

BONNYBROOK CENTRE & CONTROL BUILDING RENOVATION

WP4 - BONNYBROOK CENTRE

PROJECT NO.: 5987



ISSUED FOR: DEVELOPMENT PERMIT REV. 3

VOLUME: 1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION

2025-01-06

AMENDED DRAWINGS

DP No Date Received

DP2025-01808 JAN 08 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DRAWING LIST

ARCHITECTURAL

- DP-B04A-A001 COVER PAGE
- DP-B04A-A101 KEY SITE PLAN
- DP-B04A-A102 PROJECT INFORMATION, SITE PHOTOGRAPHS & BYLAW REVIEW
- DP-B04A-A103 SITE SURVEY - WEST
- DP-B04A-A104 SITE SURVEY - EAST
- DP-B04A-A105 SITE PLAN - BBC PROPOSED
- DP-B04A-A106 BUILDING CODE SITE PLAN
- DP-B04A-A107 SITE PLAN - BBC PROPOSED PARKING
- DP-B04A-A108 SITE PLAN - BBC PROPOSED
- DP-B04A-A109 SITE DETAILS
- DP-B04A-A301 BUILDING ELEVATIONS
- DP-B04A-A302 ROOFTOP SCREENING LINE OF SIGHT DIAGRAM
- DP-B04A-A401 BUILDING SECTIONS

ELECTRICAL

- B04A-E000 ELECTRICAL SYMBOL LEGEND, DRAWING LIST AND KEYPLAN
- B04A-E001 ELECTRICAL SITE PLAN
- DP-B04A-E100 PROPOSED SITE LIGHTING PLAN - PHASE 4
- DP-B04A-E101 PROPOSED SITE LIGHTING CALCULATIONS - PHASE 4

CIVIL

- B01A-C001 GENERAL NOTES
- B01A-C101 UTILITY PLAN
- B01A-C102 SANITARY PLAN & PROFILE
- B02A-C103 GRADING PLAN - 3
- B04C-C104 GRADING PLAN - 1
- B04C-C105 STORM PLAN & PROFILE - 1
- B04A-C106 GRADING PLAN - 2
- B04A-C107 STORM PLAN & PROFILE - 2
- B04A-C108 DETAILS - 1
- B04A-C109 DETAILS - 2
- B04A-C110 DETAILS - 3

LANDSCAPE

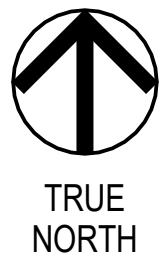
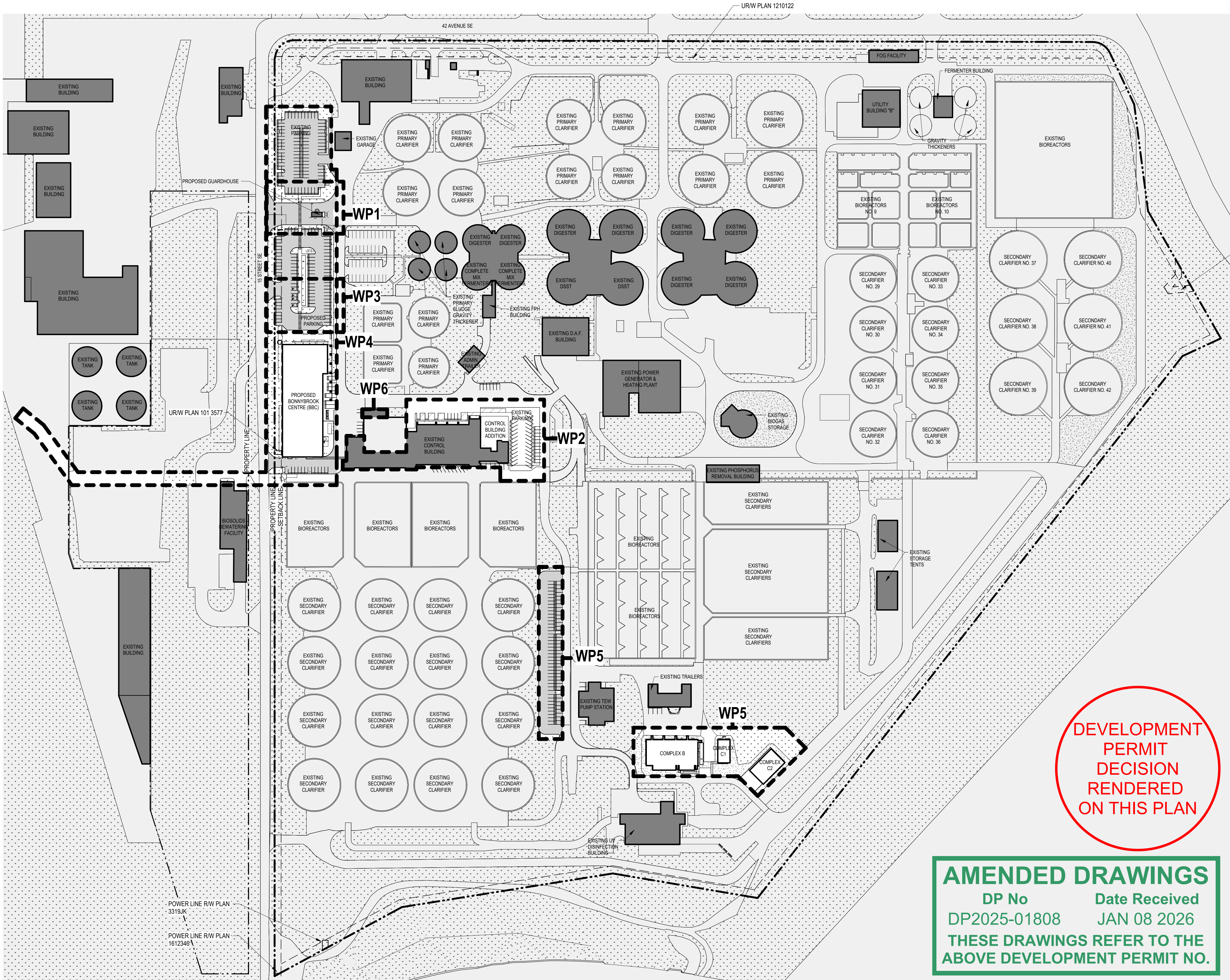
- B04A-L100 LANDSCAPE PLAN
- B04A-L200 LANDSCAPE DETAILS



EXTERIOR RENDERING - VIEW FROM NORTHWEST

no.	Revision Description
1	Sheet added for Rooftop Screening Line of Sight Diagram
2	Sheet numbers updated to reflect most recent drawings
3	The exterior rendering has been updated to reflect the most current design
4	WP2 BP number added
5	An extra parking stall has been added to the lab/visitor parking, to match the site plans
6	Dimensions have been added to the code site plan: 18.81m from the fire hydrant to fire department connection 10.226mm from fire department connection to principal entrance
7	Note added to code site plan indicating the fire access route is designed to support a 38,556kg load and is designed to support the NFPA 1901 point load of 517kPa over a 24" x 24" area
8	Additional parking receptacles have been added and the extent of new asphalt at the site entrance has been modified
9	The electrical box has been relocated to the north side of the parking island
10	Typical for all new site entrances - dimensions have been added
11	Extent of painted pedestrian markings has been updated, and the depth of 3 loading stalls has been decreased for accessibility to the east doors of the BBC
12	Generator size has been updated, and an underground electrical vault has been added. Concrete has been added under the crosswalk markings
13	The gas meter concrete pad size has been increased, and the bollards around it have been moved accordingly
14	Vehicle gate has been shifted west
15	Lights have been repositioned to be clear of the existing tunnel
16	The signage design has changed to a lightbox design
17	Additional plan and elevations added for the waste enclosure bollards, and east side of the BBC
18	Electrical pull box has been added to building drawings
19	Fins have been added to certain glazed areas of the elevations, and the extent of brick cladding has been revised
20	The rooftop exhaust layout has changed to avoid sightlines from street level





KEY SITE PLAN LEGEND

- AREA OUTSIDE OF PROJECT SCOPE
- EXISTING BUILDING
- LANDSCAPE
- HEAVY DUTY ASPHALT
- PROPERTY LINE
- SETBACK LINE
- SCOPE BOUNDARY

- WP1** WORK PACKAGE #1 - NEW GUARDHOUSE (PHASE 1)
DP2020-5042
BP2024-18662
- WP2** WORK PACKAGE #2 - CONTROL BUILDING RENOVATION & ADDITION (PHASE 3)
DP2024-07288
BP2025-17100
- WP3** WORK PACKAGE #3 - ADMINISTRATION BUILDING DEMOLITION (PHASE 4)
BP2025-06701
- WP4** WORK PACKAGE #4 - NEW BONNYBROOK CENTRE (BBC) & PARKING LOT (PHASE 5, 6, 7)
DP2025-01808
- WP5** WORK PACKAGE #5 - TEMPORARY FACILITIES FOR THE CONTROL BUILDING CONSTRUCTION (PHASE 2)
DP2024-08321
BP2025-10691 (COMPLEX B - OFFICES)
BP2025-08995 (COMPLEX C - OFFICE & PARTS STORAGE)
BP2025-08997 (COMPLEX D - TENT)
- WP6** WORK PACKAGE #6 - SWITCHGEAR UPGRADE

SITE PLAN NOTES

MUNICIPAL ADDRESS:
4500 15 ST SE, CALGARY, AB T2G 3M8

LEGAL ADDRESS:
LOT 1, BLOCK 1, PLAN 111 2448
WITHIN THE S.W. 1/4 SEC. 1, TWP. 24, RGE. 1, W5m

PARCEL AREA:
407,270 m²

FLOOR AREA RATIO:
10,675 m² / 407,270 m² = 0.026

D	ISSUED FOR DEVELOPMENT PERMIT REV. 3	2026-01-06	M.W.	V.A.
C	ISSUED FOR DEVELOPMENT PERMIT REV. 2	2025-11-21	M.W.	V.A.
B	ISSUED FOR DEVELOPMENT PERMIT REV. 1	2025-08-05	M.W.	V.A.
A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-17		

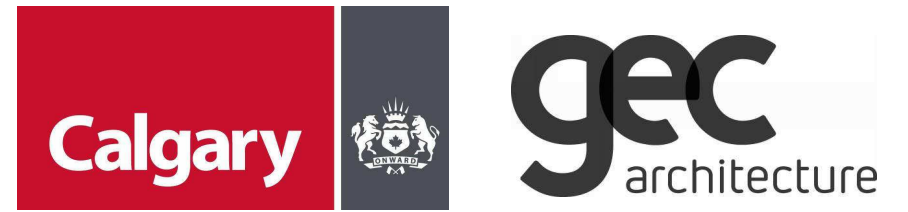
NO.	DESCRIPTION	DATE	BY	APPD
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PERMIT	SEAL
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PRELIMINARY - NOT
FOR CONSTRUCTION

	BY	DATE
DESIGNED	Designer	2025-03-17
DRAWN	Author	2025-03-17
CHECKED	Checker	2025-03-17

SCALE	As indicated
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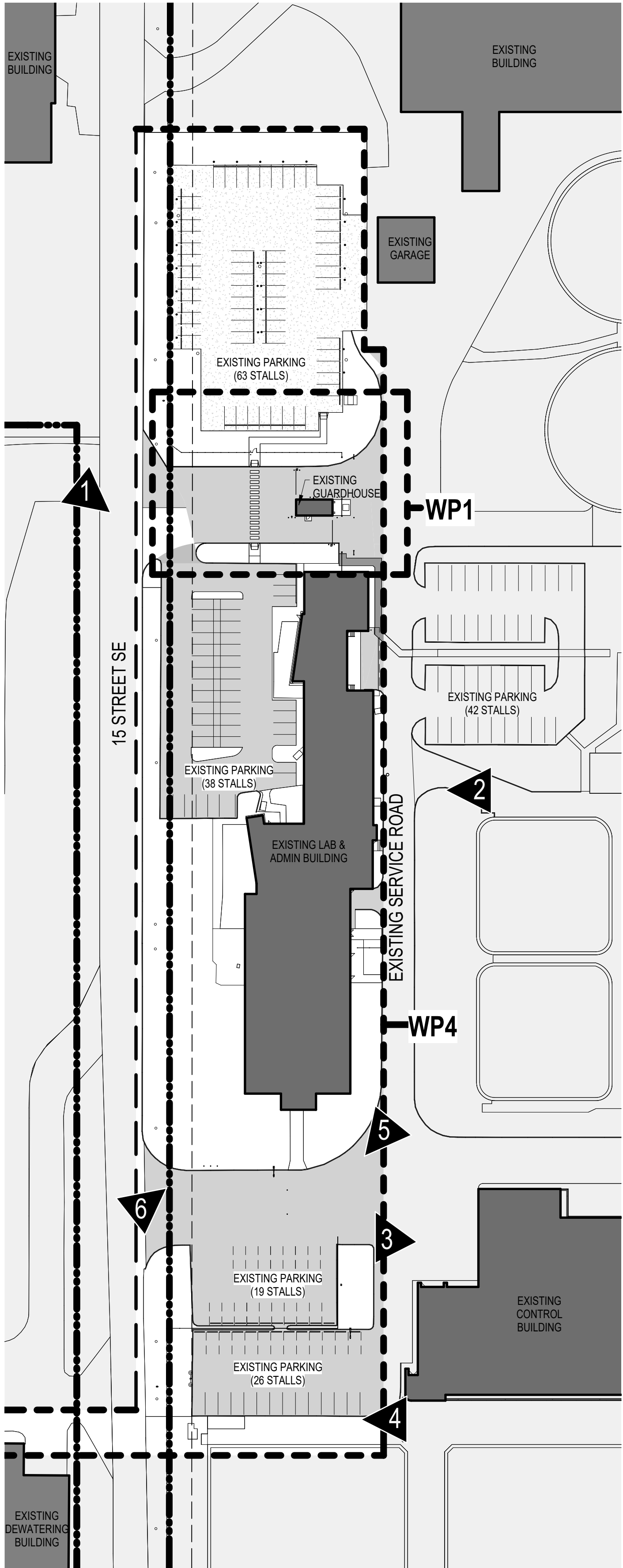


PROJECT
BONNYBROOK CENTRE AND CONTROL
BUILDING RENOVATION
WP4 - BBC

4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1

SHEET TITLE
KEY SITE PLAN

RFP	23-1607	MICROFILM NO.	446.0294
ACTIVITY CODE	454718	WORK PACKAGE	WP4
PSD PROJECT	23088-23	ASSET ID	xxxxx
UPN	101679	CORPORATE STRUCTURES ID	xxxxxxx
CONSULTANT PROJECT NO.	5987	SHEET NO.	DP-B04A-A101



1 DP - BBC - BBC PHOTOGRAPHY REFERENCE PLAN
DP-B04A-A102Scale: 1 : 750



KEY PLAN



1 BONNYBROOK SITE WEST FROM 15TH STREET SE



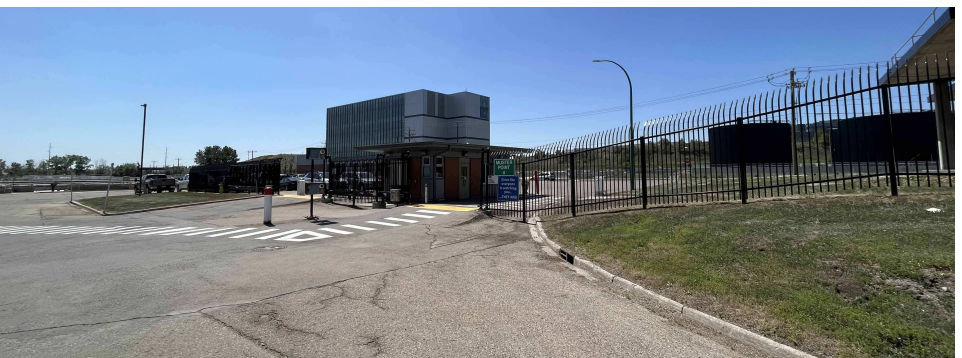
2 BONNYBROOK SITE EAST FROM SECURED AREA



3 BONNYBROOK SITE SOUTH



4 BONNYBROOK SITE SOUTH PARKING - LOOKING WEST



5 BONNYBROOK SITE GATEHOUSE - LOOKING WEST



6 BONNYBROOK SITE SOUTH FROM 15TH STREET SE



PROJECT DESCRIPTION

THE BONNYBROOK CENTRE (BBC) IS PART OF A MULTI-PHASE PROJECT AT THE BONNYBROOK WASTEWATER TREATMENT PLANT. THE PROJECT INCLUDES THE GUARDHOUSE REPLACEMENT (DP2020-5042), THE TEMPORARY FACILITIES (DP2024-08321), THE RENOVATION AND ADDITION OF THE CONTROL BUILDING (DP2024-07268), AND THE NEW BONNYBROOK CENTRE (BBC) FOR LAB AND ADMINISTRATIVE SPACES (DP2025-01808). THIS DEVELOPMENT PERMIT APPLICATION CONSISTS OF A NEW BUILD OF 10,650m² AND ASSOCIATED PARKING. THE WP1 - NEW GUARDHOUSE HAS BEEN APPROVED UNDER A DIFFERENT DP AND IS OUTSIDE OF THIS DP APPLICATION. THE BUILDING CONSISTS OF LAB ON THE MAIN FLOOR, ADMINISTRATION SPACE ON LEVEL 2 AND 3 AND A MECHANICAL PENTHOUSE ON LEVEL 4. THE BUILDING HAS TWO BASEMENT LEVELS FOR SERVICE SPACES. THE LOWER BASEMENT CONNECTS TO THE EXISTING SERVICE TUNNEL SYSTEM. THIS PROPERTY CURRENTLY HAS 263 PARKING STALLS. THIS PROJECT SCOPE IS REMOVING 83 AND ADDING 119 PARKING STALLS. A TOTAL OF 36 PARKING STALLS ARE ADDED TO THE PROPERTY.

PROJECT INFORMATION & BYLAW REVIEW

MUNICIPAL ADDRESS: 4500 15 St SE Calgary, AB
LEGAL ADDRESS: LOT 1, BLOCK 1, PLAN 111 2448
LAND USE: S-CRI
PROPOSED FLOOR AREA: 10,650 m²
PROPERTY LINE SETBACK REQUIRED: 6m
STREET SETBACK REQUIRED: 6m
LANE SETBACK REQUIRED: 3m

VEHICLE PARKING:

- NORTH OF BBC: 84 PARKING STALLS
- LAB / VISITOR PARKING: 88 PARKING STALLS
- SOUTH OF BBC: 11 PARKING STALLS
- EAST OF EXISTING LAB: 42 PARKING STALLS
- CONTROL BUILDING: 75 PARKING STALLS
- NEW BBC LOADING STALLS: 1 LOADING STALL REQUIRED, 5 ADDITIONAL PROVIDED

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

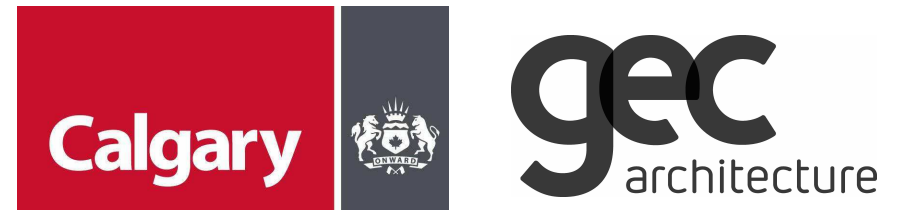
AMENDED DRAWINGS
DP No DP2025-01808 Date Received JAN 08 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

D	ISSUED FOR DEVELOPMENT PERMIT REV.	2026-01-06	M.W.	V.A.
C	ISSUED FOR DEVELOPMENT PERMIT REV.	2025-11-21	M.W.	V.A.
B	ISSUED FOR DEVELOPMENT PERMIT REV.	2025-08-05	M.W.	V.A.
A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-17		
NO.	DESCRIPTION	DATE	BY	APPD

PERMIT	SEAL
PRELIMINARY - NOT FOR CONSTRUCTION	

DESIGNED	BY Designer	DATE 2025-03-17
DRAWN	Author	2025-03-17
CHECKED	Checker	2025-03-17

SCALE	As indicated
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PROJECT BONNYBROOK CENTRE AND CONTROL BUILDING RENOVATION WP4 - BBC
4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1

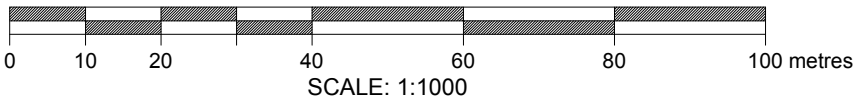
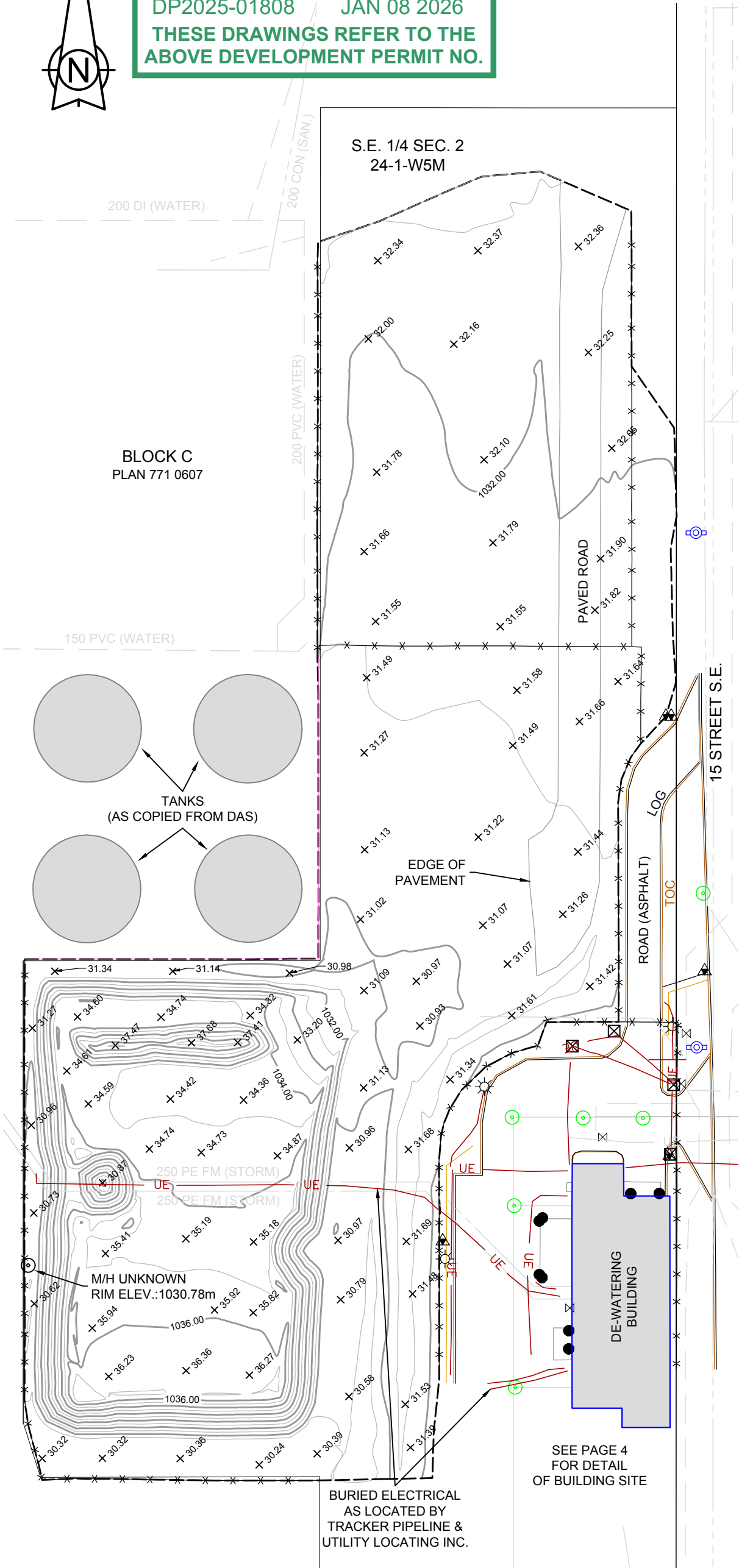
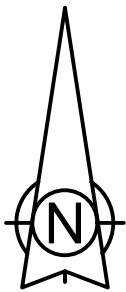
SHEET TITLE PROJECT INFORMATION, SITE PHOTOGRAPHS & BYLAW REVIEW

RFP	23-1607	MICROFILM NO.	446.0294
ACTIVITY CODE	454718	WORK PACKAGE	WP4
PSD PROJECT	23088-23	ASSET ID	xxxxx
UPN	101679	CORPORATE STRUCTURES ID	xxxxxxx
CONSULTANT PROJECT NO.	5987	SHEET NO.	DP-B04A-A102

AMENDED DRAWINGS

DP No Date Received
DP2025-01808 JAN 08 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



SKETCH PLAN
OF
WEST SITE

AFFECTING PORTIONS OF
S.E.1/4 Sec. 2, Twp. 24, Rge. 1, W.5M

WITHIN THE
S.E.1/4 Sec. 2, Twp. 24, Rge. 1, W.5M

CALGARY, ALBERTA 2024

LEGEND

The following symbols may appear on this plan:

- Catch basins shown thus:
- Manholes shown thus:
- Street Lights / Lamp Standards / Davits shown thus:
- Fire Hydrant shown thus:
- Monitoring well shown thus:
- Street Signs shown thus:
- Water Valve shown thus:
- Outdoor Electric Plugs shown thus:
- Electric Junction Box shown thus:

- Coax Cable line shown thus: CA
- Storm line shown thus:
- Sanitary line shown thus:
- Water line shown thus:
- Gas line shown thus: G
- Buried Electrical line shown thus: UE

ABBREVIATIONS

The following abbreviations may appear on this plan:

- BOC Back of Curb
- LOG Lip of Gutter
- CON. Concrete
- ELEV: Elevation
- SAN. Sanitary
- TOC. Top of Curb

NOTES

Distances are in metres and decimals thereof
Bearings are grid bearings and are derived from
GNSS observations at ASCM 311787
Datum: NAD83 (Original)
Projection: 3TM
Reference Meridian: 114° West
Combined Scale Factor: 0.999741



Elevations shown are Geodetic and are derived from
Alberta Survey Control Marker 311787 (elevation=1057.591)

- Major contour shown thus:
- Minor contour shown thus:
- Contour Intervals are 1.0 metres
- Spot elevations shown are Geodetic minus
1000 metres and shown thus:

Utility lines shown in grey represent CADRO data and were not
located in the field. Underground Utility and Services lines shown
are copied from CADRO files except where noted otherwise.
No warranty or representation as to the completeness or accuracy
of said reproduction or information thereon is made with respect
to CADRO data. Shallow utility companies should be contacted
prior to construction for the most current information.

REQUESTED BY:
THE CITY OF CALGARY - BUILDINGS & ARCHITECTURE

SURVEYOR:
STEVE MEEHAN, A.L.S.
Field survey was performed between the dates of
December 17-18, 2024

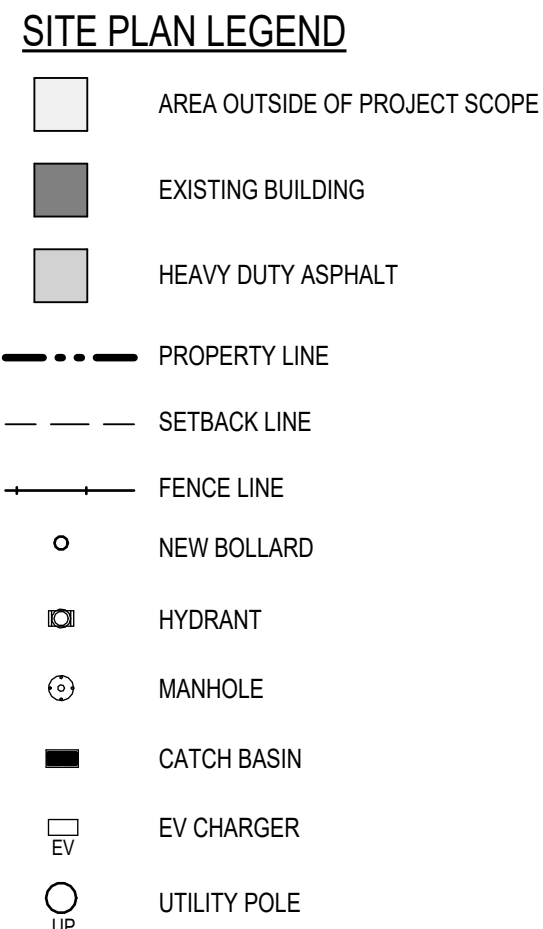
ADDRESS:
4302 - 4500 15 STREET S.E.

© The City of Calgary, 2024

THE CITY OF CALGARY

Field Surveying Services Division
800 Macleod Trail SE, Calgary, AB T2P 2M5

Date: December 31, 2024	Surveyed by: DM
File No.: 2024-0508	Drawn by: EO
Drawing Name: 2024-0508-SKETCH-02	Checked: SM



MUNICIPAL ADDRESS:
4500 15 ST SE, CALGARY, AB T2G 3M8

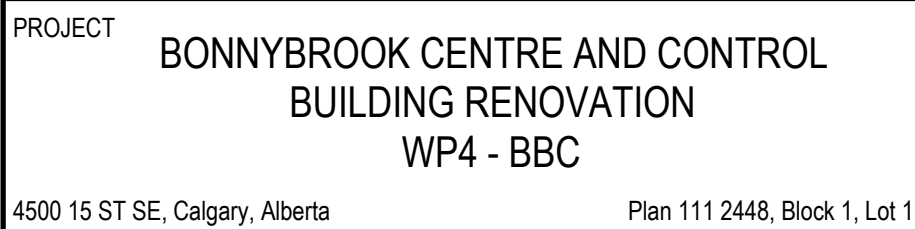
LEGAL ADDRESS:
LOT 1, BLOCK 1, PLAN 111 2448
WITHIN THE S.W. 1/4 SEC. 1, TWP. 24, RGE. 1, W5m

PARCEL AREA:
407,270 m²

FLOOR AREA RATIO:
 $10,675 \text{ m}^2 / 407,270 \text{ m}^2 = 0.026$

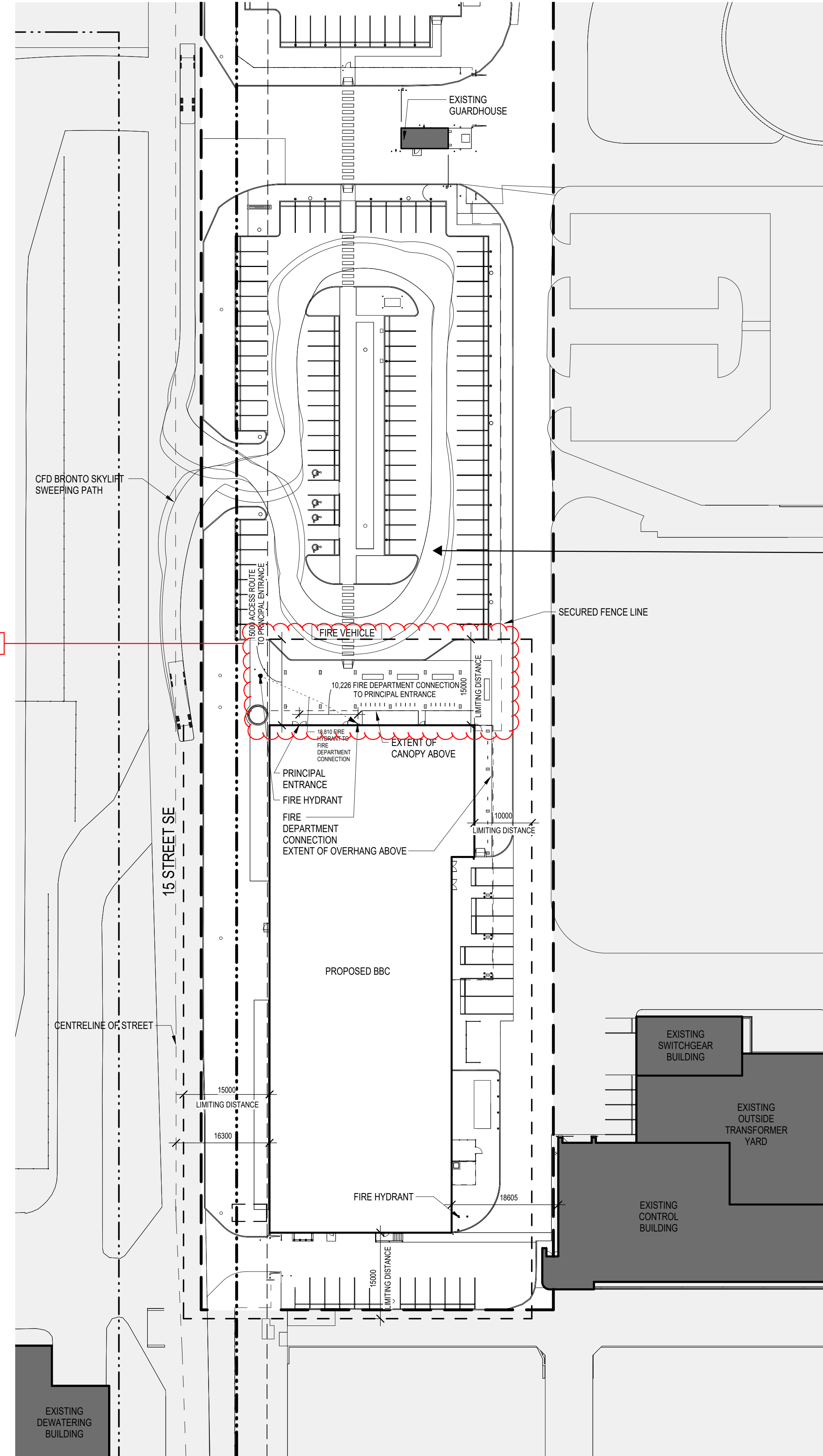
PERMIT	SEAL
PRELIMINARY - NOT FOR CONSTRUCTION	

SCALE	As indicated
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SHEET TITLE	
SITE PLAN - BBC PROPOSED	
RFP	MICROFILM NO.
23-1607	446.0294
ACTIVITY CODE	WORK PACKAGE
454718	WP4
PSD PROJECT	ASSET ID
23088-23	xxxxxx
UPN	CORPORATE STRUCTURES ID
101679	xxxxxxxx
CONSULTANT PROJECT NO.	SHEET NO.
5987	DP-B04A-A105

AMENDED DRAWINGS
DP No **Date Received**
DP2025-01808 JAN 08 2026
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THE FIRE ACCESS ROUTE IS
DESIGNED TO SUPPORT A
38,556kg/85,000 lbs LOAD AND IS
DESIGNED TO SUPPORT THE NFPA
1901 POINT LOAD OF 517kPa (75 psi)
OVER A 24 inch x 24 inch AREA,
WHICH CORRESPOND TO THE
OUTRIGGER PAD SIZE.

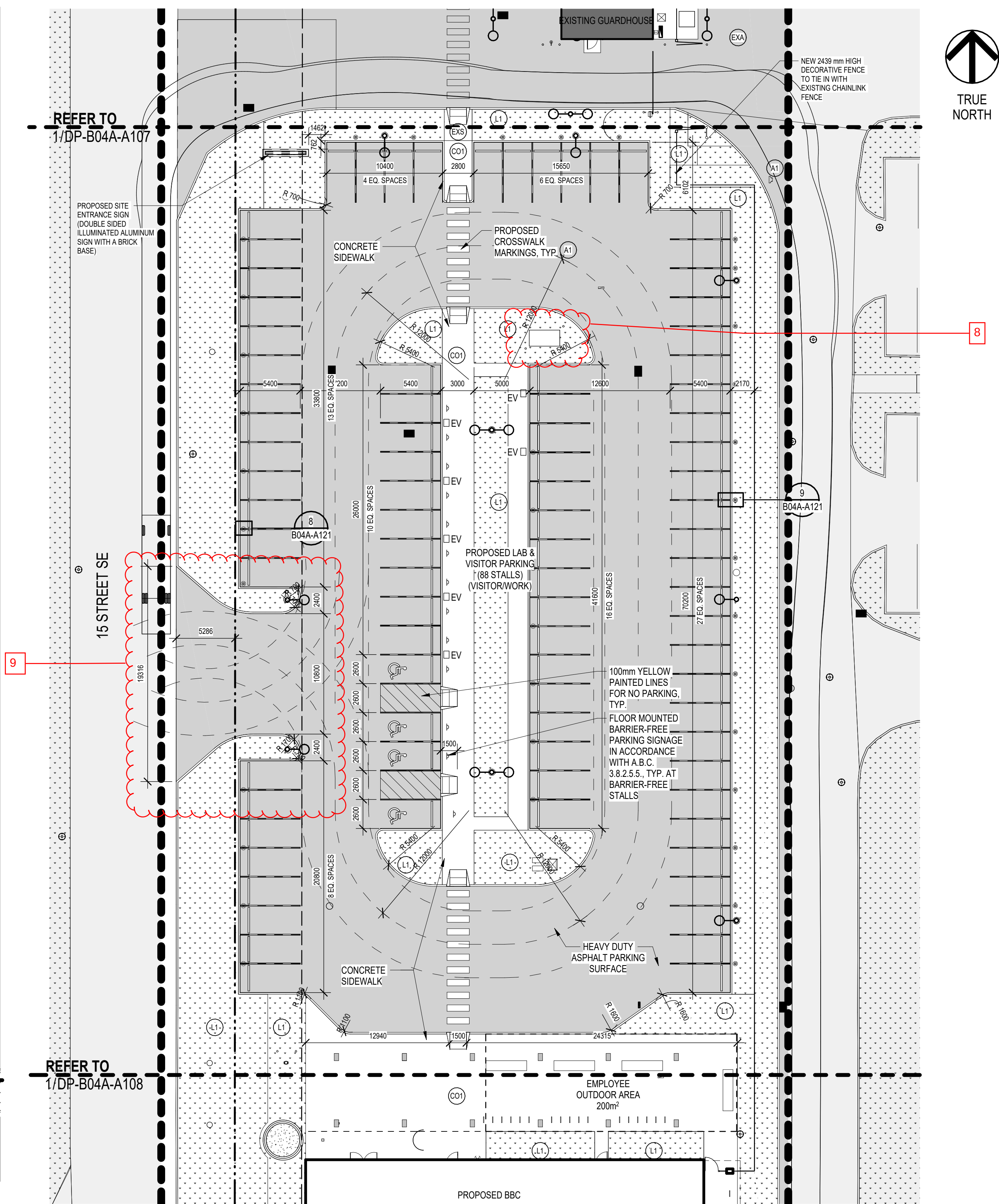
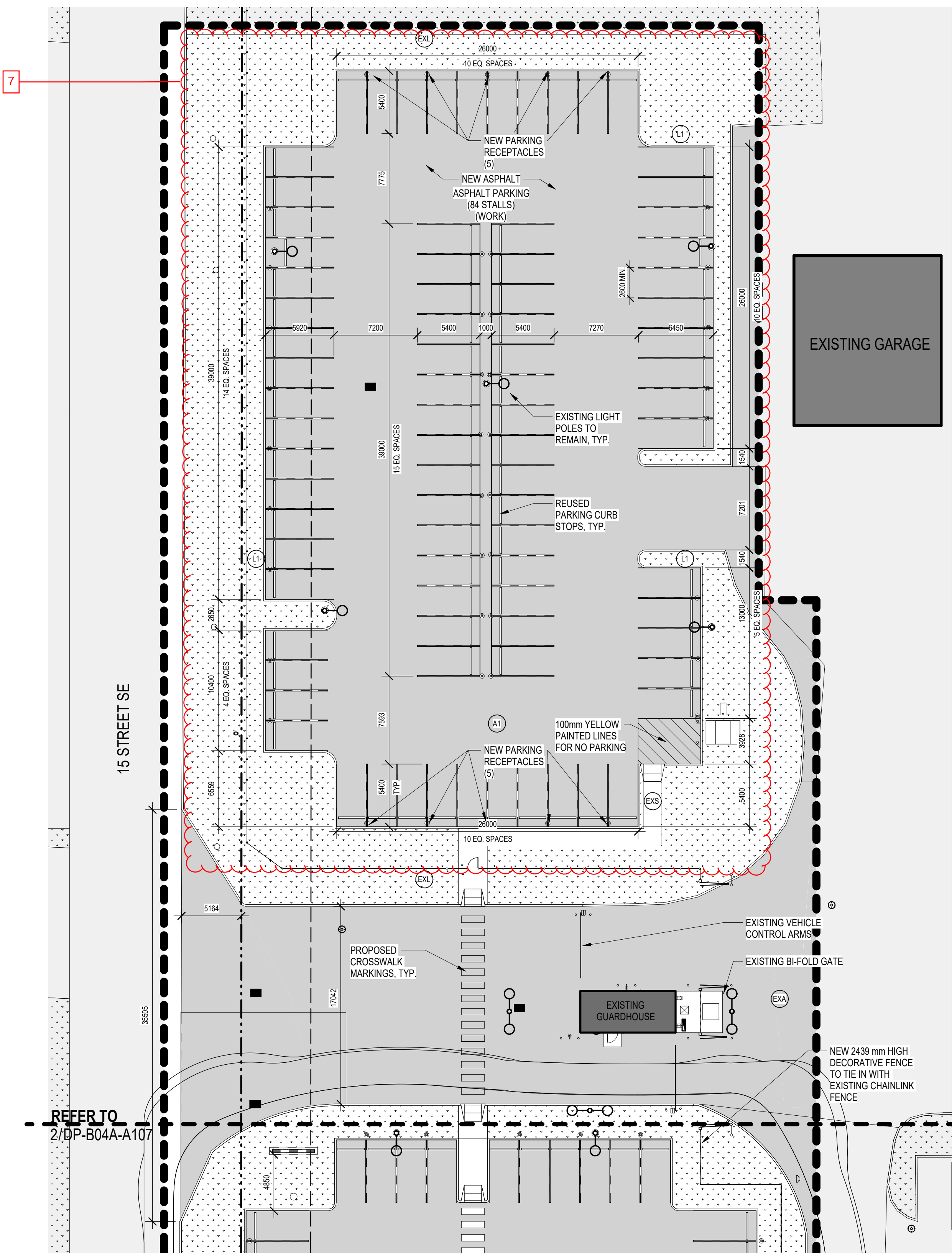
DEVELOPMENT
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NO.	DESCRIPTION	DATE	BY	APPD
PERMIT		SEAL		
PRELIMINARY - NOT FOR CONSTRUCTION				
DESIGNED		BY		DATE
DRAWN		Author		2025-03-17
CHECKED		Checker		2025-03-17
SCALE As indicated				
Calgary				
PROJECT BONNYBROOK CENTRE AND CONTROL BUILDING RENOVATION WP4 - BBC				
4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1				
SHEET TITLE BUILDING CODE SITE PLAN				
RFP	23-1607	MICROFILM NO.		446.0294
ACTIVITY CODE	454718	WORK PACKAGE		WP4
PSD PROJECT	23088-23	ASSET ID		xxxxx
UPN	101679	CORPORATE STRUCTURES ID		xxxxxxx
CONSULTANT PROJECT NO.	5987	SHEET NO.		DP-B04A-A106



SITE PLAN LEGEND			
[Symbol]	AREA OUTSIDE OF PROJECT SCOPE	[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING LANDSCAPING	[Symbol]	EXISTING HEAVY DUTY ASPHALT
[Symbol]	EXISTING CONCRETE SIDEWALK	[Symbol]	NEW LANDSCAPING
[Symbol]	NEW HEAVY DUTY ASPHALT	[Symbol]	NEW GRAVEL
[Symbol]	NEW CONCRETE	[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE	[Symbol]	FENCE LINE
[Symbol]	NEW BOLLARD	[Symbol]	HYDRANT
[Symbol]	MANHOLE	[Symbol]	CATCH BASIN
[Symbol]	EV CHARGER	[Symbol]	UTILITY POLE

SITE PLAN NOTES

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PERMIT				

DESIGNED	BY	DATE
DRAWN	Designer	2025-03-17
CHECKED	Author	2025-03-17
	Checker	2025-03-17

SCALE: As indicated



PROJECT: BONNYBROOK CENTRE AND CONTROL BUILDING RENOVATION WP4 - BBC

4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1

SHEET TITLE		SITE PLAN - BBC PROPOSED PARKING	
RFP	23-1607	MICROFILM NO.	446.0294
ACTIVITY CODE	454718	WORK PACKAGE	WP4
PSD PROJECT	23088-23	ASSET ID	xxxxx
UPN	101679	CORPORATE STRUCTURES ID	xxxxxxx
CONSULTANT PROJECT NO.	5987	SHEET NO.	DP-B04A-A107

1 DP - BBC - SITE PLAN - BBC NORTH PARKING
DP-B04A-A107Scale: 1 : 250

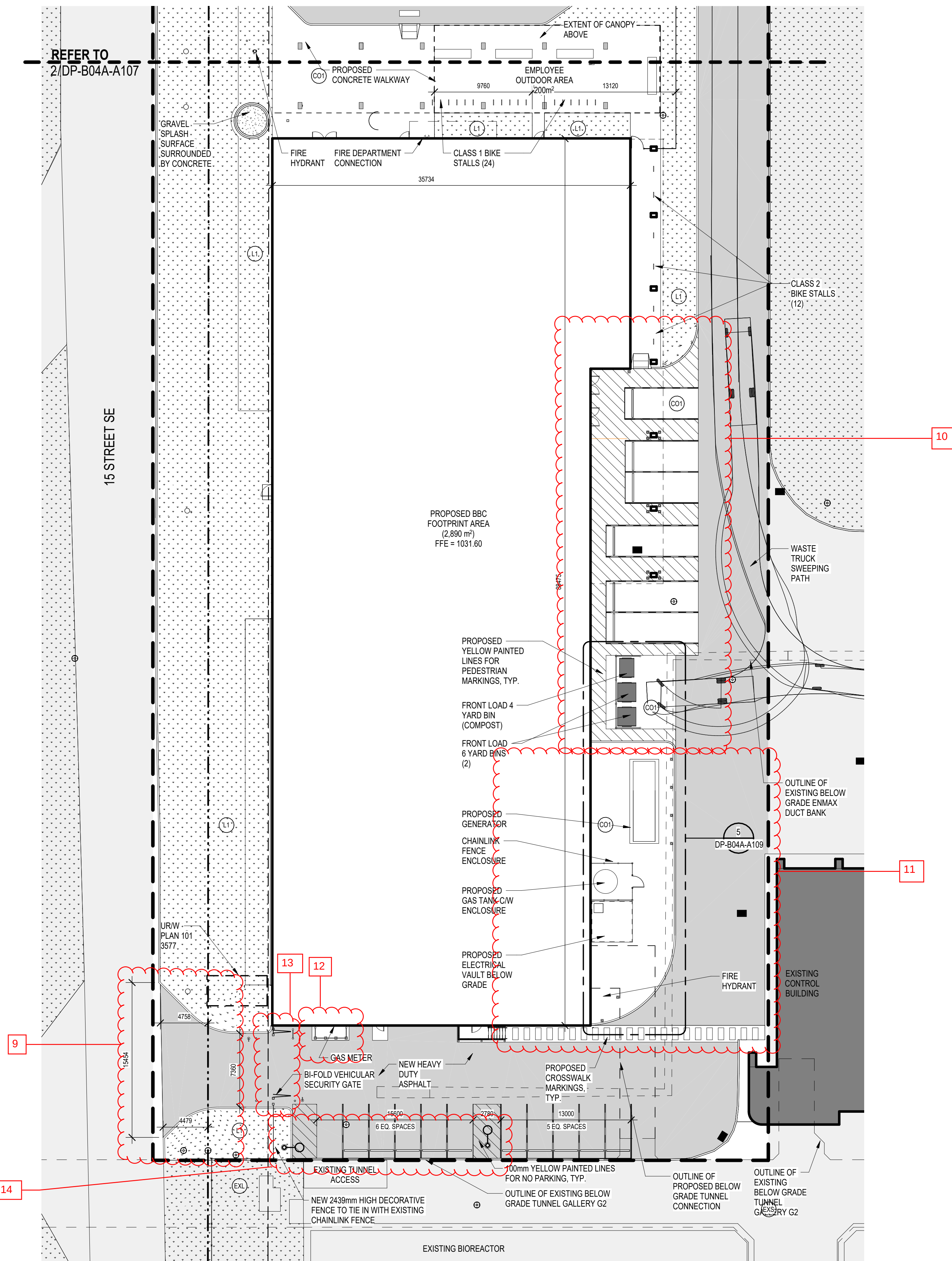
2 DP - BBC - SITE PLAN - BBC PROPOSED LAB / VISITOR PARKING
DP-B04A-A107Scale: 1 : 250

DEVELOPMENT
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SITE PLAN LEGEND				
[Symbol]	AREA OUTSIDE OF PROJECT SCOPE			
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[Symbol]	EXISTING LANDSCAPING			
[Symbol]	EXISTING HEAVY DUTY ASPHALT			
[Symbol]	EXISTING CONCRETE SIDEWALK			
[Symbol]	NEW LANDSCAPING			
[Symbol]	NEW HEAVY DUTY ASPHALT			
[Symbol]	NEW GRAVEL			
[Symbol]	NEW CONCRETE			
[Symbol]	PROPERTY LINE			
[Symbol]	SETBACK LINE			
[Symbol]	FENCE LINE			
[Symbol]	NEW BOLLARD			
[Symbol]	HYDRANT			
[Symbol]	MANHOLE			
[Symbol]	CATCH BASIN			
[Symbol]	EV CHARGER			
[Symbol]	UTILITY POLE			

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DRAWN	Author	2025-03-17
CHECKED	Checker	2025-03-17

SCALE: As indicated



PROJECT: BONNYBROOK CENTRE AND CONTROL BUILDING RENOVATION WP4 - BBC

4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1

SHEET TITLE			
SITE PLAN - BBC PROPOSED			
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CONSULTANT PROJECT NO.	5987	SHEET NO.	DP-B04A-A108

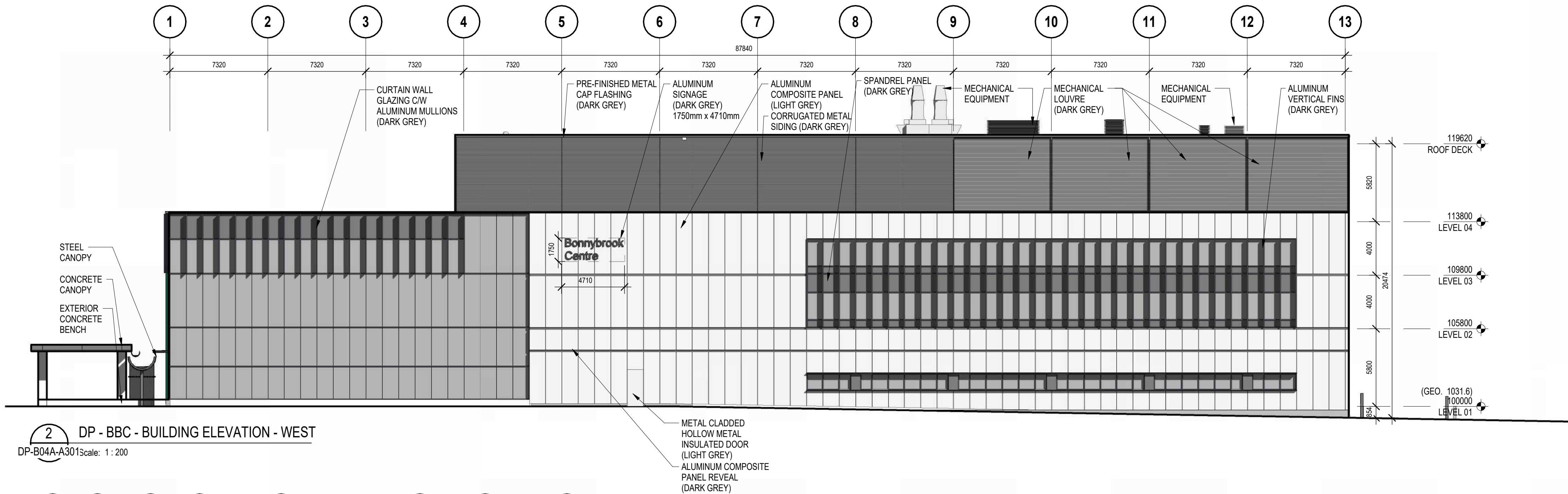
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DP No DP2025-01808 Date Received JAN 08 2026
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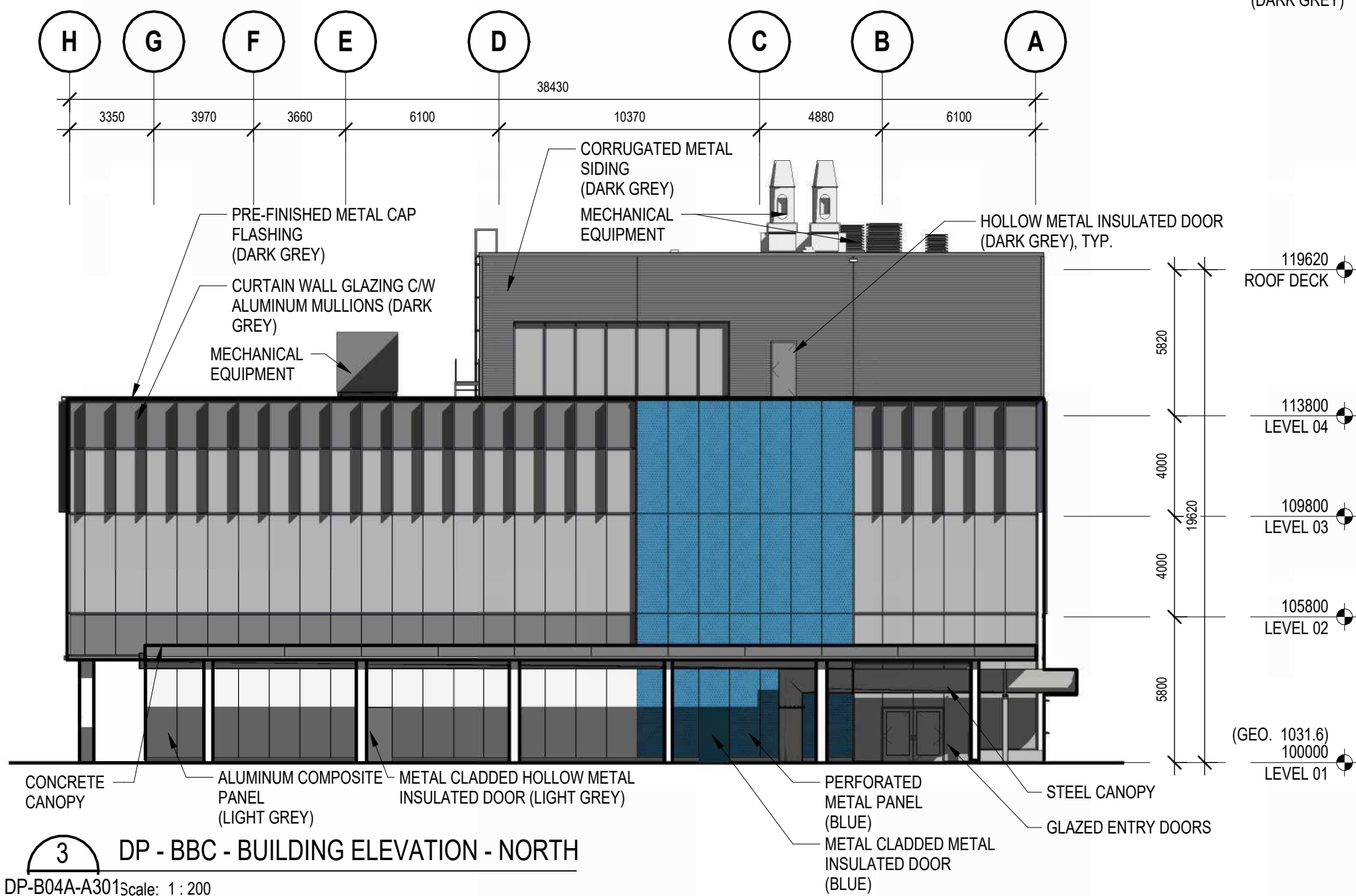
1 DP - BBC - SITE PLAN - BBC PROPOSED
DP-B04A-A108 Scale: 1 : 250



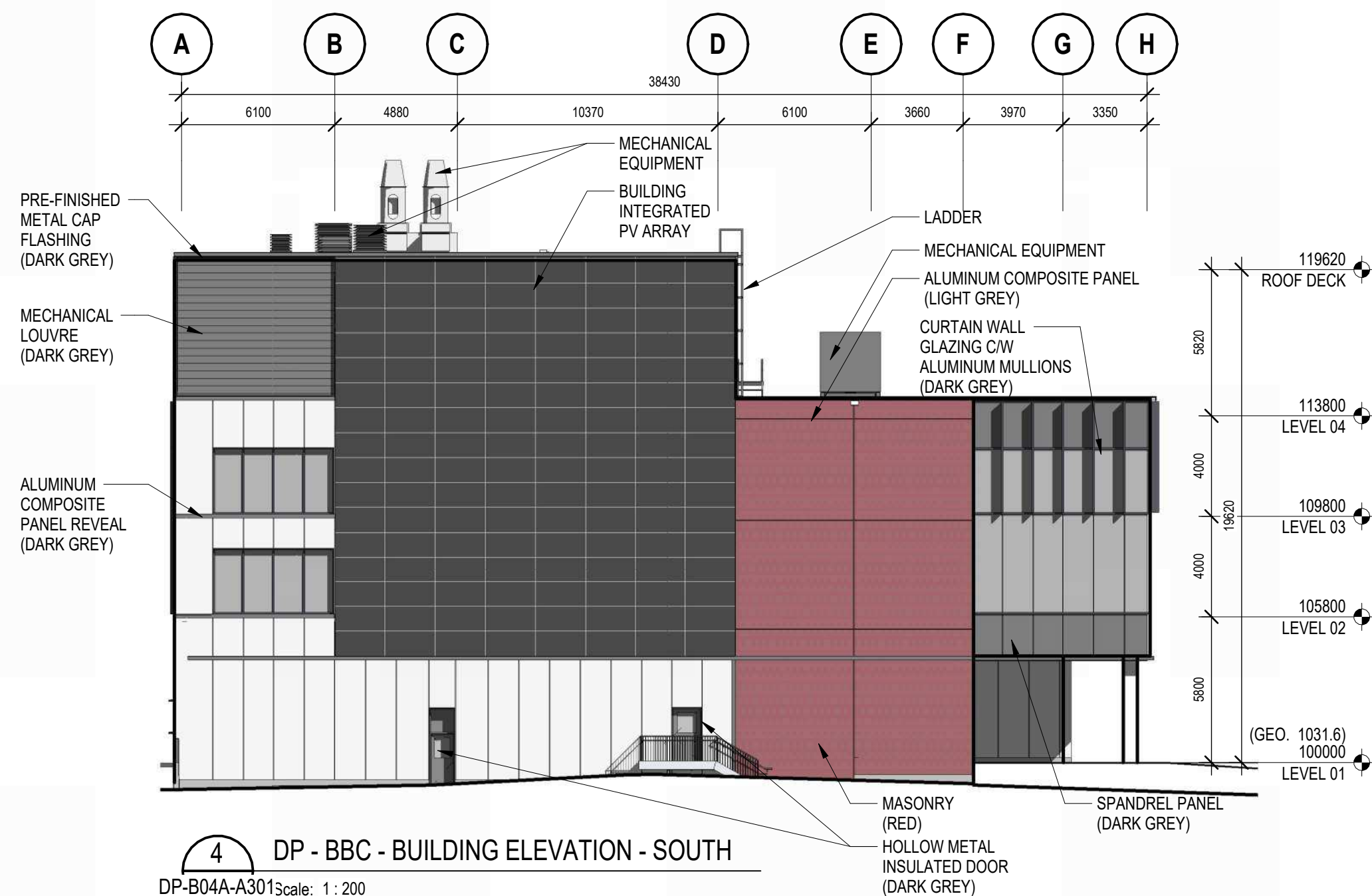
1 DP - BBC - BUILDING ELEVATION - EAST
DP-B04A-A301 Scale: 1:200



2 DP - BBC - BUILDING ELEVATION - WEST
DP-B04A-A301 Scale: 1:200



3 DP - BBC - BUILDING ELEVATION - NORTH
DP-B04A-A301 Scale: 1:200



4 DP - BBC - BUILDING ELEVATION - SOUTH
DP-B04A-A301 Scale: 1:200

ELEVATION NOTES

MUNICIPAL ADDRESS:
4302 15 ST SE, CALGARY, AB T2G 3M8
LEGAL ADDRESS:
LOT 1, BLOCK 1, PLAN 111 2448
WITHIN THE S.W. 1/4 SEC. 1, TWP. 24, RGE. 1, W5m

AMENDED DRAWINGS
DP No Date Received
DP2025-01808 JAN 08 2026
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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

D	ISSUED FOR DEVELOPMENT PERMIT REV. 3	2026-01-06	M.W.	V.A.
C	ISSUED FOR DEVELOPMENT PERMIT REV. 2	2025-11-21	M.W.	V.A.
B	ISSUED FOR DEVELOPMENT PERMIT REV. 1	2025-08-05	M.W.	V.A.
A	ISSUED FOR DEVELOPMENT PERMIT	2025-03-17		
NO.	DESCRIPTION	DATE	BY	APP
PERMIT		SEAL		
PRELIMINARY - NOT FOR CONSTRUCTION		2025-03-17		



PROJECT
BONNYBROOK CENTRE AND CONTROL
BUILDING RENOVATION
WP4 - BBC

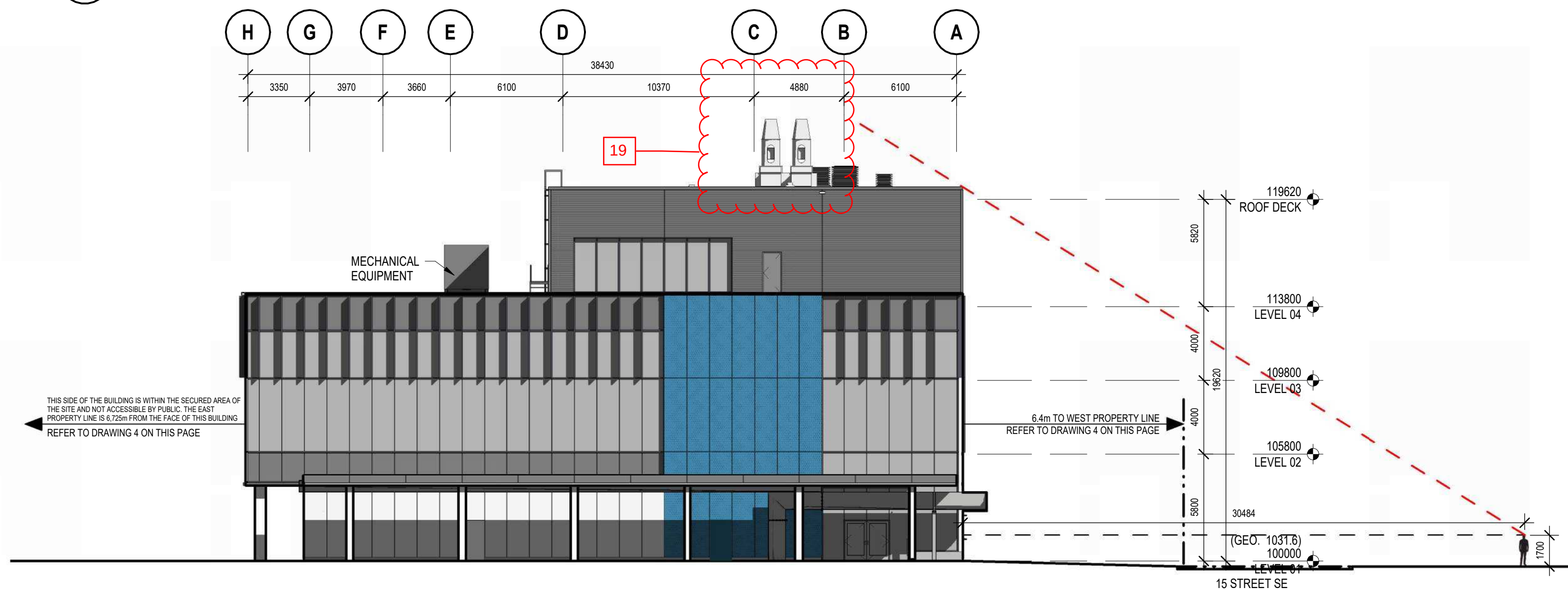
4500 15 ST SE, Calgary, Alberta Plan 111 2448, Block 1, Lot 1

SHEET TITLE
BUILDING ELEVATIONS

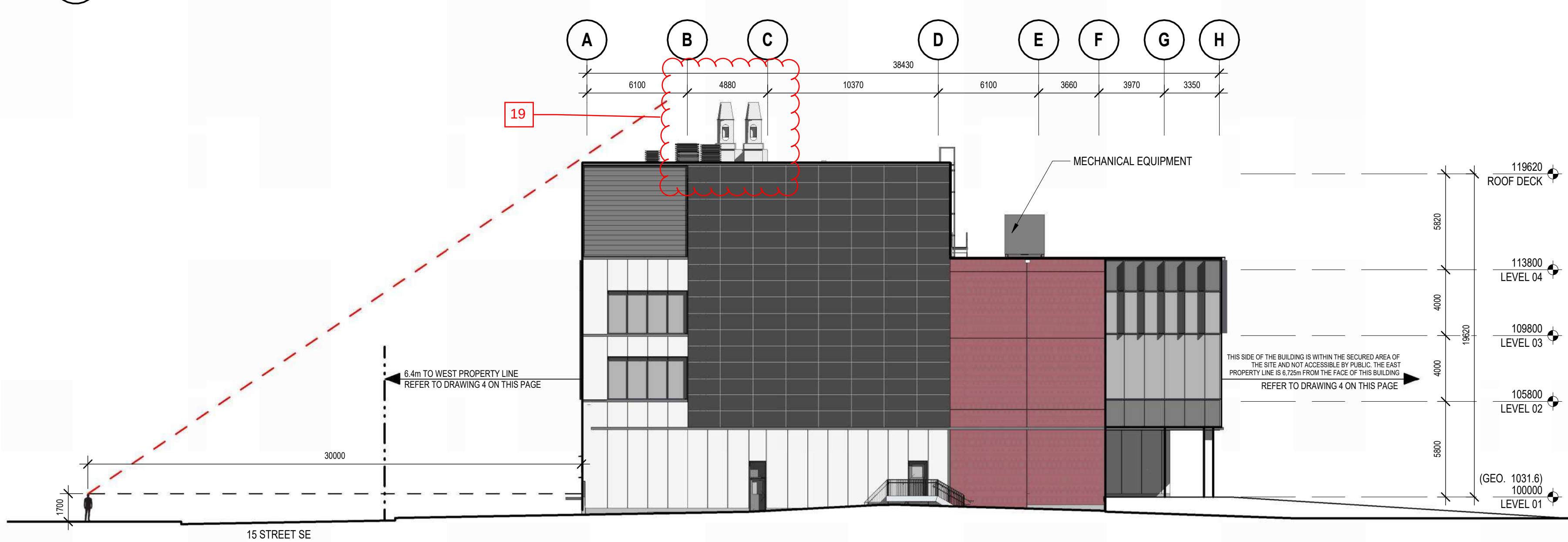
RFP	23-1607	MICROFILM NO.	446.0294
ACTIVITY CODE	454718	WORK PACKAGE	WP4
PSD PROJECT	23088-23	ASSET ID	xxxxx
UPN	101679	CORPORATE STRUCTURES ID	xxxxxxx
CONSULTANT PROJECT NO.	5987	SHEET NO.	DP-B04A-A301



1 DP - BBC - ROOFTOP EQUIPMENT LINE OF SIGHT DIAGRAM - EAST
DP-B04A-A302Scale: 1 : 200



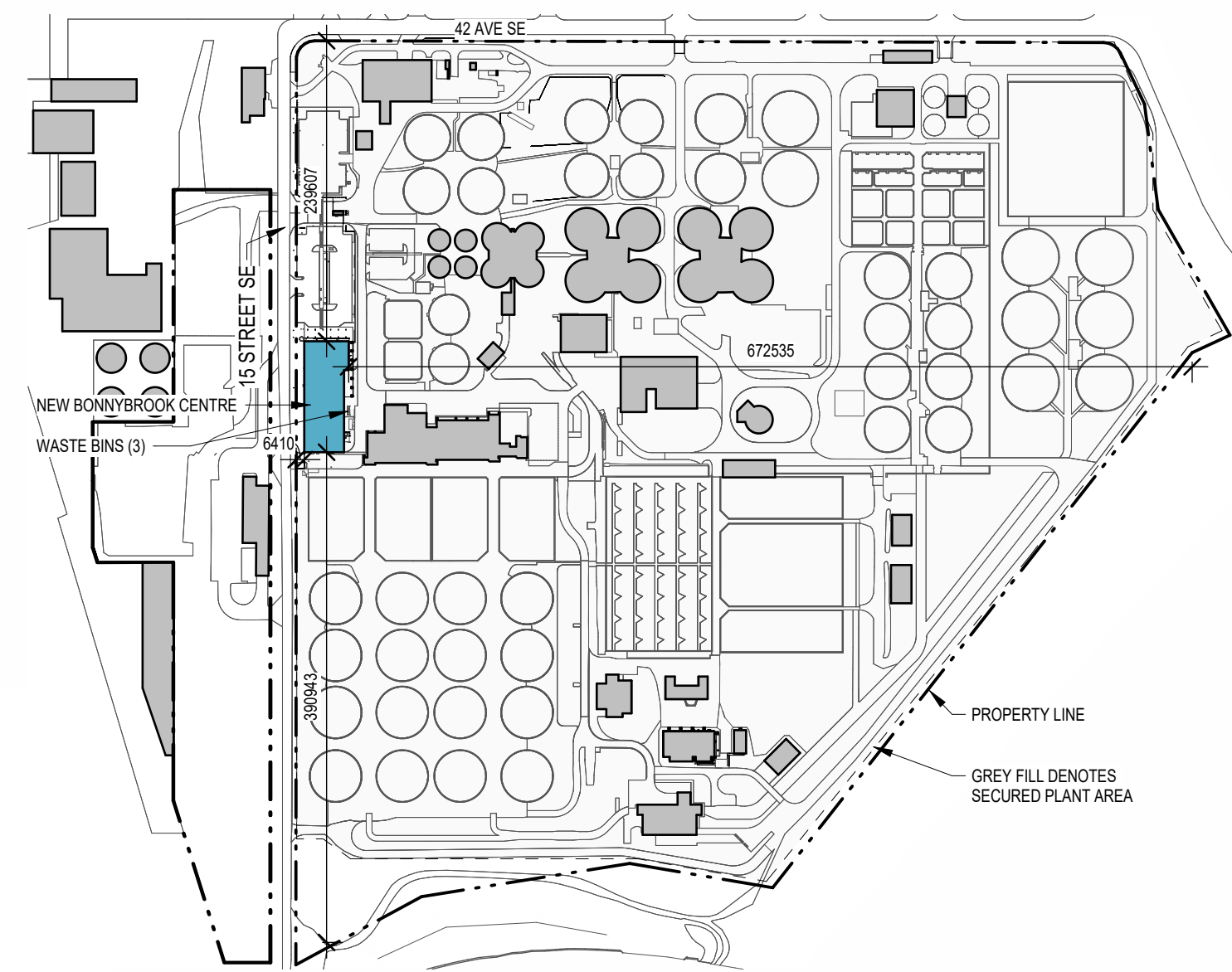
2 DP - BBC - ROOFTOP EQUIPMENT LINE OF SIGHT DIAGRAM - NORTH
DP-B04A-A302Scale: 1 : 200



3 DP - BBC - ROOFTOP EQUIPMENT LINE OF SIGHT DIAGRAM - SOUTH
DP-B04A-A302Scale: 1 : 200

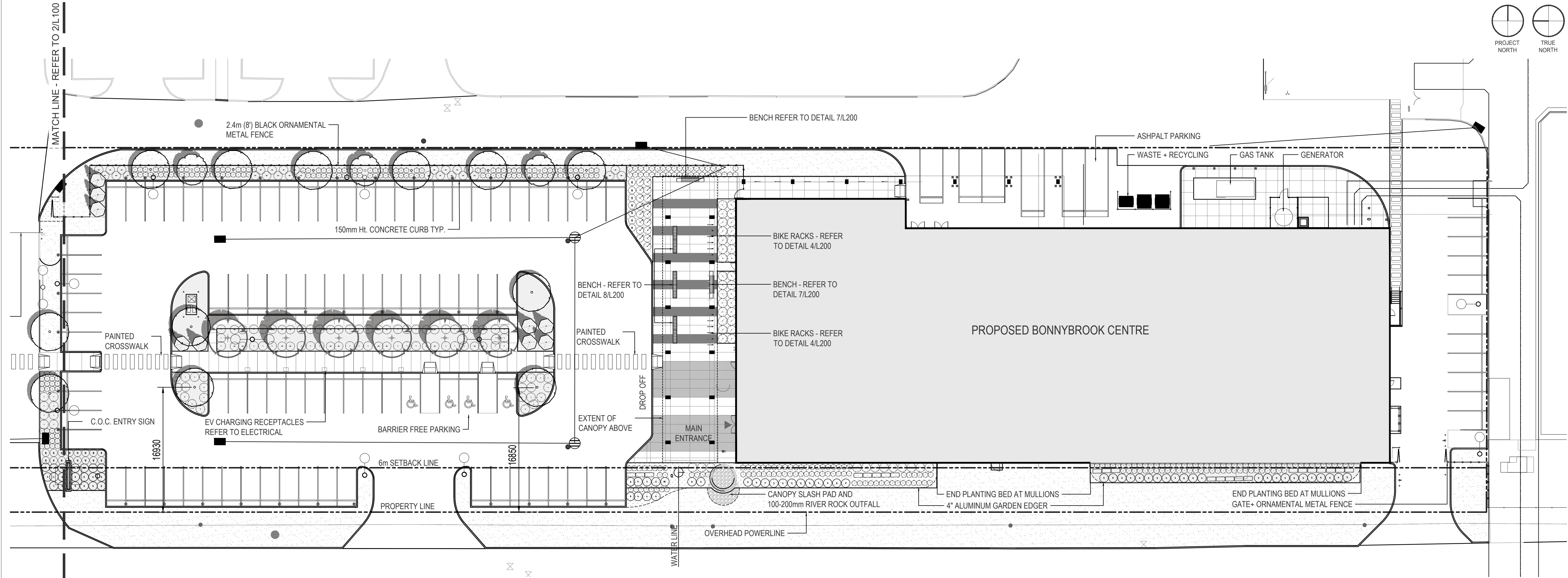
AMENDED DRAWINGS
DP No DP2025-01808 Date Received JAN 08 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT
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DECISION
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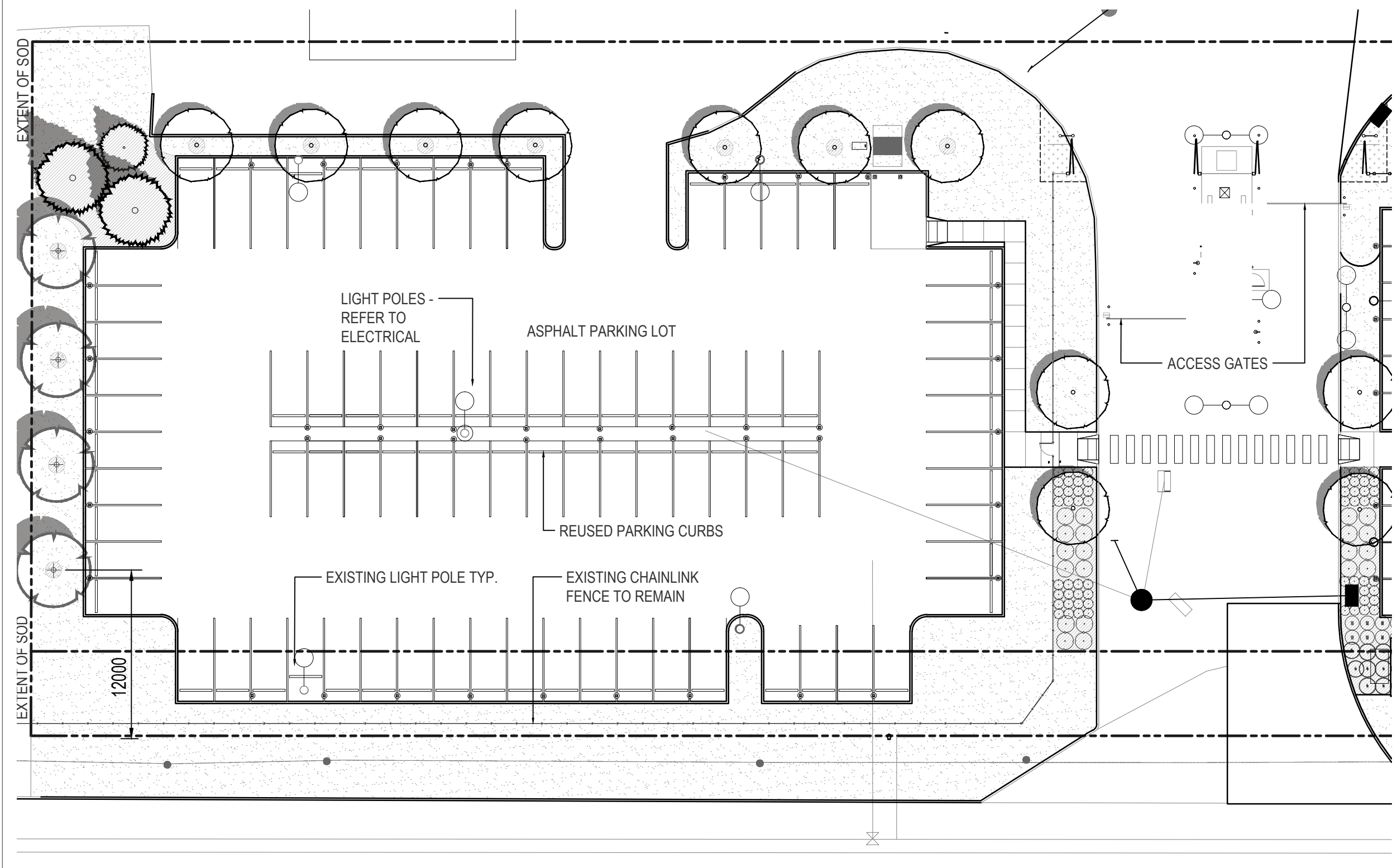


4 DP - WP4 - KEY PLAN PROPERTY LINES
DP-B04A-A302Scale: 1 : 5000

B	3	ISSUED FOR DEVELOPMENT PERMIT REV.	2026-01-06	M.W.	V.A.
A	2	ISSUED FOR DEVELOPMENT PERMIT REV.	2025-11-21	M.W.	V.A.
NO.	DESCRIPTION		DATE	BY	APPD
PERMIT			SEAL		
PRELIMINARY - NOT FOR CONSTRUCTION					
		BY	DATE (YY-MM-DD)		
DESIGNED		Designer	2025-03-17		
DRAWN		Author	2025-03-17		
CHECKED		Checker	2025-03-17		
SCALE					
As indicated					
 					
PROJECT					
BONNYBROOK CENTRE AND CONTROL BUILDING RENOVATION WP4 - BBC					
4500 15 ST SE, Calgary, Alberta			Plan 111 2448, Block 1, Lot 1		
SHEET TITLE					
ROOFTOP SCREENING LINE OF SIGHT DIAGRAM					
RFP		23-1607		MICROFILM NO. 446.0294	
ACTIVITY CODE		454718		WORK PACKAGE WP4	
PSD PROJECT		23088-23		ASSET ID xxxxxx	
UPN		101679		CORPORATE STRUCTURES ID xxxxxxxx	
CONSULTANT PROJECT NO.		5987		SHEET NO. DP-B04A-A302	



1 LANDSCAPE PLAN - BBC BUILDING + PARKING LOT
L100 SCALE 1:300



2 LANDSCAPE PLAN - EXISTING PARKING LOT + GATE HOUSE
L100 SCALE 1:300

LEGAL DESCRIPTION MUNICIPAL ADDRESS
LOT - 1, BLOCK 1 PLAN 111 2448 4302 15 Street SE CALGARY, AB
ZONING: S-CRI

PROJECT DATA/SITE DATA			
SITE AREA:	14,252.00 m2	TOTAL TREES REQ	39
BUILDING AREA:	2800.00 m2	DECIDUOUS TOTAL	29
LANDSCAPE AREA REQUIRED:		DEC @ 75mm CAL	15
		DEC @ 50mm CAL	14
1 TREE + 2 SHRUBS / 45m2 SETBACK AREA		CON TOTAL	10
SETBACK AREA = 1,734m2		CON @ 3.0m HT	05
		CON @ 2.5m HT	05
TREES REQUIRED =	39	TOTAL SHRUBS REQ	78
DECIDUOUS TREES REQUIRED =	29		
CONIFEROUS TREES REQUIRED =	10		
SHRUBS REQUIRED =	78		

IRRIGATION NOT PROVIDED TO MEET LEED REQUIREMENTS
LANDSCAPE TO BE DROUGHT TOLERANT

PROPOSED SOD SEED SPECIES - EAGLE LAKE SITE SELECT
15% Celestial Creeping Fescue 10% Full Moon Bluegrass
15% Big Horn Sheep Fescue 10% Ridgeline Bluegrass
15% Enchantment Chewing 10% Blueberry Bluegrass
15% Fescue Nanook Hard Fescue 10% Bewitched Bluegrass

TREE LEGEND		SHRUB + GRASS LEGEND	
	AMUR MAPLE - 50mm CAL		ARCADIA JUNIPER
	PINCHERRY - 75mm CAL		URAL FALSE SPIREA
	LINDEN - 75mm CAL		WOLF WILLOW - SILVERBERRY
	BLUE SPRUCE - 2.5m Ht		ROSE
	BLUE SPRUCE - 3.0m Ht		DOGWOOD
	COLUMNAR BLUE SPRUCE - 3.0m Ht		LILAC
			KARL FOERSTER GRASS
SITE LEGEND		SITE LEGEND	
	CHARCOAL COLOURED CONCRETE BROOM FINISH W/ SAW CUT JOINTS		CLASS 2 BIKE RACKS
	STANDARD GREY CONCRETE - BROOM FINISH W/ SAW CUT JOINTS		600mm x 600mm x 1200mm LIMESTONE BOULDERS
	DROUGHT TOLERANT SOD EAGLE LAKE SITE SELECT		C.I.P. CONCRETE BENCH w/ WOOD BENCH TOPPING
			CONIFEROUS BARK MULCH
			20mm DIA WASHED RUNDLE ROCK
			PROPOSED 2.4m Ht. BLACK ORNAMENTAL METAL FENCE

PLANT LIST: DECIDUOUS TREES			
SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Acer ginnala	AMUR MAPLE	50mm CAL. B&B, MIN 800mm wd x 600mm DEPTH ROOT BALL	10
Prunus pennsylvanica	PINCHERRY	75mm CAL. B&B, MIN 800mm wd x 600mm DEPTH ROOT BALL	03
Tilia americana 'Duros'	TRUE NORTH LINDEN	75mm CAL. B&B, MIN 700 mm wd x 400mm DEPTH ROOT BALL	21

PLANT LIST : CONIFEROUS TREES			
SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Picea pungens	COLORADO BLUE SPRUCE	3.0m ht. B&B, MIN 1220mm Dia. ROOT BALL, SINGLE LEADER	02
Picea pungens	COLORADO BLUE SPRUCE	2.5m ht. B&B, MIN 1220mm Dia. ROOT BALL, SINGLE LEADER	01
Picea pungens 'Fastigiata'	COLUMNAR BLUE SPRUCE	3.0mm HT. B&B, MIN 700 mm wd x 400mm DEPTH ROOT BALL	09

PLANT LIST : SHRUBS			
SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Cornus alba 'Jefreb'	LITTLE REBEL DOGWOOD	#3 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS,	17
Elaeagnus commutata	SILVERBERRY WOLFWillow	#3 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS,	51
Rosa woodsii	WOODS ROSE	#3 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS,	75
Syringa meyeri 'Palibin'	DWARF LILAC	#3 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS,	23
Sorbaria sorbifolia 'Sem'	URAL FALSE SPIREA	#3 CONT, MIN 600mm ht. MIN. 4 MAJOR BASAL STEMS,	50
Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	#3 CONT, MIN 600mm sprd. MIN. 4 MAJOR BASAL STEMS,	66

PLANT LIST : GRASSES & PERENNIALS			
SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	#3 POT	398

- GENERAL NOTES**
- ALL LANDSCAPE CONSTRUCTION, INCLUDING ALL HARD AND SOFT LANDSCAPING, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY SPECIFICATIONS OR AS NOTED ON THE DRAWINGS.
 - ALL TREES AND SHRUBS TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES.
 - ALL PLANT MATERIAL SHALL BE LOCALLY GROWN ALBERTA NURSERY STOCK.
 - ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS
 - ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH MULCH

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08	ISSUED FOR DP REVISION	2026.01.06	AP	DM
07	ISSUED FOR DP 90% REVIEW	2025.11.07	AP	DM
06	ISSUED FOR DP RESUBMISSION	2025.07.18	AP	DM
05	ISSUED FOR 60% REVIEW	2025.06.27	AP	DM
04	ISSUED FOR DP RESUBMISSION	2025.06.20	AP	DM
03	ISSUED FOR DESIGN DEVELOPMENT	2025.03.21	AP	DM
02	ISSUED FOR DEVELOPMENT PERMIT	2025.03.14	AP	DM
01	ISSUED FOR SCHEMATIC DESIGN REPORT	2024.09.16	AP	DM
NO.	DESCRIPTION	DATE	BY	APPD

PERMIT	SEAL
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DESIGNED	BY	DATE (YYYY-MM-DD)
DRAWN	AP	2024-08-30
CHECKED	AP	2025-03-14
SCALE	DM	2025-03-14

AS SHOWN

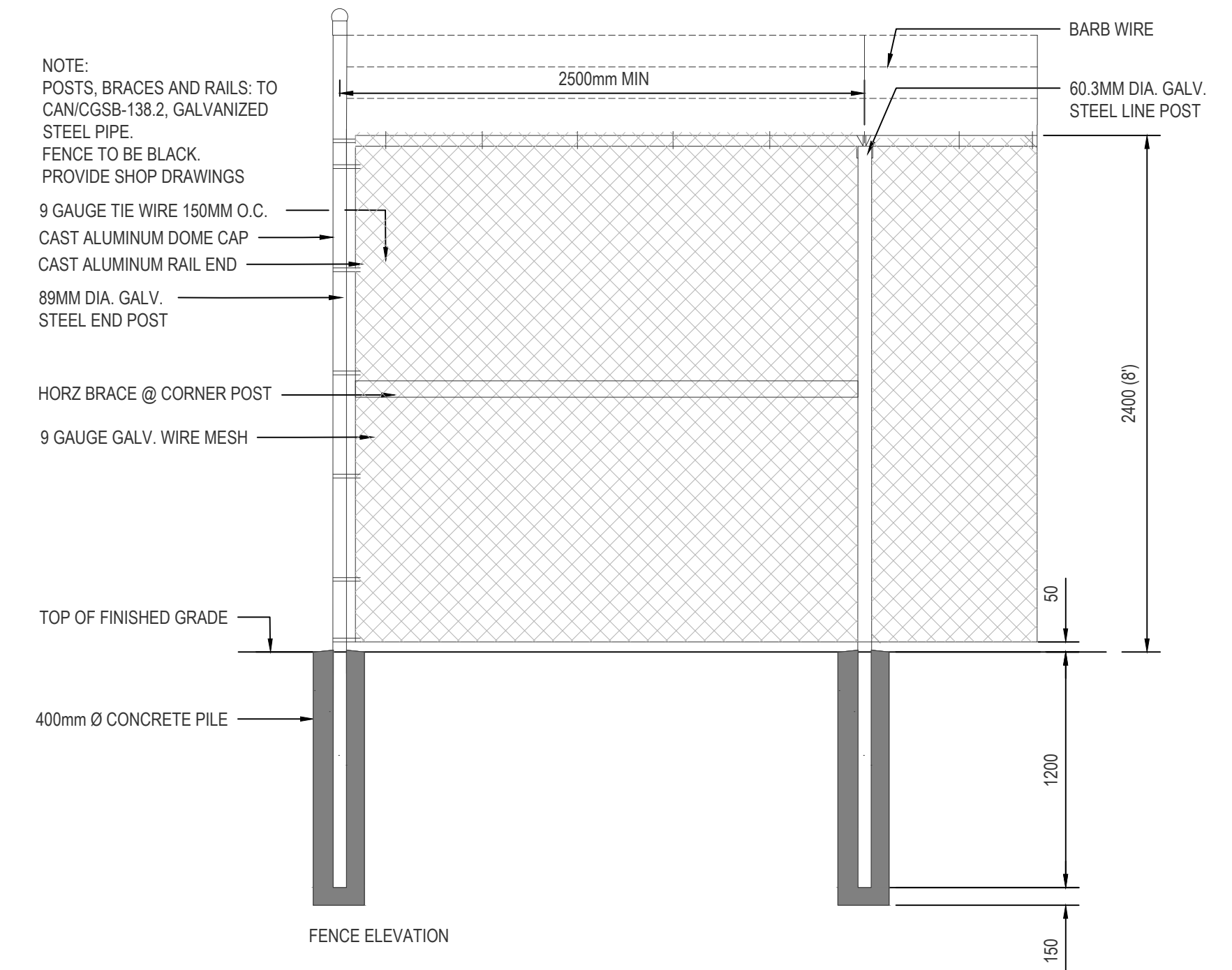


PROJECT
Bonnybrook Centre and
Control Building Renovation

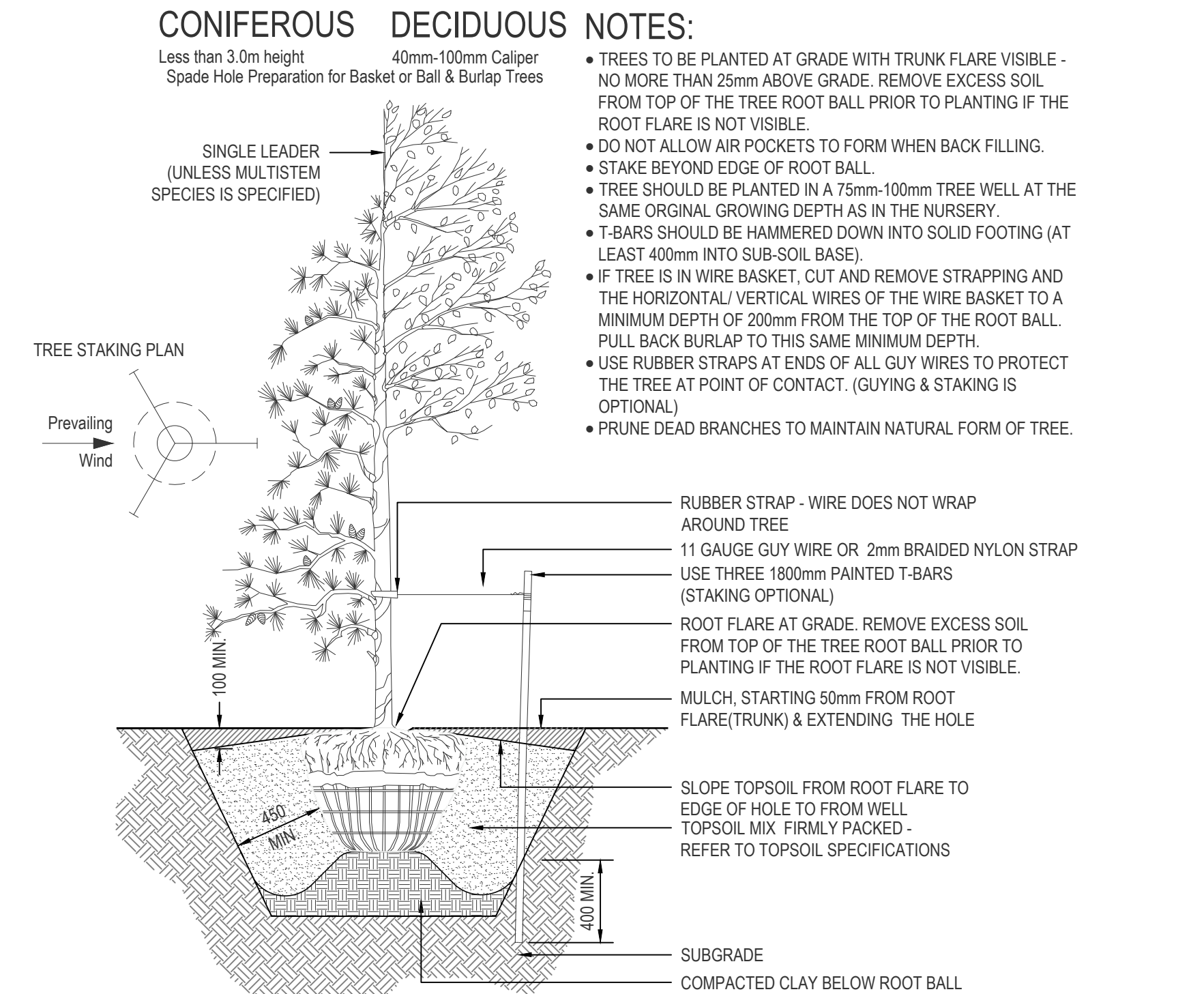
4302 15 ST SE, Calgary Alberta

SHEET TITLE
LANDSCAPE PLAN

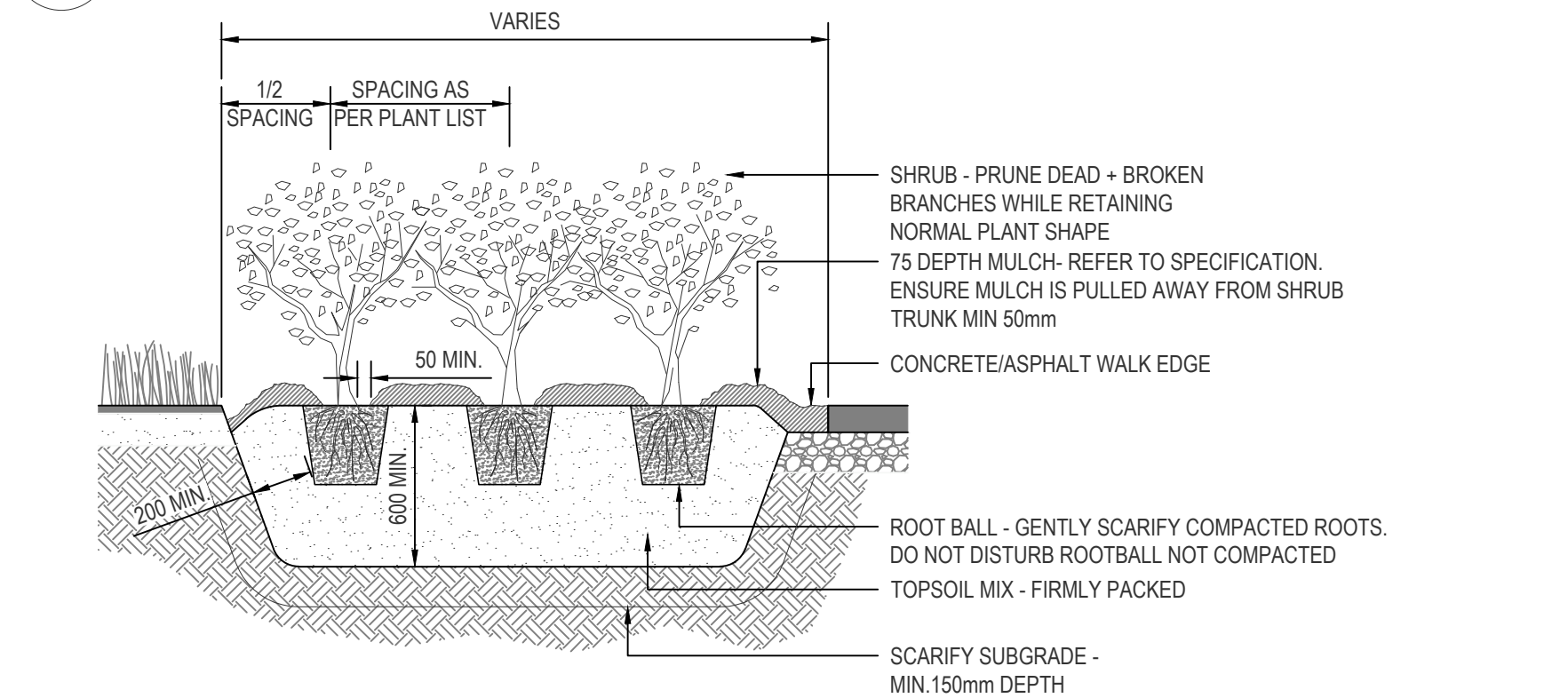
	MICROFILM NO.	XXX XXX
UPN	WORK PACKAGE	WP4
ACTIVITY CODE	ASSET ID	11511
PSD PROJECT	CORPORATE STRUCTURES ID	1369732
GEC PROJECT NO.	SHEET NO.	B04A-L100



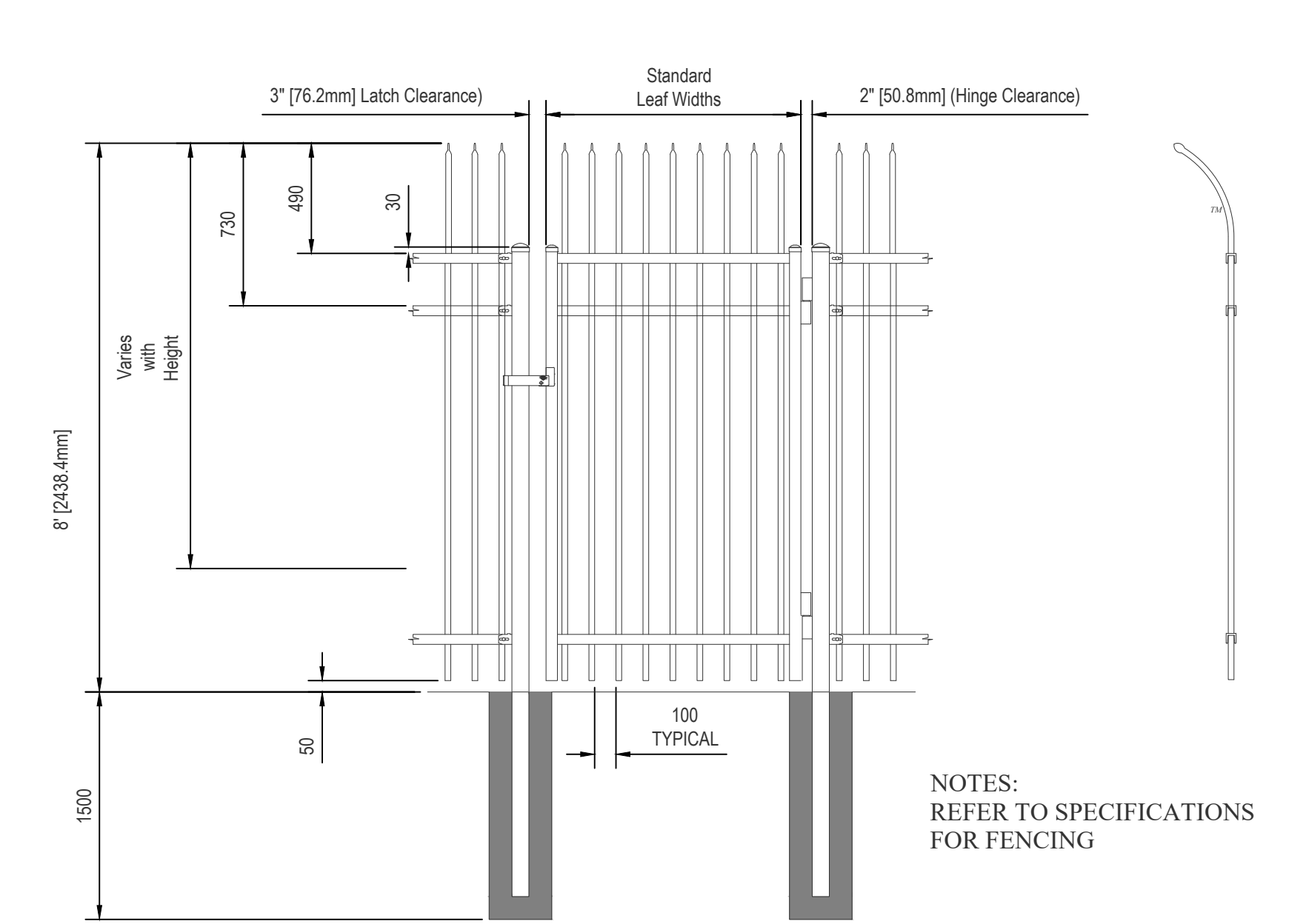
1 CHAIN LINK FENCE DETAIL
L200 SCALE 1:25



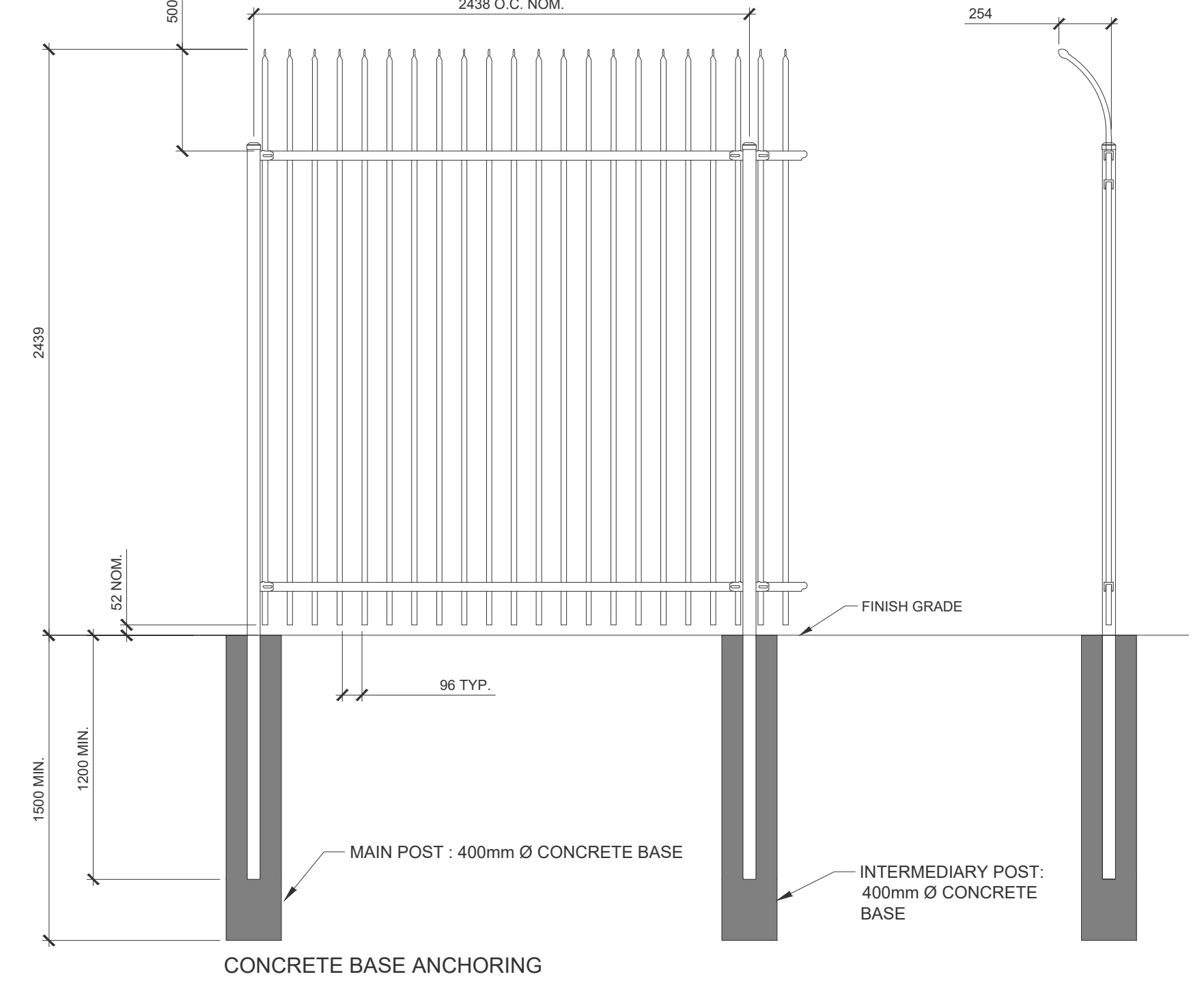
2 TYPICAL TREE PLANTING DETAIL
L200 SCALE 1:25



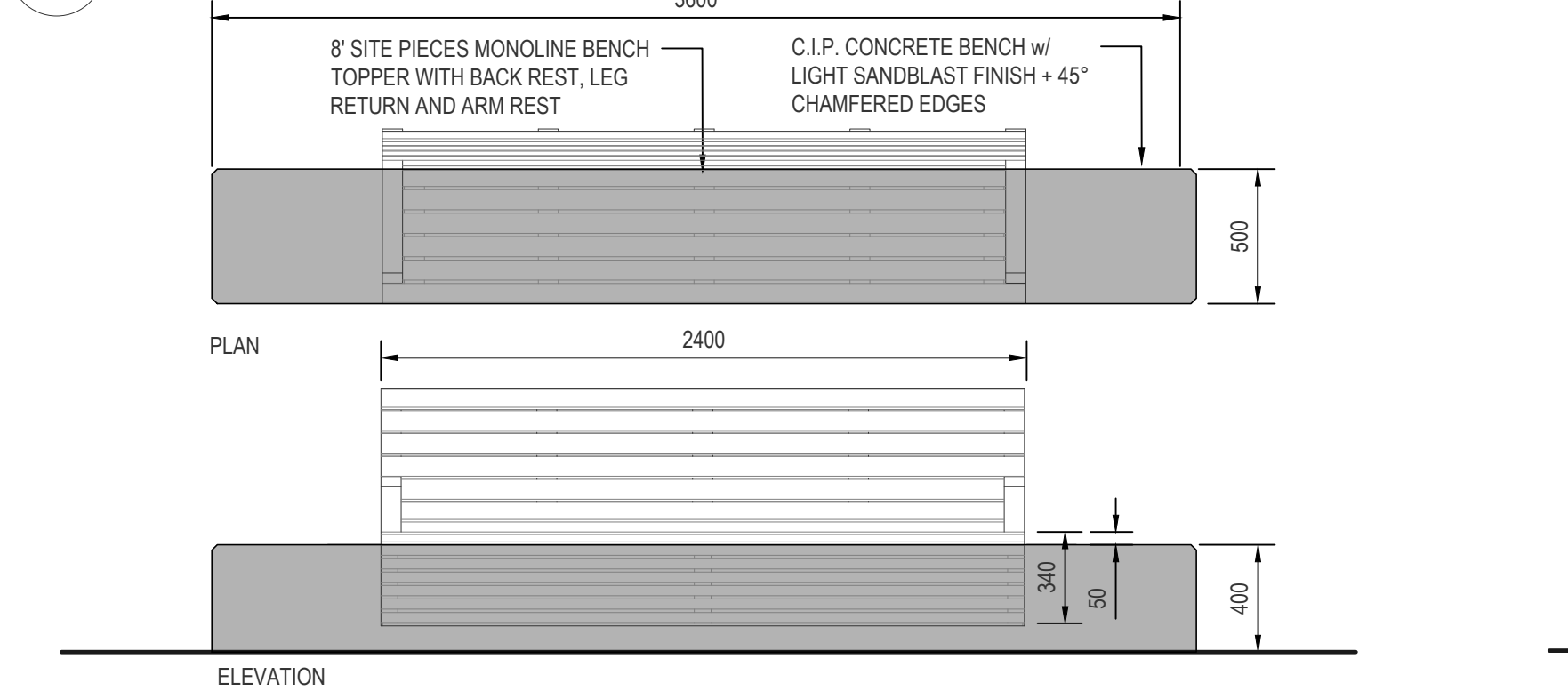
3 TYPICAL SHRUB PLANTING DETAIL
L200 SCALE 1:25



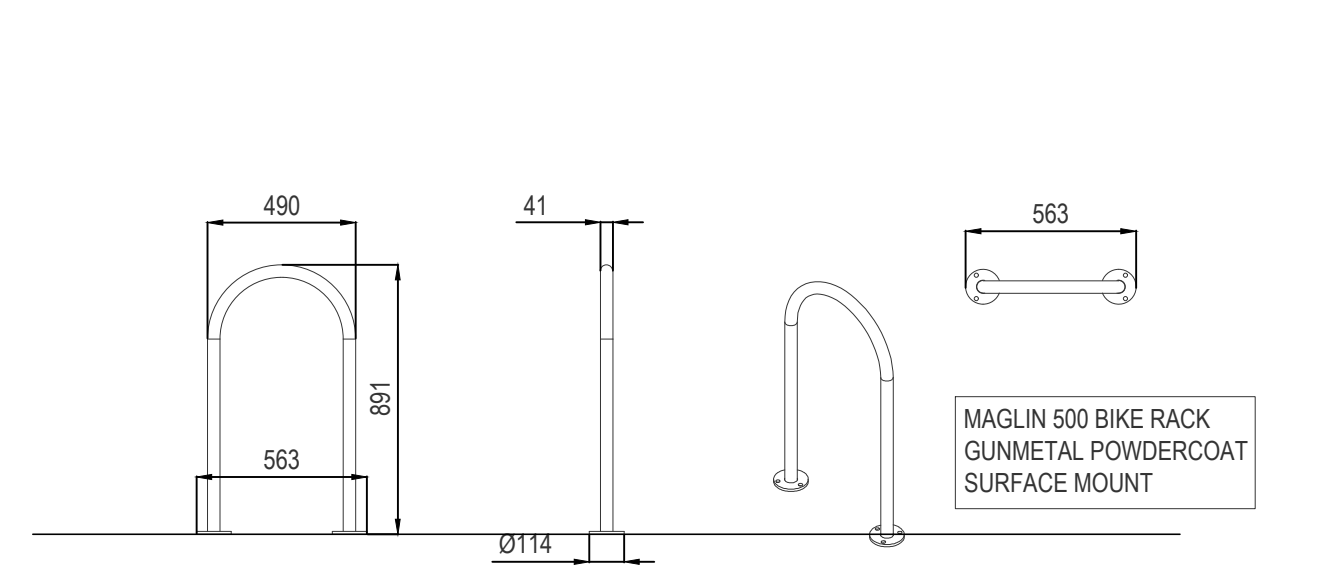
10 TYPICAL 2.4m HT (8') BLACK ORNAMENTAL SINGLE GATE
L200 SCALE 1:25



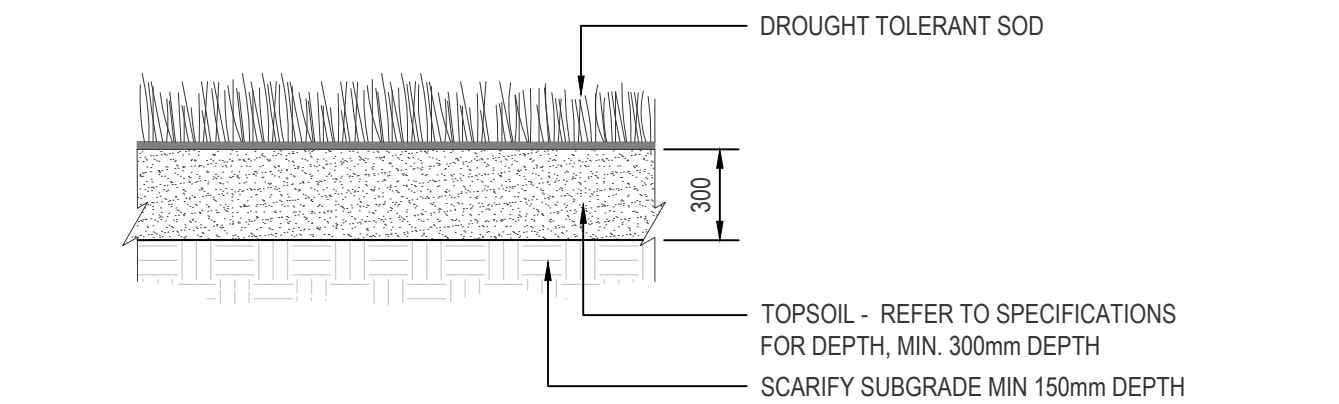
6 TYPICAL 2.4m HT (8') BLACK ORNAMENTAL METAL FENCE
L200 SCALE 1:25



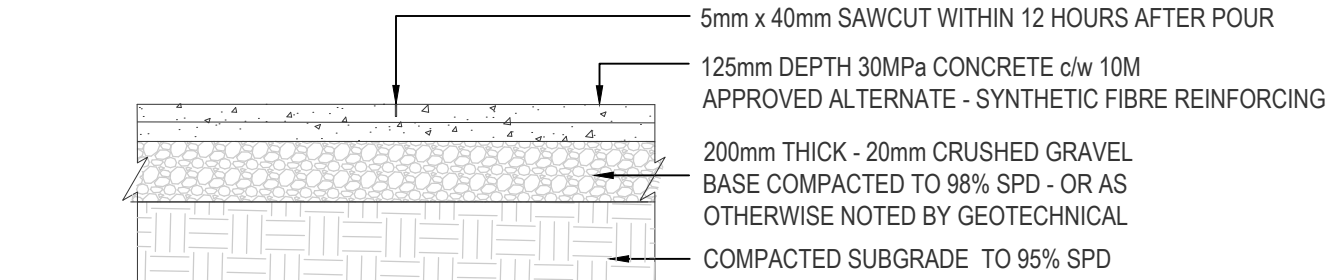
7 CONCRETE BENCH w/ 8' ONE SIDED BENCH ATTACHMENT
L200 SCALE 1:25



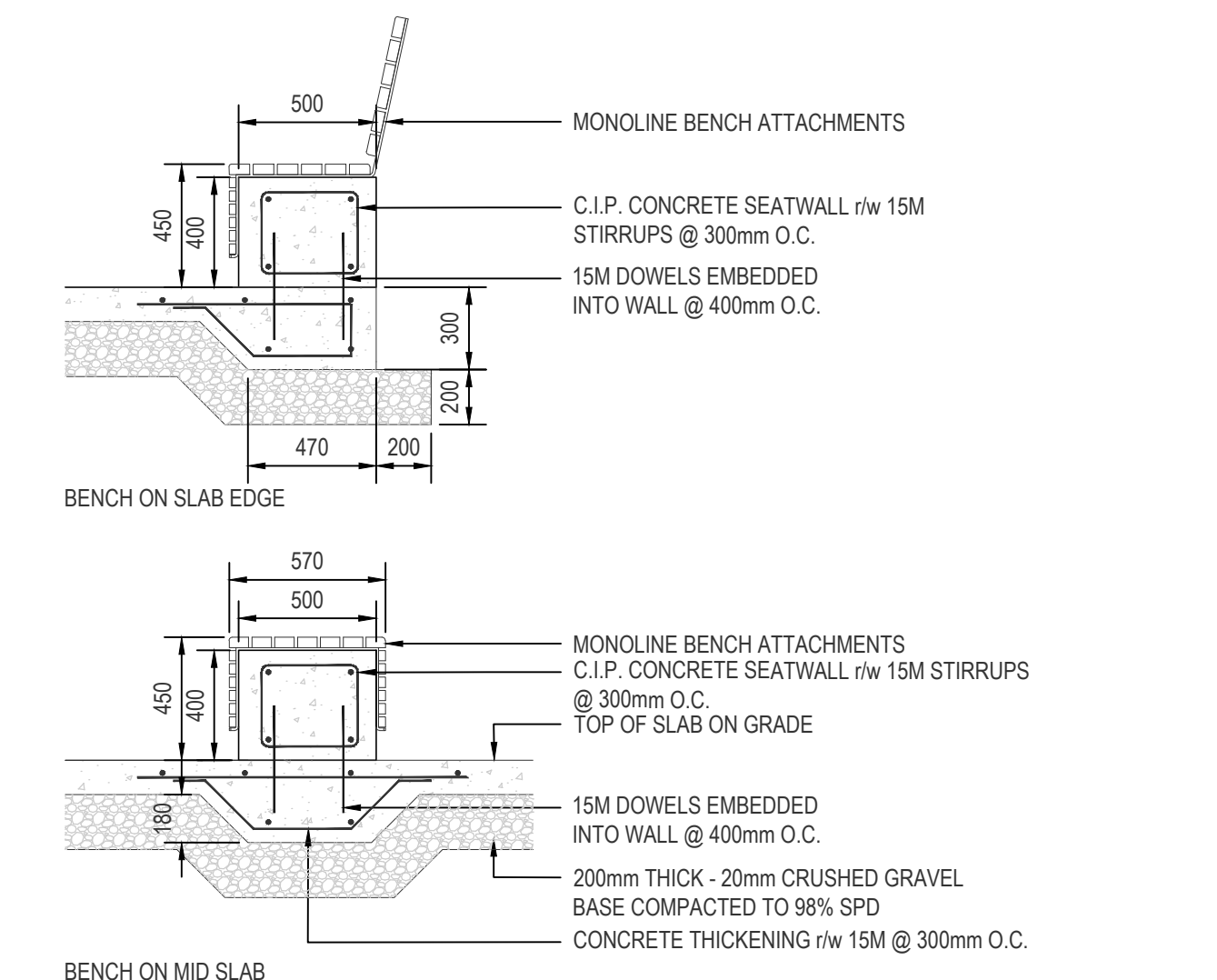
4 CLASS 2 BIKE RACK DETAIL
L200 SCALE 1:25



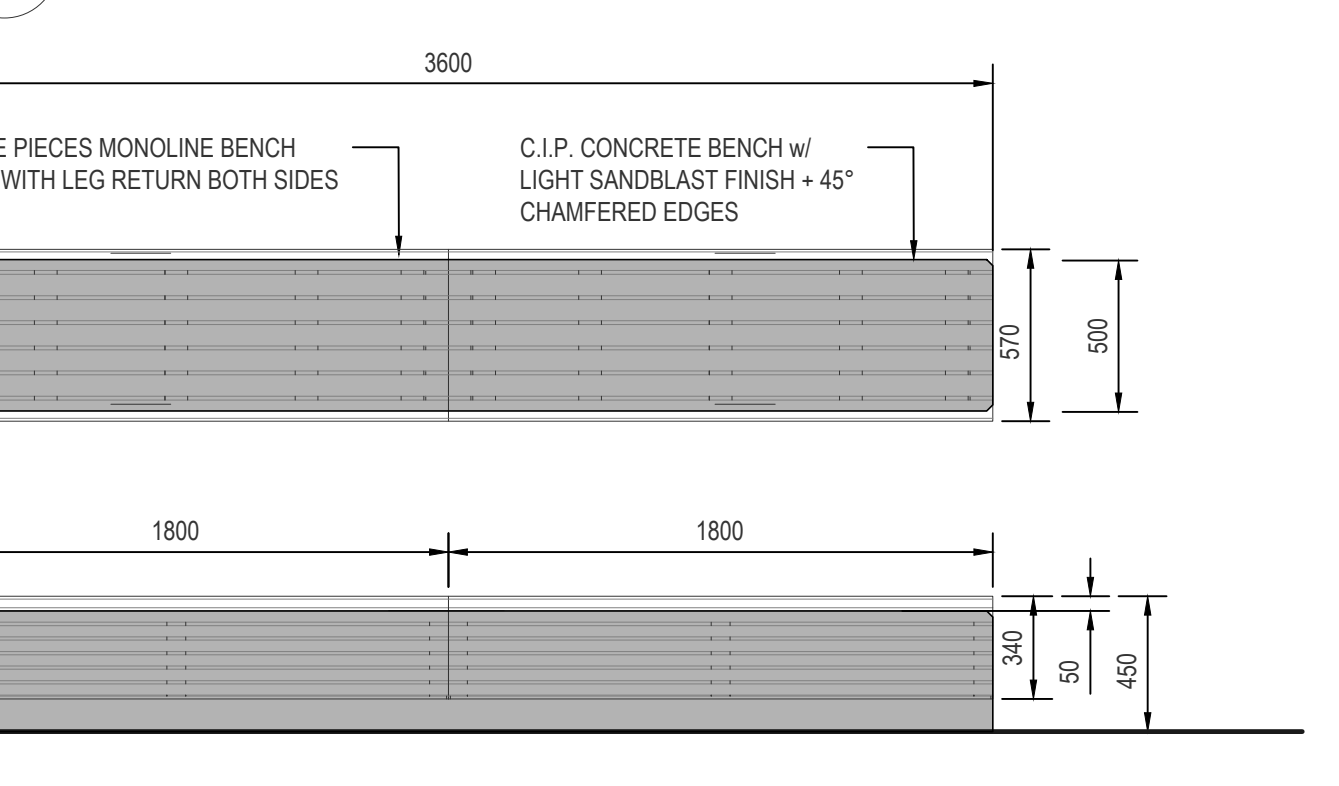
5 TYPICAL SOD PLANTING DETAIL
L200 SCALE 1:25



7 TYPICAL LIGHT DUTY CONCRETE SLAB DETAIL
L200 SCALE 1:25



9 CONCRETE BENCH SECTION
L200 SCALE 1:25



8 CONCRETE BENCH w/ 6' TWO SIDED BENCH ATTACHMENT
L200 SCALE 1:25

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SCALE	DM	2025-03-14

AS SHOWN



PROJECT
Bonnybrook Centre and Control Building Renovation

4302 15 ST SE, Calgary Alberta

SHEET TITLE
LANDSCAPE DETAILS

	MICROFILM NO.	XXX.XXX
UPN	WORK PACKAGE	WP4
ACTIVITY CODE	ASSET ID	11511
PSD PROJECT	CORPORATE STRUCTURES ID	1369732
GEC PROJECT NO.	SHEET NO.	B04A-L200