



1 NORTHWEST - 3D VIEW



2 NORTHEAST - 3D VIEW



3 SOUTHWEST - 3D VIEW



4 SOUTHEAST - 3D VIEW

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	WN	CLIENT REVIEW	25 09 30
B	WN	CLIENT REVIEW	25 10 15
C	WN	CONSULTANTS REVIEW	25 12 11
D	WN	CONSULTANTS REVIEW	26 01 06
E	WN	DP SUBMISSION	26 01 23

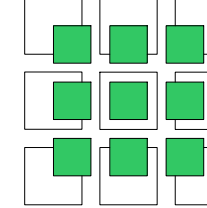
403 & 269 3 AVENUE SOUTHWEST
 MEDICINE HAT, ALBERTA
 LOT 1 & 2 BLOCK 16 PLAN 833M

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
 PERMIT No. AC 14193
 ISSUED PURSUANT TO THE
 ARCHITECTS ACT OF ALBERTA



ELEVATIONS.....



Project: **NEUFELD APARTMENTS**

Drawing: **ELEVATIONS**
 MHNA-250055

Drawn By: KP Checked By: WN

Phase: **DESIGN DEVELOPMENT**

Status: **DP SUBMISSION**

Sheet Number: **A3.02**

EXTERIOR COLOUR SCHEME

FINISHES:

1 BRICK VENEER
 MANUFACTURER: TBC
 PRODUCT: TBC
 COLOUR: RED

2 FIBRE CEMENT PANEL AND EASY TRIM
 MANUFACTURER: JAMES HARDIE
 PROFILE: TBC
 COLOUR:

2A DARK GREY - TBC
 2B WHITE - TBC
 2C YELLOW - TBC
 2D RED - TBC

3 FIBRE CEMENT LAP SIDING AND TRIM
 MANUFACTURER: HARDIE
 PROFILE: 7 1/4" SMOOTH
 COLOUR: TIMBER BARK - TBC
 TRIM MFG: HARDIE TRIM BOARD
 TRIM PROFILE: 5/4" N13 SMOOTH- 5.5"
 TRIM COLOUR: TIMBER BARK - TB

4 CONCRETE SILL
 COLOUR TO MATCH ADJACENT BRICK

5 METAL FASCIA, PARAPET CAP
 COLOUR - CHARCOAL
 TIMBER BARK @ LAP SIDING

COMPONENTS:

6 WINDOWS
 FRAME: CLEAR ANODIZED ALUMINUM
 GLASS: CLEAR DOUBLE GLAZED SEALED UNITS

7 MAN DOORS
 FRAME: PRESSED STEEL FRAME
 DOOR: INSULATED HOLLOW METAL DOOR
 FINISH: PAINT FINISH - COLOUR TBC

8 METAL RAILINGS - COLOUR BLACK

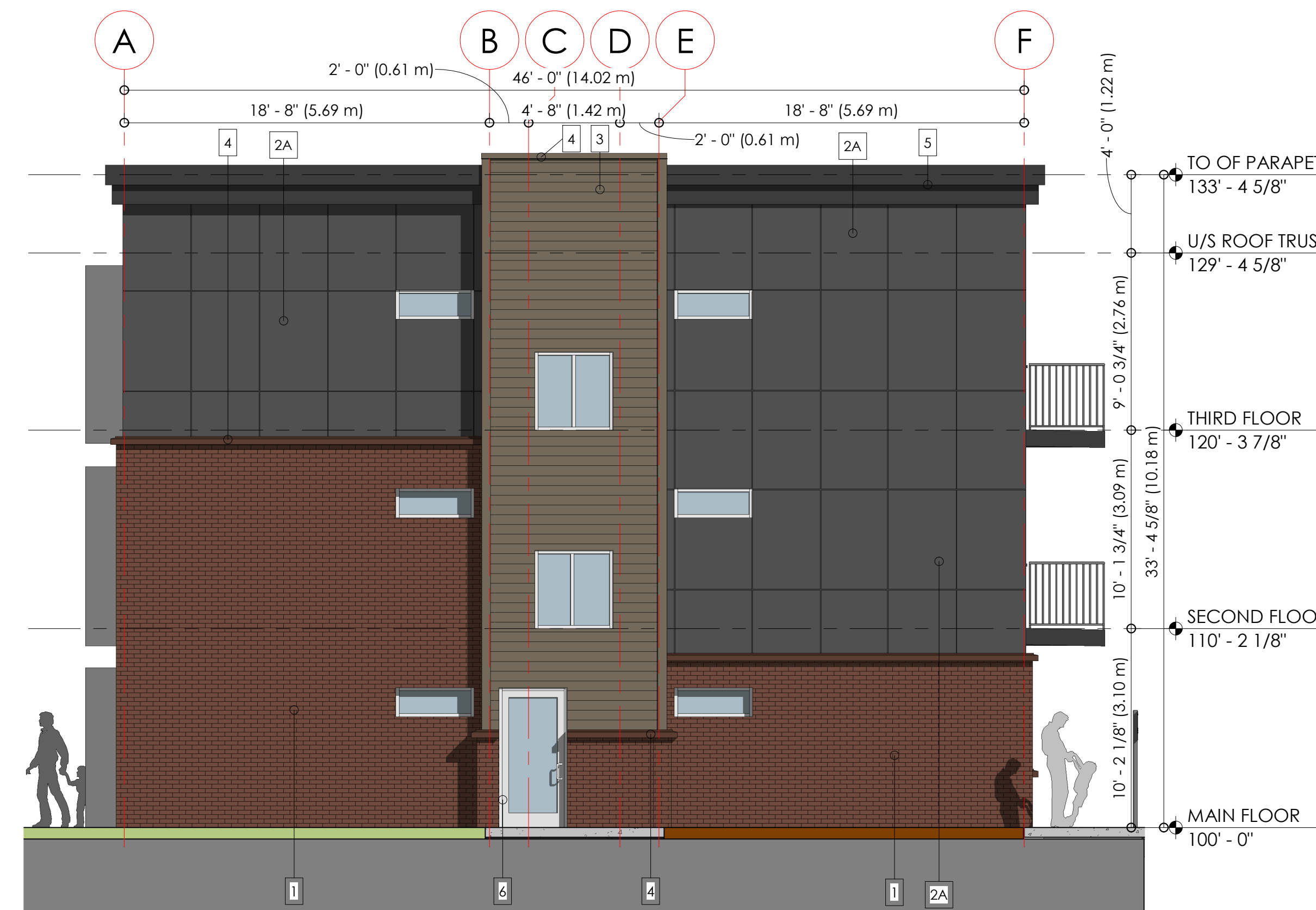
9 METAL TRIMS ASSOCIATED WITH DOORS AND WINDOWS (JAMBS AND HEAD) TO MATCH EXTERIOR BUILDING FINISHES
 METAL TRIMS TO SILLS TO MATCH DOORS AND WINDOWS

10 EXTERIOR LIGHT FIXTURES - COLOUR AND STYLE TO BE CONFIRMED

11 SIGNAGE - BY OTHERS
 SIGNAGE DESIGN BY OTHERS AND SUBJECT TO SEPARATE PERMIT APPROVAL. SIZE IS LIMITED TO THE OVERALL SIGNAGE SPACE AS INDICATED ON THE DRAWINGS. PLYWOOD BACKING (3/4" THICK) AND ELECTRICAL POWER IS PROVIDED TO A NEARBY JUNCTION BOX. SUBMIT SHOP DRAWINGS TO ARCHITECT AND BUILDING OWNER FOR REVIEW.

REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	WN	CLIENT REVIEW	25 09 30
B	WN	CLIENT REVIEW	25 10 15
C	WN	CONSULTANTS REVIEW	25 12 11
D	WN	CONSULTANTS REVIEW	26 01 06
E	WN	DP SUBMISSION	26 01 23

403 & 269 3 AVENUE SOUTHWEST
 MEDICINE HAT, ALBERTA
 LOT 1 & 2 BLOCK 16 PLAN 833M



1 NORTH ELEVATION
 3/16" = 1'-0"

3 WEST ELEVATION
 3/16" = 1'-0"



2 SOUTH ELEVATION
 3/16" = 1'-0"

4 EAST ELEVATION
 3/16" = 1'-0"

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
 PERMIT No. AC 14193
 ISSUED PURSUANT TO THE
 ARCHITECTS ACT OF ALBERTA



26 01 23

Project:	NEUFELD APARTMENTS	
Drawing:	ELEVATIONS MHNA-250055	
Drawn By:	KP	Checked By: WN
Phase:	DESIGN DEVELOPMENT	
Status:	DP SUBMISSION	
Sheet Number:	A3.01	

ELEVATIONS.....

PROJECT INFORMATION :

LEGAL ADDRESS:
LOT 1 & 2, BLOCK 16, PLAN 833M

MUNICIPAL ADDRESS:
403 3 AVENUE SOUTHWEST
MEDICINE HAT, ALBERTA

MEDICINE HAT LAND USE BYLAW 4168
MIXED USE DISTRICT (MU)

MINIMUM SETBACKS
FRONT: 3.0m
SIDE: 3.0m (EXTERIOR SIDE),
6.0m (ABUTS TO RESIDENTIAL)
REAR: N/A

SITE AREA: 1,159.8 SM (12,484.1 SF)

BUILDING AREA: 308.4 SM (3,319.9 SF)

SITE COVERAGE: 308.4 SM/1,159.8 SM = 26.6% (MAX 80%)

PARKING REQUIREMENTS:
SATISFACTION OF THE DEVELOPMENT AUTHORITY

PARKING PROVIDED:
STALLS PROVIDED: 16 STALLS
(INCLUDING 1 BARRIER FREE STALL)

BICYCLE PARKING PROVIDED: 2 RACKS (4 SPACES)

SITE LEGEND :

- PROPERTY LINE
- SETBACK LINE
- UROW
- SNOW STOCKPILE AREA
- CLASSIC BIKE U RACK (2 BIKES)
SURFACE MOUNT, STANDARD BLACK FINISH
DESIGN BASIS: CYCLESAFE
2'-0" WIDTH
3'-0" HIGH
- TRAFFIC FLOW ARROW - FOR REFERENCE ONLY (NOT PAINTED)
- STANDARD PARKING SPACE
2.75m (9'-0 1/4") WIDTH
6m (19'-8 1/4") DEPTH
- BARRIER FREE PARKING SPACE WITH PAINTED INTERNATIONAL SYMBOL OF ACCESS
3.0m (9'-10") WIDTH
6.0m (19'-8 1/4") DEPTH
- BARRIER FREE ACCESS AISLE
2.6m (8'-6 1/2") WIDTH
6.0m (19'-8 1/4") DEPTH

PARKING STALL NOTES:

1. ALL WHEEL STOPS TO BE 2'-0" FROM END OF PARKING STALL.
2. ALL STANDARD AND SMALL CAR STALLS ADJACENT TO A FENCE, WALL, COLUMN OR DOOR TO BE 0.3m WIDER.
3. ALL BARRIER FREE STALLS ADJACENT TO A FENCE, WALL, COLUMN, DOOR OR CURB TO BE 0.6m WIDER.
4. ALL STALLS ACCESSED DIRECTLY FROM A LANE TO BE 1.5m DEEPER.
5. PAVEMENT MARKINGS
 - a. 4" WIDE PAINTED LINES. COLOUR - WHITE
 - b. INTERNATIONAL SYMBOL OF ACCESS. COLOURS - BLUE AND WHITE.

EXTERIOR WALKS (NBC 2023 AE):

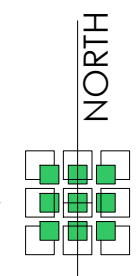
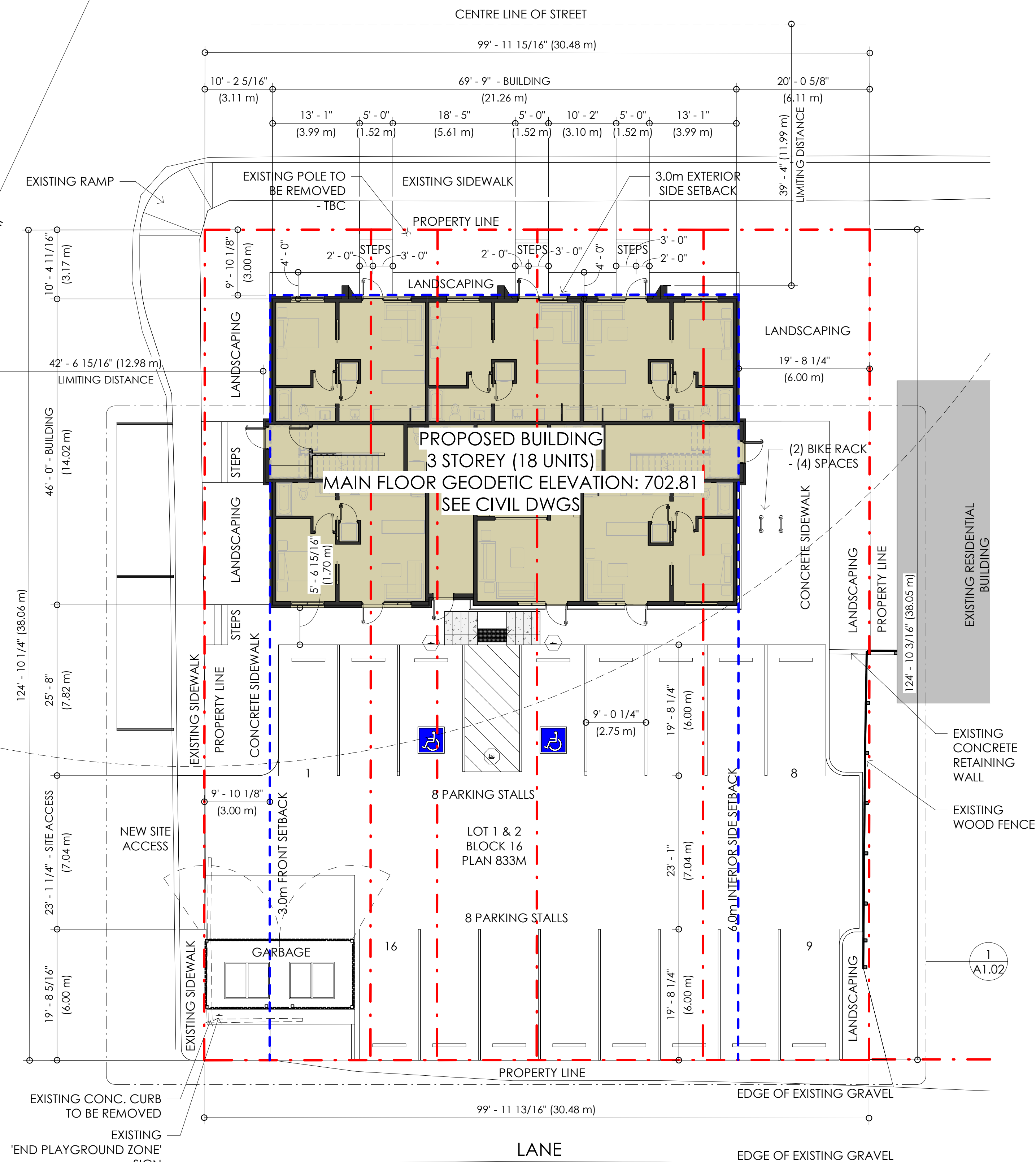
- ALL WALKS IN A BARRIER FREE PATH OF TRAVEL SHALL:
1. HAVE A SLIP RESISTANT SURFACE
 2. BE NOT LESS THAN 1600mm WIDE
 3. HAVE A LEVEL AREA NOT LESS THAN 1700mm BY 1700mm ADJACENT TO AN ENTRANCE DOORWAY LOCATED SO THAT THE LEVEL AREA ON THE LATCH SIDE EXTENDS NOT LESS THAN 600mm BEYOND THE EDGE OF AN OUTWARD SWINGING DOOR.
 4. WHERE ADJACENT TO VEHICULAR TRAFFIC BE SEPARATED BY:
 - A CURB WITH A CURB RAMP,
 - A RAILING OR OTHER BARRIER, OR
 - A TACTILE ATTENTION INDICATOR SURFACE

GERSHAW DRIVE
SOUTHWEST

EXISTING BUILDING

3 AVENUE SOUTHWEST

4 STREET SOUTHWEST



REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	WN	CLIENT REVIEW	25 09 30
B	WN	CLIENT REVIEW	25 10 15
C	WN	CONSULTANTS REVIEW	25 12 11
D	WN	CONSULTANTS REVIEW	26 01 06
E	WN	DP SUBMISSION	26 01 23

403 & 269 3 AVENUE SOUTHWEST
MEDICINE HAT, ALBERTA
LOT 1 & 2 BLOCK 16 PLAN 833M

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
PERMIT No. AC 14193
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA



SITE PLAN.....

1 SITE PLAN
1 : 125

Project: NEUFELD APARTMENTS

Drawing: SITE PLAN
MHNA-250055

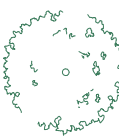
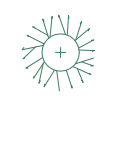
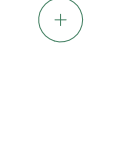

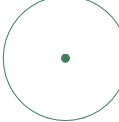
Drawn By: KP Checked By: WN

Phase: DESIGN DEVELOPMENT

Status: DP SUBMISSION

Sheet Number: **A1.01**

LANDSCAPING LEGEND :

-  TREE - DECIDUOUS - SYRINGA RETICULATA
AMUR LILAC
MATURE HEIGHT 16'-4" (5m), SPREAD 9'-10" (3m)
QUANTITY 1
-  TREE - CONIFER - PICEA GLAUCA 'CONICA'
DWARF ALBERTA SPRUCE
MATURE HEIGHT 12'-0" (3.6m), SPREAD 8'-0" (2.5m)
QUANTITY 2
-  SHRUB - D' - SPIREA BUMALDA ANTHONY WATERER
ANTHONY WATERER SPIREA
MATURE HEIGHT 2'-0" (0.6m), SPREAD 3'-3" (1m)
QUANTITY 28
-  EXISTING TREE REMAIN UNCHANGED
QUANTITY 3
-  EXISTING TREE REMOVED
QUANTITY 5

GRASS TYPE 1 - SOD, IRRIGATED
KENTUCKY BLUE GRASS SEED MIXTURE
25% NUGGET KENTUCKY BLUE GRASS, 25% TOUCHDOWN
KENTUCKY BLUE GRASS, 25% BARON KENTUCKY BLUE GRASS, 15%
NASSAU KENTUCKY BLUE GRASS, 10% ALPINE KENTUCKY BLUE
GRASS

DROUGHT TOLERANT NON-NATIVE GRASS SEED
25% TURF TYPE TALL FESCUE, 50% FAIRWAY CRESTED WHEAT, 25%
ANNUAL RYE GRASS

ROCK MULCH
40mm (2") WASHED ROUND ROCK WITH DEPTH OF 4" OVER
GEOTEXTILE FABRIC. CONTAIN ROCK MULCH WITH HEAVY
DUTY PVC EDGING.

PLANT SIZES
CONIFEROUS TREES SHALL BE MINIMUM 2m HIGH.
DECIDUOUS TREES SHALL BE A MINIMUM 75mm (3") CALIPER.
SHRUBS SHALL BE AT LEAST 2 GALLON (#2) SIZE.

TOP SOIL DEPTH:
MINIMUM TOP SOIL DEPTH FOR SEEDED AND SOD AREAS - 150MM
(6")
MINIMUM TOP SOIL DEPTH FOR SHRUB BEDS - 450MM (18")
MINIMUM TOP SOIL DEPTH FOR GROUND COVER - 300MM (12")
MINIMUM DEPTH FOR MULCH - 75MM (3")
MINIMUM DEPTH OF ROCK MULCH - 75MM (3")

TREES
SOIL PREPARATION AREA - 5X THE DIAMETER OF THE ROOT BALL -
LOOSEN SOIL TO A DEPTH OF 12"
PLANTING AREA - 300MM (12") WIDER AROUND THE PERIMETER OF
THE ROOT BALL FOR THE FULL DEPTH OF THE ROOT BALL.
SOIL AMENDMENT - TOP SOIL MIXED WITH TIME RELEASE FERTILIZER
ORGANIC MATTER AND BONE MEAL APPLIED TO
MANUFACTURER'S RECOMMENDATIONS.
TOP OF ROOT BALL SET AT FINISH GRADE.
HEAVY CLAY OR POORLY DRAINED SOIL - ALL WOODY PLANTS TO
BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100MM
(3"-4") ABOVE THE SURROUNDING GRADE.
STAKE IMMEDIATELY - 3 STAKES FOR CONIFEROUS AND 2 FOR
DECIDUOUS.

IRRIGATION
ALL LANDSCAPING (INCLUDING GRASS) REQUIRES IRRIGATION.
ALL PLANTING BEDS (SHRUBS AND TREES) REQUIRE DRIP
IRRIGATION.
BACKFLOW PREVENTER AND BLOW OUT POINT BY PLUMBER.
IRRIGATION LINES SHALL NOT BE INSTALLED DEEPER THAN 300mm
WITHIN ANY UROW. ALL CONTROL BOXES OR ADDITIONAL
IRRIGATION DEVICES TO BE INSTALLED OUTSIDE OF UROW.

MAINTENANCE PERIOD:
MAINTAIN PLANT MATERIALS, RELATED WORKS AND IRRIGATION
SYSTEM FOR ONE YEAR FROM DATE OF ACCEPTANCE OF
LANDSCAPING WORK.

WARRANTY:
PROVIDE A WARRANTY FOR ALL PLANT MATERIALS, RELATED
WORKS AND IRRIGATION SYSTEM FOR ONE YEAR FROM DATE OF
ACCEPTANCE OF LANDSCAPING WORK.

HARD LANDSCAPING :

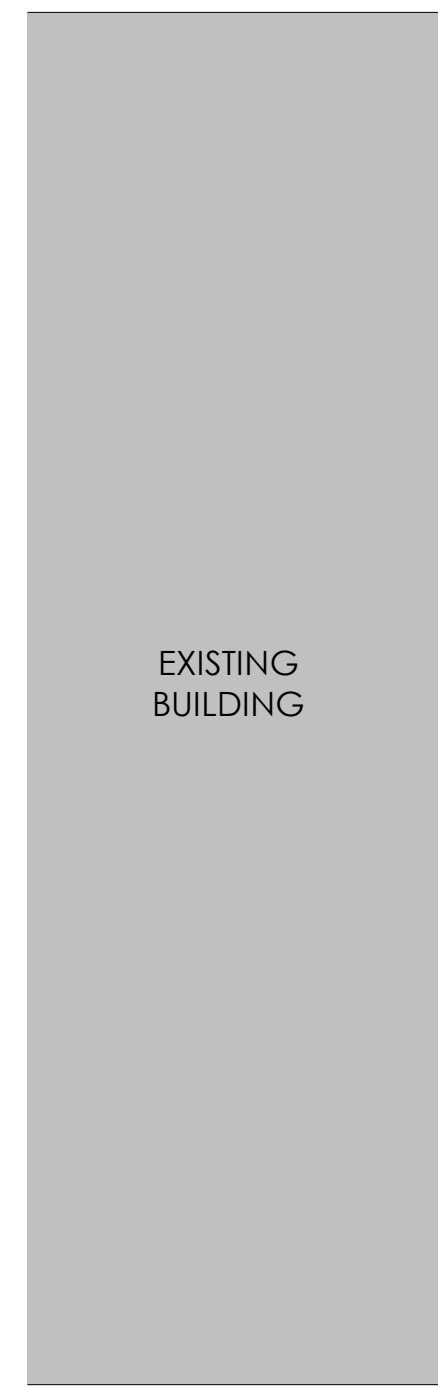
NEW SIDEWALKS
BROOM FINISHED, 5" THICK, REINFORCED (10M @ 12" OC E.W.)
CAST-IN-PLACE CONCRETE. CONSTRUCTION JOINTS AT 5'-0"
INTERVALS (PERPENDICULAR AND TRANSVERSE). 2% CROSSFALL.
BARRIER-FREE RAMPS WITH MAXIMUM 1:12 SLOPE.

NEW CURBS
TOWEL FINISHED, PINNED AND CAST-IN PLACE REINFORCED
CONCRETE, 6" HIGH WITH BULLNOSE EDGE.

NEW ASPHALT CONCRETE PAVEMENT
SEE GEOTECHNICAL REPORT

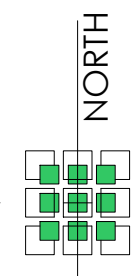
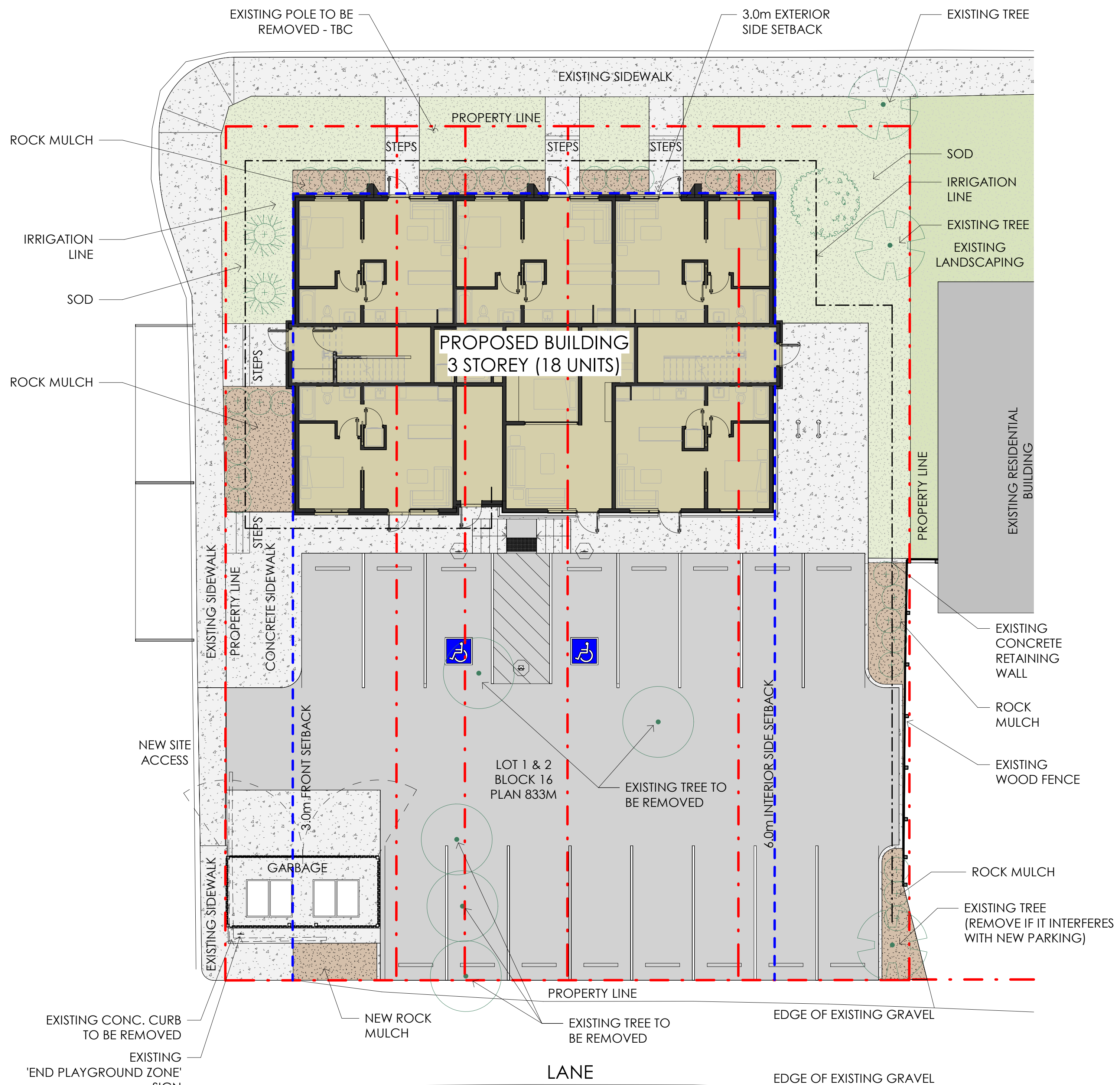
LAID TO SLOPE - MAXIMUM 4% SLOPE.

GERSHAW DRIVE
SOUTHWEST



3 AVENUE SOUTHWEST

4 STREET SOUTHWEST



REVISION / ISSUED FOR			
NO.	BY	DESCRIPTION	DATE
A	WN	CLIENT REVIEW	25 09 30
B	WN	CLIENT REVIEW	25 10 15
C	WN	CONSULTANTS REVIEW	25 12 11
D	WN	CONSULTANTS REVIEW	26 01 06
E	WN	DP SUBMISSION	26 01 23
403 & 269 3 AVENUE SOUTHWEST MEDICINE HAT, ALBERTA LOT 1 & 2 BLOCK 16 PLAN 833M			

© The copyrights to all design information shown on this drawing are the property of Ian Moxon Architect Inc. and shall not be reproduced or used without the Architect's written permission. Do not scale, use only figured dimensions. The contractor shall check and verify all dimensions and report any errors or omissions to the Architect.

IAN MOXON ARCHITECT INC.
PERMIT No. AC 14193
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA



SITE PLAN.....

Project: **NEUFELD APARTMENTS**

Drawing: **LANDSCAPING PLAN**
MHNA-250055

Drawn By: KP Checked By: WN

Phase: **DESIGN DEVELOPMENT**

Status: **DP SUBMISSION**

Sheet Number: **A1.03**