FARMOR
ARCHITECTURE

CONTACT INFORMATION

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PROJECT TITLE

METRO SPHERE APARTMENTS



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Drawing:
Cover Page

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View A



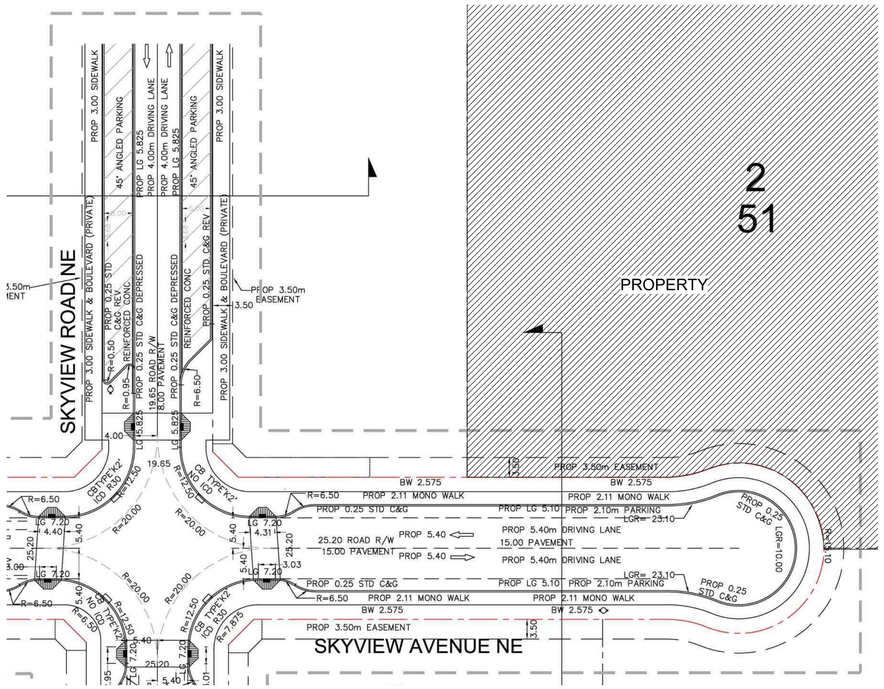
View B

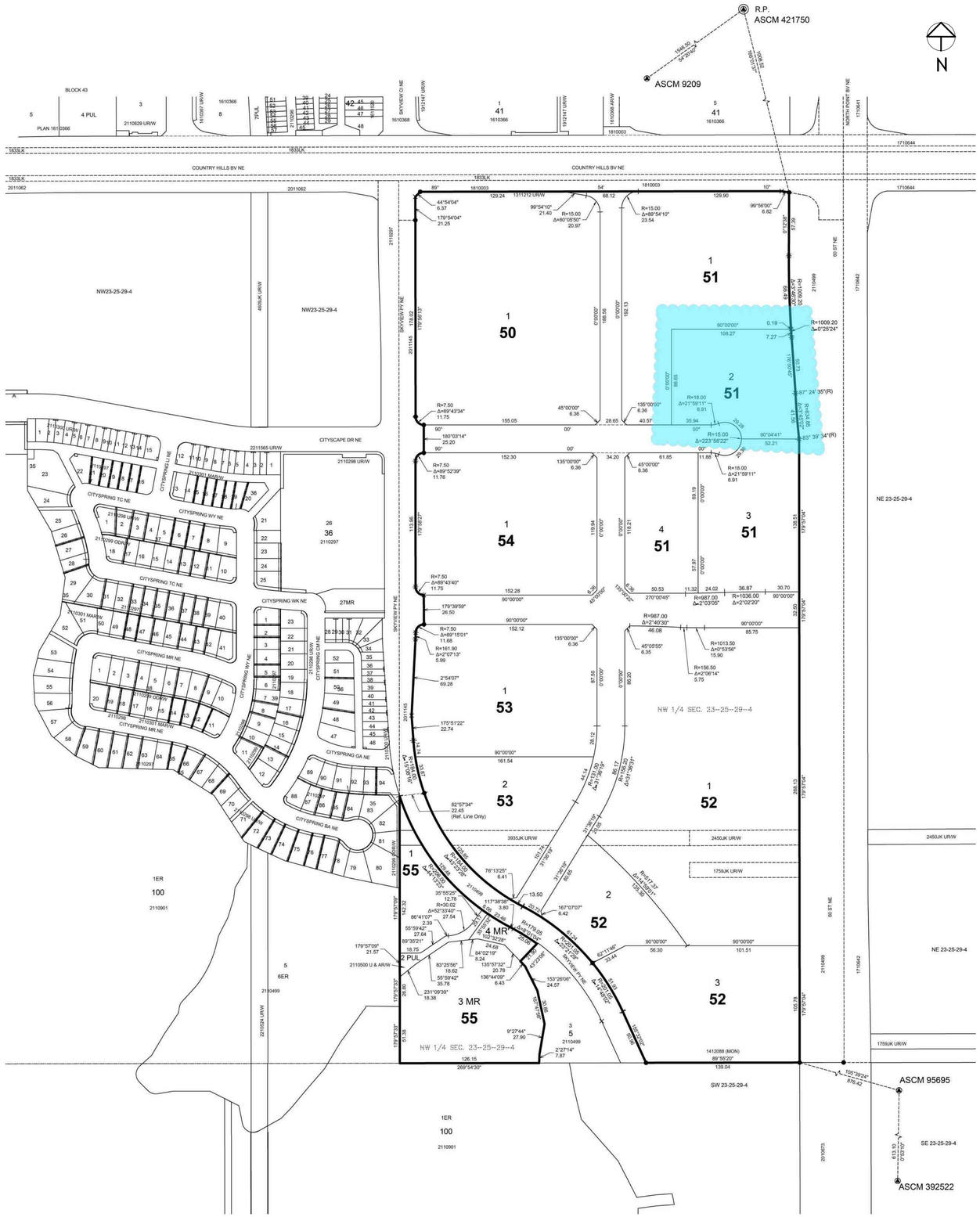


View C



View D





FARMOR ARCHITECTURE

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Drawing:
Existing Block Plan

Key Plan:

Sheet No.:

A0.1

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DEVELOPMENT INFORMATION

PROJECT TITLE - MetroSphere Apartments
LAND USE BYLAW - 7P2011
LAND USE DESIGNATION - M-H1
PERMITED USES - MULTI-RESIDENTIAL, HIGH DENSITY LOW RISE

PROPOSED USE - APARTMENTS

LEGAL DESCRIPTION - N.W. 1/4 SEC. 23 TWP. 25 RGE. 29 W. 4M.

MUNICIPAL ADDRESS - COUNTRY HILLS BLVD NE, CALGARY, AB
PARCEL AREA - 110,961.0 ft^2 (10,308 m^2) (1.03 hectare)
PARCEL COVERAGE - PROVIDED: 43%

BUILDING FOOTPRINT - BUILDING 1: 2,158 m^2
BUILDING 2: 2,147 m^2
TOTAL: 4,305 m^2

GROSS FLOOR AREA - GROSS FLOOR AREA:
BUILDING 1 MAIN-7TH = 2,158 m^2 x 7 FLOORS = 15,106 m^2
BUILDING 2 MAIN-7TH = 2,147 m^2 x 7 FLOORS = 15,029 m^2

TOTAL FLOOR AREA: 15,106 m^2 + 15,029 m^2 = 30,135 m^2

FAR - ALLOWED: 4.0
- PROVIDED: 3.0

BUILDING HEIGHT - ALLOWED: 26 m
- PROVIDED: 22.85 m

DENSITY - ALLOWED: MINIMUM 150 UNITS/HECTARE, NO MAXIMUM
-PROVIDED: 388 units

SETBACK REQUIRED/PROVIDED
-FRONT (SOUTH): REQUIRED: 6 m
PROVIDED: 8.50 m
-WEST SIDE: REQUIRED: 3 m
PROVIDED: 3.00 m
-EAST SIDE: REQUIRED: 6m
PROVIDED: 6.60 m
-REAR (NORTH): REQUIRED: 3 m
PROVIDED: 3.00 m

PARKING CALCULATION
REQUIRED RESIDENTIAL:
0.625 x 388 = 242.5 ≈ 243 stalls

Estimated 60 children in childcare facility. Required 6 pick up/drop off spot/child. Required: 6 parking stalls.

PROVIDED: UNDEGROUND PARKADE: 234 (incl. 4 accessible stalls)
SURFACE PARKING: 15 parking stalls (incl 6 Drop-Off/Pick-Up Parking Stalls and 9 Commercial Parking Stalls)
Total stalls(UG+ Surface)= 249

BICYCLE PARKING
REQUIRED: 1 x 388 = 388 BPS – class 1 (for Building 1 and 2)
50% Horizontal BPS = 194
50% Vertical BPS = 194

0.1 x 388 = 38.8 ≈ 39 BPS class 2 (for Building 1 & 2)

PROVIDED: 195 Horizontal BPS - class 1 (PARKADE P1)
194 Vertical BPS - class 1 (PARKADE P1)

40 bicycle parking stalls – class 2

2023 NATIONAL BUILDING CODE ANALYSIS- NBCAE 2023 3.2.2.48

MAJOR OCCUPANCY -GROUP C -RESIDENTIAL

BUILDING AREA - BUILDING 1: 2,158 m^2
BUILDING 2: 2,147 m^2

NUMBER OF STOREYS - BUILDING 1: 7 STOREYS
BUILDING 2: 7 STOREYS

SPRINKLERS -REQUIRED

FIRE ALARM -REQUIRED

CONSTRUCTION -ALLOWED: COMBUSTIBLE/NON COMBUSTIBLE
-PROVIDED: COMBUSTIBLE

FIRE SEPERATION -1 HR F.R.R BETWEEN UNITS
-1 HR F.R.R BETWEEN MECHANICAL ROOMS
-2 HR LOAD BEARING ELEMENTS

NUMBER OF EXITS REQUIRED:1 EXIT
PROVIDED: 1 EXIT

ENERGY CODE COMPLIACE PERFORMANCE METHOD

2023 NATIONAL BUILDING CODE (ALBERTA EDITION) ANALYSIS:

PROJECT NAME
METROSPHERE APARTMENTS

BUILDING 1 (PHASE 1):

BUILDING AREA (GRATED HORIZONTAL AREA ABOVE GRADE)
2,158 m^2

GROSS FLOOR AREA
UNDERGROUND PARKADE: 7,575 m^2

MAIN FLOOR: 2,158 m^2
TOTAL: MAIN-7TH = 2,158 m^2 x 7 FLOORS = 15,106 m^2

3.1.2.1.(1) OCCUPANCY CLASSIFICATION
GROUP C – RESIDENTAIL OCCUPANCIES
GROUP F, DIVISION 3 – UNDERGROUND PARKADE

3.1.3.1 SEPARATION OF MAJOR OCCUPANCIES
B/W UNDERGROUND PARKADE & RESIDENTIAL FLOORS
F3 AND C: 1 HR F.R.R (TABLE 3.1.3.1.)

3.2.2 NUMBER OF STREETS
THE BUILDING IS FACING ONE (1) STREET

NUMBER OF STOREYS
PROVIDED: 7 STOREYS

3.2.2. OCCUPANCY CLASSIFICATION CONSTRUCTION
3.2.2.48: GROUP C, UP TO 12 STORYS, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND WALLS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED
3.2.2.82: GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND WALLS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED

3.3.4.2.(1) FIRE SEPARATIONS (RESIDENT UNITS)
1 HR F.R.R. TO BE PROVIDED FOR WALL SEPARATING RESIDENT UNITS

3.4.2.1 MINIMUM NUMBER OF EXITS
MINIMUM 2 EXITS PROVIDED FOR EVERY FLOOR AREA INTENDED FOR OCCUPANCY

BUILDING 2 (PHASE 2):

BUILDING AREA (HORIZONTAL AREA ABOVE GRADE)
2,147 m^2

GROSS FLOOR AREA
MAIN FLOOR: 2,147 m^2
TOTAL MAIN-7TH = 2,147 m^2 x 7 FLOORS = 15,029 m^2

3.1.2.1.(1) OCCUPANCY CLASSIFICATION
GROUP C – RESIDENTIAL OCCUPANCIES
GROUP F, DIVISION 3 – UNDERGROUND PARKADE
GROUP A, DIVISION 2 – DAYCARE
GROUP E – MERCANTILE

3.1.3.1 SEPARATION OF MAJOR OCCUPANCIES
B/W UNDERGROUND PARKADE & RESIDENTIAL FLOORS
F3 AND C: 1 HR F.R.R. (TABLE 3.1.3.1.)
B/W DAYCARE & RETAIL
A2 & E: 2 HRS F.R.R. (TABLE 3.1.3.1.)
B/W DAYCARE & RESIDENTIAL FLOORS
A2 & C: 1 HR F.R.R. (TABLE 3.1.3.1.)
B/W RETAIL & RESIDENTAL FLOORS
E & C: 2 HRS F.R.R. (TABLE 3.1.3.1.)
B/W RETAIL AND PARKADE
E & F3: NOT REQUIRED (TABLE 3.1.3.1.)

3.2.2 NUMBER OF STREETS
THE BUILDING IS FACING ONE (1) STREET

NUMBER OF STOREYS
PROVIDED: 7 STOREYS

3.2.2. OCCUPANCY CLASSIFICATION CONSTRUCTION
3.2.2.47: GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND STRUCTURAL ELEMENTS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED
3.2.2.82: GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND STRUCTURAL ELEMENTS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED
3.2.2.64: GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND STRUCTURAL ELEMENTS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED
3.2.2.23: GROUP A, DIVISION 2, ANY HEIGHT, ANY AREA, SPRINKLERED
CONSTRUCTION ALLOWED: NON-COMBUSTIBLE
SPRINKLERS: REQUIRED
FIRE RATING OF FLOORS AND STRUCTURAL ELEMENTS: 2 HRS F.R.R.
FIRE ALARM: REQUIRED

3.3.4.2.(1) FIRE SEPARATIONS (RESIDENT UNITS)
1 HR F.R.R. TO BE PROVIDED FOR WALLS SEPARATING RESIDENT UNITS

3.4.2.1 MINIMUM NUMBER OF EXITS
MINIMUM 2 EXITS PROVIDED FOR EVERY FLOOR AREA INTENDED FOR OCCUPANCY

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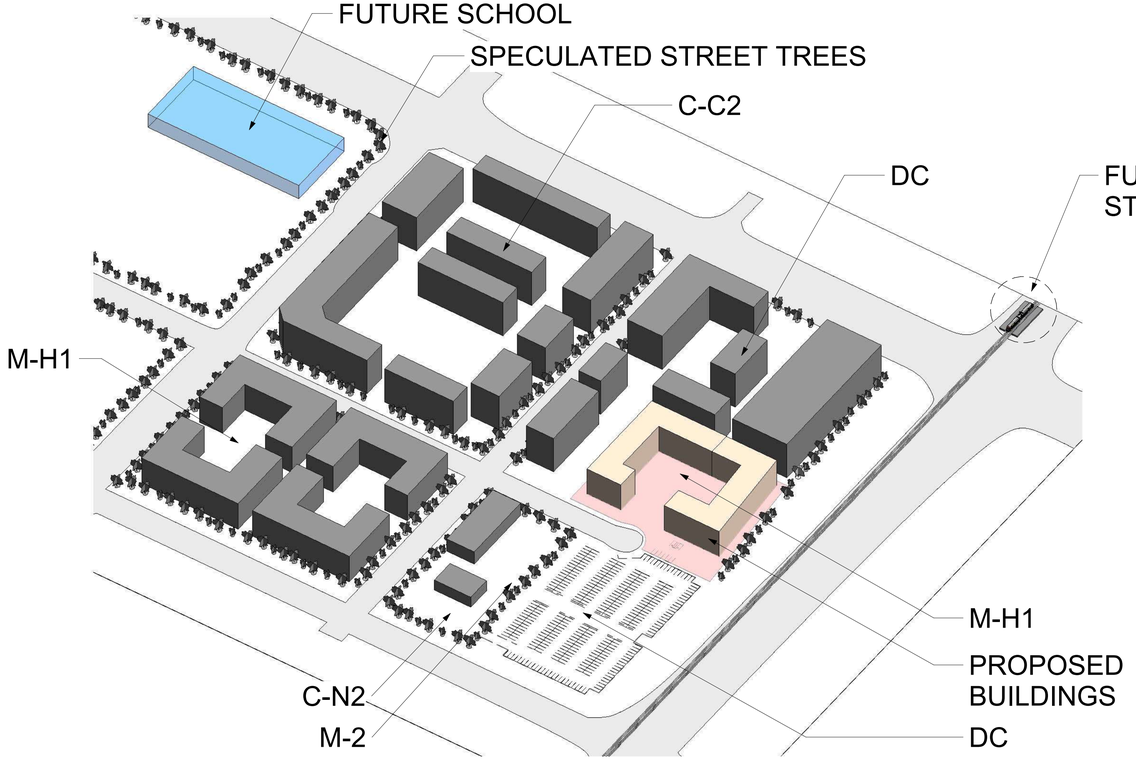
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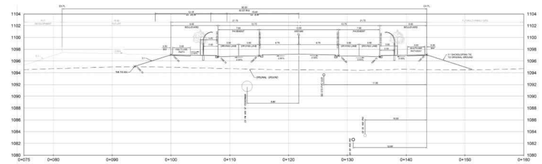
Drawing:
Code Analysis

Key Plan:

Sheet No.:
A0.2



1 A0.3 Speculative Context



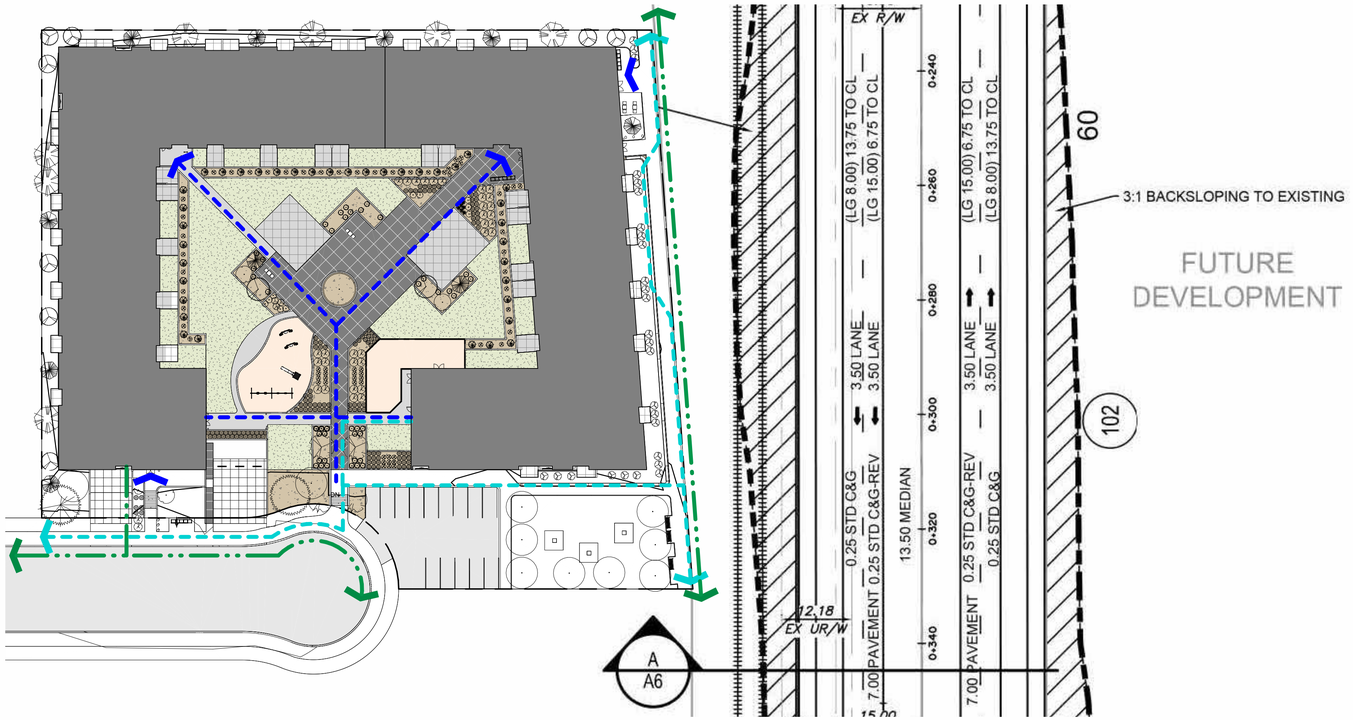
3 **Section A-A**
60 Street NE

Pedestrian Circulation Legend

Internal Perestrian Circulation and Sidewalks

City Walks

Bicycle Path



2 A0.6 A0.3 Pedestrian Circulation Plan
1 : 500

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Drawing:
Speculative Context

Key Plan:

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A0.3

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Landscape Area			
Symbol	Name	Area	Percentage of all parcel
	HARD - COLOURED CONCRETE BROOM	512 m²	4.98%
	HARD - COLOURED DARK CONCRETE BROOM	552 m²	5.37%
	HARD - CONCRETE BROOM	758 m²	7.37%
	HARD - PLAYGROUND SURFACE	294 m²	2.86%
	SOFT - MULCH	571 m²	5.55%
	SOFT - SOD	2340 m²	22.76%
		5027 m²	48.90%

REQUIRED: min 40%

Soft Landscape		
Name	Area	Percentage of landscaping area
SOFT - MULCH	571 m²	11.36%
SOFT - SOD	2340 m²	46.55%
	2911 m²	57.90%

REQUIRED: minimum 30%

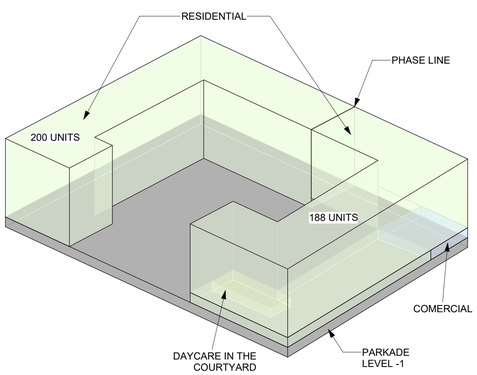
Hard Landscape		
Name	Area	Percentage of landscaping area
HARD - COLOURED CONCRETE BROOM	512 m²	10.19%
HARD - COLOURED DARK CONCRETE BROOM	552 m²	10.99%
HARD - CONCRETE BROOM	758 m²	15.07%
HARD - PLAYGROUND SURFACE	294 m²	5.84%
	2116 m²	42.10%

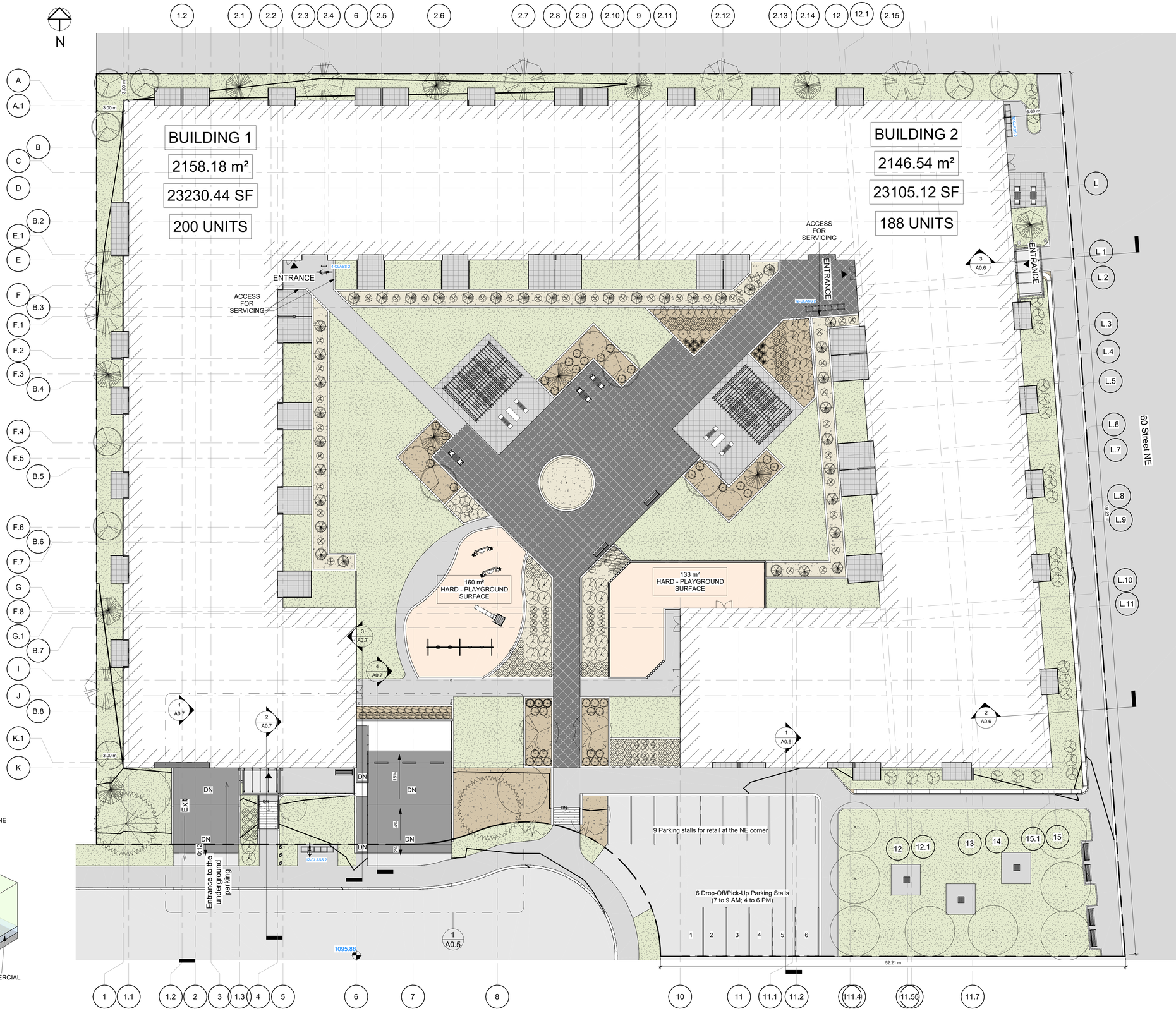
REQUIRED: max 50% - 2456 m²

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	FENCE 1.2 m
	MAIN ENTRANCE

PROGRAMMING SCHEME





1 Site Plan
A0.6 A0.4 1 : 200

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Drawing:
Proposed Site Plan

Key Plan:

Sheet No.:

A0.4

LANDSCAPE ANALYSIS

M-H2 SITE LANDSCAPE AREA PROVIDED 4330m² (42%)
SOFT LANDSCAPE AREA PROVIDED: 3027 m²
TOTAL TREES REQUIRED: 104 (1 TREE PER 45m²)
TOTAL TREES PROVIDED: 111
DECIDUOUS TREES PROVIDED: 57
DECIDUOUS TREES WITH MIN. 75mm Cal.: 50 (MIN. 50% OF DECIDUOUS TREES)
CONIFEROUS TREES PROVIDED: 54 (MIN. 25% of TOTAL)
CONIFEROUS TREES WITH MIN. 3M IN HEIGHT: 43 (MIN. 50% OF CONIFEROUS TREES)
TOTAL SHRUBS REQUIRED: 208 (2 SHRUBS PER 45m²)
TOTAL SHRUBS PROVIDED: 275

PLANT MATERIAL LEGEND

TREES

BRANDON ELM
Ulmus americana 'Brandon'
Cal.: 75mm, QTY: 11

OHIO BUCKEYE
Aesculus glabra
Cal.: 75mm, QTY: 4

SWEDISH COLUMNAR ASPEN
Populus tremula 'Erecta'
Cal.: 75mm, QTY: 27

HAWTHORN
Crataegus x mordenensis
Cal.: 50mm, QTY: 4

IVORY SILK TREE LILAC
Syringa reticulata 'Ivory Silk'
Cal.: 50mm, QTY:3

SPRING SNOW FLOWERING CRABAPPLE
Malus 'Spring Snow'
Cal.: 75mm, QTY: 8

COLUMNAR BLUE SPRUCE
Picea pungens 'Fastigiata'
HT.:2000 mm, QTY: 11

PONDEROSA PINE
Pinus ponderosa
HT.:3000 mm, QTY: 2

WHITE SPRUCE
Picea glauca
HT.:3000 mm, QTY: 7

SKYROCKET JUNIPER
Juniperus scopulorum 'Skyrocket'
HT.:3000 mm, QTY: 35

SHRUBS

ROSE GLOW BARBERRY
Berberis thunbergii 'Rose Glow'
SIZE: MIN. 600mm SP&HT, QTY: 6

VANILLA STRAWBERRY HYDRANGEA
Hydrangea paniculata 'Renhy'
SIZE: MIN. 600mm SP&HT, QTY: 36

ABBOTSWOOD POTENTILLA
Potentilla fruticosa 'Abbotswood'
SIZE: MIN. 600mm SP&HT, QTY: 12

BLUE FOX WILLOW
Salix brachycarpa 'Blue Fox'
SIZE: MIN. 600mm SP&HT, QTY: 54

THREE-LOBED SPIREA
Spiraea trilobata
SIZE: MIN. 600mm SP&HT, QTY: 4

BLOOMERANG LILAC
Syringa 'Penda'
SIZE: MIN. 600mm SP&HT, QTY: 27

CALGARY CARPET JUNIPER
Juniperus sabina 'Monna'
SIZE: MIN. 600mm SP&HT, QTY: 42

HEDGE COTONEASTER
Cotoneaster lucidus
MIN. 600mm SP&HT,QTY: 115

ORNAMENTAL GRASS

BLUE OAT GRASS
Helictotrichon sempervirens
SIZE: #2 POT, QTY:12

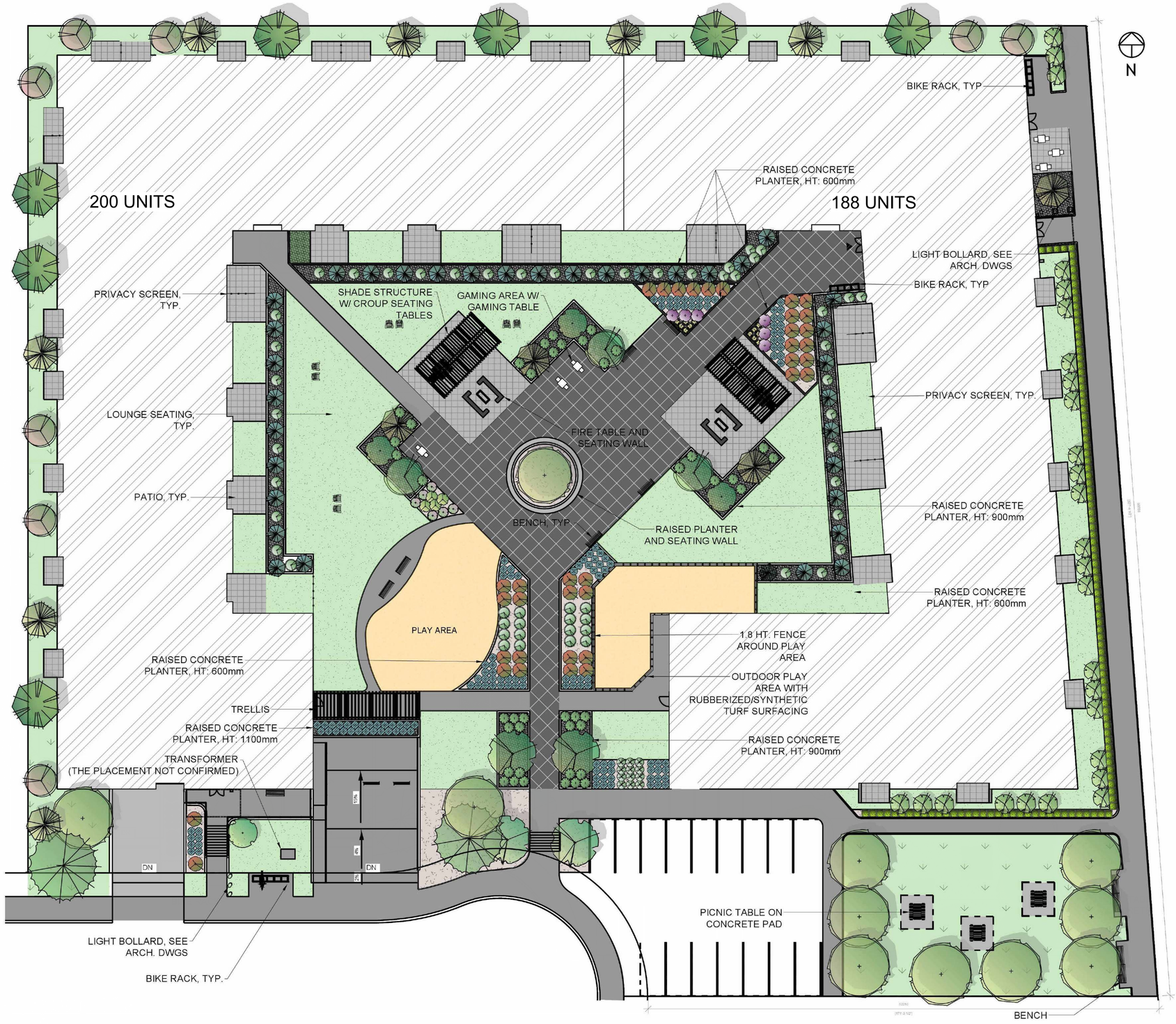
KARL FOERSTER FOUNTAIN
Calamagrostis x acutiflora 'Karl Foerster'
SIZE: #2 POT, QTY: 139

MATERIAL LEGEND

- PROPOSED DROUGHT TOLERANT SOD ON 300mm TOPSOIL
- SEEDED AREA ON 300mm TOPSOIL
- PLANTING BED W/ 600mm DEPTH GROWING MEDIUM MIX & BARK MULCH
- CIP CONCRETE PLANTER W/ DEPTH GROWING MEDIUM MIX & BARK MULCH, HEIGHT:900mm
- STANDARD CONCRETE BROOM FINISH
- COLOURED & STAMPED CONCRETE BROOM FINISH
- COLOURED CONCRETE, SAWCUT JOINT W/ SANDBLAST FINISH
- PLAY AREA - CSA APPROVED SURFACING

Notes

1. THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. LANDSCAPE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS AND LANDSCAPE CONSTRUCTION GUIDELINES.
3. ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN THE. CITY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND BE PHYTOSANITARY.
4. ALL SHRUBS TO BE A MINIMUM HEIGHT OR SPREAD OF 600mm AT TIME OF PLANTING.
5. ALL PLATING BEDS TO RECEIVE MIN. 75MM DEPTH BARK MULCH.
6. VERIFY ALL DIMENSIONS, ELEVATIONS,AND DATUM; REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
7. DO NOT SCALE DRAWINGS.
8. ALL BEDS TO HAVE A MINIMUM OF 75mm DEPTH BARK CHIP MULCH.
9. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH THE UNDERGROUNDS IRRIGATION SYSTEM.
10. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
11. REFER TO CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.
12. ALL TREES AND SHRUBS ON TOP OF UNDERGROUND PARKADE TO BE PLANTED ON THE RAISED PLANTER TO ACHIVE THE MIN 0.9 -1.2m SOIL DEPTHS FOR TREES AND 0.6m SOIL DEPTH FOR SHRUBS AND 0.3m FOR ALL OTHER PLANTING AREA. SMALLER TREE SIZES THAN SPECIFIED MAY BE USED FOR TREE PLANTING ON TOP OF PARKADE IF PLANTING OF SPECIFIED SIZE IS NOT FEASIBLE.



1 Landscape Plan
1 : 200

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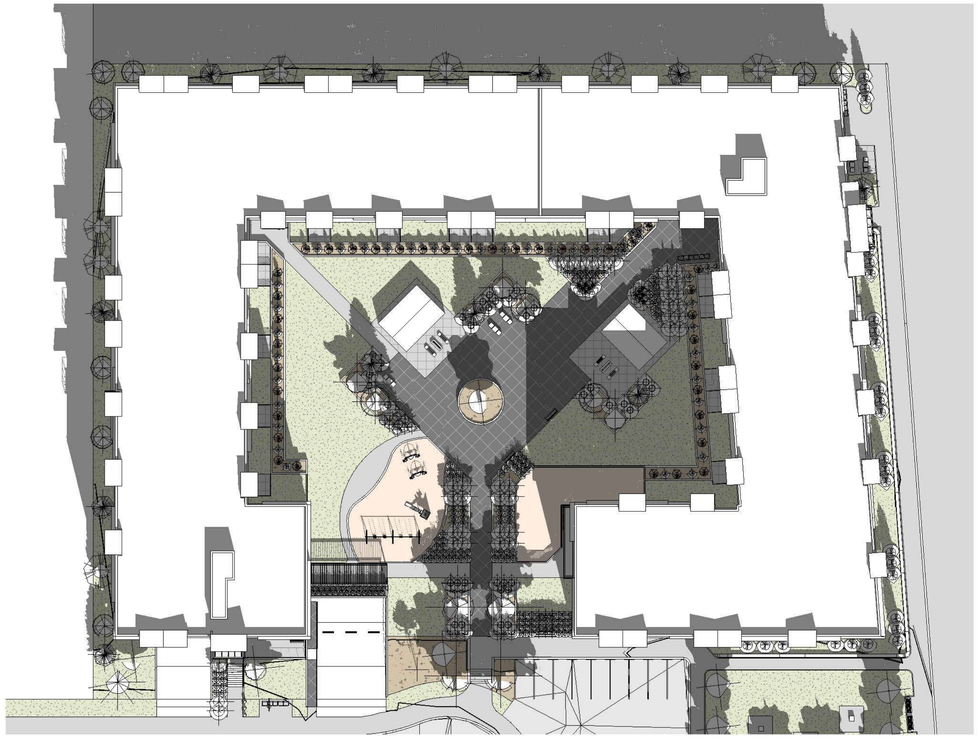
Drawing:
Proposed Landscape Plan

Key Plan:

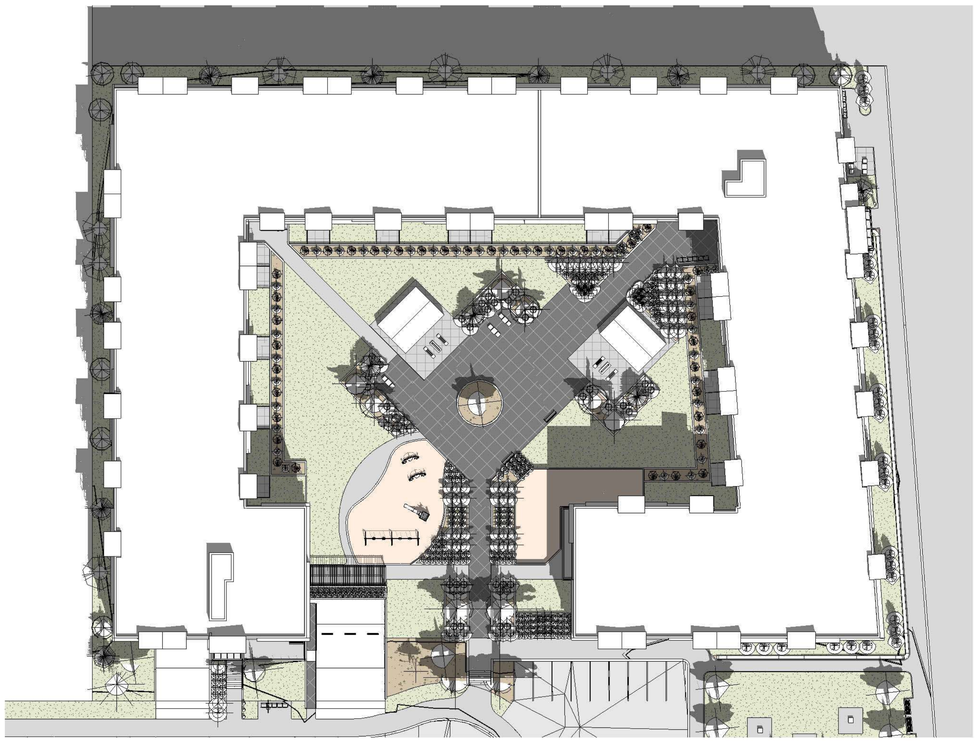
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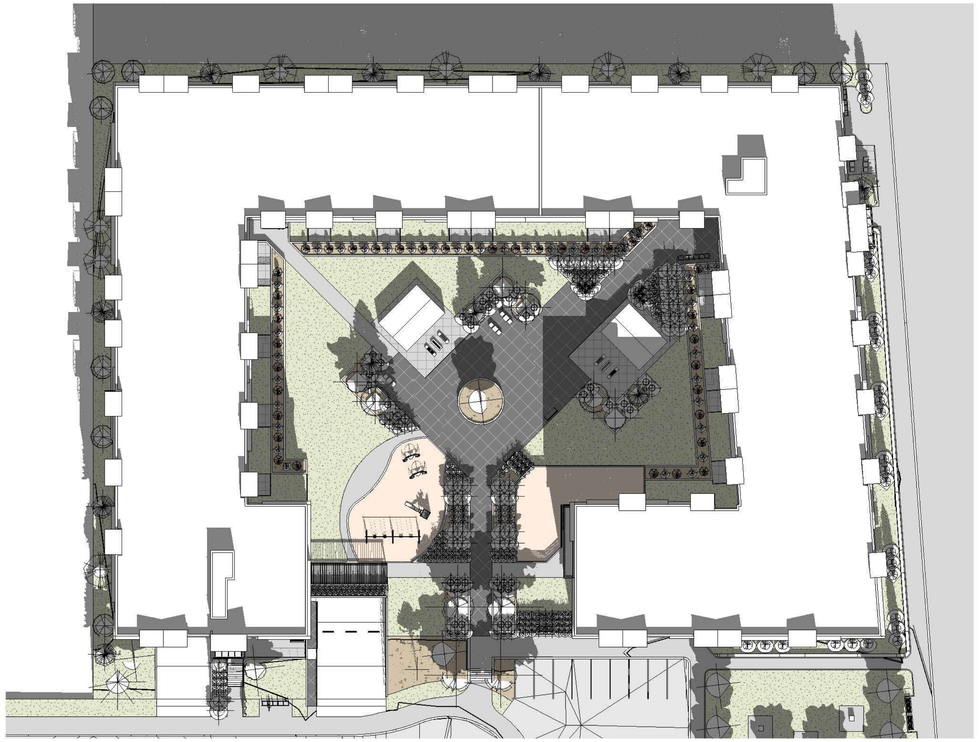
1 A0.10 Winter Solstice
December 21 - 12:00 pm



2 A0.10 Spring Solstice
March 20 - 12:00 pm



3 A0.10 Summer Solstice
June 21 - 12:00 pm



4 A0.10 Fall Solstice
September 20 - 12:00 pm

FARMOR ARCHITECTURE
Farhad Mortezaee
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Project No.:
23-007

Project Title:
Metro Sphere Apartments

Project Address:
6011 COUNTRY HILLS BLVD NE,
CALGARY, AB

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Revisions:

DP Submission- JULY 11, 2024
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DR-1 Submission- MAY 12, 2025

Drawing:
Sun Study

Key Plan:

Sheet No.:

A0.10

0F 20



1 North Elevation Courtyard Building 1
A2.1 1 : 125



2 East Elevation Building 1
A2.1 1 : 125



3 South Elevation Building 1
A2.1 1 : 125



4 West Elevation Building 1
A2.1 1 : 125

FACADE MATERIAL LEGEND

	VIEW	DESCRIPTION
A		Main cladding material 1 Descr'n: brick Product: Oxenden Strata Brick Smooth,I-XL Brick Color: Grey
B		Main cladding material 2 Descr'n: pre-painted steel in PVDF woodgrain cladding Product: Jay's Metal - Icon Panels Color: PONDEROSA
C		Main cladding material 2 Descr'n: pre-painted steel in PVDF woodgrain cladding Product: Jay's Metal - Icon Panels Color: ESPRESSO
D		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: IRON ORE
E		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: STONE GREY
F		Main cladding material 4 Descr'n: Aluminum composite Sheets Product: Jay's Metal - PRO 7 Color: HWH White

ROOF MATERIAL LEGEND

G		Main cladding material 5 Descr'n: roll roofing 4' Product: GAF Color: Black
H		Accent trims & Fascia Descr'n: prefinished aluminium trim/fasia Color: IRON ORE - match to metal siding

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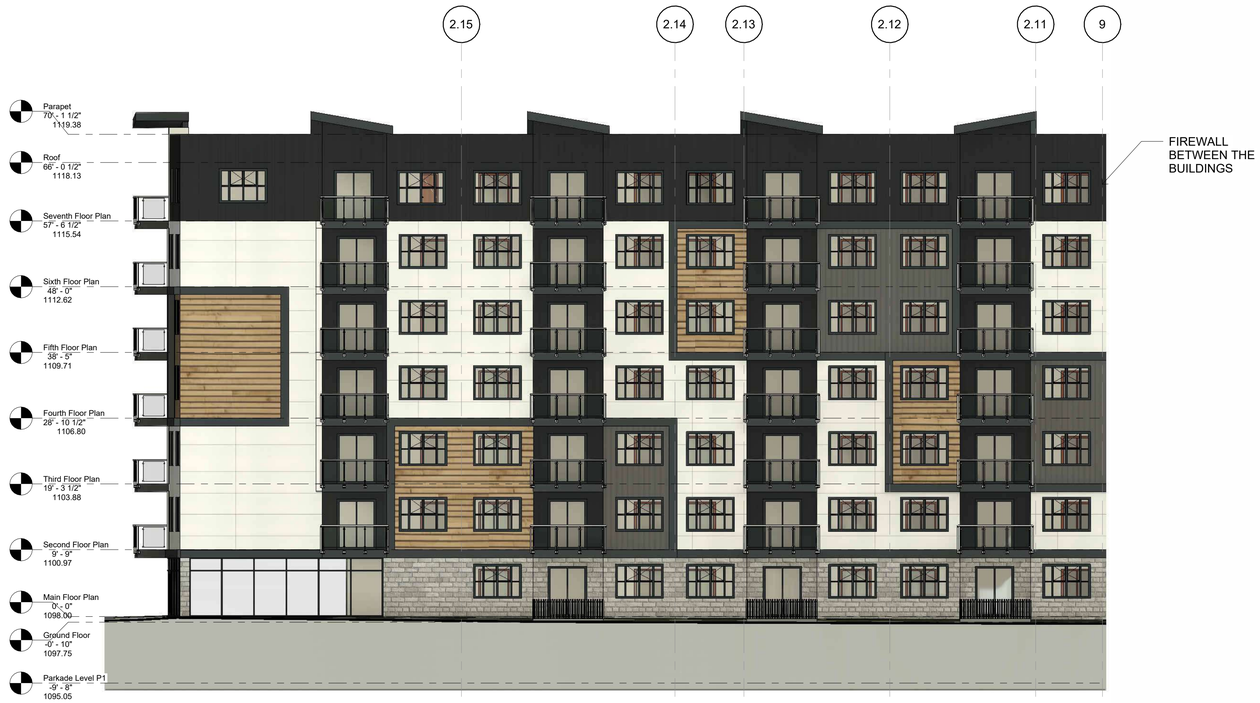
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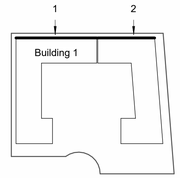
Drawing:
Proposed Elevations Building 1

Key Plan:

Sheet No.:
A2.1
0F 20



1 / A2.2 North Elevation Building 2
1 : 125





2 / A2.2 North Elevation Building 1
1 : 125

FACADE MATERIAL LEGEND

	VIEW	DESCRIPTION
A		Main cladding material 1 Descr'n: brick Product: Oxenden Strata Brick Smooth,I-XL Brick Color: Grey
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E		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: STONE GREY
F		Main cladding material 4 Descr'n: Aluminum composite Sheets Product: Jay's Metal - PRO 7 Color: HWH White

ROOF MATERIAL LEGEND

G		Main cladding material 5 Descr'n: roll roofing 4' Product: GAF Color: Black
H		Accent trims & Fascia Descr'n: prefinished aluminium trim/fasia Color: IRON ORE - match to metal siding

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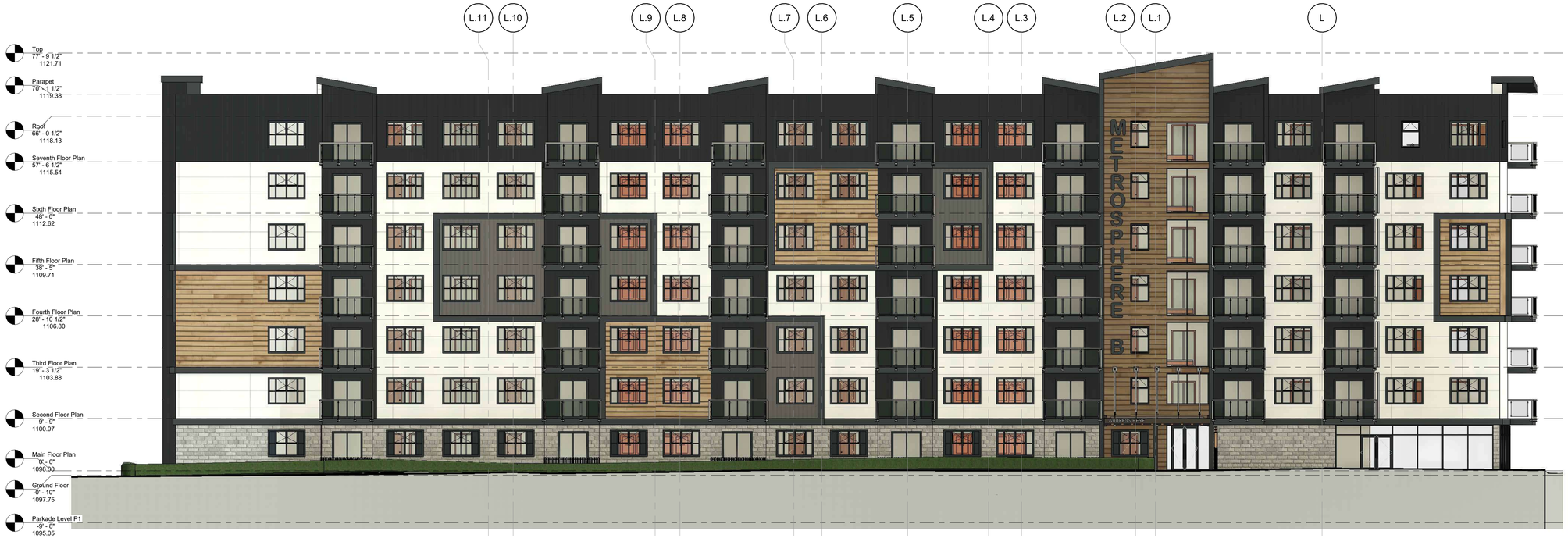
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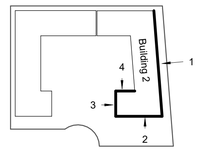
Drawing:
Proposed North Elevation

Key Plan:

Sheet No.:
A2.2



1 / A2.3 East Elevation Building 2
1 : 125

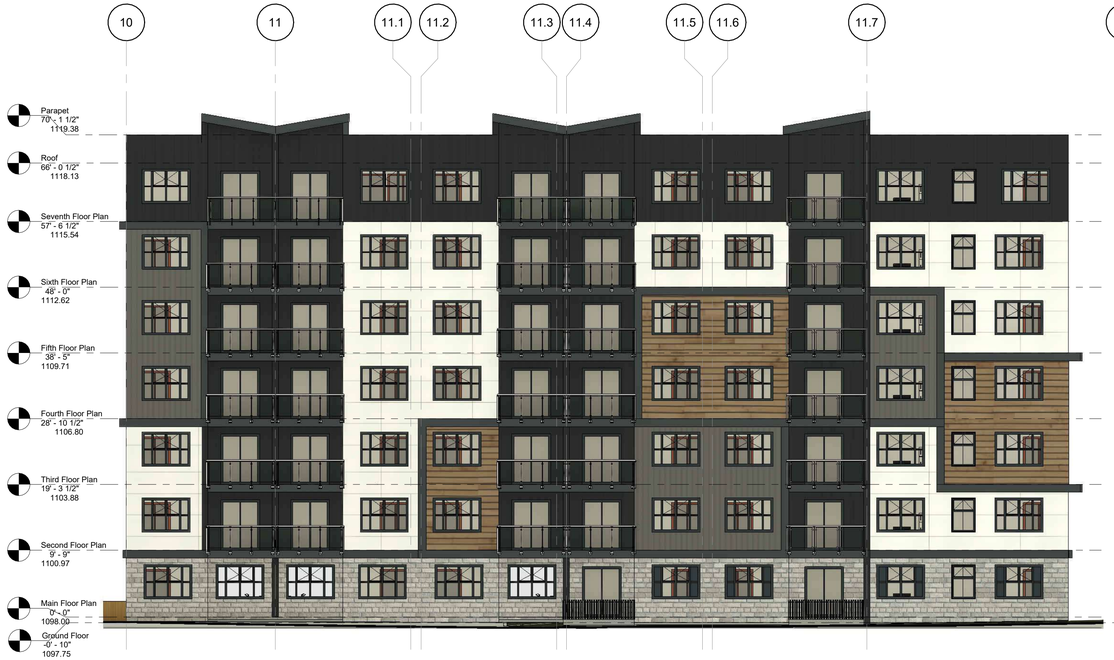


FACADE MATERIAL LEGEND

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ROOF MATERIAL LEGEND

G		Main cladding material 5 Descr'n: roll roofing 4' Product: GAF Color: Black
H		Accent trims & Fascia Descr'n: prefinished aluminium trim/fasia Color: IRON ORE - match to metal siding



2 / A2.3 South Elevation Building 2
1 : 125



3 / A2.3 West Elevation Building 2
1 : 125



4 / A2.3 North Elevation Courtyard Building 2
1 : 125

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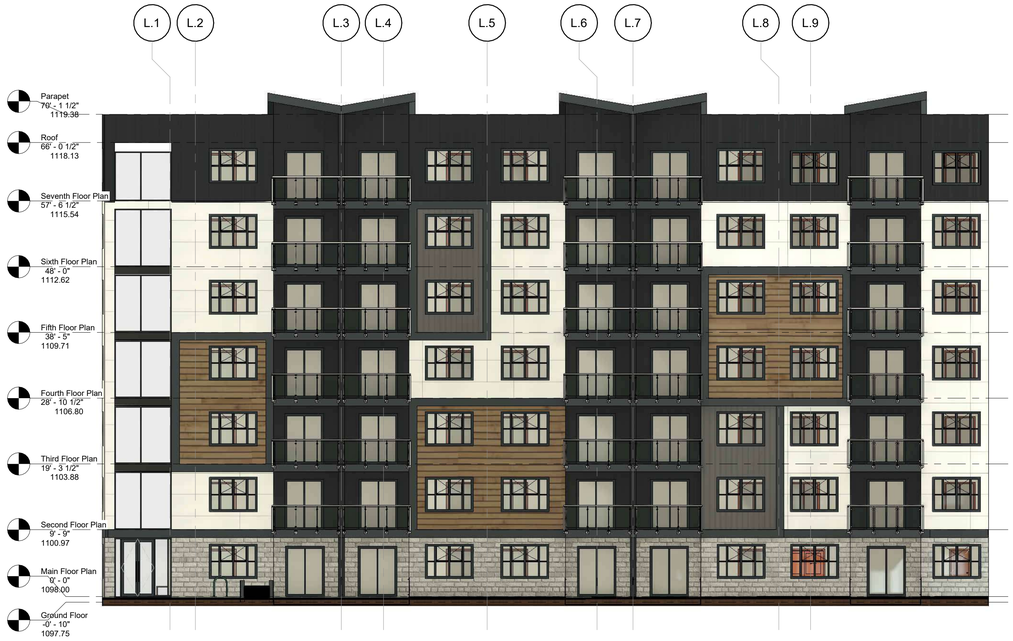
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DR-1 Submission- MAY 12, 2025

Drawing:
Proposed Elevations Building 2

Key Plan:

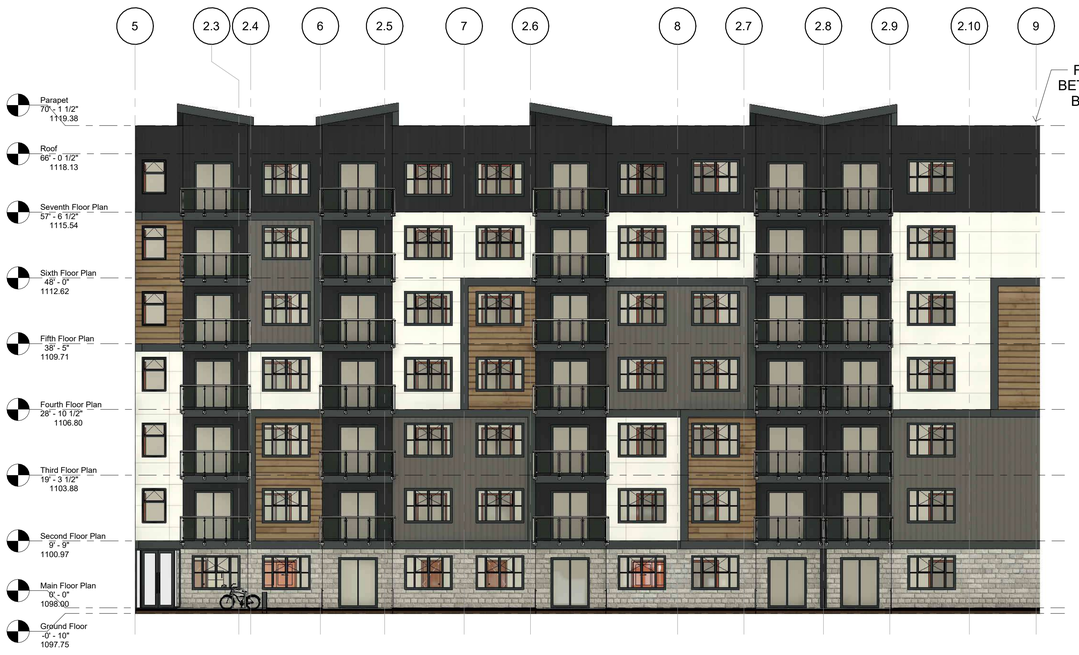
Sheet No.:
A2.3



1 / A2.4 West Elevation Courtyard Building 2
1 : 125



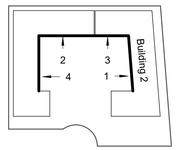
4 / A2.4 East Elevation Courtyard Building 1
1 : 125



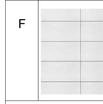
2 / A2.4 South Elevation Courtyard Building 1
1 : 125



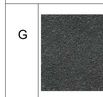
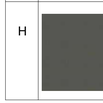
3 / A2.4 South Elevation Courtyard Building 2
1 : 125



FACADE MATERIAL LEGEND

	VIEW	DESCRIPTION
A		Main cladding material 1 Descr'n: brick Product: Oxenden Strata Brick Smooth,I-XL Brick Color: Grey
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ROOF MATERIAL LEGEND

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Drawing:
Proposed Courtyard Elevations

Key Plan:

Sheet No.:
A2.4
0F 20



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DR-1 Submission- MAY 12, 2025

Drawing:
Proposed Render View 1

Key Plan:

Sheet No.:

A4.1

OF 20



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Drawing:
Proposed Render View 2

Key Plan:

Sheet No.:

A4.2

OF 20



FARMOR
ARCHITECTURE

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Drawing:
Proposed Render View 3

Key Plan:

Sheet No.:

A4.3

OF 20