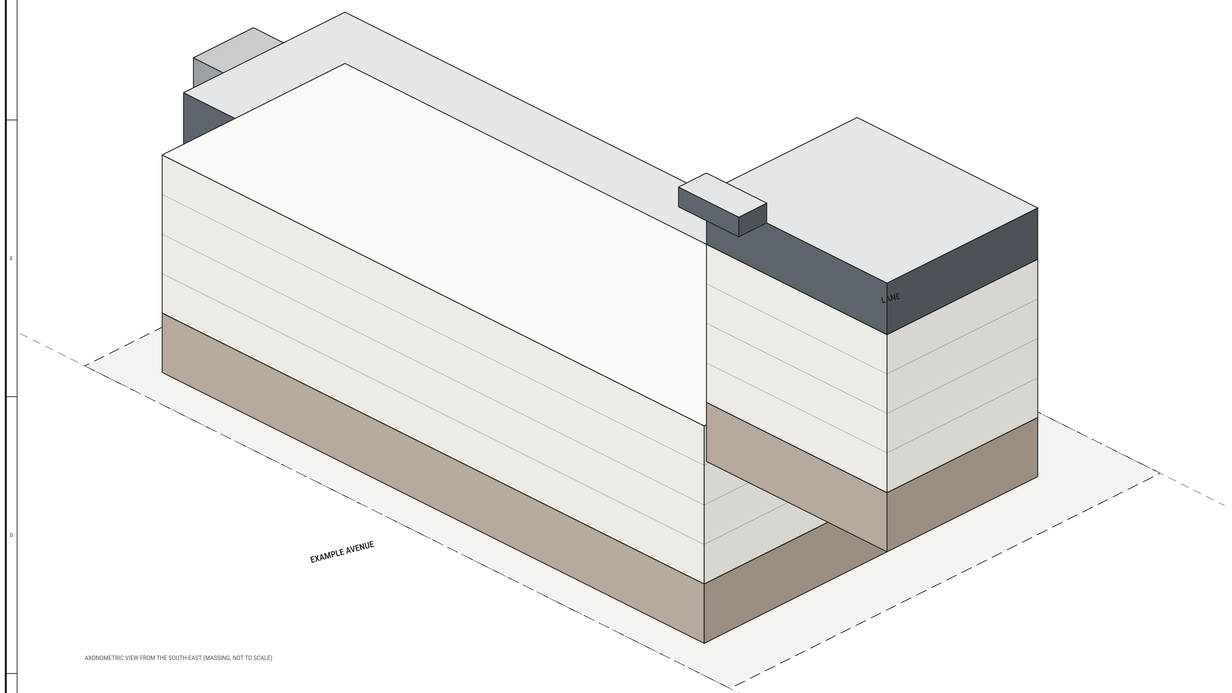
LOT 7 MIXED-USE

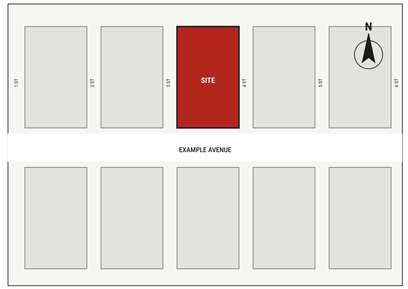
6-STOREY MIXED-USE · 68 RENTAL SUITES OVER GROUND-FLOOR RETAIL · CALGARY, ALBERTA

EXAMPLE PROJECT FOR AN ALPHA SEED SAMPLE SET: THE FIRM, CLIENT, SITE AND ZONING VALUES ARE FICTIONAL.



AXONOMETRIC VIEW FROM THE SOUTH-EAST (MASSING, NOT TO SCALE)

LOCATION PLAN (SCHEMATIC, NOT TO SCALE)



PROJECT DESCRIPTION

A 6-STOREY MIXED-USE BUILDING WITH 68 RENTAL SUITES OVER THREE GROUND-FLOOR RETAIL UNITS ON EXAMPLE AVENUE. ONE LEVEL OF UNDERGROUND PARKING (43 STALLS) WITH ACCESS FROM THE LANE. AN L-SHAPED PLAN AROUND A LANDSCAPED COURTYARD; LEVEL 6 IS STEPPED BACK 2.0 m FROM THE AVENUE WITH PRIVATE TERRACES.

CONSTRUCTION: CONCRETE PARKADE AND LEVEL 1 PODIUM, WOOD FRAME LEVELS 2–6 (TBC). FULLY SPRINKLERED. SEE A-001.

HOW THIS SET WAS MADE: THE AGENT READ THE (EXAMPLE) ZONING, DRAFTED THREE SITE OPTIONS, REDREW OPTION B AFTER THE ARCHITECT'S MARK-UP AND CHECKED THE PACKAGE AGAINST THE CITY'S REQUIREMENT LIST. THE ARCHITECT DECIDES AND SEALS.

DRAWING LIST

SHEET	TITLE	ISSUE
A-000	COVER SHEET & PROJECT DATA	C
A-001	CODE SUMMARY & BUILDING CLASSIFICATION	C
A-100	SITE PLAN	C
A-200	PARKADE PLAN · P1	C
A-201	LEVEL 1 PLAN	C
A-202	LEVELS 2–5 PLAN (TYPICAL)	C
A-203	LEVEL 6 PLAN	C
A-204	ROOF PLAN	C
A-220	ENLARGED SUITE PLANS	C
A-300	SOUTH & NORTH ELEVATIONS	C
A-301	EAST & WEST ELEVATIONS	C
A-400	BUILDING SECTIONS	C
A-500	SHADOW STUDY	C

PROJECT DATA (ZONING SUMMARY)

ITEM	REQUIRED / PERMITTED	PROVIDED
LAND USE DISTRICT	MIXED USE (EXAMPLE DISTRICT)	
SITE AREA		2,400.0 m² (60.0 × 40.0 m)
FLOOR AREA RATIO (FAR)	MAX. 3.0	2.73 (6,556.8 m²)
BUILDING HEIGHT	MAX. 22.0 m	21.9 m (ROOF 19.5 m)
FRONT SETBACK (AVENUE)	MIN. 3.0 m	3.0 m
REAR SETBACK (LANE)	MIN. 6.0 m	6.0 m
SIDE SETBACKS	MIN. 1.2 m	WEST 1.4 m · EAST 4.2 m
SITE COVERAGE	-	46.6 %
DWELLING UNITS	-	68 (283 UNITS/ha)
MOTOR VEHICLE STALLS	41 (34 RES. + 7 VIS.)	43 (INCL. 2 BF, 7 VISITOR)
BICYCLE STALLS CLASS 1		64 (P1 40 + L1 24)
BICYCLE STALLS CLASS 2		9 10
COMMON AMENITY SPACE	170 m²	121 m² INDOOR + 382 m² COURTYARD
PRIVATE AMENITY / SUITE	MIN. 4.0 m²	BALCONY 5.4 m² · TERRACE 25.2 m²
COMMERCIAL (CRU 1–3)	-	492.0 m² GROSS

DISTRICT RULES ARE EXAMPLE VALUES FOR THIS SAMPLE (FILM "ZONING (EXAMPLE)").

GROSS FLOOR AREA BY LEVEL

LEVEL	USE	GFA m²
LEVEL 1	RETAIL, LOBBY, AMENITY, SERVICE	1,119.1
LEVEL 2	RESIDENTIAL	1,107.7
LEVEL 3	RESIDENTIAL	1,107.7
LEVEL 4	RESIDENTIAL	1,107.7
LEVEL 5	RESIDENTIAL	1,107.7
LEVEL 6	RESIDENTIAL (STEPPED BACK 2.0 m)	1,006.9
TOTAL ABOVE GRADE		**6,556.8**

PARKADE P1 (BELOW GRADE, EXCLUDED FROM FAR): 2,165.8 m²

SUITE MIX (ALL LEVELS)

TYPE	NO.	SHARE	AVG m²
1 BEDROOM	18	26 %	45.6
2 BEDROOM (INCL. + DEN)	42	62 %	71.0
2 BEDROOM TERRACE (L6)	4	6 %	70.6
3 BEDROOM	4	6 %	90.8
TOTAL	**68**	**100 %**	**65.4**

REV 1 · WHAT THE ARCHITECT'S MARK-UP CHANGED ⚠

	OPTION B · FEASIBILITY	THIS SET (REV 1)
SUITES	80 (EST.)	68
2 BED SHARE	45 % (ASSUMED)	68 %
GROSS FLOOR AREA	5,988 m² (EST.)	6,557 m²
FAR	2.49	2.73
PARKING STALLS	56 (0.7/SUITE, EST.)	43 (LAID OUT)
LEVEL 6	FULL FLOOR	STEPPED BACK 2.0 m
GROUND FLOOR	NOT DEFINED	RETAIL + AMENITY

THE AGENT RECALCULATED EVERY NUMBER AFTER THE MARK-UP. FEWER, LARGER SUITES AND A RETAIL GROUND FLOOR TRADE. 12 SUITES FOR THE 2-BED MIX AND THE AVENUE FRONTAGE. PARKING IS NOW COUNTED FROM THE P1 LAYOUT (A-200).

EXAMPLE ARCHITECTS LTD.
ARCHITECTURE · CALGARY, ALBERTA
FICTIONAL FIRM · SAMPLE DOCUMENT

DRAFTED BY AN ALPHA SEED AGENT alphaseed.ca
REVIEWED, DECIDED AND SEALED BY THE ARCHITECT OF RECORD

CONSULTANTS

STRUCTURAL	TO BE ENGAGED
MECHANICAL	TO BE ENGAGED
ELECTRICAL	TO BE ENGAGED
LANDSCAPE	L-100 BY OTHERS
CIVIL	C-100 BY OTHERS
CODE	TO BE ENGAGED

NOTES

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.
2. DIMENSIONS IN MILLIMETRES. ELEVATIONS IN METRES ABOVE LEVEL 1 (L1 = 1048.50 GEODETIC, FICTIONAL).
3. LAND USE DISTRICT AND RULES ARE EXAMPLE VALUES FOR THIS SAMPLE ON A REAL PROJECT THE AGENT CITES THE PARCEL'S ACTUAL DISTRICT AND BYLAW SECTIONS.
4. AREAS ARE GROSS, TO OUTSIDE FACE OF EXTERIOR WALLS AND CENTRE OF DEMISING WALLS.

REVISIONS / ISSUES

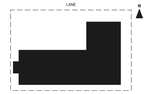
NO.	DATE	DESCRIPTION
A	2026-09-08	SITE OPTIONS (AGENT DRAFT FOR REVIEW)
⚠	2026-09-09	REV 1 · ARCHITECT MARK-UP: LEVEL 6 STEPPED BACK, MORE 2-BED SUITES
B	2026-09-22	ISSUED FOR DEVELOPMENT PERMIT
C	2026-11-19	RE-ISSUED FOR DP: RESPONSE TO DETAILED TEAM REVIEW (27 COMMENTS)

ARCHITECT'S SEAL

NOT SEALED
SAMPLE DOCUMENT

SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD GO HERE

KEY PLAN



PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA
CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO.	DATE
26-017	2026-11-19
DRAWN	CHECKED
ALPHA SEED AGENT	ARCHITECT OF RECORD
SCALE	ISSUE
AS NOTED	C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET & PROJECT DATA

SHEET NUMBER

A-000

SHEET 1 OF 13

26-017_A-000.pdf

BUILDING CLASSIFICATION

PRELIMINARY CODE REVIEW TO THE NATIONAL BUILDING CODE – 2023 ALBERTA EDITION, PART 3. TO BE CONFIRMED BY THE CODE CONSULTANT AT BUILDING PERMIT.

ITEM	PRELIMINARY REVIEW (TO BE CONFIRMED)
CODE	NATIONAL BUILDING CODE – 2023 ALBERTA EDITION (NBC(AE) 2023), DIVISION B, PART 3
ENERGY	NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS 2020 (NECB 2020)
MAJOR OCCUPANCIES	GROUP C RESIDENTIAL (LEVELS 2–6) · GROUP E MERCANTILE (CRU 1–3, LEVEL 1) · GROUP F, DIVISION 3 STORAGE GARAGE (P1)
BUILDING AREA	1,119.1 m² (LEVEL 1 FOOTPRINT)
GRADE / STOREYS	1 STOREY BELOW GRADE · 6 STOREYS ABOVE GRADE · BUILDING HEIGHT 19.5 m TO ROOF
STREETS FACING	1 (EXAMPLE AVENUE). LANE NOT COUNTED AS A STREET (TBC WITH FIRE DEPARTMENT ACCESS ROUTE).
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED (3.2.2.50, TBC). STORAGE GARAGE AND LEVEL 1 PODIUM AS A SEPARATE BUILDING (3.2.1.2, TBC).
CONSTRUCTION	LEVELS 2–6: COMBUSTIBLE CONSTRUCTION PERMITTED. P1 AND LEVEL 1: NONCOMBUSTIBLE. (CAST-IN-PLACE CONCRETE).
FIRE RESISTANCE	FLOORS 1 h · LOAD-BEARING WALLS, COLUMNS AND ARCHES NOT LESS THAN THE SUPPORTED ASSEMBLY · PODIUM SLAB 2 h (TBC)
SPRINKLERS	NFPA 13 THROUGHOUT. STANDPIPE SYSTEM IN EACH EXIT STAIR. FIRE ALARM SYSTEM REQUIRED.
EXITS	2 EXITS FROM EVERY FLOOR (STAIR 2 AND STAIR 3). MAX. TRAVEL DISTANCE 29.4 m (LIMIT 45 m, SPRINKLERED).
SEPARATIONS	SUITES 1 h · PUBLIC CORRIDORS 1 h · EXIT STAIRS 1 h · SERVICE SHAFTS AND CHUTE 1 h · MERCANTILE TO RESIDENTIAL 1 h
SPATIAL SEPARATION	EAST AND WEST FACES: LIMITING DISTANCE 4.2 m (BAR). UNPROTECTED OPENINGS TO BE CALCULATED AT BUILDING PERMIT.
ACCESSIBILITY	BARRIER-FREE PATH OF TRAVEL TO ALL FLOORS BY 2 ELEVATORS. 2 BF PARKING STALLS. BF WASHROOM IN AMENITY.
FIRE FIGHTING	PRINCIPAL ENTRANCE AND FIRE DEPARTMENT CONNECTION ON EXAMPLE AVENUE, 8.5 m FROM THE HYDRANT.

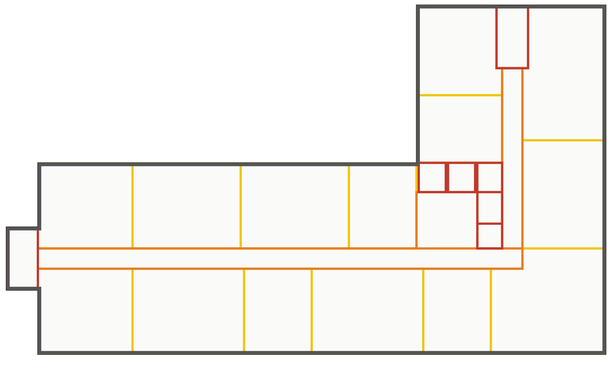
LEGEND

- EXIT STAIRS, ELEVATOR SHAFTS, CHUTE, ELECTRICAL; 1 h
- PUBLIC CORRIDORS AND LOBBIES: 1 h
- SUITE DEMISING WALLS: 1 h, STC 50
- EXTERIOR WALL
- GROUP E MERCANTILE (CRU 1–3), 1 h SEPARATION FROM GROUP C ABOVE

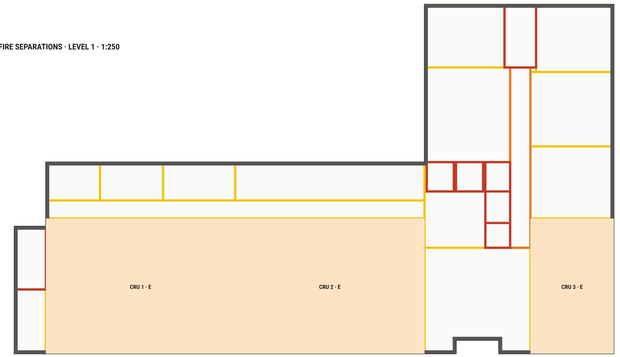
ITEMS FOR THE ARCHITECT AND CODE CONSULTANT

1. CONFIRM 3.2.2.50 AREA LIMITS FOR 6 STOREYS SPRINKLERED AGAINST THE 1,107.7 m² FLOOR AREA.
2. CONFIRM THE PODIUM APPROACH (3.2.1.2) AND THE 2 h PODIUM SLAB WITH THE STRUCTURAL ENGINEER.
3. CONFIRM FIRE DEPARTMENT ACCESS ROUTE FROM EXAMPLE AVENUE (PRINCIPAL ENTRANCE WITHIN 15 m, TBC).
4. CALCULATE SPATIAL SEPARATION FOR THE EAST AND WEST FACES; ADJUST SIDE WINDOWS IF REQUIRED.
5. STAIR 2 AT LEVEL 1 DISCHARGES THROUGH A 2.8 m EXIT PASSAGE TO THE AVENUE. CONFIRM ITS SEPARATION.

FIRE SEPARATIONS · TYPICAL FLOOR (LEVELS 2–5) · 1:250



FIRE SEPARATIONS · LEVEL 1 · 1:250



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FICTIONAL FIRM · SAMPLE DOCUMENT

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CONSULTANTS

STRUCTURAL	TO BE ENGAGED
MECHANICAL	TO BE ENGAGED
ELECTRICAL	TO BE ENGAGED
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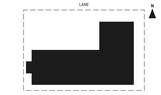

PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA
CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO. 26-017	DATE 2026-11-19
DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE AS NOTED	ISSUE C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

CODE SUMMARY & BUILDING CLASSIFICATION

SHEET NUMBER

A-001

SHEET 2 OF 13

26-017_A-001.pdf



1 / A-100 SITE PLAN

1:200 GEODETIC ELEVATIONS (FICTIONAL)

N

0 2 4 10 20 m

SITE STATISTICS

ITEM	VALUE
SITE AREA	2,400.0 m²
BUILDING FOOTPRINT (L1)	1,119.1 m²
SITE COVERAGE	46.6 %
GROSS FLOOR AREA	6,556.8 m²
FAR	2.73 (MAX. 3.0)
SUITES	68
STALLS (P1)	43 (REQ. 41)
BIKES CLASS 1 / 2	64 / 10
COURTYARD	382 m²

LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING ABOVE (L2–L6)
- PARKADE BELOW (P1)

KEYED NOTES

1. RESIDENTIAL MAIN ENTRANCE WITH CANOPY; FIRE DEPARTMENT CONNECTION (FDC) BESIDE THE DOOR.
2. RAMP TO P1 FROM THE LANE; 5 % FOR THE FIRST 4.5 m INSIDE THE PROPERTY LINE, MAX. 15 % WITH 7.5 % TRANSITIONS.
3. WASTE AND RECYCLING STAGING PAD ON THE LANE FOR COLLECTION DAYS (BINS STORED INSIDE).
4. TRANSFORMER PAD WITH 3.0 m CLEARANCE IN FRONT OF THE DOORS (TBC WITH UTILITY).
5. EXISTING BOULEVARD TREES TO REMAIN, PROTECTED DURING CONSTRUCTION (ARBORIST REPORT TO FOLLOW).
6. CLASS 2 BICYCLE RACKS (10 STALLS) WITHIN THE FRONT SETBACK, CLEAR OF THE SIDEWALK.
7. LEVEL 6 STEPBACK OF 2.0 m SHOWN RED DASHED (REV 1).

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KEY PLAN



PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA
CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO. 26-017	DATE 2026-11-19
DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE 1:200	ISSUE C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-100

SHEET 3 OF 13

26-017_A-100.pdf

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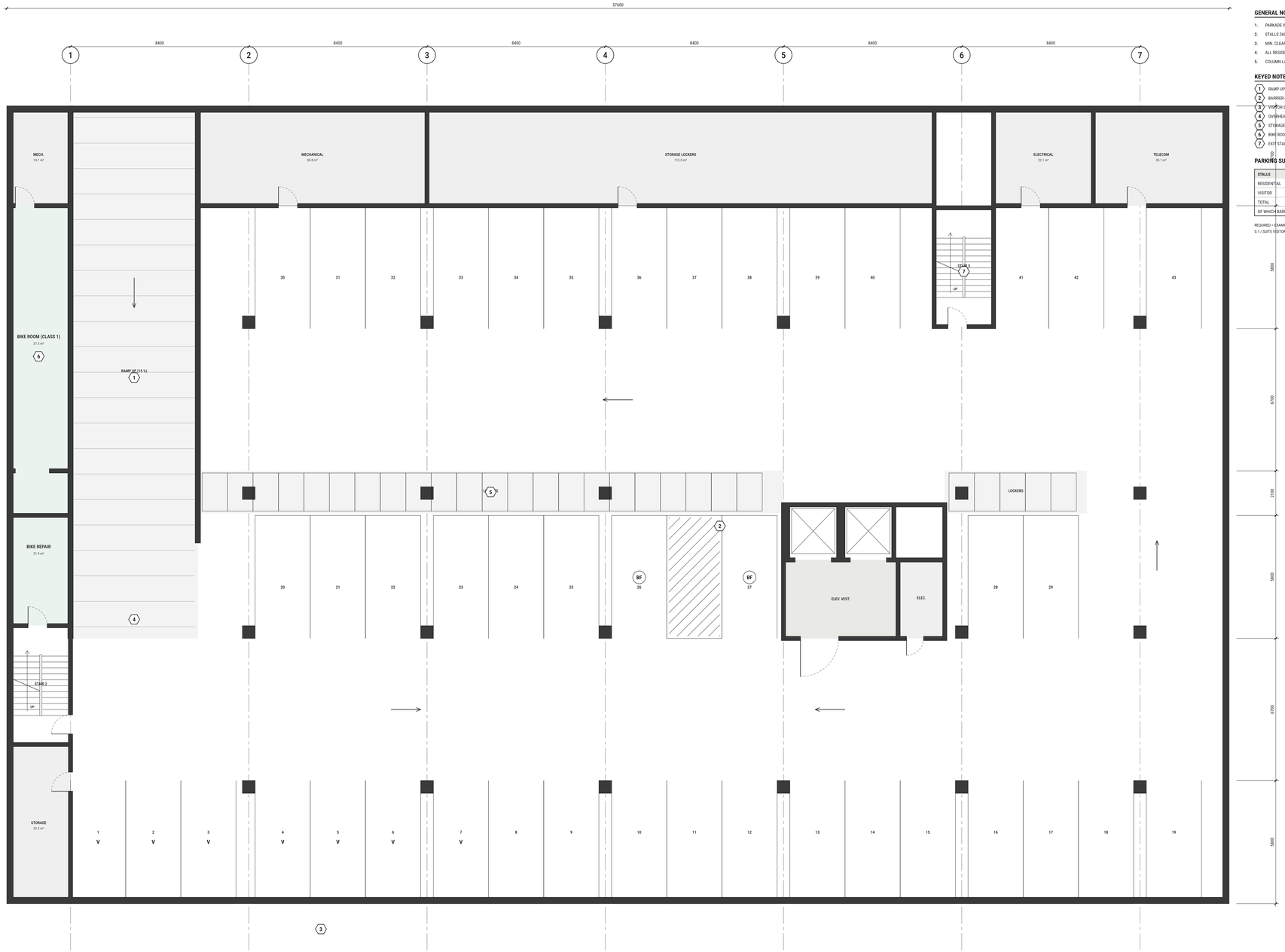

GENERAL NOTES

1. PARKADE IS SPRINKLERED AND MECHANICALLY VENTILATED (CO/NO2 DETECTION).
2. STALLS 2600 × 5800, DRIVE AISLES 6700 (EXAMPLE DISTRICT VALUES, VERIFY AGAINST THE BYLAW).
3. MIN. CLEAR HEIGHT 2100 UNDER STRUCTURE AND SERVICES; 2500 AT BARRIER-FREE STALLS.
4. ALL RESIDENTIAL STALLS EV-READY (CONDUIT AND PANEL CAPACITY; OWNER REQUIREMENT).
5. COLUMN LAYOUT PRELIMINARY. TRANSFER AT LEVEL 1 SLAB, TBC BY STRUCTURAL.

KEYED NOTES

1. RAMP UP TO LANE. MAX. 15 %, 7.5 % TRANSITIONS, 8.0 m WIDE, TWO-WAY.
2. BARRIER-FREE STALLS WITH SHARED 1.5 m ACCESS AISLE, NEXT TO THE ELEVATORS.
3. VISITOR STALLS (7), SIGNED "V", BEFORE THE SECURITY GATE.
4. OVERHEAD SECURITY GATE AT THE RAMP FOOT (RESIDENTS ONLY).
5. STORAGE LOCKERS: 68 IN TOTAL, ONE PER SUITE (STRIP + LOCKER ROOM).
6. BIKE ROOM, CLASS 1: 40 STALLS ON 2-TIER RACKS + REPAIR STATION.
7. EXIT STAIRS 2 AND 3; TRAVEL DISTANCE TO AN EXIT ≤ 45 m.

PARKING SUMMARY

STALLS	PROVIDED	REQUIRED
RESIDENTIAL	36	34
VISITOR	7	7
TOTAL	43	41
OF WHICH BARRIER-FREE	2	2

REQUIRED = (EXAMPLE DISTRICT RATES: 0.5 / SUITE RESIDENT, 0.1 / SUITE VISITOR; ORUs UNDER 500 m² EXEMPT (EXAMPLE).

1 / A-200 PARKADE PLAN · P1

1:100

P1 FLOOR -3.60 (1044.90)

N

0 1 2 5 10 m

EA

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FICTIONAL FIRM · SAMPLE DOCUMENT

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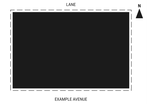

PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA

CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO. 26-017	DATE 2026-11-19
DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE 1:100	ISSUE C

ISSUED FOR DEVELOPMENT PERMIT

SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

PARKADE PLAN · P1

SHEET NUMBER

A-200

SHEET 4 OF 13

26-017_A-200.pdf

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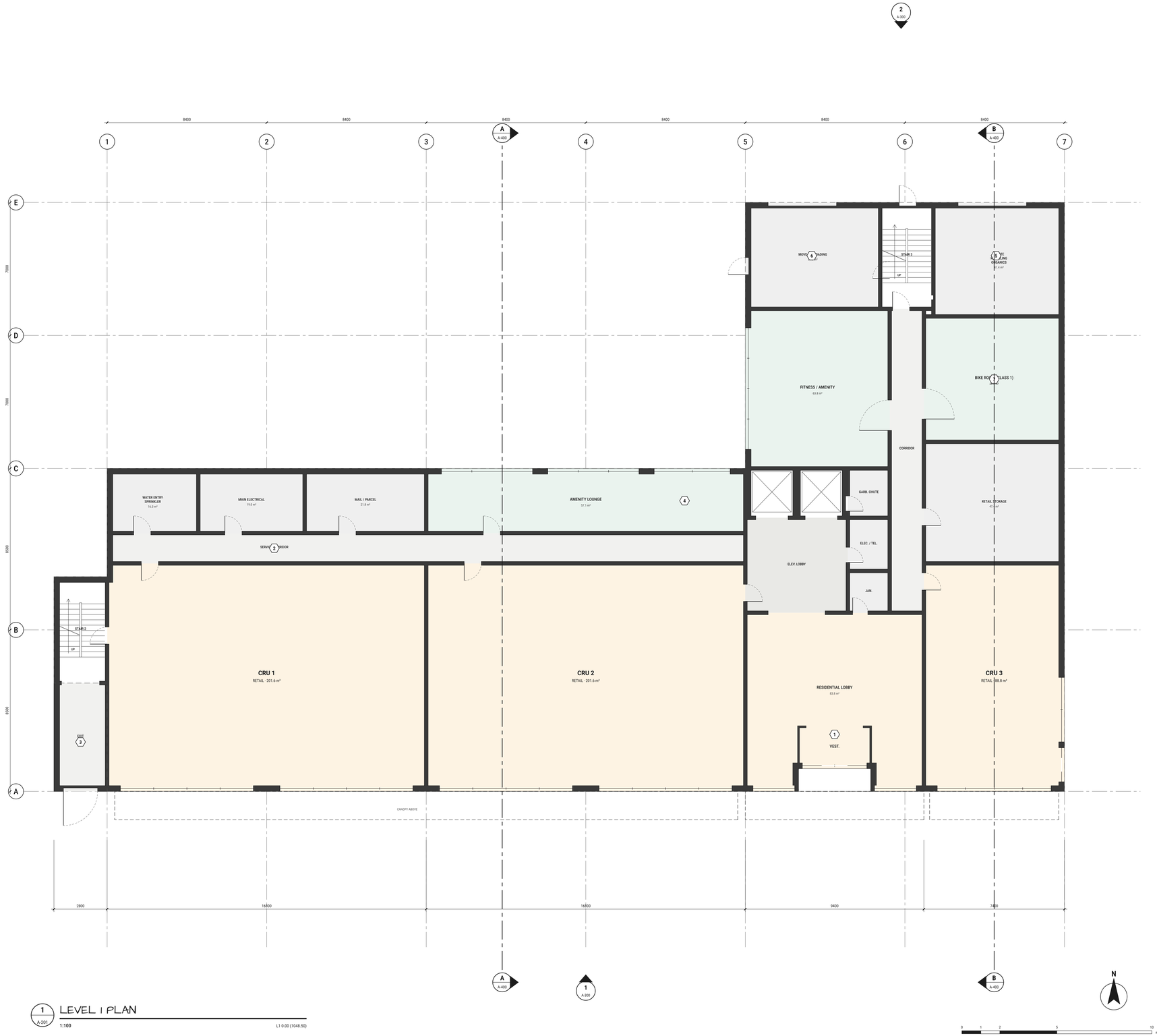

1 A-201 LEVEL 1 PLAN

1:100 L1 0.00 (1048.50)

GENERAL NOTES

1. LEVEL 1 FINISHED FLOOR 0.00 = 1048.50 GEODETIC (FICTIONAL). ENTRANCES FLUSH WITH THE SIDEWALK.
2. CRU DEMISING WALLS 1 h; CRUs SEPARATED FROM RESIDENTIAL USE ABOVE BY THE 2 h PODIUM SLAB (TBC).
3. STOREFRONT GLAZING ON EXAMPLE AVENUE ≥ 60 % OF THE FRONTAGE BETWEEN 0.6 m AND 2.4 m.
4. CANOPY 1.5 m DEEP AT +3.65 OVER ALL ENTRANCES (SEE A-300).

KEYED NOTES

1. RESIDENTIAL LOBBY WITH VESTIBULE, MAIL/PARCEL ROOM AND ENTRY PHONE.
2. CRU REAR DOORS TO THE SERVICE CORRIDOR (WASTE ROUTE TO THE LANE).
3. STAIR 2 EXIT PASSAGE DISCHARGING TO EXAMPLE AVENUE.
4. AMENITY LOUNGE AND FITNESS OPEN TO THE COURTYARD (382 m²).
5. WASTE / RECYCLING / ORGANICS ROOM WITH OVERHEAD DOOR TO THE LANE PAD.
6. MOVE-IN / LOADING ROOM WITH OVERHEAD DOOR TO THE LANE.
7. BIKE ROOM, CLASS 1: 24 STALLS.

LEVEL 1 AREAS

ROOM	m²
CRU 1	201.6
CRU 2	201.6
CRU 3	88.8
RESIDENTIAL LOBBY	83.8
AMENITY LOUNGE	57.1
FITNESS / AMENITY	63.8
GROSS FLOOR AREA LEVEL 1	**1,119.1**

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ARCHITECTURE · CALGARY, ALBERTA
FICTIONAL FIRM · SAMPLE DOCUMENT

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CONSULTANTS

STRUCTURAL	TO BE ENGAGED
MECHANICAL	TO BE ENGAGED
ELECTRICAL	TO BE ENGAGED
LANDSCAPE	L-100 BY OTHERS
CIVIL	C-100 BY OTHERS
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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
A	2026-09-08	SITE OPTIONS (AGENT DRAFT FOR REVIEW)
1	2026-09-09	REV 1 · ARCHITECT MARK-UP: LEVEL 6 STEPPED BACK, MORE 2-BED SUITES
B	2026-09-22	ISSUED FOR DEVELOPMENT PERMIT
C	2026-11-19	RE-ISSUED FOR DP: RESPONSE TO DETAILED TEAM REVIEW (27 COMMENTS)

ARCHITECT'S SEAL

NOT SEALED
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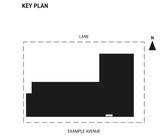
SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD GO HERE

KEY PLAN



PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA
CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO.	DATE
26-017	2026-11-19
DRAWN	CHECKED
ALPHA SEED AGENT	ARCHITECT OF RECORD
SCALE	ISSUE
1:100	C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

LEVEL 1 PLAN

SHEET NUMBER

A-201

SHEET 5 OF 13

26-017_A 201.pdf

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GENERAL NOTES

1. LEVELS 2 TO 5 ARE IDENTICAL. SUITE NUMBERS SHOWN FOR LEVEL 2 (201–214); LEVEL 3 = 301–314 ETC.
2. SUITE AREAS ARE GROSS: OUTSIDE FACE OF EXTERIOR WALLS, CENTRE OF DEMISING AND CORRIDOR WALLS.
3. BUILDING IS FULLY SPRINKLERED (NFPA 13). SEE A-001 FOR THE PRELIMINARY CODE SUMMARY.
4. ALL SUITES HAVE IN-SUITE LAUNDRY AND A PRIVATE BALCONY ≥ 4.0 m².
5. STRUCTURE ABOVE LEVEL 2: WOOD FRAME (TBC BY STRUCTURAL). LEVEL 1 AND P1: CONCRETE.

KEYED NOTES

1. SUITE DEMISING WALLS: 1 h FIRE SEPARATION, STC 50 MIN. (TBC).
2. EXIT STAIR: 1 h FIRE SEPARATION, 45 MIN. DOORS, CONTINUOUS TO GRADE.
3. ELEVATORS ×2, ONE SIZED FOR STRETCHER (TBC WITH SUPPLIER).
4. GARBAGE CHUTE TO LEVEL 1 WITH 3-STREAM SORTER (WASTE, RECYCLING, ORGANICS).
5. PROJECTING BALCONY 1.5 m, GLASS GUARD 1070 mm.
6. CORRIDOR 1800 mm CLEAR. MAX. TRAVEL DISTANCE TO AN EXIT 29.4 m (LIMIT 45 m, SPRINKLERED).

SUITE LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

SUITE MIX

TYPE	PER FLOOR	AREA m²	L2–L5
1 BED	4	45.6–45.6	16
2 BED	9	58.0–86.0	36
3 BED	1	90.8–90.8	4
TOTAL	**14**		**56**

FLOOR AREA (EACH LEVEL)	m²
GROSS FLOOR AREA	1,107.7
SUITES (GROSS)	912.2
CORRIDORS, CORE, STAIRS	195.5
EFFICIENCY	82.4 %

REV 1 - ARCHITECT MARK-UP (2026-09-09)

"MORE 2-BED SUITES": FOUR PAIRS OF SMALL 1 BED SUITES ON EACH TYPICAL FLOOR COMBINED INTO 2 BED SUITES (CLOUDED). 2 BED SHARE ON LEVELS 2–5: 64 %.

1 / A-202 LEVELS 2-5 PLAN (TYPICAL)

1:100

L2 +4.50 · L3 +7.50 · L4 +10.50 · L5 +13.50

0 1 2 5 10 m

EA

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ARCHITECTURE · CALGARY, ALBERTA

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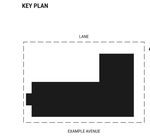

PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA

CLIENT: EXAMPLE DEVELOPMENTS LTD.

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SCALE	**ISSUE**
1:100	C

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SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

LEVELS 2-5 PLAN (TYPICAL)

SHEET NUMBER

A-202

SHEET 6 OF 13

26-017_A-202.pdf

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1 LEVEL 6 PLAN
A-203
1:100
L6 +16.50 (1065.00)

N

0 1 2 5 10 m

GENERAL NOTES

1. LEVEL 6 IS STEPPED BACK 2.0 m FROM EXAMPLE AVENUE (REV 1). THE SOUTH ROW BECOMES FOUR 2 BED TERRACE SUITES.
2. TERRACES ON THE LEVEL 5 ROOF: PAVERS ON PEDESTALS, 1070 GLASS GUARD, PRIVACY SCREENS BETWEEN SUITES.
3. WING AND NORTH ROW AS LEVELS 2–5 (SUITES 605–612).

KEYED NOTES

1. PRIVATE TERRACE 25.2 m² PER SUITE ON THE LEVEL 5 ROOF.
2. GLASS GUARD 1070 AT THE ROOF EDGE.
3. MECHANICAL / STORAGE ROOM (FORMER 3 BED CORNER ZONE).
4. PRIVACY SCREEN 1800 HIGH BETWEEN TERRACES.

LEVEL 6 SUITES

SUITE	TYPE	m²
601	2 BED TERRACE	70.6
602	2 BED TERRACE	70.6
603	2 BED TERRACE	70.6
604	2 BED TERRACE	70.6
605	2 BED	71.0
606	2 BED + DEN	86.0
607	2 BED	58.0
608	1 BED	45.6
609	1 BED	45.6
610	2 BED	73.0
611	2 BED	73.0
612	2 BED	63.8

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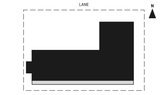

PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

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DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE 1:100	ISSUE C

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SHEET TITLE
LEVEL 6 PLAN

SHEET NUMBER
A-203

SHEET 7 OF 13
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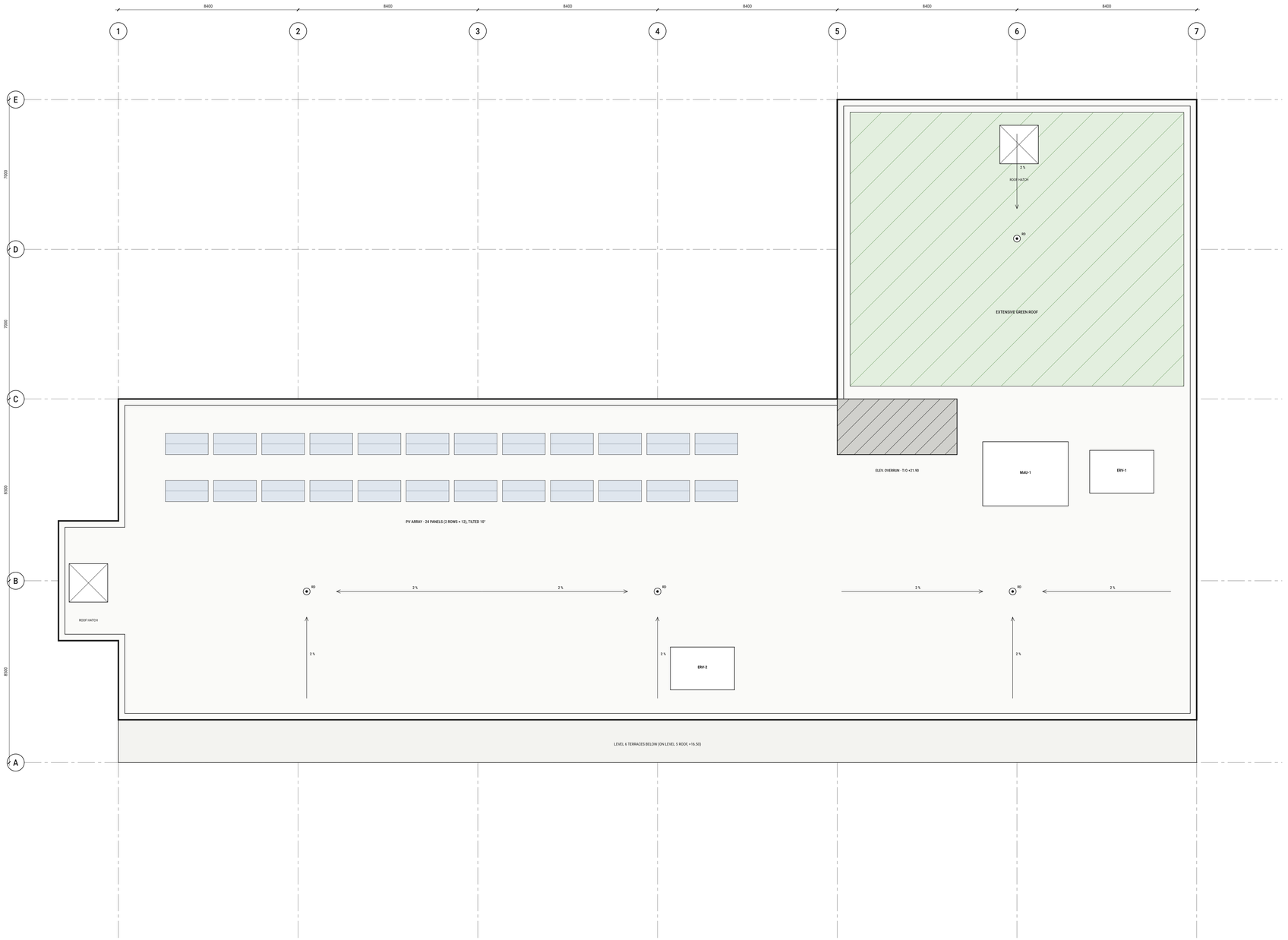

1 / A-204 ROOF PLAN

1:100

ROOF +19.50 · PARAPET +20.40

N

0 1 2 5 10 m

GENERAL NOTES

1. ROOF: 2-PLY SBS MEMBRANE ON TAPERED INSULATION (RSI PER NECB 2020), MIN. 2 % SLOPE TO DRAINS.
2. PARAPET +20.40, METAL COPING. ROOF ACCESS BY HATCHES AT STAIRS 2 AND 3 WITH GUARDED LADDERS.
3. MECHANICAL UNITS SCREENED AND SET BACK ≥ 3.0 m FROM THE ROOF EDGE.
4. GREEN ROOF OVER THE WING (EXTENSIVE, 100 mm GROWING MEDIUM) FOR STORMWATER DETENTION (TBC BY CIVIL).

EQUIPMENT (PRELIMINARY, BY MECHANICAL)

1. MAU-1: CORRIDOR MAKE-UP AIR UNIT.
2. ERV-1, ERV-2: AMENITY AND COMMON AREAS.
3. SUITES: IN-SUITE ERVs AND HEAT PUMPS (TBC); NO ROOFTOP CONDENSERS ON THE AVENUE SIDE.

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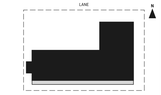

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SHEET TITLE

ROOF PLAN

SHEET NUMBER

A-204

SHEET 8 OF 13

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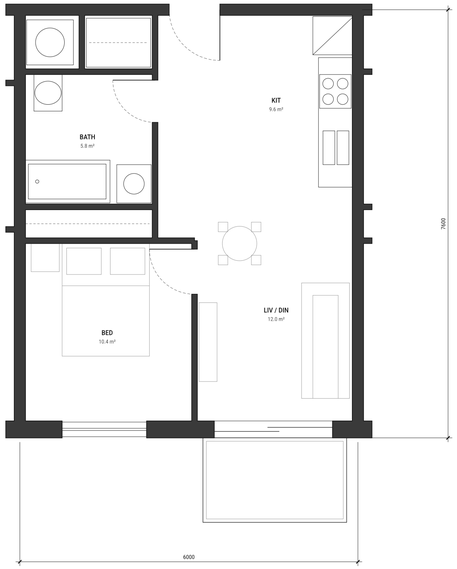
1 TYPE 1B · 1 BEDROOM

SUITE 203 SHOWN · 45.6 m² GROSS · 1:50



2 TYPE 2B · 2 BEDROOM, 2 BATH

SUITE 202 SHOWN · 75.2 m² GROSS · 1:50

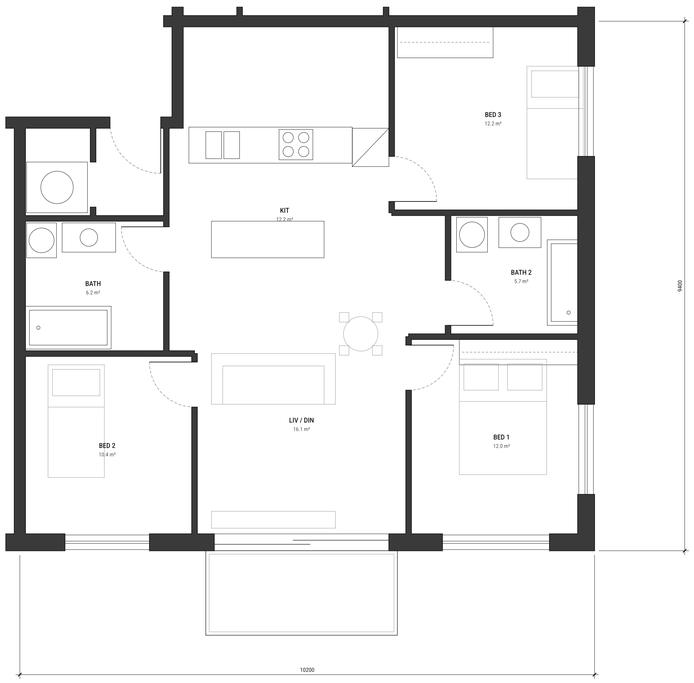


SUITE STANDARDS

1. EVERY SUITE: IN-SUITE LAUNDRY, PRIVATE BALCONY OR TERRACE, STORAGE LOCKER IN P1.
2. BEDROOMS ≥ 9.0 m² WITH AN OPERABLE WINDOW; PRIMARY BEDROOMS ≥ 11.0 m².
3. KITCHEN COUNTERS 2400 MIN.; FULL-HEIGHT FRIDGE; 4-BURNER RANGE.
4. BATHROOMS: 1520 TUB/SHOWER, WC, VANITY. ONE BATHROOM PER BARRIER-FREE SUITE TO BE ADAPTABLE (TBC).
5. FURNITURE SHOWN FOR FIT ONLY.

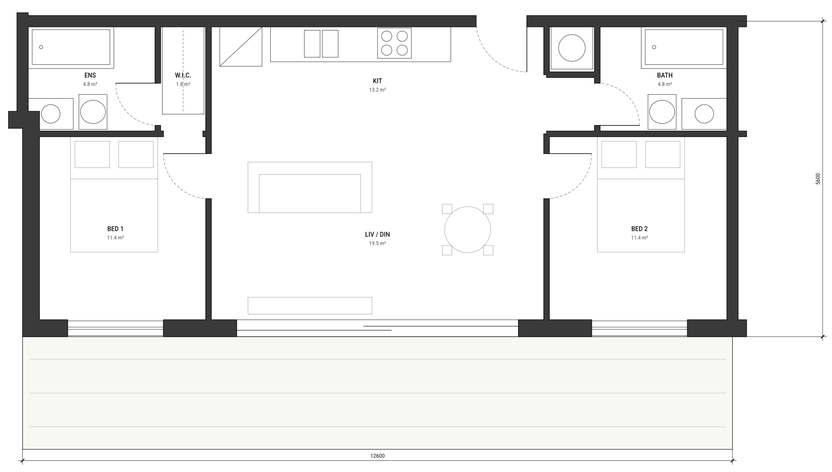
3 TYPE 3B · 3 BEDROOM CORNER

SUITE 206 SHOWN · 90.8 m² GROSS · 1:50



4 TYPE 2B-T · 2 BEDROOM TERRACE (LEVEL 6)

SUITE 601 SHOWN · 70.6 m² GROSS · 1:50



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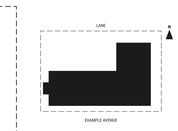

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1:50	C

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SHEET TITLE

ENLARGED SUITE PLANS

SHEET NUMBER

A-220

SHEET 9 OF 13

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1 SOUTH ELEVATION (EXAMPLE AVENUE)

A-300

1:100



2 NORTH ELEVATION (LANE)

A-300

1:100

MATERIALS

	M1	BRICK, CHARCOAL-BROWN (LEVEL 1 BASE)
	M2	FIBRE CEMENT PANEL, WARM WHITE, 1200 MODULE
	M3	STANDING-SEAM METAL PANEL, DARK GREY (LEVEL 6 AND OVERRUN)
	M4	WOOD-LOOK ALUMINUM PANEL AT BALCONIES
	M5	FIBRE CEMENT PANEL, MID GREY (STAIR 2)
	M6	ALUMINUM STOREFRONT AND VINYL WINDOWS, BLACK FRAMES

NOTES

1. LEVEL 6 IS STEPPED BACK 2.0 m (REV 1) AND CLAD IN DARK METAL TO READ AS A LIGHTER TOP.
2. BALCONY GUARDS: CLEAR GLASS 1070, BLACK ALUMINUM POSTS.
3. NORTH ELEVATION: WING IN FRONT (ON THE LANE); BAR BEHIND THE COURTYARD SHOWN TONED.
4. HIGHEST POINT: ELEVATOR OVERRUN +21.90, BELOW THE 22.0 m LIMIT.

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LOT 7 MIXED-USE

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SHEET TITLE

SOUTH & NORTH ELEVATIONS

SHEET NUMBER

A-300

SHEET 10 OF 13

26-017_A-300.pdf

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3 EAST ELEVATION

A-301

1:100



4 WEST ELEVATION

A-301

1:100

MATERIALS

	M1	BRICK, CHARCOAL-BROWN (LEVEL 1 BASE)
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	M3	STANDING-SEAM METAL PANEL, DARK GREY (LEVEL 6 AND OVERRUN)
	M4	WOOD-LOOK ALUMINIUM PANEL AT BALCONIES
	M5	FIBRE CEMENT PANEL, MID GREY (STAIR 2)
	M6	ALUMINIUM STOREFRONT AND VINYL WINDOWS, BLACK FRAMES

NOTES

1. EAST AND WEST FACES OF THE BAR ARE 4.2 m FROM THE SIDE PROPERTY LINES. WINDOW AREAS TO BE CONFIRMED BY THE SPATIAL SEPARATION CALCULATION (A-001).
2. WEST ELEVATION: BAR AND STAIR 2 IN FRONT; WING WEST FACE (ACROSS THE COURTYARD) SHOWN TONED.
3. STAIR 2 CLAD IN MID-GREY PANEL TO BREAK UP THE WEST WALL (SEE DESIGN DECISION ON COMMENT 19).

EXAMPLE ARCHITECTS LTD.

ARCHITECTURE · CALGARY, ALBERTA

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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
A	2026-09-08	SITE OPTIONS (AGENT DRAFT FOR REVIEW)
1	2026-09-09	REV 1 · ARCHITECT MARK-UP: LEVEL 6 STEPPED BACK, MORE 2-BED SUITES
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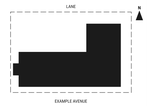
C	2026-11-19	RE-ISSUED FOR DP: RESPONSE TO DETAILED TEAM REVIEW (27 COMMENTS)

ARCHITECT'S SEAL

NOT SEALED
SAMPLE DOCUMENT

SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD GO HERE

KEY PLAN



PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

LOT 7, EXAMPLE AVENUE · CALGARY, ALBERTA

CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO. 26-017	DATE 2026-11-19
DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE 1:100	ISSUE C

ISSUED FOR DEVELOPMENT PERMIT

SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

EAST & WEST ELEVATIONS

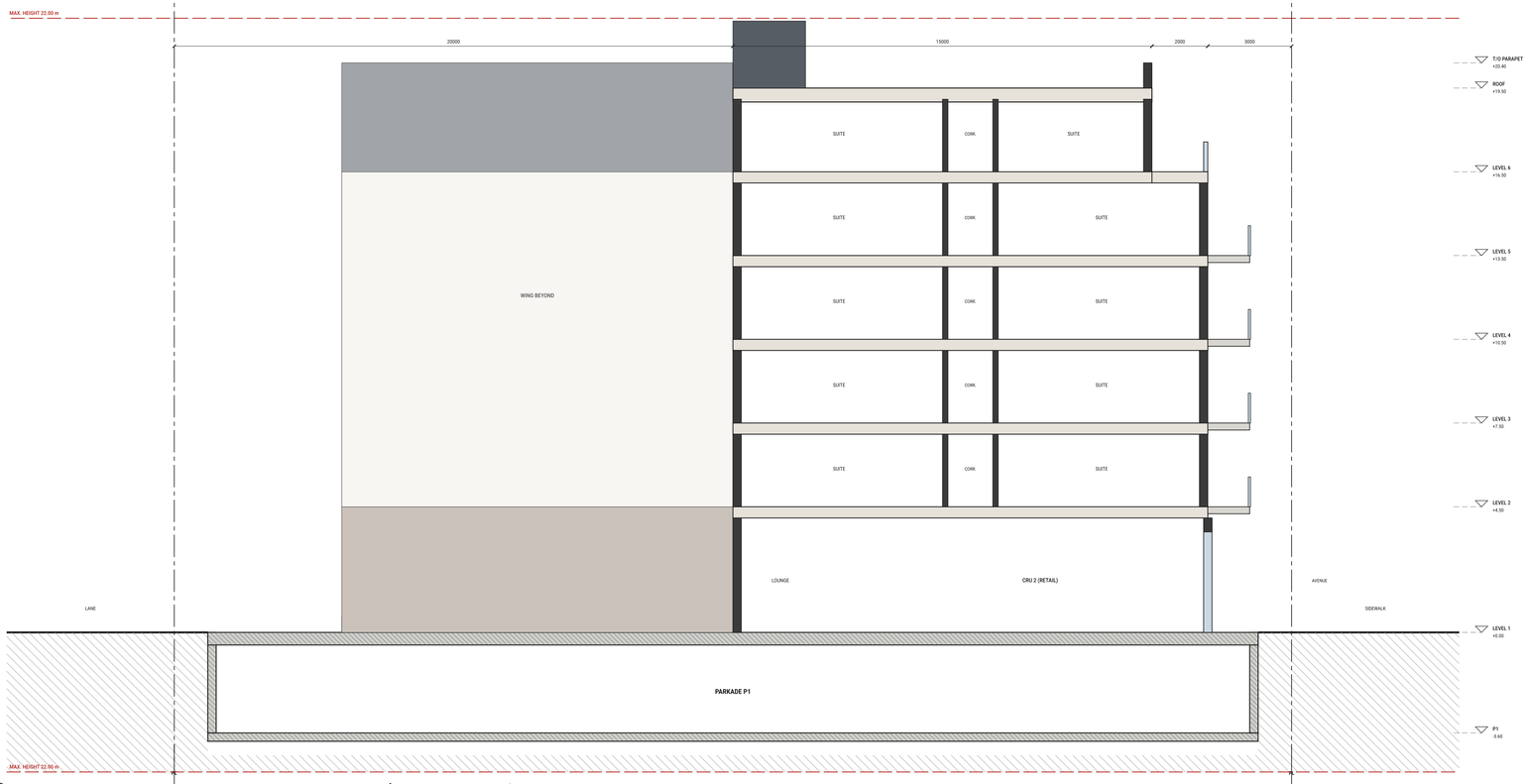
SHEET NUMBER

A-301

SHEET 11 OF 13

26-017_A-301.pdf

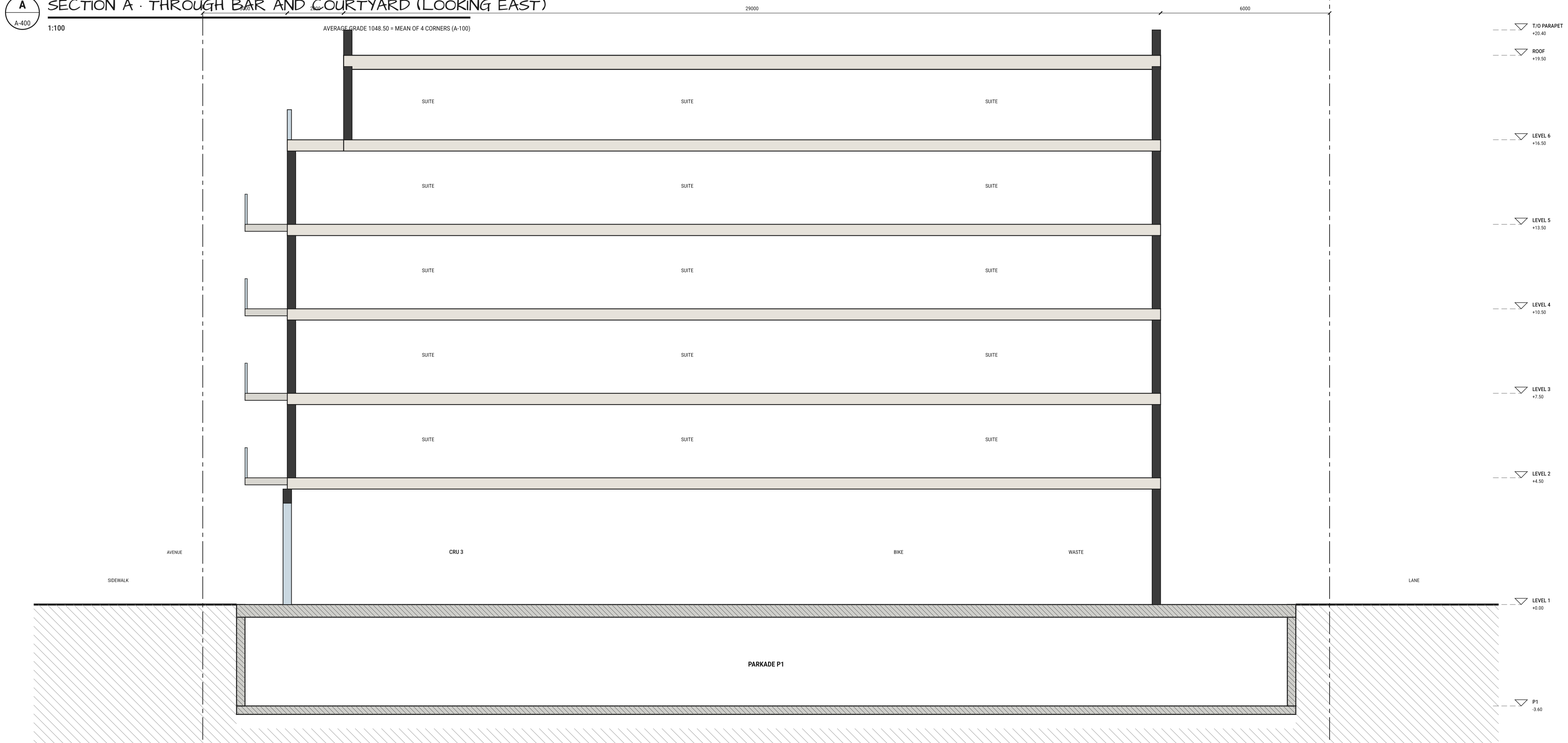
SAMPLE DOCUMENT · FICTIONAL FIRM, CLIENT, SITE AND ZONING · NOT FOR CONSTRUCTION, PERMIT OR TENDER · DRAFTED BY AN ALPHA SEED AGENT FOR ARCHITECT REVIEW · alphaseed.ca



A A-400

SECTION A · THROUGH BAR AND COURTYARD (LOOKING EAST)

1:100



B A-400

SECTION B · THROUGH THE WING (LOOKING WEST)

1:100

AVERAGE GRADE 1048.50 = MEAN OF 4 CORNERS (A-100)

NOTES

1. FLOOR TO FLOOR: LEVEL 1 4.50 m (RETAIL); LEVELS 2–6 3.00 m. P1 3.60 m.
2. P1 AND LEVEL 1 TRANSFER SLAB: CAST-IN-PLACE CONCRETE. LEVELS 2–6: WOOD FRAME (TBC).
3. BUILDING HEIGHT MEASURED FROM AVERAGE GRADE 1048.50 (MEAN OF THE 4 SURVEYED CORNERS).
4. HIGHEST POINT +21.90 (ELEVATOR OVERRUN); ROOF +19.50.
5. RAMP CLEAR HEIGHT 2100 MIN. AT THE PROPERTY LINE (SEE A-100 NOTE 2).
6. BACKWATER VALVE ON THE SANITARY SERVICE; P1 FLOOR ABOVE THE MAIN INVERT (TBC BY CIVIL).

EXAMPLE ARCHITECTS LTD.
ARCHITECTURE · CALGARY, ALBERTA
FICTIONAL FIRM · SAMPLE DOCUMENT

DRAFTED BY AN ALPHA SEED AGENT alphaseed.ca
REVIEWED, DECIDED AND SEALED BY THE ARCHITECT OF RECORD

CONSULTANTS

STRUCTURAL	TO BE ENGAGED
MECHANICAL	TO BE ENGAGED
ELECTRICAL	TO BE ENGAGED
LANDSCAPE	L-100 BY OTHERS
CIVIL	C-100 BY OTHERS
CODE	TO BE ENGAGED

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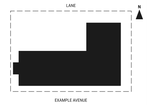

PROJECT

LOT 7 MIXED-USE

(EXAMPLE PROJECT)

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CLIENT: EXAMPLE DEVELOPMENTS LTD.

PROJECT NO. 26-017	DATE 2026-11-19
DRAWN ALPHA SEED AGENT	CHECKED ARCHITECT OF RECORD
SCALE 1:100	ISSUE C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A-400

SHEET 12 OF 13

26-017_A-400.pdf

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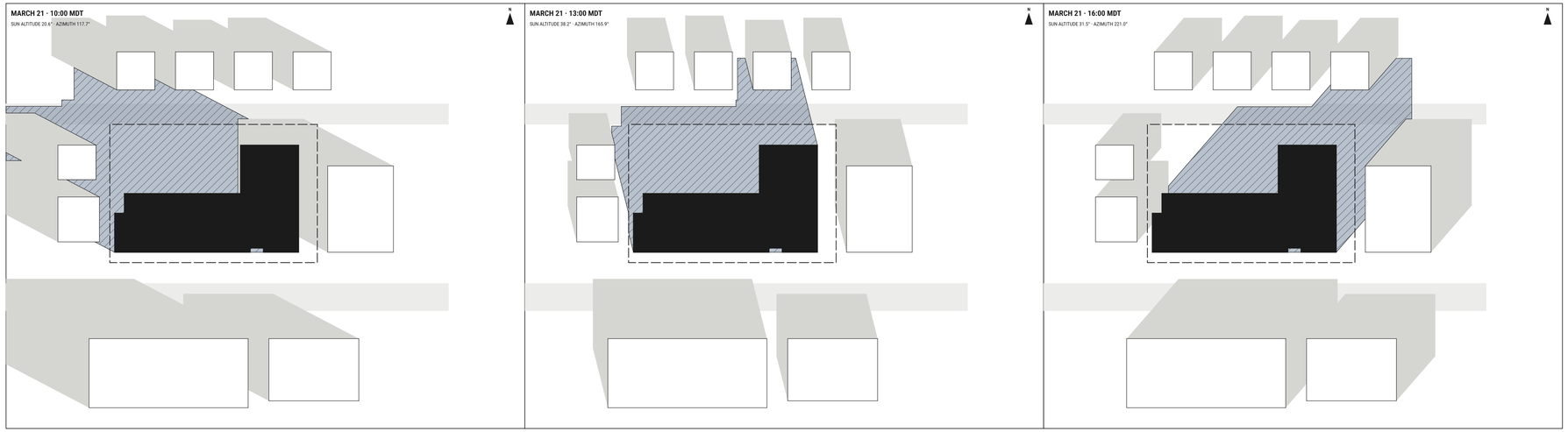

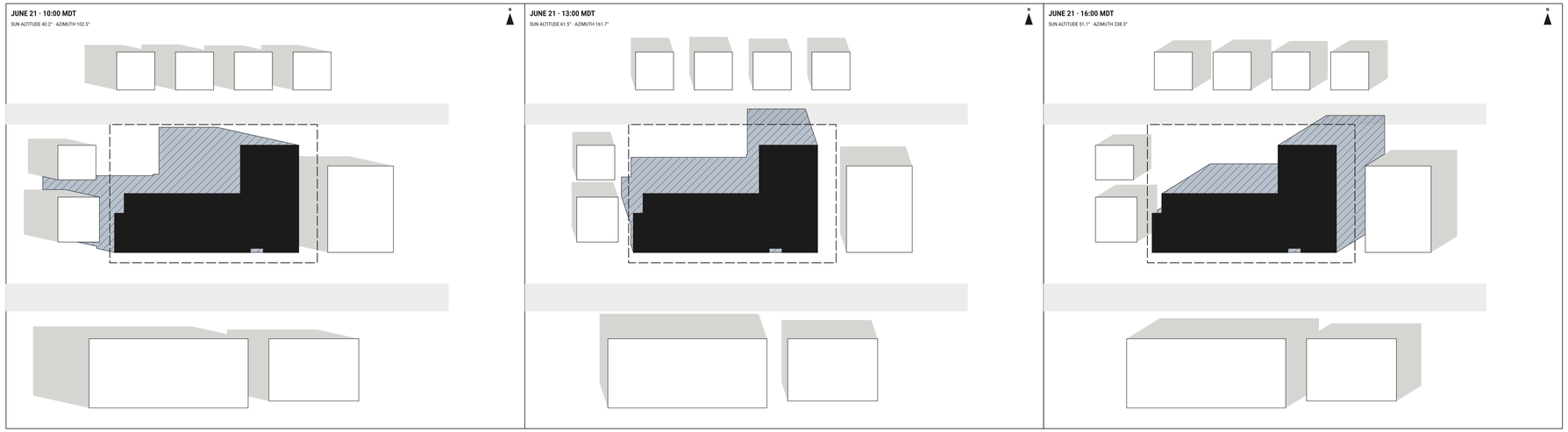

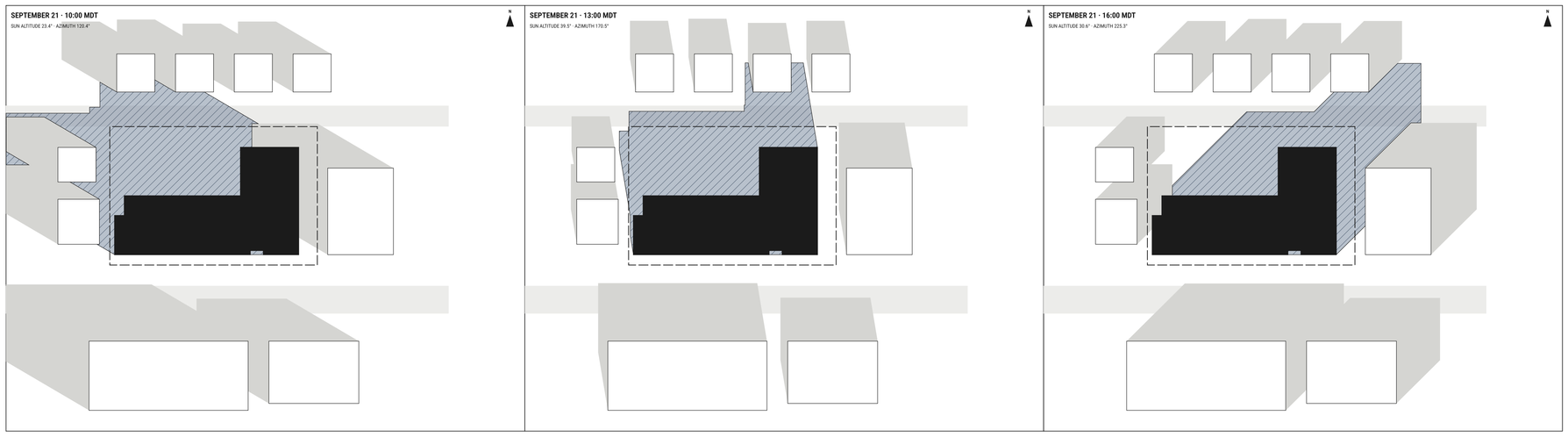

NOTES

1. SHADOWS FOR MARCH 21, JUNE 21 AND SEPTEMBER 21 AT 10:00, 13:00 AND 16:00 MOUNTAIN DAYLIGHT TIME.
2. SUN POSITIONS COMPUTED BY THE AGENT FOR 51.04° N, 114.07° W (NOAA SOLAR POSITION EQUATIONS).
3. NEW SHADOW FROM THE PROPOSED BUILDING SHOWN HATCHED; SHADOW FROM EXISTING BUILDINGS SHOWN GREY.
4. CONTEXT BUILDINGS ARE FICTIONAL, MODELLED AS SIMPLE BLOCKS WITH ESTIMATED HEIGHTS.
5. THE LANE-SIDE HOUSES TO THE NORTH ARE NOT REACHED BY NEW SHADOW AT THE TIMES SHOWN (SEE COMMENT 2-RESPONSE).

LEGEND

- NEW SHADOW (PROPOSED)
- EXISTING SHADOW
- PROPOSED BUILDING

EXAMPLE ARCHITECTS LTD.
ARCHITECTURE · CALGARY, ALBERTA
FICTIONAL FIRM · SAMPLE DOCUMENT

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CONSULTANTS

STRUCTURAL	TO BE ENGAGED
MECHANICAL	TO BE ENGAGED
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LANDSCAPE	L-100 BY OTHERS
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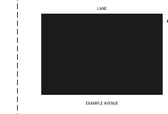

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LOT 7 MIXED-USE

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PROJECT NO.	DATE
26-017	2026-11-19
DRAWN	CHECKED
ALPHA SEED AGENT	ARCHITECT OF RECORD
SCALE	ISSUE
1:714 (NOT TO SCALE ON SCREEN)	C

ISSUED FOR DEVELOPMENT PERMIT
SAMPLE · NOT FOR CONSTRUCTION

SHEET TITLE

SHADOW STUDY

SHEET NUMBER

A-500

SHEET 13 OF 13

26-017_A-500.pdf

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