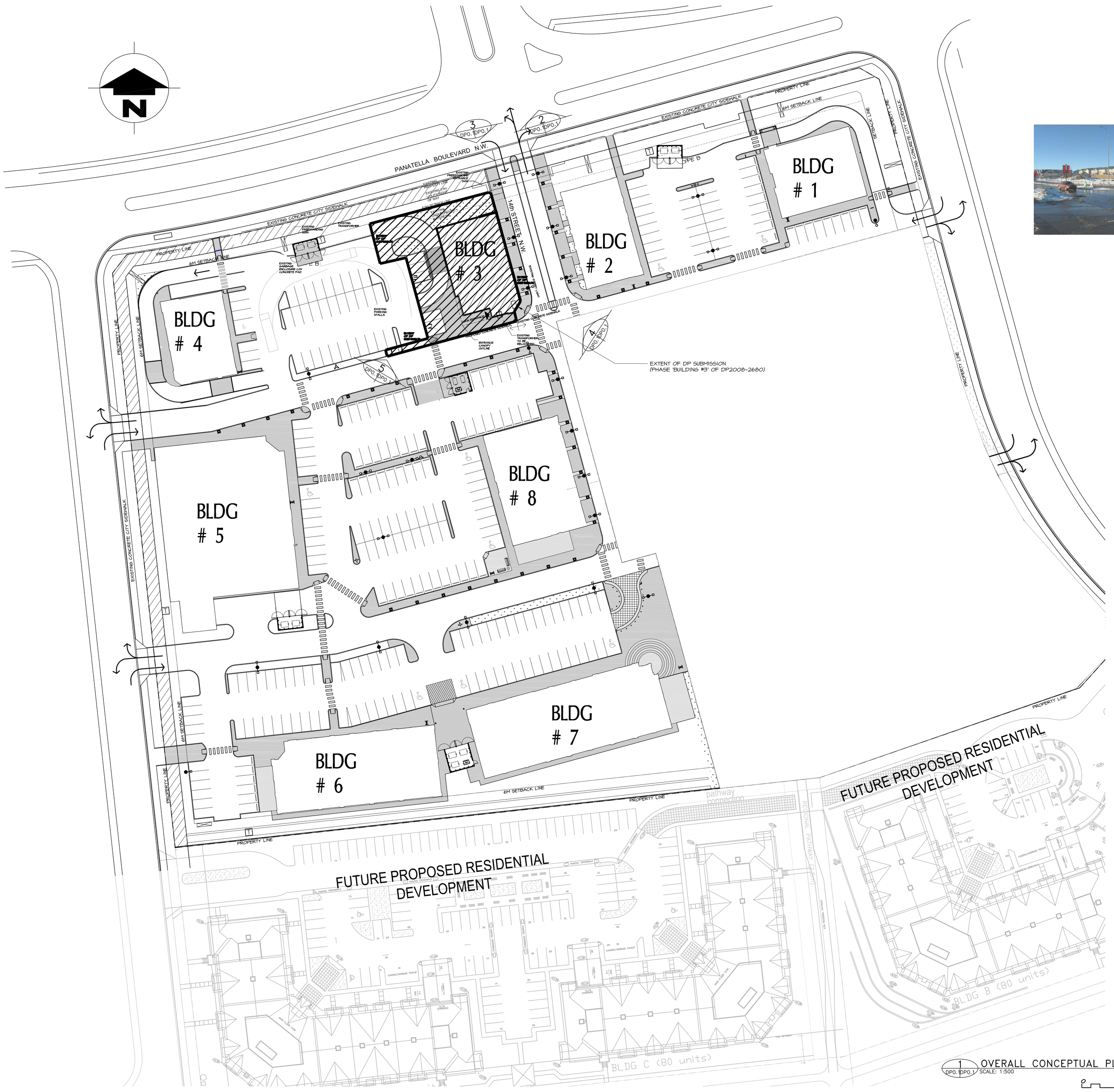

SITE PHOTOS



2 DP0.1 DP0.1 VIEW: LOOKING NORTH FROM SITE SCALE: N.T.S.



3 DP0.1 DP0.1 VIEW:NORTH ELEVATION OF SITE SCALE: N.T.S.



4 DP0.1 DP0.1 VIEW: SOUTH-EAST CORNER SCALE: 1:500



5 DP0.1 DP0.1 VIEW:SOUTH-WEST CORNER SCALE: N.T.S.

PROPERTY ADDRESS

MUNICIPAL ADDRESS
300 -1110 PANATELLA BV. N.W.
CALGARY, ALBERTA

LEGAL ADDRESS:
LOT 8
BLOCK 67
PLAN 0711844

LAND USE DISTRICT:
DC 80Z2003

USE FOR CURRENT DP APPLICATION:
FINANCIAL INSTITUTION

AREAS:
GROSS FLOOR AREA (GFA): 449sm
AREA OF DP SUBMISSION: 1094sm

NOTE: CURRENT DP APPLICATION 'PHASE BUILDING #3' OF DP2008- 2680.

ROYOP DEVELOPMENT CORPORATION

PANORAMA HILLS

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No.	Issued For	Init	YY-MM-DD Date
1	Bldg. #3 DP App.	DM	10-12-14

PERMIT TO PRACTICE
Abugov Kaspar Architecture Engineering Interior Design
Signature:
Date:
PERMIT NUMBER : P 3933
The Association of Professional Engineers Geologists and Geophysicists of Alberta

ABUGOV • KASPAR
Suite 200, 422 - 11th Avenue SE Calgary, Alberta, T2G 0Y4
Phone: 237-9227 Fax: 237-9230
info@abugovkaspar.com

architecture
urban design
engineering
interior design

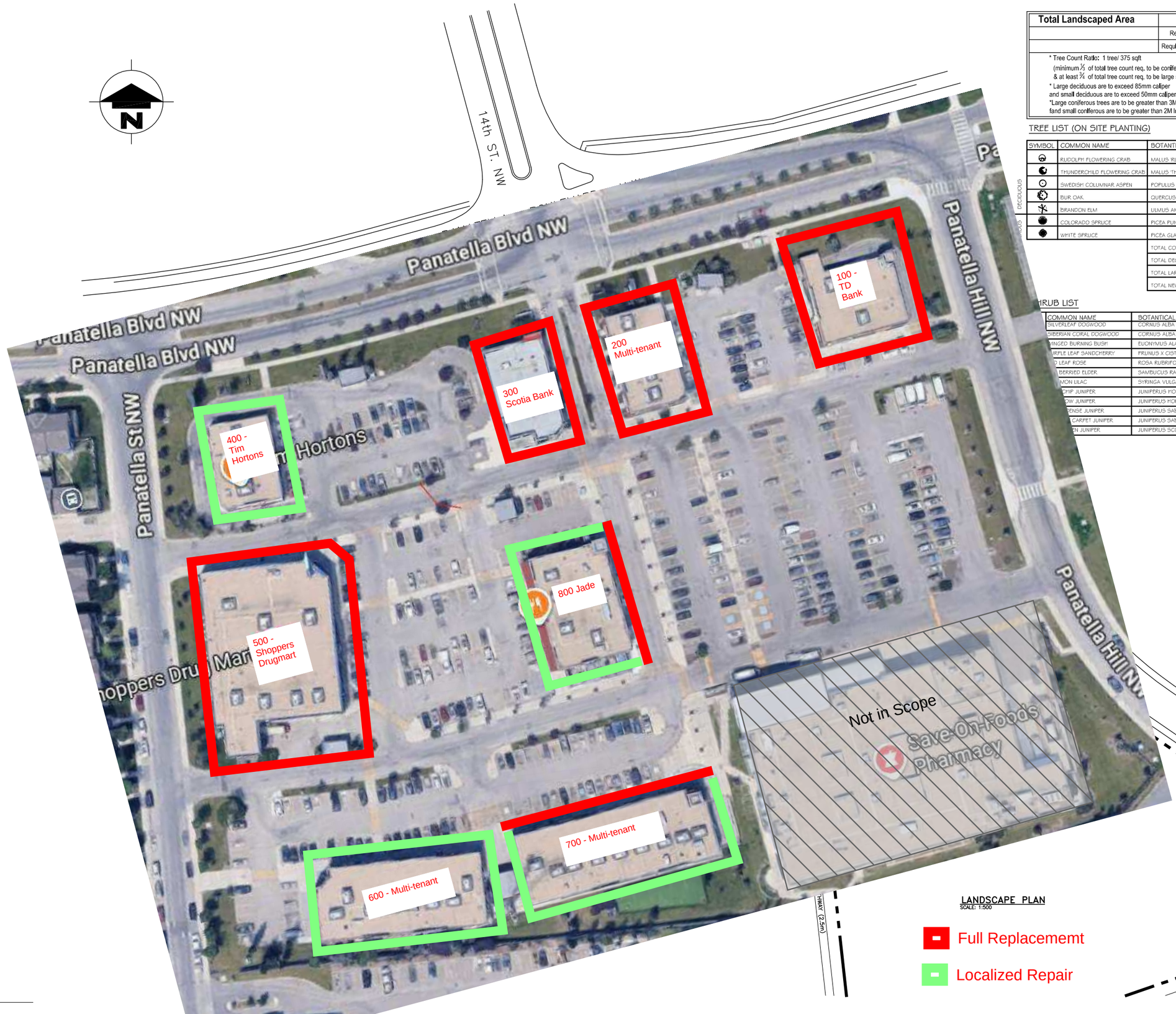
GATES OF PANORAMA HILLS

CALGARY ALBERTA

OVERALL CONCEPTUAL PLAN

DP0.1

10169



Total Landscaped Area	39,000 sqft	
	Required large size	78
	Required coniferous trees	35
* Tree Count Ratio: 1 tree/ 375 sqft (minimum ⅓ of total tree count req. to be coniferous & at least ¾ of total tree count req. to be large size) * Large deciduous are to exceed 85mm caliper and small deciduous are to exceed 50mm caliper *Large coniferous trees are to be greater than 3M in height fand small coniferous are to be greater than 2M in height		Total of 104 trees Required

TREE LIST (ON SITE PLANTING)

SYMBOL	COMMON NAME	BOTANTICAL NAME	SIZE	QUANTITY
DECIDUOUS	RUDOLPH FLOWERING CRAB	MALUS 'RUDOLPH'	50mm CAL	5
	THUNDERCHILD FLOWERING CRAB	MALUS 'THUNDERCHILD'	50mm CAL	17
	SWEDISH COLUMNAR ASPEN	POPULUS TREMULA 'ERECTA'	85mm CAL	17
	BUR OAK	QUERCUS MACROCARPA	85mm CAL	52
	BRANDON ELM	ULMUS AMERICANA 'BRANDON'	50mm CAL	12
CONIFEROUS	COLORADO SPRUCE	PICEA PUNGENS	3m HT	22
	WHITE SPRUCE	PICEA GLAUCA	2m HT	13
	TOTAL CONIFEROUS			35
	TOTAL DECIDUOUS			103
	TOTAL LARGE TREES			91
	TOTAL NEW TREES			138

SHRUB LIST

COMMON NAME	BOTANTICAL NAME	SIZE	QUANTITY
SILVERLEAF DOGWOOD	CORNUS ALBA 'ARGENTEO-MAR'	2 GAL	*QUANTITIES TO BE DETERMINED AT DETAILED DESIGN STAGE. *ALL SHRUBS TO HAVE A HEIGHT OR SPREAD OF AT LEAST 600 mm AT TIME OF PLANTING
SIBERIAN CORAL DOGWOOD	CORNUS ALBA 'KESSELRINGII'	5 GAL	
WINGED BURNING BUSH	EUONYMUS ALATA	2 GAL	
PURPLE LEAF SANDCHERRY	PRUNUS X CISTENA	5 GAL	
D LEAF ROSE	ROSA RUBRIFOLIA	2 GAL	
BERRIED ELDER	SAMBUCUS RACEMOS	5 GAL	
MON LILAC	SYRINGA VULGARIS	5 GAL	
CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	
OW JUNIPER	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	5 GAL	
ENSE JUNIPER	JUNIPERUS SABINA 'MONARD'	5 GAL	
CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL	
N JUNIPER	JUNIPERUS SCOPULORUM	5 GAL	

LANDSCAPE PLAN
SCALE: 1:500

Full Replacememt

Localized Repair

ROYOP Corporation

PANORAMA HILLS

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No.	Issued For	Int	YY-MM-DD Date
5	Final Review Revisions	DM	08-08-06
4	Final Review	DM	08-07-31
3	Review	DM	08-07-29
2	Pricing Package	DM	08-07-24
1	Preliminary Review	DM	08-07-24

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info@abugovkaspar.com

GATES OF PANORAMA HILLS
CALGARY ALBERTA

LANDSCAPE PLAN

DP0.2

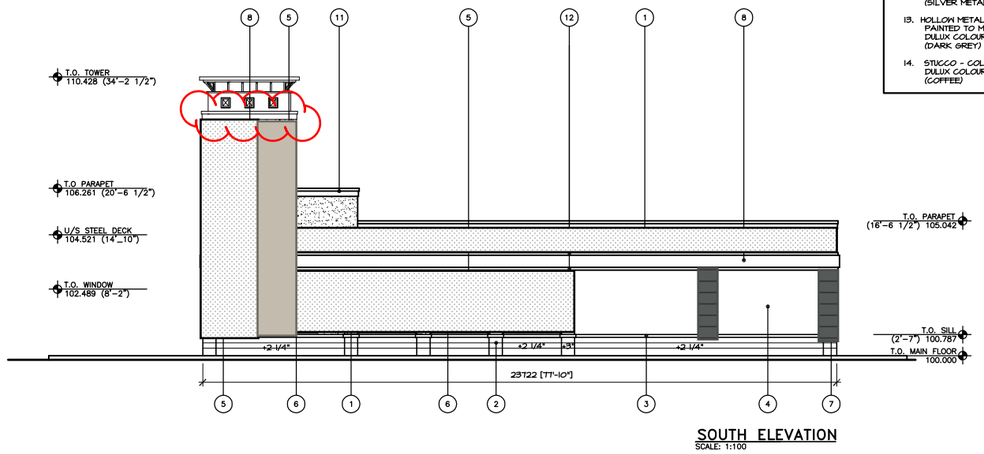
07183

LEGEND:

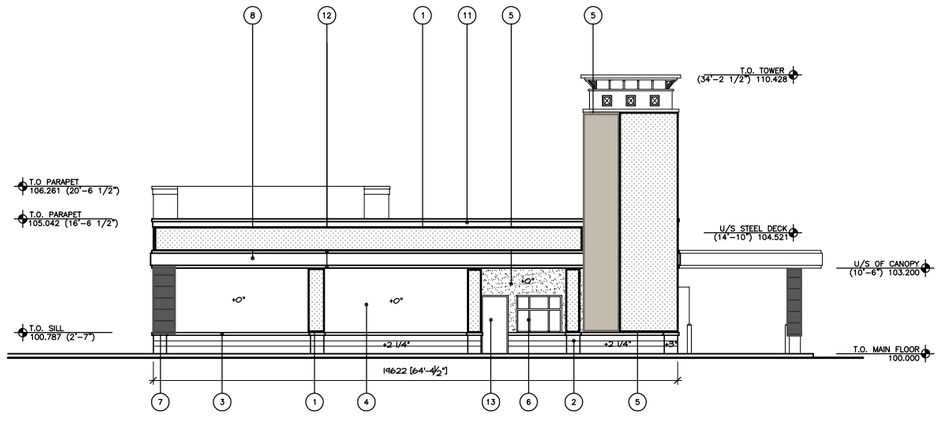
- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey



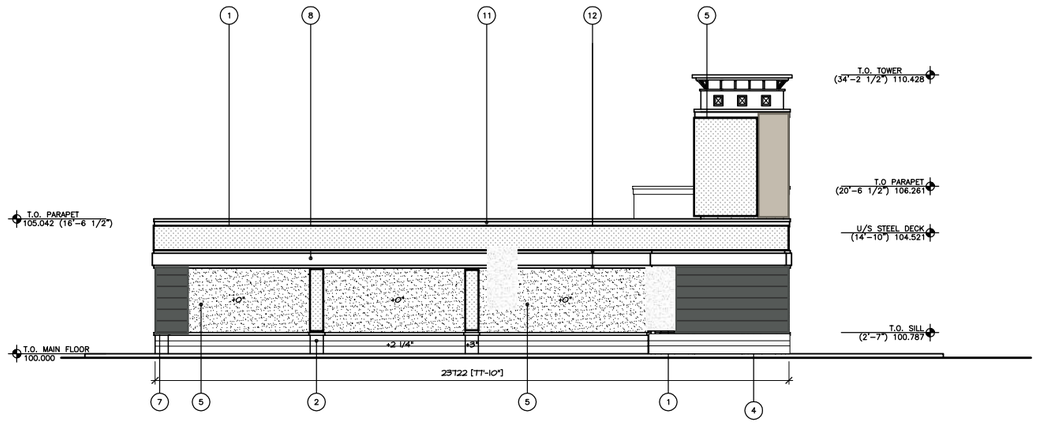
WEST ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

MATERIAL LEGEND

1. CULTURED STONE
   ELDORADO STONE
   (CHAPEL HILL - STACKED STONE)
2. SINGLE SCORED CONCRETE BLOCK
   CMS BLOCK-(CHARCOAL)
3. CONCRETE BLOCK SILL - ½ COURSE
   (CHARCOAL)
4. STUCCO - COLOUR A
   ICI COLOUR
   (JUPITER RED)
5. STUCCO - COLOUR B
   DULUX COLOUR - OONN 16/000 - NN4446
   (DARK GREY)
6. PREFINISHED ALUMINUM FRAME & GLAZING
   (CLEAR ANODIZED)
7. LIGHT FIXTURE
8. SIGNAGE
9. CLEAR ANODIZED STORE FRONT
10. PREFINISHED METAL PANEL
    (SILVER METALLIC)
11. STUCCO CORNICE
    COLOUR (WHITE)
12. PREFINISHED METAL TRIM
    (SILVER METALLIC)
13. HOLLOW METAL DOOR & FRAME
    PAINTED TO MATCH
    DULUX COLOUR - OONN 16/000 - NN4446
    (DARK GREY)
14. STUCCO - COLOUR C
    DULUX COLOUR - OOYY 33/145 - NN4419
    (COFFEE)

NOTE:

BUILDING FACE DEPTH MARKERS

+0" = FINISHED FACE OF STUCCO ON THE BASE STUD WALL

ROYOP Corporation

PANORAMA HILLS

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GATES OF PANORAMA HILLS
CALGARY ALBERTA

BUILDING 'I' ELEVATIONS

DP2.1

BLDG 200 - WEST



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

BLDG 200 - EAST



BLDG 200 - SOUTH



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

BLDG 300 - SOUTH

SE1 Replace 100% CRITICAL



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

BLDG 400 - NORTH



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

BLDG 400 - WEST



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

BLDG 400 - SOUTH



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

BLDG 500- NORTH



BLDG 500 - WEST



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.



BLDG- 600 North



BLDG- 600 West



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

BLDG- 600 South



BLDG- 700 WEST



South A





LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

West Replace 100%



*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.

South- Install weep holes to facilitate patio drainage



BLDG- 800 East



LEGEND:

- Hardie Lap Siding - Cobble Stone
- Hardie Panel - Cobble Stone
- Hardie Lap Siding - Iron Grey
- Hardie Panel - Iron Grey

*NOTE: At all new material intersections with the parapet, remove and replace cap flashing.