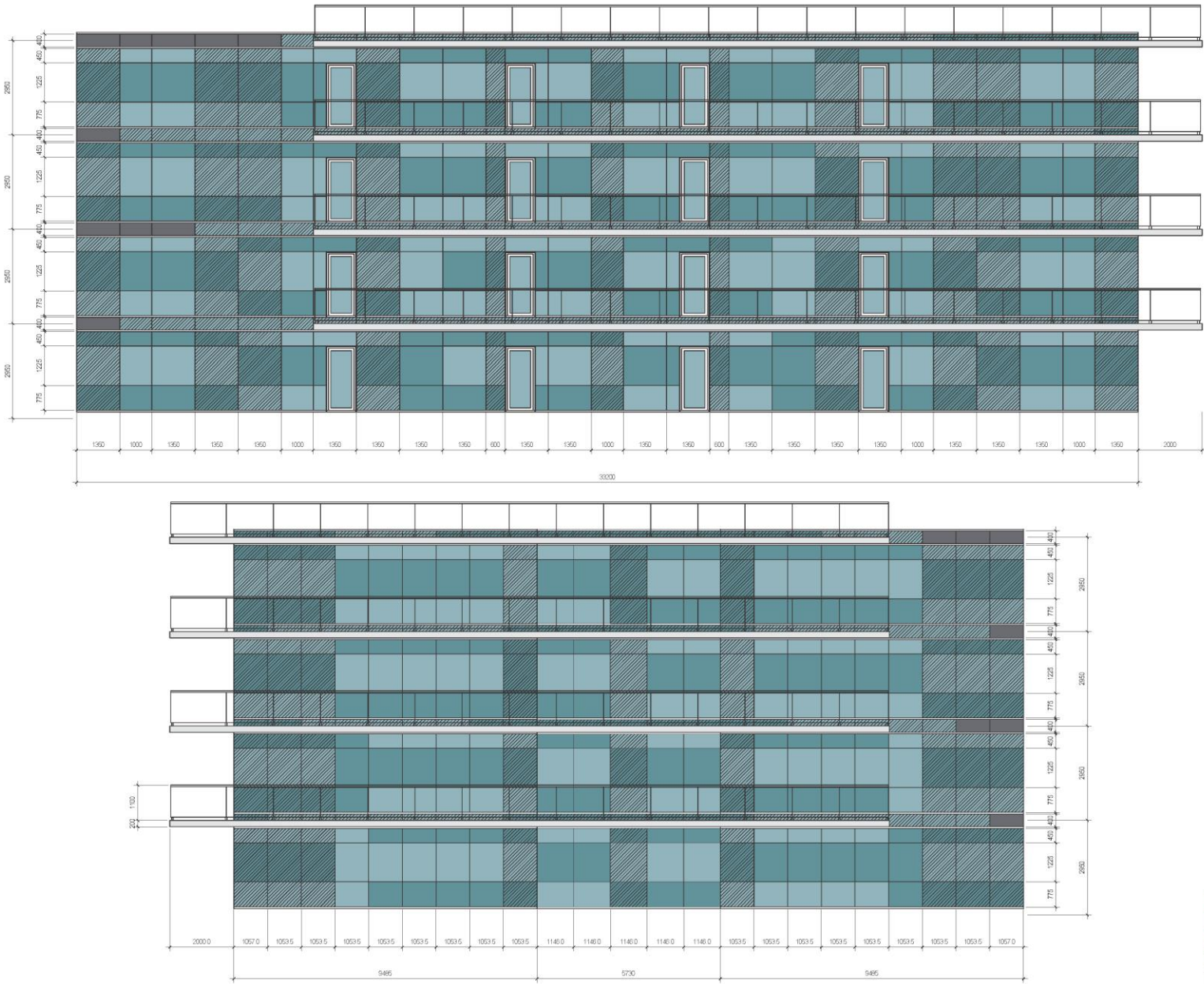


04

HAT @ Elbow River CPC Presentation



TYPICAL TOWER GLAZING DETAIL



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3 D R E N D E R I N G S :



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3D AERIAL VIEW



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3 D VIEWS



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3 D VIEWS



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3 D VIEWS



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3 D VIEWS



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HAT @ Elbow River CPC Presentation



3 D VIEWS



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 23



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3 D VIEWS



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3D VIEWS - Outdoor Amenity 1



HAT @ Elbow River CPC Presentation



3D VIEWS - Outdoor Amenity 2



HAT @ Elbow River CPC Presentation



PARK RD - VIEW 01



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PARK RD - VIEW 02



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STAMPEDE VIEW



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HAT @ Elbow River CPC Presentation



MACLEOD TR VIEW



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ELBOW RIVER VIEW



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ELBOW RIVER - ENHANCED VIEW



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ELBOW RIVER - URBAN MARKET VIEW 1



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ELBOW RIVER - URBAN MARKET VIEW 2



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ELBOW RIVER OVERALL VIEW



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3D VIEWS - NIGHT



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HAT @ Elbow River CPC Presentation



3 D VIEWS - NIGHT



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 38

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HAT @ Elbow River CPC Presentation



LANDSCAPE PLANS :
OVERALL GROUND FLOOR LANDSCAPE PLAN AND SECTIONS
OUTDOOR AMENITY LEVEL 6.5
OUTDOOR AMENITY LEVEL 10
INDOOR AMENITY



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HAT @ Elbow River CPC Presentation



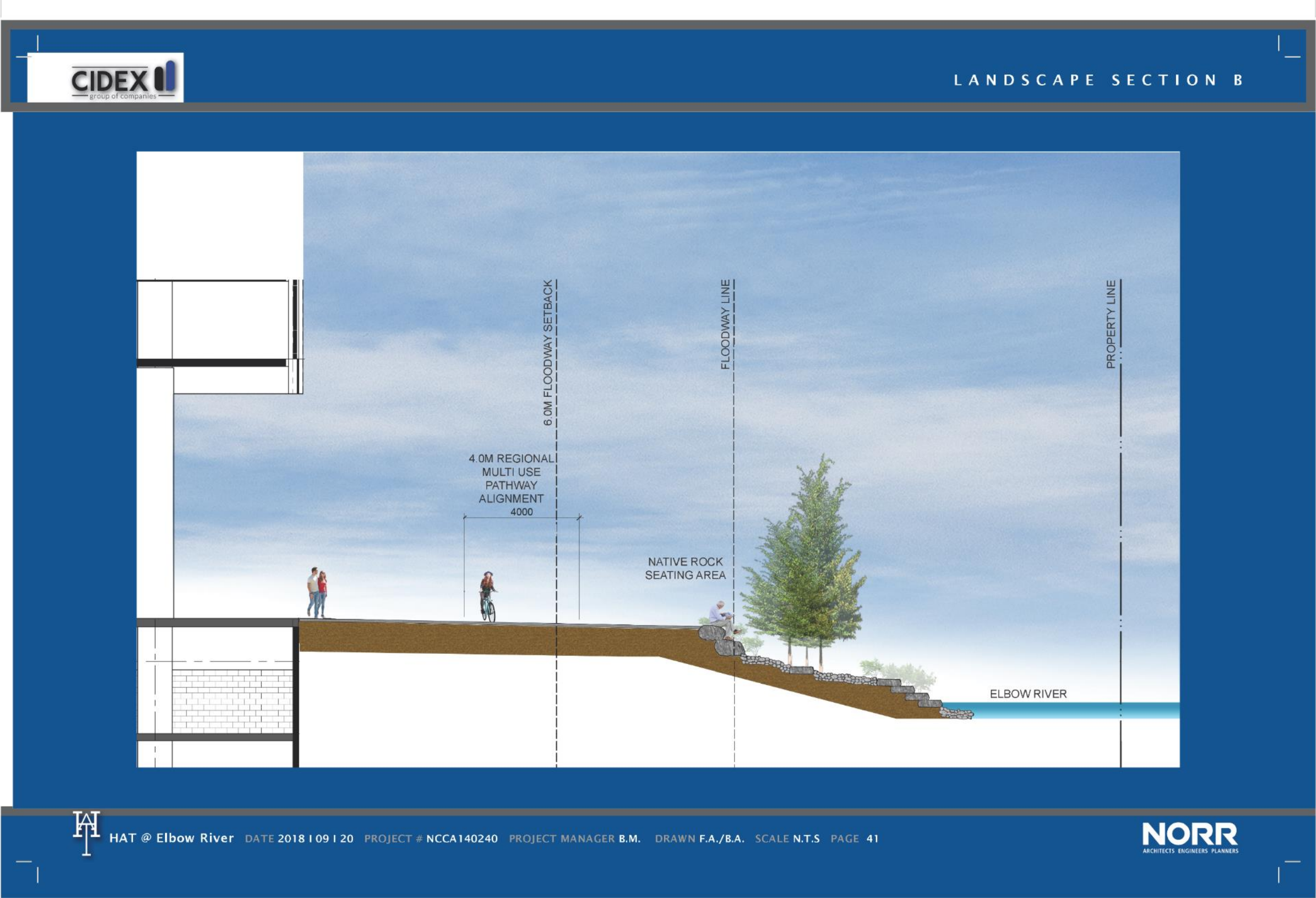
HAT @ Elbow River

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NORR
ARCHITECTS ENGINEERS PLANNERS

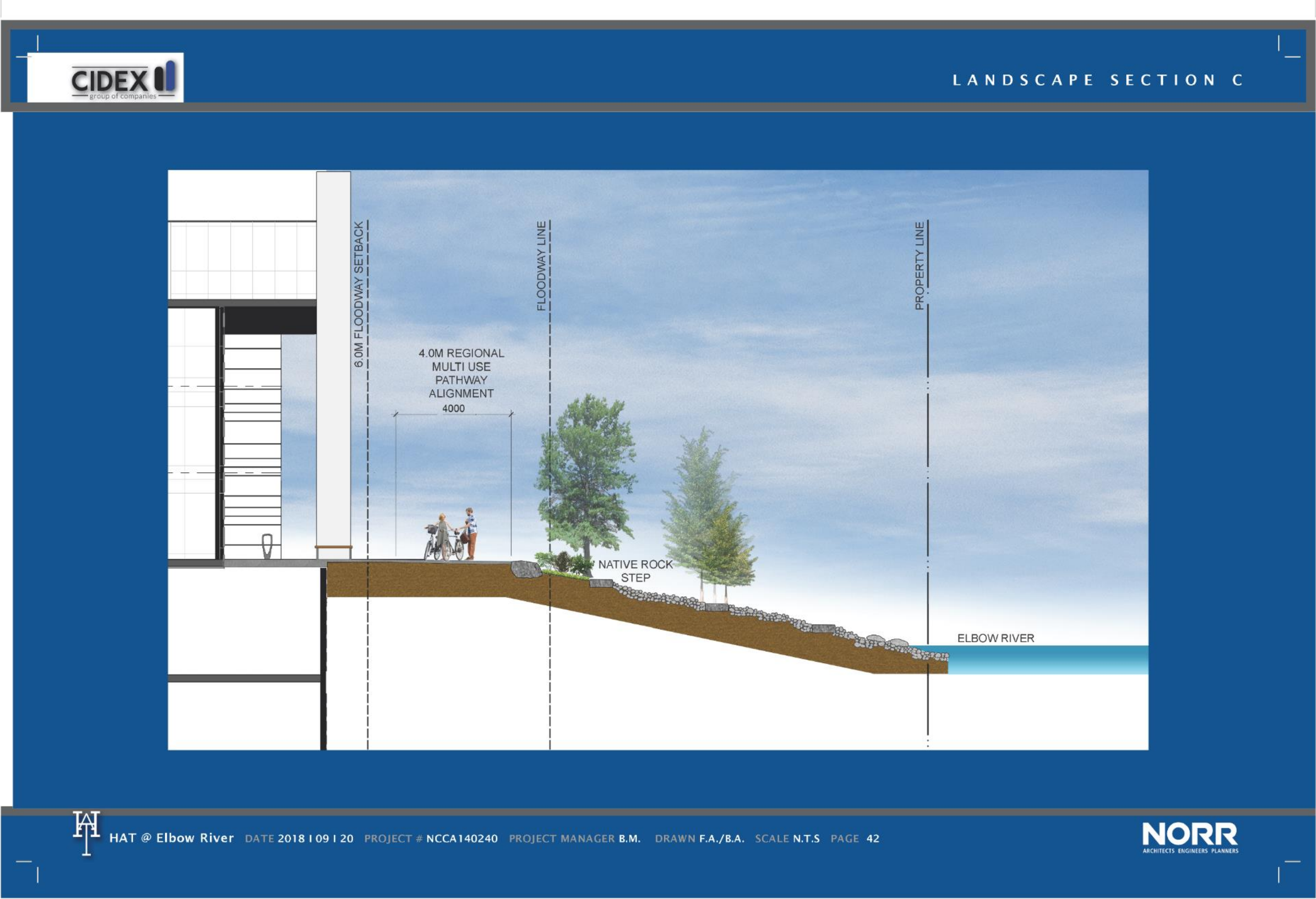
HAT @ Elbow River CPC Presentation



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 41

NORR
ARCHITECTS ENGINEERS PLANNERS

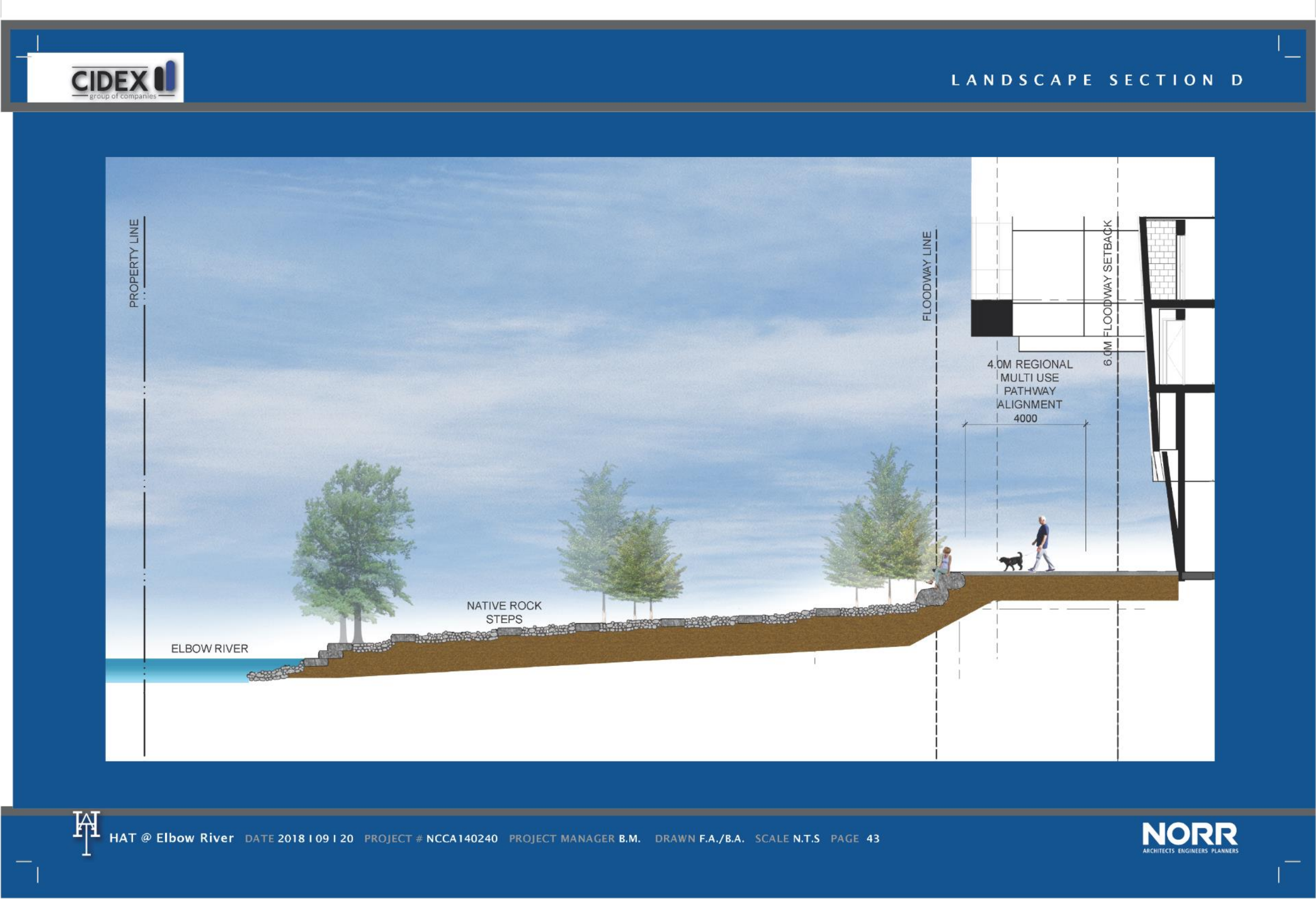
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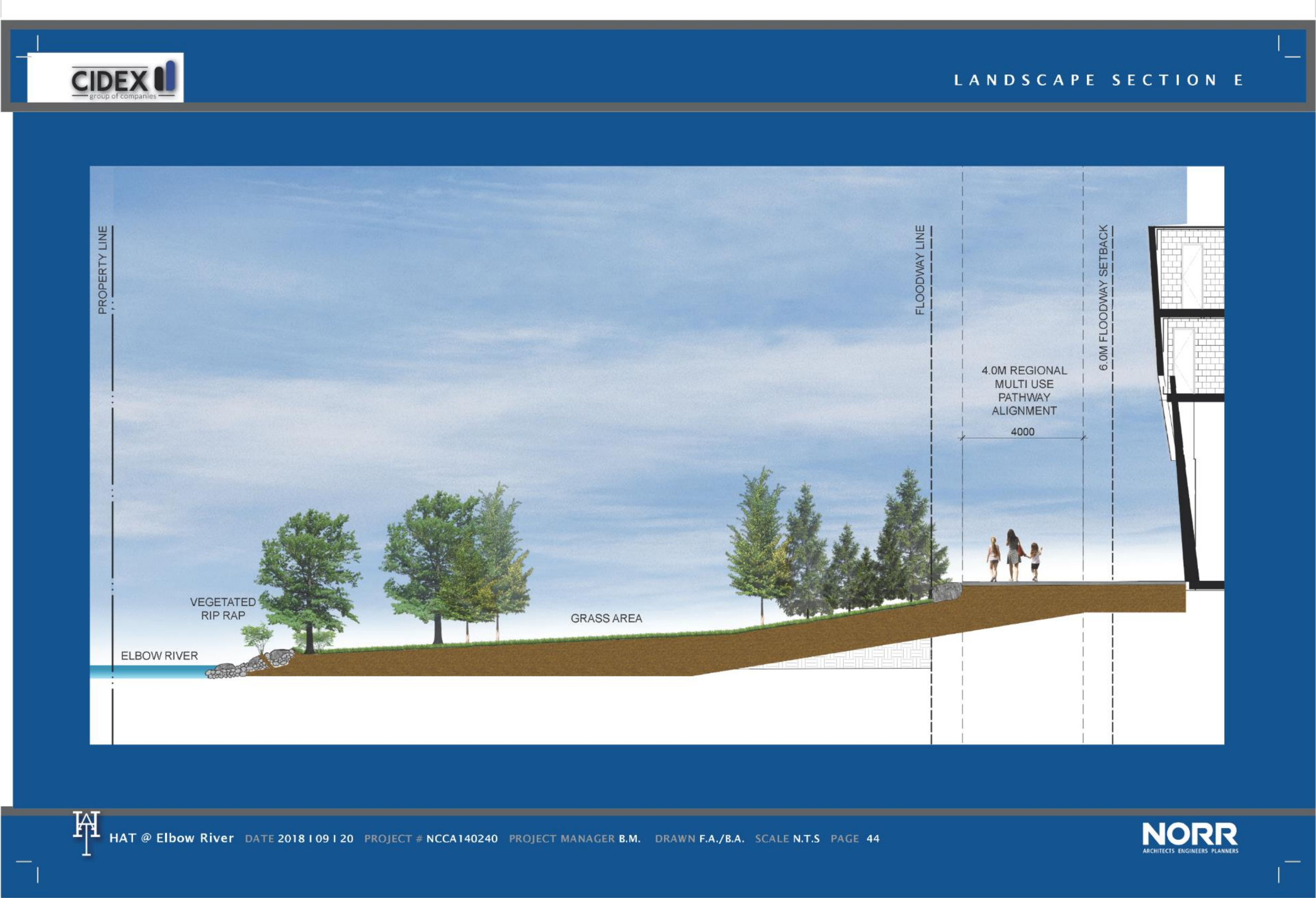
HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 42

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ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



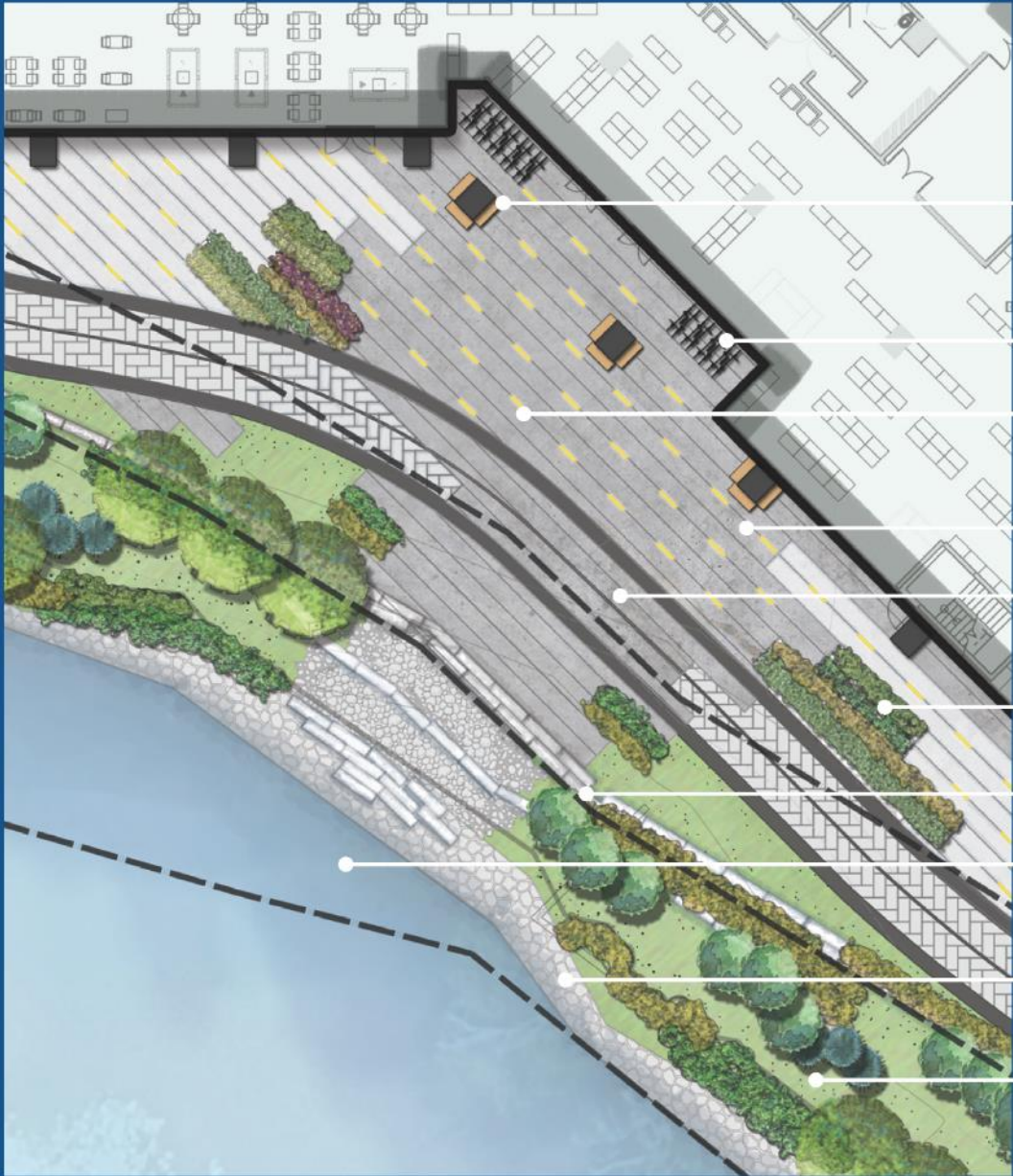
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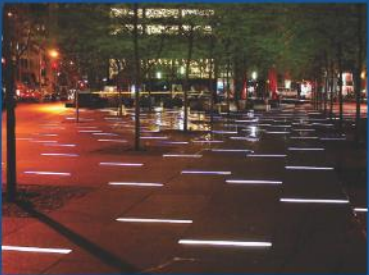
HAT @ Elbow River CPC Presentation



LANDSCAPE FEATURES



- BENCHES
- BIKE RACKS
- LED LIGHT STRIPS
- PAVERS
- PUBLIC PEDESTRIAN WALKWAY
- GRASSES AND PERENNIAL PLANTING
- NATIVE ROCK STEP AND SEATING
- 'TOUCH THE WATER' MOMENT
- VEGETATED ROCK RIPRAP
- NATIVE PLANTING





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ARCHITECTS ENGINEERS PLANNERS

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LANDSCAPE PLAN - Level 6.5





HAT @ Elbow River

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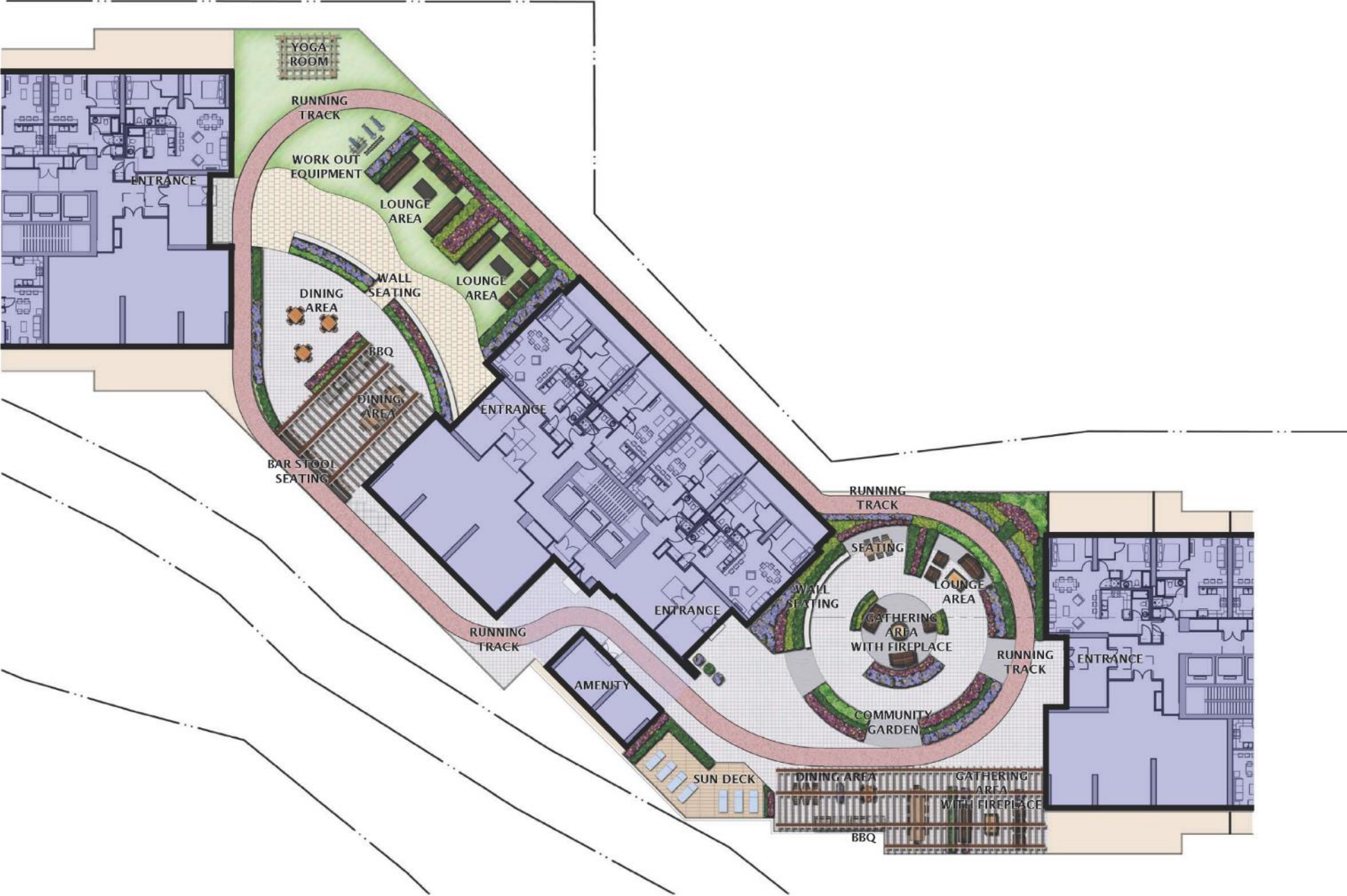
ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



group of companies

LANDSCAPE PLAN - Level 10





HAT @ Elbow River

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HAT @ Elbow River CPC Presentation



CIDEX
group of companies

LANDSCAPE PLAN - Level 10 West Blow-up





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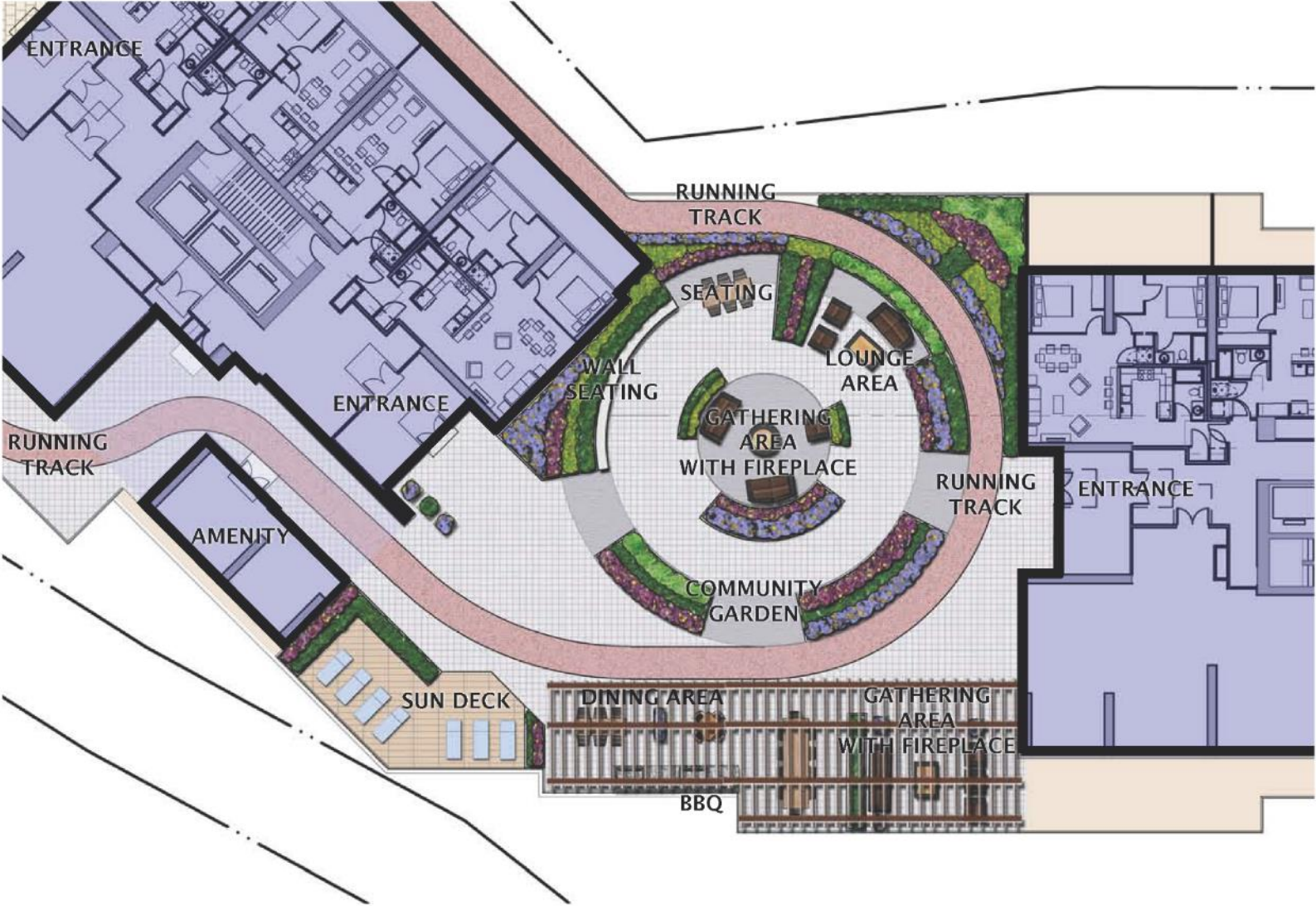
NORR
ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



group of companies

LANDSCAPE PLAN - Level 10 East Blow-up





HAT @ Elbow River

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ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



FLOORPLANS - Tower 'A' - Level 10

TOWER 'A' AMENITIES
PROPOSED PROGRAM:

- 1) Community Space (Multi-Purpose Room, Meeting Room, Kitchen)
- 2) Two Temporary Rental Units for tenant's guests
- 3) Indoor Gym (By removing one more building unit)



TOWER 'A'
LEVEL 10 - AMENITY



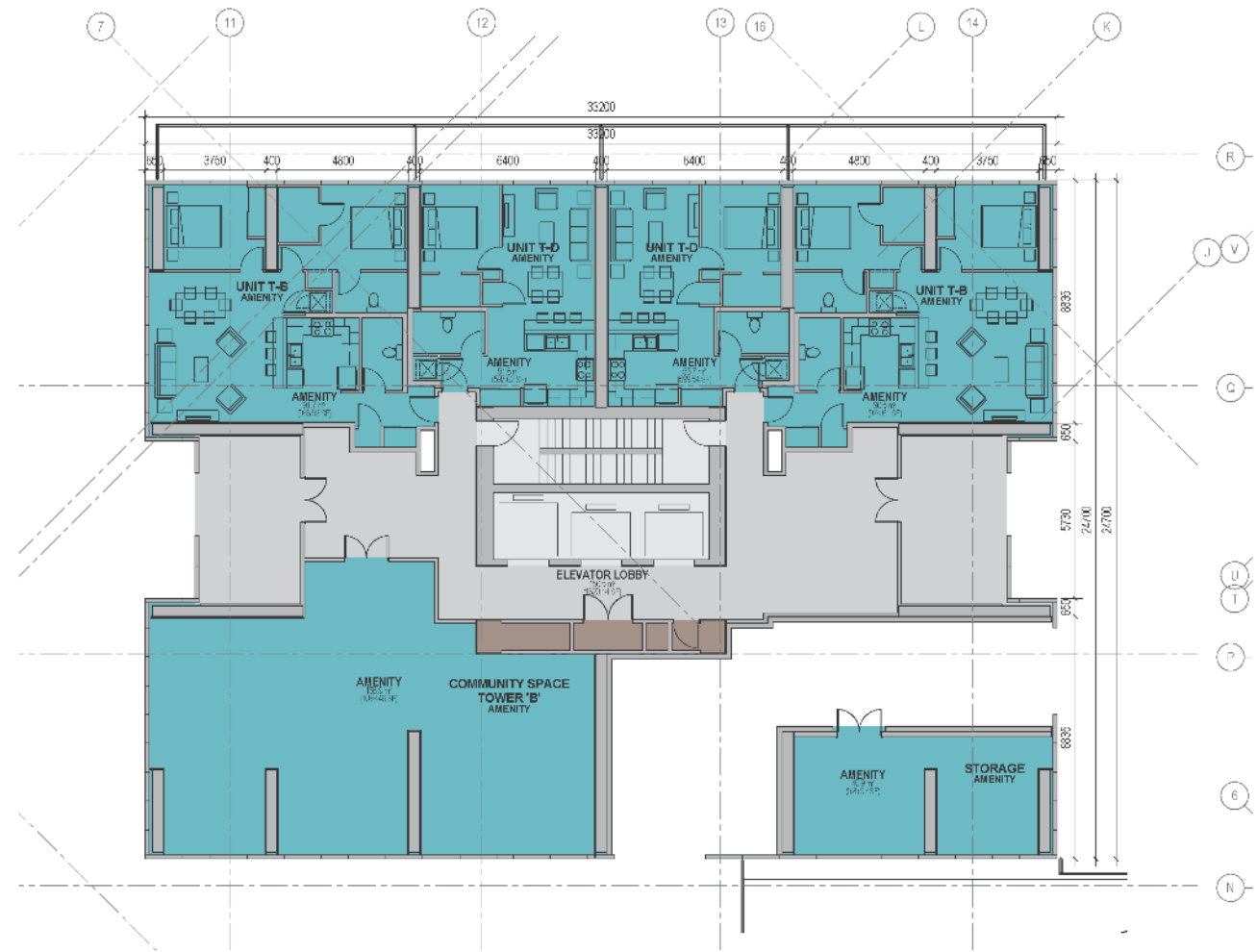
HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 50



HAT @ Elbow River CPC Presentation



FLOORPLANS - Tower 'B' - Level 10



TOWER 'B' AMENITIES
PROPOSED PROGRAM:

- 1) Community Space (Multi-Purpose Room, Meeting Room, Kitchen)
- 2) Two Temporary Rental Units for tenant's guests
- 3) Indoor Gym
- 4) Movie Theatre
- 5) Storage / Washroom

TOWER 'B'
LEVEL 10 - AMENITY



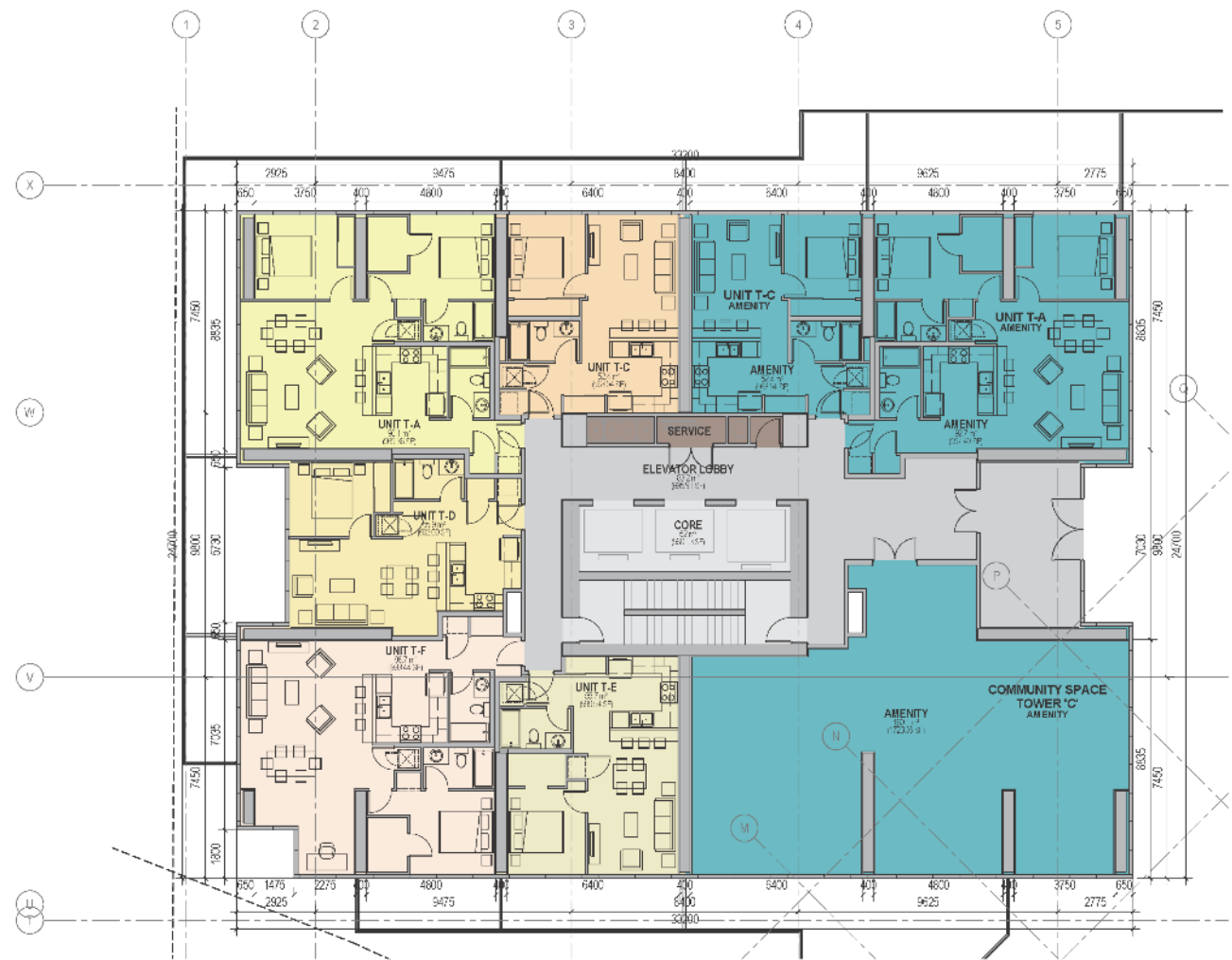
HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 51



HAT @ Elbow River CPC Presentation



FLOORPLANS - Tower 'C' - Level 10



TOWER 'C' AMENITIES
PROPOSED PROGRAM:

- 1) Community Space (Multi-Purpose Room, Meeting Room, Kitchen)
- 2) Two Temporary Rental Units for tenant's guests
- 3) Indoor Gym (By removing one more building unit)

TOWER 'C'
LEVEL 10 - AMENITY



HAT @ Elbow River CPC Presentation



FLOORPLANS:
UNDERGROUND PARKING
PODIUM LEVELS
TOWER LEVELS



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HAT @ Elbow River CPC Presentation



group of companies

FLOORPLAN - Level P2

USES LEGEND

- ADMIN

AMENITY

CIRCULATION

COFFEE

CORE

CORRIDOR

CRU

ELEVATOR LOBBY

FLEX

LOADINGS 01

LOBBY AMENITY

LOBBY TOWER 'A'

LOBBY TOWER 'B'

LOBBY TOWER 'C'

MECHANICAL

OUTDOOR AMENITY

PARKING LEVEL 01

PARKING LEVEL 01 - MEZZANINE 01

PARKING LEVEL 01 - MEZZANINE 02

PARKING LEVEL 02

PARKING LEVEL 03

PARKING LEVEL 04

PARKING LEVEL 05

PARKING LEVEL 06

PARKING LEVEL P1

PARKING LEVEL P2
- RESTAURANT

SERVICE

STORAGE

UNIT P-A

UNIT P-A1

UNIT P-B

UNIT P-B1

UNIT P-C

UNIT P-C1

UNIT P-D

UNIT P-E

UNIT P-F

UNIT P-G

UNIT P-H

UNIT P-J

UNIT P-K

UNIT P-L

UNIT P-M

UNIT P-H-A

UNIT P-H-B

UNIT P-H-C

UNIT P-H-D

UNIT T-A

UNIT T-B

UNIT T-C

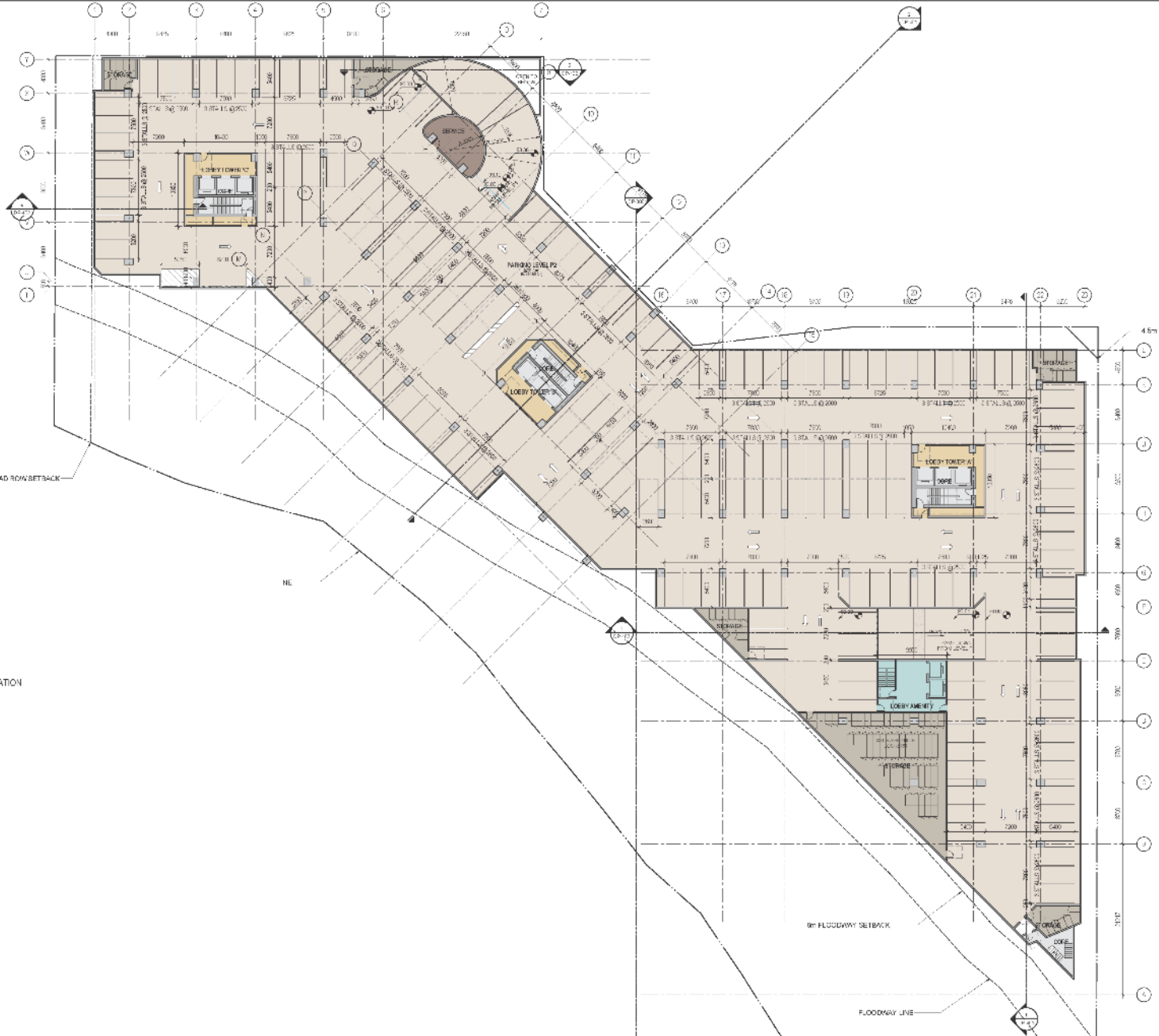
UNIT T-D
- UNIT T-E

UNIT T-F

UNIT T-G

UNIT T-H

VERTICAL CIRCULATION



HAT @ Elbow River CPC Presentation



group of companies

FLOORPLAN - Level P1

USES LEGEND

- ADMIN

AMENITY

CIRCULATION

COFFEE

CORE

CORRIDOR

CRU

ELEVATOR LOBBY

FLEX

LOADING 01

LOBBY AMENITY

LOBBY TOWER 'A'

LOBBY TOWER 'B'

LOBBY TOWER 'C'

MECHANICAL

OUTDOOR AMENITY

PARKING LEVEL 01

PARKING LEVEL 01 - MEZZANINE 01

PARKING LEVEL 01 - MEZZANINE 02

PARKING LEVEL 02

PARKING LEVEL 03

PARKING LEVEL 04

PARKING LEVEL 05

PARKING LEVEL 06

PARKING LEVEL P1

PARKING LEVEL P2
- RESTAURANT

SERVICE

STORAGE

UNIT P-A

UNIT P-A1

UNIT P-B

UNIT P-C

UNIT P-C1

UNIT P-D

UNIT P-E

UNIT P-F

UNIT P-G

UNIT P-H

UNIT P-J

UNIT P-K

UNIT P-L

UNIT P-M

UNIT P-H-A

UNIT P-H-B

UNIT P-H-C

UNIT P-H-D

UNIT T-A

UNIT T-B

UNIT T-C

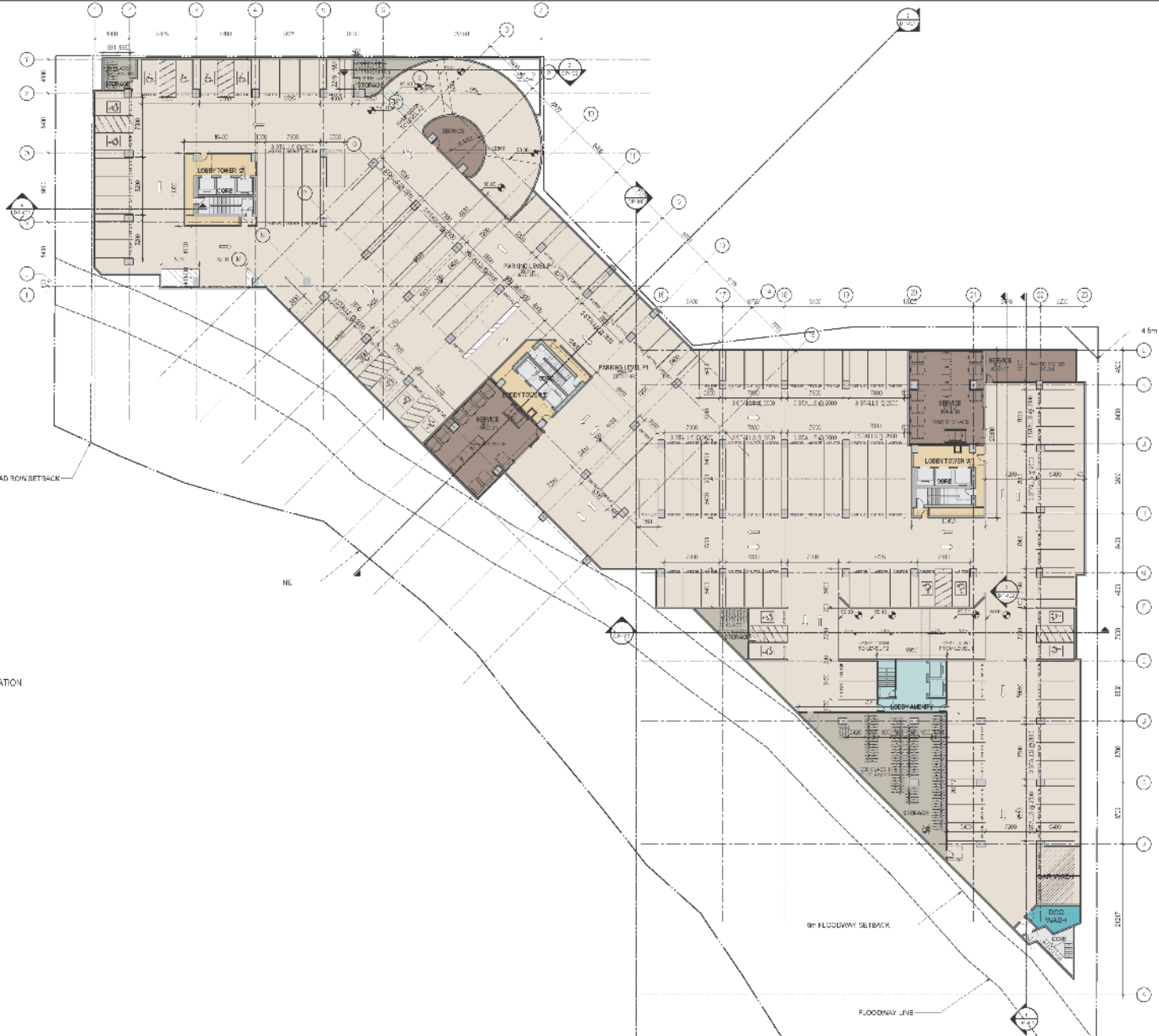
UNIT T-D
- UNIT T-E

UNIT T-F

UNIT T-G

UNIT T-H

VERTICAL CIRCULATION



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 55

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HAT @ Elbow River CPC Presentation



group of companies

FLOORPLAN - Level 1 - Main Floor

USES LEGEND

- ADMIN

AMENITY

CIRCULATION

COFFEE

CORRIDOR

CRU

ELEVATOR LOBBY

FLEX

LOADING 01

LOBBY AMENITY

LOBBY TOWER 'A'

LOBBY TOWER 'B'

LOBBY TOWER 'C'

MECHANICAL

OUTDOOR AMENITY

PARKING LEVEL 01

PARKING LEVEL 01 - MEZZANINE 01

PARKING LEVEL 01 - MEZZANINE 02

PARKING LEVEL 02

PARKING LEVEL 03

PARKING LEVEL 04

PARKING LEVEL 05

PARKING LEVEL 06

PARKING LEVEL P1

PARKING LEVEL P2
- RESTAURANT

SERVICE

STORAGE

UNIT P-A

UNIT P-A1

UNIT P-B

UNIT P-B1

UNIT P-C

UNIT P-C1

UNIT P-D

UNIT P-E

UNIT P-F

UNIT P-G

UNIT P-H

UNIT P-J

UNIT P-K

UNIT P-L

UNIT P-M

UNIT P-H-A

UNIT P-H-B

UNIT P-H-C

UNIT P-H-D

UNIT T-A

UNIT T-B

UNIT T-C

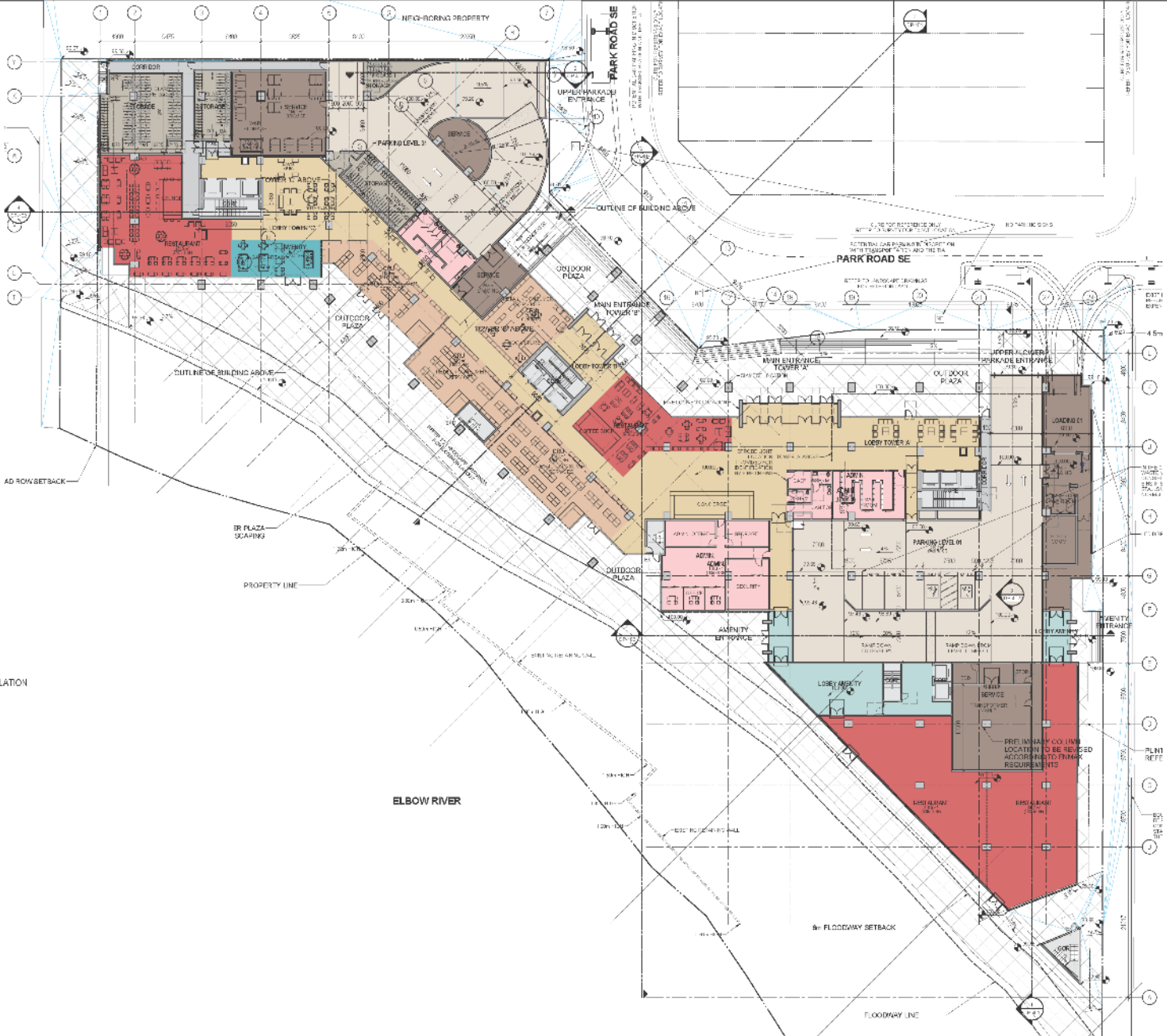
UNIT T-D
- UNIT T-E

UNIT T-F

UNIT T-G

UNIT T-H

VERTICAL CIRCULATION



HAT @ Elbow River CPC Presentation

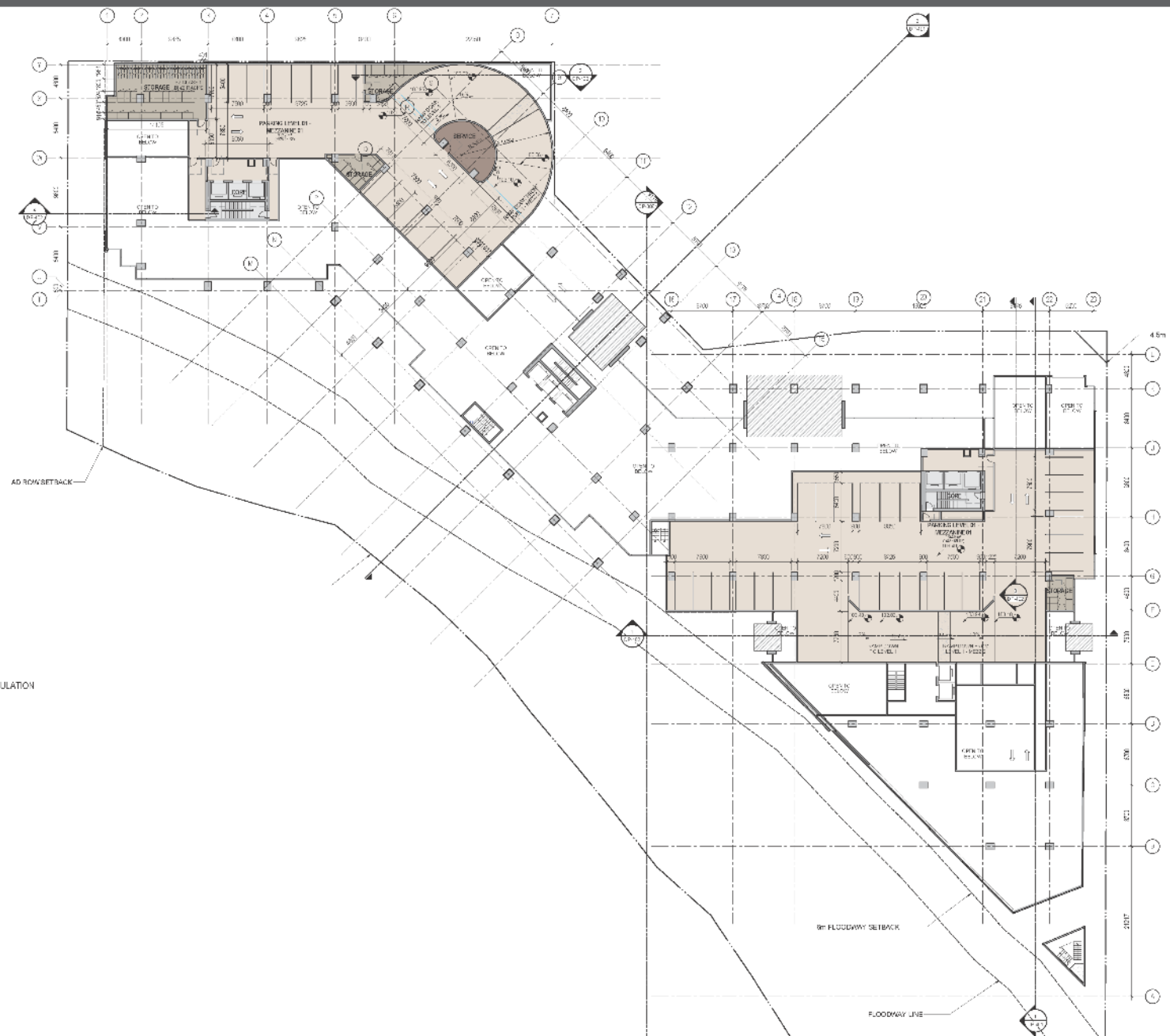


FLOORPLAN - Level 1 - Mezzanine 1

USES LEGEND

ADMIN	RESTAURANT
AMENITY	SERVICE
CIRCULATION	STORAGE
COFFEE	UNIT P-A
CORE	UNIT P-A1
CORRIDOR	UNIT P-B
CRU	UNIT P-B1
ELEVATOR LOBBY	UNIT P-C
FLEX	UNIT P-C1
LOADINGS 01	UNIT P-D
LOBBY AMENITY	UNIT P-E
LOBBY TOWER 'A'	UNIT P-F
LOBBY TOWER 'B'	UNIT P-G
LOBBY TOWER 'C'	UNIT P-H
MECHANICAL	UNIT P-I
OUTDOOR AMENITY	UNIT P-J
PARKING LEVEL 01	UNIT P-K
PARKING LEVEL 01 - MEZZANINE 01	UNIT P-L
PARKING LEVEL 01 - MEZZANINE 02	UNIT P-M
PARKING LEVEL 02	UNIT P-H-A
PARKING LEVEL 03	UNIT P-H-B
PARKING LEVEL 04	UNIT P-H-C
PARKING LEVEL 05	UNIT P-H-D
PARKING LEVEL 06	UNIT T-A
PARKING LEVEL P1	UNIT T-B
PARKING LEVEL P2	UNIT T-C
	UNIT T-D

UNIT E
UNIT T-F
UNIT T-G
UNIT T-H
VERTICAL CIRCULATION



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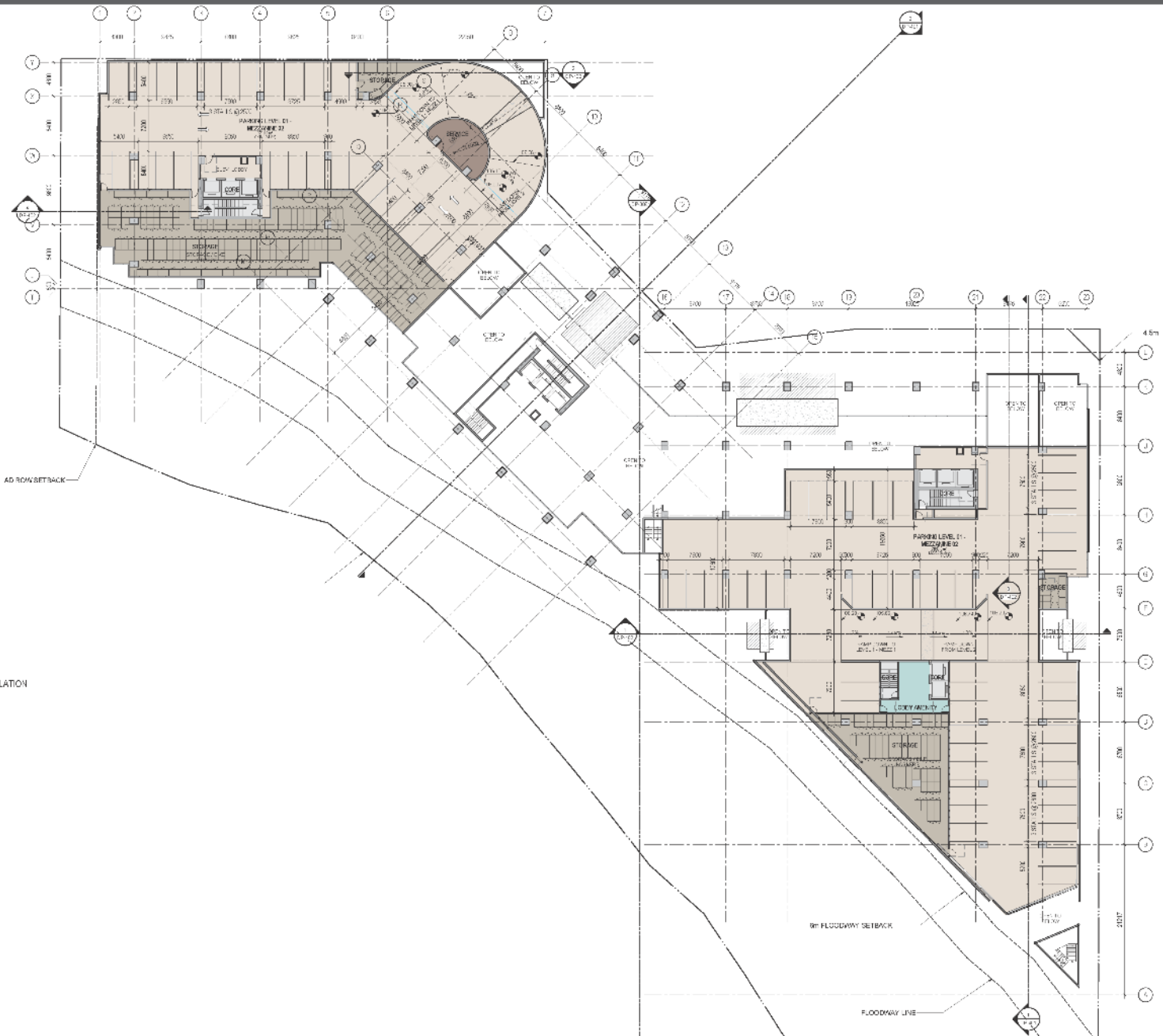


FLOORPLAN - Level 1 - Mezzanine 2

USES LEGEND

- | | |
|---------------------------------|------------|
| ADMIN | RESTAURANT |
| AMENITY | SERVICE |
| CIRCULATION | STORAGE |
| COFFEE | UNIT P-A |
| CORE | UNIT P-A1 |
| CORRIDOR | UNIT P-B |
| CRU | UNIT P-B1 |
| ELEVATOR LOBBY | UNIT P-C |
| FLEX | UNIT P-C1 |
| LOADING 01 | UNIT P-D |
| LOBBY AMENITY | UNIT P-E |
| LOBBY TOWER 'A' | UNIT P-F |
| LOBBY TOWER 'B' | UNIT P-G |
| LOBBY TOWER 'C' | UNIT P-H |
| MECHANICAL | UNIT P-I |
| OUTDOOR AMENITY | UNIT P-K |
| PARKING LEVEL 01 | UNIT P-L |
| PARKING LEVEL 01 - MEZZANINE 01 | UNIT P-M |
| PARKING LEVEL 01 - MEZZANINE 02 | UNIT P-H-A |
| PARKING LEVEL 02 | UNIT P-H-B |
| PARKING LEVEL 03 | UNIT P-H-C |
| PARKING LEVEL 04 | UNIT P-H-D |
| PARKING LEVEL 05 | UNIT T-A |
| PARKING LEVEL 06 | UNIT T-B |
| PARKING LEVEL P1 | UNIT T-C |
| PARKING LEVEL P2 | UNIT T-D |

- | |
|----------------------|
| UNIT E |
| UNIT T-F |
| UNIT T-G |
| UNIT T-H |
| VERTICAL CIRCULATION |



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 58

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FLOORPLAN - Level 2 to 4 - Parkade

USES LEGEND

- | | |
|---------------------------------|------------|
| ADMIN | RESTAURANT |
| AMENITY | SERVICE |
| CIRCULATION | STORAGE |
| COFFEE | UNIT P-A |
| CORE | UNIT P-A1 |
| CORRIDOR | UNIT P-B |
| CRU | UNIT P-B1 |
| ELEVATOR LOBBY | UNIT P-C |
| FLEX | UNIT P-C1 |
| LOADING 01 | UNIT P-D |
| LOBBY AMENITY | UNIT P-E |
| LOBBY TOWER 'A' | UNIT P-F |
| LOBBY TOWER 'B' | UNIT P-G |
| LOBBY TOWER 'C' | UNIT P-H |
| MECHANICAL | UNIT P-I |
| OUTDOOR AMENITY | UNIT P-K |
| PARKING LEVEL 01 | UNIT P-L |
| PARKING LEVEL 01 - MEZZANINE 01 | UNIT P-M |
| PARKING LEVEL 01 - MEZZANINE 02 | UNIT P-H-A |
| PARKING LEVEL 02 | UNIT P-H-B |
| PARKING LEVEL 03 | UNIT P-H-C |
| PARKING LEVEL 04 | UNIT P-H-D |
| PARKING LEVEL 05 | UNIT T-A |
| PARKING LEVEL 06 | UNIT T-B |
| PARKING LEVEL P1 | UNIT T-C |
| PARKING LEVEL P2 | UNIT T-D |

- | |
|----------------------|
| UNIT T-E |
| UNIT T-F |
| UNIT T-G |
| UNIT T-H |
| VERTICAL CIRCULATION |



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 59

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ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation

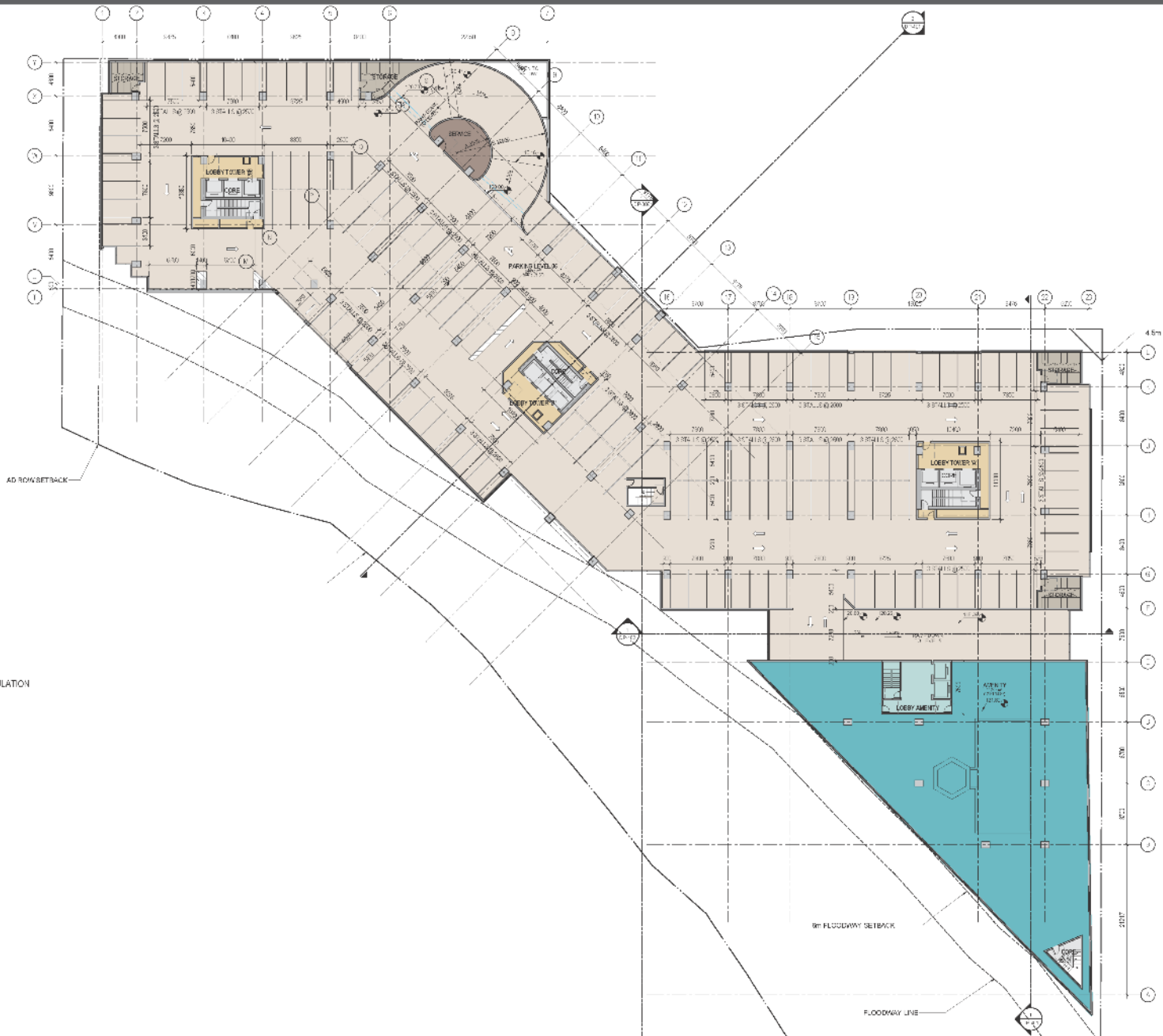


FLOORPLAN - Level 5 & 6 - Parkade & Amenity

USES LEGEND

- | | |
|---------------------------------|------------|
| ADMIN | RESTAURANT |
| AMENITY | SERVICE |
| CIRCULATION | STORAGE |
| COFFEE | UNIT P-A |
| CORE | UNIT P-A1 |
| CORRIDOR | UNIT P-B |
| CRU | UNIT P-B1 |
| ELEVATOR LOBBY | UNIT P-C |
| FLEX | UNIT P-C1 |
| LOADING 01 | UNIT P-D |
| LOBBY AMENITY | UNIT P-E |
| LOBBY TOWER 'A' | UNIT P-F |
| LOBBY TOWER 'B' | UNIT P-G |
| LOBBY TOWER 'C' | UNIT P-H |
| MECHANICAL | UNIT P-I |
| OUTDOOR AMENITY | UNIT P-K |
| PARKING LEVEL 01 | UNIT P-L |
| PARKING LEVEL 01 - MEZZANINE 01 | UNIT P-M |
| PARKING LEVEL 01 - MEZZANINE 02 | UNIT P-H-A |
| PARKING LEVEL 02 | UNIT P-H-B |
| PARKING LEVEL 03 | UNIT P-H-C |
| PARKING LEVEL 04 | UNIT P-H-D |
| PARKING LEVEL 05 | UNIT T-A |
| PARKING LEVEL 06 | UNIT T-B |
| PARKING LEVEL P1 | UNIT T-C |
| PARKING LEVEL P2 | UNIT T-D |

- | |
|----------------------|
| UNIT E |
| UNIT T-F |
| UNIT T-G |
| UNIT T-H |
| VERTICAL CIRCULATION |



HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 60



HAT @ Elbow River CPC Presentation

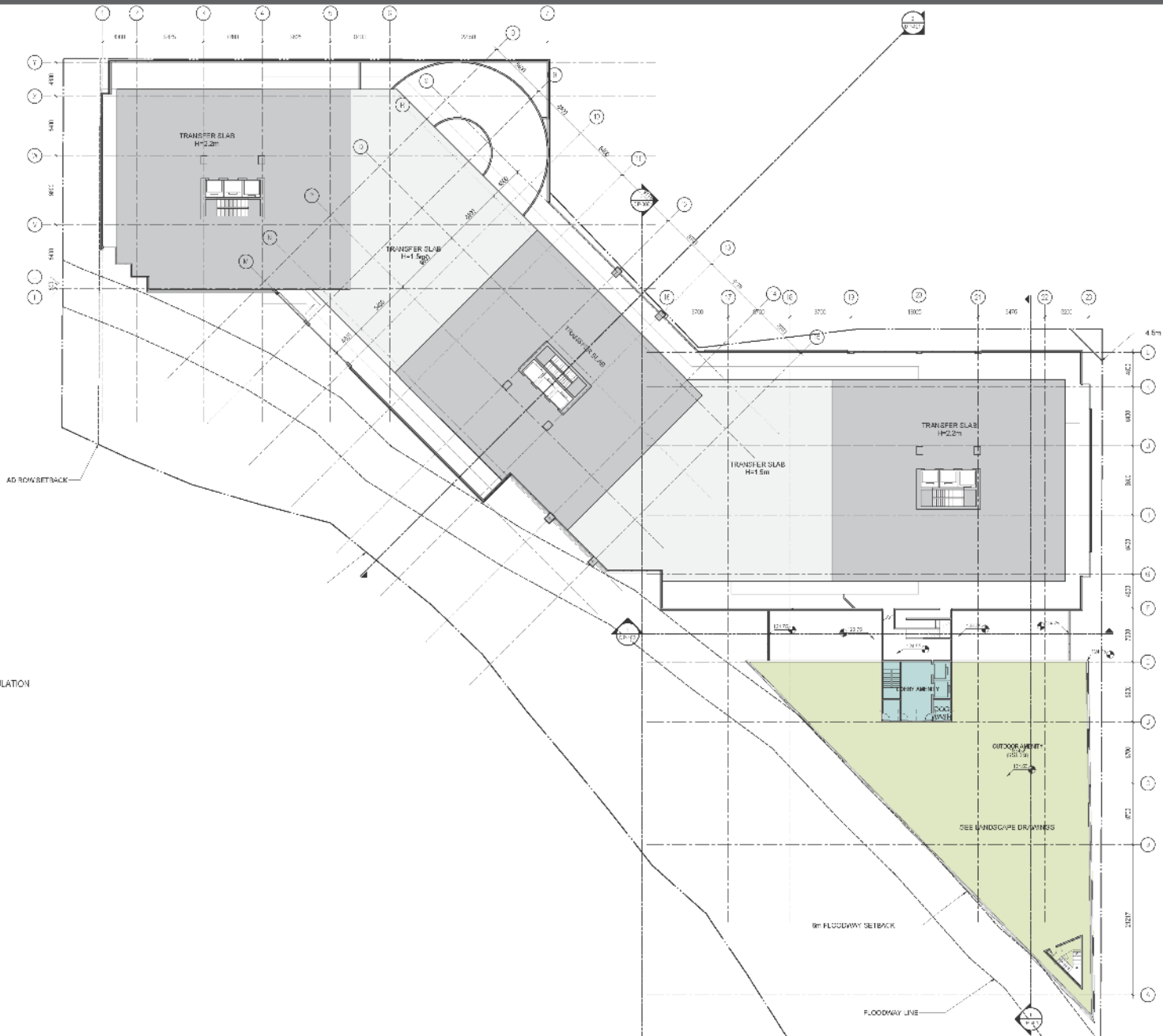


FLOORPLAN - Level 6.5 - Outdoor Amenity

USES LEGEND

ADMIN	RESTAURANT
AMENITY	SERVICE
CIRCULATION	STORAGE
COFFEE	UNIT P-A
CORE	UNIT P-A1
CORRIDOR	UNIT P-B
CRU	UNIT P-B1
ELEVATOR LOBBY	UNIT P-C
FLEX	UNIT P-C1
LOADINGS 01	UNIT P-D
LOBBY AMENITY	UNIT P-E
LOBBY TOWER 'A'	UNIT P-F
LOBBY TOWER 'B'	UNIT P-G
LOBBY TOWER 'C'	UNIT P-H
MECHANICAL	UNIT P-I
OUTDOOR AMENITY	UNIT P-K
PARKING LEVEL 01	UNIT P-L
PARKING LEVEL 01 - MEZZANINE 01	UNIT P-M
PARKING LEVEL 01 - MEZZANINE 02	UNIT P-H-A
PARKING LEVEL 02	UNIT P-H-B
PARKING LEVEL 03	UNIT P-H-C
PARKING LEVEL 04	UNIT P-H-D
PARKING LEVEL 05	UNIT T-A
PARKING LEVEL 06	UNIT T-B
PARKING LEVEL P1	UNIT T-C
PARKING LEVEL P2	UNIT T-D

UNIT E
UNIT T-F
UNIT T-G
UNIT T-H
VERTICAL CIRCULATION



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HAT @ Elbow River CPC Presentation



FLOORPLAN - Level 7 - Podium

USES LEGEND

- ADMIN

AMENITY

CIRCULATION

COFFEE

CORE

CORRIDOR

CRU

ELEVATOR LOBBY

FLEX

LOADING 01

LOBBY AMENITY

LOBBY TOWER 'A'

LOBBY TOWER 'B'

LOBBY TOWER 'C'

MECHANICAL

OUTDOOR AMENITY

PARKING LEVEL 01

PARKING LEVEL 01 - MEZZANINE 01

PARKING LEVEL 01 - MEZZANINE 02

PARKING LEVEL 02

PARKING LEVEL 03

PARKING LEVEL 04

PARKING LEVEL 05

PARKING LEVEL 06

PARKING LEVEL P1

PARKING LEVEL P2
- RESTAURANT

SERVICE

STORAGE

UNIT P-A

UNIT P-A1

UNIT P-B

UNIT P-B1

UNIT P-C

UNIT P-C1

UNIT P-D

UNIT P-E

UNIT P-F

UNIT P-G

UNIT P-H

UNIT P-J

UNIT P-K

UNIT P-L

UNIT P-M

UNIT P-H-A

UNIT P-H-B

UNIT P-H-C

UNIT P-H-D

UNIT T-A

UNIT T-B

UNIT T-C

UNIT T-D
- UNIT T-E

UNIT T-F

UNIT T-G

UNIT T-H

VERTICAL CIRCULATION



HAT @ Elbow River CPC Presentation



FLOORPLAN - Level 8-9 Typical - Podium

USES LEGEND

- | | |
|---------------------------------|------------|
| ADMIN | RESTAURANT |
| AMENITY | SERVICE |
| CIRCULATION | STORAGE |
| COFFEE | UNIT P-A |
| CORE | UNIT P-A1 |
| CORRIDOR | UNIT P-B |
| CRU | UNIT P-B1 |
| ELEVATOR LOBBY | UNIT P-C |
| FLEX | UNIT P-C1 |
| LOADING 01 | UNIT P-D |
| LOBBY AMENITY | UNIT P-E |
| LOBBY TOWER 'A' | UNIT P-F |
| LOBBY TOWER 'B' | UNIT P-G |
| LOBBY TOWER 'C' | UNIT P-H |
| MECHANICAL | UNIT P-J |
| OUTDOOR AMENITY | UNIT P-K |
| PARKING LEVEL 01 | UNIT P-L |
| PARKING LEVEL 01 - MEZZANINE 01 | UNIT P-M |
| PARKING LEVEL 01 - MEZZANINE 02 | UNIT P-H-A |
| PARKING LEVEL 02 | UNIT P-H-B |
| PARKING LEVEL 03 | UNIT P-H-C |
| PARKING LEVEL 04 | UNIT P-H-D |
| PARKING LEVEL 05 | UNIT T-A |
| PARKING LEVEL 06 | UNIT T-B |
| PARKING LEVEL P1 | UNIT T-C |
| PARKING LEVEL P2 | UNIT T-D |

- | |
|----------------------|
| UNIT T-E |
| UNIT T-F |
| UNIT T-G |
| UNIT T-H |
| VERTICAL CIRCULATION |



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ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



FLOORPLAN - Level 10 - Podium Top

USES LEGEND

- ADMIN

AMENITY

CIRCULATION

COFFEE

CORE

CORRIDOR

CRU

ELEVATOR LOBBY

FLEX

LOADINGS 01

LOBBY AMENITY

LOBBY TOWER 'A'

LOBBY TOWER 'B'

LOBBY TOWER 'C'

MECHANICAL

OUTDOOR AMENITY

PARKING LEVEL 01

PARKING LEVEL 01 - MEZZANINE 01

PARKING LEVEL 01 - MEZZANINE 02

PARKING LEVEL 02

PARKING LEVEL 03

PARKING LEVEL 04

PARKING LEVEL 05

PARKING LEVEL 06

PARKING LEVEL P1

PARKING LEVEL P2
- RESTAURANT

SERVICE

STORAGE

UNIT P-A

UNIT P-A1

UNIT P-B

UNIT P-B1

UNIT P-C

UNIT P-C1

UNIT P-D

UNIT P-E

UNIT P-F

UNIT P-G

UNIT P-H

UNIT P-J

UNIT P-K

UNIT P-L

UNIT P-M

UNIT P-H-A

UNIT P-H-B

UNIT P-H-C

UNIT P-H-D

UNIT T-A

UNIT T-B

UNIT T-C

UNIT T-D
- UNIT T-E

UNIT T-F

UNIT T-G

UNIT T-H

VERTICAL CIRCULATION



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NORR
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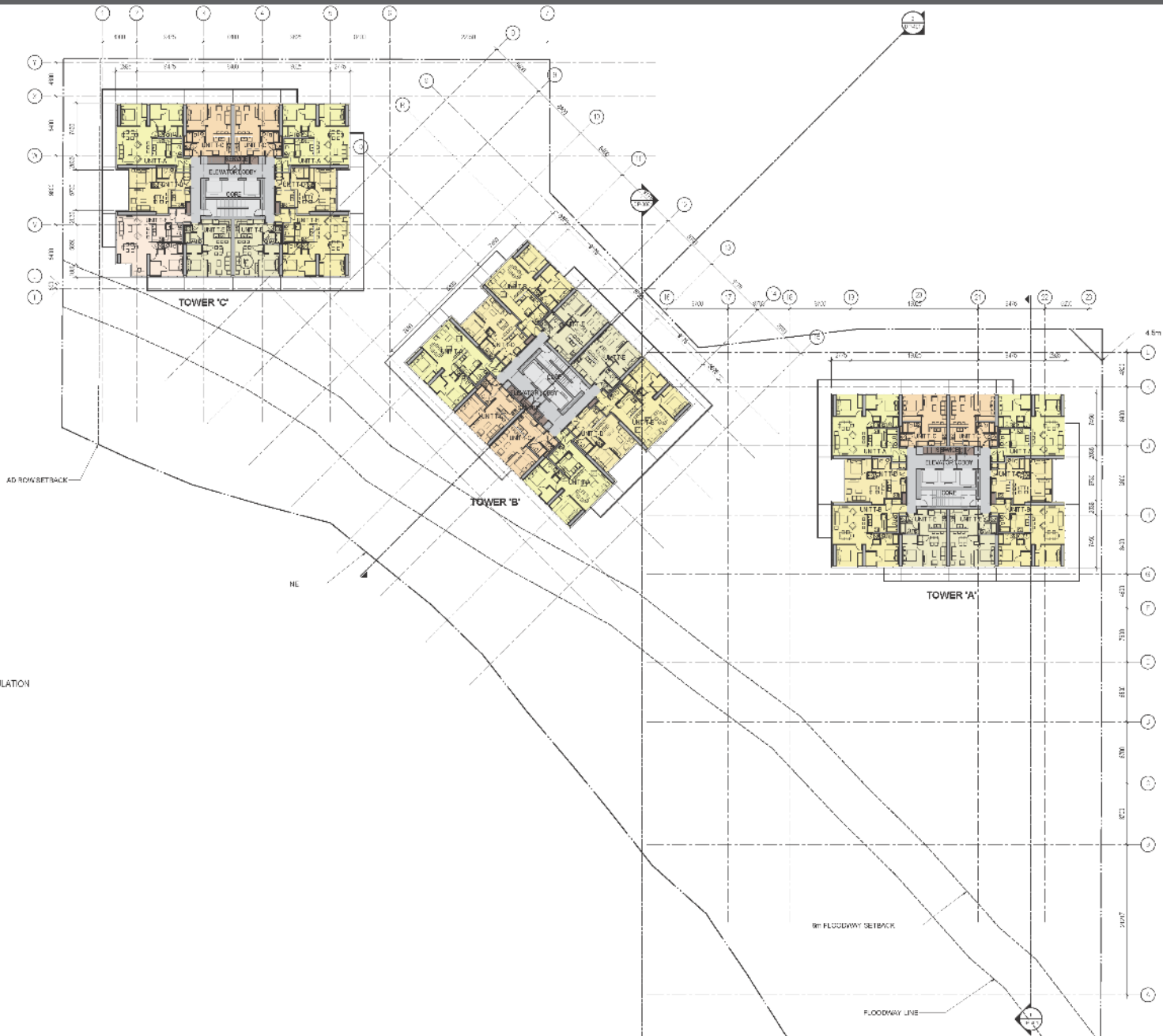


FLOORPLAN - Level 11 & UP - Towers Typical Level

USES LEGEND

ADMIN	RESTAURANT
AMENITY	SERVICE
CIRCULATION	STORAGE
COFFEE	UNIT P-A
CORE	UNIT P-A1
CORRIDOR	UNIT P-B
CRU	UNIT P-B1
ELEVATOR LOBBY	UNIT P-C
FLEX	UNIT P-C1
LOADINGS 01	UNIT P-D
LOBBY AMENITY	UNIT P-E
LOBBY TOWER 'A'	UNIT P-F
LOBBY TOWER 'B'	UNIT P-G
LOBBY TOWER 'C'	UNIT P-H
MECHANICAL	UNIT P-I
OUTDOOR AMENITY	UNIT P-K
PARKING LEVEL 01	UNIT P-L
PARKING LEVEL 01 - MEZZANINE 01	UNIT P-M
PARKING LEVEL 01 - MEZZANINE 02	UNIT P-H-A
PARKING LEVEL 02	UNIT P-H-B
PARKING LEVEL 03	UNIT P-H-C
PARKING LEVEL 04	UNIT P-H-D
PARKING LEVEL 05	UNIT T-A
PARKING LEVEL 06	UNIT T-B
PARKING LEVEL P1	UNIT T-C
PARKING LEVEL P2	UNIT T-D

UNIT T-E
UNIT T-F
UNIT T-G
UNIT T-H
VERTICAL CIRCULATION



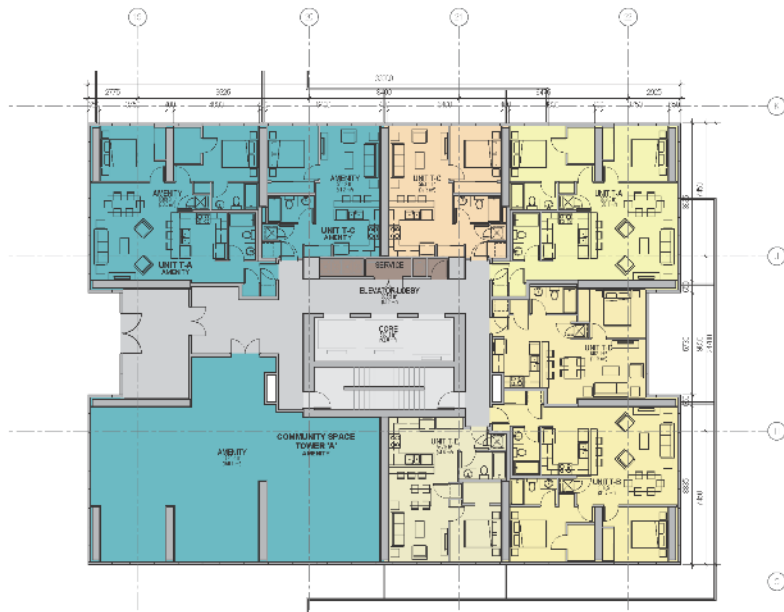
HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 65

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ARCHITECTS ENGINEERS PLANNERS

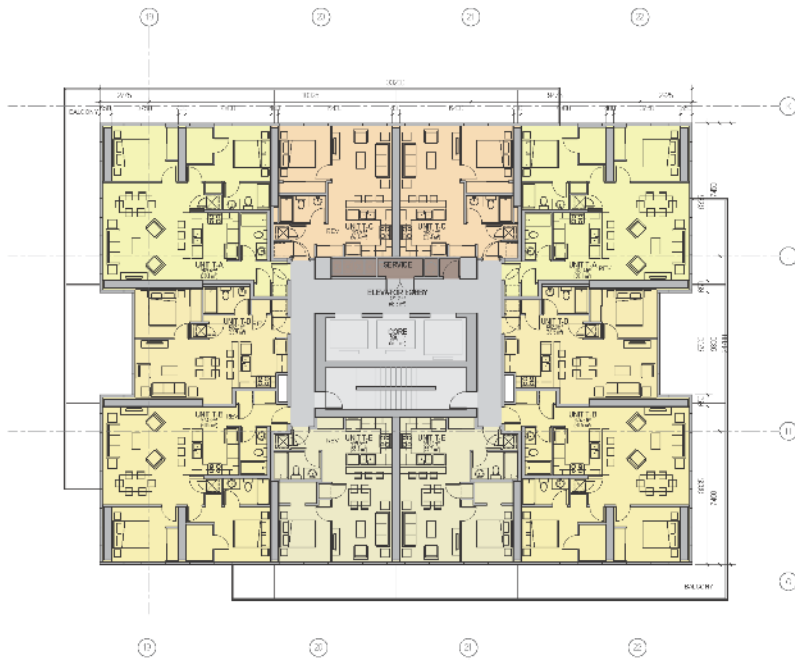
HAT @ Elbow River CPC Presentation



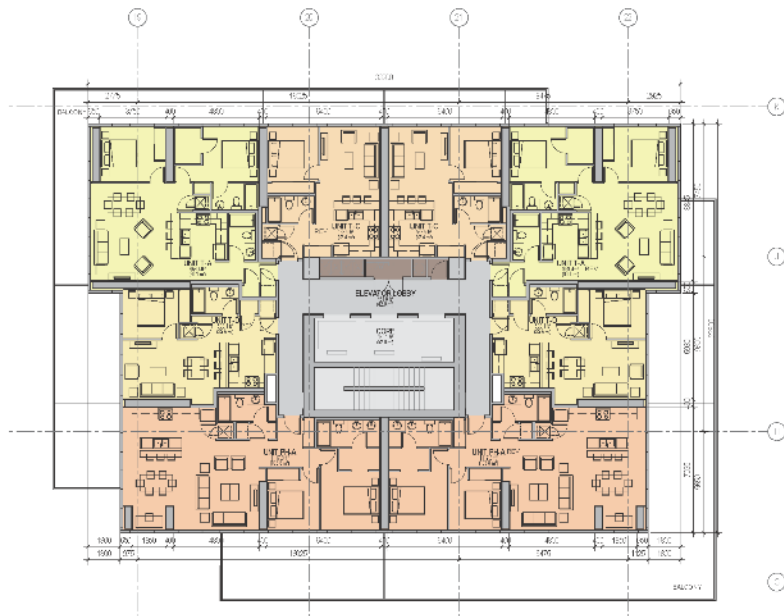
FLOORPLANS - Tower 'A'



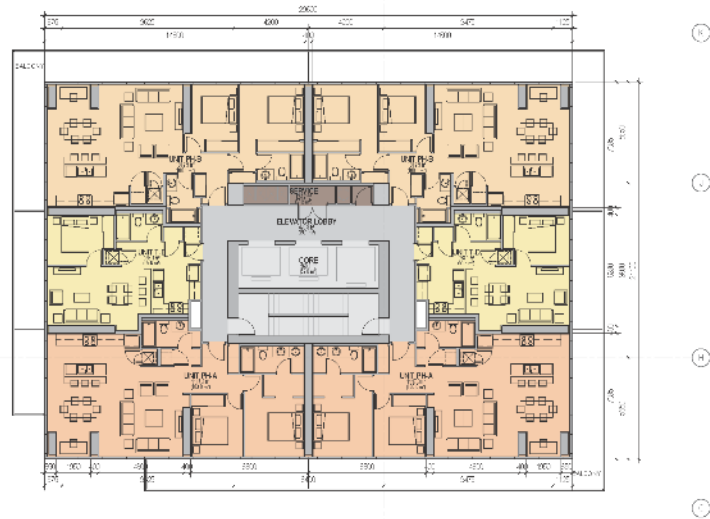
TOWER 'A'
LEVEL 10 - AMENITY



TOWER 'A'
TYPICAL LEVEL 11 TO 43



TOWER 'A'
TYPICAL LEVEL 44 TO 51



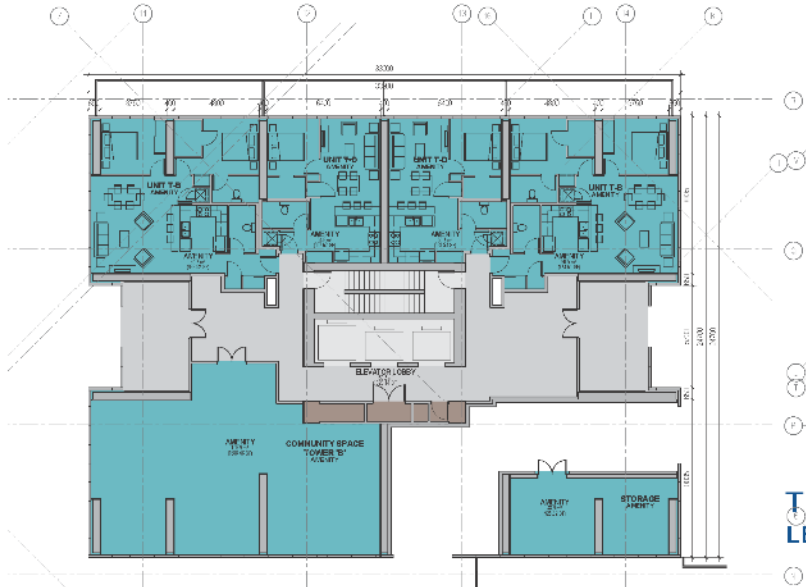
TOWER 'A'
TYPICAL LEVEL 52 TO 55



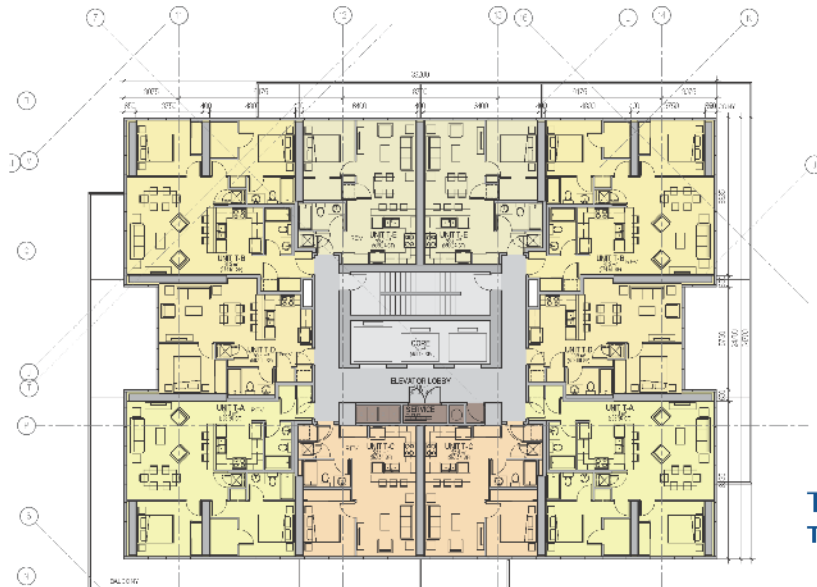
HAT @ Elbow River CPC Presentation



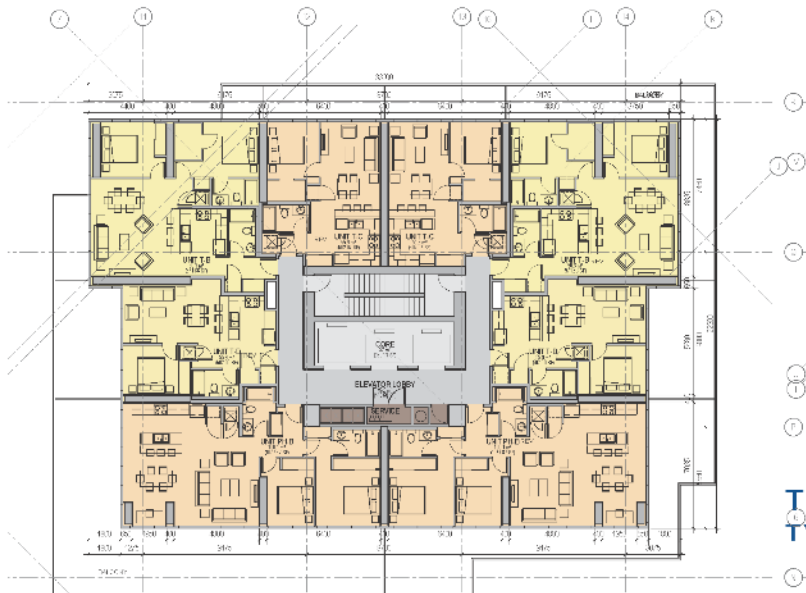
FLOORPLANS - Tower 'B'



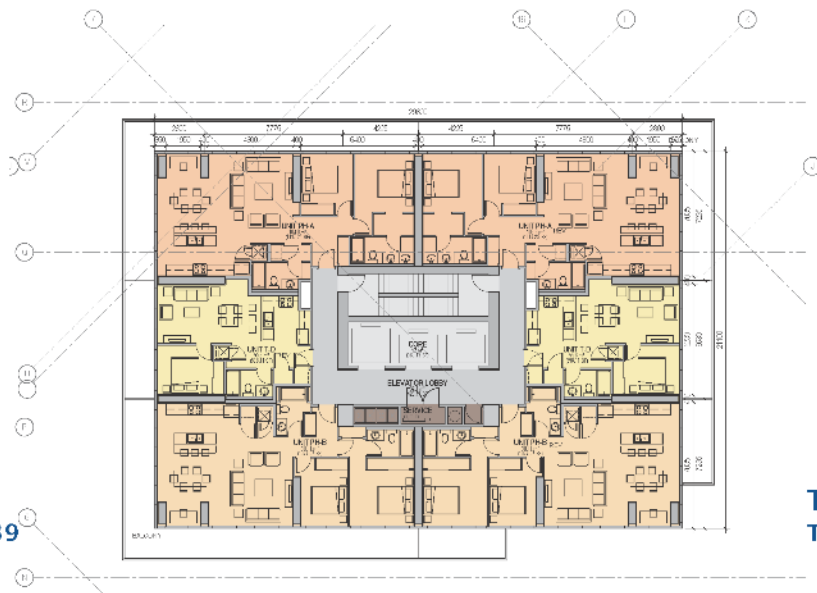
TOWER 'B'
LEVEL 10 - AMENITY



TOWER 'B'
TYPICAL LEVEL 11 TO 31



TOWER 'B'
TYPICAL LEVEL 32 TO 39



TOWER 'B'
TYPICAL LEVEL 40 TO 43



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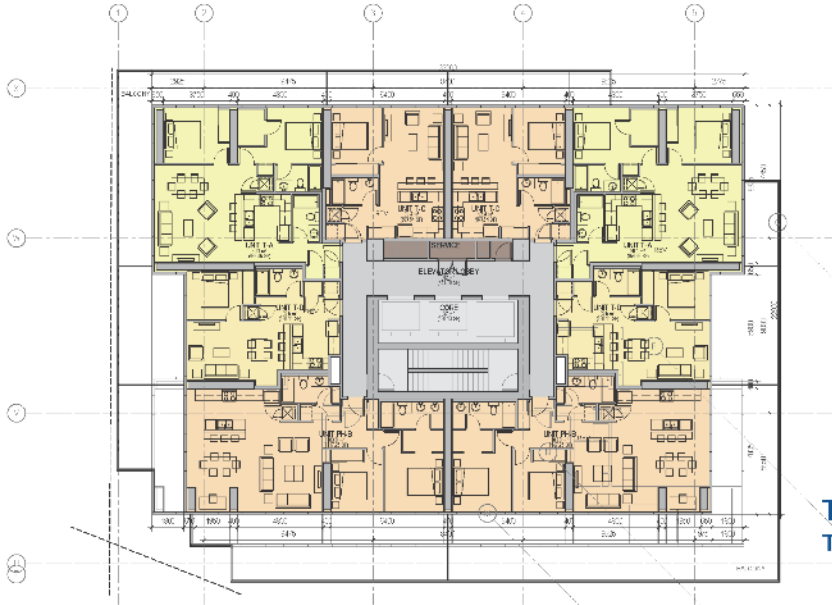
FLOORPLANS - Tower 'C'



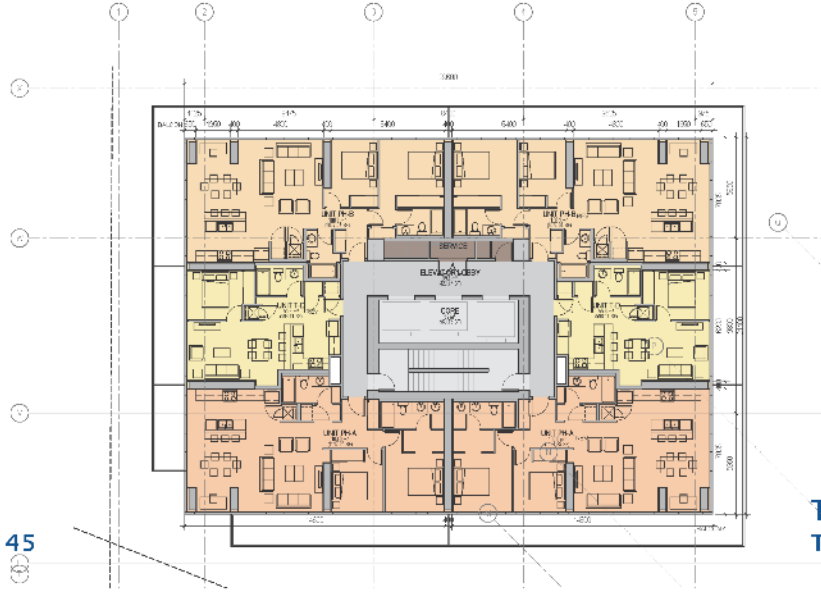
TOWER 'C'
LEVEL 10 - AMENITY



TOWER 'C'
TYPICAL LEVEL 11 TO 37



TOWER 'C'
TYPICAL LEVEL 38 TO 45



TOWER 'C'
TYPICAL LEVEL 46 TO 49



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ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation



UNIT PLANS:
PODIUM UNITS
TOWER UNITS
PENTHOUSE UNITS

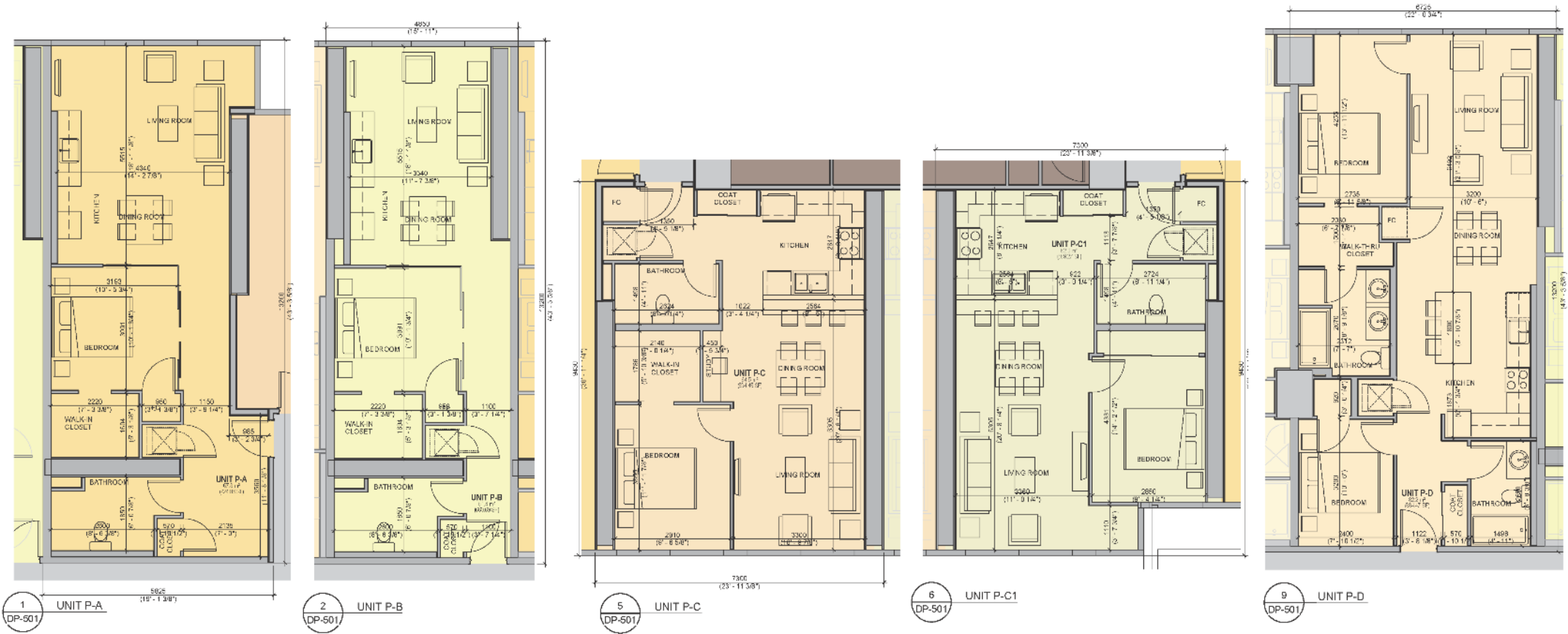


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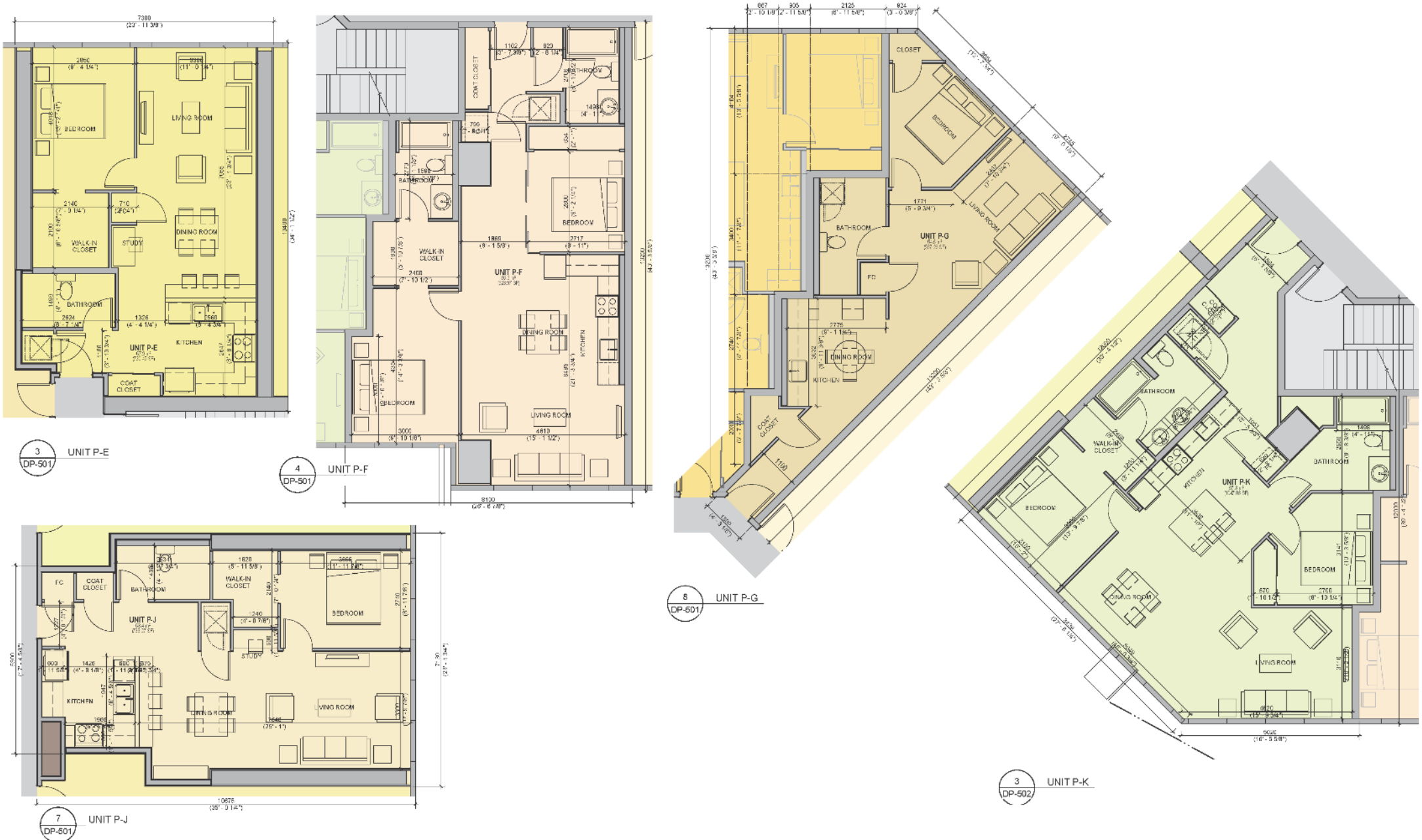
UNIT PLANS - Podium Levels 1



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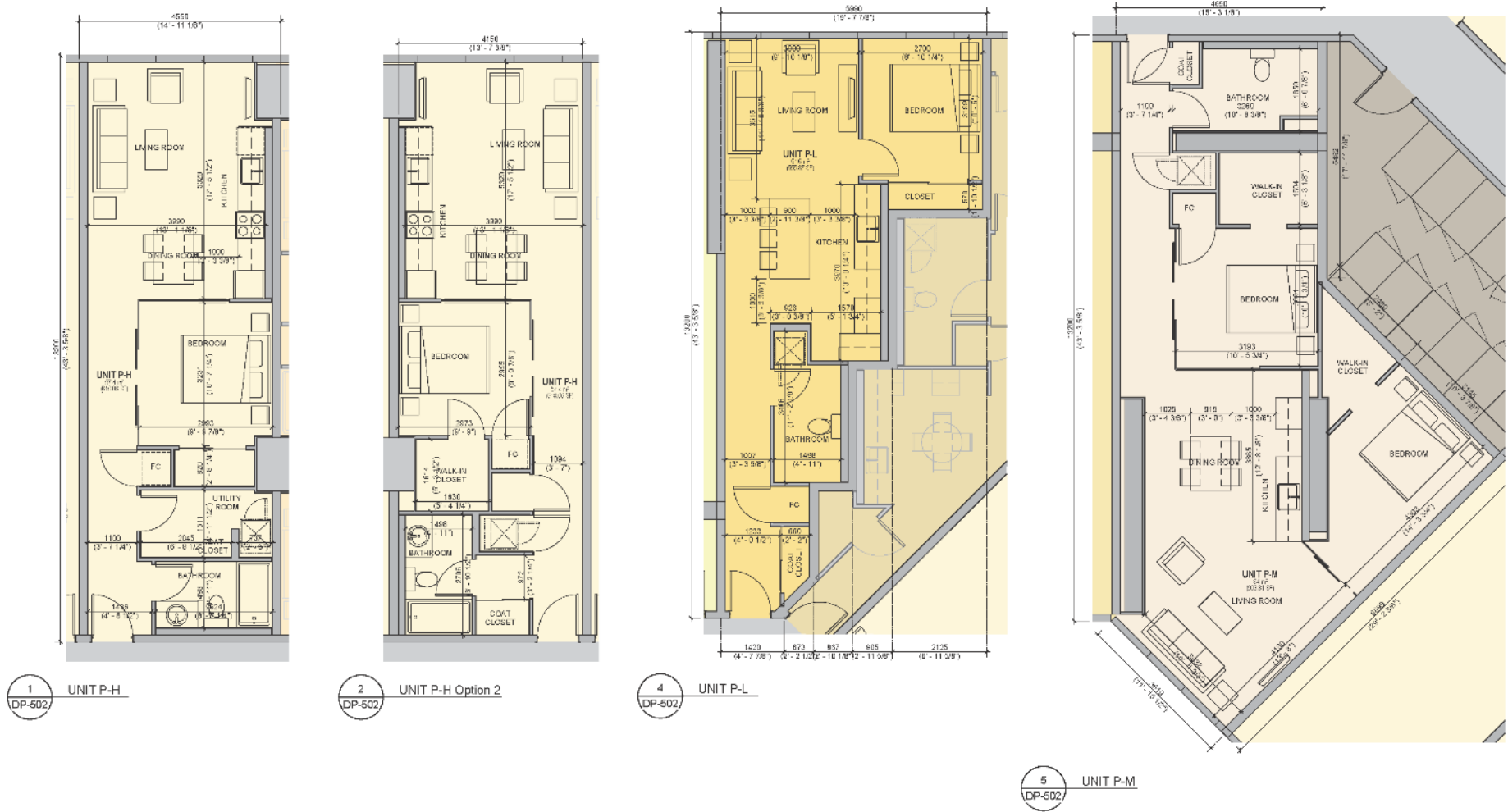
UNIT PLANS - Podium Levels 2



HAT @ Elbow River CPC Presentation



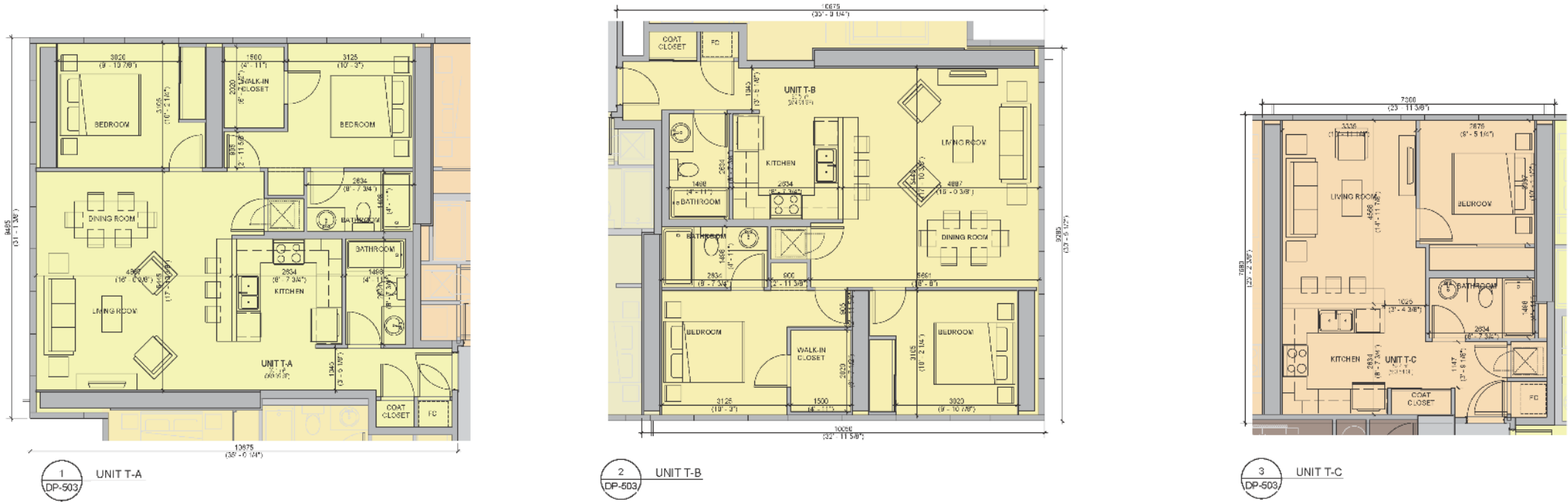
UNIT PLANS - Podium Levels 3



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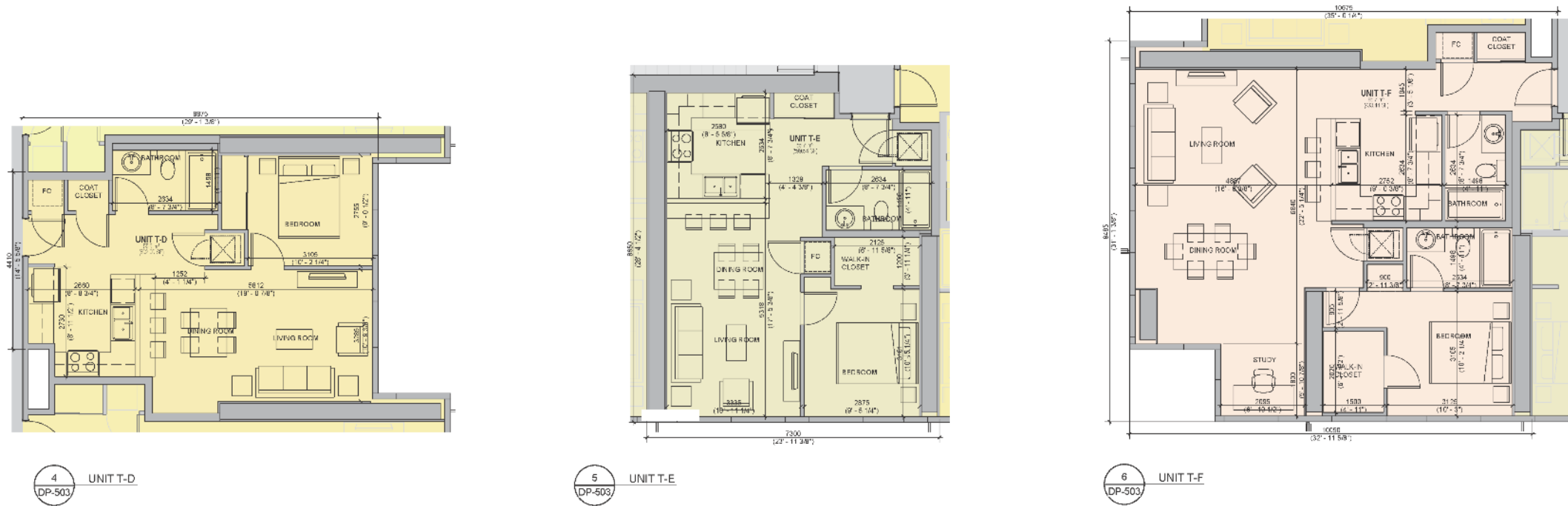
UNIT PLANS - Tower Typical 1



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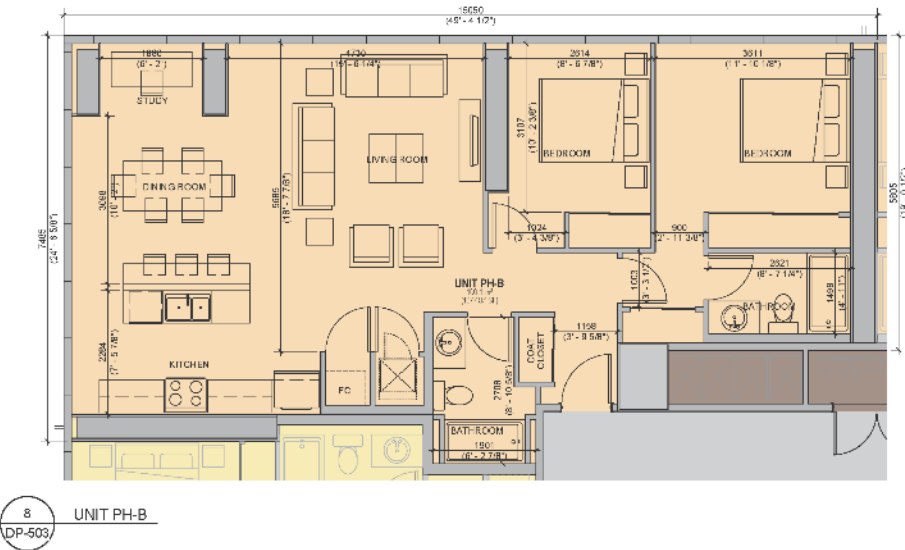
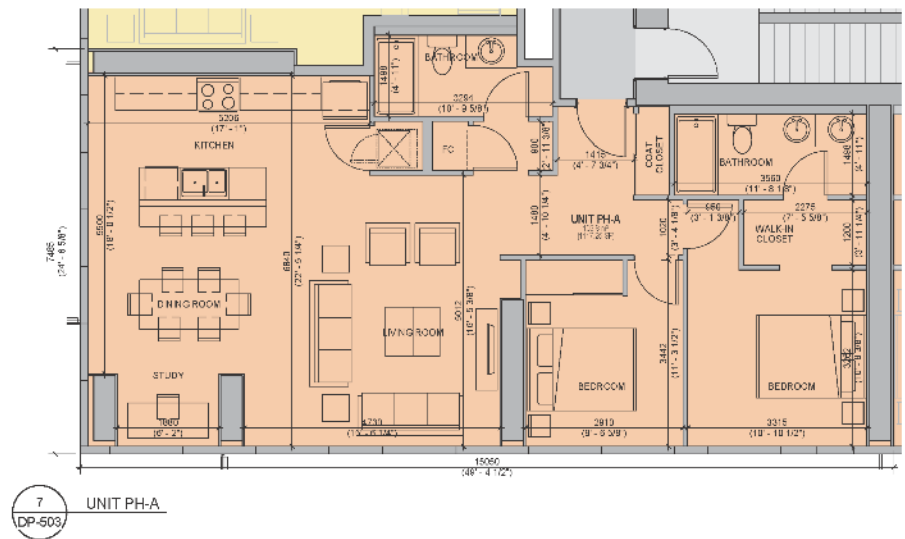
UNIT PLANS - Tower Typical 2



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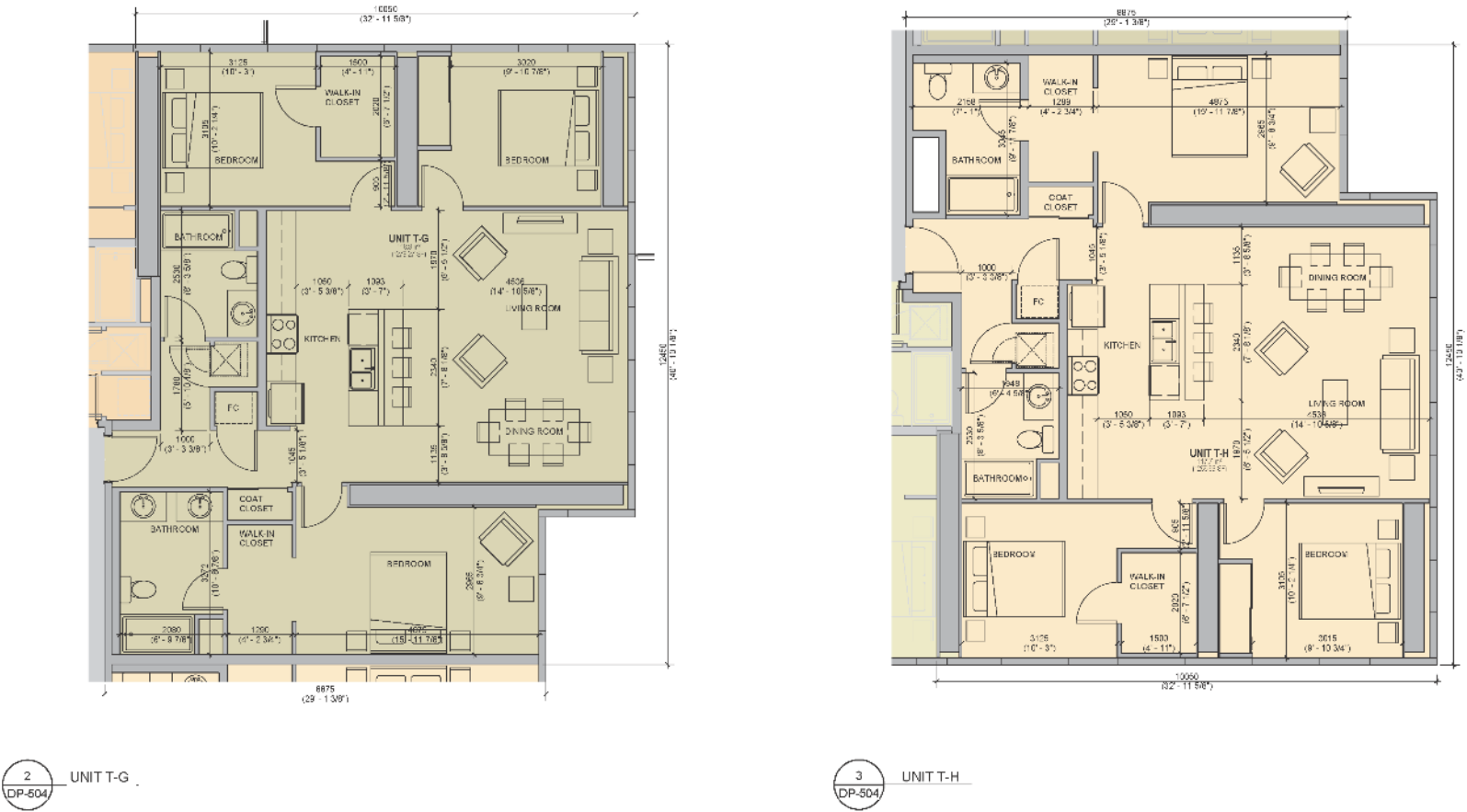
UNIT PLANS - Penthouse Levels



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UNIT PLANS - Penthouse Levels





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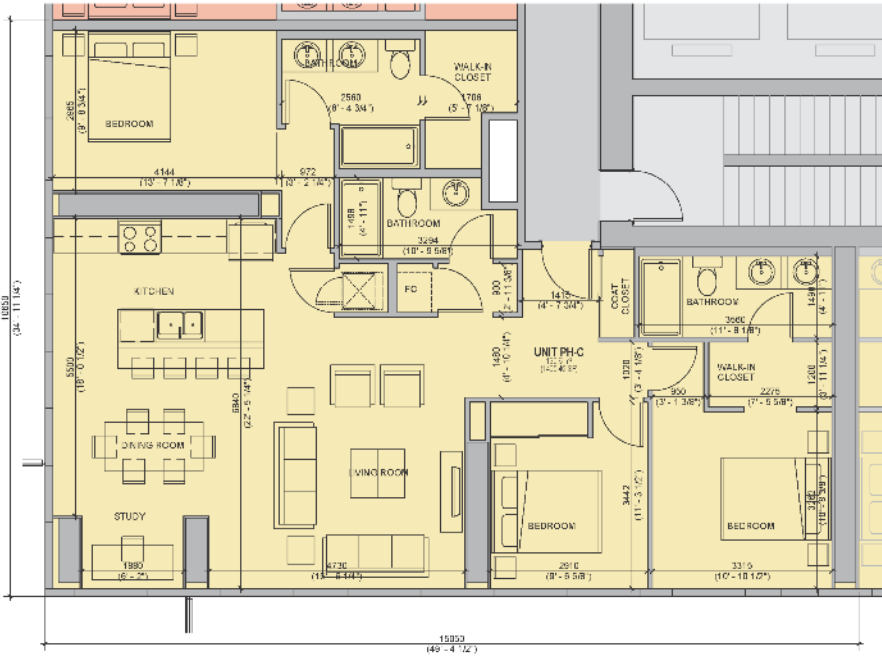
ARCHITECTS ENGINEERS PLANNERS

HAT @ Elbow River CPC Presentation

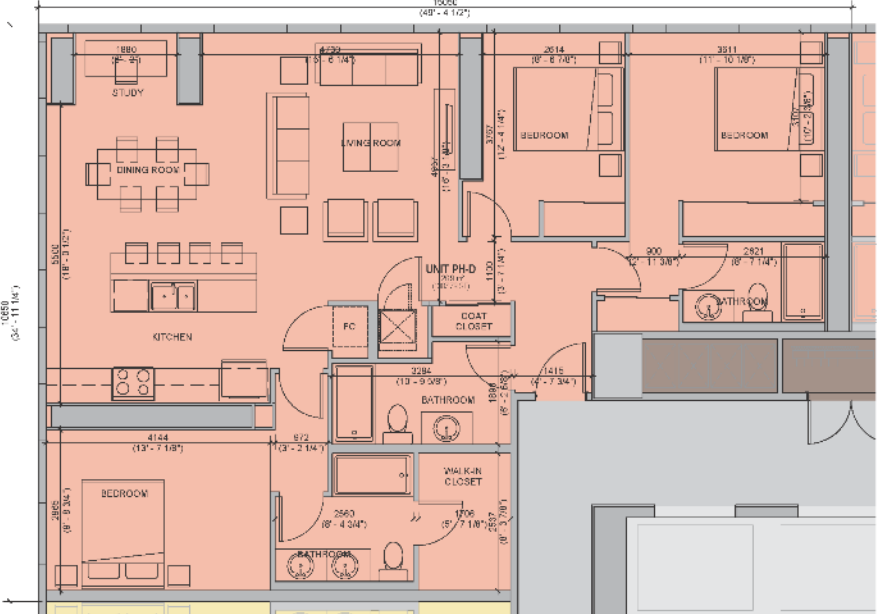


group of companies

UNIT PLANS - Penthouse Levels



2 UNIT PH-C
DP-505



3 UNIT PH-D
DP-506
SCALE: 1/8"



HAT @ Elbow River

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HAT @ Elbow River CPC Presentation



BUILDING ELEVATIONS
PHASING PLAN
STATISTICS



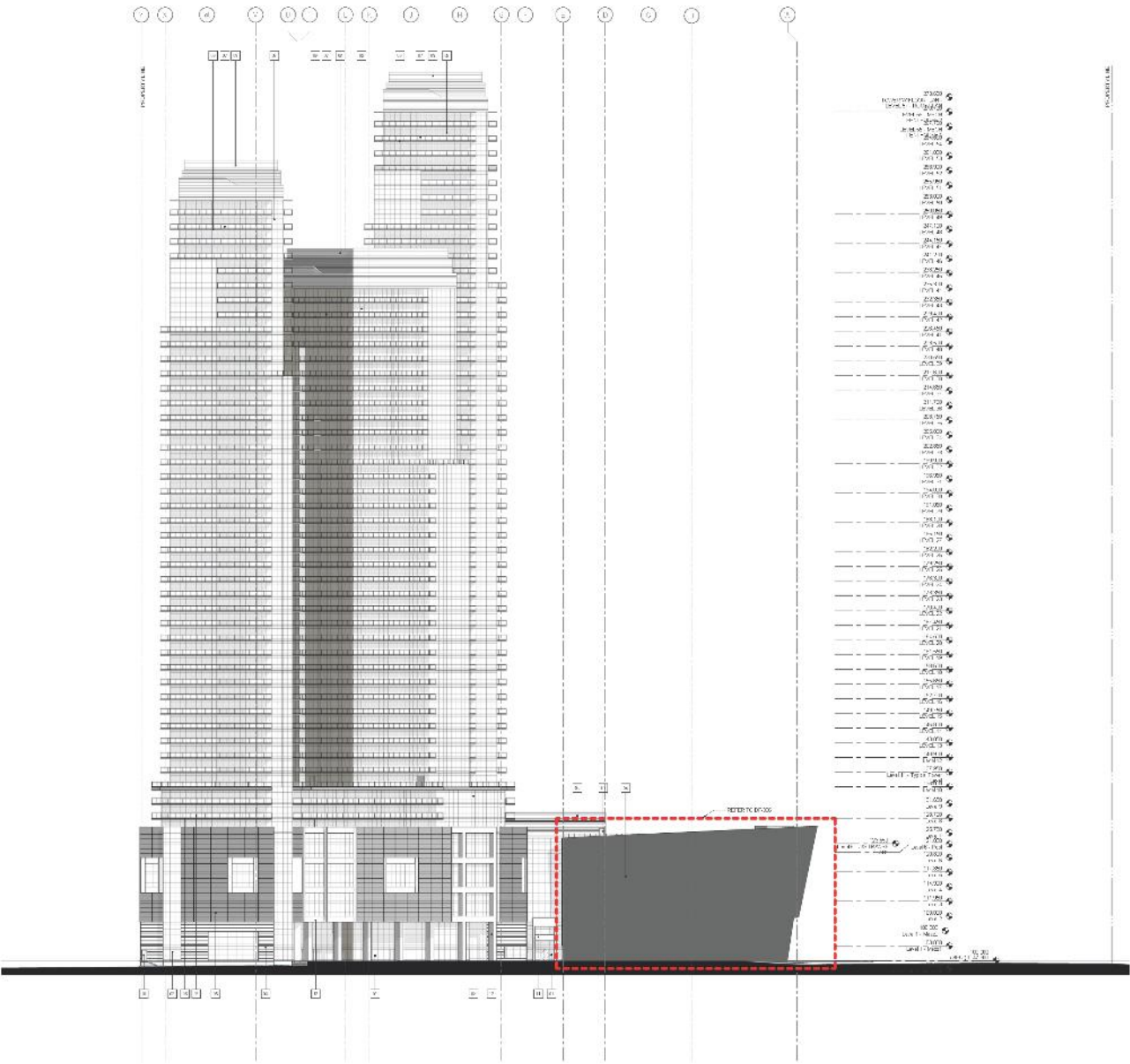
HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 79

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SOUTH BUILDING ELEVATION



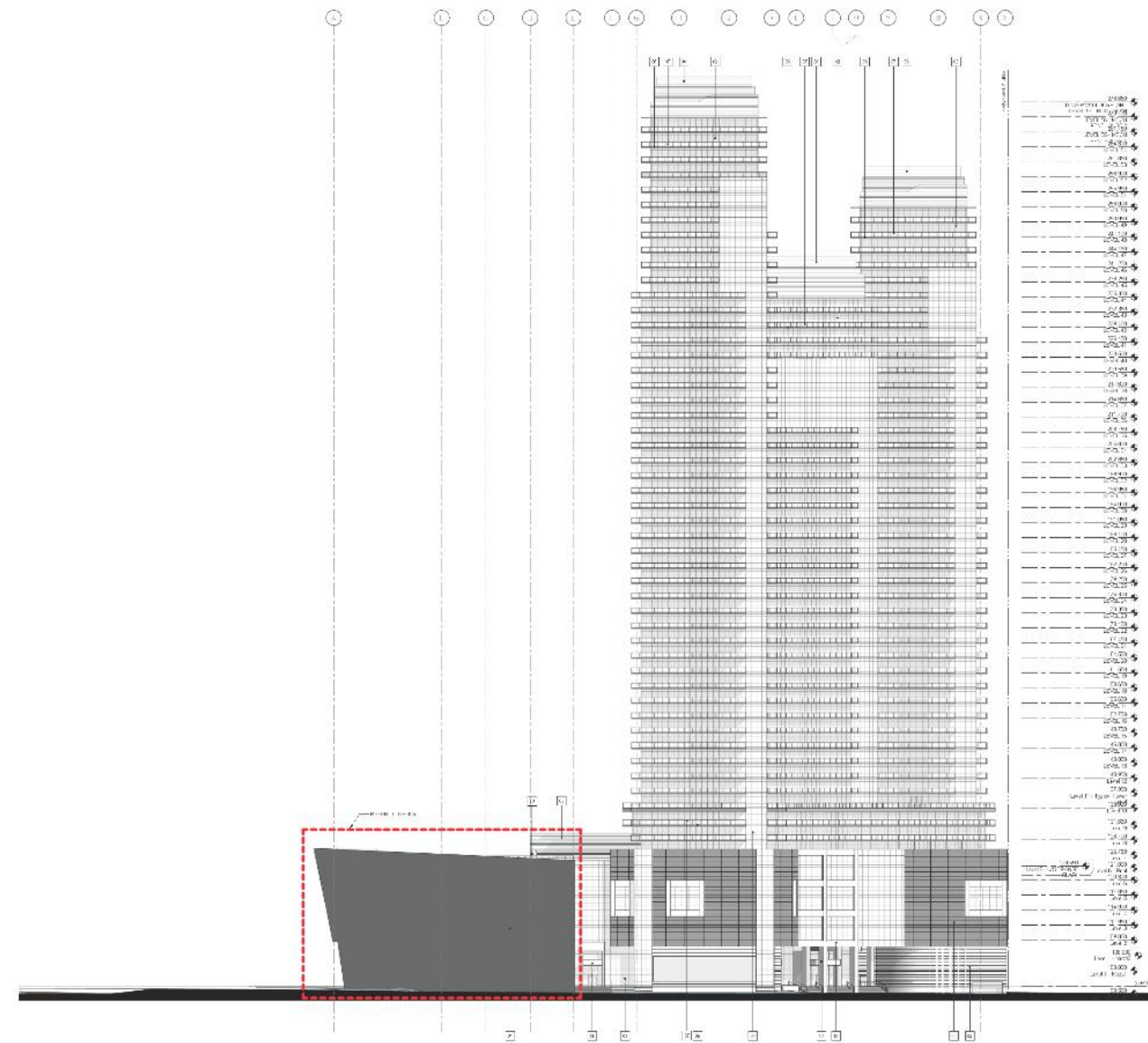
 HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 80

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EAST BUILDING ELEVATION



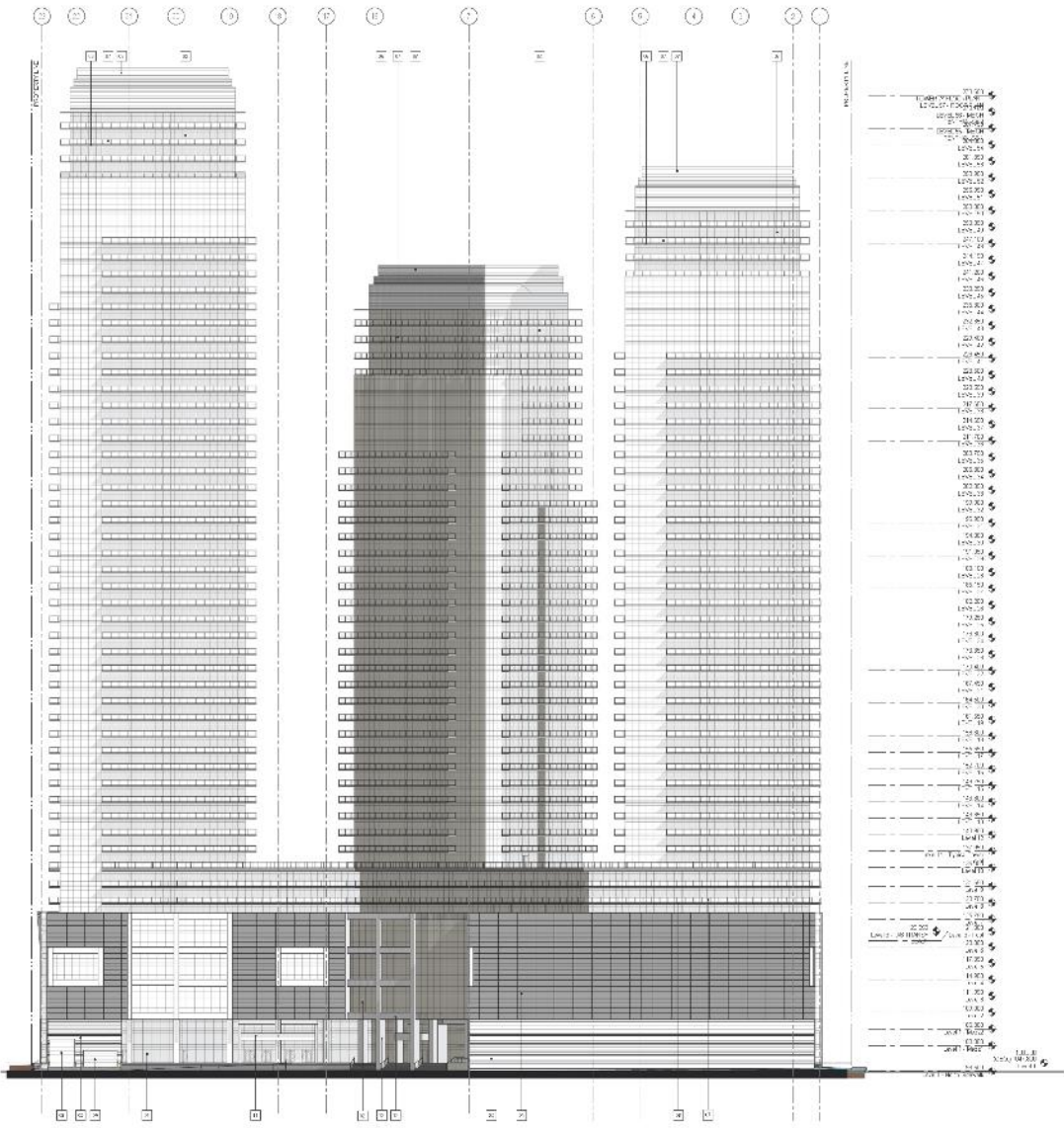
HAT @ Elbow River DATE 2018 109 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 81

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NORTH BUILDING ELEVATION





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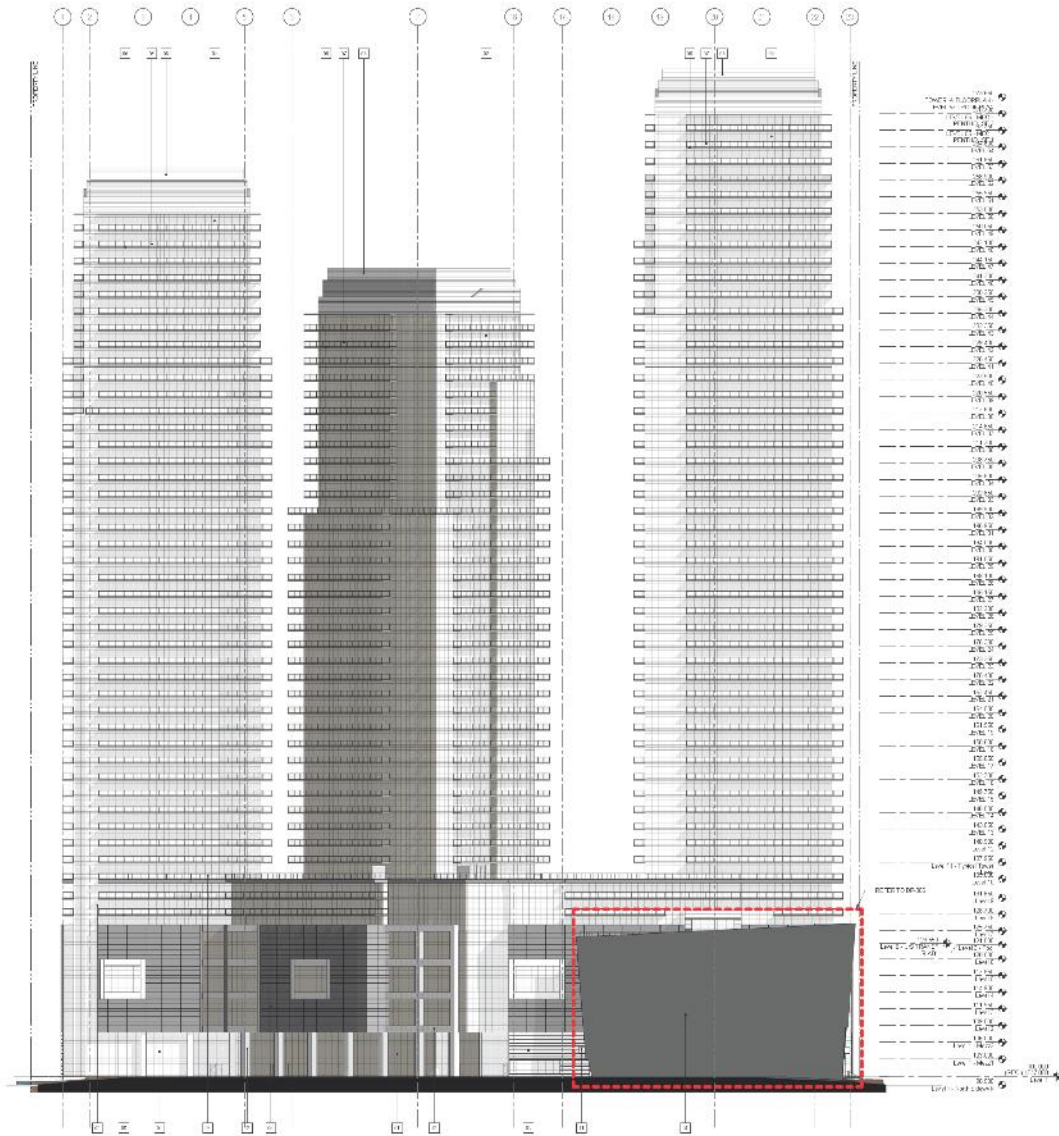


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WEST BUILDING ELEVATION



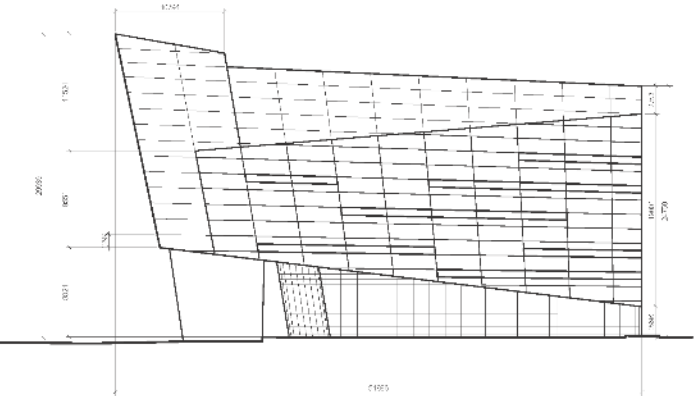
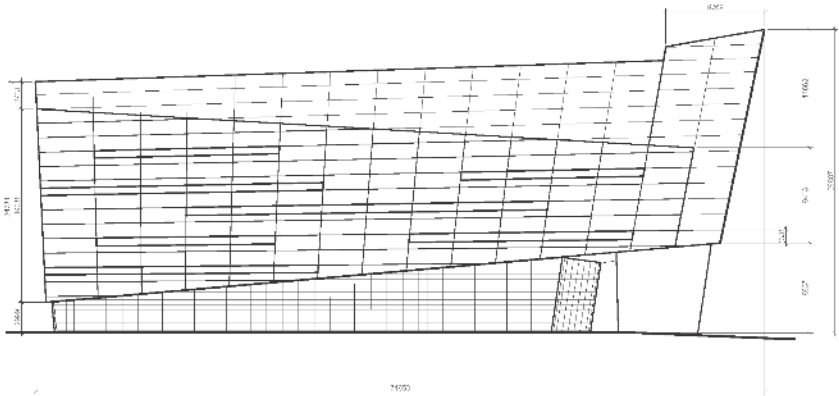
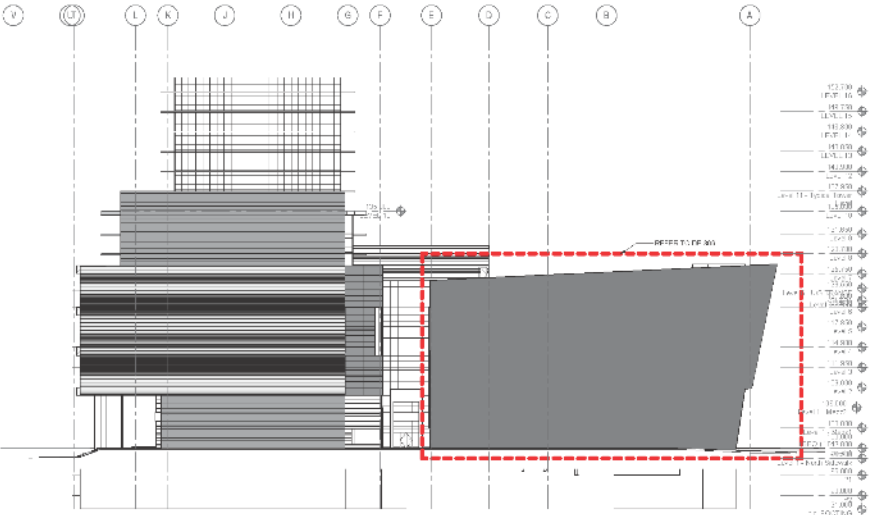
 HAT @ Elbow River DATE 2018 1 09 1 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 83

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'PROW' ELEVATIONS





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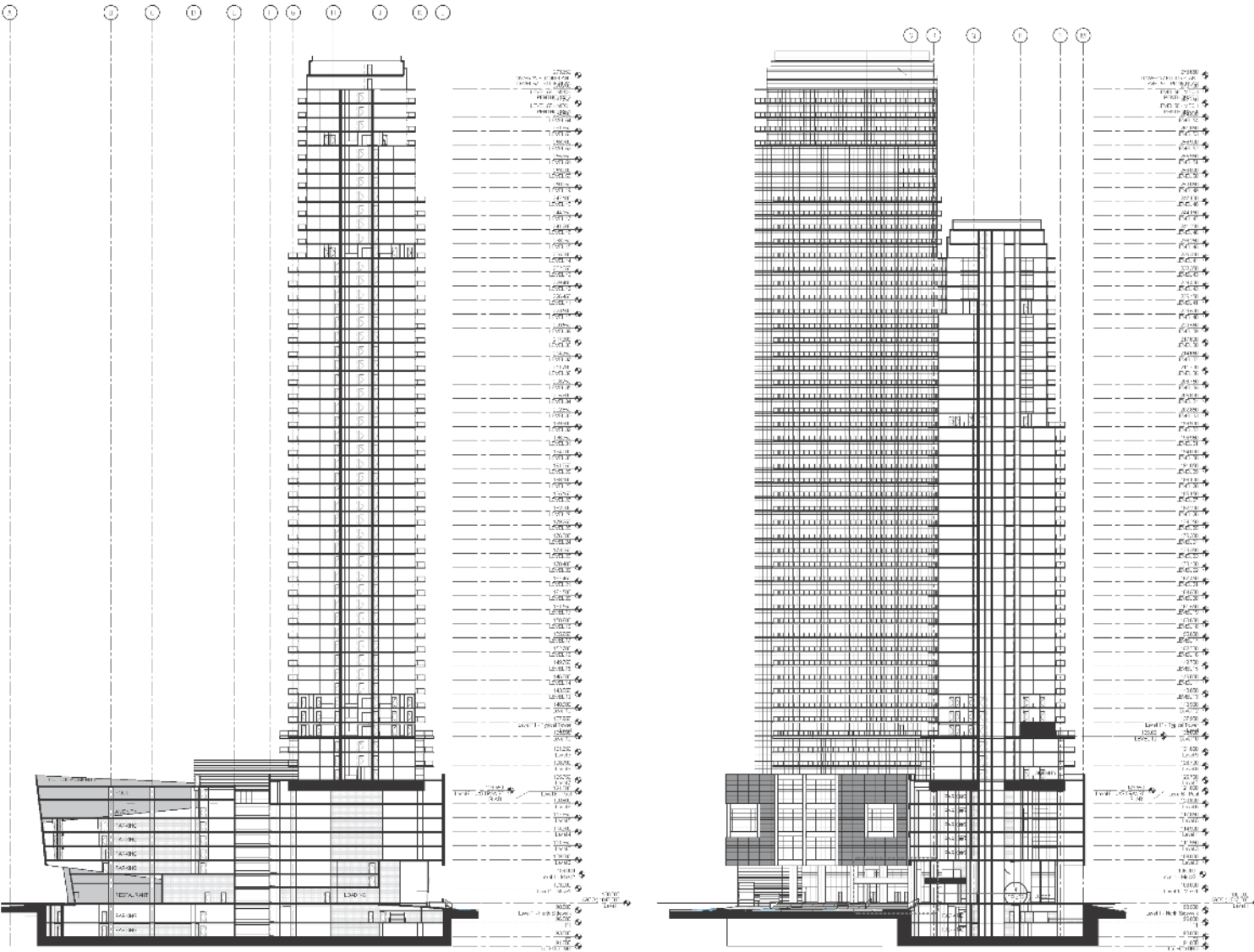
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CIDEX
group of companies

TYPICAL BUILDING SECTIONS





HAT @ Elbow River

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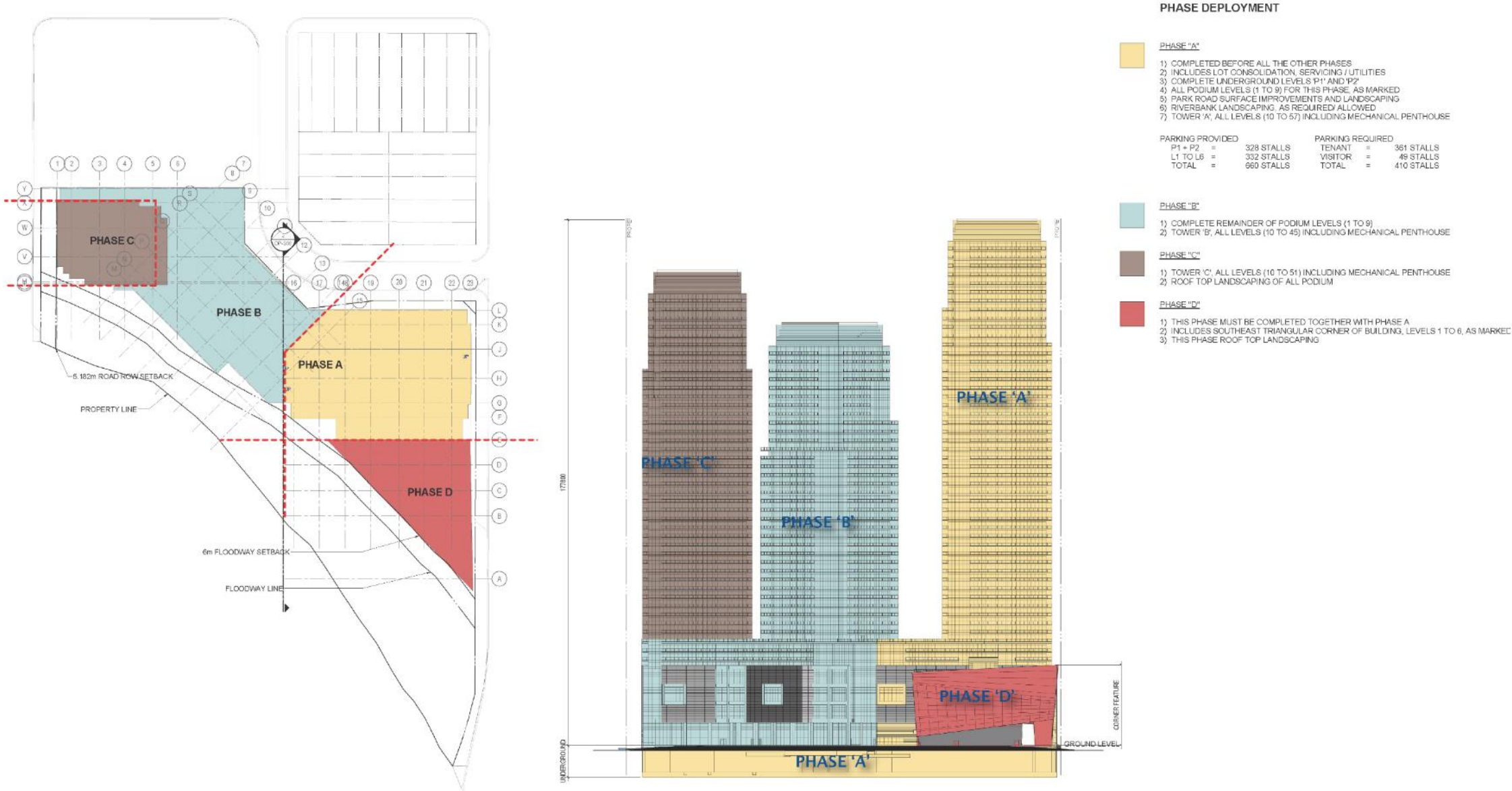


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PHASING PLAN



 HAT @ Elbow River

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STATISTICS 1: Summary

SITE AREA

		m²	sq.ft.	Ha	acre
TOTAL		13,354.57	143,850.00	1.34	3.30
NET		9,275.83	99,844.29	0.93	2.29

FAR CALCULATION

BY-LAW BASE FAR	12.00	160,374.00 m²
TARGET FAR	12.00	160,374.00 m²
TOTAL FAR PROPOSED	11.51	153,815.23 m²

PROGRAM

		GROSS	GIFA (estimate)
GROUND LEVEL		m²	sq.ft.
LEVEL 1	LOBBY / SERVICE / BOH	5,748.92	61,880.83
PODIUM			
LEVEL 2 TO 10	PARKADE / PODIUM UNITS	53,813.70	580,572.19
TOWER			
LEVEL 11 TO 55	RESIDENTIAL	94,152.62	1,013,450.37
TOTAL		153,815.23	1,655,653.39

RESIDENTIAL UNIT COUNT

	# OF LEVELS	UNITS/LEVEL	TOTAL
APT + PH	LEVEL 7 TO 55	VARIES	1,252
TOTAL UNITS			1,252

PARKING REQUIRED (BY-LAW)

	AREA / UNITS	# STALLS	TOTAL REQ.	TOT. PROV.
LEVEL 1 GROSS	0 stall per 100m² GIFA	0.00	0	0
LEVEL 2 to 10 - Resid	0.75 stall per resid. unit	160	120	120
Level 11 - 54 - Resid. units	0.75 stall per resid. unit	1,092	819	934
0.1 bylaw - Visitor	0.1 stall per resid. unit	125.2	125	126
RESTAURANT	0 stalls if mixed use	0.00	0	0
TOTAL PARKING REQUIRED			1,065	1,180

PARKING DEFICIENCY

	REQUIRED	PROVIDED
DEFICIENCY	1,065	1,180

PARKADE

	STORAGE LOCKERS	BIKE RACKS	PARKING EFFICIENCY	PARKING RATIO
			PARKING FLOOR PLATE AREA	(1 STALL PER)
			m²	sq.ft.
P2	100	0	7,251.51	78,054.00
P1	0	280	7,251.51	78,054.00
L1	0	297	1,561.00	17,078.06
L1 MEZZ 1	40	52	2,437.78	26,230.30
L1 MEZZ 2	282	0	4,159.78	44,775.45
L2	100	0	7,000.63	75,354.10
L3	101	0	7,024.23	75,608.13
L4	101	0	7,046.44	75,847.20
L5	25	0	7,075.05	76,174.59
L6	36	0	7,087.26	76,394.22
L7	49	0		
L8	29	0		
L9	29	0		
TOTAL	895	647		

BICYCLE PARKING

				CLASS	BIKE PARKING
					REQUIRED
CRU	NOT REQUIRED	0.00	0.00	CLASS 1	0
RESTAURANT	5% OF PARKING	0.00	0.00	CLASS 2	0
RESIDENTIAL	5% OF PARKING	0.00	0.00	CLASS 1	0
	0.5 per unit	0.50	1,252.00	CLASS 2	626
	0.1 per unit	0.10	125.20	CLASS 2	126
TOTAL				CLASS 1	626
				CLASS 2	126

FLOOR PLATE AREAS

	GROSS	GIFA OR NFA (%)	EFFICIENCY	UNIT COUNT	USE	TOTALS
	m²	sq.ft.	%			GFA m²
EVEL 1	5,748.92	61,880.83	1,437.23	15,470.21	25.00%	0
MEZZ1	2,437.78	26,230.30	0.00	0.00	0.00%	0
MEZZ2	4,159.78	44,775.45	0.00	0.00	0.00%	0
EVEL 2	7,000.63	75,354.10	0.00	0.00	0.00%	0
EVEL 3	7,024.23	75,608.13	0.00	0.00	0.00%	0
EVEL 4	7,046.44	75,847.20	0.00	0.00	0.00%	0
EVEL 5	7,076.85	76,174.59	1,196.27	12,876.55	16.90%	0
EVEL 6	7,097.26	76,394.22	1,220.19	13,133.98	17.19%	0
EVEL 7	4,157.47	44,750.52	3,681.01	39,622.01	88.54%	52
EVEL 8	3,956.65	42,588.98	3,480.18	37,460.37	87.96%	54
EVEL 9	3,956.65	42,588.98	3,480.18	37,460.37	87.96%	54
EVEL 10	2,309.93	24,863.88	1,994.10	21,464.35	86.33%	18
EVEL 11	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 12	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 13	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 14	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 15	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 16	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 17	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 18	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 19	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 20	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 21	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 22	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 23	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 24	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 25	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 26	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 27	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 28	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 29	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 30	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 31	2,394.41	25,773.21	2,078.58	22,373.59	86.81%	30
EVEL 32	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 33	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 34	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 35	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 36	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 37	2,306.99	24,832.23	1,991.16	21,432.71	86.31%	28
EVEL 38	2,223.39	23,912.37	1,907.56	20,532.84	85.80%	26
EVEL 39	2,223.39	23,912.37	1,907.56	20,532.84	85.80%	26
EVEL 40	2,135.96	22,991.28	1,820.13	19,591.75	85.21%	24
EVEL 41	2,135.96	22,991.28	1,820.13	19,591.75	85.21%	24
EVEL 42	2,135.96	22,991.28	1,820.13	19,591.75	85.21%	24
EVEL 43	2,135.96	22,991.28	1,820.13	19,591.75	85.21%	24
EVEL 44	2,048.54	22,050.90	1,592.17	17,137.96	77.72%	16
EVEL 45	1,669.80	17,973.58	1,459.25	15,707.23	87.39%	16
EVEL 46	1,336.55	14,388.50	1,126.00	12,120.15	84.25%	14
EVEL 47	1,336.55	14,388.50	1,126.00	12,120.15	84.25%	14
EVEL 48	1,336.55	14,388.50	1,126.00	12,120.15	84.25%	14
EVEL 49	1,336.55	14,388.50	1,126.00	12,120.15	84.25%	14
EVEL 50	1,336.55	14,388.50	985.45	10,607.54	73.73%	8
EVEL 51	957.81	10,309.78	852.53	9,176.60	89.01%	8
EVEL 52	624.56	6,722.71	519.28	5,589.53	83.14%	6
EVEL 53	624.56	6,722.71	519.28	5,589.53	83.14%	6
EVEL 54	624.56	6,722.71	519.28	5,589.53	83.14%	6
EVEL 55	624.56	6,722.71	519.28	5,589.53	83.14%	6
EVEL 56	624.56	6,722.71	0.00	0.00	0.00%	0
EVEL 57	245.82	2,645.88	0.00	0.00	0.00%	0
TOTAL	153,815.23	1,655,653.39	94,652.59	1,018,832.05	61.54%	1,252

(*) NET EXCLUDES CORE AND ALL MECHANICAL
RENTABLE AS PER ROMA 96 FOR OFFICE

resid. units



HAT @ Elbow River CPC Presentation



STATISTICS 2: GFA Detail per Level / per Tower

		PODIUM			TOWER 'A'			TOWER 'B'			TOWER 'C'			TOTAL GFA		UNIT COUNT
		m²	sq.ft.	unit count	m²	sq.ft.	unit count	m²	sq.ft.	unit count	m²	sq.ft.	unit count	m²	sq.ft.	
VEL 1	PD1	5,748.92	61,880.83	0										5,748.92	61,880.83	0
	MEZZ1	2,437.78	26,239.99	0										2,437.78	26,239.99	0
	MEZZ2	4,159.78	44,775.45	0										4,159.78	44,775.45	0
VEL 2	PD2	7,000.63	75,354.10	0										7,000.63	75,354.10	0
	PD3	7,024.23	75,608.13	0										7,024.23	75,608.13	0
	PD4	7,046.44	75,847.20	0										7,046.44	75,847.20	0
VEL 3	PD5	7,076.85	76,174.59	0										7,076.85	76,174.59	0
VEL 4	PD6	7,097.26	76,394.22	0										7,097.26	76,394.22	0
VEL 5	PD7	4,157.47	44,750.62	52										4,157.47	44,750.62	52
VEL 6	PD8	3,956.65	42,588.98	54										3,956.65	42,588.98	54
VEL 7	PD9	3,956.65	42,588.98	54										3,956.65	42,588.98	54
VEL 10	T1				799.41	8,604.73	7	714.93	7,695.44	4	795.59	8,563.66	7	2,309.93	24,863.88	18
VEL 11	T2				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 12	T3				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 13	T4				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 14	T5				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 15	T6				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 16	T7				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 17	T8				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 18	T9				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 19	T10				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 20	T11				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 21	T12				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 22	T13				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 23	T14				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 24	T15				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 25	T16				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 26	T17				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 27	T18				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 28	T19				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 29	T20				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 30	T21				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 31	T22				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 32	T23				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 33	T24				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 34	T25				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 35	T26				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 36	T27				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 37	T28				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 38	T29				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 39	T30				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 40	T31				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 41	T32				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 42	T33				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 43	T34				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 44	T35				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 45	T36				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 46	T37				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 47	T38				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 48	T39				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 49	T40				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 50	T41				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 51	T42				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 52	T43				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 53	T44				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 54	T45				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 55	T46				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 56	T47				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
VEL 57	T48				799.41	8,604.73	10	799.41	8,604.73	10	795.59	8,563.66	10	2,394.41	25,773.21	30
OTALS		59,662.61	642,203.02	160	36,244.48	390,132.34	425	26,567.08	285,965.67	302	31,341.06	337,352.36	365	153,815.23	1,655,653.39	1,252.00



HAT @ Elbow River CPC Presentation



STATISTICS 3: Unit Count / Unit Mix

		PODIUM				TOWER 'A'				TOWER 'B'				TOWER 'C'				UNIT COUNT	
		1 BDRM	2 BDRM	1.5BDRM	STUDIO	TOTAL	1 BDRM	2 BDRM	3BDRM	TOTAL	1 BDRM	2 BDRM	3BDRM	TOTAL	1 BDRM	2 BDRM	3BDRM	TOTAL	TOTAL
LEVEL 1	P1					0				0								0	
MEZZ1						0				0								0	
MEZZ2						0				0								0	
LEVEL 2	P2	0	0	0	0	0				0								0	
LEVEL 3	P3	0	0	0	0	0				0								0	0
LEVEL 4	P4	0	0	0	0	0				0								0	0
LEVEL 5	P5	0	0	0	0	0				0								0	0
LEVEL 6	P6	0	0	0	0	0				0								0	0
LEVEL 7	P7	44	8	0	0	52				0								0	52
LEVEL 8	P8	46	8	0	0	54				0								0	54
LEVEL 9	P9	46	8	0	0	54				0								0	54
LEVEL 10	T1					0	4	3		7	2	2		4	5	2		7	18
LEVEL 11	T2					0	6	4		10	6	4		10	7	3		10	30
LEVEL 12	T3					0	6	4		10	6	4		10	7	3		10	30
LEVEL 13	T4					0	6	4		10	6	4		10	7	3		10	30
LEVEL 14	T5					0	6	4		10	6	4		10	7	3		10	30
LEVEL 15	T6					0	6	4		10	6	4		10	7	3		10	30
LEVEL 16	T7					0	6	4		10	6	4		10	7	3		10	30
LEVEL 17	T8					0	6	4		10	6	4		10	7	3		10	30
LEVEL 18	T9					0	6	4		10	6	4		10	7	3		10	30
LEVEL 19	T10					0	6	4		10	6	4		10	7	3		10	30
LEVEL 20	T12					0	6	4		10	6	4		10	7	3		10	30
LEVEL 21	T11					0	6	4		10	6	4		10	7	3		10	30
LEVEL 22	T12					0	6	4		10	6	4		10	7	3		10	30
LEVEL 23	T13					0	6	4		10	6	4		10	7	3		10	30
LEVEL 24	T14					0	6	4		10	6	4		10	7	3		10	30
LEVEL 25	T15					0	6	4		10	6	4		10	7	3		10	30
LEVEL 26	T16					0	6	4		10	6	4		10	7	3		10	30
LEVEL 27	T17					0	6	4		10	6	4		10	7	3		10	30
LEVEL 28	T18					0	6	4		10	6	4		10	7	3		10	30
LEVEL 29	T19					0	6	4		10	6	4		10	7	3		10	30
LEVEL 30	T20					0	6	4		10	6	4		10	7	3		10	30
LEVEL 31	T21					0	6	4		10	6	4		10	7	3		10	30
LEVEL 32	T22					0	6	4		10	4	4		8	7	3		10	28
LEVEL 33	T23					0	6	4		10	4	4		8	7	3		10	28
LEVEL 34	T24					0	6	4		10	4	4		8	7	3		10	28
LEVEL 35	T25					0	6	4		10	4	4		8	7	3		10	28
LEVEL 36	T26					0	6	4		10	4	4		8	7	3		10	28
LEVEL 37	T27					0	6	4		10	4	4		8	7	3		10	28
LEVEL 38	T28					0	6	4		10	4	4		8	4	4		8	26
LEVEL 39	T29					0	6	4		10	4	4		8	4	4		8	26
LEVEL 40	T30					0	6	4		10	2	4		6	4	4		8	24
LEVEL 41	T31					0	6	4		10	2	4		6	4	4		8	24
LEVEL 42	T32					0	6	4		10	2	4		6	4	4		8	24
LEVEL 43	T33					0	6	4		10	2	4		6	4	4		8	24
LEVEL 44	T34					0	4	4		8	0	0		0	4	4		8	16
LEVEL 45	T35					0	4	4		8					4	4		8	16
LEVEL 46	T36					0	4	4		8					2	4		6	14
LEVEL 47	T37					0	4	4		8					2	4		6	14
LEVEL 48	T38					0	4	4		8					2	4		6	14
LEVEL 49	T39					0	4	4		8					2	4		6	14
LEVEL 50	T40					0	4	4		8					0	0		0	8
LEVEL 51	T41					0	4	4		8									8
LEVEL 52	T42					0	2	4		6									6
LEVEL 53	T43					0	2	4		6									6
LEVEL 54	T44					0	2	4		6									6
LEVEL 55	T45					0	2	4		6									6
LEVEL 56	T46					0	0	0		0									0
TOTALS		136	24	0	0	160	242	183	0	425	168	134	0	302	234	131	0	365	1,252

TOTALS PER # OF BEDROOMS

1 BDRM	2 BDRM	1.5BDRM	STUDIO	TOTAL
780	472	0	0	1252
62.30%	37.70%	0.00%	0.00%	100.00%



HAT @ Elbow River CPC Presentation



HAT @ Elbow River DATE 2018 | 09 | 20 PROJECT # NCCA140240 PROJECT MANAGER B.M. DRAWN F.A./B.A. SCALE N.T.S PAGE 90

