

PROJECT INFORMATION



LOCATION:

MUNICIPAL ADDRESS: 1708 25 AVE, SW, CALGARY
LEGAL ADDRESS: PLAN 4250 AM LOT 1 & 2

AREA

PARCEL SIZE:

LOT AREA: 461.705 m² (4968 SF)

BUILDING AREA: 196.46 m² (2113.95 SF)

GARAGE:

LAND USE DISTRICT: M - CG

LOT COVERAGE: 44.35%

HARD LANDSCAPED %: 45.08%

BUILDING AREA

UNIT 1		
FLOOR	AREA	
LOWER	49.35 m² (531 SF)	
MAIN	63.12 m² (679 SF)	
UPPER	63.06 m² (678 SF)	
UNIT 2		
FLOOR	AREA	
LOWER	48.88 m² (526 SF)	
MAIN	62.36 m² (671 SF)	
UPPER	62.52 m² (670 SF)	
UNIT 3		
FLOOR	AREA	
LOWER	48.88 m² (526 SF)	
MAIN	62.36 m² (671 SF)	
UPPER	62.52 m² (670 SF)	
UNIT 4		
FLOOR	AREA	
LOWER	49.35m² (531 SF)	
MAIN	63.12 m² (679 SF)	
UPPER	63.06 m² (678 SF)	

GENERAL NOTES

- GENERAL CONDITIONS
- ALL WORKS TO COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES, REGULATIONS, AND STANDARDS, IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL WORK AND FOR THE PROTECTION OF ADJACENT STRUCTURES AND SERVICES.
 - THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS FROM THE STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, GEO-TECHNICAL OR ANY OTHER SPECIALIST CONSULTANT DOCUMENTATION.
 - FURNITURE, FIXTURES AND FITTINGS, EQUIPMENT ETC. ARE SHOWN FOR REFERENCE PURPOSES ONLY. THESE ITEMS WILL BE CO-ORDINATED WITH SUPPLIERS/ SPECIALISTS AND THE CONSULTANTS

DRAWINGS AND SPECIFICATIONS

- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR PROCEEDING WITH THE WORK.
- SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
- ALL DIMENSIONS ARE AS INDICATED, DRAWINGS ARE NOT BE SCALED.
- ALL DIMENSIONS FOR ROUGH OPENINGS TO BE CONFIRMED WITH RELEVANT SUPPLIERS PRIOR TO FRAMING/ FABRICATION.
- CONTRACTOR TO NOTE THAT FURRING REQUIREMENTS AND LIMITATIONS, INDICATED ON THE DRAWINGS. CONTRACTOR TO MAKE ALLOWANCES AS LOCATIONS AND INDICATIONS ON MECHANICAL AND ELECTRICAL DRAWINGS ARE DIAGRAMATIC

SITE WORK

- ALL SITE WORK SHALL BE EXECUTED IN A MANNER THAT ENSURES THE SAFETY OF THE PUBLIC AND WORKERS. WORKS MUST BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT CODES AND STANDARDS FOR THE CITY OF CALGARY.
- WORKING HOURS MUST STRICTLY BE ADHERED TO IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR THE CITY OF CALGARY.
- THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXCAVATION AND BACKFILL WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPROVED DRAWINGS.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM DEBRIS AT ALL TIMES
- ALL WASTE MATERIAL SHALL BE REMOVED, STORED AND DISPOSED OFF PROPERLY, IN ACCORDANCE WITH THE LOCAL REGULATIONS.
- UPON COMPLETION OF WORKS, THE CONTRACTOR SHALL PERFORM A FINAL CLEAN-UP OF THE SITE TO THE SATISFACTION OF THE CONSULTANT.

MATERIALS

- ALL MATERIALS SHALL BE NEW, OF THE SPECIFIED QUALITY, AND FREE FROM DEFECTS. ALL MATERIALS MUST CONFORM TO THE MINIMUM STANDARDS IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION AND ANY OTHER APPLICABLE CODES OR STANDARDS DEEMED NECESSARY.
- ANY SUBSTITUTIONS OF SPECIFIED MATERIAL SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE RELEVANT CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE CERTIFICATES OF COMPLIANCE/ CONFORMITY FOR ALL MATERIALS AS REQUESTED BY THE CONSULTANT.

WORKMANSHIP

- WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND PERFORMED IN ACCORDANCE WITH BEST INDUSTRY STANDARDS AND IN ACCORDANCE WITH CITY OF CALGARY RULES AND REGULATIONS, AT A MINIMUM.
- ALL WORK SHALL BE EXECUTED BY SKILLED TRADESPEOPLE EXPERIENCED IN THEIR RESPECTIVE FIELDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORKS ARE PLUMB, LEVEL, TRUE TO LINE, CORRECT SLOPES ARE MET FOR GOOD DRAINAGE OF WATER AND THAT ALL FINISHES ARE SMOOTH AND EVEN.
- FOR ANY WORKS THAT REQUIRE PROFESSIONAL ENGINEERING SERVICES BY A PROFESSIONAL ENGINEER REGISTERED IN ALBERTA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HIS OR THAT OF HIS SUBCONTRACTOR'S WORKS ARE SUBMITTED TO THE CONSULTANT AND STATUTORY AUTHORITY, SIGNED AND STAMPED BY THE RELEVANT PROFESSIONAL ENGINEER.

INSPECTIONS

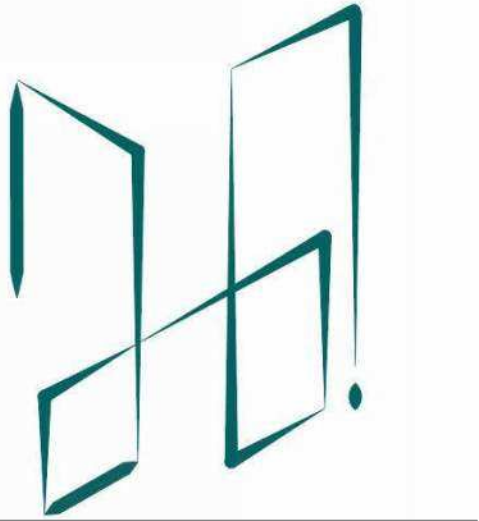
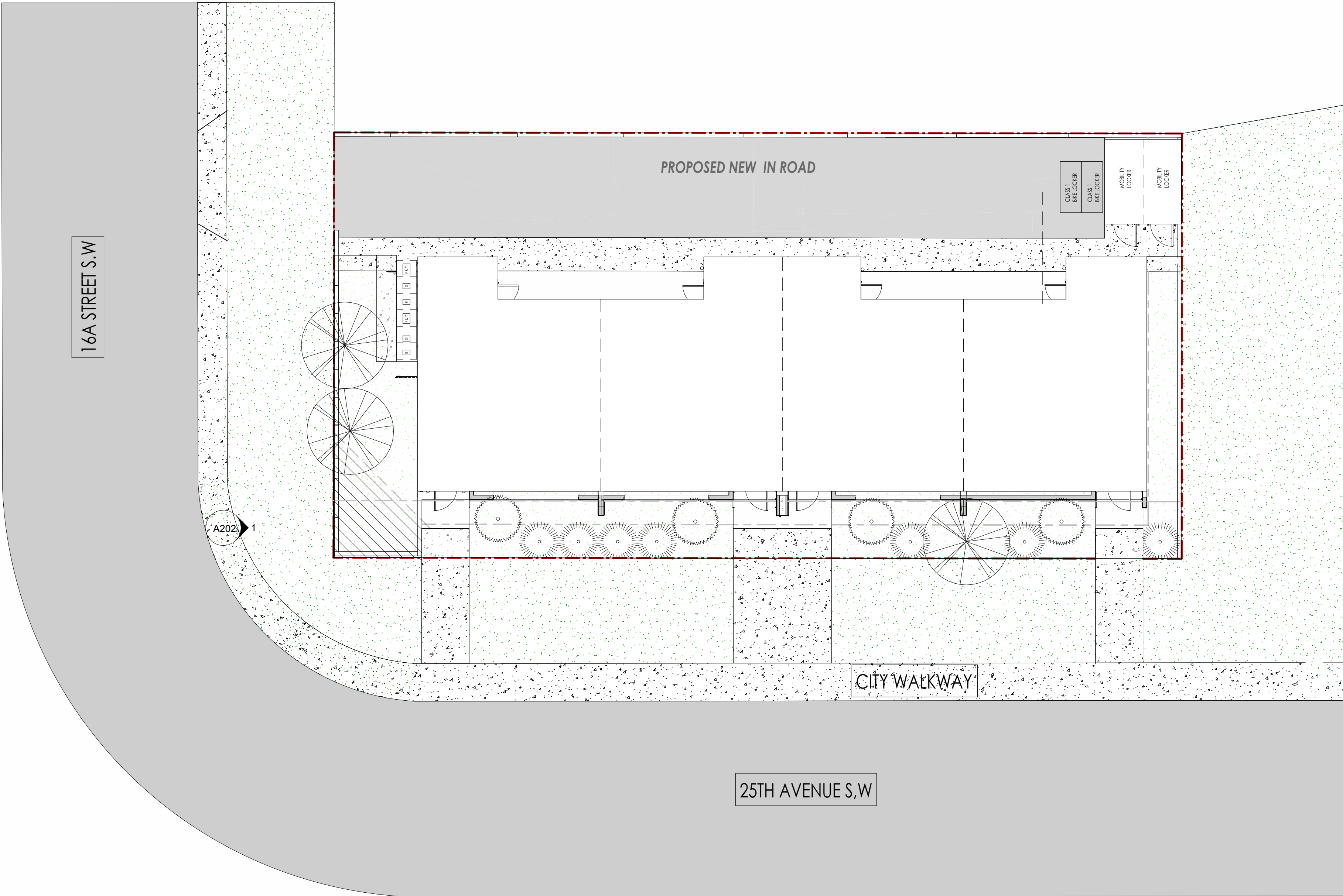
- THE CONTRACTOR SHALL, IN ADVANCE, NOTIFY THE CONSULTANT FOR ALL REQUIRED INSPECTIONS.
- WORKS SHALL NOT BE COVERED OR CONCEALED WITHOUT APPROVAL FROM THE RELEVANT AUTHORITY OR CONSULTANT.
- ANY WORK FOUND TO BE NON-CONFORMING OR NON-COMPLIANT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY FACILITIES

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, INCLUDING BUT NOT LIMITED TO SCAFFOLDING, HOISTING EQUIPMENT, TEMPORARY UTILITIES AND SANITATION FACILITIES IN ACCORDANCE WITH BEST INDUSTRY PRACTICES.
- ALL TEMPORARY FACILITIES SHALL BE REMOVED UPON COMPLETION OF THE WORKS AND THE SITE SHALL BE MADE GOOD.

HEALTH AND SAFETY

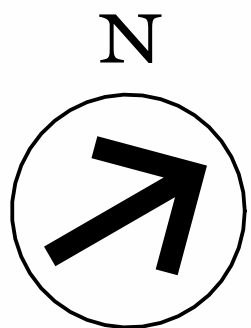
- THE CONTRACTOR MUST COMPLY AND ENFORCE CONSTRUCTION SAFETY MEASURES, IN ACCORDANCE WITH THE NATIONAL BUILDING CODE - 2019 ALBERTA EDITION, THE WORKERS' COMPENSATION BOARD AND ANY OTHER STATUTORY REQUIREMENTS DEEMED NECESSARY BY THE CITY OF CALGARY AND THE FEDERAL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL IMPLEMENT A SAFETY PROGRAM THAT INCLUDES REGULAR SAFETY BRIEFS, TOOLBOX TALKS THAT IDENTIFY AND MITIGATE RISKS APPLICABLE TO THE SITE.
- THE CONTRACTOR SHALL ENSURE THAT ALL PERSONNEL ARE PROVIDED WITH PROPER PERSONAL PROTECTIVE EQUIPMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER USE OF PPE ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES THAT MAY OCCUR ON SITE, THE CONSULTANT OR CLIENT SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURIES OR ACCIDENTS THAT MAY OCCUR ON SITE.
- ANY ACCIDENT OR INJURY MUST BE REPORTED TO THE CONSULTANT IN GOOD TIME.



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SHEET SCHEDULE	
A001	PROPOSED LAYOUT & CALCULATIONS
A002	SITE SURVEY
A003	SITE LAYOUT
A004	ASSEMBLES AND SCHEDULES
A005	SITE LANDSCAPE
A006	TREE PROTECTION PLAN
A101	GENERAL LAYOUT 1
A102	GENERAL LAYOUT 2
A103	FOUNDATION AND PERSPECTIVE
A104	GARAGE DRAWINGS
A201	ELEVATIONS 1
A202	ELEVATIONS 2
A301	SECTIONS
A302	BOULEVARD SECTIONS
A303	DRIVEWAY ENTRANCE SECTIONS
A401	DETAILS 1
A402	DETAILS 2

Rev.	Revision Description	Date	By
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Client

1708 25 Ave,
SW, Calgary, AB

Legal Address

Job No.	250502	Status	Preliminary
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Proposed 4 Plex

Project

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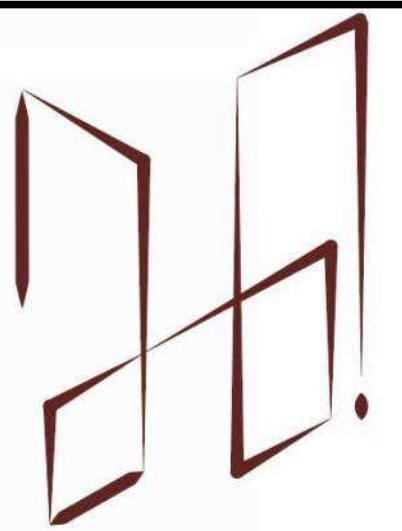
PROPOSED
LAYOUT AND
CALCULATIONS

Title

A001

Sheet Number

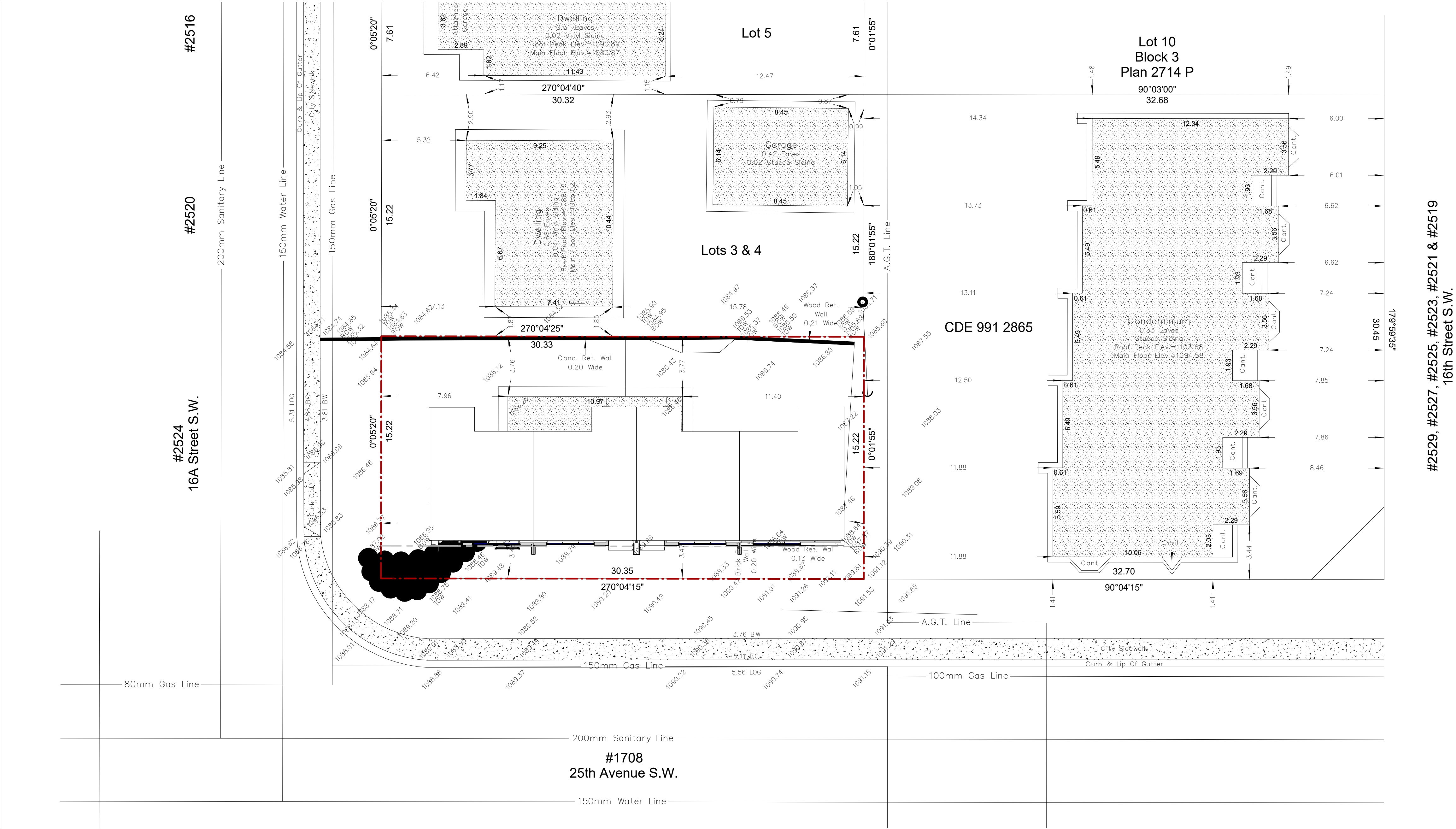
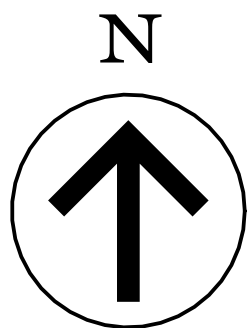
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Project

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Site Survey

Title

A002

Sheet Number

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MINIMUM SOIL DEPTH OF 300mm FOR ALL SOFT LANDSCAPED AREAS AND A MINIMUM SOIL DEPTH OF 600mm BELOW SHRUBS OR PLANTING BEDS.

ALL SOD TO BE PLANTED WITH DROUGHT TOLERANT GRASS SPECIES.

ALL SHRUBS TO BE A MINIMUM HEIGHT OF 0.6m, WHEN PLANTED ON SITE.

ALL SOFT LANDSCAPED AREAS TO BE IRRIGATED USING AN UNDERGROUND IRRIGATION SYSTEM.

ALL VEGETATION AND PLANT SPECIES MUST BE CAPABLE OF
HEALTHY GROWTH IN CALGARY AND MUST BE COMPLIANT
WITH THE STANDARDS AS PER THE CANADIAN NURSERY
LANDSCAPE ASSOCIATION.

IF REQUIRED, PRUNING REQUEST MUST BE APPROVED BY THE URBAN FORESTRY (UF) BEFORE ANY WORK IS DONE. UF MUST BE CONTACTED A MINIMUM OF TWO DAYS PRIOR TO SCHEDULED WORKS TO DISCUSS PRUNING OPTIONS AND USE A CONTRACTOR THAT MEETS THE CITY OF CALGARY'S MINIMUM REQUIREMENTS

SITE PLAN LEGEND	
	DENOTES BOUNDARY LINE
	DENOTES SETBACK
	DENOTES WOODEN FENCING
	DENOTES 1.2m MESH FENCE
	DENOTES PAVED WALKWAY
	DENOTES LANDSCAPED AREA
	ELECTRICAL LINE
	GAS LINE
	SEWER LINE
	WATER LINE

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Client

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SW, Calgary, AB

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Job No.	250502	Status	Preliminary
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Project		
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		1 : 100

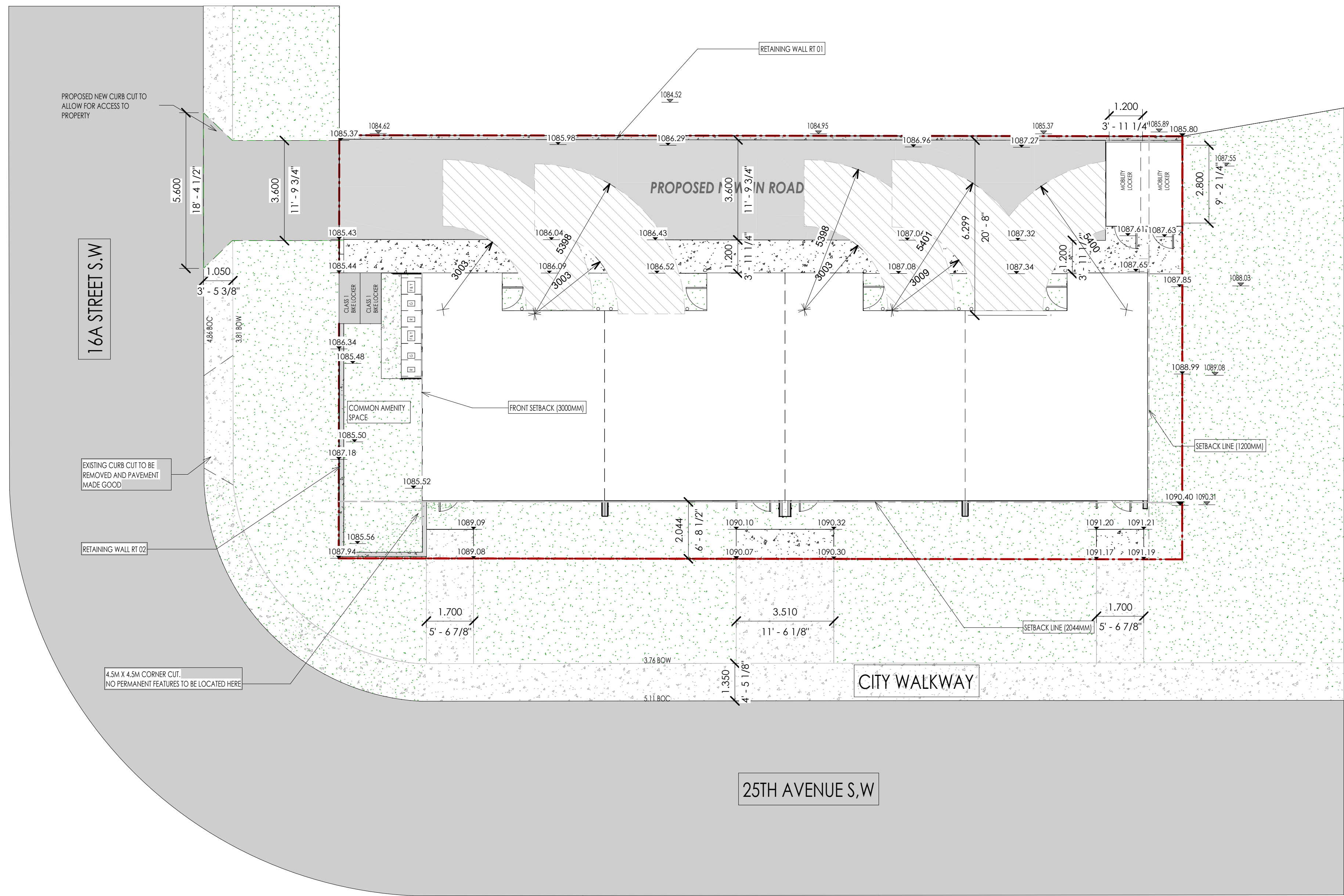
Site Layout

Title

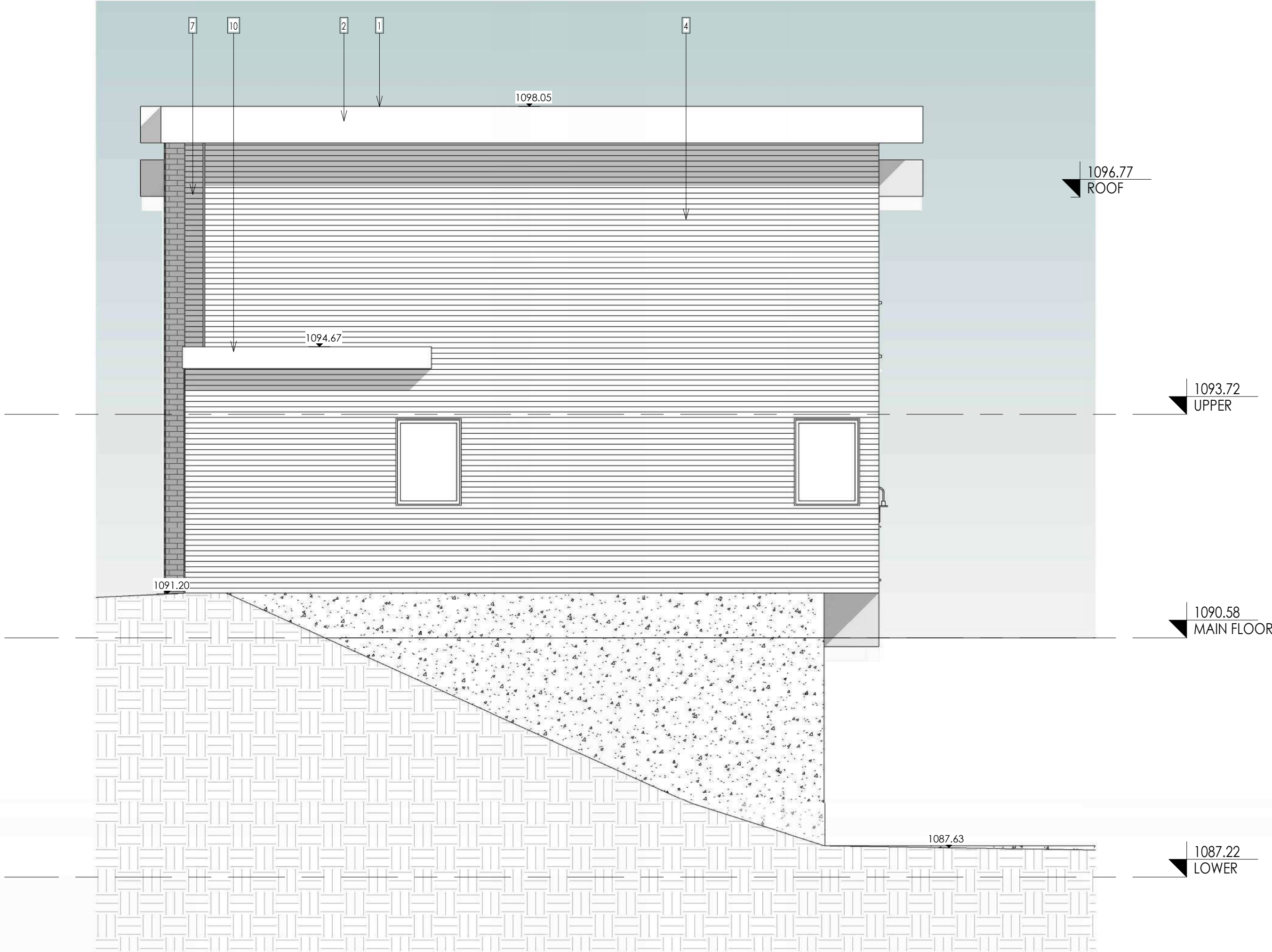
A003

Sheet Number

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1 SITE LAYOUT
1:100

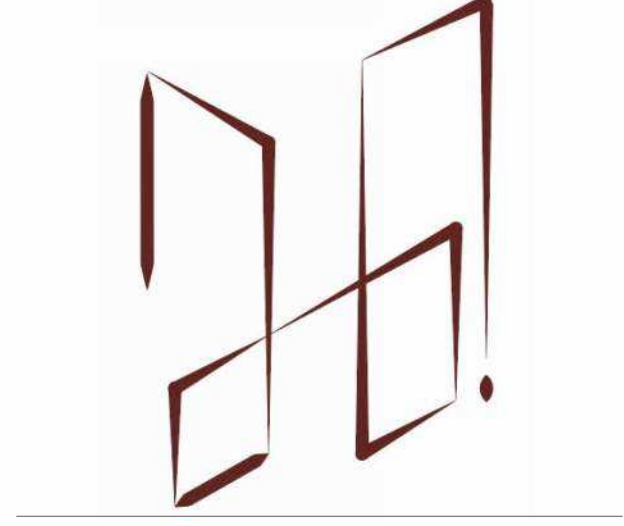


East
1:50



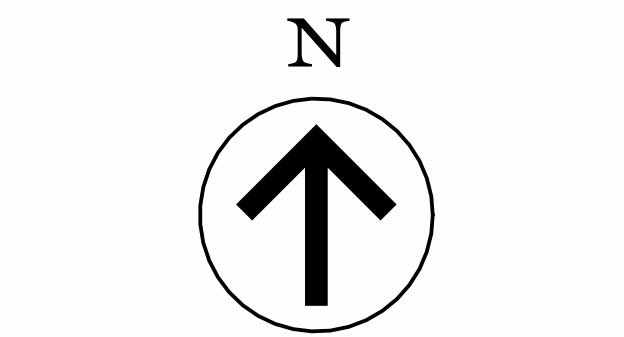
North
1:50

EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	ALUMINIUM FASCIA
3	VERTICAL HARDIE BOARD FINISH - DARK GREY
4	HORIZONTAL HARDIE BOARD FINISH - OFF WHITE
5	STUCCO FINISH - DARK GREY
6	STUCCO FINISH - OFF WHITE
7	BRICK FINISH - DARK GREY
8	CAST-IN - SITU FINISH
9	CONCRETE PAVING



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NOTES:
ALL EXTERNAL LIGHTS TO BE EITHER
I. POT LIGHTS LOCATED WITHIN THE SOFFIT
II. DIRECTIONAL TOWARDS GRADE

ALL WINDOWS AND DOORS TO BE IN ACCORDANCE WITH
TABLE 9.7.3.3 OF THE NBC, AB 2023 AND IN ACCORDANCE
WITH 9.7.4 OF NBC, AB 2023

VENTED SOFFITS
VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS
GREATER THAN 1.2M FROM PROPERTY LINE.

Rev.	Revision Description	Date	By
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Project

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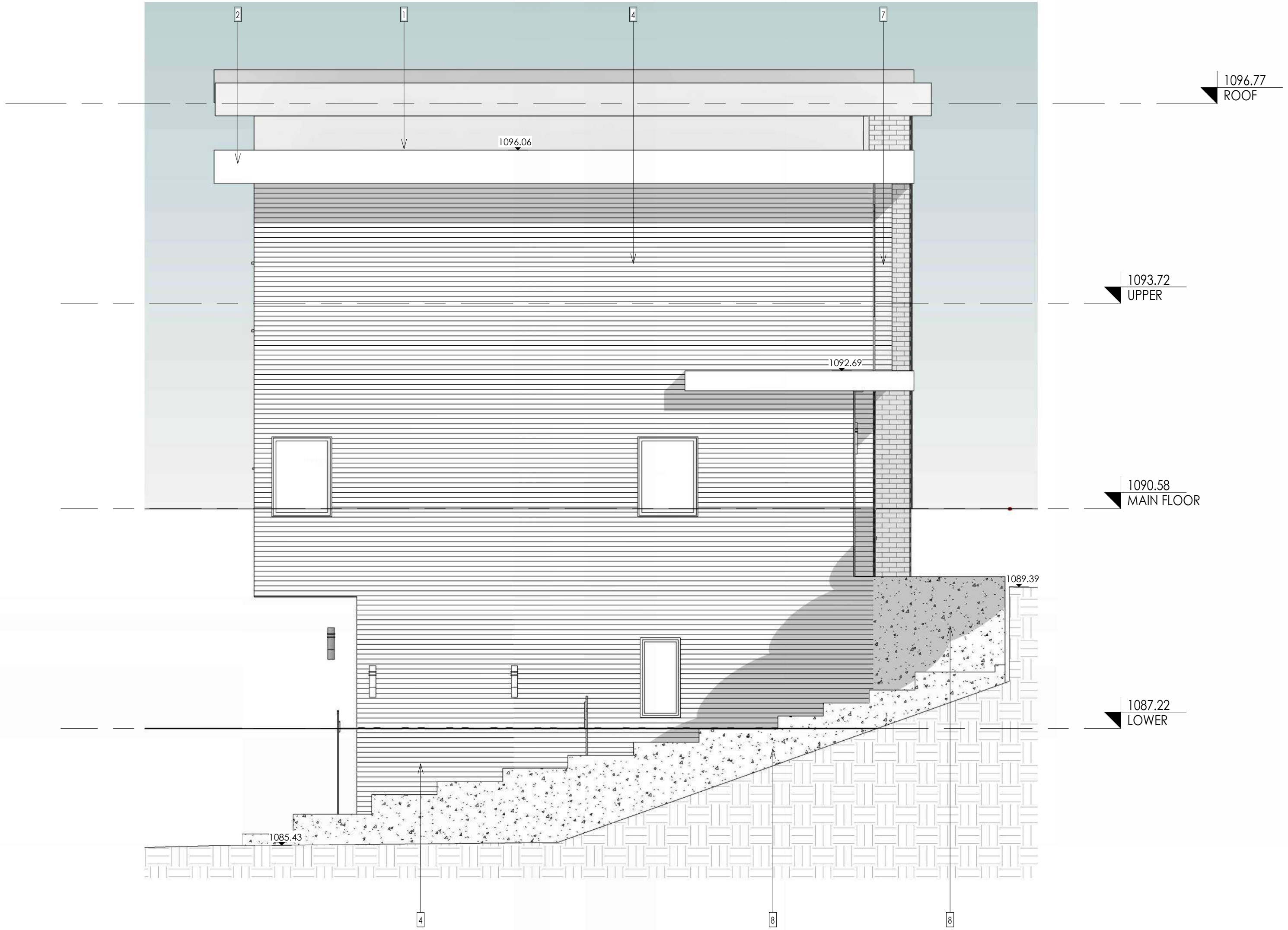
Elevations 1

Title

A201

Sheet Number

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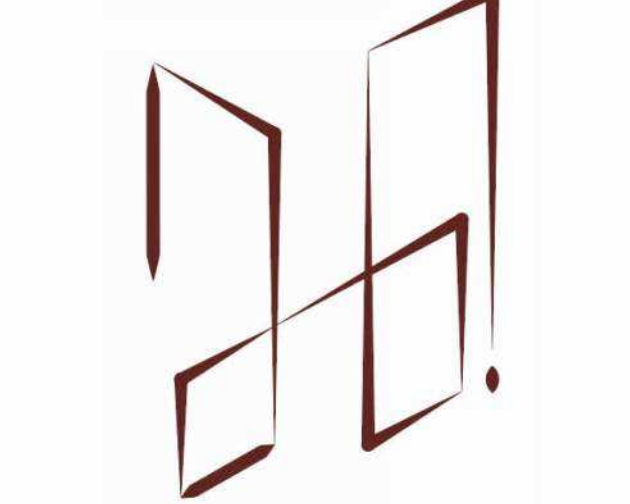


1 West
1 : 50



2 South
1 : 50

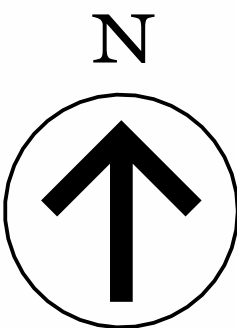
EXTERNAL FINISHES	
1	ASPHALT SHINGLE ROOF
2	225mm DEEP ALUMINUM FASCIA
3	VERTICAL HARDE BOARD FINISH - DARK GREY
4	HORIZONTAL HARDE BOARD FINISH - OFF WHITE
5	STUCCO FINISH - DARK GREY
6	STUCCO FINISH - OFF WHITE
7	BRICK FINISH - DARK GREY
8	CAST - IN - SITU FINISH
9	CONCRETE PAVING



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NOTES:
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VENTED SOFFITS (FRONT AND BACK).
NON VENTED SOFFITS ON SIDES.
VENTED SOFFITS TO BE INSTALLED ON SIDES IF DISTANCE IS GREATER THAN 1.2M FROM PROPERTY LINE.

PUBLIC TREE ALONG THE WEST ELEVATION MAY REQUIRE PRUNING. IF REQUIRED, PRUNING REQUEST MUST BE APPROVED BY URBAN FORESTRY (UF) BEFORE ANY WORK IS DONE. CONTRACTOR TO CONTACT UF A MINIMUM OF TWO (2) DAYS PRIOR TO SCHEDULED WORK TO DISCUSS PRUNING OPTIONS AND USE A CONTRACTOR, WHICH MEETS THE CITY OF CALGARY MINIMUM REQUIREMENTS

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Elevations 2

Title

A202

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