

ISSUED FOR DEVELOPMENT PERMIT	2025.06.13
ISSUED FOR PRELIM PERMITS	2025.05.16
ISSUED FOR PHASE 1 TENDER	2025.05.17
ISSUED FOR PHASE 2 TENDER	2025.05.22
ISSUED FOR DEVELOPMENT PERMIT	2025.05.28
ISSUED FOR DEVELOPMENT PERMIT	2025.05.28
ISSUED FOR BUILDING PERMIT	2026.02.24
ISSUED FOR DEVELOPMENT PERMIT	2026.02.24
ISSUED FOR DEVELOPMENT PERMIT	2026.02.24

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SITE DATA

LEGAL DESCRIPTION:	LOT 8 BLOCK 4 PLAN 261 0135
MUNICIPAL ADDRESS:	19491 SETON WY SE
ZONING:	OSM-C1 SITE-OPENING CONTROL
SITE AREA:	211,519.20 SF (19,650.78 m ²)
SETBACK (NORTH):	REQUIRED: 19'-8 1/4" (6.0m) PROVIDED: 19'-8 1/4" (6.0m)
SETBACK (EAST):	REQUIRED: 19'-8 1/4" (6.0m) PROVIDED: N/A
SETBACK (SOUTH):	REQUIRED: 19'-8 1/4" (6.0m) PROVIDED: 19'-8 1/4" (6.0m)
SETBACK (WEST):	REQUIRED: 19'-8 1/4" (6.0m) PROVIDED: N/A
BUILDING HEIGHT:	ALLOWABLE: 47'-6 7/8" (14.50m) PROVIDED: 48'-4" (14.73m)
MAIN FLOOR ELEVATION:	48.95
GEODETIC:	100.0'
ARCHITECTURAL:	48.95
AVERAGE GRADE:	100.0'

PARKING:	MINIMUM: 312 PROVIDED: 596 STALLS (INCLUDING BARBER FREE)
1 STALL PER 3 OCCUPANT/PERSONS	937 / 3 = 312
MAIN FLOOR AREA:	36,011.04 SF (3,345.54 m ²)
SECOND FLOOR AREA:	35,366.02 SF (3,274.52 m ²)
TOTAL:	71,377.06 SF (6,620.07 m ²)

F.A.R.:	ALLOWABLE: 1.0 PROVIDED: 0.17
36,804.15 SF / 211,519.20 SF = 0.17	
BICYCLE PARKING:	REQUIRED: 47 PROVIDED: 49
BARBER FREE PARKING:	REQUIRED: 10 STALLS PROVIDED: 10 STALLS

6,620.09 m ² / 10,000 m ² = 66.2%	
66% DEEMED MINIMUM PARKING STALLS	

KEYNOTE - SITE PLAN	
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- 1 CONCRETE PAD FOR GENERATOR
- 2a IMCLOK - GARBAGE. REFER TO REFER TO 10A009
- 2b IMCLOK - RECYCLE. REFER TO 10A009
- 2c IMCLOK - ORGANIC. REFER TO REFER TO 10A009
- 3 LIGHT GREY FILL INDICATES EXTENT OF CONCRETE STOOP. REFER TO STRUCTURAL DRAWINGS
- 4 BARBER FREE DROPPED CURB IN NEW SIDEWALK. ENSURE SMOOTH TRANSITION FROM ASPHALT SURFACE TO NEW CURB. MAXIMUM SLOPE OF 8% ON BARBER. PROVIDE NON-SLIP FINISH TO CONCRETE
- 5 INTERSECTION BARBER FREE LOCK CENTERED WITH NEW BARBER FREE STALL. N.I.C.
- 6 PAID ENCLOSURE. REFER TO DETAIL 11A009
- 7 FUTURE E.V. CHANGING STATIONS (N.I.C.)
- 8 DASHED LINES INDICATES 0.6m WHEEL STOP ZONE
- 9 DASHED LINES INDICATES OVERHANGS ABOVE
- 10 NEW CONCRETE SIDEWALK
- 11 DASHED LINES INDICATES PROPOSED BUILDING EXPANSION OPPORTUNITY
- 12 DASHED LINES INDICATES FUTURE BUILDING

SITE PLAN ABBREVIATIONS

- F.H. FIRE HYDRANT
- F.D.C. FIRE DEPARTMENT CONNECTION
- L.S. LIGHT STANDPIPE
- L.A. LANDSCAPE AREA
- B.F. BARBER FREE SIGNAGE. N.I.C.
- B.L. BOLLARD - ILLUMINATED. REFER TO ELECTRICAL DRAWINGS
- M.H. MANHOLE. REFER TO CIVIL DRAWINGS
- C.B. CATCH BASIN. REFER TO CIVIL DRAWINGS
- C.B.M.H. CATCH BASIN MANHOLE. REFER TO CIVIL DRAWINGS
- T.R.M.H. TRANSFORMER. REFER TO ELECTRICAL DRAWINGS
- W.P.C. WEATHERPROOF CABINET. REFER TO ELECTRICAL DRAWINGS
- TRF. TRAFFIC SIGN - CROSSWALK - LEFT FACING
- SN.CW1 & N.1.1 TRAFFIC SIGN - CROSSWALK - LEFT FACING & NO THRU TRAFFIC
- TRF. TRAFFIC SIGN - CROSSWALK - LEFT FACING & NO THRU TRAFFIC
- SN.CW2 TRAFFIC SIGN - CROSSWALK - RIGHT FACING
- SN.F.P. TRAFFIC SIGN - PRIVATE PROPERTY
- TRF. TRAFFIC SIGN - STOP

SITE LEGEND

- STORM. REFER TO CIVIL DRAWINGS
- SANITARY. REFER TO CIVIL DRAWINGS
- WATER. REFER TO CIVIL DRAWINGS
- TEL.CARV. REFER TO CIVIL DRAWINGS
- POWER SERVICE. REFER TO CIVIL DRAWINGS
- ASPHALT - LIGHT DUTY
- ASPHALT - MEDIUM DUTY
- ASPHALT - HEAVY DUTY

SITE PLAN GENERAL NOTES

1. TRAFFIC SIGNAGE ON POSTS TO BE PER ALBERTA TRAFFIC STANDARDS. COMPLETE WITH QUICK PUNCH POSTS.
2. VERIFY EXISTING SITE CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT. SURVEY DATA IS FOR INFORMATION ONLY. SITE CORNER.
3. REFER TO CIVIL DRAWINGS FOR SITE GRADING, SIGNAGE AND GRASS SWALE LOCATIONS. SITE SERVICING AND CURBS / ASPHALT CONSTRUCTION.
4. ALL SIDEWALK DROPPED CURBS FOR BARBER FREE ACCESSIBILITY ARE TO HAVE A MAXIMUM SLOPE OF 1:12
5. PROVIDE 3'-0" RADIUS CORNERS FOR CONCRETE CURBS U.N.O.
6. ALL DIMENSIONS OFF OF BUILDING ARE TO FACE OF EXTERIOR SHEARING ON FACE OF FOUNDATION - UNLESS NOTED OTHERWISE.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR OFF SITE ROADWAYS, ACCESS AND TIE IN POINTS. COORDINATE ON SITE SCOPE OF WORK AND INTERFACE WITH THESE DRAWINGS.
8. ENTRY LOCATIONS FOR SANITARY, WATER AND GAS THAT ARE SHOWN ON ARCHITECTURAL DRAWINGS ARE FOR INFORMATION ONLY. REFER TO CIVIL AND MECHANICAL DRAWINGS FOR APPROPRIATE SCOPE OF WORK.
9. TIE IN ADJACENT SIDEWALKS TO THE BUILDING FOUNDATION. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
10. REFER TO LANDSCAPE DRAWINGS FOR TREE/SHRUB LOCATIONS, TREE/SHRUB COUNTS AND LANDSCAPE SURFACE TREATMENT. LANDSCAPE PLANS TAKE PRECEDENT OVER OVERALL SITE PLANS.
11. ALTERNATE UNIT BELOW ARE IN MILLIMETERS (mm)

CONSULTANT

SEAL

PROJECT
MOVATI ATHLETIC - SETON (70K PROTOTYPE 2.0)
19491 SETON WY SE, CALGARY, ALBERTA
DRAWING TITLE
SITE PLAN

SCALE: AS SHOWN
PROJECT: RE-ISSUED FOR DEVELOPMENT STATUS / DATE: PERMIT - 2026.02.24
PROJ. NO.: 23-108

DWG #
A021

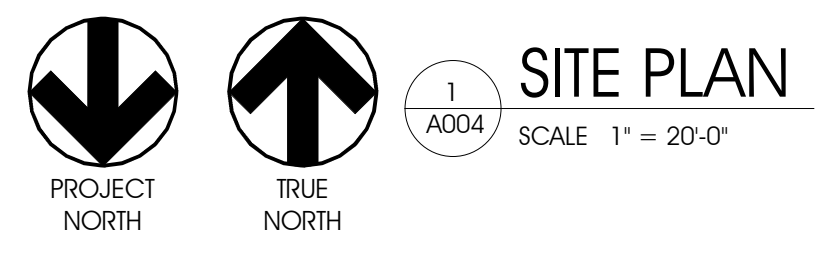


SETON CRESCENT SE

SETON WAY SE

PROPOSED BUILDING
GEODETIC: 48.95 (100'-0")
AREA: 71,257.96 m² (6,620.09 m²)

SETON CRESCENT SE



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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

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1	ISSUED FOR DEVELOPMENT PERMIT	2025.06.13
2	ISSUED FOR PRELIM PRICING	2025.10.16
3	ISSUED FOR PHASE 1 TENDER	2025.10.17
4	ISSUED FOR PHASE 2 TENDER	2025.11.20
5	RE-ISSUED FOR DEVELOPMENT PERMIT	2025.12.08
6	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.01.08
7	ISSUED FOR BUILDING PERMIT	2026.02.20
8	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.02.20
9	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.02.24

#	REVISIONS	DATE



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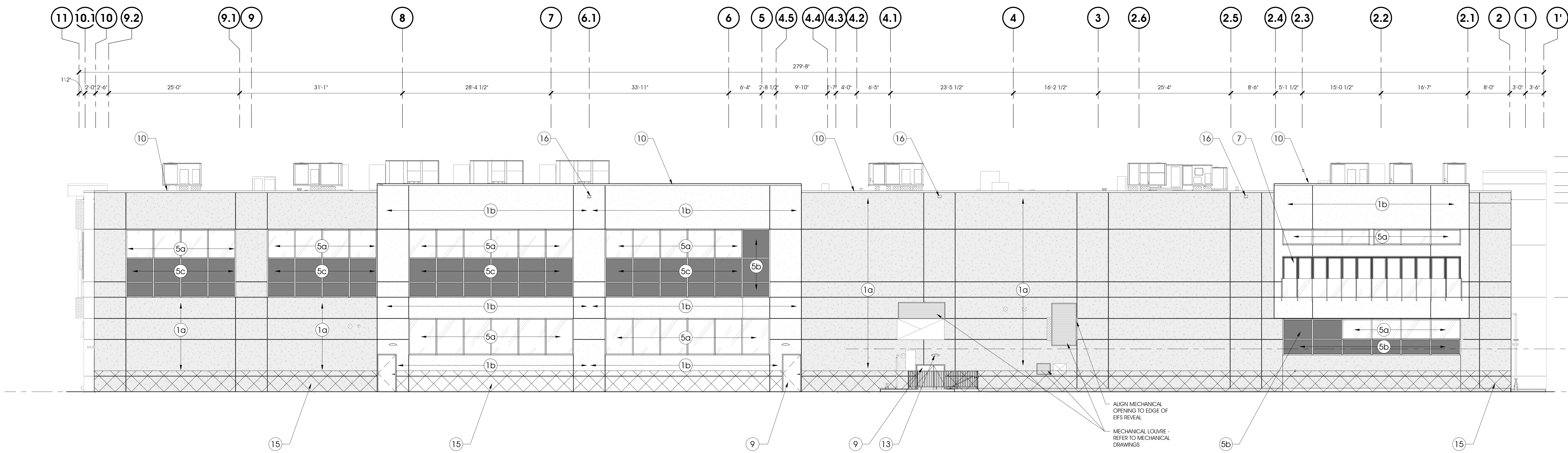
SEAL

PROJECT
MOVATI ATHLETIC - SETON (70K PROTOTYPE 2.0)
19491 SETON WY SE, CALGARY, ALBERTA
DRAWING TITLE
FIRE ACCESS PLAN - SWEEP PATH

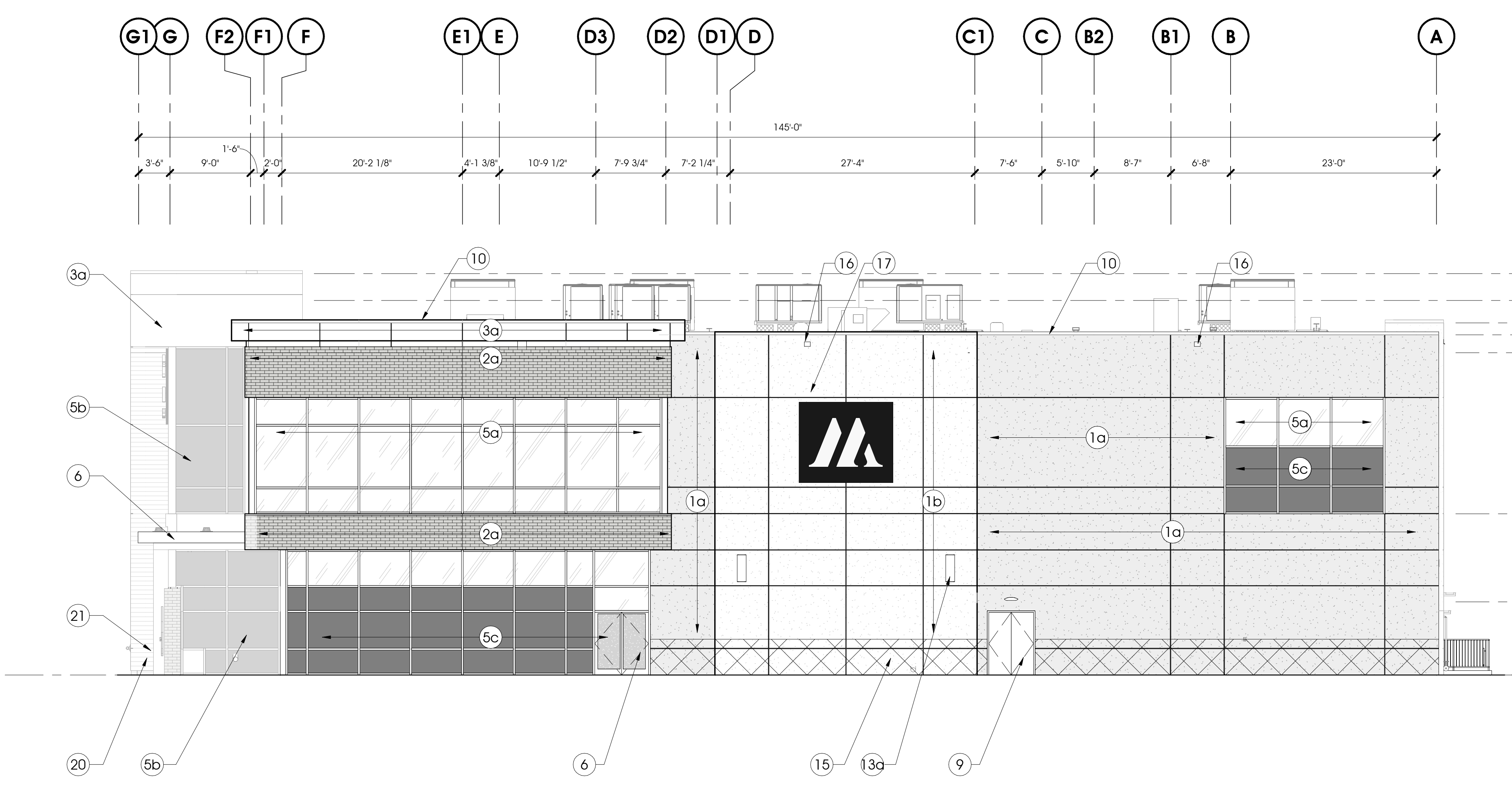
SCALE: AS SHOWN
PROJECT: RE-ISSUED FOR DEVELOPMENT PERMIT
STATUS / DATE: PERMIT - 2026.02.24
PROJ. NO.: 23-108

DWG #
A021b

NO.	REVISIONS	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2025.06.13
2	ISSUED FOR PRELIM PRICING	2025.05.16
3	ISSUED FOR PHASE 1 TENDER	2025.05.17
4	ISSUED FOR PHASE 2 TENDER	2025.12.22
5	RE-ISSUED FOR DEVELOPMENT PERMIT	2025.12.28
6	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.01.08
7	ISSUED FOR BUILDING PERMIT	2026.02.25
8	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.02.25
9	RE-ISSUED FOR DEVELOPMENT PERMIT	2026.02.24
		YYYY.MM.DD



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1a	EPS OR NON-COMBUSTIBLE EPS (REFER TO FLOOR PLAN AND SECTIONS) COLOUR: BENJAMIN MOORE HC 179 PLATINUM GRAY
1b	EPS OR NON-COMBUSTIBLE EPS (REFER TO FLOOR PLAN AND SECTIONS) COLOUR: BENJAMIN MOORE OC59 HORIZON
2a	MASONRY VENEER (BRANNING BOND) COLOUR: BLACK DIAMOND TEXTURE: VERTICAL DIMENSIONS: 3'-8" O.C. x 3'-8" H x 11'-5 1/8" L. UTILITY MORTAR JOINT: CONCAVE
3a	METAL COMPOSITE PANEL COLOUR: WHITE
5a	ANODIZED ALUMINUM STOREFRONT C/W SEALED GLAZING UNIT FRAME COLOUR: DARK BRONZE GLAZING: CLEAR
5b	ANODIZED ALUMINUM VENEER FRAME C/W SEALED SPANDREL GLAZING UNIT FRAME COLOUR: DARK BRONZE GLAZING: GREY
5c	ANODIZED ALUMINUM STOREFRONT C/W SEALED SPANDREL GLAZING UNIT FRAME COLOUR: DARK BRONZE GLAZING: GREY
5d	ANODIZED ALUMINUM STOREFRONT C/W SEALED GLAZING UNIT FRAME COLOUR: DARK BRONZE GLAZING: CLEAR WITH WHITE FILM
6	METAL CANOPY: PRIMED AND PAINTED MANUFACTURER: ARCHITECT TO CONFIRM COLOUR: DARK BRONZE
7	FOLDING SLIDING GLAZING WALL FRAME COLOUR: DARK BRONZE
8a	ANODIZED ALUMINUM DOOR C/W CLEAR SEALED GLAZING FRAME COLOUR: DARK BRONZE GLAZING: CLEAR
8b	ANODIZED ALUMINUM DOOR C/W CLEAR SEALED GLAZING FRAME COLOUR: DARK BRONZE GLAZING: CLEAR WITH WHITE FILM PANEL COLOUR: DARK BRONZE
9	INSULATED METAL DOOR C/W INSULATED METAL FRAME PANEL COLOUR: COLOUR TO MATCH ADJACENT WALL FINISH FRAME COLOUR: COLOUR TO MATCH ADJACENT WALL FINISH
10	PREFINISHED METAL CAP FLASHING COLOUR: COLOUR TO MATCH ADJACENT PARAPET FINISH
13	EXTERIOR LIGHT FIXTURE: REFER TO ELECTRICAL DRAWINGS COLOUR: ARCHITECT TO CONFIRM
13a	EXTERIOR LIGHT FIXTURE: C/W WITH SHROULD. REFER TO ELECTRICAL DRAWINGS AND DETAIL (15A426) COLOUR: BRN. 7230
15	HATCH INDICATES EXTENT OF HIGH IMPACT EPS
16	PREFINISHED METAL SCUPPER COLOUR: TO MATCH ADJACENT FINISH
17	SIGNAGE N.I.C. PROVIDE PLYWOOD BACKING FOR FUTURE SIGNAGE. FIRE RATED PLYWOOD BACKING AT FIRE RATED WALL
19	ORNAMENTAL FENCE COLOUR: DARK BRONZE
20	COMPOSITE WOOD SIDING COLOUR: IPE
21	FIRE DEPARTMENT CONNECTION

EXTERIOR ELEVATION NOTES

- METAL FLASHING COLOUR AT PARAPET CAP, SCUPPERS, METAL DOOR HEADER, AND JAMBS:
A. AT ACM (HMH BO WHITE), FLASHING COLOUR: CASCADIA (BRIGHT WHITE)
B. AT EPS (HORIZON OC-53), FLASHING COLOUR: CASCADIA (POLAR WHITE)
C. AT EPS (PLATINUM GRAY HC-179), FLASHING COLOUR: CASCADIA (REGENT GREY)
- METAL FLASHING COLOUR AT CURTAIN WALL HEADER:
A. AT MASONRY VENEER (BLACK DIAMOND), FLASHING COLOUR: CASCADIA (DARK BROWN)
B. AT EPS (HORIZON OC-53), FLASHING COLOUR: CASCADIA (POLAR WHITE)
C. AT EPS (PLATINUM GRAY HC-179), FLASHING COLOUR: CASCADIA (REGENT GREY)
- METAL FLASHING COLOUR AT MATERIAL TRANSITION:
A. AT CONCRETE FACED INSULATION, FLASHING COLOUR: CASCADIA (STONE GREY)

CONSULTANT

SCALE

PROJECT
MOVATI ATHLETIC - SETON (70K PROTOTYPE 2.0)
19491 SETON WY SE, CALGARY, ALBERTA
DRAWING TITLE
EXTERIOR ELEVATION

SCALE: AS SHOWN
PROJECT: RE-ISSUED FOR DEVELOPMENT
STATUS / DATE: PERMIT - 2026.02.24
PROJ. NO.: 23-108

A202

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ISSUED FOR	DATE	BY
ISSUED FOR PRELIM PRICING	2025.10.16	
ISSUED FOR PHASE 1 TENDER	2025.10.17	
ISSUED FOR PHASE 2 TENDER	2025.11.20	
ISSUED FOR BUILDING PERMIT	2025.11.20	

REVISIONS

NO.	DESCRIPTION	DATE

PLANT LEGEND:

- American Elm
- Green Ash
- Spring Snow Crabapple
- Hot Wings Maple
- Ivory Silk Tree Lilac
- Dropmore Linden
- Columnar Spruce
- Colorado Spruce
- Calgary Carpet Juniper
- Three Lobed Spirea
- Blooming Lilac
- Ruby Carousel Barberry
- Karl Forester Feather Reed Grass
- Little Blue Stem Grass
- Pardon Me Daylily

LEGEND:

- BROOM FINISH CONCRETE
- COLOURED BROOM FINISH CONCRETE INTERSTAR ONYX NR-5759R-2 BAGS
- GRASS
- 150-200mm RIVER ROCK
- WOOD MULCH
- URW
- CLASS 2 BIKE RACKS
- BENCH
- WASTERECYCLING UNIT

PLANT LIST:

CONIFEROUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
30	<i>Picea pungens</i>	Colorado Spruce	2.0m ht. B&B, 800mm root ball dia.
36	<i>Picea pungens 'Fastigiata'</i>	Columnar Spruce	3.0m ht. B&B, 1220mm root ball dia.

DECIDUOUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
29	<i>Acer tataricum 'GaraAra'</i>	Hot Wings Maple	85mm cal. (B&B), min 850mm wide x 550mm depth root ball
09	<i>Fraxinus pennsylvanica</i>	Green Ash	85mm cal. (B&B), min 800mm wide x 600mm depth root ball
31	<i>Malus x Spring Snow</i>	Spring Snow Flowering Crab	50mm cal. (B&B), min 650mm wide x 550mm depth root ball
24	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	50mm cal. (B&B), min 650mm wide x 550mm depth root ball
15	<i>Tilia x flavescens 'Dropmore'</i>	Dropmore Linden	85mm cal. (B&B), min 850mm wide x 850mm depth root ball
24	<i>Ulmus americana</i>	American Elm	85mm cal. (B&B), min 850mm wide x 550mm depth root ball

CONIFEROUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
46	<i>Juniperus sabina 'Calgary Carpet'</i>	Calgary Carpet Juniper	Min. 600 spread container size #5

DECIDUOUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
64	<i>Berberis thunbergii 'Ballon'</i>	Ruby Carousel Barberry	Min. 600mm ht., Min. 4 major basal stems, Root Spread 300mm - #3 cont.
121	<i>Spiraea trilobata</i>	Three Lobed Spirea	Min. 600mm ht., Min. 4 major basal stems - #2 cont.
17	<i>Syringa x 'Plenda'</i>	Blooming Lilac	Min. 600mm ht., Min. 4 major basal stems - #2 cont.

ORNAMENTAL GRASSES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
484	<i>Calamagrostis acutiflora 'Karl Forester'</i>	Karl Forester Feather Reed Grass	Min. 200mm ht., #1 ppt
129	<i>Schizachyrium scoparium</i>	Little Blue Stem Grass	Min. 200mm ht., #1 ppt

PERENNIALS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
260	<i>Hemerocallis x 'Pardon Me'</i>	Pardon Me Daylily	Min. 200mm ht., #1 ppt

NOTES:

- ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
- TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
- ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

GENERAL NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
- WARRANTY ON ALL LANDSCAPE TO BE TWO YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK.
- DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC LANDS, RESULTING FROM ENCROACHMENT, WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
- ALL EXISTING TREES WITHIN 6.0m OF CONSTRUCTION TO BE PROTECTED WITH A TREE PROTECTION FENCE ALONG THE DRIPLINE.
- NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
- TREES SHALL BE WATERED IN FOR THE WINTER TO ENSURE THAT THE ROOTS ARE FROZEN. DURING THE WINTER WEATHER VARIES TO PLUS TEMPERATURES WATERING OF THE TREES SHALL BE DONE BY WATER TRUCK TO ENSURE HEALTHY PLANT MATERIAL.
- CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
- ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
- ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
- ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
- TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
- SOIL DEPTHS FOR PLANT MATERIAL:
FOR TREES - 1200mm MIN
FOR SHRUBS - 600mm MIN
FOR PERENNIALS - 300mm MIN
- ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
- ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICES INFORMATION.
- THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
- ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY PARKS STANDARDS AND GUIDELINES (CURRENT EDITION).
- THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES, AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS FOR ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK, UNLESS NOTED OTHERWISE. PLANTS WILL BE REJECTED IF SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPORTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTRACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER.
- STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT.
- PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION.
- ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST.
- ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

- ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 150 MM DEPTH TOPSOIL AND SOD, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
- ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 450 MM DEPTH TOPSOIL AND A MINIMUM OF 150 MM DEPTH WOOD CHIP MULCH, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACED BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM.

EXISTING LANDSCAPE

- LOCATIONS AND SIZES OF EXISTING PLANT MATERIAL ARE APPROXIMATE.

GRADING NOTES:

- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION.

SOD:

- CERTIFIED NO. 1 CULTIVATED TURF KENTUCKY BLUE GRASS SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETEIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS.



PROPOSED BUILDING
GEODETIC: 48.95 (100'-0")
AREA: 71,257.96 sq ft (6,620.09 sq m)

LANDSCAPE REQUIREMENTS: CITY OF CALGARY

LANDSCAPE AREA CALCULATION: COMMERCIAL

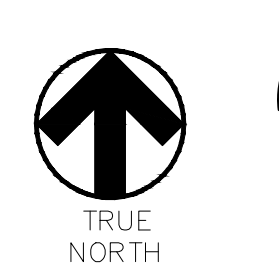
TOTAL SITE AREA: 21,623.91 m²
 LANDSCAPE AREA 6.0m SETBACK: 1,820.75 m²
 SOFT LANDSCAPE AREA: 1,820.75 m²
 HARD LANDSCAPE AREA: 225.42 m²
 PARKING LOT LANDSCAPE AREA: 995.32 m²
 SITE LANDSCAPE AREA: 2,398.76 m²
 TOTAL LANDSCAPE AREA: 5,440.25 m²
 PARKING STALL: 398 STALLS
 1 TREE/35m² = 154 TREES
 1 TREE/15 PARKING STALLS = 27 TREES
 TOTAL TREES REQUIRED: 178 TREES
 TREES PROVIDED:

TOTAL TREES PROVIDED - 198	PROVIDED
DECIDUOUS TREES	154
CONIFEROUS TREES	44

CONIFEROUS TREES	PROVIDED
50mm CAL.	55
85mm CAL.	77
TOTAL	132

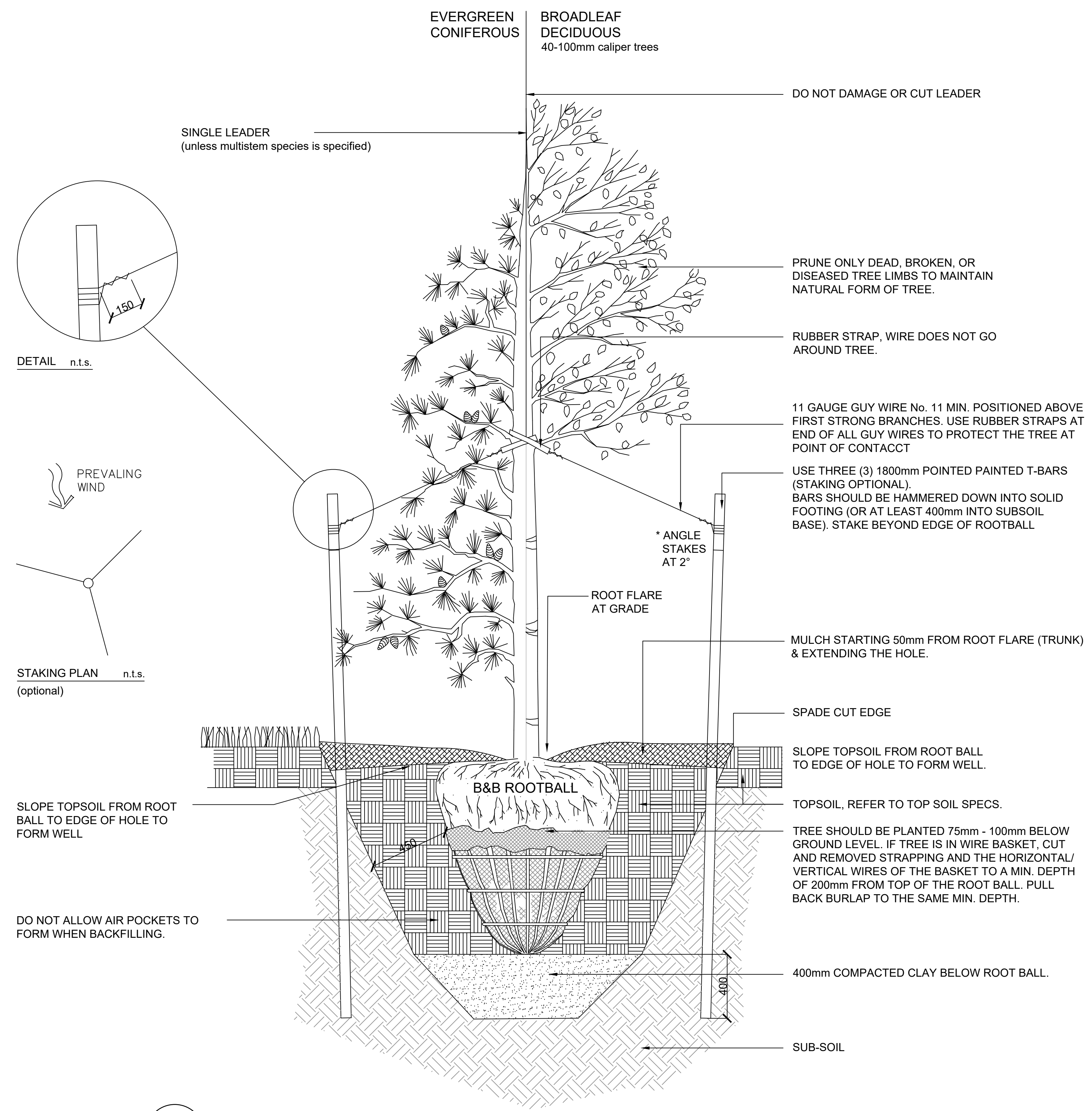
CONIFEROUS TREES	PROVIDED
2.0M HT.	30
3.0M HT.	36
TOTAL	66

LANDSCAPE PLAN
SCALE: 1"=20'

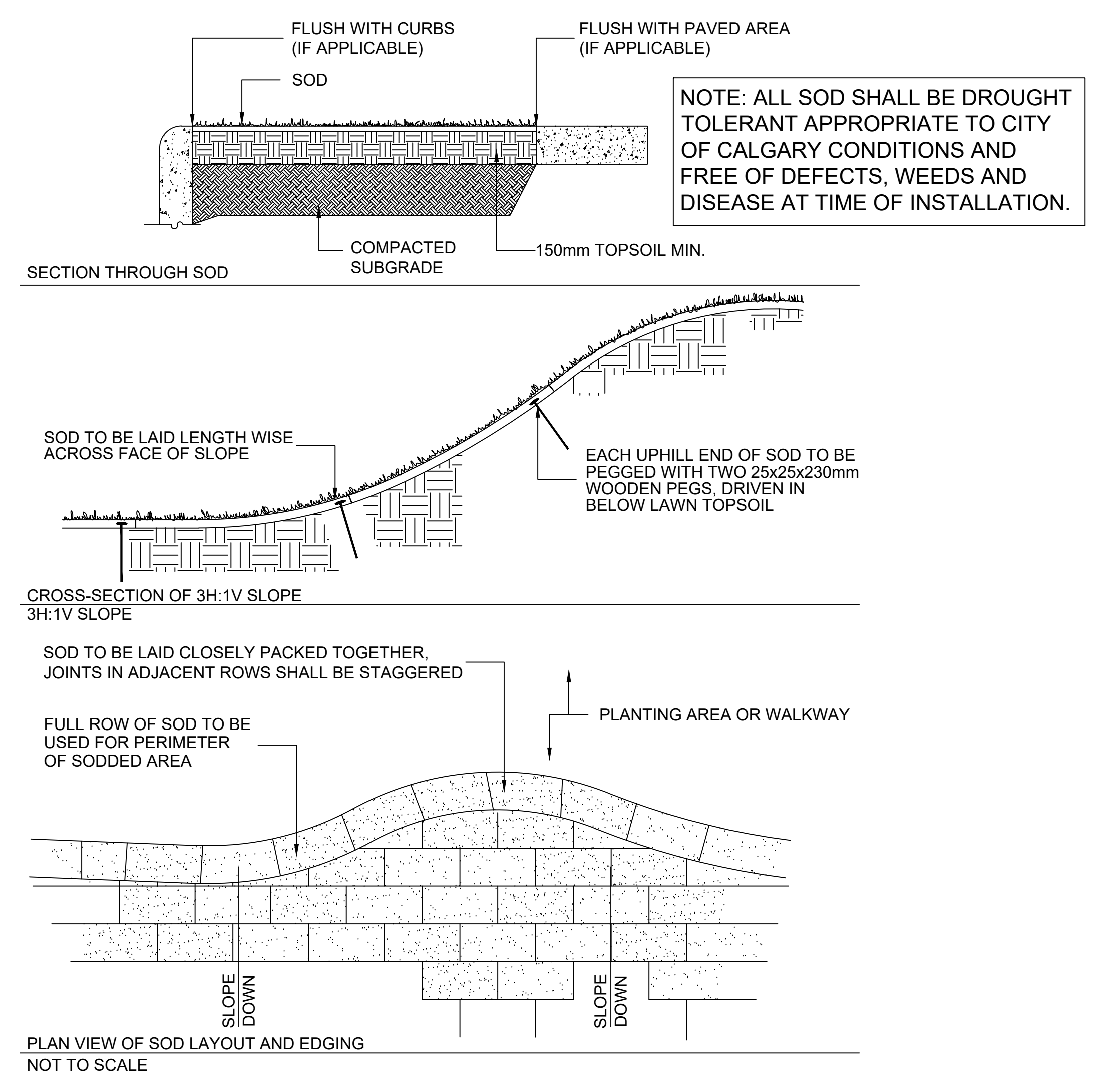


DO NOT SCALE THIS DRAWING
 VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IMMEDIATELY.
 THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY BE REPRODUCED IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IN WHICH CASE THE REPRODUCTION MUST BEAR THE NAME OF JOSEPH TKALCIC ARCHITECTURE STUDIO LTD.
 ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITIES.

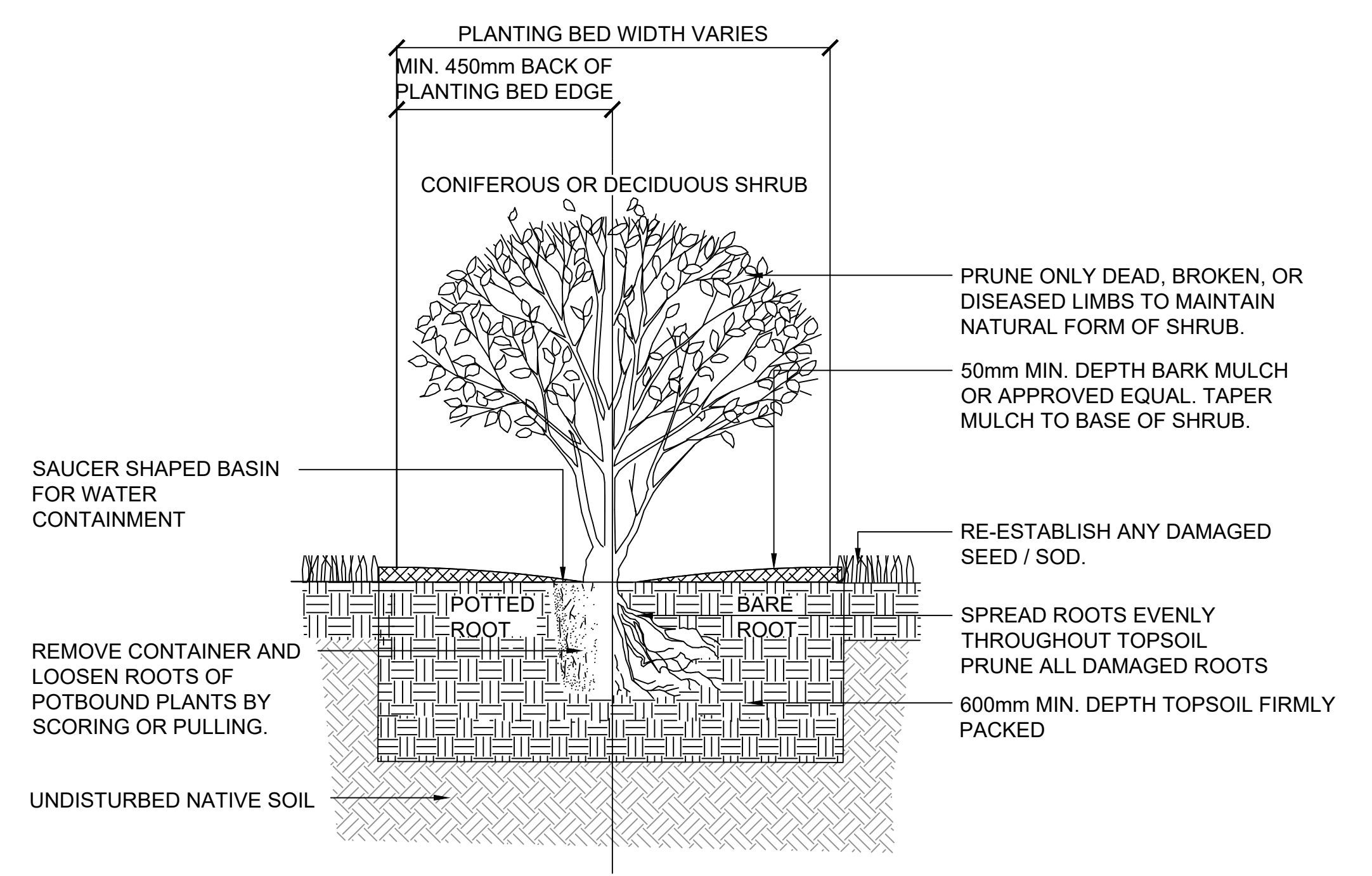
NO.	REVISIONS	DATE
1	ISSUED FOR PRELIM PRICING	2025.10.16
2	ISSUED FOR PHASE 1 TENDER	2025.10.17
3	ISSUED FOR PHASE 2 TENDER	2025.11.20
4	ISSUED FOR BUILDING PERMIT	2025.11.18
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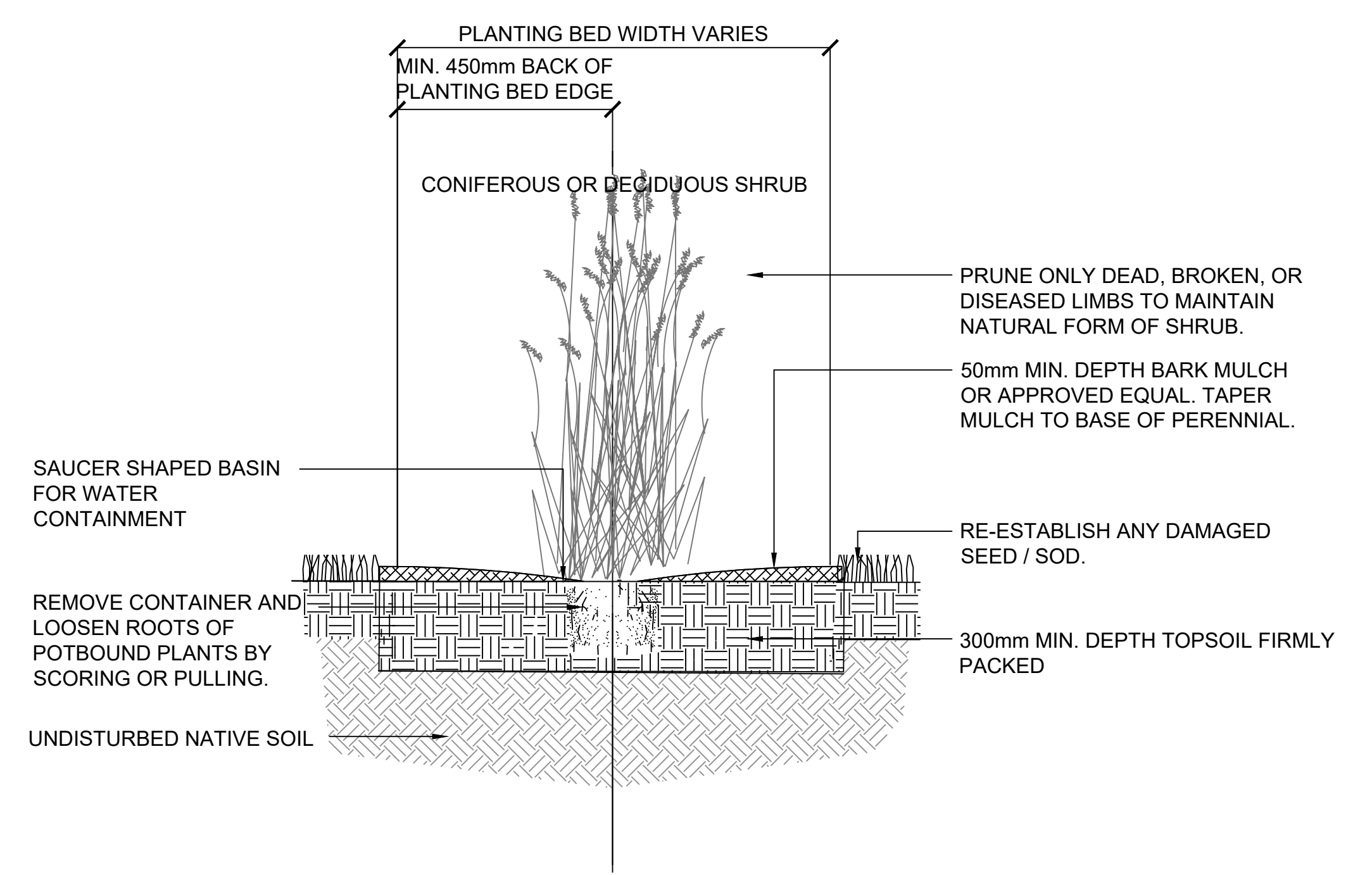
01 TREE PLANTING DETAIL L2.0



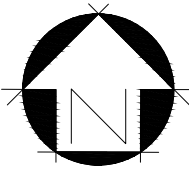
02 SOD INSTALLATION DETAIL L2.0



03 SHRUB PLANTING DETAIL L2.0



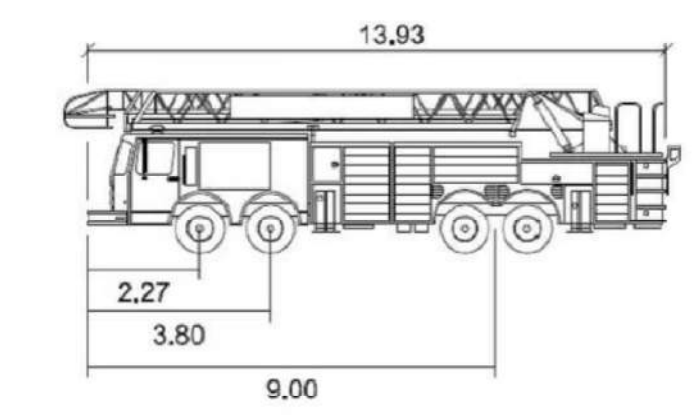
04 PERENNIAL PLANTING DETAIL L2.0



1 Fire Truck Inbound Movement
T-101 1 : 500

2 Fire Truck Outbound Movement
T-101 1 : 500

Design Vehicle



CFD_Bronto_Skylift

meters	
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

— Path of vehicle body
— 0.6m clearance from vehicle body

PKG Date: Feb. 19, 2026, 12:29:04pm. Prepared by: huan
 O:\SHP\SHP\Projects\2025\02-25-2026\02-25-2026\Analysis & Design\02-25-2026\02-25-2026_01\T-101_V1.dwg XREFS

NOTES:

NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL
5	Re-issued for development permit.	2/19/26	LY				

PERMIT TO PRACTICE
 Bunt & Associates Engineering Ltd.
 Signature: *[Signature]* 10.14.1816
 Date: 20 February 2026
PERMIT NUMBER: P13898
 The Association of Professional Engineers
 Geologists and Geophysicists of Alberta

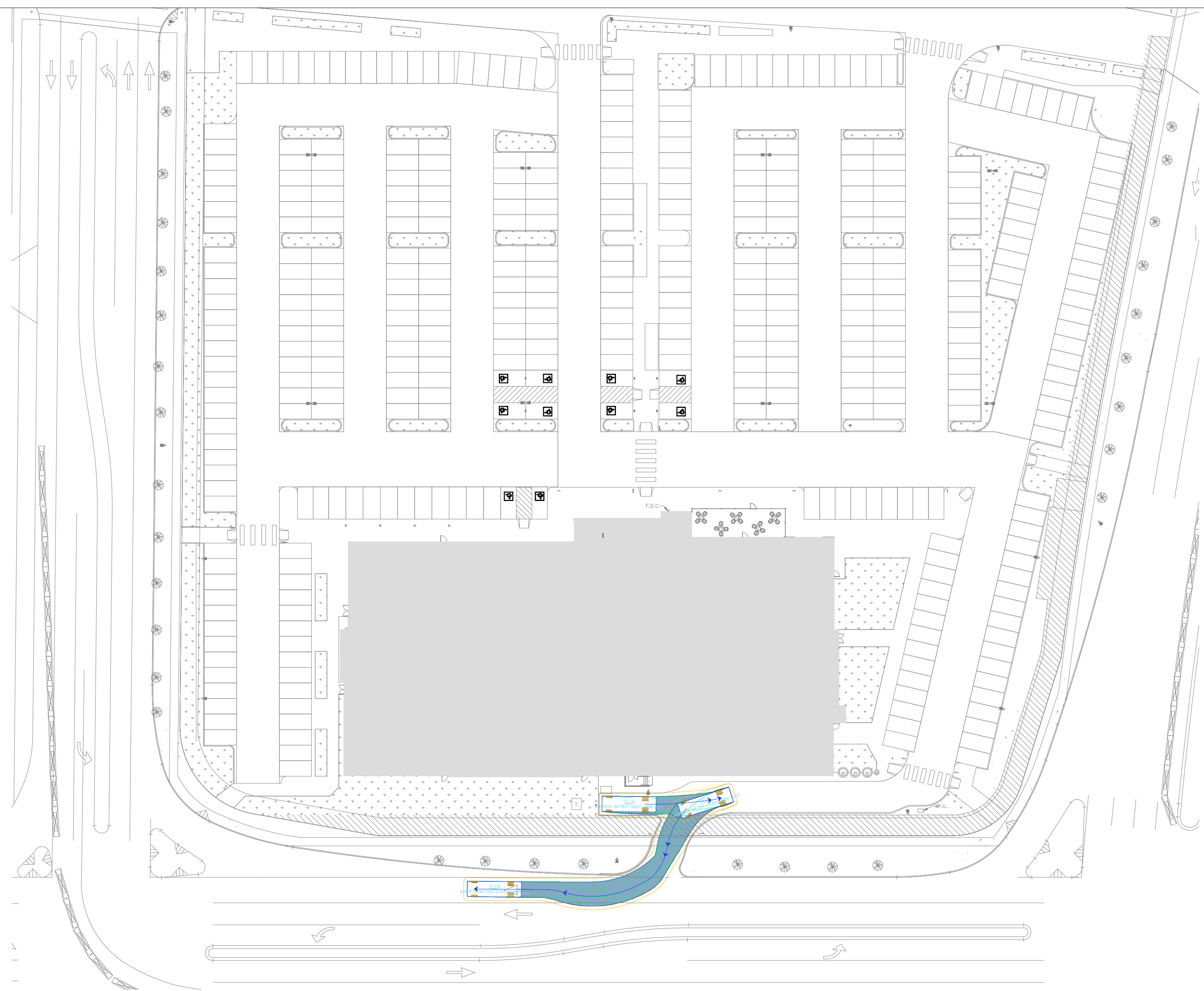


Movati Athletic Seton
Fire Truck Swept Paths

DRAWN BY: LY	SCALE: 1:500	DATE: February 19, 2026	SHEET NO. 2
CHECKED BY: BM	CADD SYSTEM: AutoCAD	DWG NO. A0-	REV. 5
		102	PROJECT 02-25-0233

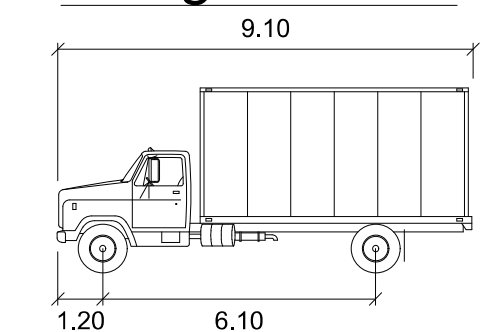


1 SU9 Inbound Loading Movement
T-102 1 : 500



2 SU9 Outbound Loading Movement
T-102 1 : 500

Design Vehicle



SU9

	meters
Width	: 2.60
Track	: 2.60
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

- Path of vehicle body
- 0.6m clearance from vehicle body

P:\Data - Feb 19, 2026 - 12:20:00pm - Project - bunt & associates
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NOTES:

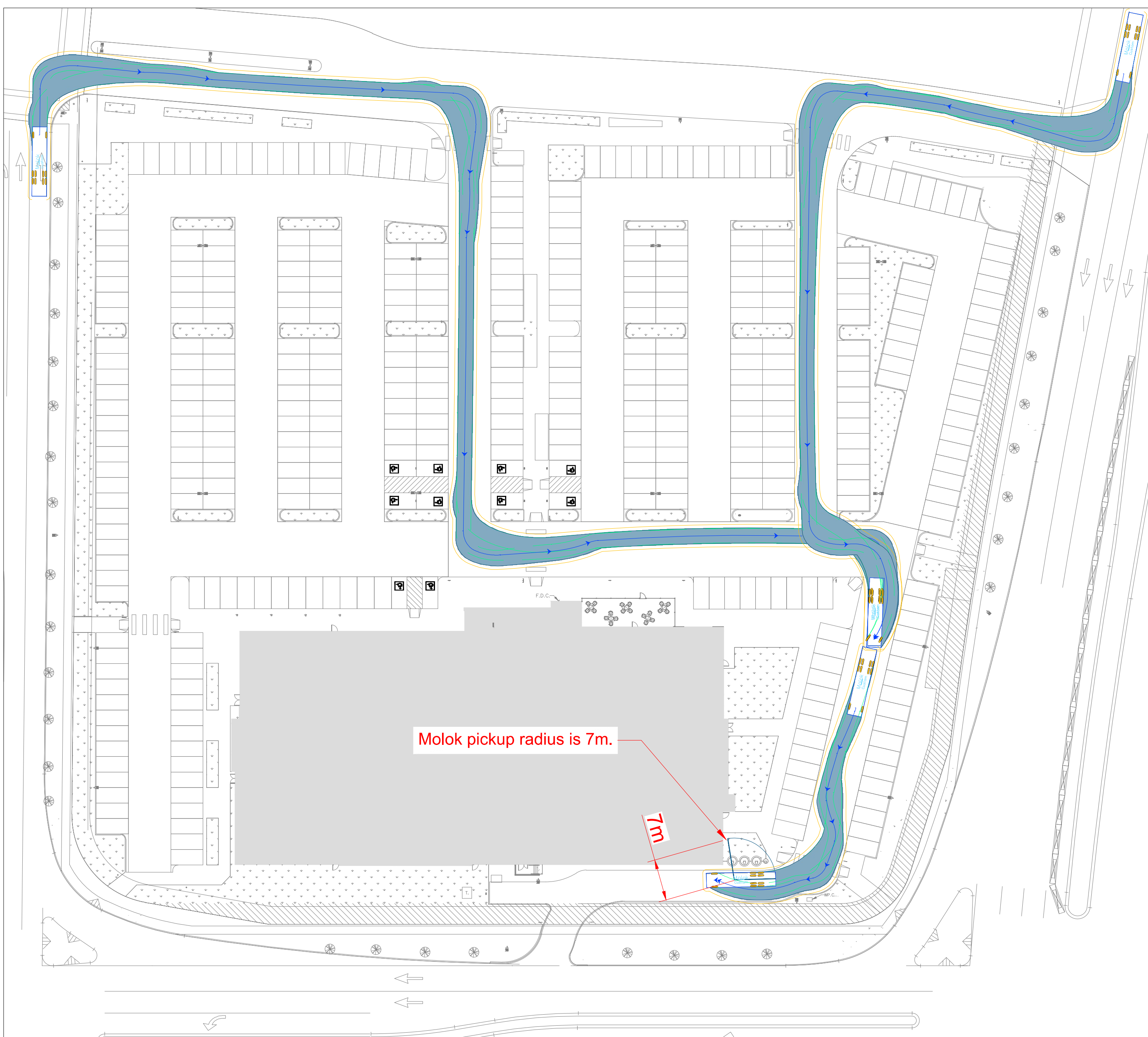
NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL
5	Re-issued for development permit.	2/19/26	LY				

PERMIT TO PRACTICE
 Bunt & Associates Engineering Ltd.
 Signature *Brandin N.L. MacMillan*
 Date 20 February 2026
PERMIT NUMBER: P13098
 The Association of Professional Engineers
 Geologists and Geophysicists of Alberta

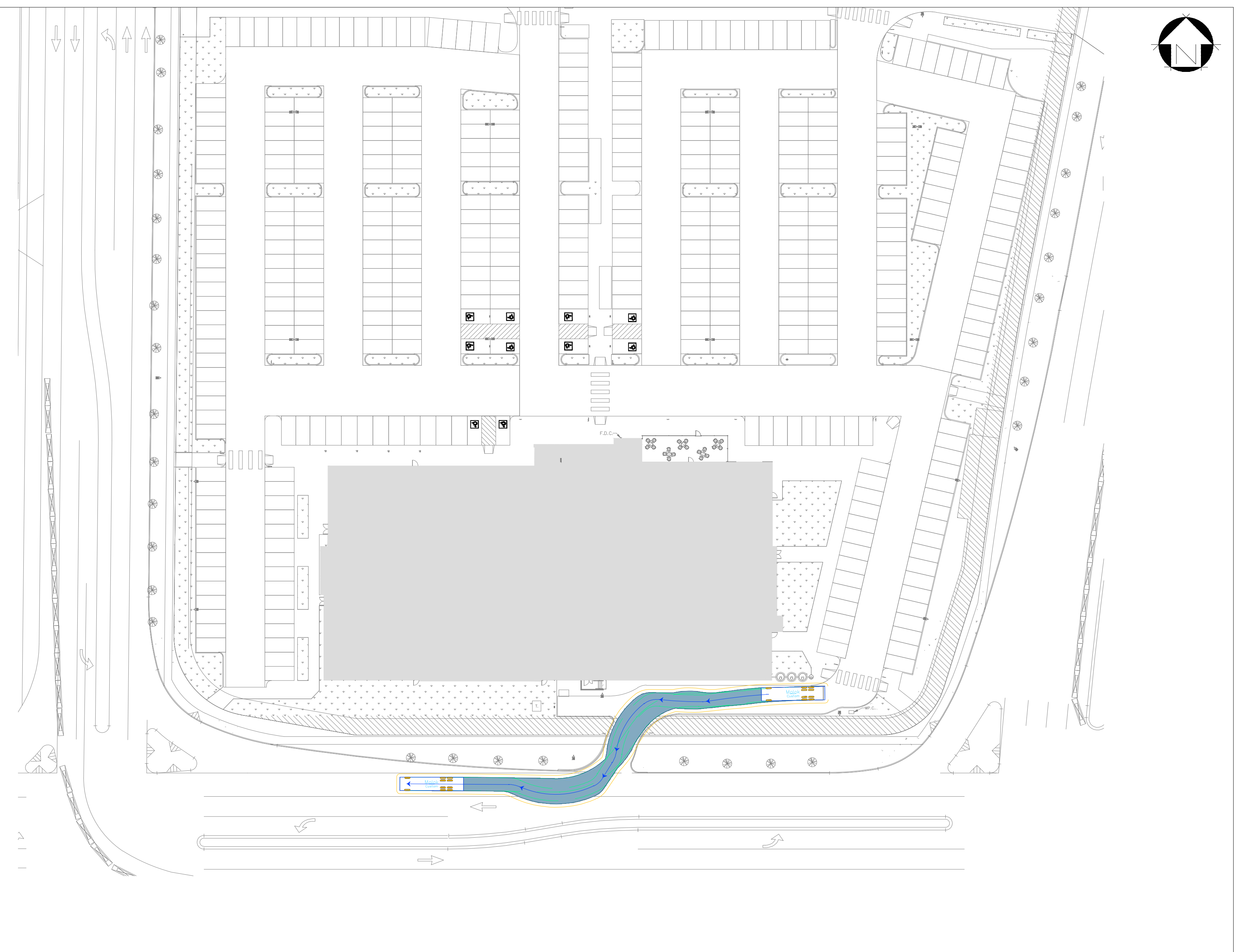


Movati Athletic Seton
SU9 Swept Paths

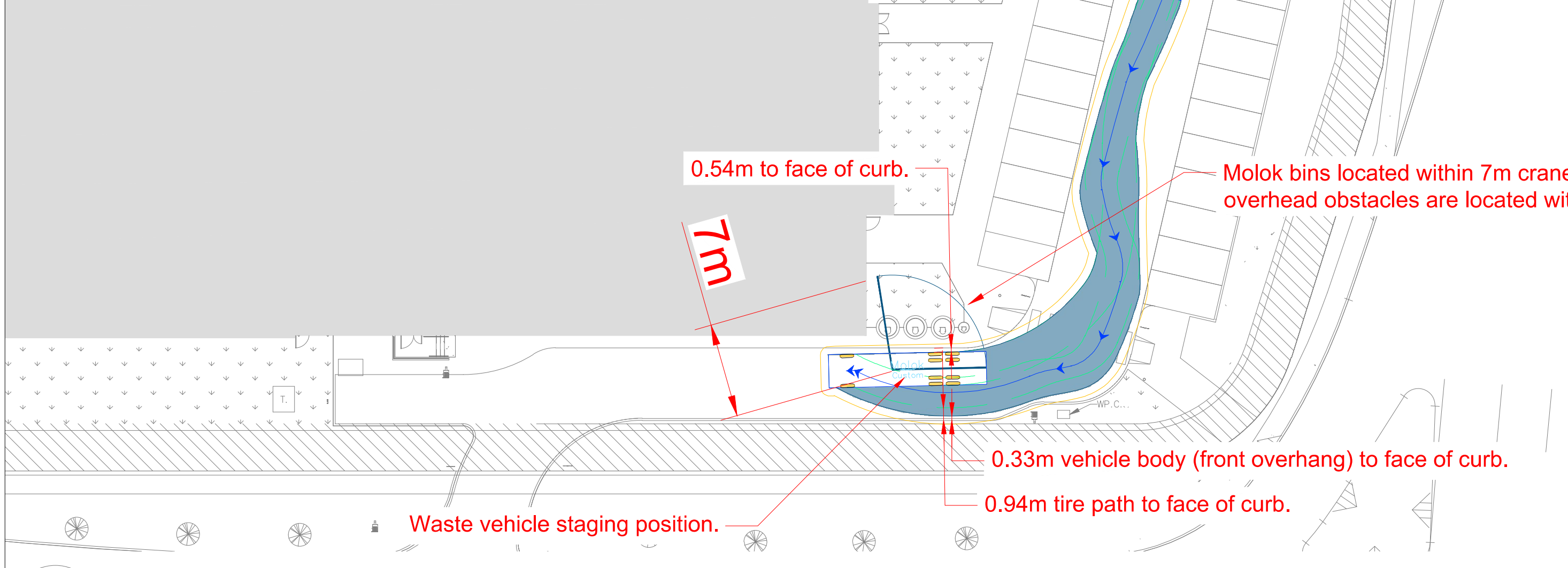
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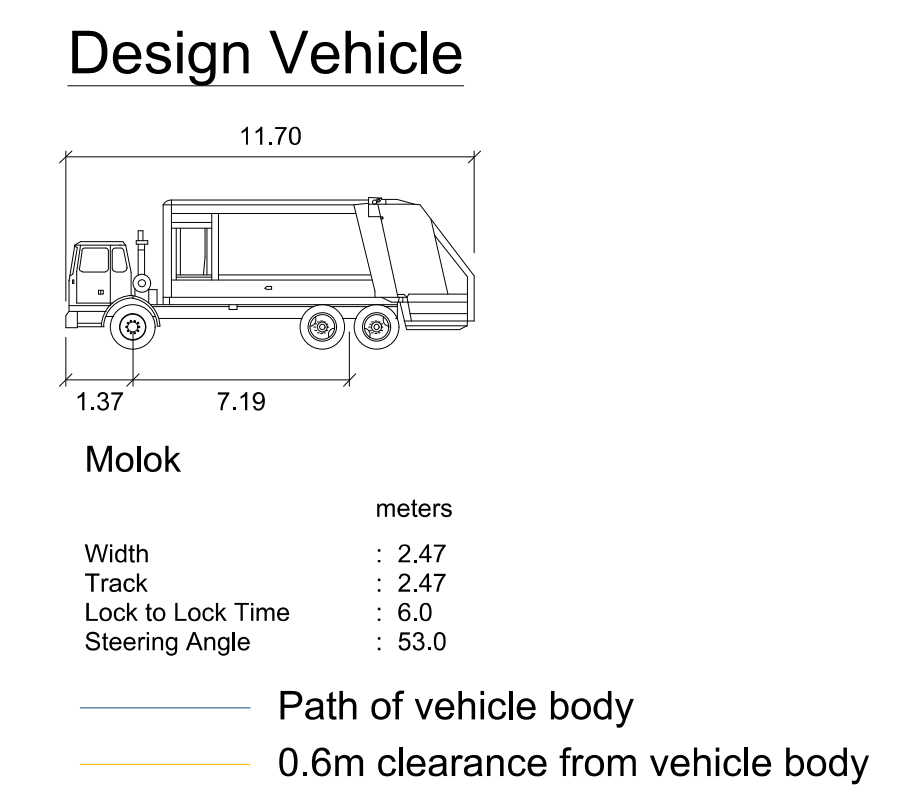
1a Molok Inbound Loading Movement
T-103 1:500



2 Molok Outbound Loading Movement
T-103 1:500



1b Molok Staging
T-103 1:300



File Date: Feb. 20, 2026, 09:12:42am. Plotted by: Julian
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NOTES:

NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL
5	Re-issued for development permit.	2/19/26	LY				
4	Revised per City Comments.	1/23/26	LY				

NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL

PERMIT TO PRACTICE
 Bunt & Associates Engineering Ltd.
 Signature: *[Signature]*
 Date: 20 February 2026
PERMIT NUMBER: P13898
 The Association of Professional Engineers
 Geologists and Geophysicists of Alberta



Movati Athletic Seton Molok Swept Paths			
DRAWN BY: LY	SCALE: As Shown	DATE: February 19, 2026	SHEET NO. 4
CHECKED BY: BM	CADD SYSTEM: AutoCAD	DWG NO. A0-104	REV. 5
PROJECT: As Shown			