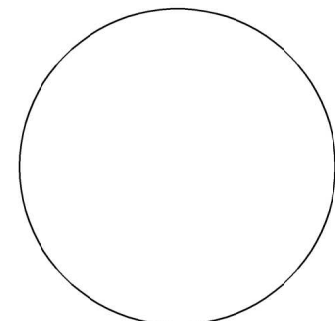


This Drawing is the property of the Architects and reproduction is prohibited without their written approval. The Contractor is to check and verify all dimensions and report any discrepancies to the Architect prior to construction. This Drawing is not to be used for construction unless properly signed and sealed by the Architect. This Drawing is not to be scaled.



Professional Seal of Architect or Engineer;
Valid only when properly signed and sealed

■ Consultant

■ In Collaboration

■ Revisions

No.	Description	Date
1.	IF DP	2025.11.28

■ Client



■ Project

**ANDREW SHERET
LIMITED - THE DISTRICT**

10630 14 STREET NE
CALGARY, AB

■ Drawing

SITE PLAN

Drawn by: S.J.
Scale: 1:300

Checked by: PW
Approval by: PW

Date:
MAY 2025

Project No.:
25022

DP1

SITE PLAN KEYNOTES

- SIAMESE CONNECTION. REFER TO MECHANICAL.
- PROPOSED 3050mm HIGH FENCE. SEE DETAIL 14/DP2
- PROPOSED 3050mm HIGH FENCE ACCESS GATE. SEE DETAIL 14/DP2
- PROPOSED 3050mm HIGH MANUAL SLIDING GATE c/w DROP ROD AND LOCKING HARDWARE.
- CONCRETE SIDEWALK, BROOM FINISH. REFER DETAIL 2/DP2
- LIGHT GRAVEL WALKWALK, REFER TO CIVIL.
- PROPOSED RETAINING WALLS. REFER TO CIVIL.
- 75mm WIDE PAINTED YELLOW PARKING LINES.
- BARRIER FREE PARKING SYMBOL. REFER TO DETAIL 5/DP2
- DEPRESSED BARRIER FREE CONCRETE RAMP. REFER TO DETAIL 8/DP2
- BARRIER-FREE SIGN POST. REFER TO DETAIL 6/DP2
- RECYCLED RUBBER WHEEL STOP. REFER TO DETAIL 4/DP2
- 152mm DIAMETER CONCRETE FILLED STEEL PIPE BOLLARDS. REFER TO DETAIL 10/DP2
- PROPOSED TRANSFORMER. REFER TO ELECTRICAL.
- PROPOSED LIGHT STANDARD. REFER TO ELECTRICAL.
- BICYCLE RACKS, CLASS 2 BICYCLE PARKING. REFER TO DETAIL 11/DP2
- OUTDOOR EMPLOYEE AREA, FURNITURE SHOWN FOR INTENT PURPOSES ONLY, N.I.C.
- WASTE & RECYCLING. ENCLOSED WITHIN STORAGE AREA.
- DESIGNATED PRINCIPAL ENTRANCE. FIRE LOCKBOX, EXTERIOR STROBE & FIRE ALARM PANEL LOCATION.
- EXISTING FIRE HYDRANT.
- LOADING RAMP CURB & GUARDRAIL. REFER TO STRUCTURAL AND CIVIL. REFER TO DETAIL 1/DP2
- TRENCH DRAIN. REFER TO MECHANICAL AND CIVIL.
- EXTERIOR METAL STAIR. REFER TO DETAIL 15/DP2.

SITE PLAN LEGEND

	PROPOSED BUILDING		PROPERTY LINE
	HEAVY DUTY ASPHALT		SETBACK AREA
	CONCRETE SIDEWALKS, APRONS AND RAMPS.		FIRE TRUCK ROUTE
	LIGHT DUTY ASPHALT		WATERMAIN
	GRAVEL		STORM SEWER
	EXTERIOR BUILDING LIGHTING. REFER TO ELECTRICAL.		SANITARY SEWER
	LIGHT STANDARD. REFER TO ELECTRICAL.		PROPOSED GAS LINE
	PRINCIPAL ENTRANCE.		NEW CHAINLINK FENCE

LANDSCAPE INFORMATION

WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH A STREET, THE SETBACK AREA MUST BE:
(a) BE A SOFT SURFACED LANDSCAPED AREA
(b) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS FOR EVERY 50m² (LOW IRRIGATION)

WHERE A SETBACK AREA SHARES A PROPERTY LINE WITH PARCEL DESIGNATED AS INDUSTRIAL, THE SETBACK AREA MUST BE:
(a) MAY HAVE A SIDEWALK ALONG THE LENGTH OF THE BUILDING
(b) PROVIDE A MINIMUM OF 1.0 TREE AND 2.0 SHRUBS FOR EVERY 50m² (LOW IRRIGATION)

FRONT SETBACK AREA: 692m²

TREES REQUIRED:	14	REQUIRED	14	PROVIDED	14
SHRUBS REQUIRED:	28		28		28

SIDE SETBACK AREA: 185m²

TREES REQUIRED:	4	REQUIRED	4	PROVIDED	4
SHRUBS REQUIRED:	8		8		8

REAR SETBACK AREA:
REQUEST FOR RELAXATION, R.O.W. LOCATED WITHIN SETBACK AREA (ASPHALT PAVED ROAD FOR EMERGENCY ACCESS).

PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	PP	6	PICEA PUNGENS	BLUE COLORADO SPRUCE	3500mm HT.	BALL & BURLAP
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	FA	12	FRAXINUS PENNSYLVANIA	FOOTHILLS ASH	70mm CAL.	BALL & BURLAP
CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	mp	20	Pinus Mugo 'Mops'	Mops Mugo Pine	#5 Container	600mm HT.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
	ap	18	POTENTILLA FRUTICOSA	ABBOTSWOOD POTINTELLA	#2 Container	600mm HT.

GENERAL LANDSCAPING NOTES

- THE QUALITY AND EXTENT OF THE LANDSCAPING ESTABLISHED ON SITE SHALL BE THE MINIMUM STANDARD TO BE MAINTAINED ON THE SITE FOR THE LIFE OF THE DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN THE AREA AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK AND PRODUCED BY THE CANADIAN NURSERY TRADE ASSOCIATION.

