

849 - 2 Street SE Medicine Hat, AB

SHEET LIST					
Page#	Sheet Number	Sheet Name	Current Revision or Issue	Description	Revision Date
ARCHITECTURAL					
1	A0.00	COVER & NOTES	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
2	A1.00	SITE PLAN - EXISTING	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
3	A1.01	SITE PLAN - NEW	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
4	A1.02	SITE PLAN - EXISTING STORMWATER & GRADING	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
5	A1.03	SITE PLAN - STORMWATER & GRADING	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
6	A1.04	SITE PLAN - UTILITIES	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
7	A1.05	SITE PLAN - LANDSCAPING	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
8	A1.11	FLR. PLAN - BASEMENT - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
9	A1.12	FLR. PLAN - MAIN LEVEL - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
10	A1.13	FLR. PLAN - 2ND-4TH LEVEL - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
11	A1.15	FLR. PLAN - ROOF LEVEL - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
12	A2.00	ELEVATION VIEW - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
13	A2.01	ELEVATION VIEW - BLDG. A	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19
14	A9.00	3D VIEW	2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19



① {3D}

MEASUREMENTS AND DIMENSIONS:

- BEFORE ORDERING MATERIALS OR COMMENCING WORK THE CONTACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE DESIGNER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS BEGUN.

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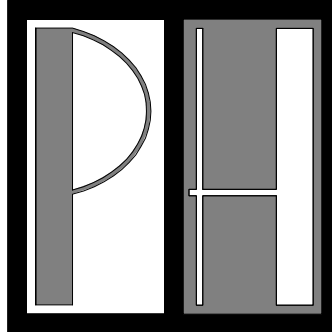
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2	DP SUB#2: UTILITY SIZES & CURB BOUNDARIES	2025-02-19	IAE
1	DEVELOPMENT PERMIT PRELIMINARY PRESENTATION	2025-01-22	IAE

Rev	Description	Date	by
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RM APEGA ID: 22074
DATE: 2024-11-06
PERMIT NUMBER: P# 2688
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FOR

PROJECT
2 - 38 SUITERS 5 STOREY
APARTMENT

849 - 2 Street SE Medicine Hat, AB

DRAWING TITLE
COVER & NOTES

BY: IAE CHECKED: PHM

SCALE: AS SHOWN PAGE SIZE: 36" x 24"

JOB NO: 24107-01 REV DATE: 2025-02-19

REV. 1 14
2

A0.00

FOR DEVELOPMENT PERMIT

DEVELOPMENT DESCRIPTION:

MUNICIPAL ADDRESS:	849 - 2 Street SE Medicine Hat, AB		
LEGAL DESCRIPTION:	PLAN	=	1491
	BLOCK	=	12
	LOTS	=	4 TO 20
ZONING:	ZONE 5: CENTRAL , MEDIUM DENSITY RESIDENTIAL (R-MD)		
LOT AREA:	5,131.26 m² (0.51 HA)		
BUILDING AREA:	PROPOSED BLDG. A (38)	=	8,486.33 ft² (788.41m²)
	PROPOSED BLDG. B (38)	=	8,486.33 ft² (788.41m²)
	TOTAL (76)	=	16,972.66 ft² (1,576.81m²)

DEVELOPMENT AREAS			
DESCRIPTION	AREA (SF)	AREA (m²)	%
BLDG. A	8,486	788	15.4%
BLDG. B	8,486	788	15.4%
ASPHALT	25,025	2,325	45.3%
CONCRETE	4,780	444	8.7%
LANDSCAPING GRASS	8,455	785	15.3%
TOTAL AREA:	55,232	5,131	100.0%

EXTERIOR DOOR SCHEDULE (ACCESS & EGRESS)

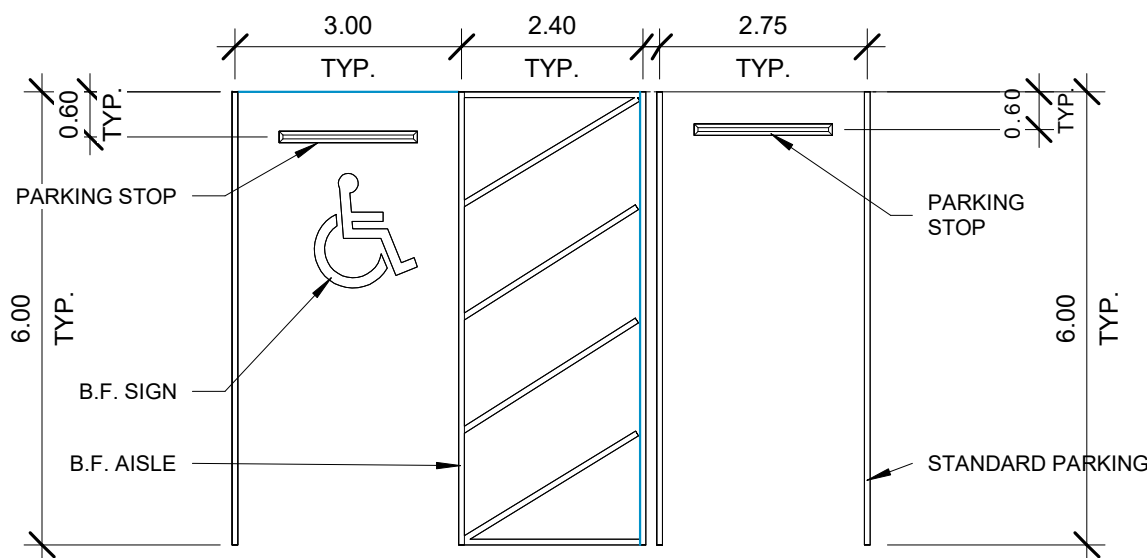
MARK	SIZE	TYPE
1	72"x84"	FULL-LITE ENTRY DOUBLE DOOR
2	34"x84"	FULL-LITE EXIT DOOR
3	36"x84"	FULL-LITE W/ SIDELIGHT EXIT DOOR
4	32"x84"	FULL-LITE GRILLES OFFICE ENTRY DOOR
5	32"x84"	FULL-LITE GRILLES PATIO DOOR

SITE LEGENDS:

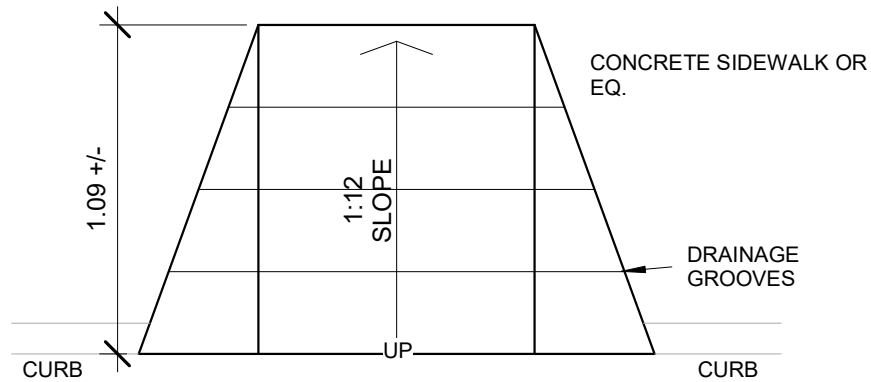
SYMBOLS	DEFINITIONS
	PROPERTY LINE
	SETBACK
	UROW LINE AND REGION
	BOLLARD
	TRANSFORMER PAD
	PATHWAY DIRECTION
	BUILDING ENTRY
	BUILDING EXIT
	PROPOSED GARBAGE RECEPTACLE



① PHASING & VICINITY PLAN
N.T.S.

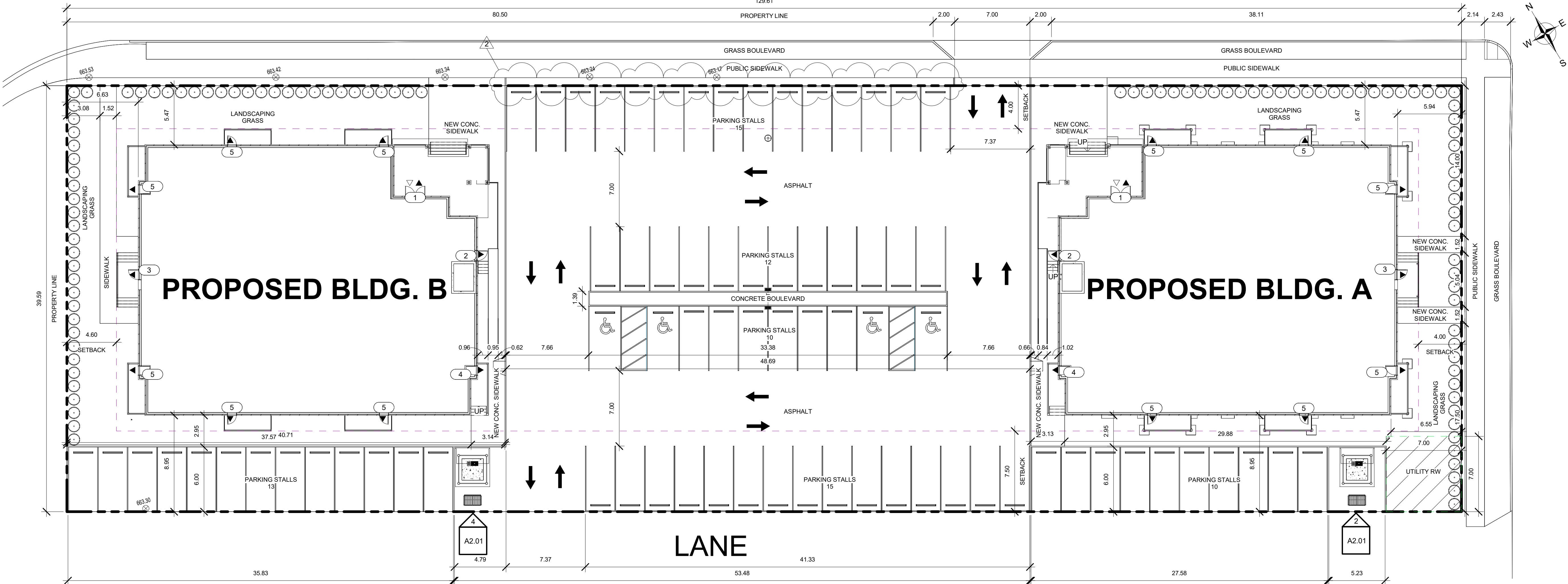


② TYP. PARKING DIMENSION DETAILS
1 : 100



③ BF RAMP DETAIL
1 : 25

2 ST. S.E.



④ SITE
1 : 200

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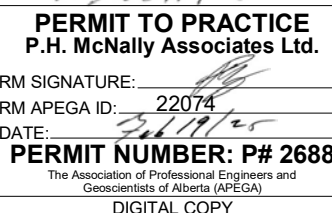
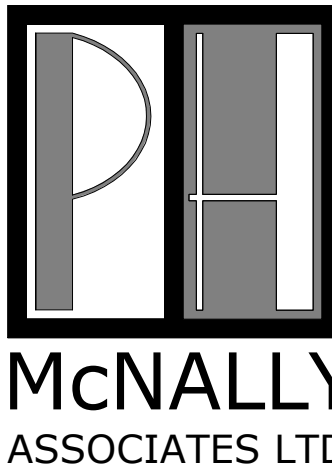
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2	DP SUB#2: UTILITY SIZES & CURB	2025-02-19	IAE
BOUNDARIES			
1	DEVELOPMENT PERMIT	2025-01-22	IAE
PRELIMINARY PRESENTATION			
Rev	Description	Date	by



FOR

PROJECT
2 - 38 SUITERS 5 STOREY
APARTMENT

849 - 2 Street SE Medicine Hat, AB

DRAWING TITLE
SITE PLAN - NEW

BY: IAE CHECKED: PHM

SCALE: AS SHOWN PAGE SIZE: 36" x 24"

JOB NO: 24107-01 REV DATE: 2025-02-19

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FOR DEVELOPMENT PERMIT

ASH AVE. S.E.

Pre-Development			
Catchment Zone	Area (ha)	Runoff Coefficient	Modified Coefficient
Impermeable	0.22	0.90	1.00
Compacted Gravel / Soil	0.29	0.6	0.75
Sub-Total	0.51	0.73	0.78

Pre-Development 1 in 5 Year Storm Event					
Area (ha)	Runoff Coefficient	Time of Concentration (min)	Intensity (mm/h)	Q=2.78CA (L/s)	Q=2.78CA (L/s)
A1	0.51	0.73	10	67	69
Total	0.51				

Pre-Development 1 in 100 Year Storm Event						
	Area (ha)	Runoff Coefficient	Time of Concentration (minutes)	QPRECIPITATION (L/s)	QRELEASE (L/s)	Storage (cubic metre/s) Provided
A1	0.51	0.78	10	136	136	0
Total	0.51					

Post-Development			
Catchment Zone	Area (ha)	Runoff Coefficient	Modified Coefficient
A1			
Asphalt	0.02	0.90	1.00
Concrete	0.04	0.90	1.00
Lawn (slope <7%)	0.02	0.10	0.13
Sub-Total	0.08	0.70	0.78
A2			
Impermeable	0.36	0.90	1.00
Sub-Total	0.36	0.90	1.00
A3			
Asphalt	0.02	0.90	1.00
Concrete	0.01	0.90	1.00
Lawn (slope <7%)	0.04	0.10	0.13
Sub-Total	0.07	0.44	0.50

Post-Development 1 in 5 Year Storm Event					
Area (ha)	Runoff Coefficient	Time of Concentration (min)	Intensity (mm/h)	Q=2.78CA (L/s)	Restricted Flow (L/s)
A1	0.08	0.70	10	67	10
A2	0.36	0.90	10	67	60
A3	0.07	0.44	10	67	6
Total	0.51				

Post-Development 1 in 100 Year Storm Event									
Area (ha)	Runoff Coefficient	Time of Concentration (minutes)	Q=2.78CA (L/s)	Q=2.78CA (L/s)	Q=2.78CA (L/s)	Q=2.78CA (L/s)	Q=2.78CA (L/s)	Q=2.78CA (L/s)	Q=2.78CA (L/s)
A1	0.08	0.78	10	19	N/A	19	0	0	0
A2	0.36	1.00	10	123	ICD	103	62	76	0
A3	0.07	0.50	10	12	N/A	12	0	0	0
Total	0.51								

STORM MANHOLE & CATCHBASIN INVERT ELEVATION LEGEND:

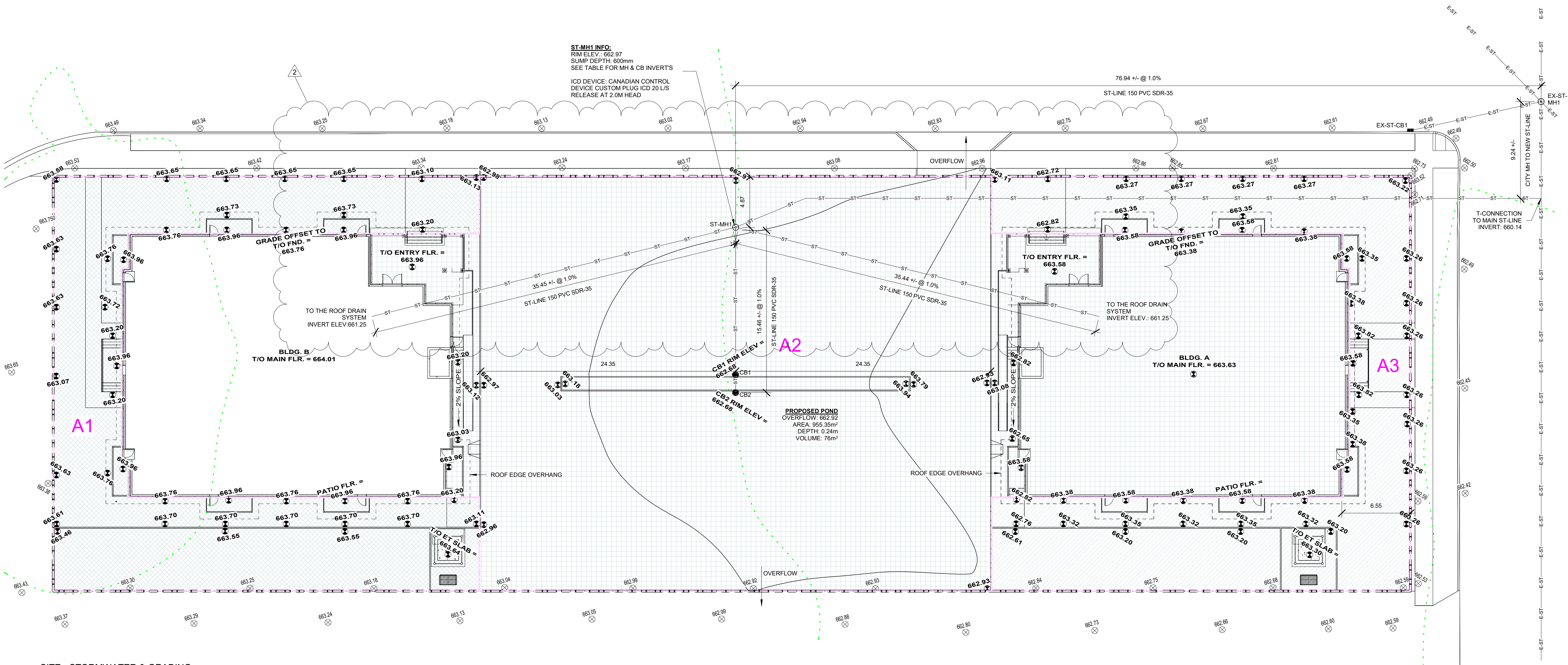
MARK	LOCATION	RIM ELEV. (m)	INVERT/S ELEV. (m)	DIA. Ø (mm)	LENGTH (m)	PIPE MATERIAL
EX-ST-MH1	INTERSECTION BETWEEN 2ND ST. SE. & ASH AVE. SE.	662.75	S: 660.12	300	EXISTING	PVC
ST-MH1	ON THE SITE OF NEW PARKING LOT	662.97	SW: 660.96 S: 660.96 SE: 660.96 W: 660.91	150 150 150 200	35.45 +/- 15.46 +/- 35.45 +/- 76.94 +/-	PVC SDR-35
EX-ST-CB1	2ND ST. SE. SITE UPPER RIGHT CORNER	662.46	E: 661.78	250	EXISTING	STEEL
ST-CB1	ON THE SITE OF NEW ISLAND OF PARKING LOT (NORTH SIDE)	662.68	N: 661.14 S: 661.17	150	15.46 +/-	PVC SDR-35
ST-CB2	ON THE SITE OF NEW ISLAND OF PARKING LOT (SOUTH SIDE)	662.68	N: 661.19	150	15.46 +/-	PVC SDR-35
ST-LINE INTO BLDG. A	SE OF ST-MH1 TIES TO BLDG. A ROOF DRAIN	-	N: 661.25	150	35.45 +/-	PVC SDR-35
ST-LINE INTO BLDG. B	SW OF ST-MH1 TIES TO BLDG. B ROOF DRAIN	-	N: 661.25	150	35.45 +/-	PVC SDR-35

SITE STORMWATER & GRADING LEGENDS:

SYMBOLS	DEFINITIONS
EX-ST—EX-ST—EX-ST	BURIED EXISTING STORMWATER LINE
ST—ST—ST	BURIED STORMWATER LINE
---	PROPERTY LINE
---	EXISTING CONTOUR LINE
---	PROPOSE CONTOUR LINE
⊗	EXISTING GRADING SYMBOL
⊗	PROPOSE GRADING SYMBOL
---	AREA DRAINAGE BOUNDARY LINE
---	A1 (TO GROUNDWATER OR STREET)
---	A2 (TO NEW STORM MANHOLE)
---	A3 (TO GROUNDWATER OR STREET)
⊗	MANHOLE
⊗	CATCHBASIN

NOTES:

- NEW CB1 AND CB2 ARE TIE TO EACH OTHER.
- GRADE LEVEL SLOPE 2% AWAY FROM THE BUILDING



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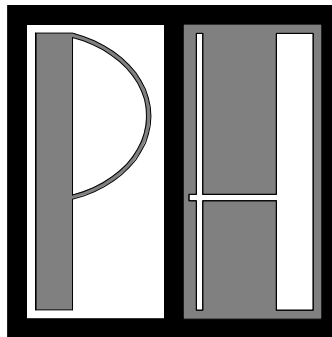
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1	DEVELOPMENT PERMIT	2025-01-22	IAE
	PRELIMINARY PRESENTATION	2024-11-06	IAE

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FOR

PROJECT
2 - 38 SUITERS 5 STOREY
APARTMENT

849 - 2 Street SE Medicine Hat, AB

DRAWING TITLE
SITE PLAN - STORMWATER &
GRADING

BY: IAE CHECKED: PHM

SCALE: AS SHOWN PAGE SIZE: 36" x 24"

JOB NO: 24107-01 REV DATE: 2025-02-19

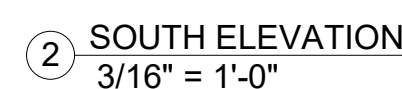
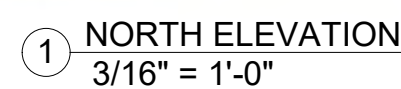
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2 5
14

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1 SITE - STORMWATER & GRADING
1 : 200

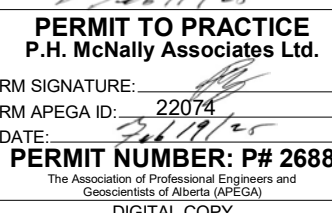
NOTES:

- BUILDING A & B ARE MIRROR LAYOUTS.
- BUILDING A & B GRADE LEVEL ARE DIFFERENT. SEE SITE GRADING PLAN.
- GRADE LEVEL SLOPE 2% AWAY FROM THE BUILDING



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EQF

PROJECT
2 - 38 SUITERS 5 STOREY
APARTMENT

849 - 2 Street SE Medicine Hat, AB

DRAWING TITLE
ELEVATION VIEW - BLDG. A

BY: IAE CHECKED: PHM

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JOB NO. 24107-01 REV DATE: 2025-02-15

REV. 12

A2.00

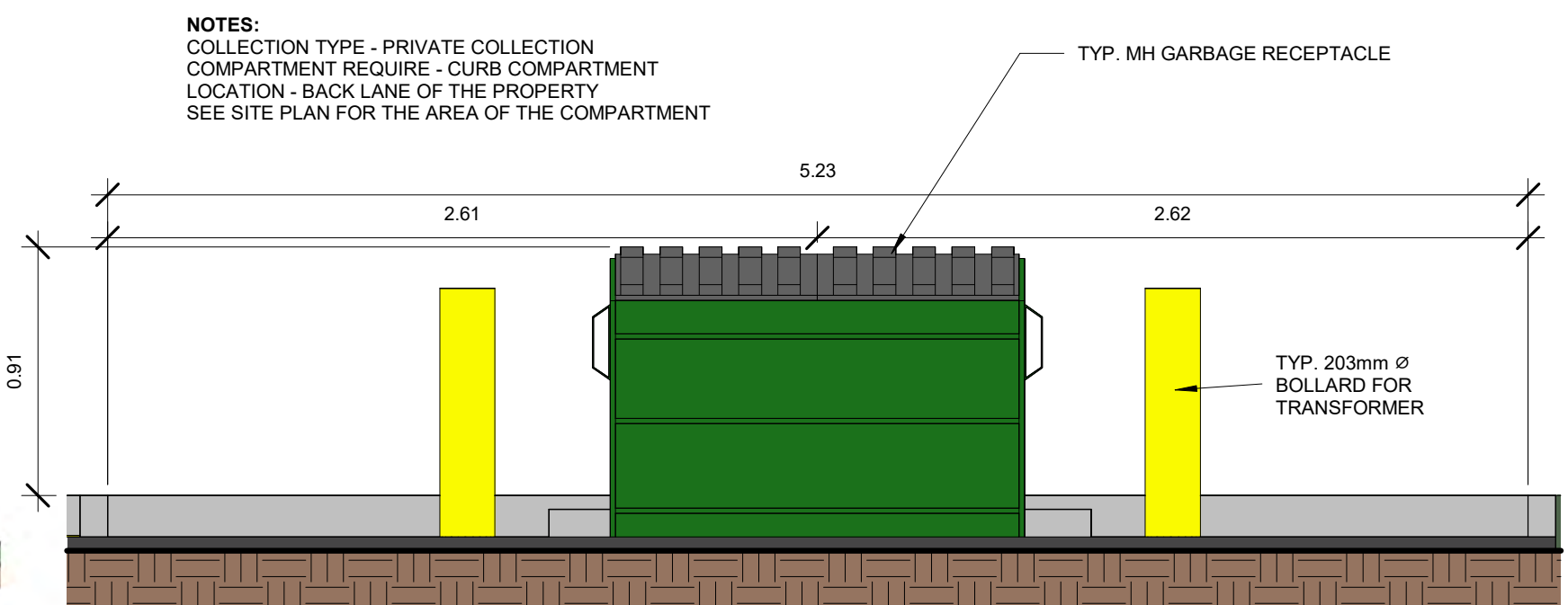
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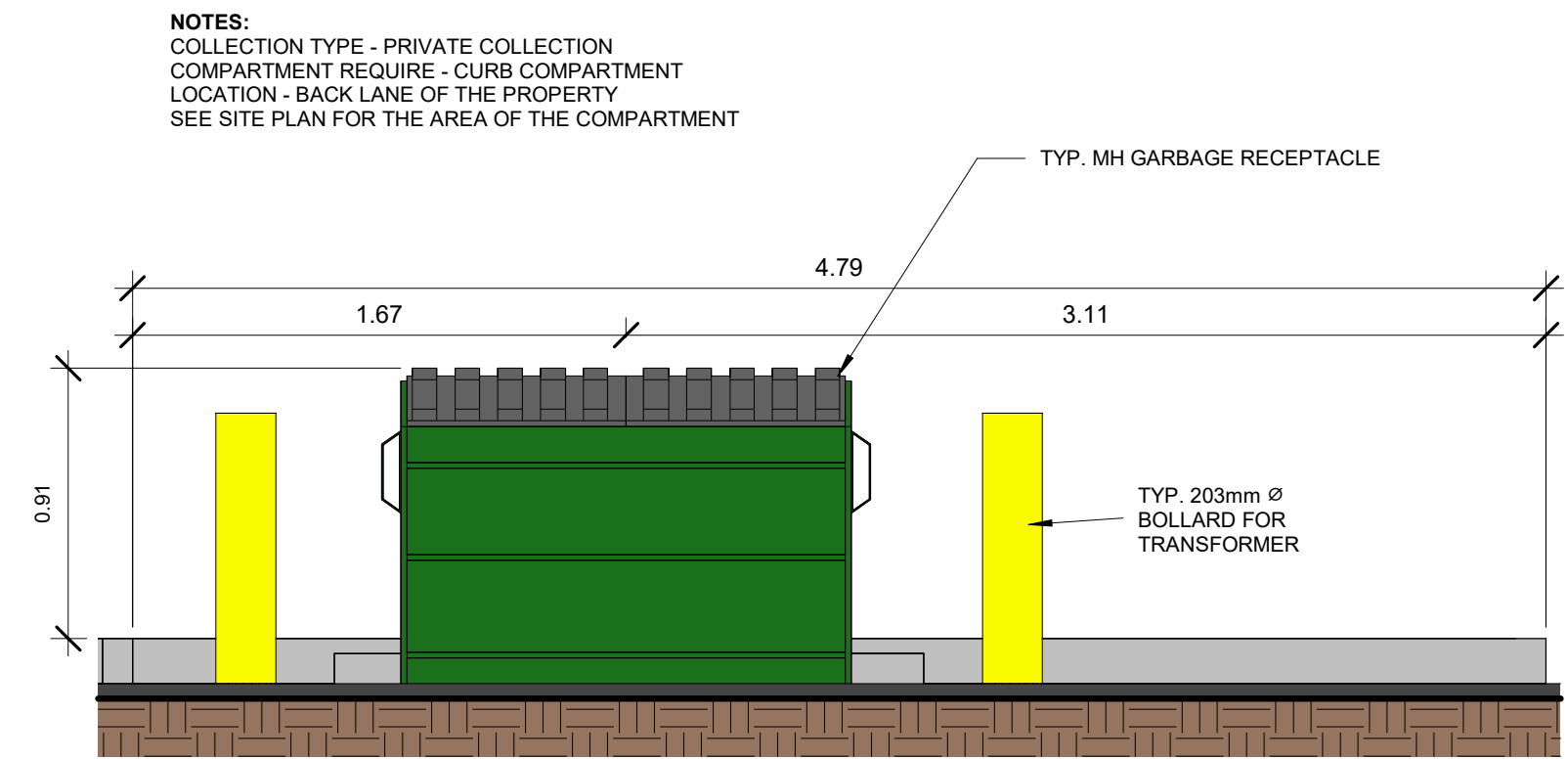
① EAST ELEVATION
3/16" = 1'-0"



③ WEST ELEVATION
3/16" = 1'-0"



GARBAGE COMPARTMENT ELEVATION -
BUILDING A
② 1 : 25



GARBAGE COMPARTMENT ELEVATION -
BUILDING B
④ 1 : 25

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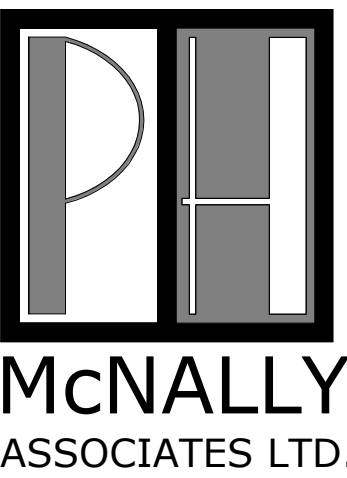
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FOR	PROJECT
	2 - 38 SUITERS 5 STOREY APARTMENT
	849 - 2 Street SE Medicine Hat, AB
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	ELEVATION VIEW - BLDG. A
BY: IAE	CHECKED: PHM
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① 3D VIEW 1
N.T.S.



② 3D VIEW 2
N.T.S.

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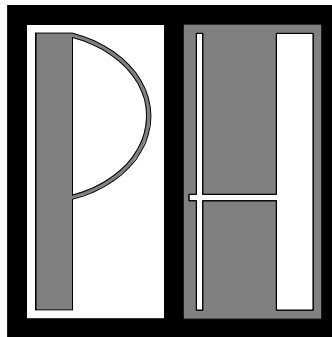
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