

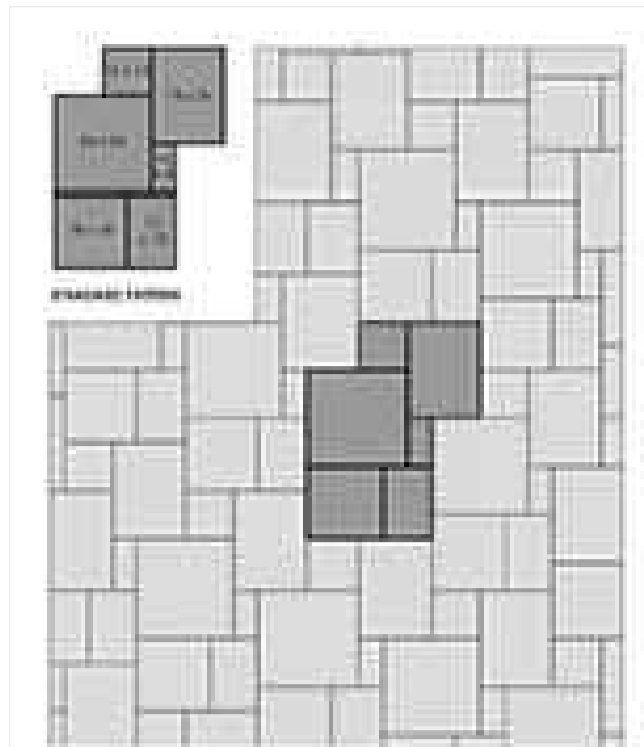
SURFACE TREATMENT PLAN

LEGEND SURFACE TREATMENT

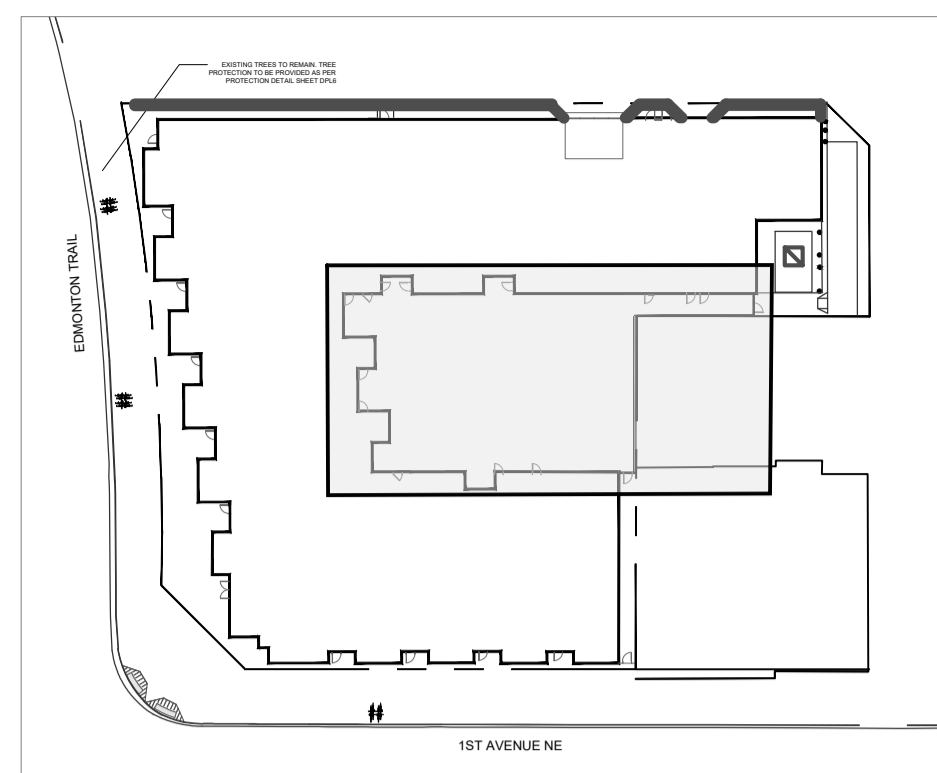
- PAVING STONE-ROSETTA-DIMENSIONAL FLAGSTONE BY BARKAMAN CHARCOAL IN COLOR
- REGULAR GREY COLOR SANDBLAST FINISH CONCRETE WITH SAW CUT CONTROL JOINTS. THICKNESS, INSTALLATION AND REINFORCEMENT AS PER CITY OF CALGARY SPECIFICATIONS
- CHARCOAL COLOR SANDBLAST FINISH CONCRETE COLOR- BLACK ONYX, INTERSTAR NR-5790R THICKNESS, INSTALLATION AND REINFORCEMENT AS PER CITY OF CALGARY SPECIFICATIONS
- JOIN MODULAR ALUMINUM PLANTER-457mm HEIGHT COLOR- BLACK GREEN THEORY
- JOIN MODULAR ALUMINUM PLANTER-914mm HEIGHT COLOR- BLACK GREEN THEORY



PAVING STONE ROSETTA DIMENSIONAL



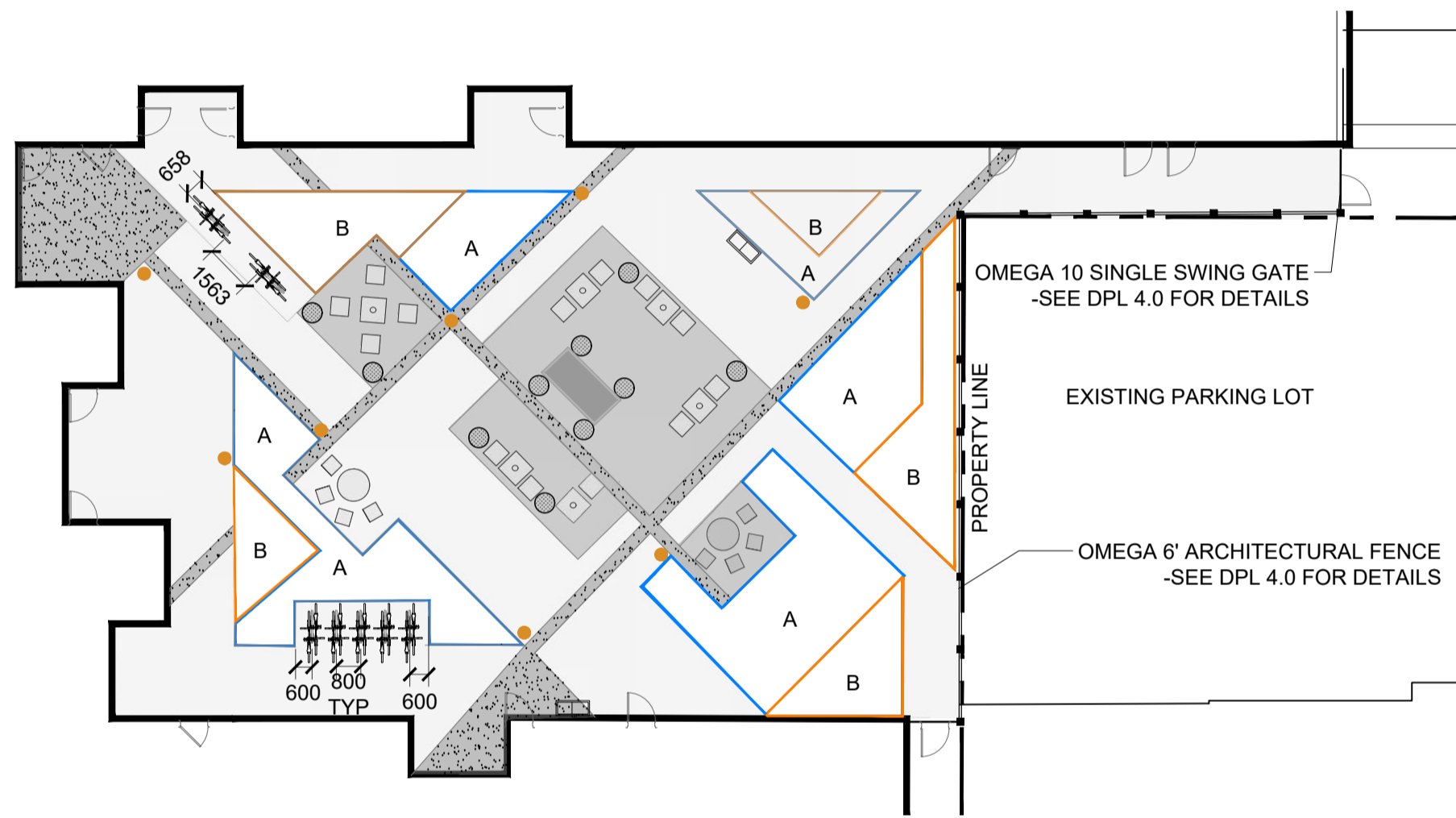
PAVING STONE PATTERN ROSETTA DIMENSIONAL



KEY

SITE FURNITURE LEGEND

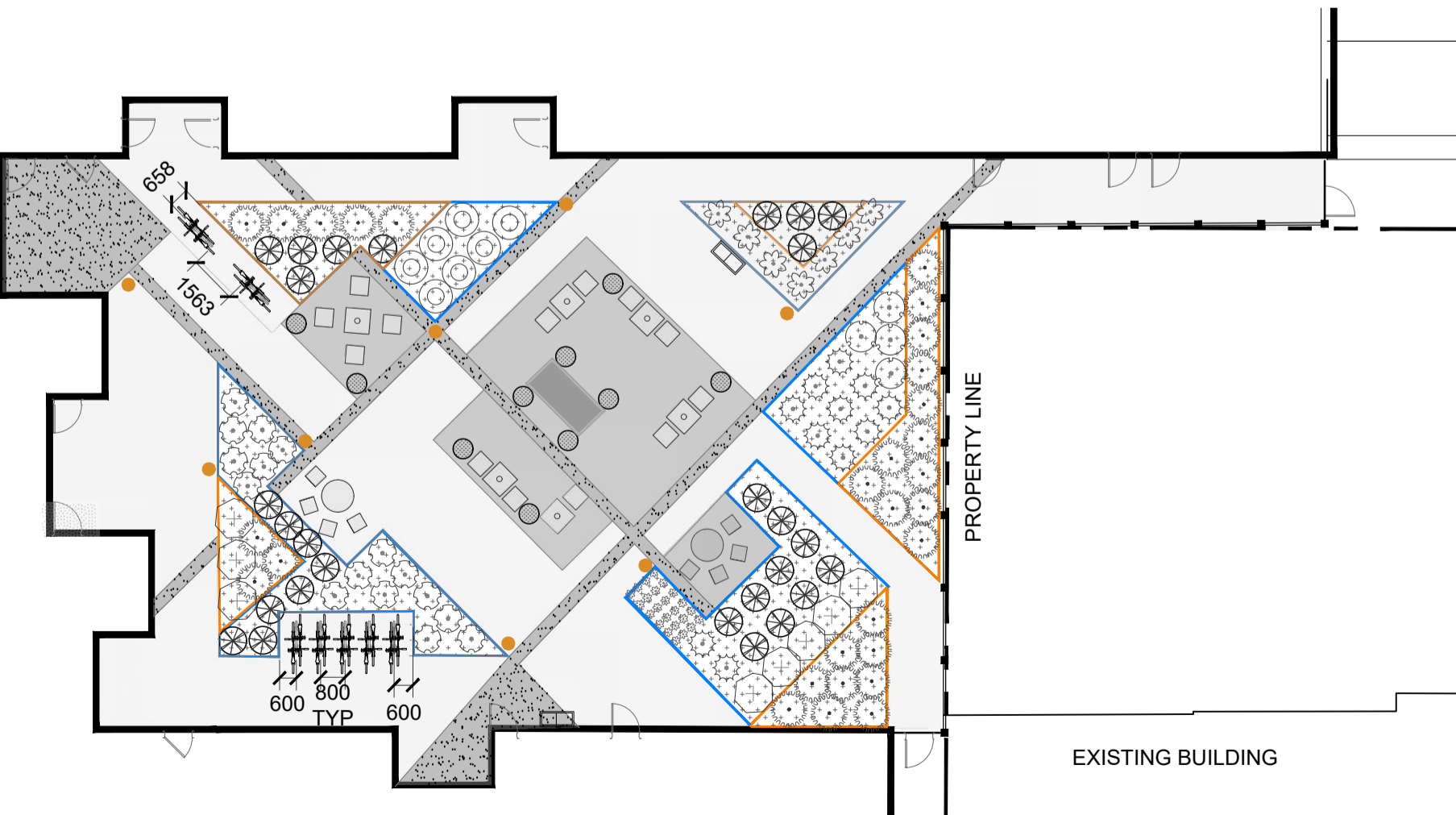
- PLANTER SOIL WITH 75mm FOOTHILLS PREMIUM MULCH
- JOIN MODULAR ALUMINUM PLANTER-457mm HEIGHT COLOR- BLACK GREEN THEORY
- JOIN MODULAR ALUMINUM PLANTER-914mm HEIGHT COLOR- BLACK GREEN THEORY
- COURTYARD BOLLARD VOB192208BL 32" MODERN COLOR TO BE BLACK NUMBER OF UNITS: 7 VONN LIGHTING
- BEISEL CHAIRS SURFACE MOUNT BAL-2 ALUMINUM COLOR TO BE RUBBED BRONZE NUMBER OF UNITS: 13 WISHBONE PRODUCTS
- URBAN FORM COFFEE TABLE SURFACE MOUNT UFCT 32 ALUMINUM COLOR TO BE RUBBED BRONZE NUMBER OF UNITS: 6 WISHBONE PRODUCTS
- DECORATIVE POTS - 600mm DIA COLOR TO BE BRIGHT GREEN NUMBER OF UNITS: 10 GREEN THEORY
- SEE THRU FIREPLACE INSERT WITH TILE FINISH WALL INSERT 1828mm X 762mm COLOR TO BE MATTE BLACK TILE FINISH TO MATCH ARCHITECTURE AND COLOR MANUFACTURED BY NAPOLEAN
- LOOP 2 SPACE BIKE RACK LBRP-1 COLOR TO BE RUBBED BRONZE NUMBER OF UNITS: 7 (EACH RACK HOLDS 2 BIKES) WISHBONE
- SAGE DUAL RECYCLE STATION SGE 245SD COLOR TO BE BLACK
- WHEELCHAIR ACCESSIBLE ROUND TABLE AND CHAIRS TABLE TOP 1067mm SURFACE MOUNT A1424 NUMBER OF UNITS: 2
- OMEGA 6" ARCHITECTURAL FENCE WITH OMEGA 10 SINGLE SWING GATE



SITE FURNITURE

PLANT LIST COURTYARD

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	29	BRANDON ARBORVITAE / THUJA OCCIDENTALIS 'BRANDON'	1.5M	POTTED
	7	GOLDMOUND JAPANESE SPIRAEA / SPIRAEA JAPONICA 'GOLDMOUND'	600MM HT.	POTTED
	9	MEDORA JUNIPER / JUNIPERUS SCOPULORUM 'MEDORA'	1.2M HT.	POTTED
	7	SAVIN JUNIPER / JUNIPERUS SABINA	600MM SP.	POTTED
	8	SEM FALSE SPIRAEA / SORBARIA SORBIFOLIA 'SEM'	600MM HT.	POTTED
	27	TAUNTON'S ANGLO-JAPANESE YEW / TAXUS X MEDIA 'TAUNTONII'	600MM SP.	POTTED
	4	TINY QUICK FIRE™ HYDRANGEA / HYDRANGEA PANICULATA 'SMNHPSB'	600MM HT.	POTTED
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER
	7	JUNE HOSTA / HOSTA X 'JUNE'	200MM HT.	POTTED
	30	OVERDAM FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	305MM HT.	POTTED
	11	PATRIOT HOSTA / HOSTA X 'PATRIOT'	200MM HT.	POTTED
	16	SUM AND SUBSTANCE HOSTA / HOSTA X 'SUM AND SUBSTANCE'	200MM HT.	POTTED
	24	VISION IN PINK CHINESE ASTILBE / ASTILBE CHINENSIS 'VISION IN PINK'	200MM HT.	POTTED



PLANTING PLAN



BOLLARD LIGHTING



DECORATIVE POTS



RECYCLE STATION



JOIN MODULAR ALUMINUM PLANTERS - CUSTOM PLANTERS BY GREEN THEORY



SEE THROUGH FIRE PLACE INSERT WITH TILE WALL



LOOP BIKE RACK



METAL CHAIR-SURFACE MOUNT



METAL TABLE-SURFACE MOUNT



WHEEL CHAIR ACCESSIBLE SEATING-SURFACE MOUNT

GENERAL NOTES:

1. CONTRACTOR TO CALL FIRST CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT OF WAYS/
3. CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREE WITHIN OR ADJACENT TO CONSTRUCTION AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR HAULING OF ALL EXCESS MATERIALS OFF THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
7. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTING
8. ALL MEASUREMENTS IN MILLIMETRES UNLESS OTHERWISE NOTED.

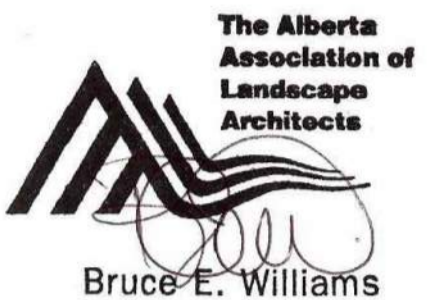
PLANTING NOTES:

1. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPEC'S OF THE CDN NURSERY TRADES ASSOC. FOR SIZE, HT. SPREAD, GRADING QUALITY AND METHOD OF CULTIVATION
2. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
3. AREAS TO RECEIVE SOD TO HAVE TOPSOIL TO A DEPTH OF 100mm, AREAS TO RECEIVE SEED TO HAVE TOPSOIL TO A DEPTH OF 150mm, AREAS FOR PLANTING BEDS TO A DEPTH OF 450mm
4. ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.
5. 75mm DEPTH SHREDDED BARK MULCH IN ALL PLANTING BEDS
6. PLANTING TO BE LOW WATER LANDSCAPE AND HAND WATERING IN ALL PLANTING BEDS
7. **FREE PROTECTION PLAN AGREEMENT MUST BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION COMMENCEMENT**
8. PLANTING TO BE AS PER TYPICAL TREE TRENCH DETAIL. SEE DPL-4 FOR DETAIL.



CONSULTANT INFORMATION

W.L.A. GROUP
LANDSCAPE ARCHITECTURE



NOT FOR CONSTRUCTION

PROJECT INFORMATION

BRIDGELAND MULTI FAMILY
630 - 1 AVENUE NE
CALGARY, ALBERTA



This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datums, and report any discrepancies to the Landscape Architect prior to construction. Dimensions are taken to face of exterior sheathing, or face of concrete blocks unless noted otherwise on the drawing.

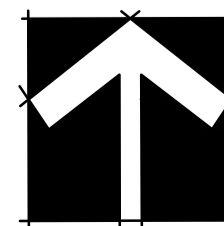
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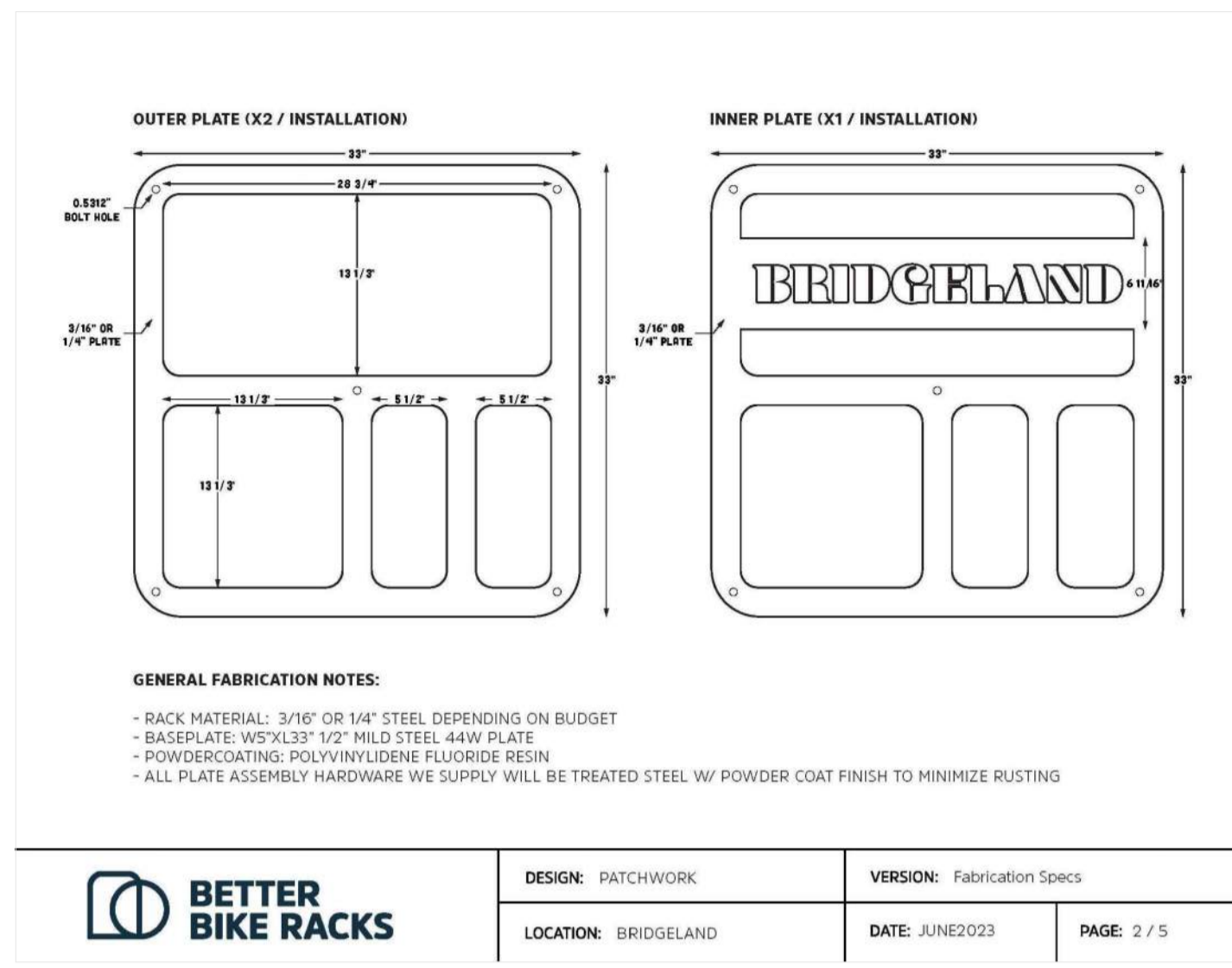
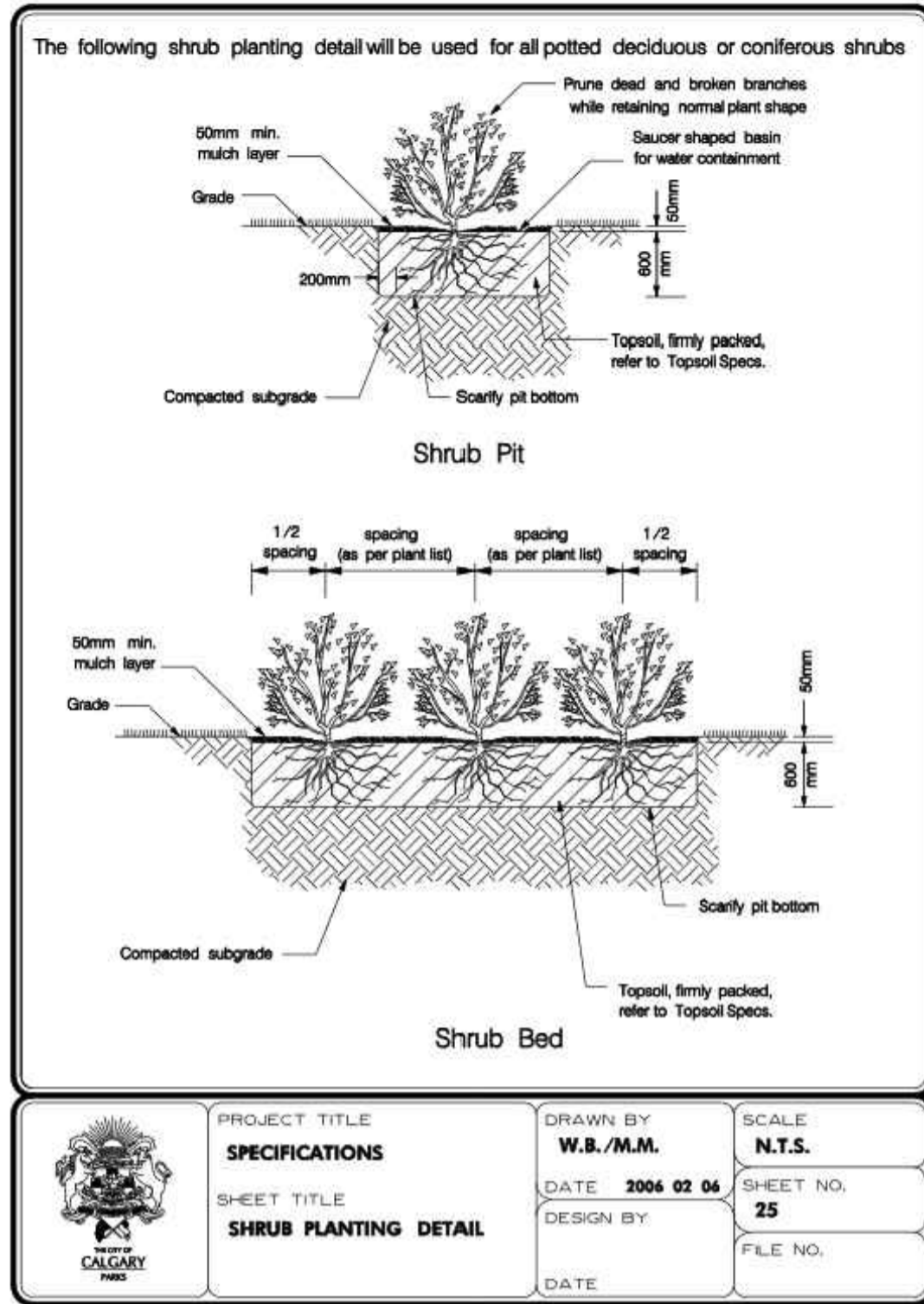
ISSUED FOR DATE

SCALE 1:200 METRIC
DATE NOVEMBER 14, 2023
DRAWN BY KLB
CHECKED BY BEW
PROJECT NO.

DRAWING TITLE
INTERIOR COURTYARD LAYOUT,
PURCHASABLE SITE FURNITURE,
& LANDSCAPE PLAN

DRAWING NO.
DPL-3





CITY OF CALGARY BIKE RACK FOR STREET RACKS

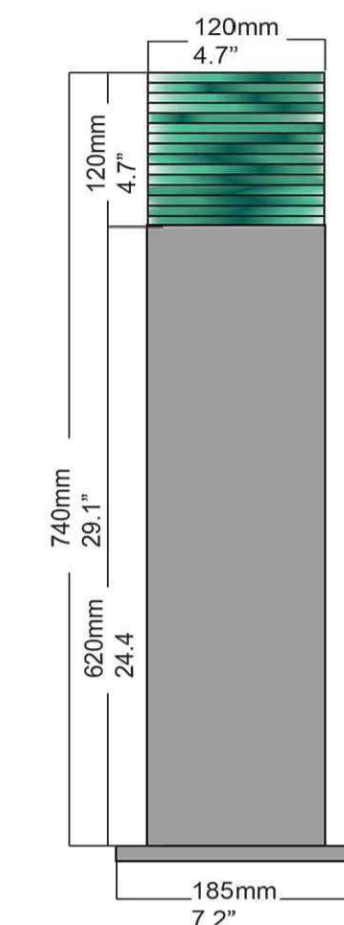


COLOUR CODES

- CMYK (19,93,100,0) → RAL 3024
- CMYK (100,69,31,13) → RAL 5002

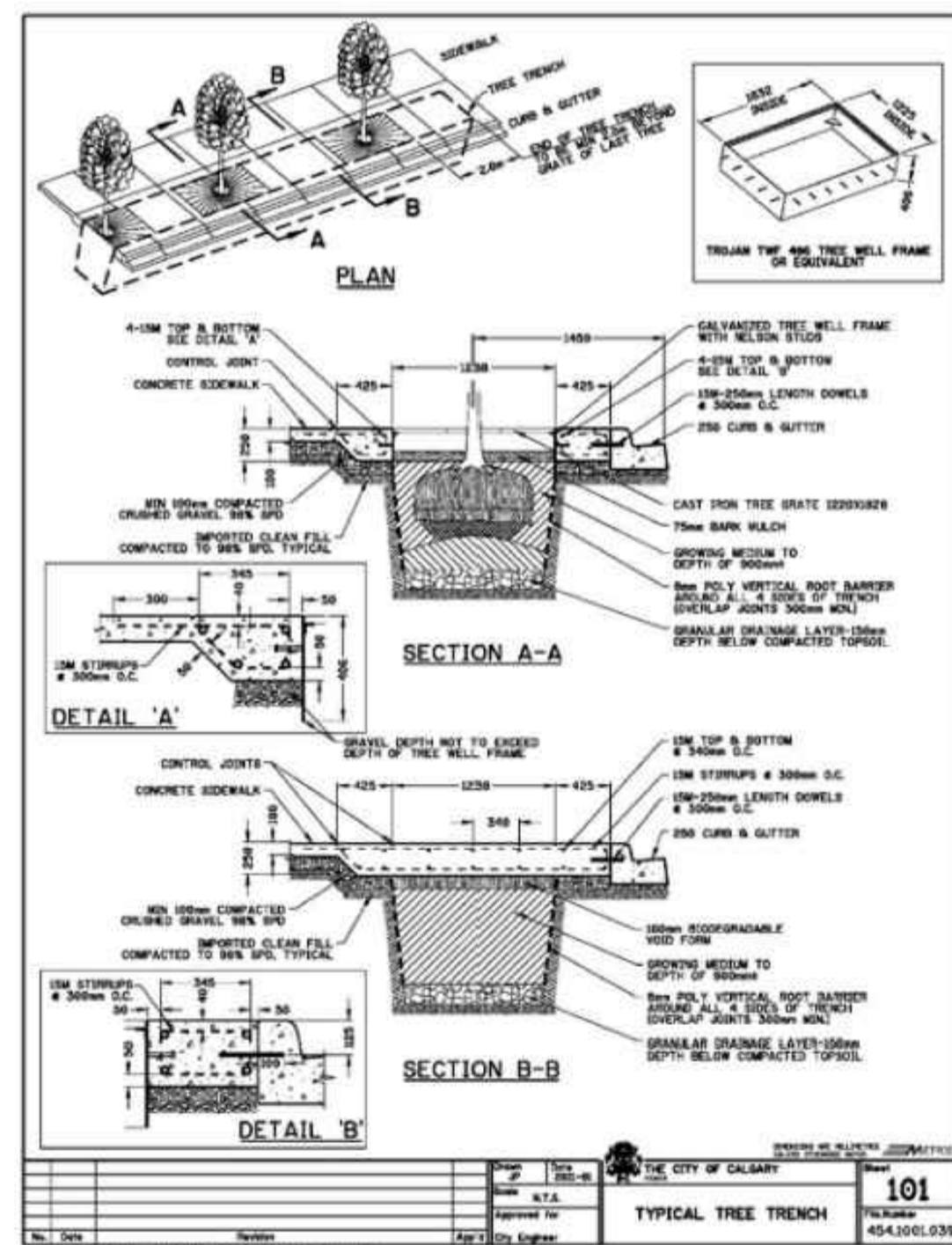


EDMONTON TRAIL AND 1ST AVENUE BOLLARD LIGHTS



SHRUB PLANTING DETAIL

Figure 3.6-9: Tree trench specifications



TREE TREE TRENCH DETAIL

4.1.3 Line Assignment (i.e. Setback) Requirements

- For setback requirements of trees planted along roadways, refer to The City of Calgary's *Design Guidelines for Subdivision Servicing* and *Detail Sheet 38: Pathway Culvert and Edges*.
- The following table shows setback requirements for trees planted adjacent to utilities.

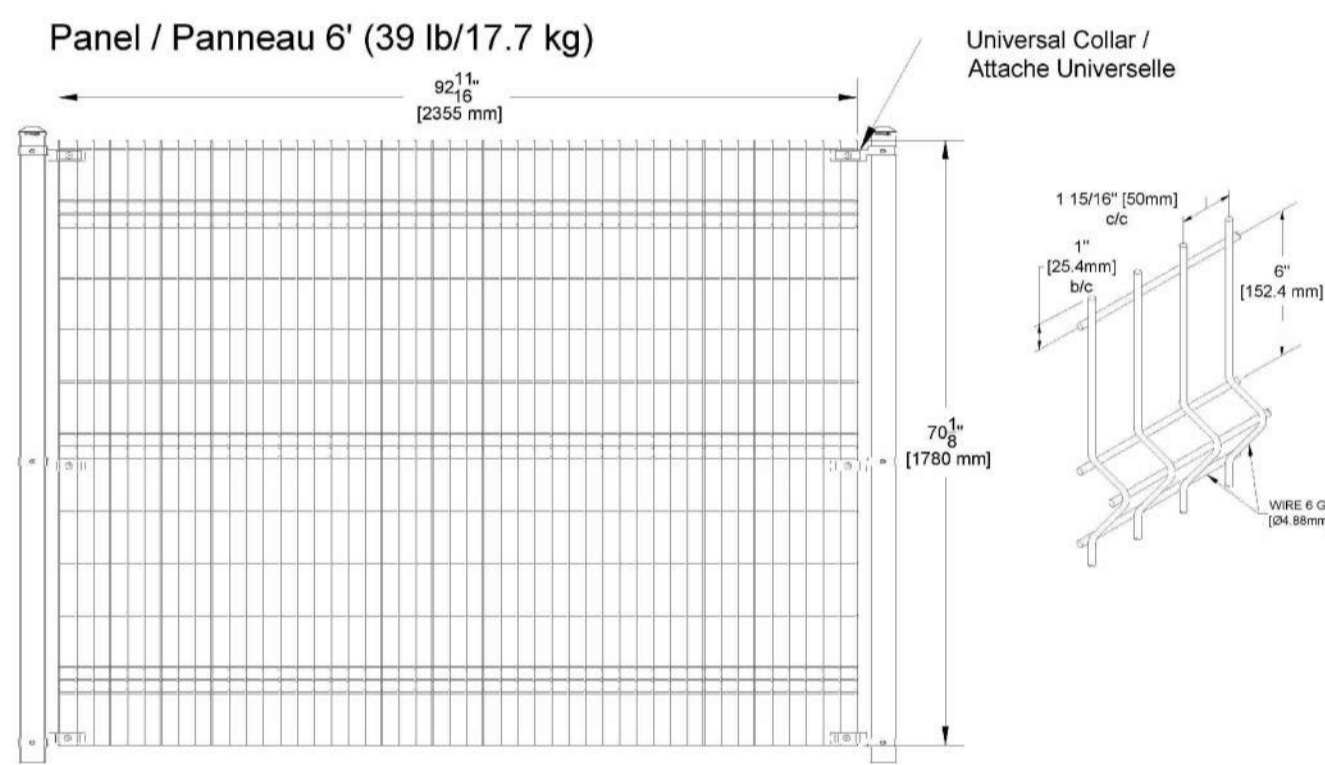
Table 4-2: Tree Separations to Utilities

Deep Utilities	Poplar		Deciduous		Coniferous	
	Services	Mains Parallel to tree line	Services Medians	Mains Parallel to tree line	Services Medians	Mains Parallel to tree line
Sanitary	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	3.0 m
Storm (<4.5 m deep)	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	3.0 m
Water	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	3.0 m
Hydrants	3.0 m	4.0 m	N/A	2.5 m	3.0 m	3.0 m
Shallow Utilities	Poplar		Deciduous		Coniferous	
	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line
ATCO	2.0 m ^a	2.0 m ^a	2.0 m	2.0 m	2.0 m ^a	2.0 m ^a
TELUS	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
CTV	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
ENMAX	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
Overhead (to outside conductor)	9.0 m		7.0 m - 9.0 m		7.0 m - 9.0 m	
Transformers (within Utility Rights of Way)	N/A (Tree planting not permitted within Utility Rights-of-Way)					
Street Light Poles	Poplar	Deciduous	Coniferous			
	5.0 m	4.0 m - 5.0 m	Min. 4.0 m			

Notes: a) A 3.0 m separation may be required at the discretion of the utilities.
b) Pipe joints are not permitted on water or sewer services located under medians.
c) Trees on residential (15.0 m RofW) boulevards, with no sidewalks, can be planted 1.0 m from driveways. Driveway crossings are to be aligned, wherever possible, to allow space for tree planting.

SETBACKS

OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6')
PANNEAUX OMEGA ARCHITECTURALE SUR POTEAUX CARRÉS (GRANDEUR 6')



SYSTÈMES DE CLÔTURES
omega I
FENCE SYSTEMS

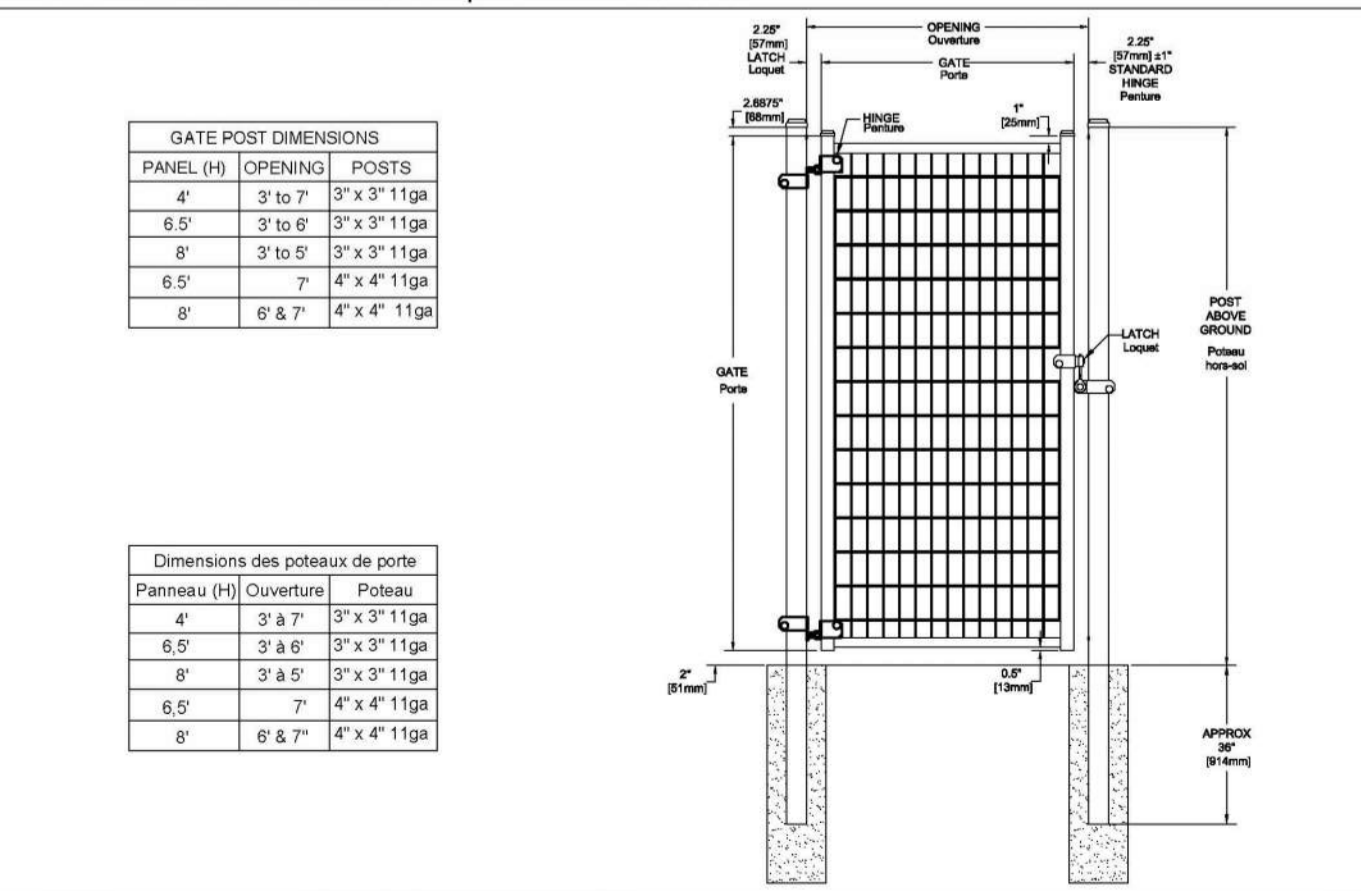
Omega II Fence Systems
1736, Blvd. St-Elzéar West
Laval, Québec
H7L 3N6

Tel: 450-886-9600
1-800-836-8342
Fax: 450-881-5318
www.omegafence.com

WEB
REVISION: 0621

OMEGA 6' FENCE

OMEGA 10 SINGLE SWING GATE MODEL GPG10
Barrière OMEGA 10 à battant simple modèle GPG10



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Fax: 450-881-5318
www.omegatwo.com

OMEGA 10' SINGLE GATE



CONSULTANT INFORMATION

W.L.A. GROUP
LANDSCAPE ARCHITECTURE

The Alberta Association of Landscape Architects
Bruce E. Williams

NOT FOR CONSTRUCTION

PROJECT INFORMATION

BRIDGELAND MULTI FAMILY
630 - 1 AVENUE NE
CALGARY, ALBERTA



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PROJECT NO.

DRAWING TITLE
DETAILS

DRAWING NO.
DPL-4



OVERVIEW

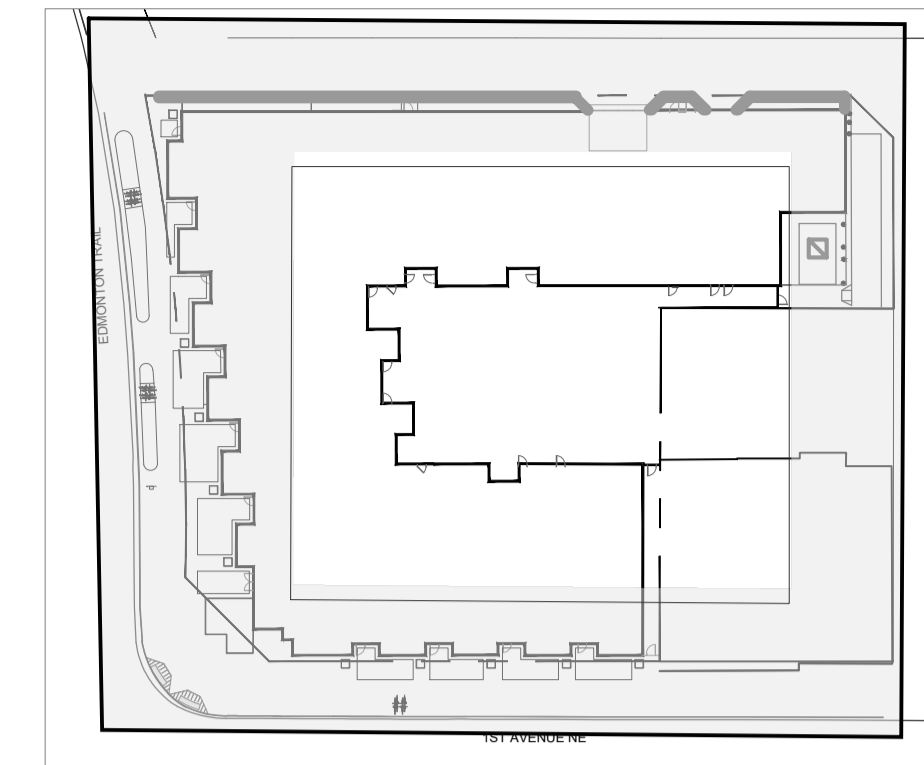


CORNER OF EDMONTON TRAIL AND 1ST AVENUE NE

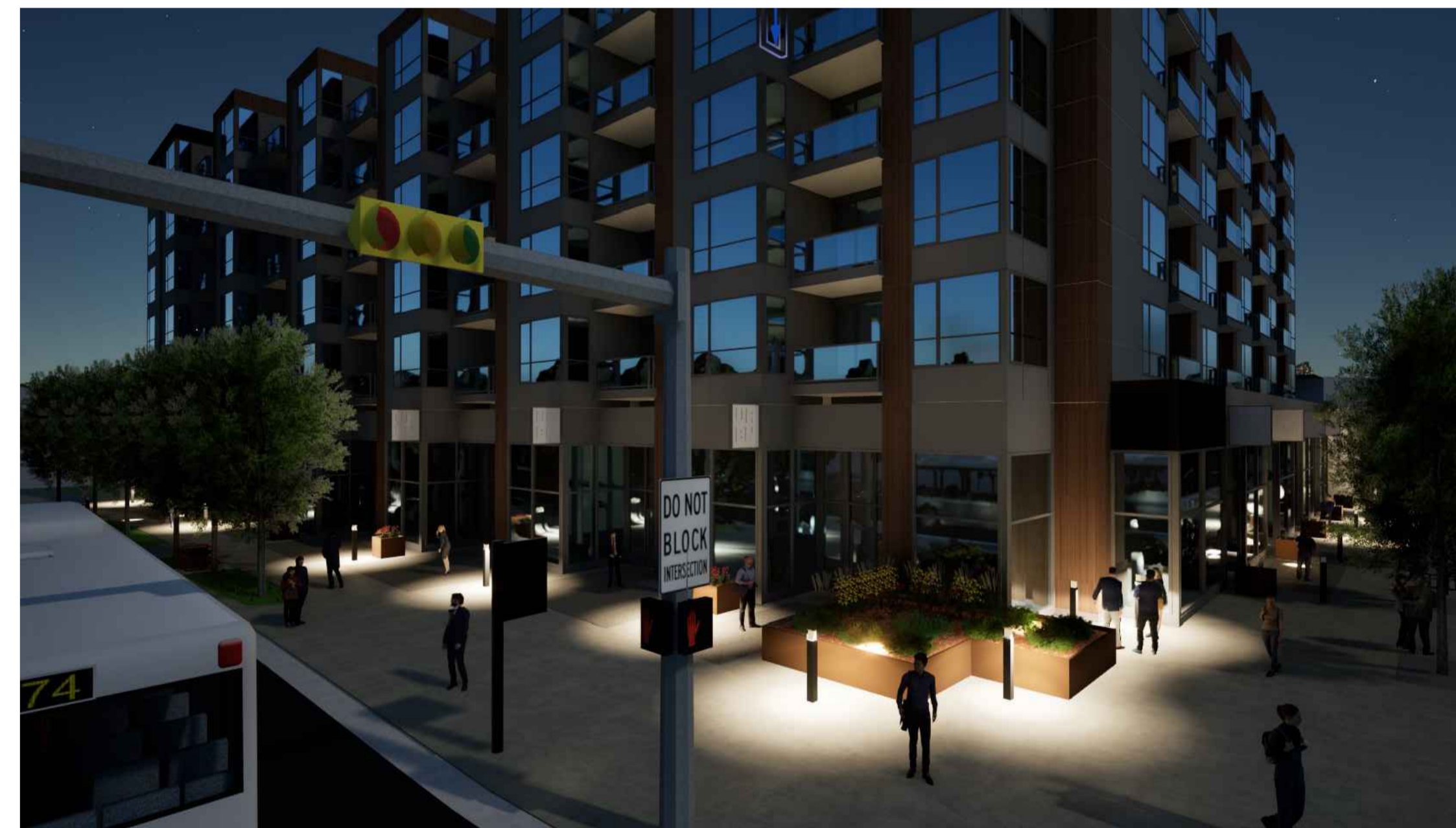


EDMONTON TRAIL - SOUTHVIEW

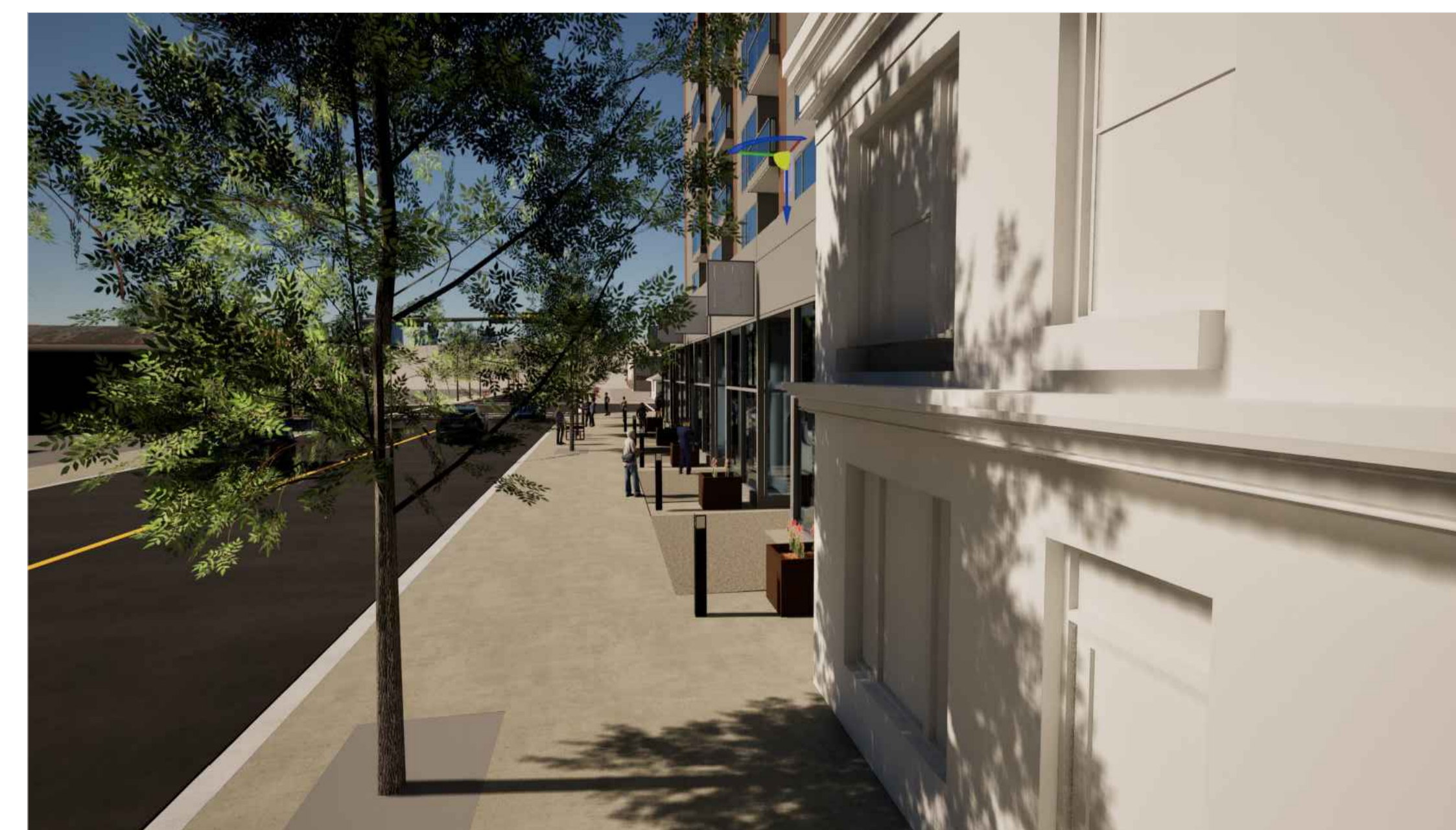
THE CORNER OF EDMONTON TRAIL AND 1ST AVENUE NE IS A KEY COMPONENT OF CALGARY'S MAIN STREET INITIATIVE. WE DESIGNED THE SPACE TO BE VIBRANT, ENGAGING AND PEDESTRIAN FRIENDLY. THE COMMERCIAL SPACES ALONG EDMONTON TRAIL ARE DESIGNATED WITH A DISTINCT PAVING CHANGE WHILE STILL CONNECTING TO THE STREET WITH RIBBONS OF THE CITY STREET PAVING LEADING TO THE DOORWAYS. THE SEASONAL PLANTERS ARE USED TO DELINEATE THE SPACES AND CREATE A DISTINCT RHYTHM ALONG EDMONTON TRAIL. THESE PLANTERS REPEAT ASPECTS OF THE BUILDING DESIGN TO REINFORCE THE OVERALL DESIGN STATEMENT AND WILL BE PLANTED WITH COLOR ANNUALS TO CREATE SPLASHES OF COLOR.



KEY



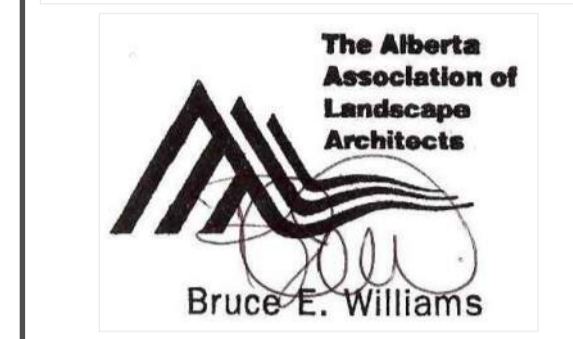
CORNER OF EDMONTON TRAIL AND 1ST AVENUE NE NIGHT VIEW



1ST AVENUE NE WEST VIEW



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PROJECT INFORMATION
 BRIDGELAND MULTI FAMILY
 630 - 1 AVENUE NE
 CALGARY, ALBERTA



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SCALE NOT TO SCALE
 DATE NOVEMBER 14, 2023
 DRAWN BY KLB
 CHECKED BY BEW
 PROJECT NO. _____

DRAWING TITLE
 3D RENDERINGS PERIMETER STREET VIEW

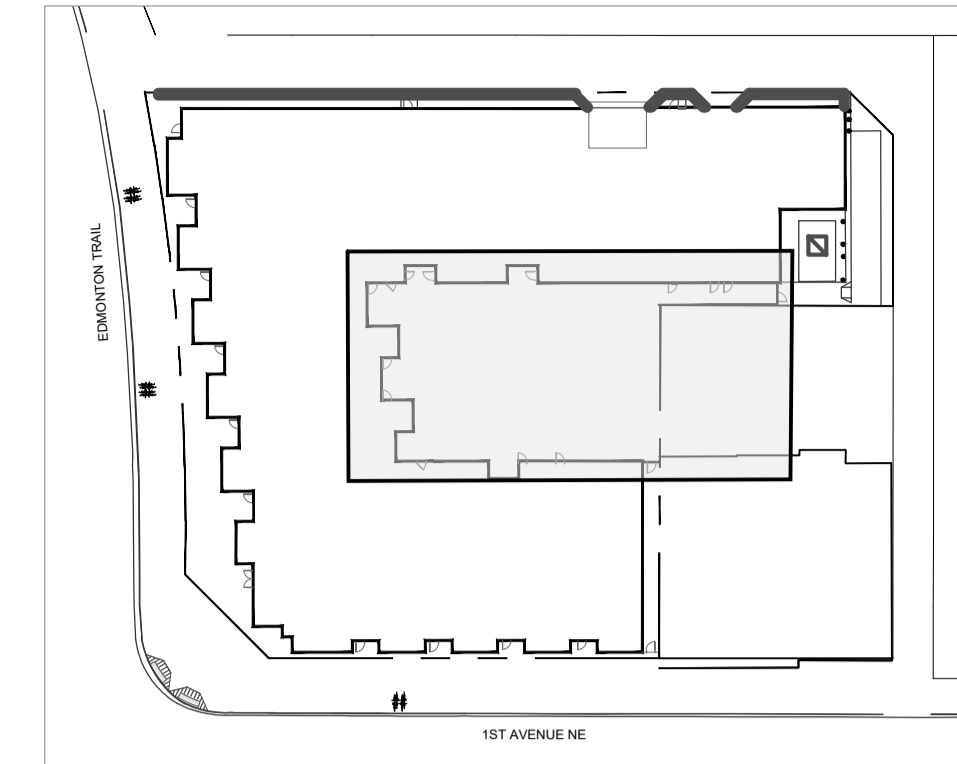
DRAWING NO.
 DPL-5



COURTYARD - VIEW FROM NORTH EAST



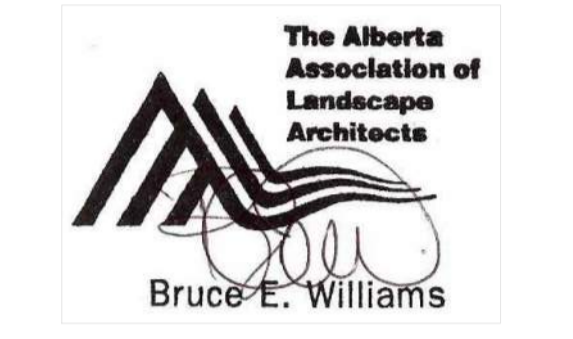
COURTYARD - OVERVIEW



KEY



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PROJECT INFORMATION
 BRIDGELAND MULTI FAMILY
 630 - 1 AVENUE NE
 CALGARY, ALBERTA



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 PROJECT NO.

DRAWING TITLE
 3D RENDERINGS PERIMETER STREET VIEW

DRAWING NO.
 DPL-6

THE COURTYARD IS DESIGNED TO DRAW PEOPLE IN TO THE SPACE PROVIDING A COMFORTABLE AND VIBRANT AREA TO RELAX WITH FRIENDS OR ENJOY A MORNING COFFEE. PAVING PATTERNS AND PLANTER SHAPES AREA AT 45 DEGREES, MAKING THE SPACE FEEL LARGER. THE DIAGONAL DESIGNS PROVIDES THE OPPORTUNITY TO BUILD A VOLUME OF GREEN SPACE, ALLOWING FOR LAYERS OF COLORS AND TEXTURES. THE PLANT MATERIAL SPECIFIED IS SHADE TOLERANT AND THE SHRUB BEDS PROVIDE AREAS FOR ACCENT LIGHTING WHICH WILL MAKE THE SPACE INVITING AND VISUALLY APPEALING IN ALL FOUR SEASONS. THE FIREPLACE PROVIDES A FOCAL POINT, GATHERING POINT AND GIVES A SENSE OF WARMTH TO THE SPACE. THERE WILL BE COMFORTABLE CHAIRS WITH SMALL TABLES FOR THOSE WHO WOULD LIKE TO SIT BY THE FIRE. THERE AREA ALSO SMALL GATHERING SPACES AND BARRIER FREE TABLES FOR PEOPLE TO GATHER TO PLAY GAMES OR HAVE A TAKE OUT LUNCH.

Calgary



WESTRICH PACIFIC CORP.
BRIDGELAND APARTMENTS
630 1st AVE NE, CALGARY, AB

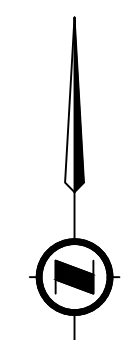
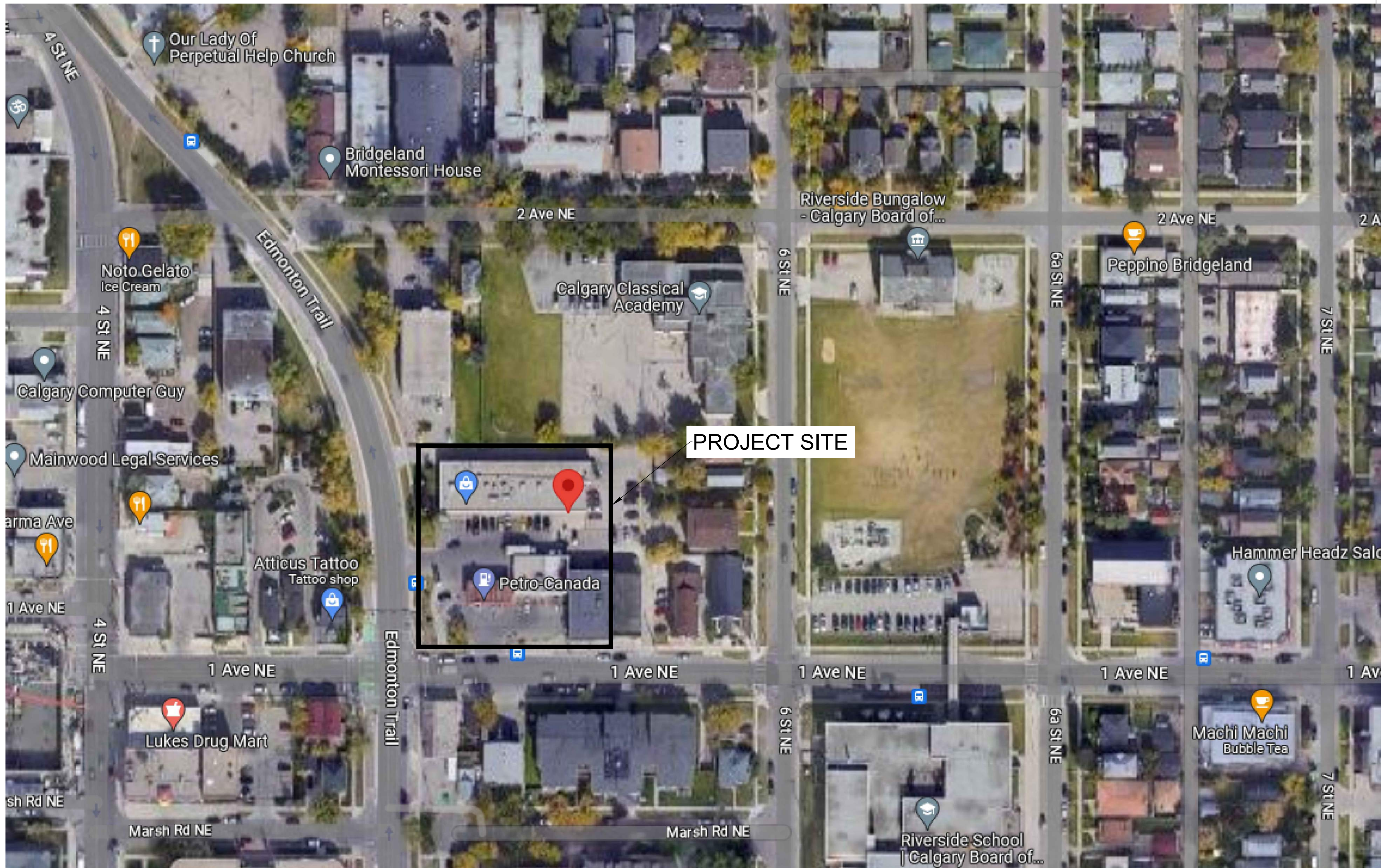
ISSUED FOR DEVELOPMENT PERMIT
2023-03911

TENDER NUMBER: #####

ENGINEERING DRAWING NUMBER: 23-1717-051



FILE: C:\2023\1700 - 1788\1717 WESTRICH APARTMENTS SCC WORKING DES & CAD\23-1717-051C-16.11.2023-EA.DWG [DATE: November 16, 2023 2:04:35 PM]



NOTES

1. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83).

Click Before You Dig

NAD 83 COORDINATES

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NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
02	ISSUED FOR DP	2023-10-26	EA	EA
01	ISSUED FOR DP	2023-06-07	EA	EA

PERMIT TO PRACTICE
TWS ENGINEERING LTD.
Signature: _____
Date: 16 November 2023
PERMIT NUMBER: P 2276
The Association of Professional Engineers
Geologists and Geophysicists of Alberta
ID: 141048

DESIGNED	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
DRAWN	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
CHECKED	BY	DATE (YYYY-MM-DD)
TWS	TWS	2023-06-07

SCALE: NOT TO SCALE

Calgary **TWS Engineering Ltd.**

PROJECT: WESTRICH PACIFIC CORP. BRIDGELAND APARTMENTS 630 1st AVE NE, CALGARY, AB
SEC: 22 - TWP. 24 - RGE. 1 - W 5th M

SHEET TITLE: **LOCATION PLAN**

FILE NO.	ENG DWG NO.	
23-1717-051C-16.11.2023-EA.dwg	23-1717-051	
SHEET ID.	SHEET NO.	
C-002	002	
BY	DATE (YYYY-MM-DD)	PROFILE NO.
EA	2023-06-07	###

ISC: — SHEET SIZE ANSI D 25 mm

DRAWING INDEX

SHEET NO.	SHEET DESCRIPTION	SHEET ID
GENERAL		
001	COVERSHEET	C-001
002	LOCATION PLAN	C-002
003	INDEX	C-003
CIVIL DRAWINGS		
004	GRADING PLAN	C-004
005	SANITARY SEWERS	C-005
006	STORM SEWERS	C-006
007	WATER MAIN	C-007

NOTES

- ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83).



NAD 83
COORDINATES

ISSUED FOR DEVELOPMENT PERMIT

###	###	###	###	###
###	###	###	###	###
###	###	###	###	###
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01	ISSUED FOR DP	2023-06-07	EA	EA
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

<p>PERMIT TO PRACTICE TWS ENGINEERING LTD.</p> <p>Signature: </p> <p>Date: 16 November 2023</p> <p>PERMIT NUMBER: P 2276</p> <p>The Association of Professional Engineers Geologists and Geophysicists of Alberta</p> <p>ID: 141048</p>	<p>SEAL</p>
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	BY	DATE (YYYY-MM-DD)
DESIGNED	EA	2023-06-07
DRAWN	EA	2023-06-07
CHECKED	TWS	2023-06-07

SCALE: 1:200



PROJECT
**WESTRICH PACIFIC CORP.
BRIDGELAND APARTMENTS
630 1st AVE NE, CALGARY, AB**

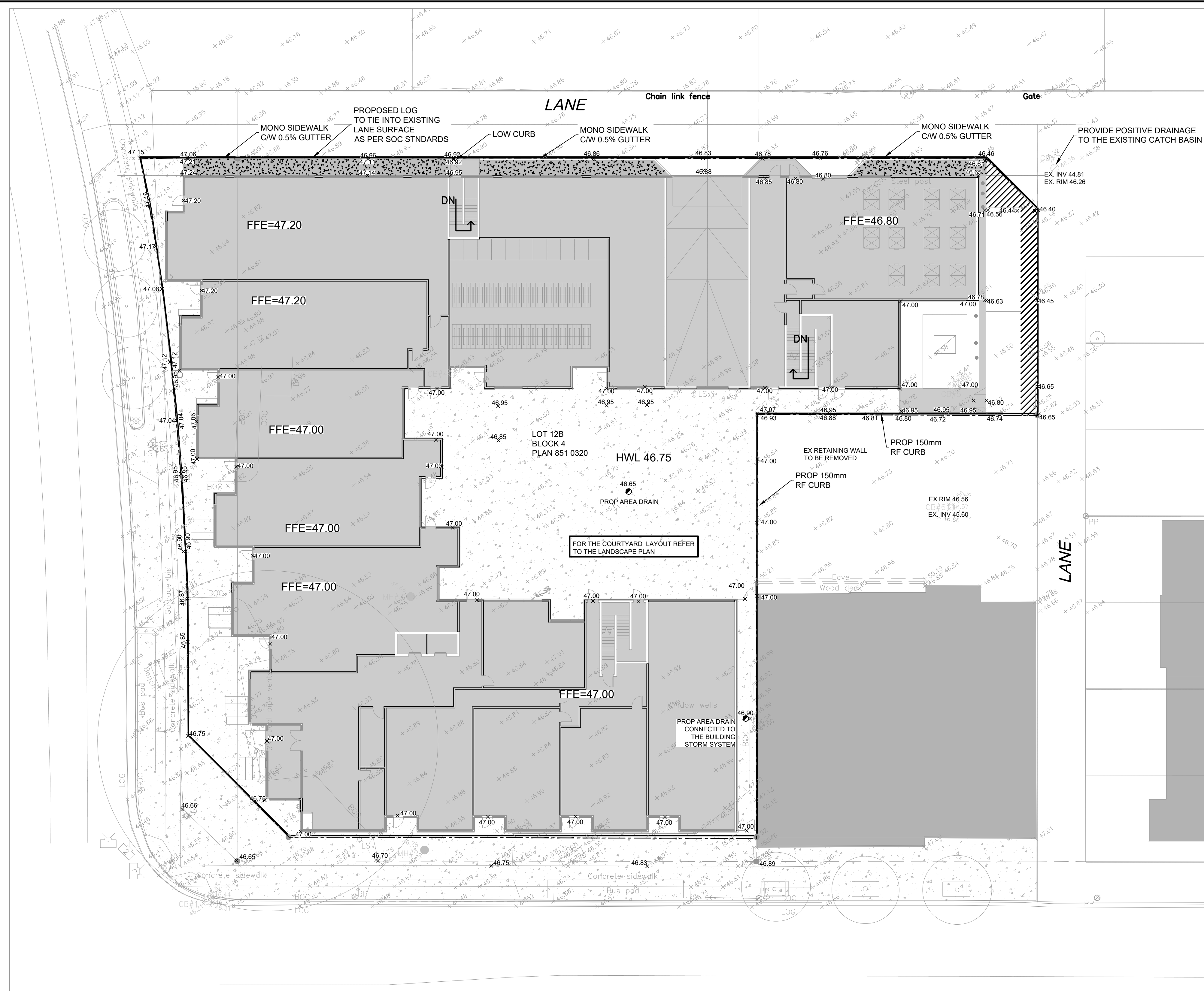
SEC. 22 - TWP. 24 - RGE. 1 - W5th M

SHEET TITLE
DRAWING INDEX

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SHEET ID. C-003	SHEET NO. 003
BY ###	DATE ###
DRAWN ###	PROFILE NO. ###

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THE SITE WILL BE REHABILITATED TO CONDITIONS AT THE TIME OF CONSTRUCTION OR IMPROVED ("IMPROVEMENT AREAS" SUBJECT TO APPROVAL FROM DEVELOPMENT AUTHORITY).

NOTES

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF CALGARY DESIGN STANDARDS (SURFACE AND DEEP UTILITIES)
2. CONTRACTOR TO FOLLOW ALL APPLICABLE MUNICIPAL QUALITY CONTROL REQUIREMENTS PROVIDING THE ENGINEER ALL LABORATORY TEST RESULTS FROM TESTING AGENCIES PRIOR TO FINAL INSPECTION. WHERE RESULTS DEVIATE FROM THE MUNICIPAL STANDARD OR SPECIFICATION, NOTIFY THE ENGINEER FOR CLARIFICATION ON REMEDIAL ACTION REQUIRED AT THE TIME.
3. ALL ELEVATIONS ARE GEODETIC
4. THE OWNER / DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL
5. AFTER COMPLETION OF THE SITE WORKS CONTRACTOR TO PROVIDE AS-BUILT DRAWING (SURFACE AND UNDERGROUND) DONE BY ALBERTA REGISTERED SURVEY COMPANY. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. NOT NECESSARY ALL UTILITIES SHOWN ON THE DRAWINGS
6. ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION
7. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO CITY OF CALGARY SPECIFICATIONS
8. CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE
9. AFTER COMPLETION OF THE PROJECT CONTRACTOR TO PROVIDE AS BUILT SURVEY (SURFACE AND UNDERGROUND) COMPLETED BY REGISTERED ALBERTA SURVEY COMPANY

LEGENDS:

- 1048.03 DESIGN ELEVATION
- 1.0% PROPOSED SLOPE
- +1048.52 EXISTING ELEVATION
- PROPERTY LINE
- - - CONSTRUCTION BOUNDARY
- EXISTING MANHOLE
- EXISTING CATCHBASIN



NAD 83
COORDINATES

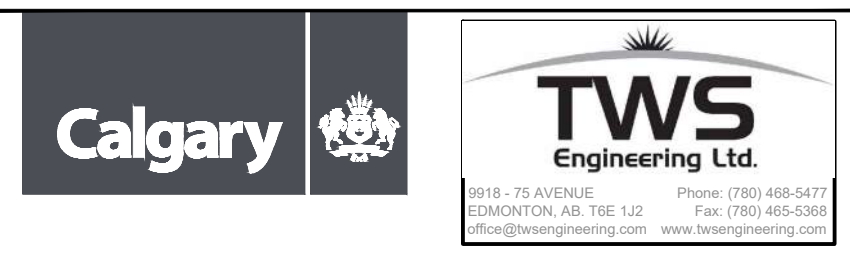
ISSUED FOR DEVELOPMENT PERMIT

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
02	ISSUED FOR DP	2023-10-26	EA	EA
01	ISSUED FOR DP	2023-06-07	EA	EA

PERMIT PERMIT TO PRACTICE TWS ENGINEERING LTD. Signature: _____ Date: 16 November 2023 PERMIT NUMBER: P 2276 The Association of Professional Engineers Geologists and Geophysicists of Alberta ID: 141048		SEAL
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DESIGNED	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
DRAWN	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
CHECKED	BY	DATE (YYYY-MM-DD)
TWS	TWS	2023-06-07

SCALE: 1:200

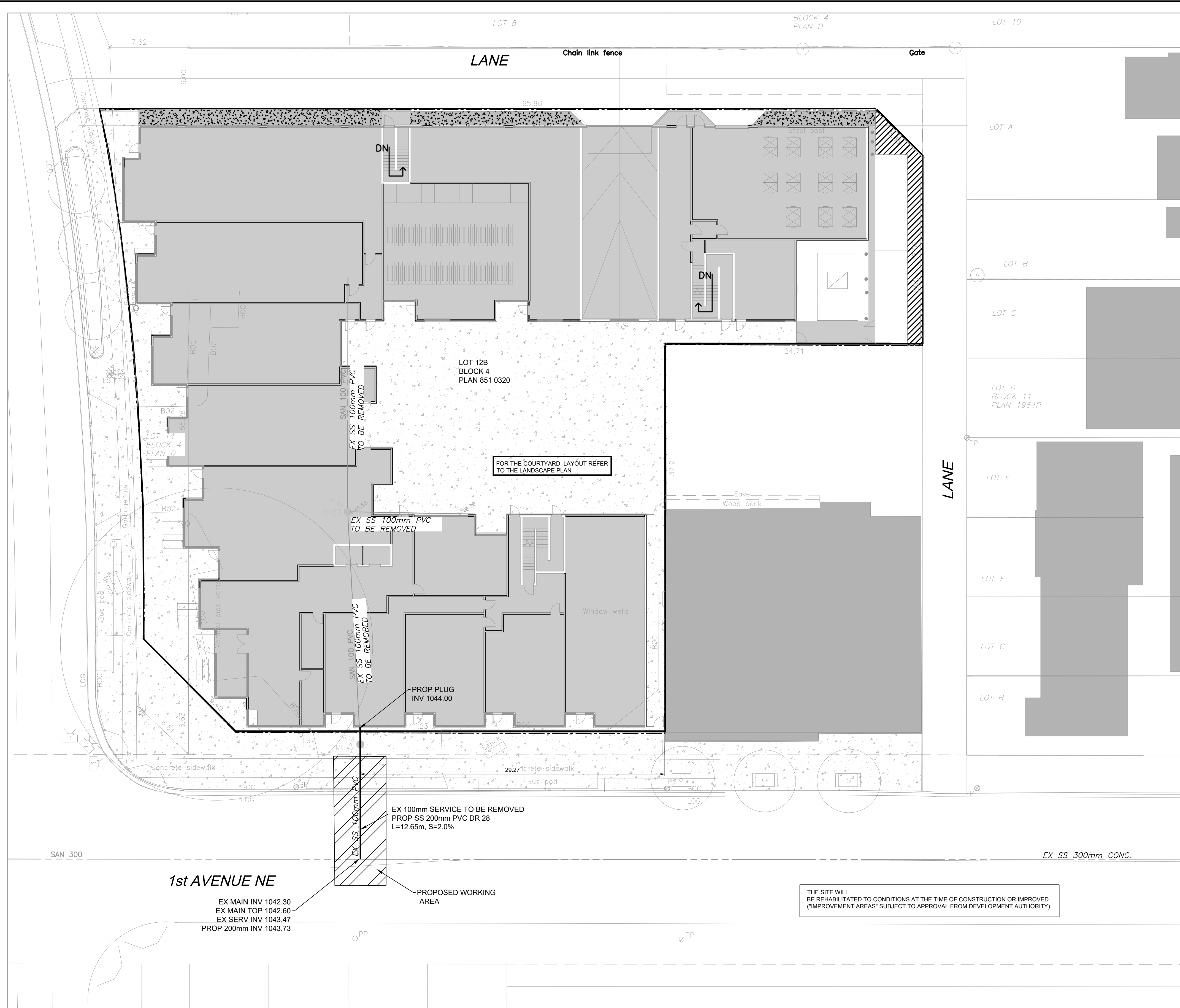


PROJECT
WESTRICH PACIFIC CORP.
BRIDGELAND APARTMENTS
630 1st AVE NE, CALGARY, AB
 SEC: 22 - TWP: 24 - RGE: 1 - W 5th M

SHEET TITLE
GRADING PLAN

FILE NO. 23-1717-051C-16.11.2023-EA.dwg	ENG DWG NO. 23-1717-051
SHEET ID. C-004	SHEET NO. 004
DRAWN BY EA	DATE (YYYY-MM-DD) 2023-06-07
PROFILE NO. ###	

FILE: C:\2023\1700 - 1758\1717 WESTRICH\23-1717-051 BRIDGELAND APARTMENTS SCC2 WORKING DES & CAD\23-1717-051C-16.11.2023-EA.DWG [DATE: November 16, 2023 2:04:35 PM]



LEGENDS:

- . — LIMITS OF CONSTRUCTION / CONTRACT
- 200P SS 200 PVC — STORM SEWER
- EX SS 200 PVC — EXISTING STORM SEWER
- FUT SS 200 PVC — FUTURE STORM SEWER
- TYPE 5A MANHOLE
- EXISTING TYPE 5A MANHOLE

NOTES

- GENERAL NOTES**
- ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF CALGARY DESIGN STANDARDS (SURFACE AND DEEP UTILITIES).
 - CONTRACTOR TO FOLLOW ALL APPLICABLE MUNICIPAL QUALITY CONTROL REQUIREMENTS PROVIDING THE ENGINEER ALL LABORATORY TEST RESULTS FROM TESTING AGENCIES PRIOR TO FINAL INSPECTION. WHERE RESULTS DEVIATE FROM THE MUNICIPAL STANDARD OR SPECIFICATION, NOTIFY THE ENGINEER FOR CLARIFICATION OR REMEDIAL ACTION REQUIRED AT THE TIME.
 - ALL ELEVATIONS ARE GEODETIC.
 - THE OWNER / DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.
 - AFTER COMPLETION OF THE SITE WORKS CONTRACTOR TO PROVIDE AS-BUILT DRAWING (SURFACE AND UNDERGROUND) DONE BY ALBERTA REGISTERED SURVEY COMPANY. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. NOT NECESSARY ALL UTILITIES SHOWN ON THE DRAWINGS.
 - ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO CITY OF CALGARY SPECIFICATIONS.
 - CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
 - NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED.
 - CONTRACTOR TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES.

- SS NOTES:**
- ALL PVC PIPES TO BE DR35 UNLESS OTHERWISE NOTED.
 - ALL CIRCULAR CONCRETE PIPES TO BE CLASS IV UNLESS OTHERWISE NOTED.
 - ALL PIPE BACKFILL SHALL SATISFY A MINIMUM TYPE 2 INSTALLATION SPECIFICATION WITH CLASS 1A BEDDING.
 - CONTRACTOR TO TAKE CARE IN THE PLACEMENT OF MINIMUM AND NEAR MINIMUM SLOPE SEWERS.
 - CONTRACTOR TO ENSURE THAT THE SEALS ON ALL PIPE AND MANHOLE SEGMENTS ARE PROPERLY PLACED TO PREVENT LEAKAGE AND / OR INFILTRATION.
 - EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE (HORIZONTAL & VERTICAL) TO BE CONFIRMED IN THE FIELD BEFORE CONSTRUCTION BEGINS.
 - ALL EXISTING SANITARY SEWERS ARE OPERATIONAL AND MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE SERVICE CONDITIONS PROVIDED.
 - MANHOLE & CATCHBASIN FRAMES AND COVERS TO BE CAST IRON OR AS PER CITY OF CALGARY SPECIFICATIONS.
 - MANHOLES AND CATCHBASIN MANHOLE TO BE MINIMUM DIA. 1200mm. USE RUBBER GASKETS IN JOINTS.
 - ALL CATCHBASINS TO BE 900mm DIA. WITH 250mm SUMP.

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NAD 83 COORDINATES

ISSUED FOR DEVELOPMENT PERMIT

####	####	####	####	####
####	####	####	####	####
####	####	####	####	####
02	ISSUED FOR DP	2023-10-26	EA	EA
01	ISSUED FOR DP	2023-06-07	EA	EA
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

PERMIT TO PRACTICE
TWS ENGINEERING LTD.
Signature: _____
Date: 16 November 2023
PERMIT NUMBER: P 2276
The Association of Professional Engineers
Geologists and Geophysicists of Alberta
ID: 141048

DESIGNED	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
DRAWN	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
CHECKED	BY	DATE (YYYY-MM-DD)
TWS	TWS	2023-06-07

SCALE: 1:200

Calgary **TWS Engineering Ltd.**

6018 - 75 AVENUE
COMMERCIAL ALB. TSE. 132
Phone: (780) 488-5477
Fax: (780) 488-5393
tws@twsengineering.com www.twsengineering.com

PROJECT
WESTRICH PACIFIC CORP.
BRIDGELAND APARTMENTS
630 1st STREET NE, CALGARY, AB

SEC: 22 - TWP: 24 - RGE: 1 - W 5th M

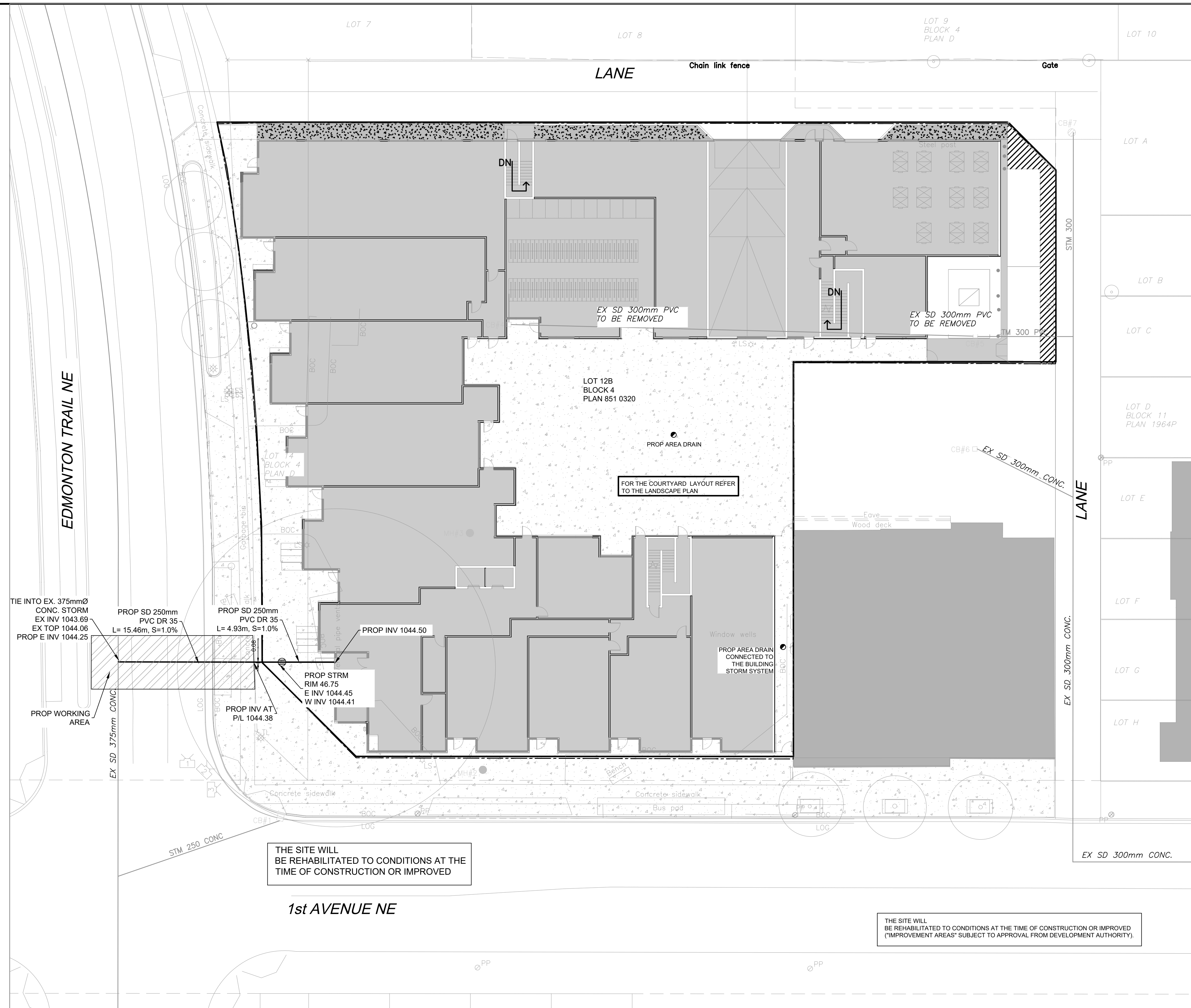
SHEET TITLE
SANITARY SEWER

FILE NO. 23-1717-051C-16.11.2023-EA.dwg ENG DWG NO. 23-1717-051

SHEET ID. **C-005** SHEET NO. **005**

DRAWN	BY	DATE (YYYY-MM-DD)	PROFILE NO.
EU	EU	2023-06-07	####

FILE: C:\2023\1700 - 1758\1717 WESTRICH\23-1717-051 BRIDGELAND APARTMENTS SCC2 WORKING DES & CAD\23-1717-051C-16.11.2023-24.DWG [DATE: November 16, 2023 2:04:35 PM]



LEGENDS:

- . — LIMITS OF CONSTRUCTION / CONTRACT
- PROP SD 200 PVC STORM SEWER
- EX SD 200 PVC EXISTING STORM SEWER
- FUT SD 200 PVC FUTURE STORM SEWER
- TYPE 5A MANHOLE
- CATCHBASIN
- EXISTING TYPE 5A MANHOLE
- EXISTING CATCHBASIN

NOTES

- GENERAL NOTES**
- ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PLUMBING CODE AND WITH CITY OF CALGARY DESIGN STANDARDS (SURFACE AND DEEP UTILITIES)
 - CONTRACTOR TO FOLLOW ALL APPLICABLE MUNICIPAL QUALITY CONTROL REQUIREMENTS PROVIDING THE ENGINEER ALL LABORATORY TEST RESULTS FROM TESTING AGENCIES PRIOR TO FINAL INSPECTION. WHERE RESULTS DEVIATE FROM THE MUNICIPAL STANDARD OR SPECIFICATION, NOTIFY THE ENGINEER FOR CLARIFICATION ON REMEDIAL ACTION REQUIRED AT THE TIME
 - ALL ELEVATIONS ARE GEODEIC
 - THE OWNER / DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL
 - AFTER COMPLETION OF THE SITE WORKS CONTRACTOR TO PROVIDE AS-BUILT DRAWING (SURFACE AND UNDERGROUND) DONE BY ALBERTA REGISTERED SURVEY COMPANY. CONTRACTOR TO PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. NOT NECESSARY ALL UTILITIES SHOWN ON THE DRAWINGS
 - ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO CITY OF CALGARY SPECIFICATIONS
 - CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE
 - NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED
 - CONTRACTOR TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES.

- SD NOTES:**
- ALL PVC PIPES TO BE DR35 UNLESS OTHERWISE NOTED
 - ALL CIRCULAR CONCRETE PIPES TO BE CLASS IV UNLESS OTHERWISE NOTED
 - ALL PIPE BACKFILL SHALL SATISFY A MINIMUM TYPE 2 INSTALLATION SPECIFICATION WITH CLASS 1A BEDDING
 - CONTRACTOR TO TAKE CARE IN THE PLACEMENT OF MINIMUM AND NEAR MINIMUM SLOPE SEWERS
 - CONTRACTOR TO ENSURE THAT THE SEALS ON ALL PIPE AND MANHOLE SEGMENTS ARE PROPERLY PLACED TO PREVENT LEAKAGE AND / OR INFILTRATION
 - EXACT LOCATION OF ALL EXITING INFRASTRUCTURE (HORIZONTAL & VERTICAL) TO BE CONFIRMED IN THE FIELD BEFORE CONSTRUCTION BEGINS
 - ALL EXISTING SANITARY SEWERS ARE OPERATIONAL AND MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE SERVICE CONDITIONS PROVIDED
 - MANHOLE & CATCHBASIN FRAMES AND COVERS TO BE CAST IRON OR AS PER CITY OF CALGARY SPECIFICATIONS
 - MANHOLES AND CATCHBASIN MANHOLE TO BE MINIMUM DIA.1200mm. USE RUBBER GASKETS IN JOINTS.
 - ALL CATCHBASINS TO BE 900mm DIA. WITH 250mm SUMP.

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NAD 83 COORDINATES

ISSUED FOR DEVELOPMENT PERMIT

NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD
02	ISSUED FOR DP	2023-10-26	EA	EA
01	ISSUED FOR DP	2023-06-07	EA	EA

PERMIT TO PRACTICE
TWS ENGINEERING LTD.
Signature: _____
Date: 16 November 2023
PERMIT NUMBER: P 2276
The Association of Professional Engineers
Geologists and Geophysicists of Alberta
ID: 141048

DESIGNED	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
DRAWN	BY	DATE (YYYY-MM-DD)
EA	EA	2023-06-07
CHECKED	BY	DATE (YYYY-MM-DD)
TWS	TWS	2023-06-07

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Calgary

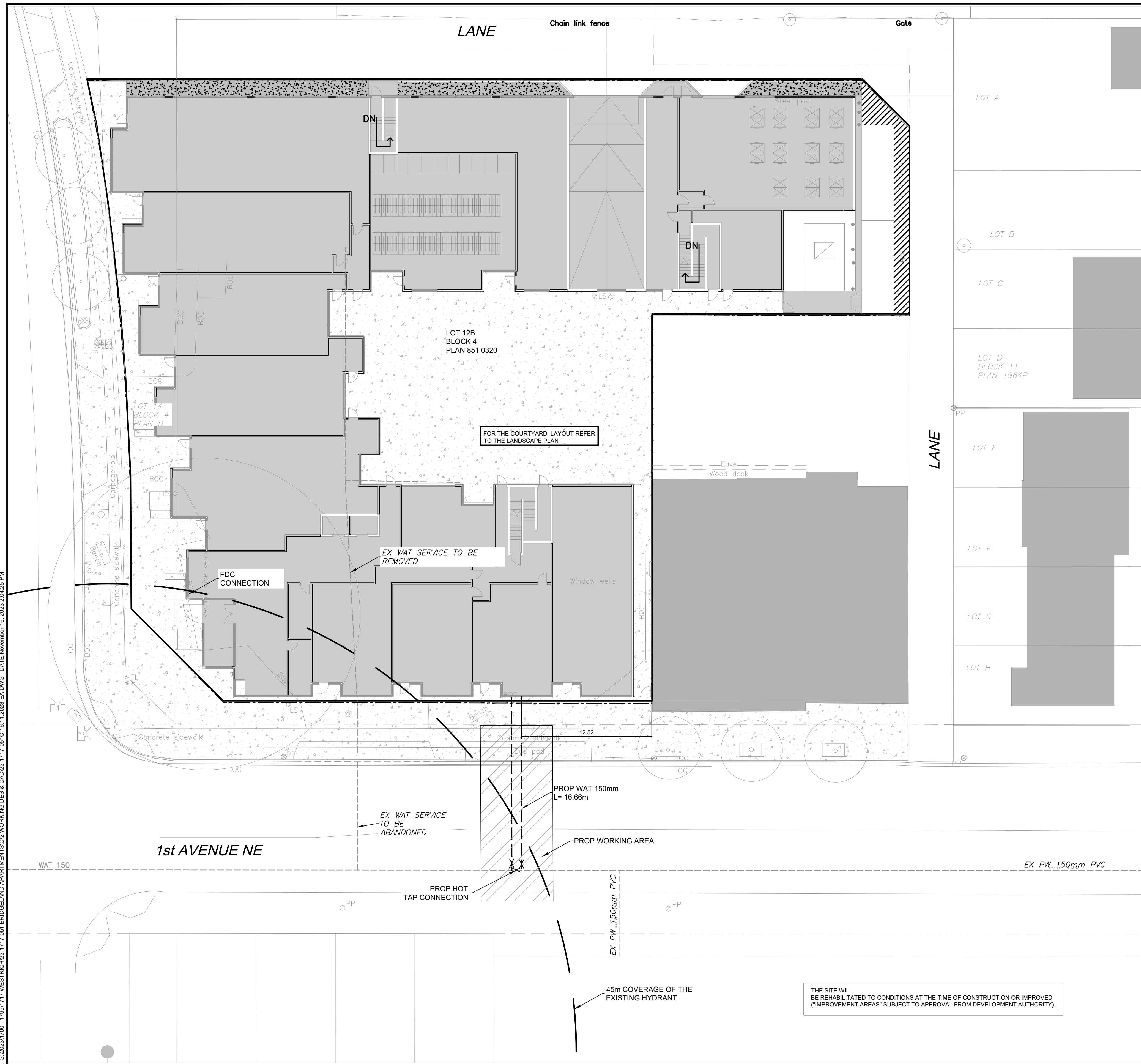
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Phone: (780) 488-5477
Fax: (780) 488-5384
tws@twsengineering.com www.twsengineering.com

PROJECT
WESTRICH PACIFIC CORP.
BRIDGELAND APARTMENTS
630 1st AVE NE, CALGARY, AB
SEC: 22 - TWP: 24 - RGE: 1 - W 5th M

SHEET TITLE
STORM SEWER

FILE NO. 23-1717-051C-16.11.2023-EA.dwg	ENG DWG NO. 2023-1717-051
SHEET ID. C-006	SHEET NO. 006
DRAWN BY EA	DATE (YYYY-MM-DD) 2023-06-07
PROFILE NO. ###	

FILE: C:\2023\1700 - 1798\1717 WESTRICH\23-1717-051 BRIDGELAND APARTMENTS\SC3 WORKING DES & CAD\23-1717-051C-16.11.2023-24.DWG [DATE: November 16, 2023 2:04:35 PM]



LEGENDS:

- LIMITS OF CONSTRUCTION / CONTRACT
- PROP PW 150mm PVC --- WATER MAIN
- EX PW 200 PVC --- EXISTING WATER MAIN
- FUT PW 200 PVC --- FUTURE WATER MAIN
- X EXISTING WATER VALVE
- ⊕ EXISTING HYDRANT
- X WATER VALVE
- ⬮ HYDRANT

NOTES

- GENERAL NOTES**
1. ALL PIPE SIZES ARE IN MILLIMETRES AND ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
 2. ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83).
 3. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT CITY OF CALGARY SPECIFICATIONS.
 4. NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED.
 5. ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT/PERMIT AND THE CONTRACT DOCUMENTS.
 6. ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 7. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO CITY OF CALGARY SPECIFICATIONS.
 8. ALL ELEVATIONS ARE GEODETIC WITH DATUM=1000.
 9. CONTRACTOR TO BE RESPONSIBLE FOR LOCATION AND ALIGNMENT OF ALL EXISTING UTILITIES.
 10. CONTRACTOR TO TAKE CARE WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
 11. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH ASSOCIATED OWNER(S) WHEN WORKING NEAR EXISTING INFRASTRUCTURE.
 12. EXISTING SURFACE FEATURES TO BE REINSTATED TO CONDITIONS PRECEDING CONSTRUCTION WHERE EXISTING CONDITIONS WILL BE MAINTAINED.
 13. ALL NORTHING-EASTING COORDINATES ARE AT SEA LEVEL.

- WATER MAIN NOTES:**
1. ALL WATER MAIN TO BE PVC DR18 UNLESS OTHERWISE NOTED.
 2. ALL PIPE BACKFILL SHALL SATISFY THE MINIMUM WATERWORKS SPECIFICATIONS WITH CLASS 1A BEDDING.
 3. MINIMUM DEPTH TO PIPE CROWN SHALL BE 3.00 METRES.
 4. ALL WATER MAINS AND APPURTENANCES MUST BE PROPERLY TESTED PRIOR TO UTILIZATION.
 5. PRIOR TO COMMENCING AND DURING ANY PRESSURE TESTING, CHLORINATING, OR FLUSHING OF MAINS, A WATER SERVICES INSPECTOR MUST BE ON SITE.
 6. NO HYDRANTS ARE TO BE USED FOR CONSTRUCTION WATER UNLESS OTHERWISE AUTHORIZED.
 7. EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE (HORIZONTAL AND VERTICAL) TO BE CONFIRMED IN THE FIELD BEFORE CONSTRUCTION BEGINS.
 8. WATER INFRASTRUCTURE TO MAINTAIN A MINIMUM 3.00 SEPARATION FROM TREES, STREET LIGHTS, AND CATCH BASINS.
 9. ALL EXISTING WATER MAINS ARE OPERATIONAL AND MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE SERVICE CONDITIONS PROVIDED.
 10. ALL EXISTING WATER MAINS SHOWN ARE PART OF OTHER SCOPES OF DEVELOPMENT AND INCLUDED IN SEPARATE DRAWING SUBMISSION SETS.
 11. FOR COLLECTOR ROAD TRAFFIC VOLUMES & GREATER, INSTALL DEEP VALVE BOX LIDS AS PER CITY OF CALGARY STANDARD SPECIFICATIONS: WATERWORKS CONSTRUCTION SPEC 453.1006.006p2.

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NAD 83
COORDINATES

ISSUED FOR DEVELOPMENT PERMIT

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02	ISSUED FOR DP	202-10-26	EA	EA
1	ISSUED FOR DP	2023-06-07	EA	EA
NO.	DESCRIPTION	DATE (YYYY-MM-DD)	BY	APPD

<p style="text-align: center;">PERMIT TO PRACTICE TWS ENGINEERING LTD.</p> <p>Signature: _____</p> <p>Date: 16 November 2023</p> <p>PERMIT NUMBER: P 2276</p> <p style="font-size: small;">The Association of Professional Engineers Geologists and Geophysicists of Alberta</p> <p style="font-size: small;">ID: 141048</p>	SEAL
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DESIGNED	EA	DATE	2023-06-07
DRAWN	EA	2023-06-07	
CHECKED	TWS	2023-06-07	

SCALE: 1:200

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PROJECT

**WESTRICH PACIFIC CORP
BRIDGELAND APARTMENTS
630 1st AVE NE, CALGARY, ALBERTA**

SEC: 22 - TWP: 24 - RGE: 1 - W 5th M

SHEET TITLE

WATER MAIN

FILE NO. 23-1717-051C-16.11.2023-EA.dwg	ENG DWG NO. 23-1717-051
SHEET ID. C-007	SHEET NO. 007
BY EA	DATE 2023-06-07
DRAWN	PROFILE NO. --