

GREENWICH
MULTI-FAMILY RESIDENTIAL
ISSUED FOR DEVELOPMENT PERMIT



Drawing List	
DP0.00	COVER SHEET
DP0.01	SITE STATISTICS
DP0.02	SITE SURVEY
DP0.03	SHADOW STUDY
DP1.00	SITE PLAN
DP1.01	SITE DETAILS
DP1.02	PARKADE DETAILS
DP1.03	VEHICLE SWEEP PATH
DP1.04	PHASING PLAN
DP2.00	PARKADE PLAN
DP2.10	BUILDING 1 - LEVEL 1 FLOOR PLAN
DP2.11	BUILDING 1 - LEVEL 2 FLOOR PLAN
DP2.12	BUILDING 1 - LEVEL 3 FLOOR PLAN
DP2.13	BUILDING 1 - LEVEL 4 FLOOR PLAN
DP2.14	BUILDING 1 - ROOF PLAN
DP2.20	BUILDING 2 - LEVEL 1 FLOOR PLAN
DP2.21	BUILDING 2 - LEVEL 2 FLOOR PLAN
DP2.22	BUILDING 2 - LEVEL 3 FLOOR PLAN
DP2.23	BUILDING 2 - LEVEL 4 FLOOR PLAN
DP2.24	BUILDING 2 - ROOF PLAN
DP4.10	BUILDING 1 - ELEVATIONS
DP4.11	BUILDING 1 - ELEVATIONS
DP4.20	BUILDING 2 - ELEVATIONS
DP4.21	BUILDING 2 - ELEVATIONS
DP5.00	BUILDING SECTIONS
219 SVC	SERVICING PLAN
219 GRAD	GRADING PLAN
219 SEC	SECTIONS
DPL-1	LAYOUT PLAN
DPL-2	PLANTING PLAN
DP-E1.00	ELECTRICAL SITE PLAN
DP-E1.02	ELECTRICAL SITE PLAN LIGHTING CALCULATIONS

GREENWICH
MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

CLIENT
COVE PROPERTIES

- NOTE
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ISSUED	DATE
DEVELOPMENT PERMIT	JULY 31, 2025

SEALS

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DATE	8/1/2025 2:31:06 PM
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PROJECT NO.	224104
DRAWING TITLE	COVER SHEET

DRAWING NO.
DP0.00

Design Team

CLIENT:	ARCHITECT:	CIVIL:	LANDSCAPE:	ELECTRICAL:
 COVE PROPERTIES 1100 300 5TH AVENUE SW CALGARY, AB, T2P 3C4 PHONE: 403.273.2683	 S2 ARCHITECTURE 6TH FLOOR, 220 - 12th AVENUE SW CALGARY, AB T2R 0E9 PHONE: 403.670.7000	 VERITAS DEVELOPMENT SOLUTIONS UNIT 4, 141 COMMERCIAL DRIVE CALGARY, AB T3Z 2A7 PHONE: 587.393.5654	 NAVAGRAH landscape architecture + urban design 501 18 AVE SW CALGARY, AB T2S 0C7 PHONE: 403.708.8778	 SMP ENGINEERING SUITE 604 - 815 1 STREET SW CALGARY, AB, T2P 1N3 PHONE: 403.262.9744

C:\Revit\Projects\224104-A-Site_a.grdham@s2architecture.com.rvt

Vicinity Map



Municipal Address

110 GREENBRIAR PLACE NW
CALGARY, AB

Legal Address

PLAN 1612797, BLOCK 8, LOT 2

Site Summary

PARCEL AREA:
10,367.7m²
1.037ha
2.562acres

By-Law Zoning

PART 6, DIVISION 4
MULTI-RESIDENTIAL
CONTEXTUAL MEDIUM PROFILE (M-C2)

Proposed Development

MULTI-RESIDENTIAL DEVELOPMENT (DISCRETIONARY USE)

Building Code Review

1. PROJECT DESCRIPTION

THIS CODE ANALYSIS DESCRIBES THE CONSTRUCTION OF TWO 4-STORY RESIDENTIAL BUILDINGS WITH 1 LEVEL OF A BELOW GRADE PARKING STRUCTURE. CONSIDERING A PORTION OF THE PARKADE IS SITUATED MORE THAN 2m ABOVE THE ADJACENT FINISHED GROUND LEVEL, THIS IS DEFINED AS A "STOREY". MAKING THIS STRUCTURE 5 STOREYS. NATIONAL BUILDING CODE - 2023 ALBERTA EDITION PARTS 3, 4, 5, AND 6 OF DIVISION B WILL APPLY TO THE FACILITIES (DIVISION A 1.3.3.2.)

2. BUILDING OCCUPANCY

MAJORY OCCUPANCIES
GROUP C - RESIDENTIAL OCCUPANCIES
GROUP F4 - STORAGE GARAGE

3. BUILDING CLASSIFICATION

GROUP C OCCUPANCY (3.2.2.51.)
BUILDING HEIGHT: UP TO 6 STOREYS
BUILDING AREA: 1,800m² IF 5 STOREYS
CONSTRUCTION: COMBUSTIBLE AND NON-COMBUSTIBLE PERMITTED
SPRINKLERED: YES

By-Law Setback

MINIMUM SETBACK AREAS
FRONT: 3.0m
REAR: 1.2m
SIDE: 1.2m

NOTE:

3.5m UTILITY RIGHT OF WAY LOCATED IN PARCEL (UTILITY R/W PLAN 1612798)
7.5m VISIBILITY SETBACK LOCATED NORTH FACE OF PARCEL

Building Height

MAXIMUM BUILDING HEIGHT: 16m

PROPOSED:

14-16.9m
14m (NORTH SIDE) TO 16.9m (SOUTH SIDE).
RELAXATION REQUESTED

Floor Area Ratio

MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
2.5	1.27

Density

DENSITY (UNITS PER HECTARE)		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
N/A	N/A	119

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA	
PARKADE	AREA
AREA 1	1512m ²
AREA 2	1730m ²
AREA 3	1647m ²
TOTAL	4889m ²

GROSS FLOOR AREA	
BUILDING 1	AREA
LEVEL 1	1591m ²
LEVEL 2	1582m ²
LEVEL 3	1582m ²
LEVEL 4	1582m ²
TOTAL	6337m ²

GROSS FLOOR AREA	
BUILDING 2	AREA
LEVEL 1	1781m ²
LEVEL 2	1778m ²
LEVEL 3	1778m ²
LEVEL 4	1778m ²
TOTAL	7115m ²

Dwelling Unit Count

UNIT SUMMARY			
UNIT NAME	UNIT TYPE	UNIT AREA	QUANTITY
TRIBECA	1 BED	567ft ²	16
MIDTOWN A	1 BED	647ft ²	11
MIDTOWN B	1 BED	630ft ²	1
SOHO	1 BED	647ft ²	12
GRAMERCY	2 BED	911ft ²	15
PARK	2 BED	1075ft ²	16
ASTOR	2 BED	11397ft ²	8
BROADWAY A	2 BED	1268ft ²	16
BROADWAY B	2 BED	1369ft ²	4
LEXINGTON A	2 BED	1240ft ²	4
LEXINGTON B	2 BED	1340ft ²	4
LIBERTY	2 BED	1304ft ²	4
MANHATTAN	3 BED	1469ft ²	12
TOTAL			123

Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
RESIDENTIAL PARKING	123	0.625	77	157

RESIDENTIAL - VISITOR PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
VISITOR PARKING	123	0	0	18

Bicycle Parking Requirements

RESIDENTIAL - CLASS 1 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	123	1	123	124

RESIDENTIAL - CLASS 2 PARKING				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	123	0.1	13	14

Waste & Recycling Requirements

RESIDENTIAL - WASTE & RECYCLING				
DESCRIPTION	QUANTITY	WASTE PRODUCED (3 yd3)	MOLOKS BINS	
DWELLING UNIT	123	37	REQUIRED	PROVIDED
			6	8

CALCULATIONS:
(123 UNITS / 10) x 3 yd³ = 36.9 yd³ TOTAL WASTE & RECYCLING PRODUCED
36.9 yd³ / 6.5 yd³ = 5.7 BINS

PROVIDED*
3 - 6.5yd³ WASTE BINS
3 - 6.5yd³ RECYCLING BINS
2 - 1.7yd³ COMPOST BINS



1 Existing Site Photo - West View from Greenbriar Place NW

DPO.01 SCALE: 1/2" = 1'-0"



2 Existing Site Photo - East View from Greenbriar Place NW

DPO.01 SCALE: 1/2" = 1'-0"



3 Existing Site Photo Southeast View from Greenbriar Place NW

DPO.01 SCALE: 1/2" = 1'-0"



4 Existing Site Photo - South View from cul-de-sac

DPO.01 SCALE: 1/2" = 1'-0"

S2ARCHITECTURE

CALGARY | EDMONTON | VANCOUVER

CONSULTANT INFORMATION

GREENWICH
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110 GREENBRIAR PLACE NW, CALGARY, AB

CLIENT
COVE PROPERTIES

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SCALE 1/2" = 1'-0"

DATE 7/31/2025 11:18:40 AM

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PROJECT NO. 224104

DRAWING TITLE

SITE STATISTICS

DRAWING NO.

DPO.01

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DRAWING TITLE

SITE SURVEY

DRAWING NO.

DP0.02



200 - 325 25th Street SE
Calgary, AB T2A 7H8
www.stantec.com

Legend

FINISHED GRADE ELEVATIONS

EXISTING GROUND ELEVATIONS

SITE BOUNDARY

+1114.73
+1113.97

Client/Project
MELCOR DEVELOPMENTS LTD.
GREENBRIAR
PHASE 1

Figure No.
2.1

Title
SITE 2 GRADES

FOR REFERENCE ONLY



1 March/September 21st - 10am

DP0.03 SCALE: 1/16" = 1'-0"



2 March/September 21st - 1pm

DP0.03 SCALE: 1/16" = 1'-0"



3 March/September 21st - 2pm

DP0.03 SCALE: 1/16" = 1'-0"



4 March/September 21st - 3pm

DP0.03 SCALE: 1/16" = 1'-0"



5 March/September 21st - 4pm

DP0.03 SCALE: 1/16" = 1'-0"



6 June 21st - 10am

DP0.03 SCALE: 1/16" = 1'-0"



7 June 21st - 1pm

DP0.03 SCALE: 1/16" = 1'-0"



8 June 21st - 4pm

DP0.03 SCALE: 1/16" = 1'-0"

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SCALE	1/16" = 1'-0"
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DRAWING TITLE	SHADOW STUDY

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DP0.03

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PROJECT NO. 224104

DRAWING TITLE

SITE PLAN

DRAWING NO.

DP1.00

Site Plan - General Notes

- REFER TO SITE SERVICING, GRADING, AND LANDSCAPING PLANS FOR SPECIFIC RELATED REQUIREMENTS
- ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
- ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE REVIEWED IN CONJUNCTION WITH LANDSCAPING PLANS

Site Plan - Symbol Legend

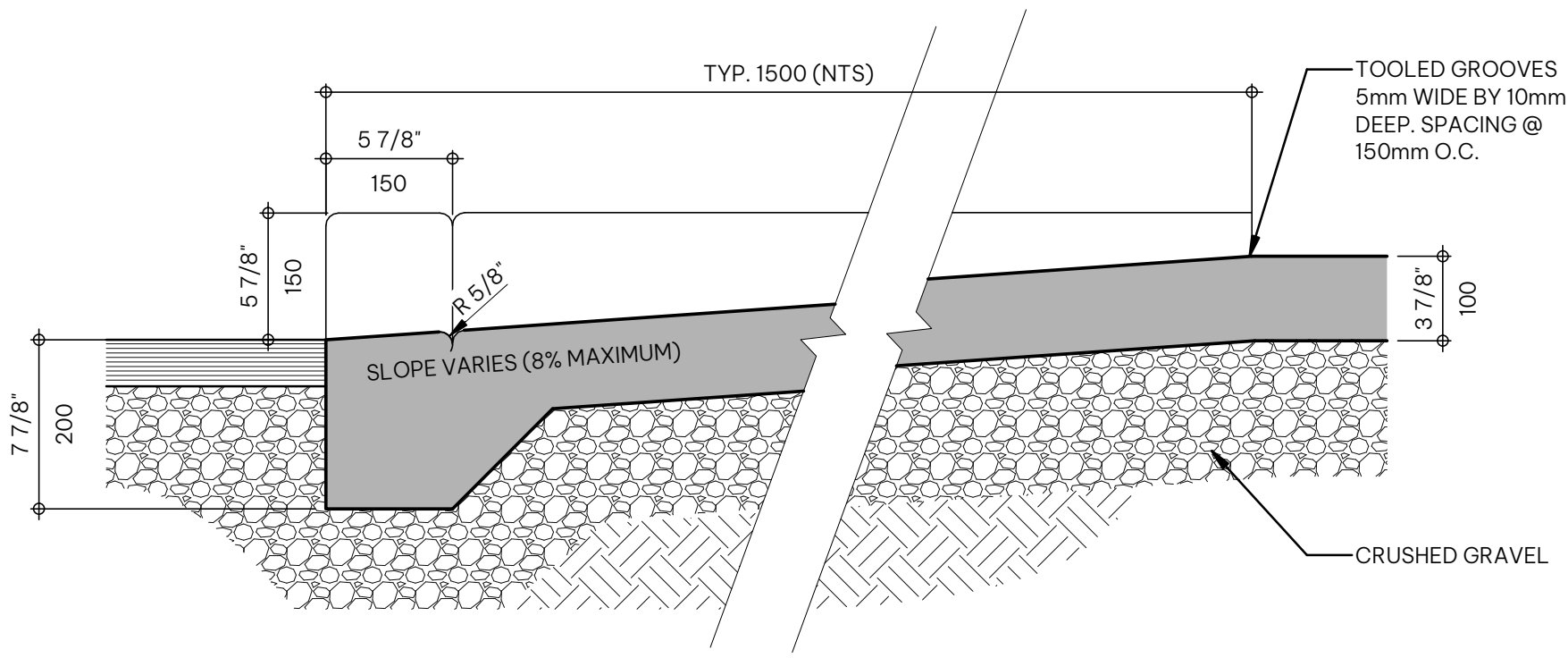
- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF SIDEWALK
- INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT TO SUPPORT MIN. 38,556kg (85,000lb). ACCESS OVER PARKADE IS DESIGNED TO SUPPORT NFPA 1901 POINT LOAD OF 517kPa OVER A 2'-0" x 2'-0" (4sqft) AREA
- INDICATES EXTENT AND LOCATION OF LANDSCAPING - REFER TO LANDSCAPE PLANS
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF CHAIN LINK FENCE
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF BUILDING SIAMESE CONNECTION
- INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF PROPOSED WHEEL STOP
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD
- INDICATES LOCATION OF CLASS 2 BICYCLE STALLS - REFER TO LANDSCAPING DRAWINGS FOR DETAILS
- INDICATES "HANDICAP PARKING SYMBOL" POLE MOUNTED SIGNAGE
- INDICATES "LOADING ZONE" POST MOUNTED SIGNAGE
- INDICATES "NO PARKING" POST MOUNTED SIGNAGE
- INDICATES "VISITOR PARKING" POST MOUNTED SIGNAGE
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION

Site Plan - Code Legend

- HEAVY DUTY ASPHALT ACCESS LANEWAY TO SUPPORT 38,556kg. REFER TO SYMBOL LEGEND HATCH
- PROPOSED CONCRETE SIDEWALK - REFER TO SYMBOL LEGEND HATCH
- EXISTING CONCRETE SIDEWALK OUTSIDE PROPERTY
- MOLOK W&R BINS - REFER TO DETAIL 4/DP1.01
- OUTLINE OF PARKADE BELOW
- PRINCIPAL BUILDING ENTRANCE
- BUILDING EXIT
- HEATED PARKADE ACCESS RAMP - REFER TO DETAIL 1/DP1.02
- LOADING STALL
- ALLAN BLOCK RETAINING WALL - REFER TO CIVIL
- RESIDENTIAL UNIT BALCONY/PATIO
- FIRE ALARM EXTERIOR STROBE LIGHT LOCATION
- FIRE ALARM PANEL LOCATION
- FIRE DEPARTMENT APPROVED LOCKBOX LOCATED ON EXTERIOR OF BUILDING
- PROPOSED SIAMESE LOCATION - REFER TO CIVIL DRAWINGS
- PROPOSED GUARDRAIL
- PROPOSED PARKADE EXHAUST
- PROPOSED PARKADE INTAKE - REFER TO ELEVATIONS
- CROSSWALK
- TYPICAL BARRIER FREE CURB CUT - REFER TO DETAIL 1/DP1.01
- LANDSCAPING FEATURE - REFER TO LANDSCAPE DRAWINGS
- PROPOSED LANDSCAPING - REFER TO LANDSCAPE DRAWINGS

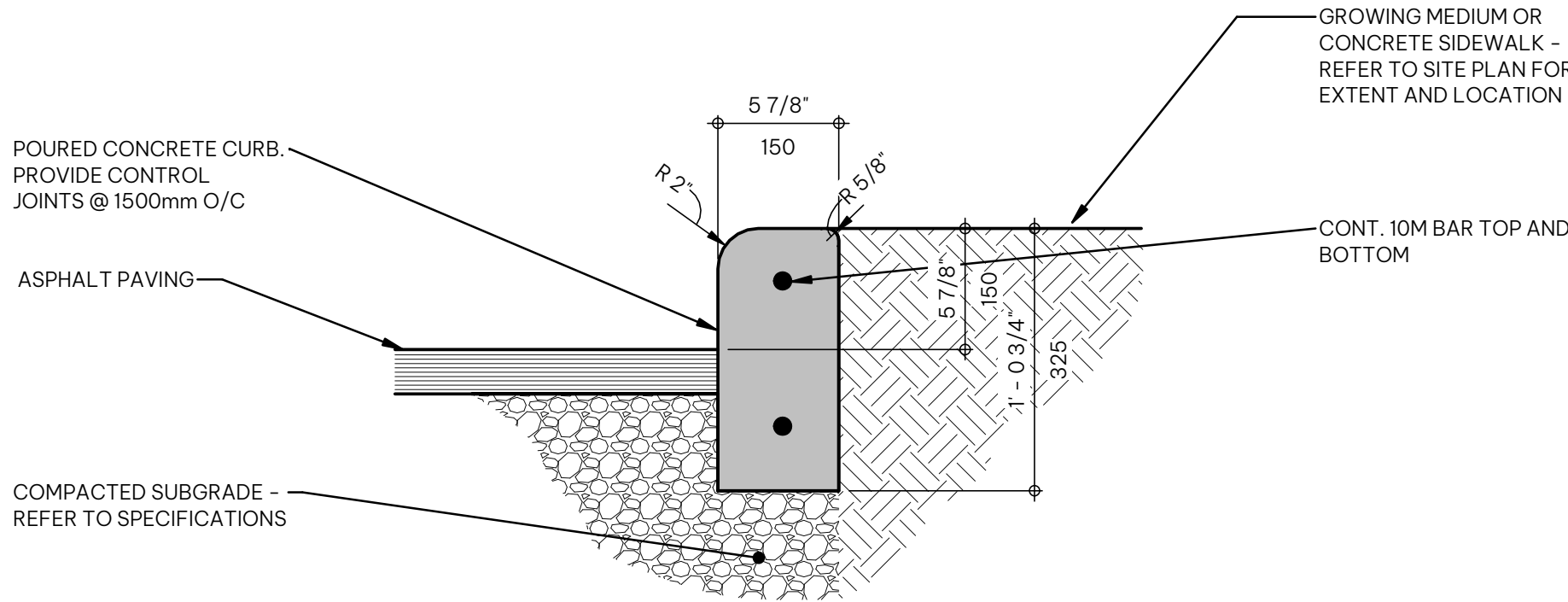
1 DP - Site Plan

DP1.00 SCALE: 3/64" = 1'-0"



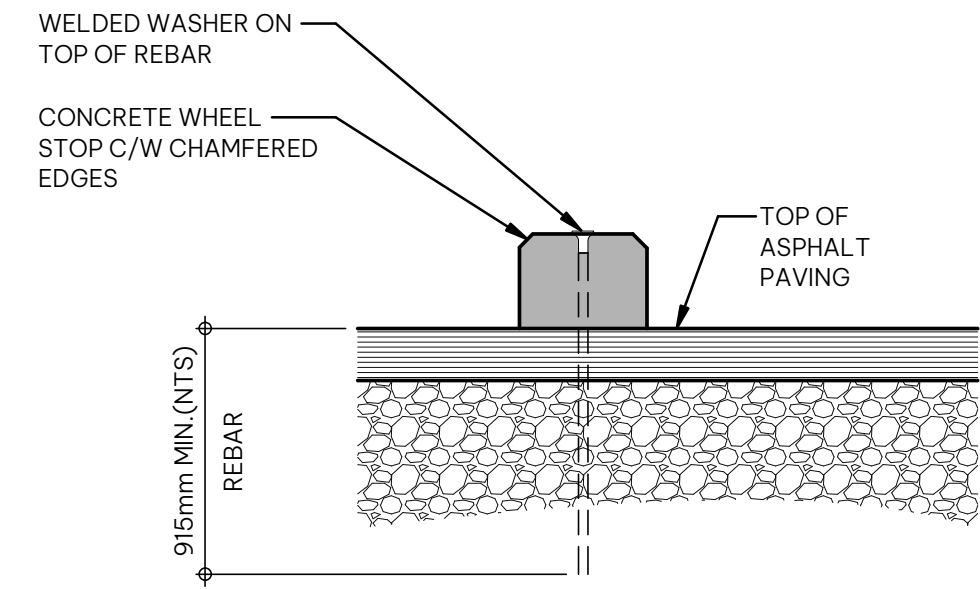
1 Site Detail - Barrier Free Curb

DP1.01 SCALE: 11/2" = 1'-0"



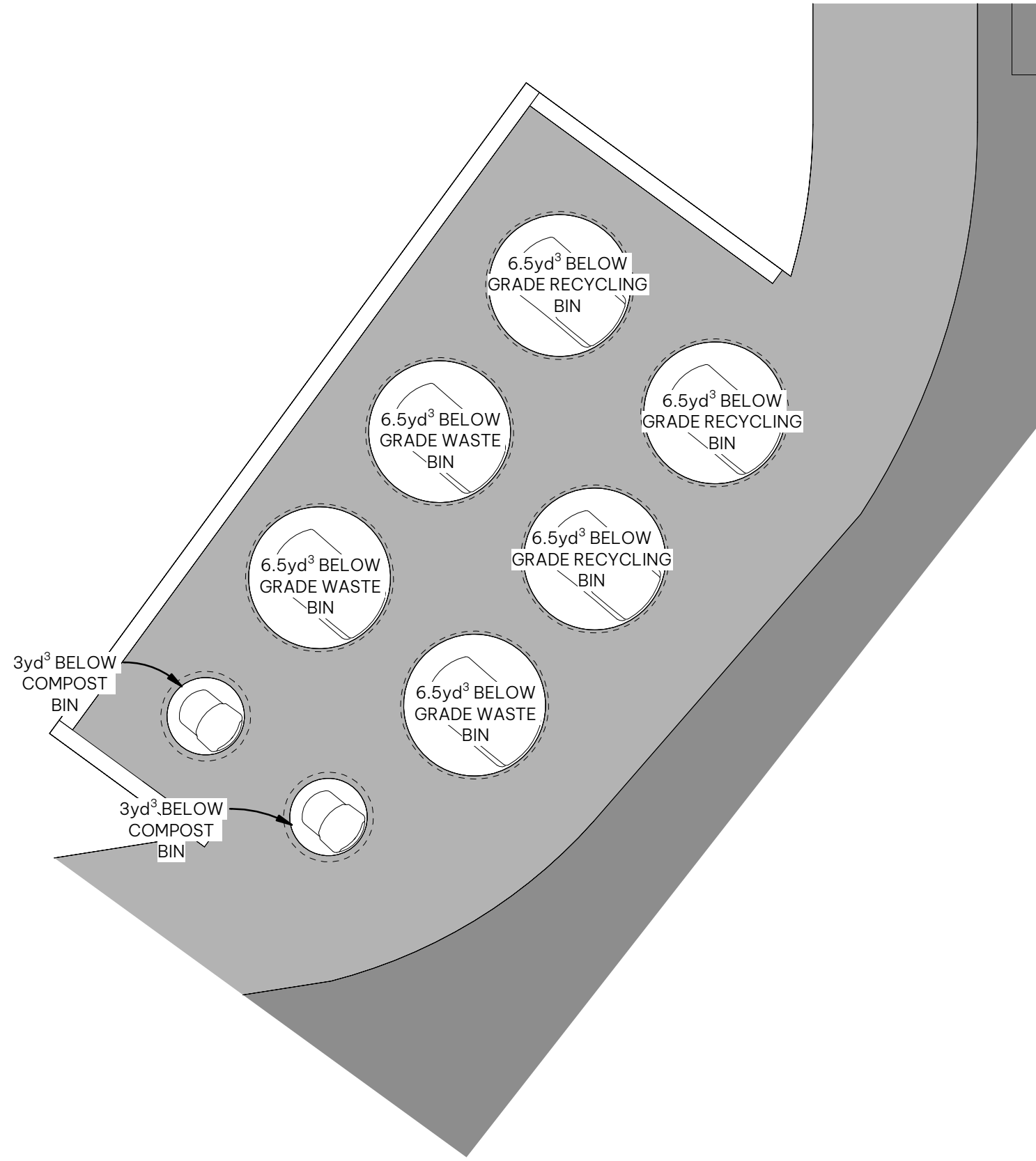
2 Typical Curb Detail

DP1.01 SCALE: 11/2" = 1'-0"



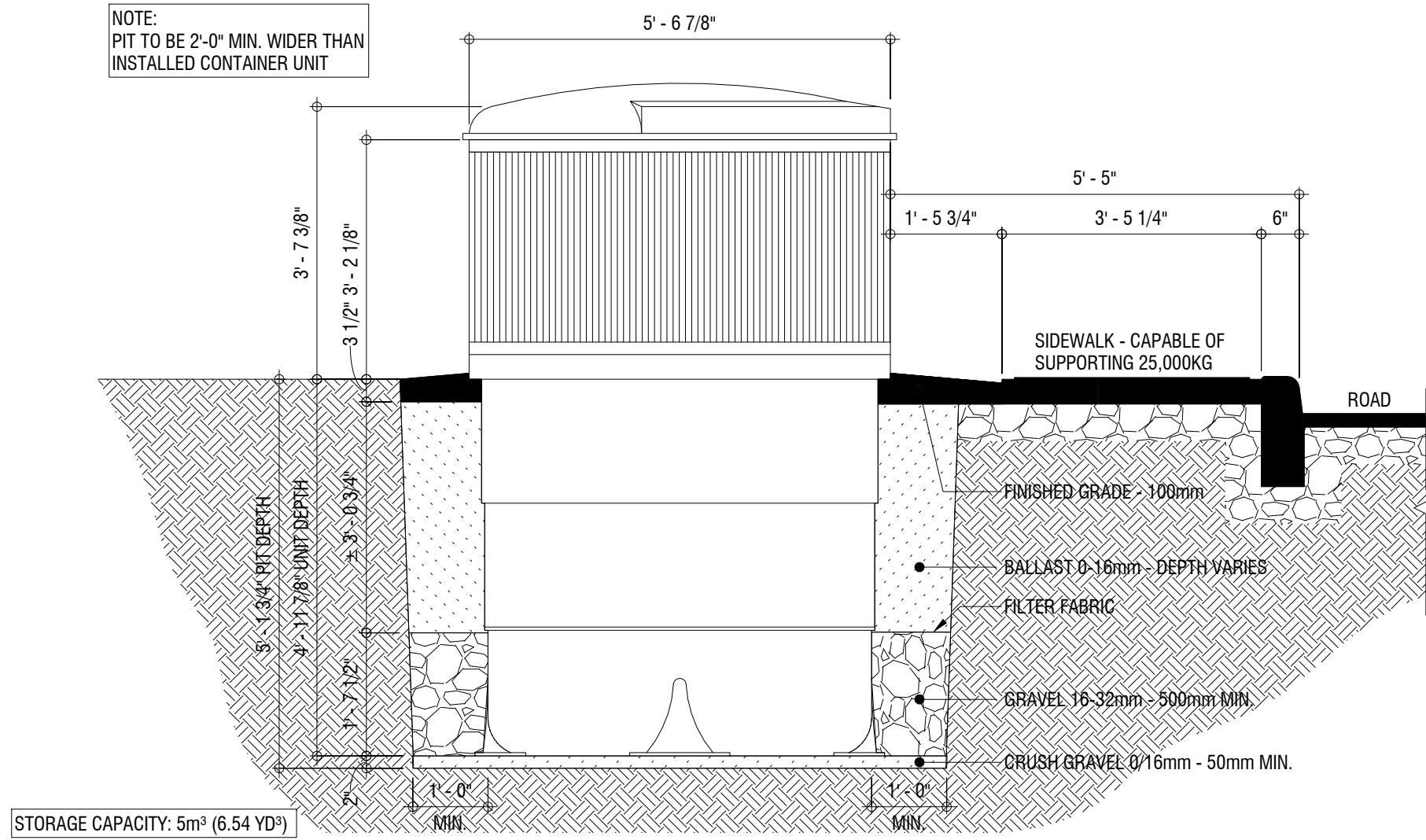
3 Typical Wheel Stop Detail

DP1.01 SCALE: 11/2" = 1'-0"



4 Enlarged W&R Molok Plan

DP1.01 SCALE: 3/16" = 1'-0"



5 Molok Detail

DP1.01 SCALE: 1/2" = 1'-0"

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MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

CLIENT
COVE PROPERTIES

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PROJECT NO. 224104

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SITE DETAILS

DRAWING NO.

DP1.01



Phasing Plan - Legend

- INDICATES OUTLINE OF PHASE 1
- INDICATES OUTLINE OF PHASE 2

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MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

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PHASING PLAN

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DP1.04

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DRAWING TITLE

BUILDING 1 - ELEVATIONS

DRAWING NO.

DP4.10

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

- | | |
|----|---|
| 1 | MASONRY - COLOUR: CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL FIBER CEMENT PLANK - COLOUR: LIGHT GREY |
| 4 | FIBER CEMENT PANEL - COLOUR: WHITE |
| 5 | FIBER CEMENT PANEL - COLOUR: CHARCOAL |
| 6 | TRIM SMART BOARD - COLOUR: CHARCOAL |
| 7 | SMART BOARD FASCIA - COLOUR: CHARCOAL |
| 8 | WINDOW W/ CLEAR GLAZING - CHARCOAL FRAME |
| 9 | ALUMINUM FRAMED CLEAR GLASS GUARDRAIL |
| 10 | DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR: BLACK |
| 11 | DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE |
| 12 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 13 | ENTRANCE CANOPY - CHARCOAL |
| 14 | ELEVATOR OVERRUN |
| 15 | MECHANICAL LOUVRE |
| 16 | RETAINING WALL |
| 17 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #1 |
| 18 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #2 |
| 19 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #4 |



1 Building 1 - Elevation 1 (Front)

DP4.10 SCALE: 3/32" = 1'-0"



2 Building 1 - Elevation 2 (Front)

DP4.10 SCALE: 3/32" = 1'-0"



3 Building 1 - Elevation 3 (Side)

DP4.10 SCALE: 3/32" = 1'-0"



1 Building 1 - Elevation 4 (Rear)
DP4.11 SCALE: 3/32" = 1'-0"



2 Building 1 - Elevation 5 (Rear)
DP4.11 SCALE: 3/32" = 1'-0"



3 Building 1 - Elevation 6 (Side)
DP4.11 SCALE: 3/32" = 1'-0"

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

- | | |
|----|---|
| 1 | MASONRY - COLOUR: CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL FIBER CEMENT PLANK - COLOUR: LIGHT GREY |
| 4 | FIBER CEMENT PANEL - COLOUR: WHITE |
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| 12 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 13 | ENTRANCE CANOPY - CHARCOAL |
| 14 | ELEVATOR OVERRUN |
| 15 | MECHANICAL LOUVRE |
| 16 | RETAINING WALL |
| 17 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #1 |
| 18 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #2 |
| 19 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #4 |

S2ARCHITECTURE

CALGARY | EDMONTON | VANCOUVER

CONSULTANT INFORMATION

GREENWICH MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

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PROJECT NO. 224104

DRAWING TITLE

BUILDING 1 - ELEVATIONS

DRAWING NO.

DP4.11

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1 Building 2 - West Elevation

DP4.20 SCALE: 3/32" = 1'-0"



2 Building 2 - East Elevation

DP4.20 SCALE: 3/32" = 1'-0"

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

- | | |
|----|---|
| 1 | MASONRY - COLOUR: CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL FIBER CEMENT PLANK - COLOUR: LIGHT GREY |
| 4 | FIBER CEMENT PANEL - COLOUR: WHITE |
| 5 | FIBER CEMENT PANEL - COLOUR: CHARCOAL |
| 6 | TRIM SMART BOARD - COLOUR: CHARCOAL |
| 7 | SMART BOARD FASCIA - COLOUR: CHARCOAL |
| 8 | WINDOW W/ CLEAR GLAZING - CHARCOAL FRAME |
| 9 | ALUMINUM FRAMED CLEAR GLASS GUARDRAIL |
| 10 | DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR: BLACK |
| 11 | DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE |
| 12 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 13 | ENTRANCE CANOPY - CHARCOAL |
| 14 | ELEVATOR OVERRUN |
| 15 | MECHANICAL LOUVRE |
| 16 | RETAINING WALL |
| 17 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #1 |
| 18 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #2 |
| 19 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #4 |

S2ARCHITECTURE

CALGARY | EDMONTON | VANCOUVER

CONSULTANT INFORMATION

GREENWICH MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

CLIENT
COVE PROPERTIES

NOTE

- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary, what is required by one shall be as binding as required by all.
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ISSUED	DATE
DEVELOPMENT PERMIT	JULY 31, 2025

SEALS

NOT FOR
CONSTRUCTION

SCALE As indicated

DATE 7/31/2025 11:33:24 AM

DRAWN BY MEH

CHECKED BY AG

PROJECT NO. 224104

DRAWING TITLE

BUILDING 2 - ELEVATIONS

DRAWING NO.

DP4.20

GREENWICH
MULTI-FAMILY RESIDENTIAL

110 GREENBRIAR PLACE NW, CALGARY, AB

CLIENT
COVE PROPERTIES

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ISSUED
DEVELOPMENT PERMIT

DATE
JULY 31, 2025

SEALS

NOT FOR
CONSTRUCTION

SCALE As indicated

DATE 7/31/2025 11:33:53 AM

DRAWN BY MEH

CHECKED BY AG

PROJECT NO. 224104

DRAWING TITLE

BUILDING 2 - ELEVATIONS

DRAWING NO.

DP4.21

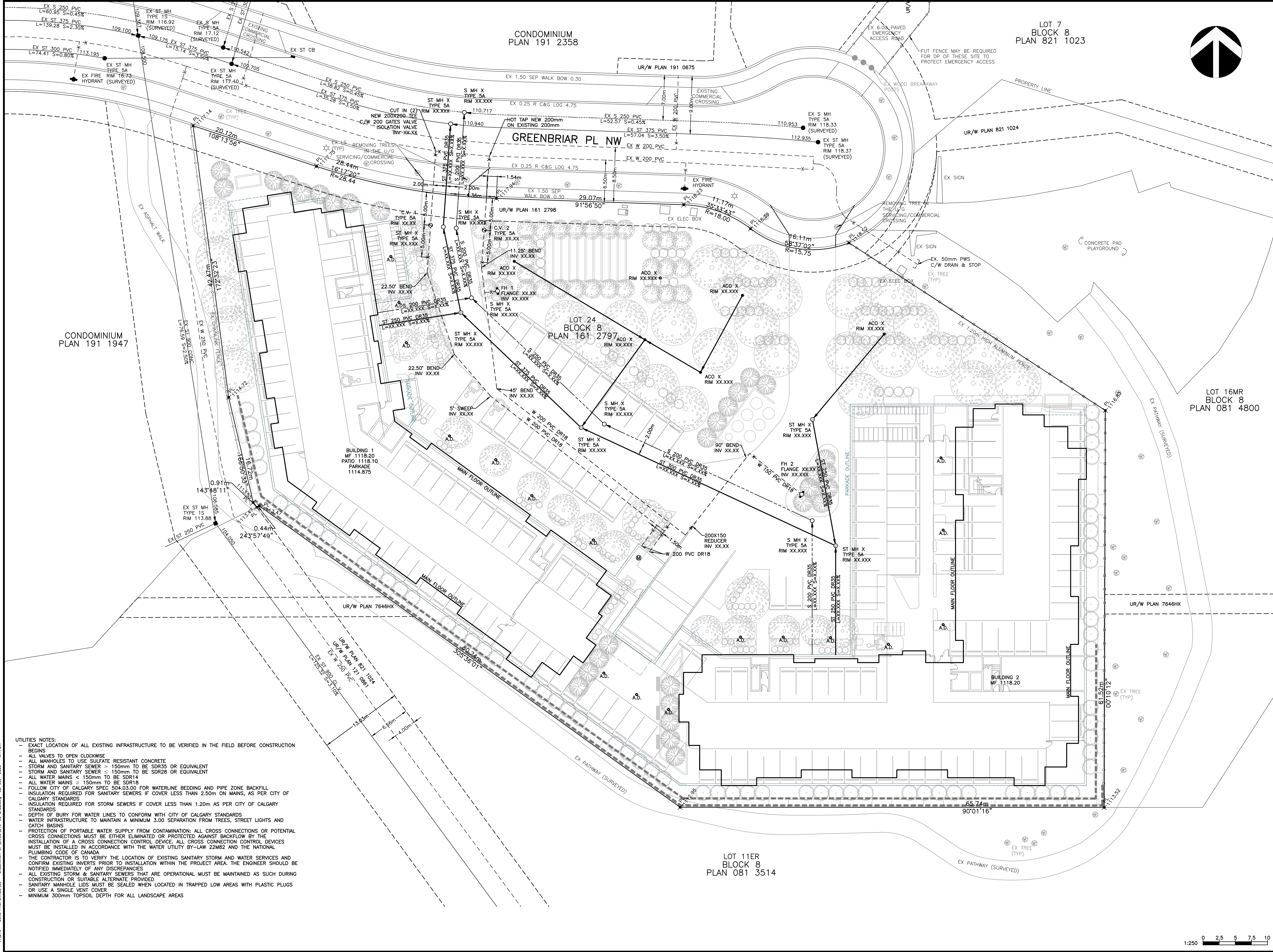
Elevation - General Notes

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- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Code Legend

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| 16 | RETAINING WALL |
| 17 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #1 |
| 18 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #2 |
| 19 | EXTERIOR INSULATION FINISHING SYSTEM - COLOUR TO MATCH #4 |





- UTILITIES NOTES:
- EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION BEGINS
 - ALL VALVES TO OPEN CLOCKWISE
 - ALL MANHOLES TO USE SULFATE RESISTANT CONCRETE
 - STORM AND SANITARY SEWER > 150mm TO BE SDR35 OR EQUIVALENT
 - STORM AND SANITARY SEWER ≤ 150mm TO BE SDR28 OR EQUIVALENT
 - ALL WATER MAINS < 150mm TO BE SDR14
 - ALL WATER MAINS ≤ 150mm TO BE SDR18
 - FOLLOW CITY OF CALGARY SPEC 504.03.00 FOR WATERLINE BEDDING AND PIPE ZONE BACKFILL
 - INSULATION REQUIRED FOR SANITARY SEWERS IF COVER LESS THAN 2.50m ON MAINS, AS PER CITY OF CALGARY STANDARDS
 - INSULATION REQUIRED FOR STORM SEWERS IF COVER LESS THAN 1.20m AS PER CITY OF CALGARY STANDARDS
 - DEPTH OF BURY FOR WATER LINES TO CONFORM WITH CITY OF CALGARY STANDARDS
 - WATER INFRASTRUCTURE TO MAINTAIN A MINIMUM 3.00 SEPARATION FROM TREES, STREET LIGHTS AND CATCH BASINS
 - PROTECTION OF PORTABLE WATER SUPPLY FROM CONTAMINATION: ALL CROSS CONNECTIONS OR POTENTIAL CROSS CONNECTIONS MUST BE EITHER ELIMINATED OR PROTECTED AGAINST BACKFLOW BY THE INSTALLATION OF A CROSS CONNECTION CONTROL DEVICE. ALL CROSS CONNECTION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH THE WATER UTILITY BY-LAW 22M82 AND THE NATIONAL PLUMBING CODE OF CANADA
 - THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING SANITARY STORM AND WATER SERVICES AND CONFIRM EXISTING INVERTS PRIOR TO INSTALLATION WITHIN THE PROJECT AREA. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES
 - ALL EXISTING STORM & SANITARY SEWERS THAT ARE OPERATIONAL MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE PROVIDED
 - SANITARY MANHOLE LIDS MUST BE SEALED WHEN LOCATED IN TRAPPED LOW AREAS WITH PLASTIC PLUGS OR USE A SINGLE VENT COVER
 - MINIMUM 300mm TOPSOIL DEPTH FOR ALL LANDSCAPE AREAS



LEGEND

EXISTING UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- HYDRANT
- x WATER VALVE
- U/G ELECTRICAL
- GAS

PROPOSED UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- CATCHBASIN/MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- ROOF DRAIN
- AREA DRAIN
- HYDRANT
- x WATER VALVE
- Ⓜ WATER METER LOCATION
- CONCRETE SWALE
- ⓔ ELECTRICAL METER LOCATION
- ⓖ GAS METER LOCATION

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-

SUBMISSIONS

NO.	DESCRIPTION	DATE
1	FOR DP	25/07/31
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT



PROJECT

JOB DESCRIPTION

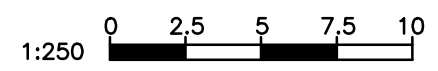
GREENWICH MF

PARCEL SIZE: HA	NUM. OF UNITS: UNITS
LOT: 24 BLK: 8	PLAN: 161 2797
DP#:	DSSP: -
ADDRESS: 110 GREENBRIAR PLACE N.W.	
LEGAL DESCRIPTION: SE 14-33-24-2-W5M	
TITLE	

SITE SERVICING PLAN
(FOR DP)

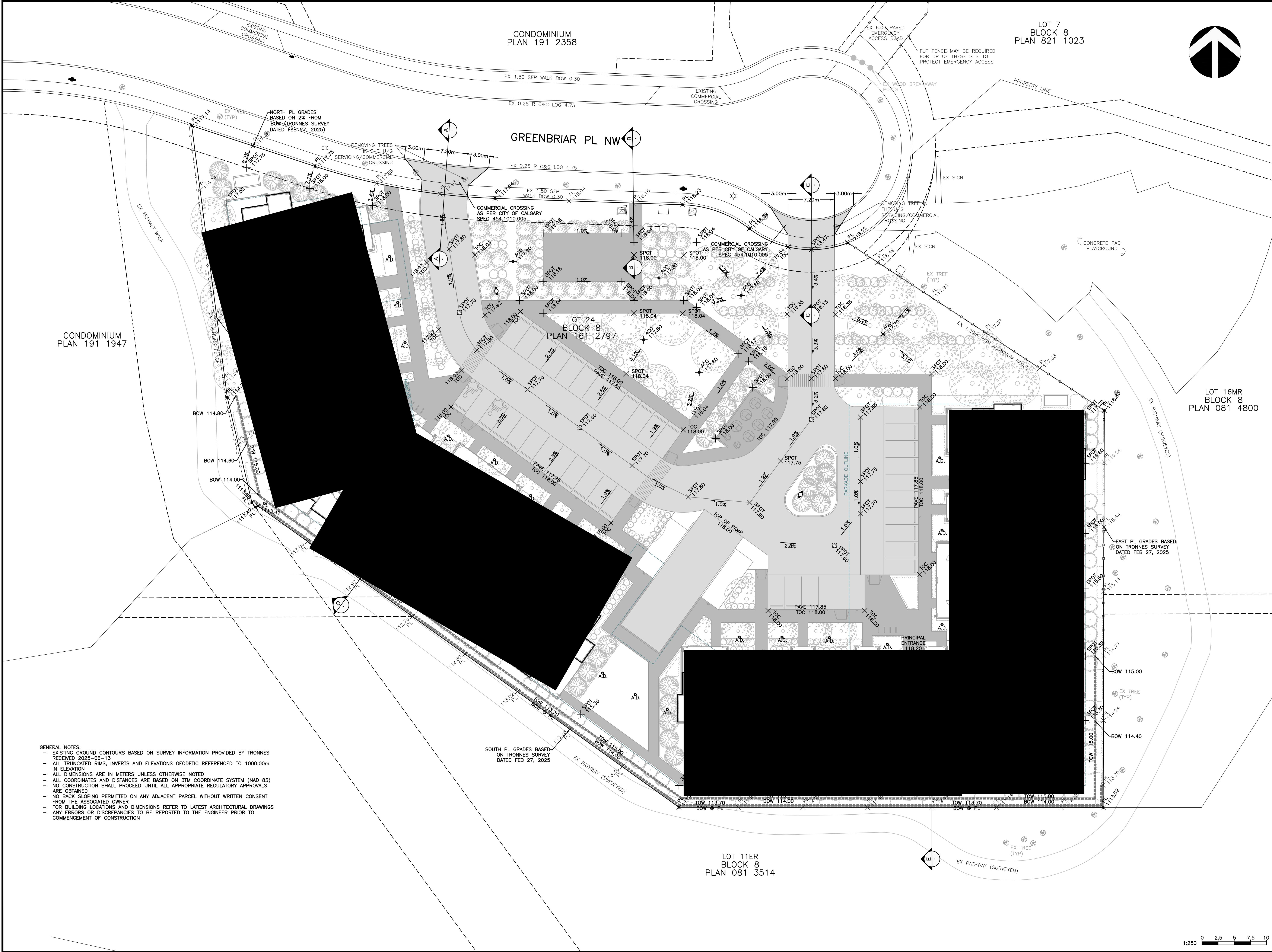
SCALE: 1:250	STAMP:
DWN: TC	
DES: RB	
DATE: JUL 30-25	
CHK: RB	
P. ENG: RB	
PERMIT:	

PROJECT NO.	SHEET	OF
219-03	1	3
DRAWING NAME	SECTION	
219-03 SVC	R 0	



V:\219 - COVE PROPERTIES\03 - GREENWICH MF\003-219-03 BASE.dwg Jul 30, 2025 - 8:46am

GENERAL NOTES:
- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY TRONNES RECEIVED 2025-06-13
- ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
- ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83)
- NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED
- NO BACK SLOPING PERMITTED ON ANY ADJACENT PARCEL WITHOUT WRITTEN CONSENT FROM THE ASSOCIATED OWNER
- FOR BUILDING LOCATIONS AND DIMENSIONS REFER TO LATEST ARCHITECTURAL DRAWINGS
- ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION



VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

GRADING FEATURES

- PROPOSED CONCRETE SWALE
- PROPOSED CATCH BASIN
- PROPOSED CB/MANHOLE
- PROPOSED GRASS SWALE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED GRASS SWALE
- PROPOSED CHAINLINK FENCE
- PROPOSED POST & CABLE FENCE
- EXISTING PL GRADE
- PROPOSED FINISHED GRADE
- EXISTING TREE

REVISIONS

NO.	yy/mm/dd	DESCRIPTION	BY	APPD
1	-	-	-	-
2	-	-	-	-
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-

SUBMISSIONS

NO.	DESCRIPTION	DATE (yy/mm/dd)
1	FOR DP	25/07/31
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT

COVE PROPERTIES
FOUNDED 2010 • BIRMINGHAM, ALABAMA

PROJECT

JOB DESCRIPTION

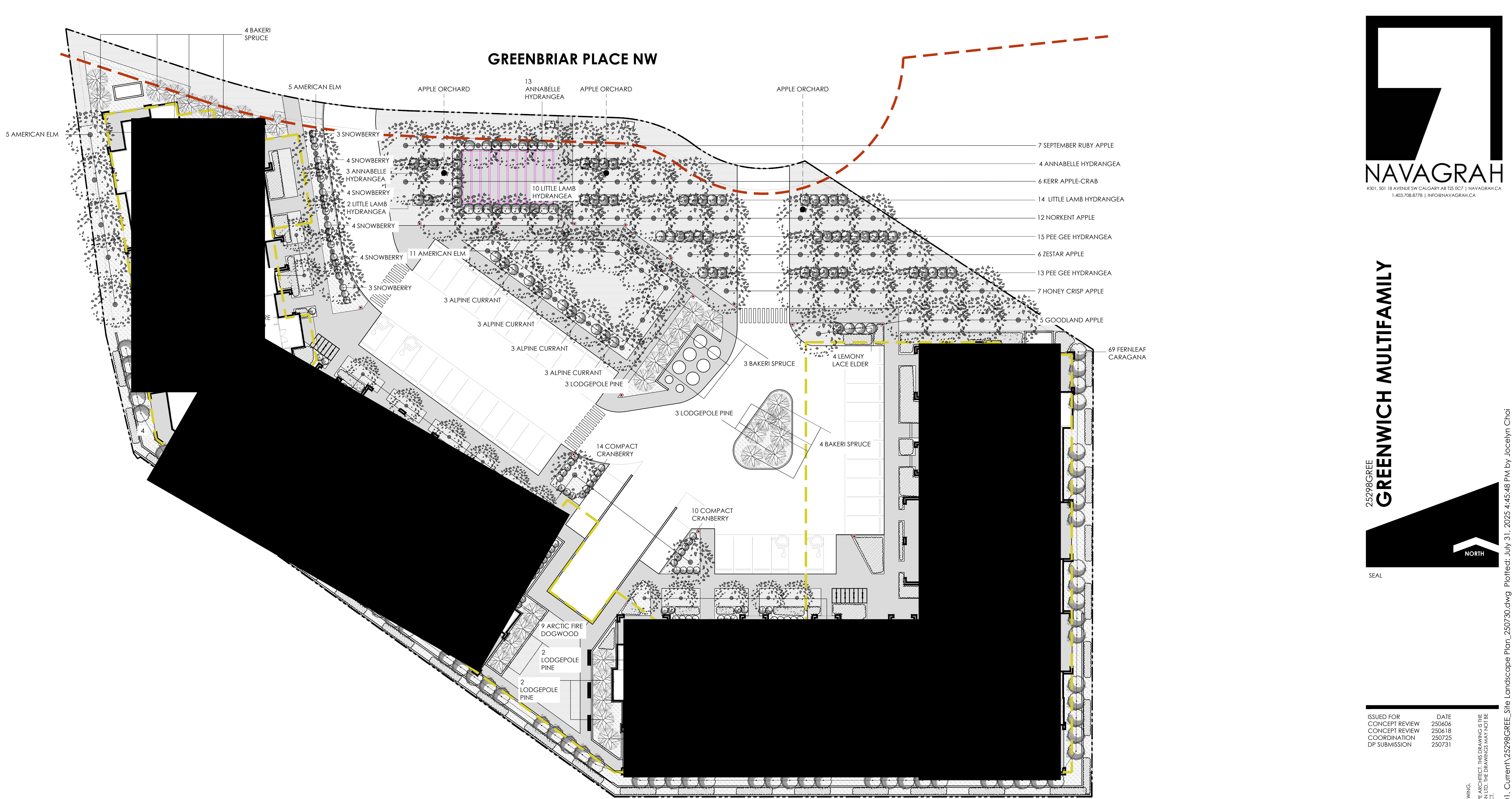
GREENWICH MF

PARCEL SIZE: HA	NUM. OF UNITS: UNITS
LOT: 24	BLK: 8
PLAN: 161 2797	
DP#:	DSSP: -
ADDRESS: 110 GREENBRIAR PLACE N.W.	
LEGAL DESCRIPTION: SE 1/4-33-24-2-W5M	
TITLE	
SITE GRADING PLAN (FOR DP)	

SCALE: 1:250	STAMP:
DWN: TC	
DES: RB	
DATE: JUL 30-25	
CHK: RB	
P. ENG: RB	
PERMIT:	

PROJECT No.	SHEET	OF
219-03	2	3
DRAWING NAME	REVISION	DATE
219-03 GRAD	R 0	

1:250 0 2.5 5 7.5 10



SEAL

ISSUED FOR	DATE
CONCEPT REVIEW	250606
CONCEPT REVIEW	250618
COORDINATION	250725
DP SUBMISSION	250731

THIS DRAWING SUPERCEDES PREVIOUS ISSUES. DO NOT SCALE THE DRAWING.
ALL LANDSCAPE DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING IS THE PROPERTY OF NAVAGRAH LTD. THE DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

GENERAL NOTES

- THIS DRAWING HAS BEEN PREPARED FOR DEVELOPMENT PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS.
- ALL PLANT MATERIAL SIZES SHOWN ARE MINIMUM SIZES.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 75MM DEPTH CHARCOAL MULCH UNLESS OTHERWISE NOTED.
- ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND IRRIGATION SYSTEM.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS.
- TOPSOIL AVAILABLE FOR PLANTINGS OVER PARKADE - TREES 1200MM
SHRUBS 600MM
GRASS & PERENNIALS 300MM

LANDSCAPE ANALYSIS

SITE AREA: 10366.93 SQ.M.
REQUIRED LANDSCAPED AREA = 40% OF SITE AREA = 4,146.77 SQ.M.
PROVIDED LANDSCAPED AREA = 47.57% OF SITE AREA = 4931.88 SQ.M.
TOTAL NUMBER OF REQUIRED TREES = 110
1 TREE/45 SQ.M. OF LANDSCAPED AREA
MIN. CONIFEROUS TREES REQUIRED = 28
REMAINING TREES TO BE DECIDUOUS
TOTAL NUMBER OF REQUIRED SHRUBS = 220
25 SHRUBS/45 SQ.M. OF LANDSCAPED AREA
TOTAL TREES PROVIDED = 110
DECIDUOUS TREES PROVIDED = 79
DECIDUOUS TREES WITH MIN 75MM CALLIPER REQUIRED = 40
PROVIDED = 66
REMAINING DECIDUOUS TREES TO HAVE MIN. 50MM CALLIPER
CONIFEROUS TREES PROVIDED = 31
CONIFEROUS TREES WITH MIN 3000MM HEIGHT REQUIRED = 16
PROVIDED = 31
REMAINING CONIFEROUS TREES TO HAVE MIN. 2000MM HEIGHT
TOTAL SHRUBS PROVIDED = 253

PLANTING SCHEDULE

common name	latin name	size/ spread	quantity	comments
deciduous trees (TOTAL QUANTITY: 79)				
TOBA HAWTHORN	CRATAEGUS MORDENENSIS 'TOBA'	50MM CAL.	7	B&B, SPECIMEN
SNOWBIRD HAWTHORN	CRATAEGUS MORDENENSIS 'SNOWBIRD'	50MM CAL.	6	B&B, SPECIMEN
SEPTEMBER RUBY APPLE	MALUS X 'SEPTEMBER RUBY'	75MM CAL.	7	B&B, SPECIMEN
KERR APPLE-CRAB	MALUS X 'KERR'	75MM CAL.	6	B&B, SPECIMEN
NORKENT APPLE	MALUS X 'NORKENT'	75MM CAL.	12	B&B, SPECIMEN
ZESTAR APPLE	MALUS X 'ZESTAR'	75MM CAL.	6	B&B, SPECIMEN
HONEY CRISP APPLE	MALUS X 'HONEY CRISP'	75MM CAL.	7	B&B, SPECIMEN
GOODLAND APPLE	MALUS X 'GOODLAND'	75MM CAL.	5	B&B, SPECIMEN
AMERICAN ELM	ULMUS AMERICANA	75MM CAL.	23	B&B, SPECIMEN
coniferous trees (TOTAL QUANTITY: 31)				
BAKERI SPRUCE	PICEA PLUNGENS 'BAKERI'	3000MM HT.	14	B&B, SINGLE LEADER
LODGEPOLE PINE	PINUS CONTORTA 'LATIFOLIA'	2000MM HT.	15	B&B, SINGLE LEADER
common name	latin name	size/ spread	quantity	comments
deciduous shrubs (TOTAL QUANTITY: 253)				
SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HT.	22	MIN 5-7 STEMS
ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	600MM HT.	48	MIN 5-7 STEMS
PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	600MM HT.	28	MIN 5-7 STEMS
LITTLE LAMB HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LAMB'	600MM HT.	26	MIN 5-7 STEMS
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	600MM HT.	20	MIN 5-7 STEMS
ALPINE CURRANT	RIBES ALPINUM	600MM HT.	12	MIN 5-7 STEMS
LEMONY LACE ELDER	SAMBUCUS RACEMOSA 'SMNSRD4'	600MM HT.	4	MIN 5-7 STEMS
FERNLEAF CARAGANA	CARAGANA ABORESCENS 'LORBERGII'	600MM HT.	69	MIN 5-7 STEMS
COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	600MM HT.	24	MIN 5-7 STEMS

LEGEND

- CONCRETE
- PLANTING BED WITH PARKLAND PREMIUM MULCH
- SOD
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- DECIDUOUS SHRUBS
- PERENNIALS
- BENCH
- CLASS 2 BIKE PARKING
- BOLLARD
- URW
- PARKADE LINE
- TRELLIS

NOT FOR CONSTRUCTION

SCALE	1:250
DATE	250731
DRAWN BY	JC
CHECKED BY	YN

L-2
DP

PLANTING PLAN