

LEGAL DESCRIPTION

LOT	2
BLOCK	2
PLAN	1612130
MUNICIPAL ADDRESS	CORNERSTONE MANOR NE
ADDRESS	CALGARY, AB
COMMUNITY	CORNERSTONE
LAND USE	M-1 Multi Residential - Low Profile
SITE AREA	sqft. 15,061.99
FAR proposed	1.02

DENSITY

50 units/ha	minimum =	76	units
100 units/ha	maximum =	150	units
58 units/ha	Project density	87	OK

PARKING CALCULATION 1p2007

LEVEL	USE	REQ. PER UNIT	UNITS	REQ. PARK.	PROVIDED
BUILDING 1	RESIDENTIAL	1.25	7	8.8	14
BUILDING 2	RESIDENTIAL	1.25	7	8.8	14
BUILDING 3	RESIDENTIAL	1.25	6	7.5	12
BUILDING 4	RESIDENTIAL	1.25	6	7.5	12
BUILDING 5	RESIDENTIAL	1.25	4	5.0	8
BUILDING 6	RESIDENTIAL	1.25	5	6.3	10
BUILDING 7	RESIDENTIAL	1.25	6	7.5	12
BUILDING 8	RESIDENTIAL	1.25	6	7.5	12
BUILDING 9	RESIDENTIAL	1.25	4	5.0	8
BUILDING 10	RESIDENTIAL	1.25	6	7.5	12
BUILDING 11	RESIDENTIAL	1.25	4	5.0	8
BUILDING 12	RESIDENTIAL	1.25	4	5.0	8
BUILDING 13	RESIDENTIAL	1.25	4	5.0	8
BUILDING 14	RESIDENTIAL	1.25	5	6.3	10
BUILDING 15	RESIDENTIAL	1.25	5	6.3	10
BUILDING 16	RESIDENTIAL	1.25	4	5.0	8
BUILDING 17	RESIDENTIAL	1.25	4	5.0	8
TOTAL REQUIRED FOR RESIDENTS			109	174	
TOTAL REQUIRED FOR VISITORS		0.11	14	14	
TOTAL REQUIRED			123		
TOTAL PROVIDED				188	
DEREGENCY SURPLUS					65

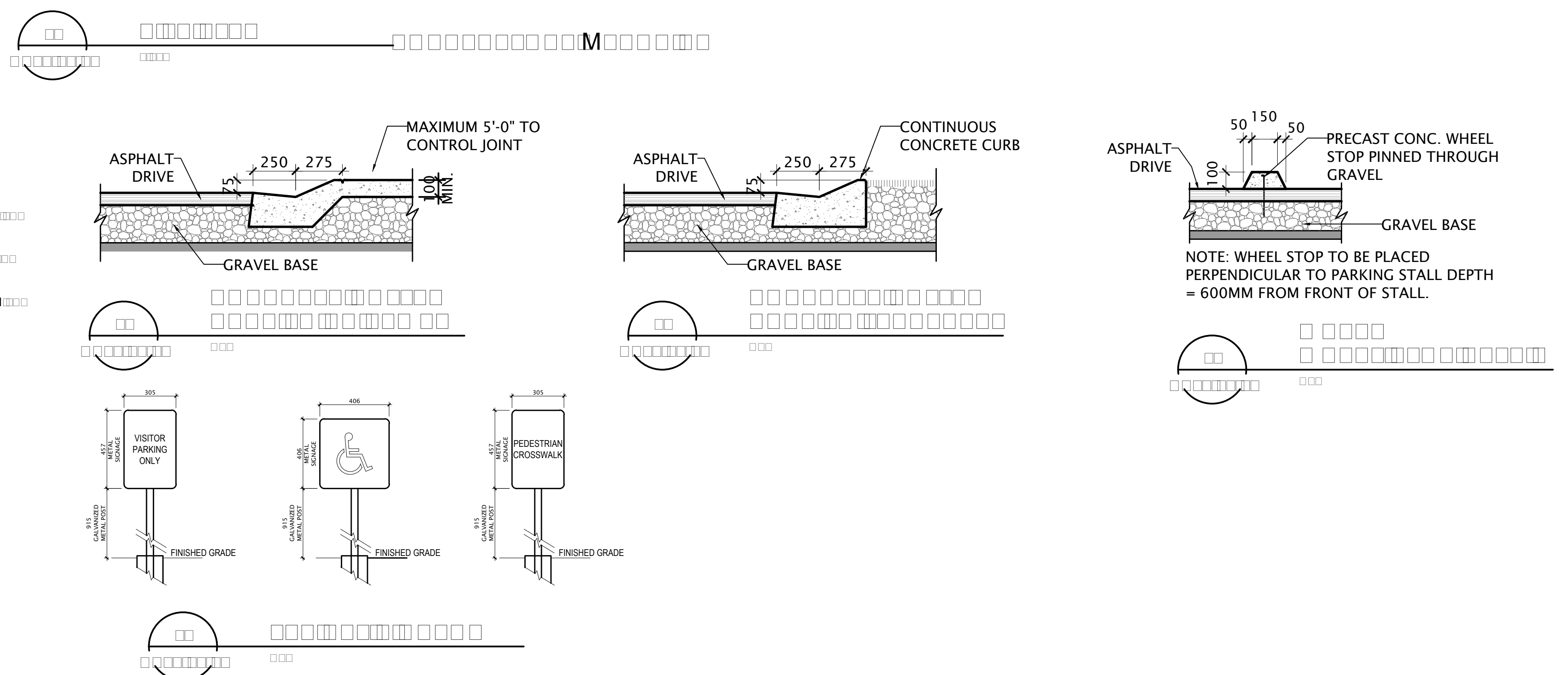
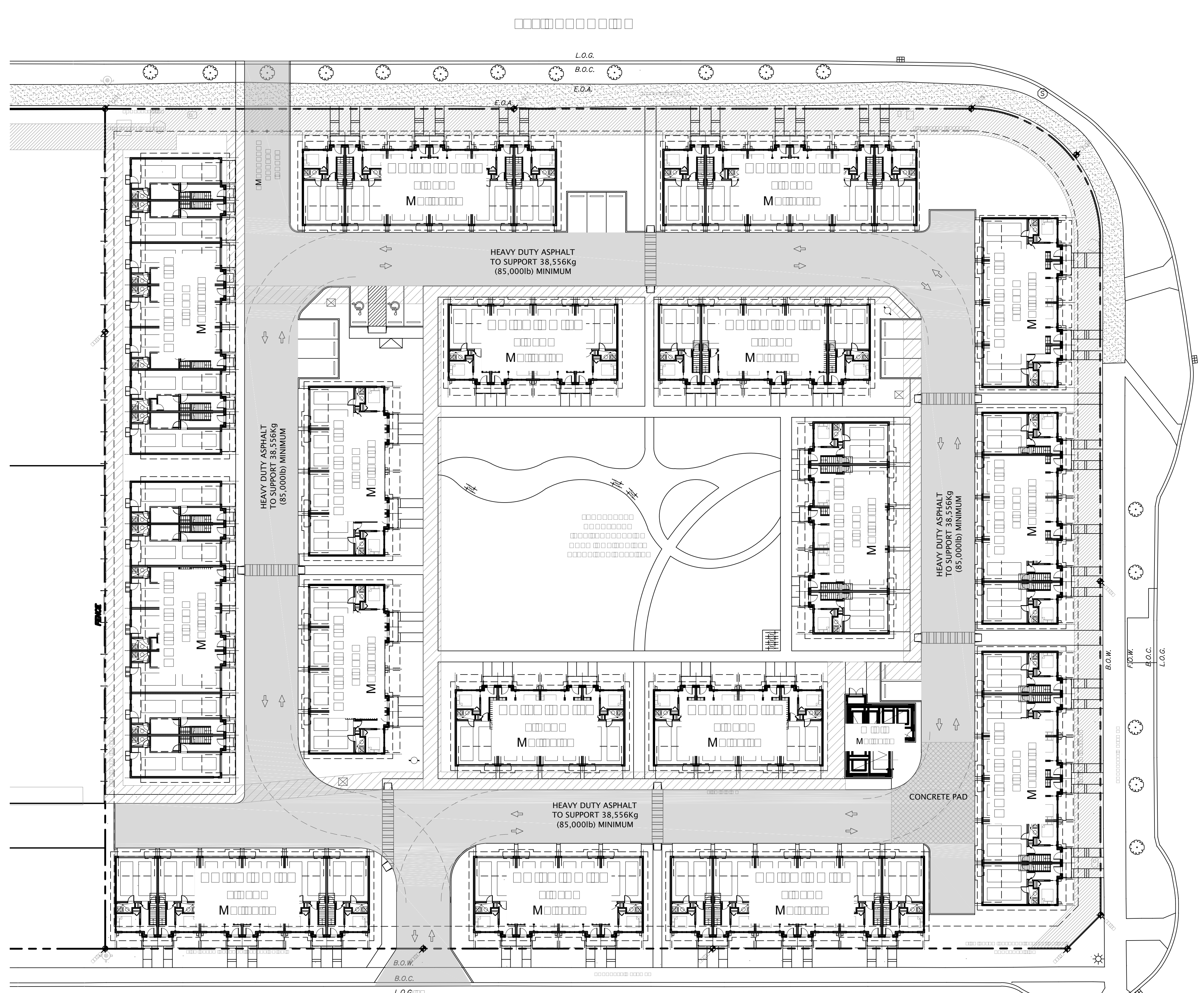
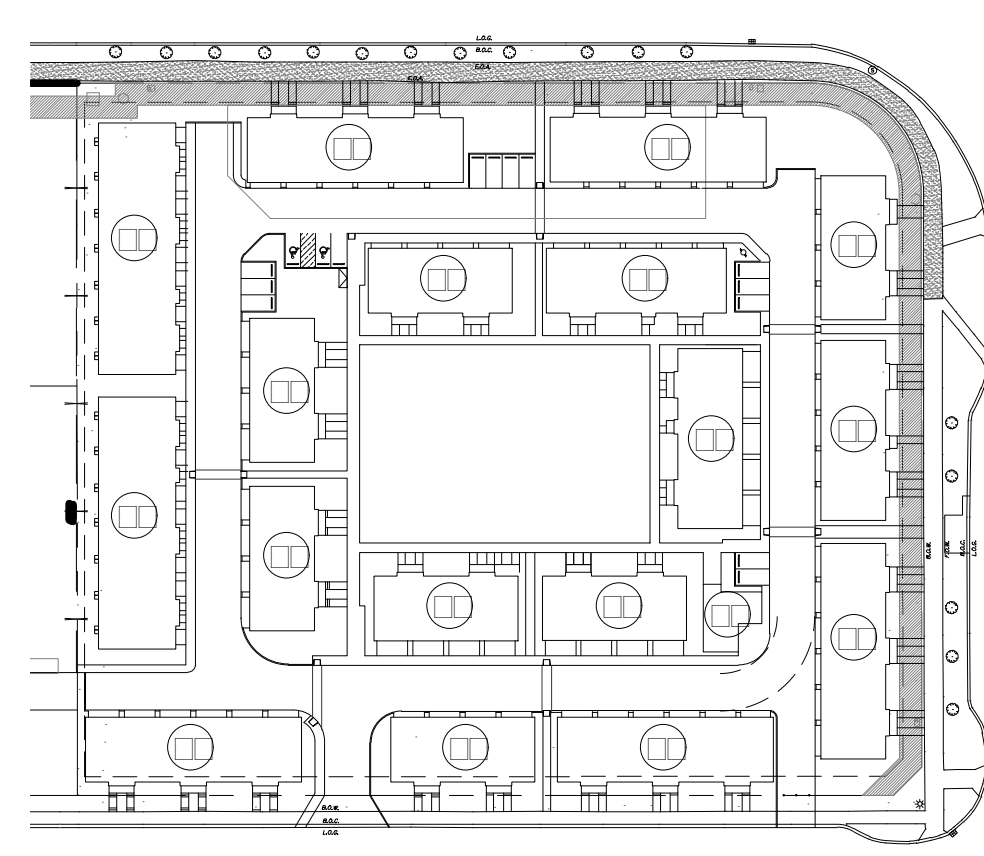
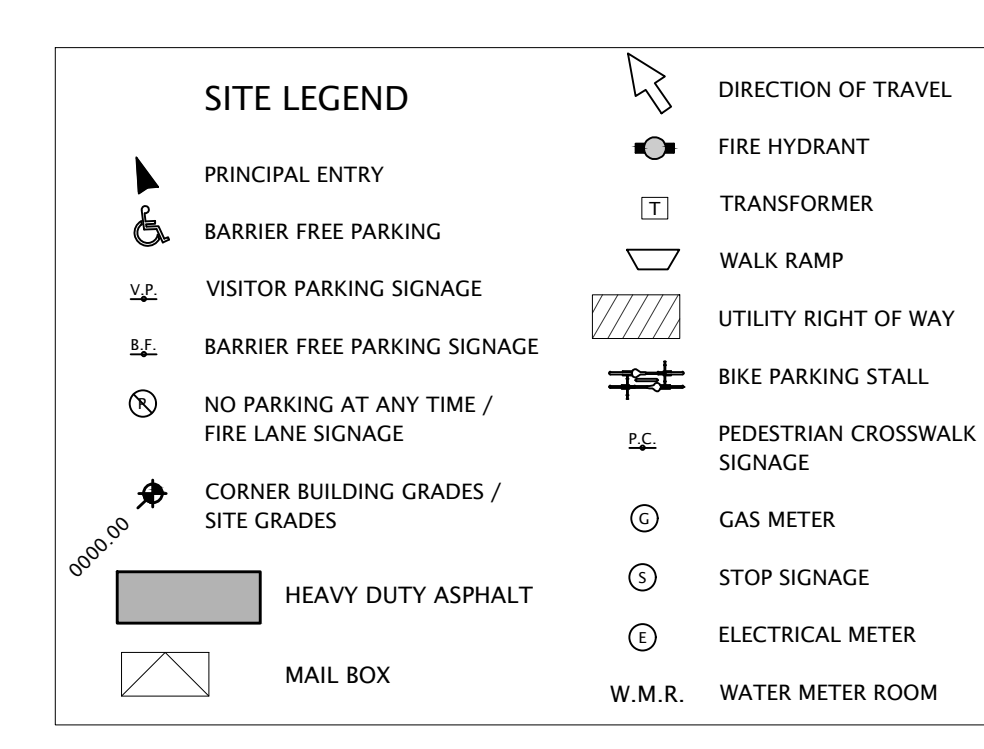
BICYCLE PARKING

CLASS	REQ. CLASS 1	REQ. CLASS 2
CLASS 1	0.5 STALLS PER UNIT	44
CLASS 2	0.1 STALLS PER UNIT	9
PROVIDED	87	12

DEREGENCY: NO NO

AREA CALCULATIONS

BUILDING	LEVEL	USE	AREA (sq. ft.)	% SITE COVERAGE	UNITS
BUILDING 1	LEVEL 1	RESIDENTIAL	415.74	4.474.99	7
	LEVEL 2	RESIDENTIAL	412.10	4.435.81	
	LEVEL 3	RESIDENTIAL	412.10	4.435.81	
BUILDING 2	LEVEL 1	RESIDENTIAL	415.74	4.474.99	7
	LEVEL 2	RESIDENTIAL	412.10	4.435.81	
	LEVEL 3	RESIDENTIAL	412.10	4.435.81	
BUILDING 3	LEVEL 1	RESIDENTIAL	356.35	3.835.72	6
	LEVEL 2	RESIDENTIAL	353.23	3.802.14	
	LEVEL 3	RESIDENTIAL	353.23	3.802.14	
BUILDING 4	LEVEL 1	RESIDENTIAL	356.35	3.835.72	6
	LEVEL 2	RESIDENTIAL	353.23	3.802.14	
	LEVEL 3	RESIDENTIAL	353.23	3.802.14	
BUILDING 5	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
BUILDING 6	LEVEL 1	RESIDENTIAL	296.96	3.196.45	5
	LEVEL 2	RESIDENTIAL	294.36	3.168.46	
	LEVEL 3	RESIDENTIAL	294.36	3.168.46	
BUILDING 7	LEVEL 1	RESIDENTIAL	356.35	3.835.72	6
	LEVEL 2	RESIDENTIAL	353.23	3.802.14	
	LEVEL 3	RESIDENTIAL	353.23	3.802.14	
BUILDING 8	LEVEL 1	RESIDENTIAL	296.96	3.196.45	5
	LEVEL 2	RESIDENTIAL	294.36	3.168.46	
	LEVEL 3	RESIDENTIAL	294.36	3.168.46	
BUILDING 9	LEVEL 1	RESIDENTIAL	296.96	3.196.45	5
	LEVEL 2	RESIDENTIAL	294.36	3.168.46	
	LEVEL 3	RESIDENTIAL	294.36	3.168.46	
BUILDING 10	LEVEL 1	RESIDENTIAL	356.35	3.835.72	6
	LEVEL 2	RESIDENTIAL	353.23	3.802.14	
	LEVEL 3	RESIDENTIAL	353.23	3.802.14	
BUILDING 11	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
BUILDING 12	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
BUILDING 13	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
BUILDING 14	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
BUILDING 15	LEVEL 1	RESIDENTIAL	296.96	3.196.45	5
	LEVEL 2	RESIDENTIAL	294.36	3.168.46	
	LEVEL 3	RESIDENTIAL	294.36	3.168.46	
BUILDING 16	LEVEL 1	RESIDENTIAL	296.96	3.196.45	5
	LEVEL 2	RESIDENTIAL	294.36	3.168.46	
	LEVEL 3	RESIDENTIAL	294.36	3.168.46	
BUILDING 17	LEVEL 1	RESIDENTIAL	237.57	2.557.18	4
	LEVEL 2	RESIDENTIAL	235.49	2.534.79	
	LEVEL 3	RESIDENTIAL	235.49	2.534.79	
TOTAL			15,409.62	165,867.77	34.30%
TOTAL UNITS					87

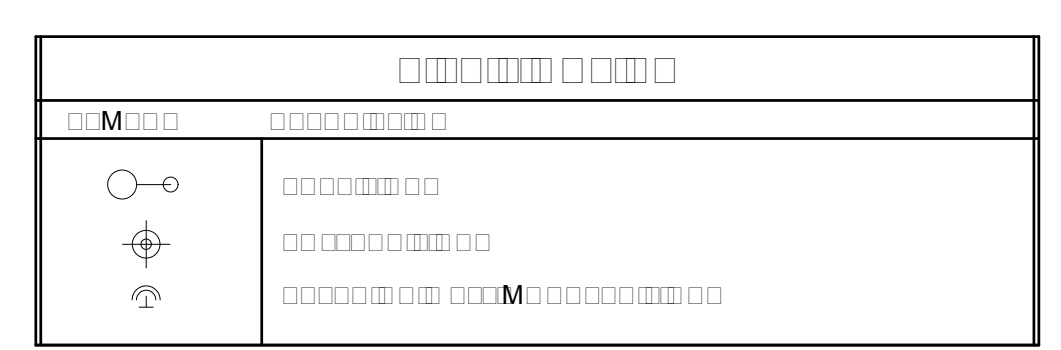
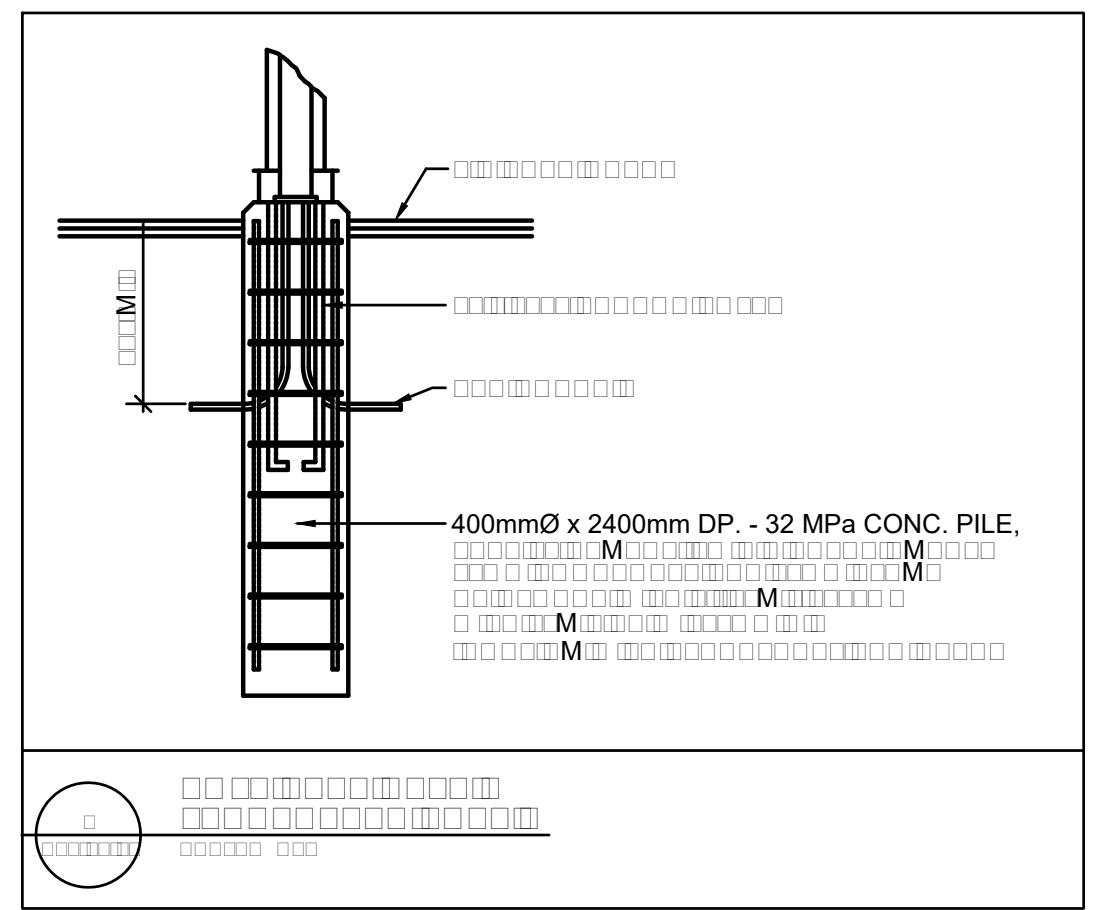
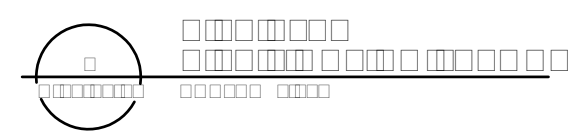
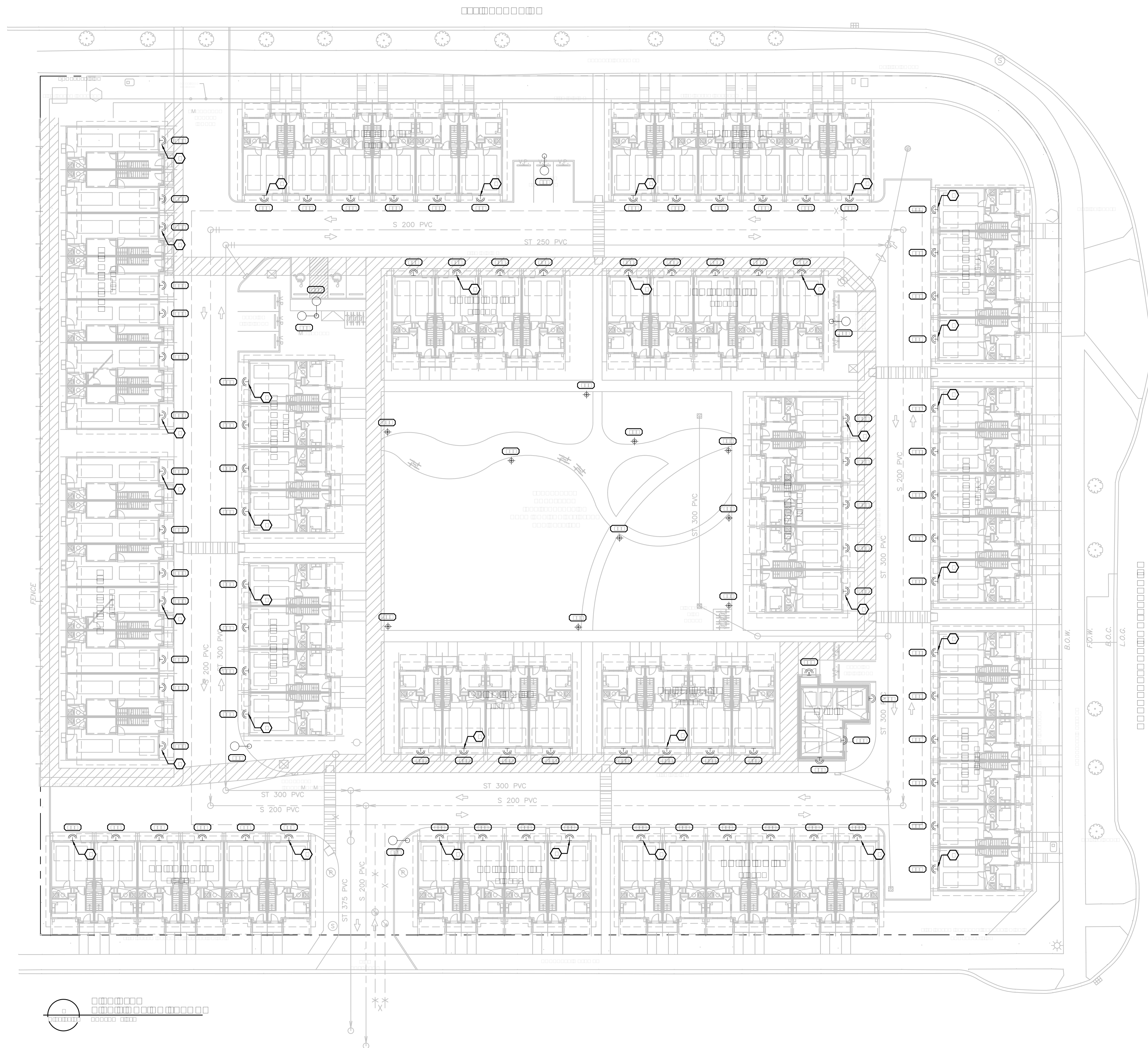


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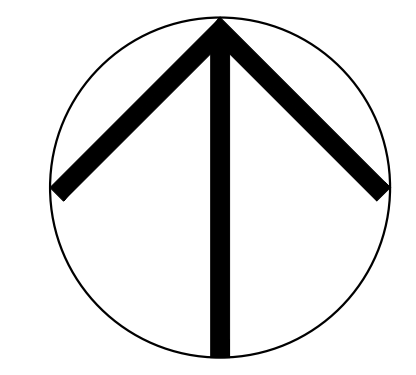
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Notes and specifications for the utility system, including material and installation requirements.

Symbol	Description	Material	Notes
(Symbol)	Manhole	Concrete	Standard
(Symbol)	Valve	Cast Iron	Standard
(Symbol)	Access Point	Steel	Standard



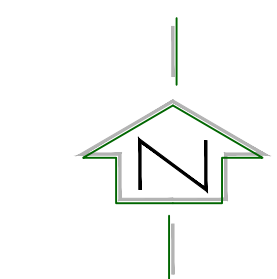
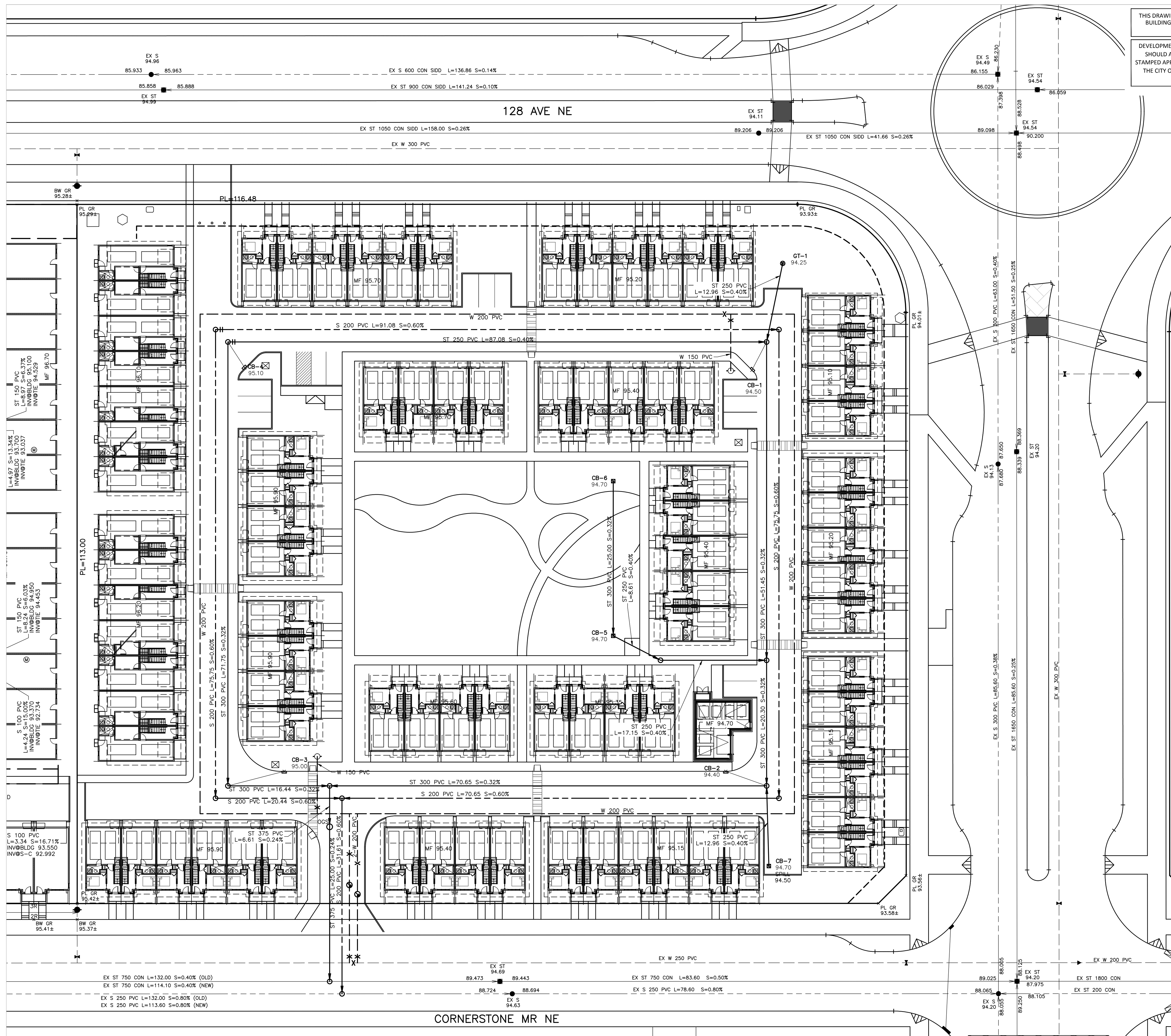
Project No.	2016-022
Client	Jubilee
Site	301, 301-14th Street N.W., Calgary, Alberta, T2N 2K1
Scale	As Shown
Revision	0
Author	TJ Eng
Checker	TJ Eng
Project Manager	TJ Eng
Client Representative	Jubilee
Project Name	Jubilee
Project Address	301, 301-14th Street N.W., Calgary, Alberta, T2N 2K1
Project Contact	TJ Eng
Project Date	2016-02-22

TLJ Engineering Consultants Ltd.
 #301, 301-14th Street N.W.
 Calgary, Alberta, T2N 2K1
 Telephone: (403) 289-8852
 E-mail: info@tlj-eng.com

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 1000 10th Street S.E., Calgary, Alberta, T2G 0P2
 Telephone: (403) 243-8888
 Fax: (403) 243-8889
 Email: info@norr.ca

THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS.

DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS.



PERMIT _____ STAMP _____

- NOTES**
- All elevations referenced to 100M Geodetic Datum.
 - Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
 - All manholes to be S.R.C. TYPE 5A unless otherwise noted.
 - Match crown minimum at all sewer connections.
 - All sewer distribution pipes to be SDR 35 PVC, all sewer service pipes to be SDR 28 PVC unless otherwise noted.
 - Sewer lines to minimum slopes as per City of Calgary Standards.
 - Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
 - Insulation required for sanitary sewers if cover less than 2.50m on mains, 1.80m in local traffic areas and 1.50m in landscaped areas. As per City of Calgary Standards.
 - Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
 - All water mains to be DR 18 PVC unless otherwise noted.
 - Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
 - Depth of bury for water lines to conform with City of Calgary standards.
 - No trees to be planted over water line(s).
 - Protection of Potable Water Supply From Contamination: All cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 and the National Plumbing Code of Canada.
 - For building locations and dimensions refer to latest Architectural drawings.
 - The contractor is responsible for locating all shallow utilities.
 - The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
 - Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Water meter location
	Existing elevation
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	M.F. 000.00
	T.F. 000.00
	S 000.00

LEGAL DESCRIPTION
LOT 2, BLOCK 2
PLAN 161 2130, N.E. 1/4
SEC. 26-25-29-W4M

CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO:		INITIAL	DATE
DEVELOPMENT SERVICING			
WATER RESOURCES			

IT IS THE RESPONSIBILITY OF THE CONSULTANT TO LOCATE AND IDENTIFY ANY CONFLICTS INTERFERING WITH SERVICE CONNECTIONS. THE CITY OF CALGARY IS NOT RESPONSIBLE FOR DELAYS OR COSTS INCURRED AS A RESULT OF ANY UNIDENTIFIED OBSTRUCTIONS.

ALL INFORMATION MARKED ON THE SITE SERVICING PLANS MUST BE INCLUDED ON ANY RESUBMISSIONS OR THE PLANS WILL BE REJECTED.

IT IS THE OWNER'S RESPONSIBILITY TO CHECK PERIMETER GRADES TO ENSURE COMPATIBILITY OF ADJACENT PROPERTIES.

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

No.	DATE	DESCRIPTION	DATE	APP.
4		AS-BUILT		
3		FOR CONSTRUCTION		
2		FOR TENDER		
1		DEVELOPMENT PERMIT		
No.		DRAWING STATUS		

CLIENT
TRUMAN HOMES

PROJECT
CORNERSTONE TOWNHOUSES YORKE 2
87 UNITS
CORNERSTONE ST & 128 AVE NE

TITLE
SITE SERVICING PLAN

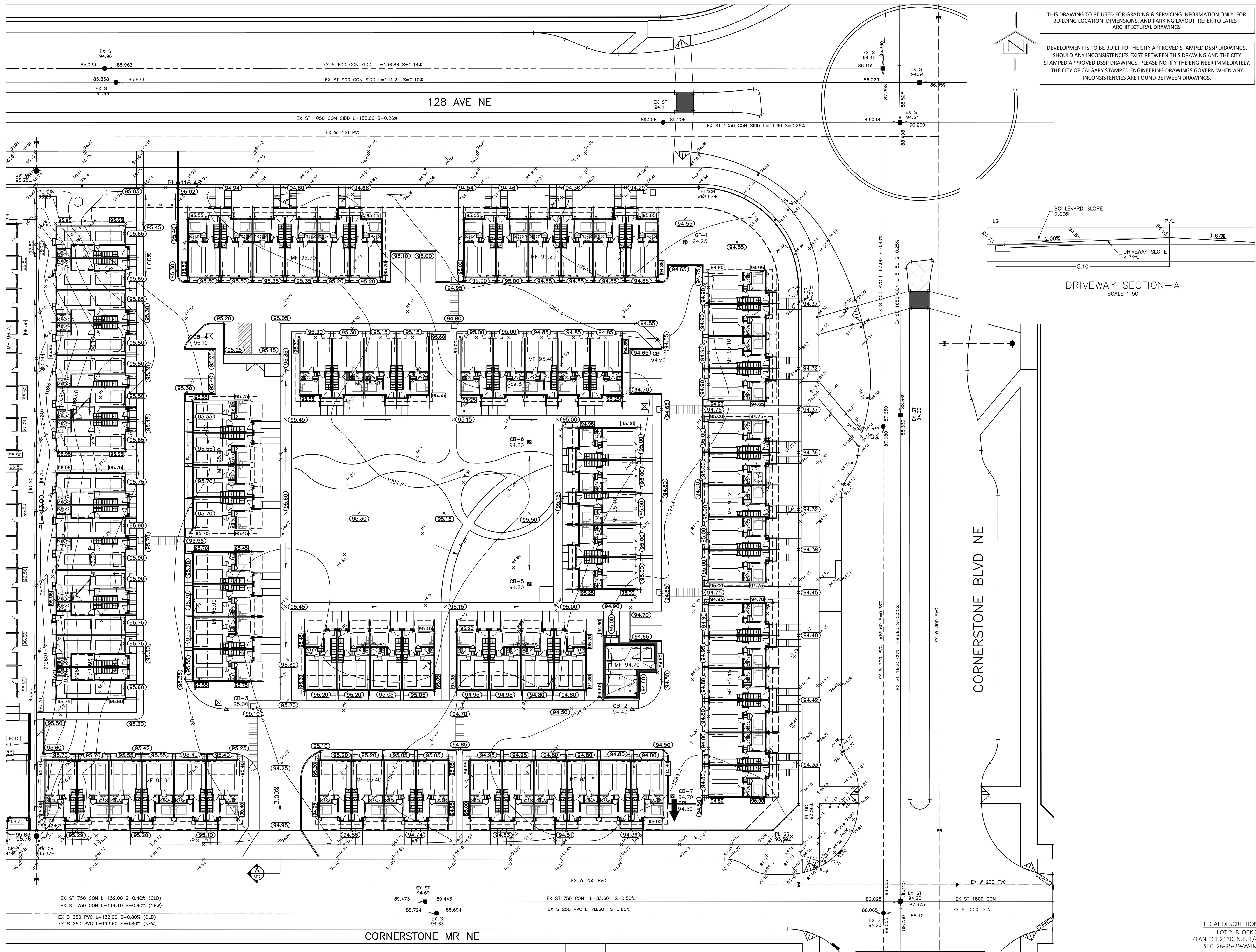
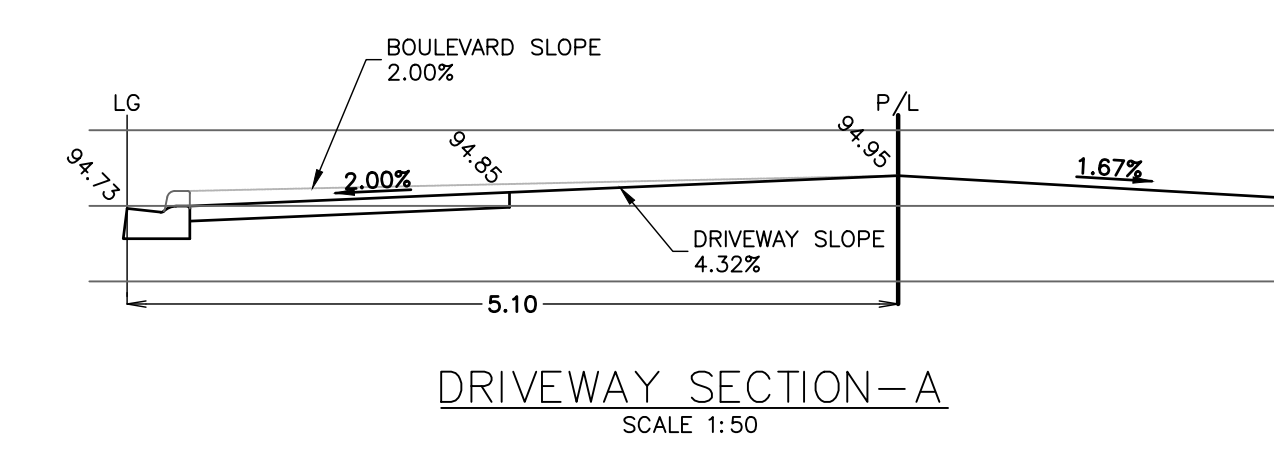
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DRAWN BY: -	REV. NO.: 1	DRAWING NUMBER: SP1
CHECKED BY: -		
DATE: 28-Mar-18		

PERMIT _____ STAMP _____

NOTES
1. All elevations referenced to 100m Geodetic Datum.

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LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
	Manhole with plastic inserts
	Grated top manhole
	Catch basin
	Proposed swale
	Overland flow
	Overland escape route
	Design elevation
	Existing elevation
	Proposed road grade
	Sanitary manhole number & elevation
	CB/GT/Storm manhole number & elevation
	Traplow
M.F. 000.00	Main floor elevation
T.F. 000.00	Top of footing elevation
000.00	Sanitary sewer invert at blg

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT		
No.	DRAWING STATUS	DATE	APP.

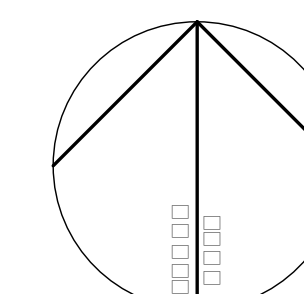
CLIENT
TRUMAN HOMES

PROJECT
CORNERSTONE TOWNHOUSES YORKE 2
87 UNITS
CORNERSTONE ST & 128 AVE NE

TITLE
SITE GRADING PLAN

DESIGN BY: DV	SCALE: 1:300	JOB NUMBER: 18-033
DRAWN BY: -	REV NO.: 1	DRAWING NUMBER: SP2
CHECKED BY: -		
DATE: 28-Mar-18		

LEGAL DESCRIPTION
LOT 2, BLOCK 2
PLAN 161.2130, N.E. 1/4
SEC. 26-25-29-W4M



LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA CALCULATION:
 ZONING: M-1
 TOTAL SITE AREA - 15,061.99 sq.m.
 LANDSCAPE AREA REQUIRED - 6,024.80 sq.m = 40% of site area
 LANDSCAPE AREA PROVIDED - 5,738.28 sq.m = 38.10% of site area

TREE CALCULATION:
 TOTAL NUMBER OF TREES REQUIRED = 1 TREE/ 45sq.m

$$\frac{5,738.28}{45} = 128 \text{ TREES}$$

NUMBER OF TREES REQUIRED = 128 TREES
 TOTAL NUMBER OF TREES PROVIDED = 134 TREES

DECIDUOUS TREES	REQUIRED	PROVIDED
LARGE (75mm CAL.)	48	50
SMALL (50mm CAL.)	48	50
TOTAL	96	100

CONIFEROUS TREES	REQUIRED	PROVIDED
LARGE (3.0M Ht.)	16	17
SMALL (2.0M Ht.)	16	17
TOTAL	32	34

PERCENTAGE OF CONIFEROUS TREES PROVIDED: 25%

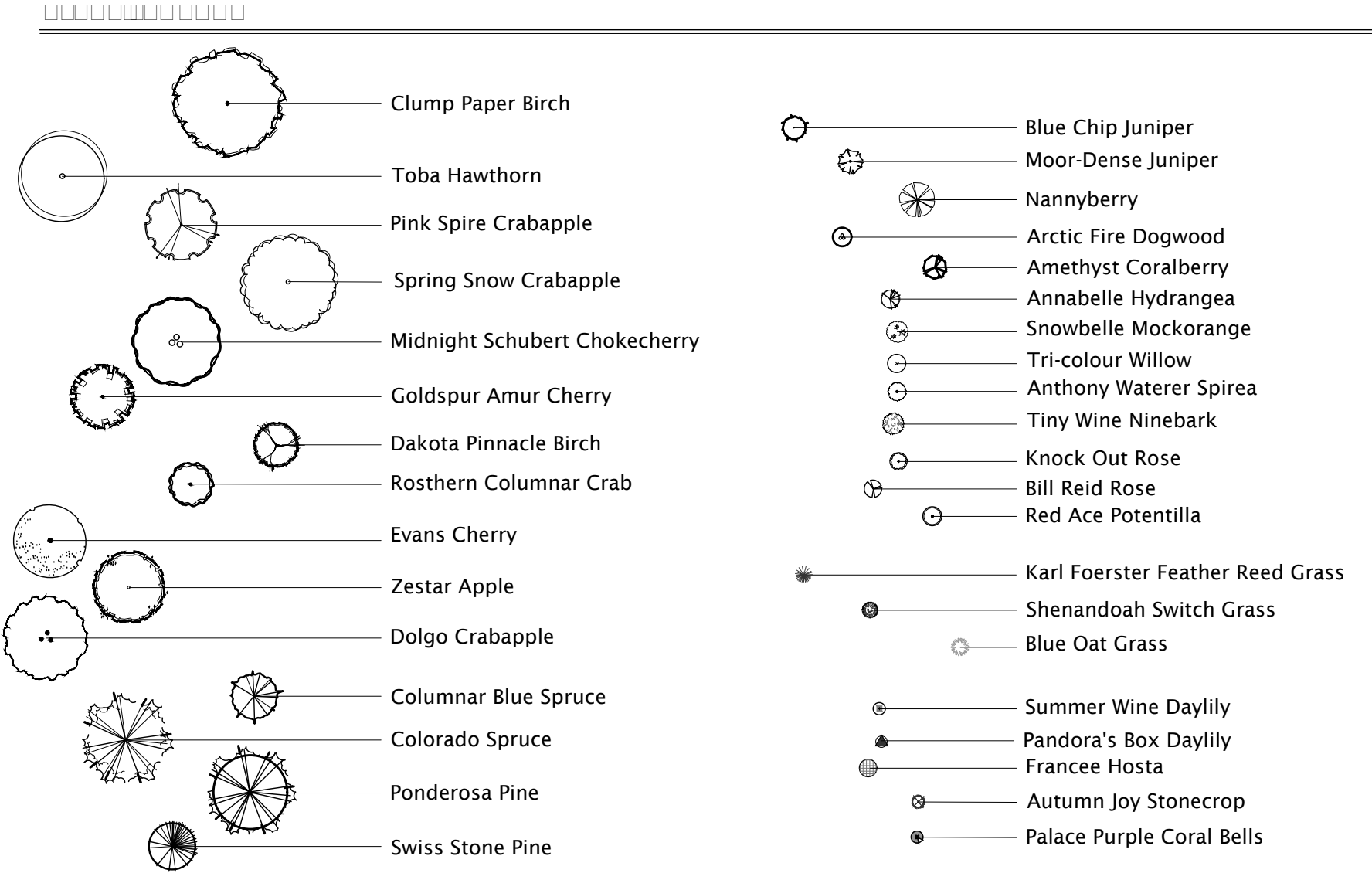
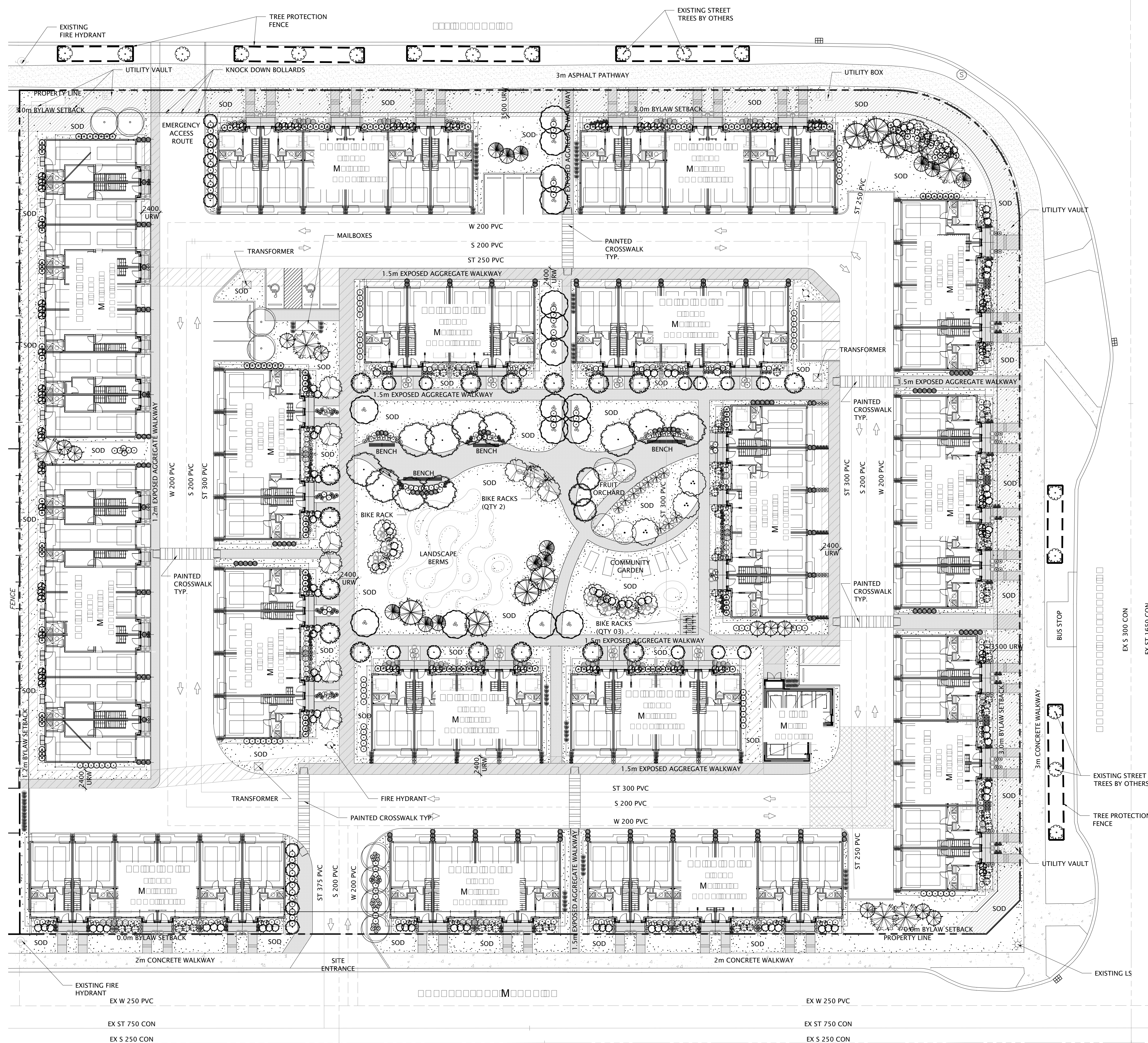
TOTAL NUMBER OF SHRUBS REQUIRED: 256
 TOTAL NUMBER OF SHRUBS PROVIDED: 807

- HARDSCAPE - 1,424.60 sq m (25%)
- SOFT LANDSCAPING - 4,313.68 sq m (75%)
- URW

Site plan details and landscaping specifications, including a legend for tree types and a scale bar.

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Scale: 1:1000



PLANT LIST:

CONIFEROUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
05	<i>Picea pungens</i>	Colorado Spruce	2.0m ht. B&B, 800mm root ball dia.
10	<i>Picea pungens</i> 'Fastigiata'	Columnar Blue Spruce	3.0m ht. B&B, 1200mm root ball dia.
12	<i>Pinus cembra</i>	Swiss Stone Pine	2.0m ht. B&B, 800mm root ball dia.
07	<i>Pinus Ponderosa</i>	Ponderosa Pine	3.0m ht. B&B, 1200mm root ball dia.

DECIDUOUS TREES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
13	<i>Betula papyrifera</i> 'Clump'	Clump Paper Birch	50mm cal. (B&B), min 700mm wide x 400mm depth root ball
08	<i>Crataegus x mordenensis</i> 'Toba'	Toba Hawthorn	75mm cal. (B&B), min 850mm wide x 550mm depth root ball
21	<i>Malus baccata</i> 'Rosthern'	Rosthern Columnar Crab	50mm cal. (B&B), min 850mm wide x 550mm depth root ball
16	<i>Malus x 'Pink Spire'</i>	Pink Spire Flowering Crab	50mm cal. (B&B), min 700mm wide x 400mm depth root ball
03	<i>Malus x 'Dolgo'</i>	Dolgo Crabapple	75mm cal. (B&B), min 700mm wide x 400mm depth root ball
03	<i>Malus x 'Zestar'</i>	Zestar Apple	75mm cal. (B&B), min 700mm wide x 400mm depth root ball
04	<i>Prunus cerasus</i> 'Evans'	Evans Cherry	75mm cal. (B&B), min 700mm wide x 400mm depth root ball
16	<i>Prunus maackii</i> 'Jespur'	Goldspur Amur Cherry	75mm cal. (B&B), min 850mm wide x 550mm depth root ball
16	<i>Prunus virginiana</i> 'Midnight'	Midnight Schubert Chokecherry	75mm cal. (B&B), min 850mm wide x 550mm depth root ball

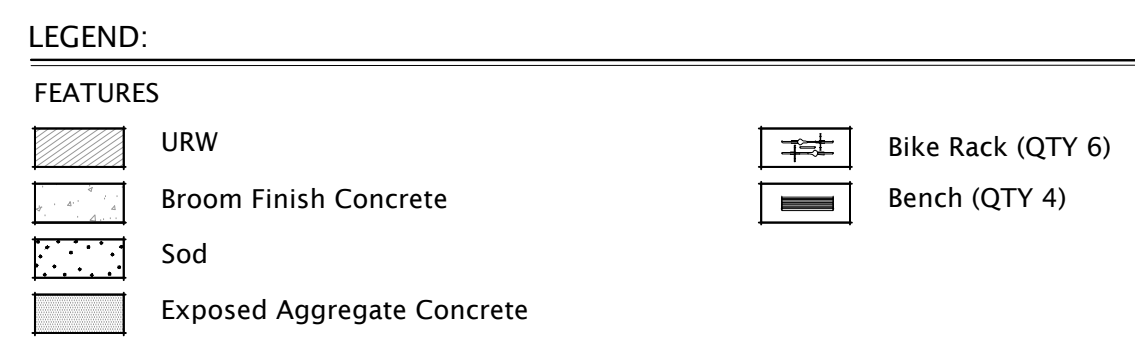
CONIFEROUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
90	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	Min. 600 spr, root ball dia. 350mm, #5 container size
70	<i>Juniperus sabin</i> 'Monard'	Moor-Dense Juniper	Min. 600 spr, root ball dia. 350mm, #5 container size

DECIDUOUS SHRUBS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
131	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Dogwood	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
56	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
46	<i>Philadelphus x 'Snowbelle'</i>	Snowbelle Mockorange	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
42	<i>Physocarpus opulifolius</i> 'SMPOTV'	Tiny Wine Ninebark	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
132	<i>Potentilla fruticosa</i> 'Red Ace'	Red Ace Potentilla	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
27	<i>Rosa x Rodrazz</i>	Knock Out Rose	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
31	<i>Rosa x 'Bill Reid'</i>	Bill Reid Rose	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
46	<i>Salix integra</i> 'Hakuro Nishiki'	Tri-colour Willow	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
48	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
75	<i>Symphoricarpos doorenbosii</i> 'Kordes'	Amethyst Coralberry	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.
13	<i>Viburnum lentago</i>	Nannyberry	Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #3 cont.

ORNAMENTAL GRASSES			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
204	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	Min. 200mm ht., #2 cont.
149	<i>Panicum virgatum</i> 'Shenadoah'	Shenadoah Switch Grass	Min. 200mm ht., #2 cont.
173	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	Min. 200mm ht., #2 cont.

PERENNIALS			
QTY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE
136	<i>Hemerocallis x 'Pandora's Box'</i>	Pandora's Box Daylily	Min. 200mm ht., #2 ppt
132	<i>Hemerocallis x 'Summer Wine'</i>	Summer Wine Daylily	Min. 200mm ht., #2 ppt
82	<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Coral Bells	Min. 200mm ht., #2 ppt
52	<i>Hosta fortunei</i> 'Francee'	Francee Hosta	Min. 200mm ht., #2 ppt
54	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Stonecrop	Min. 200mm ht., #2 ppt

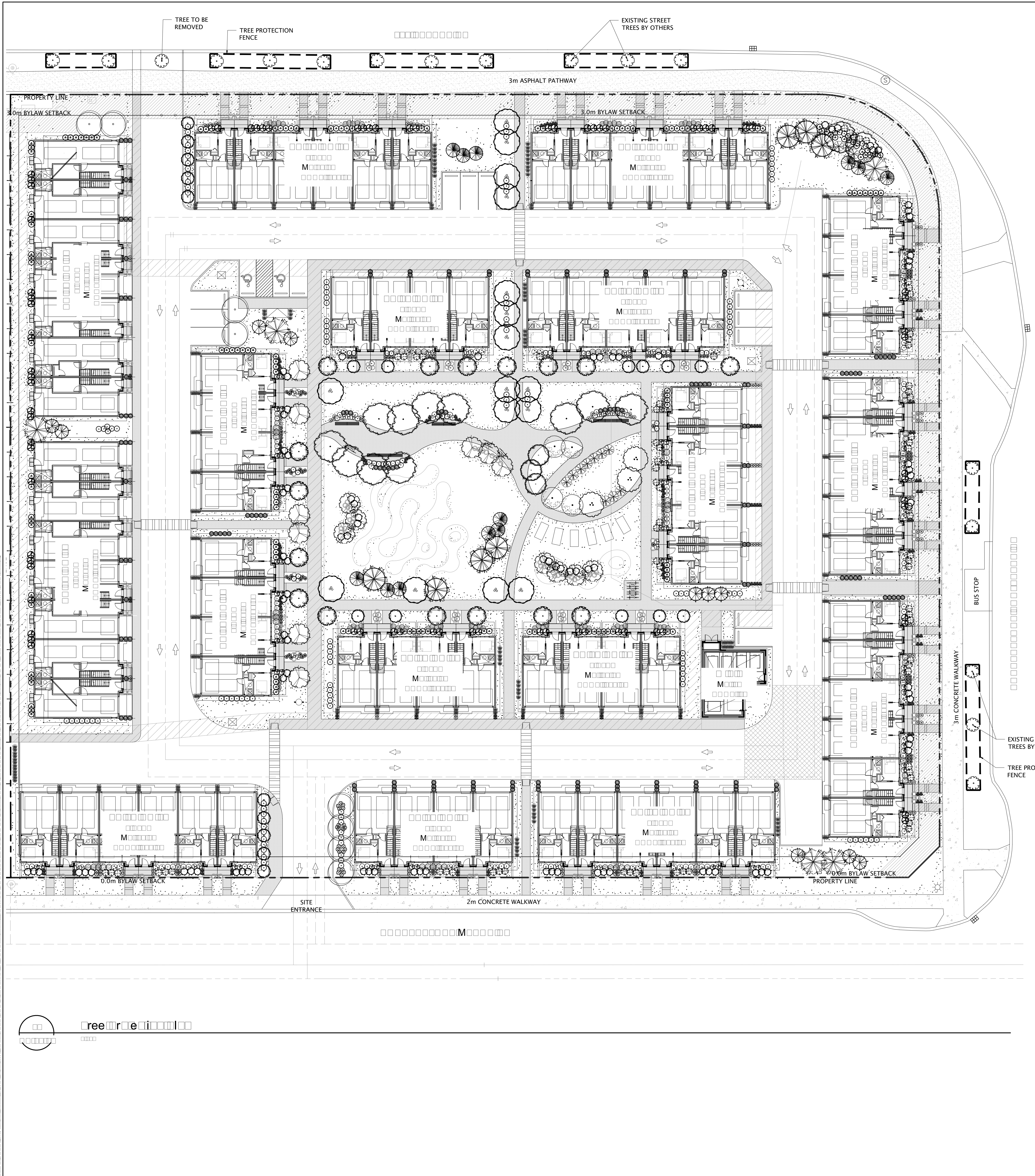
NOTES:
 1. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
 2. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
 3. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



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Site plan details and notes on the right side of the page.



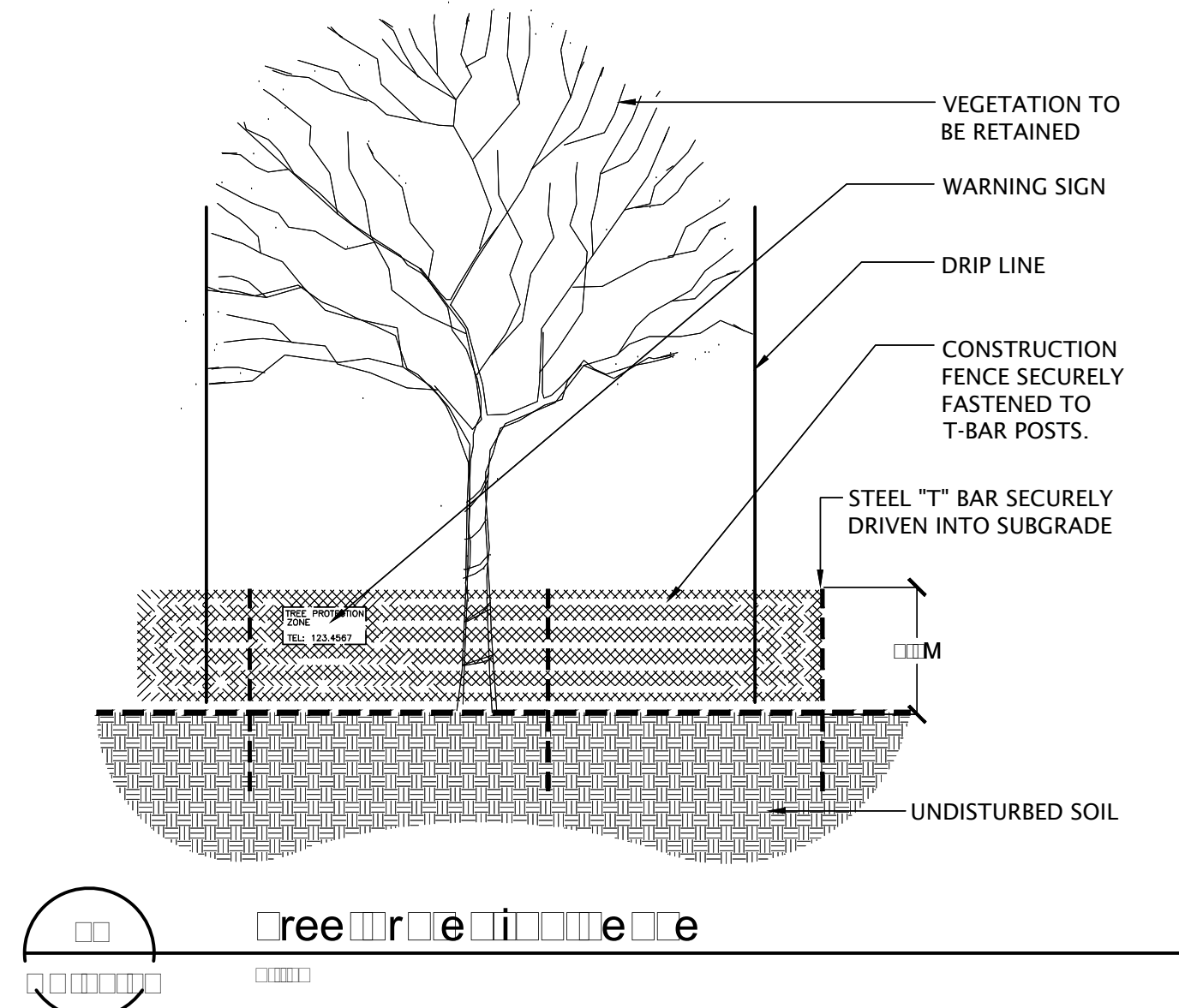
2018-04-02	DP SUBMISSION	A
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LEGEND:

- FEATURES
- TREE PROTECTION FENCE
 - EXISTING TREE TO REMAIN

NOTES:

1. A tree protection fence will be provided as shown.
2. Area within tree protection zone to be free of all construction materials and vehicles.
3. Any damage to existing concrete and tree vaults shall be the responsibility of the contractor and will need to be reconstructed as per City of Calgary Standards.



The following notes describe the tree protection measures to be implemented on this project in accordance with the City of Calgary Tree Protection Standard (TPS) and the Alberta Tree Protection Standard (ATPS).

1. All trees with a diameter greater than 100 mm dbh at 1.3 m above ground level shall be protected by a tree protection fence (TPF) and a tree protection zone (TPZ).

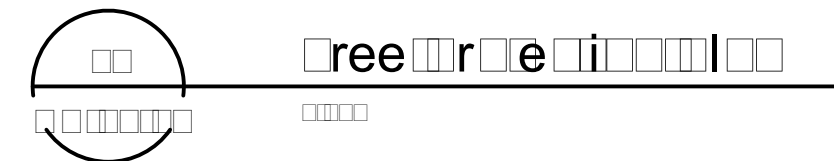
2. The TPZ shall extend a minimum of 10 m from the drip line of the tree. For trees with a diameter greater than 300 mm dbh at 1.3 m above ground level, the TPZ shall extend a minimum of 15 m from the drip line.

3. The TPF shall be constructed of 2x4 lumber posts and 1.2 m high chain-link fencing. The posts shall be secured to the ground with steel T-bars.

4. All trees within the TPZ shall be protected from construction activities, including the use of heavy machinery and vehicles.

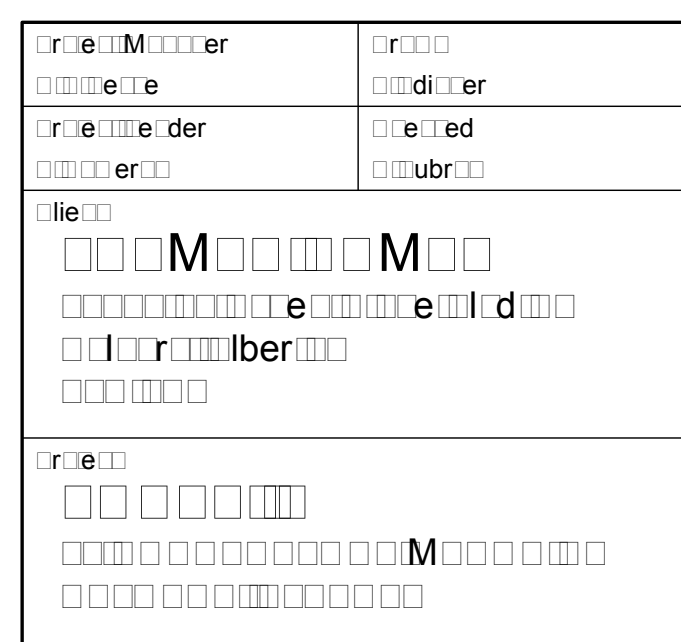
5. The TPF shall be maintained throughout the construction process. Any damage to the fence or TPZ shall be repaired immediately.

6. All trees that are removed or significantly damaged shall be replaced within 12 months of completion of construction.



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