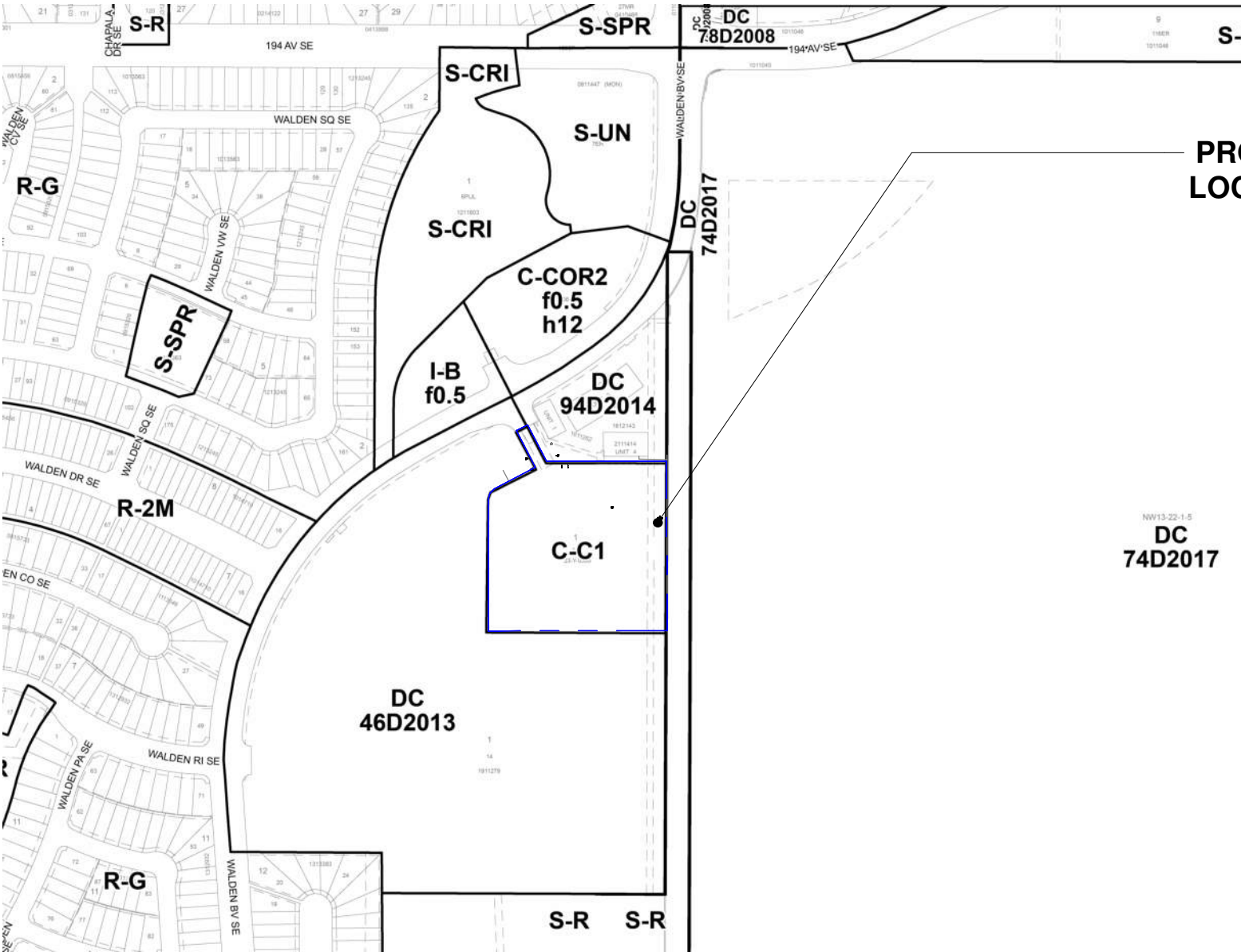


PRELIMINARY - NOT FOR CONSTRUCTION

WALDEN RETAIL DEVELOPMENT

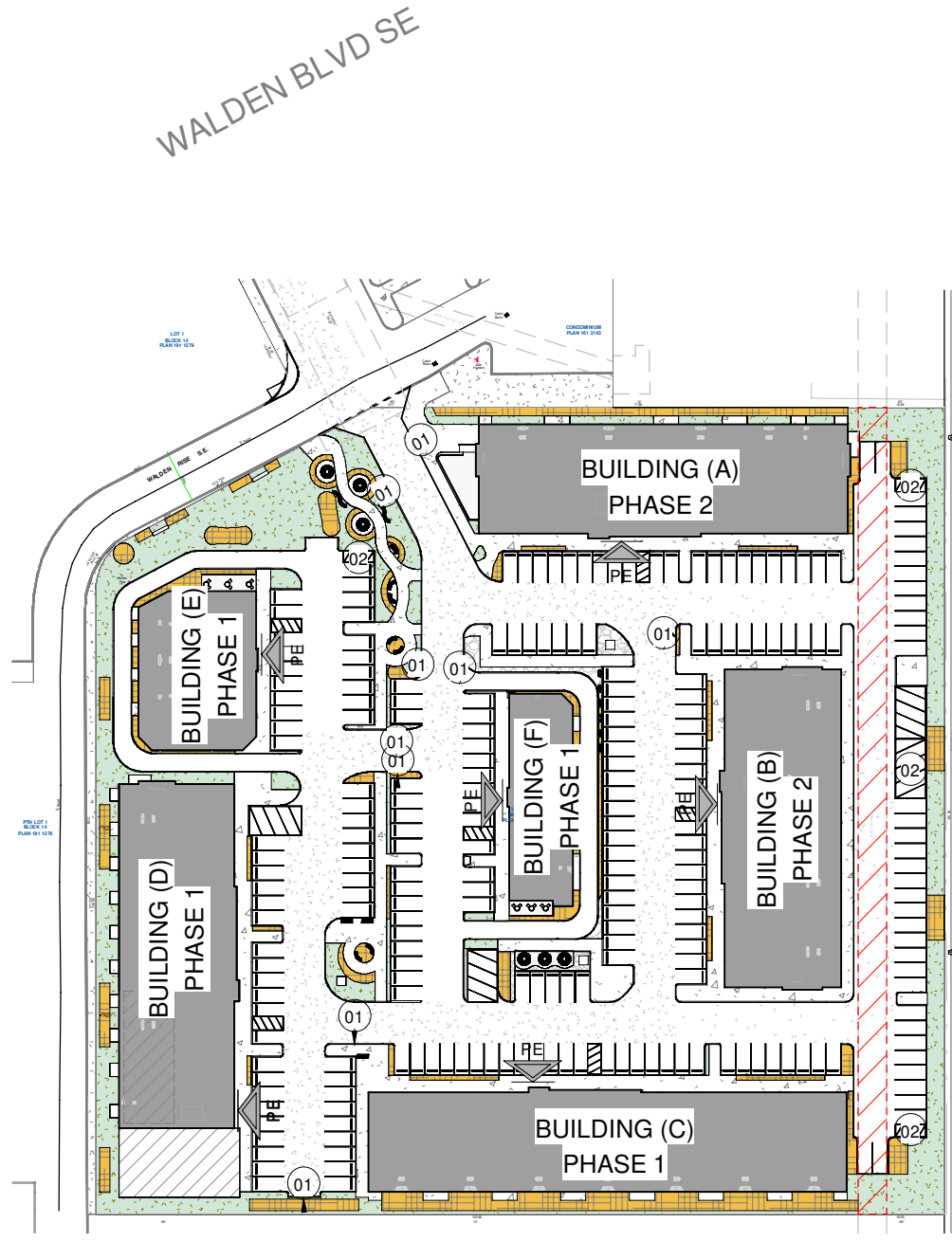
19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7



PROJECT LOCATION



AERIAL LOCATION MAP



OVERALL SITE PLAN

DRAWING LIST

SITE

- X-A001 COVER SHEET & PROJECT INFORMATION
- X-A002 EXISTING SITE PHOTOS
- X-A006 FIRE TRUCK & LOADING VEHICLE SWEEP PATH
- X-A100 SITE PLAN
- X-A101 SITE SECTIONS AND LINE-OF-SIGHT
- X-A102 MOLOKS DETAILS
- X-A103 SITE DETAILS
- X-A104 FREESTANDING SIGN DETAILS

BUILDING (A)

- A-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (A)
- A-A210 MAIN AND SECOND FLOOR CONSTRUCTION PLANS BUILDING (A)
- A-A240 ROOF PLAN BUILDING (A)
- A-A400 EXTERIOR ELEVATIONS BUILDING (A)
- A-A401 EXTERIOR ELEVATIONS BUILDING (A)
- A-A500 BUILDING SECTIONS BUILDING (A)

BUILDING (B)

- B-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (B)
- B-A210 MAIN AND SECOND FLOOR CONSTRUCTION PLAN BUILDING (B)
- B-A240 ROOF PLAN BUILDING (B)
- B-A400 EXTERIOR ELEVATIONS BUILDING (B)
- B-A401 EXTERIOR ELEVATIONS BUILDING (B)
- B-A500 BUILDING SECTIONS BUILDING (B)

BUILDING (C)

- C-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (C)
- C-A210 CONSTRUCTION FLOOR PLAN BUILDING (C)
- C-A240 ROOF PLAN BUILDING (C)
- C-A400 EXTERIOR ELEVATIONS BUILDING (C)
- C-A500 BUILDING SECTIONS BUILDING (C)

BUILDING (D)

- D-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (D)
- D-A210 CONSTRUCTION FLOOR PLANS BUILDING (D)
- D-A240 ROOF PLAN BUILDING (D)
- D-A400 EXTERIOR ELEVATIONS BUILDING (D)
- D-A500 BUILDING SECTIONS BUILDING (D)

BUILDING (E)

- E-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (E)
- E-A210 CONSTRUCTION FLOOR PLAN BUILDING (E)
- E-A240 ROOF PLAN BUILDING (E)
- E-A400 EXTERIOR ELEVATIONS BUILDING (E)
- E-A500 BUILDING SECTIONS BUILDING (E)

BUILDING (F)

- F-A007 UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (F)
- F-A210 CONSTRUCTION FLOOR PLAN BUILDING (F)
- F-A240 ROOF PLAN BUILDING (F)
- F-A400 EXTERIOR ELEVATIONS BUILDING (F)
- F-A500 BUILDING SECTIONS BUILDING (F)

ELECTRICAL

- E0.1 SYMBOLS LEGEND & DRAWINGS LIST
- E0.2 SITE LIGHTING CALCULATIONS
- E0.3 SITE LIGHTING CALCS W/ ISO LINES
- E1.1 SITE LIGHTING PLAN
- E2.1 LIGHTING DETAILS

CIVIL

- C1.0 SERVICING PLAN
- C2.0 GRADING PLAN

LANDSCAPING

- L-100 KEY PLAN
- L-101 LANDSCAPE PLAN - NORTH
- L-102 LANDSCAPE PLAN - SOUTH
- L-501 PLANTING DETAILS

PROJECT TEAM

ARCHITECT:



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MECHANICAL AND ELECTRICAL ENGINEERING:



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CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE:



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P: 587.588.8256

CLIENT:



PEAKRIDGE GROUP
152 SOUTHBANK ST,
OKOTOKS, AB T0L 0A0

PROJECT INFORMATION

ADDRESS:

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

LEGAL DESCRIPTION:

LOT: 1
BLOCK: 15
PLAN: 2412397

PARCEL AREA:

COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT

PROJECT SCOPE OF WORK:

THIS PROJECT PROPOSES A NEW COMMERCIAL DEVELOPMENT OF SIX BUILDINGS. THREE BUILDINGS ARE TWO STOREYS AND THREE BUILDINGS ARE ONE STOREY. MAJOR OCCUPANCY BEING GROUP E, GROUP A-2 AND GROUP D.

OWNER:

PEAKRIDGE GROUP
152 SOUTHBANK ST,
OKOTOKS, AB T0L 0A0

ZONING BYLAW INFORMATION

CITY/HAVING JURISDICTION:

CITY OF CALGARY

ZONING:

COMMERCIAL - COMMUNITY 1 (C-C1) DISTRICT

FLOOR AREA RATIO:

MAXIMUM FOR BUILDINGS = 1.0

BUILDING HEIGHT:

MAXIMUM HEIGHT = 10.0 METERS / PROJECT HEIGHT = 10.0 METERS (BYLAW 744: MEASURED FROM GRADE AND EXCLUDING ANTI-COLLAPSE STRUCTURES, I.E. ELEVATOR HOUSING, MECHANICAL PENTHOUSE).

USE AREA:

MAXIMUM USE AREA = 1400.0 SQ.M.

ADJACENT PARCELS:

FRONT N/E = DIRECT CONTROL (DC) / COMMERCIAL - COMMUNITY 2 (C-C2) DISTRICT / STORAGE FACILITY
FRONT N/W, SIDE AND REAR = DIRECT CONTROL (DC) / SPECIAL PURPOSE - COMMUNITY INSTITUTION (S-CI)

FRONT SETBACK:

3.0 METERS

REAR SETBACK:

3.0 METERS

SIDE SETBACK:

3.0 METERS

LANDSCAPING IN SETBACK AREAS:

SOFT SURFACED LANDSCAPED AREA MUST PROVIDE MINIMUM OF 1.0 TREE AND 2.0 SHRUBS PER 35.0 SQ.M. (OR 50.0 SQ.M. WHERE IRRIGATION IS PROVIDED BY A LOW WATER IRRIGATION SYSTEM. REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND A100).

LANDSCAPING FOR LARGE PARKING AREA:

FOR PARKING AREA EXCEEDING 5,000 SQ. M. LANDSCAPED AREAS MUST BE PROVIDED AT A RATIO OF 0.150 SQ. M. FOR EVERY 1.0 SQ. M. OF THE TOTAL SURFACED AREA.

PERMITTED USES:

- a.) SIGN - CLASS A; CLASS B; CLASS D
- b.) PARK
- c.) UTILITIES

DISCRETIONARY USES:

- 16.) RESTAURANT - LICENSED (IF THE PUBLIC AREA IS GREATER THAN 150.0 SQ. M.)
- 17.) AMUSEMENT ARCADE

DISCRETIONARY USES:

- 1.) CATERING SERVICE - MINOR
- 2.) CONVENIENCE FOOD STORE
- 3.) FINANCIAL INSTITUTION
- 4.) FITNESS CENTRE
- 5.) HEALTH CARE SERVICE
- 6.) HOME BASED CHILD CARE - CLASS 1
- 7.) LIBRARY / MUSEUM
- 8.) OFFICE
- 9.) VETERINARY / PET CARE SERVICE
- 10.) PRINT CENTRE
- 11.) RETAIL AND CONSUMER SERVICE
- 12.) SUPERMARKET / SPECIALTY FOOD STORE
- 13.) RESTAURANT - FOOD SERVICE ONLY
- 14.) VEHICLE RENTAL - MINOR
- 15.) RESTAURANT - LICENSED (IF PUBLIC AREA IS LESS THAN 150.0 SQ. M.)
- 16.) RESTAURANT - LICENSED (IF THE PUBLIC AREA IS GREATER THAN 150.0 SQ. M.)
- 17.) AMUSEMENT ARCADE
- 18.) ARTIST'S STUDIO
- 19.) AUTO SERVICE - MINOR (CAR WASH - SINGLE)
- 20.) BREWERY / WINERY / DISTILLERY / CANNABIS STORE
- 21.) CHILD CARE SERVICE - DAY CARE
- 22.) DRINKING ESTABLISHMENT - SMALL / MEDIUM
- 23.) DRIVE THROUGH
- 24.) DWELLING UNIT
- 25.) GAS BAR - GAS STATION
- 26.) INDOOR RECREATION FACILITY
- 27.) LOUVER STORE
- 28.) LIVE WORK UNIT
- 29.) ADDITION TREATMENT
- 30.) OUTDOOR CAFE
- 31.) PARKING LOT - GRADE
- 32.) PLACE OF WORSHIP
- 33.) POWER GENERATION FACILITY - SMALL
- 34.) RETAIL STORE
- 35.) SOCIAL ORGANIZATION
- 36.) URBAN AGRICULTURE
- 37.) UTILITY BUILDING
- 38.) SIGN - CLASS C; CLASS E

VARIANCE REQUEST:

- 1.) BUILDING B SECOND FLOOR DAYCARE USE (AS PLANNED ORIGINALLY), FOR THIS SUBMISSION THE DAYCARE HAS NOW BEEN RELOCATED TO BUILDING D AS REQUESTED.
- 2.) TWO FREESTANDING SIGNS (CLASS C)

REQUIRED MOTOR VEHICLE PARKING STALLS:

CITY OF CALGARY LAND USE BYLAW AMENDED THE C-C1 DISTRICT ZONING TO ELIMINATE MINIMUM PARKING REQUIREMENTS. SEE A100 - SITE PLAN FOR PARKING CALCULATION.
PROPOSED STALLS = 232 (BARRIER FREE PARKING STALLS = 12)

REQUIRED LOADING STALLS:

1.0 LOADING STALLS PER 930.0 SQUARE METERS

REQUIRED LOADING STALLS = 1

PROPOSED LOADING STALLS = 3

REQUIRED BICYCLE STALLS - CLASS 1:

OFFICE USE 1.0 PER 1000.0 SQ. M. (GLFA) = 4

REQUIRED BICYCLE STALLS - CLASS 2:

5% OF THE NUMBER OF MOTOR VEHICLE PARKING STALLS = 12

PROPOSED CLASS 2 STALLS = 45

BUILDING CODE INFORMATION

PROJECT OVERVIEW: THIS PROJECT PROPOSES A TWO PHASED CONSTRUCTION
PHASE 1: BUILDINGS C, D, E & F
PHASE 2: BUILDINGS A & B

BUILDING A	FOOTPRINT = 1,240 SQ. M. BUILDING HEIGHT = 10 M (2 STOREYS)	GROUND FLOOR = 9 CRUs SECOND FLOOR = OFFICE SPACE
BUILDING B	FOOTPRINT = 1,150 SQ. M. BUILDING HEIGHT = 10 M (2 STOREYS)	GROUND FLOOR = 8 CRUs SECOND FLOOR = OFFICE SPACE
BUILDING C	FOOTPRINT = 1,452 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREY)	GROUND FLOOR = 14 CRUs / OFFICE SUITES
BUILDING D	FOOTPRINT = 1,220 SQ. M. BUILDING HEIGHT = 10 M (1 STOREYS)	GROUND FLOOR = 9 CRUs SECOND FLOOR = "DAYCARE"
BUILDING E	FOOTPRINT = 557 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREYS)	GROUND FLOOR = 3 CRUs + DRIVE-THRU
BUILDING F	FOOTPRINT = 402 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREYS)	GROUND FLOOR = 3 CRUs + DRIVE-THRU

CONSTRUCTION REQUIREMENTS PER NBC 2023AE 3.2.2:

BUILDING	ARTICLE	COMMENT
BUILDING A		
BUILDING AREA: 1,240 SQ. M.		
STOREYS: 2		
FIRST:	A2	3.2.2.26
FIRST:	D	3.2.2.65
FIRST:	E	3.2.2.71 (MOST RESTRICTIVE)
SECOND:	D	3.2.2.65

CONSTRUCTION REQUIREMENTS PER NBC 2023AE 3.2.2:

BUILDING	ARTICLE	COMMENT
BUILDING D		
BUILDING AREA: 1,220 SQ. M.		
STOREYS: 2		
FIRST:	A2	3.2.2.26
FIRST:	D	3.2.2.65
FIRST:	E	3.2.2.71 (MOST RESTRICTIVE)
SECOND:	D	3.2.2.65

BUILDING	ARTICLE	COMMENT
BUILDING B		
BUILDING AREA: 1,150 SQ. M.		
STOREYS: 2		
FIRST:	A2	3.2.2.26
FIRST:	D	3.2.2.65
FIRST:	E	3.2.2.71 (MOST RESTRICTIVE)
SECOND:	D	3.2.2.65

BUILDING	ARTICLE	COMMENT
BUILDING E		
BUILDING AREA: 557 SQ. M.		
STOREYS: 2		
FIRST:	A2	3.2.2.26
FIRST:	D	3.2.2.64
FIRST:	E	3.2.2.70 (MOST RESTRICTIVE)

BUILDING	ARTICLE	COMMENT
BUILDING C		
BUILDING AREA: 1,452 SQ. M.		
STOREYS: 1		
FIRST:	A2	3.2.2.27
FIRST:	D	3.2.2.65
FIRST:	E	3.2.2.71 (MOST RESTRICTIVE)

BUILDING	ARTICLE	COMMENT
BUILDING F		
BUILDING AREA: 402 SQ. M.		
STOREYS: 1		
FIRST:	A2	3.2.2.26
FIRST:	D	3.2.2.64
FIRST:	E	3.2.2.70 (MOST RESTRICTIVE)

MAJOR OCCUPANCY FIRE SEPARATIONS:

PER NBC 2023AE TABLE 3.1.3.1:

GROUP D to GROUP E = 0 HOUR FRP FIRE SEPARATION (SMOKE SEPARATION)

GROUP A-2 to GROUP D = 1 HOUR FRP FIRE SEPARATION

GROUP A-2 to GROUP E = 2 HOUR FRP FIRE SEPARATION

Architect



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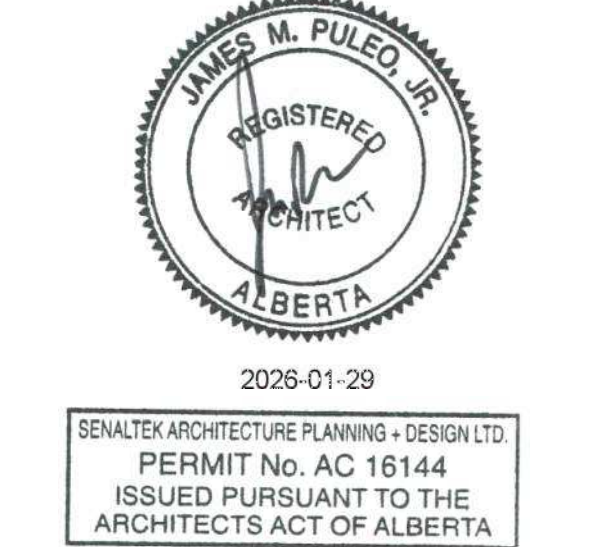
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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-01-07
6	REISSUED FOR DP	2025-11-04
7	REISSUED FOR DP	2025-11-19
8	REISSUED FOR DP	2025-01-23

Client



PEAKRIDGE GROUP
152 SOUTHBANK ST,
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL DEVELOPMENT

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

Drawing Title

COVER SHEET & PROJECT INFORMATION

Document Control No: 1084-A25-001-DWG-X-A001

Date: 2026-01-23

Scale: As indicated

Drawn: RYS & MA

Project: 1084-A25-001

Sheet No.

X-A001



EXISTING SITE CONDITIONS (A)



EXISTING SITE CONDITIONS (B)



EXISTING SITE CONDITIONS (C)



1

X-A002

KEY PLAN
N.T.S.

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STRUCTURAL ENGINEERING + FORENSICS

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**ELEQRON**

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**investec**

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2026-01-29

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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04
6	REISSUED FOR DP	2025-11-07
7	REISSUED FOR DP	2025-11-19
8	REISSUED FOR DP	2026-01-23

Client

**PEAKRIDGE GROUP**

PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

**WALDEN RETAIL
DEVELOPMENT**

**19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7**

Drawing Title

EXISTING SITE PHOTOS

Document Control No:

1084-A25-001-DWG-X-A002

Date:

2026-01-23

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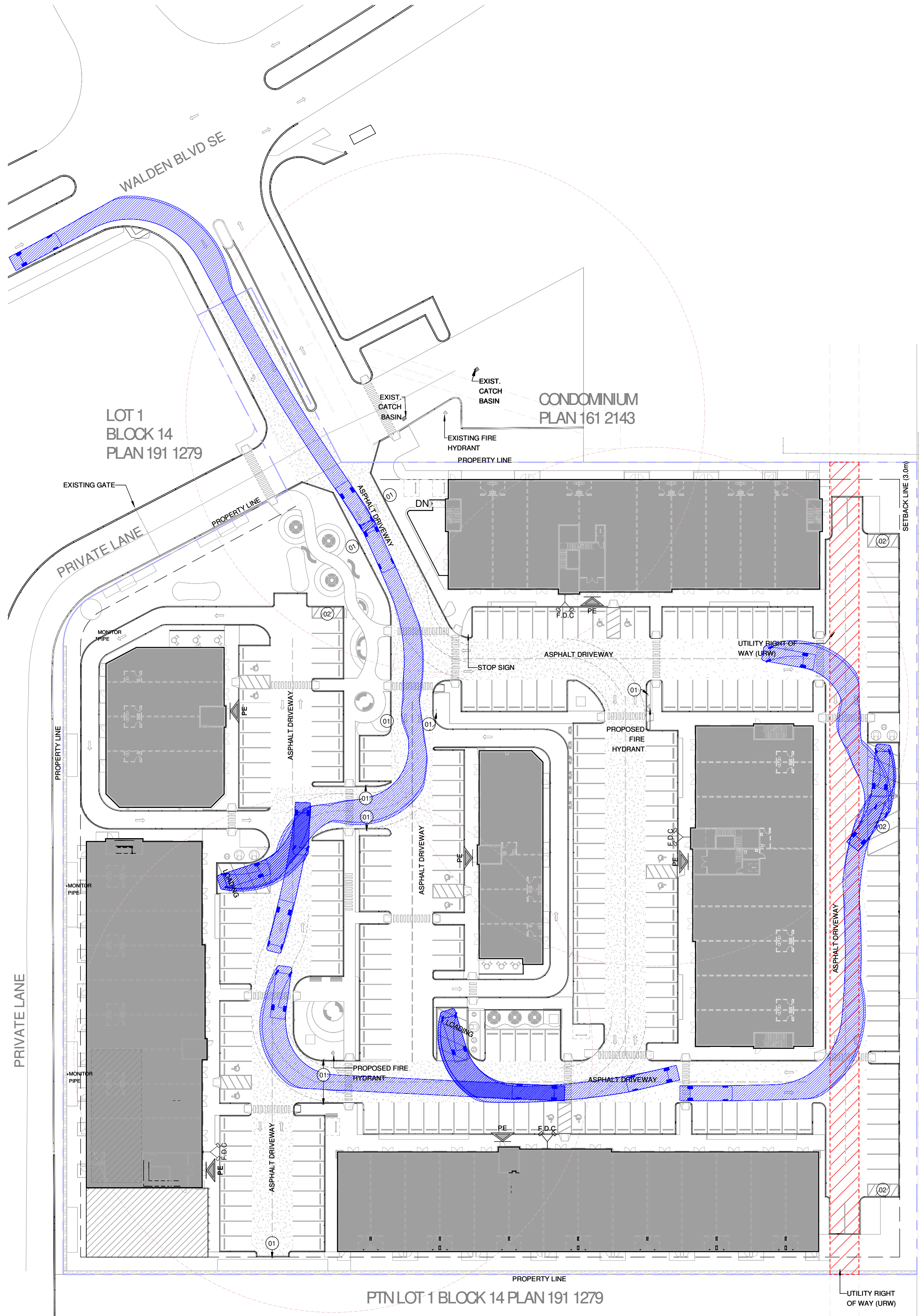
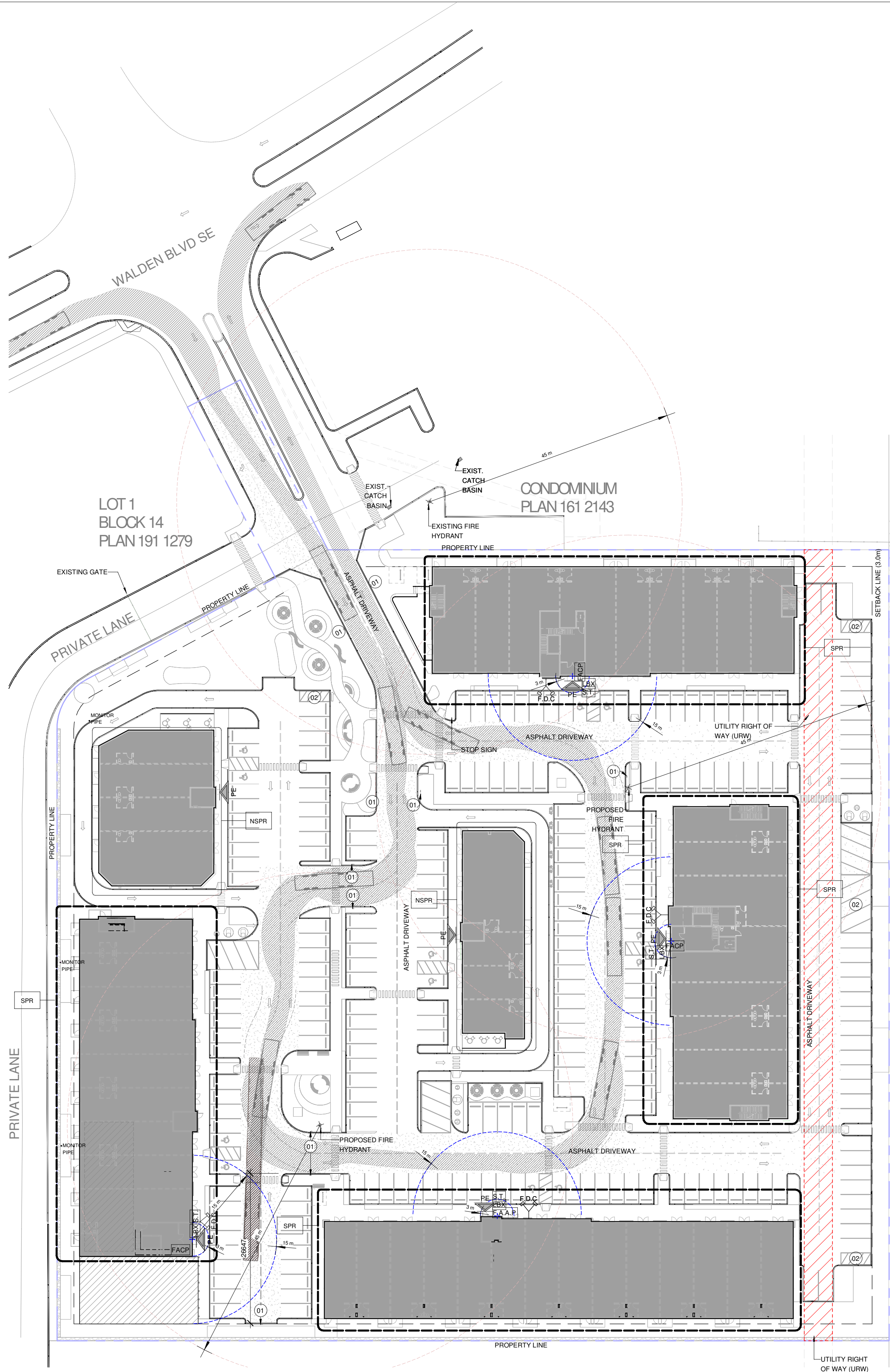
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Project:

1084-A25-001

Sheet No.

X-A002



LEGAL DESCRIPTION

LOT: 1
BLOCK: 15
PLAN: 2412397
AUTHORITY HAVING JURISDICTION: THE CITY OF CALGARY

GENERAL NOTES, A006

THIS DRAWING ILLUSTRATES IN SCHEMATIC, THE BUILDING CODE ANALYSIS AND REQUIREMENTS FOR THE PROJECT INCLUDING FIRE PROTECTION, SPATIAL AND ROOM REQUIREMENTS, EXISTING OCCUPANCIES AND BARRIER FREE DESIGN.

THE BUILDING CODE COMPLIANCE INFORMATION PRESENTED ON THIS DRAWING IS AN OVERVIEW FOR INFORMATION PURPOSES AND IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL AND ENGINEERING DOCUMENTS.

COLORLED VERSION OF THIS DRAWINGS MAY BE PROVIDED FOR INFORMATION AND COORDINATION PURPOSES.

THE CONTRACTOR IS RESPONSIBLE TO PERFORM ALL WORK IN FULL ACCORDANCE WITH THE LATEST EDITION, INCLUDING ALL REVISIONS, OF APPLICABLE CODES AND REGULATIONS OF FEDERAL, PROVINCIAL, OR LOCAL APPLICATION. IN ANY CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGENT REQUIREMENTS SHALL APPLY. MEET OR EXCEED THE REQUIREMENTS OF SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.

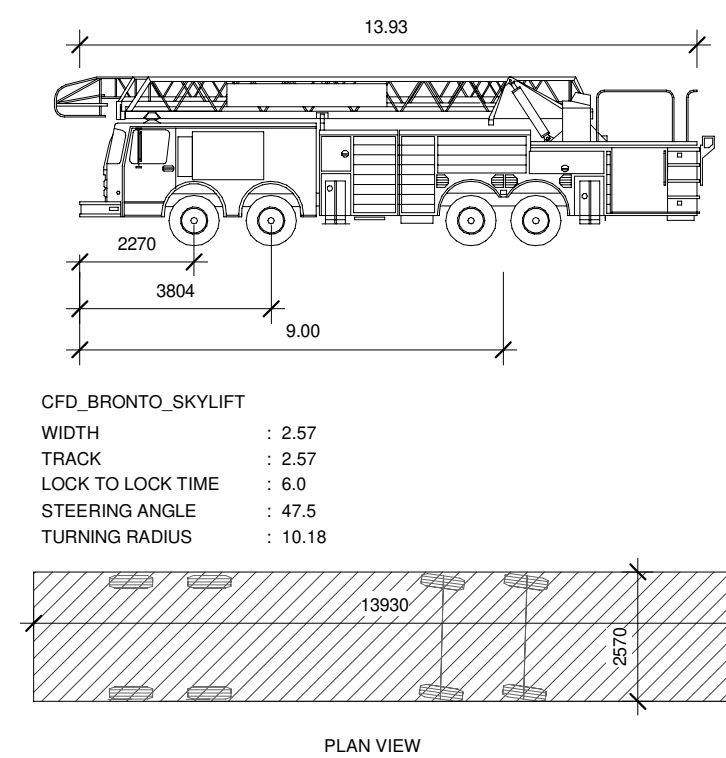
LEGEND, A006 SERIES

(MAY NOT APPLY)

	ADA COMPLIANT CURB RAMP
	PRINCIPAL ENTRANCE
	EXIT ONLY
	SPRINKLERED AREA
	NON-SPRINKLERED AREA
	BUILDING SECTION REFERENCE
	AREA OF NEW BUILDING
	HEAVY DUTY ASPHALT FOR FIRE TRUCK ACCESS ROUTE (ABLE TO SUPPORT A MIN. OF 85,000 lb or 38,556 kg)
	HEAVY DUTY ASPHALT FOR LOADING TRUCK ACCESS ROUTE (ABLE TO SUPPORT A MIN. OF 55,000 lb or 25,000 kg)

SKYLIFT FIRE TRUCK PROFILE

(N.T.S.)

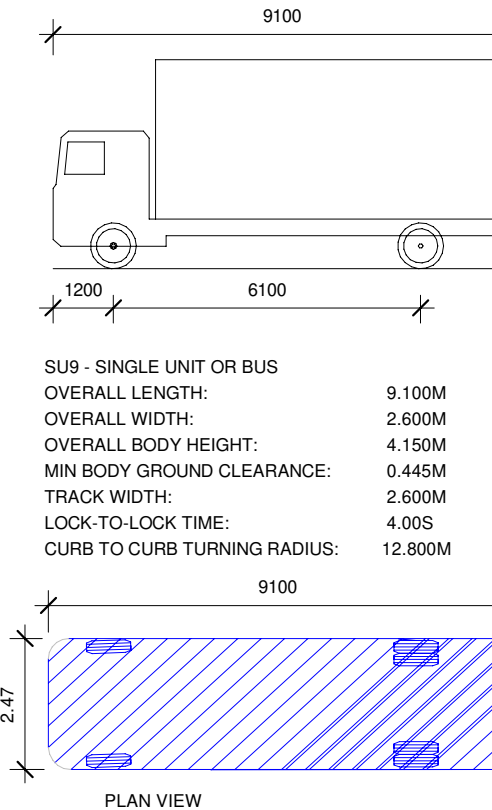


FIRE ACCESS ROUTE

- TO BE A MINIMUM OF 6.0m WIDE.
- HEAVY DUTY ASPHALT (ABLE TO SUPPORT A MIN. OF 85,000 lb or 38,556 kg).
- NO PARKING ANYTIME / FIRE LANE SIGNAGE TO BE POSTED ON INTERNAL ROADWAY ON SITE.
- PROPOSED LOCATION FOR FIRE DEPARTMENT CONNECTION (F.D.C.) IS WITHIN 15m FROM PRINCIPLE ENTRANCE OF ALL BUILDINGS. INSTALL ON EXTERIOR WALL OF EACH BUILDING IN LOCATION INDICATED

LOADING VEHICLE PROFILE

(N.T.S.)



A006 SERIES KEYNOTES

- NO PARKING ANYTIME / FIRE LANE SIGNAGE (REFER TO X-A103 SITE DETAILS SHEET)
- NO PARKING ZONE

Architect



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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04
1	ISSUED FOR PRELIMINARY MOBILITY REVIEW	2025-09-22
3	ISSUED FOR PRELIMINARY DTR RESPONSE	2025-10-02
6	REISSUED FOR DP	2025-11-07
7	REISSUED FOR DP	2025-11-19
8	REISSUED FOR DP	2026-01-23
9	REISSUED FOR DP	2026-02-19

Client



PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL
DEVELOPMENT

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

FIRE TRUCK & LOADING
VEHICLE SWEEP PATH

Document Control No: 1084-A25-001-DWG-X-A006

Date: 2026-02-19

Scale: As indicated

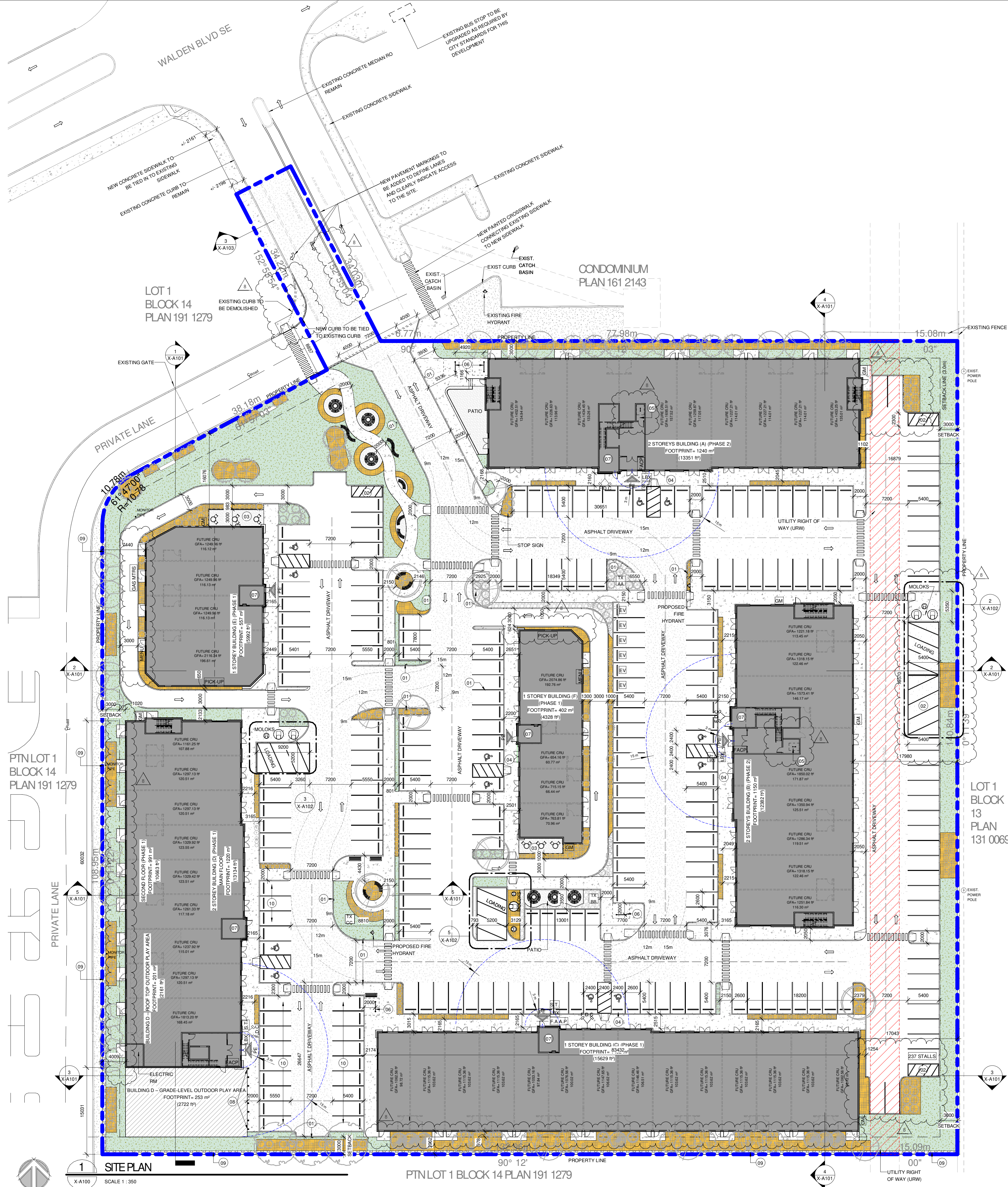
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Sheet No.

X-A006

PRELIMINARY - NOT FOR CONSTRUCTION



LEGAL DESCRIPTION

LOT: 1
BLOCK: 15
PLAN: 241297
AUTHORITY HAVING JURISDICTION: THE CITY OF CALGARY
SITE PLAN BASED ON SURVEY PREPARED BY: TOTAL GEOMATICS & CONSULTING INC.
DATE: JANUARY 15, 2025
FILE NO.: T025-00050P

SITE PLAN / BUILDING STATISTICS

TOTAL AREA OF SITE (APPROXIMATELY)	=	221,555 SF (2.06 ha)
BUILDING (A)	GROUND FLOOR AREA	= 13,351 SF (1240 SM)
BUILDING (B)	GROUND FLOOR AREA	= 12,382 SF (1150 SM)
BUILDING (C)	GROUND FLOOR AREA	= 12,382 SF (1150 SM)
BUILDING (D)	GROUND FLOOR AREA	= 13,824 SF (1280 SM)
BUILDING (E)	GROUND FLOOR AREA	= 10,663 SF (991 SM)
BUILDING (F)	GROUND FLOOR AREA	= 5,992 SF (557 SM)
BUILDING (G)	GROUND FLOOR AREA	= 4,226 SF (403 SM)

BUILDING GROSS AREA	=	101,212 SF (9,403 SM)
FOOTPRINT BUILDING AREA	=	64,816 SF (6,022 SM)
FAR	=	2.46

BUILDING SETBACK REQUIREMENT

FRONT YARD: 3.00 m
SIDE YARD: 3.00 m
REAR YARD: 3.00 m

PARKING REQUIREMENTS

FOR THE PURPOSES OF DETERMINING APPROPRIATE VEHICLE PARKING STALL QUANTITIES FOR OFFICE, GENERAL, HEALTH CARE, RETAIL, AND DRIVE-THRU USES, FOR WHICH THE CITY OF CALGARY DOES NOT STIPULATE A MINIMUM QUANTITY OF VEHICLE PARKING STALLS, THE CITY OF ALBERTA LAND USE BYLAW 01/2016, SECTION 4.4, TABLE 5 WAS REFERENCED.

TOTAL MOTOR VEHICLE PARKING STALLS RECOMMENDED = 222
OFFICES & GENERAL HEALTH CARE = 3 PER 100 SQ. M. (GUPA)
GENERAL RETAIL = 2.5 PER 100 SQ. M. (GUPA)
RESTAURANT = 5 PER DRIVE THROUGH (GUPA)

MINIMUM QUANTITY OF DAYCARE DROP-OFF / PICK-UP STALLS PER CITY OF CALGARY LAND USE BYLAW 1/P2007 SENTENCE 165
DAYCARE (MAX. 210 CHILDREN) = 1 PER 10 CHILDREN = 21 STALLS

TOTAL MOTOR VEHICLE PARKING STALLS PROVIDED = 237

FOR THE PURPOSES OF CALCULATING THE NUMBER OF BARRIER FREE DESIGNATED STALLS BY LANS SENTENCE 021, TABLE 1.2 WAS REFERENCED TO DETERMINE THE TOTAL NUMBER OF STALLS AND NB-AE(23) TABLE 3.8.2.5 WAS REFERENCED TO DETERMINE THE DESIGNATED PARKING SPACES FOR USE BY PERSONS WITH PHYSICAL DISABILITIES.

MINIMUM MOTOR VEHICLE PARKING SPACES CALCULATED, PER BYLAW TABLE 1.2 = 222

DESIGNATED PARKING SPACES REQUIRED FOR USE BY PERSONS WITH PHYSICAL DISABILITIES, PER NB-AE(23) TABLE 3.8.2.5 = 6

TOTAL BARRIER FREE PARKING STALLS PROVIDED = 12

TOTAL CLASS 2 BICYCLE PARKING STALLS REQUIRED = 26 (PER SENTENCES 1/P2007 165, 185, 246, 286.1)

TOTAL CLASS 2 BICYCLE PARKING STALLS PROVIDED = 4 BIKE RACKS WITH 7 BIKES EACH = 28

TOTAL CLASS 1 BICYCLE PARKING STALLS REQUIRED = 1 STALL PER 100 SQ. M. OF OFFICE GUPA (SENTENCE 1/P2007 246) = 3

TOTAL CLASS 1 BICYCLE PARKING STALLS PROVIDED = 4

LANDSCAPE REQUIREMENTS

SOFT SURFACED LANDSCAPED AREA MUST PROVIDE MINIMUM OF 1.0 TREE AND 2.0 SHRUBS PER 25.0 SQ. M. (OR 50.0 SQ. M. WHERE IRRIGATION IS PROVIDED BY A LOW WATER IRRIGATION SYSTEM. (REFER TO LANDSCAPE DRAWINGS)

MINIMUM AREA OF LANDSCAPED AREAS WITHIN SURFACE PARKING AREA (ISLANDS, STRIPS) = 0.15 SQ. M. FOR EVERY 1.0 SQ. M. OF TOTAL PARKING, DRIVE AISLE, VEHICULAR ACCESS PAVED AREAS

LANDSCAPING REQUIRED = 15% OF (221,555 SF - 64,816 SF) = 23,530 SF
PROVIDED LANDSCAPING = 2,835 SQ. M. / 30,515 SQ. FT.

WASTE REQUIREMENTS

PROJECT AREA: 6,034 M²

CITY PARAMETER: 3.0 M³ / 1,000 M² / WEEK

TOTAL WEEKLY WASTE: 3.0 x (6,034 + 1,000) = 3.0 x 7,034 = 21,102 M³ / WEEK

WEEKLY VOLUMES:

(ASSUMED SPLIT: ORGANICS 15% RECYCLABLES 45% GARBAGE 40% GREASE 0.375 M³ / 375 L)

ORGANICS (15%) = 0.15 x 21,102 = 3,165 M³ / WEEK

RECYCLABLES (45%) = 0.45 x 21,102 = 9,500 M³ / WEEK

WASTE (40%) = 0.40 x 21,102 = 8,441 M³ / WEEK

SUMMARY OF WASTES PROVIDED

STREAM	APPROX. WEEKLY VOLUME (M ³)	UNIT CAPACITY	UNITS PROVIDED	TOTAL CAPACITY PROVIDED	NOTES
(W) WASTE	7.24	5.0 m ³	3	15 m ³	MOLDR CLASS 1 m ³ (OR APPROVED EQUIVALENT) TO ACCOMMODATE MINIMUM WEEKLY WASTE VOLUME. SUITABLE FOR WASTE, PAPER, CARDBOARD, AND PLASTICS.
(R) RECYCLING	8.15	5.0 m ³	2	10 m ³	MOLDR CLASS 1 m ³ (OR APPROVED EQUIVALENT) TO ACCOMMODATE MINIMUM WEEKLY WASTE VOLUME. SUITABLE FOR BIOWASTE, GLASS, METAL, PAPER.
(O) ORGANIC	2.72	1.3 m ³	4	5.2 m ³	MOLDR CLASS 1 m ³ (OR APPROVED EQUIVALENT) TO ACCOMMODATE MINIMUM WEEKLY WASTE VOLUME. SUITABLE FOR BIOWASTE, GLASS, METAL, PAPER.
(G) GREASE	0.375	800 L	1	0.8 m ³	MOLDR CLASS 800 L (OR APPROVED EQUIVALENT) TO ACCOMMODATE MINIMUM WEEKLY WASTE VOLUME. SUITABLE FOR COOKING OIL.
TOTAL WEEKLY WASTE VOLUME REQUIRED	18.01 m ³			31 m ³	

SITE KEYNOTES

- (01) NO PARKING ANYTIME / FIRE LANE SIGNAGE (REFER TO X-A103 SITE DETAILS SHEET)
- (02) NO PARKING ZONE
- (03) PATIO, FENCE BY OTHERS
- (04) BARRIER FREE PARKING SIGN (INSTALLED AT ALL RELEVANT LOCATIONS) (REFER TO SITE SIGNAGE DETAIL)
- (05) BICYCLE PARKING STALLS — CLASS 1 (TWO BIKES CAPACITY) LOCATED IN BUILDING A&B (REFER TO X-A103 SITE DETAILS SHEET)
- (06) BICYCLE PARKING STALLS — CLASS 2 (7 BIKES CAPACITY) (REFER TO X-A103 SITE DETAILS SHEET)
- (07) SERVICE ROOM WILL CONTAIN ELECTRICAL AND WATER ENTRY
- (08) BOLLARDS
- (09) LANDSCAPE WALL: MAXIMUM HEIGHT NOT TO EXCEED 1.2 M. REFER TO CIVIL DRAWINGS
- (10) CONTRACTOR TO INSTALL SIGNAGE DEDICATED TO 'DROP-OFF AND PICK-UP' USE ASSOCIATED WITH THE CHILDCARE SERVICE AT EACH VEHICLE PARKING STALL DESIGNATED FOR PICK-UP/DROP-OFF ON THE APPROVED PLANS. SIGNAGE SHALL BE ORIENTED TOWARDS THE PARKING STALL AND BE VISIBLE TO TRAFFIC, AND SHALL RESTRICT GENERAL PARKING DURING PEAK CHILDCARE OPERATING TIMES TO FACILITATE EFFECTIVE DROP-OFF AND PICK-UP.

GENERAL NOTES, A101 SERIES

REFER TO GEOTECHNICAL, LEGAL SURVEY AND ENVIRONMENTAL ASSESSMENT DOCUMENTS IN SPECIFICATION

FOR EXISTING UNDERGROUND UTILITIES LOCATIONS REFER TO CIVIL DOCUMENTS AND INFORMATION.

CIVIL WORK, PAVING AND SITE UTILITIES INDICATED ON THIS DRAWING ARE FOR INFORMATION PURPOSES ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR FULL DETAILS, AND SPECIFIC INFORMATION.
REFER TO CIVIL FOR SIDEWALKS, CURBS, ASPHALT AND GRANULAR PAVING AREAS, AND ROAD CUTS. ALL SIDEWALKS TO BE 2.0m CLEAR FROM FINISH FACE OF BUILDING.
TO EDGE OF SIDEWALK, NOT INCLUDING THE CURB

REFER TO CIVIL FOR ALL SITE GRADING AND STORM WATER MANAGEMENT

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SOOSEEDING AREAS, MAINTENANCE STRIPS, PLANT MATERIAL AND LANDSCAPING DETAILS.

REFER TO ELECTRICAL FOR ALL SITE UTILITIES, POWER, DATA AND LIGHTING REQUIREMENTS.

REFER TO SPECIFICATIONS FOR MATERIAL TYPES, COLOURS AND SITE FURNISHINGS

CONTRACTOR RESPONSIBLE FOR MAKING GOOD TO ALL EXISTING SITE WORK TO REMAIN, WHICH IS DAMAGED AS A RESULT OF THIS CONTRACT. PROVIDE PROPER PATCHING AND TRANSITIONS OF NEW AND EXISTING WORK WHERE APPLICABLE.
FAR = 2.46

LEGEND, A100 SERIES

---	PROPERTY LINE
---	SETBACK LINE
PE	PRINCIPAL ENTRANCE
---	BUILDING ENTRANCE
---	CONCRETE PAVERS - PATIO
---	SHREDDED WOOD MULCH (REFER TO LANDSCAPE DRAWINGS)
---	CONCRETE WALKWAY
---	SOD (REFER TO LANDSCAPE DRAWINGS) *ALL SODDED AREAS ARE TO BE PLANTED WITH A DROUGHT-TOLERANT GRASS SPECIES.
---	HEAVY-DUTY ASPHALT FOR FIRE TRUCK ACCESS ROUTE (ABLE TO SUPPORT A MIN. OF 85,000 lb or 38,556 kg)
---	HEAVY-DUTY ASPHALT FOR LOADING TRUCK ACCESS ROUTE (ABLE TO SUPPORT A MIN. OF 55,000 lb or 25,000 kg)
---	5-LOOP WAVE STYLE BIKE RACK - 7 BIKE CAPACITY CLASS 2 (REFER TO DETAILS)
EV	ELECTRIC VEHICLE (EV) CHARGING STATION (LEVEL 2)
GM	GAS METERS
TX ##	PROPOSED TRANSFORMERS (TO BE CONFIRMED)
---	LOADING ZONE - ASPHALT WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 55,000 lb / 25,000 kg (C/W PAVEMENT MARKINGS)
---	FIRE HYDRANT REFER TO CIVIL
ASPHALT	ASPHALT PAVING (REFER TO CIVIL)
---	STANDARD PARKING SPACE C/W MARKINGS AND PAVEMENT
---	SITE FURNISHINGS TYPE TO BE CONFIRMED
---	VEHICULAR TRAVEL DIRECTION
---	PAINTED CROSSWALK
---	BARRIER-FREE RAMP
---	BARRIER FREE ACCESSIBLE PARKING SPACE C/W PAVEMENT & MARKINGS
---	SIGNAGE (REFER TO SPECIFICATIONS)
---	FIRE DEPARTMENT CONNECTION
LBX	FIRE DEPARTMENT LOCK BOX
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
ST	EXTERIOR STROBE LIGHT PLACED ABOVE ALARM PANEL TO DEFINE PRINCIPAL ENTRANCE
---	CONCRETE SIDEWALK
---	DENOTES CATCH BASIN
---	DENOTES MONITOR PIPE
---	AREA OF NEW BUILDING
---	FUTURE WALL (BY OTHERS)
---	UTILITY RIGHT OF WAY (URW)

LEGEND SYMBOLS ARE TYPICAL & MAY NOT ALL APPLY TO THIS SPECIFIC PROJECT.



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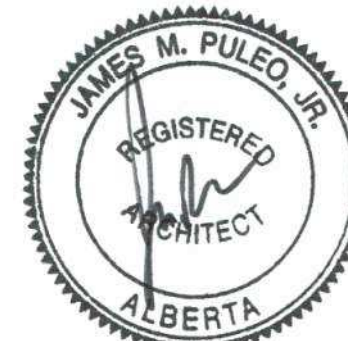
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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04
1	ISSUED FOR PRELIMINARY MOBILITY REVIEW	2025-09-22
2	ISSUED FOR CLIENT REVIEW	2025-09-29
3	ISSUED FOR PRELIMINARY DTR RESPONSE	2025-10-02
4	ISSUED FOR CLIENT REVIEW	2025-10-16
5	ISSUED FOR CLIENT UPDATE	2025-11-07
6	REISSUED FOR DP	2025-11-19
7	REISSUED FOR DP	2025-11-19
8	REISSUED FOR DP	2026-01-23

Client



PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL DEVELOPMENT

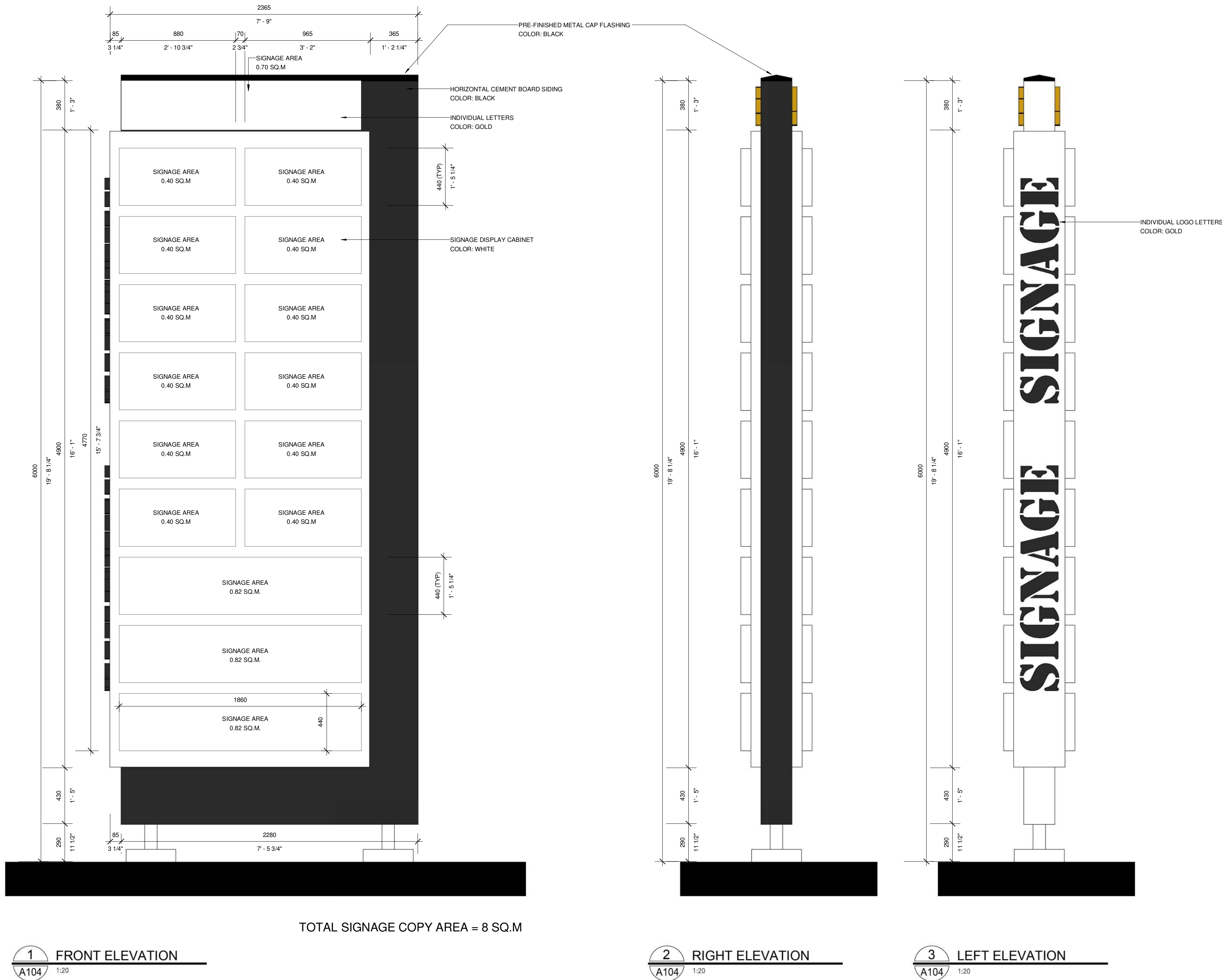
19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

SITE PLAN

Document Control No:	1084-A25-001-DWG-X-A100	Sheet No.
Date:	2026-01-23	Scale: As indicated
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Project:	1084-A25-001	

X-A100



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**PEAKRIDGE GROUP**

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OKOTOKS, AB T0L 0A0

Project Title

**WALDEN RETAIL
DEVELOPMENT**

**19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7**

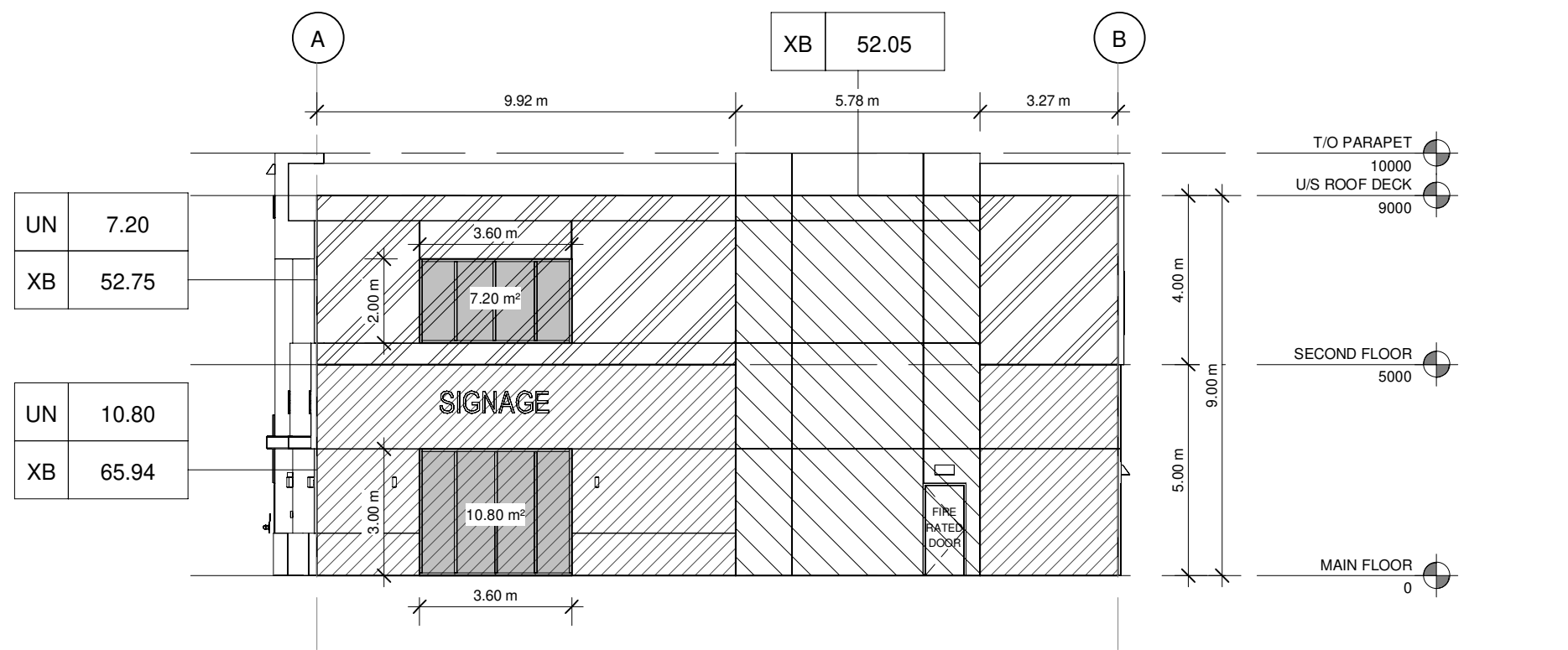
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**FREESTANDING SIGN
DETAILS**

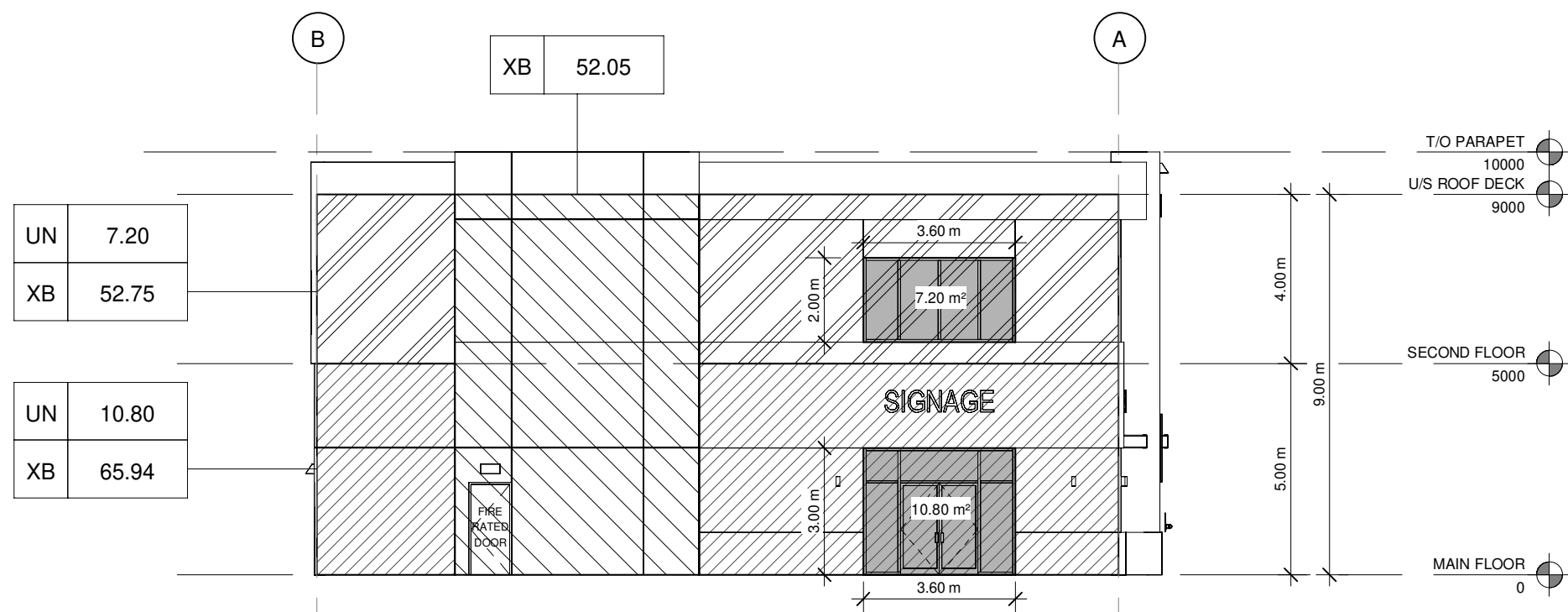
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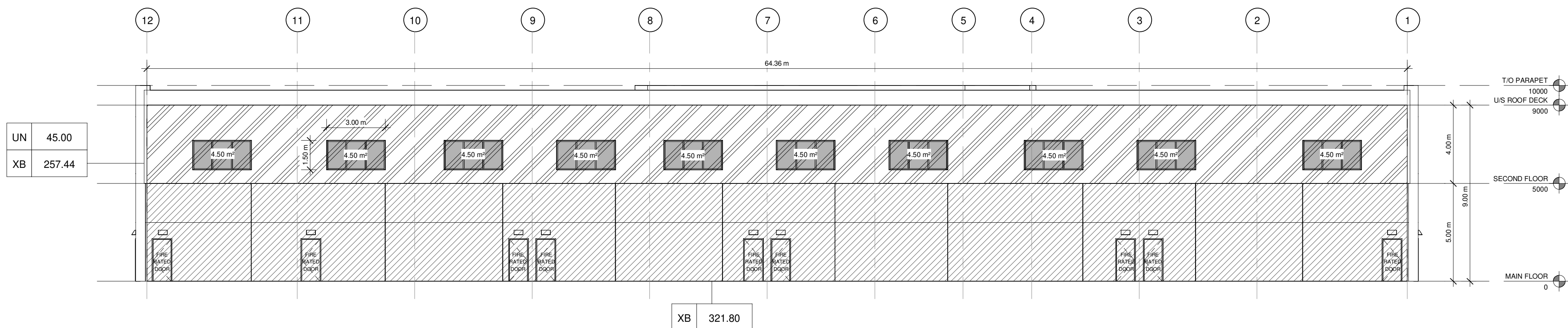
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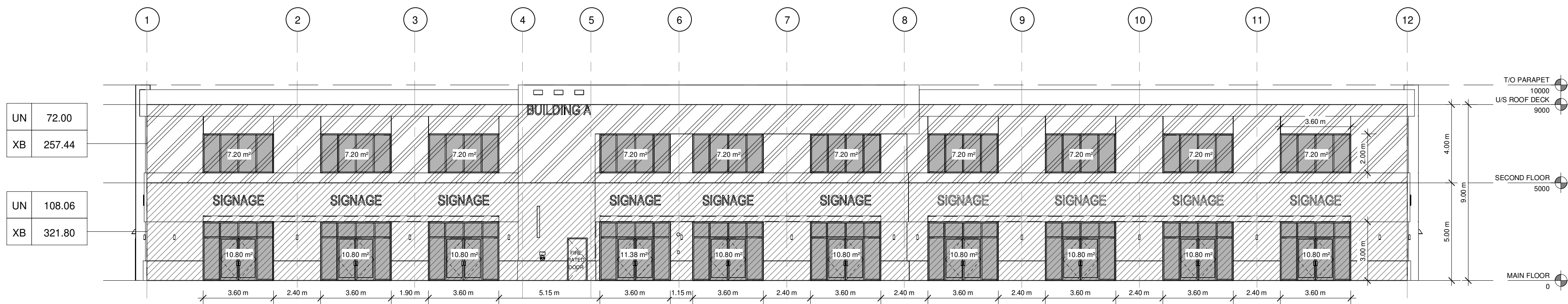
1 EAST ELEVATION - EXPOSING BUILDING FACE
A-A007 SCALE 1 : 150



2 WEST ELEVATION - EXPOSING BUILDING FACE
A-A007 SCALE 1 : 150



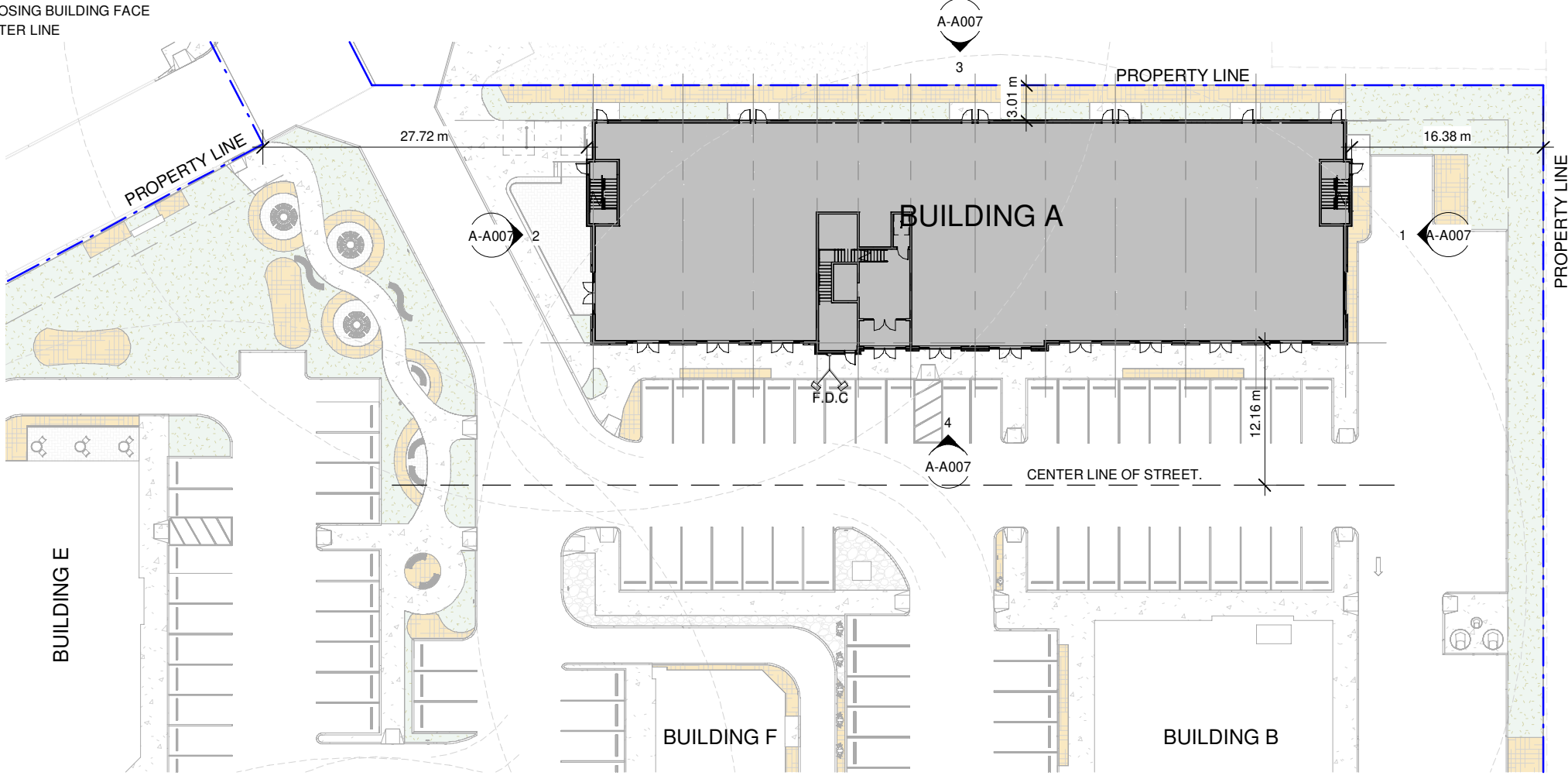
3 NORTH ELEVATION - EXPOSING BUILDING FACE
A-A007 SCALE 1 : 150



4 SOUTH ELEVATION - EXPOSING BUILDING FACE
A-A007 SCALE 1 : 150

SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E & D SPRINKLERED												
TABLE 3.2.3.1-E & TABLE 3.2.3.1-D (NBC-2023AE) AREA OF UNPROTECTED OPENING								TABLE 3.2.3.7. (NBC-2023AE) CONSTRUCTION OF EXPOSED BUILDING FACE				
ELEV #	BUILDING FACE	OCCUPANCY CLASSIFICATION	COMPARTMENT	LIMITING DISTANCE	AREA OF E.B.F m ₂	RATIO (L/H OR HL)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	EAST	GROUP E		16.38m > 15m TO P.L.	< 150	N/A	N/A	100%	N/A	N/A	N/A	REFER TO CONSTRUCTION ASSEMBLIES
2	WEST	GROUP E		27.72 > 15m TO P.L.	< 150	N/A	N/A	100 %	N/A	N/A	N/A	
3	NORTH	GROUP E	MAIN FLOOR	3.01m TO P.L.	> 200	N/A	0 %	10 %	2HR	Noncombustible	Noncombustible	
		GROUP D	2nd FLOOR		> 150		17.48 %	22 %	1HR	Combustible, Encapsulated mass timber, or Noncombustible		
4	SOUTH	GROUP E		> 9m TO C.L. OF STREET PER NBC 2020-32.3.10.2)	> 200	N/A	N/A	100 %	N/A	N/A	N/A	

P.L. PROPERTY LINE
I.L. IMAGINARY LINE
UPO UNPROTECTED OPENING
E.B.F EXPOSING BUILDING FACE
C.L. CENTER LINE



5 KEY PLAN
A-A007 SCALE 1 : 500

GENERAL NOTES, A007

LEGEND, A007 SERIES

(MAY NOT APPLY)

	FIRE DEPARTMENT CONNECTION
	FACING STREET
	UNPROTECTED OPENINGS / (mm)
	EXPOSING BUILDING FACE / AREA (mm ²)
	SPECIAL SEPARATION (m)
	PRINCIPAL ENTRANCE
	BUILDING SECTION REFERENCE
	BUILDING ELEVATION REFERENCE
	FIRE HYDRANT/WATER SUPPLY
	FIRE ROUTE
	BUILDING ENTRANCE

EXPOSING BUILDING FACE LEGEND

	FIRST FLOOR
	SECOND FLOOR
	STAIRS
	WINDOWS

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1	REISSUED FOR DP	2025-11-07
2	REISSUED FOR DP	2025-11-19
3	REISSUED FOR DP	2026-01-29

Client

Project Title

WALDEN RETAIL DEVELOPMENT BUILDING (A)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (A)

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Date: 2026-01-23

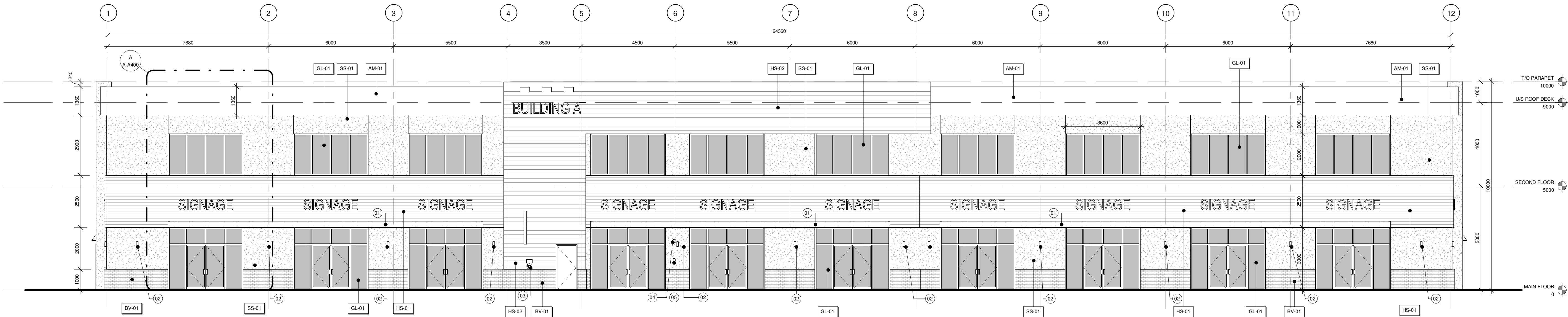
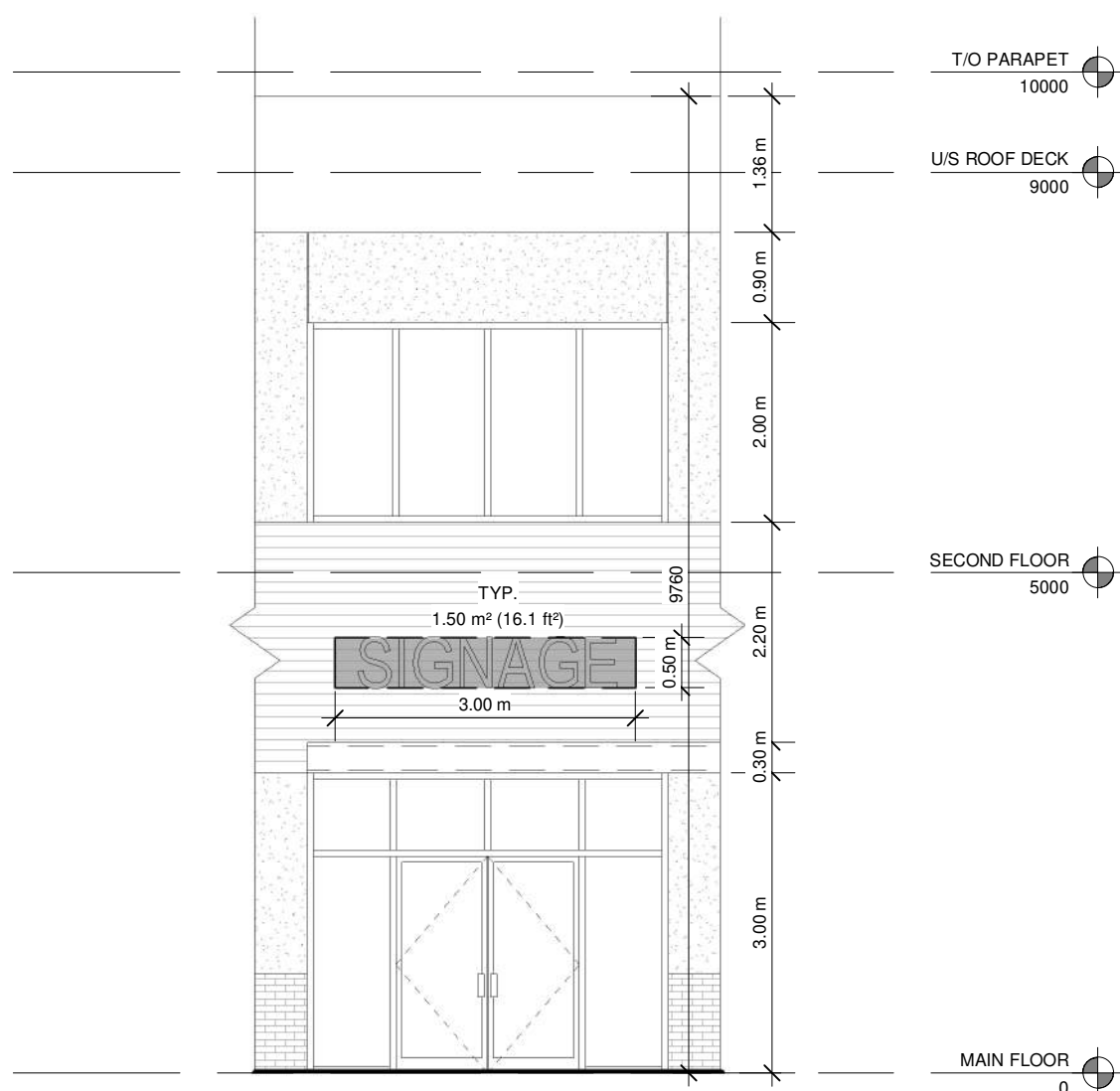
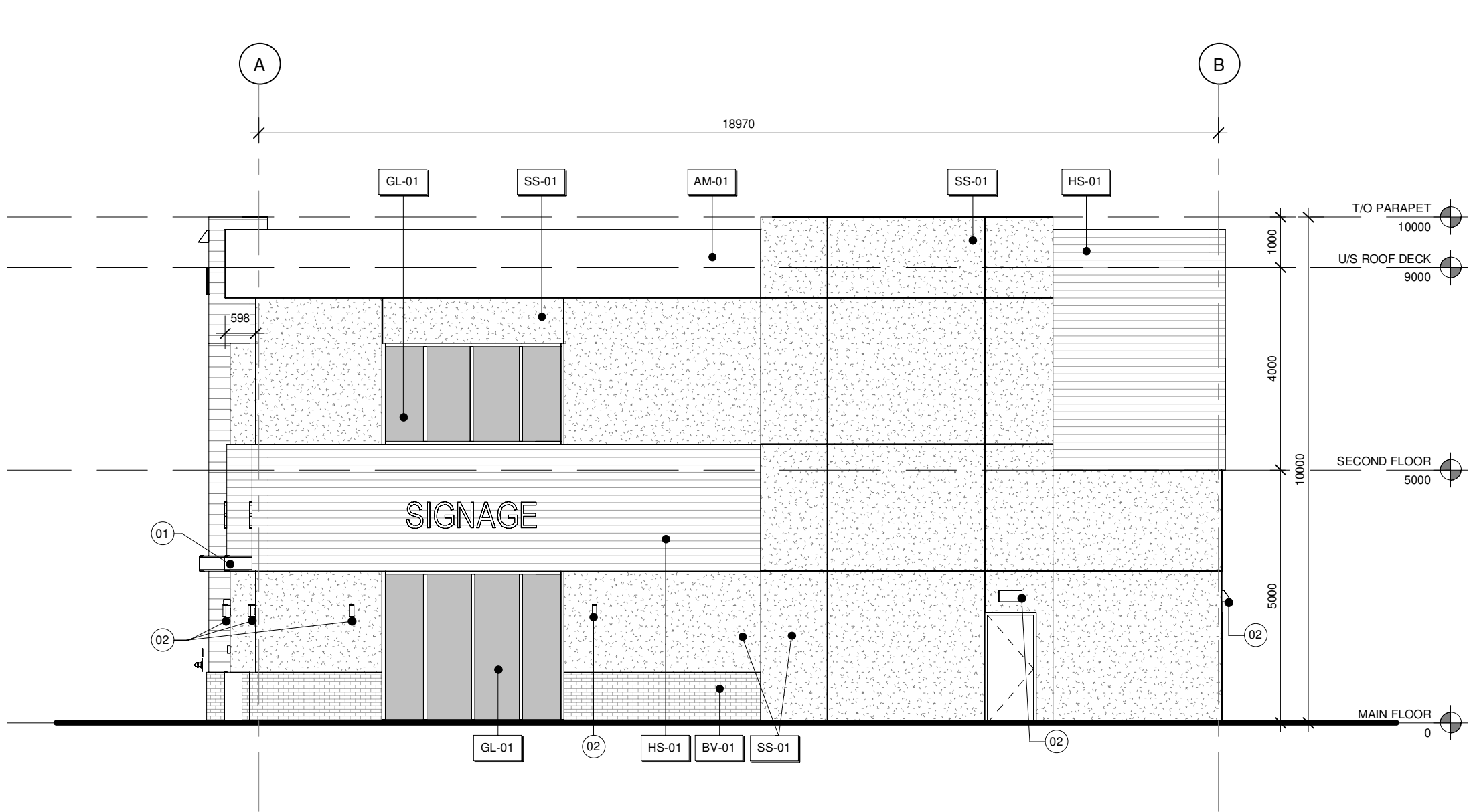
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Project: 1084-A25-001

Sheet No.

A-A007



EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS : COLOR GRAY
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME, COLOUR: BLACK
HS-01	PRE-FINISHED HORIZONTAL METAL SIDING : RED COLOR
HS-02	PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM CW 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS, FINISH COLOUR: WHITE

EXTERIOR FINISHES ABBREVIATIONS

AM-00	Prefinished Architectural Metal type
BV-00	Brick Veneer type
CM-00	Concrete Unit Masonry type
EC-00	Exposed Architectural Concrete Finish type
EP-00	Exterior Paint Colour
ES-00	Exterior Stain type
HS-00	Prefinished Metal Siding, Horizontal Type
LV-00	Prefinished Aluminum Louvre unit
MS-00	Masonry Accent Band type
MF-00	Prefinished Metal Fascia type
MP-00	Metal Composite Panel System type
MS-00	Prefinished Metal Soffit type
MV-00	Masonry Veneer type
PC-00	Precast Concrete Unit type
PP-00	Prefinished Composite Board/Panel type
PR-00	Prefinished Metal roofing type
PRG	Cement Parging
SS-00	Exterior Stucco type
VS-00	Prefinished Metal Siding, Vertical type
WD-00	Wood Panel/Trim type

ELEVATION KEYNOTES

- (01) STRUCTURAL STEEL CANOPY, COLOUR: BLACK, REFER TO STRUCTURAL
- (02) WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
- (03) FIRE DEPARTMENT CONNECTION
- (04) STROBE LIGHT
- (05) LOCKBOX

SIGNAGE NOTES

- INDIVIDUAL ILLUMINATED LETTERS (TYP. CHANNEL CUT)
- NO PORTION OF SIGN MAY EXTEND ABOVE THE ROOF LINE OF THE BUILDING.
- SIGNS SHALL NOT HAVE ANY EXPOSED WIRING OR BULBS.
- SIGNS TO BE SAFELY AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS, OR SIMILAR MEANS, TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
- IN A MULTI-UNIT DEVELOPMENT, THIS SHALL APPLY BOTH TO THE OVERALL BUILDING FACE AS WELL AS TO EACH INDIVIDUAL UNIT.
- MAXIMUM PROJECTION: 0.40 m
- THE SIGN AREA IS NOT LARGER THAN 1.5 SQUARE METRES
- FACIA SIGNS (SIGN - GLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

GENERAL NOTES, A400

LEGEND, A400 SERIES

MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE, SEE ELECTRICAL
GT#	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
D101.1	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
7	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOPFLASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00	BUILDING ELEVATION REFERENCE
1	SECTION No.
A101	DRAWING No. / BUILDING SECTION REFERENCE
1	DETAIL No.
A101	DRAWING No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA

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1	REISSUED FOR DP	2025-11-07
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Client

Project Title

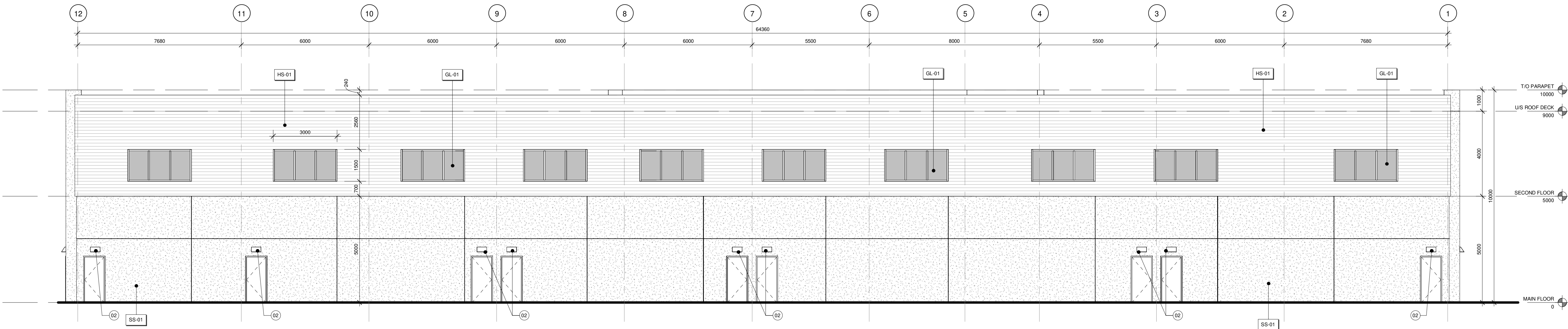
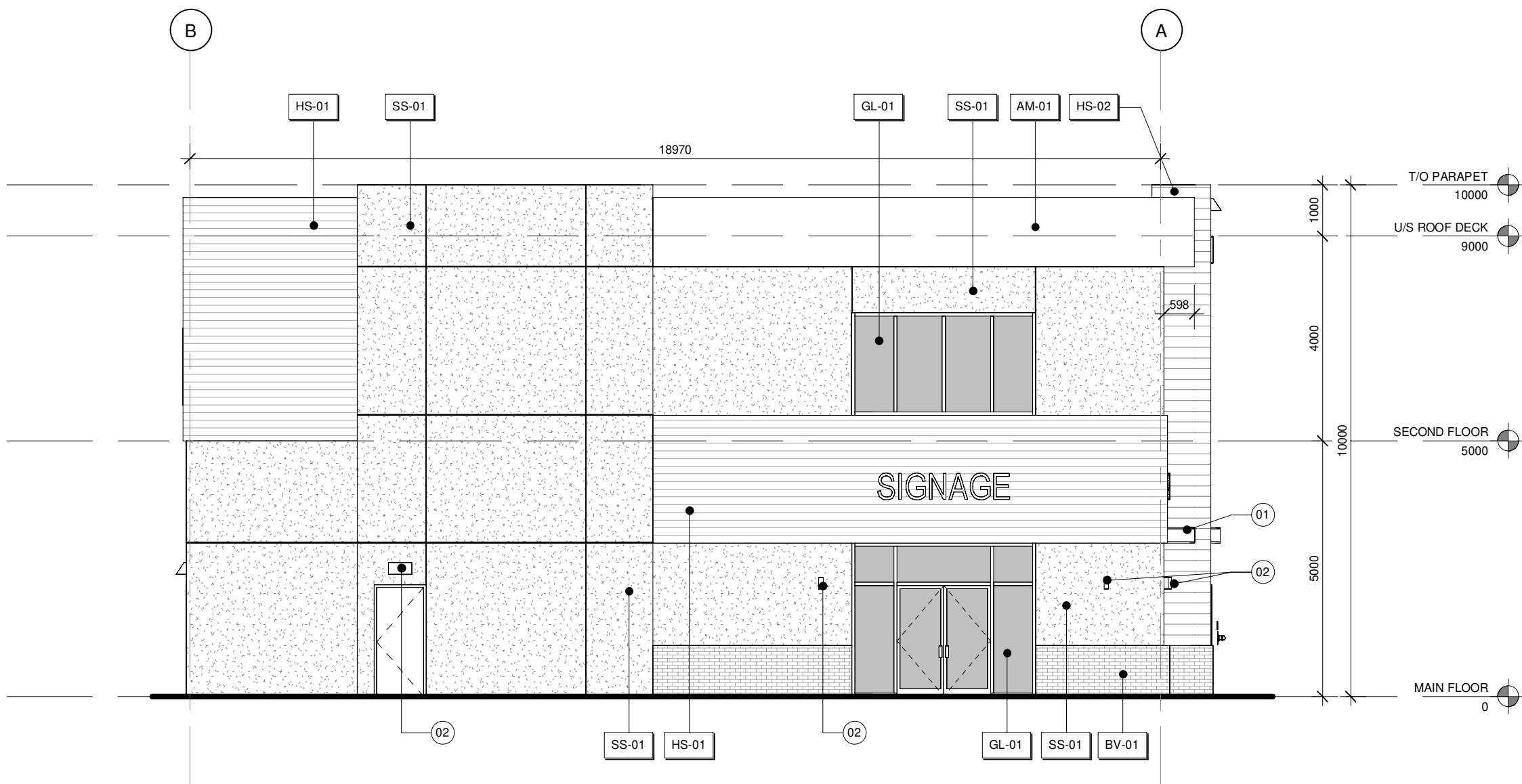
**WALDEN RETAIL
DEVELOPMENT
BUILDING (A)**

**19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7**

Drawing Title

**EXTERIOR ELEVATIONS
BUILDING (A)**

Document Control No:	1084-A25-001-DWG-A-A400	Sheet No.
Date:	2026-01-23	
Scale:	As indicated	
Drawn:	MA	
Project:	1084-A25-001	A-A400



EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS : COLOR GRAY
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME. COLOUR: BLACK
HS-01	PRE-FINISHED HORIZONTAL METAL SIDING : RED COLOR
HS-02	PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM CW 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS. FINISH COLOUR: WHITE

EXTERIOR FINISHES ABBREVIATIONS

AM-00	Pre-finished Architectural Metal type
BV-00	Brick Veneer type
CM-00	Concrete Unit Masonry type
EC-00	Exposed Architectural Concrete Finish type
EP-00	Exterior Paint Colour
ES-00	Exterior Stain type
HS-00	Pre-finished Metal Siding, Horizontal Type
LV-00	Pre-finished Aluminum Louvre unit
MB-00	Masonry Accent Band type
MF-00	Pre-finished Metal Fascia type
MP-00	Metal Composite Panel System type
MS-00	Pre-finished Metal Soffit type
MV-00	Masonry Veneer type
PC-00	Precast Concrete Unit type
PP-00	Pre-finished Composite Board Panel type
PR-00	Pre-finished Metal roofing type
PRG	Cement Parging
SS-00	Exterior Stucco type
VS-00	Pre-finished Metal Siding, Vertical type
WD-00	Wood Panel Trim type

ELEVATION KEYNOTES

- STRUCTURAL STEEL CANOPY, COLOUR: BLACK, REFER TO STRUCTURAL
- WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
- FIRE DEPARTMENT CONNECTION
- STROBE LIGHT
- LOOKBOX

SIGNAGE NOTES

- INDIVIDUAL ILLUMINATED LETTERS (TYP. CHANNEL CUT)
- NO PORTION OF SIGN MAY EXTEND ABOVE THE ROOF LINE OF THE BUILDING.
- SIGNS SHALL NOT HAVE ANY EXPOSED WIRING OR BULBS.
- SIGNS TO BE SAFELY AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS, OR SIMILAR MEANS, TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
- IN A MULTI-UNIT DEVELOPMENT, THIS SHALL APPLY BOTH TO THE OVERALL BUILDING FACE AS WELL AS TO EACH INDIVIDUAL UNIT.
- MAXIMUM PROJECTION: 0.40 m
- THE SIGN AREA IS NOT LARGER THAN 1.5 SQUARE METRES
- FACIA SIGNS (SIGN - GLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

GENERAL NOTES, A400

LEGEND, A400 SERIES

MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL
GT#	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
D101.1	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
7	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOPFLASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00	BUILDING ELEVATION REFERENCE
1	SECTION No.
A101	DRAWING No. / BUILDING SECTION REFERENCE
1	DETAIL No.
A101	DRAWING No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA



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Client



PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL
DEVELOPMENT
BUILDING (A)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

EXTERIOR ELEVATIONS
BUILDING (A)

Document Control No: 1084-A25-001-DWG-A-A401

Date: 2026-01-23

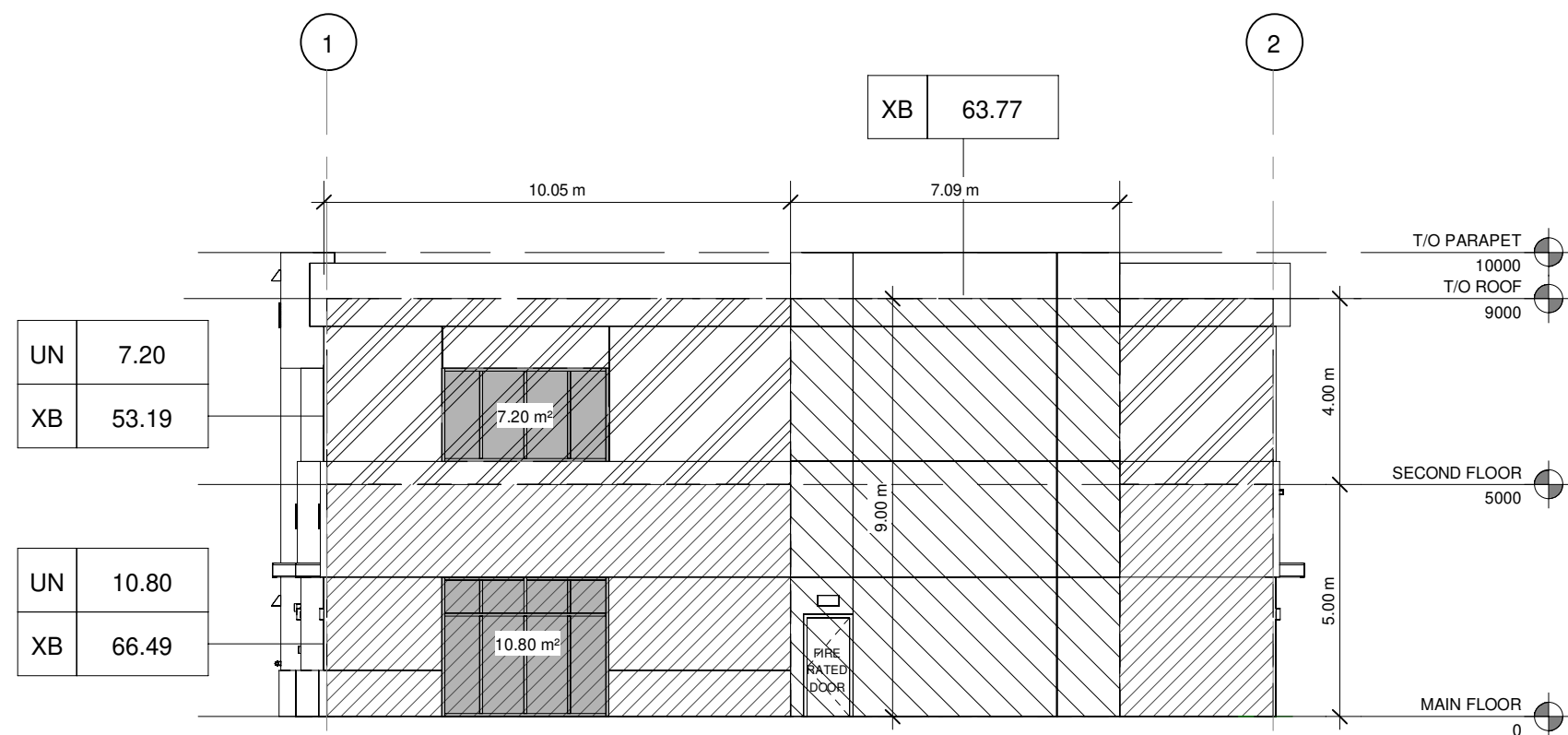
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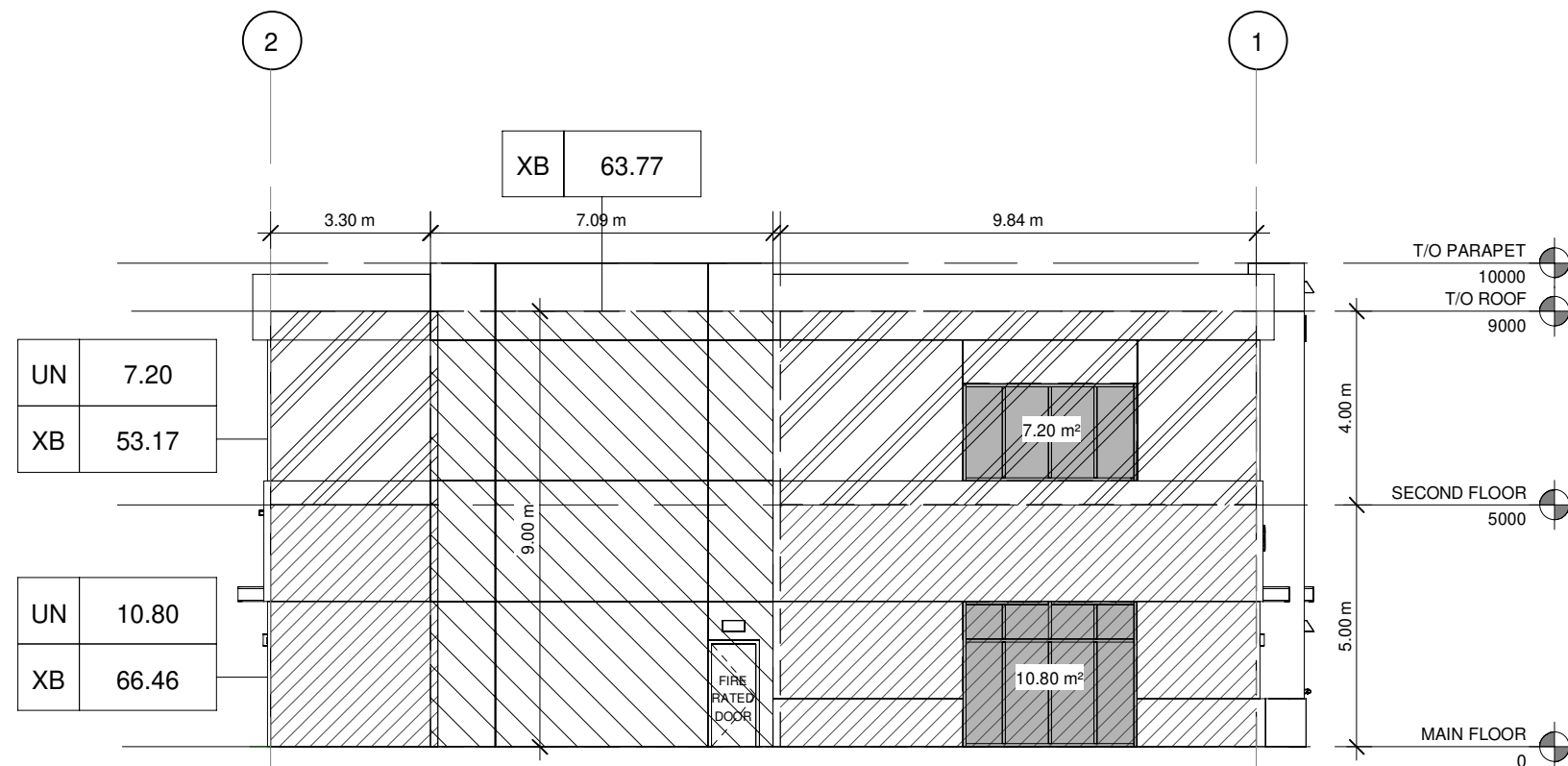
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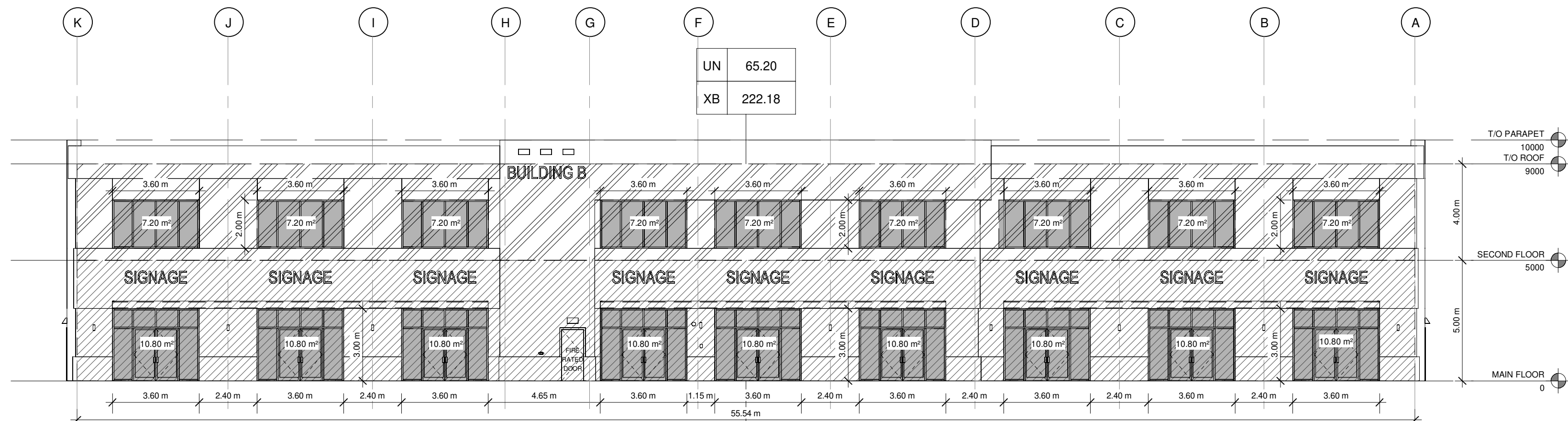
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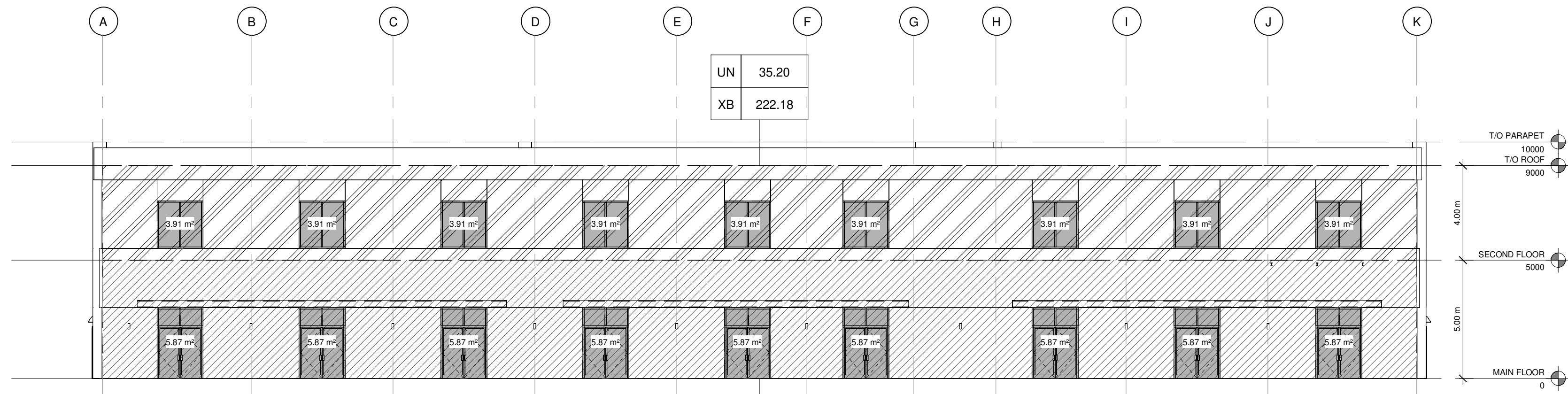
1 SOUTH ELEVATION - EXPOSING BUILDING FACE



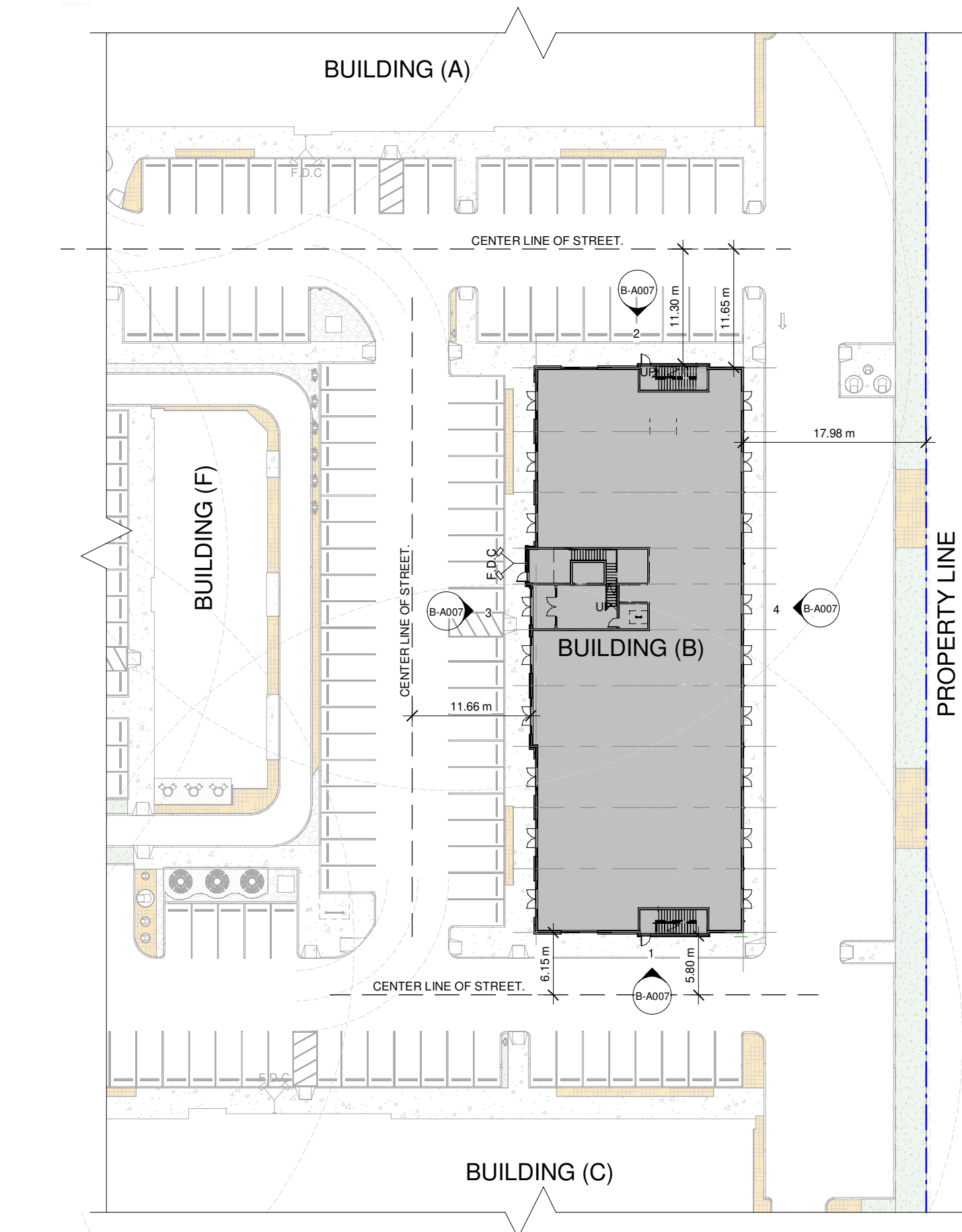
2 NORTH ELEVATION - EXPOSING BUILDING FACE



3 WEST ELEVATION - EXPOSING BUILDING FACE



4 EAST ELEVATION - EXPOSING BUILDING FACE



5 KEY PLAN

SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E & D SPRINKLERED												
TABLE 3.2.3.1 - E & TABLE 3.2.3.1 - D (NBC-2023AE) AREA OF UNPROTECTED OPENING									TABLE 3.2.3.7 (NBC-2023AE) CONSTRUCTION OF EXPOSED BUILDING FACE			
ELEV #	BUILDING FACE	OCCUPANCY CLASSIFICATION	COMPARTMENT	LIMITING DISTANCE	AREA OF E.B.F m ₂	RATIO (L/H OR H/L)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	SOUTH	GROUP E	MAIN FLOOR	6.15m > 6m TO C.L. OF STREET	66.49 < 80	N/A	16.07%	40 %	1HR	Combustible Encapsulated mass timber, or Noncombustible	Noncombustible	REFER TO CONSTRUCTION ASSEMBLIES
			STAIRS	5.8m > 5m TO C.L. OF STREET	63.77 < 80	N/A	0%	30 %				
		GROUP D	2nd FLOOR	6.15m > 6m TO C.L. OF STREET	53.17 < 60	N/A	13.39%	98 %	45Min	Combustible Encapsulated mass timber, or Noncombustible	Combustible or Noncombustible	
2	NORTH	GROUP E	MAIN FLOOR	> 9m TO C.L. OF STREET PER ABC(2023- 3.2.3.10.2)	< 80	N/A	16.07%	100 %	NA	N/A	N/A	
			STAIRS		< 80	N/A	0%					
		GROUP D	2nd FLOOR	< 60	N/A	N/A	100 %	NA	N/A	N/A		
3	WEST			> 9m TO C.L. OF STREET PER ABC(2023- 3.2.3.10.2)	> 200	N/A	NA	100 %	NA	N/A	N/A	
4	EAST			>15m TO P.L	>200	N/A	N/A	100 %	NA	N/A	N/A	

P.L. PROPERTY LINE
I.L. IMAGINARY LINE
UPO UNPROTECTED OPENING
E.B.F. EXPOSING BUILDING FACE
C.L. CENTER LINE

GENERAL NOTES, A007

LEGEND, A007 SERIES

	FIRE DEPARTMENT CONNECTION
	FACING STREET
	UNPROTECTED OPENINGS / (m ²)
	EXPOSING BUILDING FACE / AREA (m ²)
	SPECIAL SEPARATION (m)
	PRINCIPAL ENTRANCE
	BUILDING SECTION REFERENCE
	BUILDING ELEVATION REFERENCE
	FIRE HYDRANT/WATER SUPPLY
	FIRE ROUTE
	BUILDING ENTRANCE

EXPOSING BUILDING FACE LEGEND

	FIRST FLOOR
	SECOND FLOOR
	STAIRS
	WINDOWS



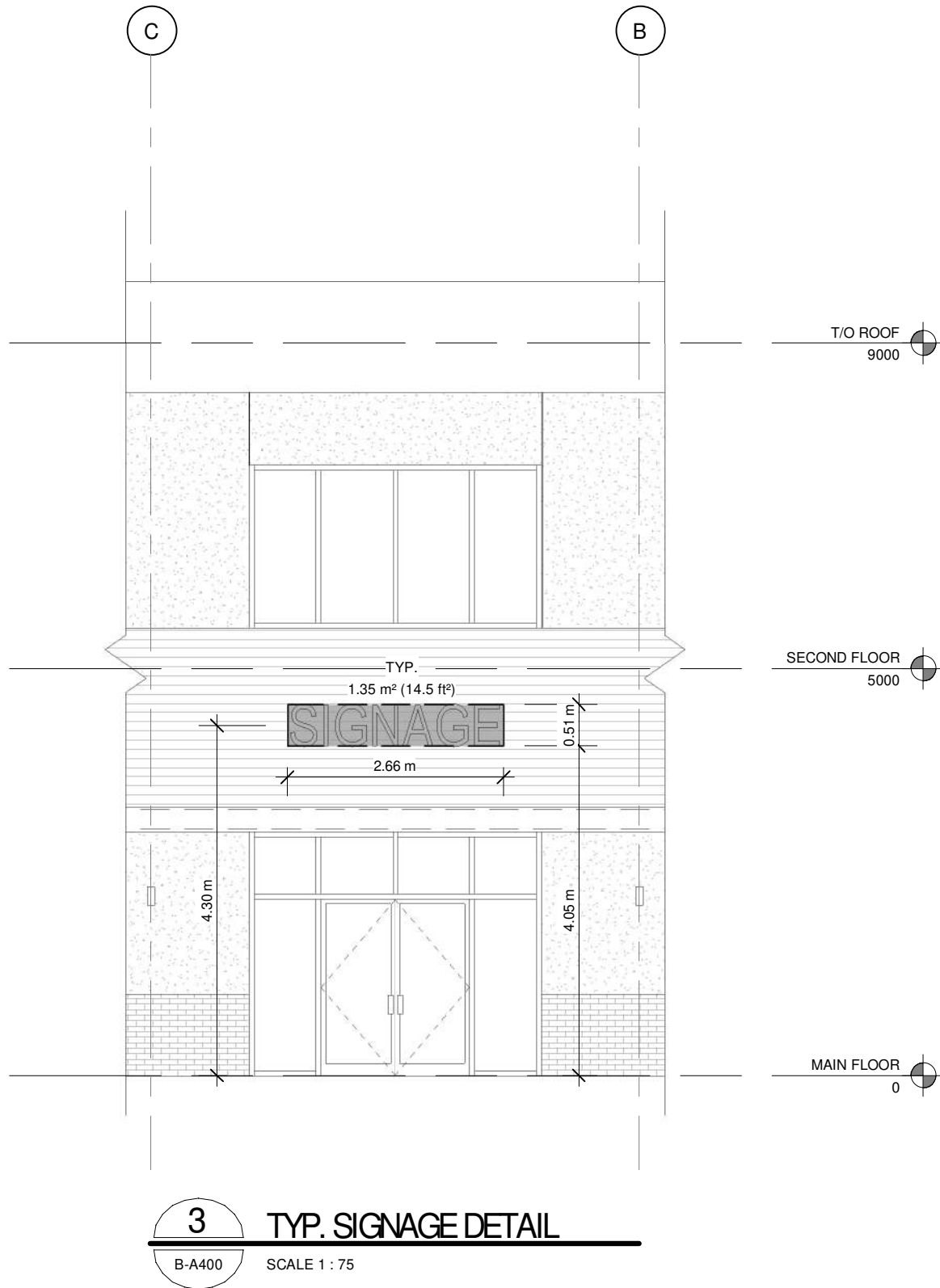
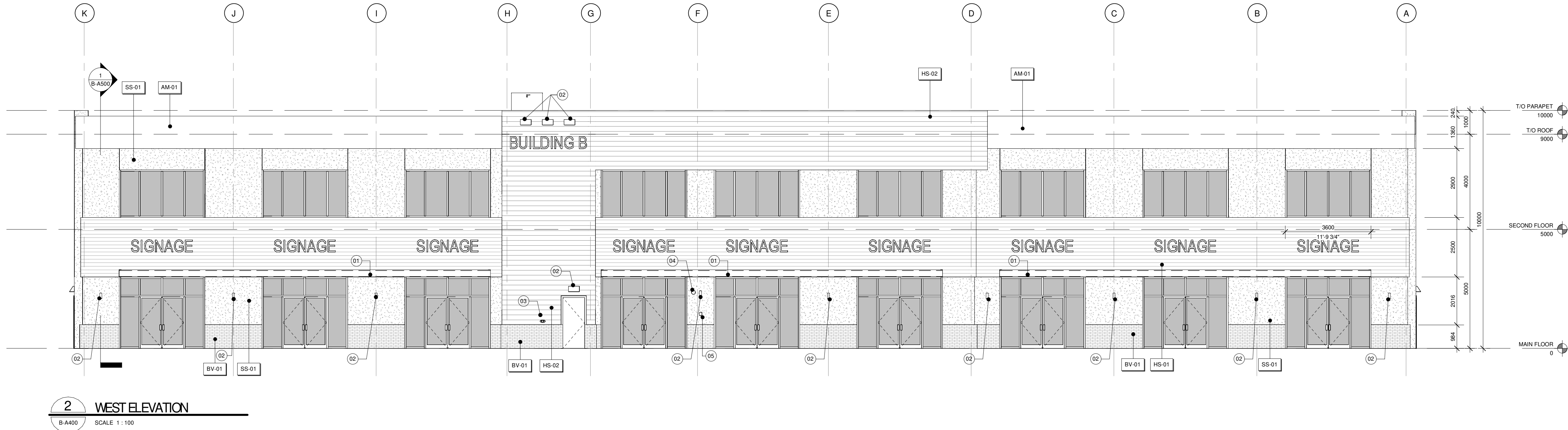
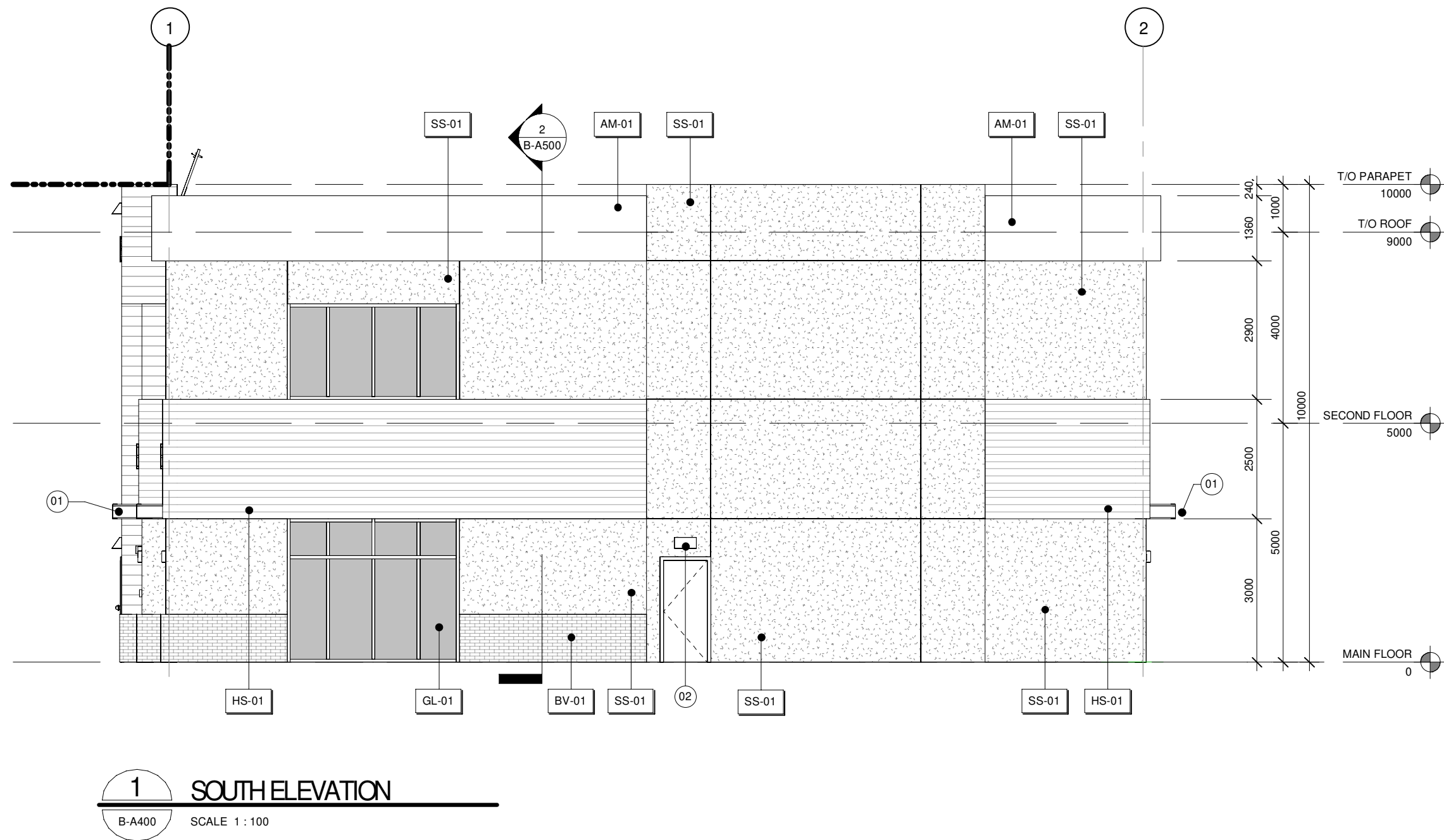
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WALDEN RETAIL
DEVELOPMENT
BUILDING (B)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

UNPROTECTED OPENING
& SPATIAL SEPARATION
BUILDING (B)



EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS : COLOR GRAY
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME; COLOUR: BLACK
HS-01	<varies>
HS-02	PRE-FINISHED HORIZONTAL METAL SIDING - WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM CW 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS, FINISH COLOUR: WHITE

EXTERIOR FINISHES ABBREVIATIONS

AM-00 Prefinished Architectural Metal type
BV-00 Brick Veneer type
CM-00 Concrete Unit Masonry type
EC-00 Exposed Architectural Concrete Finish type
EP-00 Exterior Paint Colour
ES-00 Exterior Stair type
HS-00 Prefinished Metal Siding, Horizontal Type
LV-00 Prefinished Aluminum Louvre unit
MB-00 Masonry Accent Band type
MF-00 Prefinished Metal Fascia type
MP-00 Metal Composite Panel System type
MS-00 Prefinished Metal Soffit type
MV-00 Masonry Veneer type
PC-00 Precast Concrete Unit type
PP-00 Prefinished Composite Board/Panel type
PR-00 Prefinished Metal roofing type
PRG-00 Cantilever Railing
SS-00 Exterior Stucco type
VS-00 Prefinished Metal Siding, Vertical type
WD-00 Wood Panel/Trim type

SIGNAGE NOTES

- INDIVIDUAL ILLUMINATED LETTERS (TYP. CHANNEL CUT)
- NO PORTION OF SIGN MAY EXTEND ABOVE THE ROOF LINE OF THE BUILDING.
- SIGNS SHALL NOT HAVE ANY EXPOSED WIRING OR BULBS.
- SIGNS TO BE SAFELY AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS, OR SIMILAR MEANS, TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
- IN A MULTI-UNIT DEVELOPMENT, THIS SHALL APPLY BOTH TO THE OVERALL BUILDING FACE AS WELL AS TO EACH INDIVIDUAL UNIT.
- MAXIMUM PROJECTION: 0.40 m
- THE SIGN AREA IS NOT LARGER THAN 1.5 SQUARE METRES
- FASCIA SIGNS (SIGN - GLASS IS) ARE A PERMITTED USE IN THE LAND USE DISTRICT

ELEVATION KEY NOTES

- (01) STRUCTURAL STEEL CANOPY, COLOUR: BLACK, REFER TO STRUCTURAL
- (02) WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
- (03) FIRE DEPARTMENT CONNECTION
- (04) STROBE LIGHT
- (05) LOCKBOX

GENERAL NOTES, A400

LEGEND, A400 SERIES

MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL
GTR	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
D101.1	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
7	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOP/FLASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00 TO MAIN FLOOR SLAB	BUILDING ELEVATION REFERENCE
A101	SECTION No. / BUILDING SECTION REFERENCE
1 A101	DETAIL No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA

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Client



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152 SOUTHBANK ST.
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Project Title

WALDEN RETAIL
DEVELOPMENT
BUILDING (B)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

EXTERIOR ELEVATIONS
BUILDING (B)

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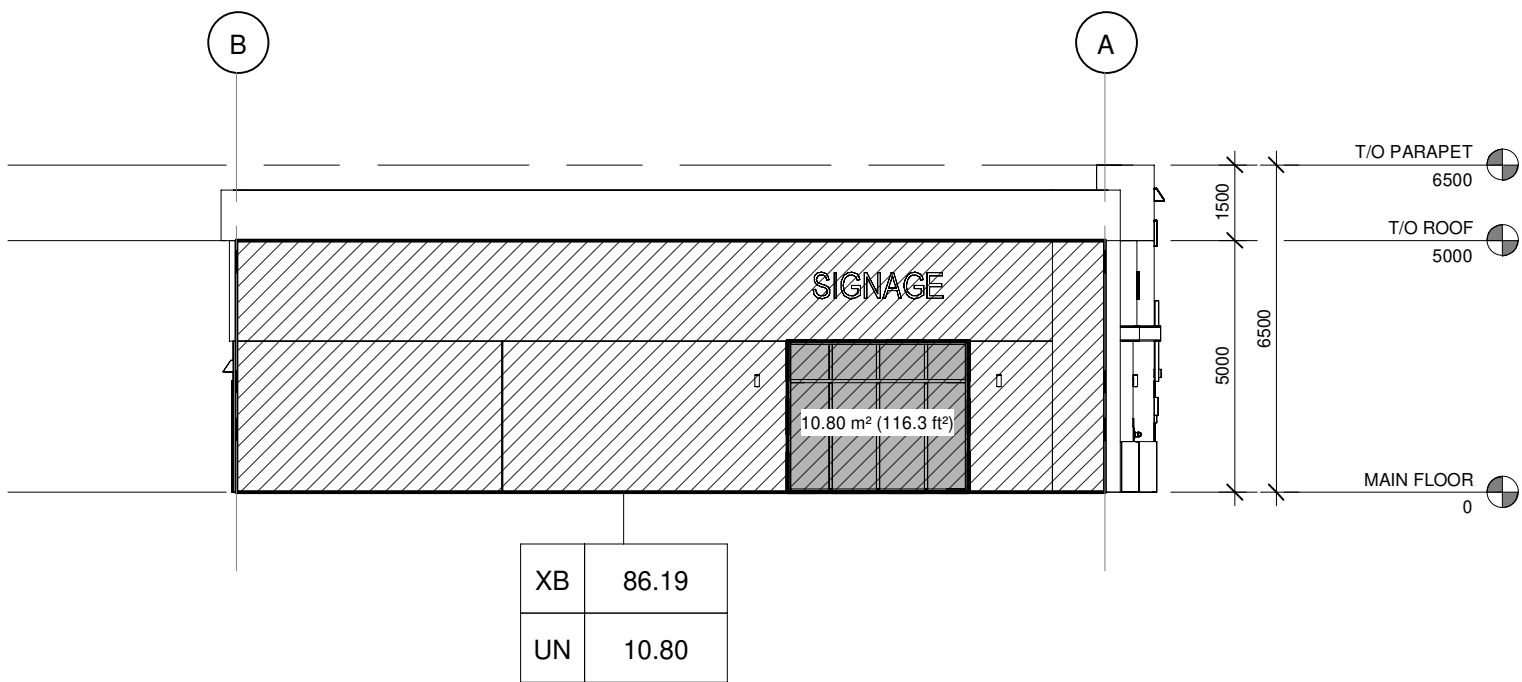
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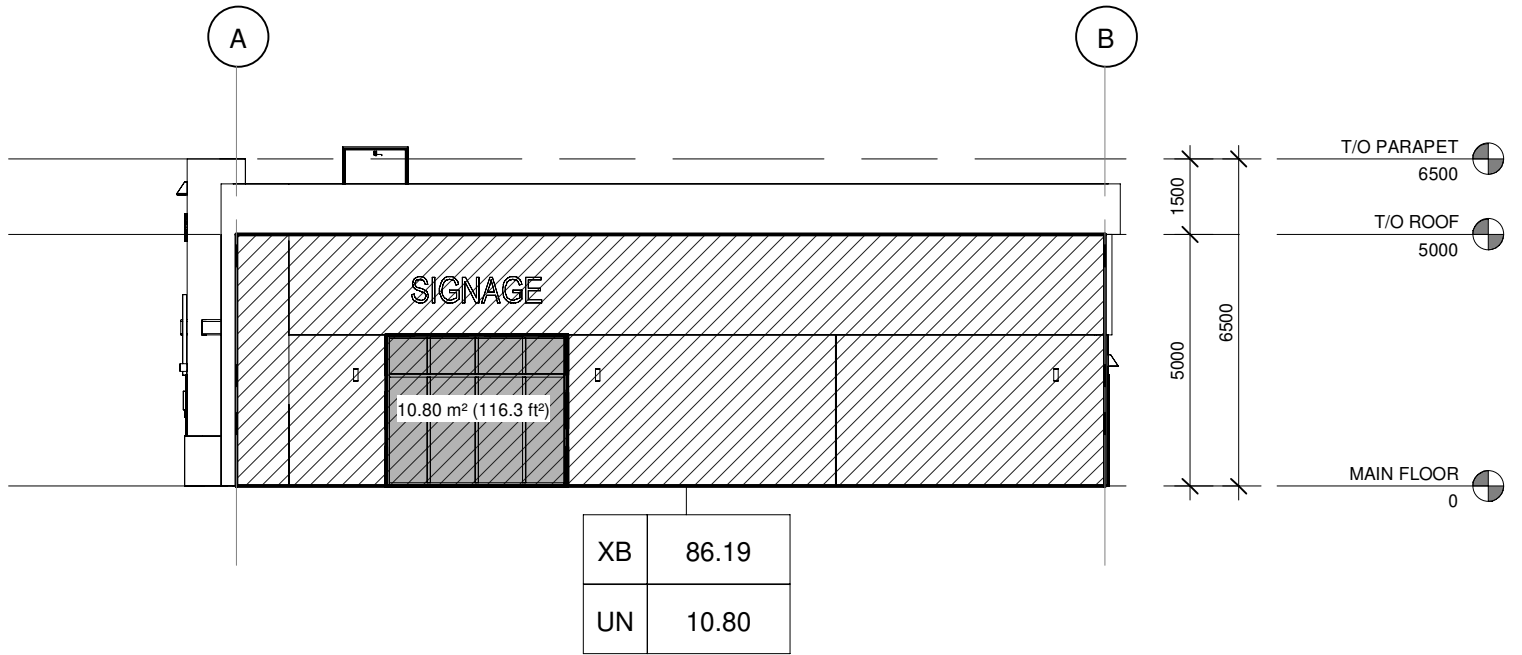
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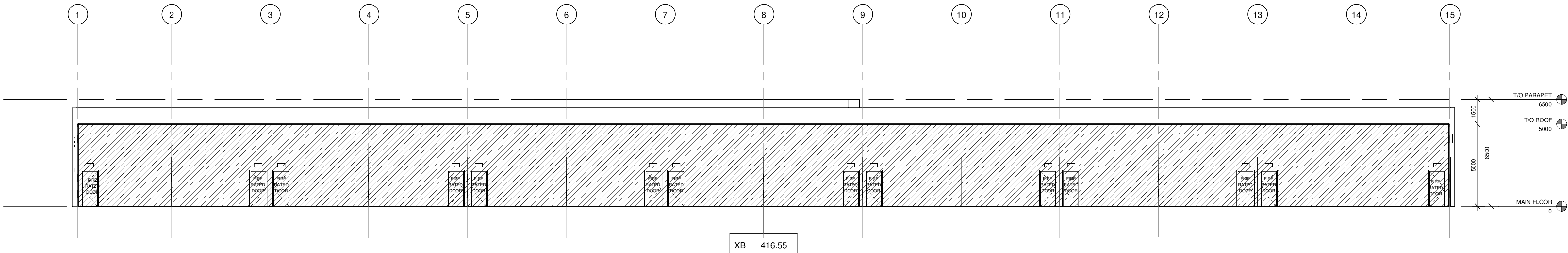
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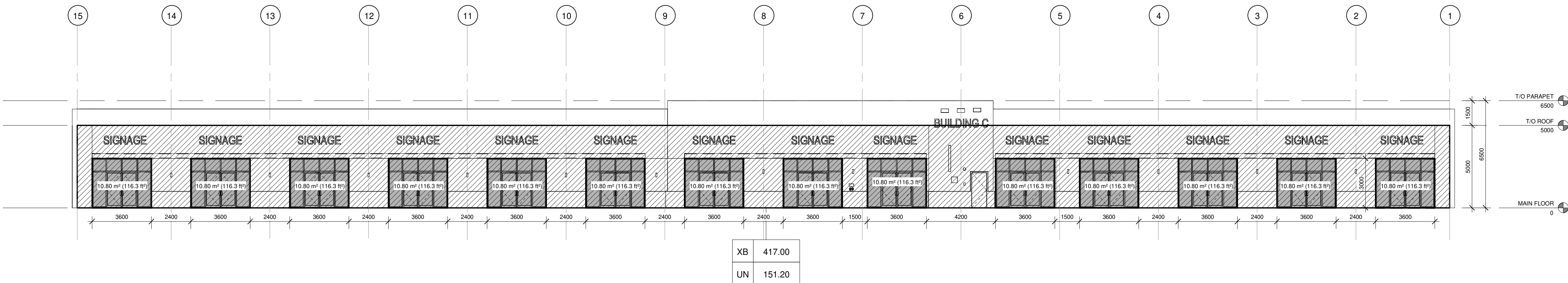
1 EAST ELEVATION - EXPOSING BUILDING FACE
C-A007 SCALE 1:150



2 WEST ELEVATION - EXPOSING BUILDING FACE
C-A007 SCALE 1:150

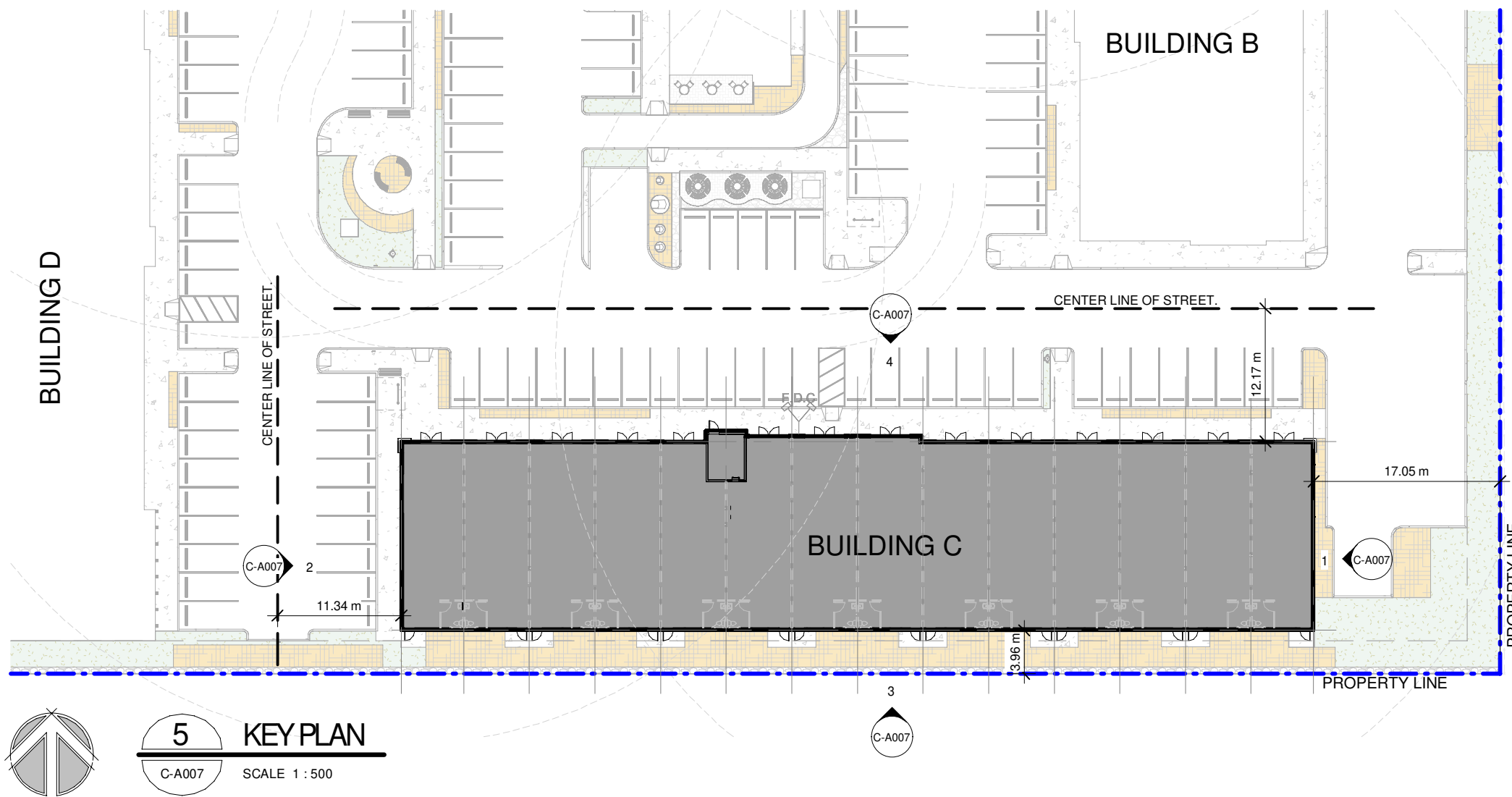


3 SOUTH ELEVATION - EXPOSING BUILDING FACE
C-A007 SCALE 1:150



4 NORTH ELEVATION - EXPOSING BUILDING FACE
C-A007 SCALE 1:150

SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E SPRINKLERED											
TABLE 3.2.3.1. - E (NBC-2023AE) AREA OF UNPROTECTED OPENING							TABLE 3.2.3.7. (NBC-2023AE) CONSTRUCTION OF EXPOSED BUILDING FACE				
ELEV #	BUILDING FACE	COMPARTMENT	LIMITING DISTANCE	AREA OF E.B.F m ₂	RATIO (L/H OR HL)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	EAST	MAIN FLOOR	17.05m > 15m TO P.L.	< 200	N/A	N/A	100%	N/A	N/A	N/A	REFER TO CONSTRUCTION ASSEMBLIES
2	WEST	MAIN FLOOR	> 9m TO C.L. OF STREET PER/ABC-2023-3.2.3.10(2)	< 100	N/A	N/A	100 %	N/A	N/A	N/A	
3	SOUTH	MAIN FLOOR	3.96m < 4m TO P.L.	> 200	N/A	0 %	14 %	2HR	Combustible - Encapsulated mass timber, or Noncombustible	Noncombustible	
4	NORTH	MAIN FLOOR	> 9m TO C.L. OF STREET PER/ABC-2023-3.2.3.10(2)	> 200	N/A	N/A	100 %	N/A	N/A	N/A	
P.L.	PROPERTY LINE										
L.L.	IMAGINARY LINE										
UPO	UNPROTECTED OPENING										
E.B.F	EXPOSING BUILDING FACE										
C.L.	CENTER LINE										



5 KEY PLAN
C-A007 SCALE 1:500

GENERAL NOTES, A007

LEGEND, A007 SERIES

	FIRE DEPARTMENT CONNECTION
	FACING STREET
	UNPROTECTED OPENINGS / (m ²)
	EXPOSING BUILDING FACE / AREA (m ²)
	SPACIAL SEPARATION (m)
	PRINCIPAL ENTRANCE
	BUILDING SECTION REFERENCE
	BUILDING ELEVATION REFERENCE
	FIRE HYDRANT/WATER SUPPLY
	FIRE ROUTE
	BUILDING ENTRANCE

EXPOSING BUILDING FACE LEGEND

	FIRST FLOOR
	WINDOWS



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1	REISSUED FOR DP	2025-11-07
2	REISSUED FOR DP	2025-11-19
3	REISSUED FOR DP	2026-01-29

Client



PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL
DEVELOPMENT
BUILDING (C)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

UNPROTECTED OPENING
& SPATIAL SEPARATION
BUILDING (C)

Document Control No: 1084-A25-001-DWG-C-A007

Date: 2026-01-23

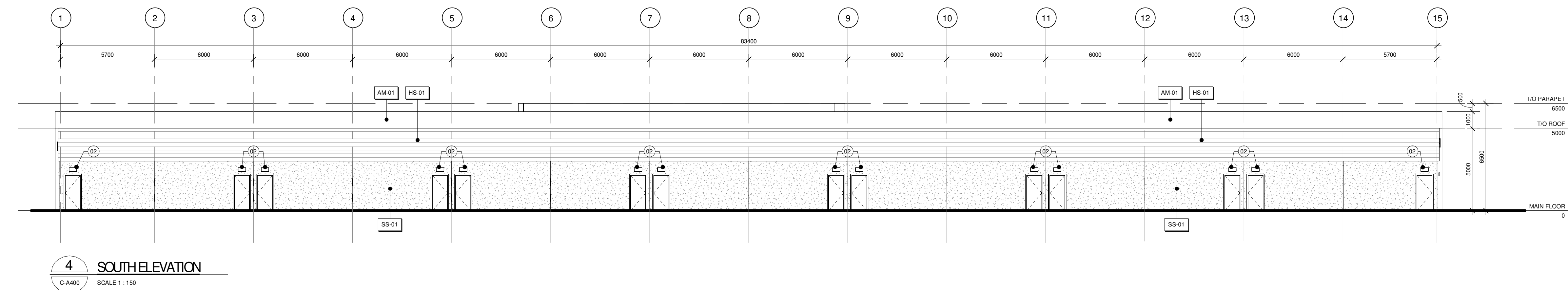
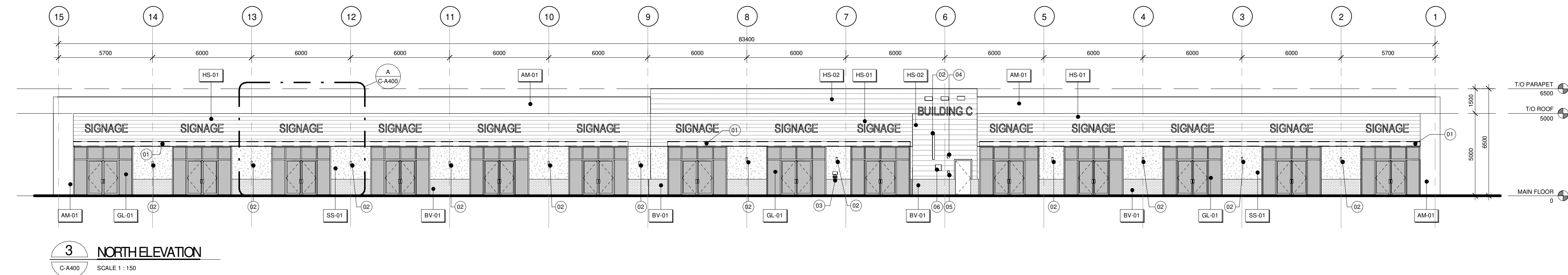
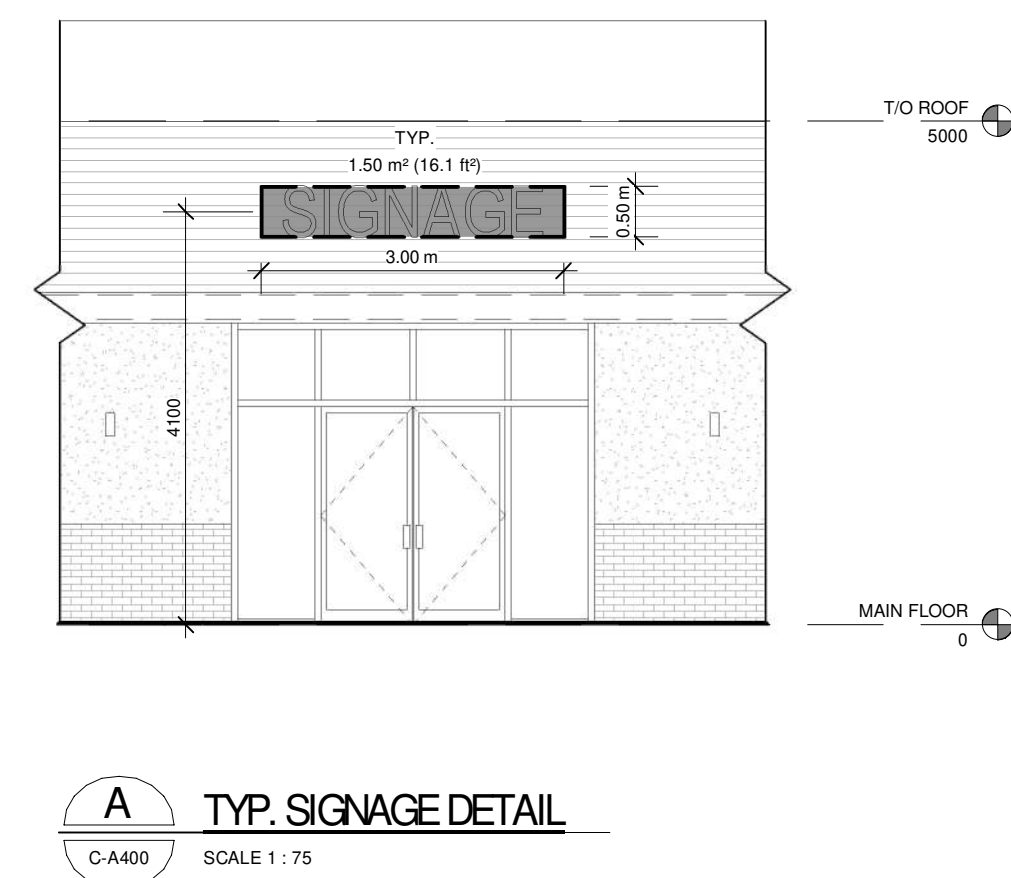
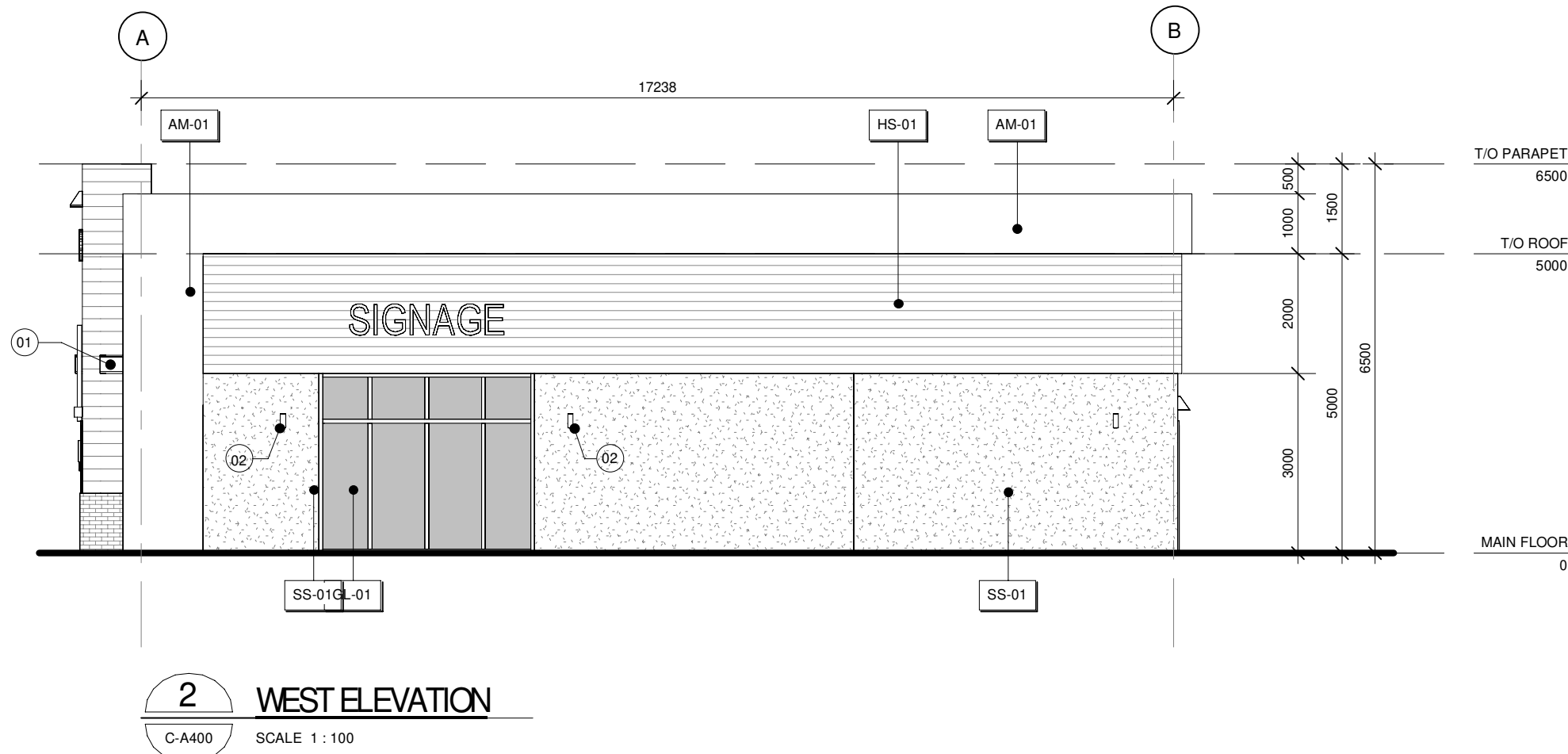
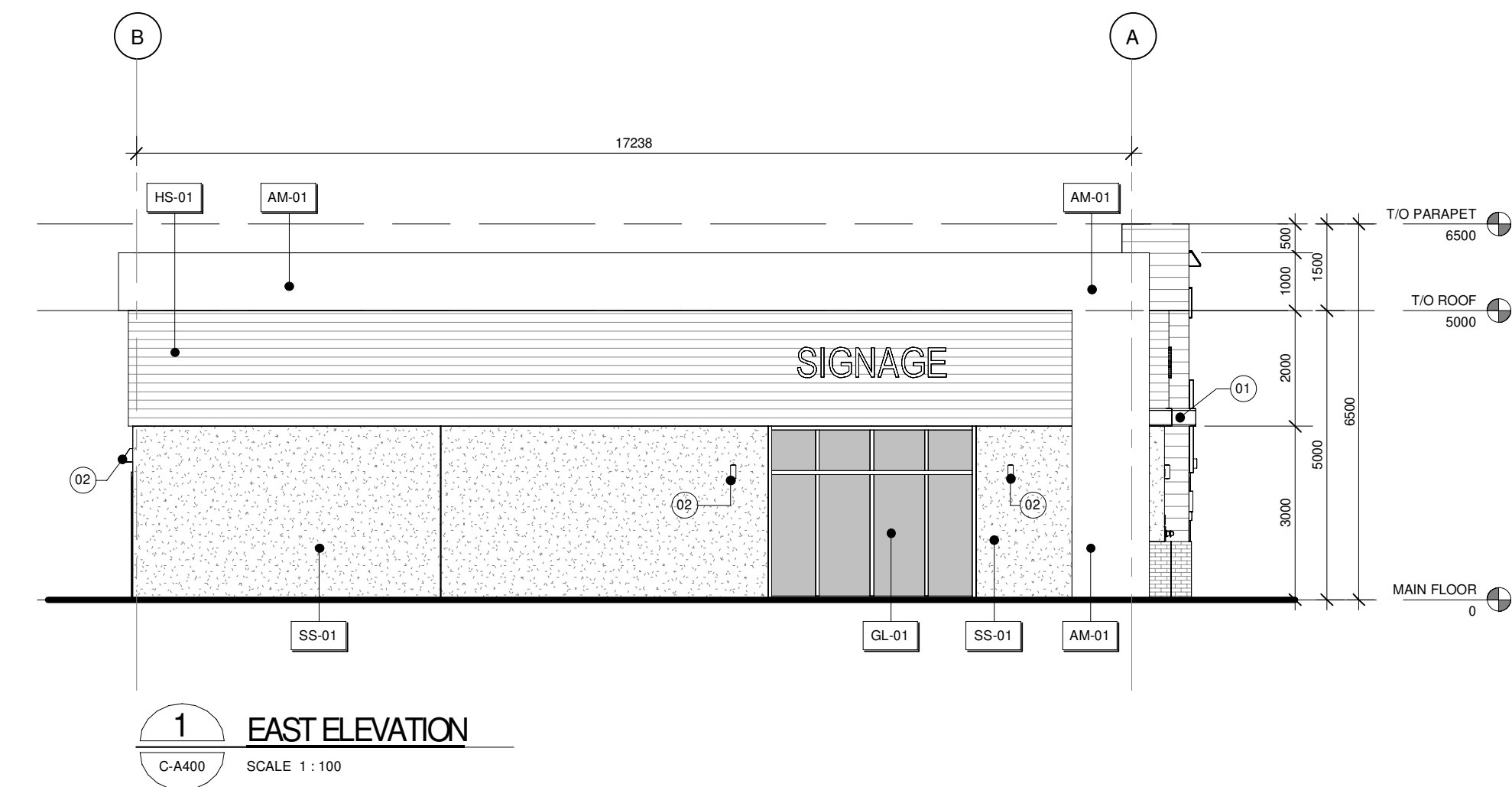
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Drawn: MA

Project: 1084-A25-001

Sheet No.

C-A007



EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS - COLOR BLACK
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME, COLOUR: BLACK
HS-01	PRE-FINISHED HORIZONTAL METAL SIDING - BLUE COLOR
HS-02	PRE-FINISHED HORIZONTAL METAL SIDING - WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM CW 13mm REVEALS AS SHOWN. REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS. FINISH COLOUR: WHITE

EXTERIOR FINISHES ABBREVIATIONS

AM-00	Prefinished Architectural Metal type
BV-00	Brick Veneer type
CM-00	Concrete Unit Masonry type
EC-00	Exposed Architectural Concrete Finish type
EP-00	Exterior Paint Colour
ES-00	Exterior Siding type
HS-00	Prefinished Metal Siding, Horizontal Type
LV-00	Prefinished Aluminum Louvre unit
MB-00	Masonry Accent Band type
MF-00	Prefinished Metal Fascia type
MP-00	Metal Composite Panel System type
MS-00	Prefinished Metal Soffit type
MV-00	Masonry Veneer type
PC-00	Precast Concrete Unit type
PP-00	Prefinished Composite Board/Panel type
PR-00	Prefinished Metal roofing type
PRG	Cement Plastering
SS-00	Exterior Stucco type
VS-00	Prefinished Metal Siding, Vertical type
WP-00	Wood Panel/Tim type

ELEVATION KEYNOTES

- (01) STRUCTURAL STEEL CANOPY, COLOUR: BLACK, REFER TO STRUCTURAL
- (02) WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
- (03) FIRE DEPARTMENT CONNECTION
- (04) STROBE LIGHT
- (05) LOCKBOX
- (06) FAAP

SIGNAGE NOTES

- INDIVIDUAL ILLUMINATED LETTERS (TYP. CHANNEL CUT)
- NO PORTION OF SIGN MAY EXTEND ABOVE THE ROOF LINE OF THE BUILDING.
- SIGNS SHALL NOT HAVE ANY EXPOSED WIRING OR BULBS.
- SIGNS TO BE SAFELY AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS, OR SIMILAR MEANS, TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
- IN A MULTI-UNIT DEVELOPMENT, THIS SHALL APPLY BOTH TO THE OVERALL BUILDING FACE AS WELL AS TO EACH INDIVIDUAL UNIT.
- MAXIMUM PROJECTION: 0.40 m
- THE SIGN AREA IS NOT LARGER THAN 1.5 SQUARE METRES
- FASCIA SIGNS (SIGN - CLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

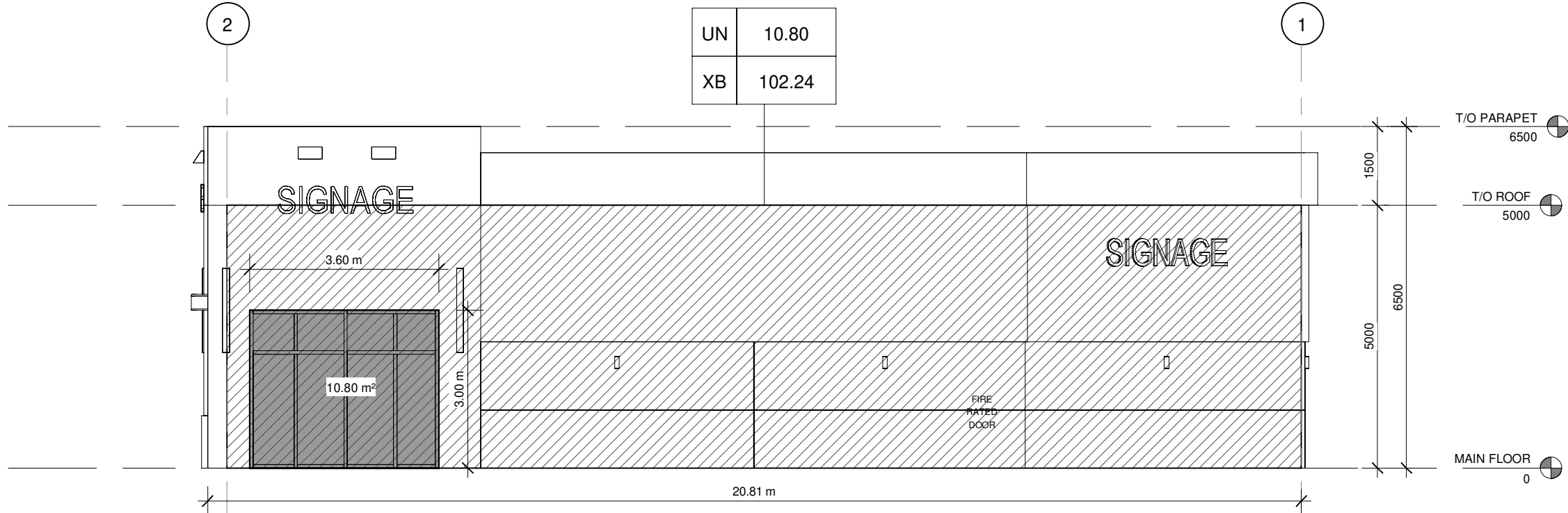
GENERAL NOTES, A400

LEGEND, A400 SERIES

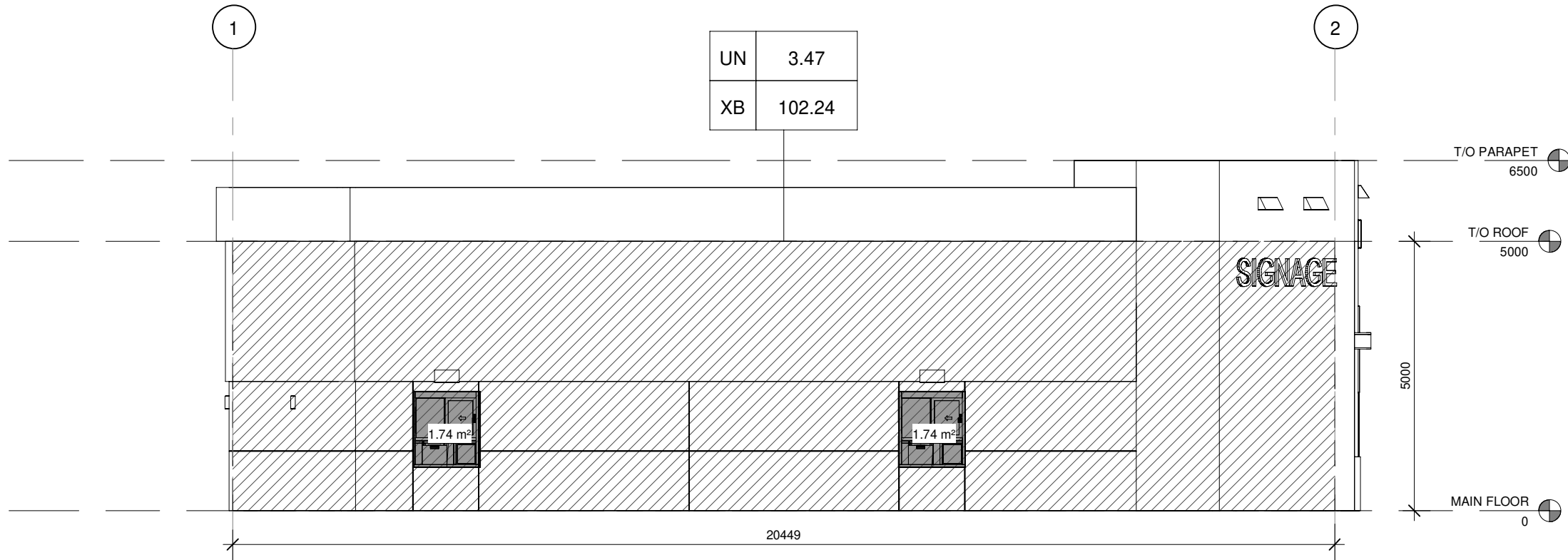
MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL
G101	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
G101.2	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
?	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOP FLASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00 TO MAIN FLOOR SLAB	BUILDING ELEVATION REFERENCE
1 A101	SECTION No. DRAWING No. / BUILDING SECTION REFERENCE
1 A101	DETAIL No. DRAWING No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA



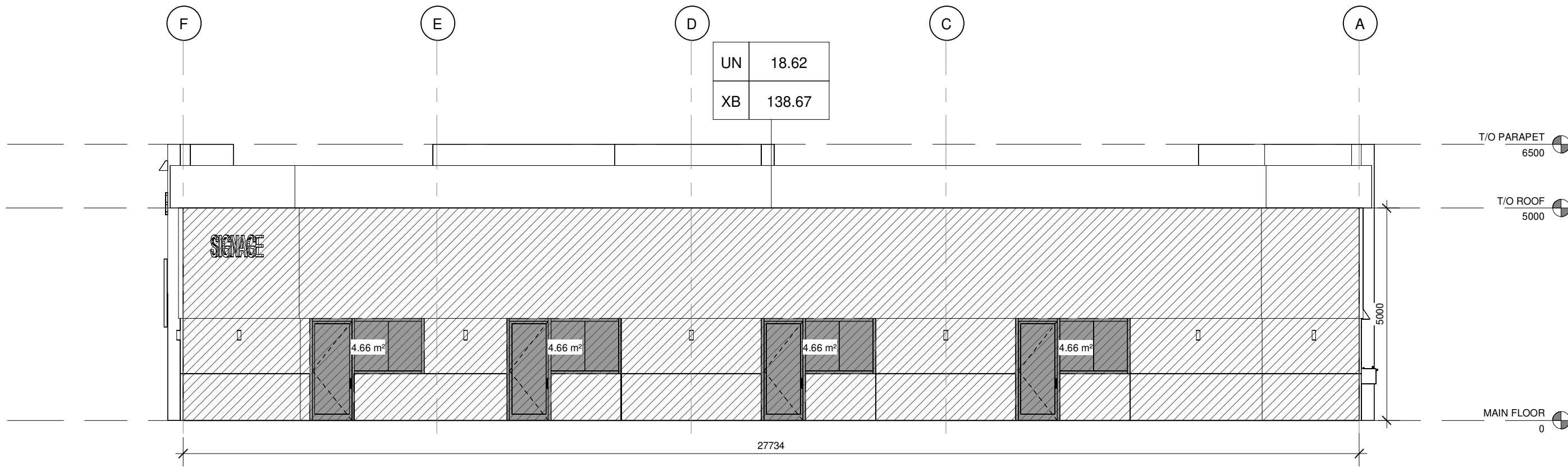
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3	REISSUED FOR DP	2026-01-29



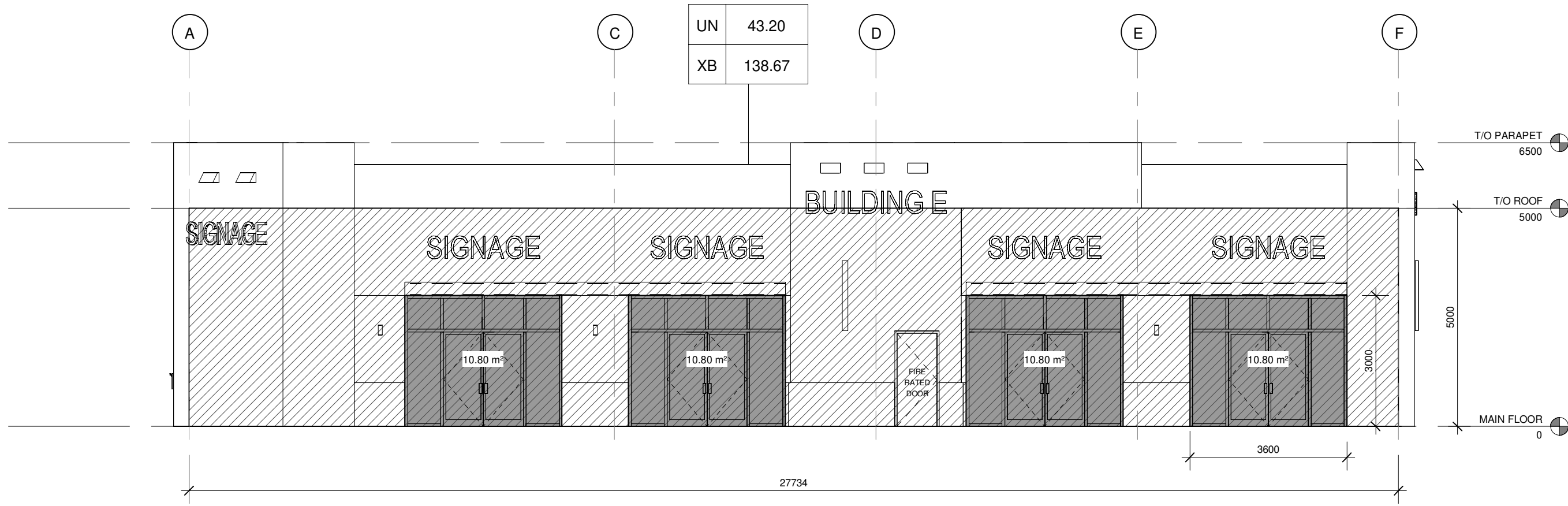
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E-A007 SCALE 1 : 100



2 SOUTH ELEVATION - EXPOSING BUILDING FACE
E-A007 SCALE 1 : 100



3 WEST ELEVATION - EXPOSING BUILDING FACE
E-A007 SCALE 1 : 100



4 EAST ELEVATION - EXPOSING BUILDING FACE
E-A007 SCALE 1 : 100

SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E										
TABLE 3.2.3.1.C (NBC-2023AE) AREA OF UNPROTECTED OPENING						TABLE 3.2.3.7. (NBC-2023AE) CONSTRUCTION OF EXPOSED BUILDING FACE				
ELEV #	BUILDING FACE	LIMITING DISTANCE	AREA OF E.B.F m²	RATIO (L/H OR H/L)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	NORTH	11.49 > 11m TO P.L.	102.24 < 150	4 : 1 (3 : 1 TO 10 : 1)	10.56 %	36 %	1HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	REFER TO CONSTRUCTION ASSEMBLIES
2	SOUTH	2.97m > 2.5m TO I.L. BETWEEN BUILDINGS	102.24 < 150	4 : 1 (3 : 1 TO 10 : 1)	3.39 %	5 %	2HR	Noncombustible	Noncombustible	
3	WEST	7.51m > 7m TO P.L.	138.67 < 150	5.5 : 1 (3 : 1 TO 10 : 1)	13.43 %	16 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	
4	EAST	> 9m TO C.L. OF STREET PER ABC 2023 - 3.2.3.10.(2)	138.67 < 150	5.5 : 1 (3 : 1 TO 10 : 1)	N/A	100 %	N/A	N/A	N/A	

P.L. PROPERTY LINE
I.L. IMAGINARY LINE
UPO UNPROTECTED OPENING
E.B.F. EXPOSING BUILDING FACE
C.L. CENTER LINE

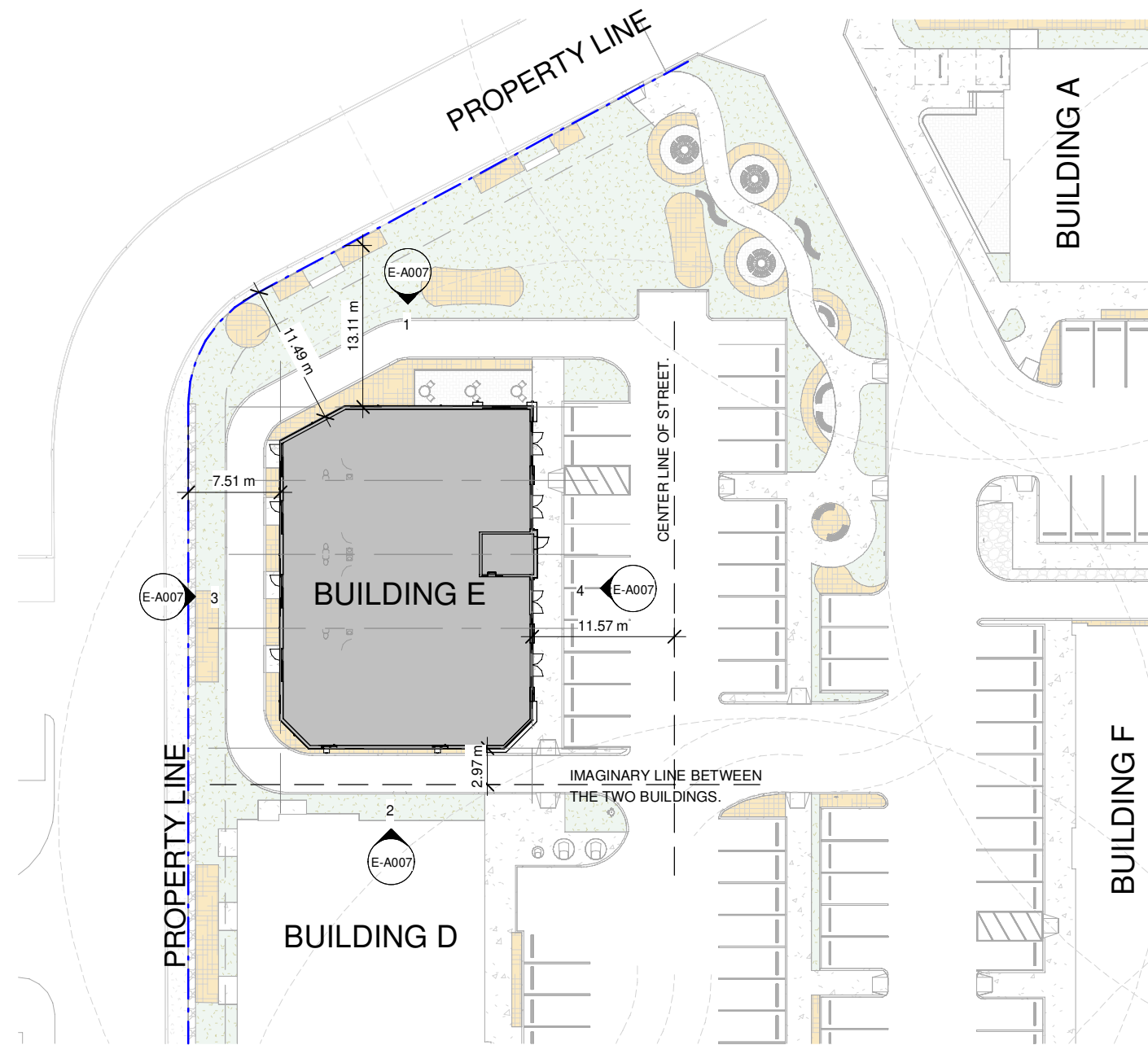
GENERAL NOTES, A007

LEGEND, A007 SERIES

	FIRE DEPARTMENT CONNECTION
	FACING STREET
	UNPROTECTED OPENINGS / (%)
	EXPOSING BUILDING FACE / AREA (m ²)
	SPACIAL SEPARATION (m)
	PRINCIPAL ENTRANCE
	PARTIAL BUILDING PLAN DESIGNATION
	BUILDING SECTION REFERENCE
	BUILDING ELEVATION REFERENCE
	FIRE HYDRANT/WATER SUPPLY
	FIRE ROUTE
	BUILDING ENTRANCE

EXPOSING BUILDING FACE LEGEND

	MAIN FLOOR
	WINDOWS



5 KEY PLAN
E-A007 SCALE 1 : 500

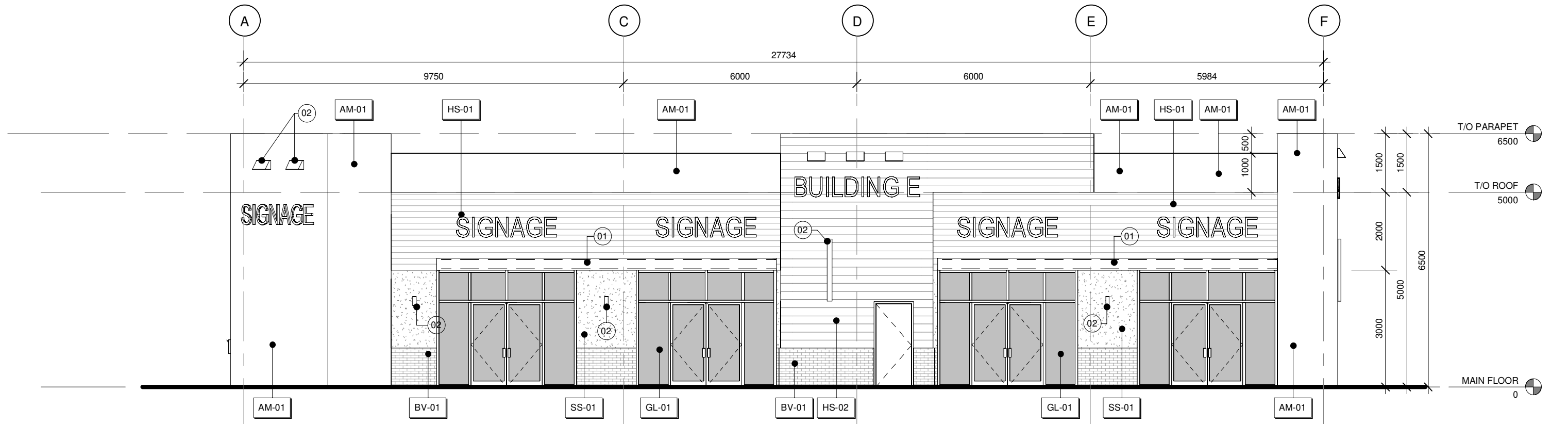


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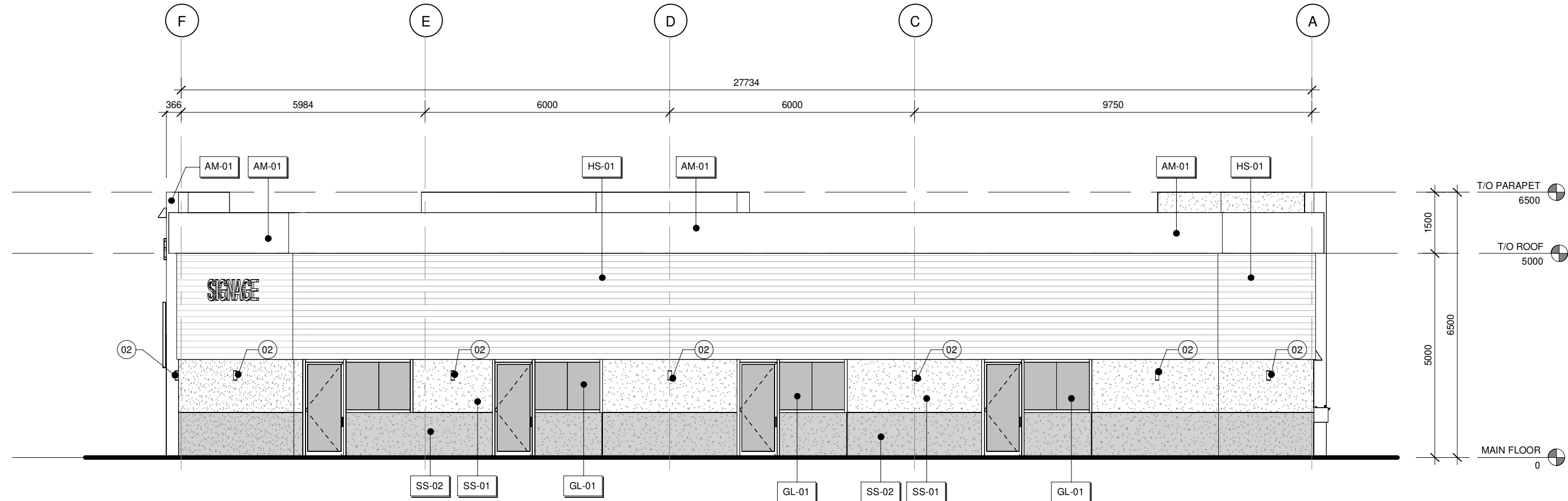
WALDEN RETAIL
DEVELOPMENT
BUILDING (E)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

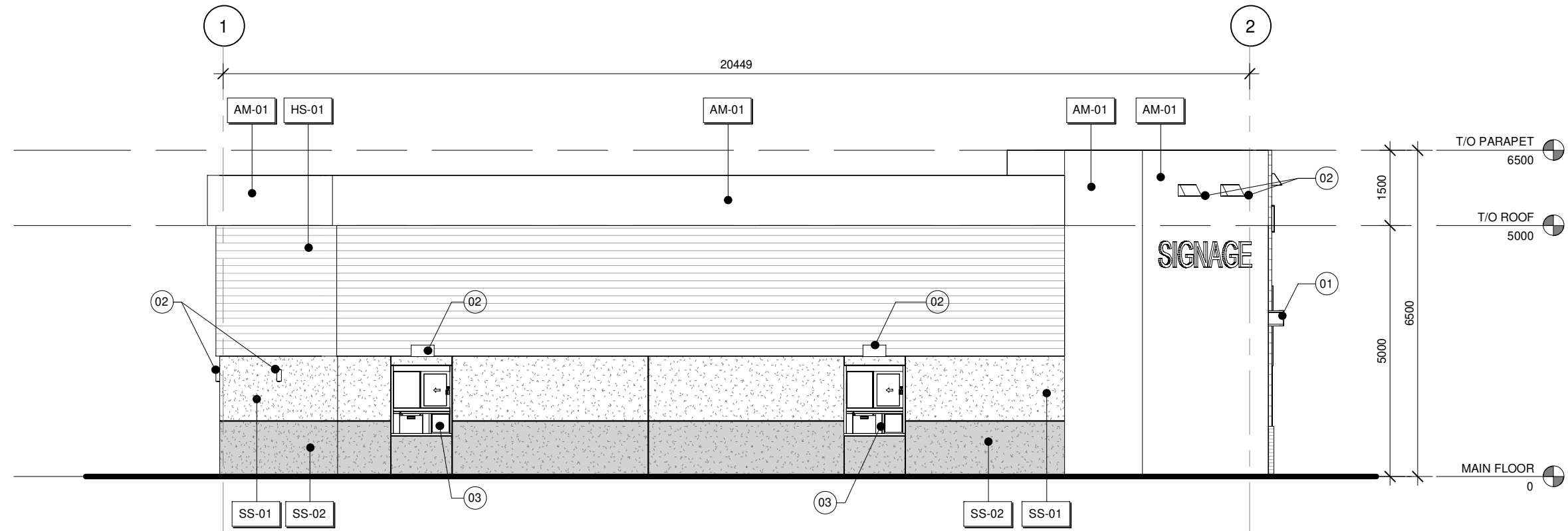
UNPROTECTED OPENING
& SPATIAL SEPARATION
BUILDING (E)



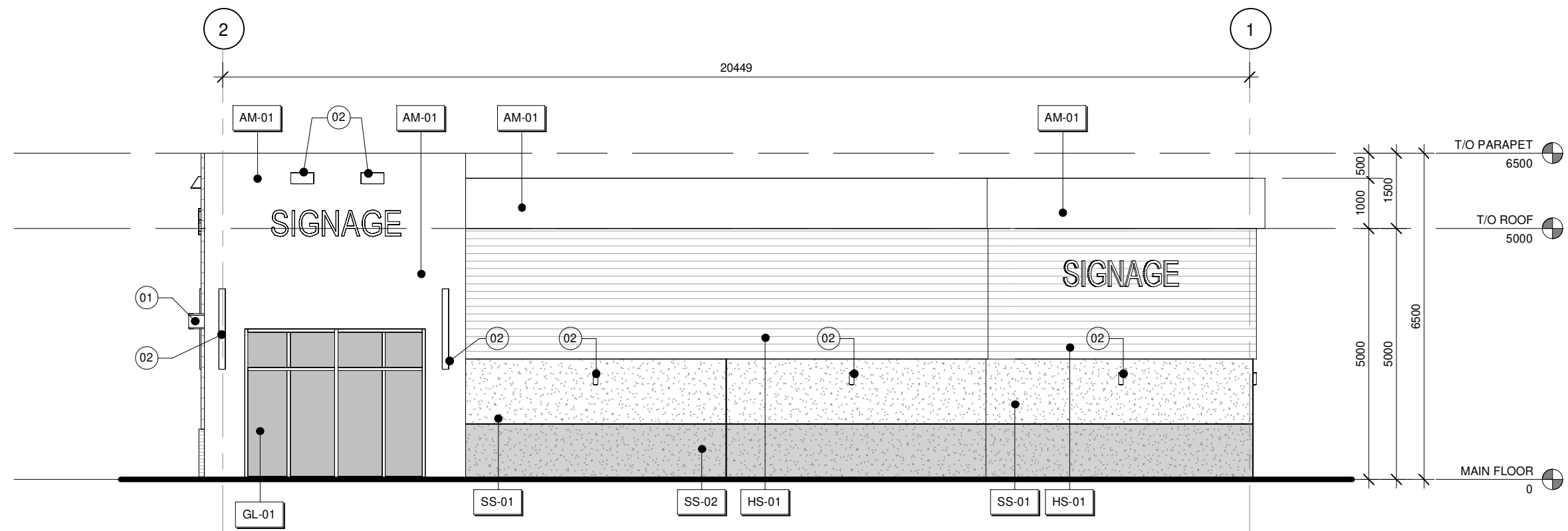
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E-A400 SCALE 1 : 100



2 WEST ELEVATION
E-A400 SCALE 1 : 100



3 SOUTH ELEVATION
E-A400 SCALE 1 : 100



4 NORTH ELEVATION
E-A400 SCALE 1 : 100

EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS : COLOR BLACK
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME, COLOUR: BLACK
HS-01	PRE-FINISHED HORIZONTAL METAL SIDING : BROWN COLOR
HS-02	PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM C/W 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS, FINISH COLOUR: WHITE
SS-02	VENTED RAINSCREEN EIFS SYSTEM C/W 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS, FINISH COLOUR: GRAY

ELEVATION KEYNOTES

01	STRUCTURAL STEEL CANOPY, COLOUR: BLACK, REFER TO STRUCTURAL
02	WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
03	DRIVE-THRU PICK-UP WINDOW

SIGNAGE NOTES

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GENERAL NOTES, A400

LEGEND, A400 SERIES

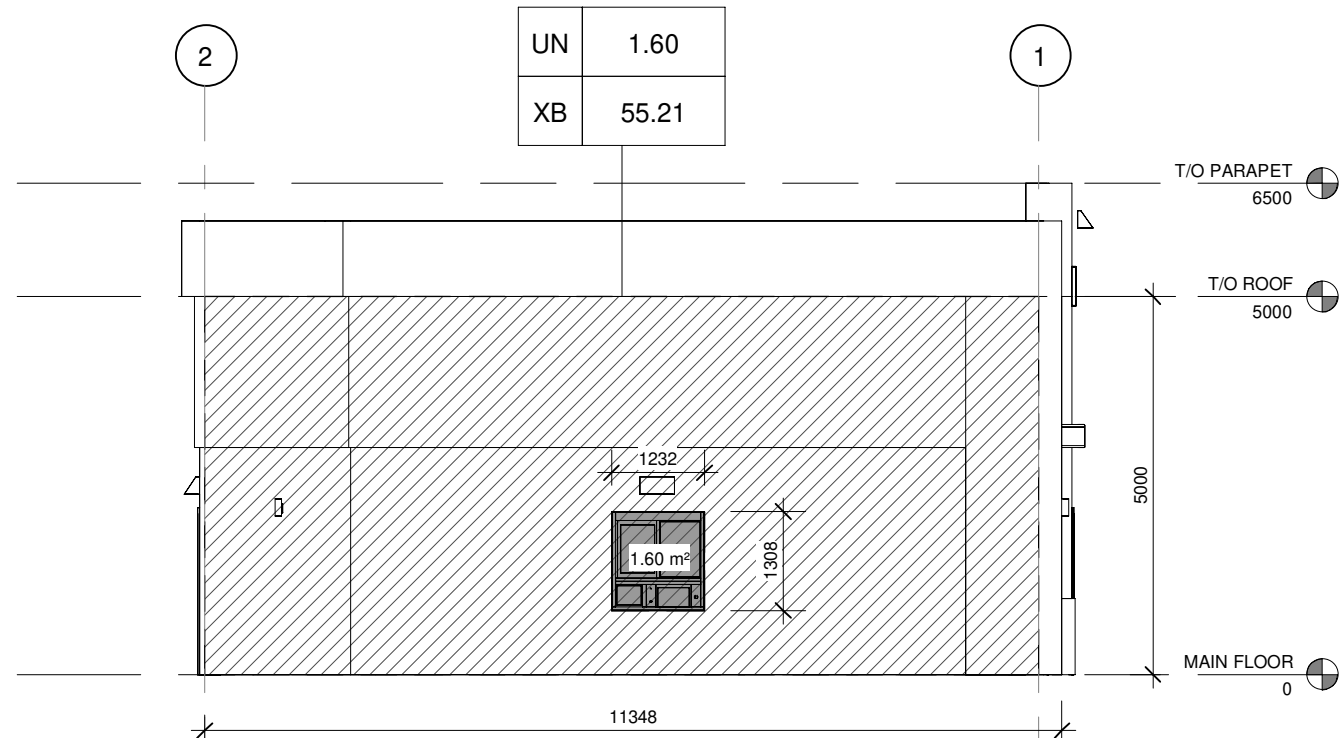
MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE. SEE ELECTRICAL
G101	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
D101.1	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
7	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOP/FASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00 TO MAIN FLOOR SLAB	BUILDING ELEVATION REFERENCE
A101	SECTION No. DRAWING No. / BUILDING SECTION REFERENCE
A101	DETAIL No. DRAWING No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
B	SURFACE BEYOND
O	OPEN THROUGH
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA

EXTERIOR FINISHES ABBREVIATIONS

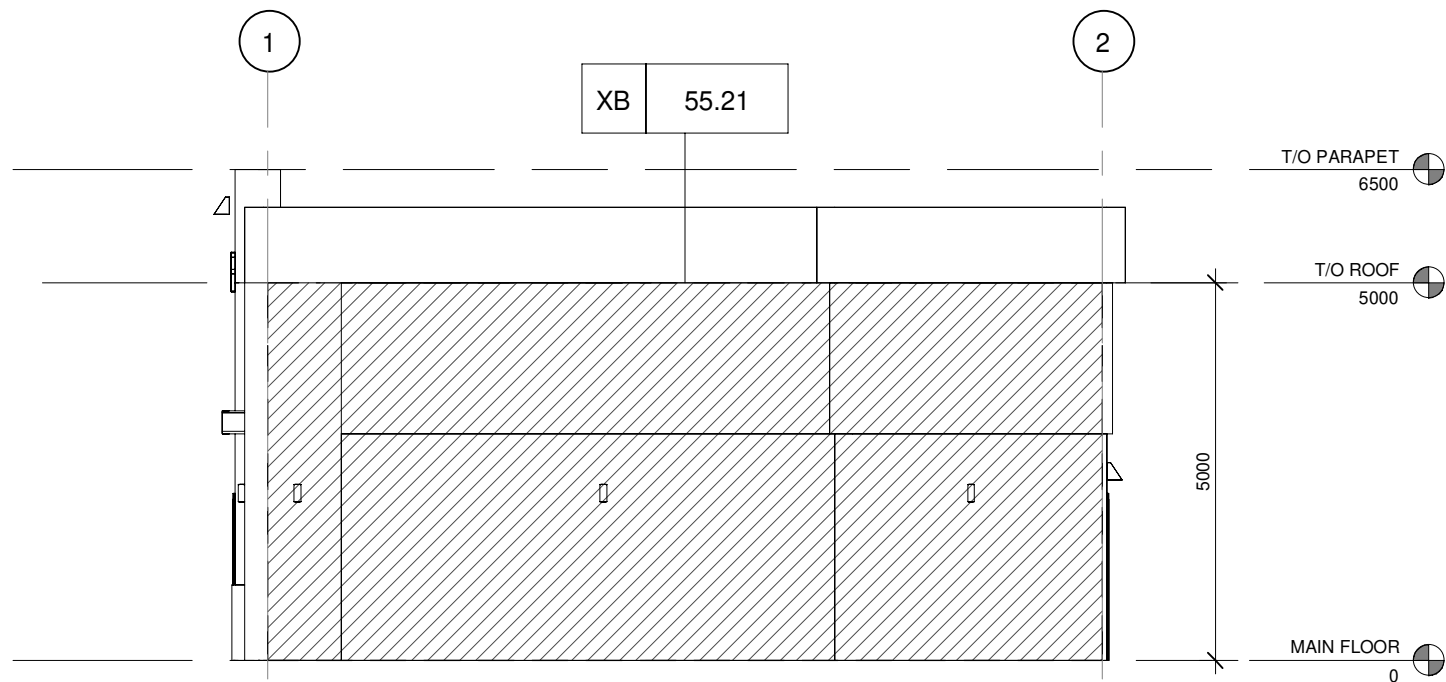
AM-00	Prefinished Architectural Metal type
BV-00	Black Veneer type
CM-00	Concrete Unit Masonry type
EC-00	Exposed Architectural Concrete Finish type
EP-00	Exterior Paint Colour
ES-00	Exterior Stain type
HS-00	Prefinished Metal Siding, Horizontal Type
LV-00	Prefinished Aluminum Louvre unit
MB-00	Masonry Accent Band type
MF-00	Prefinished Metal Fascia type
MP-00	Metal Composite Panel System type
MS-00	Prefinished Metal Sill type
MV-00	Masonry Veneer type
PC-00	Precast Concrete Unit type
PR-00	Prefinished Composite Board/Panel type
PR-00	Prefinished Metal roofing type
PRG	Cement Parging
SS-00	Exterior Stucco type
VS-00	Prefinished Metal Siding, Vertical type
WD-00	Wood Panel/Trim type



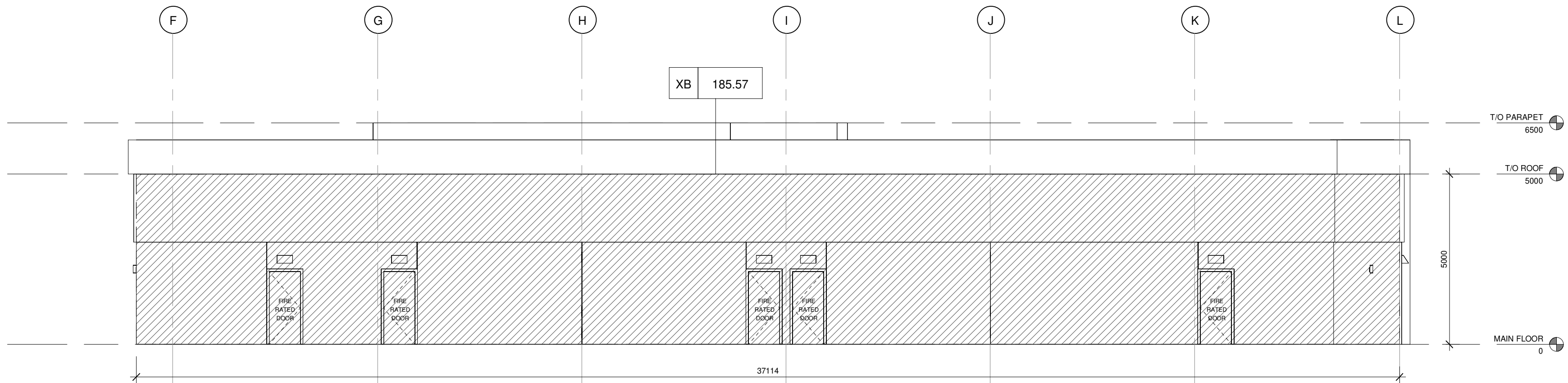
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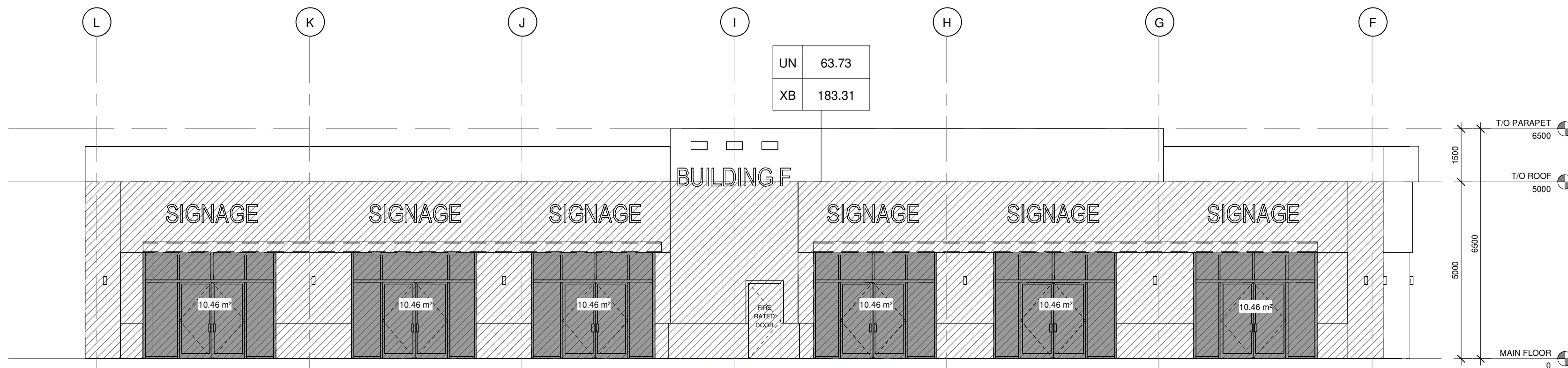
1 NORTH ELEVATION - EXPOSING BUILDING FACE
F-A007 SCALE 1 : 100



2 SOUTH ELEVATION - EXPOSING BUILDING FACE
F-A007 SCALE 1 : 100



3 EAST ELEVATION - EXPOSING BUILDING FACE
F-A007 SCALE 1 : 100



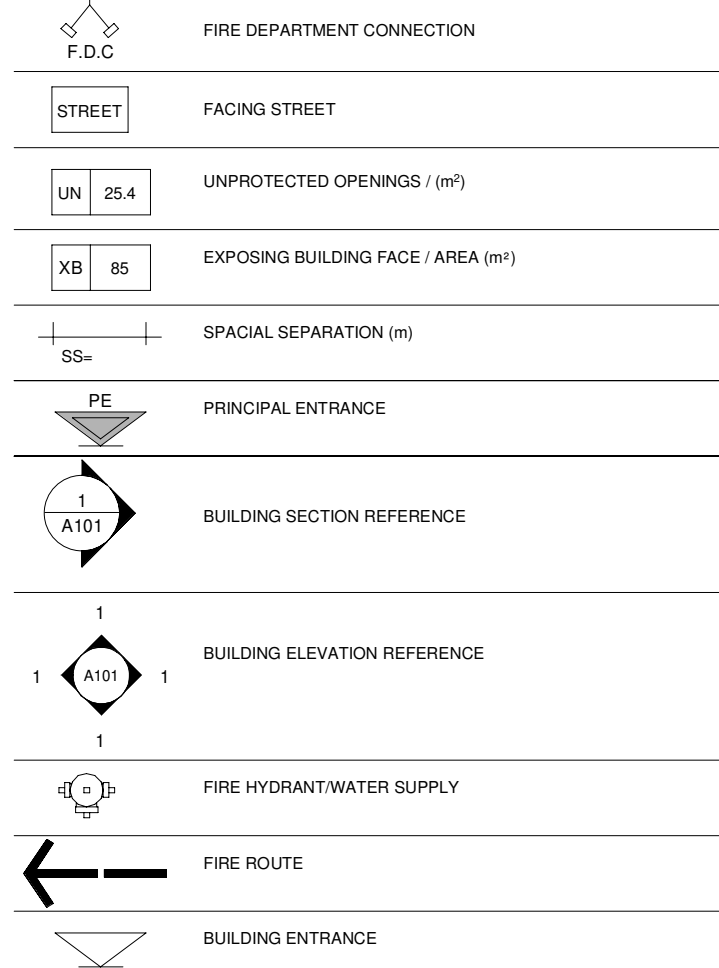
4 WEST ELEVATION - EXPOSING BUILDING FACE
F-A007 SCALE 1 : 100

SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E										
TABLE 3.2.3.1.C (NBC 2023A5) AREA OF UNPROTECTED OPENING						TABLE 3.2.3.7 (NBC 2023A5) CONSTRUCTION OF EXPOSED BUILDING FACE				
ELEV #	BUILDING FACE	LIMITING DISTANCE	AREA OF E.B.F. m²	RATIO (L/H OR HL)	PROP. AREA OF LPO	ALLOWED LPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	NORTH	> 9m TO C.L. OF STREET PER ABC-2023-3.2.3.10.2	55.21 < 60	2 : 1 (LESS THAN 3 : 1)	0 %	100 %	N/A	N/A	N/A	REFER TO CONSTRUCTION ASSEMBLIES
2	SOUTH	> 9m TO C.L. OF STREET PER ABC-2023-3.2.3.10.2	55.21 < 60	2 : 1 (LESS THAN 3 : 1)	0 %	100 %	N/A	N/A	N/A	
3	EAST	> 9m TO C.L. OF STREET PER ABC-2023-3.2.3.10.2	185.57 > 150	6 : 1 (3 : 1 TO 10 : 1)	0 %	100 %	N/A	N/A	N/A	
4	WEST	> 9m TO C.L. OF STREET PER ABC-2023-3.2.3.10.2	183.31 > 150	6 : 1 (3 : 1 TO 10 : 1)	0 %	100 %	N/A	N/A	N/A	

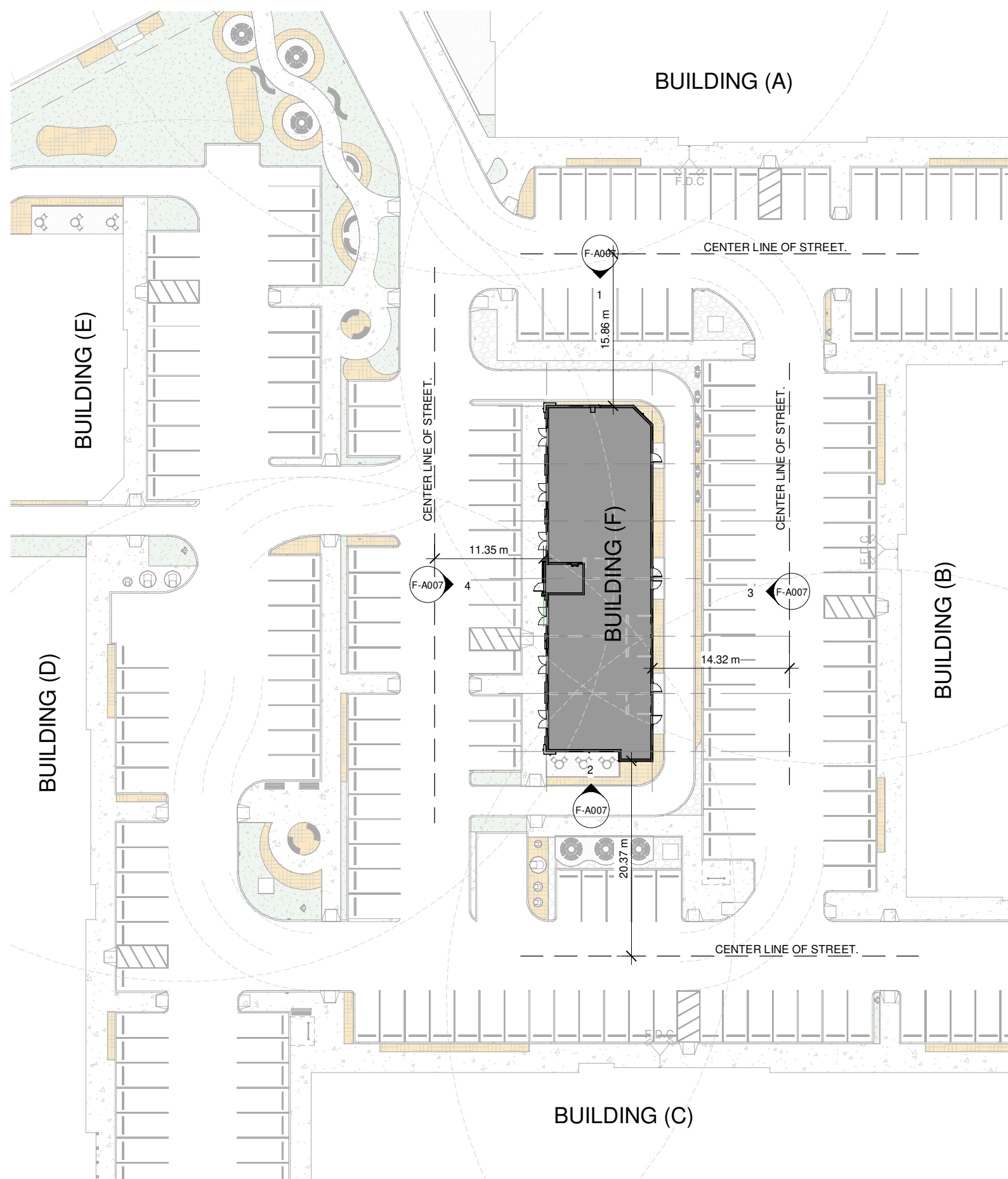
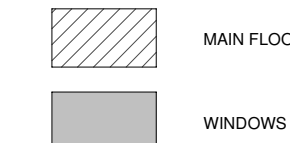
P.L. PROPERTY LINE
I.L. IMAGINARY LINE
LPO UNPROTECTED OPENING
E.B.F. EXPOSING BUILDING FACE
C.L. CENTER LINE

GENERAL NOTES, A007

LEGEND, A007 SERIES



EXPOSING BUILDING FACE LEGEND



5 KEY PLAN
F-A007 SCALE 1 : 500

Architect

SENALTEK
ARCHITECTURE PLANNING + DESIGN

SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
502 - 4730 GATEWAY BOULEVARD NW,
EDMONTON, AB T6H 4P1

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STRUCTURAL ENGINEERING + FORENSICS

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ELEQRON

ELEQRON INC.
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CALGARY, ALBERTA, T2A 6R3

investec

INVISTEC CALGARY
SUITE 300, 404 6 AVENUE SW
CALGARY, AB T2P 0R9
YYCPLANNING@INVISTEC.CA
P: 587.588.8256

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Seal

JAMES M. PUJOL JR.
REGISTERED
ARCHITECT
ALBERTA

2026-01-29

SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
PERMIT No. AC 16144
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

No.	Revision	Date YYYY-MM-DD
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3	REISSUED FOR DP	2026-01-29

Client

PEAKRIDGE GROUP

PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL DEVELOPMENT BUILDING (D)

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

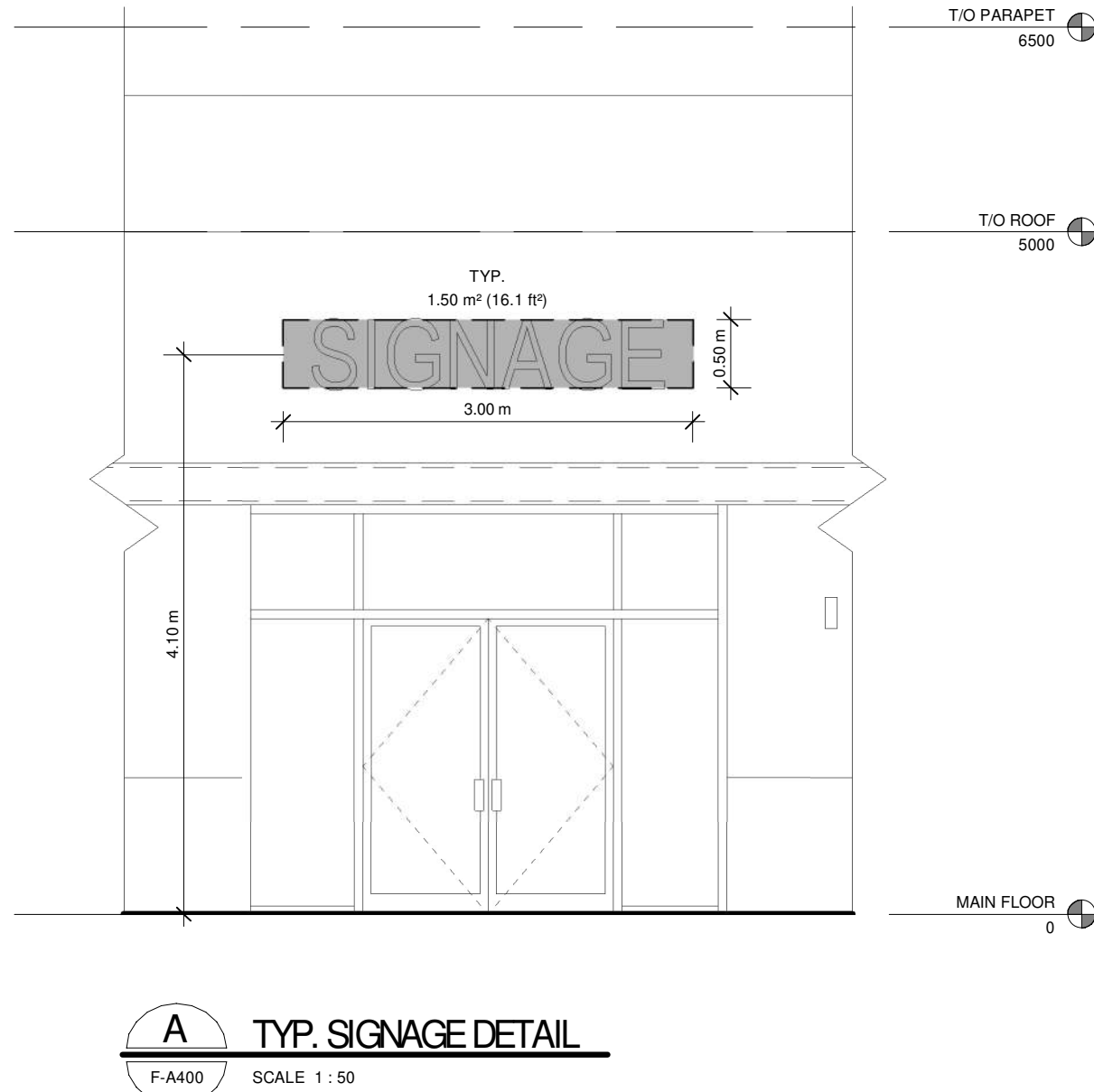
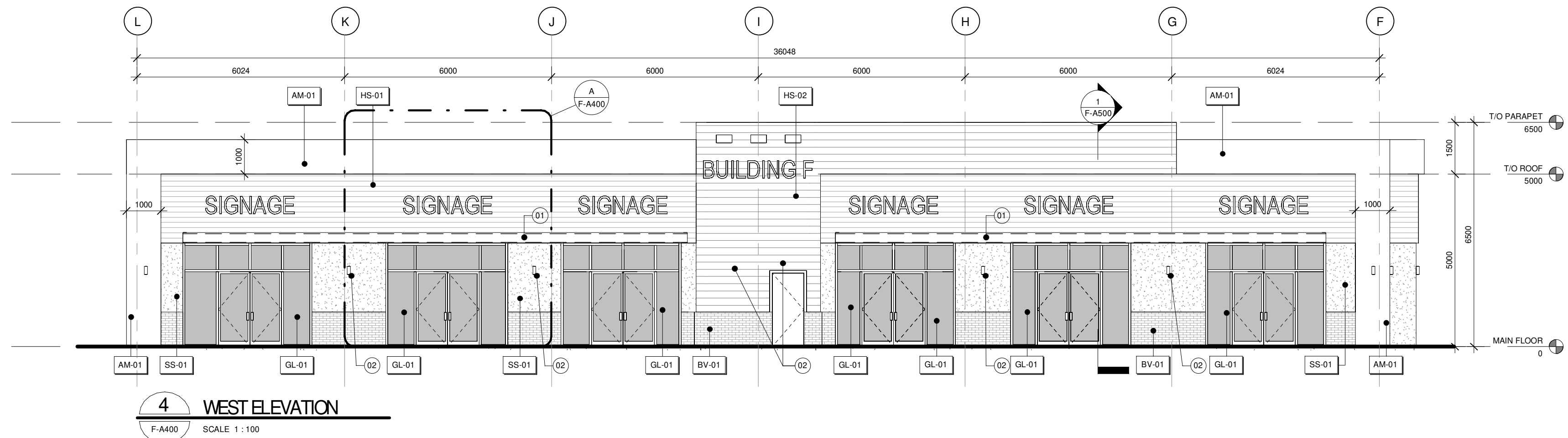
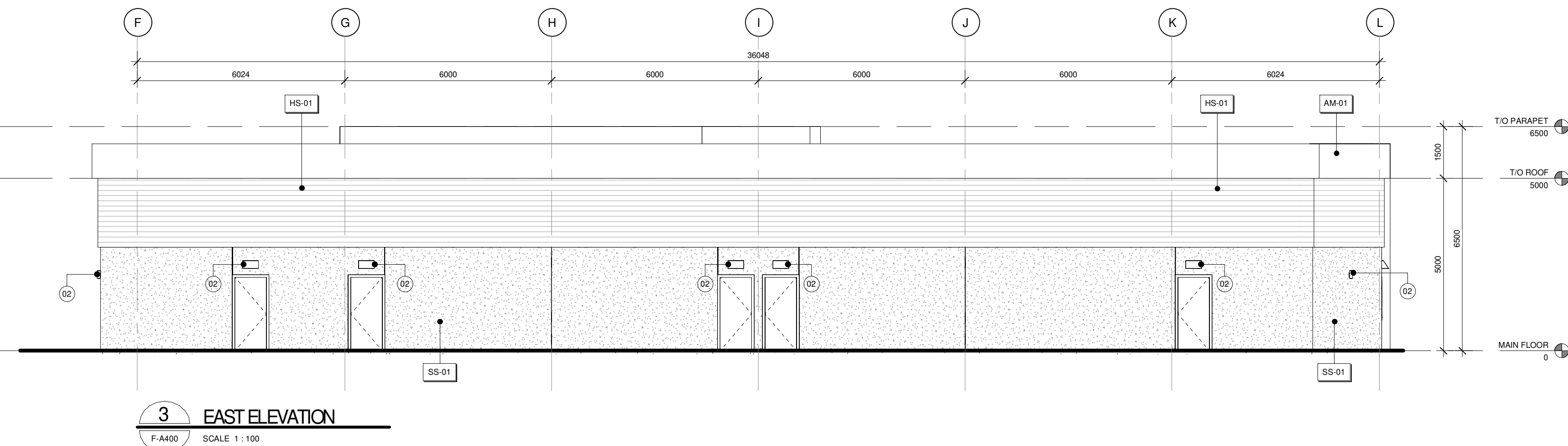
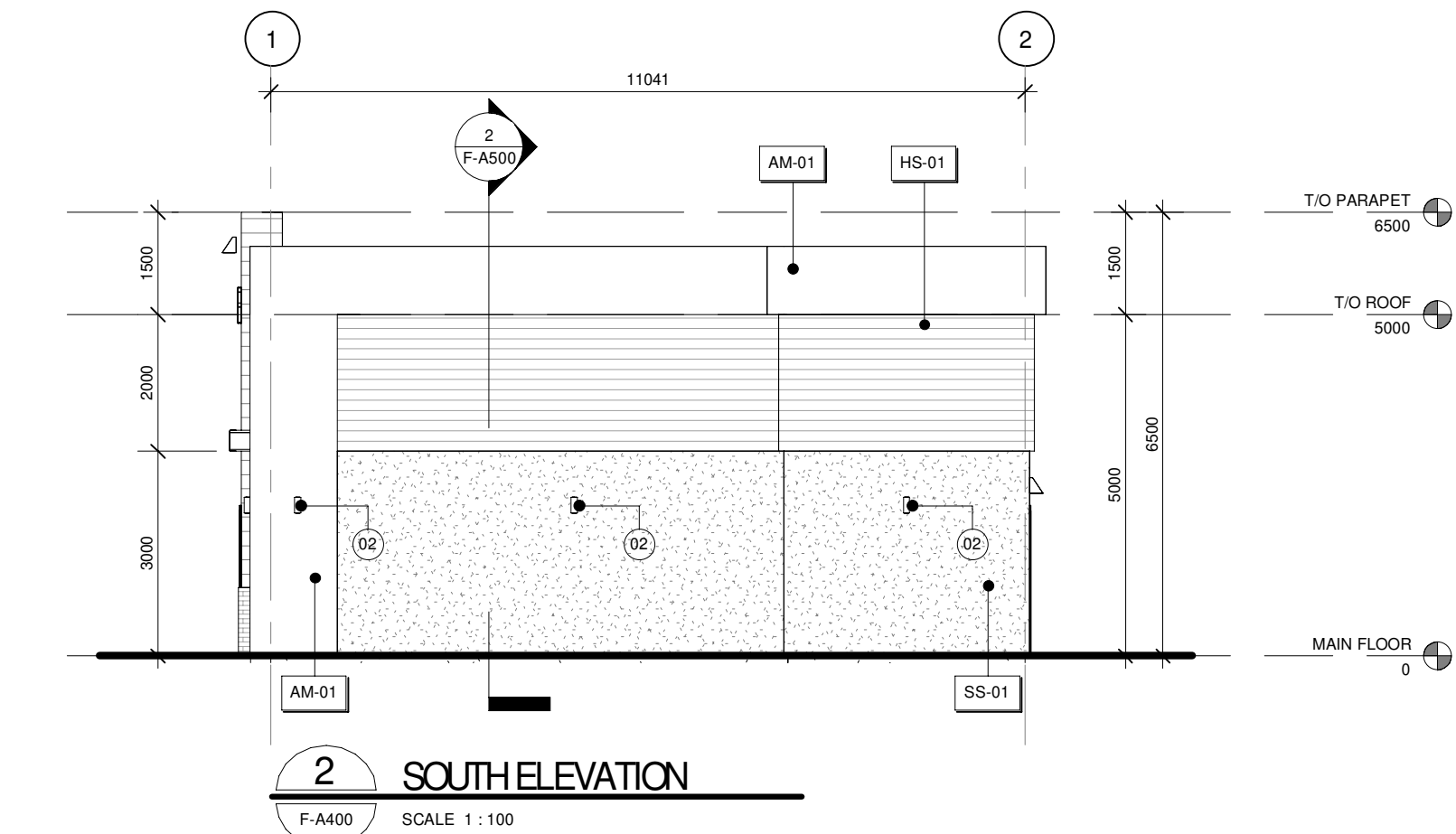
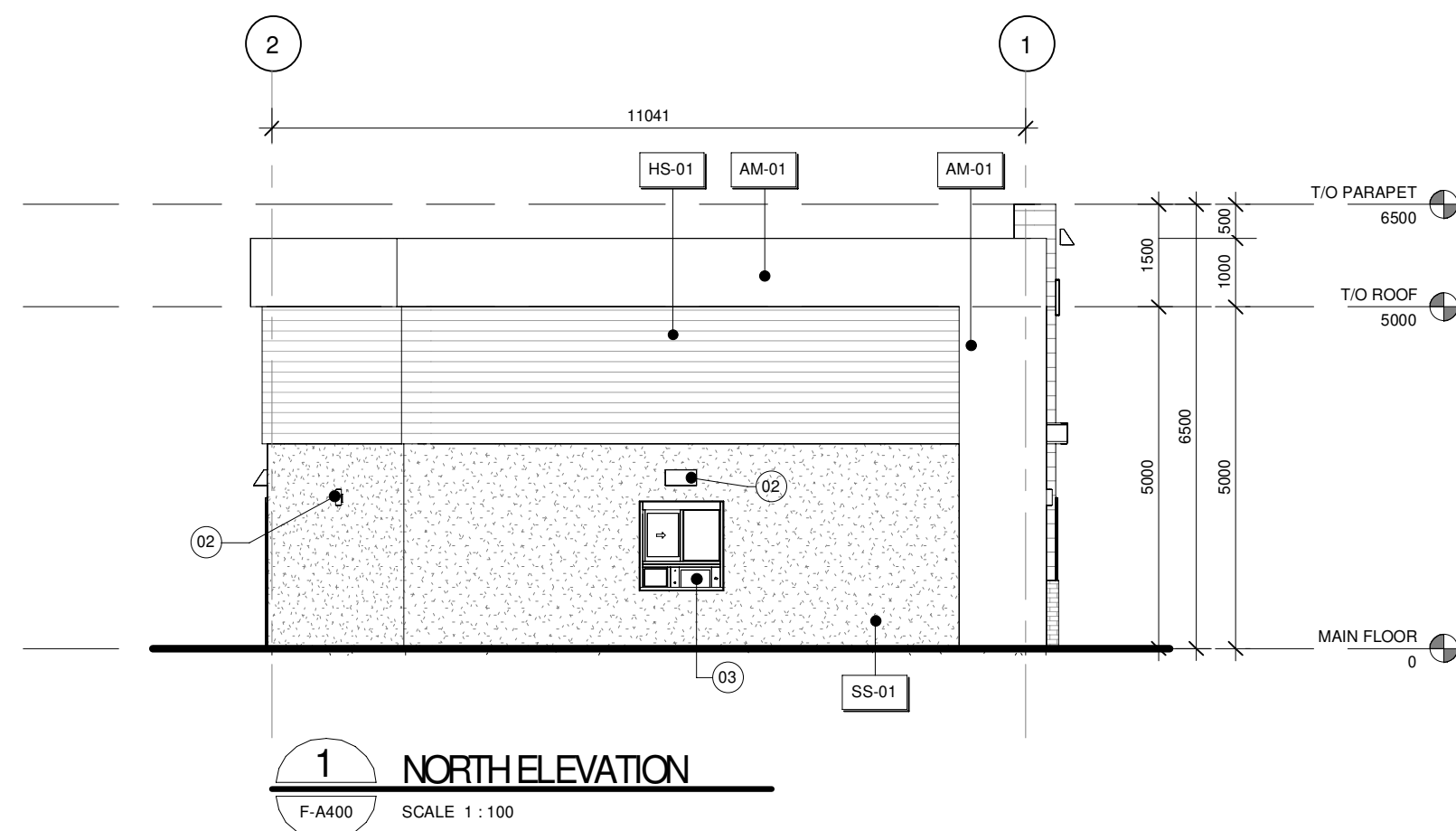
Drawing Title

UNPROTECTED OPENING & SPATIAL SEPARATION BUILDING (F)

Document Control No:	1084-A25-001-DWG-F-A007
Date:	2026-01-23
Scale:	As indicated
Drawn:	MA
Project:	1084-A25-001

Sheet No.

F-A007



EXTERIOR FINISH NOTES

AM-01	ALUMINUM COMPOSITE MATERIALS (ACM) PANELS : COLOR BLACK
BV-01	THIN STONE VENEER (LIGHT GRAY)
GL-01	CLEAR GLASS IN ALUMINUM FRAME, COLOUR: BLACK
HS-01	PRIE-FINISHED HORIZONTAL METAL SIDING : BLUE COLOR
HS-02	PRIE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
SS-01	VENTED RAINSCREEN EIFS SYSTEM CMV 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS. FINISH COLOUR: WHITE

EXTERIOR FINISHES ABBREVIATIONS

AM-00	Prefinished Architectural Metal type
BV-00	Brick Veneer type
CM-00	Concrete Unit Masonry type
EC-00	Exposed Architectural Concrete Finish type
EP-00	Exterior Paint Colour
ES-00	Exterior Stain type
HS-00	Prefinished Metal Siding, Horizontal type
LV-00	Prefinished Aluminum Louver unit
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MS-00	Prefinished Metal Soffit type
MV-00	Masonry Veneer type
PC-00	Precast Concrete Unit type
PR-00	Prefinished Composite Board/Panel type
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PRG	Cement Parging
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ELEVATION KEYNOTES

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- (02) WALL MOUNTED LIGHTING, COLOUR: BLACK, REFER TO ELECTRICAL
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- NO PORTION OF SIGN MAY EXTEND ABOVE THE ROOF LINE OF THE BUILDING.
- SIGNS SHALL NOT HAVE ANY EXPOSED WIRING OR BULBS.
- SIGNS TO BE SAFELY AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS, OR SIMILAR MEANS, TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
- IN A MULTI-UNIT DEVELOPMENT, THIS SHALL APPLY BOTH TO THE OVERALL BUILDING FACE AS WELL AS TO EACH INDIVIDUAL UNIT.
- MAXIMUM PROJECTION: 0.40 m
- THE SIGN AREA IS NOT LARGER THAN 1.5 SQUARE METRES
- FASCIA SIGNS (SIGN - GLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

GENERAL NOTES, A400

LEGEND, A400 SERIES

MCJ	MASONRY CONTROL JOINT
EX-00	EXISTING FINISHES/MATERIALS
XX-00	EXTERIOR FINISHES/MATERIALS
LF	EXTERIOR LIGHTING FIXTURE, SEE ELECTRICAL
GT#	EXTERIOR GLAZING TYPE REFERENCE (REFER TO SCHEDULE)
G101.1	GLAZED FRAME No. REFER TO SCHEDULE
D101.1	NEW DOOR No. REFERENCE REFER TO DOOR SCHEDULE
7	DRAWING NOTE REFERENCE (REFER TO APPROPRIATE DRAWING NOTES)
FSM	LINE OF CONTINUOUS HORIZONTAL METAL FIRE STOPFLASHING, CONTINUOUS AT FLOOR SLAB EDGE
100.00 TO MAIN FLOOR SLAB	BUILDING ELEVATION REFERENCE
A101	SECTION No. DRAWING No. / BUILDING SECTION REFERENCE
A101	DETAIL No. DRAWING No. / WALL SECTION REFERENCE
01	GRID LINE REFERENCE (REFER TO STRUCTURAL)
	LINE OF FINISHED GRADE
	LINE OF FOUNDATIONS WALL/FOOTING BELOW
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	WATERPROOF ELECTRICAL RECEPTACLE
	PRIE-FINISHED MECHANICAL LOUVRE
	GLAZING AREA



SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
502 - 4730 GATEWAY BOULEVARD NW,
EDMONTON, AB T6H 4P1

Structural Engineering



SENALTEK LTD.
550 - 727 7th AVENUE SW
CALGARY, ALBERTA, T2P 0Z5



ELEQRON INC.
255 - 720 28 STREET NE
CALGARY, ALBERTA, T2A 6R3



INVISTEC CALGARY
SUITE 300, 404 6 AVENUE SW
CALGARY, AB T2P 0R9
YYCPLANNING@INVISTEC.CA
P: 587.588.8256

DRAWINGS FOR DEVELOPMENT PERMIT APPLICATION PURPOSES.
DRAWING WILL BE ISSUED AS PART OF PERMIT WORK PACKAGE (PWP).

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

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
FIELD VERIFY DIMENSIONS. DO NOT SCALE DRAWING.

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

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

ONLY CONSTRUCT FROM DOCUMENTS ISSUED FOR CONSTRUCTION. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL DISCIPLINES. CONTRACTOR IS RESPONSIBLE FOR RETRIEVING AND REVIEWING ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE WORK.

Seal



2026-01-29

SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
PERMIT No. AC 16144
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04
1	REISSUED FOR DP	2025-11-07
2	REISSUED FOR DP	2025-11-19
3	REISSUED FOR DP	2026-01-29

Client



PEAKRIDGE GROUP
152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL
DEVELOPMENT
BUILDING (D)

19650 WALDEN BLVD SE, CALGARY, AB
T2X 0M7

Drawing Title

EXTERIOR ELEVATIONS
BUILDING (F)

Document Control No: 1084-A25-001-DWG-F-A400

Date: 2026-01-23

Scale: As indicated

Drawn: MA

Project: 1084-A25-001

Sheet No.

F-A400

FILE: O:\3025008 WALDEN COMMERCIAL DP - SENALTEK\LANDSCAPE\03 DRAWINGS\3025008-LA.DWG | DATE: January 23, 2025 5:22:12 PM

LIST OF DRAWINGS

LANDSCAPE DRAWINGS

DRAWING NO.	DRAWING TITLE
L - 100	KEY PLAN
L - 101	LANDSCAPE PLAN - NORTH
L - 102	LANDSCAPE PLAN - SOUTH
L - 501	PLANTING DETAILS



1 KEY PLAN
SCALE 1:750

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
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- ALL CB, GTHM, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
- ALL CB & GTHM LEADS TO BE 250mm DIAMETER (UNLESS OTHERWISE NOTED) AND IN ACCORDANCE WITH CSA A257.1 (USE CSA A257.2 FOR 300MM OR LARGER DIAMETER), CLASS 3 SULPHATE RESISTANT, RUBBER GASKET OR PVC (PSM TYPE) TO CSA B182.2 WITH LOCKED-IN ELASTOMERIC RING GASKET AND INTEGRAL BELL SYSTEM JOINT. MINIMUM WALL THICKNESS AS REQUIRED FOR SDR 35. COMPACTION: 0-1.5m DEPTH BELOW EXISTING GROUND SURFACE OR SUBGRADE ELEVATION, WHICHEVER IS LOWER, 98% OF A STANDARD PROCTOR (SEE SECTION 02318, TRENCH AND BACKFILL). REMAINDER TO 97% OF ONE MOULD COMPACTION OR 95% OF A STANDARD PROCTOR.
- ALL MH SHALL BE TYPE 5A 1200mm DIAMETER UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
- ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
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NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2026-01-20	HZ	RF
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	DB, AN	2025-06-06
DRAWN	AN, NA	2025-07-04
CHECKED	RF	2025-07-04

SCALE	0 15 30 m 1:750
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Calgary



Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-588-8256
www.invistec.ca

PROJECT	WALDEN COMMERCIAL DP SENALTEK 19650 WALDEN BLVD SE, CALGARY
	SEC: 14 - TWP: 22 - RGE: 1 - W 5th M

SHEET TITLE	KEY PLAN
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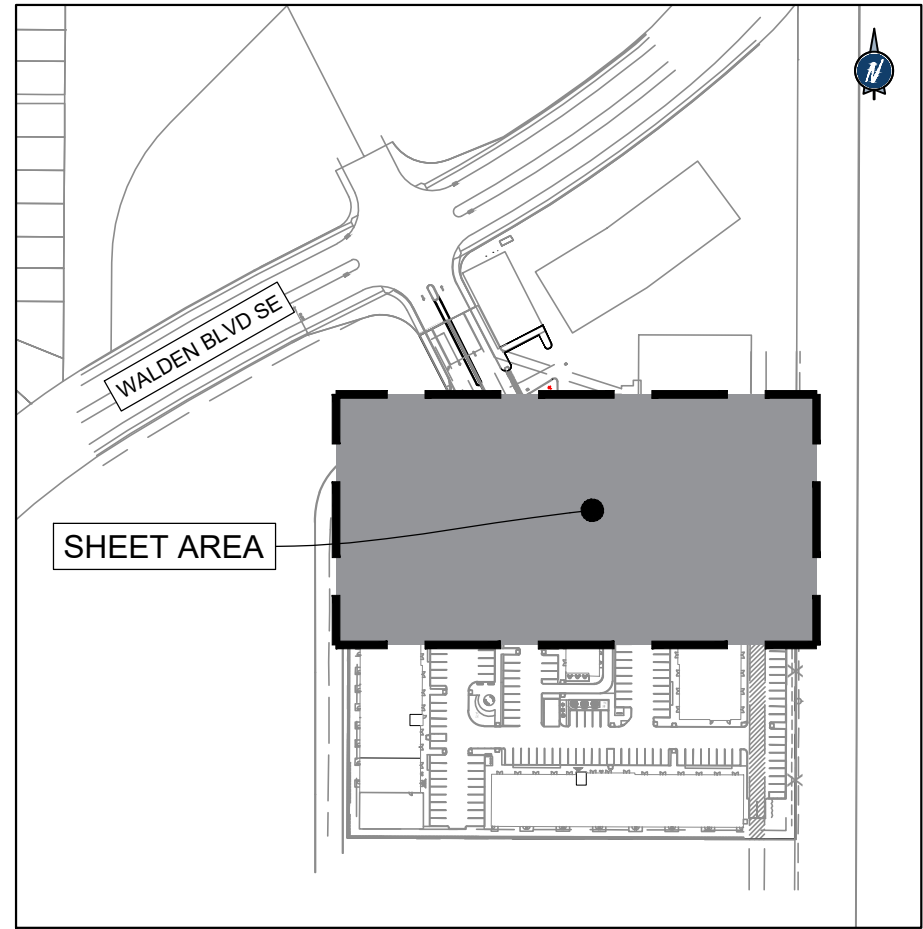
FILE NO.	3025008-LA.dwg	ENG DWG NO.	3025008
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SHEET ID.	L - 100	SHEET NO.	1
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	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN	NA	2025-11-07	

ISC: SHEET SIZE ANSI D 25 mm 0

KEY PLAN 1:2500



LEGEND:

- CATCH BASIN
- VALVE (WATER OR GAS)
- HYDRANT
- LIGHT STANDARD
- SWITCHING CUBICLE
- TRANSFORMER
- STORM LINE
- SANITARY LINE
- WATER LINE
- CATCH BASIN LEAD
- UTILITY EASEMENT
- UNDERGROUND POWER
- UNDERGROUND GAS
- 100mm ± SHREDDED WOOD MULCH ON TOP OF LANDSCAPE FABRIC
- 300mm ± CERTIFIED NO. 1 CULTIVATED TURF SOD
- 50-90mm LIMESTONE-ROCK MULCH ON TOP OF LANDSCAPE FABRIC

MINIMUM PLANTING REQUIREMENTS FOR SITE:

MINIMUM REQUIRED PLANTING					PROVIDED	
TOTAL SETBACK AREA = 1,842 m ²	RATIO (%) (# req.)	SIZING (size) (# req.)	TOTAL	COUNT	TOTAL	
1 Tree per 35 m ² = 53	Max. 75% DEC	40	50% 50mm Cal. Min.	20	23	60
			50% 75mm Cal. Min.	20	23	
	Min. 25% CON	13	50% 2.0m Ht. Min.	6	7	
2 Shrubs per 35 m ² = 105	n/a		50% 3.0m Ht. Min.	7	7	
			600mm Ht. / Sp. Min.	106	226	

MINIMUM REQUIRED PLANTING - PARKING ISLAND		
ISLAND COUNT (# of islands of each case)	PLANTING REQUIREMENTS (# Trees / # Shrubs)	PROVIDED (# Trees / # Shrubs)
#parking islands = 8	1 Tree and 2 Shrubs per Parking Island	8 / 16

NOTE: Parking islands shall at minimum include 1 tree and 2 shrubs unless precluded by the presence of necessary utilities and services. Parking island planting requirements have been accounted for in the general provided planting counts.

TOTAL SURFACE TREATMENT AREAS:

CULTIVATED TURF SOD:	2,384 m ²
SHREDDED WOOD MULCH:	842 m ²
LIMESTONE-ROCK MULCH (50-90 mm):	90 m ²
PLANTING BED:	791 m ²

PLANT SCHEDULE NORTH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PP	5	Colorado Green Spruce	Picea pungens	3.0m Ht. Min	B&B
DECIDUOUS TREES						
	SRI	4	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	75mm Cal.	B&B
	MT	6	Thunderchild Crab Apple	Malus x 'Thunderchild'	50mm Cal.	B&B
	CMT	3	Toba Hawthorn	Crataegus x mordenensis 'Toba'	50mm Cal.	B&B
	TAD	12	True North American Linden	Tilia americana 'Duros'	75mm Cal.	B&B
SHRUBS						
	Jsc	40	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	600mm Spr. Min.	Pot
	Pod	8	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	600mm Ht. Min	Pot
	Sbt	33	Glow Girl Birchleaf Spirea	Spiraea betulifolia 'Tor Gold'	600mm Ht. Min	Pot
	Sc	11	Magic Carpet Spirea	Spiraea x bumalda 'Walburna'	600mm Ht. Min	Pot
	Spm	4	Miss Kim Korean Lilac	Syringa pstula 'Miss Kim'	600mm Ht. Min	Pot
	Jss	14	Scandia Juniper	Juniperus sabina 'Scandia'	600mm Spr. Min.	Pot
	Pos	39	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	600mm Ht. Min	Pot
GRASSES						
	cas	108	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Stricta'	2 gal.	Pot

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY CONSULTING THE OWNER OF THE UTILITY CONCERNED.
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- ALL TREE PLANTING TO FOLLOW THE MINIMUM OFFSET DISTANCES TO SHALLOW AND DEEP UTILITIES AS PER THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (DPGSS), SECTION II: 4.1.2. SETBACK/SPACING GUIDELINES, IN ITS LATEST EDITION. IN ANY CASE, METAL BAR TREE STAKES ARE NOT PERMITTED WITHIN 1.0 m OF AN UNDERGROUND ELECTRICAL TRENCH.
- IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0 m TO UNDERGROUND UTILITIES, THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
- ALL PLANTING BEDS TO BE COMPLETED WITH MIN. 500 mm DEPTH TYPE 1 TOPSOIL TO FINAL GRADE. ALL SEED AND SOD AREAS TO BE COMPLETED WITH MIN. 300 mm DEPTH TYPE 1 TOPSOIL TO FINAL GRADE.
- ALL PLANT MATERIAL TO MEET OR EXCEED THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (DPGSS), IN ITS LATEST EDITION.
- IRRIGATION DESIGN AND INSTALL TO BE DONE BY OTHERS AT TIME OF CONSTRUCTION.



NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2026-01-20	HZ	PS
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL
DESIGNED	DB, AN
DRAWN	AN, NA
CHECKED	JH
SCALE	1:250

BY	DATE
DB, AN	2025-06-06
AN, NA	2025-07-04
JH	2025-11-19
SCALE	1:250
Calgary	Invistec Consulting Ltd.
	300, 404 6 Avenue, SW Calgary Alberta, T2P 0R9 587-568-6256 www.invistec.ca

PROJECT
**WALDEN COMMERCIAL DP
SENALTEK
19650 WALDEN BLVD SE, CALGARY**

SEC: 14 - TWP: 22 - RGE: 1 - W 5th M

SHEET TITLE
LANDSCAPE PLAN - NORTH

FILE NO.
3025008-LA.dwg

ENG DWG NO.
3025008

SHEET ID.
L - 101

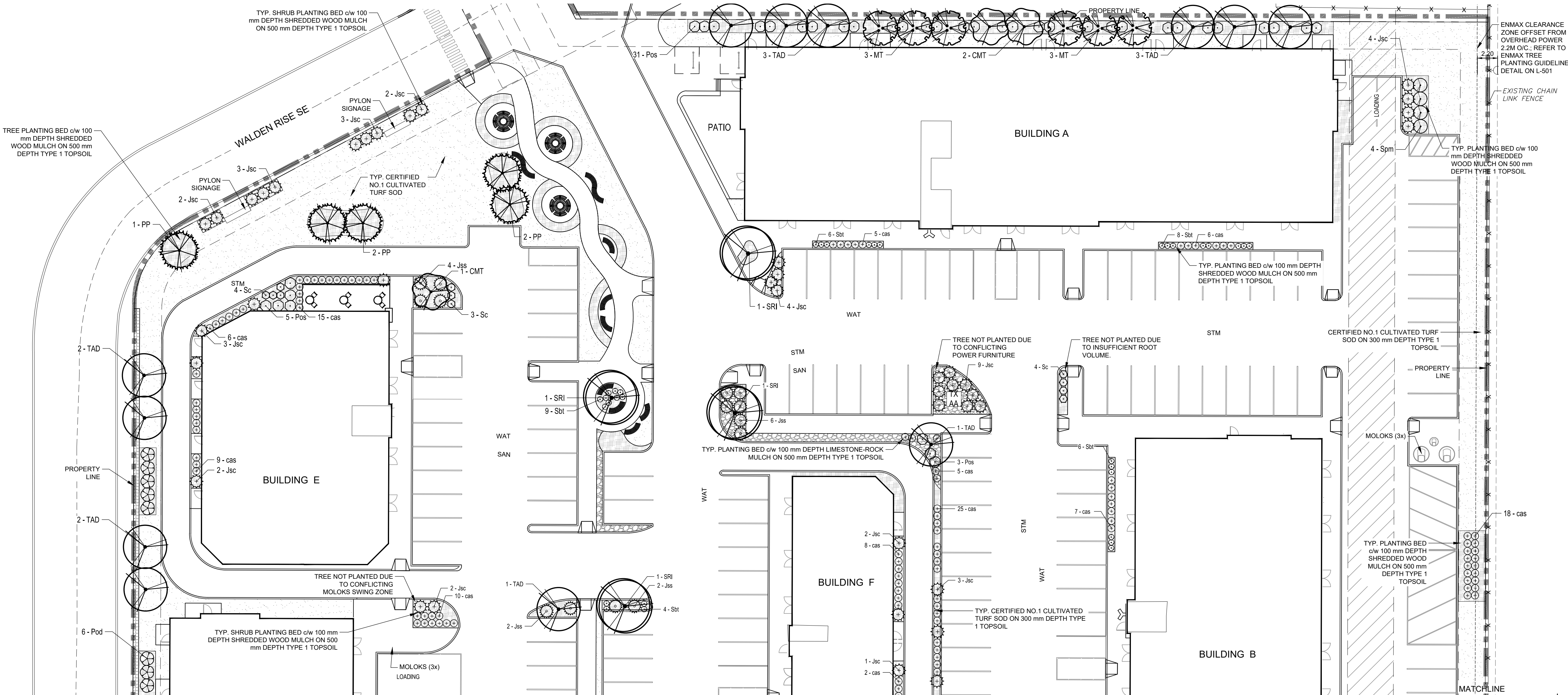
SHEET NO.
2

BY
NA

DATE
2025-11-07

PROFILE NO.

ISC: SHEET SIZE ANSI D 25 mm



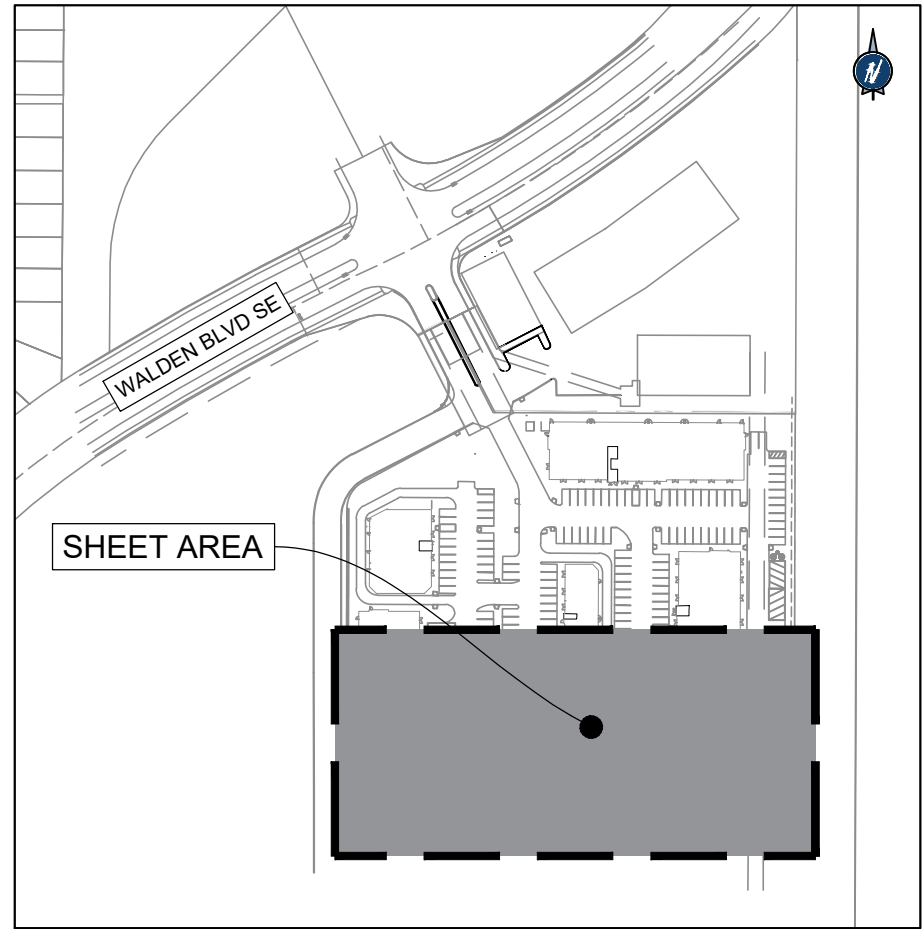
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LANDSCAPE PLAN - NORTH

SCALE 1:250

FILE: O:\3025008 WALDEN COMMERCIAL DP - SENALTEK\LANDSCAPE\03 DRAWINGS\3025008-LA.DWG | DATE: January 23, 2025 5:23:03 PM

KEY PLAN 1:2500



TOTAL SURFACE TREATMENT AREAS:

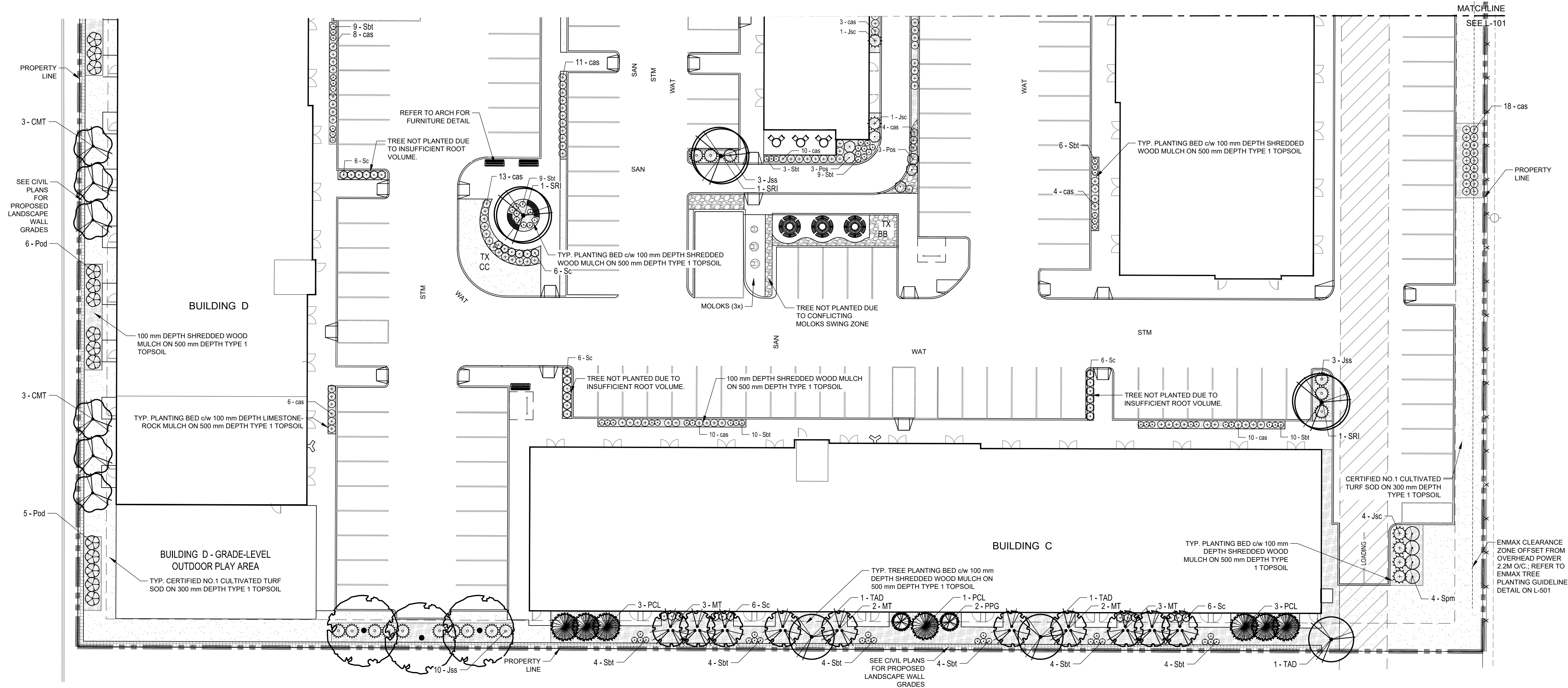
CULTIVATED TURF SOD:	2,384 m ²
SHREDDED WOOD MULCH:	842 m ²
LIMESTONE-ROCK MULCH (50-90 mm):	90 m ²
PLANTING BED:	791 m ²

LEGEND:

	CATCH BASIN
	VALVE (WATER OR GAS)
	HYDRANT
	LIGHT STANDARD
	SWITCHING CUBICLE
	TRANSFORMER
	STORM LINE
	SANITARY LINE
	WATER LINE
	CATCH BASIN LEAD
	UTILITY EASEMENT
	UNDERGROUND POWER
	UNDERGROUND GAS
	100mm SHREDDED WOOD MULCH ON TOP OF LANDSCAPE FABRIC
	300mm CERTIFIED NO. 1 CULTIVATED TURF SOD
	50-90mm LIMESTONE-ROCK MULCH ON TOP OF LANDSCAPE FABRIC

PLANT SCHEDULE SOUTH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PPG	2	Columnar Blue Spruce	Picea pungens 'Glauca Fastigiata'	3.0m Ht. Min	B&B
	PCL	7	Lodgepole Pine	Pinus contorta var. latifolia	2.0m Ht. Min.	B&B
DECIDUOUS TREES						
	FPH	3	Foothills Green Ash	Fraxinus pennsylvanica 'Heuer'	75 mm Cal.	B&B
	SRI	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	75mm Cal.	B&B
	MT	10	Thunderchild Crab Apple	Malus x 'Thunderchild'	50mm Cal.	B&B
	CMT	6	Toba Hawthorn	Crataegus x mordenensis 'Toba'	50mm Cal.	B&B
	TAD	3	True North American Linden	Tilia americana 'Duros'	75mm Cal.	B&B
SHRUBS						
	Jsc	6	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	600mm Spr. Min.	Pot
	Pod	14	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	600mm Ht. Min	Pot
	Sbt	80	Glow Girl Birchleaf Spirea	Spiraea betulifolia 'Tor Gold'	600mm Ht. Min	Pot
	Sc	36	Magic Carpet Spirea	Spiraea x bumalda 'Walburna'	600mm Ht. Min	Pot
	Spm	4	Miss Kim Korean Lilac	Syringa psetula 'Miss Kim'	600mm Ht. Min	Pot
	Jss	16	Scandia Juniper	Juniperus sabina 'Scandia'	600mm Spr. Min.	Pot
	Pos	6	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	600mm Ht. Min	Pot
GRASSES						
	cas	105	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Stricta'	2 gal.	Pot



NOTES

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NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2026-01-20	HZ	PS
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL
DESIGNED	BY DB, AN
DRAWN	AN, NA
CHECKED	JH

SCALE	0 5 10 m 1:250
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Invisitec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-568-8256
www.invisitec.ca

PROJECT
**WALDEN COMMERCIAL DP
SENALTEK
19650 WALDEN BLVD SE, CALGARY**

SEC: 14 - TWP: 22 - RGE: 1 - W 5th M

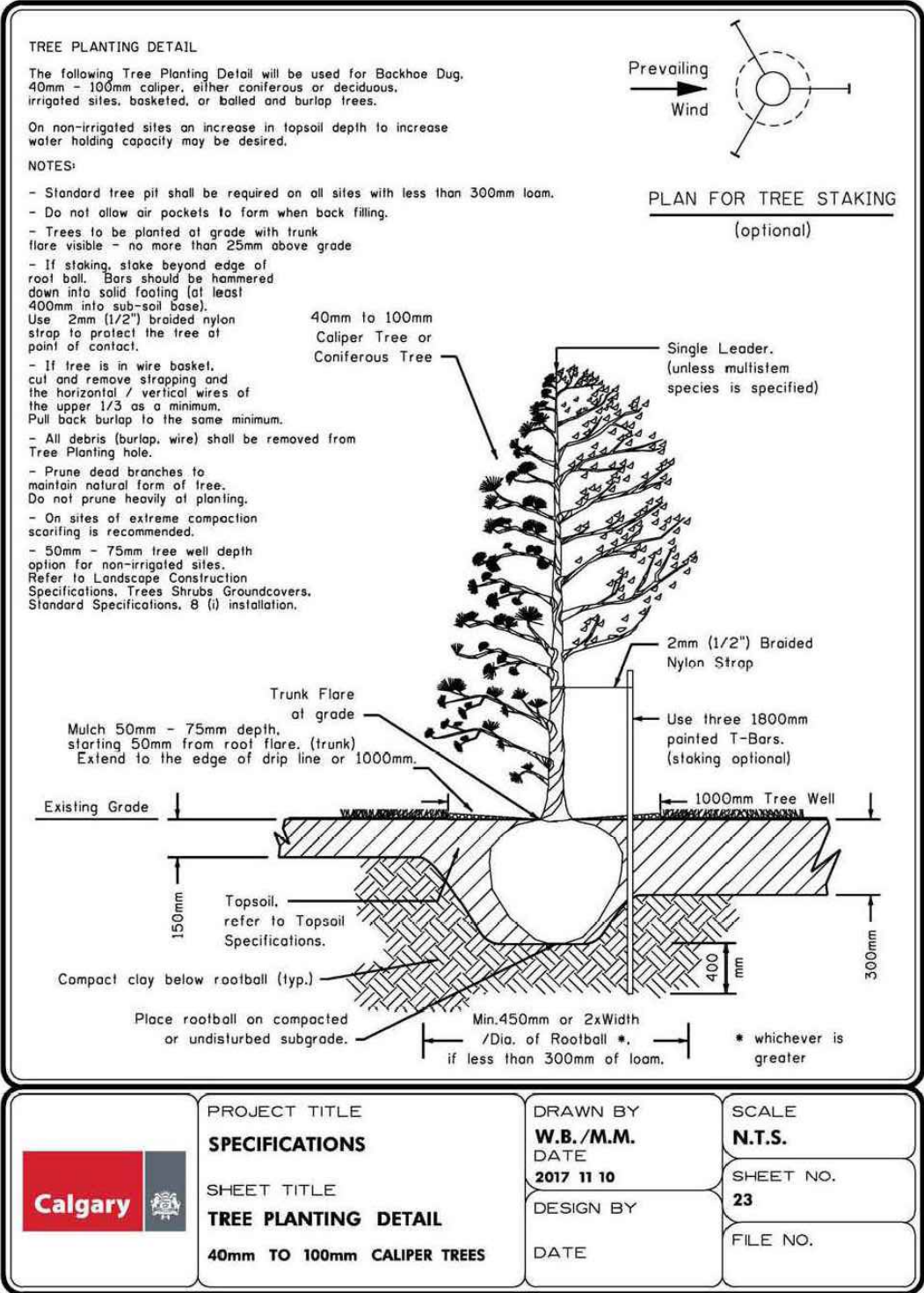
LANDSCAPE PLAN - SOUTH

FILE NO.	3025008-LA.dwg	ENG DWG NO.	3025008
SHEET ID.	L - 102	SHEET NO.	3
DRAWN	BY NA	DATE 2025-11-07	PROFILE NO.

ISC: SHEET SIZE ANSI D 25 mm

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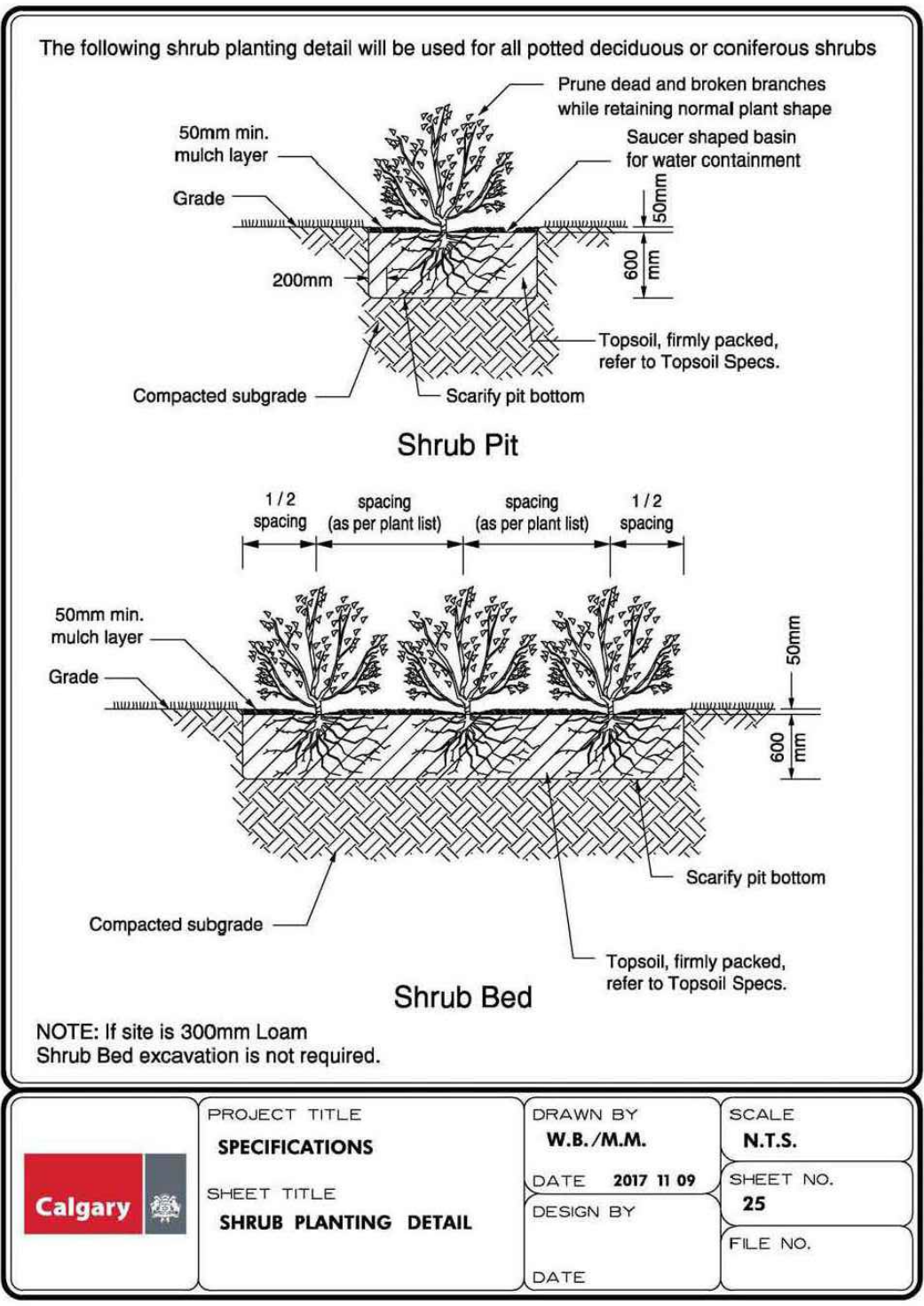
Detail Sheet 23: Tree Planting - 40 mm to 100 mm Caliper Trees



Calgary Parks 2021 249

1 TREE PLANTING DETAIL - CALGARY PARKS
L-501 N.T.S

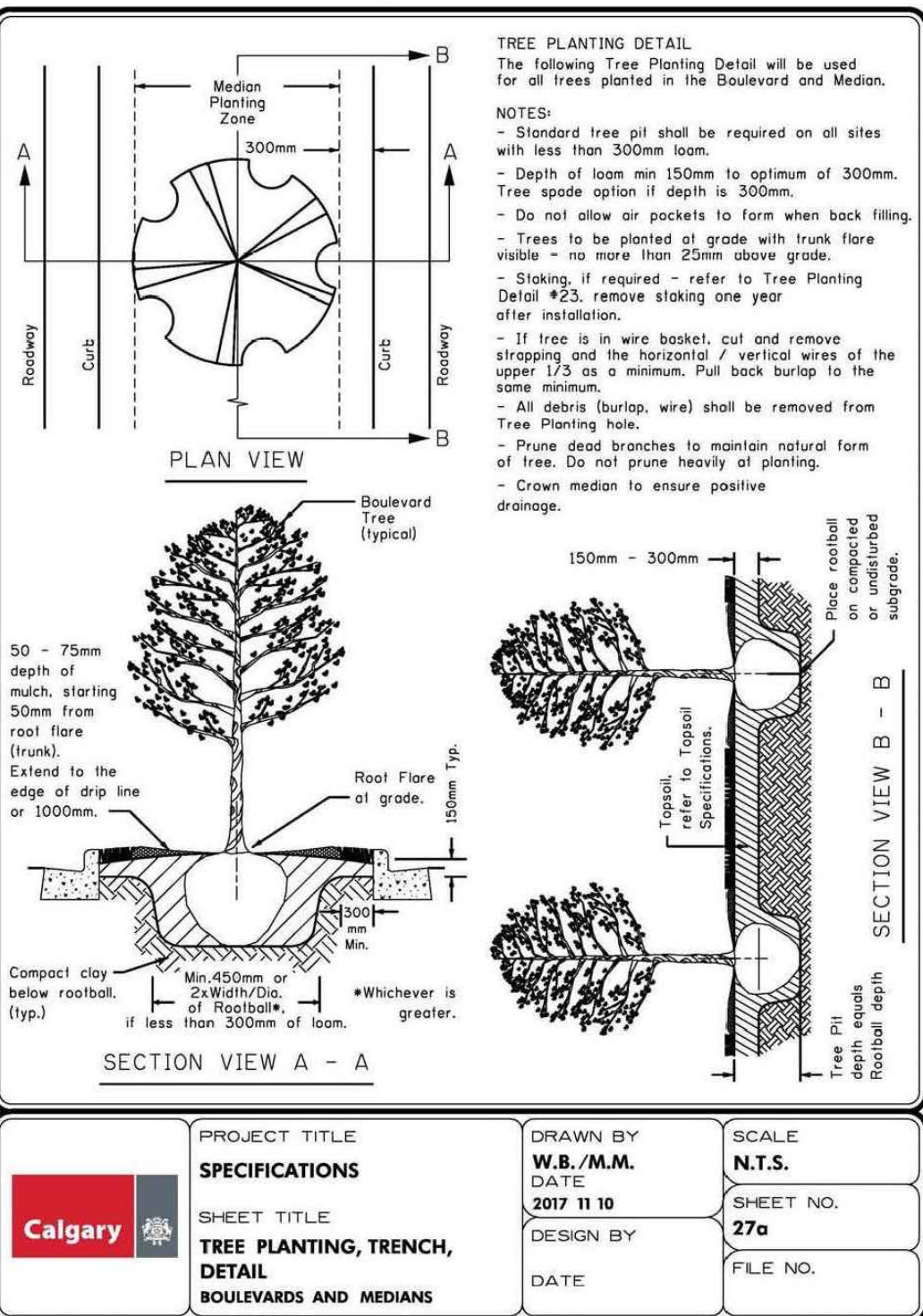
Detail Sheet 25: Tree Planting - Shrubs



Calgary Parks 2021 251

2 SHRUB PLANTING DETAIL - CALGARY PARKS
L-501 N.T.S

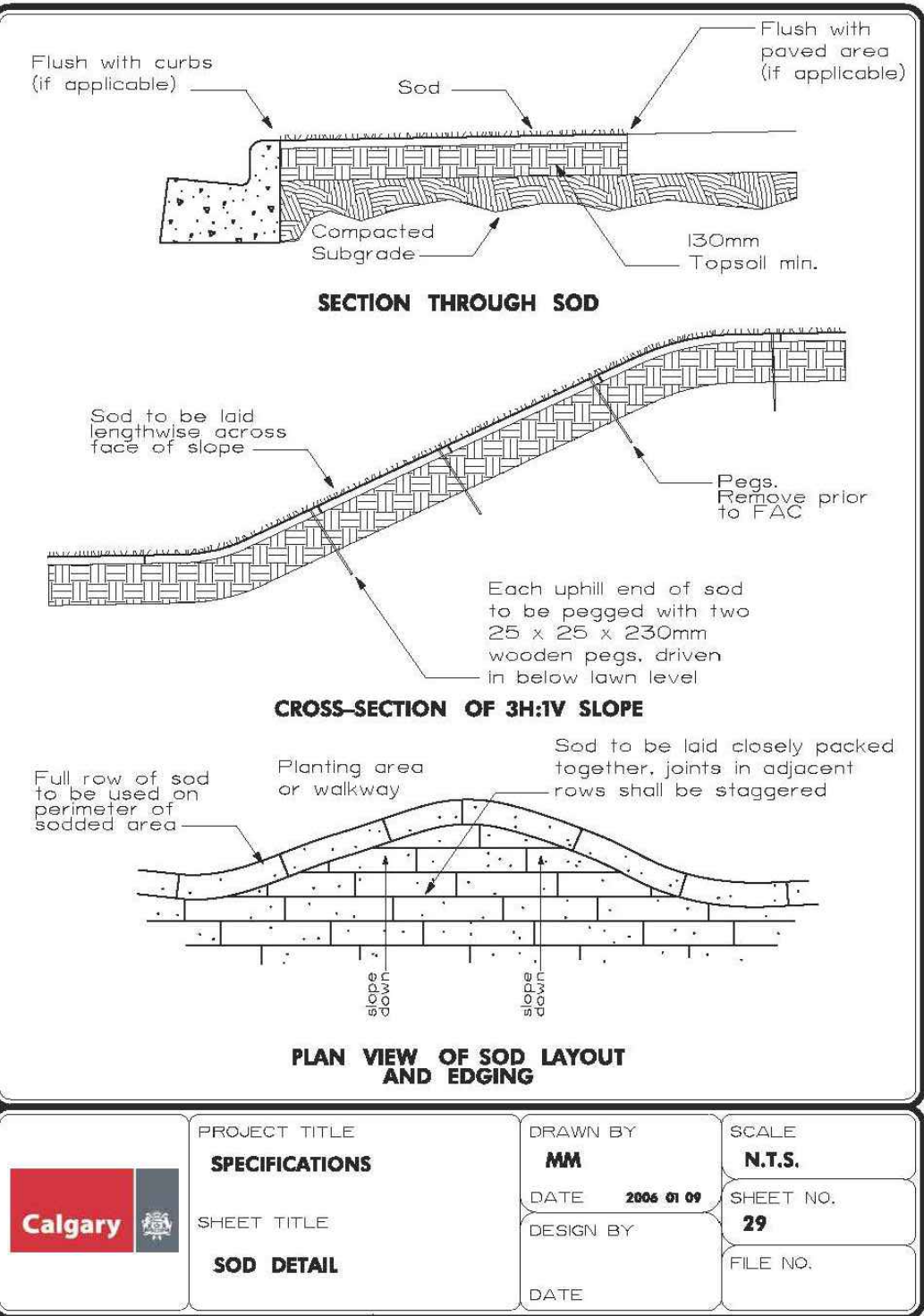
Detail Sheet 27a: Tree Planting - Boulevard and Median Trench



Calgary Parks 2021 254

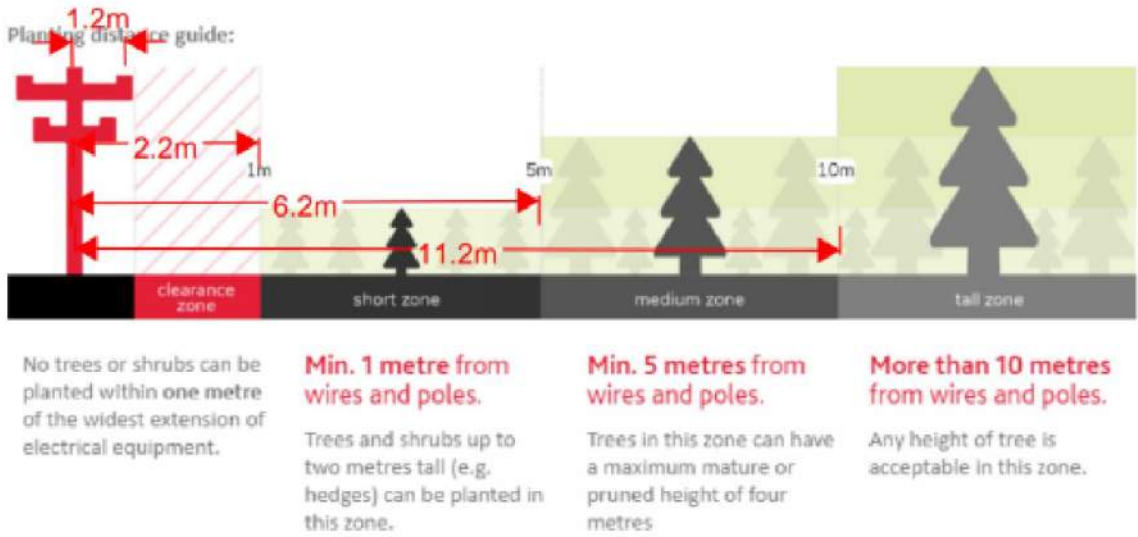
3 TREE TRENCHING DETAIL - CALGARY PARKS
L-501 N.T.S

Detail Sheet 29: Sod



Calgary Parks 2021 258

4 SOD DETAIL - CALGARY PARKS
L-501 N.T.S



NOTE: Due to insufficient clearance, all trees abutting the Enmax corridor have been removed.

1 TREE PLANTING GUIDELINE - ENMAX
L-501 N.T.S

NOTES

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6. ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
7. THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY STANDARD SPECIFICATIONS EROSION AND SEDIMENT CONTROL MANUAL.
8. EXISTING ELEVATIONS AT MATCH POINTS AS SHOWN ON THIS DRAWING ARE TO BE CONFIRMED BY THE CONTRACTOR 72 HOURS PRIOR TO MOBILIZATION OF FORCES. LOST TIME AND/OR ANY ADDITIONAL WORKS DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICT 72 HOURS PRIOR TO MOBILIZATION WILL BE AT THE EXPENSE OF THE CONTRACTOR.
9. ALL TREE PLANTING TO FOLLOW THE MINIMUM OFFSET DISTANCES TO SHALLOW AND DEEP UTILITIES AS PER THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (DPGSS), SECTION II.4.1.2. SETBACK/SPACING GUIDELINES, IN ITS LATEST EDITION. IN ANY CASE, METAL BAR TREE STAKES ARE NOT PERMITTED WITHIN 1.0 m OF AN UNDERGROUND ELECTRICAL TRENCH.
10. IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0 m TO UNDERGROUND UTILITIES, THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
11. ALL PLANTING BEDS TO BE COMPLETED WITH MIN. 500 mm DEPTH TYPE 1 TOPSOIL TO FINAL GRADE. ALL SEED AND SOD AREAS TO BE COMPLETED WITH MIN. 300 mm DEPTH TYPE 1 TOPSOIL TO FINAL GRADE.
12. ALL PLANT MATERIAL TO MEET OR EXCEED THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (DPGSS), IN ITS LATEST EDITION.
13. IRRIGATION DESIGN AND INSTALL TO BE DONE BY OTHERS AT TIME OF CONSTRUCTION.

Click
Before
You Dig

NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2026-01-20	HZ	PS
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL

	BY	DATE (YYYY-MM-DD)
DESIGNED	DB, AN	2025-06-06
DRAWN	AN, NA	2025-07-04
CHECKED	JH	2025-11-19

SCALE	NOT TO SCALE
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Calgary		Invistec Consulting Ltd.
		300, 404 6 Avenue, SW
		Calgary Alberta, T2P 0R9
		587-888-8256
		www.invistec.ca

PROJECT	WALDEN COMMERCIAL DP SENALTEK 19650 WALDEN BLVD SE, CALGARY
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SEC: 14 - TWP: 22 - RGE: 1 - W 5th M

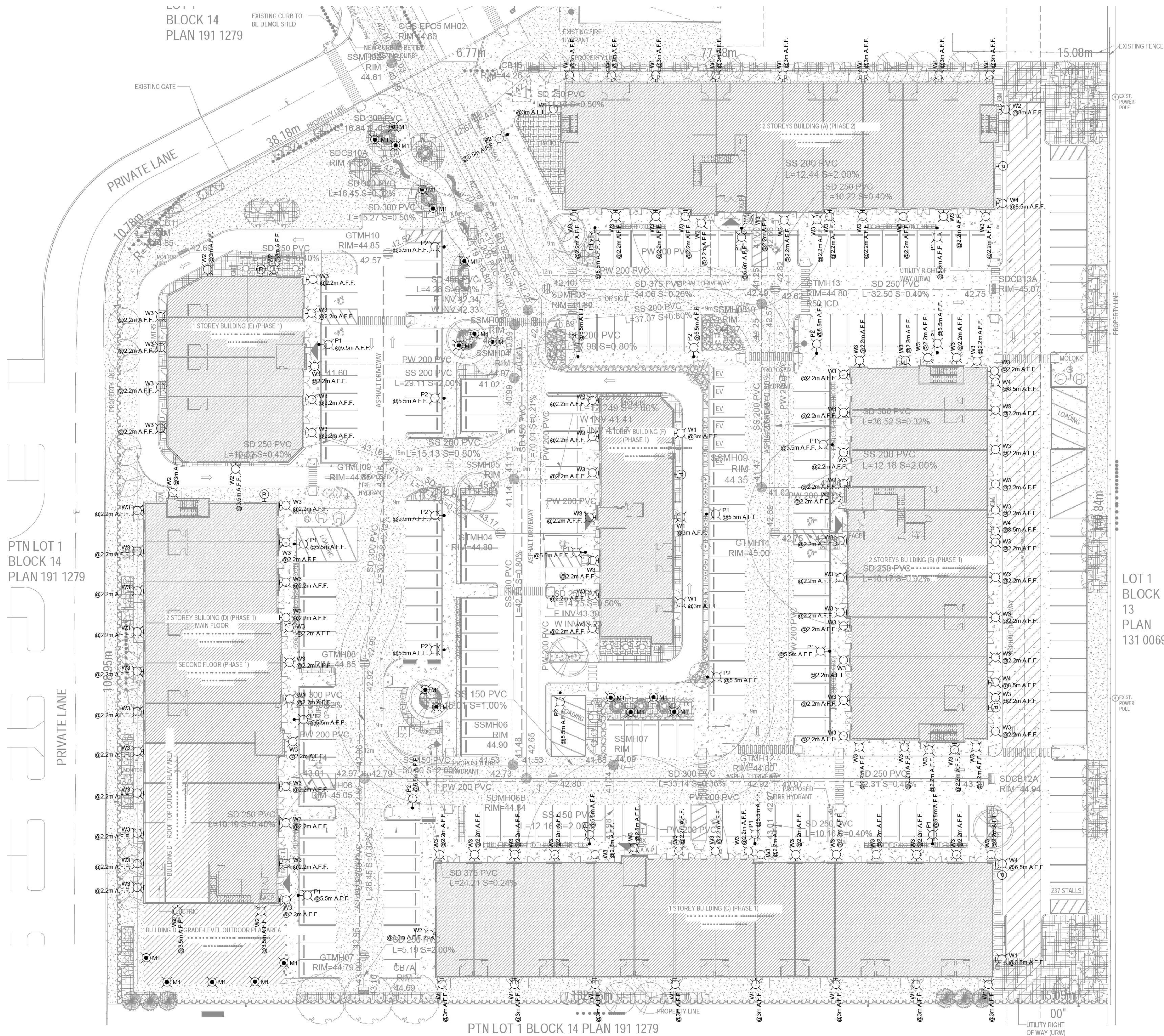
SHEET TITLE	PLANTING DETAILS
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FILE NO.	3025008-LA.dwg	ENG DWG NO.	3025008
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SHEET ID.	L - 501	SHEET NO.	4
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	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN	NA	2025-11-07	

ISC: SHEET SIZE ANSI D 25 mm 0



- ### DRAWING GENERAL NOTES
- EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR SHALL LOCATE PRIOR TO EXCAVATION.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PULL BOXES AS REQUIRED BY CODE AND PULL WIRE IN ALL CONDUITS.
 - SERVICE TRANSFORMER AND PRIMARY FEEDERS ARE THE RESPONSIBILITY OF THE UTILITY COMPANY.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL DEVICES FOR A FULL FUNCTIONAL EXTERIOR LIGHTING CONTROL SYSTEM, WHETHER THEY ARE SHOWN OR NOT ON THIS DRAWINGS, INCLUDING, BUT NOT LIMITED TO, PHOTOCELLS, TIME CLOCK, SWITCHES AND CONTACTORS. EXTERIOR LIGHTING SHALL BE CONTROLLED AS FOLLOWS:
 - ALL EXTERIOR LIGHTING SHALL TURN 'ON' AT SUNDOWN
 - ALL EXTERIOR LIGHTING SHALL TURN 'OFF' AT SUNRISE
 - PROVIDE AND INSTALL OVERRIDE MANUAL SWITCH IN MAIN ELECTRICAL ROOM, C/W LAMACOID LABEL FOR IDENTIFICATION. REFER TO LIGHTING CONTROL WIRING DETAIL FOR MORE INFORMATION.

Architect

SENALTEK
ARCHITECTURE PLANNING + DESIGN

SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
4602 - 4730 Gateway Blvd NW,
Edmonton, AB T6H 4P1

Mechanical & Electrical Engineering

ELEQRON

ELEQRON INC.
255 - 720 28 STREET NE
CALGARY, ALBERTA, T2A 6R3

PERMIT TO PRACTICE
ELEQRON INC.

FOR SIGNATURE OF:
Date: 01/04/25, 2026
PERMIT NUMBER: P014475
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

NOTES:

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

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

FIELD VERIFY DIMENSIONS. DO NOT SCALE DRAWING.

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

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

Seal

PROFESSIONAL ENGINEER ALBERTA
MOHAMMAD AMIR GABRI
ID 98001
08/09

January 26, 2026

No.	Revision	YY-MM-DD Date
1	ISSUED FOR REVIEW	2025-06-18
2	ISSUED FOR DEVELOPMENT PERMIT	2025-06-26
3	ISSUED FOR DEVELOPMENT PERMIT	2025-07-04
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-11-19
5	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-11-25
6	RE-ISSUED FOR DEVELOPMENT PERMIT	2026-01-23

Client

Project Title

**WALDEN PROPERTY
COMMERCIAL
DEVELOPMENT**

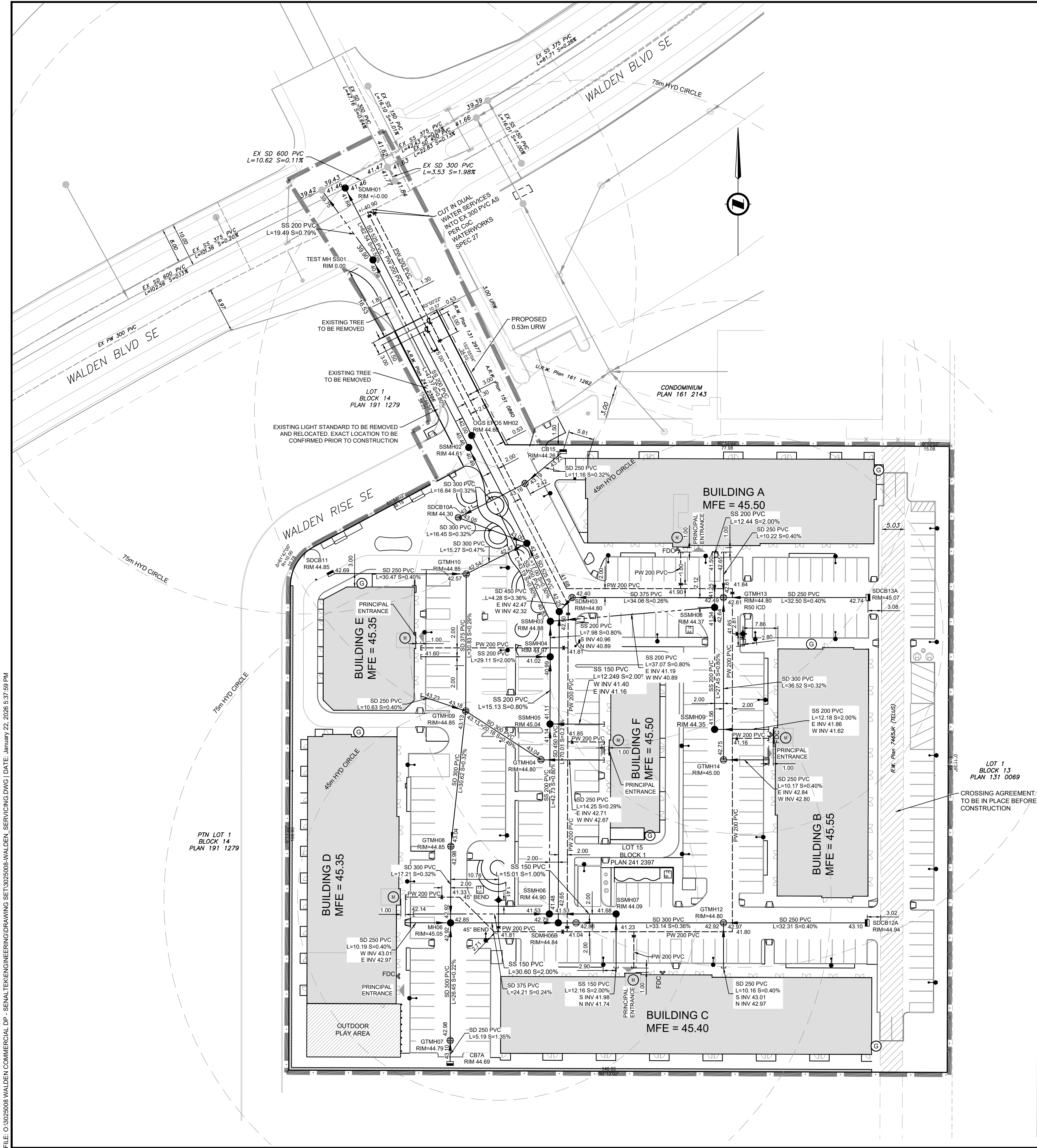
19650 WALDEN BV SE
CALGARY, AB.

Drawing Title

**SITE LIGHTING
PLAN**

Date: 2025-06-12	Sheet No.
Scale: AS SHOWN	E1.1
Drawn: DS	
Project: B25-091	

FILE: 0:3025008 WALDEN COMMERCIAL DP - SENALTEKENGINEERING.DWG SET:03025008-WALDEN_SERVICING.DWG | DATE: January 22, 2026 5:37:59 PM



LEGEND

	PROPOSED	EXISTING
CONSTRUCTION BOUNDARY		
GRASS SWALE		
STORM PIPE		
SANITARY PIPE		
WATER PIPE		
LOW PRESSURE GAS		
HIGH PRESSURE GAS		
CABLE		
TELECOMMUNICATIONS		
UNDERGROUND POWER		
OVERHEAD POWER		
TYPE 5A MH		
TYPE 1S MH		
CATCH BASIN		
GRATED TOP MH		
HYDRANT		
FIRE DEPT CONNECTION		
VALVE		
CHECK VALVE		
PLUG		
WHEELCHAIR RAMP		
ELECTRICAL VAULT		
ELECTRICAL BOX		
ELECTRICAL TRANSFORMER		
STREET LIGHT		
UTILITY POLE		
UTILITY POLE ANCHOR		
UTILITY POLE WITH STREET LIGHT		
WATER METER LOCATION		
GAS METER LOCATION		
ELECTRICAL METER LOCATION		
EXISTING UTILITY URW		

DP # 2025-03987
DSSP # XXX-XXX-XXX
LEGAL ADDRESS: LOT 15 BLK 1 PLAN 241 2397
CIVIC ADDRESS: 19650 WALDEN BV SE, CALGARY

CITY OF CALGARY DEVELOPMENT SITE SERVICING PLAN			
DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			
REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER OR CONTRACTOR.			
THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.			

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY CONSULTING THE OWNER OF THE UTILITY CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION FROM DAMAGE.
- ALL CB, GTMH, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
- ALL CB & GTMH LEADS TO BE 250mm DIAMETER (UNLESS OTHERWISE NOTED) AND IN ACCORDANCE WITH CSA A257.1 (USE CSA A257.2 FOR 300MM OR LARGER DIAMETER), CLASS 3 SULPHATE RESISTANT, RUBBER GASKET OR PVC (PSM TYPE) TO CSA B182.2 WITH LOCKED-IN ELASTOMERIC RING GASKET AND INTEGRAL BELL SYSTEM JOINT. MINIMUM WALL THICKNESS AS REQUIRED FOR SDR 35. COMPACTION: 0-1.5m DEPTH BELOW EXISTING GROUND SURFACE OR SUBGRADE ELEVATION, WHICHEVER IS LOWER, 98% OF A STANDARD PROCTOR (SEE SECTION 02318, TRENCH AND BACKFILL), REMAINDER TO 97% OF ONE MOULD COMPACTION OR 95% OF A STANDARD PROCTOR.
- ALL MH SHALL BE TYPE 5A 1200mm DIAMETER UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
- ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
- DEVELOPMENT AREA (INCLUDING SHARED ACCESS) = 2.06Ha.
- THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY STANDARD SPECIFICATIONS EROSION AND SEDIMENT CONTROL MANUAL.
- EXISTING ELEVATIONS AT MATCH POINTS AS SHOWN ON THIS DRAWING ARE TO BE CONFIRMED BY THE CONTRACTOR 72 HOURS PRIOR TO MOBILIZATION OF FORCES. LOST TIME AND/OR ANY ADDITIONAL WORKS DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM EXISTING ELEVATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICT 72 HOURS PRIOR TO MOBILIZATION WILL BE AT THE EXPENSE OF THE CONTRACTOR.



NAD 83
COORDINATES

4	DTR2 SUBMISSION	2026-01-23	DH	EB
3	SUBMIT FOR DSSP	2025-11-24	DH	EB
2	RE-ISSUED FOR DP	2025-11-19	DH	EB
1	ISSUED FOR DP	2025-07-04	DH	EB
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL

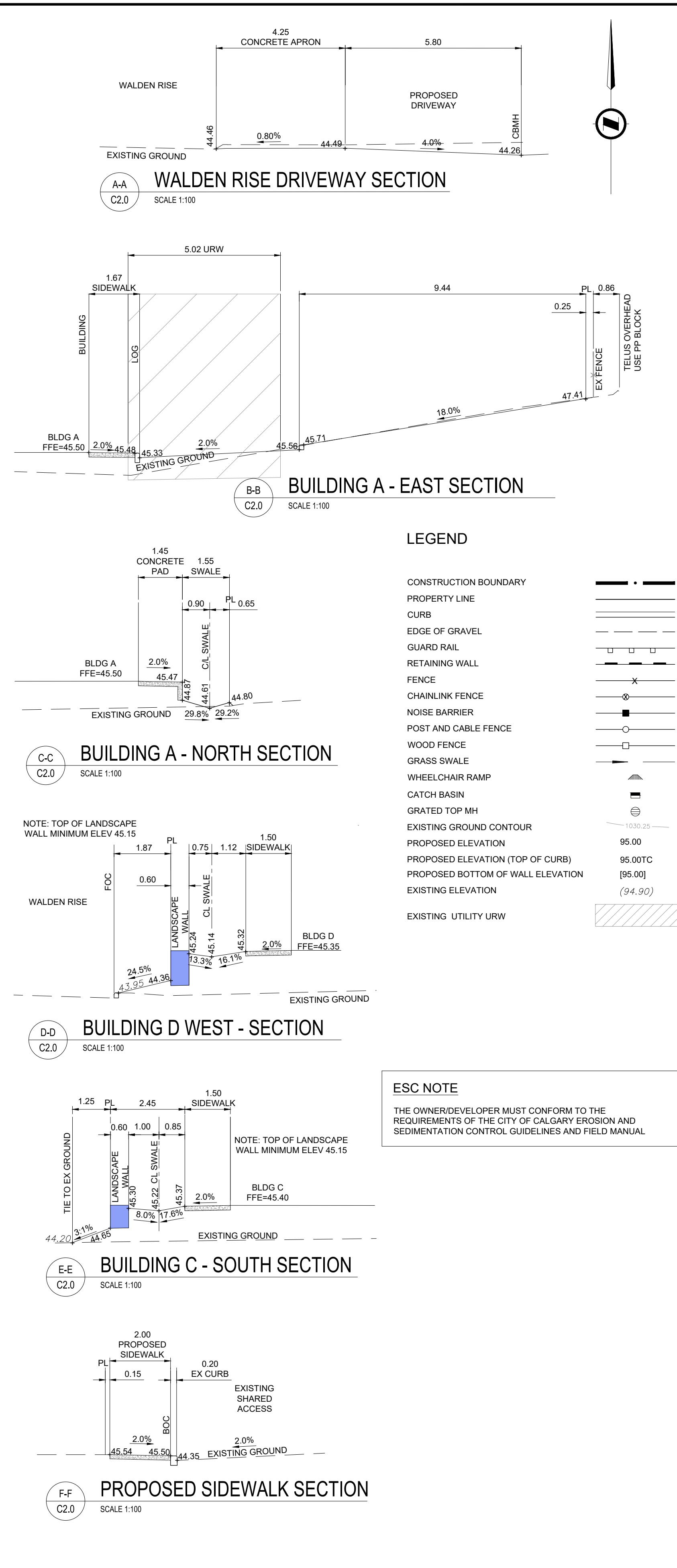
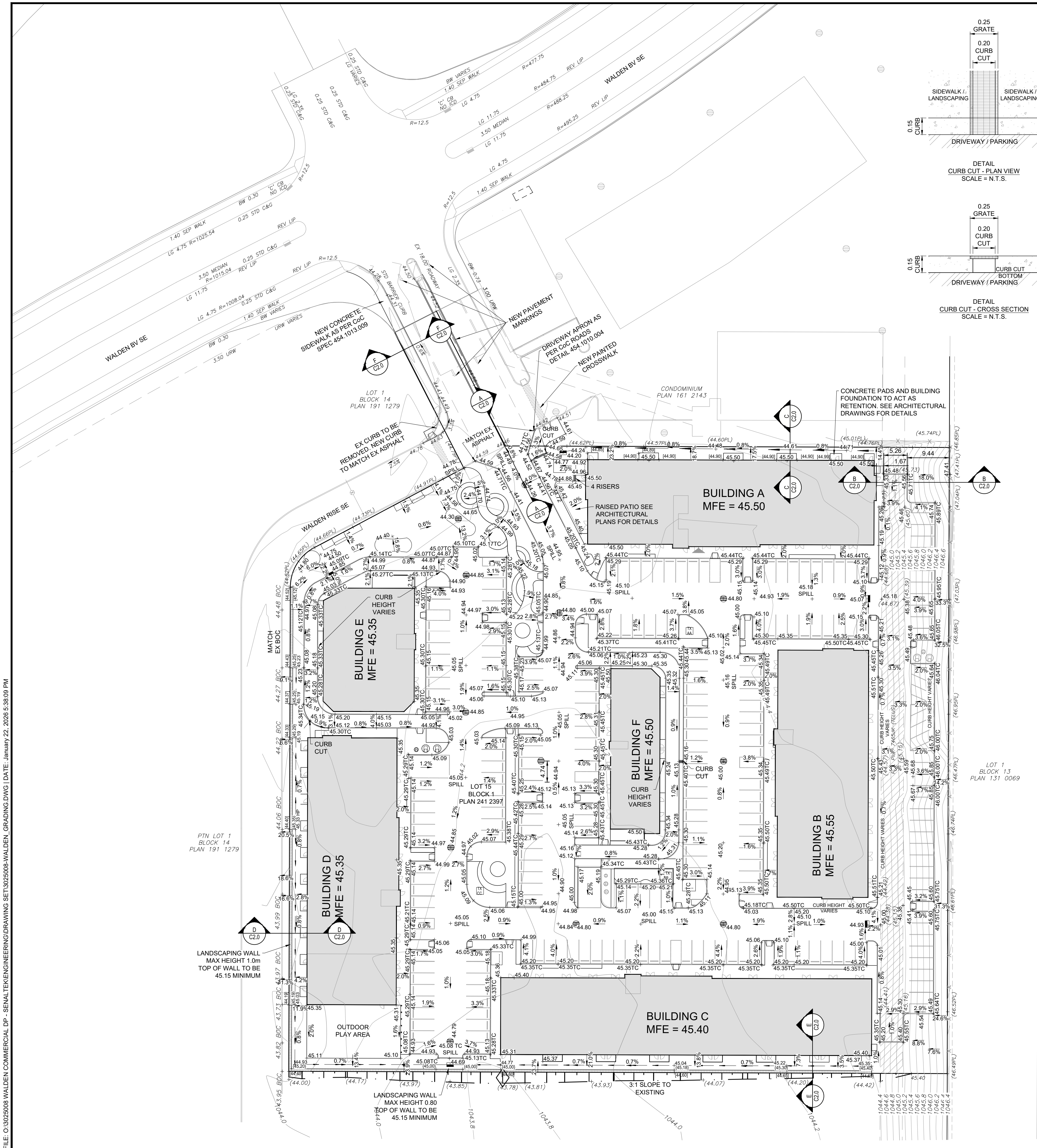
	BY	DATE (YYYY-MM-DD)
DESIGNED	DH, DM	2025-05-20
DRAWN	DH, DM	2025-05-20
CHECKED	EB	2025-05-23
SCALE	0 10 20 m	



PROJECT	WALDEN COMMERCIAL DP SENALTEK
	SEC. 14 - TWP. 22 - RGE. 1 - W 5th M
SHEET TITLE	SERVICING PLAN

FILE NO.	3025008-Walden_Servicing.dwg	ENG DWG NO.	3025008
SHEET ID.	C1.0	SHEET NO.	1
	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN			

FILE: O:302508 WALDEN COMMERCIAL DP - SENALTEK ENGINEERING DRAWING SET:302508-WALDEN GRADING DWG DATE: January 22, 2026 5:38:09 PM



NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE AND VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS AND/OR OMISSIONS TO BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. EXACT LOCATION TO BE DETERMINED BY CONSULTING THE OWNER OF THE UTILITY CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND BE RESPONSIBLE FOR THEIR PROTECTION FROM DAMAGE.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS.
- ALL COORDINATES ARE TO FACE OF CURB / EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED. ALL COORDINATES ARE IN CANADIAN 83 COORDINATE SYSTEM.
- ELEVATION PREFIX 1000.
- ELEVATIONS ARE TO GEODETIC DATUM ASCM 406470.
- ROOF LEADERS TO DISCHARGE ONTO LANDSCAPING WHEREVER POSSIBLE.
- ALL CB, GTHH, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
- DEVELOPMENT AREA=2.06Ha.
- SAW-CUT AREAS OF BASE REMOVAL / CURB REPLACEMENT AS SPECIFIED.
- FINAL LIMITS OF REMOVAL, CURB REPLACEMENT, AND GRINDING AT MATCH LOCATIONS TO BE DETERMINED IN FIELD.
- TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
- ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
- ALL CURB ARE 150mm BARRIER CURB UNLESS OTHERWISE SPECIFIED.

NAD 83
COORDINATES

NO.	DESCRIPTION	DATE	BY	APPD
4	DTR2 SUBMISSION	2026-01-23	DH	EB
3	SUBMIT FOR DSSP	2025-11-24	DH	EB
2	RE-ISSUED FOR DP	2025-11-19	DH	EB
1	ISSUED FOR DP	2025-07-04	DH	EB

DESIGNED	BY	DATE
BC_DM	2025-05-20	

DRAWN	BY	DATE
BC_DM	2025-05-20	

CHECKED	BY	DATE
DH	2025-05-23	

SCALE

0 10 20 m

Calgary

Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-588-8256
www.invistec.ca

PROJECT

**WALDEN COMMERCIAL DP
SENALTEK**

SHEET TITLE

GRADING PLAN

SEC: 14 - TWP: 22 - RGE: 1 - W 5th M

FILE NO.	ENG DWG NO.
3025008-Walden_Grading.dwg	3025008

SHEET ID.	SHEET NO.
C2.0	2

BY	DATE	PROFILE NO.

ISC. SHEET SIZE ANSI D 25 mm