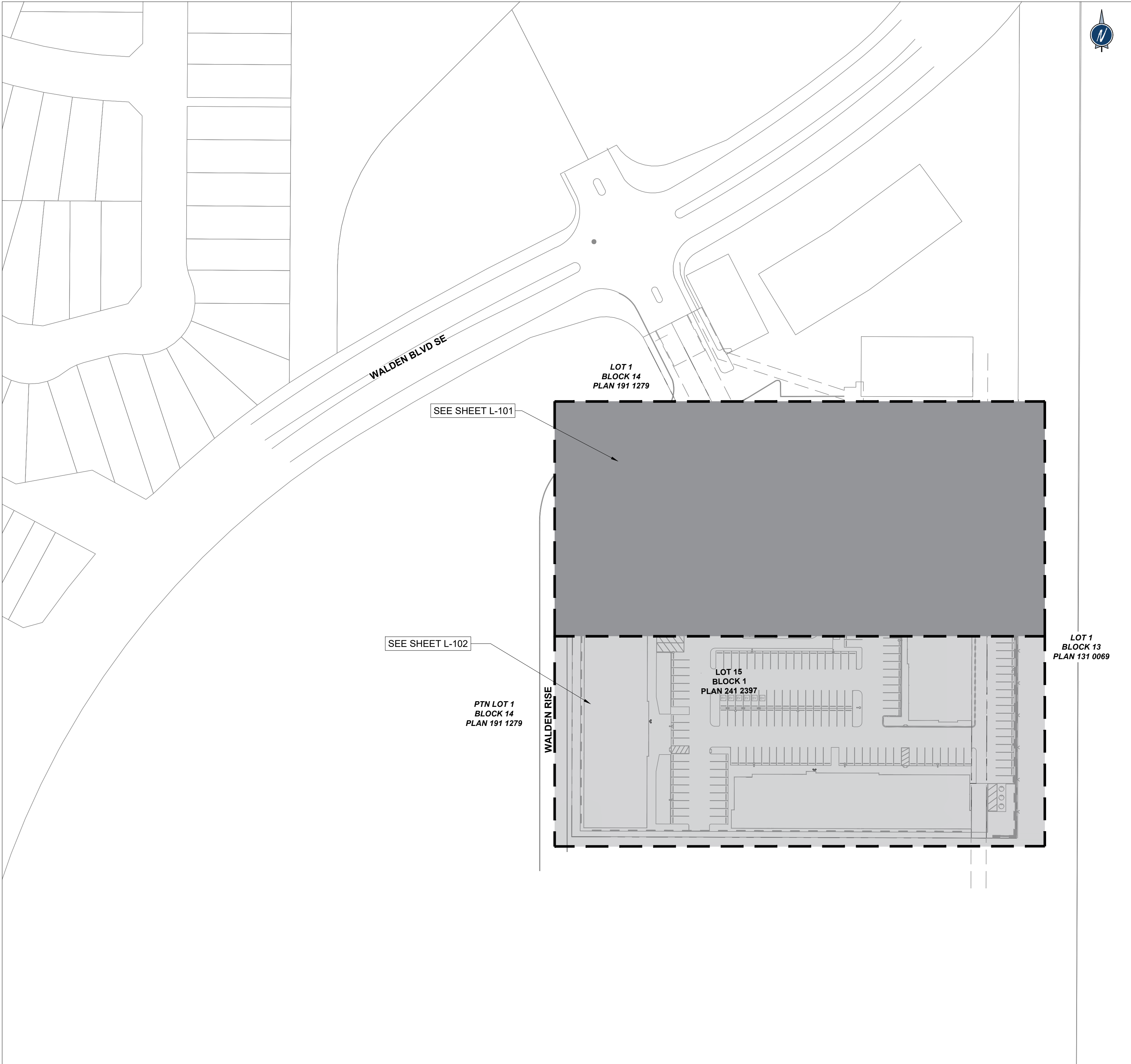


LIST OF DRAWINGS

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.
- 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, 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.
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- ALL MATERIALS AND CONSTRUCTION TO BE AS PER THE CITY OF CALGARY ENGINEERING STANDARDS.
- THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY STANDARD SPECIFICATIONS EROSION AND SEDIMENT CONTROL MANUAL.
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NAD 83
COORDINATES

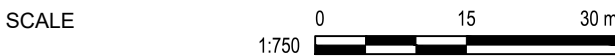
PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2025-07-04	AN	JH
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL
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PRELIMINARY
SUBJECT TO REVISION

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



Calgary



Invistec Consulting Ltd.
300, 404 6 Avenue, SW
Calgary Alberta, T2P 0R9
587-588-6256
www.invistec.ca

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

SHEET TITLE
KEY PLAN

FILE NO. 3025008-LA.dwg		ENG DWG NO. 3025008	
SHEET ID. L - 100		SHEET NO. 1	
	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN	AN	2025-07-04	

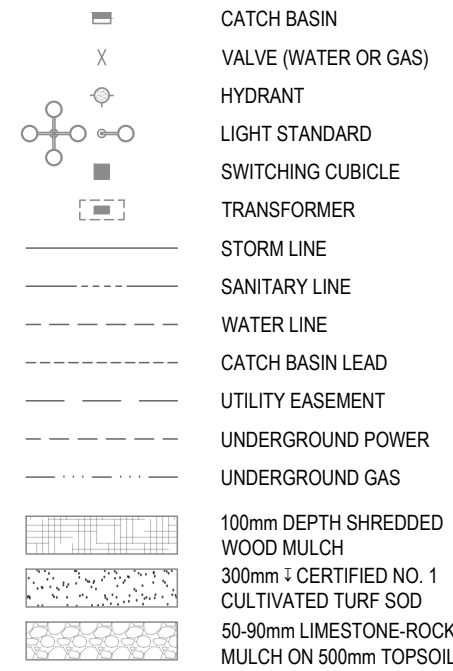
ISC: SHEET SIZE ANSI D 25 mm 0

FILE: O:\3025008 WALDEN COMMERCIAL DP - SENALTEK LANDSCAPE\03 DRAWINGS\3025008-LA.DWG | DATE: July 3, 2025 3:40:36 PM

PLANT SCHEDULE NORTH

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PP	6	Colorado Green Spruce	Picea pungens	3.0m Ht. Min	B&B
DECIDUOUS TREES						
	FPH	3	Foothills Green Ash	Fraxinus pennsylvanica 'Heuer'	50mm Cal.	B&B
	SRI	2	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	75mm Cal.	B&B
	MT	9	Thunderchild Crab Apple	Malus x 'Thunderchild'	50mm Cal.	B&B
	CMT	3	Toba Hawthorn	Crataegus x mordenensis 'Toba'	50mm Cal.	B&B
	TAD	10	True North American Linden	Tilia americana 'Duros'	75mm Cal.	B&B
SHRUBS						
	Jsc	14	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	600mm Spr. Min.	Pot
	Pod	5	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	300mm Ht. Min.	Pot
	Sbt	20	Glow Girl Birchleaf Spirea	Spiraea betulifolia 'Tor Gold'	600mm Ht. Min.	Pot
	Spm	29	Miss Canada Preston Lilac	Syringa x prestoniae 'Miss Canada'	600mm Ht. Min.	Pot
	Jss	26	Scandia Juniper	Juniperus sabina 'Scandia'	600mm Spr. Min.	Pot
	Pos	24	Tiny Wine Ninebark	Physocarpus opulifolius 'SMPOTW'	600mm Ht. Min.	Pot
GRASSES						
	Cas	28	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Stricta'	2 gal.	Pot

LEGEND



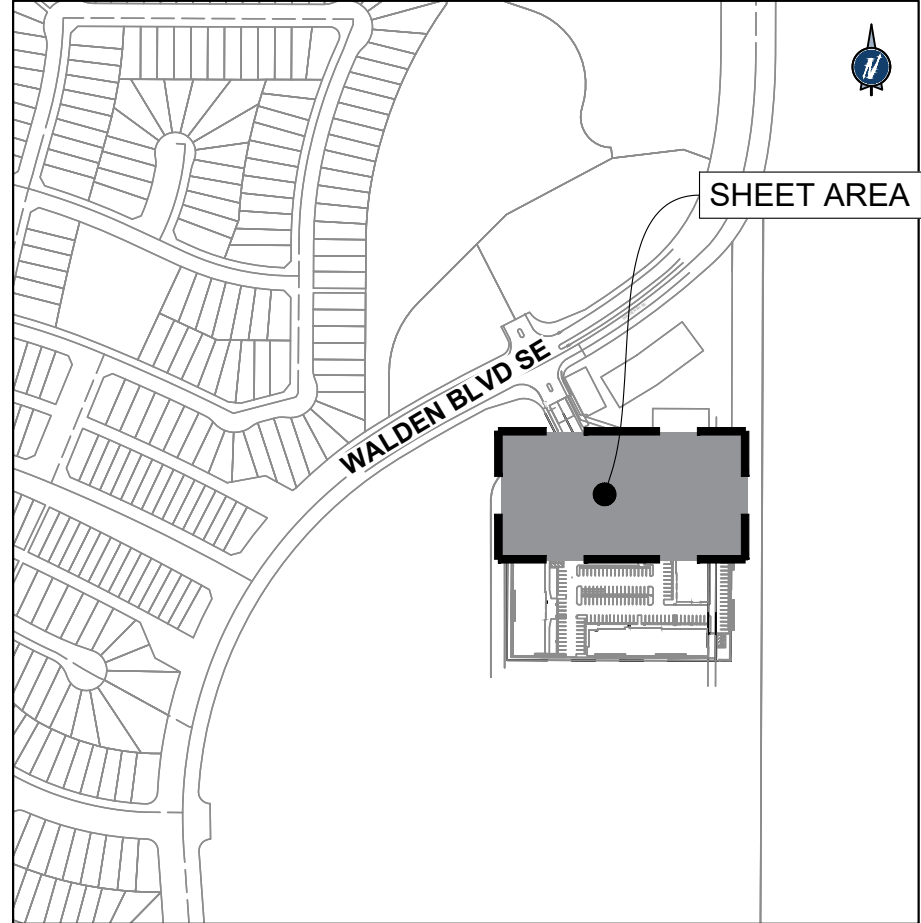
MINIMUM REQUIRED PLANTING				PROVIDED	
TOTAL SETBACK AREA = 1,842 m ²	RATIO (%) (# req.)	SIZING (size) (# req.)		COUNT	TOTAL
1 Tree per 30 m ² = 62	Max. 75% DEC	46	50% 50mm Cal. Min.	23	24
			50% 75mm Cal. Min.	23	23
	Min. 25% CON	16	50% 2.0m Ht. Min.	8	9
2 Shrubs per 30 m ² = 124	n/a		50% 3.0m Ht. Min.	8	9
			600mm Ht. / Sp. Min.	124	187

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:	660 m ²
SHREDDED WOOD MULCH:	370 m ²
LIMESTONE-ROCK MULCH (50-90 mm):	216 m ²
PLANTING BED:	512 m ²



KEY PLAN - 1:5000

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, STM, 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 SA 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.
- THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY STANDARD SPECIFICATIONS EROSION AND SEDIMENT CONTROL MANUAL.
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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.



NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2025-07-04	AN	JH
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT SEAL

PRELIMINARY
SUBJECT TO REVISION

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

SCALE 1:250 0 5 10 m

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
LANDSCAPE PLAN - NORTH

FILE NO.	3025008-LA.dwg	ENG DWG NO.	3025008
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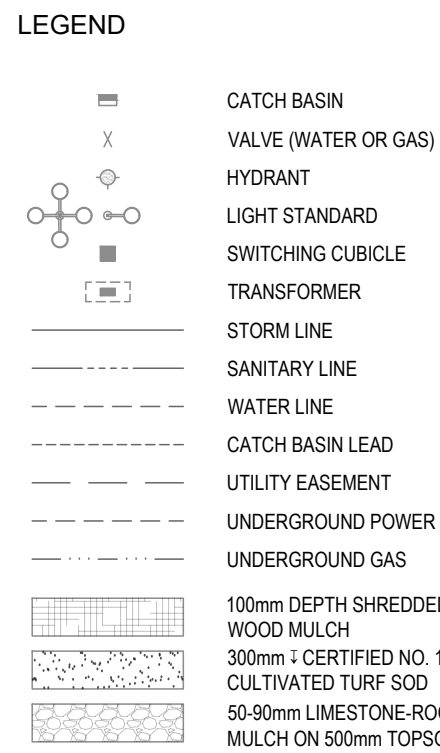
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BY	DATE (YYYY-MM-DD) 2025-07-04	PROFILE NO.
DRAWN AN		

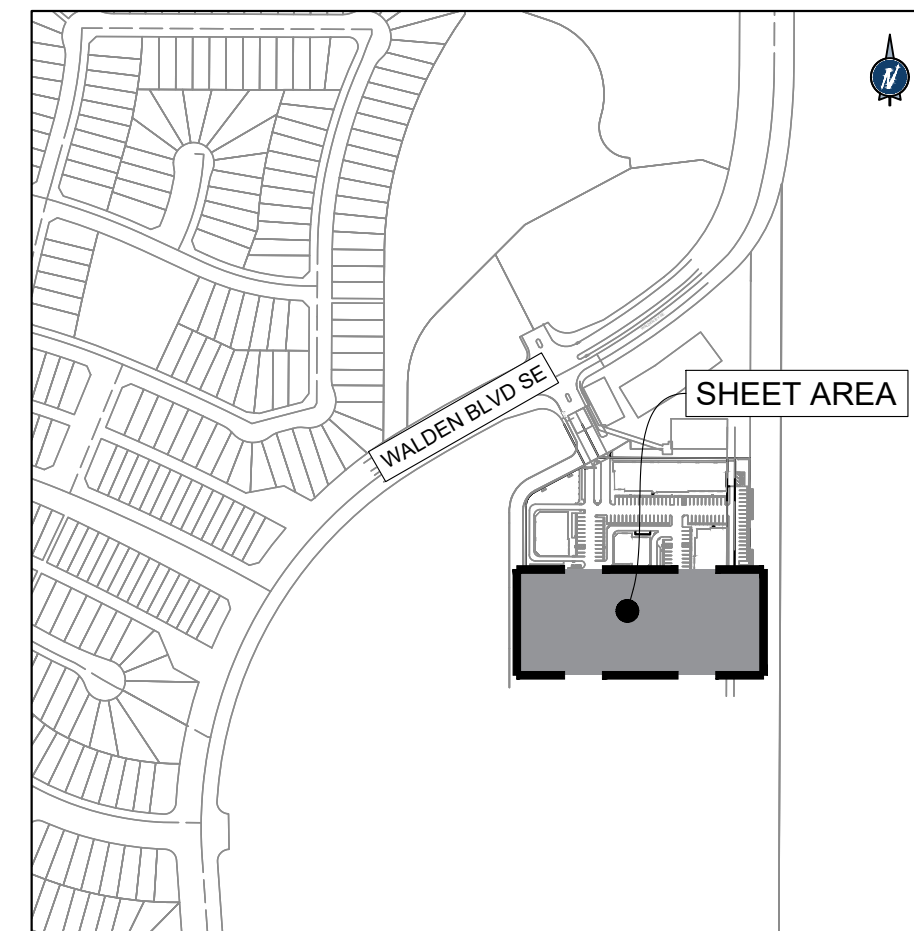
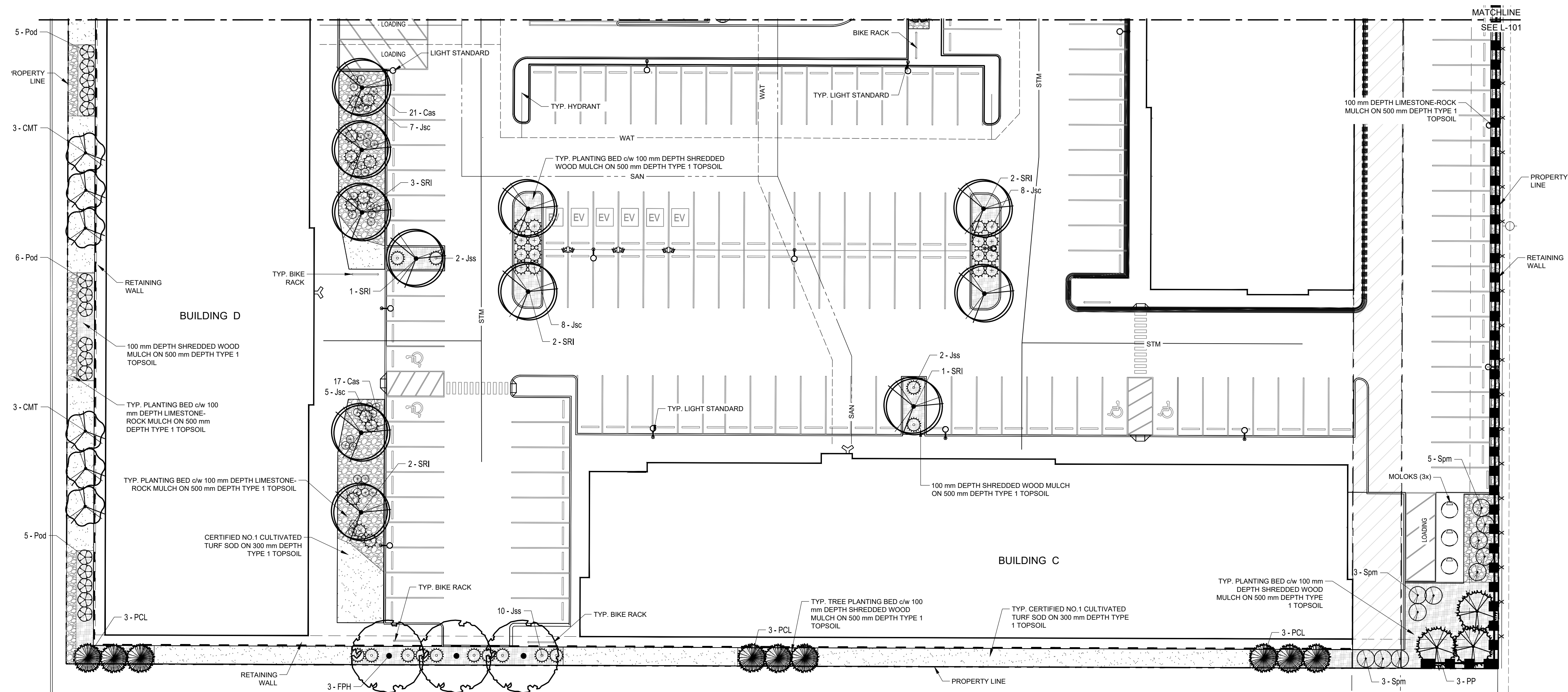
ISC: SHEET SIZE ANSI D 25 mm 0



SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
CONIFEROUS TREES						
	PP	3	Colorado Green Spruce	Picea pungens	3.0m Ht. Min	B&B
	PCL	9	Lodgepole Pine	Pinus contorta var. latifolia	2.0m Ht. Min.	B&B
DECIDUOUS TREES						
	FPH	3	Foothills Green Ash	Fraxinus pennsylvanica 'Heuer'	50mm Cal.	B&B
	SRI	11	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	75mm Cal.	B&B
	CMT	6	Toba Hawthorn	Crataegus x mordenensis 'Toba'	50mm Cal.	B&B
SHRUBS						
	Jsc	28	Calgary Carpet Juniper	Juniperus sabinia 'Calgary Carpet'	600mm Spr. Min.	Pot
	Pod	16	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	300mm Ht. Min.	Pot
	Spm	11	Miss Canada Preston Lilac	Syringa x prestoniae 'Miss Canada'	600mm Ht. Min.	Pot
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GRASSES						
	Cas	38	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Stricta'	2 gal.	Pot



<u>TOTAL SURFACE TREATMENT AREAS:</u>	
CULTIVATED TURF SOD:	303 m ²
SHREDDED WOOD MULCH:	351 m ²
LIMESTONE-ROCK MULCH (50-90 mm):	229 m ²
PLANTING BED:	593 m ²



KEY PLAN - 1:5000

1. 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.
2. LOCATE ALL UTILITIES AND PROVIDE A LOCATION MAP OF THE 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 THE LOCATION OF ANY NEW UTILITIES.
3. ALL CB, GTMH, AND MH FRAMES & COVERS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF CALGARY STANDARD SPECIFICATIONS SEWER CONSTRUCTION MANUAL.
4. ALL LINED PIPE SHALL BE 1500mm 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 (PM TYPE) TO CSA B182.2 WITH LOCKED-IN ECTOMER REINFORCED RINGS TO CSA B182.2. MINIMUM JOINT, MINIMUM WALL THICKNESS AS REQUIRED FOR SDR 35. COMPACTION 1.0-1.5m DEPTH BELOW EXISTING GROUND SURFACE OR SUBGRADE ELEVATION, WHICHEVER IS LOWER. 98% OF A STANDARD PROCTOR (SEE SECTION 4.0.1.2) TREAT AND ANOTHER 98% OF A STANDARD PROCTOR (SEE SECTION 4.0.1.2) TREAT AND ANOTHER 98% OF A STANDARD PROCTOR (SEE SECTION 4.0.1.2) TREAT AND ANOTHER 98% OF A STANDARD PROCTOR.
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7. TIE IN TO EXISTING TO THE SATISFACTION OF THE CITY OF CALGARY.
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12. IF EXISTING UTILITIES ARE DEEPER 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.
13. ALL TREE BEDS TO BE COMPLETED WITH MIN. 500 mm DEPTH TYPE 1 TOPSOIL, TO FINAL GRADE. ALL SEED AND SOG AREAS TO BE COMPLETED WITH MIN. 300 mm DEPTH TYPE 1 TOPSOIL, TO FINAL GRADE.
14. ALL PLANT MATERIALS TO MEET OR EXCEED THE CITY OF CALGARY PLANT DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS (DPGSS), IN ITS LATEST EDITION.

**Click
Before
You Dig**

NAD 83
COORDINATES

PRELIMINARY - SUBJECT TO REVISION

1	ISSUED FOR DP	2025-07-04	AN	JH
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT	SEAL
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PRELIMINARY
SUBJECT TO REVISION

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

SCALE 0 5 10 m
1:250



PROJECT

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

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

LANDSCAPE PLAN - SOUTH

FILE NO. 3025008-1 A.dwg	ENG DWG NO. 3025008
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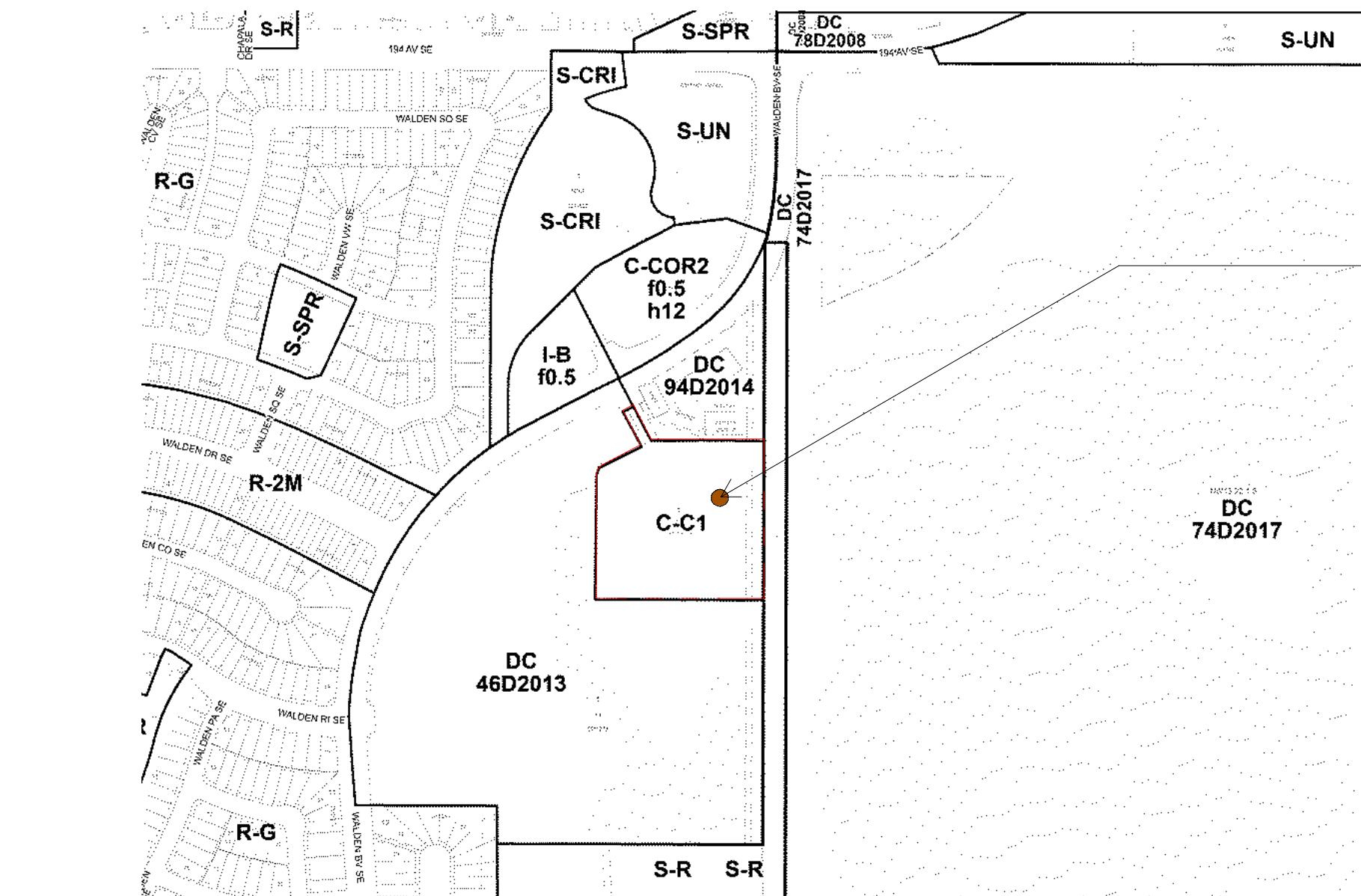
30250000-EN.dwg	30250000
SHEET ID.	SHEET NO.

L - 102		3	
	BY	DATE (YYYY-MM-DD)	PROFILE NO.
DRAWN	NA	2025.07.04	

ISC: SHEET SIZE ANSI D 25 mm

WALDEN RETAIL DEVELOPMENT

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7



PROJECT LOCATION



2 AERIAL LOCATION MAP

DRAWING LIST

ARCHITECTURAL

- X-A001 COVER SHEET & PROJECT INFORMATION
- X-A002 EXISTING SITE PHOTOS
- X-A003 SITE RENDERS
- X-A004 SITE RENDERS
- X-A005 SITE RENDERS
- X-A006 FIRE SAFETY SITE PLAN
- X-A007 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A008 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A009 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A010 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A011 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A012 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A013 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A014 UNPROTECTED OPENING & SPATIAL SEPARATION
- X-A100 SITE PLAN
- X-A102 SITE DETAILS
- X-A103 MOLOK BIN DETAILS
- X-A104 FREESTANDING SIGN DETAILS

BUILDING (A)

- A-A210 CONSTRUCTION FLOOR PLAN BUILDING (A)
- A-A211 CONSTRUCTION FLOOR PLANS BUILDING (A)
- A-A400 EXTERIOR ELEVATIONS BUILDING (A)
- A-A500 BUILDING CROSS SECTIONS BUILDING (A)

BUILDING (B)

- B-A210 CONSTRUCTION FLOOR PLAN BUILDING (B)
- B-A400 EXTERIOR ELEVATIONS BUILDING (B)
- B-A500 BUILDING CROSS SECTIONS BUILDING (B)

PROJECT TEAM

ARCHITECT:



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

P: 587.487.4573
E: ARCHITECTURE@SENALTEK.COM

STRUCTURAL ENGINEERING



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

MECHANICAL AND ELECTRICAL ENGINEERING:



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

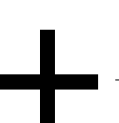
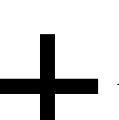
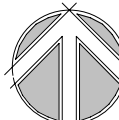
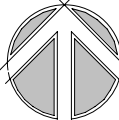
CLIENT



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

1 ZONING LOCATION MAP

3 OVERALL SITE PLAN



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 ANCILLARY 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 NW, 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:

- 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) LIQUOR STORE
- 28) LIVE WORK UNIT
- 29) ADDICTION TREATMENT
- 30) OUTDOOR CAFE
- 31) PARKING LOT - GRADE
- 32) PLACE OF WORSHIP
- 33) POWER GENERATION FACILITY - SMALL
- 34) SEASONAL SALES AREA
- 35) SOCIAL ORGANIZATION
- 36) URBAN AGRICULTURE
- 37) UTILITY BUILDING
- 38) SIGN - CLASS C; CLASS E

VARIANCE REQUEST:

- 1) BUILDING B, SECOND FLOOR DAYCARE USE
- 2) BUILDING C, GROUND FLOOR LIQUOR STORE
- 3) THREE FREESTANDING SIGNS (CLASS C)
- 4) FREESTANDING SIGN AREA TO EXCEED 9.5 SQ. M. MAXIMUM.

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 = 250 (BARRIER FREE PARKING STALLS = 12)

REQUIRED LOADING STALLS:
1.0 LOADING STALLS PER \$300.0 SQUARE METERS

REQUIRED LOADING STALLS = 2

PROPOSED LOADING STALLS = 5

REQUIRED BICYCLE STALLS - CLASS 1:
OFFICE USE 1.0 PER 1000.0 SQ. M. (G.U.F.A) = 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 A, B & F
PHASE 2: BUILDINGS C, D & E

BUILDING A: FOOTPRINT = 1,424.11 SQ. M. BUILDING HEIGHT = 10 M (2 STOREYS)	GROUND FLOOR = 11 CRUS SECOND FLOOR = OFFICE SPACE
BUILDING B: FOOTPRINT = 1,166.25 SQ. M. BUILDING HEIGHT = 10 M (2 STOREYS)	GROUND FLOOR = 8 CRUS SECOND FLOOR = DAYCARE
BUILDING C: FOOTPRINT = 1,428.71 SQ. M. BUILDING HEIGHT = 10 M (2 STOREYS)	GROUND FLOOR = 12 CRUS SECOND FLOOR = OFFICE SPACE
BUILDING D: FOOTPRINT = 1,395.18 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREYS)	GROUND FLOOR = 11 CRUS
BUILDING E: FOOTPRINT = 620.96 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREYS)	GROUND FLOOR = DRIVE-THROUGH + 3 CRUS
BUILDING F: FOOTPRINT = 473.76 SQ. M. BUILDING HEIGHT = 6.5 M (1 STOREYS)	GROUND FLOOR = 2 CRU DRIVE-THROUGHS

CUMULATIVE G-F-A = 10,528.04 SQ. M.

CONSTRUCTION REQUIREMENTS FOR BUILDINGS A, B, C, D (GROUND FLOOR):
NBC-2023AE: 3.2.2.26, GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

- IF 2 STOREYS; BUILDING AREA NOT MORE THAN 3,600 SQ. M.
- NON-COMBUSTIBLE AND/OR COMBUSTIBLE CONSTRUCTION PERMITTED
- FLOOR ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- MEZZANINES: IF OF COMBUSTIBLE CONSTRUCTION NOT LESS THAN 45 MIN FRR REQUIRED
- LOADBEARING ASSEMBLIES: NON-COMBUSTIBLE CONSTRUCTION OR NOT LESS THAN 45 MIN FRR REQUIRED
- SPRINKLERS REQUIRED THROUGHOUT

CONSTRUCTION REQUIREMENTS FOR BUILDINGS A & C (SECOND FLOOR):
NBC-2023AE: 3.2.2.26, GROUP D, UP TO 3 STOREYS, SPRINKLERED

- IF 2 STOREYS; BUILDING AREA NOT MORE THAN 2,000 SQ. M.
- NON-COMBUSTIBLE AND/OR COMBUSTIBLE CONSTRUCTION PERMITTED
- FLOOR ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- MEZZANINES: IF OF COMBUSTIBLE CONSTRUCTION NOT LESS THAN 45 MIN FRR REQUIRED
- LOADBEARING ASSEMBLIES: NON-COMBUSTIBLE CONSTRUCTION OR NOT LESS THAN 45 MIN FRR REQUIRED
- SPRINKLERS REQUIRED THROUGHOUT

CONSTRUCTION REQUIREMENTS FOR BUILDING B (SECOND FLOOR):
NBC-2023AE: 3.2.2.26, GROUP A, DIVISION 2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED

- 2 STOREY; BUILDING AREA NOT MORE THAN 2,400 SQ. M.
- NON-COMBUSTIBLE AND/OR COMBUSTIBLE CONSTRUCTION PERMITTED
- FLOOR ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- MEZZANINES: IF OF COMBUSTIBLE CONSTRUCTION NOT LESS THAN 45 MIN FRR REQUIRED
- LOADBEARING ASSEMBLIES: NON-COMBUSTIBLE CONSTRUCTION, NOT LESS THAN 45 MIN FRR REQUIRED
- SPRINKLERS REQUIRED THROUGHOUT

CONSTRUCTION REQUIREMENTS FOR BUILDINGS E & F:
NBC-2023AE: 3.2.2.26, GROUP E, UP TO 2 STOREYS

- 1 STOREY, FACING 1 STREET; BUILDING AREA NOT MORE THAN 1,600 SQ. M.
- 1 STOREY, FACING 2 STREETS; BUILDING AREA NOT MORE THAN 2,000 SQ. M.
- NON-COMBUSTIBLE AND/OR COMBUSTIBLE CONSTRUCTION PERMITTED
- FLOOR ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- MEZZANINES: IF OF COMBUSTIBLE CONSTRUCTION NOT LESS THAN 45 MIN FRR REQUIRED
- ROOF ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- LOADBEARING ASSEMBLIES: NON-COMBUSTIBLE CONSTRUCTION, NOT LESS THAN 45 MIN FRR REQUIRED

CONSTRUCTION REQUIREMENTS FOR BUILDINGS E:
NBC-2023AE: 3.2.2.70, GROUP E, UP TO 2 STOREYS

- 1 STOREY, FACING 1 STREET; BUILDING AREA NOT MORE THAN 1,000 SQ. M.
- NON-COMBUSTIBLE AND/OR COMBUSTIBLE CONSTRUCTION PERMITTED
- FLOOR ASSEMBLIES: NOT LESS THAN 45 MIN FRR REQUIRED
- LOADBEARING ASSEMBLIES: FRR PER SUPPORTED ASSEMBLY

MAJOR OCCUPANCY FIRE SEPARATIONS:

PER NBC-AE(23) TABLE 3.1.3.1:
GROUP D - GROUP E = 0 HOURS
GROUP A-2 - GROUP E = 2 HOURS

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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

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PEAKRIDGE
GROUP

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

Project Title

WALDEN RETAIL
DEVELOPMENT

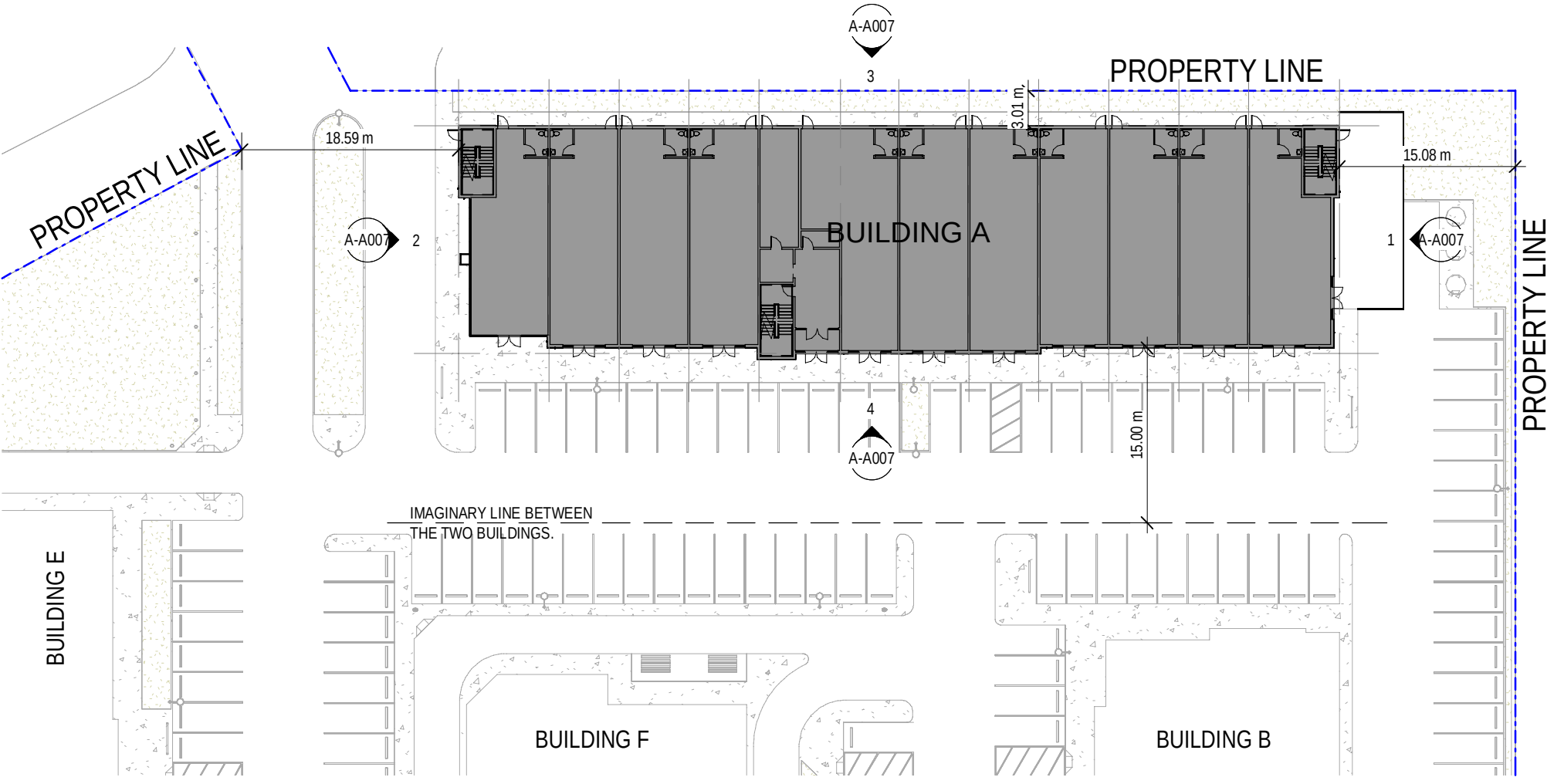
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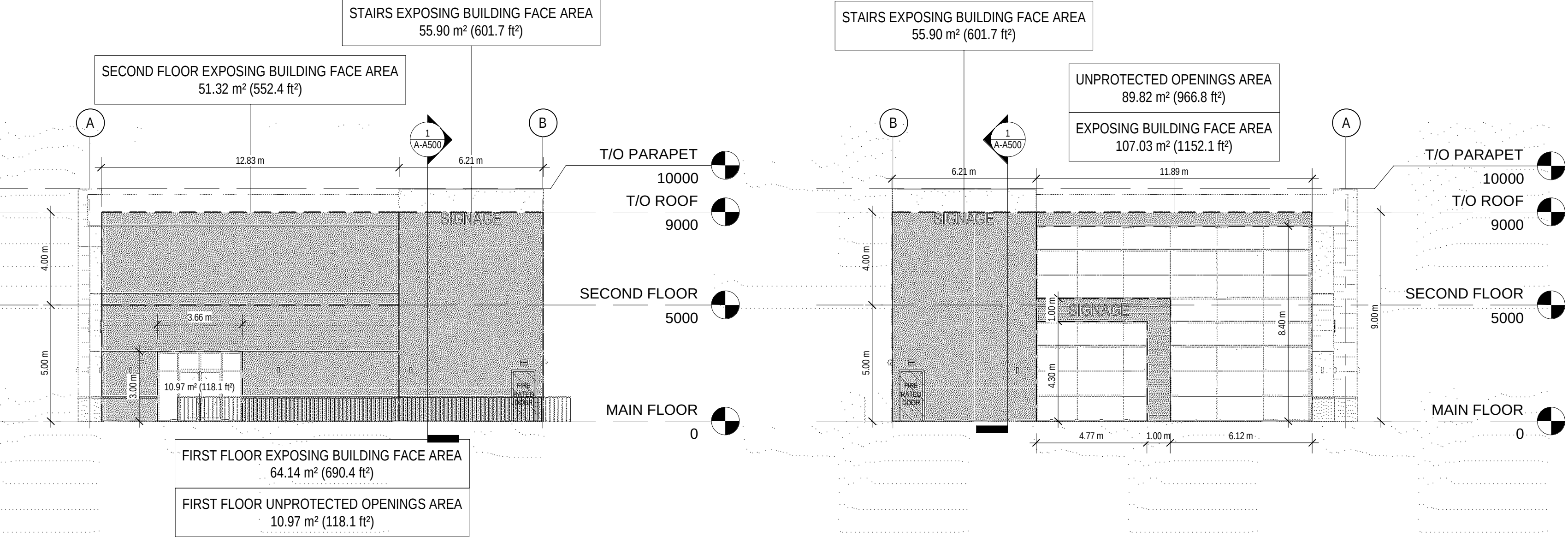
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Project: 1084-A25-001	

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		15.08m > 15m TO P.L	< 80	N/A	N/A	100%	N/A	N/A	N/A	W1
2	WEST		18.59 > 15m TO P.L	< 150	N/A	N/A	100 %	N/A	N/A	N/A	W1
3	NORTH	MAIN FLOOR	3m TO P.L	> 200	N/A	0 %	10 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W3
		2nd FLOOR				8.67 %					
		STAIRS				0 %					
4	SOUTH		15m TO I.L BETWEEN BUILDINGS	> 200	N/A	N/A	100 %	N/A	N/A	N/A	W1

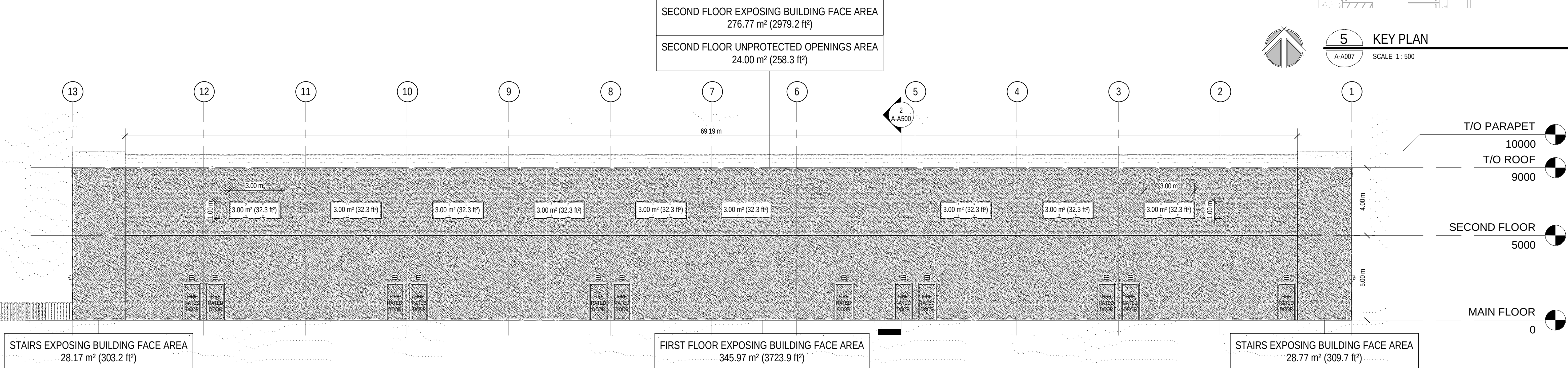


5 KEY PLAN
A-A007 SCALE 1: 500



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

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



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

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

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REGISTERED
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PEAKRIDGE GROUP

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Project Title

WALDEN RETAIL
DEVELOPMENT BUILDING (A)

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

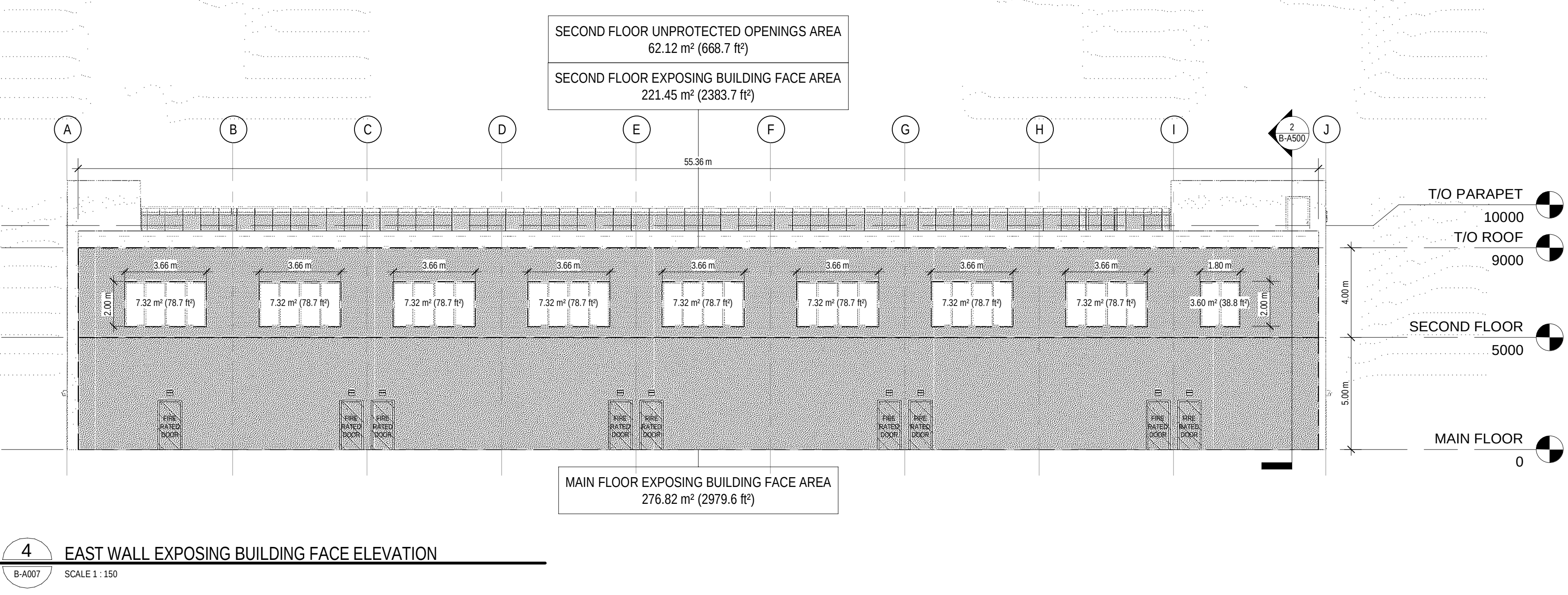
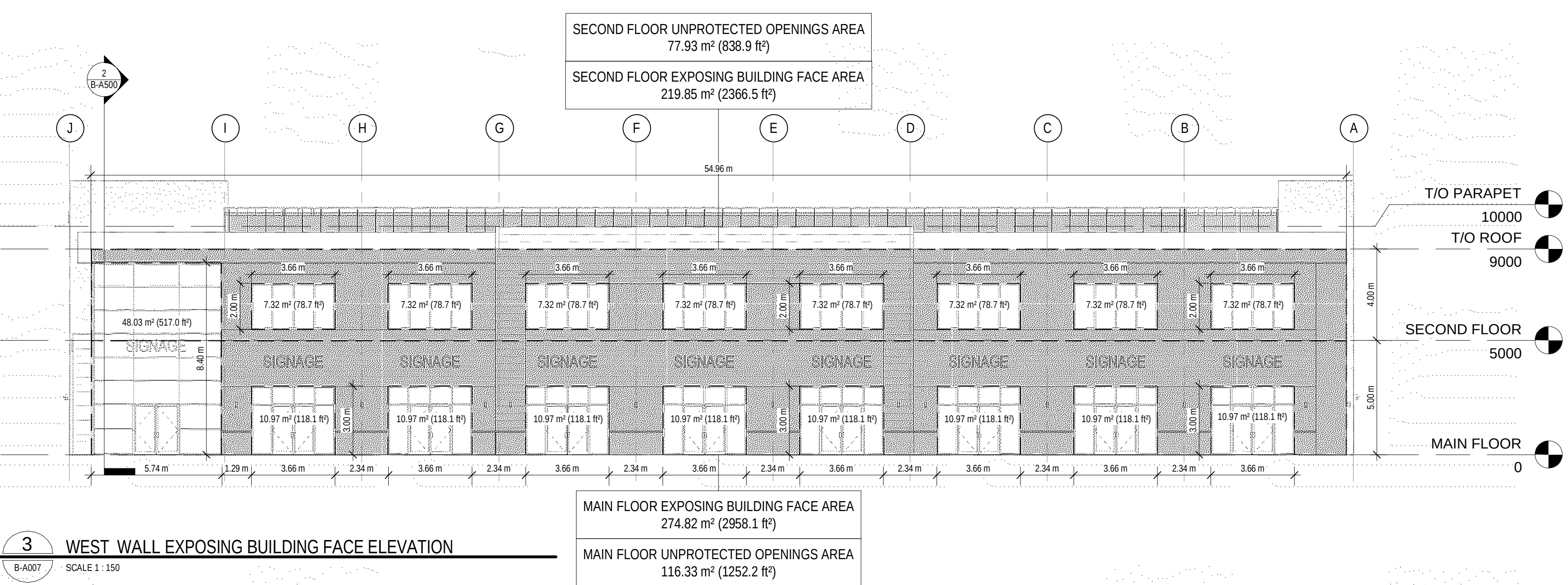
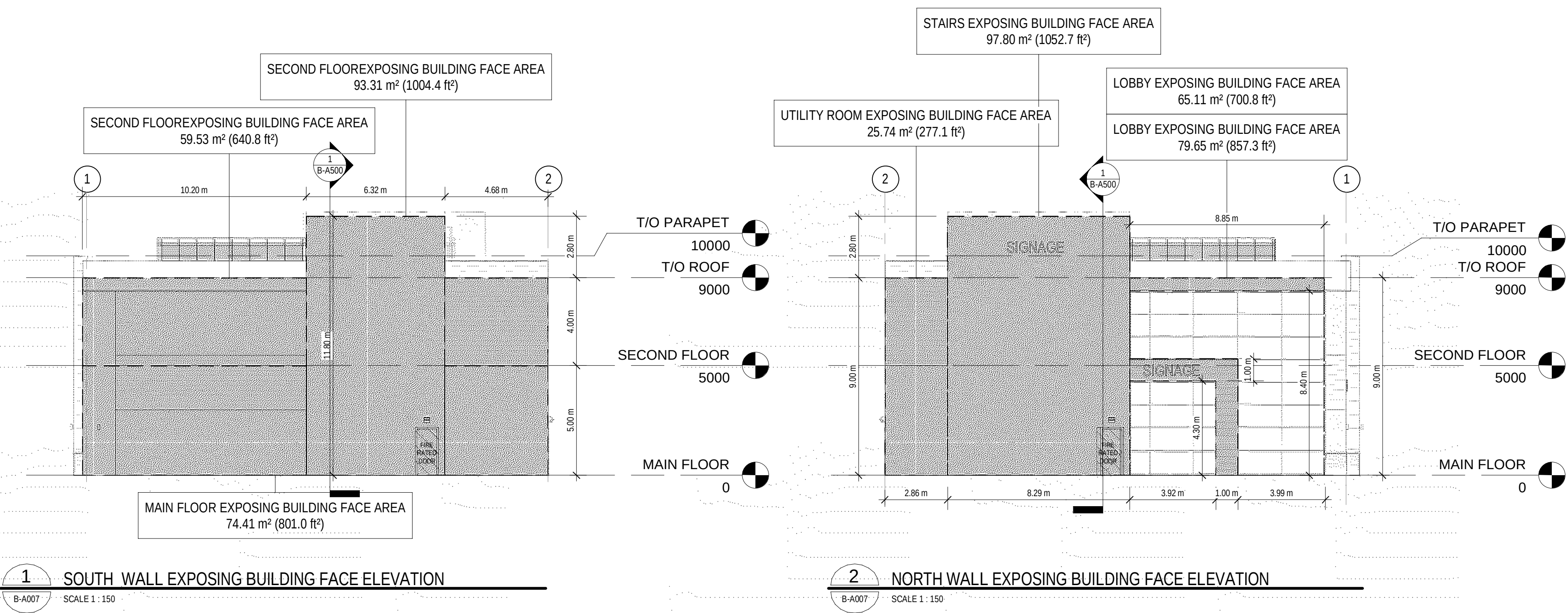
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UNPROTECTED OPENING &
SPATIAL SEPARATION

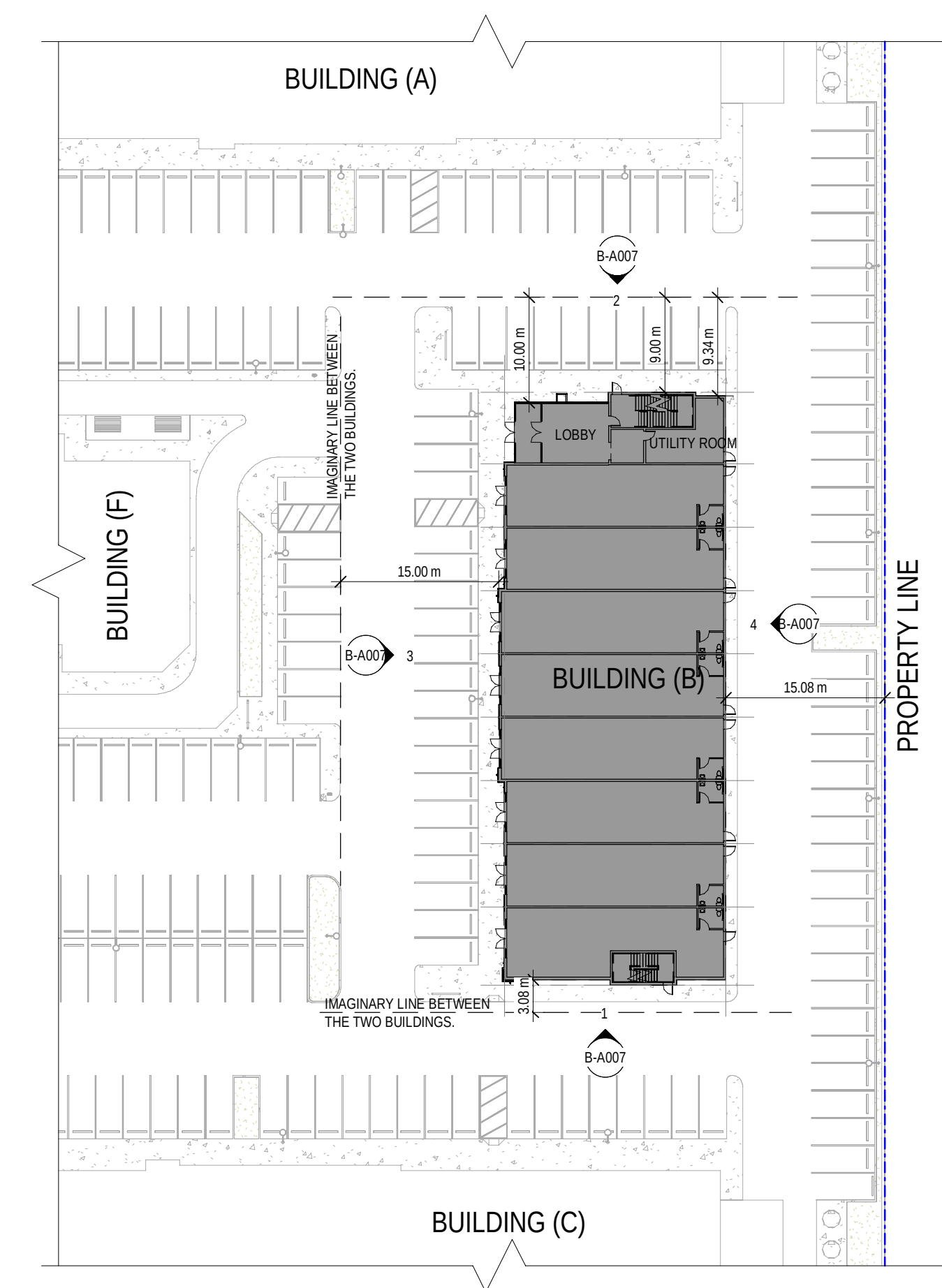
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A-A007



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. m²	RATIO (L/I/H OR HL)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.
1	SOUTH	MAIN FLOOR	3.08m TO I/L BETWEEN BUILDINGS	74.41 < 80	N/A	0%	14 %	2HR	Combustible, Encapsulated mass timber, or Noncombustible
		2nd FLOOR		59.53 < 60	N/A	0%	16 %		
		STAIRS		93.31 < 100	N/A	0%	12 %		
2	NORTH	LOBBY	10m TO I/L BETWEEN BUILDINGS	79.65 < 80	N/A	N/A	100 %	NA	N/A
		UTILITY ROOM	>9m TO I/L BETWEEN BUILDINGS	< 60	N/A	N/A	70 %	1HR	Combustible, Encapsulated mass timber, or Noncombustible
		STAIRS		93.31 < 100	N/A	0%	70 %	1HR	Combustible, Encapsulated mass timber, or Noncombustible
3	WEST		15m TO I/L BETWEEN BUILDINGS	> 200	N/A	NA	100 %	NA	N/A
4	EAST		15m TO P.L.	>200	N/A	N/A	100 %	NA	N/A



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WALDEN RETAIL
DEVELOPMENT BUILDING (B)

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UNPROTECTED OPENING &
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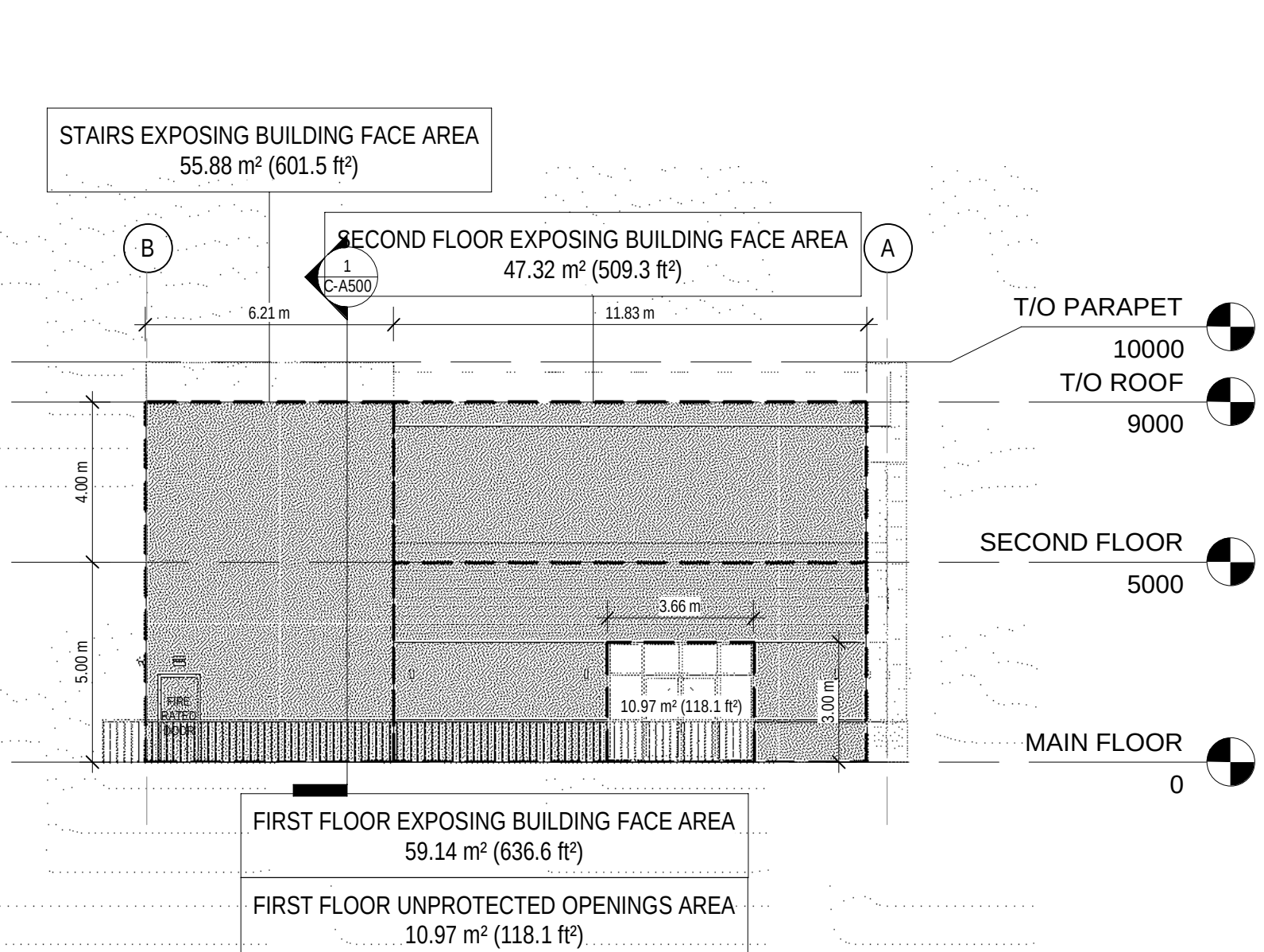
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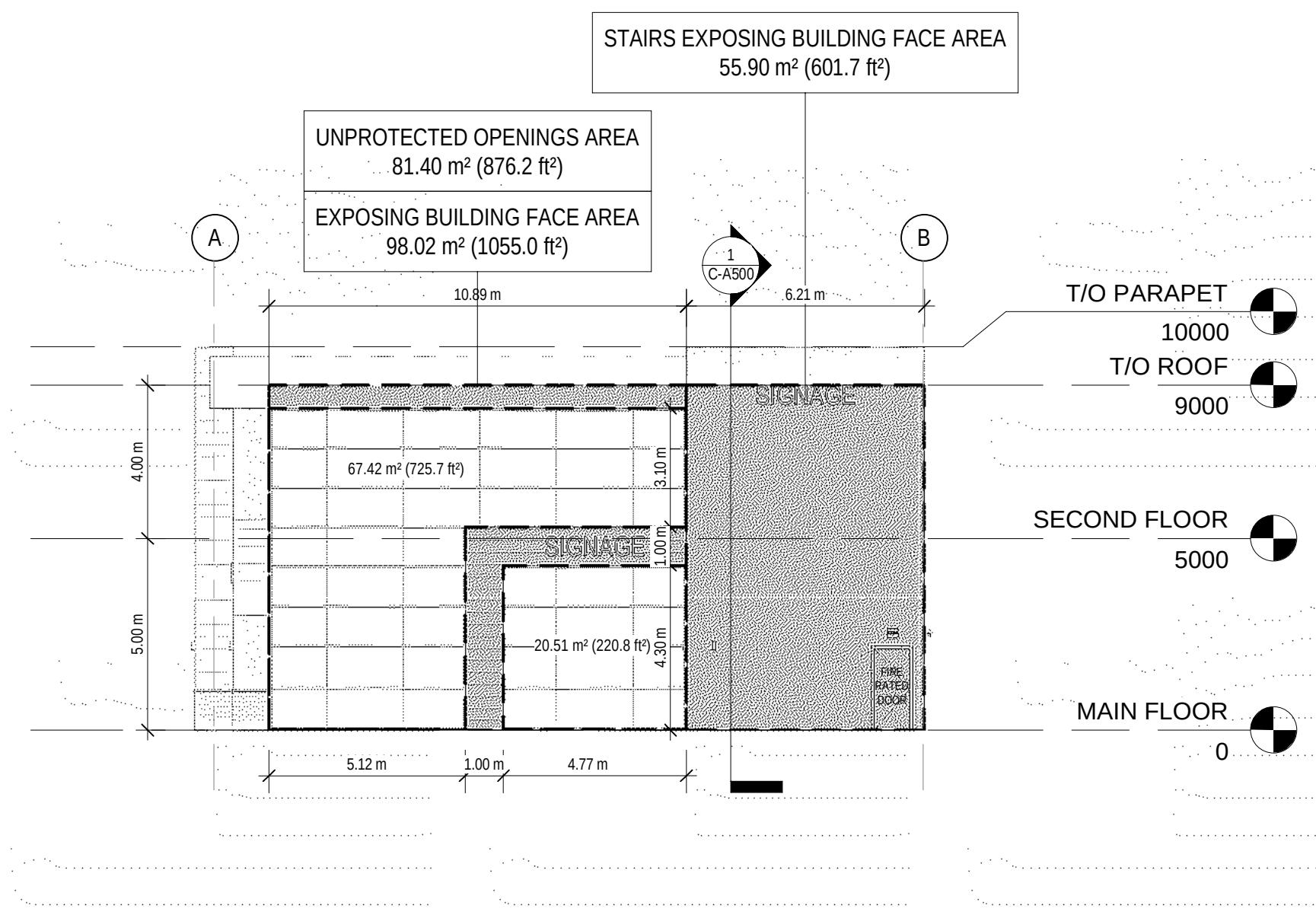
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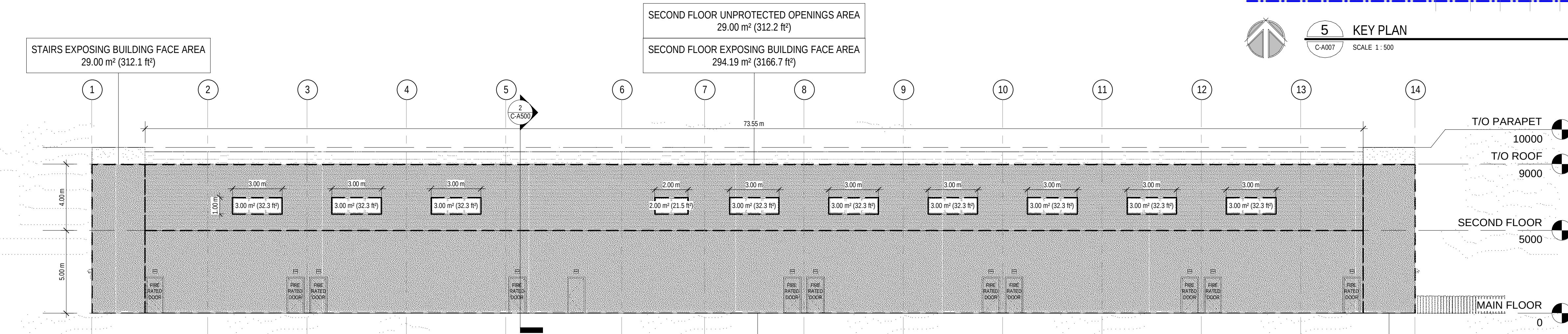
B-A007



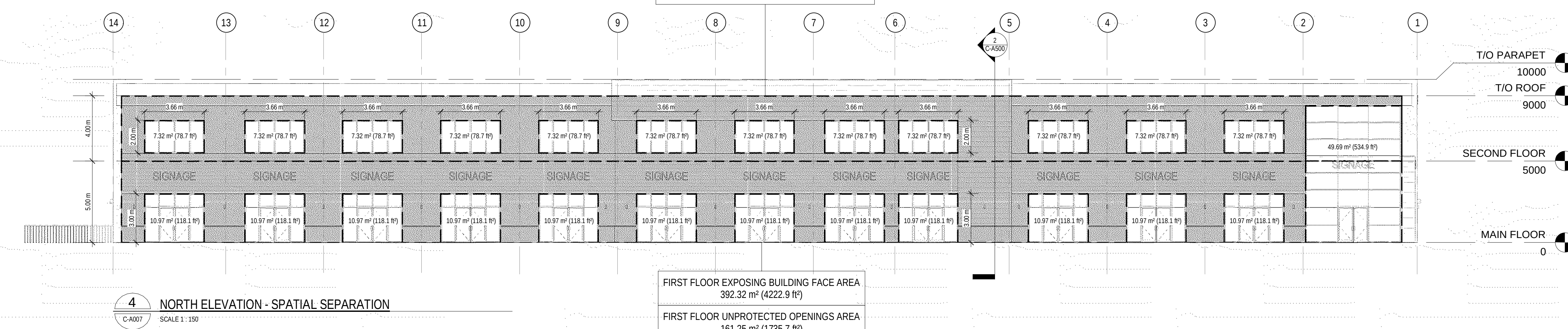
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C-A007 SCALE 1 : 150



2 WEST ELEVATION - SPATIAL SEPARATION
C-A007 SCALE 1 : 150

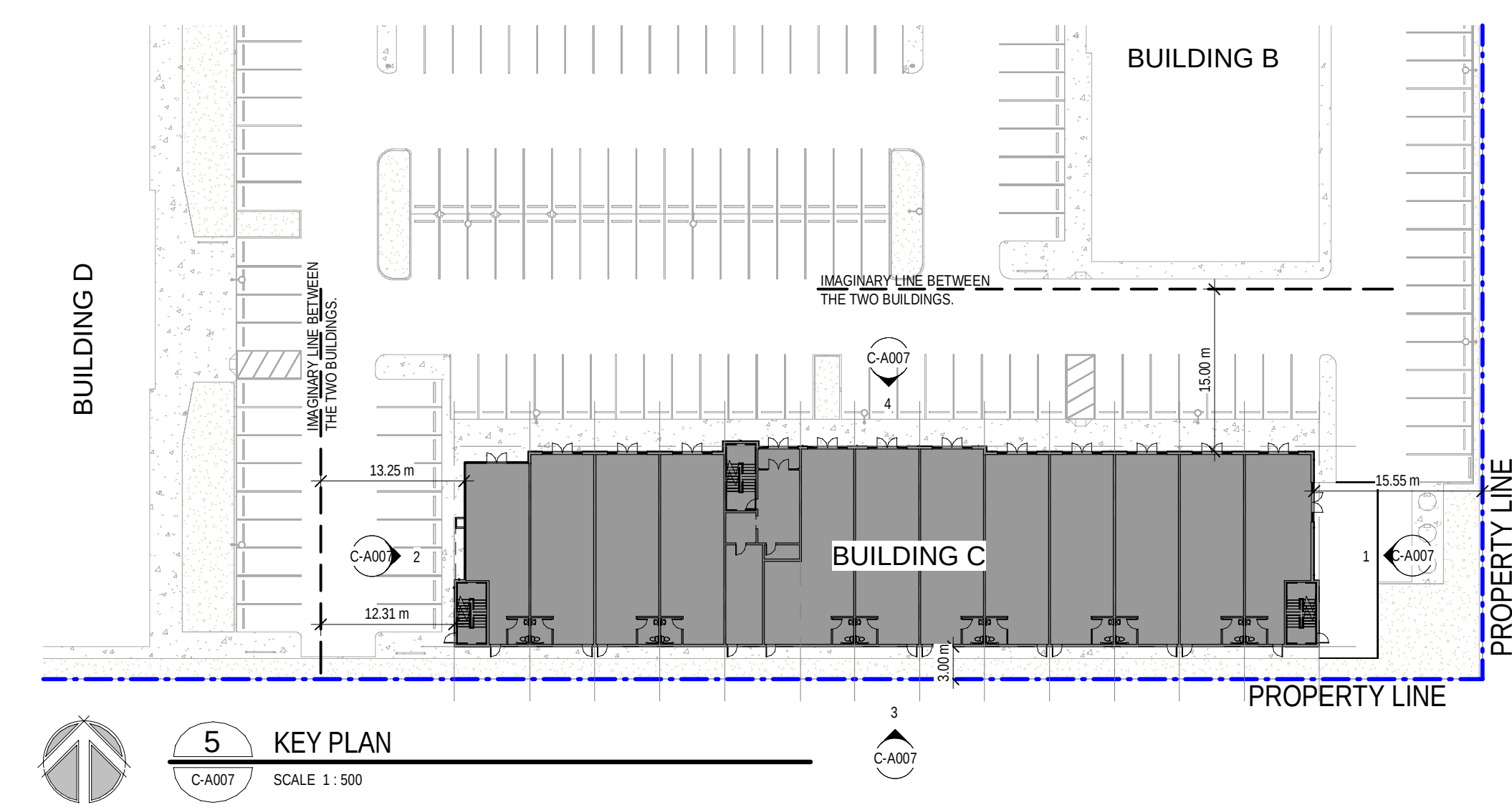


3 SOUTH ELEVATION - SPATIAL SEPARATION
C-A007 SCALE 1 : 150



4 NORTH ELEVATION - SPATIAL SEPARATION
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. m²	RATIO (L/H OR HL)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	EAST		15.55m > 15m TO P.L.	< 200	N/A	N/A	100%	N/A	N/A	N/A	W1
2	WEST		12.31 > 11m TO I.L. BETWEEN BUILDINGS	< 100	N/A	N/A	100 %	N/A	N/A	N/A	W1
3	SOUTH	MAIN FLOOR	3m TO P.L.	> 200	N/A	0 %	10 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W3
		2nd FLOOR				9.86 %					
		STAIRS				0 %					
4	NORTH		15m TO I.L. BETWEEN BUILDINGS	> 200	N/A	N/A	100 %	N/A	N/A	N/A	W1



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152 SOUTHBANK ST.
OKOTOKS, AB T0L 0A0

Project Title

WALDEN RETAIL
DEVELOPMENT BUILDING (C)

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

Drawing Title

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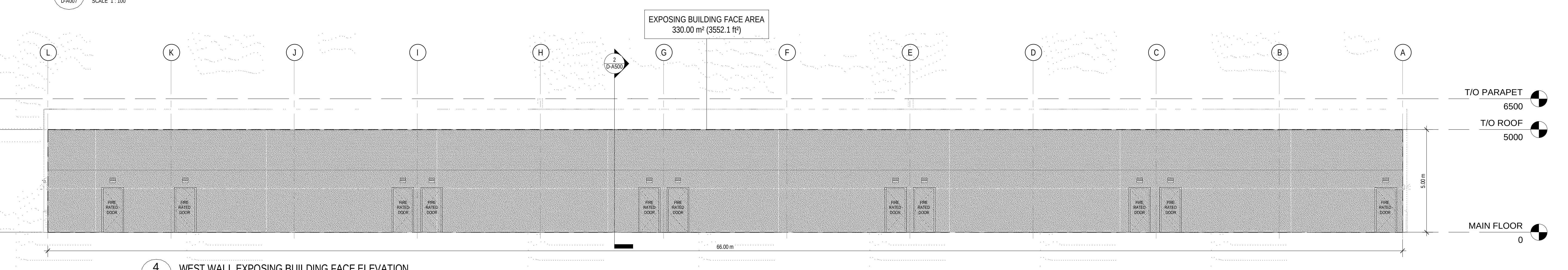
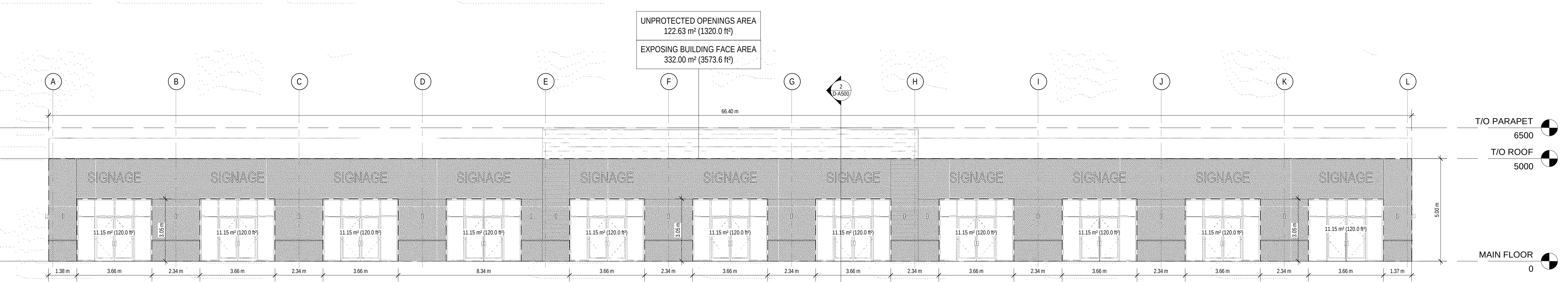
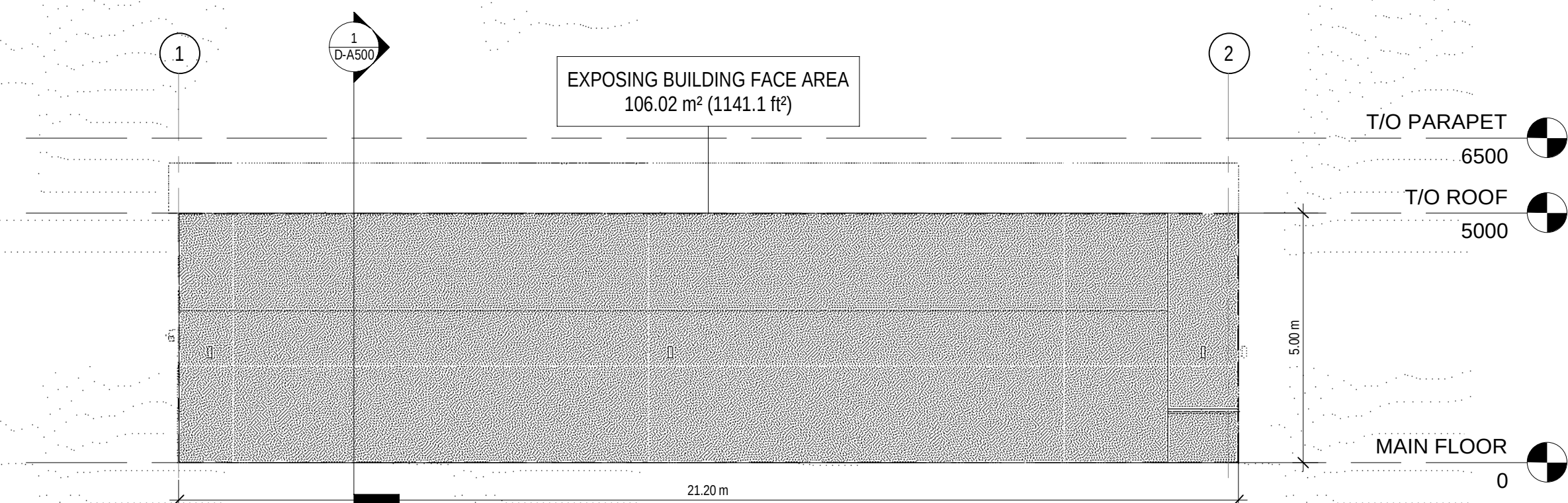
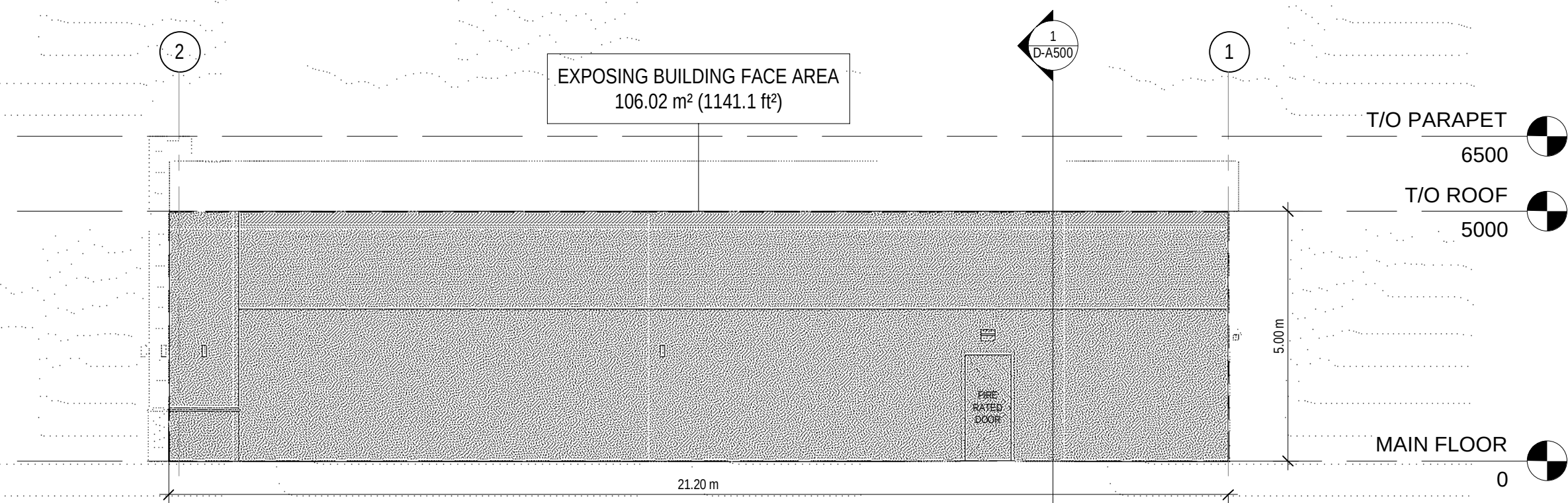
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Project:

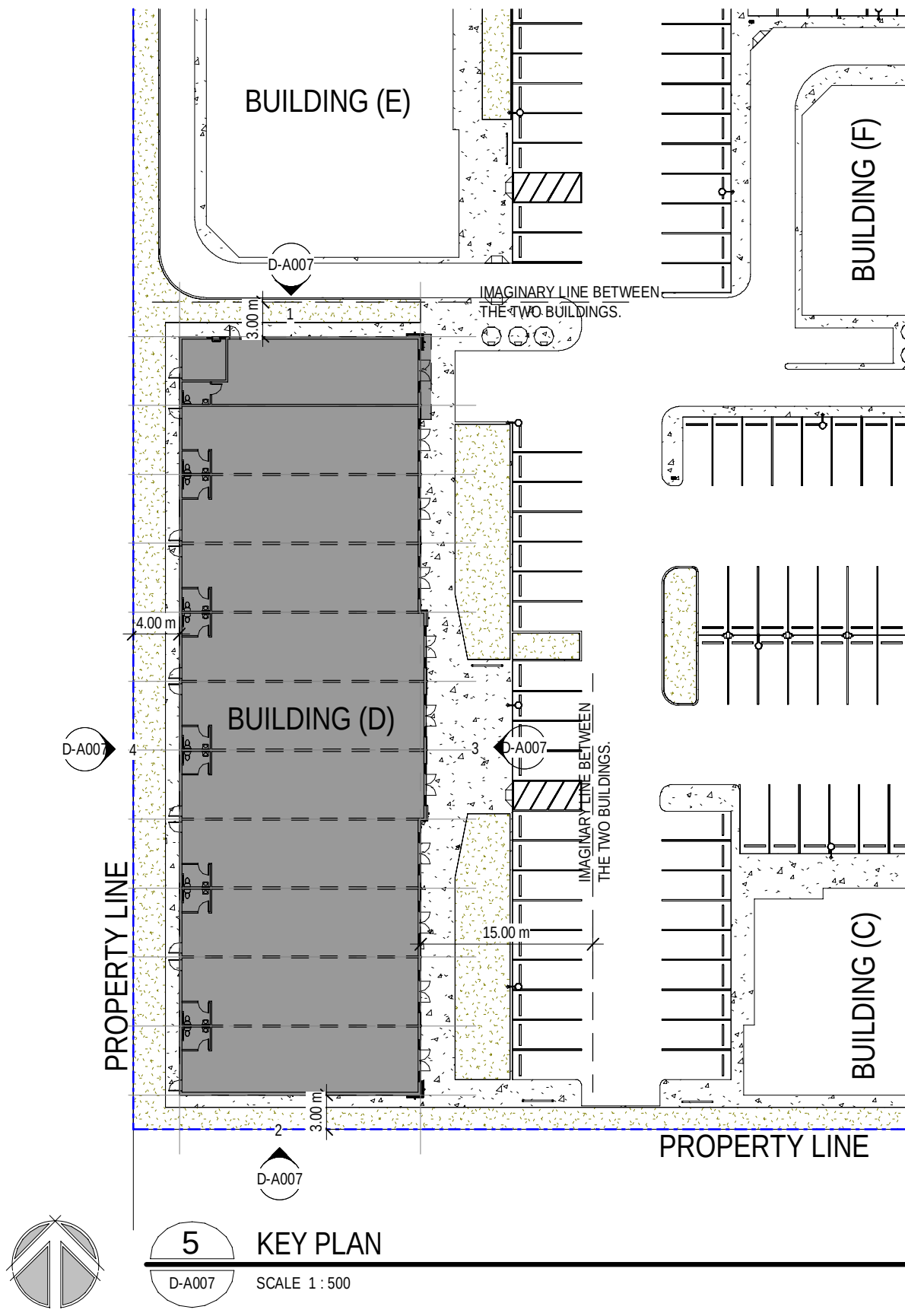
1084-A25-001

Sheet No.

C-A007



SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP E SPRINKLERED										
TABLE 3.2.3.1.E (NBC-2023AE) AREA OF UNPROTECTED OPENINGS							TABLE 3.2.3.7 (NBC-2023AE) CONSTRUCTION OF EXPOSED BUILDING FACE			
ELEV #	BUILDING FACE	LIMITING DISTANCE	AREA OF E.B.F m _g	RATIO (L/H OR H/L)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	NORTH	3.0m TO I.L. BETWEEN BUILDINGS	114.52 < 150	N/A	0 %	12 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W3
2	SOUTH	3.0m TO P.L.	114.52 < 150	N/A	0 %	12 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W3
3	EAST	15m TO I.L. BETWEEN BUILDINGS	> 200	N/A	N/A	100 %	N/A	N/A	N/A	W1
4	WEST	4.0m TO P.L.	307.00 > 200	N/A	0 %	14 %	2HR	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W3



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EDMONTON, AB T6H 4P1

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**SENALTEK**
STRUCTURAL ENGINEERING + FORENSICS

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CALGARY, ALBERTA, T2P 0Z5

Mechanical & Electrical Engineering

**eleoron**
CONNECT INNOVATE ENERGIZE

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

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Seal



2025-07-04

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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04

Client

**PEAKRIDGE**
GROUP

PEAKRIDGE GROUP
152 SOUTBANK 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

Document Control No:

1084-A25-001-DWG-D-A007

Date:

2025-07-04

Scale:

As indicated

Drawn:

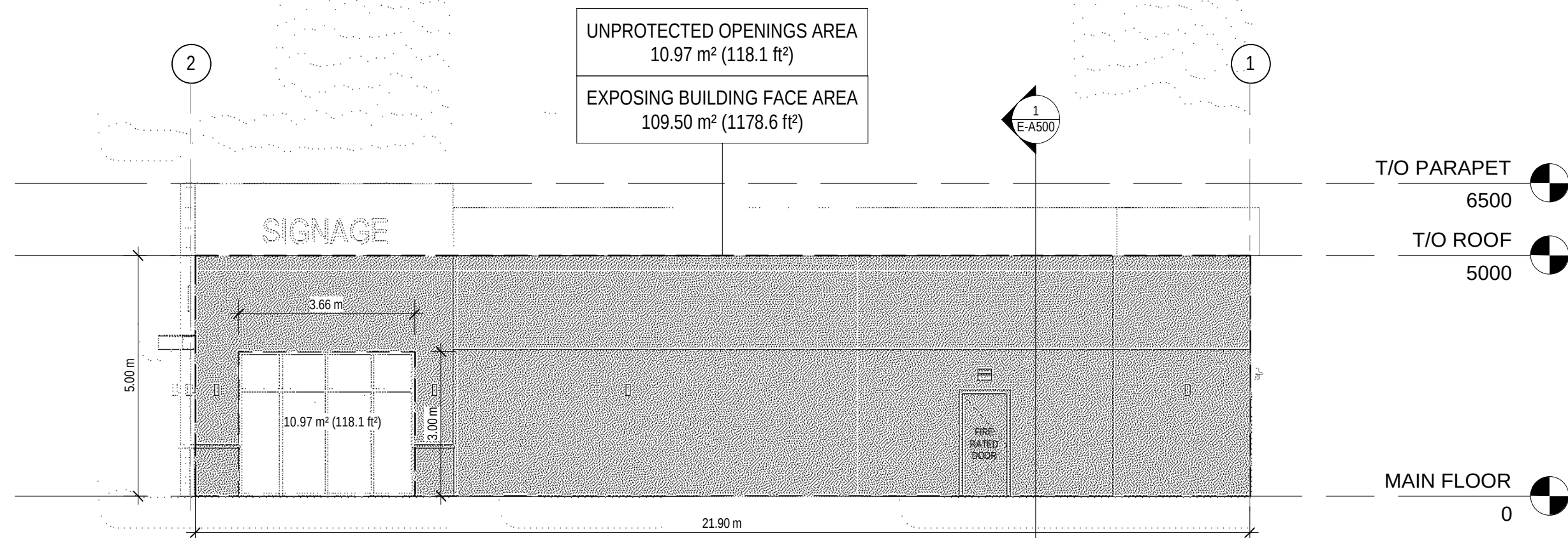
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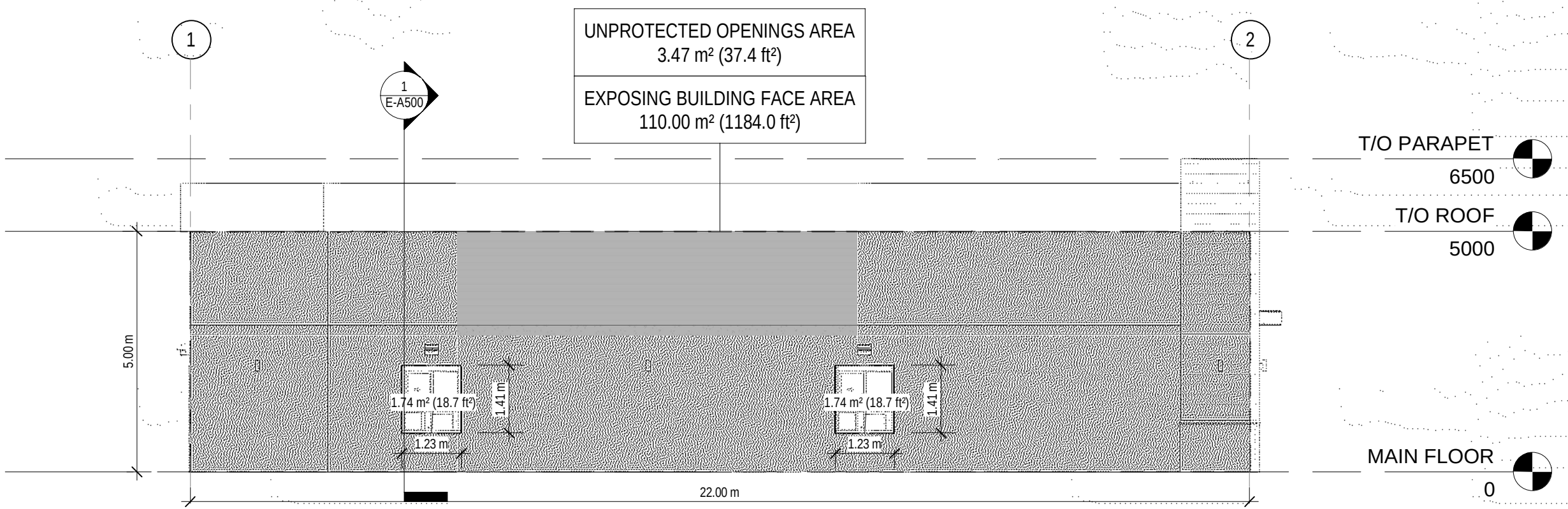
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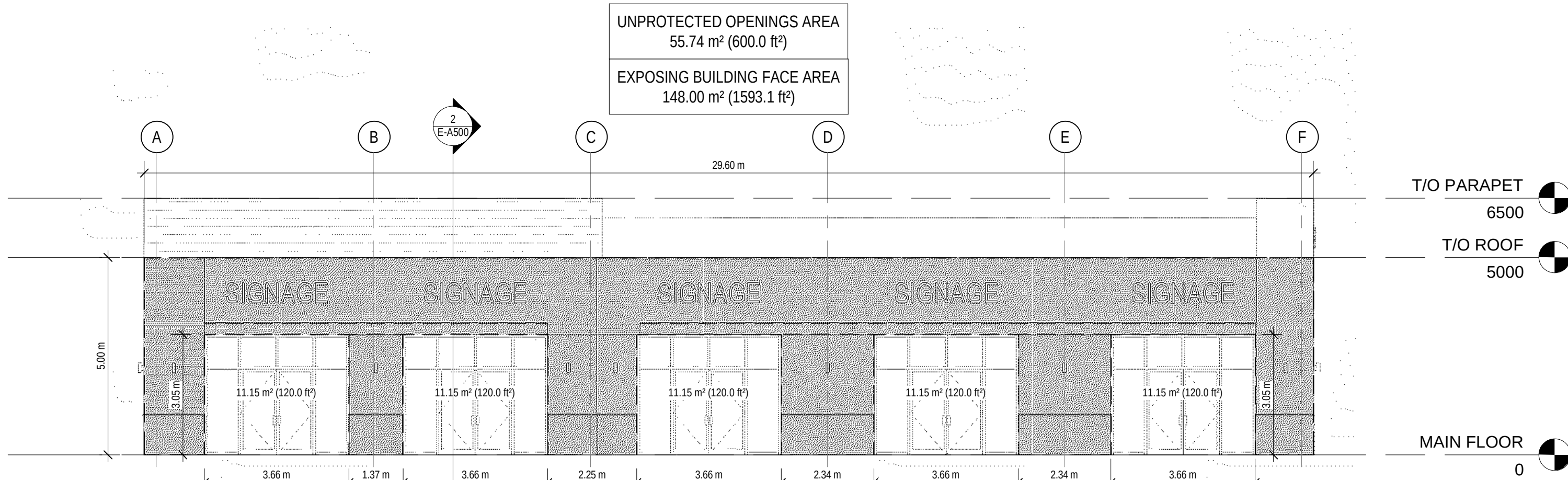
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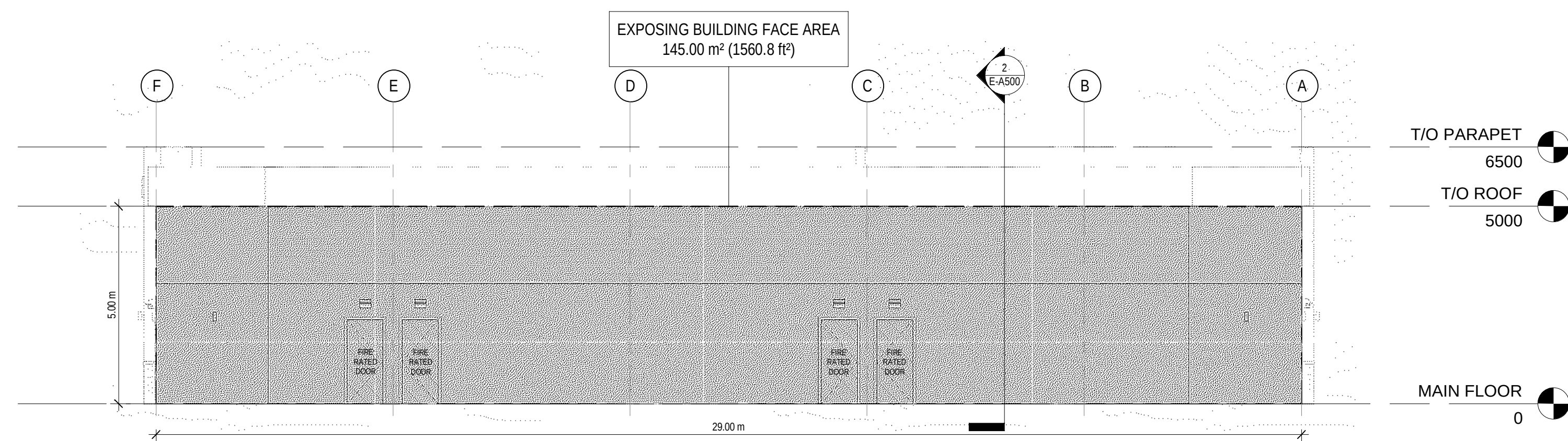
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E-A007 SCALE 1:100



2 SOUTH ELEVATION - SPATIAL SEPARATION
E-A007 SCALE 1:100

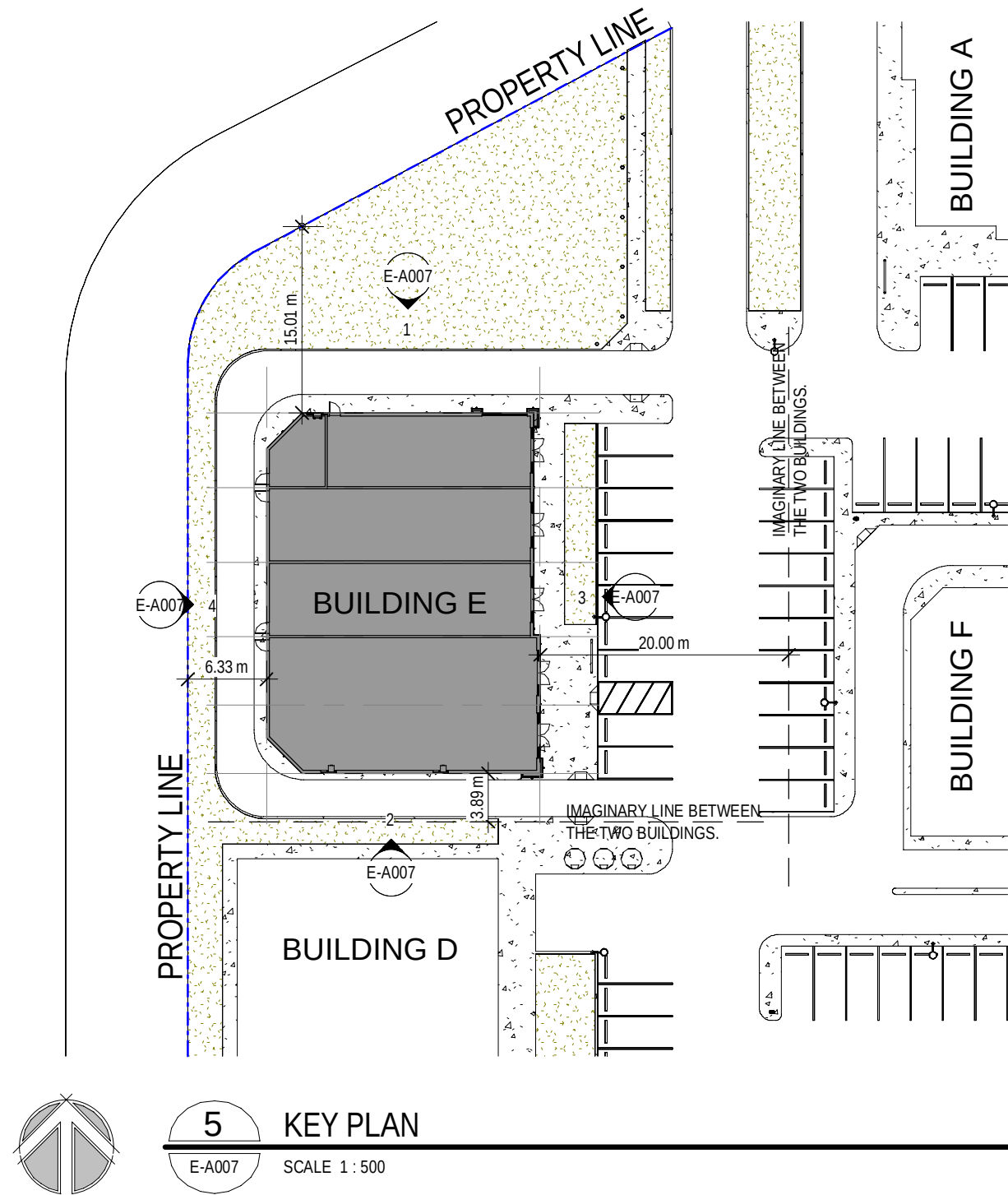


3 EAST ELEVATION - SPATIAL SEPARATION
E-A007 SCALE 1:100



4 WEST ELEVATION - SPATIAL SEPARATION
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 m ₂	RATIO (L/H OR H/L)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	NORTH	15.01 > 14m TO P.L.	109.5 < 150	4:1 (3:1 TO 10:1)	0 %	56 %	1HR	Combustible, Encapsulated mass timber, or Noncombustible	Noncombustible	W2
2	SOUTH	3.89m > 3m TO I.L. BETWEEN BUILDINGS	110 < 150	4:1 (3:1 TO 10:1)	3.15 %	6 %	2HR	Combustible, Encapsulated mass timber, or Noncombustible	Noncombustible	W3
4	WEST	6.33m > 6m TO P.L.	145 < 150	6:1 (3:1 TO 10:1)	10.02 %	13 %	2HR	Combustible, Encapsulated mass timber, or Noncombustible	Noncombustible	W3
3	EAST	20m TO I.L. BETWEEN BUILDINGS	148 < 150	6:1 (3:1 TO 10:1)	N/A	100 %	N/A	N/A	N/A	W1



5 KEY PLAN
E-A007 SCALE 1:500

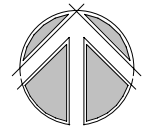
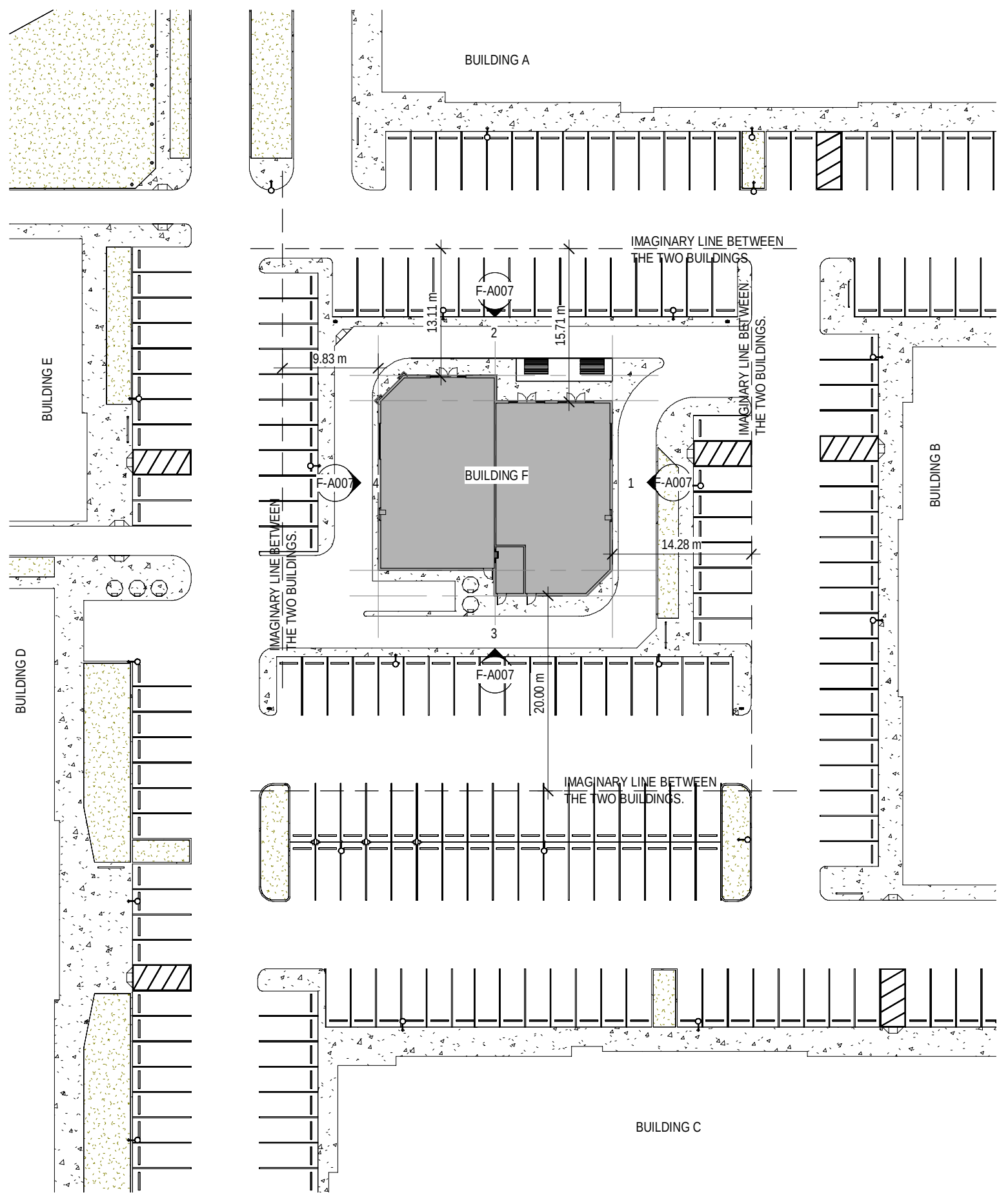


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0	ISSUED FOR DP	2025-07-04



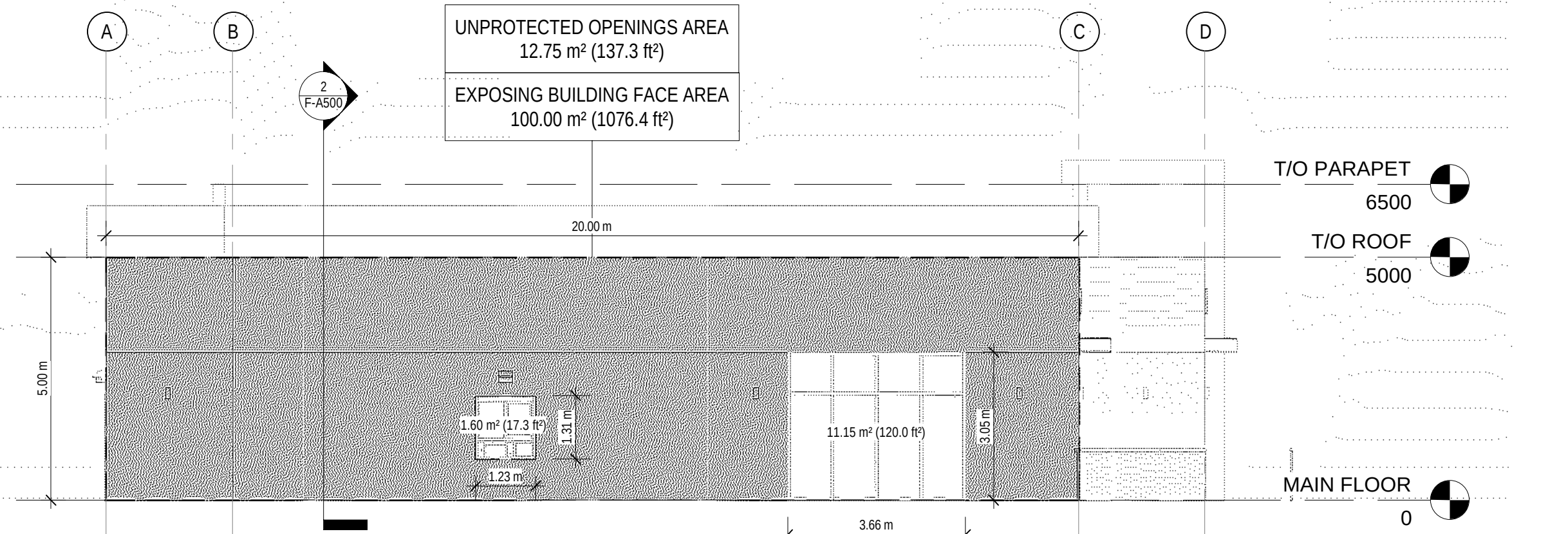
SPATIAL SEPARATION AND EXPOSURE PROTECTION FOR GROUP A2

TABLE 3.2.3.1.B (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 H/L)	PROP. AREA OF UPO	ALLOWED UPO	FRR	TYPE OF CONST.	TYPE OF CLADDING	WALL ASSEMBLY
1	EAST		14.28m > 11m TO I.L. BETWEEN BUILDINGS	100	4 : 1 (3 :1 TO 10 :1)	12.75 %	100 %	NA	NA	NA	W1
2	NORTH	(a)	15.71m > 13m I.L. BETWEEN BUILDINGS	60	2.4 : 1 (LISS THAN 3 :1)	N/A	100 %	NA	NA	NA	W1
		(b)	13.11m > 13m I.L. BETWEEN BUILDINGS								
3	SOUTH	(a)	> 13m I.L. BETWEEN BUILDINGS	60	2.4 : 1 (LISS THAN 3 :1)	N/A	100 %	NA	NA	NA	W1
		(b)									
4	WEST		9.83m >9m TO P.L	100	4 : 1 (3 :1 TO 10 :1)	12.75 %	69 %	45 min	Combustible , Encapsulated mass timber, or Noncombustible	Noncombustible	W2



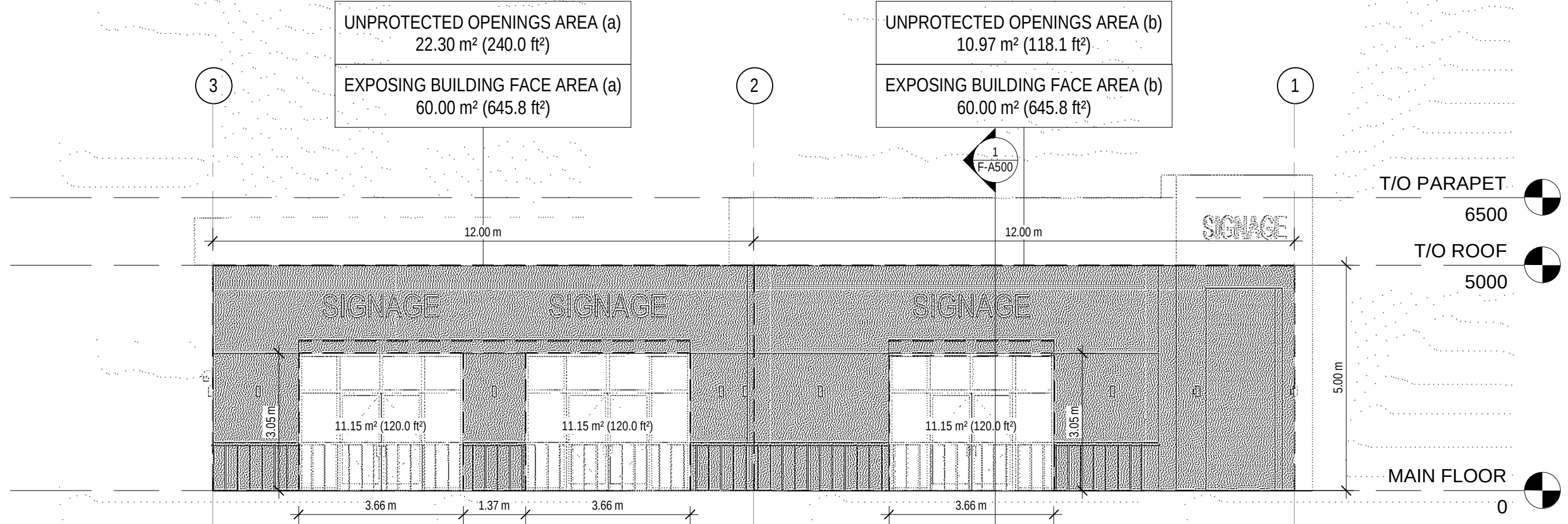
5 KEY PLAN

F-A007 SCALE 1 : 500



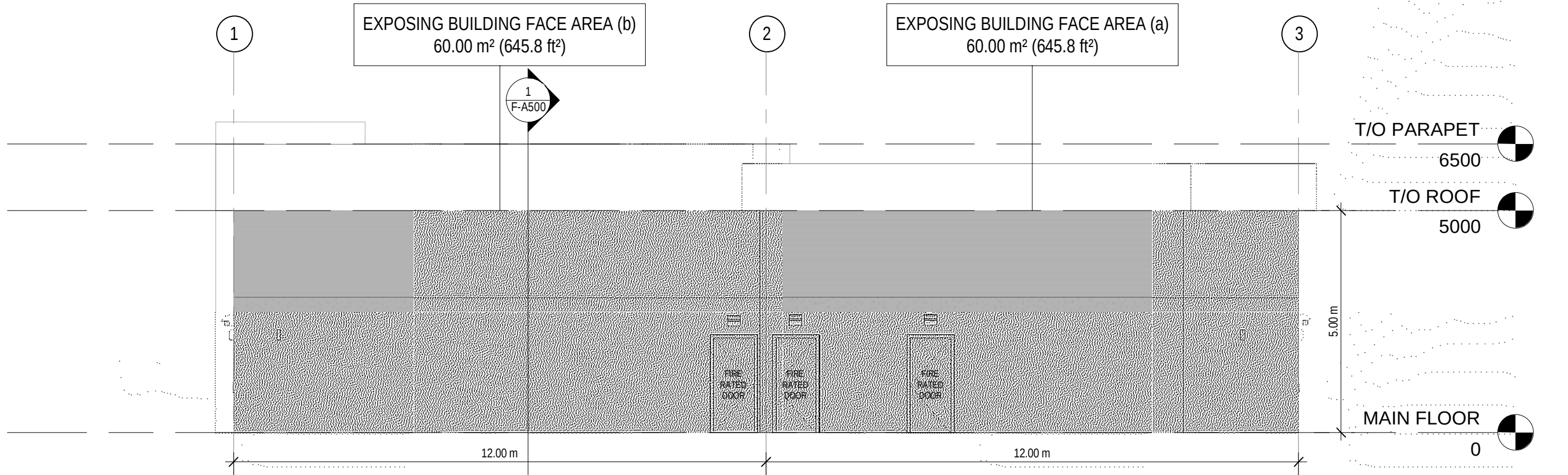
1 EAST ELEVATION - SPATIAL SEPARATION

F-A007 SCALE 1 : 100



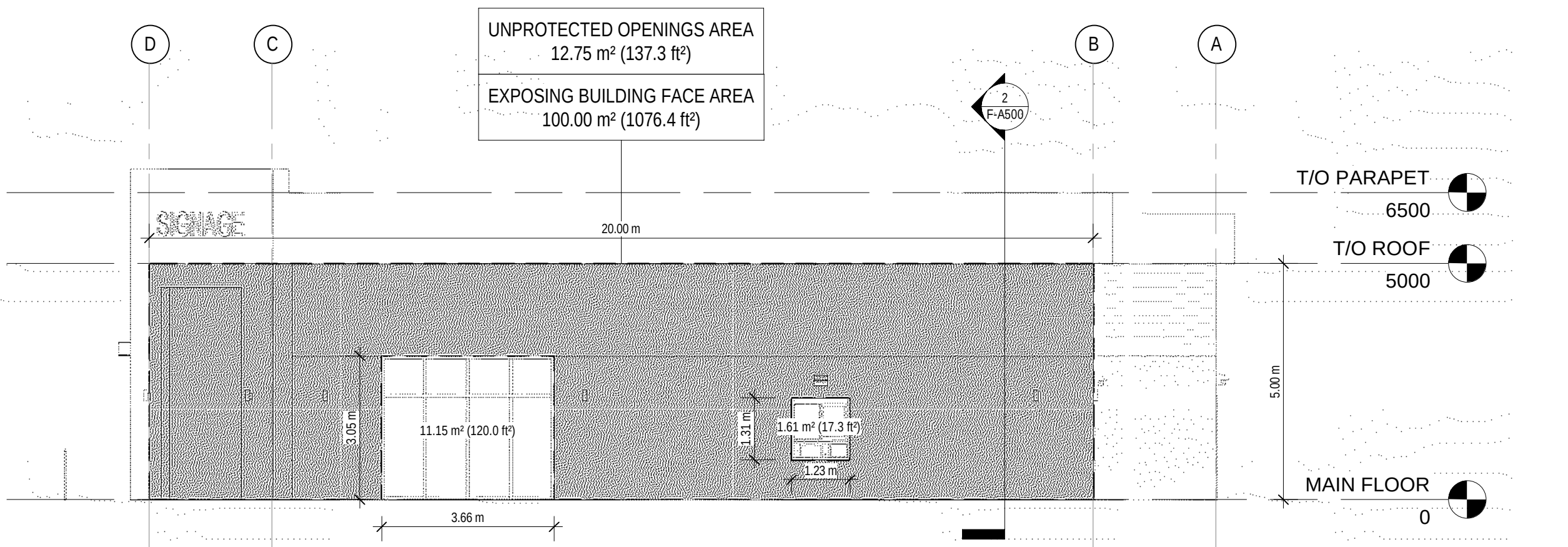
2 NORTH ELEVATION - SPATIAL SEPARATION

F-A007 SCALE 1 : 100



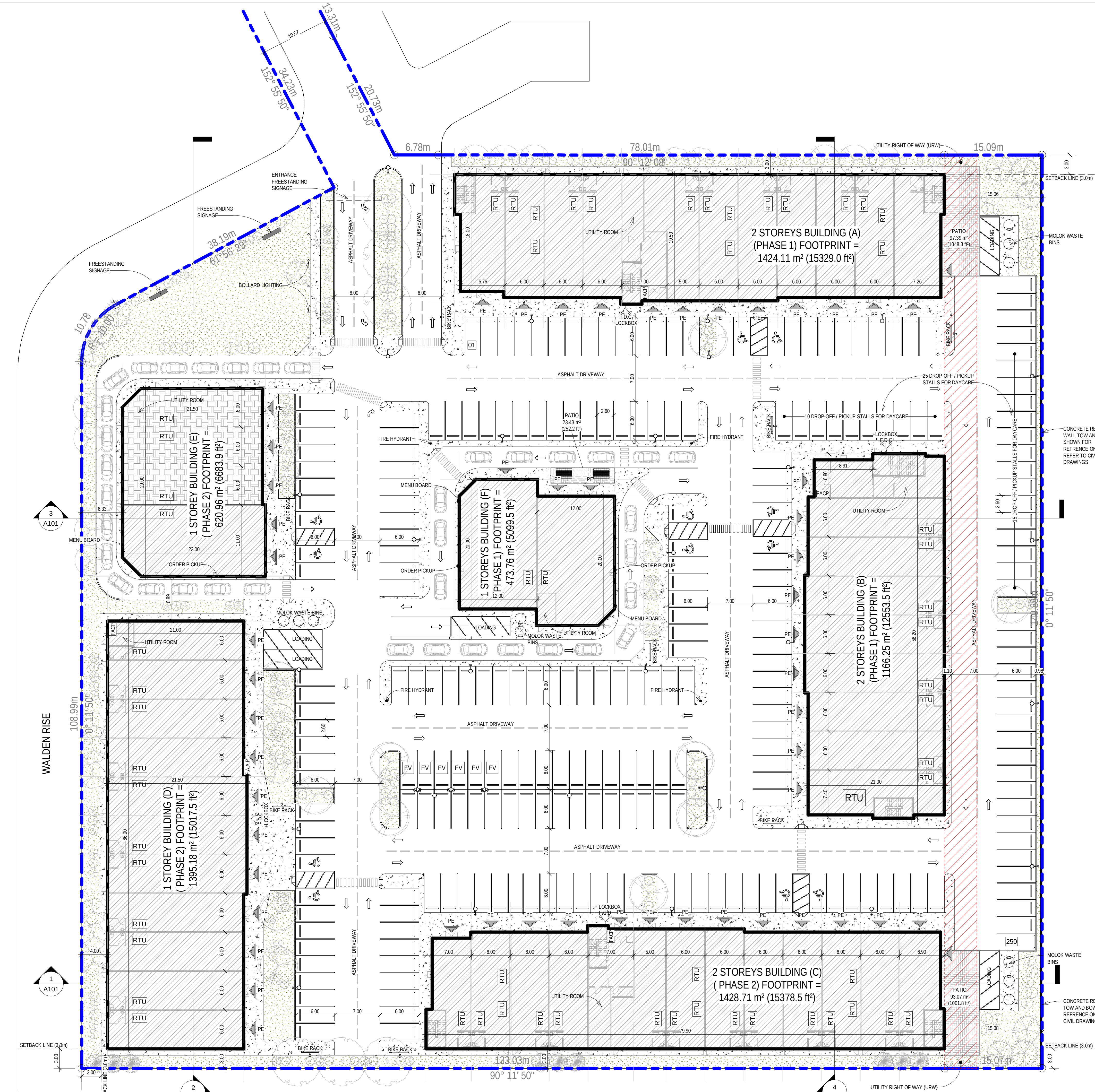
3 SOUTH ELEVATION - SPATIAL SEPARATION

F-A007 SCALE 1 : 100



4 WEST ELEVATION - SPATIAL SEPARATION

F-A007 SCALE 1 : 100



LEGAL DESCRIPTION

LOT: 1
BLOCK: 15
PLAN: 2412397
AUTHORITY HAVING JURISDICTION: THE CITY OF CALGARY
SITE PLAN BASED ON SURVEY PREPARED BY:
DATE:
FILE NO:

SITE PLAN / BUILDING STATISTICS

TOTAL AREA OF SITE (APPROXIMATELY) =	221,682 SF (2.06 ha)
BUILDING (A)	GROUND FLOOR AREA = 15,329.0 SF (1,424.1 m) SECOND FLOOR AREA = 15,329.0 SF (1,424.1 m)
BUILDING (B)	GROUND FLOOR AREA = 12,553.5 SF (1,166.2 m) SECOND FLOOR AREA = 12,553.5 SF (1,166.2 m)
BUILDING (C)	GROUND FLOOR AREA = 15,378.5 SF (1,428.7 m) SECOND FLOOR AREA = 15,378.5 SF (1,428.7 m)
BUILDING (D)	GROUND FLOOR AREA = 15,017.5 SF (1,395.2 m) SECOND FLOOR AREA = 15,017.5 SF (1,395.2 m)
BUILDING (E)	GROUND FLOOR AREA = 6,683.9 SF (620.9 m) SECOND FLOOR AREA = 6,683.9 SF (620.9 m)
BUILDING (F)	GROUND FLOOR AREA = 5,099.5 SF (473.8 m) SECOND FLOOR AREA = 5,099.5 SF (473.8 m)

BUILDING GROSS AREA = 113,322.9 SF (10,528.0 m)
FOOTPRINT BUILDING AREA = 70,061.9 SF (6,508.9 m)
FAR = 0.55

BUILDING SETBACK REQUIREMENT

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

PARKING REQUIREMENTS

FOR THE PURPOSES OF A PARKING STUDY THE CITY OF AIRDRIE LAND USE BYLAW B-01/2016, SECTION 4.4, TABLE 5 WAS REFERENCED:
TOTAL MOTOR VEHICLE PARKING STALLS RECOMMENDED = 1250
OFFICES & GENERAL HEALTH CARE = 3 PER 100 SQ. M. (GUA)
GENERAL RETAIL = 2.5 PER 100 SQ. M. (GUA)
RESTAURANT = 12.0 PER 100 SQ. M. (GUA)
DAYCARE (MAX. 250 CHILDREN) = 1.0 STALLS PER 10 CHILDREN
TOTAL MOTOR VEHICLE PARKING STALLS PROVIDED = 250

FOR THE PURPOSES OF CALCULATING THE NUMBER OF BARRIER FREE DESIGNATED STALLS: BYLAW SENTENCE 121.1 TABLE 1.2 WAS REFERENCED TO DETERMINE THE TOTAL NUMBER OF STALLS AND NBC-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 = 250

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

TOTAL BARRIER FREE PARKING STALLS PROVIDED = 12
TOTAL CLASS 2 BICYCLE PARKING STALLS PROVIDED = 45

LANDSCAPE REQUIREMENTS

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. OF TOTAL PARKING, DRIVE AISLE, VEHICULAR ACCESS PAVED AREAS)

LANDSCAPING REQUIRED = 15% OF (221,682-70,062) = 22,743 SF
PROVIDED LANDSCAPING = 2,122.83 SQ. M. / 22,850 SQ. FT.

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

REFER TO CIVIL FOR ALL SITE GRADING AND STORM WATER MANAGEMENT

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR SO/SEEDING 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.

LEGEND, A101 SERIES

PROPERTY LINE	
BUILDING ENTRANCE	
PRINCIPAL ENTRANCE	PE
DENOTES FIRE HYDRANT	HY-00
VEHICULAR ACCESS	
LANDSCAPED AREA (REFER TO LANDSCAPE)	
CONCRETE PAVERS - PATIO (NO OUTDOOR SPEAKERS)	
CONCRETE WALKWAY	
LINE OF BUILDING OVERHANG	
ELECTRIC VEHICLE (EV) CHARGING STATION (LEVEL 2)	EV
ROOFTOP UNIT	RTU
BARRIER FREE ACCESSIBLE PARKING SPACE CW PAVEMENT & MARKINGS	
STANDARD PARKING SPACE CW MARKINGS AND PAVEMENT	
BICYCLE RACKSING. OF STALLS (CLASS 2 UNSECURE)	BIKERACK
BENCH SITE FURNISHINGS	B
LOADING BAY AREA CW PAVEMENT MARKINGS	
RETAINING WALL	RTW
UNIT PAVER TYPE (REFER TO SPECIFICATIONS)	UP-01
CONCRETE PAVING (REFER TO CIVIL)	CON
SIGNAGE TYPE (REFER TO SPECIFICATIONS)	SG-01
ASPHALT PAVING (REFER TO CIVIL)	ASP
PEA GRAVEL MAINTENANCE STRIP	PG
PAVING CONTROL JOINT	PCJ
SAND AREA	SD
GRASS SOD AREA	SOD
GRASS SEED AREA	SED
FIRE DEPARTMENT CONNECTION	F.D.C.
FIRE ALARM CONTROL PANEL	FACP
FIRE ALARM ANNUNCIATOR PANEL	FAAP
PRECAST SITE UTILITY KIOSK (REFER TO CIVIL)	SK
EXISTING SIDEWALK/PEDESTRIAN WALK	XS
CONCRETE PAD	CP
AREA OF NEW BUILDING	
UTILITY RIGHT OF WAY (URW)	

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



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No.	Revision	Date YYYY-MM-DD
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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

Date: 2025-07-04

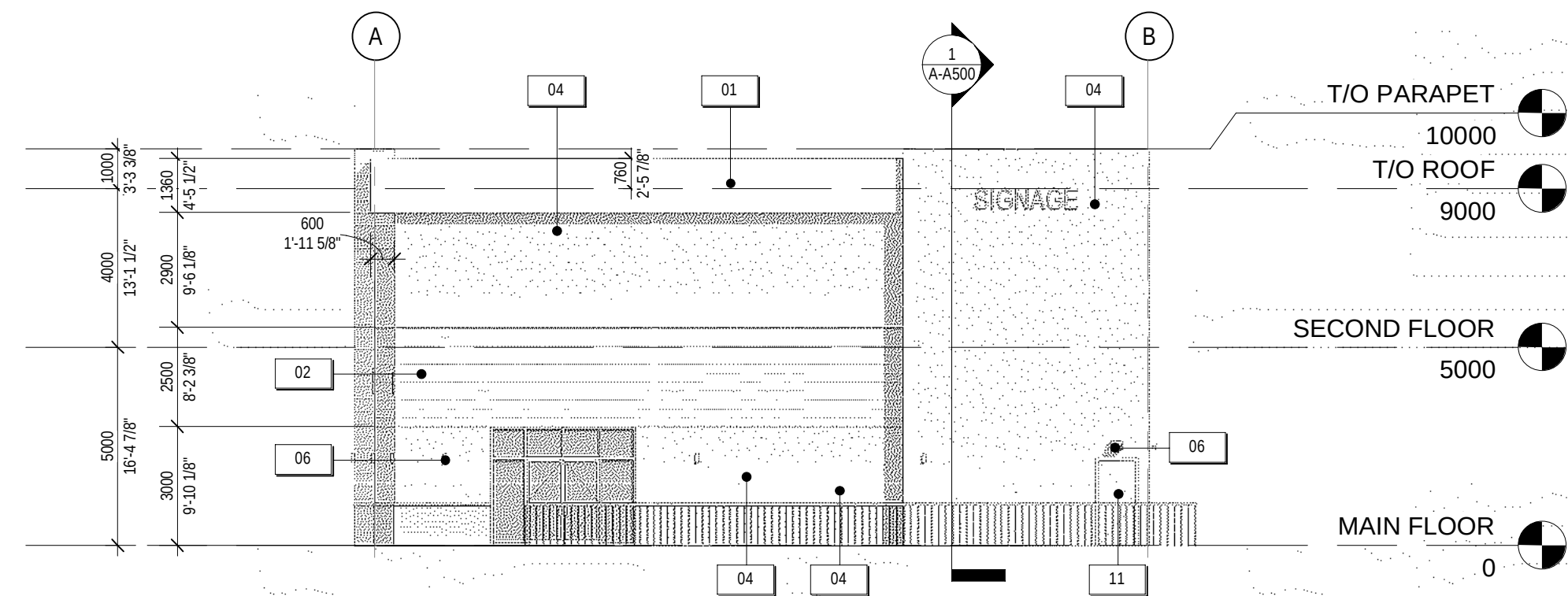
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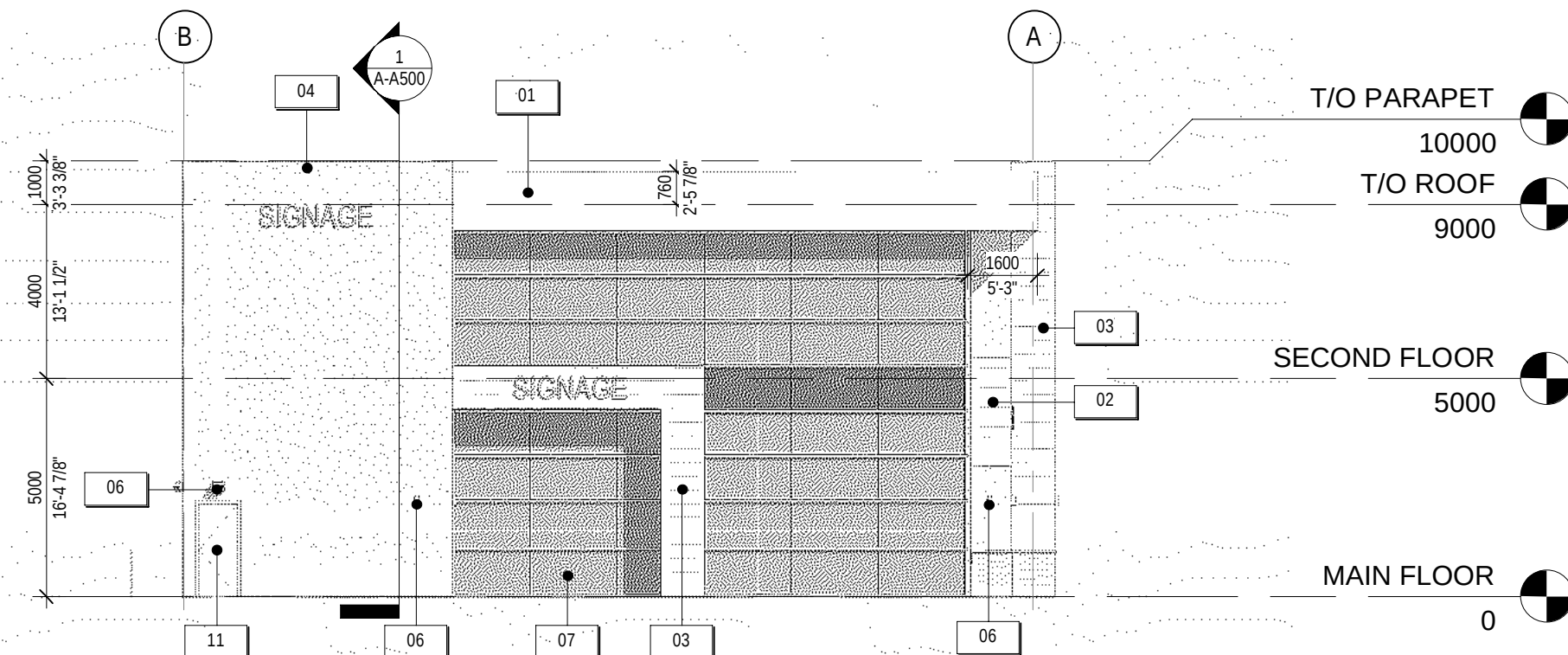
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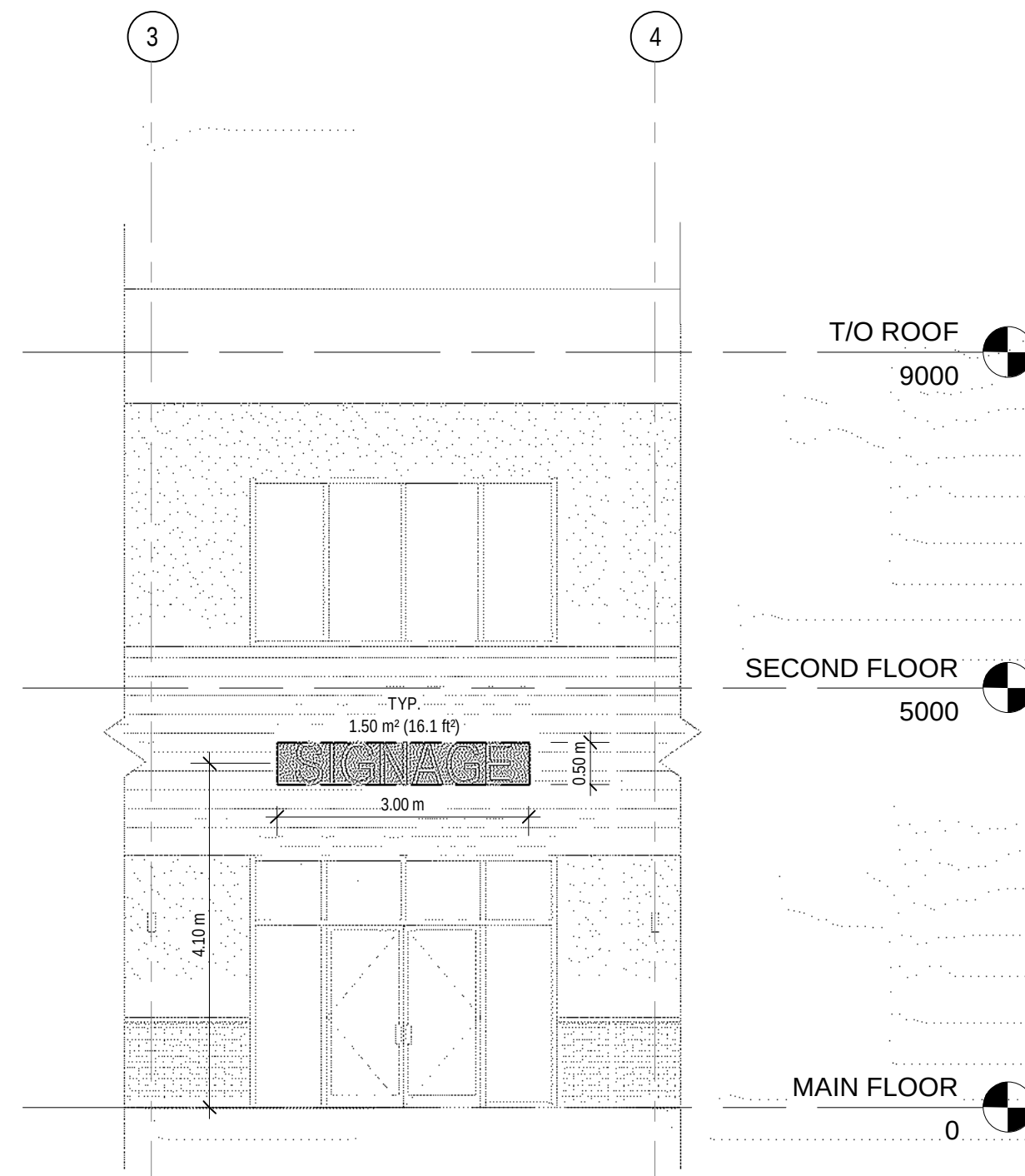
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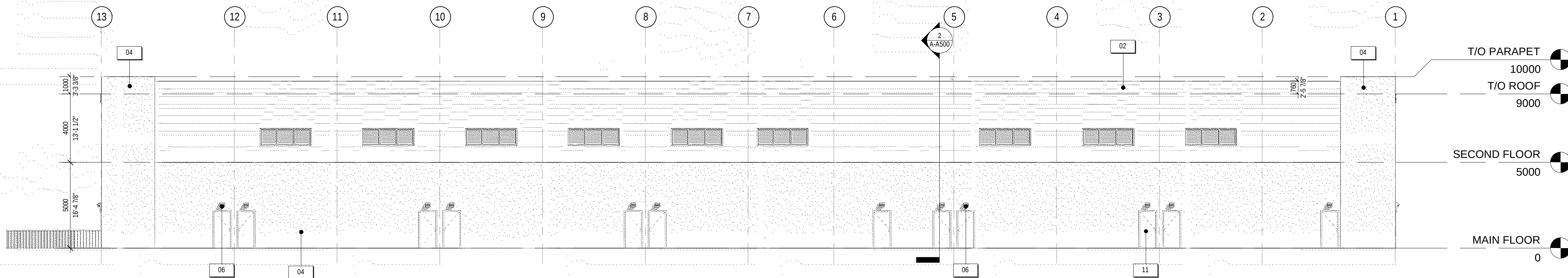
1 EAST ELEVATION
A-A400 SCALE 1 : 150



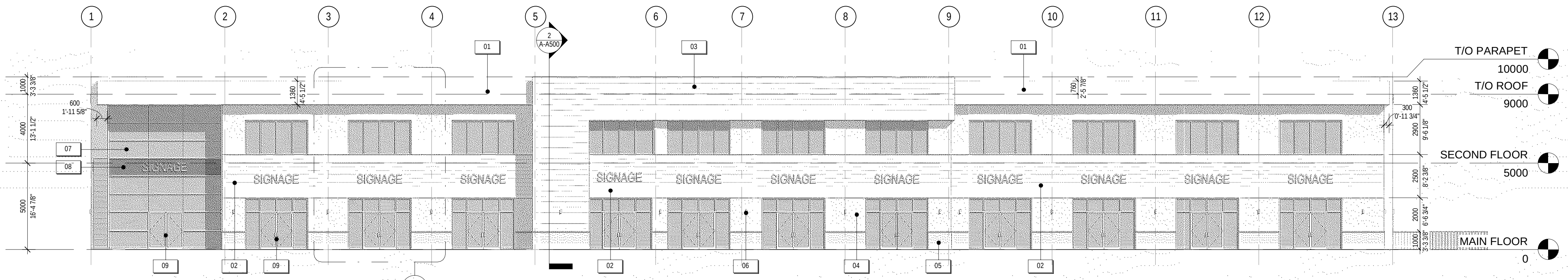
2 WEST ELEVATION
A-A400 SCALE 1 : 150



5 TYP. SIGNAGE DETAIL
A-A400 SCALE 1 : 75



3 NORTH ELEVATION
A-A400 SCALE 1 : 150



4 SOUTH ELEVATION
A-A400 SCALE 1 : 150

- 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
 - FASCOA SIGNS (SIGN - CLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

EXTERIOR FINISH NOTES

- ALUMINUM COMPOSIT MATERIALS (ACM) PANELS : COLOR BLACK
- PRE-FINISHED HORIZONTAL METAL SIDING : BLACK COLOR
- PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
- VENTED RAINSCREEN EIFS SYSTEM
CW 13mm REVEALS AS SHOWN. REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS FINISH COLOUR: WHITE
- THIN STONE VENEER (LIGHT GRAY)
- WALL MOUNTED LIGHTING REFER TO ELECTRICAL COLOUR: BLACK
- CLEAR GLASS
- BLACK GLASS
- ALUMINUM STOREFRONT DOOR
- STRUCTURAL STEEL CANOPY, REFER TO STRUCTURAL COLOUR: BLACK
- INSULATED EXTERIOR DOOR AND PSF COLOUR: BLACK

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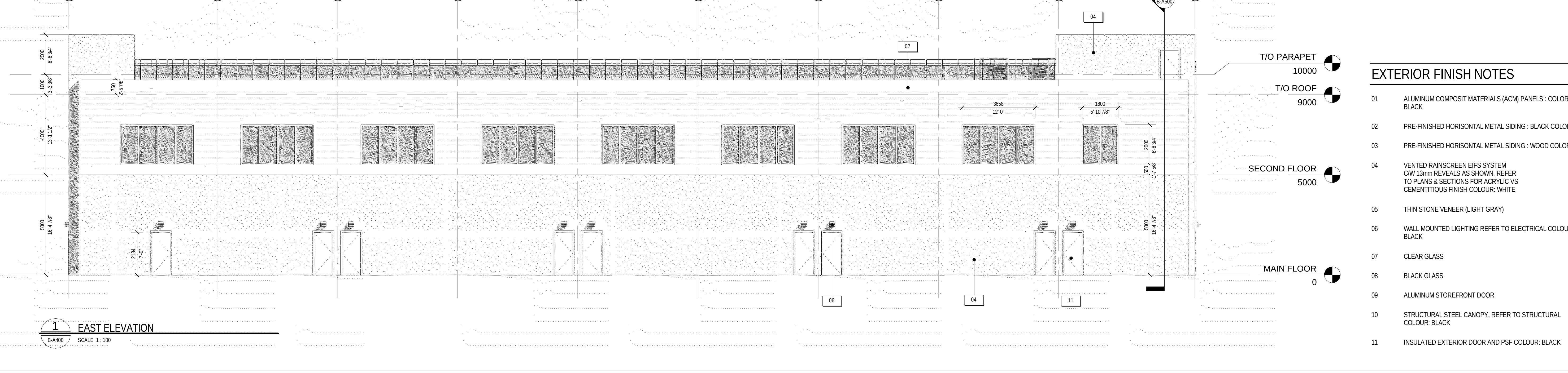
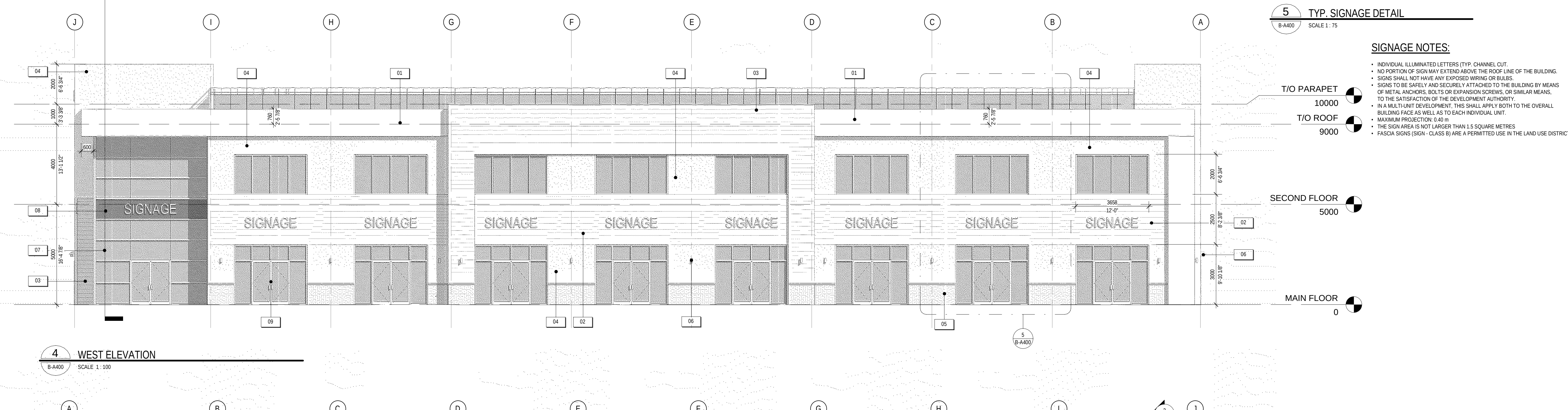
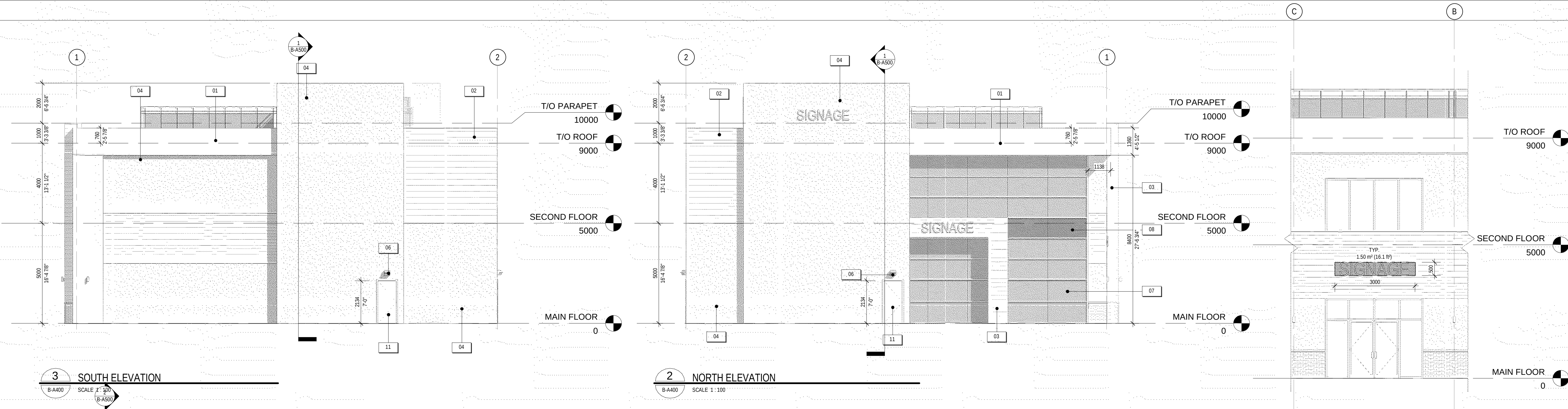
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0	ISSUED FOR DP	2025-07-04



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EXTERIOR FINISH NOTES

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- 02 PRE-FINISHED HORIZONTAL METAL SIDING : BLACK COLOR
- 03 PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
- 04 VENTED RAINSCREEN EIFS SYSTEM
CW 13mm REVEALS AS SHOWN, REFER
TO PLANS & SECTIONS FOR ACRYLIC VS
CEMENTITIOUS FINISH COLOUR: WHITE
- 05 THIN STONE VENEER (LIGHT GRAY)
- 06 WALL MOUNTED LIGHTING REFER TO ELECTRICAL COLOUR:
BLACK
- 07 CLEAR GLASS
- 08 BLACK GLASS
- 09 ALUMINUM STOREFRONT DOOR
- 10 STRUCTURAL STEEL CANOPY, REFER TO STRUCTURAL
COLOUR: BLACK
- 11 INSULATED EXTERIOR DOOR AND PSF COLOUR: BLACK



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EDMONTON, AB T6H 4P1



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550 - 727 7th AVENUE SW
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ELEORON INC.
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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04



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

Project Title

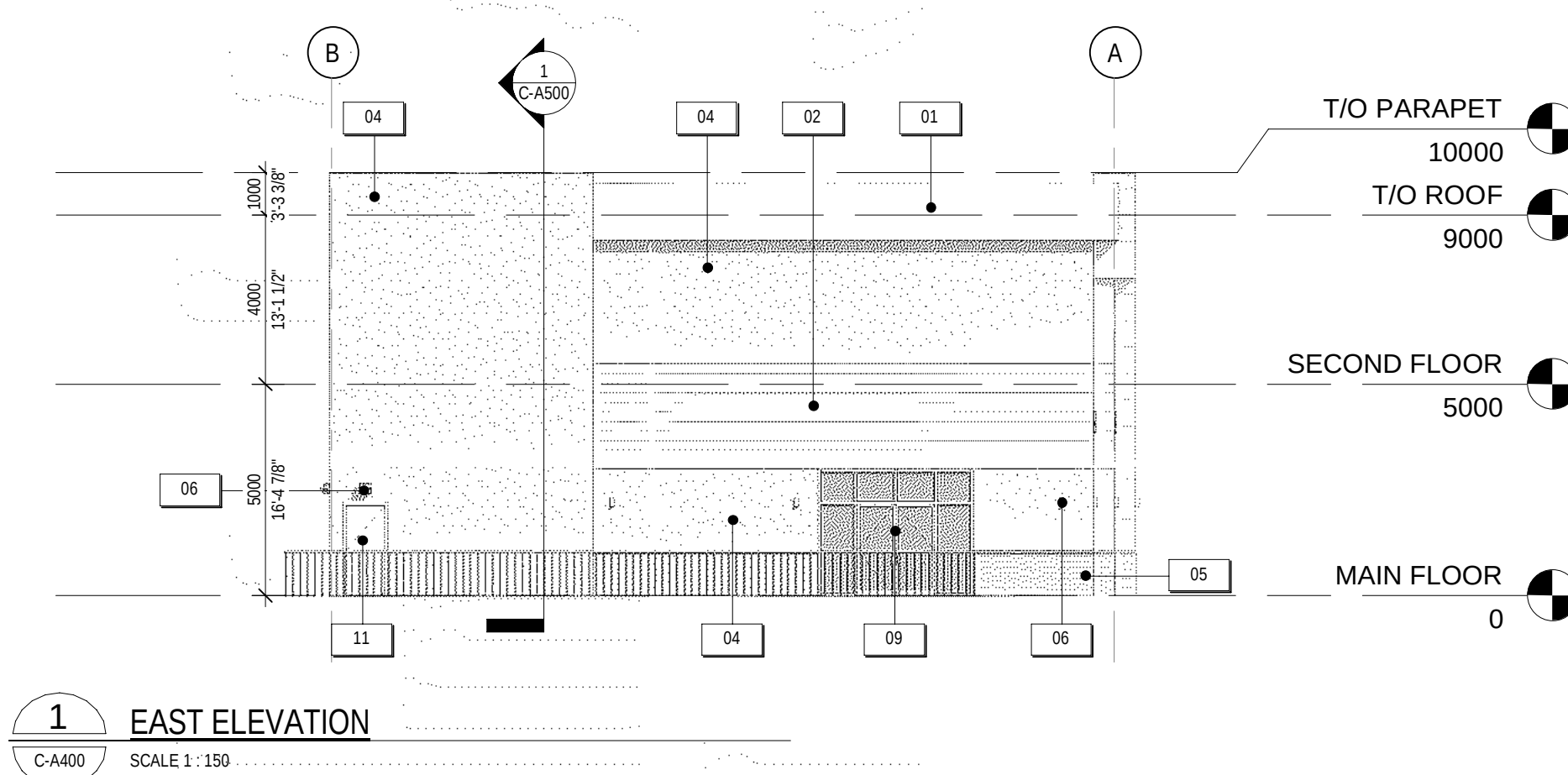
**WALDEN RETAIL
DEVELOPMENT BUILDING (B)**

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

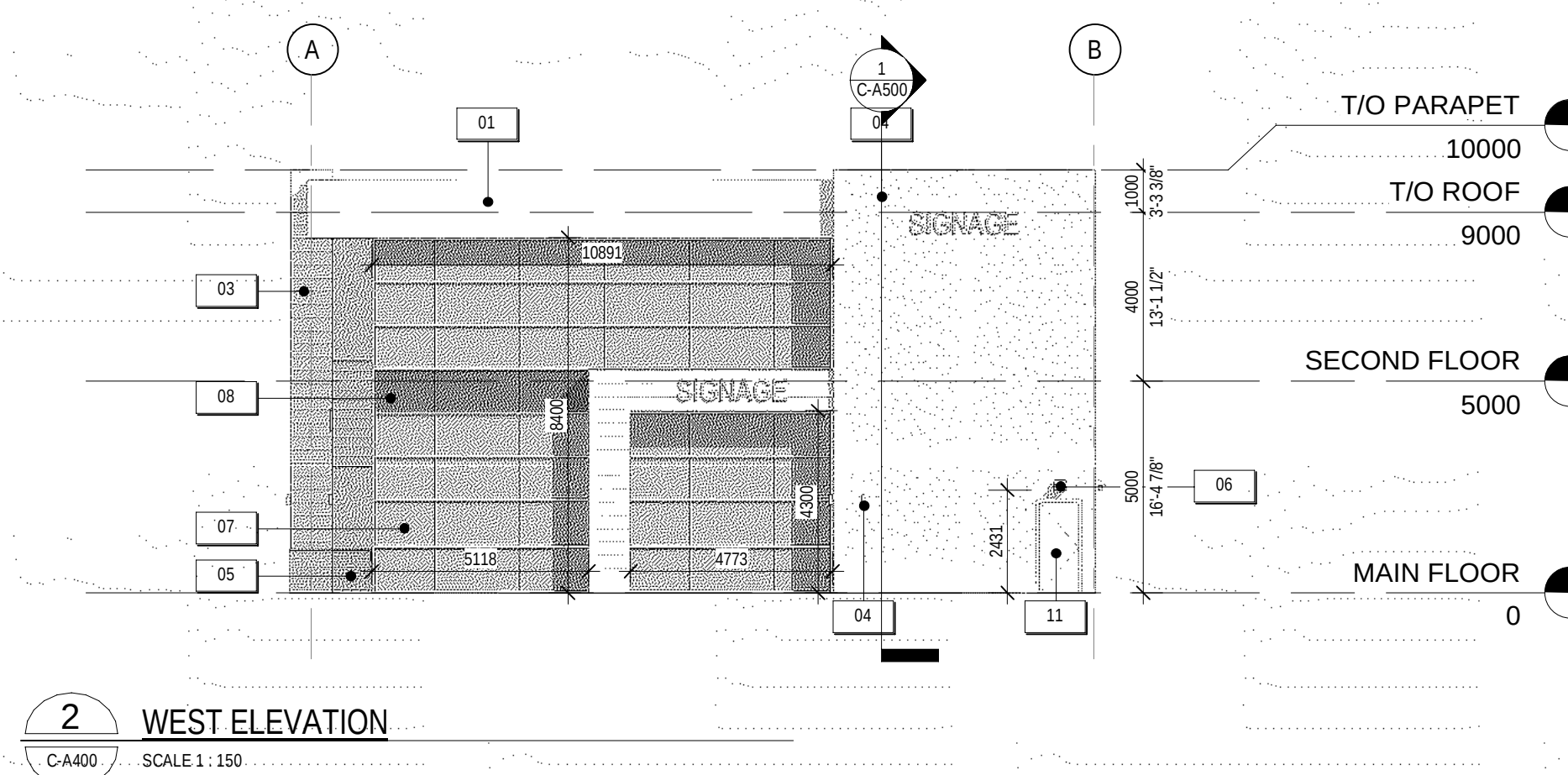
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**EXTERIOR ELEVATIONS
BUILDING (B)**

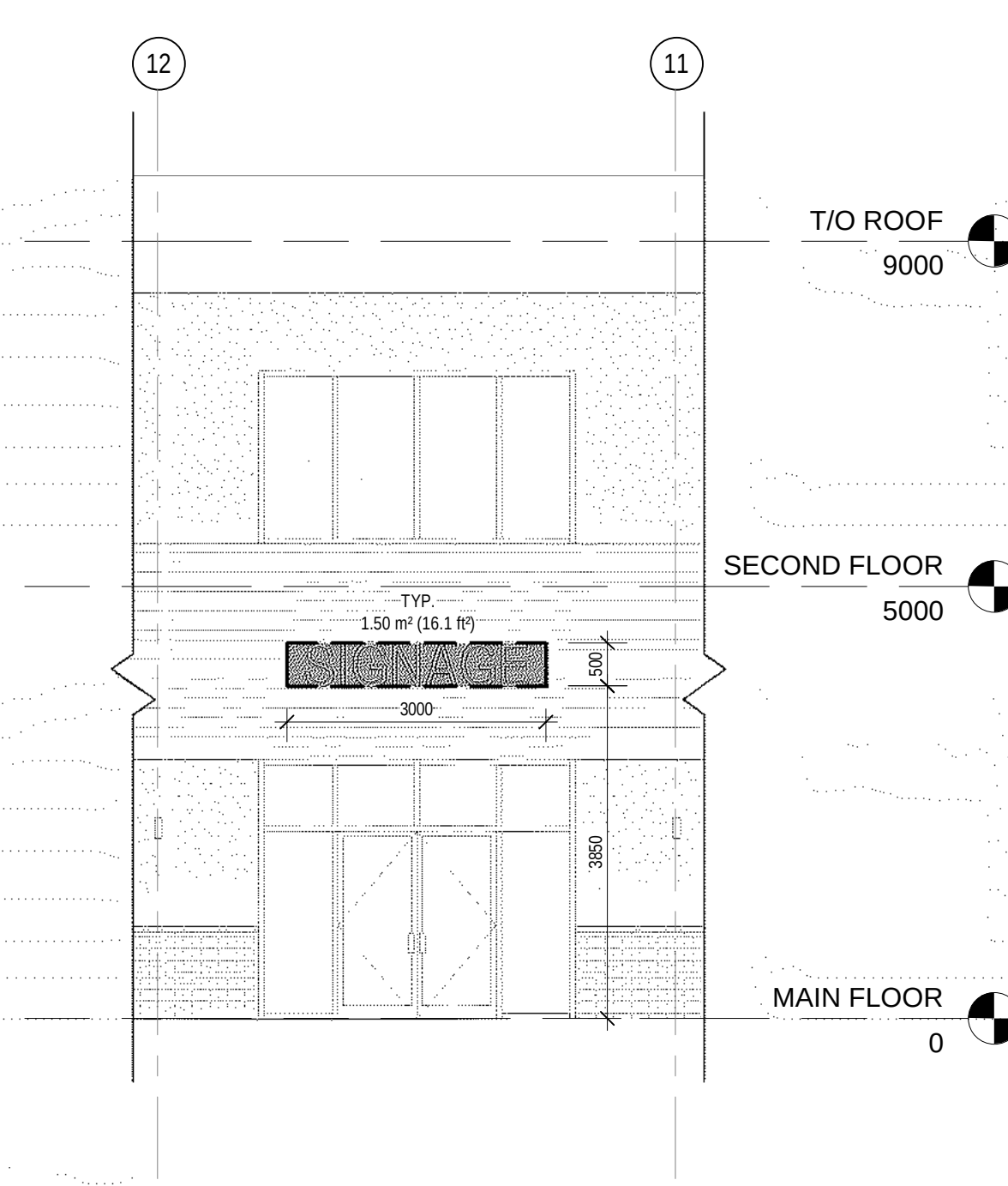
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Date:	2025-07-04	
Scale:	As indicated	
Drawn:	MA	
Project:	1084-A25-001	



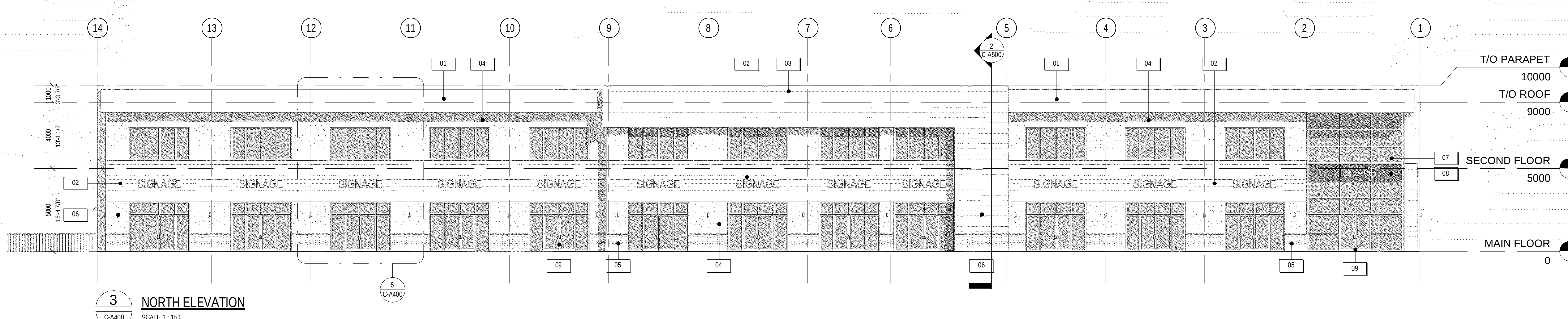
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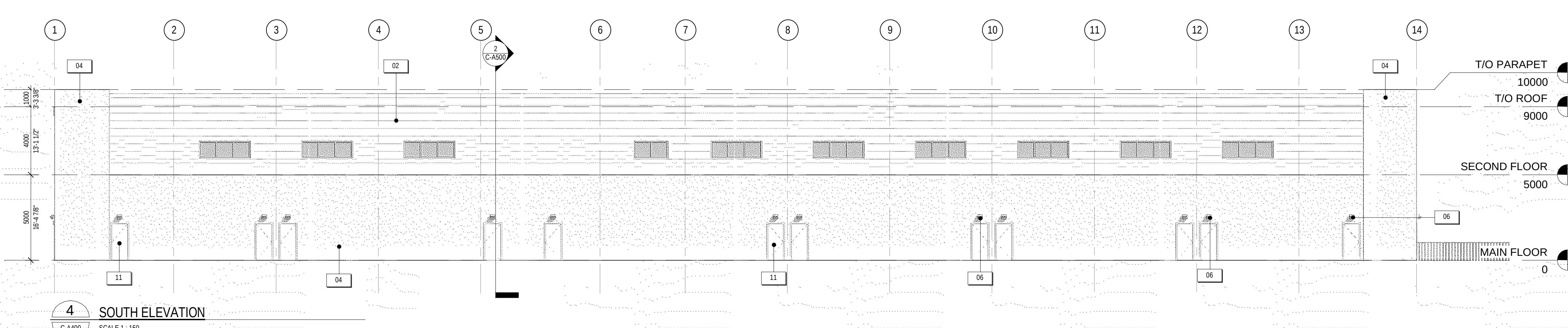
2 WEST ELEVATION
C-A400 SCALE 1:150



5 TYP. SIGNAGE DETAIL
C-A400 SCALE 1:75



3 NORTH ELEVATION
C-A400 SCALE 1:150



4 SOUTH ELEVATION
C-A400 SCALE 1:150

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
- FASOIA SIGNS (SIGN - CLASS B) ARE A PERMITTED USE IN THE LAND USE DISTRICT

EXTERIOR FINISH NOTES

- ALUMINUM COMPOSIT MATERIALS (ACM) PANELS : COLOR BLACK
- PRE-FINISHED HORIZONTAL METAL SIDING : BLACK COLOR
- PRE-FINISHED HORIZONTAL METAL SIDING : WOOD COLOR
- VENTED RAINSCREEN EIFS SYSTEM
CW 13mm REVEALS AS SHOWN, REFER TO PLANS & SECTIONS FOR ACRYLIC VS CEMENTITIOUS FINISH COLOUR: WHITE
- THIN STONE VENEER (LIGHT GRAY)
- WALL MOUNTED LIGHTING REFER TO ELECTRICAL COLOUR: BLACK
- CLEAR GLASS
- BLACK GLASS
- ALUMINUM STOREFRONT DOOR
- STRUCTURAL STEEL CANOPY, REFER TO STRUCTURAL COLOUR: BLACK
- INSULATED EXTERIOR DOOR AND PSF COLOUR: BLACK

Architect

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Seal


2025-07-04
SENALTEK ARCHITECTURE PLANNING + DESIGN LTD.
PERMIT No. AC 16144
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ARCHITECTS ACT OF ALBERTA

Client

**PEAKRIDGE GROUP**

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

EXTERIOR ELEVATIONS
BUILDING (C)

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

Date: 2025-07-04

Scale: As indicated

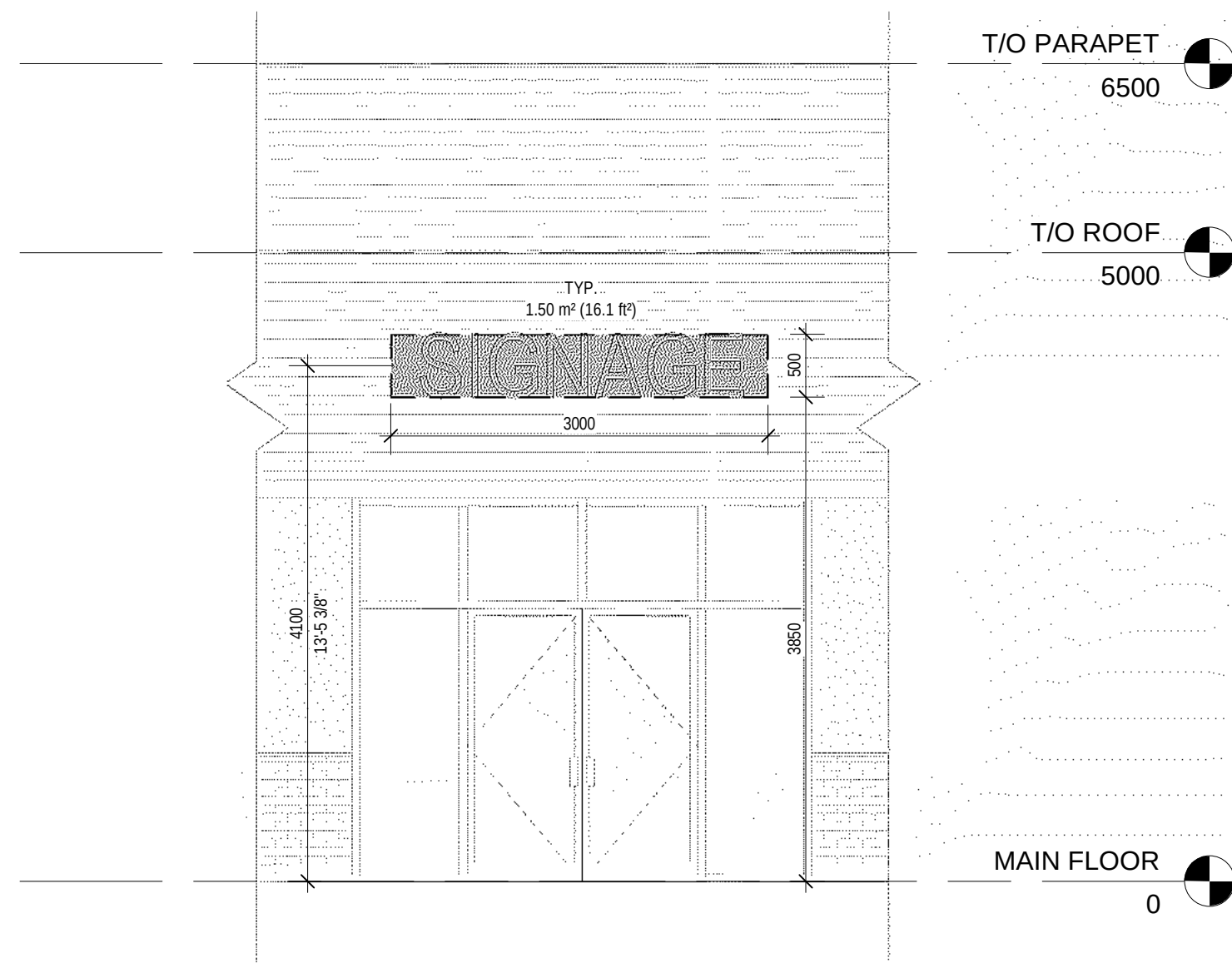
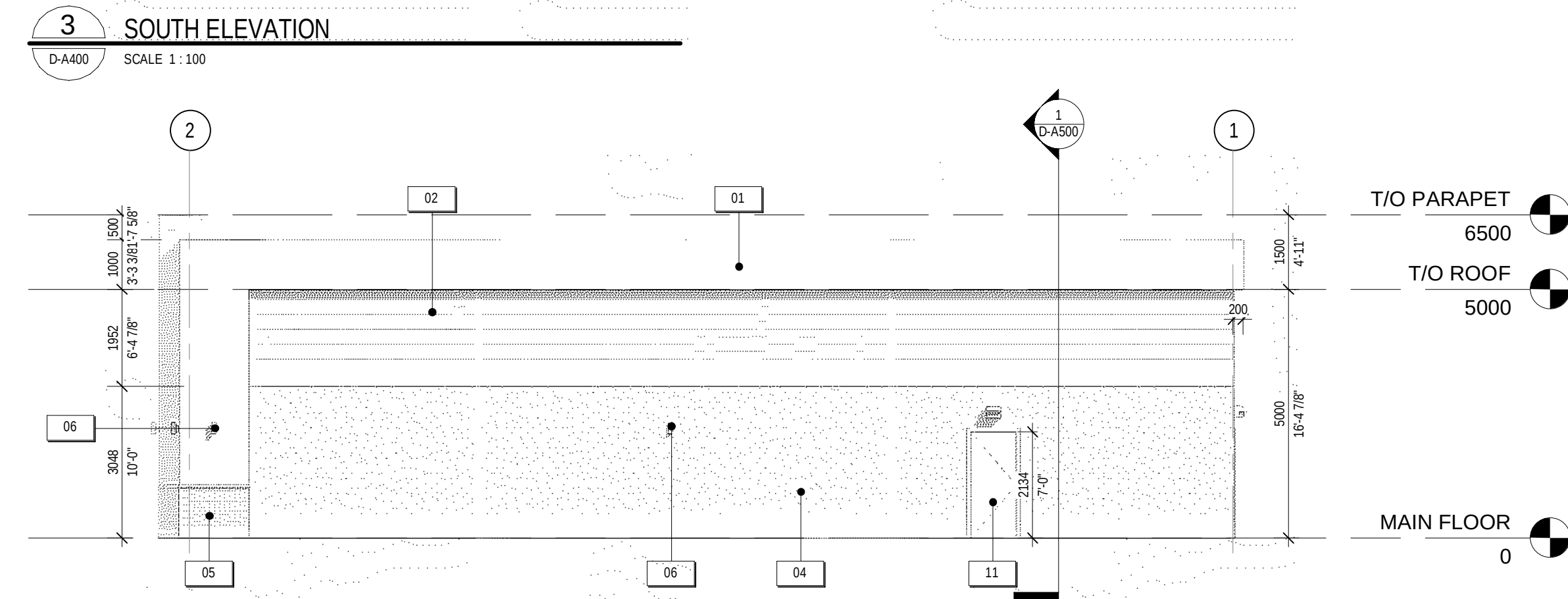
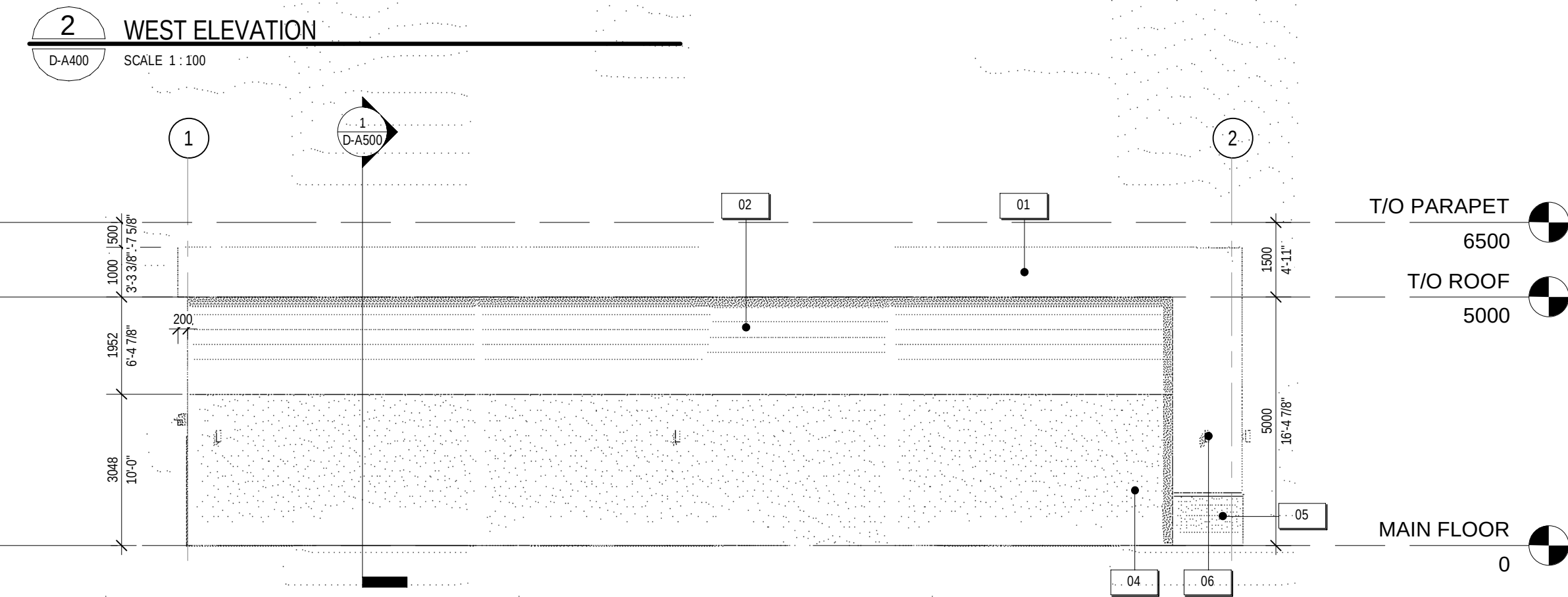
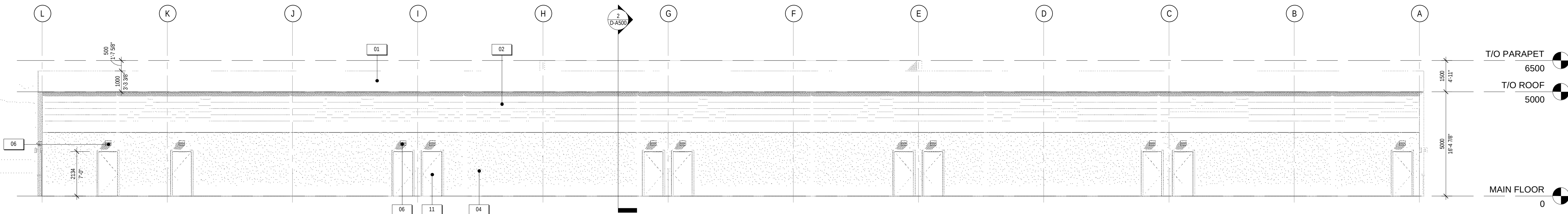
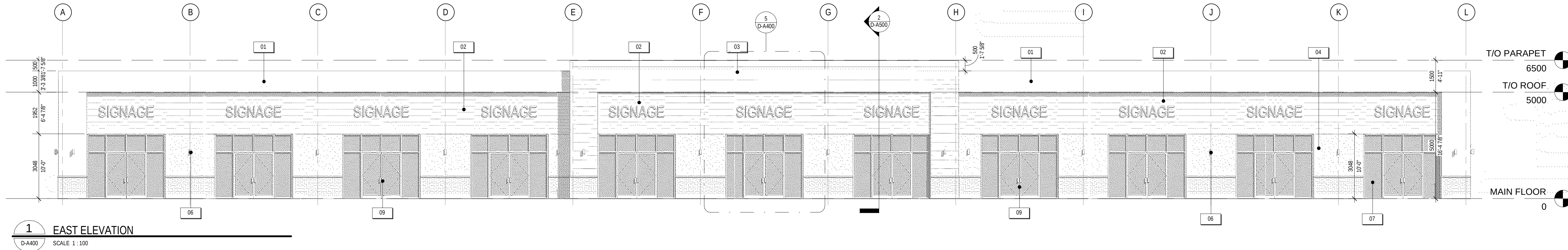
Drawn: MA

Project: 1084-A25-001

Sheet No.

C-A400

No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04

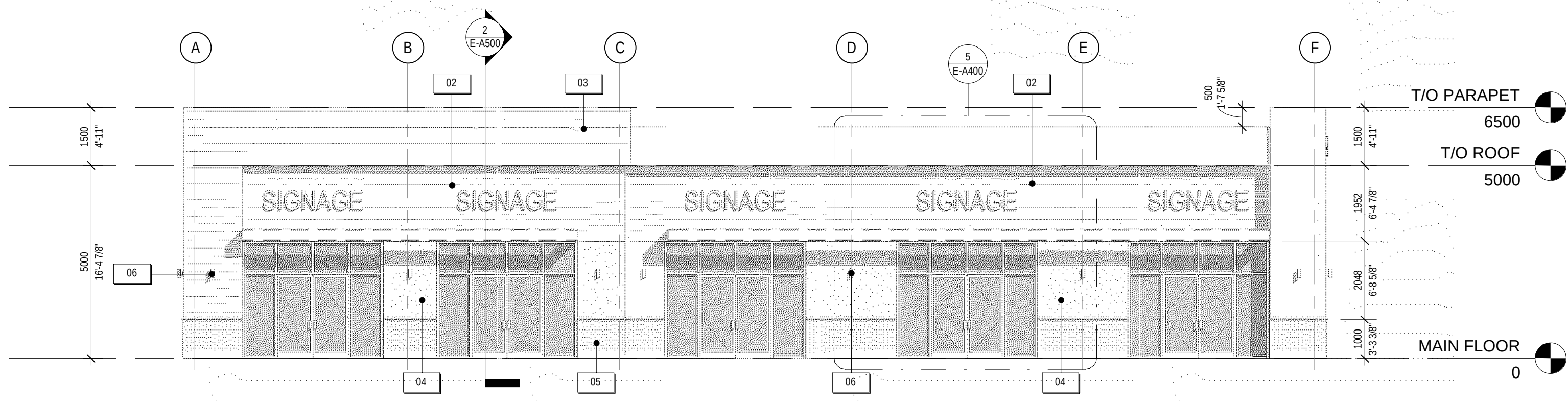


SIGNAGE NOTES:

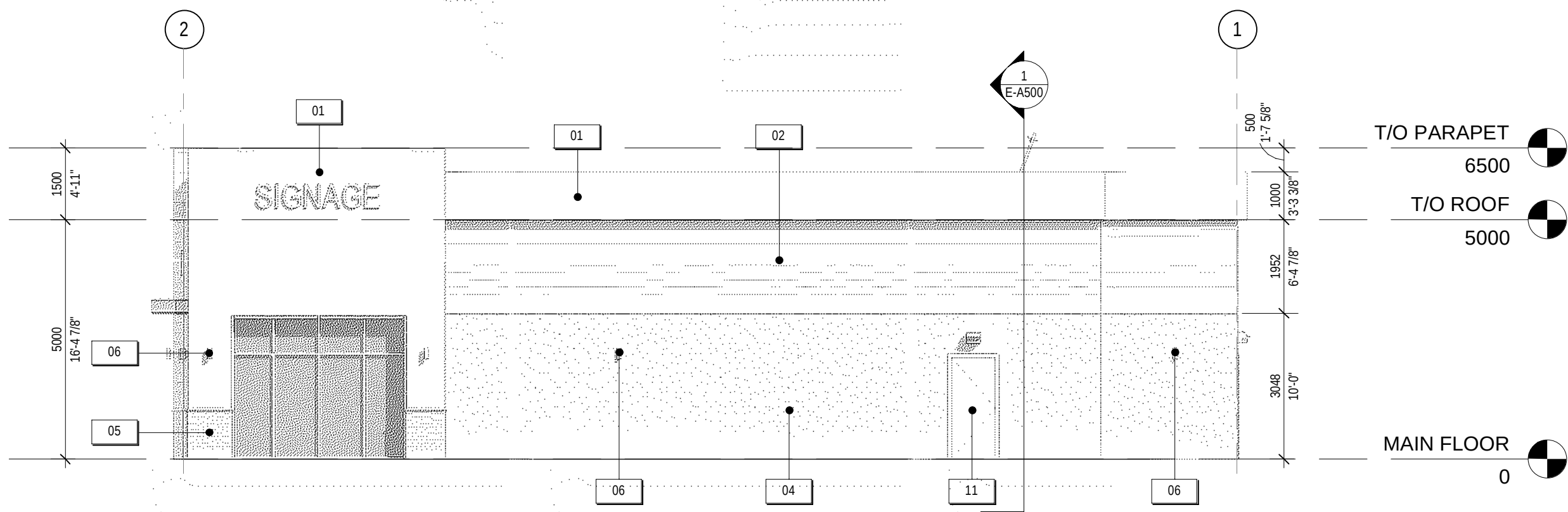
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EXTERIOR FINISH NOTES

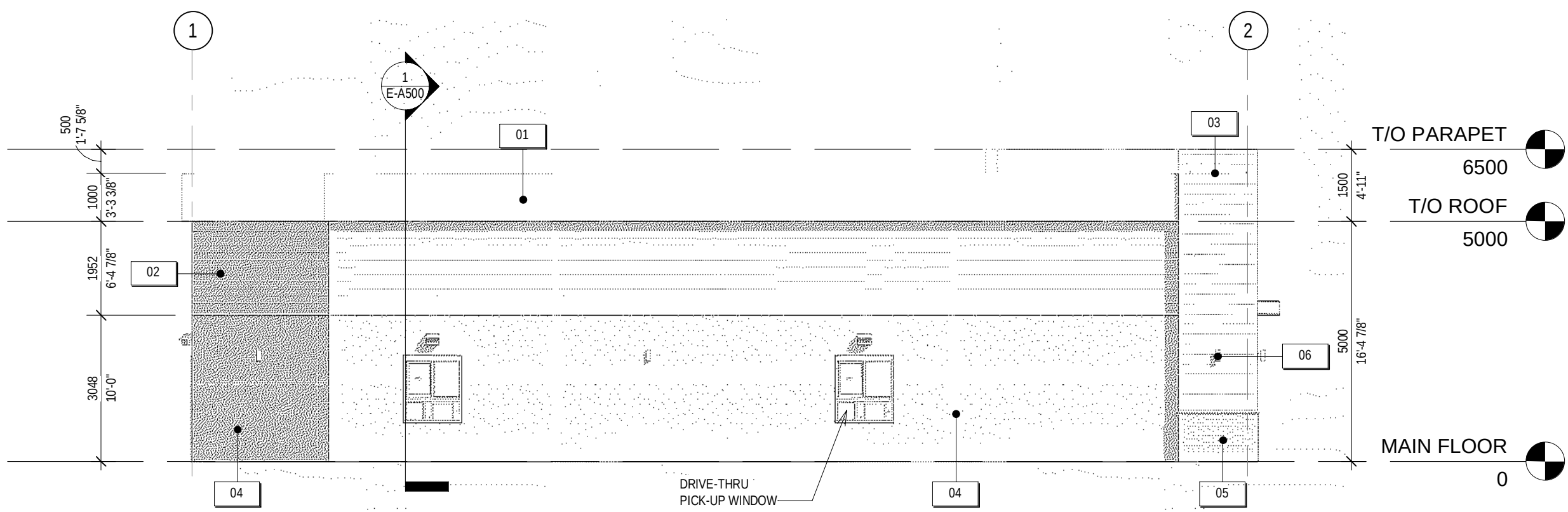
- ALUMINUM COMPOSIT MATERIALS (ACM) PANELS : COLOR BLACK
- PRE-FINISHED HORIZONTAL METAL SIDING : BLACK COLOR
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- VENTED RAINSCREEN EIFS SYSTEM
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- THIN STONE VENEER (LIGHT GRAY)
- WALL MOUNTED LIGHTING REFER TO ELECTRICAL COLOUR:
BLACK
- CLEAR GLASS
- ALUMINUM STOREFRONT DOOR
- STRUCTURAL STEEL CANOPY, REFER TO STRUCTURAL
COLOUR: BLACK
- INSULATED EXTERIOR DOOR AND PSF COLOUR: BLACK



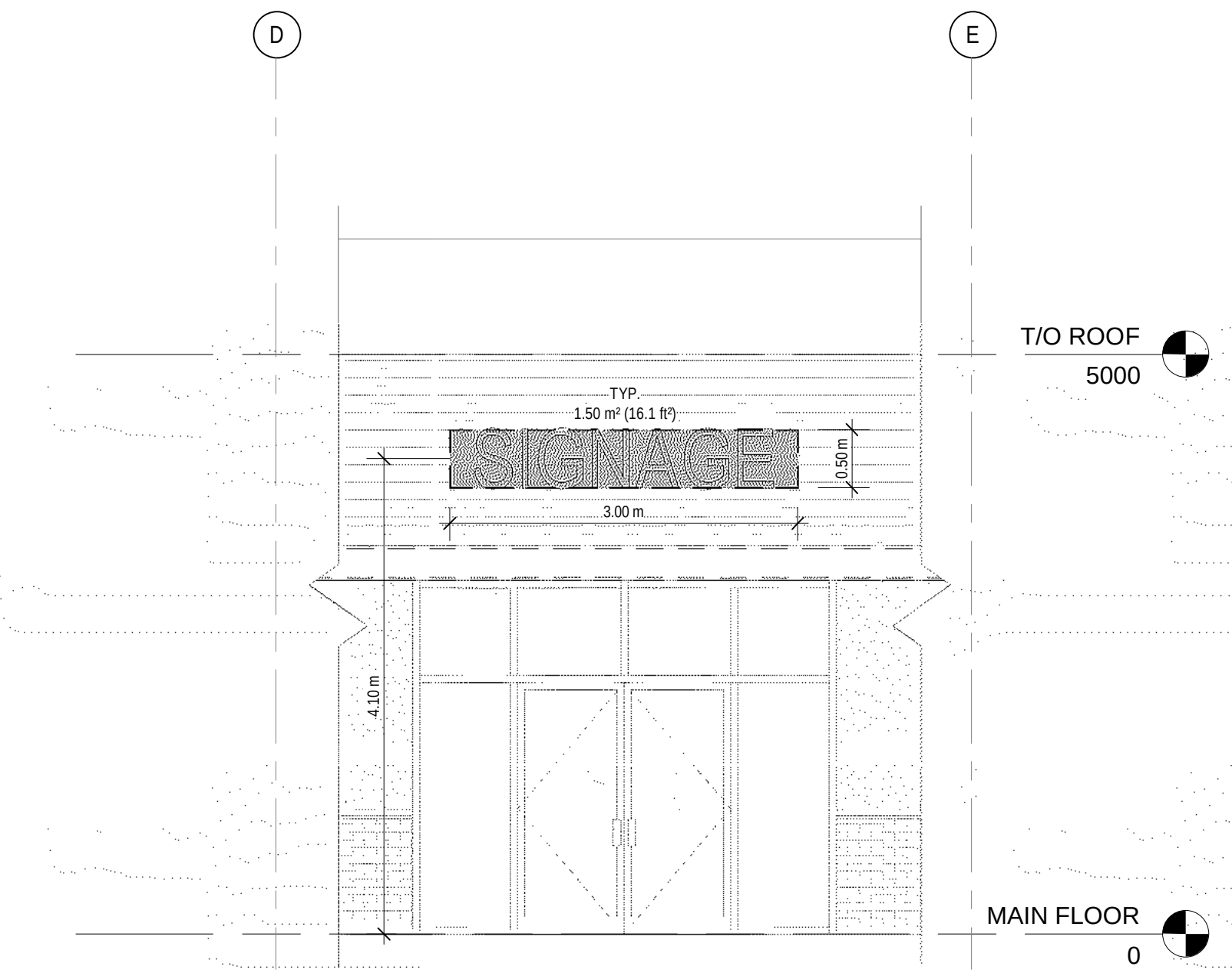
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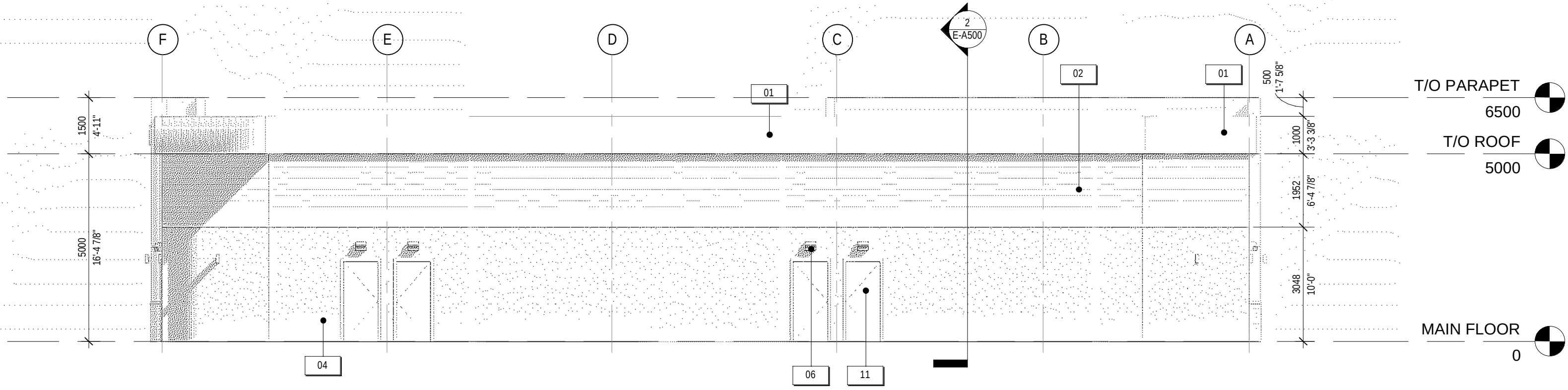
2 NORTH ELEVATION
E-A400 SCALE 1:100



3 SOUTH ELEVATION
E-A400 SCALE 1:100



5 TYP. SIGNAGE DETAIL
E-A400 SCALE 1:50



4 WEST ELEVATION
E-A400 SCALE 1:100

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No.	Revision	Date YYYY-MM-DD
0	ISSUED FOR DP	2025-07-04

Client



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

Project Title

WALDEN RETAIL
DEVELOPMENT BUILDING (E)

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

Drawing Title

EXTERIOR ELEVATIONS
BUILDING (E)

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

Date: 2025-07-04

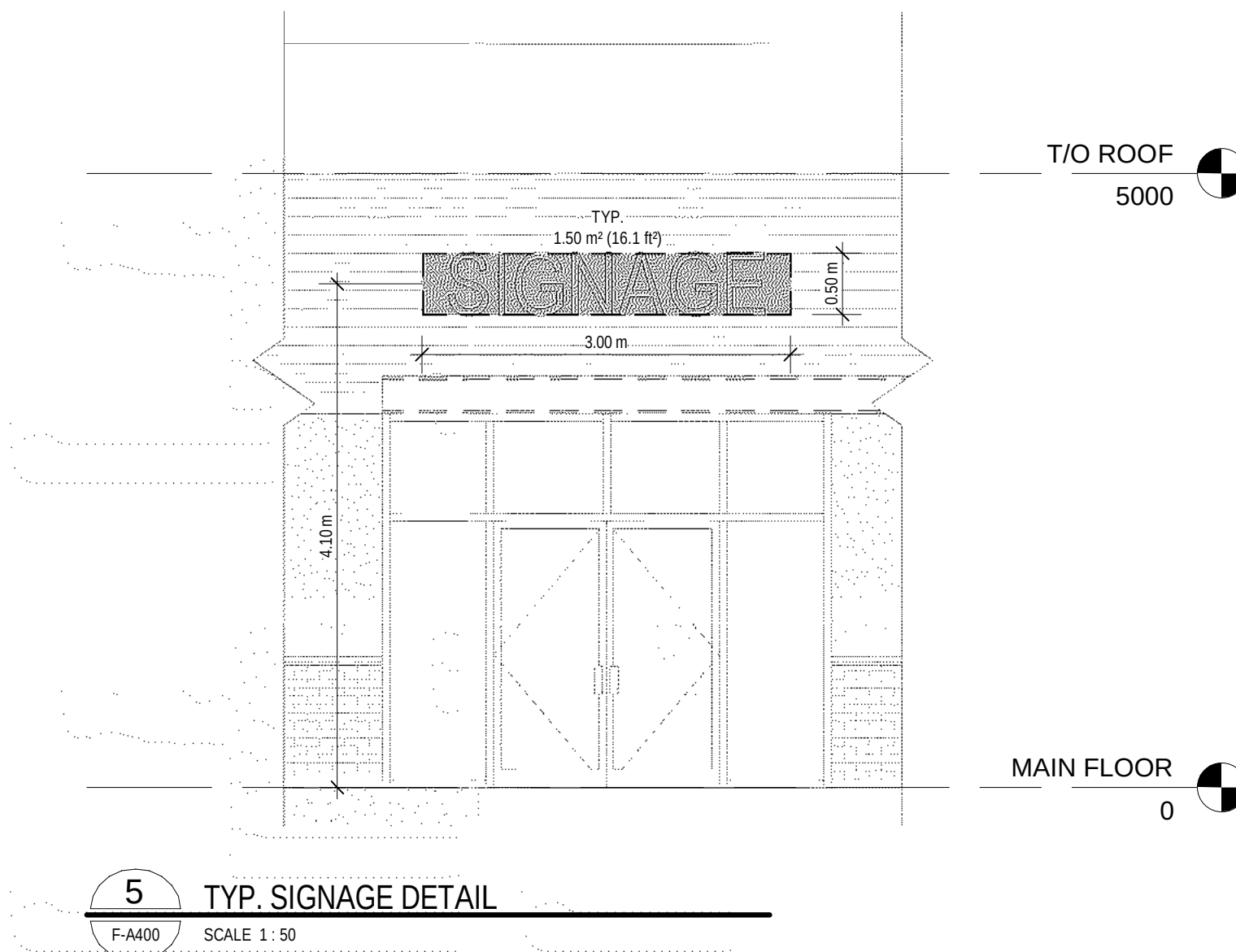
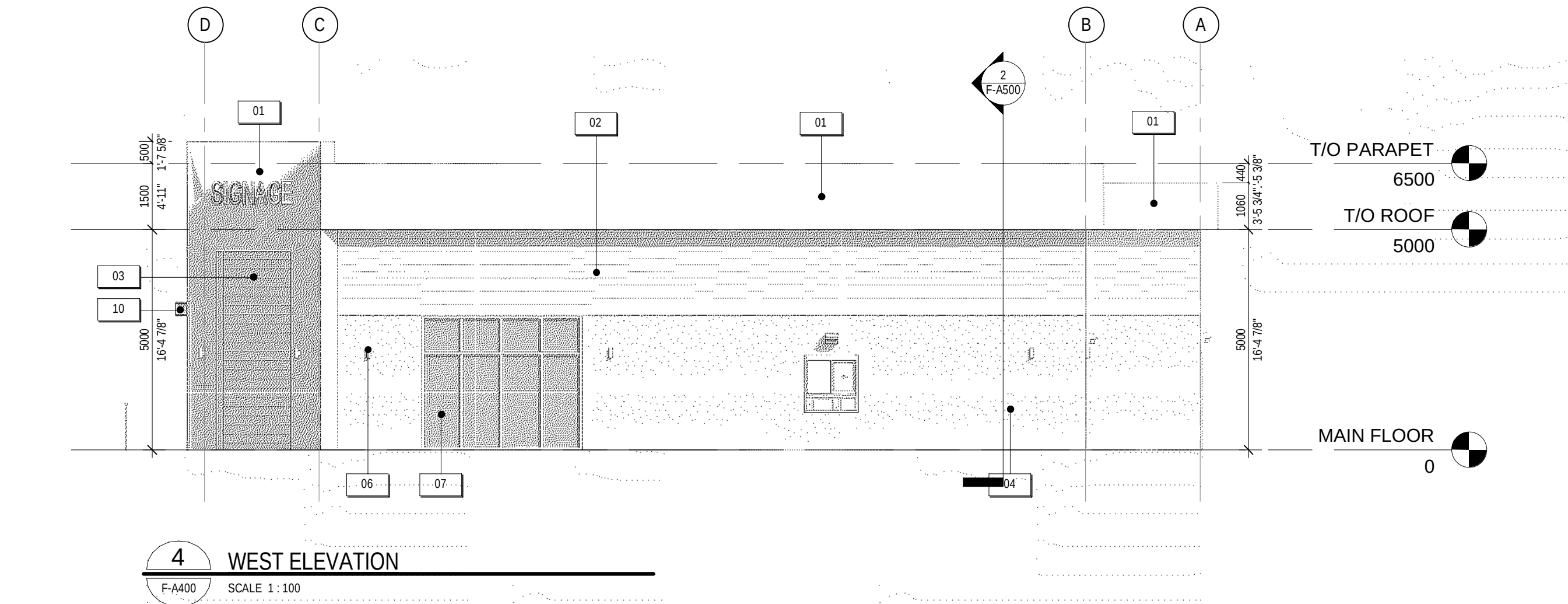
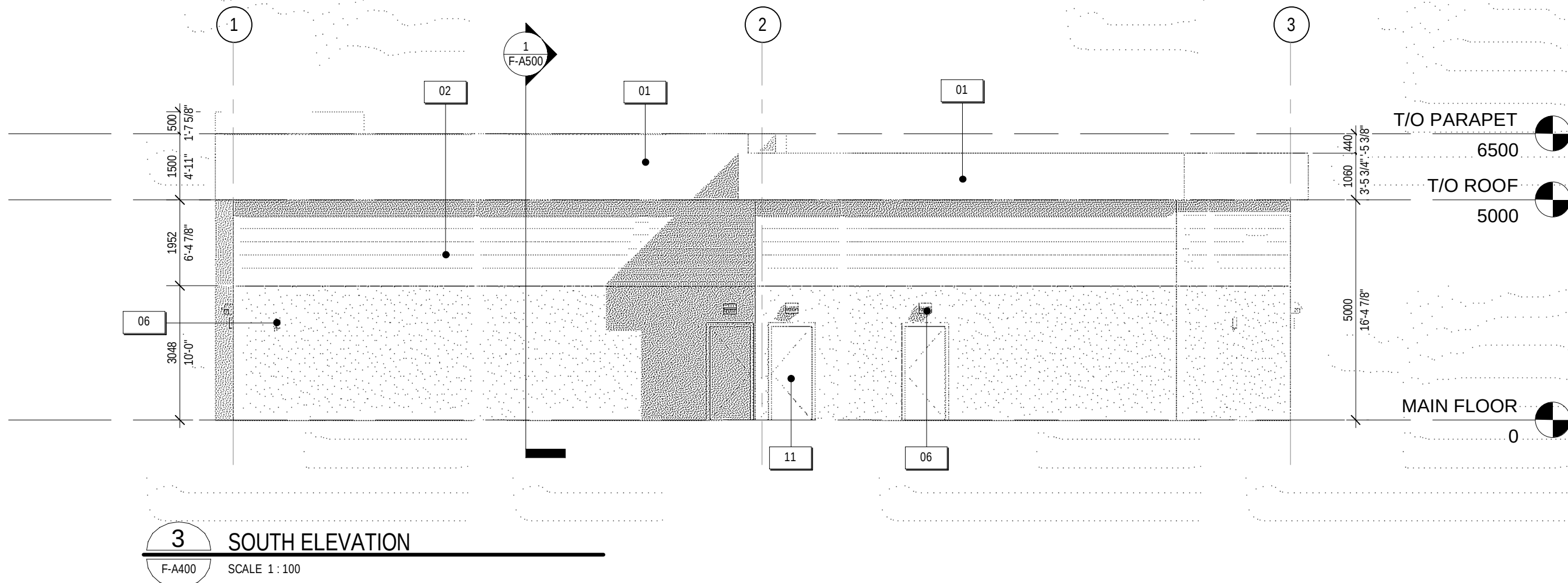
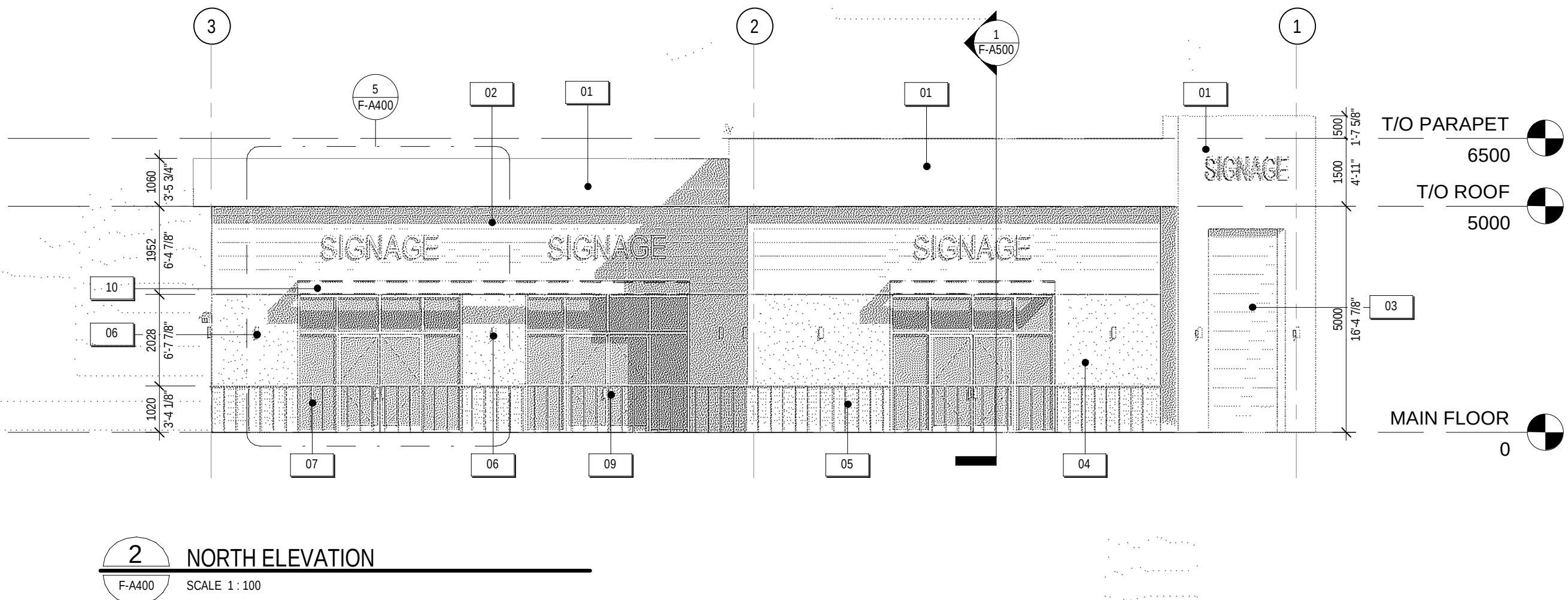
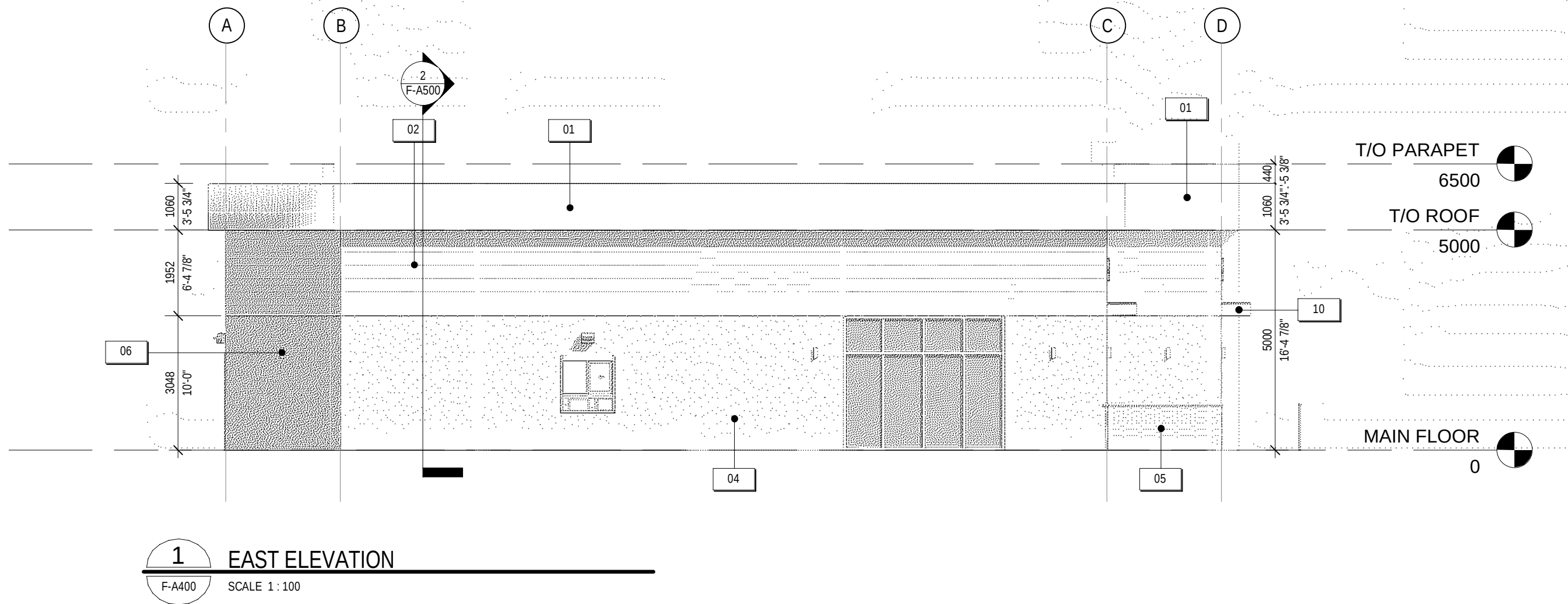
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Project: 1084-A25-001

Sheet No.

E-A400



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0	ISSUED FOR DP	2025-07-04

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

Project Title

WALDEN RETAIL
DEVELOPMENT BUILDING (F)

19650 WALDEN BLVD SE, CALGARY, AB T2X 0M7

Drawing Title

EXTERIOR ELEVATIONS
BUILDING (F)

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

Date: 2025-07-04	Sheet No.
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Project: 1084-A25-001	

