

PROPOSED MULTI-TENANT INDUSTRIAL BUILDING FOR:



ASTRIA HORIZON

ADDRESS: 10906 50 ST SE, CALGARY AB

LEGAL: PLAN 1510434, BLOCK 17, LOT 3



VIEW FROM 50 ST. SE



AERIAL VIEW OF LOADING (REAR EAST)



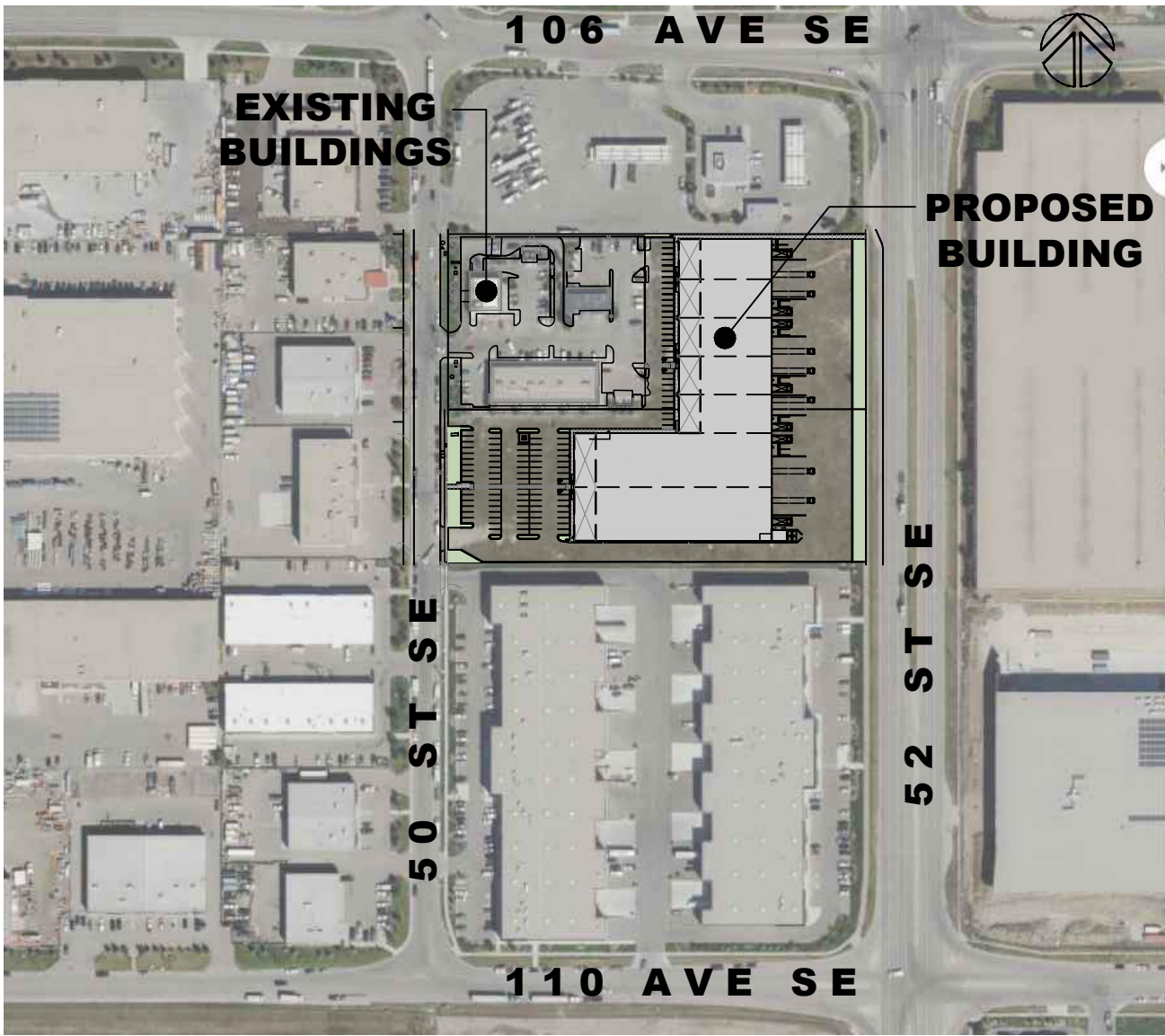
VIEW FROM 52 ST. SE



VIEW FROM 50 ST. SE



AERIAL VIEW OF FRONT (WEST)



CONTEXT PLAN

ARCHITECTURAL DRAWING LIST

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DETAILS	A-7.0
DETAILS	A-7.1

CONSULTANTS LIST:

DEVELOPER ASTRIA PROPERTIES 105 - 19423 80A AVENUE, LANGLEY BC, V2Y 0E2 TEL: 604-362-2494 CONTACT: RILEY PHILLIPS	ARCHITECT ARCHITECTURE PANEL INC. UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4 TEL: 604-385-3600 CONTACT: RUCHIR DHALL AIBC, AAA, CSLA	CIVIL ENGINEER CENTRAS ENGINEERING LTD. #306-2630 CROYDON DRIVE, SURREY, BC V3S 6T3 TEL: 604-283-2240 CONTACT: STEVE O'CONNELL	GEOTECHINICAL ENGINEER GLOBAL ENGINEERING & TESTING 6457 48TH STREET SE CALGARY, AB T2C 5A4 TEL: 403-291-5041 CONTACT: CONNOR GRIFFIN	LANDSCAPE ARCHITECT MK DESIGN GROUP 11482 HARE ROAD, LAKE COUNTRY, BC V4V 2H3 TEL: 778-455-8445 CONTACT: MILANA MALESEVICH	STRUCTURAL ENGINEER TRL ASSOCIATES LTD. 1615 10TH AVENUE SW #100 CALGARY, AB T2C 0J7 TEL: 403-244-4944 CONTACT: BRYAN ROONEY	MECHANICAL ENGINEER BYCAR ENGINEERING LTD. #105A 7808 132 STREET SURREY, BC V3N 4N1 TEL: 604-591-2166 CONTACT: SARJ RANU	ELECTRICAL ENGINEER SML CONSULTANTS GROUP LTD. #101 1225 BROWN STREET DELTA, BC V4G 1G5 TEL: 604-946-1680 CONTACT: RICHARD TUCKER
ENVELOPE ENGINEER AQUA-COAST ENGINEERING LTD. #315 - 13288 WIRELESS WAY RICHMOND, BC V6V 0A3 TEL: 604-946-9910 CONTACT: ROY SHI	FIRE SUPPRESSION ENGINEER CONSTANT FIRE PROTECTION 5442 56 AVENUE SE CALGARY, AB T2C 4M6 TEL: 403-214-1413 CONTACT: TRACEY WILLET	ENERGY MODELER BLUESHIFT GROUP GREENHALLS SUSTAINABLE SERVICES LTD. 500 4TH AVE, SW, SUITE 2500 CALGARY, AB T2P 2V6 TEL: 403-801-5006 CONTACT: LISA KANIK					

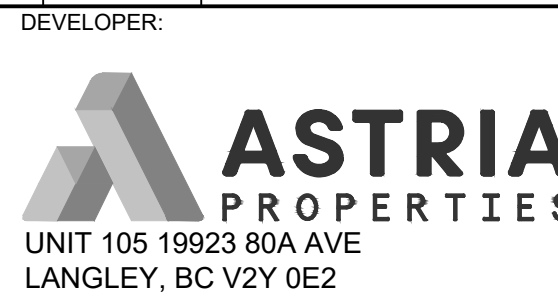
MUNICIPAL USE:



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
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6	NOV 25 25	CLIENT REVIEW
5	OCT 15 25	DEVELOPMENT PERMIT
4	OCT 15 25	CLIENT REVIEW
3	SEP 23 25	REDS SUBMISSION
2	JUL 28 25	DEVELOPMENT PERMIT
1	JUL 18 25	CLIENT REVIEW
NO.	DATE	DESCRIPTION



PROJECT:
PROPOSED:
ASTRIA HORIZON
MULTI-TENANT INDUSTRIAL BUILDING
ADDRESS: 10906, 50 ST SE, CALGARY AB

DRAWING

COVER SHEET

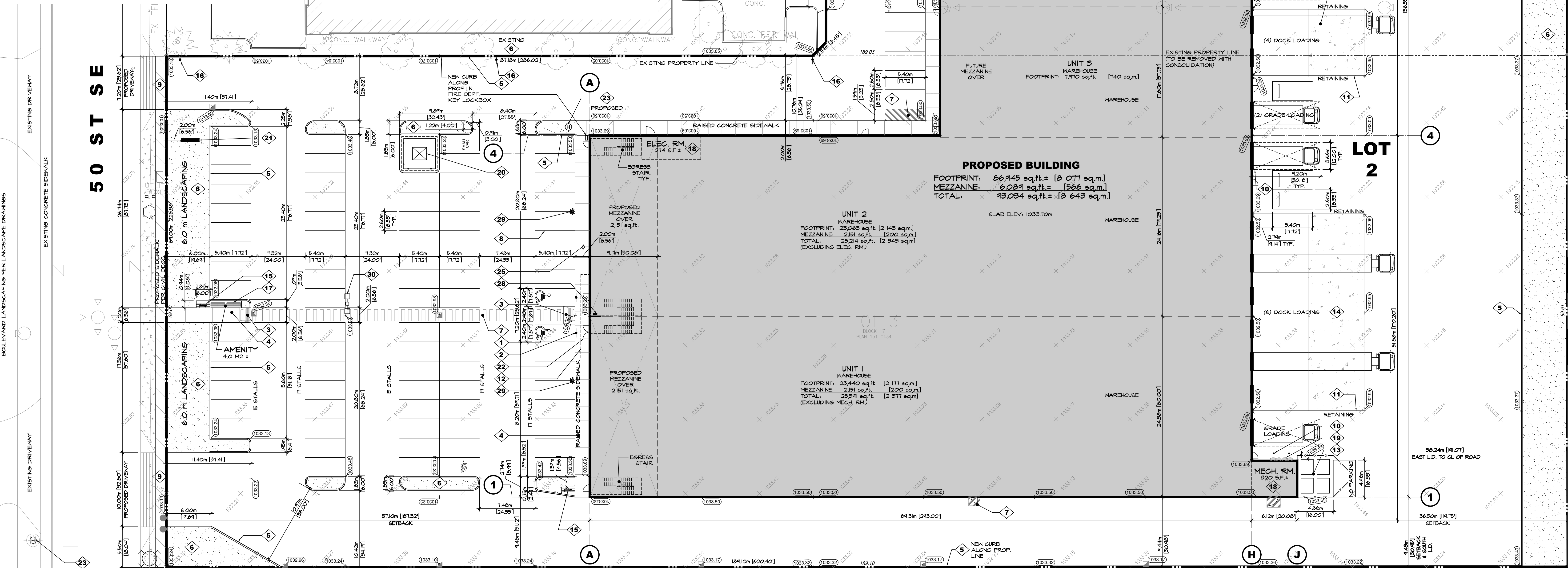
SEAL	JOB NO. 25-010	DRAWN RP
CHECKED	R.D.	
PLOT DATE	MAR 06 26	

PROJECT - DRAWING NUMBER	REV
A-0.0	9

GENERAL NOTES:

- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS.
- ASPHALT & SUBBASE DESIGN PER SOILS REPORT.
- CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT COPIES TO CITY BUILDING DEPT.
- SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS.
- SEE ELECTRICAL DRAWINGS FOR LOCATION OF FIRE ALARM PANEL & ANNUNCIATOR.
- ALL CONSTRUCTION PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE, DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
- THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
- ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL JOINTS AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
- VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
- THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
- ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
- THERE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
- ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING.
- SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
- ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH A.R.C.A. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
- PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
- ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
- ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

BASIS FOR DESIGN 2023 NBC AE



KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-1.2
2	(POST) MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 1/A-1.2
3	4'-6" L x 6" W SIDEWALK LETDOWN, PROVIDE MINIMUM 5'x5' CLEAR AT TOP OF LETDOWN, SEE DETAIL 5/A-1.2
4	CONCRETE SIDEWALK, 6" ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 5/A-1.2
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DWGS
7	PAINT ON ASPHALT

8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS, PER CIVIL DRAWINGS
10	6"Ø x 1/4" THICK CONCRETE FILLED STEEL BOLLARD, PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOLLY TYPICAL AT ALL GRADE DOORS, SEE DETAIL 5/A-1.2
11	RETAINING WALL UNPAINTED 2'x 42" PIPE GUARDRAIL, GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DWGS FOR RETAINING WALL HEIGHTS, SEE DET. 10/A-1.2
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	WASTE ENCLOSURE, SEE DETAIL 5/A-1.06
14	CONCRETE DOLLY PAD PER STRUCTURAL DRAWINGS, SEE FLOOR TYPE FIG PER CONSTRUCTION SCHEDULE, TYPICAL
15	BICYCLE PARKING, SEE DETAIL 4/A-1.2

16	'NO PARKING' SIGN ALONG FIRE ACCESS ROUTE, SEE A-1.06 FOR FIRE
17	SITE FURNITURE PER LANDSCAPE ARCHITECTS DWGS
18	ELEC. & MECH. ROOMS / EQUIP.
19	GAS METERS, PER MECH. DWGS, WITH FENCE AND PROTECTION AS REQUIRED BY GAS COMPANY & MUNICIPALITY, SEE DETAIL 4/A-1.2
20	ELEC. KIOSK, SEE DETAIL 1/A-1.2, SEE ELECTRICAL DWGS
21	FREE STANDING SIGNAGE, C/W UNDERGROUND ELECTRICAL POWER SUPPLY SUPPLIED BY OTHERS
22	TYPICAL ACCESSIBLE ENTRANCE
23	FIRE HYDRANT, SEE CIVIL DWGS

24	WHEELSTOP, PER DETAIL 2/A-1.2
25	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DWGS
26	NOT USED
27	NOT USED
28	ANNUNCIATOR PANEL, SEE ELECTRICAL DWGS
29	FUTURE EV CHARGER ROUGH-INS (SEE ELECTRICAL DRAWINGS)
30	POLE MOUNTED LUMINAIRE (SEE ELECTRICAL DRAWINGS)

SITE DATA

CIVIC ADDRESS: 10406 50 ST SE, CALGARY AB
LEGAL DESCRIPTION: PLAN S10404, BLOCK 17, LOT 5
ZONING: I-C INDUSTRIAL
BUILDING AREA (FOOTPRINT): 8 071 sq.m. [86 945 sq.ft.]
SITE AREA (LOT 4): 75 955.7 sq.ft. / 1.74 ac. (1 056.5 sq.m. / 0.705 ha.)
SITE AREA (LOT 5): 225 346.7 sq.ft. / 5.17 ac. (20 495.0 sq.m. / 2.049 ha.)
SITE AREA (TOTAL): 301 302.4 sq.ft. / 6.92 ac. (27 491.4 sq.m. / 2.744 ha.)
SITE COVERAGE: 39.6 %
F.A.R. (1.0 MAX) NET LOT 2, 86 945 + 6 029 + 93 034 / 225 346.7 = 0.41
SETBACKS: (REQUIRED) (PROPOSED)
FRONT (WEST): 15.7' [6.0m] 187.32' [57.10m]
REAR (EAST): 14.75' [6.0m] 14.75' [56.80m]
INT. SIDE (NORTH): 3'x 1.2m 6'x2' [2.0m]
INT. SIDE (SOUTH): 3'x 1.2m 30'x3' [9.43m]
[SOUTH SETBACK VARIANCE REQUIRED]
34.57' [10.5m] MAX. 35.55' [10.71m]

HEIGHT: PARKING REQUIRED:
INDUSTRIAL & OFFICE: 1 STALL PER 1076.4 sq.ft. (86 945+6 029) / 1076.4 = 81
TOTAL REQUIRED: 81
PARKING PROVIDED: 120
SMALL STALLS PROVIDED: 2
ACCESSIBLE STALLS PROVIDED: 4

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NO. DATE DESCRIPTION

DEVELOPER

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT: PROPOSED

ASTRIA HORIZON
MULTI-TENANT INDUSTRIAL BUILDING
ADDRESS: 10906, 50 ST SE, CALGARY AB

DRAWING

SITE PLAN

SEAL

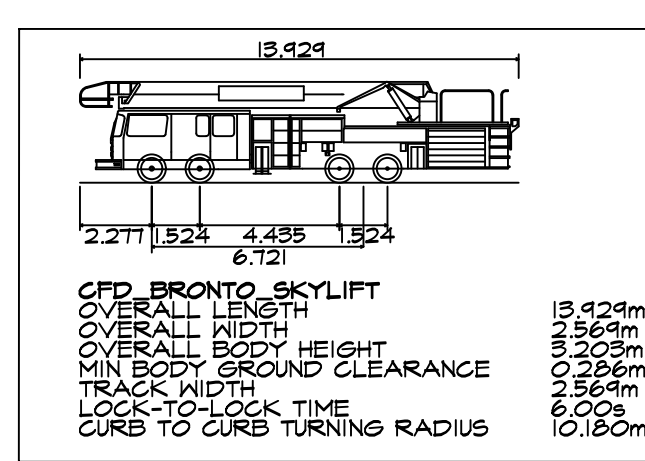
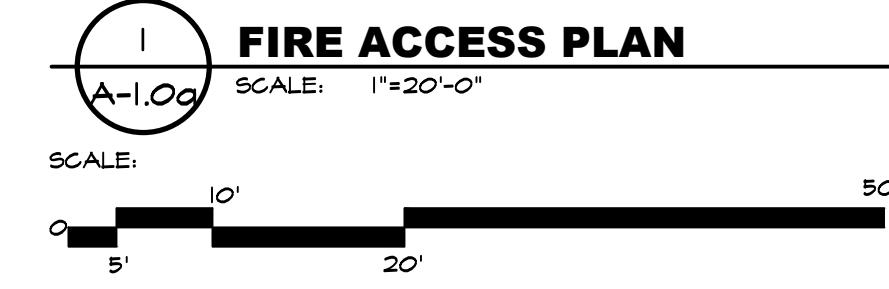
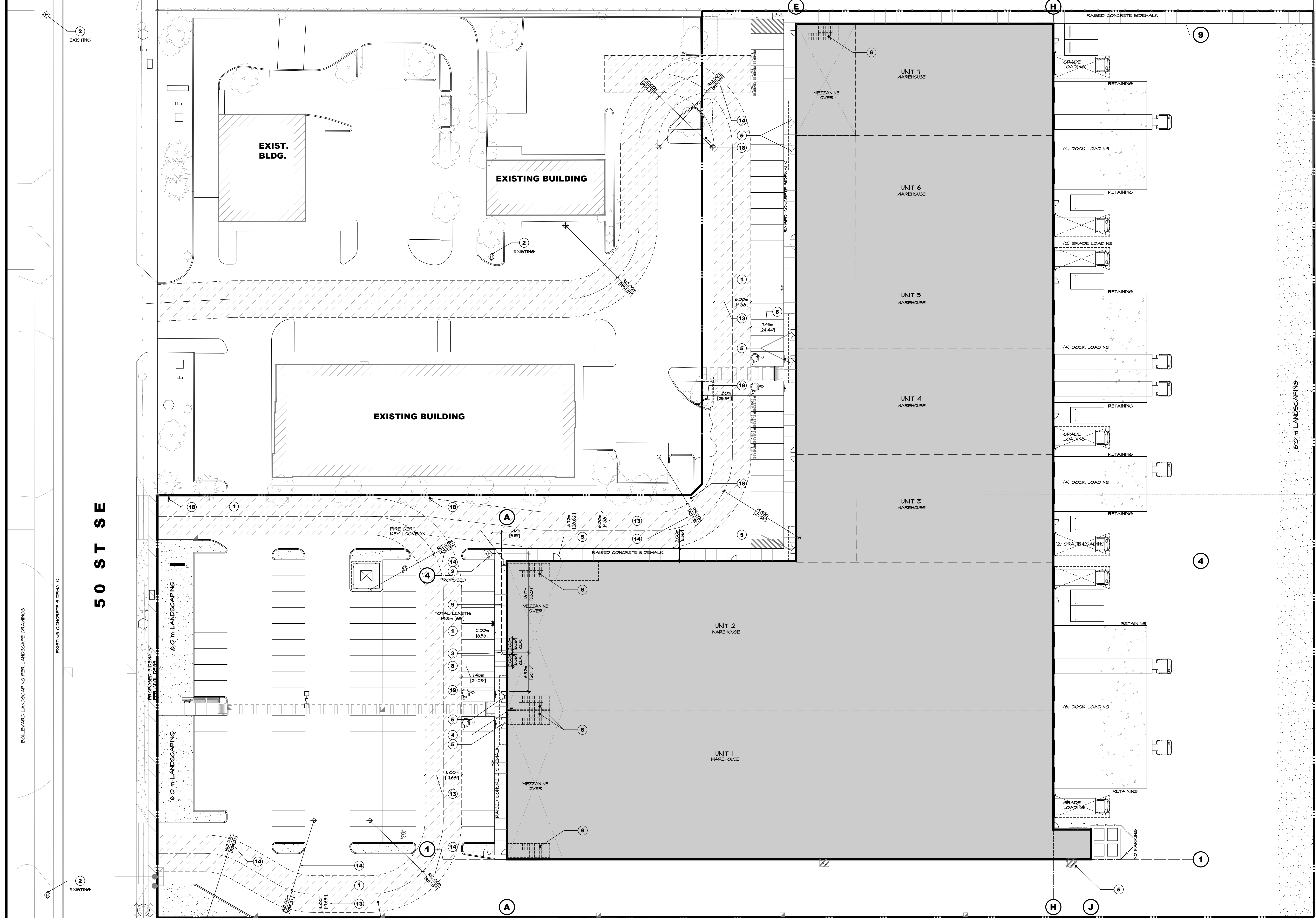
JOB NO. 25-010 DRAWN J.B. RP, BT

CHECKED R.D.

PLOT DATE MAR. 06.26

PROJECT - DRAWING NUMBER

REV. 13



KEYED FIRE RESPONSE PLAN NOTES

1	A CLEARLY IDENTIFIED OR HIGHLIGHTED FIRE DEPT. ACCESS ROUTE(S).
2	THE LOCATION OF NEW AND EXISTING FIRE HYDRANT(S).
3	THE LOCATION OF THE FIRE DEPARTMENT CONNECTION(S).
4	THE LOCATION OF THE FIRE ALARM ANNUNCIATOR PANEL(S). C/W STROBE LIGHT ABOVE EXTERIOR DOOR
5	THE LOCATION OF THE PRIMARY ENTRANCE TO THE BUILDING AND ANY PRIMARY ENTRANCES TO UNITS NOT CONNECTED TO THE BUILDING THROUGH AN INTERNAL CORRIDOR / SERVICE ROOM ENTRANCES
6	THE LOCATION OF STAIRWELLS THAT PROVIDE ACCESS TO ABOVE GRADE AND BELOW GRADE LEVELS. NOTE: STAIRWELL ACCESS TO ALL ABOVE GRADE AND BELOW GRADE LEVELS IS TO BE PROVIDED AT THE PRIMARY RESPONSE POINT.
N/A - 7	PARKING AREA

8	THE DIMENSIONED DISTANCE FROM THE PRINCIPAL ENTRANCE TO THE CLOSEST PORTION OF THE ACCESS ROUTE. (NBC/AE) 3.2.5.5.)
9	THE DIMENSIONED UNOBSTRUCTED DISTANCE BETWEEN THE FIRE HYDRANT(S) AND THE FIRE DEPARTMENT CONNECTION(S). (NBC/AE) 3.2.5.5.)
N/A - 10	IF THE BUILDING IS NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION THE DIMENSIONED DISTANCES FROM THE FIRE HYDRANT TO THE FIRE DEPARTMENT TURNER VEHICLE TO THE PRIMARY ENTRANCE OF THE BUILDING VIA THE UNOBSTRUCTED PATH OF TRAVEL. (NBC/AE) 3.2.5.5.)
N/A - 11	THE DIMENSIONED DISTANCE OF PATH OF TRAVEL FROM ALL BUILDINGS AND UNITS NOT CONNECTED TO THE BUILDING THROUGH AN INTERNAL CORRIDOR / SERVICE ROOM ENTRANCES TO THE PRIMARY ENTRANCE OF THE BUILDING VIA THE UNOBSTRUCTED PATH OF TRAVEL. (NBC/AE) 3.2.5.5.)
12	THE FIRE DEPT. ACCESS ROUTE THAT MUST BE DESIGNED TO SUPPORT A MINIMUM HEIGHT OF 30,556 KG (65,000 LBS). (NBC/AE) 3.2.5.6.)
13	THE DIMENSIONED WIDTH OF THE ACCESS ROUTE. (NBC/AE) 3.2.5.6.)

14	THE DIMENSIONED CENTRE-LINE TURNING RADIUS OF THE ACCESS ROUTE. (NBC/AE) 3.2.5.6.)
N/A - 15	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE AN OVERHEAD CLEARANCE OF LESS THAN 5 M (16.4 FT). (3.2.5.6.)
N/A - 16	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE A CHANGE IN GRADE OF MORE THAN 0.30 M (1.0 FT). (3.2.5.6.)
N/A - 17	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE A CHANGE IN GRADE OF MORE THAN 0.30 M (1.0 FT). (3.2.5.6.)
18	NO PARKING SIGN ALONG FIRE ACCESS ROUTE
19	STROBE LIGHT ABOVE EXTERIOR DOOR FOR INDICATION OF FIRE ALARM ANNUNCIATOR PANEL(S) LOCATION

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2	OCT 23 25	CONSULTANT USE
1	OCT 15 25	DEVELOPMENT PERMIT
NO.	DATE	DESCRIPTION

DEVELOPER:

ASTRIA PROPERTIES
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:
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ASTRIA HORIZON
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DRAWING

FIRE ACCESS PLAN

SEAL	JOB NO. 25-010	DRAWN RP
	CHECKED	R.D.
	PLOT DATE	MAR 06 26
	PROJECT - DRAWING NUMBER	REV

A-1.0a **6**

52 ST SE

50 ST SE



WASTE COLLECTION VEHICLE	10,000
OVERALL LENGTH	12,800
OVERALL WIDTH	2,400
OVERALL HEIGHT	4,600
OVERALL BODY HEIGHT	3,600
MIN. BODY CLEARANCE	1,200
TRACK WIDTH	1,200
LOCK-TO-LOCK TIME	12,800
CURB TO CURB TURNING RADIUS	12,800

WASTE COLLECTION CALCULATIONS

BIN RECOMMENDATIONS PROVIDED BY MUNICIPALITY OF CALGARY.
DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE
TOTAL WASTE PRODUCED DEPENDENT ON END USERS. THESE ARE ESTIMATES ONLY
AND ARE TO BE CONFIRMED UNDER FUTURE TENANT IMPROVEMENT PERMITS.

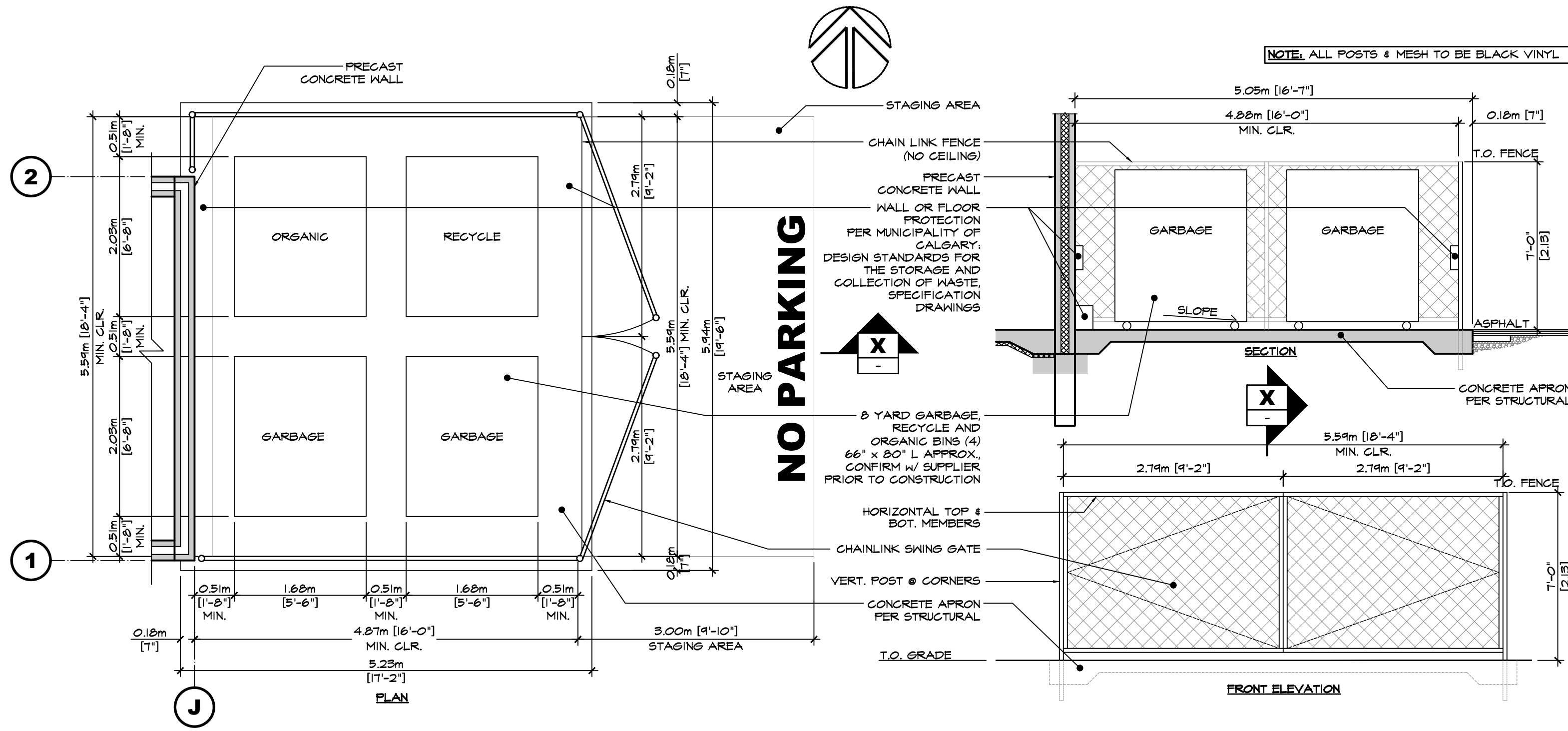
(FOOTPRINT / 1,000 m²) * 3 m³ PER WEEK / BIN SIZE) * BINS REQUIRED
(8.07T / 2 / 1,000 m²) * 3 m³ PER WEEK / 6.1 m³ (8.07T) * 4 (19.4T) 8 YD BINS REQUIRED

RECOMMENDATIONS FOR INDUSTRIAL BUILDING WITH ONCE-A-WEEK PICK UP CYCLE
2 X FRONT END CONTAINER FOR GARBAGE (NON-RECYCLABLE)
1 X FRONT END CONTAINER FOR RECYCLABLE MATERIALS
1 X FRONT END CONTAINER FOR ORGANIC MATERIALS

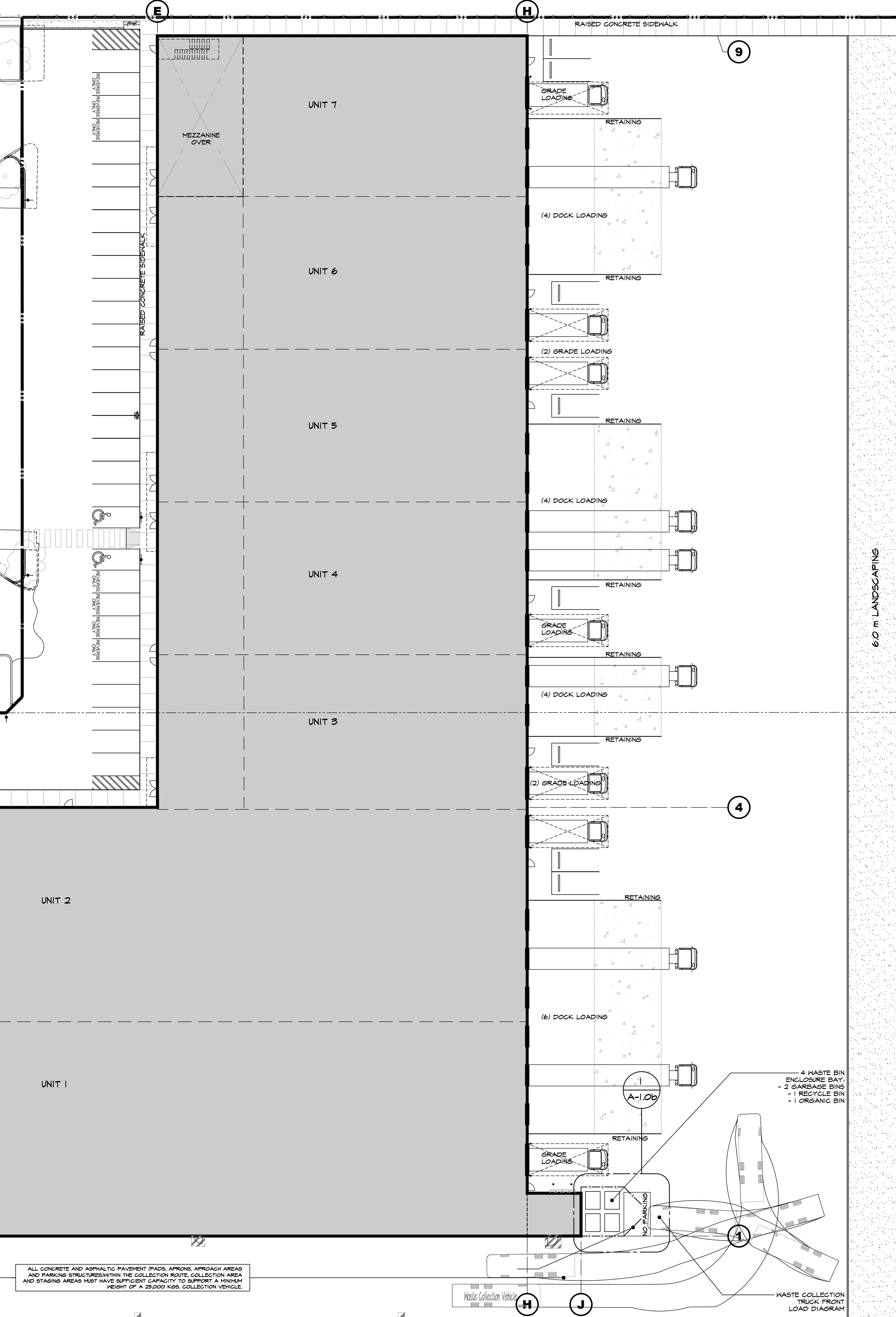
DEVELOPER/STRATA TO ENSURE CONTRACT
WITH LOCAL WASTE HAULER IN PLACE TO
ENSURE REGULAR AND ONGOING WASTE
REMOVAL OF THE SITE.

ALL WASTE BINS TO BE PROVIDED BASED ON
THE RECOMMENDATIONS OF WASTE HAULER
UNDER CONTRACT, AND IN CONFORMANCE
WITH CITY OF CALGARY STANDARDS, BASED
ON TENANT REQUIREMENTS.

8 YARD
WASTE COLLECTION BIN
SCALE: NTS



WASTE ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



WASTE COLLECTION PLAN
SCALE: 1" = 20'-0"

52 ST SE

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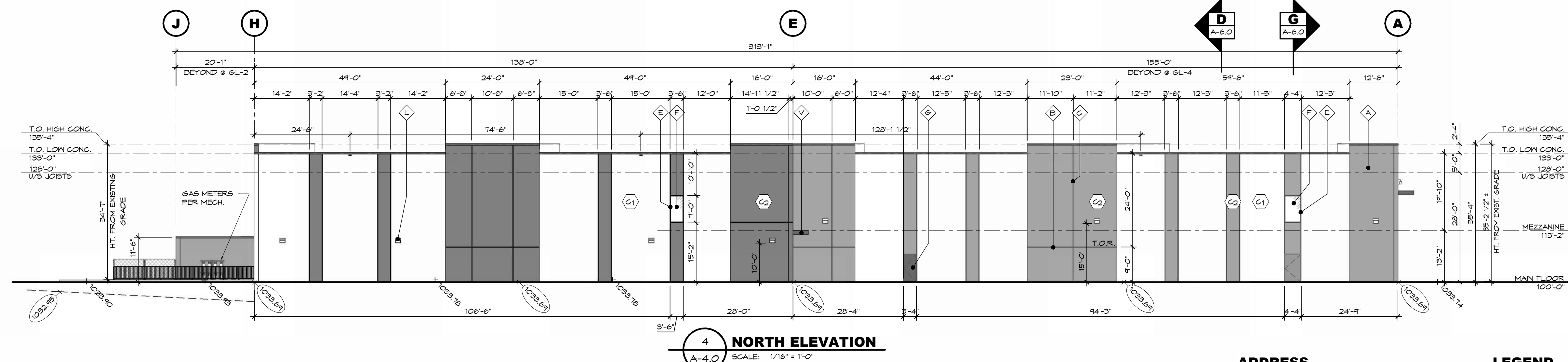
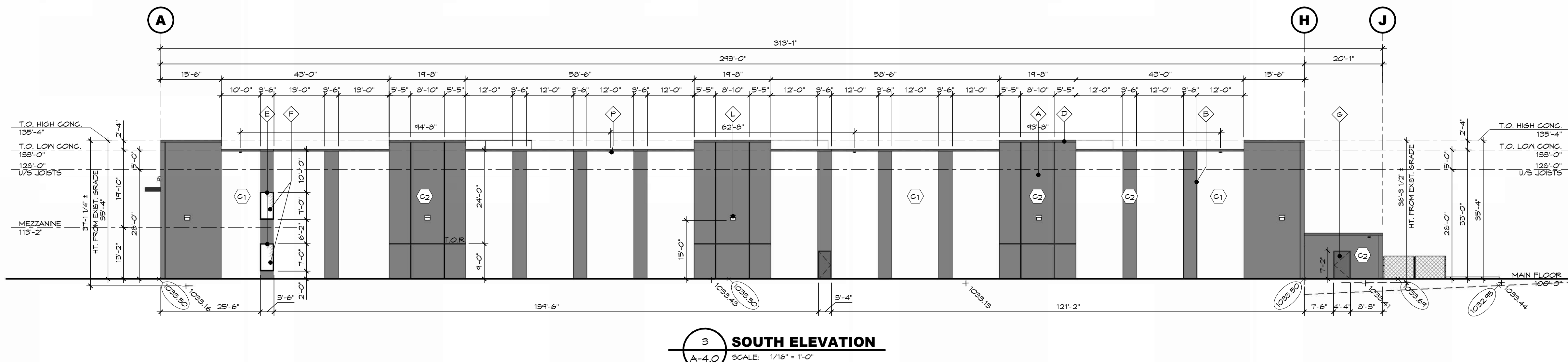
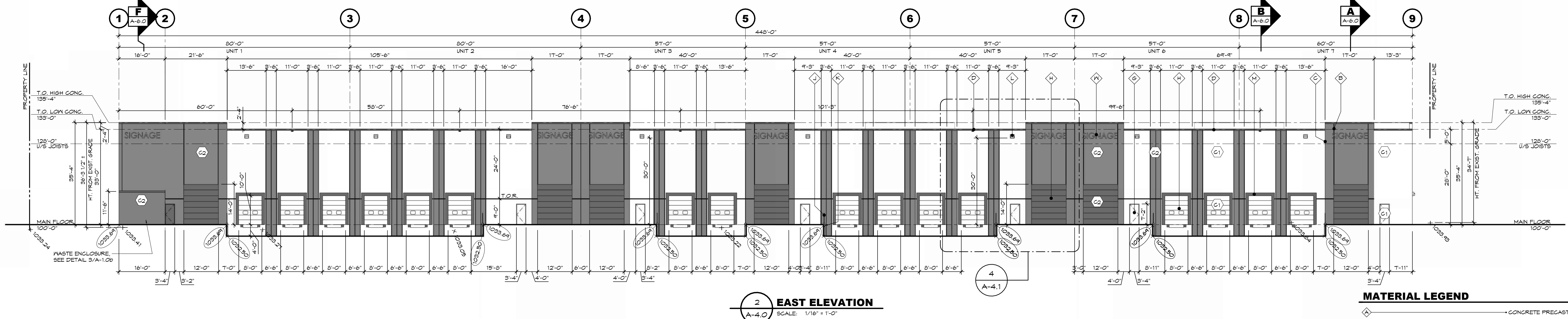
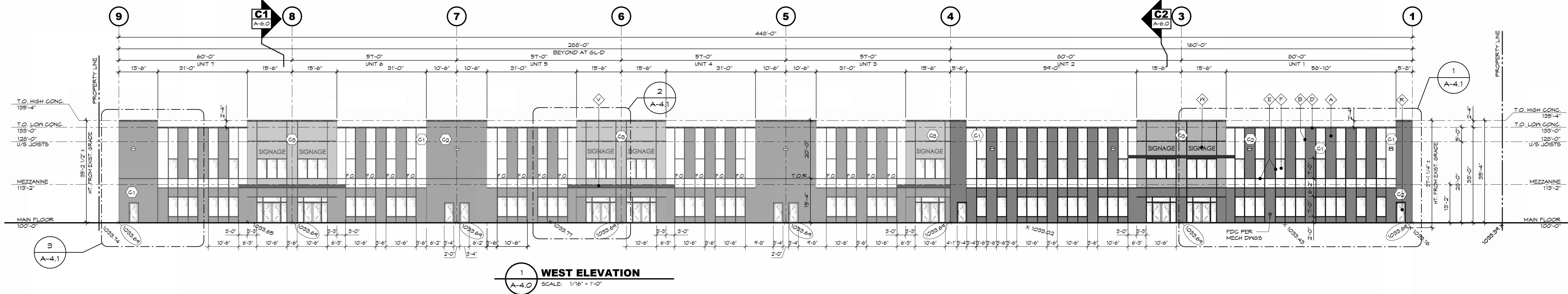
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PROPOSED:
ASTRIA
HORIZON
MULTI-TENANT INDUSTRIAL BUILDING
ADDRESS: 19066, 50 ST SE, CALGARY AB

DRAWING
WASTE
COLLECTION PLAN

SEAL	JOB NO. 25-010	DRAWN RP
CHECKED	R.D.	
PLOT DATE	MAR 06 26	
PROJECT - DRAWING NUMBER		REV

A-1.0b 6



MATERIAL LEGEND

- CONCRETE PRECAST WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- DOCK SEAL
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STOREFRONT DOOR
- CONCRETE CURB UNDER, PAINTED
- CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR
- C-CHANNEL STEEL FRAMED CANOPY - PAINTED
- FASCIA SIGNAGE - WHITE CHANNEL LETTERING

NOTE: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

ALL PAINT COLOURS TO BE SHERWIN WILLIAMS U.N.O.

MAIN FIELD COLOUR 1: MORNING FOG (SW 6295)

FIELD ACENT COLOUR 1: CYBERSPACE (SW 7016)

FIELD ACENT COLOUR 2: ESPALIER (SW 6734)

FIELD ACENT COLOUR 3: TRICORN BLACK (SW 6258)

STEEL HANDDOOR COLOUR: C1 & C2, SEE ELEVATIONS

EXTERIOR GUARDRAILS: BLACK

ALUMINUM STOREFRONT MULLIONS: CLEAR (LOW E AND / OR ASHRAE 90.1

TYPICAL GLAZING: 2019 COMPLIANT)

TYPICAL METAL CAP FLASHING: CASCADIA METALS OLD TOWN GREY @ C2

CASCADIA METALS POLAR WHITE @ C1

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMER. IT IS ALSO THE PAINTING CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPATING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20x20 TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE PRE-CAST WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYLID PRIMER, 2 COATS OF ALKYLID ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

ADDRESS

CIVIC ADDRESS: 10406 50 ST SE, CALGARY AB

LEGAL ADDRESS: PLAN 1510434, BLOCK 11, LOT 3

LEGEND

PROPOSED GRADES

EXISTING GRADES

LIGHT FIXTURE, PER ELEC

FUTURE OPENING

MUNICIPAL USE:



ARCHITECTURE PANEL INC.

ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
UNIT 205 - 1893 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3606 | RUCIN@ARCHITECTUREPANEL.COM

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NO.	DATE	DESCRIPTION	BY	CHKD.
10	MAR 06 26	TENDER		
9	FEB 25 26	HT REVIEW & COORDINATION		
8	JAN 23 26	CONSULTANT COORDINATION		
7	DEC 10 25	BUILDING PERMIT		
6	NOV 25 25	CLIENT REVIEW		
5	OCT 23 25	CONSULTANT USE		
4	OCT 15 25	CLIENT REVIEW		
3	SEP 23 25	REDS SUBMISSION		
2	JUL 28 25	DEVELOPMENT PERMIT		
1	JUL 18 25	CLIENT REVIEW		
NO.	DATE	DESCRIPTION	BY	CHKD.

DEVELOPER:



UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:

PROPOSED:

ASTRIA HORIZON
MULTI-TENANT INDUSTRIAL BUILDING

ADDRESS: 10406 50 ST SE, CALGARY AB

DRAWING

ELEVATIONS

SEAL

JOB NO 25-010

DRAWN JBUH

CHECKED R.D.

PLOT DATE MAR 06 26

PROJECT - DRAWING NUMBER

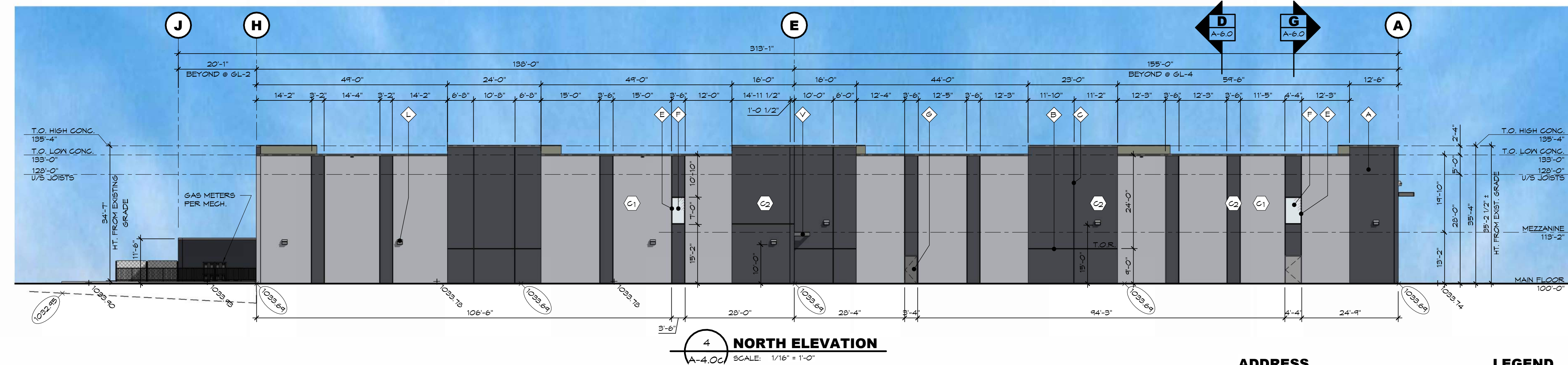
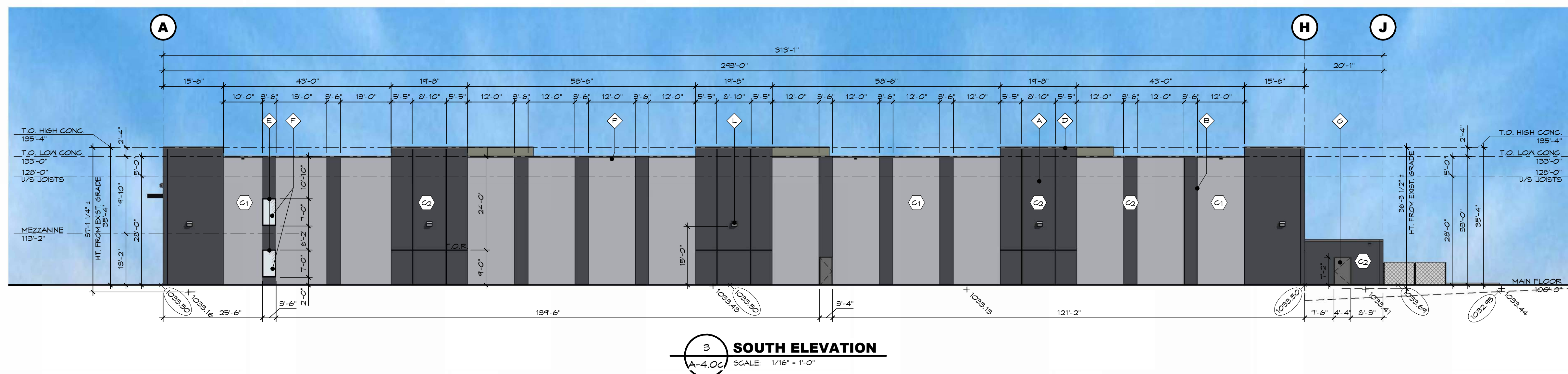
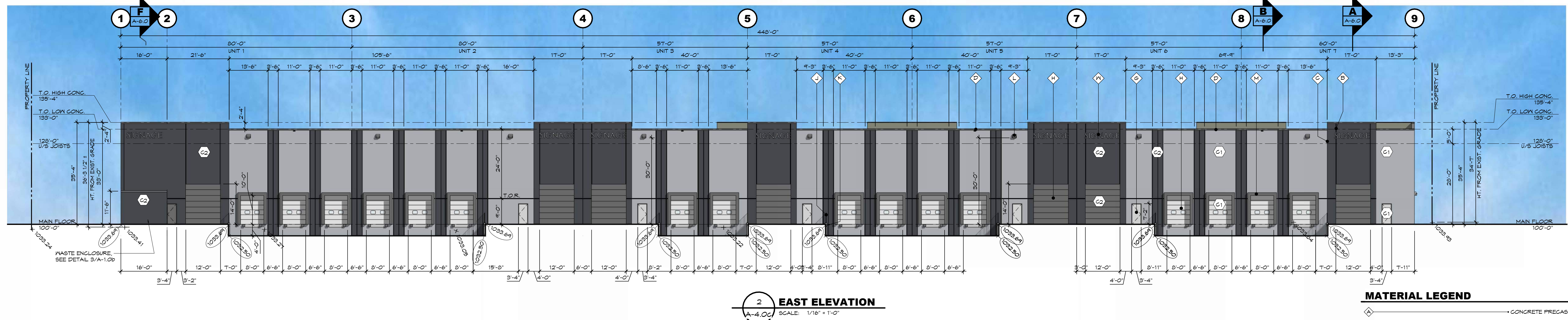
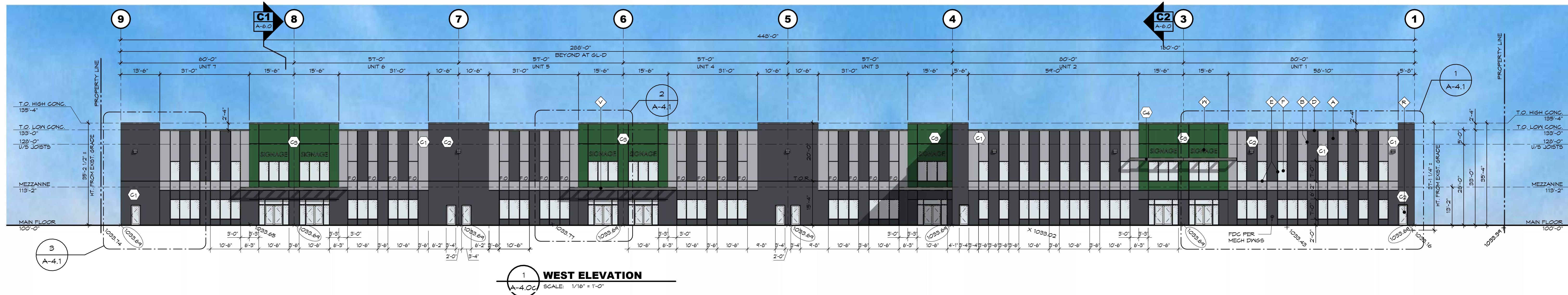
A-4.0

REV. 10



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 205 - 1893 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3606 | RICH@ARCHITECTUREPANEL.COM

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**MATERIAL LEGEND**

- ① CONCRETE PRECAST WALL TYP. - PAINTED
 - ② REVEAL IN CONCRETE - PAINTED
 - ③ PANEL JOINT
 - ④ PRE-FINISHED METAL CAP FLASHING
 - ⑤ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ⑥ STOREFRONT GLASS - CLEAR
 - ⑦ STEEL HANDDOORS - PAINTED
 - ⑧ STEEL SECTIONAL OVERHEAD DOORS
 - ⑨ STEEL GUARDRAILS - PAINTED
 - ⑩ CONCRETE RETAINING WALLS - PAINTED, TYP.
 - ⑪ LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - ⑫ DOCK SEAL
 - ⑬ SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
 - ⑭ SCUPPER
 - ⑮ METAL CLAD CANOPY
 - ⑯ STOREFRONT DOOR
 - ⑰ CONCRETE CURB UNDER, PAINTED
 - ⑱ CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
 - ⑲ CURTAIN WALL GLASS - CLEAR
 - ⑳ C-CHANNEL STEEL FRAMED CANOPY - PAINTED
 - ㉑ FASCIA SIGNAGE - WHITE CHANNEL LETTERING
- NOTE: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

5 TYP. REVEAL DETAIL

SCALE: 12" = 1'-0"

PROJECT COLOURS

ALL PAINT COLOURS TO BE SHERWIN WILLIAMS U.N.O.

① MAIN FIELD COLOUR 1: MORNING FOG (SW 6295)

② FIELD ACCENT COLOUR 1: CYBERSPACE (SW 1076)

③ FIELD ACCENT COLOUR 2: ESPALIER (SW 6734)

④ FIELD ACCENT COLOUR 3: TRICORN BLACK (SW 6290)

⑤ C1 & C2, SEE ELEVATIONS

STEEL HANDDOOR COLOUR: BLACK

ALUMINUM STOREFRONT MULLIONS: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)

TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)

TYPICAL METAL CAP FLASHING: CASCADIA METALS OLD TOWN GREY @ C2

CASCADIA METALS POLAR WHITE @ C1

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ADDRESS

CIVIC ADDRESS: 10406 50 ST SE, CALGARY AB

LEGAL ADDRESS: PLAN 1510434, BLOCK 11, LOT 3

LEGEND

① PROPOSED GRADES

② EXISTING GRADES

③ LIGHT FIXTURE, PER ELEC

④ FUTURE OPENING

9	MAR 06 26	TENDER
8	FEB 25 26	IFT REVIEW & COORDINATION
7	JAN 23 26	CONSULTANT COORDINATION
6	DEC 10 25	BUILDING PERMIT
5	OCT 23 25	CONSULTANT USE
4	OCT 15 25	CLIENT REVIEW
3	SEP 23 25	REDS SUBMISSION
2	JUL 28 25	DEVELOPMENT PERMIT
1	JUL 18 25	CLIENT REVIEW
NO DATE Y.M.D.		DESCRIPTION

DEVELOPER:



UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROJECT:

PROPOSED:

ASTRIA HORIZON
MULTI-TENANT INDUSTRIAL BUILDING

ADDRESS: 10906, 50 ST SE, CALGARY AB

DRAWING

COLOURED ELEVATIONS

SEAL

JOB NO 25-010

DRAWN JBUH

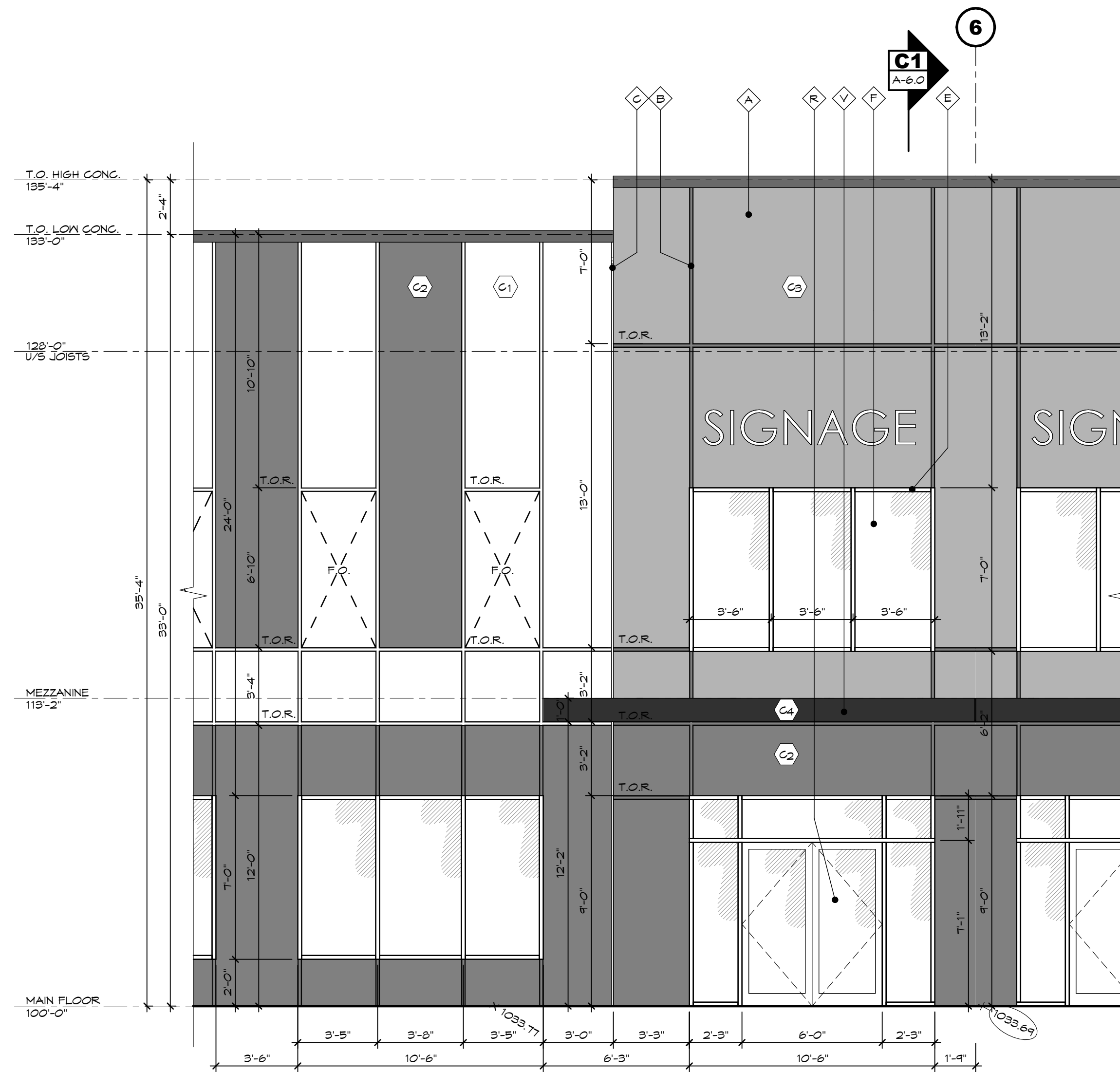
CHECKED R.D.

PLOT DATE MAR 06 26

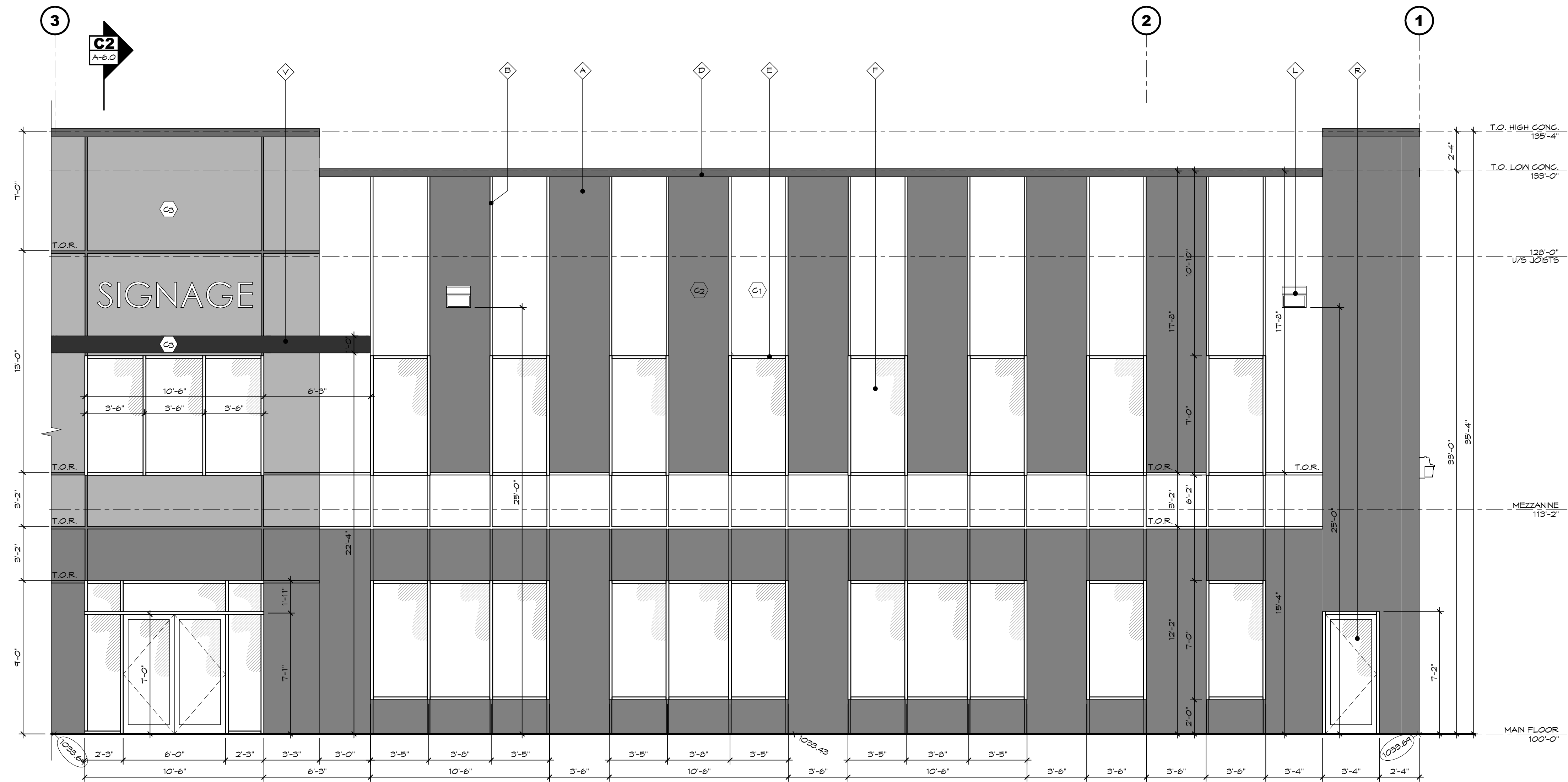
PROJECT - DRAWING NUMBER

A-4.0c

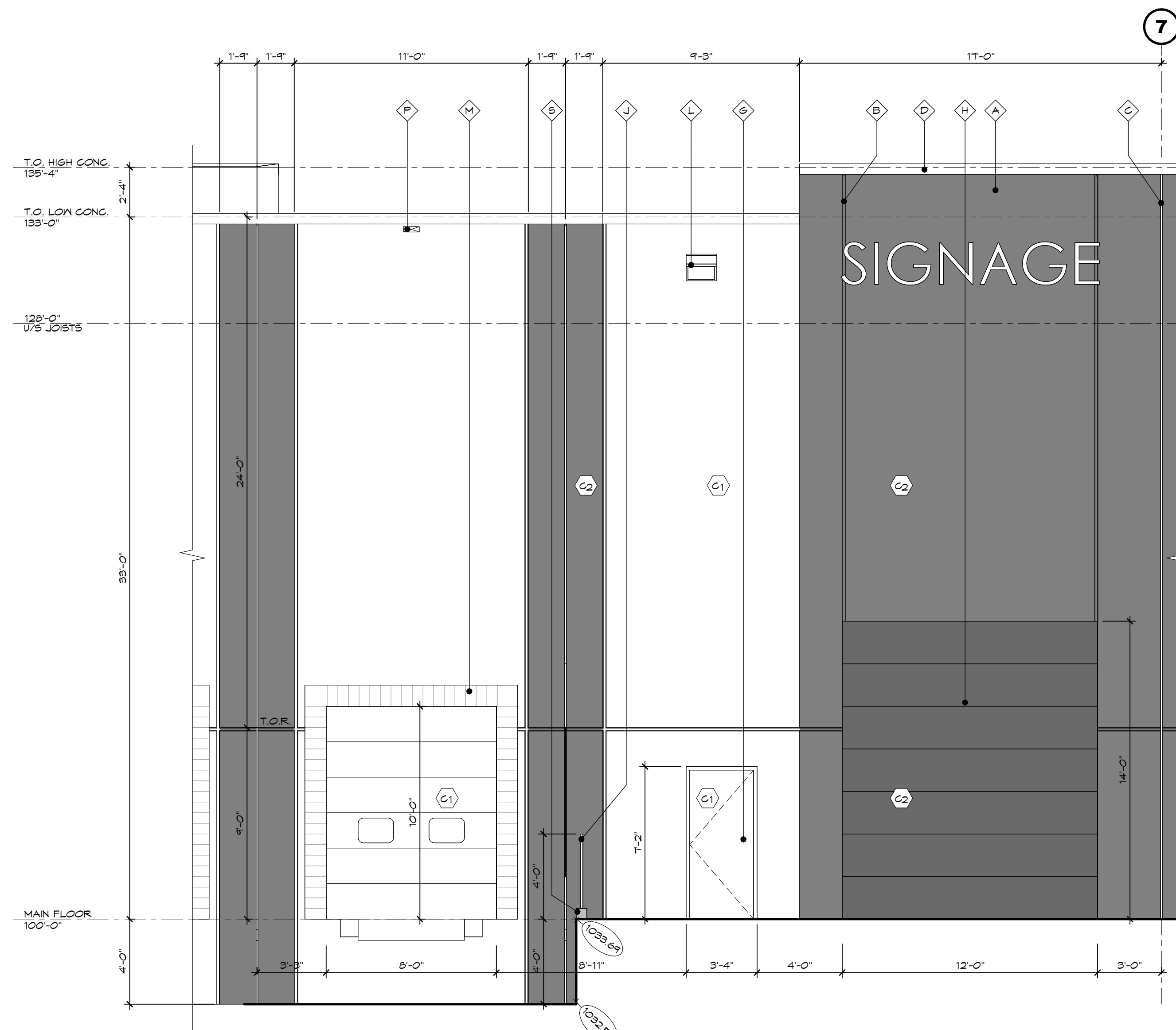
REV. 9



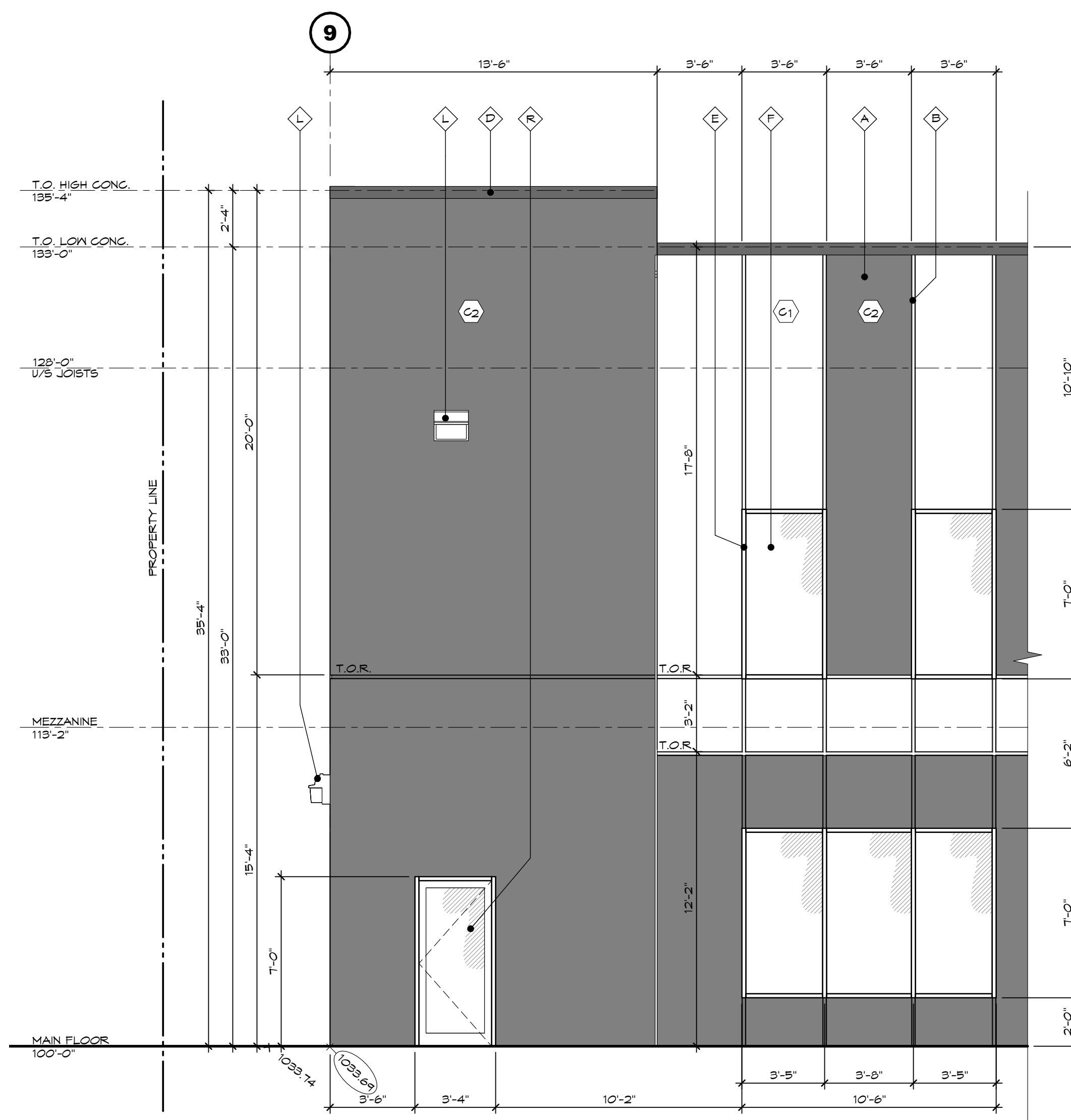
2 WEST ELEVATION @ GL-6
A-4.1 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION BETWEEN GRIDS 1&3
A-4.1 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION @ GL-7
A-4.1 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION @ GL-9
A-4.1 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

- ◊ CONCRETE PRECAST WALL TYP. - PAINTED
 - ◊ REVEAL IN CONCRETE - PAINTED
 - ◊ PANEL JOINT
 - ◊ PRE-FINISHED METAL CAP FLASHING
 - ◊ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◊ STOREFRONT GLASS - CLEAR
 - ◊ STEEL MANDOORS - PAINTED
 - ◊ STEEL SECTIONAL OVERHEAD DOORS
 - ◊ STEEL GUARDRAILS - PAINTED
 - ◊ CONCRETE RETAINING WALLS - PAINTED, TYP.
 - ◊ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - ◊ DOCK SEAL
 - ◊ SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
 - ◊ SCUPPER
 - ◊ METAL CLAD CANOPY
 - ◊ STOREFRONT DOOR
 - ◊ CONCRETE CURB UNDER, PAINTED
 - ◊ CURTAIN WALL FRAMES - BLACK ANODIZED ALUMINUM
 - ◊ CURTAIN WALL GLASS - CLEAR
 - ◊ C-CHANNEL STEEL FRAMED CANOPY - PAINTED
 - ◊ FASCIA SIGNAGE - WHITE CHANNEL LETTERING
- NOTE: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

PROJECT COLOURS

- ALL PAINT COLOURS TO BE SHERWIN WILLIAMS U.N.O.
- ◊ (C1) MAIN FIELD COLOUR 1: MORNING FOG (SW 6255)
 - ◊ (C2) FIELD ACCENT COLOUR 1: CYBERSPACE (SW 1016)
 - ◊ (C3) FIELD ACCENT COLOUR 2: ESPALIER (SW 6734)
 - ◊ (C4) FIELD ACCENT COLOUR 3: TRICORN BLACK (SW 6255)
- STEEL MANDOR COLOUR: C1 & C2, SEE ELEVATIONS
EXTERIOR GUARDRAILS: BLACK
ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED
TYPICAL GLAZING: CLEAR (LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT)
TYPICAL METAL CAP FLASHING: CASCADIA METALS OLD TOWN GREY @ C2
GLAZING U-VALUE: CASCADIA METALS POLAR WHITE @ C1

LEGEND

- ◊ PROPOSED GRADES
- ◊ EXISTING GRADES
- ◊ LIGHT FIXTURE, PER ELEC
- F.O. FUTURE OPENING

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NO.	DATE	DESCRIPTION
3	MAR.08.26	TENDER
2	FEB.25.26	IFT REVIEW & COORDINATION
1	DEC.10.25	BUILDING PERMIT

DEVELOPER:

ASTRIA PROPERTIES

UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2

PROPOSED:

ASTRIA HORIZON
MULTI-TENANT INDUSTRIAL BUILDING

ADDRESS: 19906, 50 ST SE, CALGARY, AB

DRAWING		
DETAILED ELEVATIONS		
SEAL	JOB NO. 25-010	DRAWN JBUH
CHECKED	R.D.	
PLOT DATE	MAR.06.26	
PROJECT - DRAWING NUMBER	A-4.1	REV. 3

HORIZONS ASTRIA DEVELOPMENT

FOR DEVELOPMENT PERMIT

For Municipal Use

CONTACT INFORMATION:

Primary Contact:
MK Design Group
Milana Malesevich
p. 778-955-8995
e. milana@mk-designgroup.com

OTHER KEY CONTACTS

ASTRIA PROPERTIES
Project Owner

Riley Phillips
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e. rphillips@astriaproperties.com

105-19923 80A Ave.
Langley BC

ARCHITECTURE PANEL INC.
Architect

p. 604-385-3600
e. ruchir@architecturepanel.com

206-1493 Foster St.
White Rock, BC

CENTRAS ENGINEERING LTD.
Civil Engineer

p. 604-782-6927
e. info@centras.ca

218-2630 Croydon Dr.
Surrey, BC

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	SITE & TREE PLAN
L-03	PLANTING PLAN A
L-04	PLANTING PLAN B
LD-01	LANDSCAPE DETAILS
LN-01	LANDSCAPE NOTES

Key Plan - NTS



Site Plan Overview - 1:500



Project:
HORIZONS ASTRIA DEVELOPMENT

Location:
**10906 50th STREET
CALGARY, AB
T2C 5N9**

Drawn:
MM

Scale:
1:500

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Approved:
MM

Key Plan:

7	MM	Re-Issued for DP	03/03/2026					
6	MM	Issued for Tender Review	18/02/2026					
5	MM	Issued for BP	12/12/2025					
4	MM	Issued for BP Review	21/11/2025					
3	MM	Re-Issued for DP	26/09/2025					
2	MM	Re-Issued for DP	26/09/2025					
1	MM	Issued for Development Permit	04/08/2025					
No.	By	Description	Date: DD/MM/YY					

REVISIONS TABLE FOR DRAWINGS

Milana K. Malesevich

PROFESSIONAL STAMP/SEAL

Drawing Title:
COVER PAGE

Project #:
C24-42

Drawing #:
L-01





TREE LEGEND

Picea glauca 'North Pole'	Populus tremula 'Erecta'	Acer tataricum 'GarAnn'

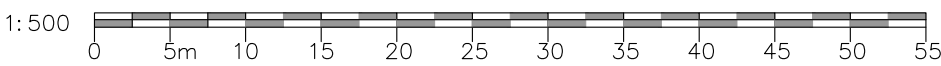
NOTE:
5x Acer tataricum 'GarAnn' to be pruned
and maintained to keep within a 4.0m ht
to align with ENMAX requirements

TREE & SHRUB SCHEDULE

TREES					
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
19	see legend	Picea glauca 'North Pole'	North Pole White Spruce	B+B; 3.0m height; single leader	As shown
15	see legend	Populus tremula 'Erecta'	Sweedish Columnar Aspen	B&B; 7.5cm caliper; 1.8m std	As shown
5	see legend	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	B&B; 5cm caliper; 1.8m std	As shown

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		SOD
		SHRUB & PERENNIAL PLANTING
	5 LD-01	CONCRETE PATHWAY Colour: Natural Finish: Broom, Edge to Edge Pattern: Refer to Scoreline Layout
	7 LD-01	BENCH Model #: MBE-2300-00055 Material: Thermally Modified Ash Colour: Matte Black Manufacture: Maglin Mount: Surface
		15MM MINUS PEAGRAVEL Min. 150mm (6") depth, install with filter fabric.
	8 LD-01	BIKE RACK Model #: H-6572 Colour: Orion Blue Manufacture: ULINE Mount: Surface



Project:
HORIZONS ASTRIA DEVELOPMENT

Location:
**10906 50th STREET
CALGARY, AB
T2C 5N9**

Drawn:

MM

Approved:

MM

Key Plan:

Scale:
1:500

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7	MM	Re-Issued for DP	03/03/2026						
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5	MM	Issued for BP	12/12/2025						
4	MM	Issued for BP Review	21/11/2025						
3	MM	Re-Issued for DP	26/09/2025						
2	MM	Re-Issued for DP	26/09/2025						
1	MM	Issued for Development Permit	04/08/2025						
No.	By	Description	Date: DD/MM/YY						

REVISIONS TABLE FOR DRAWINGS

**The Alberta
Association of
Landscape
Architects**

Milana K. Malesevich

PROFESSIONAL STAMP/SEAL



Drawing Title:

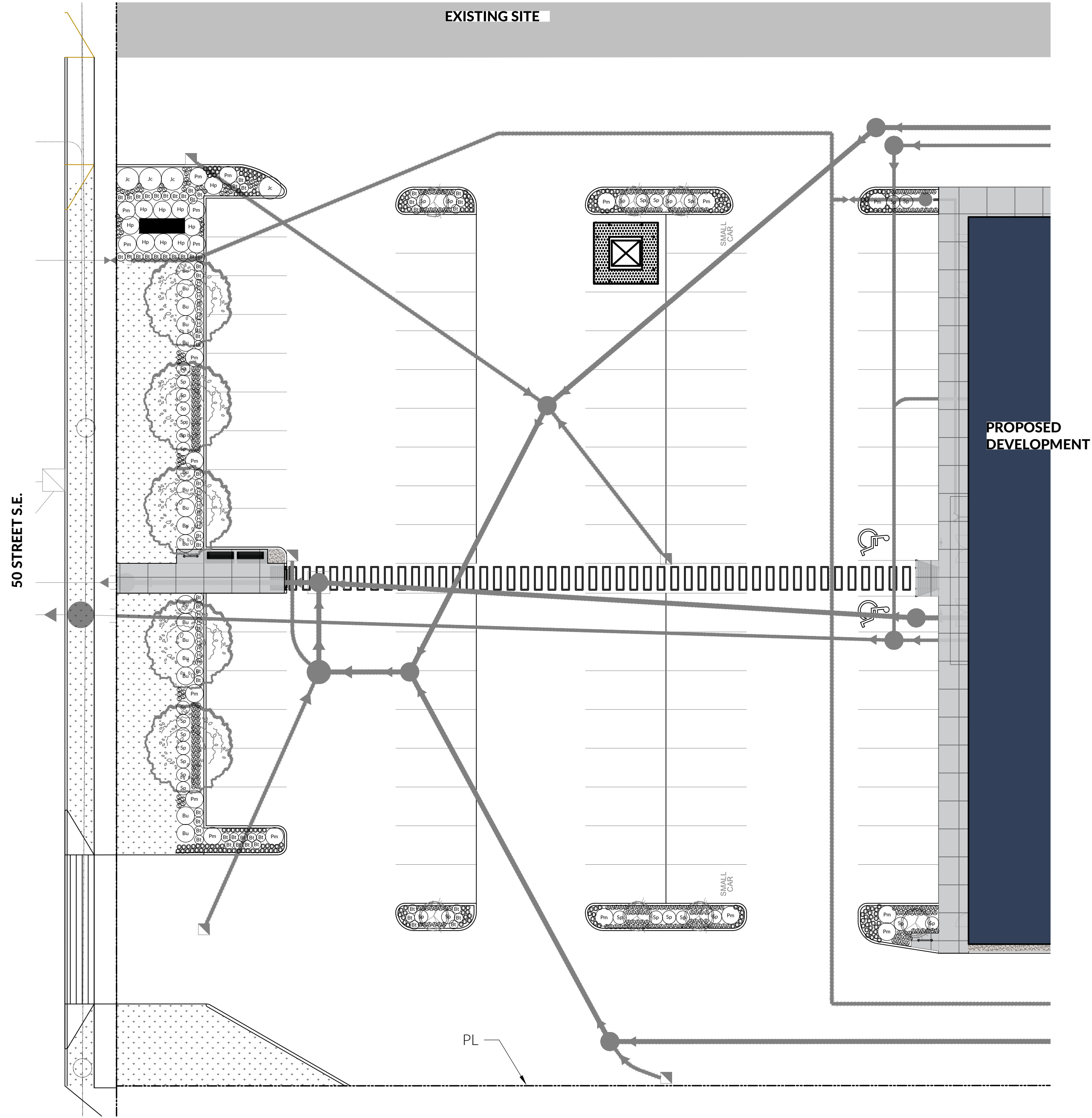
SITE & TREE PLAN

Project #:

C24-42

Drawing #:

L-02



PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUBS					
Bt	61	Berberis thunbergii 'Concorde'	Concorde Barberry	#2 Pot	600mm O.C.
Bu	17	Buxus 'Green Gem'	Green Gem Boxwood	#3 Pot	1200mm O.C.
Bs	51	Buxus sempervirens	Common Boxwood	#3 Pot	1500mm O.C.
Hp	9	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	#3 Pot	1200mm O.C.
Jc	4	Juniperus chinensis 'Gold Star'	Gold Star Juniper	#3 Pot	1500mm O.C.
Pm	19	Pinus mugo var. pumilio	Dwarf mugo pine	#3 Pot	1200mm O.C.
Sp	32	Spiraea betulifolia 'Tor Glow'	Glow Girl Spirea	#3 Pot	900mm O.C.
PERENNIALS/GRASSES					
A	270	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Yarrow	#1 Pot	300mm O.C.
D	208	Dianthus 'Classic Coral'	Classic Coral Pinks	#1 Pot	300mm O.C.
H	22	Hemerocallis 'Siloam Peony Display'	Siloam Peony Display	#1 Pot	450mm O.C.
S	61	Salvia nemorosa 'Caradonna'	Salvia	#1 Pot	300mm O.C.

NOTE:
In the event of a discrepancy in plant quantities between the plant schedule and planting plan, quantities shown on the planting plan supercede.



1:200 0 2m 4 6 8 10 12 14 16 18 20

Project:
HORIZONS ASTRIA DEVELOPMENT

Location:
**10906 50th STREET
CALGARY, AB
T2C 5N9**

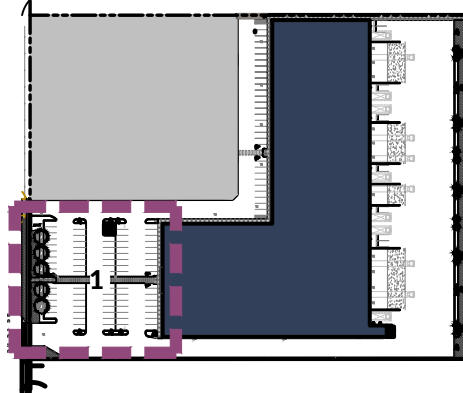
Drawn:
MM

Approved:
MM

Scale:
1:200

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Key Plan:



7	MM	Re-Issued for DP	03/03/2026						
6	MM	Issued for Tender Review	18/02/2026						
5	MM	Issued for BP	12/12/2025						
4	MM	Issued for BP Review	21/11/2025						
3	MM	Re-Issued for DP	26/09/2025						
2	MM	Re-Issued for DP	26/09/2025						
1	MM	Issued for Development Permit	04/08/2025						
No.	By	Description	Date: DD/MM/YY						

REVISIONS TABLE FOR DRAWINGS

The Alberta Association of Landscape Architects

Milana K. Malesevich

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Drawing Title:

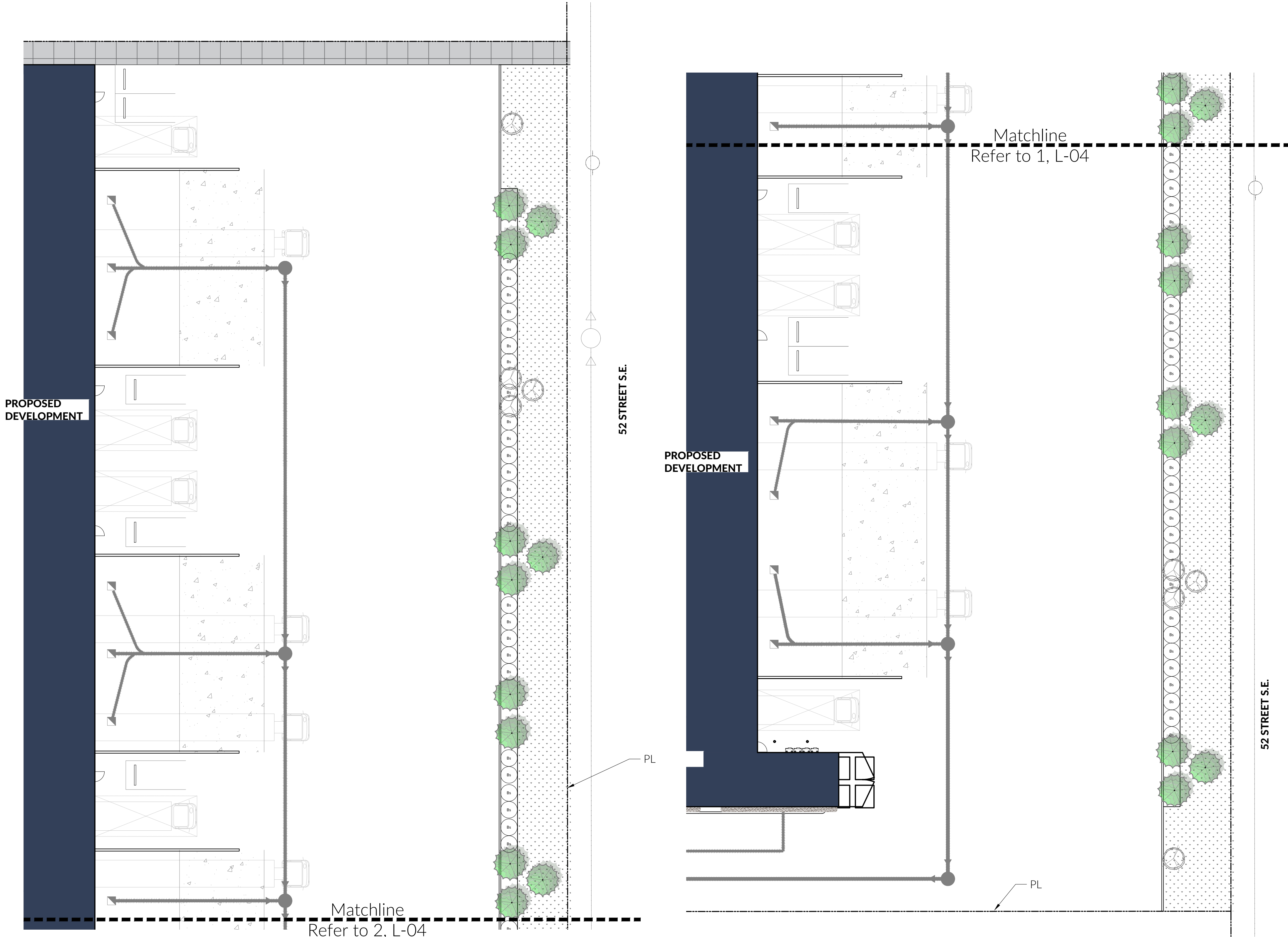
PLANTING PLAN A

Project #:

C24-42

Drawing #:

L-03



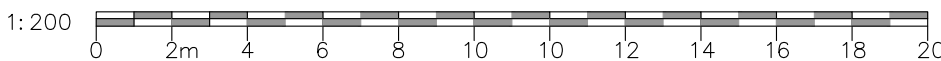
PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
SHRUBS					
Bt	61	Berberis thunbergii 'Concorde'	Concorde Barberry	#2 Pot	600mm O.C.
Bu	17	Buxus 'Green Gem'	Green Gem Boxwood	#3 Pot	1200mm O.C.
Bs	51	Buxus sempervirens	Common Boxwood	#3 Pot	1500mm O.C.
Hp	9	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	#3 Pot	1200mm O.C.
Jc	4	Juniperus chinensis 'Gold Star'	Gold Star Juniper	#3 Pot	1500mm O.C.
Pm	19	Pinus mugo var. pumilio	Dwarf mugo pine	#3 Pot	1200mm O.C.
Sp	32	Spiraea betulifolia 'Tor Glow'	Glow Girl Spirea	#3 Pot	900mm O.C.
PERENNIALS/GRASSES					
A	270	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Yarrow	#1 Pot	300mm O.C.
D	208	Dianthus 'Classic Coral'	Classic Coral Pinks	#1 Pot	300mm O.C.
H	22	Hemerocallis 'Siloam Peony Display'	Siloam Peony Display	#1 Pot	450mm O.C.
S	61	Salvia nemorosa 'Caradonna'	Salvia	#1 Pot	300mm O.C.

NOTE:
In the event of a discrepancy in plant quantities between the plant schedule and planting plan, quantities shown on the planting plan supercede.

1 PLANTING PLAN 1B
Scale 1:200

2 PLANTING PLAN 2B
Scale 1:200



Project:
HORIZONS ASTRIA DEVELOPMENT

Location:
**10906 50th STREET
CALGARY, AB
T2C 5N9**

Drawn:
MM

Approved:
MM

Scale:
1:200

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No.	By	Description	Date: DD/MM/YY

REVISIONS TABLE FOR DRAWINGS

The Alberta Association of Landscape Architects

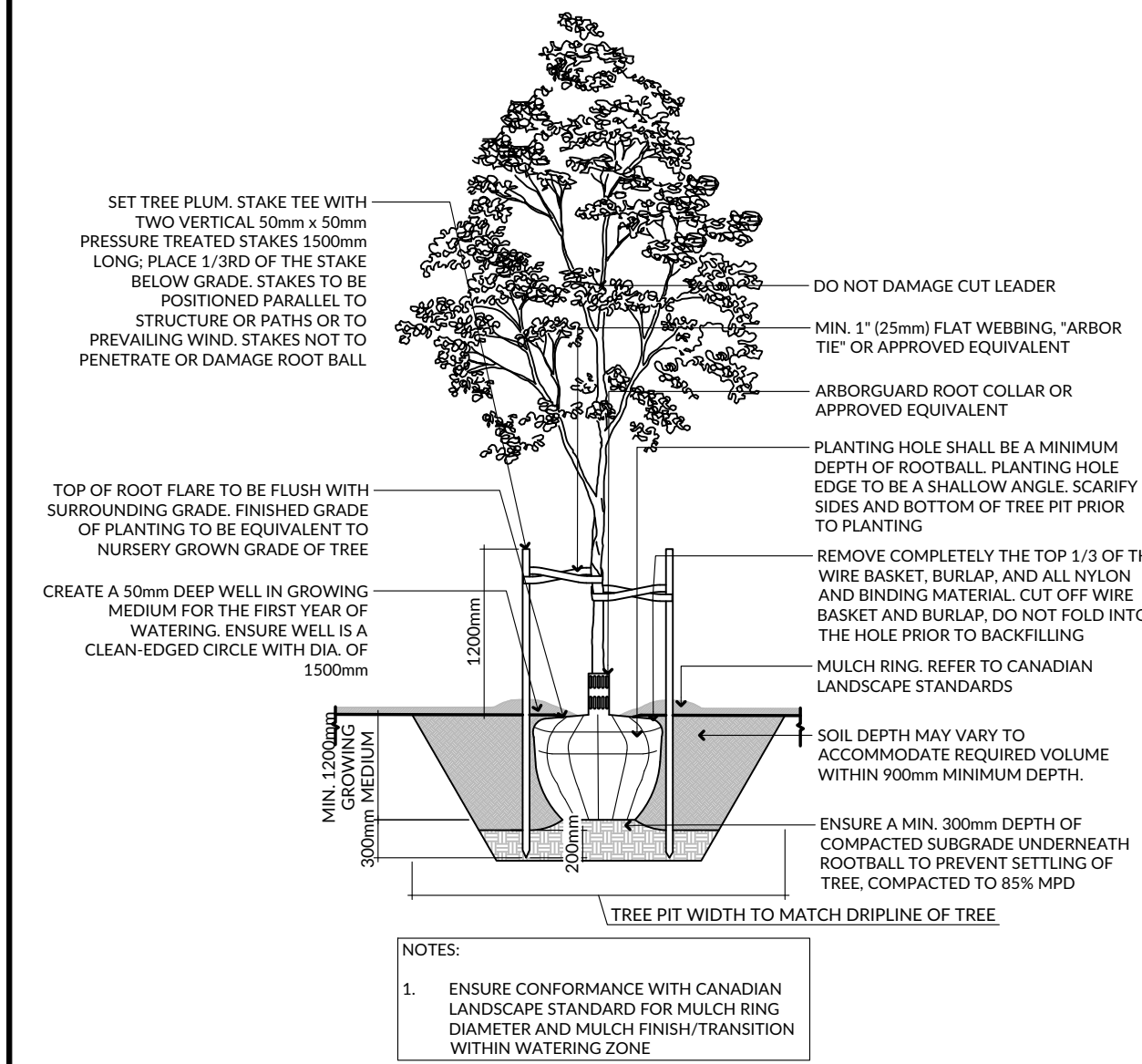
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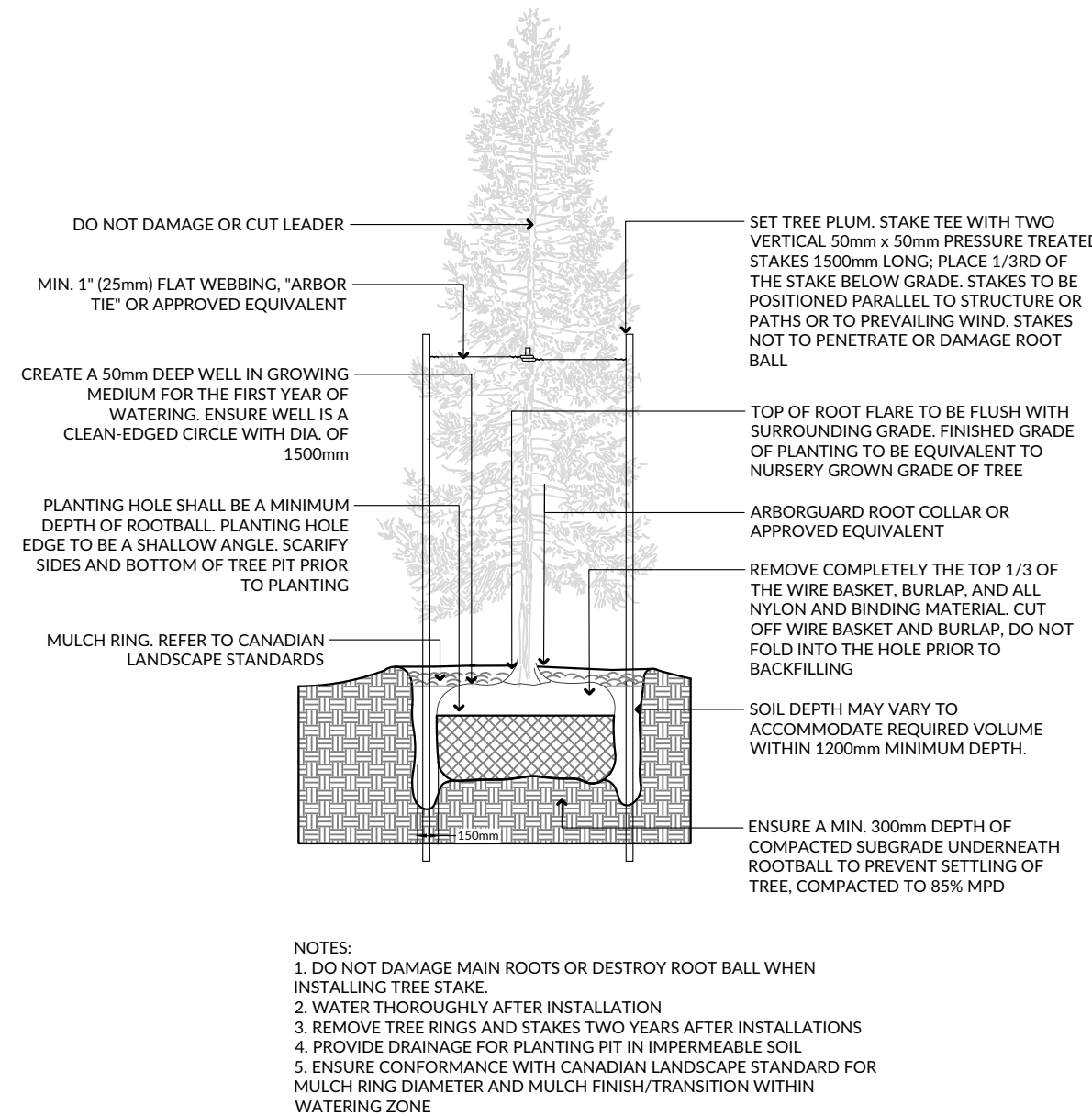
Drawing Title:
PLANTING PLAN B

Project #:
C24-42

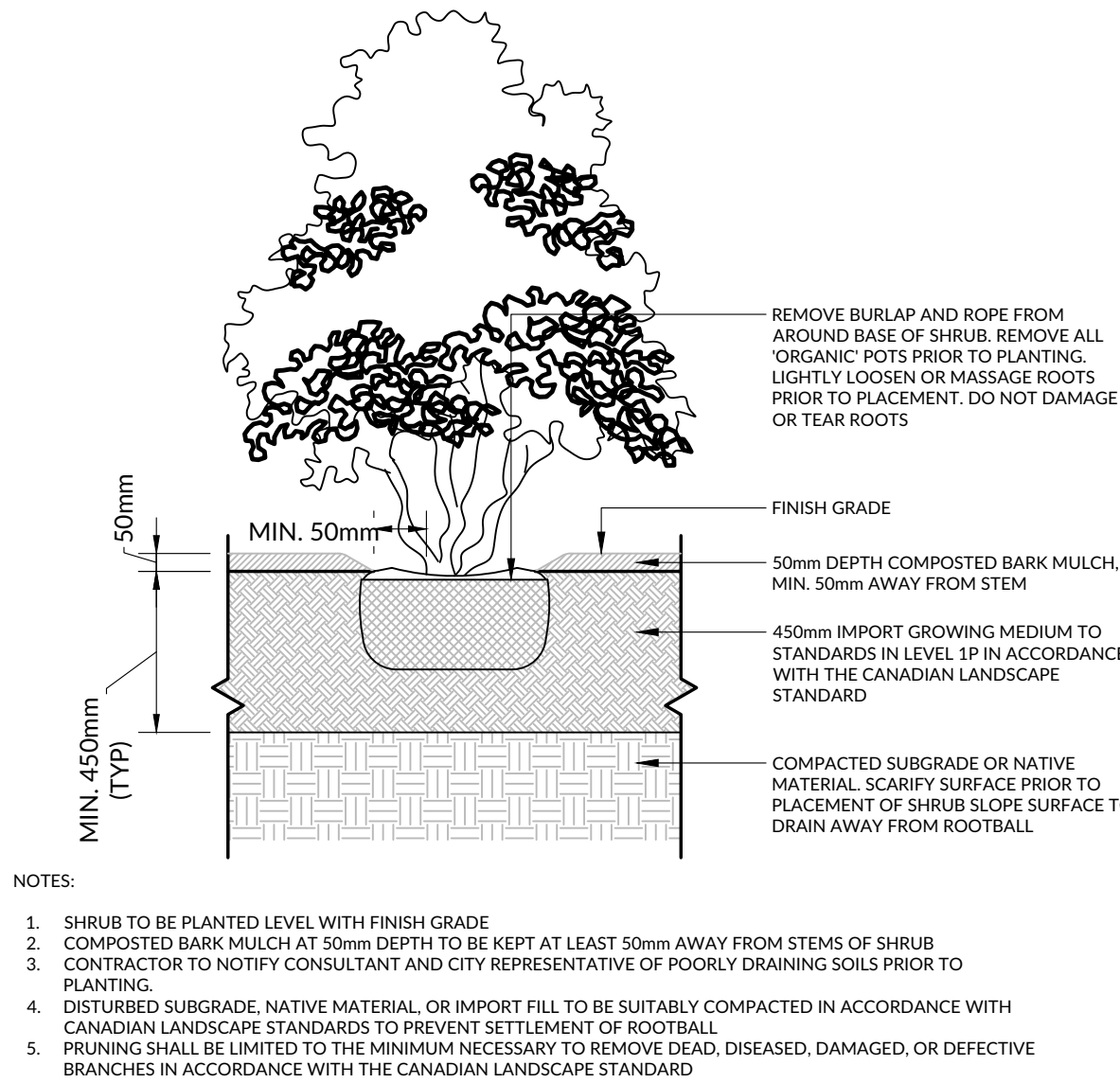
Drawing #:
L-04



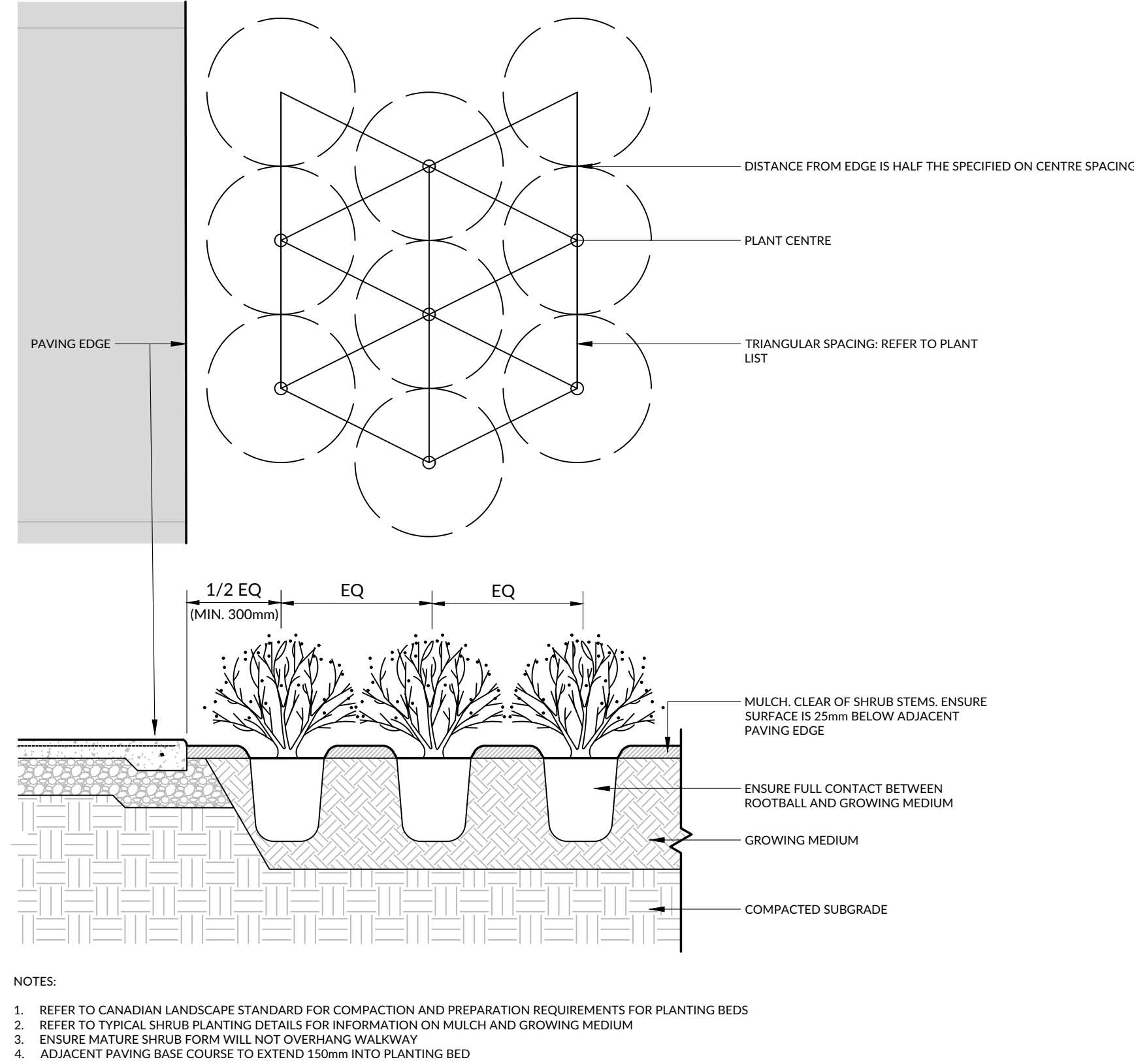
1 DECIDUOUS TREE
Scale 1:50



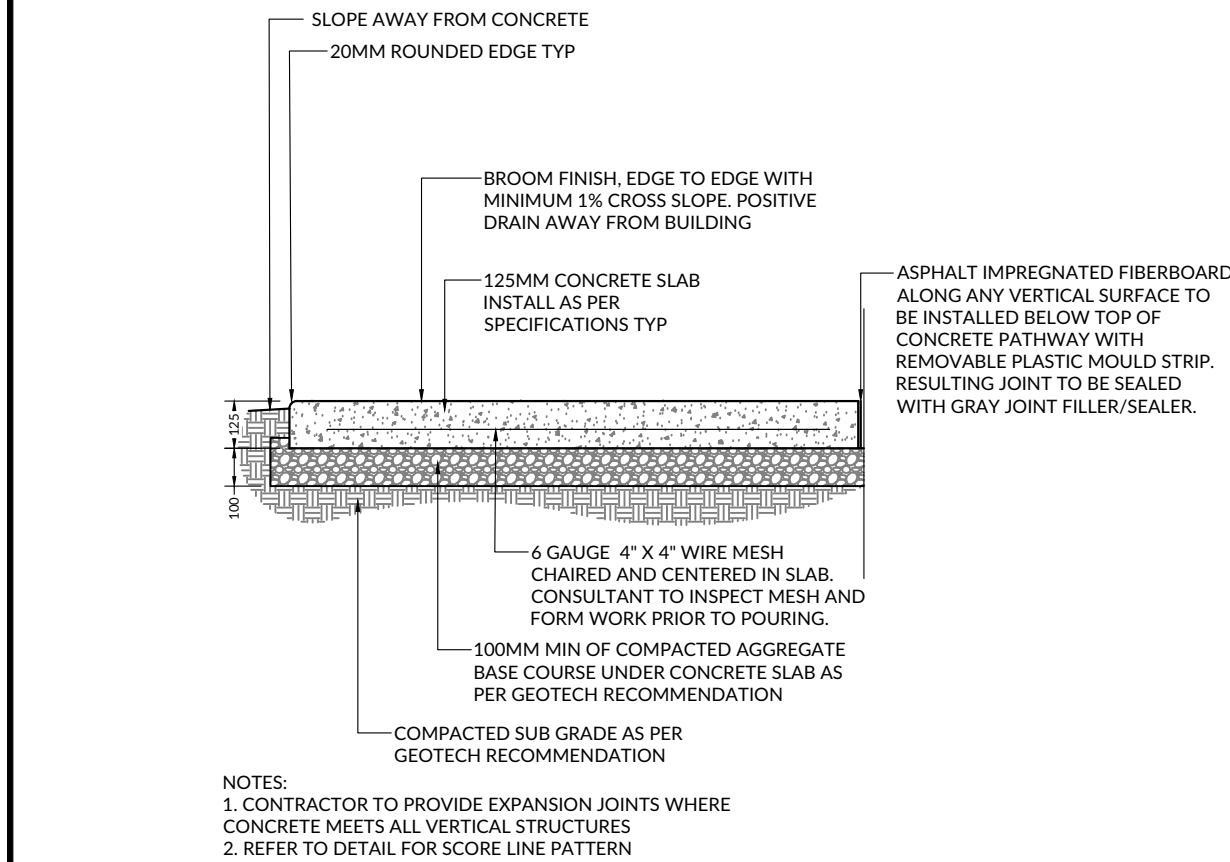
2 CONIFEROUS TREE
Scale 1:50



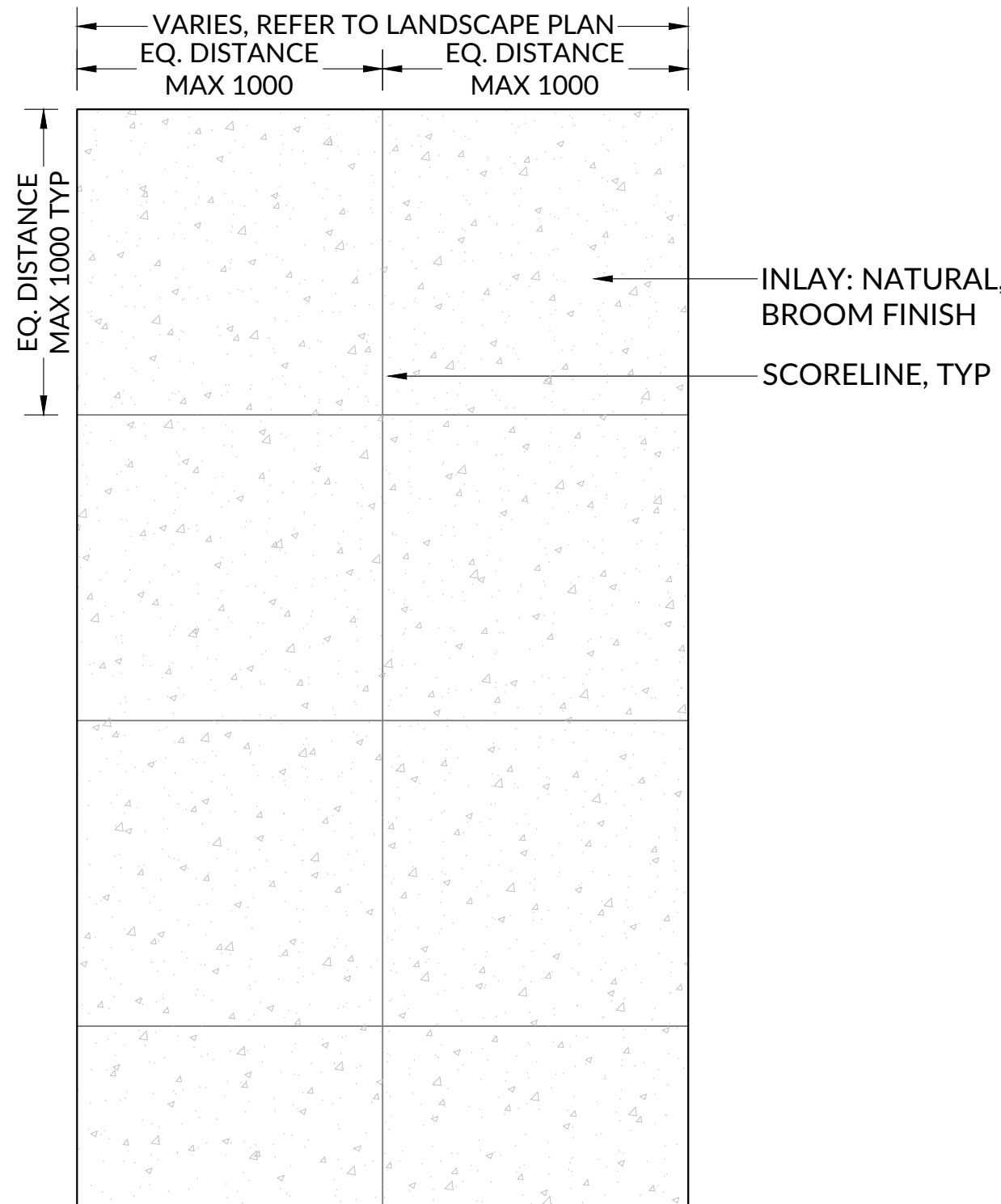
3 SHRUB PLANTING
Scale 1:20



4 SHRUB SPACING
Scale 1:20



5 CONCRETE PATHWAY
Scale 1:20



6 SCORELINE PATTERN
Scale 1:20

MANUFACTURER: MBE-2300-00055
MODEL: MBE-2300-00055
COLOUR: Matte Black
MATERIAL: Thermally Modified Ash
MOUNT: Surface
QTY: 2

Install as per manufacturer instructions

7 BENCH
NTS



MANUFACTURER: ULINE
MODEL: H-6572
COLOUR: Orion Blue
MOUNT: Surface
QTY: 3

Install as per manufacturer instructions

8 BIKE RACK
NTS

Project:	Drawn:	Approved:
HORIZONS ASTRIA DEVELOPMENT	MM	MM
Location:	Scale:	
10906 50th STREET CALGARY, AB T2C 5N9	AS SHOWN	
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REVISIONS TABLE FOR DRAWINGS				

The Alberta Association of Landscape Architects

Milana K. Malesevich

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Drawing Title:	LANDSCAPE DETAILS	
Project #:	C24-42	Drawing #:
		LD-01

