

Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

"Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or <u>dp.circ@calgary.ca</u>
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



Application Notice DP2023-07524

July 31, 2024

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application I	Details
File Number:	DP2023-07524

File Manager: MATT ROCKLEY	Phone: 587-576-3104 eMail: Matt.Rockley@calgary.ca
Address: 906 1 AV NE	Legal: 4647V;114;17-20
Land Use Bylaw: 1P2007	L.U.D.: MU-2 f3.0h16
Community: BRIDGELAND/RIVERSIDE	Ward : 09
Application Description: New: Retail and C	onsumer Service (1 building)

Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the **Development Map link**.

Comments are due by: August 14, 2024

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

1st AVENUE NE DEVELOPMENT

906 1st AVENUE NE CALGARY, AB **ISSUED FOR REVISED DEVELOPMENT PERMIT APPLICATION**



ARCHITECTURAL

COLLABOR8 ARCHITECTURE + DESIGN INC 203, 1010 1ST AVE N.E. CALGARY, AB T2E 7W7 CONTACT: MILES BURGOYNE [E] MILESB@C-8.CA [P](403)233-8448 X 32

ARCHITECTURAL:

DP000	COVER SHEET
DP010	PROJECT INFO
DP020	SITE PHOTOS
DP100	DEMO SITE PLAN
DP110	PROPOSED SITE PLAN
DP120	PROPOSED TRUCK TURN
DP125	PROPOSED WASTE TRUCK TURN
DP130	PROPOSED SITE DETAILS
DP140	CONTEXT PLAN
DP150	MASSING DIAGRAMS
DP160	MASSING DIAGRAMS
DP165	PERSPECTIVE VIEWS
DP170	SHADOW STUDY
DP200	PROPOSED MAIN FLOOR PLAN
DP210	PROPOSED MEZZANINE PLAN
DP220	PROPOSED ROOF PLAN
DP300	PROPOSED ELEVATIONS
DP305	PROPOSED ELEVATIONS
DP310	COLOURED ELEVATIONS
DP320	STREETSCAPE ELEVATIONS
DP400	SECTIONS

JULY 2024

URBAN PLANNING

URBAN SYSTEMS 101, 134 11TH AVE SE CALGARY, AB T2G 0X5 CONTACT: DAVID CAPPER [E] DCAPPER@URBANSYSTEMS.CA [P](403)450-6572

CIVIL

RICHVIEW ENGINEERING Inc. UNIT D, 203 38th AVE NE CALGARY, AB T2E 2M3 CONTACT: **ROBIN LI** [E] ROBIN@RICHVIEWENG.COM [P](403)230-3218

SITE GRADING PLAN 01

LANDSCAPE

JUST GARDENS Ltd.

CONTACT: DEB CLARK BURGOYNE [E] DEB@JUSTGARDENS.CA [P] (403)-283-3821

LANDSCAPE: L100 PROPOSED LANDSCAPE SITE PLAN L110 LANDSCAPE DETAILS

SHEET TITLE: **COVER SHEET** JULY 2024 DATE: AS SHOWN SCALE: DB/TP DRAWN BY: 23.09.02 PROJECT No: VANCOUVER 604.687.3390 office@c-8.ca The Marine Building 180, 355 Burrard St Vancouver, BC Canada V6C 2G8 CALGARY 403.233.8448 e office@c-8.ca a 203, 1010 - 1st Ave NE Calgary, AB Canada T2E 7W7 ΥZ 0 DRAWING No: REV. **DP000**

CONSULTANTS:

906 1st AVE NE CALGARY, AB

1st AVENUE NE DEVELOPMEN





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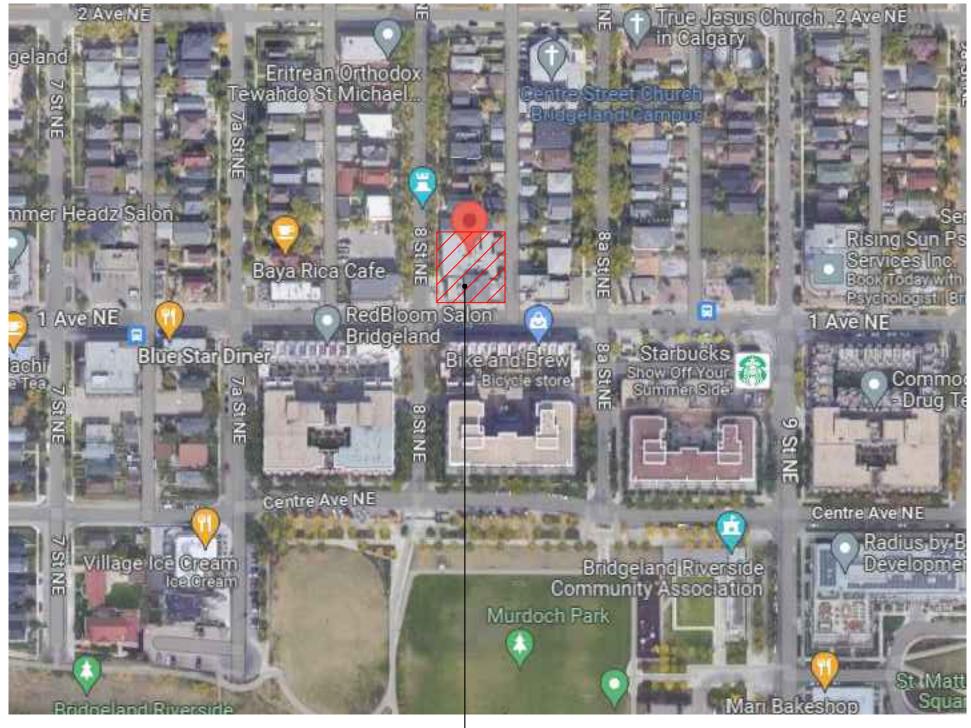
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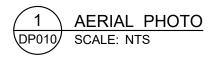
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2 LAND USE BYLAW DP010 SCALE: NTS

LEGAL ADDRESS: MUNICIPAL ADDRESS:	PLAN 4647 V, LOT 17-20, BLOCK 114 906 1ST AVENUE NE, CALGARY, AB
LANDUSE:	DC (MU-1)
PROJECT DESCRIPTION: DEVELOPMENT PERMIT FOR PRO	PPOSED NEW BUILDING
PROPOSED BUILDING USE: EXISTING BUILDING USE:	RETAIL & OFFICE RETAIL & CONSUMER SERVICES
MAX BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	13m - 2 STOREY BUILSING 12m
<u>SETBACK:</u> MIN. 1.5m REAR SETBACK AREA BUT PROVIDED AT THE NORTH OF SITE P	
AT 8TH STREET, 1ST AVENUE AND LA	NE NO SETBACK REQUIRED.
<u>SITE AREA:</u> TOTAL SITE AREA	±1,520m² (±16,360 ft²)
GROSS FLOOR AREA:	
MAIN FLOOR GFA: SECOND FLOOR GFA: TOTAL GROSS FLOOR BLDG AREA:	1,364 m ² (14,680 ft ²) 1,372 m ² (14,770 ft ²) 2,736 m ² (29,450 ft ²)
WASTE & RECYCLING FOR THE PI	ROPOSED TENANTS:

WASTE & RECYCLING FOR THE PROPOSED TENANTS: - 9m² FOR EVERY 1000m² OF GROSS FLOOR AREA

PROVIDED 1WASTE BINS 6.5yd³ PROVIDED 1 RECYCLING 6.5yd³ PROVIDED 1 COMPOST 65 GALLON CART

PRIVATE WASTE, RECYCLING AND COMPOSTABLE PICK UP.

PROVIDED BICYCLE STALLS 10

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t e a	CALGARY 403.233.8448 office@c-8.c 203, 1010 - 1 Calgary, AB Canada T2E	a st Ave NE	00	DESIGN
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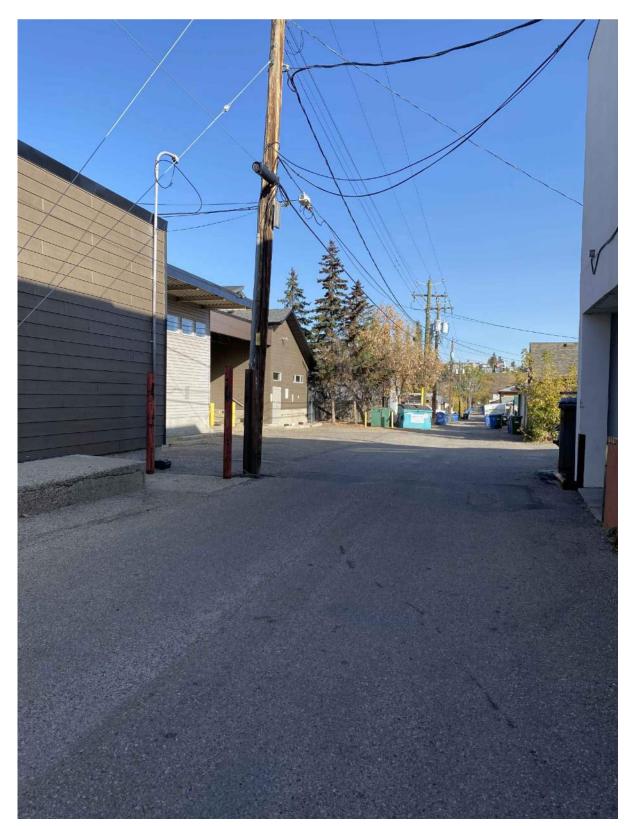




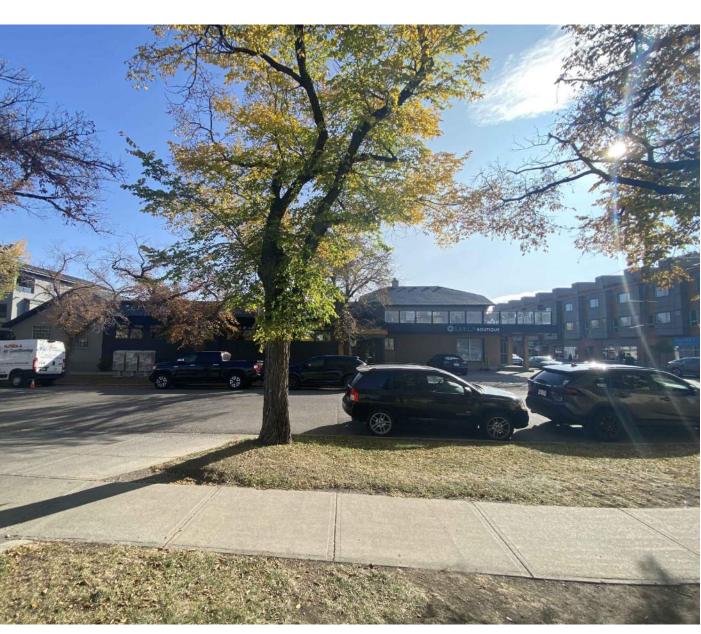
5 SITE PHOTO - NW CORNER DP020 SCALE: NTS



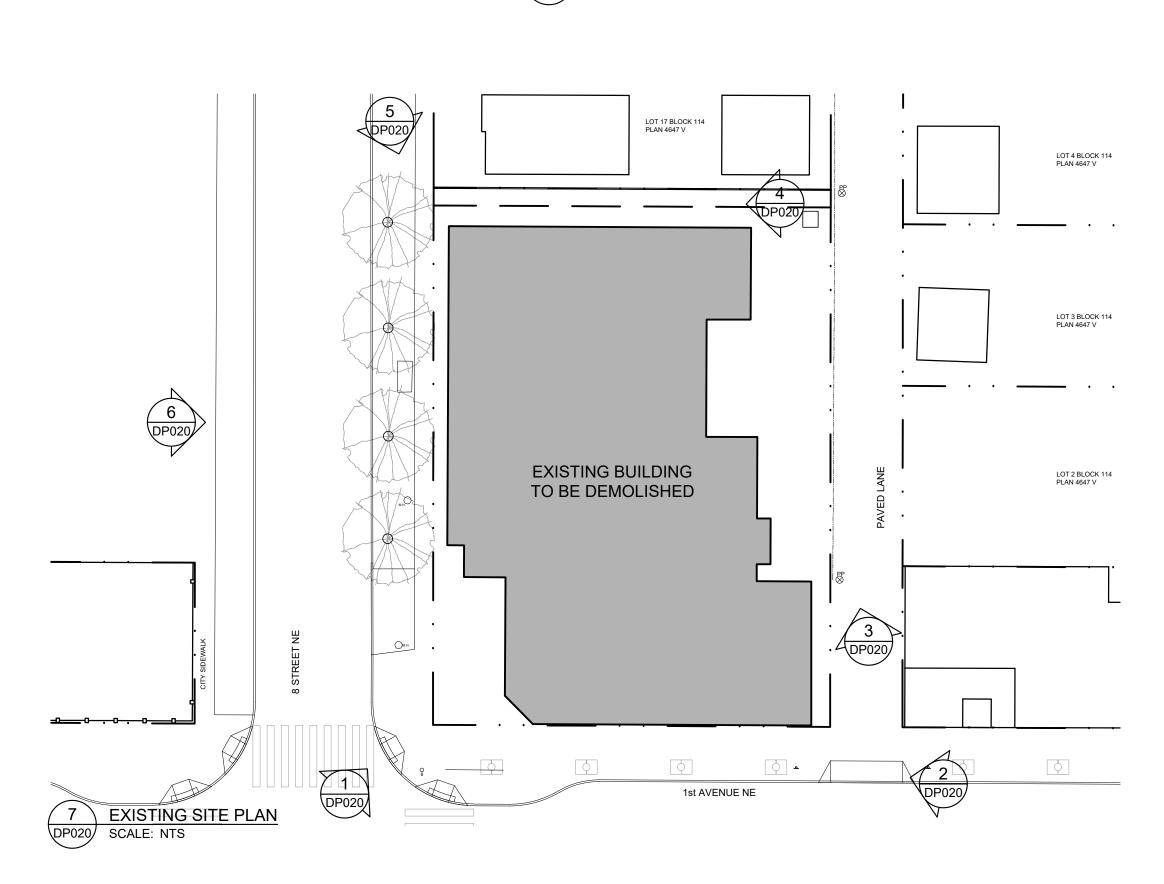
2 SITE PHOTO - SE CORNER DP020 SCALE: NTS



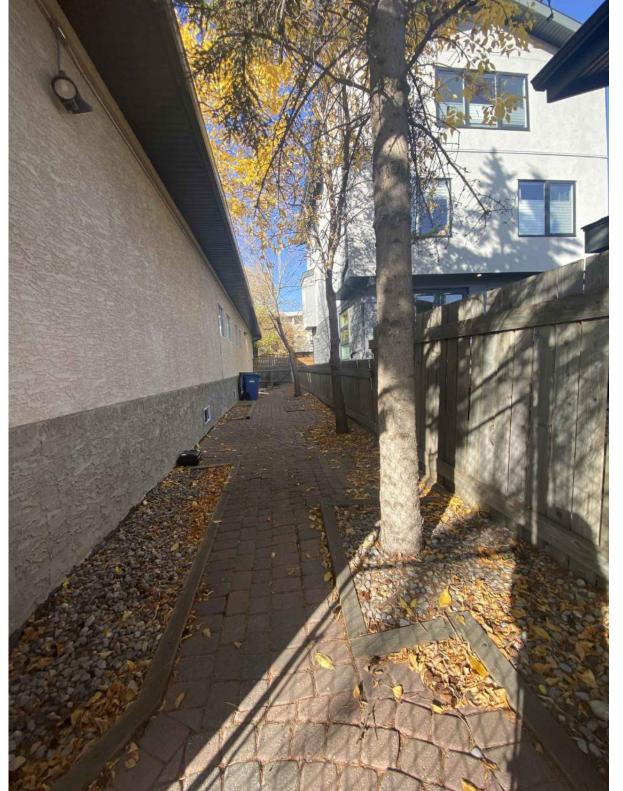
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3 SITE PHOTO - BACK LANE
DP020 SCALE: NTS
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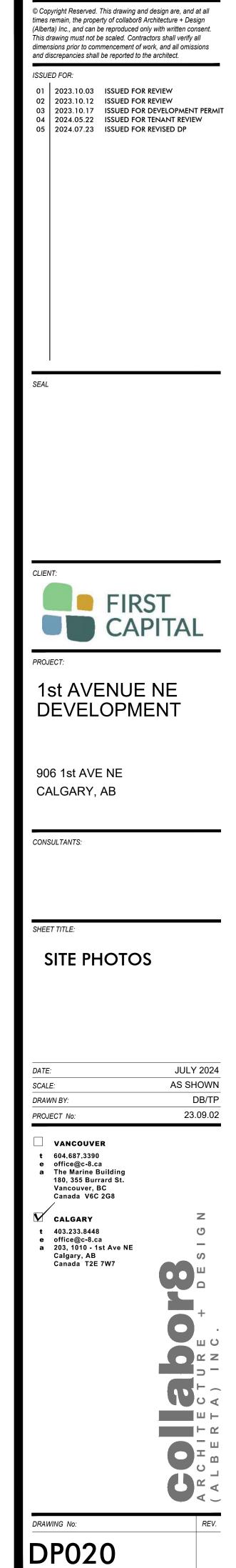


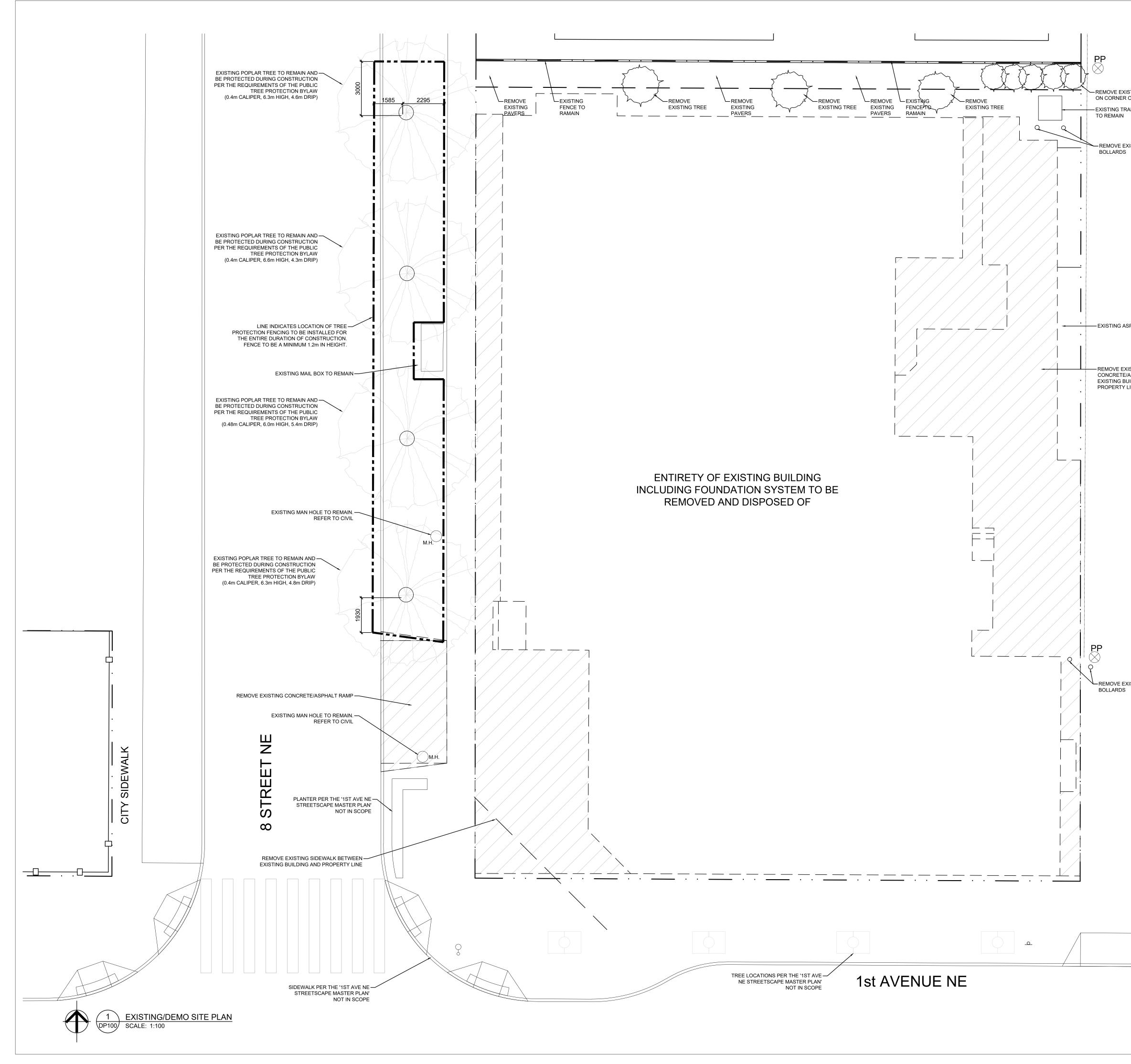
6 SITE PHOTO - WEST BUILDING FACE DP020 SCALE: NTS



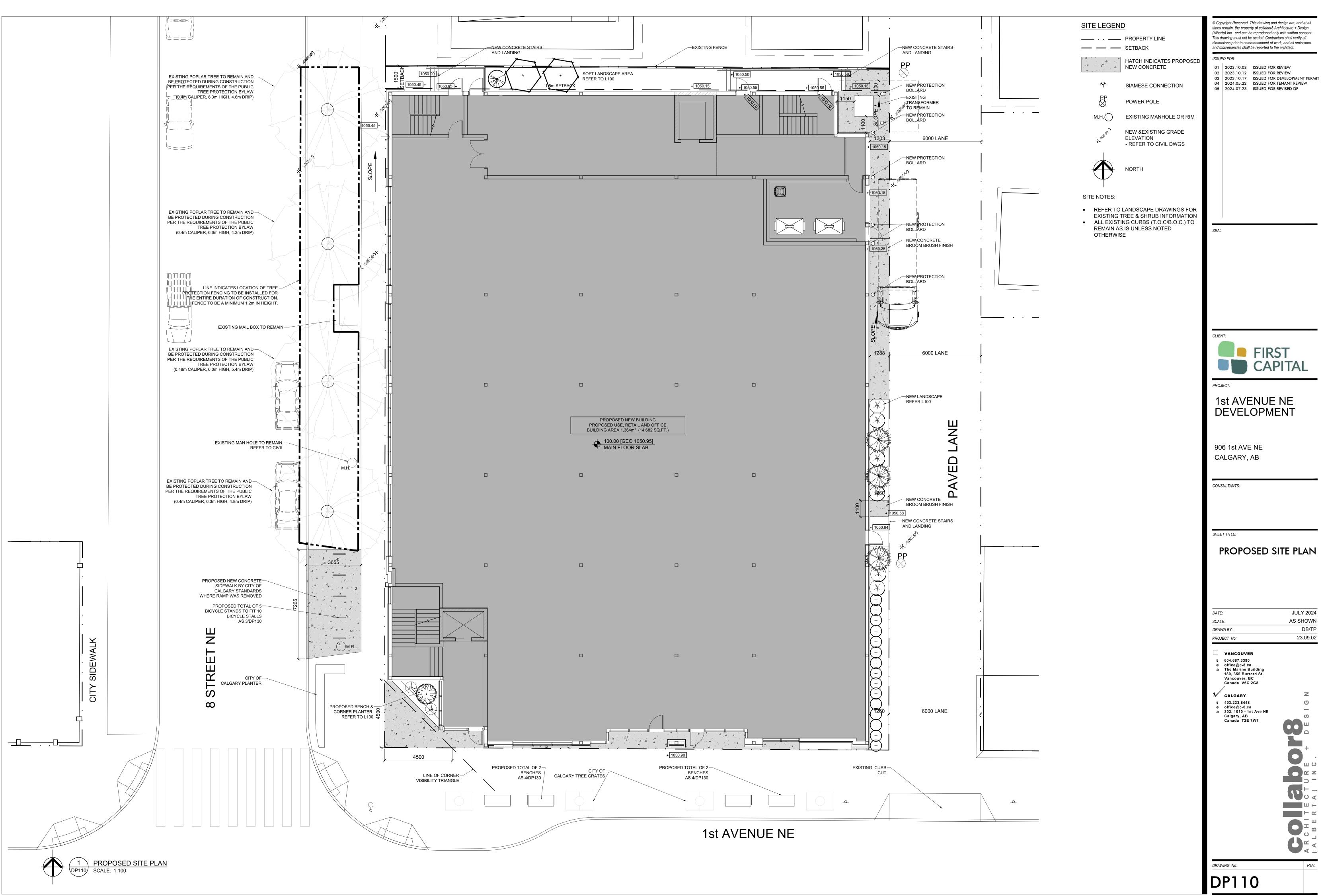


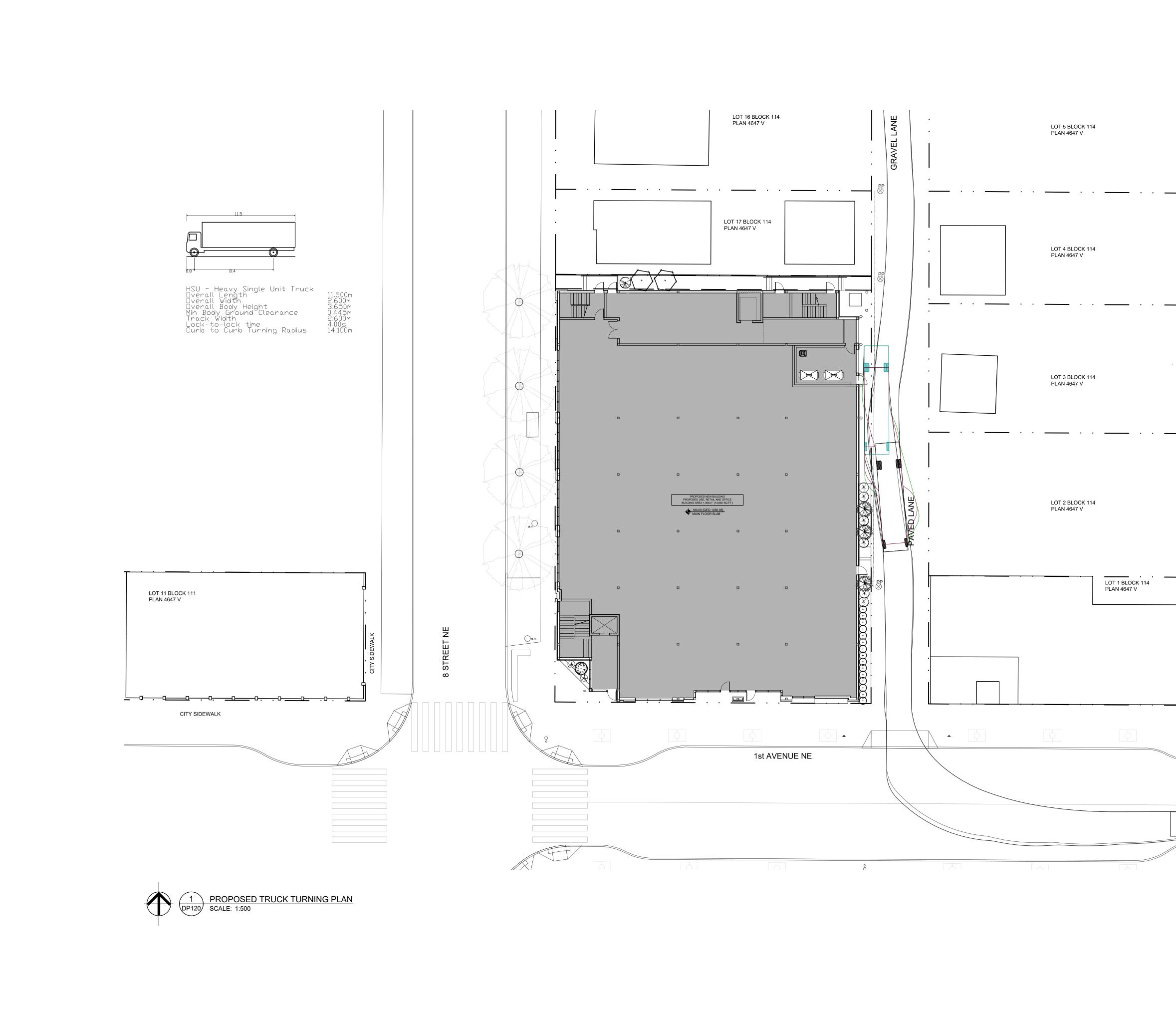




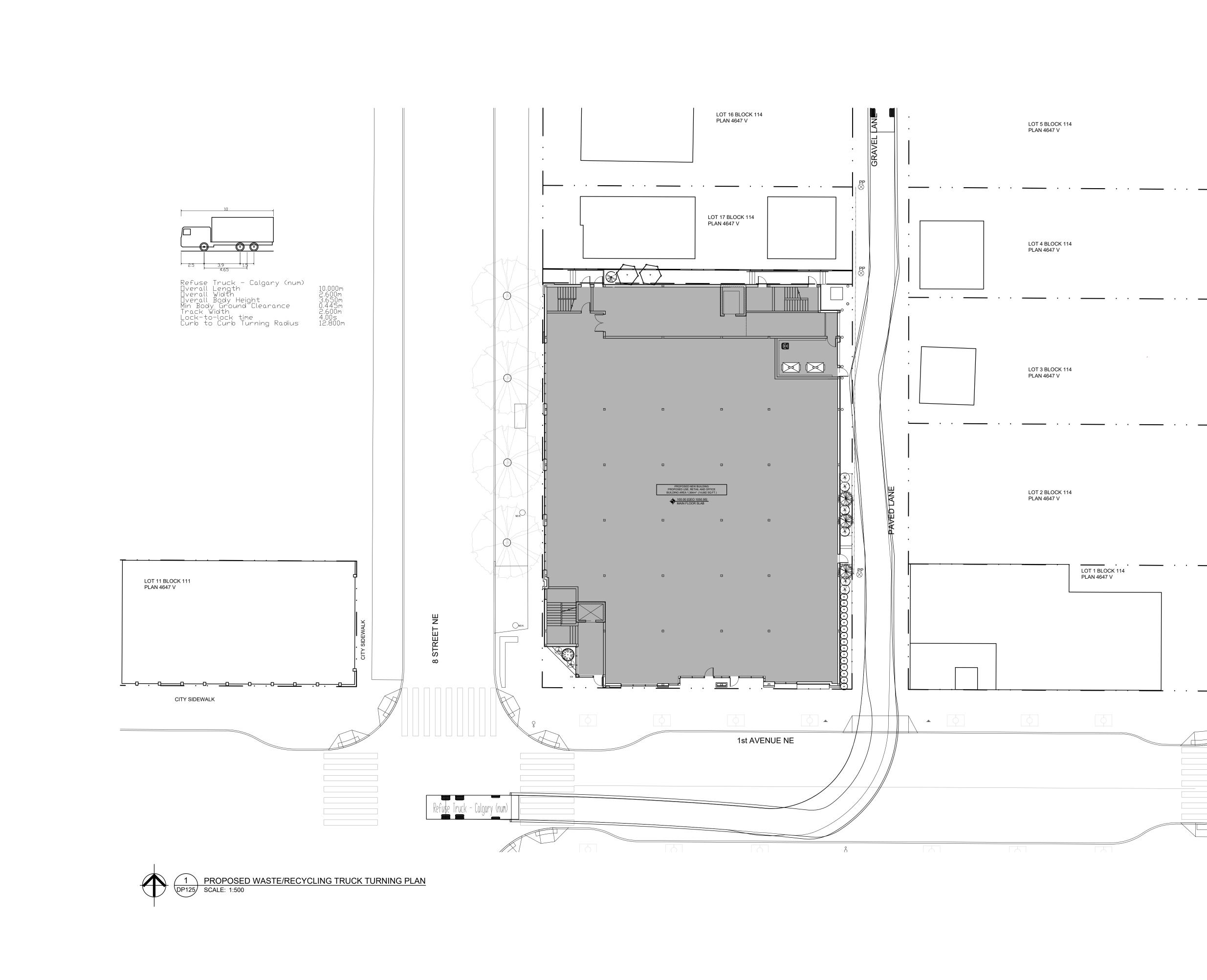


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				DATE: SCALE:	JULY 2024 AS SHOWN
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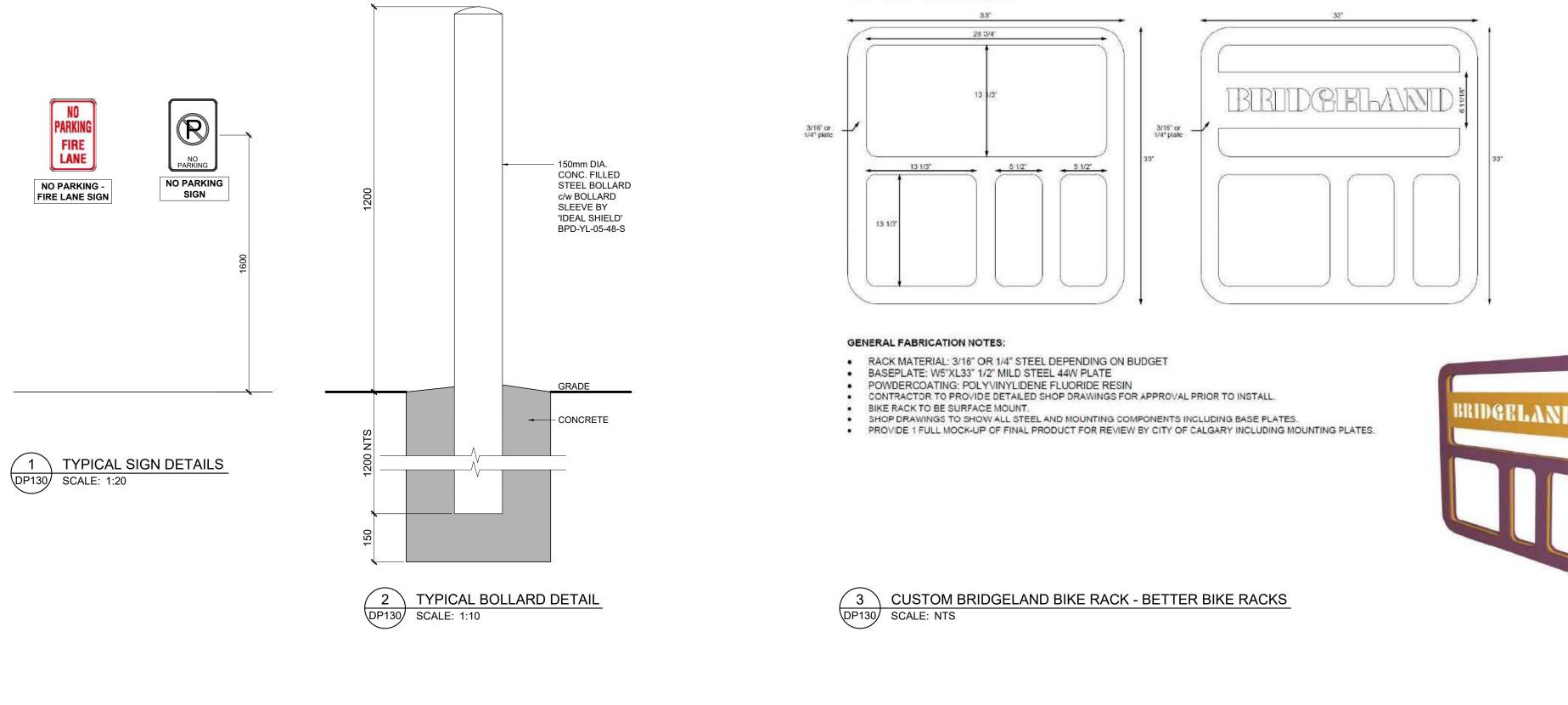




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CLIENT: FIRST CAPITAL PROJECT: 1st AVENUE NE DEVELOPMENT
906 1st AVE NE CALGARY, AB CONSULTANTS:
SHEET TITLE: TRUCK TURNING PLAN
DATE: JULY 2024 SCALE: AS SHOWN DRAWN BY: DB/TP PROJECT No: 23.09.02 VANCOUVER 23.09.02 t 604.687.3390 e office@c-8.ca a The Marine Building 180, 355 Burrard St. Vancouver, BC Canada V6C 2G8 Calgary t 403.233.8448 e office@c-8.ca a 203, 1010 - 1st Ave NE Calgary, AB 0
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FIRST CAPITAL
PROJECT: 1st AVENUE NE DEVELOPMENT
906 1st AVE NE CALGARY, AB
CONSULTANTS:
SHEET TITLE: WASTE RECYCLING TRUCK TURNING PLAN
DATE: JULY 2024 SCALE: AS SHOWN
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t 403.233.8448 e office@c-8.ca a 203, 1010 - 1st Ave NE Calgary, AB Canada T2E 7W7
DRAWING NO: REV.



BETTER BIKE RACKS CUSTOM BRIDGELAND BIKE RACK



4 MAGLIN 2300 SERIES - ICONIC BACKED BENCH - BLACK DP130 SCALE: NTS

SITE DETAILS	
DATE: SCALE: DRAWN BY: PROJECT No:	JULY 2024 AS SHOWN DB/TP 23.09.02
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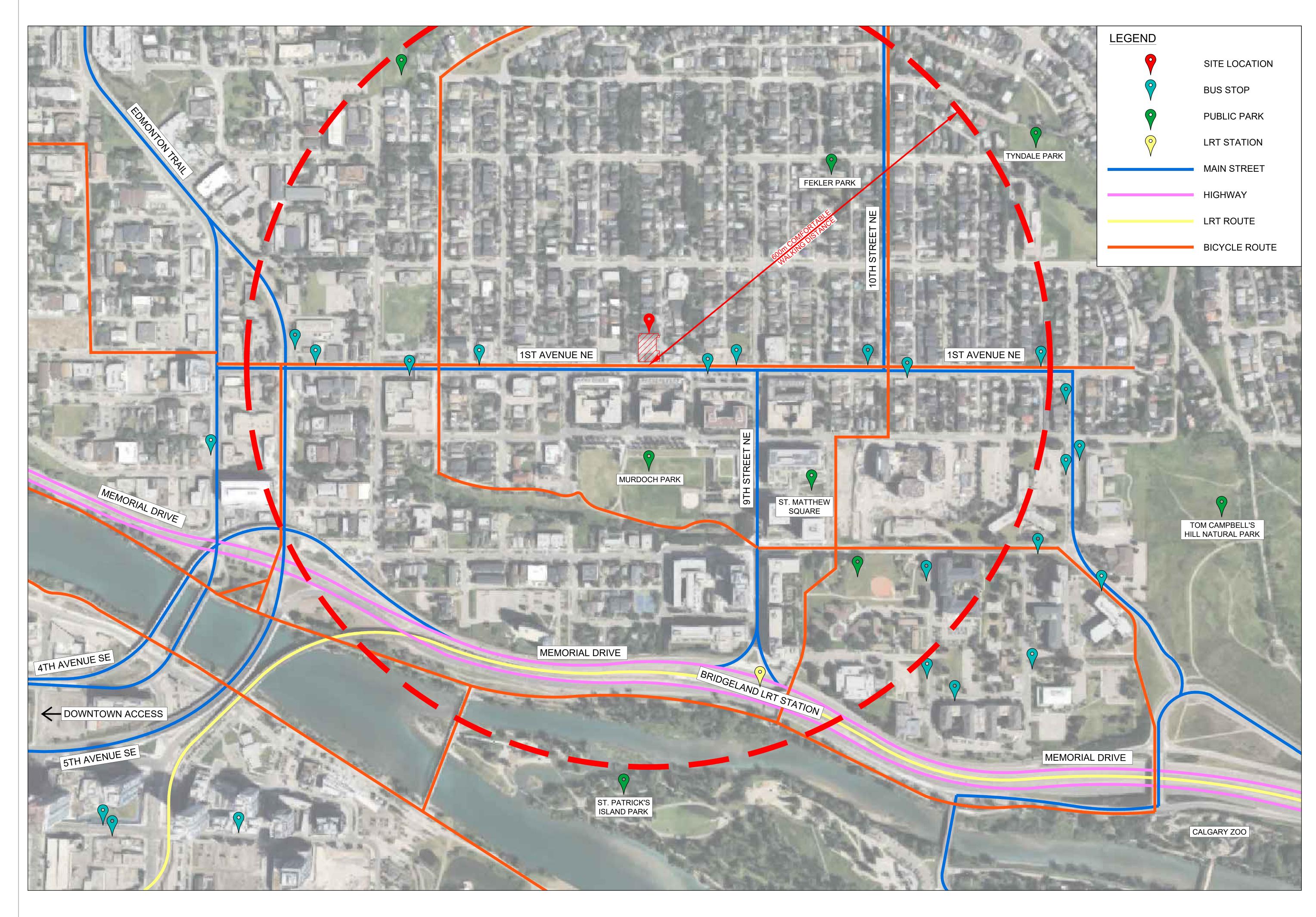
CONSULTANTS:

906 1st AVE NE CALGARY, AB





SEAL





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 01
 2023.10.03
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 03
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 ISSUED FOR DEVELOPMENT PERMIT

 04
 2024.05.22
 ISSUED FOR TENANT REVIEW

 05
 2024.07.23
 ISSUED FOR REVISED DP

ISSUED FOR:



1 MASSING/COLOURED RENDERING - 1 AVENUE LOOKING EAST DP150 SCALE: NTS





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906 1st AVE NE CALGARY, AB	
CONSULTANTS:	
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DRAWING No:	REV.
DP150	





1 MASSING/COLOURED RENDERING - 8TH STREET LOOKING NORTH DP160 SCALE: NTS





2 MASSING/COLOURED RENDERING - 8TH STREET LOOKING SOUTH DP160 SCALE: NTS

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906 1st AVE NE CALGARY, AB	
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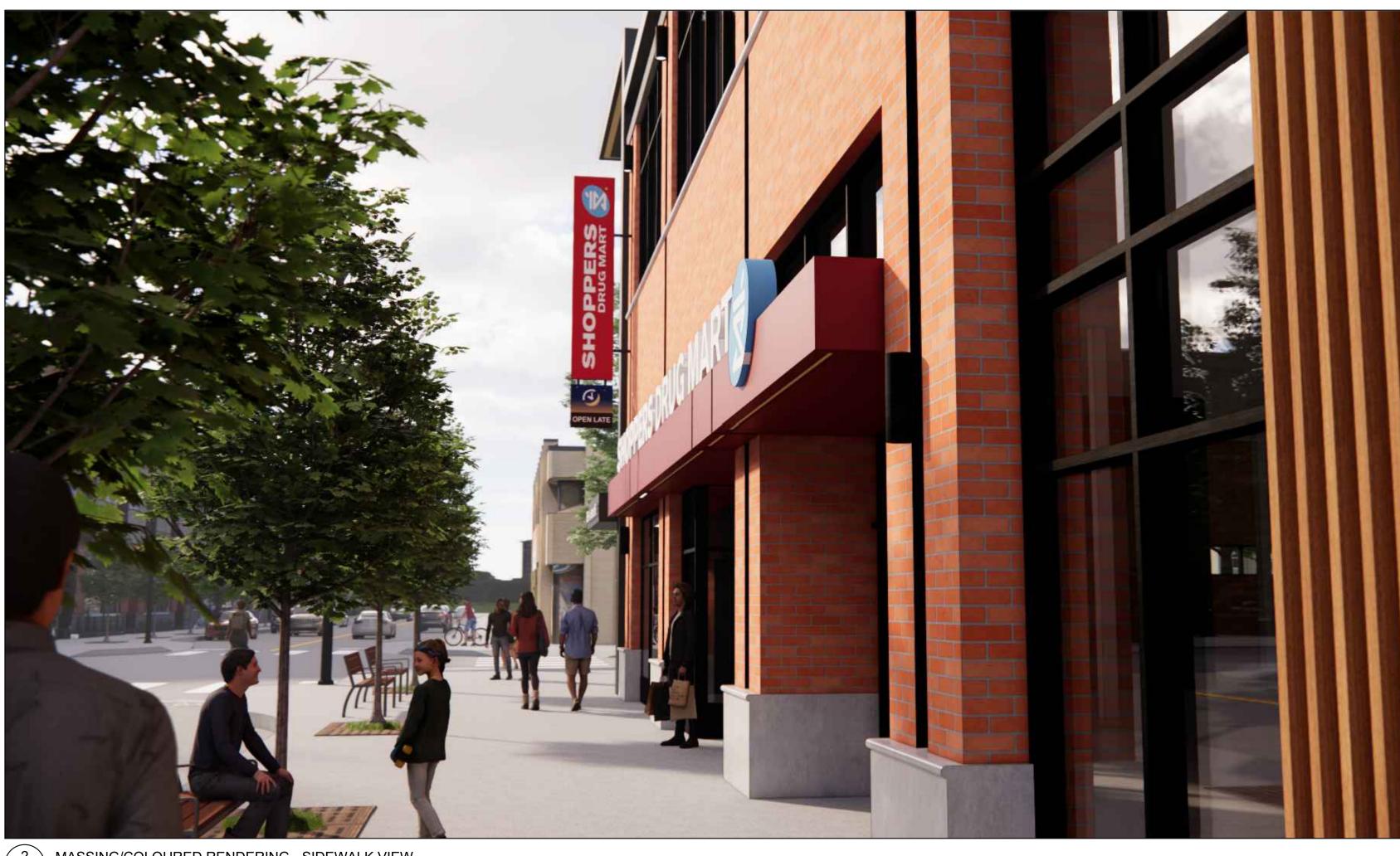
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ISSUED FOR:



1 MASSING/COLOURED RENDERING - EAST ALLEY MURAL WALL DP165 SCALE: NTS



2 MASSING/COLOURED RENDERING - SIDEWALK VIEW DP165 SCALE: NTS





DATE	 E:	JULY	2024
SCAL	.E:	AS SH	
DRAN	WN BY:	C	DB/TP
PROJ	IECT No:	23.	.09.02
t e a	VANCOUVER 604.687.3390 office@c-8.ca The Marine Building 180, 355 Burrard St. Vancouver, BC Canada V6C 2G8		Z
t e a	CALGARY 403.233.8448 office@c-8.ca 203, 1010 - 1st Ave NE Calgary, AB Canada T2E 7W7	llabor8	ARCHITECTURE + DESIGI (ALBERTA) INC.
DRAV	WING No:		REV.
D	P165		

PERSPECTIVE VIEWS

SHEET TITLE:

CONSULTANTS:

906 1st AVE NE CALGARY, AB

PROJECT: 1st AVENUE NE DEVELOPMENT



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 01
 2023.10.03
 ISSUED FOR REVIEW

 02
 2023.10.12
 ISSUED FOR REVIEW

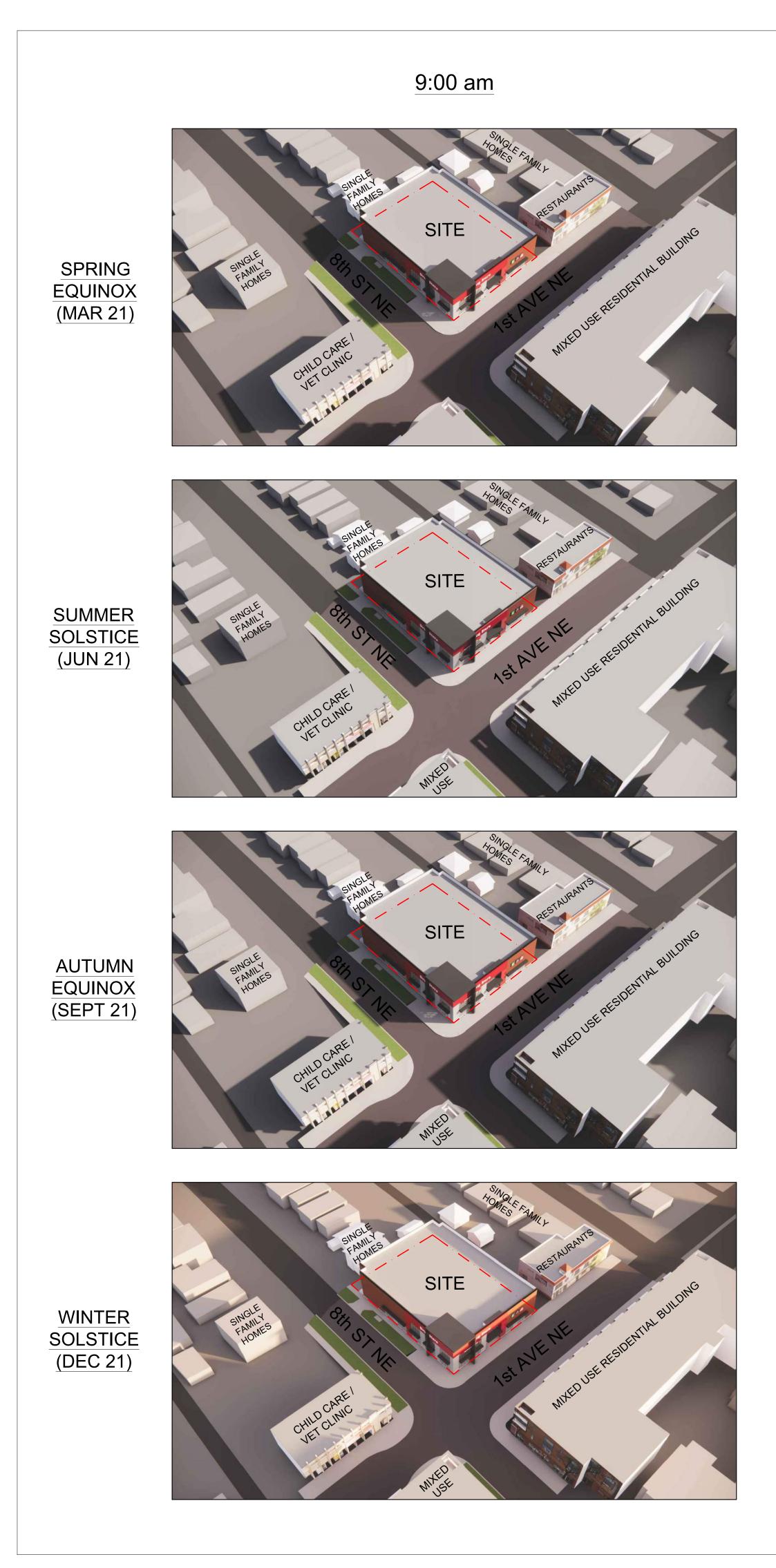
 03
 2023.10.17
 ISSUED FOR DEVELOPMENT PERMIT

 04
 2024.05.22
 ISSUED FOR TENANT REVIEW

 05
 2024.07.23
 ISSUED FOR REVISED DP

ISSUED FOR:

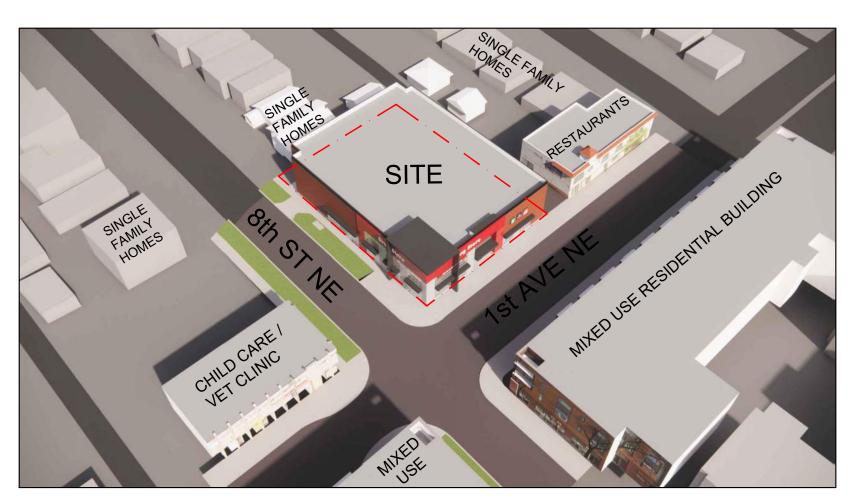
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4:00 pm





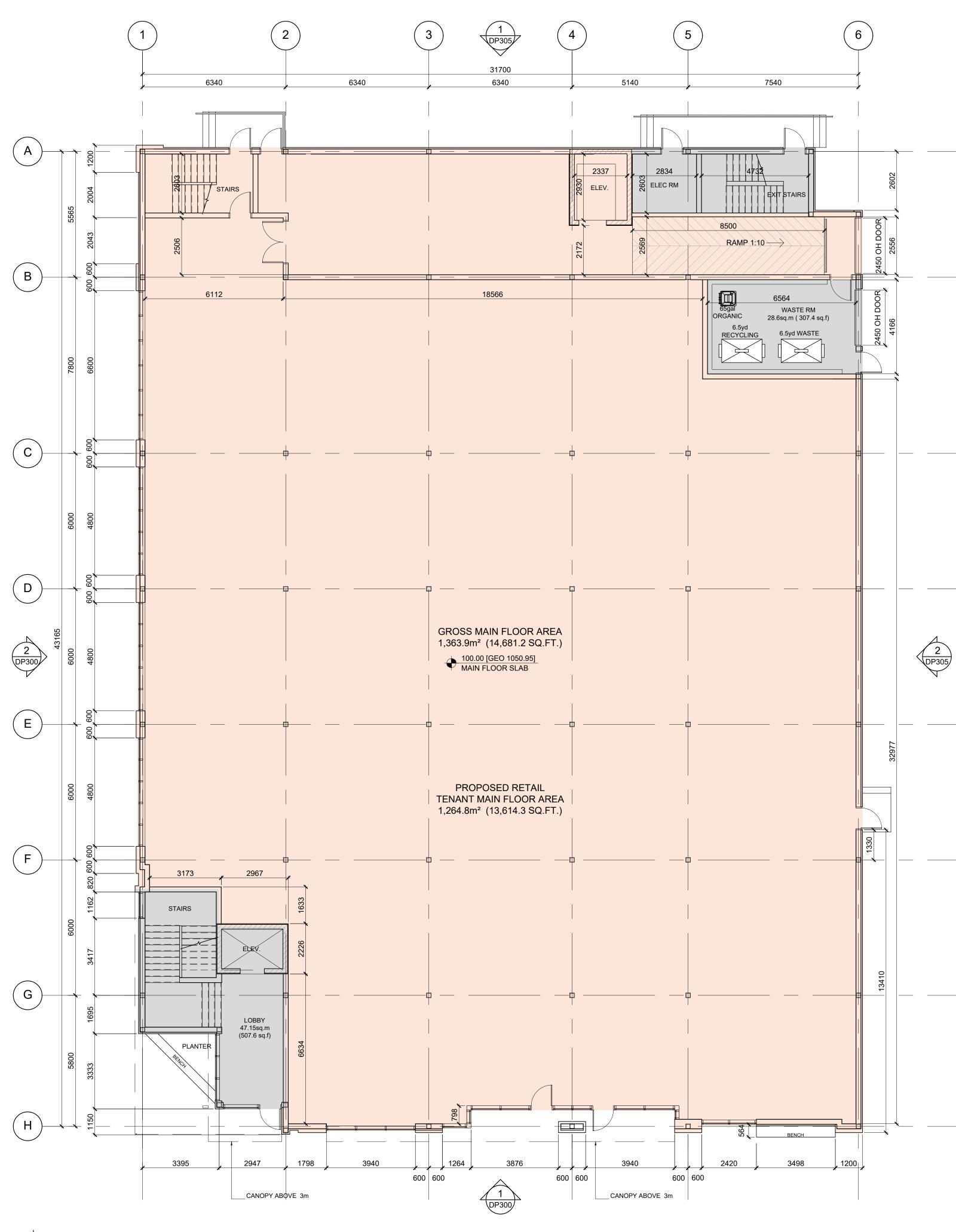


SEAL
CLIENT: FIRST CAPITAL PROJECT: Stavenue ne Development
906 1st AVE NE CALGARY, AB CONSULTANTS:
SHEET TITLE: SHADOW STUDY DATE: JULY 2024 SCALE: AS SHOWN
DRAWN BY: DB/TP PROJECT No: 23.09.02 VANCOUVER t 604.687.3390 e office@c-8.ca a The Marine Building 180, 355 Burrard St. Vancouver, BC Canada V6C 2G8 CALGARY t 403.233.8448 e office@c-8.ca a 203, 1010 - 1st Ave NE Calgary, AB Canada T2E 7W7 U CALGARY t 403.233.8448 e office@c-8.ca b CALGARY t 403.233.8448 c anada T2E 7W7 C C C C C C C C C C C C C C C C C C C
DRAWING No: REV. DP170

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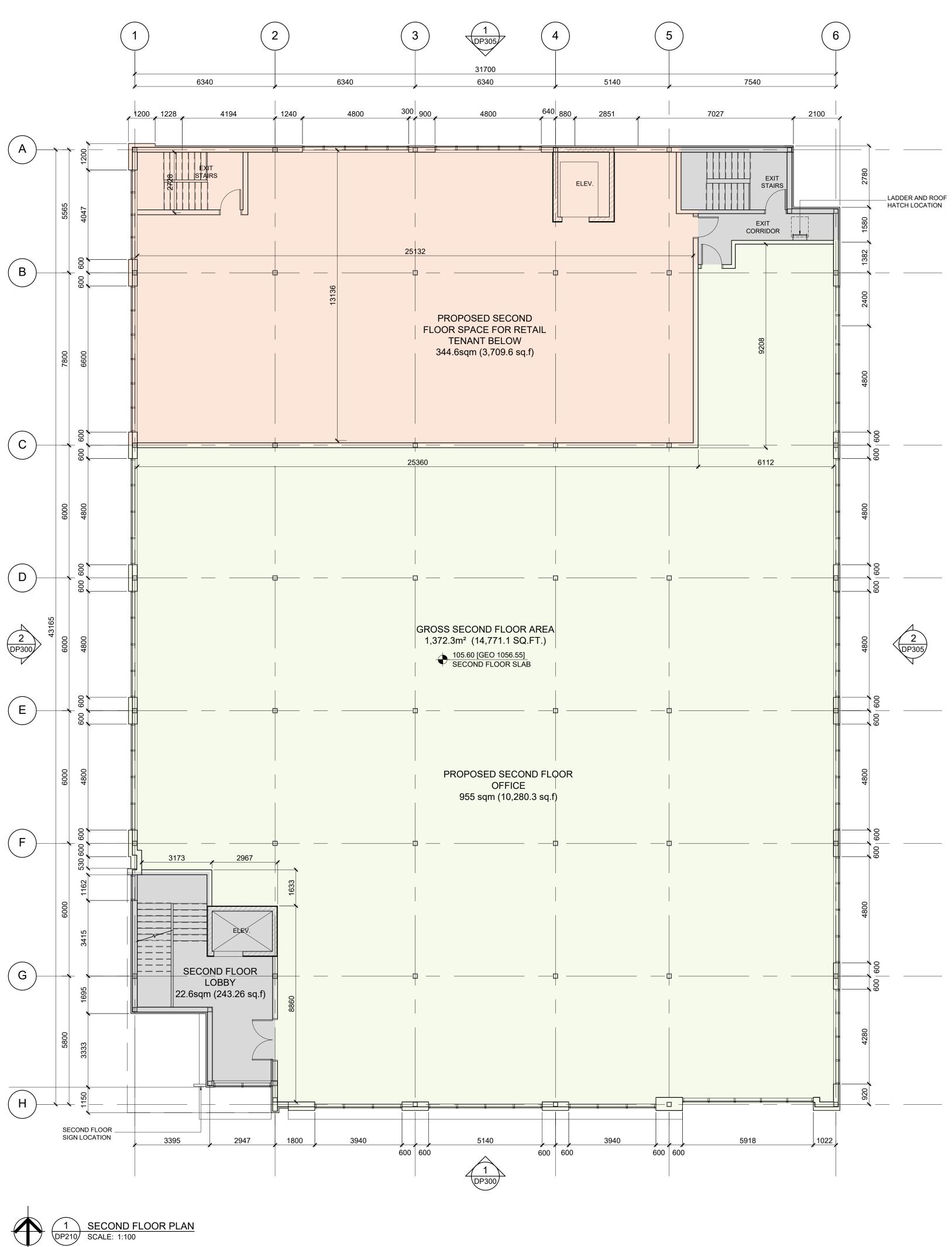
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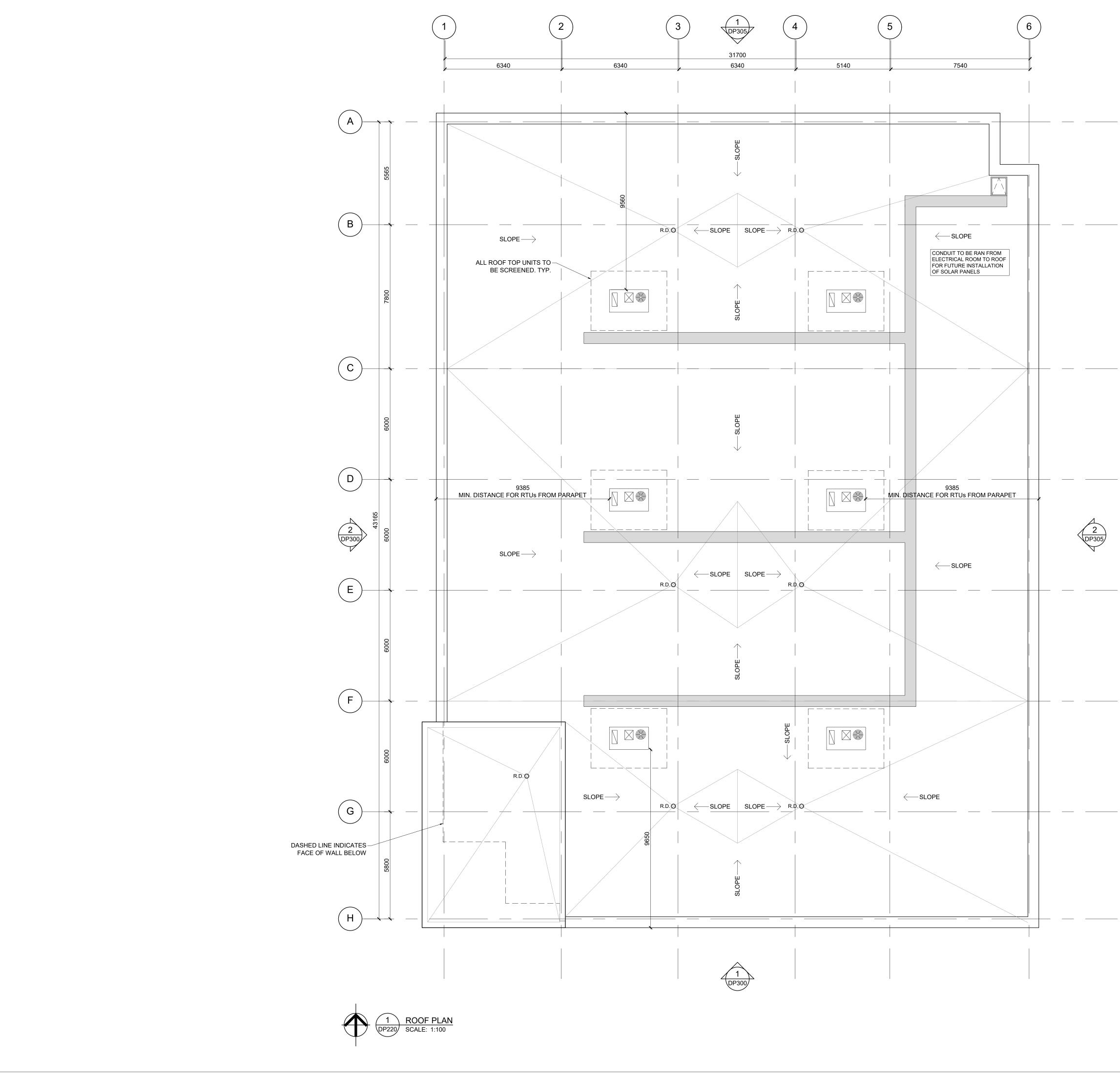


A MAIN FLOOR PLAN DP200 SCALE: 1:100

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t e a	Vancouver, I Canada V6C CALGARY 403.233.8448 office@c-8.c 203, 1010 - 1 Calgary, AB Canada T2E	: 2G8 a st Ave NE	ARCHITECTURE + DESIGN
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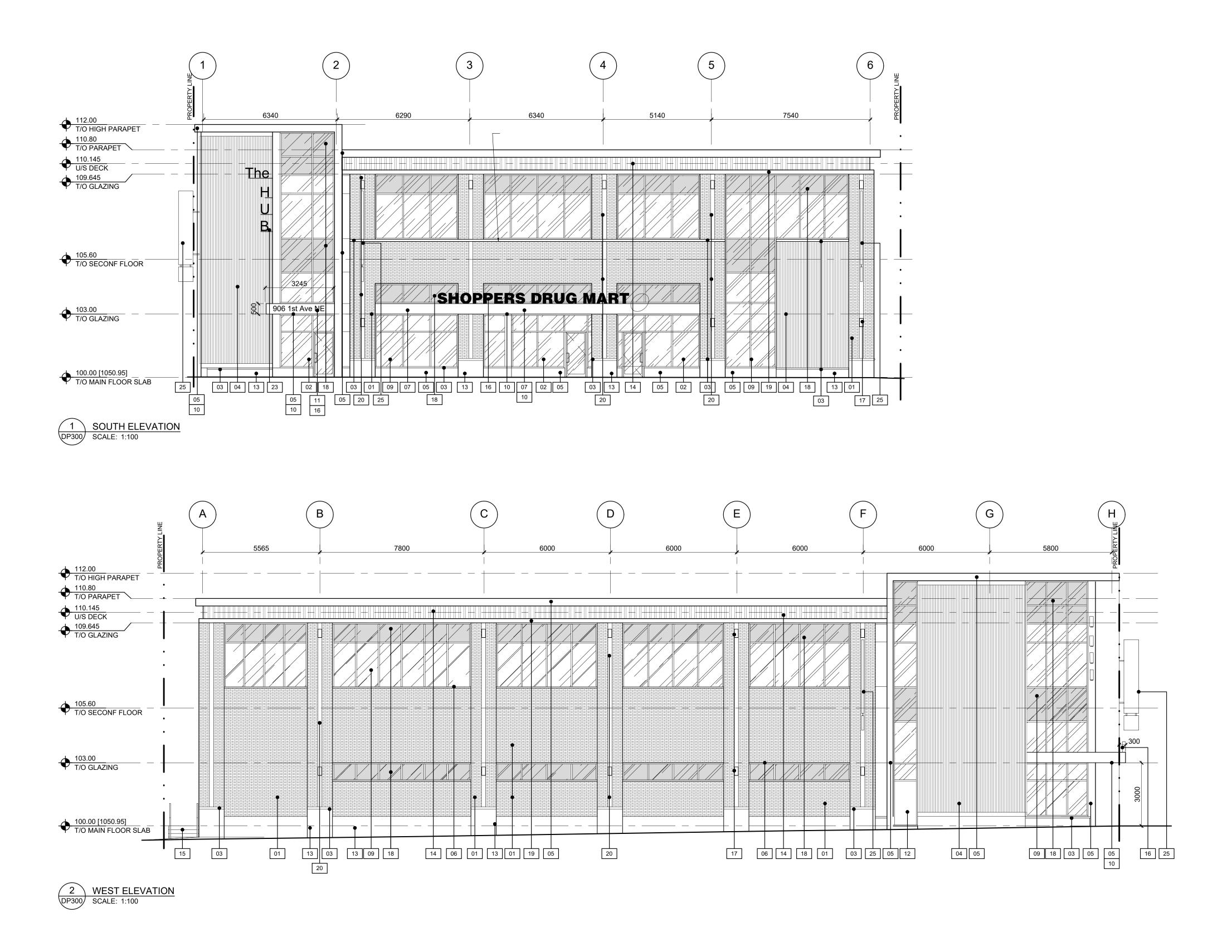


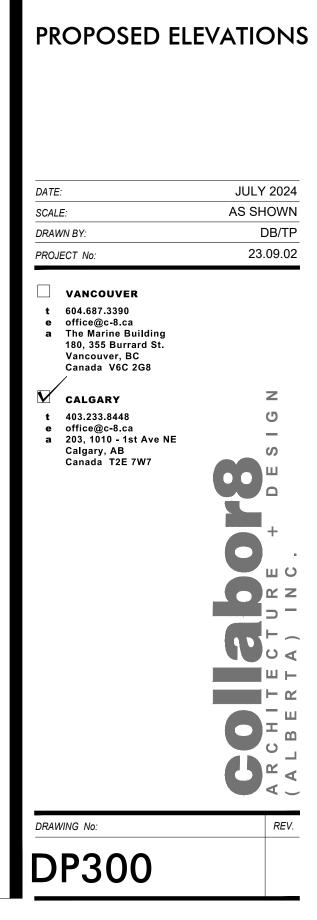
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CLIENT: FROJECT: DOGO 1ST AVE NE CALGARY, AB CONSULTANTS: SHEET TITLE: SECOND FLOOR PLAN DATE: JULY 2024 SCALE: AS SHOWN DRAWN BY: DB/TP PROJECT No: 23.09.02 VANCOUVER t 604.687.338 OTTREGE-36.8 TOTREGE-36.8 Canada V6C 268 Canada V72 TWY Calgary, AB Conada T2E TWY CONSULTANTS: CONSULTANTS: CALCARY t 403.233.8448 OTTREGE-36.8 Canada T2E TWY CONSULTANTS: CALCARY	01 02 03 04	2023.10.03 2023.10.12 2023.10.17 2024.05.22	ISSUED FOR ISSUED FOR ISSUED FOR	REVIEW DEVELOPMENT PERMI TENANT REVIEW
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DP305





SHEET TITLE:

CONSULTANTS:

906 1st AVE NE CALGARY, AB

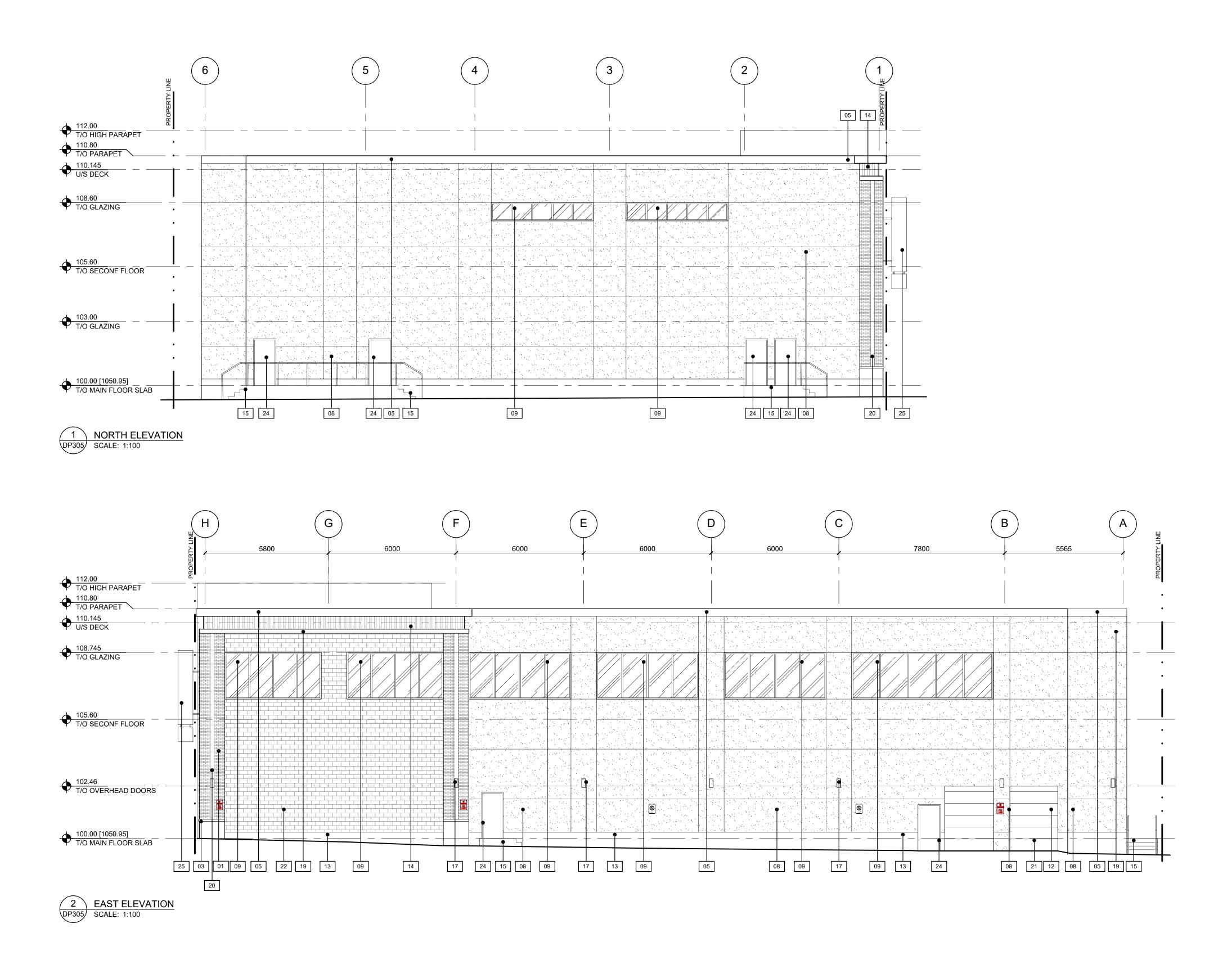
AVENUE NE /ELOPMENT

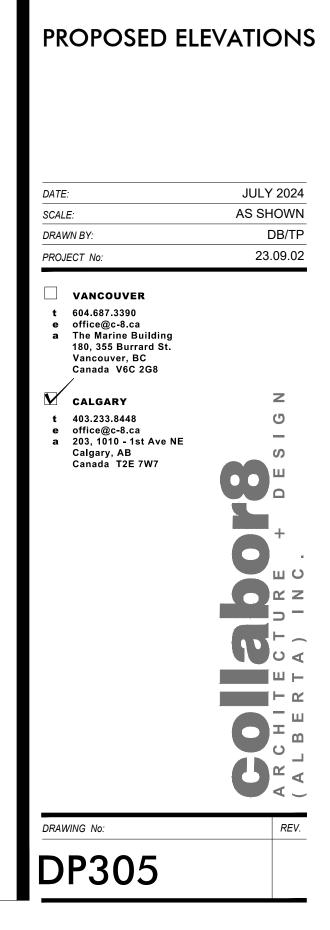


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01 PROPOSED BRICK COLOUR " RED"
02 PROPOSED STOREFRONT GLAZING / DOOR SYSTEM, BLACK ALUMINUM WITH CLEAR GLASS
03 PRECAST CONCRETE SILL
04 PROPOSED DECORATIVE METAL SLATS
05 PROPOSED ACM/ SOFFIT WITH REVEALS COLOUR " BLACK"
06 PROPOSED PREFINISHED METAL FLASHING & CAP FLASHING, COLOUR: BLACK
07 PROPOSED PROJECTION AND SOFFIT W/ ACM PANELS WITH REVEALS, COLOUR " RED"
08 PROPOSED STUCCO COLOUR " WHITE GREY"
09 PROPOSED GLAZING, BLACK ALUMINUM WITH CLEAR GLASS
10 PROPOSED LED POT LIGHTS RECESSED IN SOFFIT
11 PROPOSED TENANT SIGN LOCATION PROVIDE PLYWOOD BACKING & JUNCTION BOX
12 PROPOSED METAL DOORS & FRAMES PAINTED COLOUR: "BLACK"
13 PROPOSED CONCRETE VENEER BASE
14 PROPOSED CORRUGATED METAL COLOR " BLACK"
15 PROPOSED CAST IN PLACE CONCRETE LANDING AND STEPS WITH BLACK HANDRAIL
16 PROPOSED ILLUMINATED TENANT SIGNAGE
17 PROPOSED EXTERIOR LIGHT FIXTURES COLOUR "BLACK"
18 PROPOSED BLACK ALUMINUM WITH BLACK GLASS SPANDREL PANELS
19 PROPOSED ACM WITH REVEALS COLOUR " BLACK"
20 PROPOSED RECESS BRAKESHAPE IN THE BRICK COLOUR "BLACK"
21 PROPOSED OVERHEAD DOOR COLOUR "LIGHT SILVER"
22 PROPOSED SMOOTH CONCRETE BLOCK TO RECEIVE MURAL
23 PROPOSED INTERNALLY ILLUMINATED LETTERS SIGNAGE BY OTHERS
24 PROPOSED METAL DOORS & FRAMES PAINTED COLOUR: "LIGHT SILVER"
25 PROPOSED BANNER SIGNAGE BY OTHERS
NOTE:

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MATERIAL LEGEND	This drav	ving must not b	be scaled. Contractors shall verify all mencement of work, and all omissions
01 PROPOSED BRICK COLOUR " RED"			be reported to the architect.
02 PROPOSED STOREFRONT GLAZING / DOOR SYSTEM, BLACK ALUMINUM WITH CLEAR GLASS		FOR: 2023.10.03	ISSUED FOR REVIEW
03 PRECAST CONCRETE SILL	02 2 03 2	2023.10.12 2023.10.17	ISSUED FOR REVIEW ISSUED FOR DEVELOPMENT PERMIT
04 PROPOSED DECORATIVE METAL SLATS		2024.05.22 2024.07.23	ISSUED FOR TENANT REVIEW ISSUED FOR REVISED DP
05 PROPOSED ACM/ SOFFIT WITH REVEALS COLOUR " BLACK"			
06 PROPOSED PREFINISHED METAL FLASHING & CAP FLASHING, COLOUR: BLACK			
07 PROPOSED PROJECTION AND SOFFIT W/ ACM PANELS WITH REVEALS, COLOUR " RED"			
08 PROPOSED STUCCO COLOUR " WHITE GREY"			
09 PROPOSED GLAZING, BLACK ALUMINUM WITH CLEAR GLASS			
10 PROPOSED LED POT LIGHTS RECESSED IN SOFFIT			
11 PROPOSED TENANT SIGN LOCATION PROVIDE PLYWOOD BACKING & JUNCTION BOX			
12 PROPOSED METAL DOORS & FRAMES PAINTED COLOUR: "BLACK"			
13 PROPOSED CONCRETE VENEER BASE	SEAL		
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15 PROPOSED CAST IN PLACE CONCRETE LANDING AND STEPS WITH BLACK HANDRAIL			
16 PROPOSED ILLUMINATED TENANT SIGNAGE			
17 PROPOSED EXTERIOR LIGHT FIXTURES COLOUR "BLACK"			
18 PROPOSED BLACK ALUMINUM WITH BLACK GLASS SPANDREL PANELS			
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20 PROPOSED RECESS BRAKESHAPE IN THE BRICK COLOUR "BLACK"			
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22 PROPOSED SMOOTH CONCRETE BLOCK TO RECEIVE MURAL			FIRST
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24 PROPOSED METAL DOORS & FRAMES PAINTED COLOUR: "LIGHT SILVER"	PROJEC	CT:	
25 PROPOSED BANNER SIGNAGE BY OTHERS	10	t Δ\/Γ	ENUE NE
NOTE:			OPMENT
PROVIDE PRE-FINISHED METAL FLASHING ABOVE ALL OPENINGS. (DOOR, WINDOW, LOUVERS ETC), METAL FLASHING TO BE BLACK FINISH.			





SHEET TITLE:

CONSULTANTS:

01 PROPOSED BRICK COLOUR " RED"
02 PROPOSED STOREFRONT GLAZING / DOOR SYSTEM, BLACK ALUMINUM WITH CLEAR GLASS
03 PRECAST CONCRETE SILL
04 PROPOSED DECORATIVE METAL SLATS
05 PROPOSED ACM/ SOFFIT WITH REVEALS COLOUR " BLACK"
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24 PROPOSED METAL DOORS & FRAMES PAINTED COLOUR: "LIGHT SILVER"
25 PROPOSED BANNER SIGNAGE BY OTHERS
NOTE:

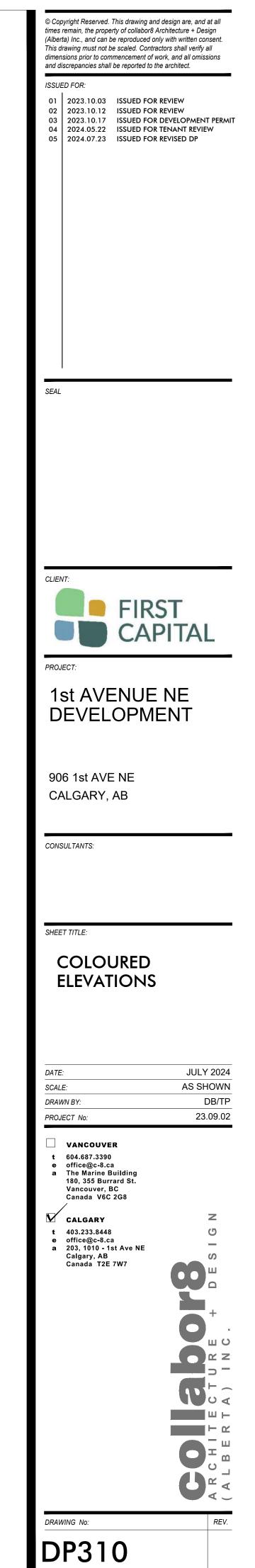
PROVIDE PRE-FINISHED METAL FLASHING ABOVE ALL OPENINGS. (DOOR, WINDOW, LOUVERS ETC), METAL FLASHING TO BE BLACK FINISH.

MATERIAL LEGEND

01 2023.10.03 ISSUED FOR REVIEW 02 2023.10.17 ISSUED FOR DEVELOPMENT PERM 04 2024.05.22 ISSUED FOR TENANT REVIEW 05 2024.07.23 ISSUED FOR REVISED DP	ISSU	ED FOR:	
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2 WEST COLOURED ELEVATION DP310 SCALE: NTS

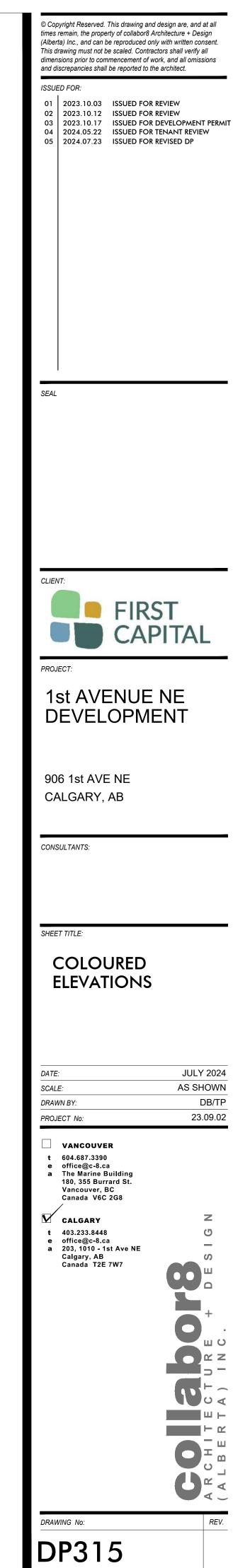


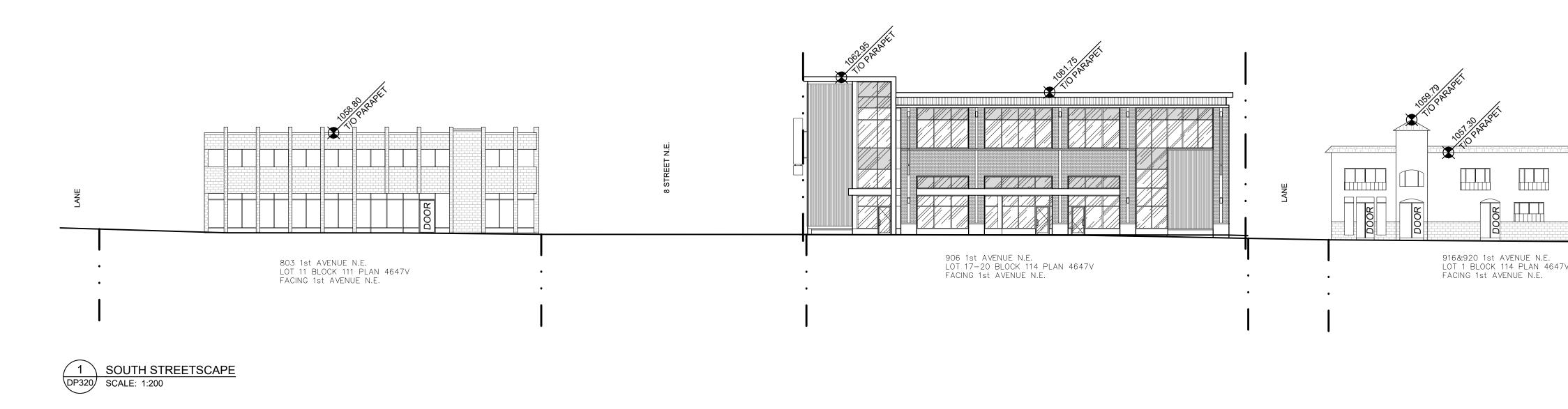


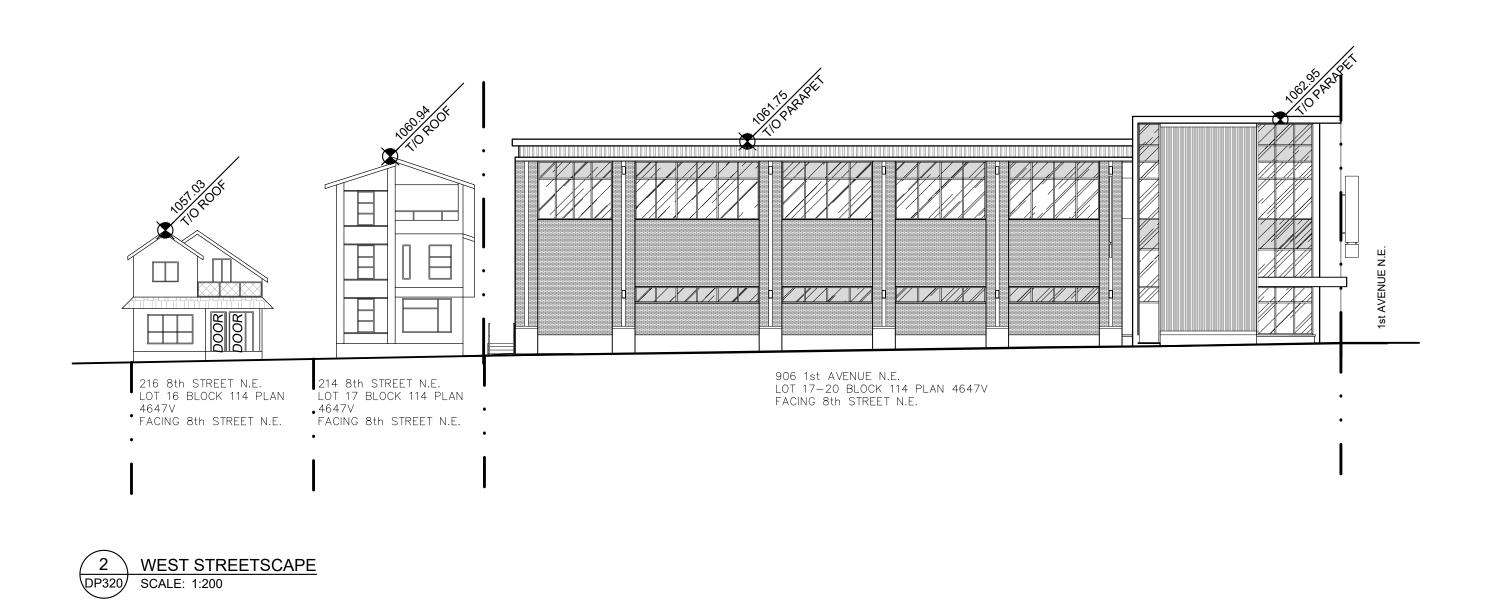




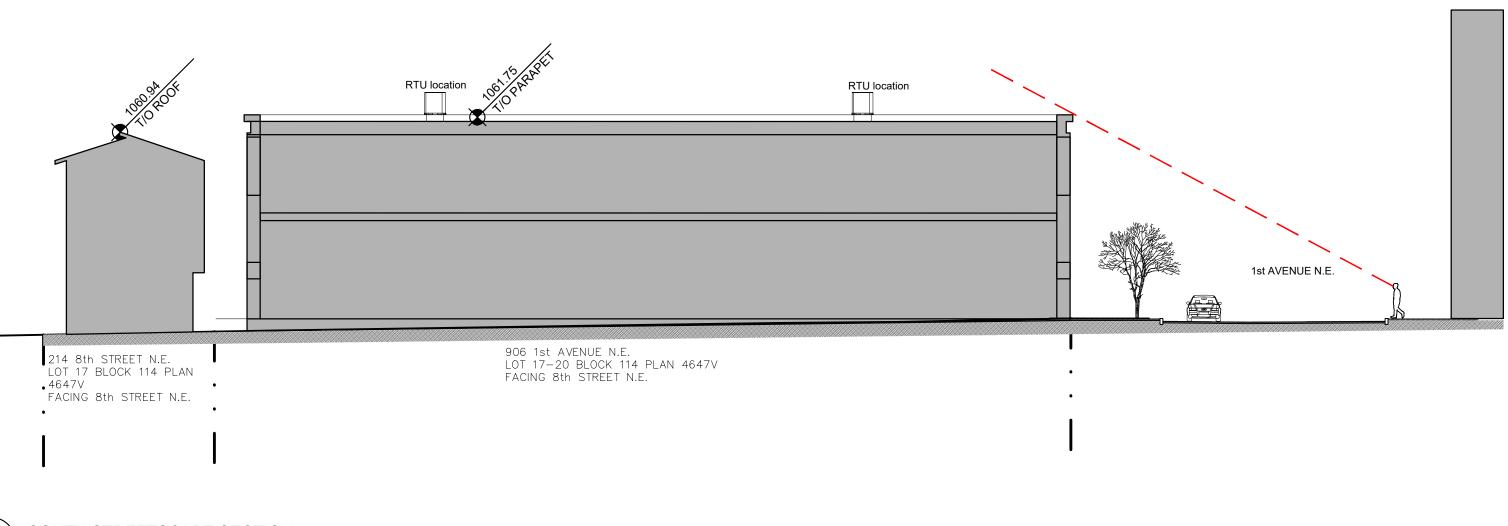
2 EAST COLOURED ELEVATION DP315 SCALE: NTS







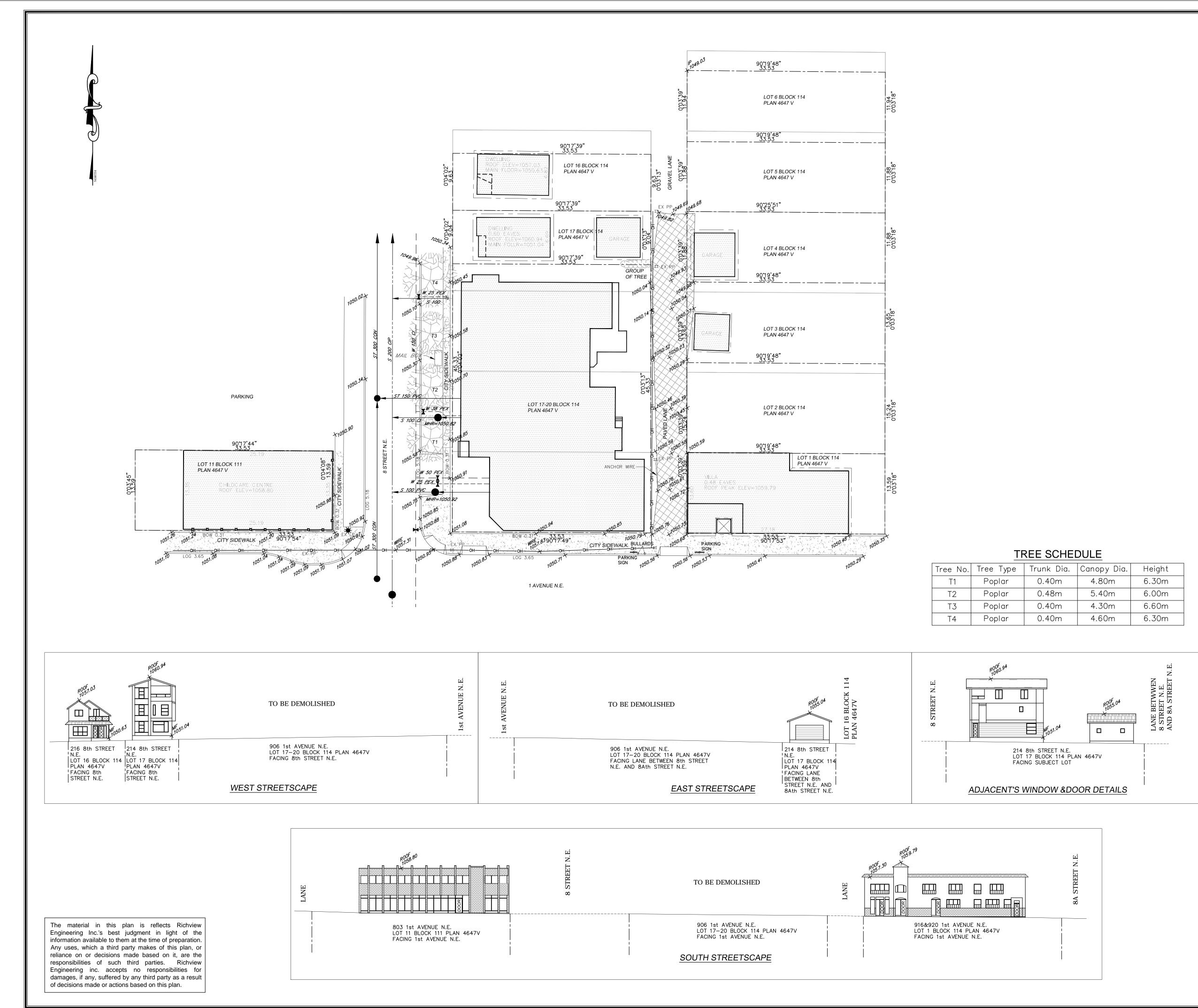
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		906 1st AVE NE CALGARY, AB CONSULTANTS:
		SHEET TITLE: STREETSCAPE ELEVATIONS DATE: JULY 2024 SCALE: AS SHOWN DRAWN BY: DB/TP
		PROJECT No: 23.09.02 VANCOUVER t t 604.687.3390 e office@c-8.ca a The Marine Building 180, 355 Burrard St. Vancouver, BC Canada V6C 2G8 Calgary t 403.233.8448 e office@c-8.ca a 203, 1010 - 1st Ave NE Calgary, AB 0 Canada T2E 7W7 0
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		DP320

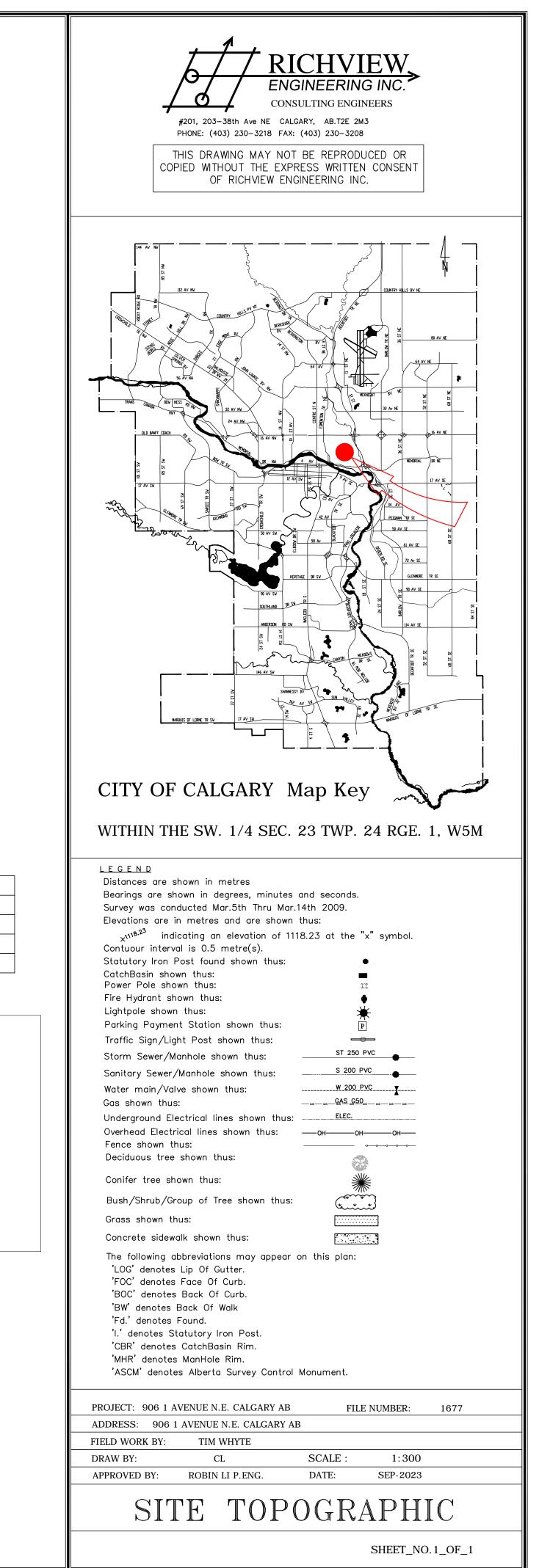




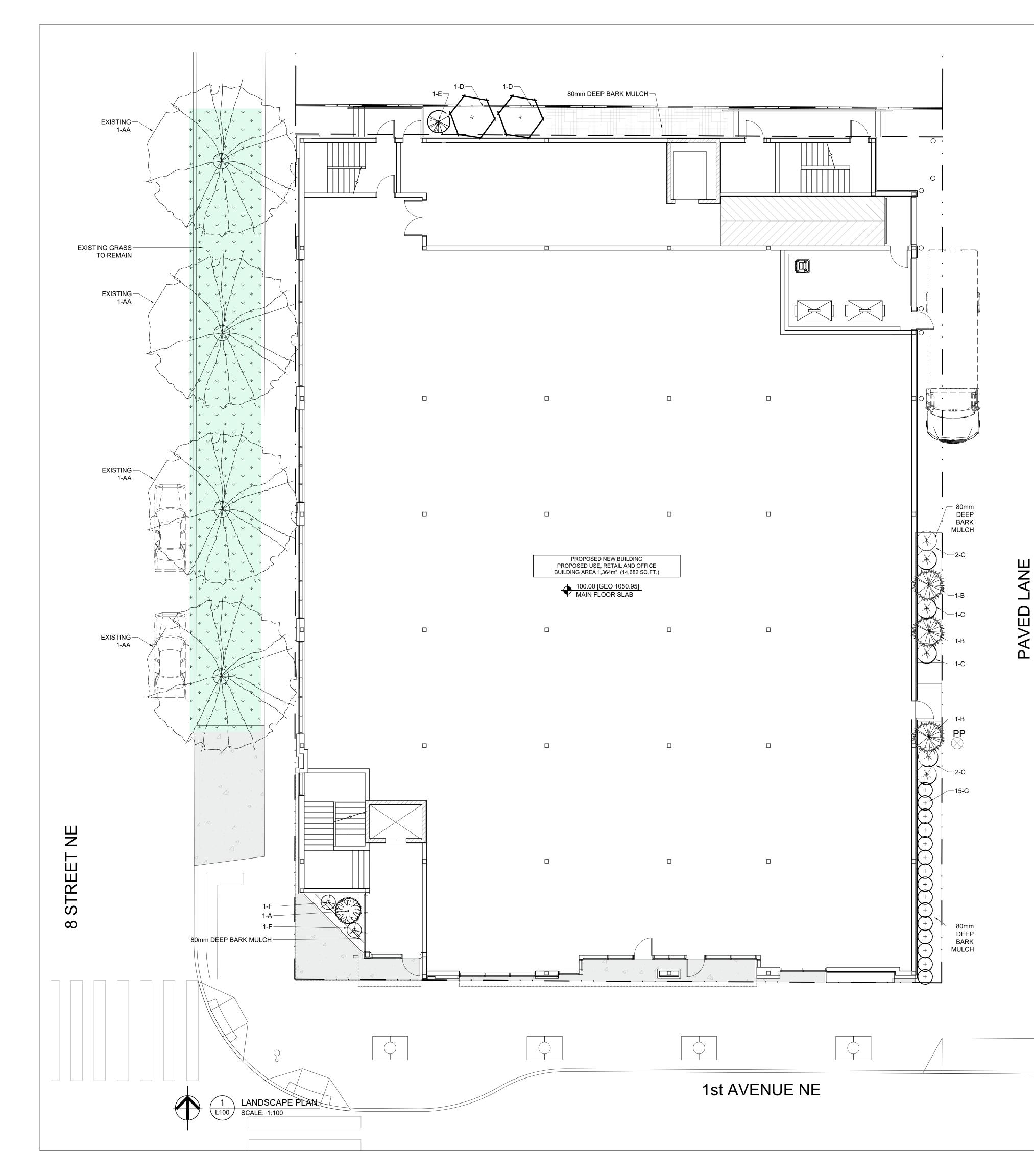
1 SOUTH STREETSCAPE SECTION DP400 SCALE: 1:200

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		A R C H I T E C T U R E + D A L B E R T A) I N C .
DRAWING NO:		REV.





DULE					
Canopy Dia.	Height				
4.80m	6.30m				
5.40m	6.00m				
4.30m	6.60m				
4.60m	6.30m				



LEGAL ADDRESS:

MUNICIPAL ADDRESS:

DC (MU-I)

LANDSCAPE NOTES:

LAND USE:

- 1. ALL TREES AND SHRUBS INDICATED ON THE APPROVED SITE PLAN TO BE PROTECTED DURING CONSTRUCTION. IF ANY TREE OR SHRUB IS DAMAGED OR DIES DURING CONSTRUCTION EACH MUST BE REPLACED BY COMPARABLE SPECIES AND SIZE
- 2. ALL NEW BEDS ARE TO BE EXCAVATED TO A DEPTH OF 600mm FOR SHRUBS AND 900mm FOR TREES AND FILLED WITH GARDEN SOIL MIX 3. ALL BEDS ARE TO BE IRRIGATED WITH A LOW WATER IRRIGATION SYSTEM 4. SMALL BARK NUGGET MULCH TO BE UNDER ALL NEW TREES AND ALL
- BEDS

SITE LEGEND	
PROPERTY LINE	<u> </u>
SETBACK LINE	
SURFACE LEGE	ND
SMALL BARK NUGGET MULCH	
CONCRETE	
EXISTING GRASS	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

EXISTING TREE LEGEND

EXISTING	KEE	LEG	END							
SYMBOL	KEY	QTY	UNIT			SIZE				
	AA	4								
TOTAL EXISTING TREE		4								
NEW TREE	LEGE	END								
SYMBOL	KEY	QTY	UNIT	LATIN NAME		HEIGHT (m)	MATURE SPREAD (m)	CONIFEROUS/ DECIDUOUS	POT/CALIPER SIZE	
	A	1	EACH	MALUS x ADSTRINGENS 'DURLEO'	GLADIATOR FLOWERING CRAB	4.0m	2.5m	D	75mm CAL	
	В	3	EACH	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	6.0m	1.5m	С	3m TALL	
TOTAL NEW TREES		4								
NEW SHRU	B LE	GEN	1D							
SYMBOL	KEY	QTY	UNIT	LATIN NAME	COMMON NAME	HEIGHT (m)	MATURE SPREAD (m)	CONIFEROUS/ DECIDUOUS	POT/CALIPER SIZE	MIN. H Sprea
()	с	6	EACH	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	1.0m	1.0m	D	#2	600mr
·	D	2	EACH	CARAGANA ARBORESCENS	COMMON CARAGANA	4.0m	3.0m	D	#2	600mr
	E	1	EACH	BERBERIS THUNBERGII 'ROSE GLOW"	ROSE GLOW BARBERRY	1.5m	1.5m	D	#2	600mr
	F	2	EACH	PICEA PUNGENS 'ST.MARY'S BROOM	ST. MARY'S BROOM SPRUCE	0.6m	1.5m	С	#5	600mr
OTAL NEW SHRUBS	5	11								
NEW GRAS	S LE	GEN	1D							
		15	EACH	HELICTOTRICHON	BLUE OAT GRASS	0.9m	0.6m		#1	
$\left(+\right)$	G			SEMPERVIRENS						

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS: NORTH PROPOERTY LINE - EAST PROPERTY LINE -	1.5m X 33.53m = 50.30 1.4m X 45.4m = 63.56
TOTAL LANDSCAPE SETBAC	K = 113.8
REQUIRED TREES PER 45m ² REQUIRED TREES ON SITE = TOTAL PROVIDED TREES	= 113.86/ 45 = 3 TREES

REQUIRED SHRUBS PER $45m^2 = 2$ REQUIRED SHRUBS ON SITETOTAL PROVIDED SHRUBS= 11 SHRUBS

LOT 1 AND LOT 2, BLOCK 20, PLAN 2554AC

219 19 STREET NW, CALGARY, AB

	COMMON NAME	SIZE			
ME	COMMON NAME	HEIGHT (m)	MATURE SPREAD (m)	CONIFEROUS/ DECIDUOUS	POT/CALIPER SIZE

.30 m²

.56m² 8.86m²

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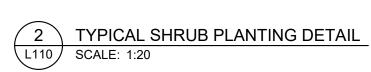


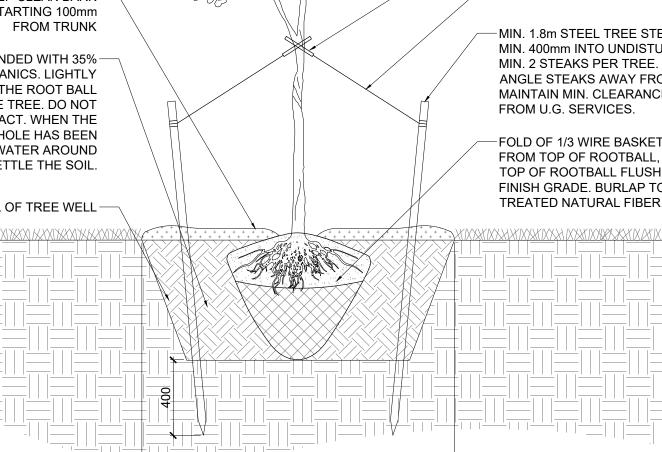
SCARIFY WALL OF TREE WELL

TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

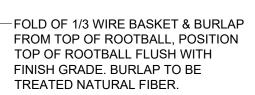
80mm DEEP CLEAN BARK — MULCH, STARTING 100mm







WIDTH OF HOLE = 3x ROOT BALL



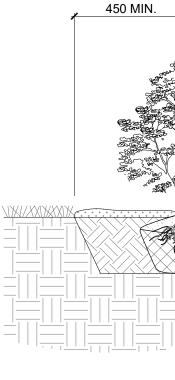
MIN. 1.8m STEEL TREE STEAKS SET MIN. 400mm INTO UNDISTURBED SOIL. MIN. 2 STEAKS PER TREE. ANGLE STEAKS AWAY FROM TREE. MAINTAIN MIN. CLEARANCE OF 1.0m

-11 GAUGE GUY WIRE.

- BLACK RUBBER HOSE TO PROTECT TREE AT CONTACT POINT.

-BROKEN, DEAD & DISEASED TREE LIMBS TO BE REMOVED AS REQUIRED.

NOTES: - DETAIL APPLIES TO CONIFEROUS & DECIDUOUS TREES. - TREE STEAKS TO BE REMOVED AFTER 1 YEAR.



		be reported to the architect.
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	ANDS	CAPE DETAILS
DATE		JULY 2024 AS SHOWN
	VN BY: ECT No:	DB/TP
PROJ		23.09.02
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NOTE: DETAIL APPLIES DECIDUOUS SHRUBS.

— BROKEN, DEAD & DISEASED BRANCHES TO BE REMOVED AS REQUIRED.

- SET ALL PLANTS AT NURSERY LEVEL (TYP)

 80mm DEEP CLEAN BARK MULCH, EXCEPT 25mm ON TOP OF ROOT BALL STARTING 50mm FROM STEM. -REMOVE CONTAINER COMPLETELY. — FIRMLY COMPACTED NATIVE BACKFILL AMENDED WITH 35% DECOMPOSED ORGANICS.

-SCARIFY PIT BOTTOM & SIDES