FARMOR ARCHITECTURE

CONTACT INFORMATION

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PROJECT TITLE

METRO SPHERE APARTMENTS

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Drawing:
Cover Page

Sheet No.:

A0.0

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View A



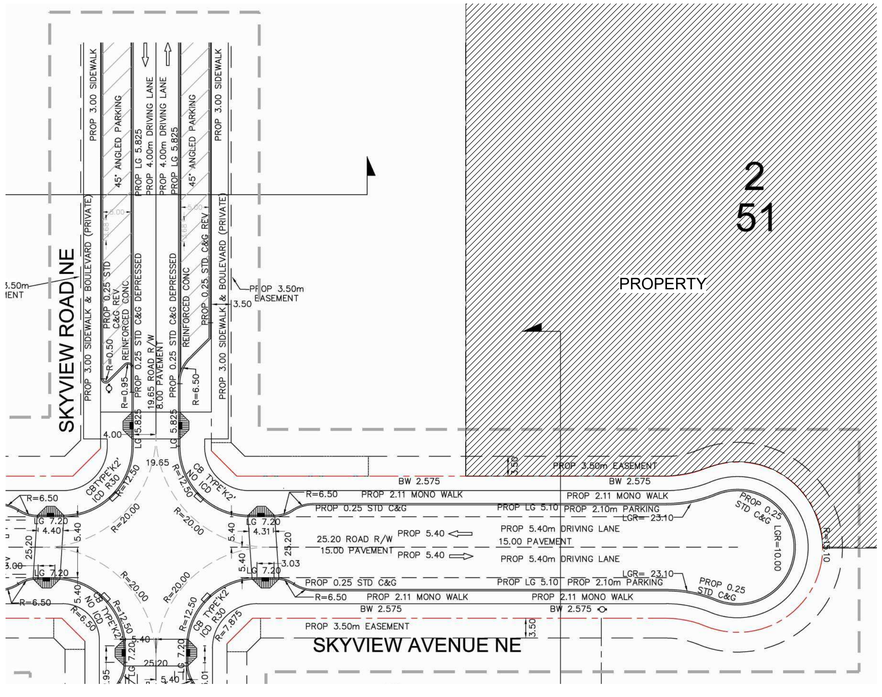
View B

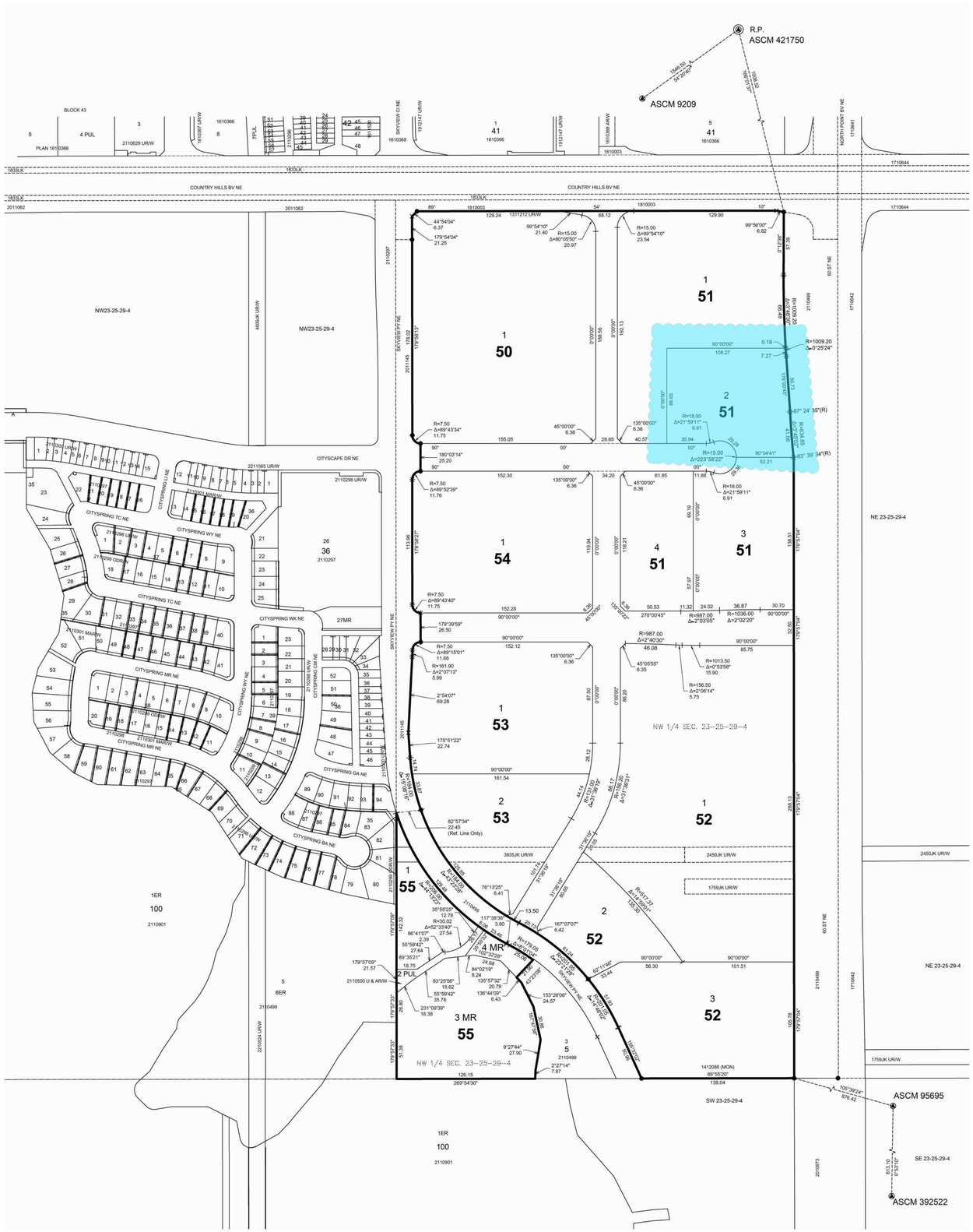


View C



View D





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23-007

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NE, CALGARY, AB

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Existing Block Plan

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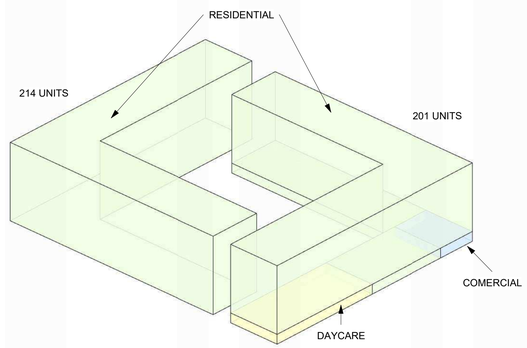
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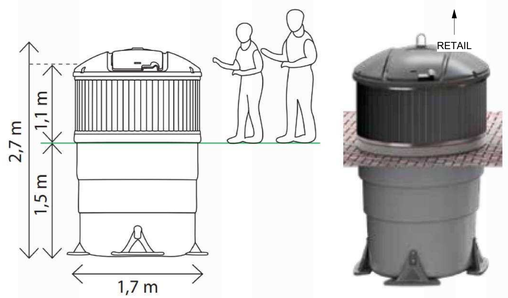
OF X

SYMBOL	DESCRIPTION	AREA
LANDSCAPE AREA		
	BUILDING 2 FOOTPRINT	2,644 sqm
	BUILDING 1 FOOTPRINT	1,819 sqm
	ASPHALT	890 sqm
SOFT LANDSCAPE AREA		
	SOD	2,164 sqm
HARD LANDSCAPE AREA		
	SOLID RUBBER	372 sqm
	PAVER CONCRETE	2,056 sqm
	WOOD DECK	221 sqm
	PROPERTY LINE	
	SETBACK LINE	
	WOOD FENCE 1.2 m	
	MAIN ENTRANCE	
Bin #	MOLOK CLASSIC 5 m³	

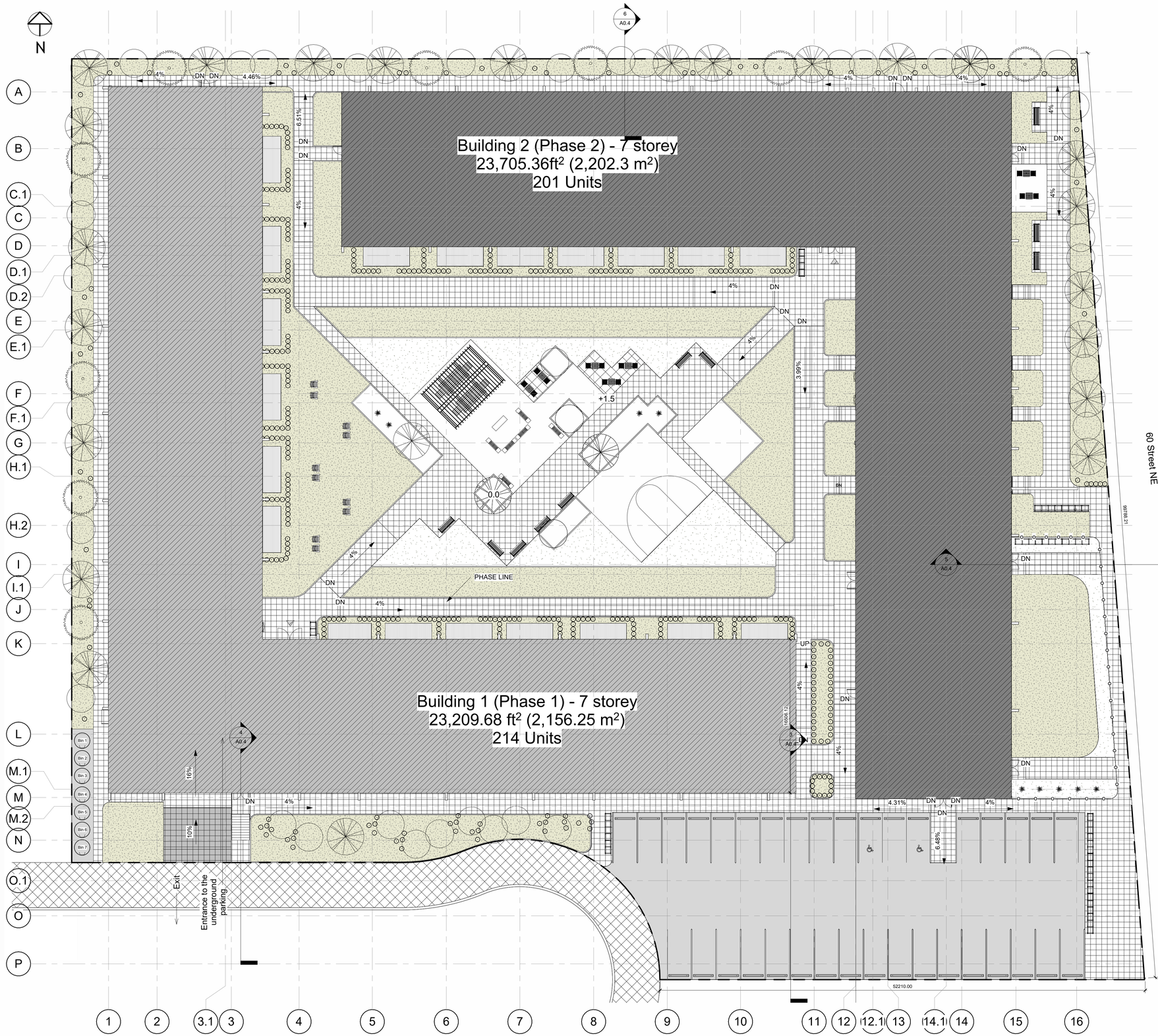
PROGRAMMING SCHEME



MOLOK CLASSIC



CAPACITY: 5m³
CONTAINER DIVISION: 1/1 or 1/2
DIMESIONS OF THE OPENING: opening size min. 100 x 350 mm, max ∅ 600 mm
LIFTING EQUIPMENT OPTIONS: lifting bag, reinforced lifting bag for glass, lifting container KSS5
SUITABLE WASTE TYPES: mixed waste, paper and cardboard + plastic packaging



1 Site Plan
1 : 200

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Proposed Site Plan

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LANDSCAPE CALCULATION

LANDSCAPE AREA
- REQUIRED: min 40%
- REDUCTION: (554) 36%
  (555) 33%
  (556) 30% - 3092m²
- PROVIDED: 4,944 m² – 48%

SOFT LANDSCAPED AREA
-REQUIRED: minimum 30%
-PROVIDED: 2,470 m² - 50% (of which, a maximum 30% is sod)

HARD LANDSCAPED AREA
- REQUIRED: maximum 50%
- PROVIDED: 2,474 m² - 50%

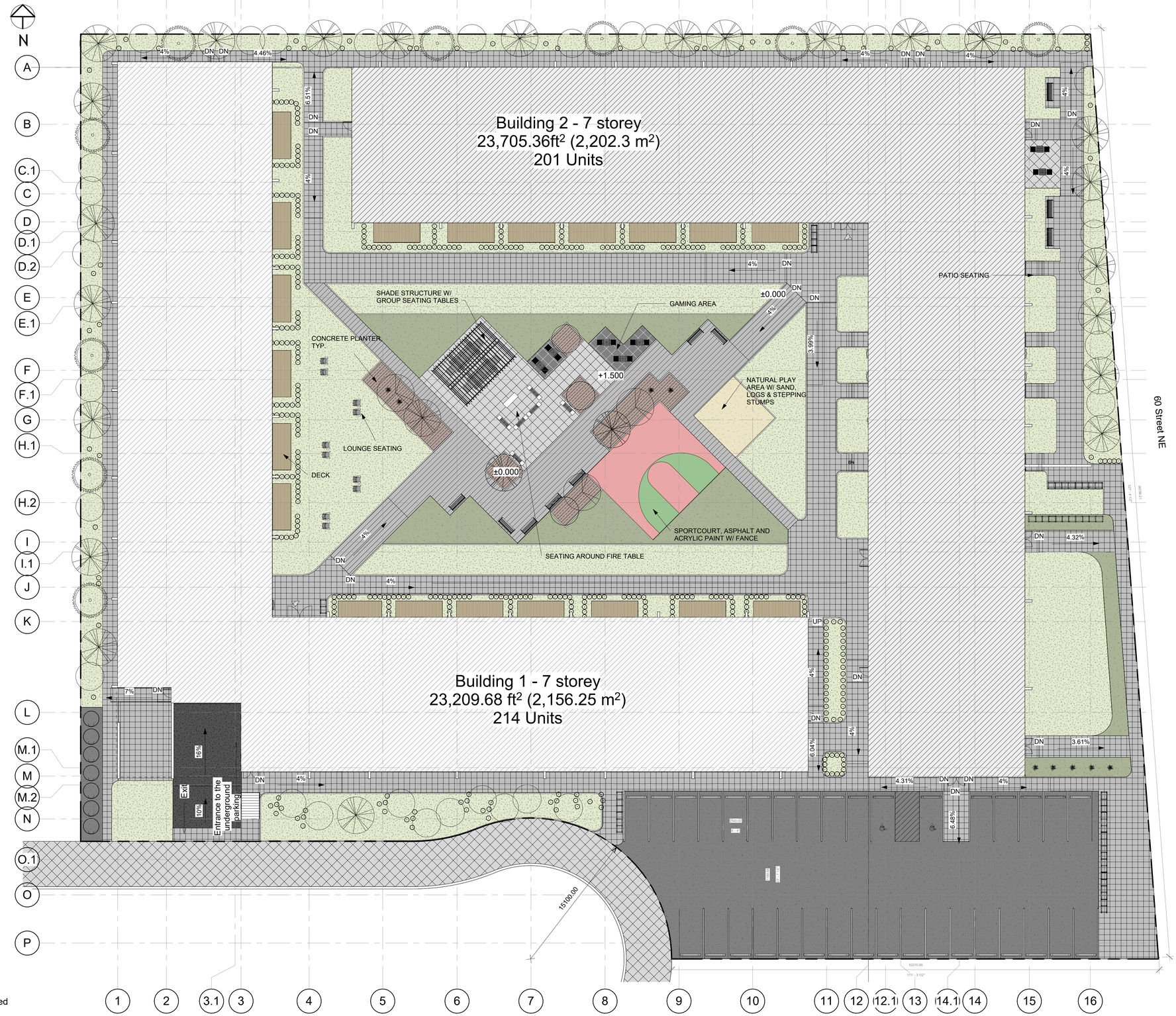
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	AREA
LANDSCAPE AREA		
	BUILDINGS FOOTPRINT	4,358.5 m²
	ASPHALT	893 m²
SOFT LANDSCAPE AREA		
	SOD	2,050 m²
	450-600mm DEEP PLANTING BED	393 m²
	900-1200mm DEEP PLANTING BED	95 m²
	PLAYGROUND SAND	38 m²
HARD LANDSCAPE AREA		
	ASPHALT AND ACRYLIC PAINT	137 m²
	LINEAR PAVER, BROADWAY CONTOUR BY BARKMAN	325 m²
	STANDARD CONCRETE BROOM FINISH	1562 m²
	COLOURED CONCRETE BROOM FINISH	181.5 m²
	COLOURED&STEMPED CONCRETE BROOM FINISH	27.5 m²
	PROPERTY LINE	
	SETBACK LINE	

PLANT LEGEND

SYMBOL	PICTURE	PLAN TYPE	QTY
TREES			
		AMUR MAPLE - ACER GINNALA - DECIDUOUS Height - 4.5-5.5 m Spread - 3-4.5 m Caliper 85 mm	35
		PIN CHERRY-PRUNUS PENSYLVANICA-DECIDUOUS Height - 3 m Spread - 1.8 m Caliper 85 mm - 14 trees Caliper 65 mm - 18 trees	15
		CHOKECHERRY-PRUNUS VIRGINIANA-DECIDUOUS Height - 6-8 m Spread - 4 m Caliper 115 mm - 14 trees	3
		MAYDAY-PRUNUS PADUS COMMUTATE-DECIDUOUS Height - 9 m Spread - 7.6 m Caliper 70-115 mm - 14 trees	11
		BLUE SPRUCE-PICEA PUNGENS-CONIFEROUS Spread - 1.8 m Caliper - 85-90 mm Height 4 m - 3 trees Height 3 m - 3 trees	20
		JACK PINE-PINUS BANKSIANA-CONIFEROUS Spread - 6-9 m Caliper - 100-200 mm Height 9 m - 3 trees Height 15 m - 3 trees	9
SHRUBS			
		SAVIN JUNIPER-JUNIPERUS SABINA 600 x 600 x 1200 mm	410
		COMMON LILAC-SYRINGA VULGARIS 2000 x 2000 x 3000 mm	13

Note: 1. All soft surfaced landscaped areas will be irrigated by an automated low water irrigation system.
2. All sodded areas will be planted with a drought tolerant grass species.
3. A minimum soil depth of 600mm for planting beds with shrubs and 300mm in all other areas.



1 Landscape Plan
1 : 200

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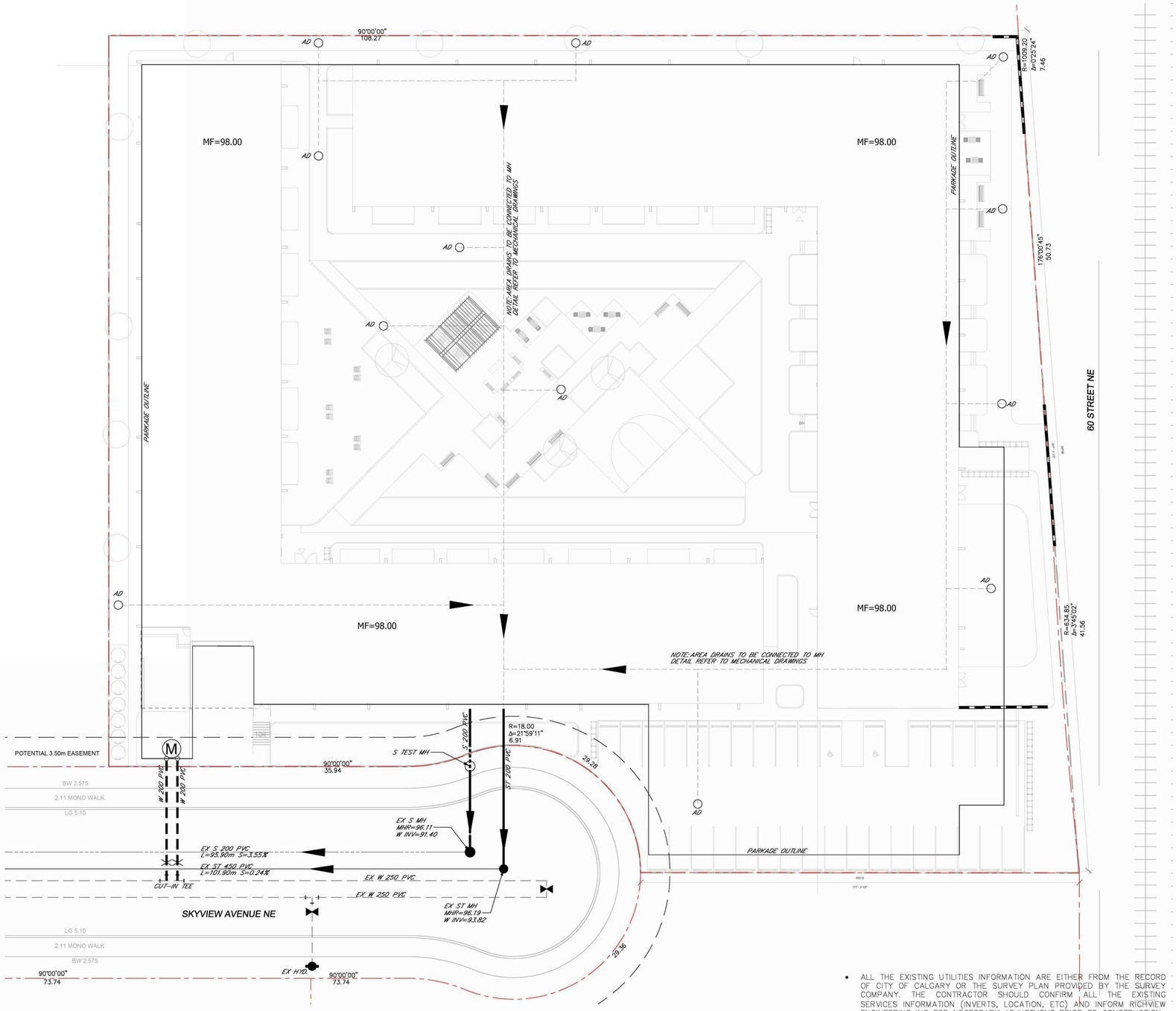
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Drawing:
Proposed Landscape Plan

Key Plan:

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NOTIFY WATERWORKS INSPECTION DIVISION PRIOR TO ANY ON-SITE UTILITY INSTUALLATION

EXISTING WATER SERVICES TO BE KILLED AT MAIN PRIOR TO PROPOSED SERVICES BEING ACCEPTED BY INSPECTION SERVICES

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE CITY OF CALGARY

- ALL THE EXISTING UTILITIES INFORMATION ARE EITHER FROM THE RECORD OF CITY OF CALGARY OR THE SURVEY PLAN PROVIDED BY THE SURVEY COMPANY. THE CONTRACTOR SHOULD CONFIRM ALL THE EXISTING SERVICES INFORMATION (INVERTS, LOCATION, ETC) AND INFORM RICHVIEW ENGINEERING INC FOR NECESSARY ADJUSTMENT PRIOR TO CONSTRUCTION.
- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE. THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.
- THE CONTRACTOR MUST SUPPLY WRITTEN NOTICE TO RICHVIEW ENGINEERING INC OF INTENT TO START CONSTRUCTION OF THE DEEP UTILITIES AT LEAST 3 DAYS IN ADVANCE OF THE CONSTRUCTION START.
- FAILURE TO DO SO MAY RESULT IN A REQUEST TO HAVE THE LINES EXCAVATED SO AS TO ASCERTAIN BEDDING CONDITIONS AND THAT PIPE HAS BEEN PLACED CORRECTLY AND/OR TO HAVE A VIDEO EXAMINATION OF THE PIPE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- FAILURE TO HAVE THE INSPECTIONS COMPLETED ADEQUATELY WILL PREVENT RICHVIEW ENGINEERING INC'S BEING ABLE TO EXECUTE THE NECESSARY CERTIFICATIONS REQUIRED BY THE ALBERTA BUILDING CODE AND THE NATIONAL BUILDING CODE.

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
SUITE 201, 203 – 38th AVE NE. CALGARY, ALBERTA T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

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NOTES:
1. ALL PLANS SUBJECT TO TERMS OF DEVELOPMENT AGREEMENT.
2. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. ALL ELEVATIONS REFERENCED TO 1000 m GEODETIC DATUM.
4. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
5. WATER SERVICES SHALL HAVE A MIN. OF 3.0m COVER IN CLAY SOIL CONDITIONS AND 3.3m IN GRAVEL CONDITIONS.
6. WATER MAINS 150ø OR LARGER SHALL BE PVC DR18.
7. ALL HYDRANT LEADS OR TO BE PVC DR18.
8. ALL SANITARY & STORM MAINS 150ø OR LARGER SHALL BE SDR-35.
9. ALL SANITARY SEVICES 100ø OR SMALLER SHALL BE SDR-28.
10. ALL PE WATER SERVICES SHALL BE DR 11.
11. SAN & STM SERVICES ARE TO BE BROUGHT TO 1.5m INSIDE THE FOUNDATION WALL. WATER SERVICES ARE TO BE BROUGHT INTO THE METER ROOM.
12. MANHOLES TO BE TYPE 5A SULPHATE RESISTANT CONCRETE AND TO BE INSTALLED IN ACCORDANCE WITH CITY OF CALGARY SPECIFICATIONS.
13. ALL CONCRETE SEWER PIPES, MANHOLES, CATCH BASIN BARRELS SHALL BE SULPHATE RESISTANT CONCRETE (TYPE 50).
14. ALL STORM AND SANITARY SEWER PIPE BEDDINGS FOR PIPE SIZES 100mm TO 375mm TO BE CLASS III IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATIONS IN ASTM D2321.
15. IF WEEPING IS NEEDED,CONNECT TO SUMP PUMP, WEEPING TILE SHALL BE PUMP TO GRADE TO A POINT PAST THE DOWNSPOUTS VIA A BASEMENT SUMP AND PUMP, AS PER ALBERTA BUILDING CODE.
16. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
17. EXACT ELEVATION OF MANHOLE RIMS ARE TO BE SET IN THE FIELD PRIOR TO FINAL ASPHALT LIFT.
18. PLASTIC PLUGS BY NORWOOD FOUNDARY OR EQUIVALENT TO BE USED IN PLACE OF PARSON INSERTS ON SANITARY MANHOLES SITUATED IN TRAP LOWS.
19. ALL CATCH BASINS SHALL BE TYPE 'C' OTHERWISE NOTED.
20. WATER RISER LOCATION TO BE CONFIRMED BY MECHANICAL ENGINEER

LEGEND:

	PROPOSED	EXISTING
SITE PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	ST 250 PVC	EX ST 250 PVC
SANITARY SEWER	S 250 PVC	EX S 250 PVC
WATER MAIN	W 250 PVC	EX W 250 PVC
CATCHBASIN		
MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CAPPED PIPE END		
GRADE	+60.40	+60.40
WATER METER	M	
REDUCER		
CHECK VALVE		
LIGHT STANDARD		
ICD		EX

MUNICIPAL ADDRESS
INTERSECTION OF SKYVIWE AV NE & SKYVIEW RD NE, CALGARY AB
LEGAL ADDRESS
NW 1/4 SEC 23 TWP 25 RGE 29 W4th M

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK
0	24	07	09	FOR APPROVAL	CL	RL

ENGINEER

PERMIT NUMBER: P09809
9 Jul 24

CLIENT

PROJECT
METRO SHPERE APARTMENTS

DESIGN: RL
DRAWN: CL
CHECKED: RL
DATE: JUL 09 2024
SCALE: 1:300

SITE SERVICING PLAN

DEVELOPMENT PERMIT No.	PROJECT No.	DWG. No.	ISS/REV
DP	1866	01	00
DSSP CIRC. No.			
DSSP			

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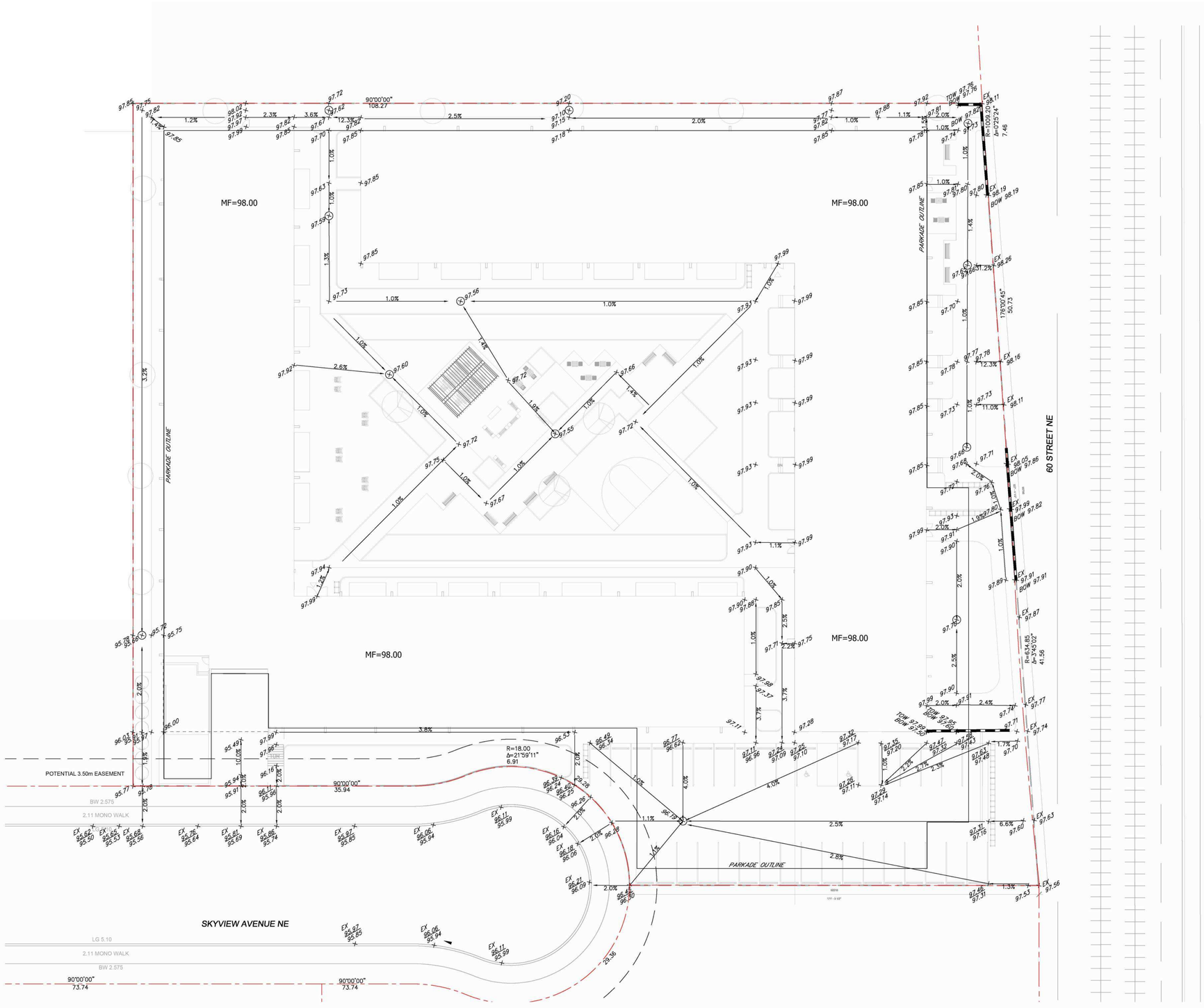
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2. ALL ELEVATIONS REFERENCED TO 1000 GEODETIC DATUM.
3. ALL WORK TO BE DONE TO CITY OF CALGARY SPECIFICATIONS.
4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING. DOWNSPOUTS SHALL DRAIN TO THE ON-SITE STORM SYSTEM.
7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE OR FIRE TURCK(38,556 kg).
10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER CITY OF CALGARY SPECIFICATIONS.

LEGEND

PROPOSED GRADE	ESP +41.79
PROPOSED SLOPE	1.00%
EXISTING GRADE	EX +41.79
SLAB ELEVATION	MF=48.75

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9 Jul 24

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DRAWN: CL				
CHECKED: RL				
DATE: JUL 09 2024	DEVELOPMENT PERMIT No. DP	PROJECT No. 1866	DWG. No. 02	ISS/REV 00
SCALE: 1:250	DSSP CIRC. No. DSSP			

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PARKING CALCULATION FOR PHASE 1

MOTOR VEHICLE PARKING STALL

REQUIRED:
0.625 x 214 = 133.75 ≈ 134 stalls for resident parking

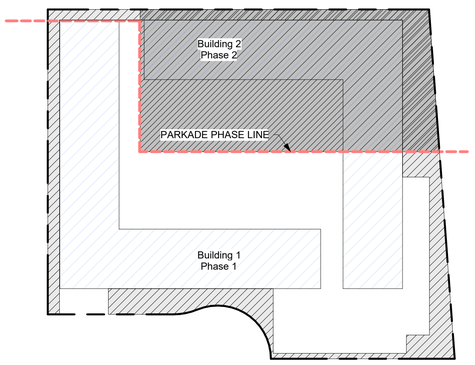
REDUCTION:
560(a, c) 134 – 25% (or 33.4) = 101 stalls for resident parking.

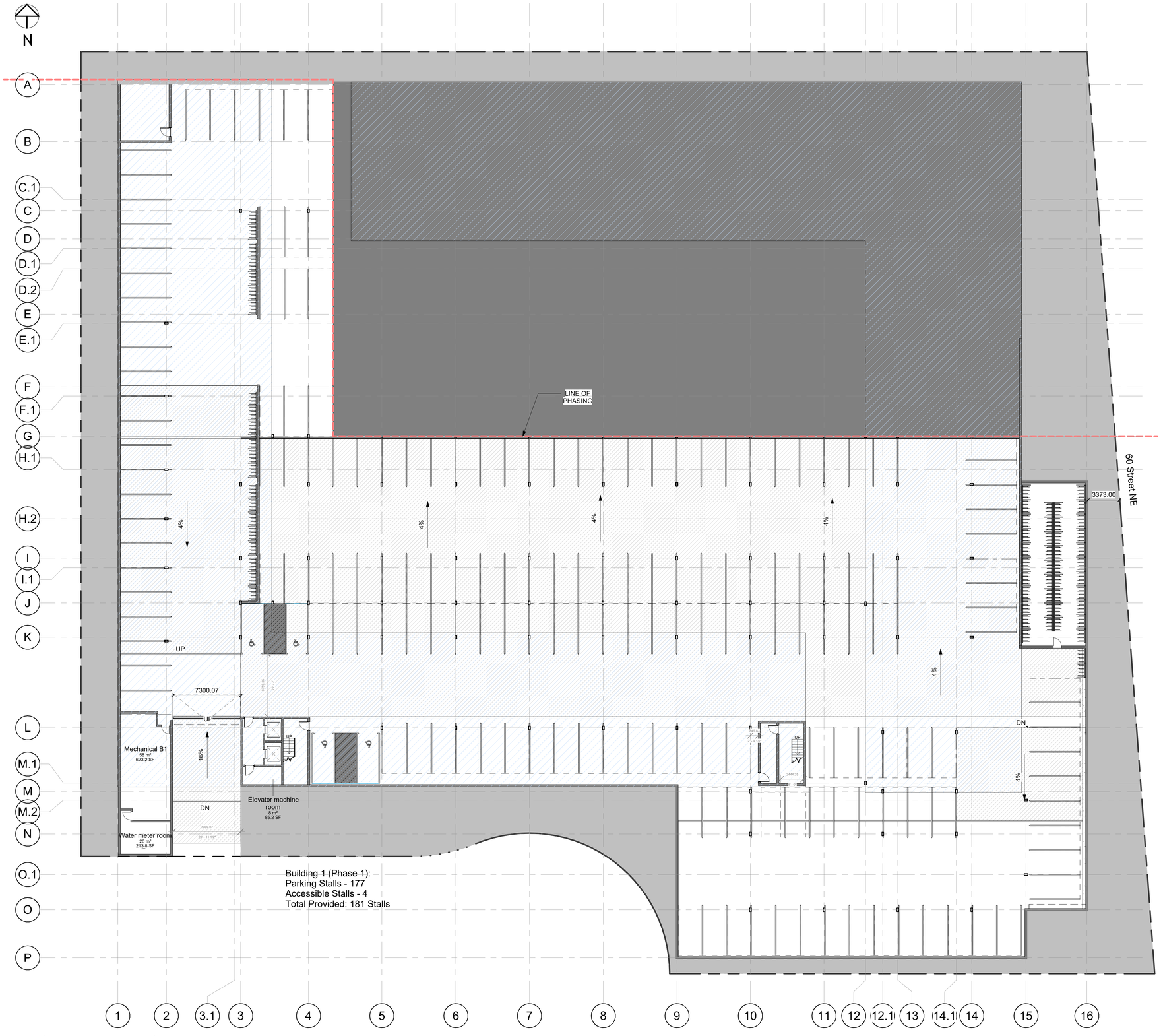
PROVIDED:
UNDEGROUND PARKADE: 177 parking stalls, 4 accessible stalls

SURFACE PARKING: 32 parking stalls, 2 accessible stalls

BICYCLE PARKING STALL

REQUIRED:
1 x 214 = 214 bicycle parking stalls – class 1
0.1x 214 = 21.4 ≈ 22 bicycle parking stalls – class 2
PROVIDED:
252 bicycle parking stalls – class 1
24 bicycle parking stalls – class 2





1 Parkade Level Phase 1
1 : 200

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Drawing:
Proposed Parkade - Phase 1

Key Plan:

Sheet No.:

A1.1

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PARKING CALCULATION FOR PHASE 2

MOTOR VEHICLE PARKING STALL

REQUIRED:
0.625 x 201 = 125.625 ≈ 126 stalls for resident parking

REDUCTION:
560(a, c) 126 – 25% (or 31.4) = 95 stalls for resident parking.

PROVIDED:
UNDEGROUND PARKADE: 213 parking stalls, 6 accessible stalls, 2 Small Parking Stalls + 181 Stalls from Phase 1

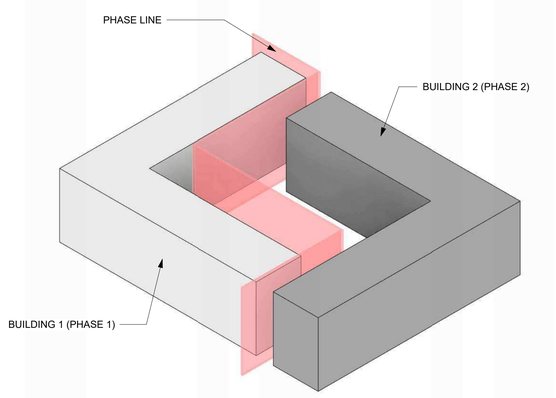
SURFACE PARKING: 32 parking stalls, 2 accessible stalls (PHASE 1)

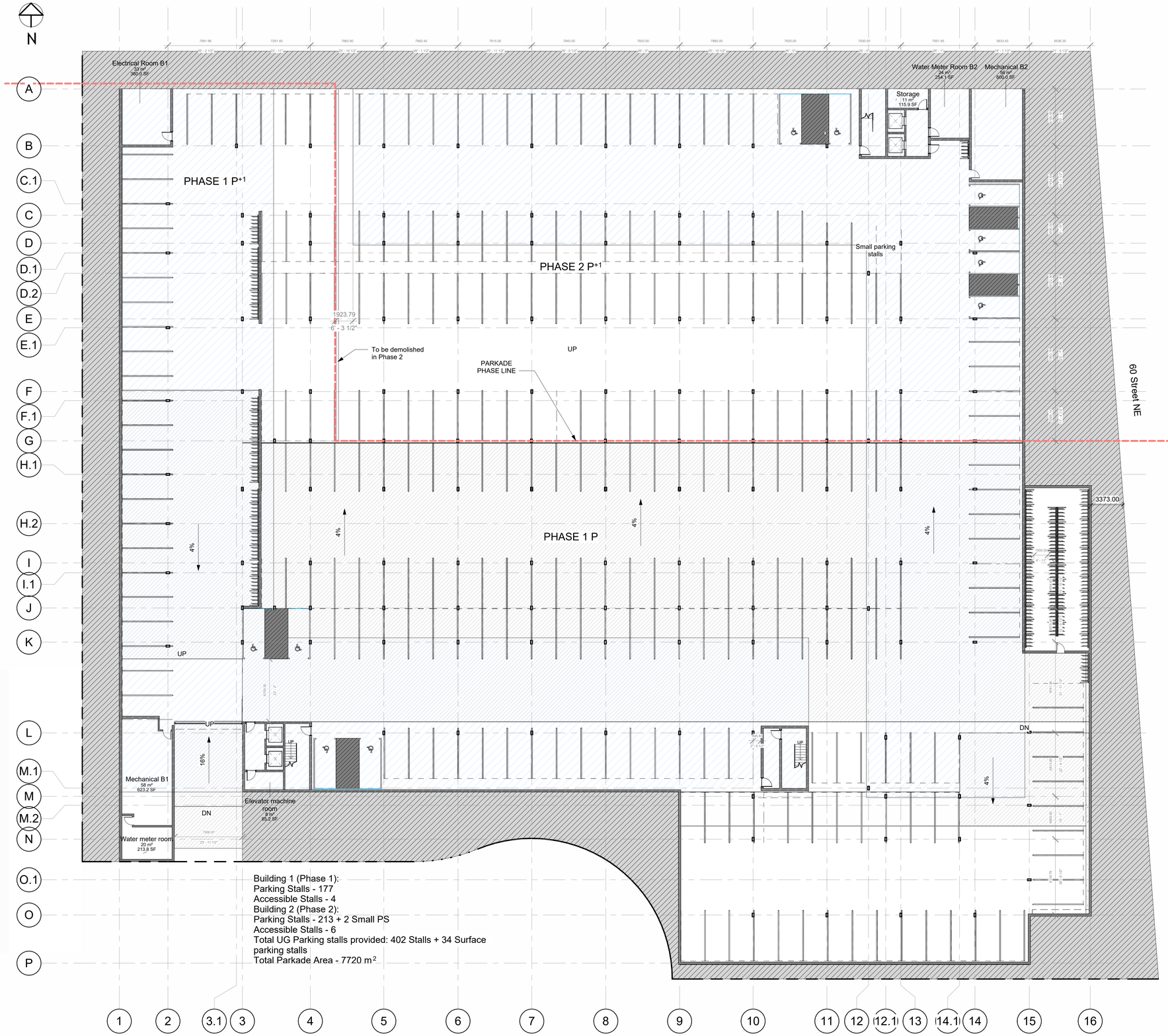
Estimated 110 children in childcare facility. Required 1 pick up/drop off spot/child. Required: 11 parking stalls.

BICYCLE PARKING STALL

REQUIRED:
1 x 201 = 201 bicycle parking stalls – class 1
0.1x 201 = 20.1 ≈ 20 bicycle parking stalls – class 2

PROVIDED:
420 bicycle parking stalls – class 1
(256 Stalls from Phase 1+ 164 New Stalls)
43 bicycle parking stalls – class 2
(24 Stalls from Phase 1+ 19 New Stalls)





1 Parkade Level
1 : 200

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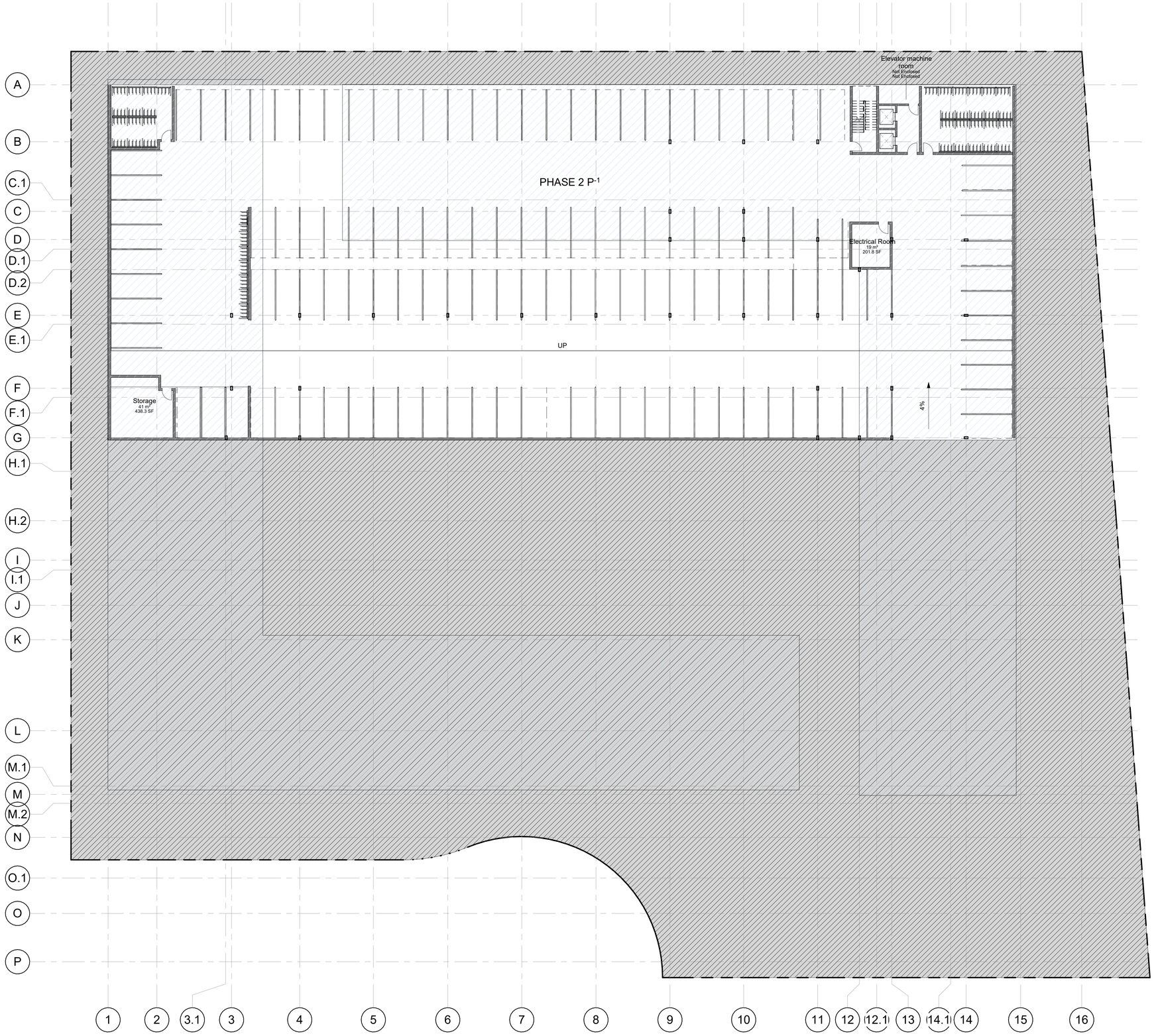
Drawing:
Proposed Parkade - Phase 2 P1

Key Plan:

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1 **Parkade P -1**
1 : 200

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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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Proposed Parkade - Phase 2 P2

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1 South Elevation Building 1
1 : 125



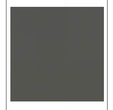
2 West Elevation Building 1
1 : 125

MATERIAL LEGEND

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: LIGHT PINE
C		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: IRON ORE
D		Main cladding material 4 Descr'n: Aluminum composite Sheets Product: Jay's Metal - PRO 7 Color: HWH White

ROOF MATERIAL LEGEND

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

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Proposed Elevations Building 1 South & West

Key Plan:

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A2.1

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1 **North Elevation Building 1**
1 : 125



2 **East Elevation Building 1**
1 : 125

MATERIAL LEGEND

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: LIGHT PINE
C		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: IRON ORE
D		Main cladding material 4 Descr'n: Aluminum composite Sheets Product: Jay's Metal - PRO 7 Color: HWH White

ROOF MATERIAL LEGEND

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

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Drawing:
Proposed Elevations Building 1 North & East

Key Plan:

Sheet No.:

A2.2

OF X



3 **South Elevation Building 2**
1 : 125



4 **West Elevation Building 2**
1 : 125

MATERIAL LEGEND

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: LIGHT PINE
C		Main cladding material 3 Descr'n: Metal Siding Panels Product: Jay's Metal - INTERLOCK 100 Color: IRON ORE
D		Main cladding material 4 Descr'n: Aluminum composite Sheets Product: Jay's Metal - PRO 7 Color: HWH White

ROOF MATERIAL LEGEND

E		Main cladding material 5 Descr'n: roll roofing 4' Product: GAF Color: Black
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Proposed Elevations Building 2 South & West

Key Plan:

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1 **North Elevation Building 2**
1 : 125



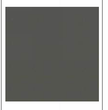
2 **East Elevation Building 2**
1 : 125

MATERIAL LEGEND

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: LIGHT PINE
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ROOF MATERIAL LEGEND

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Proposed Elevations Building 2 North& East

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Proposed Render View 1

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Proposed Render View 2

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Proposed Render View 3

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Proposed Render View 4

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Proposed Render View 5

Key Plan:

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