# EAST HILLS



IMAGES SHOWN ON THIS PAGE ARE REPRESENTATIONS ONLY. EXACT CONFIGURATION MAY VARY.
ALL BUILDING AND SITE DESIGN SUBJECT TO APPROVAL BY THE APPROVING AUTHORITY

**ISSUED FOR: DETAILED REVIEW 2**

**OCTOBER 9, 2026**

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### CIVIL

| | |
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| SP2 | SITE GRADING PLAN |

### ELECTRICAL

| | |
|---|---|
| E00.00 | COVER PAGE |
| E10.00 | SITE PLAN |


**CIVIL**

Jubilee Engineering Consultants Ltd.

**ELECTRICAL**

eNGLOBE

**LANDSCAPE**

NAK design strategies

**CLIENT**

DEVERAUX DEVELOPMENTS


GGA-ARCHITECTURE
350 140 10 Avenue SE Calgary, AB. T2G 0R1
Phone: 403.233.2000 Fax: 403.264.2077


PROJECT NAME
EAST HILLS

DEVELOPMENT PERMIT:

PROJECT ADDRESS
Calgary, Alberta

PROJECT NUMBER: 25072


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1 DP10.01 SITE CONTEXT MAP
NTS
NORTH



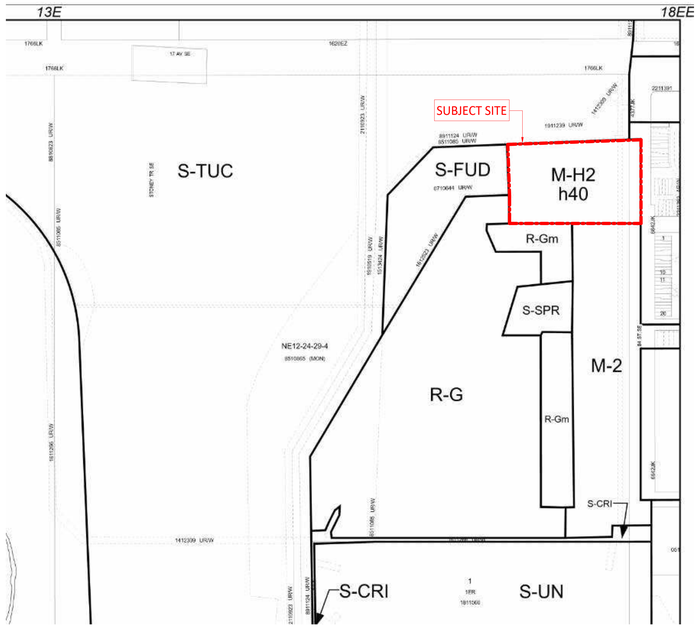

3 DP10.01 NE CORNER VIEW
NTS




4 DP10.01 SW AERIAL VIEW
NTS




5 DP10.01 SE CORNER VIEW
NTS




2 DP10.01 LAND USE MAP
NTS
NORTH





## PROPERTY DESCRIPTION & ZONING

| | |
|---|---|
| LEGAL DESCRIPTION | PLAN 8511085 & NE SEC 12-24-29-W4M |
| MUNICIPAL ADDRESS | 2313 84TH STREET SE |
| ZONING | MH-2 (MULTI RESIDENTIAL - HIGH DENSITY MEDIUM RISE) |
| MAXIMUM BUILDING HEIGHT | 50.0 M |
| F.A.R = | GFA / SITE AREA<br>28,249.7 m² / 17,361 m² (4.29ac)<br>1.63 F.A.R |
| SITE COVERAGE | 28.4% |
| DENSITY | 176 UNITS / HECTARE |

## USE

| MULTI-FAMILY HOUSING | AMENITY |
|---|---|
| BUILDING 1 (6 STOREYS)<br>BUILDING 2 (6 STOREYS) | BUILDING 3 (2 STOREYS) |

## GROSS FLOOR AREA

| | PARKADE (L-01) | MAIN FLOOR (L01) | TYP. FLOOR (L02-L06) | TOTAL GFA (+/-) ABOVE GRADE |
|---|---|---|---|---|
| BUILDING 1 | **2,293.7 m²** (24,689 ft²) | **2,127.7 m²** (22,902 ft²) | **2,116.7 m²** (22,784 ft²) | **12,711.0 m²** (136,820 ft²) |
| BUILDING 2 | **2,749.7 m²** (29,598 ft²) | **2,494.4 m²** (26,849 ft²) | **2,483.7m²** (26,734 ft²) | **14,913.0 m²** (160,522 ft²) |
| BUILDING 3 | **305.2 m²** (3,285 ft²) *BASEMENT* | **305.2 m²** (3,285 ft²) | **320.5 m²** (3,450 ft²) | **625.7 m²** (6,735 ft²) |
| **TOTAL GFA (+/-)** | **5,348.6 m²** (57,572 ft²) | | | **28,249.7 m²** (304,077 ft²) |

## BICYCLE STALL REQUIREMENTS

| | |
|---|---|
| CLASS 1 STALL REQUIREMENT:<br>*0.5 STALLS PER DWELLING UNIT*<br>B1 = 0.5 X 135 UNITS = 68 STALLS<br>B2 = 0.5 X 171 UNITS = 86 STALLS | CLASS 1 STALLS PROVIDED:<br>B1 = 69 STALLS<br>B2 = 86 STALLS |
| CLASS 2 STALL REQUIREMENT:<br>*0.10 STALLS PER DWELLING UNIT*<br>= 0.10 x 306 UNITS<br>= 31 STALLS | CLASS 2 STALLS PROVIDED:<br>= 32 STALLS |
| **TOTAL STALLS REQUIRED = 185** | **TOTAL STALLS PROVIDED = 187** |

## VEHICLE PARKING REQUIREMENTS

| | |
|---|---|
| RESIDENT PARKING REQUIREMENT :<br>0.625 STALLS PER DWELLING UNIT<br>= 0.625 x 306 UNITS<br>= 192 STALLS<br><br>VISITOR PARKING REQUIREMENT:<br>0.10 STALLS PER DWELLING UNIT<br>= 0.10 x 306 UNITS<br>= 31 STALLS | OVERALL PARKING PROVIDED:<br>RESIDENT PARKADE = 149 STALLS<br>B2= 66 STALLS (INCL. 1 B.F. STALL)<br>B3= 83 STALLS (INCL. 1 B.F. STALL)<br><br>RESIDENT SURFACE = 198 STALLS<br><br>VISITOR SURFACE = 31 STALLS<br>(INCL. 6 B.F. STALLS) |
| BARRIER-FREE PARKING REQUIREMENT:<br>*4 STALLS (FIRST 100) + 1 STALL PER ADDITIONAL 100 STALLS*<br><br>TOTAL BARRIER-FREE REQUIRED = 7 | <br><br><br>BARRIER-FREE PARKING PROVIDED<br>= 8 STALLS |
| TOTAL PARKING PROVIDED<br><br>TOTAL PARKING RATIO PROVIDED | RESIDENT = 378 STALLS<br><br>1.24 |

## STORAGE AND WASTE COLLECTION

| ANTICIPATED WASTE VOLUME | |
|---|---|
| THE ANTICIPATED TOTAL VOLUME OF WASTE PRODUCED PER WEEK<br>= 0.3 yd³ x 306 UNITS<br>= 92yd³ | |
| **WASTE VOLUME PROVIDED (3.0yd³ BINS)** | |
| B2 = 9 x 3yd³ BINS<br>B3 = 9 x 3yd³ BINS | = 54.0 yd³ |
| *NOTE: WASTE COLLECTION TWICE PER WEEK.* | |

## AMENITY AREA

| |
|---|
| RESIDENTIAL AMENITY SPACE REQUIREMENT:<br>5.0 m² PER UNIT X 306 UNITS = 1,530 m² |
| COMMON AMENITY SPACES:<br>TOTAL COMMON INDOOR AMENITY PROVIDED = 601.0m²<br>TOTAL COMMON OUTDOOR AMENITY PROVIDED = 877.9m² |
| PRIVATE AMENITY SPACES:<br>TOTAL PRIVATE AMENITY PROVIDED = 231.0m² |
| TOTAL AMENITY SPACE PROVIDED = 1,709.9m² |

## UNIT MIX

| SUITE TYPE | SUITE TYPE | # OF UNITS | MIX (%) |
|---|---|---|---|
| 1A | ONE-BEDROOM | 18 | 5.9% |
| 1B | ONE-BEDROOM + DEN | 91 | 29.7% |
| 2A | TWO-BEDROOM | 22 | 7.2% |
| 2B | TWO-BEDROOM + DEN | 117 | 38.2% |
| 2C | TWO-BEDROOM | 6 | 2.0% |
| 2D | TWO-BEDROOM | 34 | 11.1% |
| 3A | THREE-BEDROOM | 18 | 5.9% |
| | TOTAL UNITS | 306 | 100% |

## UNIT AREAS

| SUITE TYPE | SUITE AREA | |
|---|---|---|
| | ft² | m² |
| 1A | 545 | 50.8 |
| 1B | 570 | 59.8 |
| 2A | 700 | 81.8 |
| 2B | 750 | 84.1 |
| 2C | 840 | 81.0 |
| 2D | 850 | 86.4 |
| 3A | 1050 | 97.9 |

## TOTAL CHECK

| | |
|---|---|
| 1BED (1A-1B)<br>2BED (2A-2D)<br>3BED (3A) | 109 UNITS (35.6%)<br>179 UNITS (58.5%)<br>18 UNITS (5.9%) |
| MAIN FLOOR<br>TYP. FLOOR | 46 UNITS<br>52 UNITS |

**NOTES:**
- DIMENSION TO FACE OF GYPSUM (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING UNLESS NOTED OTHERWISE.
- NOTE WHEN REQUIRED MINIMUM CLEAR DIMENSIONS WILL BE IDENTIFIED.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM; REPORT ANY ERRORS AND/ OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
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| No. | Description | Date (YYYY-MM-DD) |
|---|---|---|
| C | DR-2 | 26-10-09 |
| B | DR-1 | 26-07-24 |
| A | Development Permit | 26-02-27 |

Issued For / Revisions

Project: EAST HILLS
Project Number: 25072
Calgary, Alberta

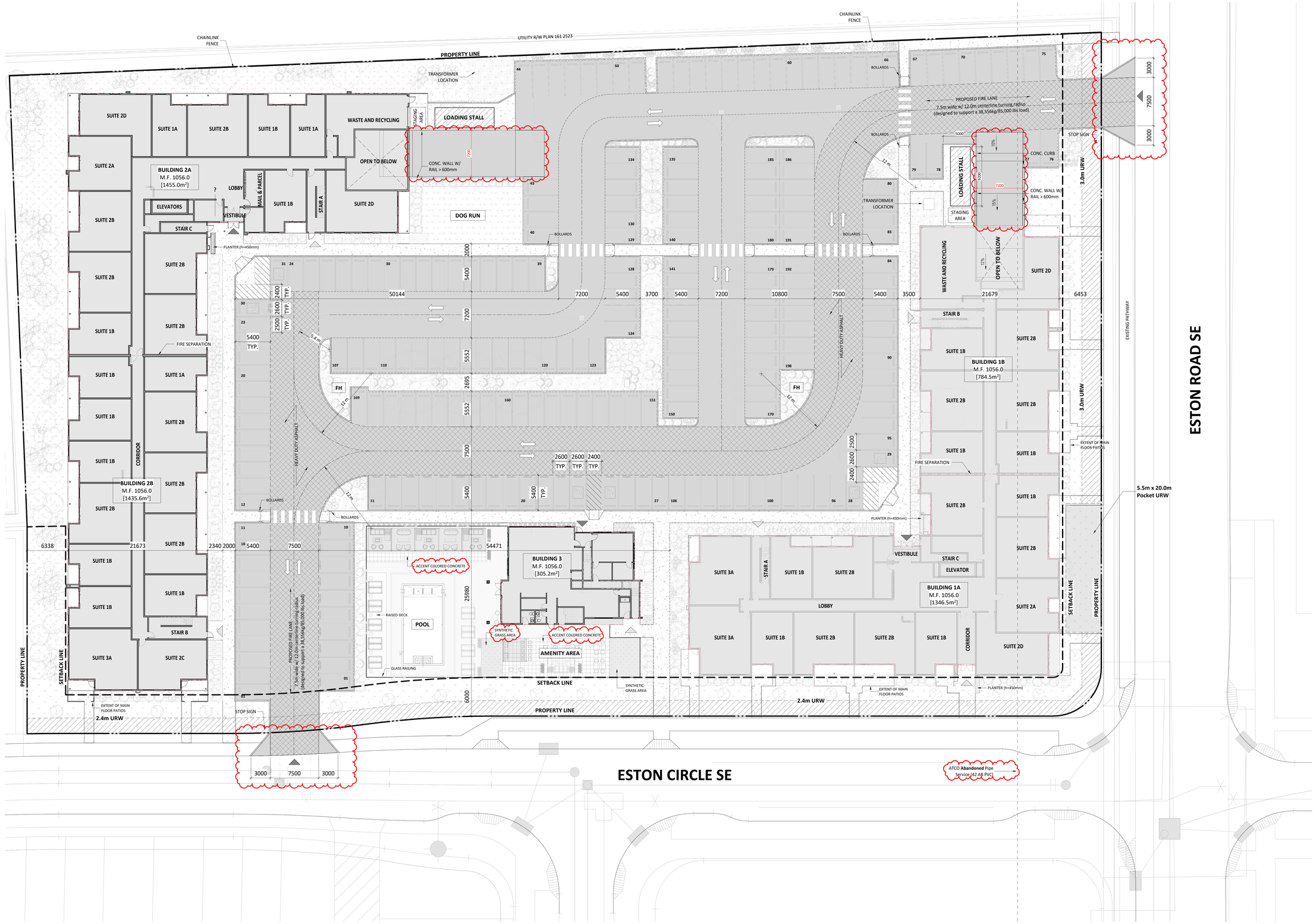
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|---|---|
| PLAN 8511085 | |
| Development Permit No. | DSSP No. |

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Drawing Title: CONTEXT PLAN & PROJECT STATISTICS

| | |
|---|---|
| Drawn by: | Scale |
| Reviewed by: | |
| Manager: | Date (YYYY-MM-DD) 26-10-09 |
| Peer Review: | |
| Drawing Number: DP10.01 | Drawing Package |
| | Revision Number: C |

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NORTH

1 DP10.04 SITE PLAN
1 : 200

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## SITE PLAN LEGEND

- PRINCIPAL ENTRANCE
- SECONDARY ENTRANCE
- PROPOSED ASPHALT
- PROPOSED SOFT LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- PROPOSED SOFT LANDSCAPING (FUTURE)
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK (FUTURE)
- PROPOSED CLEARANCE ZONE
- ACCENT COLORED CONCRETE
- PROPOSED TRANSFORMER - REFER TO ELECTRICAL DRAWINGS
- PROPOSED SWITCHING CUBICLE

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| No. | Description | Date (YYYY-MM-DD) |
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| B | DR-1 | 26-07-24 |
| A | Development Permit | 26-02-27 |

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Project: EAST HILLS
Project Number: 25072
Calgary, Alberta
Legal Description: PLAN 8511085
Building Permit No.:
Development Permit No.:
DSSP No.:

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Drawing Title: PROPOSED SITE PLAN

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale: As Indicated
Date (YYYY-MM-DD): 26-10-09

Drawing Number: DP10.04
Drawing Package:
Revision Number:

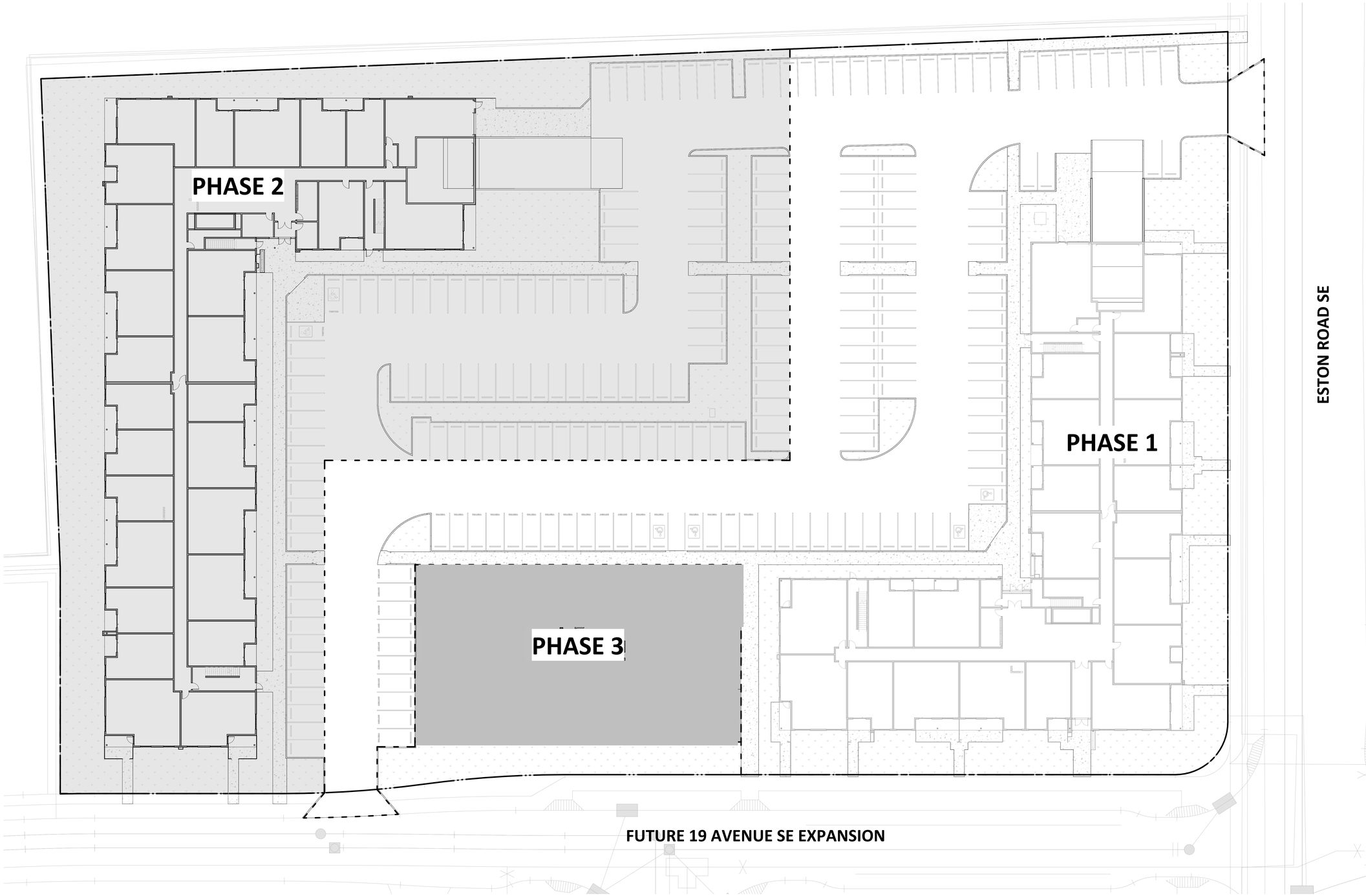
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1 DP10.05 PHASING PLAN
1 : 200

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| A | Development Permit | 26-02-27 |

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Project Number: 25072

EAST HILLS

Calgary, Alberta

Legal Description
PLAN 8511085

Building Permit No.

Development Permit No.

DSSP No.

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Drawing Title
PHASING PLAN

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Reviewed by:
Manager:
Peer Review:

Scale
1 : 200

Date (YYYY-MM-DD)
26-10-09

Drawing Number
DP10.05

Drawing Package

Revision Number
C

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5 DP40.01 BLDG 1 - NORTH ELEVATION
1/16" = 1'-0"




2 DP40.01 BLDG 1 - EAST ELEVATION
1/16" = 1'-0"

**NOTES:**
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**EXTERIOR MATERIAL PALETTE**

| | |
|---|---|
| CP-1 | FIBER CEMENTITIOUS PANEL (DARK GREY) |
| CP-2 | FIBER CEMENTITIOUS PANEL (WHITE) |
| CP-3 | FIBER CEMENTITIOUS LAP SIDING (GREY) |
| FL-1 | ALUMINUM FLASHING (BLACK) |
| GL-1 | VISION GLASS |
| WD-1 | VERTICAL LAP SIDING (WOOD LOOK) |
| BR-1 | BRICK (BLACK) |
| PT-1 | BLACK PAINTED METAL PATIO FENCE |




1 DP40.01 BLDG 1 - WEST ELEVATION
1/16" = 1'-0"




3 DP40.01 BLDG 1 - SOUTH ELEVATION
1/16" = 1'-0"

| No. | Description | Date (YYYY-MM-DD) |
|---|---|---|
| C | DR-2 | 26-10-09 |
| B | DR-1 | 26-07-24 |
| A | Development Permit | 26-02-27 |

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Project: EAST HILLS - BUILDING 1
Project Number: 25072
2313 84th Street SE Calgary, Alberta
Legal Description: PLAN 8511085
Building Permit No.:
Development Permit No.: DP2026-01147
DSSP No.:

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350,140-10 Ave SE
Calgary, Alberta,
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Drawing Title: BLDG 1 - EXTERIOR ELEVATIONS

Drawn by: Author
Reviewed by:
Manager:
Peer Review:
Scale: As indicated
Date (YYYY-MM-DD): 26-10-09

Drawing Number: DP40.01
Drawing Package:
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1 DP40.01 BLDG 2 - EAST ELEVATION
1/16" = 1'-0"




2 DP40.01 BLDG 2 - NORTH ELEVATION
1/16" = 1'-0"

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| WD-1 | VERTICAL LAP SIDING (WOOD LOOK) |
| BR-1 | BRICK (BLACK) |

PT-1 BLACK PAINTED METAL PATIO FENCE




3 DP40.01 BLDG 2 - WEST ELEVATION
1/16" = 1'-0"




4 DP40.01 BLDG 2 - SOUTH ELEVATION
1/16" = 1'-0"

| No. | Description | Date (YYYY-MM-DD) |
|---|---|---|
| C | DR-2 | 26-10-09 |
| B | DR-1 | 26-07-24 |
| A | Development Permit | 26-02-11 |

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Project: EAST HILLS - BUILDING 2
Project Number: 25072
Calgary, Alberta

| | |
|---|---|
| Legal Description PLAN 8511085 | Building Permit No. |
| Development Permit No. | DSSP No. |


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Drawing Title: BLDG 2 - EXTERIOR ELEVATIONS

| | |
|---|---|
| Drawn by: Author | Scale: As indicated |
| Reviewed by: | Date (YYYY-MM-DD): 26-10-09 |
| Manager: | |
| Peer Review: | |

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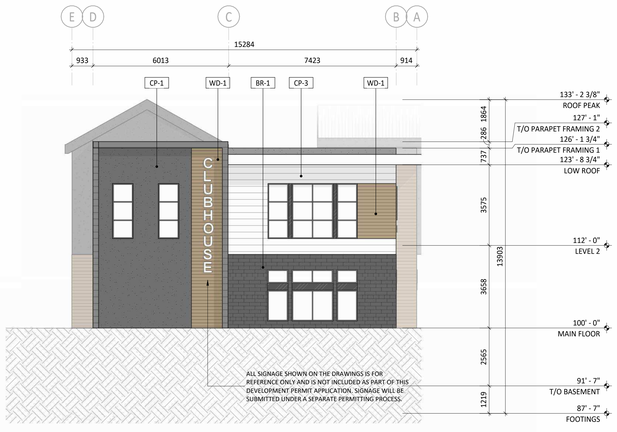


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1 DP40.01 NORTH ELEVATION
1/8" = 1'-0"




3 DP40.01 EAST ELEVATION
1/8" = 1'-0"




2 DP40.01 SOUTH ELEVATION
1/8" = 1'-0"




4 DP40.01 WEST ELEVATION
1/8" = 1'-0"

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**EXTERIOR MATERIAL PALETTE**

| | |
|---|---|
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| CP-2 | FIBER CEMENTITIOUS PANEL (WHITE) |
| CP-3 | FIBER CEMENTITIOUS LAP SIDING (GREY) |
| FL-1 | ALUMINUM FLASHING (BLACK) |
| GL-1 | VISION GLASS |
| WD-1 | HORIZONTAL LAP SIDING (WOOD LOOK) |
| BR-1 | BRICK (BLACK) |

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| No. | Description | Date (YYYY-MM-DD) |
|---|---|---|
| C | DR-2 | 26-10-09 |
| B | DR-1 | 26-07-24 |
| A | Development Permit | 26-02-27 |

Issued For / Revisions

Project Project Number: 25072

EAST HILLS - BUILDING 3

Calgary, Alberta

Legal Description PLAN 8511085

Building Permit No.

Development Permit No.

DSSP No.

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Drawing Title
BLDG 3 - EXTERIOR ELEVATIONS

Drawn by: Author
Reviewed by:
Manager:
Peer Review:

Scale
As indicated

Date (YYYY-MM-DD)
26-10-09

Drawing Number
DP40.01

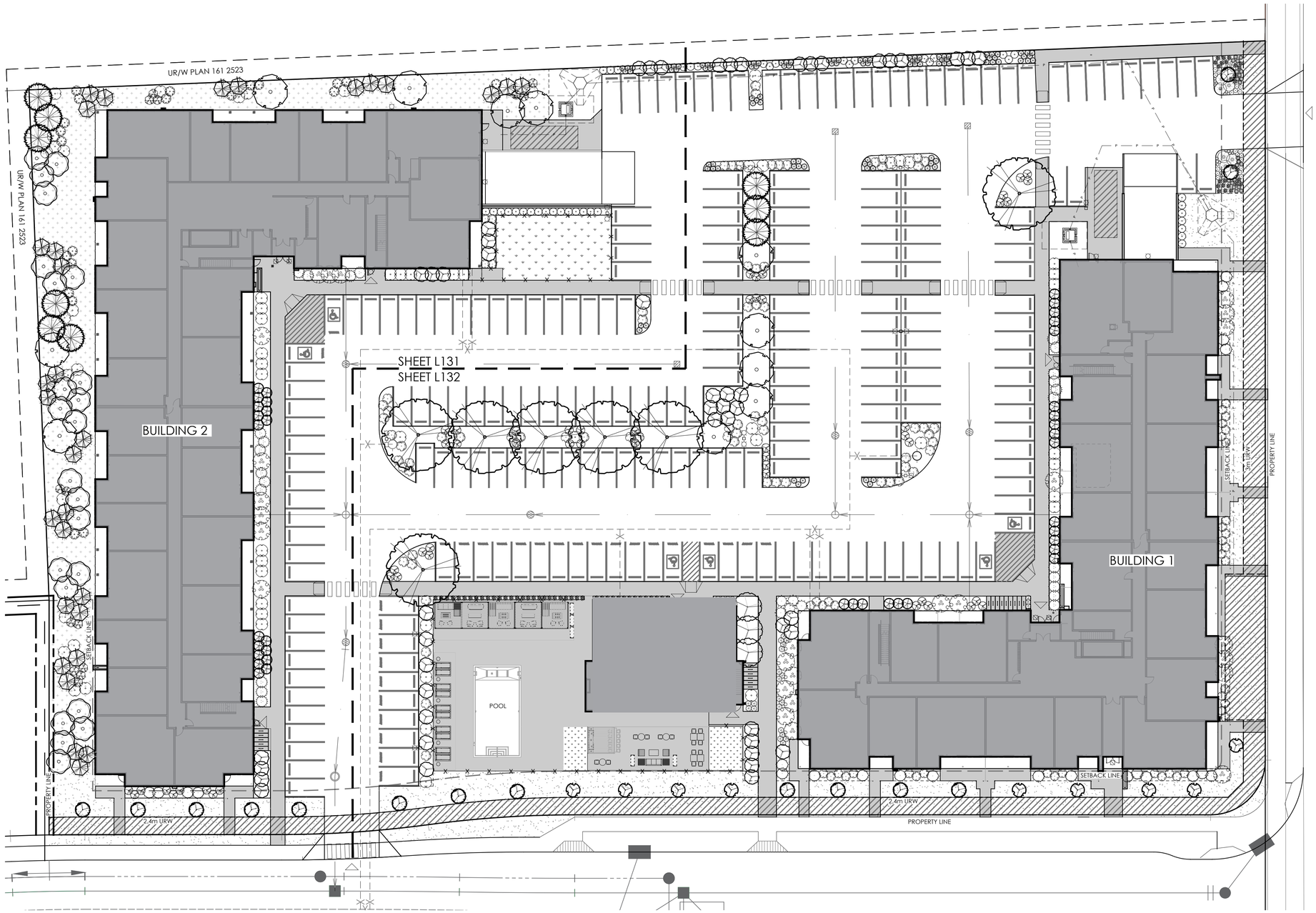
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## PLANTING PLAN LEGEND

- PROPERTY LINE
- SANITARY SEWER PIPE
- WATER MAIN PIPE
- STORM WATER PIPE
- POWER LINE
- CATCH BASIN/MANHOLE
- WATER VALVE BY ENG.
- WATER HYDRANT BY ENG.

### AMENITIES

- BIKE RACK
- LIGHT POLE

### HARD SURFACING

- CONCRETE PAVING
- ACCENT COLOURED CONCRETE PAVING FOR AMENITY AREA

### SOFT SURFACING

- FESCUE SOD
- UPLAND FOREST SEED MIX
- ARTIFICIAL TURF
- CONIFEROUS BARK MULCH
- PLANTING BED EDGE

### PLANTING KEY

XX — TREE SPECIES / 00 — QUANTITY

XX — SHRUB SPECIES / 00 — QUANTITY

## PLANTING NOTES

1. MINIMUM SETBACKS FOR TREES (CURRENT DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION 4.1.3)

| Deep Utilities | Poplar | | Deciduous | | | Coniferous | | |
|---|---|---|---|---|---|---|---|---|
| | Services | Mains Parallel to tree line | Services Medians | Services Bvds | Mains Parallel to tree line | Services Medians | Services Bvds | Mains Parallel to tree line |
| Sanitary | 3.0 m | 4.0 m | 0 m² | 2.5 m | 3.0 m | 0 m² | 3.0 m | 4.0 m |
| Storm (<4.0m deep) | 3.0 m | 4.0 m | 0 m² | 2.5 m | 3.0 m | 0 m² | 3.0 m | 4.0 m |
| Water | 3.0 m | 4.0 m | 0 m² | 2.5 m | 3.0 m | 0 m² | 3.0 m | 4.0 m |
| Hydrants | 3.0 m | 4.0 m | N/A | 2.5 m | 2.5 m | N/A | 3.0 m | 4.0 m |

| Shallow Utilities | Poplar | | Deciduous | | | Coniferous | | |
|---|---|---|---|---|---|---|---|---|
| | Services | Mains Parallel to tree line | Services Medians | Services Bvds | Mains Parallel to tree line | Services Medians | Services Bvds | Mains Parallel to tree line |
| ATCO | 2.0 m² | 2.0 m² | 2.0 m | | 2.0 m | 2.0 m² | | 2.0 m² |
| TELUS | 2.0 m² | 2.0 m² | 1.5 m | | 1.5 m | 2.0 m² | | 2.0 m² |
| CITY | 2.0 m² | 2.0 m² | 1.5 m | | 1.5 m | 2.0 m² | | 2.0 m² |
| ENMAX | 2.0 m² | 2.0 m² | 1.5 m | | 1.5 m | 2.0 m² | | 2.0 m² |
| Enmax | Poplar | | Deciduous | | | Coniferous | | |
| Overhead (to outside conductor) | 9.0 m | | 7.0 m - 9.0 m | | | 7.0 m - 9.0 m | | |
| Transformers (within Utility Right of Way) | N/A (Tree planting not permitted within Utility Right-of-Way) | | | | | | | |
| Street Light Poles | Poplar | | Deciduous | | | Coniferous | | |
| | 5.0 m | | 4.0 m - 5.0 m | | | Min. 4.0 m | | |

A) A 3.0m SEPARATION MAY BE REQUIRED AT THE DISCRETION OF THE UTILITIES.

B) PIPE JOINTS ARE NOT PERMITTED ON WATER OR SEWER SERVICES LOCATED UNDER MEDIANS.

C) TREES ON RESIDENTIAL (15m ROW) BOULEVARDS, WITH NO SIDEWALKS, CAN BE PLANTED 1.0m FROM DRIVEWAYS. DRIVEWAY CROSSINGS ARE TO BE ALIGNED, WHEREVER POSSIBLE, TO ALLOW SPACE FOR TREE PLANTING.

2. THE EXACT LOCATION OF TREES SHALL BE DETERMINED ON SITE AND SHALL BE SUBJECT TO DRIVEWAY LOCATIONS, SERVICING, AND STREET LIGHTING, AND OTHER FURNISHINGS WHERE APPLICABLE. RECORD DRAWINGS ARE REQUIRED IF THERE ARE MAJOR CHANGES

3. TREES PLANTED 2.5M OR LESS FROM FENCE LINES WILL BE BEDDED.

4. BEDS AND TREE WELLS TO RECEIVE A MINIMUM OF 75mm DEPTH OF CLEAN CONIFEROUS TREE MULCHED IMMEDIATELY TO ENSURE MOISTURE IS MAINTAINED IN THE ROOT ZONE TO FACILITATE EARLY ROOT DEVELOPMENT AND PROVIDE THE TREES WITH THE BEST ESTABLISHMENT OPPORTUNITY.

5. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK PREPARED BY THE CNLA AND ISA.

6. AT TIME OF DEV. COMPLETION, ALL MATERIAL MUST BE A HEALTHY, VIGOROUS GROWING CONDITION PER CITY OF CALGARY PARKS SPECIFICATIONS AND DETAILS.

7. PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR AS OUTLINED IN THE CONTRACT UNTIL THE DATE OF DEV. COMPLETION CERTIFICATE.

8. APPLY TOPSOIL TO THE FOLLOWING MINIMUM DEPTHS, MEASURED AT RIGHT ANGLES TO THE SUBGRADE AFTER LEVELING WITH A TOLERANCE OF 25mm OVER A DISTANCE OF 2.4m:

- 125mm FOR SODDED AREAS
- 150mm FOR SEEDED AREAS
- 450mm FOR FLOWER BEDS
- 600mm FOR SHRUB BEDS

9. A LOW WATER IRRIGATION SYSTEM IS PROVIDED

10. THE DELIVERY OF THE IRRIGATED WATER IS CONFINED TO TREES AND SHRUBS.

11. TREES AND SHRUBS WITH SIMILAR WATER REQUIREMENTS ARE GROUPED TOGETHER.

12. A MINIMUM OF 50% OF THE SELECTED PLANTS ARE FROM THE CITY OF CALGARY LIST OF LOW WATER TREES & SHRUBS.

13. 50% OR MORE OF THE SELECTED CONIFEROUS & DECIDUOUS TREES ARE SPECIFIED AT A MIN. CALLIPER OF 65mm / MIN. HEIGHT OF 3.0m.

14. 50% OR MORE OF THE SELECTED CONIFEROUS & DECIDUOUS TREES ARE SPECIFIED AT 85mm CALLIPER / 4.0m HT.

15. ALL PLANTS SHOWN AT 80% OF THEIR MATURE SPREAD.

| PROJECT NAME: DEVERAUX EAST HILLS MULTI-FAMILY | | | |
|---|---|---|---|
| ZONE: M-H2 MULTI RESIDENTIAL - MEDIUM PROFILE DISTRICT | | | |
| TOTAL AREA:17363m² | | | |
| LANDSCAPE AREA | REQUIRED | PROVIDED | |
| LANDSCAPE AREA<br>-3% LOW WATER LANDSCAPING REDUCTION<br>-3% ENHANCED LANDSCAPE REDUCTION<br>(-)196m² STREET-ORIENTED DESIGN REDUCTION | 5707m² (34.0%) min. | 5779 | |
| LANDSCAPE HARD SURFACE AREA | 2854m² (50.0%) max. | 1248 | |
| LANDSCAPE SOFT SURFACE AREA | 2854m² (50.0%) min. | 4531 | |
| SOD AREA | 1712m² (30.0%) max. | 1349 | |
| SITE REQUIREMENTS | REQUIRED | PROVIDED | |
| TREES | 237 | 237 | |
| DECIDUOUS TREES | 75% max. | 158 | 67% |
| CONIFEROUS TREES | 25% min. | 79 | 33% |
| SHRUBS | 473 | 473 | |

| Upland Open Forest Seed Mix | | |
|---|---|---|
| COMMON NAME | BOTANICAL NAME | % BY WEIGHT |
| Mountain Brome | Bromus marginatus | 16 |
| Slender Wheatgrass | Elymus trachycaulus | 16 |
| Awned Wheatgrass | Elymus subsecundus | 15 |
| Canada Wild Rye | Elymus canadensis | 10 |
| Rocky Mountain Fescue | Festuca saximontana | 10 |
| Green Needle Grass | Nassella viridula | 8 |
| Tufted Hair Grass | Deschampsia cespitosa | 5 |
| June Grass | Koeleria macrantha | 5 |
| Canada Milkvetch | Astragalus canadensis | 3 |
| Purple Prairie Clove | Dalea purpurea | 3 |
| Canada Goldenrod | Solidago spp. | 2 |
| Philadelphia fleabane | Erigeron philadelphicus | 1 |
| Blue Flax | Linum lewisii | 1 |

BRILLION SEEDING RATE: 30 KG/HA

## SEEDING NOTES

1. SUBGRADE TO BE SCARIFIED TO ENSURE ADEQUATE DRAINAGE.
2. APPLY TOPSOIL:
   - 150mm FOR SEEDED AREAS
   - 300mm FOR NATIVE SEEDED AREAS
3. CONTRACTOR TO PROVIDE SEED CERTIFICATES TO PARKS INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO SEED APPLICATION. ALL SPECIES SUBSTITUTES WILL BE REQUIRE ADDITIONAL APPROVAL FROM CITY PARKS.
4. APPLY SEED MIX BY BRILLION SEEDING OR OTHER APPROVED ALTERNATIVES.
5. DO ALL SEEDING IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE DURING THE PERIOD FROM MAY 1 TO SEPTEMBER 30 (OR AS WEATHER PERMITS), WHEN WIND SPEEDS ARE MINIMAL, AND WHEN SITE CONDITIONS ARE APPROVED BY THE PARKS.
6. APPLY 91kg/ha OF 16-20-0 FERTILIZER AT THE TIME OF SEEDING AND THEN, TWO MONTHS INTO THE GROWING SEASON, APPLY 32 kg/ha OF 32-4-8 FERTILIZER.
7. PROTECT ALL NEWLY SEEDED AREAS AS REQUIRED AND REMEDY ALL DAMAGED AREAS AND UNTIL TURF HAS PROPERTY ESTABLISHED.

## FORB, SHRUB & SMALL CALIPER TREE PLANTING NOTES

1. PERENNIAL, SHRUB AND TREE PLANTING SHALL OCCUR AFTER HARD SURFACE AND ASSOCIATED RECREATION FACILITIES HAVE BEEN CONSTRUCTED.
2. FOR NATURALIZED PLANTING, FORBS PERENNIALS AND SHRUBS SHALL BE PLANTED IN A RANDOM PATTERN MIMICKING A NATURAL DISTRIBUTION THROUGHOUT THE DISTURBED GROUND AS PER PLANTING INSTRUCTIONS.
3. NO FORBS SHALL BE PLANTED WITHIN 2.0m OF A PATHWAY.
4. FORBS, PLUGS, PERENNIALS AND SHRUBS SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING.
5. THE TOP OF THE PLUG, PERENNIAL OR SHRUB ROOT BALL SHALL BE PLACED LEVEL WITH THE ADJACENT TOPSOIL.
6. TOPSOIL SHALL BE BACKFILLED AND SLIGHTLY COMPACTED (BOOT PACKED/HAND PACKED) TO ENSURE THE PLANT RETAINS ITS ORIENTATION. NO AIR POCKETS SHALL REMAIN AROUND THE ROOTS.
7. MULCHING AROUND PLANTING SHALL BE COMPLETED WHERE NEEDED TO REDUCE GRASS COMPETITION.
8. FORBS AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN THE SAME WORKING DAY OF THE PLANTING AND WATERED FREQUENTLY TO MAINTAIN MOIST SOIL CONDITIONS DURING THE ESTABLISHMENT PERIOD (FIRST TWO YEARS).

## PLANTING SETBACK AND SPACING NOTES

| | | Poplar Trees, Willow Trees, and Shrubs | Other Deciduous Trees | Coniferous Trees |
|---|---|---|---|---|
| Setback Minimum | Open Spaces, Vertical Elements, Hard Surfaces, and Irrigation Mainline | 5 m | 2 m | ½ max spread |
| | Boulevards and Medians: Back of curb, sidewalk, pathway, and driveway | 10 m | 1 m | ½ max spread |
| | Private Property: chain link fence post & cable fence wood screening fence | 10 m | 2 m | ½ max spread |
| | Sport Fields | 10 m | ½ max spread from 3 m buffer | ½ max spread from 3 m buffer |
| Tree Spacing | | ¼ max spread or 5 m (whichever is less) | ½ max spread | |

a. Poplar trees:
   i.) All poplars except for trembling aspen and Swedish Columnar aspen.
   ii) The minimum set backs for poplars may be reviewed upon request.
b. If other deciduous trees and coniferous trees are less than 3.5 m from vertical elements and hard surfaces or private property lines the trees must be placed in mulched beds.
c. Maximum tree spread per Alberta Yards & Gardens: What to Grow - Agdex 200/32-1.
d. No more than 50% of any one species planted in a park will be poplar as per the Poplar Tree Policy.

NAK design strategies

NAK Design Strategies
310 - 438 11th Ave SE
Calgary AB Canada
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Client

Key

ALBERTA ONECALL

Stamp for Revisions to Approved Plan

| | | | |
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Revision

| Approval Authority | SIGNATURE | YY.MM.DD |
|---|---|---|
| Approvals - Originally Approved By | | YY.MM.DD |

Stamp for Approval

| ISSUED FOR | | | |
|---|---|---|---|
| ISSUED FOR DTR 02 | MG | CR | 2026-10-08 |
| ISSUED FOR DTR 01 | MG | CR | 2026-07-27 |
| ISSUED FOR DEVELOPMENT PERMIT | MG | CR | 2026-02-27 |
| ISSUED FOR CLIENT REVIEW | MG | CR | 2026-02-12 |

ISSUED — Dwn. — PM — YY.MM.DD

PROJECT MANAGER: CR — PROJECT NO: 25-241

Client/Project

DEVERAUX

EAST HILLS MULTIFAMILY

Title

PLANTING PLAN - SITE

SCALE 1:300

0 1 2 3 5 7 12m

Sheet No.

L130

N

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## SITE PLAN

SCALE: 1 : 200

0 5000 10000

## GENERAL SITE NOTES

1. ELECTRICAL CONTRACTOR TO CONTACT EACH UTILITY'S FIELD PERSONNEL, MEET ON SITE AND CONFIRM SITE ENTRY POINTS AS WELL AS TO COORDINATE ANY SPECIAL REQUIREMENTS PRIOR TO TRENCHING. CONFIRM REQUIREMENT AND PLACEMENT OF PULL PITS. CONFIRM PLACEMENT OF PEDESTALS AND/OR TRANSFORMERS.
2. ENSURE PROPER CLEARANCES ARE MAINTAINED FROM DEEP SERVICES, HYDRANTS, & VALVES - 3m (10') HORIZONTAL, OR GAS LINES 1.0m (5') HORIZONTAL. CONFIRM CLEARANCES INDICATED IN THIS NOTE WITH THE LOCAL UTILITY'S OR AUTHORITY'S REQUIREMENT.
3. PULL PITS OR ABOVE GROUND PEDESTALS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR WHERE SHOWN. COORDINATE REQUIREMENTS WITH UTILITY AND INSTALLATION DETAILS WITH THE GENERAL CONTRACTOR.
4. ALL SITE LIGHTING TO BE #10 WIRING UNLESS OTHERWISE SHOWN ON THE DRAWING OR, IF REQUIRED, INCREASE SIZE TO CEC VOLTAGE DROP REQUIREMENTS.
5. VEHICLE RECEPTACLE WIRING FOR VOLTAGE DROP AS FOLLOWS: USE #12 WIRING TO 28m (92') MAX., #10 WIRING TO 45m (147') MAX., #8 WIRING TO 70m (230') MAX.

## KEYNOTES - SITE

| | |
|---|---|
| 1.1 | PADMOUNT TRANSFORMER. TRANSFORMER PROVIDED AND INSTALLED BY PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION IN ACCORDANCE WITH ENMAX STANDARDS. |
| 1.2 | UTILITY PRIMARY POWER DUCTS / UTILITY COMMUNICATIONS DUCTS. PROVIDED AND INSTALLED BY PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION. |
| 1.3 | SECONDARY POWER DUCTS. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL 100mm (4") RPVC SECONDARY DUCTS IN ACCORDANCE WITH CEC DIAGRAM D11 C/W SECONDARY CABLES. PROVIDE 75mm (3") CONCRETE ENCASEMENT WHERE SHOWN ON DRAWINGS, OR WHERE REQUIRED BY THE LOCAL UTILITY OR CEC. REFER TO SINGLE LINE DIAGRAM FOR SIZE AND QUANTITY OF SECONDARY CABLES. COORDINATE INSTALLATION WITH PRIMARY ENGINEERING AND CONSTRUCTION CORPORATION. |
| 1.5 | APPROXIMATE LOCATION OF ELECTRICAL MAIN DISTRIBUTION EQUIPMENT. REFER TO PLAN DRAWINGS FOR EXACT LOCATION. |
| 1.6 | APPROXIMATE LOCATION OF MAIN TTB/TVTB BACKBOARD. REFER TO PLAN DRAWINGS FOR EXACT LOCATION. |
| 1.7 | BUILDING GROUND GRID BURIED OUTSIDE. ADJACENT TO ELECTRICAL ROOM TO INCLUDE THREE 19mm (3/4") X 3m (10') COPPER RODS DRIVEN INTO THE EARTH SPACED A MINIMUM OF 3m (10') BETWEEN EACH ROD. WITH BARE #2/0 COPPER CONDUCTORS BOLTED TO EACH ROD AS SHOWN. PROVIDE TWO INCOMING TAILS TO BE TERMINATED ON THE MAIN DISTRIBUTION PANEL NEUTRAL BUS. INSTALLATION PHOTOGRAPHS AND EARTH TO GROUND RESISTANCE TEST TO BE COMPLETED AND SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO BACKFILL. REFER TO SPECIFICATIONS FOR FURTHER DETAILS. |
| 1.8 | CONTRACTOR TO INSTALL AN OWNER PROVIDED EV CHARGER (HYPERCHARGE JNT-EVC10). CONFIRM EXACT MODEL AND MOUNTING CONFIGURATION PRIOR TO ROUGH-IN. EV CHARGERS TO BE CONTROLLED USING THE HYPERCHARGE POWER SHARING SYSTEM. UP TO 3 STALLS PER CIRCUIT. 2 STALLS PER CIRCUIT FOR EXTERIOR. |

# FUTURE 19 AVENUE SE EXPANSION

ENGLOBE

PROFESSIONAL ENGINEER ALBERTA
BRADLEY T. KEMP
ID 173560
Oct 09, 2026

PERMIT TO PRACTICE
ENGLOBE CORP.
RM SIGNATURE
RM APEGA ID # 173560
DATE: Oct 09, 2026
PERMIT NUMBER: P 07841
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

**PROJECT MANAGER:**
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**PROJECT #:2512042**

**CODE COMPLIANCE**
THIS SET OF DRAWINGS AND THE DESIGNS CONTAINED WITHIN COMPLY WITH THE FOLLOWING CODES:
BUILDING CODE: NBC (AE) 2023
ELECTRICAL CODE: CEC 2024
ENERGY CODE: NECB 2020

**LEGAL DESCRIPTION**
PLAN 8511085 &
NE SEC 12-24-29-W4M
MUNICIPAL ADDRESS
2313 84TH STREET SE CALGARY AB

**NOT FOR CONSTRUCTION**
DO NOT CONSTRUCT UNLESS APPROVAL HAS BEEN RECEIVED FROM ALL GOVERNING AUTHORITIES

| No. | Description | Date (YYYY-MM-DD) |
|---|---|---|
| C | DR-2 | 2026-10-09 |
| B | DR-1 | 2026-07-31 |
| A | DEVELOPMENT PERMIT | 2026-02-27 |

Issued For / Revisions

Project: EAST HILLS
Project Number: 25072
Calgary, Alberta
Legal Description: PLAN 8511085
Building Permit No.
Development Permit No.
DSSP No.

350,140-10 Ave SE
Calgary, Alberta.
T2G 0R1
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Drawing Title: SITE PLAN

| | | | |
|---|---|---|---|
| Drawn by: | MJ | Scale | 1 : 200 |
| Reviewed by: | BK | | |
| Manager: | BK | Date (YYYY-MM-DD) | 2026-10-09 |
| Peer Review: | WB | | |

Drawing Number: E10.00
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Revision Number: C



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