

GREATER FOREST LAWN 55+ SOCIETY BUILDING ADDITION
3425 26 AVENUE SE CALGARY, ALBERTA

GENERAL CONDITIONS OF CONTRACT AND GENERAL CONSTRUCTION NOTES

- CONTRACTORS, CONSTRUCTION MANAGERS, & SUBCONTRACTORS MUST ADHERE TO & FAMILIARIZE THEMSELVES WITH THESE CONDITIONS & CONSTRUCTION NOTES PRIOR TO STARTING ANY WORK.
- THE CONSTRUCTION OF THE BUILDING SHALL CONFORM TO THE LATEST NATIONAL BUILDING CODE - ALBERTA EDITION AND APPLICABLE LOCAL LAWS/REGULATIONS OF THE PLACE OF BUILDING.
 - THE WORKMANSHIP SHALL BE IN ACCORDANCE WITH BEST QUALITY INDUSTRY STANDARDS FOR A BUILDING OF THIS TYPE.
 - THE CONTRACT DOCUMENTS SHALL CONSIST OF THE EXECUTED CONSTRUCTION CONTRACT, GENERAL CONDITIONS OF CONTRACT, GENERAL CONSTRUCTION NOTES, DRAWINGS AND SPECIFICATIONS AS SET OUT BY THE CLIENT.
 - THE FOLLOWING ORDER SHALL GOVERN: LATEST ALBERTA BUILDING CODE; CONSTRUCTION NOTES; SPECIFICATIONS; SCHEDULES; AND THE DRAWINGS WITH THE LATEST DATE.
 - ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL, STRUCTURAL MECHANICAL AND ELECTRICAL WORK IS TO BE COORDINATED THROUGH THE CLIENT.
 - THE CONTRACTOR (MEANS CONTRACTOR &/OR CONSTRUCTION MANAGER &/OR SUBCONTRACTOR) IS TO MAKE HIMSELF FAMILIAR WITH THE WORK. NO EXTRAS SHALL BE ENTERTAINED FOR WORK WHICH SHOULD HAVE BEEN REASONABLY REQUIRED OR EXPECTED AND CONSISTENT WITH INDUSTRY STANDARDS.
 - THE "WORK" MEANS THE TOTAL CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS AND INCLUDES ALL LABOUR, MATERIALS AND SERVICES SUPPLIED AND INSTALLED OR ERECTED COMPLETE AT THE PLACE OF BUILDING. CLIENT MAY PROVIDE SOME MATERIALS. FOR THOSE ITEMS, ALL LABOUR AND SERVICES ARE REQUIRED FOR ERECTION AND COMPLETION OF WORK WHERE INDICATED BY THE CLIENT.
 - ALL TIME LIMITS STATED IN THE CONTRACT DOCUMENTS ARE OF THE ESSENCE OF THE CONTRACT AND CANNOT BE EXCEEDED WITHOUT THE WRITTEN CONSENT AND APPROVAL OF THE CLIENT. PLEASE CHECK WITH OWNER FOR TIME SCHEDULES FOR EACH PORTION OF WORK.
 - SHOP DRAWINGS AND INSPECTION REPORTS ARE TO BE SUBMITTED TO THE ARCHITECT AND ENGINEERS AS REQUIRED BY THE ALBERTA BUILDING CODE. THE FOLLOWING SHOP DRAWINGS AND REPORTS ARE TO BE SUBMITTED: HVAC SYSTEM, AND ELECTRICAL PANELS AND EQUIPMENT, AS REQUIRED. THE SUBMISSIONS ARE NOT LIMITED TO THE ABOVE LIST.
 - THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOUR AND MATERIALS, EQUIPMENT, TRANSPORTATION, ETC. NECESSARY FOR THE PROPER EXECUTION OF THE WORK. ALL OF WHICH SHALL CONFORM IN QUALITY AND WORKMANSHIP TO THE BEST QUALITY INDUSTRY STANDARDS. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENTION AND MEANING OF THE CONTRACT DOCUMENTS TAKEN AS A WHOLE, AND HE SHALL NOT AVOID HIMSELF TO THE DETRIMENT OF THE WORK IF ANY INADVERTENT OR UNINTENTIONAL ERROR OR OMISSION, SHOULD ANY EXIST. ALL DETAILS OF WORK, WHICH ARE NOT SHOWN ON THE DRAWINGS, AS WELL AS SUCH ITEMS WHICH ARE NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS, BUT ARE OBVIOUSLY NECESSARY FOR THE PROPER COMPLETION OF THE WORK, AND FUNCTIONING OF THE PROJECT, SHALL BE CONSIDERED AS INCIDENTAL AND AS BEING PART OF THE WORK. MATERIALS OR WORK DESCRIBED IN WORDS, WHICH SO APPLIED, HAVE A WELL KNOWN TECHNICAL MEANING SHALL BE HELD TO REFER TO SUCH RECOGNIZED STANDARDS. FOR THE CONVENIENCE OF REFERENCE, THE CONSTRUCTION NOTES ARE PROVIDED. IT IS INTENDED THAT THE CONTRACTOR/CONSTRUCTION MANAGER/ SUBCONTRACTORS UNDERSTAND THE SCOPE OF WORK AND COMPLETE THE WORK DILIGENTLY.
 - NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE PROFESSIONALS (ARCHITECTS & ENGINEERS) AND CONTRACTOR, HIS SUBCONTRACTORS, HIS SUPPLIERS, OR THEIR AGENTS, EMPLOYEES, OR OTHER PERSONS PERFORMING ANY PART OF THE WORK.
 - THE CLIENT WILL RECOGNIZE THE CONTRACTOR ONLY. THE CONTRACTOR AGREES THAT THE LIST OF SUBCONTRACTORS BE SUPPLIED PRIOR TO EXECUTION OF WORK. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO THE CLIENT FOR THE ACTS AND OMISSIONS OF HIS SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM AS WELL AS FOR THE ACTS AND OMISSIONS OF PERSONS DIRECTLY EMPLOYED BY HIM. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CAUSE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE SUBCONTRACTOR AND THE CLIENT.
 - THE CLIENT RESERVES THE RIGHT TO LET SEPARATE CONTRACTS IN CONNECTION WITH THE UNDERTAKING OF WHICH THE WORK IS A PART AND THE CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH THE OTHER CONTRACTORS.
 - THE CLIENT RESERVES THE RIGHT TO USE OR OCCUPY ANY COMPLETED PORTION OF THE WORK.
 - NO PAYMENT MADE BY THE CLIENT UNDER THIS CONTRACT RELATIVE TO PARTIAL OR ENTIRE USE OR OCCUPANCY OF THE WORK SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK INVOLVED, WHICH IS NOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS NOR SHALL IT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS THEREUNDER.
 - THE CONTRACTOR SHALL PAY ALL FEES, SALES TAX, EXCISE TAX, ETC. IN FORCE FOR THE WORK INCLUDING ALL MATERIALS AND EQUIPMENT. ANY INCREASE OR DECREASE SHALL BE INDICATED ON DETAILED INVOICES.
 - THE CONTRACTOR MUST COMPLY WITH ALL BY-LAWS, REGULATIONS, NOTICES, PERMITS AND FEES NECESSARY TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ADEQUATE PROTECTION OF THE WORK FROM DAMAGE, INCLUDING THE SECURING OF THE WORK-PLACE AND ALL THINGS THEREON AFTER WORKING HOURS AND SHALL TAKE ALL PRECAUTIONS TO PROTECT THE CLIENT'S PROPERTY AND ALL ADJACENT PROPERTIES FROM INJURY OR DAMAGE ARISING IN CONNECTION WITH HIS PERFORMANCE OF THIS CONTRACT. HE SHALL MAKE GOOD, AT HIS OWN EXPENSE, ANY DAMAGE OR INJURY TO THE WORK, OTHER CONTRACTOR'S WORK, THE CLIENT'S PROPERTY OR ADJACENT PROPERTIES RESULTING FROM THE LACK OF REASONABLE AND ACCEPTABLE PRECAUTIONS BY THE CONTRACTOR. THE CLIENT AND THE CONTRACTOR SHALL AGREE ON ADEQUATE INSURANCE COVERAGE WHICH SHALL BE MAINTAINED CONTINUOUSLY FROM COMMENCEMENT OF THE WORK UNTIL THE DATE OF COMPLETION OF WORK.
 - SUBJECT TO ANY SPECIAL PROVISIONS IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP APPEARING WITHIN A PERIOD OF ONE YEAR, OR FOR SUCH LONGER PERIODS FOR SPECIFIC PARTS OF THE WORK AS THE CONTRACT DOCUMENTS REQUIRE, FROM THE DATE OF SUBSTANTIAL PERFORMANCE OF THE WORK AND SHALL PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM, WHICH APPEARS WITHIN SUCH PERIOD AND NEITHER THE FINAL CERTIFICATE NOR PAYMENT THEREUNDER SHALL RELIEVE THE CONTRACTOR FROM RESPONSIBILITY HEREUNDER. THE CLIENT SHALL GIVE NOTICE OF OBSERVED DEFECTS PROMPTLY.
 - IF ON ACCOUNT OF CLIMATIC OR OTHER CONDITIONS REASONABLY BEYOND THE CONTRACTORS CONTROL, THERE ARE ITEMS OF THE WORK THAT CANNOT READILY BE COMPLETED, THE WARRANTY PERIOD FOR SUCH ITEMS ON THE WORK SHALL NOT COMMENCE UNTIL SUCH ITEMS HAVE BEEN CERTIFIED BY THE PROFESSIONALS AS BEING SUBSTANTIALLY PERFORMED.
 - THE CONTRACTOR SHALL FURNISH THE OWNER WITH HIS WRITTEN WARRANTY IN A FORM ACCEPTABLE TO THE CLIENT. THE CONTRACTOR IS RESPONSIBLE FOR THE WARRANTY OF THE ENTIRE WORK AND HE SHALL SECURE ALL WRITTEN GUARANTEES AND WARRANTIES FOR MATERIALS AND EQUIPMENT FROM THE MANUFACTURERS AS REQUIRED.
 - IN THE EVENT OF DISPUTE AS TO THE ADJUSTMENT OF THE CONTRACT PRICE OR THE CONTRACT TIME RELATIVE TO A CHANGE IN THE WORK, THE CONTRACTOR SHALL DILIGENTLY AND WITHOUT DELAY PROCEED WITH THE PERFORMANCE OF THE CHANGE TO THE WORK UPON RECEIPT OF WRITTEN INSTRUCTION THROUGH THE CLIENT.
 - THE CARE OF THE WORK SHALL REST WITH THE CONTRACTOR. HE SHALL PROTECT THE WORK, THE CLIENT'S PROPERTY, AND PROPERTY ADJACENT TO THE WORK SITE FROM DAMAGE AND SHALL BE RESPONSIBLE FOR LOSS OR DAMAGE, INCLUDING FOR LOSS OR DAMAGE CAUSED BY FROST OR INCLEMENT WEATHER, WHICH MAY ARISE AS A RESULT OF HIS OPERATIONS UNDER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONFINES HIS APPARATUS, THE STORAGE OF MATERIALS AND THE ACTIVITIES OF HIS WORKMEN, SUBCONTRACTORS, AND SUPPLIERS TO LIMITS REQUIRED BY LAWS, ORDINANCES, PERMITS OR BY THE DIRECTION OF THE CONSULTANTS AND SHALL NOT UNREASONABLY ENCUMBER THE WORK WITH HIS MATERIALS. NO PART OF THE STRUCTURE OF THE WORK SHALL BE LOADED WITH A LOAD GREATER THAN THE LOADS FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, UNLESS ADDITIONALLY STRENGTHENED TO THE SATISFACTION OF THE STRUCTURAL ENGINEER ON A TEMPORARY BASIS TO SUPPORT THESE LOADS. THE CONTRACTOR SHALL ENFORCE THE REQUIREMENTS BY LAW REGARDING SIGNS, ADVERTISEMENTS, FIRES SMOKING AND OTHER REGULATIONS.
 - PRIOR TO FINAL COMPLETION THE CONTRACTOR SHALL SUBMIT TWO (2) COMPLETE SETS OF OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR MAJOR MATERIALS AND EQUIPMENT.
 - THE CONTRACTOR SHALL RECORD ACCURATELY AND NEATLY ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING THE LOCATIONS OF CONCEALED ELEMENTS OF MECHANICAL AND ELECTRICAL SYSTEMS. SUCH DRAWINGS ARE TO BE MAINTAINED IN GOOD CONDITION AND SHALL BE AVAILABLE FOR INSPECTION BY THE ARCHITECT, ENGINEERS AND THE CLIENT. THE CONTRACTOR SHALL PROVIDE TO THE CLIENT A MARKED-UP SET OF PRINTS, INDICATING SUCH CHANGES TO THE ORIGINAL CONTRACT DOCUMENTS AND AS REPRESENTING "AS-BUILT" CONDITIONS.
 - PRIOR TO THE START OF WORK, THE CONTRACTOR IS TO PROVIDE THE CLIENT WITH PRICING FOR CONTRACT, A COMPLETE CONSTRUCTION SCHEDULE, AND AN APPROXIMATE COMPLETION DATE.
 - PROPOSALS FOR ALTERNATES SHALL BE SUBMITTED TO THE CLIENT FOR HIS REVIEW AND APPROVAL. ALTERNATES MAY BE INCLUDED AT TIME OF TENDER WITHOUT NOTIFICATIONS, BUT REQUIRE THAT THEY BE IDENTIFIED AS SUCH ON THE TENDER. THE CLIENT MUST REVIEW ALTERNATES WITH THE ARCHITECT OR ENGINEER BEFORE ACCEPTANCE.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN, IN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT, A SUFFICIENT CREW OF WORKERS, MECHANICS, SUPERINTENDENT, FOREMAN AND OTHERS, ALL AS REQUIRED TO PROPERLY EXECUTE THE WORK WITH ALL DILIGENCE AND WITHOUT DELAY.
 - THE CONTRACTOR SHALL KEEP ON THE WORK SITE, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE CLIENT. THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE CLIENT. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND DIRECTIONS GIVE TO THE SUPERINTENDENT SHALL BE HELD TO BE GIVEN TO THE CONTRACTOR. ALL COMMITMENTS MADE BY THE SUPERINTENDENT IN THE CONTRACTOR'S ABSENCE SHALL BE BINDING ON THE CONTRACTOR. IMPORTANT DIRECTIONS AS DETERMINED BY THE CLIENT OR CONSULTANTS SHALL BE CONFIRMED IN WRITING TO THE CONTRACTOR. OTHER DIRECTIONS SHALL BE SO CONFIRMED IF REQUESTED.
 - THE CONTRACTOR SHALL AT ALL TIMES KEEP THE WORK SITE FREE FROM THE ACCUMULATION OF WASTE MATERIAL OR DEBRIS CAUSED BY THE ACTIVITIES OF HIS WORKMEN, SUBCONTRACTORS OR SUPPLIERS, AND UPON SUBSTANTIAL PERFORMANCE OF THE WORK, SHALL REMOVE ALL DEBRIS, TOOLS, EQUIPMENT AND SURPLUS MATERIALS NOT REQUIRED FOR THE PERFORMANCE OF THE REMAINING WORK, FROM AND ABOUT THE WORK SITE AND SHALL LEAVE THE WORK CLEAN AND SUITABLE FOR THE USE AND OCCUPANCY OF THE CLIENT. IN THE EVENT OF DISPUTE IN THIS REGARD, THE CLIENT MAY REMOVE THE DEBRIS AND CHARGE THE COST OF SUCH REMOVAL TO THE CONTRACTOR AS IT WILL BE DEEMED TO BE TOTAL PERFORMANCE OF THE WORK SHALL NOT BE ATTAINED UNTIL THE CONTRACTOR HAS REMOVED ALL SURPLUS MATERIALS, TOOLS, EQUIPMENT AND DEBRIS FROM AND ABOUT THE WORK SITE.



LOCATION MAP
SCALE: N.T.S.

G.F.L.S. BUILDING ADDITION
3425 26 AVENUE SE CALGARY, ALBERTA
AREA OF ADDITION 1200 Sq.ft. (111.5 Sq.m)

ABBREVIATIONS

ACT.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
AFF.	ABOVE FINISHED FLOOR	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MET.	METAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURE
AVB.	AIR/ VAPOR BARRIER	MIN.	MINIMUM
		MIR.	MIRROR
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM		
BCBC.	BRITISH COLUMBIA BUILDING CODE	N/A.	NOT APPLICABLE
		N.I.C.	NOT IN CONTRACT
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
CL.	CENTER LINE		
CLR.	CLEAR	OC.	ON CENTER
CLG.	CEILING	OPNG.	OPENING
CG.	CORNER GUARD	O/	OVER
CL.	CLOSET	O.H.	OVER HANG
CJ.	CONTROL JOINT		
CONC.	CONCRETE	PL.	PROPERTY LINE
COL.	COLUMN	P.LAM.	PLASTIC LAMINATE
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS		
COORD.	COORDINATE	R.	RADIUS OR RISER
C.W.	COMPLETE WITH	RD.	ROOF DRAIN
		REQ.	REQUIRED
DET.	DETAIL	R.H.	RANGE AND HOOD FAN
DBL.	DOUBLE	RM.	ROOM
DWG.	DRAWING	RO.	ROUGH OPENING
DIM.	DIMENSION	RWL.	RAIN WATER LEADER
DN.	DOWN		
D.W.	DISHWASHER	S.	SINK
		SIM.	SIMILAR
ELEV.	ELEVATION	SPEC.	SPECIFICATION
EQ.	EQUAL	ST.	STEEL
EQUIP.	EQUIPMENT	STD.	STANDARD
EXT.	EXTERIOR	STR.	STRUCTURAL
EXIST.	EXISTING	S.S.D	SEE STRUCTURAL DRAWINGS
		S.E.D	SEE ELECTRICAL DRAWINGS
F.A.U.	FORCED AIR UNIT	S.M.D.	SEE MECHANICAL DRAWINGS
FD.	FLOOR DRAIN		
FE.	FIRE EXTINGUISHER	T/O.	TOP OF
FF.	FINISH FLOOR	T&G.	TONGUE & GROVE
FG.	FIBERGLASS	TYP.	TYPICAL
FLR.	FLOOR		
FLASH.	FLASHING	U/S.	UNDERSIDE
F.R.R.	FIRE RESISTANCE RATING	UNO.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUDS		
FURR.	FURRING	VB.	VAPOUR BARRIER
		VEST.	VESTIBULE
GALV.	GALVANIZED	W.	WIDTH
GL.	GLASS	W/C.	WALK IN CLOSET
GW.B.	GYPSUM WALL BOARD	W.H.	WATER HEATER
		W/	WITH
		W/D.	WASHER DRYER
H.B.	HOSE BIB		
HORIZ.	HORIZONTAL		
HSS.	HOLLOW METAL SECTION		
HT.	HEIGHT		
INSUL.	INSULATION		
INT.	INTERIOR		

TAGS LEGEND

	REVISION SYMBOL
D101	DOOR SYMBOLS
W1	WINDOWS SYMBOL
W1	EXTERIOR WALL CONST.
P1	INTERIOR WALL CONST.
F1	FLOOR CONSTRUCTION
R1	ROOF CONSTRUCTION
C1 (2500)	CEILING CONSTRUCTION CEILING HEIGHT
M1	MATERIAL FINISHES
1	KEY NOTES
5%	SLOPE

GRAPHIC SYMBOLS

NORTH ARROW	
NORTH	
GRIDS AND LEVELS	
GRID LINES	
LEVEL	
EXISTING ELEVATION	
NEW ELEVATION	
DRAWING TITLE	
VIEW NO.	DRAWING NAME
SHEET NO.	DRAWING SCALE
ROOM NAME & NUMBER	
ROOM	ROOM NAME
100	ROOM NUMBER
DETAIL REFERENCE	
VIEW NO.	
SHEET NO.	
BUILDING SECTIONS	
VIEW NO.	
SHEET NO.	
WALL SECTIONS	
VIEW NO.	
SHEET NO.	
ELEVATIONS	
VIEW NO.	
SHEET NO.	

PROJECT INFORMATION

MUNICIPAL ADDRESS: 3425 26 AVENUE SE CALGARY, ALBERTA
LEGAL ADDRESS: BLOCK Y, Z PLAN 383AC

BY-LAW INFORMATION APPLICABLE CALGARY LUB 1P2007

ZONING: S-CS (COMMUNITY SERVICE)
DISCRETIONARY USES: COMMUNITY RECREATION FACILITY

AREA OF ADDITION: BASEMENT LEVEL 1200 Sq.ft. (111.5 Sq.m)
MAIN FLOOR LEVEL: FLAT ROOF / PATIO

PROJECT DESCRIPTION: PROPOSED ADDITION TO EXISTING BUILDING. THE USE OF THE ADDITION AT THE BASEMENT LEVEL WILL BE MULTI-USE ROOM FOR COMMUNITY ACTIVITIES. THE FLAT ROOF OF THE ADDITION WILL BE USE AS A PATIO.

NO CHANGE TO THE EXISTING BUILDING'S EXTERIOR WALLS, ROOF, EXISTING EXIT STAIRS, EXISTING LIFT, EXISTING GARBAGE ENCLOSURE, AND EXISTING PARKING LOT.
ALL LANDSCAPING TO REMAIN AS IS.

DRAWING LIST

ARCHITECTURAL
A000 COVER SHEET
A100 SITE PLAN
A101 ENLARGE SITE PLAN
A200 EXISTING FLOOR PLAN
A201 PROPOSED FLOOR PLANS
A300 PROPOSED BUILDING ELEVATIONS
A400 PROPOSED BUILDING SECTION
SURVEY
EXISTING SURVEY DRAWING

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ISSUED FOR DP -DT1
Sep 1, 2026

05	DP FOR DT1	09/01/2026
06	DEVELOPMENT PERMIT	06/12/2026
05	DP SET FOR CLIENT SIGNOFF IFR#5	06/11/2026
04	DP SET FOR CLIENT SIGNOFF IFR#4	05/29/2026
03	CONCEPT IFR#3	05/08/2026
02	CONCEPT IFR#2	04/20/2026
01	CONCEPT IFR#1	04/01/2026
No	REVIEW / ISSUE	M/DD/YR

REVISIONS

STAMP:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

CLIENT:

GREATER FOREST
LAWN 55+ SOCIETY

PROJECT:

G.F.L.S. BUILDING ADDITION
3425 26 AVENUE SE
CALGARY, AB

TITLE:

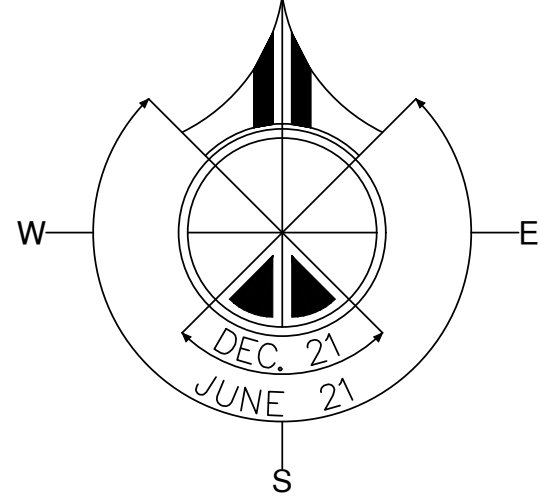
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SM		

SCALE SHOWN FOR THIS DRAWING IS FOR 915mm x 610mm (36"x24") SIZE PAPER.

MERCHANT ARCHITECTURE INC

NORTH



GREATER FOREST LAWN 55+ SOCIETY BUILDING ADDITION

3425 26 AVENUE SE CALGARY, ALBERTA

26 AVENUE SE

PROJECT INFORMATION

MUNICIPAL ADDRESS: 3425 26 AVENUE SE CALGARY, ALBERTA
LEGAL ADDRESS: BLOCK Y, Z PLAN 383AC

POLICY INFORMATION: CITY OF CALGARY LAND USE BYLAW 1P2007

ZONING: S-CS (COMMUNITY SERVICE)
DISCRETIONARY USES: COMMUNITY RECREATION FACILITY

SITE AREA: ±44,502 m² (4.45 ha)

PROPOSED ADDITION:
BUILDING AREA 111.5 m² 1200.2 ft²

EXISTING BUILDING AREA 930.30 m² 10,013.7 ft²

TOTAL BUILDING AREA 1041.80 m² 11,213.8 ft²

SETBACKS

	LOCATION	REQ.	PROV.	VARIANCE
SEC 1037	FRONT (N)	3m	5.7m	NO
SEC 1037	SIDE (W)	3m	86m	NO
SEC 1037	REAR (S)	3m	129m	NO
SEC 1037	SIDE (E)	3m	115m	NO

VEHICLE PARKING
EXISTING STALLS

BICYCLE STALL
CLASS-2 REQUIRED @1 PER 250 m² = 4.1 STALLS
PROVIDED =5 STALLS

LANDSCAPING (EXISTING)
ALL EXISTING LANDSCAPING TO REMAIN AS IS.
NO ALTERATION TO ALL EXISTING TREES AND BUSHES.

PROJECT LEGEND

PROPERTY LINE	EXIST. GRADE (M)	1059.00
SETBACK LINES	PROPOSED GRADE (M)	1060.00
AREA OF WORK	EXISTING BUILDING	
EXISTING ASPHALT PAVING TO REMAIN	PROPOSED BUILDING	
GRASS SURFACE	CONCRETE SURFACE	

SITE KEY NOTES

SYMBOL	DESCRIPTION
01	EXISTING CONCRETE WALK TO REMAIN. REPAIR AND MAKE GOOD AS REQUIRED.
02	EXISTING WOOD PLANTER BOXES TO BE REMOVED. PATCH AND MAKE GOOD GRASS SOD
03	EXISTING GARBAGE ENCLOSURE TO REMAIN. REPAIR AND MAKE GOOD AS REQUIRED.
04	EXISTING CONCRETE WALK TO BE REMOVED. AREA TO BE RE-GRADED AND FINISHED AS PER SITE PLAN.
05	EXISTING SPEED BUMP TO BE REMOVED
06	EXISTING WOOD POWER POLE TO REMAIN
07	EXISTING ASPHALT DRIVEWAY TO BE REPLACED WITH CONCRETE SURFACE
08	PROPOSED OPEN SWALE
09	PROPOSED CONCRETE TRENCH DRAIN C/W METAL GRATING
10	PROPOSED CONCRETE FILLED STEEL BOLLARDS

ALL EXISTING LANDSCAPING TO REMAIN AS IS.

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REVISIONS		

STAMP:
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ON THIS PLAN**

CLIENT:
**GREATER FOREST
LAWN 55+ SOCIETY**

PROJECT:
**G.F.L.S. BUILDING ADDITION
3425 26 AVENUE SE
CALGARY, AB**

TITLE:
SITE PLAN

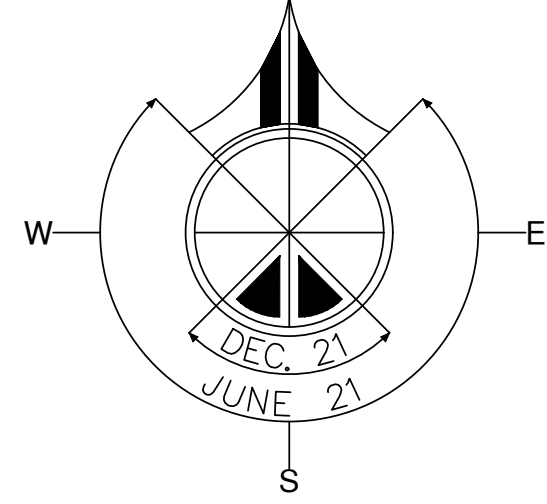
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JN	AS SHOWN	A100
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SM	0	

SCALE SHOWN FOR THIS DRAWING IS FOR 915mm x 610mm (36"x24") SIZE PAPER.

2 SITE PLAN
A100 SCALE = 1:150

1 KEY PLAN
A100 SCALE = 1:500

NORTH



EXISTING SINGLE
STOREY BUILDING
WITH BASEMENT

PROPOSED ADDITION

ROOF LEVEL GEO: 1062.81m
BASEMENT LVL GEO: 1058.44m
BUILDING AREA: 111.5 Sq.m.

EXISTING ASPHALT
PARKING LOT
TO REMAIN AS IS

- EXISTING BEAR-PROOF GARBAGE RECEPTACLE TO REMAIN
- EXISTING GARBAGE ENCLOSURE

PROPOSED
CONCRETE
RETAINING WALL

— EXISTING GATE
TO REMAIN

**EXISTING LANDSCAPE TO REMAIN AS IS.
NO CHANGE TO EXISTING PARKING LOT.
EXISTING BUILDING TO REMAIN AS IS.**

PROJECT LEGEND			
PROPERTY LINE		EXIST. GRADE (M)	 1059.00
SETBACK LINES		PROPOSED GRADE (M)	 1060.00
AREA OF WORK		EXISTING BUILDING	
EXISTING ASPHALT PAYING TO REMAIN		PROPOSED BUILDING	
GRASS SURFACE		CONCRETE SURFACE	

SITE KEY NOTES	
SYMBOL	DESCRIPTION
01	EXISTING CONCRETE WALK TO REMAIN. REPAIR AND MAKE GOOD AS REQUIRED.
02	EXISTING WOOD PLANTER BOXES TO BE REMOVED. PATCH AND MAKE GOOD GRASS SOD
03	EXISTING GARBAGE ENCLOSER TO REMAIN. REPAIR AND MAKE GOOD AS REQUIRED.
04	EXISTING CONCRETE WALK TO BE REMOVED. AREA TO BE RE-GRADED AND FINISHED AS PER SITE PLAN.
05	EXISTING SPEED BUMP TO BE REMOVED
06	EXISTING WOOD POWER POLE TO REMAIN
07	EXISTING ASPHALT DRIVEWAY TO BE REPLACED WITH CONCRETE SURFACE
08	PROPOSED OPEN SWALE
09	PROPOSED CONCRETE TRENCH DRAIN C/W METAL GRATING
10	PROPOSED CONCRETE FILLED STEEL BOLLARDS
ALL EXISTING LANDSCAPING TO REMAIN AS IS.	



**MERCHANT
ARCHITECTURE INC**

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ISSUED FOR DP -DT1
Sep 1, 2026

05	DP FOR DT1	09/01/2026
06	DEVELOPMENT PERMIT	06/11/2026
05	DP SET FOR CLIENT SIGNOFF IFR#5	06/11/2026
04	DP SET FOR CLIENT SIGNOFF IFR#4	05/29/2026
03	CONCEPT IFR#3	05/08/2026
02	CONCEPT IFR#2	04/20/2026
01	CONCEPT IFR#1	04/01/2026
No	REVIEW / ISSUE	M/DD/YR
REVISIONS		

STAMP:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

CLIENT:

GREATER FOREST
LAWN 55+ SOCIETY

PROJECT:
G.F.L.S. BUILDING ADDITION
3425 26 AVENUE SE
CALGARY, AB

TITLE:

ENLARGE SITE PLAN

DESIGNED BY: SM	DATE: Sep 1, 2026	FILE NO: MAI2024-33
DRAWN BY: JN	SCALE: AS SHOWN	DRAWING NO: A101
CHECKED BY: SM	REVISION NO: 0	

SCALE SHOWN FOR THIS DRAWING IS FOR 915mm x 610mm (36"x24") SIZE PAPER.

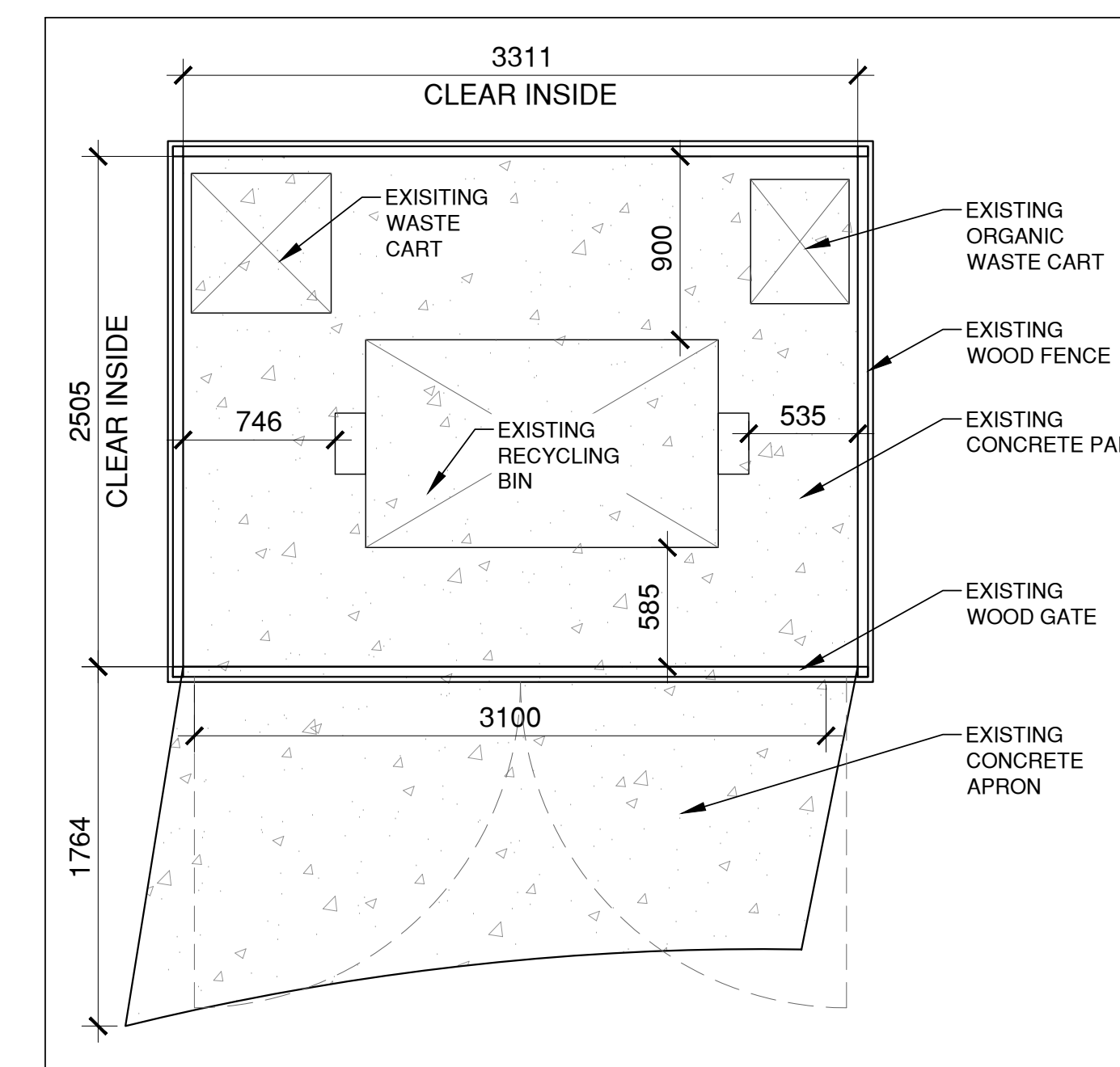
1 SITE GRADING PLAN

A101 SCALE = 1:75

2
A101

EXSITNG GARBAGE
ENCLOSURE PLAN

SCALE = 1:30



EXTERIOR LIGHT FIXTURES
WALL MOUNTED LED SCONCE
LITHONIA LIGHTING D-SERIES SIZE 1
DSXW1-LED
2000 LUMENS , 3000K, 70CRI, 120V,
BACK LIGHT CONTROL

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05	DP FOR DT1	09/01/2026
06	DEVELOPMENT PERMIT	06/12/2026
05	DP SET FOR CLIENT SIGNOFF IFR#5	06/11/2026
04	DP SET FOR CLIENT SIGNOFF IFR#4	05/29/2026
03	CONCEPT IFR#3	05/08/2026
02	CONCEPT IFR#2	04/20/2026
01	CONCEPT IFR#1	04/01/2026
No	REVIEW / ISSUE	M/DD/YYYY
REVISIONS		

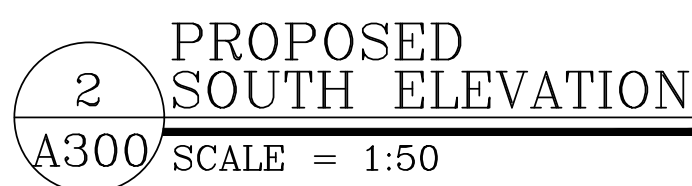
CLIENT:

GREATER FOREST
LAWN 55+ SOCIETY

PROJECT:
G.F.L.S. BUILDING ADDITION
3425 26 AVENUE SE
CALGARY, AB

TITLE: PROPOSED
BUILDING ELEVATIONS

DESIGNED BY: SM	DATE: Sep 1, 2026	FILE NO: MAI2024-33
DRAWN BY: JN	SCALE: AS SHOWN	DRAWING NO: A300
CHECKED BY: SM	REVISION NO: 0	



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