

Key Map (nts)



North View



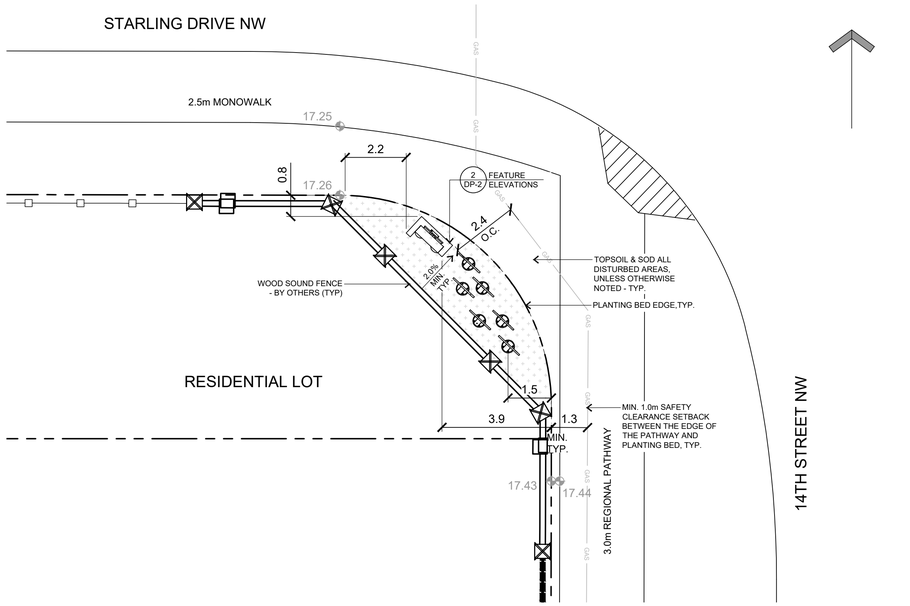
East View



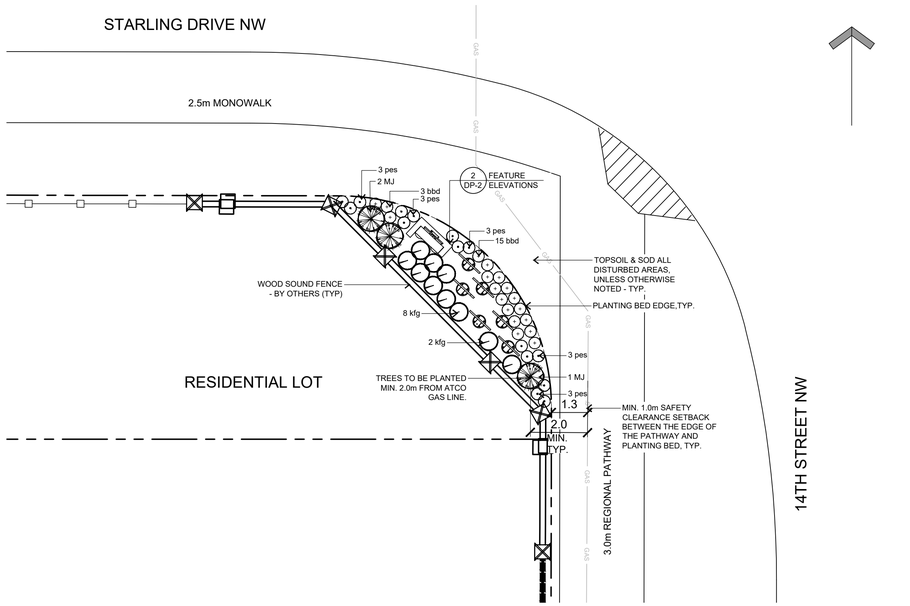
South View



West View



1 DP-1 Layout and Grading Plan
SCALE - 1:100



2 DP-1 Planting Plan
SCALE - 1:100

Plant List

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
CONIFEROUS TREES:						
MJ	3	Medora Juniper	Juniperus scopulorum 'Medora'	2.0m HT	AS SHOWN	B & B
PERENNIALS / GRASSES:						
kfg	11	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#2 pot	AS SHOWN	container
bbd	15	Blueberry Sundae Daylily	Hemerocallis x 'Blueberry Sundae'	#2 pot	AS SHOWN	container
pes	17	Purple Emperor Stonecrop	Sedum 'Purple Emperor'	#2 pot	AS SHOWN	container

Legend

- PLANT BED
- PLANT BED EDGE
- 2.5% → DIRECTION AND SLOPE PERCENTAGE OF TYPICAL OVERLAND DRAINAGE AND SIDE SLOPES
- 44.40 PERIMETER GRADES SET BY ENGINEER ELEVATIONS PRECEDED BY 1100.00m

Grading

1. PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT TO COORDINATE SURVEY AND STAKE HARD SURFACE ELEMENTS, PERMANENT FEATURES, AND SIGNIFICANT GRADE ELEMENTS (E.G., HIGH POINTS AND SWALES); TWO (2) TRIPS MAX.
2. AS AVAILABLE, APPLY GEOTECHNICAL CONSTRUCTION RECOMMENDATIONS AND ANY SPECIFICS FOR SUBGRADE AND SUBBASE PREPARATION.
3. COORDINATE A GEOTECHNICAL ENGINEER TO INSPECT COMPACTED SUBGRADE AND SUBBASE PRIOR TO PLACEMENT OF THE NEXT PROFILE MATERIAL. SHARE ALL REPORTS WITH CONSULTANT.
4. SET SUBGRADE TO MATCH TOPSOIL DEPTH BELOW FINISH GRADE.
5. PROVIDE POSITIVE OVERLAND DRAINAGE. GRADE TO THE FOLLOWING SLOPES
   - SOFTSCAPE CROSS FALL: 2-2.5%
   - PATHWAYS: <8%
   - SLOPES: <33.0% (<3:1)
   - PLAYFIELDS: 1.5%
6. TRACK BACK TOPSOIL PERPENDICULAR TO SLOPES >33%. PROVIDE EROSION CONTROL MATTING ON SLOPES >33%.
7. PROVIDE SMOOTH, SAFE, AND SEAMLESS TRANSITION OF MATERIALS, WHERE CONSTRUCTION OF PROPOSED SURFACES ADJOINS EXISTING MATERIALS. APPLICABLE FOR ALL SURFACES, HARD AND SOFT.
8. SMOOTH AND ROUND SLOPE TRANSITIONS, MOUNDS, AND BERMS TO FACILITATE MOWING AND MAINTENANCE.

General

1. CONSTRUCTION TO FOLLOW "CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION" - CURRENT EDITION.
2. PRIOR TO CONSTRUCTION START, MARK ALL UNDERGROUND UTILITY LOCATIONS. CALL ALBERTA ONE-CALL (800) 242-3447.
3. PRIOR TO CONSTRUCTION START, NOTIFY CONSULTANT OF ANY DISCREPANCIES.
4. PRIOR TO EARTHWORKS AND/ OR PERMANENT FEATURE INSTALL, ENSURE ALL UTILITY INSTALLATIONS ARE COMPLETE.
5. OBTAIN ALL NECESSARY MATERIAL COMPLIANCE, SUBGRADE, SUBBASE, TOPSOIL, AND FINISH GRADE INSPECTIONS AND TESTS, PRIOR TO STARTING RELATED WORK. NOTIFY CONSULTANT OF INSPECTIONS IN ADVANCE. CONSULTANT TO BE PRESENT AT ALL INSPECTIONS.
6. DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
7. WRITTEN DIMENSIONS OVERRIDE SCALED MEASUREMENTS.

Layout

1. PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT TO COORDINATE SURVEY AND STAKE HARD SURFACE ELEMENTS AND PERMANENT FEATURES; TWO (2) TRIPS MAX. ADDITIONAL SURVEYS ARE A CONTRACTOR EXPENSE.
2. INSTALL SITE FURNISHINGS PER MANUFACTURER'S SPECIFICATIONS AND SETBACK 1.0m MIN FROM PATHWAY EDGE.

Planting

1. NOTIFY CONSULTANT OF DISCREPANCIES BETWEEN PLANT LIST AND DRAWING.
2. PRIOR TO PLANTING, STAKE TREE LOCATIONS AND PLANTING BEDS. PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT FOR REVIEW AND APPROVAL.
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN-GRADE, SINGLE-STEM STOCK (UNLESS OTHERWISE SPECIFIED), AND MEET CURRENT CNLA STANDARDS. PRIOR TO INSTALL, NOTIFY CONSULTANT READINESS FOR PLANT MATERIAL INSPECTION, E.G., NURSERY DEFECTS, TRANSPORT DAMAGE, AND ROOT BALL SIZE. CONSULTANT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS.
4. PREPARE AND INSTALL PLANTING PER CALGARY PARKS DETAIL SHEETS 23, 24, 25, 26, AND 27, WHERE APPLICABLE.
5. GROUP SHRUBS AND CONIFEROUS TREES IN PLANT BEDS.
6. MULCH TREE WELLS AND PLANT BEDS WITH 75mm MIN DEPTH CLEAN BARK MULCH.
7. INSTALL AND MAINTAIN TREE PROTECTION MEASURES TO PREVENT ANIMAL DAMAGE PER CALGARY PARKS DETAIL SHEET 27B.
8. ROCK PICK AND CLEAN TOPSOIL TO CALGARY PARKS SPECIFICATIONS.
9. MAINTAIN SITE FROM PROJECT START TO CCC TO FAC. GUARANTEE PLANT MATERIAL FOR ONE GROWING SEASON.
10. REMOVE TREE STAKES UPON FAC. WATER BAGS AND TREE PROTECTION MEASURES TO REMAIN AT THE DISCRETION OF THE PARK INSPECTOR.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No: DP2026-03684 — Date Received: OCT 02 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

Calgary

Brookfield Residential
4906 Richard Road S.W.
Calgary, Alberta T3E 6L1
Contact: Duane Poppelwell
Tel: (403) 231-8900
Fax: (403) 231-8960
Email:Duane.poppelwell@brookfieldrp.com

ALBERTA ONE-CALL

NAD 83 COORDINATES

issue / revision

no.	yyyy.mm.dd	description
C	2026.10.01	FINAL DP SUBMISSION
B	2026.07.13	REV DP SUBMISSION
A	2026.06.24	DP SUBMISSION

approval

seal

design: AL
check: JJW
drawn: AG
development agreement no.: DA2025-0045

1 : 100 scale

0 1 2 5 10

L.A.West Design Group Inc.
Landscape • Architectural • Design • Consultants
467 - 31st Avenue NW, Calgary, AB. T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927

project
Starling
Phase 3 Entry Feature
101 Stargazer CA NW
Block 1, Lot 104

drawing title
Development Permit
Community Identification Sign

project no.: LAW.160.18.012

sheet no.: DP-1

sheet size arch d

FILE: P:\LAW-CARMA\STARLING\LAW.160.18.012\4.0 DRAWINGS\FINAL WORKING DRAWINGS\LAW.160.18.012 PH3 ENTRY DP - FINAL.DWG | DATE: October 1, 2026 1:34:00 PM

Starling Entry Feature - East

Structural Design Information:
Seismic data location: Calgary, AB (Sa = 0.48 kPa, Sv = 1.1 kPa, Sr = 0.1 kPa)
Terrain: Rough (urban)
Gust factor: 2.5
Signage weight: ~Wall Structure = 742 Lbs. ~Pillars = 317 Lbs. each (largest)
Code reference: NBCC - Alberta Edition 2023
Design references: CSA A23.3-19 (for anchorage design)
CSA S16-19 (for steel design)

Structural Materials & Conditions:
Anchor bolts: Stainless Steel F593 304/316SS or A193 Gr. B6 410SS, c/w matching nuts & washers
Steel: CSA-G40.20/G40.21, Grade 350W Class "H" for HSS, Grade 300W for plates
Concrete substrate (for anchors design): Minimum 30 MPa compressive strength, refer to foundation drawings.

Field Reviews:
Installer to submit photos of all components shown on drawing to Behrends for engineer to review prior to shipping.
Installer to submit photos of all components shown on drawing to Behrends for engineer to review after or during installation on-site.

Loads Imposed on Foundations:
Loads are unfactored and given at baseplate level. Refer to Foundations drawings.
Units: kN = kilonewtons, kN.m = kilonewton meters
Factored vertical gravity force = up to 10 kN each pile
Factored horizontal force in either direction = 10 kN each pile
Factored moment in either direction = 15 kN.m each pile

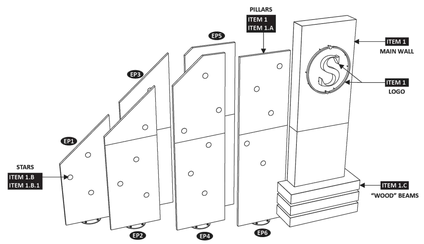
APEGA (S) 118500
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Note: only pages containing primary structural components / information are stamped in this set.









Renders
NOT TO SCALE

REF 242383_East

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CUSTOMER REVIEW **APPROVED**
■ OK - Proceed Manufacturing
☐ Revision(s) Required
Please review drawings carefully. Errors or omissions not marked at this stage of the review process are the responsibility of the client.
Reviewer Signature:
Date Signed: Aug. 25, 2026

CLIENT: L.A. West Calgary
PROJECT: Brookfield Starling Entry Feature

SALES	DESIGN	DATE	REVISION	PAGE
LR	AG	Sep. 2, 2026	0	1 of 15

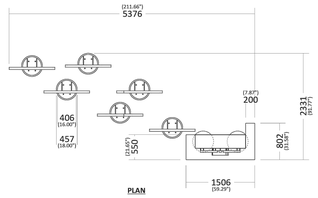
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To Design: Aug. 26, 2026
To Production: Aug. 31, 2026
Estimate Ref: 057524_01.cdr

FILE NAME: 261710.cdr

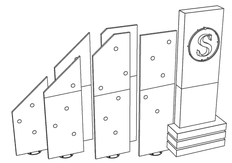
1 DP-2 Concept Renders (for illustrative purposes only)
SCALE - NTS

East Feature

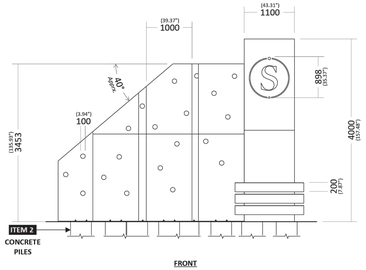




PLAN

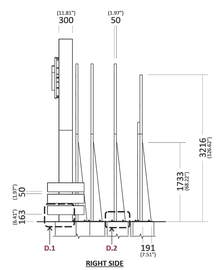


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FRONT





RIGHT SIDE

Signage Elevations
SCALE 1:50

REF 242383_East

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Reviewer Signature:
Date Signed: Aug. 25, 2026

CLIENT: L.A. West Calgary
PROJECT: Brookfield Starling Entry Feature

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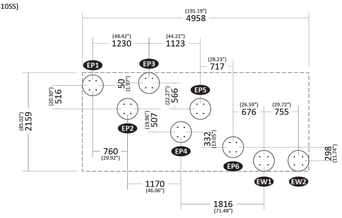
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Estimate Ref: 057524_01.cdr

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2 DP-2 Feature Elevations
SCALE - NTS

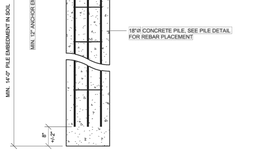
East Feature - Concrete Piles

ITEM 2 CONCRETE [OS]
- 18"Ø x 14' Concrete Piles with 12" embedded
  5/8-18 x 16.00" Anchor Rods,w Nuts & Washers.
  (Stainless Steel F593 304/316SS or A193 Gr. B6 410SS)
- Qty: 8



Plan View - Pile Layout
SCALE 1:50

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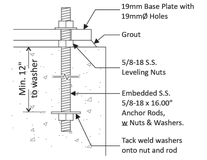


SOIL NOTES:
SOIL IS ASSUMED TO BE STIFF HOMOGENEOUS UNDISTURBED CLAY TILL.

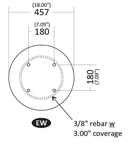
IF UNSUITABLE SOIL IS FOUND TO BE DEEPER THAN 1'-0" FROM THE TOP, THEN INCREASE THE PILE LENGTH SHOWN TO ACCOMODATE THE DEPTH OF UNSUITED SOIL ENCOUNTERED (example: if top 4'-0" is organic soil or other unsuitable soil, then increase the pile length to 17'-0").

IF SITE CONDITIONS DO NOT CONCUR WITH THE ASSUMPTIONS NOTED ABOVE AND ON S1 THEN IMMEDIATELY CONTACT CITYSCAPE AND GEOTECHNICAL ENGINEER FOR DIRECTION.

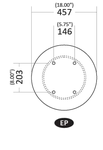
Pile - Section View
SCALE 1/2" = 1'-0"



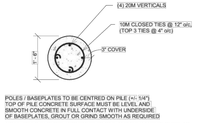
TYP. Embedment Detail
SCALE 1:4



Pile - Embedded Anchor Patterns
SCALE 1:16



Pile - Plan View
SCALE 1/2" = 1'-0"



NOTES:
1. POLES / BASEPLATES TO BE CENTRED ON PILE (+/- 1/4")
   TOP OF PILE CONCRETE SURFACE MUST BE LEVEL AND SMOOTH CONCRETE IN FULL CONTACT WITH UNDERSIDE OF BASEPLATES, GROUT OR GRIND SMOOTH AS REQUIRED
2. NOTE: PILES IN CLOSE PROXIMITY TO ONE ANOTHER MAY REQUIRE TO BE DRILLED AND POURED IN SEPARATE TIME PHASES

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Date Signed: Aug. 25, 2026

CLIENT: L.A. West Calgary
PROJECT: Brookfield Starling Entry Feature

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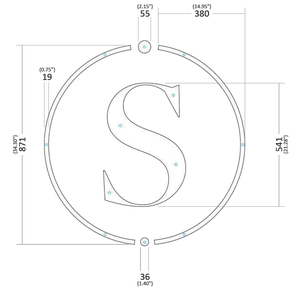
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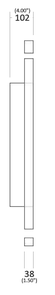
3 DP-2 Feature Pile Details
SCALE - NTS

Logo Signage

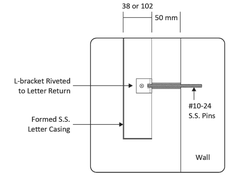
ITEM 1 LOGO [OS]
- 1.5mm Thick Stainless Steel Face
- 0.7mm Thick Stainless Steel Returns
- Face & Returns Painted White
- 102mm Deep Returns for Letters & Dots
- 38mm Deep Returns for logo bars
- Mount with 1/4-20 S.S. Threaded Pins, 50mm Offsets onto Main Wall
- Font: supplied
- Qty: 1 Set



FRONT



RIGHT SIDE



Mounting Pins

Letter/Logo Mounting Detail
SCALE 1:4

Signage Elevations
SCALE 1:10

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PROJECT: Brookfield Starling Entry Feature

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4 DP-2 Logo Details
SCALE - NTS

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No: DP2026-03684
Date Received: OCT 02 2026
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Calgary

Brookfield Residential

4906 Richard Road S.W.
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Contact: Duane Poppelwell
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Fax: (403) 231-8960
Email:Duane.poppelwell@brookfieldrp.com

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A	2026.06.24	DP SUBMISSION

seal

design	check
AL	JJW
drawn	development agreement no.
AG	DA2025-0045

AS SHOWN scale

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Landscape ■ Architectural ■ Design ■ Consultants
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project
Starling

Phase 3 Entry Feature
101 Stargazer CA NW
Block 1, Lot 104

drawing title
Development Permit
Community Identification Sign

project no.
LAW.160.18.012

sheet no.
DP-2

sheet size arch d

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