

STARK ARCHITECTURE L

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DRAWING LI

A1.2 - SITE PLAN - PROPO A1.3 - SHADOW STUDY

A1.3 - SHADOW STODY

12.3 - SERVICE FLOOR

5 - THIRD FLOOR PLAN

4.1 - SOUTH AND WEST ELEVATION

4 - COLOUR BOARD

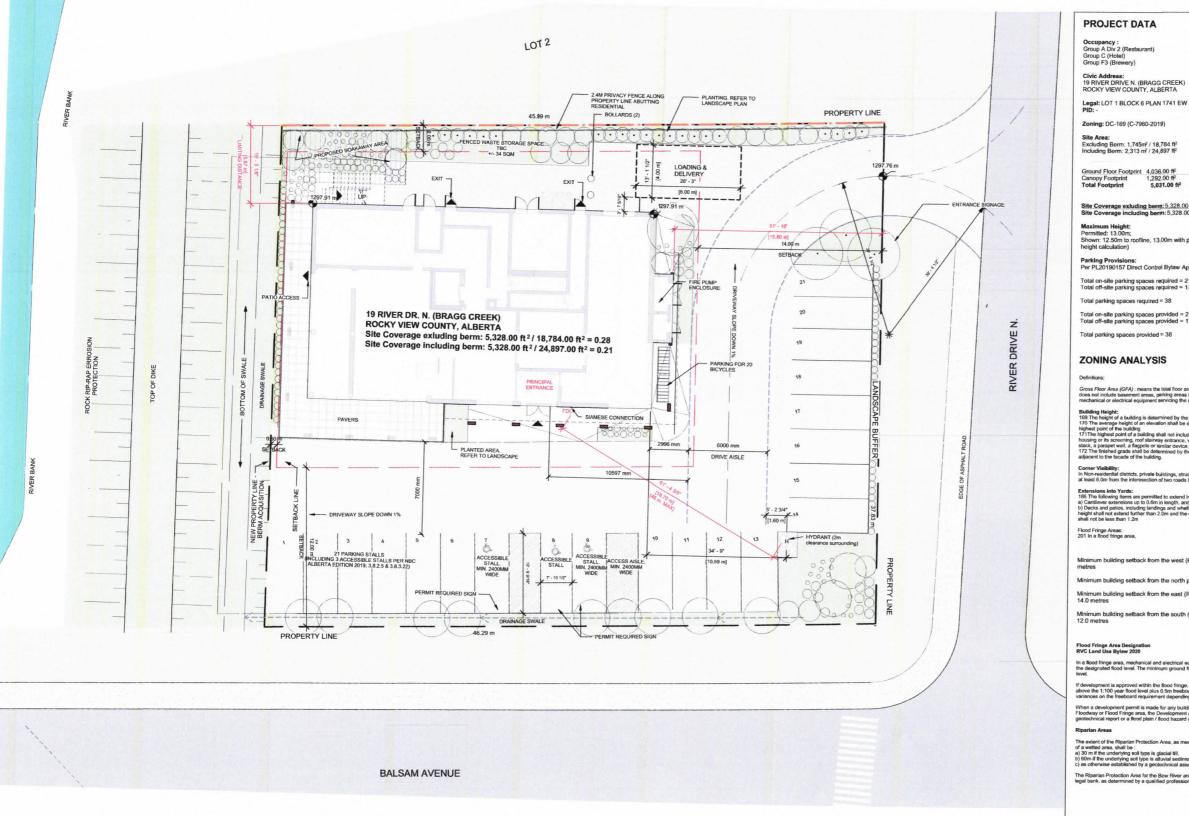
A3.1 - NORTH-SOUTH LONGITUDINAL SECTION

A5.1 - PERSPECTIVES



LASKIN

19 River Drive N. Rocky View County, Alberta



Zoning: DC-169 (C-7960-2019)

Ground Floor Footprint 4,036.00 ft²
Canopy Footprint 1,292.00 ft²
Total Footprint 5,031.00 ft²

Site Coverage extuding berm: 5,328.00 ft² / 18,784.00 ft² = 0.28 Site Coverage including berm: 5,328.00 ft² / 24,897.00 ft² = 0.21

Parking Provisions: Per PL20190157 Direct Control Bylaw Application

Total on-site parking spaces required = 21 Total off-site parking spaces required = 17

Total on-site parking spaces provided = 21 Total off-site parking spaces provided = 17

Total parking spaces provided = 38

Gross Floor Area (GFA): means the total floor area of a building within the exterior walls. This does not include basement areas, parking areas below grade, and areas exclusively devoted to mechanical or electrical equipment servicing the development.

Building Height:
169 The height of a building is determined by the average height of all elevations.
170 The average height of an elevation shall be determined based on the finished grade to the highest point of the building.
171 The highest point of a building shall not include the following: elevator housing, mechanical housing or its screening; nod stainway entrance, ventilation fans, a skylight, a steeple, a smice stack, a pranet wall, a flappice or smaller device not subucularly essentials the building.
172 The firished grade shall be determined by the average of the highest and lowest grade adjacent to the facility of the screen of the highest and lowest grade adjacent to the facility of the screen of the highest and lowest grade adjacent to the facility of the screen of the highest and lowest grade adjacent to the facility of the screen of the highest and lowest grade and screen of the first properties of the fir

Corner Visibility:

In Non-residential districts, private buildings, structures, fences and fandscaping shall be setback at least 6.0m from the interesection of two roads to maintain corner visibility.

Extensions into Yards: 180 The following items are permitted to extend into any rear or side yard: 190 The following items use to 0.6m in length, and b) Decks and pelosi, including landings and whellethair ramps, that are greater than 0.61m in height shall not extend surther than 2.0m and the resulting required minimum rear or side yard shall not be less than 1.2m.

Minimum building setback from the west (Elbow River) property line: 0.5

Minimum building setback from the north property line: 2.0 metres

Minimum building setback from the east (River Drive North) property line 14.0 metres

Minimum building setback from the south (Balsam Avenue) property line 12.0 metres

If development is approved within the Bood fringe, the first floor of all buildings shall be located at above the 1:100 year flood level plus 0.5m freeboard. The Development Authority may allow for variances on the freeboard requirement depending on site specific conditions.

When a development permit is made for any building on an existing tot which is or may be affects Floodway or Flood Fringe area, the Development Authority shall require the applicant to submit a geotechnical report or a flood plain / flood hazard mapping or both.

The extent of the Riparian Protection Area, as measured from the top of the bank or the furth of a wetted area, shall be : of the standard area, shall be : of the standard area and the standard area of the standard area

The Riparian Protection Area for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyors act

ALBERTA Issued for DP R3

2025-02-14

SITE PLAN -**PROPOSED**

As indicated	0000
SCALE	PROJECT NO.
A 1.	2 3
SHEET NUMBER	REVISION

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100-39470 QUEENS WAY SQUAMISH BC V8B 0Z5 604 620 1210 CONTACT@STARK.CA



3	2025-02-14	Issued for DP R3
2	2023-01-24	Issued for DP R2
1	2020-03-13	Issued for DP R1

Laskin

19 River Drive N. Rocky View County, **Alberta** MID ADA

DAVID ARN

F-2 Attachment E Page 3 of 14 STARK

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SHADOW STUDY

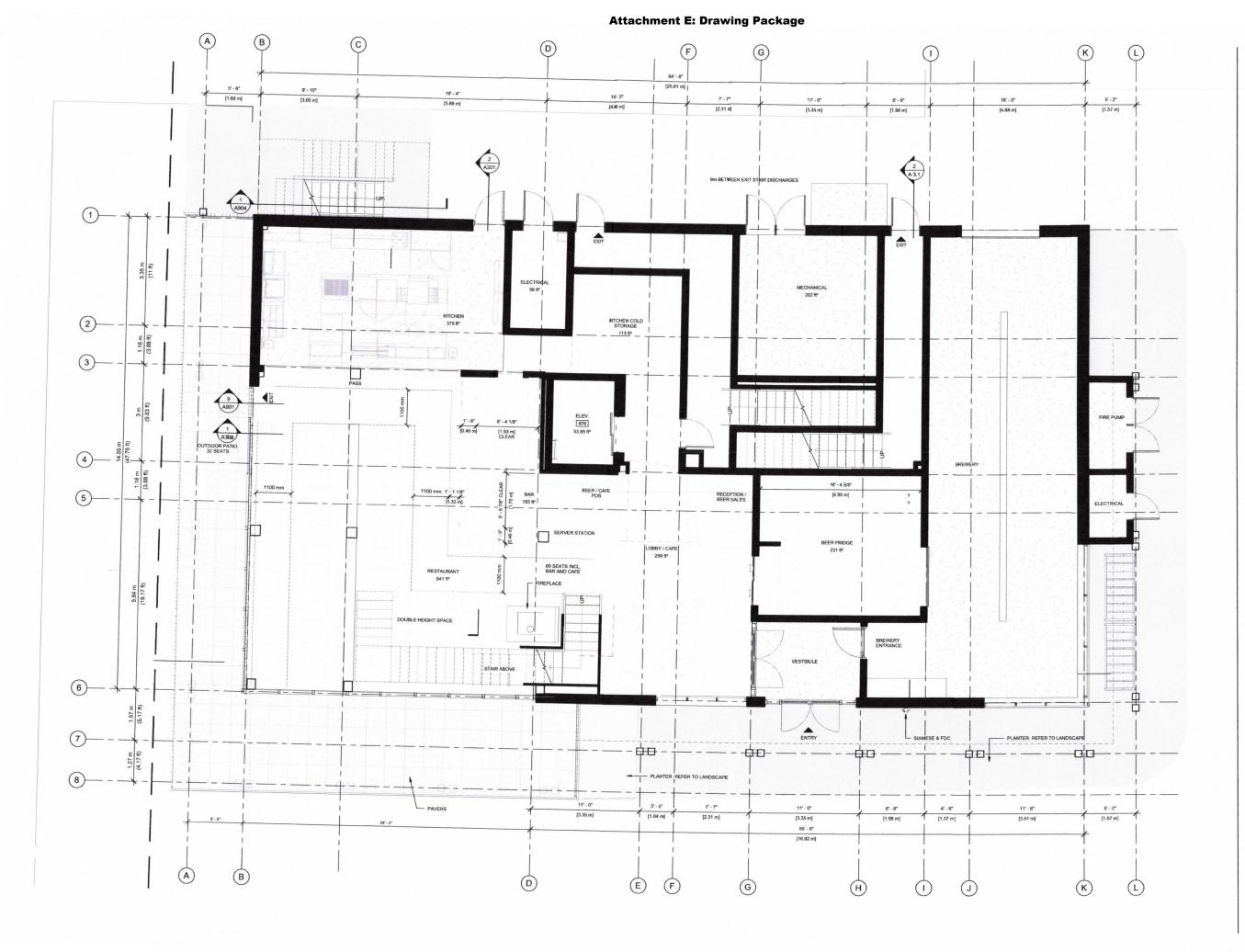
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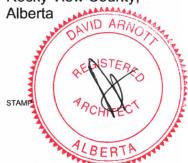
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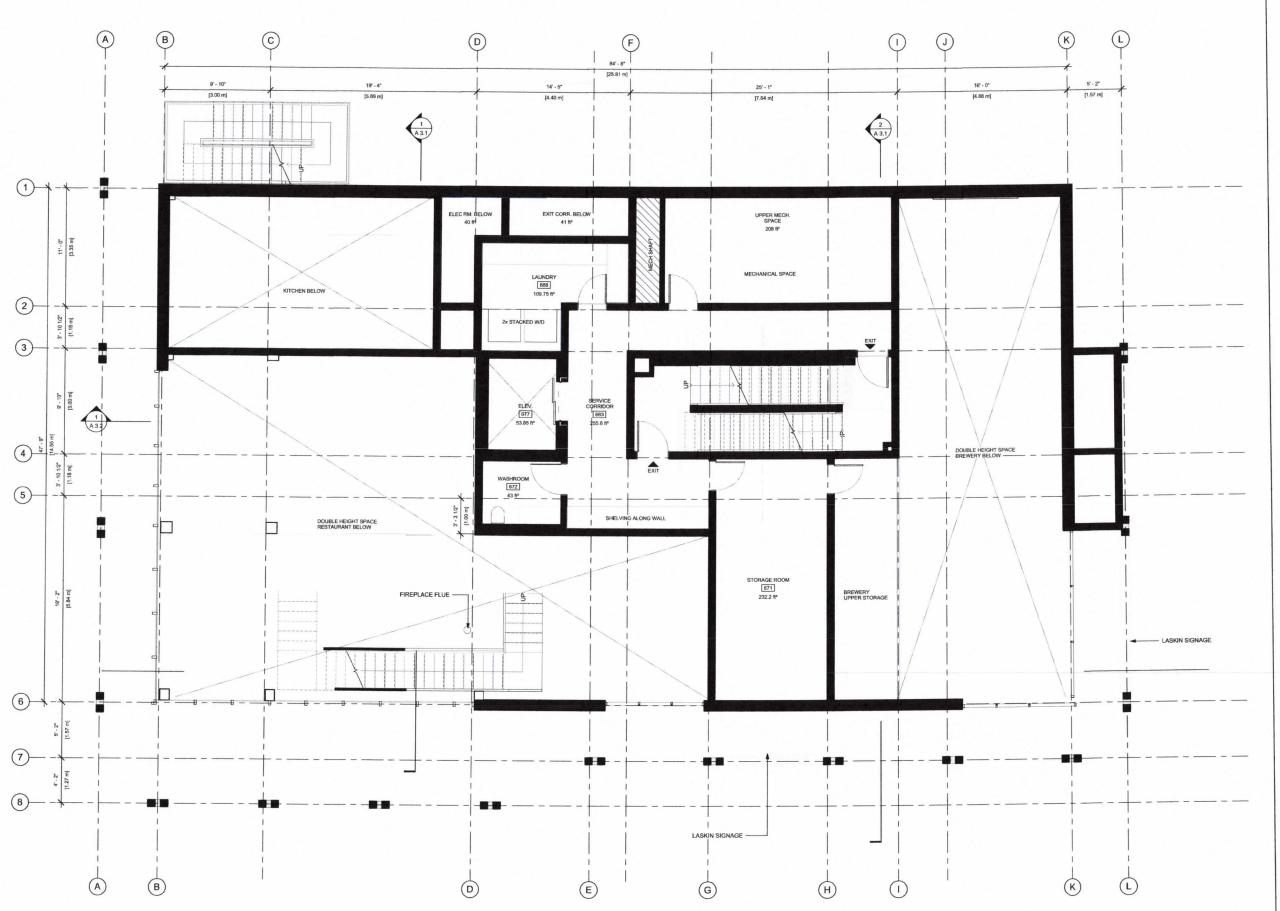


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2025-02-14

GROUND FLOOR PLAN

1/4'	' = 1'-0"	0000
SCALE	PROJECT	NO.
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F-2 Attachment E

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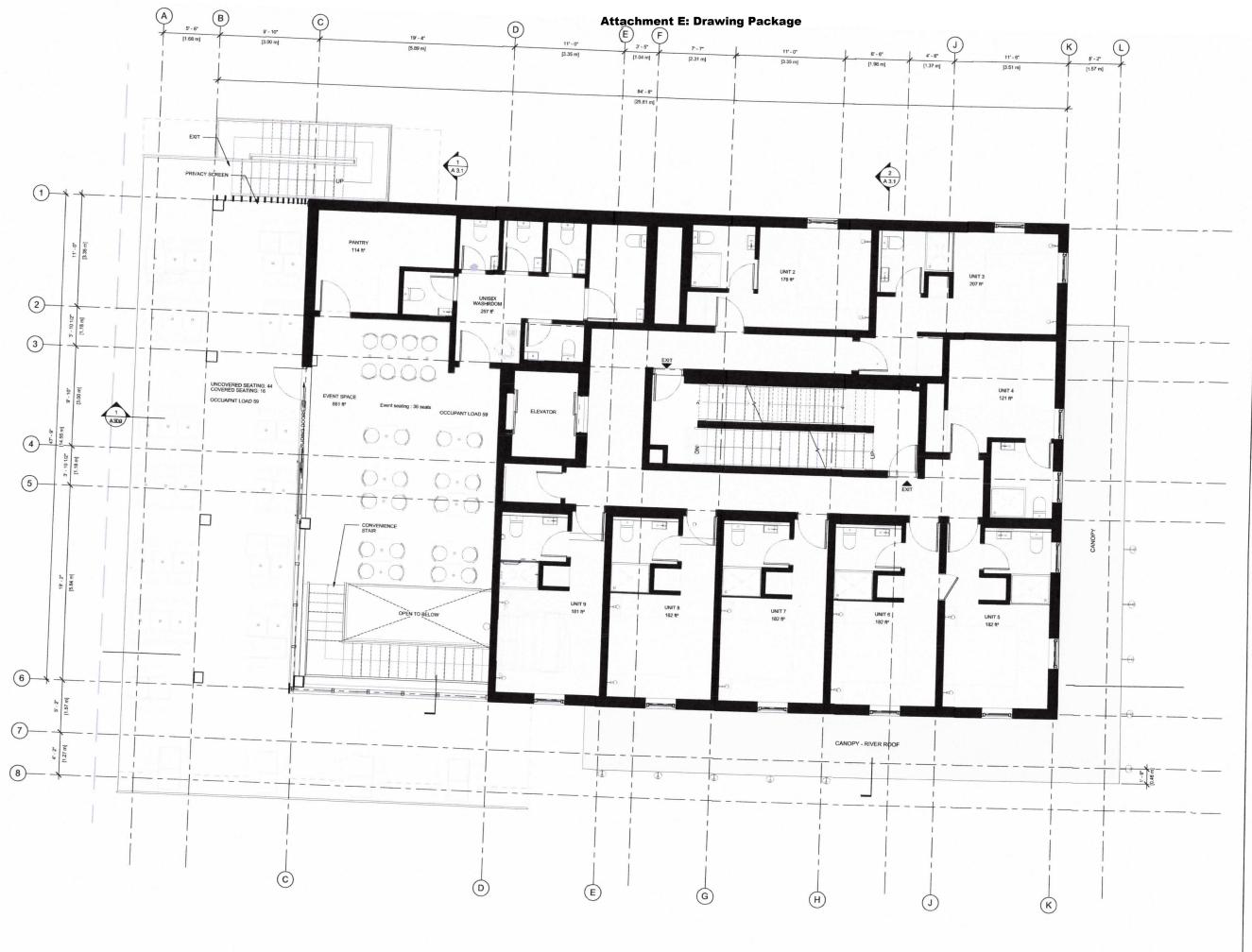
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PRCHINECT PROPERTY

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SERVICE FLOOR PLAN

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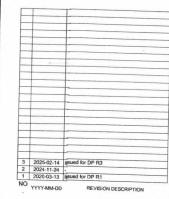
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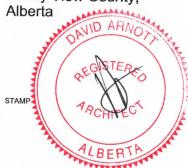
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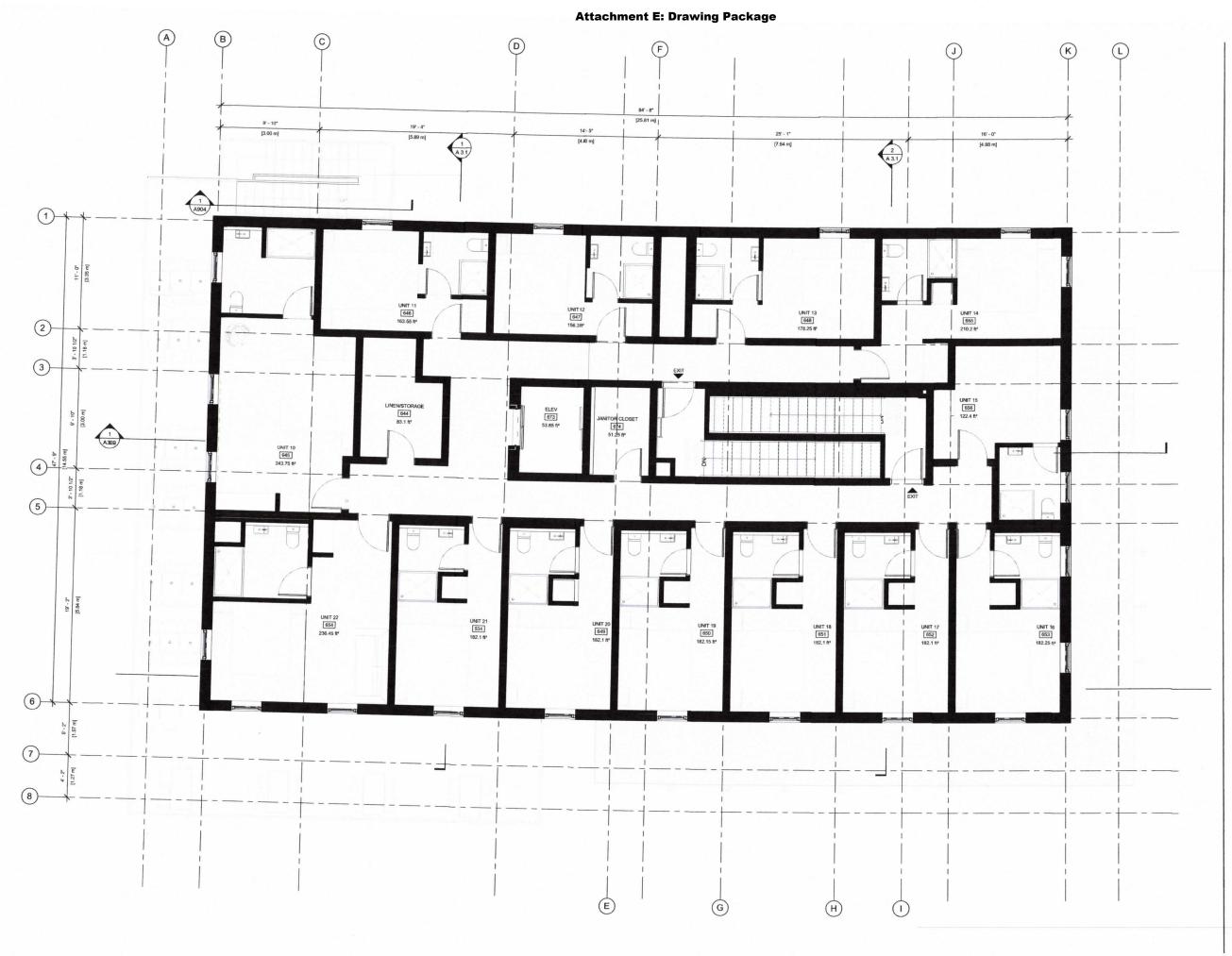


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2025-02-14

SECOND FLOOR PLAN

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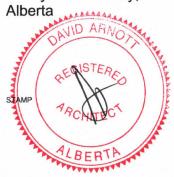
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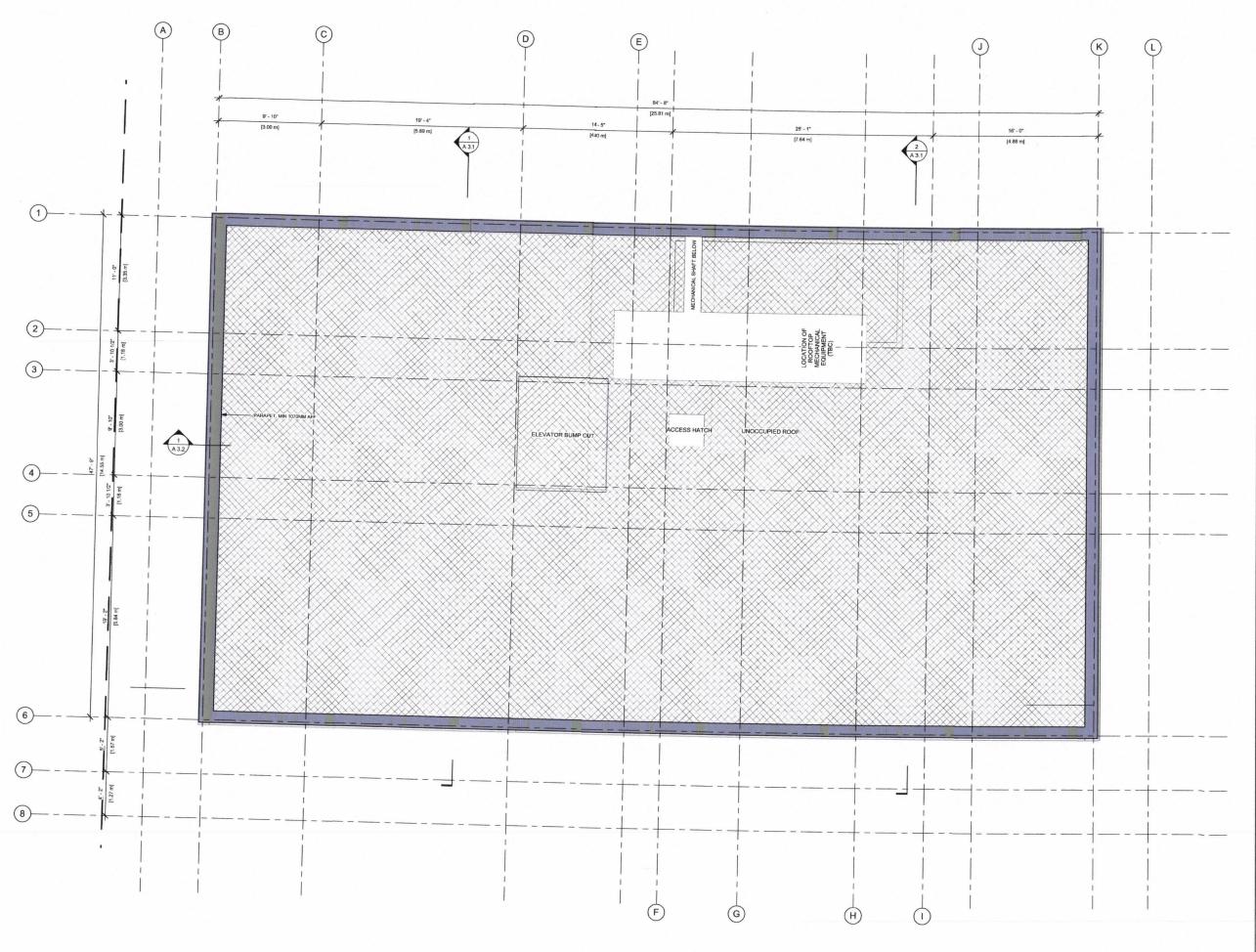


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THIRD FLOOR PLAN

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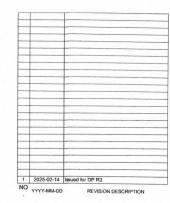
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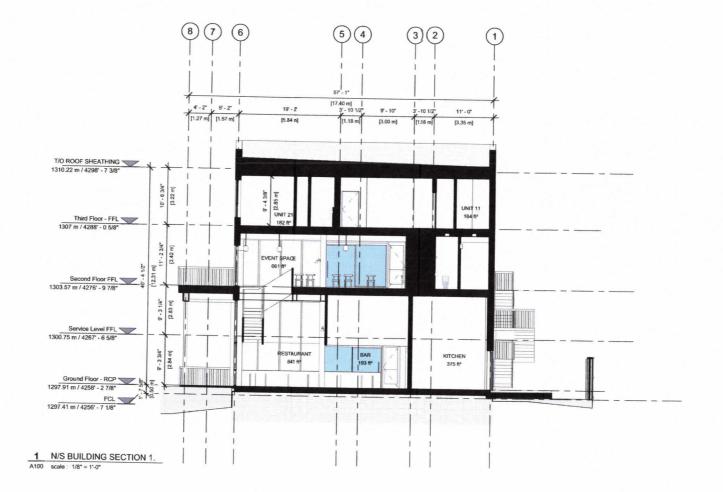


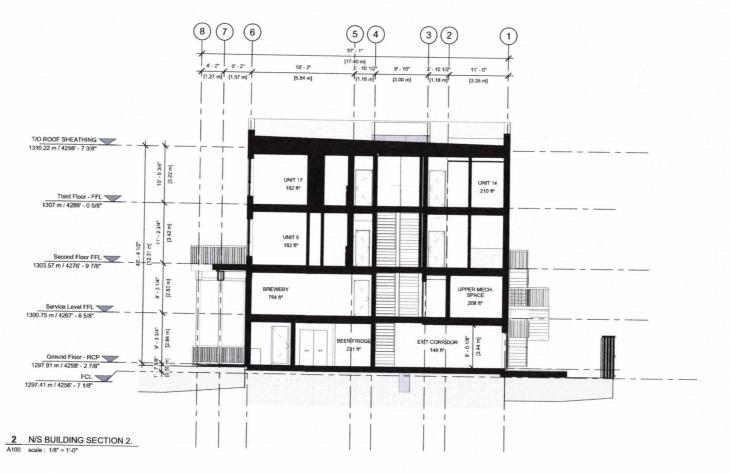
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ROOF PLAN

1/4"	= 1'-0"		0000
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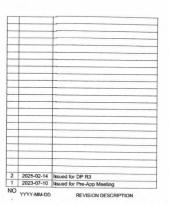
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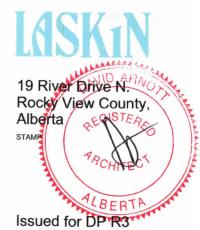
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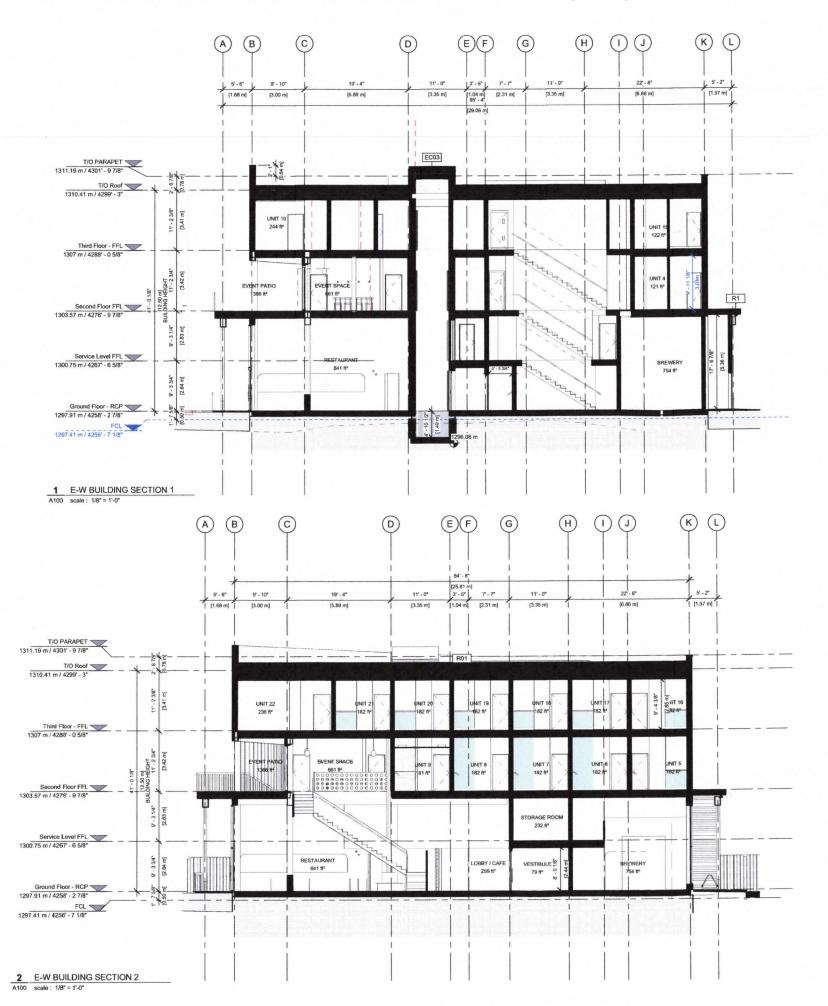
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NORTH - SOUTH LONGITUDINAL SECTION

1/8" = 1'-0"	0000
SCALE	PROJECT NO.
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SHEET NUMBER	REVISION



F-2 Attachment E

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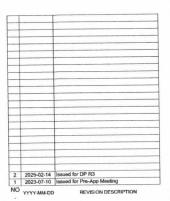
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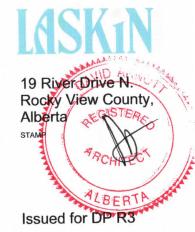
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EAST- WEST LONGITUDINAL SECTION

1/8" = 1'-0"	0000
SCALE	PROJECT NO.
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SHEET NUMBER	REVISION

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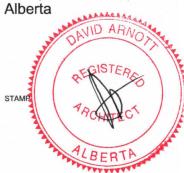
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2025-02-14

SOUTH AND WEST **ELEVATIONS**

As indicated	PROJECT NO	0000
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SHEET NUMBER		REVISION



1 South Elevation A103 scale: 3/16" = 1'-0"

EXTERIOR FINISHES SPECIFICATIONS

WOOD SOFFIT

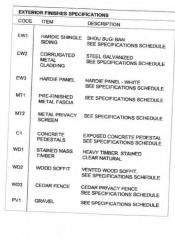
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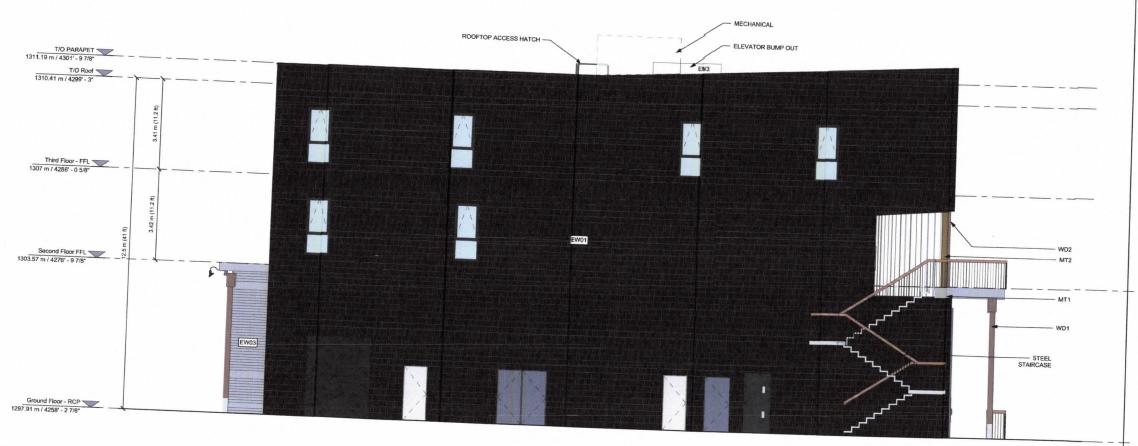
> HEAVY TIMBER. STAINED CLEAR NATURAL VENTED WOOD SOFFIT.
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1 North Elevation
A103 scale: 3/16* = 1'-0"



2 East Elevation

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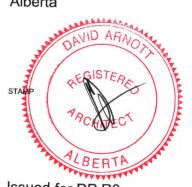
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2025-02-14

NORTH AND EAST ELEVATIONS

As indicated	PROJECT NO.
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SHEET NUMBER	REVISION



F-2 Attachment E

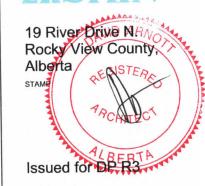
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2025-02-14

Colour Board

	1/8" = 1'-0"		0000
SCALE		PROJECT NO.	
	A 4.	4	2



SOUTH-WEST CORNER





4 Signage Detail scale: 3/8" = 1'-0"



6 Material Reference





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19 River Drive N.
Rocky View County,
Alberta



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2025-02-14

PERSPECTIVES

As indicated	0000
SCALE	PROJECT NO.
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SITE ENTRY