

IMAGES ARE ARTISTIC REPRESENTATIONS PROVIDED BY S2 ARCHITECTURE AND ARE SUBJECT TO CHANGE. THEY ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT FINAL DESIGNS, MATERIALS, OR FINISHES.

C:\Users\jchristoffersen\OneDrive\Documents\225053-1-A-Banani\Drawings\DWG\DP-0.0.dwg

Design Team

ARCHITECT:

S2ARCHITECTURE

S2 ARCHITECTURE
6TH FLOOR, 220 - 12th AVENUE SW
CALGARY, AB T2R 0E9
PHONE: 403.670.7000

STRUCTURAL & BUILDING ENVELOPE:



READ JONES CHRISTOFFERSEN LTD.
#200 - 1816 CROWCHILD TRAIL NW
CALGARY, AB.T2M 3Y7
PHONE: 403.283.5073

MECHANICAL & ENERGY MODELLING:



REMEDY ENGINEERING
#810, 919 - 11th AVENUE SW
CALGARY, AB. T2R 1P3
PHONE: 403.984.6960

ELECTRICAL:



MULVEY + BANANI ENGINEERS
#2300, 715 - 5th AVENUE SW
CALGARY, AB. T2P 2X6
PHONE: 403.262.7400

CIVIL:



URBAN SYSTEMS LTD.
#101, 134 - 11th AVENUE SE
CALGARY, AB. T2G 0X5
PHONE: 403.291.1193

LANDSCAPE:



THE TULA PROJECT
#1, 1701 - 11th STREET SE
CALGARY, AB. T2G 3G1
PHONE: 403.470.0827

HOTCHKISS
TEMPORARY FIRE STATION

176 HOTCHKISS MANOR SE, CALGARY, AB

CLIENT
CITY OF CALGARY



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 complementary, what is required by one shall be as binding as required by all.	
• All drawings remain the property of the Architect. These drawings are Copyright © S2 Architecture. These drawings may not be reproduced without the permission of the Architect.	
ISSUED	DATE
DEVELOPMENT PERMIT	2026-02-23
CLIENT REVIEW OF DTR 1 RESPONSE	2026-05-14
DTR 1	2026-06-18
DTR 2	2026-08-06

SEALS

NOT FOR
CONSTRUCTION

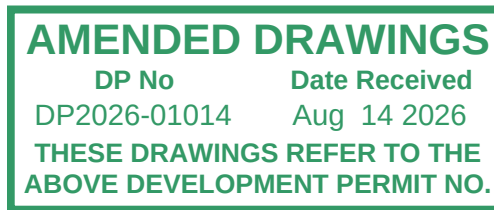
SCALE	
DATE	8/14/2026 3:47:00 PM
DRAWN BY	KJ
CHECKED BY	MSC
PROJECT NO.	225053
DRAWING TITLE	COVER SHEET
DRAWING NO.	DP-0.0



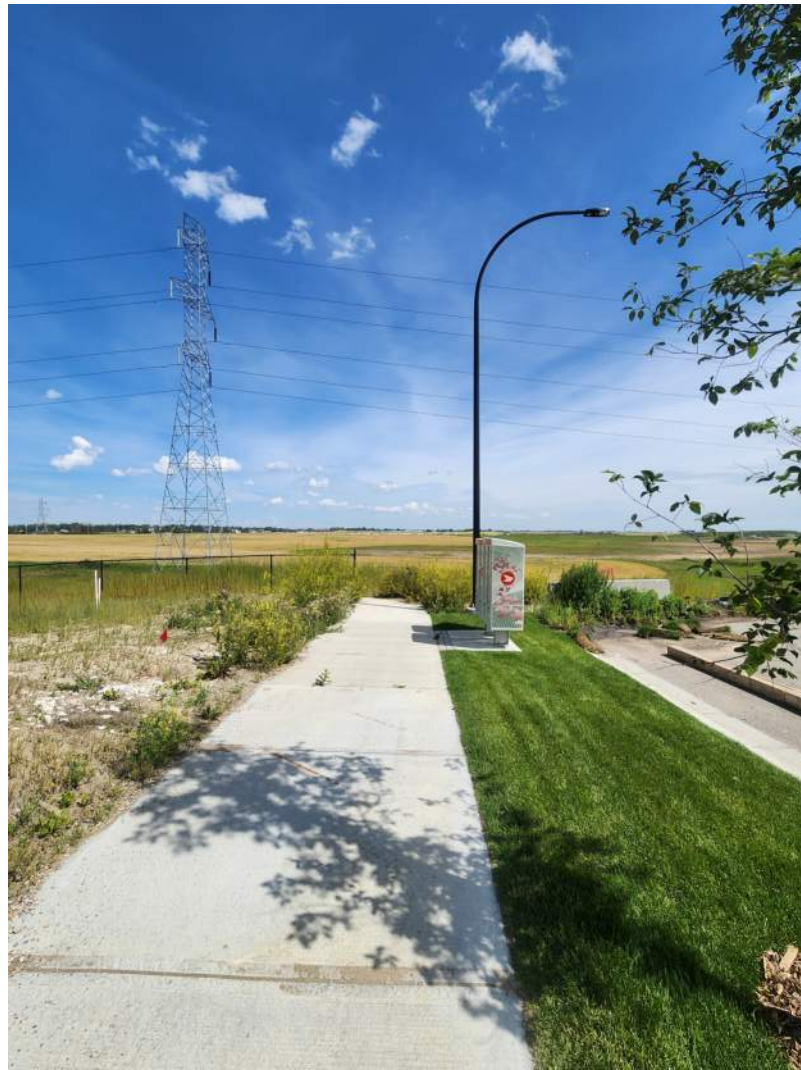
Municipal Address
176 HOTCHKISS MANOR SE CALGARY, AB
Legal Address
LOTS 28, BLOCK 5, PLAN 2512302
Site Summary
AREA: 1072.9m ² (0.107 ha) (0.265 acres)
By-Law Zoning
PART 5, DIVISION 12 LOW DENSITY RESIDENTIAL DISTRICTS (R-10m)
By-Law Setback
MINIMUM SETBACK AREAS FRONT: 1.0m REAR: 7.5m • 7.5m FROM REAR PROPERTY LINE • 5.0m DISCRETIONARY SETBACK FROM REAR PROPERTY LINE (TO ACCOMMODATE REQUIRED APPARATUS GARAGE CLEARANCES; APPARATUS PARKING ON TARMAC WITHOUT SIDEWALK OVERHANG, AND TO ALLOW ADEQUATE SPACE FOR MANEUVERING THE APPARATUS INTO THE GARAGE) SIDE: • 1.0m AT SOUTH PROPERTY LINE • ZERO LOT LINE EASEMENT AGREEMENT AT NORTH PROPERTY LINE 1.5m UTILITY RIGHT OF WAY LOCATED IN PARCEL (231479 UR/W) 2.4m UTILITY RIGHT OF WAY LOCATED IN PARCEL (231933 UR/W)
Proposed Development
PROTECTIVE AND EMERGENCY SERVICES (PERMITTED USE) BUILDING CLASSIFICATION AS PER ALBERTA BUILDING CODE: APPARATUS GARAGE: GROUP F, DIVISION 3, LOW-HAZARD INDUSTRIAL OCCUPANCY HOME (LIVING QUARTERS): GROUP C, RESIDENTIAL OCCUPANCY
Building Height
MAXIMUM BUILDING HEIGHT: 12.0m PROPOSED: 11.95m
Motor Vehicle Parking Requirements
PROTECTIVE AND EMERGENCY SERVICES' DO NOT REQUIRE PARKING STALLS PER THE CALGARY LAND USE BYLAW PROPOSED/CFD REQUIRED PARKING: 6 STAFF PARKING STALLS 1 VISITOR STALL (NOT PROVIDED ON SITE) 1 BARRIER-FREE VISITOR STALL
Bicycle Parking Requirements
PROTECTIVE AND EMERGENCY SERVICES' DO NOT REQUIRE BICYCLE STALLS PER THE CALGARY LAND USE BYLAW
Waste & Recycling Requirements
CALGARY FIRE DEPARTMENT (CFD) REQUIRES ONLY BLUE, GREEN AND BLACK RESIDENTIAL BINS FOR A TEMPORARY STATION WITH 4 SHIFTS OF 4 STAFF. A 2 YARD RED HAZARDOUS MATERIALS BIN WITH ENCLOSURE IS A CFD REQUIREMENT.
Area Summary
APPARATUS GARAGE: 199 sq.m. LINK: 5 sq.m. LIVING QUARTERS - MAIN FLOOR: 138 sq.m. LIVING QUARTERS - 2nd FLOOR: 131 sq.m. LIVING QUARTERS - BASEMENT: 35 sq.m. TOTAL: 509 sq.m. NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.



1 Aerial Site View & Legend
DP-01 SCALE: 1:5



2 Topography & Rear of Site
DP-01 SCALE: 1:10



3 Sidewalk Parallel Hotchkiss Way SE
DP-01 SCALE: 1:10



4 Site Overview from Intersection
DP-01 SCALE: 1:10



5 Undeveloped Site to the South
DP-01 SCALE: 1:100



6 View Looking East
DP-01 SCALE: 1:10



7 Rear of Adjacent Homes
DP-01 SCALE: 1:100



8 North Neighbour
DP-01 SCALE: 1:10



9 Homes Across Hotchkiss Manor SE
DP-01 SCALE: 1:10

HOTCHKISS
TEMPORARY FIRE STATION

176 HOTCHKISS MANOR SE, CALGARY, AB

CLIENT
CITY OF CALGARY



NOTE

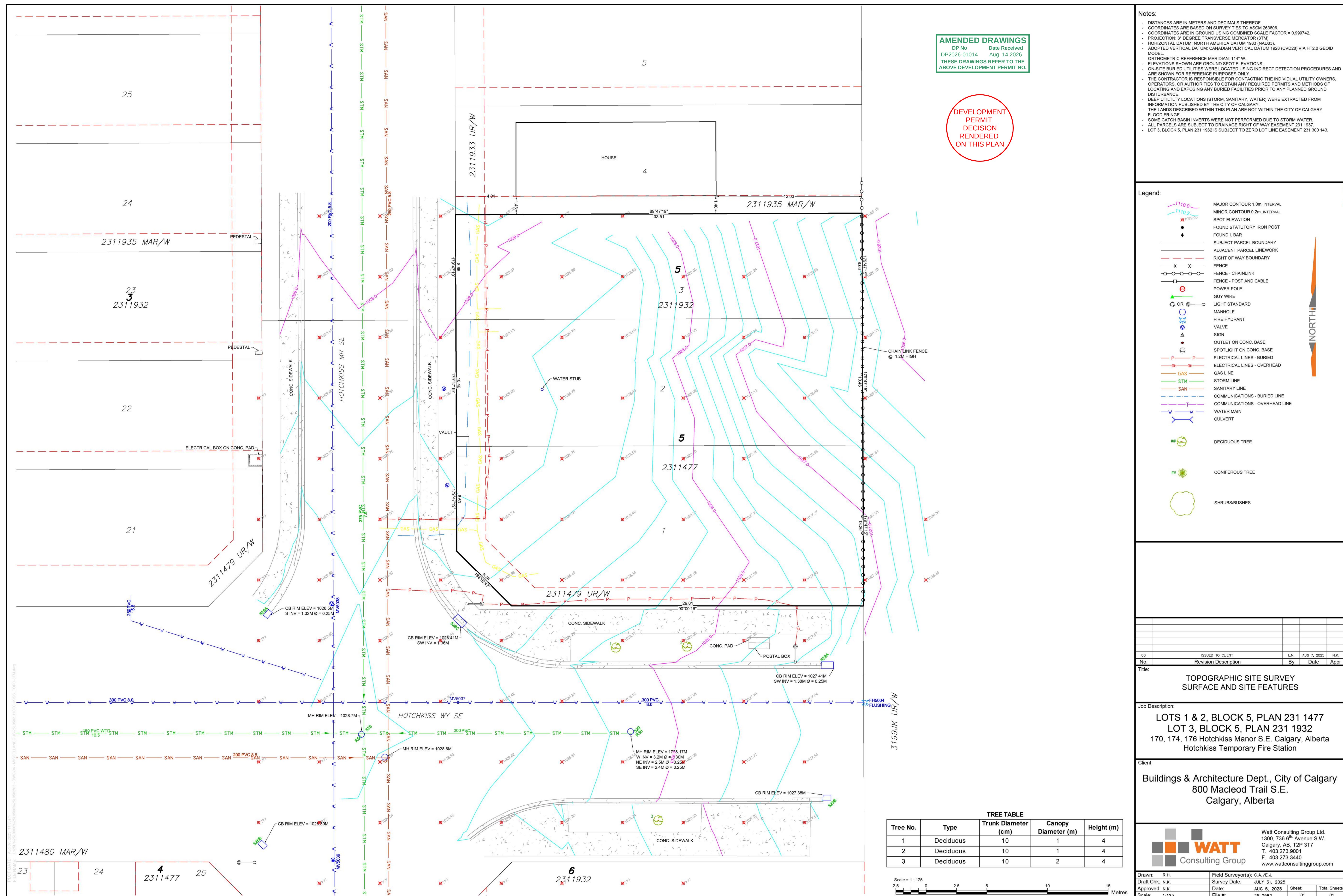
- This drawing supercedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complimentary; what is required by one shall be as binding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

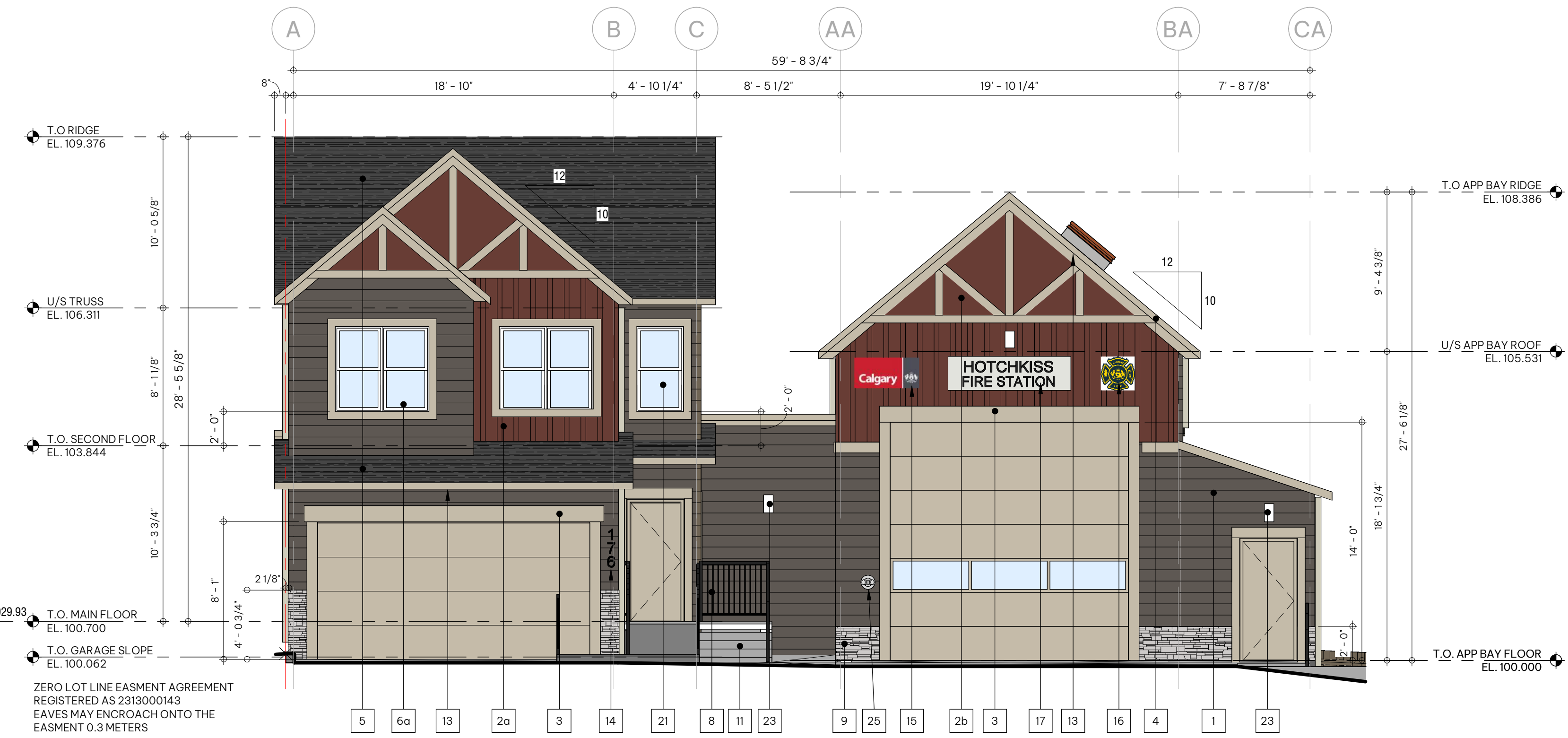
ISSUED	DATE
DEVELOPMENT PERMIT	2026-02-23
DTR 1	2026-06-18
DTR 2	2026-08-06

SEALS

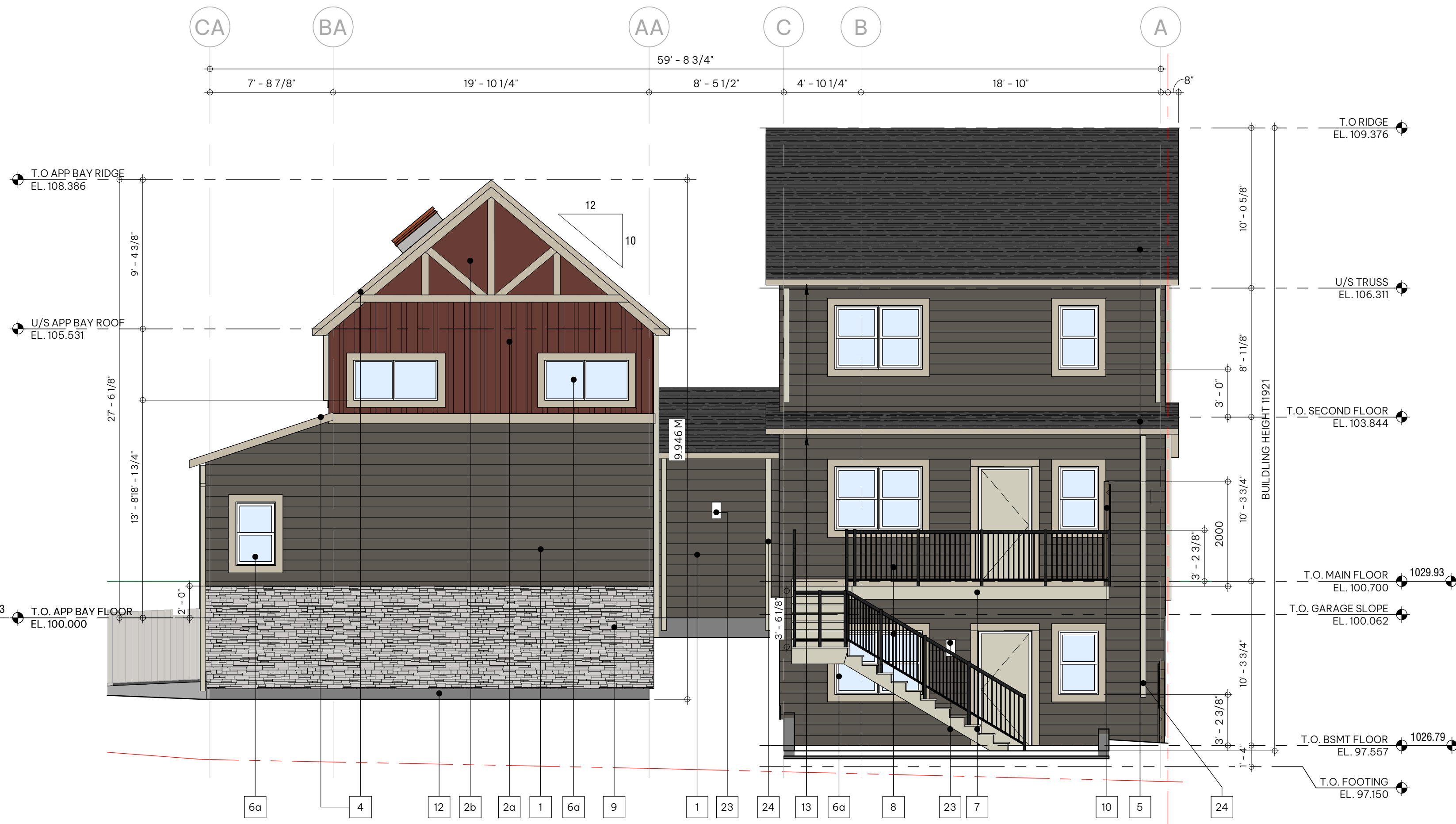
SCALE As indicated
DATE 8/14/2026 3:47:03 PM
DRAWN BY KJ
CHECKED BY MSC
PROJECT NO. 225053
DRAWING TITLE
SITE PHOTOS & PROJECT STATISTICS
DRAWING NO.

DP-0.1





1 West Elevation
DP-3.0 SCALE: 3/16" = 1'-0"



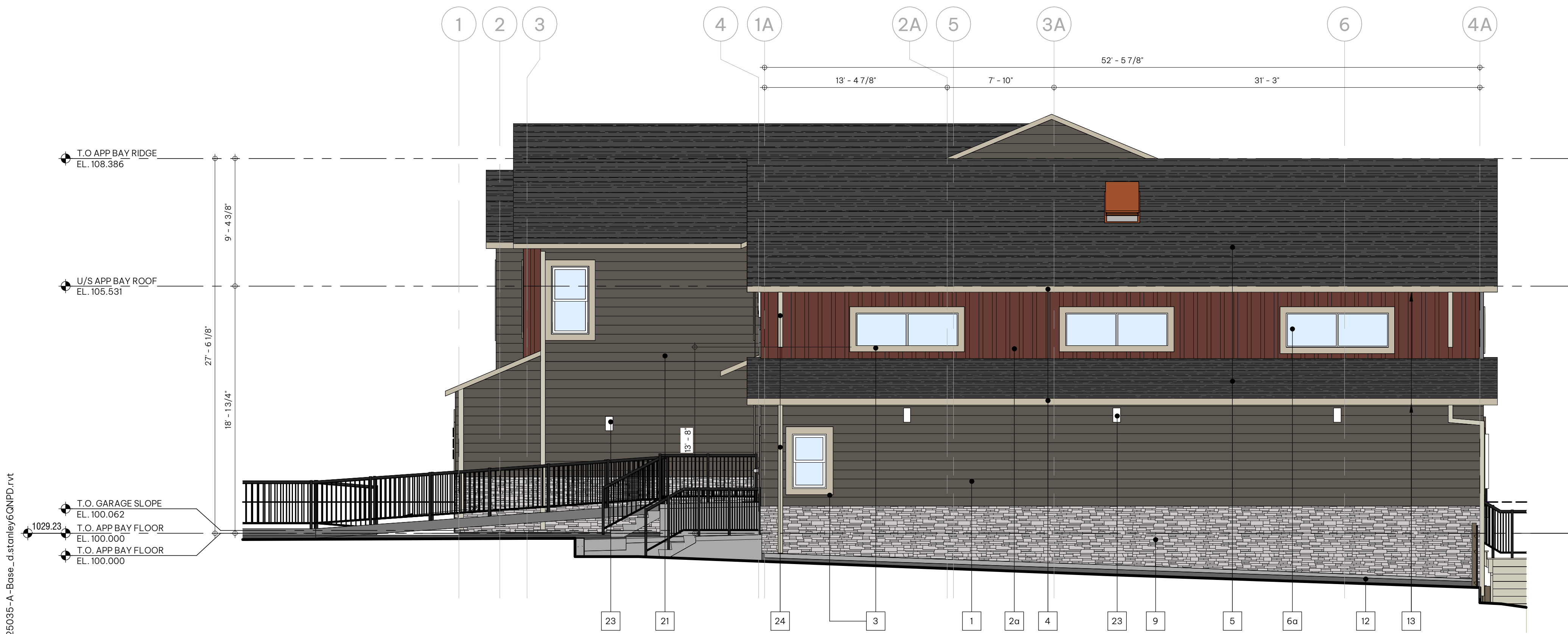
2 East Elevation
DP-3.0 SCALE: 3/16" = 1'-0"



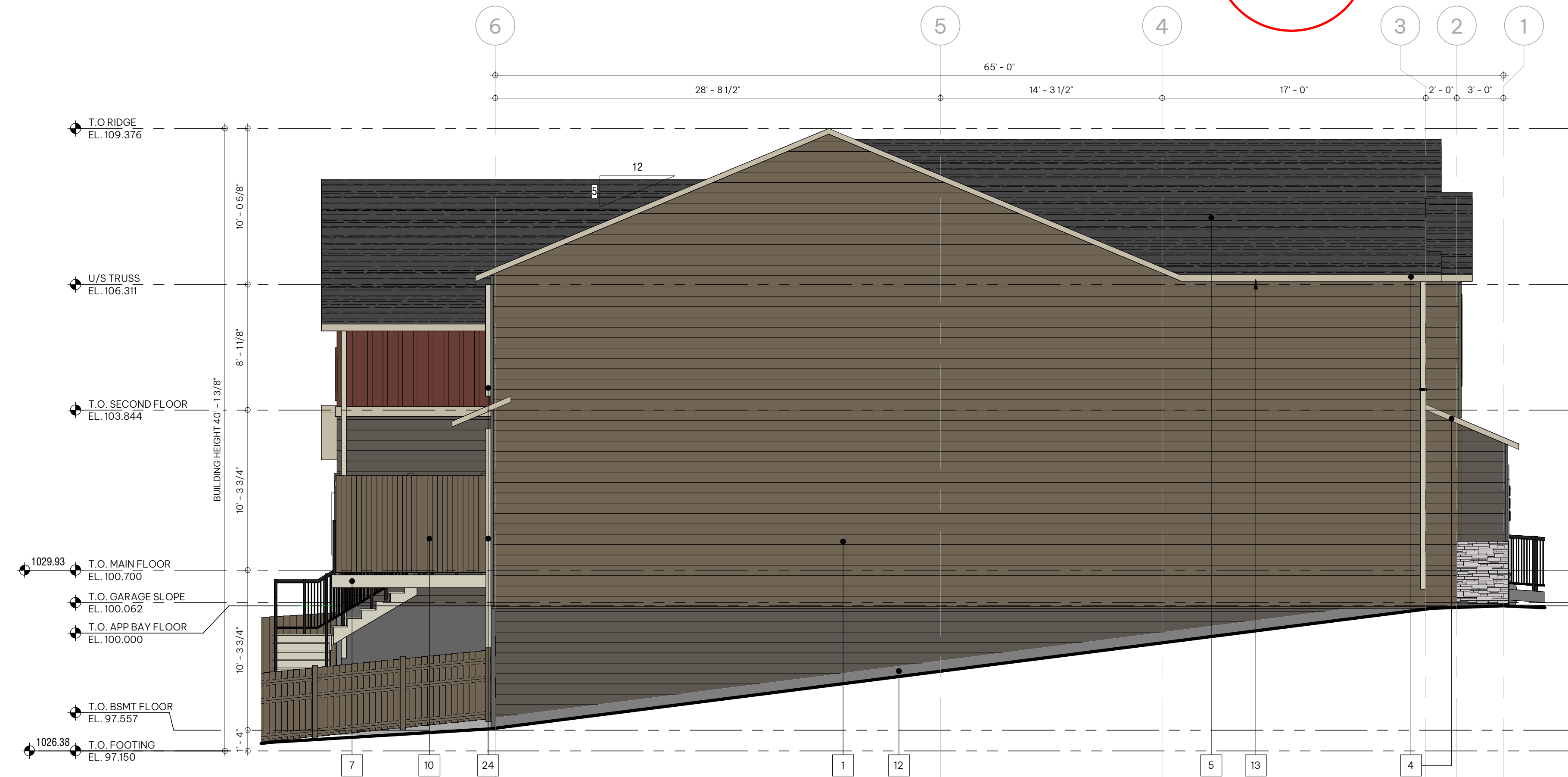
6 Section Elevation - Fire Station Living Quarter
DP-3.0 SCALE: 3/16" = 1'-0"



7 Section Elevation - Apparatus Garage North Elevation
DP-3.0 SCALE: 3/16" = 1'-0"



3 South Elevation
DP-3.0 SCALE: 3/16" = 1'-0"



4 North Elevation
DP-3.0 SCALE: 3/16" = 1'-0"

Municipal Address
176 HOTCHKISS MANOR SE CALGARY, AB
Legal Address
LOTS 28, BLOCK 5, PLAN 2512302
Elevation - General Notes
1. ALUMINUM SOFFIT & EAVES TO MATCH TRIM (BEIGE) & RAINWATER LEADERS TO MATCH ADJACENT CLADDING 2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH
Elevation - Keynote Legend
1 PLANK LAP FIBER CEMENT SIDING - BROWN 2a BOARD AND BATTEN FIBER CEMENT SIDING - RED 2b SMOOTH FIBER CEMENT SIDING - RED 3 FIBER CEMENT DECORATIVE TRIM - BEIGE 4 FASCIA - BEIGE 5 ASPHALT SHINGLES - GRAY 6a GLAZING WITH WHITE PVC FRAMES 6b PRIVACY GLAZING WITH WHITE PVC FRAMES 7 COMPOSITE DECK AND STAIR - BEIGE 8 METAL RAILING WITH BLACK BALUSTER 9 MASONRY - GRAY 10 WOOD PRIVACY SCREEN 2.0M HEIGHT - BEIGE 11 PRE-CAST CONCRETE STAIR - SMOOTH FINISH 12 CONCRETE FACED RIGID INSULATION 13 METAL SOFFIT - BEIGE TO MATCH DECORATIVE TRIM 14 ADDRESS SIGNAGE 15 CITY OF CALGARY SIGNAGE 16 CALGARY FIRE DEPARTMENT MALTESE CROSS SIGNAGE 17 FIRE STATION SIGNAGE 18 CALGARY FIRE DEPARTMENT COMMEMORATIVE PLAQUE 19 911 HELP BOX 20 DOOR BELL 21 20'-0" FLAGPOLE 22 PV PANELS - REFER TO ELECTRICAL 23 WALL MOUNTED EXTERIOR LIGHTS - REFER TO ELECTRICAL 24 RAIN WATER LEADER TO MATCH TRIM 25 FIRE DEPARTMENT CONNECTION 26 ROOF HATCH

AMENDED DRAWINGS
DP No Date Received
DP2026-01014 Aug 14 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

HOTCHKISS
TEMPORARY FIRE STATION

176 HOTCHKISS MANOR SE, CALGARY, AB

CLIENT
CITY OF CALGARY



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.

ISSUED DATE
DEVELOPMENT PERMIT 2026-02-23
CLIENT REVIEW OF DTR 1 RESPONSE 2026-05-14
DTR 1 2026-06-18
DTR 2 2026-08-06

SEALS

SCALE As indicated
DATE 8/14/2026 3:47:14 PM
DRAWN BY KJ
CHECKED BY MSC
PROJECT NO. 225035
DRAWING TITLE
EXTERIOR ELEVATIONS
DRAWING NO.

DP-3.0

Linetype Legend

	property line
	setback line
	unw line
	existing 1.5m black chain link fence with privacy slats
	existing gas line - refer to civil
	existing telus line - refer to civil
	existing power line - refer to civil
	existing sanitary line - refer to civil
	existing water line - refer to civil
	existing storm line - refer to civil
	proposed 1.2m wood fence (fence over enmax trench to be a hinged or removable section) - refer to arch.
	proposed 1.8m wood fencing or privacy screening - refer to arch.

Hatch Legend

Soft Surface Landscape Areas	
	low water sod
	planting bed w/ bark mulch and growing media for trees and shrubs
Hard Surface Landscape Areas	
	concrete - refer to arch
	asphalt - refer to arch
	gravel for parking - refer to arch
	decorative gravel - 20mm limestone

Symbol Legend

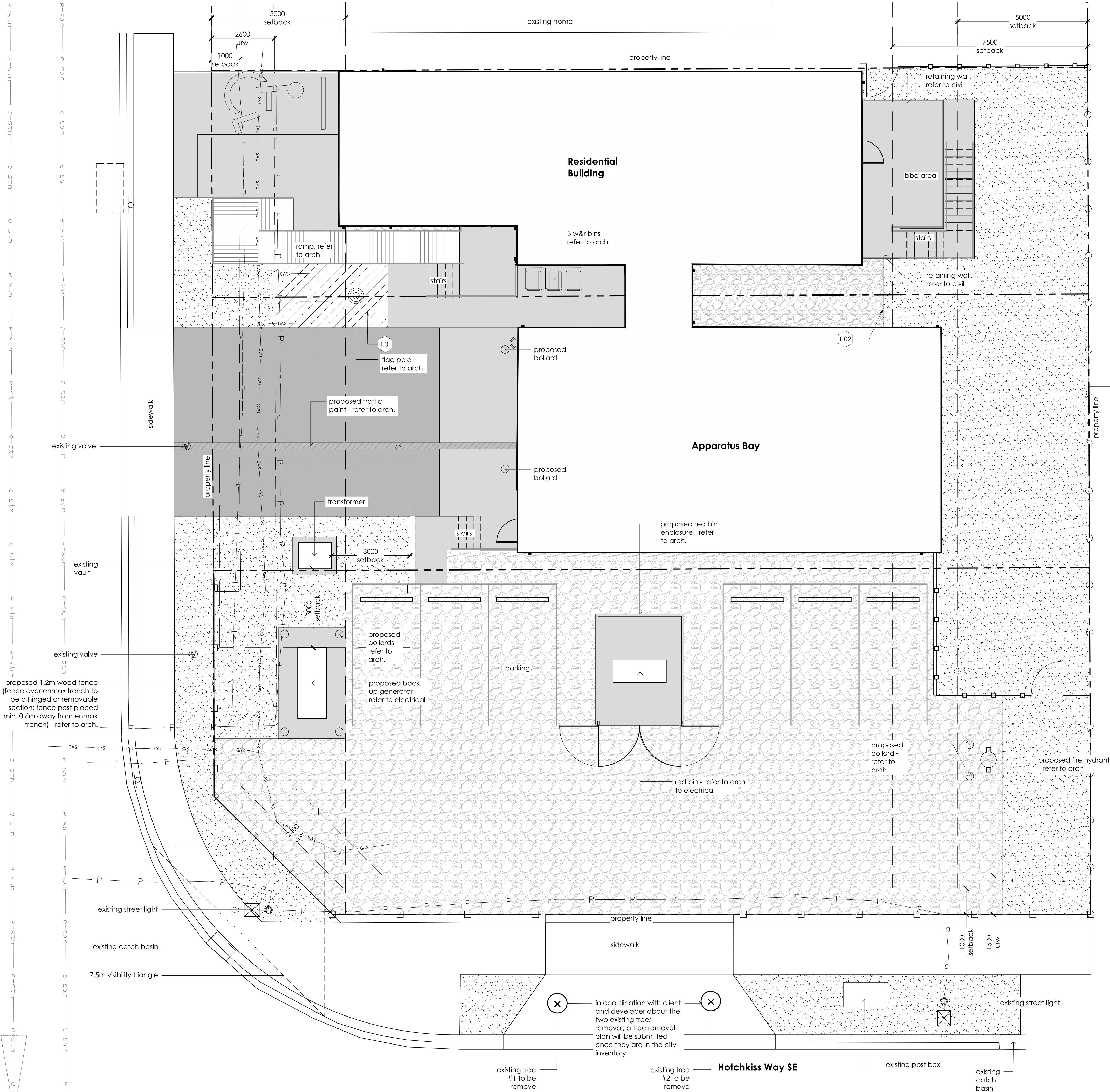
	existing tree to be removed - refer to existing tree schedule sheet 10.01
	building entry

Existing Tree Schedule							
Tree #	Species	Calliper	Height	Spread	Removal	Health	Rational
1	Fraxinus Pennsylvanica	10cm	1m	4m	Remain	Poor	Remove due to the conflict with the driveway
2	Fraxinus Pennsylvanica	10cm	1m	4m	Remove	Poor	Remove due to the conflict with the driveway

AMENDED DRAWINGS
DP No. Date Received
DP2026-01.014 Aug 14 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

Hotchkiss Manor SE



privacy slats (black) to be installed on the existing 1.5m chain link fence - refer to arch.

the TULA project

PROJECT INFORMATION
HOTCHKISS
TEMPORARY FIRE STATION

176 HOTCHKISS MANOR SE,
CALGARY, AB

CLIENT
CITY OF CALGARY

CLIENT LOGO



The Alberta
Association of
Landscape
Architects
Julian
Warring
#355 2026-08-06

NOTE

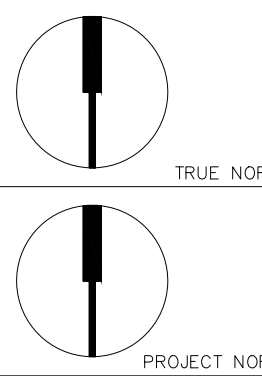
- This drawing supersedes previous issues. Do not scale these drawings.
- Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction.
- The Contract Documents (Drawings and Specifications) are complementary, what is required by one shall be as binding as required by all.

ISSUED	DATE
Issued for 30% CD Review	2026/03/05
Issued for Review	2026/01/30
Issued for DP	2026/02/23
Issued for Review	2026/04/10
Issued for 70% Review	2026/04/28
Issued for Review	2026/05/07
Issued for 75% Review	2026/05/13
Issued for DR1	2026/06/12
Re-issued for DR1	2026/06/17
Issued for 99%	2026/07/02
Issued for DTR 2	2026/08/07
Issued for Procurement	2026/08/07
Issued for BP	2026/08/07

SEALS

NOT FOR
CONSTRUCTION

SCALE	As indicated
DATE	7/02/2026 12:38:29 PM
DRAWN BY	FL
CHECKED BY	AG
PROJECT NO.	25.022
DRAWING TITLE	Public Tree Removal Plan
DRAWING NO.	



Public Tree Removal
Plan

DRAWING NO.

L0.01

Linetype Legend

property line

setback line

unw line

existing 1.5m black chain link fence with privacy slats

existing gas line - refer to civil

existing telus line - refer to civil

existing power line - refer to civil

existing sanitary line - refer to civil

existing water line - refer to civil

existing storm line - refer to civil

proposed 1.2m wood fence (fence over enmax trench to be a hinged or removable section) - refer to arch.

proposed 1.8m wood fencing or privacy screening - refer to arch.

Symbol Legend

public tree removal - refer to existing tree schedule

building entry

Hatch Legend

Soft Surface Landscape Areas

low water sod

planting bed w/ bark mulch and growing media for trees and shrubs

Hard Surface Landscape Areas

concrete - refer to arch

asphalt - refer to arch

gravel for parking - refer to arch

decorative gravel- 20mm limestone

Development Permit Tags

shrub planting bed, typ. - refer to detail 2 Sheet L1.01

sod adj. to rock, typ. - refer to detail 4 Sheet L1.01

Typical Site Surface Assemblies

low water sod

growing media, typ.

subgrade compacted to 98% SPD, typ.

bark mulch

growing media compacted to 70% typ.

subgrade compacted to 98% typ.

20mm dia. limestone

non-woven geotextile, typ.

subgrade compacted to 98% typ.

Trees

Code	Botanical Name/ Common Name	Qty	Height	Spread	Caliper	Remarks
SCSM	Acer saccharinum 'Silver Cloud'	4	15.0	9.7m	50mm	

Shrubs

Code	Botanical Name/ Common Name	Qty	Height	Spread	Caliper	Remarks
msp	Potentilla fruticosa 'Morden Snow'	4	0.7m	0.9m	#2	---
rb	Berberis thunbergii 'Ballone'	3	0.9m	0.9m	#2	---
slmp	Ruby Carousel Japanese Barberry					
	Pinus mugo 'Slowmound'	4	0.7m	1.2m	#2	---
	Slowmound Mugo Pine					

General Notes

1.

Site plan prepared using information provided by S2 Architecture, received June 10, 2026.

2.

All drawings are property of Landscape Architect.

3.

Site clean up is incidental to the work.

4.

All soft landscape areas are to be sloped to ensure positive drainage away from structures, unless noted otherwise.

5.

All drawings are metric unless otherwise noted.

6.

Refer to related disciplines as indicated on plans where applicable.

7.

Disturbance outside of the Property Line to be repaired to the satisfaction of the Landscape Architect.

8.

All softscape shall be non irrigated. New plant material will be watered during the maintenance period to obtain establishment.

Planting Notes

1.

All planting shall be approved on-site by Landscape Architect prior to installation on private property. Contractor to notify Landscape Architect minimum 2 working days prior.

2.

Any planting in City of Calgary boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications - Landscape Construction Current Edition. Contractor is to contact Parks Development Inspector to arrange on inspection.

3.

No stock piling or dumping of construction materials is permitted on adjacent land.

4.

All plant material to be disease free and true to form, specimen grade single stem stock - unless noted otherwise.

5.

Plant material lot was prepared for estimating purposes only. Contractor shall make their own quantity take offs using drawings to determine quantities, reporting promptly and discrepancies which may affect bidding.

6.

Disturbances to adjacent areas shall be repaired to the satisfaction of the Landscape Architect.

7.

Landscape Architect is not responsible for animal foraging.

AMENDED DRAWINGS

DP No

DP2026-01014

Date Received

Aug 14 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

4

Sod adj. to rock w/ aluminum metal edger, typ.

L1.01

1:10

3

Deciduous Tree Planted In Sod On Slope, typ.

L1.01

1:20

2

Shrub Planting Bed, typ.

L1.01

1:20

1

Landscape Plan

L1.01

1:125

S2ARCHITECTURE

CALGARY | EDMONTON | VANCOUVER

CONSULTANT INFORMATION

the TULA project

PROJECT INFORMATION

HOTCHKISS TEMPORARY FIRE STATION

176 HOTCHKISS MANOR SE, CALGARY, AB

CLIENT

CITY OF CALGARY

CLIENT LOGO

Calgary

The Alberta Association of Landscape Architects

Julian Warring #355

2026-08-06

NOTE

• This drawing supersedes 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.

ISSUED	DATE
Issued for 30% CD Review	2026/03/05
Issued for Review	2026/01/30
Issued for DP	2026/02/23
Issued for Review	2026/04/10
Issued for 70% Review	2026/04/28
Issued for Review	2026/05/07
Issued for 75% Review	2026/05/13
Issued for DR1	2026/06/12
Re-issued for DR1	2026/06/17
Issued for 99%	2026/07/02
Issued for DTR 2	2026/08/07
Issued for Procurement	2026/08/07
Issued for BP	2026/08/07

SEALS

NOT FOR CONSTRUCTION

SCALE	As indicated	
DATE	7/02/2026 12:38:29 PM	
DRAWN BY	FL	
CHECKED BY	AG	
PROJECT NO.	25.022	
DRAWING TITLE	Landscape Plan	

DRAWING NO.

L1.01