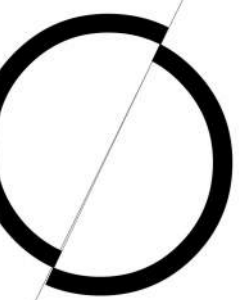




52 STREET NE

DEVELOPMENT STATISTICS:			
LEGAL DESCRIPTION:	Lot: Block 25 Plan #78AW		
PARCEL MAP ADDRESS:	5225 NW 9th Ave		
ZONING:	MHI (Multi-Residential - High Density Low Rise District)		
BUILDING STATISTICS			
PROPOSED USE:	MULTI-RESIDENTIAL		
TOTAL SITE AREA:	141,733 SF = 1,167.43 m ² = 1.32 Ha		
FLOOR AREA:	BLOCK NORTH		
	MAIN	752.86 m ²	8,427.57 SF
	2nd to 5th	776.47 m ² x 4	8,388.57 SF x 4
	6th	776.47 m ²	8,388.57 SF
	TOTAL	4,665.21 m ²	50,217.57 SF
	BLOCK SOUTH		
	MAIN	3,967.07 m ²	42,701.57 SF
	2nd to 5th	3,885.02 m ² x 4	41,618.57 SF x 4
	6th	3,885.02 m ²	41,618.57 SF
	TOTAL	23,360.97 m ²	251,455.57 SF
	AMENITIES		
	MAIN	90.39 m ²	973.57 SF
	6th	107.42 m ²	1,156.57 SF
	TOTAL	213.61 m ²	229.563 SF
TOTAL NORTH BLOCK + SOUTH BLOCK		27,828.37 m ²	298,324.57 SF
REQUIRED SETBACKS			
	6 m		
	NORTH		
	SOUTH		
	EAST		
	WEST		
	3 m		
	3 m		
BUILDING AREA:	BLOCK NORTH:	832.65 m ²	8,963.57 SF
	BLOCK SOUTH:	4,533.17 m ²	48,794.57 SF
	TOTAL:	5,006.12 m ²	54,747.57 SF
SITE COVERAGE:	5,085.12 (13.674%) = 38.63%		
MAXIMUM HEIGHT:	26.0m (85 ft 4 in)		
PROPOSED HEIGHT MID-RISE:	20.00 m (66' - 9.58") 6 STOREYS		
NUMBER OF UNITS ON APARTMENT BUILDING: 305 DWELLINGS			
MAXIMUM:	305 UNITS / 1.32 Ha = 231.06 Units/Ha		
DENSITY M.A.R.:	4.0 U / 2,609.72 m ²		
PROPOSED F.A.R.:	22.8532 x 211		
	13,167.43		
MINIMUM AMENITY AREA:	5m ² / UNIT =	5 X 305 = 1,525 m ²	
AMENITY AREA PROVIDED			
BALCONIES:	TYPE A	58 x 5.00 m ²	
	TYPE A1	5 x 5.00 m ²	
	TYPE A2	4 x 5.00 m ²	
	TYPE B	160 x 5.00 m ²	
	TYPE B1	6 x 5.00 m ²	
	TYPE B2	6 x 5.00 m ²	
	TYPE B3	5 x 5.00 m ²	
	TYPE C	35 x 5.00 m ²	
	TYPE C1	20 x 5.00 m ²	
	TYPE D	6 x 5.00 m ²	
	TOTAL	90.39 m ²	
	INTERIOR AMENITY AREA: SOUTH BLOCK GYM +	107.42 m ²	
	SOUTH BLOCK AMENITY ETH +	1,722.81 m ²	
TOTAL:			
PARKING REQUIRED:	305 x 0.625 STALL / UNIT = 191		
STANDARD:			
Land Use Bylaw 19007 558 (b)			
Reduction for Transit Support Development (75%) =	191 x 0.75 = 144		
Land Use Bylaw 19007 560 (a)			
BARRIER FREE	BETWEEN 10 TO 144 = 5		
NBC203 4.8.3.2.5			
PROVIDED:			
	63 STALLS (SURFACE)		
	31 STALLS (SURFACE VISITOR, INCLUDES 6 BARR 250 STALLS (UNDERGROUND PARKING)		
	6 x 5.00 m ²		
TOTAL	334 STALLS		
BI-CYCLE STORAGE REQUIRED:	305 x 0.5 STALL / UNIT = 153 STALLS CLASS 1 (SEE 305 x 0.1 STALL / UNIT + 31 STALLS CLASS 1 (UN		
BI-CYCLE STORAGE PROVIDED:	153 STALLS CLASS 1 (PARKADE BIKE ROOMS)		
	32 STALLS CLASS 2 (SURFACE)		
TOTAL	185 STALLS		
LOADING SPACE PROVIDED:	1 STALL MINIMUM PER BUILDING		
Use Bylaw 19007 123 (f)			
LOADING SPACE PROVIDED:	2 STALLS		
GARBAGE COLLECTION:			
DPSS-STD-2002 12.1.4	DUMPMEST PICK UP		
305 x 0.24 m ² WASTE / UNIT = 73.20 m ² (95.74 yd)			
DPSS-STD-2002 24			
(As per DPSS-STD-2002 waste, waste includes garbage, recyclable material, and food and yard waste)			
NBC 203 4.8.3.2.5 (GROUP C) UP TO 6 STOREYS: SPRINKLER			
REDUCTION FOR COMMUNISTICAL CONSTRUCTION			
FIRE ALARM IS REQUIRED			
FOR SURFACE TREATMENT IN LANDSCAPED AREAS SEE LANDSCAPE PLAN			
BUILDING OUTLINE INCLUDING BALCONIES			
XXXXXX	EXISTING GRADE		
FOR FINAL GRADES SEE CIVIL PLANS			
FOR LAYOUT OUTLINES SEE ELECTRICAL PLANS			
	BUILDING OUTLINE INCLUDING BALCONIES		
4 Yr CONTIGUOUS			

PRELIMINARY
NOT FOR CONSTRUCTION



CLAROSCURO
Architecture Inc
www.clarosкуро.ca
502-10158 103 St. NW
Edmonton, AB, T5J 0X6

[illegible]

SADDLE RIDGE

20 80 AVE. NE
CALGARY, ALBERTA

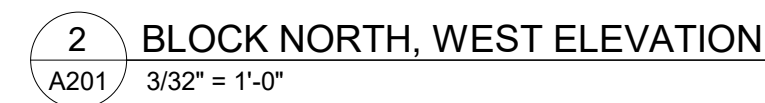
ITE PLAN

DEADLINE DATE:
SEPTEMBER 24, 2026
submissions box for official date

OB # 2418

RAWN BY: JCA

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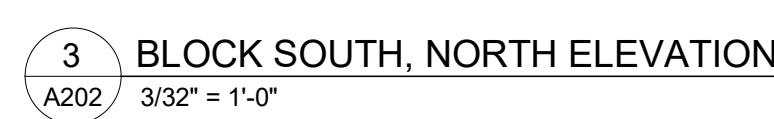


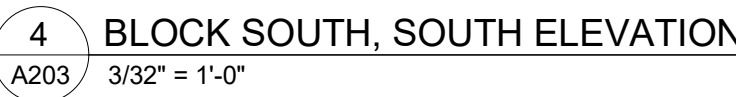
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SADDLE RIDGE

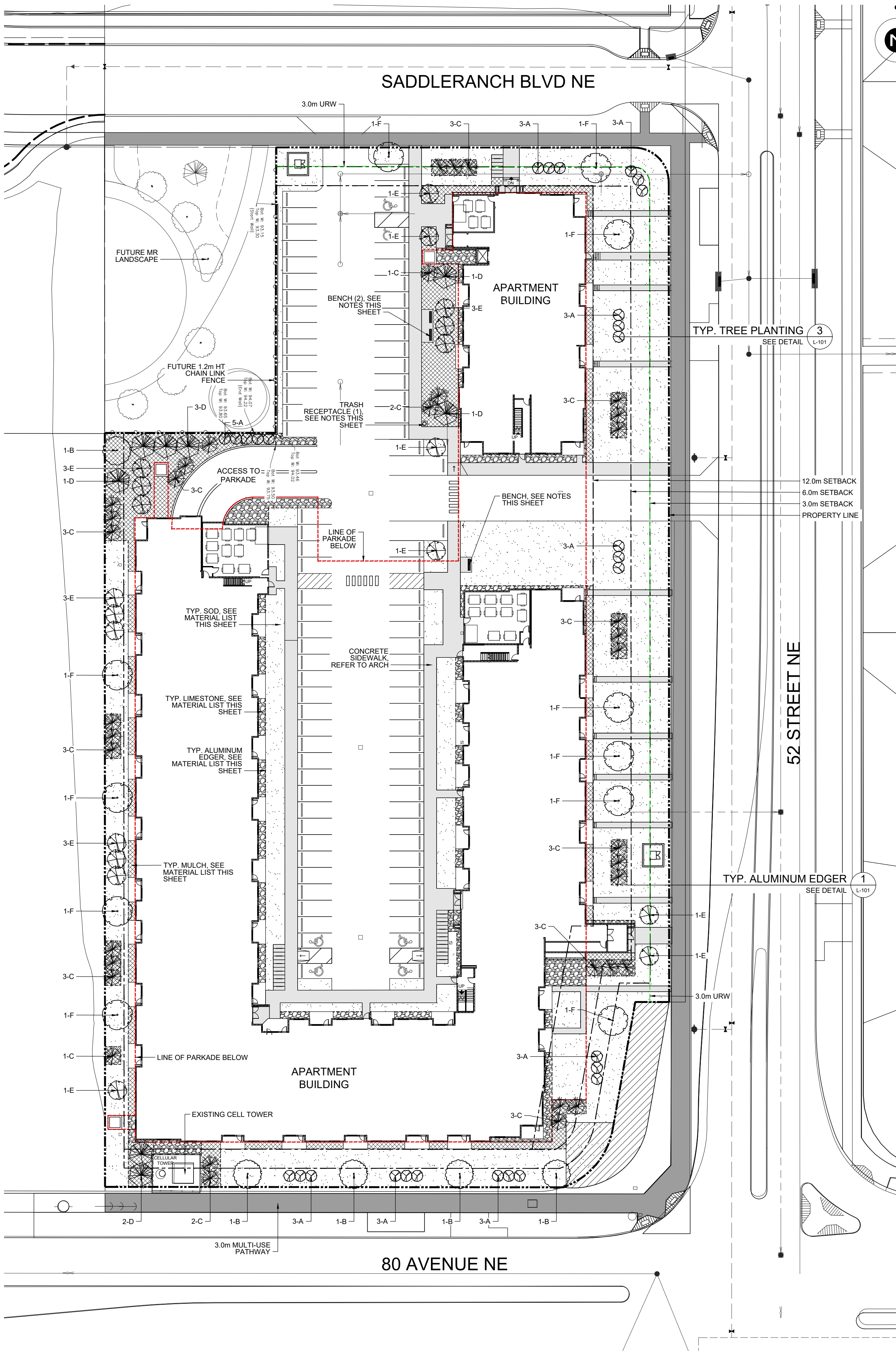
5220 80 AVE. NE
CALGARY, ALBERTA

PRINT DATE: SEPTEMBER 24, 2026 See submissions box for official date	A201
JOB # 2418	
DRAWN BY: JCA	





PRINT DATE: SEPTEMBER 24, 2026 See submissions box for official date	A203
JOB # 2418	
DRAWN BY: JCA	



OVERALL LANDSCAPE PLAN

SCALE: 1:400
0 2.5 5 10m

GENERAL NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL LANDSCAPE CONSTRUCTION TO MEET OR EXCEED CITY OF CALGARY STANDARDS.
- PRIOR TO INSTALLATION, ALL LOCAL NURSERY STOCK MAY BE INSPECTED BY CIVIC REPRESENTATIVES TO ENSURE STOCK AVAILABILITY. LANDSCAPE ARCHITECT TO COORDINATE THIS OPTIONAL INSPECTION WITH THE DIRECTOR OF PROJECT MANAGEMENT
- PRIOR TO INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL (1-800-242-3447) AND OTHER UTILITIES AS REQUIRED TO STAKE ALL BELOW GRADE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, THE LANDSCAPE ARCHITECT WILL INSPECT STAKING OF ALL TREE AND SHRUB LOCATIONS HAVING REGARD FOR THE UTILITIES STAKED BY ALBERTA FIRST CALL AND OTHERS AND ALL SETBACKS.
- ALL EXCAVATIONS ARE TO MAINTAIN THE MINIMUM DEFINED SETBACKS FROM UTILITIES.
- IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0m TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS, HAND DIGGING UNDER THE SUPERVISION OF THE AFFECTED UTILITY WILL BE REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW, AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
- CONTRACTOR RESPONSIBLE FOR SOIL TESTS AND AMENDMENTS FOR TOPSOIL FROM STOCKPILE. SOIL TEST RESULTS AND RECOMMENDATIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL TO BE TRUE TO TYPE, SIZE, QUALITY, AND CONDITION AS SPECIFIED. ALL TREES MUST BE HIGH HEADED WITH FULL AND UNIFORM CROWNS AND SINGLE WELL DEVELOPED LEADERS. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL ELM SPECIES MUST COME FROM A LOCAL DED FREE SOURCE.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND NOTIFYING CONSULTANT OF ANY OMISSIONS.
- TREE LOCATIONS TO BE ADJUSTED ON SITE WITH REGARD TO MINIMUM TREE SETBACKS FOR ABOVE AND BELOW GROUND UTILITIES AND DRIVEWAYS.
- ALL ARCHITECTURAL FEATURES TO BE LOCATED ON PRIVATE PROPERTY. ALL FLANKAGE / CORNER CUT FEATURE LOCATIONS TO BE FIELD ADJUSTED WITH RELATION TO STREET FURNITURE AS PER LANDSCAPE ARCHITECT.
- FENCING CONTRACTOR TO ENSURE THAT POSTING WILL STRADDLE LOT SERVICING.
- ALL PINE SPECIES MUST COME FROM PITCH MOTH (PETROVA ALBICAPITANA) FREE SOURCE.
- ALL ELM SPECIES MUST COME FROM A DUTCH ELM DISEASE (DED) FREE SOURCE.

DEVELOPMENT REQUIREMENTS

BYLAW: IP2007 - SECTION 551
(1) ANY PART OF THE PARCEL USED TO MOTOR VEHICLE ACCESS, MOTOR VEHICLE PARKING STALLS, LOADING STALLS AND GARBAGE OR RECYCLING FACILITIES MUST NOT BE INCLUDED IN THE CALCULATION OF A LANDSCAPED AREA.
(2) A MINIMUM OF 40% OF THE AREA OF A PARCEL MUST BE LANDSCAPED AREA.

IP2007 - SECTION 554 - STREET ORIENTED MULTI-RESIDENTIAL LANDSCAPING OPTION
REDUCTION OF 4.0 PER CENT OF THE AREA IMPLEMENTED

TREES: 1 TREE PER 45m² OF LANDSCAPED AREA
(75:25 RATIO OF DECIDUOUS/CONIFEROUS TREES)

SHRUBS: 2 SHRUBS PER 45m² OF LANDSCAPED AREA

LANDSCAPED AREA: 13 167m² (TOTAL SITE AREA) x 40% = 5267m²
SECTION 554 REDUCTION OF 4% OF AREA = 13 167m² (TOTAL SITE AREA) x 36% = 4740m²

CALCULATION: 4740m² / 45m² = 106 TREES
(4740m² / 45m²) x 2 = 212 SHRUBS

REQUIRED: 106 TREES 212 SHRUBS
(79 DECIDUOUS: 27 CONIFEROUS)
90% OF CONIFEROUS TREES MUST BE 3000mm HT; REMAINING 50% MUST BE 2000mm HT.
50% OF DECIDUOUS TREES MUST BE 75mm CAL.; REMAINING 50% MUST BE 50mm CAL.

PROVIDED: 106 TREES 212 SHRUBS
(64 DECIDUOUS: 44 CONIFEROUS) (118 PERENNIALS)

IRRIGATION SYSTEMS

- 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 LANDSCAPE AREAS ARE TO RECEIVE WATER.
- SYSTEM CONFIGURATION WILL VARY DEPENDING ON PLANT VARIETY AND LANDSCAPE AREA. ANY OVERLAPPING OR UNNECESSARY SPRAY PATTERNS ARE TO BE KEPT TO A MINIMUM. SYSTEM INSPECTION 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.
- ONCE ESTABLISHED, ONE INCH OF WATER PER WEEK SHALL BE IRRIGATED ON ALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTALS GRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DRIP SYSTEMS ARE RECOMMENDED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO PLANTS CAUSED BY OVER OR UNDER WATERING.
- 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 DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.
- 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.

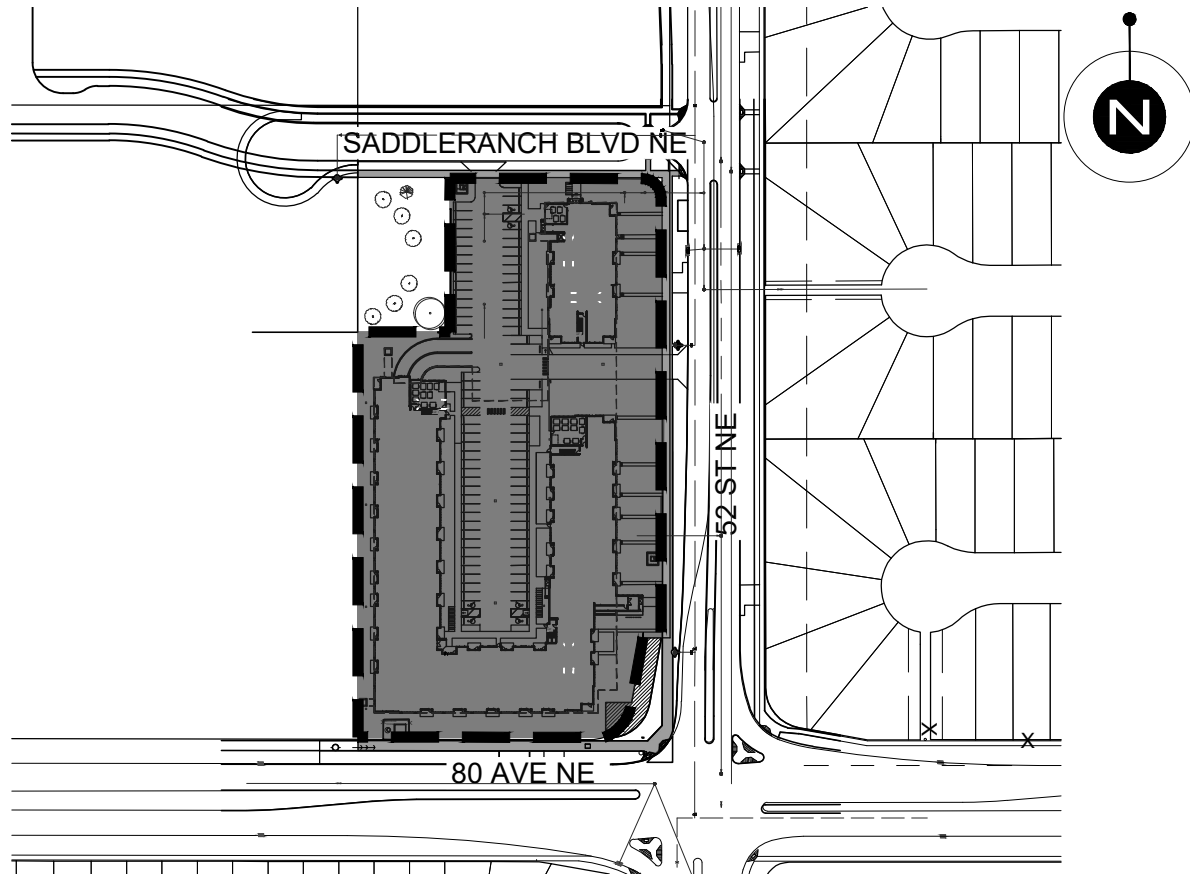
SITE FURNITURE

TRASH RECEPTACLES C/W ASH RECEPTACLE TO BE MAGLIN 'MTR-0650-00005' (OR APPROVED EQUAL).
SURFACE MOUNT. INSTALL TO MANUFACTURER SPECIFICATIONS.
FINISH COLOUR: TBD
QTY: 1
MANUFACTURER: MAGLIN (www.maglin.com)

BICYCLE STANDS TO BE MAGLIN 'MBR-1600-00008' (OR APPROVED EQUAL).
SURFACE MOUNT. INSTALL TO MANUFACTURER SPECIFICATIONS.
FINISH COLOUR: TBD
QTY: 16
MANUFACTURER: MAGLIN (www.maglin.com)

BENCHES MANUFACTURER: MAGLIN 'MBE-0450-00003' (OR APPROVED EQUAL).
SURFACE MOUNT. INSTALL TO MANUFACTURER SPECIFICATIONS.
FINISH COLOUR: TBD
QTY: 3
MANUFACTURER: MAGLIN (www.maglin.com)

NOTES:
• LANDSCAPE ARCHITECT TO DIRECT PLACEMENT ON SITE.
• ALL SITE FURNITURE TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO ORDER PLACEMENT.



KEY PLAN

SCALE: N.T.S.

MINIMUM SETBACK OF TREES

Deep Utilities	Poplar		Deciduous		Coniferous	
	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line
Sanitary	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	4.0 m
Storm (<4.5 m deep)	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	4.0 m
Water	3.0 m	4.0 m	0 m ^b	2.5 m	3.0 m	4.0 m
Hydants	3.0 m	4.0 m	N/A	2.5 m	N/A	3.0 m
Shallow Utilities	Poplar		Deciduous		Coniferous	
	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line	Services	Mains Parallel to tree line
ATCO	2.0 m ^a	2.0 m ^a	2.0 m	2.0 m	2.0 m ^a	2.0 m ^a
TELUS	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
CTV	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
ENMAX	2.0 m ^a	2.0 m ^a	1.5 m	1.5 m	2.0 m ^a	2.0 m ^a
Enmax	Poplar		Deciduous		Coniferous	
Overhead (to outside conductor)	9.0 m		7.0 m - 9.0 m		7.0 m - 9.0 m	
Transformers (within Utility Rights of Way)			N/A (Tree planting not permitted within Utility Rights-of-Way)			
Street Light Poles	Poplar		Deciduous		Coniferous	
	5.0 m		4.0 m - 5.0 m		Min. 4.0 m	

MATERIAL LIST

KEY	QTY.	UNIT	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES					
A	29	each	BETULA PLATYPHYLLA 'JEFPARK'	PARKLAND PILLAR BIRCH	60mm CAL.; SPACING AS SHOWN, B&B
B	5	each	MALUS x 'SPRING SNOW'	SPRING SNOW CRABAPPLE	75mm CAL.; SPACING AS SHOWN, B&B
C	36	each	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	3000mm HT; SINGLE LEADER, SPACING AS SHOWN, B&B
D	8	each	PINUS CEMBRA	SWISS STONE PINE	2000mm HT; SINGLE LEADER, SPACING AS SHOWN, B&B
E	19	each	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	75mm CAL.; SPACING AS SHOWN, B&B
F	11	each	TILIA FLAVESCENS 'DROPMORE'	DROPMORE LINDEN	75mm CAL.; SPACING AS SHOWN, B&B

MISC. MATERIALS

	3081	m ²	SOD OVER 300mm DEPTH TOPSOIL	TOPSOIL FOR SOD AREAS TO BE AS PER CITY OF CALGARY MUNICIPAL STANDARDS
	782	m ²	100mm DEPTH WOOD MULCH	INSTALL TO CITY OF CALGARY SPECIFICATIONS
	760	m ²	600mm MIN. DEPTH TOPSOIL - SHRUB & TREE BED AREAS	TOPSOIL FOR SHRUB & TREE BED AREAS TO BE AS PER CITY OF CALGARY MUNICIPAL STANDARDS
	280	m ²	100mm DEPTH 20-30mm LIMESTONE	INSTALL OVER HD LANDSCAPE FABRIC
	544	L.m.	140mm HT. ALUMINUM SHRUB BED EDGER	EDGER TO BE "PERMALOC® PROLINE" OR APPROVED EQUAL. SEE SHEET L-400 FOR DETAIL

NOTE: CALIPER TAKES PRECEDENCE OVER HEIGHT

SITE AREA COVERAGE

SOFT LANDSCAPE AREAS	
SOD:	3081m ²
WOOD MULCH:	782m ²
LIMESTONE:	280m ²
HARD LANDSCAPE AREAS	
CONCRETE WALK:	877m ² (SEE ARCH DWGS)
TOTAL LANDSCAPED AREA:	5020m ²

SOD BLEND

MANDERLEY LESS WATER SOD:	
- FULL MOON KENTUCKY BLUEGRASS	25%
- DIVA KENTUCKY BLUEGRASS	25%
- TUMALO KENTUCKY BLUEGRASS	25%
- RIDGELINE KENTUCKY BLUEGRASS	25%

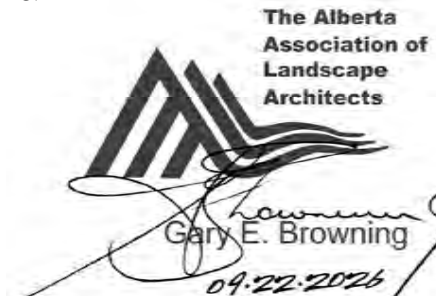
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Revisions

Description	No.	Date	By
Issued for Approval	A	2026/09/22	SP

Seals & Permits



Notes

THE LANDSCAPE CONSULTANT reserves the right to make changes onsite in order to improve the landscape design, or aesthetics at any time during the construction operation, as long as that construction operation is still in progress, at no cost to the OWNER, the LANDSCAPE CONSULTANT or any other professional associated with the project. Refer to specification for further clarification.

Client



Project Title

Saddle Ridge

80 Ave, 52 Street NE
Calgary, Alberta

Drawing Title

Overall Landscape Plan

Project No: 25-42

Date: 2026-09-22

Designed By: GB

Drawn By: SP

Checked By: BG

Scale: AS SHOWN

Sheet: Issue/Revision

L-100

A