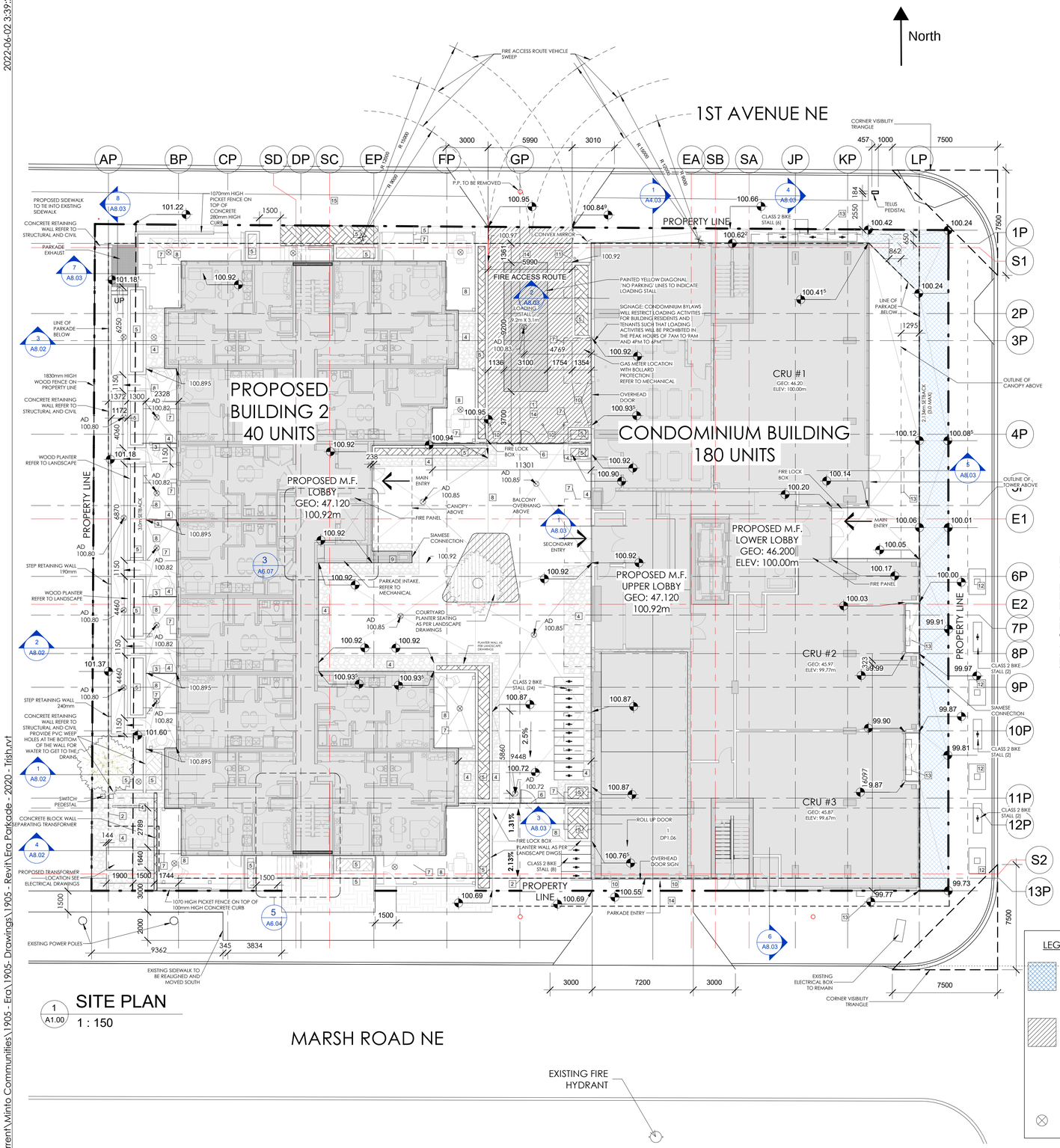
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1 A1.00 SITE PLAN
1 : 150

LEGEND

- ROAD WIDENING SETBACK
- FIRE ACCESS ROUTE DESIGNED TO SUPPORT A 38,556kg / 85,000 lbs LOAD AND THE NFPA 1901 POINT LOAD OF 517 kPa (75 psi) OVER 24" x 24" AREA
- REFER TO STRUCTURAL
- ⊗ AREA DRAIN

SITE KEYNOTES	
KEYNOTE	DESCRIPTION
1	STAGING AREA
2	OUTLINE OF PARKADE BELOW
3	1.8m FROSTED GLASS PRIVACY SCREEN
4	DECORATIVE ROCK MULCH - REFER TO LANDSCAPE DRAWINGS
5	PLANTER - REFER TO LANDSCAPE DRAWINGS
6	COURTYARD GATE IN FENCE
7	BALCONY ABOVE
8	PATIO PAVING (PAVERS OR POURED CONCRETE REFER TO LANDSCAPE DRAWINGS

SITE KEYNOTES	
KEYNOTE	DESCRIPTION
9	FEATURE WALL
10	
11	FLEXIBLE BOLLARDS
12	STREET TREES - REFER TO LANDSCAPE DRAWINGS
13	COMMERCIAL TENANT SIGNAGE
14	VEHICULAR CONCRETE - SUPPORT FOR NFPA 1901 POINT LOAD OF 517 kPa AND 38,556kg
15	PEDESTRIAN CONCRETE SIDEWALK TO CITY OF CALGARY STANDARDS

PROJECT INFORMATION & ZONING COMPLIANCE TABLE

(CALGARY ZONING BYLAW NO. 1P 2007)

SITE ADDRESS: 103, 107 - 4TH STREET NE

SITE LEGAL ADDRESS: LOTS 32 AND 33, PLAN 58551
LOT 30A, PLAN 921 1005
LOT 34, BLOCK B, PLAN 141 2965

ZONING: DC 9D2015 AND C-COR1

SITE AREA: 0.29 Hectares / 0.71 acres / 2,881.8m2

DENSITY: 220 units = 759 UPH

PROPOSED DEVELOPMENT: BUILDING 1 (180 UNITS): MIXED-USE 1-STOREY COMMERCIAL BASE AND 12-STOREY MULTI-FAMILY RESIDENTIAL ABOVE

BUILDING 2 (40 UNITS): 4-STOREY MULTI-FAMILY RESIDENTIAL

4 STOREY CONNECTED PARKADE BELOW BOTH BUILDINGS

BUILDING GFA: **PROPOSED BUILDING 1: 11 917 m2**
L01 - MAIN FLOOR: 965 m2
L02-L13 - RESIDENTIAL: 10 692 m2
MECHANICAL PENTHOUSE: 260 m2
FUTURE BUILDING 2: 2 483 m2
L01-L03 - RESIDENTIAL: 2 483 m2

Total GFA: 14 407 m2

F.A.R.: MAX (DC59D2015): 5.0
PROPOSED: 14 407 m2 / 2 882 m2 = 5.0

BUILDING HEIGHT: MAX. 40.0m

PARKING REQ:

RESIDENT PARKING REQUIRED: 220 UNITS (0.75 STALL/UNIT) = 165 STALLS

BARRIER FREE PARKING REQUIRED:
4 FOR 51-100 STALLS, 1 STALL FOR EACH ADDITIONAL 100 STALLS = 4 STALLS

COMMERCIAL PARKING REQUIRED:
RETAIL: (2 STALLS / 100 m2 OF RETAIL) = 3 STALLS
RESTAURANT: (1.70 STALLS / 10 m2 OF PUBLIC AREA) = 3 STALLS

VISITOR PARKING REQUIRED: 220 UNITS x 0.10 = 22 STALLS

LOADING STALLS REQUIRED: (per Part 3 - Div 6 - Parking 123(5)(a) = 1 STALL

TOTAL PARKING STALLS REQUIRED: 165 RESIDENTIAL, 22 VISITOR, 6 COMMERCIAL, 1 LOADING

PARKING PROVIDED: **TOTAL: 190 UNDERGROUND STALLS**
COMMERICAL STALLS (C): = 6 STALLS
VISITOR STALLS (V): = 22 STALLS
RESIDENTIAL STALLS (R): = 162 STALLS

LOADING STALL: 1 SURFACE LOADING STALL

BICYCLE PARKING: CLASS 1: 220 UNITS (0.5/UNIT)
=110 STALLS **114 STALLS PROVIDED UNDERGROUND**

CLASS 2: 220 UNITS (0.1/UNIT)
=22 STALLS **44 PROVIDED AT SURFACE**

AMENITY SPACE REQUIRED: (5 m2 X 220 UNITS) = 1 100 m2

AMENITY SPACE PROVIDED: **TOTAL PROVIDED: 1 799.8m2**
PROPOSED BUILDING 1 BALCONIES (PRIVATE): = 976.8 m2
PROPOSED BUILDING 1 OUTDOOR ROOFTOP AMENITY: = 327.3 m2
FUTURE BUILDING 2 PATIOS / BALCONIES (PRIVATE): = 495.7 m2

WASTE AND RECYCLING: **RESIDENTIAL TOTAL REQUIRED: 66.0 yd3**
RESIDENTIAL: (220 UNITS/10) X 3 yd3 = 66.0 yd3

WASTE REQUIRED: = 33.2 yd3
WASTE COMPACTOR RATIO: 4:1 - 33.2/4 = 8.3 yd3
WASTE BINS REQUIRED: 8.3 yd3/4 yd3/BIN = 3 BINS
TWICE WEEKLY PICKUP - 3 BINS/2 = 1.5 BINS
WASTE BINS PROVIDED: = 2 BINS

RECYCLING REQUIRED: = 33.2 yd3
RECYCLING BINS REQUIRED: 33.2/4 yd3/BIN = 7 BINS
TWICE WEEKLY PICKUP: 7 BINS/2 = 4 BINS
RECYCLING BINS PROVIDED: = 4 BINS

COMMERCIAL TOTAL REQUIRED: 9 m2
9m2 per 1000m2 OF RETAIL SPACE = 9 m2
COMMERCIAL TOTAL PROVIDED: = 22.6 m2

GENERAL NOTES

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REVISIONS

Number	Date (yy/mm/dd)	Description
4	2020/08/17	ISSUED FOR REVIEW
5	2020/09/10	ISSUED FOR TENDER
6	2020/09/25	ADDENDUM #1
9	2020/10/30	ISSUED FOR TENDER 2
10	2020/12/04	ISSUED FOR REVIEW
11	2020/12/18	ISSUED FOR PARTIAL CONSTRUCTION
13	2021/01/25	ISSUED FOR BP
14	2021/01/27	CCN 001
15	2021/01/29	ISSUED FOR REVIEW
17	2021/02/25	REISSUED FOR BP
18	2021/02/26	ISSUED FOR FINAL REVIEW
19	2021/03/04	CCN 002
20	2021/03/29	ISSUED FOR DRYWALL TENDER
22	2021/04/20	ISSUED FOR BUILDING ENVELOPE REVIEW
23	2021/04/21	REISSUED FOR BP
24	2021/04/29	ISSUED FOR PCL REVIEW
25	2021/04/30	CCN 004
26	2021/05/13	ISSUED FOR BE TENDER
30	2021/07/15	ISSUED FOR INTERIORS TENDER
31	2021/09/09	ISSUED FOR CONSTRUCTION
35	2022/03/31	ISSUED FOR CCN 054R1

STAMP

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era CONDOS

minto Communities

PROJECT NAME AND ADDRESS
Minto Communities - Era
123 4 Street NE
Calgary, Alberta
LOT 34, BLOCK B, PLAN 141 2965

DRAWING
SITE PLAN

DRAWN BY	JOB NO.	Building Permit #
HL	1905	

CHECKED BY: TJK/JC
ISSUE DATE (yy/mm): 2020/08
SCALE: AS NOTED
SHEET: **A1.00**

Q:\Jobs Current\Minto Communities\1905 - Era\1905- Drawings\1905 - Revit\Era Parkade - 2020 - Trish.rvt