



1 EAST ELEVATION
A-600 SCALE = 1 : 100

KEYNOTE LEGEND

- REMOVE EXISTING STUCCO FINISH, INSTALL NEW HORIZONTAL FIBRE CEMENT PANELS (LIGHT GREY) – EAST & WEST ELEVATION FLOORS 2 TO 9 & PENTHOUSE LEVEL AS KEYNOTED.
- REMOVE EXISTING STUCCO FINISH, INSTALL NEW VERTICAL FIBRE CEMENT PANELS (MEDIUM GREY) – EAST & WEST ELEVATION FLOORS 2 TO 9 & PENTHOUSE LEVEL AS KEYNOTED.
- REMOVE EXISTING SLIDING GLASS DOORS. INSTALL NEW SLIDING GLASS DOORS W/CHARCOAL FRAMES & TINTED GLASS.
- REMOVE EXISTING WINDOWS. INSTALL NEW CASEMENT WINDOWS AT FLOORS 2 TO 8. INSTALL NEW HALF AWNING WINDOWS AT FLOOR 9 (CHARCOAL FRAMES).
- REMOVE EXISTING BALCONY GUARDRAILS & CONCRETE UPSTAND WALL. INSTALL NEW POWDER COATED (CHARCOAL) HEAVY DUTY ALUMINUM RAILINGS. APPLY MEDIUM GREY TRAFFIC DECK COATING TO CONCRETE BALCONY. PAINT U/S BALCONY TO MATCH. (LEVELS 2 TO 9)
- EXISTING LIGHT TONE WARM COLOURED BRICK FACED PRIVACY WALLS BETWEEN UNITS TO REMAIN.
- EXISTING LIGHT TONE WARM COLOURED BRICK TO REMAIN NORTH & SOUTH ELEVATIONS.
- REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL FOR NEW.
- NEW EXIT VESTIBULE ADDITION. INSTALL NEW DARK GREY BRICK FACING W/CHARCOAL FLASHING. PAINT CONCRETE BLOCK SOUTH SIDE WHERE EXPOSED.
- NEW INSULATED HOLLOW METAL MAN DOOR PAINTED MEDIUM GREY.
- REMOVE EXISTING STUCCO FINISH, INSTALL NEW DARK GREY BRICK FACING & CHARCOAL FLASHING.
- NEW CLEAR ANODIZED ALUMINUM FRAMES & DOORS WITH CLEAR GLAZING ACROSS EAST FACE OF COMMERCIAL/RETAIL UNITS

- NEW CORTEN STEEL FRAMED CANOPY W/600mm OVERHANG AT SIDES & FRONT.
- CONDUIT AT END OF EXISTING BRICK FACED PRIVACY WALLS BETWEEN UNITS TO REMAIN.
- NEW 1067mm WIDE INSULATED HOLLOW METAL DOOR, PAINTED MEDIUM GREY W/CLEAR TRANSOM LITE OVER, TO BIKE STORAGE ROOM.
- REMOVE STONE FACING FROM EXISTING "BLADE" PIERS & INSTALL DARK GREY NEW BRICK TO MATCH BRICK AT EAST SIDE OF MAIN FLOOR LEVEL.
- NEW EXTERIOR INTERCOM SYSTEM MOUNTED TO "BLADE" PIERS.
- REMOVE EXISTING GLAZING SYSTEM. INSTALL NEW CLEAR GLASS IN CLEAR ANODIZED ALUMINUM FRAMES & DOORS. PROVIDE ACCESSIBLE DOOR OPERATOR BUTTON – FOB ACTIVATED – ON HORIZONTAL MULLION AT OPENING SIDE.
- NEW HOLLOW METAL DOORS & FRAME TO MATCH EXISTING. PAINT MEDIUM GREY
- NEW CLEAR GLASS IN CLEAR ANODIZED ALUMINUM FRAME (1220 X 1220).
- NEW PARKADE RAMP ENCLOSURE W/DARK GREY BRICK FACING. INSTALL CHARCOAL FLASHING.
- NEW 4877mm W. X 2134mm H. INSULATED METAL SECTIONAL OVERHEAD DOOR. POWDER COAT FINISH (MEDIUM GREY). INSTALL SAFETY YELLOW BOLLARDS INSIDE & OUT AT DOOR EDGES.
- REMOVE EXISTING CHAINLINK FENCING. INSTALL NEW BLACK LANDSCAPE SECURITY FENCE MOUNTED ONTO EXISTING CONCRETE PONY WALL. INSTALL NEW GATE FOR ACCESS ONTO PARKADE RAMP ROOF.
- REPLACE EXISTING FIXED WINDOWS WITH CHARCOAL ALUMINUM CLAD FIXED FRAMES W/TINTED GLAZING.

- REPLACE PENTHOUSE GLAZING W/CHARCOAL ALUMINUM CLAD FRAMES & SLIDING DOORS W/TINTED GLAZING.
- CONCRETE BALCONY 'WALLS' TO REMAIN AT PENTHOUSE LEVEL. PROVIDE SMOOTH STUCCO OVERCOAT (MEDIUM GREY COLOUR) ON EXISTING STUCCO AT THIS LEVEL & WRAP AROUND 'WALLS' TO INTERIOR OF BALCONY.
- NEW 1067 x 2134mm INSULATED HOLLOW METAL DOOR PAINTED MEDIUM GREY.
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- INSTALL NEW BLUE TRANSLUCENT LEXAN SIGN PANELS OR COLOURS TO MEET TENANT BRANDING.
- SIAMESE CONNECTIONS.
- GENERATOR FUEL FILL LOCATION.
- NEW METAL MESH SECURITY PANELS IN EXISTING WEST PARKADE OPENINGS.
- NEW PENTHOUSE LEVEL CASEMENT WINDOWS W/CHARCOAL METAL CLAD FRAMES & TINTED GLAZING
- NEW WALL CAPS FOR AIR INTAKE & EXHAUST.
- NEW STEEL MESH SCREEN TO PREVENT PARKADE RAMP ROOF ACCESS.
- NEW 2438mm W. X 2134mm H. INSULATED METAL SECTIONAL OVERHEAD DOOR TO WASTE/RECYCLING ROOM. POWDER COAT FINISH (MEDIUM GREY). INSTALL SAFETY YELLOW BOLLARDS INSIDE & OUT AT DOOR EDGES.
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- EXHAUST FAN UNIT.
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- REMOVE EXISTING GLAZING THIS AREA AT PENTHOUSE LEVEL. REPLACE WITH HORIZONTAL LIGHT GREY CEMENT FIBRE PANELS.
- INSTALL NEW AC UNITS ON BALCONIES. INSTALL NEW POWDER COATED MESH ON GUARDRAIL TO SCREEN UNIT.
- NEW EXIT PATHWAY OVER ROOF. INSTALL NEW PAVER WALKWAY SYSTEM W/1067mm H. RAILING EACH SIDE. INSTALL A 1067 WIDE ROOF ACCESS GATE EACH SIDE SUITABLE FOR LOCKING W/A PADLOCK.
- INSTALL HEADROOM CLEARANCE SIGNAGE OVER & IN FRONT OF OVERHEAD DOOR
- EXISTING EXIT STAIR FROM PENTHOUSE ROOF TO REMAIN. INSTALL LOCKABLE GATE AT BOTTOM OF STAIRS. ADD &/OR EXTEND GUARDRAILS AT PENTHOUSE ROOF LEVEL AS SHOWN.
- NEW GENSET W/GATED PERFORATED CORRUGATED METAL SCREENING ENCLOSURE – 2440mm HT.

NOT FOR CONSTRUCTION

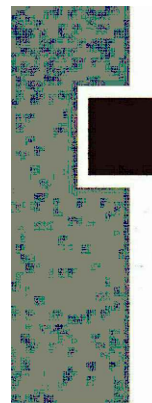
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NO.	DATE	REVISIONS	BY

STAMP

STAMP

CLIENT



Calgary
housing

PROJECT

HILLHURST 1 APARTMENTS RENOVATION
411 - 14 STREET N.W.
CALGARY, ALBERTA

TITLE

EAST ELEVATION

STATUS

Project Status

DESIGN

WBE

SCALE

1 : 100

DRAWING No.

DRAWN

DB

DATE

2024-05-10

CHECKED

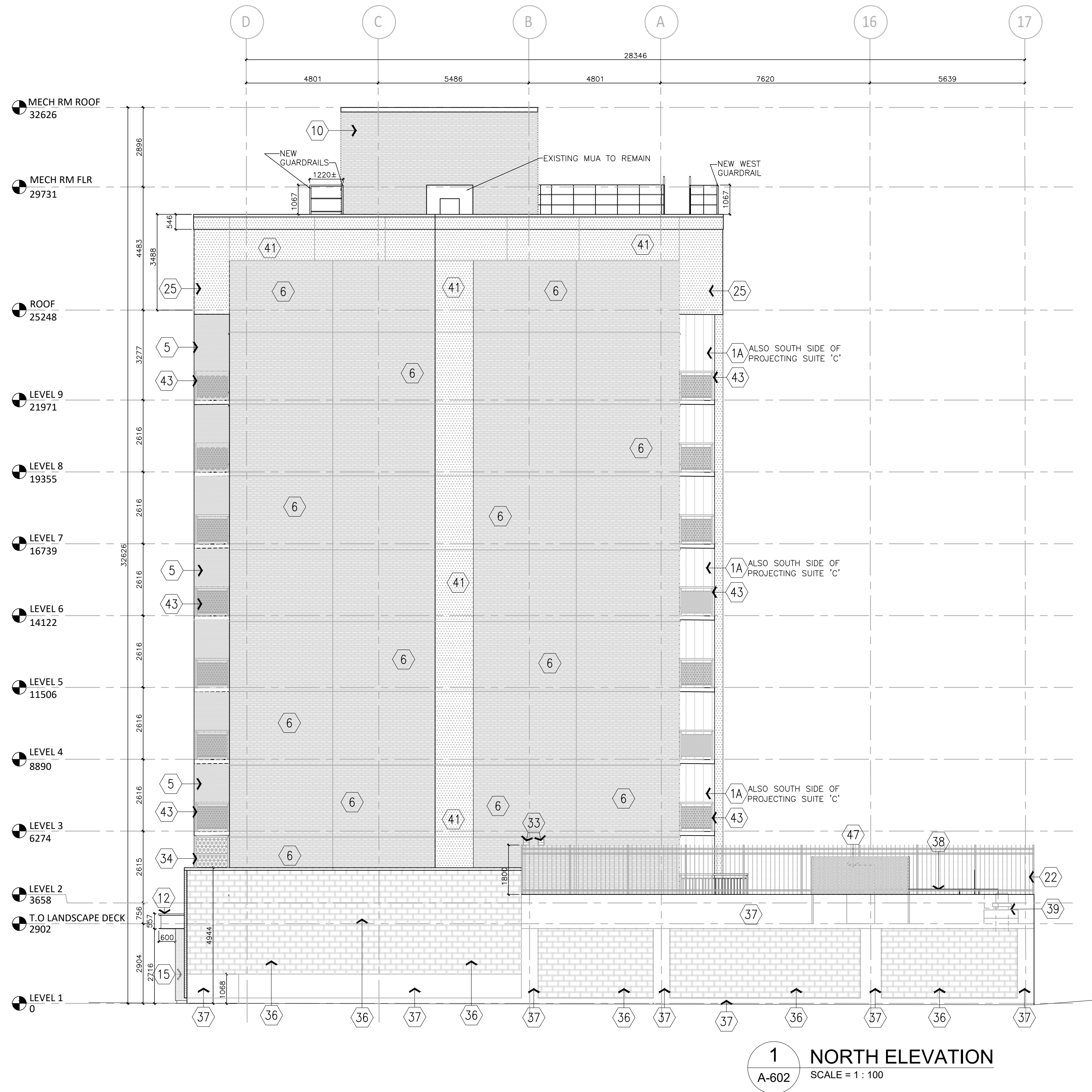
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PROJECT NO.

WBE202303

A-600

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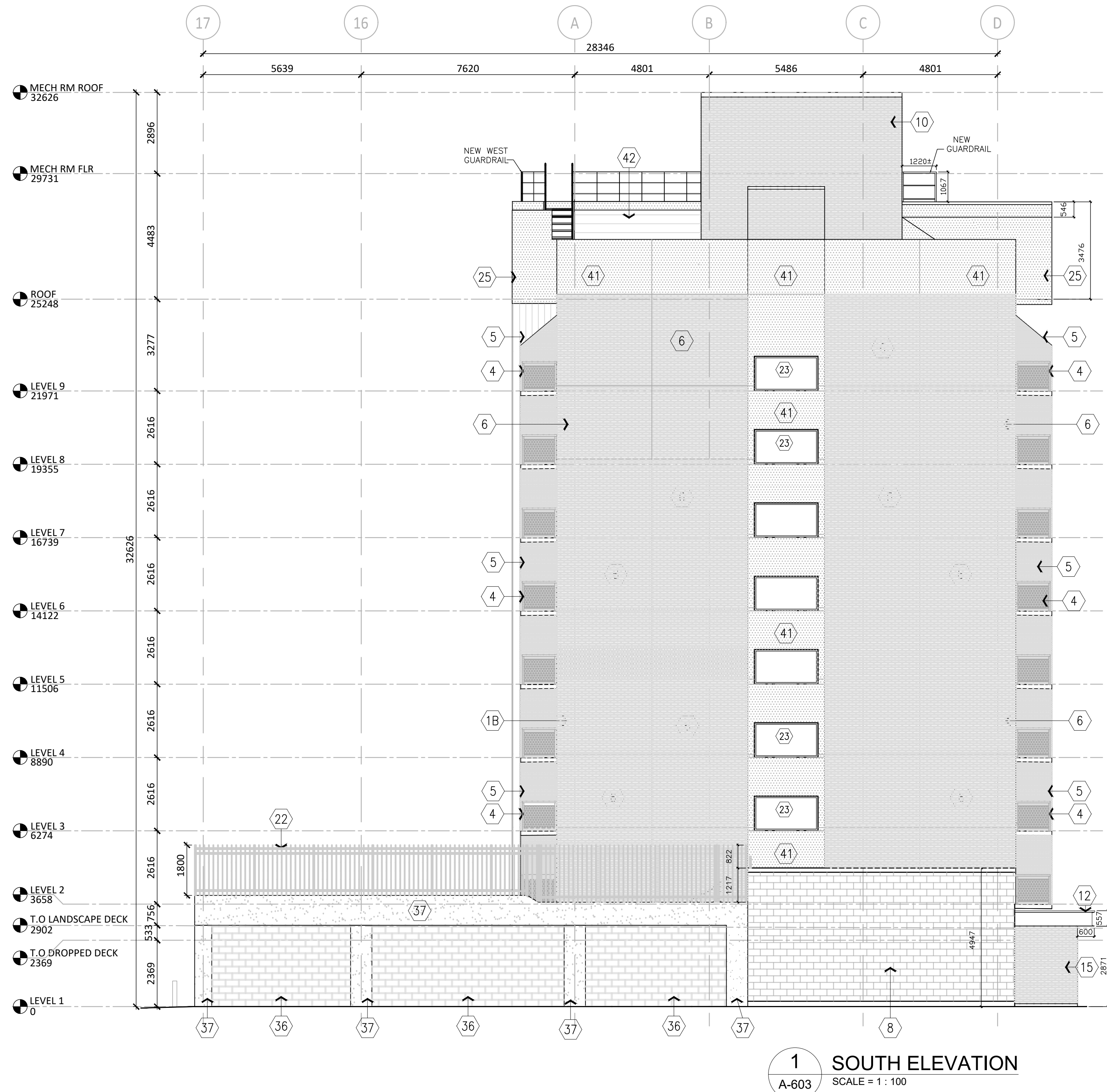
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STAMP		STAMP	
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PROJECT HILLHURST 1 APARTMENTS RENOVATION 411 - 14 STREET N.W. CALGARY, ALBERTA			
TITLE NORTH ELEVATION			
STATUS Project Status			
DESIGN	WBE	SCALE 1 : 100	DRAWING No.
DRAWN	DB	DATE 2024-05-10	A-602
CHECKED	WBE	PROJECT NO. WBE202303	



KEYNOTE LEGEND

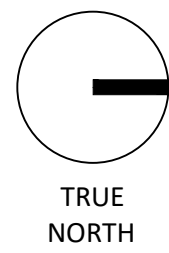
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Calgary housing

PROJECT

HILLHURST 1 APARTMENTS RENOVATION
411 - 14 STREET N.W.
CALGARY, ALBERTA

TITLE

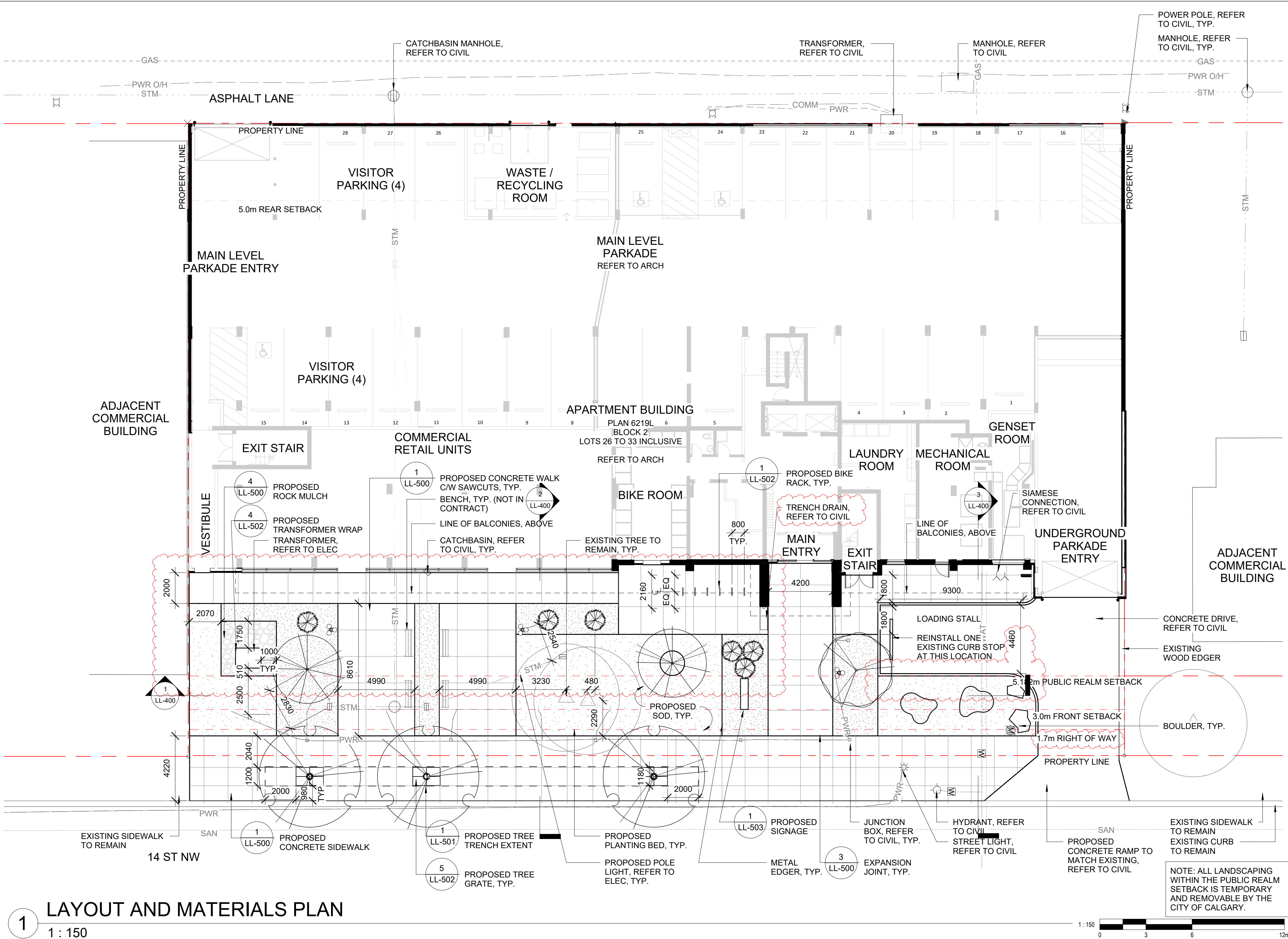
SOUTH ELEVATION

STATUS		Project Status	
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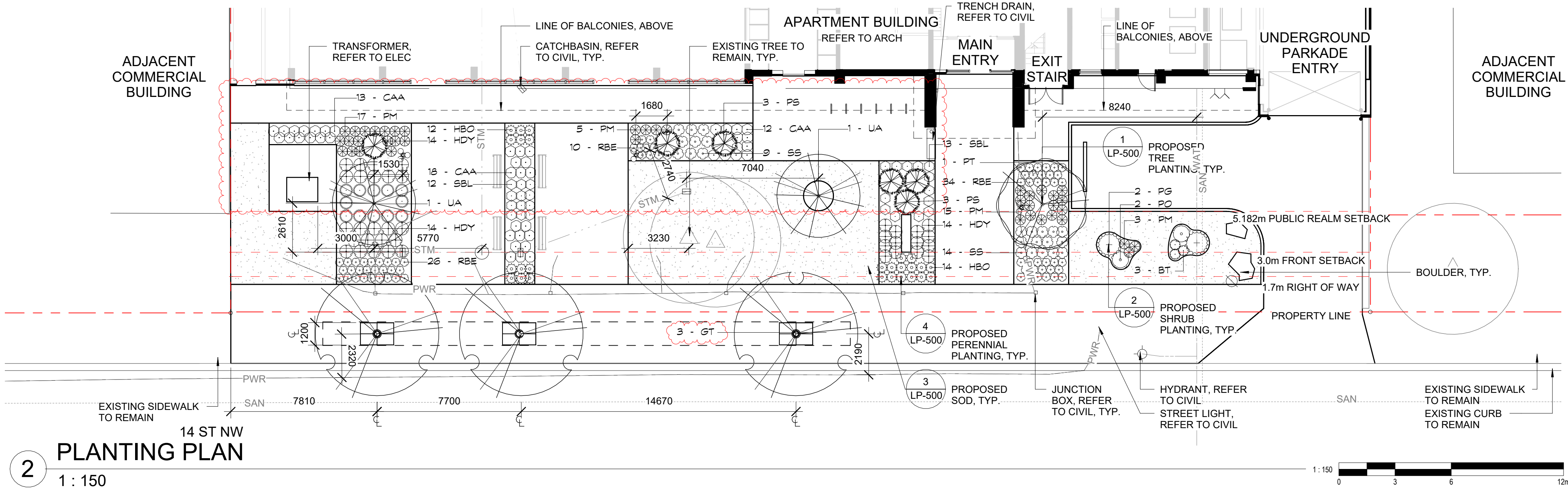
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1 LAYOUT AND MATERIALS PLAN
1 : 150



2 PLANTING PLAN
1 : 150

LEGEND

---	LIMIT OF WORK
---	PROPERTY LINE
---	SETBACK LINE
---	TREE TRENCH EXTENT
---	CONCRETE WALK C/W SAWCUTS, BROOM FINISHED (NO TROWELED EDGES)
---	CONCRETE SIDEWALK
---	ASPHALT
---	PLANTING BED
---	SOD
---	ROCK MULCH
---	TREE GRATE
---	BIKE RACK (ON-SITE)
---	BENCH (NOT IN CONTRACT)
---	POLE LIGHT, REFER TO ELEC
---	EXISTING TREE TO REMAIN

UTILITIES

NOTE: REFER TO CIVIL

---	COMM	COMM
---	GAS	GAS
---	PWR	POWER
---	PWR O/H	OVERHEAD POWER
---	SAN	SANITARY
---	STM	STORM
---	WAT	WATER
---	STREET LIGHT	STREET LIGHT
---	FIRE HYDRANT	FIRE HYDRANT
---	CATCH BASIN	CATCH BASIN
---	MANHOLE	MANHOLE
---	POWER POLE	POWER POLE
---	WATER MAIN	WATER MAIN

BYLAW REQUIREMENTS

MUNICIPAL ADDRESS: 411 14 ST NW CALGARY, AB T2N 2A1
LEGAL DESCRIPTION: LOTS 26 TO 33, BLOCK 2, PLAN 6219L
LAND USE: C-COR2 COMMERCIAL - CORRIDOR 2

PARCEL AREA = 2502.7m²
SETBACK AREA = 365.4m²

REQUIRED
1 TREE / 50m² = 11 TREES
50% = 6 CONIFEROUS
2 SHRUB / 50m² = 22 SHRUBS
50% = 11 CONIFEROUS

PROVIDED (WITHIN PROP LINE)
11 TREES (9 NEW, 2 EXISTING)
6 CONIFEROUS
107 SHRUBS
42 CONIFEROUS

PLANT SCHEDULE - OVERALL

COUNT	CODE	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
3	GT	Gleditsia triacanthos 'Harve'	Northern Acclaim Honeylocust	B&B, 75mm CAL.
6	PS	Picea pungens 'Fastigiata'	Columnar Blue Colorado Spruce	B&B, 3.0m HT.
1	PT	Populus tremuloides	Trembling Aspen	B&B, 75mm CAL.
2	UA	Ulmus americana 'Brandon'	Brandon American Elm	B&B, 75mm CAL.
SHRUBS				
3	BT	Berberis thunbergii 'Gentry'	Royal Burgundy Japanese Barberry	MIN. 0.6m HT.
12	JC	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper	MIN. 0.6m SPR.
2	PG	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	MIN. 0.6m HT.
40	PM	Pinus mugo 'Mops'	Mops Mugo Pine	MIN. 0.6m SPR.
2	PO	Physocarpus opulifolius 'Mindia'	Coppertina® Ninebark	MIN. 0.8m HT.
25	SBL	Spiraea betulifolia 'Tor Gold'	Glow Girl Birch Leaf Spirea	MIN. 0.6m HT.
23	SS	Symphoricarpos albus	Snowberry	MIN. 0.6m HT.
PERENNIALS				
43	CAA	Calamagrostis x acutiflora 'Avalanche'	Avalanche Reed Grass	#2 CONT.
26	HBO	Helictotrichon sempervirens	Blue Oat Grass	-
38	HDY	Hemerocallis 'Bela Lugosi'	Bela Lugosi Daylily	-
70	RBE	Rudbeckia hirta 'Cherry Brandy'	Cherry Brandy Black Eyed Susan	-



PRIME CONSULTANT

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O2

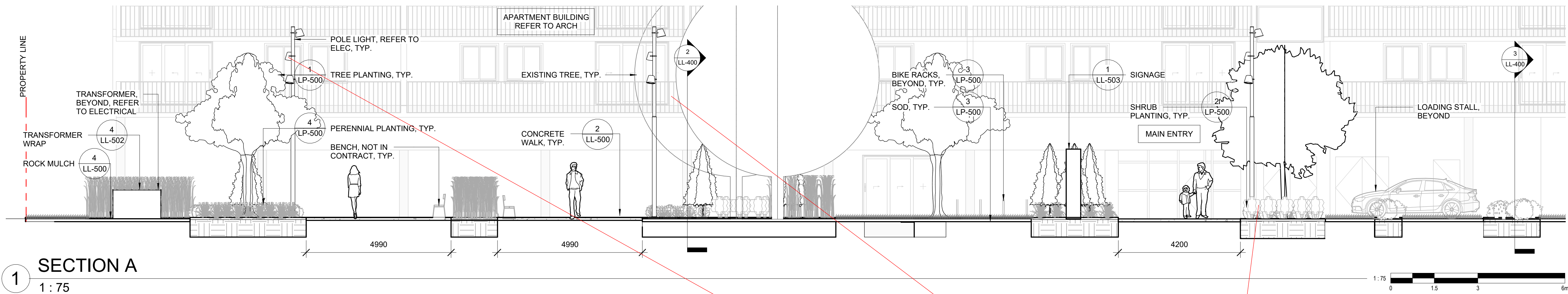
255 17 Ave SW, Unit 510
Calgary, AB T2S 2T8

o2design.com
1.403.228.1336

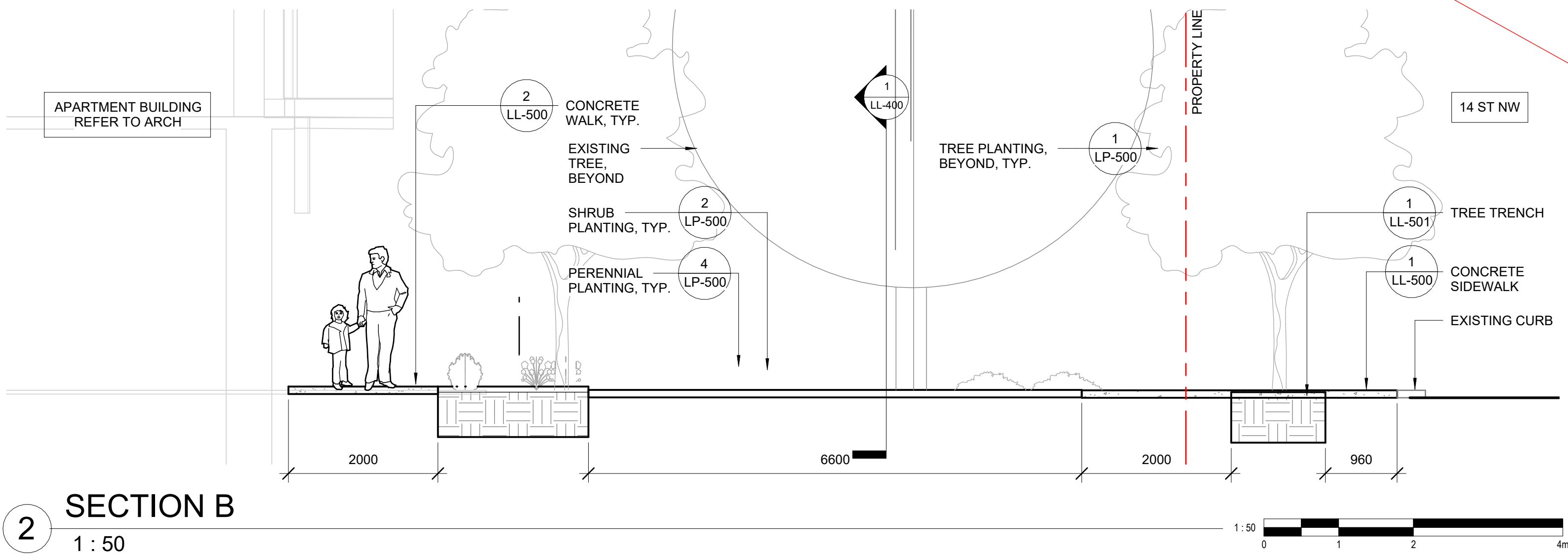
NO.	DATE	REVISIONS	BY
7	25-04-28	RE-ISSUED FOR DP RELEASE + TREE CD	DP
6	25-04-04	ISSUED FOR BP	DP
5	25-03-26	ISSUED FOR DP RELEASE	DP
4	24-12-23	ISSUED FOR DR2 COMMENTS	DP
3	24-11-14	RE-ISSUED FOR DP	DP
2	24-06-24	ISSUED FOR 60% BP	DP
1	24-05-14	ISSUED FOR DEVELOPMENT PERMIT	DP

CLIENT			
PROJECT	HILLHURST 1 APARTMENTS PROPERTY REVITALIZATION 411 14 St NW, Calgary, AB T2N 2A1		
TITLE	LAYOUT, MATERIALS, AND PLANTING PLAN		
STATUS	ISSUED FOR DR2 COMMENTS		
DESIGN	DP	SCALE	As indicated
DRAWN	DP	DATE	02/20/24
CHECKED	JP / MC	PROJECT NO.	240202
			LL-100

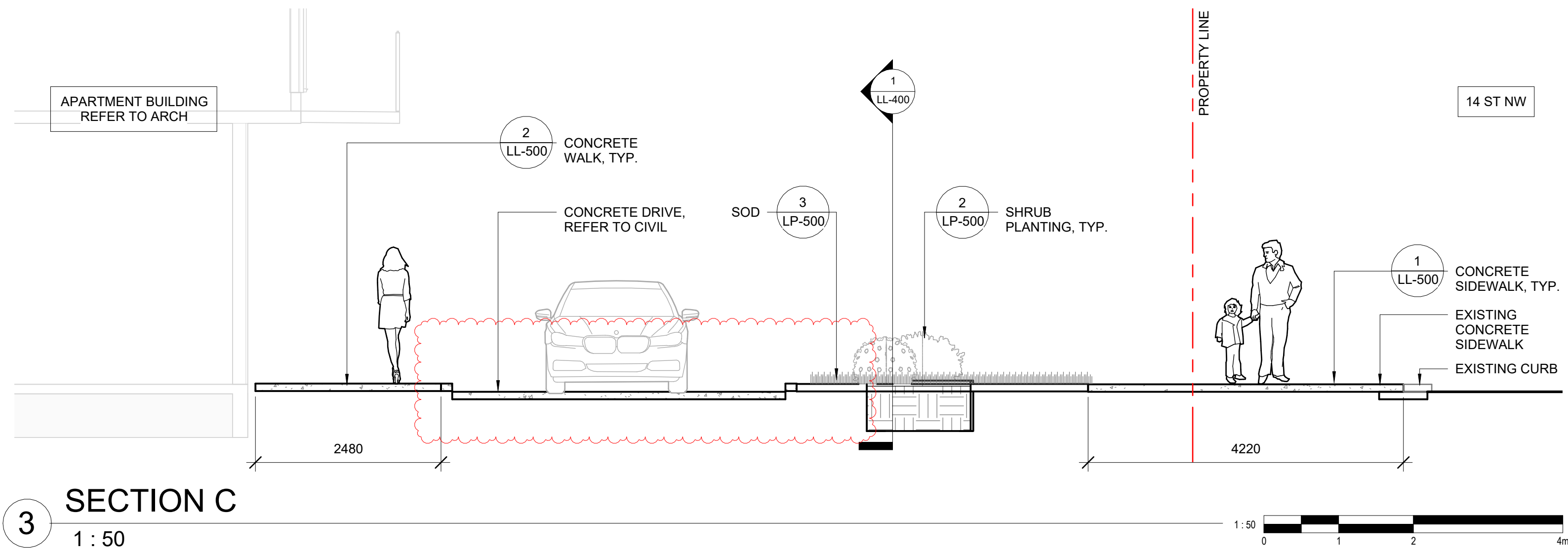
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2023-04-28 2:18:02 PM



1 SECTION A
1 : 75



2 SECTION B
1 : 50



3 SECTION C
1 : 50

landscape lighting shown here is not what is specified by S+A, not sure if DP folks care or not

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7	25-04-28	RE-ISSUED FOR DP RELEASE + TREE CD	DP
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NO.	DATE	REVISIONS	BY
-----	------	-----------	----

STAMP	STAMP
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PROJECT
HILLHURST 1 APARTMENTS
PROPERTY REVITALIZATION
411 14 St NW, Calgary, AB T2N 2A1

TITLE
LANDSCAPE SECTIONS

STATUS	ISSUED FOR DR2 COMMENTS		
DESIGN	DP	SCALE	As indicated
DRAWN	DP	DATE	07/31/23
CHECKED	JP / MC	PROJECT NO.	240202
			LL-400