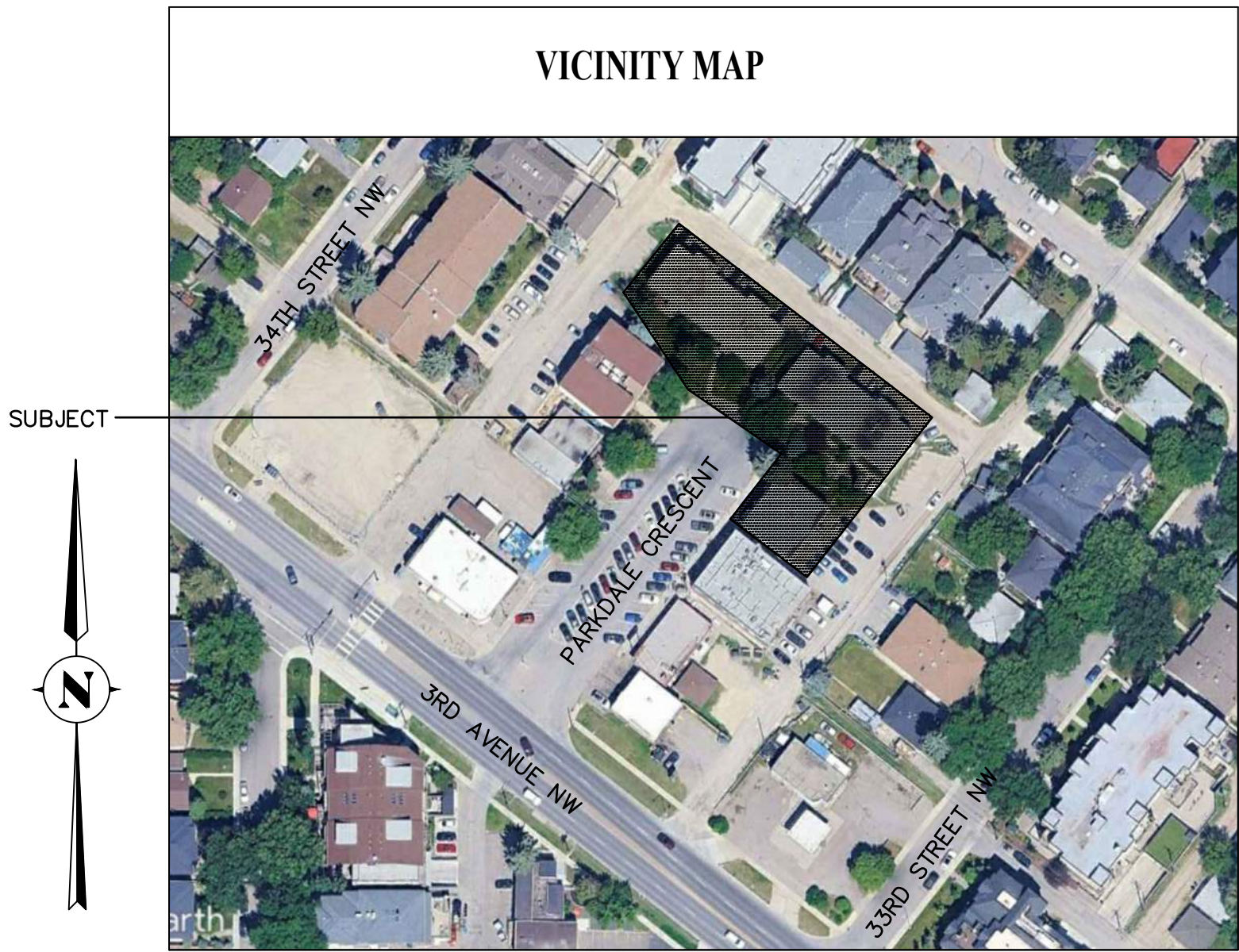




PARKDALE PLACE

#5, 6, & 7 PARKDALE CRESCENT NW, CALGARY, ALBERTA



DRAWING INDEX

CONSULTANTS					
ARCHITECTURAL			LANDSCAPE ARCHITECT		
HALLETT ARCHITECTS LTD. 3220 PARKDALE BOULEVARD NW CALGARY, ALBERTA T2N 3T3 (403) 247-2404			O2 255 17TH AVENUE SW, UNIT 510 CALGARY, ALBERTA T2S 2T8 (403) 228-1336		
ARCHITECTURAL	A-0	COVER SHEET	LANDSCAPE	TP-01	TREE PROTECTION AND DEMOLITION PLAN
	A-1	EXISTING SITE PLAN		LS-01	SITE PLAN
	A-2	SITE / LEVEL 1 PLAN		LD-01	DETAILS
	A-3	PARKING LEVEL 1 PLAN		LD-02	SECTION
	A-4	PARKING LEVEL 2 PLAN			
	A-5	APARTMENT LEVEL 2 PLAN			
	A-6	APARTMENT LEVEL 3 & 4 PLAN			
	A-7	ROOF PLAN			
	A-8	BUILDING SECTION			
	A-9	BUILDING ELEVATIONS			
	A-10	BUILDING ELEVATIONS			
	A-11	UNIT LAYOUTS			
	A-12	UNIT LAYOUTS			
	A-13	SECOND FLOOR LOUNGE			
	A-14	LOBBY & CO-WORK PLANS			

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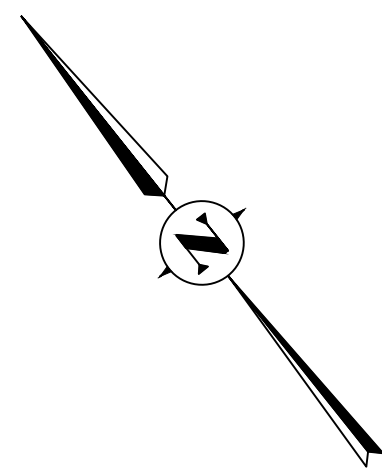
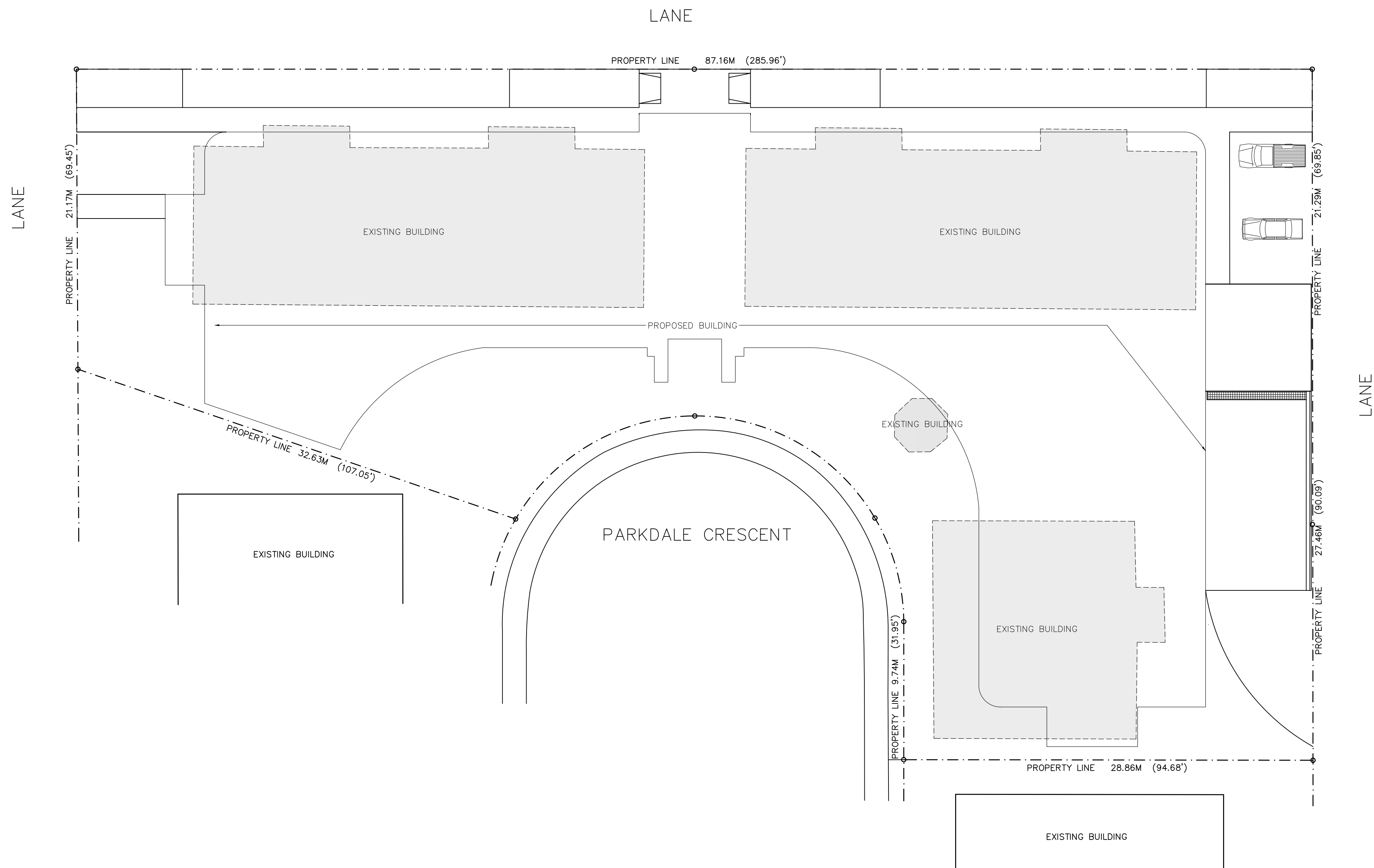
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PROJECT
PARKDALE PLACE
#5, 6, & 7 Parkdale Crescent NW
Calgary, Alberta

DRAWING
Cover Sheet

SEAL	DATE	PROJECT FILE NO.	DRAWN BY
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DRAWING NUMBER
A0



Existing Site Plan
SCALE 1/16" = 1'-0"

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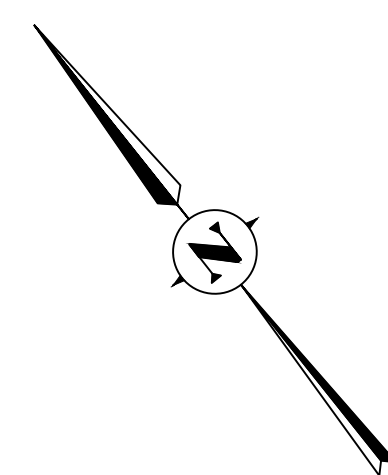
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#5, 6, & 7 Parkdale Crescent NW
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DRAWING
Existing Site Plan

SEAL	DATE	PROJECT FILE NO.	DRAWN BY
DRAWING NUMBER A1			

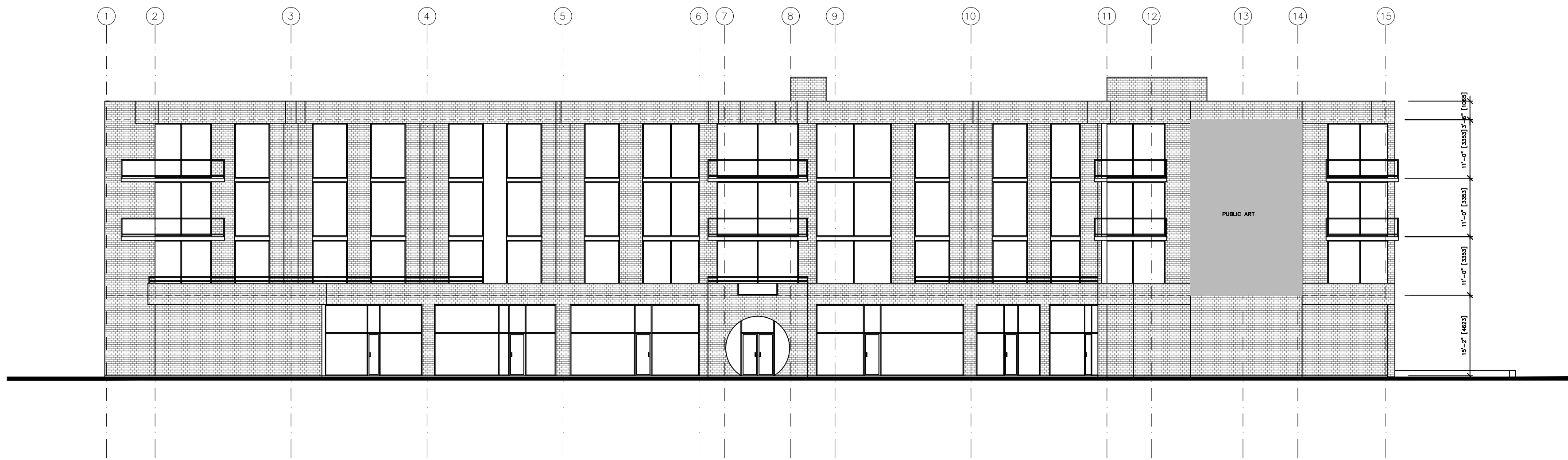


SCALE 1/16" = 1'-0"
BUILDING AREA = 17,546 SQ.FT. (1,630.0 SQ.M.)

BUILDING AREA = 17,546 SQ.FT. (1,630.0 SQ.M.)

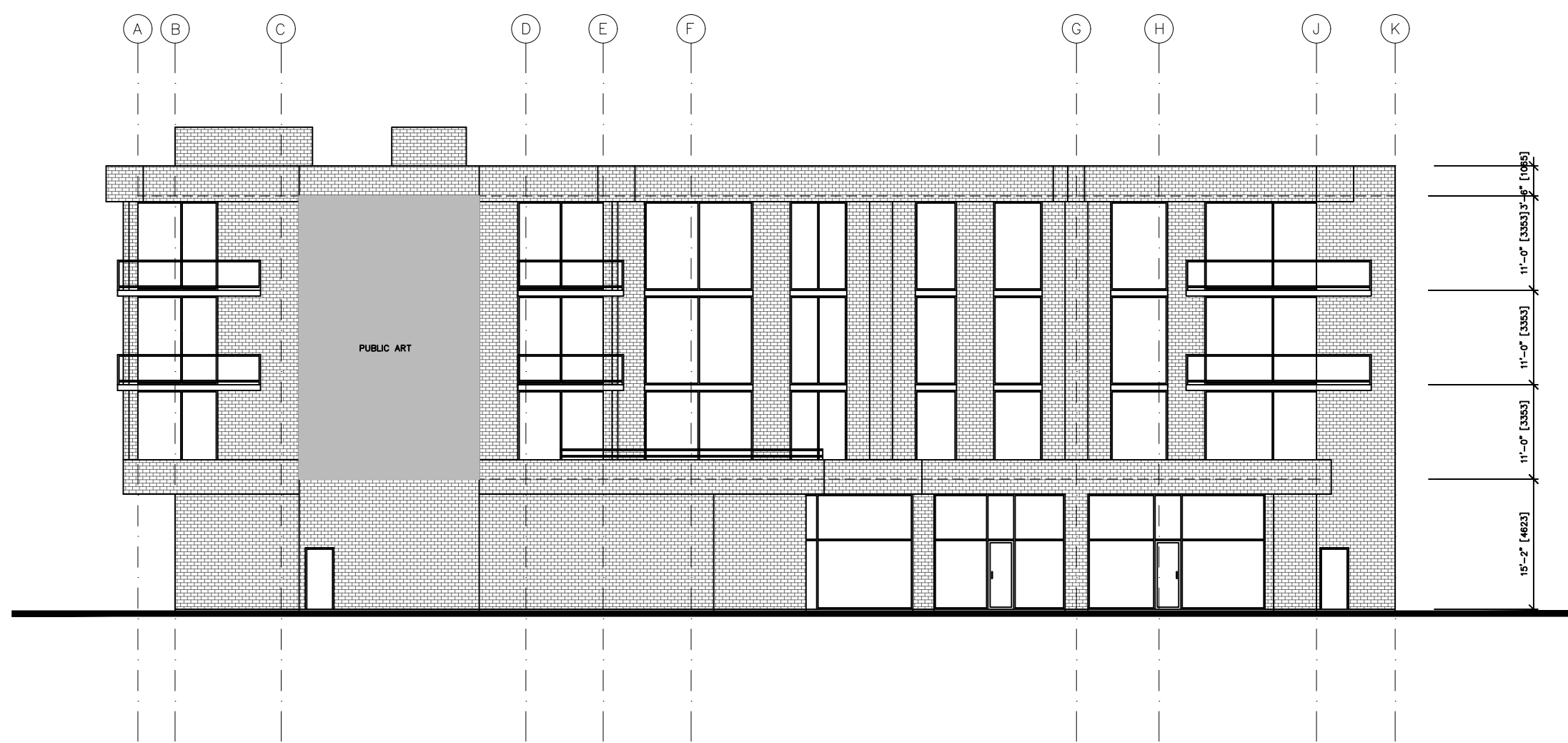
DRAWING NUMBER

A2



South Elevation

SCALE 1/16" = 1'-0"



West Elevation

SCALE 1/16" = 1'-0"

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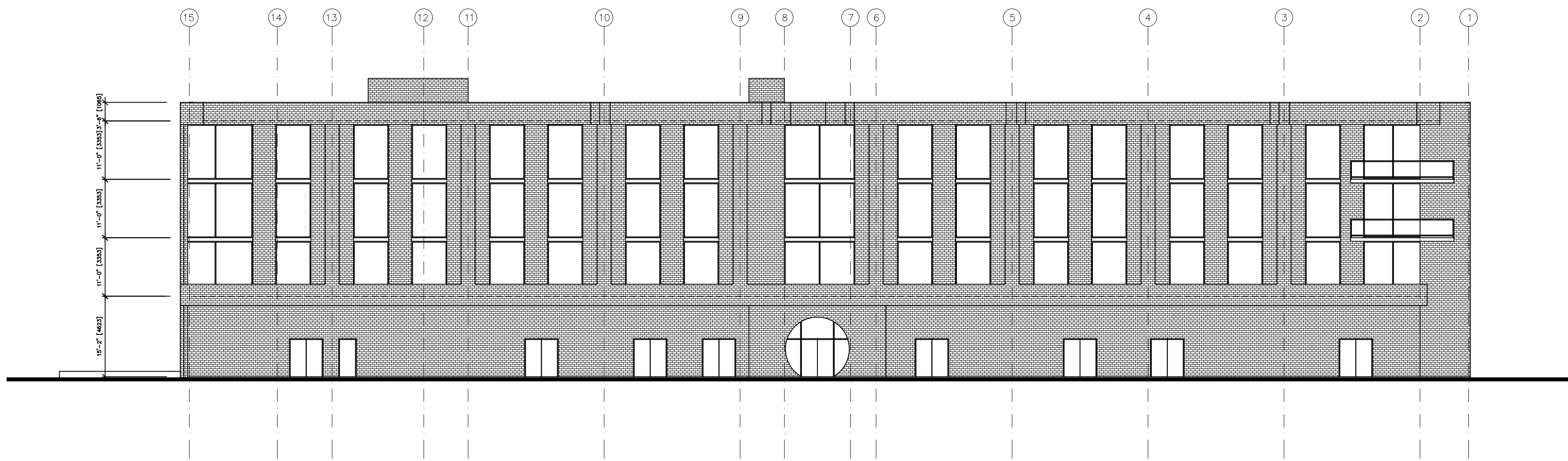
PROJECT

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Calgary, Alberta

DRAWING

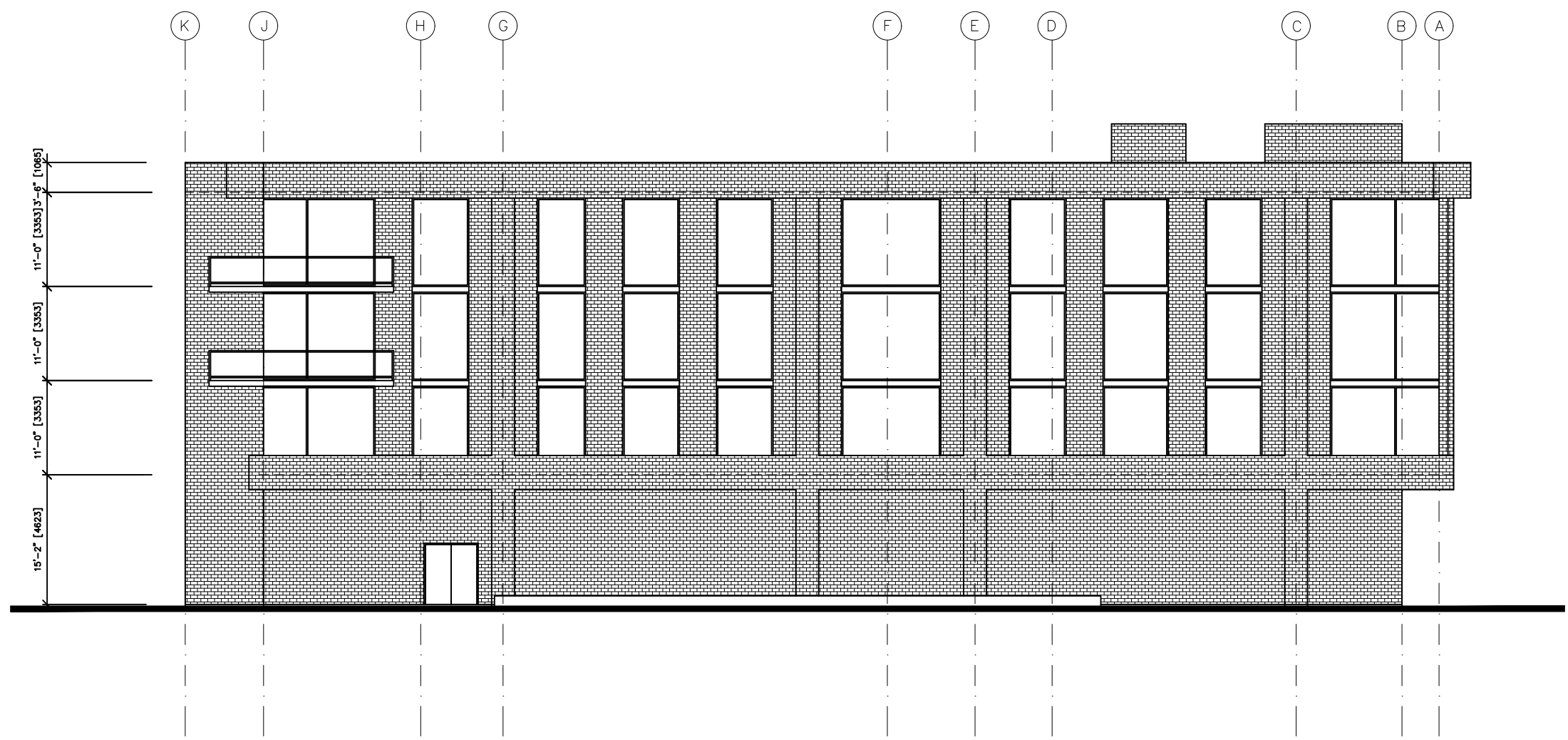
Building Elevations

SEAL	DATE	PROJECT FILE NO.	DRAWN BY
DRAWING NUMBER			A9



North Elevation

SCALE 1/16" = 1'-0"



East Elevation

SCALE 1/16" = 1'-0"

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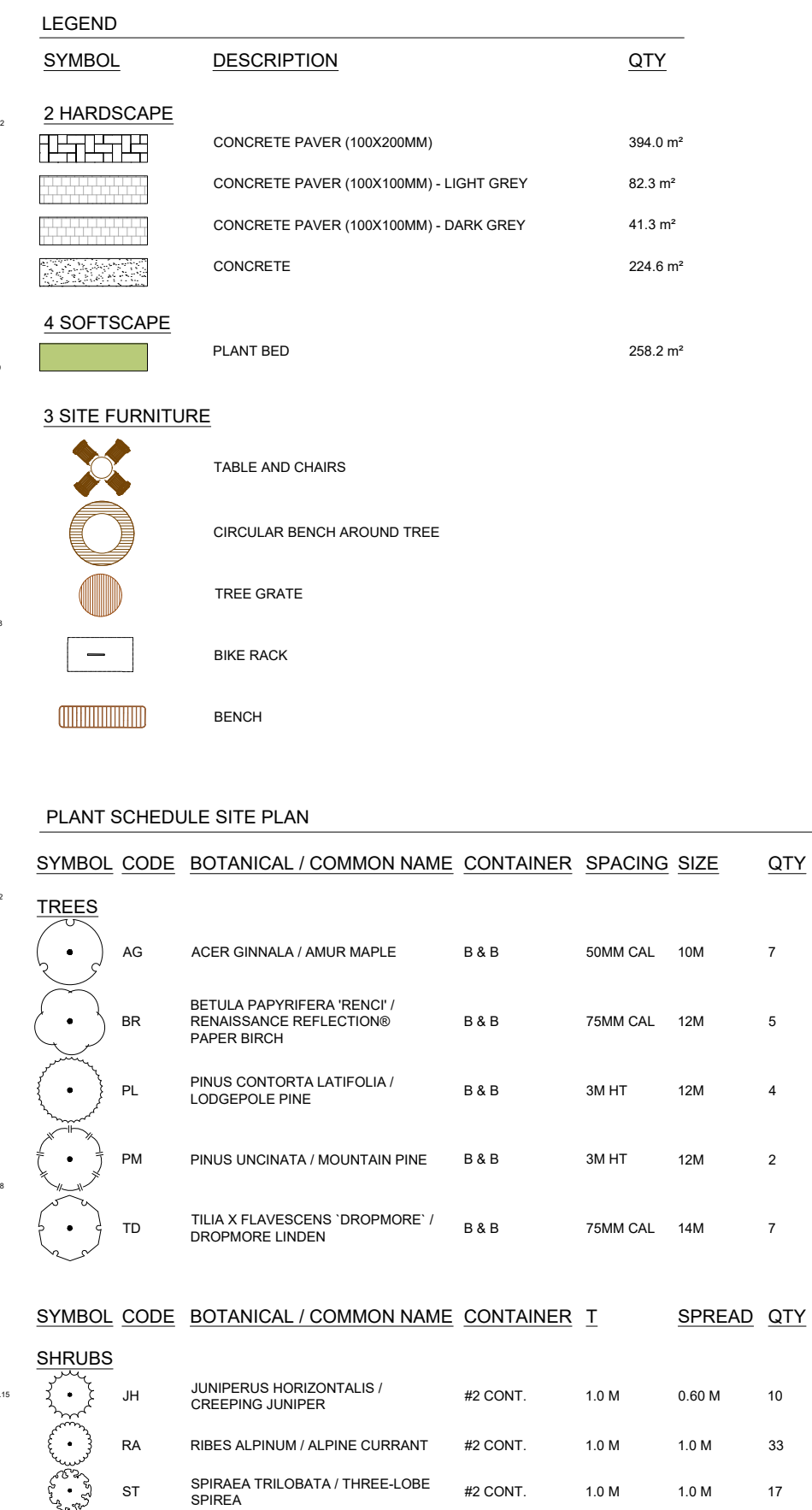
PROJECT

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Calgary, Alberta

DRAWING

Building Elevations

SEAL	DATE	PROJECT FILE NO.	DRAWN BY
DRAWING NUMBER A10			



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[illegible]

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PROJECT

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DRAWING

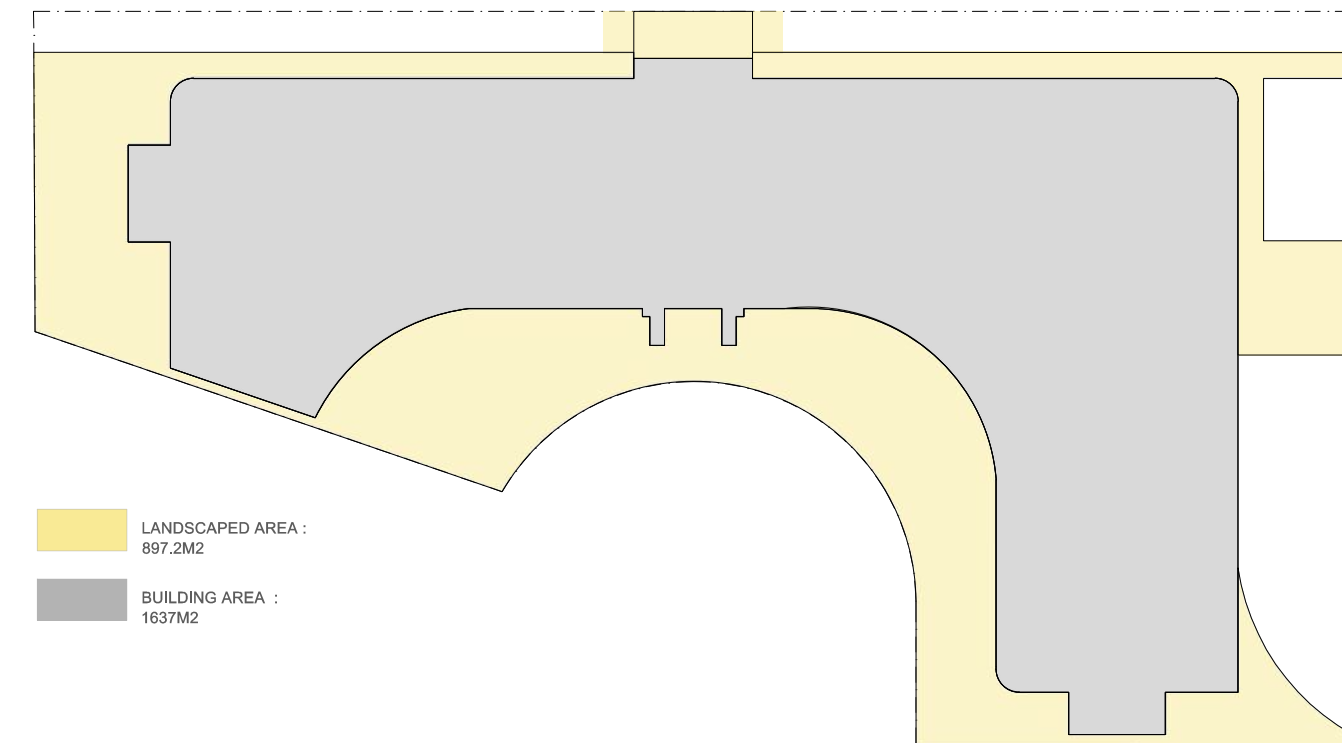
SITE PLAN

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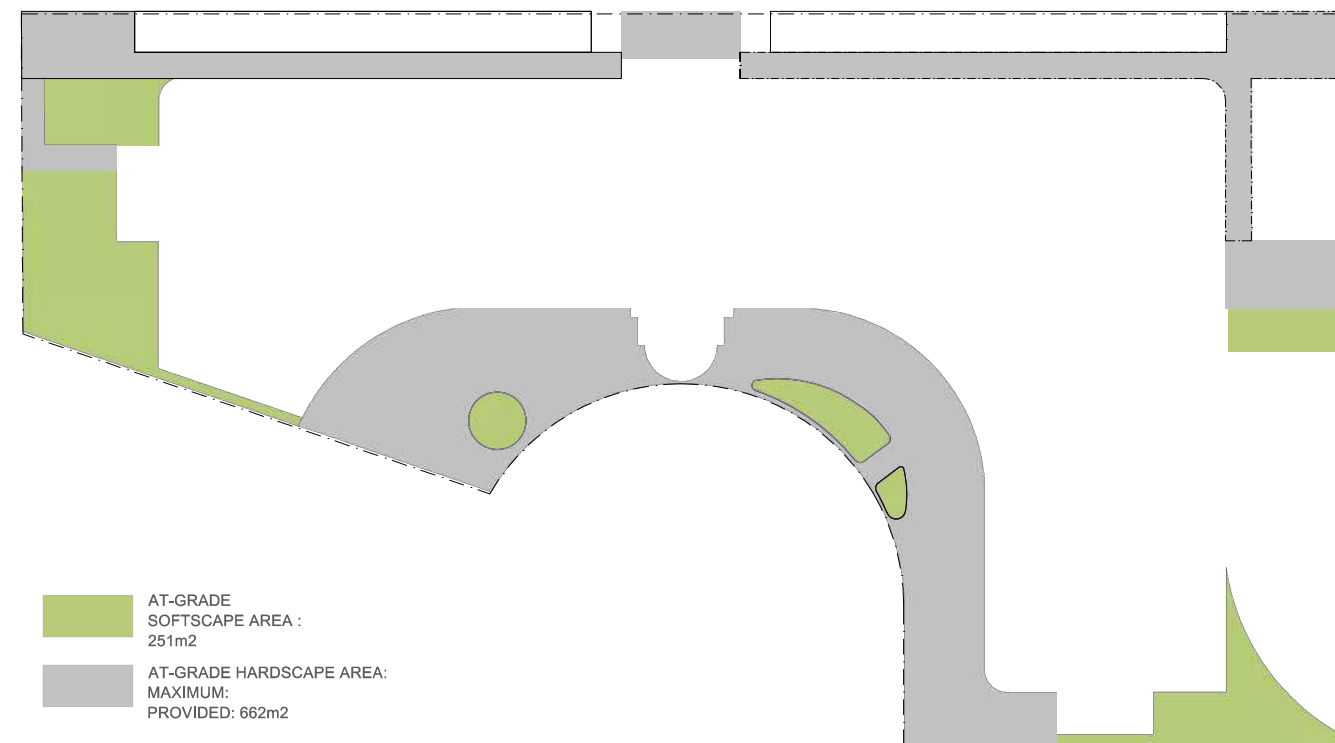
DRAWING NUMBER

LS-01

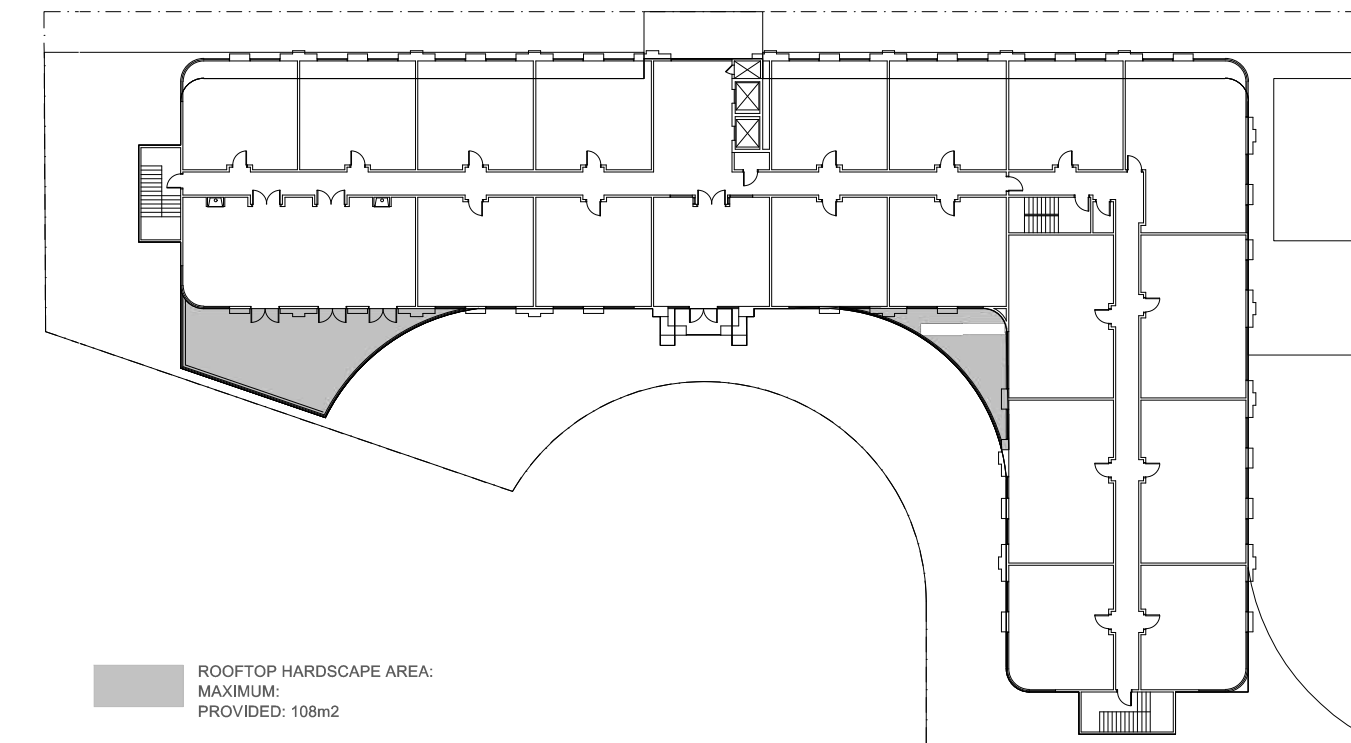
AT-GRADE LANDSCAPE AREA



SOFTSCAPE AREA



ROOFTOP AREA



LEGAL DESCRIPTION

LOTS 6 & 7, BLOCK X, PLAN 2262J

MUNICIPAL ADDRESS

5, 6 + 7 PARKDALE CR NW
CALGARY, AB

PROJECT DATA/SITE BUILDING DATA

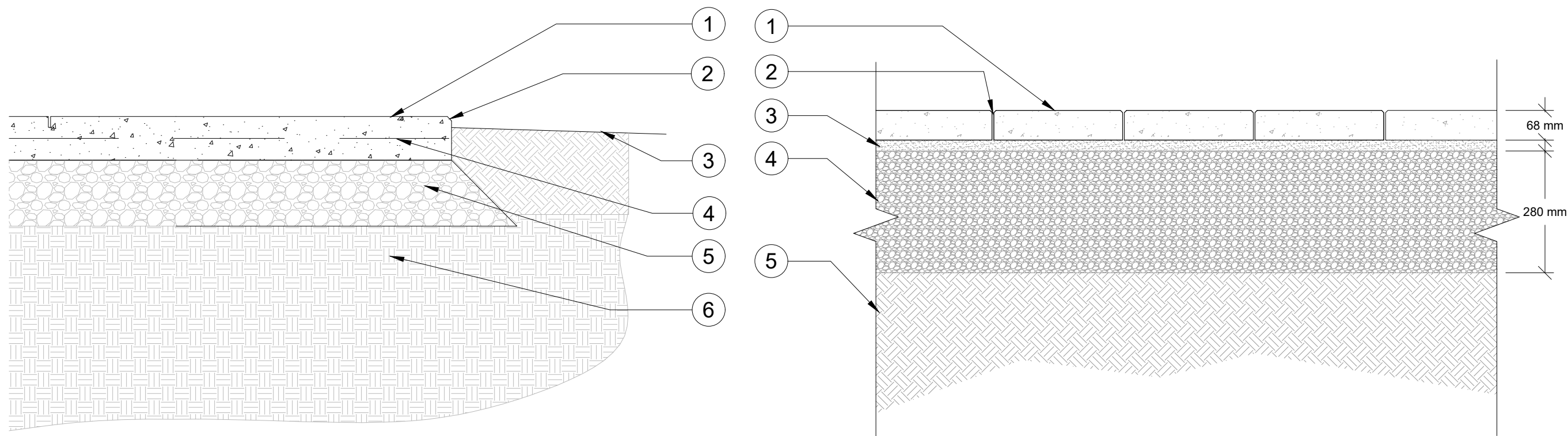
ZONING: M-X2 (MULTI-RESIDENTION)
BYLAW NUMBER: 1P2007
PROPOSED USE: MIXED USE
SITE AREA: 2965M2

1. LANDSCAPE AREA REDUCTION - MULTI-RESIDENTIAL DEVELOPMENT (PART 6, 553)

		REQUIRED % + M2
TOTAL LANDSCAPE AREA REQUIRED = 40.0% OF ENTIRE SITE		40%
(555) STANDARD LANDSCAPE OPTION (LANDSCAPE AREA REDUCED BY 3% OF THE PARCEL AREA WHERE:		37%
(A) 1.0 trees and 2.0 shrubs are planted for every 25.0 square metres of landscaped area provided; (B) deciduous trees have a minimum calliper of 65 millimetres and at least of 50.0 per cent of the provided deciduous trees must have a minimum calliper of 85 millimetres at the time of planting; and (C) coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting		1,186 M2
(556) LOW WATER OPTION (LANDSCAPE AREA REDUCED BY 3% OF THE PARCEL AREA WHERE:		34%
(A) a low water irrigation system is provided; (B) the delivery of the irrigated water is confined to trees and shrubs; (C) trees and shrubs with similar water requirements are grouped together; (D) a maximum of 30.0 per cent of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or hard surfaces; (E) a minimum of 30.0 per cent of required trees are selected from the list in Table 3: Low Water Trees; and (F) a minimum of 30.0 per cent of required shrubs are selected from the list in Table 4: Low Water Shrubs.		1,008 M2

2. LANDSCAPE AREA REDUCTION - MULTI-RESIDENTIAL DEVELOPMENT

TOTAL LANDSCAPE AREA REQUIRED = 34.0% OF ENTIRE SITE	REQUIRED	PROVIDED
	1,008M2	897 M2 AT GRADE 112 M2 ON ROOF 1135 M2 TOTAL
	REQUIRED	PROVIDED
TOTAL TREES REQUIRED (1/45M2 OF TOTAL LANDSCAPE AREA BASED ON 34%)	22	24
TOTAL TREES PROVIDED	16	19
DECIDUOUS TOTAL (75%)		
DECIDUOUS @ 75mm CALIPER (50%)	8	12
DECIDUOUS @ 50mm CALIPER	8	7
CONIFEROUS TOTAL (25%)	6	6
CONIFEROUS @3000mm HEIGHT (50%)	3	6
CONIFEROUS @2000mm HEIGHT	3	0
TOTAL SHRUBS (2/45M2 OF TOTAL LANDSCAPE AREA BASED ON 34%)	45	60
BICYCLE PARKING STALL REQUIREMENT	REQUIRED	PROVIDED
0.1 BICYCLE PARKING STALLS - CLASS 2 (60 UNITS)	6	6



- 1 CAST IN PLACE CONCRETE

2 10mm CHAMFER, TYP. OR 5mm RADIUSED EDGE. NO VISIBLE TOOL MARKS ARE PERMITTED IN SURFACE OF CONCRETE (NO WINDOWPANE EFFECT)

3 FINISHED GRADE 25mm BELOW TOP OF WALK TO MINIMIZE WATER PONDING ON SIDEWALK

4 1 LAYER OF 150mm X 150mm NO.10 GAUGE WIRE MESH

5 25mm DIA. CRUSHED GRANULAR BASE COMPACTED TO 98% SPD. EXTEND 150mm BEYOND EDGE OF CONCRETE

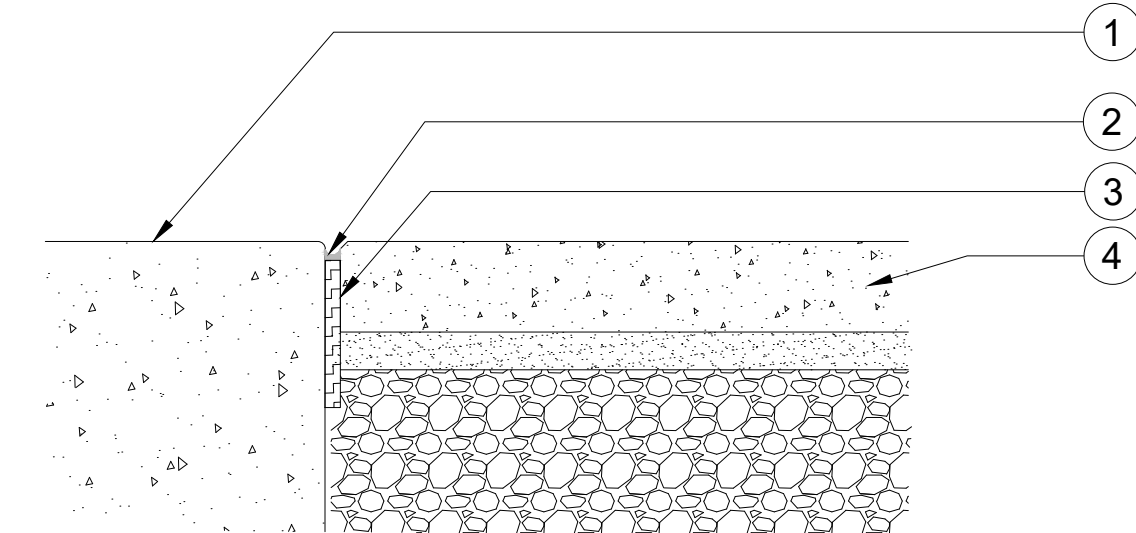
6 PREPARED SUBGRADE SLOPED TO DRAIN, COMPACTED TO 98% SPD
- 1 UNIT PAVER - SEE LAYOUT AND SPECIFICATIONS FOR TYPE, SIZE, AND COLOUR.

2 JOINTS TO BE 4mm WIDTH AND SAND SWEEP

3 25mm SAND SETTING BED

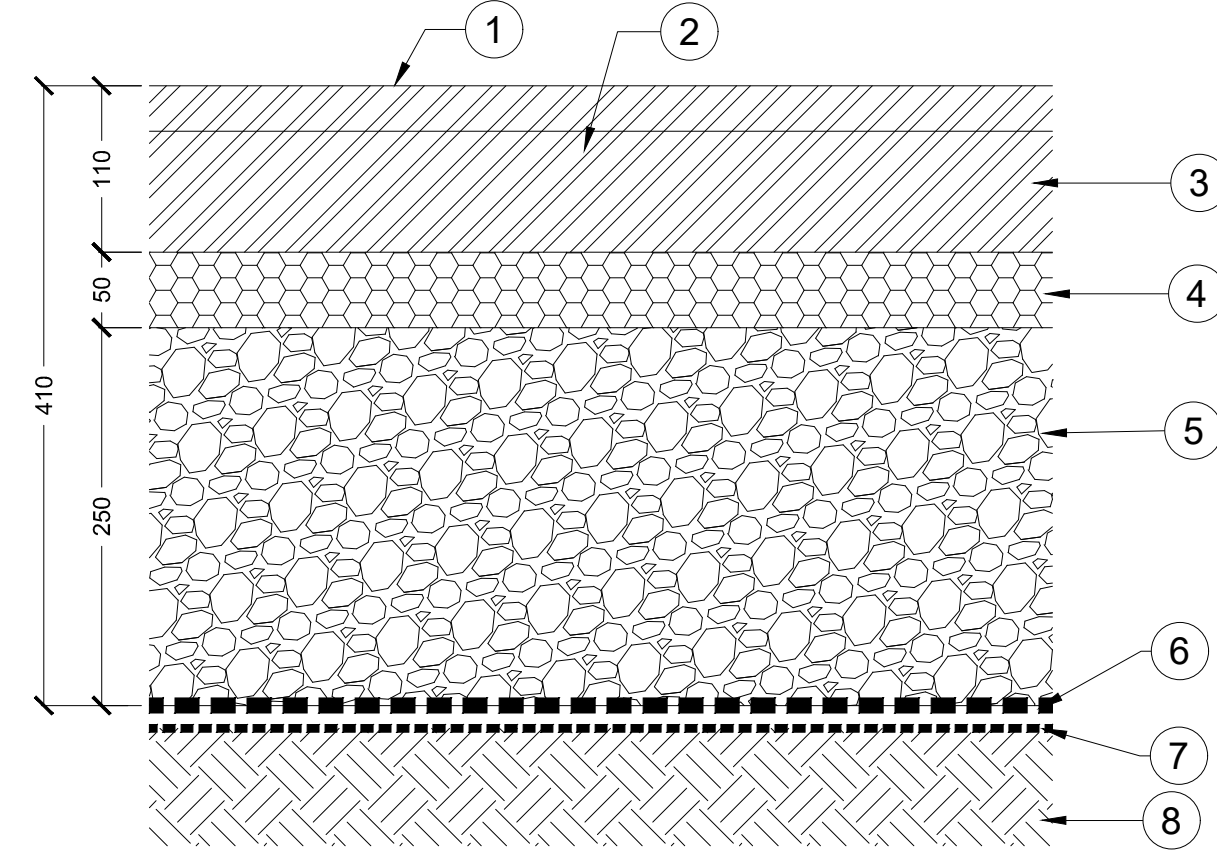
4 GRANULAR BASE COURSE

5 PREPARED SUBGRADE



- 1 CONCRETE, BUILDING FOUNDATION, OR OTHER RIGID SURFACE
- 2 SELF-LEVELLING SILICONE EXPANSION JOINT SEALANT (MATCH COLOUR TO ADJACENT SURFACE). SEAL TO TO BE CLEAN AND 10-15mm BELOW GRADE.
- 3 10mm THICK FIBRE EXPANSION BOARD c/w REMOVABLE HIGH-IMPACT POLYSTYRENE JOINT CAP. EXPANSION BOARD TO EXTEND 50mm BELOW BOTTOM OF ADJACENT SURFACING LAYER.
- 4 FINISHED GRADE - UNIT PAVER, CONCRETE, ASPHALT

- 1 TOP LIFT 30mm
- 2 1ST LIFT 80mm
- 3 CITY OF CALGARY MIX B - COMPACT EACH LIFT TO MIN. 96% 50 BLOW MARSHALL DENSITY
- 4 50mm CRUSHED GRAVEL SUBBASE COURSE, COMPACTED TO 98% SPD
- 5 250mm CRUSHED GRAVEL SUBBASE COURSE, COMPACTED TO 98% SPD
- 6 BIAXIAL POLYPROPYLENE GRID BX1100 (WHERE SHOWN ON PLAN ONLY) AS MANUFACTURED BY TENSAR INTERNATIONAL CORP.
- 7 NONWOVEN GEOTEXTILE DRAINAGE UNDERLAY GEOTEX 601 AS MANUFACTURED BY PROPEX GEOSYNTHETICS
- 8 SUBGRADE, PROOF ROLLED AND COMPACTED TO 98% SPD



1 CAST IN PLACE CONCRETE SIDEWALK

1:10

O2-32-13-13-05

2 PEDESTRIAN PAVING

1:10

O2-32-14-13-04

3 EXPANSION JOINT

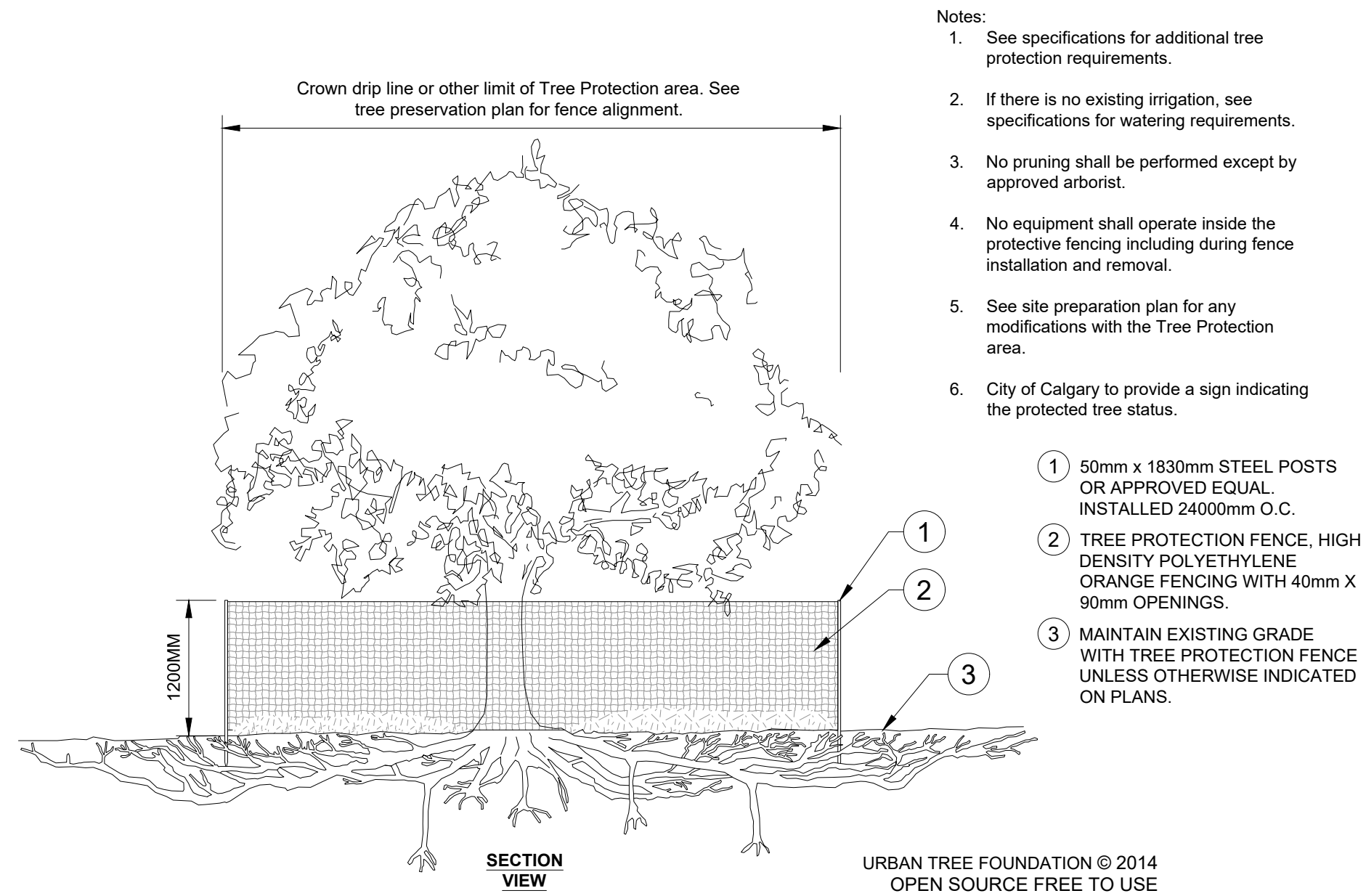
1:5

DETAIL-FILE

4 TYPICAL ASPHALT PAVING

1:5

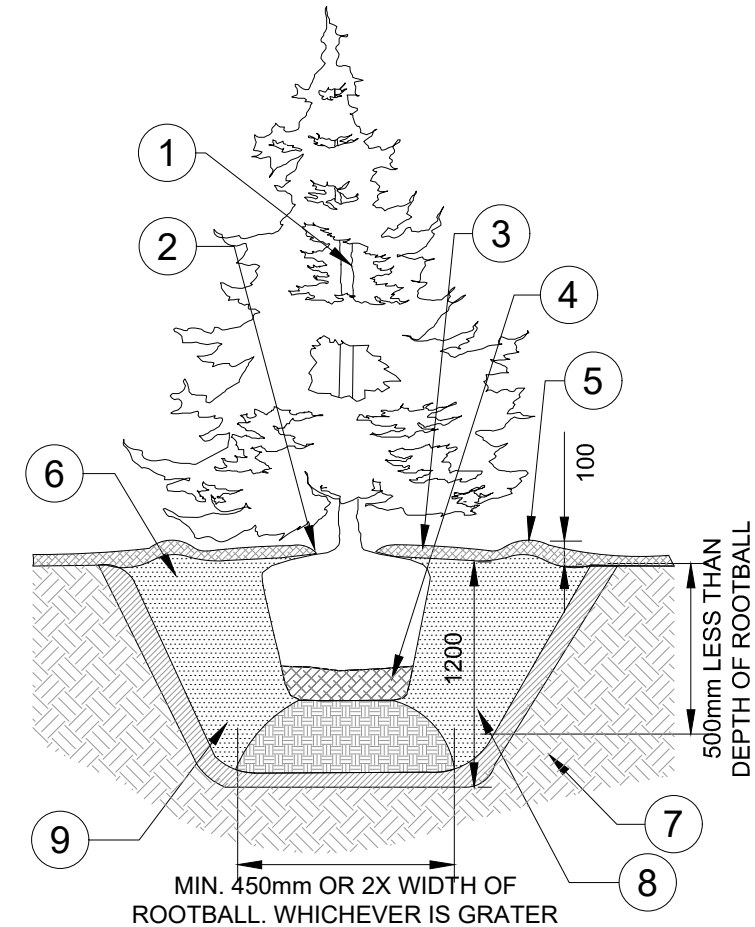
DETAIL-FILE



5 TREE PROTECTION FENCING

1:50

O2-01-56-39-02

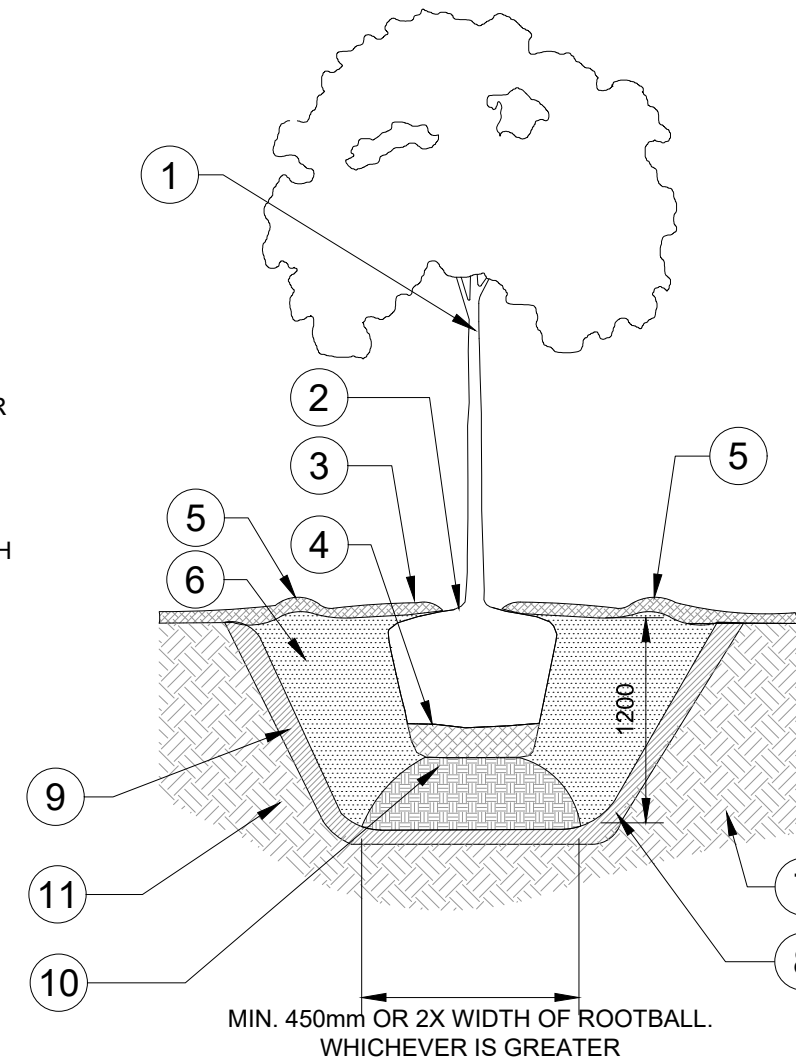


- NOTES:
- WATER THOROUGHLY AFTER INSTALLATION.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT DAMAGE OR CUT LEADER.
 - IF STAKING IS DEEMED NECESSARY REFER TO TREE STAKING DETAIL.

6 CONIFEROUS TREE DETAIL

1:40

DETAIL-FILE



- NOTES:
- WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
 - DO NOT DAMAGE OR CUT LEADER.
 - IF STAKING IS DEEMED NECESSARY REFER TO TREE STAKING DETAIL.
 - DO NOT WRAP TRUNK.

7 DECIDUOUS TREE DETAIL

1:40

O2-32-93-43-01

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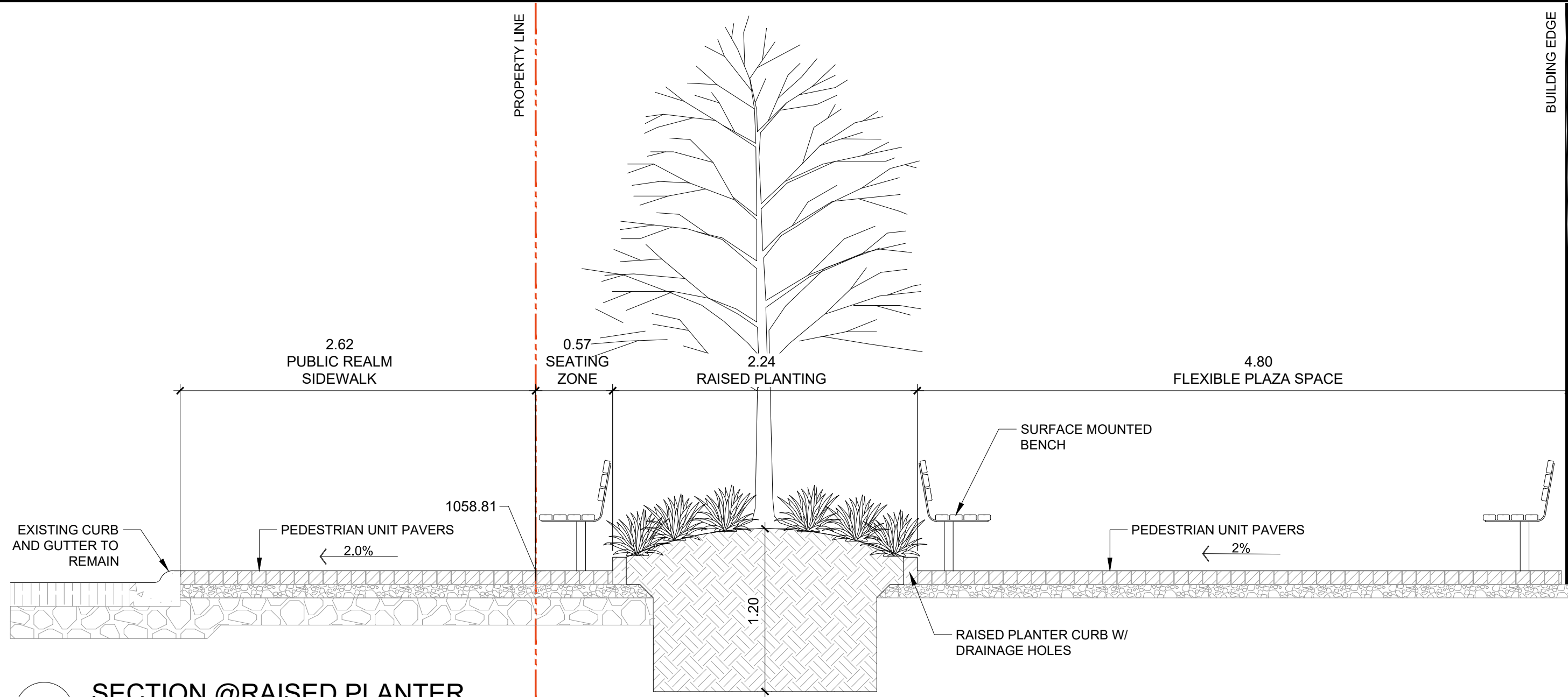
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PROJECT

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DRAWING DETAILS

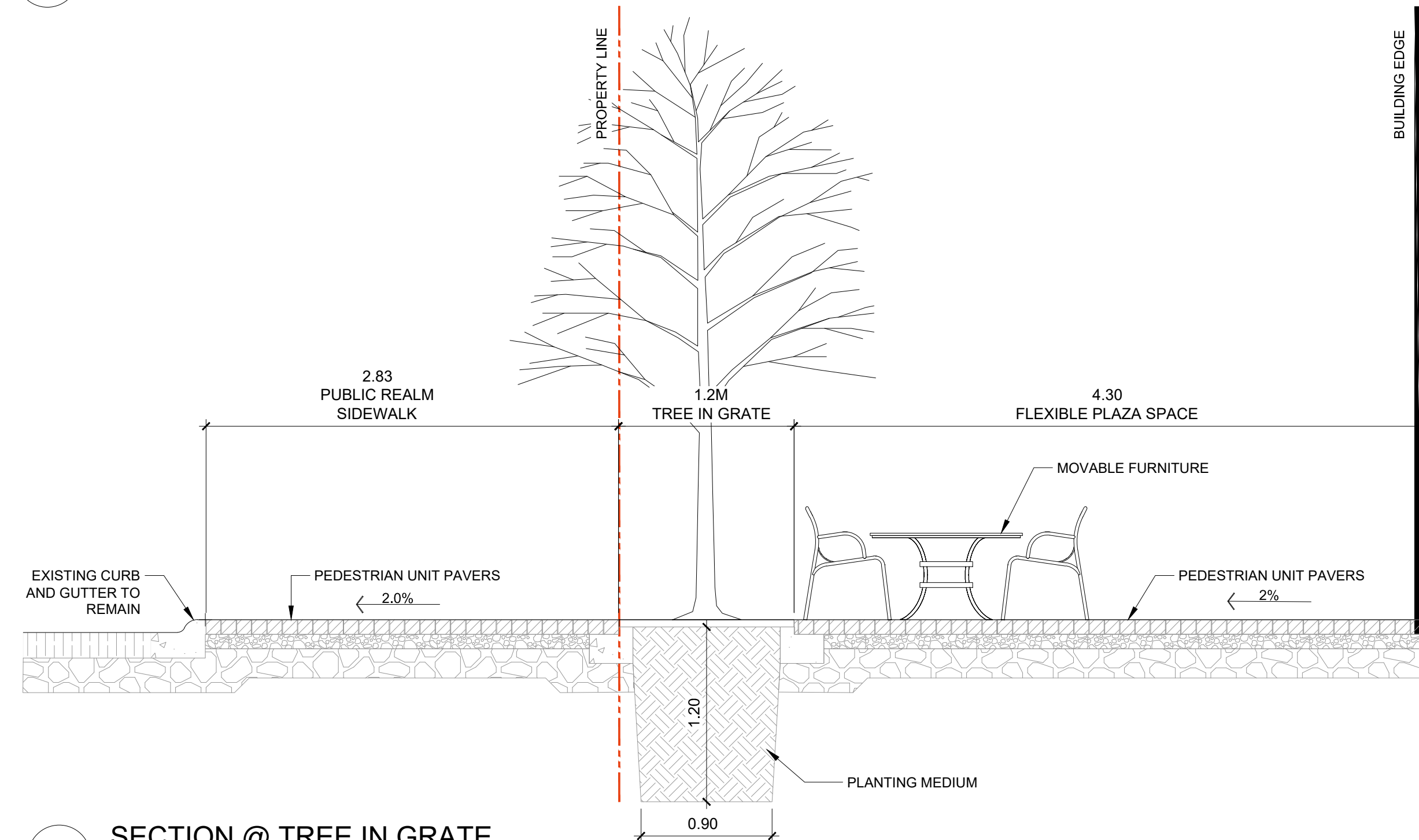
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LD-01			



1 SECTION @RAISED PLANTER

1:30

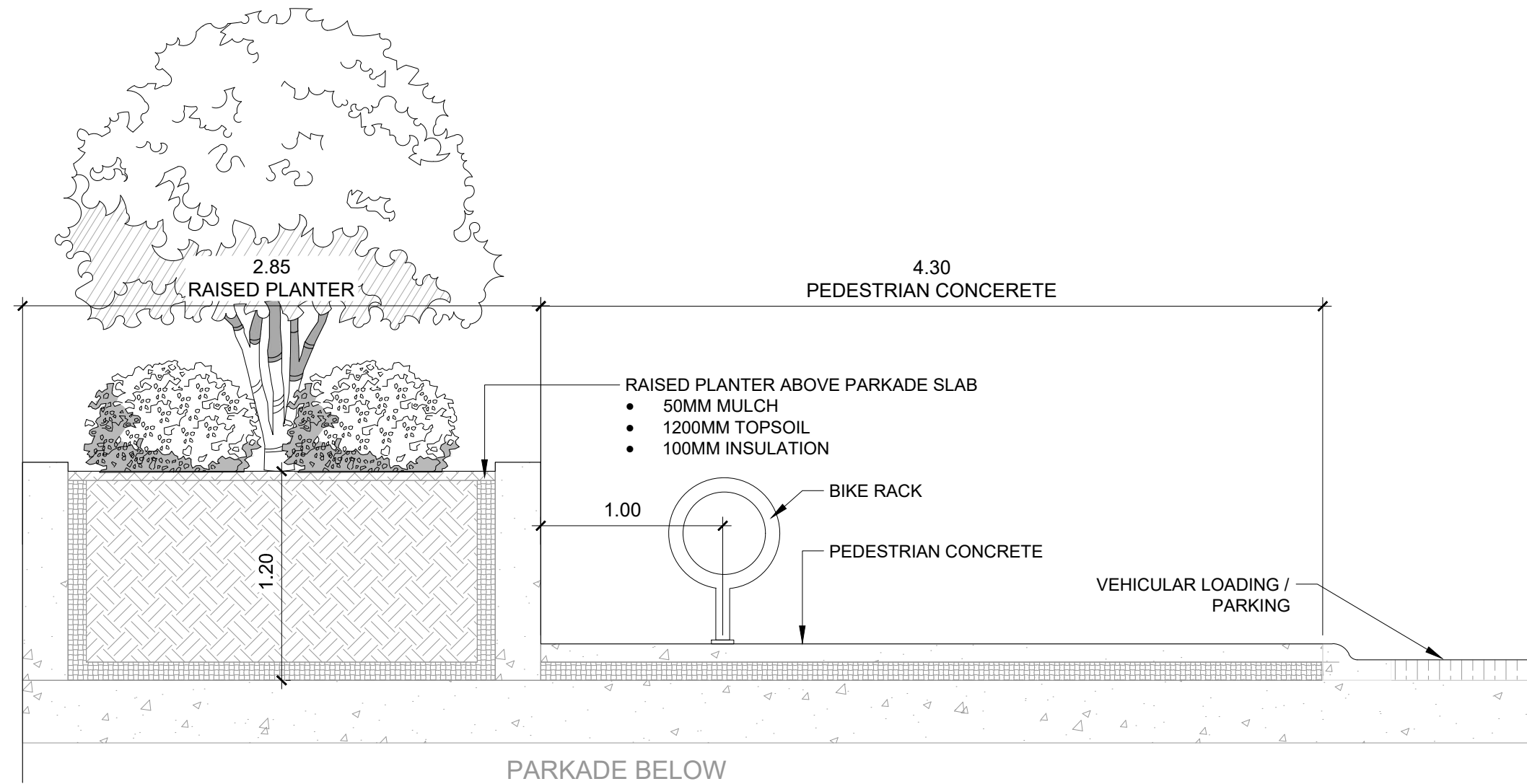
P-02-PAR1-01



2 SECTION @ TREE IN GRATE

1:30

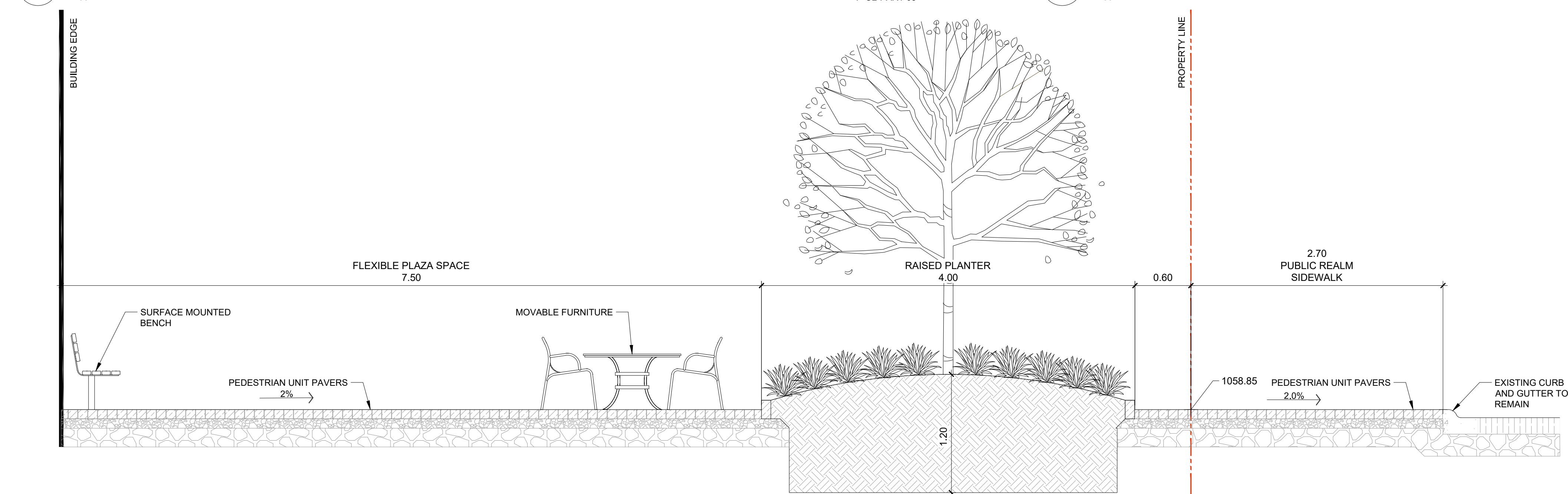
P-02-PAR1-05



4 SECTION @ RAISED PLANTER ON SLAB

1:30

P-02-PAR1-02



3 SECTION @RAISED PLANTER 2

1:30

P-02-PAR1-03

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Calgary, Alberta

DRAWING

SECTIONS

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DRAWING NUMBER

LD-02