Development Permit Drawings

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GRAYWOOD DEVELOPMENTS

COVER SHEET

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: NTS

A-000

Development Permit Drawings

1. **Municipal Address** - 417 10th Street NW., Calgary, Alberta

3. **Legal Address** - Lots 10, Block 1, Descriptive Plan 1811460

3. **Zoning** - Direct Control District DC152D2018
Proposed Uses include - Dwelling Units; Outdoor Café; Restaurant: Licensed – Medium; Retail and Consumer Service; Financial Institution

4. **Site Area** 2243.16m² (24145.19 sq. ft.)
0.224ha (0.554 acres)

5. **Gross Floor Area**

Main Floor	1,373.407m² (14,783.215 sq. ft.)
Second Floor	1,464.369m² (15,762.321 sq. ft.)
Typical Floor (Third - Ninth)	1,043.070m² (11,227.501 sq. ft.)
Tenth Floor	1,082.132m² (11,647.960 sq. ft.)
Ancillary Services	155.18 m² (1,670.34 sq. ft.) (Not Included in FAR)

Total Floor Area Above Grade 11,221.398m² (120,786.00 sq. ft.)
Total Floor Area Below Grade 4,004.86m² (43,108 sq. ft.)

6. **Floor Area Ratio** F.A.R. Permitted 5.00
F.A.R. Proposed 5.00

7. **Area Summary of Each Use**

a.
Main Floor:

C.R.U 1 - Retail and Consumer Service	186m²	(2002.08ft²)
C.R.U 2 - Financial Institution	112m²	(1205.55ft²)
C.R.U 3 - Retail and Consumer Service	88.0m²	(947.22ft²)
C.R.U 4 - Retail and Consumer Service	96.0m²	(1033.33ft²)
C.R.U 5 - Retail and Consumer Service	96.0m²	(1033.33ft²)
C.R.U 6 - Restaurant (Licensed - Medium)	213m²	(2292.71ft²)
Outdoor Café	63m²	(678.13ft²)
Dwelling UnitsType A	48.0m²	(516.66ft²)
Dwelling Unit Type A-1	53.0m²	(570.48ft²)
Lobby	49.0m²	(527.43ft²)

Second Floor:

Dwelling UnitsUnit Type B1 (X13)	47.0m²	(505.90ft²)
Unit Type B1a	53.0m²	(570.48ft²)
Unit Type B2	66.0m²	(710.41ft²)
Unit Type B3	53.0m²	(570.48ft²)
Unit Type C1	67.0m²	(721.18ft²)
Unit Type C2(X2)	56.0m²	(602.77ft²)
Unit Type C3	61.0m²	(656.59ft²)
Unit Type C4	62.0m²	(667.36ft²)
Unit Type C5	57.0m²	(613.54ft²)
Unit Type C6	62.0m²	(667.36ft²)
Unit Type C7	90.0m²	(968.75ft²)

Typical Floor - 3rd to 6th Floor:
Dwelling UnitsUnit

Type D1 (X2)	62.0m²	(667.36ft²)
Unit Type D2	65.0m²	(699.65ft²)
Unit Type D2a	60.0m²	(645.83ft²)
Unit Type E (X4)	68.0m²	(731.95ft²)
Unit Type F1	87.0m²	(936.45ft²)
Unit Type F2	93.0m²	(1001.04ft²)
Unit Type F3	110.0m²	(1184.02ft²)
Unit Type G	118.0m²	(1270.14ft²)

Typical Floor - 7th to 9th Floor:
Dwelling UnitsUnit

Type D3	80.0m²	(861.11ft²)
Unit Type D4 (X2)	82m²	(882.63ft²)
Unit Type E (X4)	68.0m²	(731.94ft²)
Unit Type F1	83.0m²	(893.40ft²)
Unit Type F2	89.0m²	(957.98ft²)
Unit Type F3	110.0m²	(1184.02ft²)
Unit Type G	118.0m²	(1270.14ft²)

10th Floor:
Dwelling Units

Type F1	87.0m²	(936.45ft²)
Unit Type F2	93.0m²	(1001.04ft²)
Unit Type F3	110.0m²	(1184.02ft²)
Unit Type G	118.0m²	(1270.14ft²)
Unit Type H (X2)	132.0m²	(1420.83ft²)
Unit Type I (X2)	140.0m²	(1506.94ft²)

8. **Height of Proposed Building** - 31.82m (104ft 4.8in)

9. **Parking Requirement**

a.	Dwelling Units: 0.75 resident vehicle stalls/unit. 115 Proposed units x 0.75 stalls/unit = 86.25 (25% reduction as per section 1352)	65 stalls required	97 Residents stalls provided
	0.1 visitor stalls/unit. 115 Proposed units x 0.1 stalls/unit = 11.5 (25% reduction as per section 1352)	9 stalls required	9 Visitor stalls provided
b.	Financial Institution : 3.0stalls/100m². 112m² x 3.0stalls/100m² = 3.36 (25% reduction as per section 1352)	3 stalls required	0 stalls provided *
c.	Retail and Consumer Service : 2.0stalls/100m². 466m² x 2.0stalls/100m² = 9.32 (25% reduction as per section 1352 and Max. reduction of 3 stalls as per section 1350)	4 stalls required	5 stalls provided
d.	Restaurant: Licensed – Medium : 2.85 Stalls/10m² of public area. 45% of 213.0m² 95.8m² x 2.85stalls/10m² = 27.30 (25% reduction as per section 1352)	21 stalls required	0 stalls provided *
e.	Outdoor Cafe: 55.02m²	0 stalls required	0 stalls provided
	Total	**102 stalls required**	**111 stalls provided**

* (Relaxation sought for 29 stalls as per parking study)

10. **Bicycle Parking Requirement**

a.	Dwelling Units: 0.5 class I stalls/unit. 115 proposed units x 0.5 stalls/unit =57.5	58 class I stalls required	58 class I stalls provided
	0.1 class II stalls/unit. 115 proposed units x 0.1 stalls/unit =11.5	12 class II stalls required	12 class II stalls provided
b.	Financial Institution: No class I and II stalls required		
c.	Retail and Consumer Service : No class I stalls required 1.0 class II stalls/250m². 481m² x 1.0stalls /250m² = 1.9 stalls	2 class II stalls required	2 class II stalls provided
d.	Restaurant: Licensed – Medium: No class I stalls required 1.0 class II stalls/250m² . 213.0m² x 1.0stalls /250m² = 0.85 stalls	1 class II stalls required	1 class II stalls provided
e.	Outdoor Cafe: 63m² No class I and II stalls required		
	Total Bicycle Parking - Class I Stalls	57 stalls required	57 stalls provided
	Total Bicycle Parking - Class II Stalls	15 stalls required	15 stalls provided

11. Waste and Recycling Area

Residential area requirements:
Waste Produced per week = 115X0.3yd³ = 34.5yd³
35 yd³ of waste/6yd³ Container of waste/bin = 5.83 or — 6 Number of 6yd³ containers required — 6 Number of 6yd³ containers provided
Area required = 8.12m²/ bin x 6 bins = 48.72m² — 48.72m² area required — 49m² area provided

Commercial area requirements:
Waste produce per week for CRU, Financial Institute and Restaurant = 807X3/1000(Every 1000 m² of the development produce 3m³ waste/ week) = 2.421m³ or 3.166yd³ of waste, 4yd³ of waste
Area required = 807m² x 9m²/1000m² = 7.263m²
(9m² of storage area/1000m² of Gross floor area) — 7.26m² area required — 47m² area provided

* (Waste & recycling collection shall be provided by private collection company)

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GRAYWOOD DEVELOPMENTS

VICINITY PLAN & PROJECT DATA

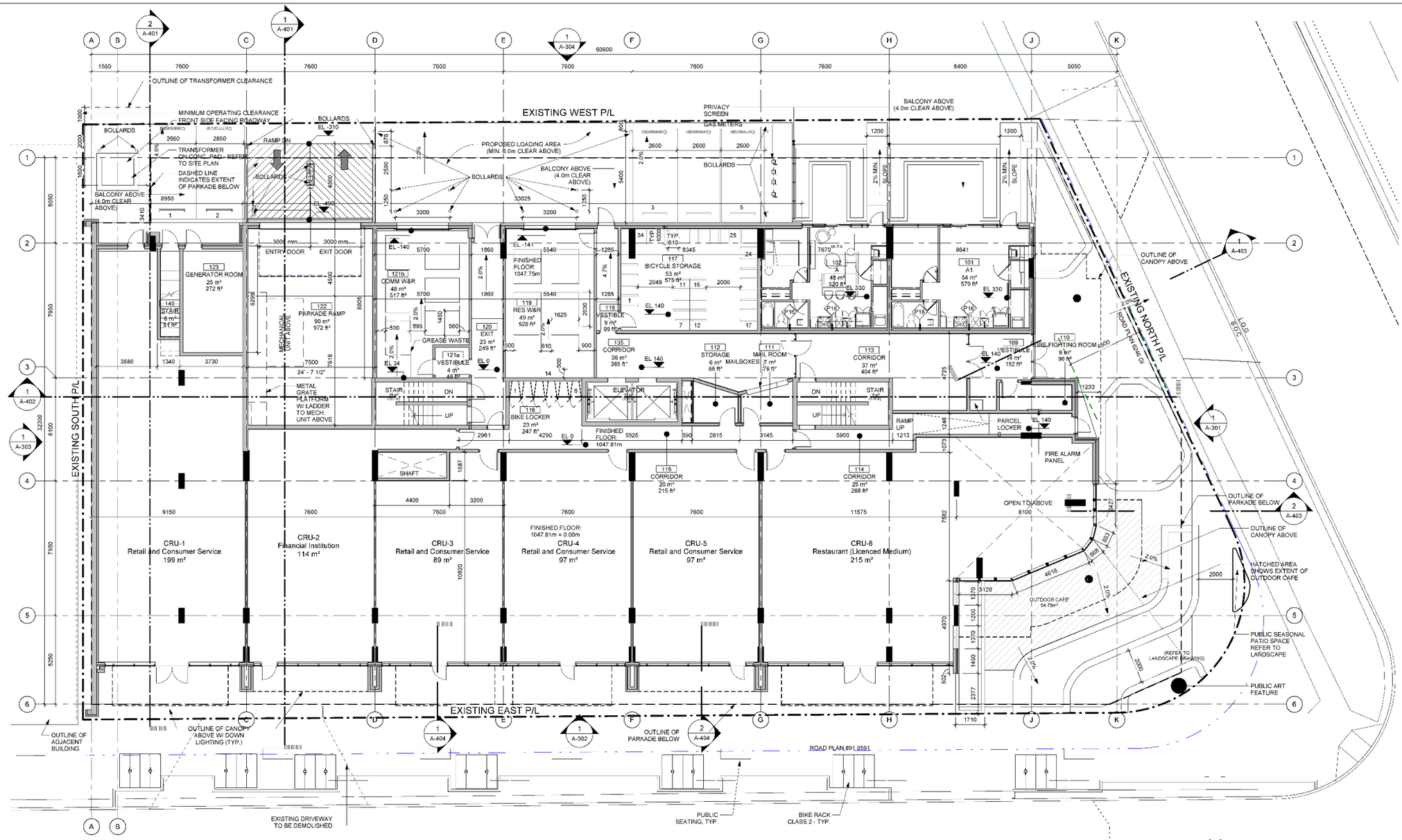
The Theodore
417 Tenth Street N.W., Calgary, Alberta

N

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: NTS

A-001

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

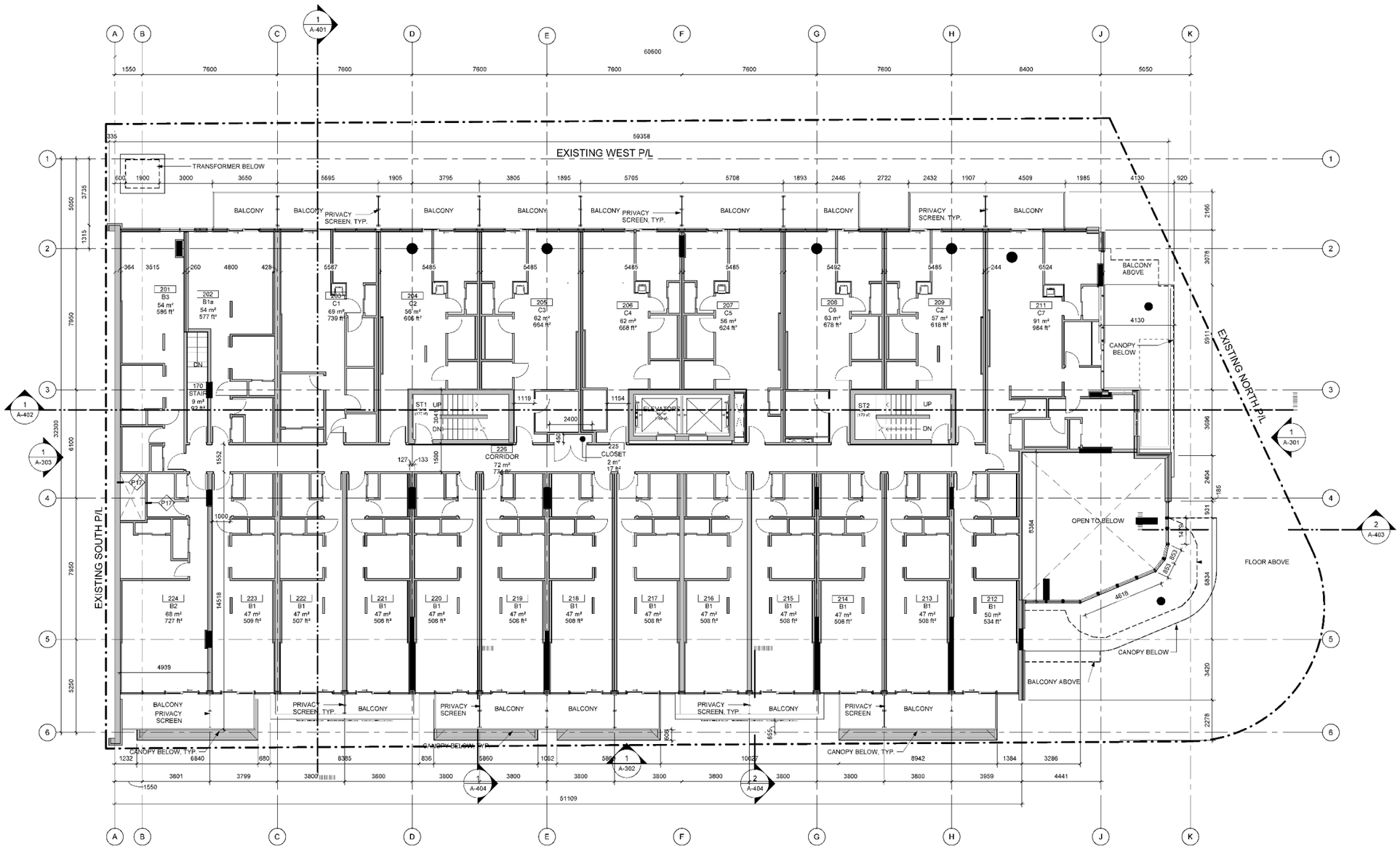
MAIN FLOOR PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-201

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

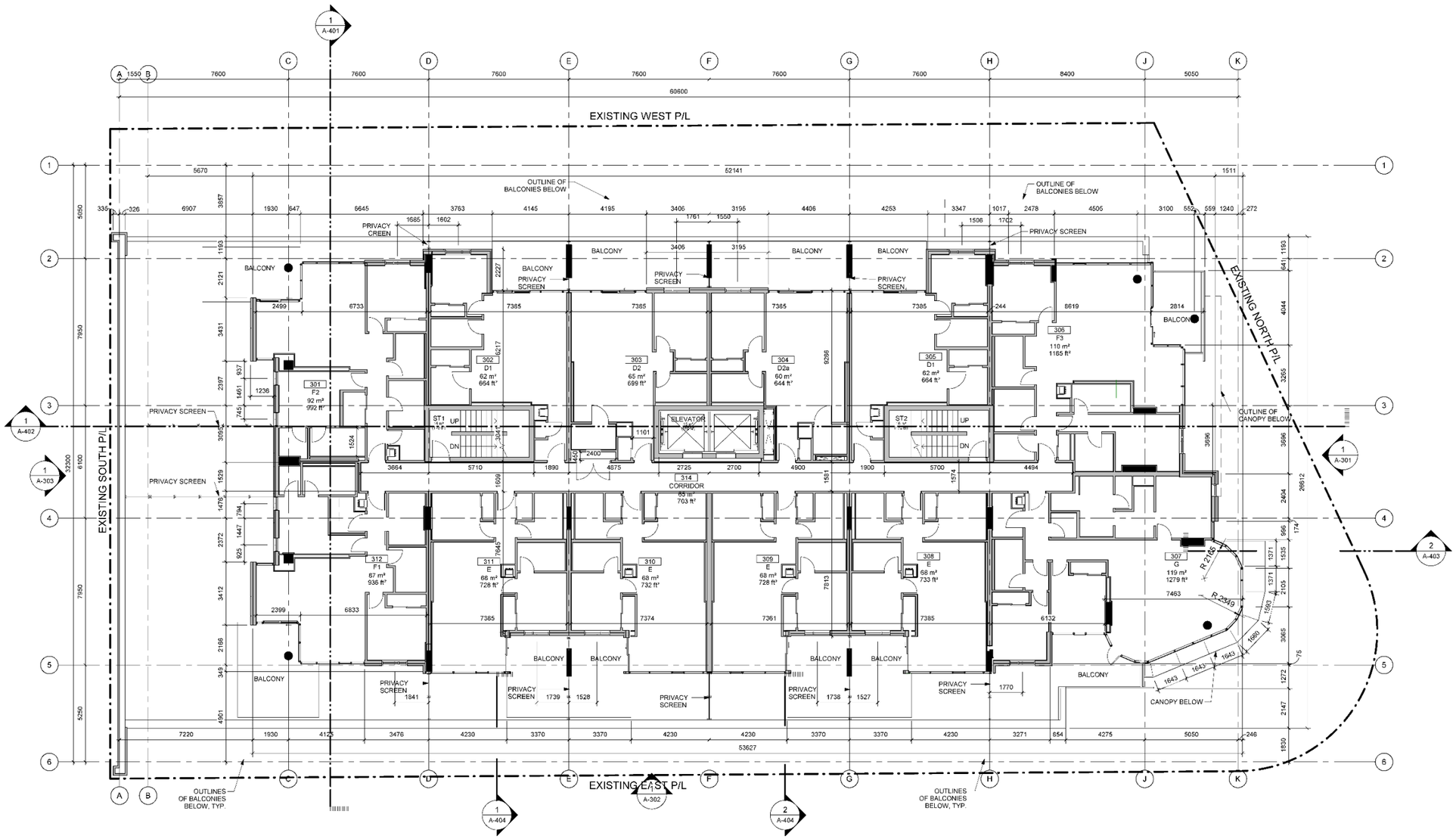
2ND FLOOR PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-202

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

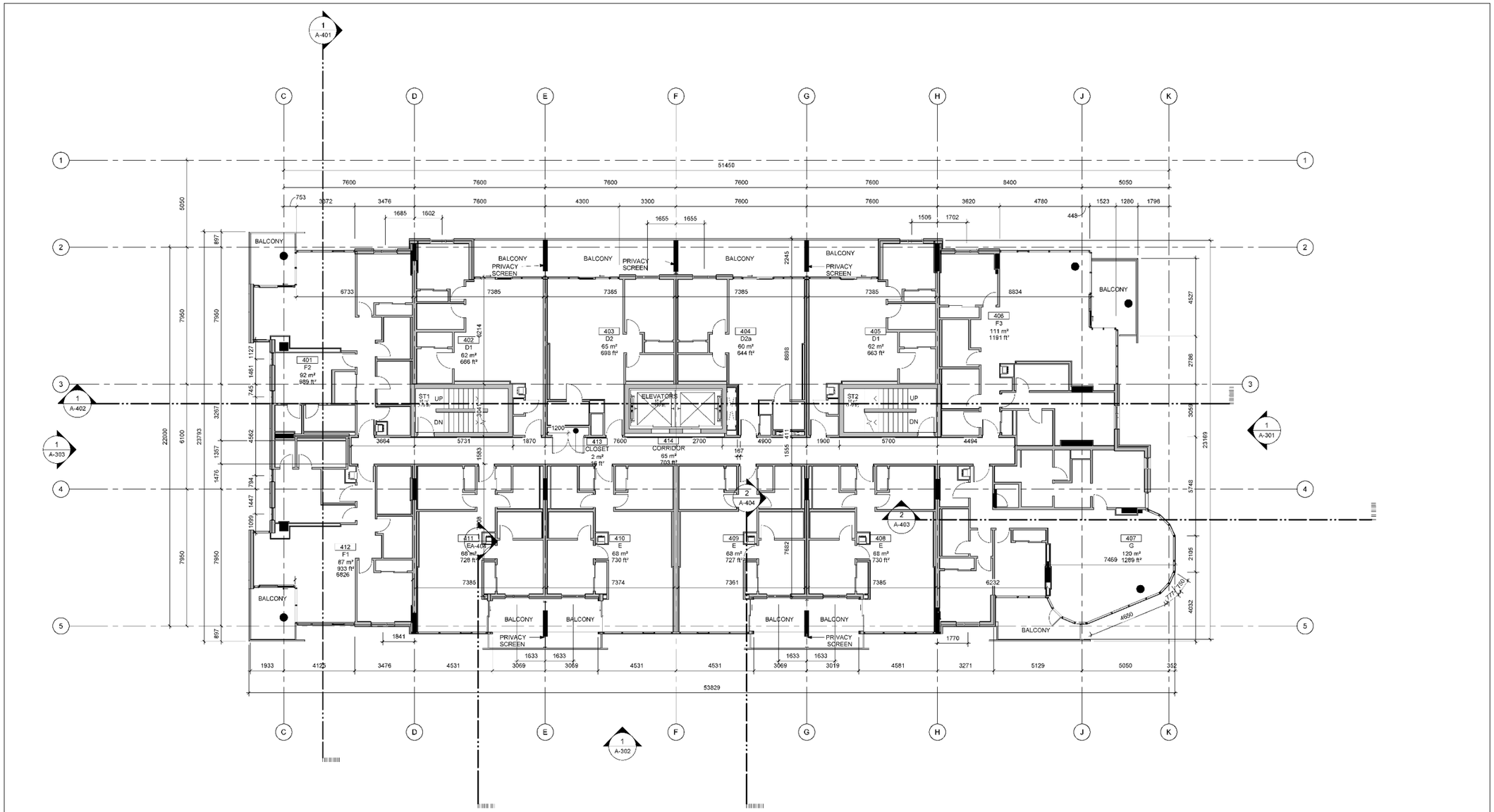
3rd FLOOR PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-203

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

TYPICAL - 4th & 7th FLOOR PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
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Scale: 1:200

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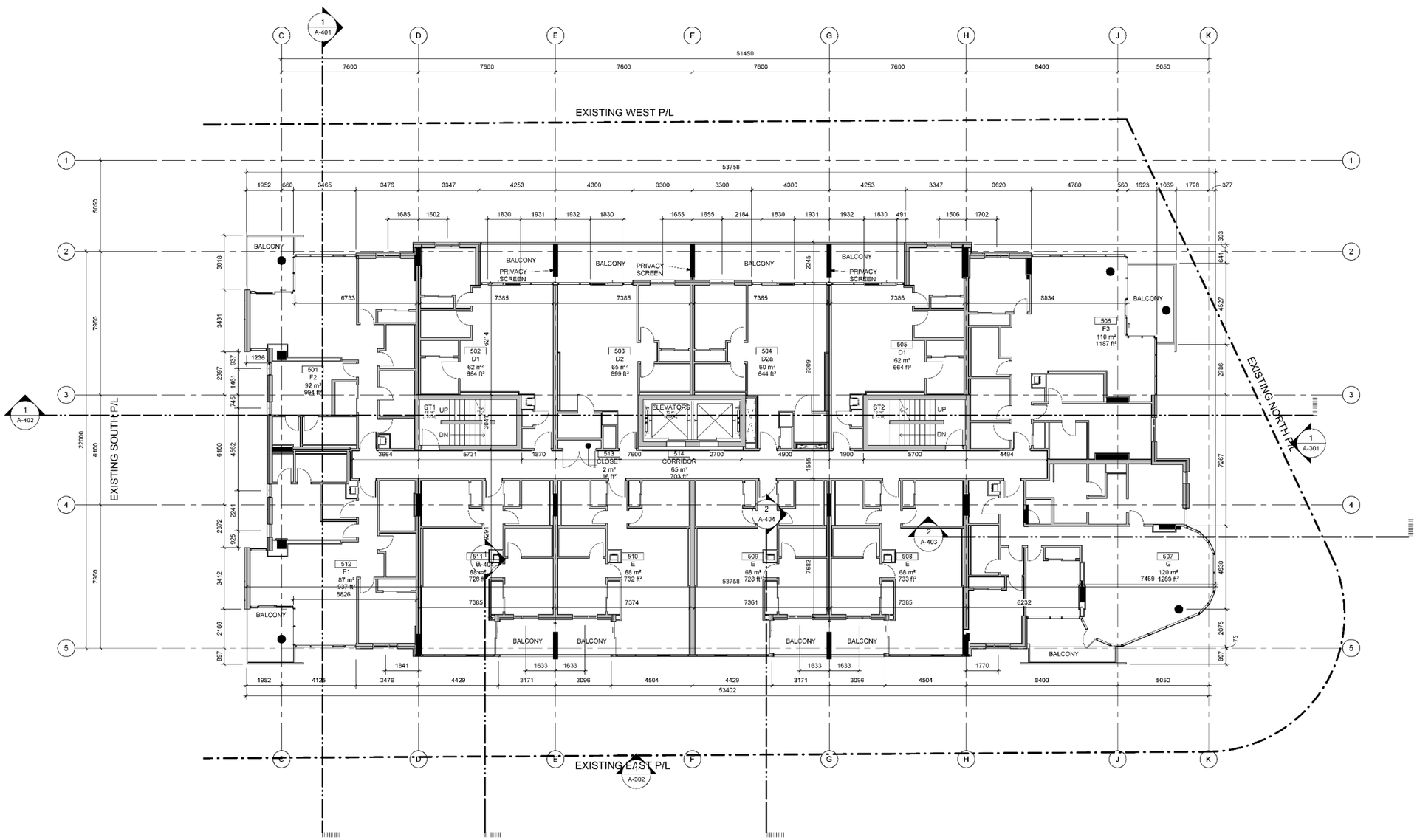
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

TYPICAL - 5th & 6th FLOOR PLAN

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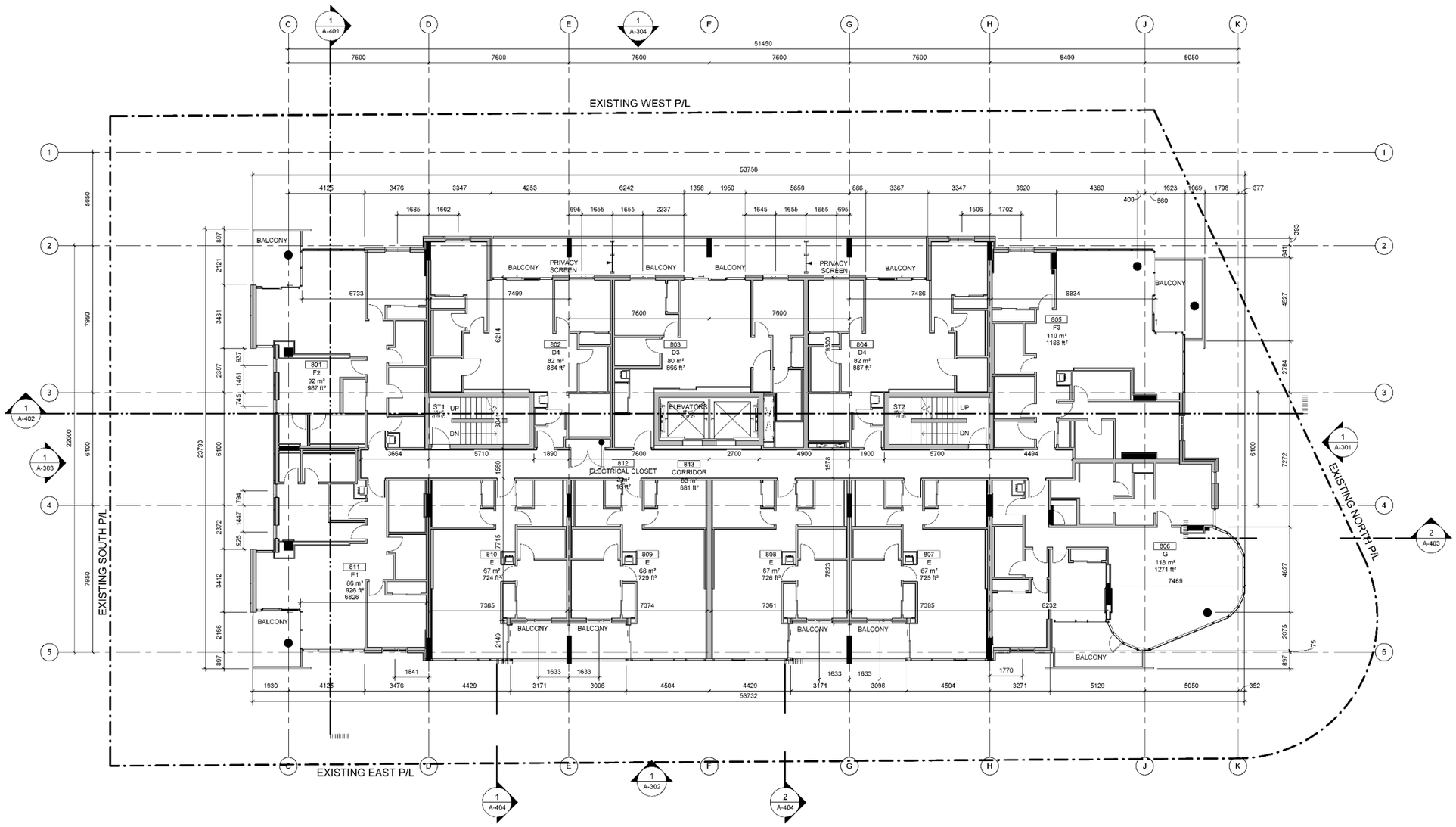
Project No: 114782
Scale: 1:200

A-205

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

TYPICAL - 8th & 9th FLOOR PLAN

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417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

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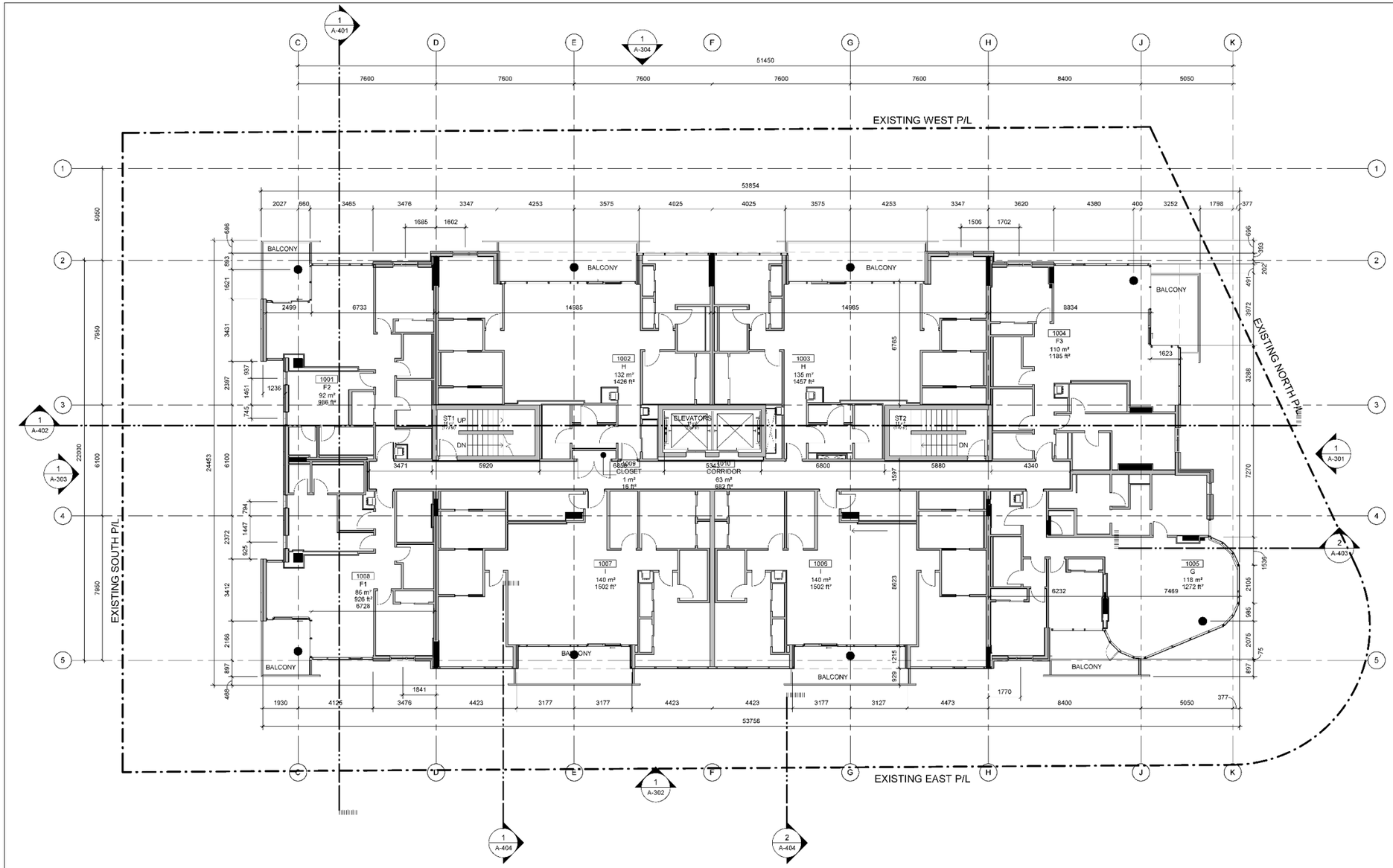
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

10th FLOOR PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
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Project No: 114782
Scale: 1:200

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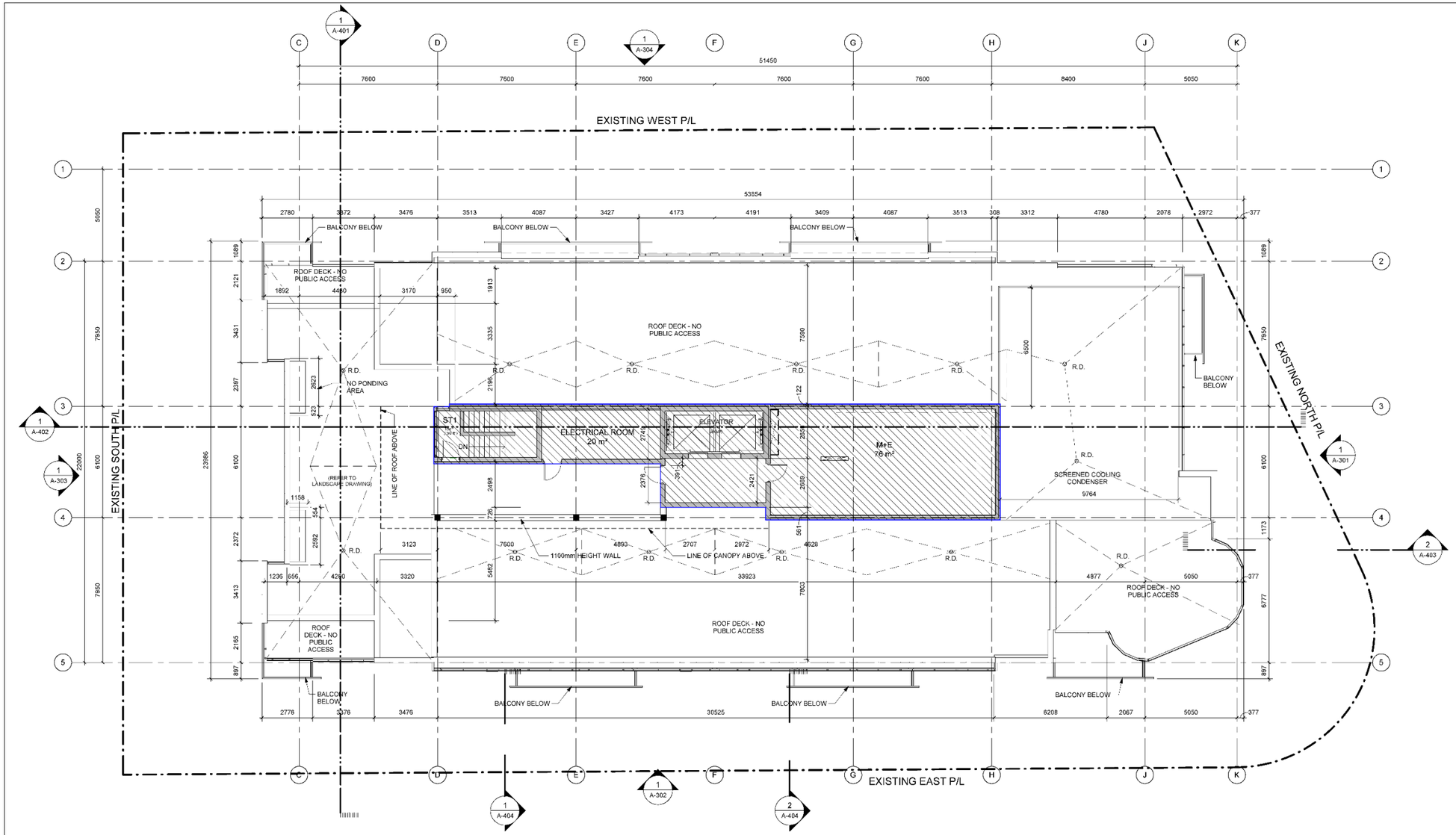
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

ANCILLARY SERVICES

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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Project No: 114782
Scale: 1:200

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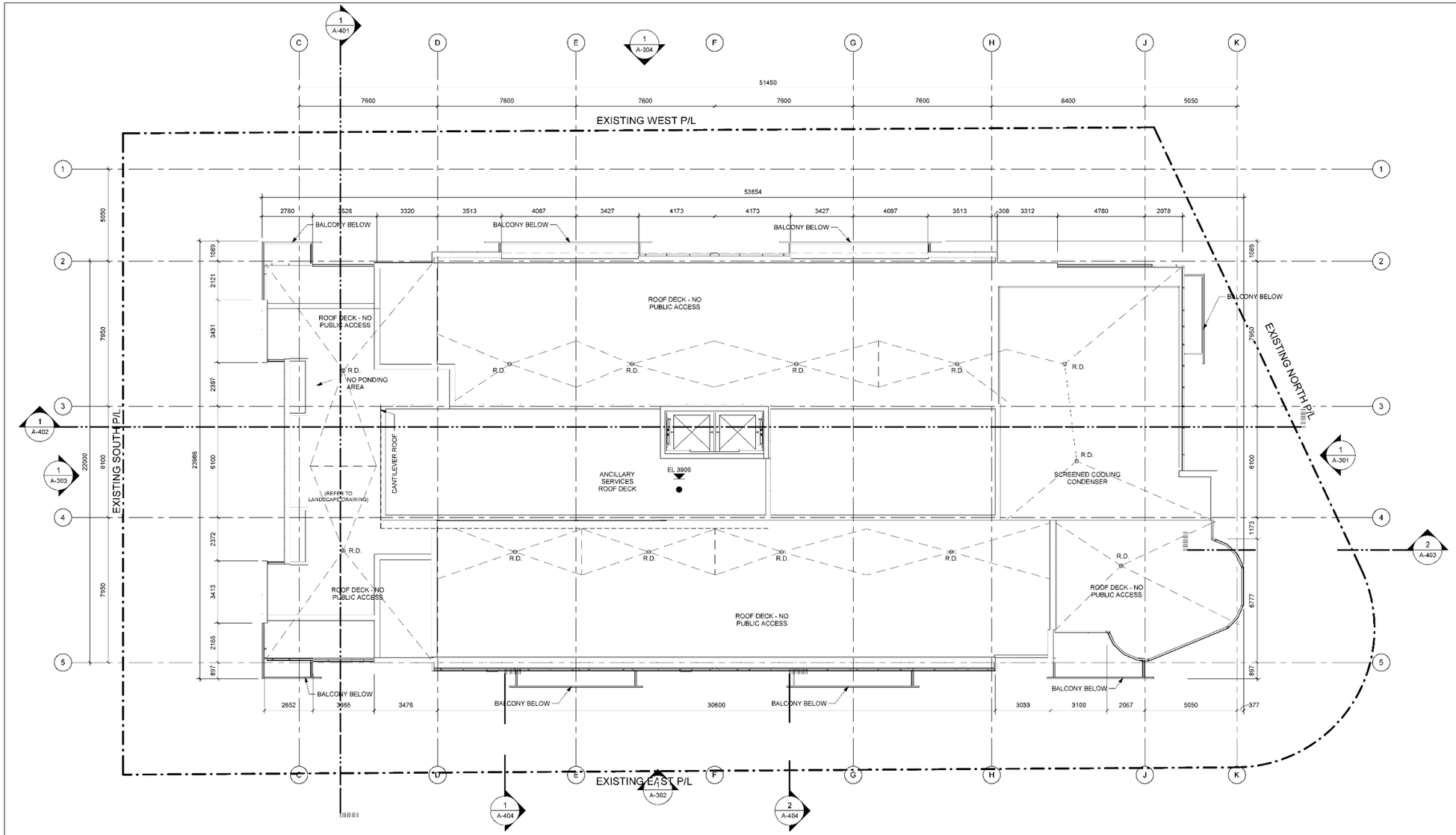
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

ROOF PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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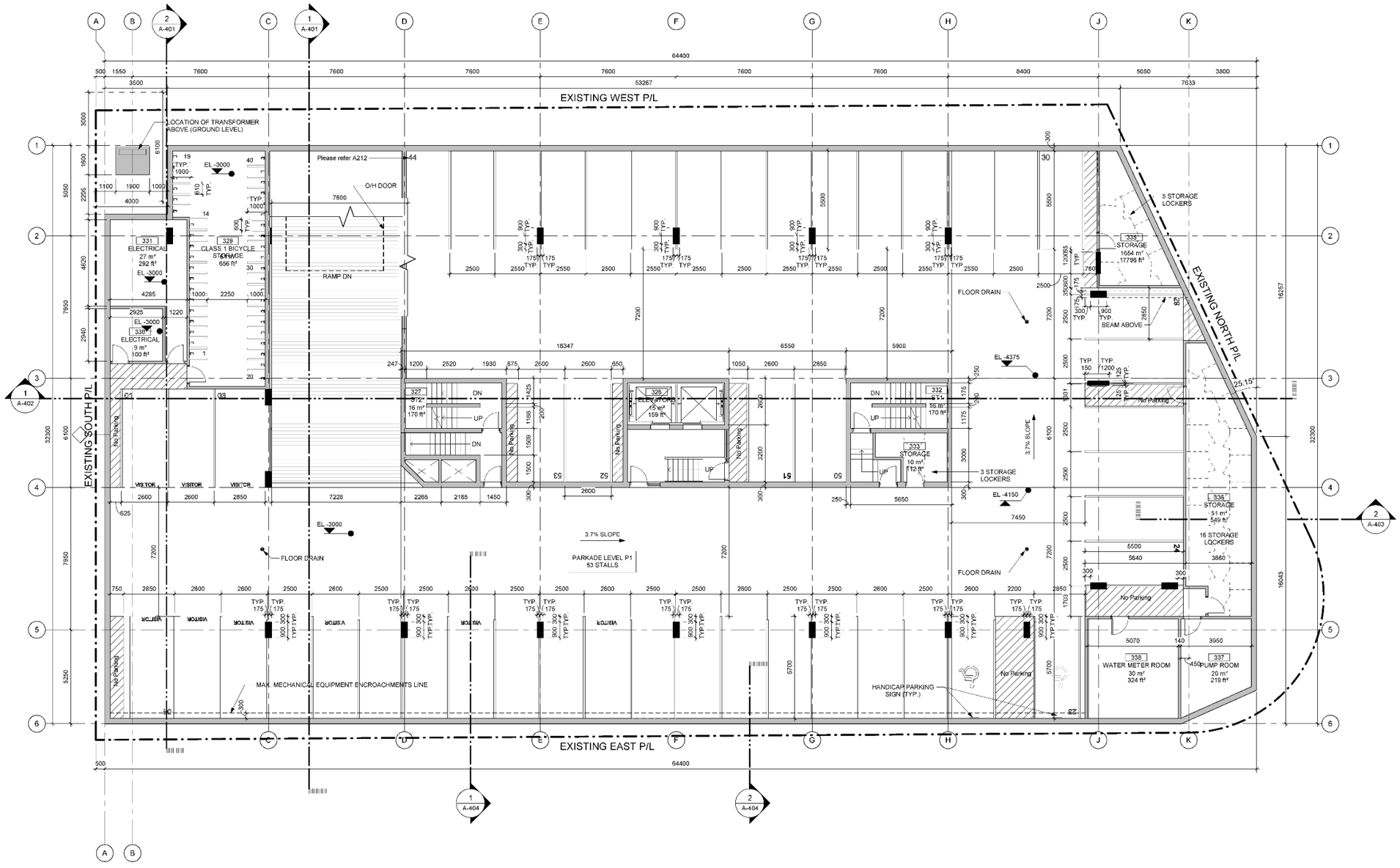
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

PARKADE LEVEL 1 PLAN

The Theodore
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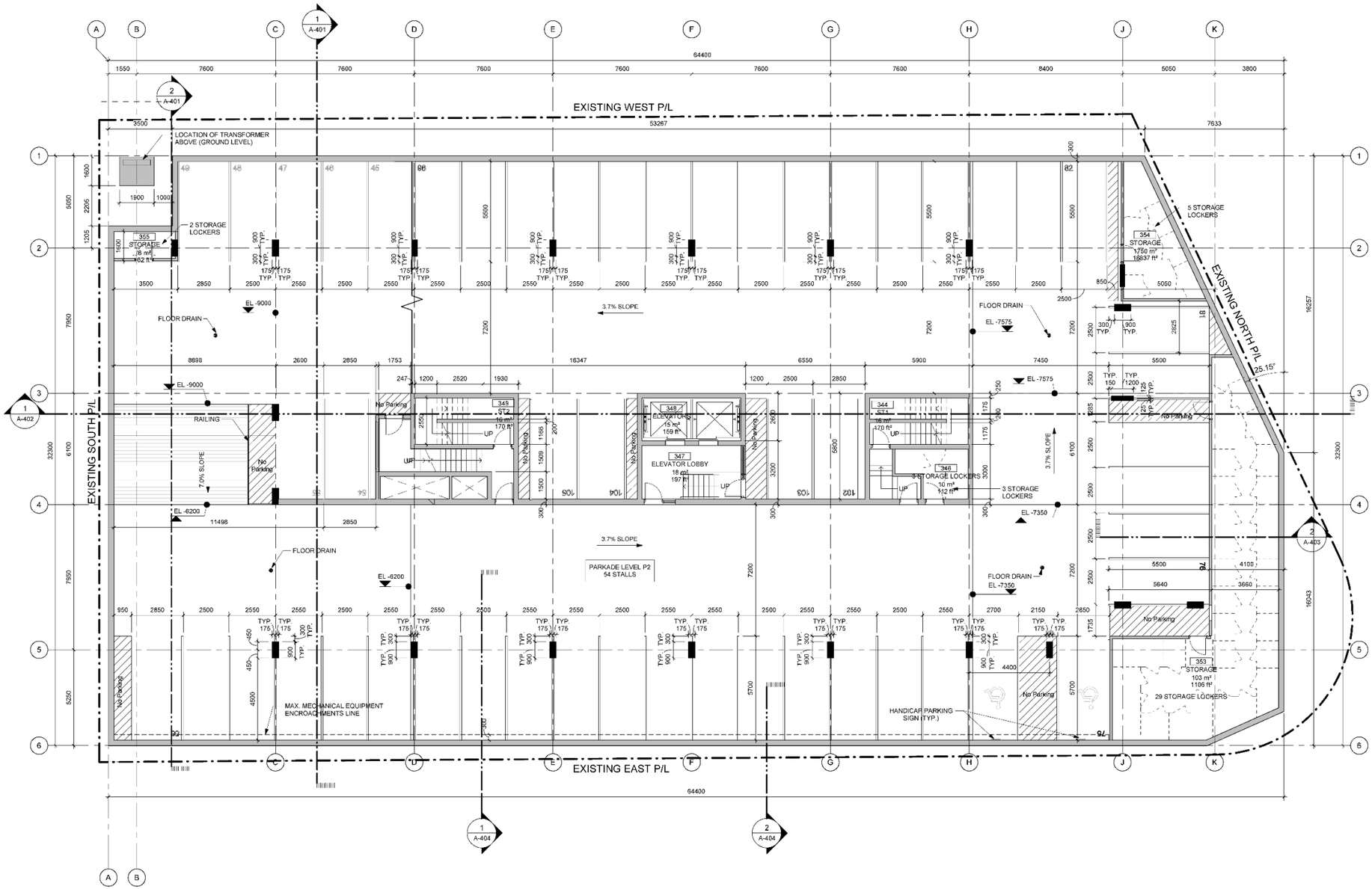
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

PARKADE LEVEL 2 PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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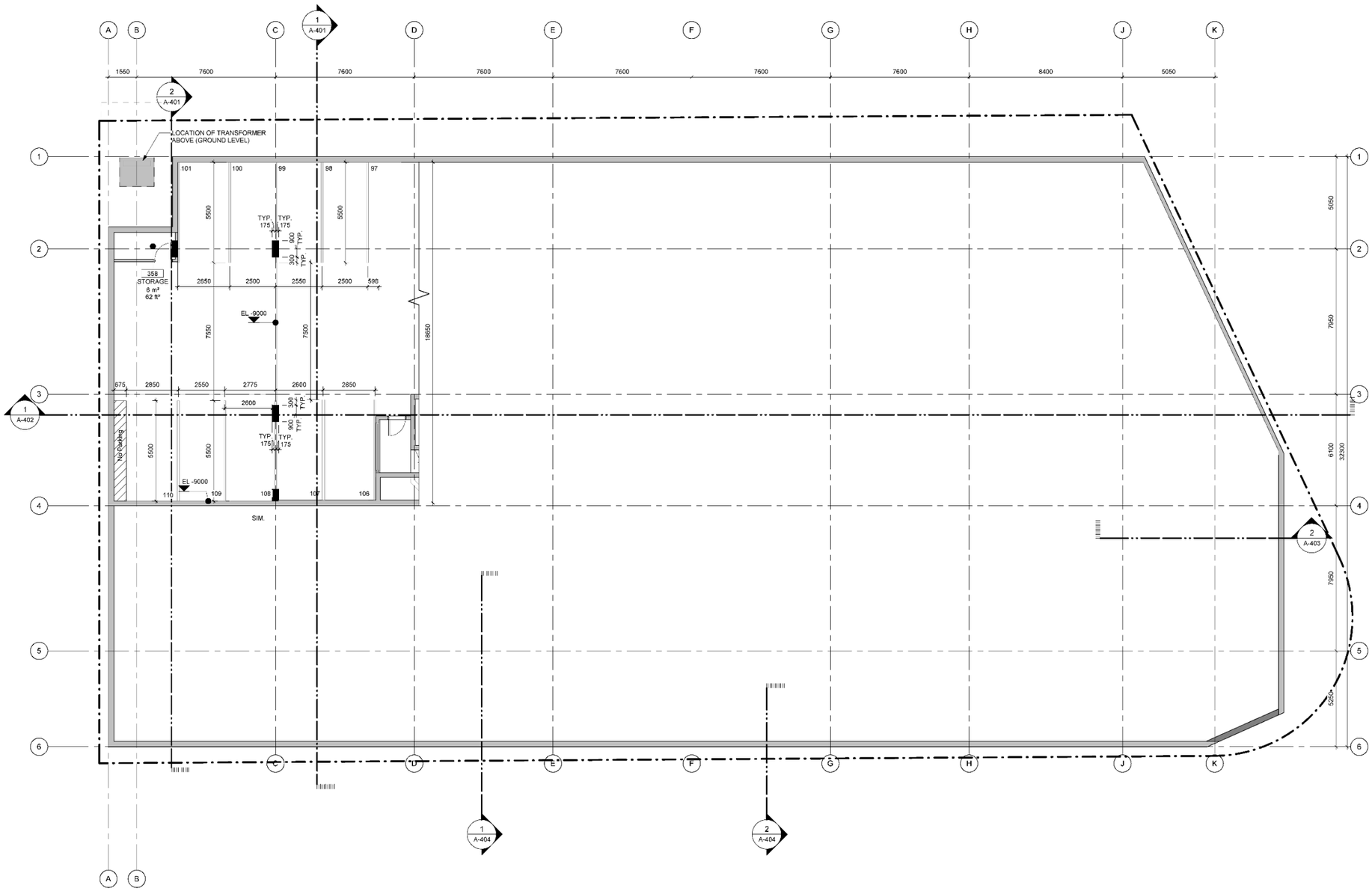
Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

PARKADE LEVEL 3 PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
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Project No: 114782
Scale: 1:200

A-213

Development Permit Drawings

KEYNOTE LEGEND

1. BRICK - ARCTIC WHITE (400X200 & 400X100)
2. ALUMINUM CURTAIN WALL - TRANSPARENT VISION PANELS C/W 'WOOD' GRAIN MULLIONS
3. ALUMINUM WINDOW WALL - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS (OPERABLE WHERE INDICATED)
4. ALUMINUM WINDOW WALL - TRANSPARENT VISION PANELS C/W SSG (CAPLESS MULLION)
5. ALUMINUM WINDOW WALL - COLOURED DICHROIC LAMINATED GLASS
6. ALUMINUM WINDOWS - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS (OPERABLE WHERE INDICATED)
7. ALUMINUM GLAZED DOORS - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS
8. COMPOSITE METAL PANEL - PEARL WHITE
9. INSULATED METAL PANEL (MECH. PENTHOUSE & MECH. SCREENING - PEARL WHITE
10. METAL DOOR (INSULATED HOLLOW METAL) - PEARL WHITE
11. OVERHEAD DOOR - PEARL WHITE
12. EIFS - WHITE
13. CANOPY - COMPOSITE METAL PANEL (PEARL WHITE C/W 'WOOD' GRAIN SOFFIT)
14. CONCRETE CURB - GRAY
15. CONCRETE PLANTER - GRAY C/W 'WOOD' SEATING
16. CONCRETE COLUMNS - GRAY
17. ALUMINUM RAILINGS - PEARL WHITE & CLEAR VISION PANELS)
18. ALUMINUM RAILINGS - PEARL WHITE & ETCHED TRANSLUCENT GLASS PANELS
19. ALUMINUM PRIVACY SCREENS - PEARL WHITE & ETCHED TRANSLUCENT GLASS PANELS
20. MECHANICAL LOUVERS - PEARL WHITE
21. MECHANICAL SCREEN - OPAQUE PERFORATED METAL SPANDREL PANEL
22. SIGN TYPE CLASS B
23. SIGN TYPE CLASS D
24. SIGN BANNER TYPE CLASS A
25. BOLLARDS - PAINTED YELLOW
26. TRANSFORMER
27. METAL FLASHING - PEARL WHITE
28. CONCRETE BLOCK : FIREWALL

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GRAYWOOD DEVELOPMENTS

NORTH ELEVATION

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
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Development Permit Drawings

KEYNOTE LEGEND

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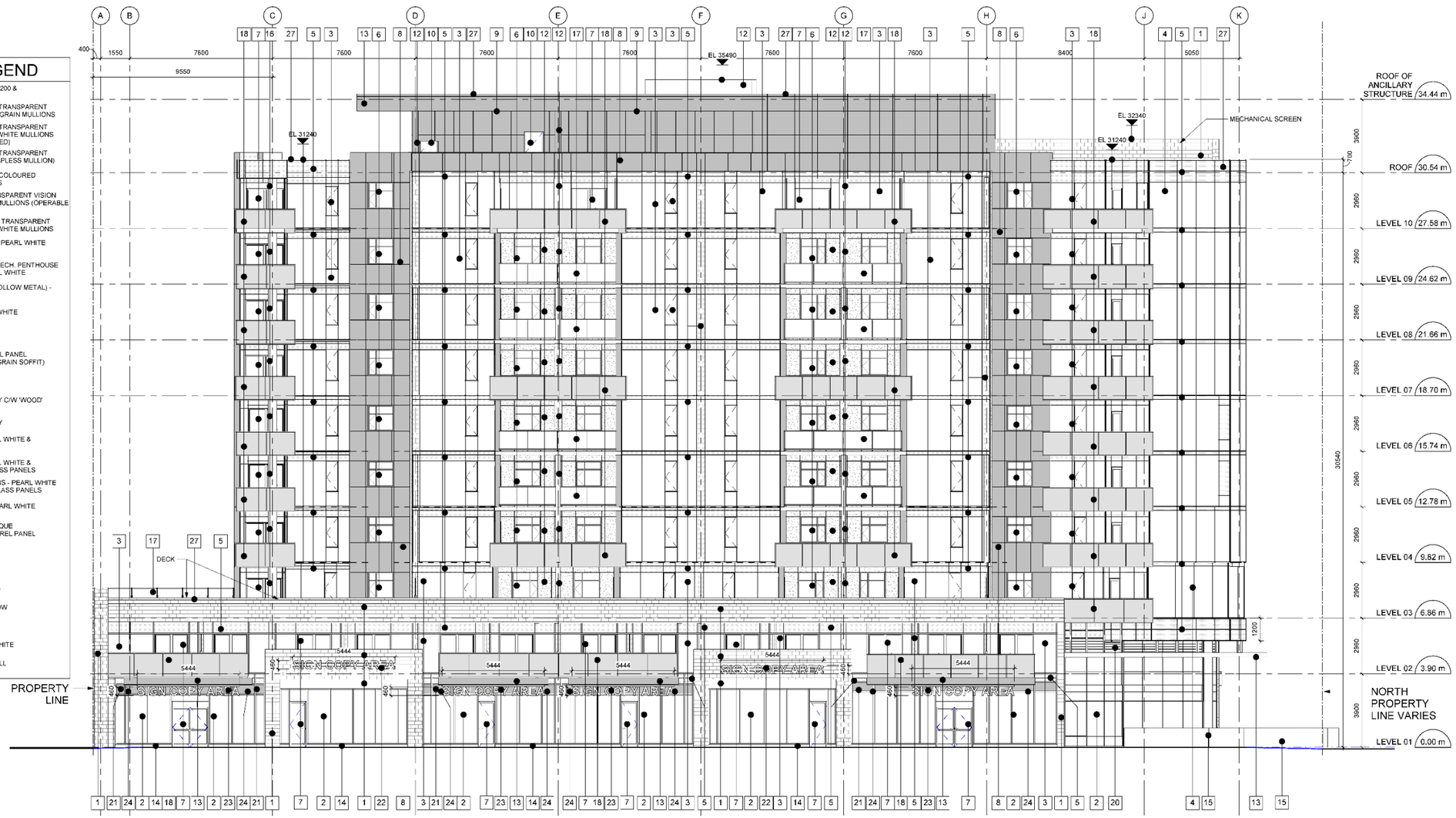
28. CONCRETE BLOCK : FIREWALL



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GRAYWOOD DEVELOPMENTS

EAST ELEVATION

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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Project No: 114782
Scale: 1:200

A-302

Development Permit Drawings

KEYNOTE LEGEND

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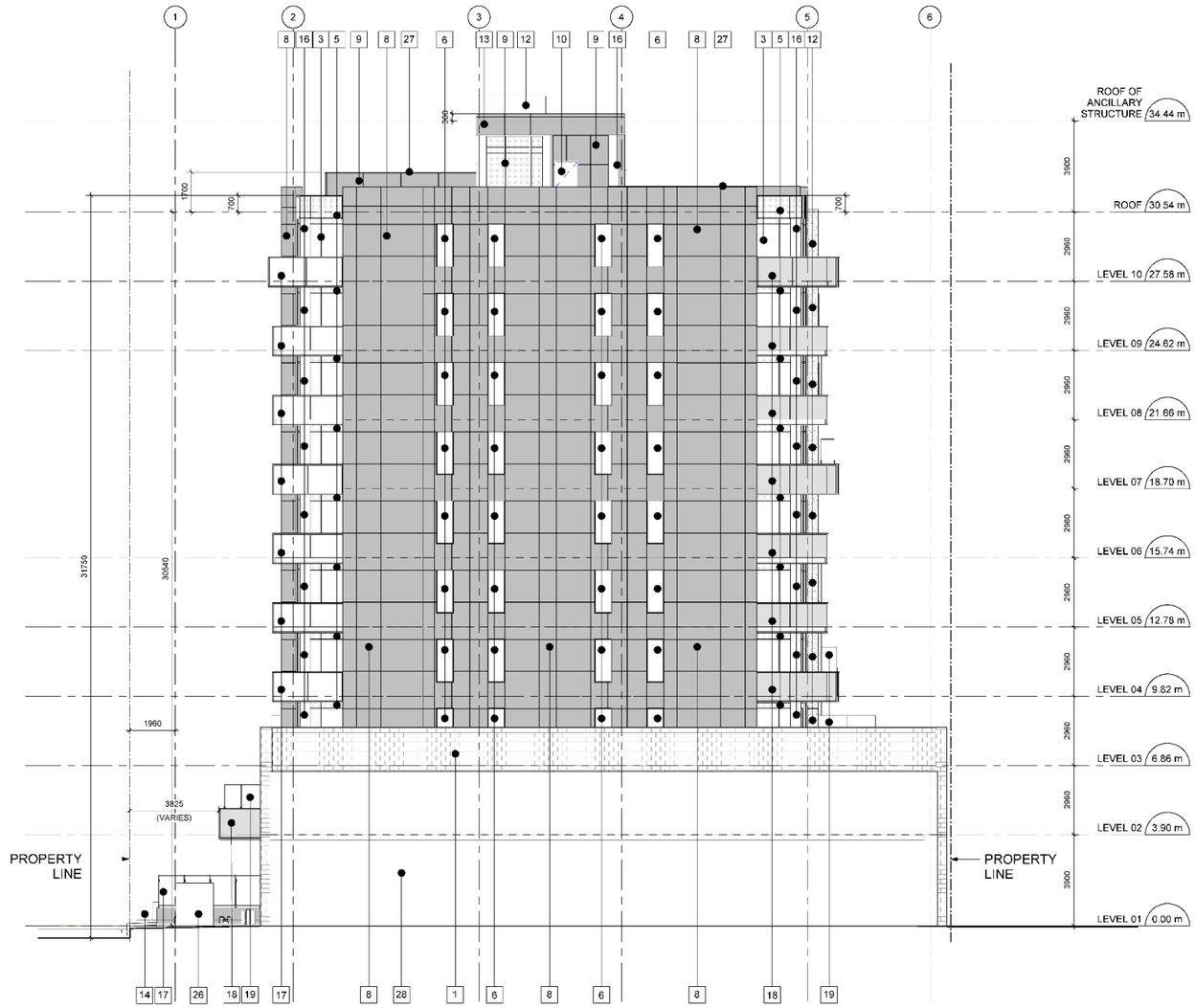
15	CONCRETE PLANTER - GRAY C/W 'WOOD' SEATING
16	CONCRETE COLUMNS - GRAY
17	ALUMINUM RAILINGS - PEARL WHITE & CLEAR VISION PANELS)
18	ALUMINUM RAILINGS - PEARL WHITE & ETCHED TRANSLUCENT GLASS PANELS
19	ALUMINUM PRIVACY SCREENS - PEARL WHITE & ETCHED TRANSLUCENT GLASS PANELS
20	MECHANICAL LOUVERS - PEARL WHITE
21	MECHANICAL SCREEN - OPAQUE PERFORATED METAL SPANDREL PANEL
22	SIGN TYPE CLASS B
23	SIGN TYPE CLASS D
24	SIGN BANNER TYPE CLASS A
25	BOLLARDS - PAINTED YELLOW
26	TRANSFORMER
27	METAL FLASHING - PEARL WHITE
28	CONCRETE BLOCK : FIREWALL



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GRAYWOOD DEVELOPMENTS

SOUTH ELEVATION

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-303

Development Permit Drawings

KEYNOTE LEGEND

1. BRICK - ARCTIC WHITE (400X200 & 400X100)
2. ALUMINUM CURTAIN WALL - TRANSPARENT VISION PANELS C/W 'WOOD' GRAIN MULLIONS
3. ALUMINUM WINDOW WALL - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS (OPERABLE WHERE INDICATED)
4. ALUMINUM WINDOW WALL - TRANSPARENT VISION PANELS C/W SSG (CAPLESS MULLION)
5. ALUMINUM WINDOW WALL - COLOURED DICHROIC LAMINATED GLASS
6. ALUMINUM WINDOWS - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS (OPERABLE WHERE INDICATED)
7. ALUMINUM GLAZED DOORS - TRANSPARENT VISION PANELS C/W PEARL WHITE MULLIONS
8. COMPOSITE METAL PANEL - PEARL WHITE
9. INSULATED METAL PANEL (MECH. PENTHOUSE & MECH. SCREENING - PEARL WHITE
10. METAL DOOR (INSULATED HOLLOW METAL) - PEARL WHITE
11. OVERHEAD DOOR - PEARL WHITE
12. EIFS - WHITE
13. CANOPY - COMPOSITE METAL PANEL (PEARL WHITE C/W 'WOOD' GRAIN SOFFIT)
14. CONCRETE CURB - GRAY
15. CONCRETE PLANTER - GRAY C/W 'WOOD' SEATING
16. CONCRETE COLUMNS - GRAY
17. ALUMINUM RAILINGS - PEARL WHITE & CLEAR VISION PANELS)
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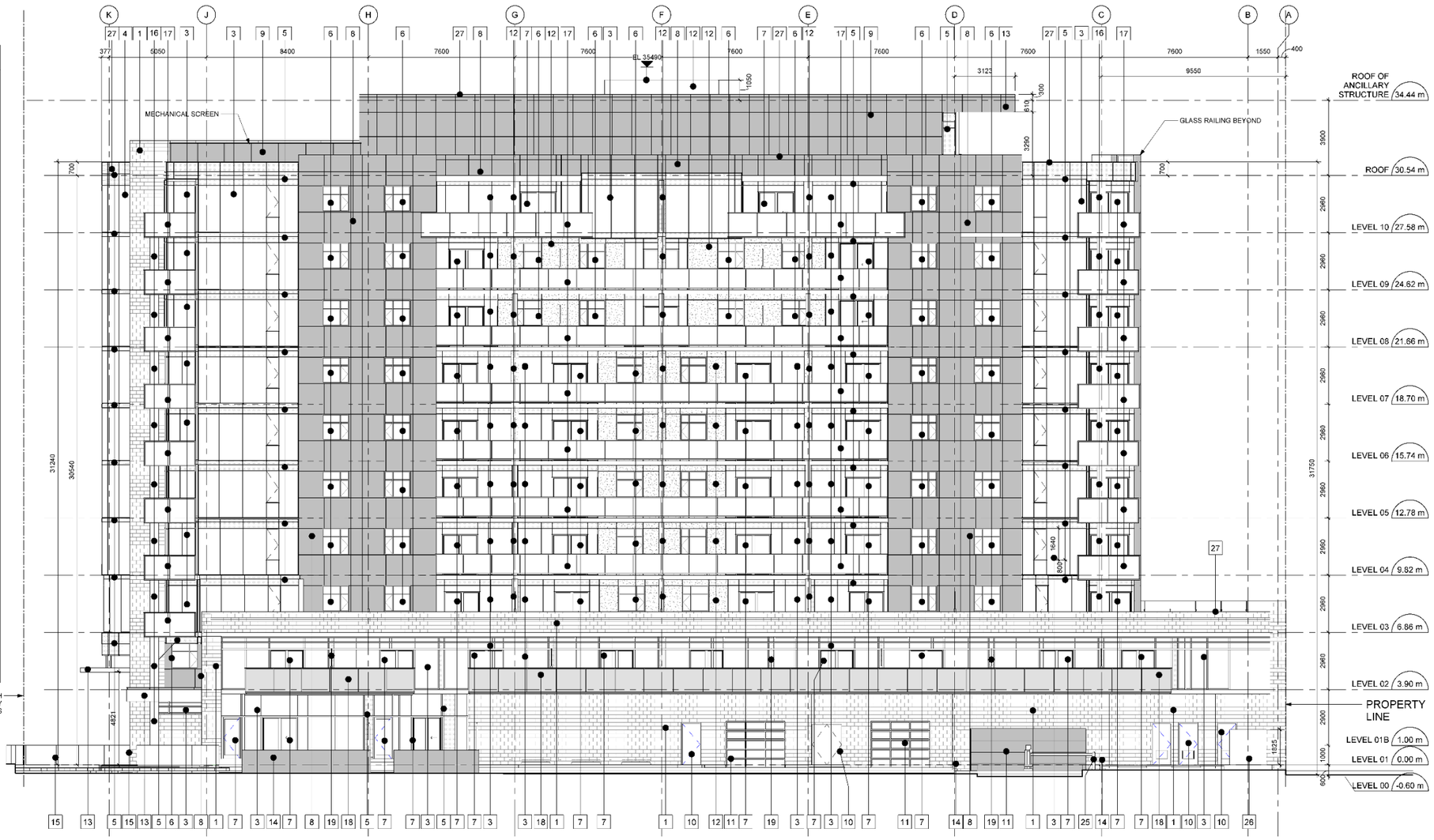

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GRAYWOOD DEVELOPMENTS

WEST ELEVATION

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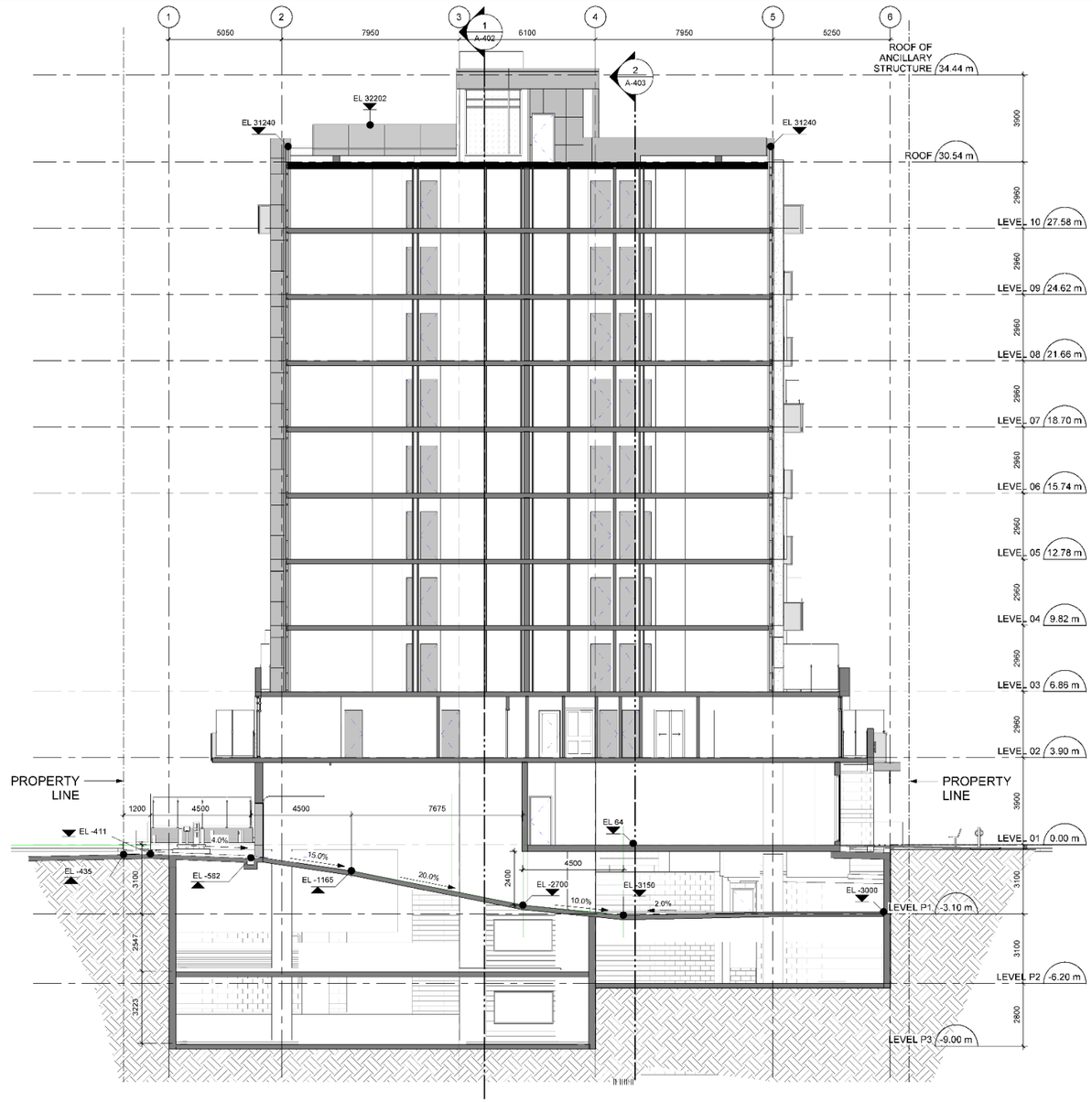
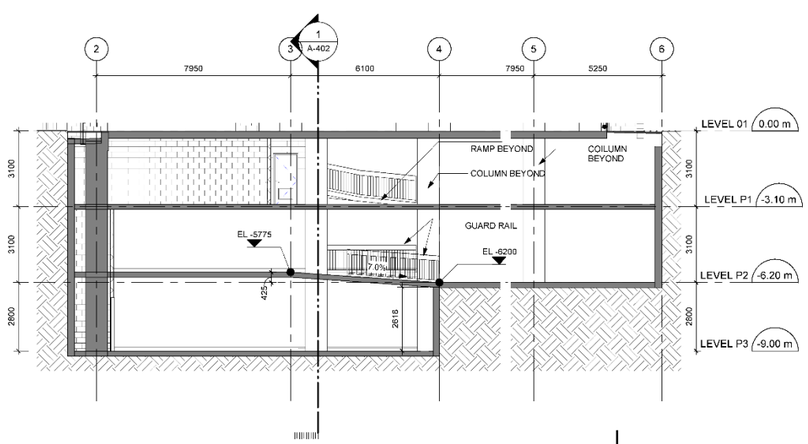
A-304

Development Permit Drawings





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GRAYWOOD DEVELOPMENTS

CROSS SECTION

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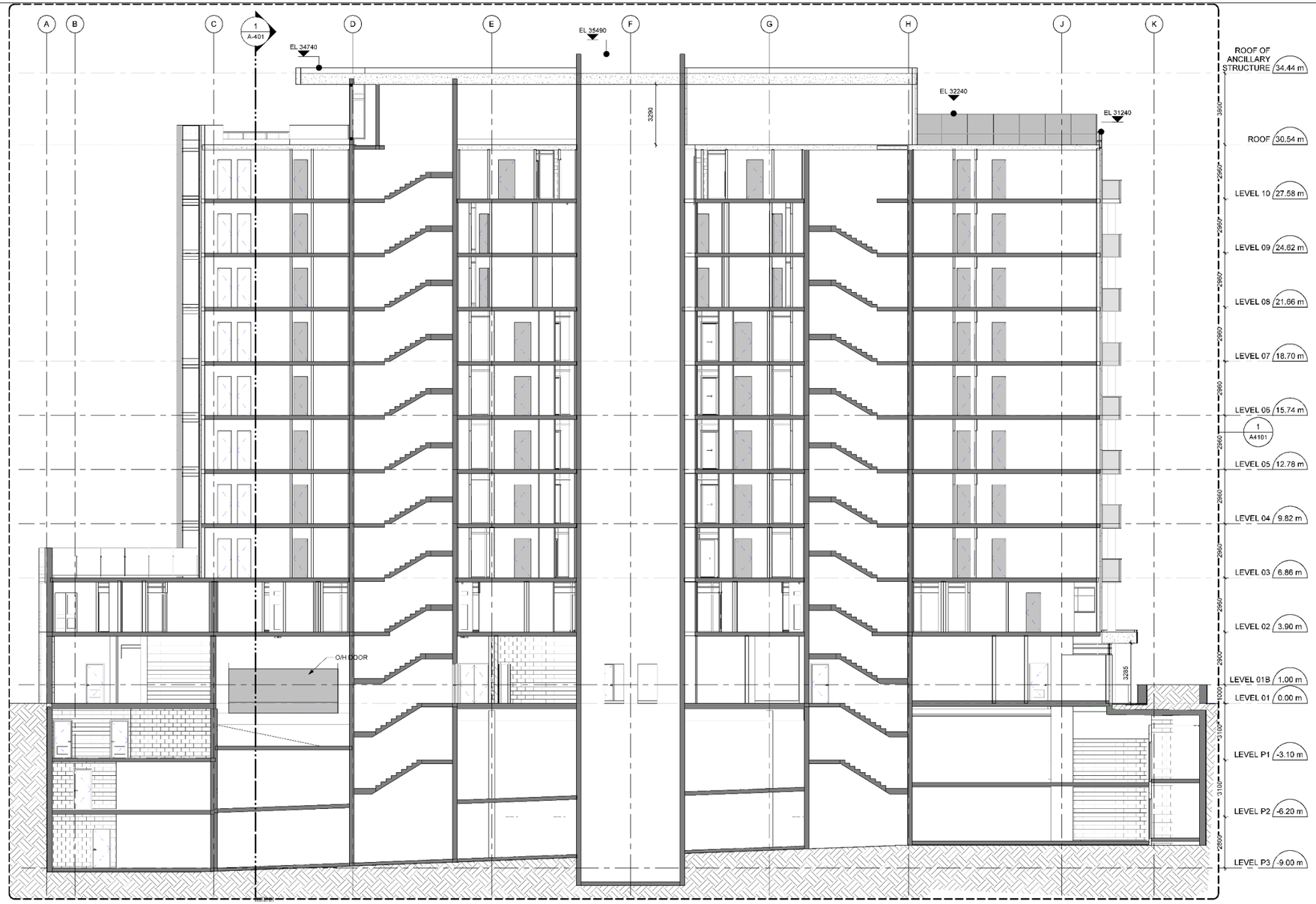
Project No: 114782
Scale: 1:200

A-401

Development Permit Drawings



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GRAYWOOD DEVELOPMENTS

LONGITUDINAL SECTION

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Project No: 114782
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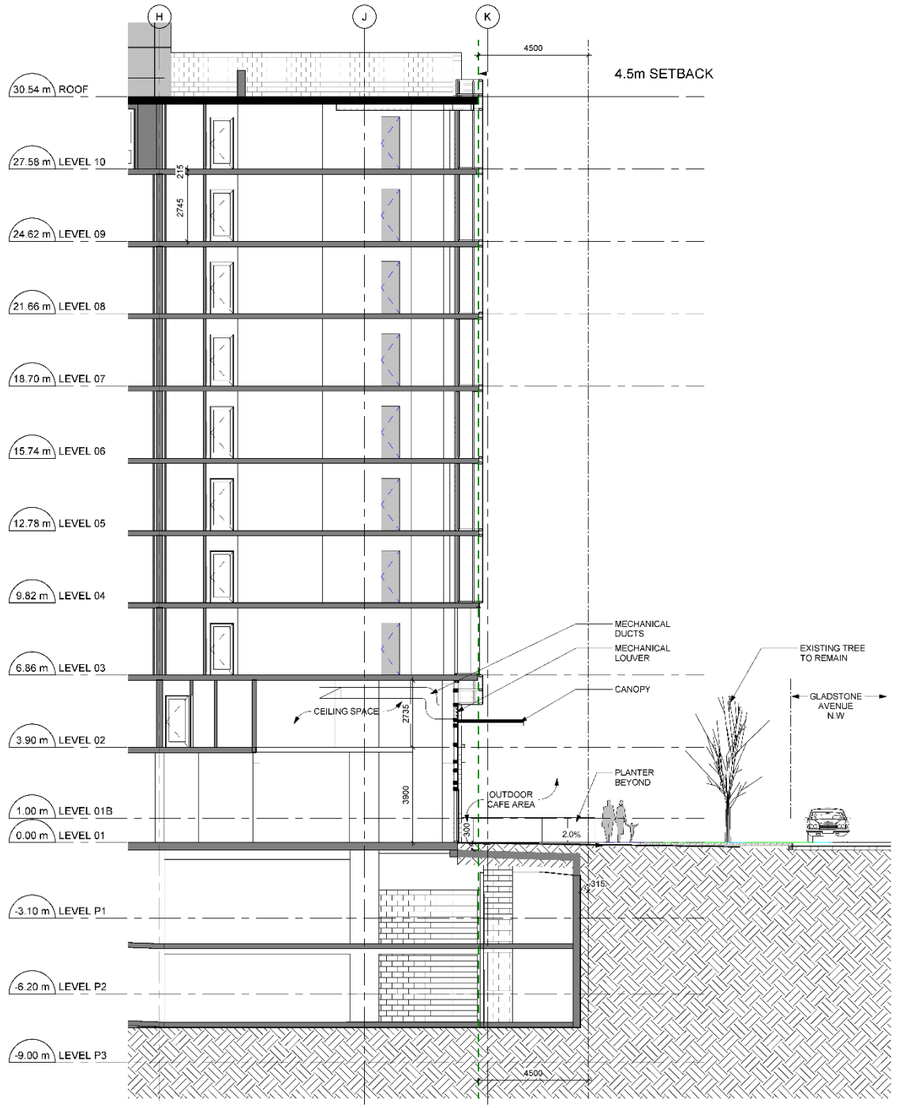
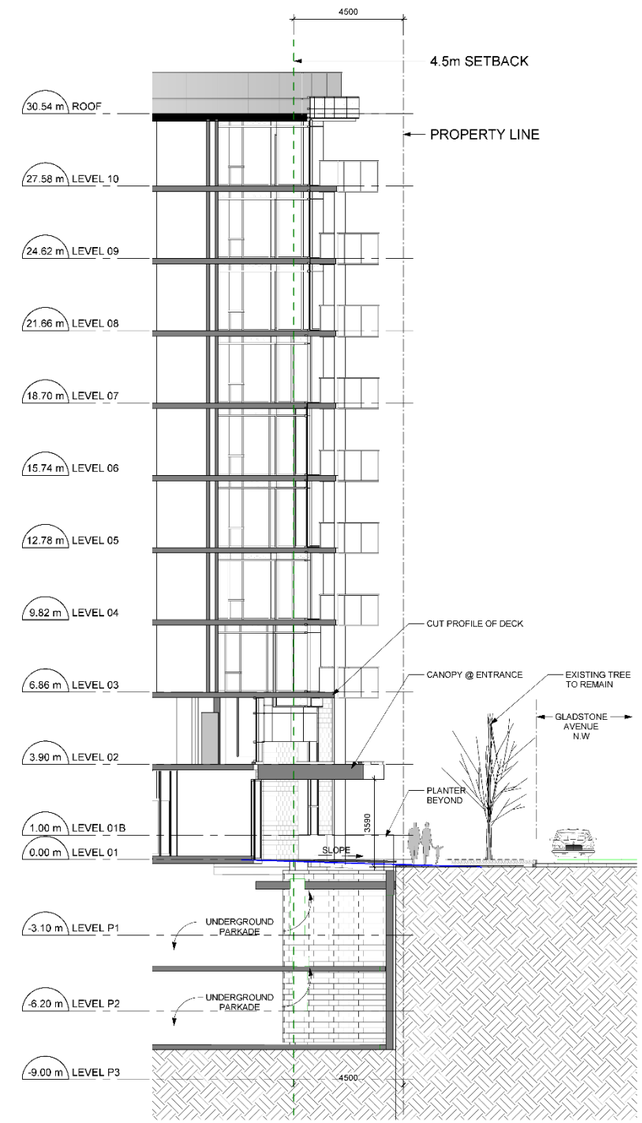
A-402

Development Permit Drawings



2 A-403 PARTIAL BUILDING SECTION @GLADSTONE AVE N.W.
Scale: 1 : 100



1 A-403 PARTIAL BUILDING SECTION @GLADSTONE AVE N.W.
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GRAYWOOD DEVELOPMENTS

PARTIAL BUILDING SECTIONS

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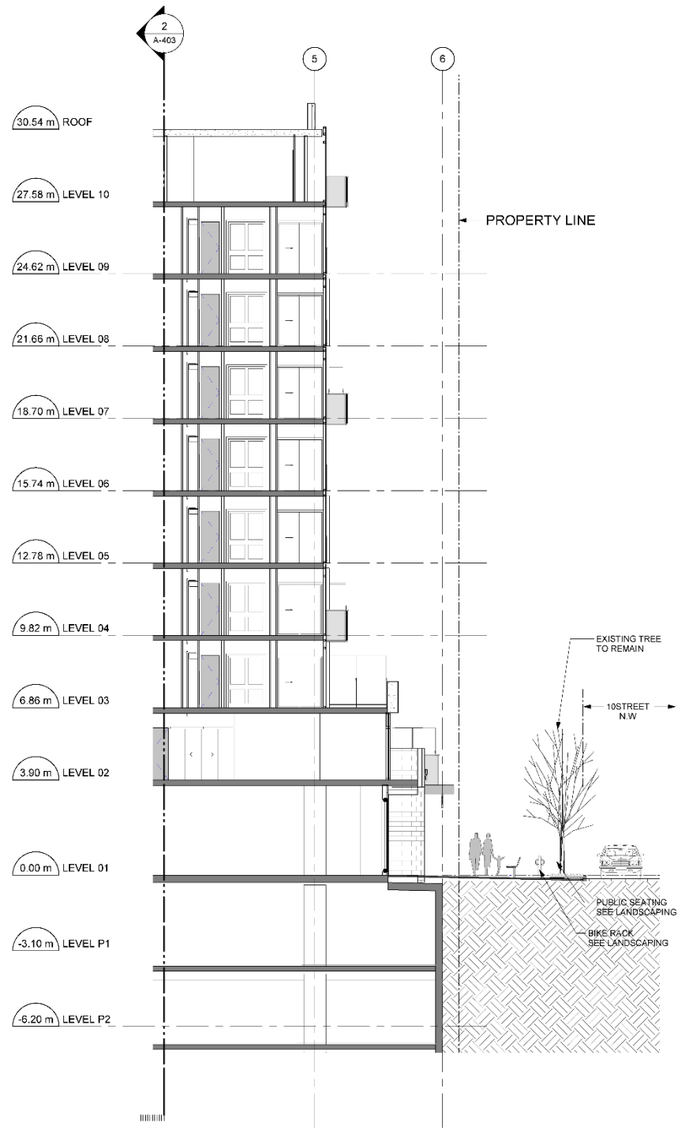
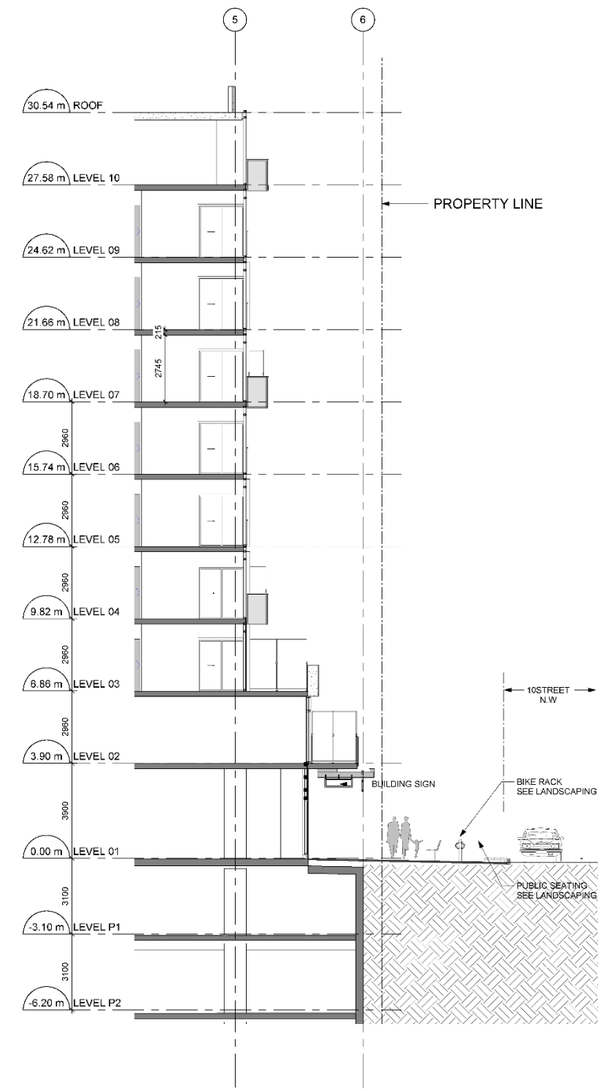
Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-403

Development Permit Drawings



2 A-404 PARTIAL BULDING SECTION @10 ST. NW
Scale: 1 : 100



1 A-404 PARTIAL BULDING SECTION @10 ST. NW
Scale: 1 : 100

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GRAYWOOD DEVELOPMENTS

PARTIAL BUILDING SECTIONS

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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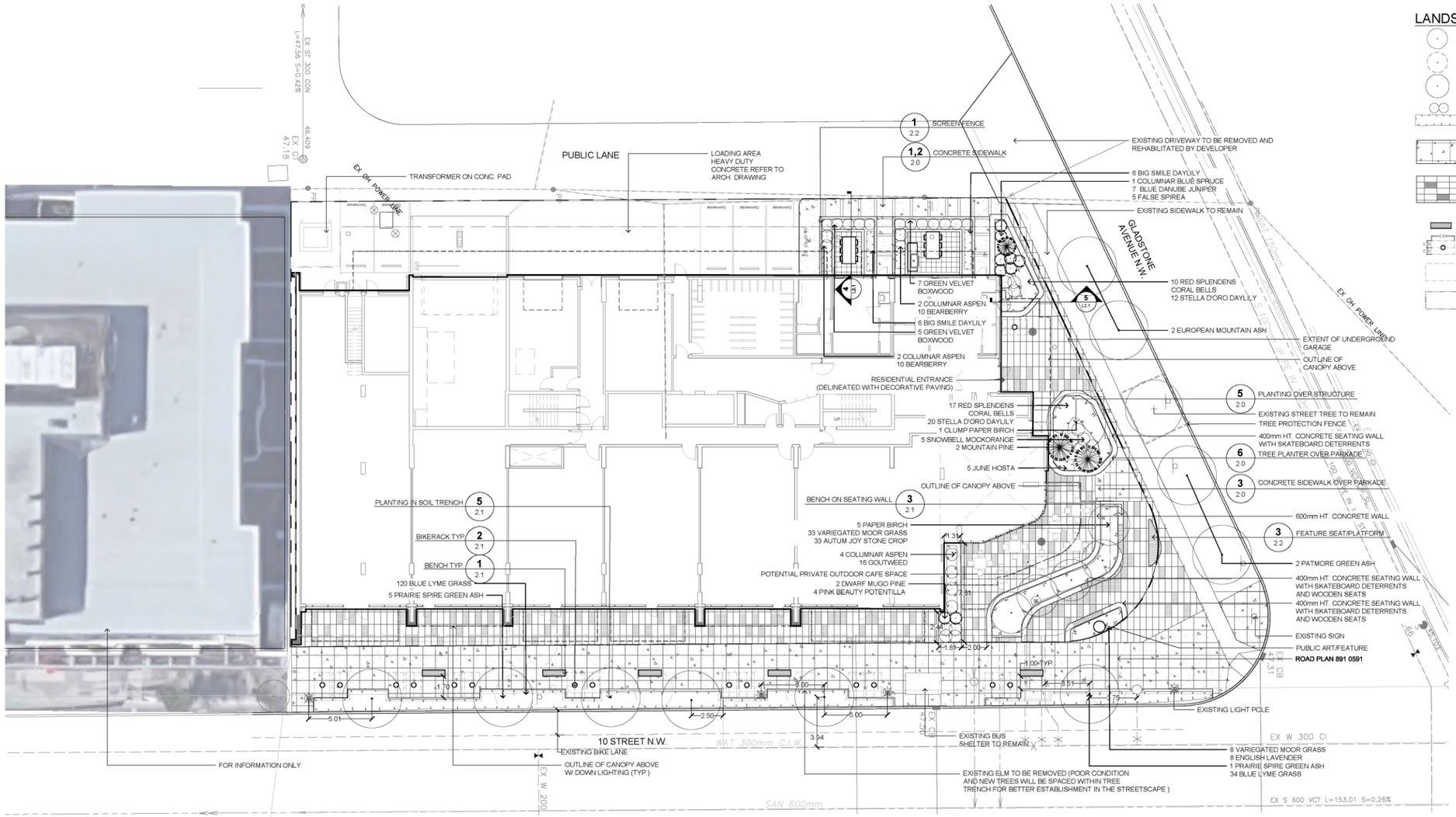
Issue: DTR-2 Submission
Date: 2019-04-09
Project No: 114782
Scale: 1:200

A-404

Development Permit Drawings



NOTE

ALL LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARDS FOR LANDSCAPE CONSTRUCTION (CURRENT VERSION).

ALL SHRUB BED AND TREES TO BE IRRIGATED BY A LOW WATER IRRIGATION SYSTEM.

FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:
(a) 1.2 METRES FOR TREES;
(b) 0.6 METRES FOR SHRUBS; AND 0.3 METRES FOR ALL OTHER PLANTING AREAS.

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GRAYWOOD DEVELOPMENTS

The Alberta Association of Landscape Architects
Ernie J Webster

LANDSCAPE PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

Issue: DTR2 SUBMISSION
Date: 2019-04-09
Project No: 116477
Scale: 1 : 300

L1.0

Development Permit Drawings

PLANTING SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES				
6	FRAXINUS PENNSYLVANICA 'RUGBY'	PRAIRIE SPIRE GREEN ASH	80mm CAL	B&B
2	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE GREEN ASH	80mm CAL	B&B
8	POPULUS TREMULA 'ERECTA'	COLUMNAR ASPEN	80mm CAL	B&B
1	BETULA PAPYRIFERA	CLUMP PAPER BIRCH	3 CLUMP -75mm CAL	B&B
5	BETULA PAPYRIFERA	PAPER BIRCH	60mm CAL	B&B
2	SORBUS AUCUPARIA	EUROPEAN MOUNTAIN ASH	80mm CAL	B&B
CONIFEROUS TREES				
2	PINUS UNCINATA	MOUNTAIN PINE	3000mm HT.	B&B
1	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	3000mm HT.	B&B
DECIDUOUS SHRUBS				
12	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	600mm HT.	#2 CONT.
5	PHILADELPHUS 'SNOWBELLE'	SNOWBELL MOCKORANGE	600mm HT.	#2 CONT.
5	SORBARIA SORBIFOLIA	FALSE SPIREA	600mm HT.	#2 CONT.
4	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	600mm HT.	#2 CONT.
CONIFEROUS SHRUBS				
7	JUNIPERUS SABINA 'BLUE DANUBE'	BLUE DANUBE JUNIPER	600mm SPREAD	#2 CONT.
2	PINUS MUGO 'VAR. PUMILIO'	DWARF MUGO PINE	800mm HT.	#2 CONT.
PERENNIAL AND GRASSES				
12	HEMEROCALLIS 'BIG SMILE'	BIG SMILE DAYLILY		15cm CONT.
8	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		15cm CONT.
20	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY		15cm CONT.
32	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		15cm CONT.
5	HOSTA 'JUNE'	JUNE HOSTA		15cm CONT.
41	MOLINIA CAERULEA 'VARIEGATA'	VARIEGATED MOOR GRASS		15cm CONT.
154	ELYMUS ARENARIUS 'BLUE DUNE'	BLUE LYME GRASS		15cm CONT.
33	SEDUM 'AUTUMN JOY'	AUTUM JOY STONE CROP		15cm CONT.
16	AEGOPODIUM PODAGRARIA 'VARIEGATUM'	GOUTWEED		15cm CONT.
27	HEUCHERA SANGUINEA 'SPLENDENS'	RED SPLENDENS CORAL BELLS		15cm CONT.

TREE PROTECTION PLAN

1. INSTALL TREE PROTECTION FENCING AS REQUIRED FOR TREES WITHIN 6m OF PROPERTY LINE.
2. FOR TREES CLOSER THAN 4m FROM DEVELOPMENT, PLACE FENCING AS CLOSE TO SIDE PROPERTY LINE AS POSSIBLE
3. FOR TREES OVER 4m FROM DEVELOPMENT, PLACE FENCING AT MIN. OF 4m FROM TRUNK CENTER
4. REHABILITATION MEASURES TO REPAIR ADJACENT CITY LAND SHOULD BE PERFORMED AS REQUIRED:
   -AERATION (IF SOIL IS SEVERELY COMPACTED)
   -ADDITIONAL WATERING (IF TREES ARE STRESSED DUE TO CONSTRUCTION ACTIVITY)
   -RE-SOD AS NECESSARY

IRRIGATION NOTES

1. DRIP IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR
2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
3. ENSURE A PROPER BACKFLOW PREVENTER IS INSTALLED AS PER THE NATIONAL PLUMBING CODE OF CANADA 2010.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PROPER SPACING AND COVERAGE.
5. LOCATION OF DRIP IRRIGATION LINES ARE TO COORDINATED WITH TREE AND SHRUB PLANTING. NO GRASS AREAS TO BE IRRIGATED.
6. IRRIGATION LINES CROSSING UNDER WALKWAYS SHALL BE ENCASED IN SCH 40 PVC SLEEVES WITH MINIMUM 300mm COVER. DIAMETER OF SLEEVES SHALL BE 2 X THE SUM OF THE DIAMETERS OF ENCASED IRRIGATION LINES. INSTALL ADJACENT 50mm WIRE CONDUIT WITH MAIN LINE CROSSING.
7. WIRE SPLICES SHALL BE MADE WITH 3M DBY CONNECTORS AND HOUSED IN CARSON-BROOKS LOCKING VALVE BOX. PROVIDE 1.0m MINIMUM LENGTH WIRE SLACK COILED INSIDE SPLICE BOX AND AT CHANGES IN MAINLINE DIRECTION.
8. INSTALL 1 SPARE # 14 WIRE FROM CONTROLLER CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM. COIL 600mm LENGTH OF SPARE WIRE NEATLY INTO EACH VALVE BOX.

PLANTING NOTES

1. PLANT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION.
3. A DRIP IRRIGATION SYSTEM TO BE PROVIDED FOR ALL TREES AND SHRUBS.

MAINTENANCE, WARRANTY NOTES

1. THE MAINTENANCE & WARRANTY PERIOD TO BE ONE FULL GROWING SEASON (MAY-OCT) FROM SUBSTANTIAL COMPLETION OF THE LANDSCAPE.
2. WATER ALL PLANT MATERIAL AS REQUIRED FOR THE DURATION OF THE MAINTENANCE PERIOD.
3. WITHIN THE WARRANTY PERIOD, ANY DEAD TREES AND SHRUBS OR PLANT MATERIAL IN POOR CONDITION AS NOTED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

SITE STATISTICS

LAND USE ZONING	DIRECT CONTROL DISTRICT DC152D2018
SITE AREA	2243.18m²
BUILDING	1333.92m²
GARBAGE & REAR PARKING	408.54m²
LANDSCAPE AREA	501.00m²

LANDSCAPE SITE AREA REQUIREMENTS

LAND USE	MIXED USE
LANDSCAPE AREA	501.00m²
HARD SURFACE LANDSCAPE	380m² (76%, MAX 50% ALLOWABLE)
SOFT SURFACE LANDSCAPE	121m² (24%)
OUTDOOR AMENITY SPACE REQ	50m²
OUTDOOR AMENITY SPACE PROVIDED	79m²

PLANTING REQUIREMENTS

TREES REQUIRED (1/45m²)	11
TREES PROVIDED	17
SHRUBS REQUIRED (2/45m²)	22
SHRUBS PROVIDED	38
CON. TREES, 2m HT. REQ.	1
CON. TREES, 2m HT. PROVIDED	0
CON. TREES, 3M HT. REQ.	2
CON. TREES, 3m HT. PROVIDED	3
DEC. TRESS, 50mm CAL. REQ.	4
DEC. TRESS, 50mm CAL. PROVIDED	7
DEC. TRESS, 75mm CAL. REQ.	4
DEC. TRESS, 75mm CAL. PROVIDED	7
TOTAL TREES PROVIDED	17

IRRIGATION
DRIP IRRIGATION TO BE PROVIDED FOR ALL LANDSCAPE AREAS.

BIKE RACK REQUIREMENTS

CLASS 2 BIKE RACKS PROVIDED	15

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GRAYWOOD DEVELOPMENTS

The Alberta Association of Landscape Architects
Ernie J Webster

LANDSCAPE STATISTICS

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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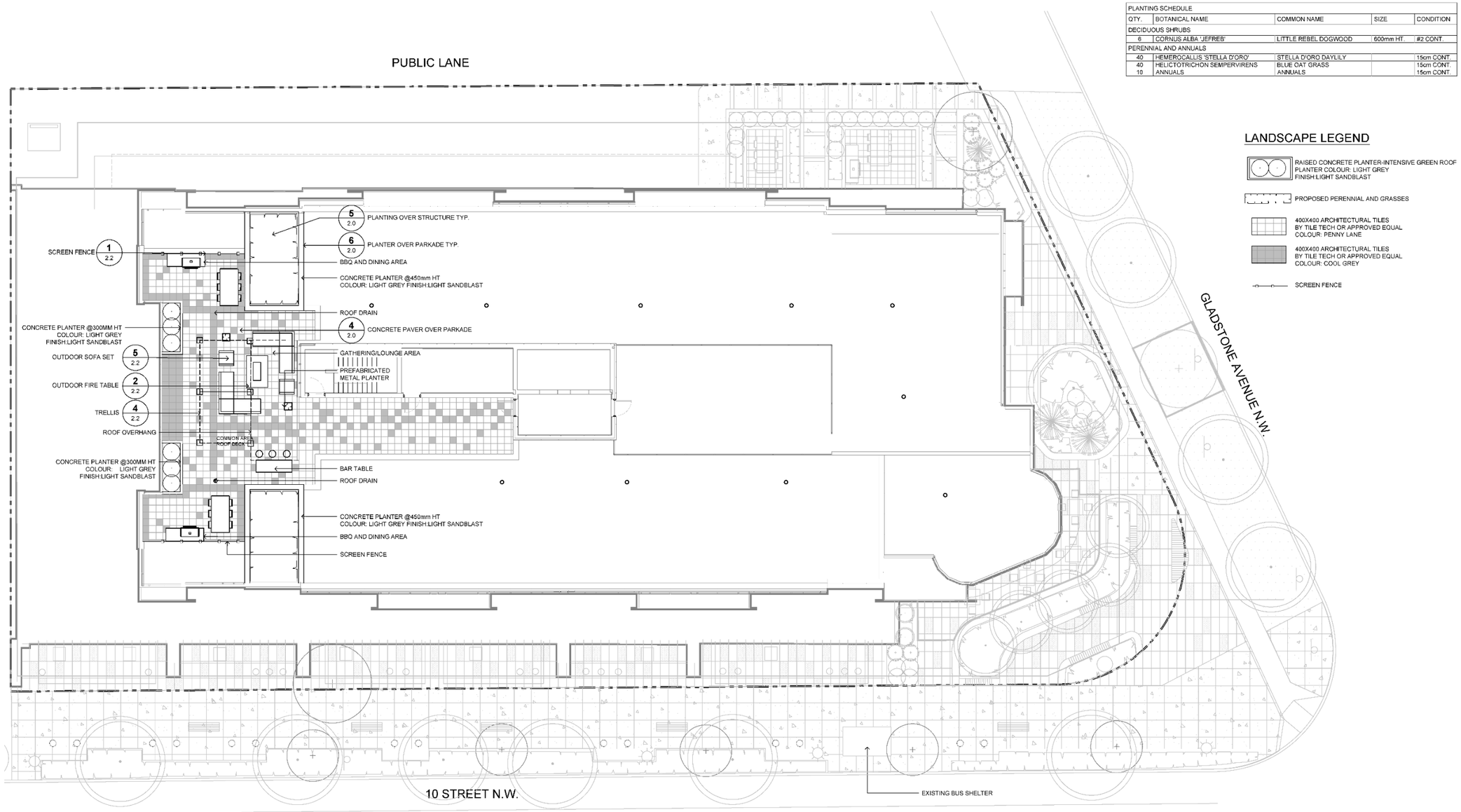
Issue: DTR2 SUBMISSION
Date: 2019-04-09
Project No: 116477
Scale: NTS

L1.1

Development Permit Drawings

PLANTING SCHEDULE				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS SHRUBS				
6	CORNUS ALBA 'JEFREB'	LITTLE REBEL DOGWOOD	600mm HT.	#2 CONT.
PERENNIAL AND ANNUALS				
40	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY		15cm CONT.
40	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS		15cm CONT.
10	ANNUALS	ANNUALS		15cm CONT.



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ROOF LANDSCAPE PLAN

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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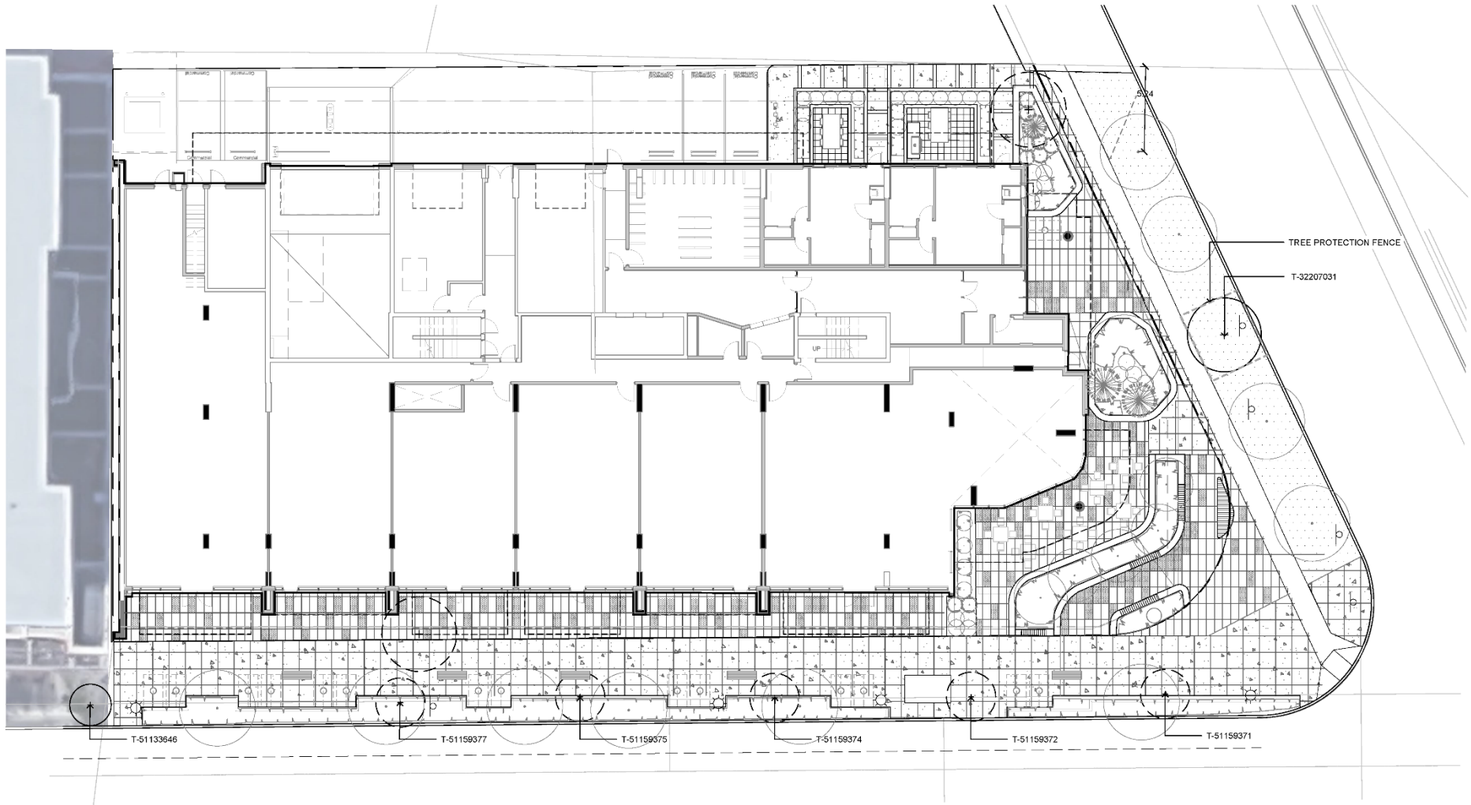
L1.2

Development Permit Drawings



LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS/PERENNIALS
- PLAIN CONCRETE WITH 1.0 X1.0m SAWCUT JOINTS (PLAIN GREY/LIGHT SANDBLAST)
- DECORATIVE CONCRETE COLOURED (CHARCOAL/LIGHT SAND BLAST)
- BENCH(RELOCATED EXISTING MAGLIN BENCH TO MATCH KENSINGTON STREET FURNITURE STYLE)
- BOLLARD/BIKERACK
- TREE PROTECTION FENCE

NOTES:

TREE PROTECTION MEASURES AS PER CITY OF CALGARY TREE PLAN GUIDELINES. (SEE PAGE 62 CURRENT EDITION OF THE CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS LANDSCAPE CONSTRUCTION

TEMPORARY TREE PROTECTION FENCING OR BARRIER MATERIAL SHALL BE A BRIGHT OR CONTRASTING COLOUR AND BE DURABLE. FENCE POSTS SHALL BE COMPARABLE TO METAL T-POSTS OR HEAVIER. FENCE WILL BE MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF THE PROJECT, AS PER CITY OF CALGARY PARKS TREE PROTECTION PLAN SPECIFICATIONS.

TREE PROTECTION FENCING TO REMAIN IN PLACE FOR DURATION OF SITE CONSTRUCTION

ALL TREES WITHIN 6.0m OF THE PROJECT BOUNDARY SHALL BE PROTECTED BY FENCING DESCRIBED IN THE NOTES ABOVE.

PRIOR TO CONSTRUCTION, AND AFTER TEMPORARY FENCE INSTALLATION, THE CONTRACTOR SHALL CONTACT CITY OF CALGARY URBAN FORESTRY AND ARRANGE AN ON SITE MEETING PRIOR TO COMMENCING CONSTRUCTION.

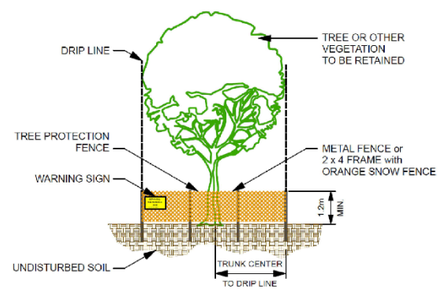
THE CONTRACTOR SHALL ADHERE TO ALL CITY OF CALGARY URBAN FORESTRY REQUIREMENTS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
(SEE CITY OF CALGARY "TREE PROTECTION PLANS FOR CAPITAL PROJECTS" BROCHURE.)

NO STORAGE OF CONSTRUCTION MATERIALS SHALL OCCUR WITHIN FENCED TREE PROTECTION ZONES.

ALL PUBLIC TREES SHOULD BE PROTECTED AT THE TIME OF CONSTRUCTION AND TREE PROTECTION RULES WILL APPLY (IN A CASE IF NOT ALL THE BOULEVARD TREES ARE FAC'd AT THE TIME OF TPP APPROVAL)

Serial No.	Species	Calliper (cm)	Action
T-32207031	Bur Oak	26	Retain
T-51159371	American Elm	9	Remove
T-51159372	American Elm	8	Remove
T-51159374	American Elm	8	Remove
T-51159375	American Elm	8	Remove
T-51159377	American Elm	8	Remove
T-51133646	American Elm	8	Retain

1 L1.2 **TREE INVENTORY**
NTS



2 L1.1 **TREE PROTECTION FENCE DETAIL**
NTS

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GRAYWOOD DEVELOPMENTS

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TREE PROTECTION PLAN

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L1.3

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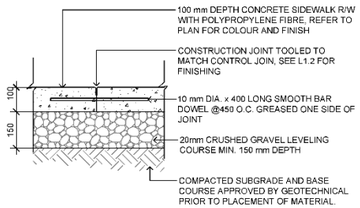
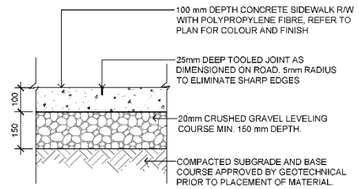
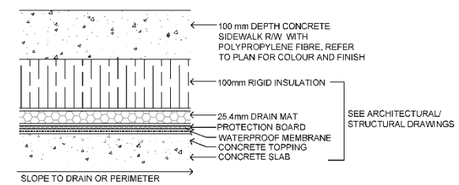


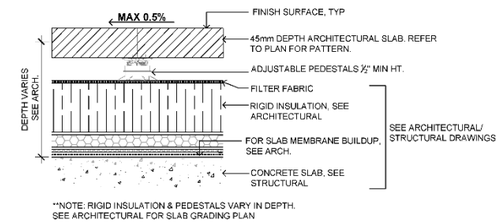
1 L2.0 **CONCRETE SIDEWALK CONSTRUCTION JOINT** 1:10



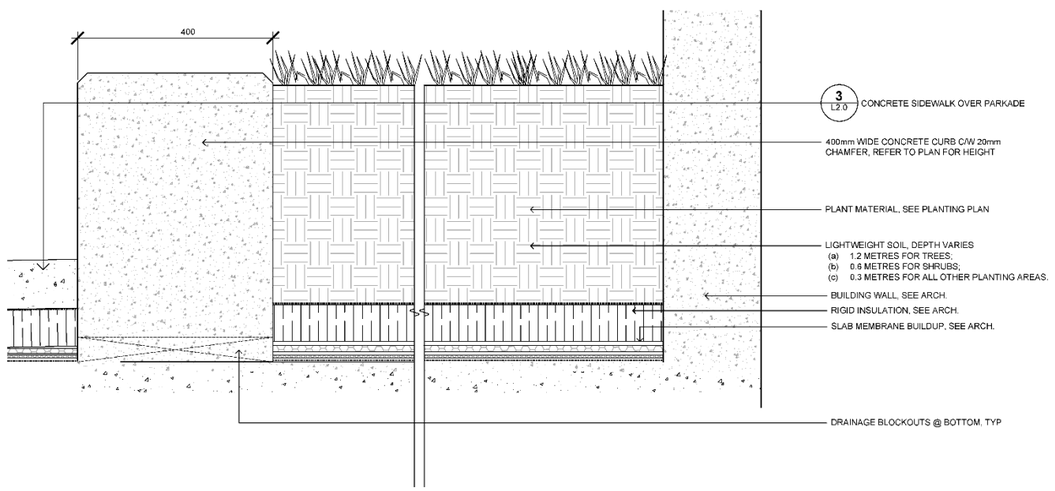
2 L2.0 **CONCRETE SIDEWALK CONTROL JOINT** 1:10



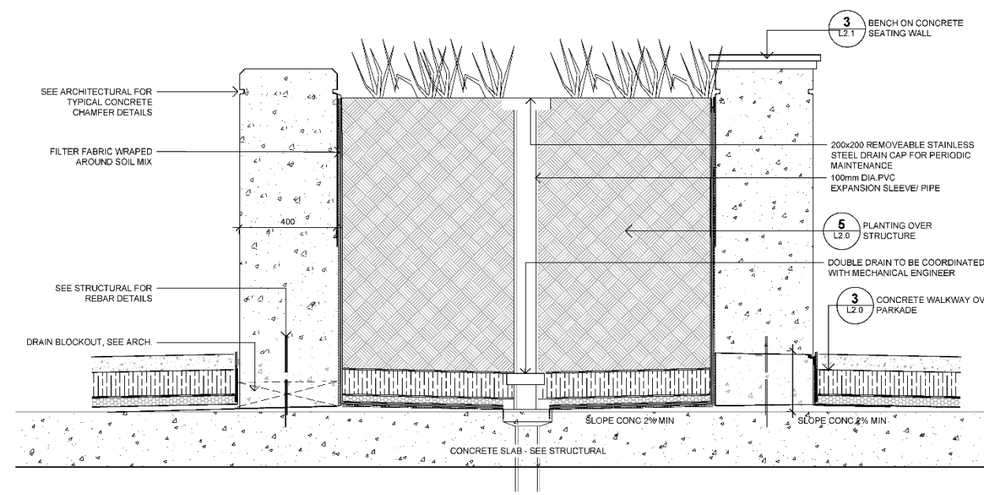
3 L2.0 **CONCRETE SIDEWALK OVER PARKADE** 1:5



4 L2.0 **CONCRETE PAVER OVER PARKADE** 1:5



5 L2.0 **PLANTING OVER STRUCTURE** 1:5



6 L2.0 **TREE PLANTER OVER PARKADE** 1:10

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Ernie J Webster

LANDSCAPE DETAILS

The Theodore
417 Tenth Street N.W., Calgary, Alberta

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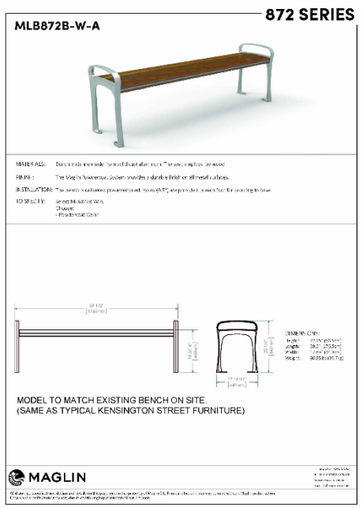
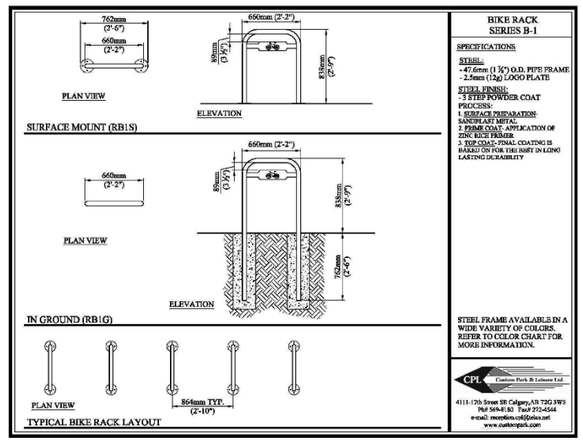
L2.0

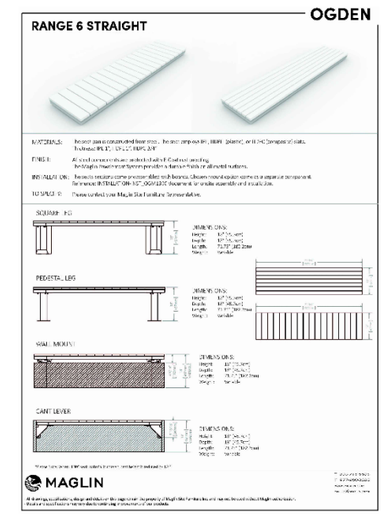
Development Permit Drawings



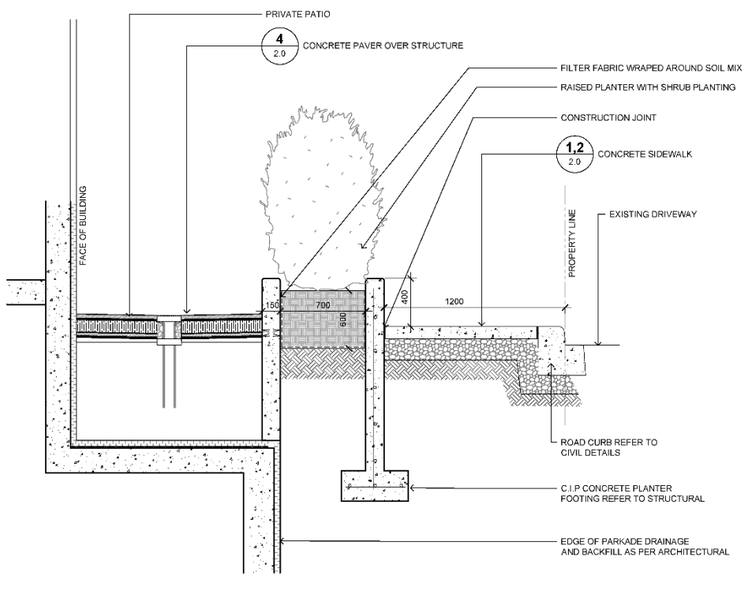
1 L2.1 **BENCH**
NTS



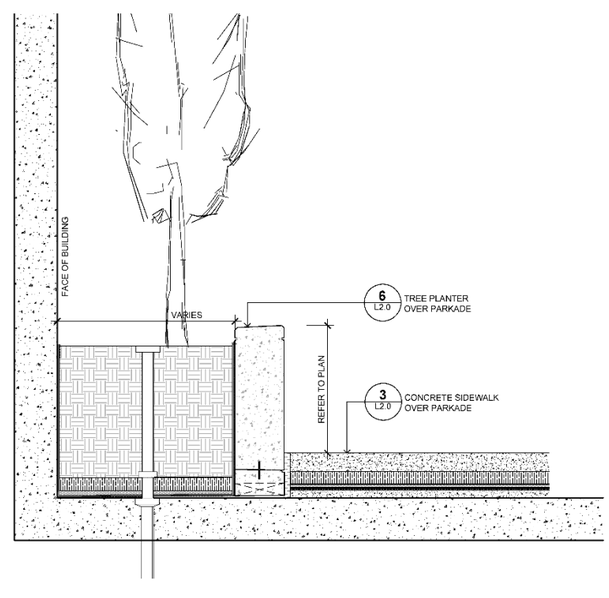
2 L2.1 **BIKERACK**
NTS



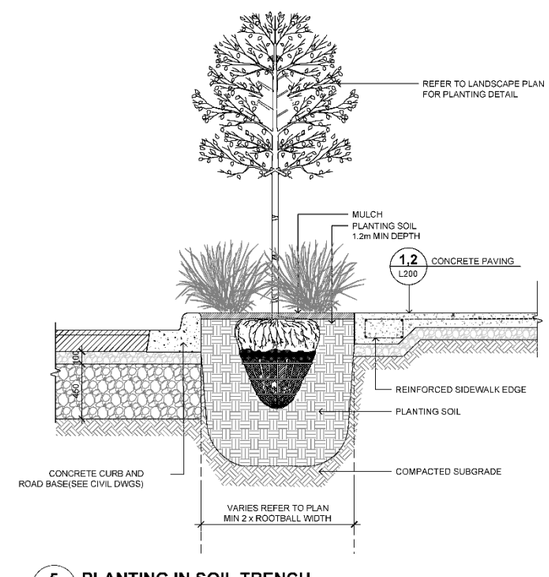
3 L2.1 **BENCH ON SEATING WALL**
NTS



4 L2.1 **PLANTER BY PATIO AND SIDEWALK**
1:20



5 L2.1 **PLANTER OVER PARKADE AT BUILDING**
1:20



5 L2.1 **PLANTING IN SOIL TRENCH**
1:20

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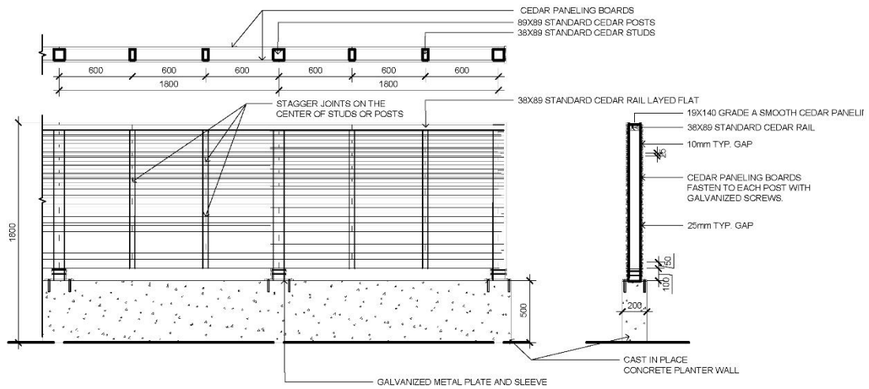
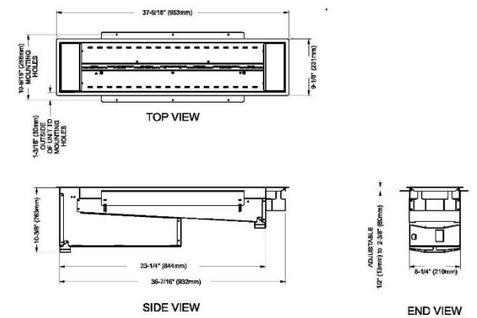
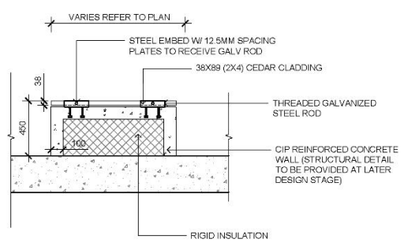


1 L2.2 **SCREEN FENCE**
NTS



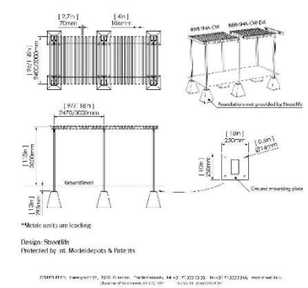
MODEL PT030 OUTDOOR DECORATIVE FIREPLACE
by REGENCY FIREPLACE PRODUCTS

2 L2.2 **OUTDOOR FIRE TABLE**
NTS

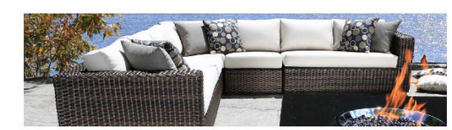


PLATFORM SEAT TO BE CUSTOMIZED TO FIT SITE
(IMAGE IS REPRESENTATION OF THE CONCEPT)

3 L2.2 **FEATURE SEAT/PLATFORM**
NTS



4 L2.2 **TRELLIS**
NTS



MODEL LOUVRE by CABANA COAST
DETAILED SHOP DRAWING TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

5 L2.2 **OUTDOOR SOFA SET**
NTS

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