JACKSONPORT - BUILDING A

3710 104th AVENUE NE, CALGARY, AB

ISSUED FOR DEVELOPMENT PERMIT



** RENDER PERSPECTIVE SHOWN FOR DESIGN INTENT ONLY



VICINTIY PLAN
1 : 50

DRAWING LIST

ARCHITECTURAL
BCW ARCHITECTS

A0.0	COVER PAGE
A1.0	SITE PLAN & SITE DETAILS
A2.0	MAIN FLOOR PLAN & SECOND FLOOR PLAN
A2.1	ROOF PLAN
A3.0	BUILDING ELEVATIONS
A4.0	BUILDING SECTIONS

CIVIL
RICHVIEW ENGINEERING

01	SITE SERVICING PLAN
02	SITE GRADING PLAN

SITE INFORMATION

PROJECT DESCRIPTION	NEW CONSTRUCTION, 2 STOREY COMMERCIAL/OFFICE BUILDING
LEGAL DESCRIPTION	PLOT 2 , BLOCK 2, PLAN 131 2538 WITHIN SEC. 22 TWP. 24, RGE. 28. W. 4th M
MUNICIPAL ADDRESS	3710 - 104th AVENUE NE, CALGARY, ALBERTA
SITE (SCOPE AREA)	0.62 ACRES (2,523.48 m²)

DEVELOPMENT SYNOPSIS

ZONING	DC 15Z2007 - SITE 2 (DC-C5) - C-5 SHOPPING CENTER COMMERCIAL DISTRICT	
LAND USE	PERMITTED - RETAIL & OFFICE	
BUILDING FOOTPRINT AREA	622.6 m² (6,701.62 ft²)	
BUILDING GROSS FLOOR AREA	MAIN FLOOR SECOND FLOOR **TOTAL (GFA)**	622.6 m² (6,701.62 ft²) 588.8 m² (6337.79 ft²) **1211.4 m² (13039.4 ft²)**
BUILDING HEIGHT	MAXIMUM 18m	PROVIDED: 2 STOREYS (9.148 m)
FLOOR AREA RATIO	C-5 PROPOSED FAR	A MAXIMUM OF 1 TIMES THE SITE AREA 0.48
BUILDING SETBACKS FRONT SETBACK AREA	6.0m	

LANDSCAPING CALCULATION

LANDSCAPED AREA LAND USE BYLAW 2p80	LANDSCAPING PLAN AS PER ORIGINAL DP APPLICATION FOR ENTIRE SITE PARCEL **DP No. 201 5-1208 ISSUED AUGUST 10 2015**

PARKING CALCULATION

PARKING REQUIREMENTS	PARKING REQUIREMENTS CALCULATED AS PER ORIGINAL DP APPLICATION FOR ENTIRE SITE PARCEL **DP No. 201 5-1208 ISSUED AUGUST 10 2015** * PARKING STALL REQUIREMENT: CITY OF CALGARY HAS REMOVED MINIMUM PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES FROM THE LAND USE BYLAW
BARRIER FREE PARKING	1 STALL PROVIDED
LOADING REQUIREMENTS	OFFICE/RETAIL BUILDING - 1 PER 9300m² OF GROSS FLOOR AREA REQUIRED: 1 STALL PROVIDED: 1 STALL

WASTE & RECYCLING

REQUIREMENTS	ONE CONTAINER PROVIDED FOR EACH DIFFERENT MATERIAL TYPE (GARBAGE, RECYCLING, FOOD AND YARD WASTE) IN AN ENCLOSURE.

SUSTAINABLE SITE & BUILDING DESIGN

DC 15X2007 - SITE 2 (DC-C5)	FOR DEVELOPMENT PERMIT SUBMISSION, PLANS AND INFORMATION SHALL BE SUBMITTED SHOWING: (i) PEDESTRIAN NETWORK FOR THE SITE (ii) BEST MANAGEMENT PRACTICES TO BE INCORPORATED INTO THE SITE (iii) GREEN BUILDING TECHNOLOGIES TO BE INCORPORATED INTO THE BUILDING DESIGN
PROVIDED	- REGULARY OCCUPIED SPACES (OFFICES) PROVIDED WITH: SOLAR SHADING, VIEWS AND DAYLIGHTING. - BUILDING PROVIDED WITH LOW FLOW FIXTURING, ENERGY CONSERVING GLAZING, LED LIGHTING WITH MOTION AND LIGHT SENSORS, RECYCLING STATIONS AND LIGHT COLOURED ROOFING. - CONSTRUCTION COMPLETED WITH: WASTE DIVERSION, GREEN CLEANING PRACTICES, ENHANCED COMMISSIONING AND INDOOR AIR QUALITY. - SITE PROVIDED WITH: ELECTRIC VEHICLE CHARGING & PARKING SPACES, LOW EMBODIED ENERGY CONCRETE, RECYCLED ASPHALT, PREVIOUS PAVING, LOCALLY PRODUCED MATERIALS, LED LIGHTING WITH NO LIGHT SPILLAGE OFF SITE OR INTO THE SKY AND WATER CONSERVING LANDSCAPING INCLUDING XERISCAPING AND INDIGENOUS VEGETAION.

GENERAL NOTES

1. THE CONSTRUCTION MANAGER SHALL ESTABLISH ALL PROPERTY LINES, SETBACKS, EASEMENTS, ETC. BEFORE COMMENCING CONSTRUCTION.

2. ALL WATER AND/OR ICE SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACING CONCRETE.

3. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

4. THE CONSTRUCTION MANAGER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.

5. THE CONSTRUCTION MANAGER SHALL LOCATE ALL ABOVE OR BELOW GRADE SERVICES OR OBSTACLES ON OR ADJACENT TO SITE AND SHALL REPORT SUCH OBSTRUCTIONS IN WRITING TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.

6. WHERE INDICATED ON ELECTRICAL DRAWINGS PROVIDE A 19mm PLYWOOD BACKING TO SIZES NOTED FOR TELEPHONE AND SURFACE MOUNTED ELECTRICAL PANELS.

7. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR ENSURING THAT VAPOR, AIR AND FIRE BARRIER CONTINUITY IS MAINTAINED.

8. APPLY BEAD OF ACOUSTIC CAULKING AT JUNCTIONS OF FLOOR TO WALLS, WALL TO WALL, AND WALL TO CEILING AT ALL FRAMING WALLS.

9. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL ACQUAINT THEMSELVES AND BE GOVERNED BY ALL CONTRACT DOCUMENTS.

10. THE CONSTRUCTION MANAGER SHALL ENSURE PROPER SEQUENCE OF CONSTRUCTION.

11. THE CONSTRUCTION MANAGER IS TO COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS TO EXPEDITE PROGRESS AND AVOID INTERFERENCE.

12. THE ARCHITECT APPRECIATES THAT THERE ARE METHODS OF CONSTRUCTION AND/OR PROCEDURES OTHER THAN THOSE DESCRIBED IN THE SPECIFICATIONS AND/OR DETAILED ON THE DRAWINGS AND WELCOMES CONSTRUCTIVE PROPOSALS FROM THE TRADES INVOLVED.

13. CONSTRUCTION MANAGER SHALL CLEAR AND GRADE THE SITE. OBSTACLES NOT VISIBLE AT TIME OF TENDER SHALL BE REPORTED TO THE ARCHITECT BEFORE CONTINUING TO EXCAVATE. DO NOT OVER EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.

13. CONSTRUCTION MANAGER SHALL CLEAR AND GRADE THE SITE. OBSTACLES NOT VISIBLE AT TIME OF TENDER SHALL BE REPORTED TO THE ARCHITECT BEFORE CONTINUING TO EXCAVATE. DO NOT OVER EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.

14. FOR SITE GRADING REFER TO CIVIL DRAWINGS

15. FOR LOCATION OF CATCH BASINS, MANHOLES, DEEP SERVICES, ETC. REFER TO CIVIL DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO PROCEEDING WITH WORK.

16. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND ON THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

17. SITE VERIFY THE BUILDING(S) LOCATION PRIOR TO PROCEEDING WITH THE WORK.

18. COORDINATE ALL ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DETAILS, EQUIPMENT ETC. PRIOR TO ORDERING AND INSTALLING ANY ITEM OF WORK.

BCW Architects
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Consultant

In Collaboration

Revisions

No.	Description	Date
1.	ISSUED FOR DP	2026.10.26

Client

Owner

Project

JACKSONPORT
BUILDING A

3710 104 AVENUE NE
CALGARY, AB

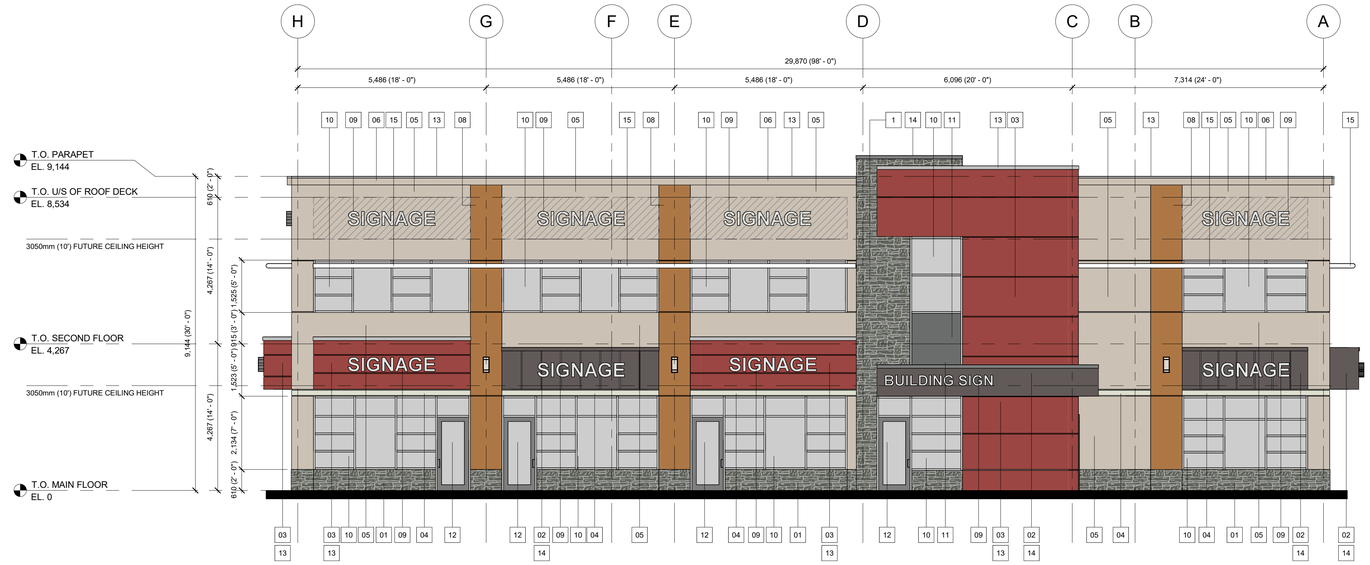
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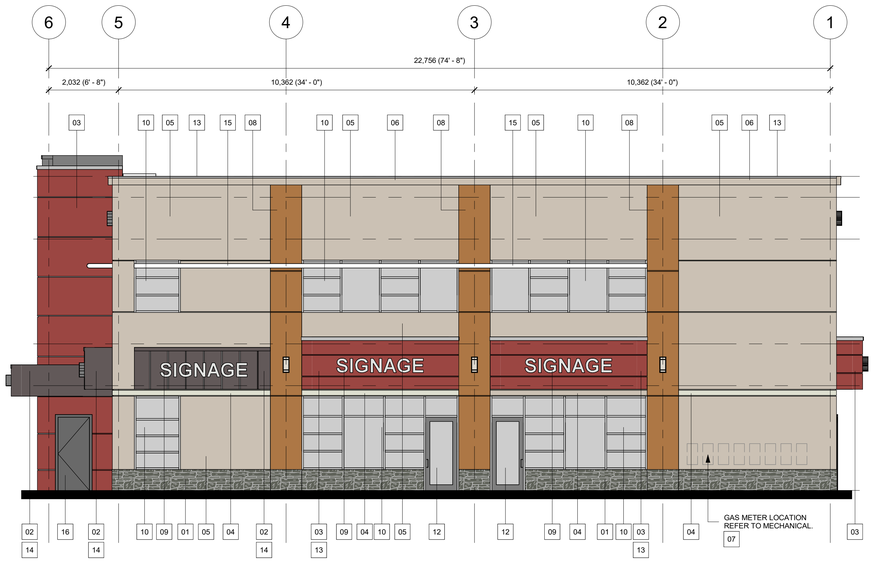
Drawn by: SJ, TS
Scale: AS NOTED
Checked by: PW
Approval by: PW

Date:	Project No.:
JULY 2026	26029

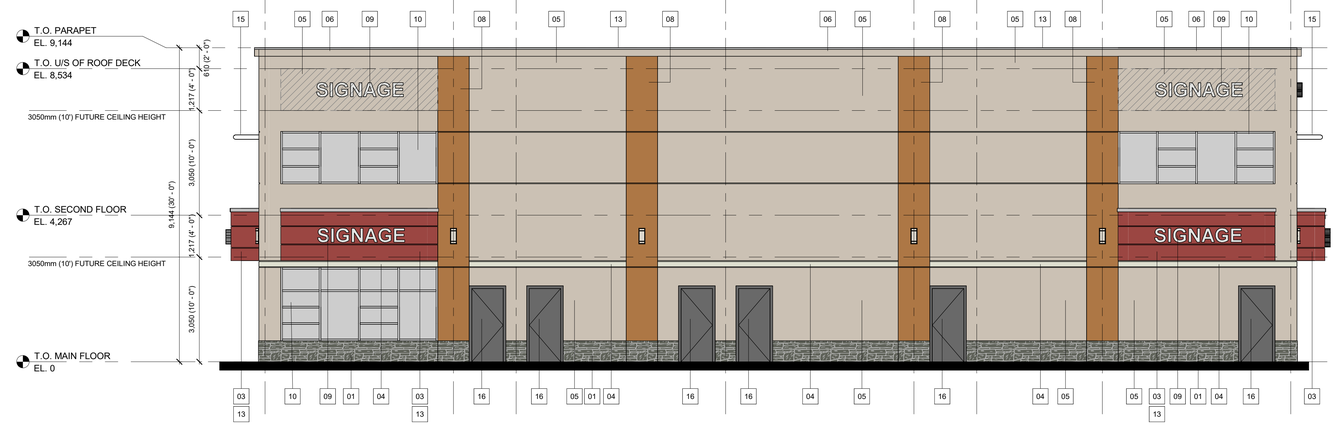
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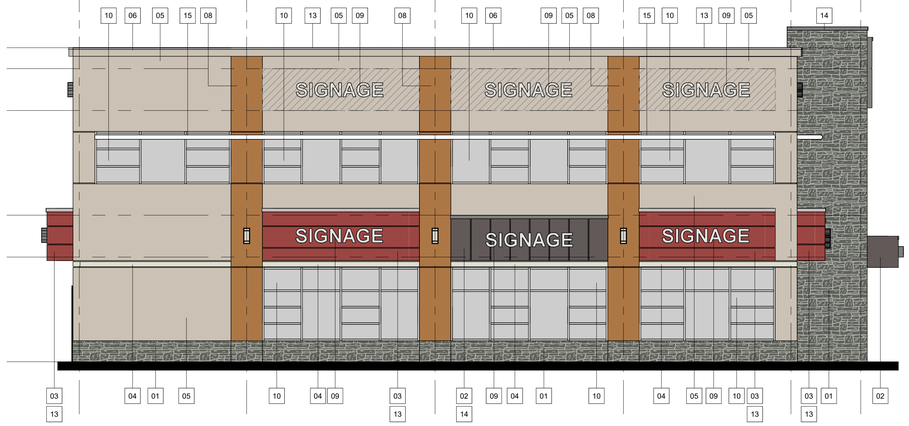
2 EAST ELEVATION
A3.0 1 : 75



1 NORTH ELEVATION
A3.0 1 : 75



4 WEST ELEVATION
A3.0 1 : 75



3 SOUTH ELEVATION
A3.0 1 : 75

EXTERIOR MATERIAL LEGEND

01 **CULTURE STONE VENEER** PRODUCT: STONEWORKS - DARK PROSTACK LITE STYLE c/w MATCHING SILL COLOR: CHURCH HILL	07 **GAS METER** REFER TO MECHANICAL	13 **PREFINISHED METAL FLASHING** FINISH: ALUMINUM
02 **EIFS (DARK GREY)** COLOR: RACOON GP-CL3176N c/w REVEALS AS SHOWN REVEALS: 25mm ALUMINUM TRIMS, FRY REGLET DRM-50-100 (VERTICAL)	08 **TRESPA PANEL** PRODUCT: TRESPA PANEL TS110 EXPOSED FASTENER SYSTEM COLOR: NW10 ENGLISH CHERRY WOOD, VERTICAL GRAIN	14 **PREFINISHED METAL FLASHING** FINISH: CHARCOAL
03 **EIFS (RED)** COLOR: BURGUNDY WINE PPG1053-7 c/w REVEALS AS SHOWN REVEALS: 25mm ALUMINUM TRIMS, FRY REGLET DRM-50-100 (HORIZONTAL)	09 **SIGNAGE** SIGNAGE N.I.C., SHOWN FOR FUTURE LOCATION ONLY PROVIDE PLYWOOD BACKING AS REQUIRED	15 **CLEAR ANODIZED ALUMINUM SUNSHADE** PRODUCT: KAWNEER VERSOLEIL™ SUNSHADE 30° ROUND OUTRIGGER WITH INFINITY BLADE, 482061 BULLNOSE FASCIA
04 **EIFS (WHITE)** COLOR: ARIA PPG1001-2 c/w REVEALS AS SHOWN (TO BE CONFIRMED)	10 **EXTERIOR GLAZING** FRAME: CLEAR ANODIZED ALUMINUM GLAZING: CLEAR	16 **HOLLOW METAL INSULATED DOOR** FINISH: RACOON GP-CL3176N
05 **EIFS (LIGHT GREY)** COLOR: GREAT GREY PPG15-28 c/w REVEALS AS SHOWN	11 **EXTERIOR SPANDREL PANEL** FRAME: CLEAR ANODIZED ALUMINUM GLAZING: GRAY	
06 **EIFS COPING (LIGHT GREY)** COLOR: GREAT GREY PPG15-28 PROFILE: REFER TO DETAIL XX	12 **STOREFRONT ENTRANCE DOOR** FRAME: CLEAR ANODIZED ALUMINUM GLAZING: CLEAR	

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A3.0