

D SIZE 24" x 36" (609.6mm x 914.4mm)

PROPOSED MULTI-RESIDENTIAL DEVELOPMENT

18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT APPLICATION

Previously approved DP (DP2021-1471) for 18 sage hill garden ,
Reapply same DP drawings get the new DP conditional approval

Design by-

Seika Architecture Ltd

651 MACEWAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1

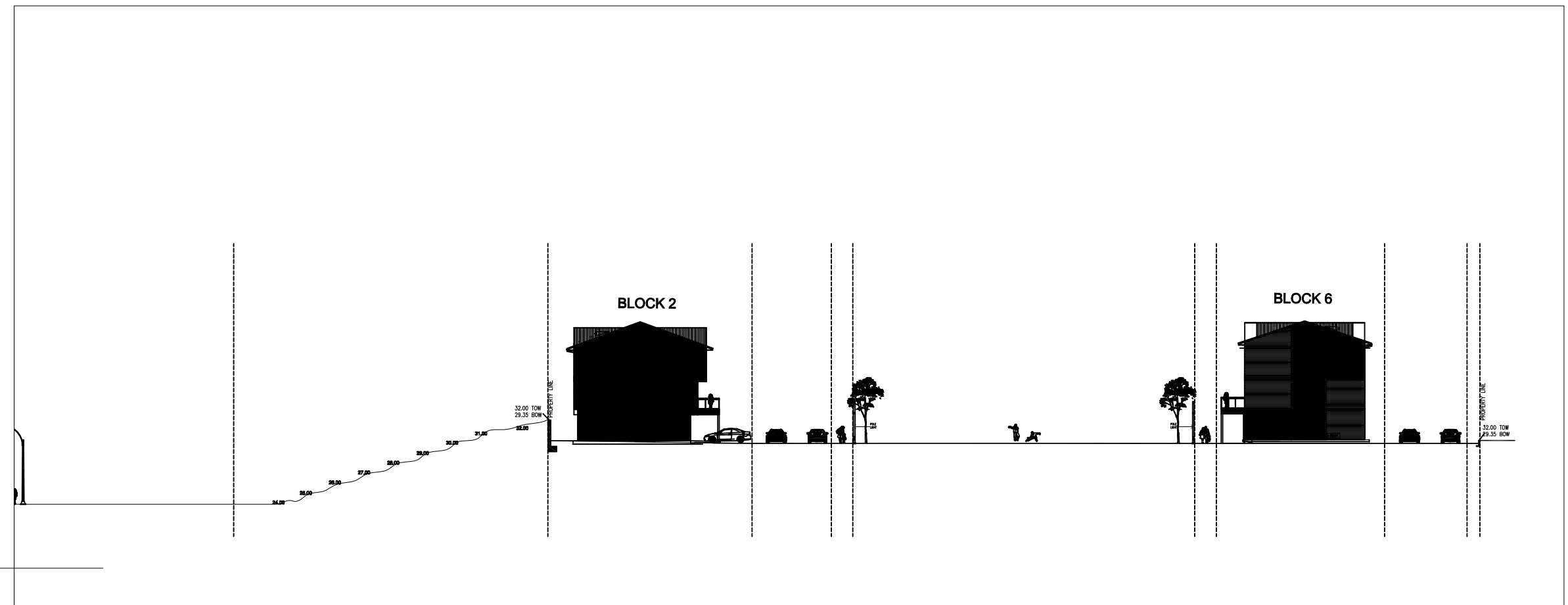
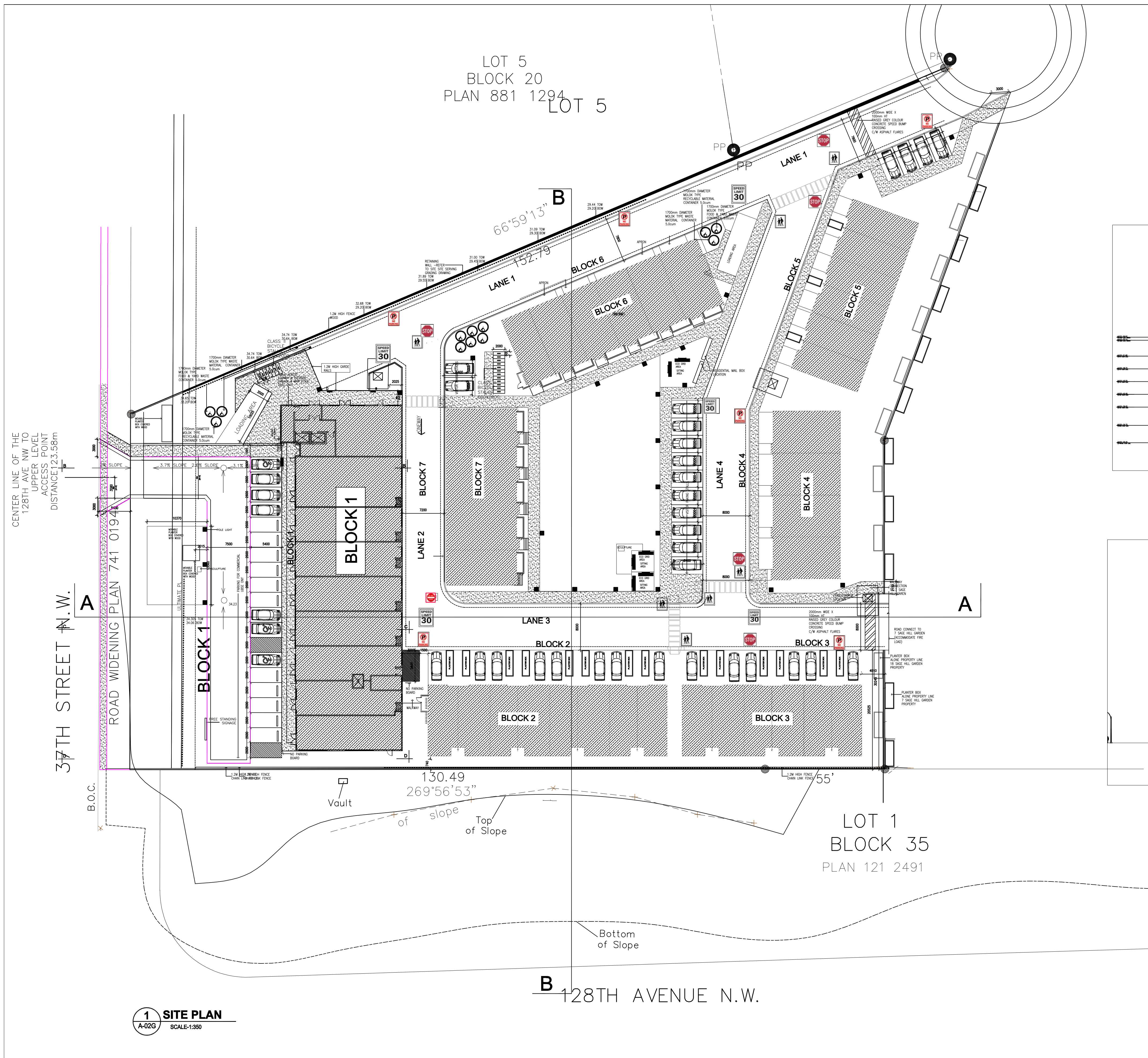
TE-403-210 5085



 **Jones Geomatics Ltd.**
Alberta Land Surveyor

#20, 1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net G01280-21

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-01	02



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7	21/08/31	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
6	21/07/06	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
5	21/04/26	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
4	21/04/20	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
3	21/04/12	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
2	21/04/08	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
1	20/12/11	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP	

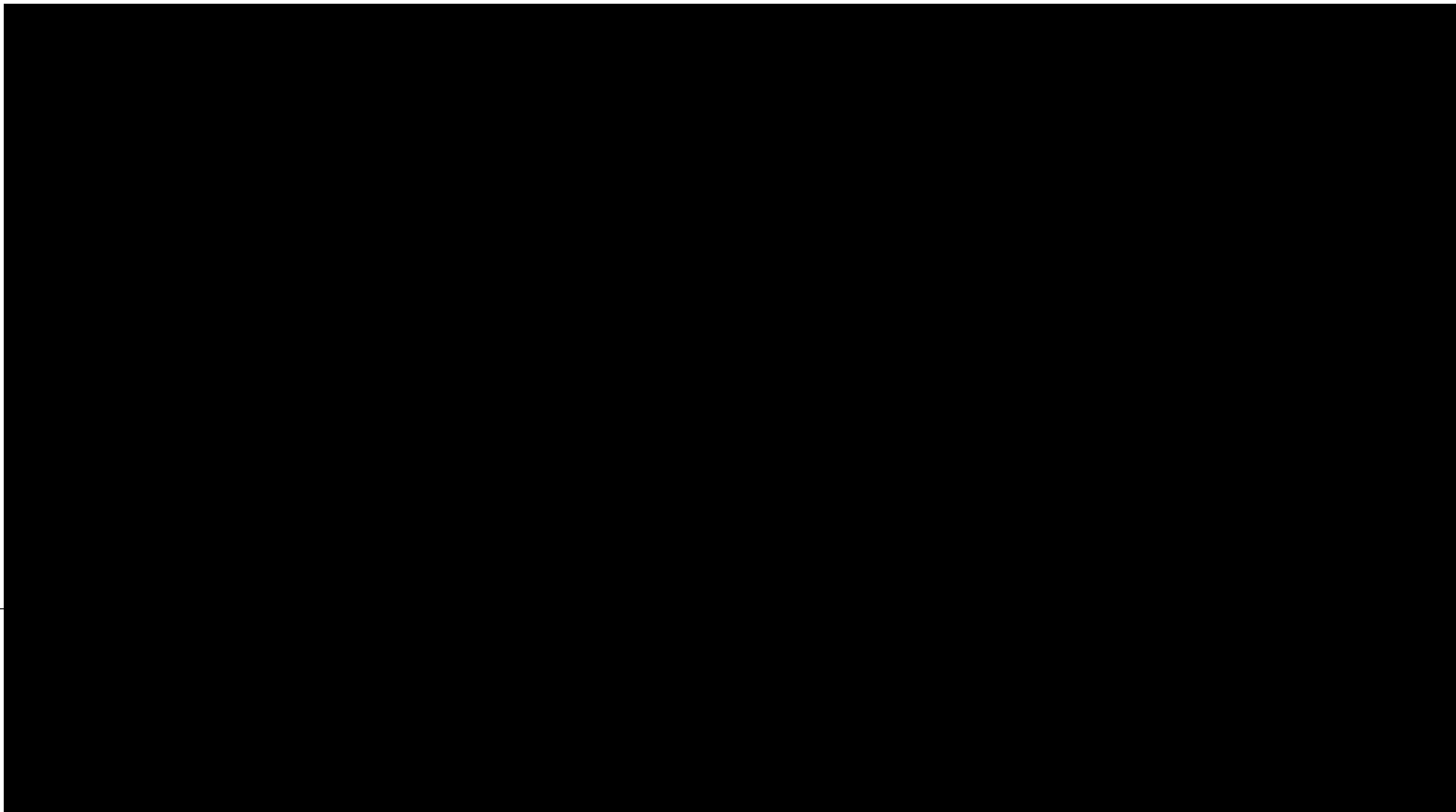
Client- MELCOM HOMES LTD

Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W. CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS
SITE PLAN & SITE SECTIONS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02G	07



EXTERIOR COLOUR LEGEND

- SMART BOARD BLACK COLOURE
- OFFE WHITE STUCCO
- WOOD COLOR MATERIALS
AL13 OR SIMILAR(CEDAR)
- BLACK COLORE BRICK VENEER
MATERIALS
- VINYL WINDOW (ALUMINUM COVER)
COLOUR - WHITE
- GLASS IN WINDOWS COLOUR - CLEAR
- INSULATED DOOR COLOUR - BLACK
- INSULATED METAL O/H DOOR COLOUR -
NATURAL



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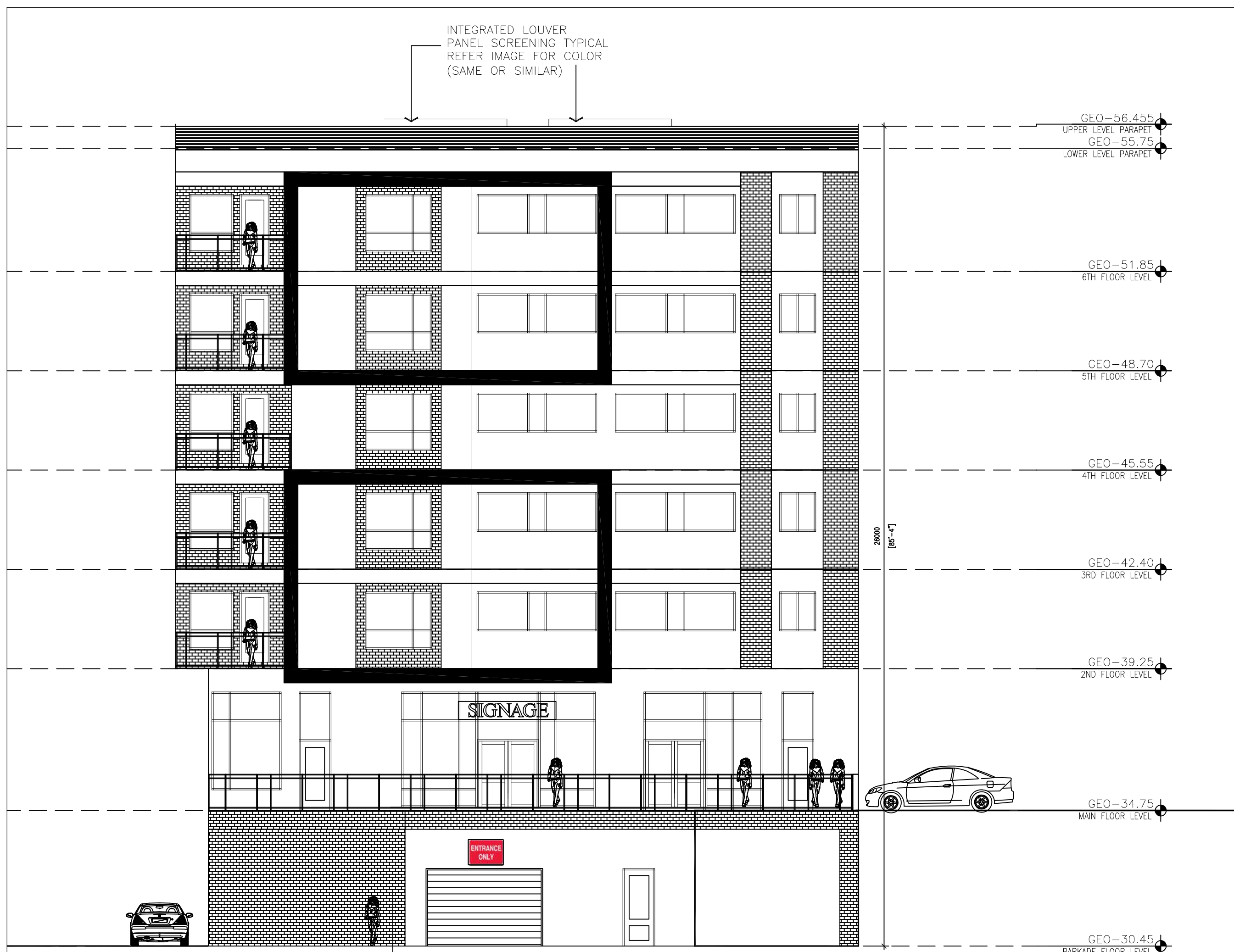
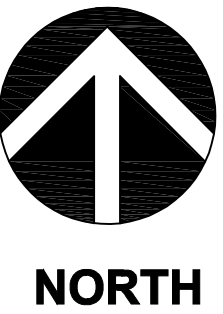
Client- **MELCOM HOMES LTD**

Design by- *Seika Architecture Ltd*
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

**PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW**

**DEVELOPMENT PERMIT DRAWINGS
BUILDING 1 DETAILS**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-03d	05



1
A-03e
ELEVATION TO SOUTH SIDE
SCALE:1:110



2
A-03e
ELEVATION TO WEST SIDE
SCALE:1:110

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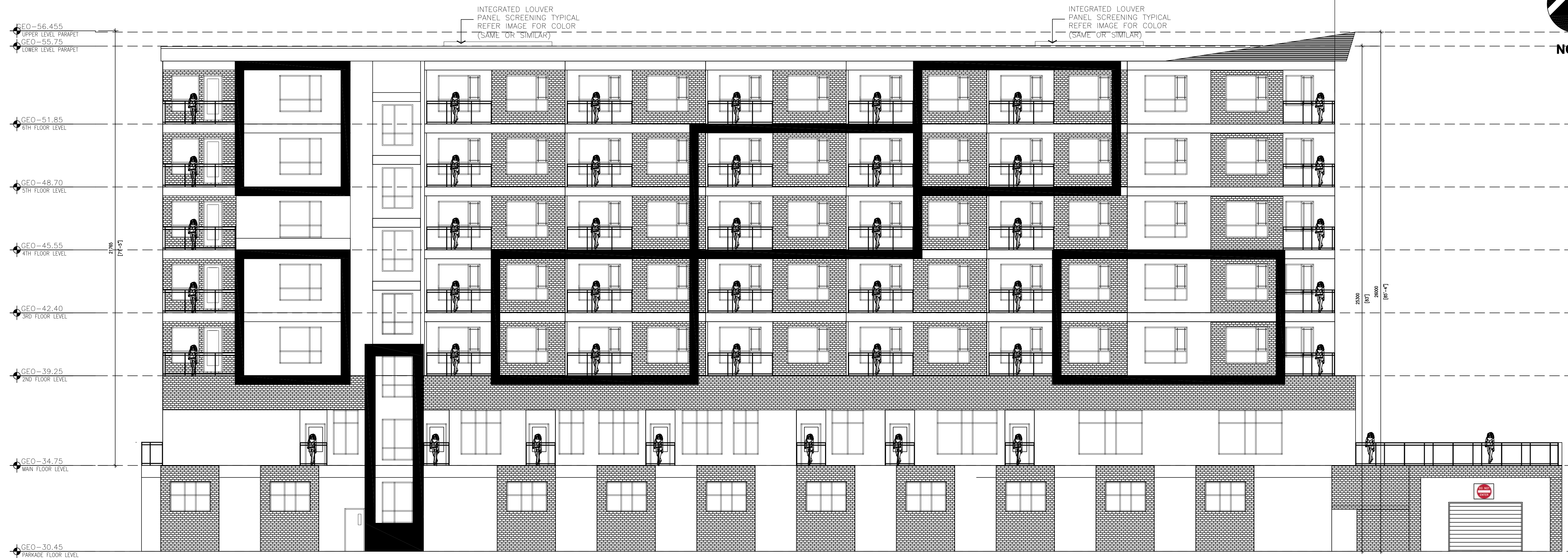
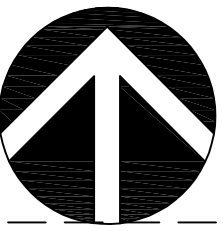
Client-
MELCOM HOMES LTD

Design by- *Seika Architecture Ltd*
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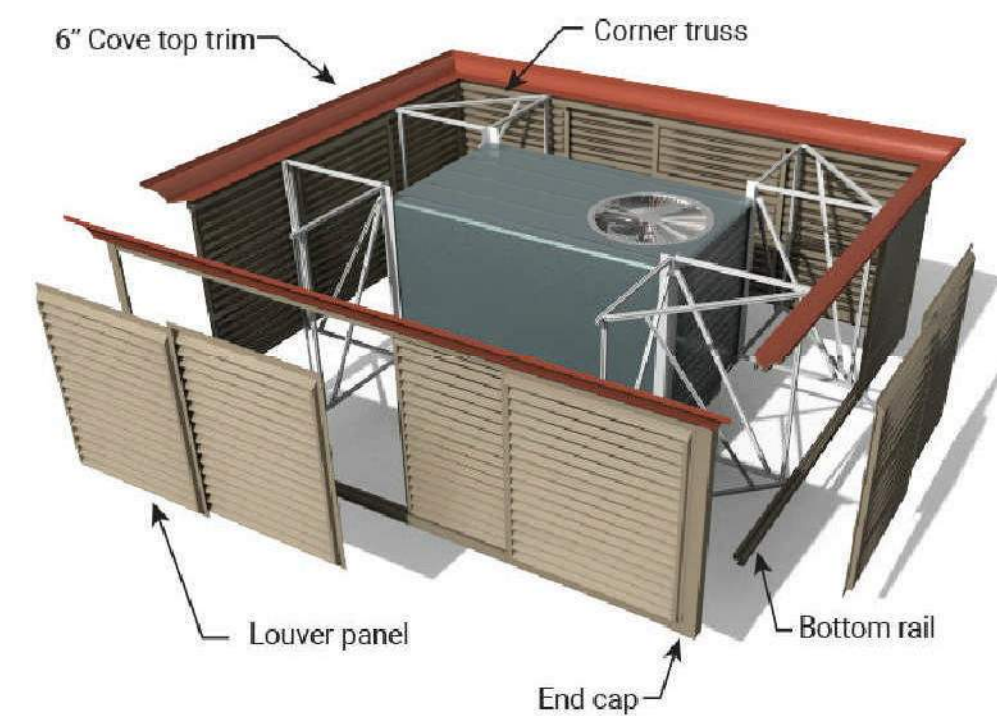
**PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW**

**DEVELOPMENT PERMIT DRAWINGS
BUILDING 1 DETAILS**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-03e	05



1 ELEVATION TO EAST SIDE
A-03f SCALE: 1:100



2 TYPICAL ROOF TOP UNIT SCREEN DETAILS
A-03f SCALE: NTS

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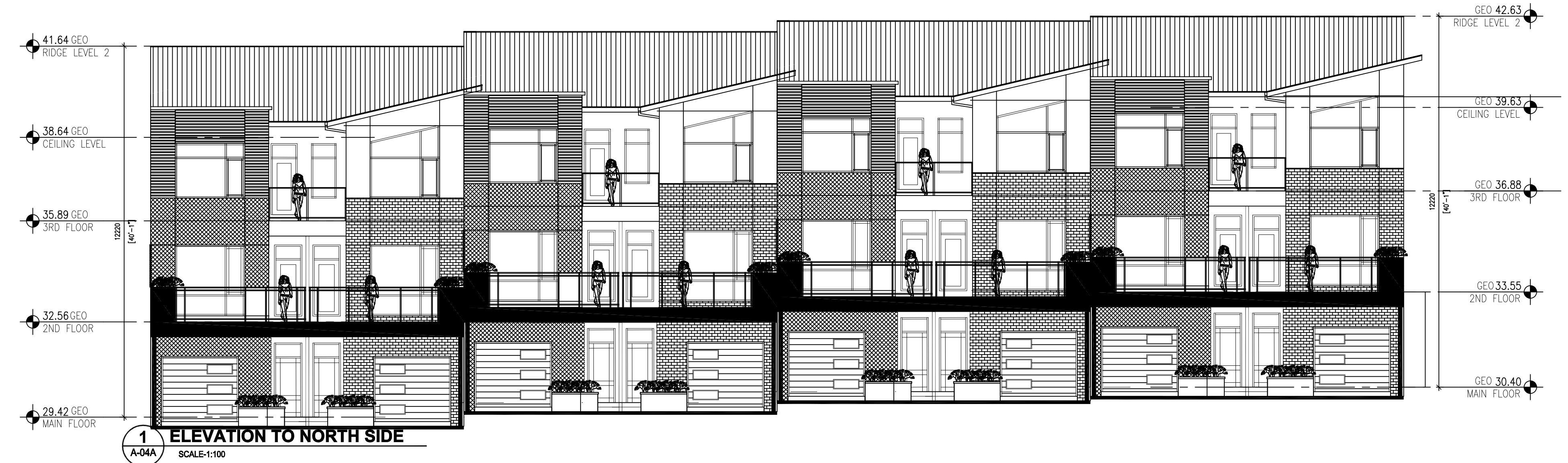
Client- **MELCOM HOMES LTD**

Design by- **Seika Architecture Ltd**
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TE-403-210 5085

**PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW**

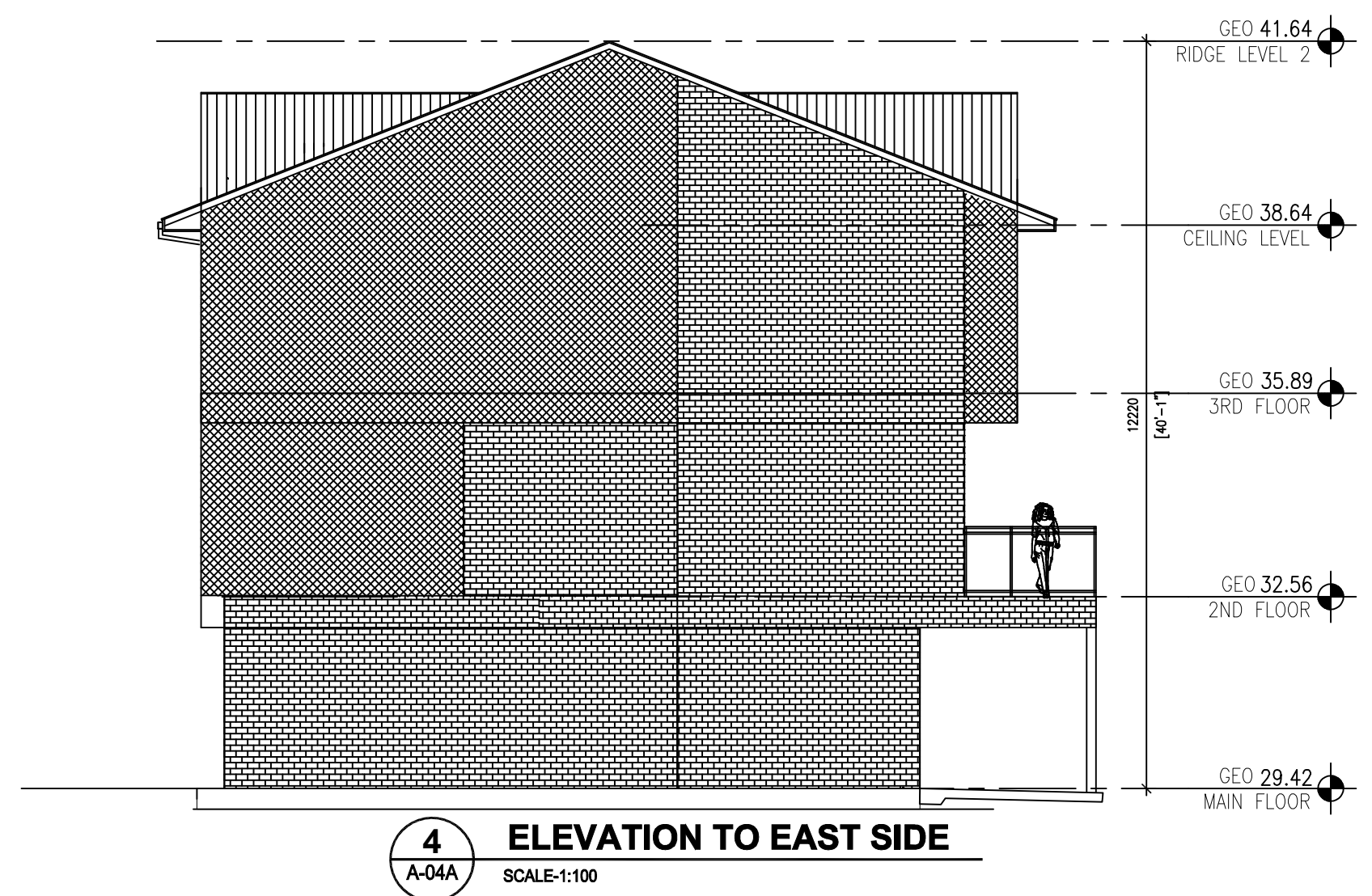
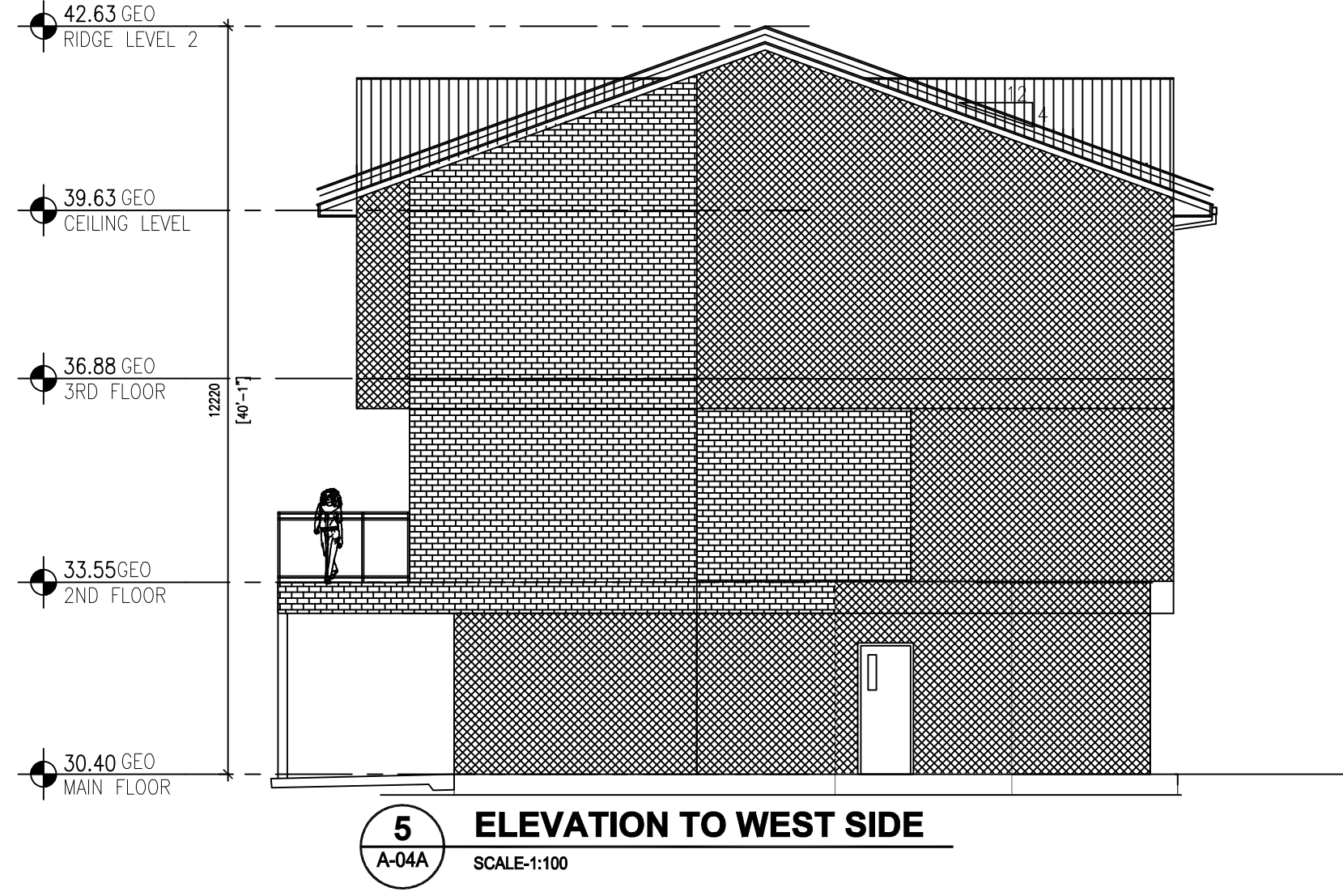
**DEVELOPMENT PERMIT DRAWINGS
BUILDING 1 DETAILS**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-03f	05



EXTERIOR COLOUR LEGEND

- SMART BOARD BLACK COLOR
- PLEASANTVIEW VINYL SIDING (MITTEN PRODUCT OR SIMILAR)
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- BRICK MATERIALS
- VINYL WINDOW (ALUMINUM COVER) COLOR - WHITE
- GLASS IN WINDOWS COLOR - CLEAR
- INSULATED DOOR COLOR - BLACK
- INSULATED METAL O/H DOOR COLOR - NATURAL



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3	21/07/02	DEVELOPMENT PERMIT DRAWINGS	AK		AK			
2	21/05/21	DEVELOPMENT PERMIT DRAWINGS	AK		AK			
1	20/12/11	DEVELOPMENT PERMIT DRAWINGS	AK		AK			

Client- **MELCOM HOMES LTD**

Design by- **Seika Architecture Ltd**
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT 18 SAGE HILL GARDEN DRIVE NW		
DEVELOPMENT PERMIT DRAWINGS BUILDING 2 DETAILS		
PROJECT NUMBER SE-105	DRAWING NUMBER A-04A	ISSUE/REVISION 03



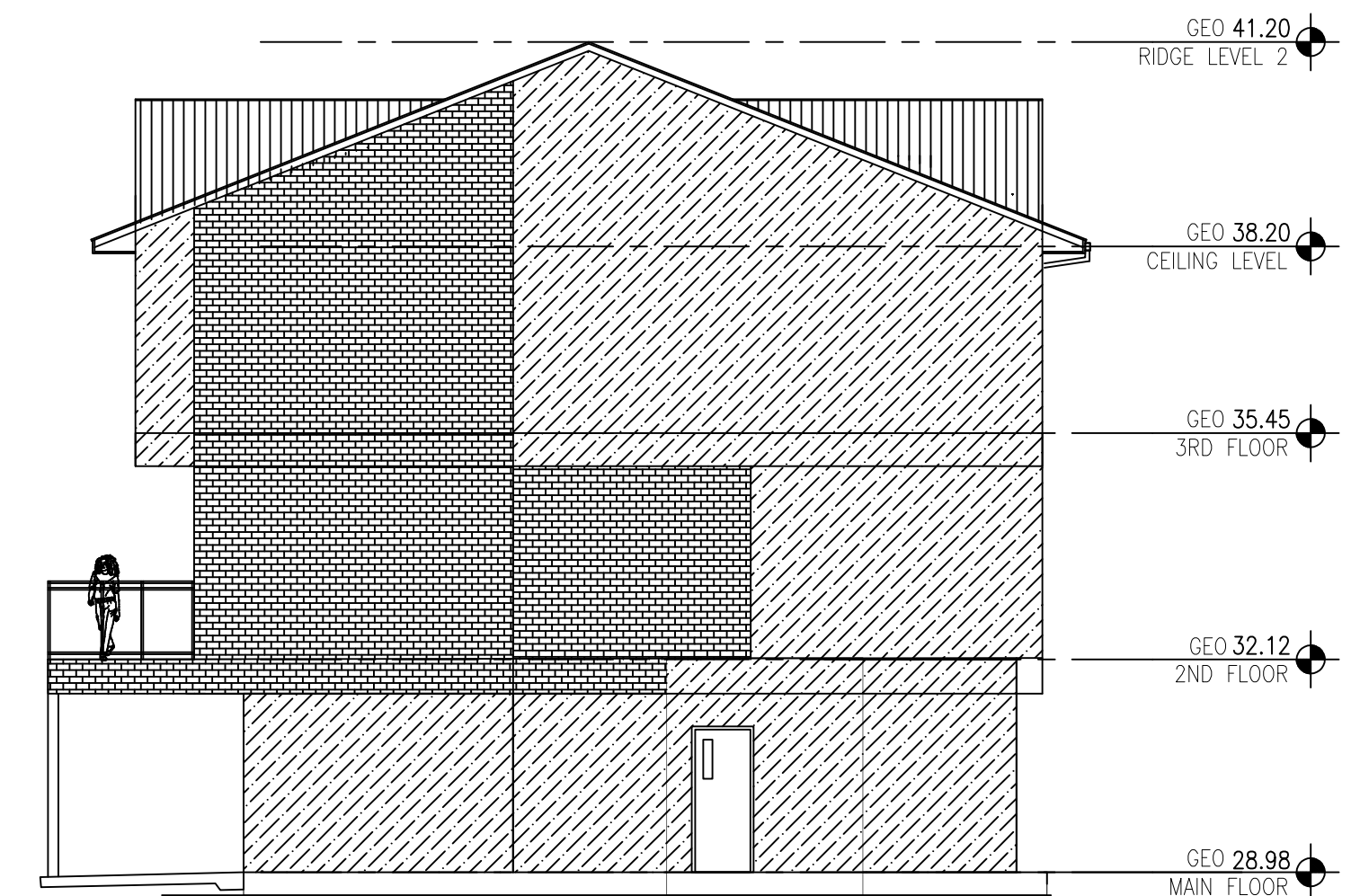
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A-05A SCALE:1:100



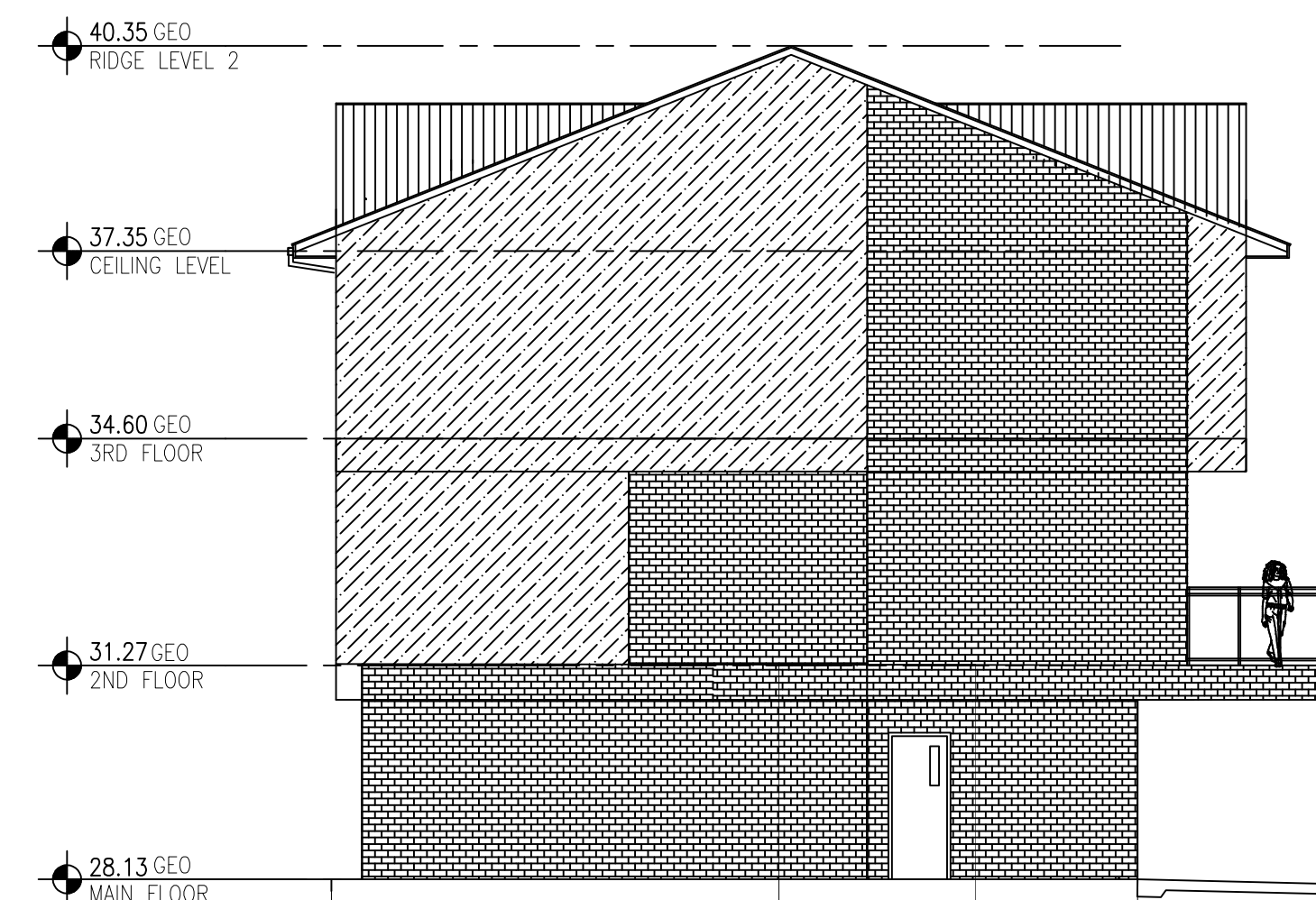
2 ELEVATION TO SOUTH SIDE
A-05A SCALE:1:100

EXTERIOR COLOUR LEGEND

- SMART BOARD BLACK COLOR
- DARK EARTHTONE VINYL SIDING
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS
AL13 OR SIMILAR(CEDAR)
- BRICK MATERIALS
- VINYL WINDOW (ALUMINUM COVER)
COLOR - WHITE
- GLASS IN WINDOWS COLOR - CLEAR
- INSULATED DOOR COLOR - BLACK
- INSULATED METAL O/H DOOR COLOR - NATURAL



5 ELEVATION TO WEST SIDE
A-05A SCALE:1:100



4 ELEVATION TO EAST SIDE
A-05A SCALE:1:100

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**PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW**

**DEVELOPMENT PERMIT DRAWINGS
BUILDING 3 DETAILS**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-05A	03



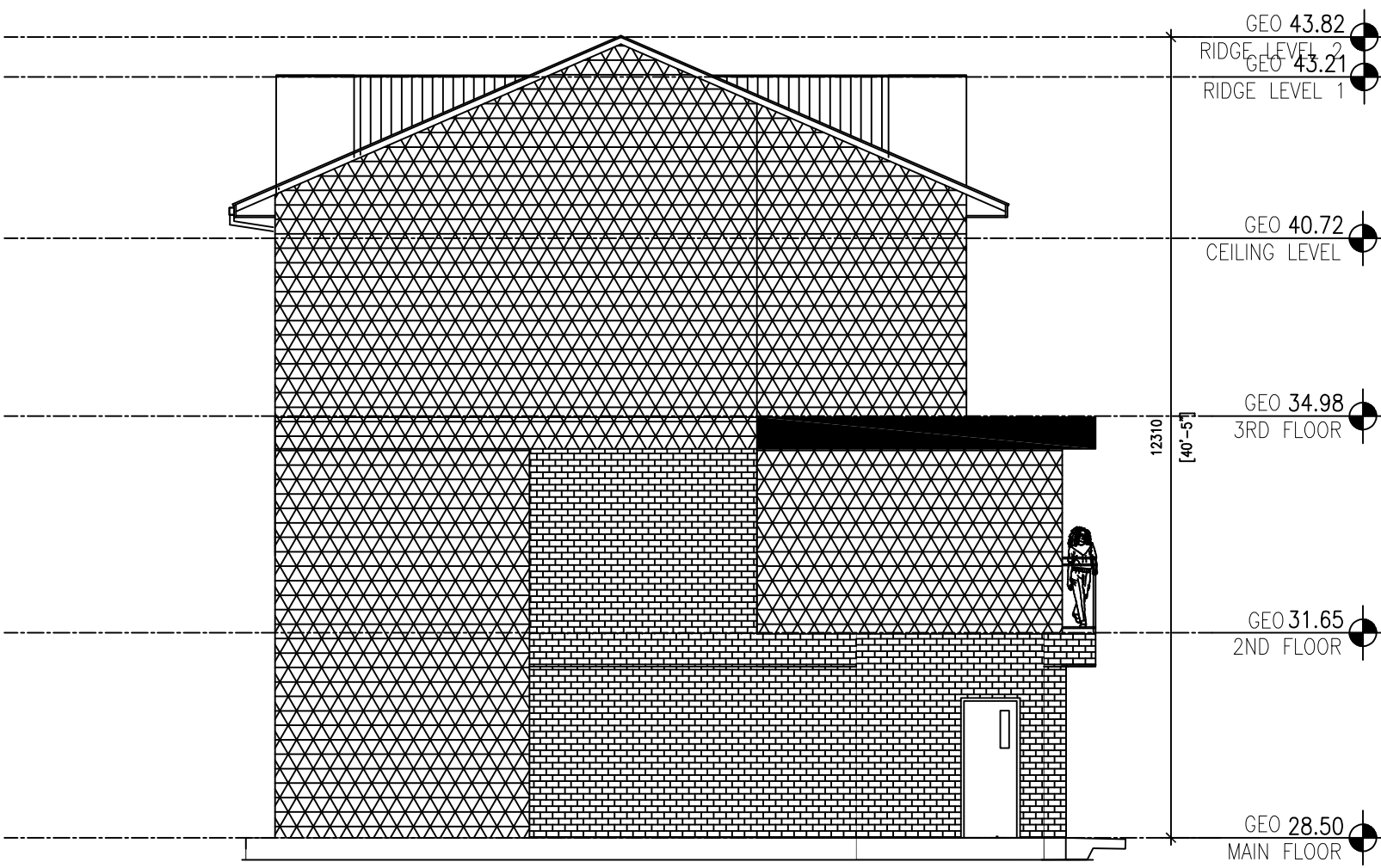
1 ELEVATION TO EAST SIDE
A-06A SCALE:1:100



2 ELEVATION TO WEST SIDE
A-06A SCALE:1:100

EXTERIOR COLOR LEGEND

- SMART BOARD BLACK COLOR
- DARK GREY VINYL SIDING
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- BLACK COLOR BRICK VENIOURS
- VINYL WINDOW (ALUMINUM COVER) COLOR - WHITE
- GLASS IN WINDOWS COLOR - CLEAR
- INSULATED DOOR COLOR - BLACK
- INSULATED METAL O/H DOOR COLOR - NATURAL



5 ELEVATION TO NORTH SIDE
A-06A SCALE:1:100

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1	20/12/11	DEVELOPMENT PERMIT DRAWINGS	AK		AK			

Client- MELCOM HOMES LTD

Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS
BUILDING 4 DETAILS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-06A	03

EXTERIOR COLOR LEGEND

SMART BOARD BLACK COLOR

INDIGO COLOR VINYL SIDING
(MITTEN PRODUCT OR SIMILAR)

OFF WHITE LAP VINYL SIDING

WOOD COLOR MATERIALS
AL13 OR SIMILAR(CEDAR)

BLACK COLOR BRICK VENIOURS

VINYL WINDOW (ALUMINUM COVER)
COLOR - WHITE

GLASS IN WINDOWS COLOR - CLEAR

INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR -
NATURAL





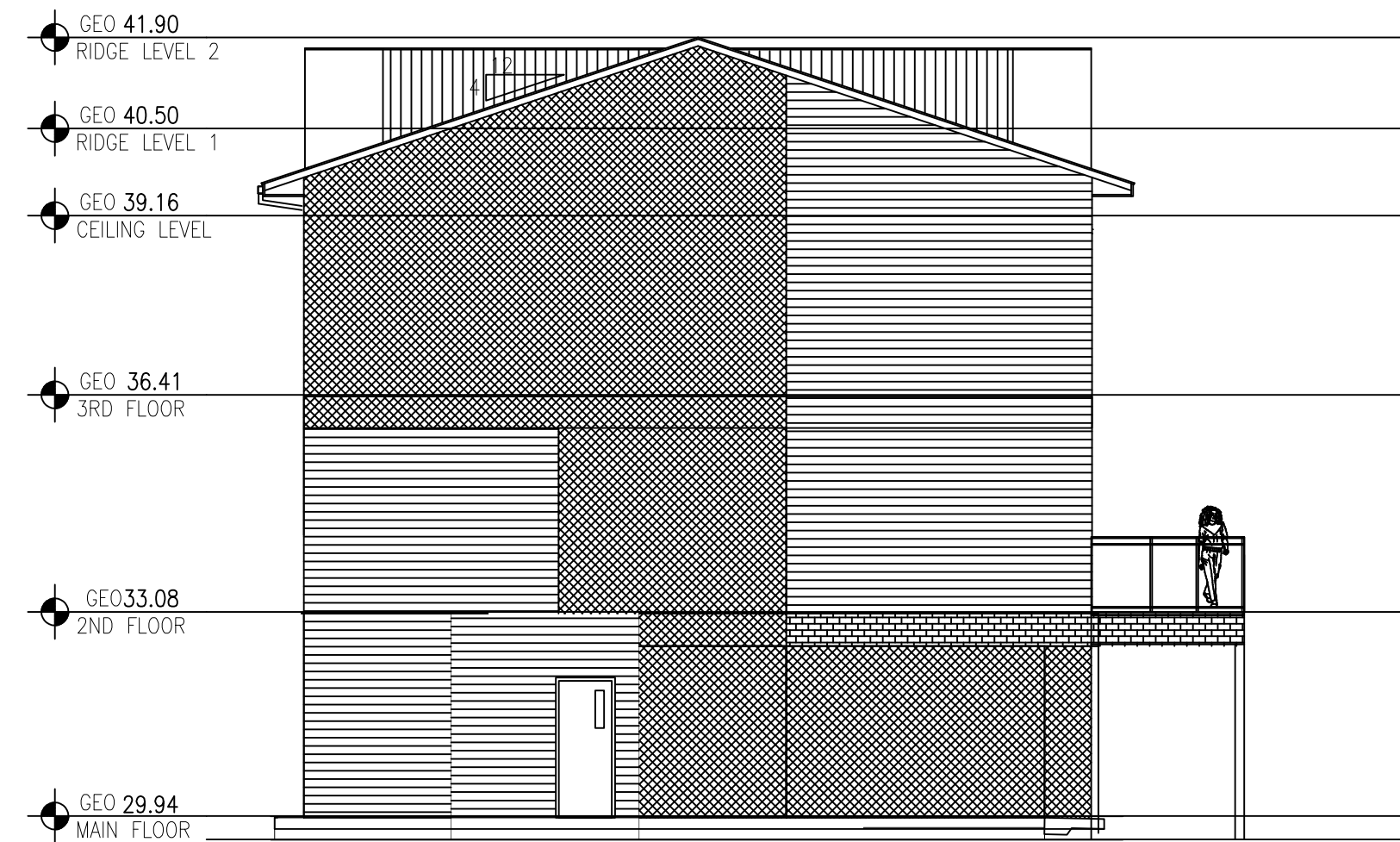
1 ELEVATION TO SOUTH SIDE
A-08A SCALE:1:100



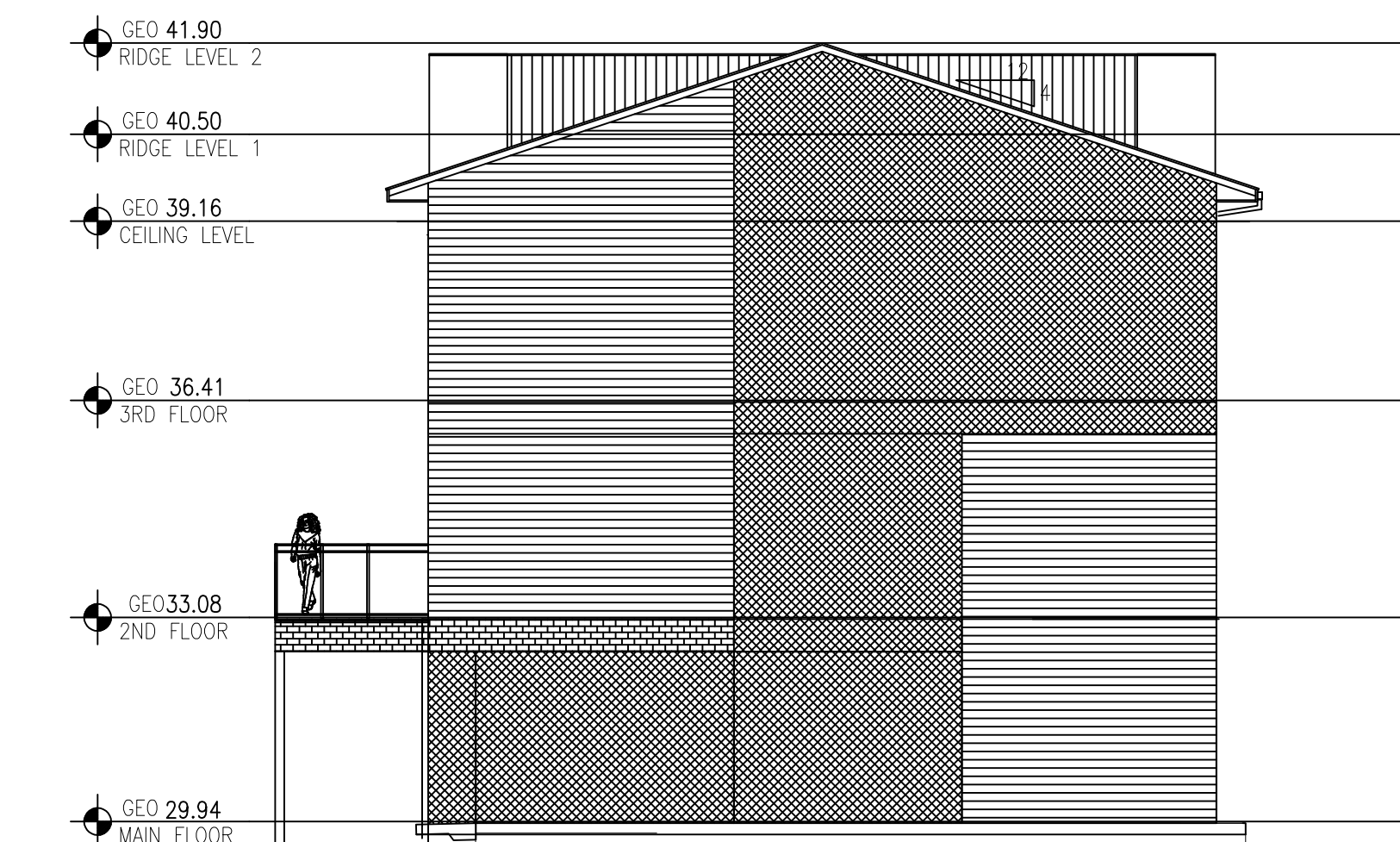
2 ELEVATION TO NORTH SIDE
A-08A SCALE:1:100

EXTERIOR COLOR LEGEND

	SMART BOARD BLACK COLOR
	PLEASANTVIEW VINYL SIDING (MITTEN PRODUCT OR SIMILAR)
	OFF WHITE LAP VINYL SIDING
	WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
	RED COLOR BRICK VENIOURS
VINYL WINDOW (ALUMINUM COVER) COLOR - WHITE	
GLASS IN WINDOWS COLOR - CLEAR	
INSULATED DOOR COLOR - BLACK	
INSULATED METAL O/H DOOR COLOR - NATURAL	



3 ELEVATION TO EAST SIDE
A-08A SCALE:1:100



4 ELEVATION TO WEST SIDE
A-08A SCALE:1:100

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Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

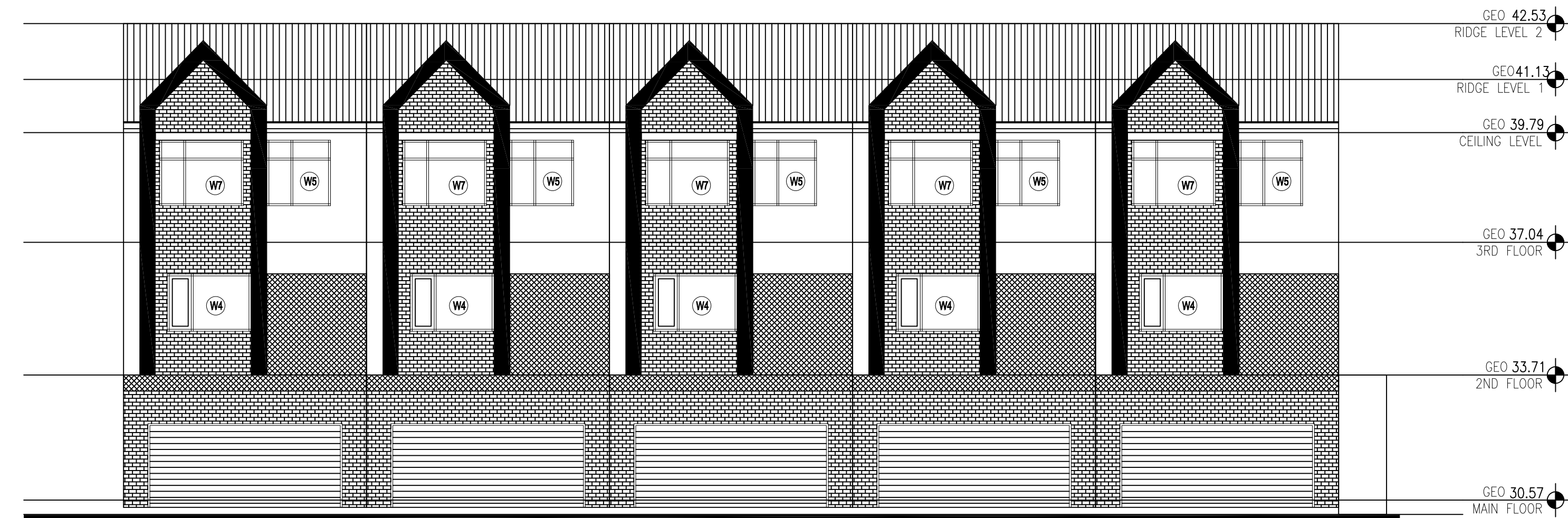
PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS
BUILDING 6 DETAILS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-08A	03

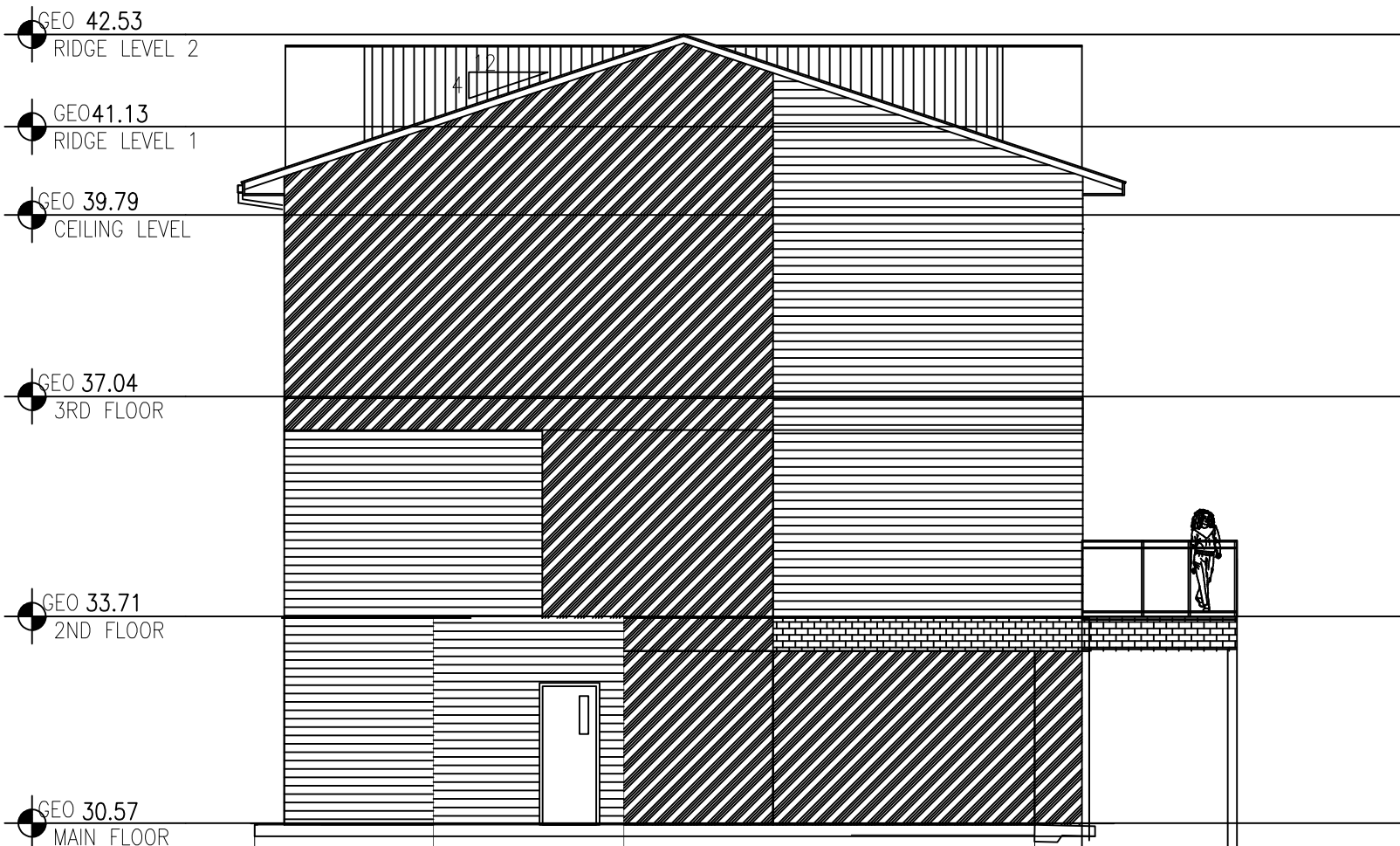


1 ELEVATION TO SOUTH SIDE
A-09A SCALE:1:100

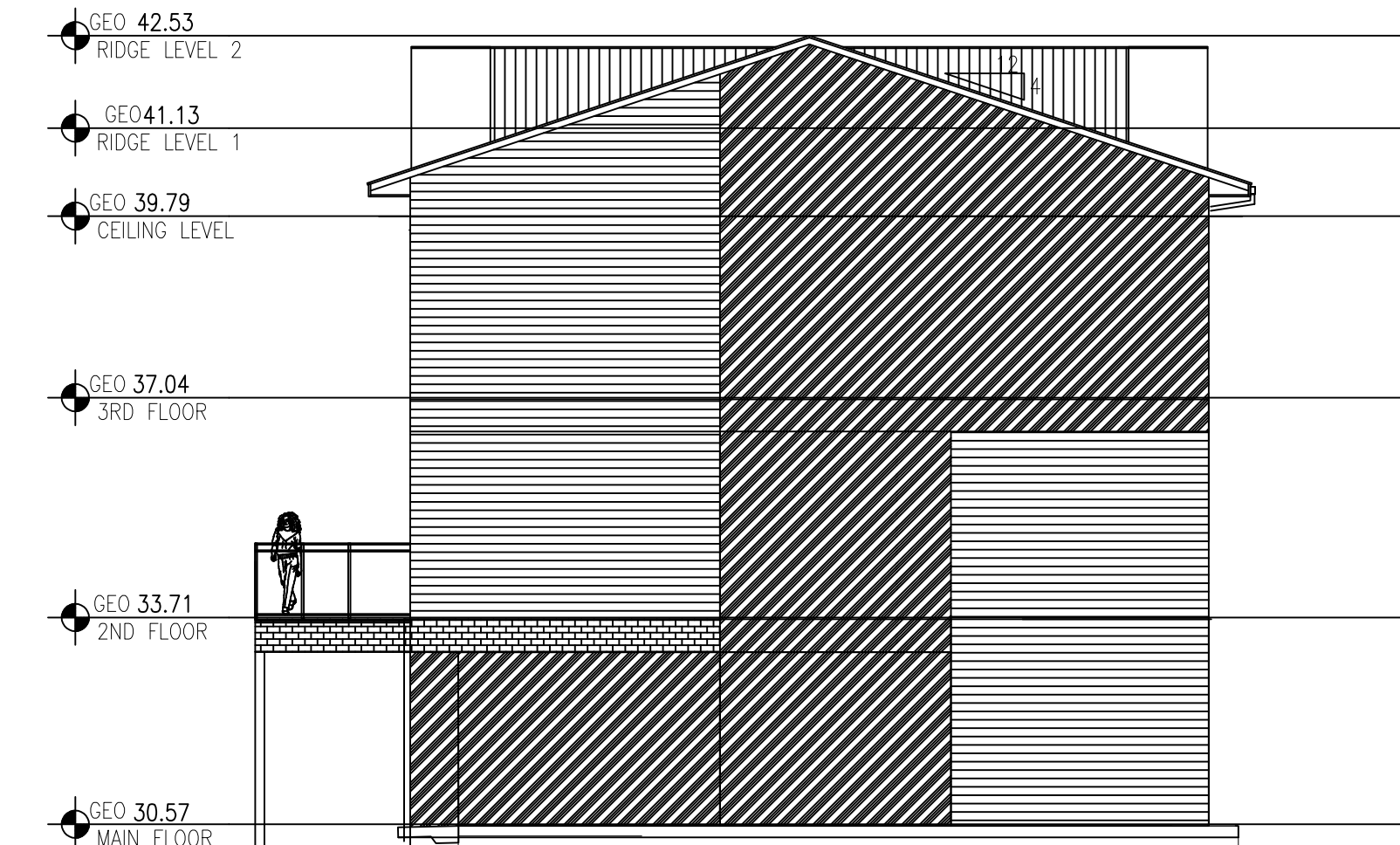


2 ELEVATION TO NORTH SIDE
A-09A SCALE:1:100

EXTERIOR COLOR LEGEND



3 ELEVATION TO EAST SIDE
A-09A SCALE:1:100



4 ELEVATION TO WEST SIDE
A-09A SCALE:1:100

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651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT
18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS
BUILDING 7 DETAILS

PROJECT NUMBER
SE-105

DRAWING NUMBER
A-09A

ISSUE/REVISION
03



Multi-Family Landscape Requirements

SITE SIZE: 11,665 sq.m. (2.88 Acres)
LANDSCAPE AREA BYLAW: 40%= 4,666 sq.m.

TOTAL LANDSCAPE AREA REQUIRED: 4,316 sq.m. (37%)
Low Water Options 3% (-350)

1 TREE / 45m2 OF LANDSCAPE AREA: 96 TREES
2 SHRUBS / 45m2 OF LANDSCAPE AREA: 192 SHRUBS

TOTAL LANDSCAPE AREA PROVIDED: 4,200 sq.m. (36%)

SOFT LANDSCAPE AREA: 2,637 m2
HARD SURFACE LANDSCAPE AREA: 1,563m2
TOTAL TREES PROVIDED: 96 TREES
- MIN. 25% OF TREES TO BE CONIFEROUS (50% @ 3m ht., 50% @ 2m ht.) = 24 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL. = 36 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL. = 36 TREES
TOTAL SHRUBS PROVIDED: 192 SHRUBS

NOTES:

- ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING IRRIGATION SCHEDULE DURING GROW IN STAGE AND ADJUST RUN TIMES ACCORDINGLY THROUGHOUT THE MAINTENANCE PERIOD. IRRIGATION MAINTENANCE SHALL INCLUDE ONE FALL WINTERIZATION AND SPRING START UP.
- ALL CONIFEROUS TREE BEDS AND ALL SHRUB BEDS TO BE WOOD MULCHED.
- 8 DIFFERENT VARIETIES OF DECIDUOUS TREE SPECIES WILL BE PROVIDED TO AVOID MONO-CULTURE AND REDUCE RISK OF INSECT DAMAGE AND DISEASE. IT WILL ALSO PROVIDE SEASONAL VARIETY AND ENHANCE VISUAL INTEREST.

Legend

- CANOPY DECIDUOUS TREES : 36 @ 75mm CAL. MIN.
SPECIES INCLUDE:
BRANDON ELM - ULMUS AMERICANA 'BRANDON'
PRAIRIE SPIRE GREEN ASH - FRAXINUS PENNSYLVANICA 'RUGBY'
SCHUBERT CHOKECHERRY - PRUNUS VIRGINIANA - LOW WATER
NORLIN LINDEN - TILIA CORDATA 'RONALD'
- ORNAMENTAL DECIDUOUS TREES - 36 @ 50mm CAL MIN.
SPECIES INCLUDE:
SPRING SNOW CRAB - MALUS X 'SPRING SNOW'
SHOWY MOUNTAIN ASH - SORBUS DECORA
TREMBLING ASPEN - POPULUS TREMULOIDES
COLUMNAR ASPEN - POPULUS TREMULA 'ERECTA'
- CONIFEROUS TREES - 24
12- 3.0m HT MIN. 12 - 2.0m HT.
SPECIES INCLUDE:
COLORADO SPRUCE - PICEA PUNGENS - LOW WATER
LODGEPOLE PINE - PINUS CONTORTA LATIFOLIA - LOW WATER
- SHRUBS - 192. MINIMUM 600mm HT. (DECIDUOUS)
AND 600mm SPREAD (CONIFEROUS)
POTENTILLA VARIETIES, RUSSIAN ALMOND, ALPINE CURRANT,
THREE-LOBED SPIREA, LILAC,
MUGO PINE, JUNIPER VARIETIES.
- PERENNIALS - REED GRASS, BLUE QUEEN SAGE, DAYLILIES
- GRASS ON MIN. 150mm DEPTH TOPSOIL
-1,397 sq.m.
- WOOD MULCH BED
-1198 sq.m.
- BRUSHED CONCRETE
-1,145 sq.m.
- TURFSTONE PAVERS- 238 sq.m.
EXACT PAVER PATTERN T.B.D.

Planting & General Notes

1. ALL LANDSCAPE CONSTRUCTION TO BE IN ACCORDANCE W/ CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION - CURRENT EDITION.
2. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO CONSTRUCTION START (CALL BEFORE YOU DIG 1-800-242-3447).
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS OTHERWISE SPECIFIED AND SHALL BE DUG AND INSTALLED TO CURRENT CNLA STANDARDS - CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR ONE YEAR.
4. L.A. WEST RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS - LA WEST SHALL INSPECT PLANT MATERIAL PRIOR TO INSTALLATION FOR NURSERY DEFECTS, TRANSPORT DAMAGE & ROOTBALL SIZE.
5. ALL PLANTING BEDS TO BE LOCATED ON SITE AND APPROVED BY L.A. WEST PRIOR TO EXCAVATION.
6. ALL PLANTING BEDS TO BE MULCHED WITH MIN. 50mm DEPTH CLEAN BARK MULCH.
7. ALL TURF AREAS TO BE SOD INSTALLED ON 150mm MIN OF TOPSOIL.
8. TOPSOIL TO BE ROCK PICKED & CLEANED TO CITY OF CALGARY SPECS. PRIOR TO SOD INSTALLATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE PROTECTION MEASURES TO PREVENT RABBIT DAMAGE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CARE, MAINTENANCE AND ESTABLISHMENT OF SITE THROUGH THE C.C.C.
11. MAINTENANCE OF SITE FROM C.C.C. TO F.A.C. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TREES SHALL NOT BE PLACED WITHIN ANY UTILITY RIGHTS-OF-WAY.
13. MAINTAIN 4.0m SETBACK FROM BUS PADS, MAILBOXES, & STREETLIGHTS; 2.5m SETBACK FROM LOT SERVICING UTILITIES; 2.5m SETBACK FROM HYDRANTS; 3.0m SETBACK FROM DEEP UTILITY MAINLINES; 2.0m SETBACK FROM SHALLOW UTILITIES (ATCO, ENMAX, TV, PHONE); AND 1.0m SETBACK FROM DRIVEWAYS. A REVISED SETBACK OF 3.0m FROM UTILITIES MAY BE REQUIRED AT THE DISCRETION OF THE UTILITY OWNER.

no.	date	description
H	JAN-26-23	PLANNER FINAL COMMENTS/DP RESUBMISSION
G	JAN-11-23	PLANNER FINAL COMMENTS/DP RESUBMISSION
F	DEC 12-22	DTR3/DP RESUBMISSION
E	OCT 12-22	DTR/DP RESUBMISSION
D	SEPT 9-22	DTR/DP RESUBMISSION
C	MAY 11-22	DTR/DP RESUBMISSION
B	SEPT 3-21	DTR/DP RESUBMISSION
A	JULY 10-21	DP SUBMISSION