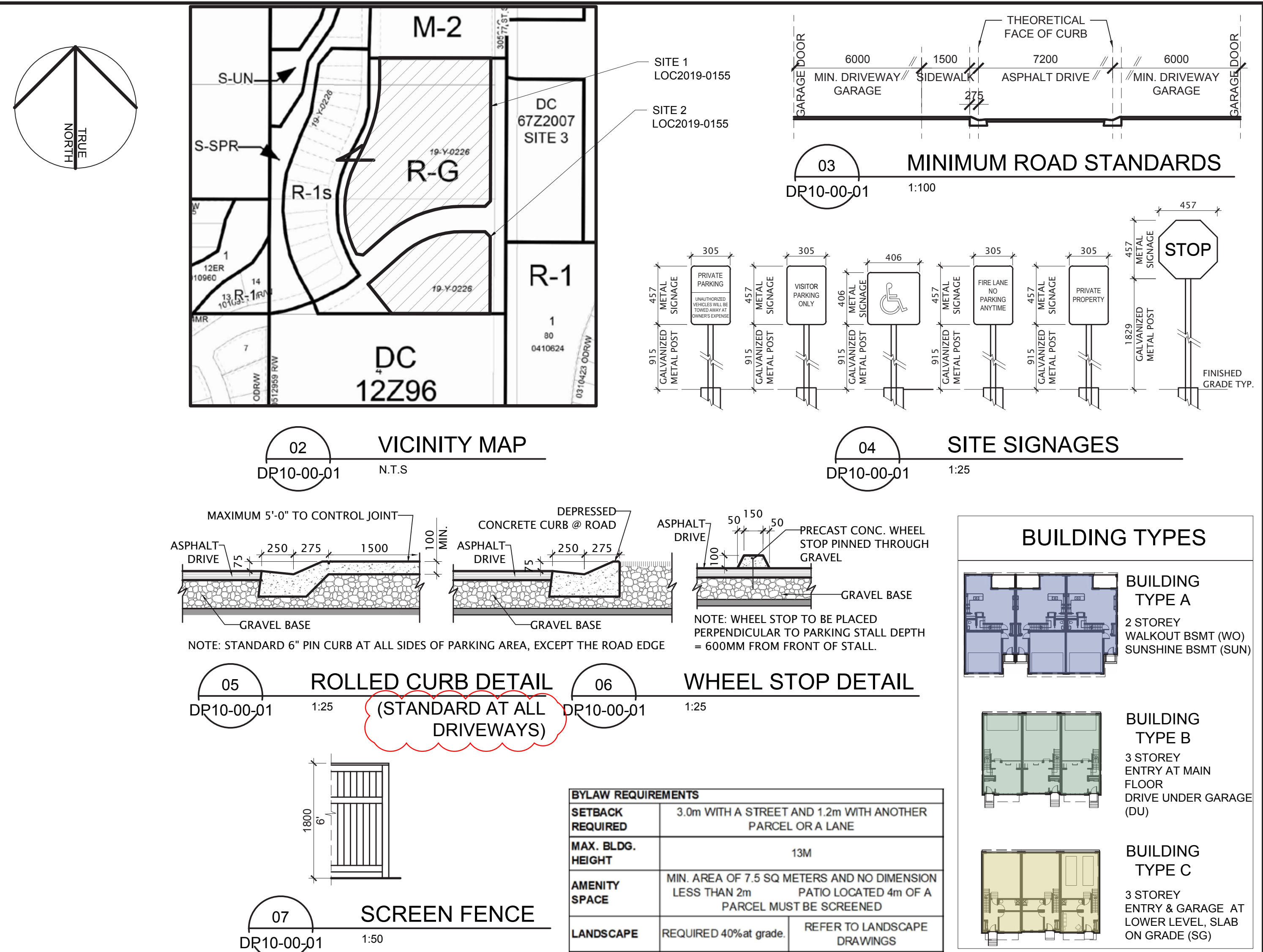


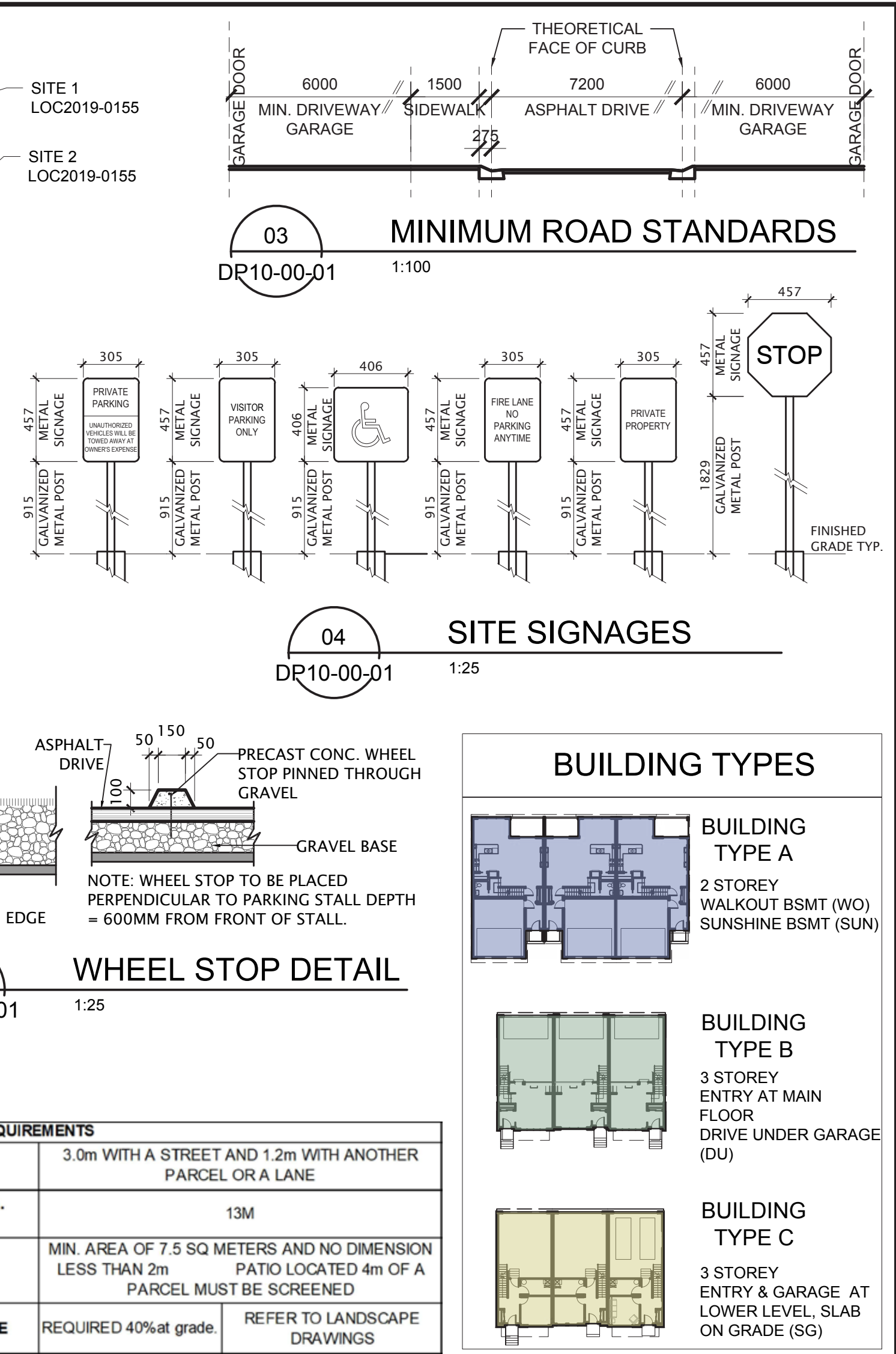
PLOT DATE: March 11, 2020 TIME: 2:15 PM FULL PATH AND FILENAME: P:\NCCA19-0122 - TRUMAN 77 STREET TOWNHOUSES\00-DELIVARCH\_PROD\SHEETS\DP10-00-01.DWG PLOTS\TABLE PMA STD-100.cdb



SITE 1 (NORTH)			
ADDRESS			
2127, 2229 & 2331 77 ST SW			
LOT 1, BLOCK 3, PLAN 3056AC, NW 1/4, SEC 10-24-2-W5M			
COMMUNITY	SPRINGBANK HILL		
LAND USE	M-G Multi-Residential - At Grade		
SITE AREA	m <sup>2</sup>	sq. ft.	acre
	15645.054	168,401.96	3.87
			1.56
DENSITY	35 units/Ha	minimum =	55 units
	80 units/Ha	maximum =	125 units
	42 units/Ha	Project density	OK
	65 units	# of Units Proposed	OK
Permitted use : Multi-Residential Development-MINOR			
FAR			
(GROSS FLOOR AREA / SITE AREA)			
0.643			

AREA CALCULATIONS - TOWNHOUSES SITE 1 (NORTH)						
AREA		UNIT COUNT			BLDG. COUNT	
sqf	sqm	A	B	C		
Type A-3plex (BLDG. 8,9,11 & 12)						
UPPER	2,799	260.04				
MAIN	2,292	212.93				
BASEM	2,304	214.05				
GFA	5,091	472.97	3		4	12
Type A-4plex (BLDG. 7,13,14 & 15)						
UPPER	3,729	346.34				
MAIN	3,052	283.54				
BASEM	3,068	285.03				
GFA	6,780	629.88	4		4	16
Type B-3plex (BLDG. 4,5,17,18 & 19)						
UPPER	2,569	238.58				
MAIN	2,132	198.07				
LOWER	2,508	233.00				
GFA	4,700	436.64		3	5	15
Type B-4plex (BLDG. 3,6 & 16)						
UPPER	3,408	316.61				
MAIN	2,828	262.73				
LOWER	3,328	309.18				
GFA	6,236	579.34		4	3	12
Type C-3plex (BLDG. 1 & 10)						
UPPER	2,554	237.27				
MAIN	2,132	198.07				
LOWER	878	81.57				
GFA	5,564	516.91		3	2	6
Type C-4plex (BLDG. 2)						
UPPER	3,394	315.31				
MAIN	2,832	263.10				
LOWER	1,162	107.95				
GFA	7,388	686.37			4	1
TOTAL GFA						
AREA ABOVE GRADE		UNITS			BLDGS.	
sqf	sqm	A	B	C		
108,208	10,052.85	28	27	10	19	65

PARKING CALCULATIONS				
STALL TYPE	REQUIRED PER UNIT	TOTAL REQ'D	TOTAL PROVIDED	DIFF.
RESIDENTIAL	1.25	81.25	130	49
VISITOR	0.15	9.75	10	0
*BICYCLE PARKING NOT REQUIRED				



SITE 2 (SOUTH)			
ADDRESS			
2127, 2229 & 2331 77 ST SW			
LOT 1, BLOCK 2, PLAN 3056AC, NW 1/4, SEC 10-24-2-W5M			
COMMUNITY	SPRINGBANK HILL		
LAND USE	M-G Multi-Residential - At Grade		
SITE AREA	m <sup>2</sup>	sq. ft.	acre
	6015.661	64,752.04	1.49
			0.60
DENSITY	35 units/Ha	minimum =	22 units
	80 units/Ha	maximum =	48 units
	37 units/Ha	Project density	OK
	22 units	# of Units Proposed	deficient
Permitted use : Multi-Residential Development-MINOR			
FAR			
(GROSS FLOOR AREA / SITE AREA)			
0.565			

AREA CALCULATIONS - TOWNHOUSES SITE 2 (SOUTH)						
AREA		UNIT COUNT			BLDG. COUNT	
sqf	sqm	A	B	C		
Type A-3plex (BLDG. 23 & 24)						
UPPER	2,799	260.04				
MAIN	2,292	212.93				
BASEM	2,304	214.05				
GFA	5,091	472.97	3		2	6
Type A-4plex (BLDG. 26)						
UPPER	3,728	346.34				
MAIN	3,052	283.54				
BASEM	3,068	285.03				
GFA	6,780	629.88	4		1	4
Type B-5plex (BLDG. 21)						
UPPER	4,272	396.88				
MAIN	3,546	329.43				
LOWER	4,148	385.36				
GFA	7,818	726.32		5	1	5
Type B-4plex (BLDG. 25)						
UPPER	3,408	316.61				
MAIN	2,828	262.73				
LOWER	3,328	309.18				
GFA	6,236	579.34		4	1	4
Type C-3plex (BLDG. 20)						
UPPER	2,554	237.27				
MAIN	2,132	198.07				
LOWER	878	81.57				
GFA	5,564	516.91		3	1	3
TOTAL GFA						
AREA ABOVE GRADE		UNITS			BLDGS.	
sqf	sqm	A	B	C		
36,580.0	3,398.39	10	9	3	6	22

PARKING CALCULATIONS				
STALL TYPE	REQUIRED PER UNIT	TOTAL REQ'D	TOTAL PROVIDED	DIFF.
RESIDENTIAL	1.25	27.50	44	17
VISITOR	0.15	3.3	4	1
*BICYCLE PARKING NOT REQUIRED				

DATE	ISSUED FOR	REV
2020-01-16	ISSUED FOR DP	A
2020-03-11	DTR-1 RESPONSE	B

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by NORR Architects Engineers Planners to any party with whom NORR Architects Engineers Planners has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component  
DEVELOPMENT PERMIT

Keyplan

Consultants  
Civil: JUBILEE ENGINEERING  
Landscape: NAVAGRAH  
Architectural: NORR Architects Engineers Planners  
Structural: -  
Mechanical: -  
Electrical: TLJ Engineering Consultants Ltd.

Seal(s)

2300, 411 - 1st Street SE  
Calgary, AB Canada T2G 4Y5  
nor.com

NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies

Victor Smith, Architect, AIA, B.Arch, M.Arch.  
Brent G. Matheson, Architect, AIA, B.Arch, M.Arch.  
A. Silvio Battistoni, Architect, AIA, B.Arch, M.Arch.  
Robert Taylor, P.Eng, P.E.C.E.C.  
Cora Fong, P.Eng, P.E.C.E.C.

Project Manager  
G. MURPHY  
Project Leader  
F. ARISTI  
Client  
TRUMAN HOMES  
2236, 10 ASPEN STONE BLVD SW  
CALGARY, AB

Project  
SPRING WILLOW TOWNHOUSES  
2127, 2229 & 2331 77 ST SW  
CALGARY, AB

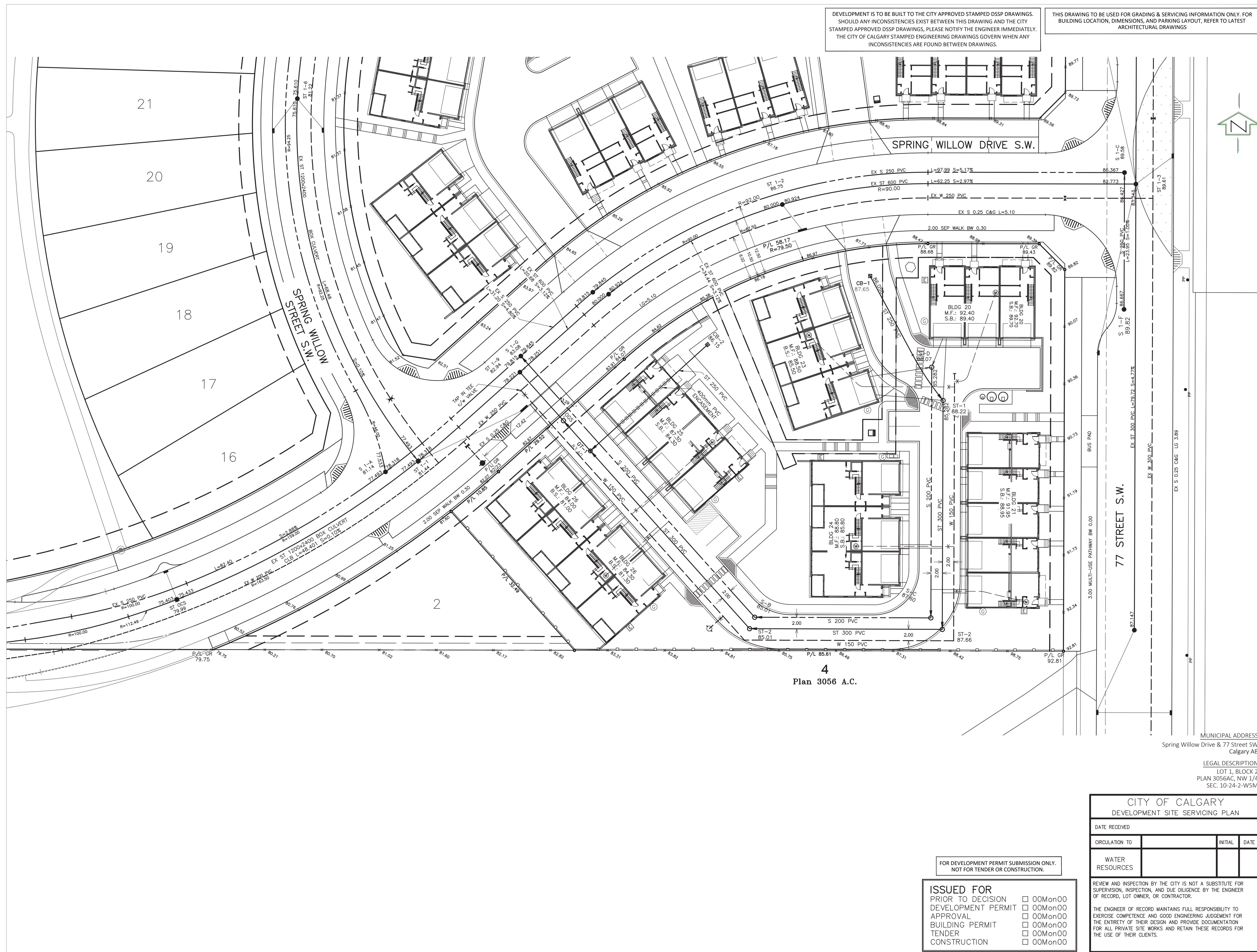
Drawing Title  
OVERALL SITE PLAN  
STATISTICS, SITE DETAILS,  
VICINITY MAP & SITE SIGNAGE

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

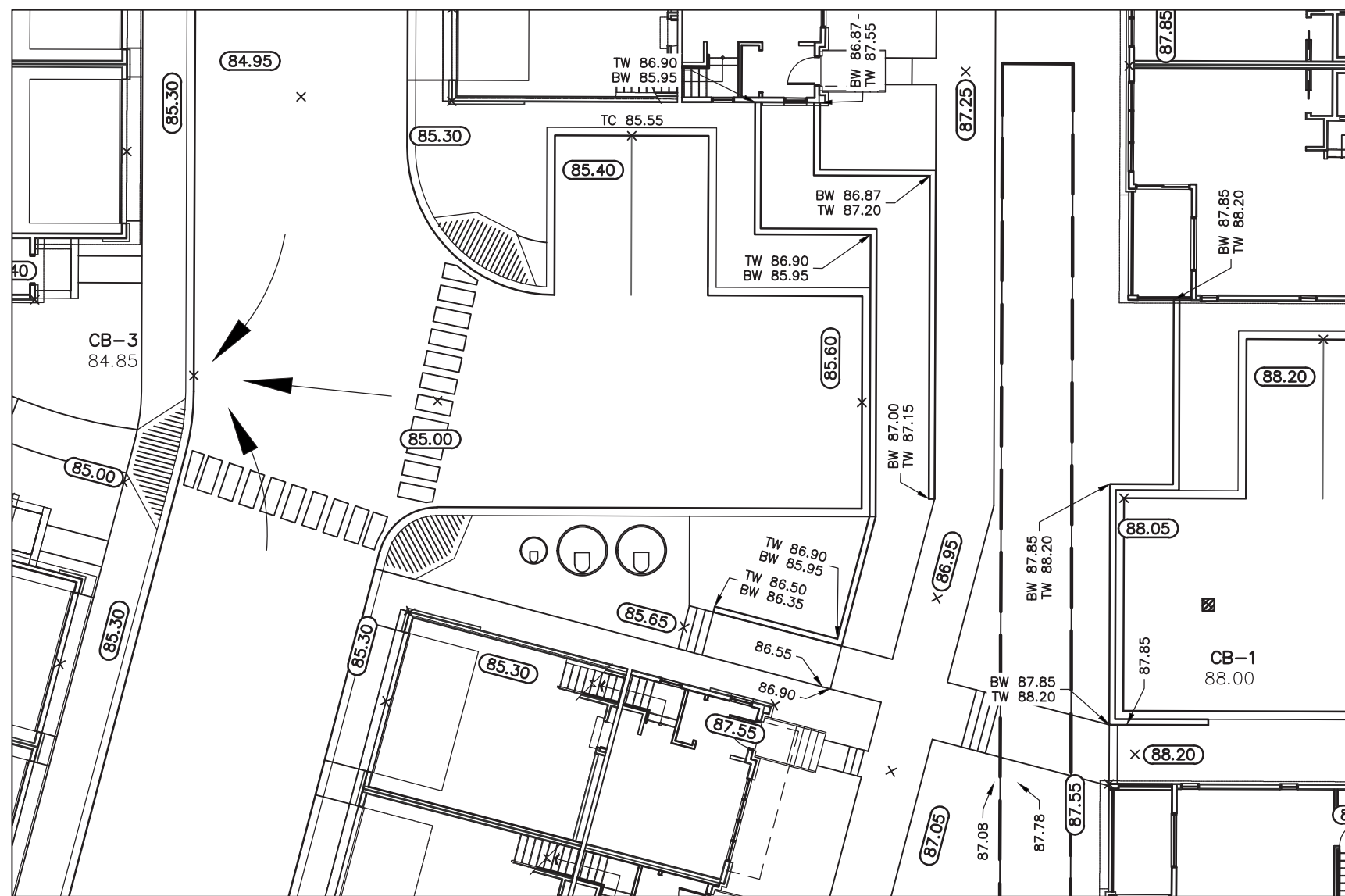
Project No.  
NCCA19-0122

Drawing No.  
DP10-00-01

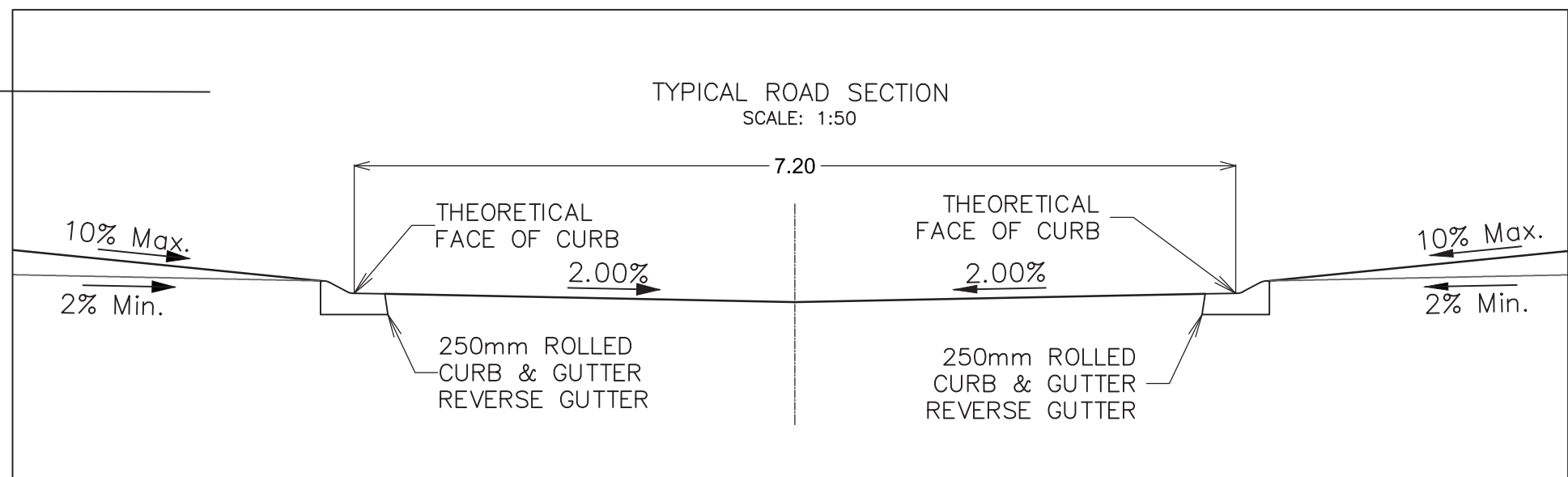
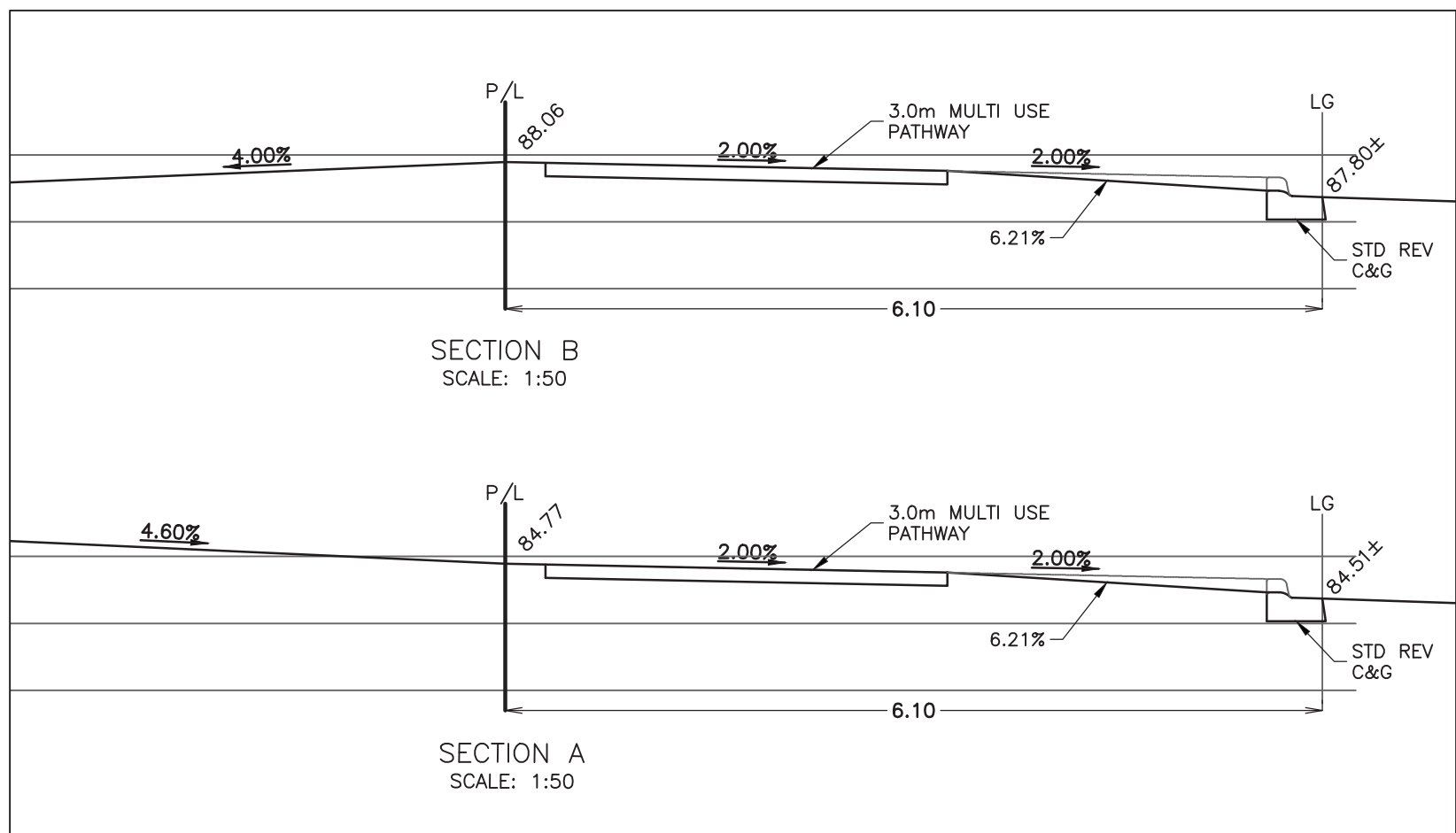








RETAINING WALL GRADES DETAIL  
SCALE: 1:200



FOR DEVELOPMENT PERMIT SUBMISSION ONLY.  
NOT FOR TENDER OR CONSTRUCTION.

MUNICIPAL ADDRESS  
2127, 2229 & 2331 - 77th Street S.W.  
Calgary AB

LEGAL DESCRIPTION  
LOT 1, BLOCK 3  
PLAN 3056AC, NW 1/4  
SEC. 10-24-2-W5M



**Jubilee**  
Engineering Consultants Ltd.

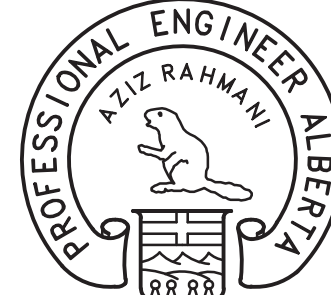
Municipal Engineering • Industrial, Commercial, & Residential Land  
Development • Planning • Engineering Surveys

3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4  
www.jubileeengineering.com  
P 403 276 1001 | F 403 276 1012 |

PERMIT

**PERMIT TO PRACTICE**  
JUBILEE ENGINEERING CONSULTANTS LTD.  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
**PERMIT NUMBER: P 3550**  
The Association of Professional  
Engineers and Geoscientists of Alberta

STAMP



NOTES

1. All elevations referenced to 1000m Geodetic Datum.

LEGEND

- Existing/Proposed hydrant
- Existing/Proposed valve
- Watermain
- Sanitary sewer
- Storm sewer
- Existing/Proposed manhole
- Manhole with plastic inserts
- Grated top manhole/Catch basin
- Water meter location
- Electrical meter location
- Gas meter location
- Proposed swale
- Overland flow
- Overland escape route
- Design elevation
- Existing elevation
- Proposed road grade
- Sanitary manhole number & elevation
- CB/GT/Storm manhole number & elevation
- Traplow
- M.F. 000.00 Main floor elevation
- T.F. 000.00 Top of footing elevation
- 000.00 Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2020-0302

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT		
No.	DRAWING STATUS	DATE	APP.

CLIENT

**TRUMAN HOMES**

PROJECT

**PROPOSED TOWNHOUSES**  
**65 UNITS**  
**2127, 2229 & 2331 - 77th STREET S.W.**

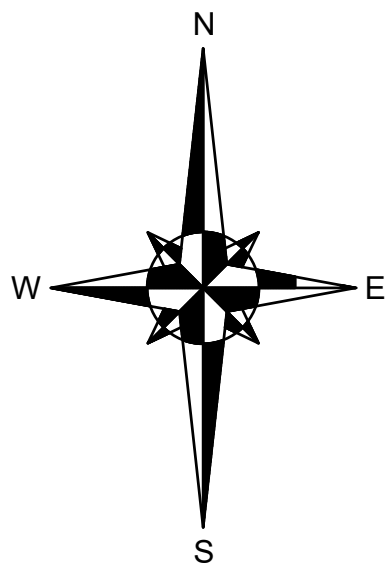
TITLE  
**SITE GRADING PLAN**

DESIGN BY: D.V.	SCALE: 1:400	JOB NUMBER: 19-164
DRAWN BY: RDC	REV NO.: 1	DRAWING NUMBER: SP2
CHECKED BY:		
DATE: 9-Mar-20		



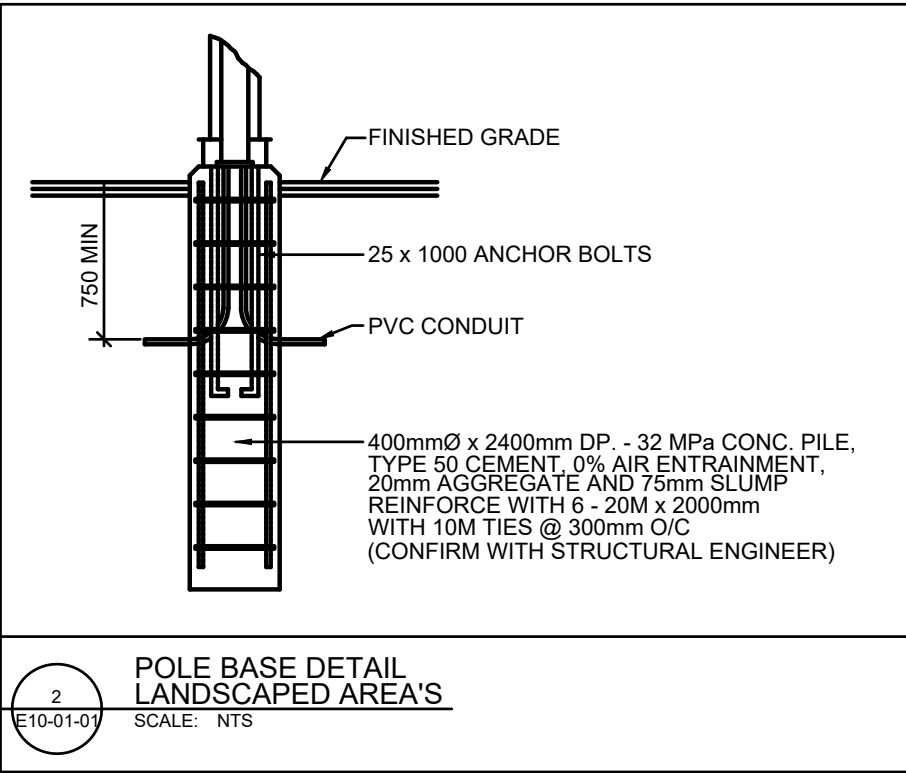


1  
E10-01-01  
NORTH SITE PLAN  
SITE LIGHTING LAYOUT  
SCALE: 1:300



ELECTRICAL SITE KEY DRAWING NOTES: ⑦  
1. EXTERIOR LIGHT TYPE 103 TO BE MOUNTED ON WALL ABOVE THE GARAGE OVERHEAD DOOR FOR EACH UNIT. LIGHT TO BE WIRED TO INDIVIDUAL UNIT PANELS. LIGHT CONTROLLED BY WAY OF INTEGRAL PHOTOCELL REFER TO SUITE ELECTRICAL DRAWINGS.

SITE LIGHTING	
SYMBOL	DESCRIPTION
○—○	AREA LIGHT
⊕	BOLLARD LIGHT
⌒	EXTERIOR WALL MOUNTED LIGHT



EXTERIOR LIGHTING SCHEDULE								
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURERS CATALOGUE NUMBER	LAMP	LUMENS	MOUNTING	VOLTS	REMARKS
C001	POLE MOUNTED AREA LIGHT	AERIS	AS1 LED 42C 700 40K SR3 MVOLT SPA	97W LED	5640	POLE	120	TO BE MOUNTED ON 16' POLE
C002	BOLLARD LIGHT	LITHONIA	DSXB LED-12C-350-30K-ASY-MVOLT-H30-DBLXD	16W LED	2335	BOLLARD	120	
C003	EXTERIOR DOWNLIGHT	LITHONIA	WST LED-P2-30K-VF-MVOLT-DBLXD	25W LED	1957	WALL	120	TO BE MOUNTED AT SECOND FLOOR JOIST HEIGHT

DATE	ISSUED FOR	REV
2020-01-10	SITE LIGHTING REVIEW	A
2020-01-15	SITE LIGHTING ISSUED FOR DP	B
2020-02-20	BLDG SINGLE LINE DIAGRAMS	C
2020-03-11	SITE LIGHTING PLAN DTR-1	D



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Project Component  
DEVELOPMENT PERMIT

Consultant

**TLJ Engineering Consultants Ltd.**  
#301, 301-14th Street N.W.  
Calgary, Alberta, T2N 2A1  
Telephone: (403) 289-8852  
E-mail: info@tlj-eng.com

TLJ PROJECT # 2019-111

Consultants

Civil: JUBILEE ENGINEERING  
Landscape: NAVAGRAH  
Architectural: NORR Architects Engineers Planners  
Structural: Structural Firm Name  
Mechanical: TLJ ENGINEERING CONSULTANTS  
Electrical: TLJ ENGINEERING CONSULTANTS

Seal(s)

**NORR**

2300, 411 - 1st Street SE  
Calgary, Alberta, Canada T2G 4Y5  
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS  
A Partnership of Limited Companies

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Boris G. Mironov, Architect, AIA, C. Arch, M.Arch, M.B.A.C.  
Boris G. Mironov, Architect, AIA, C. Arch, M.Arch, M.B.A.C.  
Andrei Tolstov, P. Eng., A.P.E.C.A.  
Chris P. P. Eng., A.P.E.C.A.

Project Manager K.VIG	Drawn M.T
Project Leader J.PURA	Checked K.VIG

Client  
**TRUMAN HOMES**  
CALGARY, AB

Project  
**SPRING WILLOW TOWNHOUSES**  
**SPRINGBANK HILL SW**  
CALGARY, AB

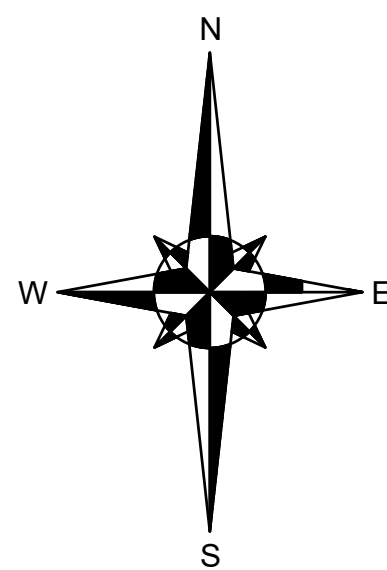
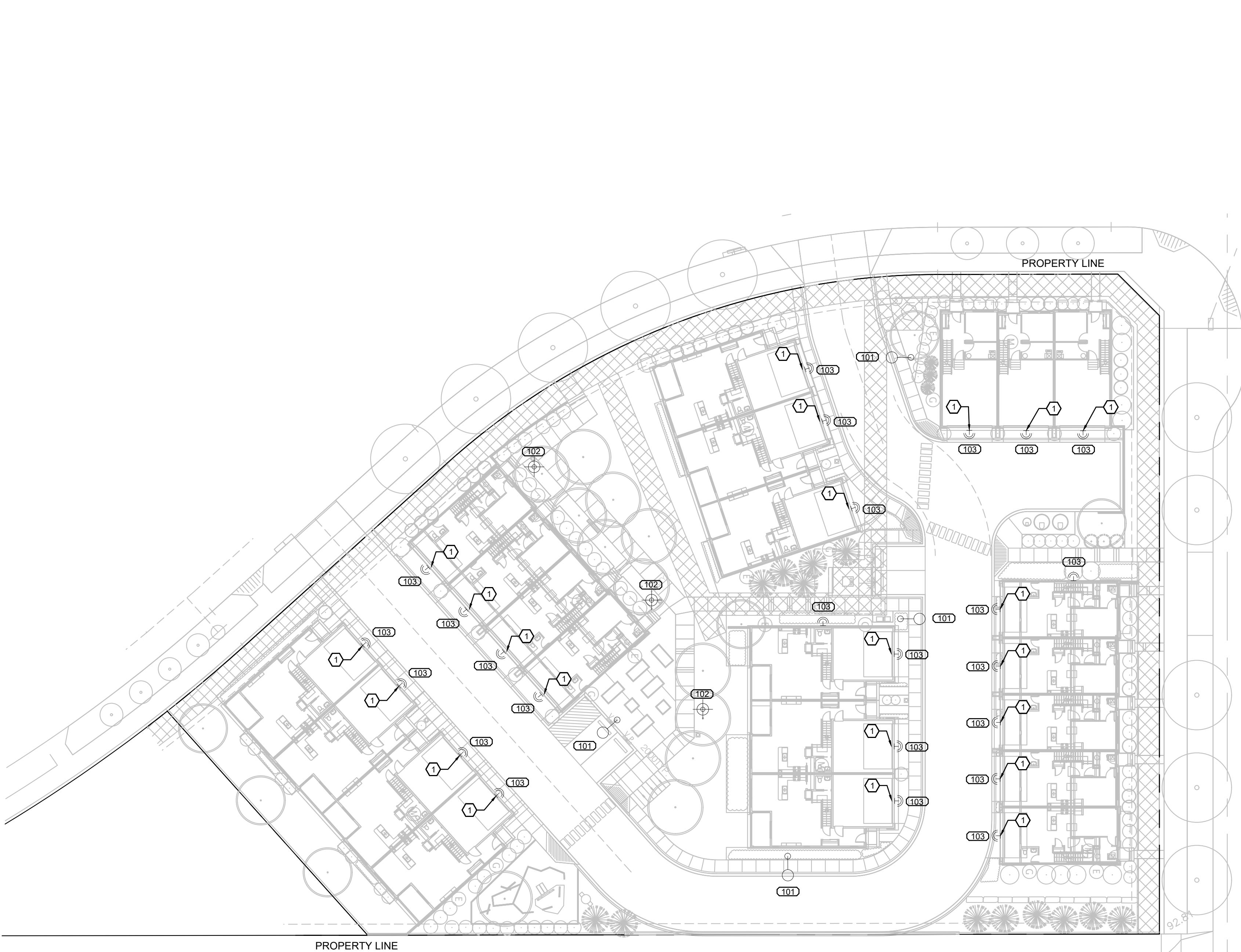
Drawing Title  
**SITE PLAN**  
**SITE LIGHTING LAYOUT**

Check Scale (may be photo reduced)  
0 1 inch 0 10mm

Project No.  
NCCA19-0122

Drawing No.  
E10-01-01



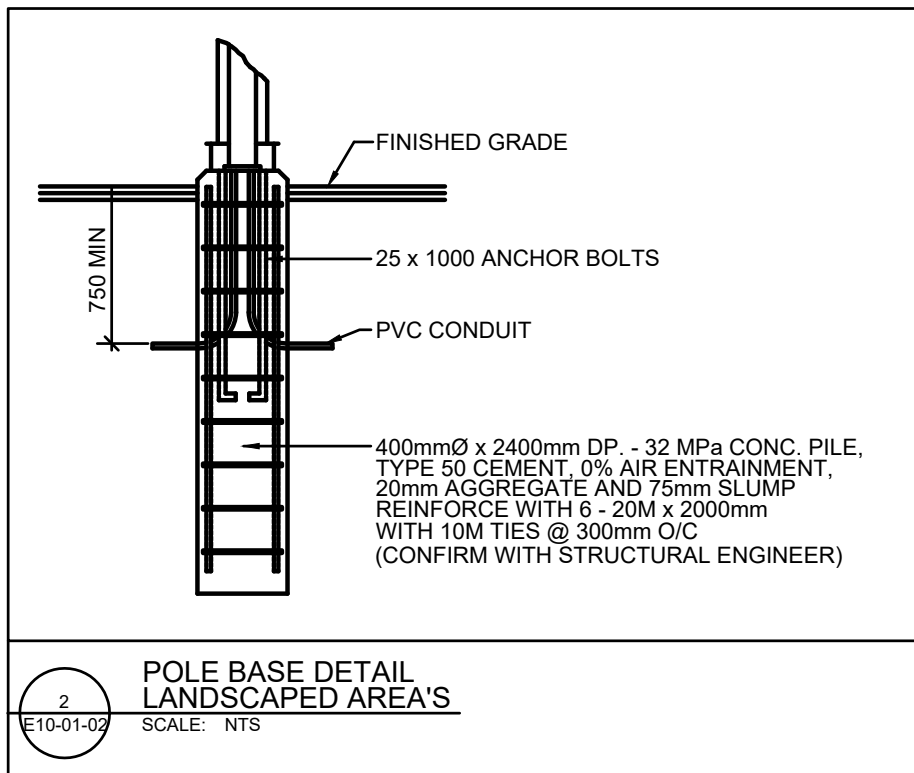


1  
E10-01-02  
SOUTH SITE PLAN  
SITE LIGHTING LAYOUT  
SCALE: 1:300

ELECTRICAL SITE KEY DRAWING NOTES: (C)

1. EXTERIOR LIGHT TYPE 103 TO BE MOUNTED ON WALL ABOVE THE GARAGE OVERHEAD DOOR FOR EACH UNIT. LIGHT TO BE WIRED TO INDIVIDUAL UNIT PANELS. LIGHT CONTROLLED BY WAY OF INTEGRAL PHOTOCCELL. REFER TO SUITE ELECTRICAL DRAWINGS.

SITE LIGHTING	
SYMBOL	DESCRIPTION
	AREA LIGHT
	BOLLARD LIGHT
	EXTERIOR WALL MOUNTED LIGHT



EXTERIOR LIGHTING SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER	MANUFACTURERS CATALOGUE NUMBER	LAMP	LUMENS	MOUNTING	VOLTS
C103	POLE MOUNTED AREA LIGHT	AERIS	AS1 LED 42C 700 40K SR3 MVOLT SPA	97W LED	5640	POLE	120
C102	BOLLARD LIGHT	LITHONIA	DSXB LED-12C-350-30K-ASY-MVOLT-H30-DBLXD	16W LED	2335	BOLLARD	120
C101	EXTERIOR DOWNLIGHT	LITHONIA	WST LED-P2-30K-VF-MVOLT-DBLXD	25W LED	1957	WALL	120
REMARKS							
TO BE MOUNTED ON 16' POLE							
TO BE MOUNTED AT SECOND FLOOR JOIST HEIGHT							

DATE	ISSUED FOR	REV
2020-01-10	SITE LIGHTING REVIEW	A
2020-01-15	SITE LIGHTING ISSUED FOR DP	B
2020-02-20	BLDG SINGLE LINE DIAGRAMS	C
2020-03-11	SITE LIGHTING PLAN DTR-1	D



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Project Component  
DEVELOPMENT PERMIT

Consultant

**TLJ Engineering Consultants Ltd.**  
#301, 301-14th Street N.W.  
Calgary, Alberta, T2N 2A1  
Telephone: (403) 289-8852  
E-mail: info@tlj-eng.com

TLJ PROJECT # 2019-111

Consultants

Civil: JUBILEE ENGINEERING  
Landscape: NAVAGRAH  
Architectural: NORR Architects Engineers Planners  
Structural: Structural Firm Name  
Mechanical: TLJ ENGINEERING CONSULTANTS  
Electrical: TLJ ENGINEERING CONSULTANTS

Seal(s)

**NORR**

2300, 411 - 1st Street SE  
Calgary, Alberta, Canada T2G 4Y5  
norr.com

NORR ARCHITECTS ENGINEERS PLANNERS  
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Project Manager K.VIG	Drawn M.T
Project Leader J.PURA	Checked K.VIG

Client  
**TRUMAN HOMES**  
CALGARY, AB

Project  
**SPRING WILLOW TOWNHOUSES**  
**SPRINGBANK HILL SW**  
CALGARY, AB

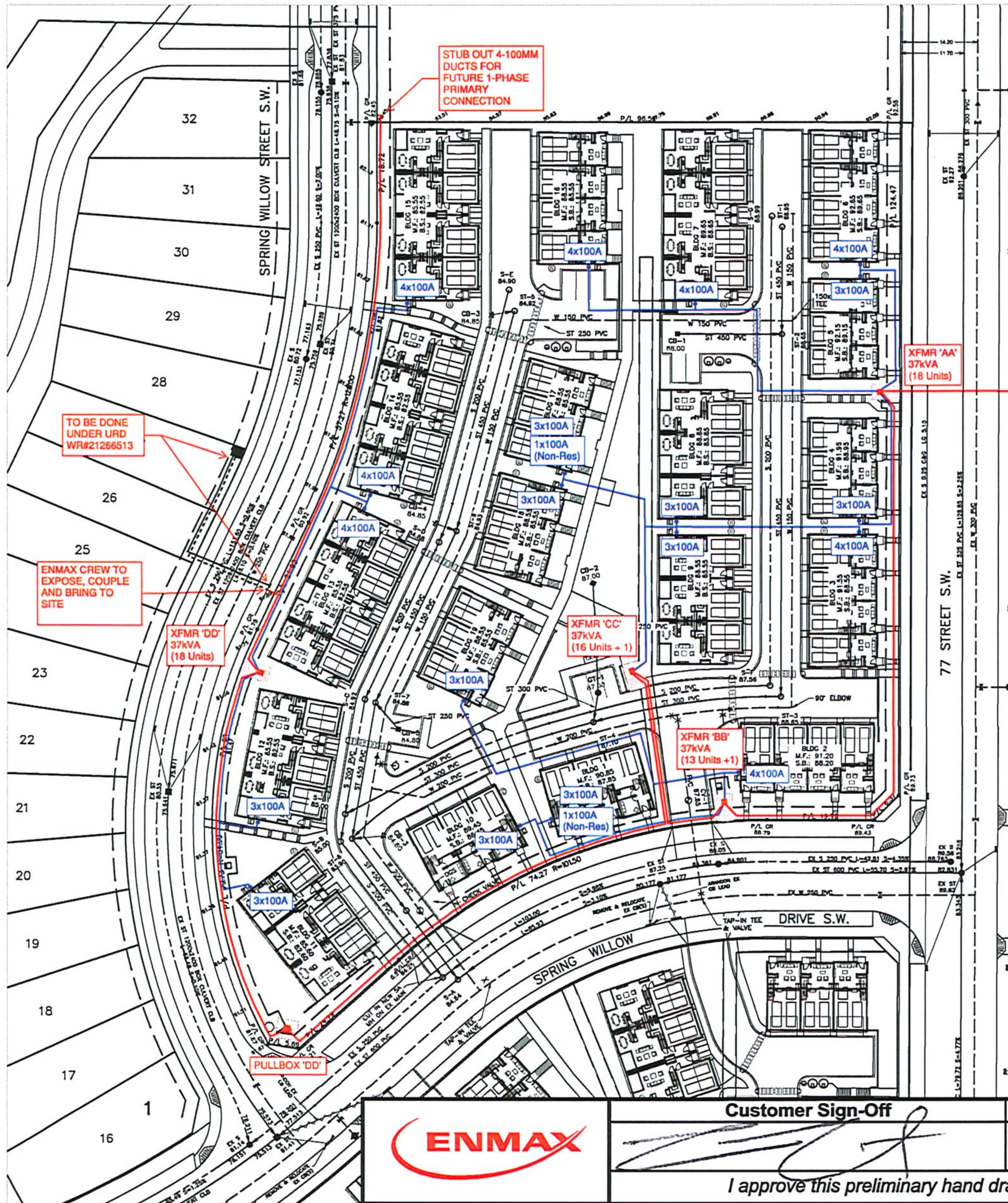
Drawing Title  
**SITE PLAN**  
**SITE LIGHTING LAYOUT**

Check Scale (may be photo reduced)  
0 1inch 0 10mm

Project No.  
NCCA19-0122

Drawing No.  
E10-01-02





DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSEP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSEP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS.

THIS DRAWING IS TO BE USED FOR GRADING & SERVING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS.

ENMAX CREW TO UTILIZE EXISTING POLE TO INSTALL 1-PHASE PRIMARY LATERAL

**PWO#21298148 - SPRING WILLOW PH 2 TOWNHOMES (MULTI-FAMILY) 65 UNITS + 2 (100Amp) ELECTRICAL CONCEPT DRAWING (JANUARY 6, 2020)**

**NOTES:**

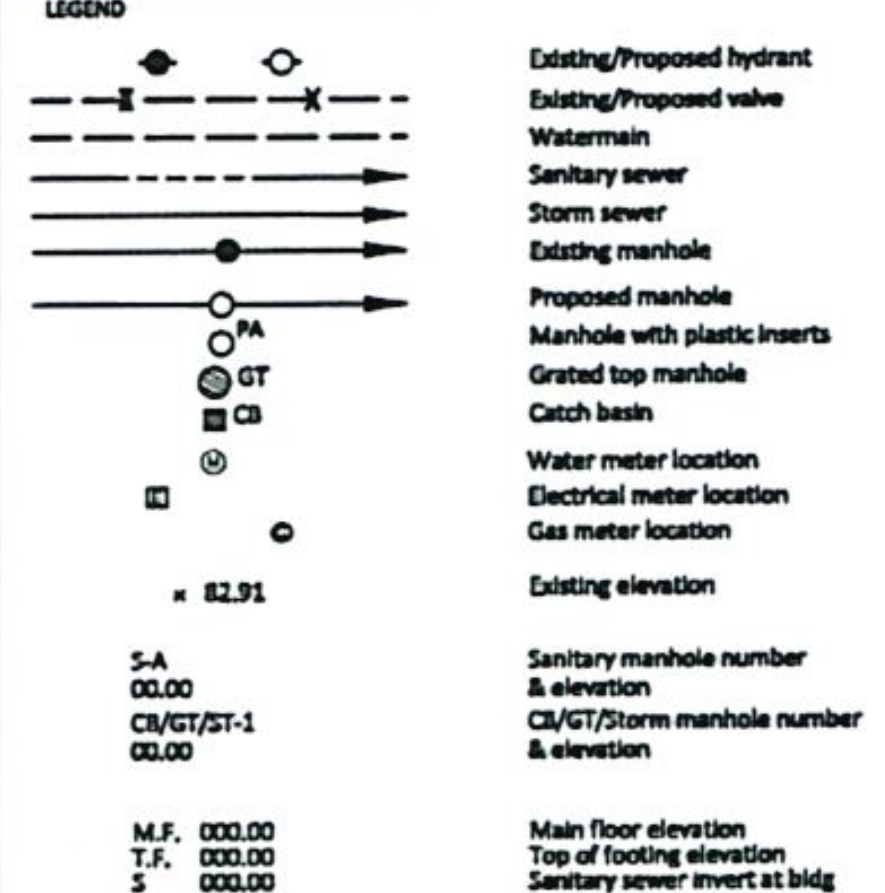
1. TRANSFORMER LOCATION TO HAVE A POCKET URW 3.50m(W) x 5.20m(D) (INCLUDES 3.0m CLEARANCE ZONE).
2. TRANSFORMER IS REQUIRED TO BE 2.0m AWAY FROM PARKING STALLS AND DRIVING SURFACE TO AVOID INSTALLATION OF GUARDPOSTS.
3. CURBS WITHIN TRANSFORMER 3.0m FRONT ACCESS WILL HAVE TO BE DEPRESSED BY THE CUSTOMER
4. STRUCTURES AND BUILDING WALLS WITHIN 3.0m OF TRANSFORMER SHALL BE NON-METALLIC.
5. ALL PRIMARY ALIGNMENTS TO BE 0.9m ON 2.4m URW UNLESS OTHERWISE NOTED.
6. PULLBOX LOCATION TO HAVE POCKET URW 3.85m(W) X 3.60m(D) UNLESS OTHERWISE SPECIFIED.
7. ENMAX WILL STUBOUT ALL SECONDARY CONDUITS 1.0m FROM URW FOR CUSTOMER CONNECTION.
8. SEE ATTACHED LETTER FOR ENMAX STANDARDS AND CLEARANCE REQUIREMENTS.

**Jubilee Engineering Consultants Ltd.**  
Municipal Engineering • Industrial, Commercial, & Residential Land Development • Planning • Engineering Surveys  
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4  
www.jubileeengineering.com  
P 403 276 1001 | F 403 276 1023

PERMIT  
PERMIT TO PRACTICE  
JUBILEE ENGINEERING CONSULTANTS LTD.  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
PERMIT NUMBER: P 3550  
The Association of Professional Engineers and Geoscientists of Alberta

STAMP  
PROFESSIONAL ENGINEER  
ALBERTA

- NOTES**
1. All elevations referenced to 1000m Geoidals Datum.
  2. Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
  3. All manholes to be S.A.C.
  4. Match crown minimum at all sewer connections.
  5. All sewer distribution pipes to be 305.33 PVC. All sewer service pipes 4" to 150mm to be 305.33 PVC. Sewer service pipes > 150mm to be 305.33.
  6. Sewer lines to minimum slopes as per City of Calgary Standards.
  7. Use City of Calgary Type 2 Installation, Class 1A bedding for sewer pipes unless noted.
  8. Installation required for sanitary sewers if cover less than 2.50m on main, 1.50m in local traffic areas and 1.50m in landscaped areas. As per City of Calgary Standards.
  9. Installation required for storm sewers if cover less than 1.50m as per City of Calgary Standards.
  10. All water mains to be DR 18 PVC unless otherwise noted.
  11. Use City of Calgary Type 1 Installation, Class 1A bedding for water mains, Type 2 Installation, Class 1A bedding for services.
  12. Depth of bury for water lines to conform with City of Calgary standards.
  13. No trees to be planted over water line(s).
  14. Protection of Possible Water Supply From Contamination: All cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 220(2) and the National Plumbing Code of Canada.
  15. For building locations and dimensions refer to latest Architectural drawings.
  16. The contractor is responsible for locating all shallow utilities.
  17. The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
  18. Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
  19. All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.



**REVISIONS**

No.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

**ISSUED FOR**

No.	DATE	DESCRIPTION	DATE	APP.
1		AS-BUILT		
2		FOR CONSTRUCTION		
3		FOR TENDER		
4		DEVELOPMENT PERMIT		
5		DRAWING STATUS		

**MUNICIPAL ADDRESS**  
Spring Willow Drive & 77 Street SW  
Calgary AB

**LEGAL DESCRIPTION**  
LOT 1, BLOCK 3  
PLAN 3056AC, NW 1/4  
SEC. 10-24-2-W5M

**CITY OF CALGARY**  
DEVELOPMENT SITE SERVING PLAN

DATE RECEIVED \_\_\_\_\_

**WATER RESOURCES**

CIRCULATION TO	INITIAL	DATE

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD WARRANTS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

**ENMAX**

**Customer Sign-Off**

*[Signature]*

**Date**  
Jan 8 / 2020

*I approve this preliminary hand drawn*

FOR DEVELOPMENT PERMIT SUBMISSION ONLY.  
NOT FOR TENDER OR CONSTRUCTION.

**ISSUED FOR**

PRIOR TO DECISION	<input type="checkbox"/> 00Mon00
DEVELOPMENT PERMIT	<input type="checkbox"/> 00Mon00
APPROVAL	<input type="checkbox"/> 00Mon00
BUILDING PERMIT	<input type="checkbox"/> 00Mon00
TENDER	<input type="checkbox"/> 00Mon00
CONSTRUCTION	<input type="checkbox"/> 00Mon00

**CLIENT**  
**TRUMAN HOMES**

**PROJECT**  
PROPOSED TOWNHOMES  
65 UNITS  
SPRING WILLOW DR & 77 ST SW

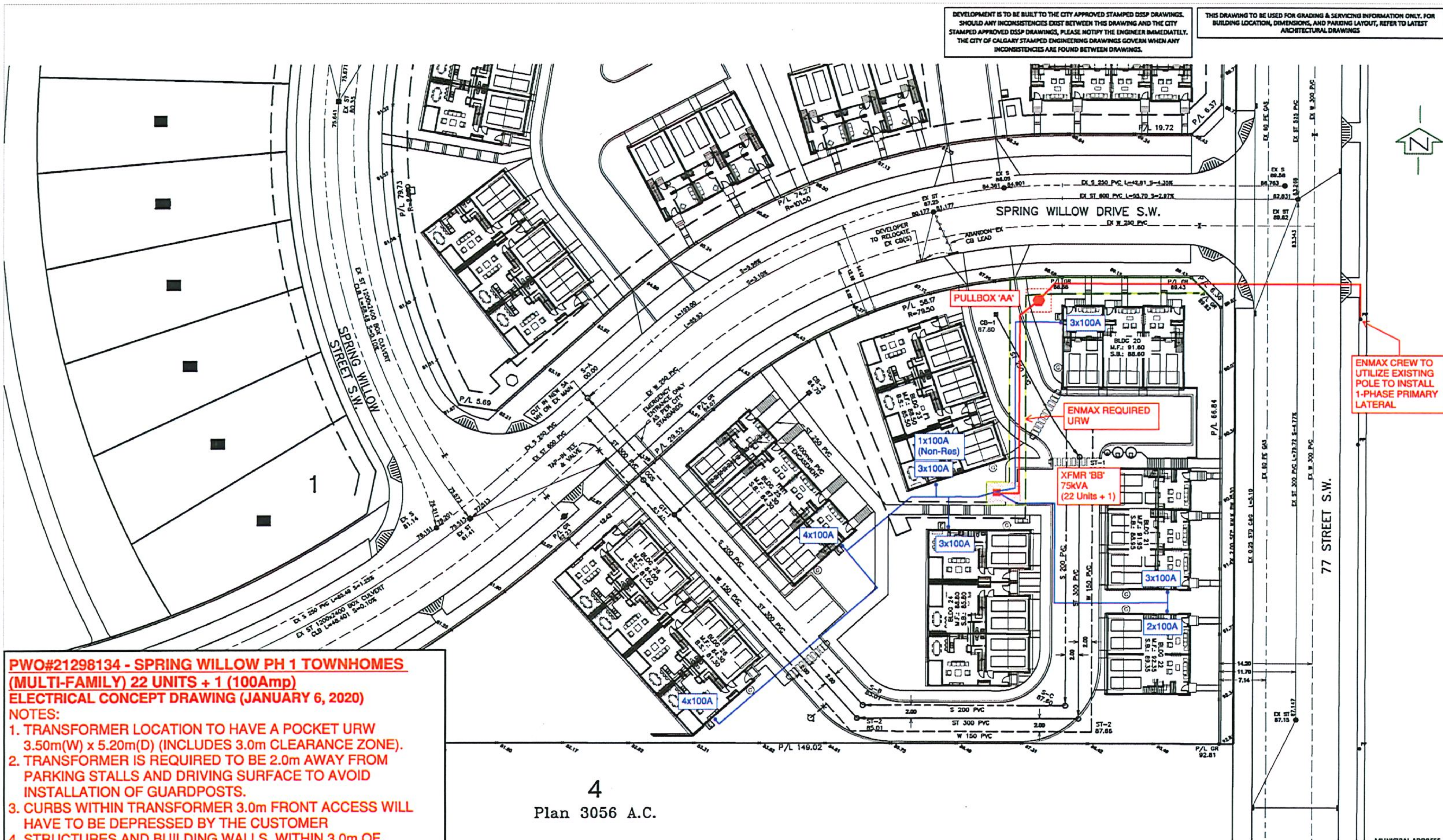
**TITLE**  
SITE SERVING PLAN

**DESIGN BY:** \_\_\_\_\_ **SCALE:** 1:400 **JOB NUMBER:** 19-164

**DRAWN BY:** \_\_\_\_\_ **REV NO.:** 1 **DRAWING NUMBER:** SP1

**CHECKED BY:** \_\_\_\_\_ **DATE:** 23-Dec-19





**PWO#21298134 - SPRING WILLOW PH 1 TOWNHOMES (MULTI-FAMILY) 22 UNITS + 1 (100Amp)**

**ELECTRICAL CONCEPT DRAWING (JANUARY 6, 2020)**

**NOTES:**

1. TRANSFORMER LOCATION TO HAVE A POCKET URW 3.50m(W) x 5.20m(D) (INCLUDES 3.0m CLEARANCE ZONE).
2. TRANSFORMER IS REQUIRED TO BE 2.0m AWAY FROM PARKING STALLS AND DRIVING SURFACE TO AVOID INSTALLATION OF GUARDPOSTS.
3. CURBS WITHIN TRANSFORMER 3.0m FRONT ACCESS WILL HAVE TO BE DEPRESSED BY THE CUSTOMER
4. STRUCTURES AND BUILDING WALLS WITHIN 3.0m OF TRANSFORMER SHALL BE NON-METALLIC.
5. ALL PRIMARY ALIGNMENTS TO BE 0.9m ON 2.4m URW UNLESS OTHERWISE NOTED.
6. PULLBOX LOCATION TO HAVE POCKET URW 3.85m(W) X 3.60m(D) UNLESS OTHERWISE SPECIFIED.
7. ENMAX WILL STUBOUT ALL SECONDARY CONDUITS 1.0m FROM URW FOR CUSTOMER CONNECTION.
8. SEE ATTACHED LETTER FOR ENMAX STANDARDS AND CLEARANCE REQUIREMENTS.



**Customer Sign-Off**

**Date**

*I approve this preliminary hand drawn*

Jan 8 2020

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NOT FOR TENDER OR CONSTRUCTION.

ISSUED FOR:  
PRIOR TO DECISION ☐ 00Mon00  
DEVELOPMENT PERMIT ☐ 00Mon00  
APPROVAL ☐ 00Mon00  
BUILDING PERMIT ☐ 00Mon00  
TENDER ☐ 00Mon00  
CONSTRUCTION ☐ 00Mon00

**CITY OF CALGARY  
DEVELOPMENT SITE SERVICING PLAN**

DATE RECEIVED	INITIAL	DATE
CIRCULATION TO		
WATER RESOURCES		

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.



Municipal Engineering - Industrial, Commercial, & Residential Land Development - Planning - Engineering - Surveys  
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4  
www.jubileeengineering.com  
P 403 276 1001 F 403 276 1012

PERMIT  
**PERMIT TO PRACTICE**  
JUBILEE ENGINEERING CONSULTANTS LTD.  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
PERMIT NUMBER: P 3550  
The Association of Professional Engineers and Geoscientists of Alberta



- NOTES**
1. All elevations referenced to 1000m Geodetic Datum.
  2. Hydrants, valves, check valves, manholes, sewer lines, etc., to be installed to City of Calgary standards.
  3. All manholes to be S.A.C.
  4. Match crown minimum at all sewer connections.
  5. All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes <4" to 150mm to be SDR 35 PVC. Sewer service pipes > 150mm to be SDR 35.
  6. Sewer lines to minimum slopes as per City of Calgary Standards.
  7. Use City of Calgary Type 2 Installation, Class SA bedding for sewer pipes unless noted.
  8. Installation required for sanitary sewers if cover less than 2.50m on mains, 1.80m in local traffic areas and 1.50m in landscaped areas. As per City of Calgary Standards.
  9. Installation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
  10. All water mains to be DR 18 PVC unless otherwise noted.
  11. Use City of Calgary Type 1 Installation, Class SA bedding for water mains, Type 2 Installation, class 'W' bedding for services.
  12. Depth of bury for water lines to conform with City of Calgary standards.
  13. No trees to be planted over water lines.
  14. Protection of Potable Water Supply from Contamination: All cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 220(42) and the National Plumbing Code of Canada.
  15. For building locations and dimensions refer to latest Architectural drawings.
  16. The contractor is responsible for locating all shallow utilities.
  17. The contractor is to verify the location of existing sanitary sewers and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
  18. Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
  19. All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

**LEGEND**

	Existing/Proposed hydrant
	Existing/Proposed valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Electrical meter location
	Gas meter location
	Existing elevation
	Sanitary manhole number & elevation
	CU/GT/ST-1
	CU/GT/ST-2
	Main floor elevation
	Top of footing elevation
	Sanitary sewer invert at bldg

**REVISIONS**

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

**ISSUED FOR**

4	AS-BUILT	
3	FOR CONSTRUCTION	
2	FOR TENDER	
1	DEVELOPMENT PERMIT	

No. \_\_\_\_\_ DATE \_\_\_\_\_

**CLIENT**  
**TRUMAN HOMES**

**PROJECT**  
PROPOSED TOWNHOMES  
22 UNITS  
SPRING WILLOW DR & 77 ST SW

**TITLE**  
SITE SERVICING PLAN

DESIGN BY: D.V.	SCALE: 1:300	JOB NUMBER: 19-163
DRAWN BY: RDC	REV NO.: 1	DRAWING NUMBER: SP1
CHECKED BY: -		
DATE: 23-Dec-19		



# ELEVATIONS







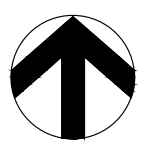












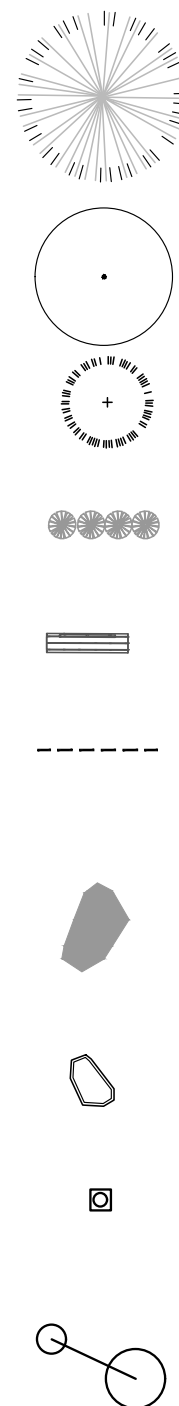
77 STREET SW

SPRING WILLOW STREET S.W.

MATCH LINE TO DRAWING L1.2

## LEGEND

	REGULAR GREY COLOR CONCRETE TROWEL CONTROL JOINT WITH BROOM OVER FINISH CONCRETE TO CITY OF CALGARY SPECIFICATIONS SEC 310 AND 311.00.00
	LIGHT GREY SANDBLAST FINISHED CONCRETE
	10MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC COMPACTED TO 98% S.P.D.
	PEA GRAVEL PLAY AREA
	PLANTING BED WITH 75MM DEPTH CEDAR MULCH
	SOD
	URW
	DECIDUOUS TREES



CONIFEROUS TREES	
DECIDUOUS SHRUBS	
CONIFEROUS SHRUBS	
PERENNIALS	
BENCH; REFER TO DETAIL #3 L5.0	
PERMALOC CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING OR APPROVED EQUIVALENT INSTALL AS PER MANUFACTURER'S SPECIFICATION SIZE: 1/8" x 4" FINISH: MILL	
RUNDLE STACKABLE BOULDERS VARIOUS SIZES. MIN. DIMENSION: 600MM DEEP, 200MM LONG, 600MM HIGH ; REFER TO DETAIL #3 L5.3	
RUNDLE FLAGSTONE STEPPING STONES VARIOUS SIZES. MAX. DIMENSION: 1200MM x 750MM MIN. DIMENSION 800MM x 500MM	
BOLLARD ON 600mm x 600mm x 300mm DEPTH CONCRETE BASE w/ SONO TUBE BELOW GRADE. SET CONCRETE BASE FLUSH WITH ADJACENT SURFACE; REFER ELECTRICAL DRAWINGS FOR FIXTURE	
STREET LIGHT; REFER ELECTRICAL DRAWINGS FOR FIXTURE	

## PLANTING SCHEDULE (NORTH)

common name	latin name	size/ spread	quantity
deciduous trees			
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	75MM CAL	12
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	50MM CAL	48
SCHUBERT CHOKECHERRY***	PRUNUS VIRGINIANA 'SCHUBERT'	75MM CAL	05
MAYDAY***	PRUNUS PADUS COMMUTATE	75MM CAL	06
DROPMORE LINDEN	TILIA X FLAVESCENS 'DROPMORE'	75MM CAL	12
AMERICAN ELM	ULMUS AMERICANA	75MM CAL	15
coniferous trees			
COLUMNAR BLUE SPRUCE***	PICEA PUNGENS 'FASTIGIATA'	3000MM HT.	12
COLUMNAR BLUE SPRUCE***	PICEA PUNGENS 'FASTIGIATA'	2000MM HT.	17
LODGEPOLE PINE***	PINUS CONTORTA	3000MM HT.	05
common name	latin name	size/ spread	quantity
deciduous shrubs			
CHERRY BOMB BARBERRY	BERBERIS THUNBERGII 'MONBOMB'	600MM HT	08
SUNSATON BARBERRY	BERBERIS THUNBERGII 'MONRY'	600MM HT	01
HEDGE COTONEASTER	COTONEASTER ACUTIFOLIA	600MM HT	31
CORNUS STOLONIFERA	CORNUS STOLONIFERA	600MM HT	16
IVORY HALO DOGWOOD	CORNUS ALBA 'BAIIHALO'	600MM HT	08
RED ACE POTENTILLA	POTENTILLA FRUTICOSA 'RED ACE'	600MM HT	35
GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	600MM HT	22
WATERTON MOCKORANGE	PHILADELPHUS LEWISII 'WATERTON'	600MM HT	47
ALPINE CURRANT***	RIBES ALPINUM	600MM HT	127
GOLDEN FLOWERING CURRANT	RIBES AUREUM	600MM HT	09
FROEBELII SPIREA	SPIRAEA X BUMALDA 'FROEBELII'	600MM HT	20
coniferous shrubs			
PRINCE OF WALES JUNIPER***	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	600MM SPREAD	13

\*\*\* LOW WATER PLANTING

grass			
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 POT	172
BLUE OAT GRASS	HELICTOTRICHAN SEMPERVIRENS	#2 POT	116
perennials			
PEACH BLOSSOM FALSE SPIREA	ASTILBE X ROSED 'PEACH BLOSSOM'	#2 POT	96
ROCK AND ROLL GARDEN ASTILBE	ASTILBE 'ROCK AND ROLL'	#2 POT	111
EMERALD MIST BUGLOSS	BRUNNERA MACROPHYLLA 'EMERALD MIST'	#2 POT	59
WHITE CLIPS BELLFLOWER	CAMPANULA CARPATICA	#2 POT	104
PRAYING HANDS HOSTA	HOSTA X 'PRAYING HANDS'	#2 POT	102
FIREPLACE EMBERS DWARF IRIS	IRIS PUMILA 'FIREPLACE EMBERS'	#2 POT	61
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#2 POT	84
WOOLY SPEEDWELL	VERONICA INCANA	#2 POT	43

ISSUED FOR  
85% REVIEW  
BUILDING PERMIT

DATE  
201023  
201030

SCALE  
DATE  
DRAWN BY  
CHECKED BY

1:200  
191105  
CC  
YN

L3.1 PLANTING PLAN  
AREA 1

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MATCH LINE TO DRAWING L1.1

SPRING WILLOW STREET S.W.

77 STREET SW

SPRING WILLOW DR. SW

## PLANTING SCHEDULE (NORTH)

\*\*\* LOW WATER PLANTING

grass				
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#2 POT	172	
BLUE OAT GRASS	HELICTOTRICHAN SEMPERVIRENS	#2 POT	116	
perennials				
PEACH BLOSSOM FALSE SPIREA	ASTILBE X ROSED 'PEACH BLOSSOM'	#2 POT	96	
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RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#2 POT	84	
WOOLY SPEEDWELL	VERONICA INCAINA	#2 POT	43	

PEA GRAVEL PLAY AREA

PLANTING BED WITH 75MM DEPTH CEDAR MULCH

SOD

DECIDUOUS TREES

## LEGEND

REGULAR GREY COLOR CONCRETE  
TROWEL CONTROL JOINT WITH BROOM OVER FINISH  
CONCRETE TO CITY OF CALGARY SPECIFICATIONS SEC 310 AND 311.00.00  
LIGHT GREY SANDBLAST FINISHED CONCRETE  
10MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE  
GEOTEXTILE FABRIC COMPACTED TO 98% S.P.D.

common name	latin name	size/ spread	quantity
deciduous trees			
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	75MM CAL.	12
SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	50MM CAL.	48
SCHUBERT CHOKECHERRY***	PRUNUS VIRGINIANA 'SCHUBERT'	75MM CAL.	05
MAYDAY***	PRUNUS PADUS COMMUTATE	75MM CAL.	06
DROP MORE LINDEN	TILIA X FLAVESCENS 'DROP MORE'	75MM CAL.	12
AMERICAN ELM	ULMUS AMERICANA	75MM CAL.	15
coniferous trees			
COLUMNAR BLUE SPRUCE***	PICEA PUNGENS 'FASTIGIATA'	3000MM HT.	12
COLUMNAR BLUE SPRUCE***	PICEA PUNGENS 'FASTIGIATA'	2000MM HT.	17
LODGEPOLE PINE***	PINUS CONTORTA	3000MM HT.	05
common name	latin name	size/ spread	quantity
deciduous shrubs			
CHERRY BOMB BARBERRY	BERBERIS THUNBERGII 'MONBOMB'	600MM HT	08
SUNSATON BARBERRY	BERBERIS THUNBERGII 'MONRY'	600MM HT	01
HEDGE COTONEASTER	COTONEASTER ACUTIFOLIA	600MM HT	31
RED OSIER DOGWOOD	CORNUS STOLONIFERA	600MM HT	16
IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	600MM HT	08
RED ACE POTENTILLA	POTENTILLA FRUTICOSA 'RED ACE'	600MM HT	22
GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	600MM HT	35
WATERTON MOCKORANGE	PHILADELPHUS LEWISII 'WATERTON'	600MM HT	47
ALPINE CURRANT***	RIBES ALPINUM	600MM HT	127
GOLDEN FLOWERING CURRANT	RIBES AUREUM	600MM HT	09
FROEBELII SPIREA	SPIRAEA X BUMALDA 'FROEBELII'	600MM HT	20
coniferous shrubs			
PRINCE OF WALES JUNIPER***	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	600MM SPREAD	13

BENCH; REFER TO DETAIL #3 L5.0

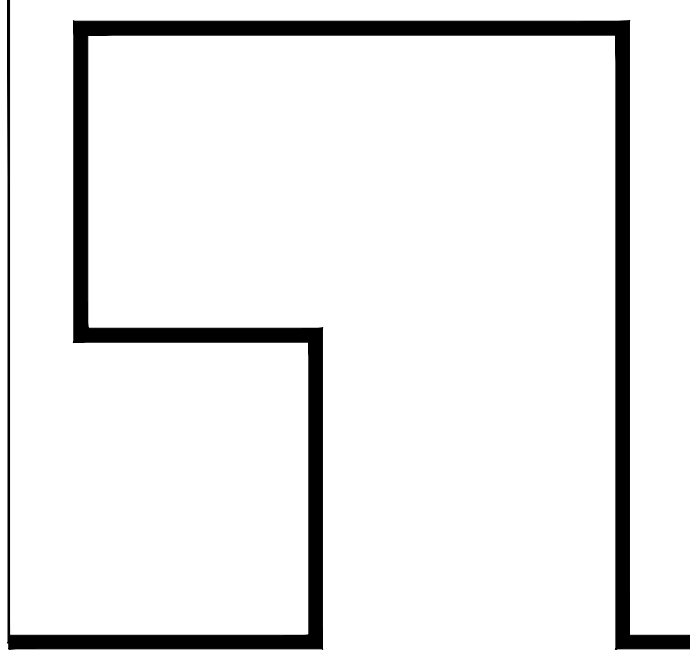
PERMALOC CLEAN LINE COMMERCIAL GRADE LANDSCAPE  
EDGING OR APPROVED EQUIVALENT  
INSTALL AS PER MANUFACTURER'S SPECIFICATION  
SIZE: 1/8" x 4" FINISH: MILL

RUNDLE STACKABLE BOULDERS VARIOUS SIZES. MIN.  
DIMENSION: 600MM DEEP, 200MM LONG, 600MM HIGH ;  
REFER TO DETAIL #3 L5.3

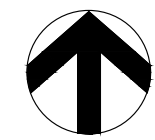
RUNDLE FLAGSTONE STEPPING STONES VARIOUS SIZES. MAX.  
DIMENSION: 1200MM x 750MM MIN. DIMENSION 800MM x  
500MM

BOLLARD ON 600mm x 600mm x 300mm DEPTH CONCRETE  
BASE w/ SONO TUBE BELOW GRADE. SET CONCRETE BASE  
FLUSH WITH ADJACENT SURFACE; REFER ELECTRICAL  
DRAWINGS FOR FIXTURE

STREET LIGHT; REFER ELECTRICAL DRAWINGS FOR FIXTURE



NAVAGRAH  
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19144SPH  
SPRINGBANK HILL

SEAL

ISSUED FOR  
85% REVIEW  
BUILDING PERMIT

DATE  
201023  
201030

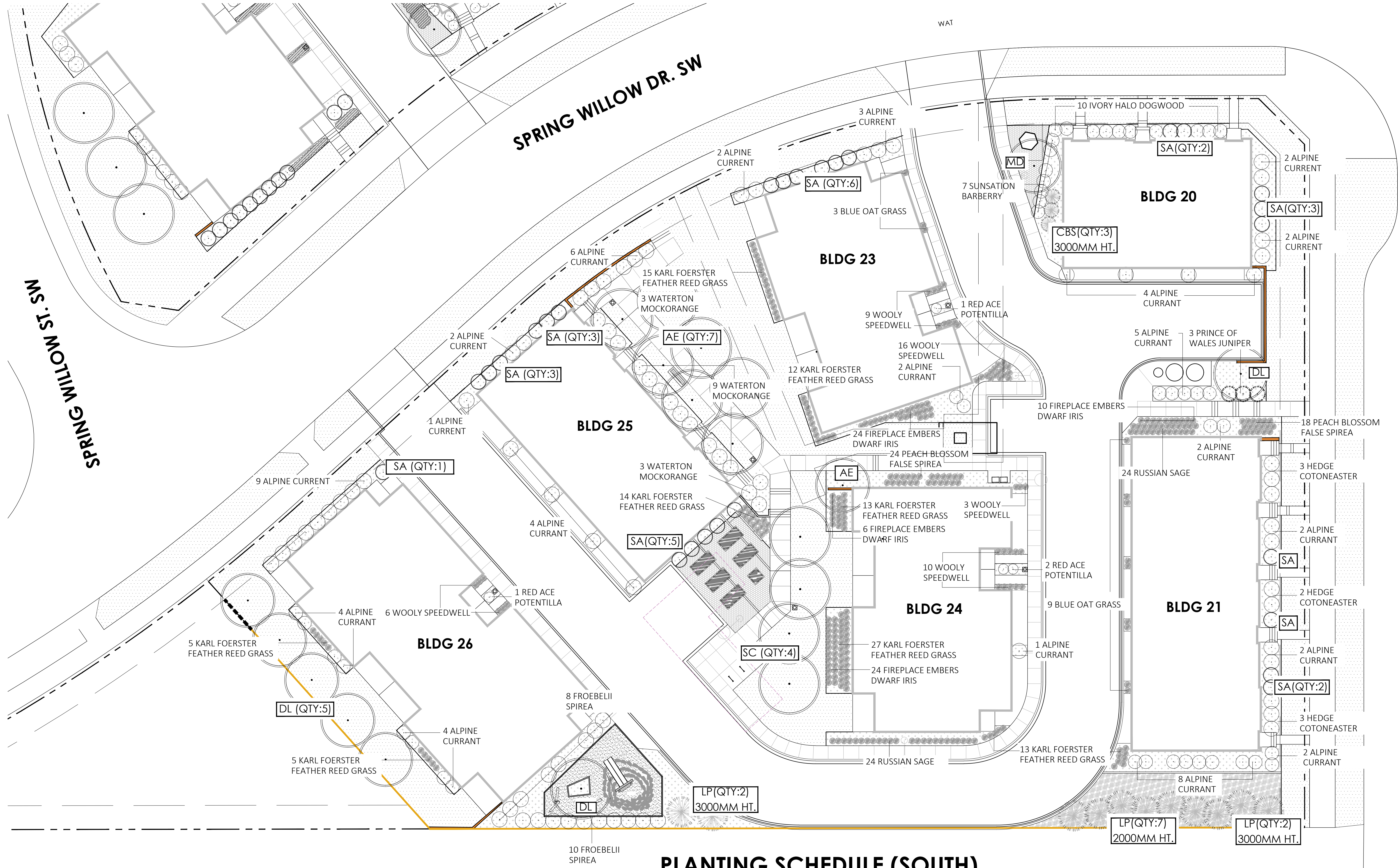
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DATE  
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CHECKED BY

1:200  
191105  
CC  
YN


L3.2 PLANTING PLAN  
AREA 2

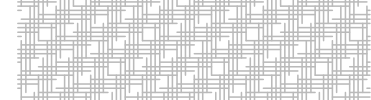
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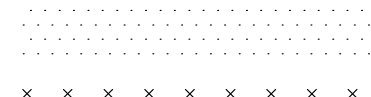
LEGEND


- 

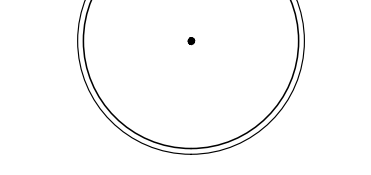
10MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC
- 


40MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC
- 

PEA GRAVEL PLAY AREA
- 

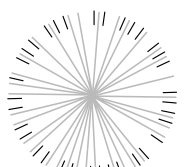
PLANTING BED WITH 75MM DEPTH CEDAR MULCH
- 

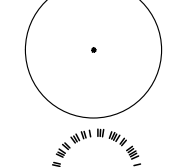
SOD
- 


URW
- 

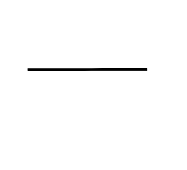
DECIDUOUS TREES
- 

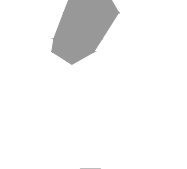
1800MM HIGH WOOD FENCE; REFER TO DETAIL #1 L5.0

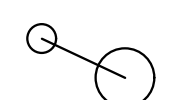
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CONIFEROUS TREES
- 

DECIDUOUS SHRUBS
- 

CONIFEROUS SHRUBS
- 

PERENNIALS
- 

BENCH; REFER TO DETAIL #3 L5.0
- 

PERMALOC: CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING OR APPROVED EQUIVALENT  
INSTALL AS PER MANUFACTURER'S SPECIFICATION  
SIZE: 1/8" x 4" FINISH: BLACK
- 

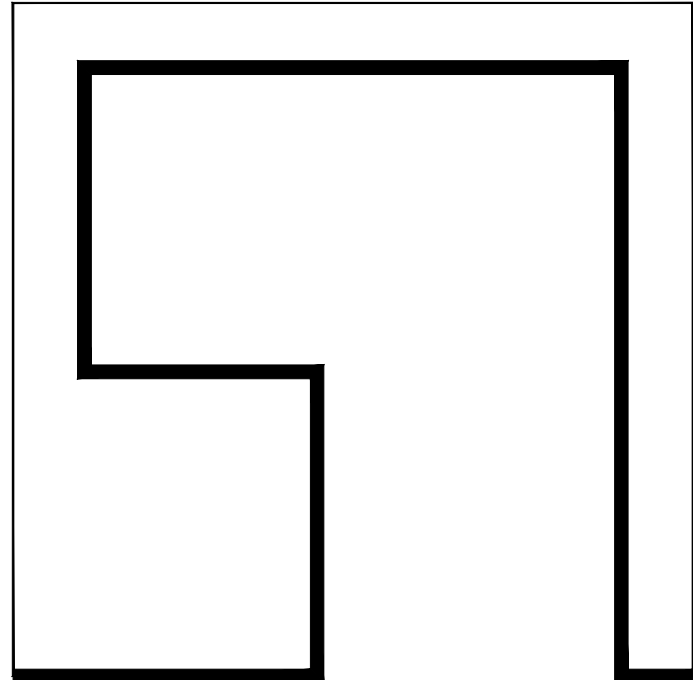
STACKABLE BOULDERS VARIOUS SIZES, MAX. DIMENSION: 600MM DEEP, 800MM LONG, 300MM HIGH MIN.  
DIMENSION 500MM DEEP, 600MM LONG, 400MM HIGH.
- 

BOLLARD; REFER ELECTRICAL DRAWINGS FOR FIXTURE
- 

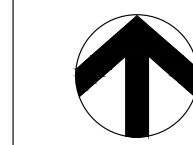
STREET LIGHT; REFER ELECTRICAL DRAWINGS FOR FIXTURE

PLANTING SCHEDULE (SOUTH)

common name	latin name	size/ spread	quantity
deciduous trees			
SA SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	75MM CAL	02
SA SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	50MM CAL	25
SC SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	75MM CAL	04
MD MAYDAY	PRUNUS PADUS COMMUTATE	50MM CAL	01
DL DROPMORE LINDEN	TILIA X FLAVESCENS 'DROPMORE'	75MM CAL	07
AE AMERICAN ELM	ULMUS AMERICANA	75MM CAL	08
coniferous trees			
CBS COLUMNAR BLUE SPRUCE	PICEA PUNGENS 'FASTIGIATA'	3000MM HT.	03
LP LODGEPOLE PINE	PINUS CONTORTA	3000MM HT.	04
LP LODGEPOLE PINE	PINUS CONTORTA	2000MM HT.	07
common name	latin name	size/ spread	quantity
deciduous shrubs			
SUNSATION BARBERRY	BERBERIS THUNBERGII 'MONRY'	600MM HT	07
HEDGE COTONEASTER	COTONEASTER ACUTIFOLIA	600MM HT	08
IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	600MM HT	10
RED ACE POTENTILLA	POTENTILLA FRUTICOSA 'RED ACE'	600MM HT	04
WATERTON MOCKORANGE	PHILADELPHUS LEWISII 'WATERTON'	600MM HT	15
ALPINE CURRANT	RIBES ALPINUM	600MM HT	67
FROEBELII SPIREA	SPIRAEA X BUMALDA 'FROEBELII'	600MM HT	18
coniferous shrubs			
PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	600MM SPREAD	03



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19144SPH1  
**SPRINGBANK HILL**

SEAL

ISSUED FOR	DATE
CLIENT REVIEW	191122
DP SUBMISSION	200114
DTR SUBMISSION	200310
DTR SUBMISSION	200409
BP SUBMISSION	200708
IFC	200807

SCALE	1:200
DATE	191105
DRAWN BY	CC
CHECKED BY	YN

L3.1 PLANTING PLAN  
OVERALL SITE

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