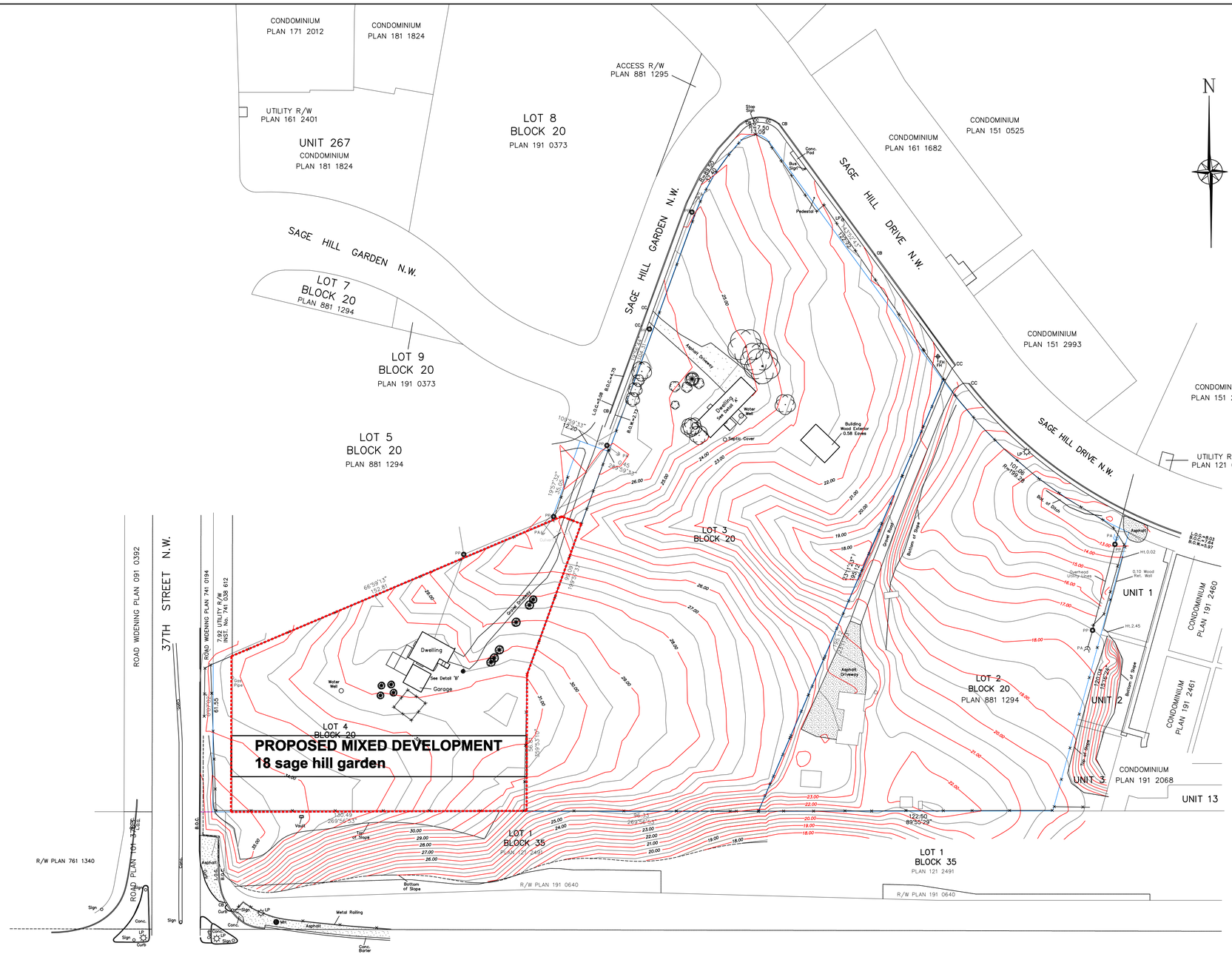


1 SURVEYOR PLAN
A-01 SCALE-

SITE PLAN

MUNICIPAL ADDRESS:

3527 SAGE HILL DRIVE N.W.
CALGARY, ALBERTA

7 SAGE HILL GARDEN N.W.
CALGARY, ALBERTA

18 SAGE HILL GARDEN N.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:

LOT 2, BLOCK 20, PLAN 881 1294

LOT 3, BLOCK 20, PLAN 881 1294
EXCEPTING THEREOUT PLAN 191 0008, AND

LOT 4, BLOCK 20, PLAN 881 1294
EXCEPTING THEREOUT PLAN 191 0008
& PLAN 191 0373

WITHIN THE

S.W.1/4 SEC.31, TWP.25, RGE.1, W.5thM.

SCALE 1 : 750

Legend:

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	SEC.	DENOTES SECTION.
B.O.C	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.	LAMP POLE SHOWN THUS:	LP
CC	DENOTES CURB CUT	WATER VALVE SHOWN THUS:	WV
Ck.M.	DENOTES CHECK MEASURED.	POWER POLE SHOWN THUS:	PP
C/L	DENOTES CENTRE LINE.	MANHOLE SHOWN THUS:	MH
Ha.	DENOTES HECTARES.	POLE ANCHOR SHOWN THUS:	PA
L.O.G	DENOTES LIP OF GUTTER	FIRE HYDRANT SHOWN THUS:	FH
LP	DENOTES LAMP POLE	FENCE IS SHOWN THUS:	
m	DENOTES METRES.	OVERHEAD UTILITIES SHOWN THUS:	
M.	DENOTES MERIDIAN.	PROPERTY LINES ARE SHOWN THUS:	
Mkd.	DENOTES MARKED.		
PA	DENOTES POLE ANCHOR.		
Pl.	DENOTES PLACED.		
P/L	DENOTES PROPERTY LINE.		
Rad.	DENOTES RADIAL		
Rge.	DENOTES RANGE.		
R/W	DENOTES RIGHT-OF-WAY.		

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES

ELEVATIONS ARE GEODETIC AND DERIVED FROM A.S.C.M. #945279

PROPERTIES ARE SUBJECT TO INSTRUMENTS REGISTERED ON TITLES

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THUS: = 1121.29 METRES (GEODETIC)

CONTOURS ARE SHOWN AT 0.50m INTERVAL

OCTOBER 7, 2022

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

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2	22/10/11	DEVELOPMENT PERMIT DRAWINGS	AK		AK			
1	20/12/11	DEVELOPMENT PERMIT DRAWINGS	AK		AK			

Client- MELCOM HOMES LTD

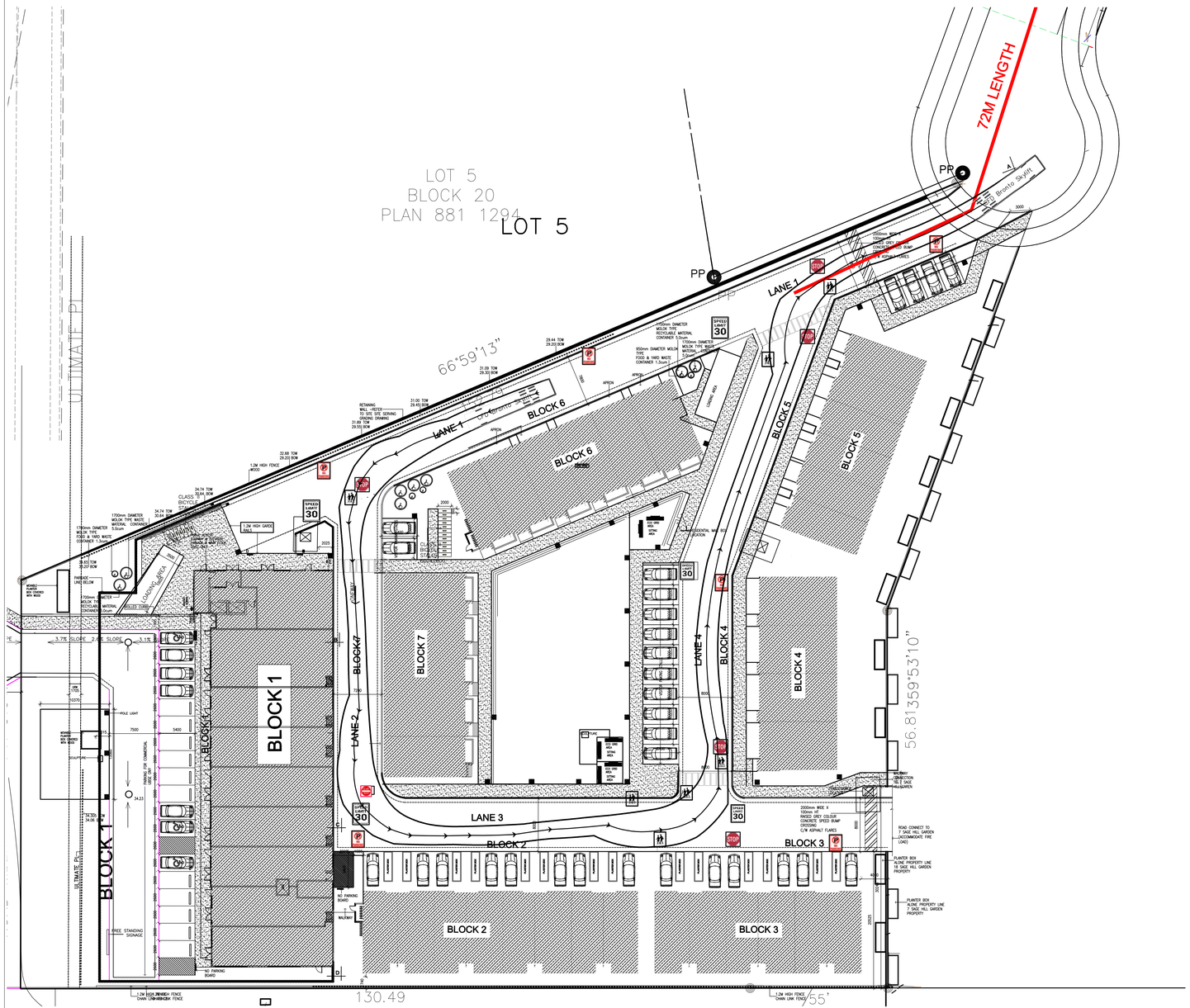
Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT 18 SAGE HILL GARDEN DRIVE NW

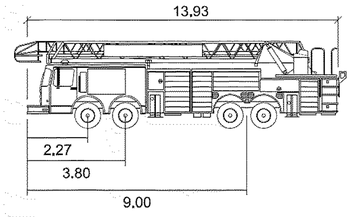
DEVELOPMENT PERMIT DRAWINGS

SURVEYOR PLAN

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



1 A-02d2 **FIRE TRUCK SWEEP PATH**
SCALE-1:350



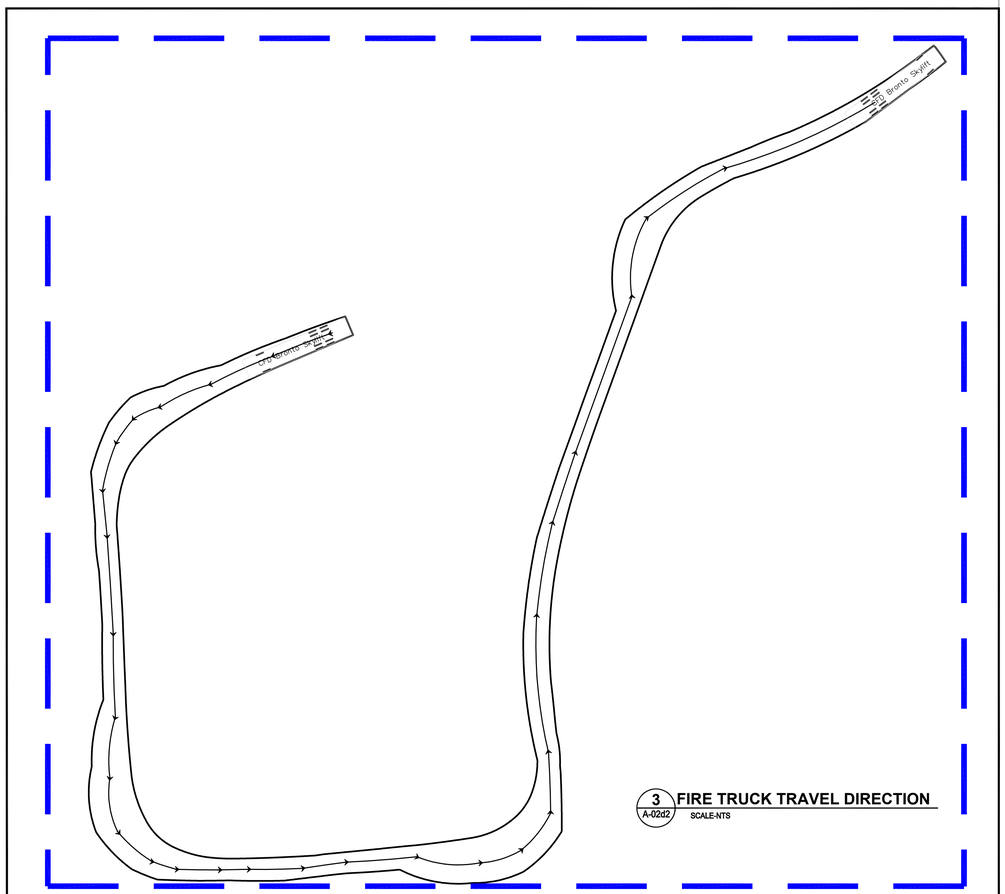
CFD_Bronto_Skylift

	meters
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

NORTH

2 A-02d2 **FIRE TRUCK DETAILS**
SCALE-NTS

NOTE
FIRE ACCESS ROAD DESIGN-
(1)FIRE ACCESS ROUT IS DESIGN TO SUPPORT A 38,556kg/85,000lbs LOAD.
(2)FIRE TRUCK TYPE CFD BRONTO
(3)ACCESS IS DESIGNED TO SUPPORT THE NFPA 1901
POINT LOAD OF 517kpa(75psi) OVER A 24" X24" AREA WHICH CORRESPOND TO THE OUTRIGGER PAD SIZE



3 A-02d2 **FIRE TRUCK TRAVEL DIRECTION**
SCALE-NTS

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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			

Client- **MELCOM HOMES LTD**

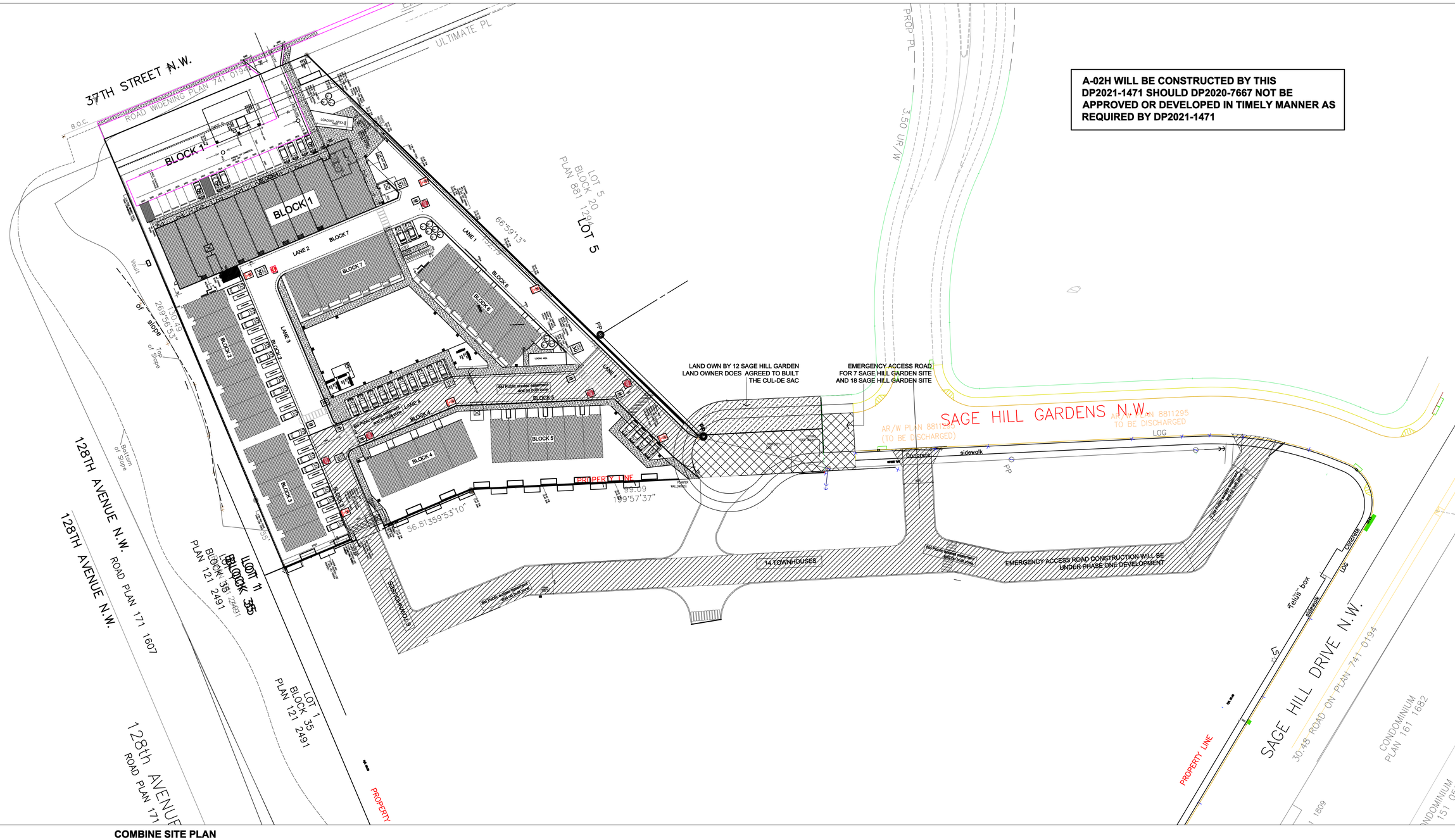
Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W.CALGARY ALBERTA
TE-403-210 5085

PROPOSED MIXED DEVELOPMENT AT 18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS

FIRE TRUCK SWEEP PATH- BUILDING BLOCK 2,3,4,5,6 & 7

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02d2	07



A-02H WILL BE CONSTRUCTED BY THIS DP2021-1471 SHOULD DP2020-7667 NOT BE APPROVED OR DEVELOPED IN TIMELY MANNER AS REQUIRED BY DP2021-1471

COMBINE SITE PLAN
(18 Sage hill garden & 7 Sage hill garden)

1 / A-02h SCALE-1:500

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Client- MELCOM HOMES LTD

Design by- Seika Architecture Ltd

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

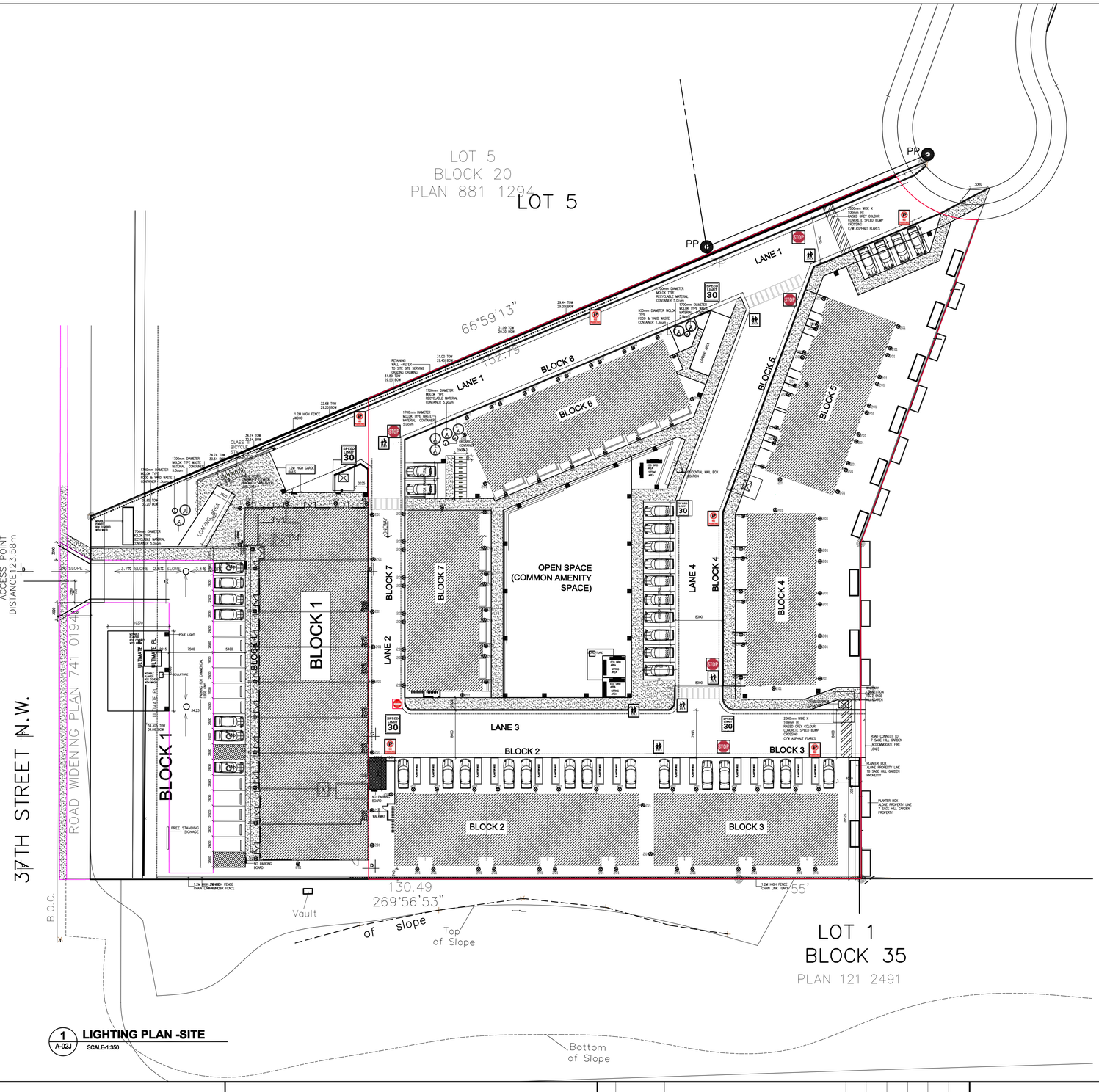
PROPOSED MIXED DEVELOPMENT AT 18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS

COMBINE SITE PLAN - 18 SAGE HILL GARDEN & 7 SAGE HILL GARDEN

COMBINE ACCESS DETAILS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02h	03



1 A-02J **LIGHTING PLAN -SITE**
SCALE-1:350

NOTE-

(1) MOUNTING HEIGHT- 2.6METERS FROM ROOM FLOOR LEVEL.

(2) EXTERIOR LIGHTING DOES NOT EXTEND BEYOND THE BOUNDARIES OF THE SITE

NORTH

LIGHTING FIXTURE TYPE 1



LIGHTING FIXTURE TYPE 201



LIGHTING FIXTURE TYPE 202



LIGHTING FIXTURE TYPE 203



LIGHTING FIXTURE SCHEDULE

NO.	GENERAL DESCRIPTION	LOCATION	LAMPS	SPECIFICATION/COMMENTS
(1)	RECESSED EXTERIOR WALL MOUNTED DOWNLIGHT FIXTURE	EXTERIOR SOFFIT/WALL/ ENTRANCES	14W WATT MIN/MAX	FINISH BY LIGHTING DATA PACKAGE CCT TO BE CONFIRMED
(W1)	WALL MOUNTED 2 DIRECTION (UP/DOWN) LIGHT FIXTURE	EXTERIOR ENTRY/LOBBY/ PARKADE ENTRANCE	14W WATT MIN	LUMENTON CAT# W2024T MCD/120/8
(W2)	WALL MOUNTED 1 DIRECTION LIGHT FIXTURE	EXTERIOR WALL CUT CORRIDOR	14W WATT MIN	LUMENTON CAT# W1024S/MW/120/8
(LED)	EXTERIOR LANDSCAPE BOLLARD	EXTERIOR FRONT LANDSCAPED AREA	LED	LUMENTON CAT# BLD30/LED/120/8



POLE MOUNTED LIGHT

LUMINIS MODEL: W110-C120-L216W45-80-4000K-120V. CONFIRM COLOR WITH ARCHITECT

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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

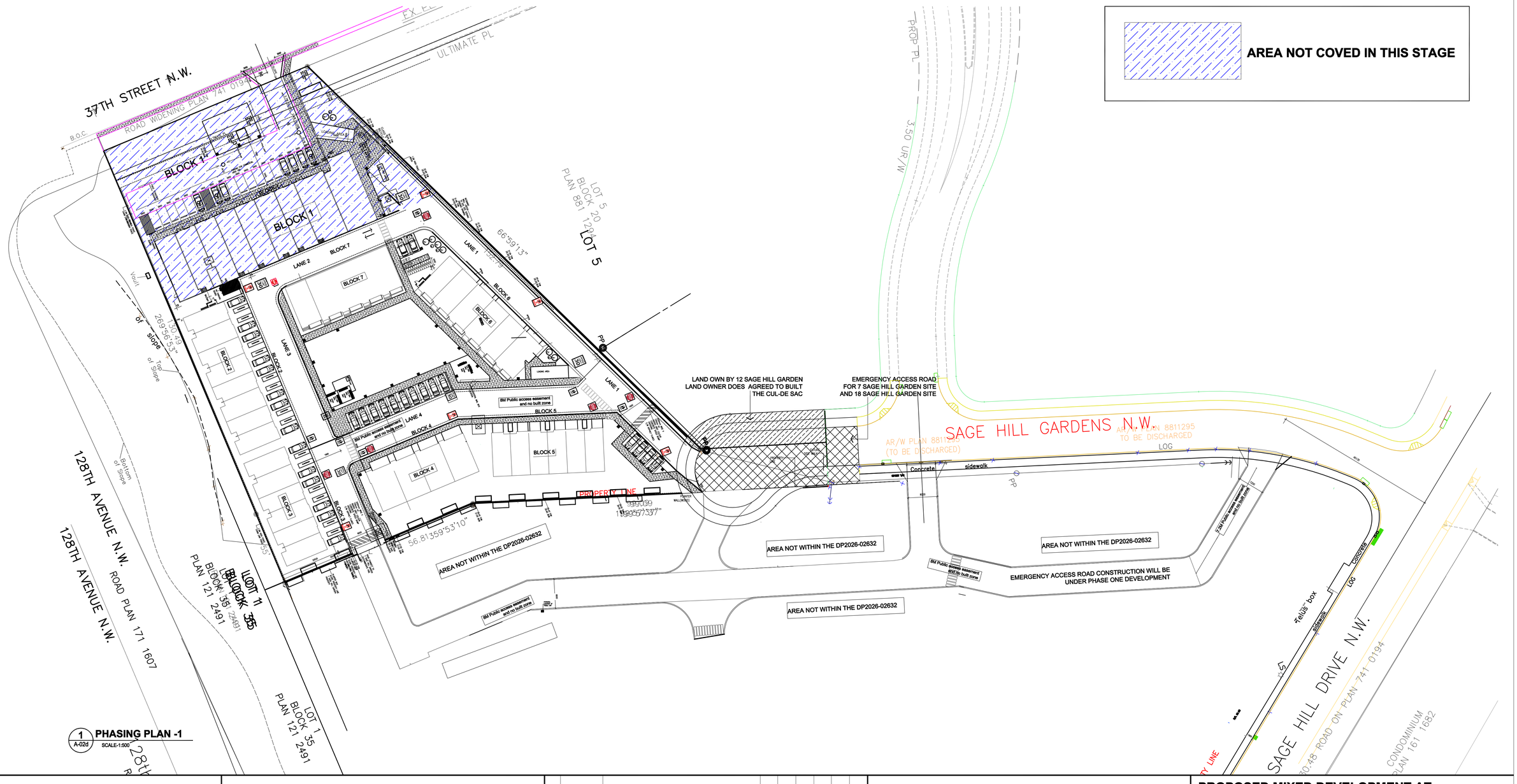
DEVELOPMENT PERMIT DRAWINGS

LIGHTING PLAN -SITE

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	**A-02J**	**02**

NORTH

AREA NOT COVED IN THIS STAGE



1 A-02d **PHASING PLAN -1** SCALE-1:500

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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

PHASING PLAN -1

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

NORTH

AREA NOT COVED IN THIS STAGE

37TH STREET N.W.

ROAD WIDENING PLAN 741 0194

ULTIMATE PL

B.O.C.

BLOCK 1

BLOCK 1

LOT 5
BLOCK 20
PLAN 881 1296
LOT 5

66°59'13"

LANE 1

LANE 2

BLOCK 7

BLOCK 6

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

LANE 3

LANE 4

6M Public access easement and no built zone

PROPERTY LINE

339.09
339°59'57"37"

269°56'53"

Top of Slope

Bottom of Slope

56°81'359'53'10"

AREA NOT WITHIN THE DP2026-02632

LAND OWN BY 12 SAGE HILL GARDEN
LAND OWNER DOES AGREED TO BUILT
THE CUL-DE SAC

EMERGENCY ACCESS ROAD
FOR 7 SAGE HILL GARDEN SITE
AND 18 SAGE HILL GARDEN SITE

SAGE HILL GARDENS N.W.

AR/W PLAN 8811295
(TO BE DISCHARGED)

Concrete sidewalk

LOG

EMERGENCY ACCESS ROAD CONSTRUCTION WILL BE
UNDER PHASE ONE DEVELOPMENT

6M Public access easement and no built zone

Jerkhole and catchbasin connection

"Telis" box

Concrete

SAGE HILL DRIVE N.W.

ROAD ON PLAN 741 0194

128TH AVENUE N.W.

ROAD PLAN 171 1607

LOT 11
BLOCK 35
PLAN 121 2491

LOT 1
BLOCK 35
PLAN 121 2491

1 A-02d **PHASING PLAN -1**

SCALE-1:500

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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			

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

PHASING PLAN -2

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02k2	07

NORTH

AREA NOT COVED IN THIS STAGE

37TH STREET N.W.

ROAD WIDENING PLAN 741 0194

ULTIMATE PL

EX. P.L.

B.O.C.

BLOCK 1

LOADING AREA 1

LOADING AREA 2

LANE 1

LANE 2

LANE 3

LANE 4

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BM Public access easement and no built zone

PROPERTY LINE

66°59'13"

56.81

359°53'10"

359°59'39"

1999.57

337"

LOT 5
BLOCK 20
PLAN 881 1291

LOT 5

Vault

Top of Slope

Bottom of Slope

269.56

53"

30.00

LOT 11
BLOCK 355
PLAN 121 2491

LOT 1
BLOCK 12
PLAN

128TH AVENUE N.W.

ROAD PLAN 171 1607

PROP PL

3.50 UR/W

LAND OWN BY 12 SAGE HILL GARDEN
LAND OWNER DOES AGREED TO BUILT
THE CUL-DE SAC

EMERGENCY ACCESS ROAD
FOR 7 SAGE HILL GARDEN SITE
AND 18 SAGE HILL GARDEN SITE

SAGE HILL GARDENS N.W.

AR/W PLAN 8811295
(TO BE DISCHARGED)

AR/W PLAN 8811295
TO BE DISCHARGED

LOG

Concrete

sidewalk

PP

AREA NOT WITHIN THE DP2026-02632

EMERGENCY ACCESS ROAD CONSTRUCTION WILL BE
UNDER PHASE ONE DEVELOPMENT

Telus box

HILL DRIVE N.W.

D ON PLAN 741 0194

INIUM
1682

1 A-02d **PHASING PLAN -1**

SCALE-1:500

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2	21/04/08	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

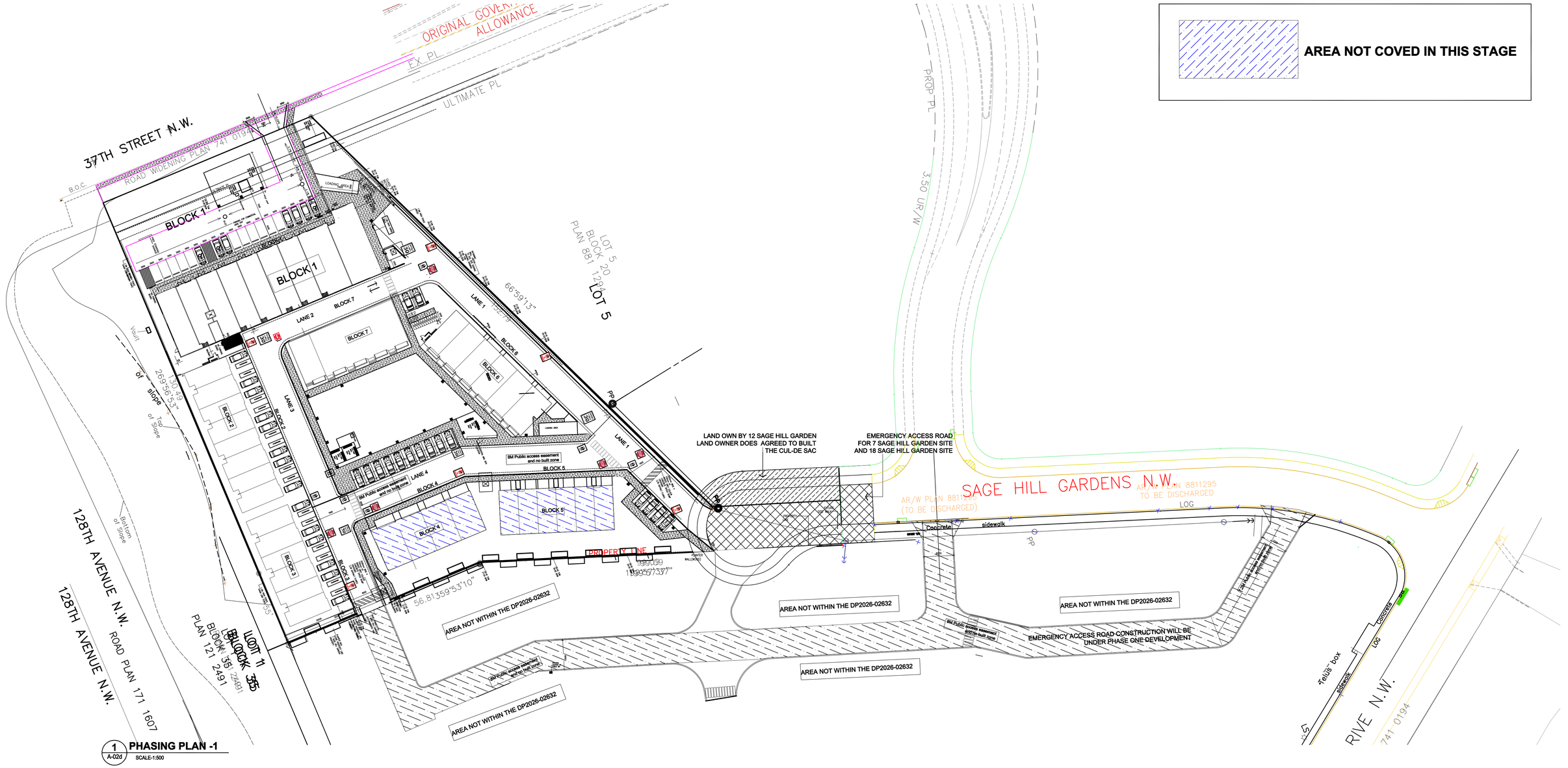
DEVELOPMENT PERMIT DRAWINGS

PHASING PLAN -3

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02k3	07

NORTH

AREA NOT COVED IN THIS STAGE



1 A-02d **PHASING PLAN -1**
SCALE-1:500

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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

PHASING PLAN -4

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02k4	07

NORTH

AREA NOT COVED IN THIS STAGE

37TH STREET N.W.

ROAD WIDENING PLAN 741 0194

ULTIMATE PL

B.O.C.

BLOCK 1

LOADING AREA

LANE 1

LANE 2

LANE 3

LANE 4

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

8M Public access easement and no built zone

LOT 5
BLOCK 20
PLAN 881 1294

66°59'13"
22.79

Vault

Top of Slope

269°56'52"
56.49

Bottom of Slope

128TH AVENUE N.W.

ROAD PLAN 171 1607

LOT 11
BLOCK 35
PLAN 121 2491

LOT 1
BLOCK 35
PLAN 121 249.

PROPERTY LINE

339°09'39"
199.57

56.81

359°53'10"

AREA NOT WITHIN THE DP2026-02632

LAND OWN BY 12 SAGE HILL GARDEN
LAND OWNER DOES AGREED TO BUILT
THE CUL-DE SAC

EMERGENCY ACCESS ROAD
FOR 7 SAGE HILL GARDEN SITE
AND 18 SAGE HILL GARDEN SITE

SAGE HILL GARDENS N.W.

AR/W PLAN 8811295
(TO BE DISCHARGED)

Concrete

sidewalk

LOG

PP

EMERGENCY ACCESS ROAD CONSTRUCTION WILL BE
UNDER PHASE ONE DEVELOPMENT

3.50 UR/W

"Telus" box

SAGE HILL DRIVE N.W.

ROAD ON PLAN 741 0194

CONDOMINIUM
V 161 1682

1 PHASING PLAN -1
A-02d
SCALE-1:500

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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			

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

PHASING PLAN -5

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02k5	07

NORTH

AREA NOT COVED IN THIS STAGE

37TH STREET N.W.

ROAD WIDENING PLAN 741 0194

B.O.C.

ULTIMATE PL

PROP PL

3.50 U/R/W

LOT 5
BLOCK 20
PLAN 881 1284

LOT 5

66°59'13"

BLOCK 1

BLOCK 7

LANE 2

LANE 1

BLOCK 6

LANE 3

BLOCK 2

BLOCK 3

LANE 4

BLOCK 4

BLOCK 5

8M Public access easement and no built zone

LOADING AREA

Vault

Top of Slope

Bottom of Slope

269°56'53"

120.42

LAND OWN BY 12 SAGE HILL GARDEN
LAND OWNER DOES AGREED TO BUILT
THE CUL-DE SAC

EMERGENCY ACCESS ROAD
FOR 7 SAGE HILL GARDEN SITE
AND 18 SAGE HILL GARDEN SITE

SAGE HILL GARDENS N.W.

AR/W PLAN 8811295
(TO BE DISCHARGED)

AR/W PLAN 8811295
TO BE DISCHARGED

LOG

Concrete

sidewalk

PP

PROPERTY LINE

99°00'00"

199.57'37"

56°13'59"

56°13'59"

AREA NOT WITHIN THE DP2026-02632

AREA NOT WITHIN THE DP2026-02632

AREA NOT WITHIN THE DP2026-02632

AREA NOT WITHIN THE DP2026-02632

AREA NOT WITHIN THE DP2026-02632

8M Public access easement and no built zone

EMERGENCY ACCESS ROAD CONSTRUCTION WILL BE
UNDER PHASE ONE DEVELOPMENT

"Tel/US" box

Concrete

LOG

sidewalk

HILL DRIVE N.W.

4D ON PLAN 741 0194

MINIUM
1682

128TH AVENUE N.W.

ROAD PLAN 171 1607

128TH AVENUE N.W.

LOT 11
BLOCK 355
PLAN 121 2491

LOT 1
BLOCK 355
PLAN 121 2491

1 A-02d **PHASING PLAN -1**

SCALE-1:500

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I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP
6	22/05/06	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			

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

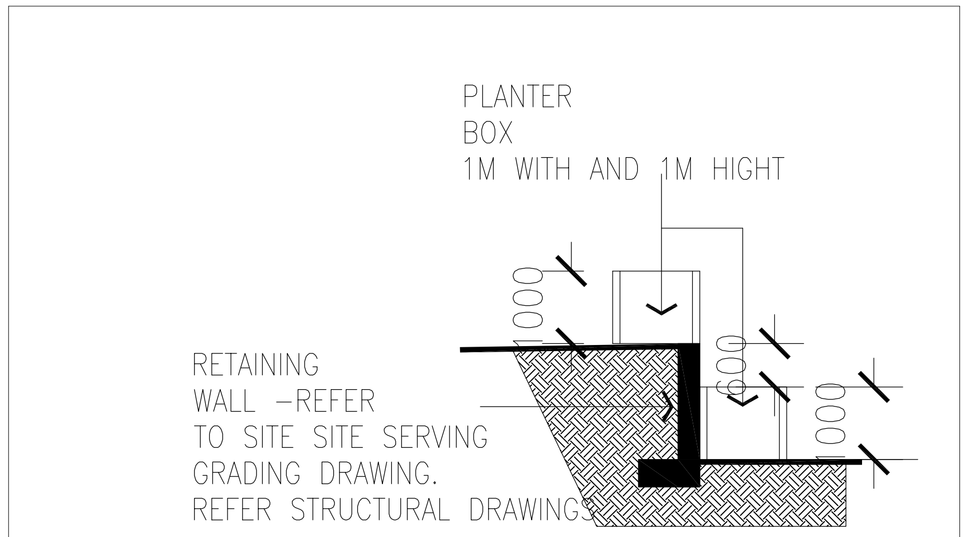
DEVELOPMENT PERMIT DRAWINGS

PHASING PLAN -6

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-02k6	07

D SIZE 24" x 28" (609.6mm x 914.4mm)



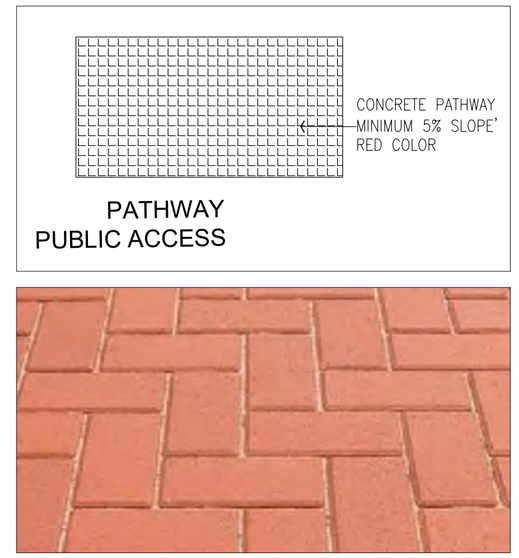


PLANTER DETAILS ALONG RETAINING WALL

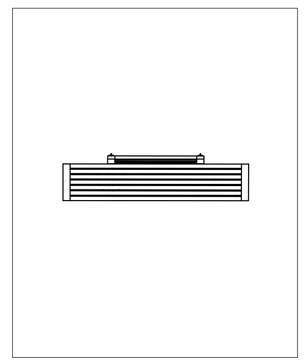
NORTH



POLE LIGHTING ALONG PATHWAY



PATHWAY MATERIALS



SEATING AT PATHWAY

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I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP
1	22/04/25	DEVELOPMENT PERMIT DRAWINGS	AK		AK			

Client- MELCOM HOMES LTD

Design by- Seika Architecture Ltd
651 MACEWAN DRIVE N.W.CALGARY ALBERTA, T3K 3R1
TE-403-210 5085

PROPOSED MULTI RESIDENTIAL DEVELOPMENT AT 18 SAGE HILL GARDEN DRIVE NW

DEVELOPMENT PERMIT DRAWINGS

PATHWAY CONNECTION 18 AND 7 SAGE HILL GARDEN AND 3527 SAGE HILL DRIVE

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-02L	1



1 A-04A **ELEVATION TO NORTH SIDE**
SCALE-1:100



2 A-04A **ELEVATION TO SOUTH SIDE**
SCALE-1:100

EXTERIOR COIOUR LEGEND

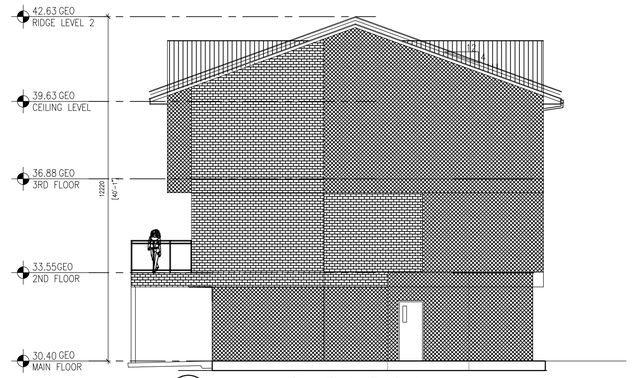
- SMART BOARD BLACK COLOR
- PLEASANTVIEW VINYL SIDING (MITTEN PRODUCT OR SIMILAR)
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- BRICK MATERIALS

VINYL WINDOW (ALUMINUM COVER)
COLOR - WHITE

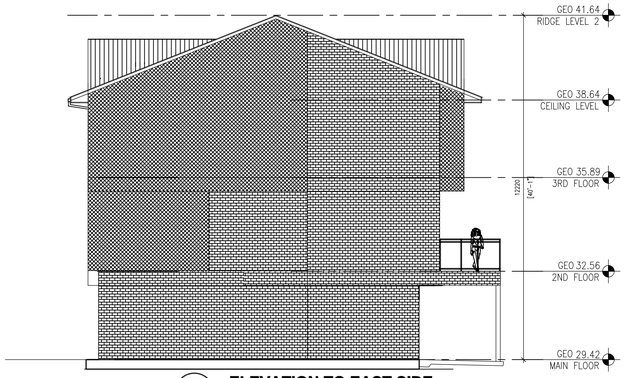
GLASS IN WINDOWS COLOR - CLEAR

INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR - NATURAL



5 A-04A **ELEVATION TO WEST SIDE**
SCALE-1:100



4 A-04A **ELEVATION TO EAST SIDE**
SCALE-1:100

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3	21/07/02	DEVELOPMENT PERMIT DRAWINGS	AK		AK			
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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 2 DETAILS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-04A	03



1 A-05A **ELEVATION TO NORTH SIDE**
SCALE-1:100



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

EXTERIOR COLOUR LEGEND

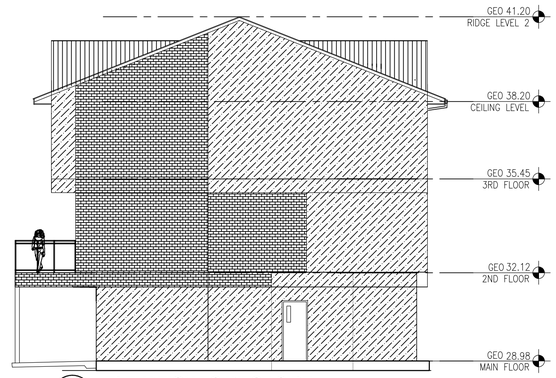
- SMART BOARD BLACK COLOR
- DARK EARTHTONE VINYL SIDING
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- BRICK MATERIALS

VINYL WINDOW (ALUMINUM COVER)
COLOR - WHITE

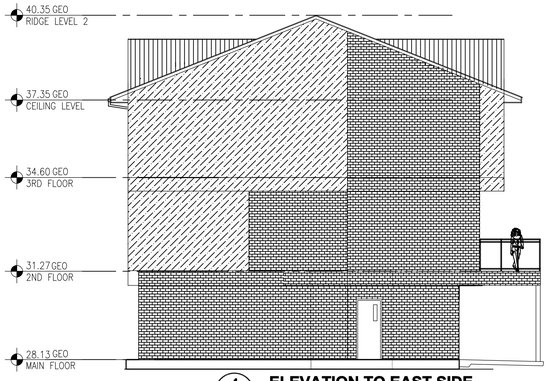
GLASS IN WINDOWS COLOR - CLEAR

INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR - NATURAL



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



4 A-05A **ELEVATION TO EAST SIDE**
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 3 DETAILS

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



1 A-06A **ELEVATION TO EAST SIDE**

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

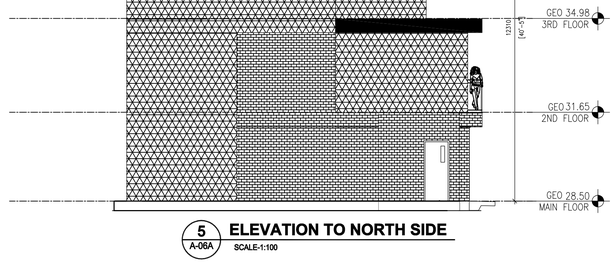
INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR - NATURAL



2 A-06A **ELEVATION TO WEST SIDE**

SCALE-1:100



5 A-06A **ELEVATION TO NORTH SIDE**

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



1 A-07A **ELEVATION TO EAST SIDE**
SCALE-1:100

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

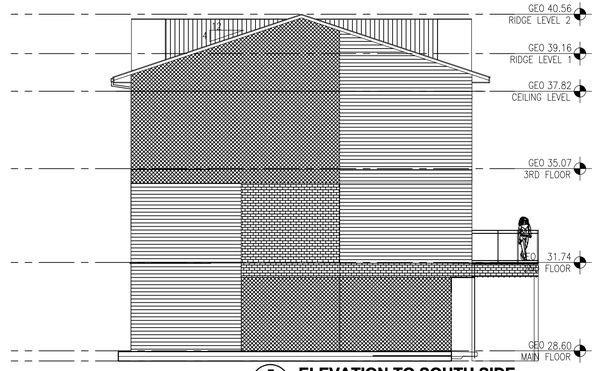
GLASS IN WINDOWS COLOR - CLEAR

INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR - NATURAL



2 A-07A **ELEVATION TO WEST SIDE**
SCALE-1:100



5 A-07A **ELEVATION TO SOUTH SIDE**
SCALE-1:100

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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 5 DETAILS

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



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

EXTERIOR COLOR LEGEND

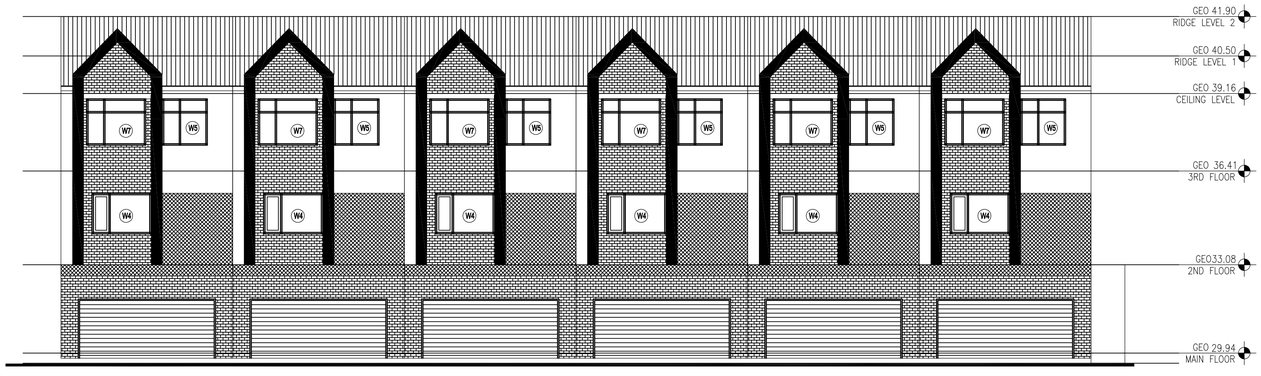
- SMART BOARD BLACK COLOR
- PLEASANTVIEW VINYL SIDING (MITTEN PRODUCT OR SIMILAR)
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- RED COLOR BRICK VENIOURS

VINYL WINDOW (ALUMINUM COVER) COLOR - WHITE

GLASS IN WINDOWS COLOR - CLEAR

INSULATED DOOR COLOR - BLACK

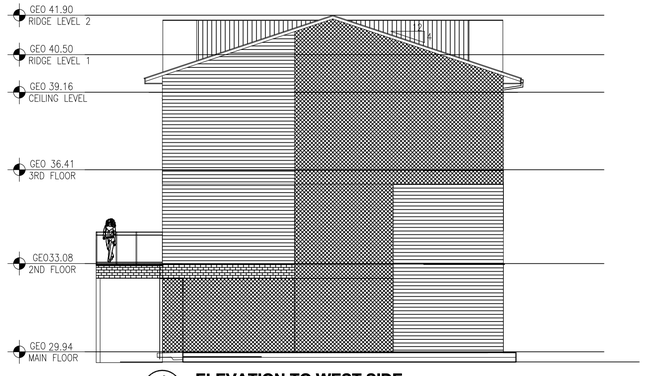
INSULATED METAL O/H DOOR COLOR - NATURAL



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



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



4 A-08A **ELEVATION TO WEST SIDE**
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 6 DETAILS

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



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

EXTERIOR COLOR LEGEND

- SMART BOARD BLACK COLOR
- DARK RED VINYL SIDING
- OFF WHITE LAP VINYL SIDING
- WOOD COLOR MATERIALS AL13 OR SIMILAR(CEDAR)
- RED COLOR BRICK VENIOURS

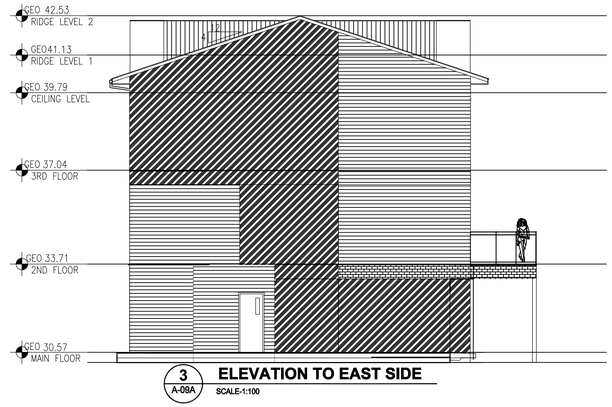
VINYL WINDOW (ALUMINUM COVER)
COLOR - WHITE

GLASS IN WINDOWS COLOR - CLEAR

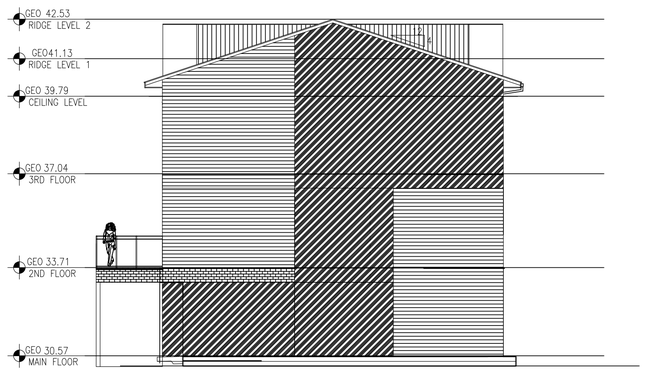
INSULATED DOOR COLOR - BLACK

INSULATED METAL O/H DOOR COLOR - NATURAL

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



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



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

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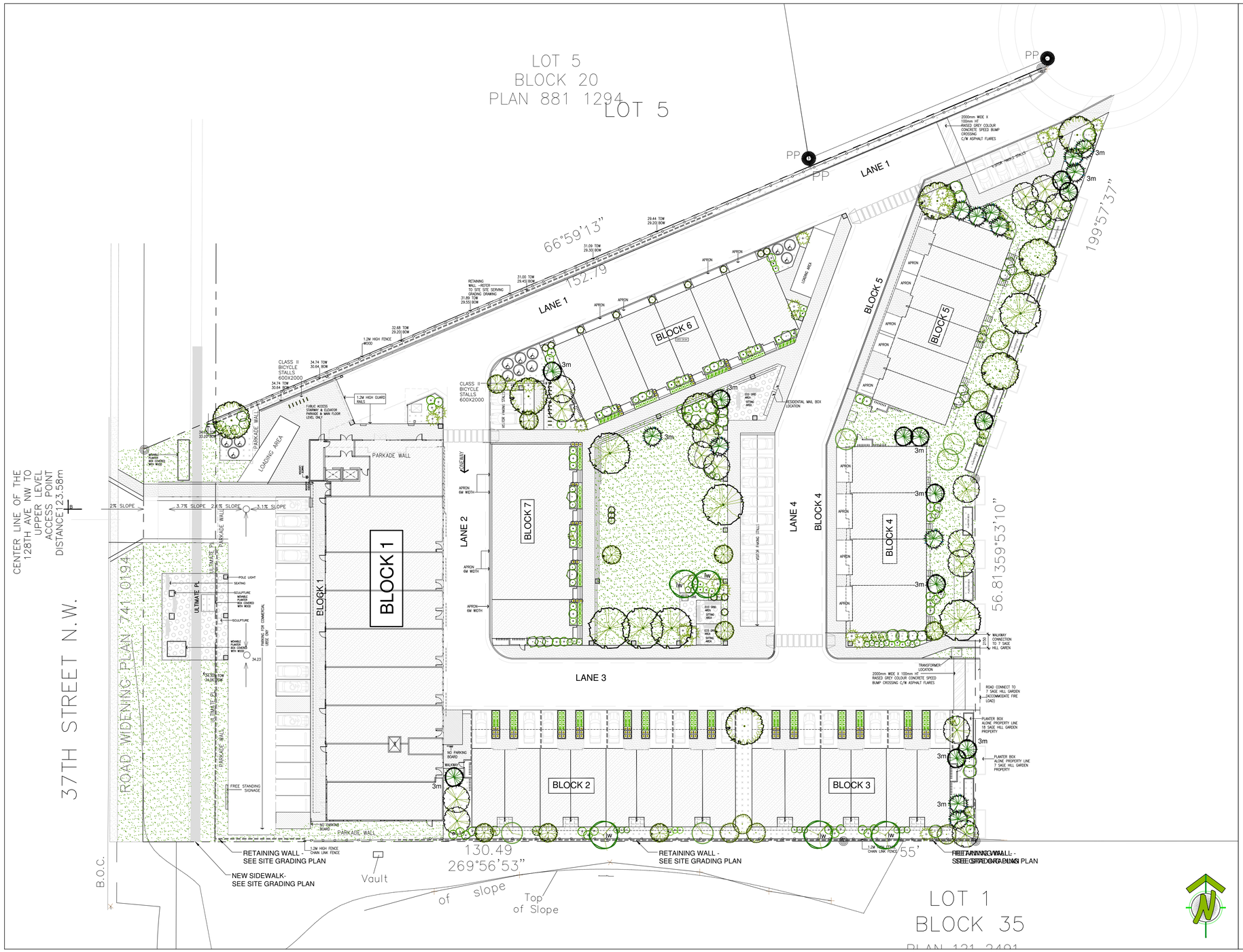
Client- MELCOM HOMES LTD

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 7 DETAILS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-105	A-09A	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.

L.A.West (Calgary) Inc.
Landscape ▪ Architectural ▪ Design ▪ Consultants
467 - 31st Avenue NW, Calgary, AB, T2M 2P5
Off: (403) 233-0921 Fax: (403) 233-0927

seal: The Alberta Association of Landscape Architects — Barry Donnelly

client: **MELCOM HOMES**

S eika A rchitecture L td
651 MACEWAN DRIVE N.W.CALGARY ALBERTA, T3K 3R1
TE-403-210 5085

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

project: SAGE HILL GARDEN DR. NW TOWNHOMES
SAGE HILL GARDEN DRIVE N.E., CALGARY, AB

drawing title: LANDSCAPE PLAN

scale: 1 : 300 (0 3 6 15 30)

drawn: BBG
design: BBG
date: JAN 26, 2023

project no: LAW -130.148
sheet no: L1