



GLACIER RIDGE



Commercial Development



Submitted for: DEVELOPMENT PERMIT APPLICATION

Note: Images shown herein are artist's representations of proposed project.
Images subject to revision per the permit process and City of Calgary approval.

CONSULTANT LIST & DRAWING INDEX

ARCHITECTURAL

SYSTEMIC

ARCHITECTURE INC.

CONSULTANT NAME

STREET ADDRESS

TELEPHONE

CONTACT NAME

Systemic Architecture Inc.

#102 - 1422 Kensington Road NW
Calgary AB T2N 3P9

587 315 9007

Partner in Charge: Chad Russell
chad.russell@systemic-ai.com

Project Lead: Caterina McNiven

caterina.mcniche@systemic-ai.com

DP-0.0

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Building 300 - Exterior Elevations

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Building 300 - Exterior Elevations

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Building 400 - Exterior Elevations

DP-4.8

Building 400 - Exterior Elevations

CIVIL ENGINEERING		
 VERITAS DEVELOPMENT SOLUTIONS	CONSULTANT NAME	Veritas Development Solutions
	STREET ADDRESS	Unit 4, 141 Commercial Drive Calgary, AB T2J 2A7
	TELEPHONE	587 383 9657
	CONTACT NAME	Ryan Bird - ryan@veritasdevelopment.ca
C1	Servicing Plan	
C2	Grading Plan	
C3	Sections	

LANDSCAPE			
	CONSULTANT NAME	PI Design Group	
	STREET ADDRESS		
	TELEPHONE	403 510 4071	
	CONTACT NAME	Peter Imshenetsky - peter@pidesigngroup.ca	
L1.1	Landscape Site Plan		
L1.2	Site Plan Enlarged Details		
L1.3	Site Statistics, Landscape Specifications		
L1.4	Planting Schedule		
L1.5	Landscape Details		
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L1.7	Overall Landscape Areas		
L1.8	Tree Protection Plan		

ELECTRICAL ENGINEERING			
	CONSULTANT NAME	EMBE Consulting.ca	
	STREET ADDRESS	121 15th Avenue SE, Calgary, AB T2G 1G1	
	TELEPHONE	403 460 2277	
	CONTACT NAME	Draupadi Karadia - dkaradia@embecconsulting.ca	
		Jun Ho Lee - JLee@embecconsulting.ca	
ES101	Site Plan - Power		
ES102	Site Plan - Lighting		
ES103	Lighting Calculation - Point by Point		
ES104	Renderings		

Issued For		Date
Development Permit		26-07-16
SYSTEMIC ARCHITECTURE INC.		
#102, 1422 Kensington Road NW		
Calgary, Alberta, Canada T2N 3P9		
587 315 9001		
Project Number	2025-016	
Project City	Calgary	
Site Legal Address	Lot 38, Block 18, Plan 280011	
Site Civic Address	236 Edith Way NW	
Development Permit	To Be Assigned	
Building Permit	To Be Assigned	

Project Description Proposed four buildings for a commercial development, with different uses. All one level buildings.
Legal Description Lot 38, Block 18, Plan 2510011
Civic Address 236 Edith WY NW, Calgary, Alberta
Land Use Designation Part 7 - Division 3: Commercial - Neighborhood 2 District - C-N2
Land Use Description Permitted Uses: • 7221(l)b) Sign - Class A - (a)(viii) Gas Bar Sign • 7221(l)c) Sign - Class B - (a)(i) Fascia Sign Discretionary Uses: • 7222(2)(c) Convenience Food Store • 7222(2)(g) Health Care Services • 7222(2)(o) Pet Care Service • 7222(2)(r) Restaurant: Food Service Only • 7222(2)(s) Retail and Consumer Service • 7233(i)(e) Child Care Service • 7233(k)(i) Gas Bar • 7233(m) Liquor Store • 7233(s.1) Restaurant: Licensed • 7233(v) Sign - Class C - (a)(i) Freestanding Sign

Site Area	12 574.27 m ² / 3.1 acres / 1.25 h	
Proposed Number of Buildings	4 and 1 Gas Station	
Building Gross Floor Area (GFA)		
Building 100	497.8 m ²	5 358.6 ft ²
Building 200	753.5 m ²	8 110.7 ft ²
Building 300	975.5 m ²	10 499.9 ft ²
Building 400	698.7 m ²	7 520.9 ft ²
Total GFA	2 925.5 m ²	31 490.0 ft ²
<i>* GFA: the total floor area of each floor of a building measured from the outside surface of the exterior walls, and includes all floors totally or partially above grade level.</i>		
Floor Area Ratio (G.F.A. / Site Area)		
Max. F.A.R Permitted	1.0	
Proposed Project F.A.R.	GFA 2 925.5 m ² /Site 12 574.3 m ² = 0.23	
Project Coverage	Footprint / Site Area x 100 2 925.5 m ² / 12 574.3 m ² x 100 = 23%	
Proposed Project Coverage		
Yard Setbacks		
North - Front Setback	3.0m (Tekarra Drive NW Street)	
South - Rear	3.0m (Edith Cr. NW Street)	
	5.0m (Residential District)	
East - Side	3.0m (Shaganappi Trail NW St.)	
West - Side	3.0m (Edith Way. NW Street)	
Maximum Building Height	10.0 m	
Number of Storey:	1	

Parking Requirement Calculations			
C-N2 District:			
<i>No minimum motor vehicle parking stall requirement.</i>			
Parking Stalls Provided			
Barrier-Free Parking	3		
Child Care - Barrier-Free Parking	2		
Child Care Parking	16		
Typical Parking Stall - Customer	98		
Total Parking Stalls Provided	119		
Loading Parking Analysis			
Min. 1 loading stall per 9300 m ² of cumulative gross floor area where cumulative GFA exceeds 930 m ² .			
Cumulative GFA: 3 000 m ²			
Loading Stalls Required: 1			
Loading Stalls Provided: 2			
Bicycle Parking Analysis			
Class 2 Bicycle Stalls			
Buildings	Rack Qty	Holds	Stall Total
Building 100	1	2	2
Building 200	1	2	2
Building 300	1	2	2
Building 400	1	2	2
Building 400	1	2	2
Total Bicycle Stalls Provided	5		10

Cycle Requirement Definitions

Class 1: Does not require

*Class 2: Convenience Food Store: 1.0 per 250.0 m² of GUA
Health Care Services: 1.0 per 250.0 m² of GUA
Pet Care Service: 1.0 per 250.0 m² of GUA
Restaurant/ Food Service Only: 1.0 per 250.0 m² of P.A.
Retail and Consumer Service: 1.0 per 250.0 m² of GUA
Child Care Service: 1.0 per 2000.0 m² of GUA
Liquor Store: 1.0 per 250.0 m² of GUA
Restaurant/ Licensed: 1.0 per 250.0 m² of Public Area*

Building 100: 1 stall required

- Convenience Food Store: GUA +/- 340 m²
340 m² / 250.0 m² x 1.0 = 1 stall
- Restaurant/ Food Service Only/ Public Area +/- 50 m²
50 m² / 250.0 m² x 1.0 = 0.2 stall

Building 200: 2 stalls required

- Liquor Store: GUA +/- 170 m²
170 m² / 250.0 m² x 1.0 = 0.6 / 1 stall
- Restaurant/ Food Service Only/ Public Area +/- 56 m²
56 m² / 250.0 m² x 1.0 = 0.2 stall
- Retail and Consumer Service: GUA +/- 85 m²
85 m² / 250.0 m² x 1.0 = 0.3 stall
- Health Care Services: Units 205-207 GUA +/- 122 m²
122 m² / 250.0 m² x 1.0 = 0.4 stall

Building 300: 1 stalls required

- Child Care Service: GUA +/- 650 m²
650 m² / 2000 m² x 1.0 = 0.3 stall
- Restaurant/ Licensed: Public Area +/- 115 m²
115 m² / 250.0 m² x 1.0 = 0.5 stall

Building 400: 3 stalls required

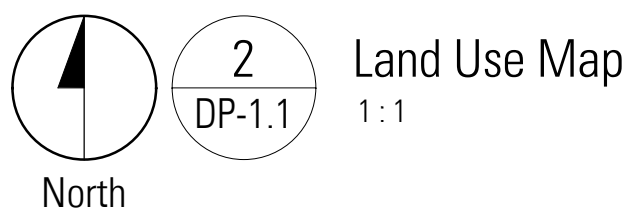
- Health Care Services: Units 401-403-404-405 GUA +/- 450 m²
450 m² / 250.0 m² x 1.0 = 2 stall
- Pet Care Services: Units 205-207 GUA +/- 163 m²
163 m² / 250.0 m² x 1.0 = 0.65 / 1 stall

Building 100			
Unit 101	Convenience Food Store	376.2 m ²	4 049 ft ²
Unit 102	Restaurant: Food Service Only	105.5 m ²	1 135 ft ²
Unit 103	Mech/Elec Room	16.2 m ²	174 ft ²
		497.8 m ²	5 359 ft ²
Building 200			
Unit 201	Liquor Store	185.2 m ²	1 994 ft ²
Unit 203	Restaurant: Food Service Only	112.1 m ²	1 207 ft ²
Unit 204	Retail and Consumer Service	94.2 m ²	1 013 ft ²
Unit 205	Health Care Services	112.0 m ²	1 206 ft ²
Unit 207	Health Care Services	231.7 m ²	2 494 ft ²
Unit 208	Mech/Elec Room	18.3 m ²	197 ft ²
		753.5 m ²	8 111 ft ²
Building 300			
Unit 301	Child Care Service	722.4 m ²	7 776 ft ²
Unit 305	Restaurant: Licensed	231.8 m ²	2 495 ft ²
Unit 307	Mech/Elec Room	21.2 m ²	229 ft ²
		975.5 m ²	10 500 ft ²
Building 400			
Unit 401	Health Care Services	165.8 m ²	1 785 ft ²
Unit 403	Health Care Services	109.9 m ²	1 183 ft ²
Unit 404	Health Care Services	112.6 m ²	1 212 ft ²
Unit 405	Health Care Services	112.0 m ²	1 206 ft ²
Unit 407	Pet Care Services	181.2 m ²	1 950 ft ²
Unit 408	Mech/Elec Room	17.1 m ²	184 ft ²
		698.7 m ²	7 521 ft ²

Bilvay Land Use Classifications by Unit Number			
Child Care Service			
Unit 301	722.4 m ²	7 776 ft ²	
Convenience Food Store			
Unit 101	376.2 m ²	4 049 ft ²	
Health Care Services			
Unit 205	112.0 m ²	1 206 ft ²	
Unit 207	231.7 m ²	2 494 ft ²	
Unit 401	165.8 m ²	1 785 ft ²	
Unit 403	109.9 m ²	1 183 ft ²	
Unit 404	112.6 m ²	1 212 ft ²	
Unit 405	112.0 m ²	1 206 ft ²	
Liquor Store			
Unit 201	185.2 m ²	1 994 ft ²	
Mech/Elec. Room			
Unit 103	16.2 m ²	174 ft ²	
Unit 208	18.3 m ²	197 ft ²	
Unit 307	21.2 m ²	229 ft ²	
Unit 408	17.1 m ²	184 ft ²	
Pet Care Services			
Unit 407	181.2 m ²	1 950 ft ²	
Restaurant: Food Service Only			
Unit 102	105.5 m ²	1 135 ft ²	
Unit 203	112.1 m ²	1 207 ft ²	
Restaurant: Licensed			
Unit 305	231.8 m ²	2 495 ft ²	
Retail and Consumer Service			
Unit 204	94.2 m ²	1 013 ft ²	

ARCHITECT'S SEAL

NOTES



1	Development Permit	29-07-16
No	Description	Date (YY-MM-DD)
ISSUED FOR / REVISIONS		
Architecture	ORR	
Project Lead	CYM	
Drawn By	CYM / KG	
Scale	1:1	
Project Number	2022-016	
Site Civic Address	238 66th WY NW	
Site Legal Description	Lot 38, Block 18, Plan 250011	
Development Permit	To Be Assigned	
Drawing Permit	To Be Assigned	
Project Name		
Glacier Ridge Commercial Development		
City	Alberta	
Drawing Title		
Site Context, Site Details & Project Statistics		
		
102 – 1422 Kensington Road N.W. Calgary, Alberta, Canada T2N 3P9 587.315.9001		
Drawing		

DP-1.1

S-SPR District

Tekarra Drive NW

S-R District

Edith Way NW

Edith Cr. NW

R-G District

R-G District

R-G District

DISCLAIMER

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- Drawings are not to be scaled.
- This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES
Site Plan Notes

Applies to this sheet only.

- Concrete Paved Area (Ensure adequate slope away from building to shed water)
- Heavy Duty Asphalt (Capable of supporting 38,556 kg / 85,000 lbs. Conforms to NFPA 1901 point loading requirements of 517kPa (75psi) over a 24" x 24" area)
- Landscape Area (Refer to Landscape Drawings)
- Gravel Area
- Solid blue indicates building concrete slab step
- Solid pink indicates upstanding concrete wall, cast-in-place
- Solid green indicates high walls & green hatched indicates asphalt area higher than the walk
- Solid brown indicates Allen block wall

Site Signage

TEXT (SHOWN AS THIS)

Signage Construction Notes:

- All signs shown on site plan to be constructed as follows:
 - All freestanding signs to be galvanized.
 - All signs to have content on single face only, U.N.O.
 - Rear sign faces to be natural aluminum faces, clear coated.
 - For signs located in soft landscape areas, provide 300mm diameter 900mm deep precast concrete pile bases.
 - For signs located atop sidewalks, provide galvanized steel base plate & sleeve bolted directly to concrete surface. Ensure base plate is gapped from concrete surface in a manner that does not trap or dam water under the plate.
 - Unless noted otherwise, all signs to be 300mm (width) x 300mm (height) aluminum sign face, weather protected on all surfaces. Exact colour, font and text dimensions to be confirmed by architect. Provide 1525mm tall, impactable alum. pipe sign post.

BF Barrier Free Parking
DD Daytime Only
LZ Loading Zone - No Parking
S Stop Sign

Fencing, Retaining Wall, and Upstand Notes:

- Exposed upstands less than 150mm tall to be sack rub finish U.N.O. Remove line and fill honeycombs as part of sack rub process.
- Exposed upstands greater than 150mm at SW corner of site to be board form concrete as indicated on elevation drawings. Contractor to use 4" boards and leave board profile in released concrete face.
- Fence substrate to provide engineered shop drawings describing all connection points, embed plates and details prior to concrete wall casting.
- Top of all Allen Block walls to include 2% slope on all horizontal top surfaces, directed away from building and towards nearest soft landscape area. Provide drip edge within wall casting on downward slope of this surface.

Painted Line Notes:

- All areas shown as 'Painted Lines' to be 100mm wide lines with 250mm gaps in between.
- All painted lines to be white in color, heavy duty paint suitable for application to asphalt surfaces.

Site Servicing:

- Transformer and Electrical Servicing Equipment shown on this plan in accordance with design currently being negotiated with Primary Engineering.

Site Grading

- Parking lot to be sloped a minimum of 1% up to a maximum of 3% with the curb-cut drives sloping up to a maximum of 6%.
- All pavements (both asphalt and concrete) adjacent to the building shall slope away from the building a minimum of 1% to ensure proper drainage.
- Refer to civil engineering drawings for proposed grading design.

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CR
Project Lead	CM
Drawn By	CM / KG
Scale	As Indicated
Project Number	2025-016
Site Civic Address	238 Edith Way NW
Site Legal Description	Lot 38, Block 16, Plan 230011
Development Permit Building Permit	To Be Assigned To Be Assigned
Project Name	Glacier Ridge Commercial Development
City	Calgary
Drawing Title	Site Plan

SYSTEMIC Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-1.2

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

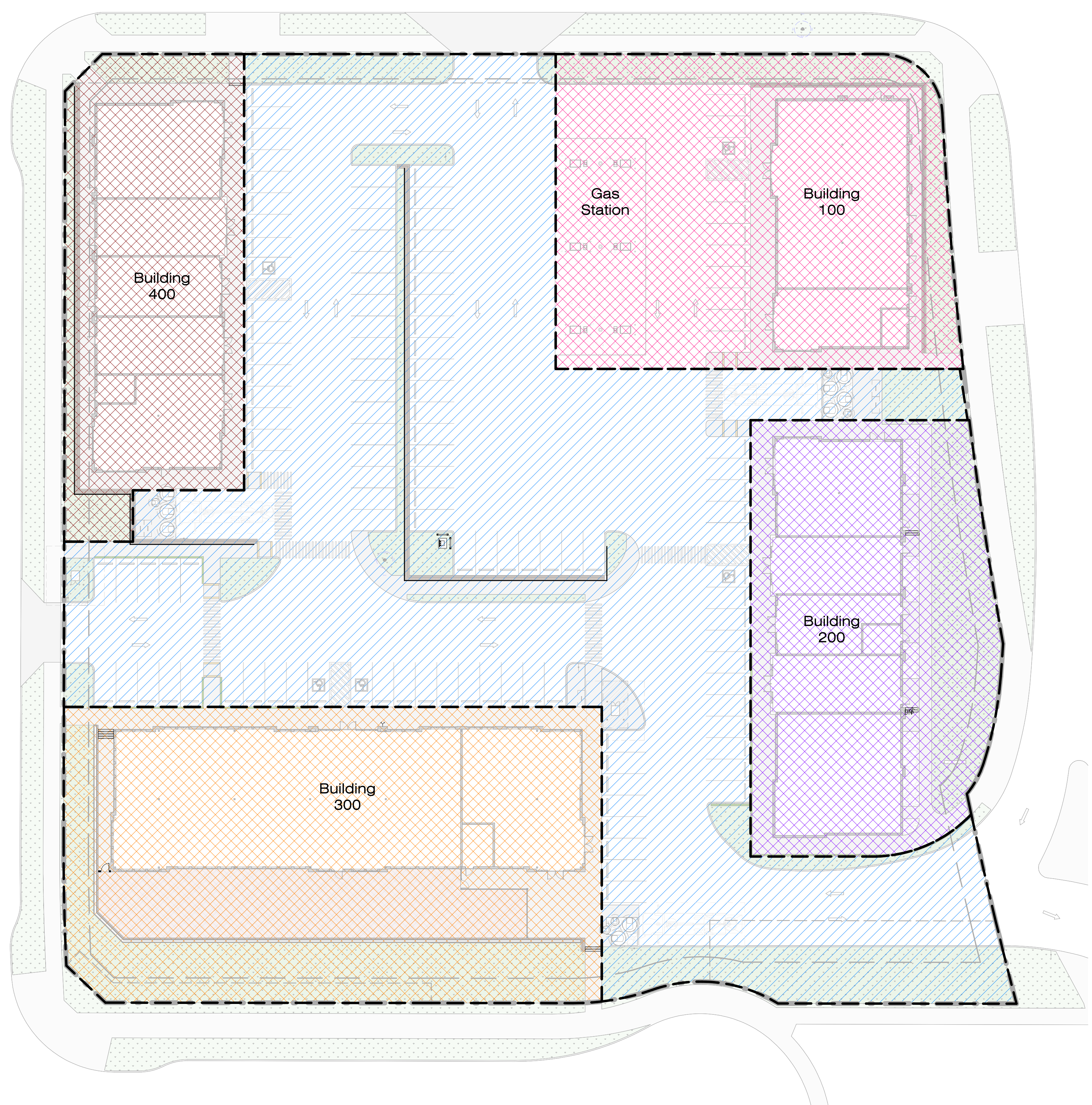
Phasing Site Plan

Applies to This Sheet Only

- Phase 1
General sitework, road, overall site servicing & landscape
- Phase 2
Building 100, Gas station, Drive through & immediate surrounding sitework
- Phase 3
Building 200 & immediate surrounding sitework
- Phase 4
Building 300 & immediate surrounding sitework
- Phase 5
Building 400 & immediate surrounding sitework

Phasing Notes

- Numerical designations do not imply actual construction sequence.
- Project Owner may choose to modify sequence at its discretion based on leasing.
- Project owner reserves the ability to occupy any completed building, provided its Alberta Building Code requirements are met pertaining to existing adjacent sidewalks, and fire fighting access.
- Implementation of phasing plan dependent on construction season and start date. Adjacent landscape may not be completed at time of building occupancy or overall phase completion.
- Use of the term "Immediately Surrounding Site Work" includes landscape within that phase and all elements not already provided in Phase 1, general preparation of the site.



North

1

DP-1.3

Phasing Site Plan

1 : 300

SHEET MUST BE PRINTED IN COLOUR

1

Development Permit

25-07-16

No.

Description

Date
(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect
Project Lead
Drawn By
Scale
Project Number
Site Civic Address
Site Legal Description
Development Permit
Building Permit
Project Name
City
Drawing Title

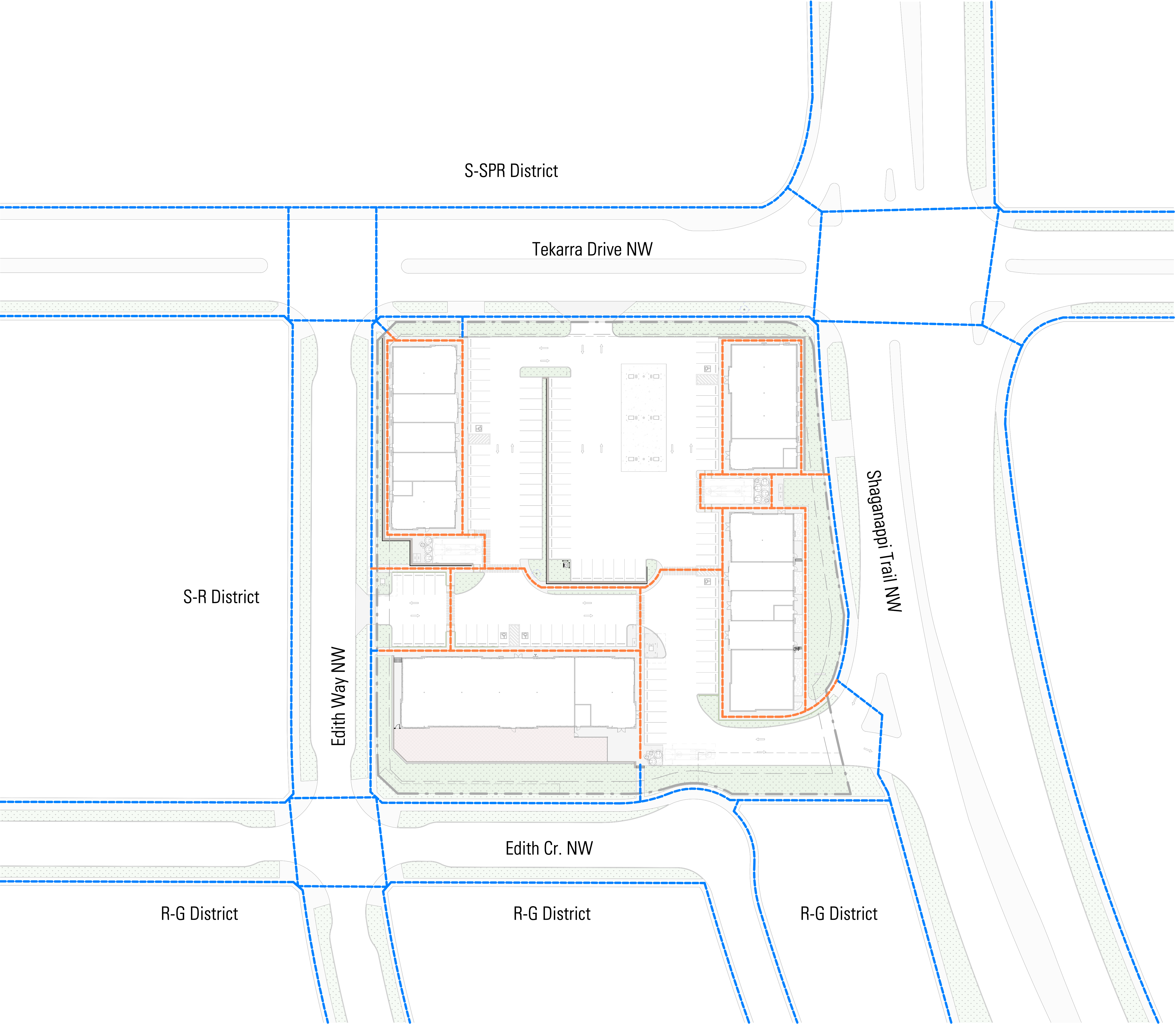
CR
CYM
KS
As Indicated
2025-016
238 66th WY NW
Lot 38, Block 16, Plan 250011
To Be Assigned
To Be Assigned
Glacier Ridge
Commercial
Development
Calgary
Alberta
Phasing Site Plan

SYSTEMIC

Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9301

Drawing

DP-1.3



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ARCHITECT'S SEAL

**PRELIMINARY
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NOTES

Legend:

Neighbouring Pedestrian Connection:

Internal Barrier-free Pedestrian Connection:

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CR
Project Lead	CYM
Drawn By	KS
Scale	As Indicated
Project Number	2025-016
Site Civic Address	238 Edith Wy NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Commercial Development
City	Calgary
Province	Alberta
Drawing Title	Pedestrian Connectivity Context Plan

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

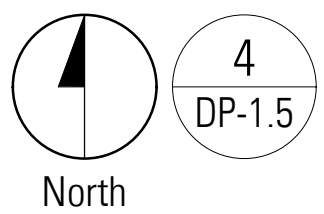
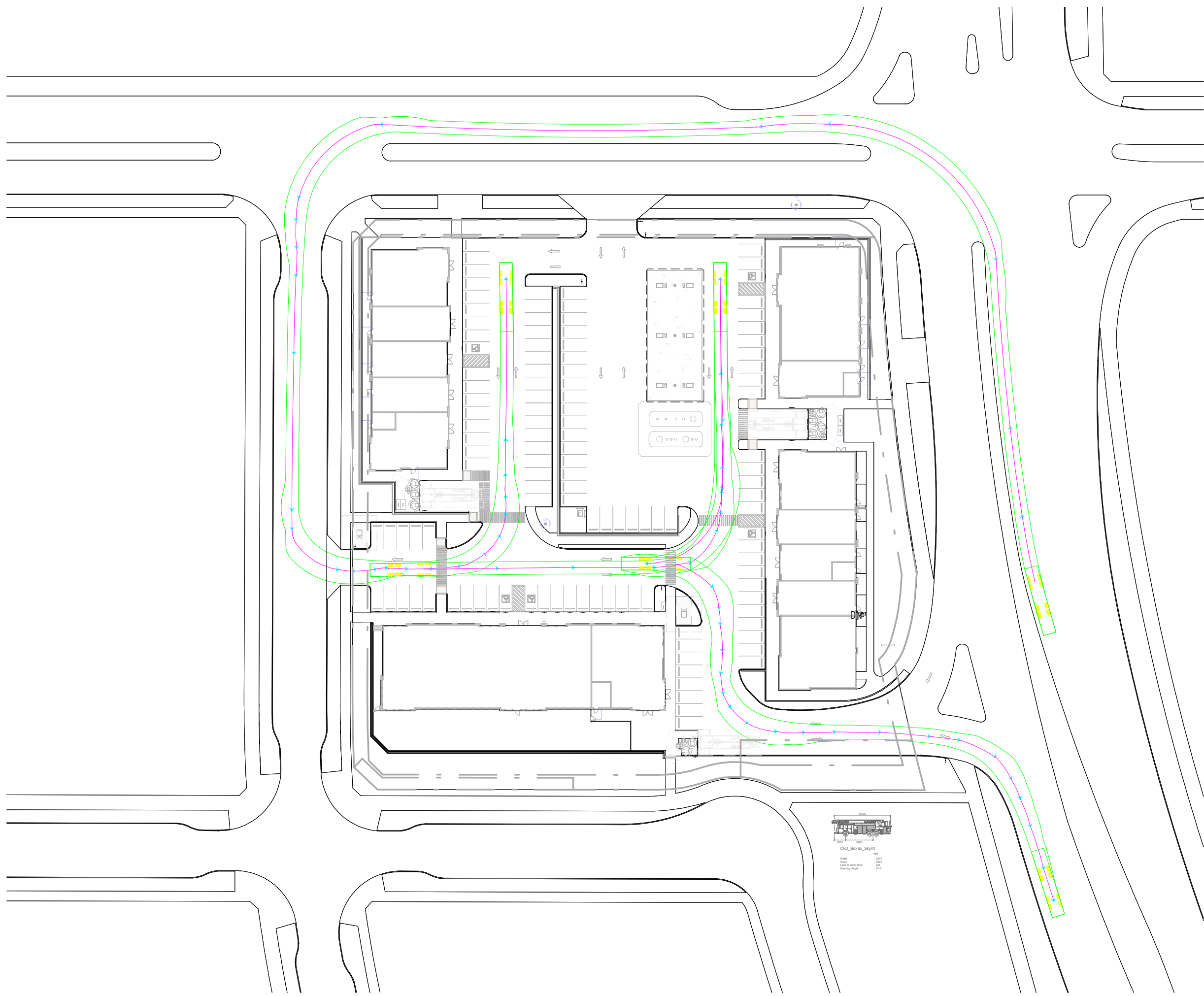
Drawing

DP-1.4

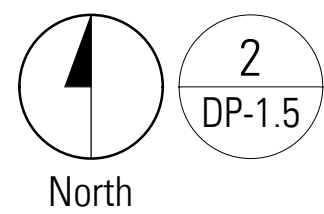
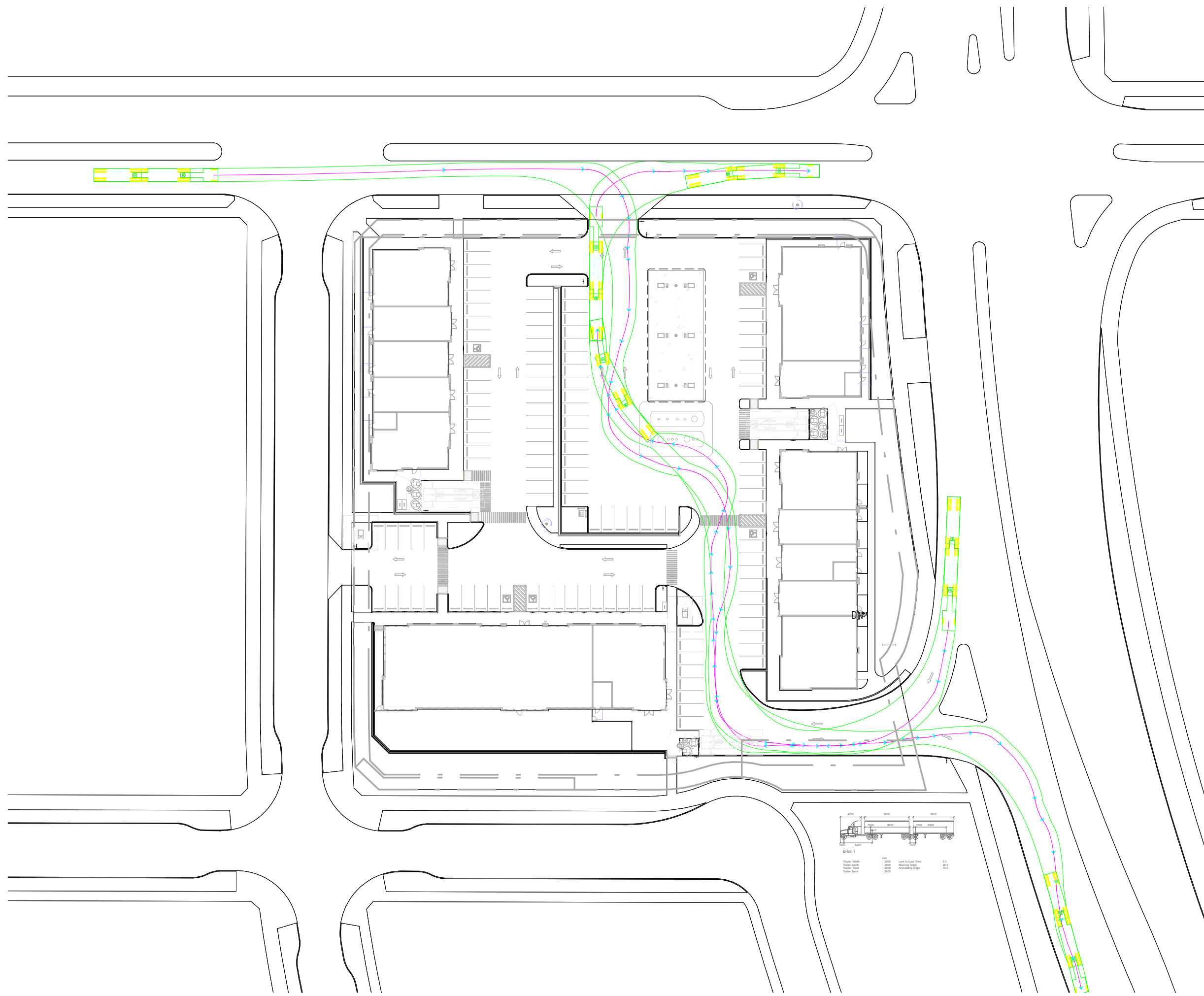


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DP-1.4

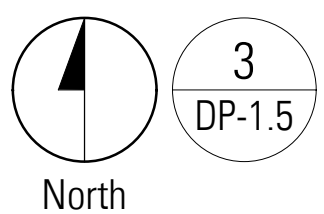
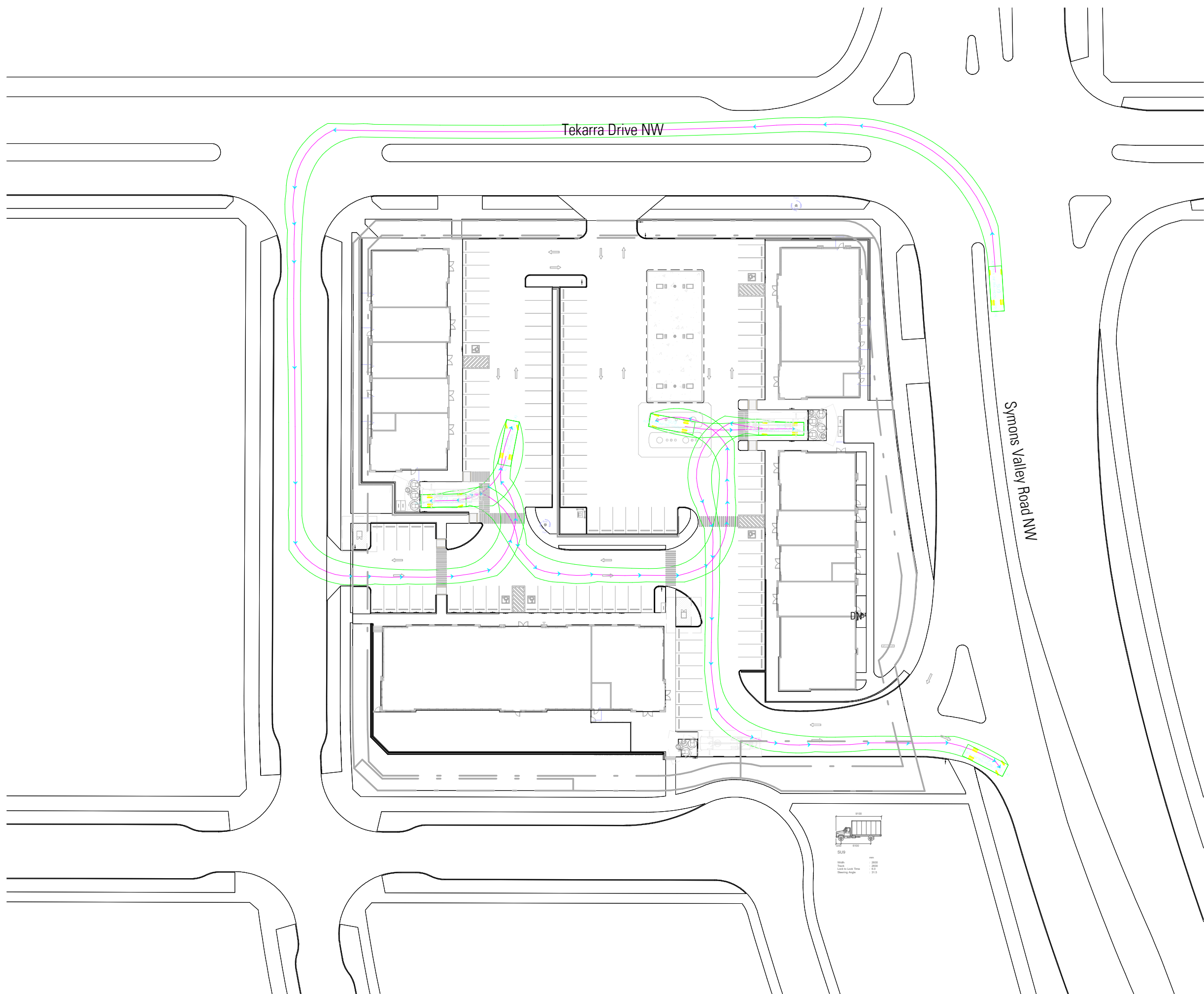
Overall Site Plan - Pedestrian Connection
1:400



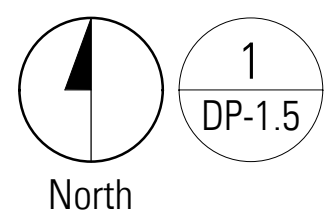
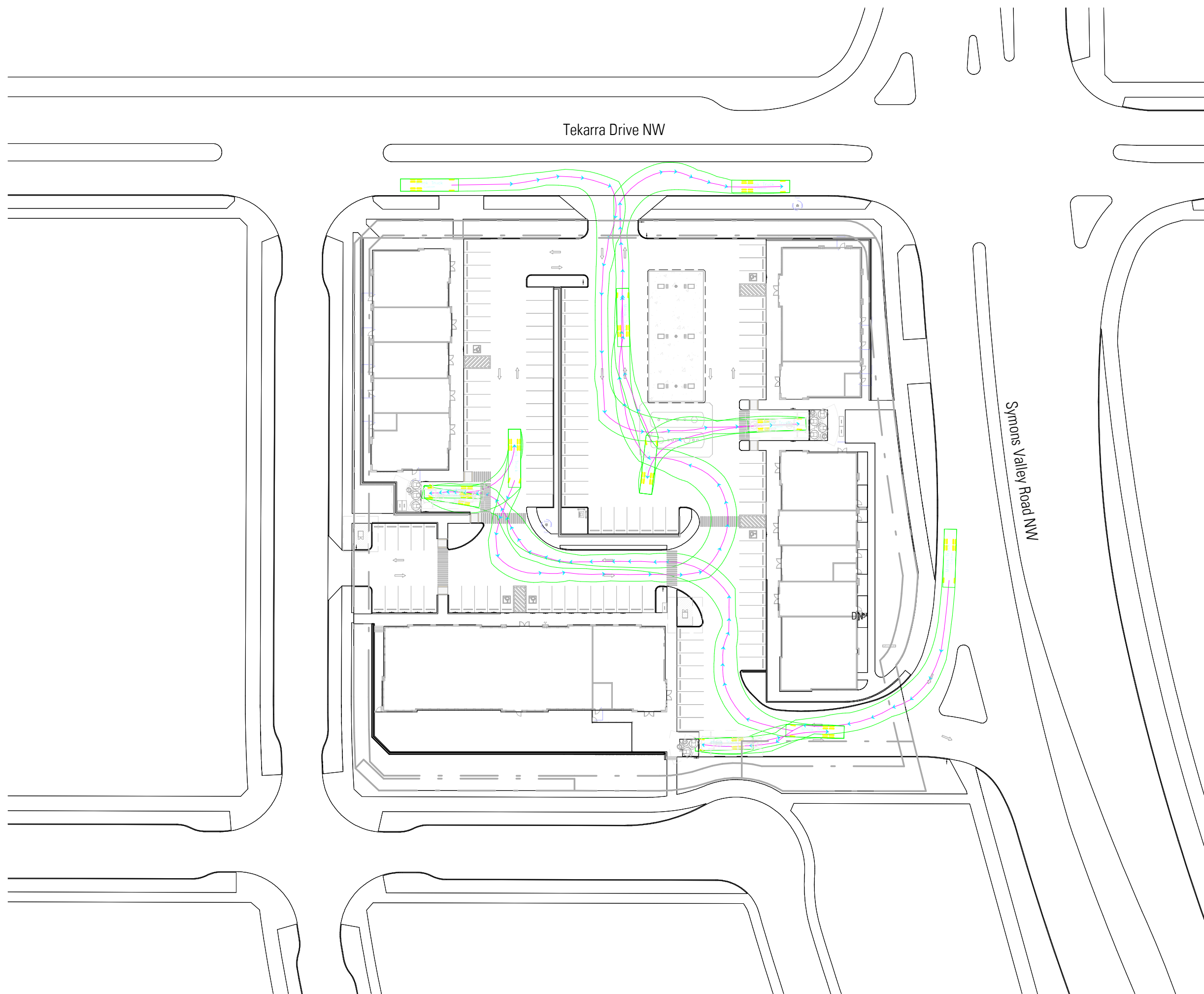
Site Plan - Truck Turning (Fire Truck)
1 : 750



Site Plan - Truck Turning (Gas Station)
1 : 750



Site Plan - Truck Turning (Loading)
1 : 750



Site Plan - Truck Turning (Waste and Recycling)
1 : 750

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ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)
ISSUED FOR / REVISIONS		

Architect	CRM
Project Lead	CYM
Drawn By	CYM
Scale	1 : 750
Project Number	2025-016

Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011

Development Permit	To Be Assigned
Building Permit	To Be Assigned

Project Name
**Glacier Ridge
Commercial
Development**

Calgary Alberta

Drawing Title
**Site Plans - Truck
Turning**

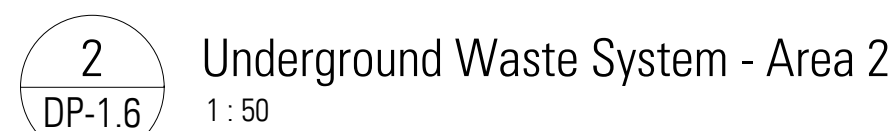
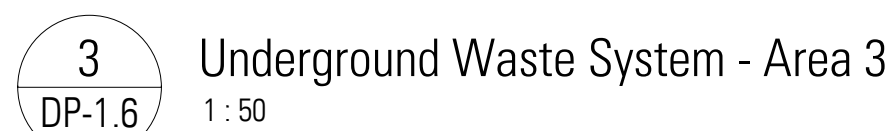
SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-1.5

ARCHITECT'S SEAL

NOTES

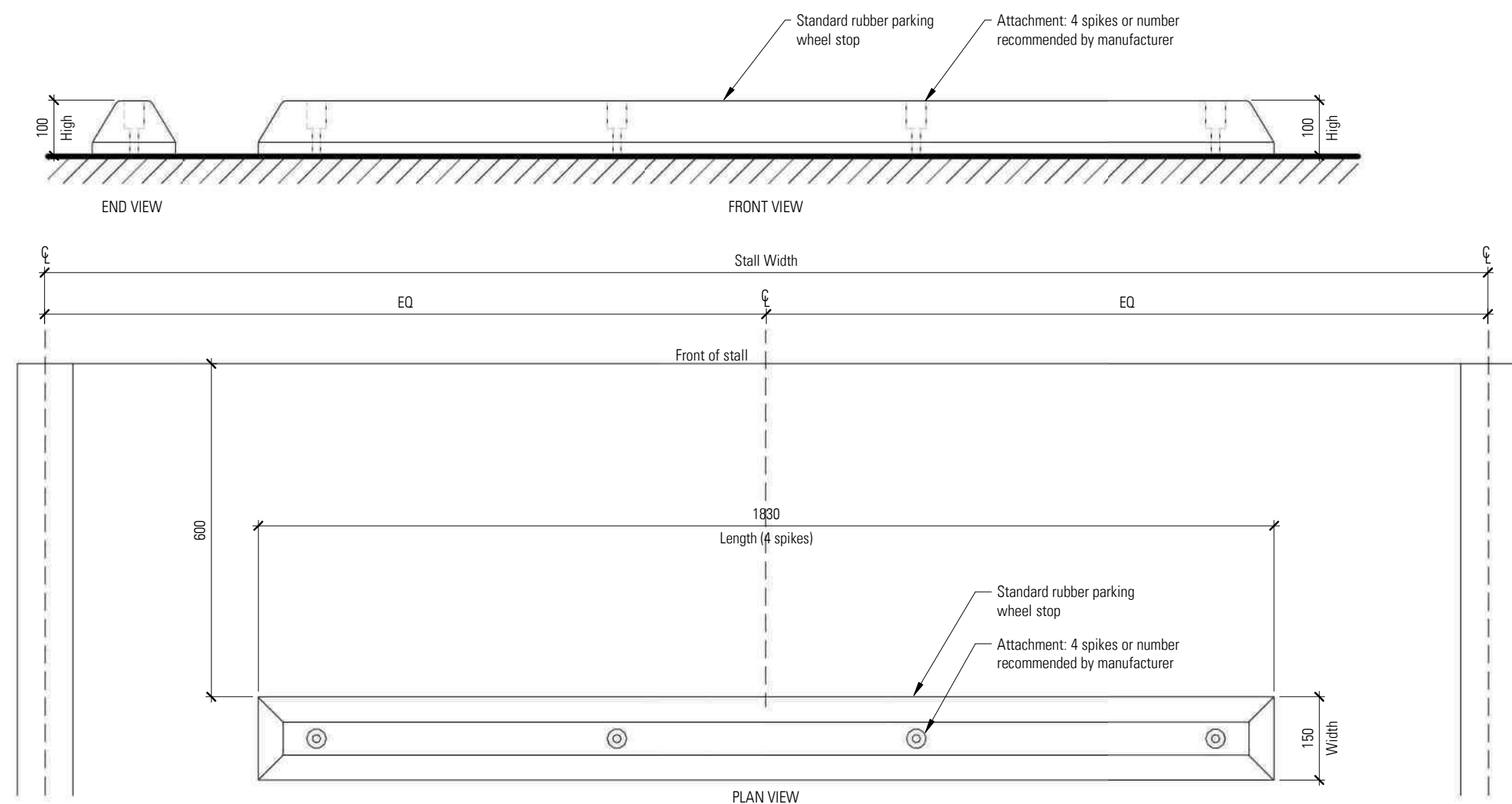


Architect	CRB
Project Lead	CYM
Drawn By	KS
Scale	1 : 50
Project Number	2025-016
Site Civic Address	236 Edith WY NW
Site Legal Description	Lot 38, Block 18, Plan 256
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	
Glacier Ridge	
Commercial	
Development	
Category	Alt
Drawing Title	
Site Details	

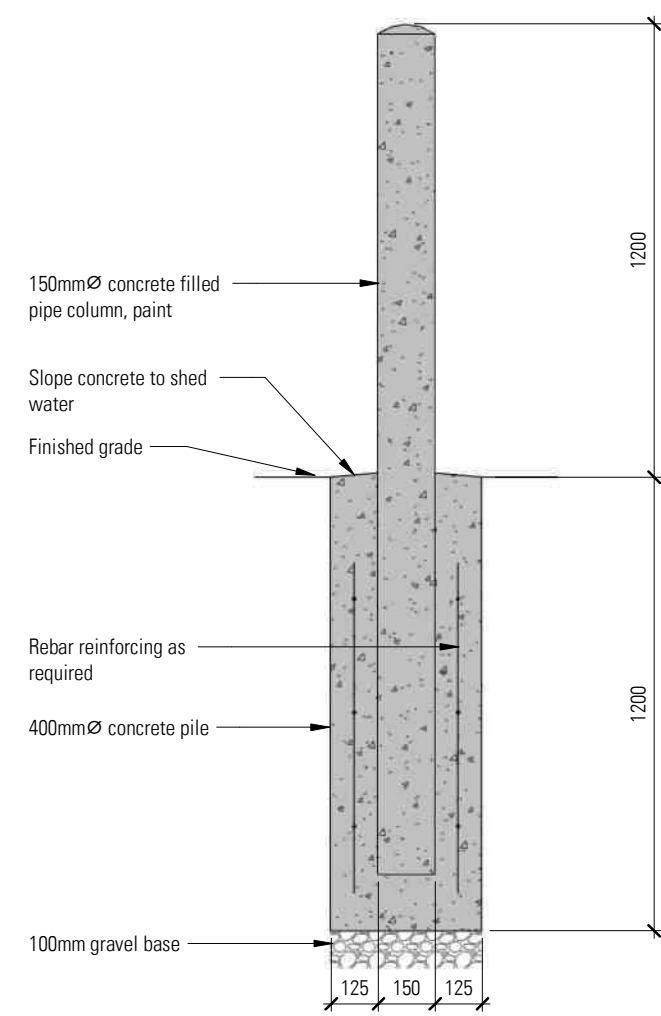
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DP-1.6

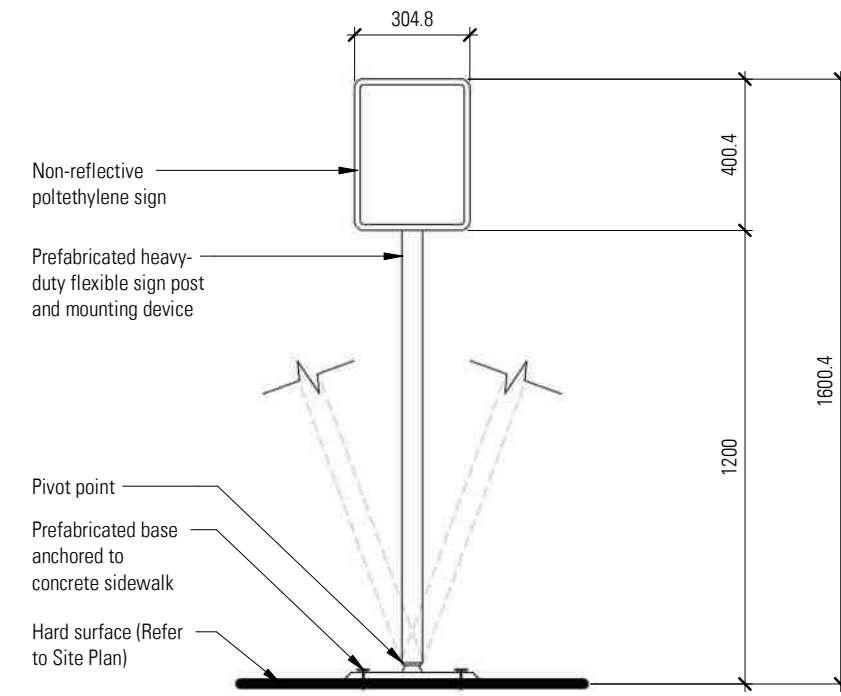
Copyright © 2026 Systemic Architecture I



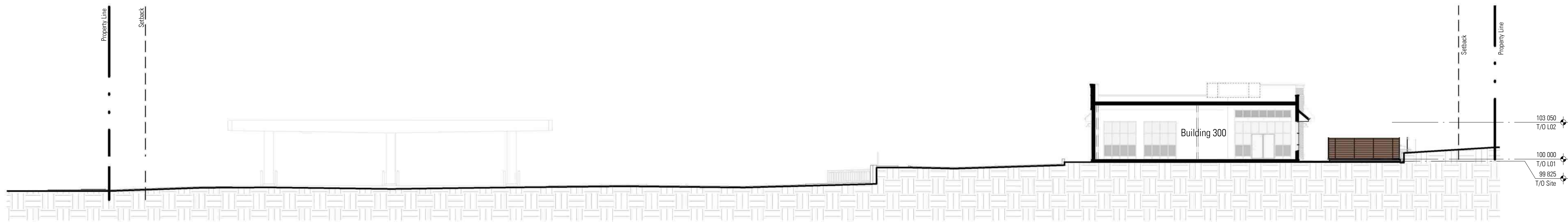
7 Typical Rubber Wheel Stop
DP-1.7 1 : 10



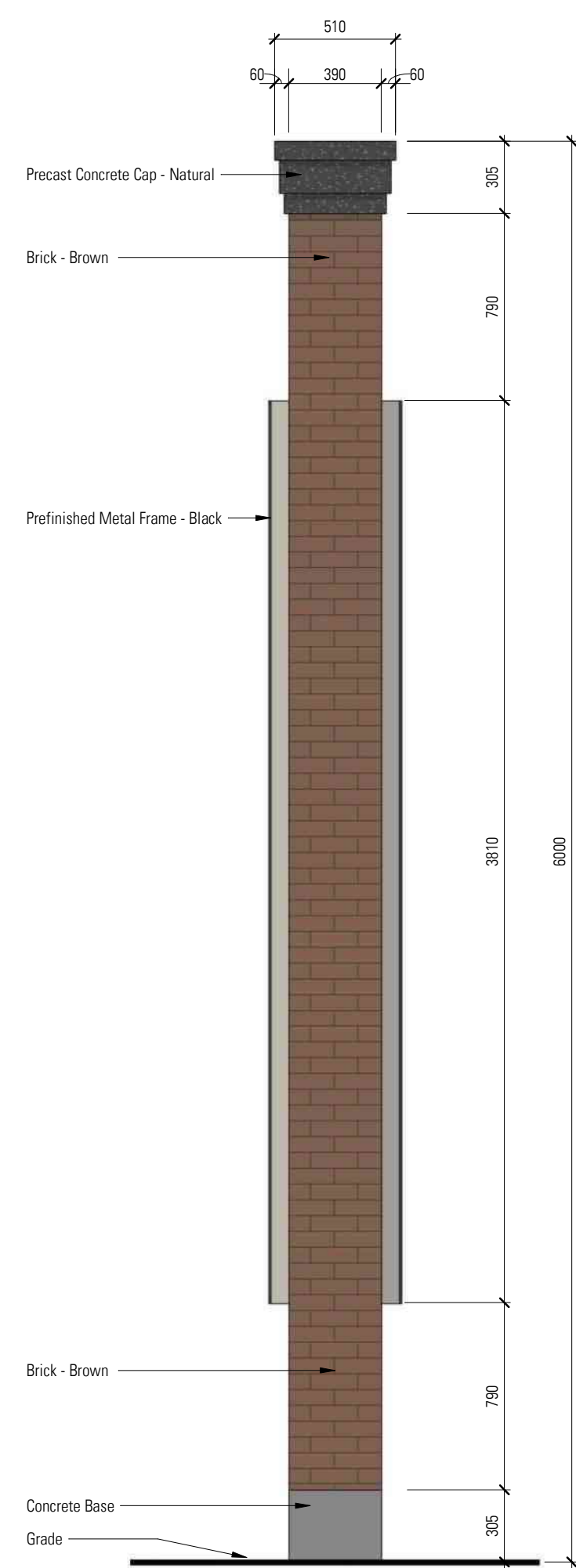
6 Bollard w Pile Detail
DP-1.7 1 : 20



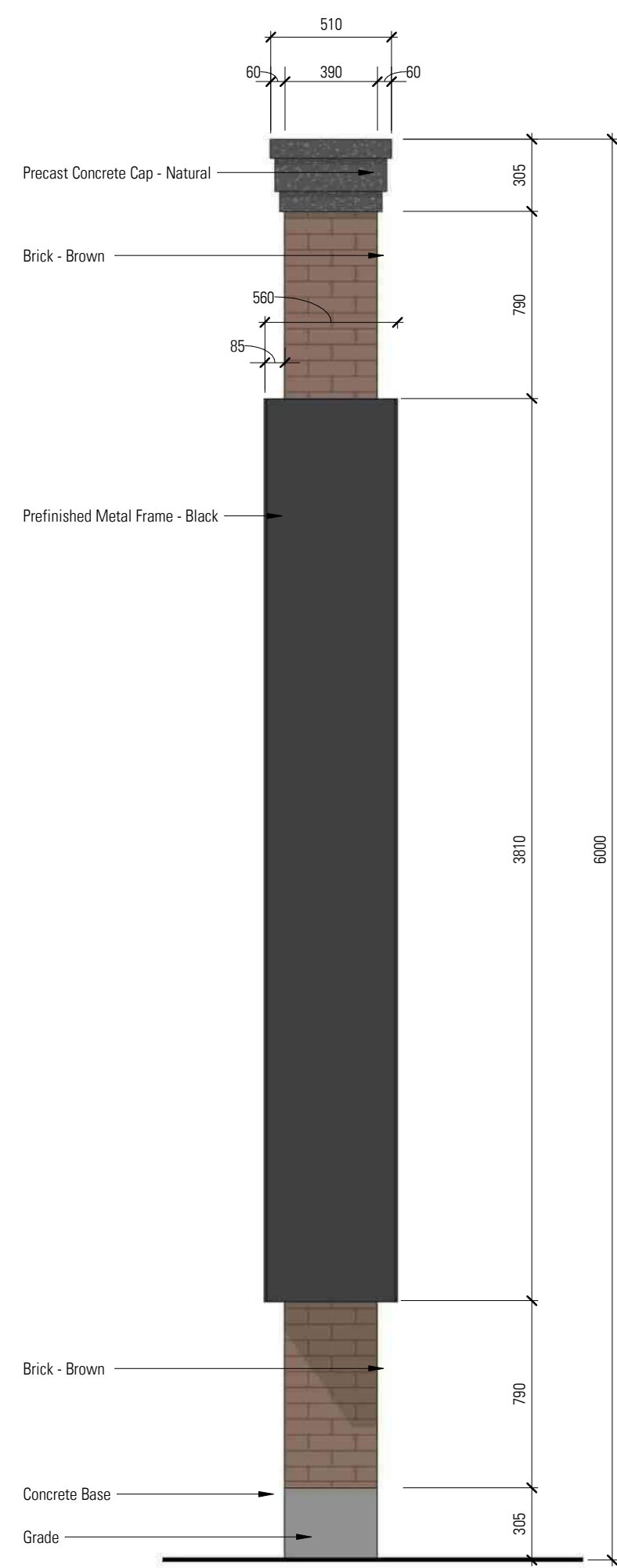
5 Signage Post Surface Mount
DP-1.7 1 : 20



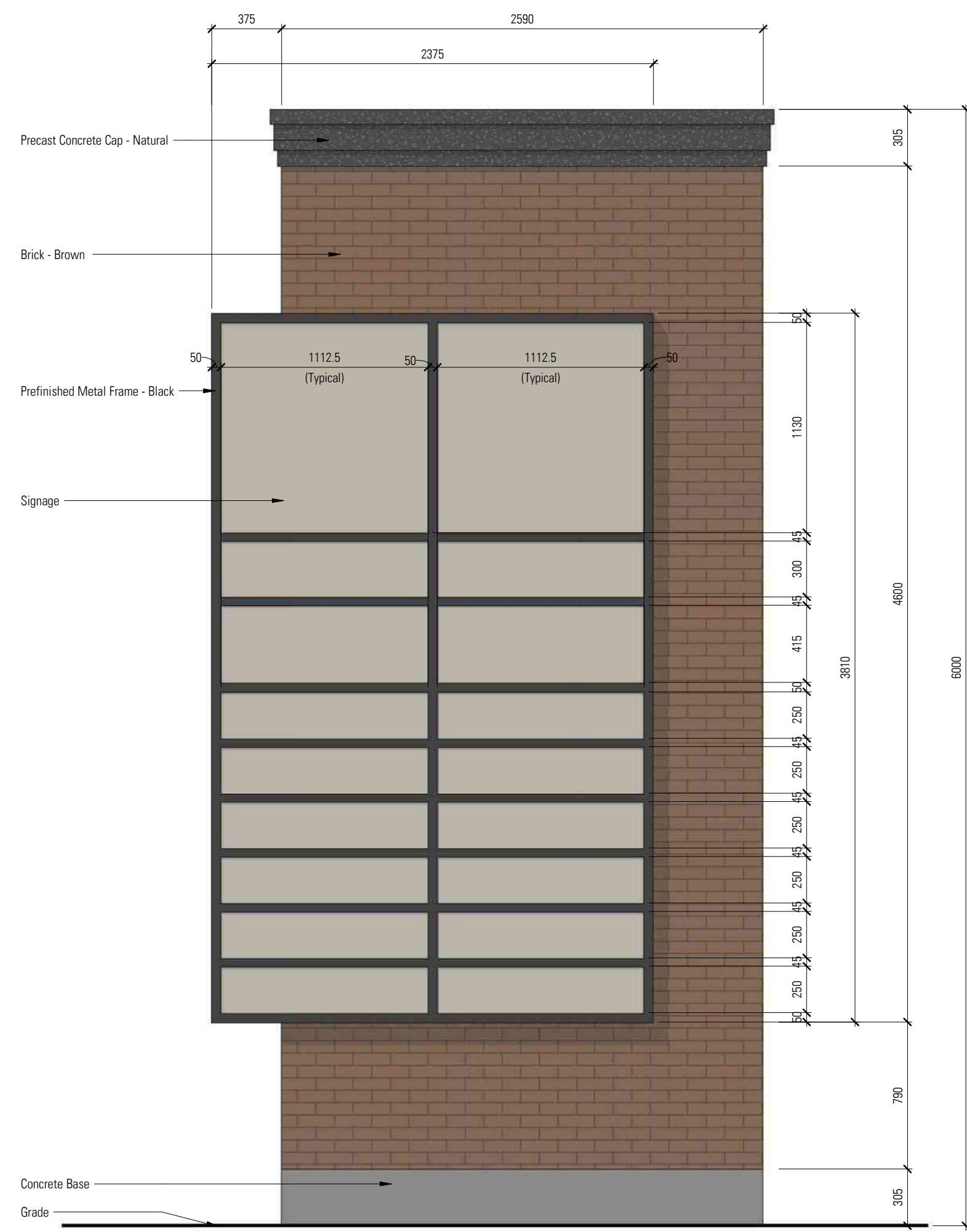
8 Site Section
DP-1.7 1 : 200



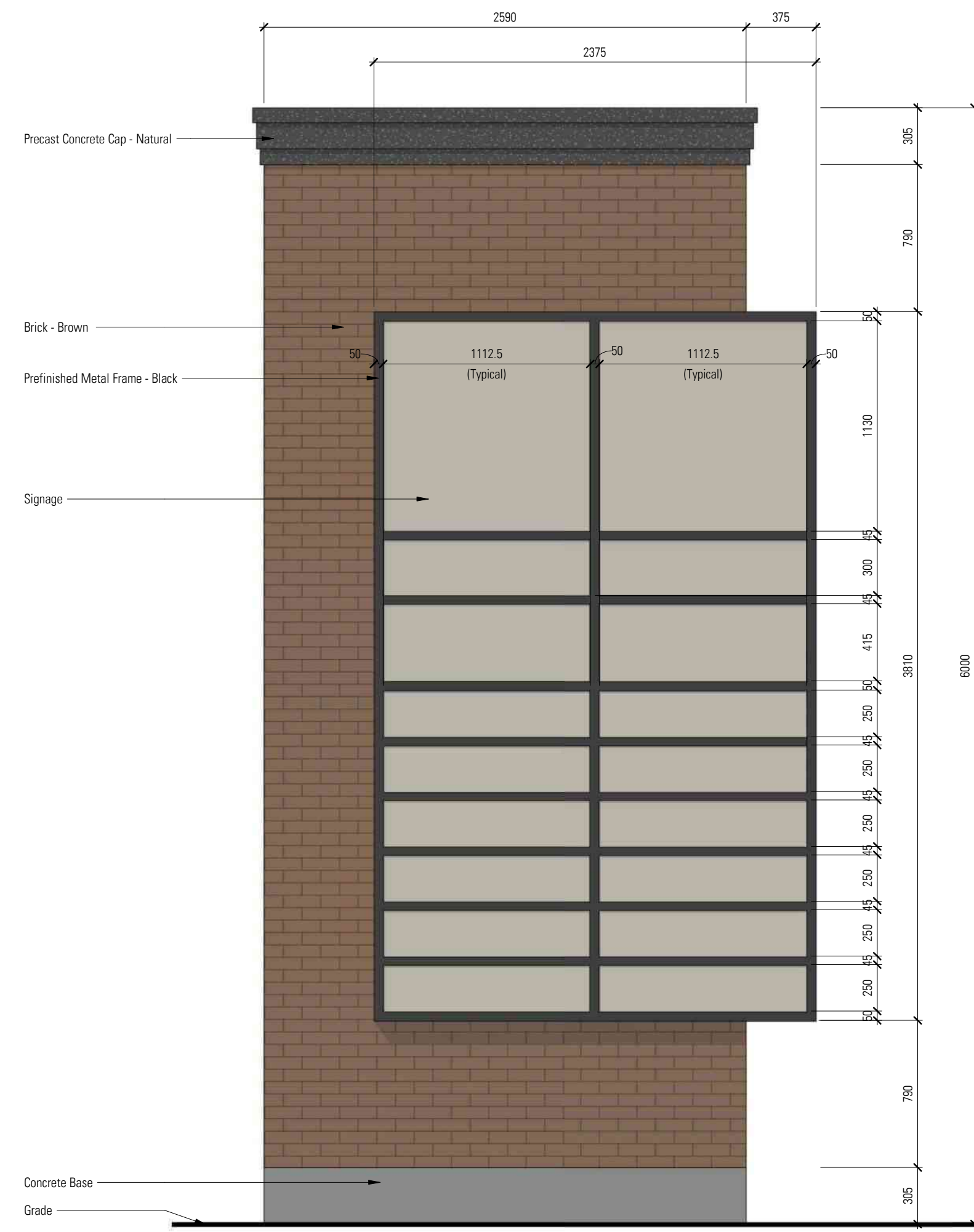
4 Freestanding - West Elevation
DP-1.7 1 : 25



3 Freestanding - East Elevation
DP-1.7 1 : 25



2 Freestanding - North Elevation
DP-1.7 1 : 25



1 Freestanding - South Elevation
DP-1.7 1 : 25

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• This drawing supersedes previous issues.

ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CRM
Project Lead	CYM
Drawn By	KG
Scale	As indicated
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Commercial Development
Calgary	Alberta
Drawing Title	Site Signage & Site Details

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-1.7

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- This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

- (SHOWN AS THIS)

APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

- 1 Parging
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 3 Stone Cladding
Color: Light
- 4 Cementitious Lap Siding, 8" Horizontal
Color:
A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 6 Board and Batten Wall System
Color: White
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Prefinished Metal Gutter c/w Downspout
Colour: Black
- 12 Roof Bracket
Color: Black
- 13 Canopy
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 15 Light Fixture
Color: Black
- 17 Hollow Metal Door
Color:
A-Dark
B-Light
- 18 Vision Glazing
Metal Spandrel
Color: Black
- 20 Faux Spandrel Panel Glazing - Solid Wall Behind
Color: Gray

SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sqm)	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	4300
E-2	Fascia	800	5000	4.0	4300
GS_E-1	Fascia	800	2000	1.6	4500
GS_N-1	Fascia	800	2000	1.6	4500
GS_S-1	Fascia	800	2000	1.6	4500
GS_W-1	Fascia	800	2000	1.6	4500
N-1	Fascia	800	5000	4.0	4300
N-2	Fascia	800	5000	4.0	4300
S-1	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4450
W-2	Fascia	800	5000	4.0	4300
W-3	Fascia	800	5000	4.0	4450
Total Signage Area				38.4	

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

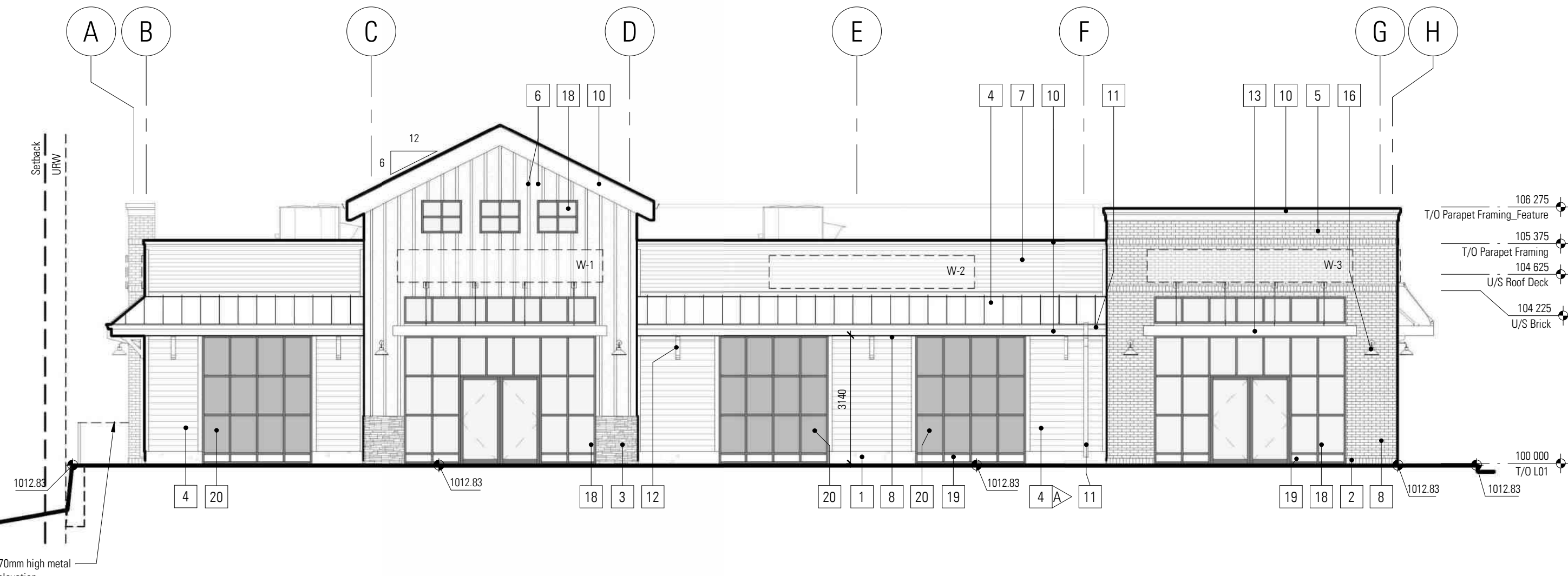
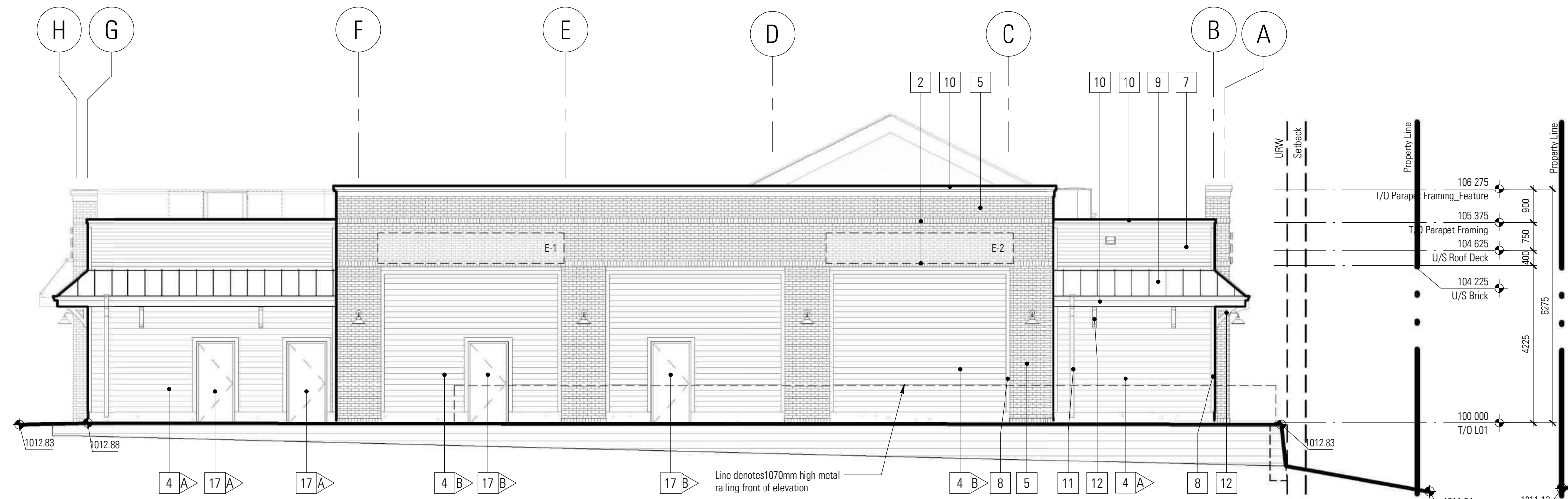
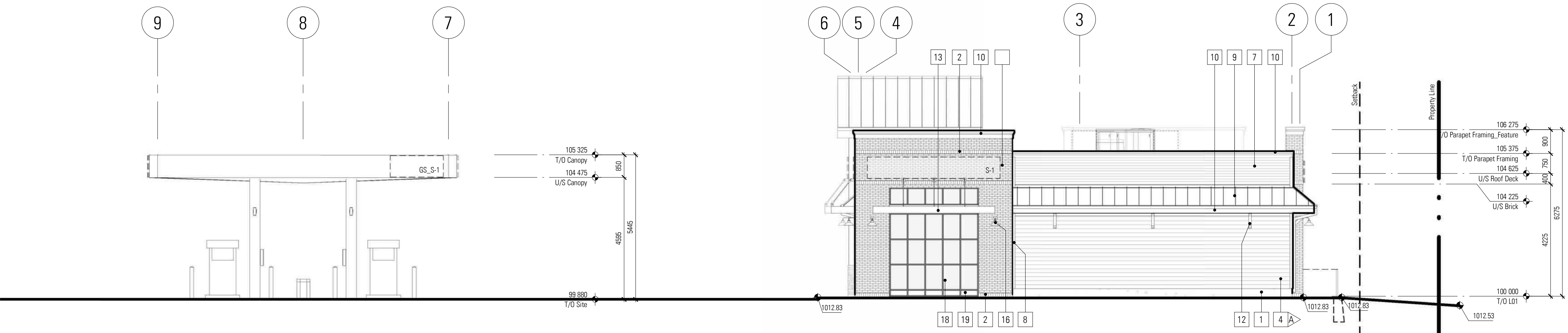
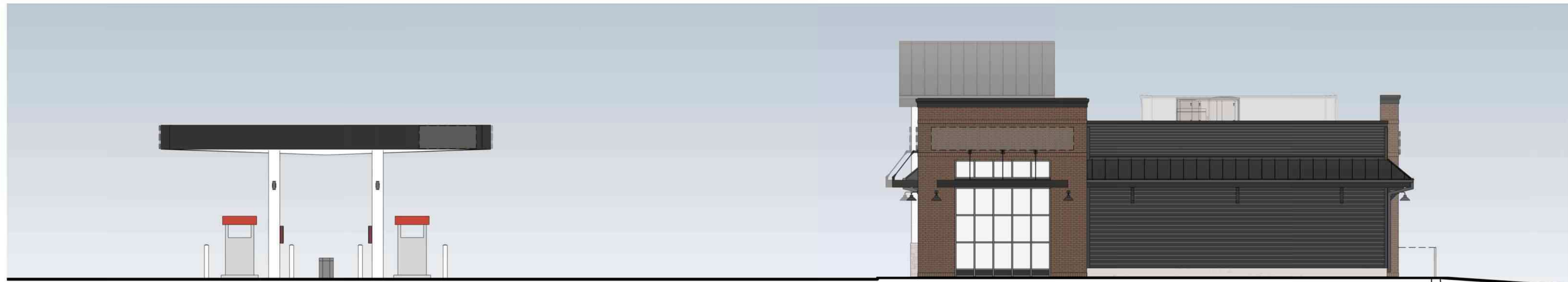
Architect	CRM
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	
Glacier Ridge Development	
Town/City	
Alberta	
Drawing Title	
Building 100 - Exterior Elevations	

Systemic Architecture Inc.

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Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

DP-4.1 100



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- Verify all dimensions, elevations, and datum, report any errors and/or discrepancies to Systemic Architecture Inc. prior to construction.
- Drawings are not to be scaled.
- This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

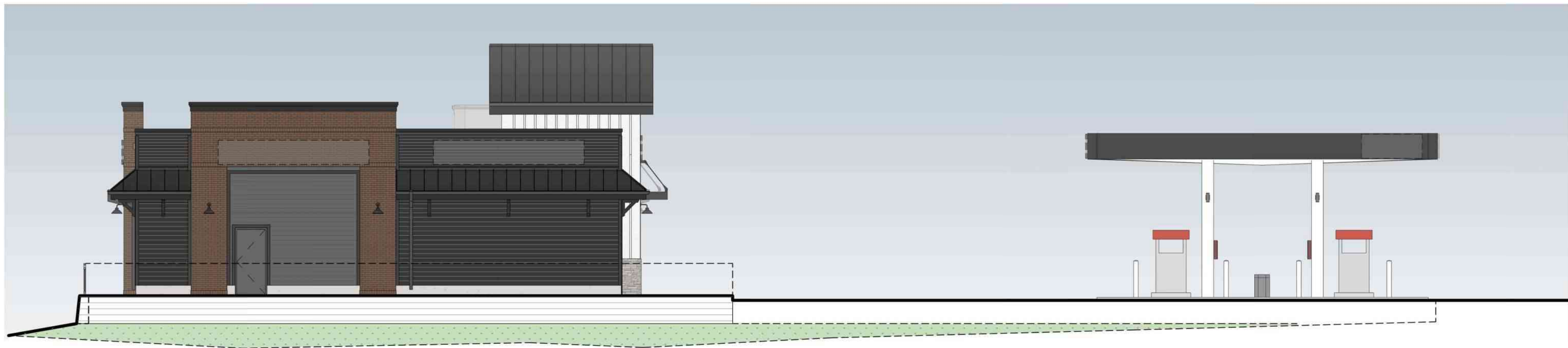
• (SHOWN AS THIS)

APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

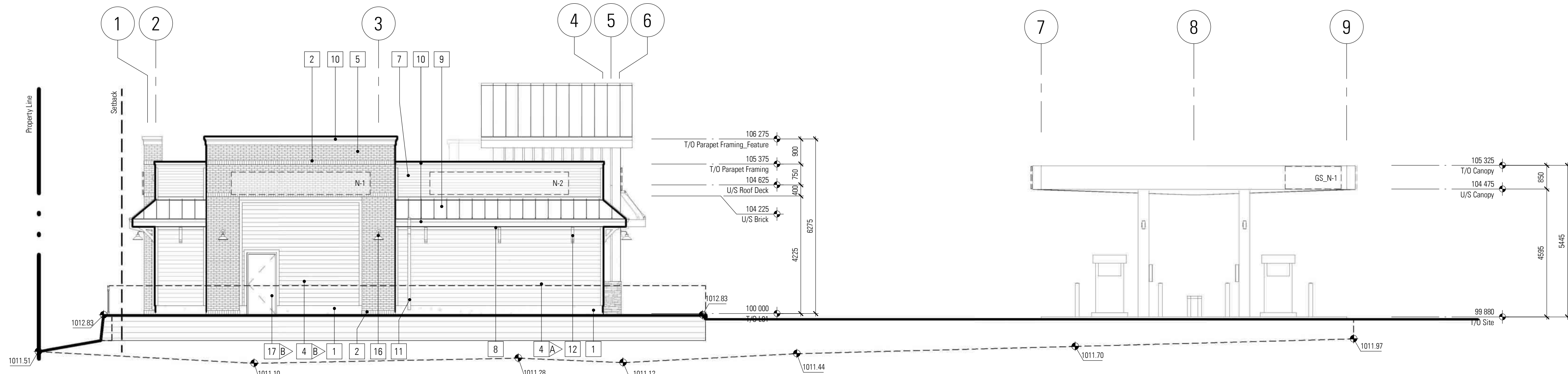
- 1 Paving
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 3 Stone Cladding
Color: Light
- 4 Cementitious Lap Siding, 8" Horizontal
Color:
A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 6 Board and Batten Wall System
Color: White
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Purlin/Sheet Metal Gutter c/w Downspout
Colour: Black
- 12 Roof Bracket
Color: Black
- 13 Canopy
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 16 Light Fixture
Color: Black
- 17 Hollow Metal Door
Color:
A-Dark
B-Light
- 18 Vision Glazing
Metal Spandrel
Color: Black
- 20 Faux Spandrel Panel Glazing - Solid Wall Behind
Color: Gray

SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sq)	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	4300
E-2	Fascia	800	5000	4.0	4300
GS_E-1	Fascia	800	2000	1.6	4500
GS_N-1	Fascia	800	2000	1.6	4500
GS_S-1	Fascia	800	2000	1.6	4500
GS_W-1	Fascia	800	2000	1.6	4500
N-1	Fascia	800	5000	4.0	4300
N-2	Fascia	800	5000	4.0	4300
S-1	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4450
W-2	Fascia	800	5000	4.0	4300
W-3	Fascia	800	5000	4.0	4450
Total Signage Area				38.4	



1 North Exterior-Color
DP-4.2 1 : 100



2 North Exterior-Linework
DP-4.2 1 : 100

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CR
Project Lead	CYM
Drawn By	KS
Scale	1 : 100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 18, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned

Project Name
Glacier Ridge
Development

Town/City
Alberta

Drawing Title
Building 100 - Exterior
Elevations

SYSTEMIC Architecture Inc.

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Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

DP-4.2 100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

● (SHOWN AS THIS)

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- 1 Parapet
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 3 Stone Cladding
Color: Light
- 4 Cementitious Lap Siding, 8" Horizontal
Color: A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 6 Board and Batten Wall System
Color: White
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Prefinished Metal Gutter c/w Downspout
Color: Black
- 12 Roof Bracket
Color: Black
- 13 Gantry
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 15 Light Fixture
Color: Black
- 16 Hollow Metal Door
Color: A-Dark
B-Light
- 17 Vision Glazing
Metal Spandril
Color: Black
- 18 Faux Spandril Panel Glazing - Solid Wall Behind
Color: Gray

SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sqm)	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	5500
E-2	Fascia	800	5000	4.0	5500
E-3	Fascia	800	5000	4.0	5500
E-4	Fascia	800	5000	4.0	4900
E-5	Fascia	800	5000	4.0	4900
E-6	Fascia	800	5000	4.0	4900
N-1	Fascia	800	5000	4.0	4450
N-2	Fascia	800	5000	4.0	4450
S-1	Fascia	800	5000	4.0	5500
S-2	Fascia	800	5000	4.0	5500
W-1	Fascia	800	5000	4.0	4450
W-2	Fascia	800	5000	4.0	4450
W-3	Fascia	800	5000	4.0	5050
W-4	Fascia	800	5000	4.0	5050
W-5	Fascia	800	5000	4.0	5050
W-6	Fascia	800	5000	4.0	5650
W-7	Fascia	800	5000	4.0	5650
Total Signage Area				68.0	5650

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CRM
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 64th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Development
Town/City	Alberta
Drawing Title	Building 200 - Exterior Elevations

SYSTEMIC Architecture Inc.

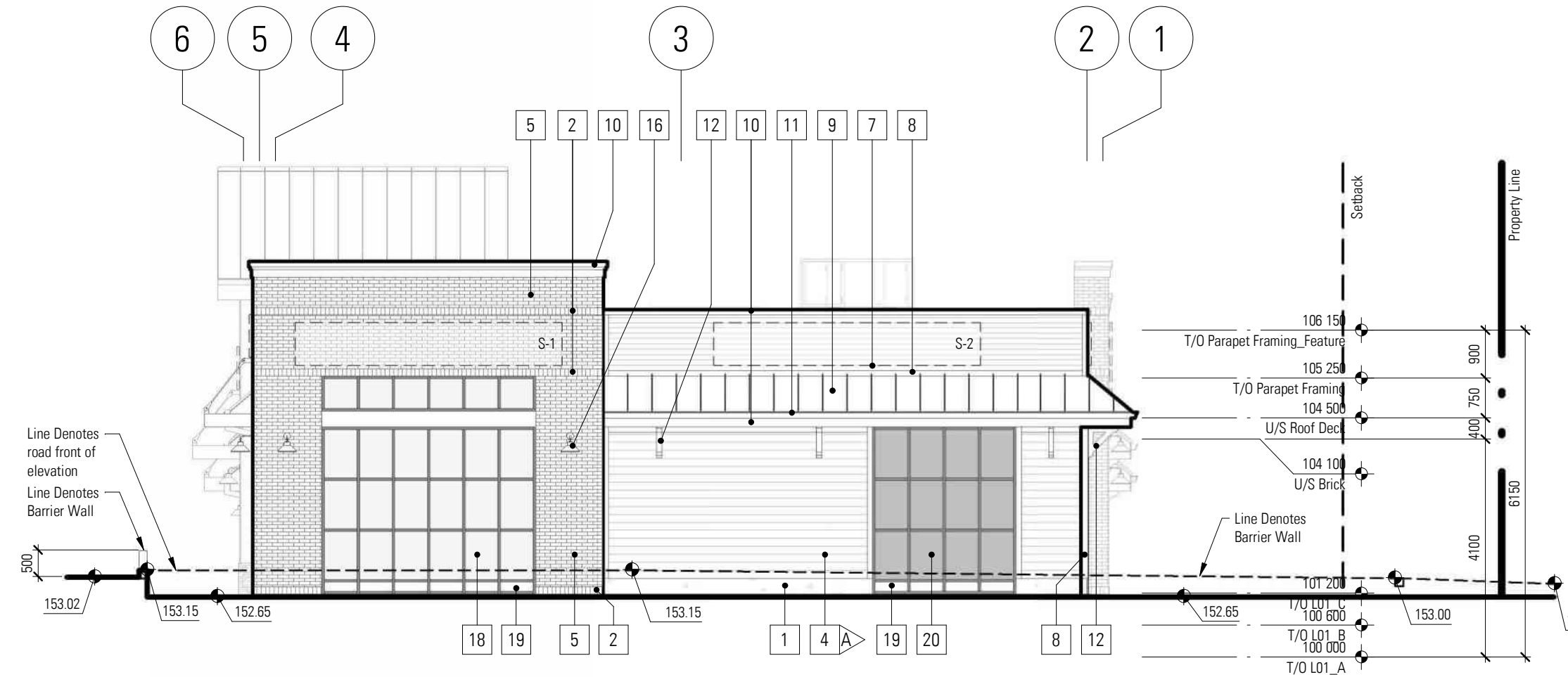
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9301

Drawing Building Number

DP-4.3 200



4 South Exterior-Color
DP-4.3 1:100



3 South Exterior-Linework
DP-4.3 1:100



2 West Exterior-Color
DP-4.3 1:100



1 West Exterior-Linework
DP-4.3 1:100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

• (SHOWN AS THIS)

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- 1 Parapet
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 3 Stone Cladding
Color: Light
- 4 Cementitious Lap Siding, 8" Horizontal
Color: A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 6 Board and Batten Wall System
Color: White
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Prefinished Metal Gutter c/w Downspout
Color: Black
- 12 Roof Bracket
Color: Black
- 13 Gantry
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 15 Light Fixture
Color: Black
- 17 Hollow Metal Door
Color: A-Dark
B-Light
- 18 Vision Glazing
Color: Black
- 19 Metal Spandrel
Color: Black
- 20 False Spandrel Panel Glazing - Solid Wall Behind
Color: Gray

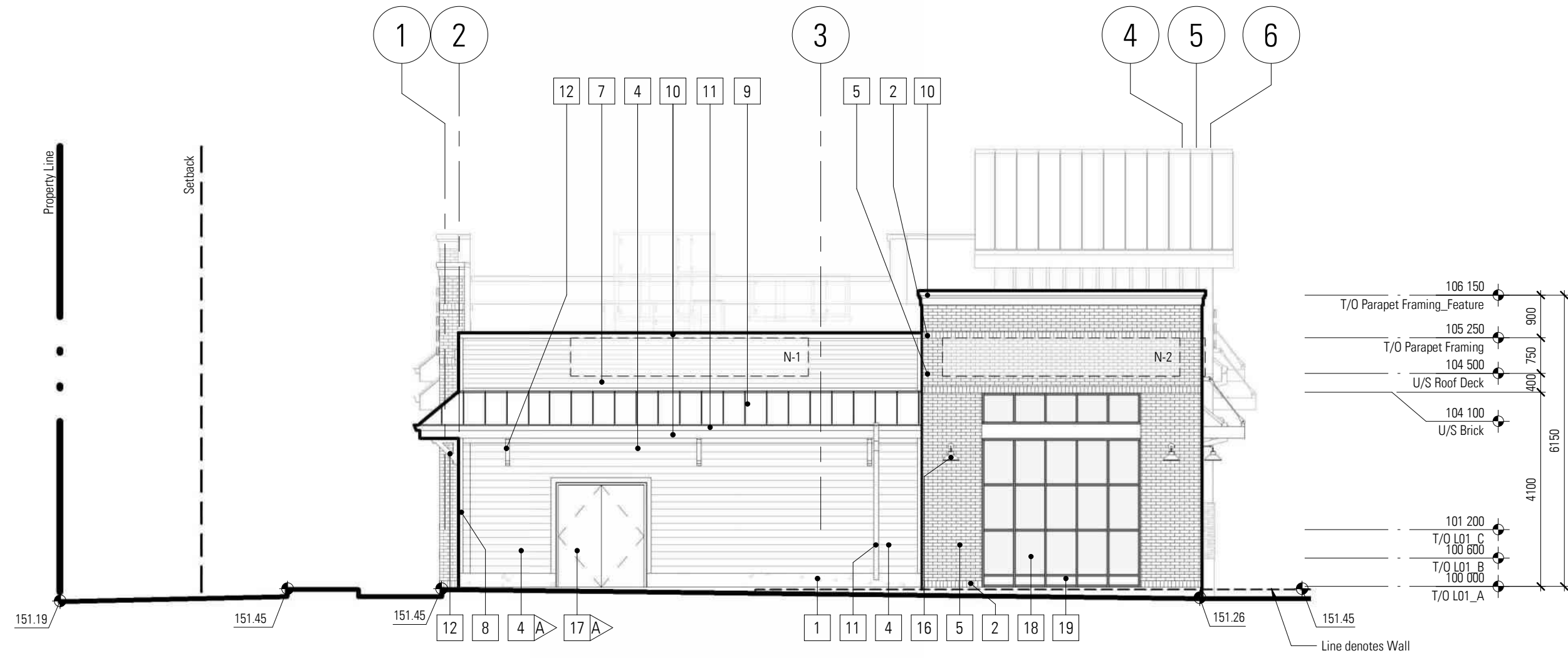
SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sqm)	Height above main floor (m)
E-1	Fascia	800	5000	4.0	5500
E-2	Fascia	800	5000	4.0	5500
E-3	Fascia	800	5000	4.0	5500
E-4	Fascia	800	5000	4.0	4900
E-5	Fascia	800	5000	4.0	4900
E-6	Fascia	800	5000	4.0	4900
N-1	Fascia	800	5000	4.0	4400
N-2	Fascia	800	5000	4.0	4400
S-1	Fascia	800	5000	4.0	5500
S-2	Fascia	800	5000	4.0	5500
W-1	Fascia	800	5000	4.0	4400
W-2	Fascia	800	5000	4.0	4400
W-3	Fascia	800	5000	4.0	5050
W-4	Fascia	800	5000	4.0	5050
W-5	Fascia	800	5000	4.0	5050
W-6	Fascia	800	5000	4.0	5650
W-7	Fascia	800	5000	4.0	5650
Total Signage Area				88.0	

SHEET MUST BE PRINTED IN COLOUR



4 North Exterior-Color
DP-4.4 1:100



3 North Exterior-Linework
DP-4.4 1:100



2 East Exterior-Color
DP-4.4 1:100



1 East Exterior-Linework
DP-4.4 1:100

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CRM
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016

Site Civic Address	226 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011

Development Permit	To Be Assigned
Building Permit	To Be Assigned

Project Name
Glacier Ridge Development

Town/City
Alberta

Drawing Title
Building 200 - Exterior Elevations

SYSTEMIC Architecture Inc.

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587.315.9001

Drawing Building Number

DP-4.4 200

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- This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

(SHOWN AS THIS)

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- 1 Parapet
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 4 Cementitious Lap Siding, 6" Horizontal
Color: A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Perforated Metal Gutter c/w Downspout
Colour: Black
- 12 Roof Bracket
Color: Black
- 13 Canopy
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 16 Light Fixture
Color: Black
- 17 Hollow Metal Door
Color: A-Dark
B-Light
- 18 Vision Glazing
Metal Spandrel
Color: Black
- 19 Faux Spandrel Panel Glazing - Solid Wall Behind
Color: Gray
- 21 Tempered Glazing

SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sqm)	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	4450
E-2	Fascia	800	5000	4.0	4300
N-1	Fascia	800	5000	4.0	4450
N-2	Fascia	800	5000	4.0	4450
N-3	Fascia	800	5000	4.0	4450
S-1	Fascia	800	5000	4.0	4450
S-2	Fascia	800	5000	4.0	4450
S-3	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4450
Total Signage Area				36.0	

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CRM
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Development
Town/City	Alberta
Drawing Title	Building 300 - Exterior Elevations

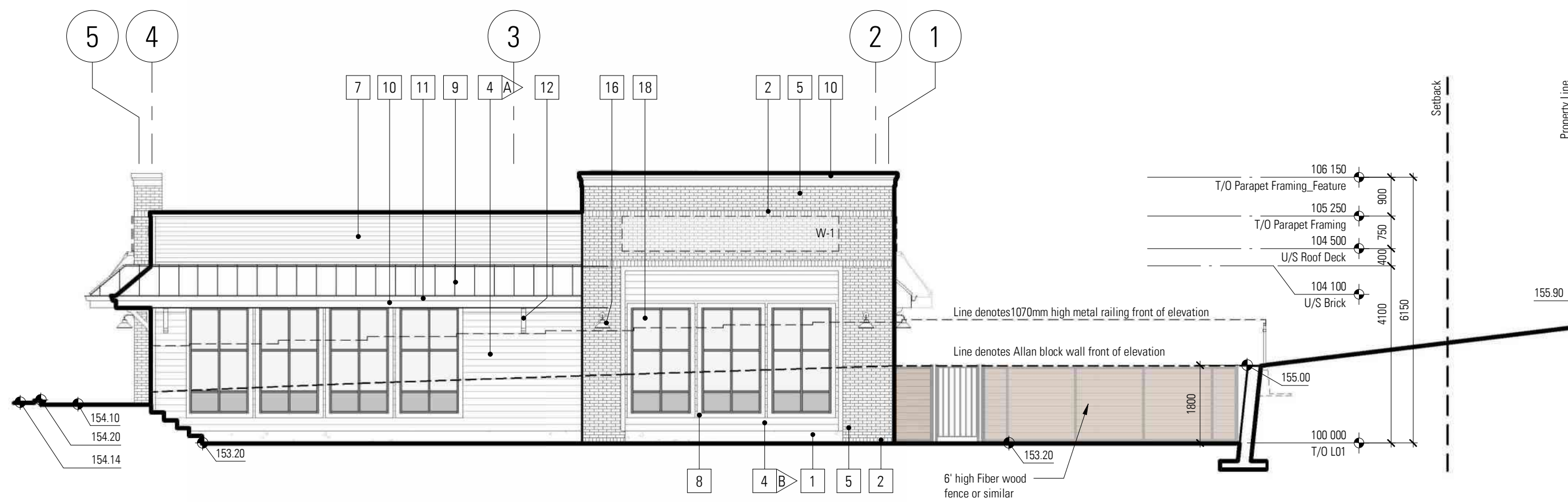
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102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

DP-4.5 300



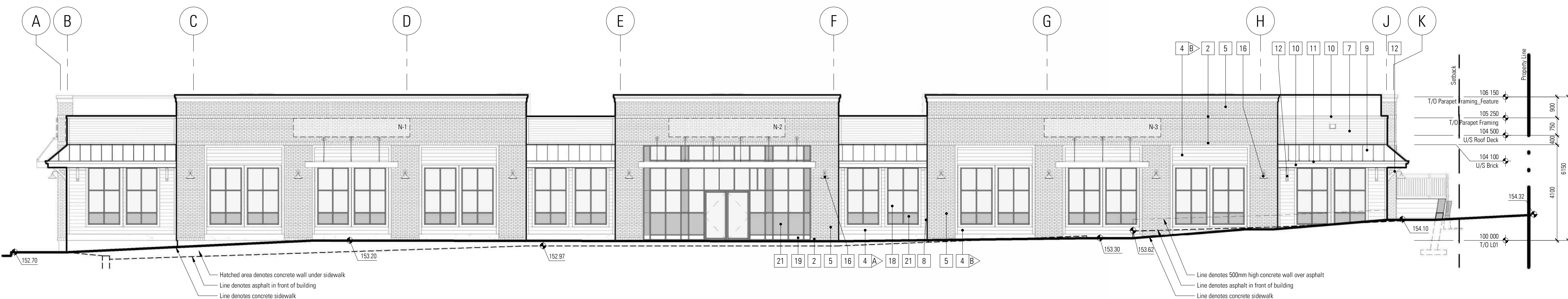
4 West Exterior-Color
DP-4.5 1:100



3 West Exterior-Linework
DP-4.5 1:100



2 North Exterior-Color
DP-4.5 1:100



1 North Exterior-Linework
DP-4.5 1:100

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- Drawings are not to be scaled.
- This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

(SHOWN AS THUS)

APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

- 1 Parapet
Color: Gray
Full Bed Brick, Soldier Course
Color: Brown
Cementitious Lap Siding, 6" Horizontal
Color: A-Black
B-Gray
- 2 Full Bed Brick, Running Bond
Color: Brown
Cementitious Lap Siding, 4" Horizontal
Color: Black
Fiber Cement Trim
Color: Dark
- 3 Standing Seam Roof System
Color: Black
Fascia & Parapet
Color: Black
Perforated Metal Gutter c/w Downspout
Colour: Black
- 4 Roof Bracket
Color: Black
Canopy
Color: Black
Canopy Suspension Component
Color: Black
- 5 Light Fixture
Color: Black
Hollow Metal Door
Color: A-Dark
B-Light
- 6 Vision Glazing
Metal Spandrel
Color: Black
- 7 Faux Spandrel Panel Glazing - Solid Wall Behind
Color: Gray
- 8 Tempered Glazing

SIGNAGE LEGEND

Sign	Type	Height	Width	Area (sq)	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	4450
E-2	Fascia	800	5000	4.0	4300
N-1	Fascia	800	5000	4.0	4450
N-2	Fascia	800	5000	4.0	4450
N-3	Fascia	800	5000	4.0	4450
S-1	Fascia	800	5000	4.0	4450
S-2	Fascia	800	5000	4.0	4450
S-3	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4450
Total Signage Area					36.0

1	Development Permit	20-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	ORR
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Development
Town/City	Alberta
Drawing Title	Building 300 - Exterior Elevations

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Calgary, Alberta, Canada T2N 3P9
587.315.9001

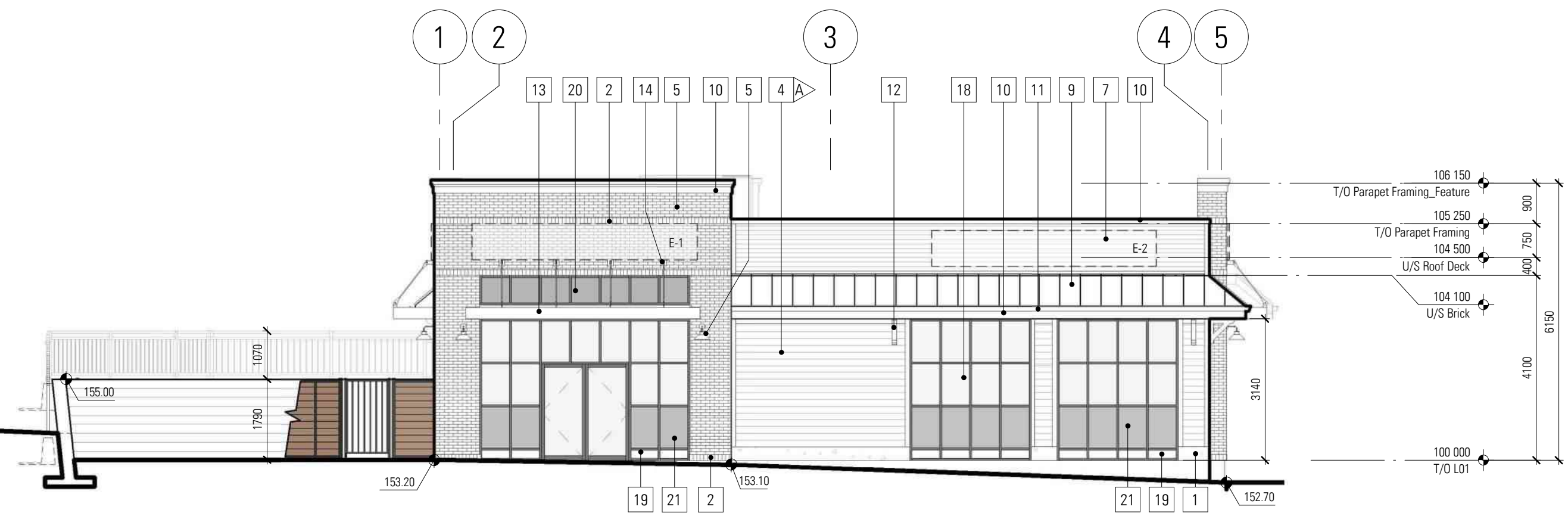
Drawing Building Number

DP-4.6 300

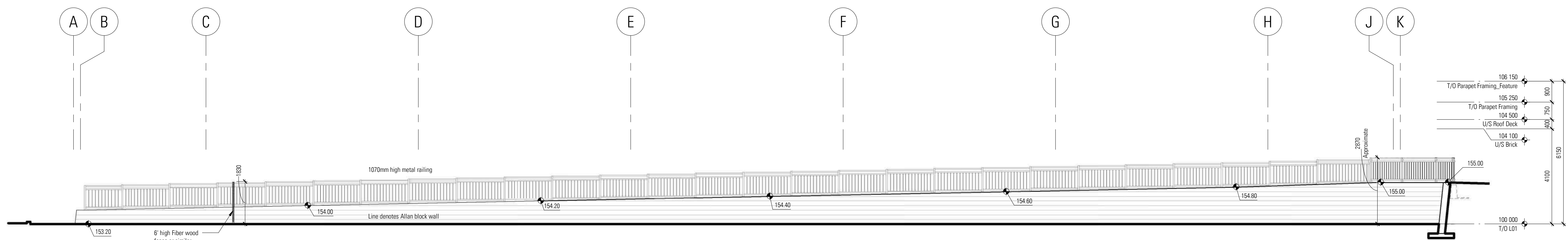
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4 East Exterior-Color
DP-4.6 1:100



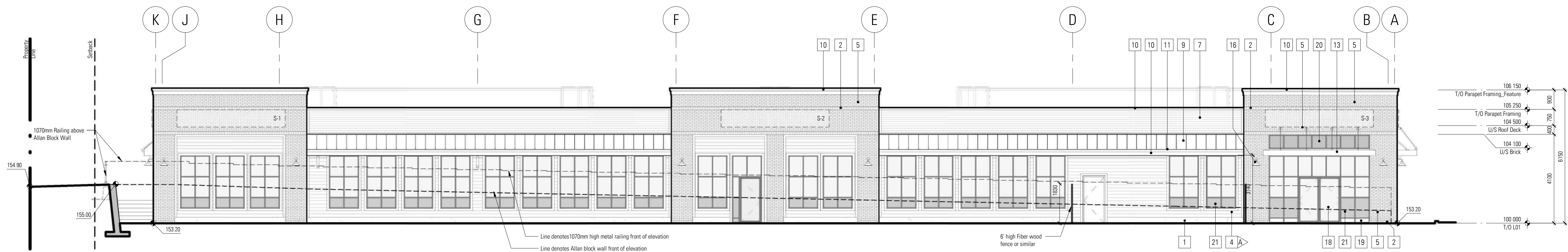
3 East Exterior-Linework
DP-4.6 1:100



5 South Exterior - Linework - Playground
DP-4.6 1:100



2 South Exterior-Color
DP-4.6 1:100



1 South Exterior-Linework
DP-4.6 1:100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

(SHOWN AS THUS)

APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

- 1 Parapet
Color: Gray
- 2 Full Bed Brick, Soldier Course
Color: Brown
- 3 Stone Cladding
Color: Light
- 4 Cementitious Lap Siding, 8" Horizontal
Color:
A-Black
B-Gray
- 5 Full Bed Brick, Running Bond
Color: Brown
- 6 Board and Batten Wall System
Color: White
- 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
- 8 Fiber Cement Trim
Color: Dark
- 9 Standing Seam Roof System
Color: Black
- 10 Fascia & Parapet
Color: Black
- 11 Prefinished Metal Gutter c/w Downspout
Colour: Black
- 12 Roof Bracket
Color: Black
- 13 Canopy
Color: Black
- 14 Canopy Suspension Component
Color: Black
- 15 Light Fixture
Color: Black
- 16 Hollow Metal Door
Color:
A-Dark
B-Light
- 17 Vision Glazing
Metal Spandrel
Color: Black
- 18 Spandrel Panel Glazing
Color: Gray

SIGNAGE LEGEND

Sign	Type	Height	Width	Aspect	Height above main floor (mm)
E-1	Fascia	800	5000	4.0	4450
E-2	Fascia	800	5000	4.0	4450
E-3	Fascia	800	5000	4.0	4300
E-4	Fascia	800	5000	4.0	4450
E-5	Fascia	800	5000	4.0	4450
N-1	Fascia	800	5000	4.0	4450
N-2	Fascia	800	5000	4.0	4450
S-1	Fascia	800	5000	4.0	4450
S-2	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4300
W-2	Fascia	800	5000	4.0	4300
W-3	Fascia	800	5000	4.0	4300
W-4	Fascia	800	5000	4.0	4300
W-5	Fascia	800	5000	4.0	4300
Total Signage Area					56.0

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	20-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CR
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Development
Town/City	Alberta
Drawing Title	Building 400 - Exterior Elevations

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

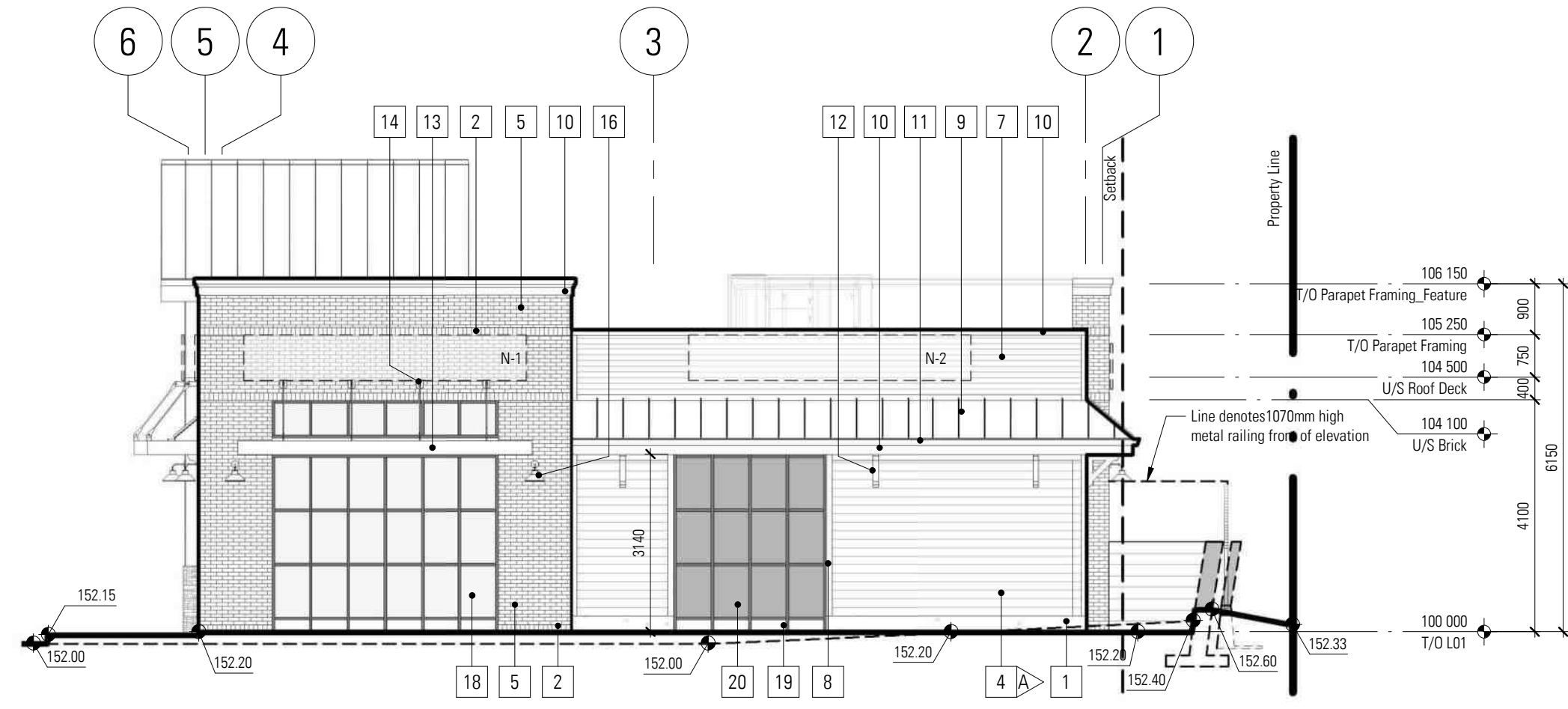
Drawing Building Number

DP-4.7 400

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4 North Exterior-Color
DP-4.7 1:100



3 North Exterior-Linework
DP-4.7 1:100



2 East Exterior-Color
DP-4.7 1:100



1 East Exterior-Linework
DP-4.7 1:100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

- (SHOWN AS THUS)
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 - 2 Full Bed Brick, Soldier Course
Color: Brown
 - 3 Stone Cladding
Color: Light
 - 4 Cementitious Lap Siding, 8" Horizontal
Color:
A-Black
B-Gray
 - 5 Full Bed Brick, Running Bond
Color: Brown
 - 6 Board and Batten Wall System
Color: White
 - 7 Cementitious Lap Siding, 4" Horizontal
Color: Black
 - 8 Fiber Cement Trim
Color: Dark
 - 9 Standing Seam Roof System
Color: Black
 - 10 Fascia & Parapet
Color: Black
 - 11 Prefinished Metal Gutter c/w Downspout
Colour: Black
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Color: Black
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Color:
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Metal Spandrel
Color: Black
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Color: Gray

SIGNAGE LEGEND

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E-1	Fascia	800	5000	4.0	4450
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E-5	Fascia	800	5000	4.0	4450
N-1	Fascia	800	5000	4.0	4450
N-2	Fascia	800	5000	4.0	4450
S-1	Fascia	800	5000	4.0	4450
S-2	Fascia	800	5000	4.0	4450
W-1	Fascia	800	5000	4.0	4300
W-2	Fascia	800	5000	4.0	4300
W-3	Fascia	800	5000	4.0	4300
W-4	Fascia	800	5000	4.0	4300
W-5	Fascia	800	5000	4.0	4300
Total Signage Area					56.0

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-07-16
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CRM
Project Lead	CYM
Drawn By	KS
Scale	1:100
Project Number	2025-016
Site Civic Address	238 66th WY NW
Site Legal Description	Lot 38, Block 16, Plan 250011
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	Glacier Ridge Development
Town/City	Alberta
Drawing Title	Building 400 - Exterior Elevations

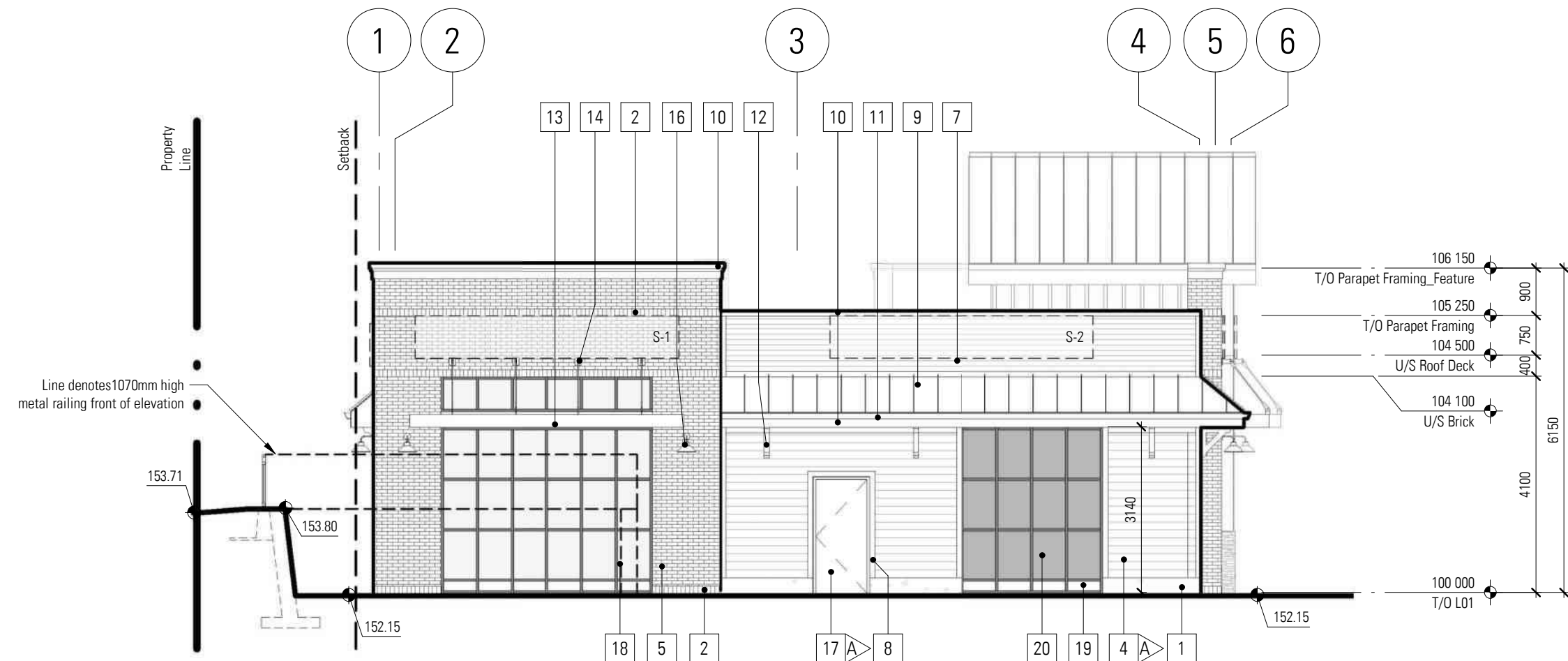
SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.,
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

DP-4.8 400



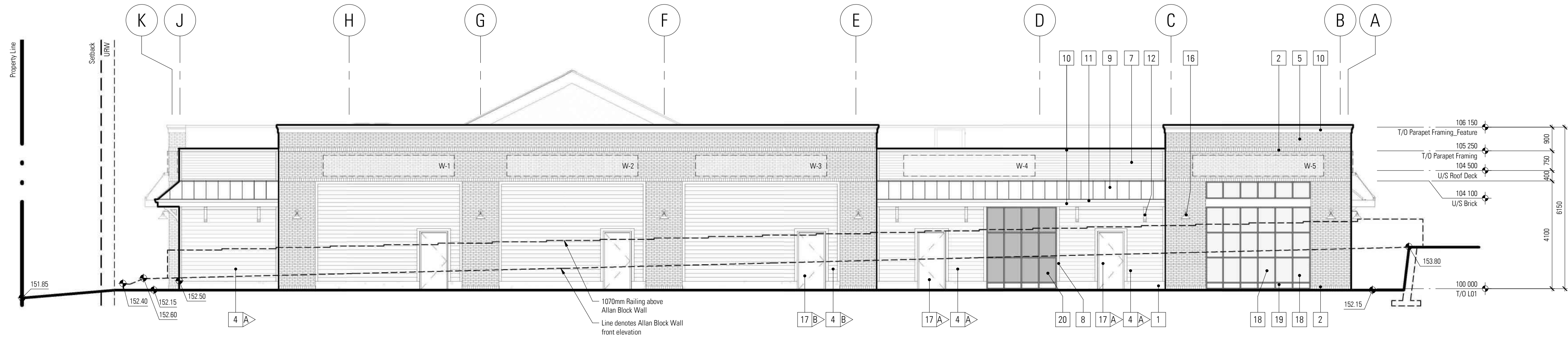
4 South Exterior-Color
DP-4.8 1:100



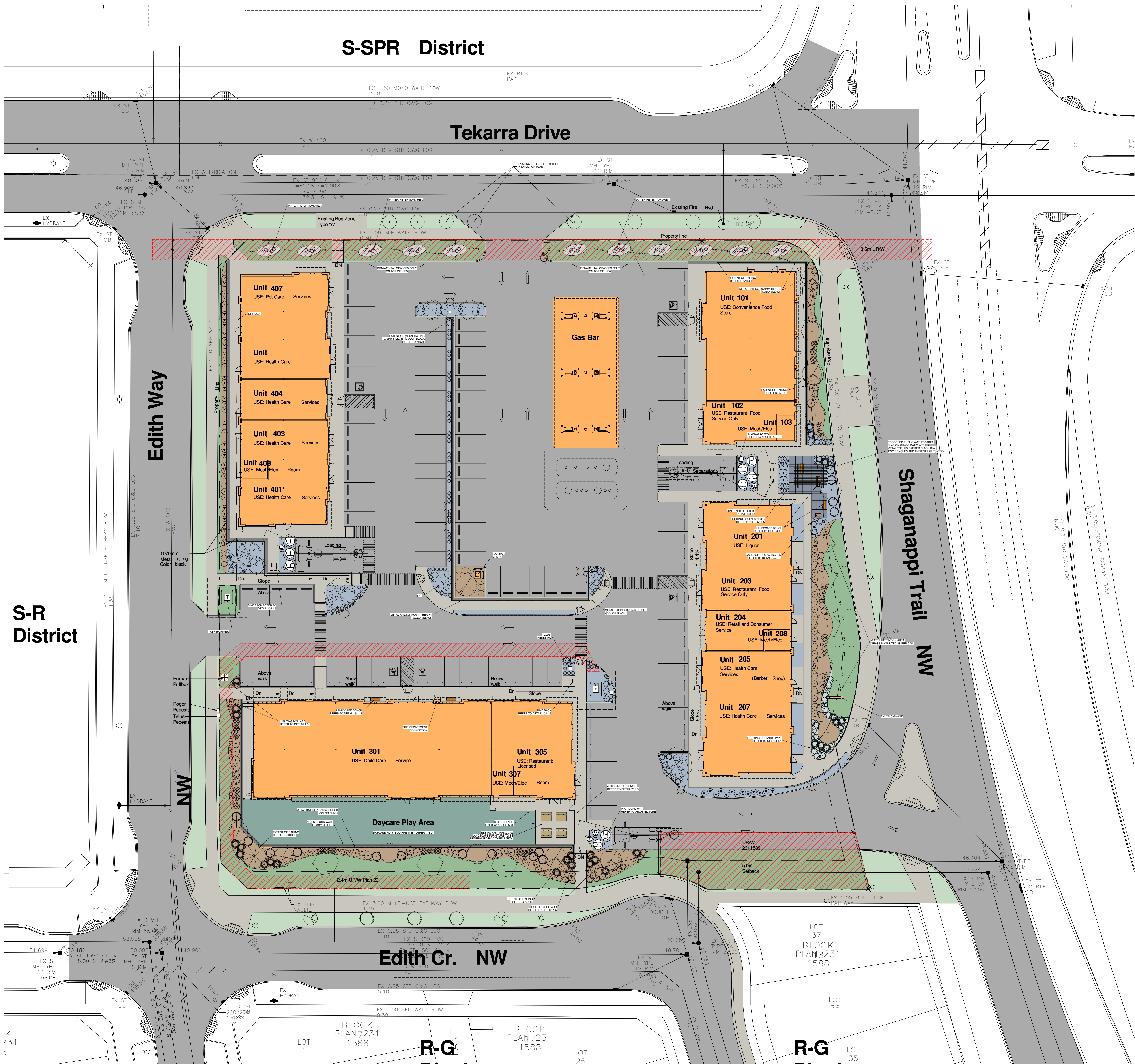
3 South Exterior-Linework
DP-4.8 1:100



2 West Exterior-Color
DP-4.8 1:100



1 West Exterior-Linework
DP-4.8 1:100



LEGEND

Area of Tree Protection

Preliminary URW
Notes: Only Perennials and Ornamental Grasses will be planted on top of URW

SOFT / PERMEABLE LANDSCAPING

Sod - (Fine Fescue Blend)
refer to GENERAL NOTES #18

Grass Outside of Property Line

Building Footprint Residential

Bark Mulch

Artificial Grass Mats suitable for Dog Park

HARD / NON-PERMEABLE LANDSCAPING

Asphalt
(Roads, Lanes and Regional Pathway)

Internal Concrete
(Sidewalks & Patios)

Concrete Landings
(Not counted as Landscape)

Retaining wall by Others
(Refer to Civil and Architectural)

Concrete Swale

Enhanced Landscape Paving - TBD

HARD / PERMEABLE LANDSCAPING

Washed Rocks
3-4" Large Light Grey

Rock Aggregate
1-2" Small Angular Dark Grey Rocks

10mm washed naturally rounded rock to a depth that meets or exceeds the CSA Standards. (Window Well)

LINE TYPES

Subject Property Lines

Adjacent Property Lines

Cantilevers / Projections

Eaves / Canopies

Utility Lines - Overhead

Utility Lines - Underground

Existing Building To Be Removed

NON-LANDSCAPED AREAS

Lighting Bollard

Rock Boulders
Sandstone or Alternative

Transformers

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LANDSCAPE ARCHITECT'S SEAL

NOTES

Drawing List (DP)

L1.1	Landscape Site Plan	
L1.2	Site Plan Enlarged Details	
L1.3	Site Statistic	Landscape
L1.4	Planting Statistic	
L1.5	Landscape Details	
L1.6	Planting Plan overlay on Grading and Servicing and Electrical Plan	
L1.7	Overall Landscape Areas	
L1.8	Tree Protection Plan	

3	Issued for DP	2026.07.16
2	Issued for Review	2026.06.15
1	Issued for Review	2026.06.02

No.	Description	(YY-MM-DD)
1	Issued for Review	2026.06.02

ISSUED FOR / REVISIONS

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	As Indicated
Project Number	2026.03

Site Civic Address: Project Address: 236 Edith Wy NW

Site Legal Description: Lot 37, Block 15, Plan 250011

Development Permit: TBD

Building Permit: TBD

Project Name: Glacier Ridge Commercial Development

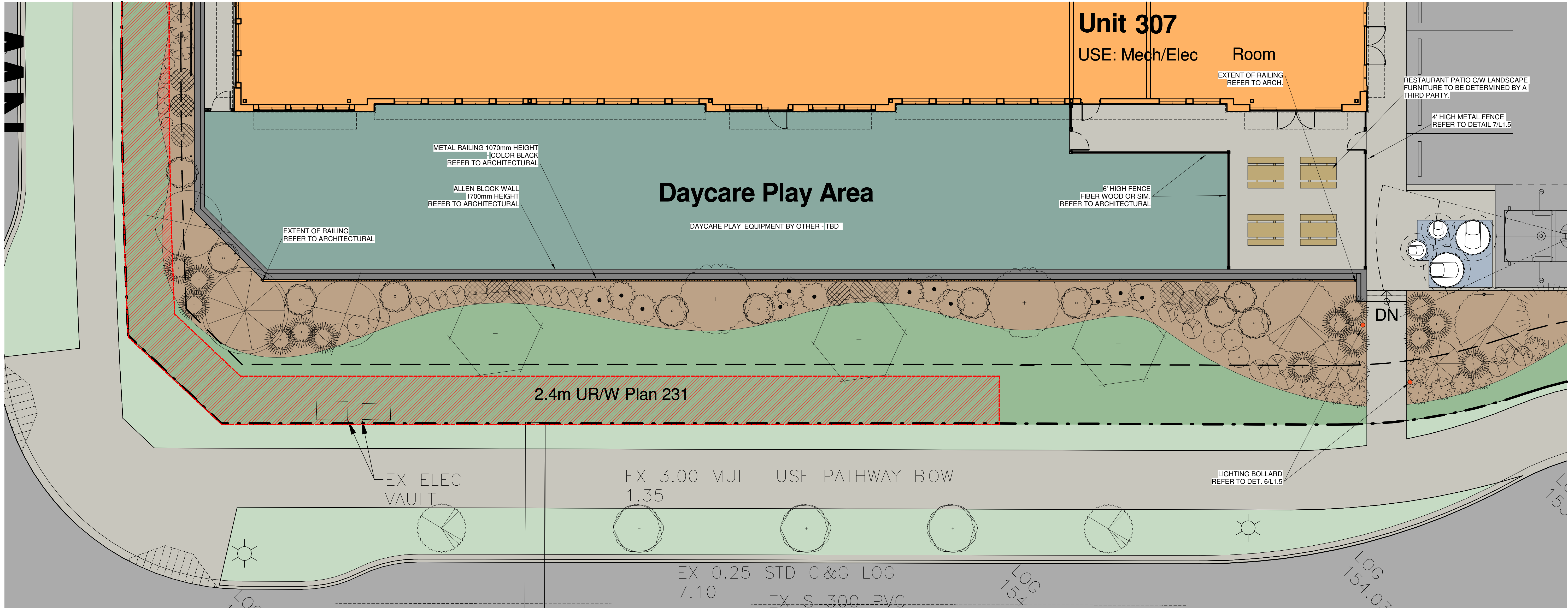
Drawing Title: Landscape Site Plan

PI DESIGN
LANDSCAPE DRAFTING SERVICES

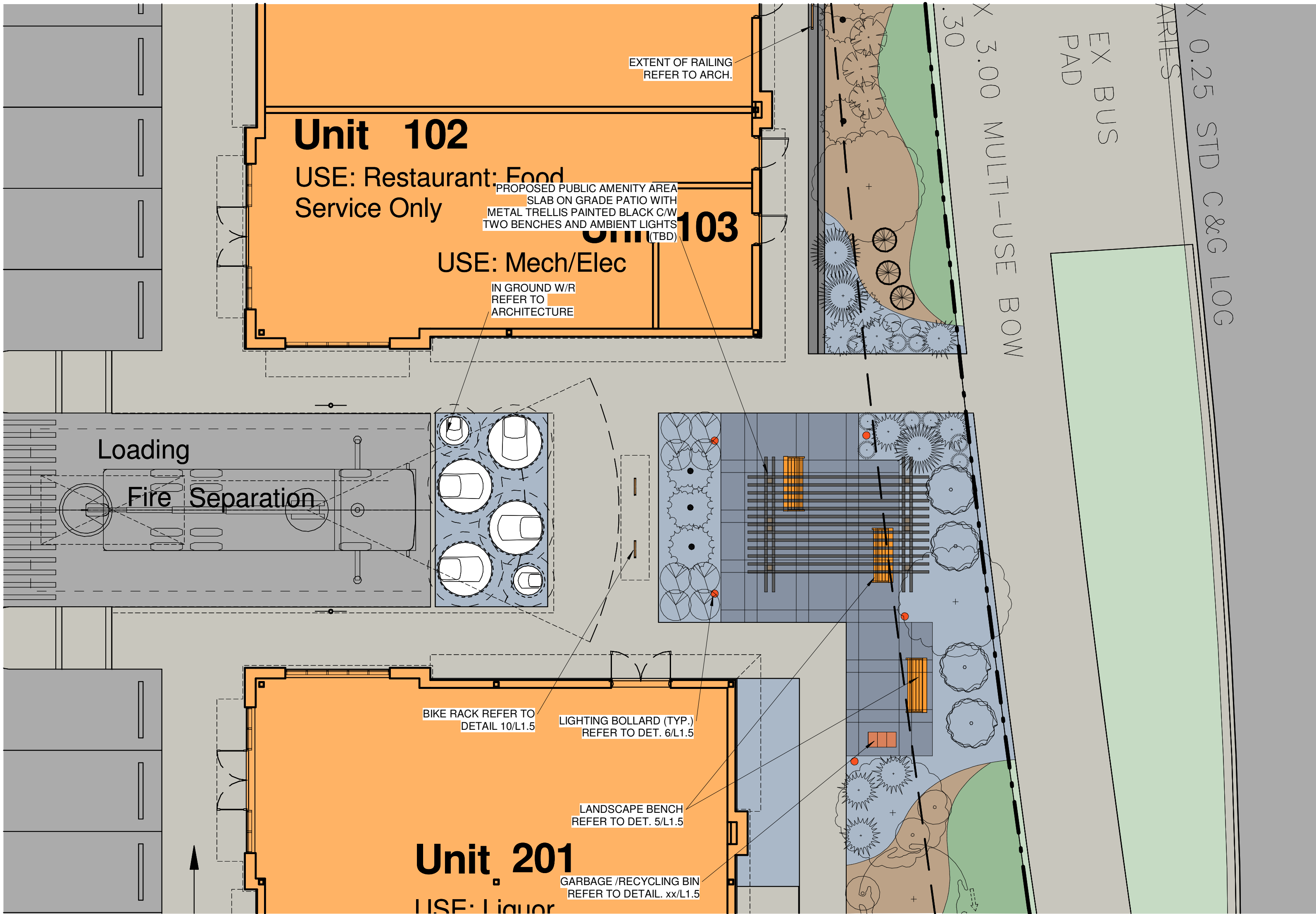
64 Woodacres Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

L1.1



1 Enlarged landscape plan detail 1
SCALE: 1:100



2 Enlarged landscape plan detail
SCALE: 1:100

LEGEND	
	Area of Tree Protection
	Preliminary URW Note: Only Perennials and Ornamental Grasses will be planted on top of URW
SOFT / PERMEABLE LANDSCAPING	
	Grass Outside of Property Line
LINE TYPES	
	Subject Property Lines
	Adjacent Property Lines
	Cantilevers / Projections
	Eaves / Canopies
NON-LANDSCAPED AREAS	
	Lighting Bollard
	Rock Boulders Sandstone or Alternative
	Transformers
HARD / NON-PERMEABLE LANDSCAPING	
	Asphalt (Roads, Lanes and Regional Pathway)
	Internal Concrete (Sidewalks & Patios)
	Utility Lines - Overhead
	Utility Lines - Underground
	Existing Building To Be Removed

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LANDSCAPE ARCHITECT'S SEAL

NOTES

NOT FOR CONSTRUCTION

2	Issued for Review	2026.06.15
1	Issued for Review	2026.06.02
No.	Description	(YY-MM-DD)
ISSUED FOR / REVISIONS		

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	As Indicated
Project Number	2026.03
Site Civic Address	Project Address: 236 Edith WY NW
Site Legal Description	Lot 38, Block 18, Plan 250011
Development Permit	TBD
Building Permit	TBD

Project Name
Glacier Ridge Commercial Development

Drawing Title
Site Plan Enlarged Details

PI DESIGN
LANDSCAPE DRAFTING SERVICES
64 Woodacres Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

L1.2

LAND USE BYLAW

ANALYSIS BASED ON 17-21 Consolidated 2022-07

MUNICIPAL ADDRESS: Glacier Ridge, 236 Edith WY NW

LEGAL ADDRESS: Lot 38, Block 18, Plan 250011

SITE AREA: 12 571

LAND USE DESIGNATION: PART 7 - DIVISION 3: C-N2

LANDSCAPING IN SETBACK AREAS	REQUIRED:	PROVIDED:
(2) Where a setback area shares a property line with a parcel that is designated as a residential district , the setback area must:		
(a) be a soft surfaced landscaped area ;		COMPLIANT
(b) provide a minimum of 1.0 trees;		
(i) for every 30.0 square meters; or	N/A	
(ii) for every 45.0 square meters, where irrigation is provided by low water irrigation system ;	COMPLIANT	22 TREES 22 (952m ² /45)
(c) provide trees planted in a linear arrangement along the length of the setback area .		COMPLIANT
(3) Where a setback area shares a property line with a lane or a parcel designated as a commercial, industrial or special purpose district , the setback area :		
(a) must be a soft surfaced landscaped area ;		COMPLIANT
(b) may have a sidewalk along the length of the building ; and		REFER TO ARCH.
(c) must provide a minimum of 1.0 trees		6 TREES 12 SHRUBS
and 2.0 shrubs;		
(i) for every 35.0 square meters; or	N/A	
(ii) for every 50.0 square meters, where irrigation is	COMPLIANT	6 TREES 6 (272m ² /45)
Provided by a low water irrigation system.		COMPLIANT
Total Trees provided on Site:		
A minimum of 25.0 per cent of all trees required must be coniferous.	7 7(26x25%)	7
A maximum of 75.0 per cent of all trees required must be deciduous.	21	26 +5 Surplus
Tree calliper in time of planting		
Deciduous trees must have a minimum calliper of 75 millimeters at the time of planting.	11	12
Deciduous trees must have a minimum calliper of 50 millimeters at the time of planting.	10	14
Coniferous trees must have a minimum of 3.0 meters in height at the time of planting.	4	4
Coniferous trees must have a minimum of 2.0 meters in height at the time of planting.	3	3
TOTAL SITE TREES :	28	33 +5 Surplus +5 (33-28)
TOTAL SITE SHRUBS :	12	320 +308 Surplus Total Shrubs Provided on Site
GRASSES AND PERENNIALS:		
Ornamental grass and perennials:	n/a	206

PROPOSED SITE STATISTIC WITH VARIANCE AND SURPLUSES IN PLANTING AND LANDSCAPE AREA DEFINITIONS

VARIANCE:

1. The North and South setbacks are covered by URW, and the required number of trees and shrubs will be provided on-site wherever possible..

SURPLUS:

1. Ornamental grass and perennials: +206 (Grass/Perennials Surplus)
2. Trees Required: +5 (Trees Surplus)
3. Shrubs Required: +308 (Shrubs Surplus)

MAINTENANCE / WEED MANAGEMENT

1. Maintenance shall be carried out by the contractor until the site has received final approval.
- This includes any watering, weed control and overseeding in order that healthy growth of native grassland is established.
2. All vegetation, mulch, topsoil and fill used for the project must be weed free.
3. Weed control and maintenance shall comply with the city of Calgary parks standard specifications for landscape construction.
4. **Watering of Trees and Shrubs:** If rainfall is insufficient watering will be required as per nursery standards.
5. **Weed Control:** Handpicking, mowing and spot spraying of herbicide applications where approved.

GENERAL MAINTENANCE SCHEDULE (If requested by "Client")

- Mid May - Weed & Vegetation inspection;
- Mid June - Weed & Vegetation inspection, Spot Herbicides if Required;
- Mid July - Weed & Vegetation inspection, Mowing & Spot Herbicides if Required;
- Mid August - Weed & Vegetation inspection, Mowing if Required.

LAND USE BYLAW ANALYSIS BASED ON CALGARY IP2007

PART 7: COMMERCIAL DISTRICTS

Division 1: General Rules for Commercial Land Use Districts

690 General Landscaped Area Rules

690 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.

(2) A landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to the **building or parcel**, and must show at least the following:

- (a) the existing and proposed topography;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas**;
- (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
- (e) details of the irrigation system.

(3) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

(4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

(5) For the purpose of determining the minimum number of trees and shrubs in a **setback area**, portions of **setback areas** that are paved for sidewalks and vehicle access, utility rights-of-way or any other purpose allowed by the **Development Authority**, must be included in the calculation of the required area, even though they are not capable of sustaining trees and shrubs.

(6) If the minimum **setback area** is not capable of sustaining trees and shrubs, additional area on the **parcel** adjoining the **setback area** must be provided for the trees and shrubs.

691 Planting Requirements

691 (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

(2) A minimum of 25.0 per cent of all trees required must be coniferous.

(3) Deciduous trees must have a minimum **calliper** of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.

(4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.

(5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

(6) **Soft surfaced landscaped areas** may include **Urban Agriculture**.

692 Low Water Irrigation System

692 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be

(2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

693 Additional Landscaping Requirements

693 (1) Unless otherwise referenced in a District, all **setback areas** on a **parcel** vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

(2) All areas of a **parcel** must be a **soft surfaced landscaped area Development Authority**.

(3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

(4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:

- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (3); or
- (b) have a sidewalk connecting that **public entrance** to a public sidewalk.

(5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.

(6) Where a sidewalk provided in satisfaction of this section, is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

(7) Every sidewalk provided must:

- (a) be a **hard surfaced landscaped area**;
- (b) be a minimum width of 2.0 metres;
- (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and
- (d) be raised above the surface of the parking area, when located in a parking area.

GENERAL NOTES:

- All plant material shall conform to the standards of the Canadian Nursery Trades Association for nursery stock.
- All work shall comply with City of Calgary Park Standard Specification for Landscape Construction, Current Edition
- All Utilities must be installed prior to planting.
- All Utilities shall be located prior to any excavation.
- Contractors responsibility to ensure proper setbacks from all utilities and hard surfaces.
- Warranty on all landscape to be one year from date of acceptance.
- Contractor to co-ordinate work with all other contractors on site.
- Contractor shall verify all site conditions at time of construction.
- Contractor to verify all underground services prior to any work.
- During construction, any damage occurring to public lands, resulting from encroachment during construction, will be made good at time of construction.
- All existing trees within 6.0m of construction to be protected with a tree protection fence along the dripline.
- Trees shall be watered in for the winter to ensure that the roots are frozen. Trees shall be regularly checked in winter to ensure that roots are still frozen.
- If the winter weather varies to plus temperatures watering of the trees shall be done by water truck to ensure healthy plant material.
- Contractor to ensure adequate support for all plant material noted on drawings.
- All shrub and coniferous tree beds shall be installed as per the approved Landscape Plan. Shrub beds shall be excavated to a minimum depth of 600mm and bark mulch shall be installed to a minimum depth of 75mm. At the time of planting, all shrubs shall be 600mm in height, unless specie's mature height is less than 600mm.
- Any substitutions of plant material to be approved, in writing, by the landscape architect prior to the substitutions being made.
- Contractor to topsoil and sod all soft landscaped areas disturbed during construction.
- All sod/seed areas shall be installed on 300mm depth of topsoil Topsoil for project to be imported.
- Apply Topsoil to the minimum depth measured at right angles to the subgrade ater leveling with a tolerance of 25mm over a distance of 2.4m.
- 300mm for seeded and sodded areas;
- 150mm below root ball for trees;
- 450mm for flower/ ornamental grass beds;
- 600mm for shrub beds;
- All turf areas and planting beds shall be irrigated with an automatic low flow underground irrigation system.
- All concrete walkways to be installed with expansions joint 1500mm (max.) o/c unless otherwise noted.
- See civil plan for grading, curb and servicing information.
- All shrub and coniferous tree beds shall be mulched.
- All soft landscaped areas shall be topsoiled and sodded.
- Areas of soft landscape shall be provided with an underground sprinkler irrigation system.
- Boulevard trees not counted in bylaw requirements.
- During construction, any damage occurring to public lands, resulting from encroachment during construction, will be made good at time of construction at contractor's expense.

IRRIGATION NOTES:

- Irrigation system to be an automatic **low water** underground system.
- Contractor to supply and install an underground automatic system for all landscaped areas.
- The irrigation work will include all elements downstream of a copper stub out provided by the mechanical contractor. The mechanical contractor shall provide the double check valve.
- Irrigation work will include provision for the controller in the mech. room on site.
- Contractor to ensure sufficient water flow at taps.
- Contractor to provide a controller with two extra zones and a rain sensor.
- Contractor to ensure all sleeves must extend a minimum of 500 mm beyond the limit of hard surface material and have locations marked with vertical stakes.
- Contractor will make provision for one drain pit per zone and one g.c.v valve on the mainline.
- Contractor to ensure all pressure and discharge rates are based on an operating pressure of 30 psi.
- Contractor to size pipes to ensure flows do not exceed 5.0 l/sec.
- Contractor to ensure irrigation main/lateral lines running parallel to building face shall be offset from building face a minimum of 600 mm and irrigation heads feed into building face.
- Contractor to provide maintenance and instruction manual literature which list complete instructions for system operation and maintenance including winterizing.
- Contractor to submit irrigation shop drawings to Landscape Designer for approval prior installation of the irrigation design.
- Contractor to submit a surveyed irrigation as-built drawing of the completed system.
- Final payment shall not be authorized until accurate and complete submittals are delivered to the consultant.

Provided:

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compliant

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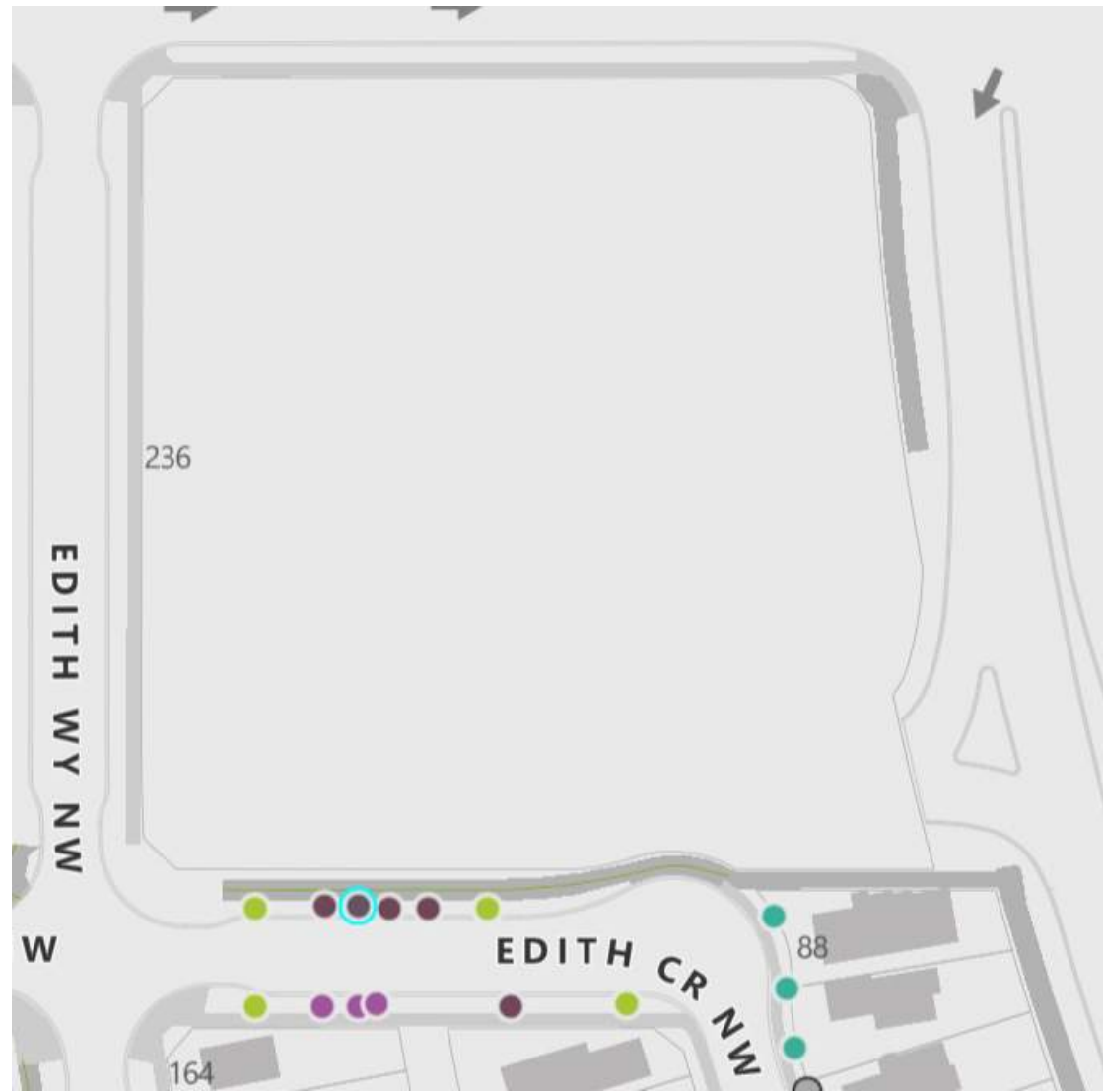
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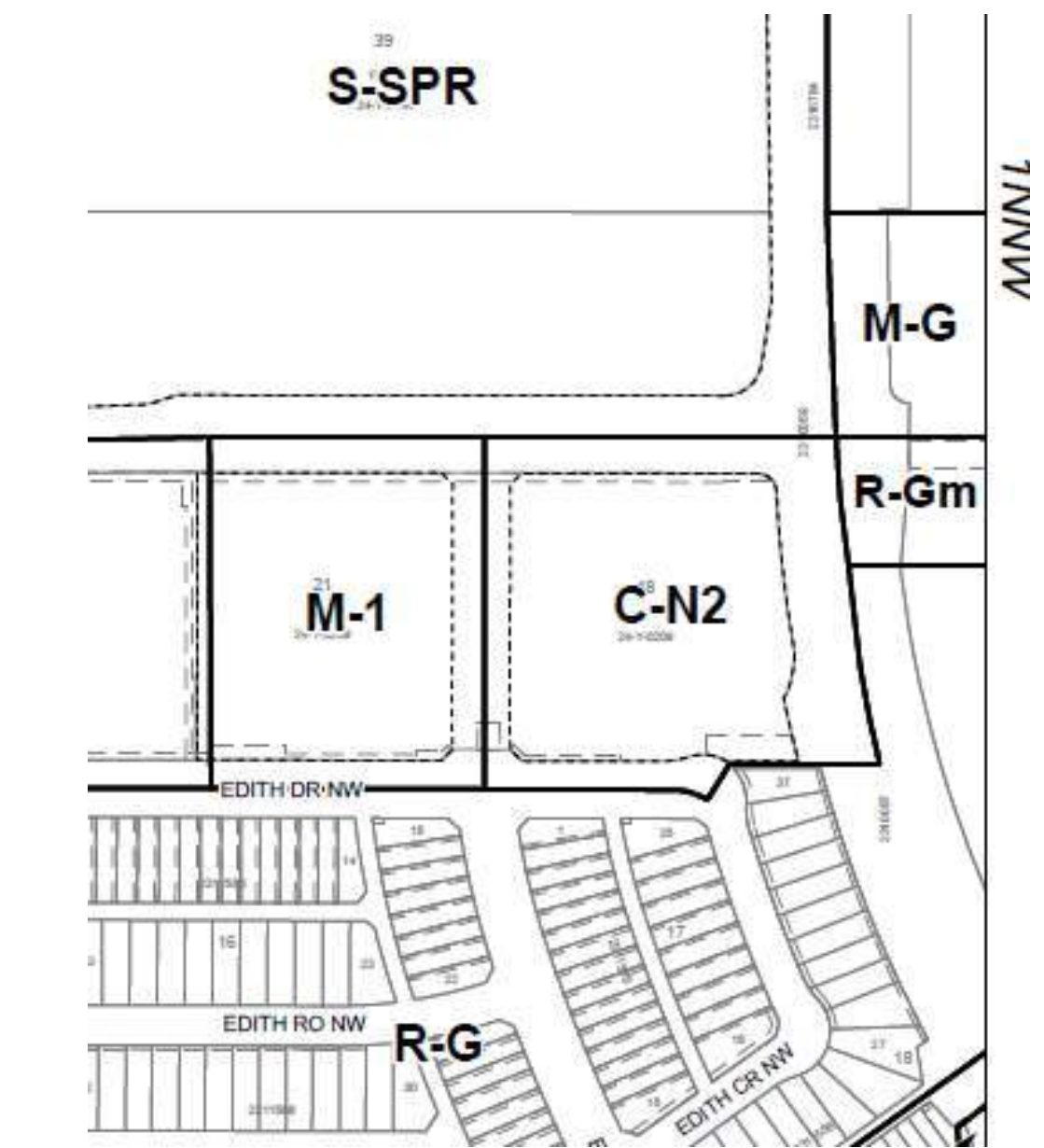
compliant



1 Existing Trees Urban Forestry Map
SCALE: N.T.S



2 Existing Boulevard Trees
SCALE: N.T.S



3 Setback Zoning Designation
SCALE: N.T.S

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LANDSCAPE ARCHITECT'S SEAL

NOTES

NOT FOR CONSTRUCTION

3	Issued for DP	2026.07.16
2	Issued for Review	2026.06.15
1	Issued for Review	2026.06.02
No.	Description	(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	As Indicated
Project Number	2506-03

Site Civic Address	Project Address: 236 Edith WY NW
Site Legal Description	Lot 38, Block 18, Plan 250011
Development Permit	TBD
Building Permit	TBD

Project Name

Glacier Ridge Commercial Development

Drawing Title

Site Statistic, Landscape Specifications

PI DESIGN LANDSCAPE DRAFTING SERVICES

64 Woodacres Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

L1.3

PLANTING LEGEND 1							
QUANTITY	PLANT TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPECIES	IMAGE
Coniferous Shrub							
17	Coniferous Shrub	Hughes Juniper	Juniperus horizontalis 'Hughes'	600mm height or spread	600mm Spacing O.C.		
35	Coniferous Shrub	Buffalo Juniper	Juniperus sabina 'Buffalo'	600mm height or spread	600mm Spacing O.C.		
5	Coniferous Shrub	Fat Cat Norway Spruce	Picea abies 'Fat Cat'	600mm height or spread	600mm Spacing O.C.		
27	Coniferous Shrub	Mugo Pine	Pinus mugo 'Mughus'	600mm height or spread	600mm Spacing O.C.		
Coniferous Shrub: 84							
Coniferous Tree							
2	Coniferous Tree	Colorado Blue Spruce	Picea pungens	3.0m height, B&B	Single leader specimen.		
3	Coniferous Tree	Columnar Colorado Spruce	Picea Pungens Fastigiata	2.0m height, B&B,	Single leader specimen.		
2	Coniferous Tree	Mountain Pine	Pinus Uncinata	3.0m height, B&B	Single leader specimen.		
Coniferous Tree: 7							

PLANTING LEGEND 1							
QUANTITY	PLANT TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPECIES	IMAGE
Deciduous Shrub							
3	Deciduous Shrub	Pee Gee Hydrangea	Hydrangea paniculata 'Grandiflora'	600mm height (#2)	500mm Spacing O.C.		
15	Deciduous Shrub	Bella Bellissima Potentilla	Potentilla fruticosa "Hachliss"	600mm height or spread	500mm Spacing O.C.		
25	Deciduous Shrub	Yellow Gem Potentilla	Potentilla fruticosa "Yellow Gem"	600mm height or spread	600mm Spacing O.C.		
9	Deciduous Shrub	Prickly Wild Rose	Rosa acicularis	600mm height or spread	600mm Spacing O.C.		
9	Deciduous Shrub	Persian Yellow Rose	Rosa foetida 'Persian Yellow'	600mm height or spread	600mm Spacing O.C.		
15	Deciduous Shrub	Hakura Nishiki Tricolor Willow	Salix integra 'Hakuro Nishiki'	600mm height (#2)	500mm Spacing O.C.		
71	Deciduous Shrub	Sem False Spirea	Sorbaria sorbifolia "Sem"	600mm height or spread	500mm Spacing O.C.		
38	Deciduous Shrub	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	600mm height or spread	600mm Spacing O.C.		
18	Deciduous Shrub	Bloomerang Lilac	Syringa Penda 'Bloomerang Lilac'	600mm height or spread	600mm Spacing O.C.		
23	Deciduous Shrub	Beauty of Moscow	Syringa vulgaris 'Beauty of Moscow'	600mm height or spread	600mm Spacing O.C.		
10	Deciduous Shrub	Snowball Viburnum	Viburnum opulus 'Roseum'	600mm height or spread	600mm Spacing O.C.		
Deciduous Shrub: 236							

PLANTING LEGEND 1							
QUANTITY	PLANT TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPECIES	IMAGE
Deciduous Tree							
6	Deciduous Tree	Amur Maple	Acer ginnala	50mm caliper, B&B, 700mm root spread	Straight stemmed.		
2	Deciduous Tree	Ohio Buckeye	Aesculus Glabra	50mm caliper, B&B, 700mm root spread	Straight stemmed.		
2	Deciduous Tree	Toba Hawthorn	Crataegus x mordenensis 'Toba'	50mm caliper, B&B, 700mm root spread	Straight stemmed.		
6	Deciduous Tree	Spring Snow Flowering Crab	Malus x 'Spring Snow'	75mm caliper, B&B, 700mm root spread	Straight stemmed.		
6	Deciduous Tree	Amur Cherry	Prunus maackii	75mm caliper, B&B, 700mm root spread	Straight stemmed.		
4	Deciduous Tree	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	50mm caliper, B&B, 700mm root spread	Straight stemmed.		
Deciduous Tree: 26							
Ornamental Grass							
25	Ornamental Grass	Rain Dance Big Bluestem Grass	Andropogon gerardii 'Rain Dance'	pot #15cm	300mm Spacing O.C.		
15	Ornamental Grass	Karl Foerster	Calamagrostis x acutiflora 'Karl Foerster'	pot #15cm	300mm Spacing O.C.		
126	Ornamental Grass	Blue Lyme Grass	Elymus arenarius 'Blue Dune'	pot #15cm	300mm Spacing O.C.		
17	Ornamental Grass	Northwind Switch Grass	Panicum virgatum 'Northwind'	600mm height (#5)	300mm Spacing O.C.		
Ornamental Grass: 183							
Perennials							
23	Perennials	Walker's Low Catmint	Nepeta x faassenii "Walker's Low"	pot #15cm	300mm Spacing O.C.		
Perennials: 23							
Grand total: 559							

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LANDSCAPE ARCHITECT'S SEAL

NOTES

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No.	Description	(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	
Project Number	2026.03

Site Civic Address Project Address: 236 Edith WY NW

Site Legal Description Lot 38, Block 18, Plan 250011

Development Permit TBD

Building Permit TBD

Project Name

Glacier Ridge Commercial Development

Drawing Title

Planting Statistic

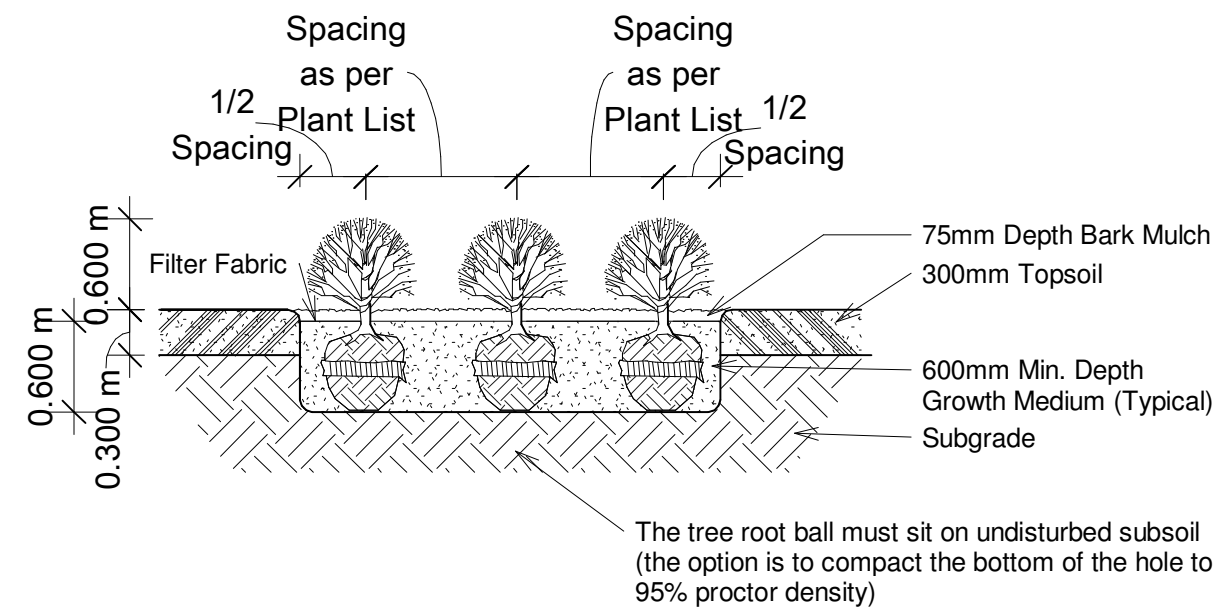
PI DESIGN
LANDSCAPE DRAFTING SERVICES
64 Woodacres Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

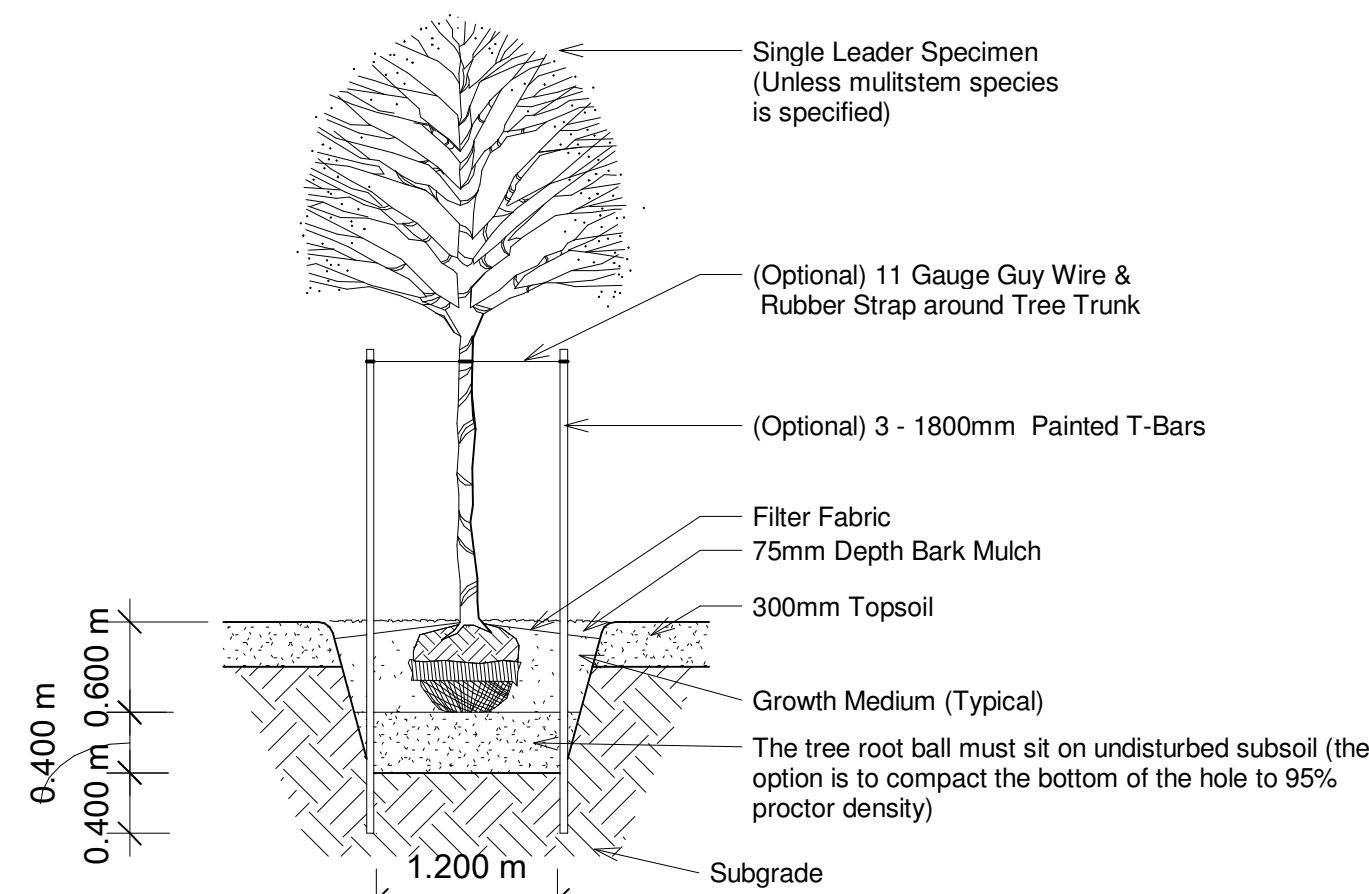
L1.4

NOTE:

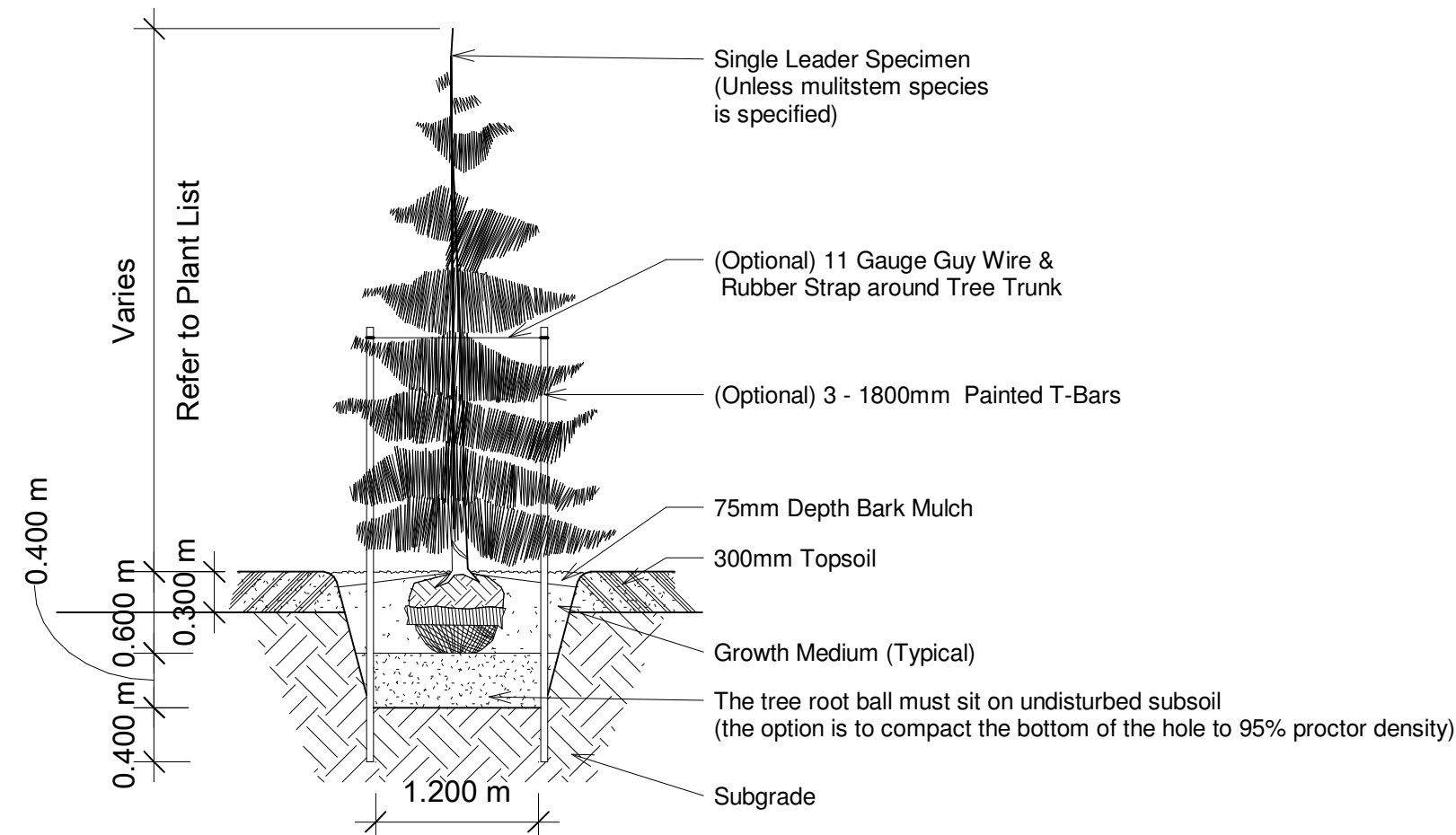
- All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.
- New matured trees to be planted after construction as required by Land Use Bylaw
- Add Deer Protection fencing as per Administration request



1 Shrub Planting
SCALE: 1 : 50



2 Deciduous Tree Planting
SCALE: 1 : 50



3 Coniferous Tree Planting
SCALE: 1 : 50



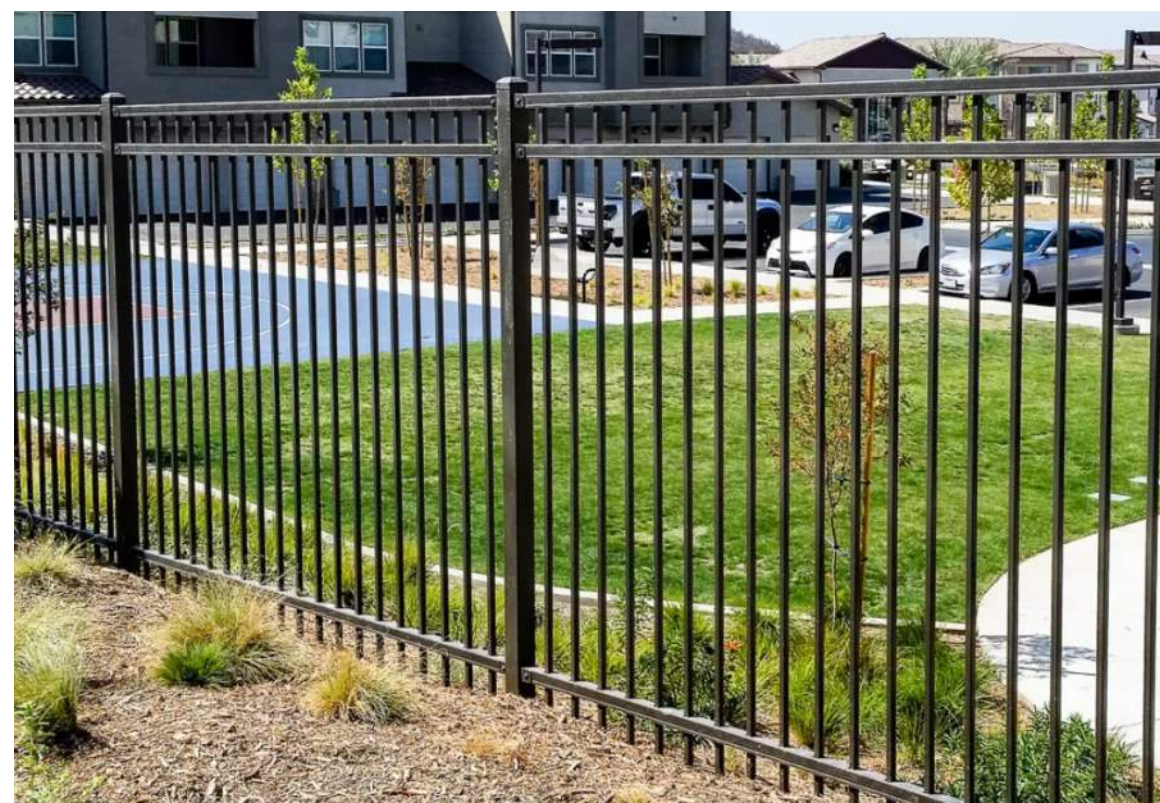
4 Trash Container (Maglin 200) Color-Black
SCALE: N.T.S
NOTE: TOTAL LITTER RECEPTACLE - 1



5 Landscape Bench - (Maglin 1200 Backed Bench)
Color-Black
SCALE: N.T.S
NOTE: TOTAL BENCHES - 5



6 Similar to Lighting Bollards - Black (TBC with Electrical)
SCALE: N.T.S
NOTE: TOTAL BOLLARDS - TBD (REFER TO ELECTRICAL)



7 Fence (Montage Plus Majestic)
SCALE: N.T.S



8 Landscape Bike Rack (Maglin 2300 Iconic)
Color - Black
SCALE: N.T.S
NOTE: TOTAL BIKE RACKS - TBD (REFER TO ARCHITECTURAL)

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ISSUED FOR / REVISIONS

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	As Indicated
Project Number	2026.03

Site Civic Address	Project Address: 236 Edith WY NW
Site Legal Description	Lot 38, Block 18, Plan 250011
Development Permit	TBD
Building Permit	TBD

Project Name
Glacier Ridge Commercial
Development

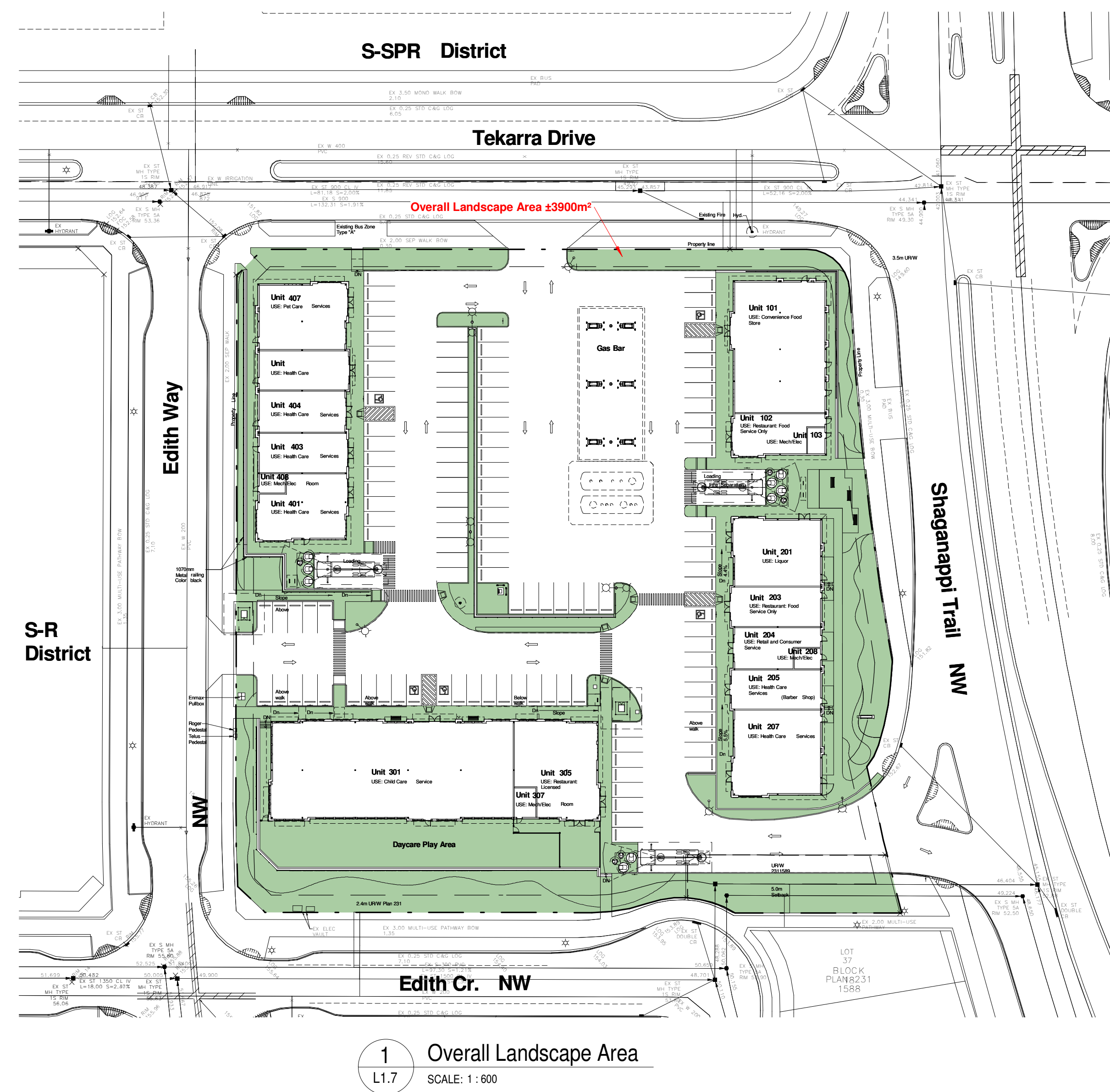
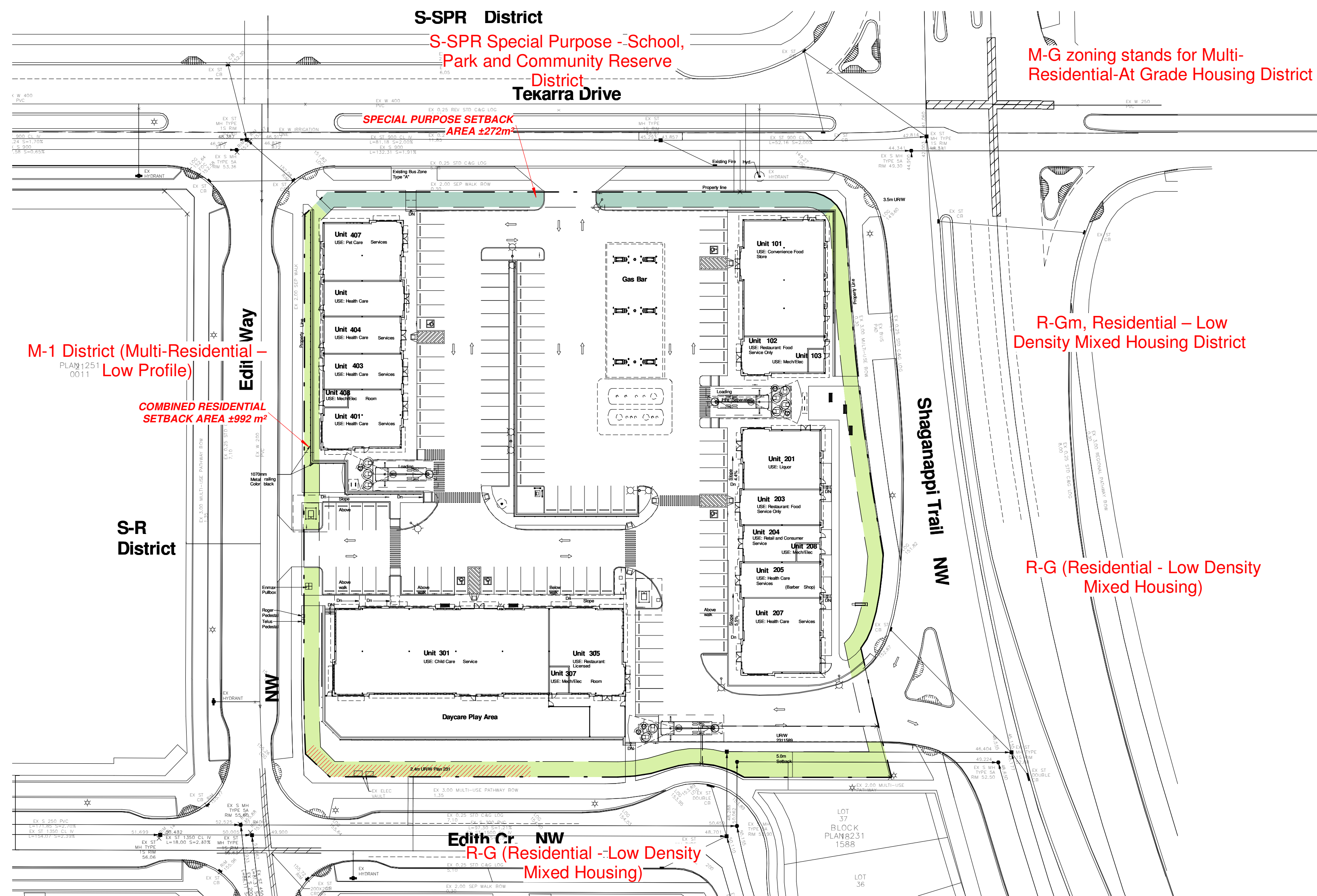
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Landscape Details

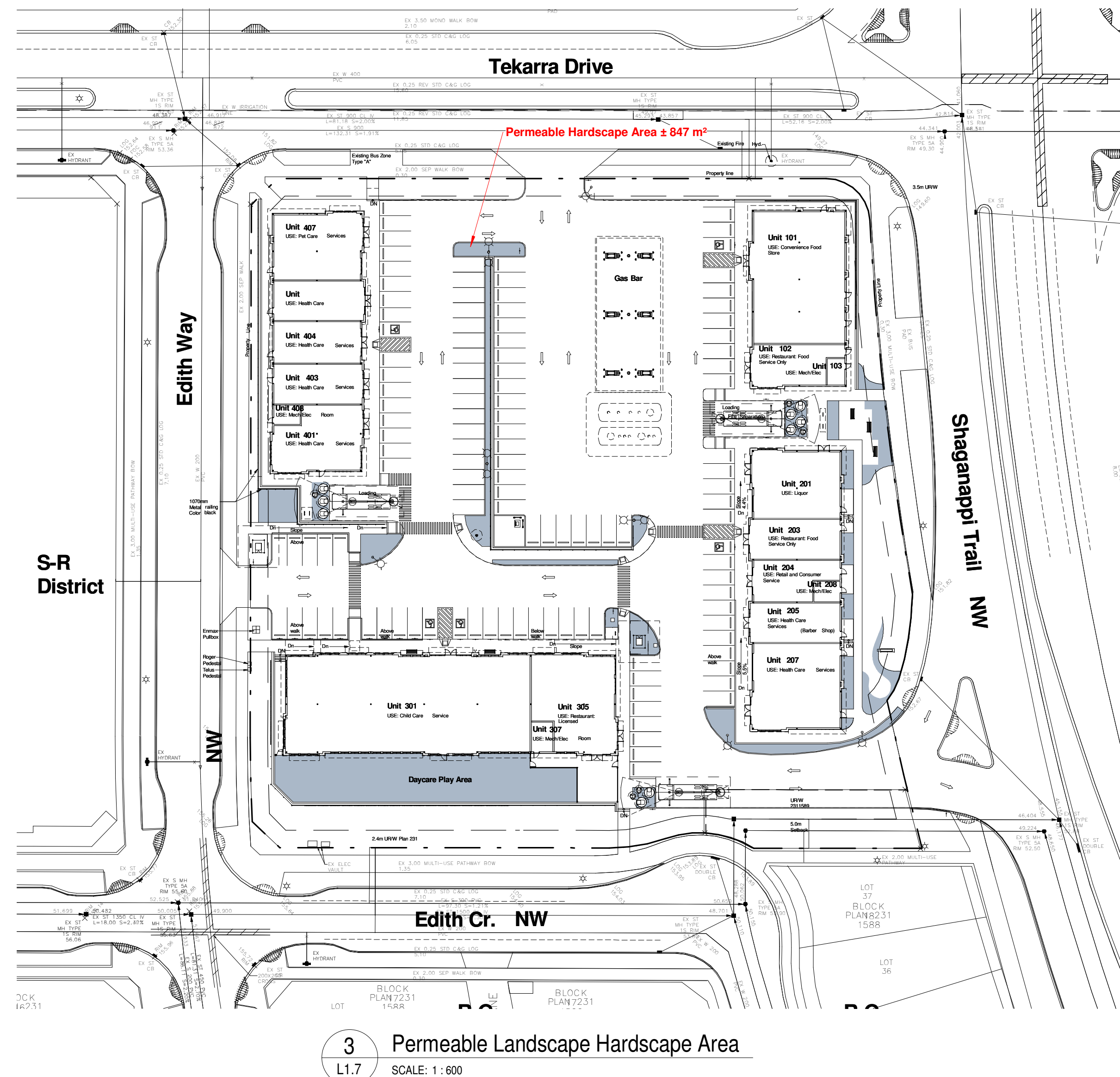
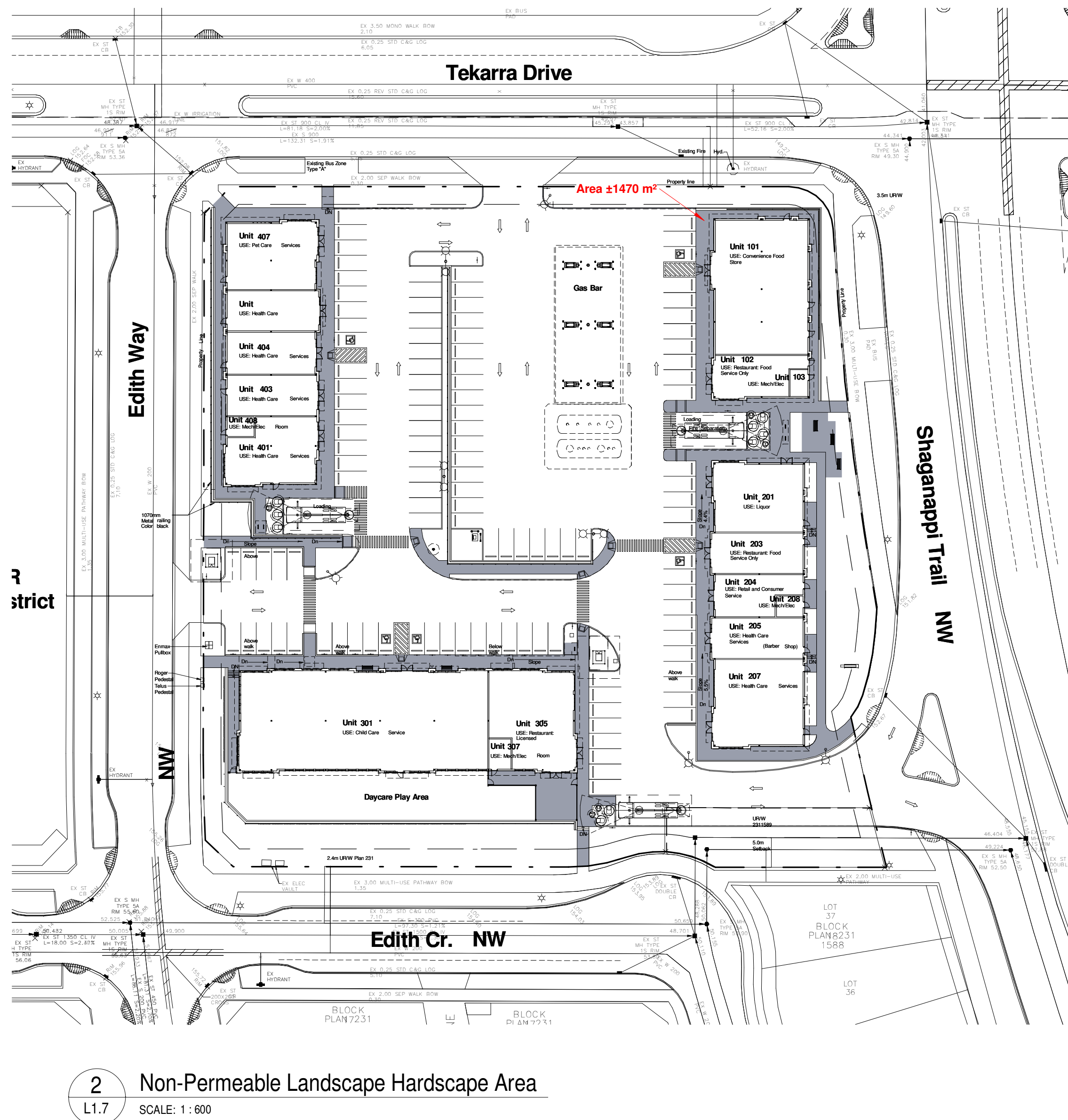
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Drawing

L1.5



LANDSCAPE AREAS		
LEGEND		
	PROPOSED OVERALL PROVIDED LANDSCAPE AREA	3900m²
	PROPOSED OVERALL NON - PERMEABLE HARDSCAPE LANDSCAPE AREA	1470m²
	PROPOSED OVERALL PERMEABLE HARDSCAPE LANDSCAPE AREA	847m²
	PROPOSED COMBINED RESIDENTIAL SETBACK AREA	±1055m²
	PROPOSED COMBINED S-SPR SETBACK AREA	±303m²
LINE TYPES		
	Subject Property Lines	
	Adjacent Property Lines	
	Cantilevers / Projections	
	Eaves / Canopies	
	Utility Lines - Overhead	
	Utility Lines - Underground	



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ISSUED FOR / REVISIONS

Architect	PI
Project Lead	PI
Drawn By	Author
Scale	As Indicated
Project Number	2026.03
Site Civic Address	Project Address: 236 Edith Wy NW
Site Legal Description	Lot 38, Block 18, Plan 250011
Development Permit	TBD
Building Permit	TBD

Project Name
Glacier Ridge Commercial Development

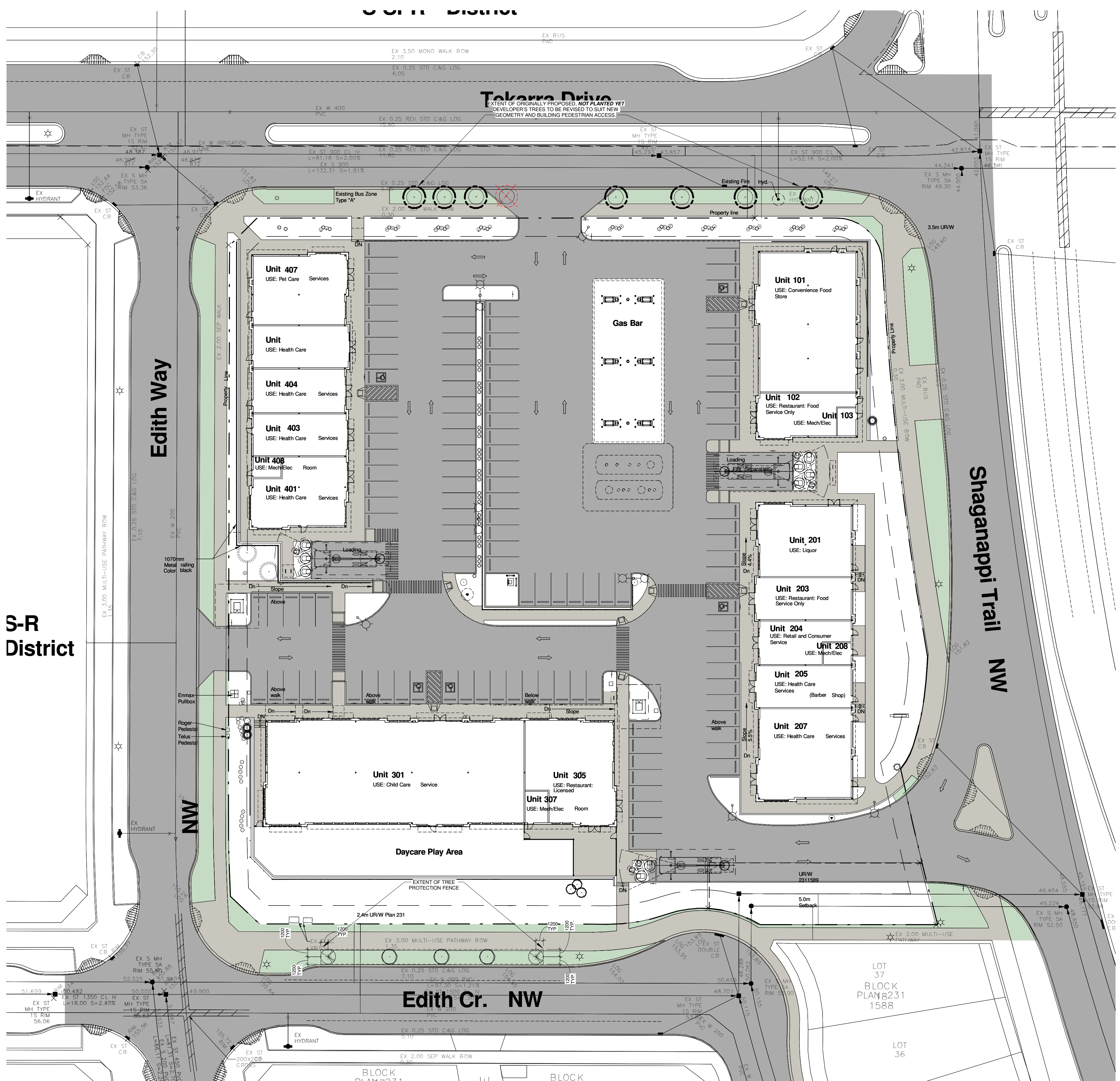
Drawing Title

Overall Landscape Areas

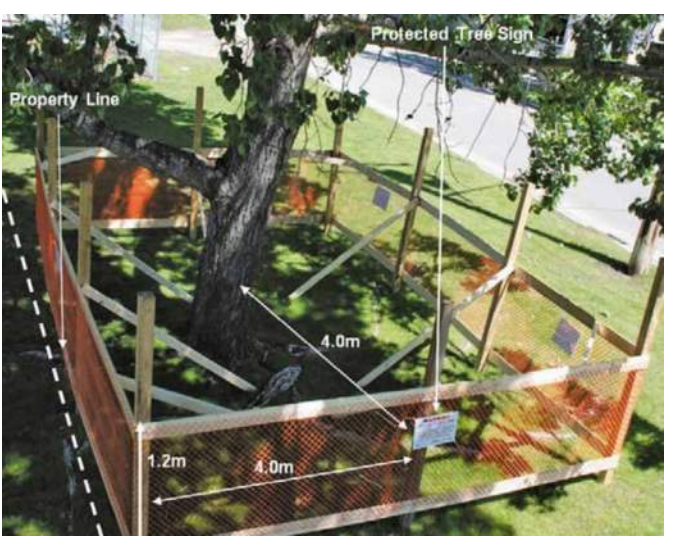
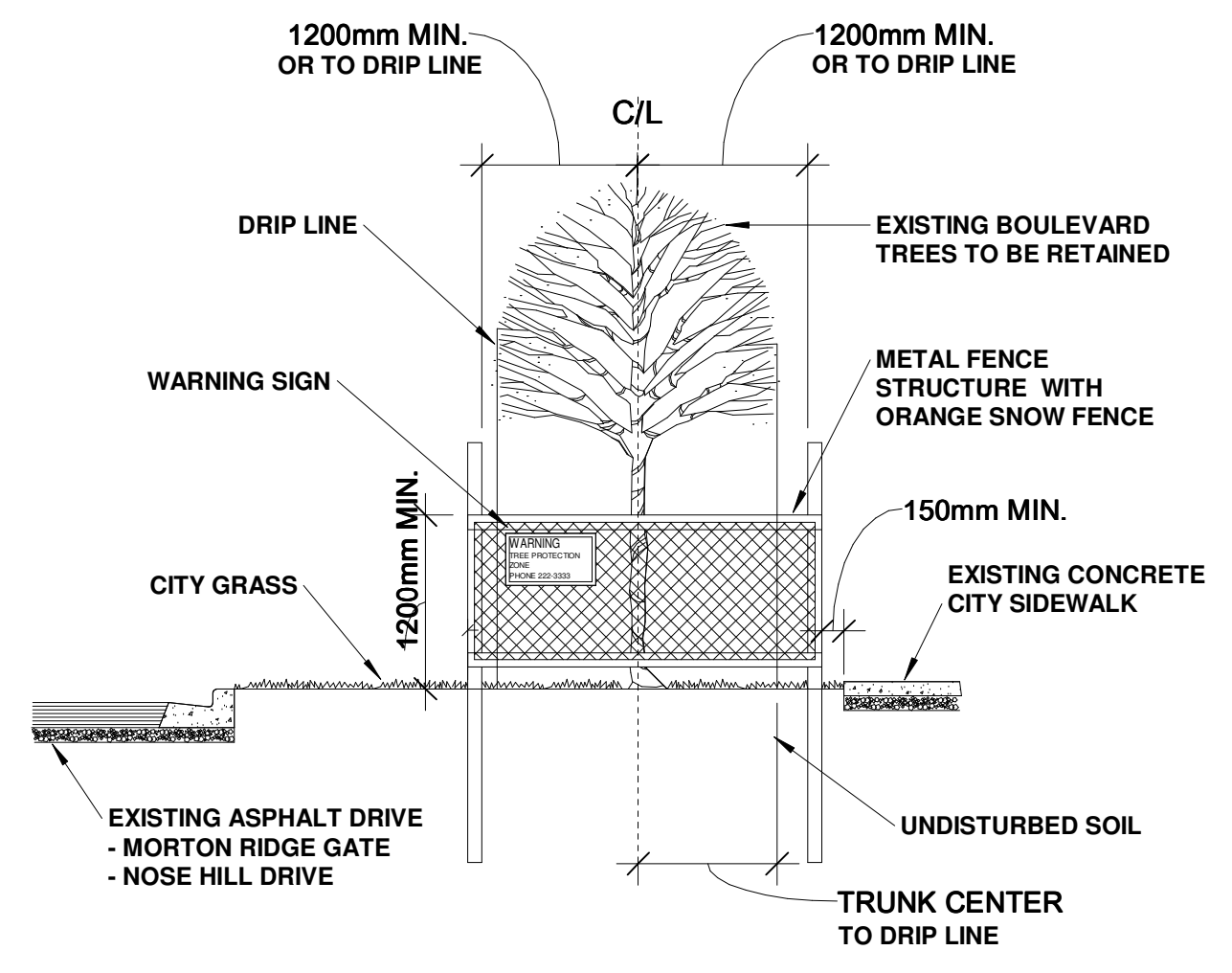
PI DESIGN
LANDSCAPE ARCHITECTS
64 Woodrobes Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

L1.7



2 Tree protection Plan
L1.8 SCALE: 1:350



1 Tree Protection Detail
L1.8 SCALE: N.T.S

TREE PROTECTION PLAN LEGEND (RETAINED TREES)							
QUANTITY	PLANT TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	SPECIES	IMAGE
2	Deciduous Tree	White Ash	Fraxinus Americana	Height 4m (Refer to Developes Plans)	Straight stemmed.		
EDITH DRIVE N.W.							
3	Deciduous Tree	Chubert Chokecherry	Prunus virginiana	Height 4m (Refer to Developes Plans)	Straight stemmed.		
EDITH DRIVE N.W.							
7	Deciduous Tree	Proposed Trees (Not Planted)	Refer to Developers Plan on L1.9(a), for reference (only)	Refer to Developers Plans	Straight stemmed.		
TEKARRA DR. N.W.							
1	Deciduous Tree	Proposed Trees (Not to be Planted)	Refer to Developers Plans on L1.9(a), for reference (only).	Refer to Developers Plans	Straight stemmed.		
TEKARRA DR. N.W.							
Deciduous Tree: 13 Grand total: 13							

LEGEND		NON-LANDSCAPED AREAS	
	Area of Tree Protection		Lighting Bollard
	Preliminary URW Note: Only Perennials and Ornamental Grasses will be planted on top of URW		Rock Boulders Sandstone or Alternative
	Grass Outside of Property Line		Transformers
SOFT / PERMEABLE LANDSCAPING		HARD / NON-PERMEABLE LANDSCAPING	
	Grass Outside of Property Line		Asphalt (Roads, Lanes and Regional Pathway)
	Subject Property Lines		Internal Concrete (Sidewalks & Patios)
	Adjacent Property Lines		Utility Lines - Overhead
	Cantilevers / Projections		Utility Lines - Underground
	Eaves / Canopies		Existing Building To Be Removed

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ISSUED FOR / REVISIONS		
Architect	PI	
Project Lead	PI	
Drawn By	Author	
Scale	As Indicated	
Project Number	2026-03	
Site Civic Address	Project Address: 236 Edith WY NW	
Site Legal Description	Lot 38, Block 18, Plan 250011	
Development Permit	TBD	
Building Permit	TBD	
Project Name		
Glacier Ridge Commercial Development		

Drawing Title

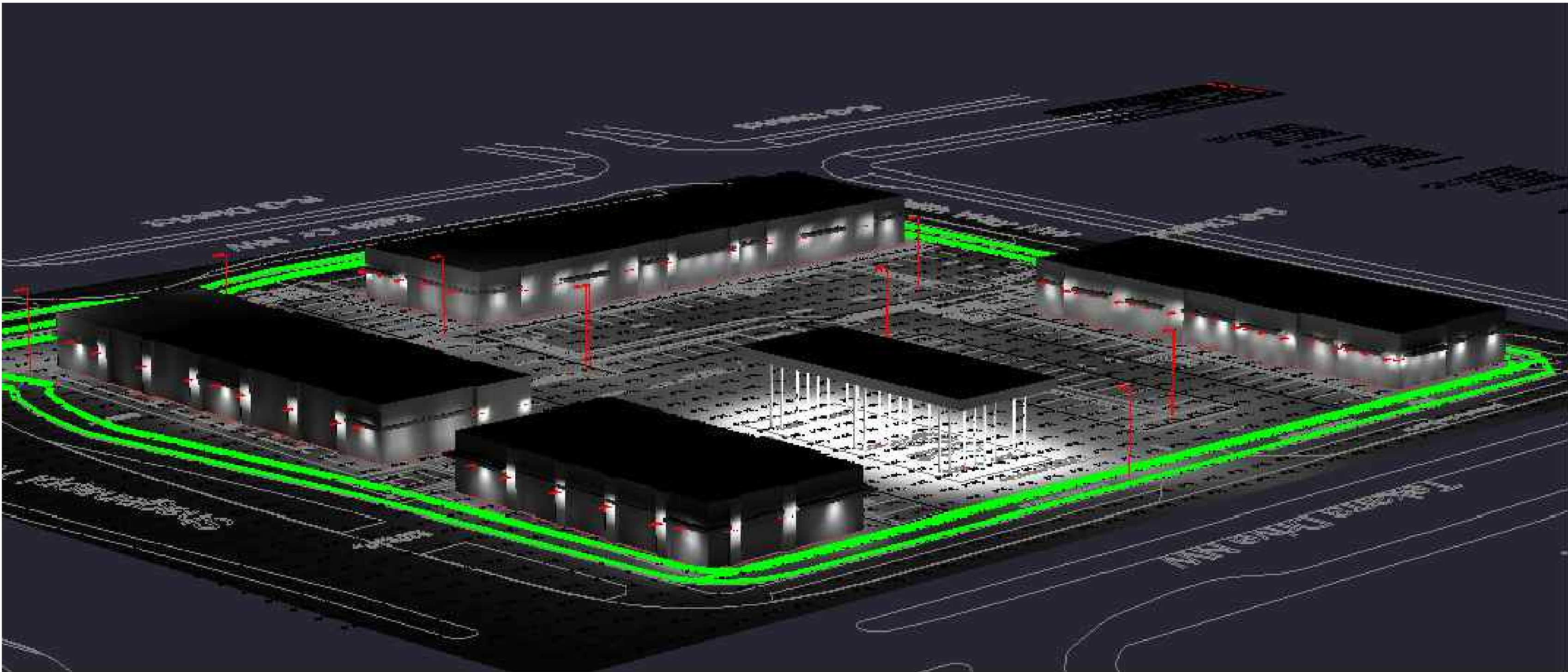
Tree Protection Plan

PI DESIGN
LANDSCAPE DRAFTING SERVICES

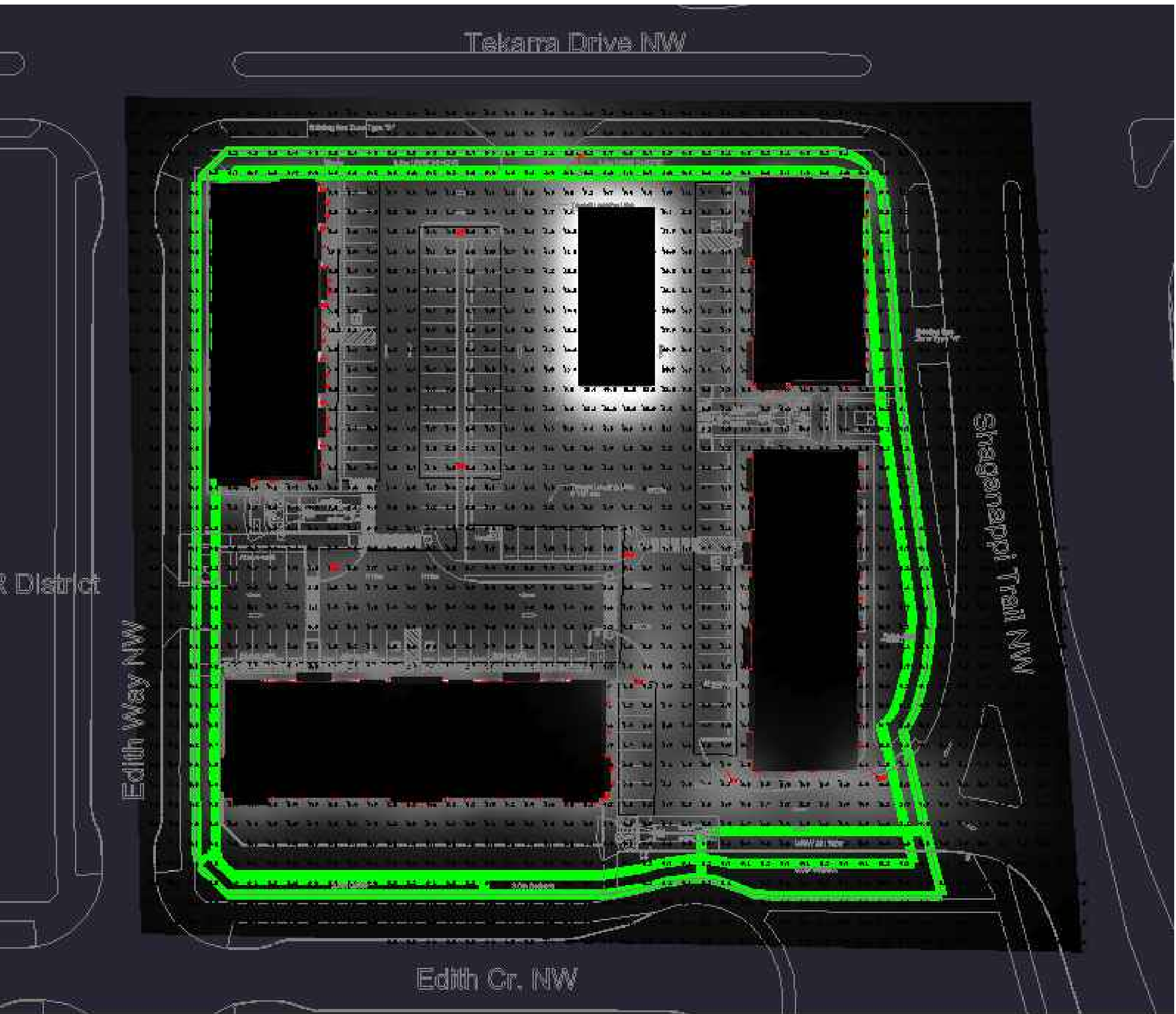
64 Woodacres Drive SW
Calgary, Alberta, Canada T2W 4S6
403.714.4231

Drawing

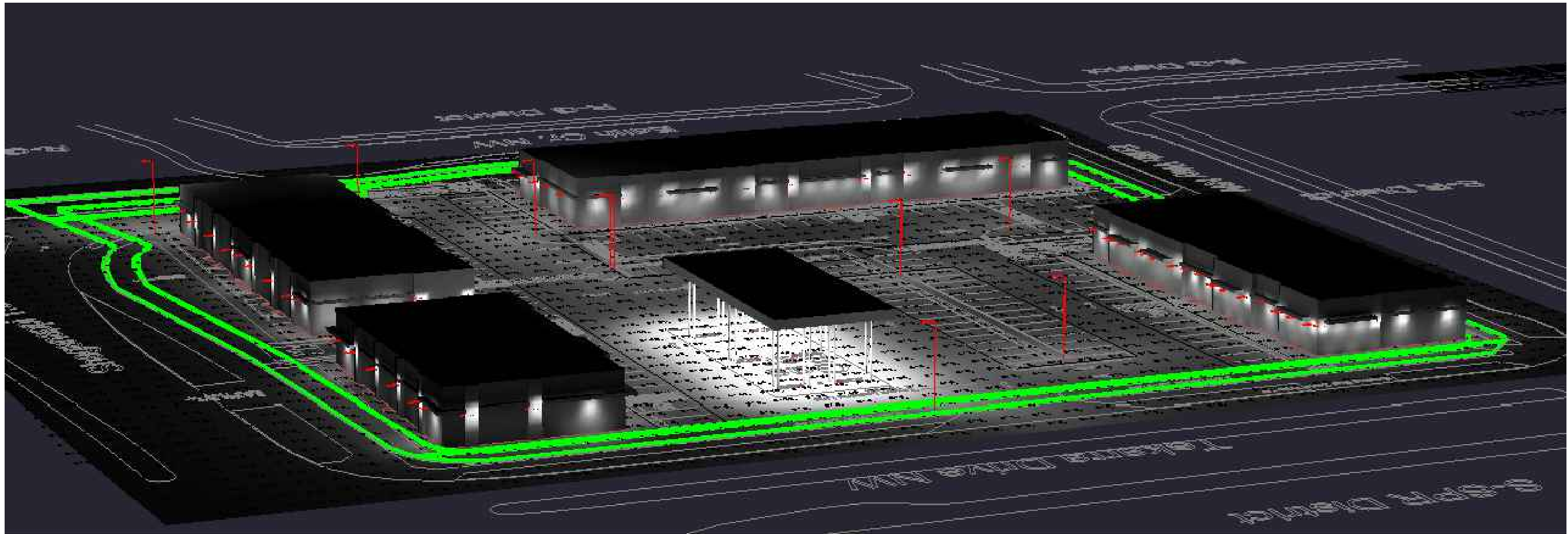
L1.8



02 RENDERING #2
ES104 SCALE: NTS



03 RENDERING #3
ES104 SCALE: NTS



01 RENDERING #1
ES104 SCALE: NTS

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORKS

NO.	ISSUED	DATE
1.	ISSUED FOR REVIEW	2026-05-26
2.	ISSUED FOR DEVELOPMENT PERMIT	2026-05-28
3.	ISSUED FOR DEVELOPMENT PERMIT	2026-06-16
4.	ISSUED FOR DEVELOPMENT PERMIT	2026-07-14

CLIENT

PROJECT
GLACIER RIDGE COMMERCIAL DEVELOPMENT
LOT 38, BLOCK 18, PLAN 250011,
CALGARY, ALBERTA

TITLE
RENDERINGS

PROJECT NUMBER 26132	DRAWING NUMBER ES104
DRAWN/CHECKED EL/DK	