VIBE 2 - SKYVIEW PROPERTIES

PROJECT NUMBER: 25-133

1904 GLENMOUNT DR SW,
4323-4311 17 AV SW



DRAWING INDEX

ARCHITECTURAL

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DP-01.2	EXISTING SITE SURVEY
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DP-06.2	VEHICLE TURNING ANALYSIS

CIVIL

LANDSCAPE

ELECTRICAL

DR1 REVISIONS

2026-10-22

ACE | ARCHITECTURE

ARCHITECTURAL
Ace Architecture Inc.
209, 255 - 17 Avenue SW
Calgary, AB T2S 2T8
403-212-0626

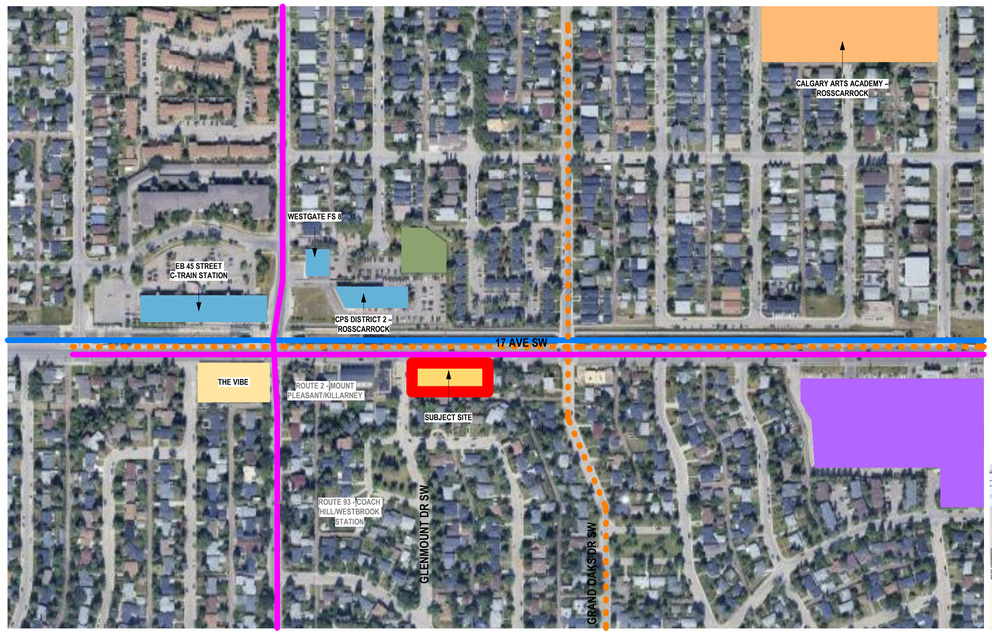
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Richview Engineering Inc.
Unit 130, 201 38 Ave NE
Calgary, AB T2E 2M3
403-230-3218

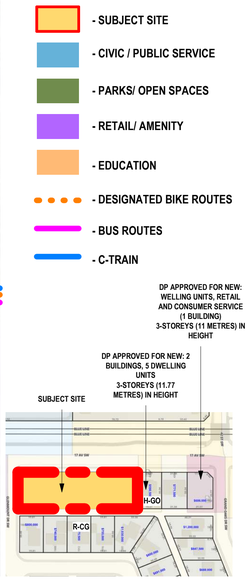
STRUCTURAL
Creative Structural Engineers Ltd.
780-700-6940

ELECTRICAL
Implicit Engineering Ltd.
5255 Mullen Crest
Edmonton, Ab. T6R 0P9
(780) 668-2754

LANDSCAPE
W.L.A. Group Ltd.
12 Richmond Link
Fort Saskatchewan AB T8L 0S2
780-554-2545

MECHANICAL
PMW Engineering
401, 9945 - 50 Street NW
Edmonton, Alberta T6A 0L4
780-424-5539







1 DP-01.1 CONTEXT MAP
SCALE:1 : 11

PROPOSED UNIT STATISTICS

UNIT SUMMARY			
AREA	QUANTITY	AREA (MIN...MAX)	BEDS
TYPE A	25	633 ft² ... 662 ft²	1
TYPE A2	8	636 ft² ... 641 ft²	1+DEN
TYPE A3	6	596 ft² ... 602 ft²	1
TYPE A*	4	638 ft²	1
TYPE B	42	840 ft² ... 869 ft²	2
TYPE B3	1	864 ft²	2
TYPE B4	1	895 ft²	2
TYPE C	18	957 ft² ... 960 ft²	2+DEN
TYPE C2	9	982 ft² ... 995 ft²	2+DEN
TYPE C*	1	1056 ft²	2+DEN
TYPE D	1	1234 ft²	3
TYPE D2	1	1244 ft²	3
TYPE D3	1	1256 ft²	3
TYPE D4	1	1272 ft²	3
TYPE D*	1	1222 ft²	3
TYPE S	1	555 ft²	STUDIO
TOTAL	121		

LEASABLE AREA		
TYPE	COUNT	AREA
LEVEL 1		
TYPE A	1	649 ft²
TYPE A3	1	602 ft²
TYPE B	7	841 ft²
TYPE C	1	960 ft²
TYPE C2	1	991 ft²
TYPE C*	1	1056 ft²
TYPE D*	1	1222 ft²
TYPE S	1	555 ft²
LEVEL 2		
TYPE A	5	633 ft²
TYPE A2	2	640 ft²
TYPE A3	1	596 ft²
TYPE A*	1	638 ft²
TYPE B	7	840 ft²
TYPE C	4	957 ft²
TYPE C2	2	982 ft²
LEVEL 3		
TYPE A	5	633 ft²
TYPE A2	2	636 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	841 ft²
TYPE C	4	957 ft²
TYPE C2	2	983 ft²
LEVEL 4		
TYPE A	5	633 ft²
TYPE A2	2	636 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	841 ft²
TYPE C	4	957 ft²
TYPE C2	2	983 ft²

LEASABLE AREA		
TYPE	COUNT	AREA
LEVEL 5		
TYPE A	5	633 ft²
TYPE A2	2	636 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	841 ft²
TYPE C	4	957 ft²
TYPE C2	2	983 ft²
LEVEL 6		
TYPE A	4	633 ft²
TYPE A3	1	600 ft²
TYPE B	7	841 ft²
TYPE B3	1	864 ft²
TYPE B4	1	895 ft²
TYPE C	1	957 ft²
TYPE D	1	1234 ft²
TYPE D2	1	1244 ft²
TYPE D3	1	1256 ft²
TYPE D4	1	1272 ft²
Grand total	121	

TOTAL LEASABLE AREA
98619 ft²

GROSS FLOOR AREA		
TYPE	COUNT	AREA
LEVEL 1		
CORRIDOR	1	2687 ft²
COWORK	1	651 ft²
GYM	1	1036 ft²
LEASING	1	133 ft²
LOBBY	1	195 ft²
MAIL	1	47 ft²
MECH	1	69 ft²
OUTDOOR AMENITY	1	285 ft²
PRIVATE RESIDENTS LOUNGE	1	762 ft²
TYPE A	1	649 ft²
TYPE A3	1	602 ft²
TYPE B	7	5926 ft²
TYPE C	1	960 ft²
TYPE C2	1	991 ft²
TYPE C*	1	1056 ft²
TYPE D*	1	1222 ft²
TYPE S	1	555 ft²
VEST.	2	207 ft²
W/C	1	83 ft²
WASTE / RECYCLING	1	877 ft²
	27	18993 ft²
LEVEL 2		
CORRIDOR	1	2680 ft²
MECH	2	154 ft²
TYPE A	5	3207 ft²
TYPE A2	2	1281 ft²
TYPE A3	1	596 ft²
TYPE A*	1	638 ft²
TYPE B	7	5918 ft²
TYPE C	4	3832 ft²
TYPE C2	2	1977 ft²
	25	20283 ft²

GROSS FLOOR AREA		
TYPE	COUNT	AREA
LEVEL 3		
CORRIDOR	1	1919 ft²
MECH	2	173 ft²
TYPE A	5	3206 ft²
TYPE A2	2	1276 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	5936 ft²
TYPE C	4	3832 ft²
TYPE C2	2	1978 ft²
	25	19559 ft²
LEVEL 4		
CORRIDOR	1	1920 ft²
MECH	2	172 ft²
TYPE A	5	3207 ft²
TYPE A2	2	1276 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	5936 ft²
TYPE C	4	3832 ft²
TYPE C2	2	1978 ft²
	25	19559 ft²
LEVEL 5		
CORRIDOR	1	1920 ft²
MECH	2	172 ft²
TYPE A	5	3207 ft²
TYPE A2	2	1276 ft²
TYPE A3	1	600 ft²
TYPE A*	1	638 ft²
TYPE B	7	5936 ft²
TYPE C	4	3832 ft²
TYPE C2	2	1978 ft²
	25	19559 ft²

GROSS FLOOR AREA		
TYPE	COUNT	AREA
LEVEL 6		
CORRIDOR	1	2334 ft²
MECH	2	161 ft²
TYPE A	4	2566 ft²
TYPE A3	1	600 ft²
TYPE B	7	5919 ft²
TYPE B3	1	864 ft²
TYPE B4	1	895 ft²
TYPE C	1	957 ft²
TYPE D	1	1234 ft²
TYPE D2	1	1244 ft²
TYPE D3	1	1256 ft²
TYPE D4	1	1272 ft²
	22	19303 ft²
Grand total	149	117257 ft²

PARKADE AREA CALCULATION		
TYPE	COUNT	AREA
P1		
PARKADE P1	1	23746 ft²
P2		
PARKADE P2	1	22691 ft²
Grand total	2	46438 ft²

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Revisions:

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A	ISSUED FOR DRAFT DP	2026-03-27
B	ISSUED FOR DP	2026-06-17
C	DR1 REVISIONS	2026-10-20

Legends:

Client:

Project:
VIBE 2 - SKYVIEW PROPERTIES

Address: 1904 GLENMOUNT DR SW, 4323-4311 17 AV SW

Sheet Name:
PROJECT CONTEXT + STATISTICS

Project Number: 25-133
Date: 2026-10-22 3:01:01 PM
Drawn by: Author
Checked by: Checker

DP-01.1

Scale: As indicated

SITE PLAN

LEGAL DESCRIPTION: Lots 1 to 5
Block 22
Plan 2002GS

MUNICIPAL ADDRESS: 4311/4315/4319 17 Avenue S.W. & 1904 Glenmount Drive S.W.
Calgary, Alberta

DATE OF SURVEY: December 9th & 11th, 2025.

LEGEND

Elevations are shown thus: × 1000.00 = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 4242 Elev.=1146.43
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114'W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____ ●
Drill Holes are shown thus: _____ ✖
Found Iron Bars are shown thus: _____
Calculation points are shown thus: _____ ×
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____ △
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____ —x—x—
Streetlight Cables are shown thus: _____ —STL—
Underground Electrical lines shown thus: ___ —ELT—
Storm line are shown thus: _____ —ST—
Sanitary line are shown thus: _____ —S—
Combined Storm/Sanitary are shown thus: —CSS—
Telephone Lines are shown thus: _____ —T—
Waterline are shown thus: _____ —W—
Gasline are shown thus: _____ —G—
Overhead Electrical lines shown thus: ___ —OH—

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:

Lot 1 Title information is based on the C. of T. 011 062 070 which was searched on the 15th day of December, 2025, and is subject to:
No Pertinent Registration.

Lot 2 Title information is based on the C. of T. 121 071 687 which was searched on the 15th day of December, 2025, and is subject to:
No Pertinent Registration.

Lot 3 Title information is based on the C. of T. 141 007 085 which was searched on the 15th day of December, 2025, and is subject to:
No Pertinent Registration.

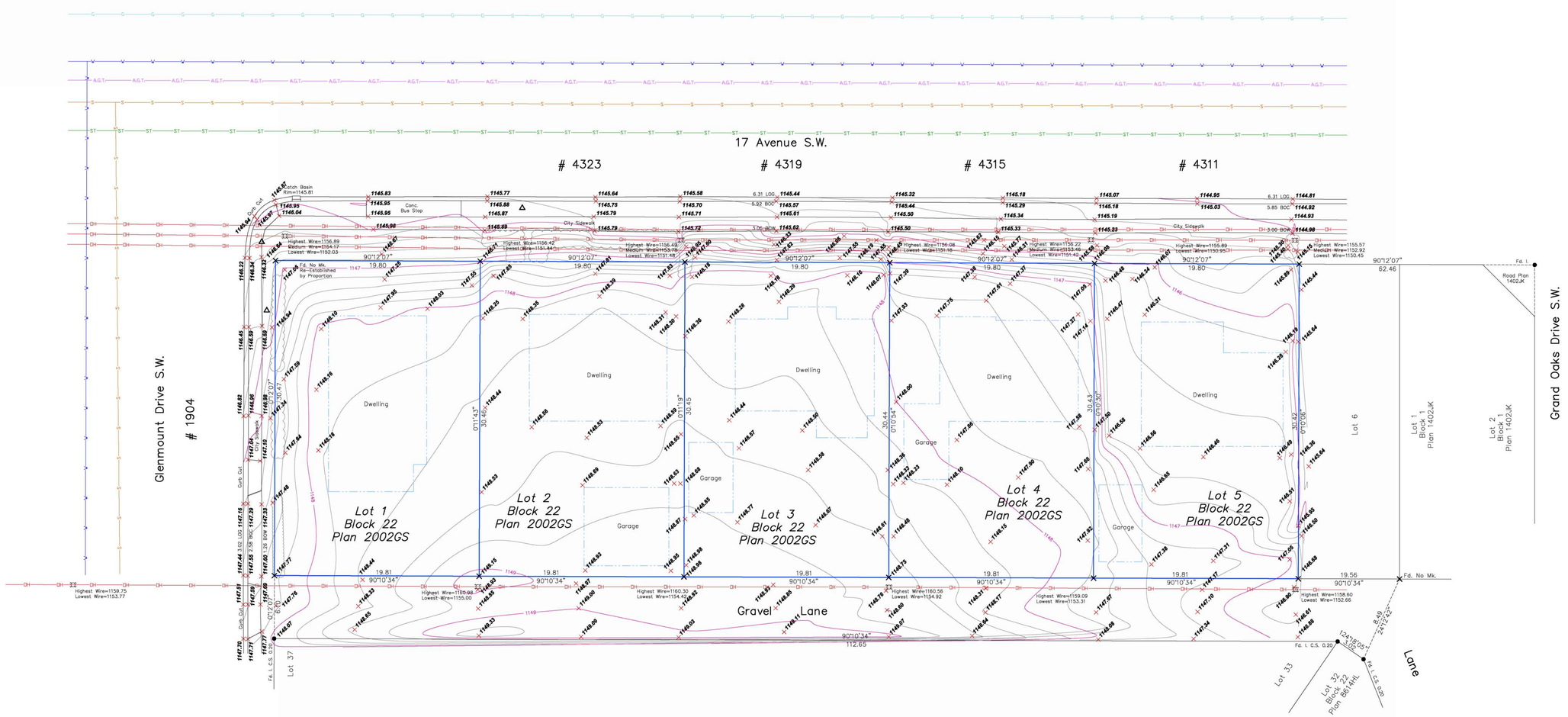
Lot 4 Title information is based on the C. of T. 221 026 212 which was searched on the 15th day of December, 2025, and is subject to:
No Pertinent Registration.

Lot 5 Title information is based on the C. of T. 241 061 553 which was searched on the 15th day of December, 2025, and is subject to:
No Pertinent Registration.

ABBREVIATIONS

A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
EOA—Edge of Asphalt
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
LOG—Lip of Gutter
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447



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Legends:

NOTE: SURVEY PRODUCED BY OTHERS. PROVIDED FOR REFERENCE ONLY

Client:

Project:
VIBE 2 - SKYVIEW PROPERTIES

Address: 1904 GLENMOUNT DR SW, 4323-4311 17 AV SW

Sheet Name:
EXISTING SITE SURVEY

Project Number:
25-133

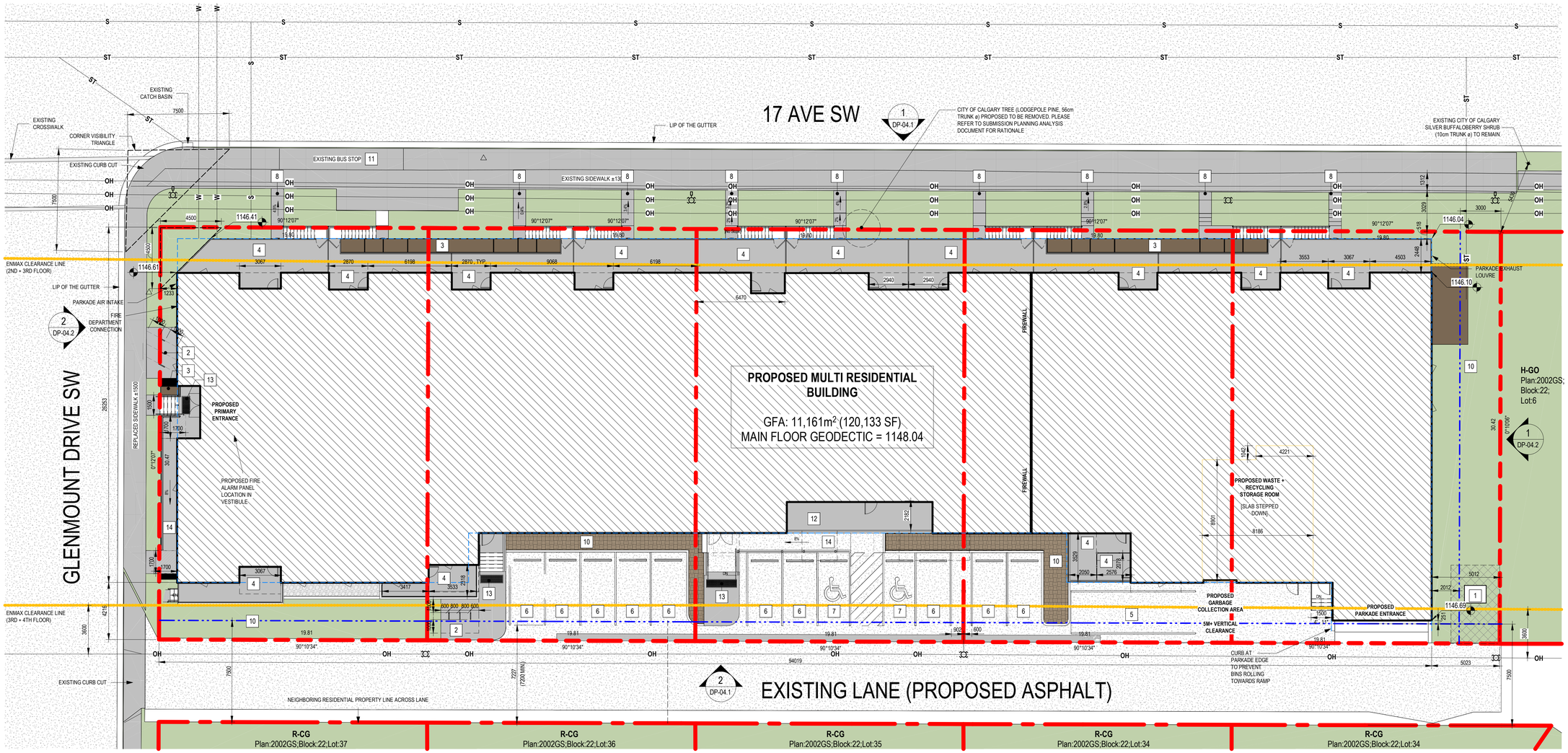
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2026-10-22 3:01:04 PM

Drawn by:
Author

Checked by:
Checker

DP-01.2

Scale:
1 : 200



1 DP-02.1 SITE PLAN
SCALE:1 : 150

PROJECT INFORMATION

MUNICIPAL ADDRESS
4311/4315/4319 17 AVENUE SW & 1904 GLENMOUNT DRIVE SW

LEGAL ADDRESS
LOTS 1 TO 5, BLOCK 22, PLAN 2002GS

LAND USE ZONING
MU-1 *[CONCURRENT LAND USE AMENDMENT]*

MAXIMUM BUILDING HEIGHT
24m

SITE SETBACKS
SIDE SETBACK(EAST) = 3m
SIDE SETBACK(WEST) = 0
REAR SETBACK = 7.5m *FROM PROPERTY LINE THAT THE ADJACENT RESIDENTIAL PARCEL SHARES WITH THE LANE*
FRONT SET BACK = 0 (MAIN STOREY **MAX** 4.5m FOR 60% OF THE LENGTH OF FACADE FACING STREET)

SITE AREA:
3,015.2 m² (32,456 SF) (0.30 HA)

BUILDING AREA:
1,891 m² (20,350 SF)

LANDSCAPING:
REFER TO LANDSCAPE DRAWINGS FOR PLANTING LOCATIONS AND DETAILS

GROSS FLOOR AREA:

MAIN :	1,765 m² (18,993 SF)
2ND:	1,884 m² (20,282 SF)
3-5TH :	1,817 m² (19,559 SF)
6TH :	1,793 m² (19,302 SF)
TOTAL :	**10,893 m² (117,253 SF)**

FLOOR AREA RATIO:
PROPOSED = 3.7

DENSITY:
PROPOSED = 121 UNITS / 0.3 HA = 403 UNIT/HA

PROPOSED DWELLINGS:

1-BED =	36
1-BED + DEN =	8
2-BED =	44
2-BED + DEN =	28
3-BED =	5
TOTAL	**121 UNITS**

WASTE AND RECYCLING
0.3 YD³ x UNIT NUMBERS = 0.3 x 121
= **36.3 YD³ OF WASTE ANTICIPATED PER WEEK**

PROVIDED = 7 x 6 YD³ + 4 x 240 L = **43.3 YD³**

55% GARBAGE = 4@ 6YD BINS = 24 YD
45% RECYCLING = 3@ 6 YD BINS = 18 YD
3% COMPOST* = 4@ 240 L CARTS = 1.26YD

*MULTIFAMILY, COMPOST ANTICIPATED TO BE LIMITED TO FOOD SCRAPS. AREA HAS CAPACITY FOR ADDITIONAL COMPOST CARTS IF REQUIRED.

PARKING STALL
REQUIRED:
PARKING STALL = 0.75 PER UNIT = 0.75 x 121 = 91
VISITOR PARKING STALL = 0.1 PER UNIT = 0.1 x 117 = 12
BARRIER-FREE STALL = 4 PER 51-100 REQUIRED STALLS = 4

PROVIDED:
PARKING STALL = 102 + 2 ACCESSIBLE
VISITOR PARKING STALL = 10 + 2 ACCESSIBLE

BICYCLE PARKING STALL
REQUIRED:
CLASS 1 = 0.5 PER UNIT : 0.5 x 121 = 61
CLASS 2 = 0.1 PER UNIT : 0.1 x 121 = 12

PROVIDED:
CLASS 1 = 63 (+2)
CLASS 2 = 12

AMENITY SPACE
AMENITY SPACE IS PROVIDED AS A COMBINATION OF PRIVATE AND COMMON AMENITY SPACE. >50% OF THE AMENITY SPACES PROVIDED ARE OUTDOORS.

PRIVATE OUTDOOR AMENITY:
ALL UNITS OTHER THAN SOUTH-FACING TYPE B AND C UNITS ON FLOORS 2-3 (103 UNITS)
MIN. 5.0 m² PER UNIT = 103 x 5m² = 515 m²
MINIMUM DIMENSION OF 2M

COMMON INDOOR AMENITY:
SOUTH-FACING TYPE B AND C UNITS ON FLOORS 2-3 (THESE UNITS HAVE OUTDOOR BALCONIES BUT THEY DO NOT MEET MINIMUM BYLAW AMENITY REQUIREMENTS DUE TO ENMAX SETBACK)
(18 UNITS)

AMENITY SPACE = GYM AND COWORK SPACES ON MAIN FLOOR BOTH HAVE 50m²+ AREAS WITH MINIMUM DIMENSIONS OF 6m+

COMMON OUTDOOR AMENITY:
IN ADDITION TO THE ABOVE, A SHARED OUTDOOR AMENITY SPACE IS ALSO PROVIDED ON THE MAIN FLOOR ALTHOUGH THE CONTIGUOUS AREA IS <50m2

KEYNOTES

1	PROPOSED ENMAX TRANSFORMER	
2	PROPOSED BIKE RACKS - CLASS 2. REFER TO SITE DETAILS PAGE	
3	PROPOSED PLANTERS - REFER TO LANDSCAPE DRAWINGS	
4	PROPOSED PRIVATE PATIO - BRUSHED CONCRETE FINISH	
5	PROPOSED LOADING STALL. REFER TO SITE DETAILS PAGE	
6	PROPOSED VISITOR PARKING STALL. REFER TO SITE DETAILS PAGE	
7	PROPOSED BARRIER-FREE PARKING STALL. REFER TO SITE DTLS	
8	PROPOSED 925mm WIDE SIDEWALK WITH STEPS TO PRIVATE DWELLING	
9	PROPOSED SIDEWALK	
10	PROPOSED PLANTED AREA - REFER TO LANDSCAPE DRAWINGS	
11	EXISTING BUS STOP - EB 17 AV SW @ GLENMOUNT DR, ROUTE #2	
12	PROPOSED OUTDOOR SHARED AMENITY (NOT REQUIRED)	
13	PROPOSED EXTERIOR STAIR W. CSA B651 COMPLIANT TACTILE INDICATOR	
14	PROPOSED EXTERIOR RAMP	

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Legends:

- PROPERTY LINE
- BYLAW SETBACK LINE
- OUTLINE OF PARKADE
- OVERHEAD CLEARANCE LINE
- OVERHEAD LINE
- W — WATER LINE
- S — SANITARY LINE
- ST — STORM LINE
- A.G.T. — A.G.T. LINE
- GAS — GAS LINE
- OH — OVERHEAD POWER LINE
- EXISTING POWER POLE W. LIGHT
- EXISTING POWER POLE
- EXISTING SITE SIGNAGE
- BUILDING FOOTPRINT
- ASPHALT
- CONCRETE
- LANDSCAPE
- MULCH
- GRAVEL

Client:

Project:
VIBE 2 - SKYVIEW PROPERTIES

Address:
1904 GLENMOUNT DR SW,
4323-4311 17 AV SW

Sheet Name:
SITE PLAN

Project Number:
25-133
Date:
2026-10-22 3:01:07 PM
Drawn by:
SE
Checked by:
BG

DP-02.1

Scale:
As indicated



1 DP-04.1 **NORTH ELEVATION**
SCALE:1 : 150



2 DP-04.1 **SOUTH ELEVATION**
SCALE:1 : 150

PROJECT INFORMATION

MUNICIPAL ADDRESS
4311/4315/4319 17 AVENUE SW & 1904 GLENMOUNT DRIVE SW

LEGAL ADDRESS
LOTS 1 TO 5, BLOCK 22, PLAN 2002GS

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MATERIAL LEGEND

1		**FIBRE CEMENT SMOOTH - AGED PEWTER** LAP SIDING
2		**FIBRE CEMENT - COBBLESTONE** PANEL
3		**FIBRE CEMENT - COBBLESTONE** LAP SIDING
4		**FIBRE CEMENT - SUMMER WHEAT** WOOD-LOOK LAP SIDING
5		**CORRUGATED METAL - BLACK** VERTICAL SIDING
6		**GLAZING** CLEAR
7		**MULLION / TRIM - WHITE** PVC
8		**GLASS RAILING - BLACK HARDWARE** GLASS
9		**PICKET RAILING - BLACK** METAL
10		**PARGING** NEUTRAL GREY COLOUR

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PLANTING LOCATIONS AND DETAILS

Client:

Project:

VIBE 2 - SKYVIEW PROPERTIES

Address: 1904 GLENMOUNT DR SW, 4323-4311 17 AV SW

Sheet Name:

ELEVATIONS

Project Number: 25-133

Date: 2026-10-22 3:01:29 PM

Drawn by: Author

Checked by: Checker

DP-04.1

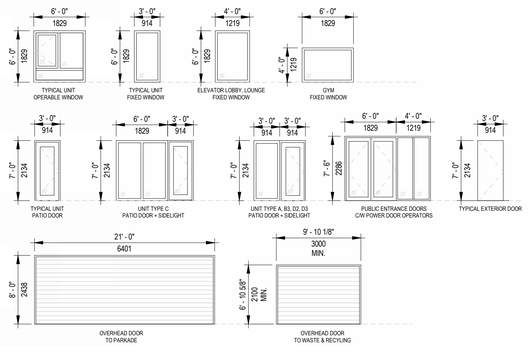
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1 EAST ELEVATION
DP-04.2 SCALE:1 : 150



2 WEST ELEVATION
DP-04.2 SCALE:1 : 150



DOOR AND WINDOW SIZES
SCALE: 1 : 100

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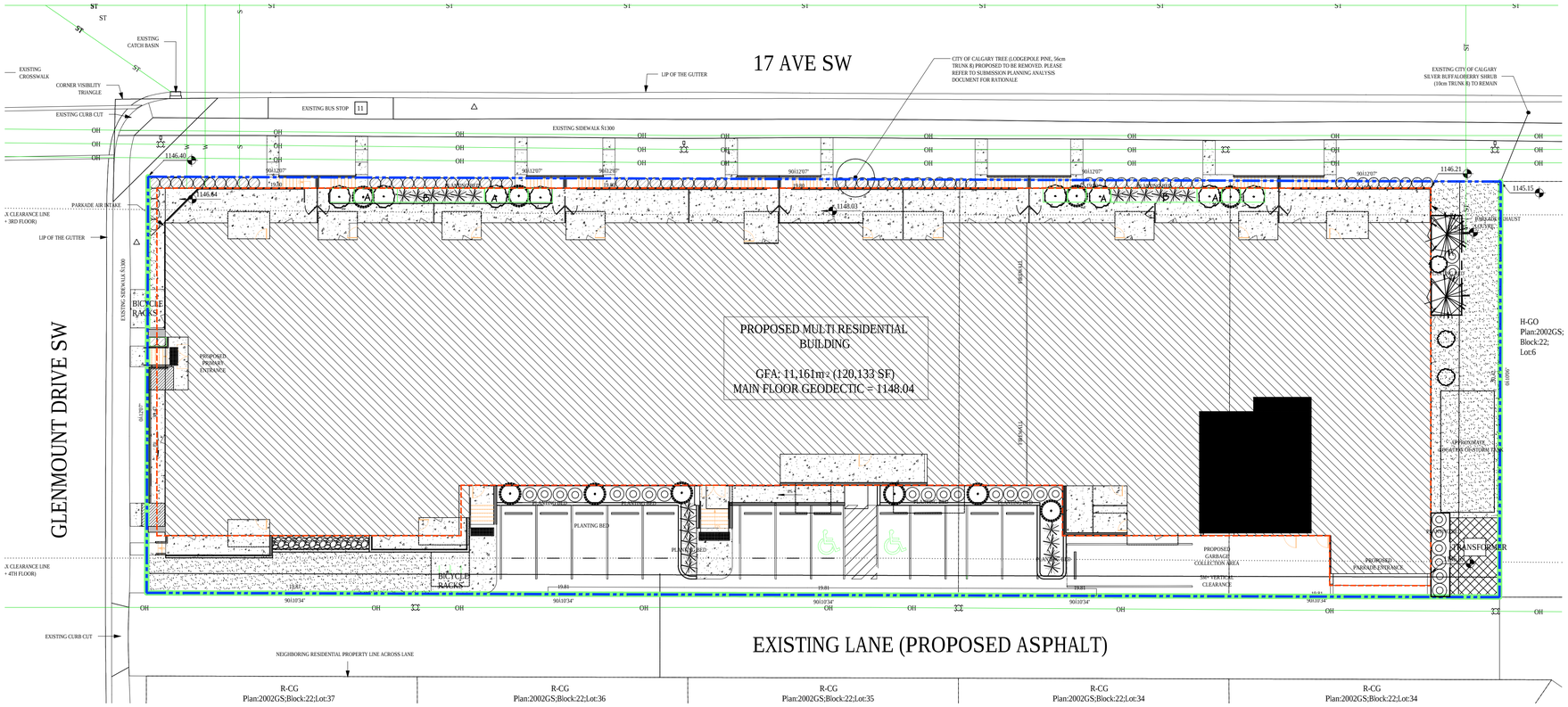
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2026-10-22 3:01:35 PM
Drawn by:
Author
Checked by:
Checker

DP-04.2

Scale:
As indicated



LANDSCAPE REQUIREMENTS:

TOTAL LANDSCAPE AREA: 152m2

TREES REQUIRED
- 1 TREE/45m2 OF LANDSCAPE AREA 152m2 =4 TREES REQUIRED
- 2 SHRUBS/45m2 OF LANDSCAPE AREA 152m2 =8 SHRUBS REQUIRED

TOTAL CONIFEROUS TREE REQUIRED = 2 TREES
- 25% OF TREES TO BE CONIFEROUS: 4 X 25% =2 TREES
- 50% CONIFEROUS TREES TO BE MIN. 2.0m HT. = 1 TREES
- 50% CONIFEROUS TREES TO BE MIN. 3.0m HT. = 1 TREES

TOTAL DECIDUOUS TREES REQUIRED: = 2 TREES
- 50% DECIDUOUS TREES TO BE MIN. 50mm CAL. = 1 TREES
- 50% DECIDUOUS TREES TO BE MIN. 75mm CAL. = 1 TREES

TOTAL CONIFEROUS TREES PROVIDED: = 2 TREES
- MIN. 2.0M HT. = 1 TREE
- MIN. 3.0M HT. = 1 TREE

TOTAL DECIDUOUS TREES PROVIDED: = 3 TREES
- MIN. 50 mm CAL. = 2 TREES
- MIN. 75 mm CAL. = 1 TREE

TOTAL TREES PROVIDED EAST YARD = 5 TREES

TOTAL SHRUBS PROVIDED EAST YARD = 8 SHRUBS

LEGEND

- SKYROCKET JUNIPER
- ANNABELLE HYDRANGEA
- DWARF BURNING BUSH
- CALGARY CARPET JUNIPER
- OVERDAM REED GRASS
- COLUMNAR SCOTS PINE
- CRIMSON SENTRY MAPLE
- SOD ON 150mm DEPTH TOPSOIL
- CONCRETE AREAS
- 50mm DIAMETER WASHED ROCK ON LINER
- B — METAL PLANTERS 1070mm WIDE- VARIABLE LENGTHS 400mm DEEP SEE DPL-4 FOR DETAIL AND IMAGES
- A — METAL PLANTERS 1730mmX530mm DEEP-VARIABLE SEE DPL-4 FOR DETAIL AND IMAGES
- SITE PROPERTY LINE
- PARKADE WALL LINE

PLANTING NOTES:

1. CONTRACTOR TO CALL FIRST CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT OF WAYS/
3. CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREE WITHIN OR ADJACENT TO CONSTRUCTION AREAS
4. CONTRACTOR IS RESPONSIBLE FOR HAULING OF ALL EXCESS MATERIALS OFF THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
7. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTING
8. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
9. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPEC'S OF THE CDN NURSERY TRADES ASSOC. FOR SIZE, HT. SPREAD, GRADING QUALITY AND METHOD OF CULTIVATION
10. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
11. AREAS TO RECEIVE SOD TO HAVE TOPSOIL TO A DEPTH OF 300mm AREAS TO RECEIVE SEED TO HAVE TOPSOIL TO A DEPTH OF 300mm AREAS FOR PLANTING BEDS TO A DEPTH OF 600mm
12. ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF CALGARY DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.
13. 75mm DEPTH SHREDDED BARK MULCH IN ALL PLANTING BEDS AND PLANTERS.
14. PLANTING TO BE IRRIGATED BY LOW WATER IRRIGATION. IRRIGATION SHALL BE PLACED IN TREE AND SHRUB AREAS ONLY IN ACCORDANCE WITH THE CITY OF CALGARY REQUIREMENTS.

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	MATURE HT.
TREES					
2	CRIMSON SENTRY MAPLE	ACER PLATANOIDES CRIMSON	50mm CAL.	B&B	5.0M
1	CRIMSON SENTRY MAPLE	ACER PLATANOIDES CRIMSON	75mm CAL.	B&B	5.0M
1	COLUMNAR SCOTS PINE	PINUS SYLVESTRIS FASTIGIATA	2000mm HT.	B&B	5.0M
1	COLUMNAR SCOTS PINE	PINUS SYLVESTRIS FASTIGIATA	3000mm HT	B&B	5.0M
SHRUBS					
22	CALGARY CARPET JUNIPER	JUNIPERUS SABINA CALGARY CARPET	600 mm DIA	POTTED	
23	DWARF BURNING BUSH	EUONYMUS ALATUS COMPACTUS	600 mm HT	POTTED	
10	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM SKYROCKET	1200 mm HT.	POTTED	
8	ANNABELLE HYDRANGEA	HYDRANGEA ARB. ANNABELLE	600 mm HT.	POTTED	
PERENNIALS					
72	OVERDAM REED GRASS	CALAMAGROSTIS ACUTIFLORA OVERDAM 2 YEAR		CONTAINER	

NO.	ISSUE	BY	DATE	APPR'D
4				
3				
2	ADDED STORM TANK ADJUSTED ALL THE PLANTING	BEW	15/10/26	BEW
1	ADDED NEW BASE PLAN ADJUSTED ALL THE PLANTING	BEW	10/10/26	BEW

NO.	REVISIONS	BY	DATE	APPR'D
5				
6				
7				
8				

SUB - CONSULTANT

SUB - CONSULTANT

CONSULTANT
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CLIENT
PK DEVELOPMENTS

DRAWING SCALE: 1:200 Metric

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	DATE
DRAWN: BEW	OCT 15 2026
DESIGNED: BEW	OCT 15 2026
CHECKED: BEW	OCT 15 2026
ISSUED FOR DEVELOPMENT PERMIT	OCT 15 2026
ISSUED FOR CONSTRUCTION	

PROJECT
VIBE 2
1904-GLENMOUNT DRIVE SW
CALGARY, ALBERTA

DRAWING
LANDSCAPE PLAN

DPL-1.0