



AMENDED DRAWINGS
DP No Date Received
DP2025-02005 08 13 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

ISSUED FOR DP DR#1

MEDICINE HILL BLOCK H3 + H4

M/PAL: 1024 NA'A DR SW, CALGARY AB

LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

ARCHITECTURAL

- DP0.00 COVER SHEET
- DP0.01 GENERAL INFO / BYLAW ANALYSIS
- DP0.02 CONTEXT IMAGES
- DP1.00 SITE SURVEY
- DP1.00a SITE SURVEY
- DP1.01 CONTEXT SITE PLAN
- DP1.02 SITE PLAN
- DP1.03 TYPICAL SITE DETAILS
- DP1.04 WASTE & RECYCLING PLANS & DETAILS
- DP1.05 BIKE STORAGE PLANS & DETAILS
- DP1.06a SUB VEHICLE TRACKING PLAN
- DP1.06b FIRE TRUCK ACCESS PLAN
- DP1.07 3D VIEWS
- DP1.08 VIEWS FROM TRANS-CANADA HIGHWAY
- DP2.01 OVERALL PLAN - PARKADE LEVEL P1
- DP2.02 OVERALL PLAN - LEVEL 1
- DP2.02a OVERALL PLAN - LEVEL 1 TYPICAL FLOOR UNIT LAYOUTS
- DP2.03 OVERALL PLAN - TYPICAL LEVEL (LEVELS 2-6)
- DP2.03a OVERALL PLAN - TYPICAL LEVEL (2-6) FLOOR UNIT LAYOUTS
- DP2.04 OVERALL PLAN - ROOF
- DP2.11 ENLARGED PLANS - PARKADE RAMP
- DP3.01 BUILDING H3 ELEVATIONS
- DP3.02 BUILDING H3 ELEVATIONS
- DP3.03 BUILDING H4 ELEVATIONS
- DP3.04 BUILDING H4 ELEVATIONS
- DP4.01 BUILDING H3 SECTIONS
- DP4.02 BUILDING H3 SECTIONS
- DP4.03 BUILDING H4 SECTIONS

CIVIL

- C-100-DP SITE SERVICING PLAN
- C-101-DP SITE SERVICING PLAN
- C-200-DP SITE GRADING PLAN
- C-201-DP SITE GRADING PLAN

LANDSCAPE

- L1.01 LANDSCAPE PLAN -ENLARGMENT A
- L1.02 LANDSCAPE PLAN -ENLARGMENT B

ELECTRICAL DP

- DP1.0 DEVELOPMENT PERMIT ELECTRICAL SITE PLAN



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ARCHITECTURAL



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STRUCTURAL



MECHANICAL



ELECTRICAL



CIVIL



4	ISSUED FOR DP DR#1	2025/07/31
2	ISSUED FOR DP	2025/03/28
1	Issued for Review	2025/03/21

NO.	ISSUE/ REVISION	DATE
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PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO.	REVISION NO.
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DP0.00



Autodesk Docs://Trinity Hills Block H3-H4/AR_224-134_TH-BLOCK H3H4_R25.rvt

7/31/2025 10:20:14 AM

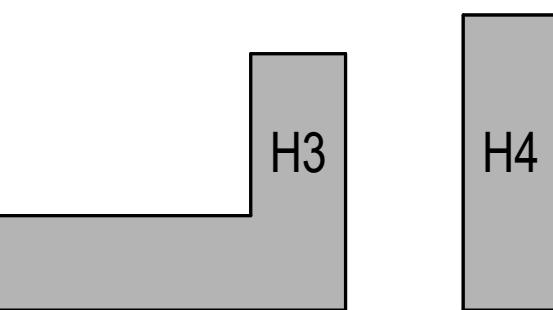
BYLAW REQUIREMENTS			
BYLAW REQUIREMENT	REQUIRED	PROVIDED	VARIANCE REQUESTED
MAXIMUM F.A.R.:	N/A	N/A	
F.A.R. CALCULATION:		G.F.A. / NET SITE AREA = F.A.R. 19,431 m² / 13,942 m² = 1.39	
BUILDING HEIGHT			
MAXIMUM HEIGHT :	28.0 m	22.14 m	
COMMERCIAL MULTI-RESIDENTIAL USES			
COMMERCIAL AREA:	N/A	N/A	
DWELLING UNITS			
MINIMUM DWELLING UNITS:	N/A	281	
SETBACKS			
FRONT SETBACK (SOUTH):	MIN. = 0.0 m, MAX. = 3.00 m	52.0 m	
REAR SETBACK (NORTH):	N/A	TO EXISTING PROPERTY LINE: VARIES - 9.7 m TO 12.1 m	
SIDE SETBACK (EAST)	N/A	TO PROPOSED PROPERTY LINE: VARIES - 24.1 TO 77.8m	
SIDE SETBACK (WEST)	N/A	TO PROPOSED PROPERTY LINE: 19.3m	
<u>NOTE 1:</u> - EAVES MAY PROJECT UP TO A MAXIMUM OF 0.6 m INTO THE SETBACK AREA			
<u>NOTE 2:</u> - THE PORTIONS OF BUILDING BELOW THE SURFACE OF THE GROUND MAY EXTEND WITHOUT LIMITS INTO THE SETBACK AREA			
<u>NOTE 3:</u> - SIGNS MAY PROJECT INTO SETBACK AREA			
VEHICLE PARKING			
0.75 MIN. RES PARKING STALLS/UNIT	211	173	
0.10 MIN. RES VISITOR STALLS/UNIT	29	29	
TOTAL:	240	202	
<u>NOTE 4:</u> - BARRIER FREE STALLS PER BLDG CODE: 4 STALLS / 51-100 TOTAL STALLS, +1 FOR EACH ADD'L 100 STALLS			
MINIMUM BARRIER-FREE STALLS TOTAL:	(SEE NOTE 8 ABOVE)		
BARRIER-FREE STALLS TOTAL	6	8	
BICYCLE PARKING			
MINIMUM STALLS PER RES. UNIT (CLASS 1):	RATIO @ 0.5 = 141	168 (88 FLOOR & 80 WALL)	N/A
MINIMUM STALLS PER RES. UNIT (CLASS 2):	RATIO @ 0.1 = 29	30	
MINIMUM STALLS REST. NBHD (CLASS 2):	NONE REQUIRED		
<u>NOTE 10:</u>	CLASS 1 STALLS LOCATED IN INDOOR, SECURE LOCATION EASILY ACCESSIBLE TO CYCLISTS		
<u>NOTE 11 (VISITOR & COMMERCIAL STALLS):</u>	PROVIDED AT GRADE IN A VISIBLE LOCATION WITHIN 15 m OF ENTRANCE		
BICYCLE CALCULATION: CLASS 1 STALLS PER RESIDENTIAL UNIT: 281 UNITS X 0.5 = 141 CLASS 1 BICYCLE STALLS CLASS 2 STALLS PER RESIDENTIAL UNIT: 281 UNITS X 0.1 = 29 CLASS 2 BICYCLE STALLS			



LANDUSE DISTRICT MAP

NOT TO SCALE





2	ISSUED FOR DP	2025/03/28
1	Issued for Review	2025/03/21
NO.	ISSUE/ REVISION	DATE

NOT FOR CONSTRUCTION

PROJECT

MEDICINE HILL
BLOCK H3 + H4

PROJECT ADDRESS

MPAL: 1024 NA'A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

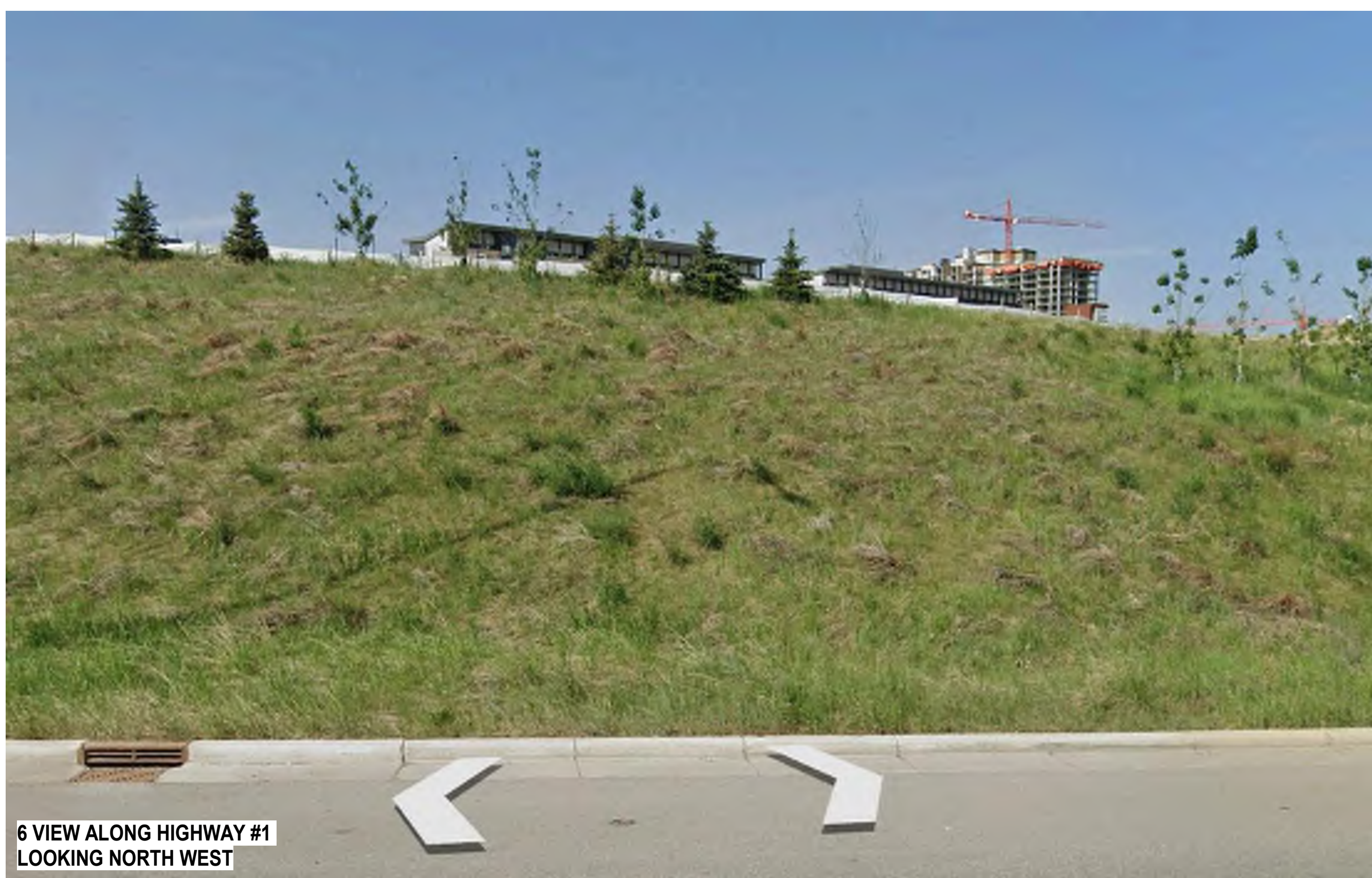
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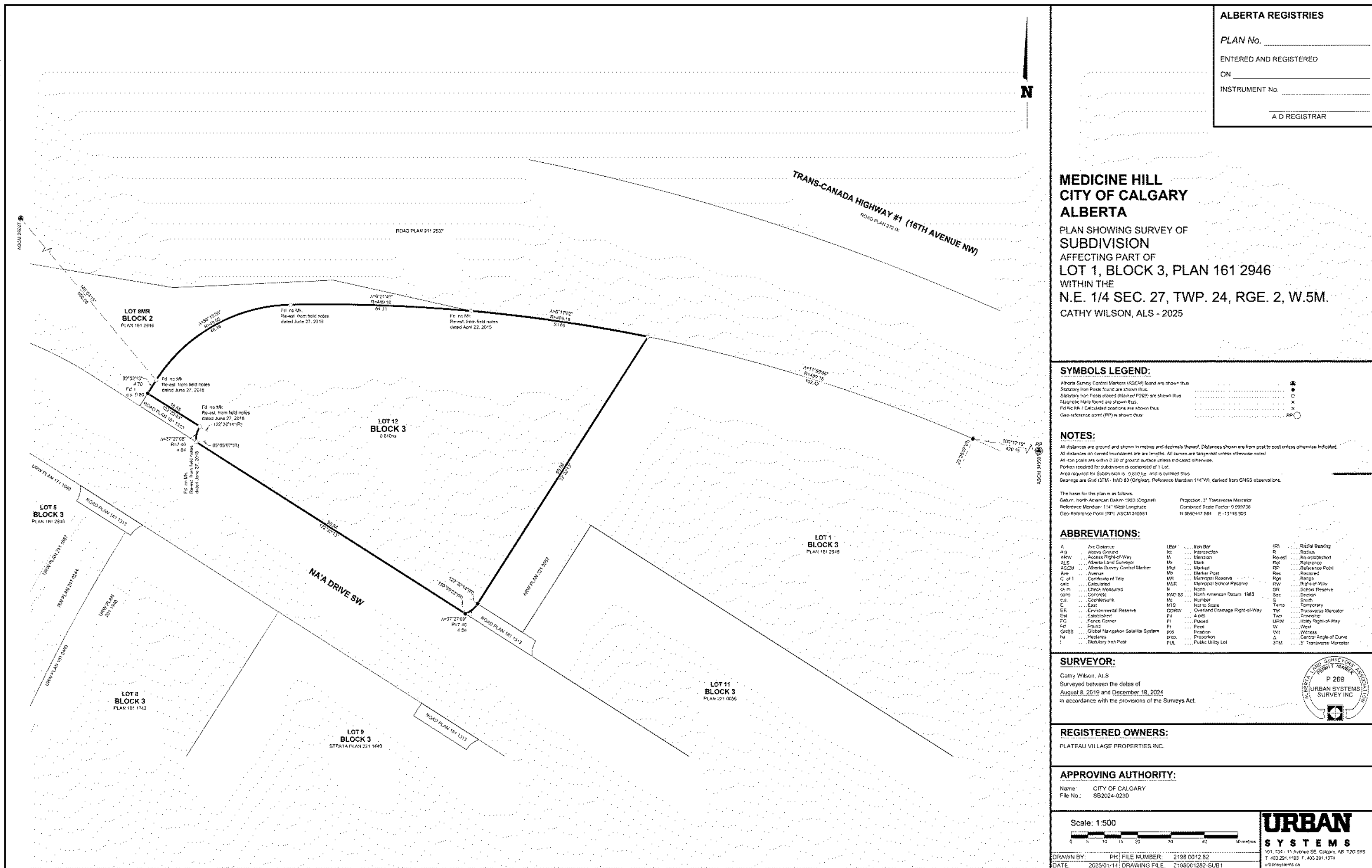
CONTEXT IMAGES

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG
DRAWING NO.	REVISION NO.	

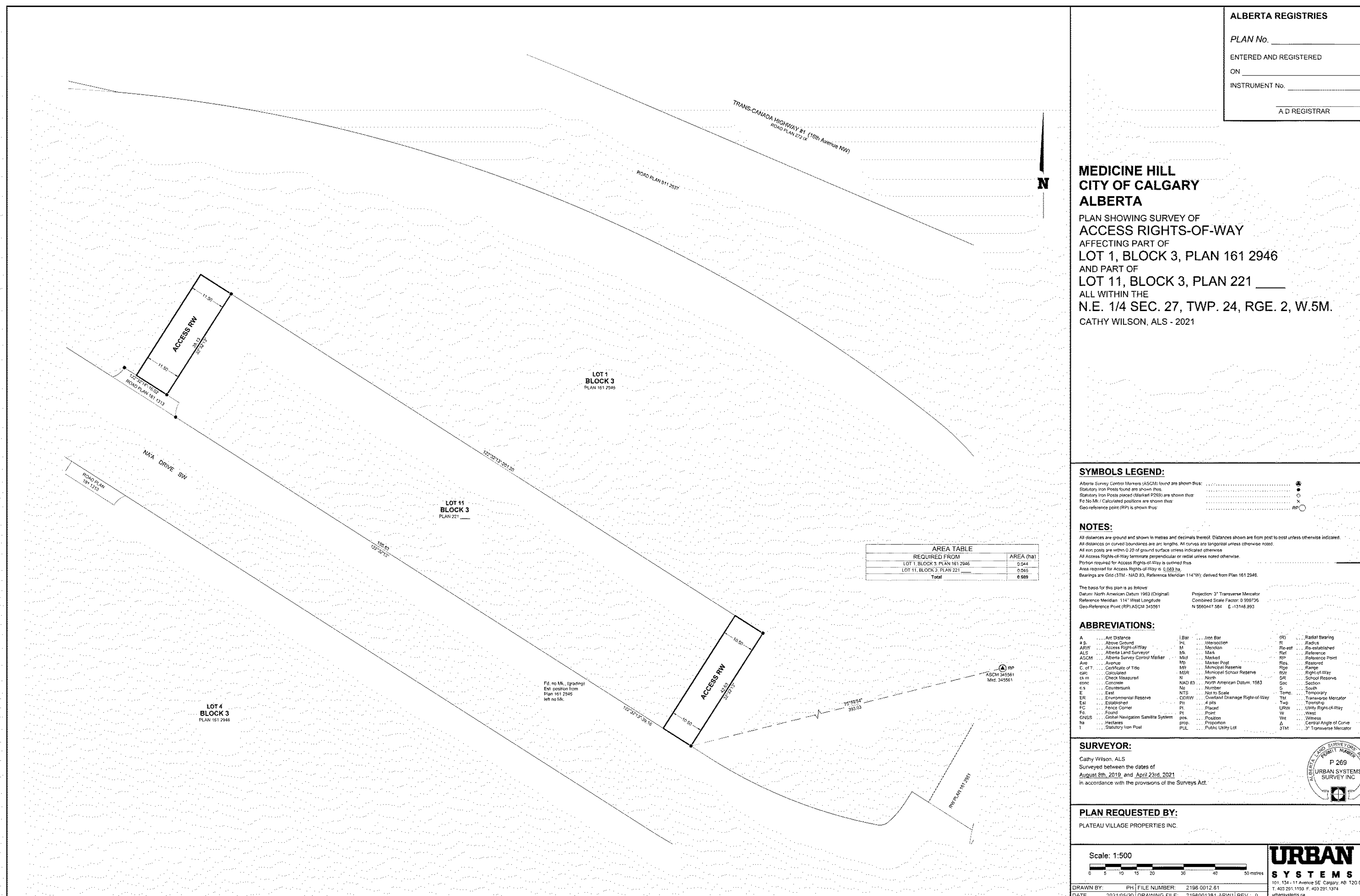
DP0.02

2





NOTE: ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY 'URBAN SYSTEMS SURVEY INC.' PROFESSIONAL LAND SURVEYORS ON FEBRUARY 11, 2020 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. 'ZEIDLER ARCHITECTURE' ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN.



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PROJECT

**MEDICINE HILL
BLOCK H3 + H4**

PROJECT ADDRESS

M/PAL: 1024 NA'A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

TITLE

CONTEXT SITE PLAN

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO. _____ REVISION NO. _____

DP1.01

REVISION NO.

4

SITE PLAN NOTES

- NEW CONSTRUCTION. ALL ELEMENTS ARE PROPOSED UNLESS NOTED OTHERWISE.
- REFER TO CONTEXT PLAN FOR FULL EXTENT OF PROPERTY LINE.
- WASTE & RECYCLING:
 - WASTE & RECYCLING TO BE MANAGED BY PRIVATE COLLECTION SERVICE.
 - ALL WASTE & RECYCLING TO BE STORED INSIDE A SECURE ROOMS WITHIN THE BUILDING.
 - SECURE ACCESS WILL BE PROVIDED FOR THE COLLECTION CREWS TO ACCESS BOTH RESIDENTIAL AND COMMERCIAL WASTE & RECYCLING ROOMS.
 - ALL SURFACES FOR WASTE & RECYCLING VEHICULAR COLLECTION ROUTE HAVE BEEN DESIGNED TO ACCOMMODATE THE GROSS WEIGHT OF A LOADED COLLECTION VEHICLE (MAX 25,000kg / 55,000lbs).
 - UNLIMITED VERTICAL CLEARANCE IN EXTERIOR WASTE & RECYCLING STAGING / LOADING AREA

SITE PLAN LEGEND

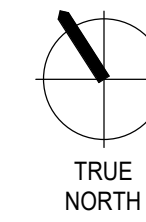
- | | | | |
|-----|---|-----|--------------------------|
| --- | PROPERTY LINES | (E) | ELECTRICAL ROOM LOCATION |
| --- | SETBACK LINES | (M) | MECHANICAL ROOM LOCATION |
| --- | UTILITY RIGHT OF WAY | (G) | GAS METER LOCATION |
| --- | FIRE TRUCK ROUTE | | |
| --- | HEAVY DUTY ASPHALT,
DESIGNED TO SUPPORT
38,558kg LOAD | | |

GENERAL NOTES

- VANDAL PROOF LIGHTING ADJACENT TO ALL BUILDING ENTRANCES AND GARBAGE FACILITIES (OVERHEAD AND MAIN DOORS)
- MINIMUM LUX OF 10 AND SITE LIGHTING RATIO OF 4:1 ON PAVEMENT FOR PARKING AND PEDESTRIAN AREAS REQUIRED.
- ALL SITE AND EXTERIOR MOUNTED LIGHTING WILL MEET CITY OF CALGARY LIGHTING STANDARDS

PROJECT INFORMATION

DP APPLICANT:	B&A PLANNING GROUP (#600, 215 9 AVENUE SW, CALGARY, AB)
MUNICIPAL ADDRESS:	1024 NA'A DRIVE SW, CALGARY, AB
LEGAL ADDRESS:	LOT 1, BLOCK 3, PLAN 161-2946
COMMUNITY:	MEDICINE HILL
LAND USE / ZONING:	DIRECT CONTROL DC86D2020
LAND USE BYLAW:	1P2007
TOTAL PARCEL AREA:	4.345 HA / 10.74 ACRES (43,450 m ²)
PROPOSED PROJECT SITE AREA:	1.394 HA / 3.45 ACRES (13,944 m ²)
NET SITE COVERAGE:	23.3%
GROSS FLOOR AREA (G.F.A.):	H3 = 12,573.7 m ² , H4 = 6,857.4 m ² , TOTAL = 19,431.10 m ²
FLOOR AREA RATIO (F.A.R.):	1.39 (BASED ON PROPOSED PROJECT SITE AREA) / 0.45 (BASED ON PARCEL AREA)
NEW DWELLING UNITS CREATED:	281 (48 x STUDIO & 175 x 1-BEDROOM & 58 x 2-BEDROOM)
UNITS PER HECTARE (U.P.H.):	201.6 (BASED ON PROPOSED PROJECT SITE AREA) / 64.7 (BASED ON PARCEL AREA)



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NOT FOR CONSTRUCTION

PROJECT

MEDICINE HILL BLOCK H3 + H4

PROJECT ADDRESS

MPAL: 1024 NA'A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

TITLE

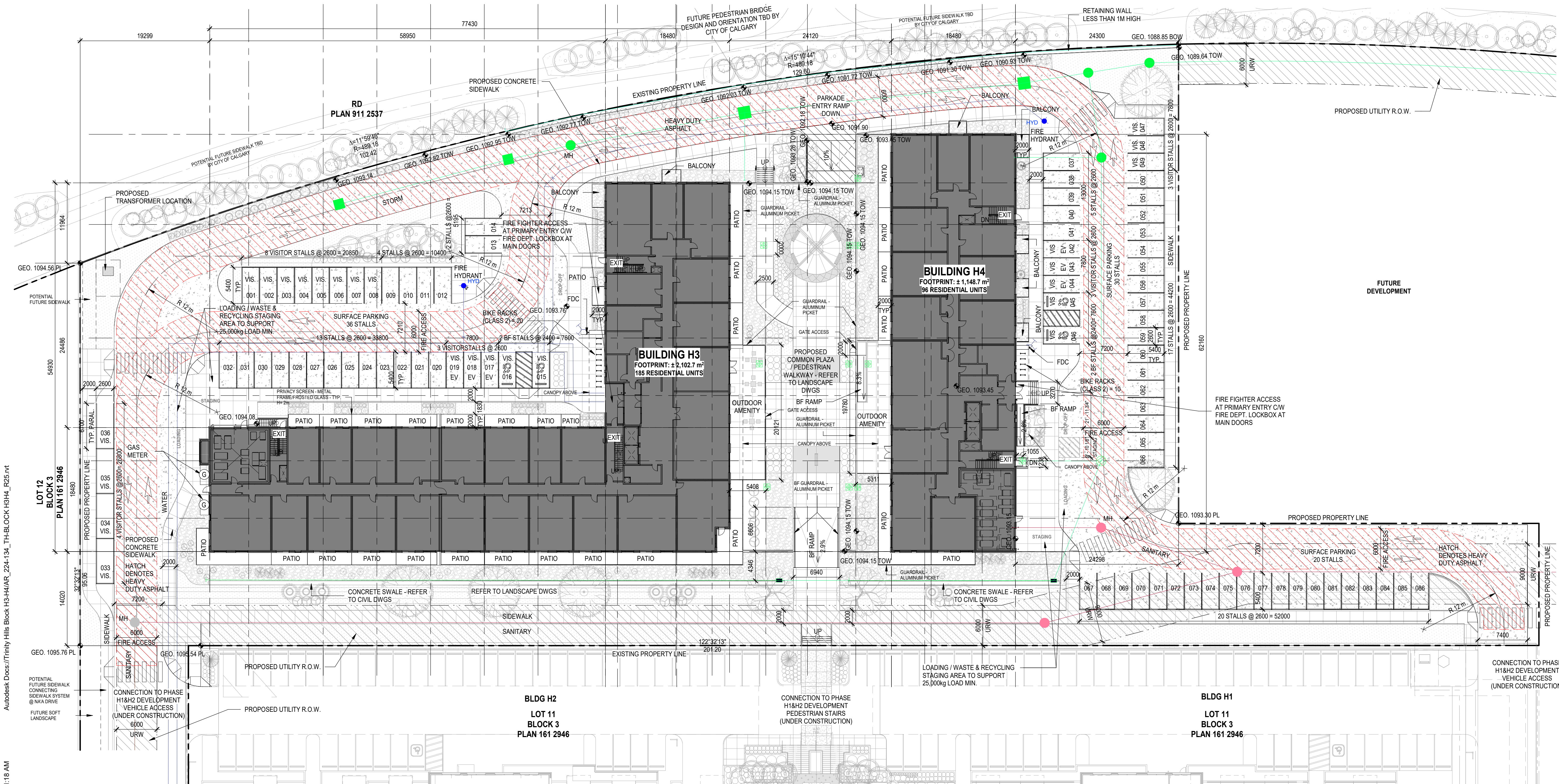
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO.	REVISION NO.
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DP1.02

4



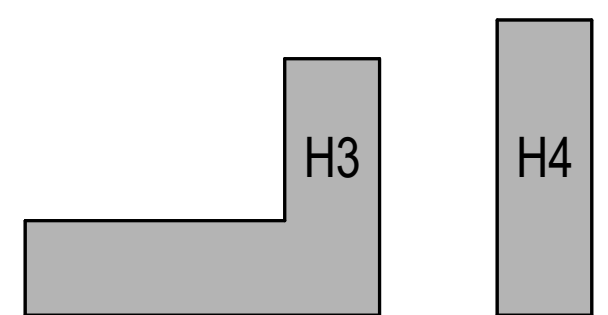
1 SITE PLAN
DP1.02 SCALE: 1 : 300

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KEY PLAN



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BLOCK H3 + H4

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TITLE

SU9 VEHICLE
TRACKING PLAN

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO.	REVISION NO.
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DP1.06a



Autodesk Docs://Trinity Hills Block H3-H4/AR_224-134_TH-BLOCK H3H4_R25.rvt

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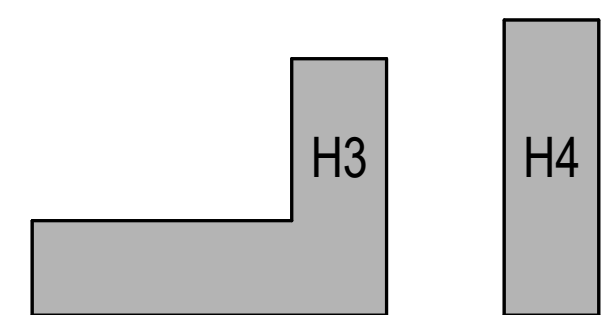
1 SITE PLAN - SU9 VEHICLE TRACKING PLAN
DP1.06a SCALE: 1:300

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PROJECT

MEDICINE HILL
BLOCK H3 + H4

PROJECT ADDRESS

M/PAL: 1024 NA/A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

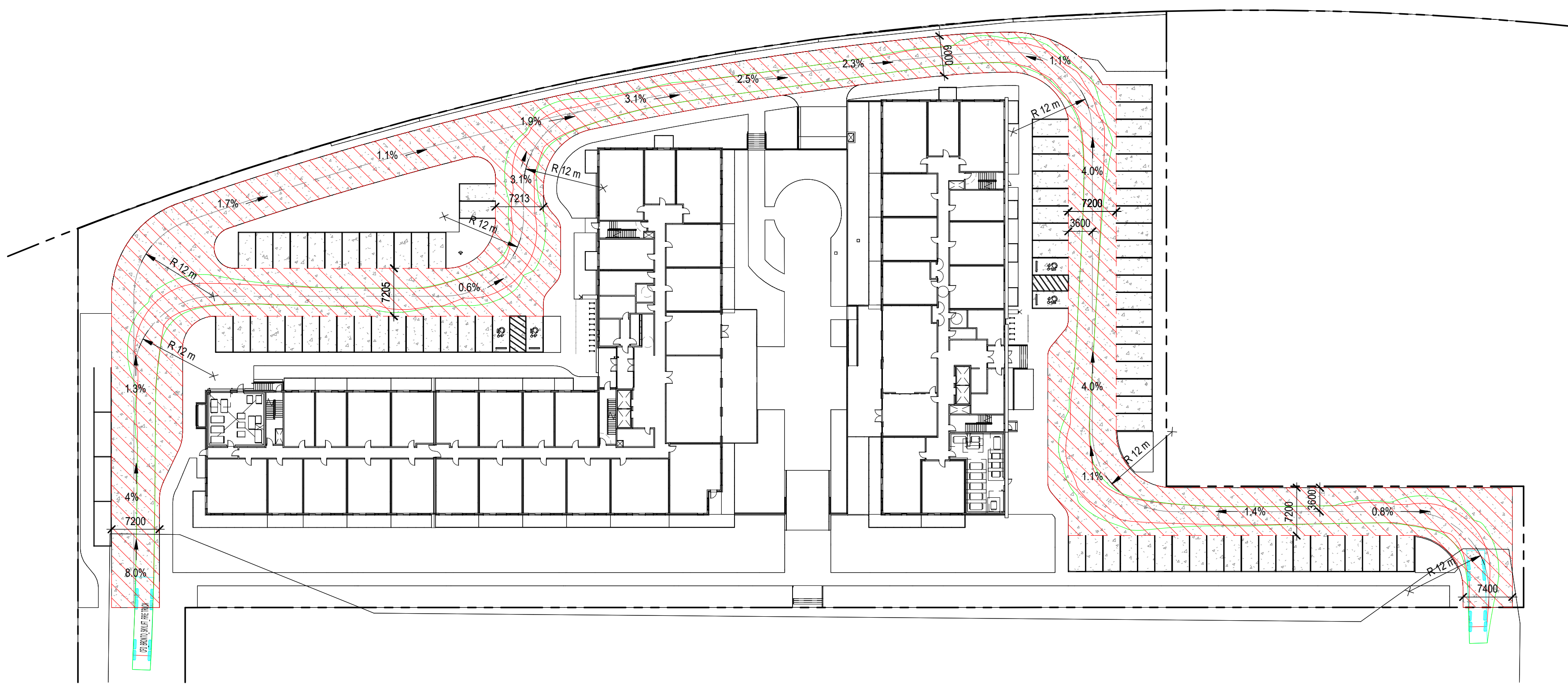
TITLE

FIRE TRUCK ACCESS
PLAN

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO.	REVISION NO.
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DP1.06b



NOTE:

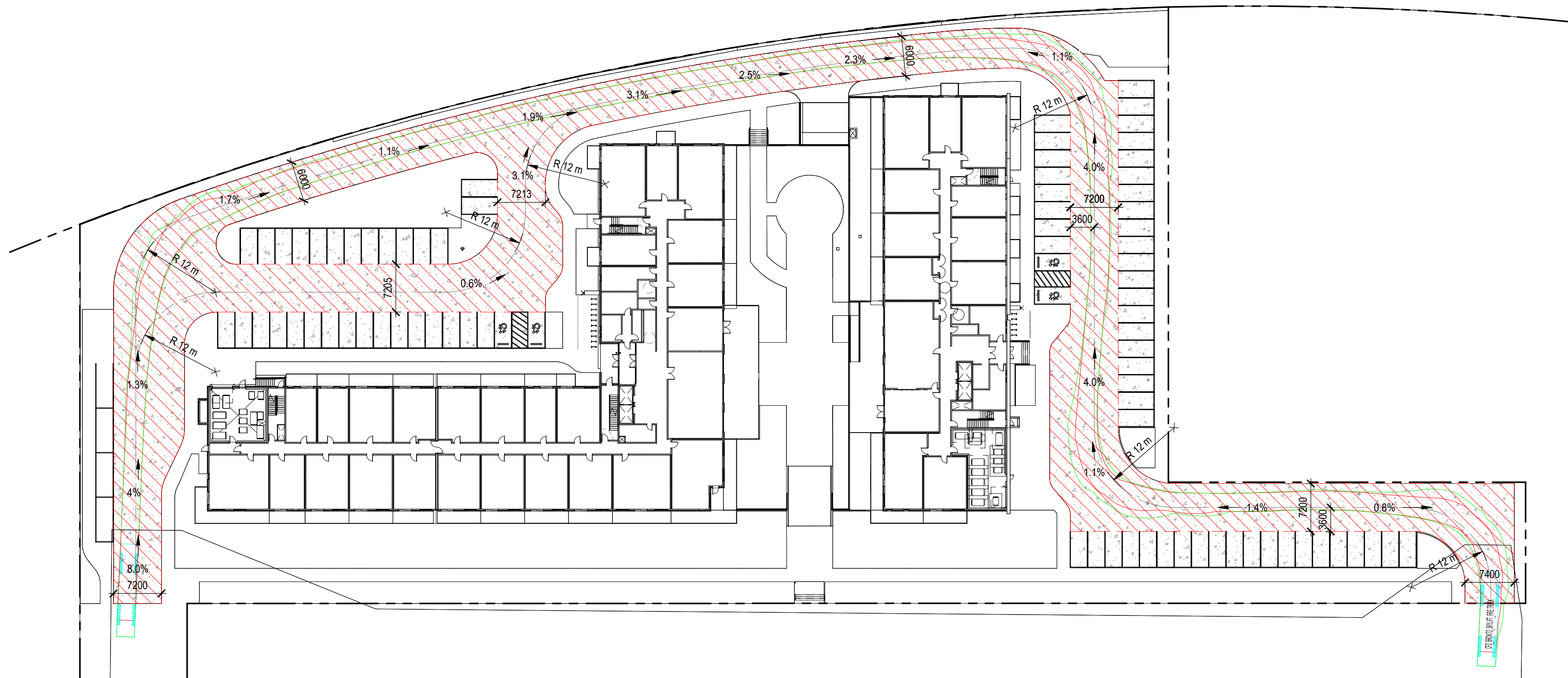


HATCHED AREA INDICATES FIRE ACCESS ROUTE
DESIGNED TO SUPPORT 38,556KG/85,000LBS LOAD;

NO PARKING SIGNS TO BE LOCATED ON EITHER SIDE
OF THE FIRE ACCESS ROUTE;

MINIMUM OVERHEAD CLEARANCE OF NOT LESS THAN 5.0m.

1 SITE PLAN_FIRE TRUCK - WEST-EAST ACCESS
DP1.06b SCALE: 1:500



2 SITE PLAN_FIRE TRUCK - EAST-WEST ACCESS
DP1.06b SCALE: 1:500

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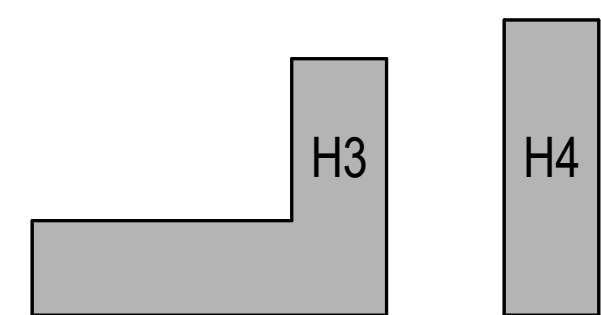
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KEY PLAN



3D VIEW SOUTH EAST



3D VIEW NORTH



3D VIEW NORTH - BUILDING H3



3D VIEW SOUTH WEST

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PROJECT

**MEDICINE HILL
BLOCK H3 + H4**

PROJECT ADDRESS

MPAL: 1024 N/A/A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

TITLE

3D VIEWS

PROJECT NO.	DRAWN	CHECKED
224-134	IK	CG

DRAWING NO.	REVISION NO.
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DP1.07





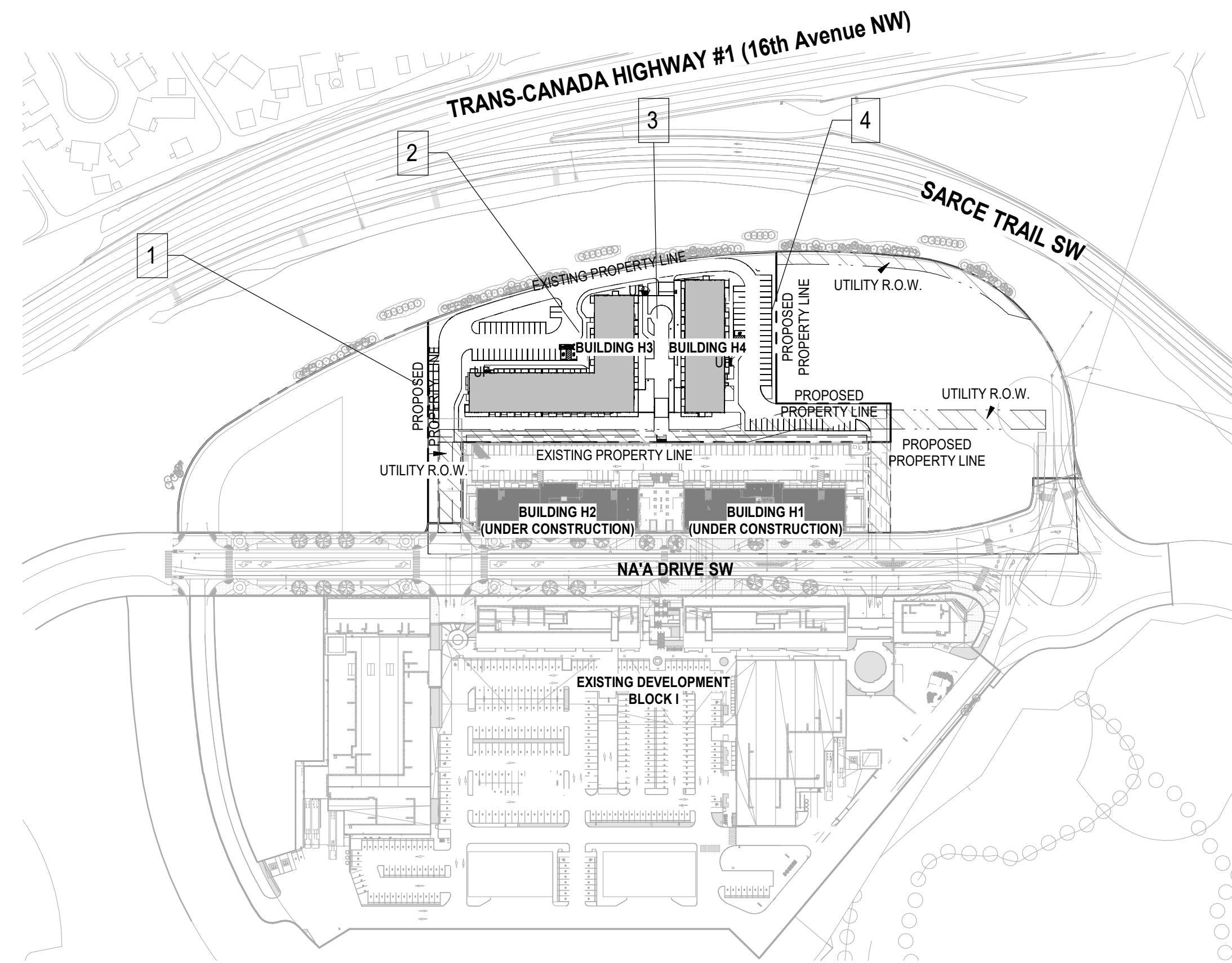
1 3D View 1
DP1.08 SCALE:



2 3D View 2
DP1.08 SCALE:



3 3D View 3
DP1.08 SCALE:



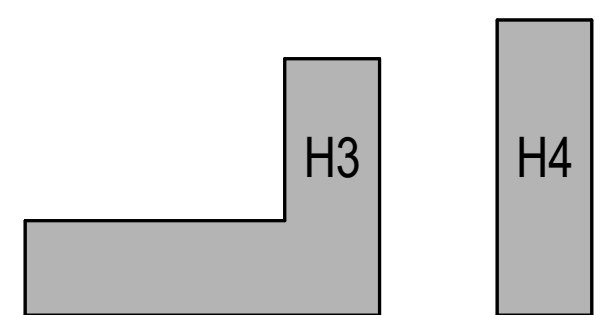
0 SITE CONTEXT PLAN
DP1.08 SCALE: 1 : 2000

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BLOCK H3 + H4

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MPAL: 1024 NA'A DR SW, CALGARY AB
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TITLE

VIEWS FROM
TRANS-CANADA
HIGHWAY

PROJECT NO.	DRAWN	CHECKED
224-134	HR	Checker

DRAWING NO.	REVISION NO.
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DP1.08

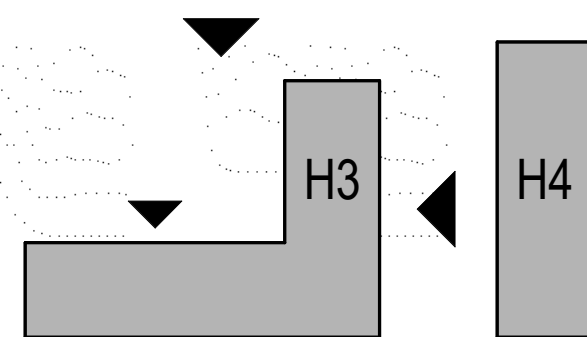


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TITLE

BUILDING H3
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
224-134	HR	Checker

DRAWING NO.	REVISION NO.
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DP3.01

4



1 H3 - WEST ELEVATION
SCALE: 1:150
DP3.01



2 H3 - SOUTH ELEVATION
SCALE: 1:150
DP3.01

EXTERIOR MATERIALS LEGEND											
	1	NORMAN THIN BRICK CHARCOAL		5	HORIZONTAL FIBER CEMENT SIDING LIGHT GREY		9	ALUMINUM FRAMED STOREFRONT SYSTEM BLACK EXTERIOR w/ CLEAR GLASS		13	METAL FLASHING PRE-FINISHED COLOUR TO MATCH ADJACENT MATERIAL
	2	FIBER CEMENT PANEL WHITE		6	VERTICAL METAL SIDING WOODGRAIN		10	ALUMINUM CLAD VINYL DOUBLE GLAZED RESIDENTIAL WINDOWS BLACK EXTERIOR		14	METAL LOUVER PRE-FINISHED CHARCOAL
	3	FIBER CEMENT PANEL LIGHT GREY		7	METAL PANEL BLACK		11	ALUMINUM CLAD VINYL DOUBLE GLAZED SLIDING DOOR BLACK EXTERIOR		15	METAL DOOR PAINTED CHARCOAL
	4	FIBER CEMENT PANEL BEIGE		8	VERTICAL METAL PANEL CHARCOAL		12	METAL FRAME GUARDRAIL w/ GLASS PANEL BLACK w/ CLEAR GLASS		16	CONCRETE CAST-IN-PLACE NATURAL
				17	PRE-FINISHED METAL PICKET GUARDRAIL - BLACK						
				18	OVERHEAD DOOR - CHARCOAL						
				19	PRIVACY SCREEN - METAL FRAME w/ GLASS PANEL BLACK w/ FROSTED GLASS						

GENERAL NOTES:

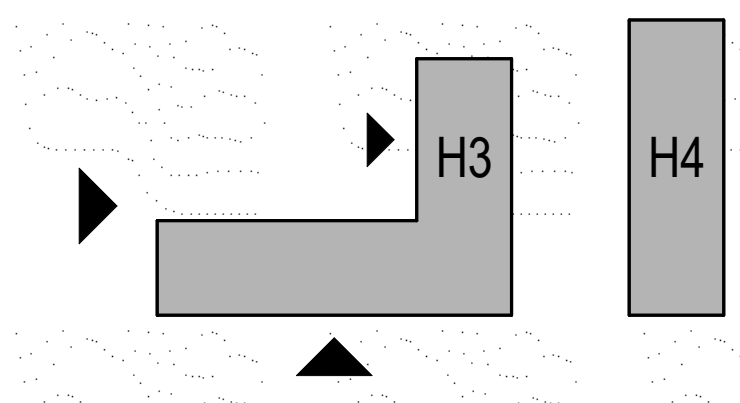
- SIGNAGE SHOWN IS FOR REFERENCE PURPOSES ONLY. SHOWING EXTENT AND LOCATION INTENT. ANY SIGNAGE IS SUBJECT TO A SEPARATE DEVELOPMENT PERMIT APPLICATION.
- ALL PROPOSED EXTERIOR MOUNTED LIGHTS ARE TO CITY OF CALGARY LIGHTING STANDARDS. PLEASE REFER TO ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION AND MOUNTING HEIGHTS.

NOTE

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BLOCK H3 + H4**

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TITLE

**BUILDING H3
ELEVATIONS**

PROJECT NO.	DRAWN	CHECKED
224-134	HR	Checker

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DP3.02

4



H4 - U/S STRUCT	112.517
H4 - LEVEL 6	109.390
H4 - LEVEL 5	106.263
H4 - LEVEL 4	103.136
H4 - LEVEL 3	100.009
H4 - LEVEL 2	96.882
H4 - LEVEL 1	93.450
H4 - LEVEL P1	89.950

1 H3 - EAST ELEVATION

DP3.02 SCALE: 1:150



2 H3 - NORTH ELEVATION

DP3.02 SCALE: 1:150

EXTERIOR MATERIALS LEGEND

	1	NORMAN THIN BRICK CHARCOAL		5	HORIZONTAL FIBER CEMENT SIDING LIGHT GREY		9	ALUMINUM FRAMED STOREFRONT SYSTEM BLACK EXTERIOR w/ CLEAR GLASS		13	METAL FLASHING PRE-FINISHED COLOUR TO MATCH ADJACENT MATERIAL		17	PRE-FINISHED METAL PICKET GUARDRAIL - BLACK
	2	FIBER CEMENT PANEL WHITE		6	VERTICAL METAL SIDING WOODGRAIN		10	ALUMINUM CLAD VINYL DOUBLE GLAZED RESIDENTIAL WINDOWS BLACK EXTERIOR		14	METAL LOUVER PRE-FINISHED CHARCOAL		18	OVERHEAD DOOR - CHARCOAL
	3	FIBER CEMENT PANEL LIGHT GREY		7	METAL PANEL BLACK		11	ALUMINUM CLAD VINYL DOUBLE GLAZED SLIDING DOOR BLACK EXTERIOR		15	METAL DOOR PRE-FINISHED PAINTED CHARCOAL		19	PRIVACY SCREEN - METAL FRAME w/ GLASS PANEL BLACK w/ FROSTED GLASS
	4	FIBER CEMENT PANEL BEIGE		8	VERTICAL METAL PANEL CHARCOAL		12	METAL FRAME GUARDRAIL w/ GLASS PANEL BLACK w/ CLEAR GLASS		16	CONCRETE CAST-IN-PLACE NATURAL			

GENERAL NOTES:

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1 H4 - EAST ELEVATION
SCALE: 1:150

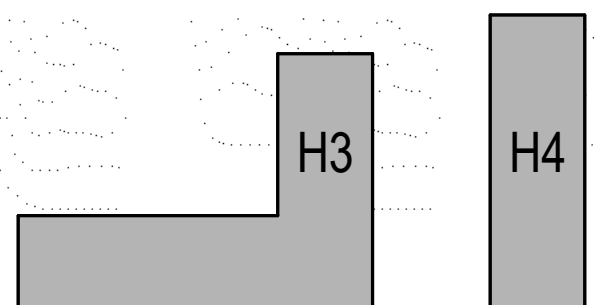


2 H4 - NORTH ELEVATION
SCALE: 1:150

EXTERIOR MATERIALS LEGEND											
	1	NORMAN THIN BRICK CHARCOAL		5	HORIZONTAL FIBER CEMENT SIDING LIGHT GREY		9	ALUMINUM FRAMED STOREFRONT SYSTEM BLACK EXTERIOR w/ CLEAR GLASS		13	METAL FLASHING PRE-FINISHED COLOUR TO MATCH ADJACENT MATERIAL
	2	FIBER CEMENT PANEL WHITE		6	VERTICAL METAL SIDING WOODGRAIN		10	ALUMINUM CLAD VINYL DOUBLE GLAZED RESIDENTIAL WINDOWS BLACK EXTERIOR		14	METAL LOUVER PRE-FINISHED CHARCOAL
	3	FIBER CEMENT PANEL LIGHT GREY		7	METAL PANEL BLACK		11	ALUMINUM CLAD VINYL DOUBLE GLAZED SLIDING DOOR BLACK EXTERIOR		15	METAL DOOR PAINTED CHARCOAL
	4	FIBER CEMENT PANEL BEIGE		8	VERTICAL METAL PANEL CHARCOAL		12	METAL FRAME GUARDRAIL w/ GLASS PANEL BLACK w/ CLEAR GLASS		16	CONCRETE CAST-IN-PLACE NATURAL
										17	PRE-FINISHED METAL PICKET GUARDRAIL - BLACK
										18	OVERHEAD DOOR - CHARCOAL
										19	PRIVACY SCREEN - METAL FRAME w/ GLASS PANEL BLACK w/ FROSTED GLASS

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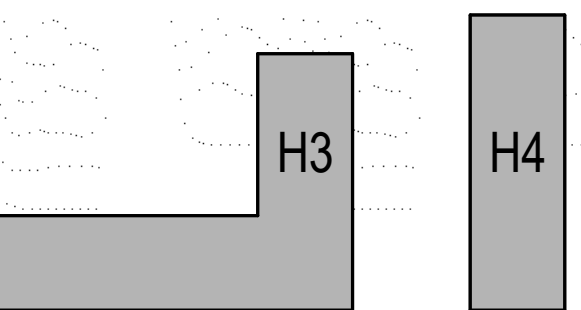


NOTE

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON
THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION
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DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE
ARCHITECT BEFORE PROCEEDING.

KEY PLAN



4	ISSUED FOR DP DR#1	2025/07/31
2	ISSUED FOR DP	2025/03/28
1	Issued for Review	2025/03/21

NO.	ISSUE/REVISION	DATE
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NOT FOR CONSTRUCTION

PROJECT

MEDICINE HILL
BLOCK H3 + H4

PROJECT ADDRESS

MIPAL: 1024 N/A DR SW, CALGARY AB
LEGAL: LOT 1, BLOCK 3, PLAN 161-2946

TITLE

BUILDING H4
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
224-134	HR	Checker

DRAWING NO.	REVISION NO.
-------------	--------------

DP3.04

4



1 H4 - WEST ELEVATION
SCALE: 1:150



2 H4 - SOUTH ELEVATION
SCALE: 1:150

EXTERIOR MATERIALS LEGEND															
	1	NORMAN THIN BRICK CHARCOAL		5	HORIZONTAL FIBER CEMENT SIDING LIGHT GREY		9	ALUMINUM FRAMED STOREFRONT SYSTEM BLACK EXTERIOR w/ CLEAR GLASS		13	METAL FLASHING PRE-FINISHED COLOUR TO MATCH ADJACENT MATERIAL		17	PRE-FINISHED METAL PICKET GUARDRAIL - BLACK	
	2	FIBER CEMENT PANEL WHITE		6	VERTICAL METAL SIDING WOODGRAIN		10	ALUMINUM CLAD VINYL DOUBLE GLAZED RESIDENTIAL WINDOWS BLACK EXTERIOR		14	METAL LOUVER PRE-FINISHED CHARCOAL		18	OVERHEAD DOOR - CHARCOAL	
	3	FIBER CEMENT PANEL LIGHT GREY		7	METAL PANEL BLACK		11	ALUMINUM CLAD VINYL DOUBLE GLAZED SLIDING DOOR BLACK EXTERIOR		15	METAL DOOR PAINTED CHARCOAL		19	PRIVACY SCREEN - METAL FRAME w/ GLASS PANEL BLACK w/ FROSTED GLASS	
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