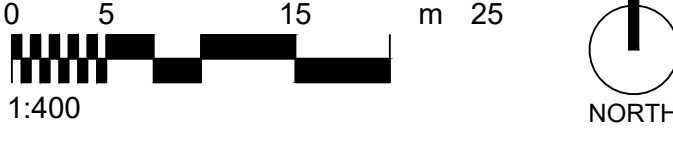


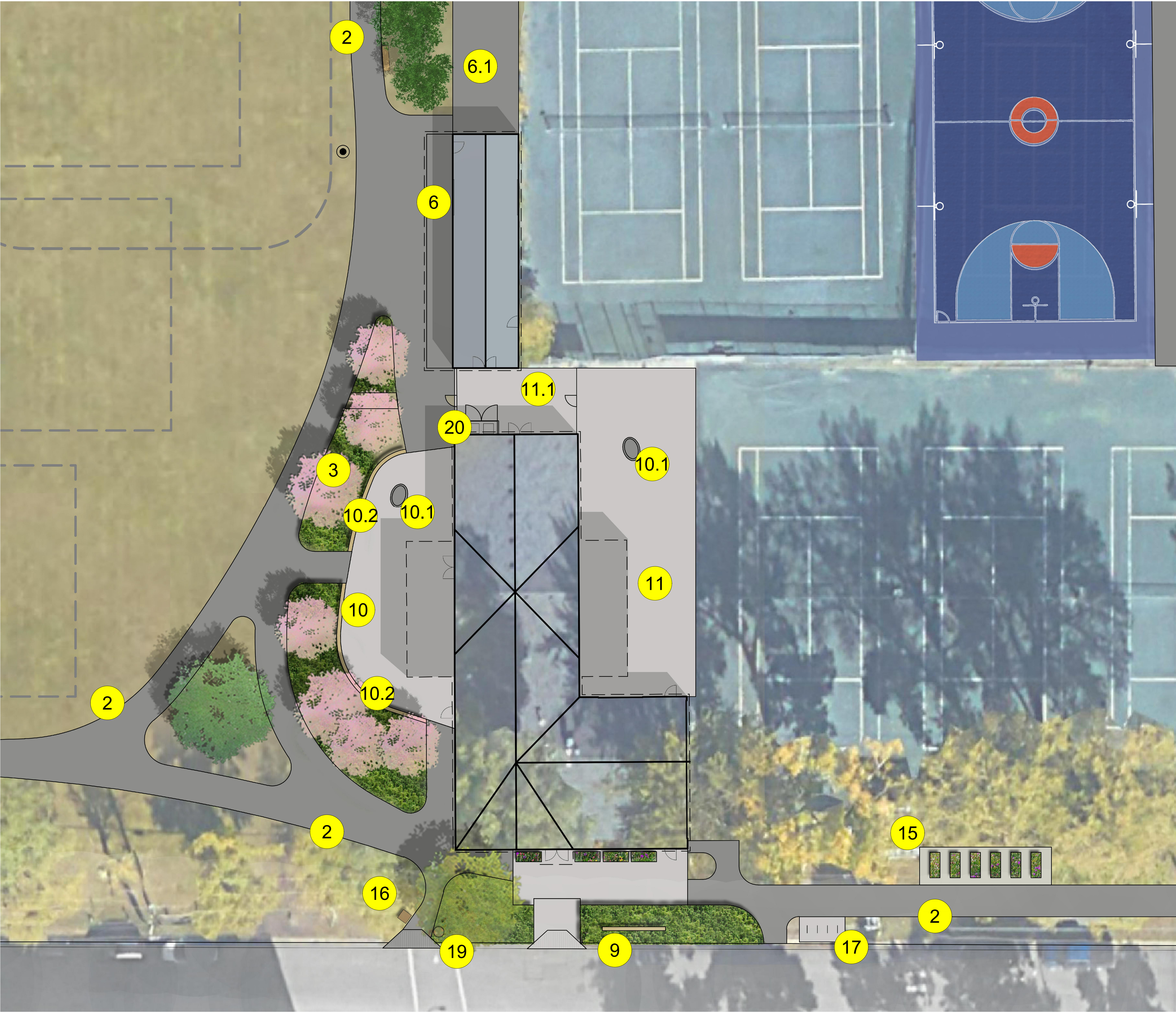


PLAN LEGEND

- 1 Park entry points connecting into the park with identity signage and information boards with universally accessible wheel chair ramps
- 2 Interior park pathway loop to provide contiguous universal access around the park for pleasure walking and promenading around the park and to create a contiguous and consistent interior park field edge. With seating benches and new trash receptacles
- 3 Evergreen trees and small non-fruiting flowering trees along the current tennis fence interface to create continuous treed interface with the interior of the park and to soften the transition from the tennis court facility and fencing to the park
- 4 Infill and additional new larger trees to continue and strengthen the tree interface along the interior field
- 5 Open, unobstructed interior park field (removal of current light poles, old basketball court paving, and baseball backstop fencing)
- 6 New winter and sports equipment storage facility structure. Facade aligned with current Clubhouse
- 6.1 New tennis practice area
- 7 Allocation on the field for one single lit seasonal ice skating rink closer to the clubhouse and new storage structure for easier and quicker access
- 8 Allocation on the field for seasonal youth soccer fields. Villains F.C. field dimensions: 18.3 x 27.4 meters (20 x 30 yards)
- 9 Entry Plaza at the Clubhouse main access doors to strengthen the visibility and identity of the Clubhouse with a feature signage wall
- 10 West Patio to provide a social interaction space with seating and a season fire pit and to create a better transition between the Clubhouse and the open park field
- 11 Expanded amenities (seating, warming elements, dog fencing) in and near the interior East Patio of the Clubhouse
- 12 Contiguous fencing around current playground and gated entry points to eliminate conflicts with dogs using the park. Potentially add lighting to the illuminate the playground
- 13 Informal outdoor exercise area (granular paving and poles to attach resistance equipment)
- 14 Basketball and youth gathering plaza with feature seat elements
- 15 Potential community garden area (large ornamental pots rather than in ground plots)
- 16 New trash receptacles
- 17 New bicycle racks
- 18 New water fountain for people and dogs
- 19 New community announcements postings board around existing power pole
- 20 New garbage bins enclosure
- 21 Existing baseball stop to remain

CONCEPTUAL PLAN RENDERING
ELBOW PARK AND CLUBHOUSE GROUNDS IMPROVEMENTS





PLAN LEGEND

- 2 Interior park pathway loop to provide contiguous universal access around the park for pleasure walking and promenading around the park and to create a contiguous and consistent interior park field edge. With seating benches and new trash receptacles
- 3 Evergreen trees and small non-fruiting flowering trees along the current tennis fence interface to create continuous treed interface with the interior of the park and to soften the transition from the tennis court facility and fencing to the park
- 6 New winter and sports equipment storage facility structure. Facade aligned with current Clubhouse
- 6.1 New tennis practice area
- 9 Entry Plaza at the Clubhouse main access doors to strengthen the visibility and identity of the Clubhouse with a feature signage wall
- 10 West Patio to provide a social interaction space with seating and a season fire pit and to create a better transition between the Clubhouse and the open park field. Recognition bricks set into the low wall defining the patio
- 10.1 Seasonal fire pit for winter warming
- 10.2 Recognition bricks set into low retaining wall defining the patio
- 11 Expanded amenities (seating, warming elements, dog fencing) in and near the interior East Patio of the Clubhouse
- 11.1 Fenced-off area for dogs for visiting dog owners
- 15 Potential community garden area (large ornamental pots rather than in ground plots)
- 16 New trash receptacles
- 17 New bicycle racks
- 19 New community announcements postings board around existing power pole
- 20 New garbage bins enclosure

ELBOW PARK STORAGE PROJECT

OBJECTIVE:

Provide a permanent storage solution for hockey boards and ice service equipment.

REQUIREMENTS:

- design to match existing clubhouse
- work with Glencoe tennis club to provide storage for sports equipment.
- ensure minimal interruption to tennis activities.
- heated space for future mini-zamboni and hockey equipment
- covered space for lacing up skates
- storage for clubhouse (chairs, tables, seasonal materials)

CONSIDERATIONS:

- Project cost!
- What is the future of the ice surface and hockey program at Elbow Park?
- How does this project fit in with the plan for revitalization of the park?

GENERAL NOTES

1. THE FOLLOWING NOTES ARE APPLICABLE TO ALL DRAWINGS AND PERTAIN WITHIN THE SCOPE OF WORK DOCUMENTATION
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. IT IS THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE DESIGNER IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSULTANTS DOCUMENTATION AND THAT OF THE DESIGNER FOR RESOLUTION PRIOR TO CONSTRUCTION / INSTALLATION. THE DESIGN DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRICAL AND MECHANICAL DRAWINGS.
3. ALTHOUGH PRESUMED TO BE ACCURATE, THESE DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THE CONTRACTOR SHALL VERIFY, COORDINATE AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS REQUIRING SITE MEASUREMENT SHALL BE CONFIRMED PRIOR TO PROCEEDING WITH WORK.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF CALGARY AND THE PROVINCE OF ALBERTA.
5. ALL WORK TO BE IN COMPLIANCE WITH THE LATEST EDITION OF THE ALBERTA BUILDING CODE.
6. THE GENERAL CONTRACTOR SHALL EXAMINE THE SITE PRIOR TO SUBMITTING TENDERS AND INCLUDE FOR ALL WORK NECESSARY FOR A COMPLETE INSTALLATION AS REQUIRED BY THESE THE CONTRACT DOCUMENTS. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. FAILURE TO NOTE SITE CONDITIONS AND MAKE SUITABLE ALLOWANCES FOR SAME IN TENDER WILL IN NO WAY JUSTIFY A CLAIM FOR ADDITIONAL CHARGES OR COMPENSATION.
7. THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN NATURE AND ARE FURNISHED TO ESTABLISH SCOPE, MATERIAL, QUANTITIES, AND DESIGN INTENT. THE DOCUMENTS ARE NOT DETAILED INSTALLATION DRAWINGS. MINOR DETAILS USUALLY NOT SHOWN OR SPECIFIED AND ANY INCIDENTAL ACCESSORIES REQUIRED FOR PROPER INSTALLATION OF THE DESIGN ARE TO BE INCLUDED IN THE WORK AND ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-TRADES.
8. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL REVIEW AND COMPLY WITH ALL BUILDING LANDLORD'S CONSTRUCTION RULES AND REGULATIONS FOR TENANT IMPROVEMENT WORK INCLUDING SECURITY, BUILDING ACCESS AND PARKING. THE GENERAL CONTRACTOR TO COORDINATE COMPLIANCE AT ALL TIMES AND INCLUDE ASSOCIATED COSTS IN BASE BID.
9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITHIN THE SCOPE OF THESE DOCUMENTS, AS WELL AS ANY DISCREPANCIES OF EXISTING OR NEW SITE CONDITIONS AND WITH THE CONSULTANTS DRAWINGS AND DOCUMENTS.
10. ENSURE THE PRIVACY AND RESPECT OF ALL ADJACENT AREAS/ TENANCIES IS ENFORCED. PROVIDE DUST BARRIERS AROUND ALL AREAS OF DEMOLITION AND/OR NEW CONSTRUCTION TO PROTECT COMMON/PUBLIC AREAS AND/OR OCCUPIED AREAS.
11. ALL CONSTRUCTION AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTED INDUSTRY/TRADE STANDARDS FOR BEST QUALITY DESIGN AND CONSTRUCTION. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. ANY MATERIALS NOT SPECIFIED SHALL BE THE MOST SUITABLE FOR THE INTENDED PURPOSE. 12. THE GENERAL CONTRACTOR TO PROVIDE TO THE OWNER/TENANT WRITTEN MAINTENANCE INSTRUCTIONS FOR ALL NEW MATERIALS AND EQUIPMENT SUPPLIED.
13. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE DELIVERY TIME OF THE SPECIFIED MATERIALS DO NOT CAUSE A DELAY IN THE SCHEDULED COMPLETION OF THE PROJECT.
14. ANY WORK THAT CAN BE DEEMED DISRUPTIVE OR NOISY TO OTHER TENANTS, SHALL BE UNDERTAKEN AFTER HOURS. COORDINATE WITH LANDLORD AND/OR TENANT FOR SPECIFIC HOURS. ALLOWANCE FOR ALL AFTER HOURS WORK OR SCHEDULING TO BE INCLUDED IN BASE BID.
15. PROVIDED X-RAYS OF FLOOR SLAB FOR LANDLORD'S STRUCTURAL ENGINEER TO REVIEW LOCATION OF SLAB REINFORCEMENT BARS/CALING PRIOR TO CORING, CUTTING OR CHIPPING CONCRETE FLOORS AND WALLS.
16. PROVIDE CONTINUOUS CLOSED CELL FOAM TAPE AT THE INTERSECTION OF INTERIOR WALL AND COLUMNS, AND WHERE WALLS MEET EXTERIOR WALL, EXTERIOR GLAZING MULLIONS AND THE FLOOR SLAB.
17. PROVIDE A SLIP JOINT AT THE TOP OF FULL HEIGHT WALLS WHICH MEET THE FLOOR SLAB ABOVE, TO ALLOW FOR 1" SLAB DEFLECTION.
18. ALL PARTITIONS WHICH ARE TO BE FASTENED TO THE T-BAR SUSPENDED CEILING ARE TO BE FASTENED WITH CADDY CLIPS OR STANDARD CLIPS TO SUIT T-BAR. DO NOT SCREW INTO THE EXPOSED FACE OF THE T-BAR
19. SUPPLY AND INSTALL SOLID WOOD INTERNAL BLOCKING IN ALL WALLS TO RECEIVE WALL MOUNTED MILLWORK, EQUIPMENT AND OTHER OBJECTS FASTENED TO THE WALL.
20. ALL PENETRATIONS IN FIRE SEPARATION ASSEMBLIES ARE TO BE FIRE STOPPED WITH CSA/ULC APPROVED NON-COMBUSTIBLE MATERIAL AS REQUIRED.
21. ANY PENETRATIONS IN THE CONCRETE FLOOR SLAB DUE TO MECHANICAL, ELECTRICAL OR OTHER ALTERATIONS SHALL BE FILLED WITH CONCRETE FILL SECURED TO THE EXISTING FLOOR SLAB. LEVEL AND PREPARE CONCRETE FILL TO SUIT THE INSTALLATION OF NEW FLOOR FINISH.
22. ALL EXISTING SURFACES NOT AFFECTED BY CONSTRUCTION SHALL BE PROTECTED. IF DAMAGED, PATCH, REPAIR AND/ OR CLEAN ANY EXISTING SURFACES INCLUDING PERIMETER WINDOW MULLIONS, CONVECTOR CABINETS, PARTITIONS, COLUMNS AND BULKHEADS.
23. THE CONTRACTOR IS TO REPAIR ALL DAMAGE TO THE COMMON AREA CAUSED BY THE CONSTRUCTION OR BUILD OUT OF THIS SPACE.
24. THE GENERAL CONTRACTOR IS TO ENSURE THAT PROPER AIR BALANCING TAKES PLACE PRIOR TO OCCUPANCY.
25. ALL MILLWORK SHALL CONFORM WITH THE LATEST VERSION OF THE A.W.M.A.C. (ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA) STANDARDS GUIDE.
26. THE GENERAL CONTRACTOR IS TO KEEP ONE SET OF RECORD DRAWINGS ON SITE AT ALL TIMES.

IMPORTANT NOTES:

BUILDING ANALYSIS:

BUILDING NAME:
ELBOW PARK ADDITION & INTERIOR RENOVATION

MUNICIPAL ADDRESS:
800 34 AVENUE AB T2T 2A3
CALGARY, ALBERTA

LEGAL DESCRIPTION:
PLAN 7170 AN, BLOCK 6

BUILDING SIZE:
4250SF/ 394SQ M

SITE SIZE:
4,321 SQ M (9% USED)

ZONING:
SPECIAL PURPOSE COMMUNITY SERVICE SP-CS

DESCRIPTION OF USE:
ONE FLOOR COMMUNITY BUILDING

PARKING: 35 PARKING STALL

BUILT: N/A

ALBERTA BUILDING CODE

BASED ON ALBERTA BUILDING CODE 2006

MAJOR OCCUPANCY: FOR BUSINESS AND PERSONAL SERVICES
BUILDING HEIGHT: 3.2.2.52 GROUP D, UP TO 4 STOREY
BUILDING WILL HAVE A MONITORED FIRE ALARM SYSTEM: YES
BUILDING IS SPRINKLER THROUGHOUT: YES

BUILDING CLASSIFICATION

FIRE RESISTANCE RATINGS

EXITS:	1 HOUR
MECHANICAL ROOMS:	1 HOUR
FLOOR ASSEMBLIES:	1 HOUR
PUBLIC CORRIDORS (3.3.1.4):	1 HOUR
STORAGE ROOM (3.3.4.3):	1 HOUR

TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE (3.4.2.5)	45M
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CLOSURES

FRR OF SEPARATION	RATING OF CLOSURE
45 MIN.	45MIN.
60 MIN.	45 MIN.
90 MIN.	60 MIN.
120 MIN.	90 MIN.

CONSULTANT:



NOTES:



B R O O K W R I G H T

ISSUED:

NO.	ISSUE	DATE
01	ISSUE FOR REVIEW	11/02/19

SEAL:

DRAWING INFORMATION:

CLIENT:	XXXX
ADDRESS:	800 34 AVE SW
LOCATION:	CALGARY, ALBERTA
DRAWN BY:	KT
LEGAL ADDRESS:	PLAN 7170 AN, BLOCK 6

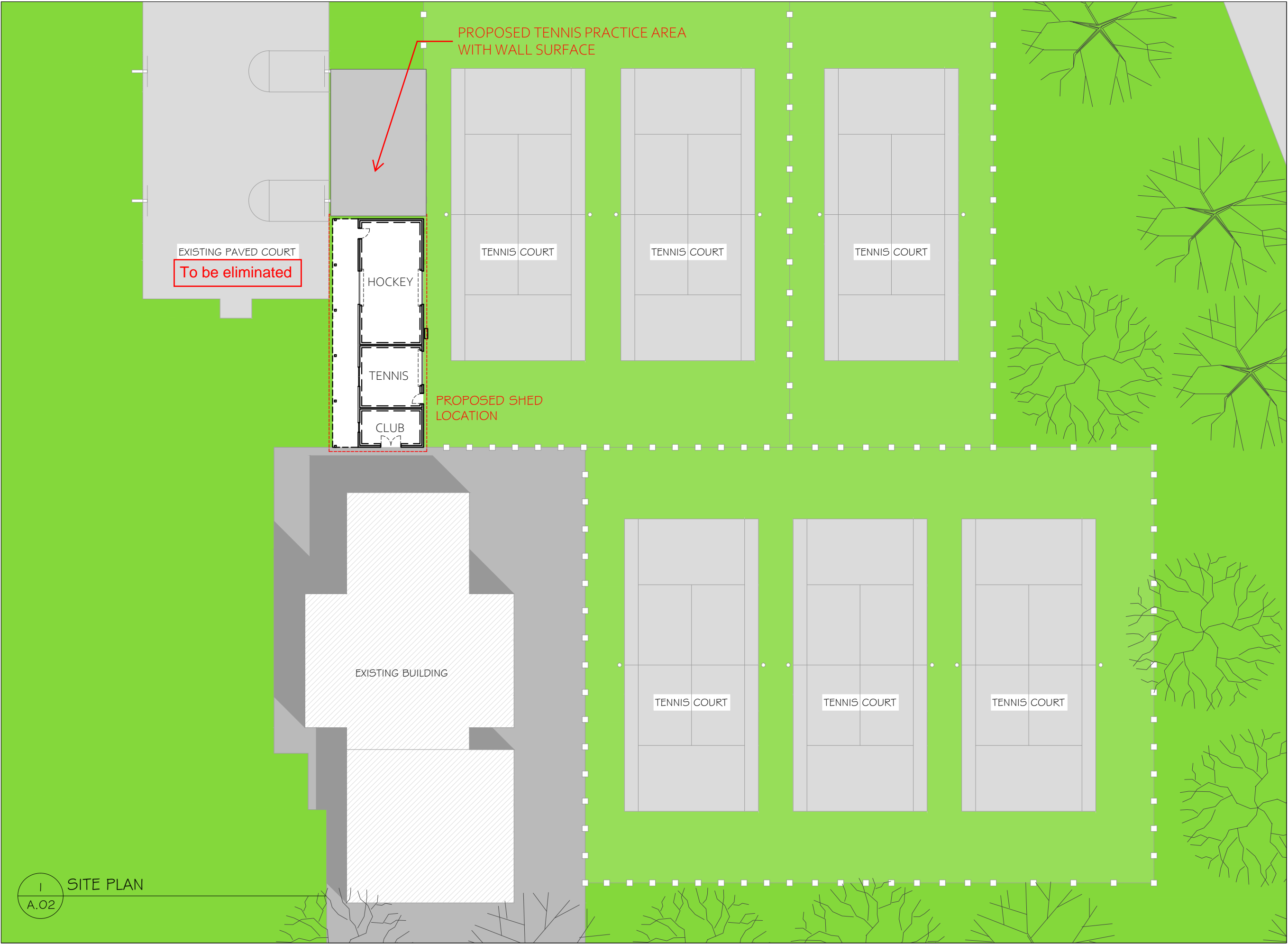
DRAWING TITLE:

BUILDING CODE

SHEET:	REV.
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SCALE:	N/A
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CONSULTANT:



NOTES:



B R O O K W R I G H T

ISSUED:

NO.	ISSUE	DATE
01	ISSUE FOR REVIEW	11/02/19

SEAL:

DRAWING INFORMATION:

CLIENT:	XXXX
ADDRESS:	800 34 AVE SW
LOCATION:	CALGARY, ALBERTA
DRAWN BY:	KT
LEGAL ADDRESS:	PLAN 7170 AN, BLOCK G

DRAWING TITLE:

SITEPLAN

SHEET: REV.

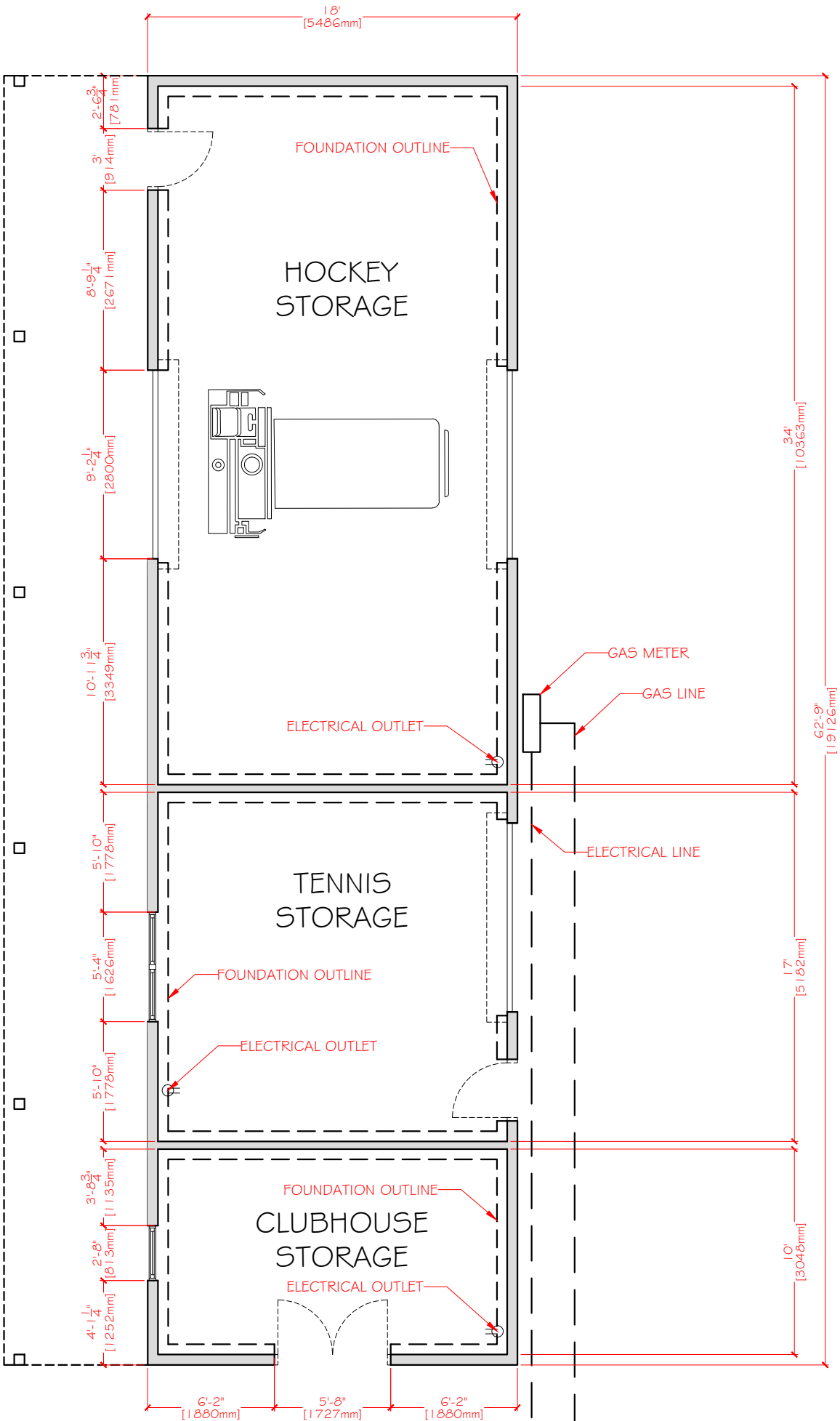
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Storage Building Estimates:

1. Contractor A: \$265,036
2. Contractor B: \$247,118
3. Contractor C: \$160,000

GST not included



CONSULTANT:



NOTES:



B R O O K W R I G H T

ISSUED:

NO.	ISSUE	DATE
01	ISSUE FOR REVIEW	11/02/19

SEAL:

DRAWING INFORMATION:

CLIENT:	XXXX
ADDRESS:	800 34 AVE SW
LOCATION:	CALGARY, ALBERTA
DRAWN BY:	KT
LEGAL ADDRESS:	PLAN 7170 AN, BLOCK G

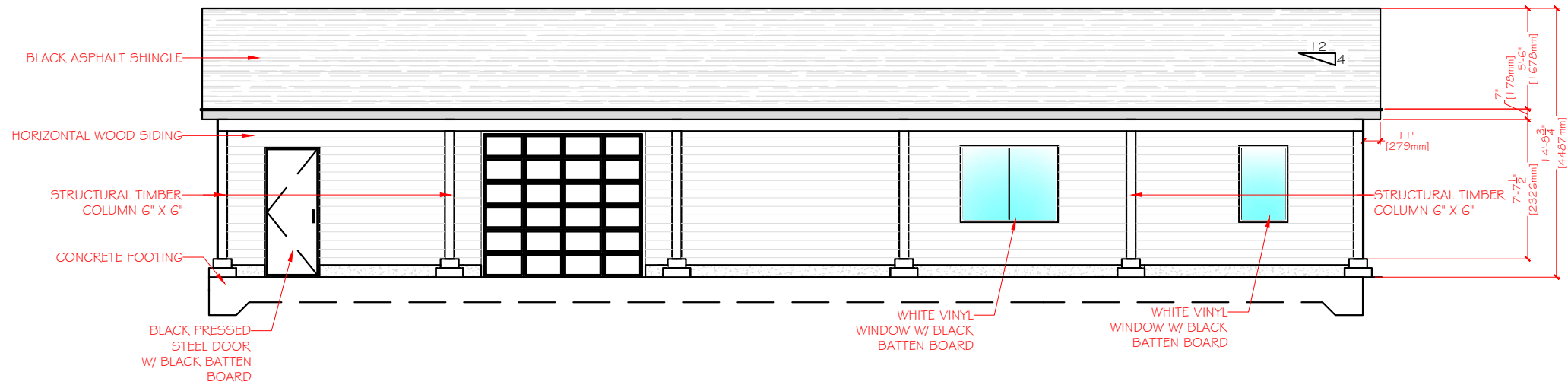
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FLOOR PLAN

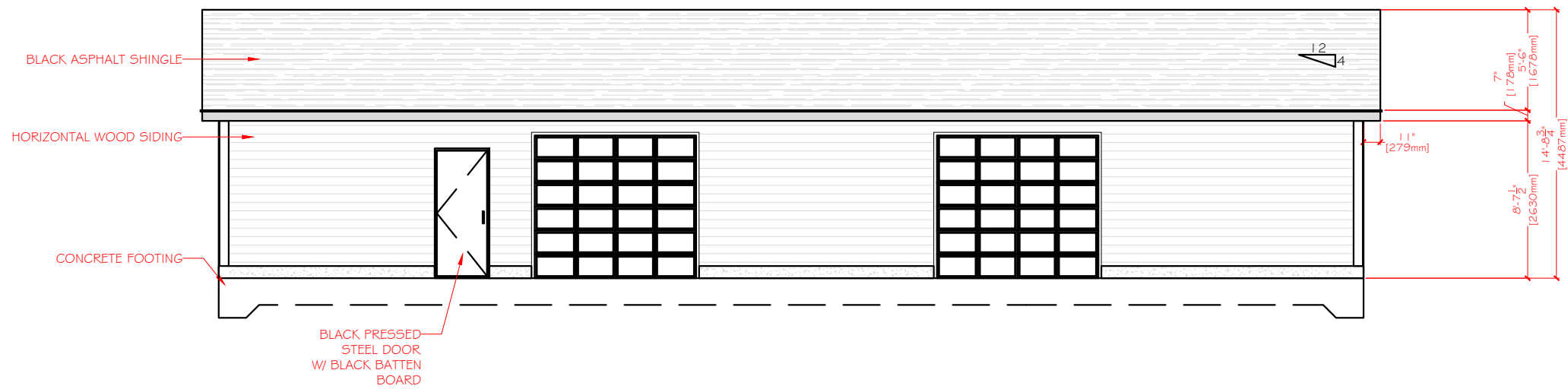
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A.03 I

SCALE: 1/4" = 1' 0"



1 WEST ELEVATION
A.04



2 EAST ELEVATION
A.04

CONSULTANT:



NOTES:



BROOK WRIGHT

ISSUED:

NO.	ISSUE	DATE
01	ISSUE FOR REVIEW	11/02/19

SEAL:

DRAWING INFORMATION:

CLIENT:	XXXX
ADDRESS:	800 34 AVE SW
LOCATION:	CALGARY, ALBERTA
DRAWN BY:	KT
LEGAL ADDRESS:	PLAN 7170 AN, BLOCK G

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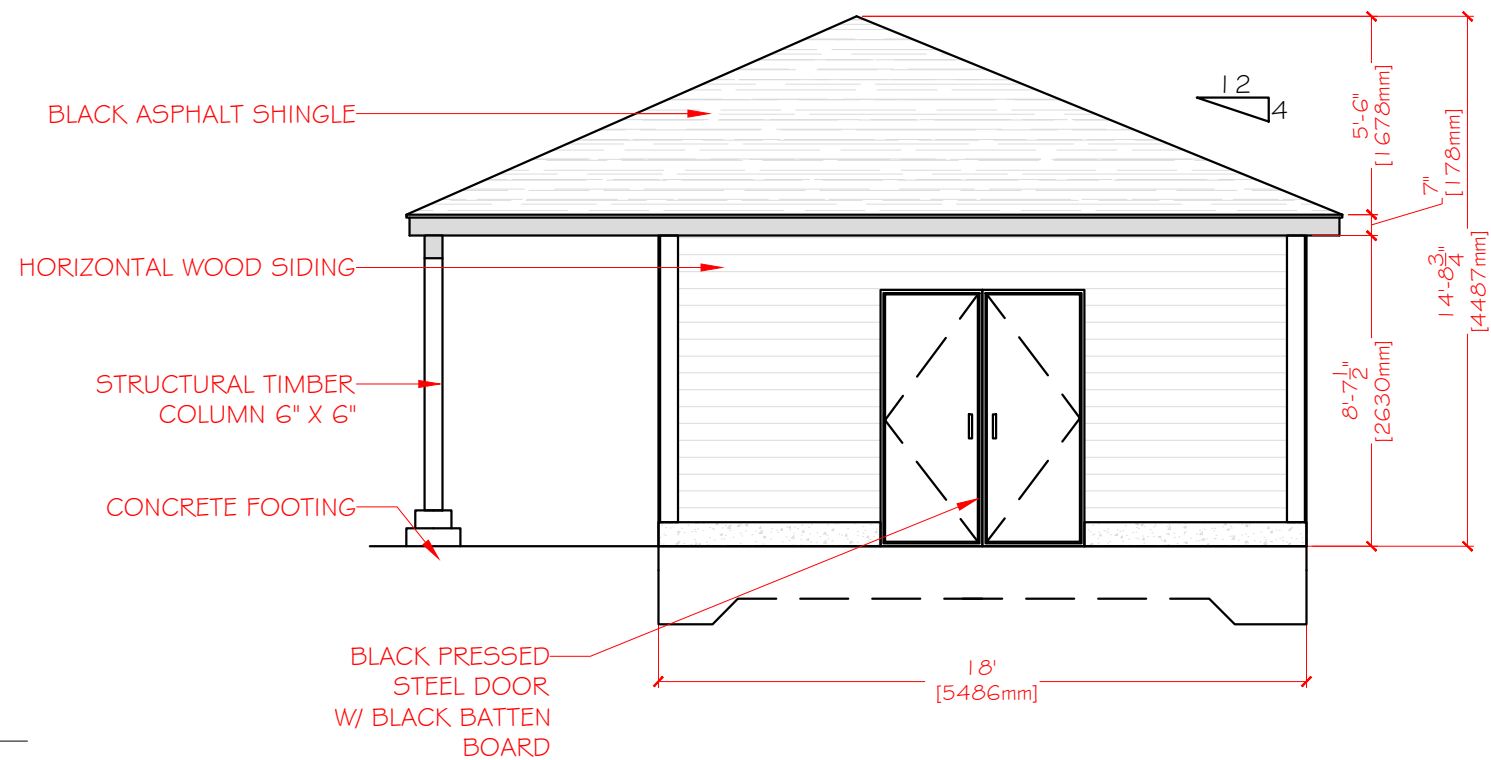
ELEVATIONS

SHEET:	REV.
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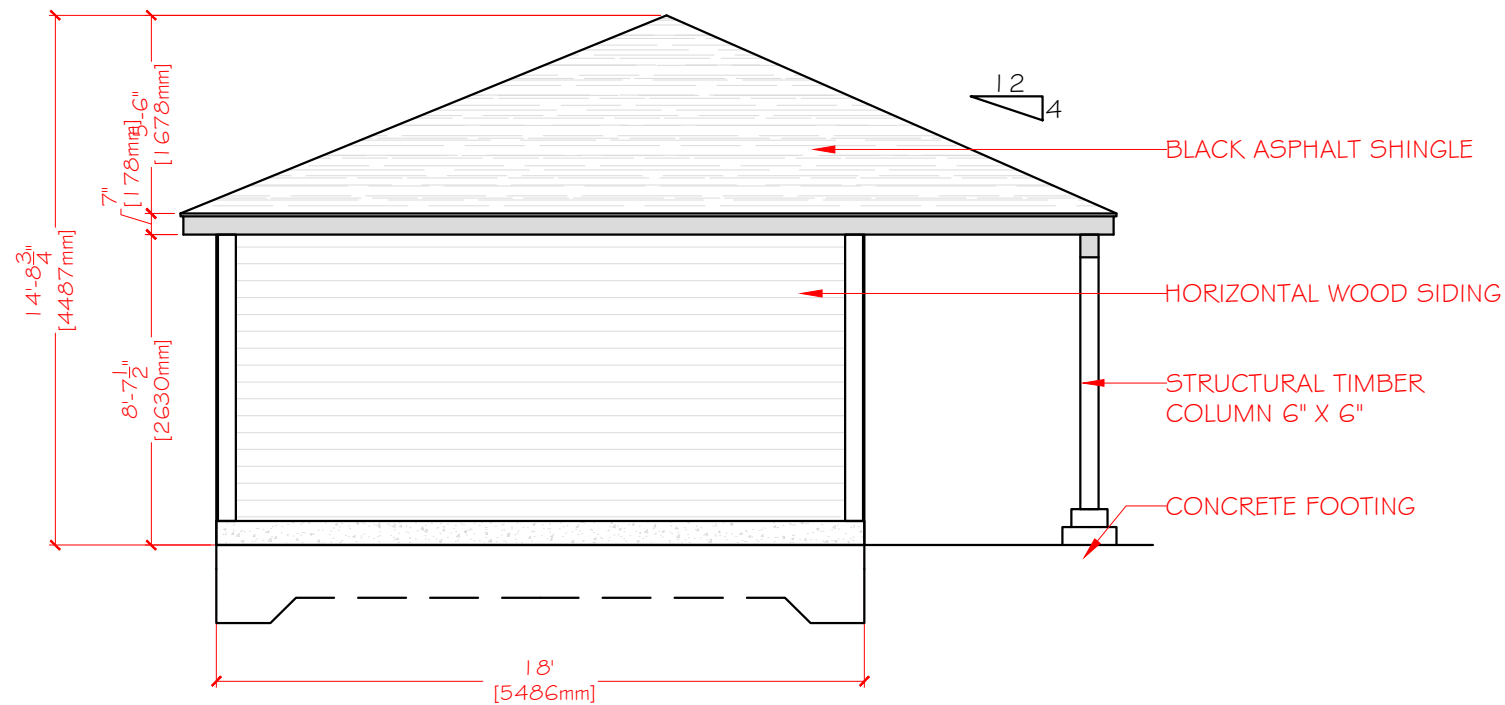
A.04	1
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SCALE: 1/8" = 1' 0"

1 SOUTH ELEVATION



2 NORTH ELEVATION



CONSULTANT:



NOTES:



BROOKWRIGHT

ISSUED:

NO.	ISSUE	DATE
01	ISSUE FOR REVIEW	11/02/19

SEAL:

DRAWING INFORMATION:

CLIENT:	XXXX
ADDRESS:	800 34 AVE SW
LOCATION:	CALGARY, ALBERTA
DRAWN BY:	KT
LEGAL ADDRESS:	PLAN 7170 AN, BLOCK G

DRAWING TITLE:

ELEVATIONS

SHEET:	REV.
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A.05	1
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SCALE: 3/16" = 1' 0"









