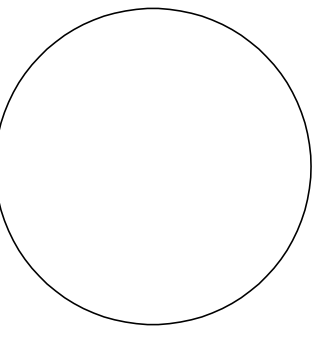


This Drawing is the property of the Architects and reproduction is prohibited without their written approval. The Contractor is to check and verify all dimensions and report any discrepancies to the Architect prior to construction. This Drawing is not to be used for construction unless properly signed and sealed by the Architect. This Drawing is not to be scaled.



Professional Seal of Architect or Engineer:
Valid only when properly signed and sealed

■ Consultant

■ In Collaboration

■ Revisions

No.	Description	Date
1.	ISSUED FOR DP	2022.10.07
2.	ISSUED FOR REVIEW	2023.01.13
3.	ISSUED FOR REVIEW	2023.02.08
4.	ISSUED FOR REVIEW	2023.03.16

■ Client



■ Project

**#7, DALHOUSIE CRU
FOR CALGARY
CO-OPERATIVE
ASSOCIATION LTD.**

5505 SHAGANAPPI TRAIL NW
CALGARY, ALBERTA

■ Drawing

**COVER PAGE, SITE
DETAIL &
INFORMATION**

Drawn by: DR, KJ
Scale: AS NOTED

Checked by: KJ
Approval by: PW

Date:
JUL. 2022

Project No.:
21056

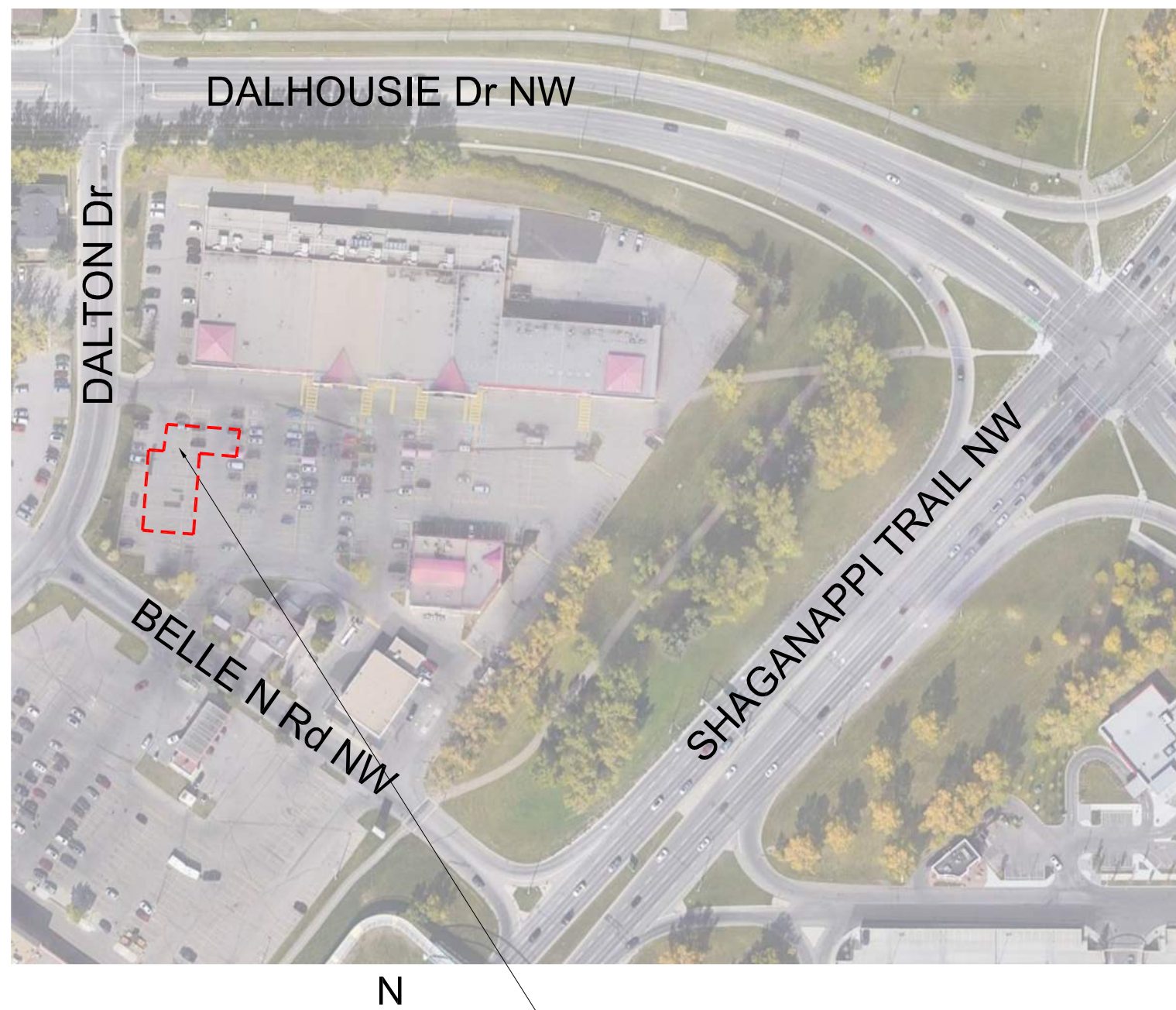
DP0



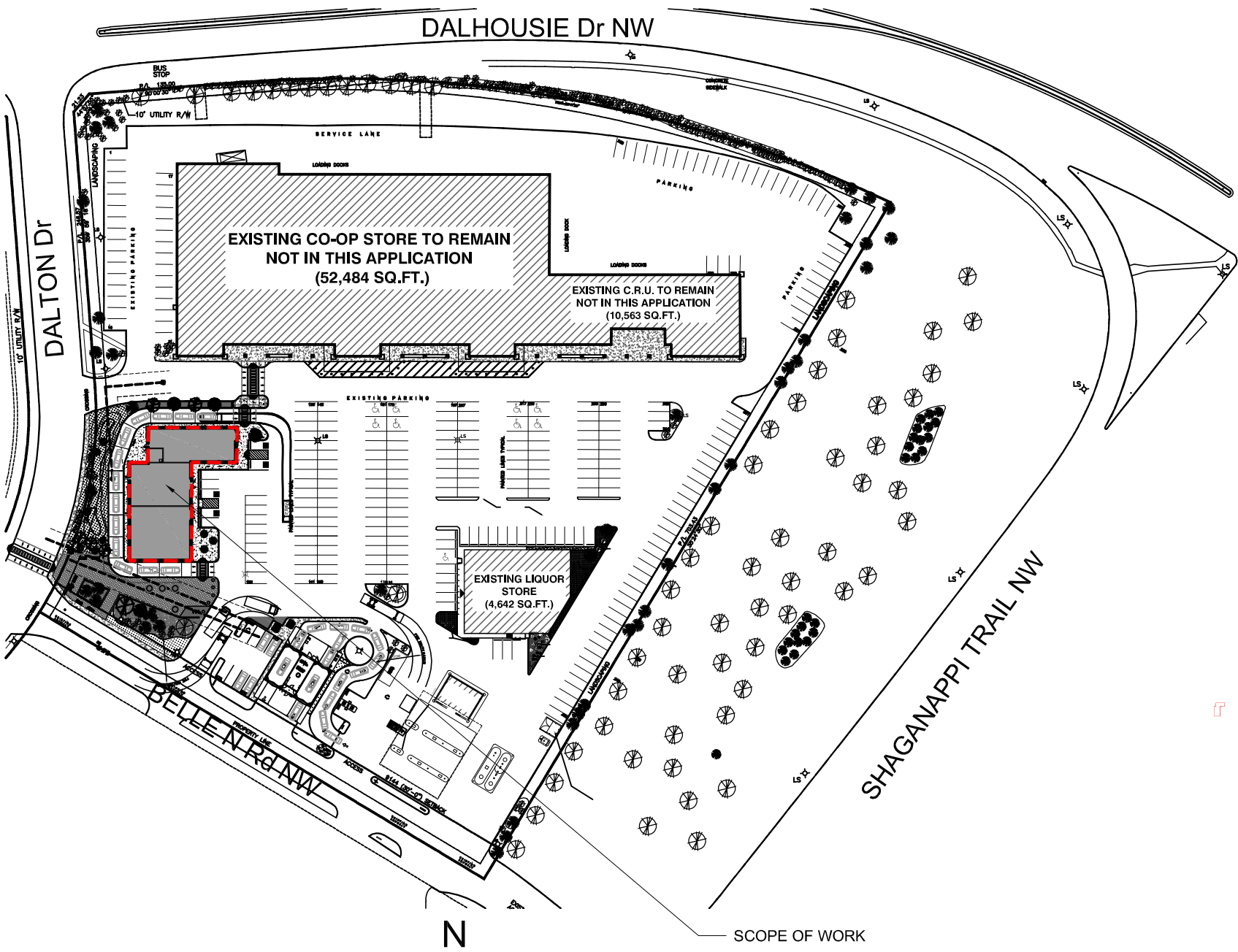
#7, DALHOUSE, COMMERCIAL RETAIL UNITS FOR CALGARY CO-OPERATIVE ASSOCIATION LIMITED CALGARY, ALBERTA

ISSUED FOR DEVELOPMENT PERMIT

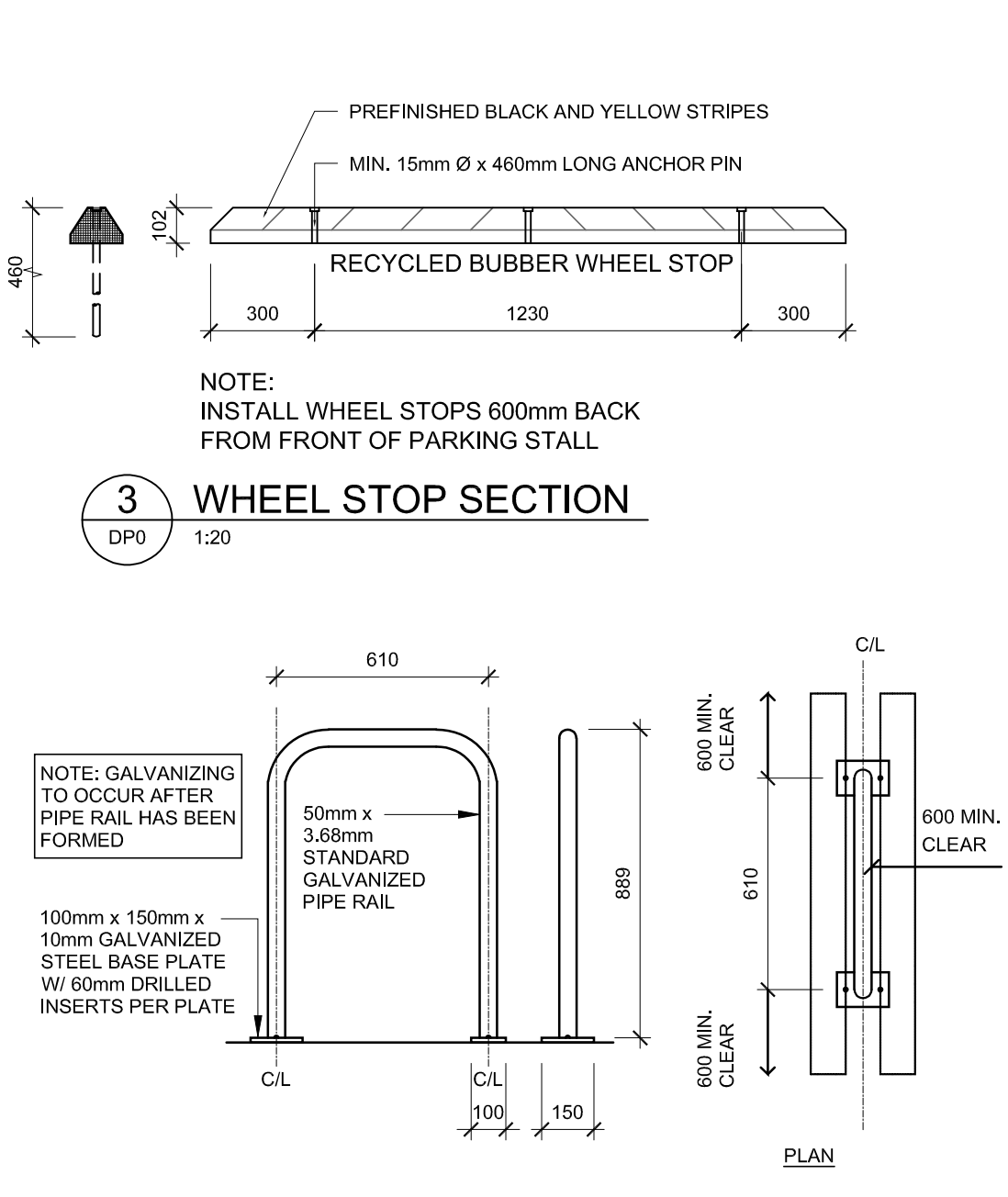
SITE INFORMATION		DRAWING LIST	
MUNICIPAL ADDRESS 5505 SHAGANAPPI TRAIL NW	ZONING DC - 26D2018	ARCHITECTURAL BCW ARCHITECTS	CIVIL VERITAS DEVELOPMENT SOLUTIONS
LEGAL DESCRIPTION LOT - 1 BLOCK - 1 PLAN - 7410037	PROPOSED USES - HEALTH CARE SERVICE (DENTIST) - HEALTH CARE SERVICE (PHYSIOTHERAPIST) - RESTAURANT, FOOD SERVICE ONLY W/ DRIVE THROUGH	DP0 COVER PAGE, SITE DETAILS & INFORMATION DP1 PROPOSED FLOOR & ROOF PLAN DP2 EXTERIOR ELEVATIONS	061-32 BASE SITE SERVICING PLAN
SITE AREA 32,270.85m ² (3,227 HA)			
BUILDING AREA 681.44m ² (7,336m ²)			
DEVELOPMENT SYNOPSIS			
REQUIRED / ALLOWED		PROVIDED	
PARCEL AREA	MAX. PARCEL AREA = 12.0 HA	PARCEL AREA	= 3,227 HA
FLOOR AREA RATIO	FLOOR AREA RATIO = 3.0	PROPOSED CRU / RESTAURANT GFA	= 681.44m ²
		EXISTING BUILDINGS	
		CO-OP GROCERY STORE	= -4,884.35m ²
		CRU	= -1,534.29m ²
		CO-OP LIQUOR STORE	= -565.83m ²
		BANK (BANK OF NOVA SCOTIA)	= -581.99m ²
		BANK (CONNECT FIRST)	= -550.45m ²
		CO-OP GAS BAR	= -58.54m ²
		TOTAL	= 8876.89m ²
		TOTAL FLOOR AREA	= 8,876.89m ² / 33,274.44m ² = 0.27 FAR
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT IS 26 METERS 26.0 METRES WITHIN 20.0 METRES OF A PROPERTY LINE SHARED WITH DALTON DRIVE NW, (DC - 26D2018)	BUILDING HEIGHT	= 6.1m
BUILDING SETBACKS	SIDE (NORTH) = 0.0m FRONT (EAST) = 0.0m SIDE (SOUTH) = 3.0m REAR (WEST) = 3.0m	SIDE (NORTH) = FRONT (EAST) = SIDE (SOUTH) = REAR (WEST) =	86.6m 131.3m 29.5m 9.7
LANDSCAPE TREE CALCS	THE AMOUNT OF EXISTING TREES TO REMAIN THE SAME. RELOCATION OF SOME TREES AS PER DEMO AND SITE PLAN.	SOME ADDITIONAL TREES HAVE BEEN PROPOSED ALONG THE WEST ELEVATION, CREATING MORE SCREENING OF THE DRIVE THROUGH. EXACT LOCATION TO BE CONFIRMED ON SITE	



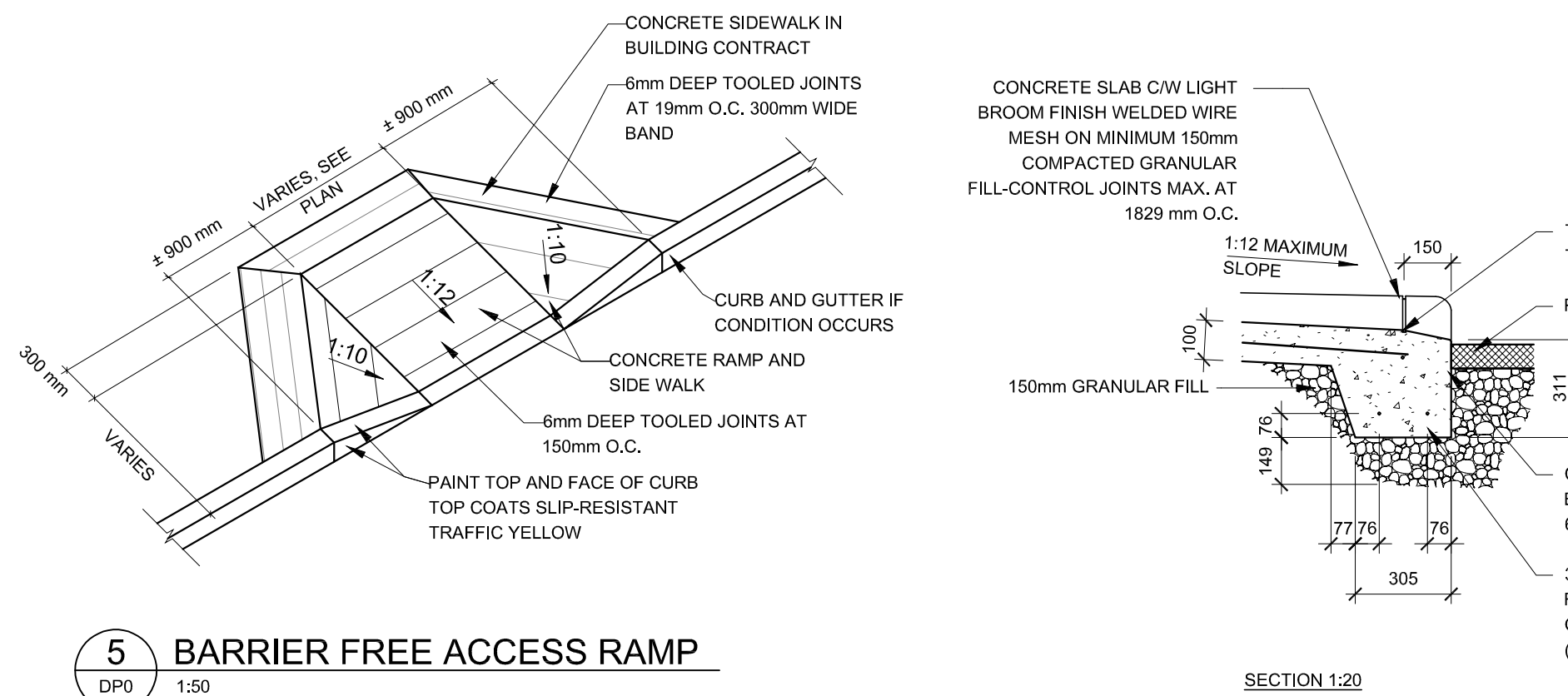
1 VICINITY MAP
DP0 N.T.S.



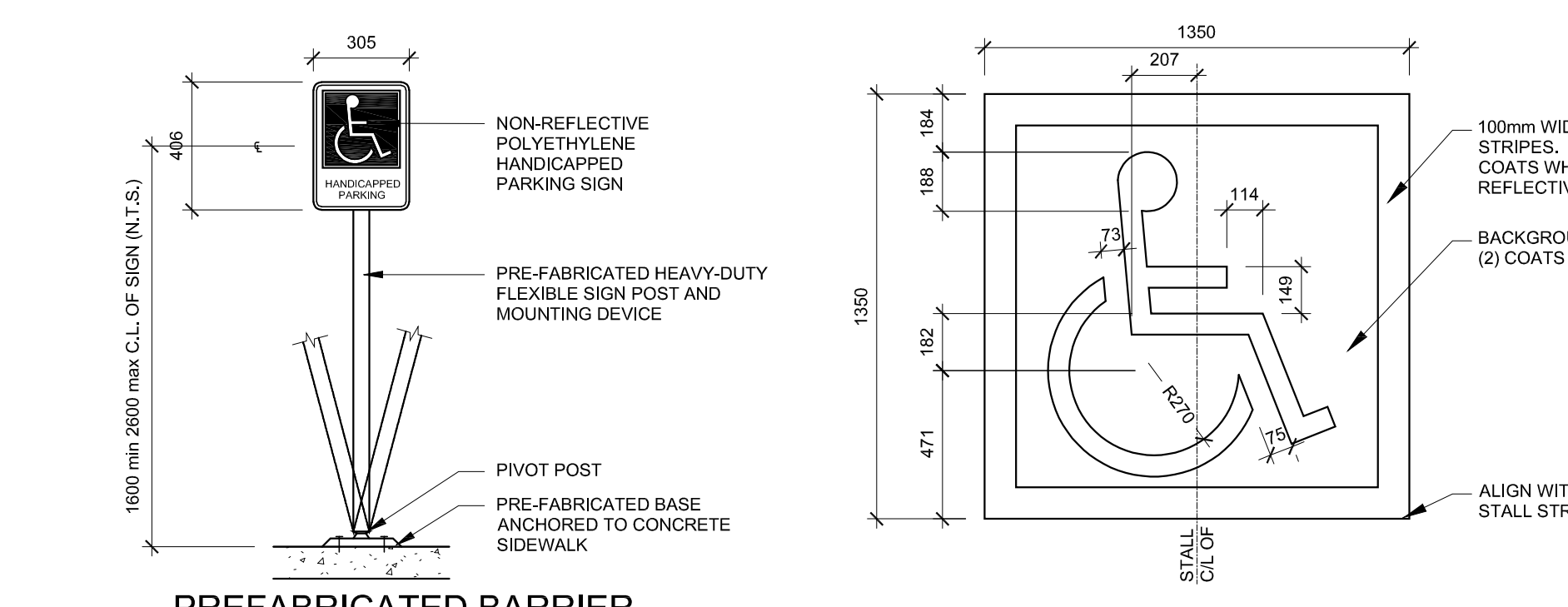
2 VICINITY SITE PLAN
DP0 1:1000



4 BIKE RACK SIDE ELEVATION
DP0 1:20

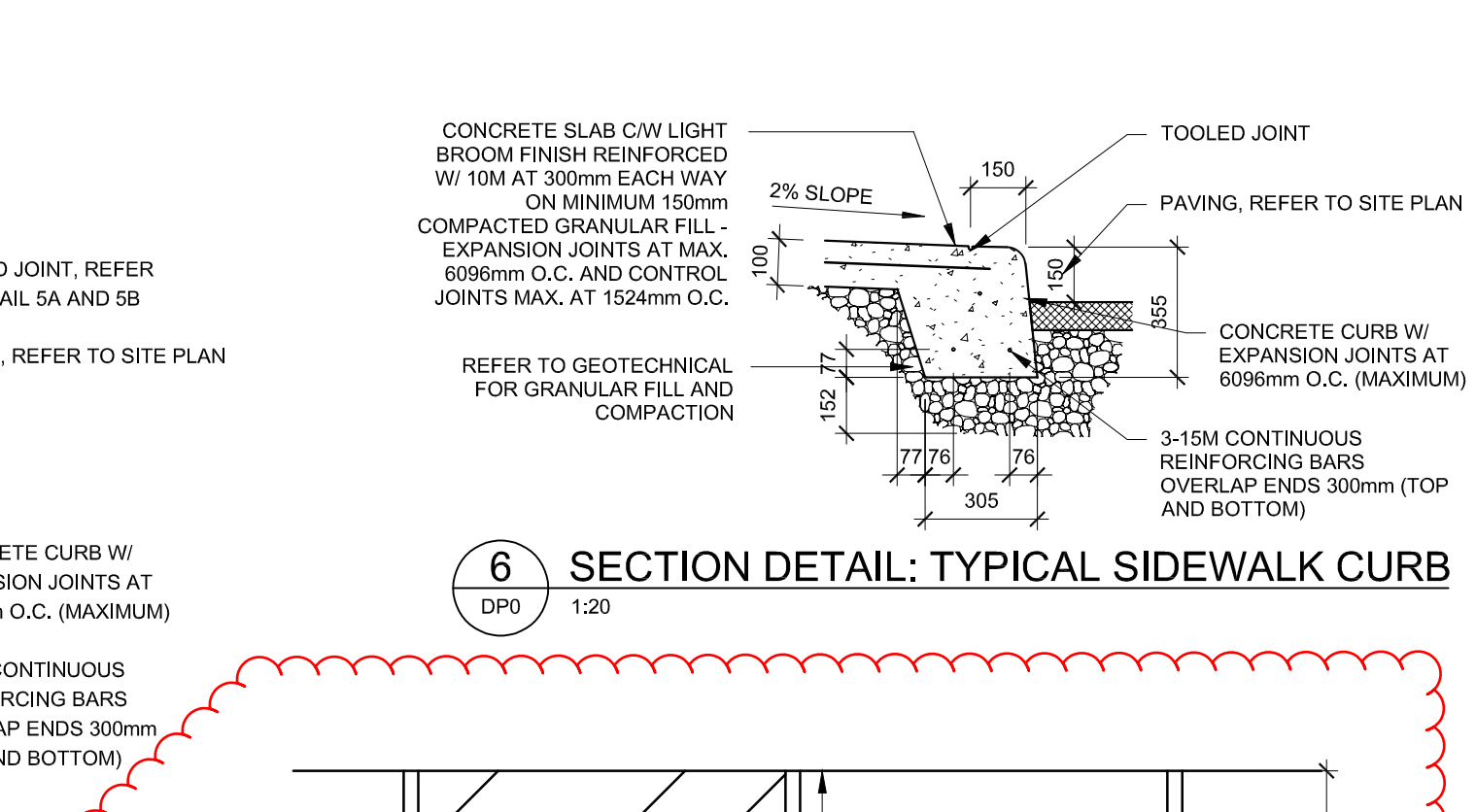


5 BARRIER FREE ACCESS RAMP
DP0 1:50

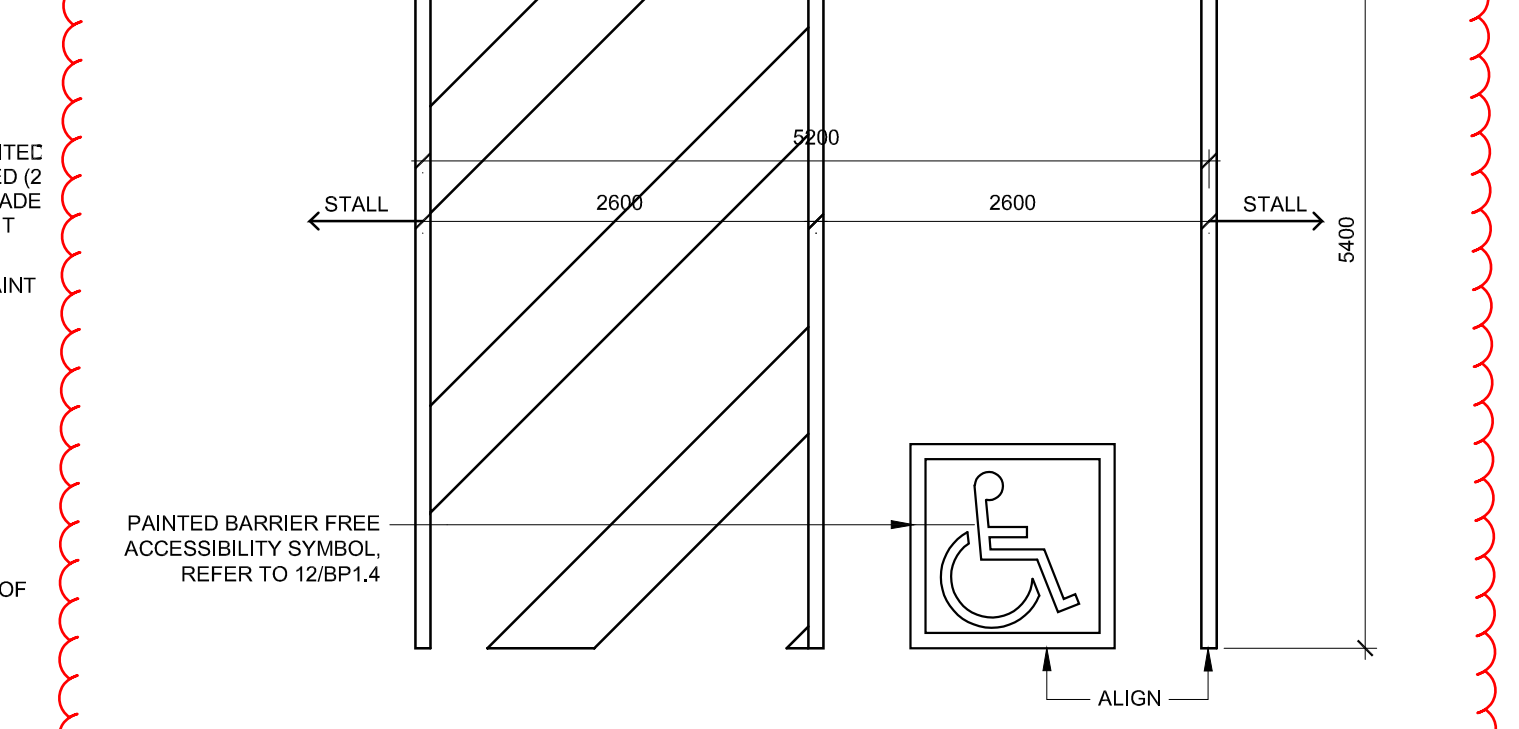


8 PREFABRICATED BARRIER FREE SIGN POST
DP0 1:20

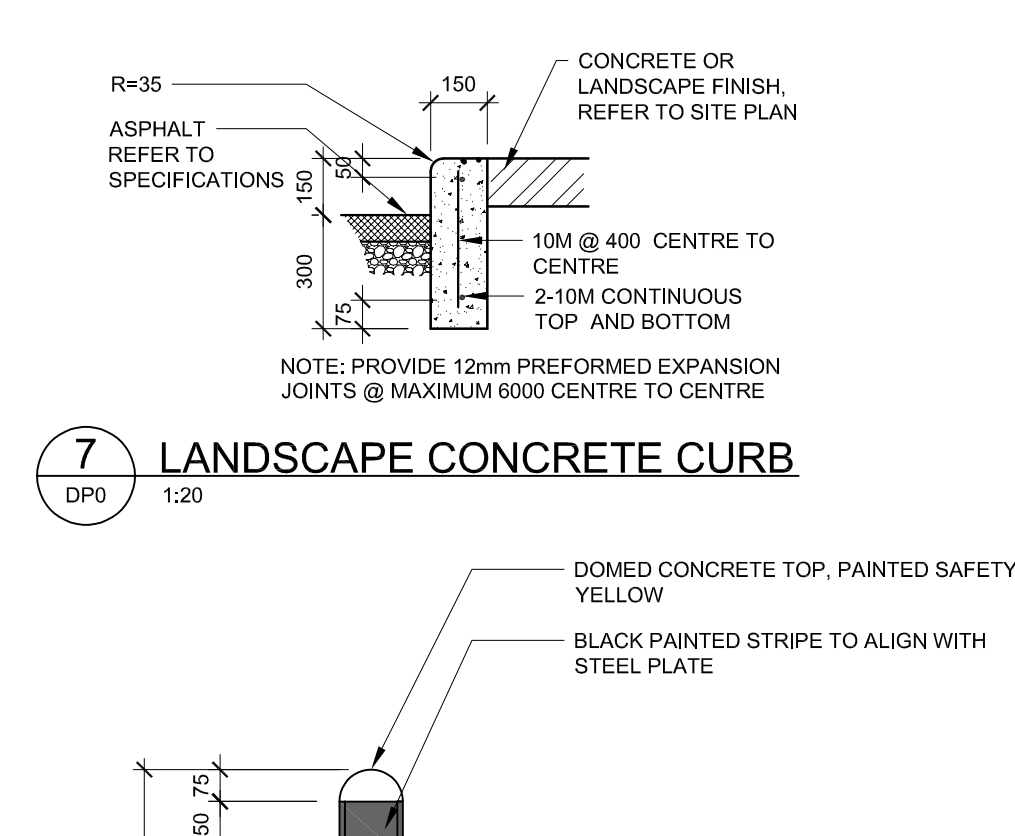
9 PAINTED BARRIER FREE SYMBOL
DP0 1:20



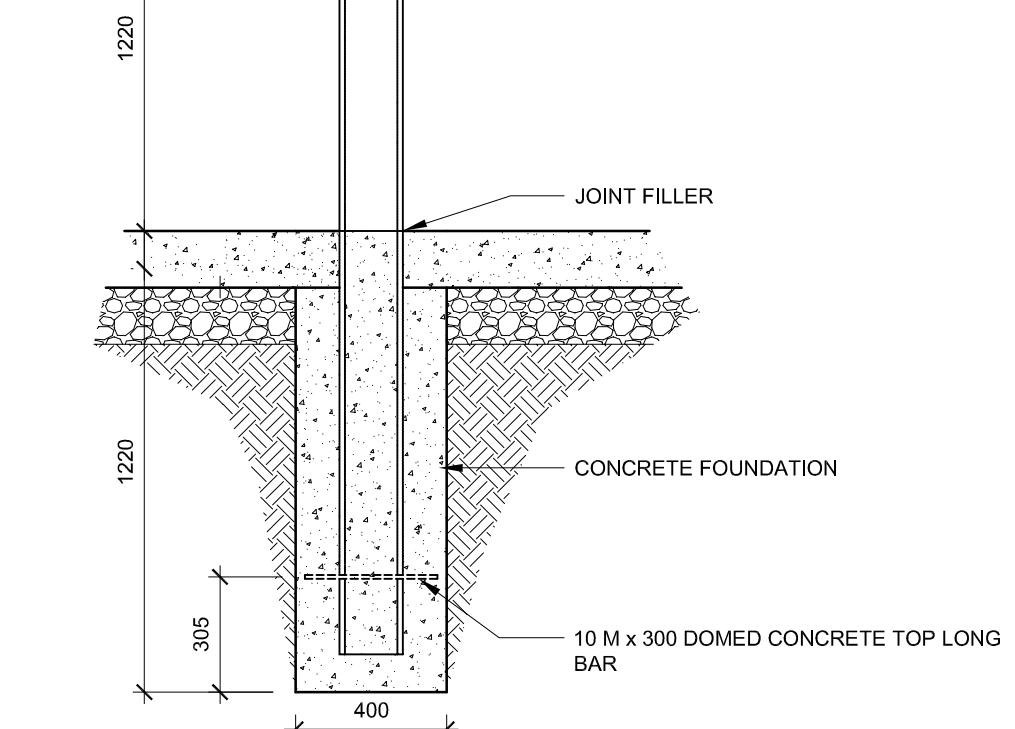
6 SECTION DETAIL: TYPICAL SIDEWALK CURB
DP0 1:20



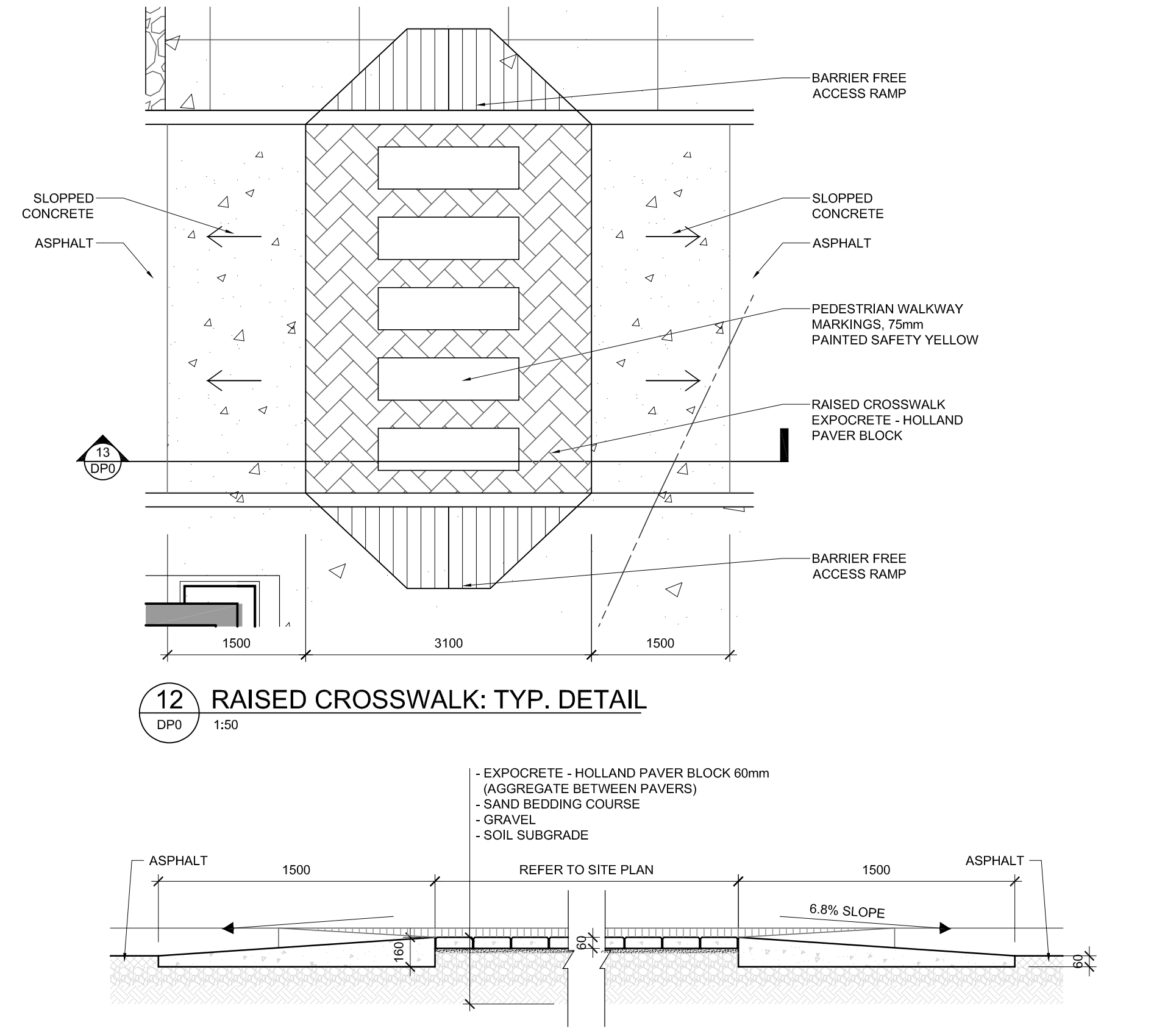
10 TYPICAL BARRIER FREE PARKING STALL PLAN DETAIL
DP0 1:50



7 LANDSCAPE CONCRETE CURB
DP0 1:20



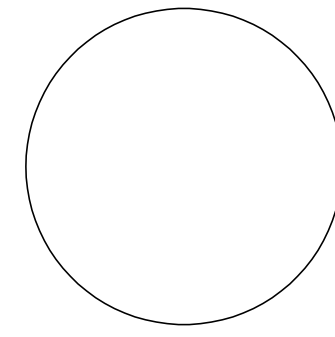
11 CONCRETE BOLLARD DETAIL
DP0 1:20



12 RAISED CROSSWALK: TYP. DETAIL
DP0 1:50

13 RAISED CROSSWALK: TYP. SECTION
DP0 1:25

This Drawing is the property of the Architects and reproduction is prohibited without their written approval. The Contractor is to check and verify all dimensions and report any discrepancies to the Architect prior to construction. This Drawing is not to be used for construction unless properly signed and sealed by the Architect. This Drawing is not to be scaled.



Professional Seal of Architect or Engineer:
Valid only when properly signed and sealed

■ Consultant

■ In Collaboration

■ Revisions

No.	Description	Date
1.	ISSUED FOR DP	2022.10.07
2.	ISSUED FOR REVIEW	2023.01.13
3.	ISSUED FOR REVIEW	2023.02.08
4.	ISSUED FOR REVIEW	2023.03.16

■ Client



■ Project

**#7, DALHOUSIE CRU
FOR CALGARY
CO-OPERATIVE
ASSOCIATION LTD.**

5505 SHAGANAPPI TRAIL NW
CALGARY, ALBERTA

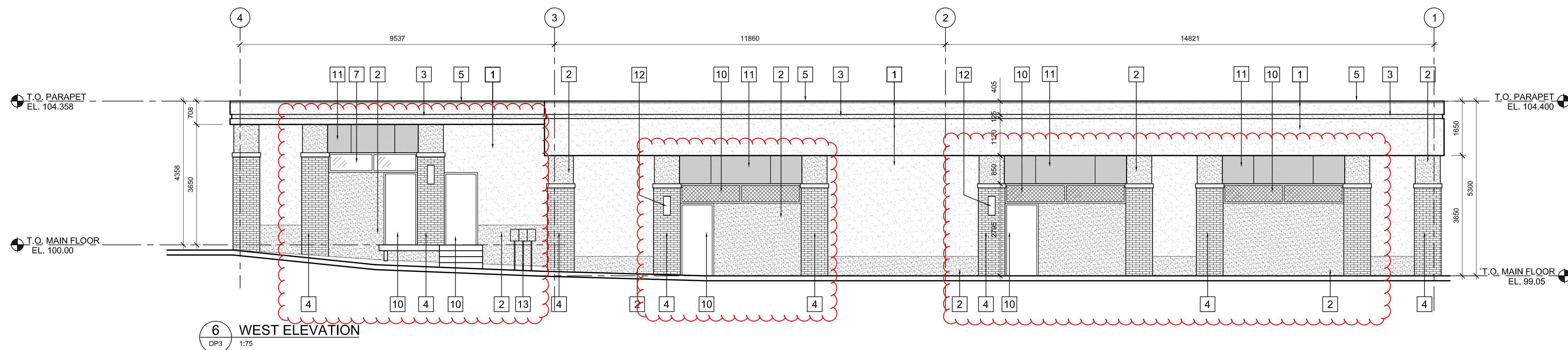
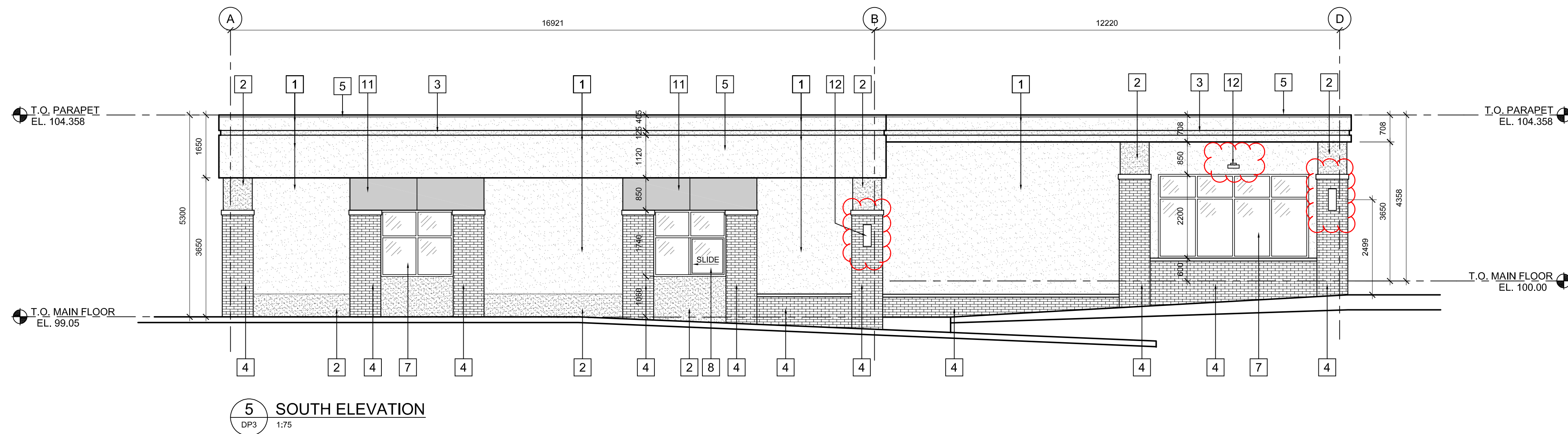
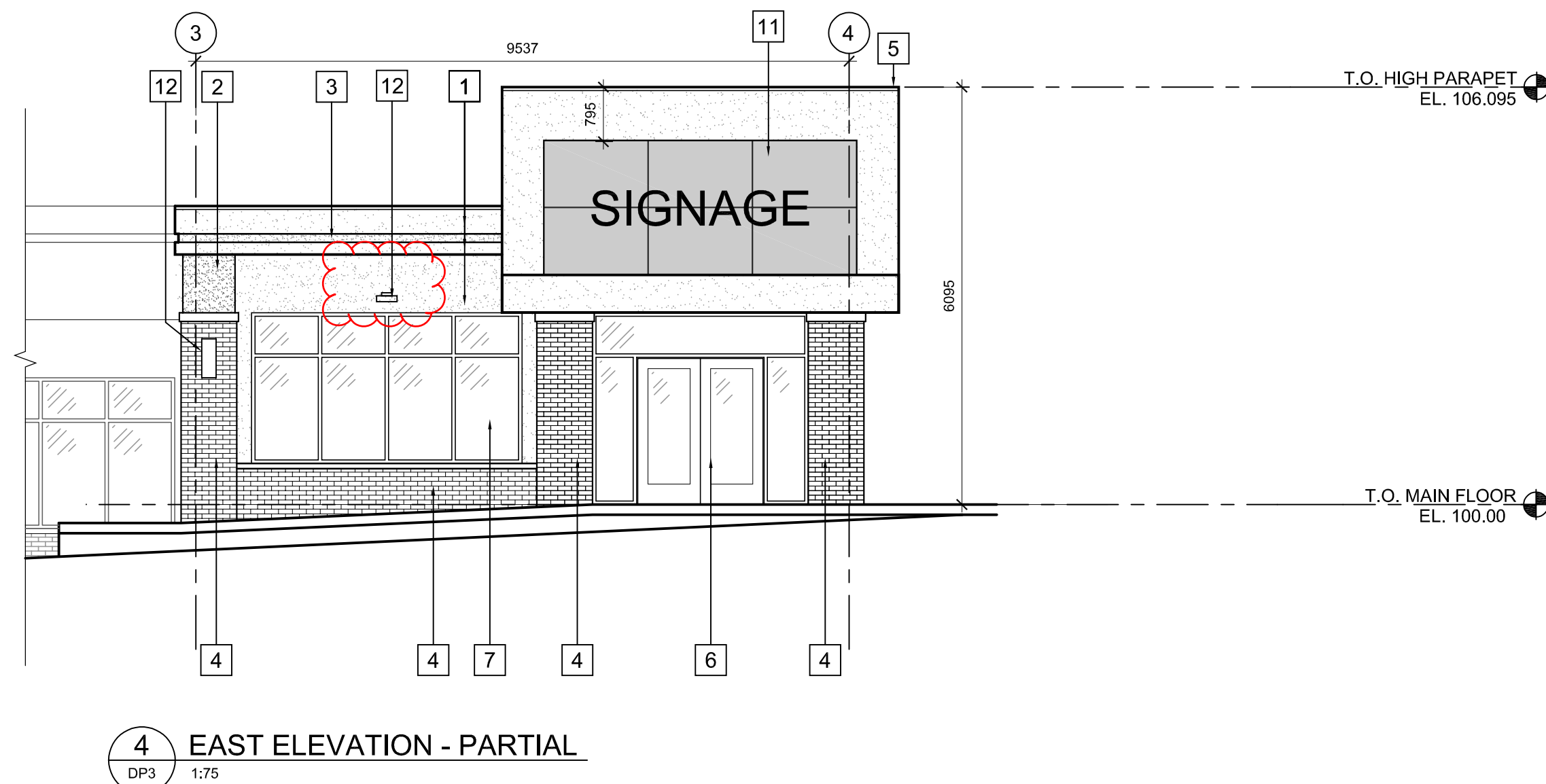
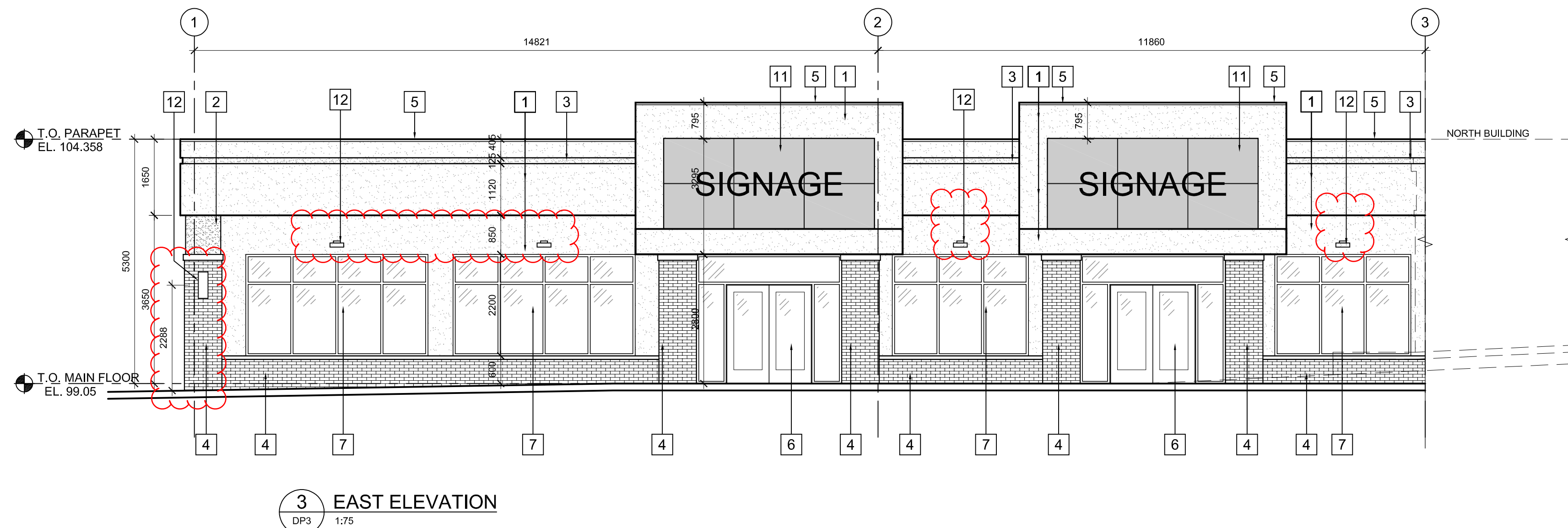
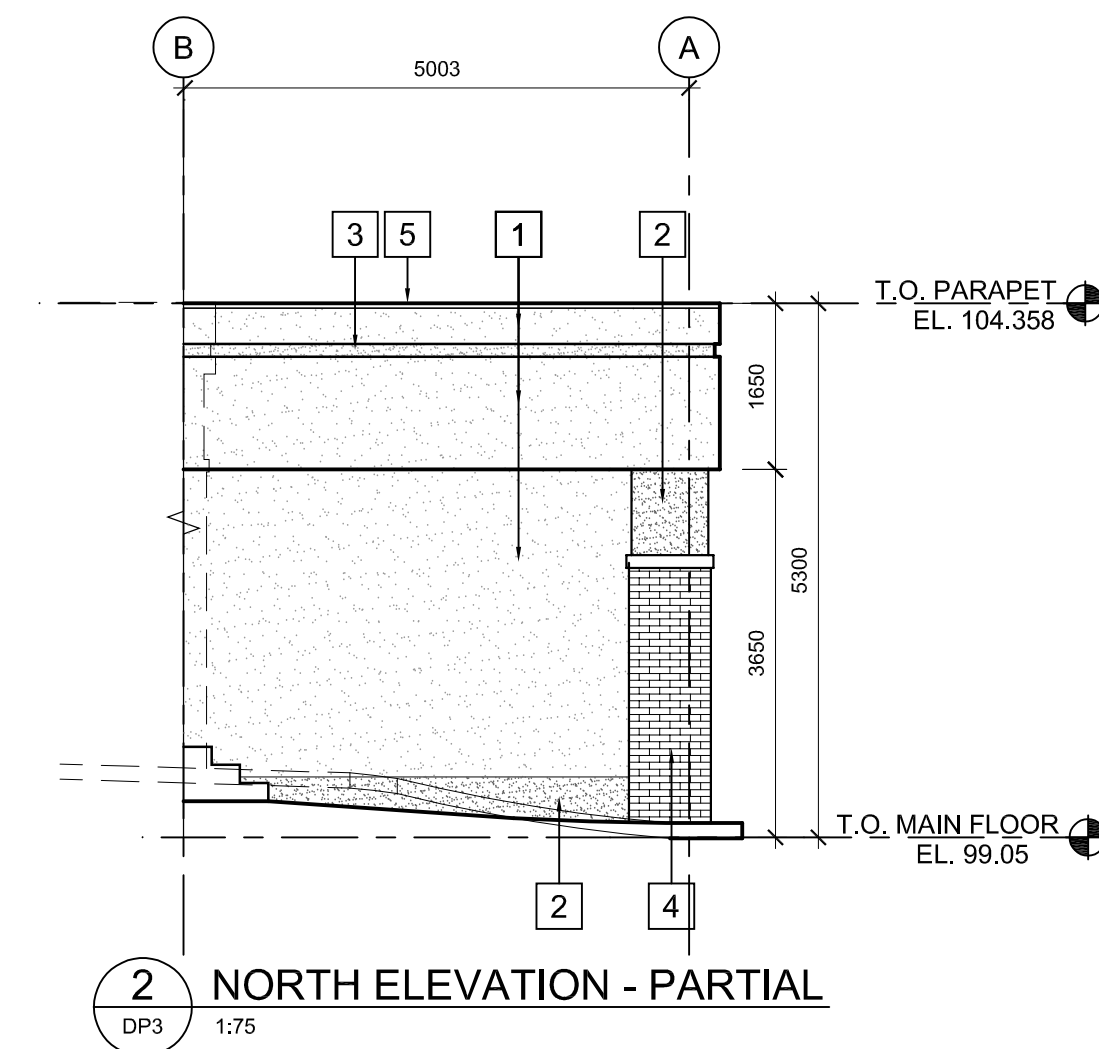
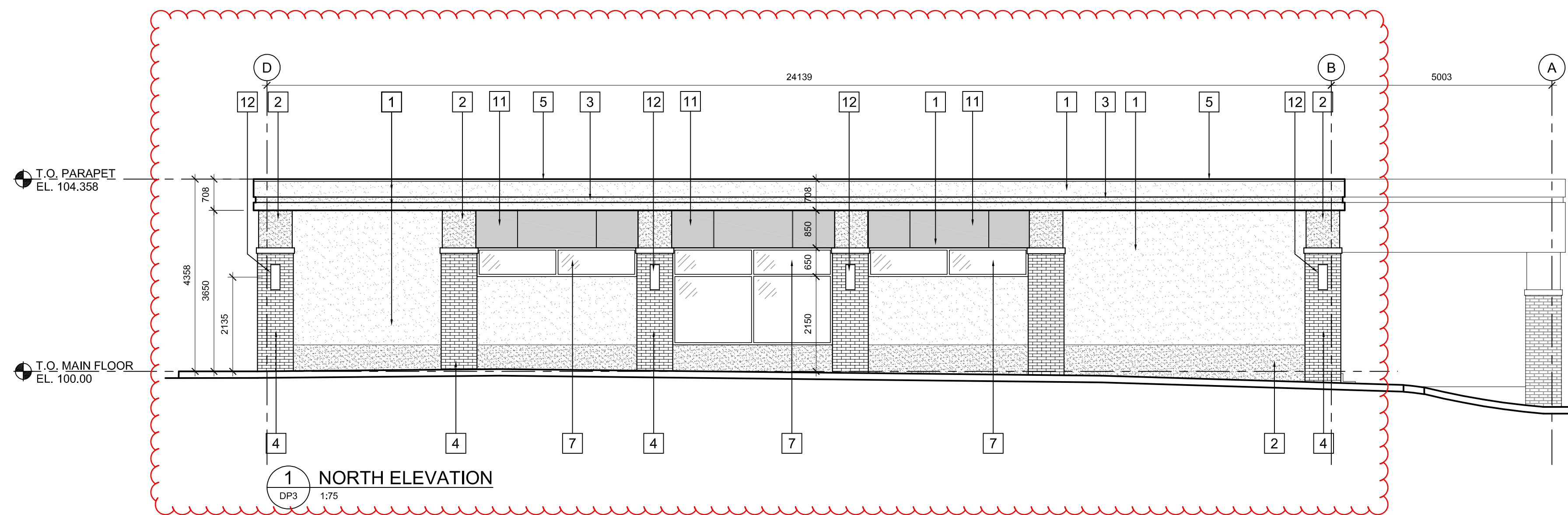
■ Drawing

**EXTERIOR
ELEVATIONS**

Drawn by: DR, KJ
Scale: AS NOTED
Checked by: KJ
Approval by: PW

Date:
JUL. 2022
Project No.:
21056

DP3



ELEVATION LEGEND	
1	EIFS (STUCCO) COLOUR: LIGHT GREY
2	EIFS (STUCCO) COLOUR: OFF WHITE (TO MATCH BENJAMIN MOORE COLLINGWOOD O.C. 28)
3	EIFS (STUCCO) COLOUR: BROWN
4	BRICK VANNER, RUNNING BOND SIZE 75mm X 200mm, COLOUR: T.B.C. (VARIEGATED) COLOUR: TO MATCH ADJACENT SURFACE
5	PREFINISHED METAL FLASHING COLOUR: TO MATCH ADJACENT SURFACE
6	BRONZE ANODIZED ALUMINUM ENTRANCE DOOR
7	BRONZE ANODIZED ALUMINUM GLAZING UNIT W/ OPACOUS SPANDREL GLASS
8	DRIVE THRU WINDOW
9	BRONZE ANODIZED ALUMINUM GLAZING UNIT W/ OPACOUS SPANDREL GLASS 915 X 2100 (3X7) HOLLOW METAL INSULATED DOOR IN PRESSED STEEL FRAME, PAINTED, COLOUR: TO MATCH ADJACENT SURFACE
10	ACM PANEL COLOUR: MEDIUM GREY
11	WALL MOUNTED LIGHT FIXTURE
12	WALL MOUNTED GAS METERS (TOTAL THREE)