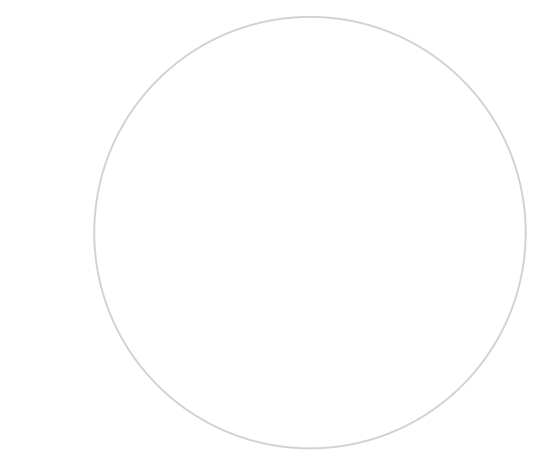


BLACK BEAR CROSSING - BLACK BIRCH HEIGHTS



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DEVELOPMENT
PERMIT

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR 50% SD	26-01-28
2	ISSUED FOR CLIENT REVIEW	26-03-25
3	ISSUED FOR DP	26-03-27

BLACK BEAR CROSSING - BLACK BIRCH HEIGHTS

BLACK BEAR CROSSING SW, TSUUT'INA NATION 145 AB

PROJECT # 25-141
CITY FILE #



COVER SHEET

Sheet List Table

Sheet Number	Sheet Title
L-0.00	COVER SHEET
L-1.00	OVERALL SITE PLAN
L-1.01	ENLARGED SITE PLAN - BUILDING A
L-1.02	ENLARGED SITE PLAN - BUILDING B
L-1.10	ROOFTOP AMENITY PLANS
L-2.00	PLANTING PRECEDENTS
L-3.00	LANDSCAPE PRECEDENTS

DESIGN RATIONALE

THE LANDSCAPE AT BLACK BIRCH HEIGHTS IS DESIGNED TO COMPLEMENT AND INTEGRATE WITH THE URBAN HEART OF THE NEW COMMUNITY. WIDE PEDESTRIAN PATHS AND OPEN HARDSCAPES REFLECT THE SURROUNDING URBAN CONTEXT, WHILE RAISED PLANTERS SOFTEN THE BUILT FORM AND HELP MEDIATE GRADE TRANSITIONS BETWEEN PEDESTRIAN AREAS AND THE BUILDING.

PLANTING DESIGN EMPHASIZES REGIONALLY APPROPRIATE VEGETATION, COMPLEMENTED BY SELECT ORNAMENTAL SPECIES TO ENSURE LONG-TERM RESILIENCE IN A CHANGING CLIMATE. NATIVE TREES ARE STRATEGICALLY PLACED TO REDUCE THE URBAN HEAT ISLAND EFFECT, PROVIDE SHADE, AND ENHANCE PRIVACY WITHIN THE CENTRAL AMENITY SPACE. THIS CREATES A GREEN BUFFER THAT MITIGATES OVERLOOK FROM ADJACENT BUILDINGS.

GENEROUS PEDESTRIAN PATHWAYS AND CLEAR SIGHTLINES ENCOURAGE WALKABILITY AND STRENGTHEN CONNECTIONS TO NEARBY MIXED-USE AREAS AND PUBLIC GREEN SPACES. PRIMARY BUILDING ENTRANCES ARE EMPHASIZED WITH PLAZA-LIKE HARDSCAPED AREAS THAT ALSO ACCOMMODATE SHORT-TERM BICYCLE PARKING. ORNAMENTAL FLOWERING TREES FURTHER REINFORCE THESE ENTRY POINTS AND ENHANCE SEASONAL INTEREST.

A TIERED LANDSCAPE STRATEGY SOFTENS THE TRANSITION BETWEEN THE PUBLIC REALM AND PRIVATE RESIDENTIAL SPACES. AT-GRADE PLANTING INITIATES THIS TRANSITION ALONG PUBLIC WALKWAYS, WHILE CAST-IN-PLACE CONCRETE WALLS STEP THE LANDSCAPE UPWARD TOWARD PRIVATE PATIOS. THESE GENEROUSLY SIZED PATIOS ENCOURAGE OUTDOOR USE AND SUPPORT AN "EYES ON THE STREET" APPROACH, CONTRIBUTING TO A SAFER AND MORE ACTIVE ENVIRONMENT.

CRYSTAL CREEK HOMES

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CALGARY, AB T2H 2X2

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E-MAIL: JENNIFER@KEYSTONEARCH.CA

SCALE

L-0.00

SOFTSCAPE MATERIALS

	SOFTSCAPE AREA - SHRUB PLANTING
	MIN. GROWING MEDIUM DEPTHS
	- SHRUB AREAS - 457mm
	- TREES - 910mm

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BLACK BEAR
CROSSING - BLACK
BIRCH HEIGHTS

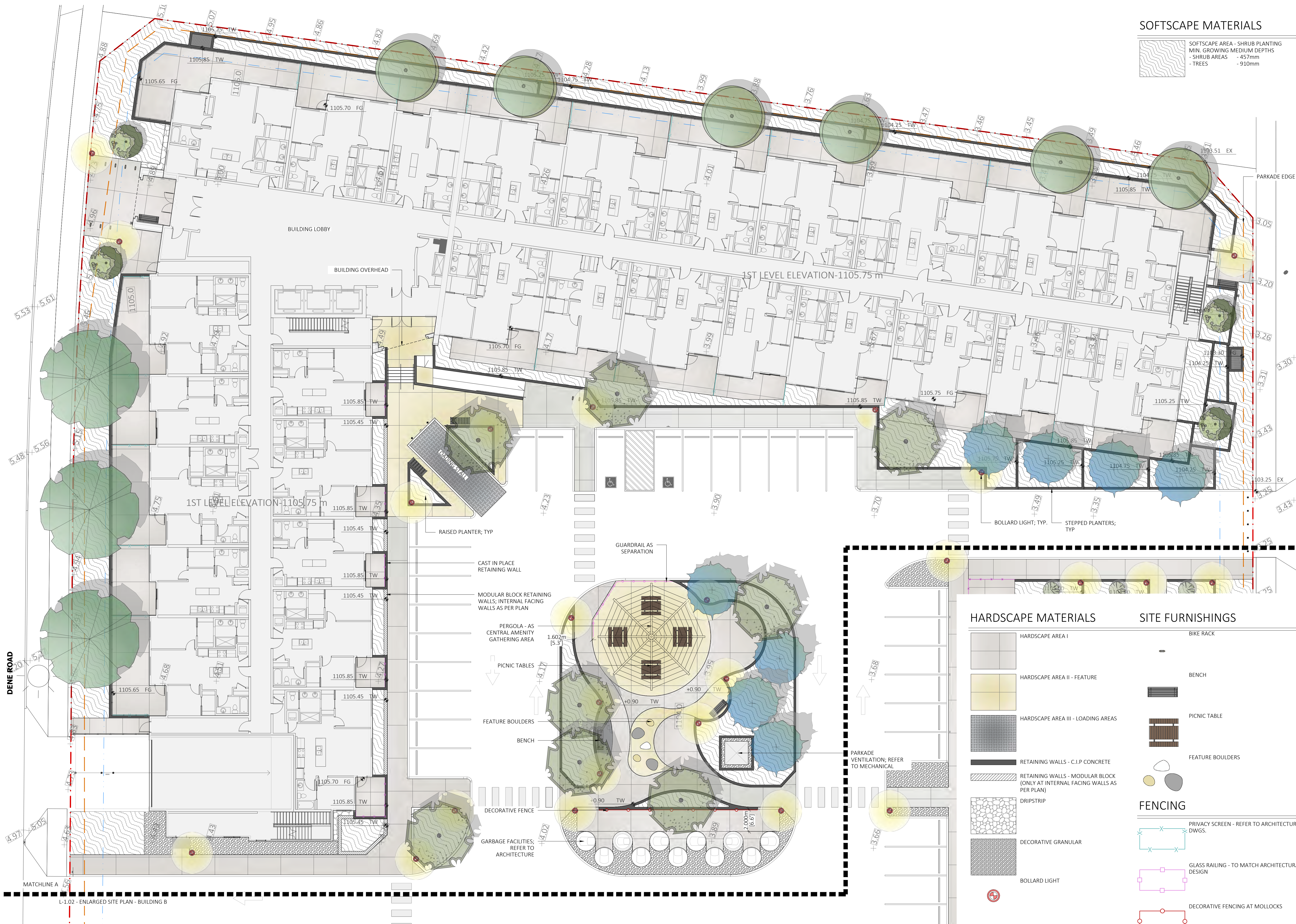
BLACK BEAR CROSSING SW, TSUUT'INA
NATION 145 AB

PROJECT # 25-141
CITY FILE #

ENLARGED SITE
PLAN - BUILDING A

SCALE 1:150

L-1.01

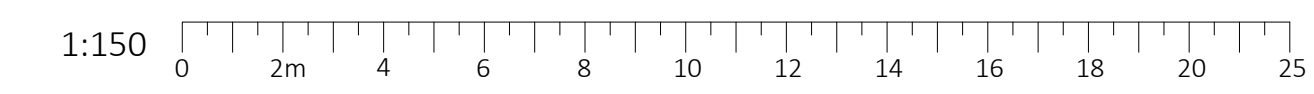


HARDSCAPE MATERIALS

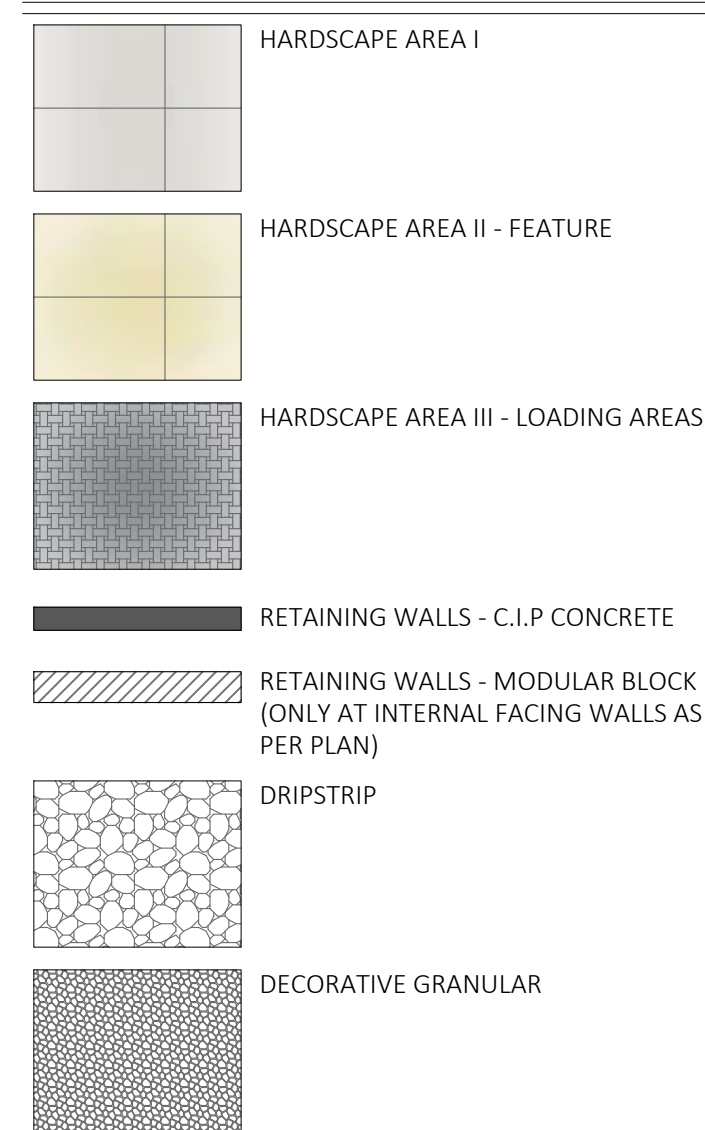
	HARDSCAPE AREA I
	HARDSCAPE AREA II - FEATURE
	HARDSCAPE AREA III - LOADING AREAS
	RETAINING WALLS - C.I.P CONCRETE
	RETAINING WALLS - MODULAR BLOCK (ONLY AT INTERNAL FACING WALLS AS PER PLAN)
	DRIPSTRIP
	DECORATIVE GRANULAR
	BOLLARD LIGHT

SITE FURNISHINGS

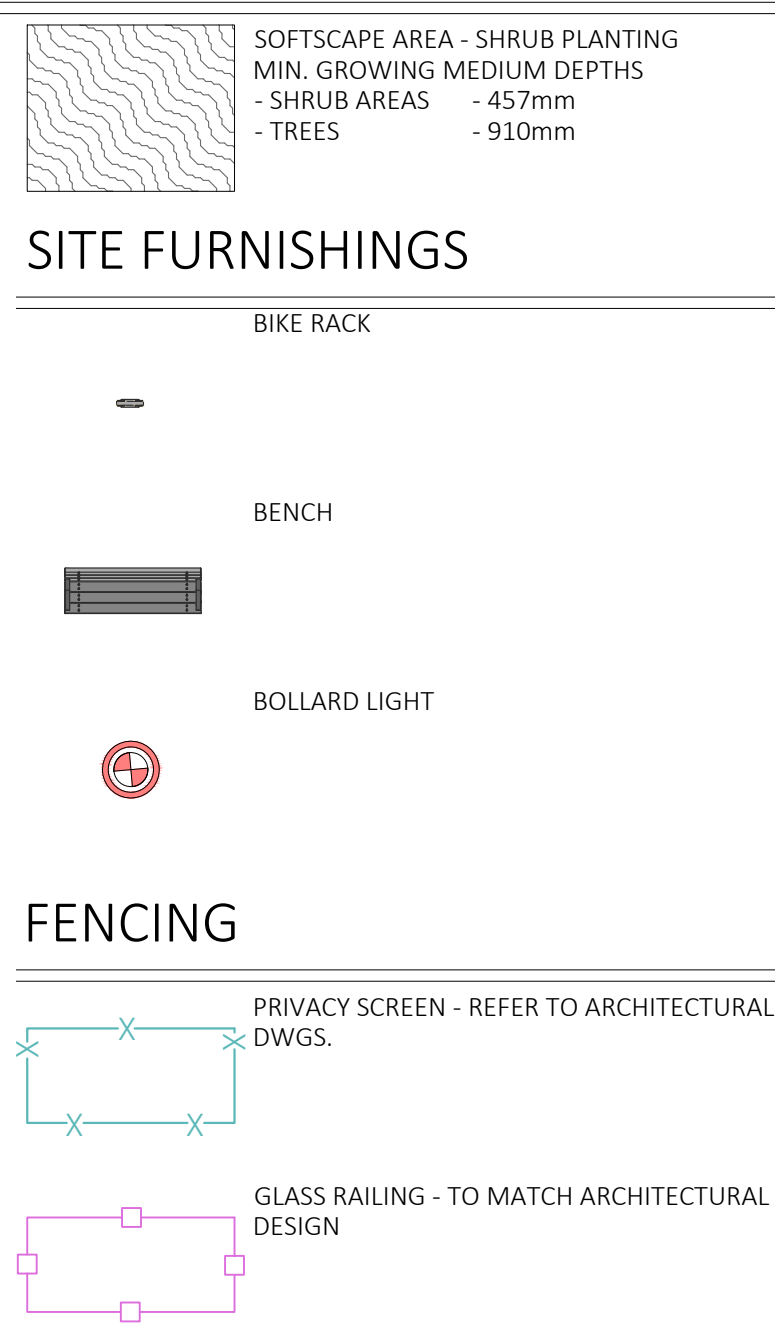
	BIKE RACK
	BENCH
	PICNIC TABLE
	FEATURE BOULDERS
	FENCING
	PRIVACY SCREEN - REFER TO ARCHITECTURAL DWGS.
	GLASS RAILING - TO MATCH ARCHITECTURAL DESIGN
	DECORATIVE FENCING AT MOLLOCKS



HARDSCAPE MATERIALS



SOFTSCAPE MATERIALS

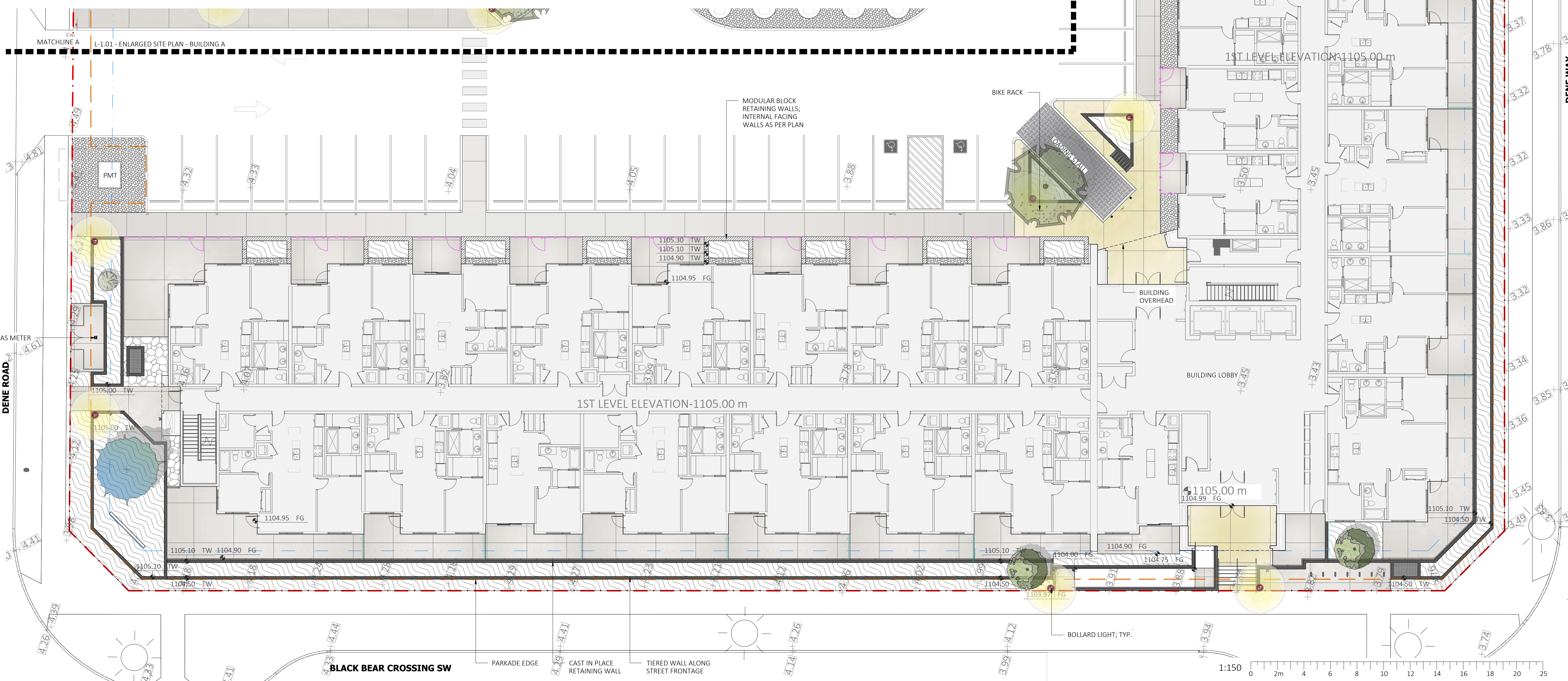


LANDSCAPE NOTES:

- The contractor shall obtain, at the contractor's sole expense, all utility locates prior to commencing work. 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.
- Obtain all necessary material compliance, subgrade, subbase, topsoil, and finish grade inspections and tests, prior to starting related work. Notify Consultant of inspections in advance. Consultant to be present at all inspections.
- Prior to construction start, notify Consultant of any discrepancies.
- Prior to planting, stake tree locations and planting beds. Provide 48-hour advance notice to Consultant for review and approval.
- Contractor to co-ordinate work with all other contractors on site.
- Contractor shall verify all site conditions at time of construction.
- Any substitutions of plant material to be approved by the Landscape Architect prior to the substitutions being made.
- Group shrubs and coniferous trees in plant beds.
- 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.
- 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. Any plant material damaged during construction is to be removed, disposed of, and replaced by the contractor. Any replacement plant material must be the same species of the removed item. All plant material shall conform to the standards of the Canadian nursery trades association for nursery stock.
- Part of 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.

ADDITIONAL CONSTRUCTION NOTES:

- Any damage to existing public boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Tsuut'ina Development Authority.
- Any damage to existing Public Realm pathways along and within the boundaries of the plan area must be repaired at the developer expense, to the satisfaction of the Tsuut'ina Development Authority.
- A tree Protection Plan will be required when a development, construction activity, or a disturbance occurs within 6 meters of a public tree.
- No person shall remove, move, cut or prune a tree within the Public Realm, or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Development Authority.



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ENLARGED SITE
PLAN - BUILDING B

SCALE 1:150

L-1.02