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# NORR TRICO- WENTWORTH LANDING - PHASE 1 RESIDENTIAL

2300, 411 – 1st Street SE  
 Calgary, AB, Canada T2G 4Y5  
 norr.com

NORR Architects Engineers Planners  
 A Partnership of Corporations  
Poon Mohan Architects (Bertha) Inc./Poon Mohan Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANS, AAPE  
 Adrien Todella, P.Eng., APEGA  
 Chris Pal, P.Eng., APEGA

1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

DEVELOPMENT PERMIT: DEVELOPMENT PERMIT NO.  
 NORR PROJECT NUMBER: RZ1124-0021-00  
 CLIENT PROJECT NUMBER: CLIENT PROJECT NUMBER



ISSUED FOR DEVELOPMENT PERMIT - MAY 28, 2025

<b>SURVEY</b> T.B.D ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	<b>CIVIL</b> RICHVIEW ENGINEERING 203 38th Ave NE SUITE 201 CALGARY, AB, T2E 2M3 +1 403-230-3218	<b>ARCHITECTURE</b> NORR ARCHITECTS & PLANNERS 411 – 1st STREET SE CALGARY, AB, T2G 4Y5 +1 403-264-4000	<b>STRUCTURAL</b> GLOTMAN-SIMPSON 1681 5TH Ave W VANCOUVER, BC, V6J 1N5 +1 604-734-8822
<b>MECHANICAL</b> TLJ ENGINEERING 301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	<b>ELECTRICAL</b> TLJ ENGINEERING 301 14 St NW CALGARY, AB, T2N 2A1 +1 825-609-6848	<b>INTERIORS</b> T.B.D ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	<b>LANDSCAPE</b> 818 STUDIO 1812 14A St SW CALGARY, AB, T2T 3W6 +1 403-244-8188

PRELIMINARY - NOT FOR CONSTRUCTION

RZ1124-0021  
DEVELOPMENT PERMIT

Site Information

LEGAL DESCRIPTION	Lot 31 Block 16 Parcel C Plan 6160HF
MUNICIPAL ADDRESS	8888, 12th Avenue SW, Calgary, Alberta
COMMUNITY	West Springs
LAND USE DISTRICT	DC-13SD2019 Site 3 (M-H1) Multi-Residential - High Density Low Rise
PROPOSED SUBDIVIDED SITE	8,370 SM   90,094 SF 0.84 HA   2.07 AC

Development Statistics

PROPOSED USE(S)	Commercial Multi-Residential
PROJECT DESCRIPTION	A 6 storey residential development with a single storey below grade parkade
FLOOR AREA RATIO	Minimum: 0.00 Maximum: 4.00 Proposed: 1.67
DENSITY	Minimum: 150 units/HA Maximum: n/a Proposed: 200 units/HA
SETBACKS	Minimum To a street: 6.00 M Unless per below To a street: 0.00 M Street oriented Multi-Res Bldg. To a lane: 0.00 M To another parcel: 3.00 M Unless per below To another parcel: 0.00 M Adjoining parcel is: commercial, industrial, special purpose, or M-C2, M-2, M-H1, NH-2, M-H3 or M-X2

BUILDING HEIGHT

Maximum	26.00 M
Reduced to	10.00 M within 4 M of shared PL
Reduced to	10.00 M within 1.2 M of shared PL
Proposed	23.00 M

SITE COVERAGE

Building Footprint	2,330.71 SM	27.85%
Hard Surfaced Areas	Maximum: 4,185.00 SM Proposed: 4,140.00 SM	50.00% 4.95%
Landscaping	Minimum: 4,185.00 SM Proposed: 4,537.50 SM	50.00% 54.21%

AMENITY SPACE

Ratio (Area per Unit)	5.0 SM
Minimum	835.0 SM
Proposed	Private: 1,332.0 SM Common Indoor: 65.0 SM Common Outdoor: 390.0 SM Total: 1,787.0 SM

Vehicle Parking Provision

TYPE	REQUIREMENT	REQUIRED STALLS	PROVIDED STALLS
<b>Non-Commercial Stalls</b>			
Resident	0.625 stalls/unit	104	170
Visitor	0.100 stalls/unit	17	27
<b>Total</b>		<b>121</b>	<b>197</b>
Deficiency		0	
Surplus			76
<b>Commercial Stalls</b>			
Loading	1.0 stall	1	1

Unit Mix Matrix

LEVEL	UNIT COUNT			TOTAL
	1 BED	1 BED + DEN	2 BED	
Level 1	8	9	10	27
Level 2	9	9	10	28
Level 3	9	9	10	28
Level 4	9	9	10	28
Level 5	9	9	10	28
Level 6	9	9	10	28
<b>Grand Totals</b>	<b>53</b>	<b>54</b>	<b>60</b>	<b>167</b>
	32%	32%	36%	

Drawing List- Architectural

LEVEL	UNIT COUNT
SHEET NUMBER	SHEET NAME
DP-A00-00	COVER SHEET
DP-A10-01	SITE CONTEXT & STATS
DP-A10-02	OVERALL SITE PLAN
DP-A10-03	ENLARGED RESIDENTIAL SITE PLAN
DP-A10-04	PHASING PLAN
DP-A10-05	SITE WASTE & RECYCLING
DP-A10-06	EMERGENCY ACCESS PLAN
DP-A10-07	RENDERERS
DP-A20-01	LEVEL PT FLOOR PLAN
DP-A42-02	SITE SECTIONS
DP-A42-03	PARKADE RAMP SECTION
Level 12	15
Level 13	16
Level 14	17
Level 15	18
Level 16	19
Level 17	20
Level 18	21
Level 19	22
Level 20	23
Level 21	24

Building Areas (Gross)

LEVEL	GROSS FLOOR AREA SM	SF
Building 1	2,330.7	25,087
Level 1	2,330.7	25,087
Level 2	2,330.7	25,087
Level 3	2,330.7	25,087
Level 4	2,330.7	25,087
Level 5	2,330.7	25,087
Level 6	2,330.7	25,087
<b>Total</b>	<b>13,984.2 SM</b>	<b>150,525 SF</b>

Building Areas (Gross & Rentable)

LEVEL	GROSS FLOOR AREA SM	SF	RENTABLE AREA SM	SF	EFFICIENCY
Building 1	2,330.7	25,087	1,838.9	19,793	78.9%
Level 1	2,330.7	25,087	1,970.1	21,206	84.5%
Level 2	2,330.7	25,087	1,970.1	21,206	84.5%
Level 3	2,330.7	25,087	1,970.1	21,206	84.5%
Level 4	2,330.7	25,087	1,970.1	21,206	84.5%
Level 5	2,330.7	25,087	1,970.1	21,206	84.5%
Level 6	2,330.7	25,087	1,860.2	20,023	79.8%
<b>Total</b>	<b>13,984.2 SM</b>	<b>150,525 SF</b>	<b>11,579.5 SM</b>	<b>124,640 SF</b>	



VIEW 01 FROM 85 ST. SW LOOKING SW



VIEW 02 FROM 85 ST. SW LOOKING NW



VIEW 03 FROM BOW TRL. SW LOOKING NW



VIEW 04 FROM BOW TRL. SW LOOKING NE



1 DP SITE CONTEXT KEY MAP  
SCALE: 1:1



DATE	ISSUED FOR	REV
2024-05-28	DP Submission	1

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Project Component

Key Plan

Consultants

Survey	T.S.D
Civil	RCJVIEW ENGINEERING
Architecture	NORR ARCHITECTS & PLANNERS
Structural	GLOTMAN-SIMPSON
Mechanical	TLJ ENGINEERING
Electrical	TLJ ENGINEERING
Interiors	T.S.D
Landscape	818 STUDIO

Seals

JOINT FIRM  
NORR Architects Engineers Planners  
A Partnership of Corporations  
The Alberta Association of Architects (AAA) Certificate No. AEC13054

**NORR**  
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NORR Architects Engineers Planners  
A Partnership of Corporations  
Professional Engineers (P.Eng.)  
Professional Architects (A.Arch.)  
Professional Planners (P.Planner)

Project Manager	Drawn
DH	MAGIEO
Project Leader	Checked
EF	DMHF

Client  
**TRICO HOMES**

Project  
**TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL**  
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

Drawing Title  
**SITE CONTEXT & STATS**

Scale: 1:1

Project No.: RZ1124-0021-00

Drawing No.: **DP-A10-01**

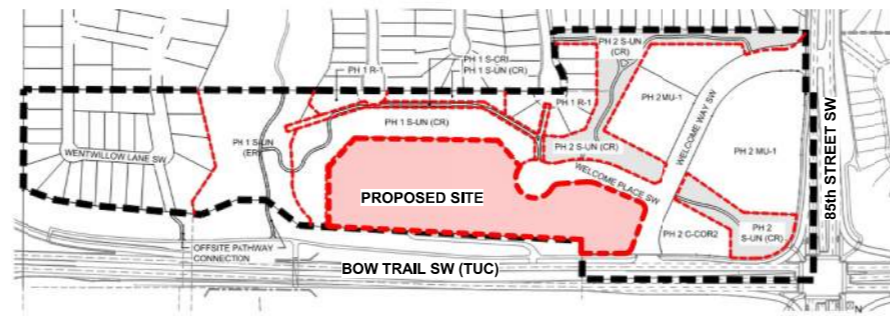
PRELIMINARY - NOT FOR CONSTRUCTION

SITE LEGEND	
	FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 30,000kg (66,000 LB) LOAD & 100% POINT LOAD OF 517kPa OVER 2425P AREA
	UTILITY RIGHT-OF-WAY - REFER TO CIVIL
	LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
	RAISED PLANTER BEDS - REFER TO LANDSCAPE DRAWINGS
	CONCRETE (SIDEWALK / CURB / WALKWAY / PAVERS) - REFER TO LANDSCAPE DRAWINGS
	HEATED CONCRETE RAMP DOWN TO PARKADE OR TROVELED HERRINGBONE FINISH
	ASPHALT
	6\"/>
	LOADING ZONE - ASPHALT WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 35 000 kg (75 000 lb) (SYMBOL PAINTED ON CONCRETE)
	PRINCIPLE ENTRY - WITHIN 15m OF FIRE ACCESS ROUTE (45m RADIUS FROM FIRE HYDRANT)
	BARRIER-FREE RAMP
	PROPOSED BARRIER-FREE PARKING - SYMBOL PAINTED ON ASPHALT
	BIKE RACK - REFER TO LANDSCAPE DRAWINGS
	1.5m WIDE PAINTED CROSSWALK
	BARRIER-FREE PARKING SIGN (INSTALLED AT ALL RELEVANT LOCATIONS)
	VISITOR PARKING (INSTALL SIGNAGE AT ALL RELEVANT LOCATIONS)
	STOP SIGN, LOADING ZONE, NO PARKING SIGN, LOADING SIGN
	PROPOSED TRANSFORMER AND CONCRETE PAD - REFER TO ELECTRICAL
	FIRE HYDRANT - PROPOSED / EXISTING LOCATION - REFER TO CIVIL
	DIRECTION OF TRAVEL
	VARIOUS TREES - REFER TO LANDSCAPE
	WATER METER, ELECTRIC METER, GAS METER LOCATIONS - REFER TO CIVIL
	MANHOLE / CATCH BASIN / AREA DRAIN - REFER TO CIVIL
	SITE ELECTRICAL, MAY REQUIRE CONCRETE BASE - REFER TO ELECTRICAL
	ELECTRIC VEHICLE (EV) CHARGING STATION - REFER TO ELECTRICAL
	FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
	PROPERTY LINE - DELINEATES SCOPE OF WORK
	EXTENTS OF PARADE WALLS BELOW GRADE
	PROPOSED / EXISTING WATER LINE - REFER TO CIVIL
	PROPOSED / EXISTING STORM LINE - REFER TO CIVIL
	PROPOSED / EXISTING SANITARY LINE - REFER TO CIVIL
	PROPOSED / EXISTING ELECTRICAL (OH OR UG) - REFER TO CIVIL
	UTILITY RIGHT OF WAY (URW) - REFER TO CIVIL
	EXISTING / OFFSITE - REFER TO CIVIL / SURVEY
	LINE OF EAVES AT ROOF OVERHANGS

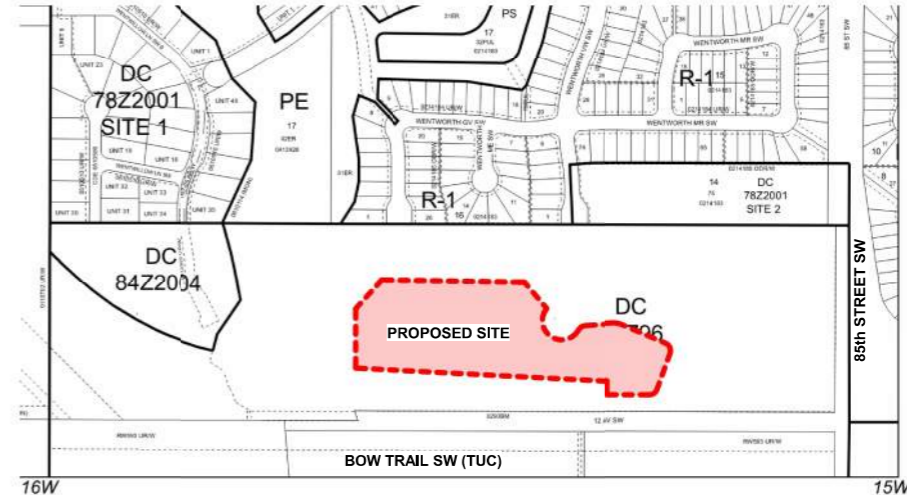
- SITE GENERAL NOTES**
- ALL BUILT ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE
  - WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.)
  - NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION
  - NO PARKING ANYTIME / FIRE LANE SIGNAGE TO BE POSTED ON INTERNAL ROADWAY ON SITE
  - LANDSCAPE SHOWN FOR REFERENCE ONLY - REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS
  - SITE SIGNAGE DETAILS SHOWN IN LANDSCAPE DRAWINGS
  - FOR PROPOSED SITE LIGHTING - REFER TO ELECTRICAL DRAWINGS
  - SITE SERVICES, PEDESTALS, CONDUITS, UTILITY RIGHT OF WAY AND GRADERS SHOULD BE REFERENCED ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS
  - ALL BUILDING AREAS AND COVERAGE CALCULATIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT
  - REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION
  - PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS 3m AND 15m FROM PRINCIPAL ENTRANCE OF ALL BUILDINGS. INSTALL ON EXTERIOR WALL OF EACH BUILDING IN LOCATION INDICATED
  - ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL
  - IRRIGATION SYSTEM TO BE SUPPLIED AND INSTALLED BY OWNER'S CONTRACTOR. SEPARATE METERS WILL BE LOCATED AS PER SECTION IF REQUIRED
  - REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION
  - CAST IN PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED. REFER TO CIVIL.
  - PROPOSED LOCATIONS FOR FIRE ALARM CONTROL PANEL AND LOCKBOX INDICATED
  - UNLESS OTHERWISE SPECIFIED, ALL SURFACE PARKING TO BE DESIGNATED AS VISITOR PARKING
  - REFER TO LANDSCAPE PLANS FOR FINISHES AND MATERIALS SPECIFIED FOR ALL SIDEWALKS AND WALKWAYS
  - INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED
  - AN URBAN FORESTRY TECHNICIAN MUST BE ON SITE DURING EXCAVATION OF ALL PROPOSED SERVICES TO MITIGATE ANY DAMAGE TO EXISTING ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 3 BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES INSTABLE, THEN URBAN FORESTRY WILL REQUIRE TREE REMOVAL USING AN APPROVED INDEPENDENT TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREES
  - REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS.



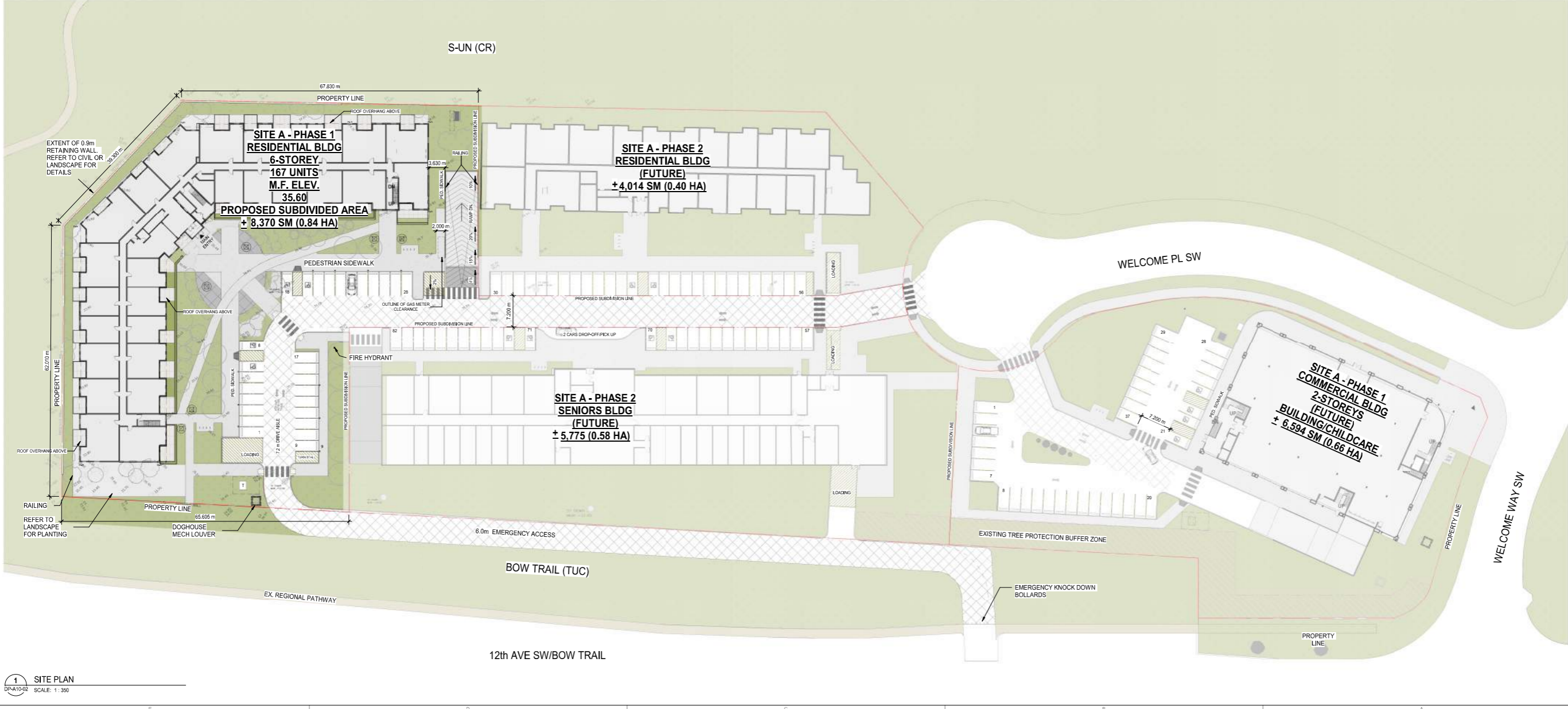
2 DP SITE CONTEXT MAP - SATELLITE VIEW  
DP-A10-02 SCALE: 1:1



3 DP LANDUSE BYLAW  
DP-A10-02 SCALE: 1:1



4 DP LANDUSE BYLAW KEY PLAN  
DP-A10-02 SCALE: 1:1



1 SITE PLAN  
DP-A10-02 SCALE: 1:350

DATE	ISSUED FOR	REV
2024-05-28	DP Submission	1

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**Project Component**  
Key Plan

**Consultants**  
 Survey: T.S.D.  
 Civil: RCH VIEW ENGINEERING  
 Architecture: NORR ARCHITECTS & PLANNERS  
 Structural: GLOTTMAN-SIMPSON  
 Mechanical: TLI ENGINEERING  
 Electrical: TLI ENGINEERING  
 Interiors: T.S.D.  
 Landscape: 818 STUDIO

**Seals**  
  
 T.S.D.  
 2025-05-24  
 A.S.T.P. 0001  
 0001

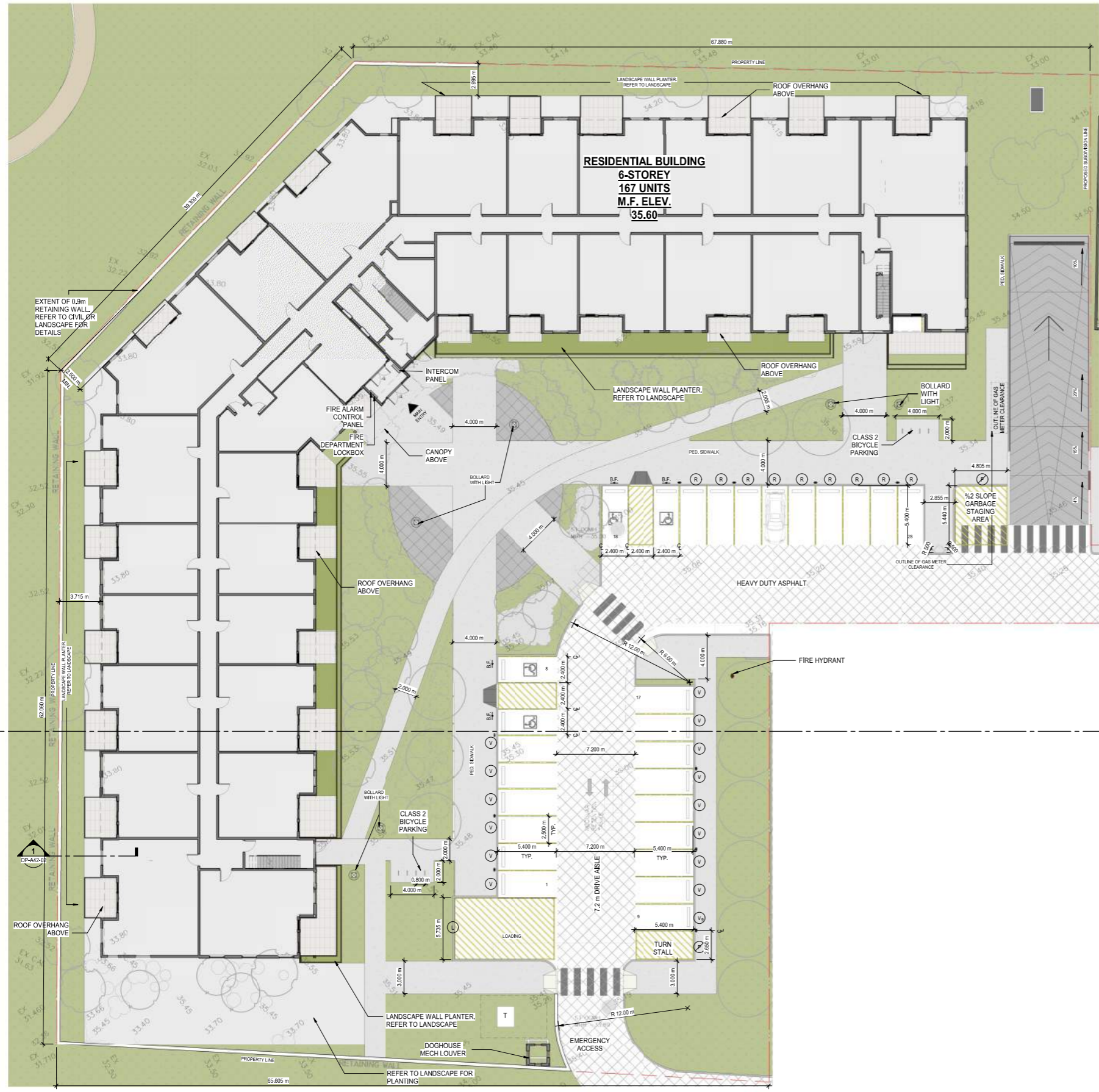
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 Incorporated in Alberta, Canada  
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 Alberta Architects Association License No. AEC13854  
 Alberta Engineers Association License No. AEC13854  
 Alberta Planners Association License No. AEC13854

**Project Manager** Drawn  
**Project Leader** Checked  
**Client** TRICO HOMES  
**Project** TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL  
 1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB  
**Drawing Title** OVERALL SITE PLAN  
**Scale** As indicated  
**Project No.** RZ1124-0021-00  
**Drawing No.** DP-A10-02

401-92-1484-00-1-2024-10-14-00-0000-0000-0000



**PRELIMINARY - NOT FOR CONSTRUCTION**



- ### SITE GENERAL NOTES
- ALL B.U.T. ELEMENTS WITHIN PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE.
  - WHEEL STOPS TO BE 100mm HIGH AND PLACED 60mm FROM FRONT OF PARKING STALL (TYP.)
  - NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION.
  - NO PARKING ANYTIME / FEE LANE SIGNAGE TO BE POSTED ON INTERNAL ROADWAY ON SITE.
  - LANDSCAPE SHOWN FOR REFERENCE ONLY - REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.
  - SITE SIGNAGE DETAILS SHOWN IN LANDSCAPE DRAWINGS.
  - FOR PROPOSED SITE LIGHTING - REFER TO ELECTRICAL DRAWINGS.
  - SITE SERVICES: PERESTALLS, CONDUITE, UTILITY HEIGHT OF WAY AND GRADES SHOWN FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
  - ALL BUILDING AREAS AND COVERAGE CALCULATIONS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT.
  - REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION.
  - PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS 850W 30m AND 15m FROM PRINCIPAL ENTRANCE OF ALL BUILDINGS. INSTALL ON EXTERIOR WALL OF EACH BUILDING IN LOCATION INDICATED.
  - ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
  - IRRIGATION SYSTEM TO BE SUPPLIED AND INSTALLED BY OWNER'S CONTRACTOR. SEPARATE METERS WILL BE LOCATED AS PER DESIGN. IF REQUIRED.
  - CAST IN PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER QUANTITIES AND LOCATIONS TO BE CONFIRMED. REFER TO CIVIL.
  - PROPOSED LOCATIONS FOR FIRE ALARM CONTROL PANEL AND LOOKBOX INDICATED.
  - UNLESS OTHERWISE SPECIFIED, ALL SURFACE PAVING TO BE DESIGNATED AS VISITOR PARKING.
  - REFER TO LANDSCAPE PLANS FOR FINISHES AND MATERIALS SPECIFIED FOR ALL SIDEWALKS AND WALKWAYS.
  - INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS. HEAVY DUTY ASPHALT WHERE INDICATED.
  - AN URBAN FORESTRY TECHNICIAN MUST BE ON SITE DURING EXCAVATION OF ALL PROPOSED SERVICES TO MITIGATE ANY DAMAGE TO EXISTING ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST 7 BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INCISED TREE CONTRACTOR AT APPLICANTS EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREES.
  - REFER TO CIVIL DRAWINGS FOR LOCATIONS AND SIZING OF TRANSIT ZONES AND TRANSIT PADS.

- ### SITE LEGEND
- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,000kg (85,000lb) LOAD & NFPA 1501 POINT LOAD OF 57.78kPa OVER 24x24" AREA
  - UTILITY RIGHT-OF-WAY - REFER TO CIVIL
  - LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
  - RAMPED PLANTER BEDS - REFER TO LANDSCAPE DRAWINGS
  - CONCRETE (SIDEWALK / CURB / WALKWAY / PAVERS) - REFER TO LANDSCAPE DRAWINGS
  - HEATED CONCRETE RAMP DOWN TO PAVEMENT CW TROWELED HERRINGBONE FINISH
  - ASPHALT
  - 
  - LOADING ZONE - ASPHALT WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 50,000kg (25,000kg) (SYMBOL PAINTED ON CONCRETE)
  - PRINCIPLE ENTRY - WITHIN 15m OF FIRE ACCESS ROUTE (+5m RADIUS FROM FIRE HYDRANT)
  - BARRIER-FREE RAMP
  - PROPOSED BARRIER-FREE PARKING - SYMBOL PAINTED ON ASPHALT
  - BIKE RACK - REFER TO LANDSCAPE DRAWINGS
  - 1.5m WIDE PAINTED CROSSWALK
  - BARRIER-FREE PARKING SIGN (INSTALLED AT ALL RELEVANT LOCATIONS)
  - VISITOR PARKING (INSTALL SIGNAGE AT ALL RELEVANT LOCATIONS)
  - STOP SIGN, LOADING ZONE, NO PARKING SIGN, LOADING SIGN
  - PROPOSED TRANSFORMER AND CONCRETE PAD - REFER TO ELECTRICAL
  - FIRE HYDRANT - PROPOSED / EXISTING LOCATION - REFER TO CIVIL
  - DIRECTION OF TRAVEL
  - VARIOUS TREES - REFER TO LANDSCAPE
  - WATER METER, ELECTRIC METER, GAS METER LOCATIONS - REFER TO CIVIL
  - MANHOLE / CATCH BASIN / AREA DRAIN - REFER TO CIVIL
  - SITE ELECTRICAL - MAY REQUIRE CONCRETE BASE - REFER TO ELECTRICAL
  - ELECTRIC VEHICLE (EV) CHARGING STATION - REFER TO ELECTRICAL
  - FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
  - PROPERTY LINE - DELINEATES SCOPE OF WORK
  - EXTENTS OF PAVEMENT WALLS BELOW GRADE
  - PROPOSED / EXISTING WATER LINE - REFER TO CIVIL
  - PROPOSED / EXISTING STORM LINE - REFER TO CIVIL
  - PROPOSED / EXISTING SANITARY LINE - REFER TO CIVIL
  - PROPOSED / EXISTING ELECTRICAL (OH OR UG) - REFER TO CIVIL
  - UTILITY RIGHT OF WAY (ROW) - REFER TO CIVIL
  - EXISTING / OFFSITE - REFER TO CIVIL / SURVEY
  - LINE OF EAVES AT ROOF OVERHANGS
- NOTE:** ALL EXISTING LOCATIONS SHOWN OF EXISTING INFRASTRUCTURE INCLUDING TREES, EXISTING UTILITY SERVICE LINES, EXISTING ELECTRICAL EQUIPMENT, EXISTING FIRE HYDRANTS, EXISTING BUS ZONES AND EXISTING LIGHTS NOTED FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS AND SURVEY.

1 SITE PLAN  
DP-A10-03 SCALE: 1:150

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Project Component  
Key Plan

Consultants  
Survey T.S.D.  
Civil RICHVIEW ENGINEERING  
Architecture NORR ARCHITECTS & PLANNERS  
Structural GLOTTMAN-SIMPSON  
Mechanical TLI ENGINEERING  
Electrical TLI ENGINEERING  
Interiors T.S.D.  
Landscape 818 STUDIO

Seals

**NORR**  
2300, 411 - 1st Street SE  
Calgary, AB, Canada T2G 4Y5  
norr.com  
NORR Architects Engineers Planners  
A Partnership of Corporations

Project Manager Draw ADJ  
Project Leader Checked EF  
Client TRICO HOMES

Project TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL  
1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB  
Drawing Title ENLARGED RESIDENTIAL SITE PLAN

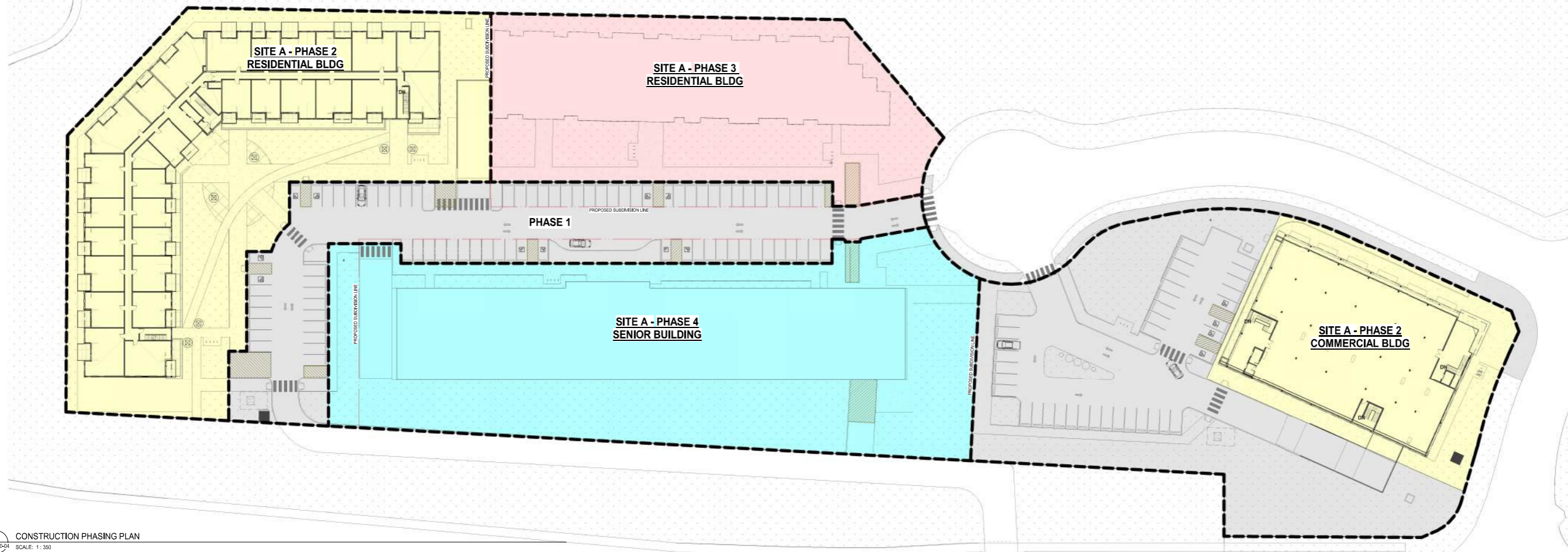
Scale As indicated  
Project No. RZ1124-0021-00  
Drawing No. DP-A10-03

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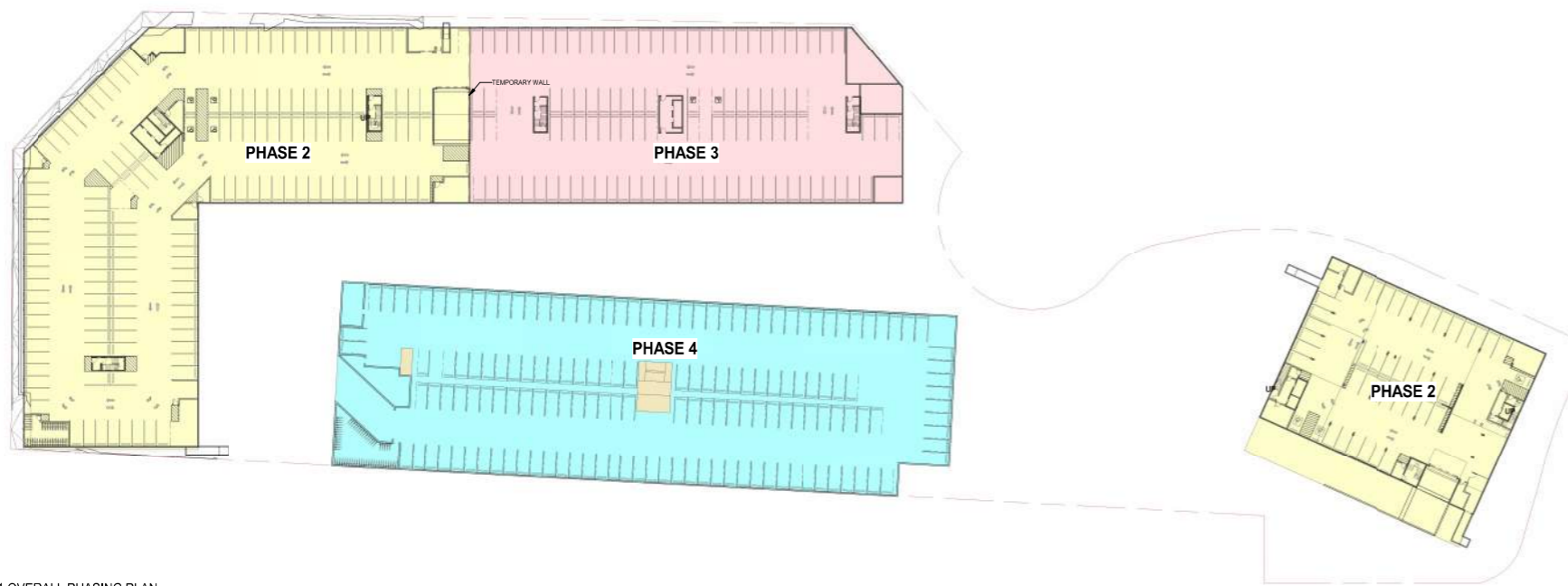


DATE	ISSUED FOR	REV
2024-05-28	DP Submission	1

PRELIMINARY - NOT FOR CONSTRUCTION



**2 CONSTRUCTION PHASING PLAN**  
 DP-A10-04 SCALE: 1:350



**1 P1 OVERALL PHASING PLAN**  
 DP-A10-04 SCALE: 1:500

**PHASING LEGEND**

- PHASE 01**
- DEEP SERVICES AND CONNECTION TO EXISTING SERVICES
  - ROADWAY (FIRST LIFT OF ASPHALT ONLY), DOES NOT INCLUDE ANY CONCRETE WORK (DRIVEWAYS OR WALKWAYS)
  - SHALLOW SERVICES AS REQUIRED
- PHASE 02**
- SITE A PHASE 2 RESIDENTIAL BUILDING
  - SITE A PHASE 2 RESIDENTIAL UNDERGROUND PARKADE
  - SITE A PHASE 2 COMMERCIAL BUILDING
  - SITE A PHASE 2 COMMERCIAL UNDERGROUND PARKADE
  - SITE A PHASE 2 WASTE AND RECYCLING MOLOKS
  - PARKING
- PHASE 02A**
- LANDSCAPE SURROUNDING SITE A PHASE 2 RESIDENTIAL BUILDING
  - LANDSCAPE SURROUNDING SITE A PHASE 2 COMMERCIAL BUILDING
  - DRIVEWAYS, WALKWAYS, SIDEWALKS INSTALLED
- PHASE 03**
- SITE A PHASE 3 RESIDENTIAL BUILDING
  - SITE A PHASE 3 RESIDENTIAL UNDERGROUND PARKADE
- PHASE 03A**
- LANDSCAPE SURROUNDING SITE A PHASE 3 RESIDENTIAL BUILDING
  - DRIVEWAYS, WALKWAYS, SIDEWALKS INSTALLED
- PHASE 04**
- SITE A PHASE 4 SENIOR BUILDING
  - SITE A PHASE 4 SENIOR BUILDING UNDERGROUND PARKADE
- PHASE 04A**
- LANDSCAPE SURROUNDING SITE A PHASE 4 SENIOR BUILDING
  - DRIVEWAYS, WALKWAYS, SIDEWALKS INSTALLED
- PHASE 05**
- FINAL LIFT OF ASPHALT TO BE LAID ON ROADWAY, INCLUDING PARKING STALLS; WHEEL STOPS AND PAINTING OF ALL PEDESTRIAN
  - CROSSINGS AND PARKING BAYS ALSO PROVIDED,
  - PARKS
  - ALL REMAINING LANDSCAPE AREAS

**GENERAL NOTES:**

1. EACH BUILDING PHASE AND ALL SURROUNDING LANDSCAPING TO BE PHASED INDIVIDUALLY AND IN A RANDOM ORDER, INDEPENDENT OF EACH OTHER.
2. PHASES NOT COMPLETED IN SEQUENTIAL ORDER EXCEPT PHASE 01, 02 & 03.

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component

Key Plan

**Consultants**

Survey	T.S.D
Civil	RCI VIEW ENGINEERING
Architecture	NORR ARCHITECTS & PLANNERS
Structural	GLOTTMAN-SIMPSON
Mechanical	TUJ ENGINEERING
Electrical	TUJ ENGINEERING
Interiors	T.S.D
Landscape	818 STUDIO



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 THE ALBERTA ASSOCIATION OF ARCHITECTS  
 Certificate No. AEC13854

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 Calgary, AB, Canada T2G 4Y5  
 norr.com

NORR Architects Engineers Planners  
 A Partnership of Corporations

REGISTERED PROFESSIONAL ENGINEER  
 ALBERTA ASSOCIATION OF ARCHITECTS  
 ARCHITECT  
 JOHN W. NORR, P.Eng., P.Eng. (AIA), P.Eng. (AIA), P.Eng. (AIA), P.Eng. (AIA)

Project Manager	Drawn
DH	FEQ
Project Leader	Checked
EF	DH/EF

Client  
**TRICO HOMES**

Project  
**TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL**

1127 85 ST SW and 8888 BOW TR SW, CALGARY, AB

Drawing Title  
**PHASING PLAN**

Scale  
 As indicated

Project No.  
 RZ1124-0021-00

Drawing No.  
**DP-A10-04**







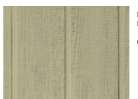
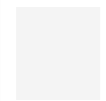



1 WEST ELEVATION  
 DP-A40-01 SCALE: 1:150



2 NORTH WEST ELEVATION  
 DP-A40-01 SCALE: 1:150

**MATERIALS BOARD**

	MATERIAL: BRICK MASONRY MANUFACTURER: T.B.D. COLOR: DARK BROWN		MATERIAL: HIRSEPCON PLUSH MANUFACTURER: T.B.D. COLOR: POWDER BLACK		MATERIAL: HIRSEPCON SONG MANUFACTURER: JAMES HARDIE COLOR: SIERRA I
	MATERIAL: HIRSEPCON MANUFACTURER: T.B.D. COLOR: ARCTIC WHITE		MATERIAL: SOFFIT ALUMINUM TRIM MANUFACTURER: T.B.D. COLOR: WOOD GRAIN		

**MATERIALS LEGEND**

01 MATERIAL: HIRSEPCON PANEL SONG MANUFACTURER: T.B.D. COLOR: ARCTIC WHITE	07 MATERIAL: BALCONY GUARDRAIL GLASS SYSTEM MANUFACTURER: T.B.D. COLOR: BLACK HARDWARE, FROSTED GLASS
02 MATERIAL: BRICK MASONRY MANUFACTURER: T.B.D. COLOR: DARK BROWN	08 MATERIAL: ALUMINUM SOFFIT MANUFACTURER: T.B.D. COLOR: WOOD GRAIN
03 MATERIAL: HIRSEPCON SONG MANUFACTURER: JAMES HARDIE COLOR: SIERRA I RICH ESPRESSO	09 MATERIAL: ALUMINUM FASCIA MANUFACTURER: T.B.D. COLOR: WOOD GRAIN
04 MATERIAL: HIRSEPCON PANEL SONG MANUFACTURER: T.B.D. COLOR: IRON GRAY	10 MATERIAL: METAL CLAD PVC SLIDING DOORS MANUFACTURER: T.B.D. COLOR: BLACK
05 MATERIAL: METAL CLAD PVC WINDOW WITH TRIM MANUFACTURER: T.B.D. COLOR: BLACK	
06 MATERIAL: METAL CLAD PVC WINDOW WITH TRIM MANUFACTURER: T.B.D. COLOR: WHITE	

DATE	ISSUED FOR	REV
20240528	DP SUBMISSION	1

WALL FINISHES	
01	-
02	-


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Project Component	
Key Plan	

Consultants	
Survey	RCH VIEW ENGINEERING
Architecture	NORR
Structural	GLOTMAN-SIMPSON
Mechanical	TLJ ENGINEERING
Electrical	TLJ ENGINEERING
Interiors	
Landscape	818 STUDIO

Seals



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Leadership: ARCHITECTS, ASK, OAA, OAA, HBC, LPA, LPA, HARE  
 ARCHITECTS, ENGINEERS, PLANNERS  
 CIVIL, ELECTRICAL, MECHANICAL, INTERIORS, LANDSCAPE ARCHITECTS

Project Manager	Drawn
GM	MAJAL
Project Leader	Checked
RR	DMF

Client  
**TRICO HOMES**

Project  
**TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL**  
 CALGARY, ALBERTA

Drawing Title  
**OVERALL BUILDING ELEVATIONS**

Scale	As indicated
Project No.	RZ1124-0021-00
Drawing No.	DP-A40-01

PRELIMINARY - NOT FOR CONSTRUCTION

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1 NORTH ELEVATION  
SCALE: 1:150



2 EAST ELEVATION  
SCALE: 1:150



3 SOUTH ELEVATION  
SCALE: 1:150

**MATERIALS BOARD**

	MATERIAL: BRICK MASONRY MANUFACTURER: T.B.D COLOR: DARK BROWN		MATERIAL: FIBRE CEMENT (FLUSH) MANUFACTURER: T.B.D COLOR: POWDER BLACK		MATERIAL: HARDFACE PANEL SIDING MANUFACTURER: JAMES HARDIE COLOR: SIERRA
	MATERIAL: HARDFACE PANEL MANUFACTURER: T.B.D COLOR: ARCTIC WHITE		MATERIAL: HARDFACE PANEL SIDING MANUFACTURER: JAMES HARDIE COLOR: WOOD GRAIN		MATERIAL: HARDFACE PANEL SIDING MANUFACTURER: JAMES HARDIE COLOR: WOOD GRAIN

**MATERIALS LEGEND**

01 MATERIAL: HARDFACE PANEL SIDING MANUFACTURER: T.B.D COLOR: ARCTIC WHITE	07 MATERIAL: BALCONY GUARDRAIL GLASS SYSTEM MANUFACTURER: T.B.D COLOR: BLACK HARDWARE, FROSTED GLASS
02 MATERIAL: BRICK MASONRY MANUFACTURER: T.B.D COLOR: DARK BROWN	08 MATERIAL: ALUMINUM SOFFIT MANUFACTURER: T.B.D COLOR: WOOD GRAIN
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06 MATERIAL: METAL CLAD PVC WINDOW WITH TRIM MANUFACTURER: T.B.D COLOR: WHITE	

WALL FINISHES	DATE	ISSUED FOR	REV
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01			
02			

20240528	DP SUBMISSION	1
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Project Component

Key Plan

Consultants

Survey	RCJVIEW ENGINEERING
Architecture	NORR
Structural	GLOTMAN-SIMPSON
Mechanical	TLJ ENGINEERING
Electrical	TLJ ENGINEERING
Interiors	
Landscape	818 STUDIO



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Incorporated in Alberta

Jonathan Hughes, Architect, AIA, OAA, NBC, OAA, AIA, AIAE, AIAPE  
Alicia Thomas, P.Eng., OPEQA  
Chris King, P.Eng., OPEQA

Project Manager	Drawn
GM	MADJAL
Project Leader	Checked
RR	DHIEP

Client

**TRICO HOMES**

Project  
**TRICO - WENTWORTH LANDING - PHASE 1 RESIDENTIAL**  
CALGARY, ALBERTA

Drawing Title  
**OVERALL BUILDING ELEVATIONS**

Scale  
As indicated

Project No.  
RZ1124-0021-00

Drawing No.  
DP-A40-02

PRELIMINARY - NOT FOR CONSTRUCTION

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