

Proposed Development Permit Plans

9/28/2018 11:45:35 AM

C:\Users\Sarah.McNeill\Desktop\1720-1018 McDougall Rd. Sarah.rvt



LOC APPLICATION: 2018-0059
DP PRE-APPLICATION: PE2018-00310

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A0.04 SHADOW STUDIES (DEC)
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REVISIONS

Number	Date (yy/mm/dd)	Description
1	2018-04-26	1st DCA
2	2018-05-27	2nd DCA OF 5. REMEDIATION
3	2018-09-28	DET 1
4	2018-09-28	DET 2

CLIENT



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ARCHITECT



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PROJECT NAME AND ADDRESS
DOMINION

1018 McDougall Rd NE
(Lot 2, Block 10, Plan 081 5793)

DRAWING

TITLE SHEET

DRAWN BY: JCR/MD
CHECKED BY: CKARCH1720
DATE: 2018/06

SCALE: A0.00

PROJECT TEAM:

Developer:

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Eclipse Geomatics and Engineering LTD
T: (403) 250-1278



CPC2018-1138 - Attach 1
ISC: UNRESTRICTED

Page 1 of 55

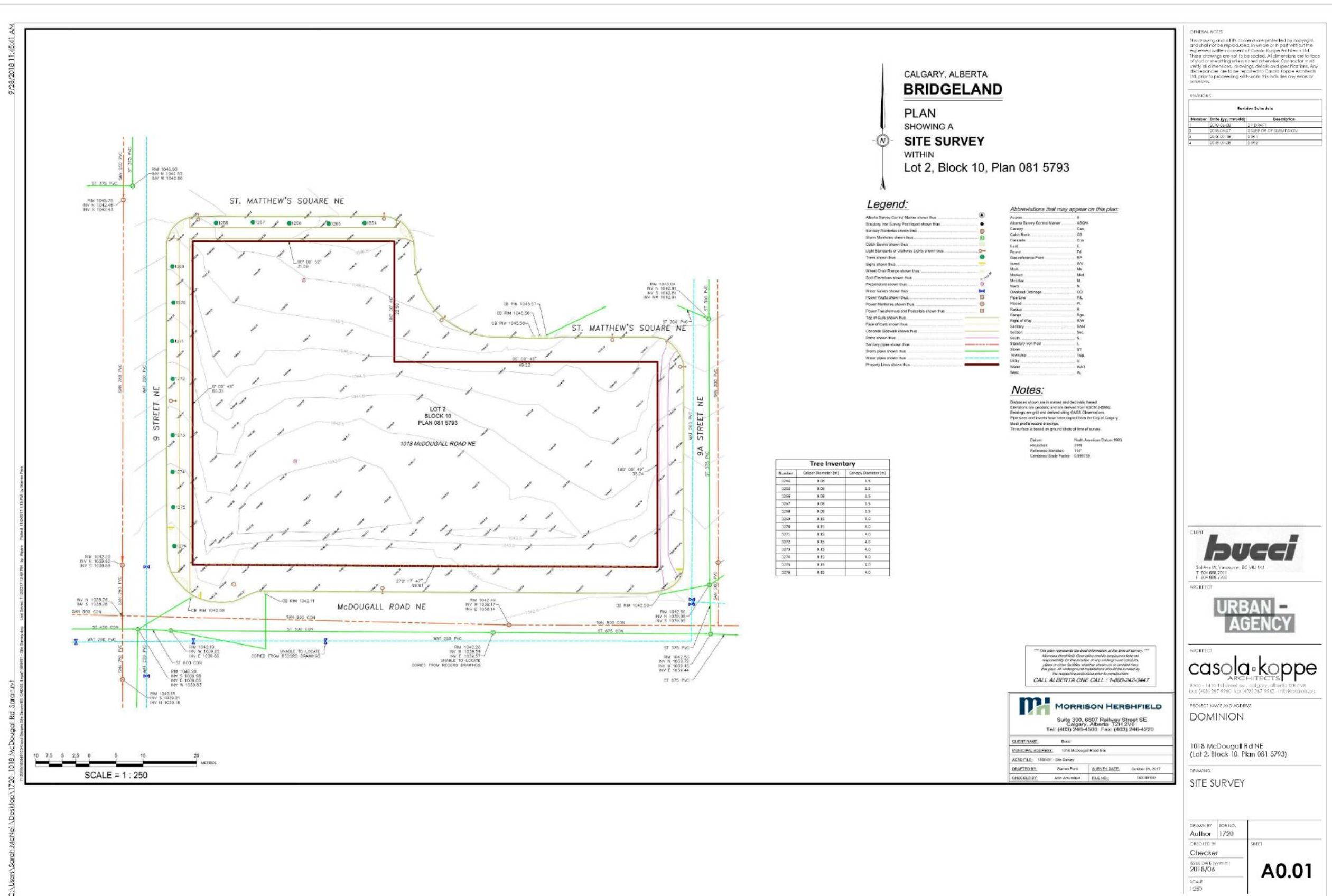
Proposed Development Permit Plans



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9/28/2018 11:45:47 AM



SITE PLAN



VIEW 1 : NORTHWEST VIEW OF SITE



VIEW 4 : NORTHEAST VIEW OF SITE



VIEW 2 : SOUTHWEST VIEW OF SITE



VIEW 5 : NORTHEAST VIEW OF SITE 2



VIEW 3 : SOUTHEAST VIEW OF SITE

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2018-06-05	017 DRAFT
2	2018-06-07	018 FOR SUBMISSION
3	2018-06-15	019
4	2018-06-25	020

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PROJECT NAME AND ADDRESS
DOMINION

1018 McDougall Rd NE
(Lot 2, Block 10, Plan 051 5793)

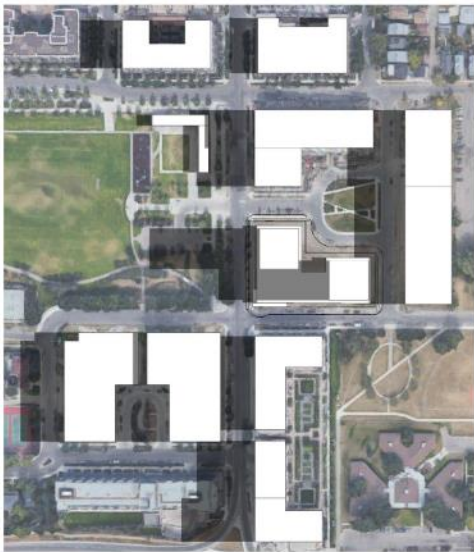
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CHECKED BY TC	ISSUE DATE (yy/mm) 2018/06	
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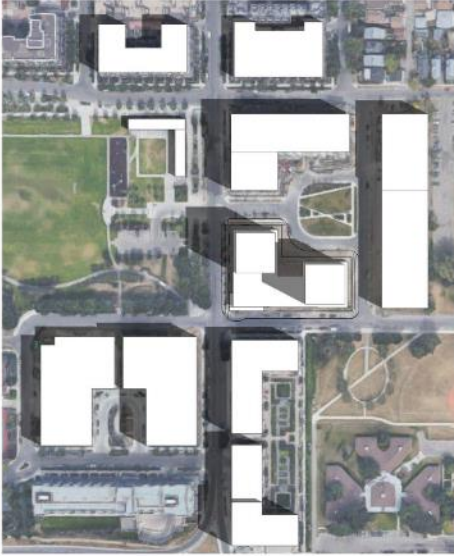
Proposed Development Permit Plans

PROPOSED LAND USE DISTRICT (TOWER)

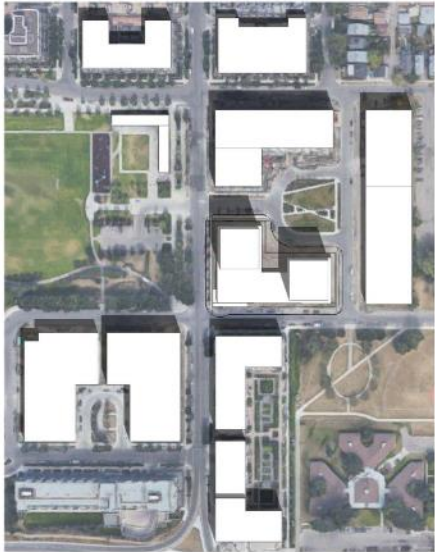
SHADOW STUDY - JUNE



8am



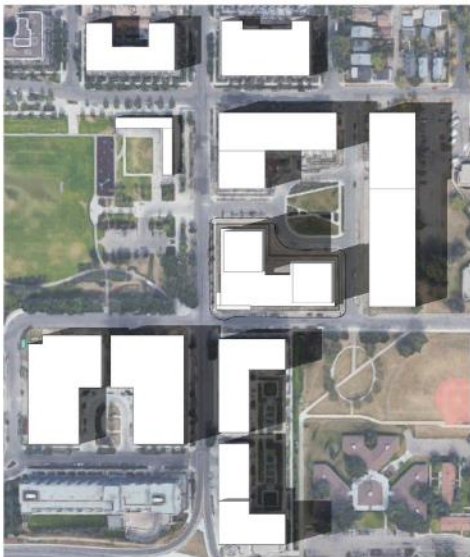
10am



12pm



2pm



4pm



6pm

PROPOSED SHADOW STUDY

PROPOSED ZONING: MU-1, MIXED USE
FAR: 5.3
HEIGHT: 50M

DOMINION - 1018 MCDOUGALL ROAD NE

casola-koppe
ARCHITECTS
#330 - 1st 10 1st floor - 1000 - 1000 1000 1000
1000 1000 1000 1000 1000 1000 1000 1000

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Proposed Development Permit Plans

PROPOSED LAND USE DISTRICT (TOWER)

SHADOW STUDY - DECEMBER



10am



12pm



2pm



4pm

PROPOSED SHADOW STUDY

PROPOSED ZONING: MU-1, MIXED USE
FAR: 5.3
HEIGHT: 50M

DOMINION - 1018 MCDOUGALL ROAD NE

casola-koppe
ARCHITECTS

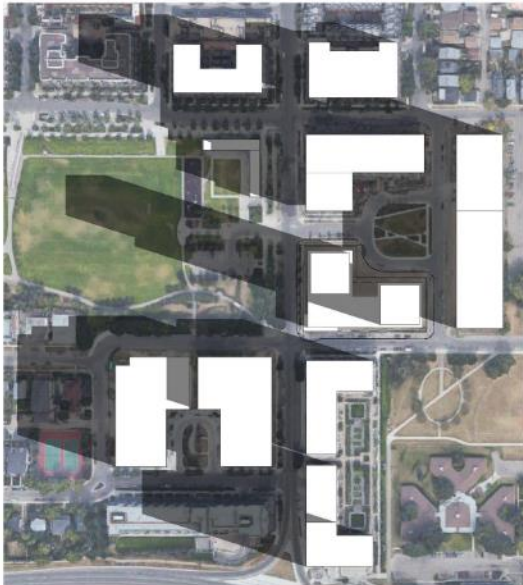
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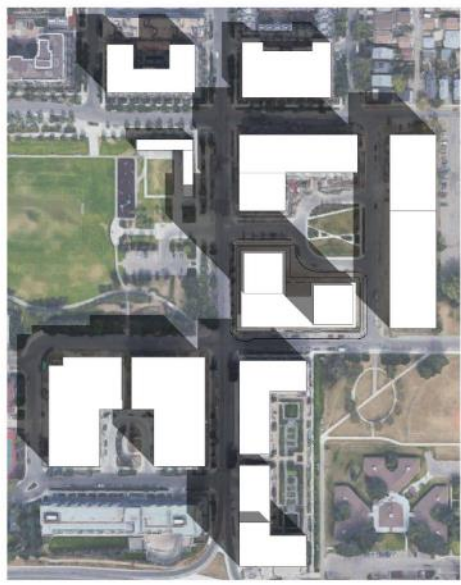
Proposed Development Permit Plans

PROPOSED LAND USE DISTRICT (TOWER)

SHADOW STUDY - MARCH / SEPTEMBER



8am



10am



12pm



2pm



4pm



6pm

PROPOSED SHADOW STUDY

PROPOSED ZONING: MU-1, MIXED USE
FAR: 5.3
HEIGHT: 50M

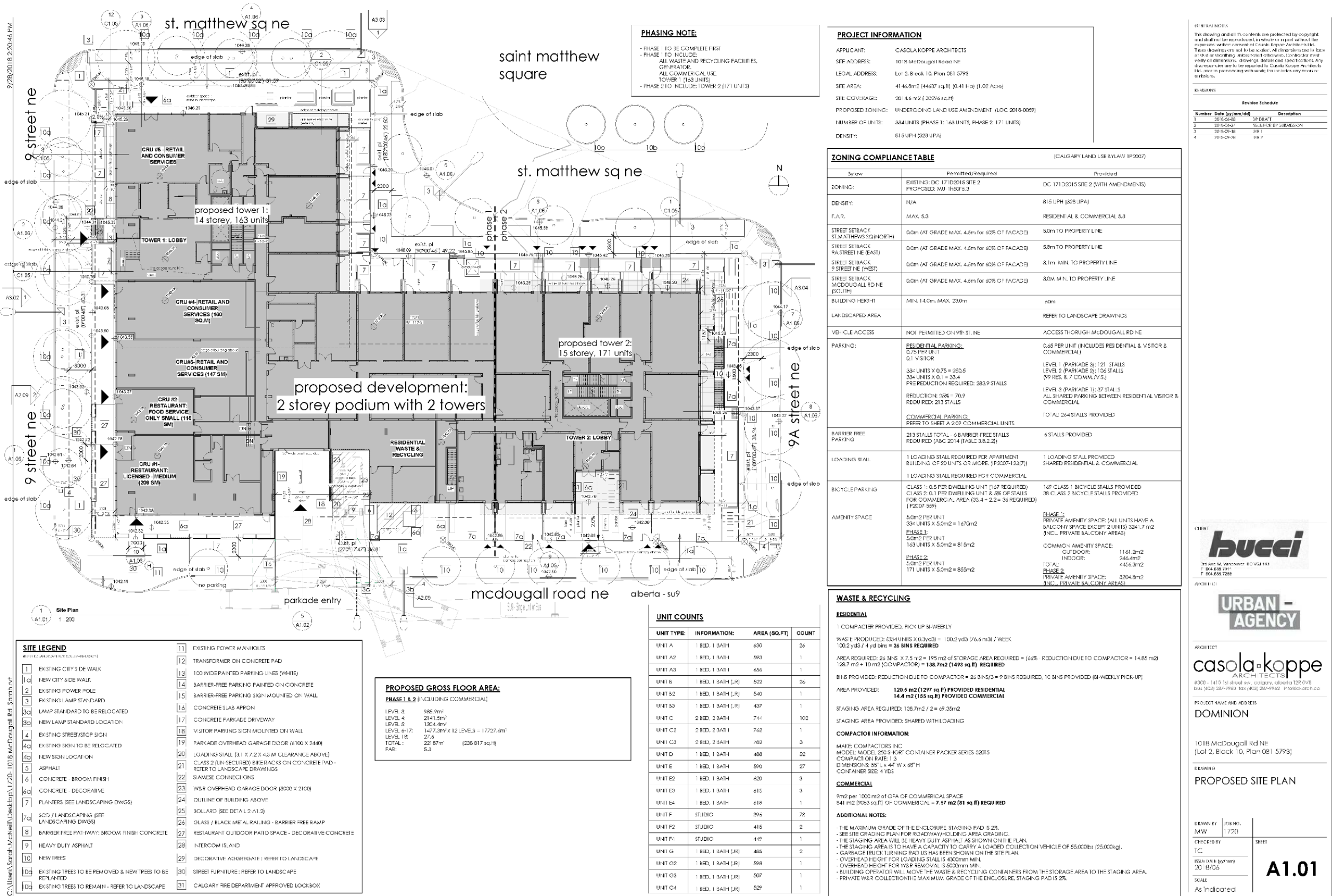
DOMINION - 1018 MCDOUGALL ROAD NE

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4000-1410 161 Street SW - Calgary, Alberta T2P 0V8
Tel: (403) 257-9940 Fax: (403) 257-9942 info@casola-koppe.com

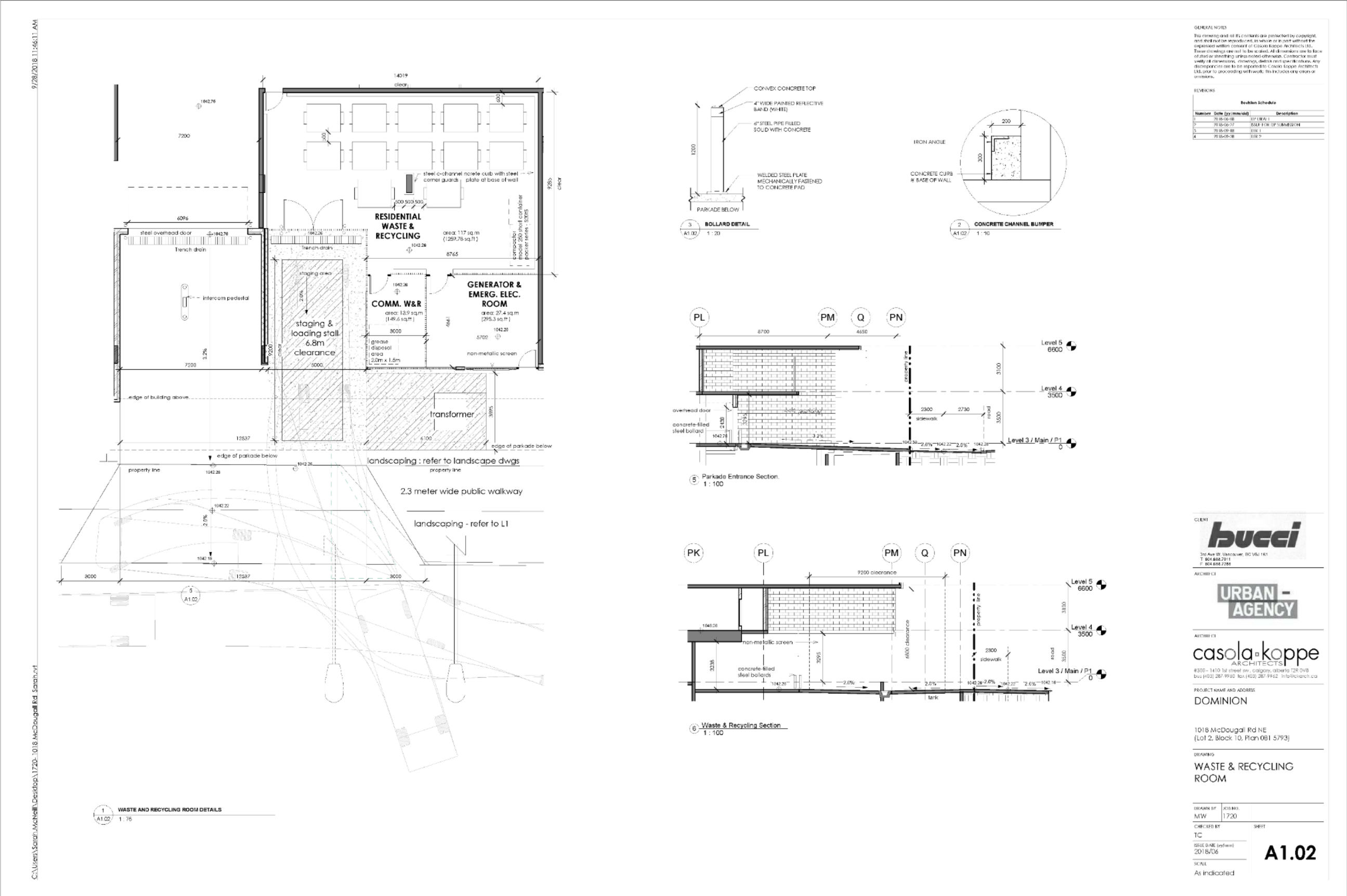
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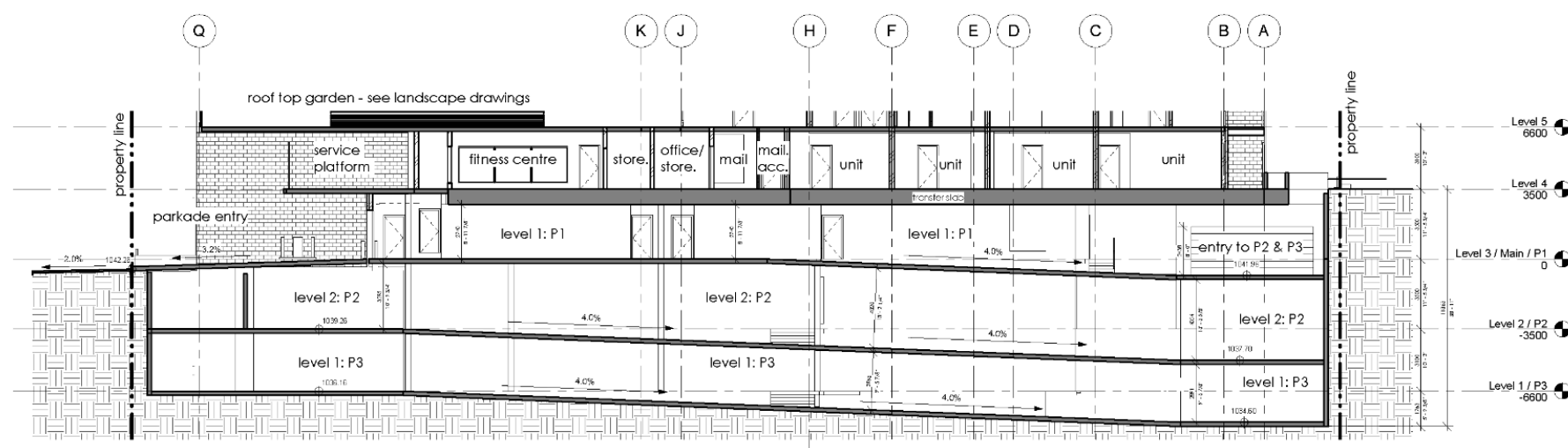
Proposed Development Permit Plans



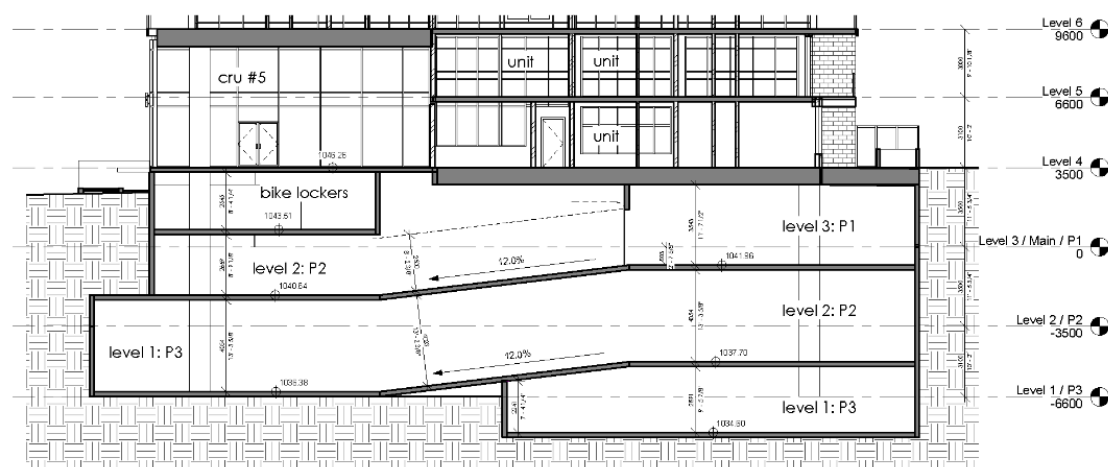
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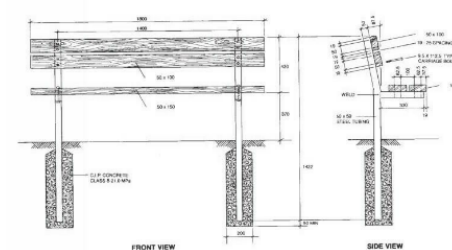
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1 Parkade Ramp Section
A1.03 1 : 125



3 Parkade Ramp Section (12%)
A1.03 1:125



2 Bench Detail
A103 1:75

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Number	Date (yy/mm/dd)	Description
1	2010.06.00	DIP DRAFT
2	2010.06.27	ISSUE FOR DIP SUBMISSION
3	2010.09.10	FOR 1
4	2010.09.20	FOR 2

CLIENT

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PROJECT NAME AND ADDRESS
DOMINION

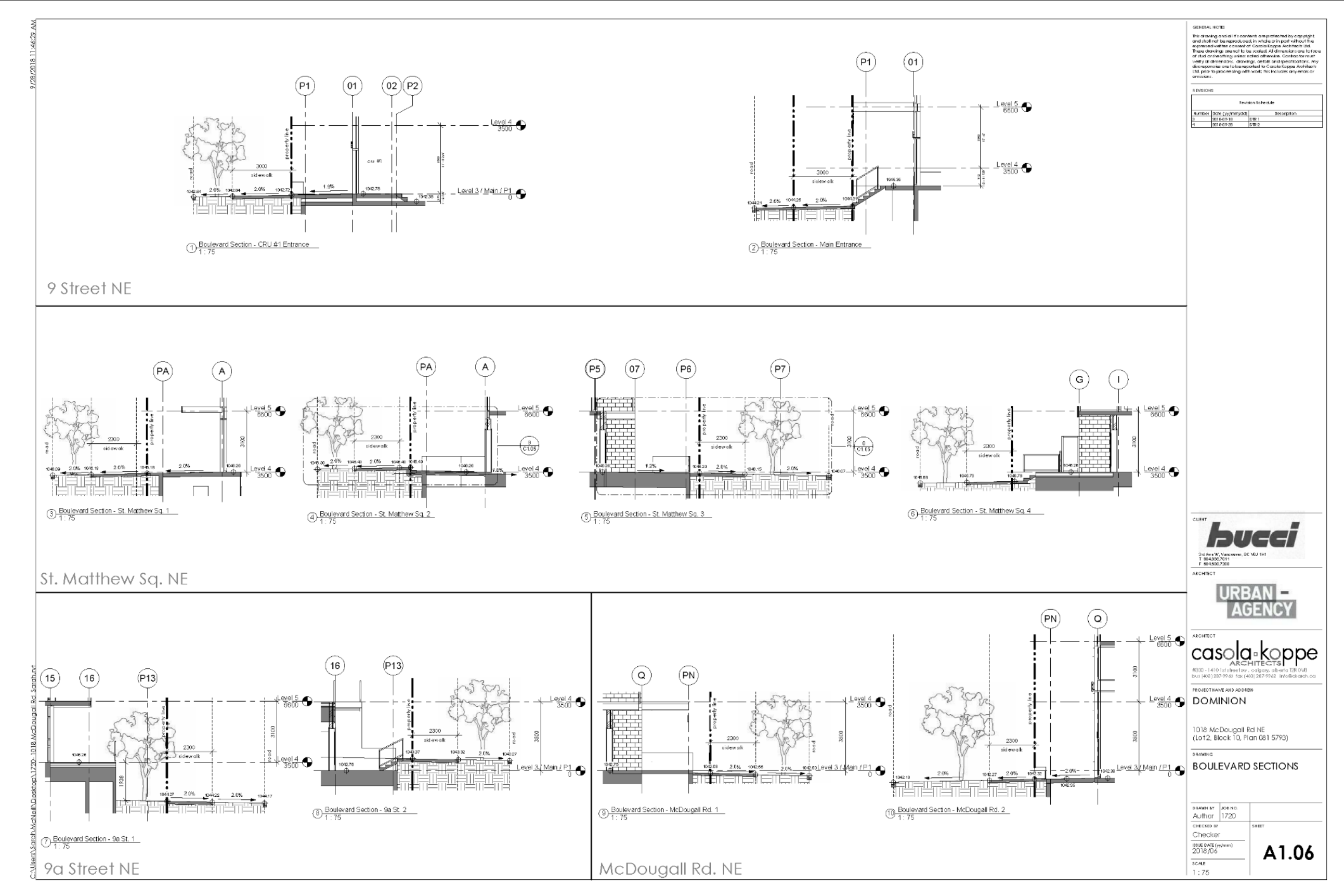
1018 McDougall Rd NE
(Lot 2, Block 10, Plan 081 5793)

DRAWING

SITE DETAILS

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CHECKED BY TC		
ISSUE DATE (yymm) 2018/06		
SCALE As indicated		

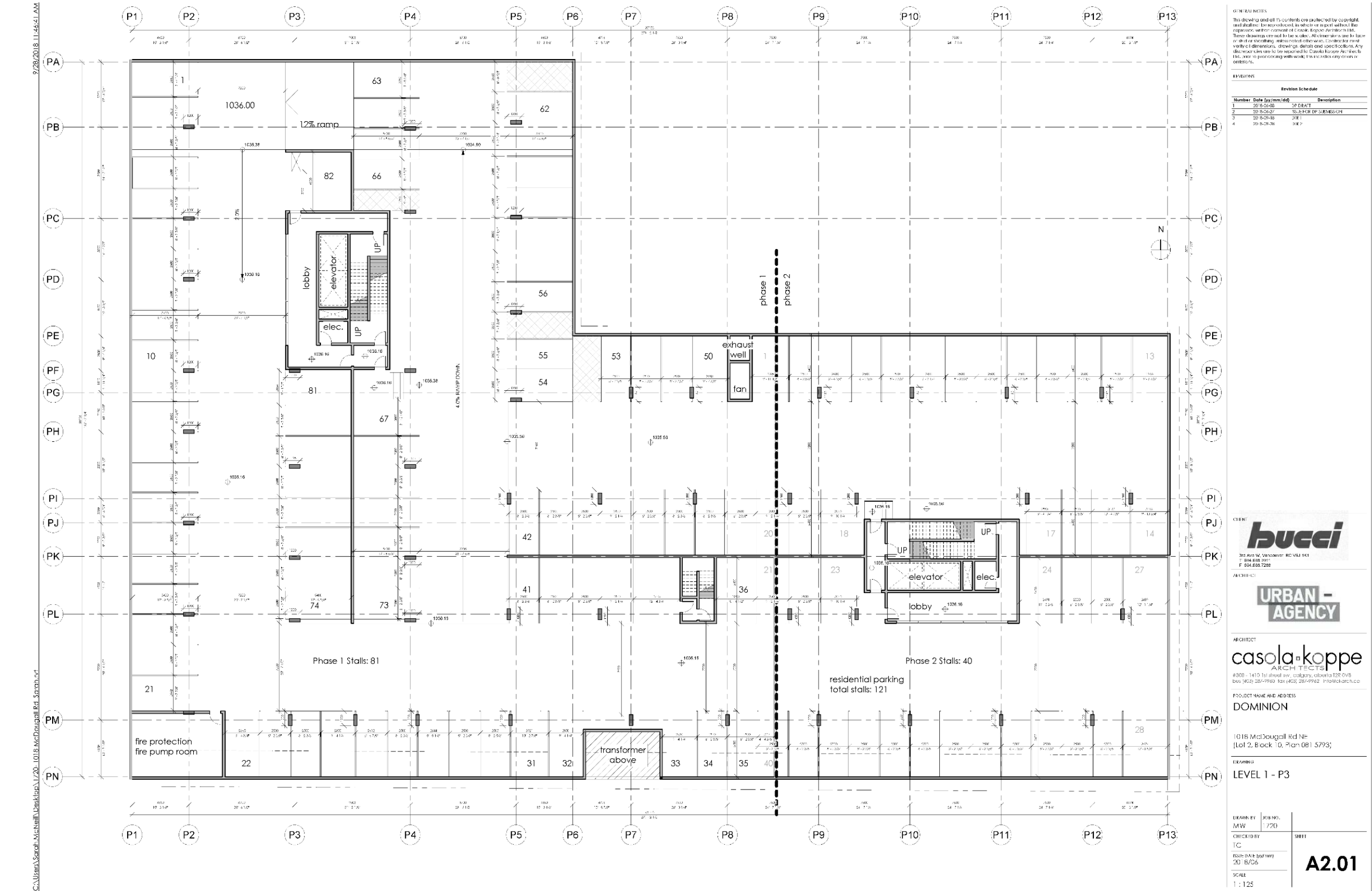
Proposed Development Permit Plans



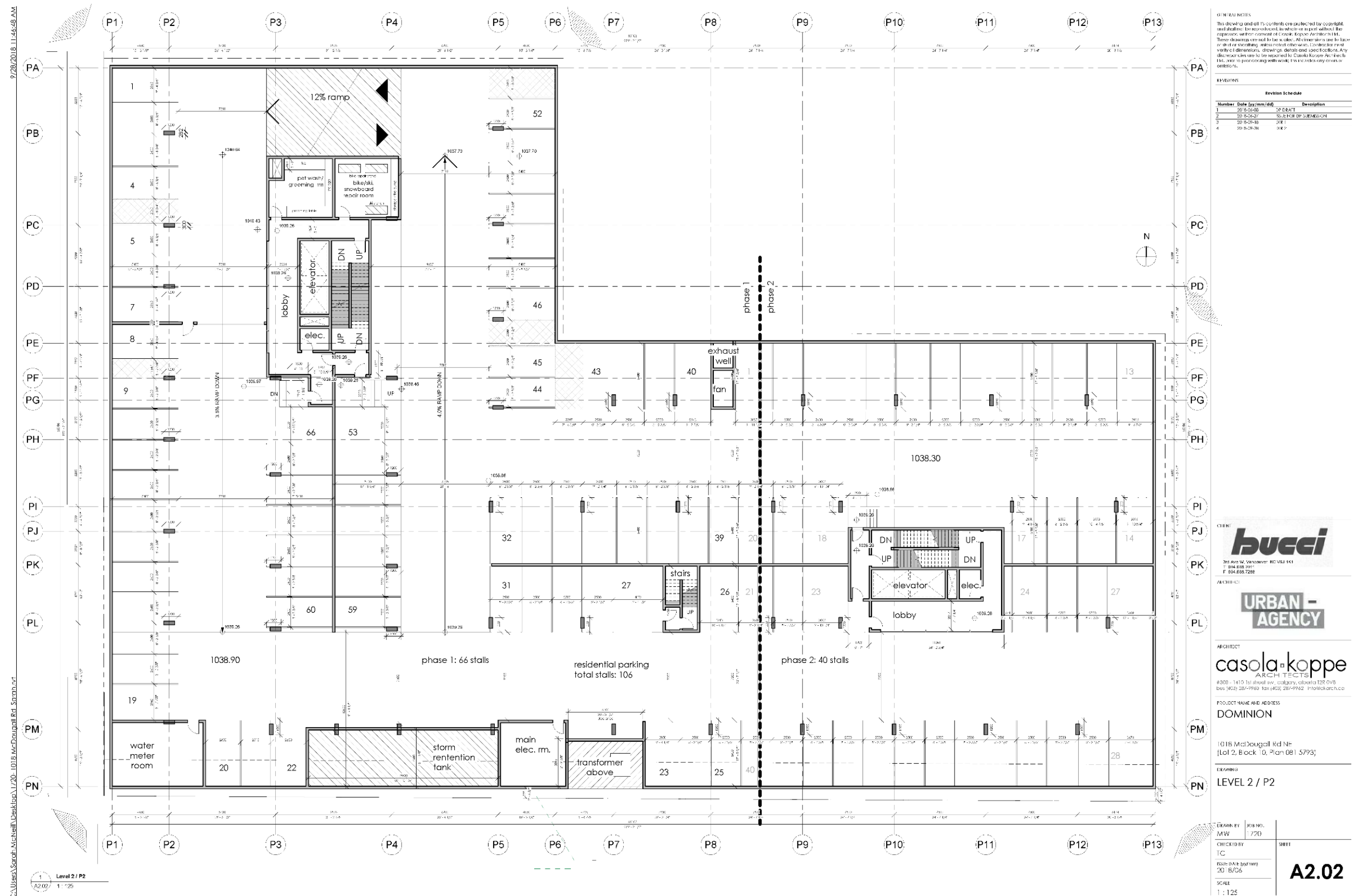
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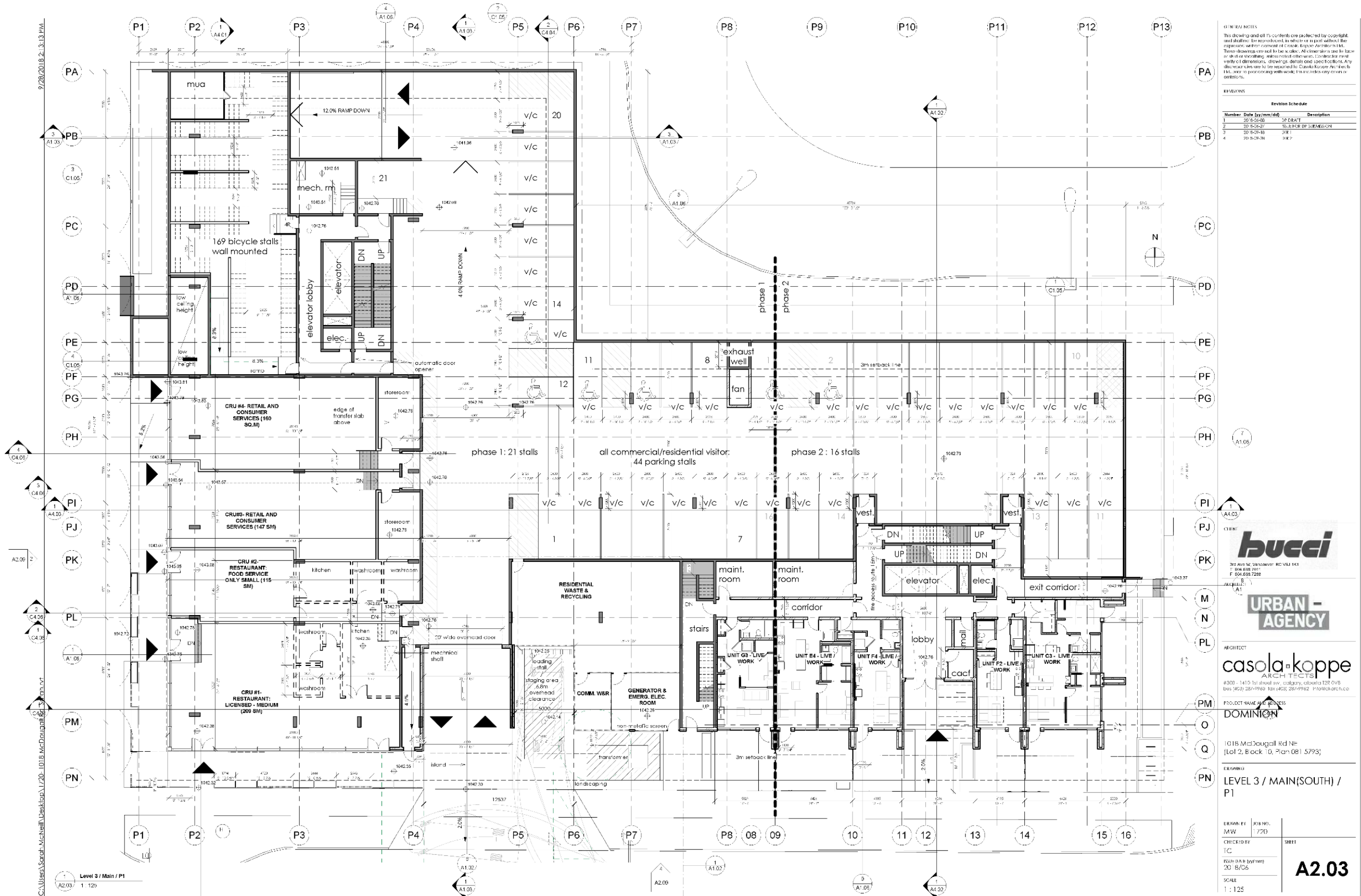
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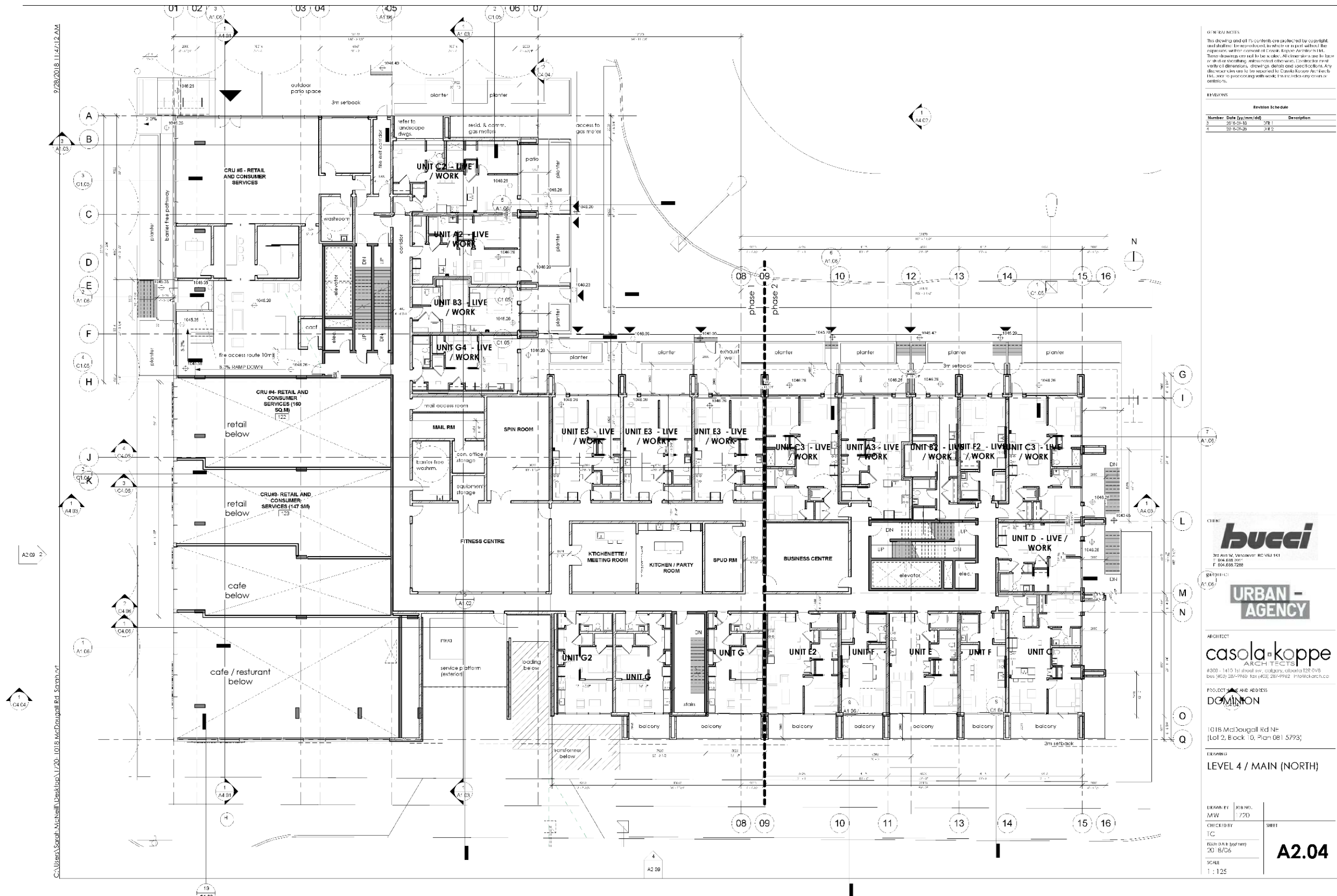
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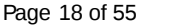


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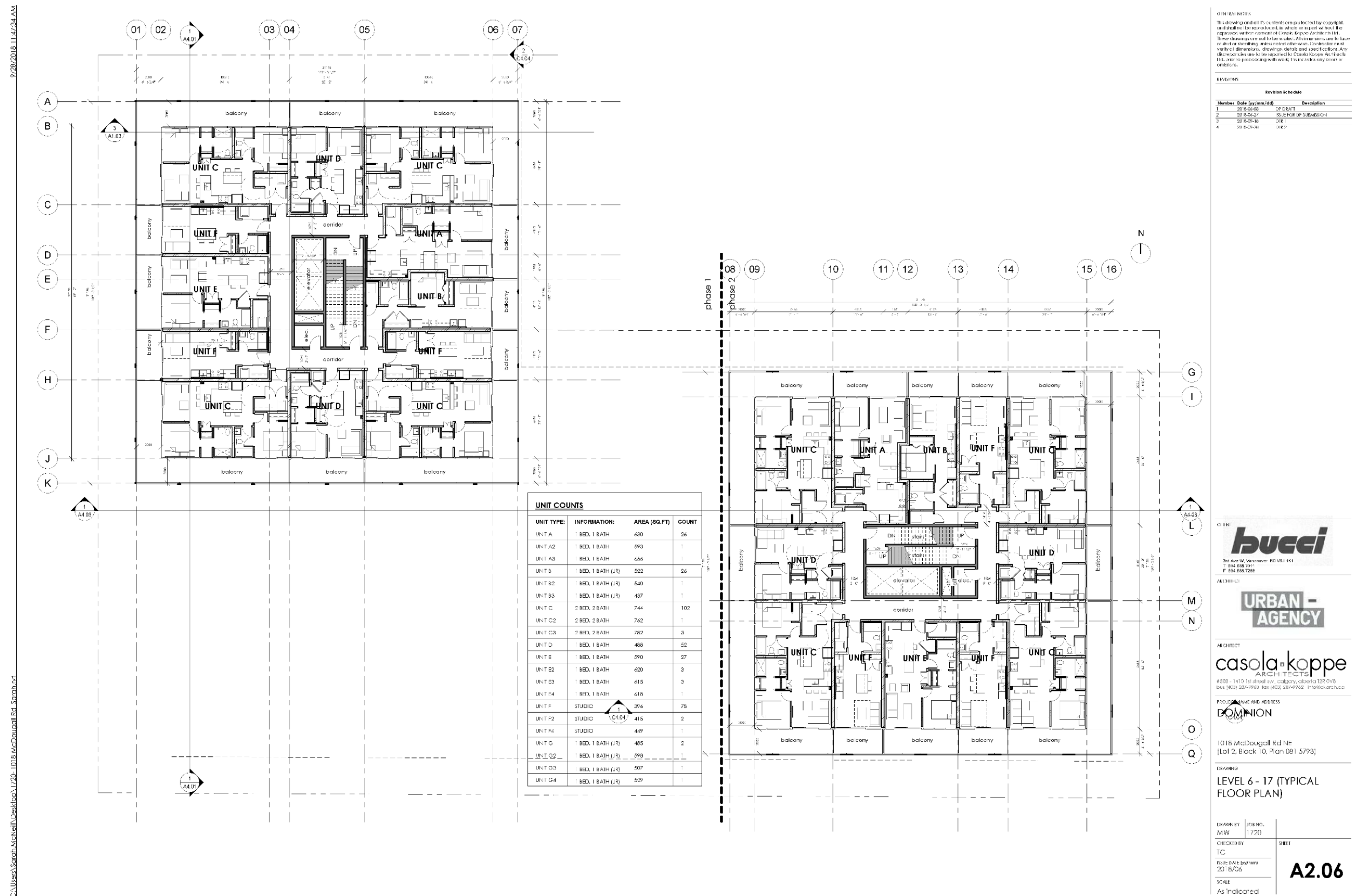


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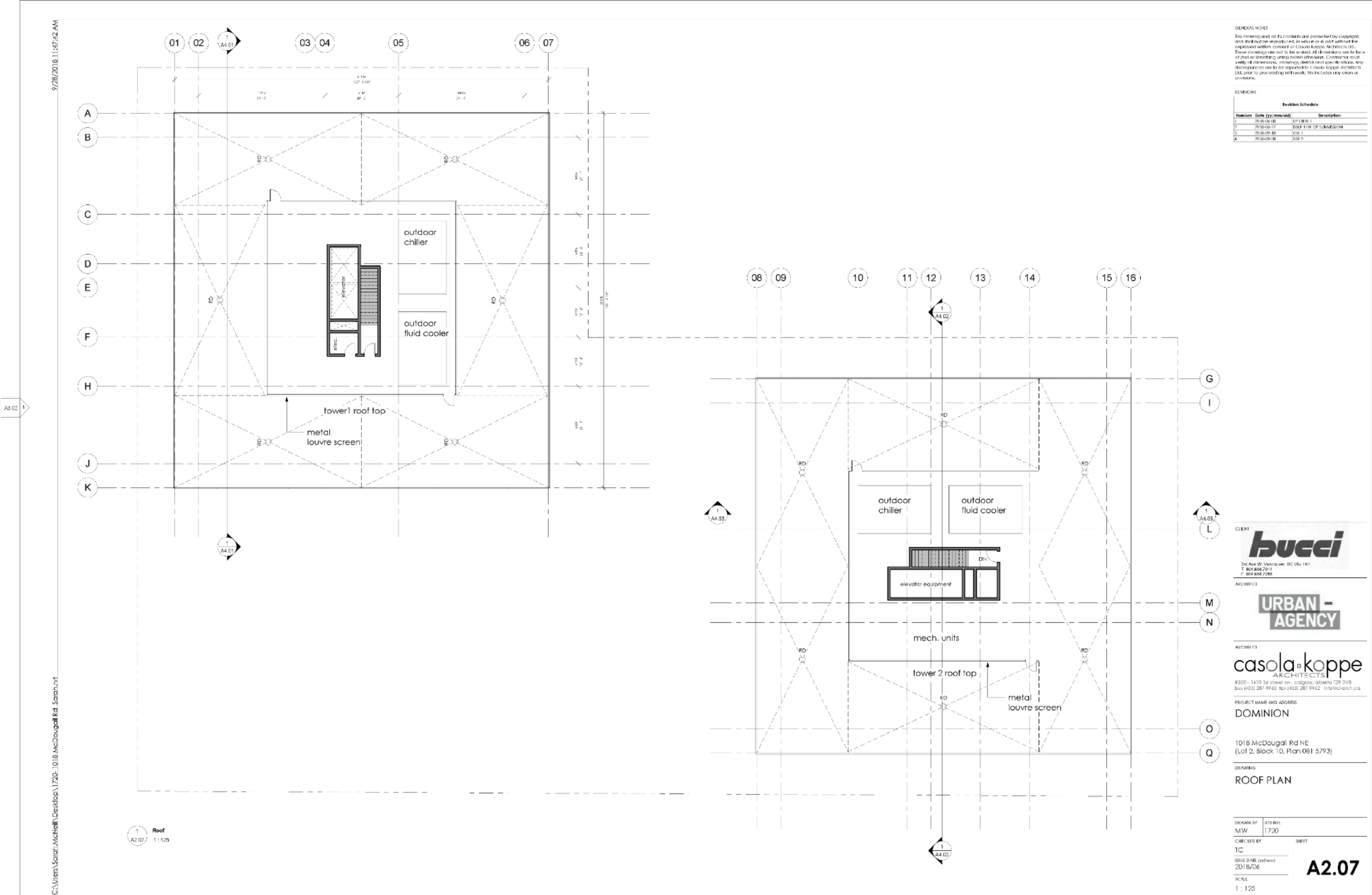




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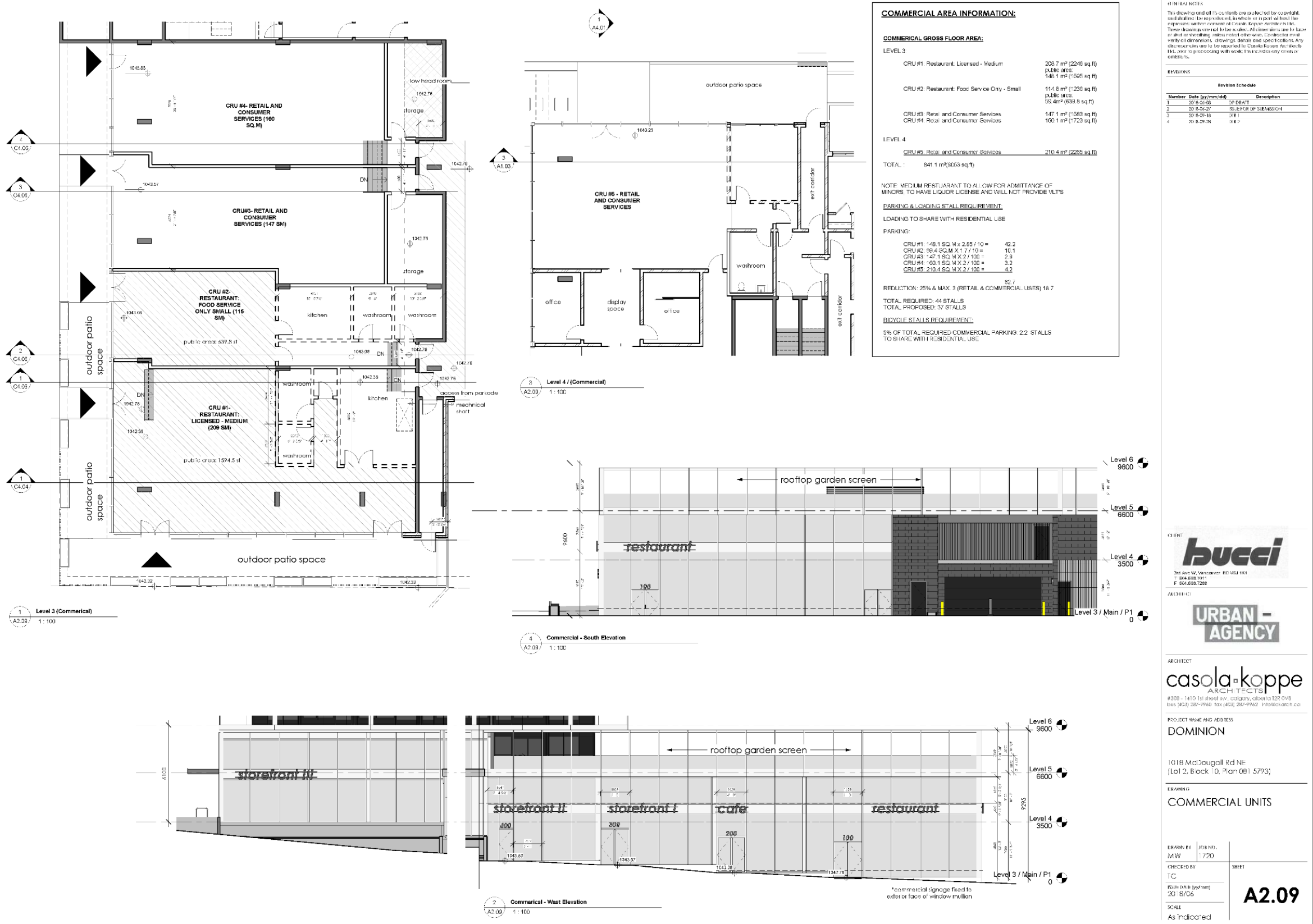


Proposed Development Permit Plans



Proposed Development Permit Plans

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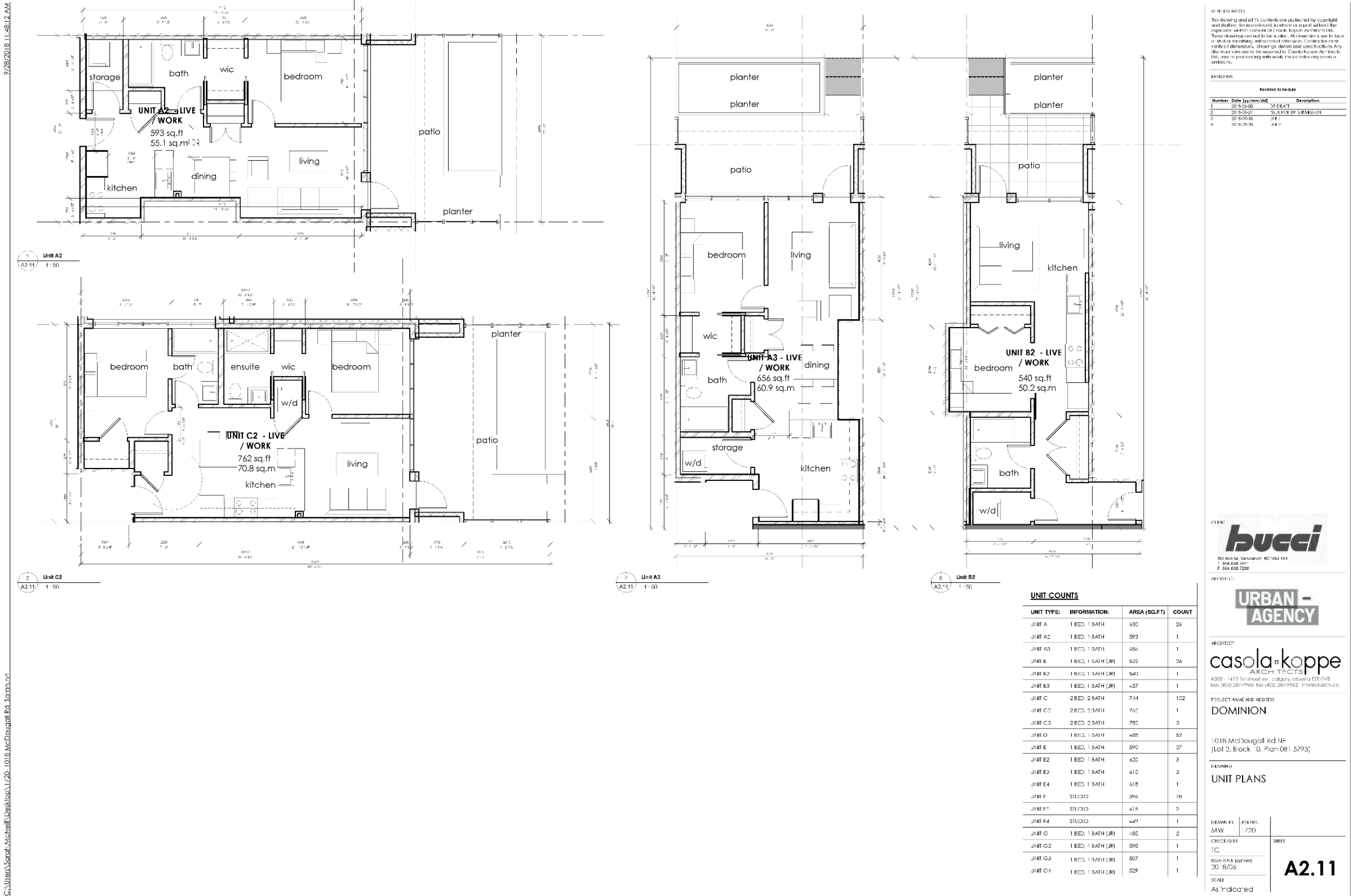


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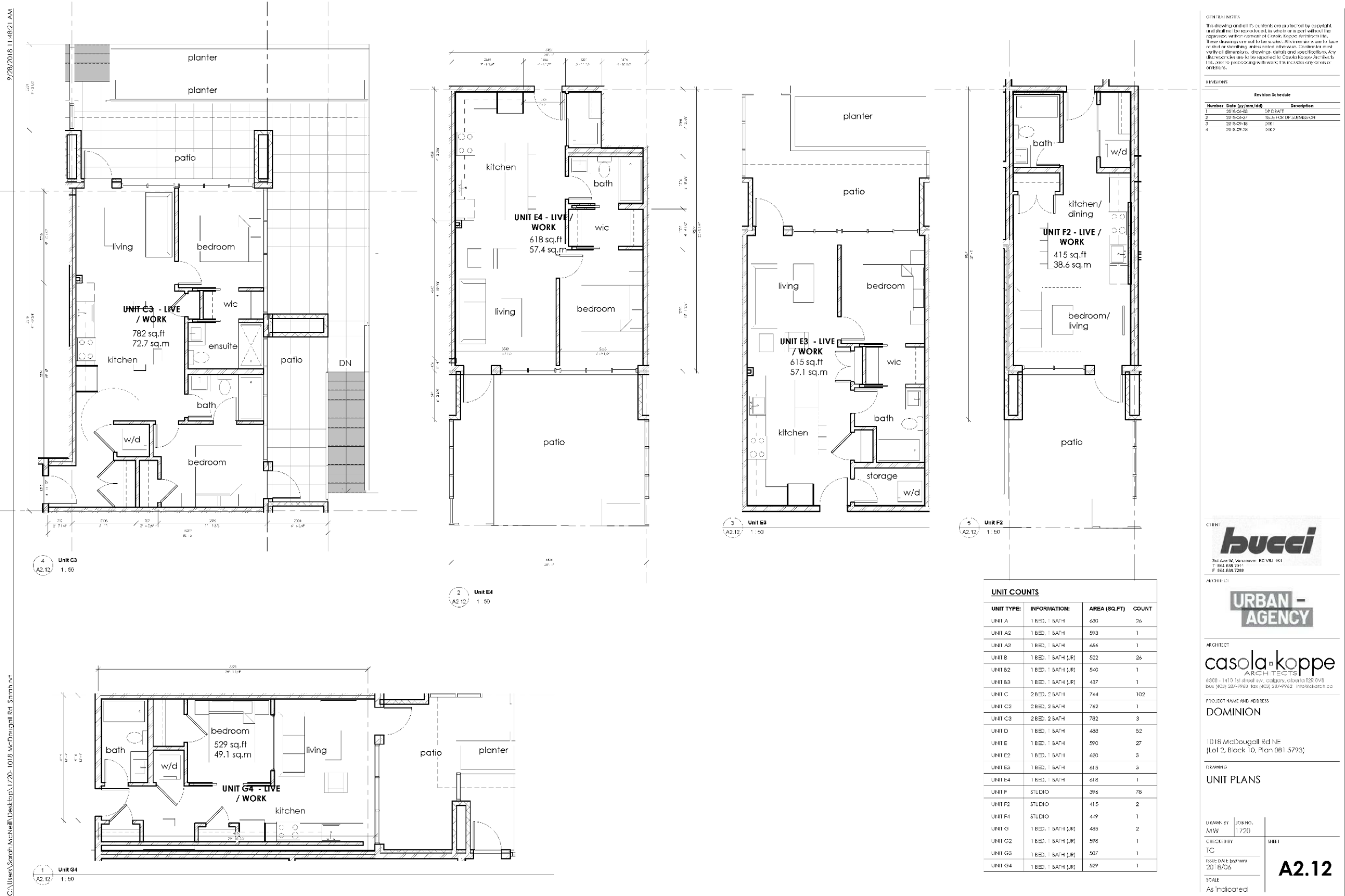
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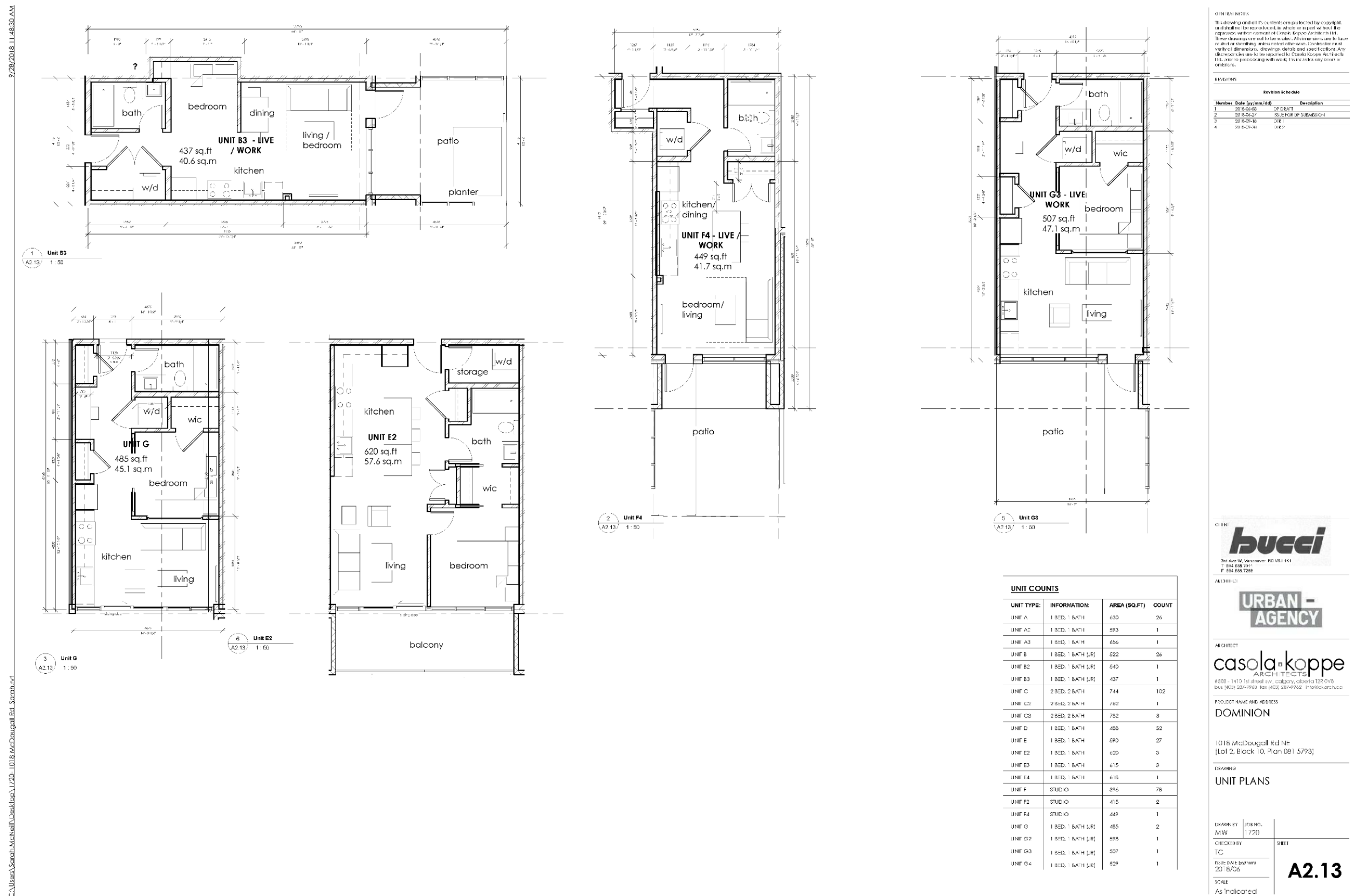
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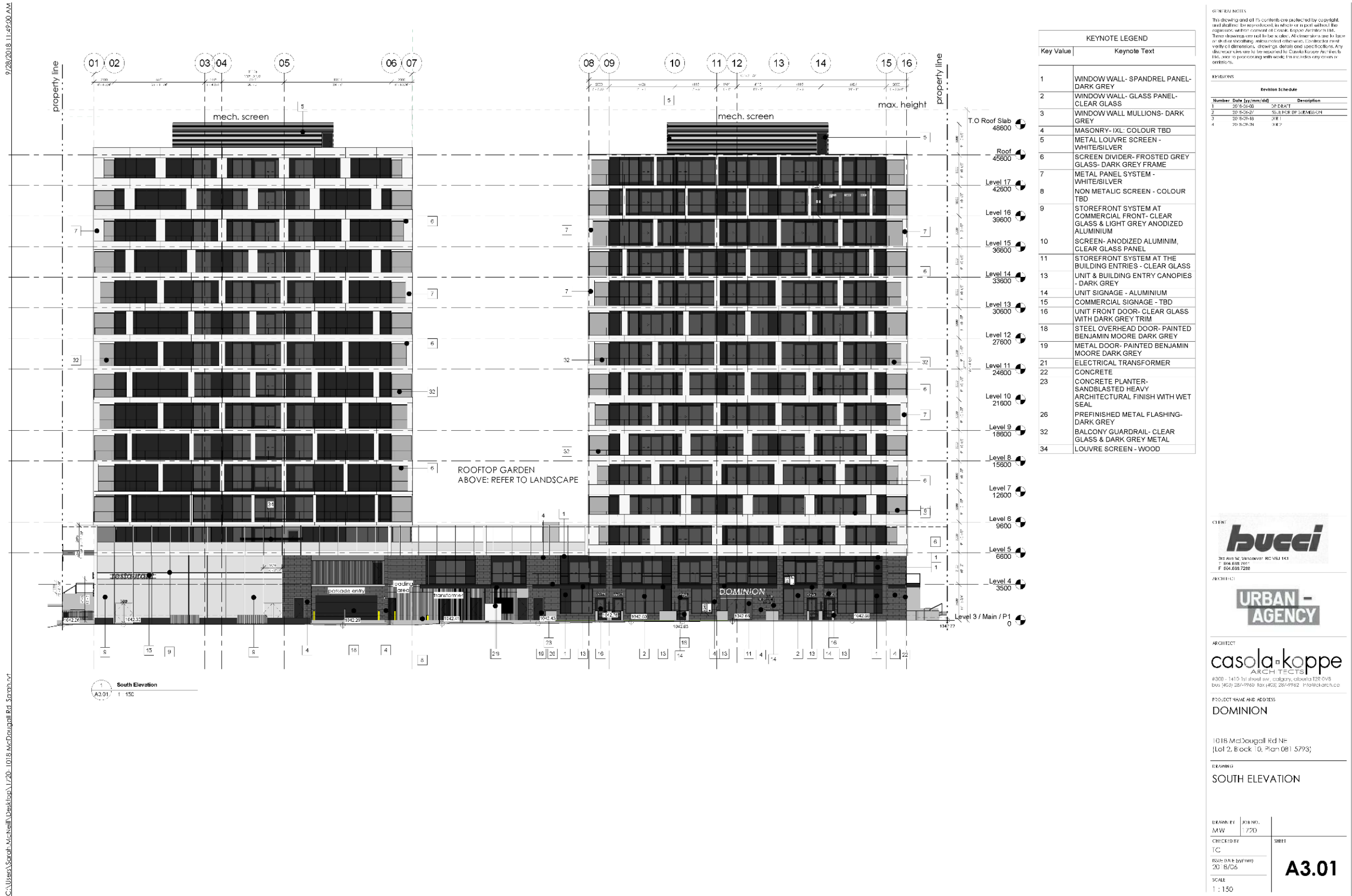
Proposed Development Permit Plans



Proposed Development Permit Plans



Proposed Development Permit Plans

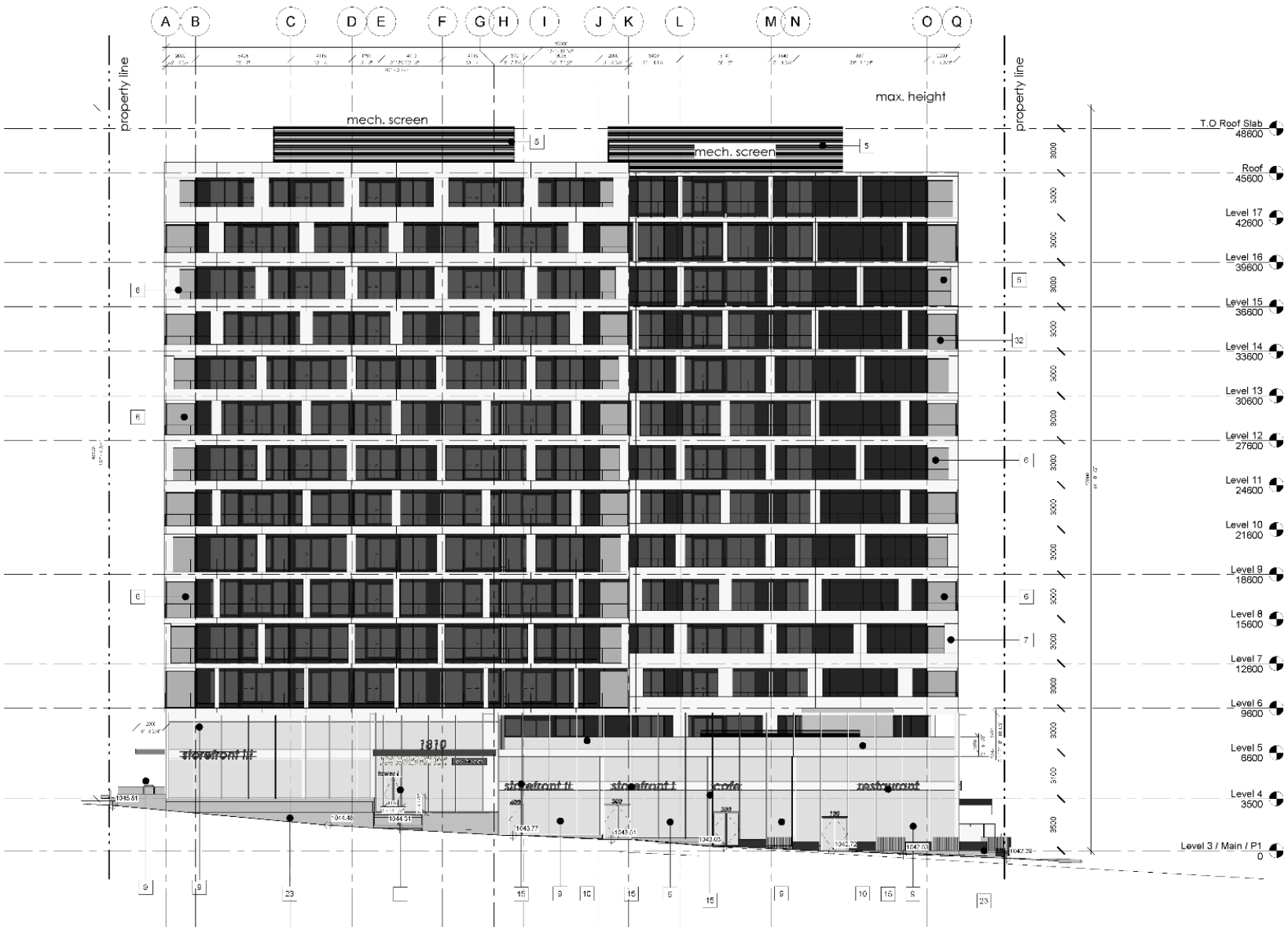


CPC2018-1138 - Attach 1

ISC: UNRESTRICTED

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Proposed Development Permit Plans



KEYNOTE LEGEND	
Key Value	Keynote Text
1	WINDOW WALL- SPANDREL PANEL- DARK GREY
2	WINDOW WALL- GLASS PANEL- CLEAR GLASS
3	WINDOW WALL MULLIONS- DARK GREY
4	MASONRY- IXL- COLOUR TBD
5	METAL LOUVRE SCREEN - WHITE/SILVER
6	SCREEN DIVIDER- FROSTED GREY GLASS- DARK GREY FRAME
7	METAL PANEL SYSTEM - WHITE/SILVER
8	NON METALIC SCREEN - COLOUR TBD
9	STOREFRONT SYSTEM AT COMMERCIAL FRONT- CLEAR GLASS & LIGHT GREY ANODIZED ALUMINIUM
10	SCREEN- ANODIZED ALUMINUM, CLEAR GLASS PANEL
11	STOREFRONT SYSTEM AT THE BUILDING ENTRIES - CLEAR GLASS
13	UNIT & BUILDING ENTRY CANOPIES - DARK GREY
14	UNIT SIGNAGE - ALUMINIUM
15	COMMERCIAL SIGNAGE - TBD
16	UNIT FRONT DOOR- CLEAR GLASS WITH DARK GREY TRIM
18	STEEL OVERHEAD DOOR- PAINTED BENJAMIN MOORE DARK GREY
19	METAL DOOR- PAINTED BENJAMIN MOORE DARK GREY
21	ELECTRICAL TRANSFORMER
22	CONCRETE
23	CONCRETE PLANTER- SANDBLASTED HEAVY ARCHITECTURAL FINISH WITH WET SEAL
26	PREFINISHED METAL FLASHING- DARK GREY
32	BALCONY GUARDRAIL- CLEAR GLASS & DARK GREY METAL
34	LOUVRE SCREEN - WOOD

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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	20/8/2020	2D DRAFT
2	20/8/2020	SUBMIT FOR SUBMISSION
3	20/8/2020	2D D
4	20/8/2020	3D P



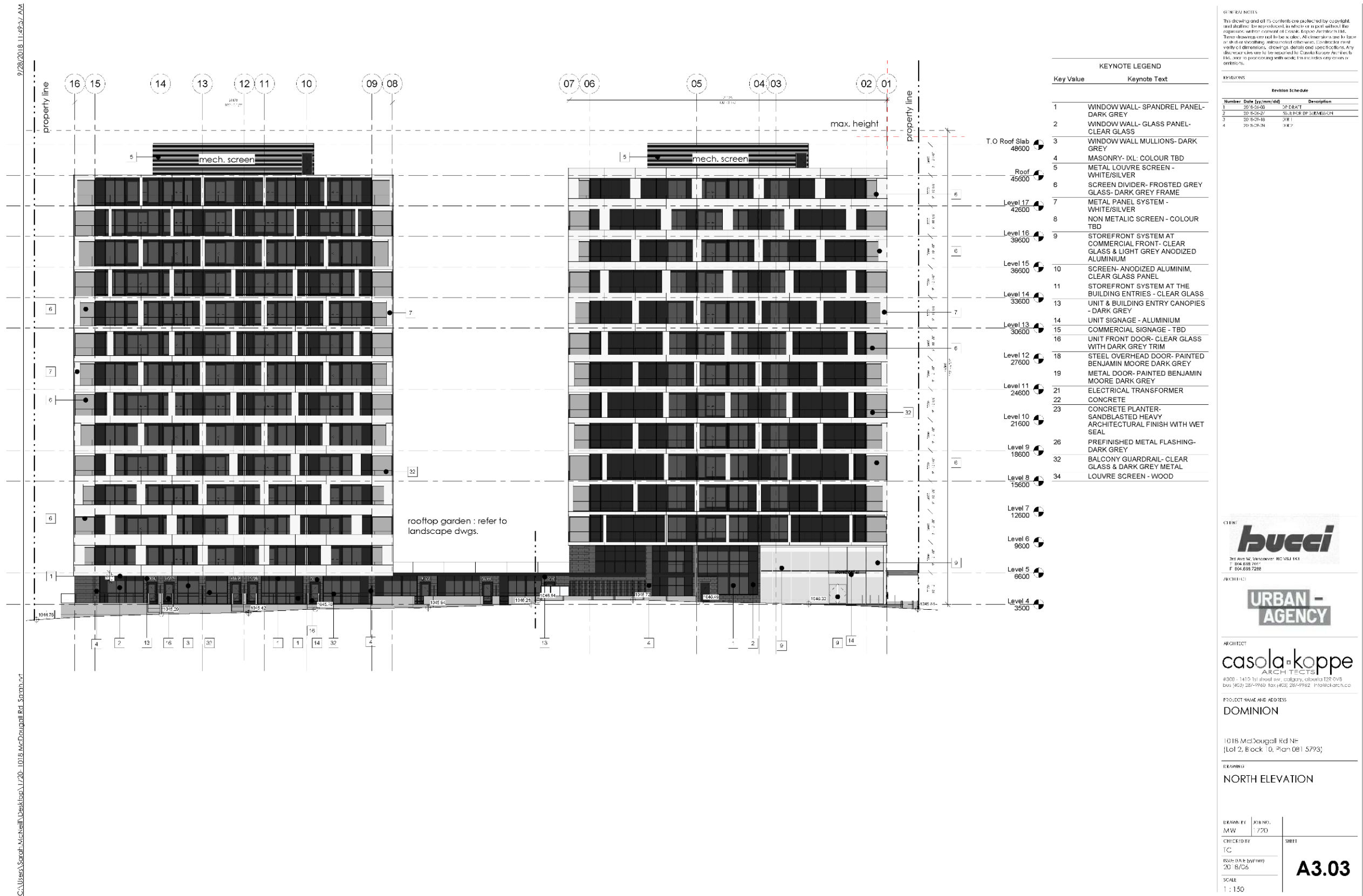
PROJECT NAME AND ADDRESS
DOMINION

1018 McDougall Rd NE
[Lot 2, Block 10, Plan 081 5793]

DRAWING
WEST ELEVATION

DRAWN BY MW	JOB NO. 1770	A3.02
CHECKED BY TC	DATE DATE (yy/mm/dd) 20/8/20	
SCALE 1 : 150	SHEET	

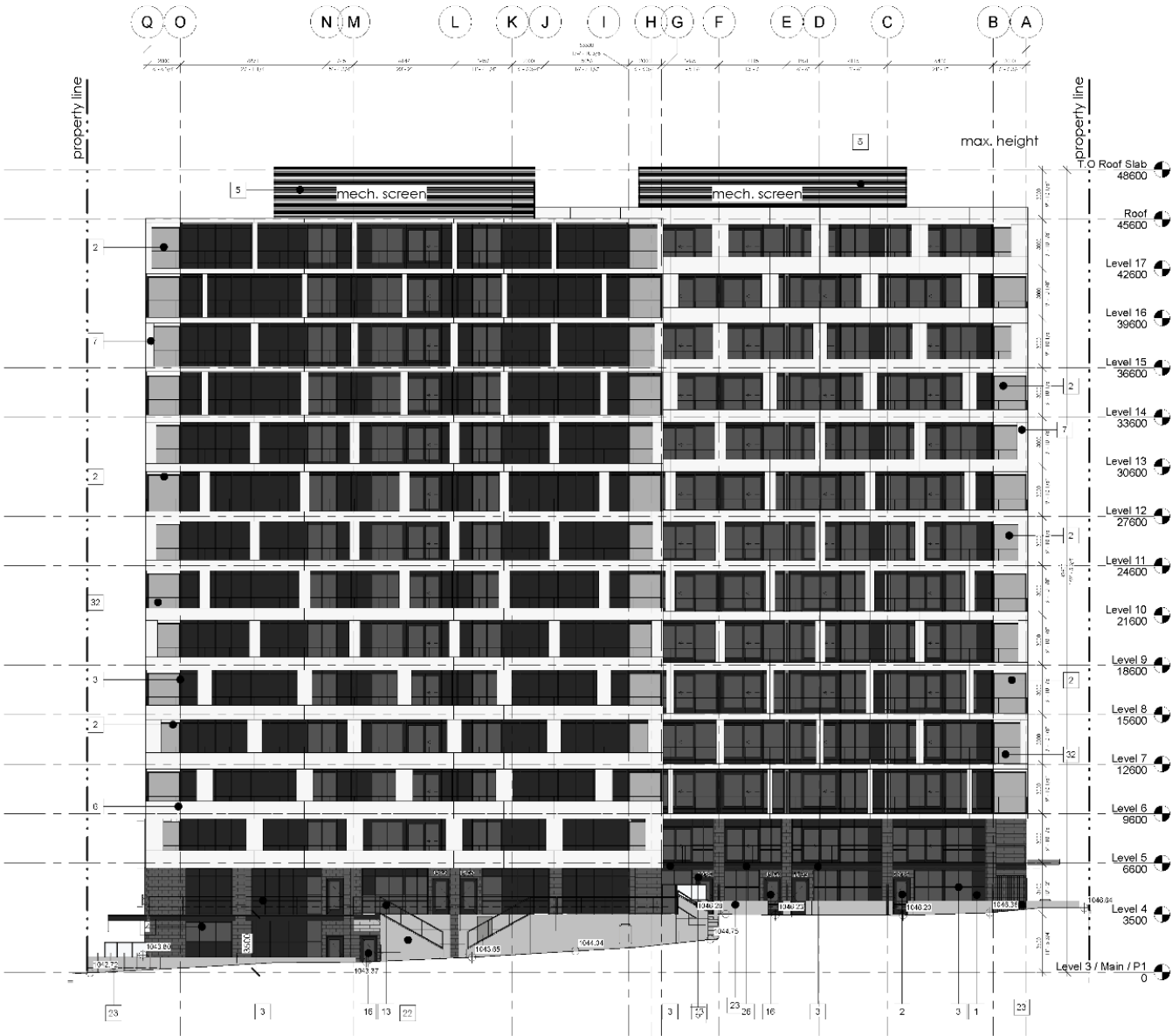
Proposed Development Permit Plans



Proposed Development Permit Plans

9/28/2018 11:50:28 AM

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KEYNOTE LEGEND	
Key Value	Keynote Text
1	WINDOW WALL- SPANDREL PANEL- DARK GREY
2	WINDOW WALL- GLASS PANEL- CLEAR GLASS
3	WINDOW WALL MULLIONS- DARK GREY
4	MASONRY- IXL: COLOUR TBD
5	METAL LOUVRE SCREEN - WHITE/SILVER
6	SCREEN DIVIDER- FROSTED GREY GLASS- DARK GREY FRAME
7	METAL PANEL SYSTEM - WHITE/SILVER
8	NON METALIC SCREEN - COLOUR TBD
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21	ELECTRICAL TRANSFORMER CONCRETE
23	CONCRETE PLANTER- SANDBLASTED HEAVY ARCHITECTURAL FINISH WITH WET SEAL
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34	LOUVRE SCREEN - WOOD

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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	20-8-26-26	2D DRAFT
2	20-8-26-27	SUBMIT FOR SUBMISSION
3	20-8-26-28	2D P
4	20-8-26-29	3D P



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PROJECT NAME AND ADDRESS
DOMINION

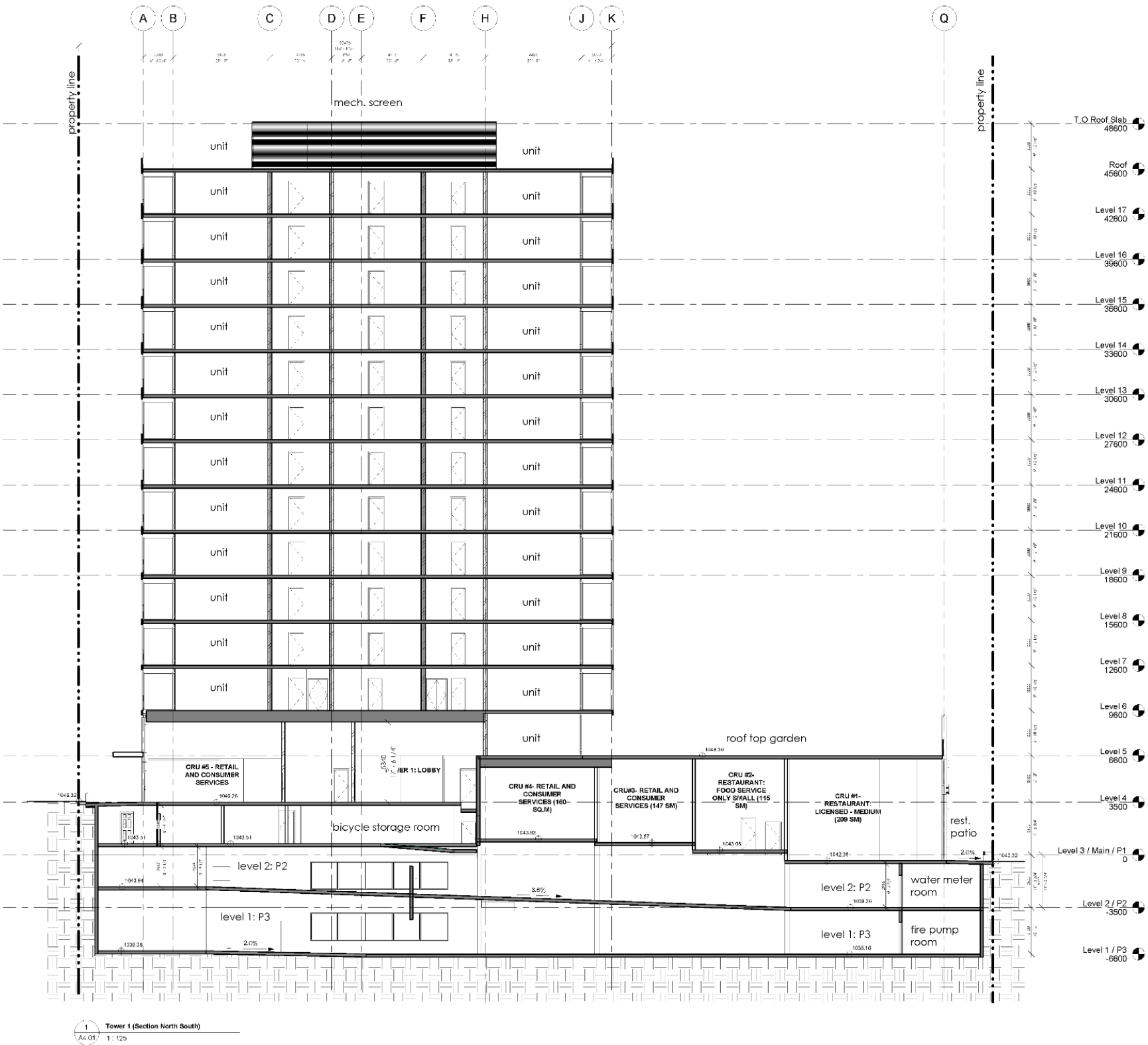
1018 McDougall Rd NE
[Lot 2, Block 10, Plan 081 5793]

DRAWING
EAST ELEVATION

DRAWN BY MW	JOB NO. 1770	SHEET A3.04
CHECKED BY TC	DATE DATE (yy/mm/dd) 20/8/26	
SCALE 1:150		

Proposed Development Permit Plans

9/28/2018 11:50:31 AM
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REVISIONS		
Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	20-05-20	FOR DEPT
2	20-05-20	SUBMIT FOR SUBMISSION
3	20-05-20	FOR DEPT
4	20-05-20	FOR DEPT

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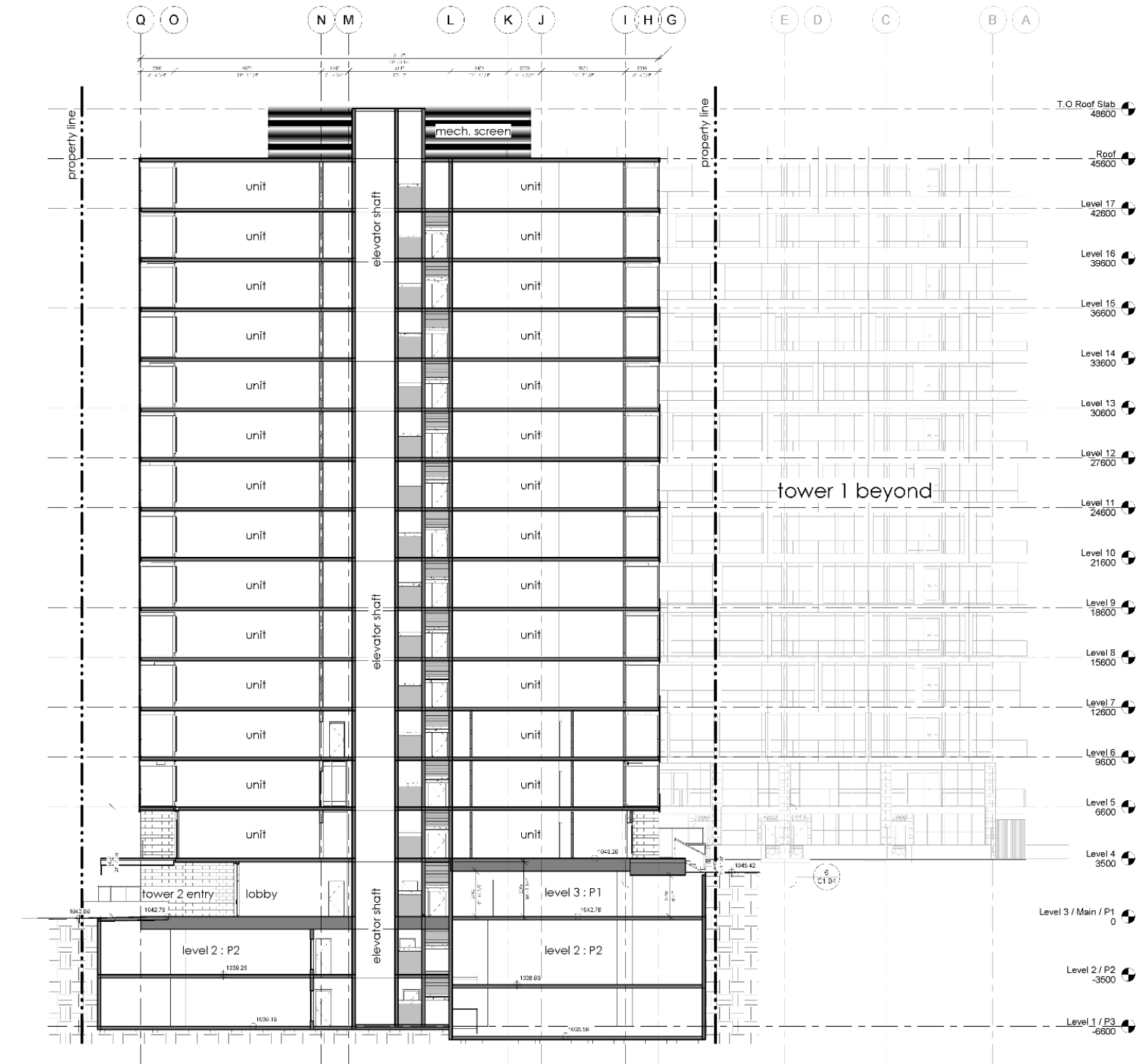
PROJECT NAME AND ADDRESS
DOMINION

1018 McDougall Rd NE
[Lot 2, Block 10, Plan 081 5793]

DRAWING
**BUILDING SECTIONS
(TOWER 1)**

DRAWN BY MW	JOB NO. 1770
CHECKED BY TC	SHEET
DATE DATE (yy/mm/dd) 20/05/20	
SCALE 1:125	A4.01

Proposed Development Permit Plans



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REVISIONS

Revision Schedule

Number	Date (yy/mm/dd)	Description
1	2018-06-08	DP DRAFT
2	2018-06-27	ISSUE FOR DP SUBMISSION
3	2018-09-18	DIR 1
4	2018-09-28	DIR 2

CLIENT

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PROJECT NAME AND ADDRESS

DOMINION

1018 McDougall Rd NE
[Lot 2, Block 10, Plan 08] 5793;

DRAWING

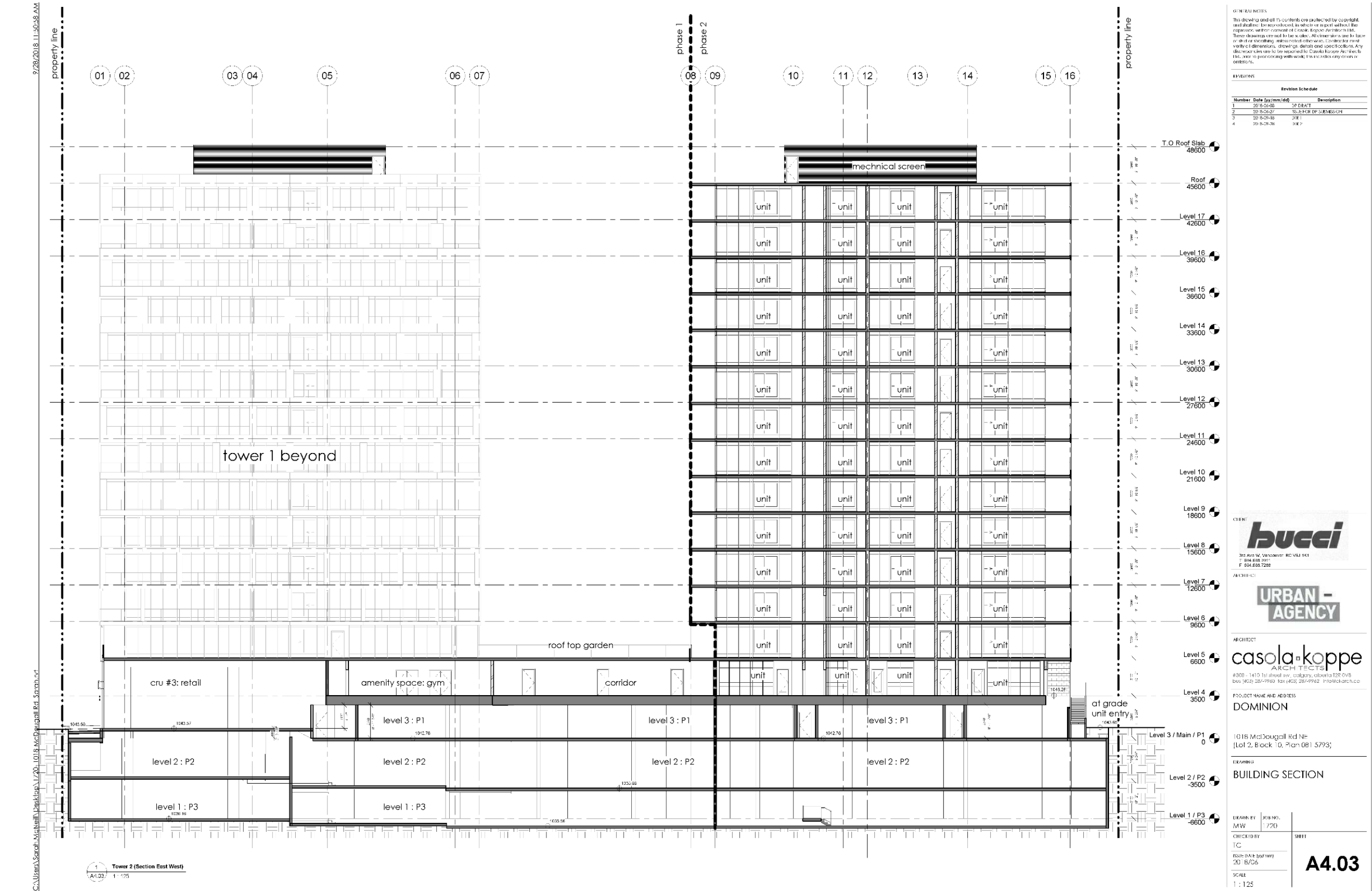
BUILDING SECTION (TOWER 2)

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CHECKED BY TC	

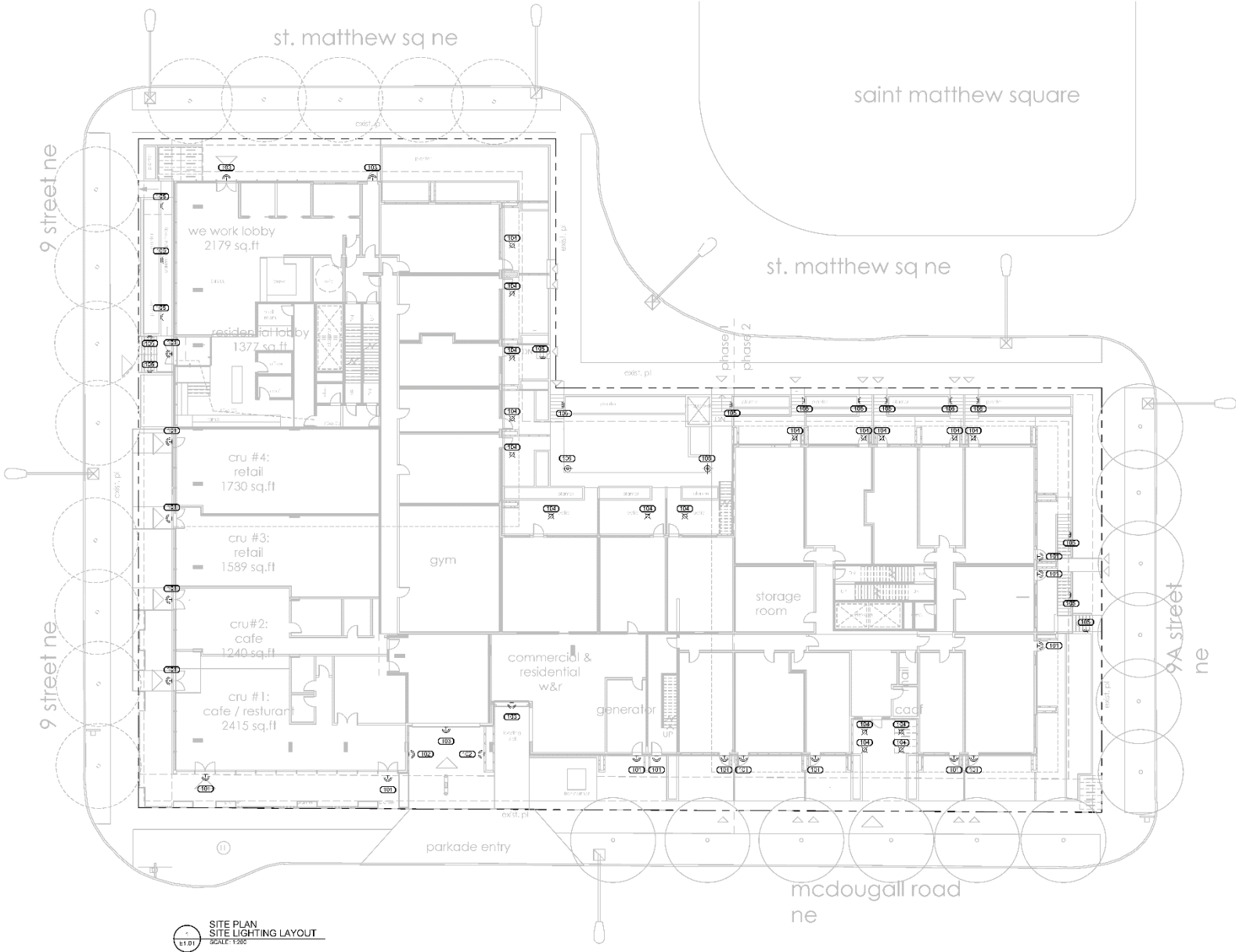
A4.02

SCALE
1 : 125

Proposed Development Permit Plans



Proposed Development Permit Plans



EXTERIOR LIGHTING SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURES DATA CODE NUMBER	LAMP	LUMENS	QUANTITY	TOTAL WATTS	REMARKS
CAN	MAIN ENTRANCE WALL LIGHT	JETHICA	WSTLED P2 50K VV INVOLT DELONG	25W LED	3500	17	51600	WALL 125
CAN	PARKADE STAMP LIGHT	RFGA	72 7449	15 500w	500	2	6 8	FFCF GSFDF 170
CAN	BAY DOOR WALL LIGHT	LI HONNA	D58MY LSL-1043D-30K1-30+INVOL-HIS-OSLUD	20W LED	2510	4	800	WALL 120
CAN	ENTRANCE THROUGH LIGHT	JOVED	DOUGHLIN L43SS2DS33 REFLECTOR 4X6-CORE	12 2W LED	1300	15	15800	NECESSED 120
CAN	PLASTER EYE LIGHT	PUPALCOE	PIEP 8P 11NVS PALI-LUNA	1 1m led				NECESSED 120
CAN	BOLLARD LIGHT	JETHICA	GSBLLED 120 30K ASY INVOLT HIS OSCLD	15W LED	1263	2	2508	BOLLARD 120

GENERAL NOTES

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2018-06-26	SFC LIGHTING PLAN ISSUED FOR DP

CONSULTANT



PROJECT #2018-011

AECI BPC

casola-koppe
ARCHITECTS

#300 1410 1st street sw, calgary, alberta T2R 0V8
bus (403) 787-9960 fax (403) 787-9967 info@edkarch.ca

PROJECT NAME AND ADDRESS

Dominion

1018 McDougall Rd NE

128A/CINX

SITE PLAN

SITE LIGHTING LAYOUT

DRAWN BY M.T	KOB NG 1720
-----------------	----------------

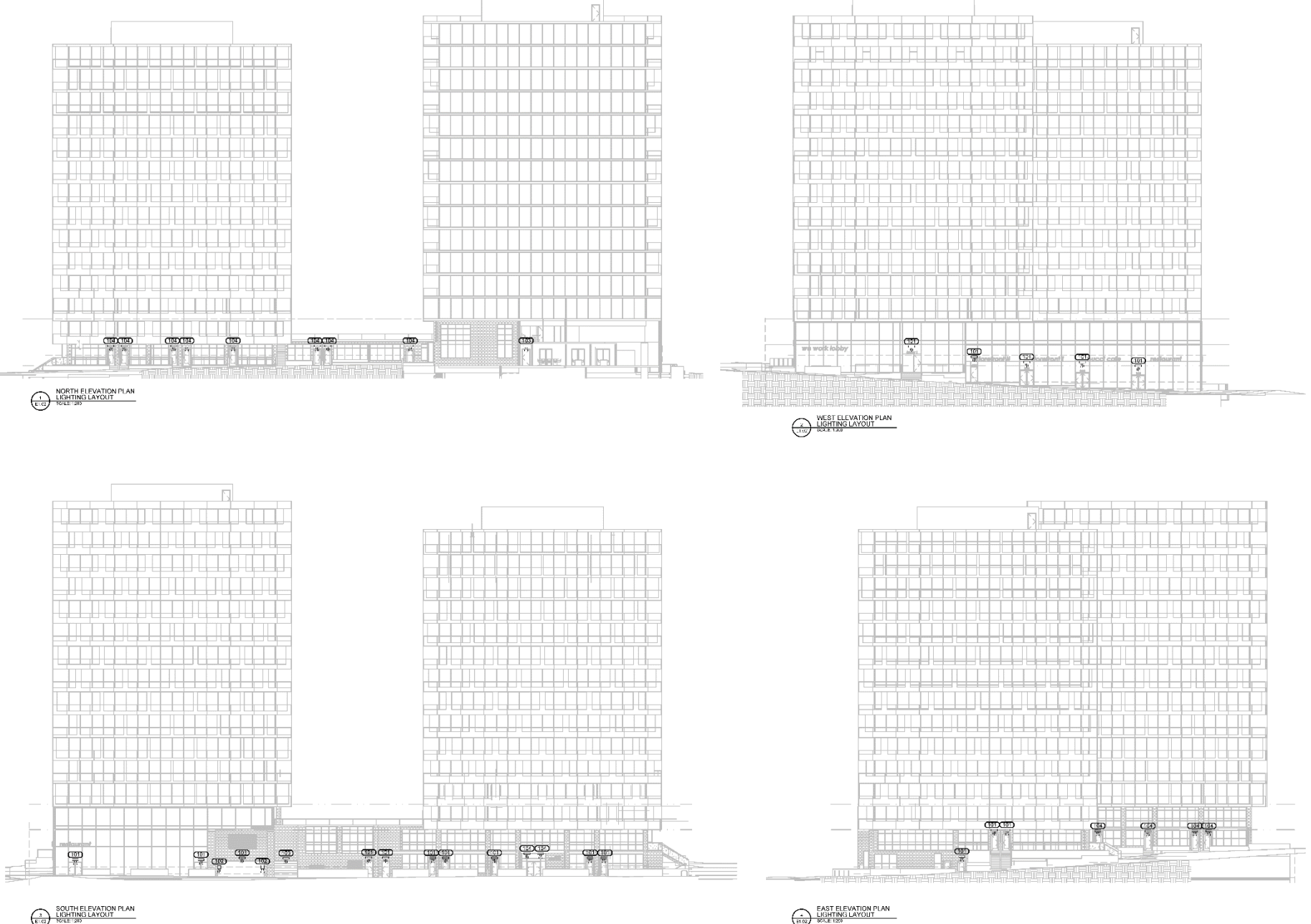
J.P./K.V./R.J.

ISSUE DATE 17
2018/06

SCALE
AS STATED

E1.01

Proposed Development Permit Plans



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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2012-06-26	SITE LIGHTING PLAN ISSUED FOR DP

CONSULTANT



PROJECT #2018-016

ARCHITECT

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ARCHITECTS
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PROJECT NAME AND ADDRESS

Dominion

1018 McDougall Rd NE

DRAW NC

ELEVATION PLAN
LIGHTING LAYOUT

DRAWN BY M.T	JOB NO. 1720	SHEET E1.02
CHECKED BY J.P.K.V./R.J		
ISSUE DATE (yy/mm) 2018/06		
SCALE AS STATED		

Proposed Development Permit Plans

D O M I N I O N



DRAWING LIST

- L-0 COVER PAGE
- L-1 SITE PLAN
- L-2 PLANTING PLAN
- L-3 PUBLIC PLAZA (ENLARGED)
- L-4 ST MATHEWS SQUARE ENLARGED
- L-5 WALLS GRADES AND HARDSCAPE
- L-6 SITE LIGHTING
- L-7 ROOF TOP GARDEN
- L-8 ROOF TOP PLANTING
- L-9 ROOF TOP LIGHTING
- L-10 ROOF TOP SEATING
- L-11 DETAILS
- L-12 SPECIFICATIONS

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2018.01.01	REVISED DDP SUBMISSION	TC
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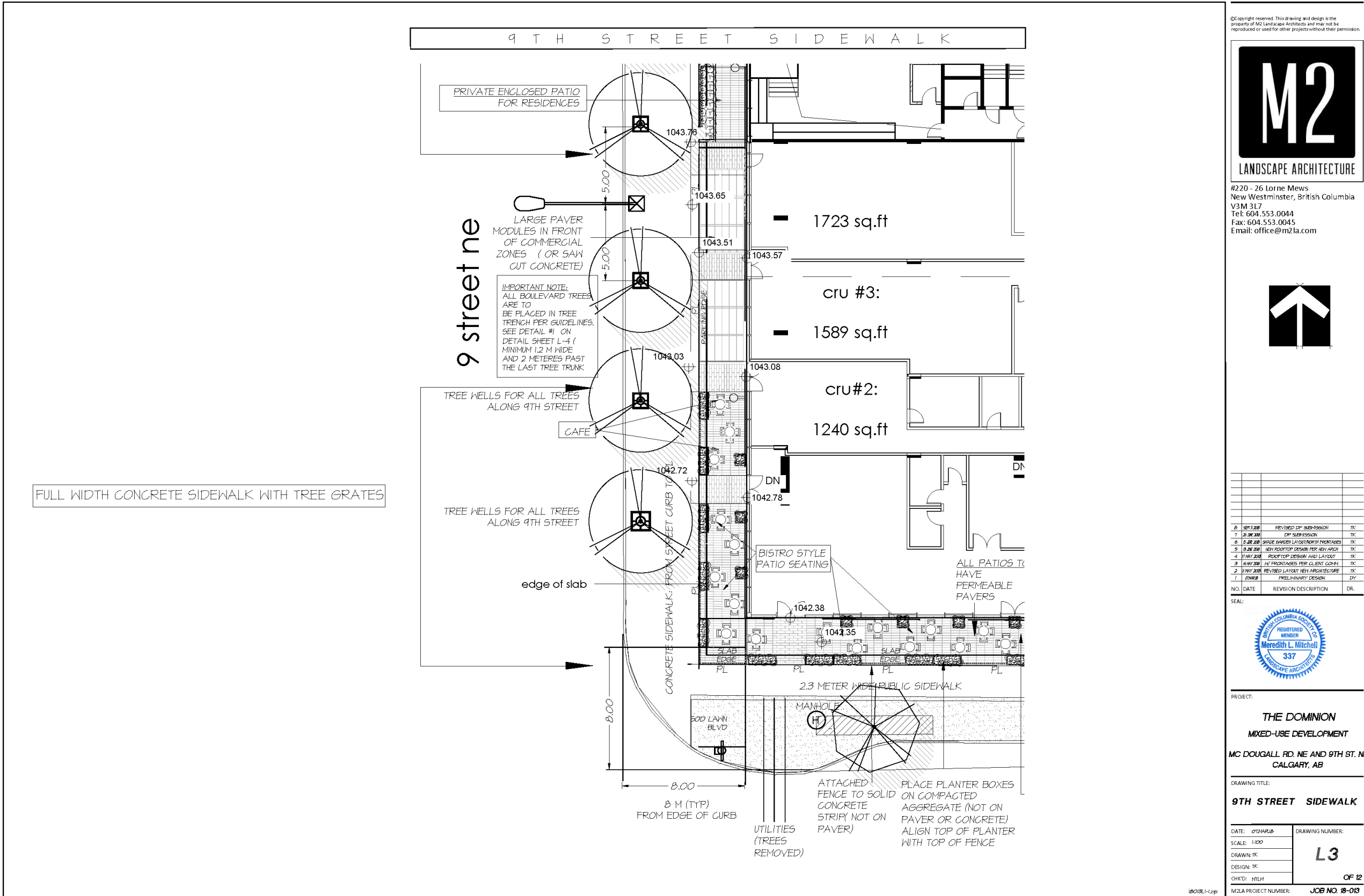
PROJECT:
THE DOMINION
MIXED-USE DEVELOPMENT
MC DOUGALL RD. NE AND 9TH ST. NE
CALGARY, AB

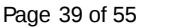
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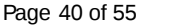
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DESIGN BY:	
CHECKED: MLH	OF 12
M2LA PROJECT NUMBER:	JOB NO. 18-018

180516-1-12p

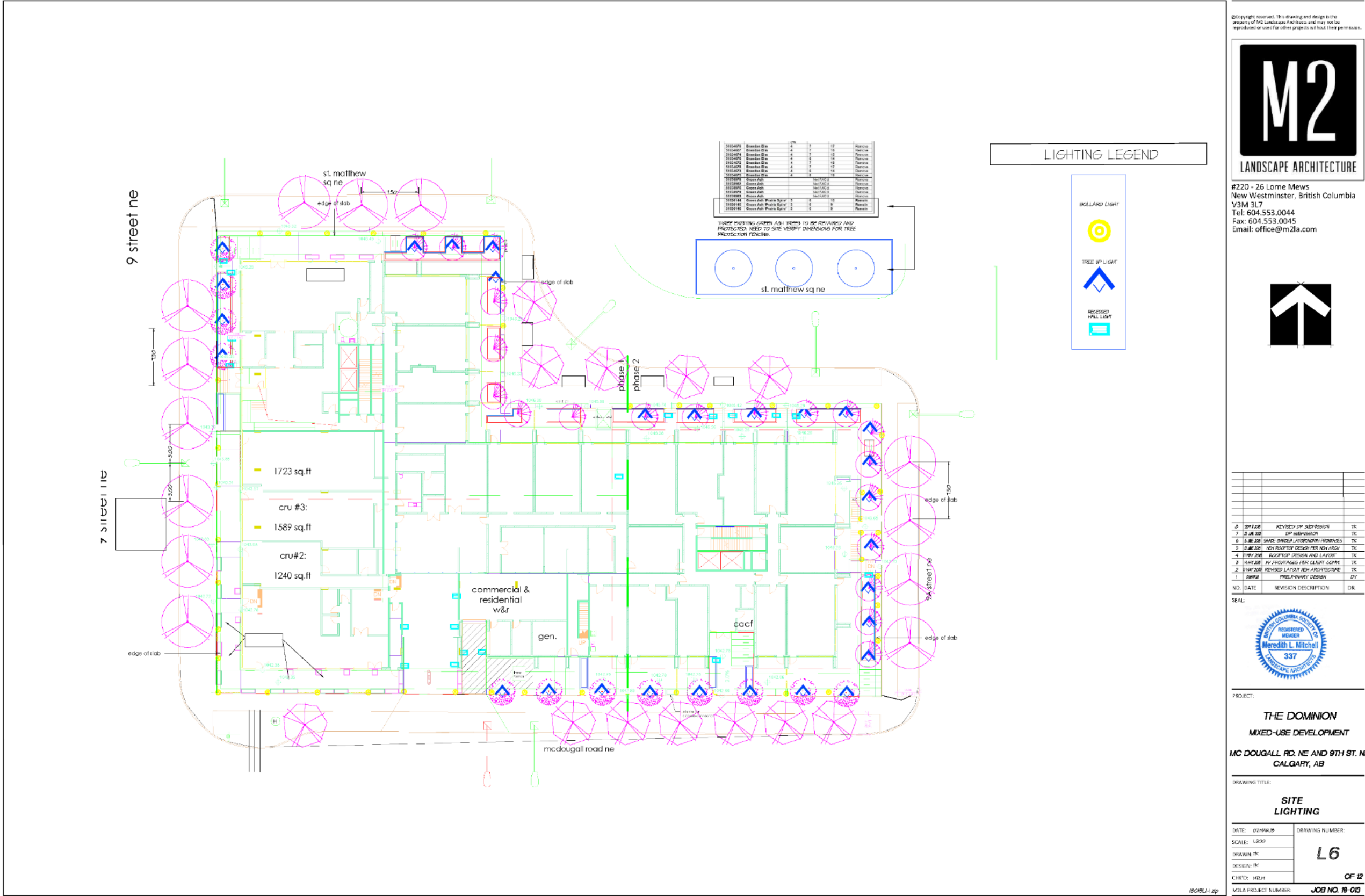
Proposed Development Permit Plans







Proposed Development Permit Plans



Proposed Development Permit Plans



6" DEEP PLANTING TO PARAPET WALL:
ALSO SHOWING ORNAMENTAL GRASSES

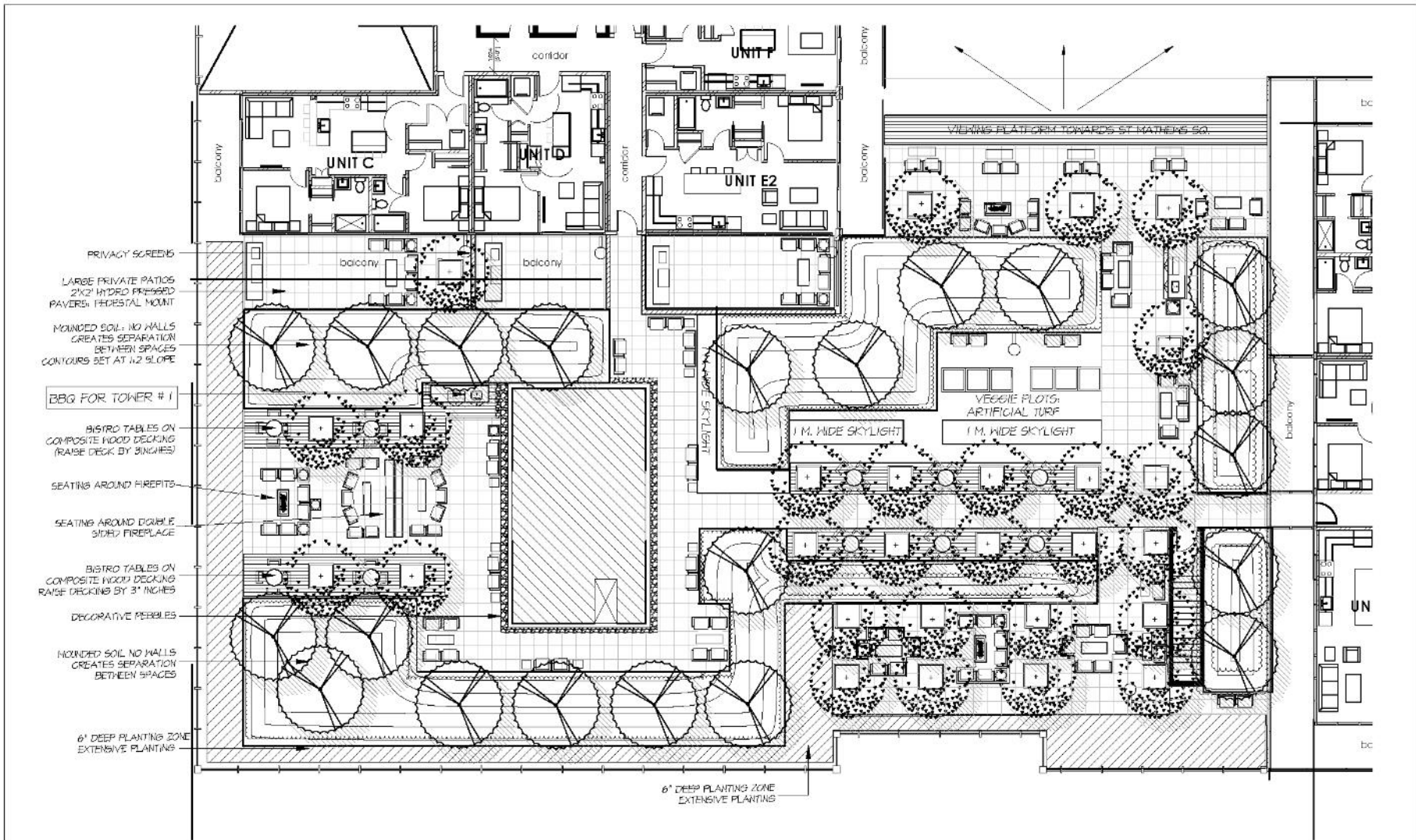


BISTRO TABLES ON COMPOSITE WOOD DECKING
WITH DECORATIVE PEBBLES AND GRASSES



MOUND SOIL UP, NO WALLS

MATERIALS LEGEND	
	PLANTINGS: BARKHAM HEDGE 1.00 SIZE: 12" x 12" x 12" COLOR: DARK BROWN
	DECKING: COMPOSITE BOARD: 2x6 COLOR: NATURAL GRAY MOUNTED ON PEDESTALS
	WOOD COMPOSITE DECKING: 150 10" DECK: COMPOSITE WOOD SIZE: 8" THICK, LENGTH VARIABLE
	PRIVACY SCREEN 10" x 10" x 10" ARCHITECT
	BERM: 100 RAISE SOIL TO MAXIMUM 10" DEPTH USE LIGHT WEIGHT RAISE SOIL FOR THE FIRST 10" OF SOIL - HAVE RE- COMBINED WITH STRUCTURAL ENGINEER



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PROJECT:
THE DOMINION
MIXED-USE DEVELOPMENT
MC DOUGALL RD. NE AND 9TH ST. NE
CALGARY, AB

DRAWING TITLE:
ROOFTOP DESIGN

DATE: 07/04/18	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L7
DRAWN: TC	
DESIGN: TC	
CHECK: MCM	
M2LA PROJECT NUMBER: JOB NO. 18-018	OF 12

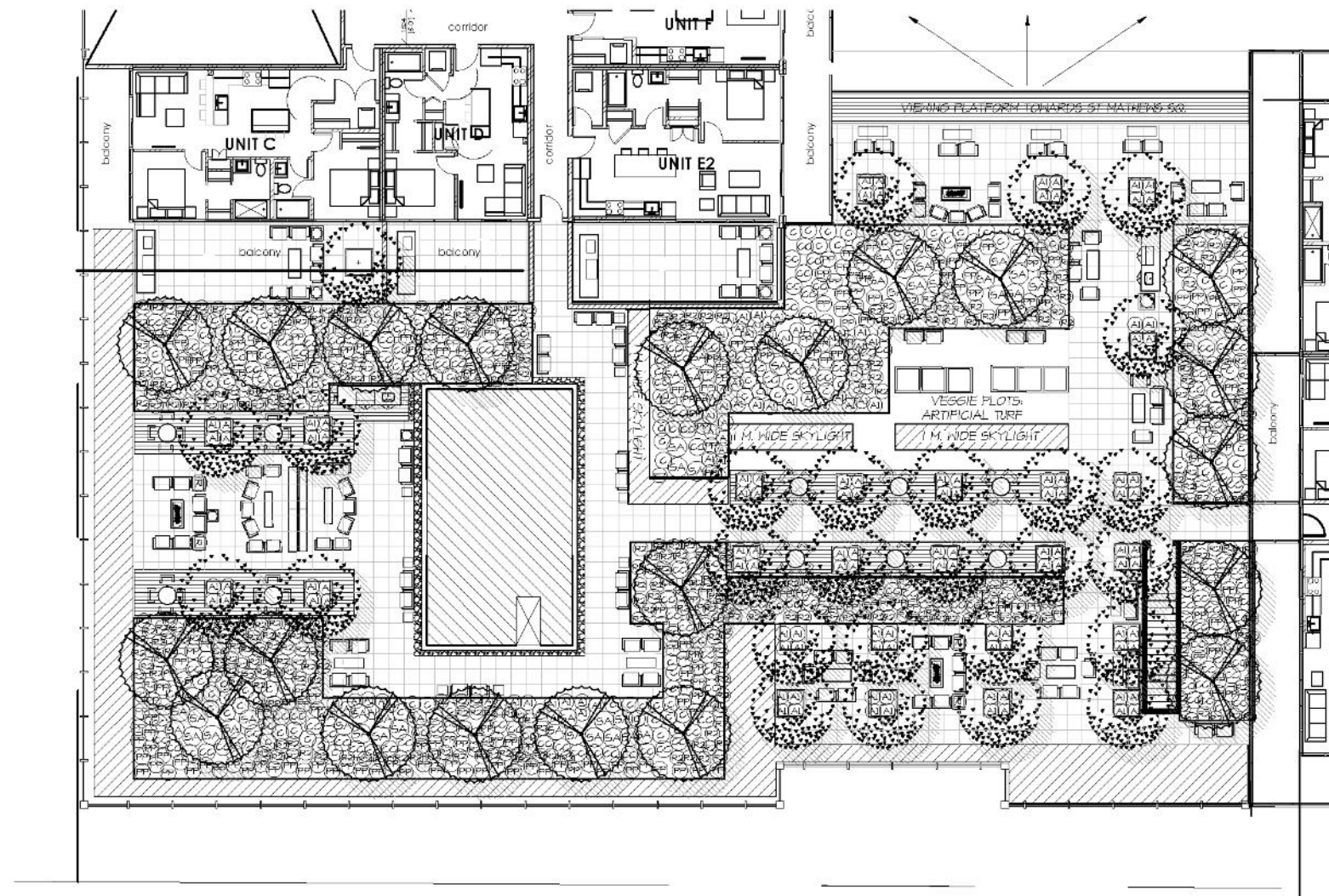
Proposed Development Permit Plans



PLANT SCHEDULE			M2 JOB NUMBER:	18019
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
 25	SYRINGA RETICULATA	IVORY SILK TREE	75CM GAL/5 M STD; B/B	
 21	TILIA MONGOLICA HARVEST GOLD	MONGOLIAN LINDEN HARVEST GOLD	6CM GAL, 1.5M STD; B/B	
 50	SALIX COMMUTATA	POWDERFACE WILLOW	#2 POT	
 185	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT	
 144	PENISTEMON ALOPECUROIDES 'HANELI'	CHAFIS FOUNTAIN GRASS	#1 POT	
 PERENNIAL				
 181	ARTEMESIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMESIA	#1 POT	
 281	PEROVSKIA ATROPURPUREA	RUSSIAN SAGE	#1 POT	
 390	RUBROCKIA FILIGIDA 'LITTLE GOLDSTAR'	CHAFIS BLACK EYED SUSAN	#1 POT	
 TREE				
 21	TILIA MONGOLICA HARVEST GOLD	MONGOLIAN LINDEN HARVEST GOLD	6CM GAL, 1.5M STD; B/B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ANITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRAGER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

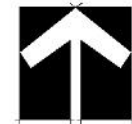
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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NO.	DATE	REVISION DESCRIPTION	DR.
0	SEP 7 2000	REVISED SP2 SUBMITTATION	TC
1	20 JUN 2001	CD2 SUBMITTATION	TC
2	20 JUN 2001	SWISH SWANDE LAYOUT/NORTH TRENCHES	TC
3	20 JUN 2001	NW HOOKUP DESIGN PER MHA AREA	TC
4	19 MAR 2001	HOOKUP DESIGN AND LAYOUT	TC
5	19 MAR 2001	FW TRENCHES PER GULF CORP.	TC
6	19 MAR 2001	REVISED LAYOUT AND APPROPRIATE CORRECTIONS	TC
7	06 MAR 01	PRELIMINARY DESIGN	SP

SEAL:



PROJECT:

THE DOMINION
MIXED-USE DEVELOPMENT

MC DOUGALL RD. NE AND 9TH ST. NE
CALGARY, AB

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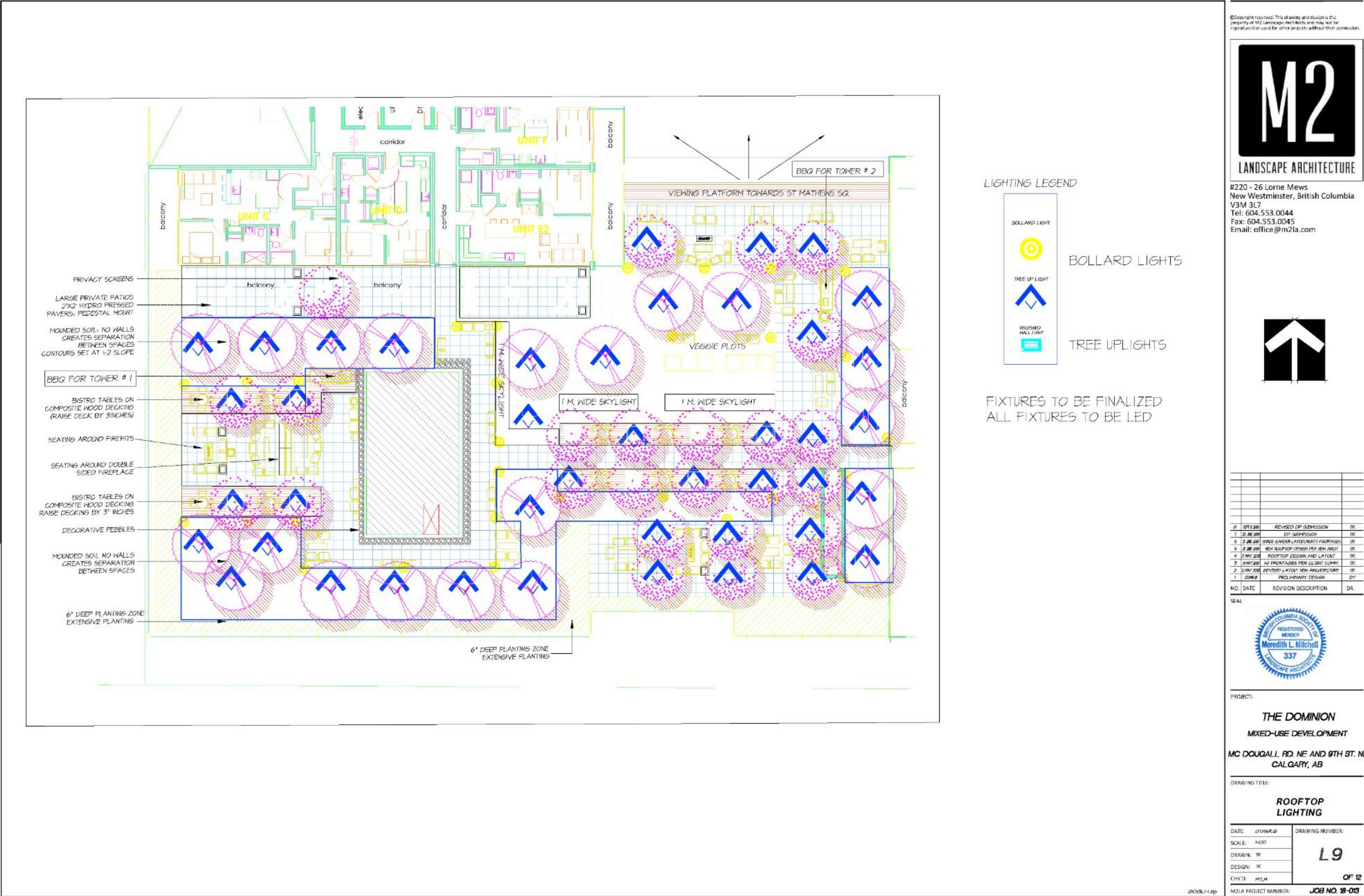
ROOFTOP PLANTING

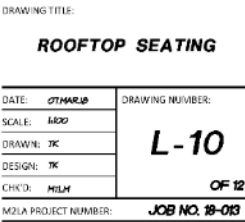
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DESIGN: TK	
CHECKED: NTCM	

OF 12

M2LA PROJECT NUMBER:		JOB NO. 18-013
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Proposed Development Permit Plans





Proposed Development Permit Plans

1 REFERENCES

1 CDD No. 3 2002
Consent with all entries in the General Conditions of Contract in conjunction with the sections unless superseded by other Contract Documents

2 C.I.T.A. LANDSCAPE STANDARDS, current edition.

2 TESTING

1 A Test for all growing medium to be used in this site is required. Provide and pay for testing. Deliver growing medium test results to the Landscape Architect for review and approval prior to placement. Refer to 5.5 Growing Mediums for test procedures.

2 Owner reserves the right to re-test materials. Contractor responsible to pay for re-testing if materials do not meet specifications.

3 SITE REVIEW

1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, The Landscape Architect will observe construction as it is necessary in their opinion to confirm conformance with the plans and specifications. Contract Owners Representative is to arrange for site observation at the appropriate time. Allow two days notice. Observation schedule may include but will not be limited to the following: Start-Up Site Meeting, General Contractor prior to start of work with Owner Representative, to review final drawings, general landscape issues and municipal requirements. Start-Up Site Meeting, Landscape Architect (if separate) at start of work with Owner Representative, site setup and landscape issues. To review completed work, to verify the acceptability of the sub grade and general site conditions in the landscape architect. Provide growing medium test results for this meeting. Site Setup Site Visit to observe materials and workmanship necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such meetings may include Site-Setup, Rough Grading, Final Grading, Medium - quality, depths, finish grading, Drainage and Drainage Materials, Lawns or Grass areas, Planting, Plant Material, Substrate and/or supplies, Irrigation Systems, Plant, Stone, quality, quantity, planting practice and layout, Fine grading, Paths, Irrigation Systems, Fertilizer, Site Furniture and other elements of the site development where the Landscape Architect is the designated reviewer such as Pedestrian Fencing, Fencing, Non-structural walls and signs, and Paving.

2 Substantial Completion means a work, accounting of all plant substitutions, electrical, civil works, deficiencies list, recommendations for completion, Submittal to Completion Statement

Total Performance prior to completion of a hot-back period checks for completion of deficiencies, Final Completion Statement

Warranty Performance prior to the completion of the warranty period for 1 month after date of substantial completion except all warranty extensions, and repeat recommendations for warranty replacement.

4 WARRANTY

1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the Contractor. Placement of growing medium constitutes acceptance of the subgrade by the landscape architect. Any necessary corrections to the subgrade required are the responsibility of the landscape architect.

2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authority.

3 A site visit is required to become familiar with site conditions before bidding and before start of work.

4 Confirm location of all services before proceeding with any work.

5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Confront with all federal, provincial and local statutes and guidelines.

7 Collect and dispose of all debris and/or excess material from landscape operation. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed conditions.

5 WARRANTIES

1 Guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance.

2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK AND MATERIALS

1 SCOPE OF WORK:

Other conditions of Contract may apply. Clarify Scope of Work at time of tender. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

1 Retention of Existing Items where shown in drawings.

2 Finish Grading and Landscape grading.

3 Supply and placement of growing medium.

4 Testing of imported growing medium and/or site topsoil, and supply of additives to meet requirements of soil test and Table One.

5 Preparation of planting beds, supply of plant material and planting.

6 Preparation of rough grass areas, supply of materials and seeding.

7 Preparation of lawn areas, supply of materials and seeding.

8 Maintenance of planted and seeded/sodded areas until accepted by Owner.

9 SEPARATE PRICE: Establishment Maintenance, Section 3.10

10 Other Work:

2 MATERIALS

1 Growing Medium Standard for definitions of imported and on-site topsoil. Refer to Table One

TABLE ONE - PROPERTIES OF GROWING MEDIUM FOR DIFFERENT APPLICATIONS

PROPERTIES

Light Areas
Deep & Large
Shrubs

High Traffic
Lawns Areas
matted on Top

Planting Areas
Flowers, Shrub
& Groundcovers

TEXTURES

Particle Size Classes by the
Canadian System of Soil
Classification

Percent of Dry
Weight Fraction (%)

Grass: greater than 2.0mm

0 - 10

0

0

Silt: greater than 0.05 mm
less than 2.0mm

50 - 70

40 - 60

50 - 70

Silt: greater than 0.05 mm
less than 0.05 mm

10 - 30

1 - 15

10 - 30

Clay: less than 0.05 mm

0 - 20

0 - 5

0 - 20

Clay & Soil Content

maximum 25%

maximum 10%

maximum 25%

ADDITION INFO:

6.0 - 7.0

6.0 - 7.0

6.5 - 6.5

DRAINAGE:

Minimum saturated hydraulic
conductivity (cm/hr) in place.

2.0

7.0

2.0

ORGANIC CONTENT:

Percent of Dry Weight (%)

1 - 10

3 - 5

8 - 20

2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (Kall) in the proportions required by soil test.

3 Lime: Ground agricultural limestone. Meet requirements of the C.I.T.A. Landscape Standards.

4 Peat: Sphagnum horticultural peatness is meet requirements of the C.I.T.A. Landscape Standards.

5 Sand: Clean, washed, pump sand to meet requirements of C.I.T.A. Landscape Standards.

6 Water: Potable.

7 Wood Free Mulch, pre-shaded and free of all soil, stones, roots or other extraneous matter:

8 Herbicides and Pesticides: If used must conform to all federal, provincial and local statutes. Applicants must hold current licenses issued by the appropriate authorities in the area.

9 Filter Fabric: A non biodegradable material of other filtering membrane that will allow the passage of water but will filter the particles. (Such as PERMAT LAMIN, GELDOL W40 OR AMMO G55 or alternate product approved by the Landscape Architect)

10 Drainage System:

1 Flipping Schedule: 48 PVC round sizes as shown in details.

2 Drain Bars: Clean, round, rust-free, durable, and have a maximum size of 19 mm and containing no material smaller than 10mm.

3 Alternative to a drain rool: Pre-fabricated poly and laminated filter fabric, short drainage system. See drawing details for specific materials and approved products. Prepared soil by contractor must be approved by Landscape Architect prior to use.

11 Plant Material: To the requirements of the C.I.T.A. Landscape Standards. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

12 Seed and Seed Refill to individual sections below.

13 Miscellaneous: Any other material necessary to complete the project as shown in the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT	
1. RESTORATION OF EXISTING TREES	
1.1	Protect any tree or tree safe - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas. 1.1.1 In some instances the Landscape Architect will have trees or areas to retain. Discuss tree retention areas with the architect at the start of the project. 1.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements. 1.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed. 1.4 Do not staple, nail, construction materials, or excavated materials within vegetation retention areas. 1.5 Do not park, fuel, or service vehicles within vegetation retention areas. 1.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas. 1.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect. 1.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect. 1.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an ISA. Certified Arborist will provide a Tree Risk Estimation of Trees and Other Plants' (TRFET) report. 1.10 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the general contractor and not the personal responsibility for the disturbance. 1.11 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws. 1.12 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.
2. GRADES	
2.1	Ensure subgrade is prepared to conform to depths specified in Section 3.5, Grading/Drainage Supply, below. Where planting is indicated on site in existing terrain, prepare subgrade planting pockets to conform to minimum 150mm on the planting plan. Shape subgrade to eliminate frost standing water and control erosion. Do not alter the site grading and drainage plan. 2.2 On slopes in excess of 2:1 from subgrade above slope to 50 m² per minimum of 150m/150m intervals minimum. 2.3 The entire subgrade immediately prior to placing growing medium. (Landscape where vehicle traffic results in compaction during the construction procedures). Ensure that all planting areas are smoothly constructed after light compaction to finished grade. 2.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Grading Plans. Do not exceed drainage and minimum gradients defined by the C.I.T.A. Landscape Standards. 2.5 Construct slopes to rise to level and grade, smooth and free of rags or high points. Minimum grade 2%, maximum side slopes 10% (ensure positive drainage to collection points). 2.6 Infer the Landscape Architect of completion of finish grade prior to placement of seed, soil, plants or mulch.
3. LANDSCAPE DRAINAGE	
3.1	Related Work: Grading and Earthwork Grading, Grass areas, Trees, Shrubs and Groundcovers, Planters, Brick Walls. 3.2 Work included: Site finish grading and surface drainage. 3.3 Provide a drainage system, detailed on landscape plans, later. Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid. 3.4 Landscaping all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for expectations and other drainage work. 3.5 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work. Utilities will be located as drawings and control work as to prevent interference of service or damage to them. Protect existing structures and utility services and be responsible for damage caused. 3.6 Plan and install in-kind. Refer to Section 3.5, including Landscape Structures.
3.1	Excavation 1 Do trenching and backfilling in accordance with engineering details and specifications. 2 For drains as prepared bed, the rise to level and grade with minimum 2% slope and free of rags or high points. Ensure barrier of each pipe in its trench and bed throughout full length. 3 Commence trench pipe in order and proceed in a continuous direction. 4 Lay perforated pipes in conform with all types and pipe lengths. 5 Place pipe high in accordance with manufacturer's directions. 6 Do not allow water to flow through the pipes during construction except as approved by Engineer. 7 Provide high strength concrete in existing drains, or in existing manholes or catch basins where indicated or as directed by Landscape Architect. 8 Provide minimum ends of pipe with water tight close coupling. 9 Surround and cover pipe with drain rock in excess 150 mm layers to above and seaman details, minimum 150 mm. 10 Cover drain rock with non-woven filter cloth up all slopes and seaman details 150 mm. 11 Above positive drainage. 12 Back fill remainder of trench as indicated. 13 Protect subgrade from frost during installation.
4. GROWING MEDIUM AND TESTING	
4.1	Submit representative samples of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to planting. Test results to include 1 Physical properties, % content of gravel, sand, silt, clay and organic. 2 Acidity (pH) and quantities of iron or sulphur required to bring within specified range. 3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
5. GROWING MEDIUM SUPPLY AND PLACEMENT	
5.1	Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is wet. That its structure is likely to be damaged. 5.2 Amend all growing medium as required by soil test. 5.3 The finished grades shall conform to the elevations shown on landscape and site plans. 5.4 Minimum depths of growing medium placed and compacted On-grade 1 Seeded and sodded lawn..... 6" (150mm) 2 Mass planted shrubs & groundcovers..... 6" (150mm) 3 Groundcover only as defined on plan..... 4" (100mm) 4 Tree & large shrub (up to..... depth to center of depth of root ball - shall shall be at least twice the width of the root ball with tapered sloped sides.
6. BOUNDARY GRASS AREAS - SECTIONS	
6.1	General: Rough grass areas are noted in the drawings as Rough Grass. These all areas defined as rough grass between all property lines of the project including all boundaries to edges of roads and lanes. 6.2 Preparation of Surface: 1 Existing soil obtained by mechanical means of depth over 50 mm in any direction. 2 Surface roughing graded to allow for machine application and for pasture drainage. 6.3 Seed: Seedling Seed free from sprays (generally May 1st to late Sept 1st) of each year. Further extensions may be allowed on occurrence of the Landscape Architect. 6.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information, a) Analysis of the seed mixture b) Percentage of each seed type 6.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to limit approval. 6.6 Fertilizer: Mechanical Seed Supply: A complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation rate of 10-10-10 - 50% nitrogen urea based, 10-10-10/3000 or acrol using a mechanical spreader. 6.7 Seedling Supply: Seed at a rate of 1000/10000 (acre) with a mechanical spreader. Provide adequate protection of the seeded areas until conditions of acceptance have been met (See 6.12). Incorporate seed into the top 1/4" of soil and lightly compact. 6.8 Hydroseeding - obtain approval of Landscape Architect for this alternate seeded method prior to bidding. 1 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on crops not expected to grow grass. Protect existing site drainage, manholes, underground reference points, manholes, manholes and structures from damage, where confirmation occurs, remove seedling supply to satisfaction of all means approved by the Landscape Architect. 2 Mulch shall consist of virgin wood or recycled paper fibre designed for hydrologic seeding and good for seeds of susceptible vegetation. It is using recycled paper material for seed cover (minimum use 95% by weight). (conform to C.I.T.A. Landscape Standards for mulch requirements). 3 Water: shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment. 4 Equipment: Use industry standard tractor/mulcher equipment with the tank volume in conformity with identification plates or HSE/AFI attached in plain view on the equipment. 5 The seed/mulch ratio shall be capable of sufficient coverage. The mulch shall be the material in a homogeneous slurry and to maintain the slurry a homogeneous state until it is applied. The discharge pumps and mixers shall be capable of applying the material uniformly over the designated area. 6 Application Rate: 1 Seed Mixture: 50kg/ha (100 lbs/acre) 2 Fertilizer: 100kg/ha (100 lbs/acre) 3 Mulch: 100kg/ha (100 lbs/acre) 4 Water: 100kg/ha (100 lbs/acre) 5 The total of Fertilizer provide a complete chart of all components of the mix proposed including mulch, fertilizer, water. 6 Accuracy: measure the quantities of each of the materials to be charged into the tank either by mass or by a volumetric method of measurement. Measure the quantities of each of the materials to be charged into the tank either by mass or by a volumetric method of measurement. Measure the quantities of each of the materials to be charged into the tank either by mass or by a volumetric method of measurement. Measure the quantities of each of the materials to be charged into the tank either by mass or by a volumetric method of measurement. 7 Distribute a slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

9	Clear up. Remove all materials and other debris resulting from seeding operations from the job site.
10	Maintenance. Begin maintenance immediately after seeding and continue for 45 days after Substantial Completion and until accepted by the Owner. Located at three week intervals where germination has failed. Protect seedling areas from damage by vehicles or heavy footstep contact with sprigge until the seedlings are established, with no apparent dead or sparse spots and shall be reasonably free from weeds in the Landscape Standard Section 10 Maintenance level 1 Open space. For the first day after establishment, areas meeting the conditions above will be taken over by the Owner. Areas wherein a fail will be accepted in spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.
11	1 LANDSCAPE SOODING 11.1 General: Treat all areas defined as landscaped areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and streets. 11.2 Grading Medium: Comply with 2.2.1 Grading Medium. Prior to sodding, prepare all sections of the finished grade, and depth and condition of grading material by the Landscape Architect. 11.3 Time of Sodding: Start from 14 October 1. Further extensions may be obtained on concurrence of the Landscape Architect. 11.4 Seed: Sodding: Seed to be No. 1 Grade. 11.5 Seed: Local nursery field turf grass, No. 1 Grade consisting of: CLASS 1 No. 1 Premium 11.6 Line: The seed shall be as defined in Section 2.2.3 Materials. Apply the rate recommended in required soil test. No line to thoroughly cover the top 5" of soil on or after by means of raking or watering within 48 hours prior to the application of fertilizer. 11.7 Seeding: Prepare a seedbed after the rates recommended in the required soil test. Apply with a mechanical spreader. Fertilizer application 48 hours prior to sodding. 11.8 Seeding: Prepare a smooth firm, even surface for laying seed and lay & staggered with sections closely bedded, without compaction of gaps, smooth and even with adjoining areas and conform to the grade. Water to obtain moisture penetration of 2" to 4" (3" soil). 11.9 Maintenance: Begin maintenance immediately after seeding and continue for 45 days after Substantial Completion and until accepted by the Owner. Protect seedling areas from damage with temporary wire or tufted fence except with sprigge and sodding until accepted by the Owner. Water to obtain moisture penetration, with no apparent dead or sparse spots and shall be reasonably free from weeds in the Landscape Standard Section 10 Maintenance level 1 Open space. Provide adequate watering until seedlings are established and the turf has been established. If the turf is not established, repair any areas where regrass is necessary. Aeration may be required in the Landscape Architect's opinion, damaged through the use of the same material in a repair. 11.10 Acceptance of Lawn Areas: The turf will be reasonably well established, without apparent dead spots or bare spots and shall be reasonably free of weeds in the Landscape Standard Section 10 Maintenance level 1 Open space. For the first day after establishment, areas meeting the conditions above will be taken over by the Owner. Areas wherein a fail will be accepted in spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.
12	8 Plants and Plantings 8.1 Areas 8.1.1 Conform to planting layout as shown on Landscape Plan. Edge of bed should be in accordance with planting details there. Review and approve final plan of planting beds with Landscape Architect prior to commencement of planting operations. 8.2 Time of Planting 8.2.1 Plant trees, shrubs and groundcovers only during periods that are normal for such as determined by local weather conditions, when seasonal conditions are likely to ensure successful adoption of plants to their new location. 8.3 Standards 8.3.1 Quality of all trees and shrubs shall be in accordance with the "Guide Specifications for Nursery Stock", guide published by the Canadian Nursery Trade Association. 8.3.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate. 8.4 Inspection 8.4.1 Inspection of the source of supply and/or collection point does not prevent subsequent rejection of any of the planting stock at the site. 8.5 Availability 8.5.1 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract. 8.5.2 Subsequent to plant material may only be allowed after review of written proposal for substitution and receipt of written approval by the Landscape Architect. 8.6 Plant Species and Location 8.6.1 All PLANT MATERIAL SHALL CONFORM TO CANADA LANDSCAPE STANDARD REQUIREMENTS. 8.6.2 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape architect's plan. 8.6.3 Plants shall be of trees to be taken 1/5 to 1/10 caliper and size of root ball as shown on the landscape architect's plan. 8.6.4 Plant all specified species in the location as shown on the Landscape drawings. Landscape Architect if conflicting root or shade/unfavourable species are associated. 8.6.5 Location of every planting location will only be allowed after review of the proposed designation by the Landscape Architect. 8.7 Growing Medium Alternatives 8.7.1 Throughly mix peat or sand or other amendment into the growing medium as required by soil test. The soil must be appropriate for growing medium. Special mixes may be required for various soil qualities. Refer to drawing notes for Amendments. 8.8 Excavation 8.8.1 Tree & Large Shrubs: 8.8.1.1 Excavate a square shaped hole to the depth of the root ball and to at least twice the width of the root ball. Assume that finish grade is at the original grade of the tree. 8.9 Drainage of Planting Locations 8.9.1 Provide drainage of planting pits when required, in an sloped condition, break out the side of the planting pit to allow drainage down sides, and in flat conditions provide to raise the root ball above imperious level. Intertile the Landscape Architect where the drainage of planting basin is substantial or limited. 8.10 Planting and Fertilizing Procedures 8.10.1 Plant all trees and shrubs with the root placed in their natural or growing position. If bagged, loosen contents of the bag and cut away all root ends. Do not put bark back on the roots. Carefully remove containers without disturbing the root balls. After setting the plant, cut loose from the bag and remove the bag and root ends and handles. 8.10.2 Fill the planting holes by gently filling the growing medium around the root system in 1/5 to 1/10 caliper. Settle the soil with water, add soil as required to meet finish grade. Leave air voids. When 1/5 to 1/10 caliper. When planting is indicated applied, existing trees, use special care to avoid disturbance of the root system or removal of roots of such trees. 8.10.3 Where trees are in lawn areas, place a clean cut mesh used 3" (75) diameter circle centered on the tree. 8.11 Staking of Trees 8.11.1 All trees 2" (50) caliper shall be supported by multiple independent supports. Set stakes minimum 2' to wall, do not drive stake through root ball. 8.11.2 Leave the tree carefully vertical. 8.11.3 Tie with fabric band or banding attached in figure 4 pattern. Attach ties with plastic nail. 8.11.4 Tie with fabric band or banding attached in figure 4 pattern. Attach ties with plastic nail. 8.11.5 Tie with fabric band or banding attached in figure 4 pattern. Attach ties with plastic nail. 8.11.6 Tie with fabric band or banding attached in figure 4 pattern. Attach ties with plastic nail. 8.11.7 Tie with fabric band or banding attached in figure 4 pattern. 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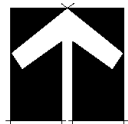
9. ESTABLISHMENT MAINTENANCE (PROVIDE A SEPARATE PRICE FOR THIS SECTION)

1. **Inputs:** The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time in order to ensure or enhance the long-term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the risk of injury and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated forage areas and new trees and shrubs.
2. **Maintenance Period:** Provide maintenance of installed landscaping for 12 months following initial completion.
3. **Related Standards and Legislation:** Provide Soil Fertilizer Code, Provide Pesticide Control Act.
4. **Inspections:** In addition to the supervisor's or superintendent's inspection and the 90 day observation period, there should be three other inspections during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representatives.
5. **Scheduling:** Prepare a schedule of anticipated visits and submit to a designated representative at start-up. Maintenance operations shall be carried out predominantly during the growing season between March 1st and November 30, however visits of other times of the year may be required.
6. **Materials:** Comply with Part Two of this specification.
 1. Fertilizers: To the requirements of formulations and rates as required by soil testing.
7. **Watering:** During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 30th. Minimum 25 gallons per tree per application during the second growing season, water new plants at least every twenty days from April 1st and July 31st and once between August 1st and September. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be delayed only when rainfall has penetrated the soil fully as required and:
 1. Prune specimen machines in the engine area and in the original depths.
 2. Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 88 mm, hand-pulling, or, if necessary by the use of herbicides.
 3. Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out "Treatment" for pests or diseases promptly and consistently for accurate effectiveness. Comply with all Provincial Pesticide Control Act and municipal requirements.
 4. Tree Support: Maintain stakes, guy wires and ties on full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Stakes, repair or replace as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continue support to the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
 5. Pruning: Inspect all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
 6. Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.
8. **Grass Areas Establishment:**
 1. Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 graded areas such that the grass is maintained in a target condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent drying or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
 2. Weed, Insect and Disease Control: Inspect grass areas such that they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the O.T.A. Landscape Standards Inspect. Soil-bred insect weeds or grassed areas by a general application of a suitable herbicide. If the weed population exceeds 10 broadleaf weeds or 50 annual weeds or weedy grasses per 42 square metres. This application shall reduce the weed population to zero.
 3. Fertilizing: According to soil analysis.
 4. Liming: According to soil analysis.
 5. Mowing and Trimming: All areas. The first cut shall be with a sharp rotary type mower. Excess grass clipping shall be removed after each cut. How all grasses areas with a sharp reel or roller mower when the grass reaches a height of 10 cm. How to a height of 5 cm. Edge with a mechanical vertical cutting roller once per year.
 6. Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical aerator. Core to a depth of 100 mm, 10", and remove cores.
 7. Regrade: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Patch the grass varieties in the surrounding area. Re-seed if required, throughout the growing season. The seeding between April 1st and April 15th or between September 1st and September 30th. Protect re-seeded areas and keep moist until the first mowing.

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NO.	DATE	REVISION DESCRIPTION	BY
1	12.01.2018	REVISED DP SUB-ROOFING	TK
2	26.JUNE.2018	DP SUB-ROOFING	TK
3	26.JUNE.2018	SHADE GARDEN LAYOUT NORTH PORCHAGES	TK
4	02.JUNE.2018	NEW ROOFTOP DESIGN PER NEW ARCH	TK
5	17.MAY.2018	ROOFTOP DESIGN AND LAYOUT	TK
6	18.MAY.2018	N/ PORCHAGES PER CLIENT GOV.N	TK
7	18.MAY.2018	REVISED LAYOUT NEW ARCHITECTURE	TK
8	01.DEC.18	PRELIMINARY DESIGN	DR

SEAL



PROJECT:

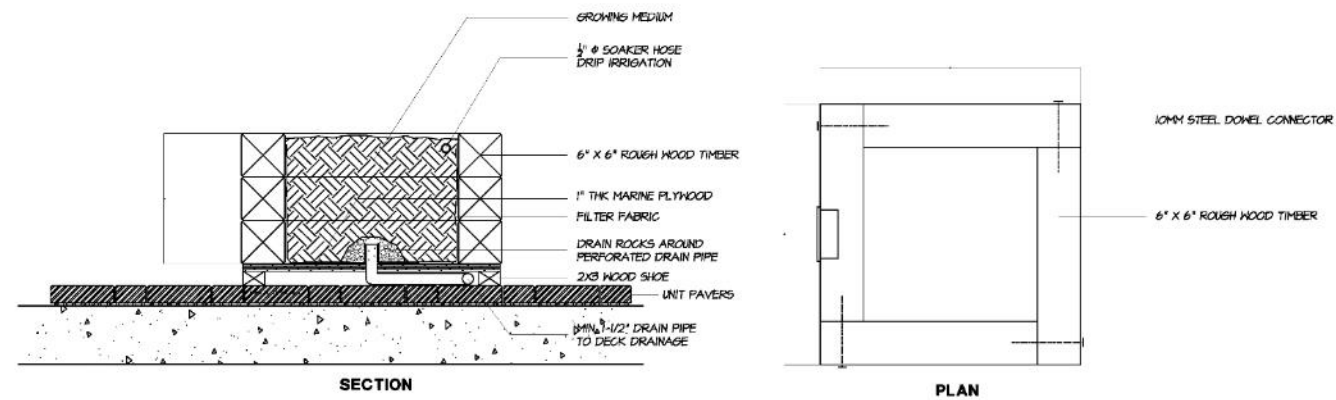
THE DOMINION

MC DOUGALL RD. NE AND 9TH ST. NE
CALGARY, AB

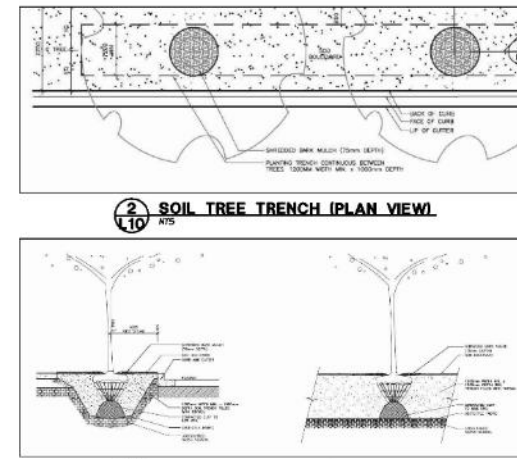
SPECIFICATIONS

DATE: 07/14/15	DRAWING NUMBER: L-12 OF 12
SCALE: 1/200	
DRAWN: TK	
DESIGN: TK	
CHK'D: MLLM	
MZLA PROJECT NUMBER: JOB NO. 18-013	

Proposed Development Permit Plans

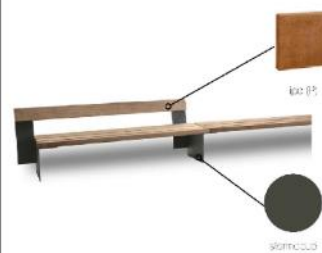


1 VEGGIE PLANTER DETAIL
L14 150



2 **SOIL TREE TRENCH (SIDE VIEW)**
L14 NTD

BENCH



BANCAL BENCH BY SANTA COLE (LANDSCAPE FORMS)
Size: 88"x 20"x 18"
Backed
Ipe unfinished wood
Powdercoated Metal in Stormcloud colour

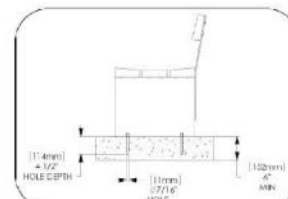


Fig. 1 – Drilled hole size, board orientation

BIKE RACK



RIDE BIKE RACK BY LANDSCAPE FORMS
Capacity 2 bikes
Size: 3'3" x 28" x 26"
Surface mounted
Powdercoated Metal in Stormcloud colour
4 stainless steel leveling gildes within the base are provided for fine adjustment from top side of base.
Cover plate over bike rack base provides seamless appearance.
Must be spaced 30" apart and 24" from a wall to meet APSP guidelines

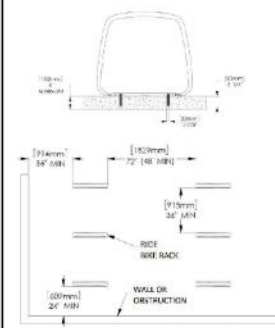


Fig. 1. - Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

BOLLARDS



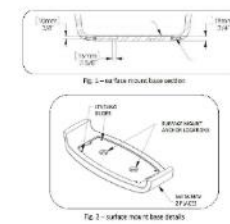
**STOP BOLLARD WITH LED LIGHT
BY LANDSCAPE FORMS**
Sleeve is cast aluminum with an integral ring at the base
Size: 9"x 7"x 32.5"
Surface-mounted bollard is stainless steel
Powdercoated Metal in Stormcloud colour
Post is 4" structural steel pipe. A stainless steel base plate welded to the
steel pipe is anchored to the concrete in three locations.



LITTER BIN



COLLECT LITTER BY LANDSCAPE FORMS
23-gallon capacity
Size: 15.9" x 23.5" x 37.9"
Surface-mounted
Powdercoated matte black color to coordinate with the standard black bin.
Bin pivots open for emptying; bag is pulled out at a 35° angle



Side Opening Litter

METAL PLANTER



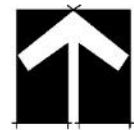
30" HIGH, 24" WIDE X 72" LONG
FREE STANDING
MODEL # 113526 FLAGSTONE COLOUR BY BARKMAN CUBE PLANTER



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9	09/11/2018	DP SUBMISSION FOR CITY COMMENTS		TK	
6	09/11/2018	REVISED DP SUBMISSION		TK	
7	09/11/2018	DP SUBMISSION		TK	
5	08/10/2018	SHADE GARDEN LAYOUT/NOCH PROPOSALS		TK	
5	08/10/2018	NEW ROOFTOP DESIGN PER NEW AENH		TK	
4	17/07/2018	ROOFTOP DESIGN AND LAYOUT		TK	
3	14/07/2018	PV PROPOSALS PER CLIENT COMM		TK	
2	14/07/2018	REVISED LAYOUT NEW ARCHITECTURE		TK	
1	09/06/18	PRELIMINARY DESIGN		DT	
NO.	DATE	REVISION DESCRIPTION			DR

SEAL:



PROJECT:

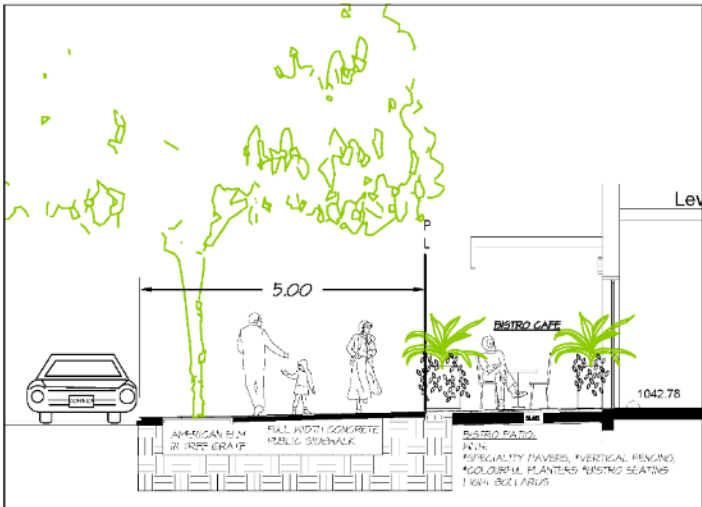
THE DOMINION
MIXED-USE DEVELOPMENT
MC DOUGALL RD. NE AND 9TH ST.
CALGARY, AB

DRAWING TITLE:

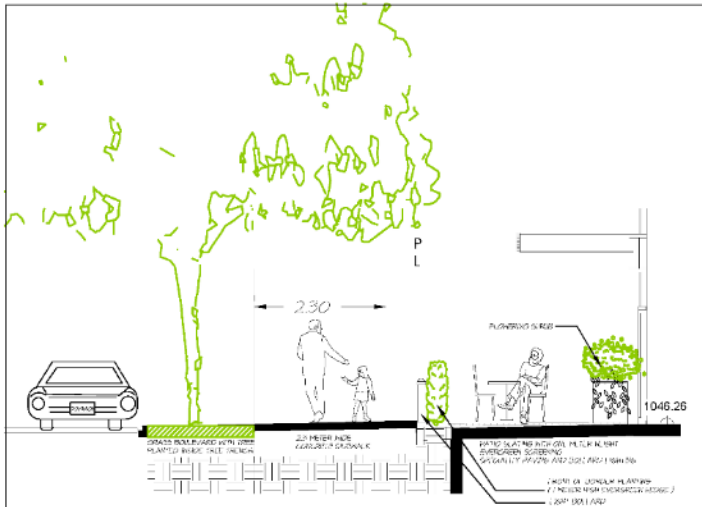
DETAILS

DATE: <i>07MAR18</i>	DRAWING NUMBER: L-14 <i>OF 16</i>
SCALE: <i>1/200</i>	
DRAWN: <i>TK</i>	
DESIGN: <i>TK</i>	
CHECK'D: <i>HYLM</i>	
M2LA PROJECT NUMBER: <i>JOB NO. 18-013</i>	

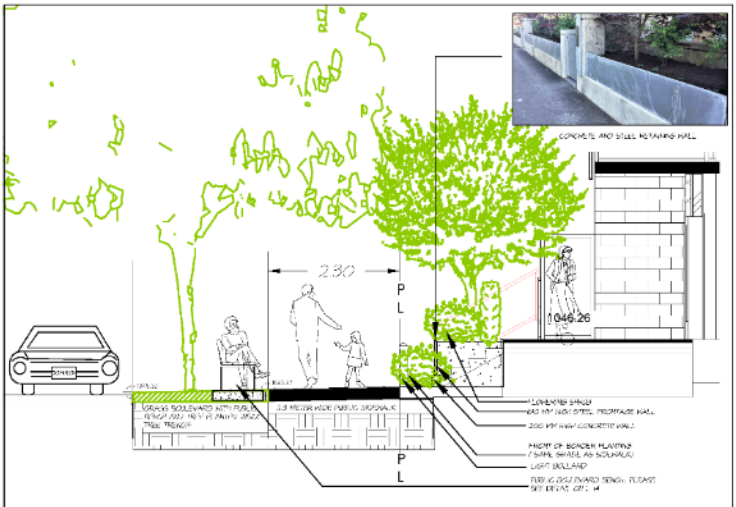
Proposed Development Permit Plans



1 SECTION # 1
L15A h. 50



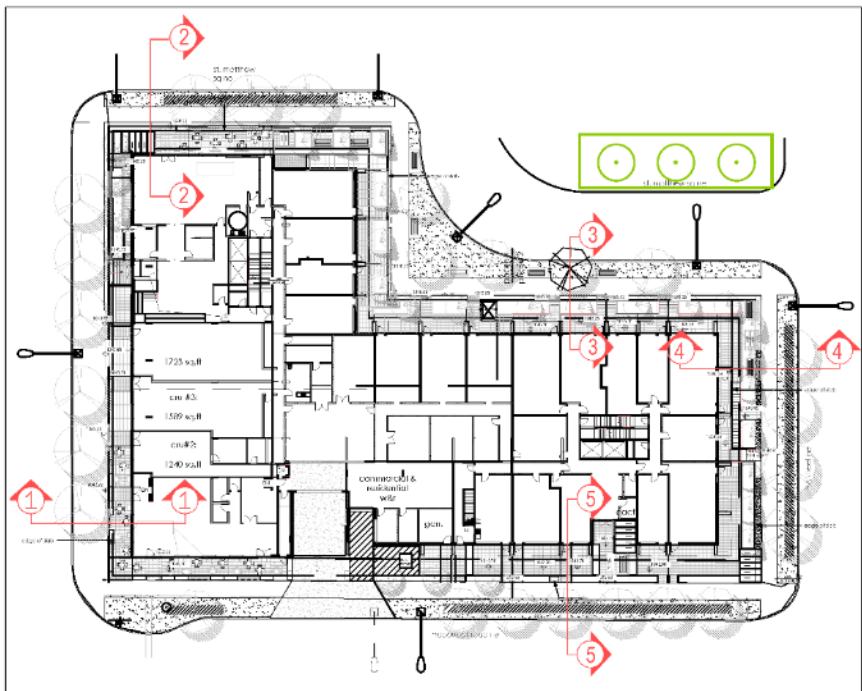
2 SECTION # 2
L15A h. 50



3 SECTION # 3
L15A h. 50



TYPICAL PLANTINGS IN RAISED PLANTERS ALONG 9TH STREET



SECTION KEY PLAN



TYPICAL FLOWERING SHRUBS FOR NORTH AND EAST SHADY SIDES.

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NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY DESIGN	DT
2		REVISED LAYOUT NEW ARCHITECTURE	TK
3		NEW ROOFTOP DESIGN PER NEW ARCH	TK
4		NEW ROOFTOP DESIGN AND LAYOUT	TK
5		NEW ROOFTOP DESIGN PER NEW ARCH	TK
6		NEW ROOFTOP DESIGN PER NEW ARCH	TK
7		DP SUBMISSION	TK
8		REVISED DP SUBMISSION	TK
9		DP SUBMISSION PER CITY COMMENTS	TK

SEAL:

The Alberta Association of Landscape Architects
Meredith Mitchell

PROJECT:

THE DOMINION
MIXED-USE DEVELOPMENT
MC DOUGALL RD. NE AND 9TH ST. NE
CALGARY, AB

DRAWING TITLE:

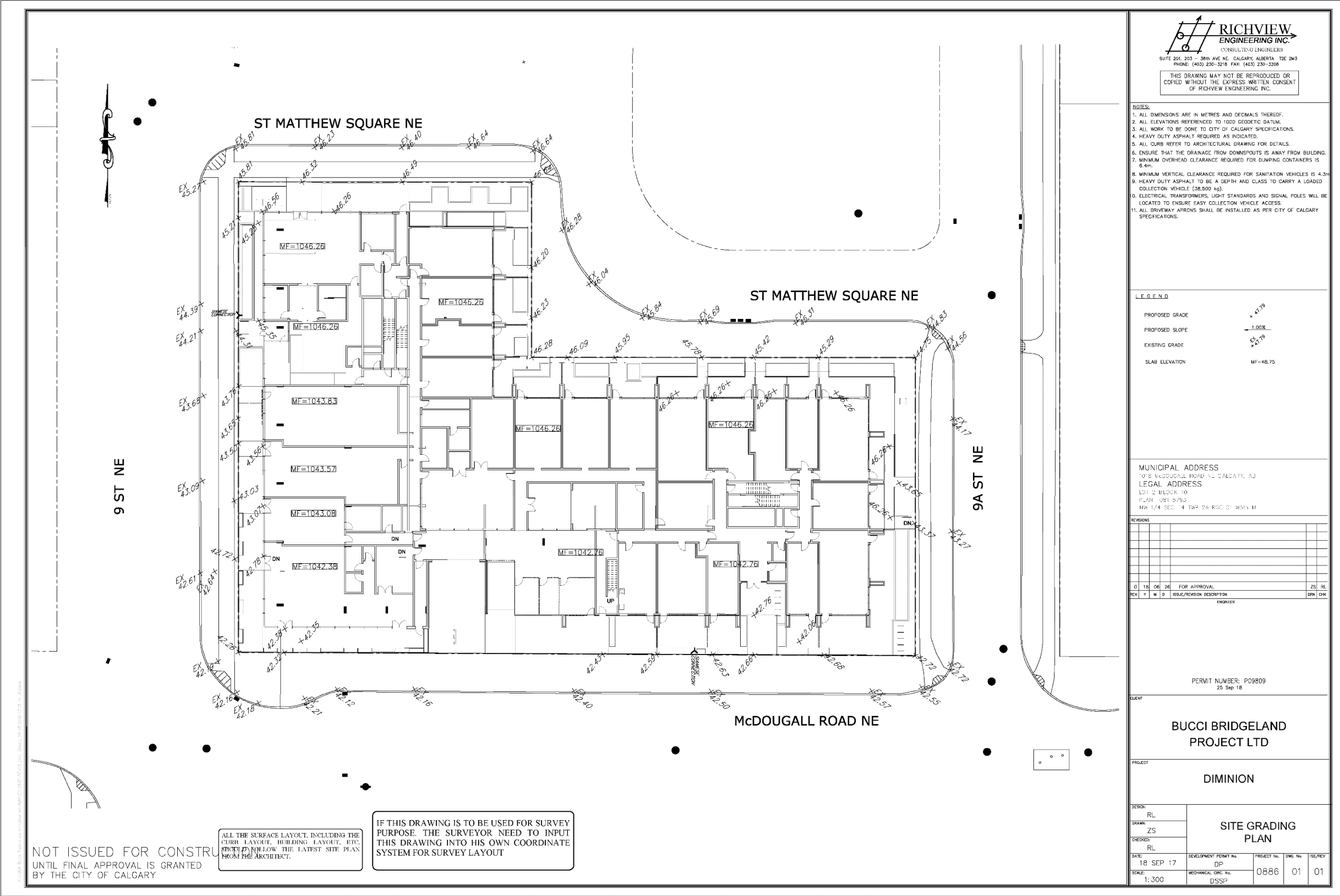
PUBLIC/PRIVATE REALM SECTIONS

DATE: 07/11/2018
SCALE: 1/80
DRAWN: TK
DESIGN: TK
CHKD: M2LA
DRAWING NUMBER:
L-15 (A)
OF 15
M2LA PROJECT NUMBER: JOB NO. 18-013

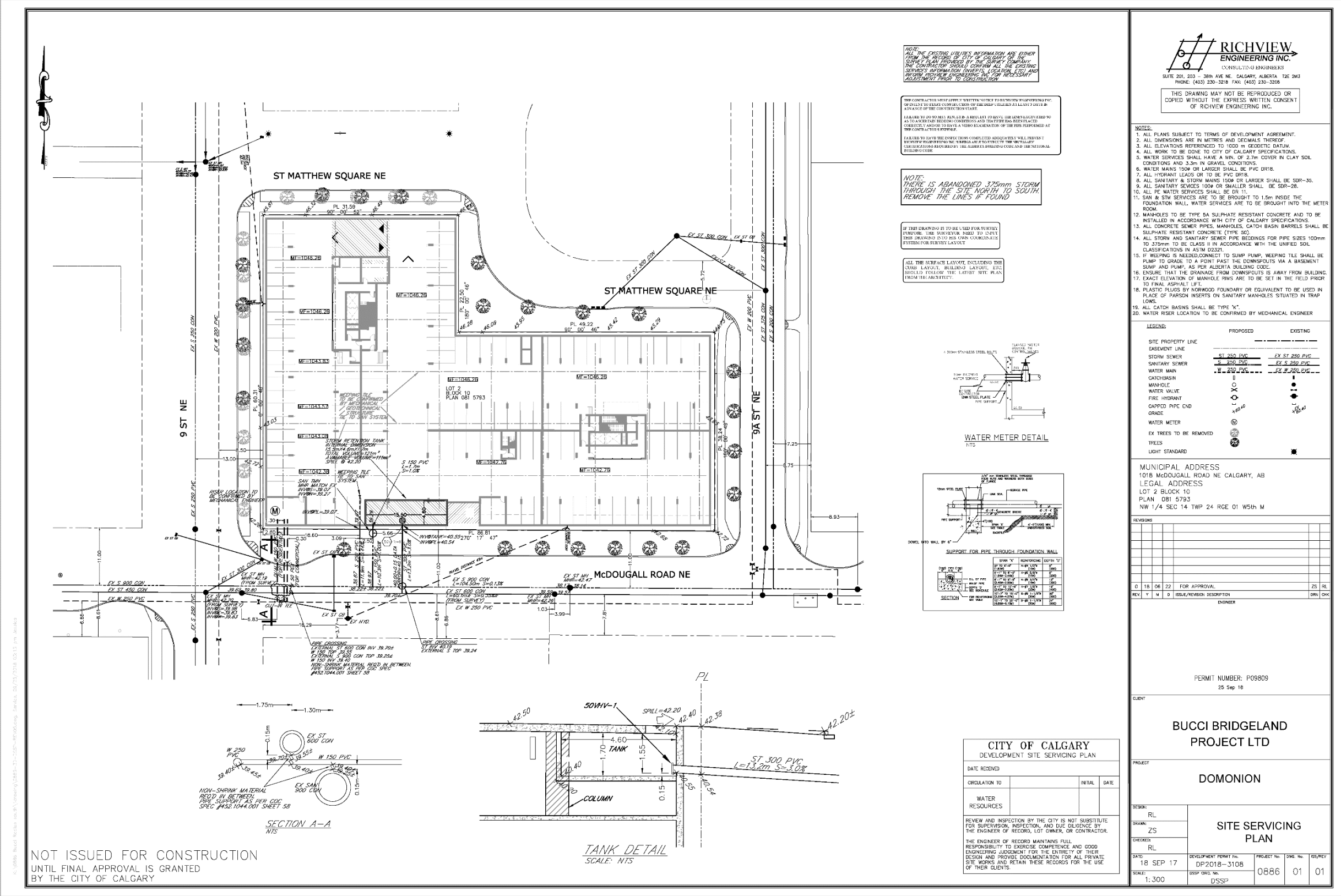
Proposed Development Permit Plans

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Proposed Development Permit Plans



Proposed Development Permit Plans



Proposed Development Permit Plans

