



ARTIST RENDERING - FOR REFERENCE ONLY

# NORR

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 Calgary, AB, Canada T2G 4Y5  
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NORR Architects Engineers Planners  
 A Partnership of Corporations  
Poon McKenzie Architects (Alberta) Inc., Poon McKenzie Holdings Inc.

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

# HARVEST MARKET

CALGARY, ALBERTA, CANADA

DEVELOPMENT PERMIT: T.B.D  
 NORR PROJECT NUMBER: RT1125-0147



**SECTION23**  
 DEVELOPMENTS

ALLISON CLARK

320, 110 QUARRY PARK BLVD. SE  
 CALGARY, AB T2C 3G3  
 403-252-1234

**ISSUED FOR DEVELOPMENT PERMIT - JANUARY 28, 2026**

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
<b>WATT CONSULTING GROUP</b> 1300-736 6 AVE SW CALGARY, ALBERTA T2P3T7 403-273-9001	<b>WATT CONSULTING GROUP</b> 1300-736 6 AVE SW CALGARY, ALBERTA T2P3T7 403-273-9001	<b>NORR</b> 2300, 411 – 1ST STREET SE CALGARY, AB, T2G 4Y5 403 264 4000	<b>CORNERSTONE GROUP</b> #280 200 RIVERCREST DRIVE SE CALGARY, AB, T2C 2X5
MECHANICAL	ELECTRICAL	INTERIORS	LANDSCAPE
<b>SMITH + ANDERSON</b> 1205, 330 - 5TH AVE SW CALGARY, ALBERTA T2P 0L4	<b>SMITH + ANDERSON</b> 1205, 330 - 5TH AVE SW CALGARY, ALBERTA T2P 0L4	<b>TBD</b>	<b>GROUND CUBED</b> 6020 2ND STREET SE CALGARY, AB T2H 2L8 403-975-4747

Site Information

LAND USE DISTRICT	C-N2	COMMERCIAL - NEIGHBOURHOOD 2		
LEGAL DESCRIPTION	PLAN 2510865	BLOCK 28	LOT 45	
MUNICIPAL ADDRESS	43 RANGEVIEW GA SE, CALGARY			
COMMUNITY	RANGEVIEW	CALGARY		
SITE AREA	6,160.0 SM	66,305.7 SF	1.52 AC	0.62 HA

Development Statistics

PROPOSED USE	RETAIL / RESTAURANT			
FAR				
Base	1.00		6,160.0 SM	
Proposed	0.23		1,425.0 SM	
BUILDING HEIGHT	REQUIRED		PROPOSED	
MAXIMUM	10M		7.5M	
LANDSCAPE COVERAGE	REQUIRED		PROPOSED	
	-		-	
BUILDING SETBACKS	REQUIRED		PROPOSED	
North	3.0 M		5.0 M	
South	5.0 M		5.0 M	
East	3.0 M		3.0 M	
West	3.0 M		3.0 M	

Vehicle Parking Provided

TYPE	REQUIREMENT	REQUIRED	PROVIDED
		STALLS	STALLS
OVERALL		69	69
CRU 1	COMMERCIAL RETAIL	-	17
CRU 2	COMMERCIAL RETAIL	-	4
CRU 3	COMMERCIAL RETAIL	-	6
CRU 6	COMMERCIAL RETAIL	-	11
CRU 7	COMMERCIAL RETAIL	-	10
CRU 8	COMMERCIAL RETAIL	-	6
CRU 9	COMMERCIAL RETAIL	-	4
CRU 10	COMMERCIAL RETAIL	-	4
CRU 11	COMMERCIAL RETAIL	-	7
Total Stalls		0	69
Deficiency			
Surplus			69
Barrier Free Parking required	1 BF stall per 25 fo...	69	3
	1 BF stall per additional 100	0	0
TOTAL BF STALLS REQUIRED			3

Bicycle Parking

TYPE	REQUIREMENT	REQUIRED	PROVIDED
		STALLS	STALLS
Building 1		2	2
Class 1	-	-	-
Class 2	0.004 / SM OF GFA	2	2
Building 2		3	3
Class 1	-	-	-
Class 2	0.004 / SM OF GFA	3	3
Total Bike Stalls		6	6

Building Areas

LEVEL	SM	SF
Building 1		
CRU 1	401.37	4,320.31
CRU 2	75.36	811.17
CRU 3	112.53	1,211.26
SERVICE	10.79	116.14
	600.1 SM	6,459 SF
Building 2		
CRU 6	252.84	2,721.55
CRU 7	122.37	1,317.18
CRU 8	163.38	1,758.61
CRU 9	56.30	606.01
CRU 10	75.03	807.62
CRU 11	140.46	1,511.90
SERVICE	15.07	162.21
Building 2	825.5 SM	8,885 SF
OVERALL TOTAL	1,425.5 SM	15,344.0 SF



DRAWING LIST - ARCHITECTURAL

DP00-00	COVER SHEET
DP10-01	SITE STATISTICS AND VICINITY PLAN
DP10-02	OVERALL SITE PLAN
DP10-03	W & R TRUCK SWEEP PATH, W&R DETAILS
DP10-04	FIRE TRUCK SWEEP PATH
DP10-05	LOADING TRUCK SWEEP PATH & SIGHT LINE STUDY
DP10-06	PYLON SIGN
DP10-07	3D RENDERINGS
DP20-01	BUILDING 01 - FLOOR & ROOF PLAN
DP20-02	BUILDING 02 - FLOOR & ROOF PLAN
DP40-01	BUILDING 01 - ELEVATIONS
DP40-02	BUILDING 02 - ELEVATIONS
DP43-01	OVERALL BUILDING SECTIONS - BUILDING 01
DP43-02	OVERALL BUILDING SECTIONS - BUILDING 02

DRAWING LIST - ELECTRICAL

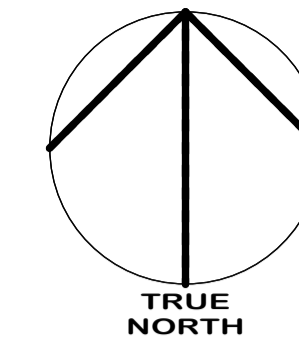
DPE0.0	COVER & DRAWING LIST ELECTRICAL
DPE0.1	ELECTRICAL LEGENDS
DPE1.0	SITE PLAN - ELECTRICAL
DPE1.1	SITE PLAN - PHOTOMETRIC CALCULATIONS
DPE2.0	ELECTRICAL SCHEDULES

DRAWING LIST - CIVIL

C01	SITE SERVICING PLAN
C02	SITE GRADING PLAN

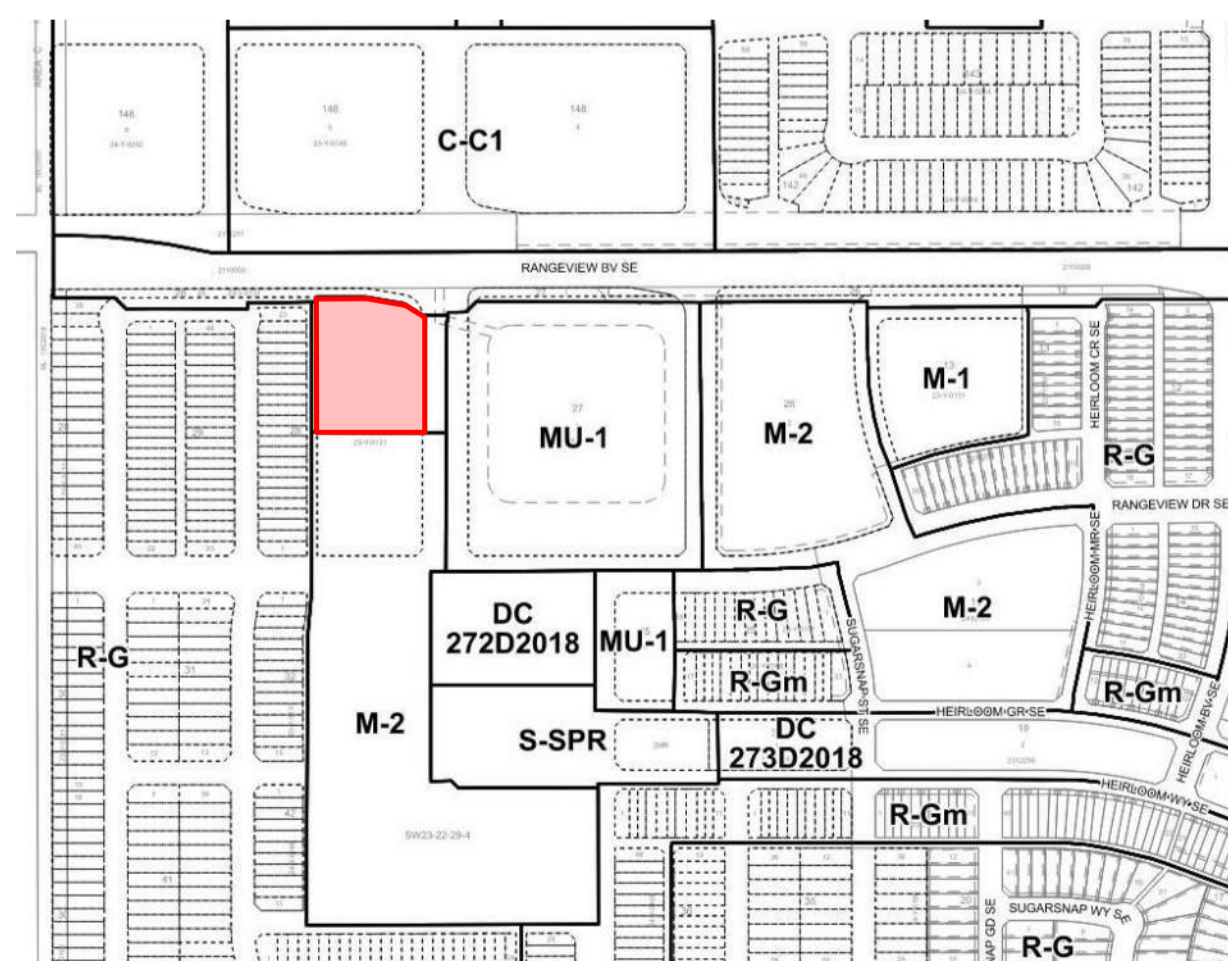
DRAWING LIST - LANDSCAPE

L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLANTING PLAN

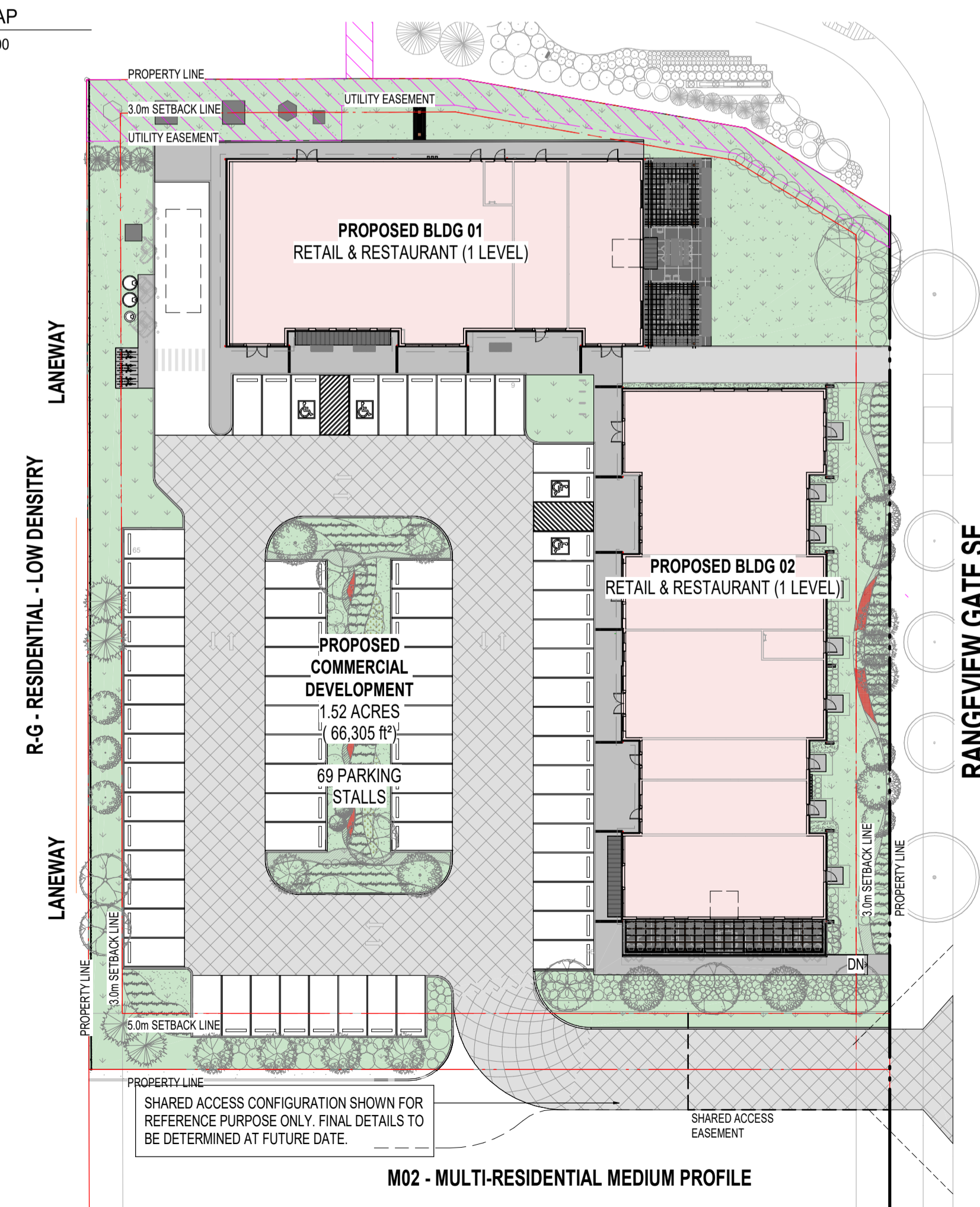


SITE IMAGES

1 VICINITY MAP  
SCALE: 1:5000



4 ZONING MAP  
SCALE: 1:5000



2 ENLARGED SITE PLAN  
SCALE: 1:400

DATE	ISSUED FOR	REV
2026-01-28	ISSUED FOR DEVELOPMENT PERMIT	1

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Project Component

Key Plan

Consultants	
Survey:	WATT CONSULTING GROUP
Civil:	WATT CONSULTING GROUP
Architecture:	NORR
Structural:	CORNERSTONE GROUP
Mechanical:	SMITH + ANDERSON
Electrical:	SMITH + ANDERSON
Interiors:	TBD
Landscape:	GROUND0UBED



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Chris Pal, P. Eng., APEGA

Project Manager	Drawn
D.BLAIR	A.GERMANESE / S.KARVETI
Project Leader	Checked
D.BLAIR	D.BLAIR

Client  
**SECTION23**

320, 110 Quarry Park Blvd. SE  
Calgary, AB T2C 3G3

Project  
**HARVEST MARKET**

CALGARY, ALBERTA, CANADA

Drawing Title  
**SITE STATISTICS AND VICINITY PLAN**

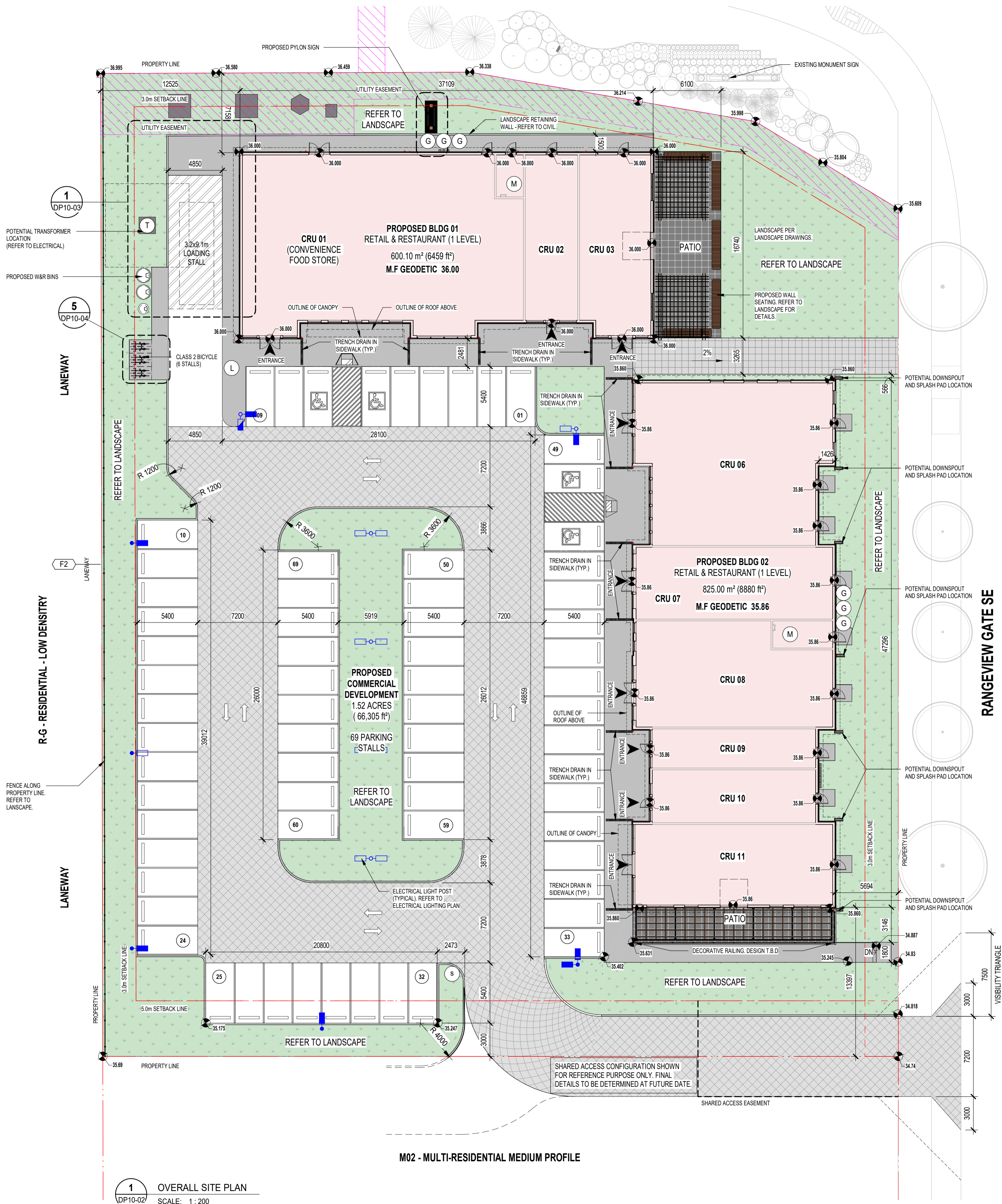
Scale  
As indicated

Project No.  
RT1125-0147

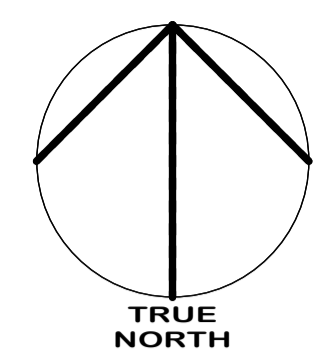
Drawing No.  
**DP10-01**

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Autodesk Docs \Section 23 - Rangview Community\Drawings\RT1025-0148\_A01m\_Schedule3\_BengenerCommunityRA\_V24.rvt



**1** OVERALL SITE PLAN  
 DP10-02 SCALE: 1 : 200



**NOTES**

- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES.
- REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING.
- NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
- INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED.
- WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.).
- ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
- ALL INFORMATION ABOUT SITE SERVICES, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY AND GRADING IS FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
- CAST-IN-PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED - REFER TO CIVIL.
- ALL BUILT ELEMENTS WITHIN THE PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE. NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8.5m.
- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,556kg (85,000lbs) LOAD & NFPA 1901-POINT LOAD OF 517kPA OVER 24x24" AREA

**LEGEND**

- FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
- PROPERTY LINE - DELINEATES SCOPE OF WORK
- PROPERTY SETBACK LINE
- EXTENTS OF PARKADE WALLS BELOW GRADE
- UTILITY RIGHT OF WAY (UROW) - REFER TO CIVIL
- HEAVY DUTY ASPHALT
- PRINCIPAL ENTRANCE
- B.F. BARRIER FREE PARKING SIGNAGE/SYMBOL
- COM COMMERCIAL PARKING SIGNAGE
- M.P. MAIL PARKING SIGNAGE
- R.P. RESIDENT PARKING SIGNAGE
- V.P. VISITOR PARKING SIGNAGE
- E ELECTRICAL METER
- EV ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS)
- FDC FIRE DEPARTMENT CONNECTION
- G GAS METER
- L LOADING ZONE
- M WATER METER
- OD OVERHEAD DOOR
- R NO PARKING
- PP PRIVATE PARKING
- T TRANSFORMER
- G FIRE HYDRANT
- BIKE RACK
- WALK RAMP
- AD AREA DRAIN
- CB CATCH BASIN
- MH MANHOLE
- DIRECTION OF TRAVEL
- MAIL BOXES
- EXISTING POWERPOLE
- EXISTING POWERPOLE TO BE REMOVED, SERVICE DISCONNECTED
- SITE SIGNAGE

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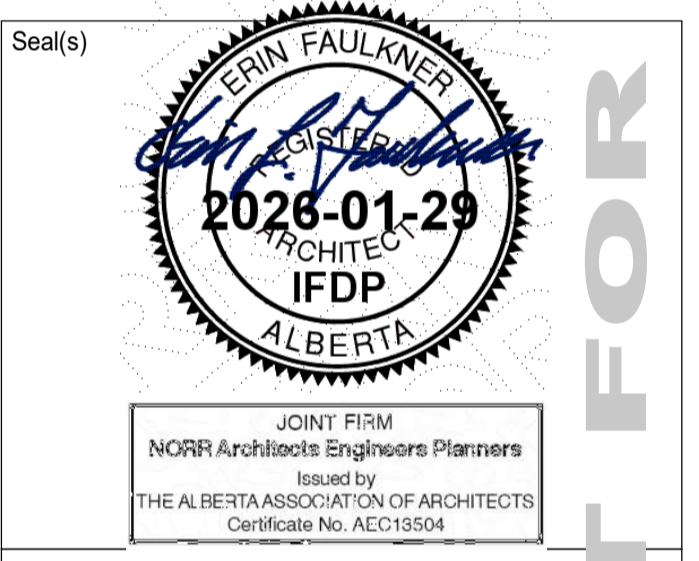
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Project Component

Key Plan

Consultants

Survey:	WATT CONSULTING GROUP
Civil:	WATT CONSULTING GROUP
Architecture:	NORR
Structural:	CORNERSTONE GROUP
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Interiors:	TBD
Landscape:	GROUNDCLUBED



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Project Manager	Drawn
D. BLAIR	A. GERMANESE / S. KARVETI
Project Leader	Checked
D. BLAIR	D. BLAIR

**SECTION23**

320, 110 Quarry Park Blvd. SE  
 Calgary, AB T2C 3G3

**HARVEST MARKET**

CALGARY, ALBERTA, CANADA

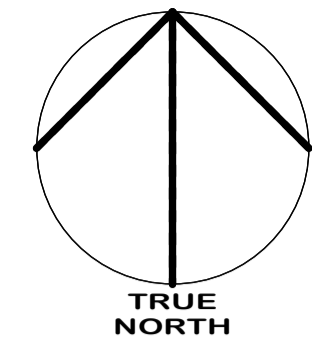
**OVERALL SITE PLAN**

Scale  
 As indicated

Project No.  
 RT1125-0147

Drawing No.  
**DP10-02**

PRELIMINARY - NOT FOR CONSTRUCTION



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Seal(s)

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Certificate No. AEC13504

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Former NORR Architects Engineers Planners Inc. / Former NORR Architects Engineers Planners Inc.

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Project Leader D.BLAIR	Checked D.BLAIR

Client  
**SECTION23**

320, 110 Quarry Park Blvd. SE  
Calgary, AB T2C 3G3

Project  
**HARVEST MARKET**

CALGARY, ALBERTA, CANADA  
Drawing Title  
**3D RENDERINGS**

Scale

Project No.  
RT1125-0147

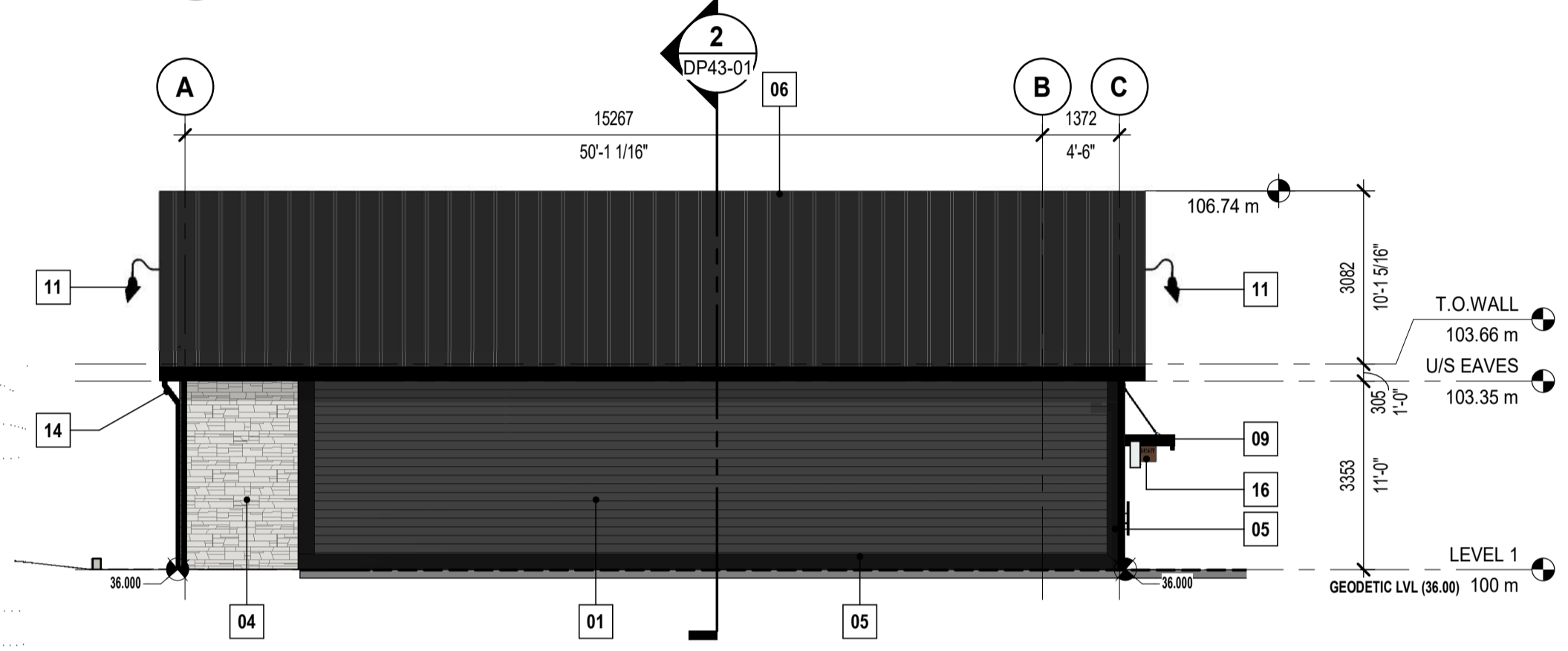
Drawing No.  
**DP10-07**

PRELIMINARY - NOT FOR CONSTRUCTION

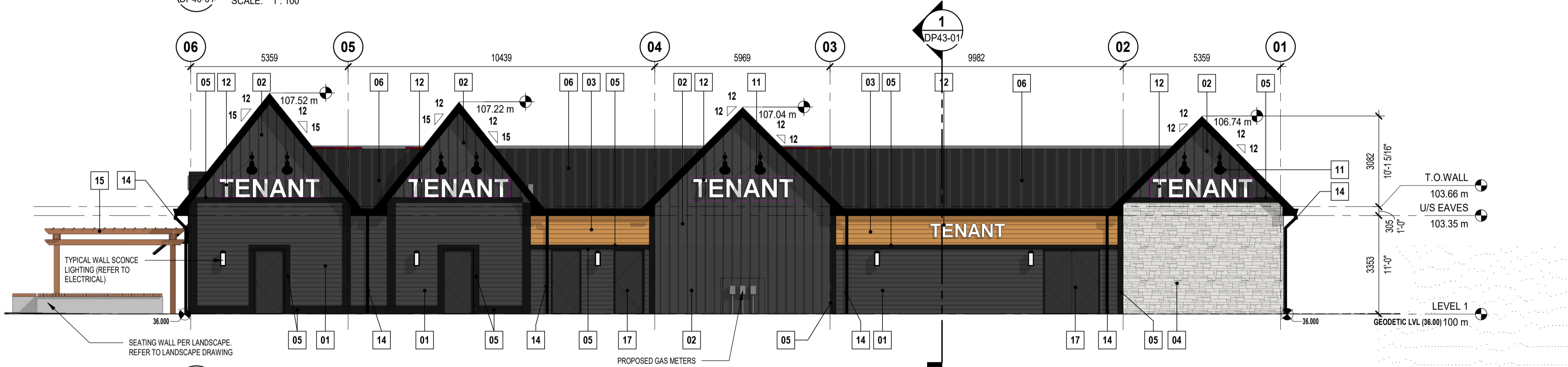
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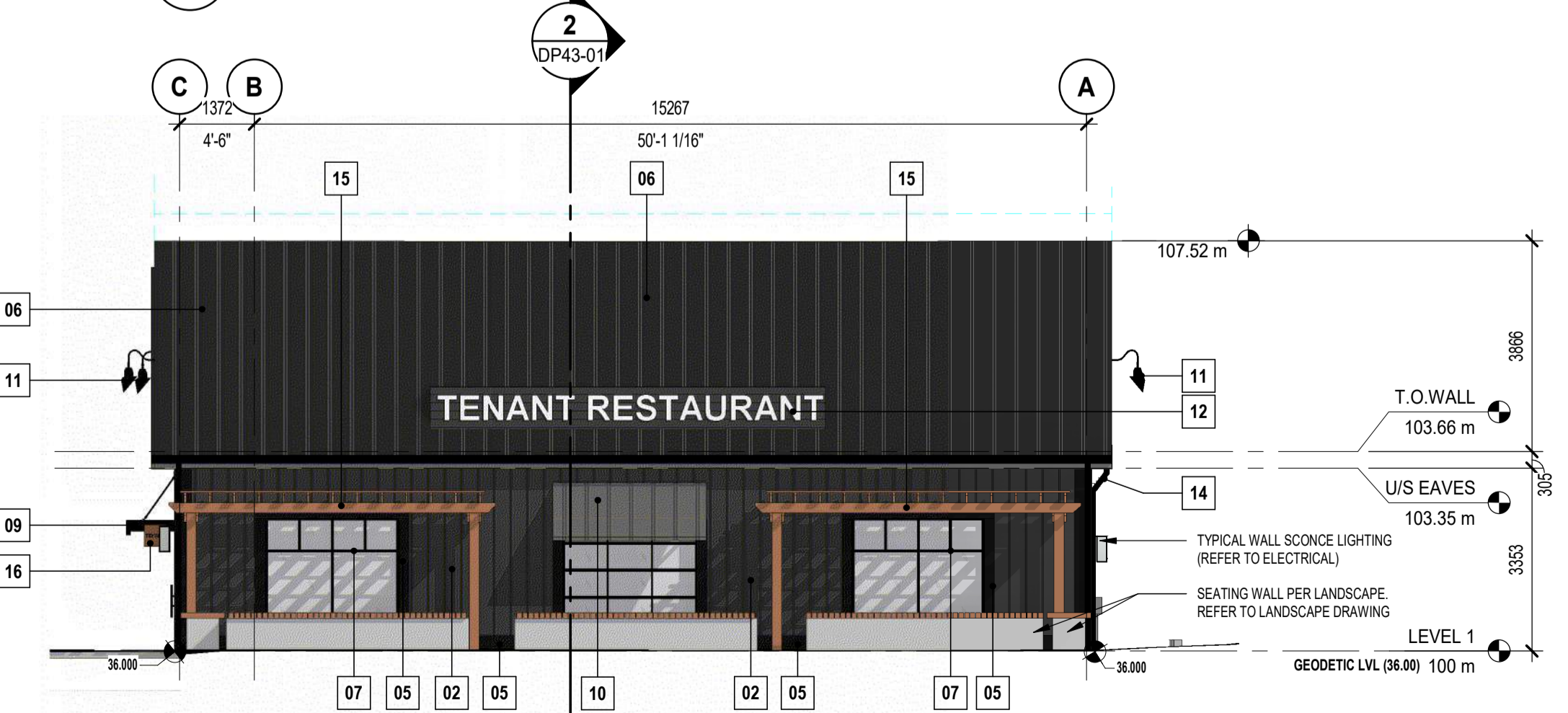
2 BUILDING 01 - SOUTH  
 DP43-01  
 SCALE: 1:100



3 BUILDING 01 - WEST  
 DP40-01  
 SCALE: 1:100



4 BUILDING 01 - NORTH  
 DP40-01  
 SCALE: 1:100



5 BUILDING 01 - EAST  
 DP40-01  
 SCALE: 1:100

ELEVATION LEGEND

- 01 MATERIAL: FIBER CEMENT HORIZONTAL LAP SIDING  
 MANUFACTURER: JAMES HARDIE OR EQUAL  
 SERIES: HARDIE PLANK - LAP SIDING  
 COLOR: MIDNIGHT BLACK
- 02 MATERIAL: FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING  
 MANUFACTURER: JAMES HARDIE OR EQUAL  
 SERIES: HARDIE PANEL - VERTICAL SIDING (SMOOTH) - BOARD & BATTEN  
 COLOR: MIDNIGHT BLACK
- 03 MATERIAL: FIBER CEMENT HORIZONTAL LAP SIDING  
 MANUFACTURER: JAMES HARDIE OR EQUAL  
 SERIES: RUSTIC SERIES- WOOD LOOK (HARDIE PLANK - LAP SIDING)  
 COLOR: SUMMER WHEAT
- 04 MATERIAL: CULTURED STONE VENEER  
 MANUFACTURER: CANADIAN STONE INDUSTRIES (CSI) OR EQUAL  
 SERIES: PRO-FIT LEDGESTONE  
 COLOR: PLATINUM
- 05 MATERIAL: FIBER CEMENT TRIM  
 MANUFACTURER: JAMES HARDIE OR EQUAL  
 SERIES: HARDIE TRIM (SMOOTH) -  
 COLOR: MIDNIGHT BLACK
- 06 MATERIAL: STANDING SEAM METAL ROOF  
 MANUFACTURER: JAY'S METAL PRODUCTS OR EQUAL  
 SERIES: STANDING SEAM 150  
 COLOR: BLACK
- 07 MATERIAL: ANODIZED ALUMINUM GLAZED CURTAIN WALL SYSTEM  
 COLOR: FRAME - BLACK  
 GLASS: CLEAR
- 08 MATERIAL: PRE-FINISHED ALUMINUM ENTRANCE DOOR  
 COLOR: FRAME - BLACK  
 COLOR: PANEL - WOOD FINISH  
 GLASS: CLEAR
- 09 MATERIAL: METAL AWNING CANOPY WITH TIE BACK  
 COLOR: BLACK
- 10 MATERIAL: METAL AWNING CANOPY (STANDING SEAM)  
 COLOR: ROOF - DARK GREY  
 COLOR: FRAME - BLACK
- 11 MATERIAL: PREFINISHED WALL MOUNTED GOOSE NECK LIGHT WITH EXTENDED ARM  
 (REFER TO ELECTRICAL)  
 STYLE: FARMHOUSE BARN STYLE  
 COLOR: BLACK
- 12 MATERIAL: METAL SIGNAGE  
 SIZE AND DESIGN TBD PER TENANT REQUIREMENT
- 13 MATERIAL: WALL SCONCE LIGHT (REFER TO ELECTRICAL)  
 STYLE: FARMHOUSE BARN STYLE  
 COLOR: BLACK
- 14 MATERIAL: RAINWATER LEADER AND DOWNSPOUTS  
 COLOR: BLACK
- 15 MATERIAL: EXTERIOR PERGOLA (REFER TO LANDSCAPE)  
 COLOR: WOOD FINISH
- 16 MATERIAL: METAL BLADE SIGNS  
 COLOR: WOOD FINISH  
 COLOR: FRAME - BLACK
- 17 MATERIAL: INSULATED METAL EXTERIOR DOOR  
 COLOR: FRAME - BLACK  
 COLOR: PANEL - TO MATCH ADJOINING FINISH
- 18 MATERIAL: EXTERIOR PREFINISHED METAL  
 COLOR: BLACK
- 19 MATERIAL: EXTERIOR METAL FINISHED TO MATCH WOOD LOOK  
 COLOR: TO MATCH 08

	01 MATERIAL: FIBER CEMENT HORIZONTAL LAP SIDING MANUFACTURER: JAMES HARDIE OR EQUAL SERIES: HARDIE PLANK - LAP SIDING COLOR: T.B.D BY OWNER
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NOTES

	STONE VENEER
	FIBER CEMENT BOARD - LAP SIDING
	STANDING SEAM METAL ROOF
	FIBER CEMENT BOARD - BOARD AND BATTEN
	MULLIONS: WHITE
	MULLIONS: BLACK

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Seal(s)

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From: Michael Architects (1988) Ltd. Part: Michael Architects Inc.

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Project Leader	D.BLAIR	Checked	D.BLAIR

Client

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 Calgary, AB T2C 3G3

Project

**HARVEST MARKET**

CALGARY, ALBERTA, CANADA

Drawing Title

**BUILDING 01 - ELEVATIONS**

Scale

As indicated

Project No.

RT1125-0147

Drawing No.

**DP40-01**

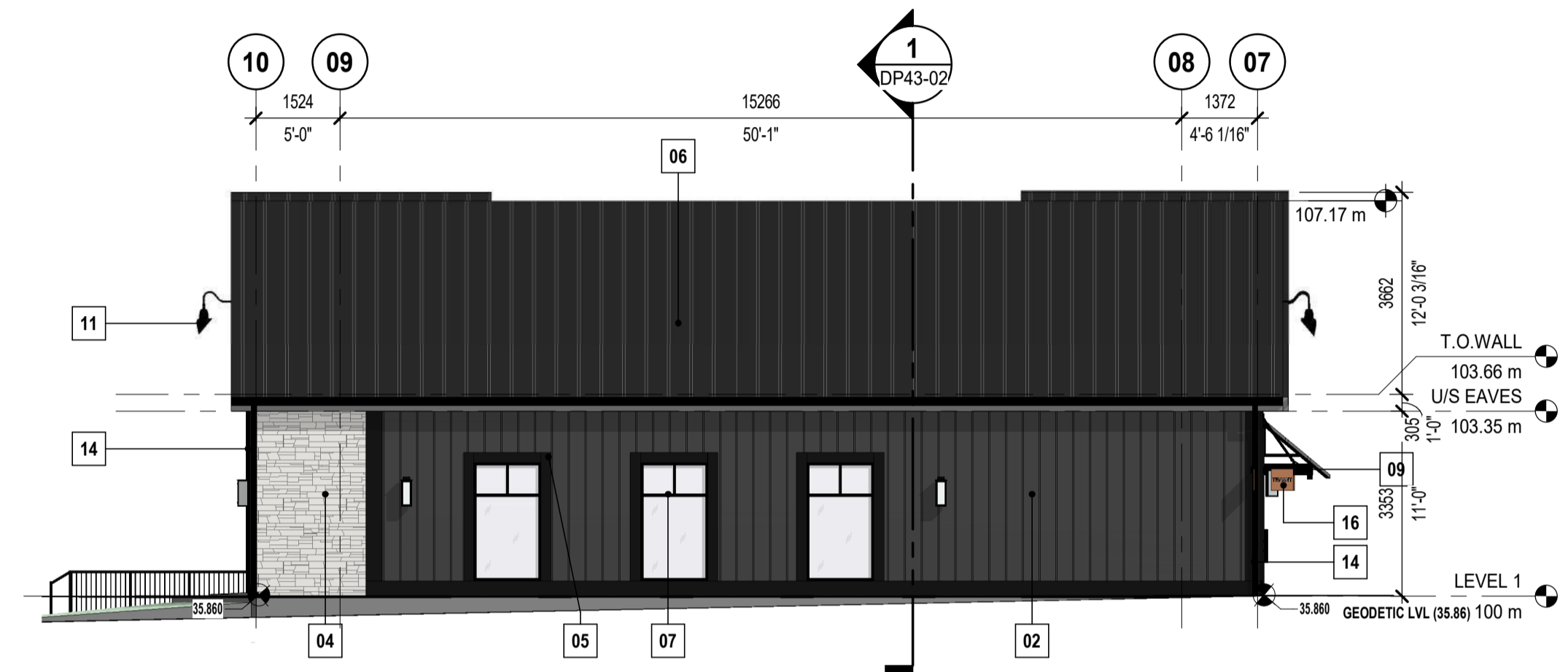
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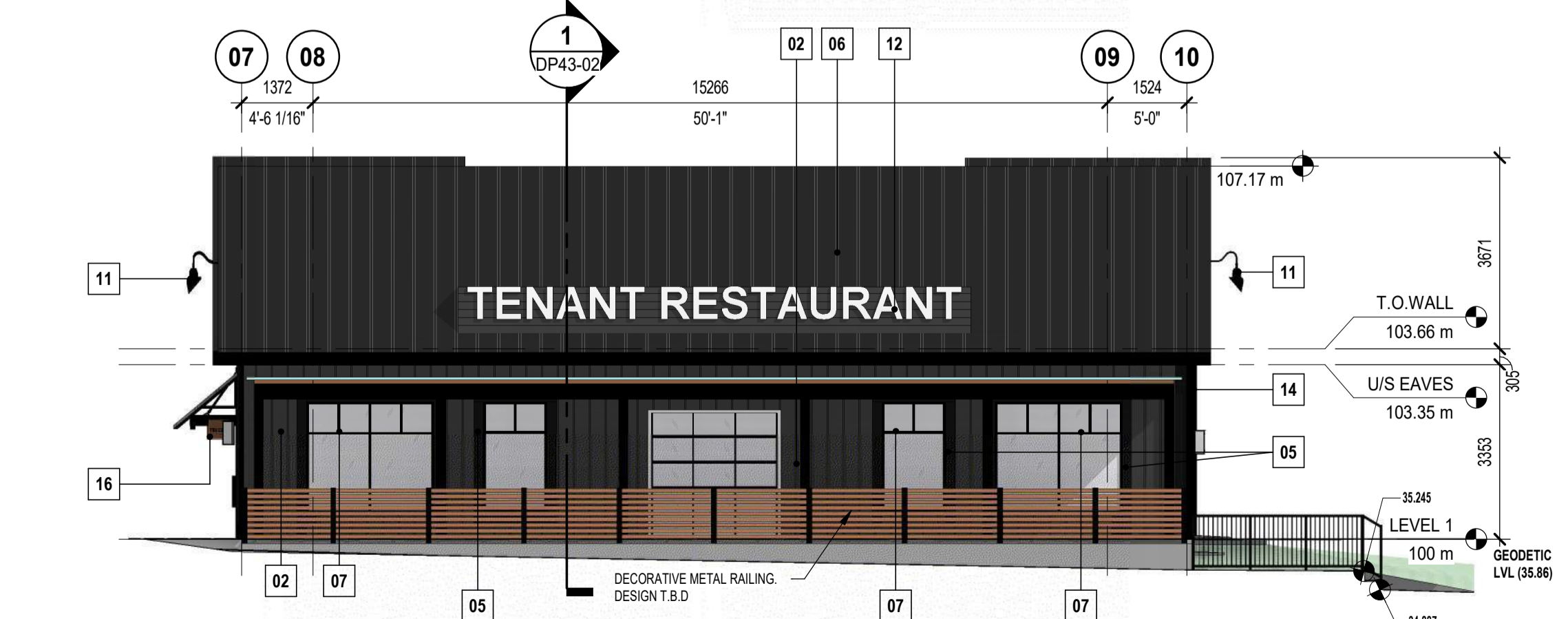
4 BUILDING 02 - WEST  
 DP40-02 SCALE: 1: 100



3 BUILDING 02 - NORTH  
 DP40-02 SCALE: 1: 100



2 BUILDING 02 - EAST  
 DP40-02 SCALE: 1: 100



1 BUILDING 02 - SOUTH  
 DP40-02 SCALE: 1: 100

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- 15 MATERIAL: EXTERIOR PERGOLA (REFER TO LANDSCAPE)  
 COLOR: WOOD FINISH
- 16 MATERIAL: METAL BLADE SIGNS  
 COLOR: WOOD FINISH  
 COLOR: FRAME - BLACK
- 17 MATERIAL: INSULATED METAL EXTERIOR DOOR  
 COLOR: FRAME - BLACK  
 COLOR: PANEL - TO MATCH ADJOINING FINISH
- 18 MATERIAL: EXTERIOR PREFINISHED METAL  
 COLOR: BLACK
- 19 MATERIAL: EXTERIOR METAL FINISHED TO MATCH WOOD LOOK  
 COLOR: TO MATCH 08

	01 MATERIAL: FIBER CEMENT HORIZONTAL LAP SIDING MANUFACTURER: JAMES HARDIE OR EQUAL SERIES: HARDIE PLANK - LAP SIDING COLOR: T.B.D BY OWNER
	02 MATERIAL: FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING MANUFACTURER: JAMES HARDIE OR EQUAL SERIES: HARDIE PANEL - VERTICAL SIDING (SMOOTH) - BOARD & BATTEN COLOR: T.B.D BY OWNER
	03 MATERIAL: FIBER CEMENT HORIZONTAL LAP SIDING MANUFACTURER: JAMES HARDIE OR EQUAL SERIES: RUSTIC SERIES- WOOD LOOK (HARDIE PLANK - LAP SIDING) COLOR: SUMMER WHEAT
	04 MATERIAL: CULTURED STONE VENEER MANUFACTURER: CANADIAN STONE INDUSTRIES (CSI) OR EQUAL SERIES: PRO-FIT LEDGESTONE COLOR: PLATINUM

NOTES

	STONE VENEER
	FIBER CEMENT BOARD - LAP SIDING
	STANDING SEAM METAL ROOF
	FIBER CEMENT BOARD - BOARD AND BATTEN
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2026-01-28	ISSUED FOR DEVELOPMENT PERMIT	1

This drawing has been prepared solely for the use of SECTION23 and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

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

Key Plan

Consultants

Survey: WATT CONSULTING GROUP  
 Civil: WATT CONSULTING GROUP  
 Architecture: NORR  
 Structural: CORNERSTONE GROUP  
 Mechanical: SMITH + ANDERSON  
 Electrical: SMITH + ANDERSON  
 Interiors: TBD  
 Landscape: GROUND/CUBED

Seal(s)

**NORR**

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 Andrew Tordella, P. Eng., APEGA  
 Chris Pal, P. Eng., APEGA

Project Manager  
 D.BLAIR

Project Leader  
 D.BLAIR

Client  
**SECTION23**

320, 110 Quarry Park Blvd. SE  
 Calgary, AB T2C 3G3

Project  
**HARVEST MARKET**

CALGARY, ALBERTA, CANADA

Drawing Title  
**BUILDING 02 - ELEVATIONS**

Scale  
 As indicated

Project No.  
 RT1125-0147

Drawing No.  
**DP40-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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