

2100 14 ST. NW, CALGARY, AB T2M 3N5 / LOTS 15-20, BLOCK 25, PN 3150P / SECTION 28-24-1-W5

LAND USE: C-COR 1, f3.5 h20	
SITE AREA	1,587.66 SM
BASE ALLOWABLE F.A.R.	3.50
BASE ALLOWABLE FLOOR AREA	5,556.79 SM
PROVIDED F.A.R.	3.49
PROVIDED FLOOR AREA	5,533.8 SM

BUILDING PROGRAM

LEVEL	CORE/COMMON	FLOOR AREA				UNIT MIX				PARKING				BICYCLE STORAGE	
		RETAIL	SUITES	TOTAL (G.E.A.)	EFFICIENCY	1 BED TYP	2 BED TYP	3 BED TYP	TOTAL	CRU	RES.	VIS (RES.)	TOTAL	CLASS 1	CLASS 2
PENTHOUSE		104.7	0	0	104.7										
6		146.0	0.0	767.4	913.3	84.02%	12	3	0	15					
5		146.4	0.0	767.1	913.5	83.98%	12	3	0	15					
4		146.3	0.0	767.6	913.9	83.99%	12	3	0	15					
3		147.4	0.0	765.9	913.3	83.86%	12	3	0	15					
2		147.5	0.0	766.4	913.9	83.86%	12	3	0	15					
1		373.5	487.7	0.0	861.2	56.63%	0	0	0	0	4	22	8	4	28
P1		1306.81	0	0.0	N/A	N/A				3	22	8	33	101	0
P2		1306.81	0	0.0	N/A	N/A				N/A	35		35	0	0
TOTAL		3,720.7	487.7	3,834.4	5,533.8	78.10%	60	15	0	75	7	57	8	72	20
PROGRAM / BYLAW GOALS											3 STALL RELAXATION...		-3		
PROVIDED PERCENTAGE OF EACH SUITE TYPE											10	57	8	75	38
											80.0%	20.0%	0.0%	100.0%	

LEVEL	UNIT COUNT	AMENITY SPACE (SM)		PROVIDED (SM)	
		REQUIRED	PROVIDED	PRIVATE	COMMON
ROOF	0	0	153.8	0	153.8
6	15	75	24.51	24.51	0
5	15	75	19.91	19.91	0
4	15	75	24.51	24.51	0
3	15	75	19.91	19.91	0
2	15	75	118.77	118.77	0
1	0	0	50.16	0	50.16
TOTAL	75	375	411.57	207.61	203.96

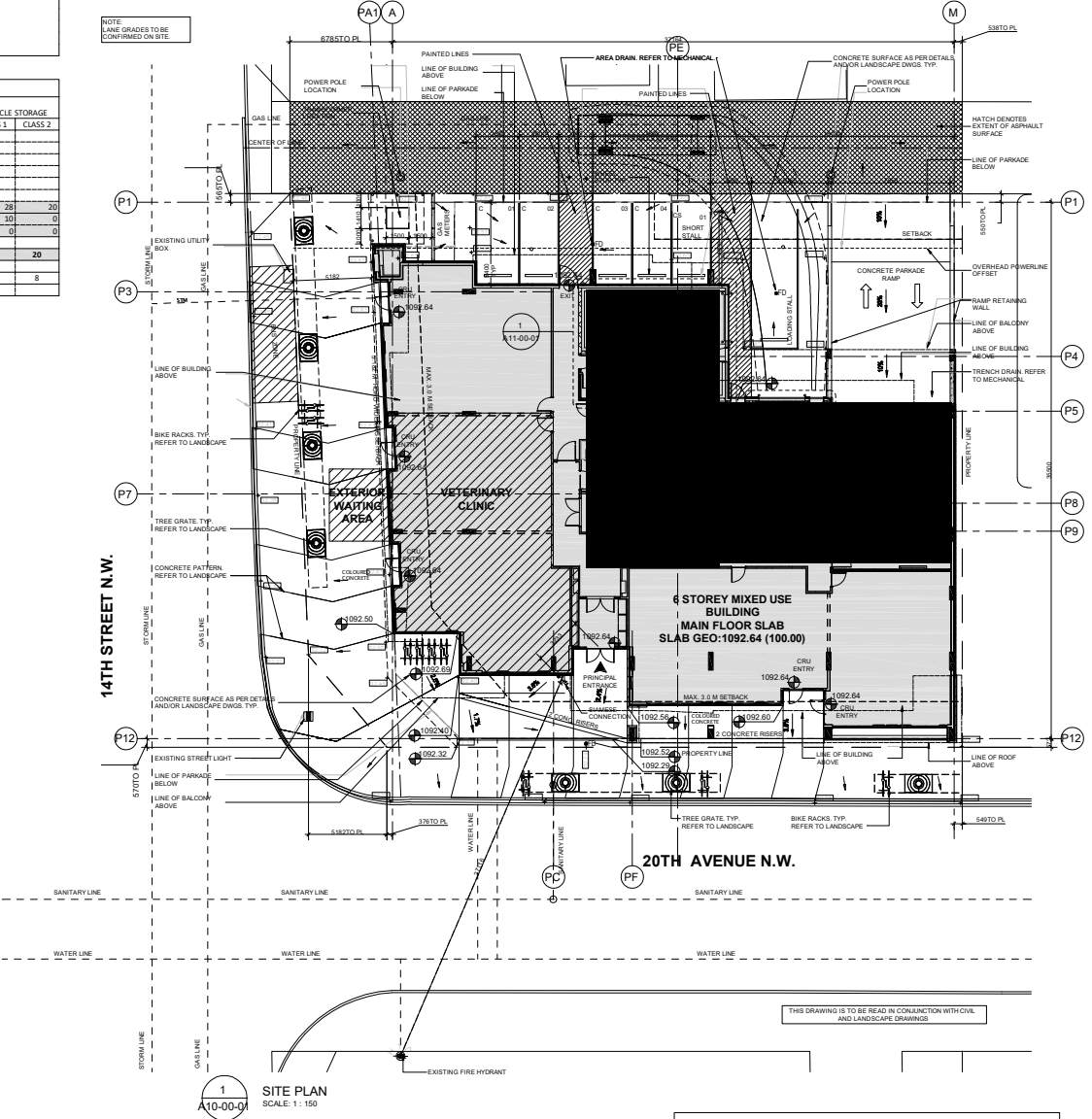
Waste + Recycling Requirements		
UNITS	Total Bins	Total (SQM)
75	6	482.7

UNIT TYPES		* Unit Stats based on Typical Floor				
UNIT NAME	LEVEL	AREA (SM)	AREA (SF)	TOTAL	UNIT TYPE	AREA SUM (SF)
UNIT A	LVL 2-6	42.61	458.65	101 BED	4586.50	11.12%
UNIT A1	LVL 2-6	42.68	459.40	51 BED	2297.02	5.57%
UNIT A2	LVL 2-6	44.60	480.07	201 BED	9601.41	23.28%
UNIT B1	LVL 2-6	67.46	726.13	512 BED	3630.67	8.80%
UNIT C	LVL 2-6	50.68	545.51	51 BED	2727.57	6.61%
UNIT D	LVL 2-6	49.67	534.84	51 BED	2673.22	6.48%
UNIT E	LVL 2-6	43.25	465.54	51 BED	2377.70	5.64%
UNIT F	LVL 2-6	54.32	584.70	51 BED	2923.48	7.09%
UNIT G	LVL 2-6	61.13	658.00	51 BED	3289.99	7.98%
UNIT H	LVL 2-6	66.02	710.83	512 BED	3553.17	8.62%
UNIT H1	LVL 2-6	67.37	725.16	512 BED	3625.82	8.76%
		75	avg total	41236.54	100.00%	

GENERAL NOTES

*Unit Type Stats are based on typical floors, measured to exterior face of finish
*G.F.A. refers only to above grade floor area and includes exterior wall assembly
0.75 Stalls / Dwelling Unit
0.1 Stalls / Unit = Visitor Parking
0.0 Stalls / 100 sq.m Retail on Main Floor
1.7 Stalls / 100 sq.m Public Area for Restaurant estimated @ 65% GFA
0.5 Stalls / Unit = Class 1 Bicycle Parking
0.1 / Unit = Class 2 Bicycle Parking
Waste Recycling Notes:
*Total Units / 10 x 3 cubic yards = Residential W/R Required
**3 cubic yard bins replaced with 4 cubic yard bins for sum of 6 Bins
**9 SM / 1000 SM of Commercial GFA = Commercial W/R Required
**5 sq.m Amenity Space per Dwelling Unit Required
*No minimum dimensions less than 2m for Balconies
*Contiguous Area not less than 50 sq.m for Common Amenity Space

NOTE:
LINE GRADERS TO BE
CONFIRMED ON SITE



1 SITE PLAN
SCALE: 1 : 150

PROJECTED EXTERIOR WAITING
AREA (PATIO)

PARKING DESIGNATION LEGEND

- C - DESIGNATED COMMERCIAL PARKING STALL
- CS - DESIGNATED CAR SHARE PARKING STALL
- R - DESIGNATED RESIDENTIAL PARKING STALL
- V - DESIGNATED VISITOR PARKING STALL

- HANDICAP PARKING SYMBOL AS PER CITY OF CALGARY STANDARDS
- PAINTED DRIVING DIRECTIONAL ARROW
- PAINTED LINES

NOTES

- ALL EXTERIOR FOUNDATION WALLS TO BE [XWC1] UNO.
- PARKING STALLS TO BE DESIGNATED AS PER PLAN.
- DESIGNATED PARKING STALLS TO BE INDICATED WITH WALL MOUNTED SIGNAGE.
- [XWGRD] REFER TO DETAIL 5/A52-00-05



DATE	ISSUED FOR	REV
2017-06-12	PROGRESS	1
2017-06-01	PD REVIEW	2
2017-06-26	PROGRESS	3
2017-07-06	ISSUE FOR TENDER	4
2020-07-15	PARTIAL BUILDING PERMIT	7
2020-07-21	PROGRESS	8
2020-08-31	BUILDING PERMITTENDER	9

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Project Component

BUILDING PERMITTENDER

Key Plan

Consultants	
Civil:	R&J CADDO
Landscape:	NORR ARCHITECTS ENGINEERS PLANNERS
Architecture:	NORR ARCHITECTS ENGINEERS PLANNERS
Structural:	ENTRUSTING
Mechanical:	TLJ ENGINEERING CONSULTANTS
Electrical:	STEMKOR ENGINEERING LTD.
Interiors:	NORR ARCHITECTS ENGINEERS PLANNERS

Seal(s)

NORR

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Project Leader	A.HSU	Checked	B.TEZUKA

Client

CENTRON

SUITE 104, 8826 BLACKFOOT TRAIL SE

CALGARY AB T2J 3J1

Project

CAPITOL HILL MIXED-USE

1450 20 AV NW, CALGARY, AB T2M 3N5

PLAN 3150P, BLOCK 25, LOTS 15-20

Drawing Title

SITE STATISTICS, SITE PLAN

Scale

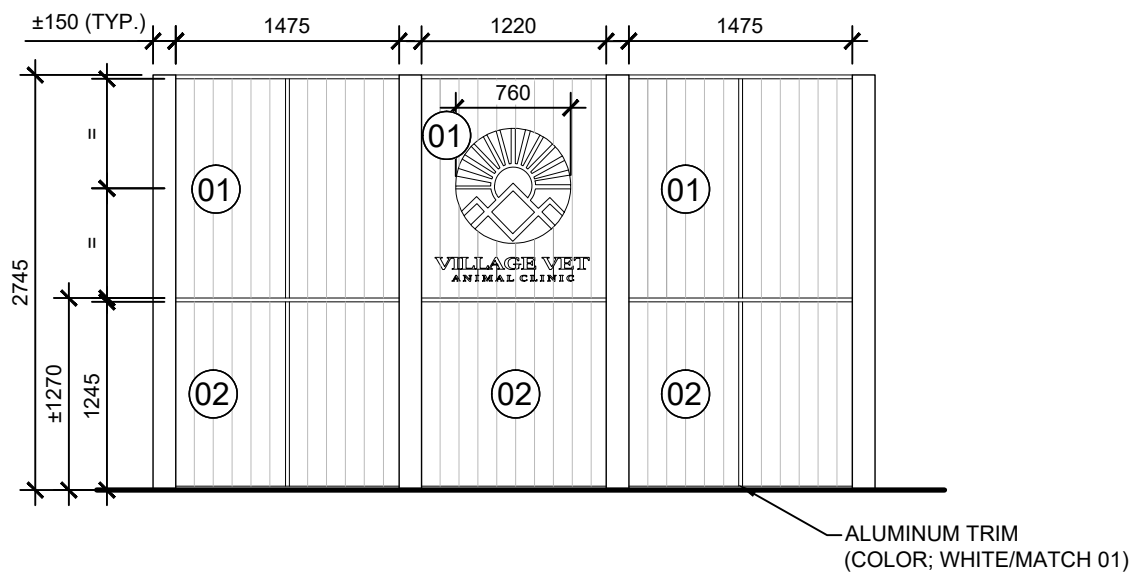
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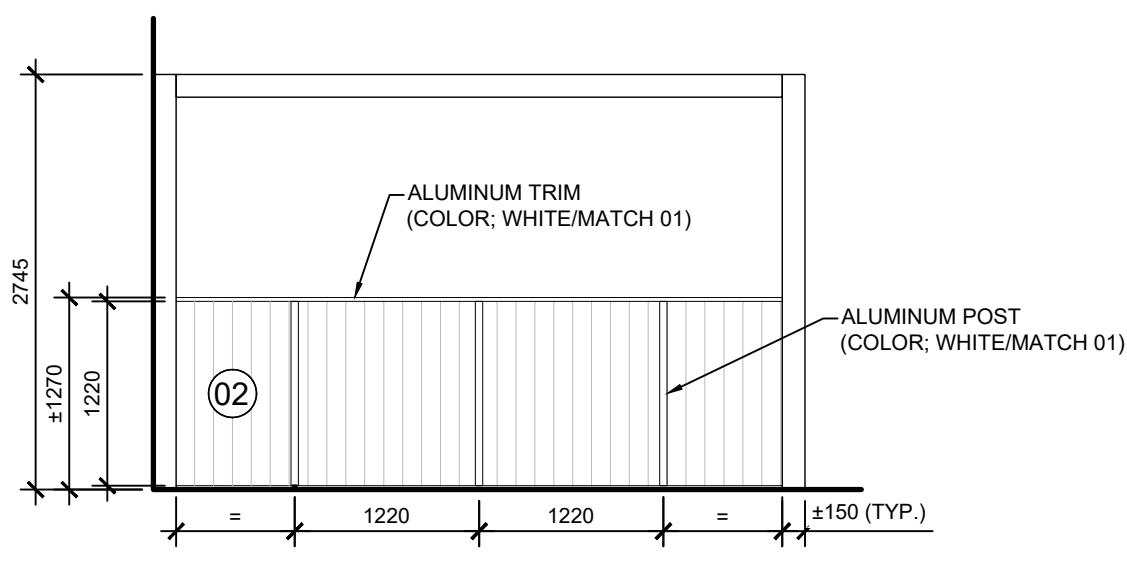
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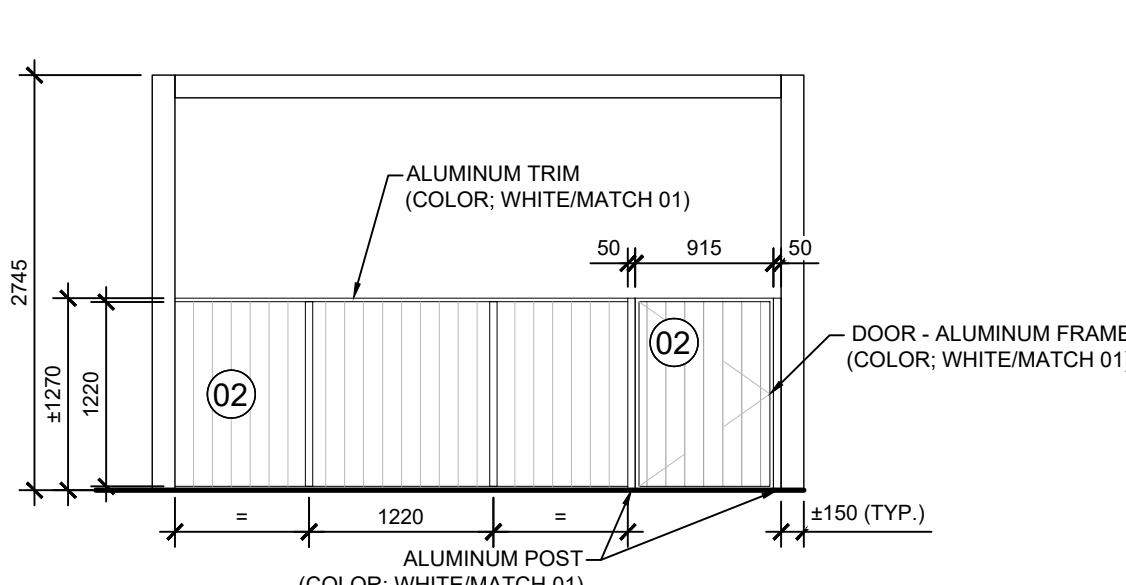
A10-00-01



01
202 ELEVATION - OUTDOOR SPACE
SCALE: 1:50



02
202 ELEVATION - OUTDOOR SPACE
SCALE: 1:50



03
202 ELEVATION - OUTDOOR SPACE
SCALE: 1:50

FINISH LEGEND	
SIDINGS	
01	FIBERWOOD (OR EQUIVALENT) - TONGUE & GROOVE COMPOSITE SIDING / COLOR: PURE WHITE
02	FIBERWOOD (OR EQUIVALENT) - TONGUE & GROOVE COMPOSITE SIDING / COLOR: CLASSIC BROWN

CLIENTS



VILLAGE
VET
ANIMAL CLINIC

PROJECT

VILLAGE VET
ANIMAL CLINIC

TENANT IMPROVEMENTS

2100 14 STREET NW,
CALGARY, AB, T2M 3N5

ARCHITECTURE



1-844-977-PLAN
hello@planimal.ca

MECHANICAL/ELECTRICAL



1.	2026-06-23	FOR PATIO PERMIT	K.S.
NO.	DATE	REVISIONS	BY

ARCHITECTURE

TITLE :

STAFF AND CLIENT
OUTDOOR SPACE

SCALE :

1:50

DATE :

2023-09-08

DESIGN BY :

M-E. ALLARD

DRAWN BY :

J. SYLVAIN

REVISED BY :

M-E. ALLARD

PROJECT # :

23307

PAGE :

A-201

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