

EAST HILLS



IMAGES SHOWN ON THIS PAGE ARE REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY. ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY

**ISSUED FOR: DEVELOPMENT PERMIT
FEBRUARY 27, 2026**

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CIVIL

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ELECTRICAL

E00.00	COVER PAGE
E10.00	SITE PLAN

CIVIL



ELECTRICAL



LANDSCAPE



CLIENT



PROJECT NAME: EAST HILLS DEVELOPMENT PERMIT:

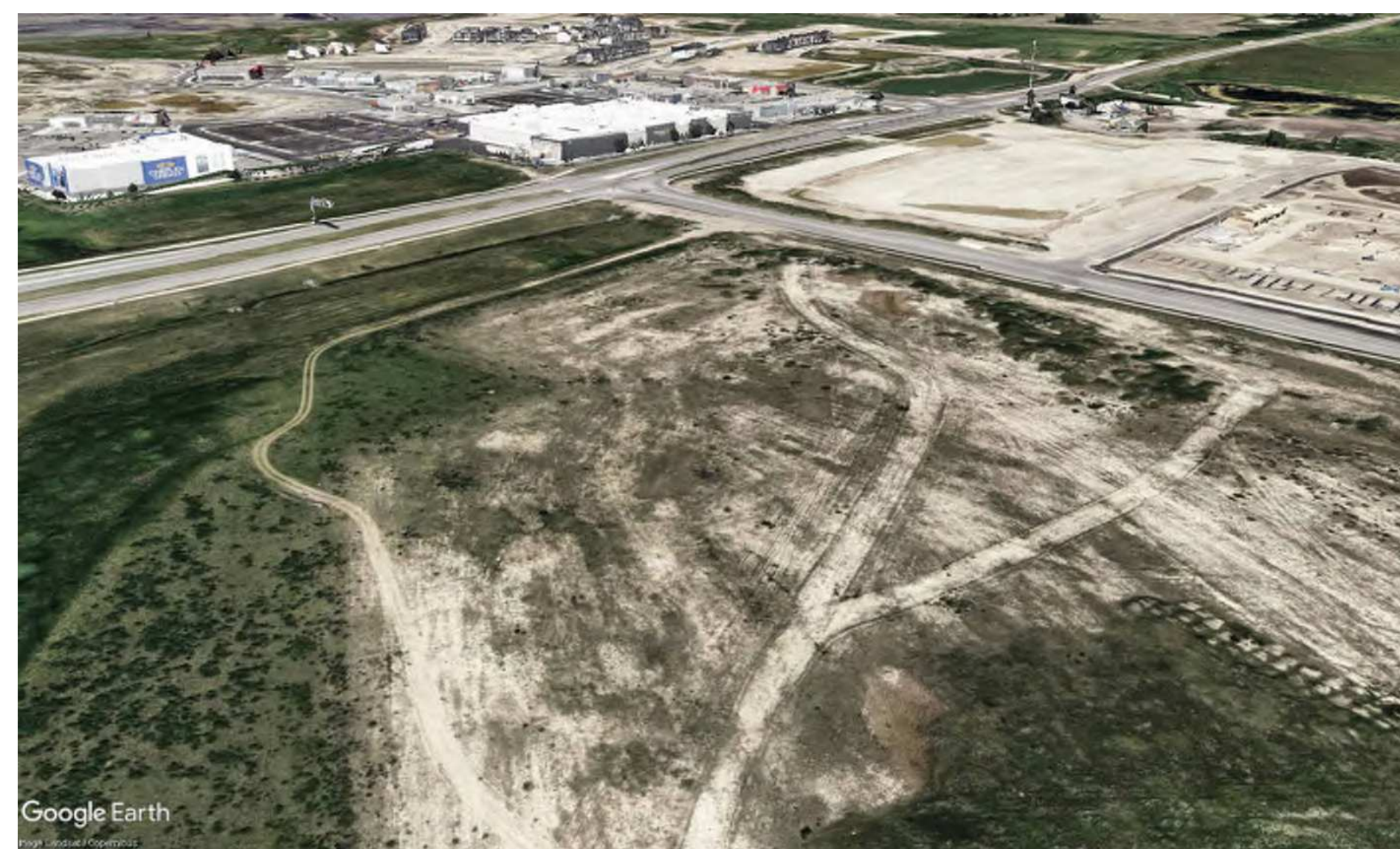


1 SITE CONTEXT MAP
DP10.01 NTS



2 LAND USE MAP
DP10.01 NTS

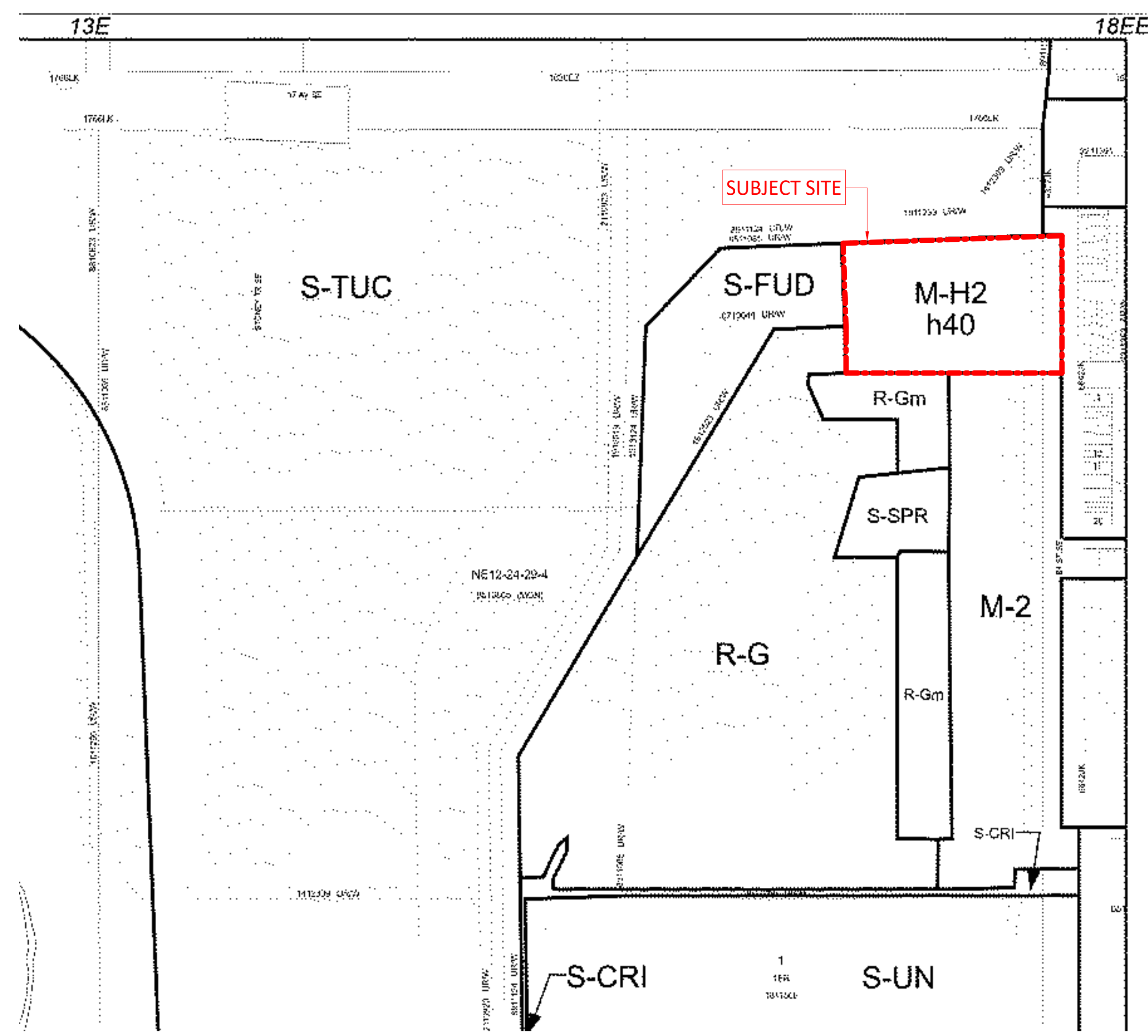
3 NE CORNER VIEW
DP10.01 NTS



4 SW AERIAL VIEW
DP10.01 NTS



5 SE CORNER VIEW
DP10.01 NTS



PROPERTY DESCRIPTION & ZONING

LEGAL DESCRIPTION	Meridian 4, Range 29, Township 24, Section 12
MUNICIPAL ADDRESS	2313 ESTON ROAD SE
ZONING	MH-2 (MULTI RESIDENTIAL - HIGH DENSITY MEDIUM RISE)
MAXIMUM BUILDING HEIGHT	50.0 M
F.A.R. =	GFA / SITE AREA 27,639.6 m ² / 17,361 m ² (4.29ac) 1.59 F.A.R.
SITE COVERAGE	29%
DENSITY	173.5 UNITS / HECTARE

USE

MULTI-FAMILY HOUSING	AMENITY
BUILDING 2 (6 STOREYS)	BUILDING 1 (2 STOREYS)
BUILDING 3 (6 STOREYS)	

GROSS FLOOR AREA

	PARKADE (L-01)	MAIN FLOOR (L01)	TYP. FLOOR (L02-L06)	TOTAL GFA (+/-) ABOVE GRADE
BUILDING 1	/	300.5 m ² (3,235 ft ²)	300.5 m ² (3,235 ft ²)	601.0 m ² (6,469 ft ²)
BUILDING 2	2,319.4 m ² (24,966 ft ²)	2,148.9 m ² (23,131 ft ²)	2,138.6 m ² (23,020 ft ²)	12,841.9 m ² (138,229 ft ²)
BUILDING 3	2,579.2 m ² (27,762 ft ²)	2,376.7 m ² (25,583 ft ²)	2,364 m ² (25,445 ft ²)	14,196.7 m ² (152,812 ft ²)
TOTAL GFA (+/-)	4,898.6 m² (52,728 ft ²)			27,639.6 m² (297,510 ft ²)

BICYCLE STALL REQUIREMENTS

CLASS 1 STALL REQUIREMENT: 0.5 STALLS PER DWELLING UNIT B2 = 0.5 X 147 UNITS = 74 STALLS B3 = 0.5 X 159 UNITS = 80 STALLS	CLASS 1 STALLS PROVIDED: B2 = 74 STALLS B3 = 82 STALLS
CLASS 2 STALL REQUIREMENT: 0.10 STALLS PER DWELLING UNIT = 0.10 X 306 UNITS = 31 STALLS	CLASS 2 STALLS PROVIDED: = 32 STALLS
TOTAL STALLS REQUIRED = 185	TOTAL STALLS PROVIDED = 188

VEHICLE PARKING REQUIREMENTS

RESIDENT PARKING REQUIREMENT : 0.625 STALLS PER DWELLING UNIT = 0.625 X 306 UNITS = 192 STALLS	OVERALL PARKING PROVIDED: RESIDENT PARKADE = 149 STALLS B2= 72 STALLS (INCL. 1 B.F. STALL) B3= 77 STALLS (INCL. 1 B.F. STALL)
VISITOR PARKING REQUIREMENT: 0.10 STALLS PER DWELLING UNIT = 0.10 X 306 UNITS = 31 STALLS	RESIDENT SURFACE = 211 STALLS VISITOR SURFACE = 31 STALLS (INCL. 5 B.F. STALLS)
BARRIER-FREE PARKING REQUIREMENT: 4 STALLS (FIRST 100) + 1 STALL PER ADDITIONAL 100 STALLS TOTAL BARRIER-FREE REQUIRED = 7	BARRIER-FREE PARKING PROVIDED = 7 STALLS
TOTAL PARKING PROVIDED	RESIDENT = 391 STALLS
TOTAL PARKING RATIO PROVIDED	1.28

STORAGE AND WASTE COLLECTION

ANTICIPATED WASTE VOLUME	
THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK = 0.3 yd ³ X 306 UNITS = 92yd ³	
WASTE VOLUME PROVIDED (2.0yd ³ BINS)	= 48.0 yd ³
B2 = 12 x 2yd ³ BINS B3 = 12 x 2yd ³ BINS	
NOTE: WASTE COLLECTION TWICE PER WEEK.	

AMENITY AREA

RESIDENTIAL AMENITY SPACE REQUIREMENT: 5.0 m ² PER UNIT X 306 UNITS = 1,530 m ²
COMMON AMENITY SPACES: TOTAL COMMON INDOOR AMENITY PROVIDED = 601.0m ² TOTAL COMMON OUTDOOR AMENITY PROVIDED = 1,027.5m ²
TOTAL AMENITY SPACE PROVIDED = 1,628.5m ²



UNIT MIX

SUITE TYPE	SUITE TYPE	# OF UNITS	MIX (%)
1A	ONE-BEDROOM + DEN	36	11.8%
1B	ONE-BEDROOM + DEN	66	21.6%
2A	TWO-BEDROOM	33	10.8%
2B	TWO-BEDROOM + DEN	119	38.9%
2C	TWO-BEDROOM	17	5.6%
2D	TWO-BEDROOM	17	5.6%
2E	TWO-BEDROOM	2	0.7%
3A	THREE-BEDROOM	16	5.2%
	TOTAL UNITS	306	100%

UNIT AREAS

SUITE TYPE	SUITE AREA	
	ft ²	m ²
1A	/	50.8
1B	570	59.8
2A	700	81.8
2B	750	84.1
2C	840	81.0
2D	850	86.4
2E	935	87.2
3A	1050	97.9

TOTAL CHECK

1BED (1A-1B)	102 UNITS (33.3%)
2BED (2A-2E)	189 UNITS (61.4%)
3BED (3A)	16 UNITS (5.2%)
MAIN FLOOR	46 UNITS
TYP. FLOOR	52 UNITS

NOTES:
 • DIMENSION TO FACE OF GYPSUM (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING UNLESS NOTED OTHERWISE.
 • NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
 • VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUMS. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 • DO NOT SCALE DRAWINGS.
 • THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
 • DO NOT USE ALPHABETIC REVISION ITERATIONS FOR PRICING.

A Development Permit 26-02-27
 No. Description Date (YYYY-MM-DD)

Issued For / Revisions

Project	Project Number: 25072
EAST HILLS	
Calgary, Alberta	
Legal Description Meridian 4, Range 29, Township 24, Section 12	Building Permit No.
Development Permit No.	DSSP No.
	350,140-10 Ave SE Calgary, Alberta. T2G 0R1 Ph: 403.233.2000

GGA-ARCHITECTURE Fax: 403.264.2077

**Drawing Title
CONTEXT PLAN & PROJECT
STATISTICS**

Drawn by:	Scale
Reviewed by:	
Manager:	Date (YYYY-MM-DD)
Peer Review:	26-02-27

Drawing Number	Drawing Package
DP10.01	
Revision Number	A

Developer - Landowner:

Prepared by:
O2 Planning + Design

In Collaboration with:

Address:
Legal: Meridian 4, Range 29,
Township 24, Section 12
Municipal: 2313 ESTON ROAD SE

Application Information:
City of Calgary File : ?
Internal File number: 240714

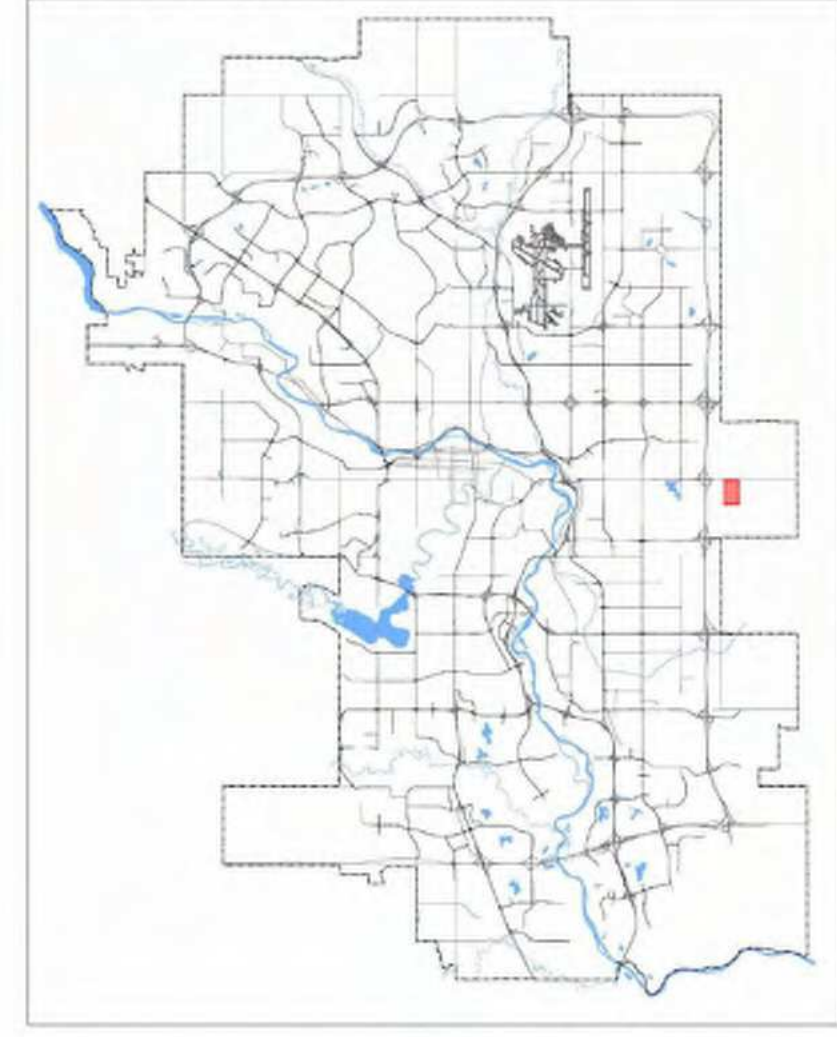
Date: June 8, 2025

Sheet:
WEST BELVEDERE

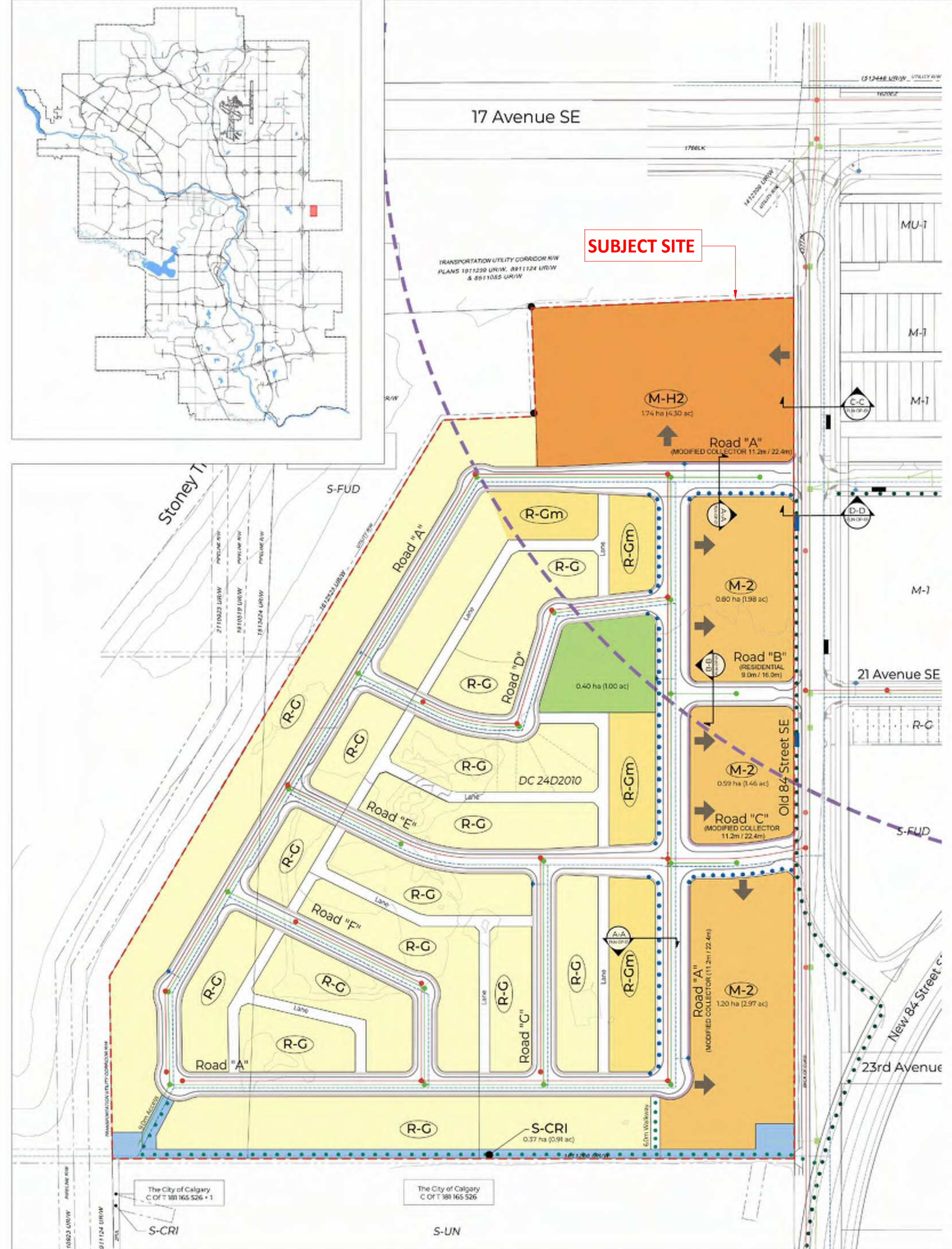
OUTLINE PLAN AND
LAND USE REDESIGNATION

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KEY PLAN



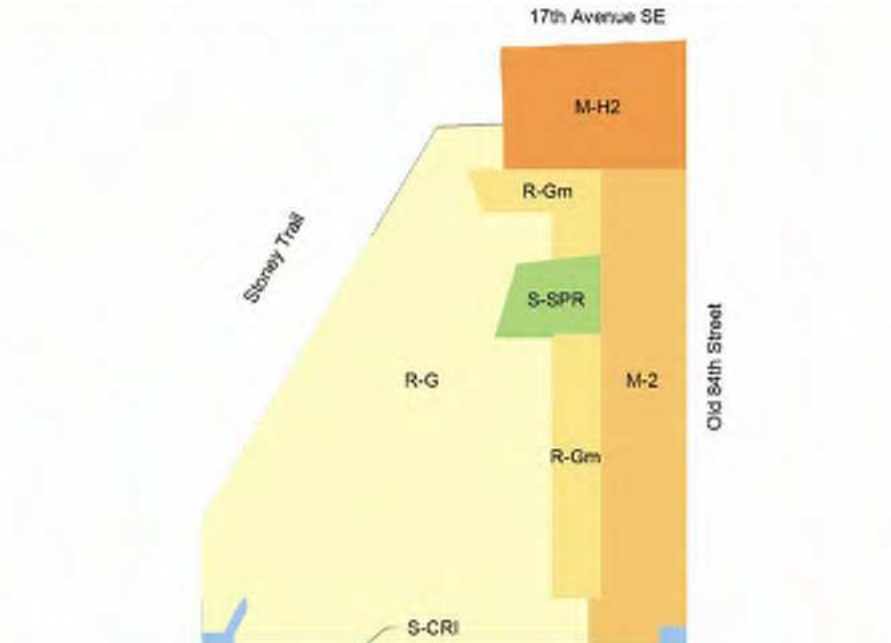
PREVIOUS APPROVED OUTLINE PLAN (LOC 2022-0159)



OUTLINE PLAN STATISTICS

Table with 4 columns: ha, ac, %, and Units. Rows include Gross Developable, Density Analysis, Intensity Analysis/People, and Total People.

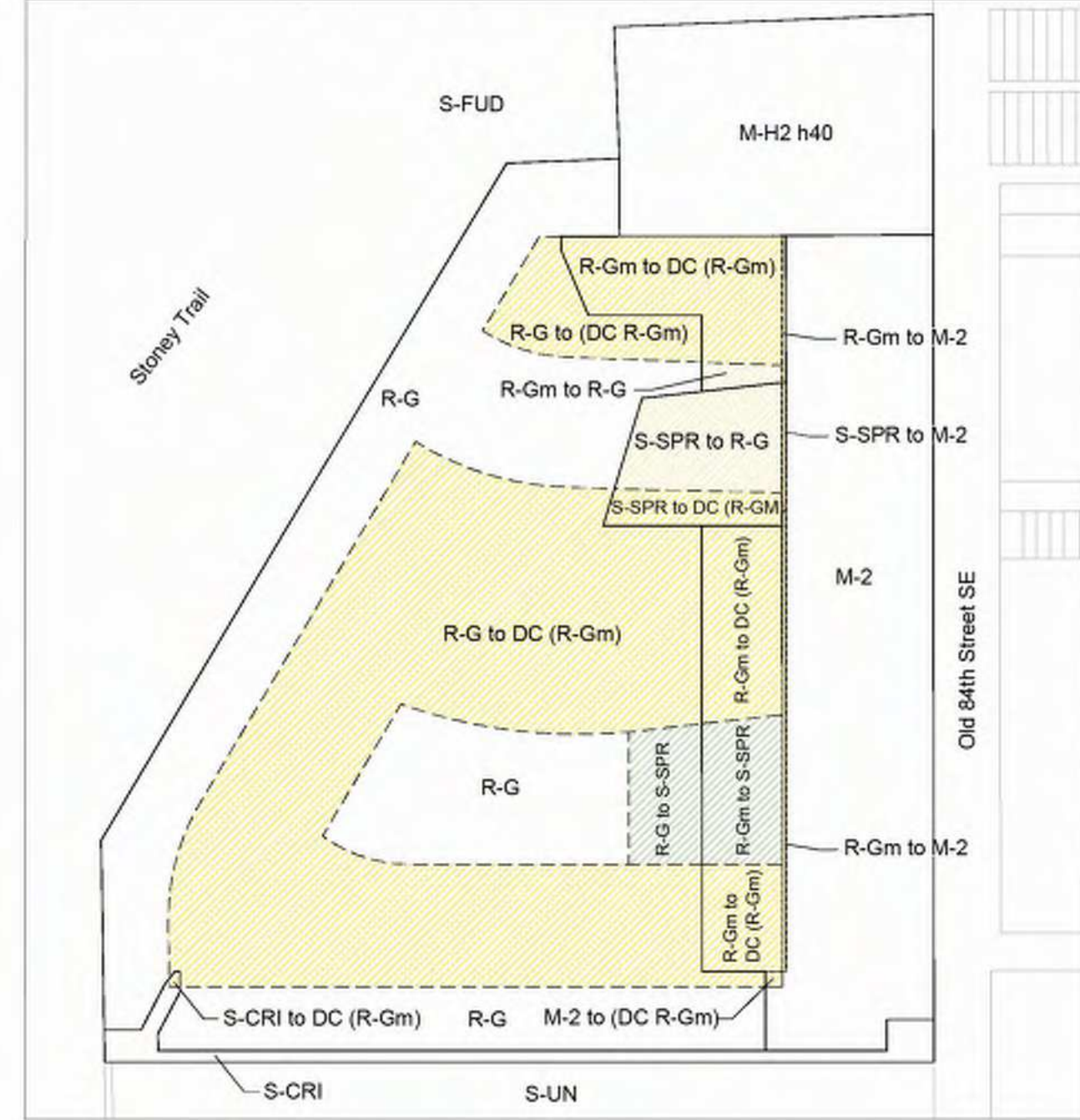
LAND USE PLAN



LAND USE PLAN STATISTICS

Table with 4 columns: ha, ac, %, and Units. Rows list various residential zones and their corresponding statistics.

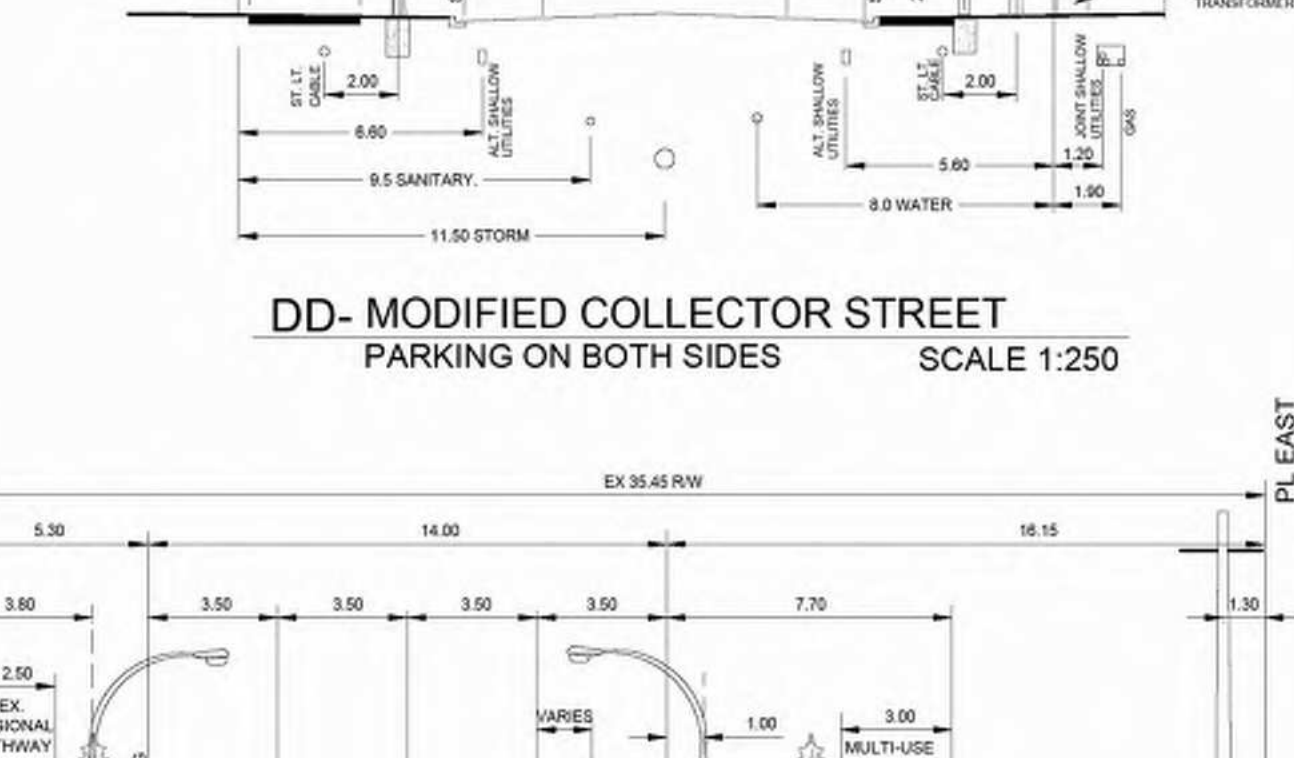
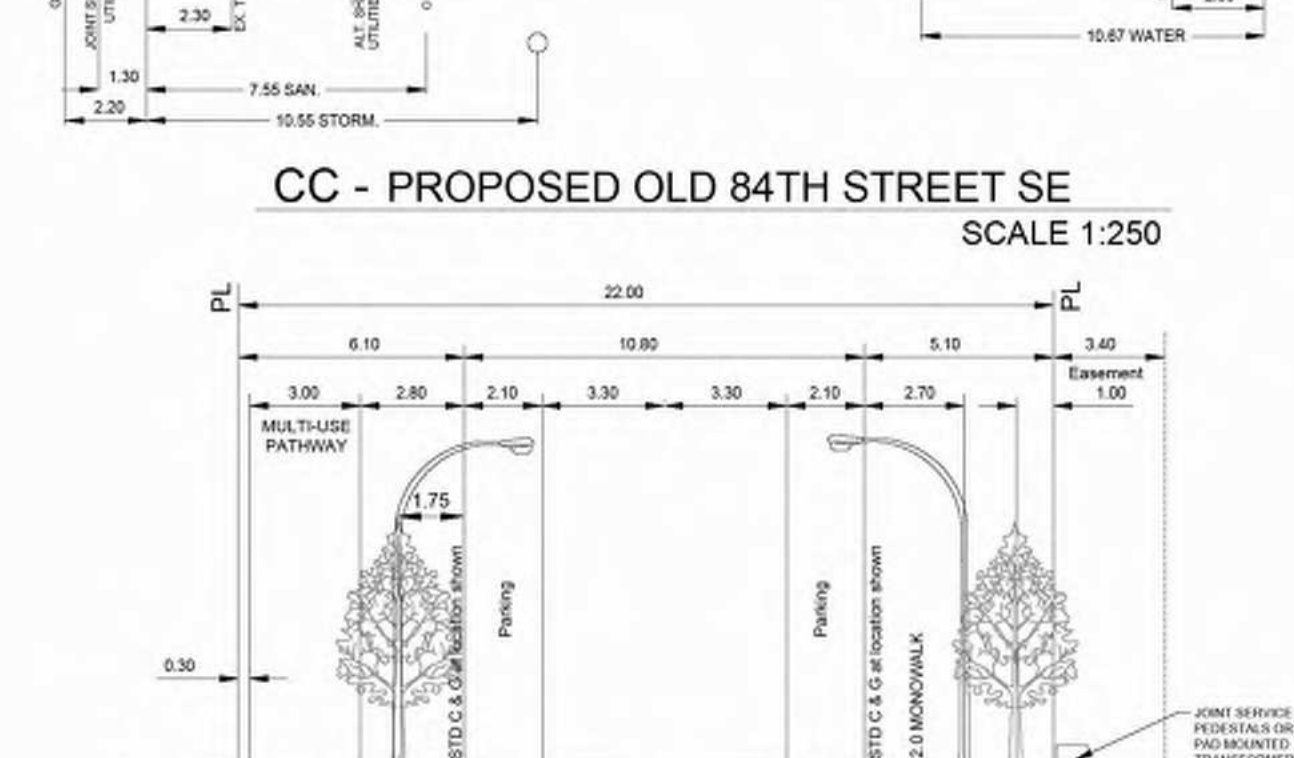
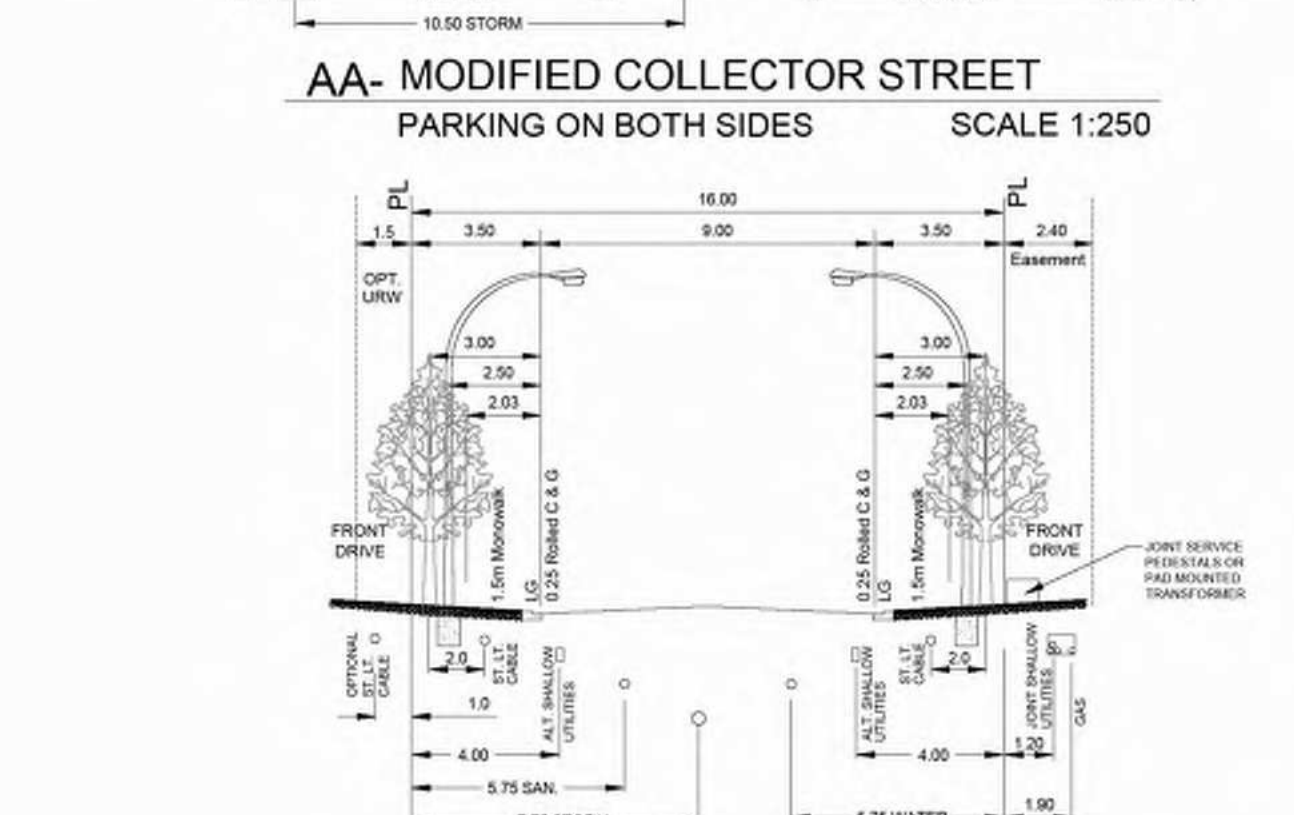
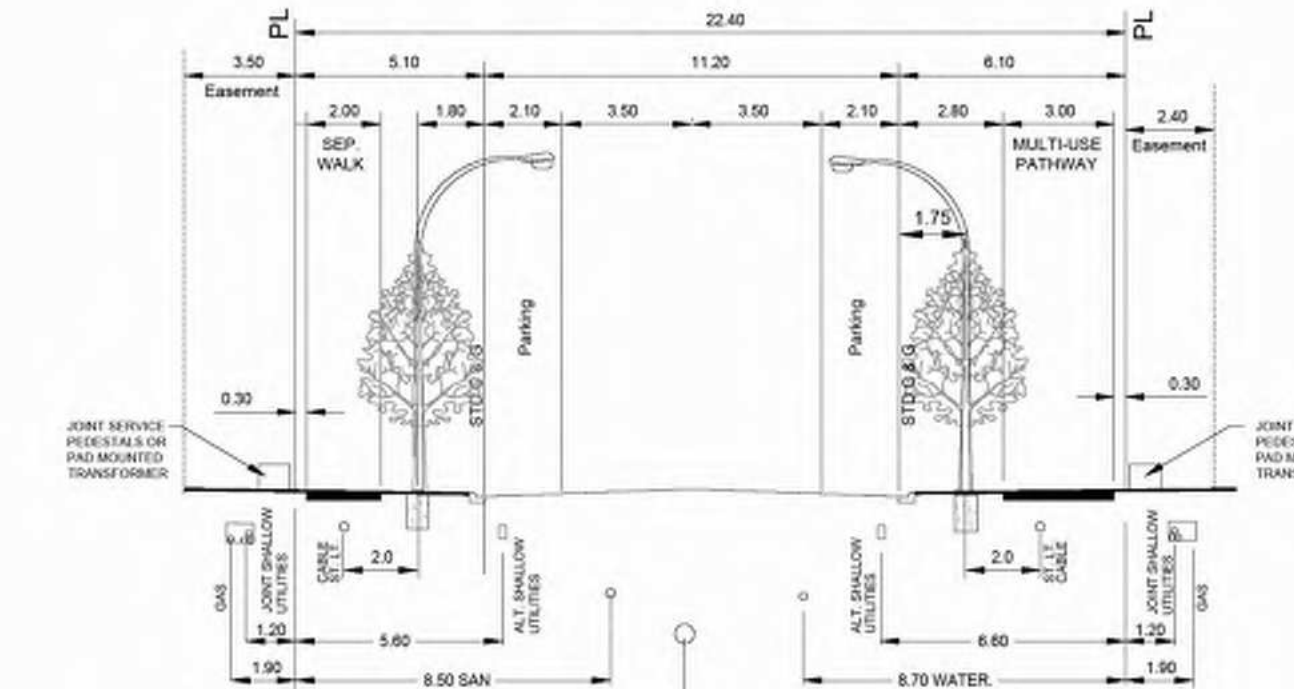
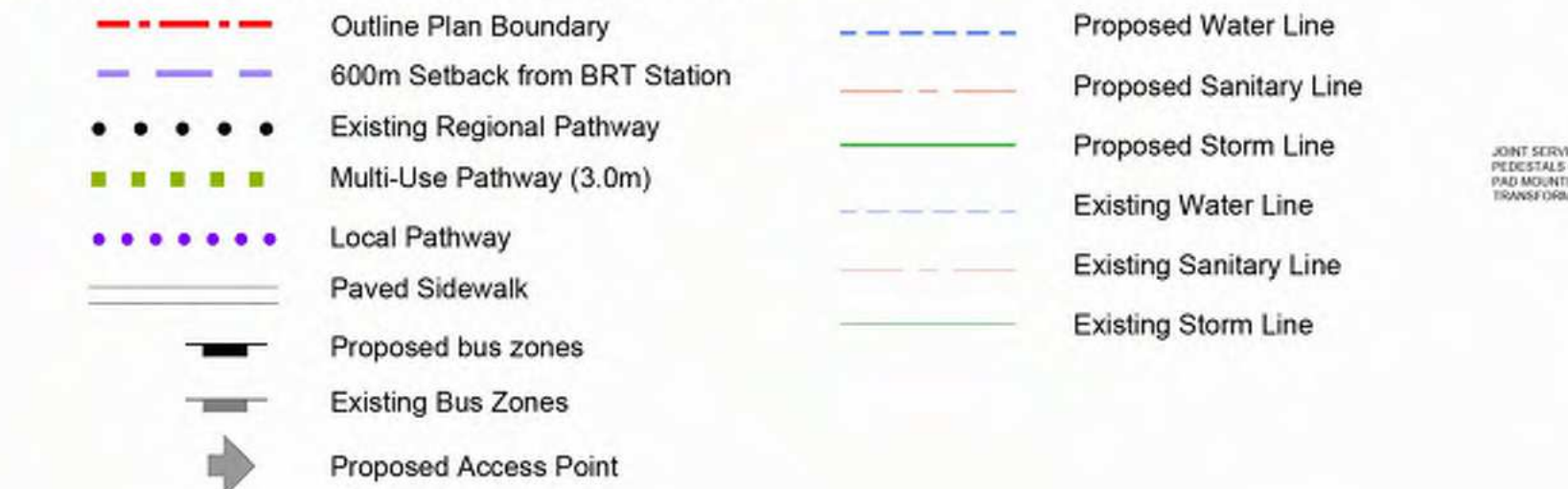
LAND USE REDESIGNATION



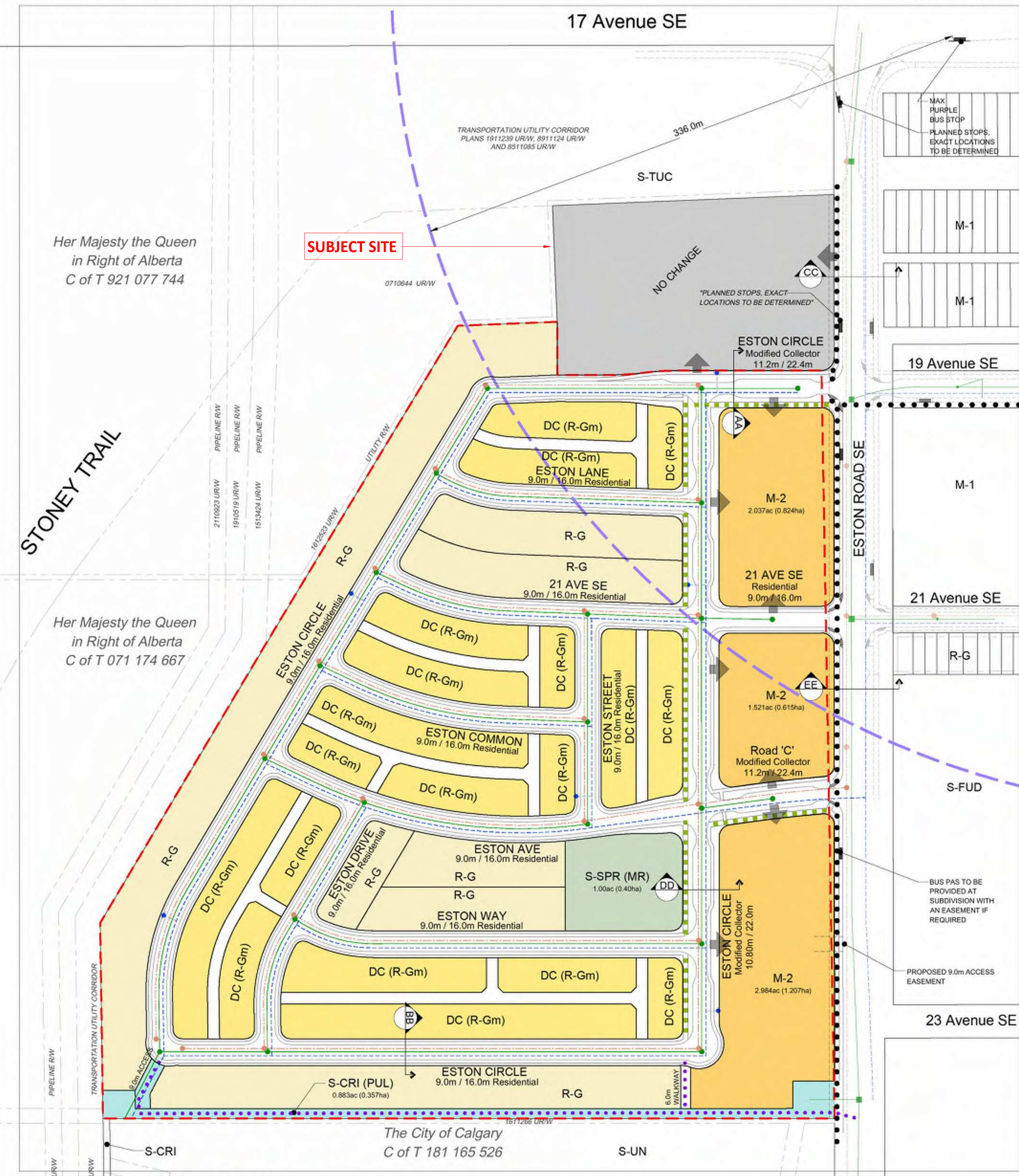
LAND USE REDESIGNATION STATISTICS

Table with 4 columns: ha, ac, %, and Units. Rows show redesignation statistics for various zone transitions.

OUTLINE PLAN LEGEND



OUTLINE PLAN



OUTLINE PLAN STATISTICS

Table with 10 columns: SUBJECT BOUNDARY, GROSS DEVELOPABLE, and various density/intensity metrics (ha, ac, %, Frontage, UPH, UPA, Units, People, Jobs).

1 APPROVED OUTLINE PLAN (LOC 2022-0159)
DP10.03 N/A

O2

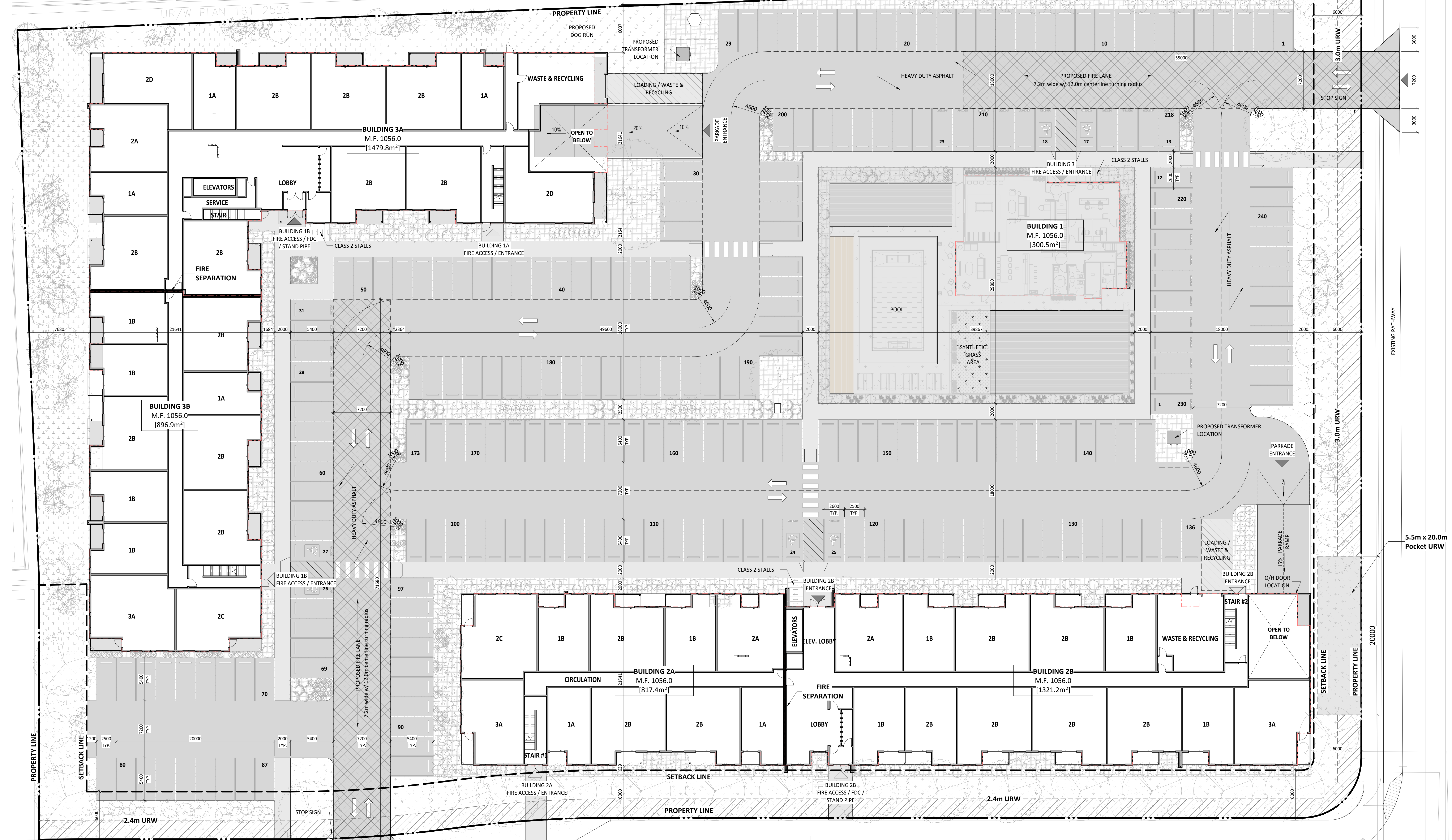
Development Permit No. 26-02-27
Issued For / Revisions
Project: EAST HILLS
Project Number: 25072
GGA-ARCHITECTURE
350,140-10 Ave SE
Calgary, Alberta
T2G 0R1
Ph: 403.233.2000
Fax: 403.264.2077
Drawing Title: OUTLINE PLAN (LOC 2022-0159)
Revision Number: A

PRELIMINARY - NOT FOR CONSTRUCTION

- NOTES:**
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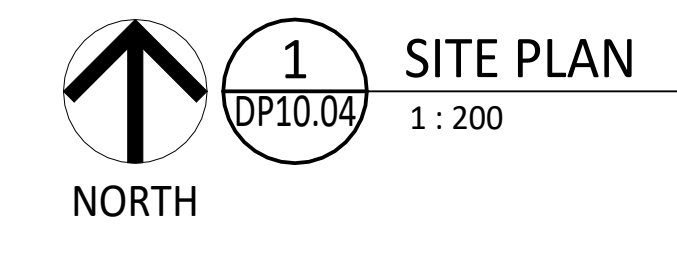
SITE PLAN LEGEND

- ▲ PRINCIPAL ENTRANCE
- △ SECONDARY ENTRANCE
- PROPOSED ASPHALT
- ▨ PROPOSED SOFT LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- ▨ PROPOSED SOFT LANDSCAPING (FUTURE)
- ▨ PROPOSED SIDEWALK
- ▨ PROPOSED SIDEWALK (FUTURE)
- ▨ PROPOSED CLEARANCE ZONE
- ⊠ PROPOSED TRANSFORMER - REFER TO ELECTRICAL DRAWINGS
- ▨ PROPOSED SWITCHING CUBICLE



84 STREET SE

FUTURE 19 AVENUE SE EXPANSION



A	Development Permit	26-02-27
No.	Description	Date
Issued For / Revisions		
Project	Project Number: 25072	
EAST HILLS		
Calgary, Alberta		
Legal Description	Building Permit No.	
Meridian 4, Range 29,	Township 34, Section 12	
Development Permit No.	DSSP No.	

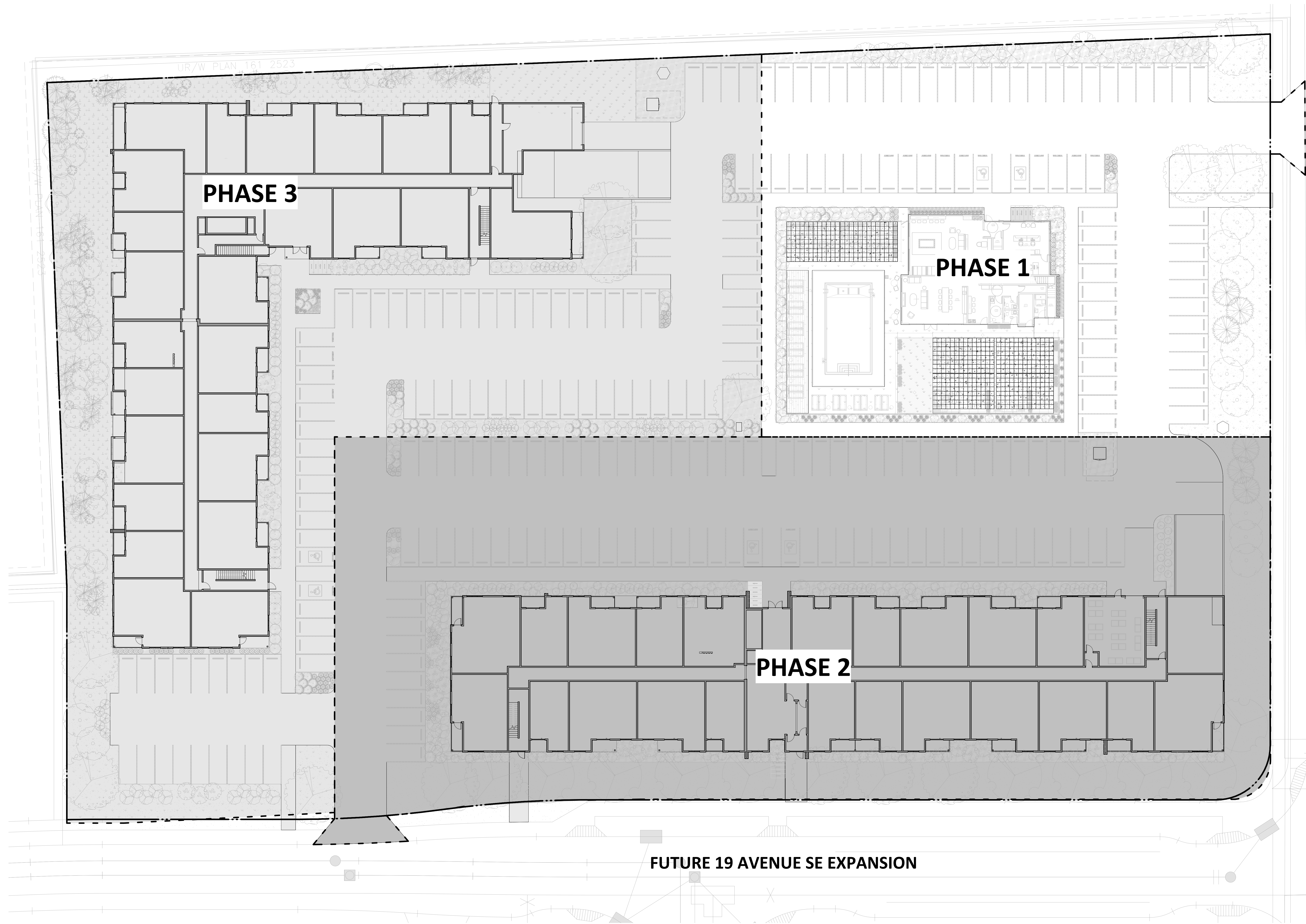


Drawing Title	
PROPOSED SITE PLAN	
Drawn by: Author	Scale
Reviewed by:	As indicated
Manager:	Date (YYYY-MM-DD)
Peer Review:	26-02-27
Drawing Number	Drawing Package
DP10.04	Revision Number

PRELIMINARY - NOT FOR CONSTRUCTION

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PRELIMINARY - NOT FOR CONSTRUCTION



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No.	Description	Date (YYYY-MM-DD)
Issued For / Revisions		
Project	Project Number: 25072	
EAST HILLS		
Calgary, Alberta		
Legal Description	Building Permit No.	
Meridian 4, Range 29, Township 24, Section 12		
Development Permit No.	DSSP No.	

350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title	
PHASING PLAN	
Drawn by: Author	Scale
Reviewed by:	1 : 200
Manager:	Date (YYYY-MM-DD)
Peer Review:	26-02-27
Drawing Number	Drawing Package
DP10.05	Revision Number
	A

1 PHASING PLAN
DP10.05 1 : 200



FUTURE 19 AVENUE SE EXPANSION

84 STREET SE

IIR/W PLAN 161 2523

PHASE 3

PHASE 1

PHASE 2

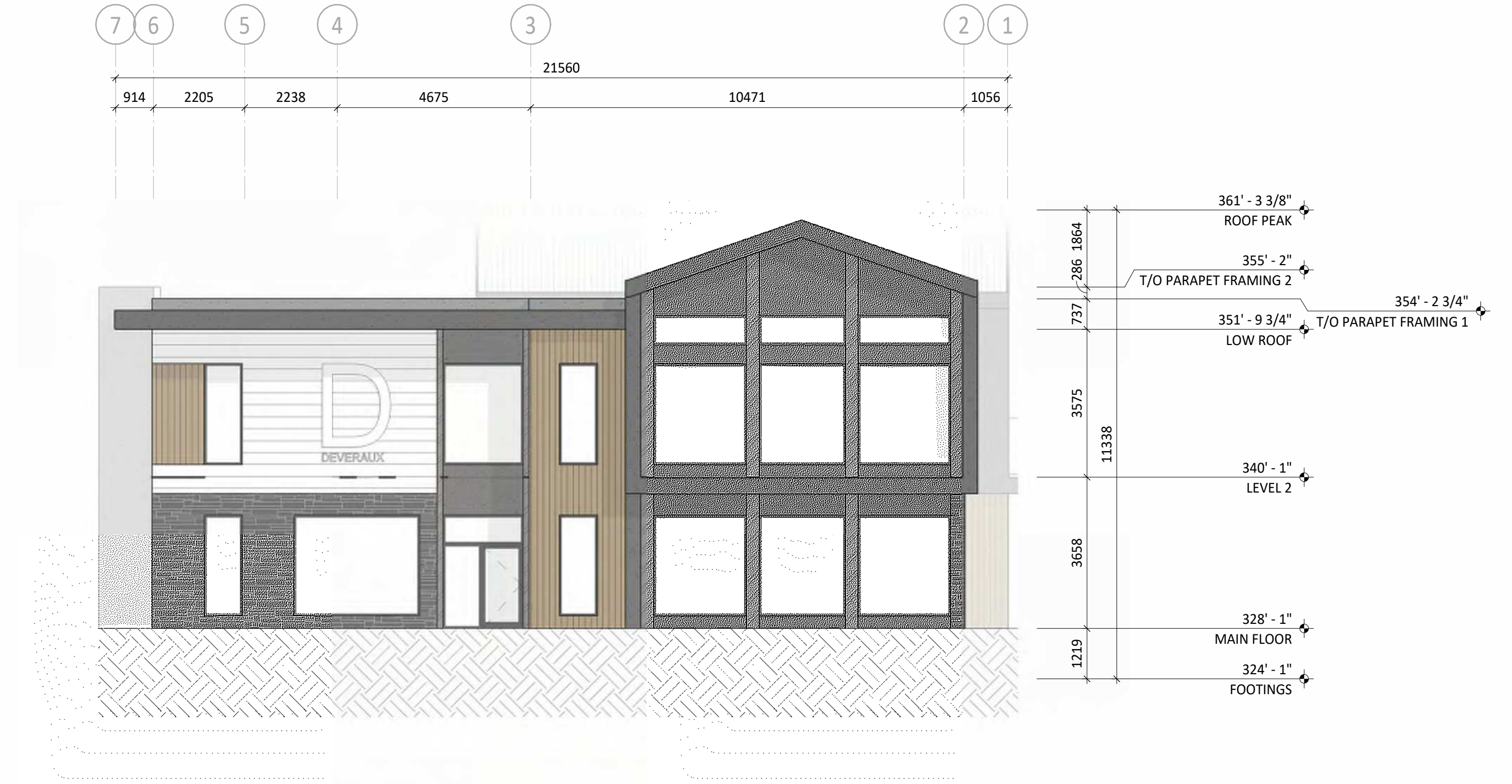
PRELIMINARY - NOT FOR CONSTRUCTION

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EXTERIOR MATERIAL PALETTE

- CP-1 FIBER CEMENTITIOUS PANEL (DARK GREY)
- CP-2 FIBER CEMENTITIOUS PANEL (WHITE)
- FL-1 ALUMINUM FLASHING (BLACK)
- GL-1 VISION GLASS
- WD-1 PVC PANEL (WOOD LOOK)



1 NORTH ELEVATION
DP40.01 1/8" = 1'-0"



3 EAST ELEVATION
DP40.01 1/8" = 1'-0"



2 SOUTH ELEVATION
DP40.01 1/8" = 1'-0"



4 WEST ELEVATION
DP40.01 1/8" = 1'-0"

A	Development Permit	26-02-27
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Project	Project Number: 25072	
EAST HILLS		
Calgary, Alberta		
Legal Description	Building Permit No.	
Meridian 4, Range 20,	Township 24, Section 12	
Development Permit No.	DSSP No.	

350,140-10 Ave SE
Calgary, Alberta.
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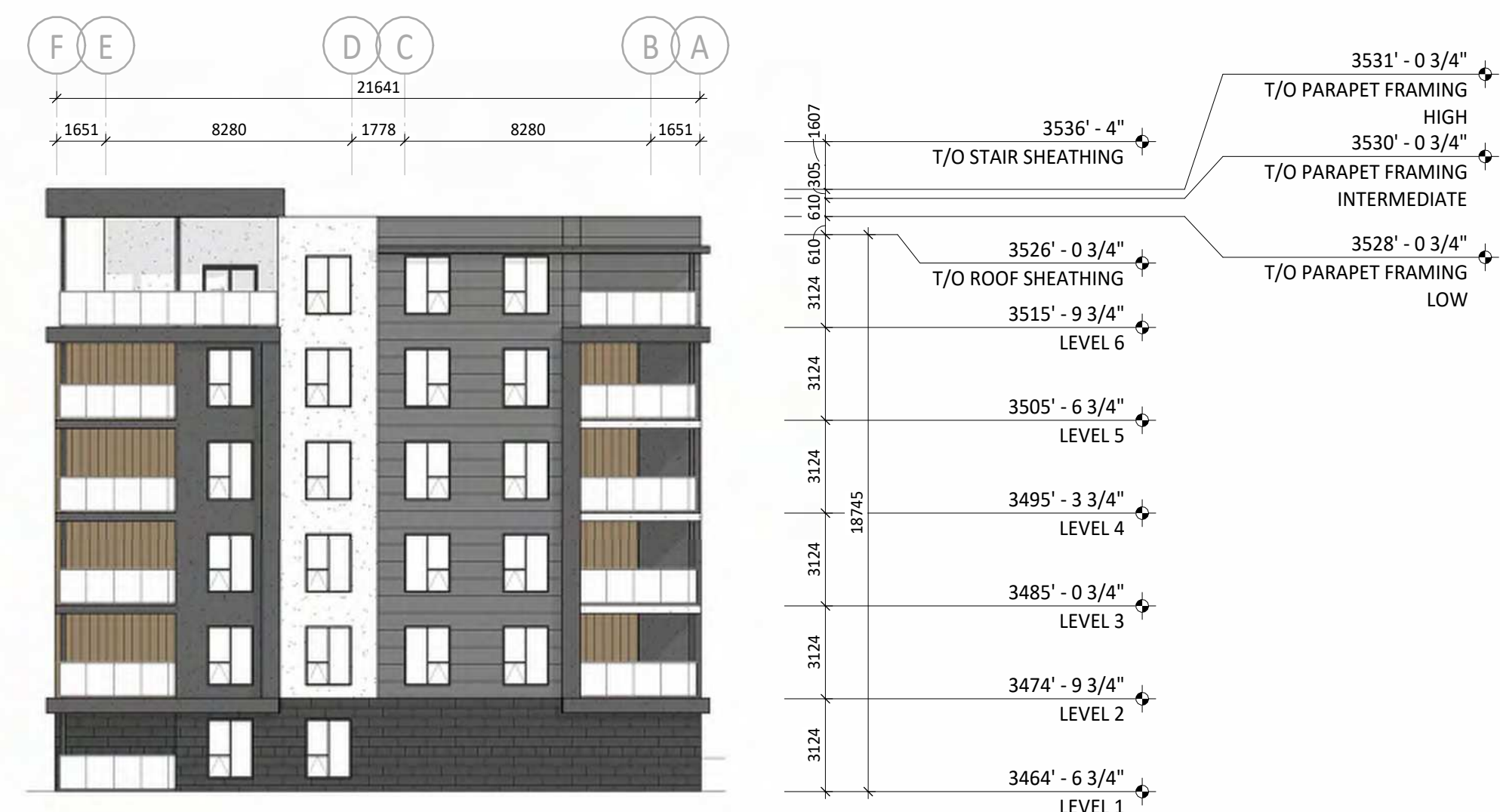
Drawing Title	
BLDG 1 - EXTERIOR ELEVATIONS	
Drawn by: Author	Scale
Reviewed by:	As indicated
Manager:	Date (YYYY-MM-DD)
Peer Review:	26-02-27
Drawing Number	Drawing Package
DP40.01	Revision Number
	A

PRELIMINARY - NOT FOR CONSTRUCTION

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1 BLDG 2 - NORTH ELEVATION
 DP40.01 1/16" = 1'-0"



2 BLDG 2 - EAST ELEVATION
 DP40.01 1/16" = 1'-0"



4 BLDG 2 - WEST ELEVATION
 DP40.01 1/16" = 1'-0"



3 BLDG 2 - SOUTH ELEVATION
 DP40.01 1/16" = 1'-0"

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 - GL-1 VISION GLASS
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Issued For / Revisions		
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EAST HILLS		
Calgary, Alberta		
Legal Description	Building Permit No.	
Development Permit No.	DSSP No.	
 350,140-10 Ave SE Calgary, Alberta. T2G 0R1 Ph: 403.233.2000 Fax: 403.264.2077		
Drawing Title		
BLDG 2 - EXTERIOR ELEVATIONS		
Drawn by: Author	Scale	
Reviewed by:	As indicated	
Manager:	Date (YYYY-MM-DD)	
Peer Review:	26-02-27	
Drawing Number	Revision Number	
DP40.01	A	

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1 BLDG 3- EAST ELEVATION
 DP40.01 1/16" = 1'-0"



2 BLDG 3- NORTH ELEVATION
 DP40.01 1/16" = 1'-0"



4 BLDG 3- WEST ELEVATION
 DP40.01 1/16" = 1'-0"



3 BLDG 3- SOUTH ELEVATION
 DP40.01 1/16" = 1'-0"

A Development Permit 26-02-11
 No. Description Date (YYYY-MM-DD)

Issued For / Revisions

Project Project Number: 25072

EAST HILLS

Calgary, Alberta
 Legal Description
 Meridian 4, Range 29,
 Township 24, Section 12
 Development Permit No. Building Permit No.
 DSSP No.

350,140-10 Ave SE
 Calgary, Alberta.
 T2G 0R1
 Ph: 403.233.2000
GGA-ARCHITECTURE Fax: 403.264.2077

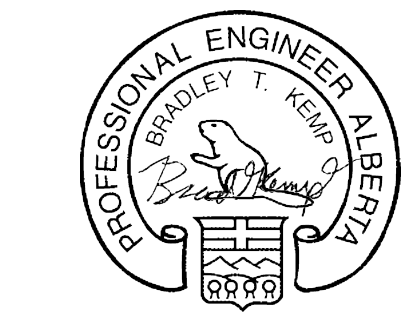
Drawing Title
 BLDG 3 - EXTERIOR ELEVATIONS

Drawn by: Author Scale
 Reviewed by: 1/16" = 1'-0"
 Manager: Date (YYYY-MM-DD)
 Peer Review: 26-02-11

Drawing Number Drawing Package
 DP40.01 Revision Number
 A

PRELIMINARY - NOT FOR CONSTRUCTION

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PERMIT TO PRACTICE
 ENGLOBE CORP.
 RW SIGNATURE: *Brad Kemp*
 RW APECA ID #: 83557
 DATE: Feb 25, 2025
 PERMIT NUMBER: P 07841
 The Association of Professional Engineers and
 Geoscientists of Alberta (APEGA)

PROJECT MANAGER:
 BRAD KEMP
 780.801.6139
 Brad.Kemp@englobecorp.com
 PROJECT # 2512042

CODE COMPLIANCE
 THIS SET OF DRAWINGS AND THE
 DESIGN CONTAINED WITHIN COMPLY
 WITH THE FOLLOWING CODES:
 BUILDING CODE: NBC (AE) 2023
 ELECTRICAL CODE: CEC 2024
 ENERGY CODE: NECB 2020

LEGAL DESCRIPTION
 PLAN
 Meridian 4, Range 29, Township 24,
 Section 12
 MUNICIPAL ADDRESS
 2313 ESTON ROAD SE

NOT FOR CONSTRUCTION
 DO NOT CONSTRUCT UNLESS APPROVAL
 HAS BEEN RECEIVED FROM ALL
 GOVERNING AUTHORITIES



UR/W PLAN 161 2523

PROPERTY LINE

2.4m URW



SITE PLAN
 SCALE: 1 : 200
 0 5000 10000

- GENERAL SITE NOTES**
- ELECTRICAL CONTRACTOR TO CONTACT EACH UTILITY'S FIELD PERSONNEL MEET ON SITE AND CONFIRM SITE ENTRY POINTS AS WELL AS TO COORDINATE ANY SPECIAL REQUIREMENTS PRIOR TO TRENCHING. CONFIRM REQUIREMENT AND PLACEMENT OF PULL PITS. CONFIRM PLACEMENT OF PEDESTALS AND/OR TRANSFORMERS.
 - ENSURE PROPER CLEARANCES ARE MAINTAINED FROM DEEP SERVICES, HYDRANTS, & VALVES- 3m (10') HORIZONTAL OR GAS LINES 1.0m (5') HORIZONTAL. CONFIRM CLEARANCES INDICATED IN THIS NOTE WITH THE LOCAL UTILITY'S OR AUTHORITY'S REQUIREMENT.
 - PULL PITS OR ABOVE GROUND PEDESTALS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR WHERE SHOWN. COORDINATE REQUIREMENTS WITH UTILITY AND INSTALLATION DETAILS WITH THE GENERAL CONTRACTOR.
 - ALL SITE LIGHTING TO BE #10 WIRING UNLESS OTHERWISE SHOWN ON THE DRAWING OR, IF REQUIRED, INCREASE SIZE TO CEC VOLTAGE DROP REQUIREMENTS.
 - VEHICLE RECEPTACLE WIRING FOR VOLTAGE DROP AS FOLLOWS:
 USE #12 WIRING TO 20m (67') MAX., #10 WIRING TO 45m (147') MAX., #8 WIRING TO 70m (230') MAX.

- KEYNOTES - SITE**
- PADMOUNT TRANSFORMER, TRANSFORMER PROVIDED AND INSTALLED BY PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION IN ACCORDANCE WITH ENMAX STANDARDS.
 - UTILITY PRIMARY POWER DUCTS / UTILITY COMMUNICATIONS DUCTS PROVIDED AND INSTALLED BY PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION.
 - SECONDARY POWER DUCTS. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 100mm (4") RPVC SECONDARY DUCTS IN ACCORDANCE WITH CEC DIAGRAM D11.02W SECONDARY CABLES PROVIDE 75mm (3") CONCRETE ENCASUREMENT WHERE SHOWN ON DRAWINGS, OR WHERE REQUIRED BY THE LOCAL UTILITY OR CEC. REFER TO SINGLE LINE DIAGRAM FOR SIZE AND QUANTITY OF SECONDARY CABLES. COORDINATE INSTALLATION WITH PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION.
 - APPROXIMATE LOCATION OF ELECTRICAL MAIN DISTRIBUTION EQUIPMENT. REFER TO PLAN DRAWINGS FOR EXACT LOCATION.
 - APPROXIMATE LOCATION OF MAIN TT/IT/VTB BACKBOARD. REFER TO PLAN DRAWINGS FOR EXACT LOCATION.
 - BUILDING GROUND GRID BURIED OUTSIDE, ADJACENT TO ELECTRICAL ROOM TO INCLUDE THREE 19mm (3/4") X 3m (10') COPPER RODS DRIVEN INTO THE EARTH SPACED A MINIMUM OF 3m (10') BETWEEN EACH ROD, WITH BARE #20 COPPER CONDUCTORS BOLTED TO EACH ROD AS SHOWN. PROVIDE TWO INCOMING TALS TO BE TERMINATED ON THE MAIN DISTRIBUTION PANEL, NEUTRAL BUS. INSTALLATION PHOTOGRAPHS AND EARTH TO GROUND RESISTANCE TEST TO BE COMPLETED AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO BACKFILL. REFER TO SPECIFICATIONS FOR FURTHER DETAILS.

FUTURE 19 AVENUE SE EXPANSION

84 STREET SE

5.5 m x 20.0m POCKET URW

DP	DEVELOPMENT PERMIT	2026-02-27
-0-		
No.	Description	Date (YYYY-MM-DD)

Issued For / Revisions	
Project	Project Number: 25072
EAST HILLS	
Calgary, Alberta	Building Permit No.
Meridian 4, Range 29, Township 24, Section 12	DSSP No.
Development Permit No.	

350,140-10 Ave SE
 Calgary, Alberta.
 T2G 0R1
 Ph: 403.233.2000
 GGA-ARCHITECTURE Fax: 403.264.2077

Drawing Title SITE PLAN	
Drawn by: MJ	Scale: 1 : 200
Reviewed by: BK	Date (YYYY-MM-DD)
Manager: WB	2026-02-27
Peer Review: BK	
Drawing Number	Drawing Package
E10.00	Revision Number
	DP-0