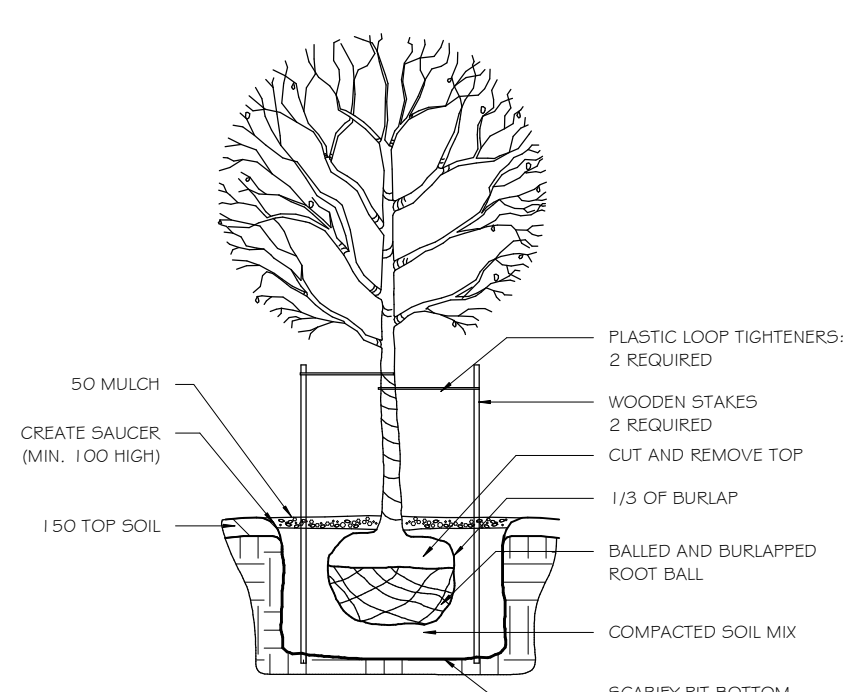
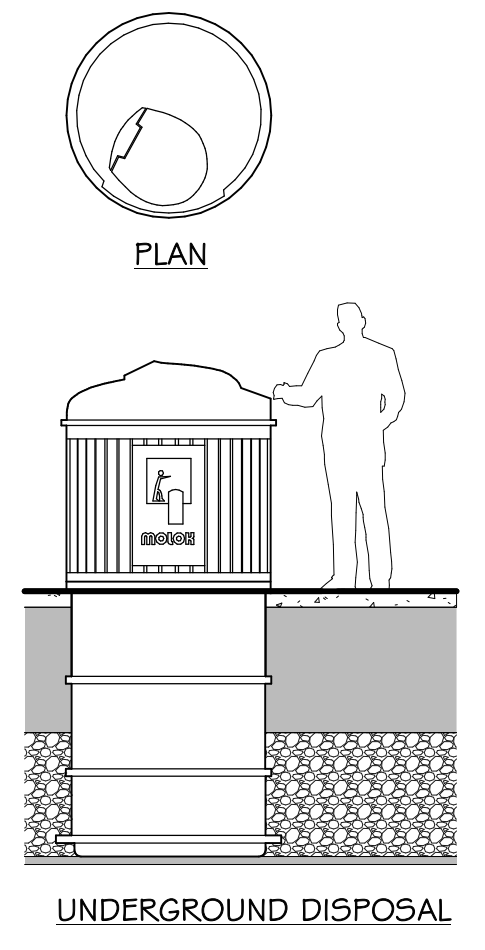




1 SITE PLAN
DP1.3 1 : 200

NOTES:
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE A.B.C. NBC, ELECTRICAL AND PLUMBING CODES.
ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.
ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.
VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
DIMENSIONS PROVIDED ARE RELATIVE TO FACE OF STUDY OR FACE OF CONCRETE.
EACH SUCCESSIVE SUBTRADE IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS WORK ALREADY IN PLACE.
ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
DO NOT SCALE DRAWINGS.
THIS DRAWING SUPERCEDES PREVIOUS ISSUES.



LANDSCAPING ANALYSIS

ALL SOFT SURFACE LANDSCAPE AREAS TO BE IRRIGATED WITH UNDERGROUND LOW WATER IRRIGATION SYSTEM.

- DECIDUOUS TREE: DECIDUOUS TREES MUST HAVE A MINIMUM CALLIPER OF 50 MILLIMETRES AND AT LEAST 50.0 PER CENT OF THE PROVIDED DECIDUOUS TREES MUST HAVE A MINIMUM CALLIPER OF 75 MILLIMETRES AT THE TIME OF PLANTING.
- CONIFEROUS: CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 2.0 METRES AND AT LEAST 50.0 PER CENT OF THE PROVIDED CONIFEROUS TREES MUST BE A MINIMUM OF 3.0 METRES IN HEIGHT AT THE TIME OF PLANTING.
- SHRUBS: SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6 METRES AT THE TIME OF PLANTING.

DECIDUOUS TREES	QUANTITY	SIZE
COLUMNAR ASPEN	5	75mm CALIPER, 3.0m HIGH
MEYER LILAC SHRUBS	3	600mm HIGH

LANDSCAPE LEGEND:

	CEMENT BROOM FINISH		BISON WOOD TILE
	CEMENT BROOM FINISH COLORED		STAMPED CONCRETE
	ARTIFICIAL TURF		GRASS AREA (LOW MAINTENANCE DROUGHT RESISTANT GRASS)
	DECIDUOUS TREE		CONIFEROUS TREE
	DECIDUOUS SHRUB		CONIFEROUS SHRUB

BYLAW REVIEW / DEVELOPMENT DATA

	REQUIRED	PROVIDED
CIVIC ADDRESS:	1507-1531 16 AVE. S.W. 1621-1615 14 ST. S.W. 1430-1448 17 AVE. S.W. CALGARY, ALBERTA	
LEGAL DESCRIPTION:	LOT 5 S-30, BLOCK 201, PLAN S300V	
ZONING:	DC BYLAW # 11902019	
17TH AVE. S.W. SETBACK:	3.00 M	3.07 M
15TH AVE. S.W. SETBACK:	3.00 M	3.00 M
14TH ST. S.W. SETBACK:	2.34 M	3.86 M PER DC (Sec. 5.3 Does not apply)
SIDE SETBACK, 17TH AVE. S.W.:	0.00 M	0.33 M
SIDE SETBACK, 16TH AVE. S.W.:	3.00 M	2.95 M
BUILDING HEIGHT:	N/A	FT
MIN. DRIVEWAY LENGTH:	N/A	M/A
PARCEL AREA:	62,306 SQ. FT.	62,306 SQ. FT.
BUILDING COVERAGE:	1430.510 SQ. FT. / 62,306 SQ. FT.	= 3.89
FLOOR AREA RATIO:	5.0	3.89
NUMBER OF DWELLING UNITS:	314	
DENSITY:		0.00 M. 0.00 M.
MAIN FLOOR ELEVATION:		152 UNDERGROUND PARKING STALLS 1 ABOVE GROUND LOADING STALL
ROOF PEAK ELEVATION:		
PARKING STALLS:		
BICYCLE STALLS:		TOTAL STALLS PROVIDED: BIKE ROOM CLASS 1 BIKE STALLS 62 COMPRESSOR BIKE REPAIR BENCH CLASS 2 BIKE STALLS 20

JACKSON McCORMICK
ARCHITECTURE LTD

804A 16TH AVENUE S.W. TEL: 403.520.8018
CALGARY, AB. email: info@jmcgroup.ca
T2R 0S9

PROJECT:
THE SENTINEL
MIXED-USE BUILDINGS

1507-1531 16 AVE. S.W.
1601-1615 14 ST. S.W.
1430-1448 17 AVE. S.W.
CALGARY, ALBERTA
LOTS 5-30, BLOCK 201, PLAN S300V

DRAWING DESCRIPTION:
SITE PLAN

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP1.3
PROJECT NO.:	2023-13	CHECKED BY:	TJ
DRAWN BY:	CS	PLOT DATE:	2023.08.21

© 2023 JACKSON McCORMICK ARCHITECTURE LTD

NOTES:
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE A.S.C. NBC, ELECTRICAL AND PLUMBING CODES.
ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.
ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.
VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
DIMENSIONS PROVIDED ARE RELATIVE TO FACE OF STUD OR FACE OF CONCRETE.
EACH SUCCESSIVE SUBTRADE IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS' WORK ALREADY IN PLACE.
ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
DO NOT SCALE DRAWINGS.
THIS DRAWING SUPERCEDES PREVIOUS ISSUES.



1 NORTH ELEVATION BUILDING 1 & BUILDING 2
1/8" = 1'-0"



2 SOUTH ELEVATION BUILDING 1
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
1	METAL VENTED SOFFIT COLOR: BLACK
2	EASY PLANK - VERTICAL L. GREY WOOD W/ PROFILE
3a	BRICK MASONRY - Ebony
3b	BRICK MASONRY - LIGHT GREY
4	TBD MASONRY
5	EASY PLANK - VERTICAL L. GREY W/ PROFILE
6	EASY PLANK - VERTICAL D. GREY W/ PROFILE
7	EASY PLANK - HORIZONTAL BLACK WOOD
8	EASY PANEL - BLACK/ CHARCOAL TO MATCH WINDOWS
10	PRECAST CONCRETE
11	PREFINISHED METAL DOWNSPOUT (TO SIT IN EXTERIOR REVEAL) COLOR: TBD
12	RAILING PREFINISHED ALUMINIUM FRAME W/ SPINDELS
13	RAILING PREFINISHED ALUMINIUM FRAME W/GLASS
14	PRIVACY SCREEN PREFINISHED HORIZONTAL METAL
15	CEMENTITIOUS PAVING
16	PREFINISHED METAL CAP FLASHING CW 2" DRIP EDGE AND ICE WATER BARRIER UNDER. SLOPE TO SHED WATER - COLOUR TBD
17	42" ALUMINIUM RAILINGS W/ SPINDELS
18	42" ALUMINIUM RAILINGS W/ GLASS

NOTE: ALL WINDOW AND GLAZING TO BE COLOUR MATCHED BLACK.

JACKSON McCORMICK
ARCHITECTURE LTD

834A 16TH AVENUE S.W. TEL: 403.520.8018
CALGARY AB T2R 0S9 EMAIL: info@mcgroup.ca

PROJECT:
**THE SENTINEL
MIXED-USE BUILDINGS**

1507-1531 16 AVE. S.W.
1001-1615 14 ST. S.W.
1430-1448 17 AVE. S.W.
CALGARY, ALBERTA
LOTS 5-30, BLOCK 201, PLAN 5380V

DRAWING DESCRIPTION:
ELEVATIONS

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP4.2
PROJECT NO.:	2023-13	CHECKED BY:	TJ
DRAWN BY:	CS & AR	PLOT DATE:	2023.08.21

