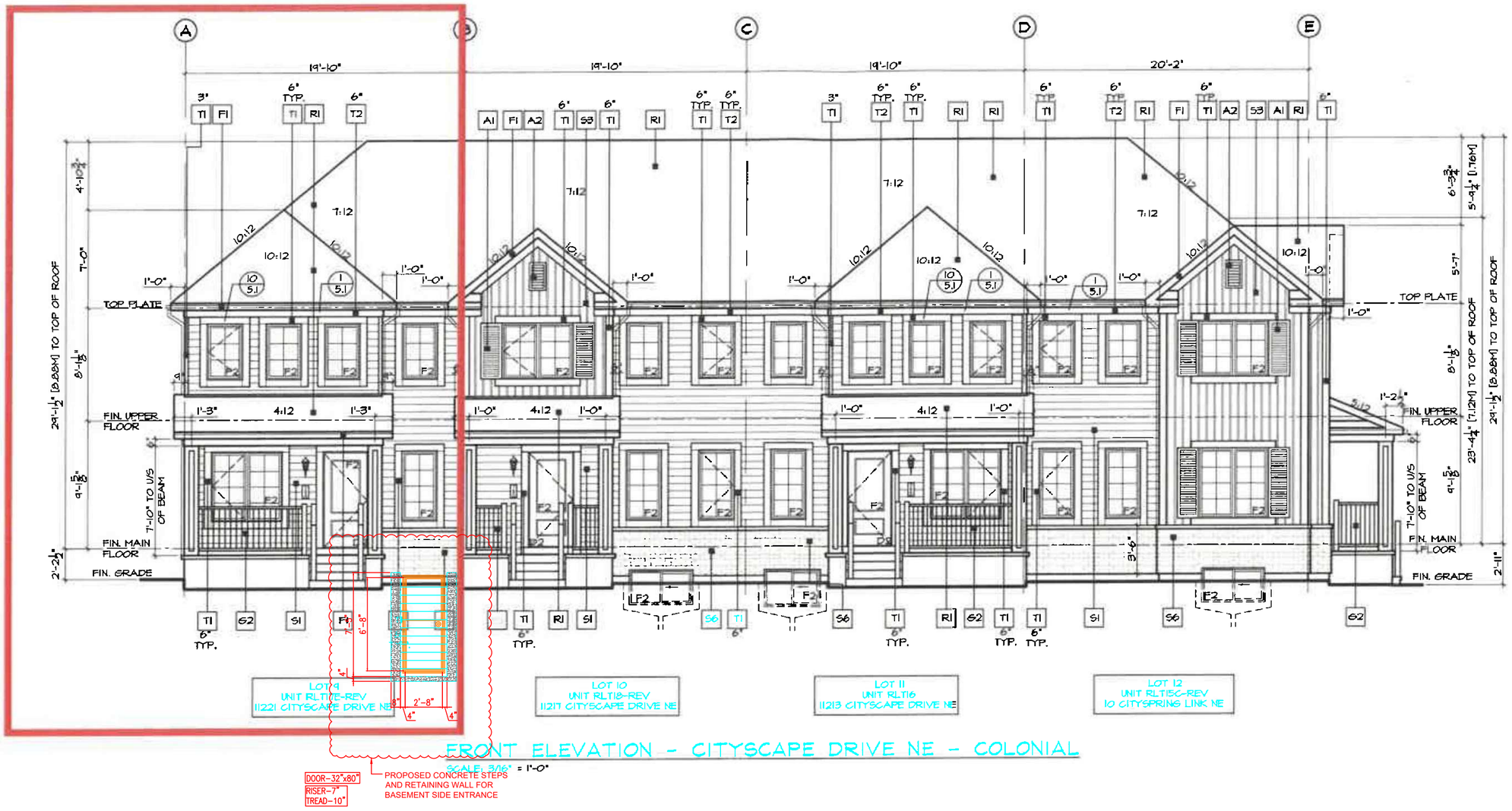


FRONT ELEVATION - CITYSCAPE DRIVE NE - COLONIAL

SCALE: 3/16" = 1'-0"

REFERENCE DRAWINGS

SR.NO.	DRAWING TITLE	DRAWING NO.

NOTE :-

1. ALL DIMENSIONS ARE IN FOOT AND INCH (U.N.O).
2. MINIMUM CLEAR COVER TO REBAR 2" AND 3" FOR CAST AGAINST SOIL.
3. SOIL BEARING MUST >=150 KPA.
4. CONCRETE MINIMUM 30 MPA.
5. ANY PORTION OF EXISTING BUILDING BEEN EXPOSED DUE TO PROPOSED TO CONSTRUCTION/EXCAVATION SHALL BE COVERED BY RIGID INSULATION.
6. MUST BE ABIDE BY THE NATIONAL BUILDING CODE (ALBERTA), BEST CONSTRUCTION PRACTICE AND LOCAL REGULATIONS.
7. PROPER BONDING SHALL BE BETWEEN OLD AND NEW CONCRETE . OLD AND NEW FOUNDATION SHALL BE CONNECTED BY 100 (4") REBAR INSERTED AND GROUTED BY HILTI-HY-200 INTO OLD CONCRETE.
8. DON'T SCALE THE DRAWING.
9. CONSTRUCTION SHALL BE DONE BY EXPERIENCED & LICENSED CONTRACTORS ONLY.
10. CONTRACTOR TO IDENTIFY ANY UNDERGROUND UTILITIES BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
11. ITS CONTRACTOR / OWNERS RESPONSIBILITY TO INFORM PROFESSIONAL ENGINEER WELL IN ADVANCE ABOUT CONSTRUCTION PLAN AND CONCRETE SHOULD POUR ONLY AFTER APPROVAL OF FROM WORK AND REBAR PLACEMENT OF RETAINING WALL AND STEPS.
12. ALL INSULATION 2 LAYERS OF 2" TYPE 4 (DOW SM INSULATION PANEL - TYPE 4) OR C-300 EXTRUDED POLYSTYRENE RIGID INSULATION.

REV.	DATE	DESCRIPTION	DRN.	CHK.	APP.	PRN.
R0	06-17-24	ISSUED FOR APPROVAL	AK	HP	HP	EMAIL

ISSUED FOR

- ☐ INFORMATION
- ☑ APPROVAL
- ☐ CONSTRUCTION
- ☐ ENQUIRY
- ☐ ORDER
- ☐ REVIEW

CLIENT : -

PROJECT : 11221 city scape drive, CALGARY, AB

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGMENT
99, SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
PHONE : +1 (587)834-5080
E-MAIL : contriveeng@gmail.com
WEBSITE : http://www.contriveservices.ca/
CONTRIVE Concept to Completion

PROJECT NO. :- -

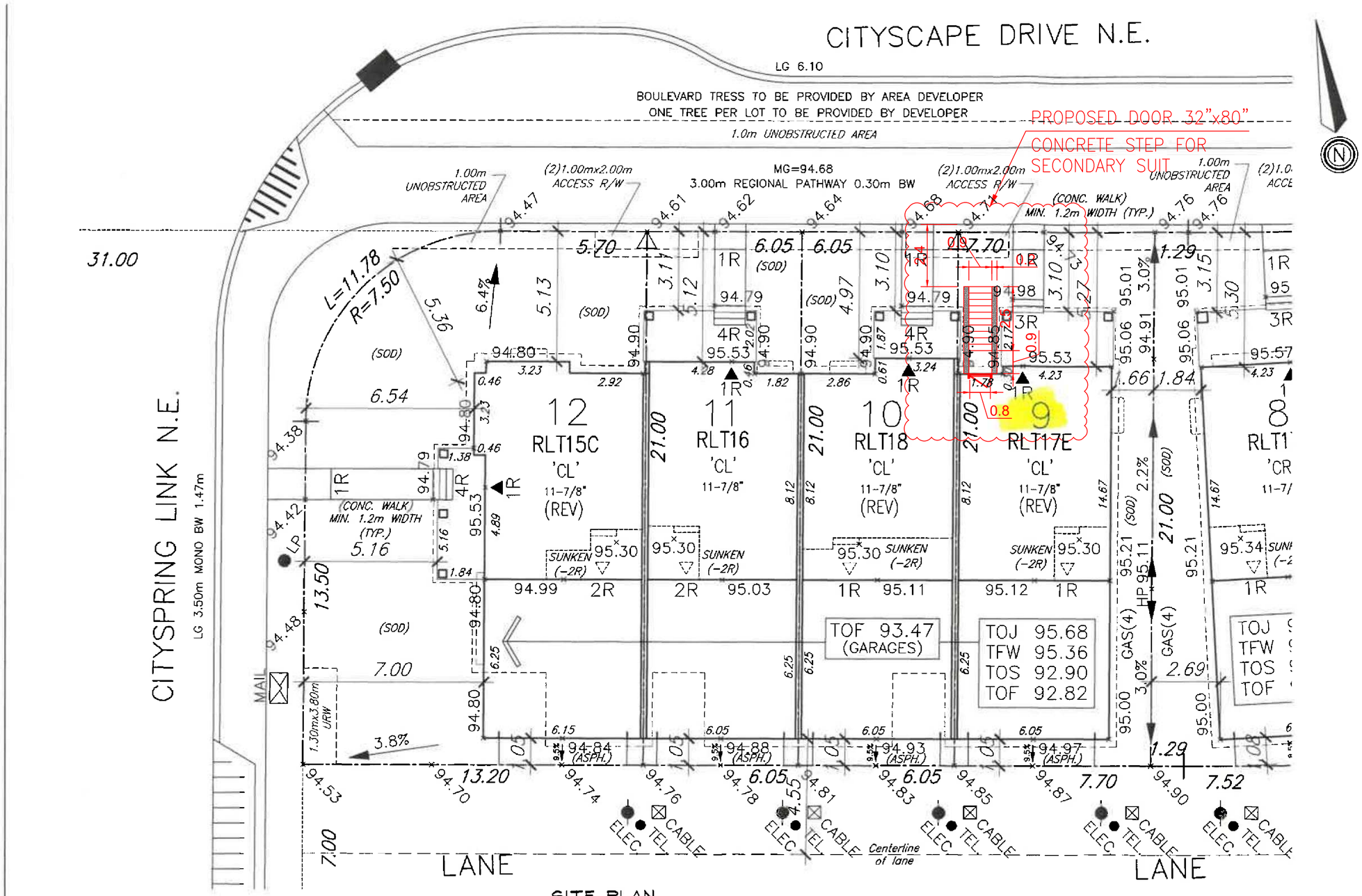
TITLE :- PROPOSED NEW WALL, STAIR AND DOOR FOR SIDE ENTRANCE

DRAWN BY	AK	
CHECKED BY	HP	
APPROVED BY	HP	
DRAWING NO.	A1.2	
SCALE :1:NTS		

R0 — 17 06/24

SHEET 02 OF 02

PAGE SIZE A2



REFERENCE DRAWINGS

SR.NO.	DRAWING TITLE	DRAWING NO.

REV.	DATE	DESCRIPTION	DRN.	CHK.	APP.	PRN.
R0	06-16-24	ISSUED FOR APPROVAL	AK	HP	HP	EMAIL

ISSUED FOR

- ☐ INFORMATION
- ☑ APPROVAL
- ☐ CONSTRUCTION
- ☐ ENQUIRY
- ☐ ORDER
- ☐ REVIEW

CLIENT : -

PROJECT : 54 SKYVIEW POINT GREEN NE, CALGRY, AB.

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGMENT
99, SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
PHONE : +1 (587)834-5080
E-MAIL : contriveeng@gmail.com
WEBSITE : http://www.contriveservices.ca/
CONTRIVE Concept to Completion

PROJECT NO. :- -

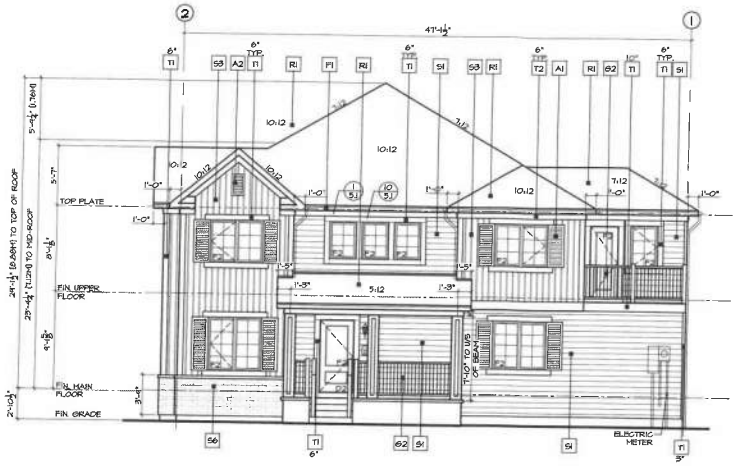
TITLE :- BASEMENT SIDE ENTRANCE SITE PLAN

DRAWN BY	AK
CHECKED BY	HP
APPROVED BY	HP
DRAWING NO.	A 1.1
SCALE :1:NTS	

R0 16 06 24

SHEET 01 OF 01

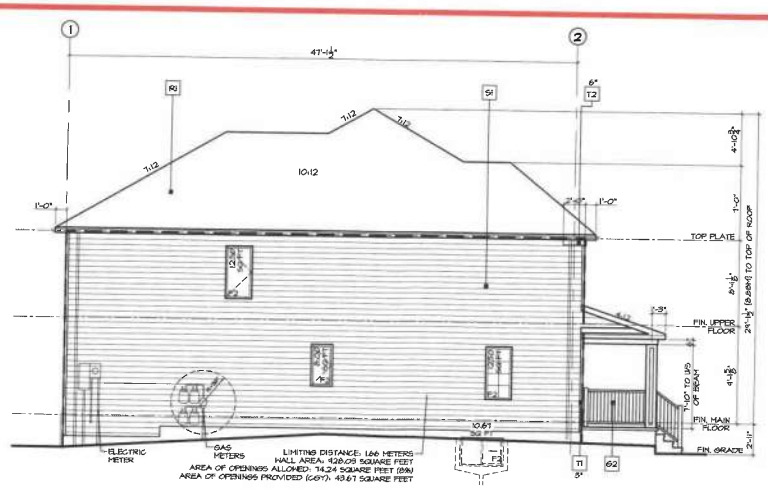
PAGE SIZE A1



LOT 12
UNIT RL115C-REV
10 CITYSPRING LINK NE

RIGHT ELEVATION - COLONIAL

SCALE: 3/16" = 1'-0"



LOT 9
UNIT RL117B2-REV
1221 CITYSCAPE DRIVE NE

LEFT ELEVATION - COLONIAL

SCALE: 3/16" = 1'-0"

MATERIAL LEGEND

*	DENOTES NOTE LOCATION ON PLAN

ROOFING:
R1. ASPHALT SHINGLES
R2. STANDING SEAM METAL ROOF

SIDING:
S1. HORIZONTAL SIDING (NON-COMBUSTIBLE)
S2. SHAKE / SHINGLE SIDING (NON-COMBUSTIBLE)
S3. BOARD AND BATTEN SIDING (NON-COMBUSTIBLE)
S4. PANEL SIDING (NON-COMBUSTIBLE)
S5. MANUFACTURED STONE SIDING
S6. MANUFACTURED BRICK SIDING

TRIMS AND PANELS:
T1. TRIM
T2. FREEZE BOARD

DECK CLADDING:
D1. SMARTBOARD TRIMS

FASCIA:
F1. ALUMINUM CLAD FASCIA
F2. TIMBER FASCIA
F3. FIBER CEMENT FASCIA

GUARDRAILS:
G1. 42" PRESSURE TREATED WOOD HANDRAIL WITH MAX. 4" SPACING BETWEEN PICKETS
G2. 42" ALUMINUM RAILING
G3. 42" ALUMINUM RAILING WITH GLASS PANEL

NOTE:
1. FOR MORE INFORMATION SEE ELEVATION DETAILS ON SHEET A2.1

ELEVATION NOTES

1. FOR THERMAL TRANSMITTANCE VALUES OF WINDOWS (F1, F2 & F3) AND DOORS (D1 & D2) SEE PERFORMANCE ENERGY MODEL CALCULATIONS, DRAWING # EM-04.

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Revision list:

9	RE-ISSUED FOR BUILDING PERMIT
8	ISSUED FOR BUILDING PERMIT
3	RE-ISSUED FOR DEVELOPMENT PERMIT
2	RE-ISSUED FOR DEVELOPMENT PERMIT
1	ISSUED FOR DEVELOPMENT PERMIT

Issue Chart

CITYSCAPE

BLOCK 36 - LOT 9
REAR LANE TOWNHOMES
'COLONIAL'

Calgary, AB

Mattamy Homes (Calgary)
Alberta Division

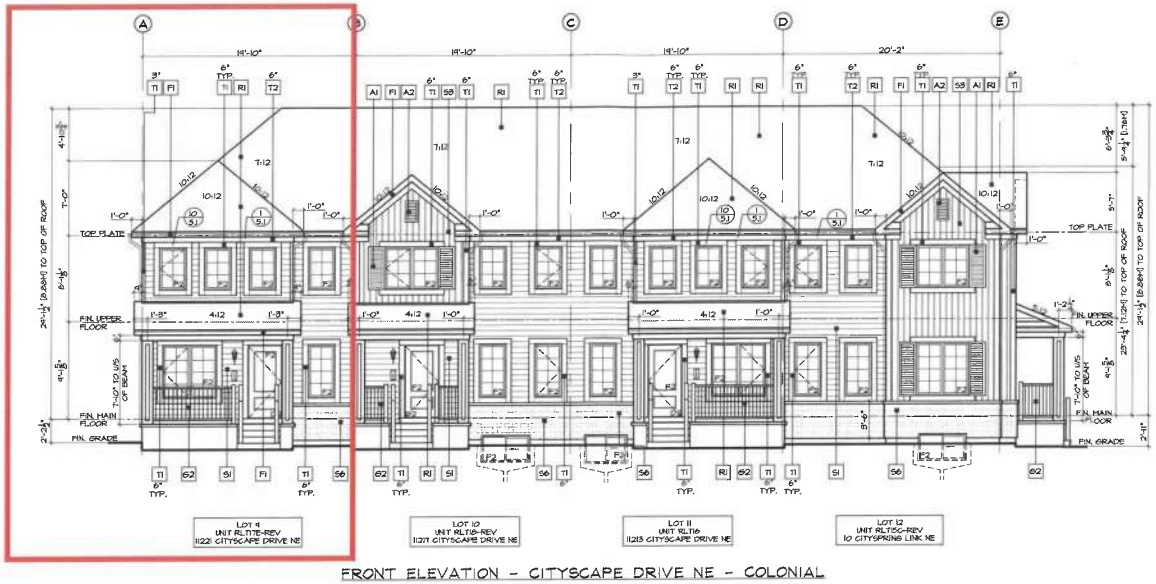
Project No.
Scale
Drawn By
Checked By

ELEVATIONS

40221503 (36-09)

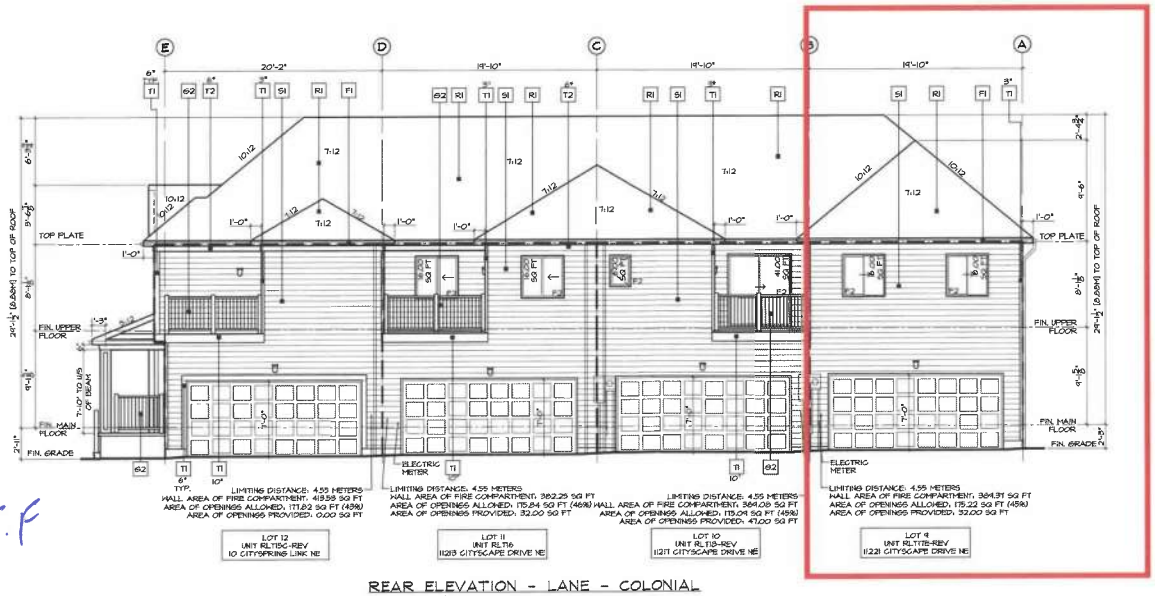
A2.1

JC E.F



FRONT ELEVATION - CITYSCAPE DRIVE NE - COLONIAL

SCALE: 3/16" = 1'-0"



REAR ELEVATION - LANE - COLONIAL

SCALE: 3/16" = 1'-0"

J.C E.F

MATERIAL LEGEND

4 DENOTES NOTE LOCATION ON PLAN

ROOFING:
R1. ASPHALT SHINGLES
R2. STANDING SEAM METAL ROOF

SIDING:
S1. HORIZONTAL SIDING (NON-COMBUSTIBLE)
S2. SHAKE / SHINGLE SIDING (NON-COMBUSTIBLE)
S3. BOARD AND BATTEN SIDING (NON-COMBUSTIBLE)
S4. PANEL SIDING (NON-COMBUSTIBLE)
S5. MANUFACTURED STONE SIDING
S6. MANUFACTURED BRICK SIDING

TRIMS AND PANELS:
T1. TRIM
T2. FREEZE BOARD

DECK CLADDING:
D1. SMARTBOARD TRIMS

FASCIA:
F1. ALUMINIUM CLAD FASCIA
F2. TIMBER FASCIA
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GUARDRAILS:
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NOTE:
1. FOR MORE INFORMATION SEE ELEVATION DETAILS ON SHEET A2.1

ELEVATION NOTES

1. FOR THERMAL TRANSMITTANCE VALUES OF WINDOWS (F1, F2 & F3) AND DOORS (D1 & D2) SEE PERFORMANCE ENERGY MODEL CALCULATIONS, DRAWING # ENG-04.

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Revision list:

5 RE-ISSUED FOR BUILD
4 ISSUED FOR BUILDING
3 RE-ISSUED FOR DEVE
2 RE-ISSUED FOR DEVE
1 ISSUED FOR DEVELOP

Issue Chart

CITYSCA

BLOCK 36 -
REAR LANE
'COLONIAL'

Calgary, AB

Mattamy Ho
Alberta Divi

Project No.

Scale

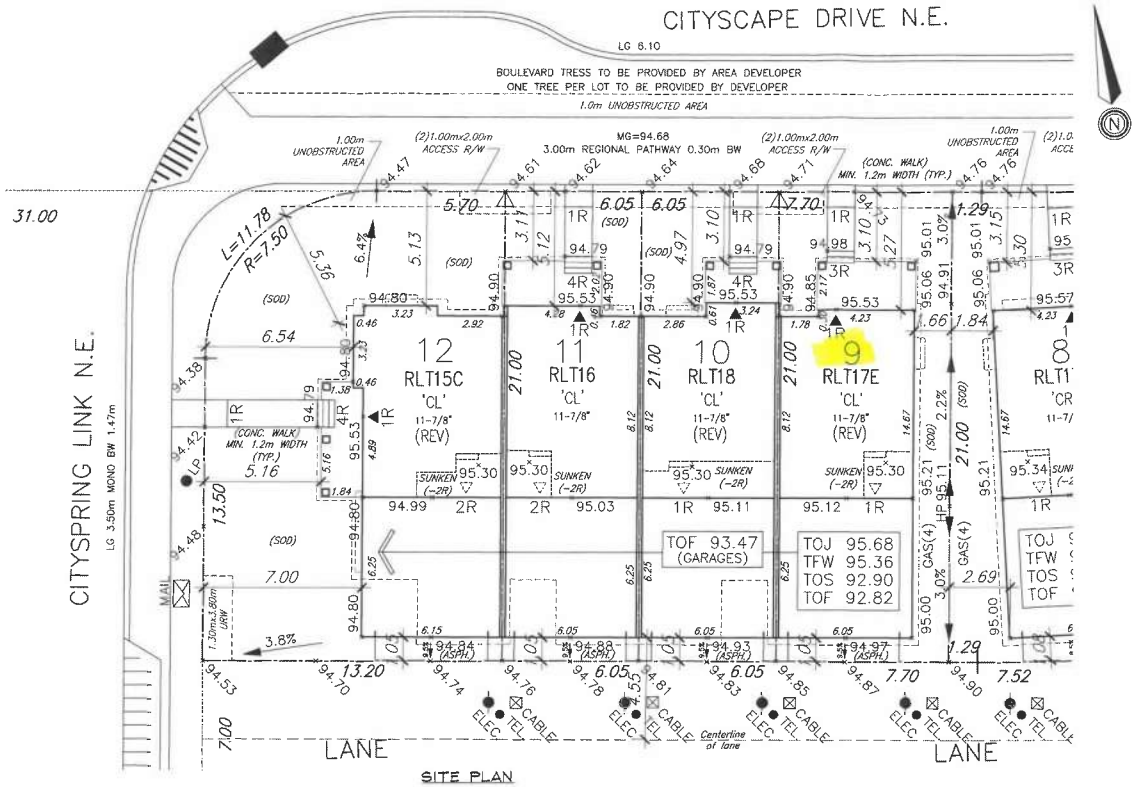
Drawn By

Checked By

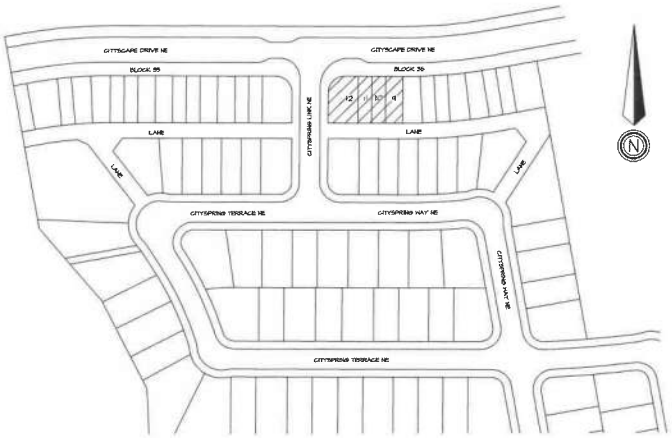
ELEVATION

A

40221503 (36-09)



SITE PLAN
SCALE: 1:100



KEY SITE PLAN
SCALE: 1:4000

GENERAL NOTES

1. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES, IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE. NOTE: BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.
2. SINCE THE REARLANE TOWNHOMES ARE FREEHOLD UNITS, THE HOMEOWNER MAY ALTER THE GROUND COVER AFTER TRANSFER OF OWNERSHIP.
3. ALL UTILITIES LOCATIONS SHALL BE LOCATED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
4. ALL LANDSCAPED AREAS SHALL BE GRADED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. MAINTAIN GRADIENT SHALL BE NO LESS THAN 2.0% AND MAXIMUM NO MORE THAN 20%.
5. PATH AND HARD SURFACE AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. MINIMUM GRADIENT SHALL NOT EXCEED 10%.
6. ALL SOFT LANDSCAPED AREAS SHALL RECEIVED 150MM DEPTH TOPSOIL (MINIMUM).
7. TREES ARE TO BE PLANTED IN ACCORDANCE TO THE PLANTING STANDARDS OF LANTARSA; INCLUDING TREE WELLS WITH MINIMUM 75MM DEPTH CLEAN, WEED FREE BARK MULCH.
8. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS OR NURSERY STOCK PREPARED BY THE AALANDSLA AND ISA.
9. AT TIME OF ACCEPTANCE, ALL PLANT MATERIAL MUST BE IN HEALTHY, VIGOROUS GROWING CONDITIONS AS PER CITY OF CALGARY PARKS SPECIFICATIONS. PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR AS OUTLINED IN HE CONTRACT AND IN ACCORDANCE TO THE PLANTING STANDARDS OF LANTARSA.
10. LOCATE TREE 3.5M+ FROM DEEP OR SHALLOW SERVICES UNLESS OTHERWISE NOTED.
11. MINIMUM SETBACKS OR TREES SHALL BE:
    - 2.5M FROM SIDE PROPERTY LINES
    - 1.0M FROM BACK OF WALK AND DRIVEWAYS
    - 2.5M FROM HYDRANTS
    - 4.0M FROM STREET LIGHTS
    - 3.5M FROM TRANSFORMERS
    - 4.0M FROM BUS STOPS
    - 2.5M FROM CURB STOPS

SITE PLAN NOTE

1. SITE GRADING INFORMATION PROVIDED ON THIS PLAN IS FOR REFERENCE ONLY AND MUST BE REVIEWED BY A REGISTERED ENGINEER TO ENSURE IT MEETS THE REQUIREMENTS OF THE BUILDING GRADE PLAN

LEGEND

LP	LIGHT POLE
H	HYDRANT
	TRANSFORMER
	WATER SERVICE
	DOUBLE STM. CONNECTION
	SINGLE STM. CONNECTION
CB	CATCH BASIN
	EXTERIOR DOOR LOCATION
_R	(_R= No. OF RISERS)
	SIDE WINDOW LOCATION
	SWALE DIRECTION
	STREET SIGN
	CABLE TELEVISION PEDESTAL
	BELL PEDESTAL
FF	GROUND FLOOR
TOJ	TOP OF JOISTS
TOFW	TOP OF FOUNDATION WALL
TOS	TOP OF SLAB
TOF	TOP OF FOOTING
TOFF	TOP OF FOOTING AT FRONT
TOFR	TOP OF FOOTING AT REAR
W.O.D.	WALK OUT DECK
W.O.B.	WALK OUT BASEMENT
	HYDRO SERVICE LATERAL
	1.5m BLACK VINYL CHAIN LINK FENCE
	EMBANKMENT 3:1 SLOPE
	PROPOSED VALVE
MAIL	SUPER MAIL BOX
	PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA
REV	REVERSE PLAN
	RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
	RETAINING WALL
	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)
	THIS LOT CONTAINS ENGINEERED FILL
124	LOT GRADING HAS BEEN REVIEWED AND APPROVED BY ENGINEER

LOT INFORMATION

LEGAL ADDRESS:
BLOCK 36, LOT 9-12
OWNER NAME & ADDRESS:
MATTAMY HOMES
2563-29th STREET N.E.
CALGARY, ALBERTA. T1Y 7B5

DIMENSIONS:
SEE SITE PLAN

SITE AREA:
590.48 m² (0.059048 Hectare)

DENSITY:
4 UNITS (59 UPH)

TOTAL GROSS FLOOR AREA:
519.14 m²

FAR (GFA / PARCEL AREA):
0.76

E.P

SITE CALCULATIONS

BLOCK 36	LOT 9	LOT 10	LOT 11	LOT 12
MODEL	RLT17E-REV	RLT18-REV	RLT16	RLT15C-REV
MUNICIPAL ADDRESS	11221 CITYSCAPE DRIVE NE	11217 CITYSCAPE DRIVE NE	11213 CITYSCAPE DRIVE NE	10 CITYSPRING LINK NE
LOWEST TOP OF FOOTING (PER BGP)	92.27m	92.27m	92.27m	92.27m
SUGGESTED FRONT GRADE (PER BGP)	95.01m	95.01m	95.01m	95.01m
SANITARY SEWER INVERT (PER BGP)	91.51m	91.51m	91.27m	91.27m
SANITARY STORM INVERT (PER BGP)	91.51m	91.51m	91.27m	91.27m
AREA OF LOT	151.61m²	127.91m²	126.36m²	284.60m²
AREA OF UNIT COVERAGE INCLUDING PORCH	97.16m²	94.67m²	97.18m²	100.34m²
COVERAGE	64.13%	74.04%	76.95%	37.85%
TOP OF ROOF PEAK (GEODETIC)	104.56m	104.56m	104.56m	104.56m

AREA CALCULATIONS

BLOCK 36	LOT 9	LOT 10	LOT 11	LOT 12	TOTAL	TOTAL
MODEL	RLT17E-REV	RLT18-REV	RLT16	RLT15C-REV		
MUNICIPAL ADDRESS	11221 CITYSCAPE DRIVE NE	11217 CITYSCAPE DRIVE NE	11213 CITYSCAPE DRIVE NE	10 CITYSPRING LINK NE		
MAIN FLOOR AREA	543 SF	549 SF	549 SF	564 SF	2204 SF	204.76 SM
UPPER FLOOR AREA	950 SF	874 SF	826 SF	910 SF	3560 SF	330.73 SM
SUBTOTAL	**1492 SF**	**1423 SF**	**1375 SF**	**1474 SF**	**5764 SF**	**535.49 SM**
DEDUCT OPEN AREAS AND STAIRS	34 SF	43 SF	34 SF	55 SF	176 SF	16.35 SM
TOTAL NET AREA	**1458 SF**	**1380 SF**	**1341 SF**	**1409 SF**	**5588 SF**	**519.14 SM**
BALCONY AREA	0 SF	82 SF	129 SF	85 SF	296 SF	27.50 SM
BASEMENT DEVELOPMENT AREA	0 SF	0 SF	0 SF	0 SF	0 SF	0.00 SM
BASEMENT FLOOR AREA	542 SF	549 SF	549 SF	569 SF	2209 SF	205.22 SM
TOTAL AMENITY SPACE	7 SM (PORCH)	7 SM (BAL CONY)	11 SM (BALCONY)	7 SM (BALCONY)	32 SF	2.97 SM
GARAGE AREA	407 SF	407 SF	407 SF	418 SF	1639 SF	152.27 SM
BUILDING COVERAGE	**949 SF**	**956 SF**	**956 SF**	**982 SF**	**3843 SF**	**357.03 SM**
PORCH COVERAGE	97 SF	63 SF	90 SF	98 SF	348 SF	32.33 SM
TOTAL COVERAGE	**1046 SF**	**1019 SF**	**1046 SF**	**1080 SF**	**4191 SF**	**389.36 SM**

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Revision list:

5	RE-ISSUED FOR BUILD
4	ISSUED FOR BUILDING
3	RE-ISSUED FOR DEVEL
2	RE-ISSUED FOR DEVE
1	ISSUED FOR DEL.P

Issue Chart

CITYSCAP

BLOCK 36 - R
REAR LANE T
'COLONIAL'

Calgary, AB

Mattamy Hor
Alberta Divis

Project No.
Scale
Drawn By
Checked By

BLOCK 36 L
SITE PLAN

A