ALPINE PARK - VILLAGE CENTRE (BLOCKS 1-3)

15328 37 STREET SW
CALGARY, ALBERTA

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ALPINE PARK - VILLAGE CENTRE (BLOCKS 1-3)
15328 37 STREET SW
CALGARY, ALBERTA

SYMBOL LEGEND

ANNOTATION SYMBOLS

PLAN DETAIL REFERENCE

DRAWING NUMBER

BUILDING SECTION REFERENCE

DRAWING NUMBER

WALL / DETAIL SECTION REFERENCE

DRAWING NUMBER

EXTERIOR ELEVATION REFERENCE

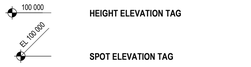
DRAWING NUMBER

INTERIOR ROOM ELEVATION REFERENCE

ELEVATION NUMBER

GRID TAG

LEVEL TAG



HEIGHT ELEVATION TAG

SPOT ELEVATION TAG

ROOM TAG

ROOM NUMBER

REVISION TAG

NORTH INDICATOR

ACC	ACCESSIBLE
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANNP	ANNUNCIATOR PANEL
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AVB	AIR VAPOUR BARRIER
AVM	AIR VAPOUR MOISTURE BARRIER
B	BASE
BF	BIFOLD DOOR
BLDG	BUILDING
BM	BEAM
B/O	BOTTOM OF
BOL	BOLLARD
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CD	COILING DOOR
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
C/L	CENTRE LINE
CLG	CEILING
CLR	CLEARANCE
CMP	COMPOSITE METAL PANEL
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COM	CUSTOMERS OWN MATERIAL
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CPT-T	CARPET TILE
CS	COUNTER SHUTTER
CT	CERAMIC TILE
CW	CURTAIN WALL
C/W	COMPLETE WITH
DCRON	DURACRON
DD	DOUBLE SWING DOOR
DEG	DEGREES
DEMO	DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DNAR	DURANAR
DP	DEPTH
DR	DOOR
DW	DISH WASHER
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENEDIENE M-CLASS (ROOFING)
EPX	EPOXY
EQ	EQUAL
ES	EMERGENCY SHOWER
EXIST	EXISTING
EXP	EXPOSED
EXP-S	EXPOSED STRUCTURE
EXT	EXTERIOR
EWS	EYE WASH STATION
F	FRAME
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAB	FABRIC
FC	FLASH COVE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE FIXTURES & EQUIPMENT
FHC	FIRE HOSE CABINET
FLR	FLOOR
F/O	FACE OF
FOC	FACE OF CONCRETE
FOG	FACE OF GLAZING
FOS	FACE OF STUD
FP	FRAME PROTECTION
FRR	FIRE RESISTANCE RATING
FT	FOOT/FEET
G ( )	GLASS (type)
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBN	GARBAGE BIN
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GRD	GROUND
GWB	GYPSUM WALL BOARD
GWG	GEORGIAN WIRE GLASS
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAP
HCW	HOLLOW CORE WOOD
HD	HANGAR DOOR
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HMI	HOLLOW METAL INSULATED
HO	HONEY-COMB
HOR	HORIZONTAL
HR	HOUR
HSKG	HOUSEKEEPING
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING / VENTING / AIR CONDITIONING
HVY	HEAVY
HW	HOT WATER
ID	INSIDE DIAMETER
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IMP	INSULATED METAL PANEL
ISO	POLYISOCYANURATE
JAN	JANITOR CLOSET
KIT	KITCHEN
L	LENGTH
LAV	LAVATORY
LINO	LINOLEUM
LL	LIVE LOAD
LVR	LOUVER
m	METER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEL	MELAMINE
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MEZZ	MEZZANINE
MF	MINERAL FIBRE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MLWK	MILLWORK
mm	MILLIMETER
MP	METAL PANEL
MTD	MOUNTED
MTL	METAL
N/A	NOT APPLICABLE
NF	NO FRAME (FRAMELESS)
NIC	NOT IN CONTRACT
No.	NUMBER
NTS	NOT TO SCALE
O/C	ON CENTRE
OD	OUTSIDE DIAMETER
OH	OVERHEAD DOOR
O/H	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OS	OWNER SUPPLIED
OWSJ	OPEN WEB STEEL JOIST
P	PAINT (colour)
PC	POWDER COAT
P.CONC	POLISHED CONCRETE
PD	PLANTER DRAIN
PERP	PERPENDICULAR
PH	PHASE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PO	POLYSTYRENE
POLY	POLYETHYLENE
POLY-U	POLYURETHANE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PS	PRESSED STEEL
PSFR	PRESSED STEEL FRAME
PSI	PRESSED STEEL INSULATED
PT	PRESSURE TREATED
PTD	PAINTED
QT	QUARRY TILE
R	RADIUS
R/A	RETURN AIR
RB	RUBBER BASE
RCP	REFLECTED CEILING BASE
RD	ROOF DRAIN
RE	REVOLVING DOOR
REINF	REINFORCED
REF	REFERENCE
REFR	REFRIGERATOR
REQ'D	REQUIRED
RES	RESILIENT FLOORING
REV	REVISION
RM	ROOM
RO	ROLLING DOOR
RR	RAPID ROLL DOOR
RSF	RESILIENT SHEET FLOORING
RUB	RUBBER
RWL	RAINWATER LEADER
S/A	SUPPLY AIR
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCW	SOLID CORE WOOD
SD	SINGLE SWING DOOR
SF	SQUARE FEET
SFL	SAFETY FLOOR
SG	STRUCTURAL GLAZING
SHT	SHEET
S/A	SIAMESE CONNECTION
SIM	SIMILAR
SL	SLIDING DOOR
SMC	STEEL METAL CARRIER
SOG	SLAB ON GRADE
SP	STAND PIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSM	SOLID SURFACING MATERIAL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TERR	TERRAZZO
T/O	TOP OF
TOC	TOP OF CURB
TOF	TOP OF FLOOR
TOS	TOP OF STEEL
TPO	THERMOPLASTIC POLYOLEFIN
TS	TRANSITION STRIP
TSG	TEMPERED SAFETY GLASS
TYP	TYPICAL
U/G	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V	VENEER
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDTH
WC	WALL COVERING
W/C	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATERPROOF
WPR	WALL PROTECTION
WRM	WASHROOM
WV	WOOD VENEER
X-HVY	EXTRA HEAVY

DRAWING LIST - ARCHITECTURAL

A000	COVER SHEET
A001	DRAWING LISTS AND PROJECT INFORMATION
A002	PROJECT INFORMATION AND CALCULATIONS
A003	EXISTING OVERALL OUTLINE PLAN
A004	EXISTING SITE PHOTOS
A100	EXISTING CONTEXT PLAN
A101	SITE DEMOLITION PLAN
A102	OVERALL SITE PLAN
A103	OVERALL CURB PLAN
A110	SITE SECTIONS
A111	SITE SECTIONS
A115	TYPICAL DETAILS
A120	FIRE DEPARTMENT ACCESS PLAN
A121	WASTE MANAGEMENT PLAN
A122	LOADING ACCESS PLAN
A123	PASSENGER VEHICLE ACCESS PLAN
A124	PEDESTRIAN CIRCULATION AND TRAFFIC MANAGEMENT PLAN
A200	PARKADE - OVERALL P1 PLAN
A201	PARKADE - OVERALL SURFACE PLAN
A202	ENLARGED PARKADE RAMP PLANS
A210	BUILDING 01 - LEVEL 1 PLAN
A211	BUILDING 01 - LEVEL 1 MEZZANINE & LEVEL 2 PLANS
A212	BUILDING 01 - LEVELS 3 & 4 PLANS
A213	BUILDING 01 - LEVEL 5 & ROOF PLANS
A220	BUILDING 02 - LEVEL 1 PLAN
A221	BUILDING 02 - LEVEL 2 PLAN
A222	BUILDING 02 - LEVEL 3 PLAN
A223	BUILDING 02 - LEVEL 4 PLAN
A224	BUILDING 02 - LEVEL 5 PLAN
A225	BUILDING 02 - LEVEL 6 PLAN
A226	BUILDING 02 - ROOF PLAN
A230	BUILDING 03 - LEVELS 0 & 1 PLANS
A231	BUILDING 03 - LEVELS 2 & 3 PLANS
A232	BUILDING 03 - LEVEL 4 & ROOF PLANS
A410	BUILDING 01 - ELEVATIONS
A411	BUILDING 01 - ELEVATIONS
A420	BUILDING 02 - ELEVATIONS
A421	BUILDING 02 - ELEVATIONS
A430	BUILDING 03 - ELEVATIONS
A431	BUILDING 03 - ELEVATIONS
A510	BUILDING 01 - SECTIONS
A520	BUILDING 02 - SECTIONS
A521	BUILDING 02 - SECTIONS
A530	BUILDING 03 - BUILDING SECTIONS
A600	TYPICAL UNIT PLANS
A700	RENDERINGS
A701	RENDERINGS
A702	RENDERINGS

DRAWING LIST - STRUCTURAL

S01.00	STRUCTURAL SITE PLAN

DRAWING LIST - LANDSCAPE

DPL0.00	LANDSCAPE COVER SHEET AND NOTES
DPL1.00	SITE PLAN
DPL1.01	ENLARGED SITE PLAN
DPL1.02	ENLARGED SITE PLAN
DPL1.03	ENLARGED SITE PLAN
DPL1.04	ROOF PLAN
DPL1.05	SOIL CELL PLAN
DPL2.00	PLANTING PLAN
DPL2.01	ENLARGED PLANTING PLAN
DPL2.02	ENLARGED PLANTING PLAN
DPL2.03	ENLARGED PLANTING PLAN
DPL5.01	SITE SECTIONS
DPL5.02	SITE SECTIONS
DPL6.01	SITE DETAILS
DPL6.02	SITE FURNISHINGS DETAILS
DPL6.04	PLANTING DETAILS

DRAWING LIST - ELECTRICAL

DPE-001	COVER & DRAWING LIST - ELECTRICAL
DPE-002	ELECTRICAL LEGENDS
DPE-101	SITE PLAN - ELECTRICAL
DPE-102	SITE PLAN - LIGHTING CALCULATIONS
DPE-201	ELECTRICAL SCHEDULES

DRAWING LIST - CIVIL

C101	UNDERGROUND UTILITY SERVICING PLAN
C102	SURFACE GRADING PLAN
C103	DRIVEWAY APRON DETAILS

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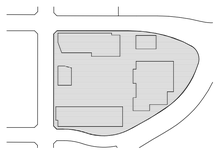
KEYPLAN



TYLER JOHN DIXON
REGISTERED
ARCHITECT
2026-06-30
ALBERTA

ALPINE VILLAGE

15328 37 STREET SW
CALGARY, ALBERTA

DRAWING LISTS AND PROJECT INFORMATION

DRAWN: DG CHECKED: MA/UM
PLOT DATE: 2026-06-30 13:21:27

A001

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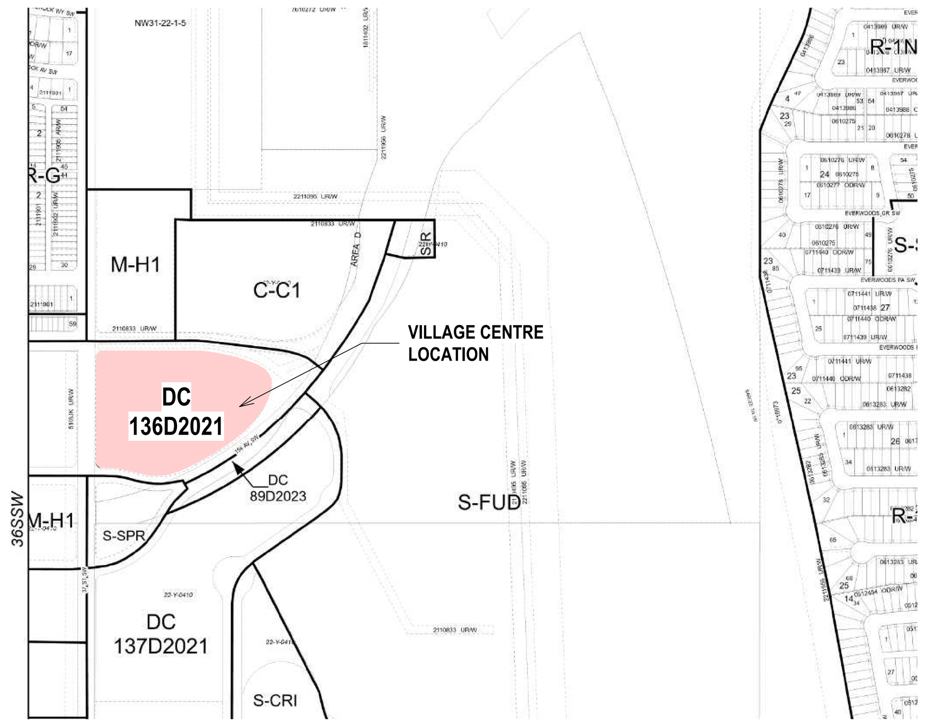
AB001759 - 2007179

OVERALL MAP

SCALE: N.T.S.

ENLARGED MAP

SCALE: N.T.S.



LANDUSE MAP

SCALE: N.T.S.

LEGAL DESCRIPTION	MUNICIPAL ADDRESS
12 NW 1/4 SECTION 31-22-1-5 / (BLOCKS 1-3)	15328 37 ST. SW CALGARY AB

APPLICABLE BYLAW
CALGARY LANDUSE BYLAW 1P2007

ZONING CLASSIFICATION
DC - MIXED USE - GENERAL (MU-1)
136DC2021

PERMITTED USES
THE PERMITTED USES OF THE MIXED USE - GENERAL (MU-1) DISTRICT OF BYLAW 1P2007

DISCRETIONARY USES
THE DISCRETIONARY USES OF THE MIXED USE - GENERAL (MU-1) DISTRICT OF BYLAW 1P2007
WITH THE ADDITION OF:
(F) MULTI-RESIDENTIAL DEVELOPMENT (BYLAW NUMBER 136D2021)

SITE AREA
26,587.89 m^2 / 2.659 Ha (286,189.6 ft^2/6.57 acre)

GROSS FLOOR AREA
35,280.91 m^2 (379,760.5 SF)

FLOOR AREA RATIO
MAXIMUM: 4.0
PROPOSED: 1.33

PARKADE AREA
20,547.56 m^2 (221,172.1 SF)

DENSITY
PROPOSED: 134.6 units/Ha

BUILDING HEIGHT
MAXIMUM: 26.0 m
PROPOSED:
BUILDING 1: 24.875m
BUILDING 2: 24.676m
BUILDING 3: 22.456m

SETBACKS
WHERE A PARCEL CONTAINING A MULTI-RESIDENTIAL DEVELOPMENT SHARES A PROPERTY LINE WITH A STREET, THE MINIMUM BUILDING SETBACK FROM THE PROPERTY LINE IS 3.0 M

REQUIRED PARKING STALLS
RESIDENTIAL: 358 UNITS @ 0.75 STALL/UNIT — 269 STALLS
VISITOR: 358 UNITS @ 0.1 STALL/UNIT — 36 STALLS
(VISITOR STALLS SHARES WITH COMMERCIAL)

REQUIRED BARRIER FREE PARKING STALLS
4 STALLS (FIRST 100 STALLS) — 4 STALLS
1 STALL (FOR EACH ADDITIONAL 100 STALLS) — 2 STALLS
6 STALLS

PROVIDED PARKING STALLS
REFER TO PARKING COUNT TABLES

MINIMUM REQUIRED BICYCLE PARKING STALLS
RESIDENTIAL: 0.5 CLASS 1 STALL/UNIT + 0.1 CLASS 2 STALL/UNIT
COMMERCIAL: 1 CLASS 2 STALL PER 250SM

REQUIRED BICYCLE PARKING STALLS
REFER TO BICYCLE COUNT TABLES

PROVIDED BICYCLE PARKING STALLS
CLASS 1:
BUILDING 1: 68 STALLS
BUILDING 2: 84 STALLS
BUILDING 3: 48 STALLS
TOTAL: 200 STALLS

CLASS 2: 66 STALLS

OVERALL BUILDING AREAS

NAME	AREA (SM)	AREA (SF)
PARKADE	20,547.56 m^2	221,172.1 ft^2
	20,547.56 m^2	221,172.1 ft^2
BUILDING 1		
LEVEL 1	3,996.70 m^2	43,020.1 ft^2
LEVEL 1 - MEZZANINE	378.21 m^2	4,071.0 ft^2
LEVEL 2	2,324.93 m^2	25,025.4 ft^2
LEVEL 3	2,324.97 m^2	25,025.8 ft^2
LEVEL 4	2,324.97 m^2	25,025.8 ft^2
LEVEL 5	2,324.97 m^2	25,025.8 ft^2
	13,674.75 m^2	147,193.8 ft^2
BUILDING 2		
LEVEL 1	2,167.35 m^2	23,329.1 ft^2
LEVEL 2	2,556.13 m^2	27,514.0 ft^2
LEVEL 3	2,556.13 m^2	27,514.0 ft^2
LEVEL 4	2,556.13 m^2	27,514.0 ft^2
LEVEL 5	2,556.13 m^2	27,514.0 ft^2
LEVEL 6	976.24 m^2	10,508.2 ft^2
	13,368.12 m^2	143,893.3 ft^2
BUILDING 3		
LEVEL 0	394.21 m^2	4,243.2 ft^2
LEVEL 1	2,861.80 m^2	30,804.2 ft^2
LEVEL 2	1,676.01 m^2	18,040.4 ft^2
LEVEL 3	1,676.01 m^2	18,040.4 ft^2
LEVEL 4	1,630.02 m^2	17,545.4 ft^2
	8,238.04 m^2	88,673.5 ft^2
TOTAL:	55,828.47 m^2	600,932.6 ft^2

PARKADE COMMON AREAS

NAME	AREA (SM)	AREA (SF)
PARKADE		
B1 - GI ROOM	117.49 m^2	1,264.7 ft^2
B3 - STORAGE	305.78 m^2	3,291.3 ft^2
B2 - COMM. LOBBY	56.81 m^2	611.5 ft^2
RAMP	110.11 m^2	1,185.2 ft^2
COMMERCIAL PARKING	5,858.06 m^2	63,055.6 ft^2
RESIDENTIAL PARKING	11,951.41 m^2	128,643.9 ft^2
MUA INTAKE	278.54 m^2	2,998.2 ft^2
B1 - ELEC. ROOM	123.87 m^2	1,333.3 ft^2
MAIN TELECOM ROOM	45.92 m^2	494.2 ft^2
B3 - STORAGE	49.10 m^2	528.5 ft^2
B3 - LOBBY	16.72 m^2	180.0 ft^2
B3 - ELEVATOR 3	7.26 m^2	78.1 ft^2
B3 - STAIR 3	21.16 m^2	227.7 ft^2
	18,942.22 m^2	203,892.3 ft^2
TOTAL:	18,942.22 m^2	203,892.3 ft^2

COMMERCIAL TENANT AREAS

NAME	CITY OF CALGARY USE	AREA (SM)	AREA (SF)
BUILDING 1			
LEVEL 1			
GROCERY	SALES	2,588.60 m^2	27,863.4 ft^2
RESTAURANT	EATING AND DRINKING	127.73 m^2	1,374.8 ft^2
		2,716.32 m^2	29,238.3 ft^2
BUILDING 2			
LEVEL 1			
CRU	SALES	146.48 m^2	1,576.6 ft^2
CRU	SALES	149.04 m^2	1,604.3 ft^2
PHARMACY	SALES	464.67 m^2	5,001.7 ft^2
RESTAURANT	EATING AND DRINKING	294.14 m^2	3,166.0 ft^2
CRU	SALES	134.83 m^2	1,451.3 ft^2
		1,189.16 m^2	12,800.0 ft^2
BUILDING 3			
LEVEL 1			
QSR	EATING AND DRINKING	139.59 m^2	1,502.6 ft^2
QSR	EATING AND DRINKING	97.36 m^2	1,048.0 ft^2
CRU	SALES	155.12 m^2	1,669.7 ft^2
CRU	SALES	155.12 m^2	1,669.7 ft^2
CRU	SALES	155.12 m^2	1,669.7 ft^2
CRU	SALES	155.12 m^2	1,669.7 ft^2
CRU	SALES	151.08 m^2	1,626.2 ft^2
CRU	SALES	420.01 m^2	4,520.9 ft^2
CRU	SALES	194.67 m^2	2,095.4 ft^2
		1,623.21 m^2	17,472.1 ft^2
TOTAL:		5,528.69 m^2	59,510.3 ft^2

COMMERCIAL COMMON AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 1		
LEVEL 0 (P1)		
B1 - ELEVATOR 4	6.52 m^2	70.2 ft^2
VESTIBULE	53.37 m^2	574.4 ft^2
B1 - COMM. LOBBY	34.50 m^2	371.3 ft^2
B1 - ELEVATOR 5/6	19.09 m^2	205.5 ft^2
B1 - STAIR 3	20.90 m^2	224.9 ft^2
LEVEL 1		
ELEVATOR 5/6	19.28 m^2	207.5 ft^2
SOUTH VESTIBULE	25.69 m^2	276.5 ft^2
GROCERY LOADING	379.07 m^2	4,080.3 ft^2
COMMON STORAGE	62.36 m^2	671.2 ft^2
	620.77 m^2	6,682.0 ft^2
BUILDING 2		
LEVEL 0 (P1)		
B2 - STAIR 4	13.02 m^2	140.2 ft^2
B2 - GI ROOM	32.92 m^2	354.3 ft^2
B2 - ELEVATOR 3	6.28 m^2	67.6 ft^2
LEVEL 1		
COMMERCIAL EXIT CORRIDOR	37.96 m^2	408.6 ft^2
COMMERCIAL WASTE & RECYCLING	61.42 m^2	661.1 ft^2
STAIR 4	13.42 m^2	144.5 ft^2
ELEVATOR 3	5.70 m^2	61.4 ft^2
COMMERCIAL LOBBY	15.28 m^2	164.5 ft^2
STORAGE	49.07 m^2	528.2 ft^2
	235.08 m^2	2,530.4 ft^2
BUILDING 3		
COMMERCIAL LOBBY	24.43 m^2	262.9 ft^2
ELEVATOR 3	6.62 m^2	71.3 ft^2
STAIR 3	16.35 m^2	176.0 ft^2
LEVEL 0 (P1)		
ELEVATOR 4	7.82 m^2	84.2 ft^2
COMMERCIAL CORRIDOR	9.72 m^2	104.6 ft^2
COMMERCIAL WASTE & RECYCLING	48.08 m^2	517.5 ft^2
B3 - GI ROOM	81.66 m^2	879.0 ft^2
LEVEL 1		
COMMERCIAL EXIT CORRIDOR	186.33 m^2	2,005.7 ft^2
ELEVATOR 4	6.24 m^2	67.2 ft^2
	387.25 m^2	4,168.3 ft^2
TOTAL:	1,243.10 m^2	13,380.6 ft^2

RESIDENTIAL UNIT COUNTS

UNIT TYPE	COUNT	TOTAL COMBINED AREA (SM)	TOTAL COMBINED AREA (SF)
BUILDING 1			
RESIDENTIAL - 1 BED			
1 BR - TYPE 1	42	2,361.87 m^2	25422.9 ft^2
1 BR - TYPE 1b	1	55.09 m^2	593.0 ft^2
1 BR - TYPE 2	4	204.20 m^2	2198.0 ft^2
1 BR - TYPE 3	4	228.80 m^2	2462.8 ft^2
	51	2,849.96 m^2	30676.7 ft^2
RESIDENTIAL - 2 BED			
2 BR - TYPE 1	15	1,151.78 m^2	12397.6 ft^2
2 BR - TYPE 2	20	1,509.06 m^2	16243.4 ft^2
2 BR - TYPE 3	8	604.58 m^2	6507.7 ft^2
2 BR - TYPE 4	4	364.06 m^2	3918.7 ft^2
	47	3,629.49 m^2	39067.5 ft^2
RESIDENTIAL - STUDIO			
STUDIO - TYPE 1	16	679.19 m^2	7310.7 ft^2
STUDIO - TYPE 2	3	142.05 m^2	1529.0 ft^2
STUDIO - TYPE 2a	1	47.43 m^2	510.6 ft^2
	20	868.67 m^2	9350.3 ft^2
	118	7,348.12 m^2	79094.5 ft^2
BUILDING 2			
RESIDENTIAL 1 BED			
1 BR - TYPE 1	47	2,642.45 m^2	28443.1 ft^2
1 BR - TYPE 1a	5	279.30 m^2	3006.4 ft^2
1 BR - TYPE 4	1	60.58 m^2	652.1 ft^2
1 BR - TYPE 5	5	289.81 m^2	3119.5 ft^2
1 BR - TYPE 6	4	252.68 m^2	2719.8 ft^2
1 BR - TYPE 7	4	231.93 m^2	2496.4 ft^2
	66	3,756.75 m^2	40437.4 ft^2
RESIDENTIAL 2 BED			
2 BR - TYPE 1	19	1,456.26 m^2	15675.0 ft^2
2 BR - TYPE 1a	5	381.50 m^2	4106.4 ft^2
2 BR - TYPE 2	6	452.66 m^2	4872.4 ft^2
2 BR - TYPE 5	6	453.12 m^2	4877.3 ft^2
2 BR - TYPE 6	10	716.26 m^2	7709.8 ft^2
2 BR - TYPE 7	5	385.53 m^2	4149.8 ft^2
2 BR - TYPE 8	4	332.85 m^2	3582.8 ft^2
2 BR - TYPE 9	4	338.43 m^2	3642.8 ft^2
2 BR - TYPE 10	4	396.79 m^2	4271.0 ft^2
	63	4,913.39 m^2	52887.3 ft^2
RESIDENTIAL STUDIO			
STUDIO - TYPE 1	32	1,357.36 m^2	14610.5 ft^2
STUDIO - TYPE 1a	4	167.79 m^2	1806.1 ft^2
	36	1,525.15 m^2	16416.6 ft^2
	165	10,195.30 m^2	109741.3 ft^2
BUILDING 3			
RESIDENTIAL 1 BED			
1 BR - TYPE 1	25	1,409.62 m^2	15173.1 ft^2
1 BR - TYPE 1a	3	167.86 m^2	1806.8 ft^2
1 BR - TYPE 8	1	50.19 m^2	540.2 ft^2
1 BR - TYPE 9	1	74.09 m^2	797.5 ft^2
1 BR - TYPE 10	2	152.09 m^2	1637.0 ft^2
1 BR - TYPE 11	1	62.19 m^2	669.4 ft^2
	33	1,916.03 m^2	20624.0 ft^2
RESIDENTIAL 2 BED			
2 BR - TYPE 1	3	230.33 m^2	2479.2 ft^2
2 BR - TYPE 2	2	163.03 m^2	1754.8 ft^2
2 BR - TYPE 12	3	253.26 m^2	2726.1 ft^2
2 BR - TYPE 12a	3	252.27 m^2	2715.5 ft^2
2 BR - TYPE 13	12	892.77 m^2	9609.7 ft^2
2 BR - TYPE 14	6	426.11 m^2	4586.6 ft^2
2 BR - TYPE 15	2	152.67 m^2	1643.3 ft^2
2 BR - TYPE 16	1	86.63 m^2	932.4 ft^2
2 BR - TYPE 17	1	68.74 m^2	739.9 ft^2
2 BR - TYPE X	4	324.65 m^2	3494.5 ft^2
	37	2,850.47 m^2	30682.2 ft^2
RESIDENTIAL STUDIO			
STUDIO - TYPE 3	1	43.94 m^2	473.0 ft^2
STUDIO - TYPE 4	3	154.89 m^2	1667.2 ft^2
	4	198.83 m^2	2140.2 ft^2
	74	4,965.33 m^2	53446.4 ft^2
TOTAL:	357	22,508.75 m^2	242282.2 ft^2

RESIDENTIAL COMMON AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 1		
LEVEL 0 (P1)		
STORAGE	91.22 m^2	981.9 ft^2
B1 - STORAGE	33.71 m^2	362.8 ft^2
B1 - LOBBY - NORTH	29.85 m^2	321.3 ft^2
B1 - ELEVATOR 1/2	13.77 m^2	148.2 ft^2
B1 - STAIR 1	23.05 m^2	248.2 ft^2
B1 - STORAGE	367.83 m^2	3,959.3 ft^2
B1 - LOBBY - SOUTH	22.42 m^2	241.4 ft^2
B1 - ELEVATOR 3	6.66 m^2	71.6 ft^2
B1 - STAIR 2	33.44 m^2	359.9 ft^2
STORAGE	264.51 m^2	2,847.2 ft^2
LEVEL 1		
RESIDENTIAL LOBBY - NORTH	182.79 m^2	1,967.5 ft^2
PARCEL ROOM	11.60 m^2	124.9 ft^2
MAIL ROOM	10.99 m^2	118.3 ft^2
VESTIBULE	24.42 m^2	262.9 ft^2
WASTE & RECYCLING ROOM	66.84 m^2	719.4 ft^2
MARSHALL ROOM	41.55 m^2	447.2 ft^2
BIKE ROOM NORTH	112.38 m^2	1,209.7 ft^2
ELEVATOR 1/2	13.05 m^2	140.5 ft^2
STAIR 1	24.65 m^2	265.3 ft^2
OFFICE	31.84 m^2	342.7 ft^2
STAIR 2	24.50 m^2	263.7 ft^2
ELEVATOR 3	5.70 m^2	61.4 ft^2
BIKE ROOM SOUTH	96.05 m^2	1,033.9 ft^2
LEVEL 1 - MEZZANINE		
ELEVATOR 1/2	11.20 m^2	120.6 ft^2
STAIR 1	24.16 m^2	260.0 ft^2
EXIT CORRIDOR	13.45 m^2	144.8 ft^2
LEVEL 2		
VESTIBULE	11.45 m^2	123.3 ft^2
CORRIDOR	295.19 m^2	3,177.4 ft^2
STAIR 1	39.14 m^2	421.3 ft^2
ELEVATOR 1/2	14.42 m^2	155.3 ft^2
ELEC. - NORTH	12.32 m^2	132.6 ft^2
JANITOR	5.57 m^2	60.0 ft^2
ELEC. - SOUTH	11.28 m^2	121.4 ft^2
STORAGE	23.20 m^2	249.8 ft^2
STAIR 2	21.87 m^2	235.4 ft^2
ELEVATOR 3	6.28 m^2	67.6 ft^2
LEVEL 3		
CORRIDOR	294.27 m^2	3,167.5 ft^2
STAIR 1	39.08 m^2	420.7 ft^2
ELEVATOR 1/2	14.32 m^2	154.1 ft^2
ELEC. - NORTH	12.32 m^2	132.6 ft^2
JANITOR	5.44 m^2	58.5 ft^2
ELEC. - SOUTH	11.25 m^2	121.1 ft^2
STORAGE	23.20 m^2	249.8 ft^2
ELEVATOR 3	6.39 m^2	68.8 ft^2
STAIR 2	22.10 m^2	237.9 ft^2
LEVEL 4		
CORRIDOR	292.95 m^2	3,153.3 ft^2
STAIR 1	39.21 m^2	422.0 ft^2
ELEVATOR 1/2	15.00 m^2	161.4 ft^2
ELEC. - NORTH	12.32 m^2	132.6 ft^2
JANITOR	5.57 m^2	60.0 ft^2
ELEC. - SOUTH	11.25 m^2	121.1 ft^2
STORAGE	23.20 m^2	249.8 ft^2
ELEVATOR 3	5.95 m^2	64.0 ft^2
STAIR 2	22.55 m^2	242.7 ft^2
LEVEL 5		
CORRIDOR	293.30 m^2	3,157.0 ft^2
STAIR 1	39.21 m^2	422.0 ft^2
ELEVATOR 1/2	15.00 m^2	161.4 ft^2
ELEC. - NORTH	12.32 m^2	132.6 ft^2
JANITOR	5.57 m^2	60.0 ft^2
ELEC. - SOUTH	11.28 m^2	121.4 ft^2
STORAGE	23.20 m^2	249.8 ft^2
ELEVATOR 3	6.17 m^2	66.4 ft^2
STAIR 2	22.32 m^2	240.3 ft^2
BUILDING 1	3,307.10 m^2	35,597.4 ft^2

RESIDENTIAL COMMON AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 2		
LEVEL 0 (P1)		
B2 - ELEC. ROOM	41.65 m^2	448.3 ft^2
B2 - ELEC. ROOM	48.93 m^2	526.7 ft^2
B2 - LOBBY	31.39 m^2	337.8 ft^2
B2 - ELEVATOR 1/2	15.01 m^2	161.6 ft^2
B2 - STAIR 1	20.20 m^2	217.4 ft^2
B2 - STAIR 2	17.37 m^2	186.9 ft^2
LEVEL 1		
STAIR 2	21.57 m^2	232.2 ft^2
RESIDENTIAL WASTE & RECYCLING	112.76 m^2	1,213.7 ft^2
RESIDENTIAL CORRIDOR	102.18 m^2	1,099.8 ft^2
STAIR 3	13.91 m^2	149.8 ft^2
NORTH VESTIBULE	31.26 m^2	336.5 ft^2
MARSHALL ROOM	39.22 m^2	422.2 ft^2
SOUTH VESTIBULE	23.19 m^2	249.6 ft^2
PARCEL ROOM	12.88 m^2	138.7 ft^2
MAIL ROOM	10.44 m^2	112.4 ft^2
ELEVATOR 1/2	11.21 m^2	120.7 ft^2
STAIR 1	24.73 m^2	266.2 ft^2
PARKADE RAMP	171.74 m^2	1,848.5 ft^2
RESIDENTIAL LOBBY	111.69 m^2	1,202.2 ft^2
EAST LOBBY	23.18 m^2	249.5 ft^2
BICYCLE STORAGE	125.36 m^2	1,349.3 ft^2
LEVEL 2		
STORAGE	41.58 m^2	447.5 ft^2
ELECTRICAL ROOM	15.04 m^2	161.9 ft^2
STAIR 1	18.92 m^2	203.6 ft^2
ELEVATOR 1/2	11.21 m^2	120.7 ft^2
STAIR 2	16.75 m^2	180.3 ft^2
STAIR 3	20.25 m^2	218.0 ft^2
ELECTRICAL ROOM	10.04 m^2	108.0 ft^2
RESIDENTIAL CORRIDOR	216.83 m^2	2,333.9 ft^2
LEVEL 3		
STORAGE	41.58 m^2	447.5 ft^2
ELECTRICAL ROOM	15.04 m^2	161.9 ft^2
STAIR 1	18.92 m^2	203.6 ft^2
ELEVATOR 1/2	11.21 m^2	120.7 ft^2
STAIR 2	16.75 m^2	180.3 ft^2
STAIR 3	20.25 m^2	218.0 ft^2
ELECTRICAL ROOM	10.04 m^2	108.0 ft^2
RESIDENTIAL CORRIDOR	222.01 m^2	2,389.7 ft^2
LEVEL 4		
STORAGE	41.58 m^2	447.5 ft^2
ELECTRICAL ROOM	15.04 m^2	161.9 ft^2
STAIR 1	18.92 m^2	203.6 ft^2
ELEVATOR 1/2	11.21 m^2	120.7 ft^2
STAIR 2	16.75 m^2	180.3 ft^2
STAIR 3	20.25 m^2	218.0 ft^2
ELECTRICAL ROOM	10.04 m^2	108.0 ft^2
RESIDENTIAL CORRIDOR	222.01 m^2	2,389.7 ft^2
LEVEL 5		
STORAGE	41.58 m^2	447.5 ft^2
ELECTRICAL ROOM	15.04 m^2	161.9 ft^2
STAIR 1	18.92 m^2	203.6 ft^2
ELEVATOR 1/2	11.21 m^2	120.7 ft^2
STAIR 2	17.14 m^2	184.5 ft^2
STAIR 3	20.25 m^2	218.0 ft^2
ELECTRICAL ROOM	10.04 m^2	108.0 ft^2
RESIDENTIAL CORRIDOR	219.22 m^2	2,359.7 ft^2
LEVEL 6		
ELEVATOR 1/2	11.91 m^2	128.2 ft^2
STAIR 1	17.25 m^2	185.7 ft^2
STAIR 2	17.38 m^2	187.1 ft^2
STAIR 3	20.25 m^2	218.0 ft^2
ELECTRICAL ROOM	10.04 m^2	108.0 ft^2
RESIDENTIAL CORRIDOR	98.67 m^2	1,062.1 ft^2
BUILDING 2	2,600.99 m^2	27,996.8 ft^2

RESIDENTIAL COMMON AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 3		
LEVEL 0 (P1)		
CORRIDOR	72.23 m^2	777.5 ft^2
PARCEL ROOM	14.69 m^2	158.2 ft^2
VESTIBULE	15.51 m^2	166.9 ft^2
ELEVATOR 1/2	13.05 m^2	140.4 ft^2
LOWER LOBBY	80.99 m^2	871.8 ft^2
STAIR 1	21.19 m^2	228.1 ft^2
VESTIBULE	Not Placed	
MARSHALL ROOM	25.75 m^2	277.1 ft^2
BICYCLE ROOM	61.81 m^2	665.4 ft^2
RESIDENTIAL CORRIDOR	18.64 m^2	200.6 ft^2
RESIDENTIAL WASTE & RECYCLING	68.12 m^2	733.2 ft^2
VESTIBULE	13.02 m^2	140.1 ft^2
B2 - STAIR 2	19.85 m^2	213.6 ft^2
B3 - MECH. ROOM	Not Placed	
B3 - ELEC. ROOM	61.53 m^2	662.3 ft^2
LEVEL 1		
RESIDENTIAL CORRIDOR	161.01 m^2	1,733.2 ft^2
LOBBY EAST	15.06 m^2	162.1 ft^2
STAIR 2	20.80 m^2	223.9 ft^2
LOBBY WEST	31.53 m^2	339.4 ft^2
LEVEL 2		
STAIR 1	17.48 m^2	188.2 ft^2
RESIDENTIAL CORRIDOR	172.22 m^2	1,853.8 ft^2
STAIR 2	19.89 m^2	214.1 ft^2
ELEVATOR 1/2	11.20 m^2	120.6 ft^2
ELECTRICAL ROOM	5.68 m^2	61.1 ft^2
COMM. ROOM	4.96 m^2	53.4 ft^2
ELECTRICAL ROOM	5.44 m^2	58.6 ft^2
COMM. ROOM	4.96 m^2	53.4 ft^2
LEVEL 3		
STAIR 1	17.48 m^2	188.2 ft^2
RESIDENTIAL CORRIDOR	135.18 m^2	1,455.1 ft^2
STAIR 2	19.89 m^2	214.1 ft^2
ELEVATOR 1/2	11.20 m^2	120.6 ft^2
ELECTRICAL ROOM	5.44 m^2	58.6 ft^2
COMM. ROOM	4.96 m^2	53.4 ft^2
BUILDING 3	1,150.76 m^2	12,386.7 ft^2

RESIDENTIAL PARKING REQUIRED FOR BARRIER FREE

UNIT COUNT	RATIO	PARKING REQUIRED
BUILDING 1		
118	0.75 / UNIT	88.5
		88.5
BUILDING 2		
165	0.75 / UNIT	123.75
		123.75
BUILDING 3		
74	0.75 / UNIT	55.5
		55.5
TOTAL:		267.75

COMMERCIAL PARKING REQUIRED FOR BARRIER FREE

NUMBER	NAME	CITY OF CALGARY USE	AREA (SM)	AREA (SF)	PARKING RATIO	PARKING REQUIRED
BUILDING 1						
1150	GROCERY	SALES	2,588.60 m^2	27,863.4 ft^2	4 / 100 SM	104
1160	RESTAURANT	EATING AND DRINKING	127.73 m^2	1,374.8 ft^2	2.85 / 10 SM	37
						141
BUILDING 2						
2160	PHARMACY	SALES	464.67 m^2	5,001.7 ft^2	4 / 100 SM	19
2160	RESTAURANT	EATING AND DRINKING	294.14 m^2	3,166.0 ft^2	2.85 / 10 SM	84
2170	CRU	SALES	134.83 m^2	1,451.3 ft^2	4 / 100 SM	6
	CRU	SALES	146.48 m^2	1,576.6 ft^2	4 / 100 SM	6
	CRU	SALES	149.04 m^2	1,604.3 ft^2	4 / 100 SM	6
						121
BUILDING 3						
3130	CRU	SALES	155.12 m^2	1,669.7 ft^2	4 / 100 SM	7
3105	QSR	EATING AND DRINKING	139.59 m^2	1,502.6 ft^2	2.85 / 10 SM	40
3110	QSR	EATING AND DRINKING	97.36 m^2	1,048.0 ft^2	2.85 / 10 SM	28
3115	CRU	SALES	155.12 m^2	1,669.7 ft^2	4 / 100 SM	7
3120	CRU	SALES	155.12 m^2	1,669.7 ft^2	4 / 100 SM	7
3125	CRU	SALES	155.12 m^2	1,669.7 ft^2	4 / 100 SM	7
3135	CRU	SALES	151.08 m^2	1,626.2 ft^2	4 / 100 SM	7
3140	CRU	SALES	420.01 m^2	4,520.9 ft^2	4 / 100 SM	17
3145	CRU	SALES	194.67 m^2	2,095.4 ft^2	4 / 100 SM	8
						128
TOTAL:						390

PARKING PROVIDED

STALL TYPE	COUNT
P1	
COMMERCIAL	
2600mm x 5400mm 90° BARRIER FREE STALL	6
2600mm x 5400mm 90° EV READY STALL	2
2600mm x 5400mm 90° EV STALL	2
2600mm x 5400mm 90° STALL	149
2850mm x 5400mm 90° STALL	7
	166
RESIDENTIAL	
2600mm x 5400mm 90° BARRIER FREE STALL	6
2600mm x 5400mm 90° EV READY STALL	9
2600mm x 5400mm 90° EV STALL	9
2600mm x 5400mm 90° STALL	313
2850mm x 5400mm 90° STALL	16
	353
	519
SURFACE	
COMMERCIAL	
2400mm x 5400mm 90° BARRIER FREE STALL	6
2600mm x 5400mm 90° BARRIER FREE STALL	1
2600mm x 5400mm 90° STALL	88
2850mm x 5400mm 90° STALL	9
	104
RESIDENTIAL	
2600mm x 5400mm 90° STALL	4
	4
	108
TOTAL PARKING STALLS PROVIDED:	627

RESIDENTIAL BICYCLE PARKING REQUIRED

UNIT COUNT	RATIO - CLASS 1	RATIO - CLASS 2	BICYCLE STALLS - CLASS 1	BICYCLE STALLS - CLASS 2
BUILDING 1				
118	0.5 / UNIT	0.1 / UNIT	59	11.8
			59	11.8
BUILDING 2				
165	0.5 / UNIT	0.1 / UNIT	82.5	16.5
			82.5	16.5
BUILDING 3				
74	0.5 / UNIT	0.1 / UNIT	37	7.4
			37	7.4
TOTAL:			178.5	35.7

COMMERCIAL BICYCLE PARKING REQUIRED

NUMBER	NAME	AREA (SM)	AREA (SF)	RATIO - CLASS 1	RATIO - CLASS 2	BICYCLE STALLS - CLASS 2
BUILDING 1						
1150	GROCERY	2,588.60 m^2	27,863.4 ft^2	N/A	1 / 250 SM	11
1160	RESTAURANT	127.73 m^2	1,374.8 ft^2	N/A	1 / 250 SM	1
						12
BUILDING 2						
2160	PHARMACY	464.67 m^2	5,001.7 ft^2	N/A	1 / 250 SM	2
2160	RESTAURANT	294.14 m^2	3,166.0 ft^2	N/A	1 / 250 SM	2
2170	CRU	134.83 m^2	1,451.3 ft^2	N/A	1 / 250 SM	1
	CRU	146.48 m^2	1,576.6 ft^2	N/A	1 / 250 SM	1
	CRU	149.04 m^2	1,604.3 ft^2	N/A	1 / 250 SM	1
						7
BUILDING 3						
3130	CRU	155.12 m^2	1,669.7 ft^2	N/A	1 / 250 SM	1
3105	QSR	139.59 m^2	1,502.6 ft^2	N/A	1 / 250 SM	1
3110	QSR	97.36 m^2	1,048.0 ft^2	N/A	1 / 250 SM	1
3115	CRU	155.12 m^2	1,669.7 ft^2	N/A	1 / 250 SM	1
3120	CRU	155.12 m^2	1,669.7 ft^2	N/A	1 / 250 SM	1
3125	CRU	155.12 m^2	1,669.7 ft^2	N/A	1 / 250 SM	1
3135	CRU	151.08 m^2	1,626.2 ft^2	N/A	1 / 250 SM	1
3140	CRU	420.01 m^2	4,520.9 ft^2	N/A	1 / 250 SM	2
3145	CRU	194.67 m^2	2,095.4 ft^2	N/A	1 / 250 SM	1
						10
TOTAL:						29

PRIVATE AMENITY AREAS

BUILDING 1
REQUIRED: 5.0m^2 PER UNIT = 5.0m^2 X 118 = **590m^2**
PROVIDED: MIN 6.0m^2 BALCONY PER EACH OF 116 UNITS = 6.0m^2 X 116 = **696m^2**
(TWO (2) UNITS DO NOT HAVE PRIVATE AMENITY AREAS = 10m^2 OR 1.7% PROVIDED AS COMMON)

BUILDING 2
REQUIRED: 5.0m^2 PER UNIT = 5.0m^2 X 165 = **825m^2**
PROVIDED: MIN 6.0m^2 BALCONY PER EACH OF 149 UNITS = 6.0m^2 X 116 = **894m^2**
(SIXTEEN (16) UNITS DO NOT HAVE PRIVATE AMENITY AREAS = 80m^2 OR 9.7% PROVIDED AS COMMON)

BUILDING 3
REQUIRED: 5.0m^2 PER UNIT = 5.0m^2 X 74 = **370m^2**
PROVIDED: MIN 6.0m^2 BALCONY PER EACH OF 74 UNITS = 6.0m^2 X 74 = **444m^2**

NOTE: REFER TO TABLE FOR COMMON AMENITY AREAS

COMMON RESIDENTIAL AMENITY AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 1		
LEVEL 1 - MEZZANINE		
AMENITY	329.44 m^2	3,546.1 ft^2
LEVEL 2		
AMENITY	133.05 m^2	1,432.2 ft^2
OUTDOOR AMENITY	124.40 m^2	1,339.0 ft^2
READING NOOK	12.77 m^2	137.4 ft^2
LEVEL 3		
READING NOOK	12.77 m^2	137.4 ft^2
READING NOOK	12.77 m^2	137.4 ft^2
LEVEL 4		
READING NOOK	12.77 m^2	137.4 ft^2
READING NOOK	12.77 m^2	137.4 ft^2
LEVEL 5		
READING NOOK	12.77 m^2	137.4 ft^2
READING NOOK	12.77 m^2	137.4 ft^2
BUILDING 1	676.26 m^2	7,279.2 ft^2

COMMON RESIDENTIAL AMENITY AREAS

NAME	AREA (SM)	AREA (SF)
BUILDING 2		
LEVEL 1		
AMENITY SPACE	101.04 m^2	1,087.6 ft^2
CO-WORKING SPACE	154.45 m^2	1,662.5 ft^2
LEVEL 6		
AMENITY SPACE	249.56 m^2	2,686.2 ft^2
OUTDOOR AMENITY	424.86 m^2	4,573.2 ft^2
BUILDING 2	929.91 m^2	10,009.5 ft^2
BUILDING 3		
LEVEL 2		
OUTDOOR AMENITY	49.35 m^2	531.3 ft^2
OUTDOOR AMENITY	50.05 m^2	538.8 ft^2
OUTDOOR SEATING	13.94 m^2	150.0 ft^2
OUTDOOR SEATING	13.94 m^2	150.0 ft^2
OUTDOOR SEATING	13.94 m^2	150.0 ft^2
BUILDING 3	141.21 m^2	1,520.0 ft^2
TOTAL:	1,747.38 m^2	18,808.7 ft^2

DIALOG®
dream

ISSUED FOR

1 2026.06.30 DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

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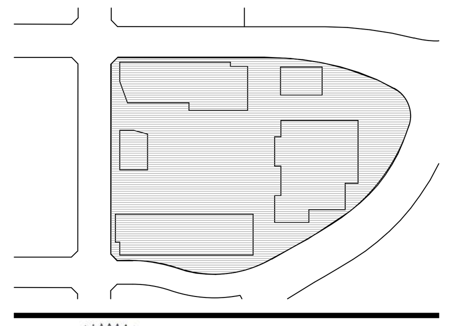
KEYPLAN



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REGISTERED ARCHITECT
2026-06-30
ALBERTA

ALPINE VILLAGE

15328 37 STREET SW
CALGARY, ALBERTA

PROJECT INFORMATION AND CALCULATIONS

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A002

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VILLAGE CENTRE LOCATION

Legend

- R-Gm
- M-2
- M-H1
- C-C1
- DC - MU-1 Base
- DC 31D2019 Site 1
- DC - S-CI Base
- S-SPR
- S-UN
- S-CRI
- S-R

Image is conceptual in nature and subject to change - see disclaimer

PE2023-02022

APPROVED STAGE 2 OUTLINE PLAN

SCALE: N.T.S.

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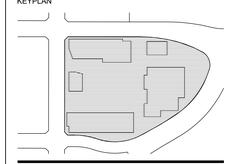

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ALPINE VILLAGE

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EXISTING OVERALL OUTLINE PLAN

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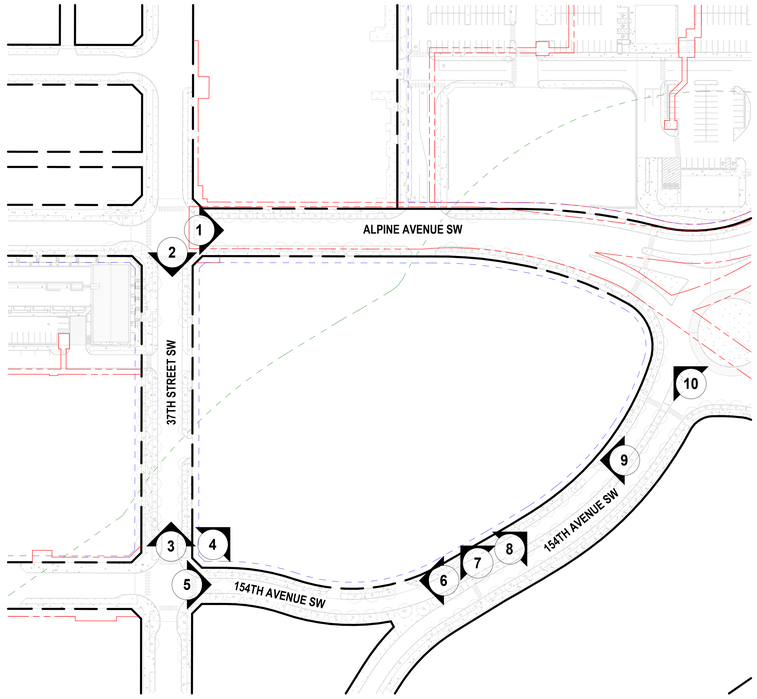

KEY PLAN
SCALE: N.T.S.

1 EXISTING PHOTO
SCALE: N.T.S.

2 EXISTING PHOTO
SCALE: N.T.S.

3 EXISTING PHOTO
SCALE: N.T.S.

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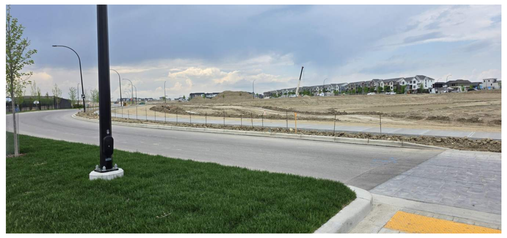

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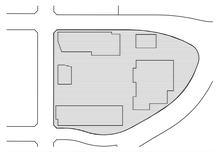

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EXISTING SITE PHOTOS

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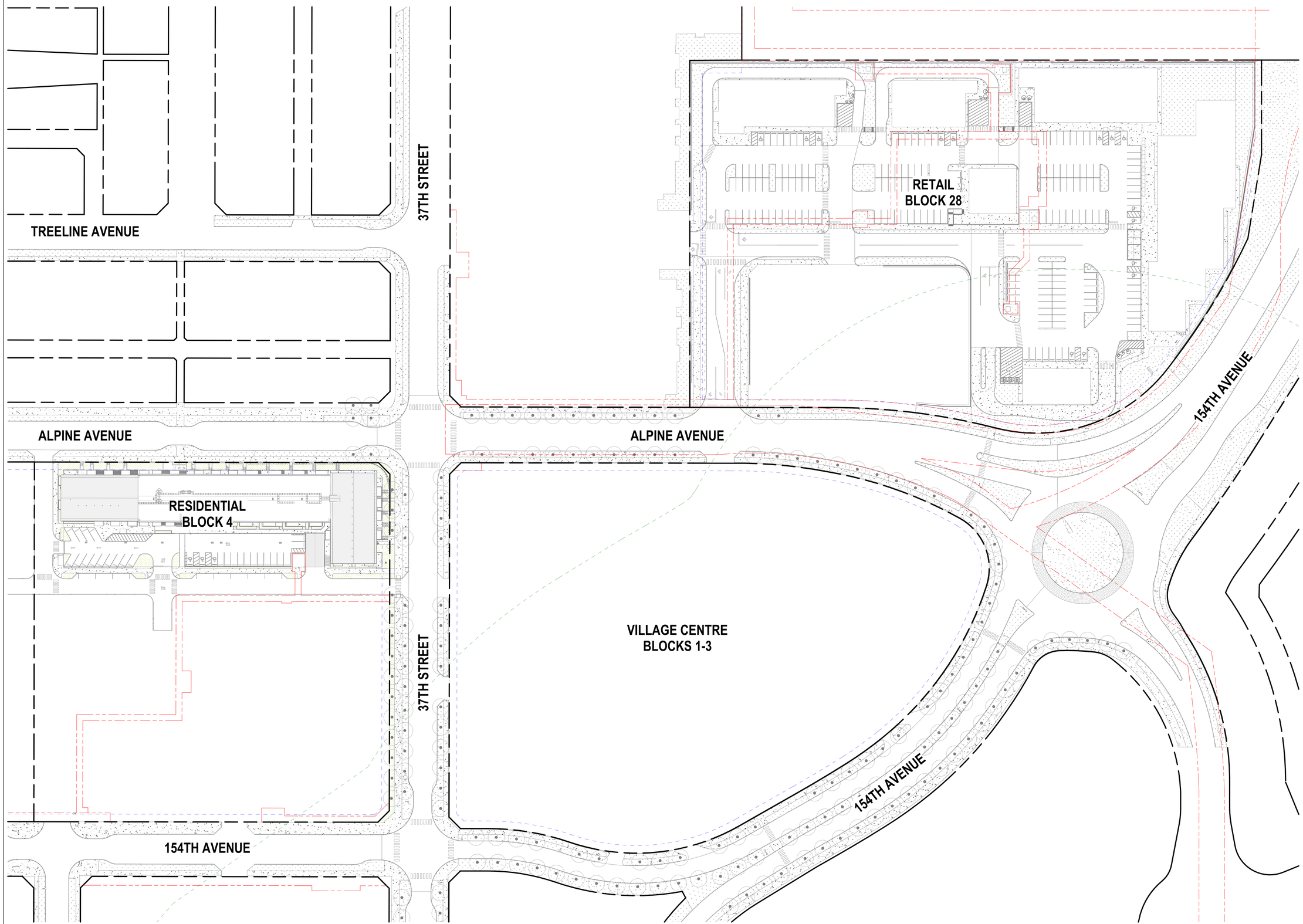

1 A100 EXISTING CONTEXT PLAN
SCALE: 1 : 500

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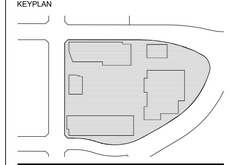

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EXISTING CONTEXT PLAN

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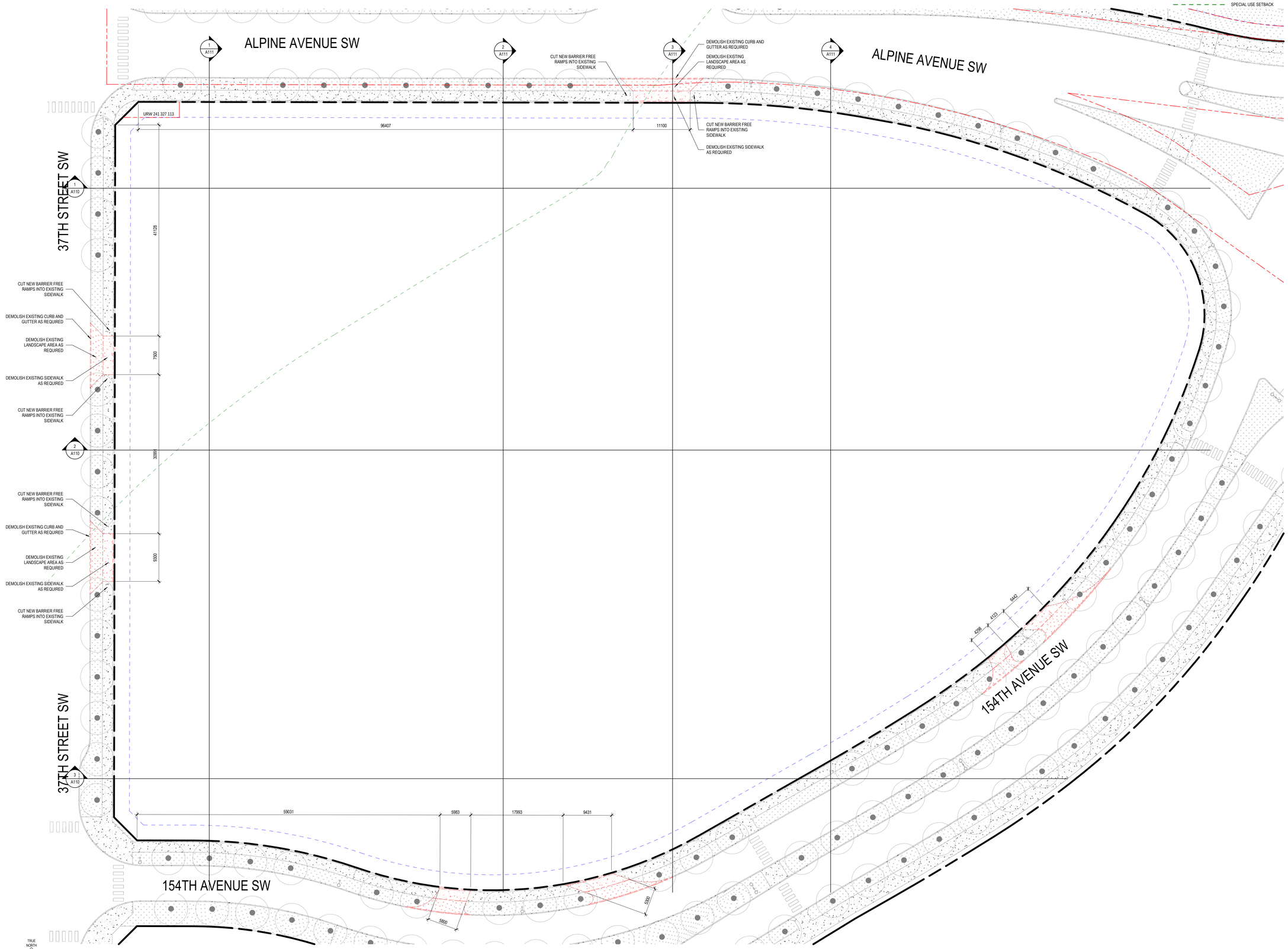

1 A101 OVERALL DEMOLITION SITE PLAN
SCALE: 1 : 250

LEGEND

- PROPERTY LINE
- UTILITY RIGHT-OF-WAY
- SETBACK LINE
- SPECIAL USE SETBACK

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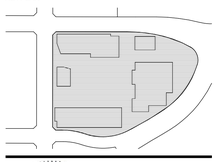
KEYPLAN



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ARCHITECT
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SITE DEMOLITION PLAN

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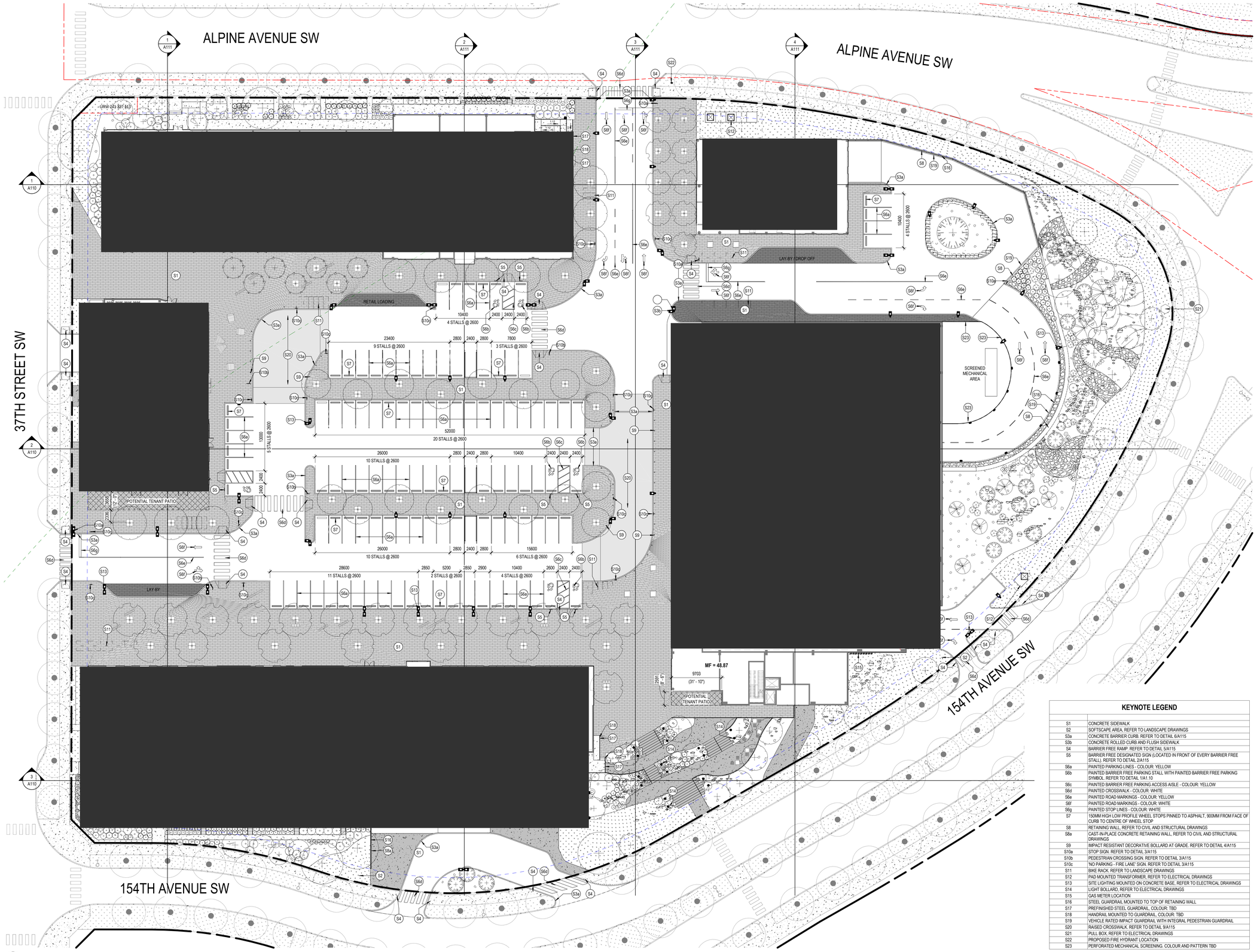

TRUE NORTH

1 / A102 OVERALL SITE PLAN

SCALE: 1 : 250

LEGEND

- PROPERTY LINE
- UTILITY RIGHT-OF-WAY
- SETBACK LINE
- SPECIAL USE SETBACK

KEYNOTE LEGEND

S1	CONCRETE SIDEWALK
S2	SOFTSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
S3a	CONCRETE BARRIER CURB. REFER TO DETAIL 6/A115
S3b	CONCRETE ROLLED CURB AND FLUSH SIDEWALK
S4	BARRIER FREE RAMP. REFER TO DETAIL 5/A115
S5	BARRIER FREE DESIGNATED SIGN (LOCATED IN FRONT OF EVERY BARRIER FREE STALL) REFER TO DETAIL 2/A115
S6a	PAINTED PARKING LINES - COLOUR: YELLOW
S6b	PAINTED BARRIER FREE PARKING STALL WITH PAINTED BARRIER FREE PARKING SYMBOL. REFER TO DETAIL 1/A1.10
S6c	PAINTED BARRIER FREE PARKING ACCESS AISLE - COLOUR: YELLOW
S6d	PAINTED CROSSWALK - COLOUR: WHITE
S6e	PAINTED ROAD MARKINGS - COLOUR: YELLOW
S6f	PAINTED ROAD MARKINGS - COLOUR: WHITE
S6g	PAINTED STOP LINES - COLOUR: WHITE
S7	150MM HIGH LOW PROFILE WHEEL STOPS PINNED TO ASPHALT, 900MM FROM FACE OF CURB TO CENTRE OF WHEEL STOP
S8	RETAINING WALL. REFER TO CIVIL AND STRUCTURAL DRAWINGS
S8a	CAST-IN-PLACE CONCRETE RETAINING WALL. REFER TO CIVIL AND STRUCTURAL DRAWINGS
S9	IMPACT RESISTANT DECORATIVE BOLLARD AT GRADE. REFER TO DETAIL 4/A115
S10a	STOP SIGN. REFER TO DETAIL 3/A115
S10b	PEDESTRIAN CROSSING SIGN. REFER TO DETAIL 3/A115
S10c	'NO PARKING - FIRE LANE' SIGN. REFER TO DETAIL 3/A115
S11	BIKE RACK. REFER TO LANDSCAPE DRAWINGS
S12	PAD MOUNTED TRANSFORMER. REFER TO ELECTRICAL DRAWINGS
S13	SITE LIGHTING MOUNTED ON CONCRETE BASE. REFER TO ELECTRICAL DRAWINGS
S14	LIGHT BOLLARD, REFER TO ELECTRICAL DRAWINGS
S15	GAS METER LOCATION
S16	STEEL GUARDRAIL MOUNTED TO TOP OF RETAINING WALL
S17	PREFINISHED STEEL GUARDRAIL, COLOUR: TBD
S18	HANDRAIL MOUNTED TO GUARDRAIL. COLOUR: TBD
S19	VEHICLE RATED IMPACT GUARDRAIL WITH INTEGRAL PEDESTRIAN GUARDRAIL
S20	RAISED CROSSWALK. REFER TO DETAIL 9/A115
S21	PULL BOX. REFER TO ELECTRICAL DRAWINGS
S22	PROPOSED FIRE HYDRANT LOCATION
S23	PERFORATED MECHANICAL SCREENING. COLOUR AND PATTERN TBD

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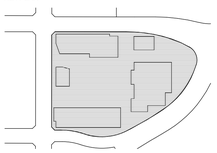
KEYPLAN



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2026-06-30
ALBERTA

ALPINE VILLAGE

15328 37 STREET SW
CALGARY, ALBERTA

OVERALL SITE PLAN

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1 / A410 BUILDING 1 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

2 / A410 BUILDING 1 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
CO	TEXTURED CONCRETE
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
D3	INSULATED HOLLOW METAL DOOR, COLOUR: TO MATCH ADJACENT
D4	COILING OVERHEAD DOOR, COLOUR: TO MATCH ADJACENT
EF1	EIFS, COLOUR: DARK GREY
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
LV	MECHANICAL LOUVER. COLOUR: CHARCOAL
MA1	ALUMINUM COMPOSITE METAL PANEL, COLOUR: BLACK
MA3	ALUMINUM COMPOSITE METAL PANEL, COLOUR: YELLOW
MA4	ALUMINUM COMPOSITE METAL PANEL, COLOUR: COPPER
MC2	CORRUGATED METAL PANEL, COLOUR: BLACK
MP1	METAL PANEL FASCIA, COLOUR: BLACK
MP2	VERTICAL METAL SLATS, COLOUR: WOOD LOOK
MP5	VERTICAL METAL PANEL, COLOUR: GREY
MP6	VERTICAL METAL PANEL WITH FIN, COLOUR: GREY
MP7	VERTICAL METAL PANEL WITH PROFILE, COLOUR: WOOD LOOK
MP8	PERFORATED METAL SCREEN, COLOUR: BRASS
MS1	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR: COPPER
MV1	MASONRY THIN BRICK VENEER - COLOUR: GLAZED CHARCOAL
RA1	METAL BALCONY RAILING, COLOUR: BRASS
TS1	TENANT SIGNAGE AREA. PROVIDE SOLID PLYWOOD BACKING BEHIND ENTIRE SIGNAGE AREA AND POWER FOR FUTURE TENANT CONNECTION. SIGN TYPE AND DESIGN TO BE DETERMINED BY TENANT
TS2	COMMON BUILDING SIGNAGE. PROVIDE SOLID PLYWOOD BACKING AND POWER

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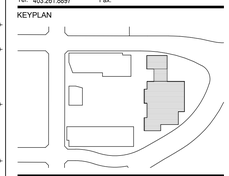
KEYPLAN



ALPINE VILLAGE BUILDING 01

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 01 - ELEVATIONS

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A410

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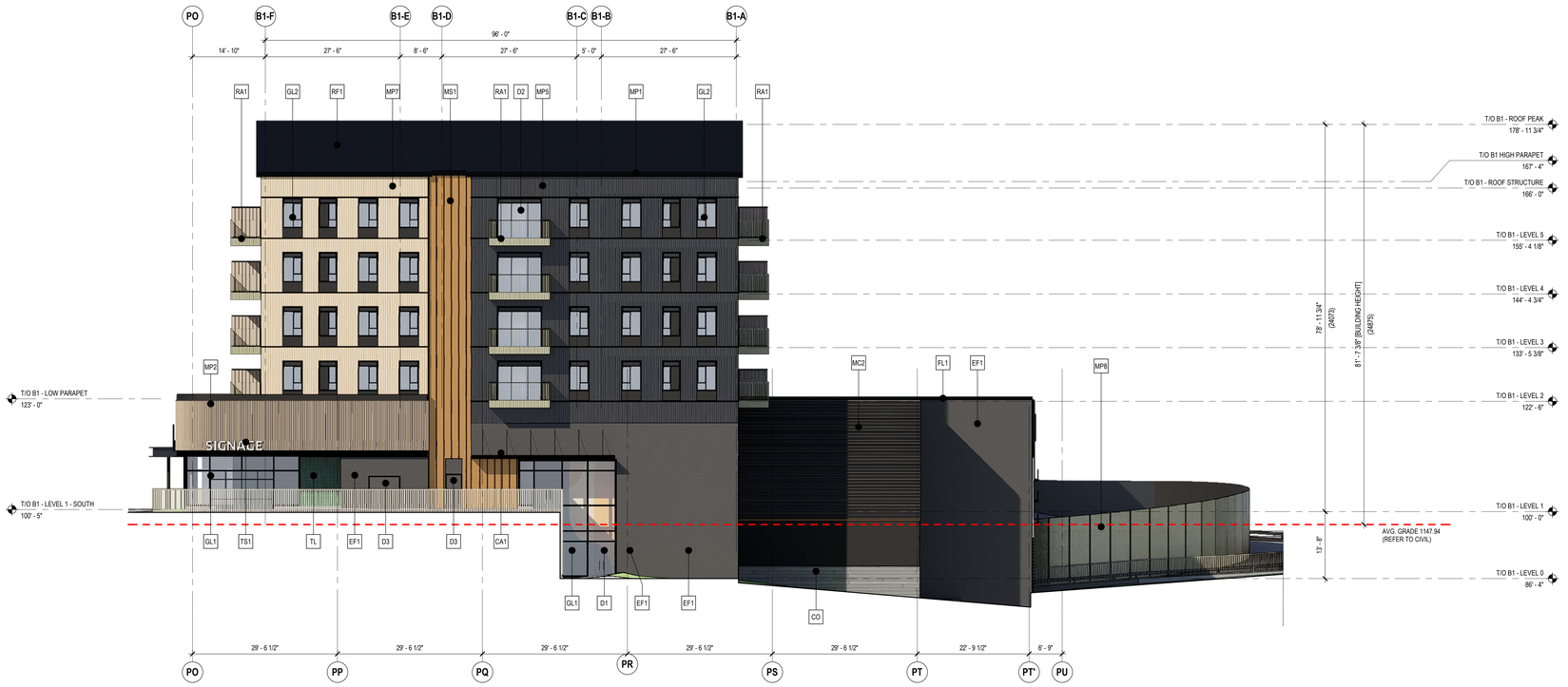

1 / A411 BUILDING 1 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

2 / A411 BUILDING 1 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
AW	METAL AWNING, COLOUR: YELLOW
CA1	PAINTED STEEL CHANNEL CANOPY, COLOUR: BLACK
CL	EXTERIOR COLUMN WITH ACM CLADDING. COLOUR :TBD
CO	TEXTURED CONCRETE
D1	GLAZED ALUMINUM STOREFRONT DOOR, COLOUR: BLACK ANODIZED
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
D3	INSULATED HOLLOW METAL DOOR, COLOUR: TO MATCH ADJACENT
D4	COILING OVERHEAD DOOR, COLOUR: TO MATCH ADJACENT
EF1	EIFS, COLOUR: DARK GREY
FL1	PREFINISHED CAP FLASHING, COLOUR: BLACK
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
MA1	ALUMINUM COMPOSITE METAL PANEL, COLOUR: BLACK
MA2	ALUMINUM COMPOSITE METAL PANEL, COLOUR: DARK GREY
MA3	ALUMINUM COMPOSITE METAL PANEL, COLOUR: YELLOW
MA4	ALUMINUM COMPOSITE METAL PANEL, COLOUR: COPPER
MC2	CORRUGATED METAL PANEL, COLOUR: BLACK
MP1	METAL PANEL FASCIA, COLOUR: BLACK
MP2	VERTICAL METAL SLATS, COLOUR: WOOD LOOK
MP3	VERTICAL METAL SLAT SCREEN, COLOUR: WOOD LOOK
MP5	VERTICAL METAL PANEL, COLOUR: GREY
MP7	VERTICAL METAL PANEL WITH PROFILE, COLOUR: WOOD LOOK
MP8	PERFORATED METAL SCREEN, COLOUR: BRASS
MS1	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR: COPPER
MS2	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR: BLACK
MV1	MASONRY THIN BRICK VENEER - COLOUR: GLAZED CHARCOAL
RA1	METAL BALCONY RAILING, COLOUR: BRASS
RF1	STANDING SEAM METAL ROOFING, COLOUR: CHARCOAL
ST	STONE VENEER, COLOUR: CHARCOAL
TL	TILE, COLOUR: GREEN
TS1	TENANT SIGNAGE AREA. PROVIDE SOLID PLYWOOD BACKING BEHIND ENTIRE SIGNAGE AREA AND POWER FOR FUTURE TENANT CONNECTION. SIGN TYPE AND DESIGN TO BE DETERMINED BY TENANT
TS2	COMMON BUILDING SIGNAGE. PROVIDE SOLID PLYWOOD BACKING AND POWER

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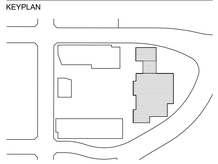
KEYPLAN



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2025-06-30
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ALPINE VILLAGE BUILDING 01

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 01 - ELEVATIONS

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1 A420 BUILDING 2 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

2 A420 BUILDING 2 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
CA4	PERGOLA, COLOUR: WOOD LOOK
D1	GLAZED ALUMINUM STOREFRONT DOOR, COLOUR: BLACK ANODIZED
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
D3	INSULATED HOLLOW METAL DOOR, COLOUR: TO MATCH ADJACENT
EF1	EIFS, COLOUR: DARK GREY
FC2	FIBRE CEMENT PANEL - COLOUR: WHITE
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
MA3	ALUMINUM COMPOSITE METAL PANEL, COLOUR: YELLOW
MP5	VERTICAL METAL PANEL, COLOUR: GREY
MP7	VERTICAL METAL PANEL WITH PROFILE, COLOUR: WOOD LOOK
MU	PAINTED MURAL (DESIGN TBD)
MV1	MASONRY THIN BRICK VENEER - COLOUR: GLAZED CHARCOAL
RA1	METAL BALCONY RAILING, COLOUR: BRASS
RA2	METAL BALCONY RAILING, COLOUR: BLACK
RA3	GLASS RAILING
RF1	STANDING SEAM METAL ROOFING, COLOUR: CHARCOAL
ST	STONE VENEER, COLOUR: CHARCOAL
TS1	TENANT SIGNAGE AREA. PROVIDE SOLID PLYWOOD BACKING BEHIND ENTIRE SIGNAGE AREA AND POWER FOR FUTURE TENANT CONNECTION. SIGN TYPE AND DESIGN TO BE DETERMINED BY TENANT
WD1	STAINED STRUCTURAL WOOD COLUMN. STAIN COLOUR TBD
WD2	STAINED STRUCTURAL WOOD PERGOLA. STAIN COLOUR TBD

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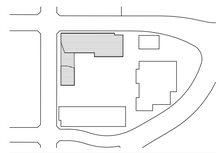

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2025-06-30
ALBERTA

ALPINE VILLAGE BUILDING 02

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 02 - ELEVATIONS

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A420

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1 / A421 BUILDING 2 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

2 / A421 BUILDING 2 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
CA4	PERGOLA, COLOUR: WOOD LOOK
D1	GLAZED ALUMINUM STOREFRONT DOOR, COLOUR: BLACK ANODIZED
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
D3	INSULATED HOLLOW METAL DOOR, COLOUR: TO MATCH ADJACENT
D4	COILING OVERHEAD DOOR, COLOUR: TO MATCH ADJACENT
FC2	FIBRE CEMENT PANEL - COLOUR: WHITE
FC3	FIBRE CEMENT PANEL - COLOUR: GREEN
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
MP5	VERTICAL METAL PANEL, COLOUR: GREY
MP7	VERTICAL METAL PANEL WITH PROFILE, COLOUR: WOOD LOOK
MP8	PERFORATED METAL SCREEN, COLOUR: BRASS
MP9	METAL PANEL, COLOUR: WHITE/GREY
MV1	MASONRY THIN BRICK VENEER - COLOUR: GLAZED CHARCOAL
RA1	METAL BALCONY RAILING, COLOUR: BRASS
RA2	METAL BALCONY RAILING, COLOUR: BLACK
RA3	GLASS RAILING
RF1	STANDING SEAM METAL ROOFING, COLOUR: CHARCOAL
TS1	TENANT SIGNAGE AREA. PROVIDE SOLID PLYWOOD BACKING BEHIND ENTIRE SIGNAGE AREA AND POWER FOR FUTURE TENANT CONNECTION. SIGN TYPE AND DESIGN TO BE DETERMINED BY TENANT

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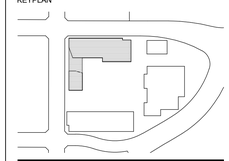
KEYPLAN



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ARCHITECT
2025-06-30
ALBERTA

ALPINE VILLAGE BUILDING 02

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 02 - ELEVATIONS

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A421

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1 / A430 BUILDING 3 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"

2 / A430 BUILDING 3 - EAST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
CA2	PAINTED STEEL CHANNEL PERGOLA, COLOUR: WOOD LOOK
CA3	PAINTED STEEL CHANNEL EYEBROW, COLOUR: BLACK
CL	EXTERIOR COLUMN WITH ACM CLADDING. COLOUR: TBD
CO	TEXTURED CONCRETE
D1	GLAZED ALUMINUM STOREFRONT DOOR, COLOUR: BLACK ANODIZED
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
EF1	EIFS, COLOUR: DARK GREY
EF2	EIFS, COLOUR: TENANT CONTROLLED (TBD)
FC1	FIBRE CEMENT PANEL - COLOUR: BLACK
FC2	FIBRE CEMENT PANEL - COLOUR: WHITE
FC3	FIBRE CEMENT PANEL - COLOUR: GREEN
FL1	PREFINISHED CAP FLASHING, COLOUR: BLACK
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
GL3	FROSTED DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
MA4	ALUMINUM COMPOSITE METAL PANEL, COLOUR: COPPER
MC1	CORRUGATED METAL PANEL, COLOUR: TAN
MP3	VERTICAL METAL SLAT SCREEN, COLOUR: WOOD LOOK
MP9	METAL PANEL, COLOUR: WHITE/GREY
MP10	PERFORATED METAL SCREEN, COLOUR: GREY
MS1	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR: COPPER
MS3	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR; DARK GREEN
MV1	MASONRY THIN BRICK VENEER - COLOUR: GLAZED CHARCOAL
MV2	MASONRY THIN BRICK VENEER - COLOUR: BROWN
RA1	METAL BALCONY RAILING, COLOUR: BRASS
RF2	STANDING SEAM METAL ROOFING, COLOUR: GREEN
TS1	TENANT SIGNAGE AREA. PROVIDE SOLID PLYWOOD BACKING BEHIND ENTIRE SIGNAGE AREA AND POWER FOR FUTURE TENANT CONNECTION. SIGN TYPE AND DESIGN TO BE DETERMINED BY TENANT
WD1	STAINED STRUCTURAL WOOD COLUMN. STAIN COLOUR TBD
WD2	STAINED STRUCTURAL WOOD PERGOLA. STAIN COLOUR TBD

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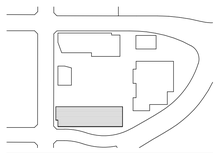
KEYPLAN



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ALPINE VILLAGE BUILDING 03

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 03 - ELEVATIONS

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A430

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1 A431 BUILDING 3 - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

2 A431 BUILDING 3 - WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

KEYNOTE	MATERIAL DESCRIPTION
CA2	PAINTED STEEL CHANNEL PERGOLA, COLOUR: WOOD LOOK
CL	EXTERIOR COLUMN WITH ACM CLADDING. COLOUR: TBD
CO	TEXTURED CONCRETE
D1	GLAZED ALUMINUM STOREFRONT DOOR, COLOUR: BLACK ANODIZED
D2	GLAZED PVC SLIDING DOOR, COLOUR: BLACK FRAMES
D3	INSULATED HOLLOW METAL DOOR, COLOUR: TO MATCH ADJACENT
D4	COILING OVERHEAD DOOR, COLOUR: TO MATCH ADJACENT
EF1	EIFS, COLOUR: DARK GREY
FC1	FIBRE CEMENT PANEL - COLOUR: BLACK
FC2	FIBRE CEMENT PANEL - COLOUR: WHITE
FC3	FIBRE CEMENT PANEL - COLOUR: GREEN
FL1	PREFINISHED CAP FLASHING, COLOUR: BLACK
GL1	CLEAR DOUBLE GLAZED SEALED UNITS, COLOUR: BLACK ANODIZED FRAMES
GL2	CLEAR GLAZED PVC WINDOW, COLOUR BLACK FRAMES
MA4	ALUMINUM COMPOSITE METAL PANEL, COLOUR: COPPER
MC1	CORRUGATED METAL PANEL, COLOUR: TAN
MP10	PERFORATED METAL SCREEN, COLOUR: GREY
MS1	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR: COPPER
MS3	VERTICAL STANDING SEAM METAL PANEL SIDING, COLOUR; DARK GREEN
MU	PAINTED MURAL (DESIGN TBD)
MV2	MASONRY THIN BRICK VENEER - COLOUR: BROWN
RA1	METAL BALCONY RAILING, COLOUR: BRASS
RA2	METAL BALCONY RAILING, COLOUR: BLACK
RF1	STANDING SEAM METAL ROOFING, COLOUR: CHARCOAL
RF2	STANDING SEAM METAL ROOFING, COLOUR: GREEN
WD1	STAINED STRUCTURAL WOOD COLUMN. STAIN COLOUR TBD
WD2	STAINED STRUCTURAL WOOD PERGOLA. STAIN COLOUR TBD

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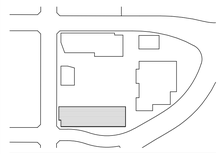
KEYPLAN



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2026-06-30
ALBERTA

ALPINE VILLAGE BUILDING 03

15328 37 STREET SW
CALGARY, ALBERTA

BUILDING 03 - ELEVATIONS

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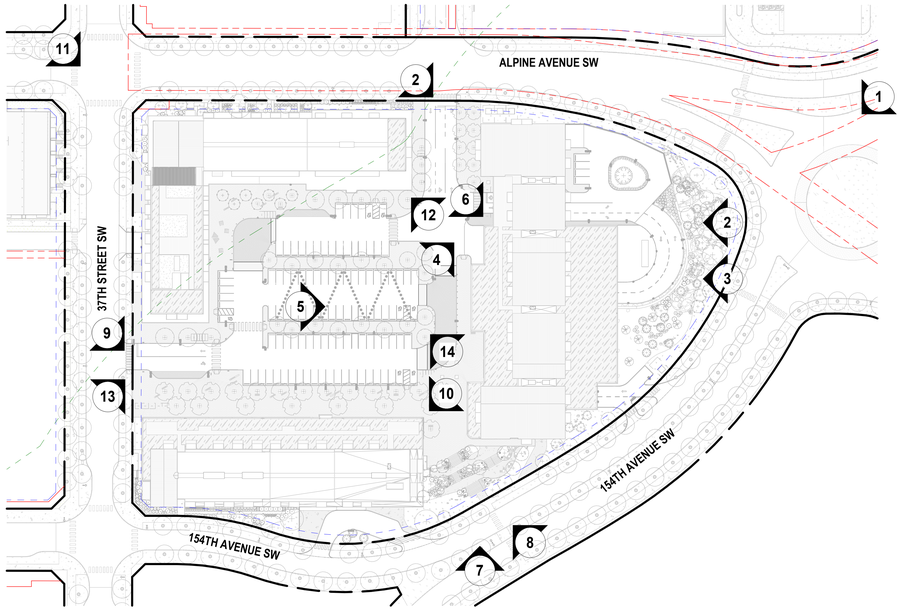

KEY PLAN

SCALE: N.T.S.

1 RENDERING - BUILDING 1 NORTHEAST

SCALE: N.T.S.

2 RENDERING - BUILDING 1 EAST - DAYTIME

SCALE: N.T.S.

3 RENDERING - BUILDING 1 EAST - DUSK

SCALE: N.T.S.

4 RENDERING - BUILDING 1 WEST

SCALE: N.T.S.

5 RENDERING - BUILDING 1 WEST

SCALE: N.T.S.

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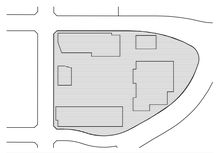
KEYPLAN



TYLER JOHN DIXON
REGISTERED
ARCHITECT
2026-06-30
ALBERTA

ALPINE VILLAGE

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RENDERINGS

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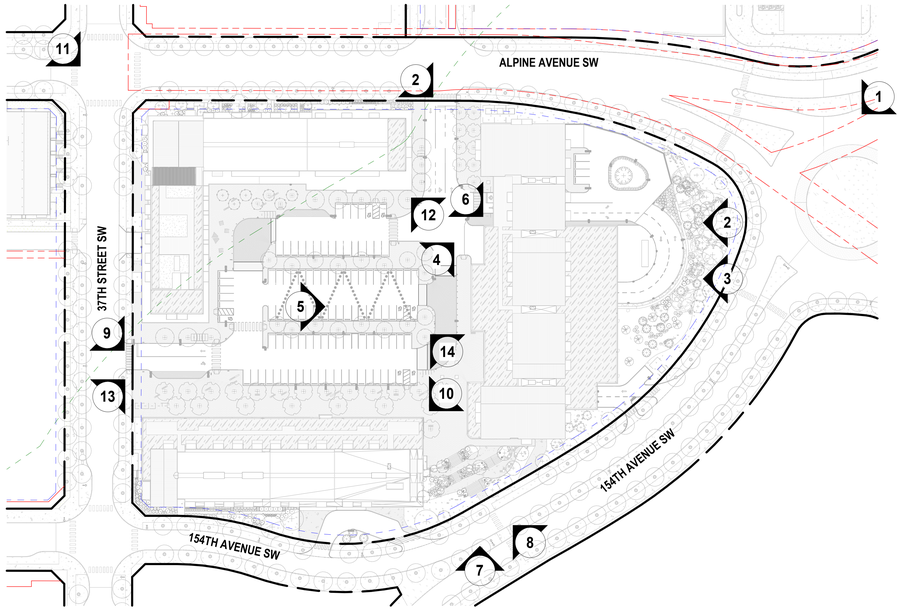

KEY PLAN

SCALE: N.T.S.

6 RENDERING - BUILDING 1 WEST

SCALE: N.T.S.

7 RENDERING - BUILDING 1 SOUTH

SCALE: N.T.S.

8 RENDERING - BUILDING 3 SOUTHEAST

SCALE: N.T.S.

9 RENDERING - BUILDING 3 NORTHWEST

SCALE: N.T.S.

10 RENDERING - BUILDING 3 NORTHEAST

SCALE: N.T.S.

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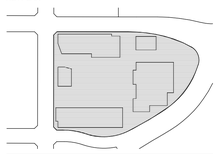
KEYPLAN



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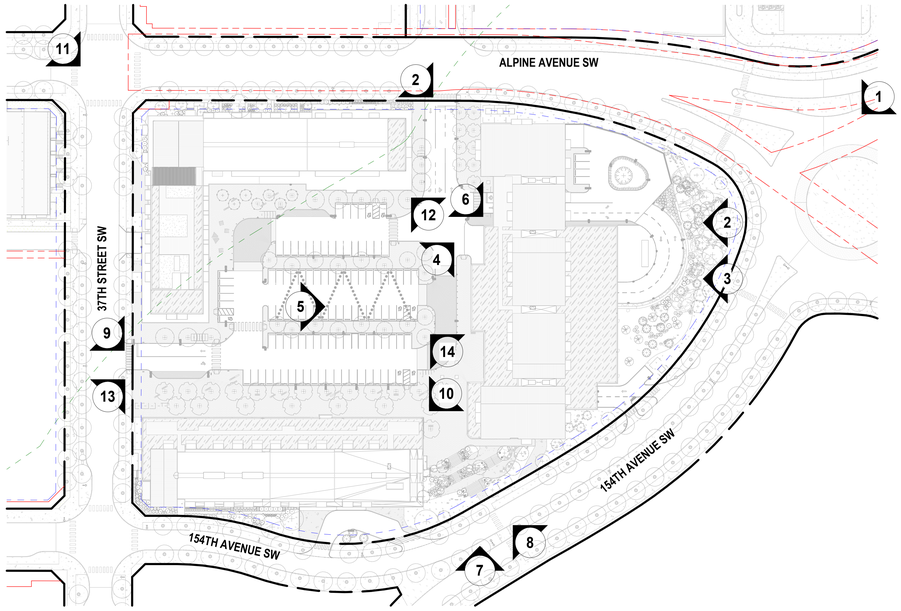

KEY PLAN

SCALE: N.T.S.

11 RENDERING - BUILDING 2 NORTHWEST

SCALE: N.T.S.

12 RENDERING - BUILDING 2 SOUTHEAST

SCALE: N.T.S.

13 RENDERING - BUILDING 2 SOUTHWEST

SCALE: N.T.S.

14 RENDERING - BUILDING 2 SOUTHEAST

SCALE: N.T.S.

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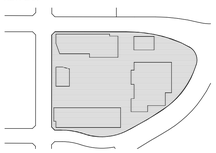
KEYPLAN



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