

Development Permit Plans

DEVELOPMENT PERMIT SUBMISSION: TOWNSHIP - LOT 7



PROJECT INFO

CIVIC ADDRESS
1411&1555-210 Avenue SE
South Macleod Trail SE, Calgary, Alberta.

LEGAL DESCRIPTION
Township Phase 1
City of Calgary, Alberta
Tentative Plan 1611206 showing Survey of Subdivision affecting part of BLOCK 38, Lot 1 & PLAN 1413264, BLOCK 13, Lot 2.

PARCEL	AREA (ha.)	AREA (sq.ft.)
Lot 3	5.683	611,713
Lot 4	3.150	339,063
Lot 5	2.776	298,806
Lot 6	1.569	168,886
Lot 7	2.859	307,740
Road Widening	0.152	16,361
Road	2.483	267,268
TOTAL	18.67	2,009,837

PROPOSED USES
Commercial and Multi-Residential Development.

ZONING
DC 308D2017 based on Commercial-Regional 3 District (C-R3).

PARKING REQUIREMENTS
Motor vehicle parking stalls is requirement referenced in Part 4 of City of Calgary Bylaw 1P2007 for the following uses:
- Cinema: 1 stall per 4 fixed seats
- Hotel: 1 stall per 2.5 guest room
- Office: 2 stalls per 100 m² GFA
- Dwelling Units: 0.75 stalls per unit for resident parking; and 0.1 visitor parking stall per unit.
For other uses is 4.5 stalls per 100 m² of GFA, being modify according with Bylaw Number 308D2017.

DEVELOPER
ROYOP DEVELOPMENT CORPORATION

200, 1060 – 7th street sw,
Calgary, AB, T2R 0C4, Canada.
403-263-6550

CONTACT: Jacob Weber.

ARCHITECTS
MUSSON CATTRELL MACKAY PARTNERSHIP

1066 W Hastings St,
Vancouver, BC, V6E 3X1, Canada.
604-687-2990

CONTACT: Celso Stifelmann, Curtis Brock.

GIBBS GAGE ARCHITECTS

#350, 140-10 AVE SE,
Calgary, AB, T2G 0R1, Canada.
403-233-2000

CONTACT: Doug Gage, Rick Lewis.

STRUCTURAL ENGINEER
READ JONES CHRISTOFFERSEN Ltd.

#500-1816 crowchild Trail NW,
Calgary, AB, T2M 3Y7, Canada.
403-283-5073

CONTACT: Joe Falica.

MECHANICAL / ELECTRICAL ENGINEER
EMBE Consulting Engineers Inc.

#204, 110 12th AVE SW,
Calgary, Alberta T2R0G7, Canada.

CONTACT: Moortaza Bhajji, Mansi Bindal.

LANDSCAPE ARCHITECT
PWL Partnership

5th, East Asiatic House, 1201 West Pender St.
Vancouver, BC, V6E 2V2, Canada.
604-688-6111

CONTACT: Grant Brumpton, Zhiwei Lu.

TRANSPORTATION
BUNT & ASSOCIATES

#400-11012 Macleod Trail SE,
Calgary, AB, T2J 6A5, Canada.
403-291-1193

CONTACT: Glen Pardoe, Kristen Myers.

CIVIL
URBAN SYSTEMS

#101-2716 Sunridge Way NE,
Calgary, AB, T1Y 0A5, Canada.
403-291-1193

CONTACT: Kris Compton, Grant Campbell.

SURVEYOR
URBAN SYSTEMS

#101-2716 Sunridge Way NE,
Calgary, AB, T1Y 0A5, Canada.
403-291-1193

CONTACT: Colin D. Keir, Mike Buriak.

MASTER PLANNING
B&A PLANNING

600,940-8th Avenue SW,
Calgary, AB, T2P 3T1, Canada.
403-692-4532

CONTACT: Patrick Wetter.

DRAWING LIST

SHEET	DRAWING LIST	SCALE	ISSUED FOR DP
GENERAL			
A-000	Cover Sheet	N.T.S.	●
A-010	Master Plan	1:1000	●
A-050	Site Survey Plan	1:2000	●
LOT PLANS			
A7-101	Lot 7 Site Plan	1:300	●
A7-102	Lot 7 Phasing Plan	1:300	●
A7-105	Lot 7 Site Details&Parking Calculations	1:500&1:20	●
A7-110	Lot 7 Sun Studies	1:500	●
A7-111	Lot 7 Sun Studies	1:500	●
A7-112	Lot 7 Sun Studies	1:500	●
LOT 7 - BUILDINGS			
A7-N201	Building N-01,N-02,N-03,N-04 Floor&Roof Plans	1:100	●
A7-N301	Building N-01,N-02,N-03,N-04 Elevations	1:100	●
A7-P201	Building P-01, P-02, P03 Floor&Roof Plans	1:100	●
A7-P301	Building P-01, P-02, P03 Elevations	1:100	●
A7-Q201	Building Q-01 Floor Plan	1:100	●
A7-Q203	Building Q-01 Roof Plan	1:100	●
A7-Q301	Building Q-01 Elevations	1:100	●
A7-Q302	Building Q-01 Elevations	1:100	●
A7-Q303	Building Q-01 Concept plan&Elevation	N.T.S	●
A7-Q304	Building Q-01 Precedent Imagery&Materials	N.T.S	●
A7-Q305	Building Q-01 Concept Rendering	N.T.S	●
A7-320	Lot 7 Typological Buildings Sections	1:100	●
LANDSCAPE			
L0.00	Cover Page	1:1000	●
L0.01	Legend, Notes, Plans List and Key Plan	N.T.S	●
L0.02	Landscape Requirements Calculation	1:400	●
L0.03	Network Circulation Diagram	1:300	●
L1.01	Materials, Layouts and Grading Plan	1:200	●
L1.02	Materials, Layouts and Grading Plan	1:200	●
L1.03	Materials, Layouts and Grading Plan	1:200	●
L2.01	Planting Plan	1:200	●
L2.02	Planting Plan	1:200	●
L2.03	Planting Plan	1:200	●
L3.01	Sections and Details	1:50	●
L3.02	Sections and Details	1:10	●
L3.03	Sections and Details	1:25	●
L3.04	Sections and Details	1:25	●
L3.05	Sections and Details	1:25	●
CIVIL			
SGP	Lot 7, Site Grading Plan	1:500	●
SSP	Lot 7, Site Servicing Plan	1:500	●
ELECTRICAL			
ES1	Lot 7 Site Plan-Site Lighting	1:300	●
ES2	Lot 7 Site Plan-Point by Point&Schedules	1:300	●
ES3	Lot 7 Site Plan-Renderings	N.T.S.	●
TRANSPORTATION			
A0-101	Traffic Control Plan	1:500	●
A0-102	Vehicle Turning Analysis-WB 21&HSU loading	1:500	●
A0-103	Vehicle Turning Analysis-Waste&Recycling Collection	1:500	●
A0-104	Vehicle Turning Analysis-Emergency Vehicle Maneuvering	1:500	●



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NOTE TO ALL ARCHITECTURAL SET:
These drawings have been printed to fit a 24" x 36" and/or 11" x 17" paper size as requested. Therefore not to scale. Please use the PDF files included with our full submission which should be printed to 36" x 48" for proper scaling if required.

27 | MAY 2019
28 | MAY 2019
29 | MAY 2019
30 | MAY 2019
31 | MAY 2019

Revisions

Seal
Township

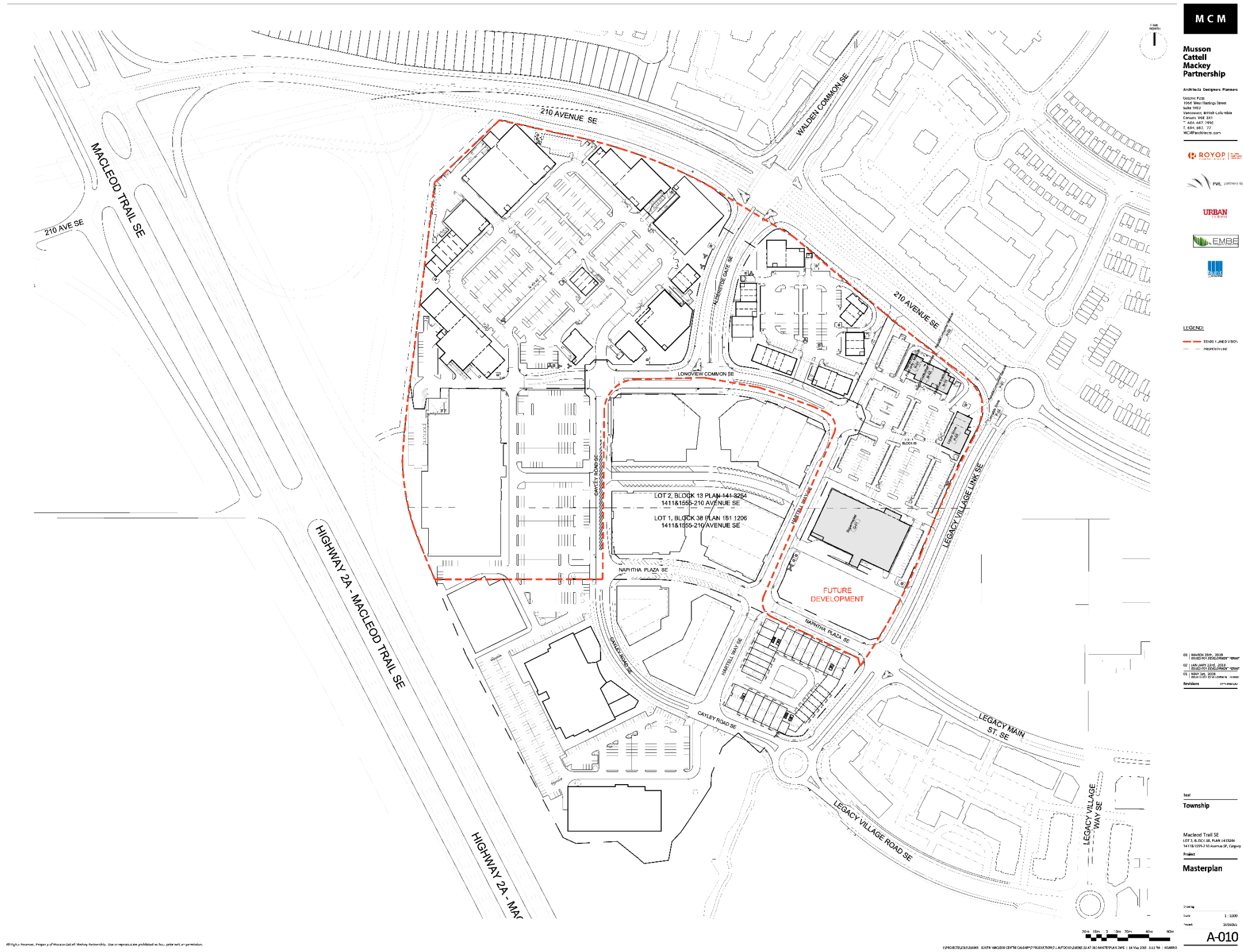
Macleod Trail SE
OFFICE: 1066 W HASTINGS STREET, SUITE 1002
VANCOUVER, BRITISH COLUMBIA, CANADA V6E 3X1
Project

COVER PAGE

DATE: 2019-05-20
BY: [Signature]

A-000

Development Permit Plans



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- ROYOP
- PVL
- URBAN
- EMBE
- URBAN

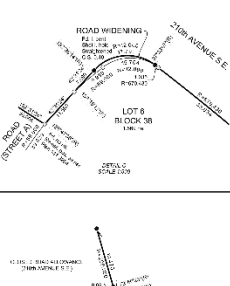
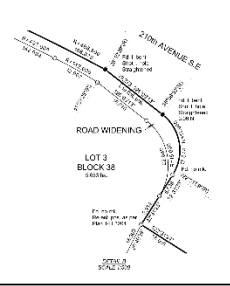
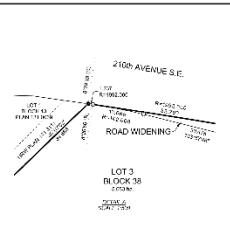
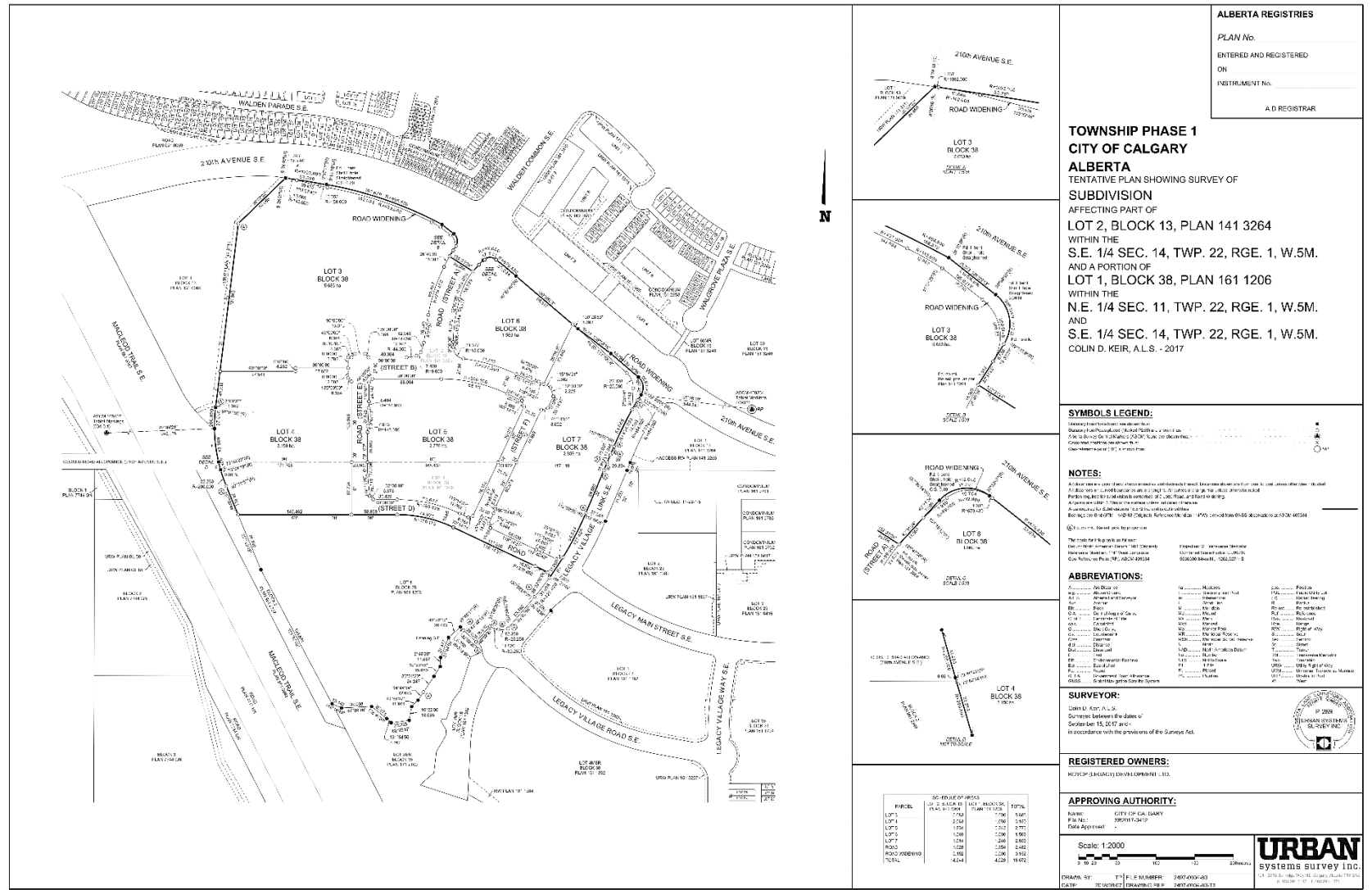
LEGEND:
- - - EXISTING LINES/BOUNDARY
- - - PROPOSED LINES

01 | MARCH 2019 - 2019
02 | JANUARY 2018 - 2018
03 | MAY 2015 - 2015
04 | MAY 2015 - 2015
Revisions

Scale
Township
MacLeod Trail SE
LOT 2, BLOCK 13 PLAN 141-3254
1411&1555-210 AVENUE SE, Calgary
Project
Masterplan

Scale
1:1000
A-010

Development Permit Plans



ALBERTA REGISTRIES

PLAN No. _____
ENTERED AND REGISTERED ON _____
INSTRUMENT No. _____
A.D. REGISTRAR

**TOWNSHIP PHASE 1
CITY OF CALGARY
ALBERTA**
TENTATIVE PLAN SHOWING SURVEY OF
SUBDIVISION
AFFECTING PART OF
LOT 2, BLOCK 13, PLAN 141 3264
WITHIN THE
S.E. 1/4 SEC. 14, TWP. 22, RGE. 1, W.5M.
AND A PORTION OF
LOT 1, BLOCK 38, PLAN 161 1206
WITHIN THE
N.E. 1/4 SEC. 11, TWP. 22, RGE. 1, W.5M.
AND
S.E. 1/4 SEC. 14, TWP. 22, RGE. 1, W.5M.
COLIN D. KEIR, A.L.S. - 2017

SYMBOLS LEGEND:
Symbol Description
Symbol Description
Symbol Description

NOTES:
1. This plan is subject to the provisions of the Subdivision Act and the provisions of the Municipal Act.
2. The survey is subject to the provisions of the Survey Act and the provisions of the Survey Regulation.
3. The survey is subject to the provisions of the Survey Act and the provisions of the Survey Regulation.
4. The survey is subject to the provisions of the Survey Act and the provisions of the Survey Regulation.

ABBREVIATIONS:
A. Area of Block
B. Block
C. Corner
D. Distance
E. Elevation
F. Face
G. Grade
H. Height
I. Intersection
J. Junction
K. Length
L. Location
M. Measurement
N. North
O. Offset
P. Point
Q. Quarter
R. Right
S. Side
T. Thickness
U. Unit
V. Volume
W. Width
X. X-section
Y. Year
Z. Zone

SURVEYOR:
Colin D. Keir, A.L.S.
Surveyor General of Alberta
Section 15, 3074 Ave.
In accordance with the provisions of the Survey Act.

REGISTERED OWNERS:
MCCP (CALGARY) DEVELOPMENT LTD.

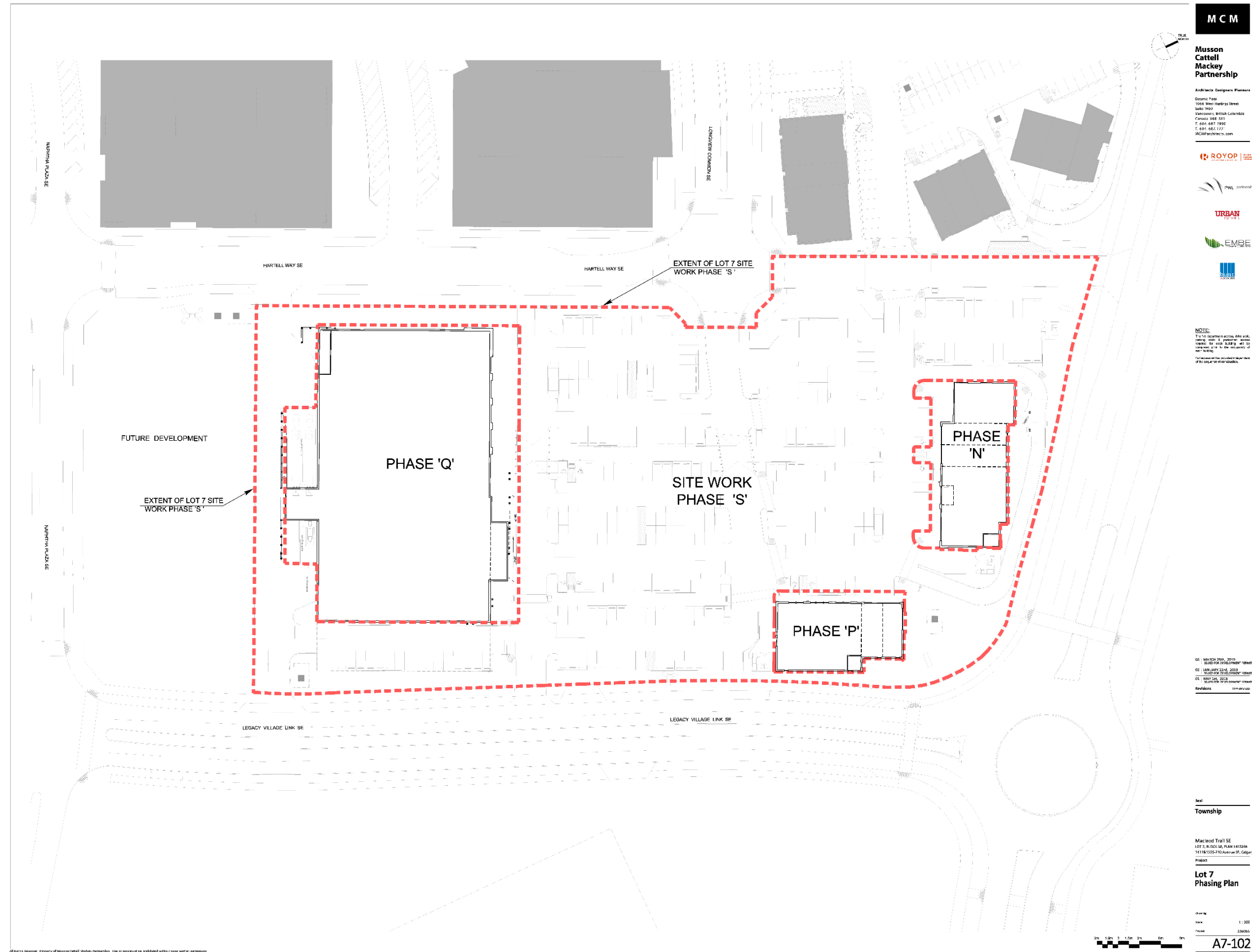
APPROVING AUTHORITY:
Name: _____
Title: _____
Date Approved: _____

Scale: 1:2000
URBAN systems survey inc.

AREA	AREA	AREA	AREA	AREA
LOT 1	1.00	1.00	1.00	1.00
LOT 2	1.00	1.00	1.00	1.00
LOT 3	1.00	1.00	1.00	1.00
LOT 4	1.00	1.00	1.00	1.00
LOT 5	1.00	1.00	1.00	1.00
LOT 6	1.00	1.00	1.00	1.00
LOT 7	1.00	1.00	1.00	1.00
LOT 8	1.00	1.00	1.00	1.00
LOT 9	1.00	1.00	1.00	1.00
LOT 10	1.00	1.00	1.00	1.00
LOT 11	1.00	1.00	1.00	1.00
LOT 12	1.00	1.00	1.00	1.00
LOT 13	1.00	1.00	1.00	1.00
TOTAL	13.00	13.00	13.00	13.00

24. BLMPC, L.S. 2017
25. BLMPC, L.S. 2017
26. BLMPC, L.S. 2017
27. BLMPC, L.S. 2017
28. BLMPC, L.S. 2017
29. BLMPC, L.S. 2017
30. BLMPC, L.S. 2017
31. BLMPC, L.S. 2017
32. BLMPC, L.S. 2017
33. BLMPC, L.S. 2017
34. BLMPC, L.S. 2017
35. BLMPC, L.S. 2017

Development Permit Plans



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ROYOP

PWL

URBAN

EMBE

CLIMATE

NOTE:
This plan is intended to illustrate the site work and future development. It is not intended to be used for construction purposes. All construction shall be in accordance with the approved development permit and the applicable zoning bylaws.

01 1/10/2020 10:00 AM
02 1/10/2020 10:00 AM
03 1/10/2020 10:00 AM
04 1/10/2020 10:00 AM
Revisions: 1/10/2020

Sheet
Township

MacLeod Trail SE
16118-155-710 Avenue SE, Calgary
Project
**Lot 7
Phasing Plan**

Scale
1:200
Date
2020/01

A7-102

Development Permit Plans

GARBAGE ENCLOSURE DETAILS

6 PLAN - GARBAGE ENCLOSURE

8 FRONT ELEVATION

9 SIDE ELEVATION (TYP)

10 REAR ELEVATION

11 SECTION

A WALL PROTECTIONS

IPM-STDRD-0001, CITY OF CALGARY DESIGN STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE.

1.3 Industrial, Commercial and Institutional
The following requirements apply to Industrial, Commercial and Institutional (ICI) developments, and are organized by general, centralized container, and collection vehicle requirements.

1.3.1 General Requirements

- One container must be provided for each different material type collected (garbage, recyclable materials, grease, and food and yard waste materials).
- Storage for waste must be provided, as per the Land Use Bylaw.
- Waste storage, staging, and collection areas must be safe and serviceable for the owner, users, and the collection service providers.
- Containers, or space for containers, must be provided to accommodate the total volume of waste produced.
- Waste storage area requirements are calculated based on the greater of:
 - Each bay in a commercial strip mall producing a minimum of 1 m³ of combined waste in an average week.
 - Every 1000 m² of the development producing a minimum of 3 m³ of combined waste in an average week.
- Waste storage areas must:
 - Have an adequate number of containers to accommodate the use and the frequency of collections.
 - Have a minimum of one collection container for recyclable material and one collection container for food and yard waste material, as per the Waste and Recycling Bylaw.
- A storage area that is a minimum of 1.5 m by 2.0 m is required for restaurant grease waste disposal, which must be included in addition to the waste volume calculation.
- Separate handling, storage, and disposal methods may be required (as per the Waste and Recycling Bylaw) for:
 - hazardous waste
 - biomedical waste
 - medical waste
- All concrete collection and staging areas must be flush with the adjacent alley, parking lot, or roadway.
- When a development is phased, each phase must identify the waste storage and collection areas.
- Waste storage and staging areas must be designed to prevent accumulation of debris, water, or any other hazards.

1.3.2 Enclosures

- Overhead doors, gates, and openings must be unobstructed and large enough to manoeuvre collection containers freely in and out of the facility, without causing damage to any adjacent infrastructure (e.g. walls, door frames, overhead door tracks, etc.).
- Facilities with gates must:
 - Ensure the gate out-swing does not encroach any City rights-of-way (alley or boulevard).
 - Avoid conflicts with vehicle or pedestrian traffic.
 - Have door swing areas that are unobstructed and not used for storage.
 - Be able to be locked in both an open and closed position.
 - Open wide enough to allow unimpeded access to containers.

TYPICAL SITE DETAILS

REGULAR CAR STALL

ACCESSIBILITY CAR STALL

1 TYPICAL PARKING STALL DETAILS

2 TYPICAL CART CORRAL DETAIL

3 TYP. BOLLARD DETAIL

4 REGULAR PARKING STALL DETAILS

5 ACCESSIBILITY PARKING STALL DETAILS

COMPACTOR DETAILS

12 COMPACTOR DETAIL AT Q LOADING AREA

EXAMPLE OF 30 YARD SELF-CONTAINED COMPACTOR

SPECIFICATIONS INFORMATION

Capacity: 30 yd³

Overall Dimensions: 27' 0" x 14' 0" x 7' 0" (H x W x D)

Approx. Weight: 10,000 lbs

Overall Height: 12' 0" (to top)

Max. Wind Speed: 20 mph

Minimum Turn Radius: 20 ft

SPECIFICATIONS INFORMATION WILL BE DETERMINED BY EACH TENANT AND REVIEWED BY THE CITY, TO MEET CALGARY WASTE & RECYCLING REQUIREMENT.

LOT 7 - AREA & PARKING CALCULATIONS

LOT	Building	CRU Num (Proposed)	Use	GFA (sq.ft.)	GFA (m ²)	Storeys	TOTAL GFA (sq.ft.)	TOTAL GFA (m ²)	Bylaw Req. Parking	Accessible Parking Rec.	Parking Provided	Accessible Parking Provided	Bicycle Stalls Req. class 2	Remark	Parking Ratio (per 100 m ²)	Loading Parking Stalls Req.
LOT 7	N	N-01	Restaurant-Medium food only	2,103	201	1	8,287	770	770	7	273	8	13	Tenant's parking requirement based on 3.5 stalls per 100 m ²	4.87	1
		N-02	Retail & Consumer Services	1,864	136	1										
		N-03	Retail & Consumer Services	1,453	135	1										
		N-04	Financial Institution	3,207	299	1										
	P	P-01	Retail & Consumer Services	978	91	1	6,841	636	636	7	273	8	13			
P-02	Cannabis Store	1,015	94	1												
P-03	Liquor Store	4,848	450	1												
Q	Q-01	Supermarket	45,162	4,196	1	45,162	4,196									
Total:				60,290	5,601		60,290	5,601	252	7	273	8	13		4.87	1

TOTAL LOT AREA: 307,740 sq.ft. (28,590m²) AREA RATIO: 9.10

PARKING REQUIREMENTS

STALL TYPE	NO. REQUIRED	NO. PROVIDED	± DIFF.
REGULAR	245	265	+20
ACCESSIBLE	7	8	+1
TOTAL	252	273	+21

M C M

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ROYOP

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PXL

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URBAN

Partnership

EMBE

Partnership

01 | MARCH 2019, 2020
FOR DEVELOPMENT PERMIT

02 | JANUARY 2019, 2020
FOR DEVELOPMENT PERMIT

03 | MAY 2018, 2018
FOR DEVELOPMENT PERMIT

Revisions: 0001 000000

Scale

Township

Macleod Trail SE
1071, 1020 & 1018, PLAN-442204
1415 BIRDSONG AVENUE SE, CALGARY

Project

**Lot 7
Site Details
& Parking
Calculations**

Drawing
Issue: As Indicated
Project: 200019

A7-105

Development Permit Plans



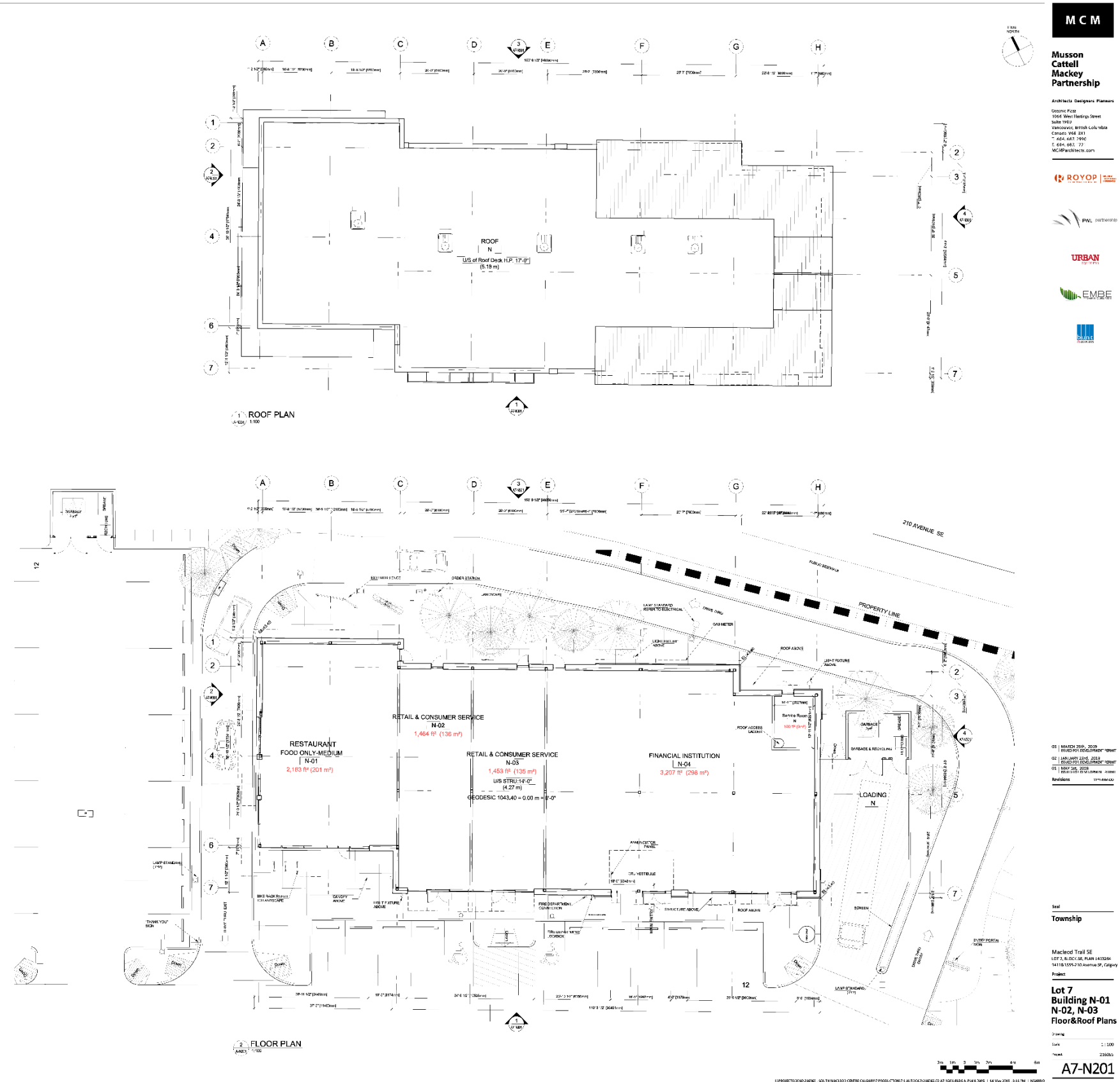
Development Permit Plans



Development Permit Plans



Development Permit Plans



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ROYOP

PWC

URBAN

EMBE

Development Permit Plans

1 SOUTH ELEVATION

2 SOUTH ELEVATION

3 NORTH ELEVATION

4 NORTH ELEVATION

1 WEST ELEVATION

2 WEST ELEVATION

3 EAST ELEVATION

4 EAST ELEVATION

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EMBE

MATERIALS LEGEND

METAL FEATURE	PAINTED METAL	PRE-FIN CORRUGATED METAL CLADDING	PRE-FINISHED RIBBED METAL CLADDING	STANDING SEAM STEEL ROOFING	METAL FLASHING	CEMENTITIOUS PANELS	CONCRETE	TRIM / ACCENT	MASONRY / BRICK	WOOD (FEATURE)	EPS	GLAZING-VISION	GLAZING-SPANDREL	STOREFRONT ASSEMBLIES	MISCELLANEOUS
MF-1 Charcoal	PM-1 Charcoal	CD-1 Bright White	RD-1 Bright White	R-1 Charcoal	F-1 Charcoal	CP-1 White Panel	C-1 Concrete Base	T-1 Grey Stone	B-1 Aspen White	W-1 Woodgrain Panel	E-1 Dark Grey	GV-1 Clear Glass	GS-1 White Back-Paint	WA-1 Clear Anodized Aluminum	A-1 Charcoal Canvas Awning
MF-2 White	PM-2 White	CD-2 Bright Silver	RD-2 Bright Silver	R-2 Stone Grey	F-2 Light Grey	CP-2 Light Grey Panel	C-2 Architectural Concrete	T-2 Charcoal	B-2 Sheffield	W-2 Wood Slats	E-2 Light Grey	GV-2 Blue/Grey Tinted Glass	GS-2 Blue Back-Paint	WA-2 Black Anodized Aluminum I	SG Proposed Signage Location
MF-3 Cotton	PM-3 Medium Grey	CD-3 Charcoal	RD-3 Charcoal	R-3 Red	F-3 Medium Grey	CP-3 Dark Grey Panel	C-3 Architectural Board Marked Concrete		B-3 Dakota Common	W-3 Heavy Timber	E-3 Medium Grey	GV-3 Green Tinted Glass	GS-3 Grey Back-Paint	WA-3 Black Anodized Aluminum II	LF Light Fixture
MF-4 Aluminum	PM-4 Red	CD-4 Grey-Blue	RD-4 Grey Berry		F-4 Medium Brown	CP-4 Oxidized Panel			B-4 Bell Tower	W-4 White Wood Finishing	E-4 Light Beige		GS-4 Green Back-Paint	WA-4 Dark Bronze Anodized Aluminum	HR Handrail
MF-5 Red		CD-5 Sand	RD-5 Red		F-5 Medium Brown	CP-5 Navajo Beige (Plank)			B-5 Manganese Ironspot		E-5 Teak				SC Stainless Steel Cable

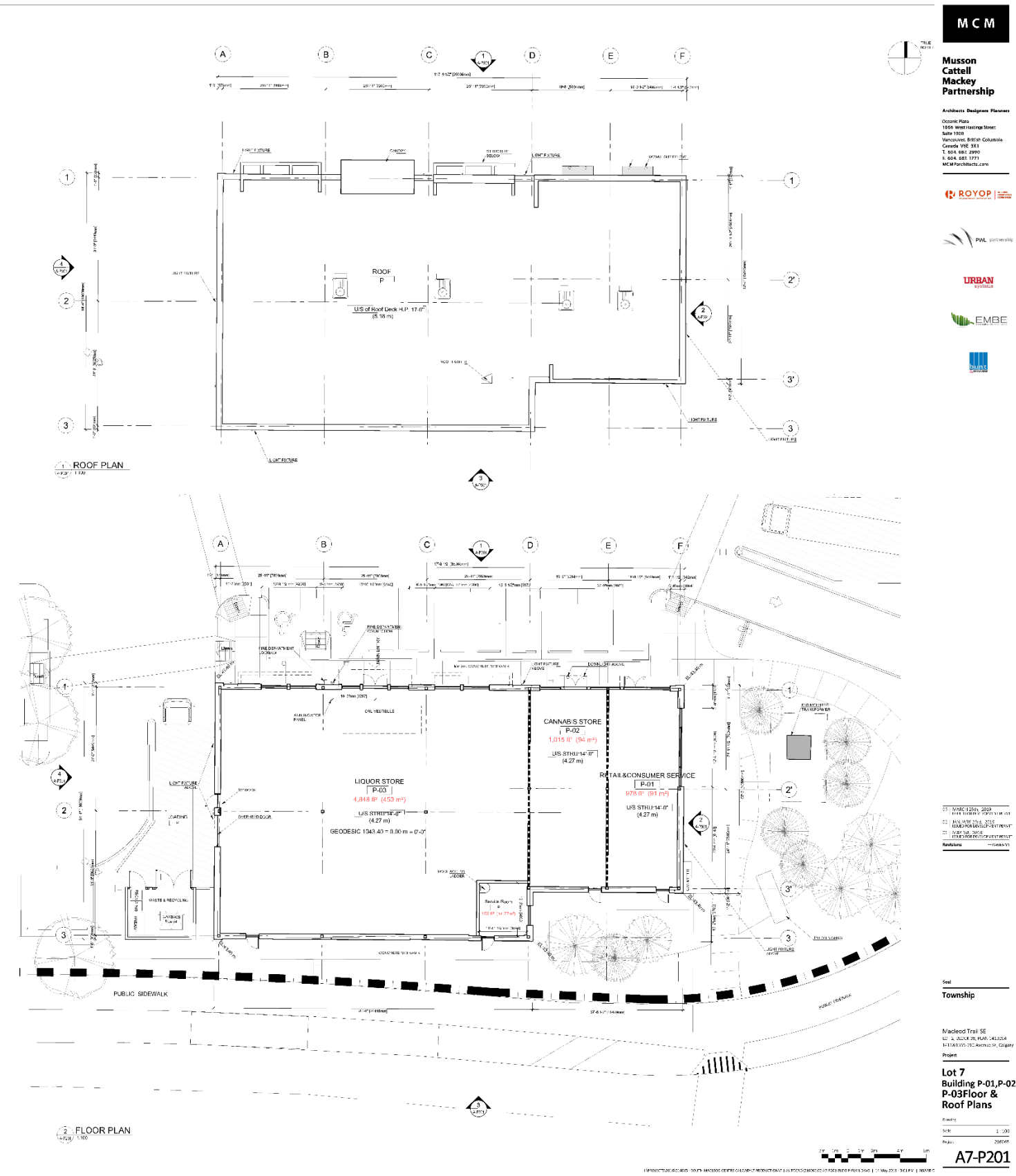
Scale: 0 10 20 30 40 50 Feet

Site: **Macleod Trail SE**
LOT 2, BLOCK 28, PLAN 422284
4383-4385 26 Avenue S, Calgary
Project: **Lot 7 Building N-01, N-02, N-03, N-04 Elevations**

Drawn: []
Scale: 1" = 30'
Date: 01/05/2024

A7-N301

Development Permit Plans



Development Permit Plans

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MATERIALS LEGEND

METAL FEATURE	PARTED METAL	PRE-FIN. CORRUGATED METAL CLADDING	PRE-FINISHED RIBBED METAL CLADDING	STANDING SEAM STEEL ROOFING	METAL FLASHING	CEMENTITIOUS PANELS	CONCRETE	TRIM / ACCENT	MASONRY / BRICK	WOOD (FEATURE)	EPS	GLAZING-VISION	GLAZING-SPANDREL	STOREFRONT ASSEMBLIES	MISCELLANEOUS
MF-1 Charcoal	PM-1 Charcoal	CS-1 Bright White	RS-1 Bright White	R-1 Charcoal	F-1 Charcoal	CP-1 White Panel	C-1 Concrete Base	T-1 Grey Stone	B-1 Aspen White	W-1 Woodgrain Panel	E-1 Dark Grey	GV-1 Clear Glass	GS-1 White Back-Paint	WA-1 Clear Anodized Aluminum	A-1 Charcoal Canvas Awning
MF-2 White	PM-2 White	CS-2 Bright Silver	RS-2 Bright Silver	R-2 Stone Grey	F-2 Light Grey	CP-2 Light Grey Panel	C-2 Architectural Concrete	T-2 Charcoal	B-2 Sherfield	W-2 Wood Slats	E-2 Light Grey	GV-2 Blue/Grey Tinted Glass	GS-2 Blue Back-Paint	WA-2 Black Anodized Aluminum I	SG Proposed Signpost Location
MF-3 Corten	PM-3 Medium Grey	CS-3 Charcoal	RS-3 Charcoal	R-3 Red	F-3 Medium Grey	CP-3 Dark Grey Panel	C-3 Architectural Board Marked Concrete		B-3 Dakota Common	W-3 Heavy Timber	E-3 Medium Grey	GV-3 Green Tinted Glass	GS-3 Grey Back-Paint	WA-3 Black Anodized Aluminum II	LF Light Fixture
MF-4 Aluminum	PM-4 Red	CS-4 Grey Blue	RS-4 Grey Berry		F-4 Medium Brown	CP-4 Oxidized Panel			B-4 Bell Tower	W-4 White Wood Finishing	E-4 Light Beige		GS-4 Green Back-Paint	WA-4 Dark Bronze Anodized Aluminum	HR Handrail
MF-5 Red		CS-5 Sand	RS-5 Red			CP-5 Navajo Sage (Plank)			B-5 Mangnese Ironspot		E-5 Teak				SC Stainless Steel Cable

01 MARCH 2019, 2019
02 JANUARY 2018, 2018
03 MAY 2018, 2018
04 FEBRUARY 2018, 2018
05 FEBRUARY 2018, 2018

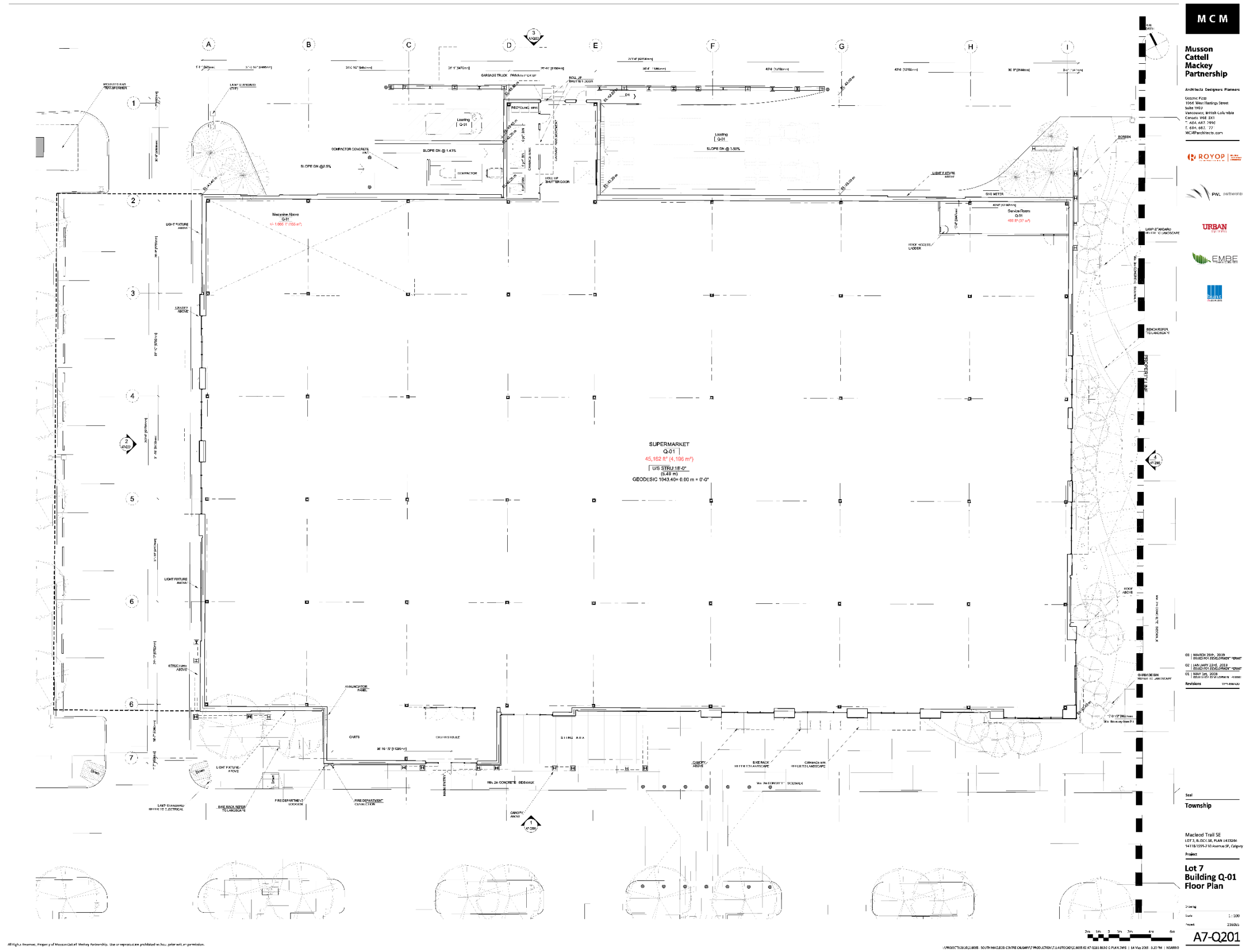
Scale
Township

Midcoast Trail SE
LOT 7, BLOCK 26, PLAN 143/204
143 BIRCHVIEW AVENUE, SASKATOON, SASKATCHEWAN

Project
**Lot 7
Building P-01, P-02
& P-03
Elevations**

Scale: 1:100
Date: 2019/03/05
A7-P301

Development Permit Plans



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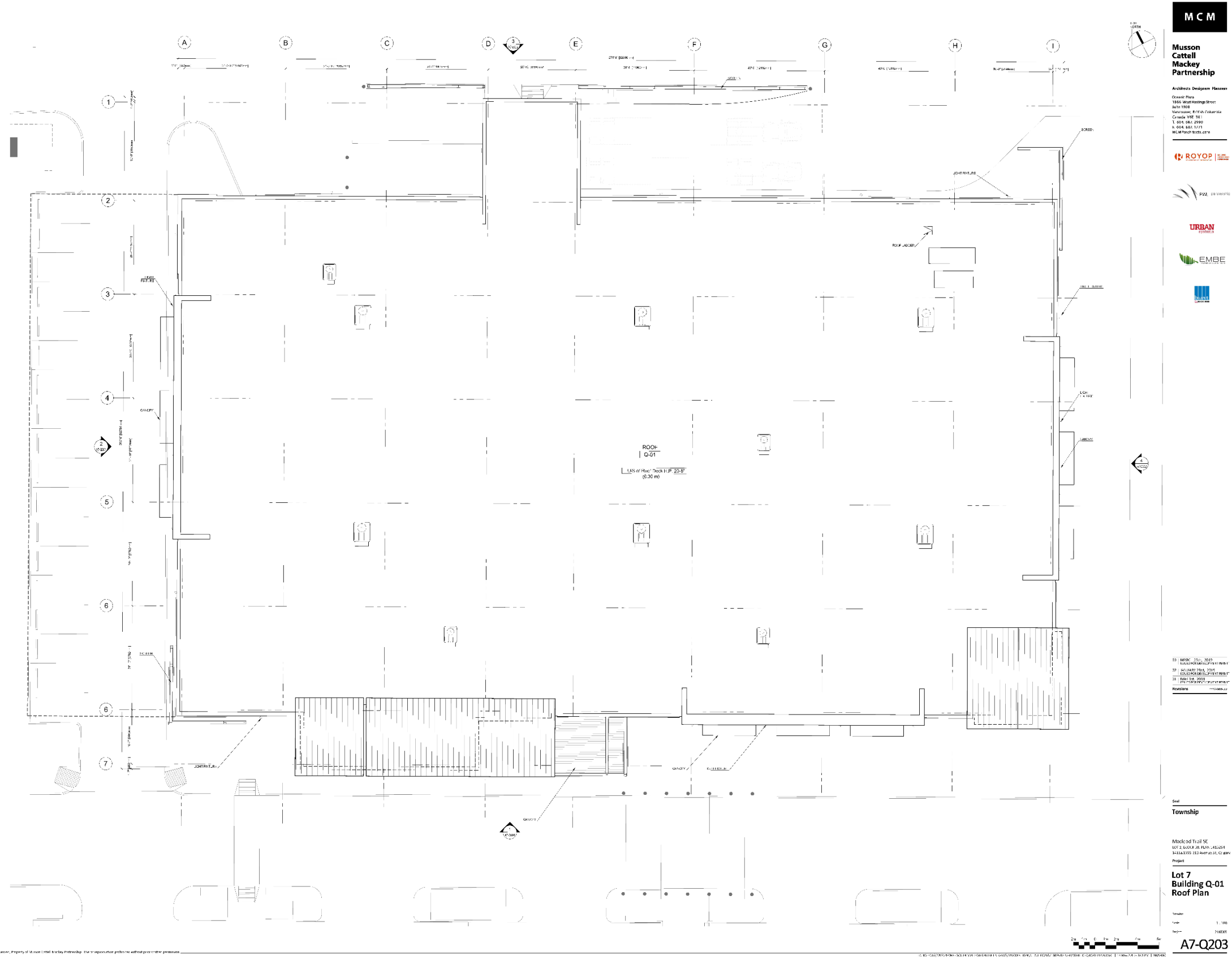
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Scale
Township

MacLeod Trail SE
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Development Permit Plans



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ROYOP

PG2

URBAN
ARCHITECTS

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ARCHITECTS

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Seal
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Project
**Lot 7
Building Q-01
Roof Plan**

Scale
1:100
7/20/2019

A7-Q203

Development Permit Plans



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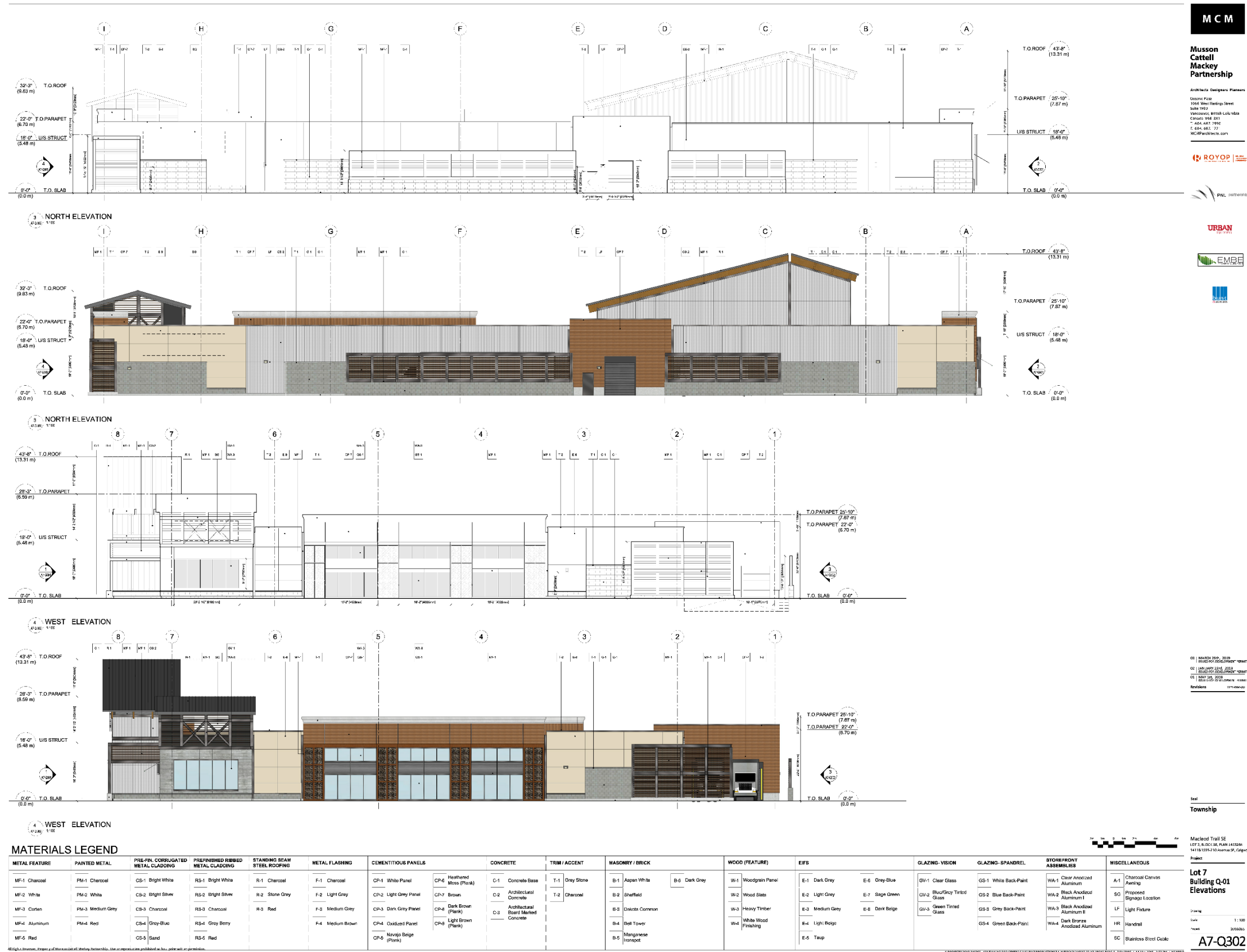
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North Arrow

Project: Lot 7 Building Q-01 Elevations

Sheet: A7-Q301

Development Permit Plans



Development Permit Plans

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ENHANCED CORRIDOR LEGEND

CONTRACTION/EXPANSION JOINTS	COLOURED CONCRETE SURFACE
STANDARD CONCRETE SURFACE	COLOURED CONCRETE SURFACE w/ HEAVY SANDBLAST FINISH
COLOURED CONCRETE SURFACE	
COLOURED CONCRETE SURFACE	

ART PIECE LEGEND

COLOURED MESH
SOLID MATERIAL (TEXTURED SURFACE)
SOLID MATERIAL (SMOOTH SURFACE)
STRUCTURAL POST (QNTY: 14, LAYOUT AS PER PLAN)

RAISED CONCRETE GABION SEAT WALL ELEVATION

GABION COLUMN REFERENCE IMAGES

ARCHITECTURAL WINDOW COATING REFERENCE IMAGES

(Concept subject to change pending detail design)


Seal

Township


Mucked Trail SE
Lot 7 Building Q-01
Concept Plan & Elevation

A7-Q303

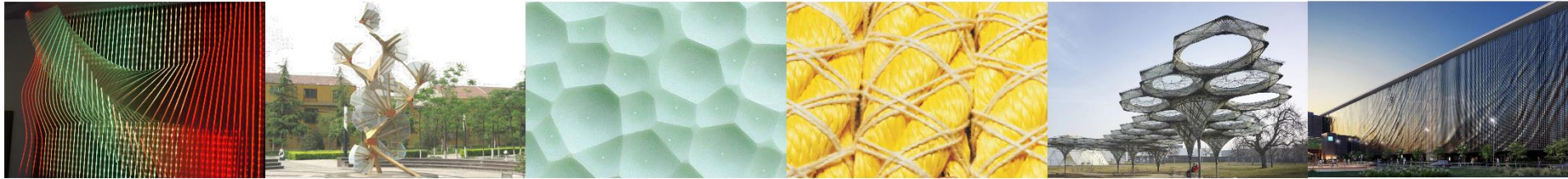
Development Permit Plans




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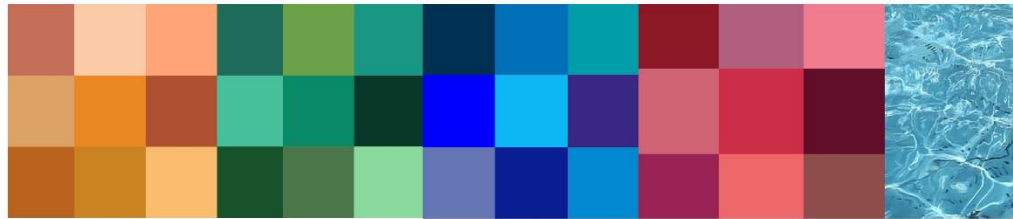
1 PRECEDENT IMAGERY




2 MATERIALS
ACRYLIC ACRYLIC ACRYLIC KEVLAR CARBON FIBER LIGHT STEEL MESH








ALUCOBOND ALUCOBOND ALUMINUM ALUMINUM ALUMINUM STEEL



3 COLOUR PALETTE



4 PLANT PALETTE
TREMBLING ASPEN AMUR MAPLE RED OSIER DOGWOOD KARL FOERSTER REED GRASS SHENANDOAH SWITCH GRASS

51 MCMC 2019-0735
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Scale
Township

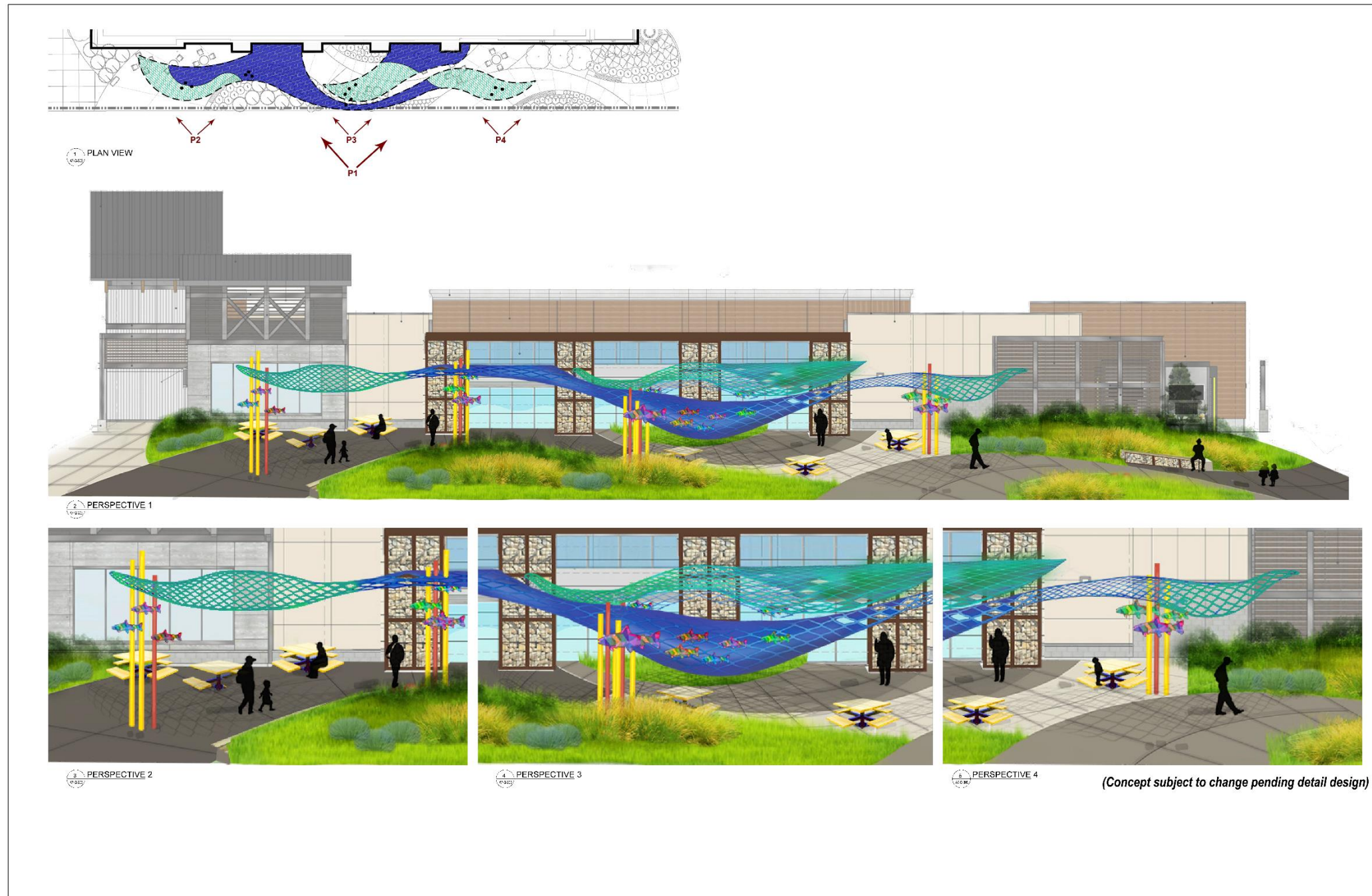
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101-2, 100-2, 100-1, 100-01
100-000, 100-000, 100-000
Project

Lot 7
Building Q-01
Precedent Imagery
& Materials

Scale
Date
Author
Project

A7-Q304

Development Permit Plans



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01 MARCH 2019
02 JULY 2019
03 JANUARY 2020
04 MAY 2020
05 SEPTEMBER 2020
Revisions

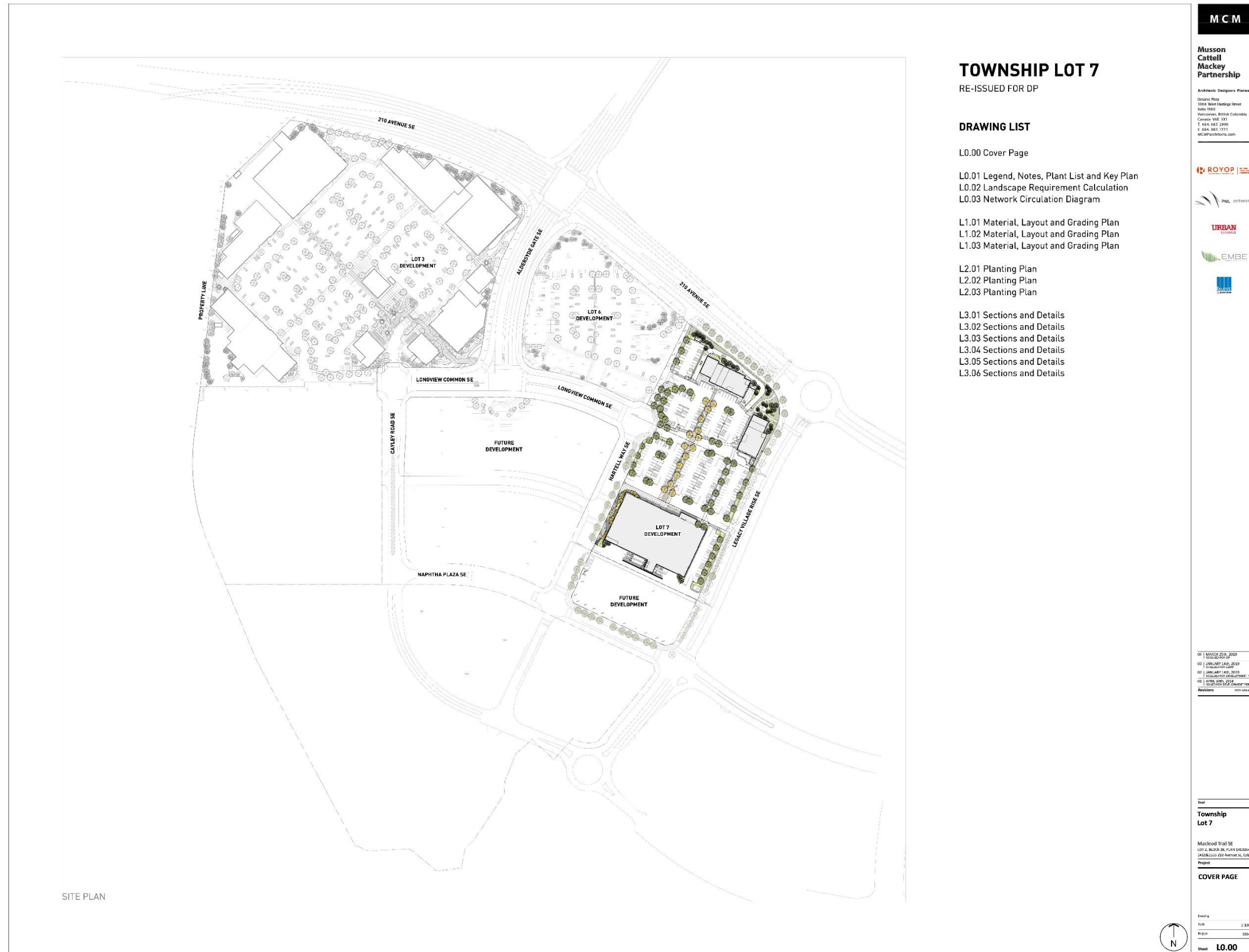
Seal
Township

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Lot 7
Building Q-01
Concept
Rendering

A7-Q305

Development Permit Plans



SITE PLAN

TOWNSHIP LOT 7

RE-ISSUED FOR DP

DRAWING LIST

- L0.00 Cover Page
- L0.01 Legend, Notes, Plant List and Key Plan
- L0.02 Landscape Requirement Calculation
- L0.03 Network Circulation Diagram
- L1.01 Material, Layout and Grading Plan
- L1.02 Material, Layout and Grading Plan
- L1.03 Material, Layout and Grading Plan
- L2.01 Planting Plan
- L2.02 Planting Plan
- L2.03 Planting Plan
- L3.01 Sections and Details
- L3.02 Sections and Details
- L3.03 Sections and Details
- L3.04 Sections and Details
- L3.05 Sections and Details
- L3.06 Sections and Details

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01 | INITIAL SET, 2019
 02 | REVISED SET, 2019
 03 | JANUARY 14, 2020
 04 | JANUARY 14, 2020
 05 | APRIL 2020
 06 | APRIL 2020

Seal
**Township
 Lot 7**

Macleod Trail SE
 LOT 7, BLOCK 28, PLAN S4123564
 2418 Macleod Trail SE, Calgary
 Project

COVER PAGE

Scale
 Scale: 1:500
 Date: 2020
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Development Permit Plans

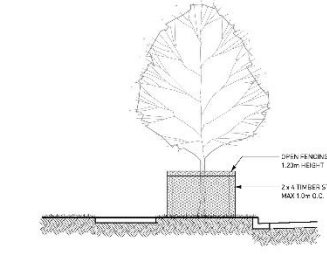


KEY	DESCRIPTION
ASPHLT	ASPHALT
CONCRETE TYPE 1	CONCRETE TYPE 1
CONCRETE TYPE 2	CONCRETE TYPE 2
CONCRETE TYPE 3	CONCRETE TYPE 3
CONCRETE TYPE 4	CONCRETE TYPE 4
FORM/RESIN SLAB	FORM/RESIN SLAB
CONCRETE PAVING	CONCRETE PAVING

KEY	DESCRIPTION
BRICK W/SP	BRICK W/SP
SEXT WALL	SEXT WALL
TRASH RECEPTACLE	TRASH RECEPTACLE
W/LEARD	W/LEARD
RR MARK	RR MARK
TREE DATE	TREE DATE

KEY	DESCRIPTION
WATERWAY	WATERWAY

KEY	DESCRIPTION
STREET LIGHT	STREET LIGHT
POLE LIGHT STREET	POLE LIGHT STREET
POLE LIGHT PARKING	POLE LIGHT PARKING



2 TREE PROTECTION BARRIER FENCING DETAIL

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
PPH	26	Prunella pennsylvanica 'Hugly'	Prunella Pennsylvanica	8 cm cal. (17" tall)	As Shown	BBB, Uniform branching, dense tree, 7 (2.1 m) tall. (Mature size: 13.0m x 7.0m)
PCN2	10	Pinus contorta 2.5m HL	Colorado Spruce	2.5m HL (8'0" tall)	As Shown	BBB, Well branched, dense tree, mature growth. (Mature Size: 10.0m x 3.0m)
PCN3	10	Pinus contorta 3.5m HL	Colorado Spruce	3.5m HL (11'0" tall)	As Shown	BBB, Well branched, dense tree, mature growth. (Mature Size: 10.0m x 3.0m)
PCN4	10	Pinus strobus 2.5m HL	White Pine	2.5m HL (8'0" tall)	As Shown	BBB, Dense plant, well branched. (Mature Size: 15.0m x 7.5m)
PCN5	2	Pinus strobus 3.5m HL	White Pine	3.5m HL (11'0" tall)	As Shown	BBB, Dense plant, well branched. (Mature Size: 15.0m x 7.5m)
PVS	8	Prunus virginiana	Chokecherry	7 cm cal. (2 1/2" tall)	As Shown	BBB, Uniform branching, dense tree, 7 (2.1 m) tall. (Mature size: 12.0m x 8.0m)
TTC	25	Tilia americana 'Daisy'	Tree Milk Linden	8 cm cal. (2" tall)	As Shown	BBB, Uniform branching, dense tree, 7 (2.1 m) tall. (Mature size: 12.0m x 8.0m)
UAL	15	Ulmus americana 'Holland'	Pavane Elm	8 cm cal. (2" tall)	As Shown	BBB, Uniform branching, dense tree, 7 (2.1 m) tall. (Mature size: 12.0m x 8.0m)
Shrubs						
AKL	8	Artemisia ludoviciana	Saskatoon Sarsaparilla	3.0m HL (9'0" tall)	As Shown	BBB, Multi-stemmed, dense tree, mature growth.
CSR	240	Cornus sericea 'Flamingo' ARCTIC FIRE	Rice Cut Dogwood	600mm HL at time of planting	80cm (2'6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
JSC	8	Jasminum polyanthum	Cherry Carpet Juniper	200mm HL at time of planting	25cm (10" o.c.)	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
PHR	85	Phlox subulata 'Purple'	Cherry Carpet Juniper	80 pot	15cm (6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
PHR	155	Phlox subulata 'Redwood'	Redwood Phlox	80 pot	15cm (6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
RAC	184	Rosa acuminata	Prunella Wild Rose	70 pot	80cm (2'6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
SMA	245	Spiraea japonica 'Anthony Water'	Anthony Water Spirea	70 pot	80cm (2'6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
SNS	102	Sorbus japonica 'Snowbound'	Snowbound Sorbus	600mm HL at time of planting	80cm (2'6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
SYM	85	Syringa oblata	Shanley	80 pot	15cm (6")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 2.5m)
Perennials						
HMK	457	Hemerocallis 'Gertie Shepard'	Gertie Shepard Daylily	150mm HL at time of planting	65 cm (18")	Well established. 10% spread at time of planting 15cm. (Mature Size: 1.5 x 1.5m)
PAT	361	Perovskia atrorubra	Russian Sage	80 pot	65 cm (18")	Well Established
Ornamental Grasses						
CAK	240	Calamagrostis x canadensis 'Fest Fowlstar'	Karl Foerster Feather Reedgrass	80 pot	75 cm (30")	---

GRADING GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL GRADING LOCATIONS OR PLANTED AREAS TO BE COMPLETED WITH INSPECTION AND CLEANOUT AS DETAILED ON CIVIL DRAWINGS.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 0.2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO DRAIN AWAY FROM BUILDINGS AND TO DRAINAGE INFRASTRUCTURE.
- UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 SLOPE. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM 5% SLOPE ON ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- TOP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR CURB AND BENCHMARK ELEVATIONS.
- THE NEW EXISTING ELEVATIONS AT POINT OF WORK CLEAN AND FRESH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND CITY OF CALGARY LANDSCAPE STANDARD.
- SEEDLING PLANTS FOR PLANT MATERIALS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIALS TO BE SPECIFIED IN THE PLANT LIST. ANY OTHER MATERIALS TO BE SPECIFIED FOR MATERIALS TO BE USED FOR THIS PROJECT.
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
- PLANTS WILL BE WELL ESTABLISHED UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A SHOWING OF PLANTING FOR REVIEW BY THE CONSULTANT. ALL PLANTING SHALL BE COMPLETED BY THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A SHOWING OF PLANTING TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- CONTRACTOR TO CONDUCT PLANT QUANTITY ON DRAWING CORRESPONDING TO THIS AND CATCH ON T. ELEVATION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- FOR THE STATE OF CONSTRUCTION THE CONTRACTOR IS TO CONFORM TO THE AVAILABILITY OF PLANT MATERIALS. AS THE PROJECT PROGRESSES, PLANT LIST ITEMS MAY BE CHANGED TO WHAT IS AVAILABLE. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT FOR REVIEW AND RESPONSE.

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING MATERIALS. ALL DIMENSIONS SHOWN ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- REFER TO DIMENSIONAL DRAWINGS FOR DIMENSIONS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

KEY	DESCRIPTION
EL: 8.8m	Existing Elevation
EL: 8.8m	Proposed Elevation
EL: 8.8m	Proposed Top of Wall Elevation
EL: 8.8m	Proposed Bottom of Wall Elevation
EL: 8.8m	Proposed Top of Slope Elevation
EL: 8.8m	Proposed Bottom of Slope Elevation
EL: 8.8m	Proposed Top of Curb Elevation
EL: 8.8m	Proposed Bottom of Curb Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

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URBAN

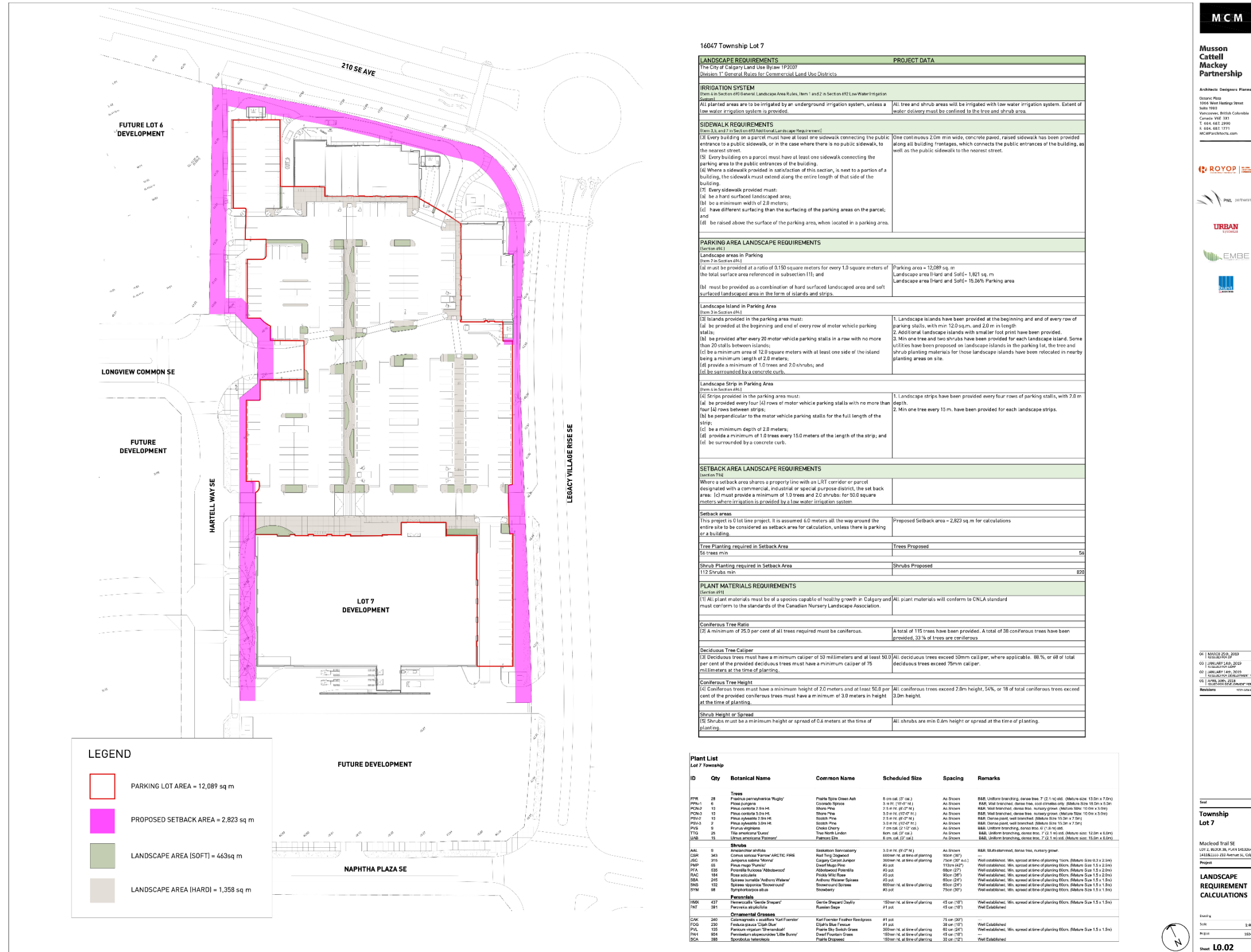
EMBE

01	REVISION	2019
02	REVISION	2019
03	REVISION	2019
04	REVISION	2019
05	REVISION	2019

Scale: 1:500

Sheet: **L0.01**

Development Permit Plans



LANDSCAPE REQUIREMENTS		PROJECT DATA	
The City of Calgary Land Use Bylaw 1P2007 Division 1 General Rules for Commercial Land Use Districts			
IRRIGATION SYSTEM (Item 4 in Section 691 General Landscape Area Rules, Item 1 and 2 in Section 492 Low Water Irrigation System)			
All planted areas are to be irrigated by an underground irrigation system, unless a low water irrigation system is provided.		All tree and shrub areas will be irrigated with low water irrigation system. Extent of water delivery must be confined to the tree and shrub area.	
SIDEWALK REQUIREMENTS (Items 3.5 and 7 in Section 691 Additional Landscape Requirements)			
(3) Every building on a parcel must have at least one sidewalk connecting the public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest street.	One continuous 2.0m min wide, concrete paved, raised sidewalk has been provided along all building frontages, which connects the public entrances of the building, as well as the public sidewalk to the nearest street.		
(5) Every building on a parcel must have at least one sidewalk connecting the parking area to the public entrances of the building.	The sidewalk must extend along the entire length of that side of the building.		
(6) Where a sidewalk provided in satisfaction of this section, is next to a portion of a building, the sidewalk must extend along the entire length of that side of the building.	The sidewalk must extend along the entire length of that side of the building.		
(7) Every sidewalk provided must:	<ul style="list-style-type: none"> (a) be a hard surfaced landscaped area; (b) be a minimum width of 2.0 meters; (c) have different surfacing than the surfacing of the parking areas on the parcel; and (d) be raised above the surface of the parking area, when located in a parking area. 		
PARKING AREA LANDSCAPE REQUIREMENTS (Section 691)			
Landscape areas in Parking (Item 3 in Section 691)			
(a) must be provided at a ratio of 0.150 square meters for every 1.0 square meters of the total surface area referenced in subsection (1); and	Parking area = 12,089 sq. m Landscape area (Hard and Soft) = 1,821 sq. m Landscape area (Hard and Soft) = 15.06% Parking area		
(b) must be provided as a combination of hard surfaced landscaped area and soft surfaced landscaped area in the form of islands and strips.	Landscape Islands in Parking Area (Item 3 in Section 691)		
(3) Islands provided in the parking area must:	<ul style="list-style-type: none"> (a) be provided at the beginning and end of every row of motor vehicle parking stalls; (b) be provided after every 20 motor vehicle parking stalls in a row with no more than 20 stalls between islands; (c) be a minimum area of 12.0 square meters with at least one side of the island being a minimum length of 2.0 meters; (d) provide a minimum of 1.0 trees and 2.0 shrubs; and (e) be surrounded by a concrete curb. 		
(4) Strips provided in the parking area must:	<ul style="list-style-type: none"> (a) be provided every four (4) rows of motor vehicle parking stalls with no more than four (4) rows between strips; (b) be perpendicular to the motor vehicle parking stalls for the full length of the strip; (c) be a minimum depth of 2.0 meters; (d) provide a minimum of 1.0 trees every 15.0 meters of the length of the strip; and (e) be surrounded by a concrete curb. 		
SETBACK AREA LANDSCAPE REQUIREMENTS (Section 514)			
Where a setback area shares a property line with an LRT corridor or parcel designated with a commercial, industrial or special purpose district, the setback area: (a) must provide a minimum of 1.0 trees and 2.0 shrubs for 50.0 square meters where irrigation is provided by a low water irrigation system.			
This project is 0 lot line project. It is assumed 6.0 meters all the way around the entire site to be considered as setback area for calculation, unless there is parking or a building.		Proposed Setback area = 2,823 sq. m for calculations	
Tree Planting required in Setback Area 56 trees min		Trees Proposed	
Shrub Planting required in Setback Area 112 Shrubs min		Shrubs Proposed	
PLANT MATERIALS REQUIREMENTS (Section 691)			
(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.			
Coniferous Tree Ratio (2) A minimum of 25.0 per cent of all trees required must be coniferous.		A total of 115 trees have been provided. A total of 38 coniferous trees have been provided, 33 % of trees are coniferous.	
Deciduous Tree Caliper (3) Deciduous trees must have a minimum caliper of 50 millimeters and at least 50.0 per cent of the provided deciduous trees must have a minimum caliper of 75 millimeters at the time of planting.		All deciduous trees exceed 50mm caliper, where applicable. 88%, or 68 of total deciduous trees exceed 75mm caliper.	
Coniferous Tree Height (4) Coniferous trees must have a minimum height of 2.0 meters and at least 50.0 per cent of the provided coniferous trees must have a minimum of 2.0 meters in height at the time of planting.		All coniferous trees exceed 2.0m height, 54%, or 18 of total coniferous trees exceed 3.0m height.	
Shrub Height or Spread (5) Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.		All shrubs are min 0.6m height or spread at the time of planting.	

LEGEND

- PARKING LOT AREA = 12,089 sq m
- PROPOSED SETBACK AREA = 2,823 sq m
- LANDSCAPE AREA (SOFT) = 463sq m
- LANDSCAPE AREA (HARD) = 1,358 sq m

Plant List
Lot 7 Township

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
Trees						
PPR	28	<i>Ficus serratifolia</i> 'Rudy'	Prickly Spice Green Ash	8 cm cal. (2" cal.)	As Shown	BAR, Uniform branching, dense tree 7' (2.1 m) tall. (Mature size: 13.0m x 7.0m)
PPR-1	6	<i>Ficus purpurata</i>	Colorado Spruce	3 m ht. (10'-0" ht.)	As Shown	BAR, Well branched, dense tree, good structure only. (Mature Size: 15.0m x 5.0m)
PPR-2	13	<i>Ficus ornata</i> 2.0m ht.	Shore Pine	2.0 m ht. (6'-0" ht.)	As Shown	BAR, Well branched, dense tree, nursery grown. (Mature Size: 10.0m x 3.0m)
PPR-3	13	<i>Ficus coronata</i> 3.0m ht.	Shore Pine	3.0 m ht. (10'-0" ht.)	As Shown	BAR, Well branched, dense tree, nursery grown. (Mature Size: 10.0m x 3.0m)
PPR-4	13	<i>Ficus glauca</i> 3.0m ht.	Scotts Pine	3.0 m ht. (10'-0" ht.)	As Shown	BAR, Dense plant, well branched. (Mature Size: 10.0m x 3.0m)
PPR-5	2	<i>Ficus sylvatica</i> 3.0m ht.	Scotts Pine	3.0 m ht. (10'-0" ht.)	As Shown	BAR, Dense plant, well branched. (Mature Size: 10.0m x 3.0m)
PPR-6	9	<i>Ficus sylvatica</i>	China Cherry	7 cm cal. (2 1/2" cal.)	As Shown	BAR, Uniform branching, dense tree. (7' (2.1 m) tall. (Mature size: 15.0m x 1.5m)
PPR-7	28	<i>Ficus americana</i> 'Vance'	Tree North Linden	6cm. cal. (2" cal.)	As Shown	BAR, Uniform branching, dense tree. (7' (2.1 m) tall. (Mature size: 12.0m x 6.0m)
PPR-8	13	<i>Liriodendron tulipifera</i>	Flamingo Elm	6 cm cal. (2" cal.)	As Shown	BAR, Uniform branching, dense tree. (7' (2.1 m) tall. (Mature size: 15.0m x 6.0m)
Shrubs						
AAL	5	<i>Amelanchier canadensis</i>	Saskatoon Sparanocarp	3.0 m ht. (9'-0" ht.)	As Shown	BAR, Multi-stemmed, dense tree, nursery grown.
CGR	343	<i>Cornus sericea</i> 'Purpurea'	Red Dog Dogwood	100mm ht. at time of planting	As Shown	BAR, Multi-stemmed, dense tree, nursery grown.
JCG	316	<i>Juncus subnodulosus</i>	Calgary Carpet Juniper	300mm ht. at time of planting	75cm (2'4")	Well established. Min. spread at time of planting 100cm. (Mature Size: 6.0m x 2.0m)
PPR	66	<i>Prunella pennsylvanica</i>	Overhanging Pine	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 2.0m)
PPR	135	<i>Potentilla fruticosa</i> 'Robinson'	Abbottwood Potentilla	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 2.0m)
PPR	184	<i>Rosa rugosa</i>	Rocks Hill Rose	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 2.0m)
PPR	245	<i>Spiraea japonica</i> 'Goldfish'	Anthony Meyer Spiraea	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 1.5m)
PPR	132	<i>Spiraea japonica</i> 'Snowmound'	Snowmound Spiraea	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 1.5m)
PPR	98	<i>Symphoricarpos alba</i>	Snowberry	45 cm cal.	As Shown	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 1.5m)
Perennials						
HRD	437	<i>Hemerocallis 'Sonic Swares'</i>	Gentle Swares Daily	50mm ht. at time of planting	45 cm (1'8")	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 1.5m)
HRD	391	<i>Perovskia atrorubra</i>	Russian Sage	41 cm	45 cm (1'8")	Well Established
Ornamental Grasses						
CGK	240	<i>Calamagrostis x canadensis</i> 'Gold Flamingo'	Karl Foerster Feather Reedgrass	41 cm	75 cm (2'4")	Well Established
CGK	240	<i>Festuca pacifica</i> 'Diplomat'	Diplomat Blue Fescue	41 cm	45 cm (1'8")	Well Established
PVL	135	<i>Panicum virgatum</i> 'Shenandoah'	Purple Top Switch Grass	300mm ht. at time of planting	65 cm (2'1")	Well established. Min. spread at time of planting 60cm. (Mature Size: 1.5 x 1.5m)
PPR	984	<i>Pennisetum setosum</i> 'Little Burren'	Dwarf Fountain Grass	100mm ht. at time of planting	45 cm (1'8")	Well Established
SCA	391	<i>Sporobolus heterostachyus</i>	Purple Oatgrass	50mm ht. at time of planting	35 cm (1'2")	Well Established

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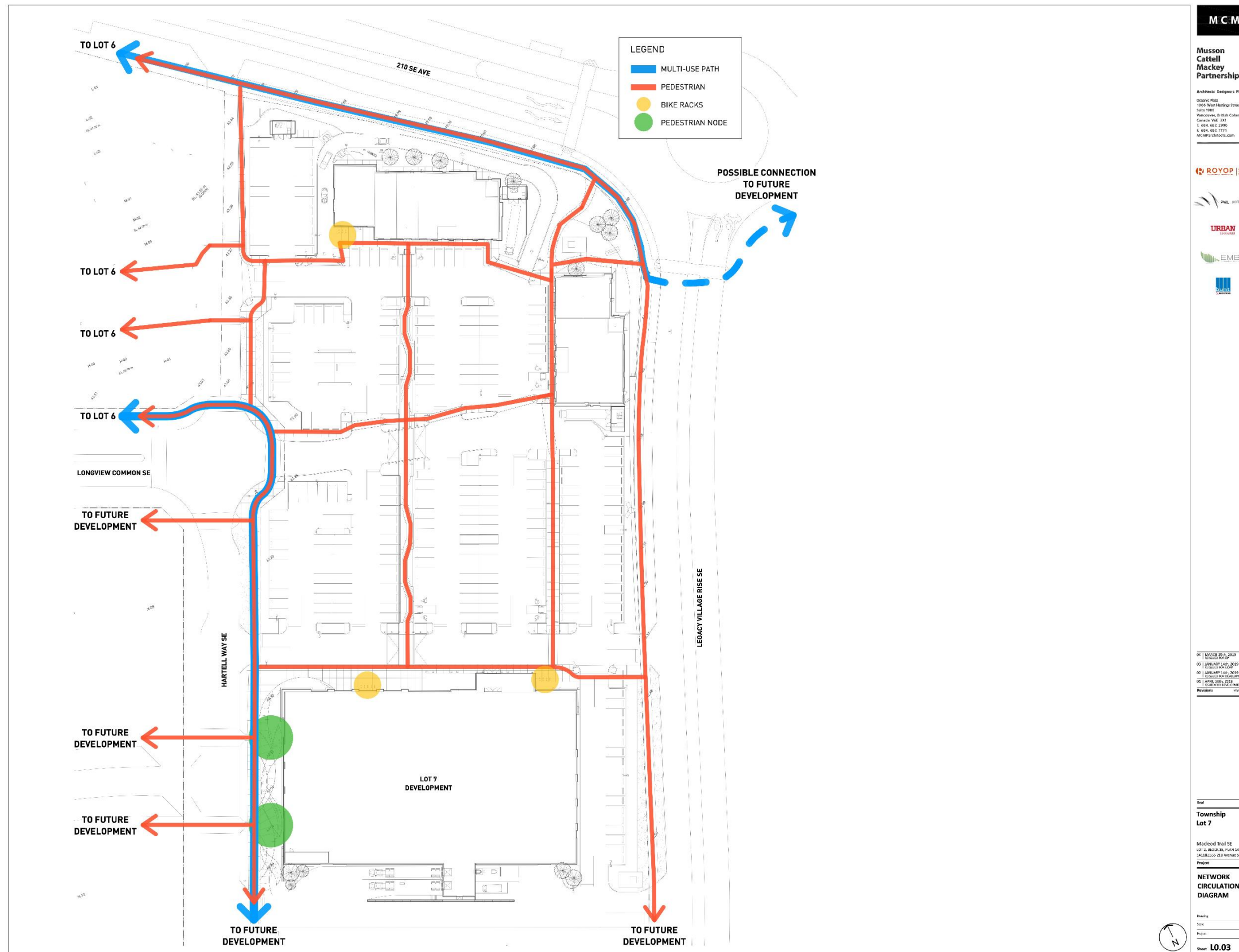
01 JANUARY 2019
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31 JANUARY 2019

LANDSCAPE REQUIREMENT CALCULATIONS

Scale: 1:400
Plan: 1:800

Sheet **L0.02**

Development Permit Plans



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01 | INITIAL CONCEPT
02 | PRELIMINARY DESIGN
03 | PRELIMINARY DESIGN
04 | PRELIMINARY DESIGN
05 | PRELIMINARY DESIGN
06 | PRELIMINARY DESIGN

Scale

Township
Lot 7

Macleod Trail SE
LOT 7, BLOCK 28, PLAN S102294
2418 Macleod Trail SE, Vancouver, BC, Canada

NETWORK CIRCULATION DIAGRAM

Scale: 1:300
Project: 38017
Sheet: **L0.03**

Development Permit Plans

PAVING LEGEND

KEY	DESCRIPTION
◆	ASPHALT REFER TO CIVIL
◆	C-POCONGRET TYPE 1 BROOM FINISH LIGHT DUTY
◆	C-POCONGRET TYPE 2 BROOM FINISH, INTERNAL COLOUR
◆	C-POCONGRET TYPE 3 HEAVY SANDBLAST FINISH
◆	C-POCONGRET TYPE 4 BROOM FINISH, HIGH DUCT
◆	---
◆	HYDRATED PORTLAND CEMENT LIGHT SAND, ASH FINISH
◆	DIMENSIONAL FLAGSTONE COLOR: FOR DU LAC

SITE FURNISHING LEGEND

KEY	DESCRIPTION
◆	BENCH TOP
◆	SEAT PANEL
◆	TRASH RECEPTACLE
◆	BIKE RACK
◆	BIKE RACK
◆	TREE GRATE

SIGNAGE AND LANDMARK LEGEND

KEY	DESCRIPTION
▲	GATEWAYS OR BIOPANELS

LIGHTING LEGEND

KEY	DESCRIPTION
◆	PERIPHERAL LIGHT REFER TO ELECTRICAL DWG.
◆	SUOLIGHT FIXTURE REFER TO ELECTRICAL DWG.
◆	POLE LIGHT FIXTURE REFER TO ELECTRICAL DWG.

GRADING LEGEND

---	Existing Elevations (Back of Subarea Elevation)
---	Proposed Elevations
---	Horizontal Elevation
---	Proposed Top of Wall Elevation
---	Proposed Bottom of Wall Elevation
---	Proposed Top of Grade Elevation
---	Proposed Bottom of Storm Elevation
---	Proposed Top of Curb Elevation
---	Proposed Bottom of Curb Elevation

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL DRAINAGE LOCATIONS IN LAYOUT ARE TO BE COMPLETED WITH IN-SITU CONCRETE AND CLEANOUT AS DETAILLED ON CIVIL DRAWINGS.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% IN ALL HARD AND SOFT LANDSCAPE AREAS. CONSULT WITH THE CHAIRMAN AND ARCHITECT FOR ALL "C" CHAIRMAN STRUCTURES.
3. UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 1:15% IN ALL DIRECTIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 5% IN ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. TOP OF CURB ELEVATION AND BOTTOM OF CURB ELEVATION SHALL BE AS SHOWN IN ALL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
6. REFER TO EXISTING ELEVATIONS AT POINTS OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE, ARCHITECTURAL, AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
5. LAYOUT AND MATERIALS ARE TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERING DRAWINGS.
6. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND UTILITIES.

NOTE: REFER TO LAYOUT AND MATERIALS PACKAGE PREPARED BY URBAN SYSTEM FOR CIVIL AND MECHANICAL INFORMATION.

PRECEDENT IMAGES

PRAIRIE TRAIL
 RIVER VALLEY
 PRAIRIE TRAIL
 PEDESTRIAN NODE
 PEDESTRIAN NODE
 RESTAURANT PATIO

MATERIAL PRECEDENT

CAST IN PLACE CONCRETE SIDEWALK
 HEAVY SANDBLAST CONCRETE WITH BROOM FINISH CONCRETE
 DIMENSIONAL FLAGSTONE
 BENCH PRECEDENT
 BIKE RACK PRECEDENT

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URBAN
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01 | MATERIALS, LAYOUT AND GRADING PLAN
02 | JANUARY 14, 2019
03 | JANUARY 14, 2019
04 | JANUARY 14, 2019
05 | APRIL 2019
Revisions

Scale
Township
Lot 7
Macedon Trail SE
LOT 2, BLOCK 18, PLAN S432354
243100000000 Avenue N, Calgary
Project
MATERIALS, LAYOUT AND GRADING PLAN
Scale
Sheet **L1.01**

Development Permit Plans

PAVING LEGEND	
KEY	DESCRIPTION
◆	ASPHALT REFER TO CIVIL
◆	C-CONCRETE TYPE 1 BROOM FINISH LIGHT DUTY
◆	C-CONCRETE TYPE 2 BROOM FINISH, INTERIAL COLOR
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◆	C-CONCRETE TYPE 4 BROOM FINISH HEAVY DUTY
◆	---
◆	HYBRID FINISHED SLAB LIGHT SANDBLAST FINISH
◆	DIMENSIONAL FLAGSTONE COLOR: FORD QU LAC

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
◆	BENCHTOP
◆	SEAT PANEL
◆	TRASH RECEPTACLE
◆	BIKE RACK
◆	BIKE RACK
◆	TREE GRATE

SIGNAGE AND LANDMARK LEGEND	
KEY	DESCRIPTION
▲	GATEWAYS OR B BARRIERS

LIGHTING LEGEND	
KEY	DESCRIPTION
◆	PERIMETER LIGHT REFER TO ELECTRICAL DWG.
◆	POLE LIGHT FIXTURE REFER TO ELECTRICAL DWG.
◆	POLE LIGHT FIXTURE REFER TO ELECTRICAL DWG.

GRADING LEGEND	
KEY	DESCRIPTION
---	Existing Elevations (Black or Submark Elevations)
---	Proposed Elevations
---	Hardship Elevations
---	Proposed Top of Wall Elevations
---	Proposed Bottom of Wall Elevations
---	Proposed Top of Grade Elevations
---	Proposed Bottom of Storm Sewer Elevations
---	Proposed Top of Curb Elevations
---	Proposed System of Curb Elevations

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

GRADING GENERAL NOTES

- LOW SPOT DRAINAGE WITH AT LEAST 1% SLOPE TO DRAINAGE BASIN SHALL BE PROVIDED TO BE COMPLIANT WITH INFILTRATION CHAMBERS AND CLEANOUT AS DETAIL ON CIVIL DRAWINGS.
- UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS. CONSULT WITH THE CHAIRMAN AND ARCHITECT FOR ALL "C" CHANGES STRUCTURES.
- UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 1:1 (30%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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LAYOUT AND MATERIALS GENERAL NOTES

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- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND UTILITIES.

NOTE: REFER TO LAYOUT AND MATERIALS PACKAGE PREPARED BY URBAN SYSTEM FOR CIVIL AND ARCHITECTURAL INFORMATION.

PRECEDENT IMAGES

PRAIRIE TRAIL
 RIVER VALLEY
 PRAIRIE TRAIL
 PEDESTRIAN NODE
 PEDESTRIAN NODE
 RESTAURANT PATIO

MATERIAL PRECEDENT

CAST IN PLACE CONCRETE SIDEWALK
 HEAVY SANDBLAST CONCRETE WITH BROOM FINISH CONCRETE
 DIMENSIONAL FLAGSTONE
 BENCH PRECEDENT
 BIKE RACK PRECEDENT

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Partnership**

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 1004 West Harting Street
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 T: 604.682.2995
 F: 604.682.1777
 mcm@partners.com

01 | MAY 2019
 02 | JANUARY 2019
 03 | JANUARY 2019
 04 | APRIL 2019
 05 | APRIL 2019
 06 | APRIL 2019
 07 | APRIL 2019
 08 | APRIL 2019
 09 | APRIL 2019
 10 | APRIL 2019
 11 | APRIL 2019
 12 | APRIL 2019

Scale: 1:200
 Plot: 1:200
 Sheet: L1.02

Development Permit Plans



PAVING LEGEND	
KEY	DESCRIPTION
◆	ASPHALT SET TO CURB
◆	C-CONCRETE TYPE 1 BROOM FINISH LIGHT DUTY
◆	C-CONCRETE TYPE 2 BROOM FINISH INTERNAL CORNER
◆	C-CONCRETE TYPE 3 HEAVY SANDBLAST FIN
◆	C-CONCRETE TYPE 4 BROOM FINISH HIGH DUTY
◆	HYDRATED PORTLAND CEMENT LIGHT SAND: ALL FINISH
◆	DIMENSIONAL FLAGSTONE COLOR: FOR DU LAC

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
◆	BENCH TOP
◆	SEAT PANEL
◆	TRASH RECEPTACLE
◆	BIKE RACK
◆	BIKE RACK
◆	TREE GRATE

SIGNAGE AND LANDMARK LEGEND	
KEY	DESCRIPTION
▲	GATEWAYS ON B PANEL

LIGHTING LEGEND	
KEY	DESCRIPTION
◆	PERIPHERAL LIGHT REFER TO ELECTRICAL DWG.
◆	SUDDEN LIGHT REFER TO ELECTRICAL DWG.
◆	POLE LIGHT REFER TO ELECTRICAL DWG.

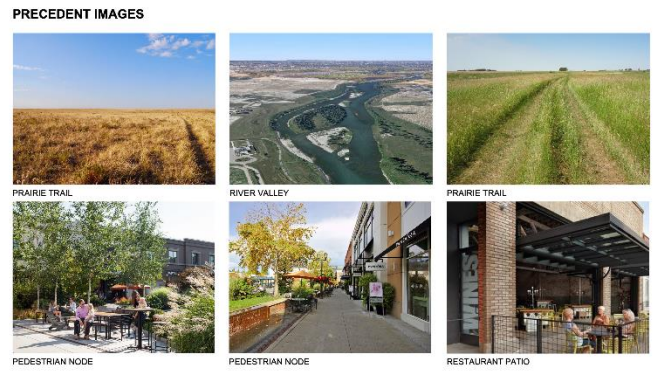
GRADING LEGEND	
KEY	DESCRIPTION
◆	Existing Elevations (Black or Subarea Elevations)
◆	Proposed Elevations
◆	Proposed Top of Wall Elevations
◆	Proposed Top of Slope Elevations
◆	Proposed Top of Curb Elevations
◆	Proposed System of Curb Elevations

NOTE: CONFIRM DRAIN LOCATIONS WITH MECHANICAL, CIVIL AND ARCH DRAWINGS. REPORT ANY DISCREPANCIES.

- GRADING GENERAL NOTES**
1. UNLESS OTHERWISE NOTED, ALL DRAINAGE LOCATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY'S DRAINAGE BY-LAW AND SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF CALGARY'S DRAINAGE BY-LAW.
 2. UNLESS OTHERWISE NOTED, MINIMUM SLOPE OF 2% OR ALL HARD AND SOFT LANDSCAPE AREAS SHALL BE MAINTAINED FROM CURB TO CURB OR TO DRAINAGE STRUCTURES.
 3. UNLESS OTHERWISE NOTED, MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 1:1 (30%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 4. UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 5% OR ALL HARD LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 5. TOP OF CURB ELEVATIONS AND SYSTEMS SHALL BE SHOWN ONLY. REFER TO CIVIL DRAWINGS FOR CURB AND SYSTEMS ELEVATIONS.
 6. REFER TO EXISTING ELEVATIONS AT POINTS OF WORK CLEAN AND FLUSH. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

- LAYOUT AND MATERIALS GENERAL NOTES**
1. DO NOT SCALE DRAWING LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 2. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 5. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 6. REFER TO CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND UTILITIES.

NOTE: REFER TO LAYOUT AND MATERIALS GENERAL NOTES FOR ALL MATERIALS AND FINISHES. PREPARED BY URBAN SYSTEM FOR CITY OF CALGARY LANDSCAPE INFORMATION.



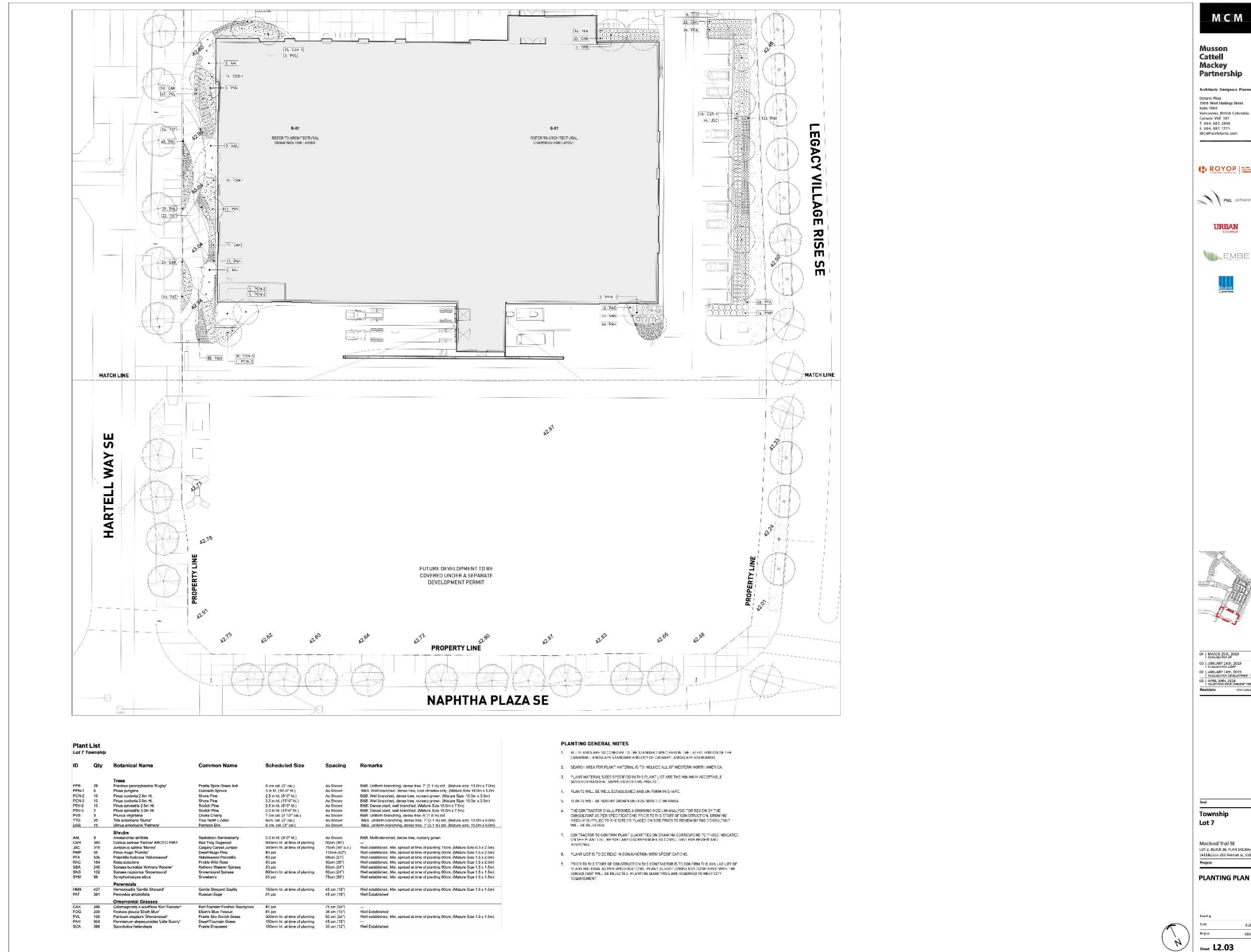
MCM
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Mackey
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Architects Designers Planners
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01 | MAY 2019
02 | JAN 2019
03 | JAN 2019
04 | APR 2019

Scale: 1:200
Sheet: L1.03

Development Permit Plans



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ROYOP
URBAN
EMBE

01 | INITIAL SET, 2019
02 | REVISED SET, 2019
03 | FINAL SET, 2019
04 | REVISED SET, 2019
05 | REVISED SET, 2019

Scale: 1:200
1:500
1:800
Sheet **L2.03**

Development Permit Plans



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Mackey
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ROYOP

URBAN

EMBE

04 | MARCH 2019
05 | JUNE 2019
06 | SEPTEMBER 2019
07 | DECEMBER 2019
08 | MARCH 2020
09 | JUNE 2020
10 | SEPTEMBER 2020
11 | DECEMBER 2020
12 | MARCH 2021
13 | JUNE 2021
14 | SEPTEMBER 2021
15 | DECEMBER 2021

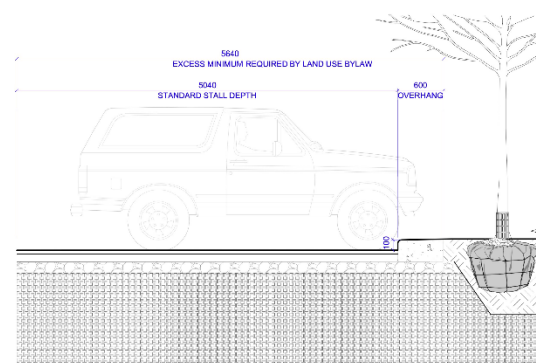
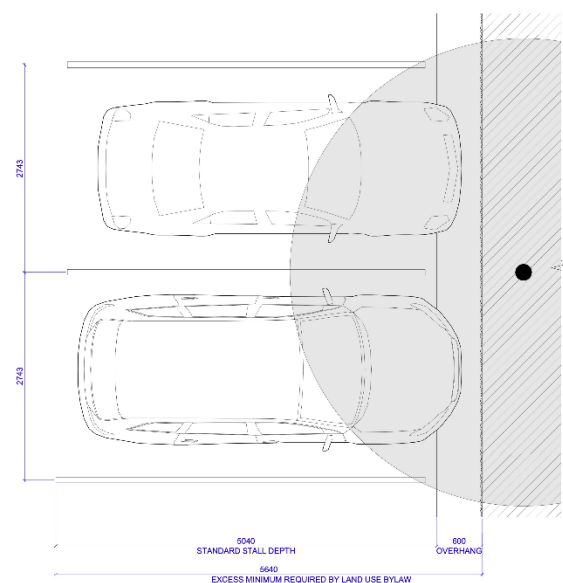
Site:
Township
Lot 7

Macleod Trail SE
LOT 7, BLOCK 16, PLAN 4412204
2418/2420/2422 Avenue SE, Calgary

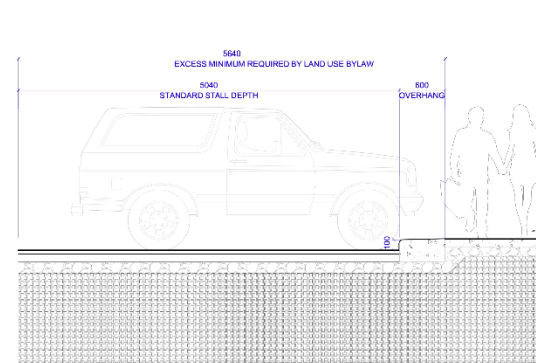
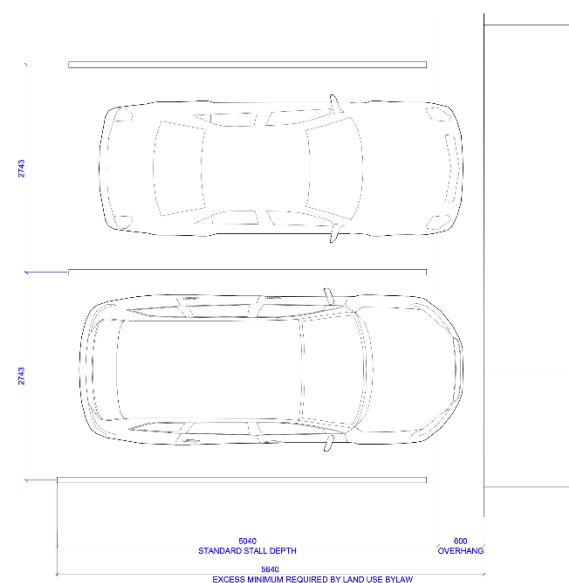
**SECTION
AND DETAILS**

Sheet: **L3.01**

Development Permit Plans



1 PARKING OVERHANG WITH PLANTING
Scale: 1:25



2 PARKING OVERHANG WITH WALKWAY
Scale: 1:25



**Musson
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MCMPartners.com



01 2019/01/20/2019
02 2019/01/20/2019
03 2019/01/20/2019
04 2019/01/20/2019
05 2019/01/20/2019
06 2019/01/20/2019
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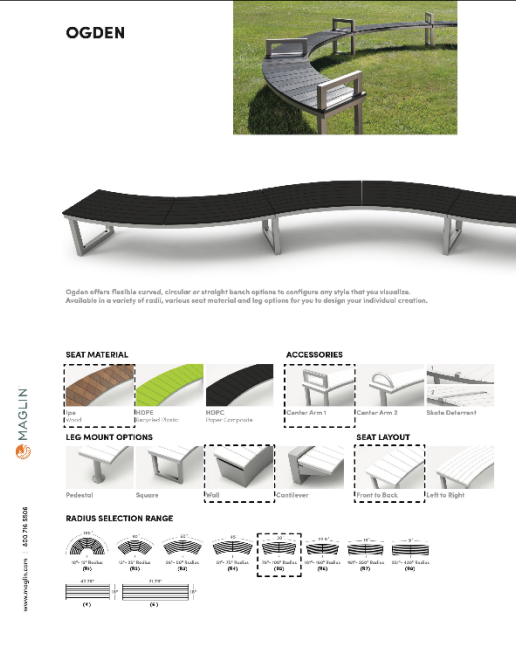
Seal
**Township
Lot 7**

MacLeod Trail SE
LOT 7, BLOCK 13, PLAN 141 1044
1155 210 Avenue SE, Calgary, AB

**SECTIONS
AND DETAILS**

Drawn: _____
Title: _____
Project: 10007
Sheet: **L3.04**

Development Permit Plans



OGDEN

Options offers flexible curved, circular or straight bench options to configure any style that you visualize. Available in a variety of radii, various seat material and leg systems for you to design your individual creation.

SEAT MATERIAL

- Steel
- Aluminum
- Recycled Plastic
- WPC
- Plastic Composite

ACCESSORIES

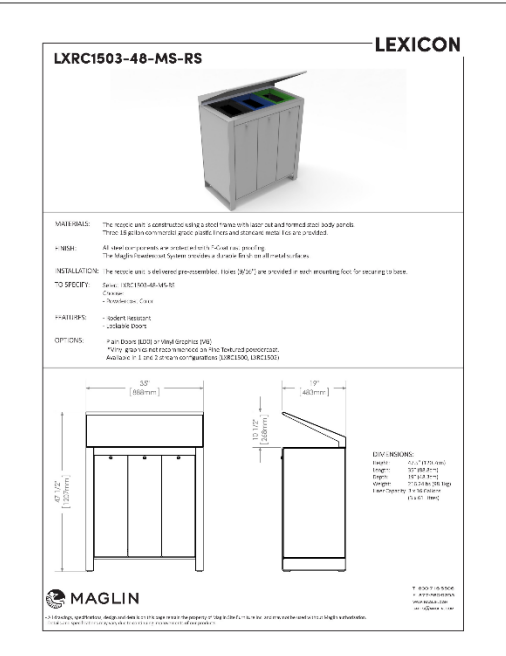
- Backrest
- Armrest
- Stainless Steel
- Stainless Steel
- Stainless Steel

LEG MOUNT OPTIONS

- Podestal
- Square
- Rectangular
- Round
- Rectangular
- Round
- Rectangular
- Round

RADIUS SELECTION RANGE

- 10' Radius (R)
- 15' Radius (R)
- 20' Radius (R)
- 25' Radius (R)
- 30' Radius (R)
- 35' Radius (R)
- 40' Radius (R)
- 45' Radius (R)
- 50' Radius (R)
- 60' Radius (R)
- 75' Radius (R)
- 90' Radius (R)
- 120' Radius (R)



LEXICON

LXRC1503-48-MS-RS

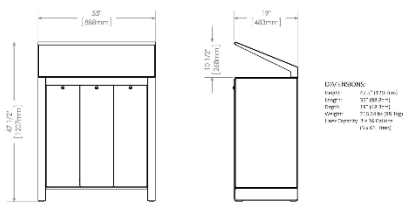
DESCRIPTION: The receptacle is constructed with a steel frame with water and UV treated steel body panels. The steel body panels are powder coated and feature a double door design for easy access.

INSTALLATION: The receptacle is delivered pre-assembled. Heavy duty casters are provided for each receptacle for easy relocation.


TO SPECIFY: See LXRC1503-48-MS-RS Drawing.

FINISHES: - Galvanized Steel
- Stainless Steel

OPTIONS: - Full Depth Bins or Wheel Storage (WS)
- Full Depth Bins with Wheel Storage (WS)
- Full Depth Bins with Wheel Storage (WS) and Full Depth Bins with Wheel Storage (WS)



MAGLIN



BIKE RACKS

MAGLIN

SCBR1600 SERIES

DESCRIPTION: The Bike Rack is made from solid cast aluminum.

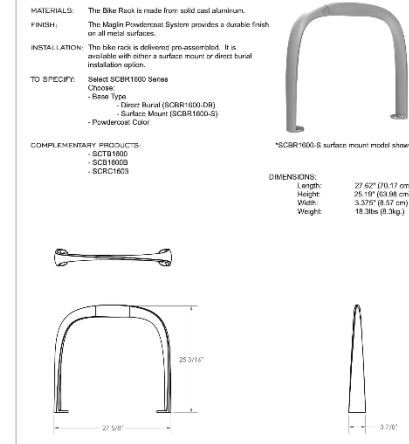
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select SCBR1600 Series Choice:
- Rise Type
- Mount Type (SCBR1600-06)
- Surface Mount (SCBR1600-05)
- Powdercoat Color

COMPLEMENTARY PRODUCTS:
- SCTB1600
- SCBR1600
- SCBR1600

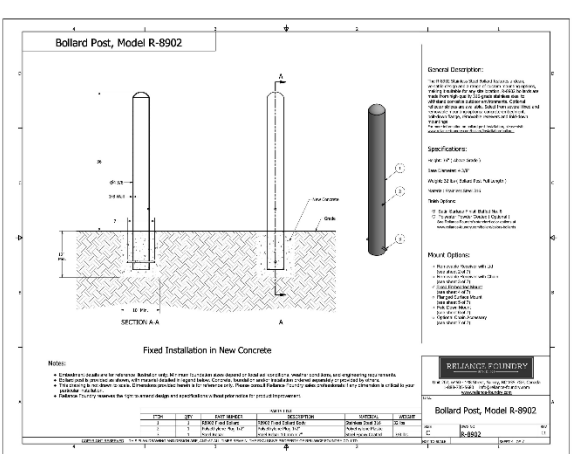
DIMENSIONS:
Length: 27.62" (70.37 cm)
Height: 26.39" (67.08 cm)
Width: 3.31" (8.47 cm)
Weight: 18.3lbs (8.3kg)



1

2

3



Bollard Post, Model R-8902

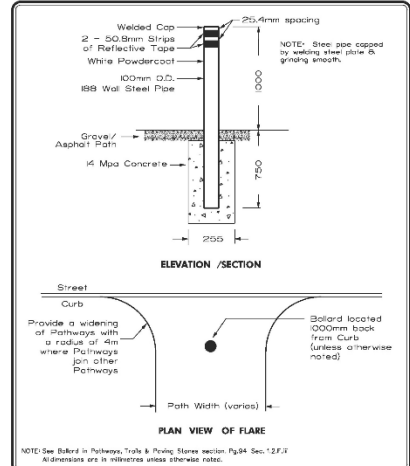
General Description:

Specifications:

Notes:

Fixed Installation in New Concrete

Detail Sheet 32: Bollards- Permanent



ELEVATION /SECTION

PLAN VIEW OF FLARE

Notes: See Bollard in Pathways, Trails & Paving Manual section Pg34 Sec. 12.F.3. Dimensions are in millimeters unless otherwise noted.

Calgary Parks 2017 248

PROJECT TITLE: SPECIFICATIONS

DRAWN BY: SP / WB / AM

DATE: 2016.06.07

DESIGNED BY: GCSN / BY

DATE:

SCALE: N.T.S.

SHEET NO.: 32

FILE NO.:

4

5



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Mackey
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04	MARCH 2020, 2019
03	REVISED 08
02	REVISED 08
01	JANUARY 14th, 2010
00	REVISED 08
01	APRIL 2009, 2008
00	REVISED 08

Scale

Township

Lot 7

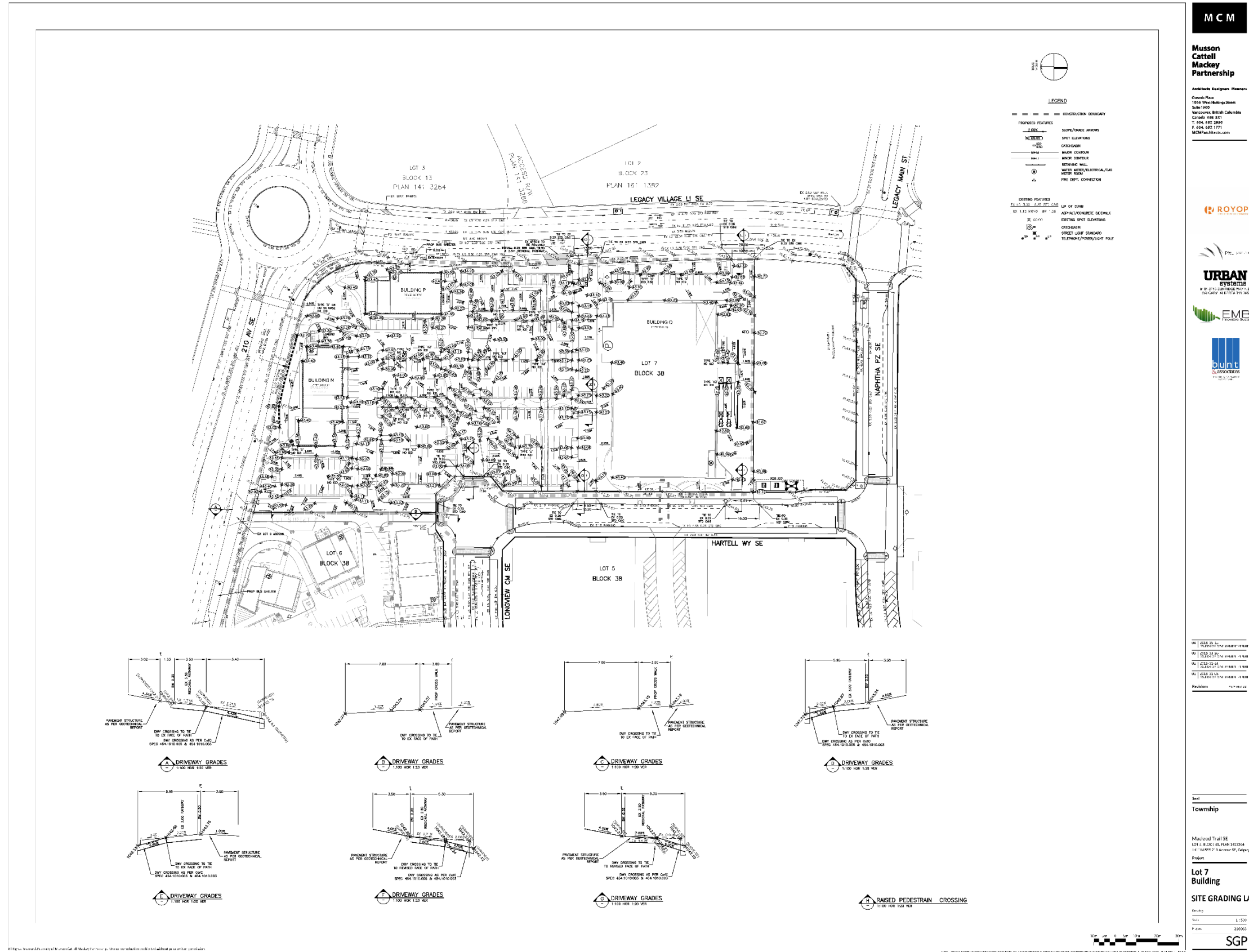
Macleod Trail SE
LOT 7, BLOCK 13, PLAN 141 2304
1300 230 Avenue SW, Calgary, AB

**SECTIONS
AND DETAILS**

Sheet

L3.05

Development Permit Plans



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ROYOP

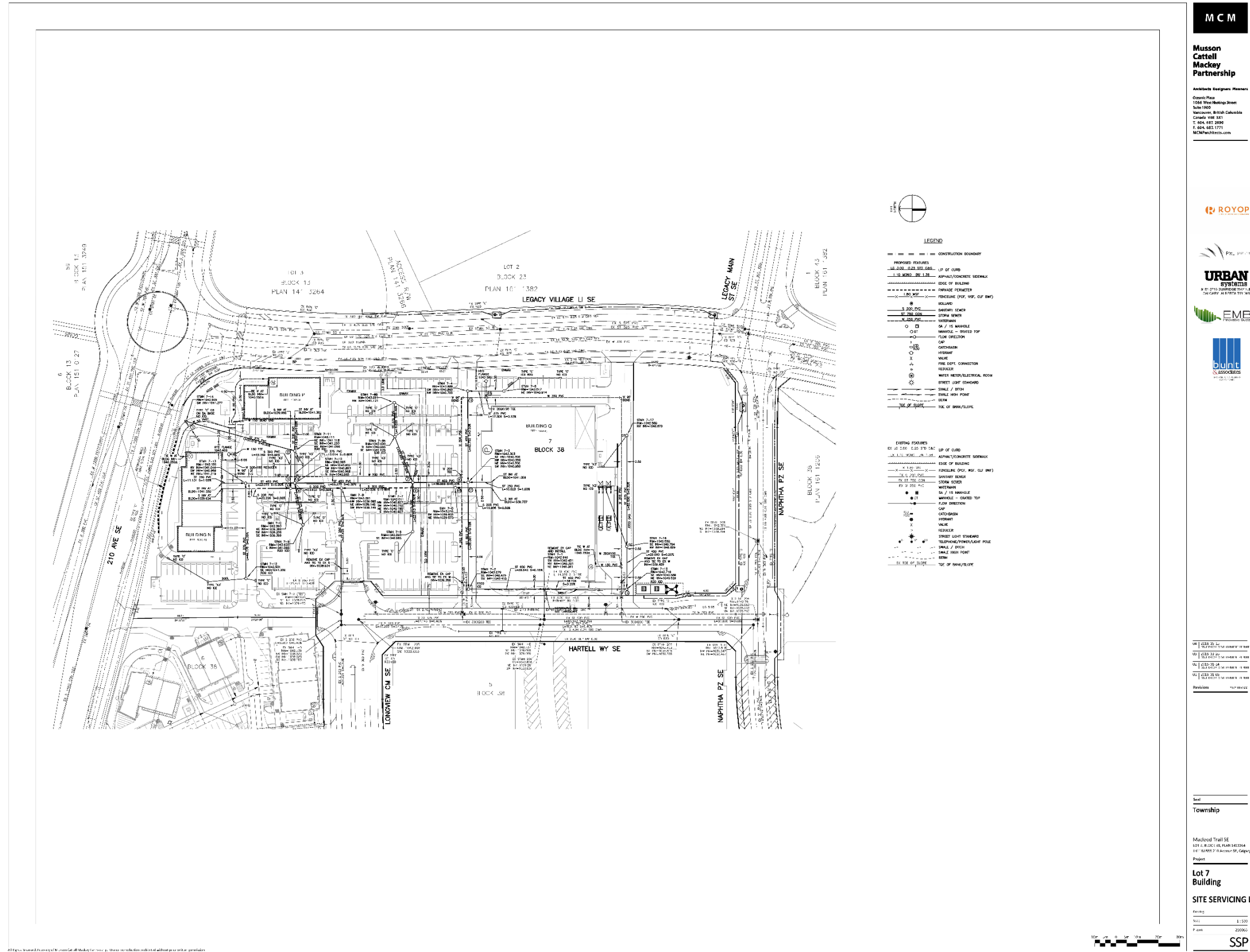
**URBAN
SYSTEMS**

AN ENVIRONMENTAL SOLUTIONS
AND CONSULTING FIRM

EMBE

**bunt
ASSOCIATES**

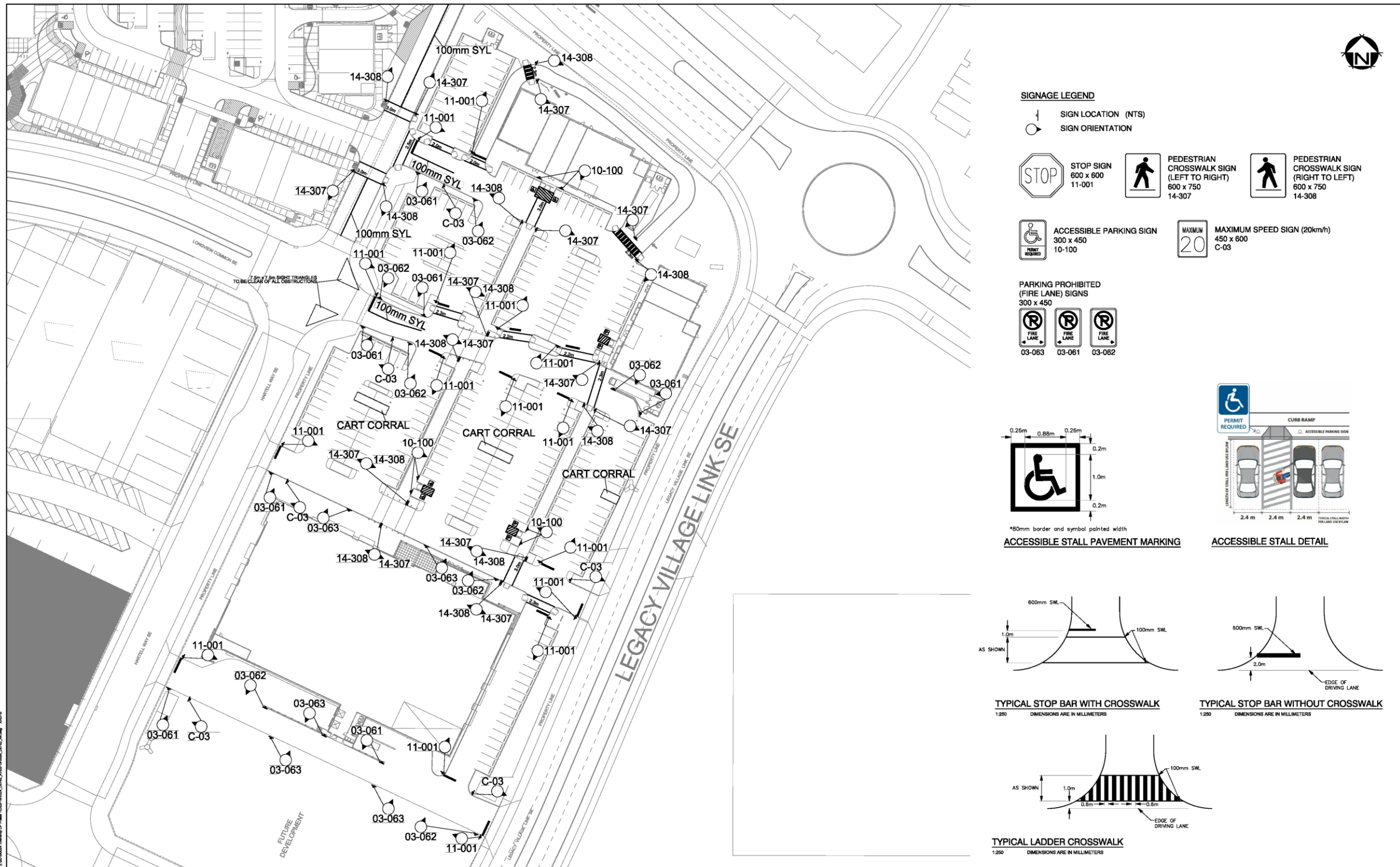
Development Permit Plans



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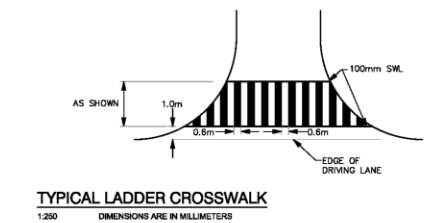
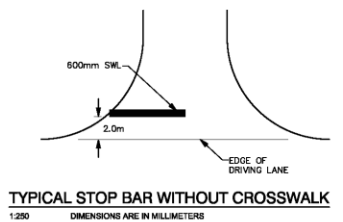
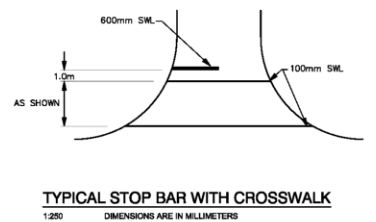
ROYOP
URBAN SYSTEMS
A 501 (216) SUPERNOVA STREET
VANCOUVER, BC V6L 2K4
EMBE
bunt ASSOCIATES

Development Permit Plans



SIGNAGE LEGEND

- SIGN LOCATION (NTS)
- SIGN ORIENTATION
- STOP SIGN
600 x 600
11-001
- PEDESTRIAN CROSSWALK SIGN (LEFT TO RIGHT)
600 x 750
14-307
- PEDESTRIAN CROSSWALK SIGN (RIGHT TO LEFT)
600 x 750
14-308
- ACCESSIBLE PARKING SIGN
300 x 450
10-100
- MAXIMUM SPEED SIGN (20km/h)
450 x 600
C-03
- PARKING PROHIBITED (FIRE LANE) SIGNS
300 x 450
- 03-063
- 03-061
- 03-062

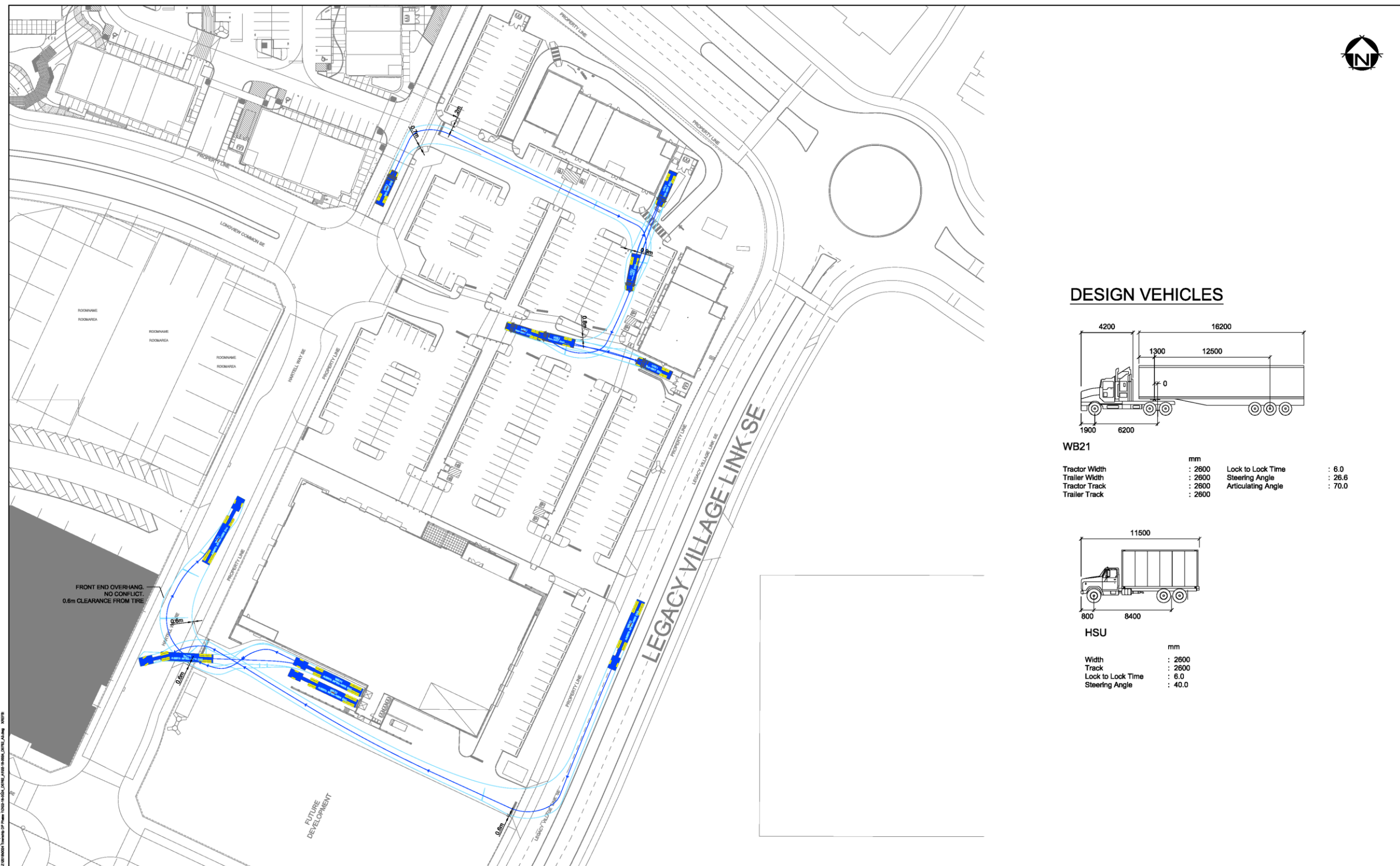


NOTES:

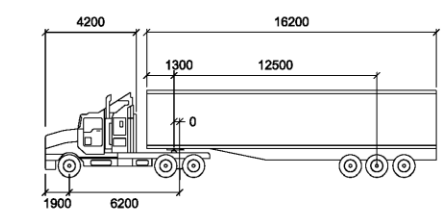
NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL

TOWNSHIP LOT 7 DP			
TRAFFIC CONTROL PLAN			
DRAWN BY: BNJM	SCALE: 1:500	DATE: 2019/05/15	SHEET NO. 1
CHECKED BY: KM	DWG NO. AO-	REV. 0	PROJECT 18-0024
CADD SYSTEM AutoCAD	101		

Development Permit Plans

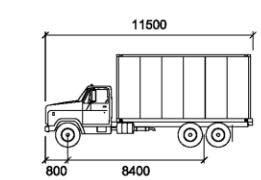


DESIGN VEHICLES



WB21

Tractor Width	: 2600	Lock to Lock Time	: 6.0
Trailer Width	: 2600	Steering Angle	: 26.6
Tractor Track	: 2600	Articulating Angle	: 70.0
Trailer Track	: 2600		



HSU

Width	: 2600
Track	: 2600
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



NOTES:

NO.	REVISION	DATE	INITIAL	NO.	REVISION	DATE	INITIAL

TOWNSHIP LOT 7 DP VEHICLE TURNING ANALYSIS WB21 & HSU LOADING			
DRAWN BY: BNJM	SCALE: 1:500	DATE: 2019/05/15	SHEET NO: 2
CHECKED BY: KM	DWG NO. AO-102	REV. 0	PROJECT 18-0024

