POINT TROTTER INDUSTRIAL

DETAILED REVIEW 1 RESPONSE

Issue Date: OCTOBER 2, 2026

NOT FOR CONSTRUCTION



SUMUS INSPIRED REAL ESTATE

zeidler ARCHITECTURE

CLIENT

Sumus Property Group Ltd.
PO Box 932, Lethbridge, Alberta
sumus.ca

ARCHITECTURAL

Zeidler Architecture Inc.
300 - 640 8 Avenue SW, Calgary, Alberta
zeidler.com

MECHANICAL

EMBE Consulting Engineers Inc.
121 15 Avenue SE, Calgary, Alberta
EMBEconsulting.ca

ELECTRICAL

EMBE Consulting Engineers Inc.
121 15 Avenue SE, Calgary, Alberta
EMBEconsulting.ca

CIVIL

Veritas Development Solutions
Unit 4, 141 Commercial Drive, Calgary, Alberta
veritasdevelopment.ca

LANDSCAPE

pLAnt Studio
603, 629 Royal Avenue SW, Calgary, Alberta

ARCHITECTURAL

DP0.00	COVER SHEET
DP0.01	LOCATION PLANS & SITE PHOTOS
DP0.02	SURVEY
DP0.03	VEHICLE MOVEMENTS & NOTES
DP1.01	SITE PLAN
DP1.02	SITE DETAILS
DP2.01	OVERALL FLOOR PLANS
DP3.01	BUILDING ELEVATIONS
DP4.01	BUILDING SECTIONS
DP5.01	3D VIEWS
DPL.00	LANDSCAPE STATS PLAN
DPL.10	LANDSCAPE PLAN
DPL.20	LANDSCAPE DETAILS

CIVIL

263-02 SVC	SITE SERVICING PLAN
263-02 GRD	SITE GRADING PLAN
263-02	SECTIONS

LANDSCAPE

DPL.00	LANDSCAPE STATS PLAN
DPL.10	LANDSCAPE PLAN
DPL.20	LANDSCAPE DETAILS

ELECTRICAL

ES101	SITE PLAN - ELECTRICAL
ES102	LIGHTING CALCULATION - POINT BY POINT
ES103	RENDERINGS

Note: Artistic rendering only. Refer to plans and elevations for final design.









SITE PHOTOS



SITE LOCATION - LAND USE DISTRICT MAP



SITE LOCATION - VICINITY MAP & KEY PLAN

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NO.	ISSUE/ REVISION	DATE
2	DETAILED REVIEW 1 RESPONSE	2026-10-02
1	ISSUED FOR DEVELOPMENT PERMIT	2026-08-19

SEAL

PROJECT
POINT TROTTER INDUSTRIAL

PROJECT ADDRESS
6971 107 AVE SE
CALGARY, AB

TITLE
LOCATION PLANS & SITE PHOTOS

PROJECT NO.	SCALE	DRAWN	CHECKED
B26-20027	As indicated	Author	Checker

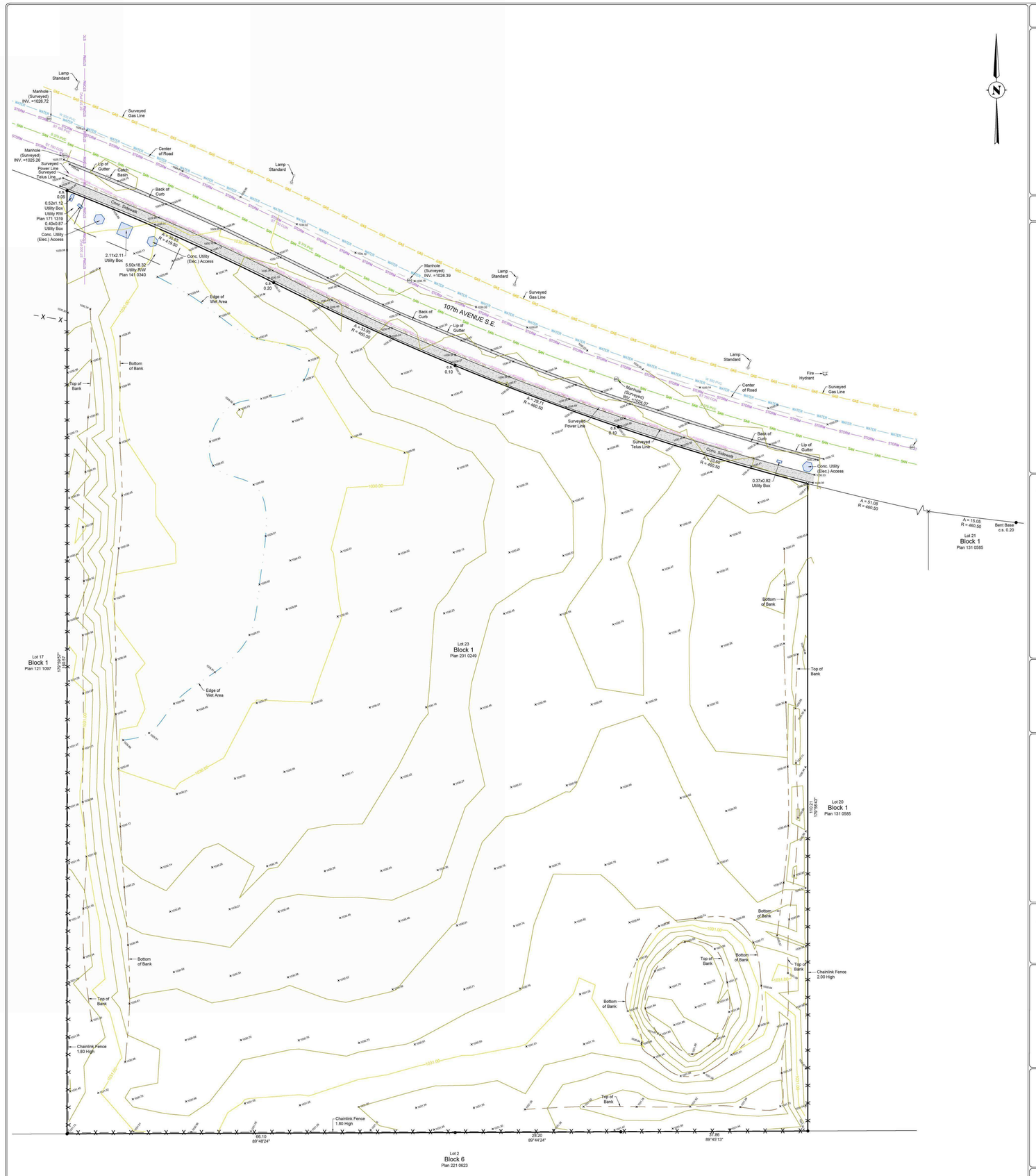
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DP0.01

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THE CITY OF CALGARY

PLAN
SHOWING
SITE SURVEY
AFFECTING
LOT 23
BLOCK 1
PLAN 231 0249
WITHIN THE
N.W. 1/4 SEC. 13 - TWP. 23 - RGE. 29 - W.4M.
ALBERTA
2026

Scale 1:250 METRES
0 1 2 3 4 6 8 10 15 20

LEGEND

- Iron survey post found shown thus
- Temporary point shown thus
- Alberta Survey Control Marker (ASCM) shown thus
- Delta (Central) angle of arc shown thus
- Fences are shown thus
- Light Standards are shown thus
- Fire Hydrants are shown thus
- Guy Poles are shown thus
- Coniferous trees are shown thus
- Deciduous trees are shown thus
- Tree Canopy shown thus
- Spot Elevations are shown thus — x 1000.00
- Concrete shown thus
- Subject Property is shown thus
- Typical Lot Number shown thus — X
- Typical Block Number shown thus — X
- Typical Registered Plan Number shown thus — PLAN XXX XXXX
- Gas Lines shown thus — GAS GAS
- Power Lines shown thus — POWER
- Telus Lines shown thus — TEL
- Sanitary Lines shown thus — SAN
- Storm Lines shown thus — STORM STORM
- Water Lines shown thus — WATER WATER
- Major Contours shown thus
- Minor Contours shown thus

Contour intervals are 0.20m

ABBREVIATIONS

A	Arc
AC	Access Cover
ag	Above Ground
ALS	Alberta Land Surveyor
ARW	Access Right of Way
ASCM	Alberta Survey Control Marker
Blk	Block
C	Short Curve
C of T	Certificate of Title
calc	calculated
Cant.	Cantilever
CB	Chord Bearing
ck m	check measured
Conc.	Concrete
cs.	counter sunk
E	East
ER	Environmental Reserve
Est	Established
FC	Filler Cap
Fd	Found
GNSS	Global Navigation Satellite System
ha	Hectare
I	Statutory Iron Post
L	Short Line
M	Mound or Meridian
Mk	Mark
Mkd	Marked
Mp	Marker Post
MR	Municipal Reserve
MWC	Monitoring Well Cap
N	North
NAD	North American Datum
No	Number
NT	Non-Tangential
(NTS)	Not to Scale
ORRW	Overland Drainage R/W
P	Brass Cap
Ped	Pedestal
Pit	4 Pits
Pl	Placed
Pos	Position
P/L	Pipeline
PUL	Public Utility Lot
R	Radius
Re-est	Re-established
Ref	Reference
Res	Restored
RGE	Range
R/W	Right of Way
(R)	Radial
S	South
SEC	Section
TCO	Top Cut Off
TWP	Township
URW	Utility R/W
W	West
UTM	Universal Transverse Mercator
3TM	3° Transverse Mercator
Δ	Central Delta Angle

NOTE

Distances are shown in metres and decimals thereof. Bearings derived from GNSS Observations.
Elevations are geodetic and derived from ASCM 245845, elevation = 1028.427 m
Fences are within 0.10m of property line unless otherwise noted.
Eave dimensioned to the line of the fascia.
Actual locations of all facilities are to be confirmed prior to excavation.
Any subsequent users of this plan or digital file cannot rely on the information contained hereon without the expressed consent and authority of Jeffrey A. Olsen, A.L.S.

ENCUMBRANCES, LIENS & INTERESTS

TITLE: 251 088 427 (Searched July 28, 2026)

Owner (s): The City of Calgary

Plan 231 0249
Block 1
Lot 23

ENCUMBRANCES:

141 027 670	Utility Right of Way Grantee - The City of Calgary As to Portion or Plan: 141 0340
161 014 126	Restrictive Covenant Over and For Benefit of: See Instrument
171 227 082	Utility Right of Way Grantee - The City of Calgary As to Portion or Plan: 171 1319

AREA USAGE

Area of Lot 23 = 16813.93 m² (4.155 Acres)
Coverage Area = 0.00 m² (0.00 Acres)
Percentage Coverage = 0.00%

UNDERGROUND UTILITIES

Underground Utilities are from City of Calgary records, (Block Profile #1323294014, and # 1323294015) unless other wise noted.

These utilities are for reference only and will need to be confirmed by site measurement and reporting.

SURVEYOR

JEFFREY A. OLSEN, A.L.S.
Date of Survey: July 31, 2026
Certified Correct this 17th day of August, 2026.

Jeffrey A. Olsen, A.L.S.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P326 OLSEN NORTH LAND SURVEYING LTD.

MUNICIPAL ADDRESS:
6971 107 Avenue S.E.
Calgary, Alberta

Client: Leadout Development
File No.: 26-0130-Site Plan.dwg
Job No.: 26-0130
Drawn By: SB

Olsen
52 - 29th Avenue S.W.
Calgary, Alberta T2S 2Y3 Phone: 587-325-0440

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ASSEMBLY NOTE:

ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY OLSEN NORTH LAND SURVEYING LTD. IN ACCORDANCE WITH THE PRO PROVISIONS OF THE SURVEYS ACT, THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. ZEIDLER ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN.

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PROJECT
POINT TROTTER INDUSTRIAL

PROJECT ADDRESS
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CALGARY, AB

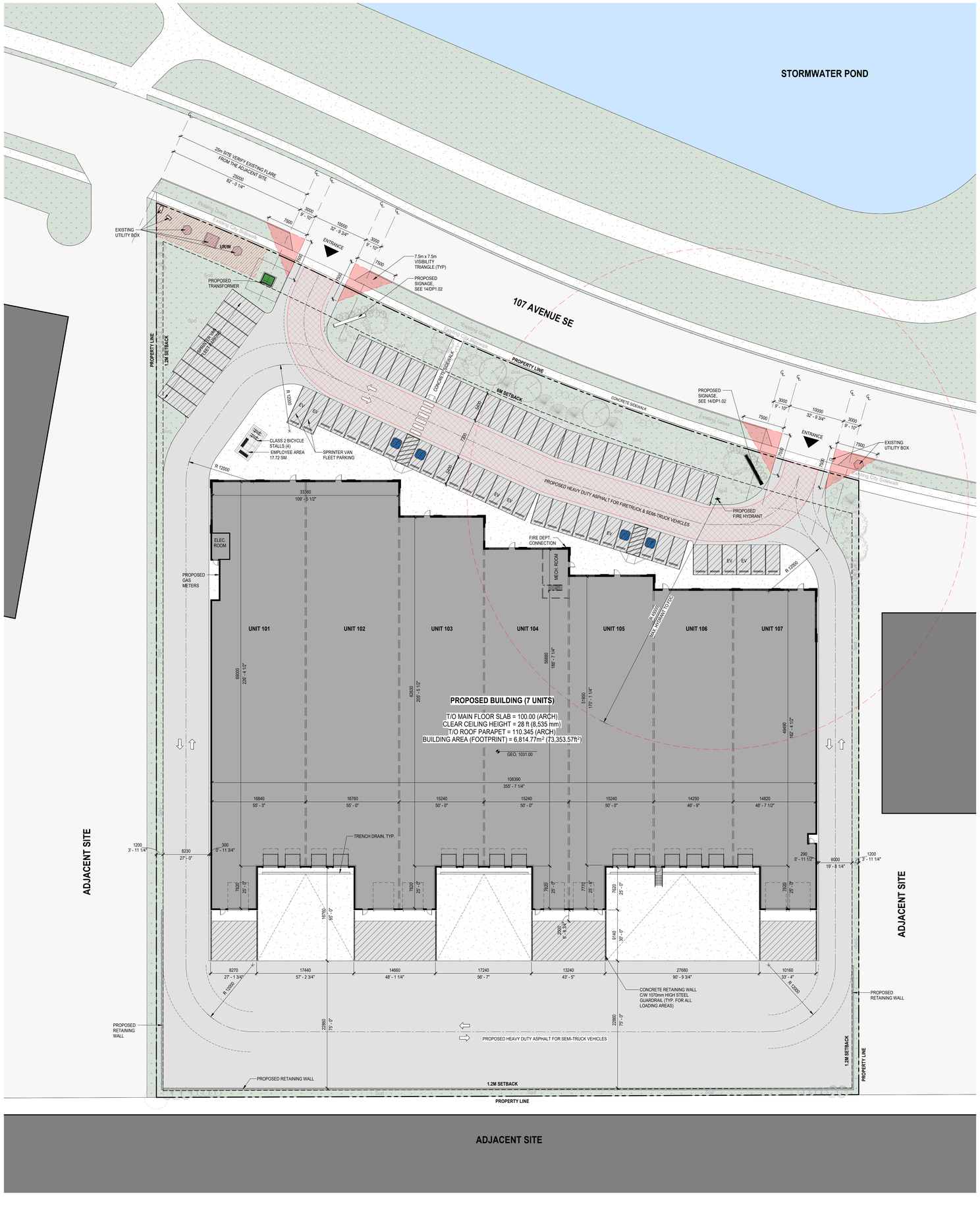
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SURVEY

PROJECT NO.	SCALE	DRAWN	CHECKED
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DRAWING NO. **DP0.02**
REVISION NO. 2

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ZONING SUMMARY

PROJECT ADDRESS:
POINT TROTTER INDUSTRIAL
6971 107 AVE SE
CALGARY, AB

LEGAL DESCRIPTION

LEGAL ADDRESS:	LOT 23, BLOCK 1, PLAN 231 0249
AUTHORITY:	CITY OF CALGARY
ZONE:	I-G
USES:	GENERAL INDUSTRIAL - LIGHT

MINIMUM SETBACKS

REQUIRED SETBACKS	
FRONT	6.00M
SIDES	1.20M
REAR	1.20M

SITE COVERAGE:

TOTAL BUILDING GROSS FLOOR AREA	6,821M² (73,428FT²)
TOTAL SITE AREA:	1.682HA (4.156AC.)
F.A.R.	
ALLOWED	1.0
PROPOSED	0.42
MINIMUM LANDSCAPED AREA:	1.0 TREES AND 2.0 SHRUBS FOR EVERY 35.0M²

WAREHOUSE BUILDING

TOTAL FLOOR AREA	6,814M² (73,353FT²)

PARKING REQUIREMENTS

REQUIRED OFFICE PARKING:	1 STALL PER 100M²
REQUIRED STORAGE MEZZANINE:	N/A
REQUIRED INDUSTRIAL PARKING:	1 STALL PER 100M²
REQUIRED LOADING STALL:	1 STALL PER 930M²
PARKING STALLS PROVIDED:	68
RECESSED LOADING DOCK PROVIDED (WB21)	1 RECESSED LOADING DOCK PER BAY
AT GRADE LOADING DOCK PROVIDED (SU9)	7 AT GRADE LOADING DOCK

SITE PLAN LEGEND

- PROPOSED NEW BUILDING
- PROPOSED LIGHT DUTY ASPHALT DESIGNED FOR PARKING STALLS
- PROPOSED HEAVY DUTY ASPHALT DESIGNED FOR FIRE TRUCK & SEMI-TRUCK VEHICLES CAPABLE OF SUPPORTING A 38,556 kg / 85,000 lbs LOAD
- EXISTING OR PROPOSED CONCRETE SIDEWALK, DRIVE APRON, OR PATHWAY (BROOM FINISH)
- PROPOSED LANDSCAPE (REFER TO LANDSCAPE DRAWINGS)
- STORMWATER POND
- UTILITY RIGHT OF WAY
- FIRE TRUCK ACCESS ROUTE
- 7.5m VISIBILITY TRIANGLE
- PROPERTY LINE
- SETBACK LINE

1 SITE PLAN
DP1.01
SCALE: 1 : 250

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TITLE
SITE PLAN

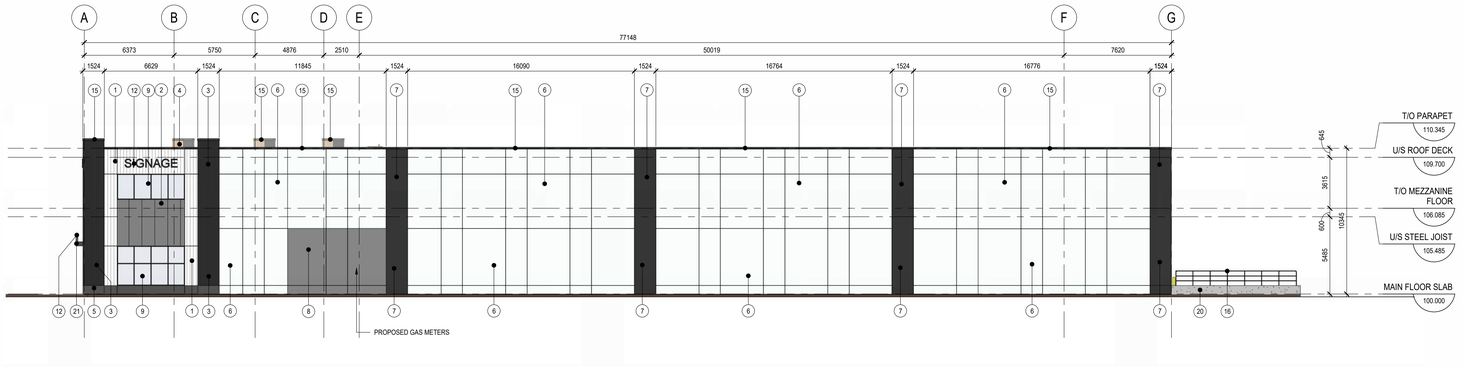
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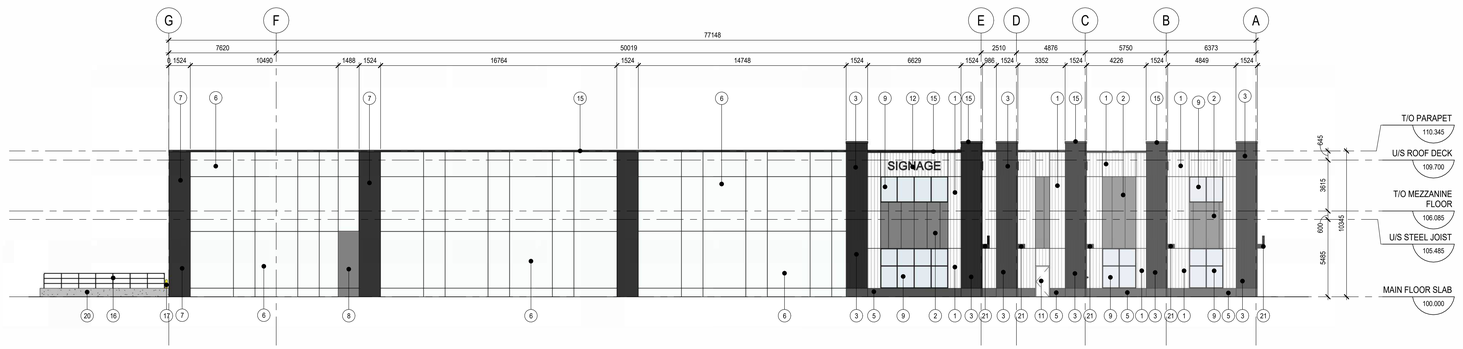
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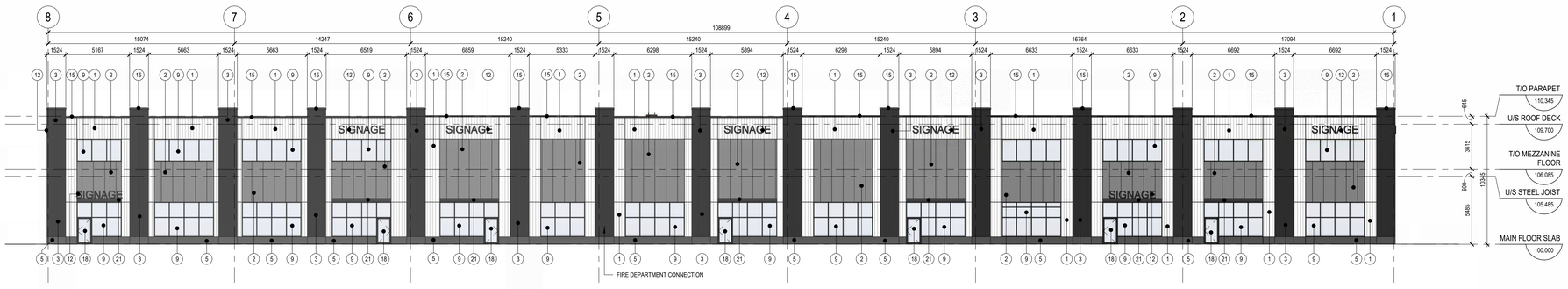
4 DP3.01 **WEST ELEVATION**
SCALE: 1 : 150



3 DP3.01 **EAST ELEVATION**
SCALE: 1 : 150



2 DP3.01 **SOUTH ELEVATION**
SCALE: 1 : 150



1 DP3.01 **NORTH ELEVATION**
SCALE: 1 : 150

MATERIAL LEGEND

1. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL), C/W FORMLINER, PAINT COLOUR: WHITE
2. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL), C/W FORMLINER, PAINT COLOUR: GREY
3. METAL CLADDING, VERTICAL, SMOOTH FINISH COLOUR: BLACK
4. WOOD-LOOK METAL CLADDING, VERTICAL, SMOOTH FINISH COLOUR: NATURAL
5. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL), COLOUR: DARK GREY
6. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL) PAINT COLOUR: WHITE
7. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL) PAINT COLOUR: BLACK
8. PRE-CAST CONCRETE INSULATED PANEL, (SANDWICH PANEL) PAINT COLOUR: GREY
9. DOUBLE GLAZED ALUMINUM STOREFRONT C/W CLEAR ANODIZED FRAMES & CAPS
10. INSULATED PREFINISHED SECTIONAL STEEL OVERHEAD DOOR
11. INSULATED EXTERIOR METAL DOOR IN INSULATED PRESSED STEEL DOOR FRAME, PAINTED TO MATCH ADJACENT FINISH
12. FUTURE BUILDING SIGNAGE BY TENANTS - N.I.C.
13. CONCRETE RETAINING WALL C/W 8" (H) CURB
14. EXTERIOR WALL MOUNTED LIGHT FIXTURES, REFER TO ELECTRICAL
15. PRE-FINISHED METAL PARAPET FLASHING, PAINTED COLOUR: DARK GREY
16. GALVANIZED STEEL GUARDRAIL, PAINTED COLOUR: DARK GREY
17. 6" Ø STEEL BOLLARD FILLED WITH CONCRETE, PAINTED COLOUR: "SAFETY YELLOW"
18. DOUBLE GLAZED ALUMINUM STOREFRONT DOOR, CLEAR ANODIZED
19. METAL DOCK LEVELERS C/W DOCK BUMPERS ON EACH SIDE OF LEVELER
20. EXPOSED CONCRETE FOUNDATION WALL
21. PREFINISHED CANOPY, PAINTED COLOUR: DARK GREY

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PROJECT
POINT TROTTER INDUSTRIAL

PROJECT ADDRESS
6971 107 AVE SE
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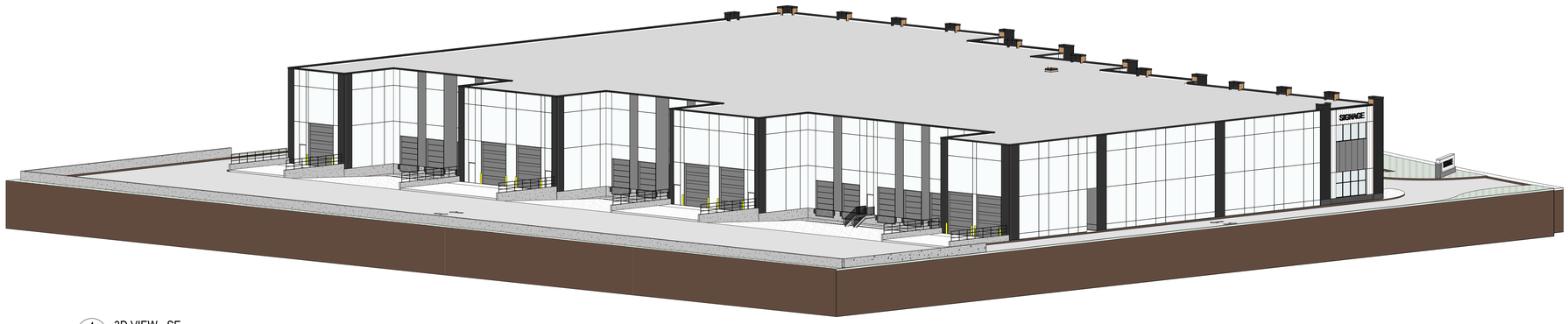
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BUILDING ELEVATIONS

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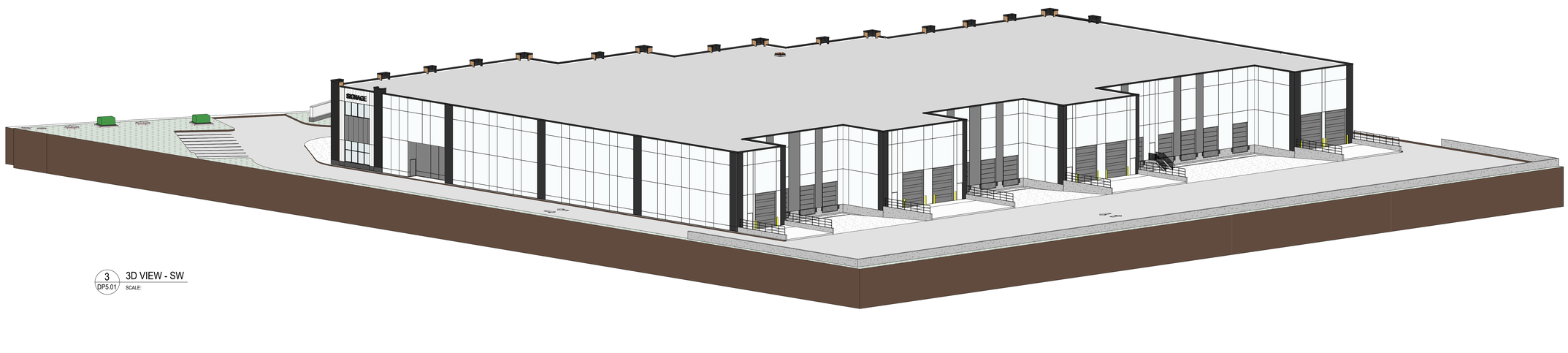
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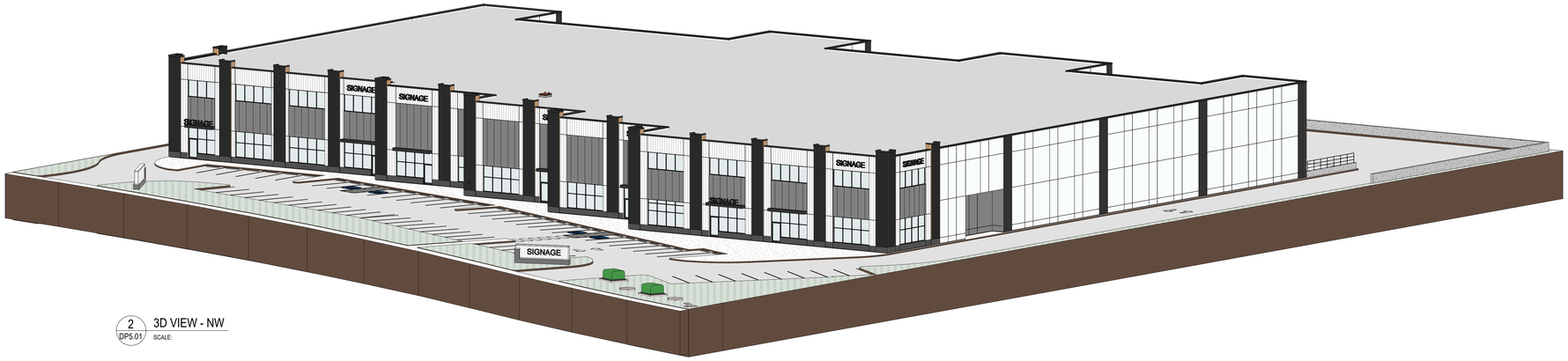
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4 DP5.01 3D VIEW - SE
SCALE:



3 DP5.01 3D VIEW - SW
SCALE:



2 DP5.01 3D VIEW - NW
SCALE:



1 DP5.01 3D VIEW - NE
SCALE:

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CALGARY, AB

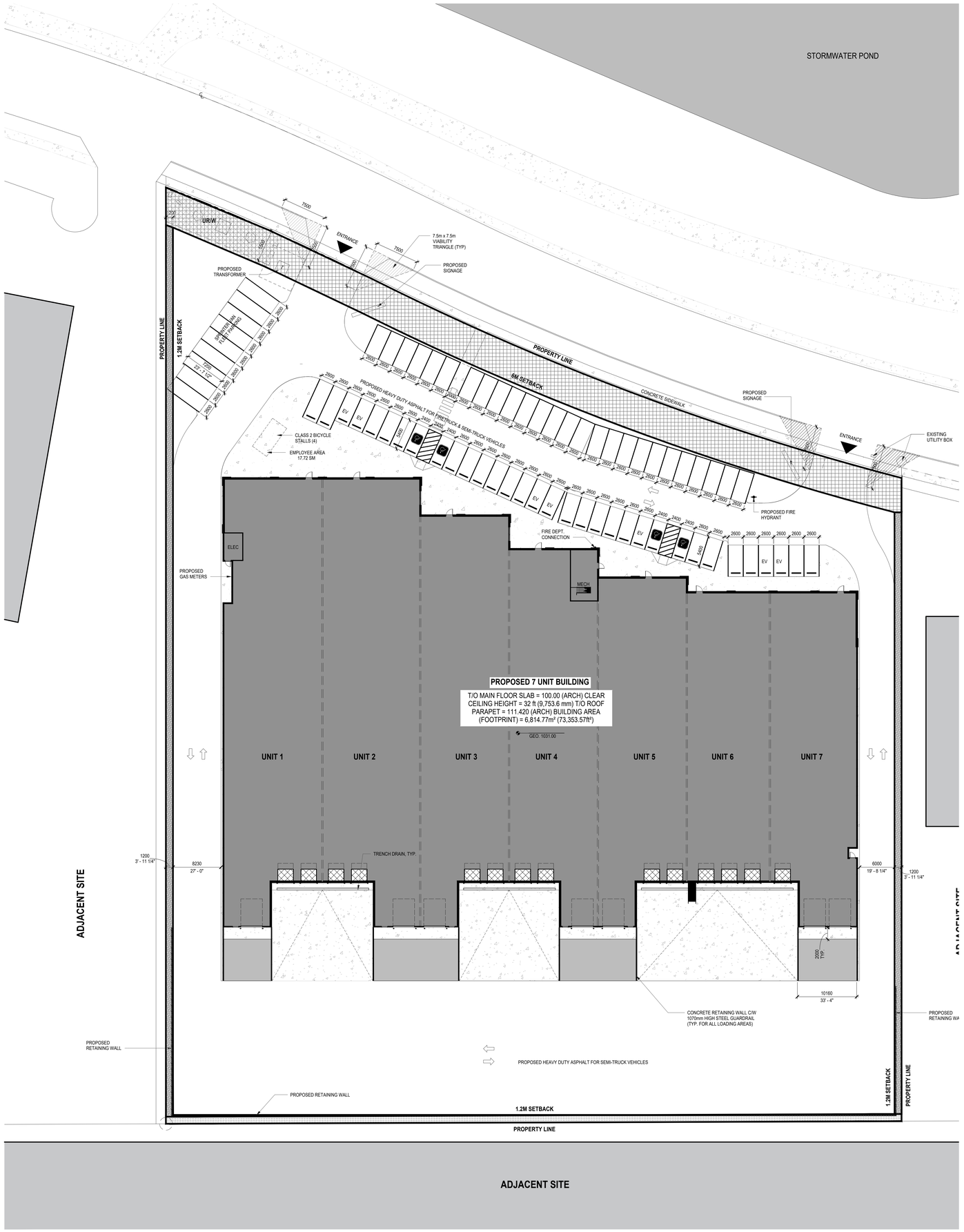
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3D VIEWS

PROJECT NO.	SCALE	DRAWN	CHECKED
B26-20027		Author	Checker

DRAWING NO.
DP5.01

REVISION NO.
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LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA CALCULATION: 6971 107th AVE SE, CALGARY, AB

LAND USE: I-G

TREE CALCULATION:

REAR PROPERTY SETBACK:
SETBACK AREA SHARES A PROPERTY LINE WITH AN INDUSTRIAL SITE: 154.36 sq.m

TOTAL NUMBER OF TREES REQUIRED = 1 TREE/ 35 sq.m
$\frac{154.36 \text{ sq.m}}{35}$ = 5 TREES

TOTAL NUMBER OF SHRUBS REQUIRED = 2 SHRUBS/35 sq.m
$\frac{154.36 \text{ sq.m}}{2/35}$ = 10 SHRUBS

TOTAL NUMBER OF TREES PROVIDED = 5
TOTAL NUMBER OF SHRUBS PROVIDED = 10

FRONT PROPERTY SETBACK:
SETBACK AREA SHARES A PROPERTY LINE WITH A STREET: 813.57 sq.m

TOTAL NUMBER OF TREES REQUIRED = 1 TREE/ 35 sq.m
$\frac{813.57 \text{ sq.m}}{35}$ = 24 TREES

TOTAL NUMBER OF SHRUBS REQUIRED = 2 SHRUBS/ 35 sq.m
$\frac{813.57 \text{ sq.m}}{2/35}$ = 48 SHRUBS

TOTAL NUMBER OF TREES PROVIDED = 24
TOTAL NUMBER OF SHRUBS PROVIDED = 48

WEST SIDE PROPERTY SETBACK:
SETBACK AREA SHARES A PROPERTY LINE WITH AN INDUSTRIAL SITE: 184.31 sq.m

TOTAL NUMBER OF TREES REQUIRED = 1 TREE/35 sq.m
$\frac{184.31 \text{ sq.m}}{35}$ = 6 TREES

TOTAL NUMBER OF SHRUBS REQUIRED = 2 SHRUBS/35 sq.m
$\frac{184.31 \text{ sq.m}}{2/35}$ = 12 SHRUBS

TOTAL NUMBER OF TREES PROVIDED = 6
TOTAL NUMBER OF SHRUBS PROVIDED = 12

EAST SIDE PROPERTY SETBACK:
SETBACK AREA SHARES A PROPERTY LINE WITH AN INDUSTRIAL SITE: 123.75 sq.m

TOTAL NUMBER OF TREES REQUIRED = 1 TREE/35 sq.m
$\frac{123.75 \text{ sq.m}}{35}$ = 4 TREES

TOTAL NUMBER OF SHRUBS REQUIRED = 2 SHRUBS/50 sq.m
$\frac{123.75 \text{ sq.m}}{2/35}$ = 8 SHRUBS

TOTAL NUMBER OF TREES PROVIDED = 4
TOTAL NUMBER OF SHRUBS PROVIDED = 8

1 DPL.00 LANDSCAPE STATS PLAN
SCALE 1:400

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pLAnt studio
landscape architecture + planning

NO.	ISSUE/ REVISION	DATE
2	ISSUED FOR DR1	2026-10-02
1	ISSUED FOR DP	2026-08-18

SEAL

PROJECT
POINT TROTTER INDUSTRIAL

PROJECT ADDRESS
6971 107 AVE SE
CALGARY, AB

TITLE
LANDSCAPE STATS PLAN

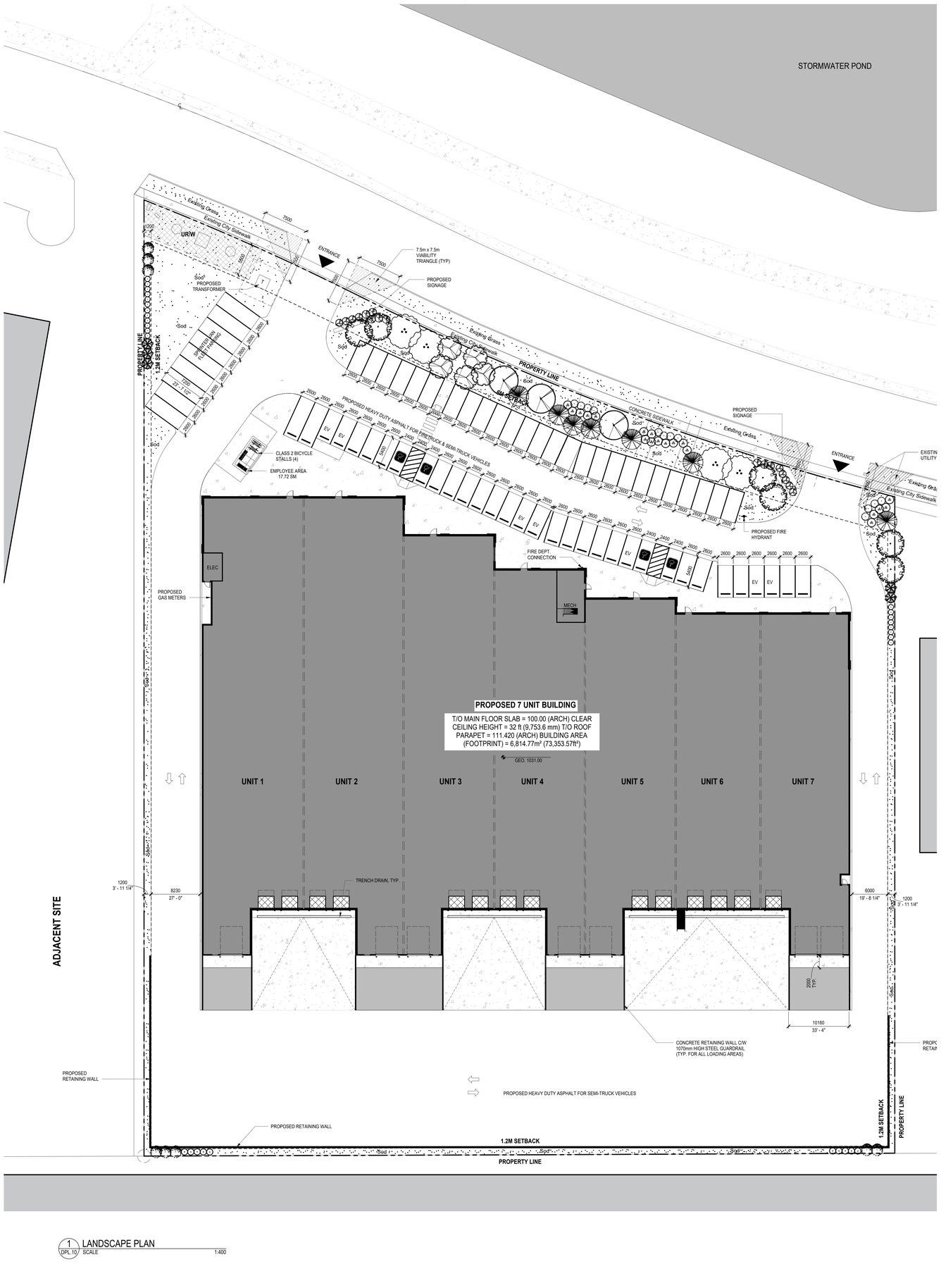
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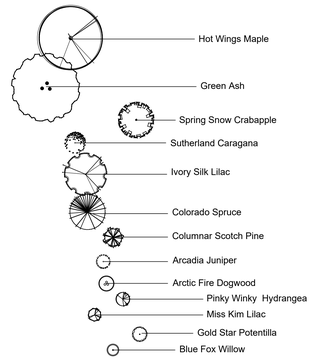
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1 DPL.10 LANDSCAPE PLAN
SCALE 1:400

PLANT LEGEND:



LEGEND:

FEATURES

- Fescue Sod on 300mm topsoil
- Concrete Broom Finish
- Bench (Qty 2)
- Bike Rack (Qty 2)

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
2. WARRANTY ON ALL LANDSCAPE TO BE ONE YEAR FROM DATE OF ACCEPTANCE.
3. CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
4. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK.
6. DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC LANDS, RESULTING FROM ENCROACHMENT WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
7. NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
8. 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.
9. CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
10. ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
11. ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
12. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
13. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
14. SOIL DEPTHS FOR PLANT MATERIAL:
    FOR TREES - 1200mm MIN
    FOR SHRUBS - 600mm MIN
    FOR PERENNIALS - 300mm MIN
    FOR SOD - 300mm MIN
15. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
16. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICING INFORMATION.
17. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
18. ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF CALGARY DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION(CURRENT EDITION).
2. THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES; AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS BEFORE ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE, PLANTS WILL BE REJECTED IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER
4. STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST
5. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT
6. PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION
7. ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST
8. ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

1. ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 300 MM DEPTH TOPSOIL AND SOD, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
2. ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 450 MM DEPTH TOPSOIL AND A MINIMUM OF 150 MM DEPTH WOOD CHIP MULCH, AS PER THE MD OF ROCKY VIEW DESIGN STANDARDS.
3. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACE BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM

GRADING NOTES:

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION.

SOD:

1. CERTIFIED NO. 1 CULTIVATED TURF FESCUE SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETERIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS.

IRRIGATION SYSTEMS:

1. THE CONTRACTOR SHALL SUPPLY AND INSTALL A FULLY FUNCTIONAL AUTOMATIC PROGRAMMABLE IRRIGATION SYSTEM. IRRIGATION SYSTEMS WILL BE DESIGNED IN SUCH A WAY THAT ALL AREAS, INCLUDING LAWNS, BEDS, PLANTERS, GARDENS, AND GREEN ROOFS, WHETHER EXISTING OR NEW, ARE WATERED IN THE MOST EFFICIENT MANNER WHILE PROVIDING FULL COVERAGE. ONLY LANDSCAPED AREAS ARE TO RECEIVE WATER.
2. SYSTEM CONFIGURATION WILL VARY DEPENDING ON PLANT VARIETY AND LANDSCAPED AREA. ANY OVERLAPPING OR UNNECESSARY SPRAY PATTERNS ARE TO BE KEPT TO A MINIMUM. SYSTEM INSPECTIONS AND NOZZLE ADJUSTMENTS ARE TO BE MADE AFTER THE INSTALL IS COMPLETE AND AT THE START OF EVERY GROWING SEASON. NOZZLES SHOULD BE REPLACED EVERY FIVE YEARS. WATERING TIMES ARE TO BE SET FOR THE EARLY MORNING TO REDUCE EVAPORATION.
3. ONCE ESTABLISHED, ONE INCH OF WATER PER WEEK SHALL BE IRRIGATED ON ALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DRIPS SYSTEMS ARE RECOMMENDED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO PLANTS CAUSED BY OVER OR UNDER WATERING.
4. IRRIGATION PLANS SHALL BE PREPARED BY A QUALIFIED IRRIGATION CONSULTANT AND INSTALLED BY A PROFESSIONALLY CERTIFIED IRRIGATION INSTALLER. CONTRACTOR SHALL PROVIDE MANUALS AND TOOLS, REQUIRED FOR SYSTEM OPERATION, TO THE OWNER UPON SYSTEM COMPLETION. AS-BUILT DRAWING SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.
5. ALL UNDERGROUND IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH A HIGH FLOW SHUTOFF VALVE AND BACK FLOW PREVENTION VALVE. ALL DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM FOUNDATIONS AND INTO SHRUB BEDS OR TREE WELLS WHERE PRACTICAL.
6. ALL SOFT LANDSCAPING TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT LIST:

CONIFEROUS TREES

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
07	Picea pungens	Colorado Spruce	3.0m ht. B&B, 1200mm root ball dia.
05	Pinus sylvestris 'Fastigiata'	Columnar Scotch Pine	2.0m ht. B&B, 800mm root ball dia.

DECIDUOUS TREES

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
03	Acer tataricum 'GarAnn'	Hot Wings Maple	75mm cal. (B&B), min 850mm wide x 550mm depth root ball
08	Caragana arborescens 'Sutherland'	Sutherland Caragana	50mm cal. (B&B), min 850mm wide x 550mm depth root ball
04	Fraxinus pennsylvanica 'Patmore'	Patmore Green Ash	75mm cal. (B&B), min 850mm wide x 550mm depth root ball
06	Malus x 'Spring Snow'	Spring Snow Flowering Crab	75mm cal. (B&B), min 900mm wide x 600mm depth root ball
05	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm cal. (B&B), min 700mm wide x 400mm depth root ball

CONIFEROUS SHRUBS

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
12	Juniperus sabina 'Arcadia'	Arcadia Juniper	Min. 600 spr, root ball dia. 350mm, #5 container size

DECIDUOUS SHRUBS

QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
19	Cornus sericea 'Farrow'	Arctic Fire Dogwood	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
08	Hydrangea paniculata 'DVP PINKY'	Pinky Winky Hydrangea	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
20	Potentilla 'Gold Star'	Gold Star Potentilla	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
10	Salix brachycarpa 'Blue Fox'	Blue Fox willow	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.
09	Syringa patula 'Miss Kim'	Miss Kim Lilac	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont.

GENERAL NOTES:

1. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
2. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
3. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

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pLAnt studio
landscape architecture + planning

NO.	ISSUE/ REVISION	DATE
2	ISSUED FOR DR1	2026-10-02
1	ISSUED FOR DP	2026-08-18

SEAL

PROJECT
POINT TROTTER INDUSTRIAL

PROJECT ADDRESS
6971 107 AVE SE
CALGARY, AB

TITLE
LANDSCAPE PLAN

PROJECT NO.	SCALE	DRAWN	CHECKED
B26-20027	1:400	CK	VK

DRAWING NO. DPL.10
REVISION NO. 2

NOT FOR CONSTRUCTION

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