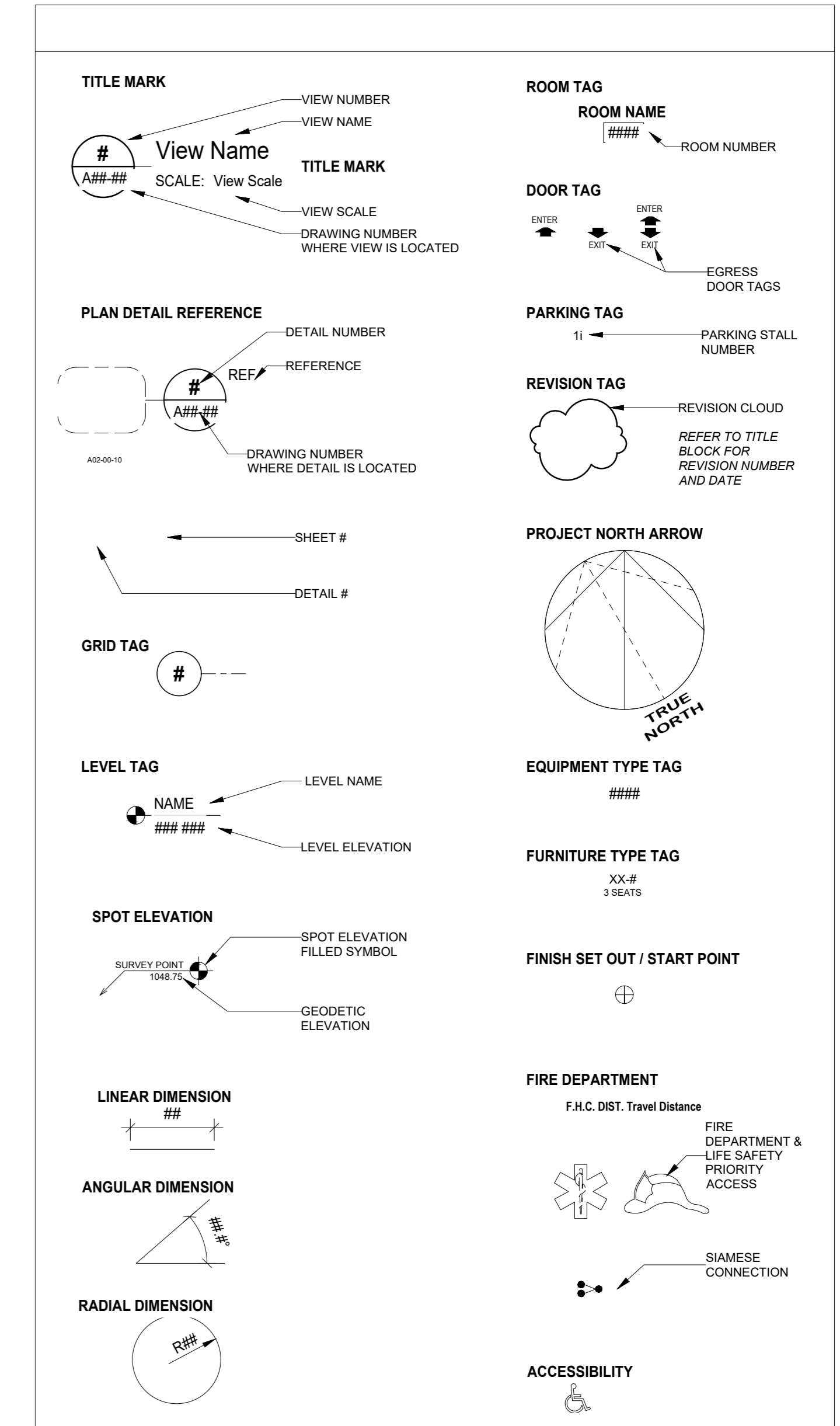




ARTIST RENDERING. FOR REFERENCE ONLY.

SHEET NO.	SHEET TITLE
<b>GENERAL</b>	
G-00	COVER SHEET
G-01	RENDERINGS - SITE POSTING
G-02	RENDERINGS - SITE POSTING
<b>CIVIL</b>	
SP-1	SITE SERVICING PLAN
SP-2	SITE GRADING PLAN
<b>VEHICLE TURNING SIMULATIONS</b>	
A0-101	EAST VILLAGE HOTEL SWEEPED PATHS
<b>LANDSCAPE ARCHITECT</b>	
DPL-1	LANDSCAPE PLAN
<b>ARCHITECTURE</b>	
A-02	GATEWAY, LANDMARK, AND ZONING
A-03	BUILDING CALCULATIONS
A-10	SITE - SITE PLAN
A-11	SITE - SHADOW STUDY
A-13	SITE - OPERATION WASTE
A-14	SITE - OPERATION - FIRE & LIFE SAFETY
A-20	LEVEL P1 FLOOR PLAN
A-21	LEVEL 1 FLOOR PLAN
A-22	LEVEL 2 FLOOR PLAN
A-23	LEVEL 3 FLOOR PLAN
A-24	LEVEL 4 FLOOR PLAN
A-25	LEVEL 5 FLOOR PLAN
A-26	ROOF PLAN
A-41	ELEVATION SOUTH
A-42	ELEVATION NORTH
A-43	ELEVATION WEST
A-44	ELEVATION EAST
A-45	BUILDING SECTION



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Calgary, AB, Canada T2G 4Y5  
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Poon-McIntosh Architects (Alberta) Inc., Poon-McIntosh Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE  
Adrian Todella, P.Eng., APEGA  
Chris Pal, P.Eng., APEGA












# TRUMAN HOTEL - BLOCK N EAST VILLAGE

656 CONFLUENCE WAY SE, CALGARY, ALBERTA, CANADA

NORR PROJECT NUMBER: HO1125-0116

## DEVELOPMENT PERMIT - 2025.10.17



<b>ARCHITECTURE</b> <b>NORR ARCHITECTS ENGINEERS PLANNERS</b> <small>PM: DON DESSARIO, SENIOR PRINCIPAL 2300 - 411 1ST STREET SE, CALGARY AB, T2G 4Y5 PHONE: 403.618.4001   EMAIL: DON.DESSARIO@NORR.COM</small>	<b>AUDIO-VISUAL DESIGN</b> <b>SMITH &amp; ANDERSEN</b> <small>PM: HANS ROHMANN, P.ENG. B.A.S.c., PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 PHONE: 403.806.2539   EMAIL: HANS.ROHMANN@SMITHANDANDERSEN.COM</small> 	<b>CIVIL</b> <b>JUBILEE ENGINEERING CONSULTING LTD</b> <small>PM: DAVID VATCHER, P.ENG. ENGINEERING TEAM LEADER 3702 EDMONTON TRAIL N.E. CALGARY, AB T2E 3P4 PHONE: 403.276.1001   EMAIL: DAVID.VATCHER@JUBILEEENGINEERING.COM</small> 	<b>INTERIORS</b> <b>SIXTEEN FIFTY</b> <small>PM: ROB WELLS, PRINCIPAL 7509 GIRARD AVE. LA JOLLA, CA 92037 PHONE: 858.454.6909   E: WELLS@SIXTEENFIFTY.COM</small> 
<b>LANDSCAPE ARCHITECT</b> <small>PM: DERON MILLER, PRINCIPAL SUITE 604 - 815 1ST STREET SW, CALGARY, ALBERTA T2P 1N3 PHONE: 403.870.9072   EMAIL: DMILLER@SCATLIFF.CA</small> 	<b>DEVELOPER</b> <b>TRUMAN</b> <small>PM: TONY TRUTINA CCIM, BA, MBA, COO 2236 - 10 ASPEN STONE BLVD, SW CALGARY, ALBERTA, T3H 0K3 PHONE: 403.333.0436   EMAIL: TONY.TRUTINA@TRUMANHOMES.COM</small> 	<b>ELECTRICAL</b> <b>SMITH &amp; ANDERSEN</b> <small>PM: HANS ROHMANN, P.ENG. B.A.S.c., PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 PHONE: 403.806.2539   EMAIL: HANS.ROHMANN@SMITHANDANDERSEN.COM</small> 	<b>STRUCTURAL</b> <b>GLOTMAN SIMPSON</b> <small>ANTHONY EL-ARAJ   P.ENG. STRUCTURAL ENG. LEED AP, PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 T: 403.930.2100   EMAIL: AELARAJ@GLOTMANSIMPSON.COM</small> 
<b>SURVEY</b> <b>SCATLIFF MILLER MURRAY</b> <small>BAY 28, 2015 - 32ND AVE. N.E., CALGARY, ALBERTA T2E 6Z3 PHONE: 403.270.4048   E-MAIL: ADMIN@VISTAGEOMATICS.COM</small> 	<b>MECHANICAL</b> <b>SMITH &amp; ANDERSEN</b> <small>PM: HANS ROHMANN, P.ENG. B.A.S.c., PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 PHONE: 403.806.2539   EMAIL: HANS.ROHMANN@SMITHANDANDERSEN.COM</small> 	<b>PLUMBING</b> <b>SMITH &amp; ANDERSEN</b> <small>PM: HANS ROHMANN, P.ENG. B.A.S.c., PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 PHONE: 403.806.2539   EMAIL: HANS.ROHMANN@SMITHANDANDERSEN.COM</small> 	<b>VEHICLE TRACKING SIMULATIONS</b> <b>BUNT</b> <small>BUNT &amp; ASSOCIATES ENGINEERING LTD. TRANSPORTATION PLANNERS AND ENGINEERS SUITE 113, 334 11 AVENUE SE, CALGARY, AB T2G 0Y2 T: (403) 252-3343   E-MAIL: INFO@BUNTENG.COM</small>
<b>TELECOMMUNICATIONS &amp; SECURITY</b> <b>VISTAS GEOMATICS</b> <small>PM: HANS ROHMANN, P.ENG. B.A.S.c., PRINCIPAL 310-150 13TH AVENUE SW, CALGARY, AB T2R 0V2 PHONE: 403.806.2539   EMAIL: HANS.ROHMANN@SMITHANDANDERSEN.COM</small> 			



**01 EVENING RENDERING I - CONFLUENCE WAY SE & 6 ST SE**  
SCALE: NTS



**02 DAY RENDERING I - CONFLUENCE WAY SE & 6 ST SE**  
SCALE: NTS



**03 EVENING RENDERING II - CONFLUENCE WAY SE & 6 ST SE**  
SCALE: NTS



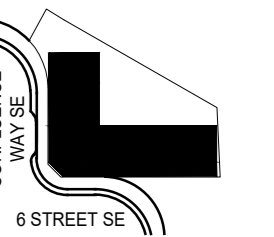
**04 DAY RENDERING II - CONFLUENCE WAY SE LOOKING EAST**  
SCALE: NTS

DATE	ISSUED FOR	REV
2025.10.17	DEV. PERMIT APPLICATION	

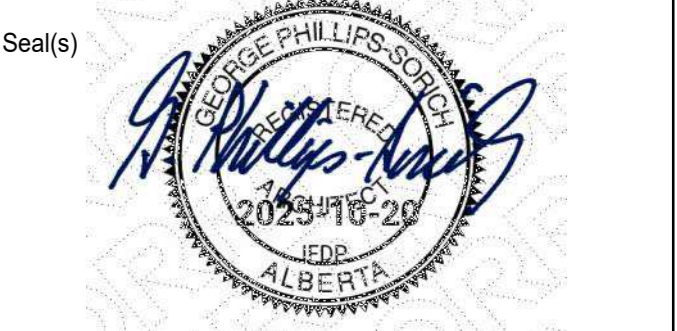
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
DEVELOPMENT PERMIT APPLICATION  
Key Plan



Consultants	Consultants
Survey: VISTAS GEOMATICS	Structural: GLOTTMAN SIMPSON
Civil: JUBILEE ENGINEERING CONSULTING LTD	Mechanical: SMITH & ANDERSEN
Architecture: NORR ARCHITECTS ENGINEERS PLANNERS	Electrical: SMITH & ANDERSEN
Plumbing: SMITH & ANDERSEN	Landscaping: SCATLIFT MILLER MURRAY
Interior: SIXTEEN FIFTY	G.C.: TRUMAN



JOINT FIRM  
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Certificate No. AEC15954

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Jointly: Ingeneer, Architect, AIA, OAA, AIBC, AISC, ASAC, ASME, ASPE  
Member: Institute of Fire, Alberta  
Chartered: P. Eng., AIA, OAA

Project Manager M. FARRELL	Drawn JA, DD, OD
Project Leaders D. SMYTHE / P. MOORE	Checked MF

Client  
**TRUMAN**  
2208, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA  
T3H 0K3  
Project  
**TRUMAN HOTEL  
BLOCK N, EAST VILLAGE**  
656 CONFLUENCE WY SE

Drawing Title  
**RENDERINGS - SITE  
POSTING**

Scale	
Project No.	HO1125-0116
Drawing No.	<b>G-01</b>



**01 AERIAL RENDERING - FROM RIVERWALK LOOKING SOUTH**  
SCALE: NTS



**02 AERIAL RENDERING - CONFLUENCE WAY SE & 6 ST SE**  
SCALE: NTS



**03 RENDERING - FROM RIVERWALK LOOKING SOUTH-WEST**  
SCALE: NTS



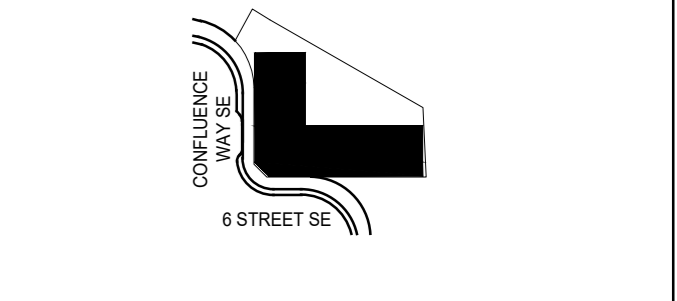
**04 RENDERING - FROM RIVERWALK LOOKING SOUTH**  
SCALE: NTS

DATE	ISSUED FOR	REV
2025.10.17	DEV. PERMIT APPLICATION	

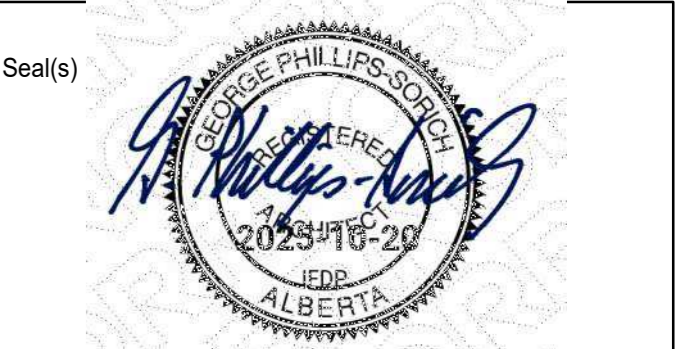
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Project Component  
**DEVELOPMENT PERMIT APPLICATION**  
Key Plan



Consultants	
Survey:	VISTAS GEOMATICS
Civil:	JUBILEE ENGINEERING CONSULTING LTD
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	GLOTTMAN SIMPSON
Mechanical:	SMITH & ANDERSEN
Electrical:	SMITH & ANDERSEN
Plumbing:	SMITH & ANDERSEN
Landscape:	SCATLIFT MILLER MURRAY
Interiors:	SIXTEEN FIFTY
G.C.:	TRUMAN



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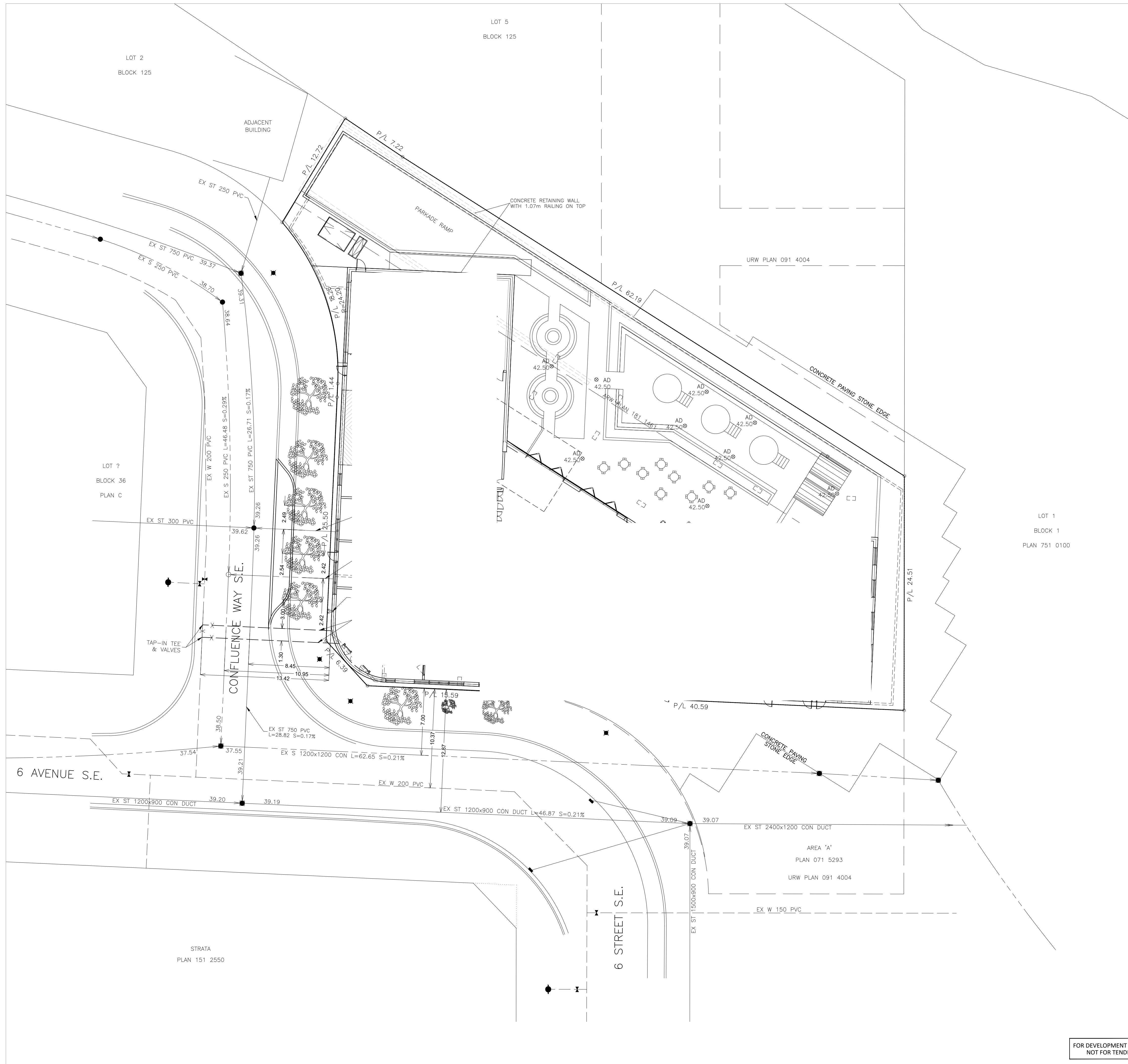
Project Manager	M. FARRELL	Drawn	JA, DD, DD
Project Leaders	D. SMYTHE / P. MOORE	Checked	MF

Client  
**TRUMAN**  
2208, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA  
T3H 0K3

Project  
**TRUMAN HOTEL  
BLOCK N, EAST VILLAGE  
656 CONFLUENCE WY SE**

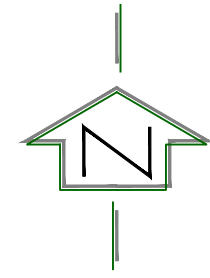
Drawing Title  
**RENDERINGS - SITE  
POSTING**

Scale	
Project No.	HO1125-0116
Drawing No.	<b>G-02</b>



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**CITY OF CALGARY**  
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED		INITIAL	DATE
CIRCULATION TO			
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

MUNICIPAL ADDRESS  
????????????????????  
Calgary AB

LEGAL DESCRIPTION  
LOT ???, BLOCK ?  
PLAN ??? ?????, 1/4  
SEC. ?-?-?-W?M

PERMIT \_\_\_\_\_ STAMP \_\_\_\_\_

- NOTES**
- All elevations referenced to 1000m Geodetic Datum.
  - Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
  - All manholes to be S.R.C.
  - Match crown minimum at all sewer connections.
  - All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <= to 150mm to be SDR 28 PVC. Sewer service pipes > than 150mm to be SDR 35.
  - Sewer lines to minimum slopes as per City of Calgary Standards.
  - Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
  - Insulation required for sanitary sewers if cover less than 2.50m on mains.
  - Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
  - All water mains to be DR 18 PVC unless otherwise noted.
  - Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
  - Depth of bury for water lines to conform with City of Calgary standards.
  - No trees to be planted over water line(s).
  - Protection of Potable 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.
  - For building locations and dimensions refer to latest Architectural drawings.
  - The contractor is responsible for locating all shallow utilities.
  - 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.
  - Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
  - All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

**LEGEND**

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00	Main floor elevation
T.F. 000.00	Top of footing elevation
S 000.00	Sanitary sewer invert at bldg

**REVISIONS**

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

**ISSUED FOR**

No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT		

CLIENT  
**TRUMAN HOMES**

PROJECT  
**MARRIOTT MOXY HOTEL  
138 UNITS  
656 CONFLUENCE WAY SE**

TITLE  
**SITE SERVICING PLAN**

DESIGN BY: DV	SCALE: 1:200	JOB NUMBER: ACAD-25-157
DRAWN BY: -		
CHECKED BY: DV	REV NO.: -	DRAWING NUMBER: SP1
DATE: 17-Oct-25		

PERMIT

STAMP

NOTES

- All elevations referenced to 1000m Geodetic Datum.

LEGEND	
	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Proposed design elevation
	Proposed building grades
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow
	M.F. 000.00 Main floor elevation
	T.F. 000.00 Top of footing elevation
	Sanitary sewer invert at bldg

REVISIONS		
5		
4		
3		
2		
1		
No.	DATE	DESCRIPTION

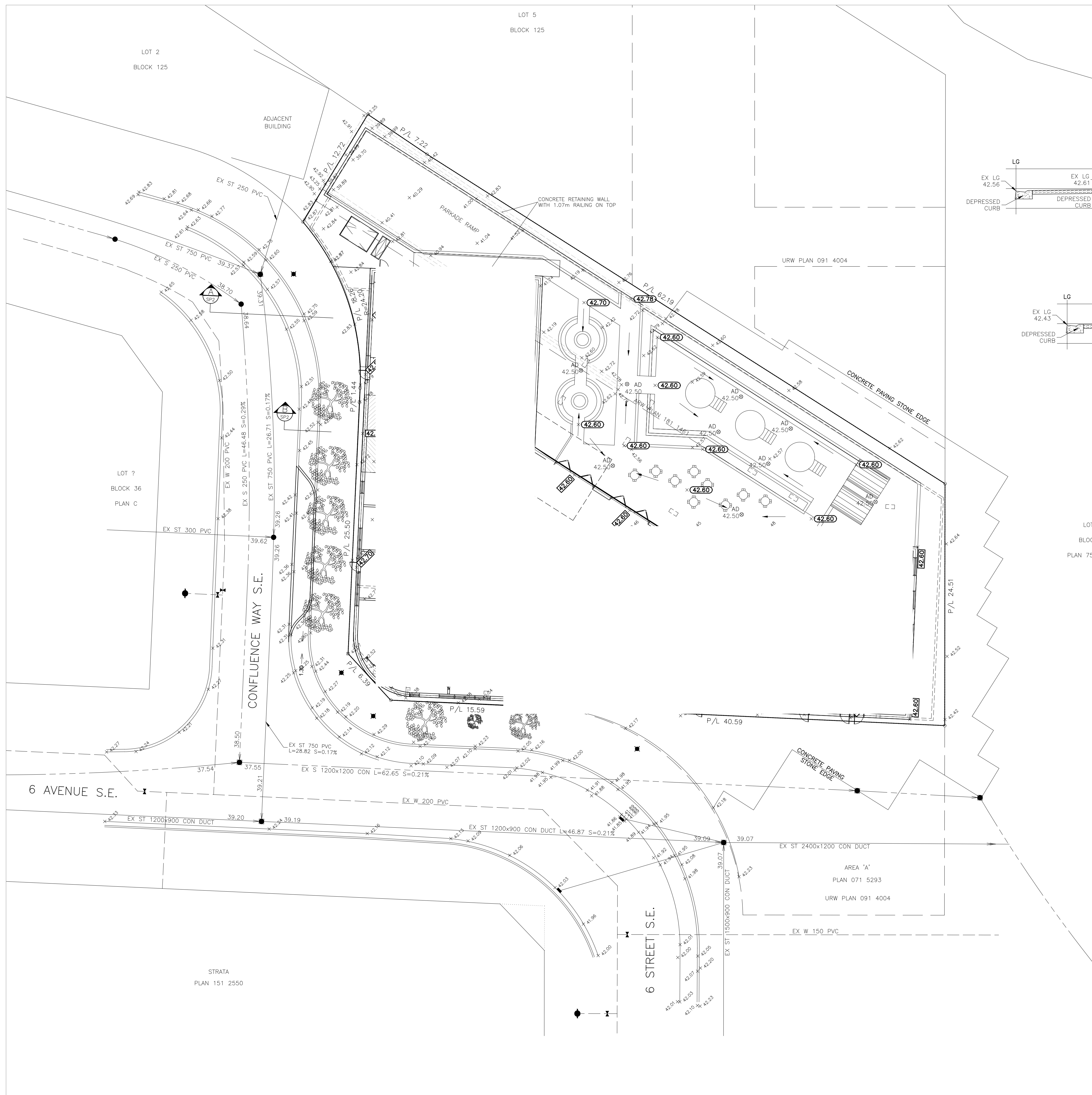
ISSUED FOR		
4	AS-BUILT	
3	FOR CONSTRUCTION	
2	FOR TENDER	
1	DEVELOPMENT PERMIT	
No.	DRAWING STATUS	DATE

CLIENT  
**TRUMAN HOMES**

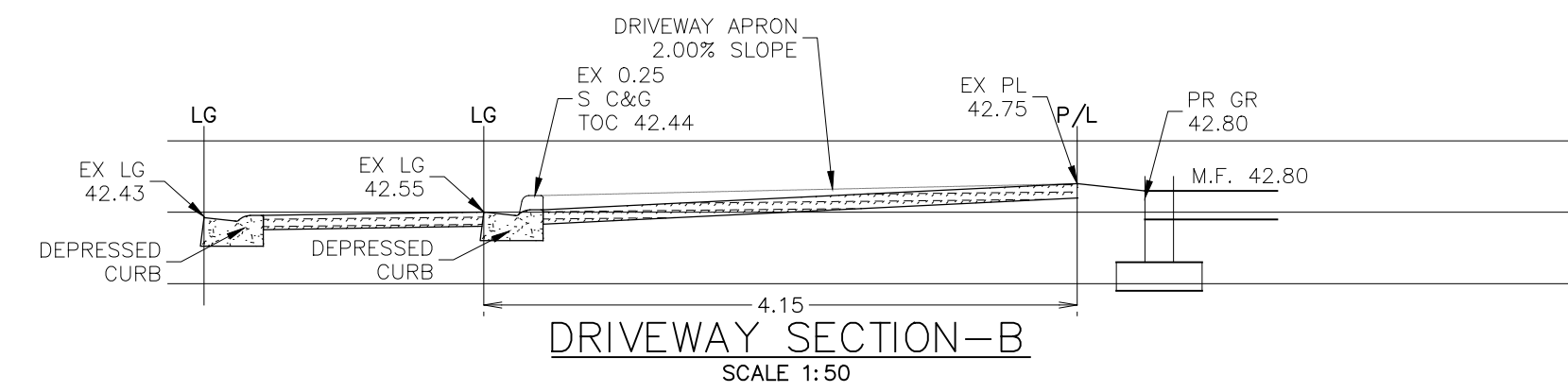
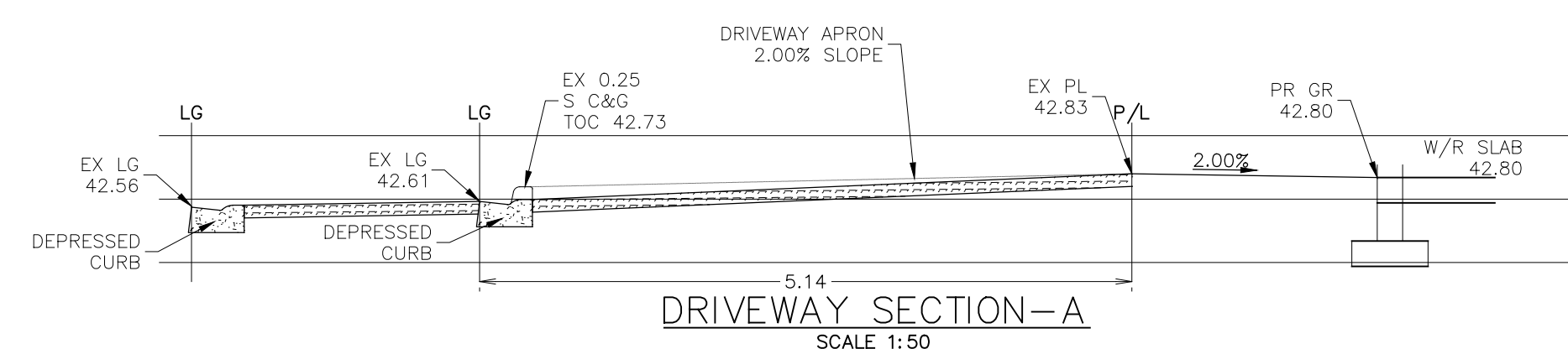
PROJECT  
**MARRIOTT MOXY HOTEL  
138 UNITS  
656 CONFLUENCE WAY SE**

TITLE  
**SITE GRADING PLAN**

DESIGN BY: DV	SCALE: 1:200	JOB NUMBER: ACAD-25-157
DRAWN BY: -		
CHECKED BY: DV	REV NO.: -	DRAWING NUMBER: SP2
DATE: 17-Oct-25		

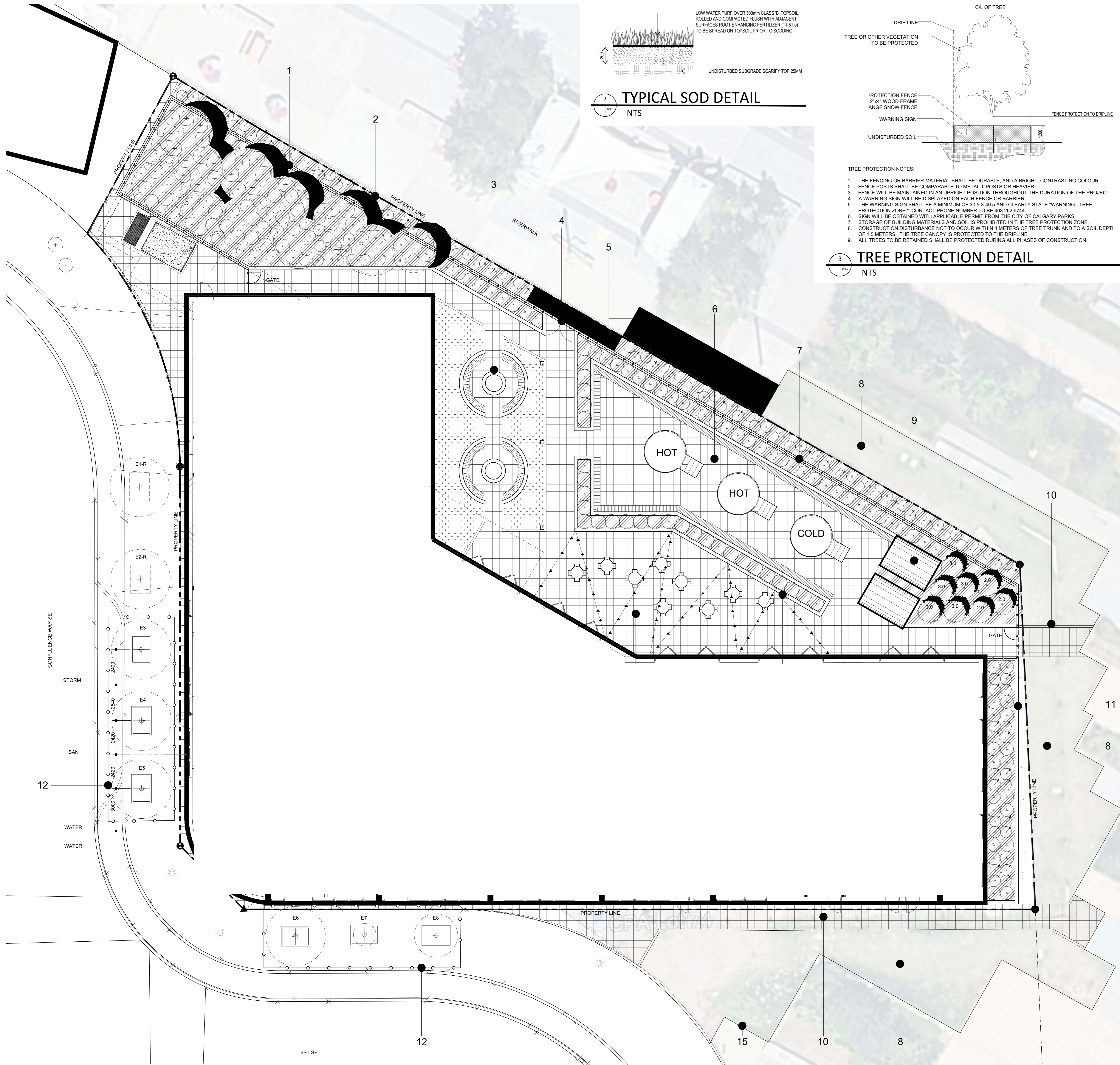


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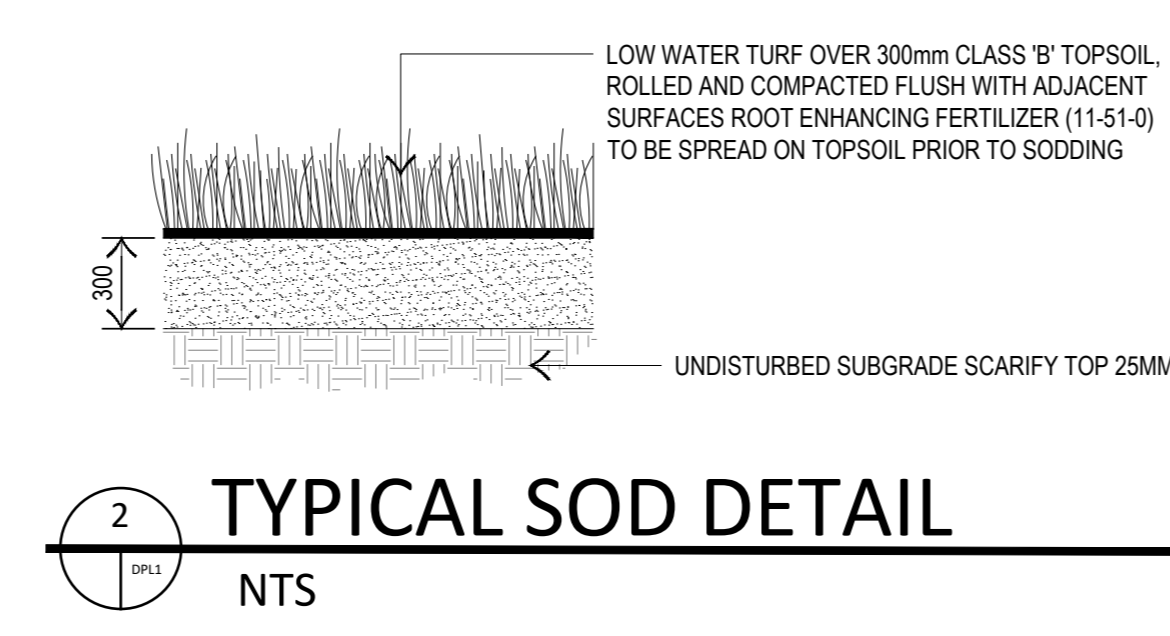


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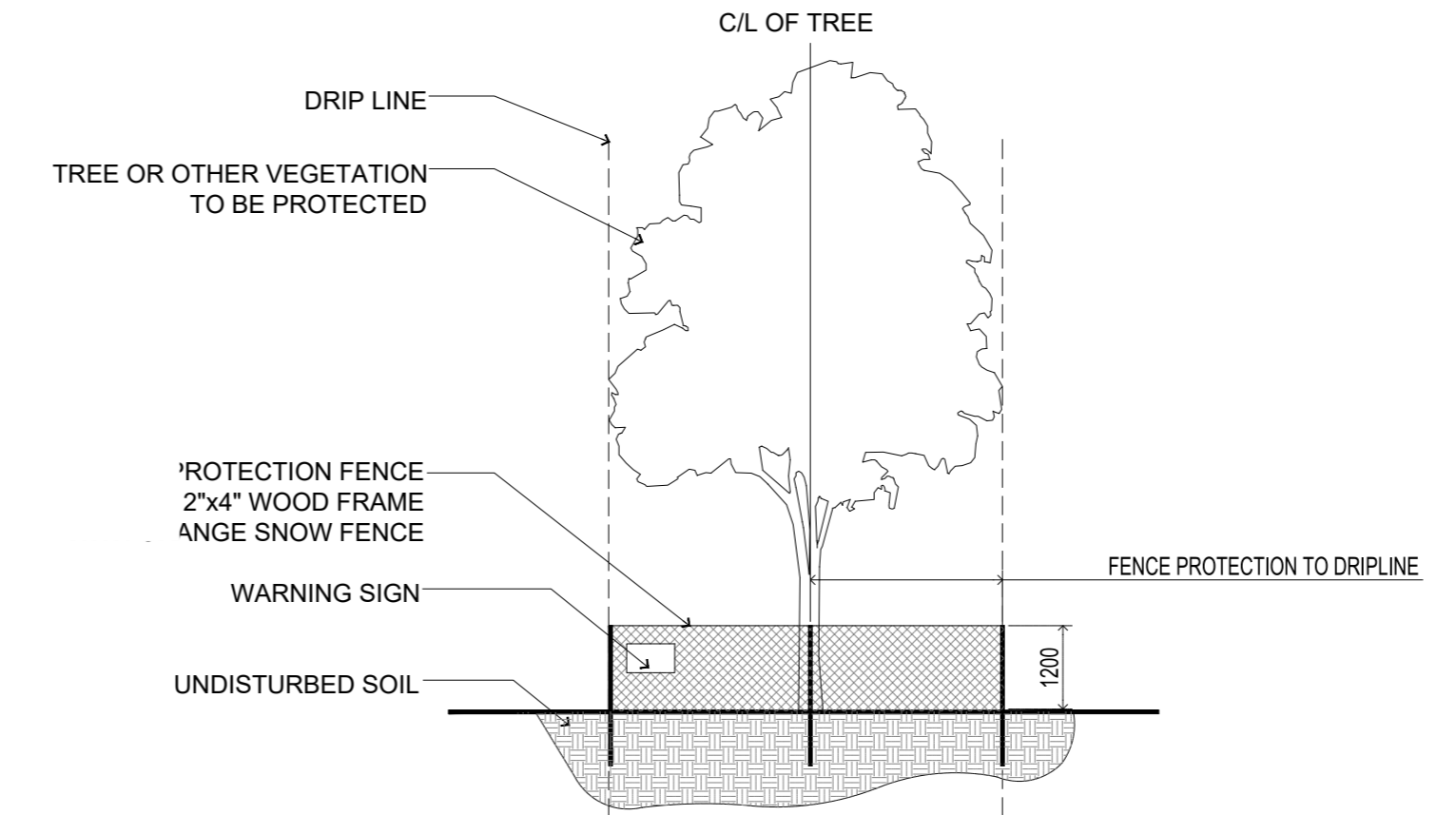
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1 LANDSCAPE PLAN  
1 : 100



2 TYPICAL SOD DETAIL  
NTS



3 TREE PROTECTION DETAIL  
NTS

- SURFACING LEGEND**
- CONCRETE PAVERS
  - CONCRETE WALKWAY
  - EAGLE LAKE LESS WATER SOD
  - SHREDDED WOOD BARK MULCH
  - EXISTING CONCRETE PAVERS
  - BLACK WROUGHT IRON FENCE 600MM HT
  - TREE PROTECTION FENCING
- PLANT MATERIAL LEGEND**
- DECIDUOUS TREES
- 6-75mm cal Trembling Aspen
  - 3-60mm cal Trembling Aspen
  - 2-50mm cal Trembling Aspen
- CONIFEROUS TREES
- 5-3.0M ht Columnar Spruce
  - 3-2.0M ht Columnar Spruce
- CONIFEROUS SHRUBS
- 29-Horizontal Juniper
- DECIDUOUS SHRUBS
- 62-Arctic Fire Dogwood
  - 64-Snowberry
  - 66-Alpine Currant
  - 41-Wolf Willow
  - 37-Native Rose

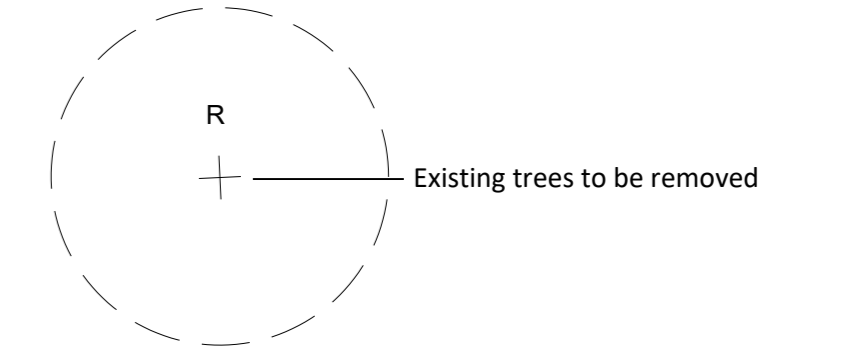
- FEATURE LEGEND**
- 900mm HT RAISED PLANTER (1200MM SOIL DEPTH) W/ 600mm mm HT BLACK WROUGHT IRON FENCING
  - REMOVE EXISTING RAMP CONCRETE + REPLACE W/ SHRUB PLANTING BED
  - FIRE PITS
  - FEATURE ARCHED GATEWAY
  - CONCRETE WALKWAY INFILL TO MATCH RIVERWALK FINISH
  - TUB TERRACE W/ WOOD LONG BENCHES - 2 HOT + 1 COLD PLUNGE
  - 900mm HT RAISED PLANTER (1200MM SOIL DEPTH) W/ 600mm mm HT BLACK WROUGHT IRON FENCING
  - EXISTING GRASS TO REMAIN
  - BARREL SAUNAS
  - PATHWAY CONNECTION TO RIVERWALK W/ SECURE CARD ACCESS GATE
  - 300mm HT RAISED PLANTER (600MM SOIL DEPTH)
  - TREE PROTECTION FENCING - REFER TO DETAIL
  - 900mm HT RAISED PLANTER (600MM SOIL DEPTH)
  - LOUNGE TERRACE W/ BISTRO TABLES + STRING LIGHTS / PROGRAMMABLE EVENT SPACE
  - EDGE OF EXISTING RIVERWALK TO REMAIN UNDISTURBED

- GENERAL NOTES**
- ALL LANDSCAPE CONSTRUCTION, INCLUDING ALL HARD AND SOFT LANDSCAPING, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY SPECIFICATIONS OR AS NOTED ON THE DRAWINGS
  - ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION
  - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK
  - ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS
  - ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH
  - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY LOW WATER UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION WILL BE LIMITED TO TREES AND SHRUBS ONLY.
  - RAISED PLANTERS ABOVE PARKADE SLAB AS FOLLOWS:
    - TREE PLANTERS 1200MM MM SOIL DEPTH
    - SHRUB PLANTERS 600MM SOIL DEPTH
    - TURF AND GRASSES 300MM SOIL DEPTH

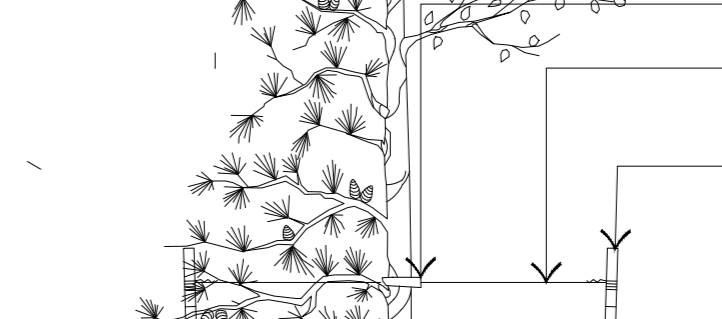
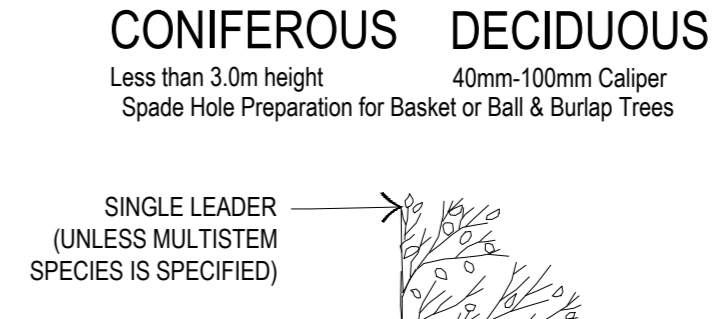
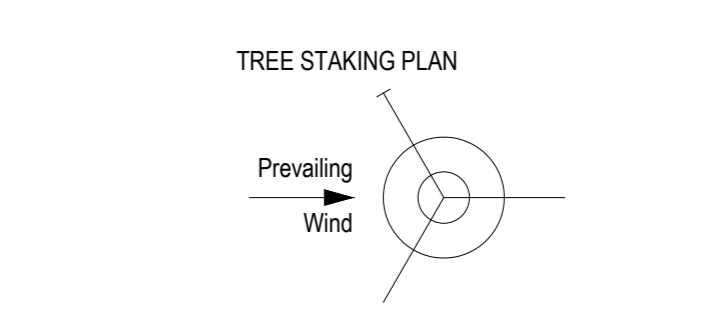
**SITE DATA**

Total Site Area:	2557.09m <sup>2</sup>
Landscape Area Required:	767.13m <sup>2</sup> (30%)
Landscape Area Provided at grade:	1012.70m <sup>2</sup> (39.6%)
Total Trees Provided:	19
Total Deciduous Trees Provided:	11 (42%)
Large 75mm cal:	6 (62.5%)
Med 60mm cal:	3
Small 50mm cal:	2
Total Coniferous Trees Provided:	8 (58%)
Large 3.0m ht:	5 (54%)
Large 2.0m ht:	3

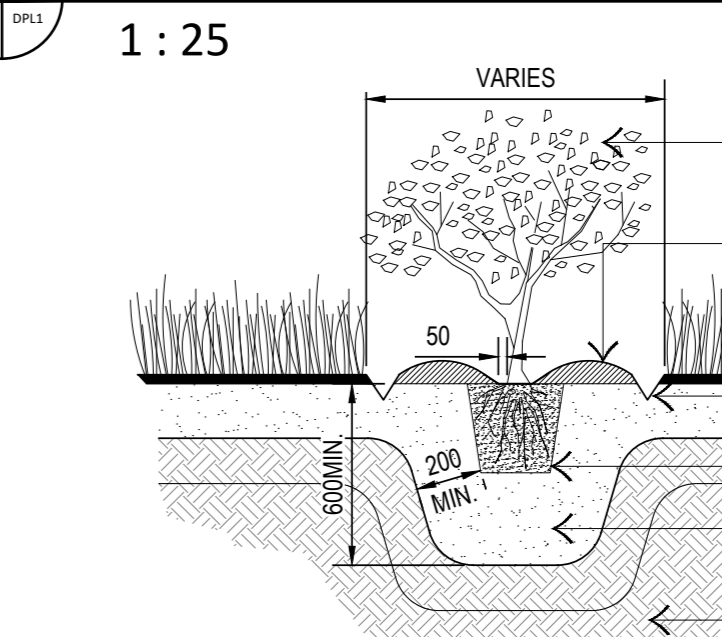
- EXISTING PUBLIC TREE LEGEND**
- E1 - T-51001539 - 18cm - Fraxinus pensylvanica - Remove
  - E2 - T-51001537 - 16cm - Fraxinus pensylvanica - Remove
  - E3 - T-51001540 - 16cm - Fraxinus pensylvanica - Remain
  - E4 - T-51001541 - 14cm - Fraxinus pensylvanica - Remain
  - E5 - T-51001538 - 15cm - Fraxinus pensylvanica - Remain
  - E6 - T-51001548 - 22cm - Ulmus americana - Remain
  - E7 - T-51196876 - 12cm - Ulmus americana - Remain
  - E8 - T-51001547 - 17cm - Ulmus americana - Remain



- NOTES:**
- ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
  - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
  - STAKE BEYOND EDGE OF ROOT BALL, IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOLLEWARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
  - ALL TREE STAKES TO MAINTAIN MIN. 1.0m CLEARANCE FROM ALL LIVE POWER, TELEPHONE AND GAS ALIGNMENTS.
  - TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
  - T BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
  - IF TREE IS IN WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL/VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. FILL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
  - USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
  - PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
  - DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO LIVE POWER, TELEPHONE AND GAS ALIGNMENTS REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).



4 TYPICAL TREE PLANTING DETAIL  
1 : 25



5 TYPICAL SHRUB PLANTING DETAIL  
1 : 25

<b>DATE</b> 2025.10.17	<b>ISSUED FOR</b> DEV. PERMIT APPLICATION	<b>REV</b>
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<p>Project Component <b>DEVELOPMENT PERMIT APPLICATION</b></p> <p>Key Plan</p>		
<p>Consultants</p> <p>Survey: VISTAS GEOMATICS Civil: JUBILEE ENGINEERING CONSULTING LTD Architecture: NORR ARCHITECTS ENGINEERS PLANNERS Structural: GLOTHAN SIMPSON Mechanical: SMITH &amp; ANDERSEN Electrical: SMITH &amp; ANDERSEN Planting: SCATLIF MILLER MURRAY Interiors: SIXTEEN FIFTY G.I.C.: TRUMAN</p>		
<p>Seal(s)</p>		
<p>JOINT FIRM NORR Architects Engineers Planners and THE ALBERTA ASSOCIATION OF ARCHITECTS Certificate No. AEC18850</p> <p><b>NORR</b></p> <p>2300, 411 - 1st Street SE Calgary, AB, Canada T2G 4Y5 norr.com</p> <p>NORR Architects Engineers Planners A Partnership of Corporations</p> <p>Jonathan Hughes, Architect, AIA, OAA, AIBC, MAA, AAMP, AARE Member, Institute of Professional Architects Ottawa, ON, P1B 1A6, CANADA</p>		
<p>Project Manager: M. FARRELL Project Leaders: D. SMYTHE / P. MOORE Client: TRUMAN</p> <p>Drawn: JA, DD, OD Checked: MF</p>		
<p>2236-10 ASPEN STONE BLVD. SW CALGARY, ALBERTA T3H 0K3</p> <p>Project: TRUMAN HOTEL BLOCK N, EAST VILLAGE</p> <p>Drawing Title: LANDSCAPE PLAN</p>		
<p>Scale</p> <p>Project No. HO1125-0116 Drawing No. DPL1</p>		

Site Information	
LAND USE DISTRICT	CC-ERR: Centre City East Village Rivers Residential District
LEGAL DESCRIPTION	Plan 091, Block 125, Lot 1
MUNICIPAL ADDRESS	656 Confluence Way SE, Calgary, AB
COMMUNITY	East Village
SITE AREA	2557.1 m <sup>2</sup> 0.256 Ha
Development Statistics	
PROPOSED USE	5 story new construction hotel consisting of 132 rooms and 45 below grade parking spaces
FAR PROPOSED	-
Minimum	-
Maximum	5
Proposed	2.62
SITE COVERAGE	58.4%
LANDSCAPE COVERAGE	req'd 30.0% provided refer to landscape drawings
OUTDOOR AMENITY AREA (LEVEL 1 EXCLUDED)	234.4 m <sup>2</sup>

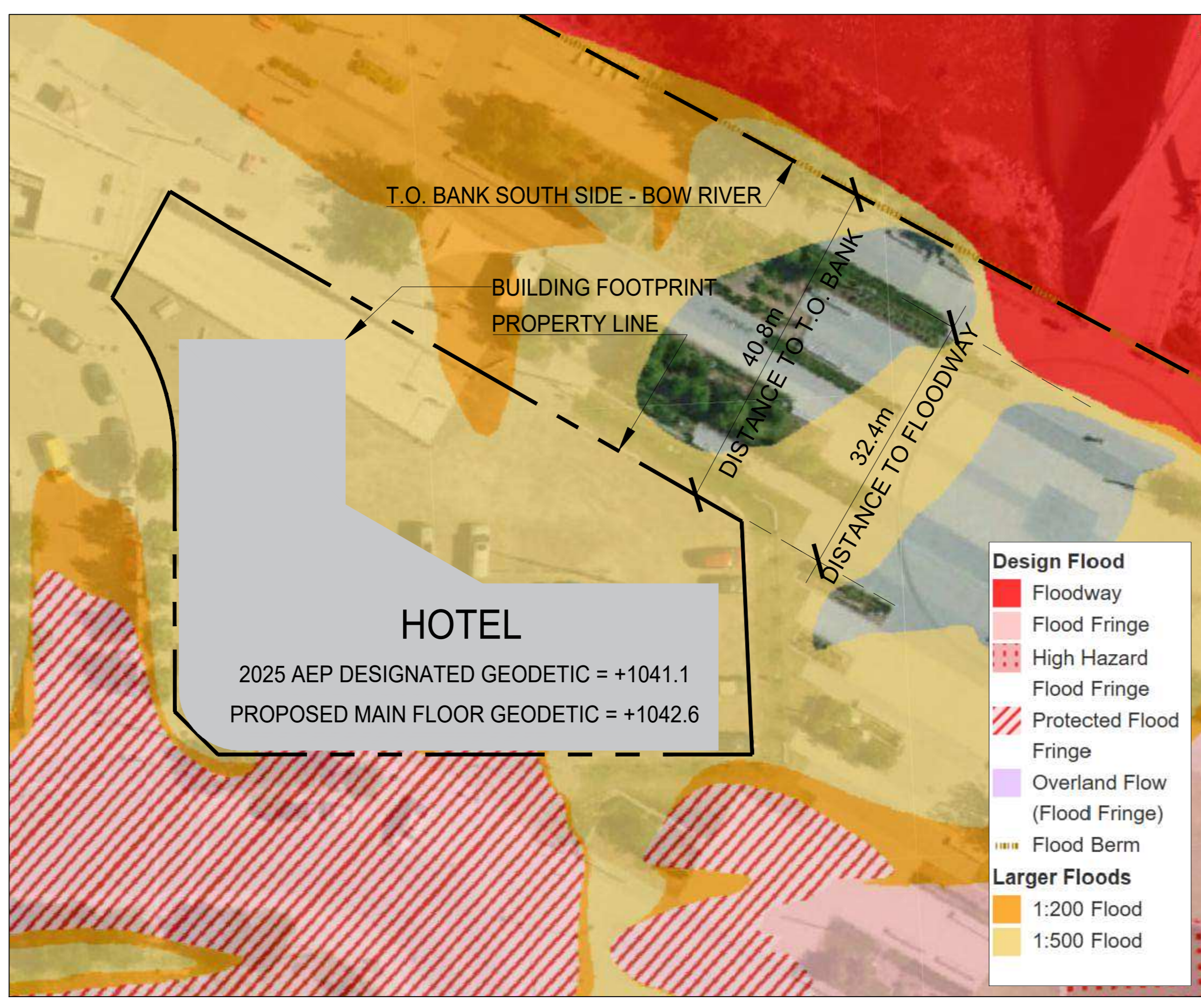
Building Areas								ROOM COUNT									
LEVEL	GROSS FLOOR AREA	FAR	HOTEL ROOMS	GREEN ROOF	OUTDOOR TERRACE	PARKING	PARKING COUNT	King	King-W (King Wide)	King-S (King Short)	King-C (King Corner)	King-C BF (King Corner BF)	Q/Q (Queen/Queen)	Q/Q-1 (Queen-1)	Q/Q BF (Queen-Queen BF)	TOTAL	
Project Total (m <sup>2</sup> )	Ratio	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	Area (m <sup>2</sup> )	# of Spaces	Unit Area	25.55	39.47	22.6	45.8	45.8	27.84	37.98	42.18	-
Roof	104.1	-	-	824.7	-	-	-	16	0	2	1	0	5	0	1	25	
5	976.4	-	682.5	198.6	83.6	-	-	19	1	2	0	1	11	0	0	34	
4	1257.7	-	935.1	-	150.8	-	-	11	0	2	1	0	22	2	1	39	
3	1432.2	-	1110.0	-	-	-	-	11	0	2	0	1	18	1	1	34	
2	1432.2	-	964.9	-	-	-	-	0	0	0	0	0	0	0	0	0	
1	1493.1	-	936.1	-	1012.7	-	-	0	0	0	0	0	0	0	0	0	
P1	-	-	-	-	-	2396.6	45.0	# of Units	57	1	8	2	2	56	3	3	132
Total	6695.7	2.62	4628.5	-	1247.1	2396.6	45.0	Percentage	43%	1%	6%	2%	2%	42%	2%	2%	100%

Vehicle Parking			
TYPE	REQUIREMENTS	REQUIRED	PROVIDED
Barrier Free	Ratio based on NBC-AE.	2	2
Barrier Free EV	At least (1) of BF stalls to have full level 2 EV charger	1	1
Standard Size	Open Option. 100% Stalls to be EV ready with rough-in	-	37
Full EV Ready Class 2 - Standard Size	Open Option	-	5
	Barrier Free Stalls	3	
	Standard Stalls	42	
<b>Total Stalls</b>		<b>45</b>	
Bicycle Parking			
TYPE	REQUIREMENTS	REQUIRED	PROVIDED
Class 1 Stalls	-	open option	0
Class 2 Stalls	-	open option	12
<b>Total Stalls</b>			<b>12</b>

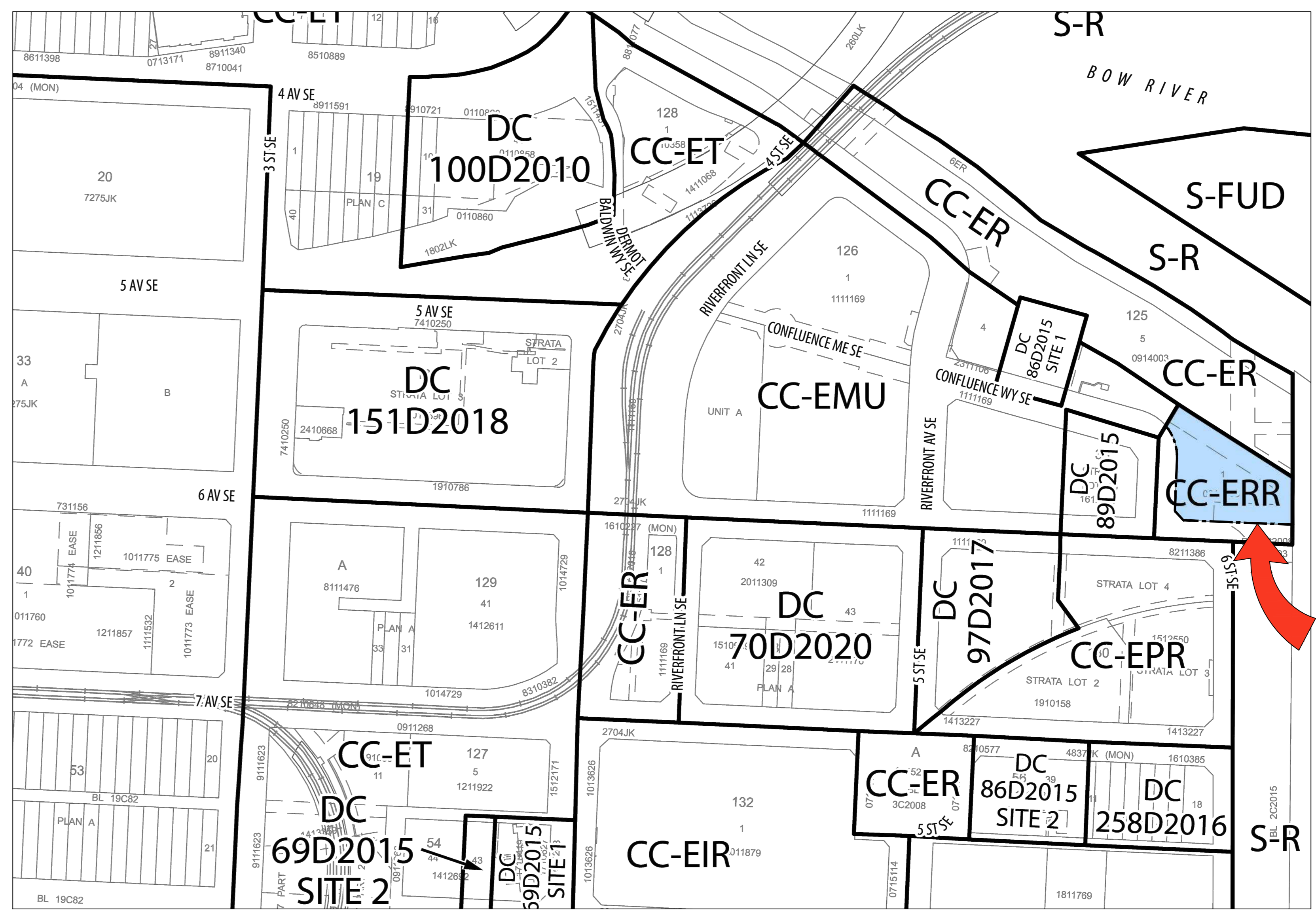
# 01 DEVELOPMENT STATISTICS

SCALE: NTS

**BUILDING SETBACK**  
 LAND USE BY-LAW 1P2007, PART 12, DIVISION 1. 1224(3)  
 - MIN. BUILDING SETBACK ON THE SOUTH, EAST AND WEST BOUNDARIES OF THE SITE IS 0.0m



**02 KEYPLAN - FLOODWAY DIAGRAM**  
 SCALE: NTS



**03 MAP - LAND-USE ZONING**  
 SCALE: NTS

DATE	ISSUED FOR	REV
2025.10.17	DEV. PERMIT APPLICATION	

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Project Component  
**DEVELOPMENT PERMIT APPLICATION**  
 Key Plan

Consultants  
 Survey: VISTAS GEOMATICS  
 Civil: JUBILEE ENGINEERING CONSULTING LTD  
 Architecture: NORR ARCHITECTS ENGINEERS PLANNERS  
 Structural: GLOTTMAN SIMPSON  
 Mechanical: SMITH & ANDERSEN  
 Electrical: SMITH & ANDERSEN  
 Plumbing: SMITH & ANDERSEN  
 Landscape: SCALFUP MILLER MURRAY  
 Interiors: SIXTEEN FIFTY  
 G.C.: TRUMAN

Seal(s)

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 Certificate No. AEC19564

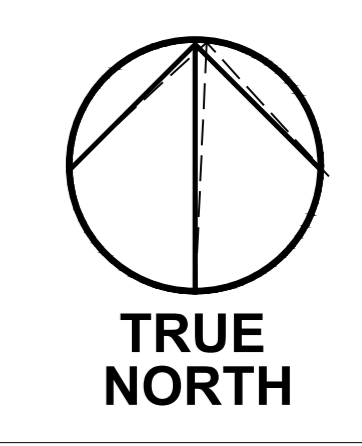
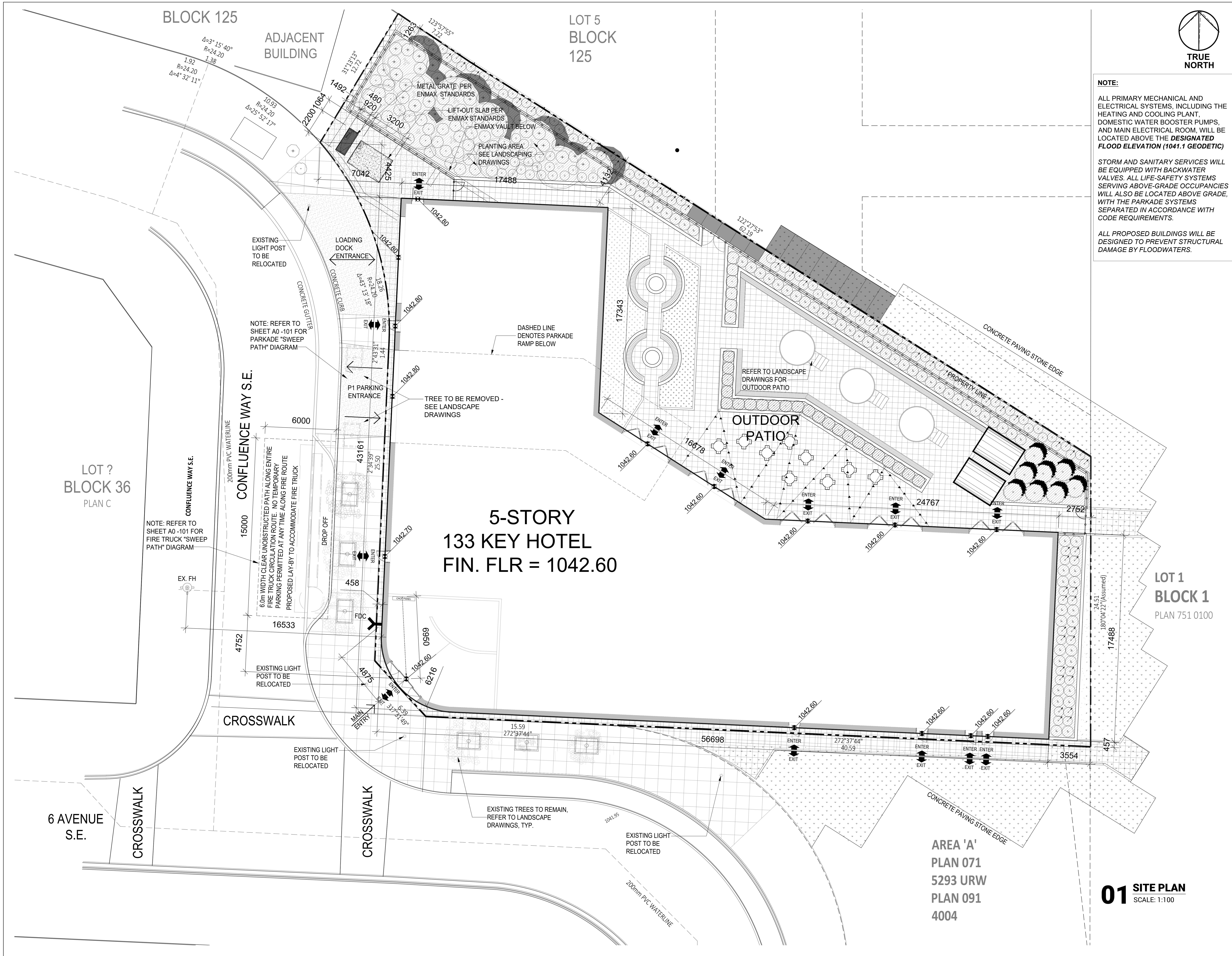
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 Calgary, AB, Canada T2G 4Y5  
 norr.com  
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 A Partnership of Corporations

Project Manager: M. FARRELL  
 Project Leaders: D. SMYTHE / P. MOORE  
 Client: TRUMAN  
 Drawn: JA, DD, OD  
 Checked: MF

2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA T3H 0K3  
 Project: TRUMAN HOTEL BLOCK N, EAST VILLAGE 656 CONFLUENCE WY SE  
 Drawing Title: GATEWAY, LANDMARK, AND ZONING

Scale:  
 Project No.: HO1125-0116  
 Drawing No.: A-02

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**NOTE:**

ALL PRIMARY MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING THE HEATING AND COOLING PLANT, DOMESTIC WATER BOOSTER PUMPS, AND MAIN ELECTRICAL ROOM, WILL BE LOCATED ABOVE THE DESIGNATED FLOOD ELEVATION (1041.1 GEODETIC)

STORM AND SANITARY SERVICES WILL BE EQUIPPED WITH BACKWATER VALVES. ALL LIFE-SAFETY SYSTEMS SERVING ABOVE-GRADE OCCUPANCIES WILL ALSO BE LOCATED ABOVE GRADE, WITH THE PARKADE SYSTEMS SEPARATED IN ACCORDANCE WITH CODE REQUIREMENTS.

ALL PROPOSED BUILDINGS WILL BE DESIGNED TO PREVENT STRUCTURAL DAMAGE BY FLOODWATERS.

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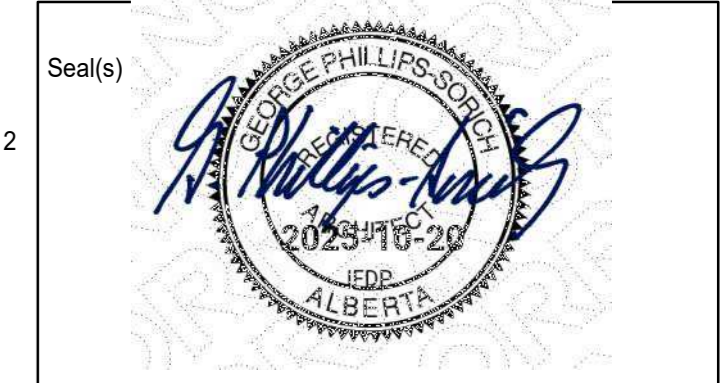
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
DEVELOPMENT PERMIT APPLICATION

Key Plan

Consultants

Survey:	VISTAS GEOMATICS
Civil:	JUBILEE ENGINEERING CONSULTING LTD
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	GLOTTMAN SIMPSON
Mechanical:	SMITH & ANDERSEN
Electrical:	SMITH & ANDERSEN
Plumbing:	SCALFUP MILLER MURRAY
Landscape:	SIXTEEN FIFTY
Interiors:	SIXTEEN FIFTY
G.C.:	TRUMAN



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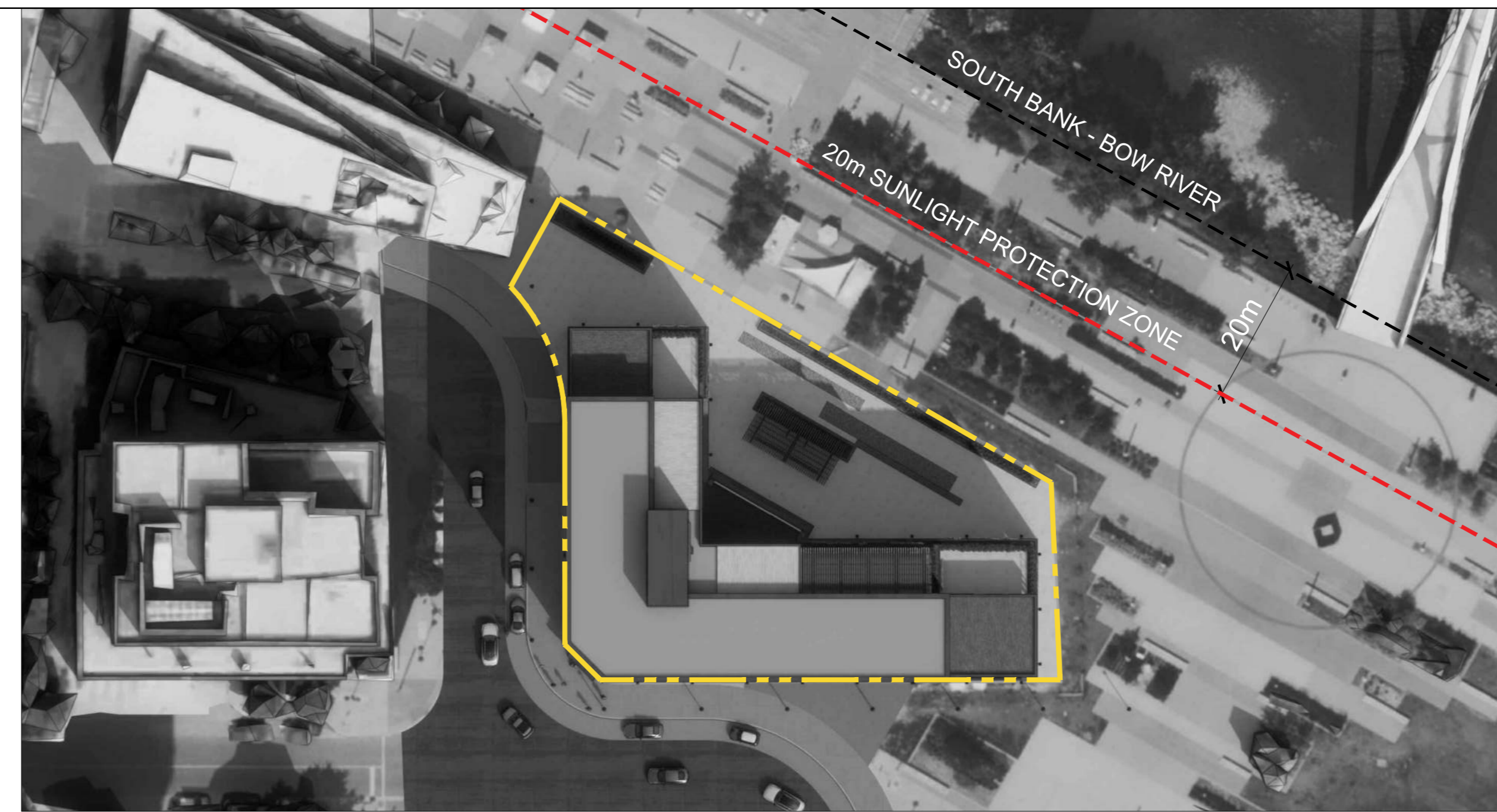
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A Partnership of Corporations

Jointly: Ingvar, Andrew, AIA, OAA, AIBC, MAIA, AMIA, AAPE  
Member: Institute of Fire, Alberta  
Chartered: P. Eng., AIA/CA

Project Manager	M. FARRELL	Drawn	J.A. DD, DD
Project Leaders	D. SMYTHE / P. MOORE	Checked	MF
Client	TRUMAN		
Address	2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA T3H 0K3		
Project	TRUMAN HOTEL BLOCK N, EAST VILLAGE 656 CONFLUENCE WY SE		
Drawing Title	SITE - SITE PLAN		
Scale	01 SITE PLAN SCALE: 1:100		
Project No.	HO1125-0116		
Drawing No.	A-10		



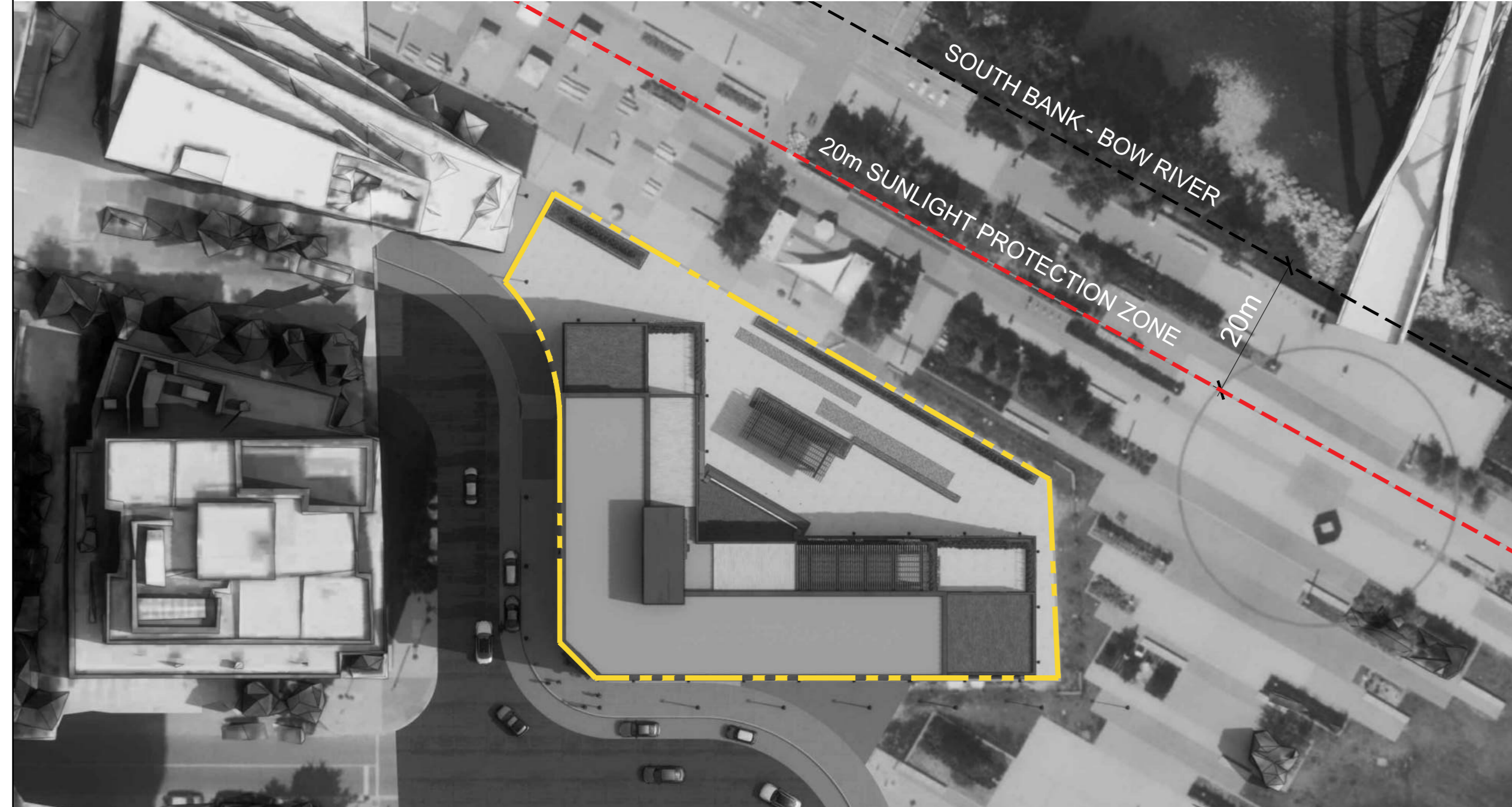
**01 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
MARCH 21ST - 10:01AM



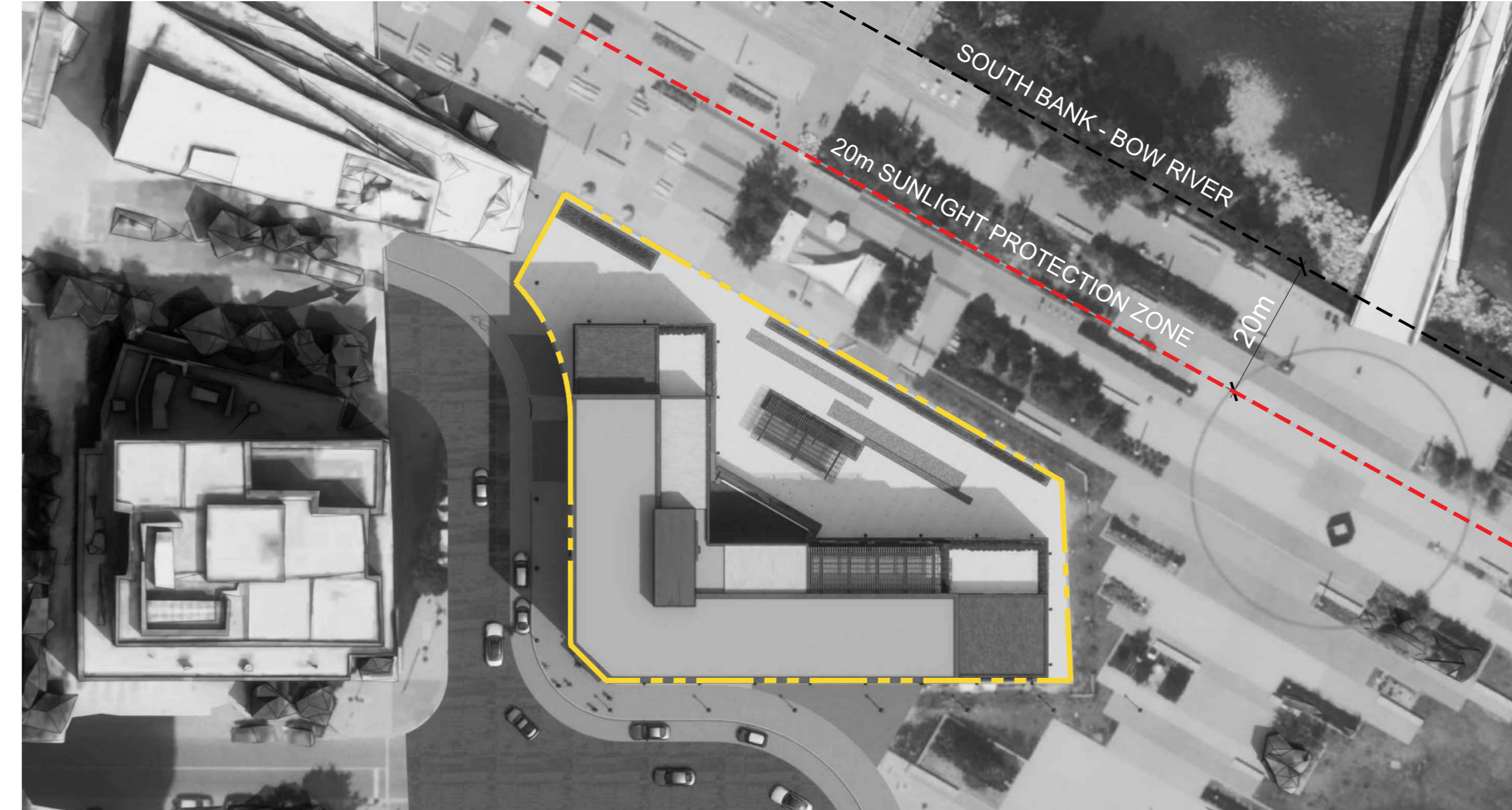
**02 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
MARCH 21ST - 12:00PM



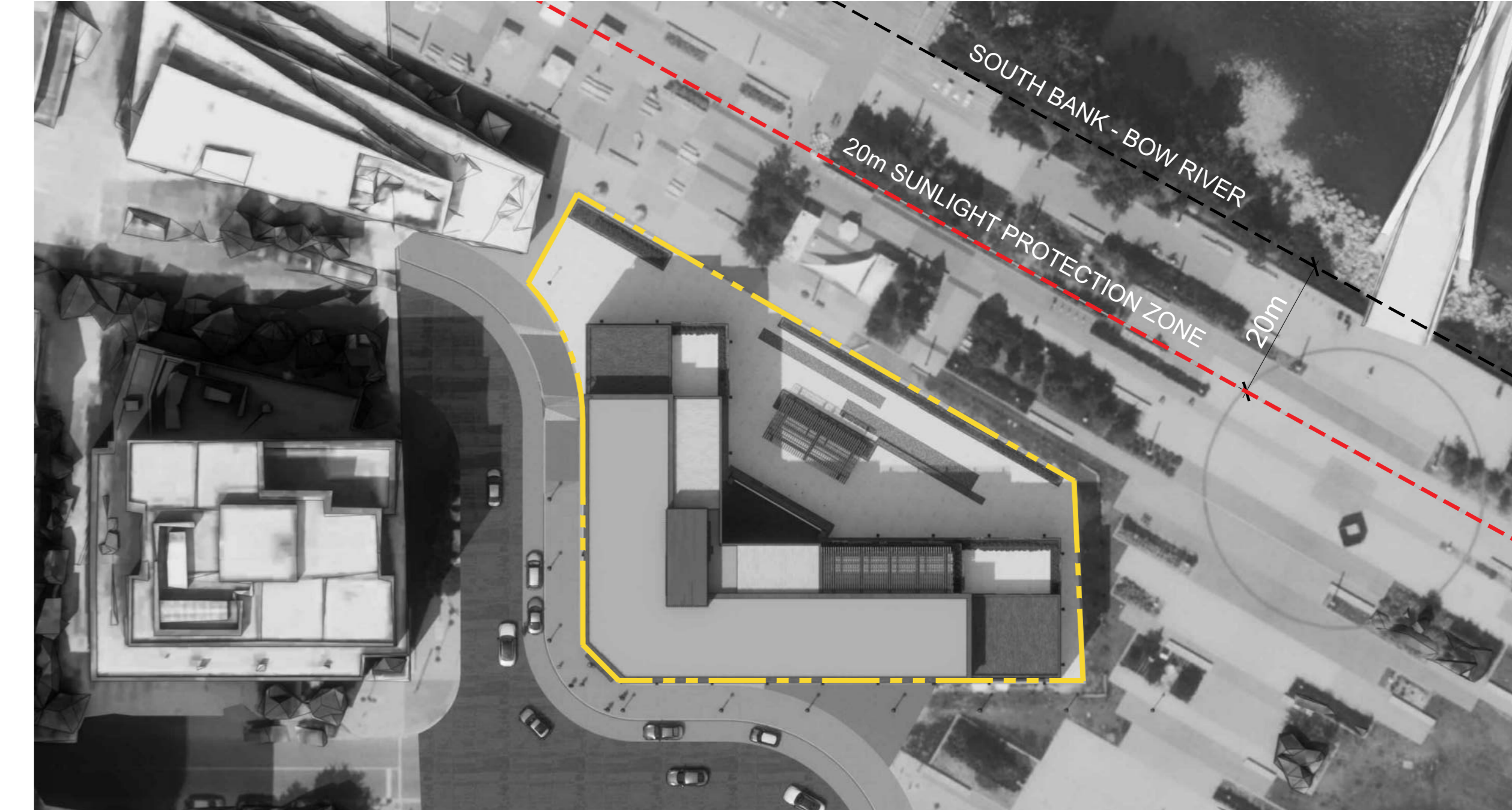
**03 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
MARCH 21ST - 3:00PM



**04 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
JUNE 21ST - 10:01AM



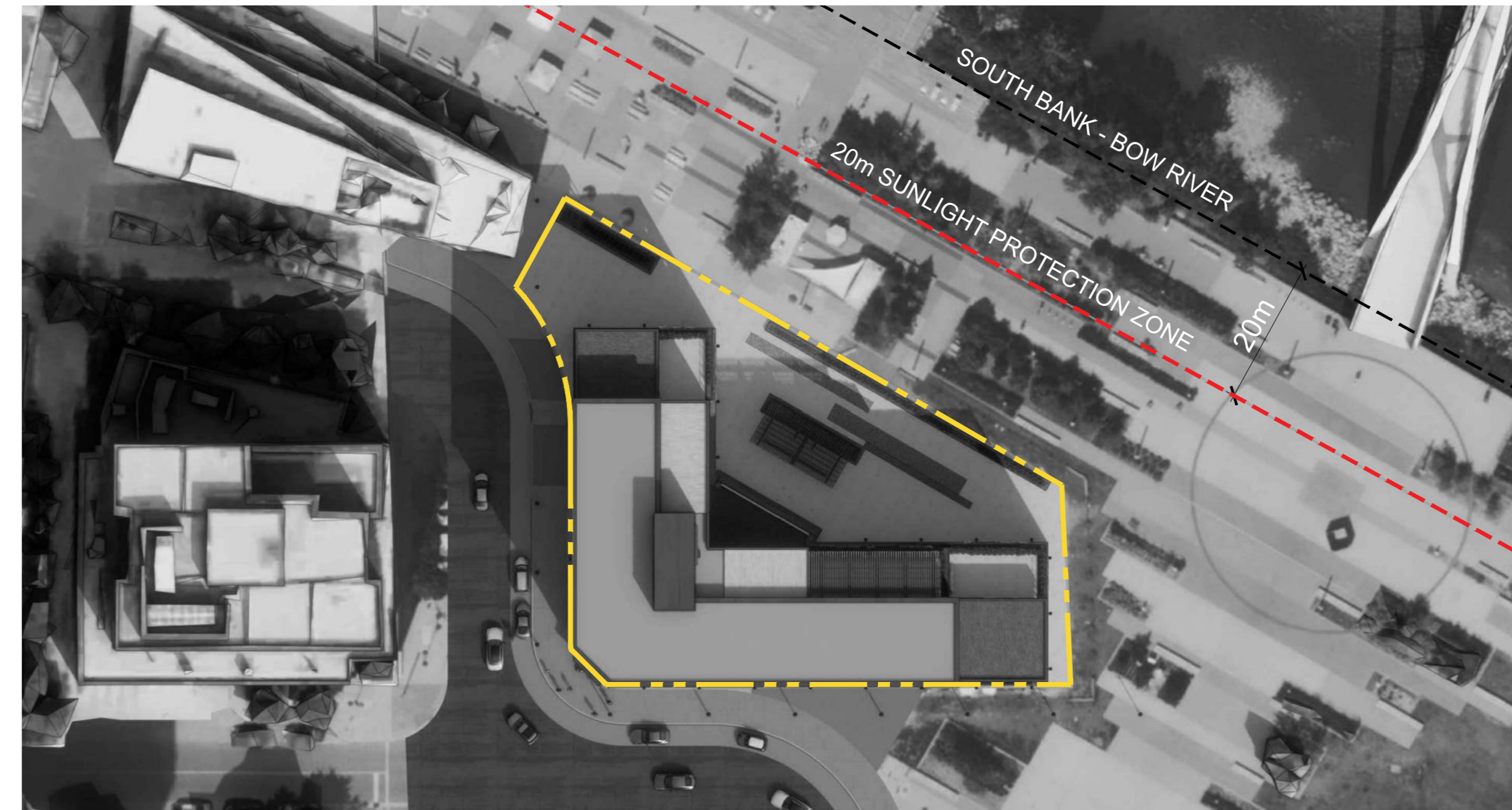
**05 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
JUNE 21ST - 12:00PM



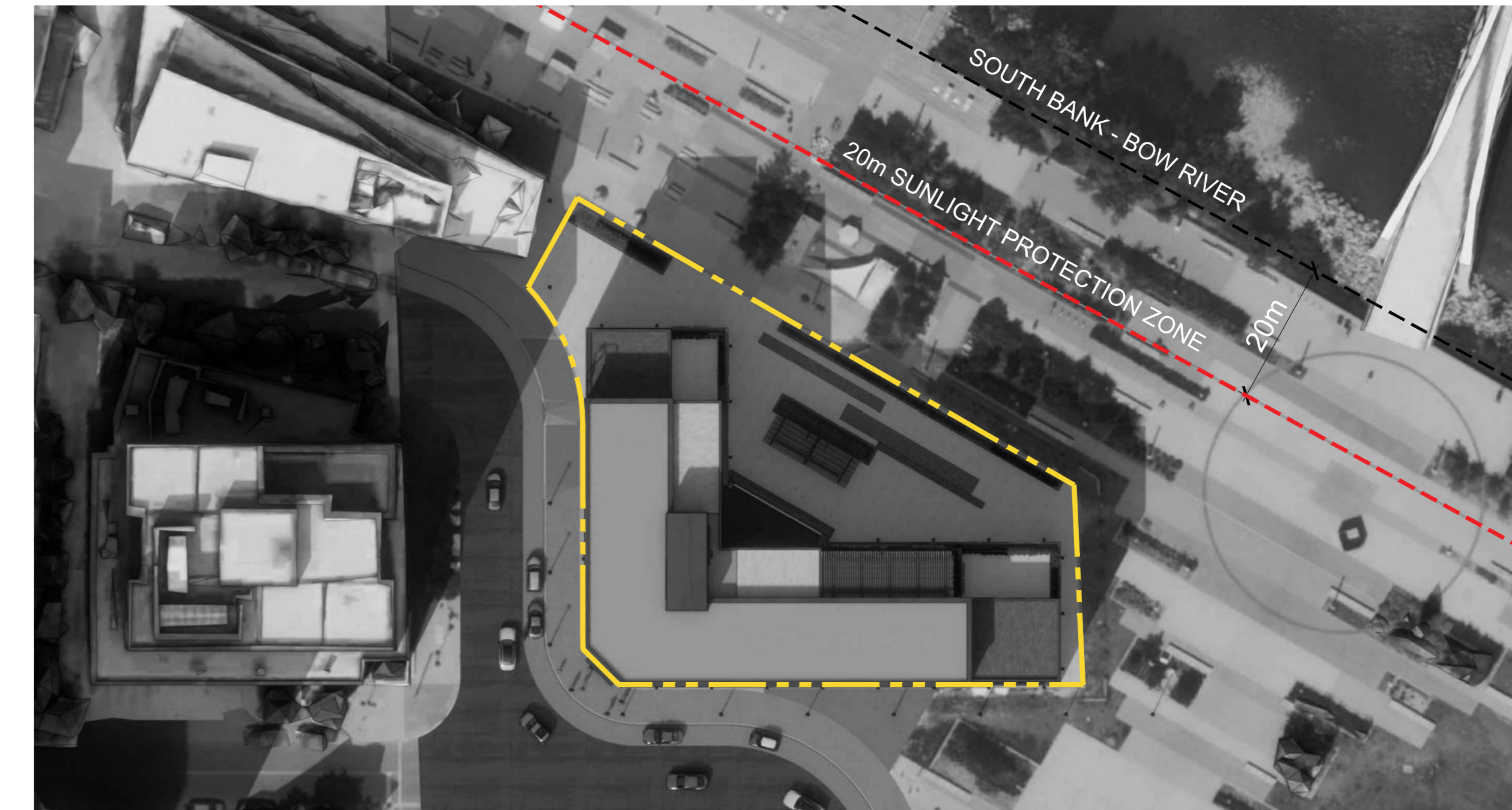
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JUNE 21ST - 3:00PM



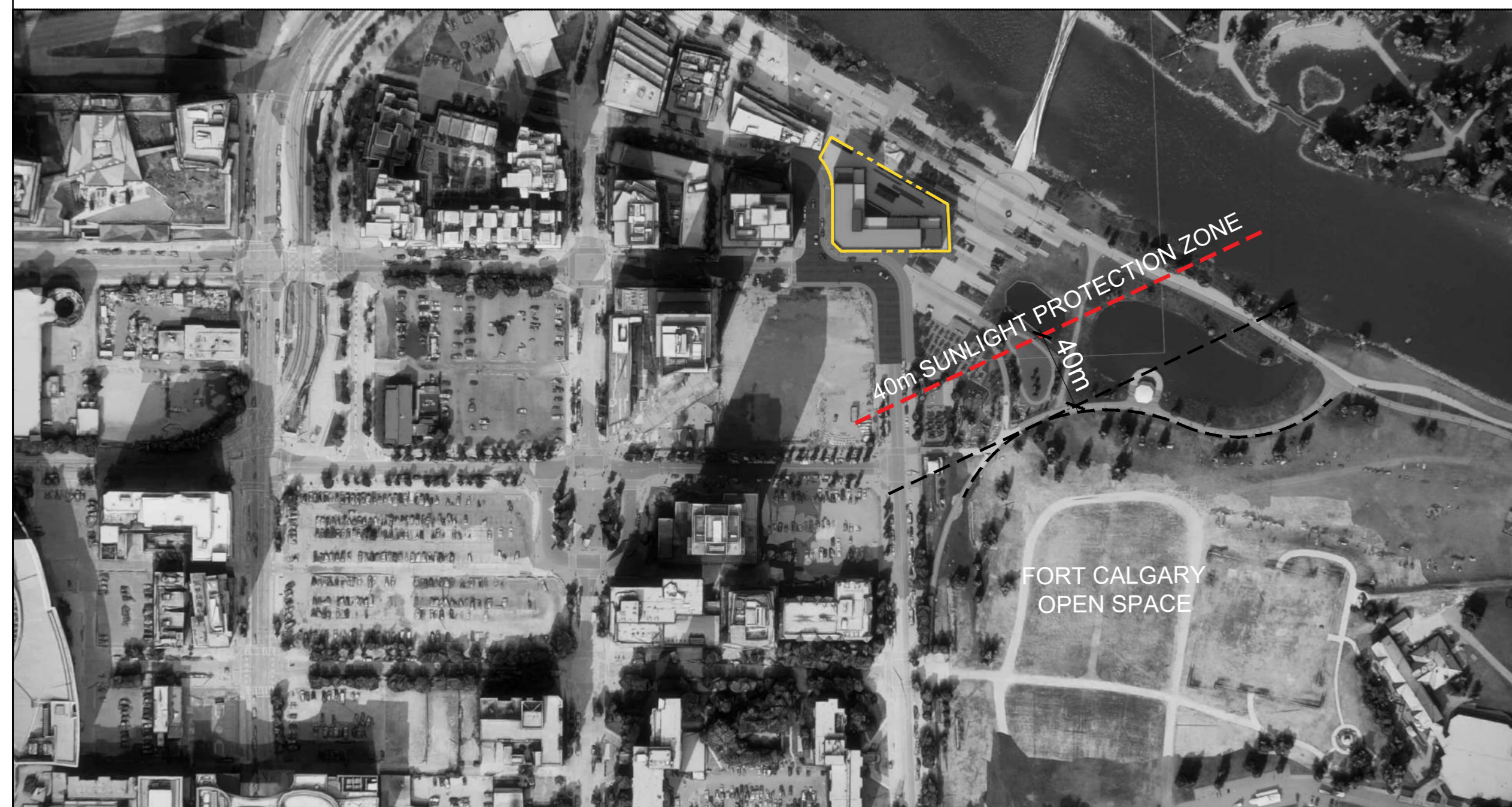
**07 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
SEPTEMBER 21ST - 10:01AM



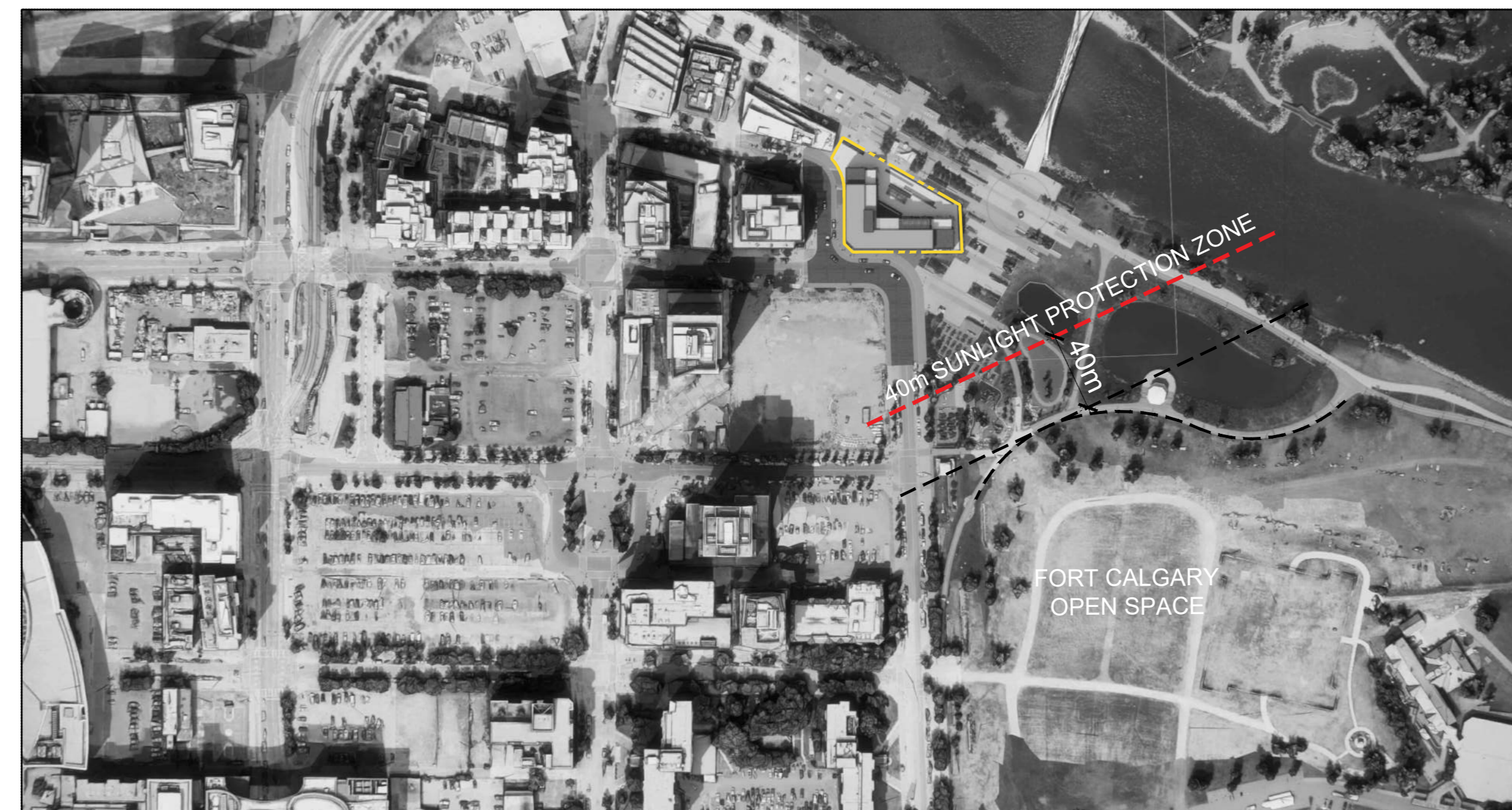
**08 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
SEPTEMBER 21ST - 12:00PM



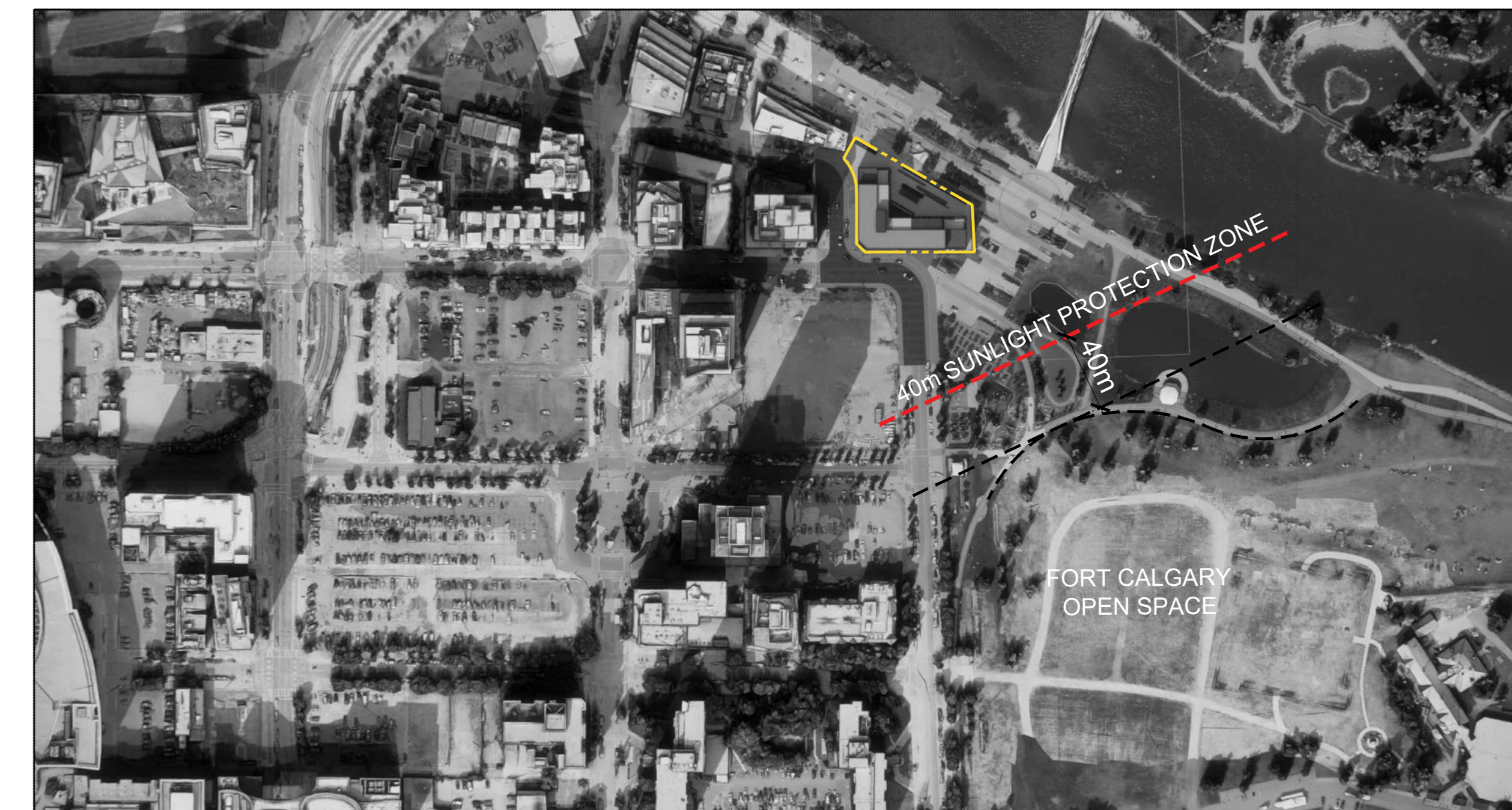
**09 SHADOW STUDY - BOW RIVER 20M SUNLIGHT PROTECTION**  
SEPTEMBER 21ST - 3:00PM



**10 SHADOW STUDY - FORT CALGARY 40M SUNLIGHT PROTECTION**  
MARCH 21ST - 3:00PM



**11 SHADOW STUDY - FORT CALGARY 40M SUNLIGHT PROTECTION**  
JUNE 21ST - 3:00PM



**12 SHADOW STUDY - FORT CALGARY 40M SUNLIGHT PROTECTION**  
SEPTEMBER 21ST - 3:00PM

DATE	ISSUED FOR	REV
2023.10.17	DEV. PERMIT APPLICATION	

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Project Component  
DEVELOPMENT PERMIT APPLICATION

Key Plan

Consultants

- Survey: VISTAS GEOMATICS
- Civil: JUBILEE ENGINEERING CONSULTING LTD
- Architecture: NORR ARCHITECTS ENGINEERS PLANNERS
- Structural: GLOTTMAN SIMPSON
- Mechanical: SMITH & ANDERSEN
- Electrical: SMITH & ANDERSEN
- Plumbing: SMITH & ANDERSEN
- Landscape: SCALFUP MILLER MURRAY
- Interiors: SIXTEEN FIFTY
- G.C.: TRUMAN

Seal(s)

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Project Manager: M. FARRELL  
Project Leaders: D. SMYTHE / P. MOORE  
Client: TRUMAN  
2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA T3H 0K3  
Project: TRUMAN EAST BLOCK N, EAST VILLAGE 656 CONFLUENCE WY SE  
Drawing Title: SITE - SUNLIGHT PROTECTION SHADOW STUDY  
Scale: NTS  
Project No.: HO1125-0116  
Drawing No.: A-11

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**01 ELEVATION NORTH**  
SCALE: 1:100

MATERIALS LEGEND	
TYPE	DESCRIPTION
01	FACE BRICK CLADDING KING CRIMSON (CHESTNUT BROWN)
02	VERTICAL RIBBED METAL CLADDING DARK CHARCOAL
03	EXTRUDED METAL FASCIA / FLASHING DARK CHARCOAL
04	GLASS & METAL RAILING CLEAR GLASS / DARK CHARCOAL FRAMES
05	WINDOW CLEAR GLASS / DARK CHARCOAL FRAMES
06	STOREFRONT GLAZING SYSTEM CLEAR GLASS / DARK CHARCOAL FRAMES
07	BUILDING SIGNAGE LIT-UP
08	BUILDING SIGNAGE FACE MOUNTED GRAPHIC
09	METAL LOUVERS COLOR MATCH FIELD
10	LANDSCAPE PLANTERS AT TERRACE EDGES
11	BUILDING CANOPY DARK CHARCOAL METAL W/ WOOD LOUVERS
12	METAL CLADDING DARK CHARCOAL

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Project Component  
**DEVELOPMENT PERMIT APPLICATION**

Key Plan

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- Mechanical: SMITH & ANDERSEN
- Electrical: SMITH & ANDERSEN
- Plumbing: SMITH & ANDERSEN
- Landscape: SCATLUFF MILLER MURRAY
- Interiors: SIXTEEN FIFTY
- G.C.: TRUMAN

Seal(s)

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NORR Architects Engineers Planners  
and  
THE ALBERTA ASSOCIATION OF ARCHITECTS  
Certificate No. AEC18954

**NORR**

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Jonathan Hughes, Architect, AIA, OAA, AEC, MAIA, AIAA, AAPE  
Member, Institute of Engineers, Alberta  
License No. P. Eng. 395124

Project Manager M. FARRELL	Drawn JA, DD, OD
Project Leaders D. SMYTHE / P. MOORE	Checked MF

Client  
**TRUMAN**

2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA  
T2H 0K3

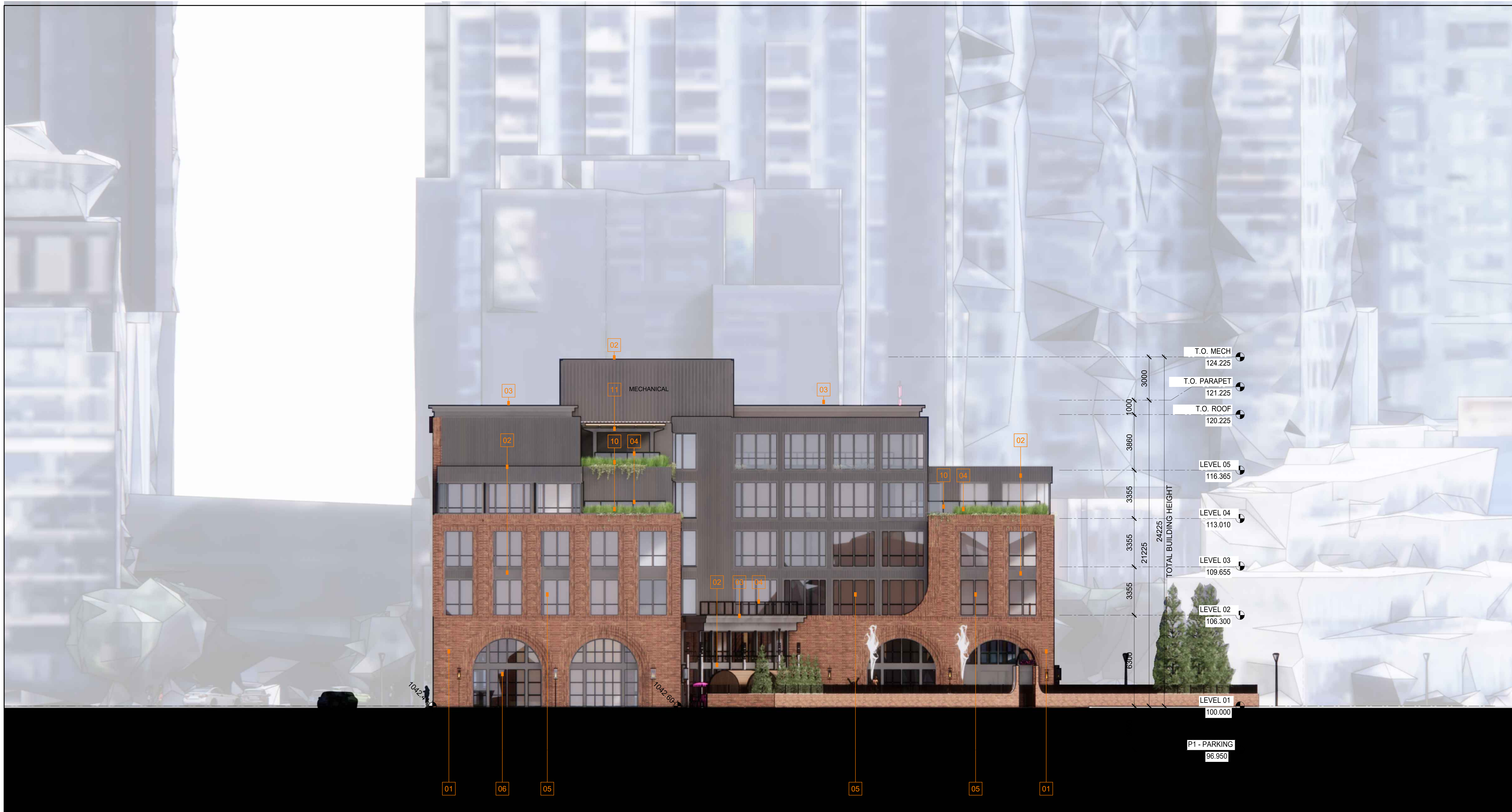
Project  
**TRUMAN HOTEL  
BLOCK N, EAST VILLAGE**  
656 CONFLUENCE WY SE

Drawing Title  
**ELEVATION SOUTH**

Scale  
1 : 100

Project No.  
HO1125-0116

Drawing No.  
**A-41**



**01 ELEVATION EAST**  
SCALE: 1:100

MATERIALS LEGEND	
TYPE	DESCRIPTION
01	FACE BRICK CLADDING KING CRIMSON (CHESTNUT BROWN)
02	VERTICAL RIBBED METAL CLADDING DARK CHARCOAL
03	EXTRUDED METAL FASCIA / FLASHING DARK CHARCOAL
04	GLASS & METAL RAILING CLEAR GLASS / DARK CHARCOAL FRAMES
05	WINDOW CLEAR GLASS / DARK CHARCOAL FRAMES
06	STOREFRONT GLAZING SYSTEM CLEAR GLASS / DARK CHARCOAL FRAMES
07	BUILDING SIGNAGE LIT-UP
08	BUILDING SIGNAGE FACE MOUNTED GRAPHIC
09	METAL LOUVERS COLOR MATCH FIELD
10	LANDSCAPE PLANTERS AT TERRACE EDGES
11	BUILDING CANOPY DARK CHARCOAL METAL W/ WOOD LOUVERS
12	METAL CLADDING DARK CHARCOAL

DATE	ISSUED FOR	REV
2025.10.17	DEV. PERMIT APPLICATION	

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Project Component  
**DEVELOPMENT PERMIT APPLICATION**  
Key Plan

Consultants	VISTAS GEOMATICS
Survey:	JUBILEE ENGINEERING CONSULTING LTD
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	GLOTTMAN SIMPSON
Mechanical:	SMITH & ANDERSEN
Electrical:	SMITH & ANDERSEN
Plumbing:	SCATLIFT MILLER MURRAY
Landscape:	SIXTEEN FIFTY
G.C.:	TRUMAN

Seal(s)

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Chartered: Ingvar, Andrew, AIA, OAA, AEC, MAIA, MAIA, AIAPE  
Member: Institute of Engineers, Alberta  
Chartered: P. Eng., AIA, OAA

Project Manager M. FARRELL	Drawn JA, DD, OD
Project Leaders D. SMYTHE / P. MOORE	Checked MF

Client  
**TRUMAN**  
2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA  
T2H 0K3

Project  
**TRUMAN HOTEL  
BLOCK N, EAST VILLAGE**  
656 CONFLUENCE WY SE

Drawing Title  
**ELEVATION EAST**

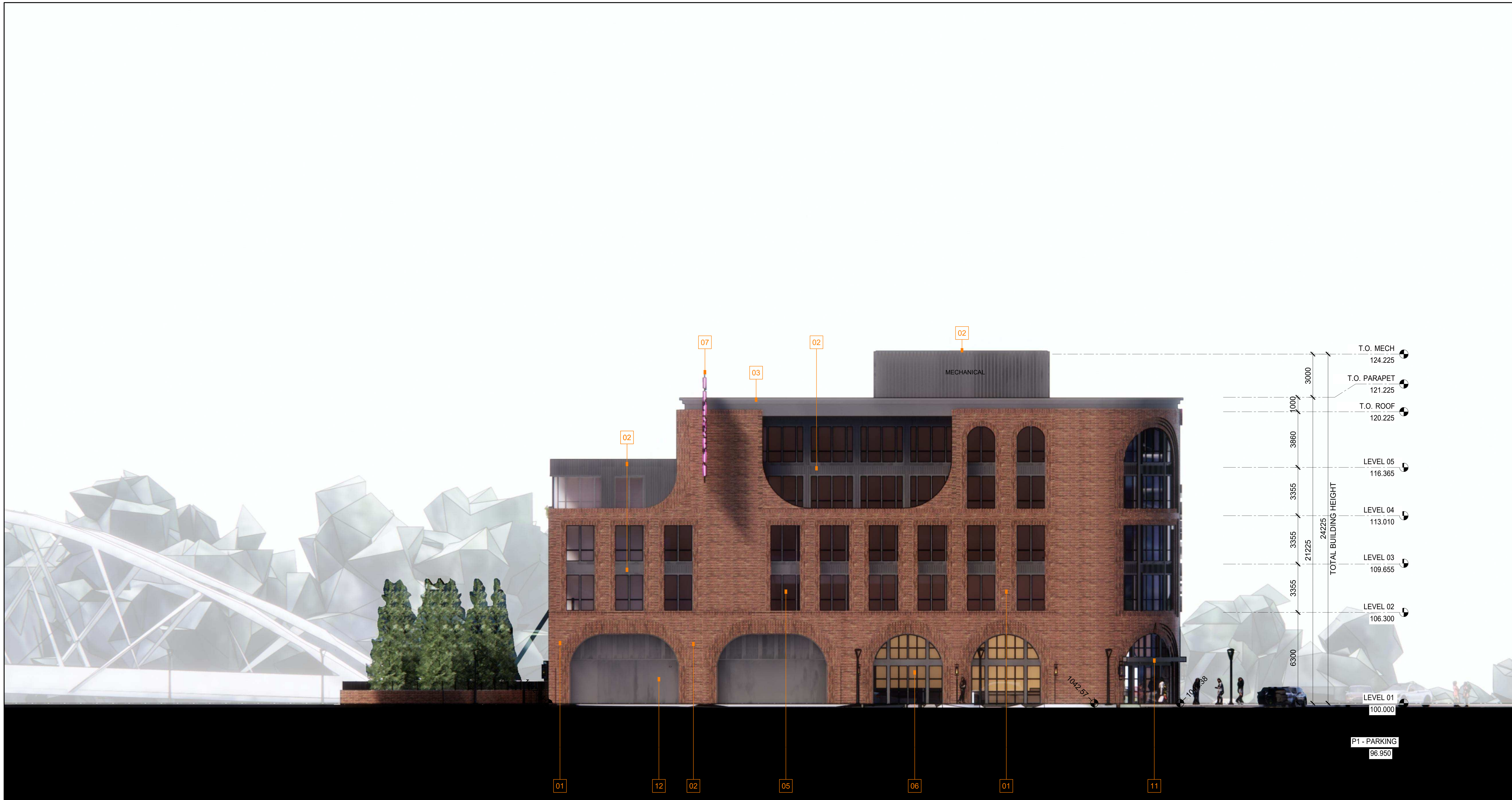
Scale  
1 : 100

Project No.  
HO1125-0116

Drawing No.  
**A-42**

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**01 ELEVATION WEST**  
SCALE: 1:100

MATERIALS LEGEND	
TYPE	DESCRIPTION
01	FACE BRICK CLADDING KING CRIMSON (CHESTNUT BROWN)
02	VERTICAL RIBBED METAL CLADDING DARK CHARCOAL
03	EXTRUDED METAL FASCIA / FLASHING DARK CHARCOAL
04	GLASS & METAL RAILING CLEAR GLASS / DARK CHARCOAL FRAMES
05	WINDOW CLEAR GLASS / DARK CHARCOAL FRAMES
06	STOREFRONT GLAZING SYSTEM CLEAR GLASS / DARK CHARCOAL FRAMES
07	BUILDING SIGNAGE LIT-UP
08	BUILDING SIGNAGE FACE MOUNTED GRAPHIC
09	METAL LOUVERS COLOR MATCH FIELD
10	LANDSCAPE PLANTERS AT TERRACE EDGES
11	BUILDING CANOPY DARK CHARCOAL METAL W/ WOOD LOUVERS
12	METAL CLADDING DARK CHARCOAL

DATE	ISSUED FOR	REV
2025.10.17	DEV. PERMIT APPLICATION	

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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
**DEVELOPMENT PERMIT APPLICATION**  
Key Plan

Consultants	VISTAS GEOMATICS
Survey:	JUBILEE ENGINEERING CONSULTING LTD
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	GLOTTMAN SIMPSON
Mechanical:	SMITH & ANDERSEN
Electrical:	SMITH & ANDERSEN
Plumbing:	SCATLIFT MILLER MURRAY
Landscape:	SIXTEEN FIFTY
G.C.:	TRUMAN

Seal(s)

JOINT FIRM  
NORR Architects Engineers Planners  
and  
THE ALBERTA ASSOCIATION OF ARCHITECTS  
Certificate No. AEC19564

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Jonathan Ingrey, Architect, AIA, OAA, AIBC, MAIA, AAMF, AAPE  
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Project Manager M. FARRELL	Drawn JA, DD, OD
Project Leaders D. SMYTHE / P. MOORE	Checked MF
Client <b>TRUMAN</b>	
2206, 10 ASPEN STONE BLVD. SW CALGARY, ALBERTA T3H 0K3	
Project <b>TRUMAN HOTEL BLOCK N, EAST VILLAGE</b> 656 CONFLUENCE WY SE	
Drawing Title <b>ELEVATION EAST</b>	

Scale  
1 : 100

Project No.  
HO1125-0116

Drawing No.  
**A-44**

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