

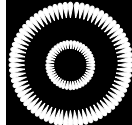


21-215

PERSPECTIVE VIEW
FROM REGIONAL PATHWAY



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Seal:

Project:

PROPOSED

Commercial Development

31 ROYAL VISTA DRIVE
CALGARY, AB

LOT 18 BLOCK 1 PLAN 171.0547

Revisions:

FEBRUARY 15, 2023: ISS. FOR DEVELOPMENT PERMIT

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DATE: FEBRUARY 10, 2023
DRAWN: DC

DP 0.0

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DP 0.1



SETBACK	REQUIRED:	PROVIDED:
NORTH (1.2m):	149.33 sq.m.	149.33 sq.m.
EAST (1.2m):	80.86 sq.m.	80.86 sq.m.
SOUTH (6.0m):	685.08 sq.m.	865.13 sq.m.
WEST (6.0m):	776.36 sq.m.	929.9 sq.m.
	*front setback is included in West calculation	
TOTAL:	1691.63 sq.m.	2026.22 sq.m.
PLANTINGS:	4 TREES:	0 TREES:
NORTH (1.2m): 149.33/50.0 = 2.98	3 TREES + 6 SHRUBS	0 TREES + 0 SHRUBS
EAST (1.2m): 80.86/50.0 = 1.61	2 TREES + 4 SHRUBS	0 TREES + 0 SHRUBS
SOUTH (6.0m): 685.08/50.0 = 13.70	14 TREES + 26 SHRUBS	16 TREES + 13 SHRUBS
WEST (6.0m): 776.36/50.0 = 15.52	16 TREES + 32 SHRUBS	16 TREES + 48 SHRUBS
	*front setback is included in West calculation	
	4 TREES @ ISLAND	
	30 SHRUBS @ ISLAND	
TOTAL:	35 TREES + 70 SHRUBS	36 TREES + 91 SHRUBS

- ALL PLANTINGS TO BE OF THE LOW WATER VARIETY - AUTOMATIC LOW-WATER IRRIGATION SYSTEM TO BE PROVIDED.					
NEW PLANT LIST		ITEM	SIZE (@ PLANTING)	TOTAL QTY.	LW QTY.
		LARGE CONIFEROUS TREES Low Water (LW): Lodgepole Pine or equivalent	3.0m height minimum	12	8/100%
		SMALL CONIFEROUS TREES Low Water (LW): Lodgepole Pine or equivalent	2.0m height minimum	8	19/100%
		LARGE DECIDUOUS TREES - Low Water (LW): Amur Maple or equivalent	minimum 75mm caliper	12	17/100%
		SMALL DECIDUOUS TREES - Low Water (LW): Chickaree or equivalent	minimum 50mm caliper	4	0/100%
	# of plantings	DECIDUOUS SHRUBS - Low Water (LW): Saskatoon Berry, Bearberry, Hawthorn, "Wolf Willow", "Lies" CONIFEROUS SHRUBS - Juniper or equivalent - Dwarf Mugo Pine or equivalent	600mm height minimum 600mm spread minimum	30 45	6/100% 60/100%
		NATIVE GRASSES - Low Water (LW): Carl Foerster or equivalent	600mm spread	16	18/100%

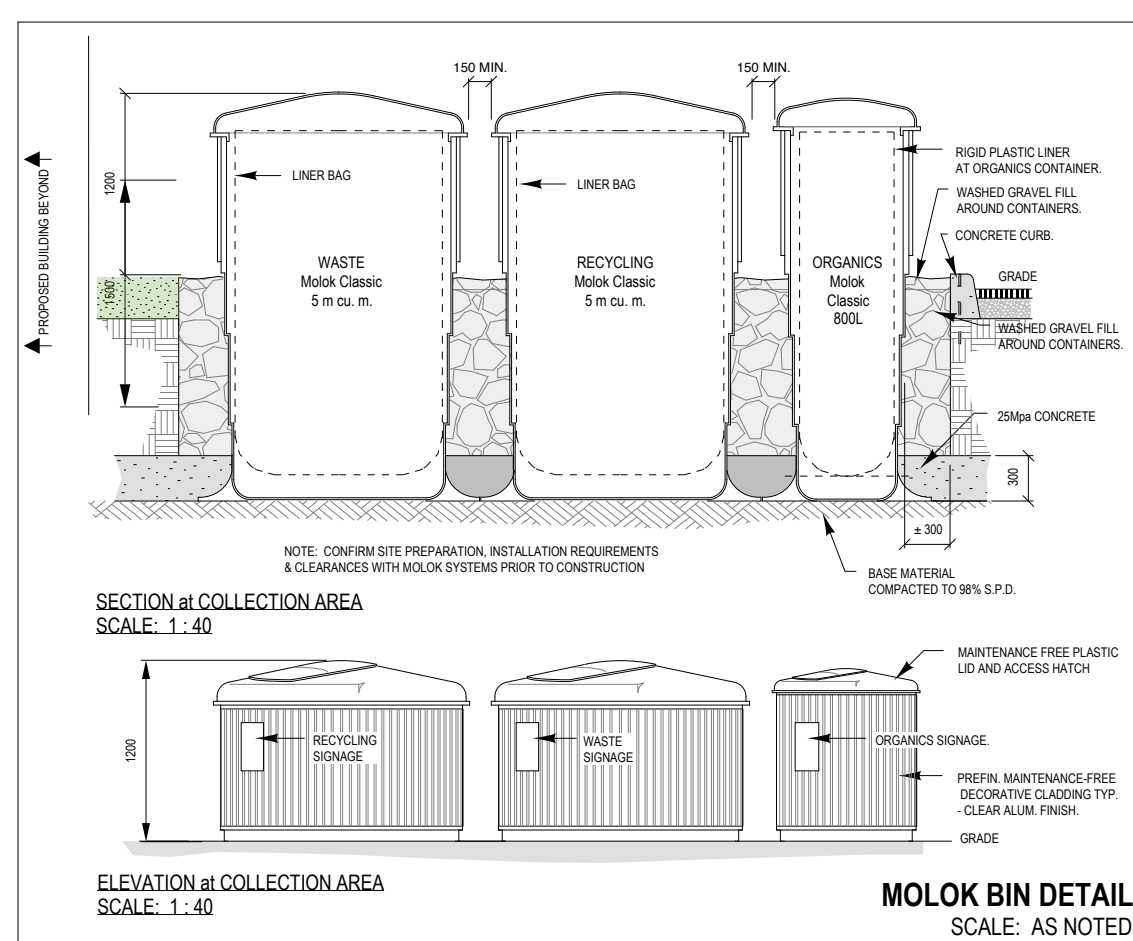
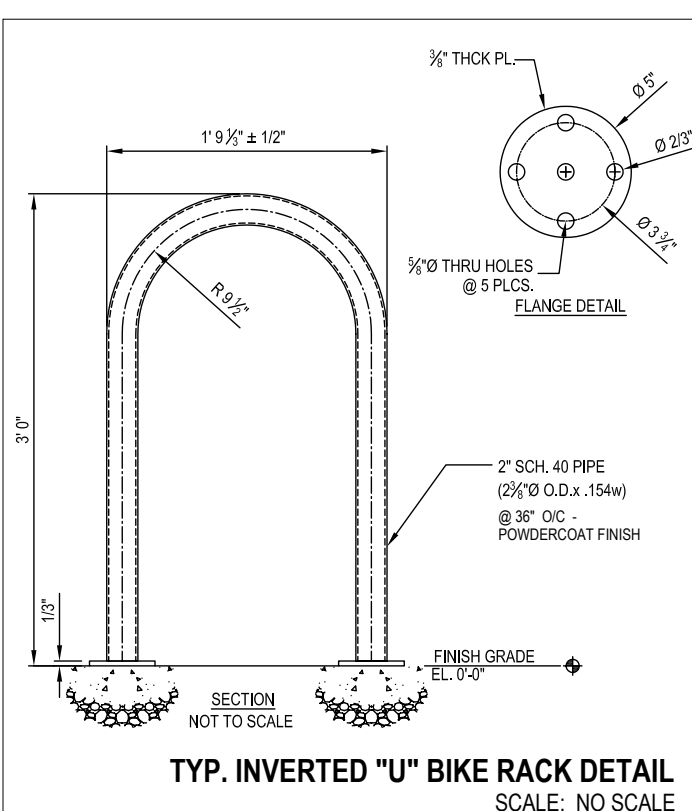
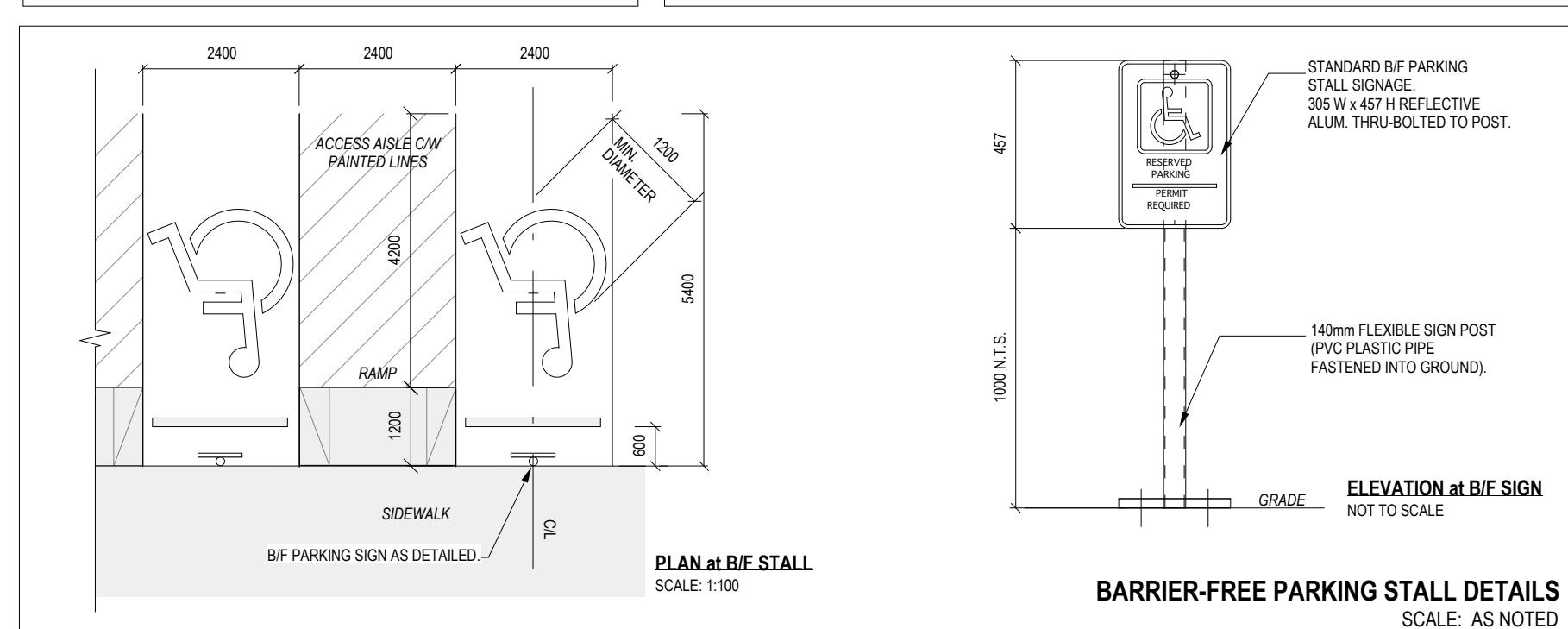
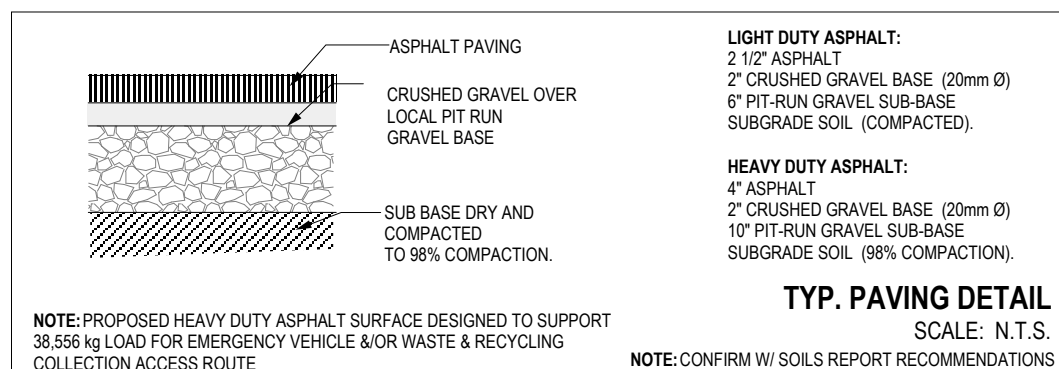
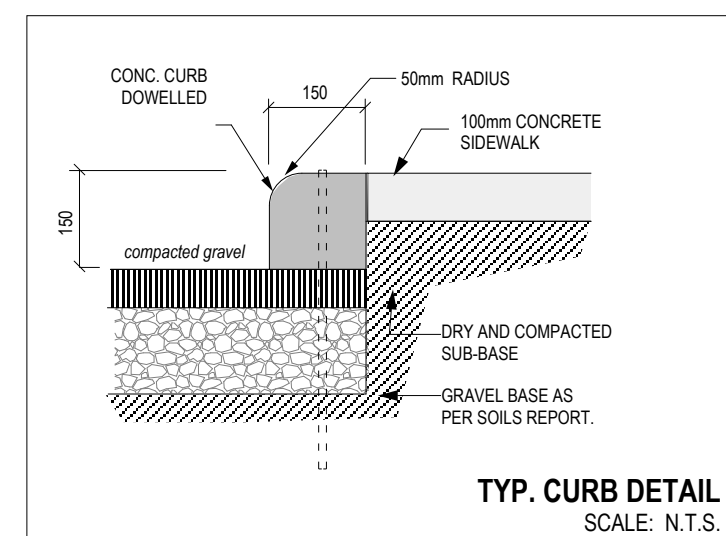
NOTE: REFER TO SITE PLAN FOR TREE LINES AND SHRUBS

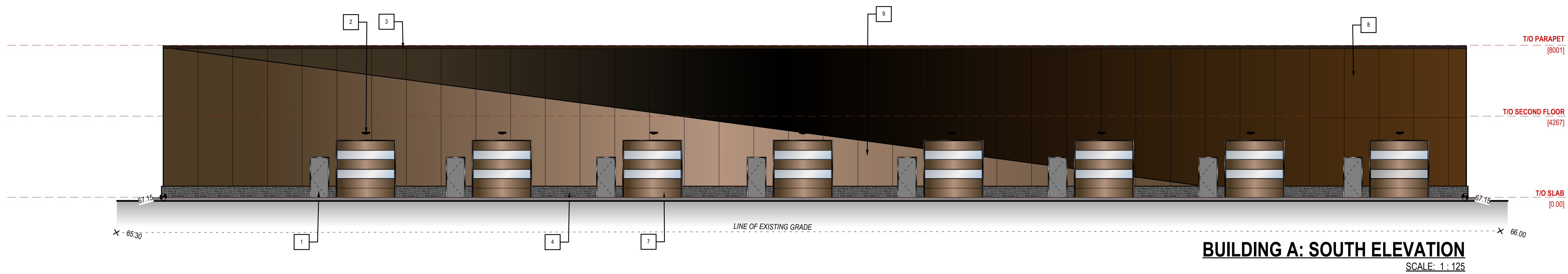
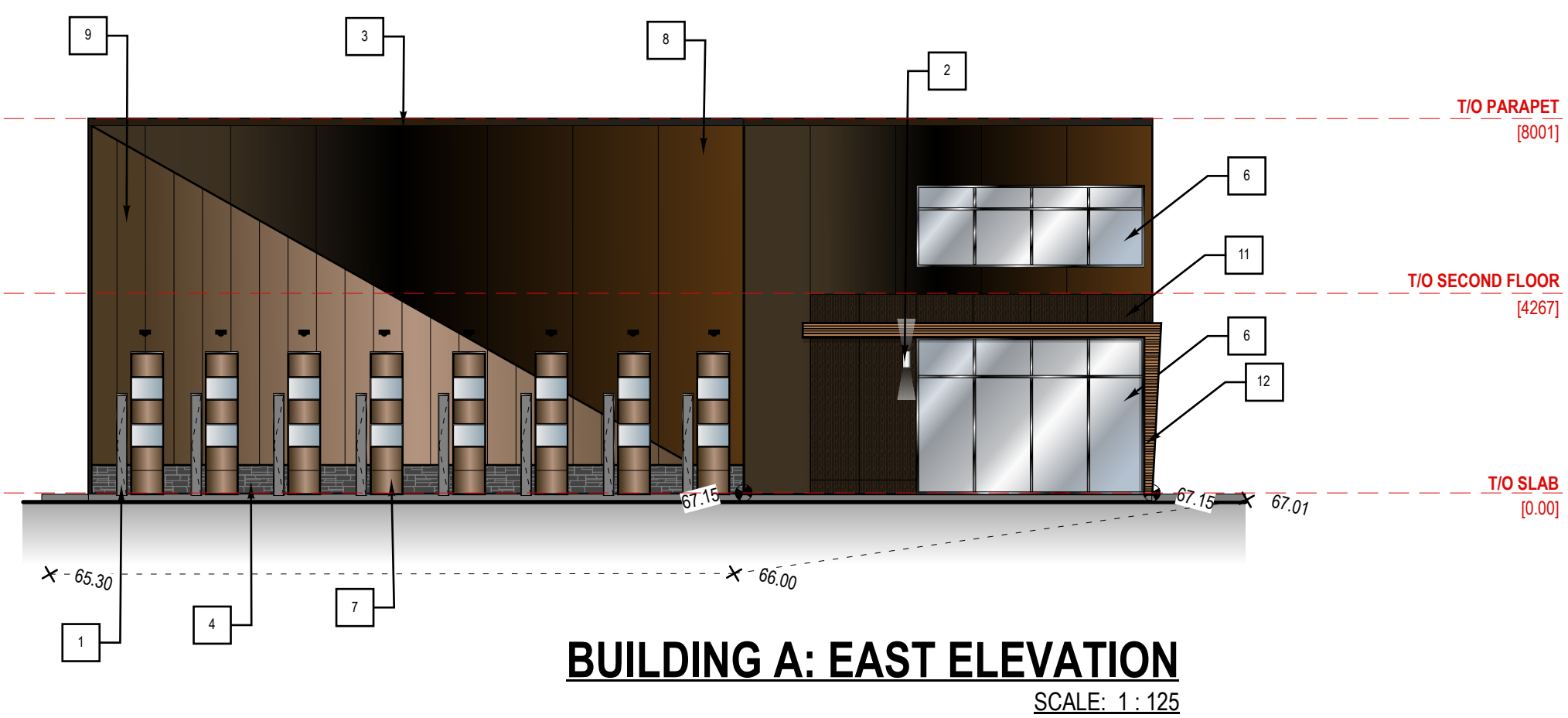
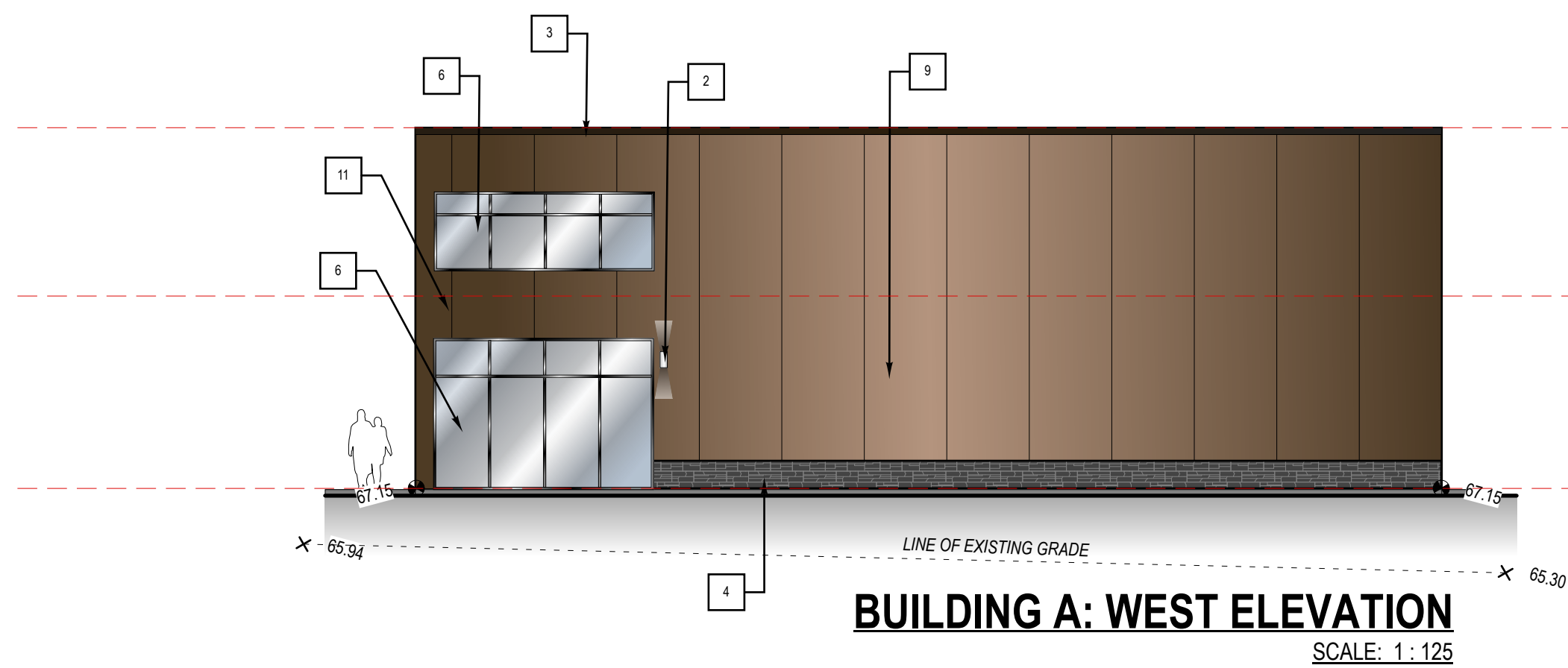
*refer to Tables 3 & 4 in Part 6, Division 1 of Catalogue List

	GRASS/SOD		PERMEABLE PAVERS		CONCRETE		ASPHALT
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NOTES:

- ALL TREES & SHRUBS SHOWN ON PLAN ARE AT FULL MATURITY
- ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CLAGARY & MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- A MINIMUM 25% OF ALL REQUIRED TREES MUST BE CONIFEROUS.
- DECIDUOUS TREES MUST BE THE MINIMUM CALIPER OF 50mm AND AT LEAST 50% OF THE PROVIDED DECIDUOUS TREES MUST HAVE A MINIMUM CALIPER OF 75mm AT THE TIME OF PLANTING.
- CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 2.0m AND AT LEAST 50% OF THE PROVIDED CONIFEROUS TREES MUST BE A MINIMUM OF 3.0m IN HEIGHT AT THE TIME OF PLANTING.
- SHRUBS MUST BE A MINIMUM HEIGHT OR SPREAD OF 0.6m AT THE TIME OF PLANTING.
- TREES AND LANDSCAPED AREAS MAY INCLUDE URBAN AGRICULTURE

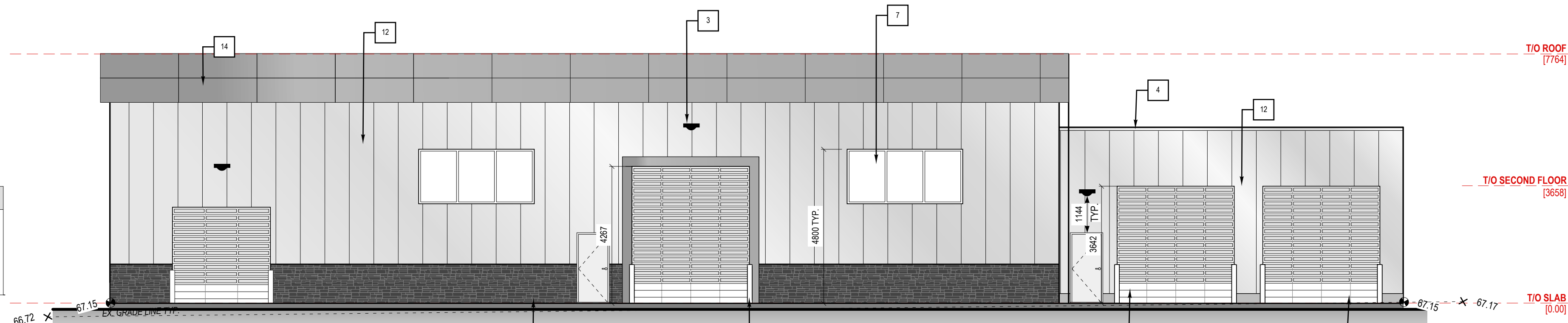




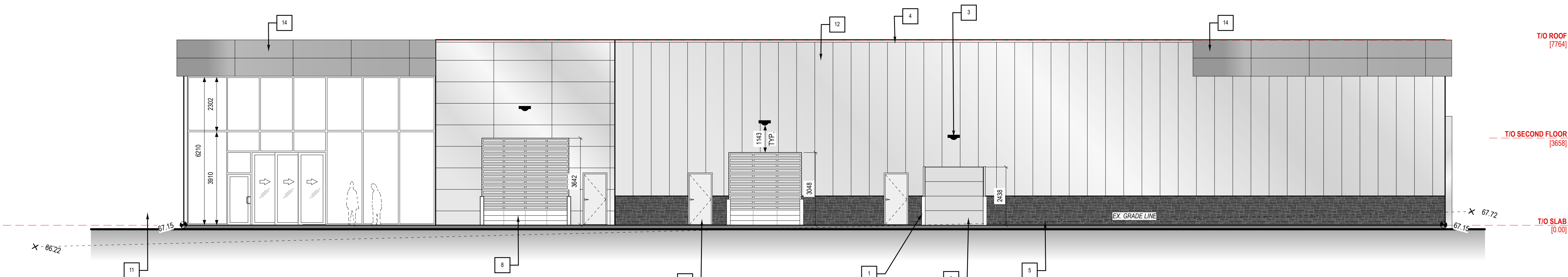
EXTERIOR FINISHES			
1	METAL DOORS & FRAME W/ PAINT FINISH.	10	SURFACE MOUNTED SIGNAGE, ILLUMINATED, CONCEALED POWER AND MOUNTING AS REQUIRED.
2	LIGHT FIXTURE AS PER ELEC. DWGS.	11	JAMES HARDIE ARCHITECTURAL COLLECTION - SEAGRASS TEXTURE COLOUR: DARK BROWN
3	PREFIN. FLASHING TO MATCH WALL FINISH.	12	NATURAL WOOD ACCENT - FLUSH W/ BUILDING SURFACE COLOUR: STAINED CEDAR
4	INSULATED CONC. UPSTAND W/ STONE VENEER FINISH		
5	STOREFRONT CURTAINWALL CLEAR ANOD. ALUM. WINDOW & DOOR FRAMES		
6	CLEAR ANODIZED ALUM. WINDOWS FRAMES W/ CLEAR LOW "E" GLASS.		
7	STANDARD INSULATED METAL O.H. DOOR. COLOUR - LIGHT BROWN (MATCH ADJACENT PANEL)		
8	PREFINISHED INSUL. METAL PANELS - DARK BROWN		
9	PREFINISHED INSUL. METAL PANELS - LIGHT BROWN		



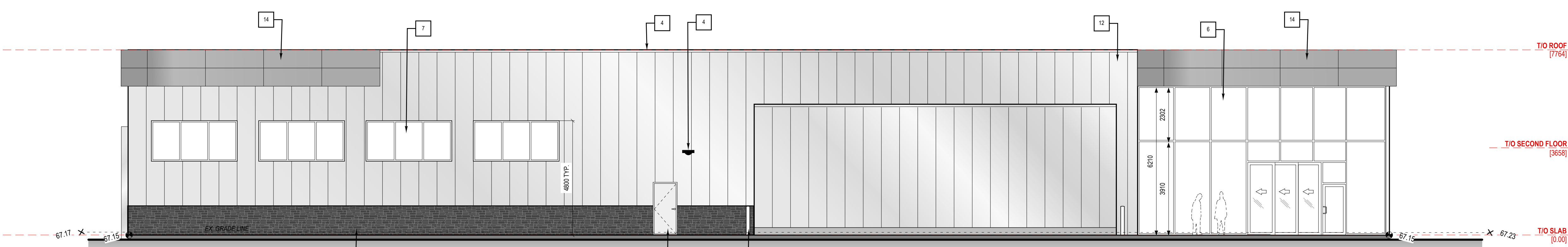
BUILDING B: WEST ELEVATION
SCALE: 1 : 100



BUILDING B: EAST ELEVATION
SCALE: 1 : 100



BUILDING B: SOUTH ELEVATION
SCALE: 1 : 100



BUILDING B: NORTH ELEVATION
SCALE: 1 : 100

EXTERIOR FINISHES	
1 STEEL BOLLARD W/ CONC. FILL & VINYL COVER FINISH.	10 RESERVED
2 METAL DOORS & FRAME W PAINT FINISH.	11 RESERVED
3 LIGHT FIXTURE AS PER ELEC. DWGS.	12 PREFINISHED INSUL. METAL PANELS COLOUR: MEDIUM GREY
4 PREFIN. FLASHING TO MATCH WALL FINISH.	13 SURFACE MOUNTED LETTERS, CONCEALED POWER AND MOUNTING EQUIPMENT AS REQUIRED.
5 INSULATED CONC. UPSTAND W/ CONC. PAVING FINISH.	14 ALPOLIC ACM: CHAMPAGNE METALLIC
6 STOREFRONT CURTAINWALL CLEAR ANOD. ALUM. WINDOWS FRAMES W/ CLEAR LOW 'E' GLASS.	15 CUSTOM PORTAL FRAME ALPOLIC ACM: CHAMPAGNE METALLIC
7 CLEAR ANODIZED ALUM. WINDOWS FRAMES W/ CLEAR LOW 'E' GLASS.	
8 HIGH SPEED O.H. DOOR W/ CLEAR ALUMINUM FINISH & CLEAR GLASS PANELS AS SHOWN.	
9 STANDARD INSULATED METAL O.H. DOOR. - FINISH TO MATCH ADJACENT WALL FINISH.	

SIGNAGE SCHEDULE	
670	7640
Certified Service	

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**BUILDING B:
ELEVATIONS**

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