

RIVERWALK, MEDICINE HAT, ALBERTA



MUNICIPAL ADDRESS
21 RANGLANDS BLVD. N.E.
MEDICINE HAT, ALBERTA

LEGAL DESCRIPTION

LOT 18
BLOCK 11
PLAN 071 4516
MEDICINE HAT, ALBERTA

GENERAL NOTES:

1. ALL CONSTRUCTION AND RELATED WORK SHALL COMPLY WITH THE NATIONAL BUILDING CODE - 2023 ALBERTA EDITION (N.B.C.(A.E)), APPLICABLE STANDATA, LOCAL BYLAWS AND REGULATIONS.
2. ONE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS IS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
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NO.	DESCRIPTION	DATE	BY
0	ISSUED FOR DEVELOPMENT PERMIT	APR. 23/26	LAS
DRAWING ISSUE NUMBER / REVISIONS			

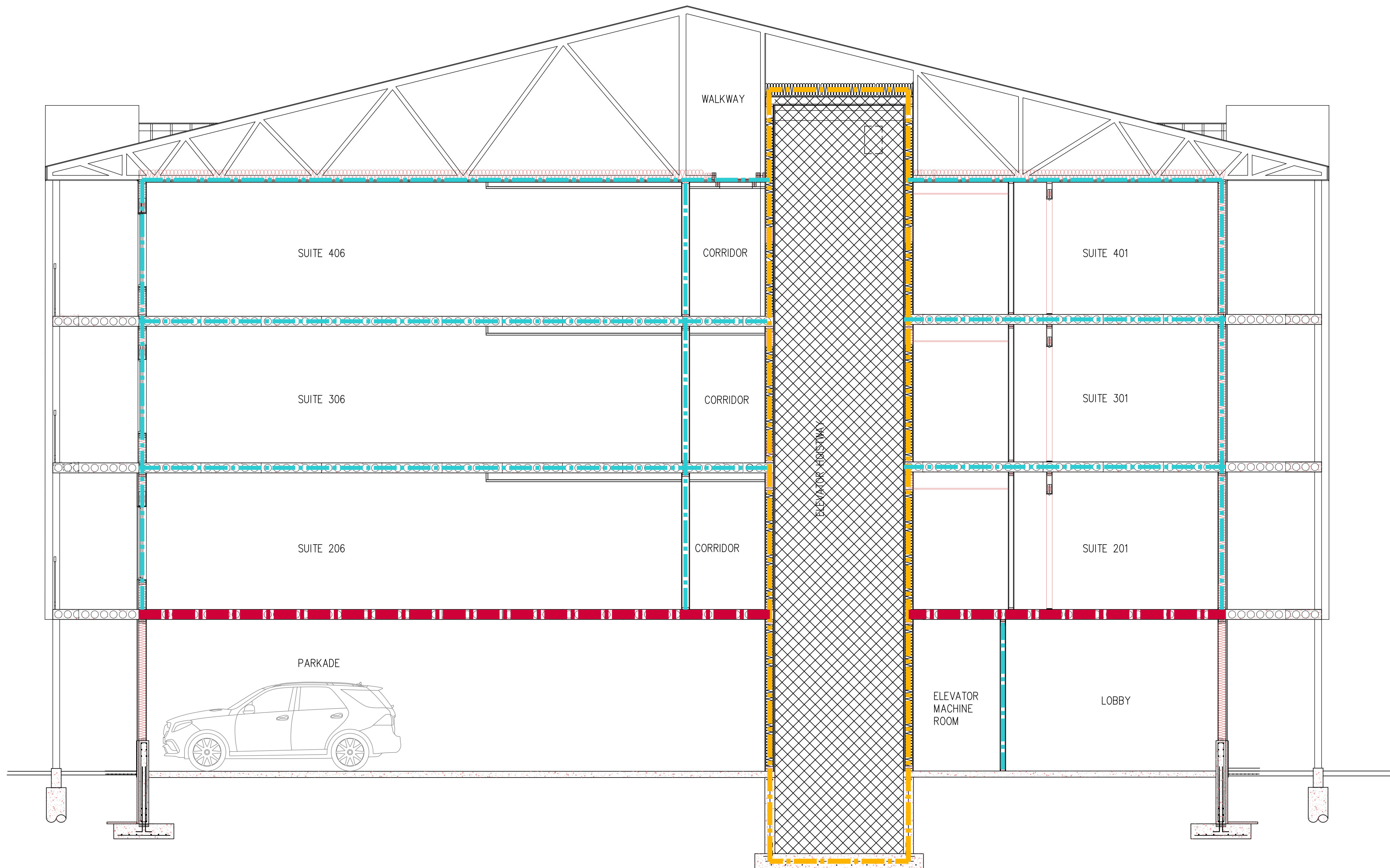
STAMPS



TITLE

COVER SHEET

SCALE	DATE MAR. 2026	DRAWING NO. A0.1
DRAWN BY LAS	CHECKED BY rljs	FILE NO. 24031



LEGEND

- 1 1/2 HR Fire Resistance Rating
Between Parkade and 2nd Floor
Main Floor Load-Bearing Exterior Walls
- 60 Min Fire Separation
General Storage, Housekeeping, Stairwell Not Next to Suites
Suite Corridor "Common Wall" Between Suites and Adjacent Stairs
Rated walls and doors
45 min. Fire-rated door, frame, closer
- 60 Min Fire Resistance Rating
Demising Wall Between Suites
Exterior Walls
(Doors and window openings not fire-rated)
- 1 1/2 Hour Fire Separation
1 1/2 Hour Fire Resistance Rating
Elevator Shaft
Between Parking Garage & 2nd Floor

NOTE:

1. Extend fire-rated wall assembly of fire-rated walls (fire-separations) to ceiling drywall (u/s of roof trusses)
2. Storage Rooms not fire-rated.
3. Fire-Resistance Ratings shown are required. Assemblies may exceed minimum requirements.

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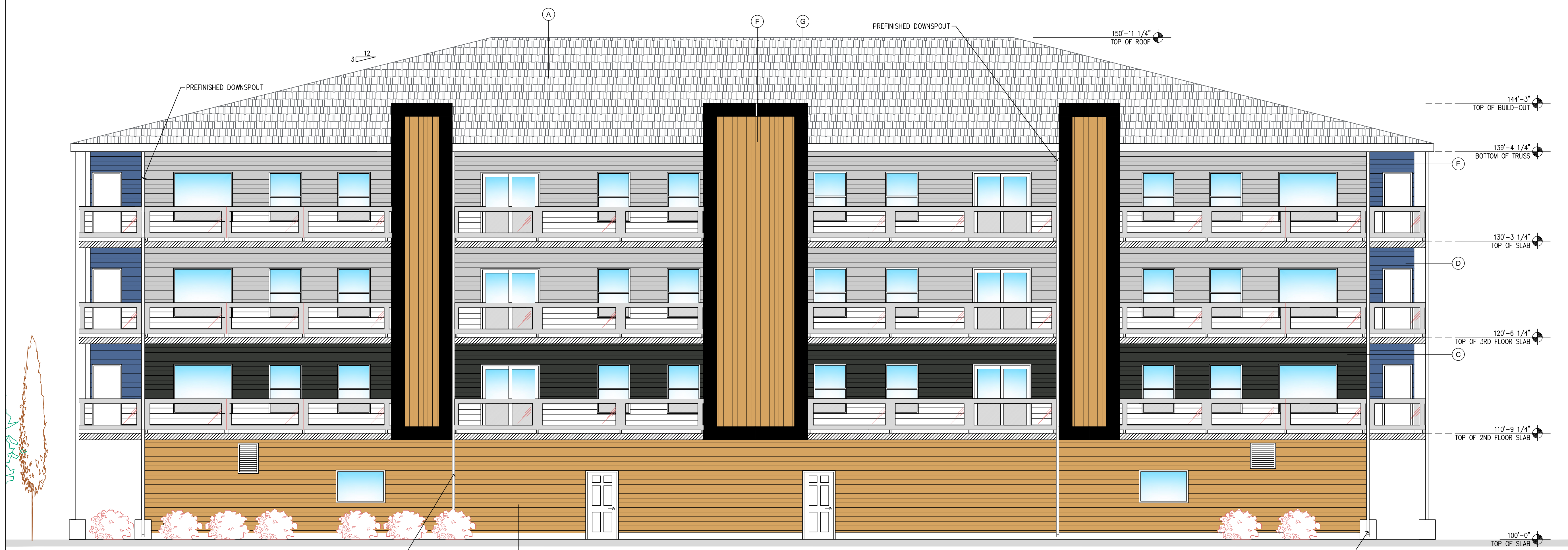
TITLE
CODE REVIEW - SECTION

SCALE AS NOTED	DATE MAR. 2026	DRAWING NO. A0.6
DRAWN BY LAS	CHECKED BY rljs	FILE NO. 24031



1 EAST ELEVATION
SCALE: 3/16"=1'-0"

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2 WEST ELEVATION
SCALE: 3/16"=1'-0"

NO.	DESCRIPTION	DATE	BY
0	ISSUED FOR DEVELOPMENT PERMIT	APR. 9/26	LAS

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

TITLE

ELEVATIONS

SCALE	DATE	DRAWING NO.
3/16" = 1'-0"	MAR. 2026	A3.1
DRAWN BY	CHECKED BY	FILE NO.
LAS	rjs	24031

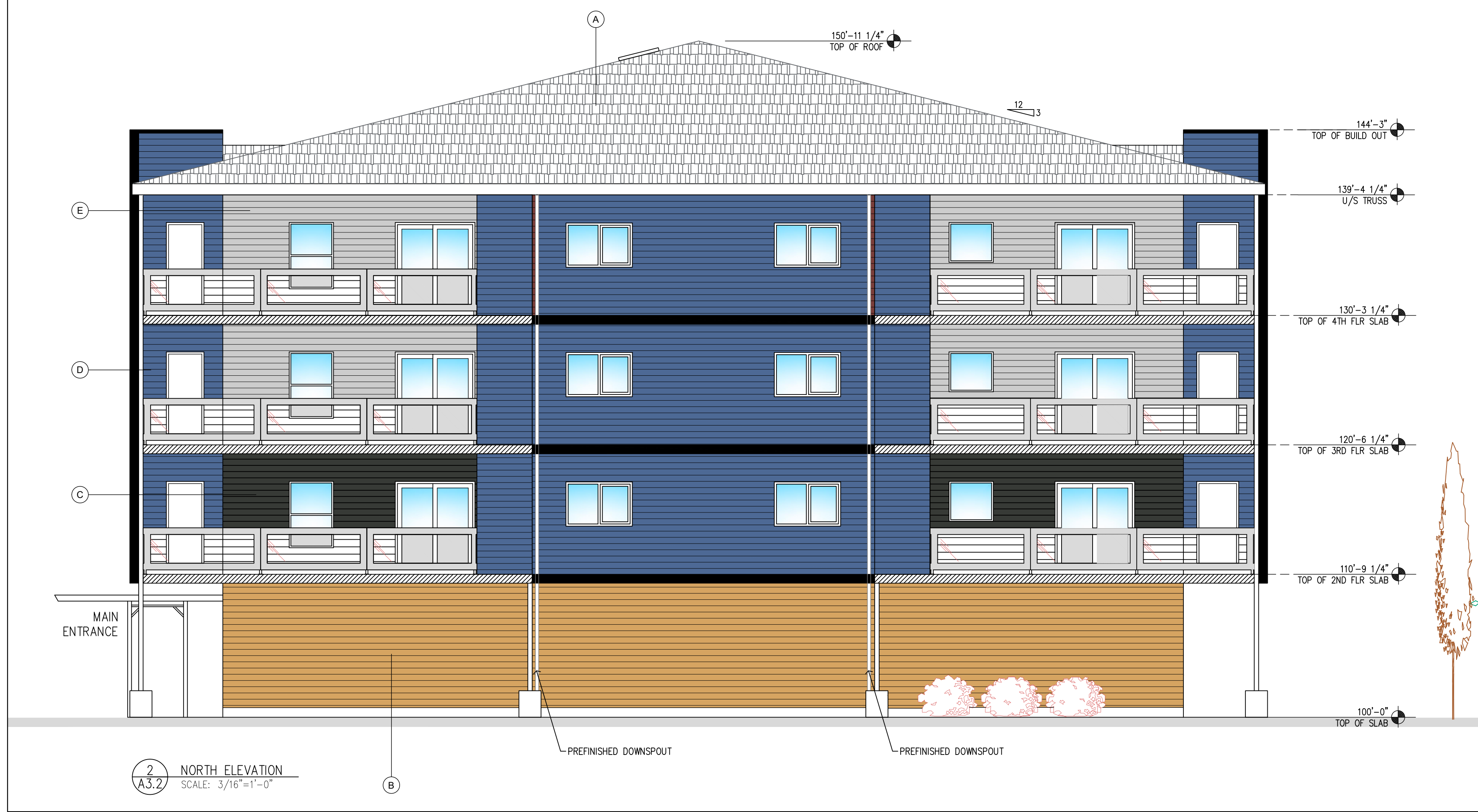


EXTERIOR FINISH SCHEDULE	
A	asphalt shingles (25 year) colour: t.b.d.
B	horizontal siding product and colour: t.b.d.
C	horizontal siding product and colour: t.b.d.
D	horizontal siding product and colour: t.b.d.
E	horizontal siding product and colour: t.b.d.
F	vertical siding (lower) product and colour: t.b.d.
G	1 x 12 board tower trims product and colour: t.b.d.

FLASHINGS & MISC.	
1.	vented metal soffit colour: Bare
2.	corner trims colour: to match adjacent wall cladding
3.	base drip colour: to match adjacent wall cladding
4.	window and door trims colour: to match adjacent wall cladding
5.	eave trim colour: t.b.d.
6.	gutter & downspout colour: t.b.d.
7.	steel / glass balcony guard rail colour: t.b.d.

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1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



ARTICLE 3.2.3.1.-D					
		EAST (to c.l. of Ranchlands Ave)	WEST	SOUTH	NORTH (to c.l. of Ranchlands Blvd.)
LIMITING DISTANCE	m.	35.0	80.0	28.0	30.0
	ft.	115	262	92	98
EXPOSING BUILDING FACE	sq. m.	456	456	265	265
	sq. ft.	4909	4909	2853	2853
MAX UNPROTECTED AREA (%)		UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
DEGREE OF FIRE PROTECTION OF EXTERIOR WALL		-	-	-	-
TOTAL AREA OF UNPROTECTED OPENINGS		91.6 sq. m. (20%)	82.5 sq. m. (18%)	47.8 sq. m. (18%)	38.3 sq. m. (14.5%)

*ALL EXTERIOR WALK DOORS ARE TO BE EQUIPPED WITH A CLOSURE AND HAVE THE REQUIRED FIRE-PROTECTION RATING OF THE EXTERIOR WALL IN WHICH IT IS LOCATED.

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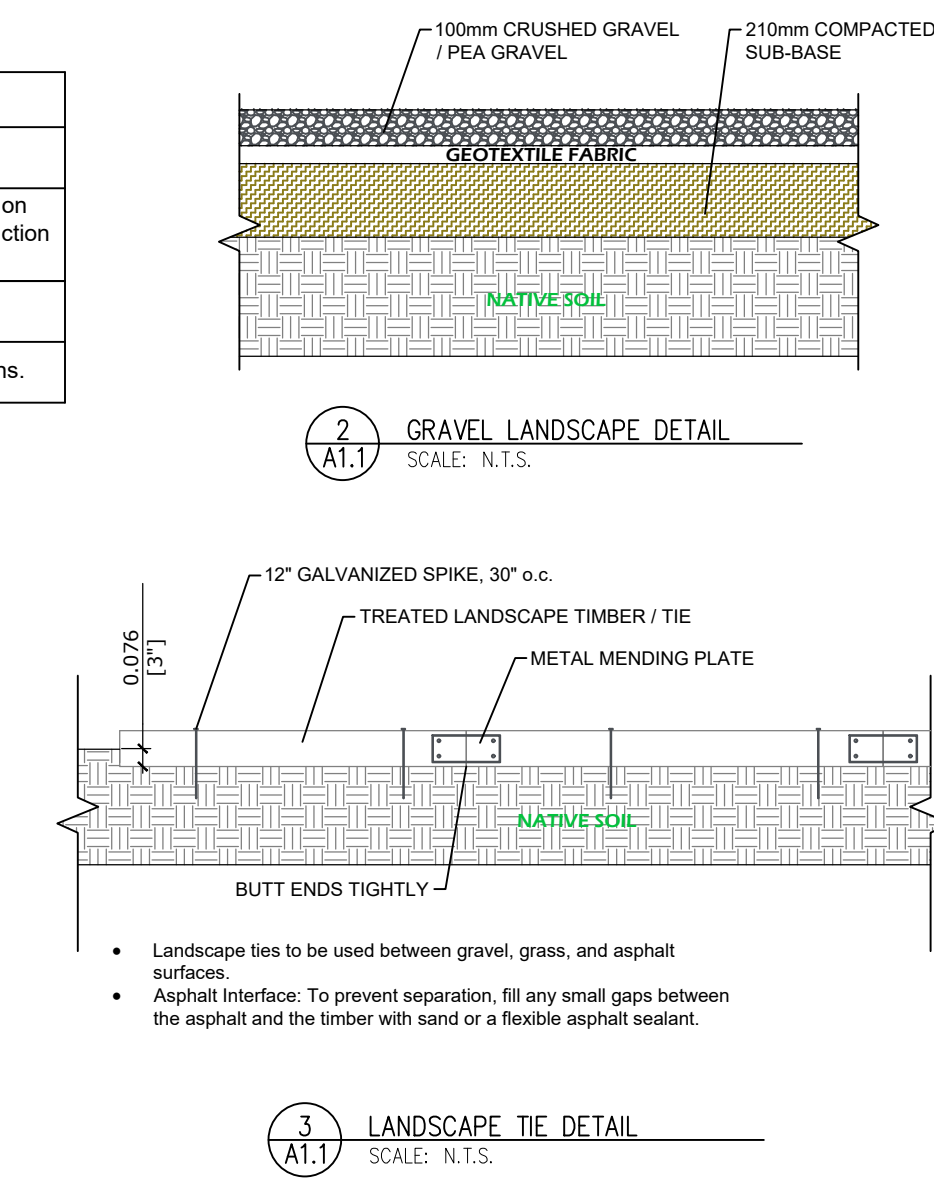
TITLE
ELEVATIONS

SCALE 3/16" = 1'-0"	DATE MAR. 2026	DRAWING NO. A3.2
DRAWN BY LAS	CHECKED BY rjs	FILE NO. 24031

PROJECT DATA

<p>LEGAL DESCRIPTION LOT 18 BLOCK 11 PLAN 071 4516 MUNICIPAL ADDRESS 21 RANGLANDS BOULEVARD NE MEDICINE HAT, ALBERTA NEIGHBORHOOD COMMERCIAL (C-N) SITE AREA 11,068.97 sq. m., 1,107 HECTARES (2,735 ACRES) BUILDING AREA FOOTPRINT PROPOSED BLDG. 1: 837.76 sq. m. (8,770.33 sq. ft.) PROPOSED GARAGE 1: 149.02 sq. m. (1,604.04 sq. ft.) PROPOSED GARAGE 2: 149.02 sq. m. (1,604.04 sq. ft.) LOT COVERAGE 10.3% (1,135.80 sq. m. of 11,068.97 sq. m.)</p>	<p>DISCRETIONARY USE APARTMENTS SETBACKS MINIMUM FRONT YARD NORTH / EAST - 3.0m (10') MINIMUM REAR YARD SOUTH - 6.0m (20') MINIMUM SIDE YARD WEST - 3.0m (10') BUILDING MAXIMUM ALLOWABLE HEIGHT 3 STOREYS* PARKING REQUIREMENTS PARKING STALL DIMENSIONS: 2.75m x 6.0m 2.4m x 6.0 B/F 7m DRIVE AISLE PARKING PROVIDED 22 COVERED 25 EXTERIOR 12 GARAGE TOTAL: 59</p>
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General Site Plan Notes	
A	All underground utilities must be located prior to commencement of construction.
B	All discrepancies between site conditions shown on this drawing and those existing at time of construction must be reported.
C	All internal sidewalks are 1.22m.
D	Refer to civil drawings for all site ground elevations.



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General Landscaping Notes

- All adjacent boulevards to be graded at 2% up from the top of curb to the existing property line.
- All landscaping species shall be Chinook hardy and capable of healthy growth in the City of Medicine Hat.
- All grass to be drought tolerant fescue and wheat grasses.
- Final plant species subject to change based on availability.
- All planting to meet standard specifications for landscape construction noted in Bylaw of local Authority Having Jurisdiction and for the Canadian Nursery Trades Association.
- All tree & shrub heights, spreads, and calipers to meet or exceed minimum sizes noted in Bylaw of local Authority Having Jurisdiction.
- All plant material shall be locally grown Alberta Nursery Stock.
- All tree locations shall be staked on site as per planting details.
- All work shall be inspected and approved by the architect and/or project manager.
- All excavated material shall be disposed off-site or in an approved alternate location.
- All coniferous trees shall be located a minimum 2.5m from any adjacent asphalt edge.
- All plantings to be contained in mulched beds or individual tree wells and include a minimum 100mm bark mulch over weed control mat & sterilized subsoil (see planting details).

LANDSCAPING SCHEDULE - PROPOSED MATERIAL

Label	Key	Species	Qty.
Coniferous Trees			
C1		New White Spruce <i>Picea glauca</i> 15-20m h, 5-9m spread min. height 2.5m (at time of planting)	2
C2		New Bakeri Spruce <i>Picea pungens glauca 'Bakeri'</i> 4m h, 2-3m spread min. height 2.5m (at time of planting)	2
No. Coniferous Trees Provided: 4			
Deciduous Trees			
D1		New Swedish Columnar Aspen <i>Populus tremula 'Erecta'</i> 12m h, 2m spread	4
D2		New Amur Maple <i>Acer ginnala</i> 4.5-6m h, 4-6m spread	3
D3		New Patmore Green Ash <i>Fraxinus pennsylvanica 'Patmore'</i> 12-15m h, 4-6m spread	6
Deciduous trees shall be a minimum of 63mm (2.48 inches) caliper measured 450mm (17.72 inches) from ground level.			
No. Deciduous Trees Provided: 13			
Grassed / Garden Areas			
-		Maintained Grassed Area (100mm thick compacted top soil) Sod or Air or Hydro seed Installation	n/a
-		Gravel size & style t.b.d.	n/a
-		Existing vegetation to remain	n/a

2	GENERAL REVISIONS	MAR. 24/26	LAS
1	PROP. LINES ADJUSTED PER SURVEY	DEC. 18/25	LAS
NO.	DESCRIPTION	DATE	BY
DRAWING ISSUE NUMBER / REVISIONS			

STAMPS

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TITLE
SITE PLAN

SCALE 1:250	DATE DEC. 2025	DRAWING NO. A1.1
DRAWN BY LAS	CHECKED BY rljs	FILE NO. 24031

