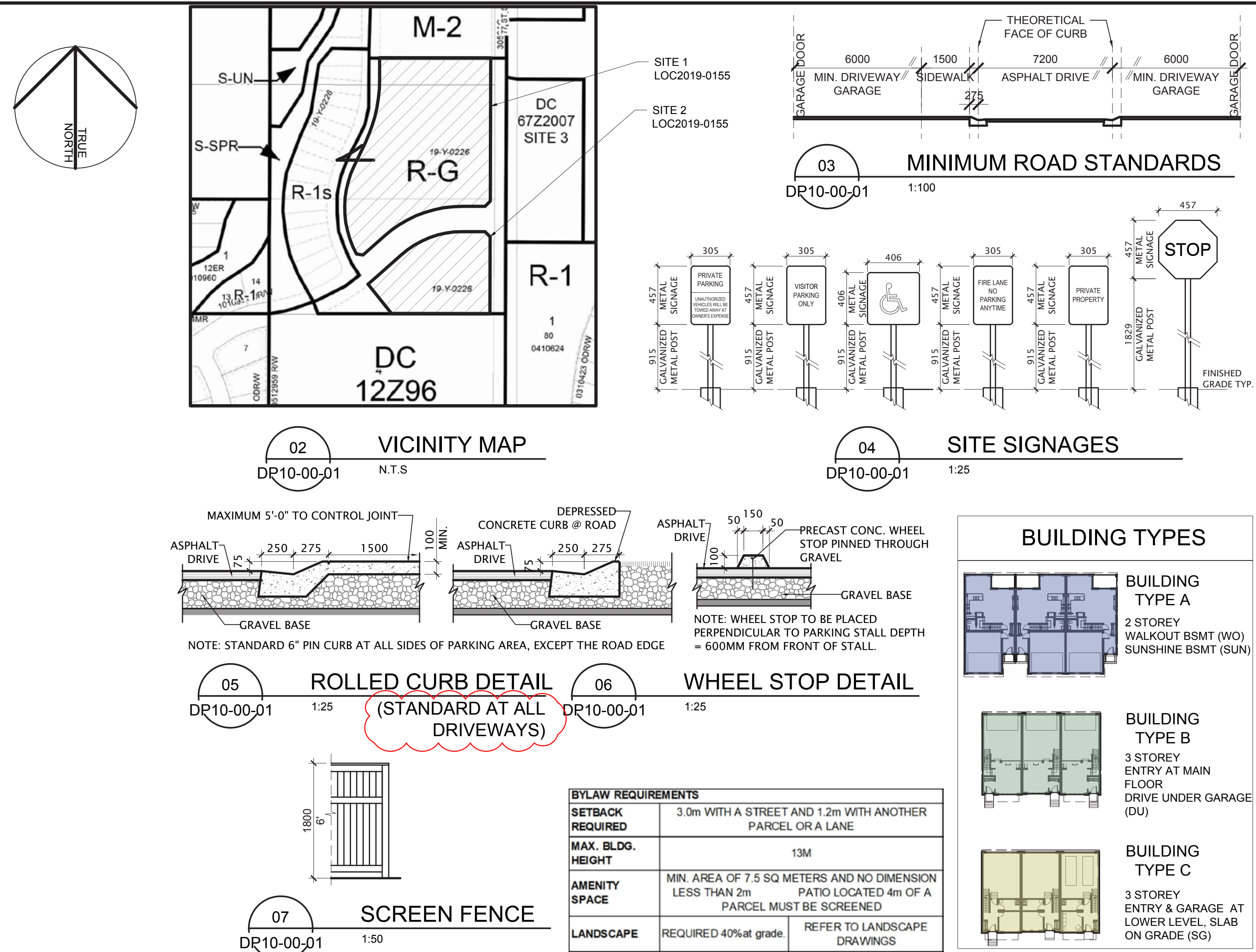


PLOT DATE: March 11, 2020 TIME: 2:15 PM FULL PATH AND FILENAME: P:\NCCA19-0122 - TRUMAN 77 STREET TOWNHOUSES\00-DELIVARCH_PROD\SHEETS\DP10-00-01.DWG PLOTS\TABLE PMA STD-100.cdb



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 ²	sq. ft.	acre	Ha
	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	UNIT 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

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

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

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

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

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 PARKING		PROVIDED PARKING	
	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 ²	sq. ft.	acre	Ha
	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	UNIT 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

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

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

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

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 PARKING		PROVIDED PARKING	
	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

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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.

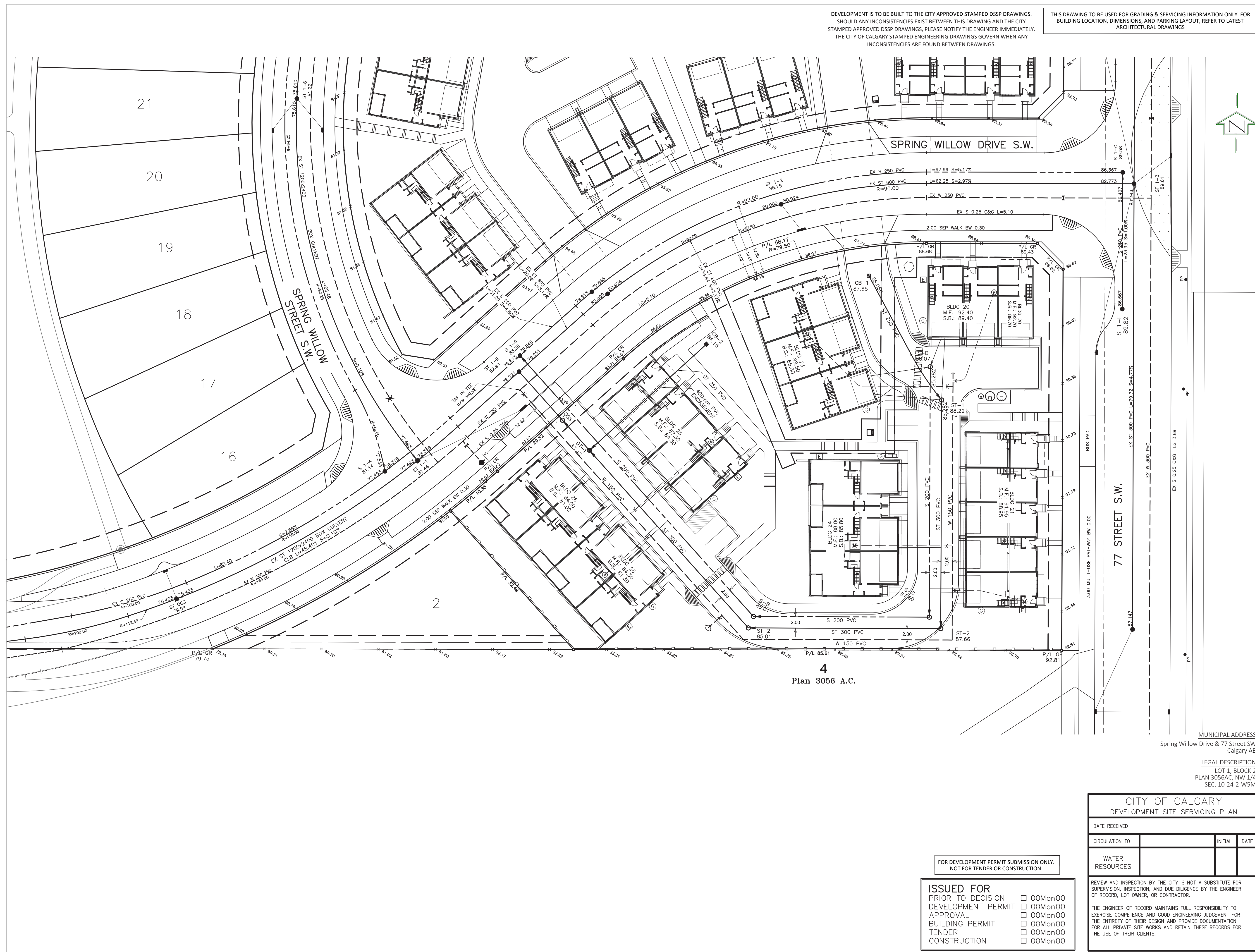
Seal(s)

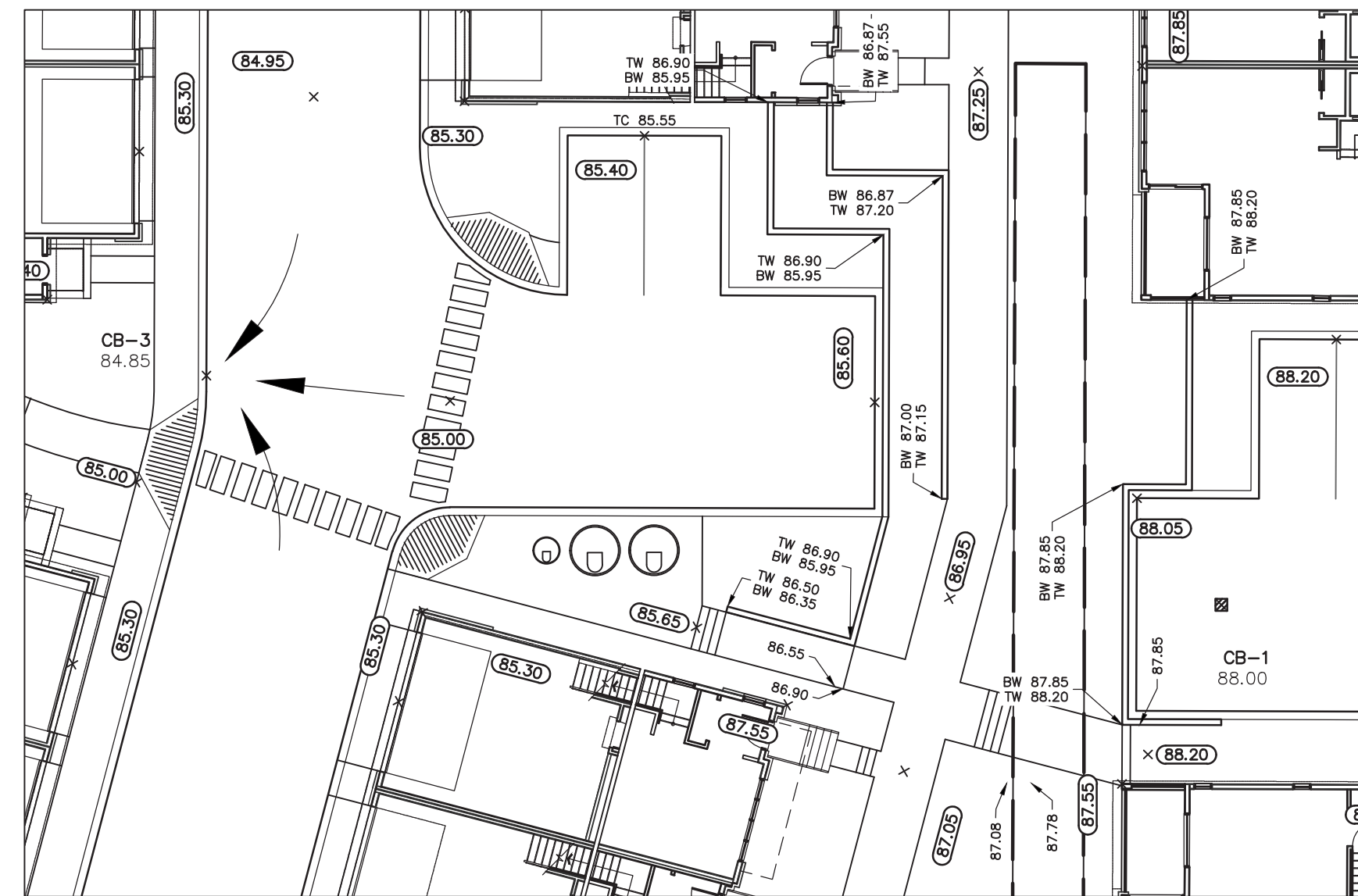
NORR
2300, 411 - 1st Street SE,
Calgary, AB Canada T2G 4Y5
nor.com
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A Partnership of Limited Companies
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Vicki Smith, Architect, AIA, B.Arch, M.Arch.
Brenda G. Matheson, Architect, AIA, B.Arch, M.Arch.
A. Silvio Battistoni, Architect, AIA, B.Arch, M.Arch.
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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

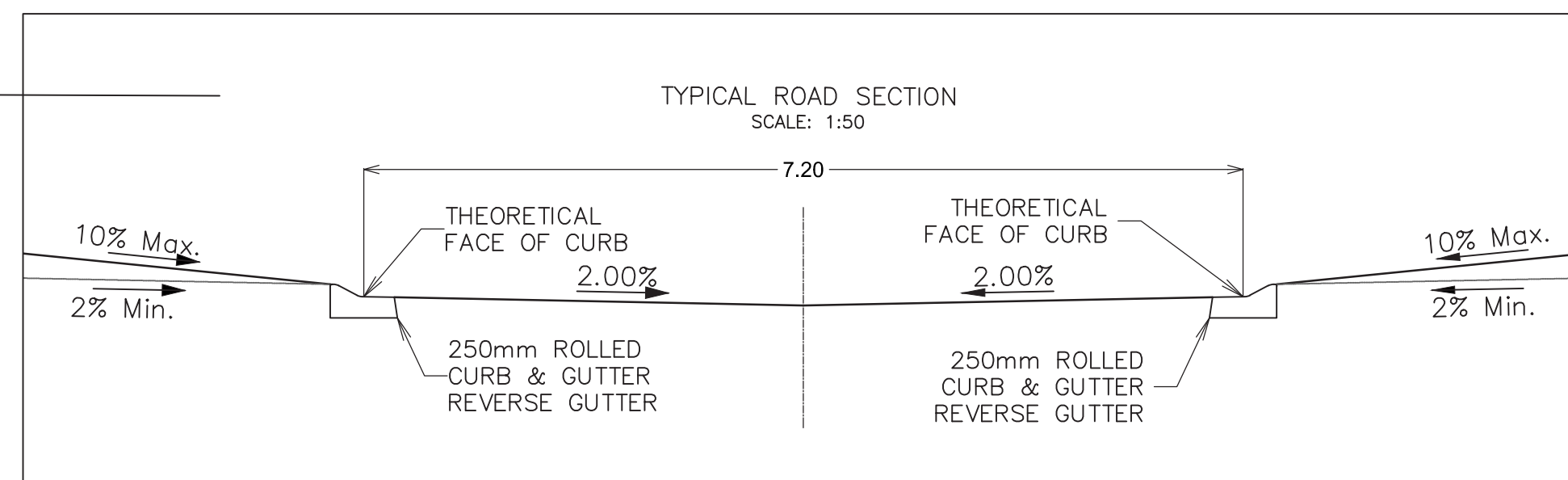
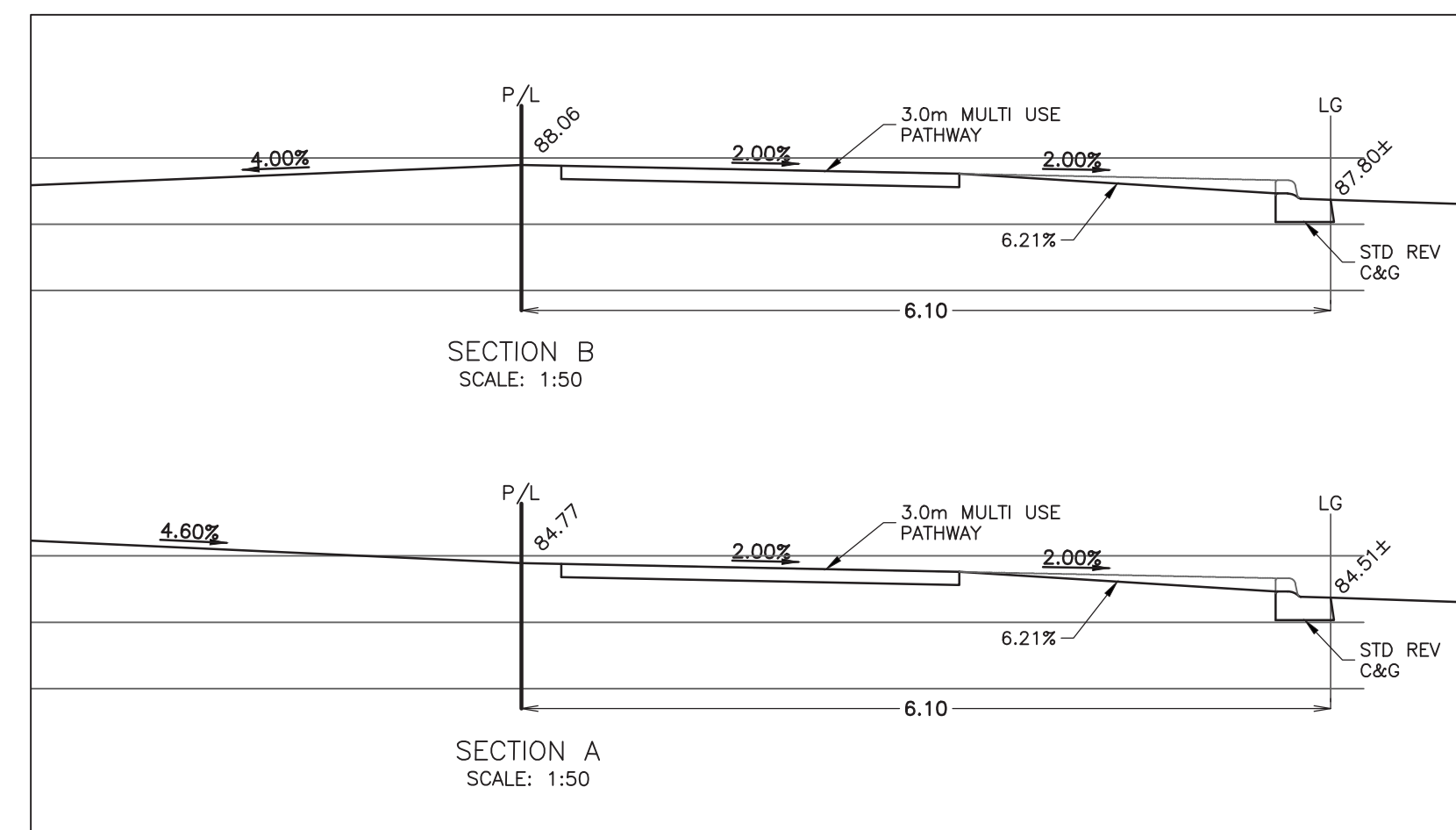
Check Scale (may be photo reduced)
0 1 inch 0 10mm

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

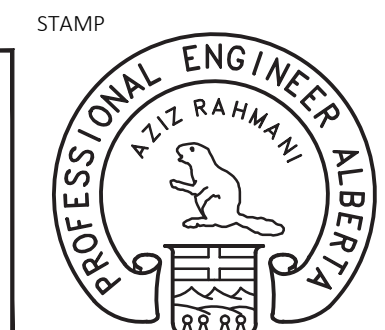
LEGAL DESCRIPTION
LOT 1, BLOCK 3
PLAN 3056AC, NW 1/4
SEC. 10-24-2-W5M



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Development • Planning • Engineering Surveys

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www.jubileeengineering.com
P 403 276 1001 | F 403 276 1012 |

PERMIT
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.

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
	T.P. 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.

CUSTOMER

TRUMAN HOMES

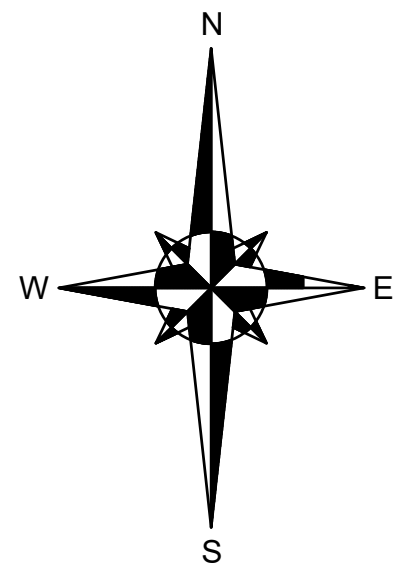
PROJECT
PROPOSED TOWNHOUSES
65 UNITS
2127, 2229 & 2331 - 77th STREET S.W.

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		

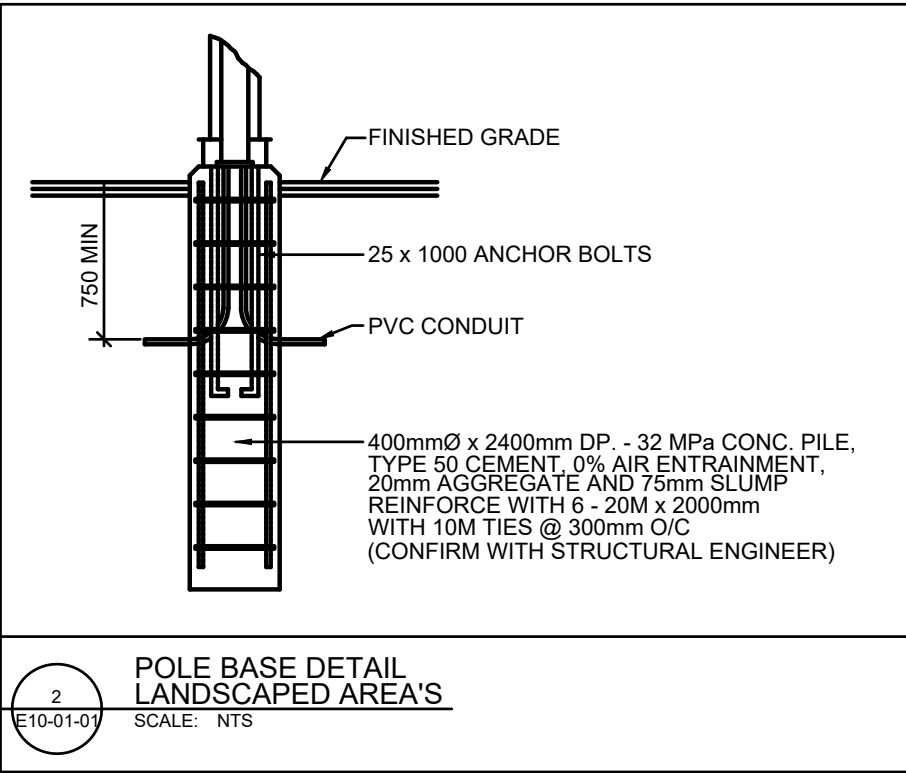


1
E10-01-01
NORTH SITE PLAN
SITE LIGHTING LAYOUT
SCALE: 1:300



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
102	POLE MOUNTED AREA LIGHT	AERIS	AS1 LED 42C 700 40K SR3 MVOLT SPA	97W LED	5640	POLE	120
103	BOLLARD LIGHT	LITHONIA	DSXB LED-12C-350-30K-ASY-MVOLT-H30-DBLXD	16W LED	2335	BOLLARD	120
103	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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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

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

Seal(s)

NORR

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Calgary, Alberta, Canada T2G 4Y5
norr.com

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Vigor Group, Architects, AIA, C.A.S.A., M.A.S.C.
Brock G. McFarlane, Architect, AIA, M.A.S.C., M.B.A.C.
Alicia G. McFarlane, Architect, AIA, M.A.S.C., M.B.A.C.
Alicia G. McFarlane, 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

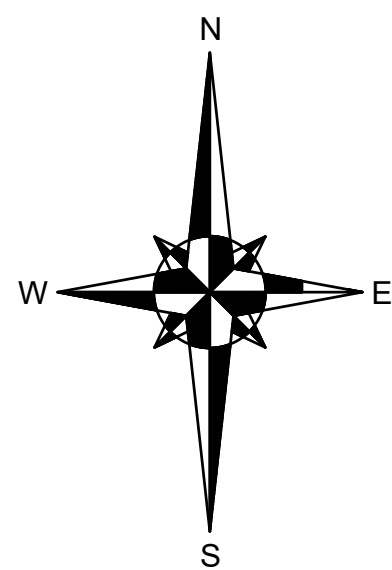
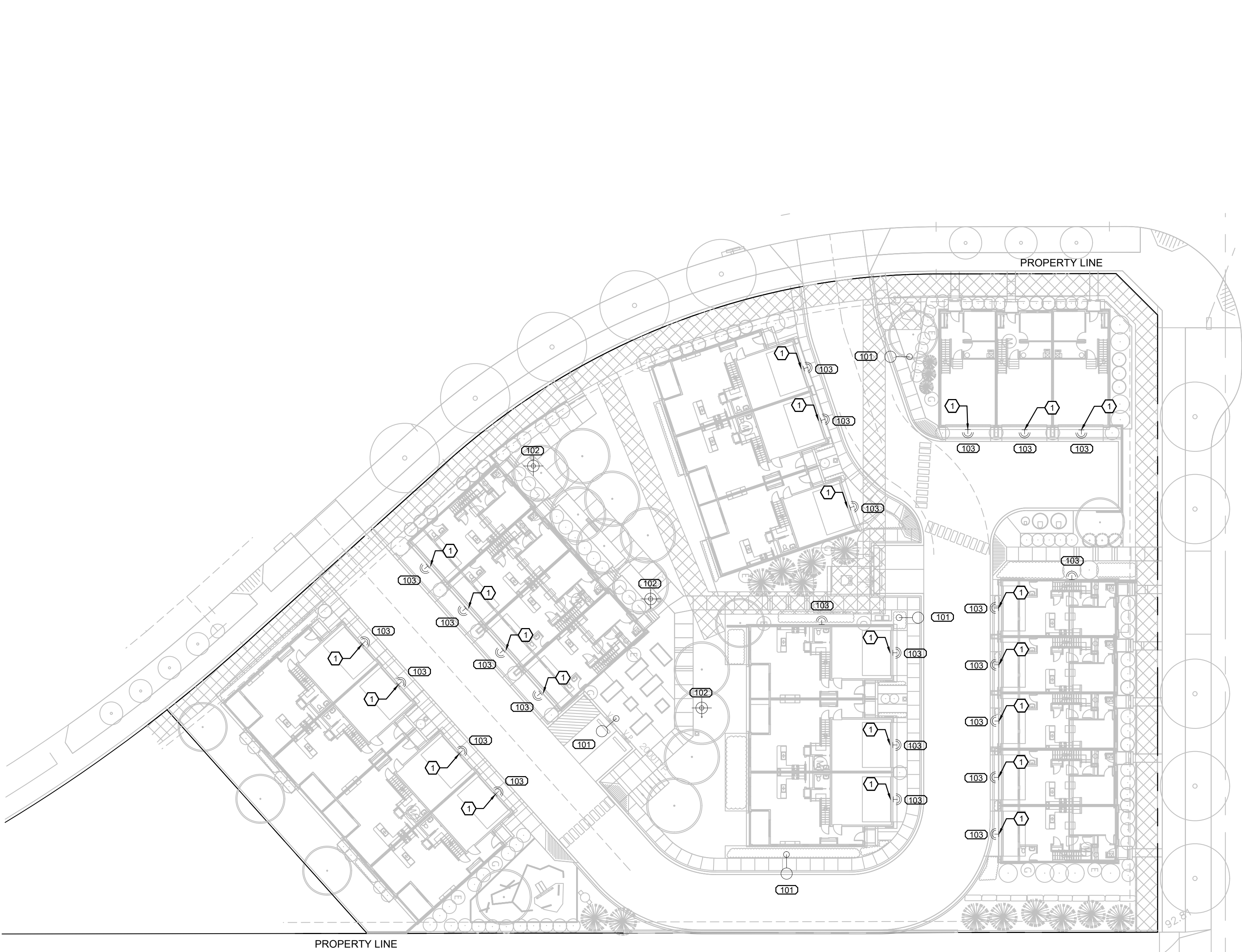
Project
SPRING WILLOW TOWNHOUSES
SPRINGBANK HILL SW
CALGARY, AB

Drawing Title
SITE PLAN
SITE LIGHTING LAYOUT

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

Project No.
NCCA19-0122

Drawing No.
E10-01-01

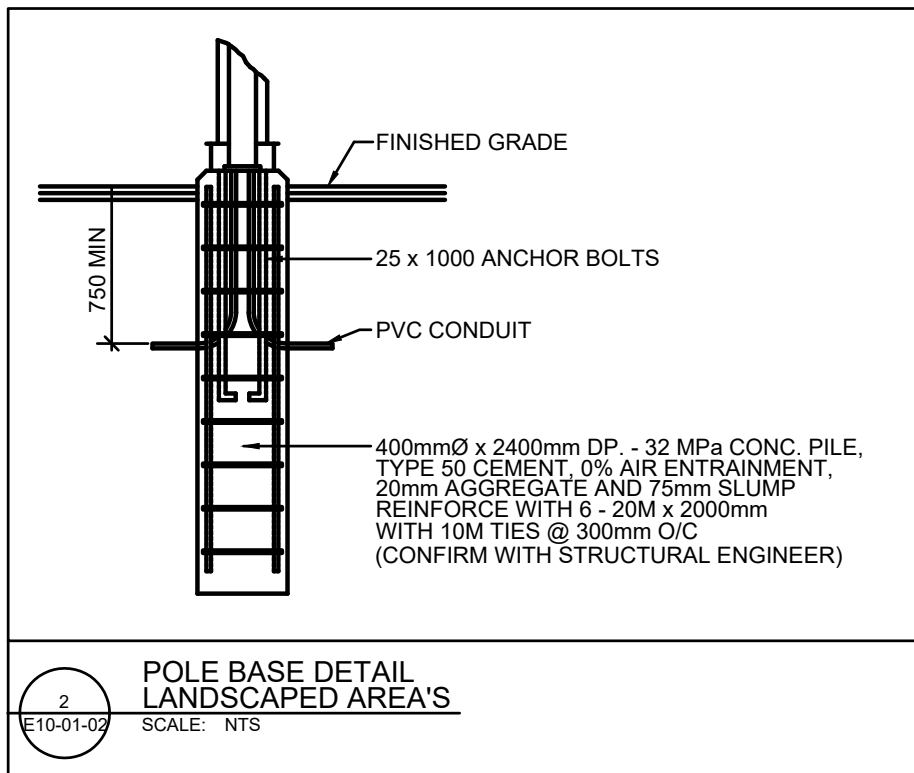


1
E10-01-02
SOUTH SITE PLAN
SITE LIGHTING LAYOUT
SCALE: 1:300

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

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Calgary, Alberta, Canada T2G 4Y5
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Bruce G. McFarlane, Architect, AIA, M.Arch, M.B.A.C.
K. G. McFarlane, Architect, AIA, M.Arch, M.B.A.C.
Andrew Tolson, 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

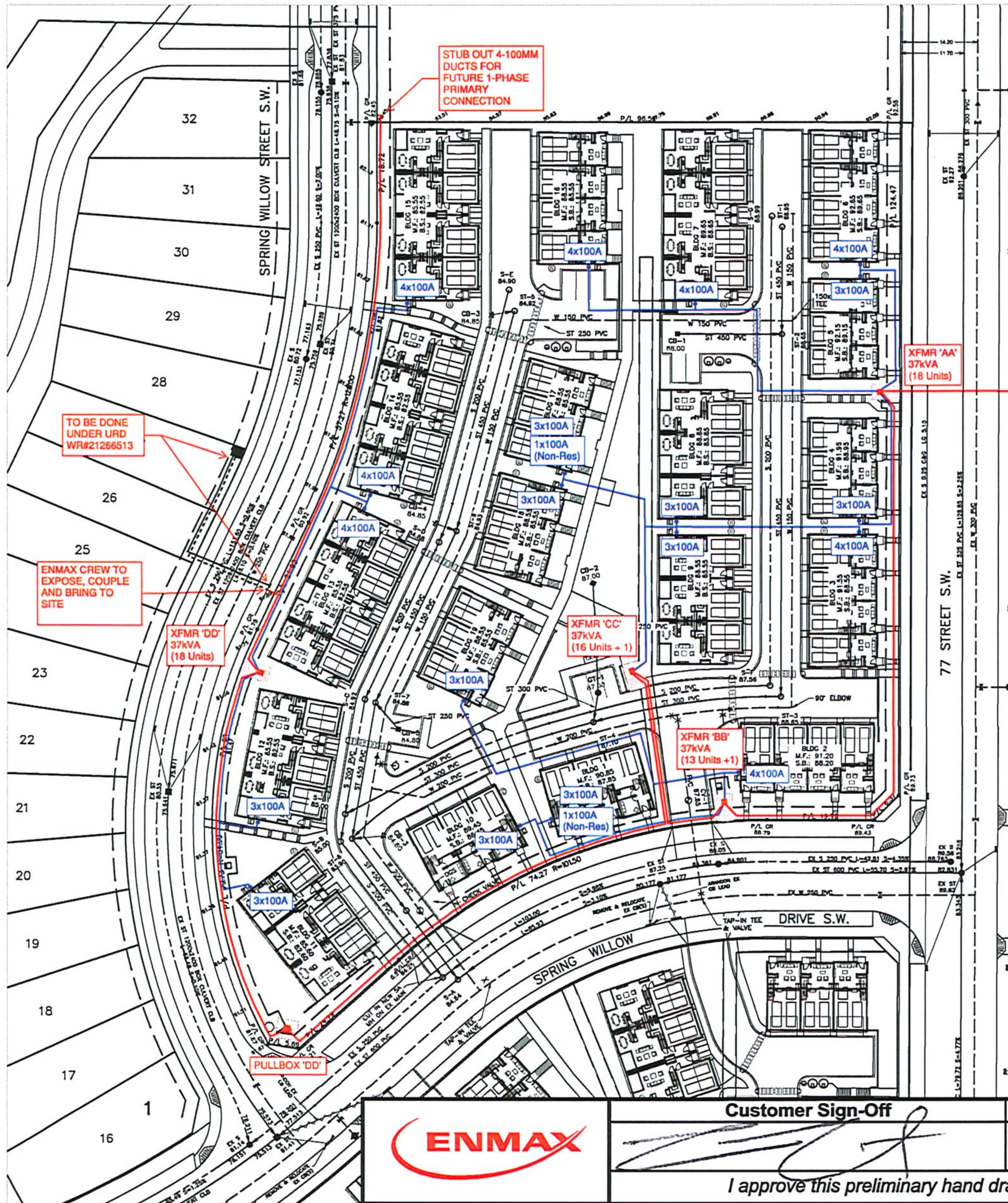
Project
SPRING WILLOW TOWNHOUSES
SPRINGBANK HILL SW
CALGARY, AB

Drawing Title
SITE PLAN
SITE LIGHTING LAYOUT

Check Scale (may be photo reduced)
0 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.

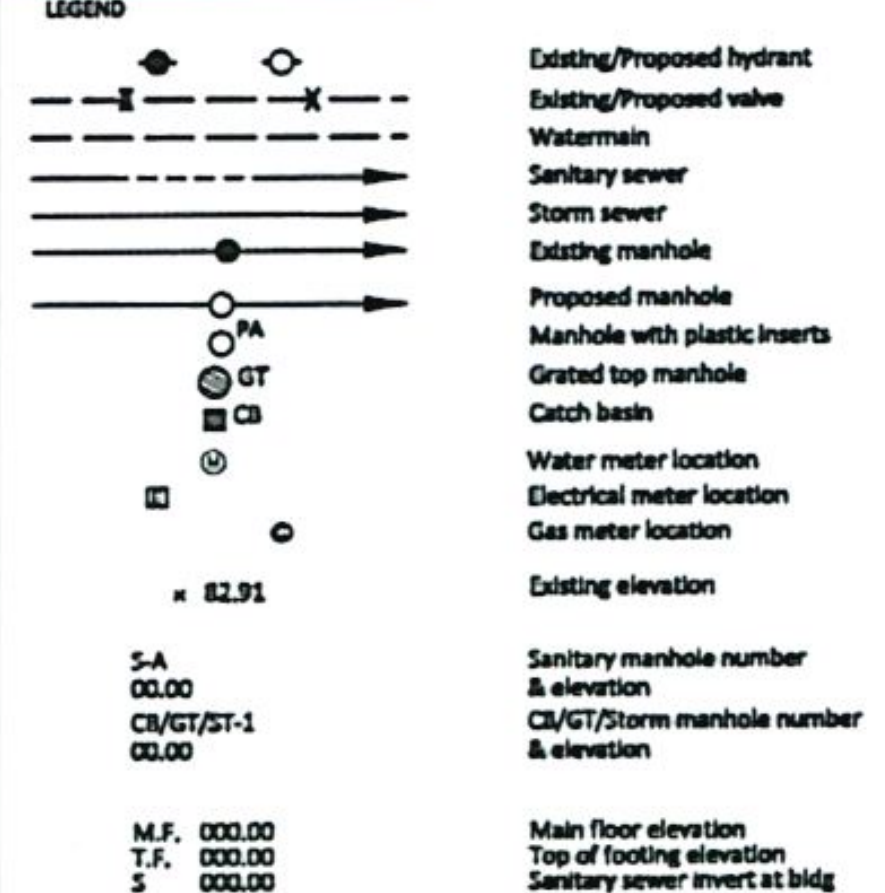
THIS DRAWING IS TO BE USED FOR GRADING & SERVING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS.

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 1013

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 Geodetic 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 300 35 PVC. All sewer service pipes 4" to 150mm to be 300 35 PVC. Sewer service pipes > 150mm to be 300 35.
 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 lines.
 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.



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.

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 _____

CIRCULATION TO _____ INITIAL _____ DATE _____

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 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 _____ 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 ☐ 00Mon00
DEVELOPMENT PERMIT ☐ 00Mon00
APPROVAL ☐ 00Mon00
BUILDING PERMIT ☐ 00Mon00
TENDER ☐ 00Mon00
CONSTRUCTION ☐ 00Mon00

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

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

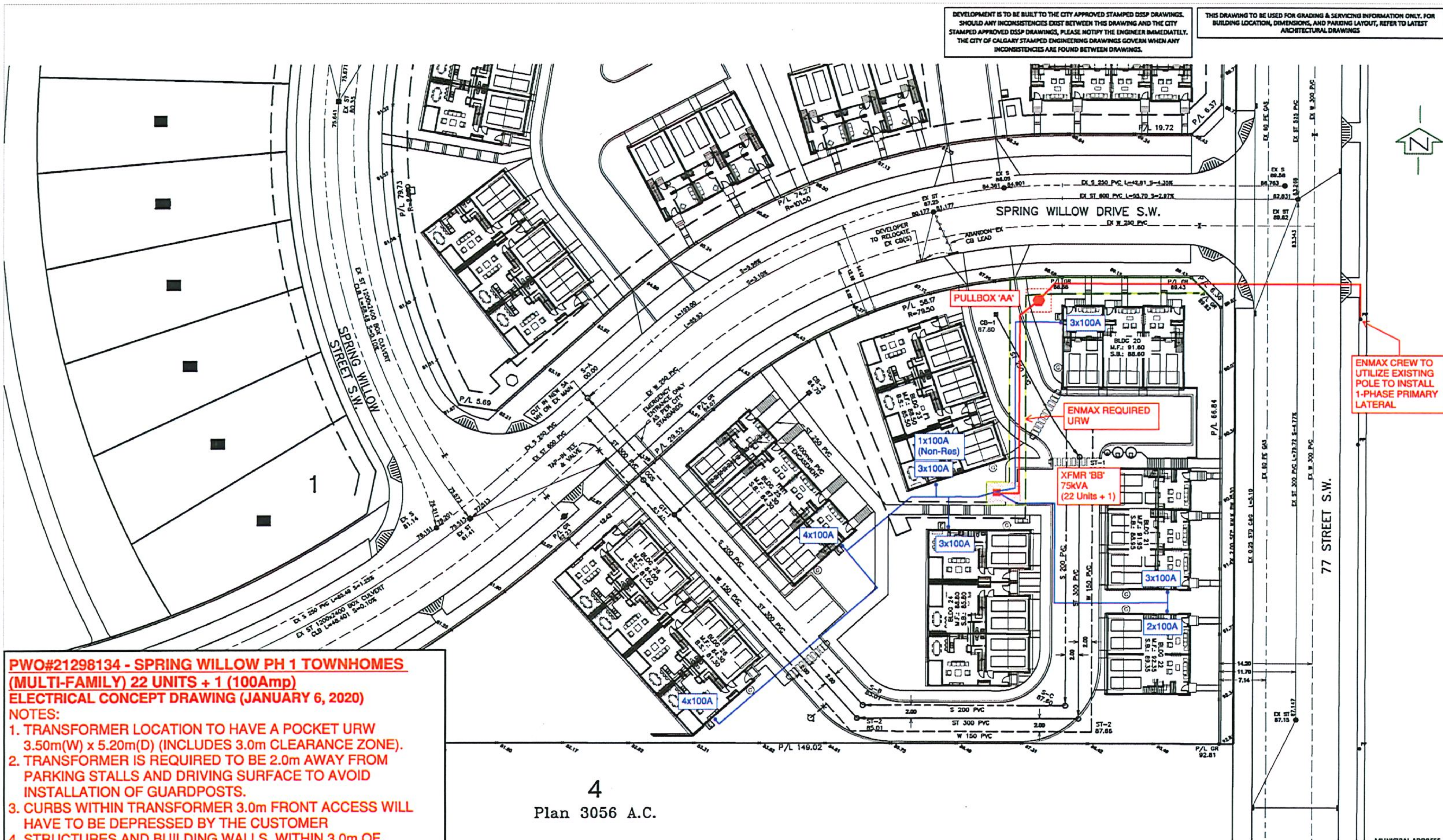
DATE APP.

CLIENT
TRUMAN HOMES

PROJECT
PROPOSED TOWNHOUSES
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.

4
Plan 3056 A.C.



Customer Sign-Off

Date

I approve this preliminary hand drawn

Jan 8 2020

FOR DEVELOPMENT PERMIT SUBMISSION ONLY.
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.			

Jubilee Engineering Consultants Ltd.
Municipal Engineering - Industrial, Commercial, & Residential Land Development - Planning - Engineering - Surveys
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileengineering.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 2A 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 1A bedding for water mains, Type 2 Installation, Class 1B 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.	DRAWING STATUS	DATE APP.

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	

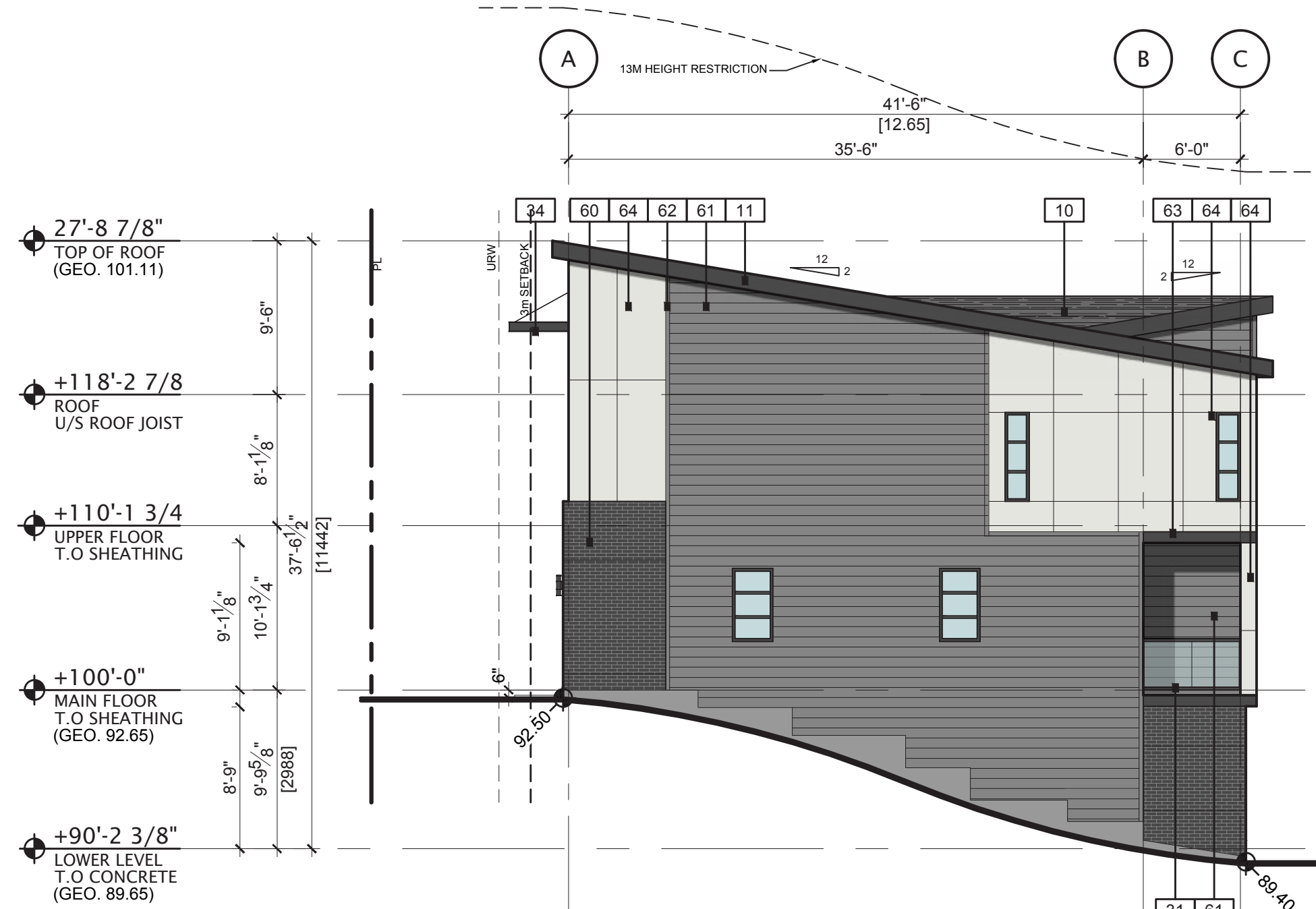
ELEVATIONS



PLOT DATE: March 11, 2020 TIME: 1:01 PM FULL PATH AND FILENAME: P:\NCCA\19-0122 - TRUMAN 77 STREET TOWNHOUSES\800 DEL MAR CH PRODS\DWG\DP30-06-00.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



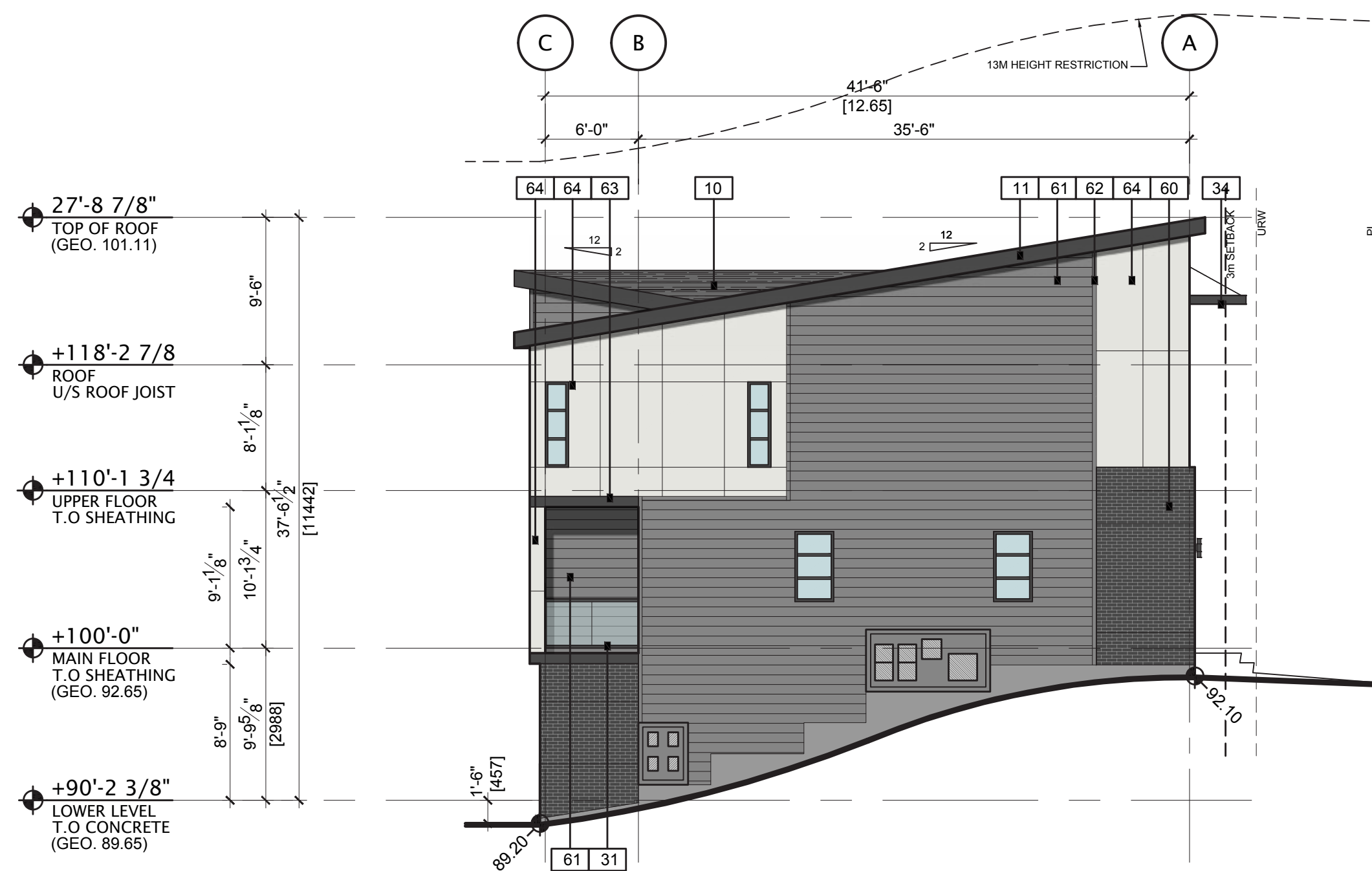
01 FRONT ELEVATION - EAST
DP30-06-00 1/8" = 1' 0"



02 SIDE ELEVATION - NORTH
DP30-06-00 1/8" = 1' 0"



03 REAR ELEVATION - WEST
DP30-06-00 1/8" = 1' 0"



04 SIDE ELEVATION - SOUTH
DP30-06-00 1/8" = 1' 0"

MATERIAL LEGEND ALL COLOR SCHEMES

10 MATERIAL: ASPHALT ROOF SHINGLES MANUFACTURER: IKO COLOUR(S): DUAL BLACK	32 MATERIAL: ENTRY PICKETS HANDRAIL MANUFACTURER: -- COLOUR(S): BLACK FRAME
11 MATERIAL: PRE-FINISHED METAL FASCIA & SOFFIT MANUFACTURER: -- COLOUR(S): BLACK	33 MATERIAL: ENTRY STEPS. MANUFACTURER: -- COLOUR(S): CONCRETE
12 MATERIAL: STANDING SEAM METAL MANUFACTURER: -- COLOUR(S): BLACK	34 MATERIAL: METAL CANOPY / TRELLIS MANUFACTURER: -- COLOUR(S): BLACK
13 MATERIAL: PRE-FINISHED RAINWARE MANUFACTURER: -- COLOUR(S): BLACK	40 MATERIAL: WALL LIGHT FIXTURE MANUFACTURER: -- COLOUR(S): BLACK (REFER TO SITE LIGHTING PLAN FOR THE IDENTIFICATION OF THE BUILDINGS WITH WALL SCONES)
20 MATERIAL: PVC WINDOW MANUFACTURER: -- COLOUR(S): BLACK	41 MATERIAL: METAL ADDRESS NUMBERS MANUFACTURER: -- COLOUR(S): BRUSHED NICKEL
21 MATERIAL: RESIDENTIAL PATIO DOOR MANUFACTURER: -- COLOUR(S): BLACK	42 MATERIAL: WALL CAP AS PER MECHANICAL MANUFACTURER: -- COLOUR(S): TO MATCH ADJACENT WALL
30 MATERIAL: BALCONY FASCIA & SOFFIT MANUFACTURER: -- COLOUR(S): BLACK	43 MATERIAL: PAVING MANUFACTURER: -- COLOUR(S): NATURAL
31 MATERIAL: BALCONY HANDRAIL MANUFACTURER: -- COLOUR(S): BLACK FRAME & CLEAR GLASS	44 PLANTER REFER TO LANDSCAPING

MATERIAL LEGEND COLOR SCHEME B3

50 MATERIAL: RESIDENTIAL ENTRY DOOR MANUFACTURER: -- COLOUR(S): COLOR TO MATCH METAL OVERHEAD GARAGE DOOR [51]	63 MATERIAL: FIBER CEMENT TRIM 8" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): BLACK
51 MATERIAL: METAL OVERHEAD GARAGE DOOR MANUFACTURER: STEEL CRAFT CONTEMPORARY COLOUR(S): CEDAR WOOD TONE	64 MATERIAL: FIBER CEMENT BOARD (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): STONE GRAY (DREAM COLLECTION)
52 NOT USED	65 MATERIAL: METAL TRIM MANUFACTURER: -- COLOUR(S): TO MATCH ADJACENT CEMENT BOARD
60 MATERIAL: BRICK CLADDING MANUFACTURER: MERIDIAN BRICK COLOUR(S): TUXEDO	66 PRIVACY WALL MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): CATFISH BLACK (DREAM COLLECTION)
61 MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): CATFISH BLACK (DREAM COLLECTION)	
62 MATERIAL: FIBER CEMENT TRIM 3.5" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): CATFISH BLACK (DREAM COLLECTION)	

GENERAL NOTES

- GAS AND ELECTRICAL METERS SHOWN FOR REPRESENTATION PURPOSES ONLY. EXACT QUANTITY, SIZE AND LOCATION WILL BE AS PER MECHANICAL AND ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE CONNECTIONS.
THE COLOR OF PANEL AND TRIM MATCHES SURROUNDING SIDING
- GAS SERVICE CONNECTIONS.
THE COLOR OF PANEL AND TRIM MATCHES SURROUNDING SIDING
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- PROVIDE BLOCKING AND SUBSTRATE AS REQUIRED BY MATERIAL MANUFACTURER
- REFER TO CIVIL FOR NUMBER OF EXTERIOR RISERS

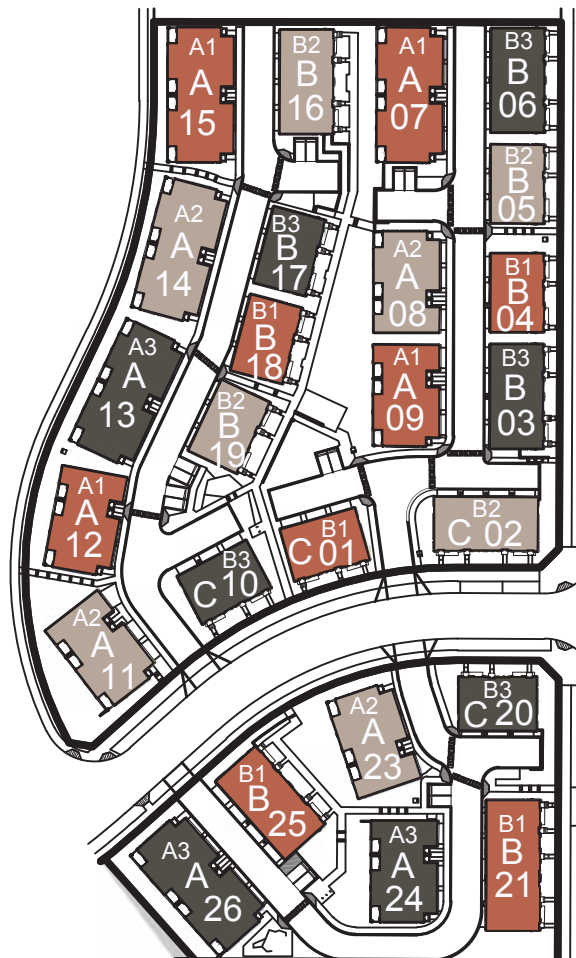
LIGHTING

- SOFFIT LIGHTS
- WALL LIGHT FIXTURES
- REFER TO SITE LIGHTING PLAN FOR LOCATION AND SPECIFICATIONS OF WALL LIGHT FIXTURES NOTED ON SIDE ELEVATIONS

COLOR SCHEMES

- SCHEME 1 = BRIARWOOD MODULAR
BLDGS # 01, 04, 07, 09, 12, 15, 18, 21 & 25
- SCHEME 2 = REDONDO GRAY NORMAN SMOOTH
BLDGS # 02, 05, 08, 11, 14, 16, 19, 22 & 23
- SCHEME 3 = TUXEDO
BLDGS # 03, 06, 10, 13, 17, 20, 24 & 26

COLOR SCHEME KEY PLAN



DATE	ISSUED FOR	REV
2020-01-16	ISSUED FOR DP	A

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Project Component
DEVELOPMENT PERMIT

Keyplan

Consultants

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

Seal(s)

NORR

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

NORR ARCHITECTS ENGINEERS PLANNERS
A Partnership of Limited Companies

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Bruce G. McNamee, Architect, AIAA, M.Arch, M.ASCE
A. Shree Narayanan, Architect, AIAA, S.Arch, M.ASCE
Adrian Tomlin, P. Eng., APECA
Chris P. P. Eng., APECA

Project Manager G. MURPHY	Drawn S. KLASSEN / L. ARRAIZA
Project Leader F. ARISTI	Checked 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

ELEVATIONS
BUILDING TYPE B - 4PLEX
(BLDG. 06)
COLOR SCHEME B3

Check Scale (may be photo reduced)

0 1 inch 0 10mm

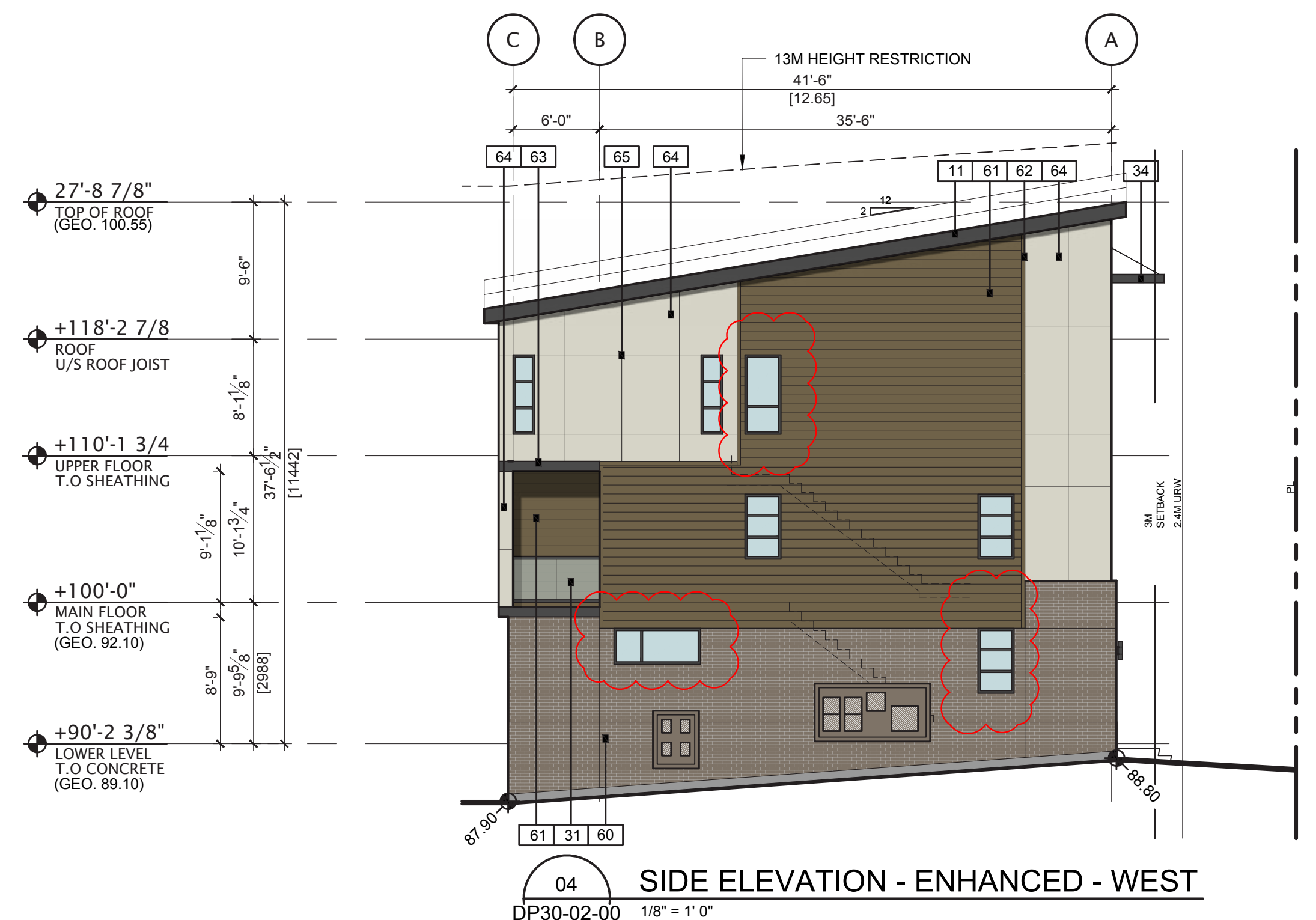
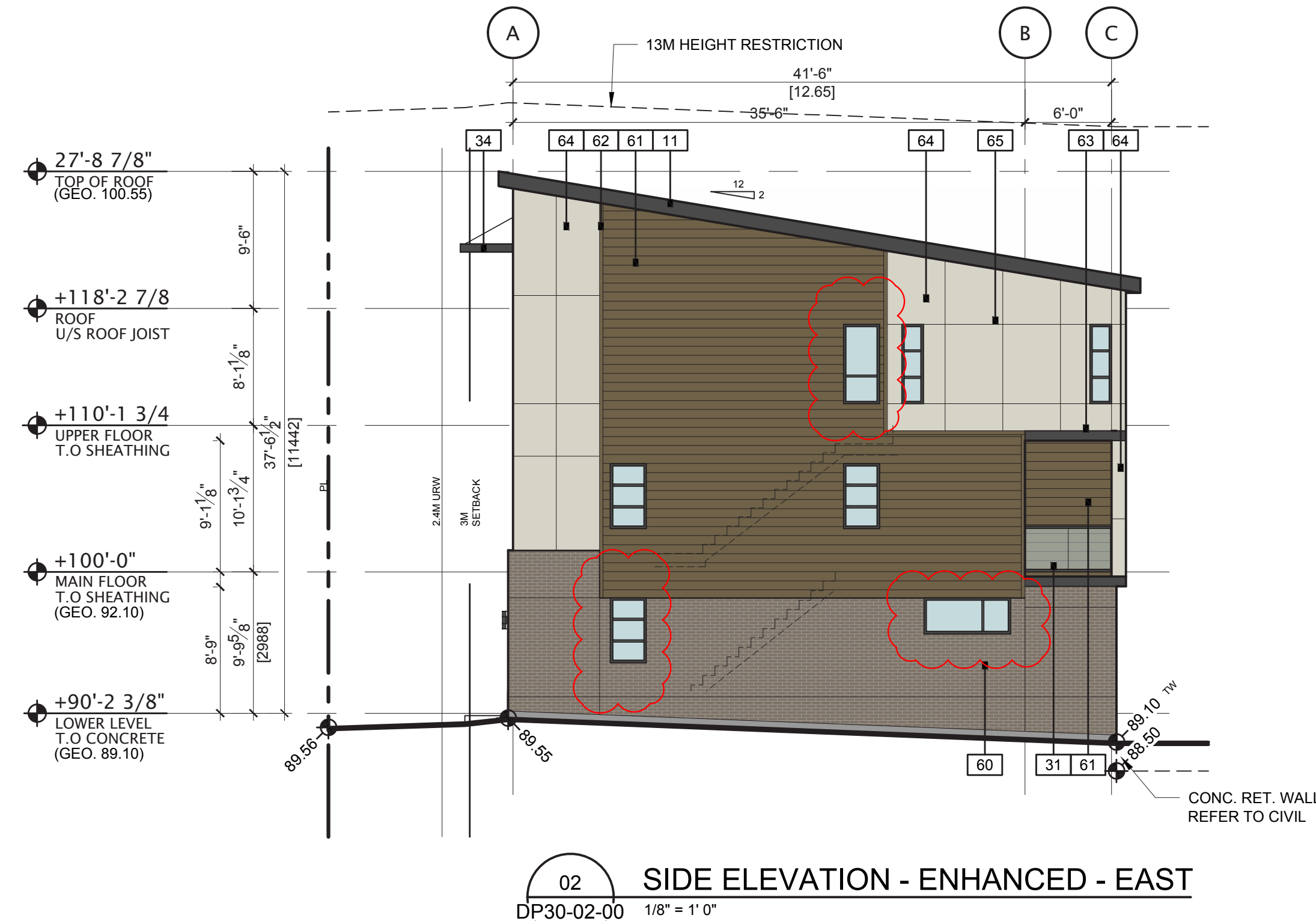
Project No.

NCCA19-0122

Drawing No.

DP30-06-00

PLOT DATE: March 11, 2020 TIME: 1:09 PM FULL PATH AND FILENAME: P:\NCCA19-0122 - TRUMAN 77 STREET TOWNHOUSES\800 DEL MAR CH PRODSHEETS\DP30-02-00.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



MATERIAL LEGEND ALL COLOR SCHEMES

10	MATERIAL: ASPHALT ROOF SHINGLES MANUFACTURER: IKO COLOUR(S): DUAL BLACK	32	MATERIAL: ENTRY PICKETS HANDRAIL MANUFACTURER: -- COLOUR(S): BLACK FRAME
11	MATERIAL: PRE-FINISHED METAL FASCIA & SOFFIT MANUFACTURER: -- COLOUR(S): BLACK	33	MATERIAL: ENTRY STEPS. MANUFACTURER: -- COLOUR(S): CONCRETE
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13	MATERIAL: PRE-FINISHED RAINWARE MANUFACTURER: -- COLOUR(S): BLACK	40	MATERIAL: WALL LIGHT FIXTURE MANUFACTURER: -- COLOUR(S): BLACK (REFER TO SITE LIGHTING PLAN FOR THE IDENTIFICATION OF THE BUILDINGS WITH WALL SCONES)
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MATERIAL LEGEND COLOR SCHEME B2

50	MATERIAL: RESIDENTIAL ENTRY DOOR MANUFACTURER: -- COLOUR(S): COLOR TO MATCH METAL OVERHEAD GARAGE DOOR [51]	63	MATERIAL: FIBER CEMENT TRIM 8" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): BLACK
51	MATERIAL: METAL OVERHEAD GARAGE DOOR MANUFACTURER: STEEL CRAFT CONTEMPORARY COLOUR(S): WALNUT WOOD TONE	64	MATERIAL: FIBER CEMENT BOARD (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): COBBLESTONE
52	NOT USED	65	MATERIAL: METAL TRIM MANUFACTURER: -- COLOUR(S): TO MATCH ADJACENT CEMENT BOARD
60	MATERIAL: BRICK CLADDING MANUFACTURER: MUTUAL MATERIALS COLOUR(S): REDONDO GRAY NORMAN SMOOTH	66	PRIVACY WALL MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): TIMBER BARK
61	MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): TIMBER BARK		
62	MATERIAL: FIBER CEMENT TRIM 3.5" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): TIMBER BARK		

GENERAL NOTES

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- ELECTRICAL SERVICE CONNECTIONS.
THE COLOR OF PANEL AND TRIM MATCHES SURROUNDING SIDING
- GAS SERVICE CONNECTIONS.
THE COLOR OF PANEL AND TRIM MATCHES SURROUNDING SIDING
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- REFER TO CIVIL FOR NUMBER OF EXTERIOR RISERS

LIGHTING

- SOFFIT LIGHTS
- WALL LIGHT FIXTURES
- REFER TO SITE LIGHTING PLAN FOR LOCATION AND SPECIFICATIONS OF WALL LIGHT FIXTURES NOTED ON SIDE ELEVATIONS

COLOR SCHEMES

- SCHEME 1 = BRIARWOOD MODULAR
BLDGS # 01, 04, 07, 09, 12, 15, 18, 21 & 25
- SCHEME 2 = REDONDO GRAY NORMAN SMOOTH
BLDGS # 02, 05, 08, 11, 14, 16, 19, 22 & 23
- SCHEME 3 = TUXEDO
BLDGS # 03, 06, 10, 13, 17, 20, 24 & 26

COLOR SCHEME KEY PLAN



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

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Project Component	DEVELOPMENT PERMIT
Keyplan	

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

Seal(s)

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Calgary, Alberta, Canada T2G 4Y5
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Project Manager	G. MURPHY	Drawn	S. KLASSEN / L. ARRIAZA
Project Leader	F. ARISTI	Checked	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

ELEVATIONS
BUILDING TYPE B-4PLEX
(BLDG. 02)
COLOR SCHEME B2

Check Scale (may be photo reduced)

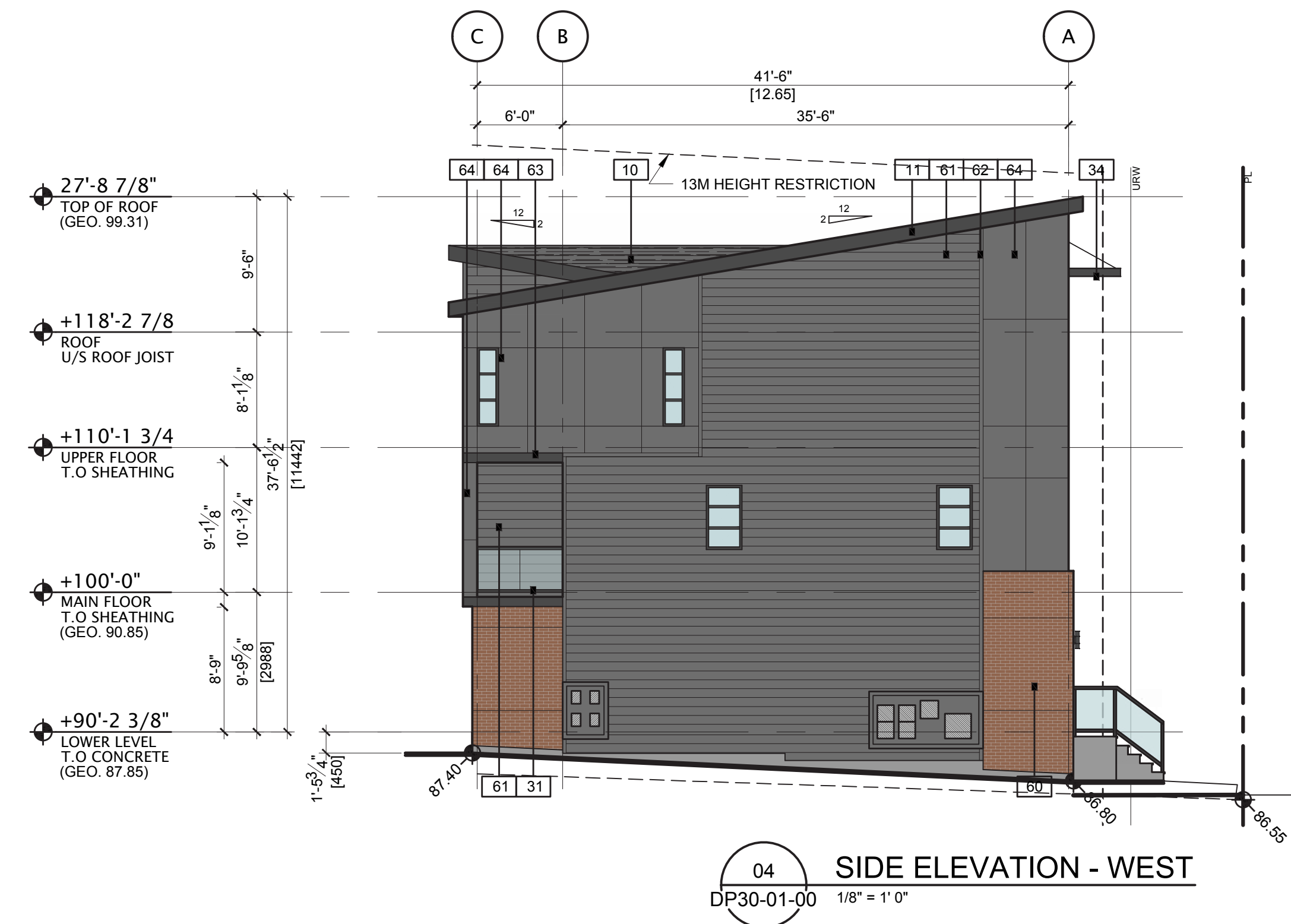
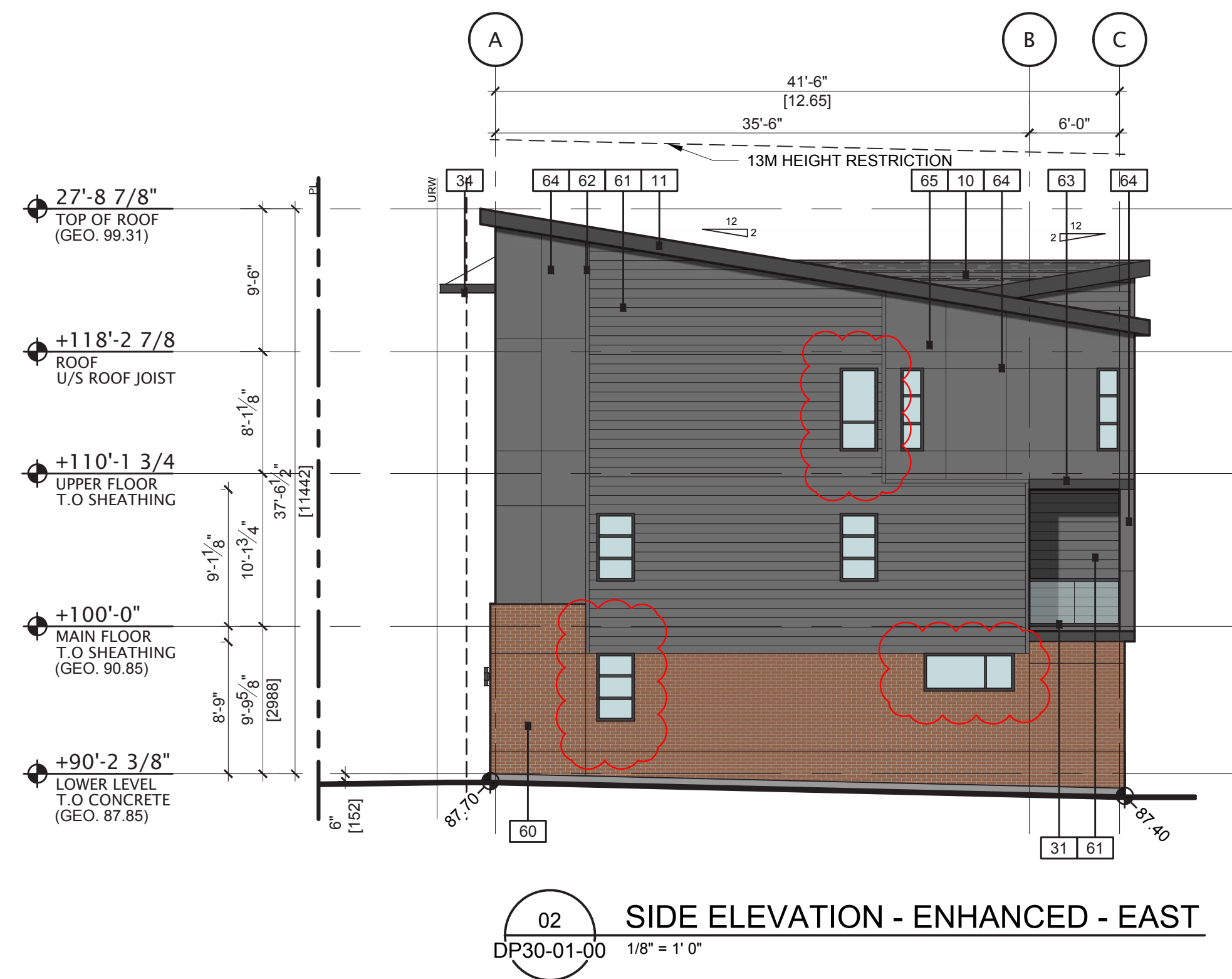
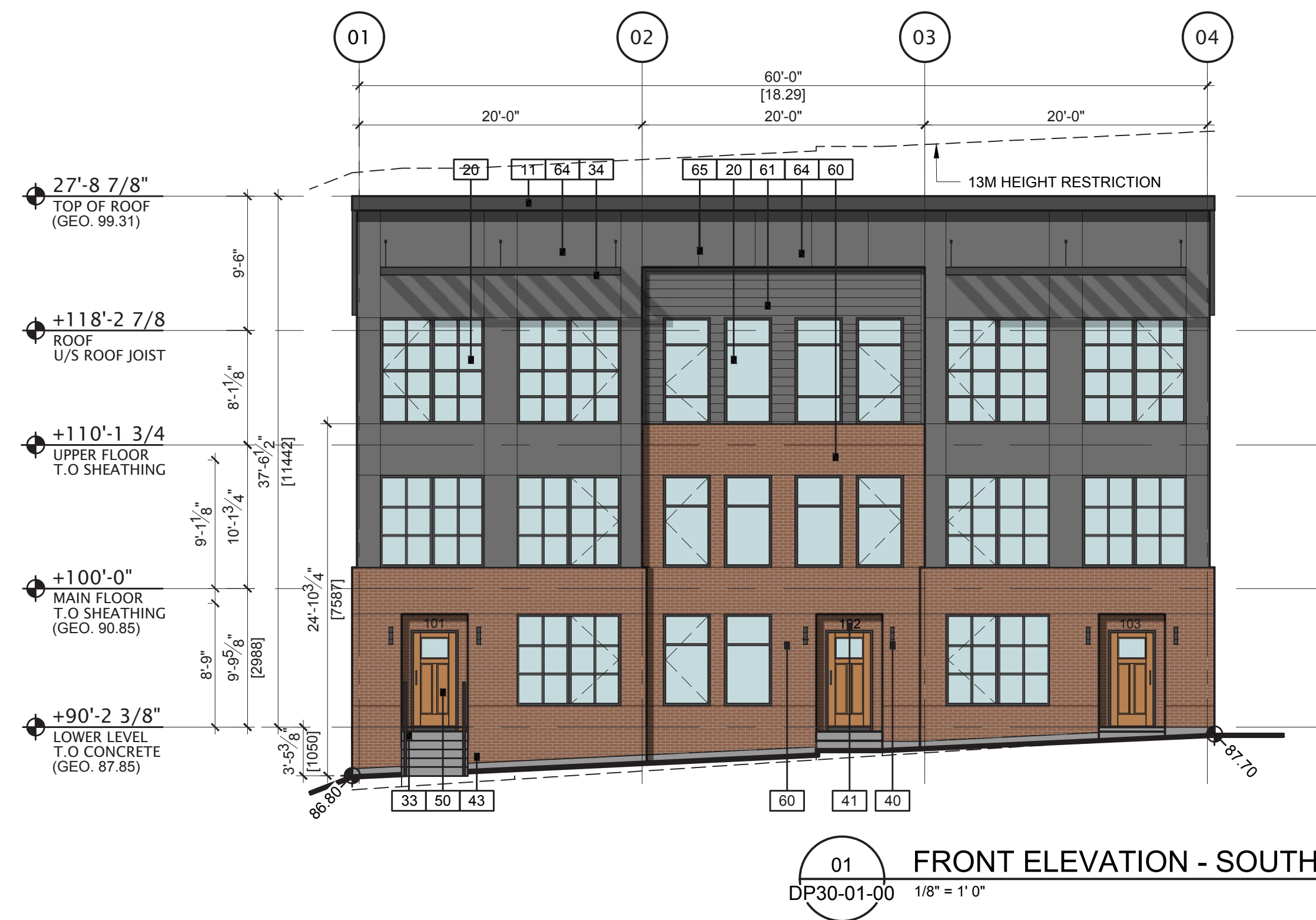
Project No.

NCCA19-0122

Drawing No.

DP30-02-00

PLOT DATE: March 11, 2020 TIME: 10:51 AM FULL PATH AND FILENAME: P:\NCA\19-0122 - TRUMAN 77 STREET TOWNHOUSES\BDD\DELIVACH_PROD\SHEET\DP30-01-00.DWG PLOT STYLE TABLE: PMA-STD-100.ctb



MATERIAL LEGEND ALL COLOR SCHEMES

10	MATERIAL: ASPHALT ROOF SHINGLES MANUFACTURER: IKO COLOUR(S): DUAL BLACK	32	MATERIAL: ENTRY PICKETS HANDRAIL MANUFACTURER: -- COLOUR(S): BLACK FRAME
11	MATERIAL: PRE-FINISHED METAL FASCIA & SOFFIT MANUFACTURER: -- COLOUR(S): BLACK	33	MATERIAL: ENTRY STEPS. MANUFACTURER: -- COLOUR(S): CONCRETE
12	MATERIAL: STANDING SEAM METAL MANUFACTURER: -- COLOUR(S): BLACK	34	MATERIAL: METAL CANOPY / TRELLIS MANUFACTURER: -- COLOUR(S): BLACK
13	MATERIAL: PRE-FINISHED RAINWARE MANUFACTURER: -- COLOUR(S): BLACK	40	MATERIAL: WALL LIGHT FIXTURE MANUFACTURER: -- COLOUR(S): BLACK (REFER TO SITE LIGHTING PLAN FOR THE IDENTIFICATION OF THE BUILDINGS WITH WALL SCONES)
20	MATERIAL: PVC WINDOW MANUFACTURER: -- COLOUR(S): BLACK	41	MATERIAL: METAL ADDRESS NUMBERS MANUFACTURER: -- COLOUR(S): BRUSHED NICKEL
21	MATERIAL: RESIDENTIAL PATIO DOOR MANUFACTURER: -- COLOUR(S): BLACK	42	MATERIAL: WALL CAP AS PER MECHANICAL MANUFACTURER: -- COLOUR(S): TO MATCH ADJACENT WALL
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31	MATERIAL: BALCONY HANDRAIL MANUFACTURER: -- COLOUR(S): BLACK FRAME & CLEAR GLASS	44	PLANTER REFER TO LANDSCAPING

MATERIAL LEGEND COLOR SCHEME B1

50	MATERIAL: RESIDENTIAL ENTRY DOOR MANUFACTURER: -- COLOUR(S): TO MATCH CEDAR (STEEL CRAFT)	63	MATERIAL: FIBER CEMENT TRIM 8" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): BLACK
51	MATERIAL: METAL OVERHEAD GARAGE DOOR MANUFACTURER: PAINTED STEEL COLOUR(S): MATCH SHOU SUGI BAN (DARK GREY)	64	MATERIAL: FIBER CEMENT BOARD (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): SHOU SUGI BAN (DREAM COLLECTION)
52	NOT USED	65	MATERIAL: METAL TRIM MANUFACTURER: -- COLOUR(S): TO MATCH ADJACENT CEMENT BOARD
60	MATERIAL: BRICK CLADDING MANUFACTURER: GENERAL SHALE COLOUR(S): BRIARWOOD MODULAR	66	PRIVACY WALL MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): SHOU SUGI BAN (DREAM COLLECTION)
61	MATERIAL: FIBER CEMENT SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): SHOU SUGI BAN (DREAM COLLECTION)		
62	MATERIAL: FIBER CEMENT TRIM 3.5" (SMOOTH) MANUFACTURER: JAMES HARDIE COLOUR(S): SHOU SUGI BAN (DREAM COLLECTION)		

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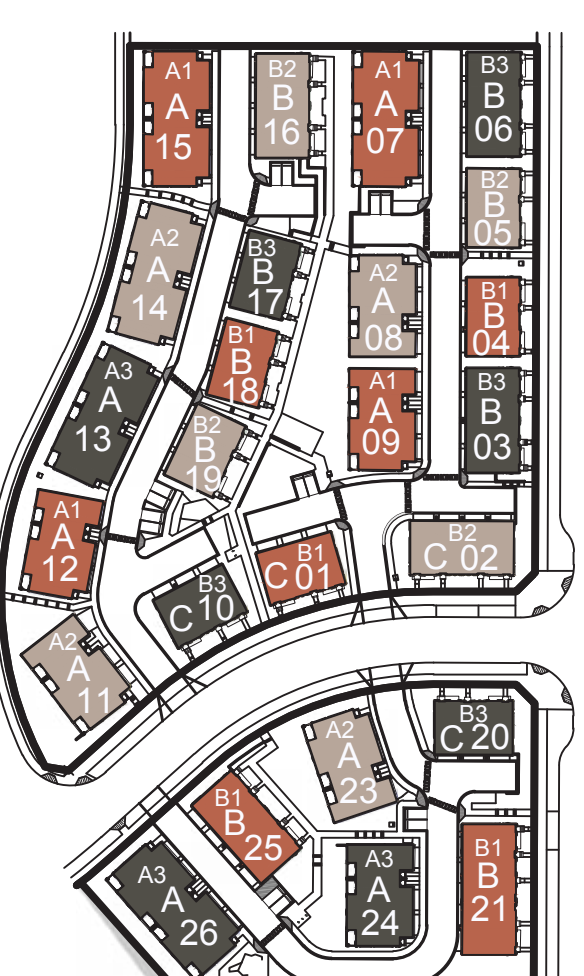
LIGHTING

- SOFFIT LIGHTS
- WALL LIGHT FIXTURES
- REFER TO SITE LIGHTING PLAN FOR LOCATION AND SPECIFICATIONS OF WALL LIGHT FIXTURES NOTED ON SIDE ELEVATIONS

COLOR SCHEMES

- SCHEME 1 = BRIARWOOD MODULAR
BLDGs # 01, 04, 07, 09, 12, 15, 18, 21 & 25
- SCHEME 2 = REDONDO GRAY NORMAN SMOOTH
BLDGs # 02, 05, 08, 11, 14, 16, 19, 22 & 23
- SCHEME 3 = TUXEDO
BLDGs # 03, 06, 10, 13, 17, 20, 24 & 26

COLOR SCHEME KEY PLAN



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



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

Seal(s)



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Calgary, Alberta, Canada T2G 4Y5
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Bruce G. McPherson, Architect, AIA, M.Arch, M.ASBC
A. Shou-Sugi-Ban, Architect, AIA, B.Arch, M.Arch
Adam Tomlin, P. Eng, APECA
Chris Phipps, P. Eng, APECA

Project Manager	G. MURPHY	Drawn	S. KLASSEN / L. ARRAIZA
Project Leader	F. ARISTI	Checked	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

ELEVATIONS
BUILDING TYPE C-3PLEX
(BLDG. 01)
COLOR SCHEME B1

Check Scale (may be photo reduced)

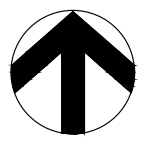
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Project No.

NCCA19-0122

Drawing No.

DP30-01-00



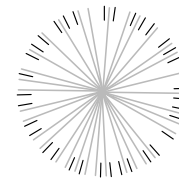
77 STREET SW

SPRING WILLOW STREET S.W.

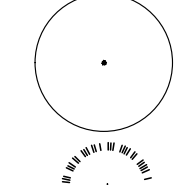
MATCH LINE TO DRAWING L1.2

LEGEND

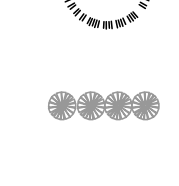
	REGULAR GREY COLOR CONCRETE TROWEL CONTROL JOINT WITH BROOM OVER FINISH CONCRETE TO CITY OF CALGARY SPECIFICATIONS SEC 310 AND 311.00.00
	LIGHT GREY SANDBLAST FINISHED CONCRETE
	10MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC COMPACTED TO 98% S.P.D.
	PEA GRAVEL PLAY AREA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



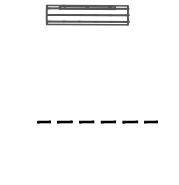
CONIFEROUS TREES



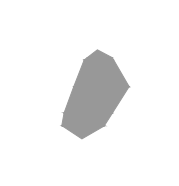
DECIDUOUS SHRUBS



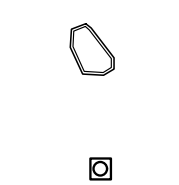
CONIFEROUS SHRUBS



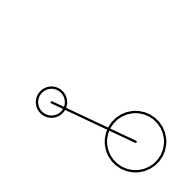
PERENNIALS



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



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



RUNDIE 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

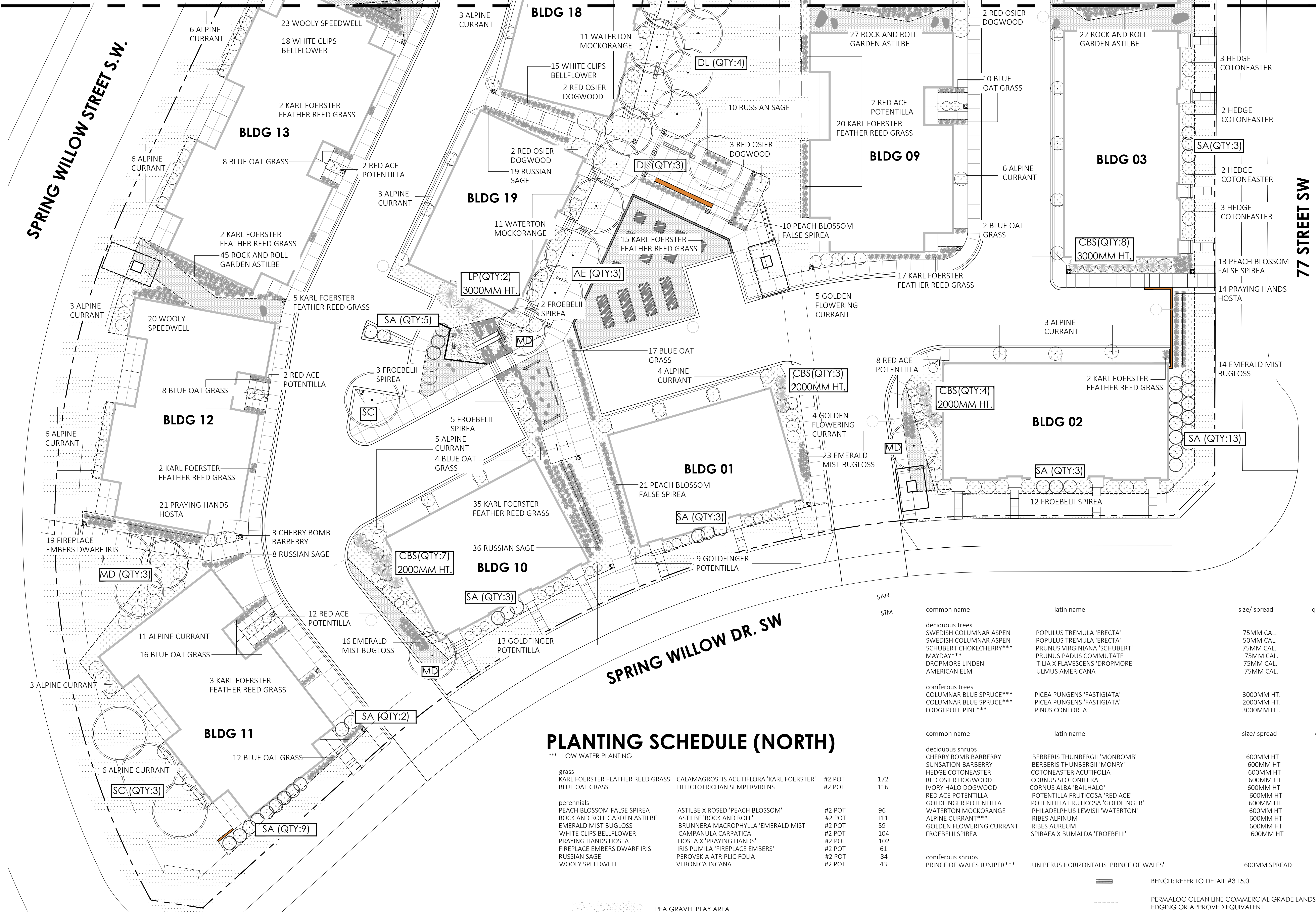
SCALE
DATE
DRAWN BY
CHECKED BY

1:200
191105
CC
YN

L3.1 PLANTING PLAN
AREA 1

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MATCH LINE TO DRAWING L1.1



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.

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	
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	

- PEA GRAVEL PLAY AREA
- PLANTING BED WITH 75MM DEPTH CEDAR MULCH
- SOD
- DECIDUOUS TREES

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
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

LANDSCAPE ARCHITECTURE + URBAN DESIGN

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↑

19144SPH1

SPRINGBANK HILL

SEAL

ISSUED FOR 85% REVIEW BUILDING PERMIT

DATE 201023 201030

SCALE 1:200

DATE 191105

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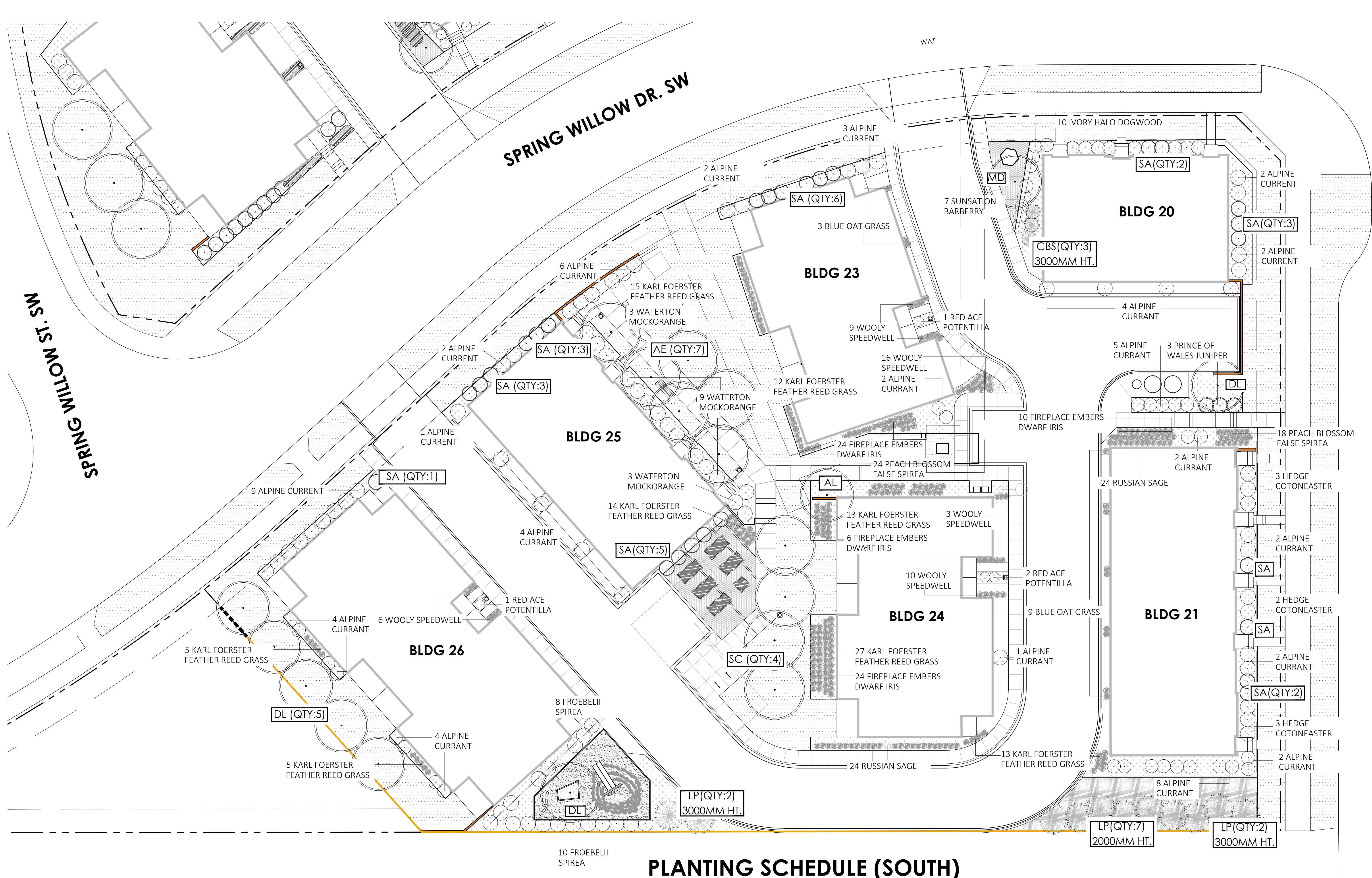
L3.2

PLANTING PLAN AREA 2

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File Location: N:\Projects\19144SPH1_Springbank Hill\Current\Construction Drawing\19144SPH1_Site Landscape Plan_North_201030.dwg Plotted: October 30, 2020 9:42:35 AM by Chen Chen



LEGEND

	10MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC		CONIFEROUS TREES
	40MM RUNDLE ROCK INSTALLED TO 100MM DEPTH ON TOP OF LANDSCAPE GEOTEXTILE FABRIC		DECIDUOUS SHRUBS
	PEA GRAVEL PLAY AREA		CONIFEROUS SHRUBS
	PLANTING BED WITH 75MM DEPTH CEDAR MULCH		PERENNIALS
	SOD		BENCH; REFER TO DETAIL #3 L5.0
	URW		PERMALOC: CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING OR APPROVED EQUIVALENT INSTALL AS PER MANUFACTURER'S SPECIFICATION SIZE:1/8" x 4" FINISH: BLACK
	DECIDUOUS TREES		STACKABLE BOULDERS VARIOUS SIZES, MAX. DIMENSION: 600MM DEEP, 800MM LONG, 300MM HIGH MIN. DIMENSION 500MM DEEP, 600MM LONG, 400MM HIGH.
	1800MM HIGH WOOD FENCE; REFER TO DETAIL #1 L5.0		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			
SUNSATON 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

19144SPH1

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

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L3.1 PLANTING PLAN OVERALL SITE

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