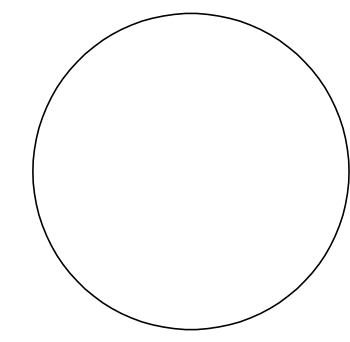


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Professional Seal of Architect or Engineer:
Valid only when properly signed and sealed

■ Consultant

■ In Collaboration

■ Revisions

No.	Description	Date
1.	ISSUED FOR DP	2022.10.07

■ 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

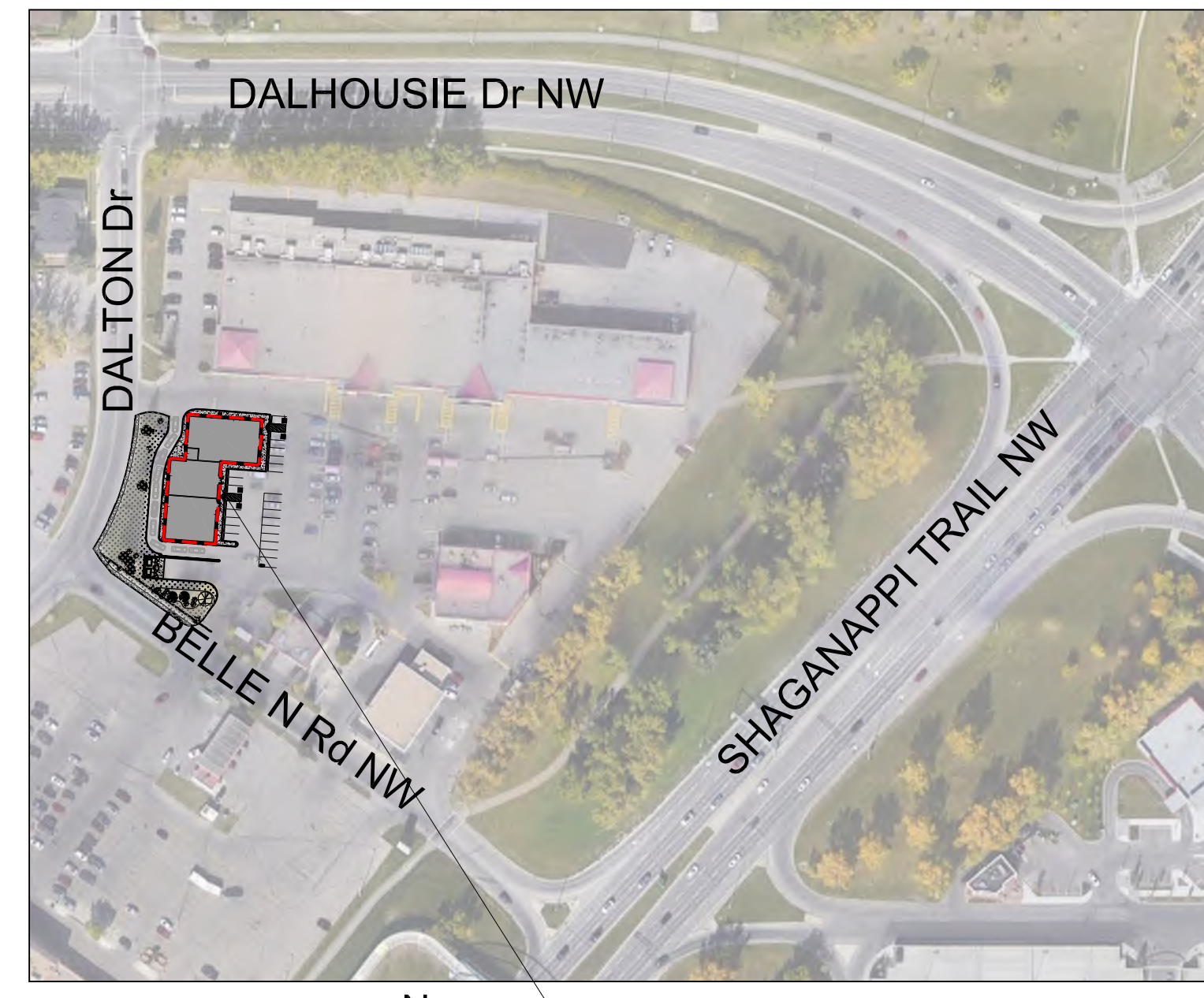


RENDERED IMAGE SHOWN FOR DESIGN INTENT ONLY

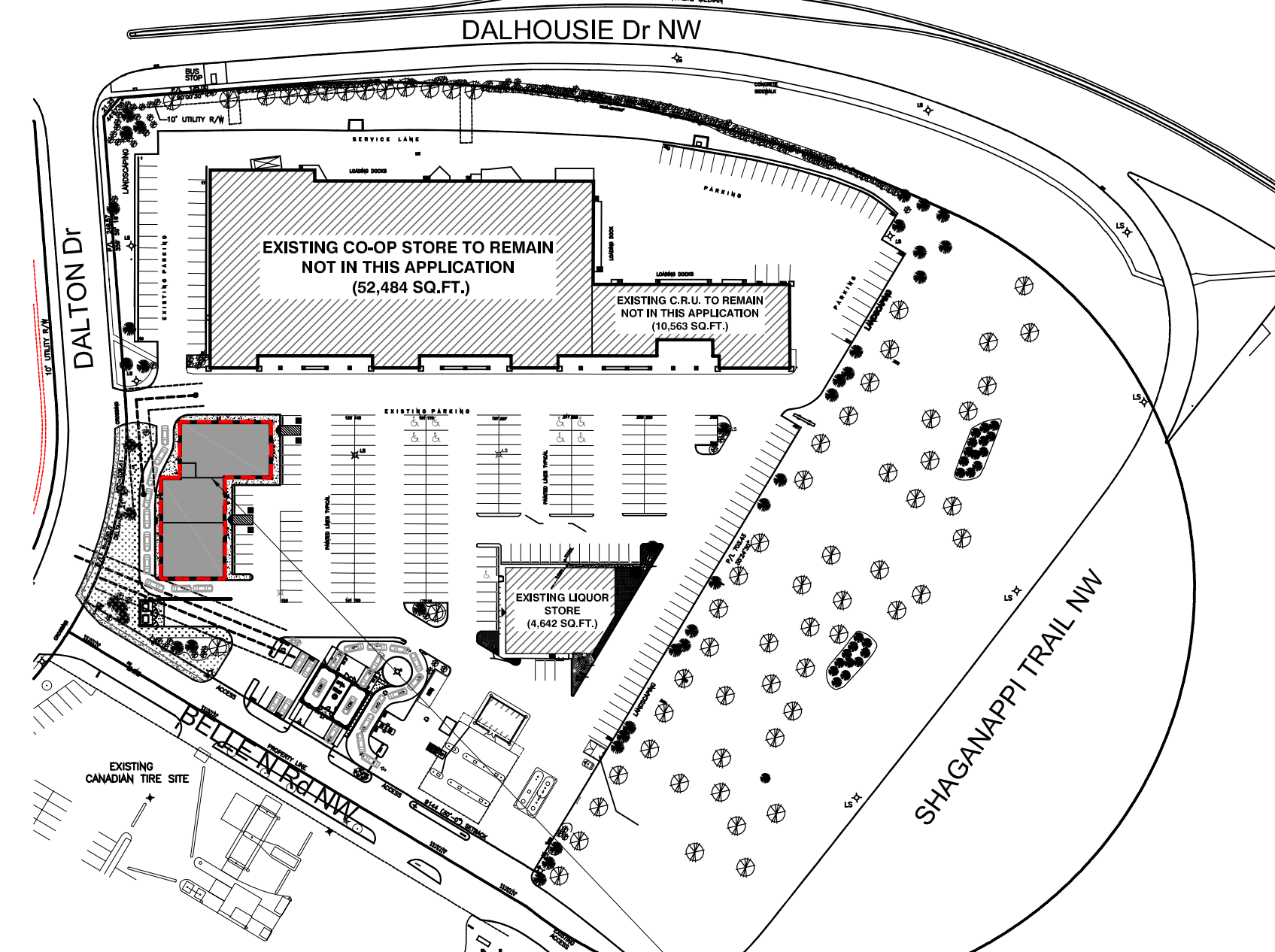
#7, DALHOUSE, COMMERCIAL RETAIL UNITS FOR CALGARY CO-OPERATIVE ASSOCIATION LIMITED CALGARY, ALBERTA ISSUED FOR DEVELOPMENT PERMIT

SITE INFORMATION			
MUNICIPAL ADDRESS 5505 SHAGANAPPI TRAIL NW	BUILDING AREA 806.863m ² (8,685ft ²)		
LEGAL DESCRIPTION LOT - 1 BLOCK - 1 PLAN - 7410037	ZONING DC - 2802018		
SITE AREA 32,270.893m ² (3,227 HA)	PROPOSED USE - DENTIST - PHYSIOTHERAPIST - RESTAURANT W/ DRIVE THROUGH		

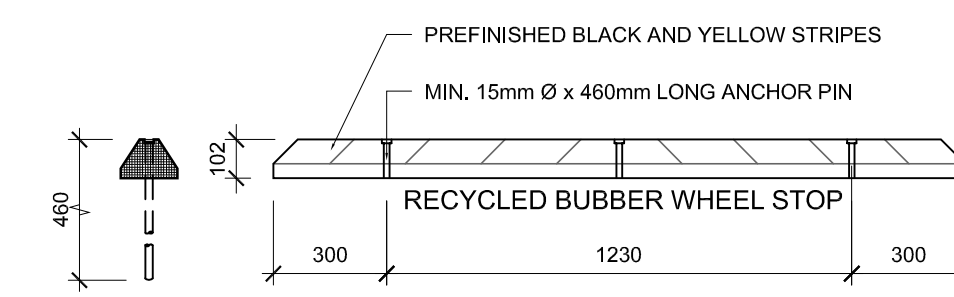
DEVELOPMENT SYNOPSIS			
REQUIRED / ALLOWED		PROVIDED	
PARCEL AREA	MAX. PARCEL AREA = 12.0 HA	PARCEL AREA	= 3,227 HA
FLOOR AREA RATIO	FLOOR AREA RATIO = 3.0	PROPOSED CRU / RESTAURANT GFA	= 482,00m ²
		EXISTING BUILDINGS	
		CO-OP GROCERY STORE	= ~4,884.35m ²
		CRU	= ~1,534.29m ²
		CO-OP LIQUOR STORE	= 565.83m ²
		BANK (BANK OF NOVA SCOTIA)	= 581.09m ²
		BANK (CONNECT FIRST)	= 550.45m ²
		CO-OP GAS BAR	= ~10.54m ²
		TOTAL	= 8,657.45m ²
		TOTAL FLOOR AREA	= 8,657.45m ² / 33,274.445m ² = 0.26 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 - 2802018)	BUILDING HEIGHT	= 5.3m
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 28.5m 9.7m
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 THRU DRIVE AISLE. EXACT LOCATION TO BE CONFIRMED ON SITE	



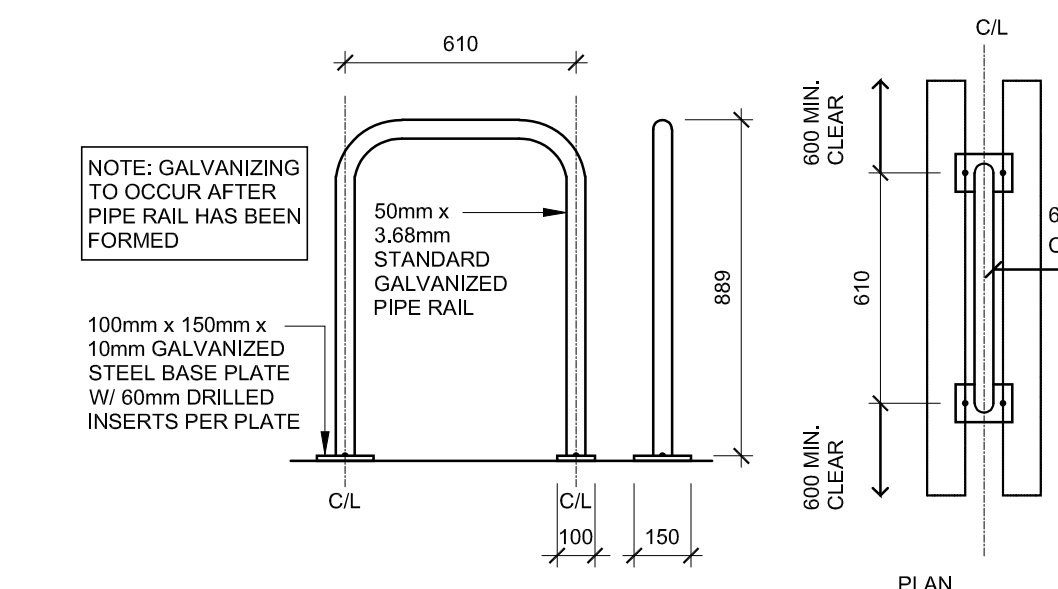
1 VICINITY MAP
DP0 N.T.S.



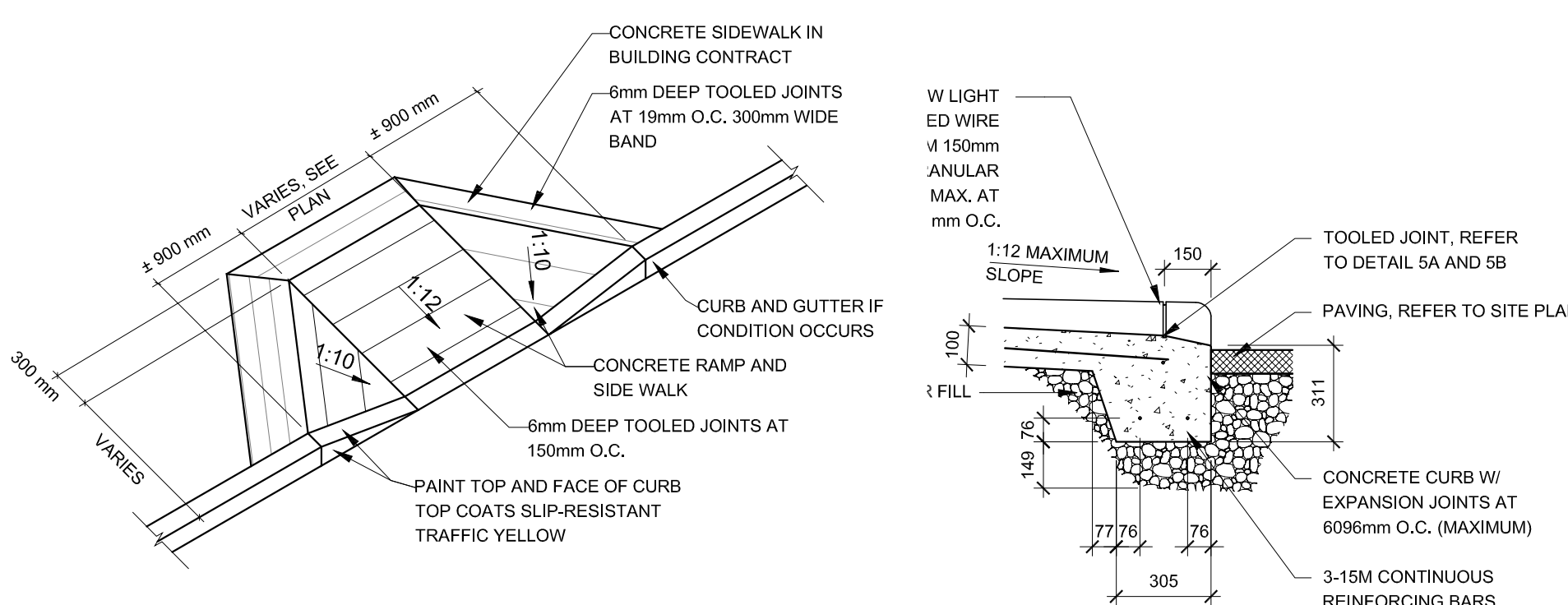
2 VICINITY SITE PLAN
DP0 1:1000



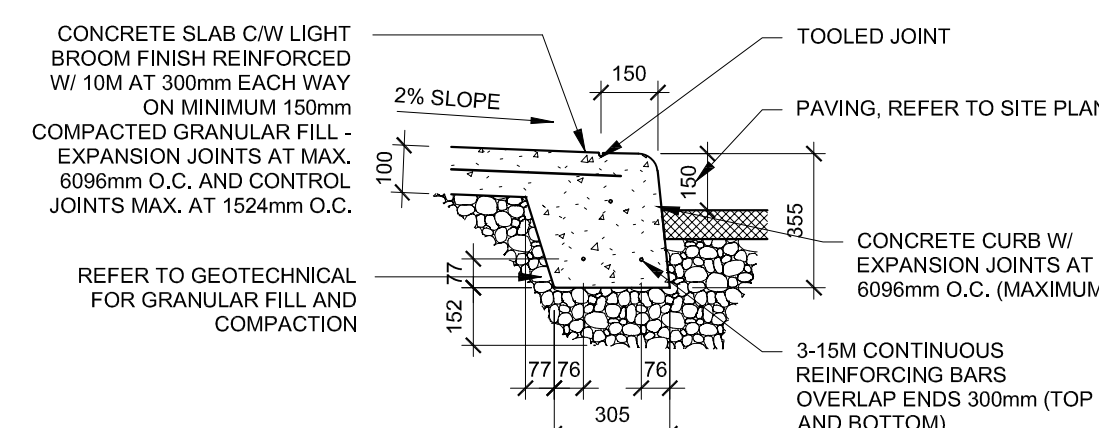
3 WHEEL STOP SECTION
DP0 1:20



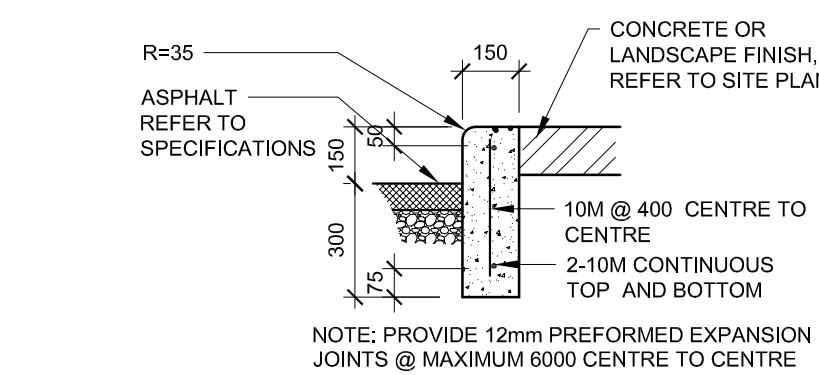
4 BIKE RACK SIDE ELEVATION
DP0 1:20



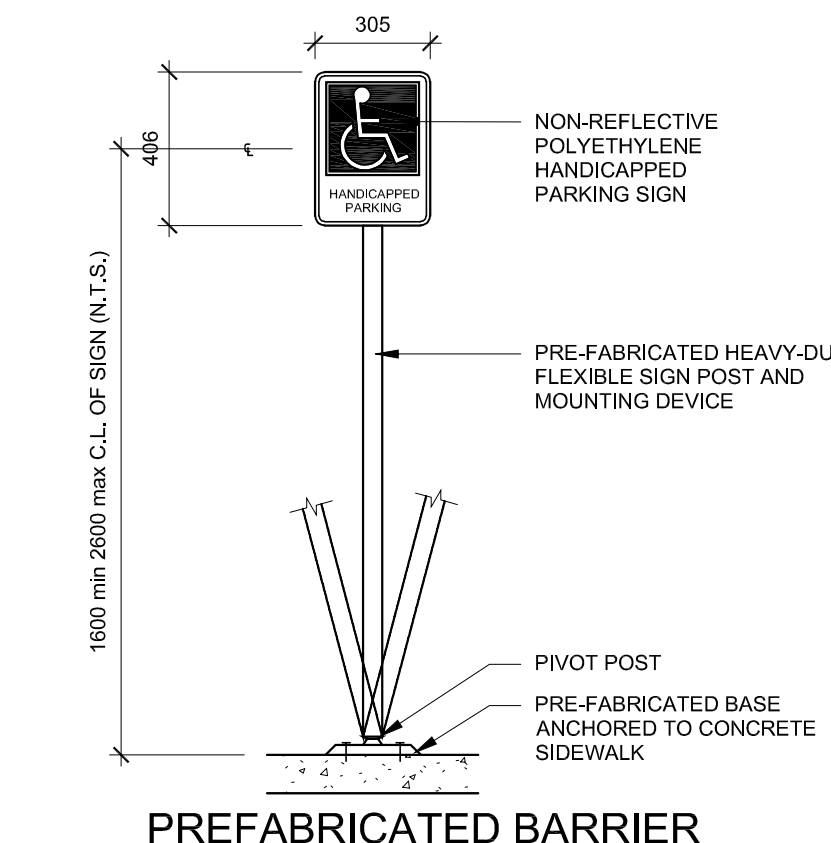
5 BARRIER FREE ACCESS RAMP
DP0 1:50



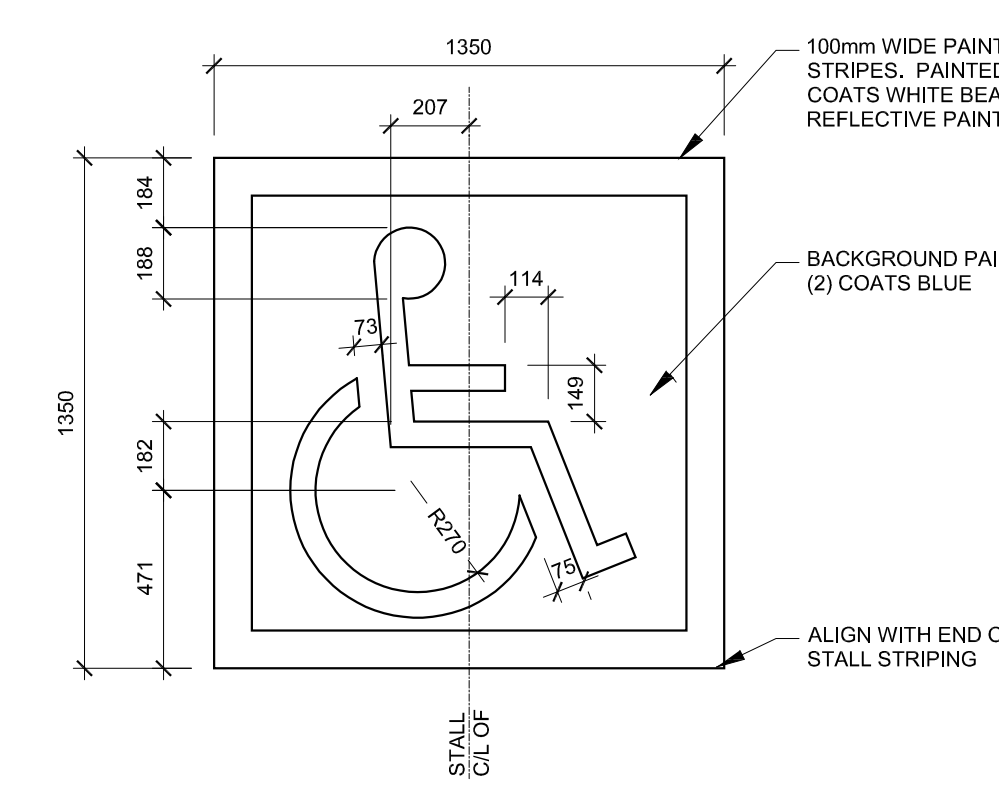
6 SECTION DETAIL: TYPICAL SIDEWALK CURB
DP0 1:20



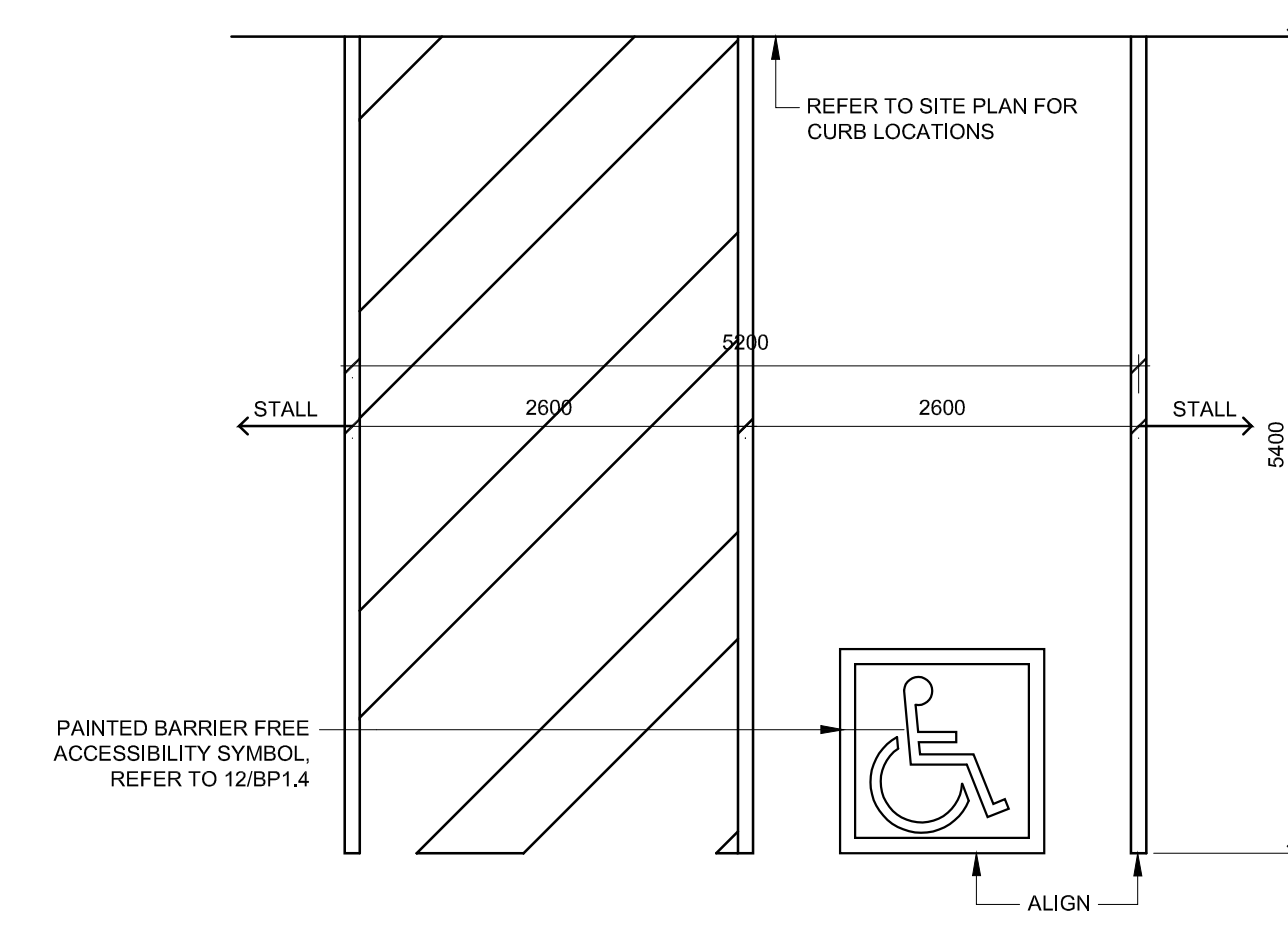
7 LANDSCAPE CONCRETE CURB
DP0 1:20



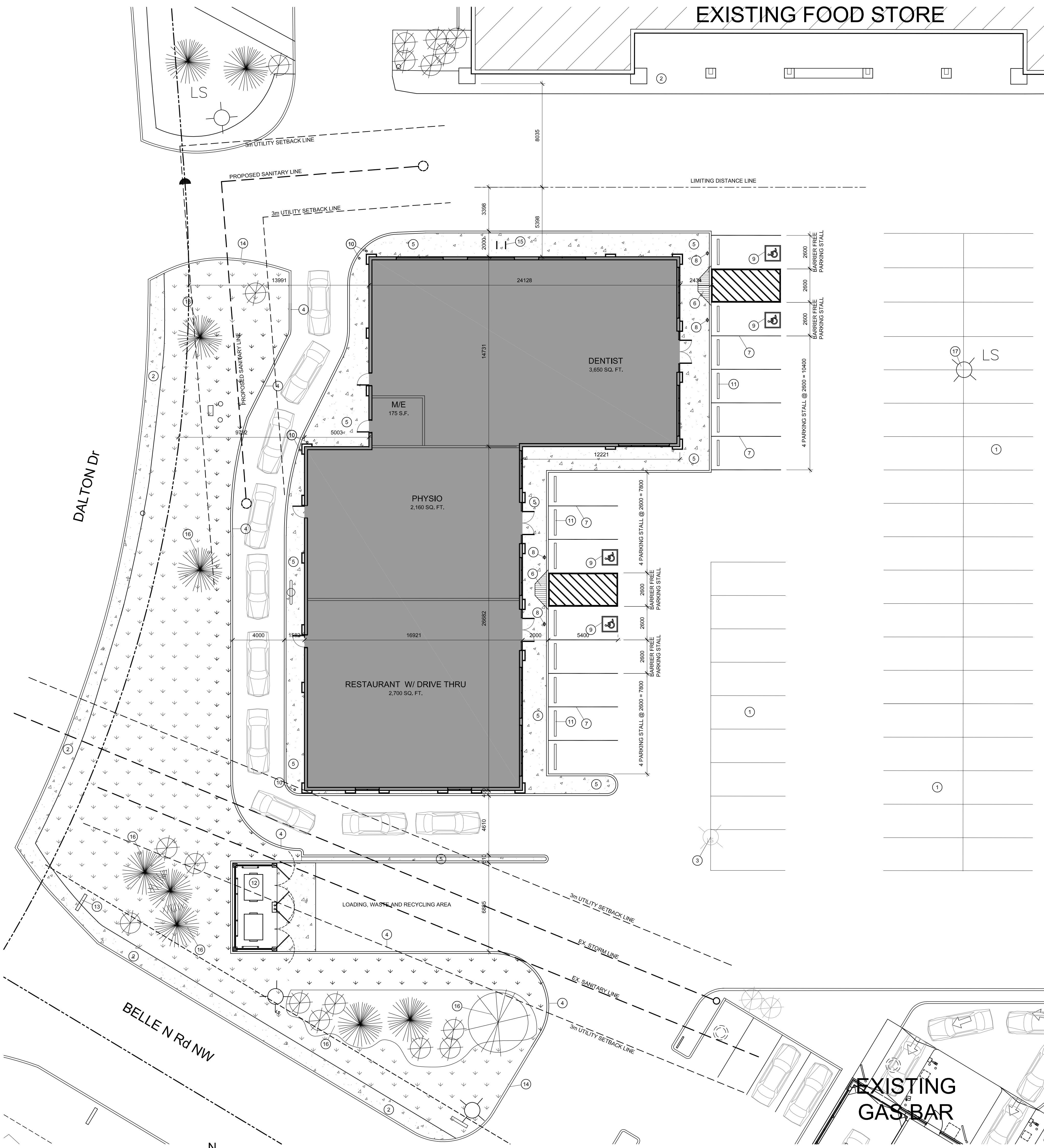
8 PREFABRICATED BARRIER FREE SIGN POST
DP0 1:20



9 PAINTED BARRIER FREE SYMBOL
DP0 1:20



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



1 ENLARGED SITE PLAN
DP1 1:150

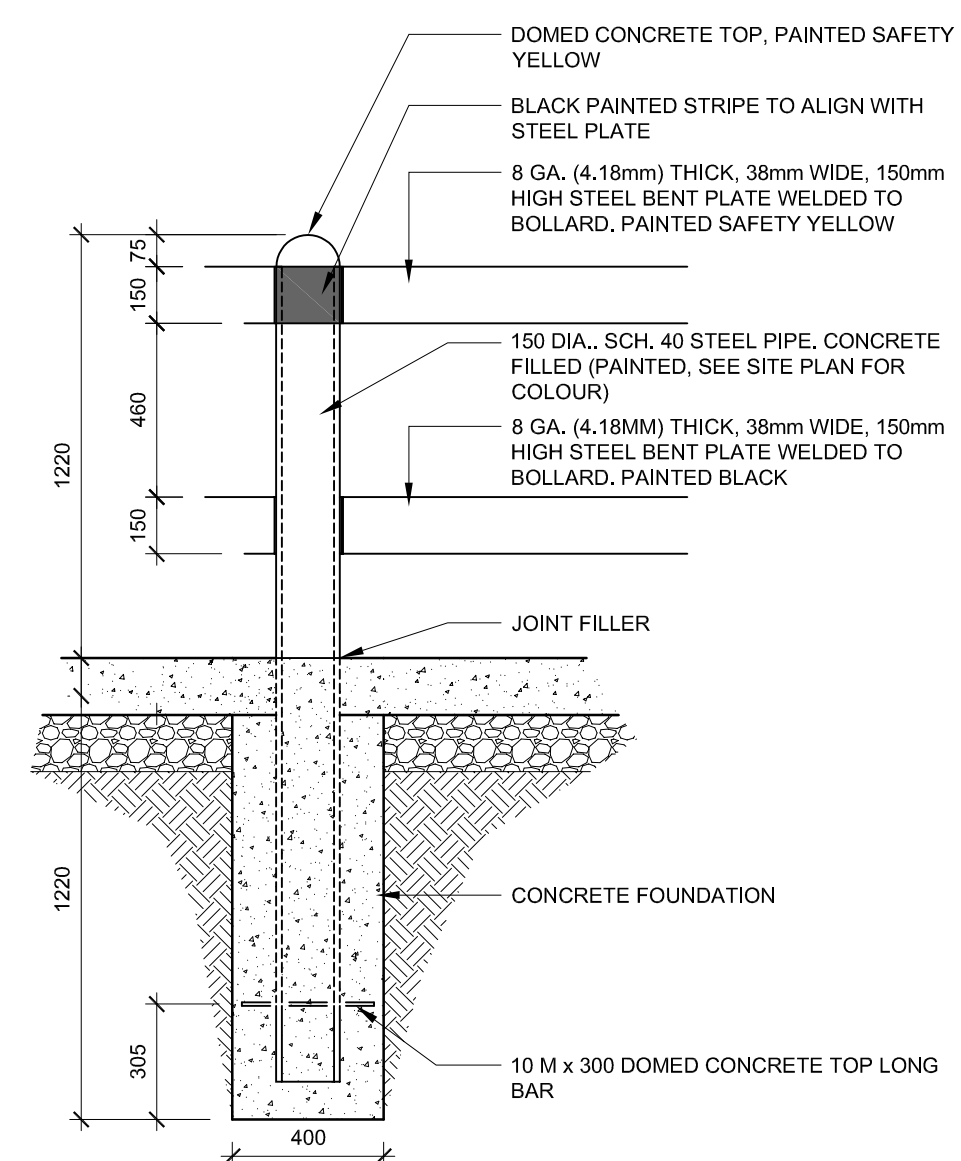
BICYCLE PARKING CALCULATIONS			
BICYCLE PARKING REQUIREMENTS:		BICYCLE PARKING PROVIDED:	
CRU	= 806,863m ² / 250 x 1.0	= 4	TOTAL
		= 4	

SITE PLAN KEYNOTES	DEMO PLAN KEYNOTES
1 EX. PARKING STALL, AND PAINTED LINES	01 EX. PARKING STALL PAINTED LINES TO BE REMOVED
2 EXISTING CONCRETE SIDEWALK TO REMAIN	02 EXISTING CONCRETE CURB / ISLAND TO BE REMOVED AND DISPOSED OF.
3 EX. LIGHT STANDARD TO REMAIN	03 EXISTING SITE LIGHTING TO BE REMOVED AND RELOCATED
4 POURED CONCRETE LANDSCAPE CURB - SEE DETAIL 7/DP0	
5 POURED CONCRETE SIDEWALK, AND CURB COMPLETE WITH BROOMED FINISH. SEE DETAIL 6/DP0	
6 BARRIER FREE ACCESS RAMP, REFER TO DETAIL 5/DP0	
7 PAINTED PARKING LINE, 3" WIDE PAINTED YELLOW.	
8 BARRIER FREE PARKING SIGN ON POST, REFER TO DETAIL 8/DP0	
9 PAINTED BARRIER FREE MARKING ON ASPHALT, REFER TO DETAIL 9/DP0	
10 CONCRETE BOLLARD PAINTED SAFETY YELLOW REFER TO DETAIL 3/DP1	
11 RECYCLED RUBBER WHEEL STOP, REFER TO DETAIL 3/DP0	
12 PROPOSED WASTE & RECYCLING, REFER TO 4/DP1	
13 EXISTING FREESTANDING SIGN PYLON TO REMAIN	
14 EXISTING CONCRETE LANDSCAPE CURB TO REMAIN	
15 BICYCLE STALL (SEE DETAIL 4/DP0).	
16 EXISTING TREES TO REMAIN	
17 NEW LOCATION OF RELOCATED EXISTING LIGHT STAND	

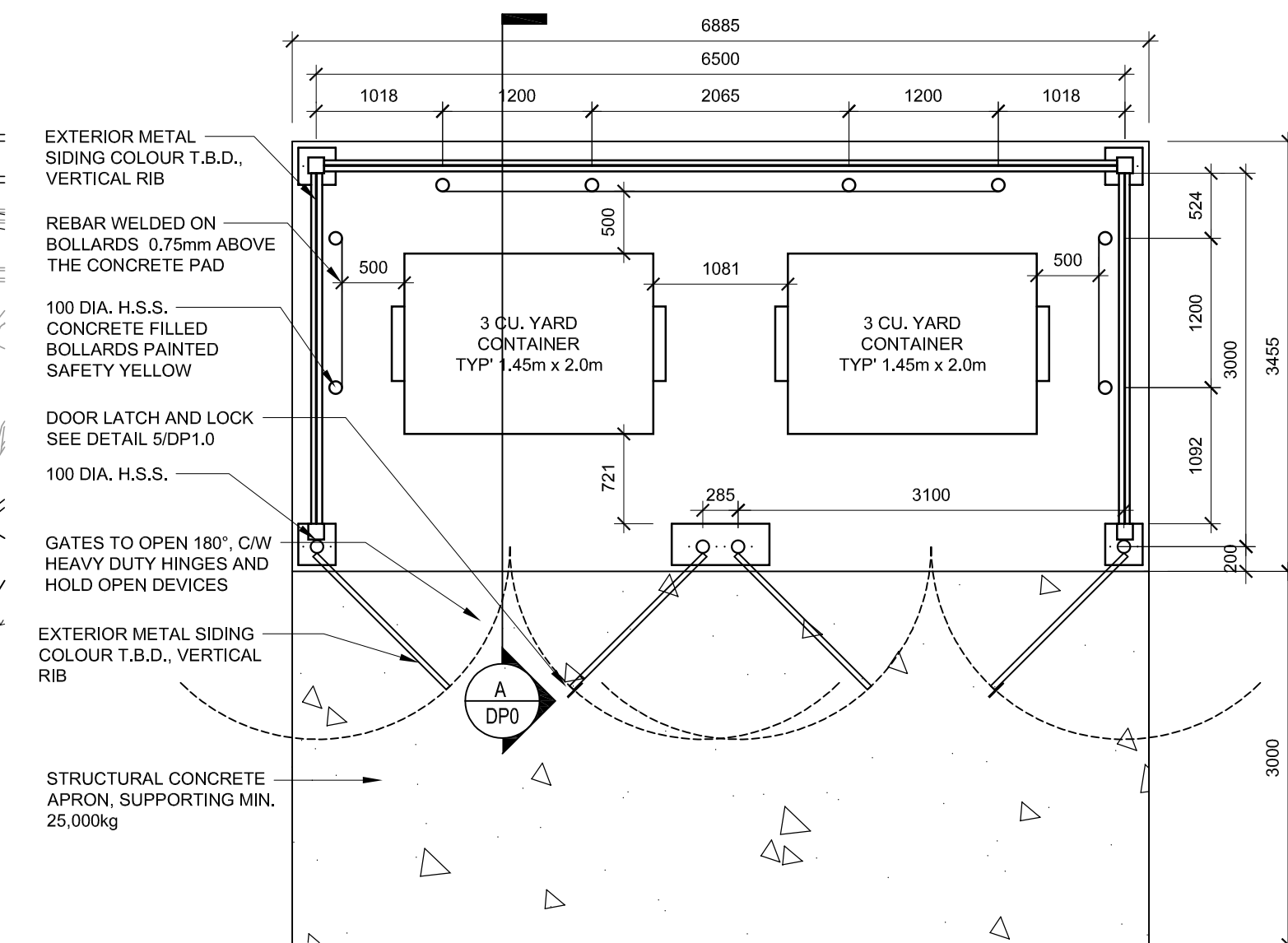
SITE PLAN LEGEND	
	EXISTING CONCRETE SIDEWALK TO REMAIN
	NEW CONCRETE SIDEWALK
	EXISTING VEGETATION TO REMAIN
	NEW VEGETATION TO REMAIN
	EXISTING BUILDING TO REMAIN
	NEW BUILDING
	EXISTING RIVER ROCK (1' - 2' IN DIAMETER)
	NEW RIVER ROCK (1' - 2' IN DIAMETER)
	PROPERTY LINE
	SET BACK LINE



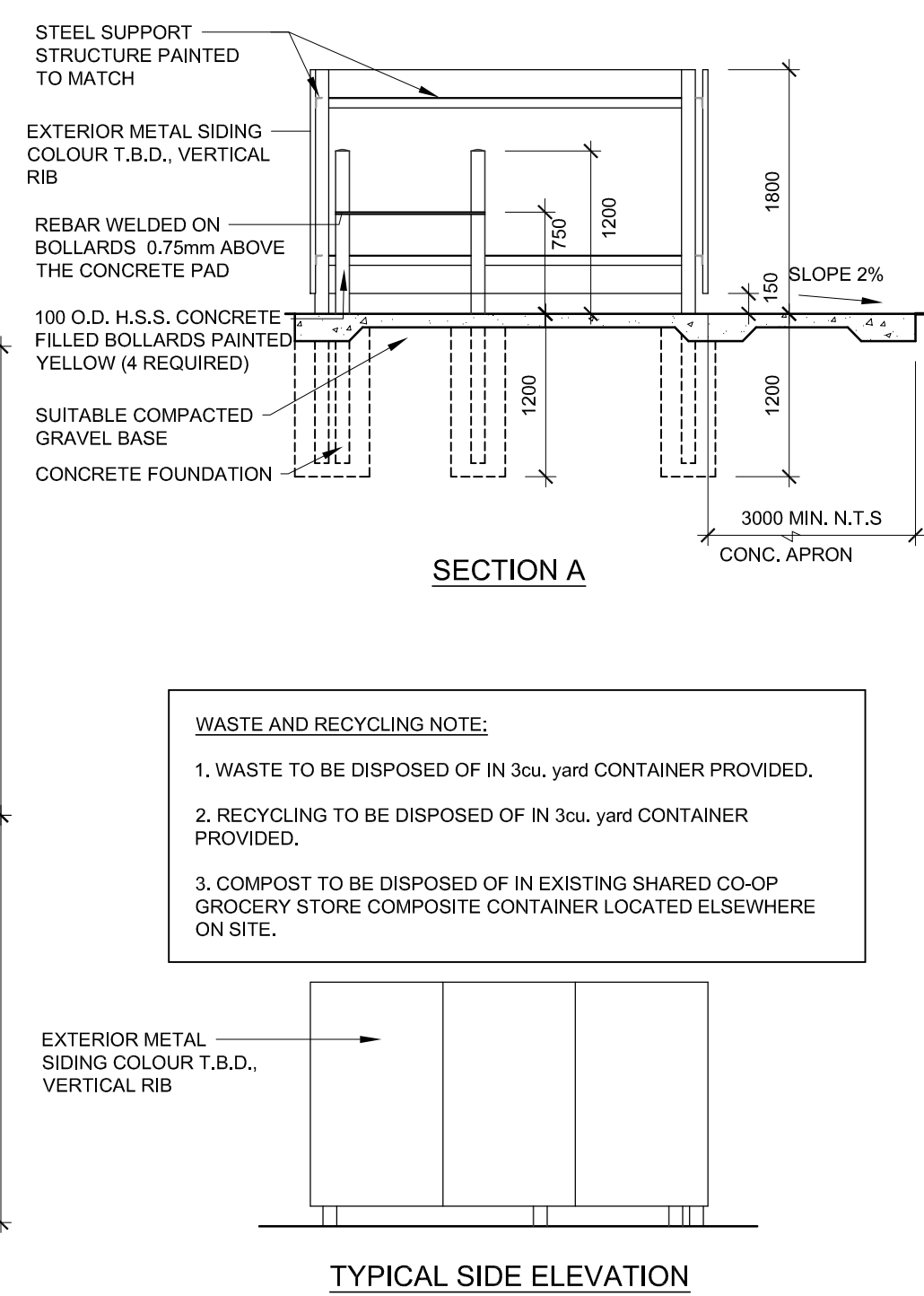
2 DEMO SITE PLAN
DP1 1:500



3 CONCRETE BOLLARD DETAIL
DP1 1:20



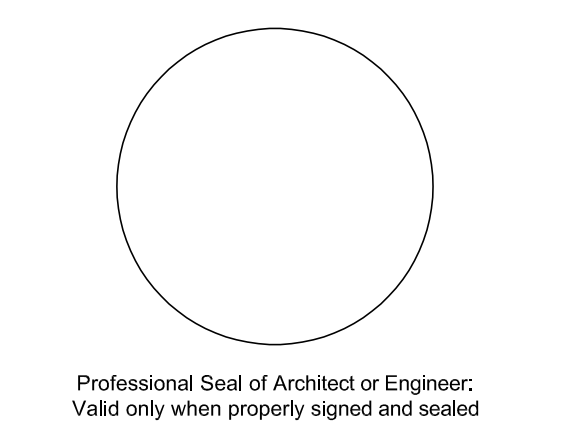
4 WASTE AND RECYCLING ENCLOSURE PLAN & ELEVATIONS
DP1 1:50



WASTE AND RECYCLING NOTE:
1. WASTE TO BE DISPOSED OF IN 3cu. yard CONTAINER PROVIDED.
2. RECYCLING TO BE DISPOSED OF IN 3cu. yard CONTAINER PROVIDED.
3. COMPOST TO BE DISPOSED OF IN EXISTING SHARED CO-OP GROCERY STORE COMPOSITE CONTAINER LOCATED ELSEWHERE ON SITE.



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Consultant

In Collaboration

Revisions

No.	Description	Date
1.	ISSUED FOR DP	2022.10.07

Client



Project

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

5505 SHAGANAPPI TRAIL NW
CALGARY, ALBERTA

Drawing

PROPOSED SITE
PLAN

Drawn by: DR, KJ
Scale: AS NOTED

Checked by: KJ
Approval by: PW

Date:
JUL. 2022

Project No.:
21056

DP1

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■ Consultant

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■ Revisions

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■ Client

CO-OP

■ Project

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

5505 SHAGANAPPI TRAIL NW
CALGARY, ALBERTA

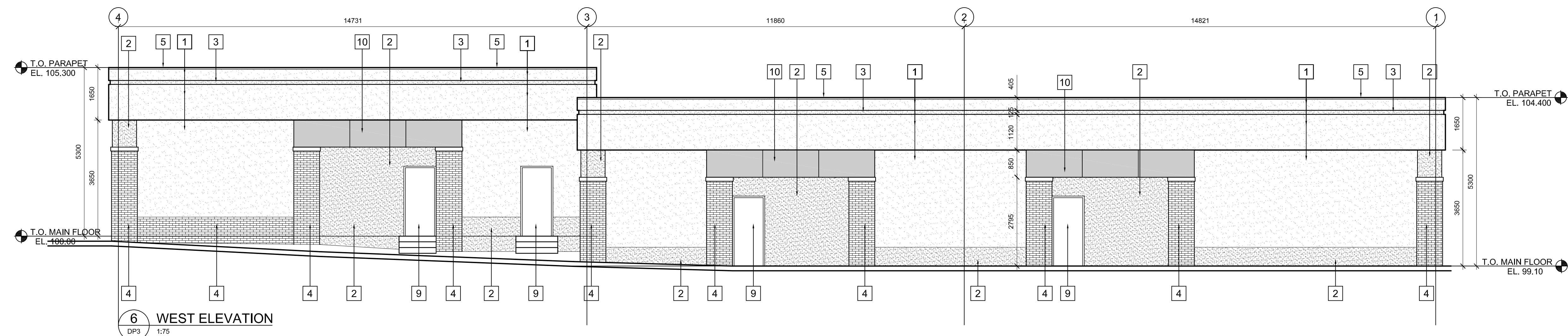
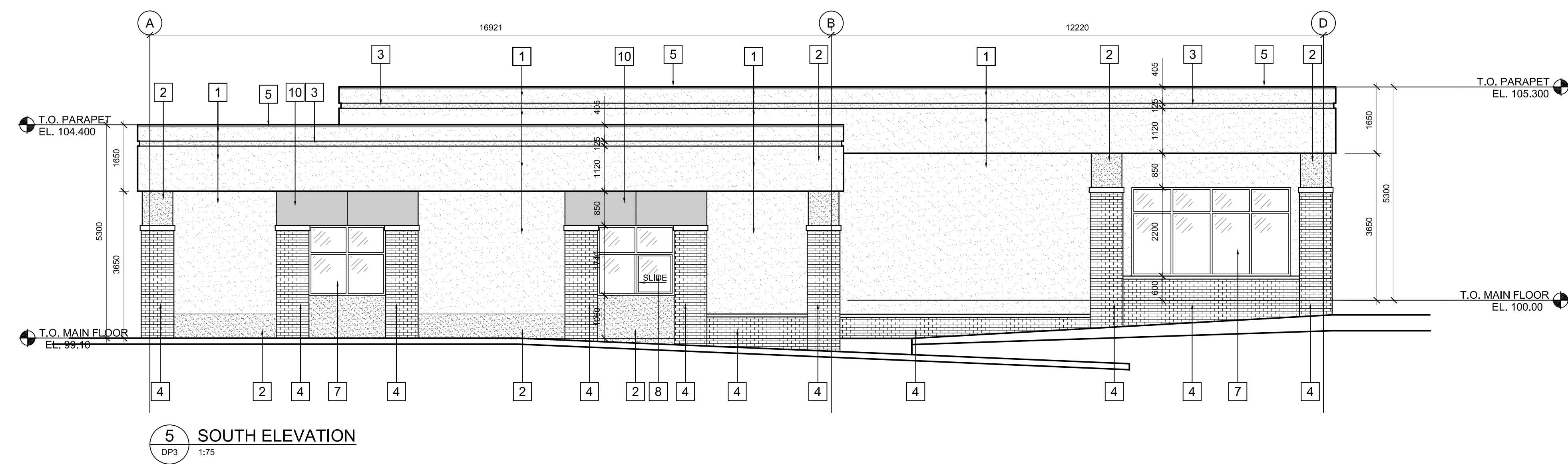
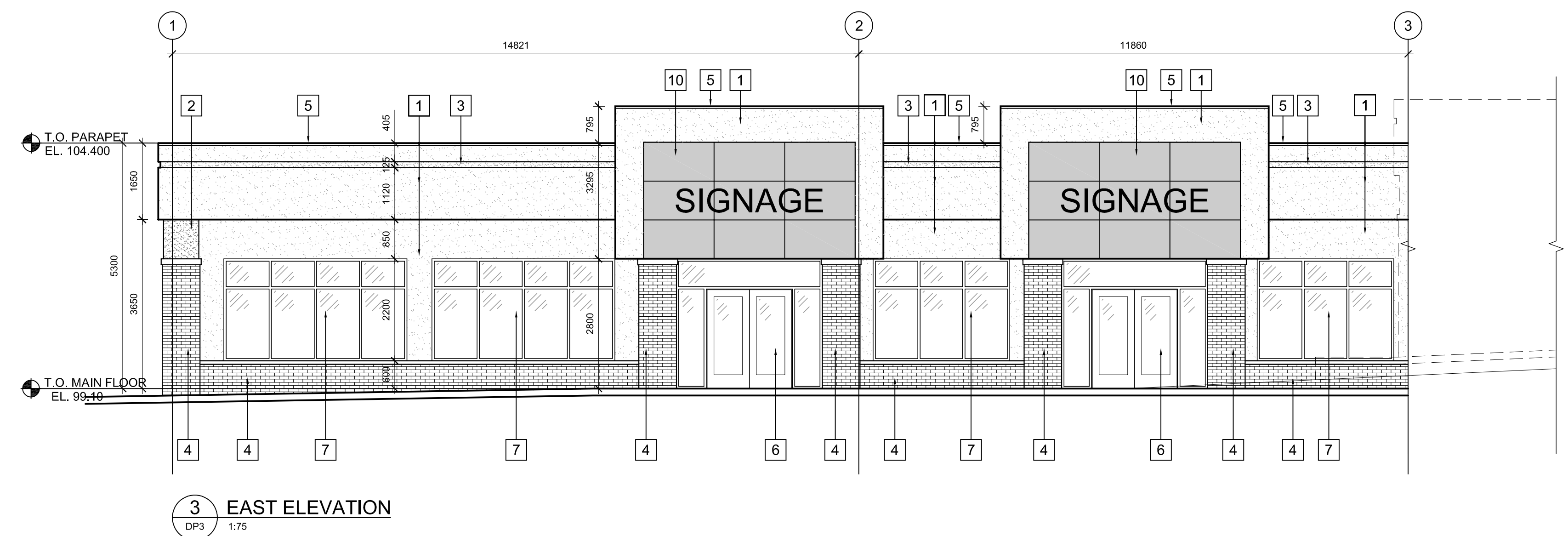
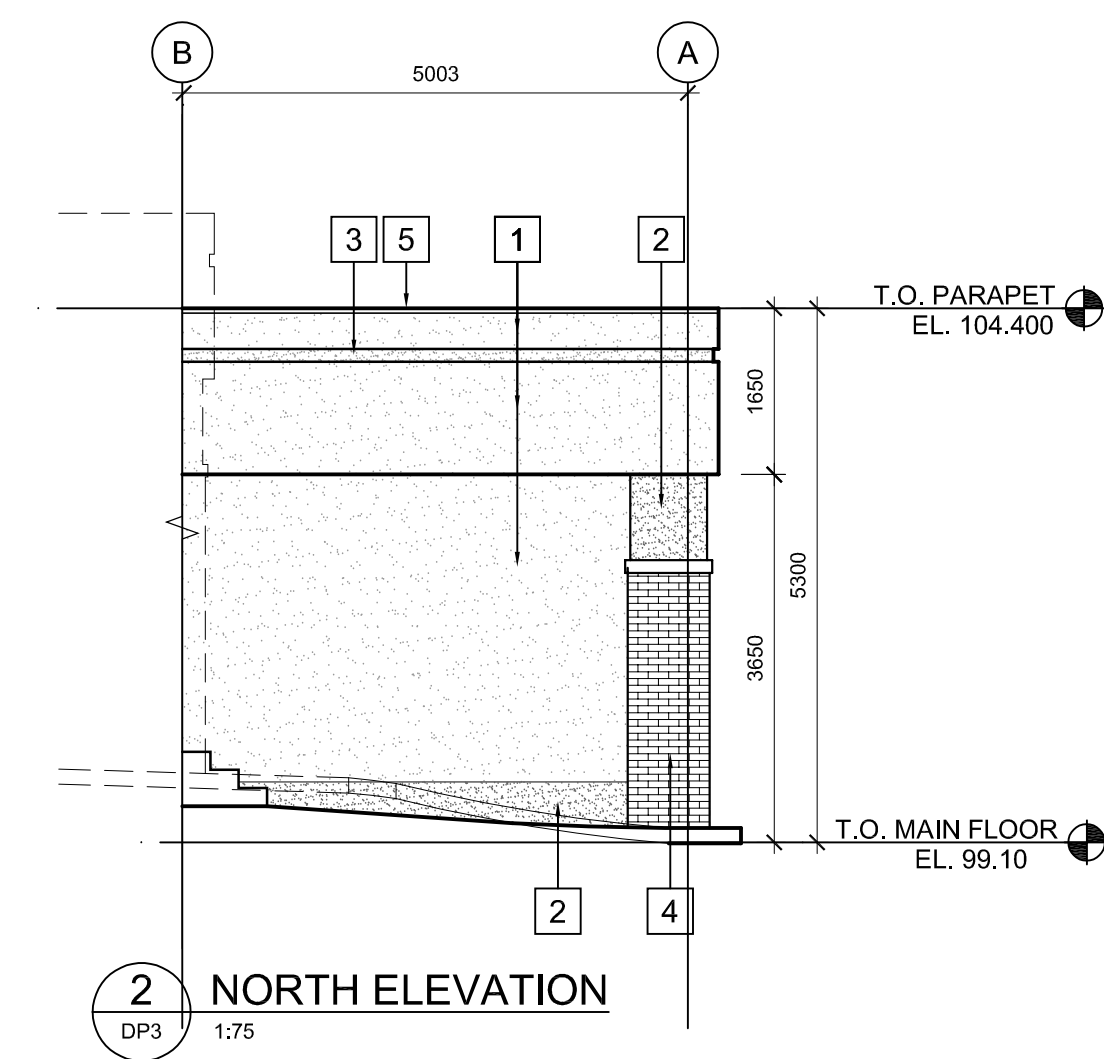
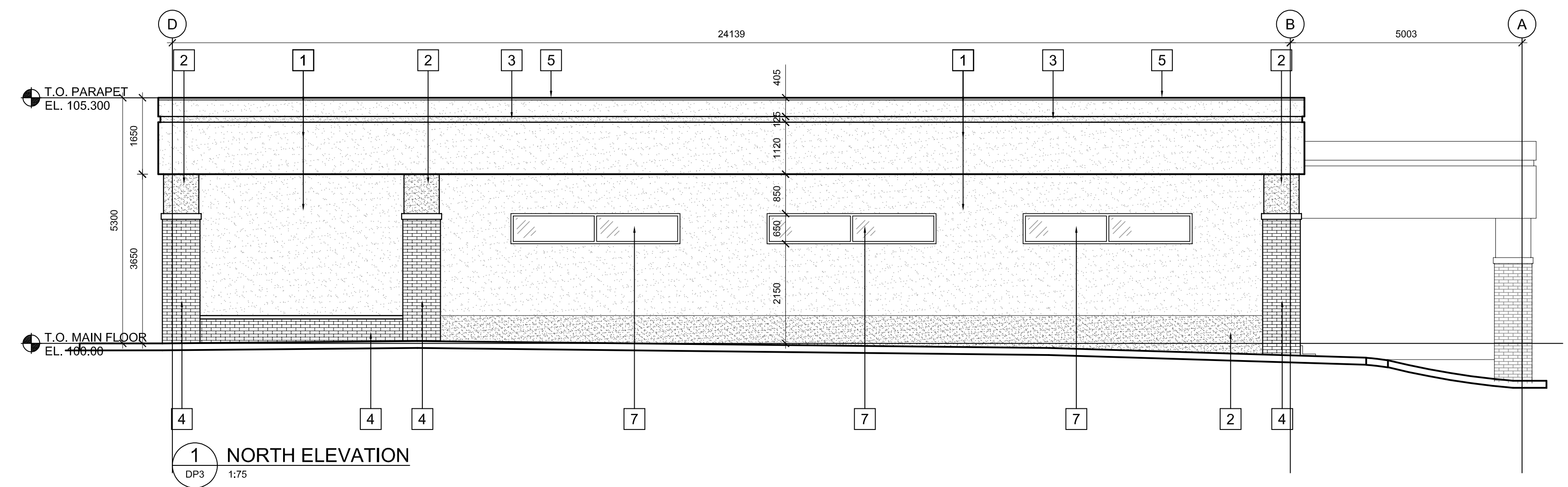
■ Drawing

**EXTERIOR
ELEVATIONS**

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

Date: JUL. 2022	Project No.: 21056
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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)
5	PREFINISHED METAL FLASHING COLOUR: TO MATCH ADJACENT SURFACE
6	CLEAR ANODIZED ALUMINUM ENTRANCE DOOR
7	CLEAR ANODIZED ALUMINUM GLAZING UNIT W/ CLEAR GLASS
8	DRIVE THRU WINDOW
9	915 X 2150 (3X7) HOLLOW METAL INSULATED DOOR IN PRESSED STEEL FRAME, PAINTED, COLOUR: TO MATCH ADJACENT SURFACE
10	ACM PANEL COLOUR: MEDIUM GREY