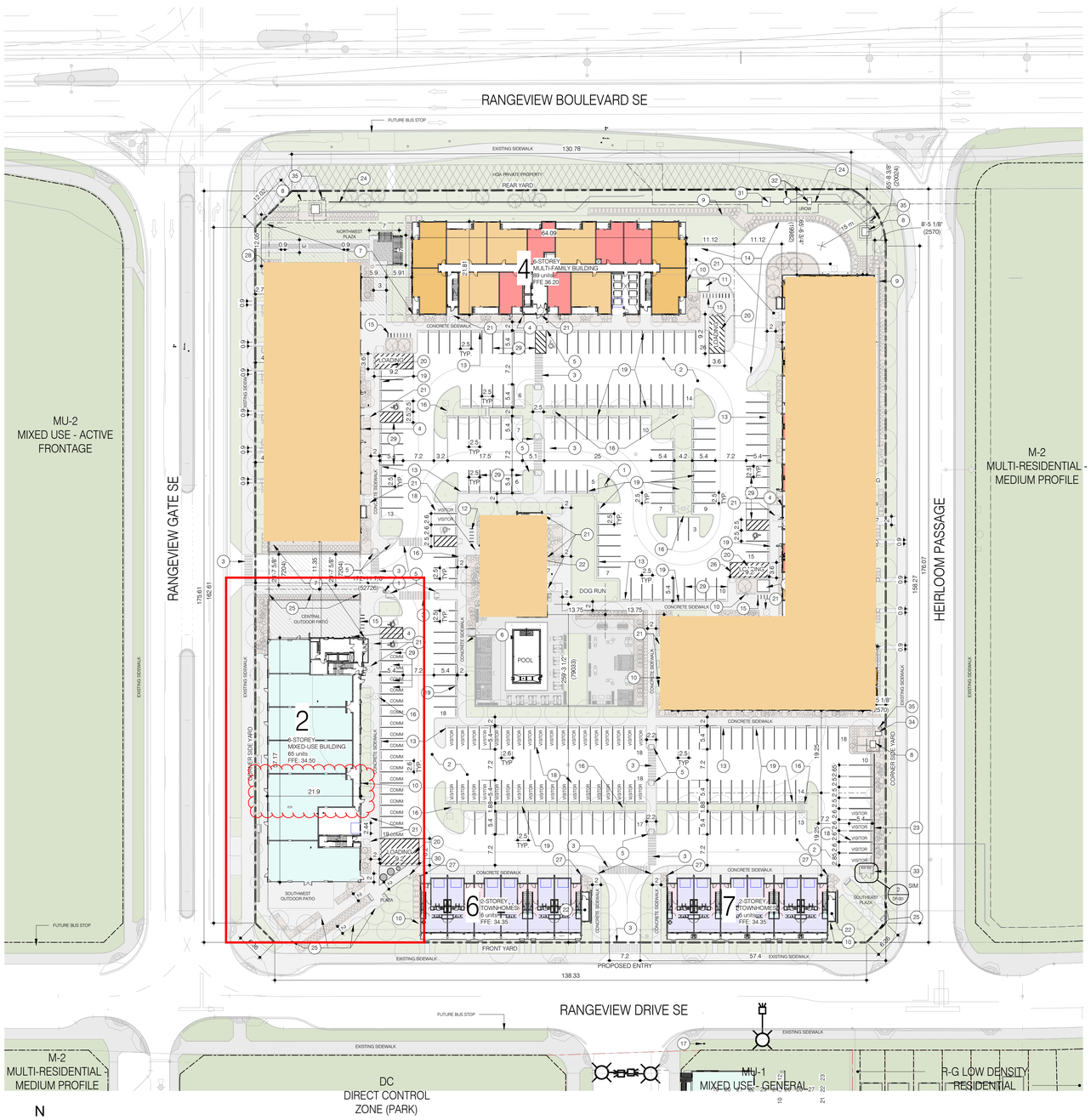
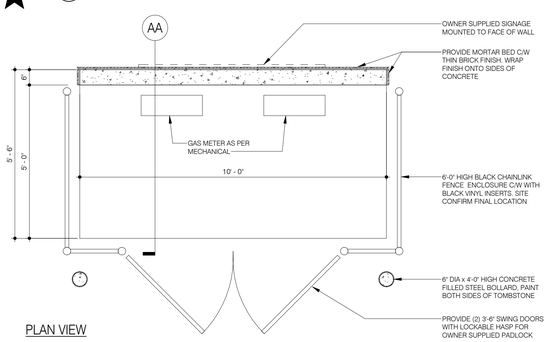


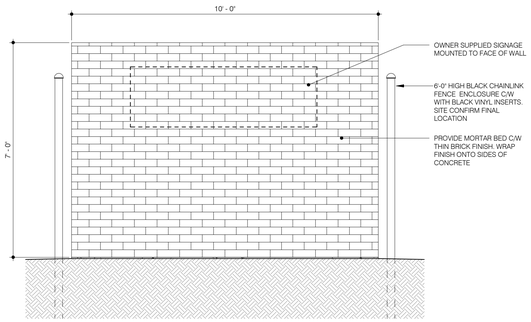
N

1 / A-001 SITE PLAN
SCALE 1" = 40'-0"

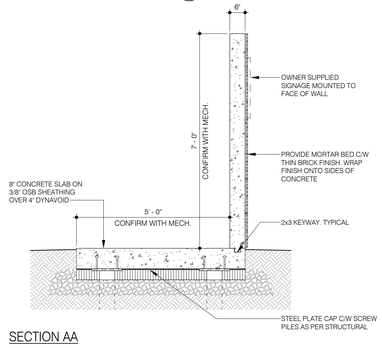


PLAN VIEW

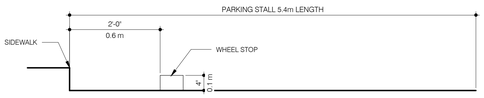
3 / A-001 GAS METER TOMBSTONE.
SCALE 1/2" = 1'-0"



ELEVATION



SECTION AA



2 / A-001 SECTION DETAIL - WHEEL STOP.
SCALE 3/4" = 1'-0"

PROJECT INFORMATION:

GENERAL ZONING INFORMATION

LEGAL DESCRIPTION: MERIDIAN 4, RANGE: 29, TOWNSHIP:22, SECTION: 23, QUARTER: SW
LOT 2, BLOCK 27

MUNICIPAL ADDRESS: RANGEVIEW BOULEVARD SE, CALGARY, ALBERTA

SITE AREA: 25,800 SQ.M. (2.58 HECTARES, 6.4 ACRES)

ZONING: CALGARY ZONING BY LAW 1P2007, MIXED-USE DISTRICTS
DESIGNATION: MU-1 MIXED-USED - GENERAL (PART 14)

BUILDING CODE: ALBERTA BUILDING CODE 2023

DENSITY: NOT APPLICABLE

UNIT COUNT

. 1-BED	085
. 1-BED + DEN	086
. 2-BED	123
. 2-BED + DEN	121
. 3-BED	012
. TOWNHOMES	012
TOTAL:	439 UNITS

170 DWELLINGS / HECTARE (69 DWELLINGS / ACRE)

FLOOR AREA RATIO: NOT APPLICABLE

GROSS BUILDING AREA

. REFER TO SHEET DP-002 FOR PARKADE GROSS AREAS.

. BUILDING 1:	006,061 sf (563 sq.m)
. BUILDING 2:	074,791 sf (6,948 sq.m.)
. BUILDING 3:	082,799 sf (7,692 sq.m.)
. BUILDING 4:	082,799 sf (7,692 sq.m.)
. BUILDING 5:	170,256 sf (170,256 sq.m.)
. BUILDING 6:	010,256 sf (10,256 sq.m.)
. BUILDING 7:	010,256 sf (10,256 sq.m.)
TOTAL:	437,218 sf (40,619 sq.m.) (excluding parkades)

435,178 sf / 277,916 sf = 1.57 FAR PROVIDED

COMMERCIAL RENTAL AREA: 11,367 sf

SETBACKS
- RANGEVIEW BV (NORTH): 0-METERS
- RANGEVIEW GT (WEST): 0-METERS
- RANGEVIEW DR (SOUTH): 0-METERS
- HEIRLOOM PASSAGE (EAST): 0-METERS

CAR PARKING

CAR PARKING REQUIRED
. 0.75 STALL / DWELLING UNIT: 0.75 * 439 = 329
. VISITOR PARKING: 0.1 * 439 = 44

TOTAL: 373 STALLS

*COMMERCIAL PARKING REQUIREMENT ESTABLISHED BY DEVELOPER.

CAR PARKING PROVIDED

. COMMERCIAL SURFACE PARKING	019
. VISITOR SURFACE PARKING	044
. RESIDENTIAL SURFACE PARKING	220
. RESIDENTIAL UNDERGROUND PARKING	239
. TOWNHOME GARAGE	012
TOTAL PARKING	534 STALLS
RATIO	1.21

BARRIER-FREE STALLS REQUIRED

4 BARRIER-FREE STALLS FOR FIRST 100 STALLS
2 ADDITIONAL BARRIER-FREE STALLS FOR NEXT 101 STALLS

TOTAL: 10 STALLS

BARRIER-FREE STALLS PROVIDED

10 (6 SURFACE, 4 PARKADE)

LOADING

LOADING REQUIRED

4 LOADING SPACES

LOADING PROVIDED

4 LOADING SPACES

AMENITY AREA

REFER TO DP-005 SITE PLAN - RESIDENTIAL AMENITIES FOR AMENITY AREA CALCULATIONS.

BICYCLE STORAGE

BICYCLE STORAGE REQUIRED

CLASS 1 BICYCLE STORAGE REQUIREMENT:
1 PER 2 DWELLINGS: 0.5 * 439 = 220

TOTAL REQUIRED: 220 BIKE STORAGE

CLASS 2 BICYCLE STORAGE REQUIREMENT:
RESIDENTIAL: 0.1 PER DWELLING: 0.1 * 439 = 44
OTHER USE: 5% OF PARKING STALLS: 0.05 * 25 = 2

TOTAL REQUIRED: 46

CLASS 1 BICYCLE STORAGE PROVIDED:

PARKADE A: 76 HORIZONTAL, 63 VERTICAL
PARKADE B: 54 HORIZONTAL, 27 VERTICAL

TOTAL: 220 BIKE STORAGE (130 HORIZONTAL, 90 VERTICAL)

CLASS 2 BICYCLE STORAGE PROVIDED:

TOTAL PROVIDED: 46

REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS.

NOTES:

REFER TO 'VERTICAL BICYCLE RACK' AND 'HORIZONTAL BICYCLE RACK' FOR DETAILS.

BICYCLE RACKS TO BE SECURED TO CONCRETE FLOOR.

SITE PLAN KEYNOTES:

#	KEYNOTE
1	PROPOSED FIRE HYDRANT. REFER TO CIVIL DRAWINGS FOR LOCATION OF EXISTING HYDRANTS ADJACENT TO THE PROPERTY.
2	ASPHALT PAVEMENT
3	ZEBRA MARKED CROSSWALK C/W SIGNAGE
4	SIAMESE CONNECTION MOUNTED ON EXTERIOR WALL
5	CURB RAMP
6	FENCED OUTDOOR LOUNGE / POOL FOR RESIDENTS AND THEIR VISITORS. FENCE TO BE 6'-0" TALL (ALUMINUM POSTS C/W SMOKED GLASS INSERTS - REFER TO LANDSCAPE FOR DETAILS)
7	PARKADE LID
8	TRANSFORMER
9	LANDSCAPE RETAINING WALL
10	GAS METER
11	MECHANICAL DOG HOUSE
12	SURFACE MOUNTED BICYCLE RACK. U-RACK TYPE
13	WHEEL STOP. TYPICAL AT STALLS FACING SIDEWALK.REFER TO SECTION DETAIL 2/DP-001
14	SHARED PARKADE ACCESS RAMP C/W CONCRETE RETAINING WALL & 3'-6" ALUMINUM PICKET GUARDRAIL
15	SURFACE MOUNTED BICYCLE RACK. HOOP TYPE WITH LOGO
16	SITE LIGHTING. TYPICAL.
17	EXISTING FIRE HYDRANT
18	SIGNAGE TO READ 'VISITORS PARKING'. TYPICAL.
19	SIGNAGE TO READ 'RESIDENTS PARKING'. TYPICAL.
20	SIGNAGE TO READ 'LOADING'. TYPICAL.
21	BUILDING LIGHTING. TYPICAL.
22	MECHANICAL ROOM INCLUDING WATER METER. REFER TO DP-002 FOR WATER METER ROOMS LOCATED IN THE PARKADES AT BUILDINGS 2,3,4 & 5.
23	WOODEN FENCE
24	FUTURE WOODEN FENCE BY LAND DEVELOPER
25	BOLLARDS
26	OVERHEAD CLEARANCE WARNING SIGN (4.3M)
27	SAFETY SIGN READING: 'CAUTION. WATCH FOR VEHICLES EXITING GARAGES'
28	1.1 meter NOISE BARRER @ MAIN FLOOR BALCONY, AS PER APPROVED NOISE ATTENUATION STUDY
29	EV PARKING SPACE
30	CANADA POST MAILBOX BOLTED TO CONCRETE PAD
31	EXISTING TRANSFORMER
32	EXISTING UTILITY VAULT
33	GAS METER TOMBSTONE
34	ROGERS
35	TELUS

THIS DRAWING MUST NOT BE SCALED.

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REVISION NO.	DESCRIPTION	REVISED/ ISSUED/ PLOTTED
0	ISSUED FOR CONSTRUCTION	DEC 11, 2025

DEVERAUX DEVELOPMENTS

number TEN architectural group

Winnipeg Office 204 942.0981
Victoria Office 250 360.2106

number 10

architecture ▪ interior design ▪ planning

RANGEVIEW MIXED-USE DEVELOPMENT

80 RANGEVIEW GA SE, CALGARY, ALBERTA

project

SITE PLAN

sheet title

consultant

GABRIEL DENISON PALDA ARCHITECT 2025-12-11 ALBERTA

Partnership

seal

drawn by: BO/RC/LB
checked by: LB
project no. 2024017

scale: As indicated
date: 2025-12-11
sheet no. A-001

2025-12-10 9:59:56 AM