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7/10/2025 9:25:45 AM

MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY AB T2N 3G9



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DRAWING LIST - ARCHITECTURAL DP

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DP1.2 EXISTING SITE PLAN
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DRAWING LIST - LANDSCAPE DP

DPL1.00 LANDSCAPE PLAN
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DRAWING LIST - CIVIL DP

C-01 PRELIMINARY SERVING PLAN
C-02 PRELIMINARY GRADING PLAN

COVER SHEET DETAILED REVIEW 1 RESPONSE

07/09/2025

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2140 BROWNSEA DRIVE NW
CALGARY AB T2N 3G9

COVER SHEET
DETAILED REVIEW 1 RESPONSE
07/09/2025



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1 02/28/2025 ISSUED FOR DEVELOPMENT PERMIT
2 07/09/2025 DETAILED REVIEW 1 RESPONSE

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SEAL

MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

SITE CONTEXT PLAN

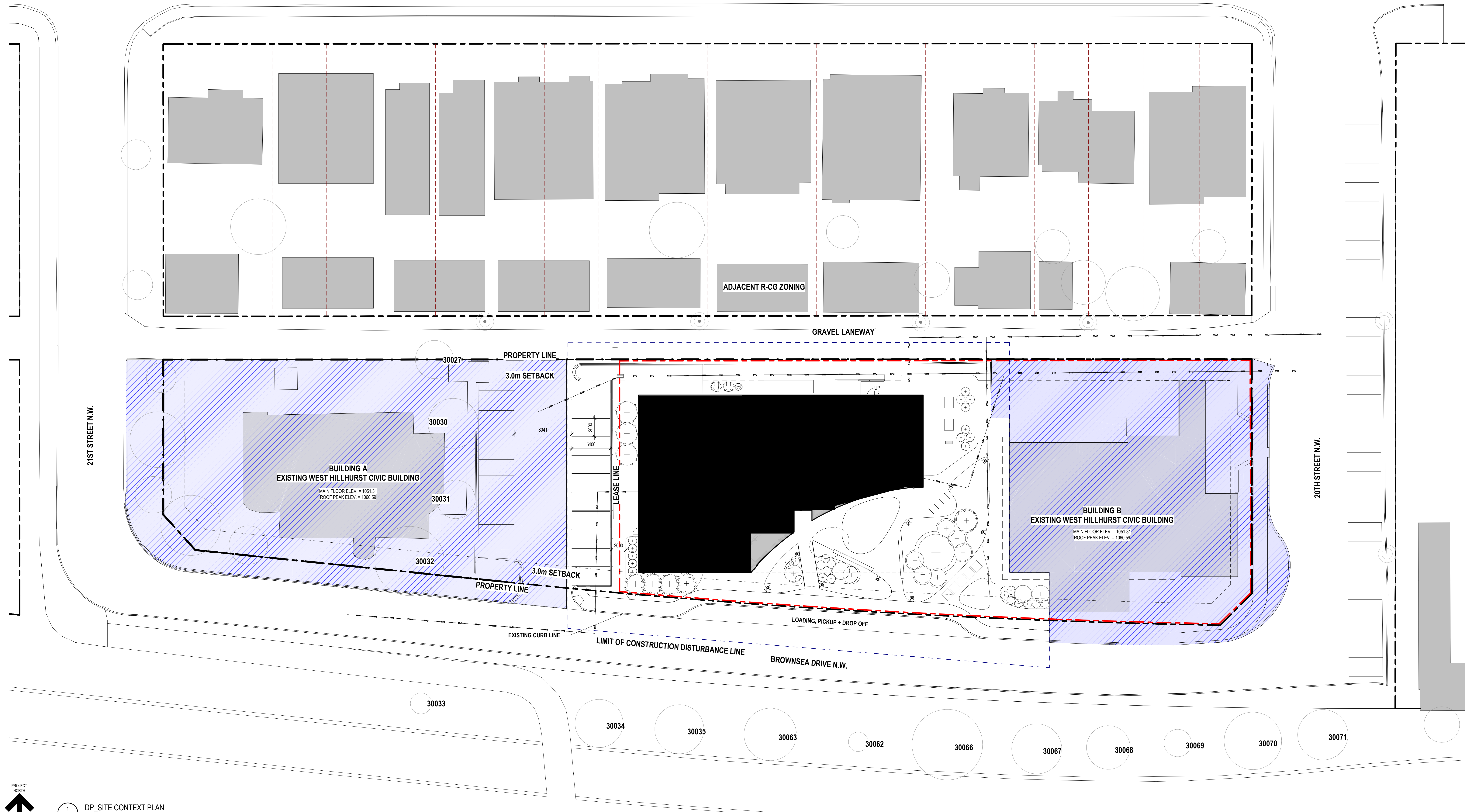
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DP1.1

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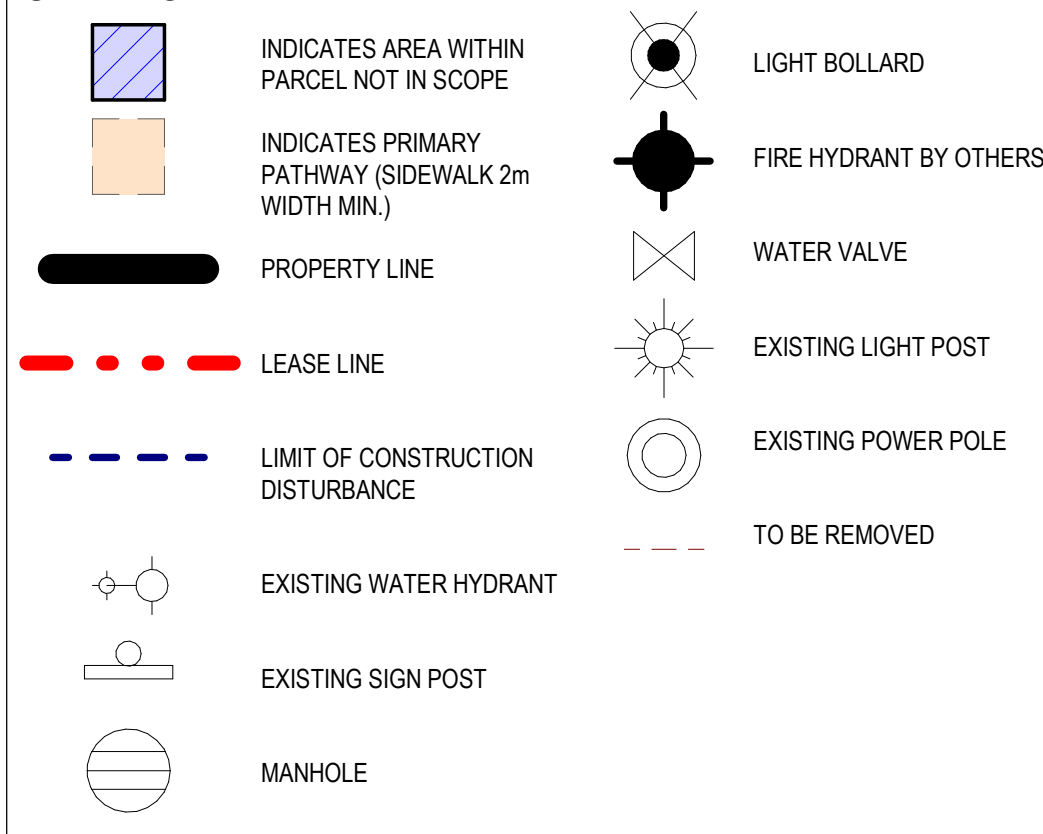


1 DP SITE CONTEXT PLAN
SCALE: 1:200

TREE LEGEND						
TREE NUMBER	NORTHING	EASTING	TRUNK	DRIPLINE	HEIGHT	STATUS
30003	5657027.80	-7590.91	0.190	8.700	14.17	OUT OF SCOPE
30004	5657035.2	-7589.01	0.400	6.690	16.33	OUT OF SCOPE
30005	5657041.94	-7590.26	0.700	17.750	18.74	OUT OF SCOPE
30027	5657055.92	-7597.78	0.300	5.5900	3.36	TO REMAIN
30030	5657046.82	-7595.23	0.430	6.890	11.78	TO REMAIN
30031	5657036.22	-7604.87	0.410	5.250	5.08	TO REMAIN
30032	5657027.60	-7701.25	0.720	9.700	6.92	TO REMAIN
30033	5657007.86	-7699.66	0.490	2.930	3.98	TO REMAIN
30034	5657004.87	-7674.76	0.250	6.860	4.78	TO REMAIN
30035	5657004.07	-7663.56	0.510	6.730	6.30	TO REMAIN
30036	5657021.67	-7665.92	0.650	5.030	9.05	TO BE REMOVED
30038	5657021.88	-7676.32	0.580	4.860	7.66	TO BE REMOVED
30040	5657034.86	-7671.40	0.670	13.300	14.54	TO BE REMOVED
30043	5657053.87	-7664.36	0.190	12.120	9.76	TO BE REMOVED
30051	5657024.23	-7648.81	0.620	8.9100	13.40	TO BE REMOVED
30054	5657038.77	-7648.96	0.250	8.880	16.63	TO BE REMOVED
30056	5657041.77	-7626.56	0.290	17.210	19.99	TO BE REMOVED

TREE NUMBER	NORTHING	EASTING	TRUNK	DRIPLINE	HEIGHT	STATUS
30058	5657030.82	-7625.92	0.540	9.040	16.05	TO BE REMOVED
30062	5657002.31	-7638.56	0.710	2.740	4.22	TO REMAIN
30063	5657003.25	-7650.80	0.840	7.590	6.48	TO REMAIN
30066	5657001.82	-7626.10	0.510	9.740	7.16	TO REMAIN
30067	5657001.25	-7613.36	0.540	6.890	7.32	TO REMAIN
30068	5657001.45	-7603.57	0.380	6.000	6.34	TO REMAIN
30069	5657002.15	-7593.75	0.410	3.870	4.24	TO REMAIN
30070	5657003.17	-7583.34	0.460	7.920	6.27	TO REMAIN
30071	5657003.17	-7573.56	--	6.830	6.47	TO REMAIN

SITE LEGEND



SITE PLAN GENERAL NOTES

- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES
- FOR ALL LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS
- REFER TO LANDSCAPE DRAWINGS FOR ALL BICYCLE PARKING DETAILS AND ADDITIONAL INFORMATION
- FOR PROPOSED GRADES REFER TO CIVIL DRAWINGS
- ALL GRADES SHOWN ARE PROPOSED, CURRENT EXISTING GRADES DO NOT HAVE ANY RELEVANCE TO DEVELOPMENT FINISHED GRADES
- FOR HARD LANDSCAPE AND PEDESTRIAN CIRCULATION DETAILS REFER TO LANDSCAPE PLANS
- ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED
- ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM
- REFER TO SITE DEMOLITION PLAN LEVEL 1 FOR DEMO SCOPE

SITE SUMMARY AND LAND USE

LEGAL DESCRIPTION		MUNICIPAL ADDRESS	
PLAN 4118JK / BLOCK 5 / LOT:		2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3J1	
BYLAW ANALYSIS			
PROJECT DESCRIPTION: THE MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH) PROJECT INCLUDES THE CONSTRUCTION OF A NEW BUILDING ON A PARKING LOT OF A PARCEL SHARED WITH TWO (2) OTHER BUILDINGS. IN ADDRESSING ISSUES AROUND SERVING ANOTHER BUILDING ON A SHARED SITE, WORK INCLUDES SIGNIFICANT SITE UTILITY, TRANSFORMER UPGRADES AND OFFSITE ENHANCEMENTS.			
GOVERNING BYLAW:	BYLAW JP2007	LAND USE ZONING:	S-CS
AUTHORITY HAVING JURISDICTION:	CITY OF CALGARY		
APPLICATION NUMBER:	PE2024-00996		
PERMITTED AND DISCRETIONARY USES:	EXISTING USE: COMMUNITY RECREATION FACILITY PROPOSED USE: COMMUNITY RECREATION FACILITY DISCRETIONARY USE: KIOSK	BYLAW JP2007, PART 9, DIV 4, 1034 (B)	
REQUIRED SETBACKS (m):	BROWNSEA DR NW 3.0m LANEWAY 3.0m	REQUIRED: 3.0m PROVIDED: 3.0m	BYLAW JP2007, PART 9, DIV 4, 1037
USE AREA:	THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA: COMMUNITY RECREATION FACILITY		

AREA OF LOT:	5,008 m²		
AREA OF LEASED PARCEL:	3,109 m²		
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m²		BUILDING B: 658m²
GROSS FLOOR AREA:	1563 m² / 16824 ft²		
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT		
SITE COVERAGE:	NO MAXIMUM COVERAGE		
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT		
BICYCLE PARKING:	REQUIRED:	0 BICYCLE PARKING - CLASS 1 1.0 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS) PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2	BYLAW JP2007, PART 4, DIV 2, 169 48P2020 (6), (6)
MOTOR VEHICLE PARKING:	REQUIRED:	-- PROVIDED: 28 STALLS* (6 WITHIN LEASE LINE NORTH OF BUILDING B)	
BARRIER FREE PARKING:	REQUIRED:	4.0 STALLS PER 100.0 m² GROSS USABLE FLOOR AREA 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY	BYLAW JP2007, PART 3, DIV 6, 121 (5), TABLE 1.2
TOTAL PARKING ON SITE:	30 STALLS (8 WITHIN PROPERTY LINE)		
LOADING STALL PARKING:	REQUIRED:	1.0 LOADING STALLS PER 9300.0 m² OF GROSS FLOOR AREA (1 STALL) 1 LOADING STALL WITHIN PICK-UP/DROP-OFF ZONE	BYLAW JP2007, PART 3, DIV 6, 123 (5) 20P2017

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SEAL

MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

EXISTING SITE PLAN

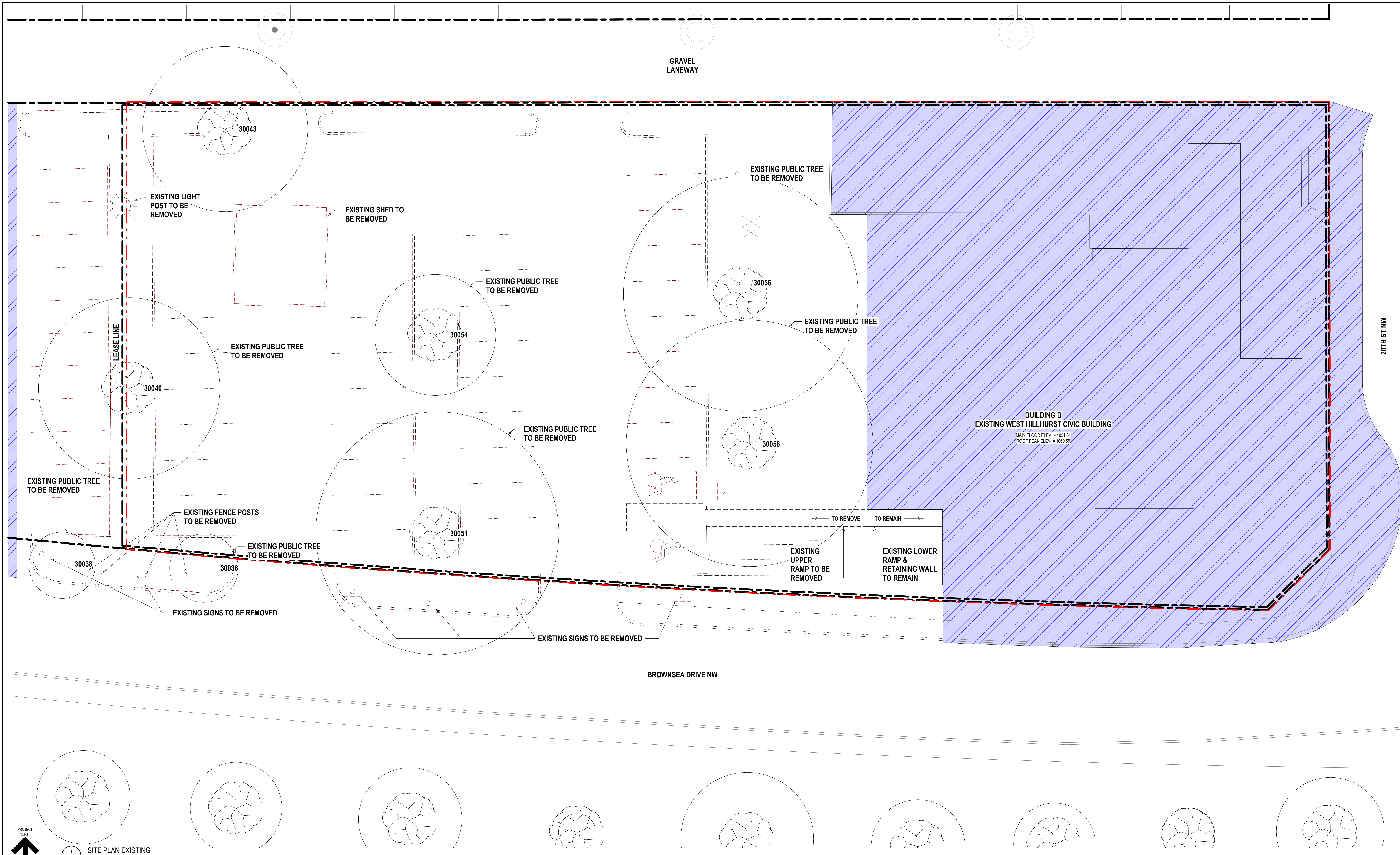
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DP1.2

AB003739 - 2008687

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Contract/CLD_2008687_AR_NaAC.rvt



1 SITE PLAN EXISTING
DP1.2
SCALE: 1:100

TREE LEGEND

TREE #	SPECIES	NORTHING	EASTING	TRUNK	DRIPLINE	HEIGHT	STATUS
30036	PICEA PUNGENS	5657021.67	-7665.92	0.650	5.030	9.05	TO BE REMOVED
30038	PICEA PUNGENS	5657021.88	-7676.32	0.580	4.860	7.86	TO BE REMOVED
30040	POPULUS	5657034.86	-7671.40	0.670	13.300	14.54	TO BE REMOVED
30043	SALIX PENTANDRA	5657053.87	-7684.36	0.150	12.120	9.76	TO BE REMOVED
30051	POPULUS	5657024.23	-7648.81	0.620	8.9100	13.40	TO BE REMOVED
30054	POPULUS	5657038.77	-7648.96	0.250	8.880	16.63	TO BE REMOVED
30056	POPULUS	5657041.77	-7626.56	0.250	17.210	19.99	TO BE REMOVED
30058	POPULUS	5657030.82	-7625.92	0.540	9.040	16.05	TO BE REMOVED

SITE LEGEND

	INDICATES AREA WITHIN PARCEL NOT IN SCOPE		LIGHT BOLLARD
	INDICATES PRIMARY PATHWAY (SIDEWALK 2m WIDTH MIN.)		FIRE HYDRANT BY OTHERS
	PROPERTY LINE		WATER VALVE
	LEASE LINE		EXISTING LIGHT POST
	LIMIT OF CONSTRUCTION DISTURBANCE		EXISTING POWER POLE
	EXISTING WATER HYDRANT		TO BE REMOVED
	EXISTING SIGN POST		
	MANHOLE		

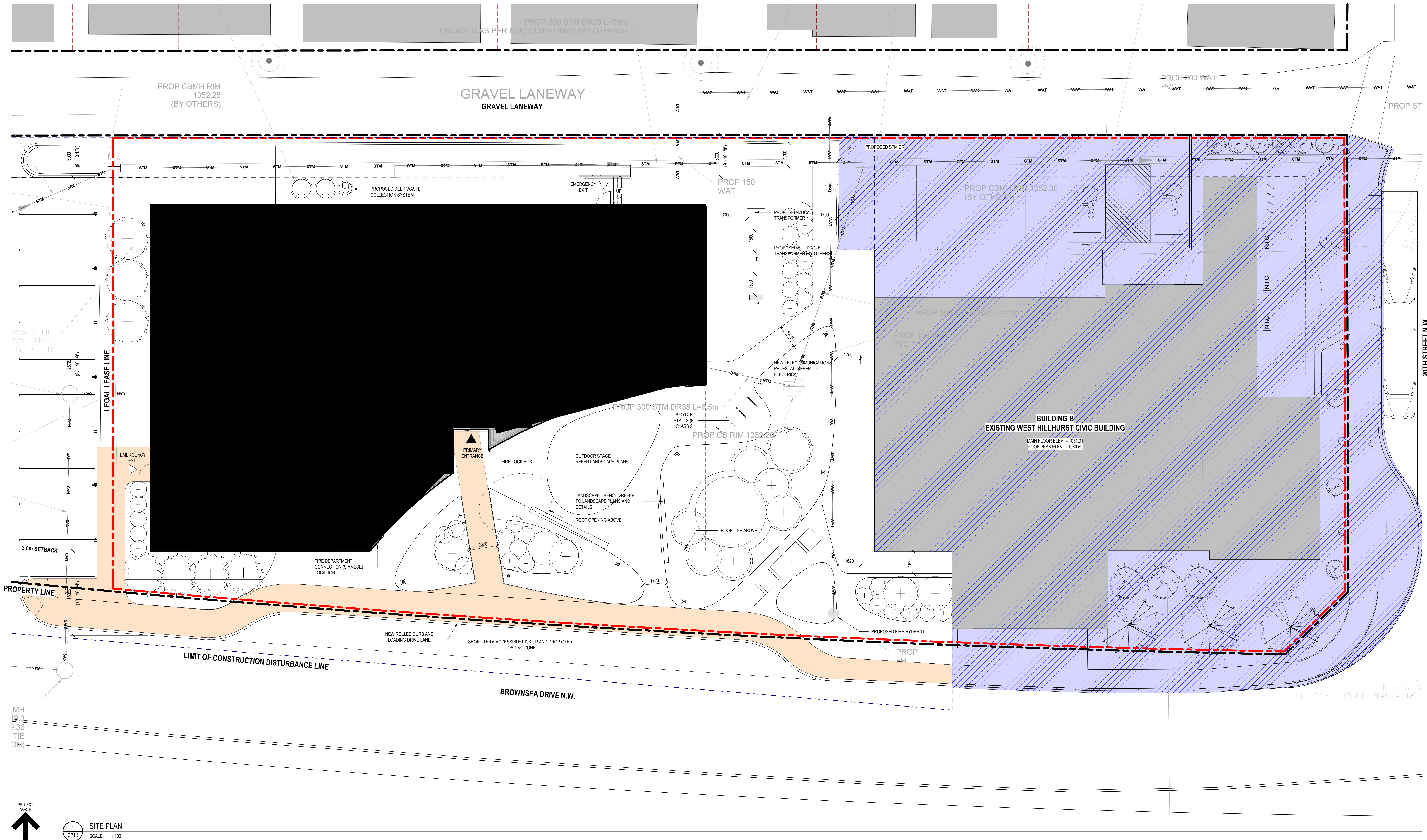
SITE PLAN GENERAL NOTES

- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES.
- FOR ALL LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS.
- REFER TO LANDSCAPE DRAWINGS FOR ALL BICYCLE PARKING DETAILS AND ADDITIONAL INFORMATION.
- FOR EXISTING AND PROPOSED UTILITIES AND SERVICE CONNECTIONS REFER TO SITE SERVING PLAN.
- FOR PROPOSED GRADES REFER TO CIVIL DRAWINGS.
- ALL GRADES SHOWN ARE PROPOSED. CURRENT EXISTING GRADES DO NOT HAVE ANY RELEVANCE TO DEVELOPMENT FINISHED GRADES.
- FOR HARD LANDSCAPE AND PEDESTRIAN CIRCULATION DETAILS REFER TO LANDSCAPE PLAN.
- ALL ELEMENTS IN PLAN PROPOSED UNLESS OTHERWISE NOTED.
- ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM.
- REFER TO SITE DEMOLITION PLAN LEVEL 1 FOR DEMO SCOPE.

SITE SUMMARY AND LAND USE

LEGAL DESCRIPTION	MUNICIPAL ADDRESS
PLAN A118/K / BLOCK 5 / LOT:	2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3J1
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PROJECT DESCRIPTION: THE MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH) PROJECT INCLUDES THE CONSTRUCTION OF A NEW BUILDING ON A PARKING LOT OF A PARCEL SHARED WITH TWO (2) OTHER BUILDINGS. IN ADDRESSING ISSUES AROUND SERVICING ANOTHER BUILDING ON A SHARED SITE, WORK INCLUDES SIGNIFICANT SITE UTILITY, TRANSFORMER UPGRADES AND OFFSITE ENHANCEMENTS.	
GOVERNING BYLAW:	BYLAW JP2007
LAND USE ZONING:	S-CS
AUTHORITY HAVING JURISDICTION:	CITY OF CALGARY
APPLICATION NUMBER:	PE2024-00995
PERMITTED AND DISCRETIONARY USES:	EXISTING USE: COMMUNITY RECREATION FACILITY PROPOSED USE: COMMUNITY RECREATION FACILITY DISCRETIONARY USE: KIOSK
REQUIRED SETBACKS (m):	BROWNSEA DR NW 3.0m LANEWAY 3.0m BYLAW JP2007, PART 3, DIV 4, 1034 (b) BYLAW JP2007, PART 3, DIV 4, 1037
USE AREA:	THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA: COMMUNITY RECREATION FACILITY

AREA OF LOT:	5,008 m ²
AREA OF LEASED PARCEL:	3,105 m ²
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m ² BUILDING B: 658m ²
GROSS FLOOR AREA:	1563 m ² / 16824 ft ²
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT
SITE COVERAGE:	NO MAXIMUM COVERAGE
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT
BICYCLE PARKING:	REQUIRED: 0 BICYCLE PARKING - CLASS 1 10 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS) PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2
MOTOR VEHICLE PARKING:	REQUIRED: 28 STALLS* (8 WITHIN LEASE LINE NORTH OF BUILDING B) PROVIDED: 4 (0 STALLS PER 100.0 m ² GROSS USABLE FLOOR AREA 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY
BARRIER FREE PARKING:	REQUIRED: 4 (0 STALLS PER 100.0 m ² GROSS USABLE FLOOR AREA PROVIDED: 4 (0 STALLS PER 100.0 m ² GROSS USABLE FLOOR AREA) BYLAW JP2007, PART 3, DIV 6, 121.1, TABLE 1.2
TOTAL PARKING ON SITE:	30 STALLS (8 WITHIN PROPERTY LINE)
LOADING STALL PARKING:	REQUIRED: 1 (0 LOADING STALLS PER 9300.0 m ² OF GROSS FLOOR AREA) (1 STALL) 1 LOADING STALL, WITHIN PICK-UP/DROP-OFF ZONE PROVIDED: 1 (0 LOADING STALLS PER 9300.0 m ² OF GROSS FLOOR AREA) (1 STALL) BYLAW JP2007, PART 3, DIV 6, 123 (b) 20P2017



PROJECT NORTH

1 SITE PLAN
SCALE: 1 : 100

SITE LEGEND	
	INDICATES AREA WITHIN PARCEL NOT IN SCOPE
	INDICATES PRIMARY PATHWAY (SIDEWALK 2m WIDTH MIN.)
	PROPERTY LINE
	LEASE LINE
	LIMIT OF CONSTRUCTION DISTURBANCE
	EXISTING WATER HYDRANT
	EXISTING SIGN POST
	MANHOLE
	LIGHT BOLLARD
	FIRE HYDRANT BY OTHERS
	WATER VALVE
	EXISTING LIGHT POST
	EXISTING POWER POLE
	TO BE REMOVED

- SITE PLAN GENERAL NOTES**
- REFER TO LANDSCAPE DRAWINGS FOR NEW SURFACE FINISHES
 - FOR ALL LANDSCAPING DETAILS REFER TO LANDSCAPE DRAWINGS
 - REFER TO LANDSCAPE DRAWINGS FOR ALL BICYCLE PARKING DETAILS AND ADDITIONAL INFORMATION
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SITE SUMMARY AND LAND USE	
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PLAN 4118.K / BLOCK 5 / LOT:	2140 BROWNSEA DRIVE NW CALGARY, AB T2N 3J1
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GOVERNING BYLAW:	LAND USE ZONING:
BYLAW_IP2007	S-CS
AUTHORITY HAVING JURISDICTION:	CITY OF CALGARY
APPLICATION NUMBER:	PE2024-00996
PERMITTED AND DISCRETIONARY USES:	EXISTING USE: COMMUNITY RECREATION FACILITY PROPOSED USE: COMMUNITY RECREATION FACILITY DISCRETIONARY USE: KIOSK
REQUIRED SETBACKS (m):	BROWNSEA DR NW: 3.0m LANEWAY: 3.0m REQUIRED: 3.0m PROVIDED: 3.0m
USE AREA:	THE FOLLOWING USES DO NOT HAVE A MAXIMUM USE AREA: COMMUNITY RECREATION FACILITY

AREA OF LOT:	5,008 m ²
AREA OF LEASED PARCEL:	3,105 m ²
EXISTING BUILDING FOOTPRINTS:	BUILDING A: 457m ² BUILDING B: 658m ²
GROSS FLOOR AREA:	1563 m ² / 16824 ft ²
FLOOR AREA RATIO (FAR):	NO FAR REQUIREMENT
SITE COVERAGE:	NO MAXIMUM COVERAGE
BUILDING HEIGHT:	10.7 m / NO MAXIMUM BUILDING HEIGHT
BICYCLE PARKING:	REQUIRED: 0 BICYCLE PARKING - CLASS 1 1.0 BICYCLE PARKING - CLASS 2 PER 250.0 SQM OF GFA (7 STALLS) PROVIDED: EIGHT (8) BICYCLE PARKING - CLASS 2
MOTOR VEHICLE PARKING:	REQUIRED: -- PROVIDED: 28 STALLS* (6 WITHIN LEASE LINE NORTH OF BUILDING B)
BARRIER FREE PARKING:	REQUIRED: 4.0 STALLS PER 100.0 m ² GROSS USABLE FLOOR AREA 2 STALLS* (2 WITHIN LEASE LINE NORTH OF BUILDING B) *REFER TO TRAFFIC IMPACT ASSESSMENT AND PARKING STUDY
TOTAL PARKING ON SITE:	30 STALLS (8 WITHIN PROPERTY LINE)
LOADING STALL PARKING:	REQUIRED: 1.0 LOADING STALLS PER 9300.0 m ² OF GROSS FLOOR AREA (1 STALL) 1 LOADING STALL, WITHIN PICK-UP/DROP-OFF ZONE PROVIDED: 1.0 LOADING STALL PER 9300.0 m ² OF GROSS FLOOR AREA (1 STALL) BYLAW_IP2007, PART 3, DIV 6, 121.1, TABLE 1.2

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SEAL

MULTIDISCIPLINARY DISABILITY COMMUNITY ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3J9

SITE PLAN

DRAWN: JJ / AE / JS
PLOT DATE: 7/10/2025 5:14:20 PM

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DP1.3

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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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MECHANICAL ENGINEER

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ELECTRICAL ENGINEER

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SEAL

MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MDCAH)

2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

SITE PLAN SERVICING

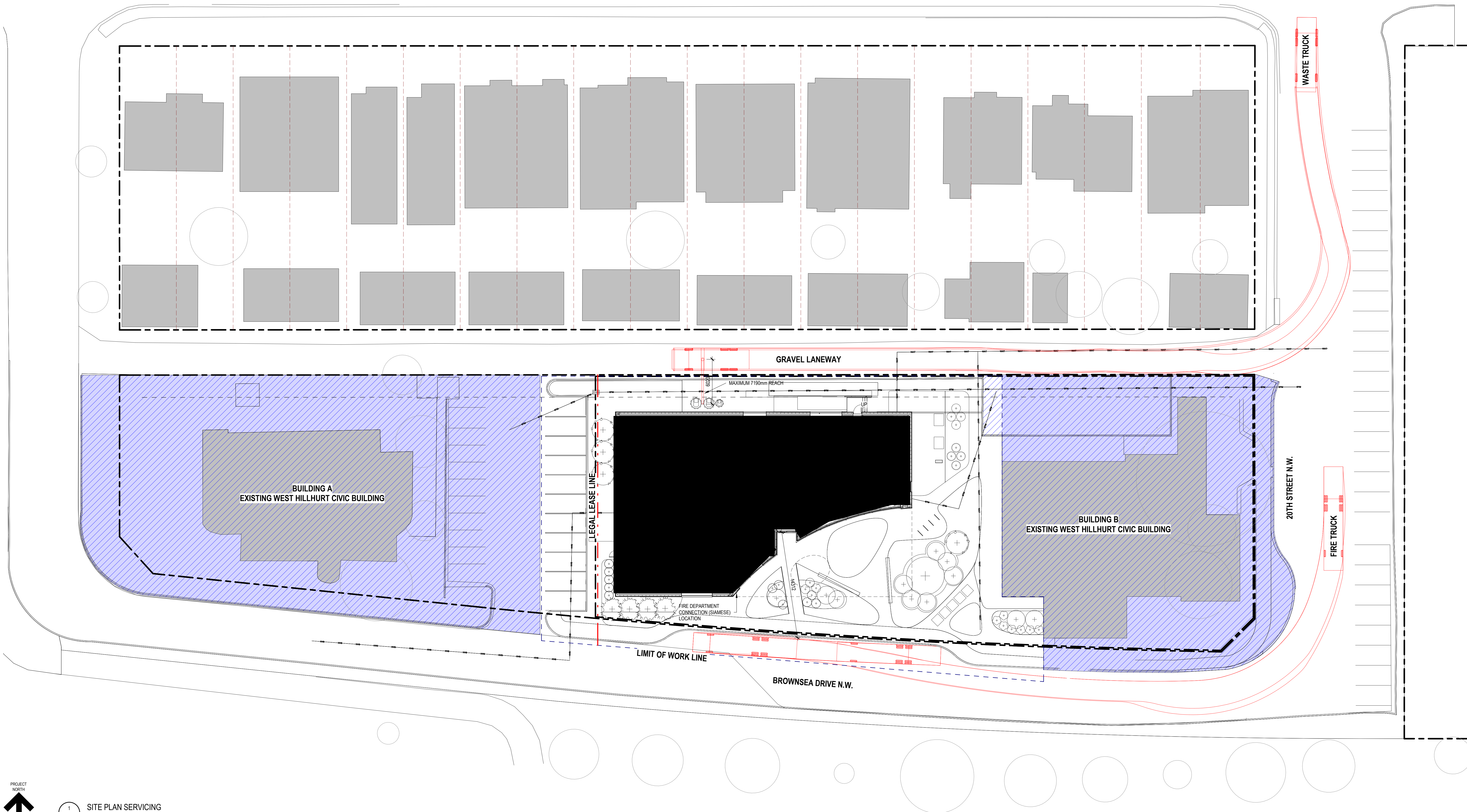
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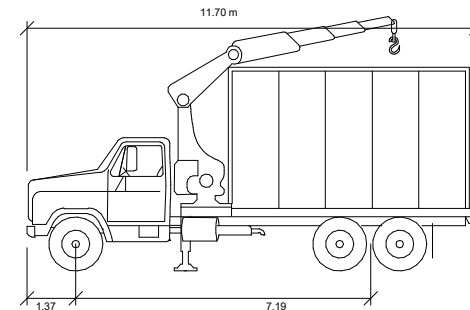
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AB003739 - 2008687

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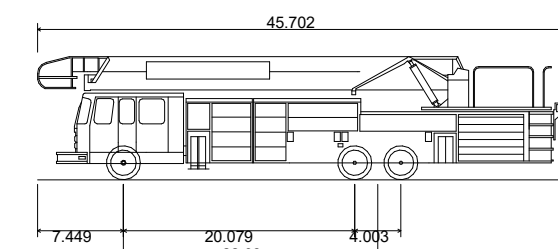
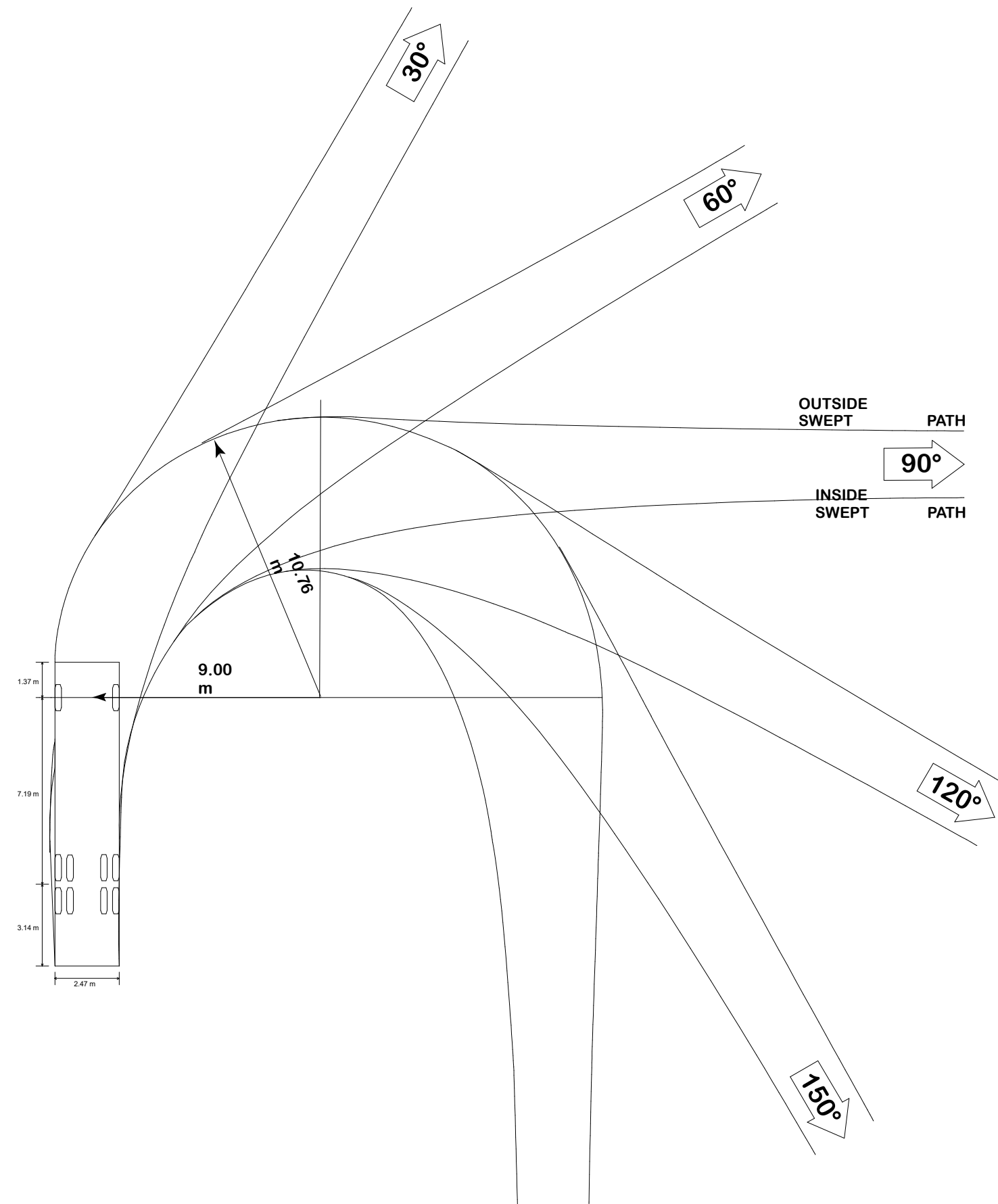


SITE PLAN SERVICING
SCALE: 1:200



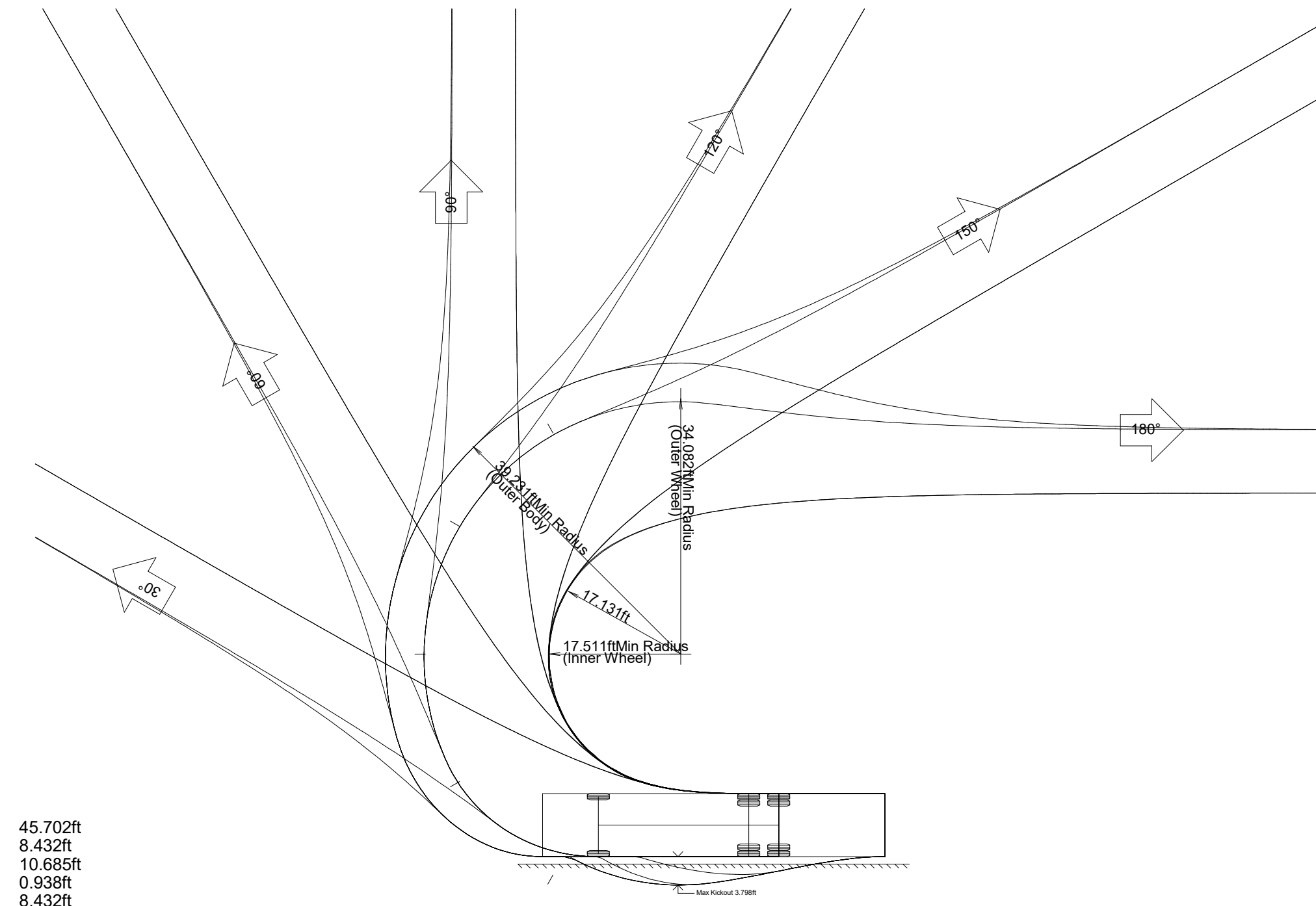
DEEP WASTE COLLECTION SYSTEM

Overall Length 11.7m
Overall Width 2.47m
Track Width 2.47m
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 53.0°



FIRE TRUCK

Fire Truck - Calgary
Overall Length 8.432ft
Overall Width 10.885ft
Overall Body Height 0.938ft
Min Body Ground Clearance 8.432ft
Track Width 6.00s
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 34.10°





1 - SE PERSPECTIVE (PARCEL)



2 - SE PERSPECTIVE (LIMIT OF WORK)



3 - SW PERSPECTIVE (LIMIT OF WORK)



4 - SW PERSPECTIVE (PARCEL)



5 - NW PERSPECTIVE (PARCEL)



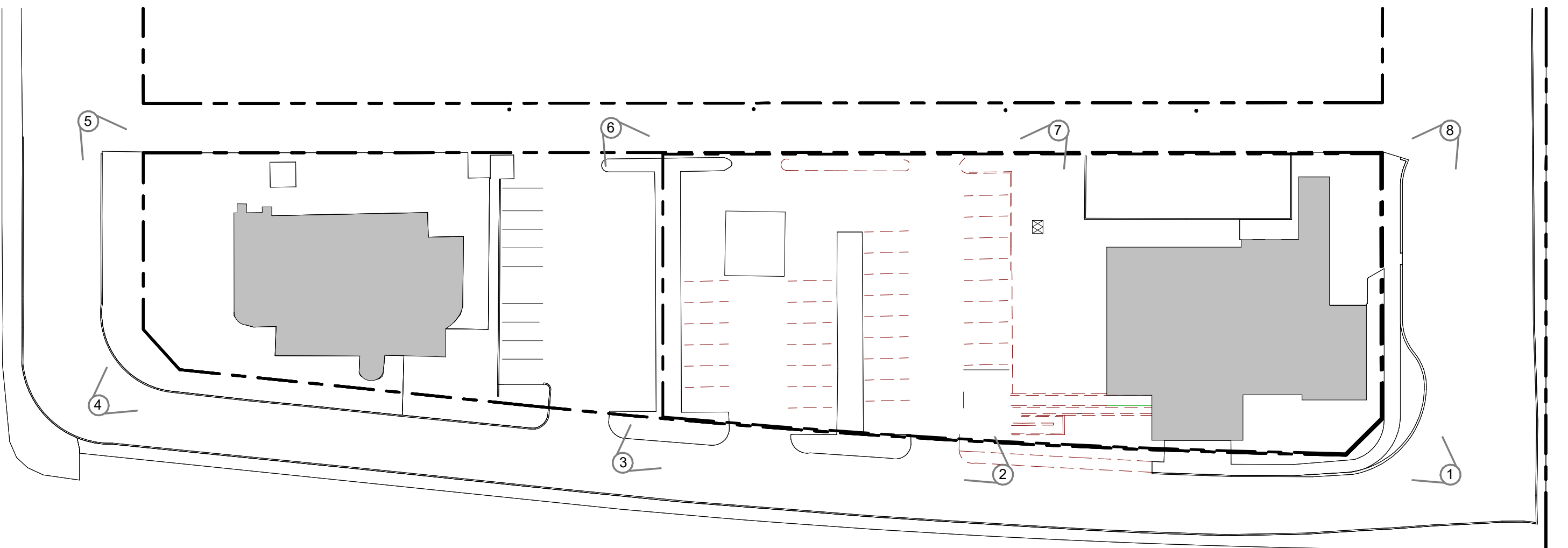
6 - NW PERSPECTIVE (LIMIT OF WORK)



7 - NE PERSPECTIVE (LIMIT OF WORK)



8 - NE PERSPECTIVE (PARCEL)



1 SITE PHOTO KEY PLAN
SCALE: 1:500

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SITE PHOTOGRAPHS

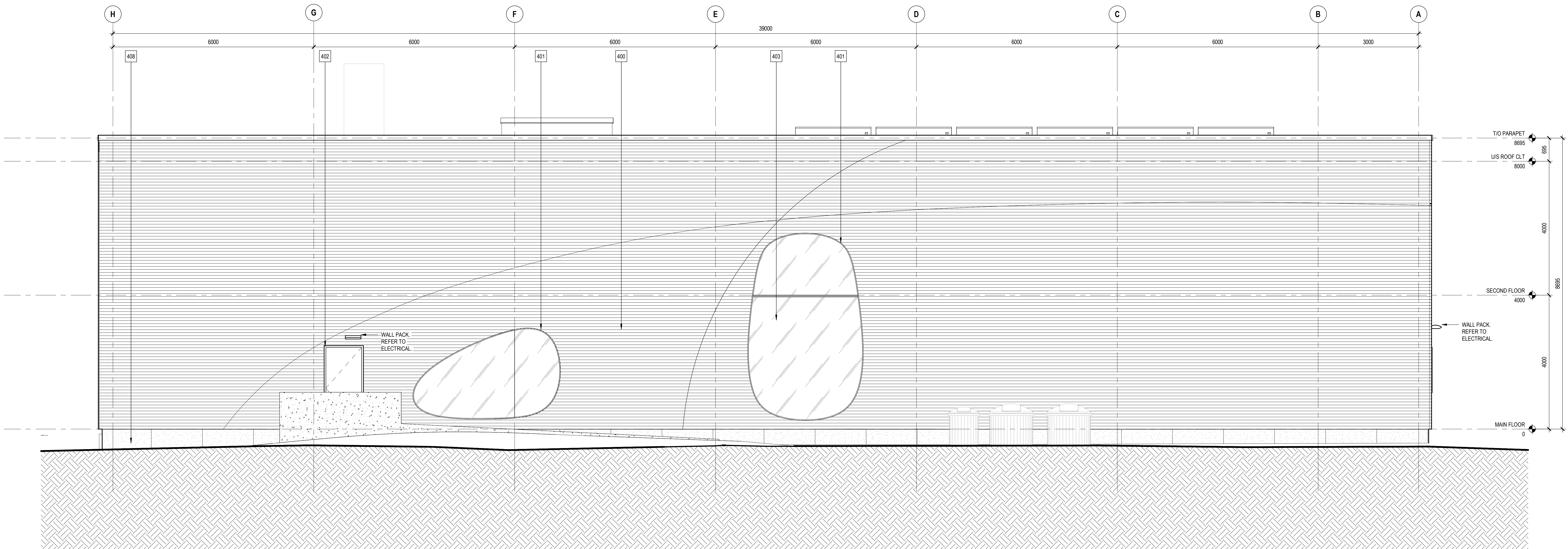
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DP1.5

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
400	TREATED WOOD CLADDING; 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
402	STAINLESS STEEL METAL DOOR PANEL AND FRAME
403	TRIPLE GLAZED WINDOW UNIT
408	PRE-CAST CONCRETE PANEL

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1
DP4.1
EXTERIOR ELEVATION - NORTH
SCALE: 1:50

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**EXTERIOR ELEVATION
- NORTH**

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PLOT DATE: 7/10/2025 9:26:18 AM

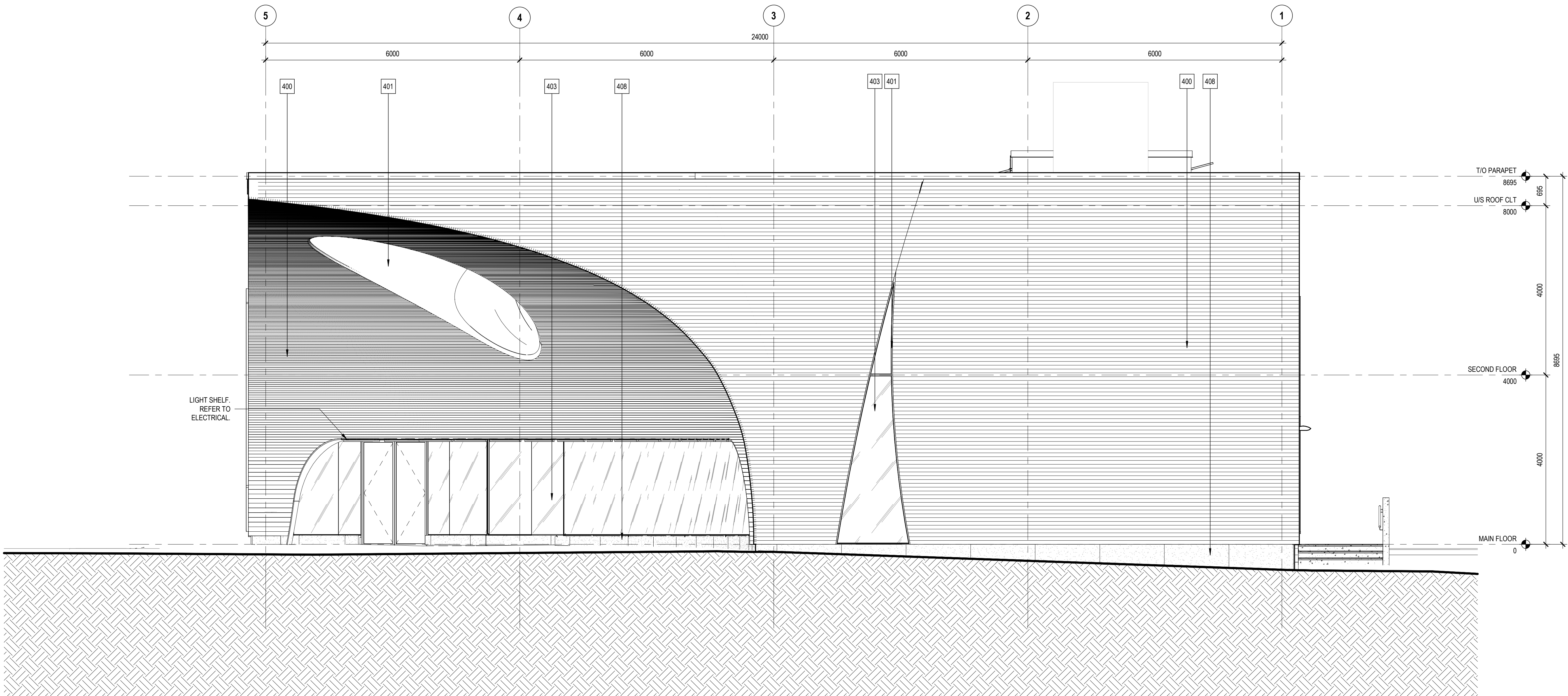
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DP4.1

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
400	TREATED WOOD CLADDING; 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
403	TRIPLE GLAZED WINDOW UNIT
408	PRE-CAST CONCRETE PANEL

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1 EXTERIOR ELEVATION - EAST
DP4.2 SCALE: 1:50

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**EXTERIOR ELEVATION
- EAST**

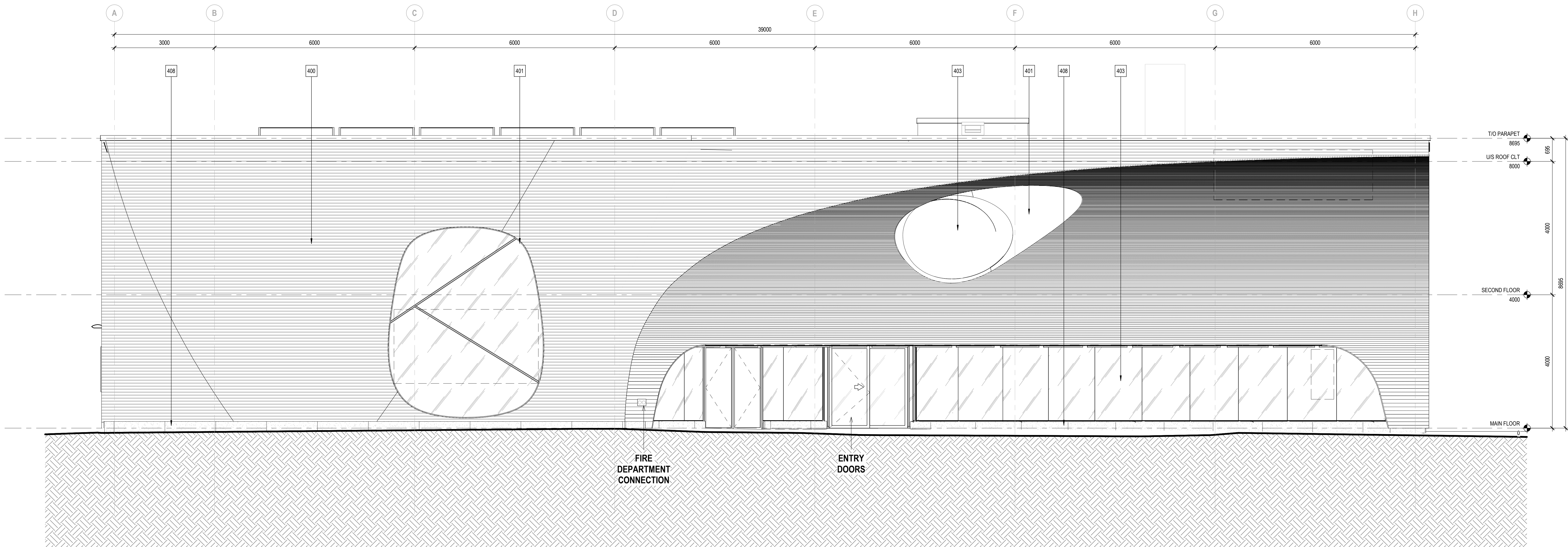
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DP4.2

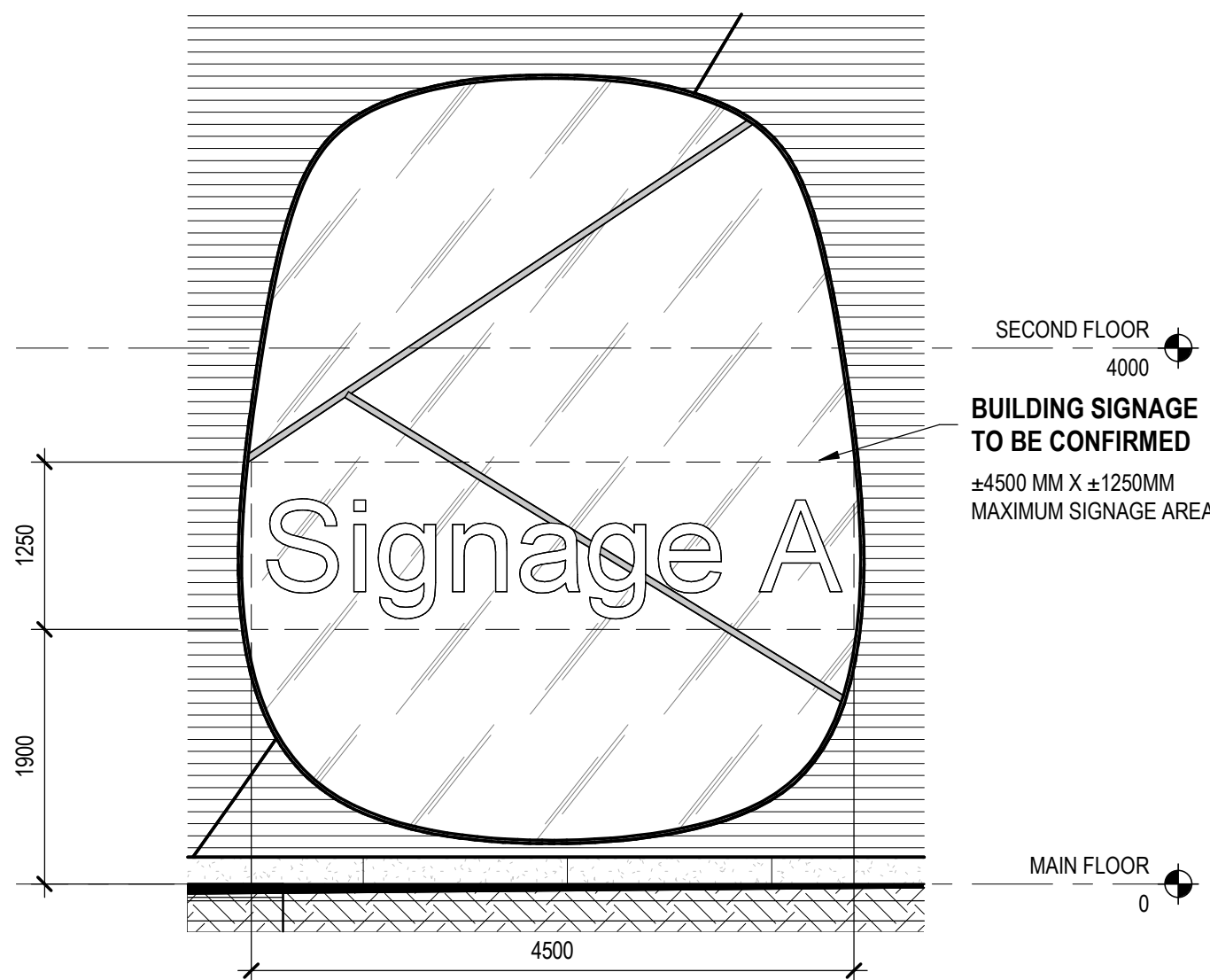
EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
400	TREATED WOOD CLADDING; 2" X 1" RHOMBUS PROFILE
401	STAINLESS STEEL PANEL
403	TRIPLE GLAZED WINDOW UNIT
408	PRE-CAST CONCRETE PANEL

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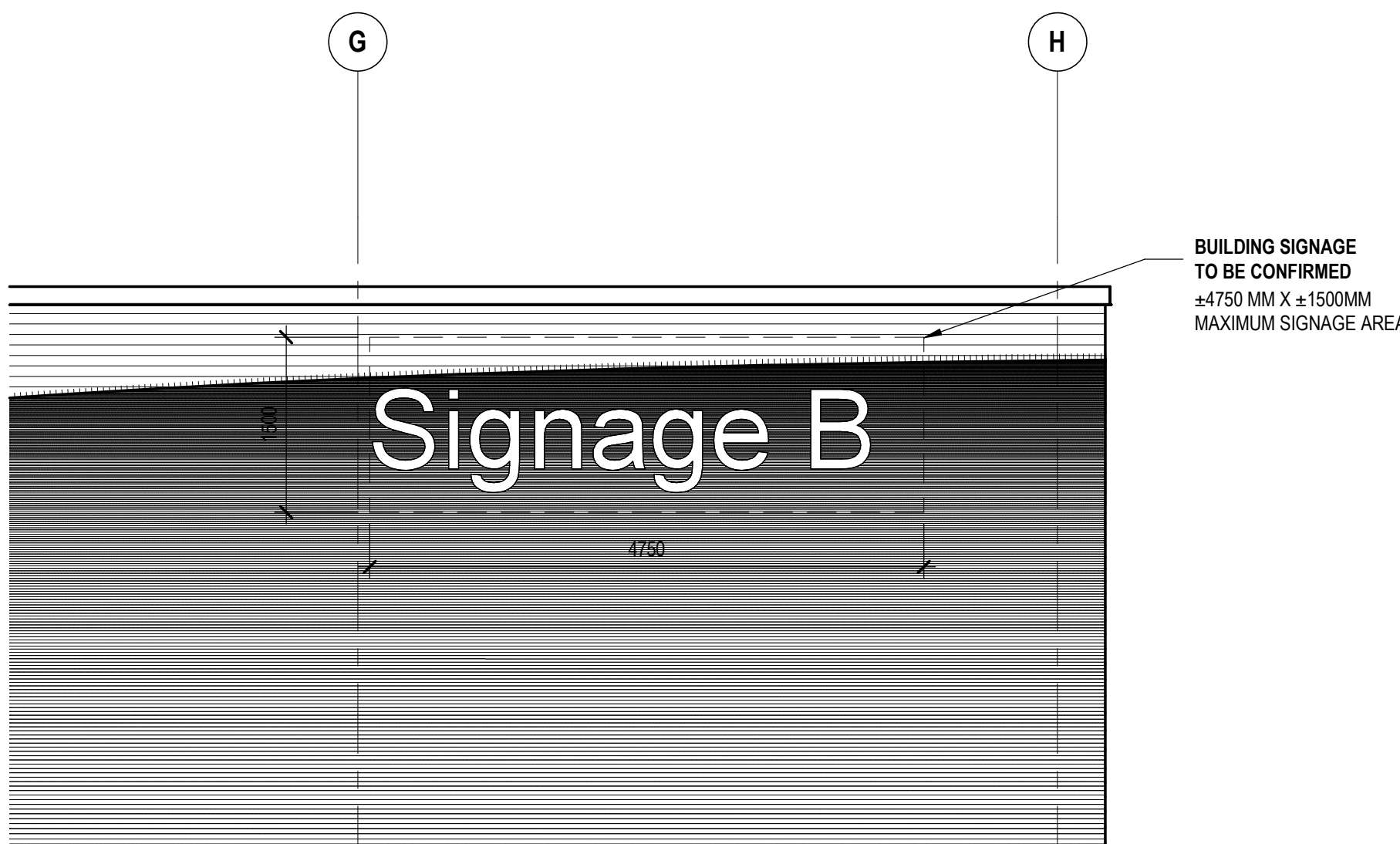
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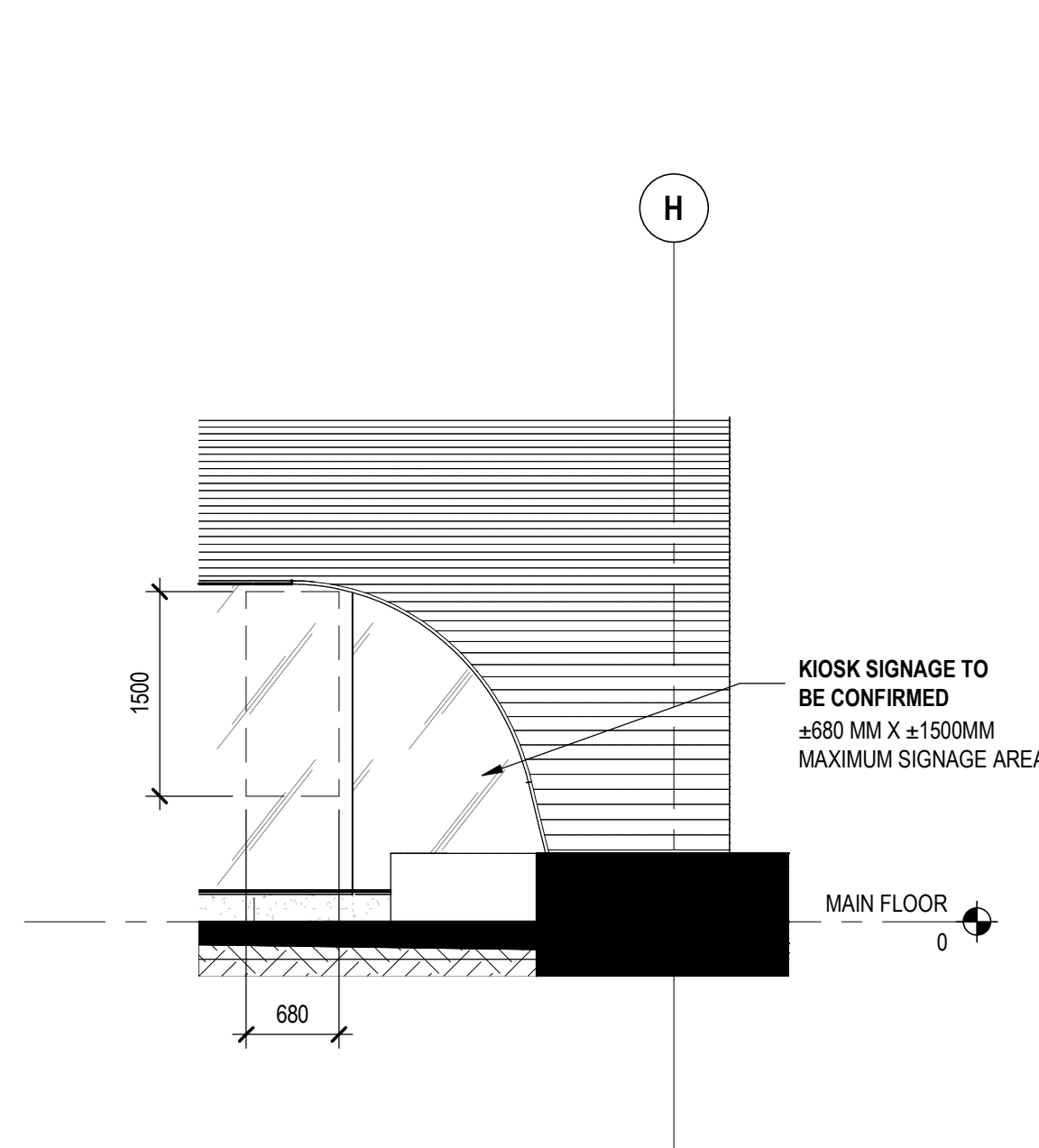
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1:50



2 SOUTH ELEVATION - PRIMARY SIGNAGE OPTION A
SCALE: 1:50



3 SOUTH ELEVATION - PRIMARY SIGNAGE OPTION B
SCALE: 1:50



4 SOUTH ELEVATION - KIOSK SIGNAGE
SCALE: 1:50

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**EXTERIOR ELEVATION
- SOUTH**

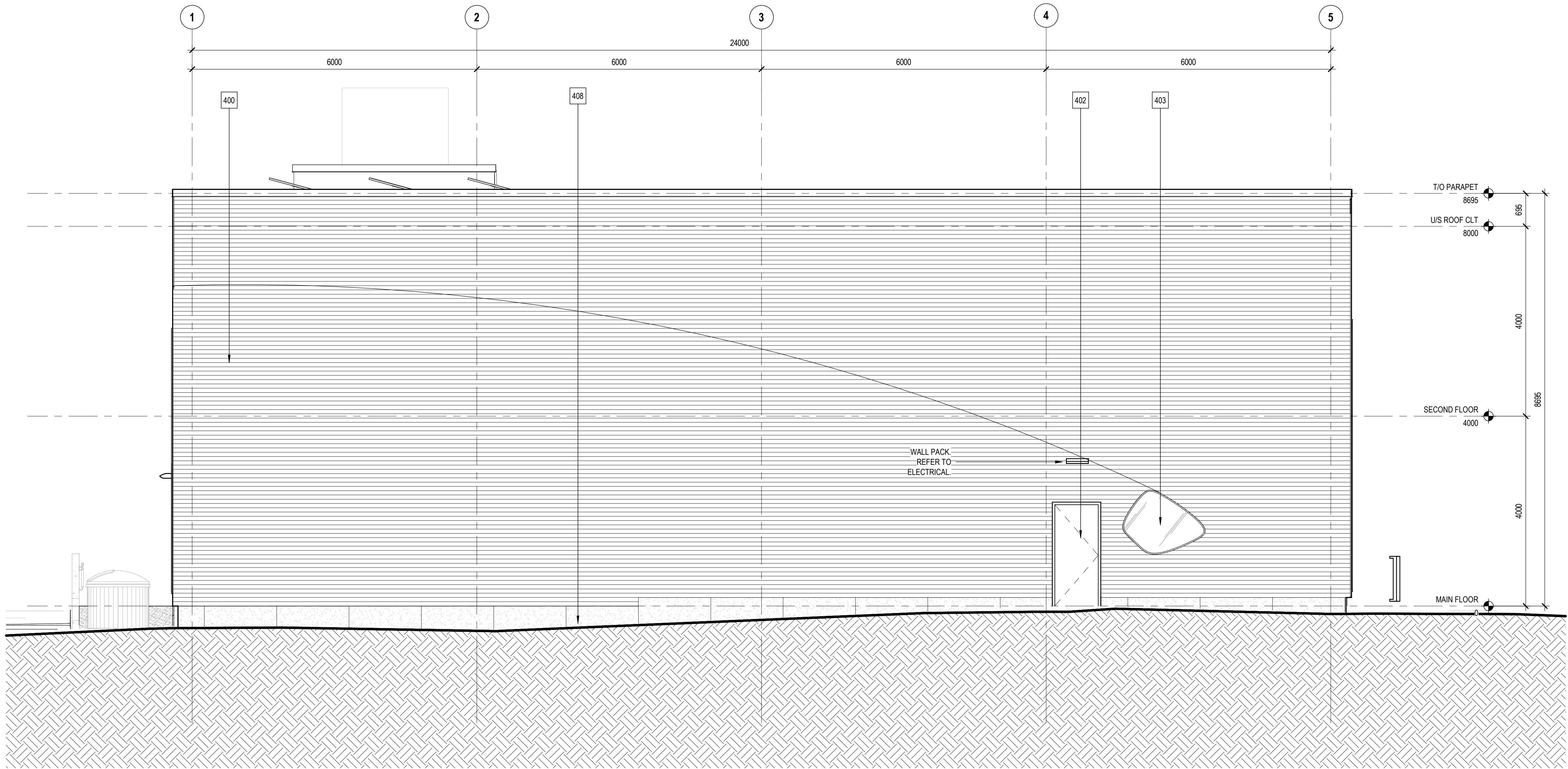
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DP4.3

EXTERIOR FINISH LEGEND	
Key Value	Keynote Text
400	TREATED WOOD CLADDING; 2" X 1" RHOMBUS PROFILE
402	STAINLESS STEEL METAL DOOR PANEL AND FRAME
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408	PRE-CAST CONCRETE PANEL

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1 EXTERIOR ELEVATION - WEST
DP4.4 SCALE: 1 : 50

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**EXTERIOR ELEVATION
- WEST**

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1 SOUTH ELEVATION RENDER
DP4.7 SCALE: N.T.S.

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EXTERIOR VIEWS

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DP4.7

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1
DP4.9

EXTERIOR VIEW FROM PEDESTRIAN OVERPASS
SCALE: N.T.S.

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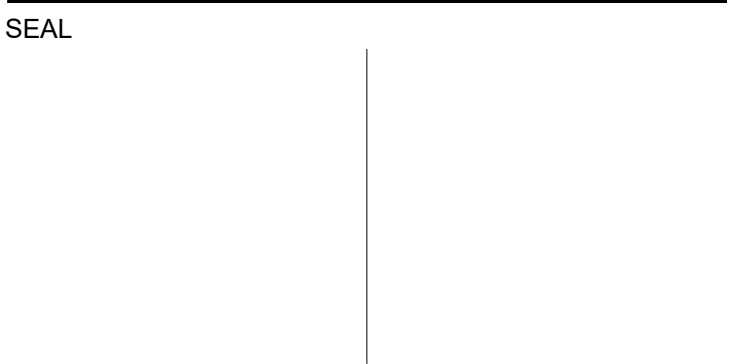
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EXTERIOR VIEWS

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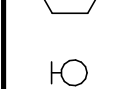
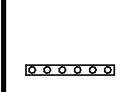
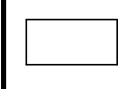
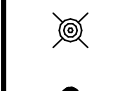
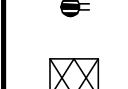
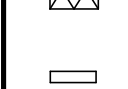
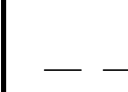
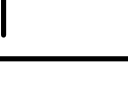
CHECKED: RC

DP4.9

LUMINAIRE SCHEDULE								
TAG	IMAGE	DESCRIPTION	MANUFACTURER AND CAT. No.	VOLT	WATTAGE	SOURCE	DRIVERS	REMARKS
S01		3' BOLLARD	BEGA B84220	120V	18.00 W	LED	0-10V	
S02		WALL MOUNTED LUMINAIRE	BEGA 24 373	120V	22.00 W	LED	0-10V	
S03		SURFACE MOUNTED FLEXIBLE TAPE LIGHT	LED LINEAR: VENUS TO TV	120V	15.00 W	LED	0-10V	15W/M
S04		SURFACE MOUNT FACADE LINEAR	LUMENPULSE	120V	20.00 W	LED	0-10V	

- GENERAL NOTES- SITE PLAN**
- NOT ALL UNDERGROUND SERVICES ARE SHOWN ON THIS DRAWING. CONTRACTOR TO LOCATE PRIOR TO EXCAVATION.
 - WHERE NECESSARY, CONTRACTOR SHALL PUSH UNDER ALL ROADS, VEHICLE DRIVE-IN POINTS, OR EXISTING SERVICES.
 - PROVIDE NYLON PULLCORD IN ALL CONDUITS.
 - PROVIDE TRANSFORMER BASE, GUARD RAILS, AND GROUNDING AS PER UTILITY REQUIREMENTS.
 - WIRING FOR SITE LIGHTING TO BE MINIMUM #10AWG COPPER.
 - PROVIDE PULL BOXES FOR CONDUIT RUNS AS REQUIRED.
 - COORDINATE INSTALLATION OF ALL UNDERGROUND FEEDER(S) TO MAINTAIN A MINIMUM CLEARANCE OF 2000mm FROM GAS LINES THAT RUN BESIDE FEEDERS AND 300mm FROM GAS LINES THAT CROSS U/G FEEDERS. ALSO MAINTAIN 3000mm FROM SANITARY, STORM AND WATER LINES THAT RUN PARALLEL TO U/G FEEDERS.
 - ALL UNDERGROUND CONDUITS TO BE PVC SCHEDULE 40 AND TO BE INSTALLED UTILIZING SWEEPING BENDS.
 - UPSIZE CONDUCTORS AND CONDUIT ACCORDINGLY DUE TO VOLTAGE DROP.

ELECTRICAL SYMBOL LEGEND

-  LIGHTING FIXTURE TYPE (REFER TO LIGHTING FIXTURE SCHEDULE)
-  LIGHTING FIXTURE, WALL MOUNTED
-  LED TAPE LIGHT
-  LIGHTING FIXTURE SURFACE MOUNTED
-  BOLLARD LIGHTING
-  20A 120V T-SLOT GFI DUPLEX RECEPTACLE
-  TRANSFORMER
-  OTHER PANEL AS SPECIFIED, SURFACE MOUNTED
-  CONDUIT RUN UNDER FLOOR SLAB OR UNDER GROUND

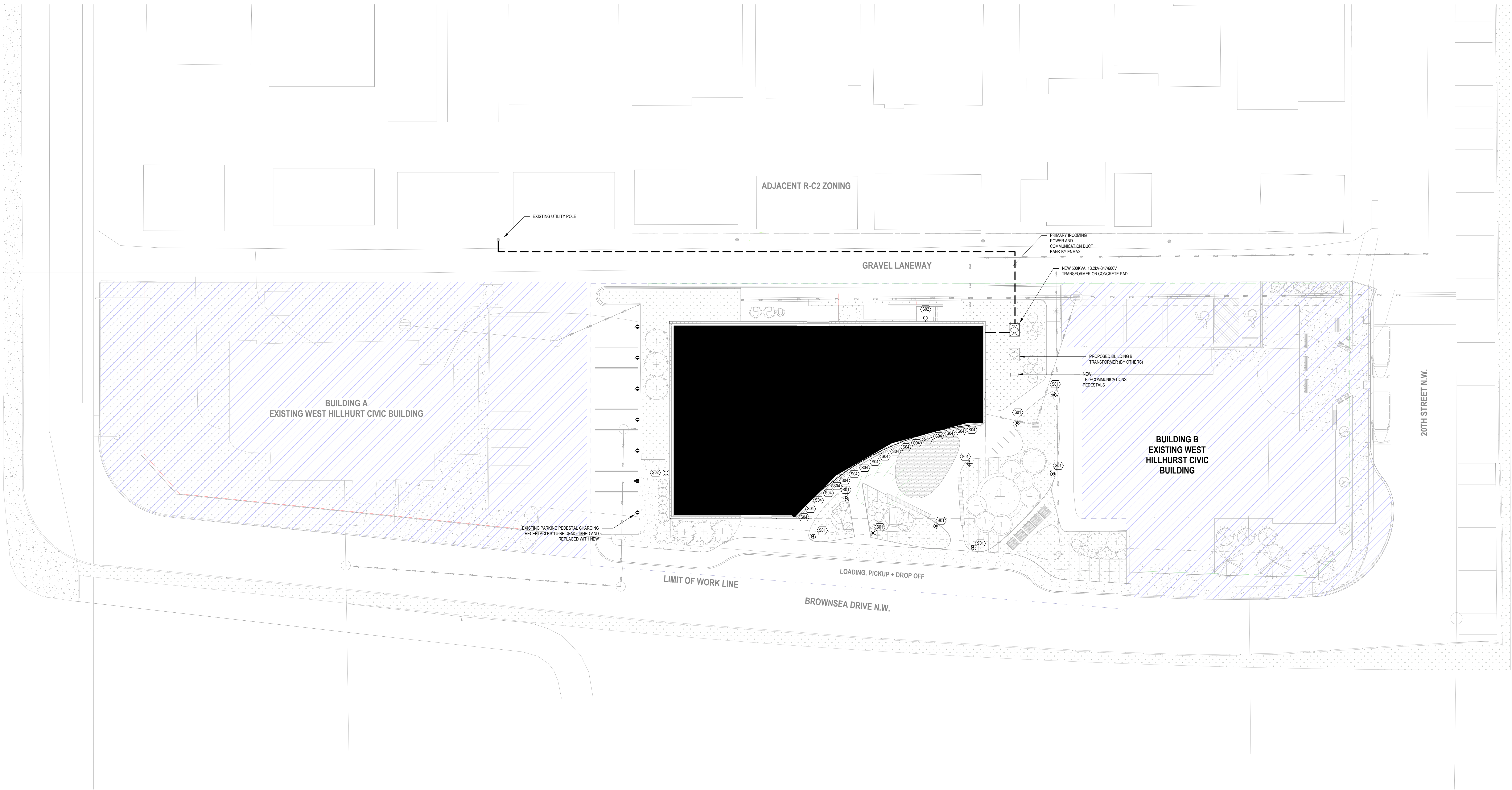
DRAWING LIST

NUMBER	NAME
DPE1.01	ELECTRICAL SITE PLAN
DPE1.02	SITE PHOTOMETRICS
DPE6.01	ELECTRICAL SITE DETAILS

DIALOG

ISSUED FOR

- 02/27/2025 ISSUED FOR DEVELOPMENT PERMIT
- 07/09/2025 DETAILED REVIEW 1 RESPONSE



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RM SIGNATURE: 
RM APEGA ID #: 96775
DATE: Jul. 9 2025
PERMIT NUMBER: P010020
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

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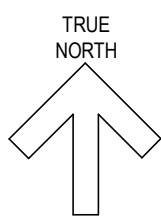
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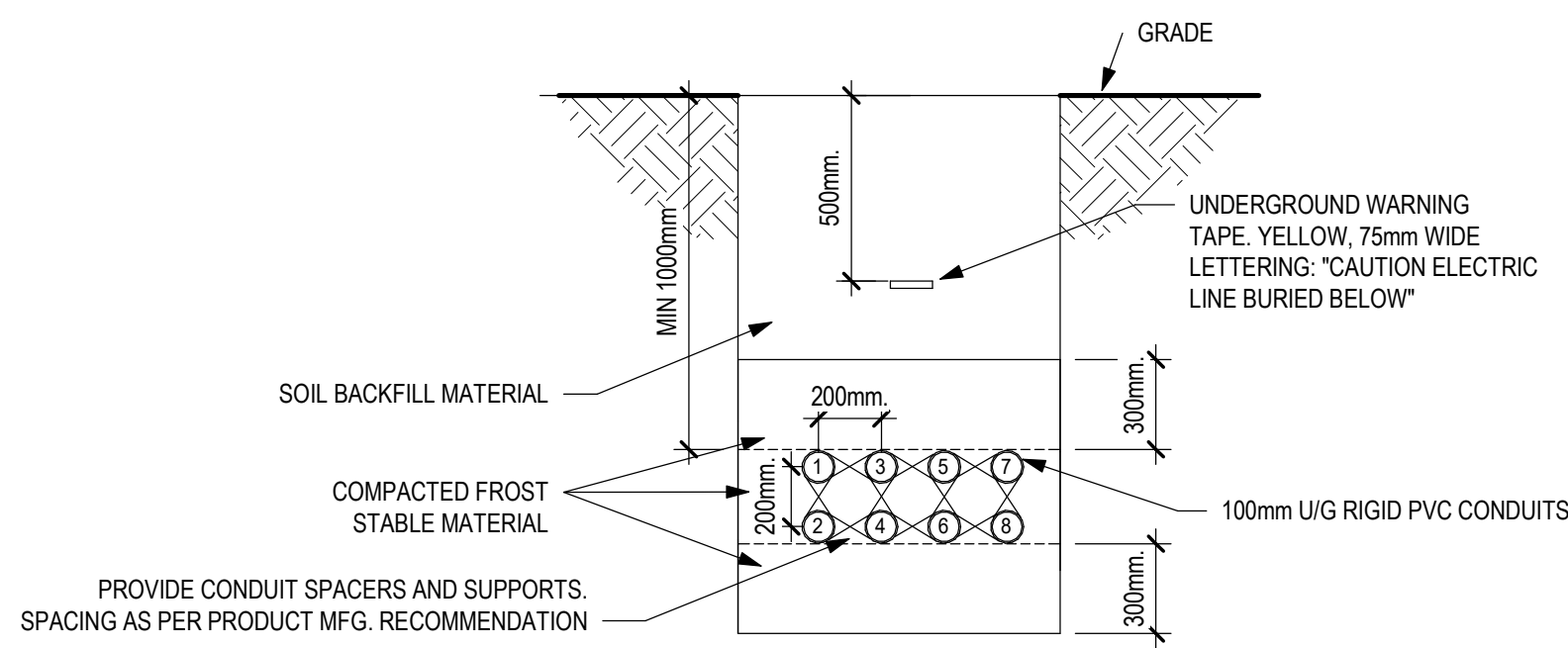
**ELECTRICAL SITE
PLAN**

DRAWN: SG CHECKED: AS
PLOT DATE: 7/9/2025 4:26:53 PM

DPE1.01

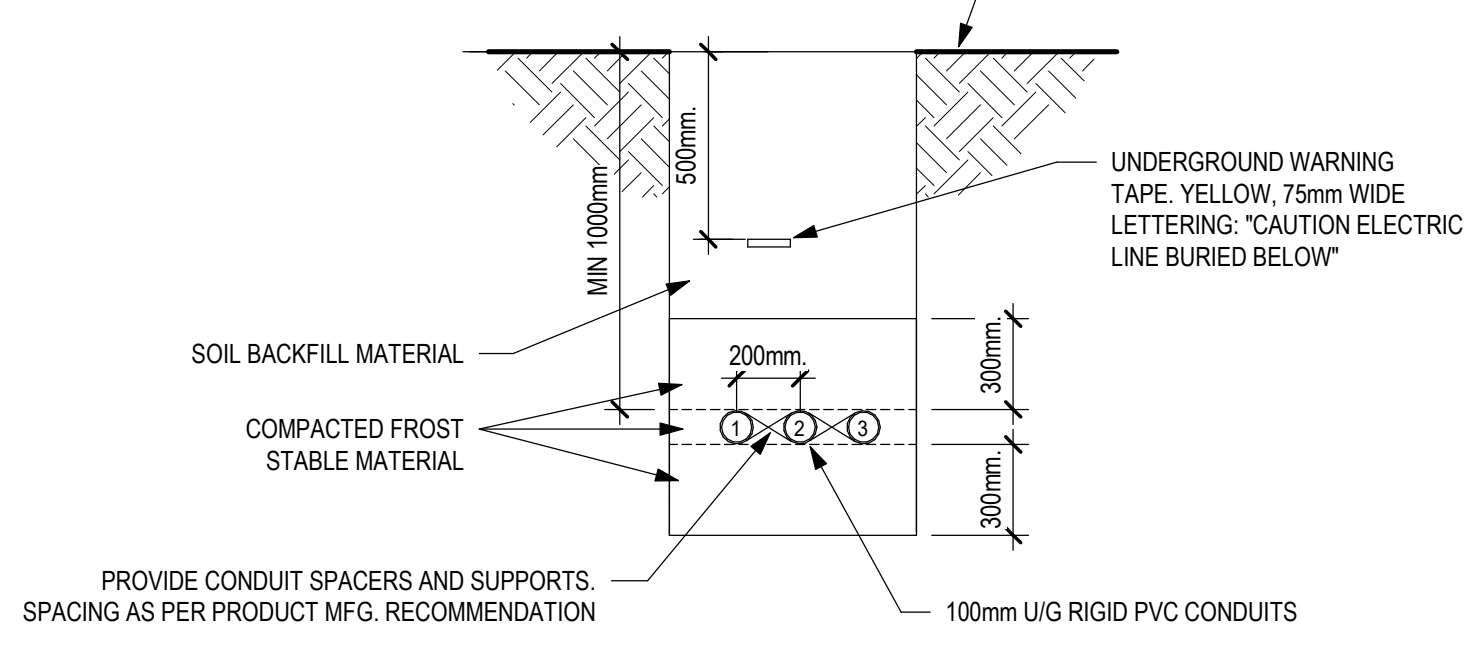
ISSUED FOR

1	02/27/2025	ISSUED FOR DEVELOPMENT PERMIT
2	03/28/2025	DRAFT DESIGN DEVELOPMENT PACKAGE
3	04/17/2025	FINAL DRAFT DESIGN DEVELOPMENT PACKAGE
4	05/01/2025	DESIGN DEVELOPMENT PACKAGE
5	07/09/2025	DETAILED REVIEW 1 RESPONSE



2X4 PRIMARY SECONDARY SERVICE DUCTBANK DETAIL

SCALE: N.T.S.

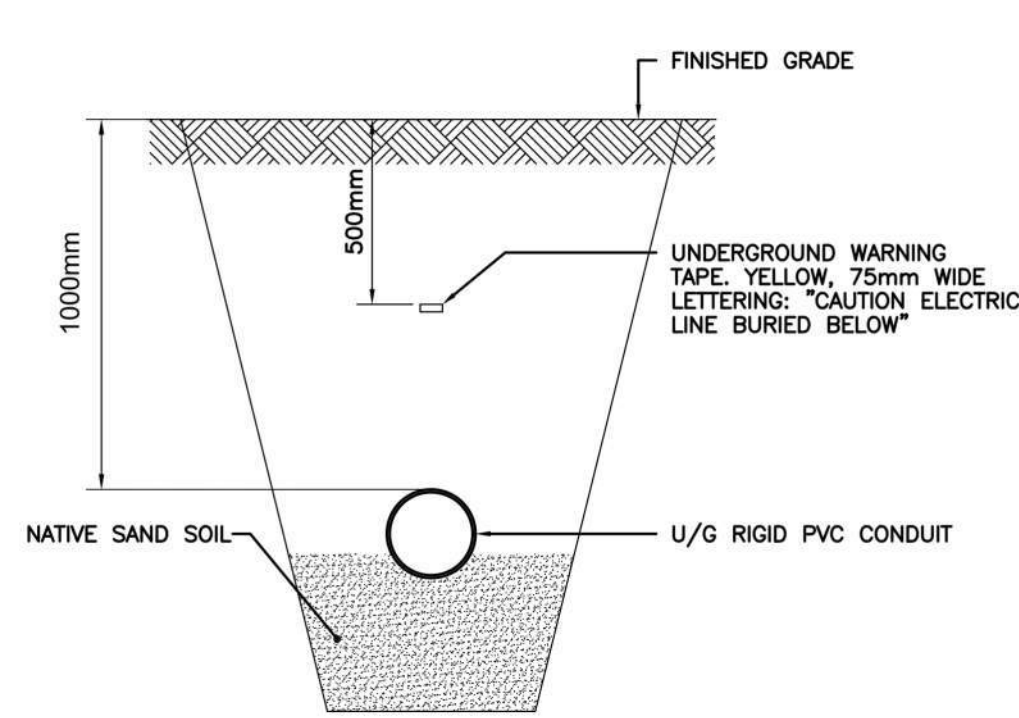


NOTES:

1. TELUS FIBRE SERVICE
2. SHAW FIBRE SERVICE
3. SPARE

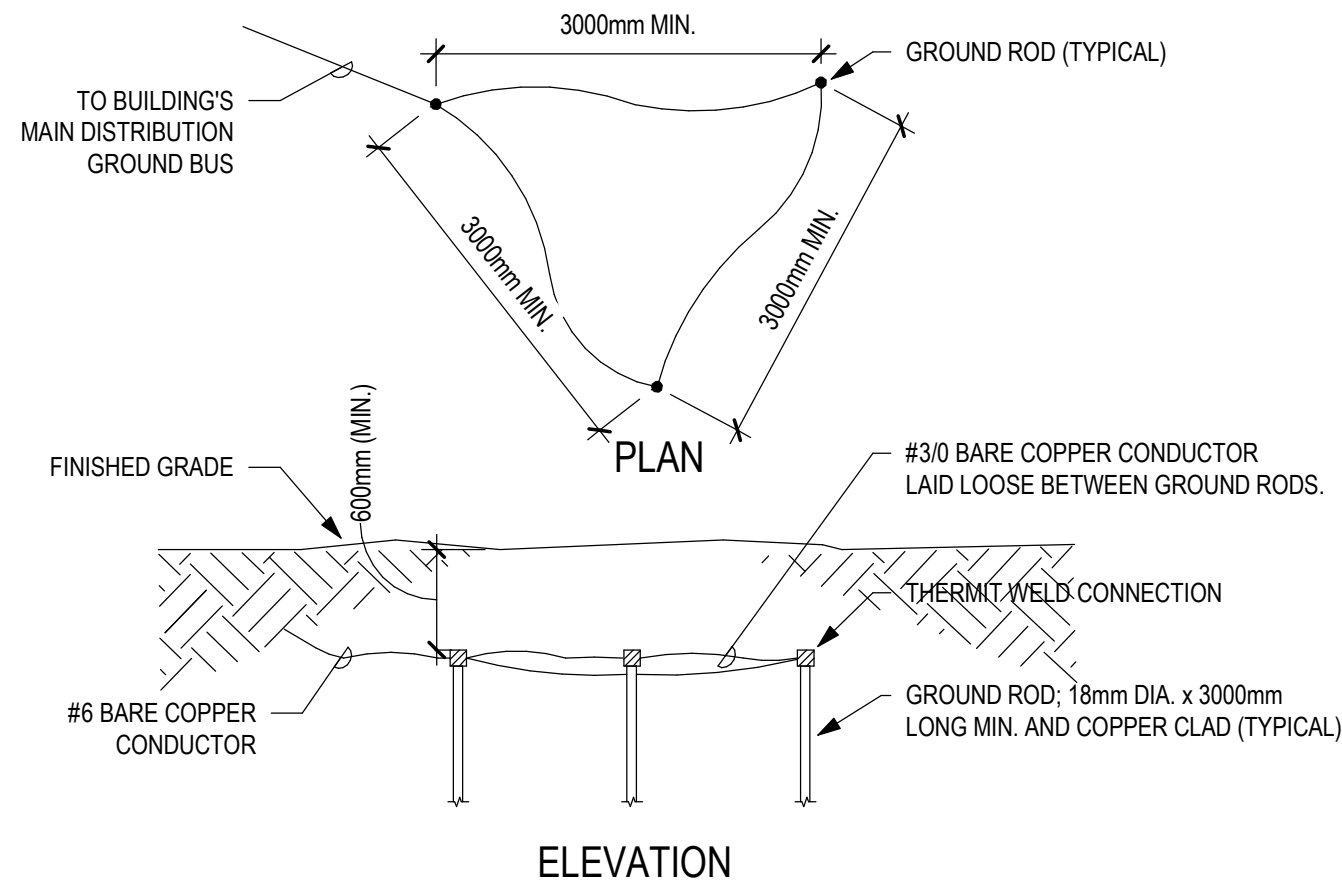
COMMUNICATIONS DUCTBANK DETAIL

SCALE: N.T.S.



UNDERGROUND CONDUIT DETAIL

SCALE: N.T.S.

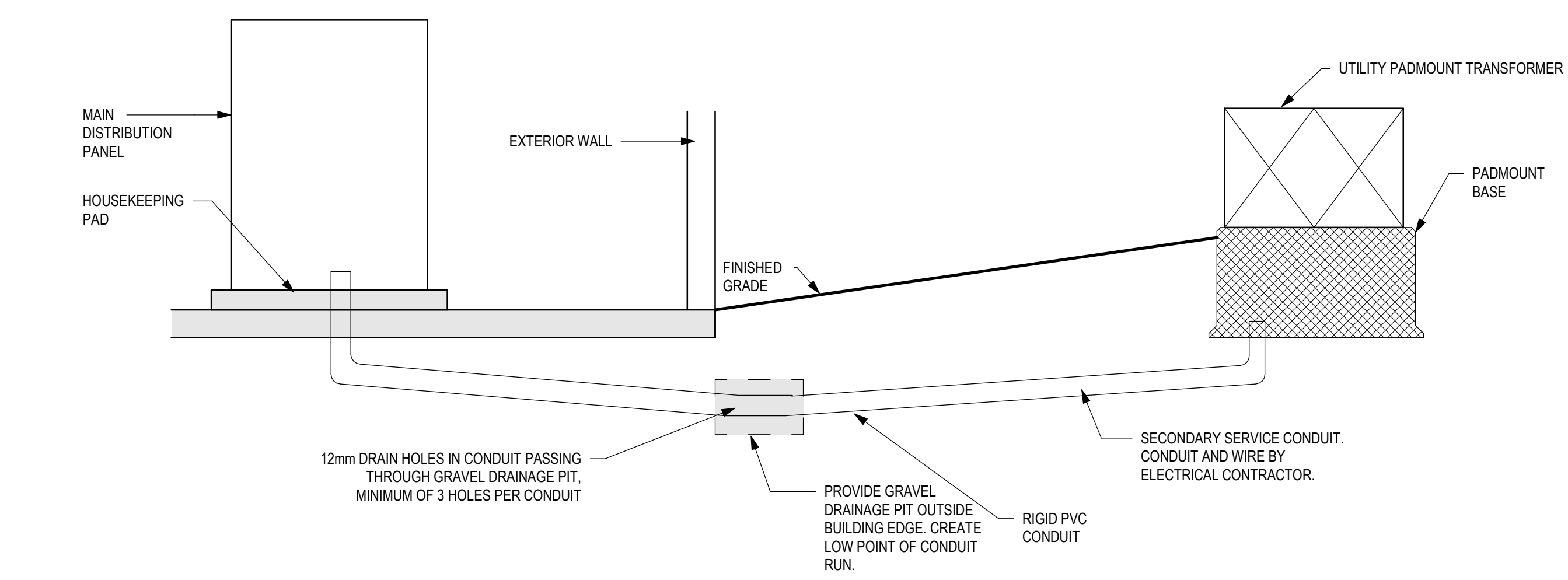


NOTES:

1. ADDITIONAL GROUND RODS MAY BE REQUIRED ACCORDING TO LOCAL CONDITIONS SPACE ADDITIONAL GROUND RODS A MINIMUM OF 3000mm FROM OTHER RODS.

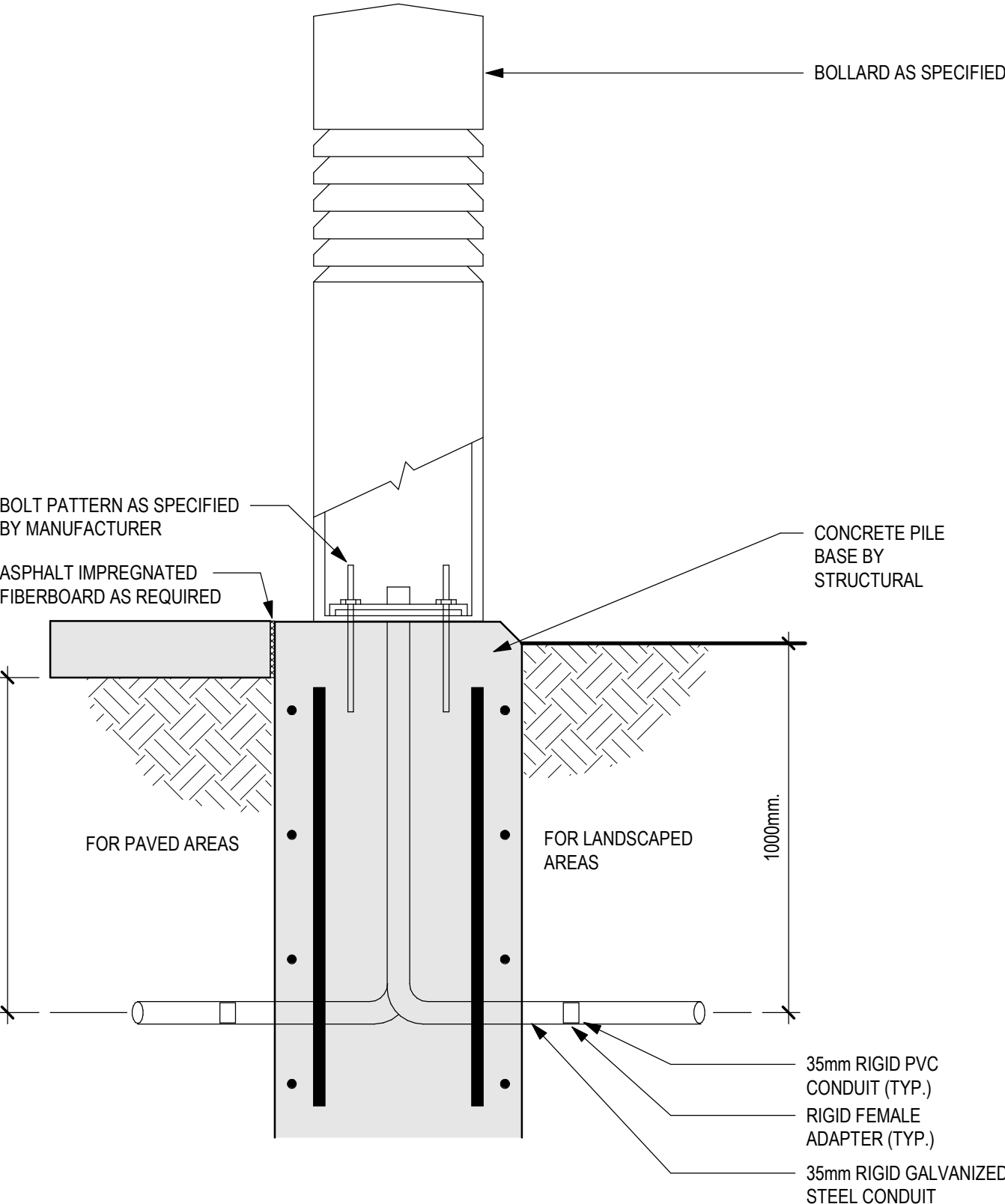
BUILDING GROUND GRID DETAIL

SCALE: N.T.S.



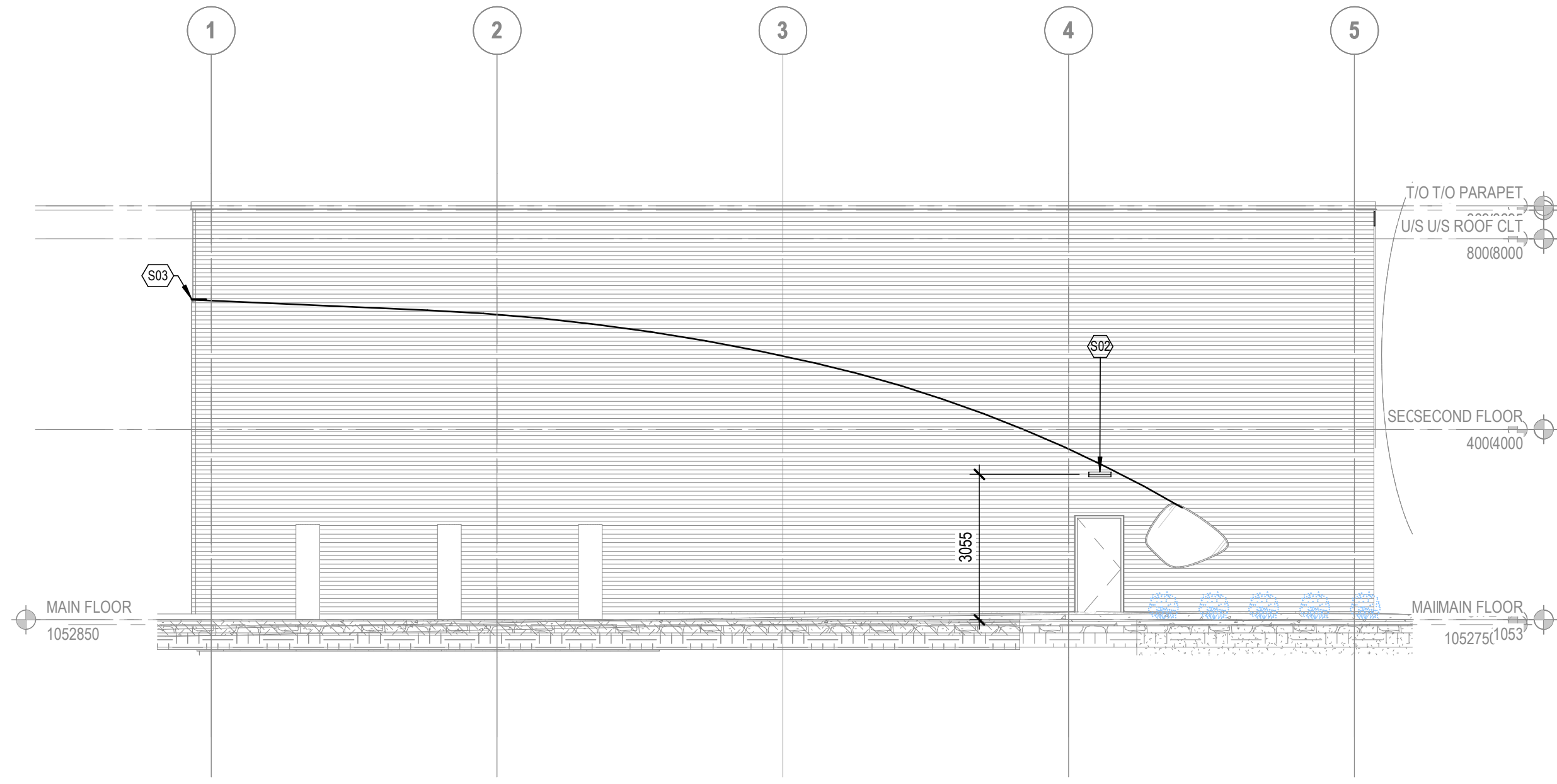
SERVICE ENTRY DETAIL

SCALE: N.T.S.



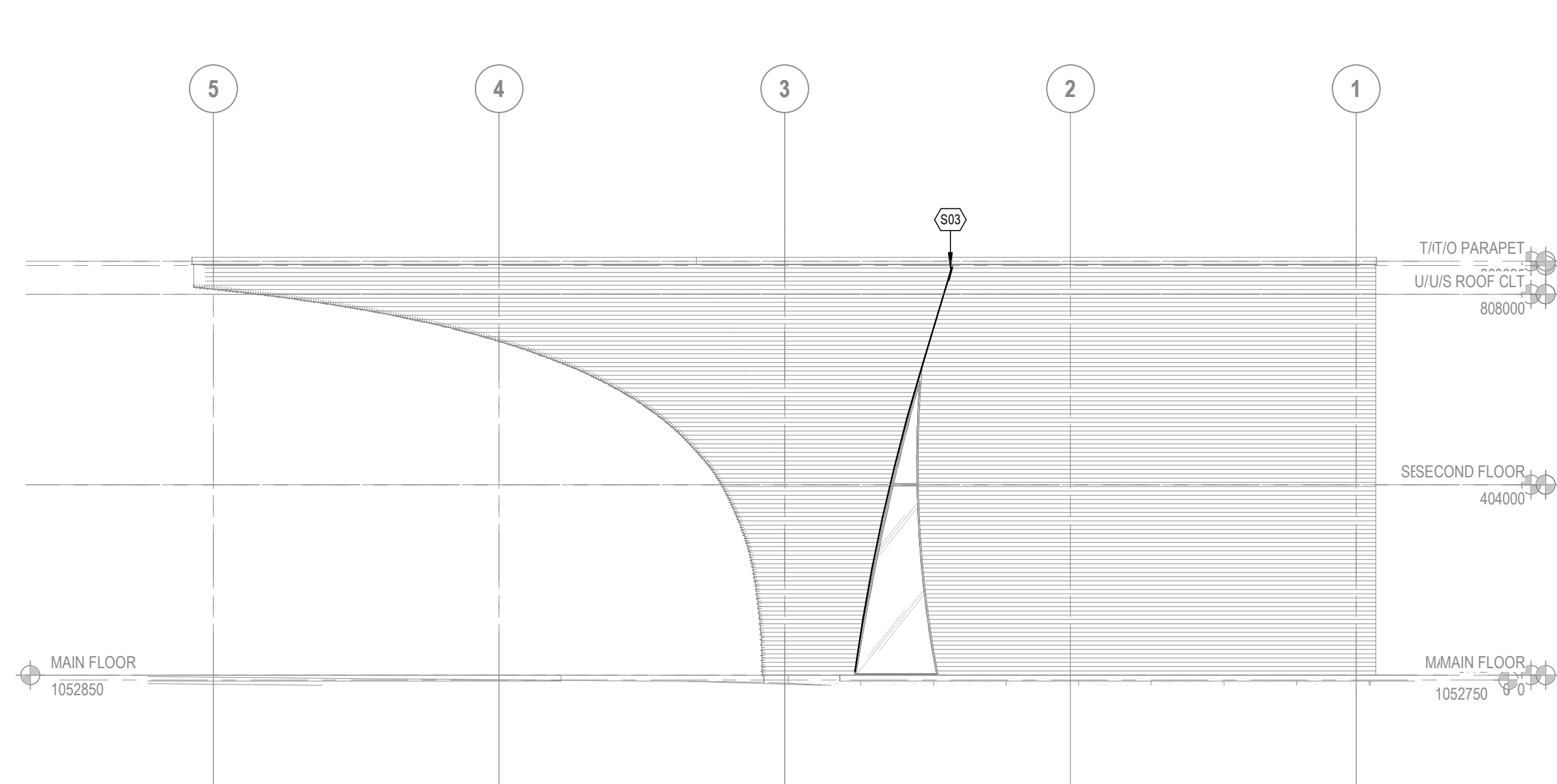
BOLLARD LIGHTING DETAIL

SCALE: N.T.S.



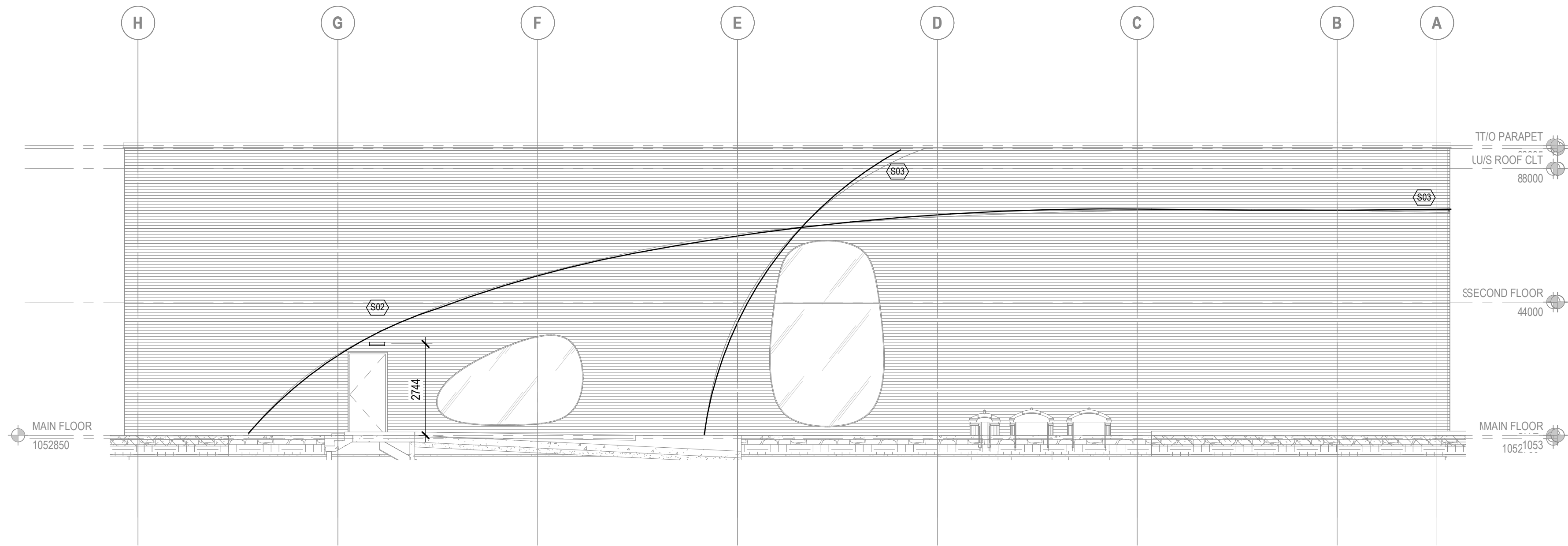
WEST FACADE LIGHTING

SCALE: 1:100



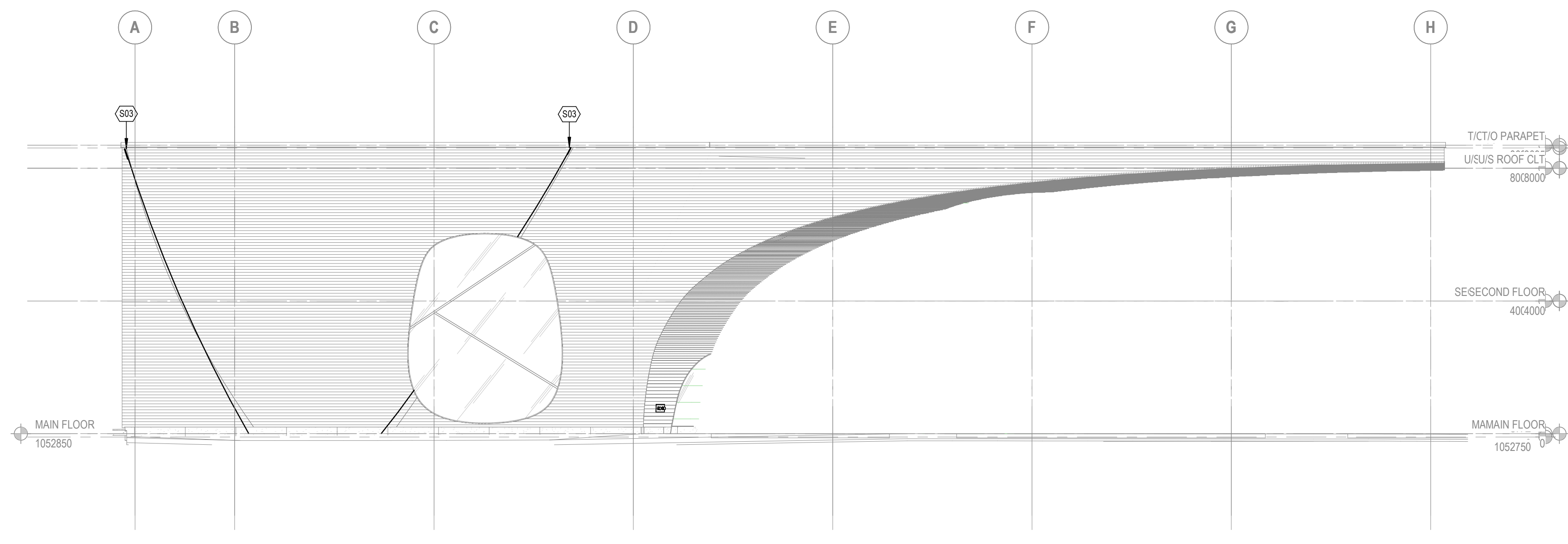
EAST FACADE LIGHTING

SCALE: 1:100



NORTH FACADE LIGHTING

SCALE: 1:100



SOUTH FACADE LIGHTING

SCALE: 1:100

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PERMIT NUMBER: PD10020	
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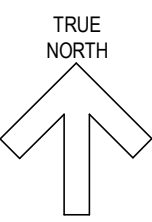
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ELECTRICAL SITE
DETAILS

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KEYPLAN

SEAL

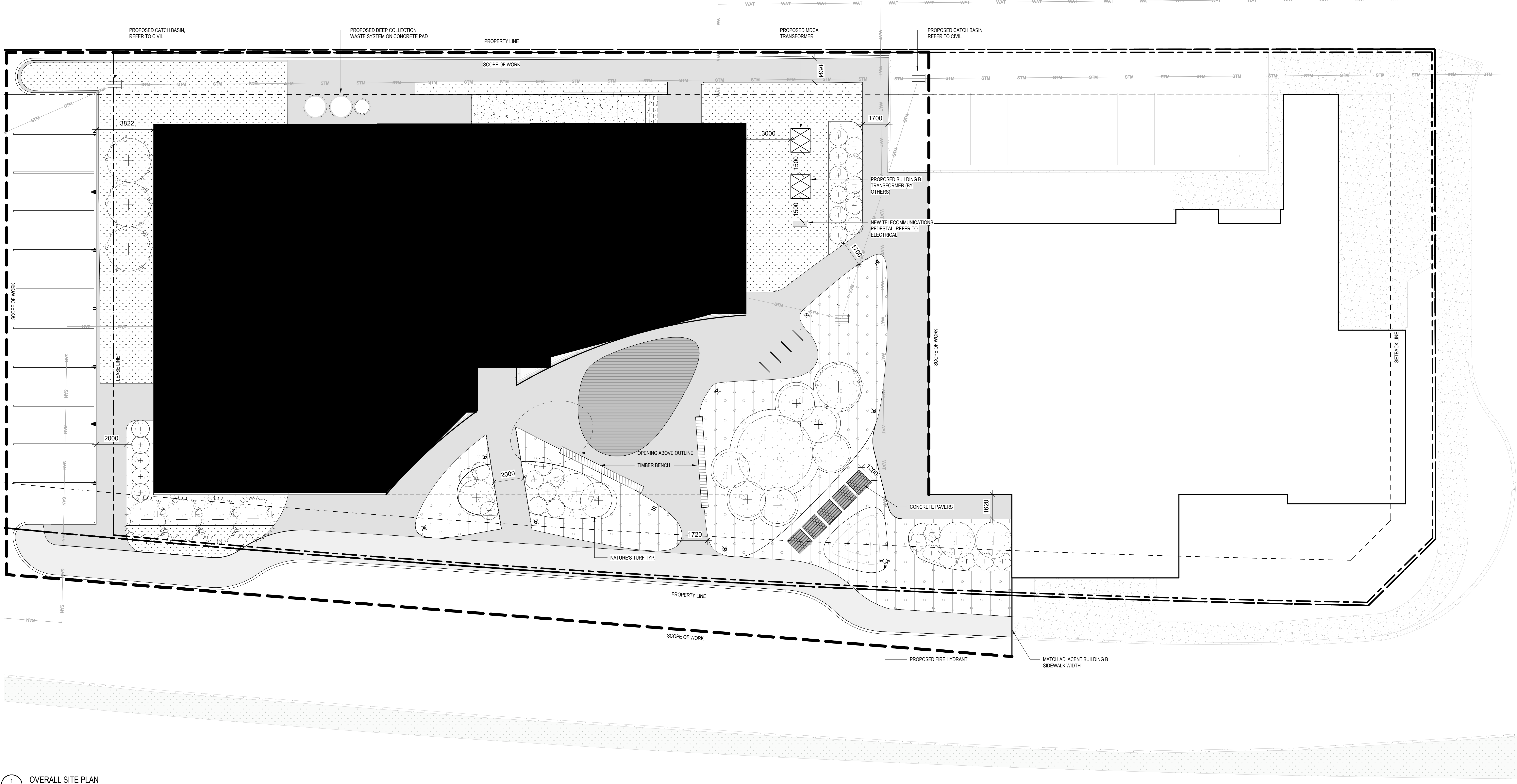
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CALGARY AB T2N 3G9

LANDSCAPE PLAN

DRAWN: Author PLOT DATE: 10-Jul-25 12:38:17 PM CHECKED: Checker

DPL1.00



OVERALL SITE PLAN
SCALE: 1:100

SITE LANDSCAPE LEGEND

- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFEROUS SHRUB

SITE SYMBOL LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CONSTRUCTION BOUNDARY
- OVERHEAD CANOPY
- DROUGHT TOLERANT FESCUE
- MULCH PLANT BED
- NATURES TURF PRAIRIE GRASSLAND BLEND
- CAST-IN-PLACE CONCRETE - LIGHT SANDBLAST
- STAGE AREA - WOOD DECK

GENERAL NOTES

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- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE DRAWINGS.
- REVIEW SITE CONDITIONS, VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES, AND CONFIRM UTILITY SETBACK REQUIREMENTS. REPORT INCONSISTENCIES, OMISSIONS, AND CONFLICTS TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.
- IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0m TO UNDERGROUND UTILITIES, HAND DIGGING UNDER THE SUPERVISION OF AFFECTED UTILITIES IS REQUIRED. NOTIFY THE APPROPRIATE UTILITY TO APPROVE, REVIEW, AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
- WORK SHALL BE MAINTAINED WITHIN THE PROPERTY LINE AND/OR SCOPE OF WORK. THE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY INTRUSION OR DAMAGE TO ADJACENT PROPERTY - INCLUDING BUILDINGS, PAVEMENTS, BENCHMARKS, AND ALL OTHER SITE APPURTENANCES. CORRECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.
- REFER TO CIVIL DRAWINGS FOR EXISTING AND PROPOSED TOPOGRAPHY.
- REFER TO CIVIL FOR ALL BELOW GRADE UTILITY LOCATIONS.
- REFER TO ELECTRICAL FOR ALL SITE LIGHTING AND SITE ELECTRICAL RELATED EQUIPMENT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
- CONTRACTOR TO COORDINATE AND ATTEND ALL INSPECTIONS.
- CONTRACTOR TO COORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK DURING CONSTRUCTION.
- ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECTS PRIOR TO THE SUBSTITUTION BEING MADE.
- CONTRACTOR SHOULD OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATED WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.

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KEYPLAN

SEAL

2140 BROWNSEA DRIVE NW
CALGARY AB T2N 3G9

DRAWN: Author
PLOT DATE: 10-Jul-25 12:38:21 PM

AB003739 - 2008687



PROPOSED CONIFEROUS TREE

PROPOSED DECIDUOUS TREE

PROPOSED DECIDUOUS SHRUB

PROPOSED CONIFEROUS SHRUB

PROPOSED CONIFEROUS TREE

PROPOSED DECIDUOUS TREE

PROPOSED DECIDUOUS SHRUBS

PROPOSED CONIFEROUS SHRUB

DROUGHT TOLERANT FESCUE

MULCH PLANT BED

NATURE'S TURF GRASSLAND BLEND

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.

CONTRACTOR TO COORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.

CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK DURING CONSTRUCTION.

CONTRACTOR TO VERIFY ALL UNDEGROUND SERVICES PRIOR TO ANY WORK DURING CONSTRUCTION.

ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTION BEING MADE.

CONTRACTOR SHOULD OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATED WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.

ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACED BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM.

ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACED BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM.

ALL PLANT MATERIAL IS TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE, PLANTS WILL BE REJECTED IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURJAP ROPES ARE REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER.

STAKE OUT LOCATIONS OF TREES, SHRUBS, AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

PART OF MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGE THAT INCUR DUE TO IMPROPER INSTALLATION.

ALL CONIFEROUS TREES TO HAVE A HEIGHT OF 3m.

ALL SHRUBS TO HAVE MIN HEIGHT OR SPREAD OF 0.6m.

ALL TREES AND SHURBS TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM

REQUIREMENTS (Entire parcel)	TOTAL REQUIRED	TOTAL PROVIDED
(LEASABLE AREA)		
TREES 1.0/45.0 sq.m. SETBACK AREA (607 sq.m.)	14	20
SHRUBS 2.0/45.0 sq.m. SETBACK AREA (607 sq.m.)	27	32

PLANTING SCHEDULE (LIMIT OF WORK) CD					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
CONIFEROUS SHRUB					
5	Juniperus sabina	Calgary Carpet Juniper	#5 Galton	min. height or spread 0.6m	
CONIFEROUS TREE					
4	Pinus contorta	Lodgepole Pine	3.0m	3.0m	
DECIDUOUS SHRUB					
8	Amelanchier alnifolia	Saskatoon Berry	#5 Galton	min. height or spread 0.6m	
6	Corylus Cornuta	Barked Hazelnut	#5 Galton	min. height or spread 0.6m	
7	Ribes aureum	Golden Currant	#5 Galton	min. height or spread 0.6m	
6	Symphoricarpos	Snowberry	#5 Galton	min. height or spread 0.6m	
DECIDUOUS TREE					
1	Aesculus glabra	Ohio Buckeye	75mm Caliper		
1	Betula papyrifera	White Birch	75mm Caliper		
4	Malus "Thunderchuff"	Thunderchuff Flowering Crabapple	75mm Caliper		
2	Tilia x flavescens Drooping	Drooping Linden	75mm Caliper		

NATIVE GRASSES

NATIVE GRASSES	NATIVE WILDLIFLOWERS
Blue Grama (<i>Bouteloua gracilis</i>)	Blisterflower (<i>Gallardia aristata</i>)
Canada Wild Rye (<i>Elymus canadensis</i>)	Carolina Anemone (<i>Anemone canadensis</i>)
Feather Fescue (<i>Festuca arvensis</i>)	Chickadee Sage (<i>Artemisia ludoviciana</i>)
Indian Ricegrass (<i>Oryzopsis hymenoides</i>)	Heath Aster (<i>Symphoricarpos carolinensis</i>)
Koeleria (<i>Koeleria macrantha</i>)	Maximilian Sunflower (<i>Helianthus maximiliani</i>)
Footmills Rough Fescue (<i>Festuca campestris</i>)	Mexican Groundsel (<i>Solidago missouriensis</i>)
Hard Fescue Grass (<i>Festuca ovina</i>)	Prairie Yarrow (<i>Coreopsis lindheimeri</i>)
Mountain Broom (<i>Bromus margaretae</i>)	Prairie Sage (<i>Artemisia ludoviciana</i>)
Mead & Thread Grass (<i>Hesperopogon comata</i>)	Purple Prairie Clover (<i>Dalea purpurea</i>)
Pearly Chalcids (<i>Chorizanthe pinnatifida</i>)	Thimbleweed (<i>Anemone cylindrica</i>)
Plains Mountain Grass (<i>Chloris montana</i>)	White Yarrow (<i>Coreopsis lanceolata</i>) var. <i>occidentalis</i>
Slender Wheatgrass (<i>Elymus trachycalus</i>)	White Prairie Clover (<i>Dalea candida</i>)
Spike Trestlegrass (<i>Trientalis spicata</i>)	
Western Wheatgrass (<i>Agropyron spicatum</i>)	
Wheat Trestlegrass (<i>Poa curtipendula</i>)	

NATIVE WILDFLOWERS

- Blanketflower (*Gaillardia aristata*)
- Canada Anemone (*Anemone canadensis*)
- Fringed Sage (*Artemisia frigida*)
- Heath Aster (*Symphotrichum ericoides*)
- Maximilian Sunflower (*Helianthus maximiliani*)
- Missouri Goldenrod (*Solidago missouriensis*)
- Plains Coreopsis (*Coreopsis tinctoria*)
- Prairie Sage (*Artemisia ludoviciana*)
- Purple Prairie Clover (*Dalea purpurea*)
- Thimbleweed (*Anemone cylindrica*)
- Western Yarrow (*Achillea millefolium* var. *occidentale*)
- White Prairie Clover (*Dalea candida*)

ISSUED FOR	
1	02/27/2025 ISSUED FOR DEVELOPMENT PERMIT REVIEW
2	05/01/2025 ISSUED FOR DRAFT DESIGN DEVELOPMENT PACKAGE
3	07/09/2025 DETAILED REVIEW 1 RESPONSE

LEGEND

---	DEVELOPMENT BOUNDARY
---●---	EXISTING SANITARY SEWER AND MANHOLE
---●---	EXISTING STORM WATER AND MANHOLE
---	EXISTING WATERMAIN
---	EXISTING CATCH BASIN
---	EXISTING FIRE HYDRANT
---	PROPOSED SANITARY
---●---	PROPOSED STORM WATER AND MANHOLE AND CATCH BASIN
---●---	PROPOSED FIRE HYDRANT AND WATER
---	EXISTING OVERHEAD POWER
---	EXISTING GAS
---	EXISTING POWER POLE

NOTES

1. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND DISTANCES ARE BASED ON NAD83 COORDINATE SYSTEM.
3. EXISTING INFORMATION BASED ON SURVEY COMPLETED BY MCELHANNAY DATED AUGUST 2024 AND CITY OF CALGARY DATED FEBRUARY 2022.
4. THE CONTRACTOR TO CONFIRM ALL EXISTING INFORMATION PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR TO NOTIFY ISL ENGINEERING OF ANY DISCREPANCIES FOUND.
5. REFER TO ARCH DRAWINGS FOR REMOVALS.
6. REFER TO LANDSCAPE DRAWINGS FOR PLANTER DETAILS.
7. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL REMOVAL AND RELOCATION.
8. RIGID INSULATION ON TOP OF SANITARY, STORM AND WATER PIPE NOT MEETING 2.5m, 1.2m, AND 3.0m COVER, RESPECTIVELY.

FOR INFORMATION ONLY
NOT FOR CONSTRUCTION

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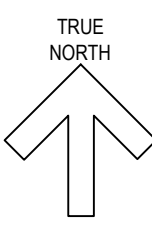
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Tel: 403.245.5501

SEAL



MULTIDISCIPLINARY
DISABILITY COMMUNITY
ARTS HUB (MCAH)

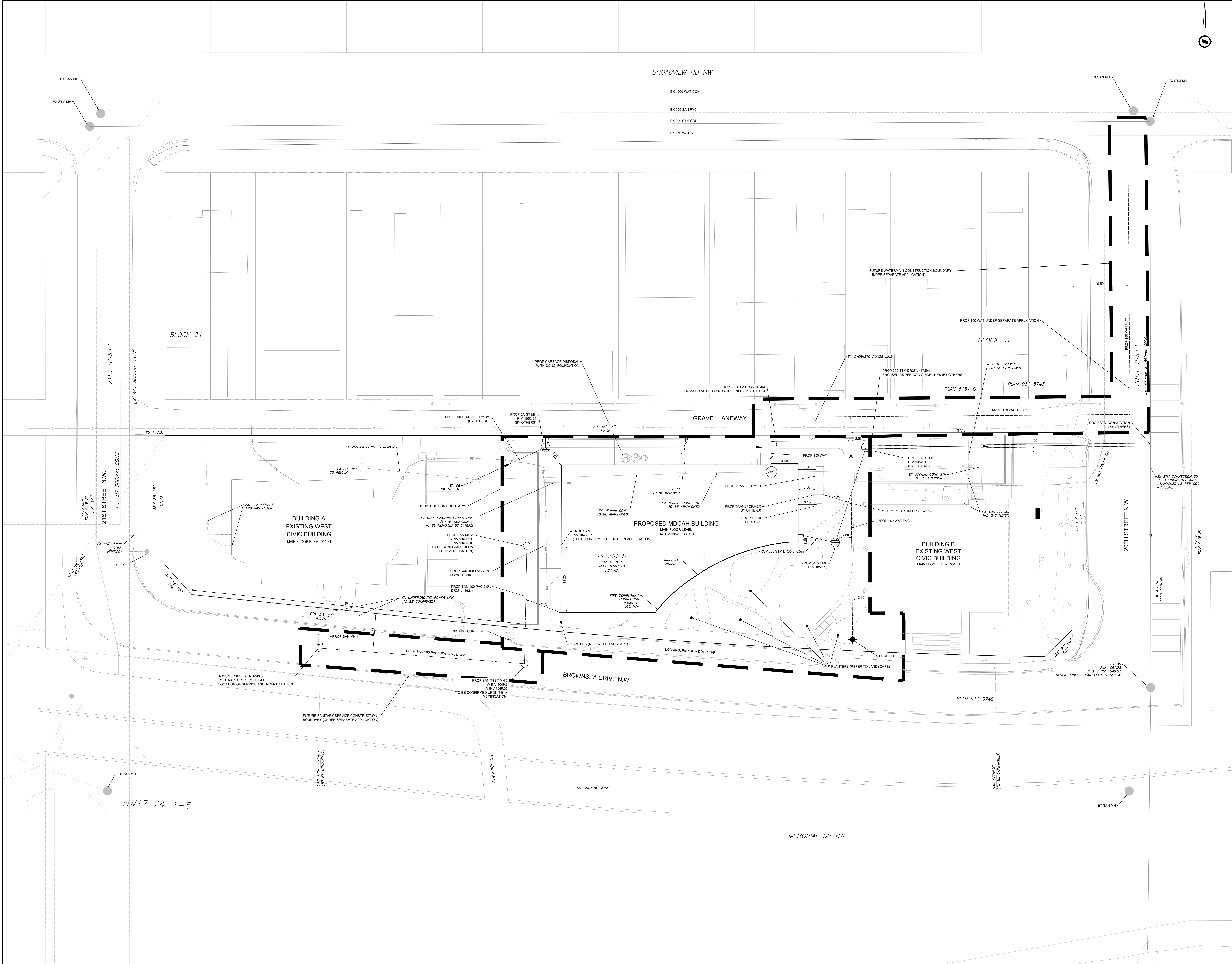
2140 BROWNSEA DRIVE NW
CALGARY, AB T2N 3G9

PRELIMINARY
SERVICING PLAN

DRAWN: DK
PLOT DATE: 07/09/2025

CHECKED: PV

C-01



 DEVELOPMENT BOUNDARY
 PROPOSED SPOT ELEVATION
 EXISTING SPOT ELEVATION
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR

1. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND DISTANCES ARE BASED ON NAD83 COORDINATE SYSTEM.
3. EXISTING INFORMATION BASED ON SURVEY COMPLETED BY MOELHANNEY DATED AUGUST 2024 AND CITY OF CALGARY DATED FEBRUARY 2022.
4. THE CONTRACTOR TO CONFIRM ALL EXISTING INFORMATION PRIOR TO START OF CONSTRUCTION. THE CONTRACT TO NOTIFY ISL ENGINEERING OF ANY DISCREPANCIES FOUND.
5. REFER TO ARCH DRAWINGS FOR REMOVALS.
6. REFER TO LANDSCAPE DRAWINGS FOR PLANTER DETAILS.

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

VERIFY DIMENSIONS.

DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

DIALOG
134 - 11 AVENUE SE, SUITE 300
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ISL ENGINEERING AND LAND SERVICES LTD.
4015 7 STREET SE
CALGARY, AB T2G 2Y9
Tel: 403.254.0544

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TRUE
NORTH

2140 BROWNSA DRIVE NW
 011 0101 10 0011000

DRAWN: DK
PLOT DATE: 07/09/2025

28679

