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





2 A-03A **ELEVATION TO WEST SIDE**
SCALE: 1:100



MATERIAL LEGEND

- STUCCO DARK GREY COLOR
- STUCCO OFFE WHITE
- CEMENT FINISH / PARGIN CEMENT

BLACK COLOR ALUMINUM WINDOOR & DOORS

GLASS IN WINDOWS COLOR - CLEAR

ACTUAL MATERIAL LEGEND



STUCCO DARK GREY COLOR



STUCCO OFF WHITE COLOR



CEMENT FINISH / PARGIN CEMENT

CITY OF CALGARY - PLANNING, DEVELOPMENT AND ASSESSMENT
THESE ARE THE PLANS REFERRED TO IN DEVELOPMENT PERMIT NO.

DP No	Date Issued
2026-04346	09-14-2026

WHICH ARE APPROVED SUBJECT TO THE ALTERATIONS IF ANY SHOWN HEREON IN RED OR AS OTHERWISE NOTED IN THE DEVELOPMENT PERMIT.

FOR DEVELOPMENT AUTHORITY: ggbrenkman

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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I/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP
2	20/02/09	ISSUED FOR DEVELOPMENT PERMIT	AK		AK			
1	19/01/09	ISSUED FOR DEVELOPMENT PERMIT	AK		AK			

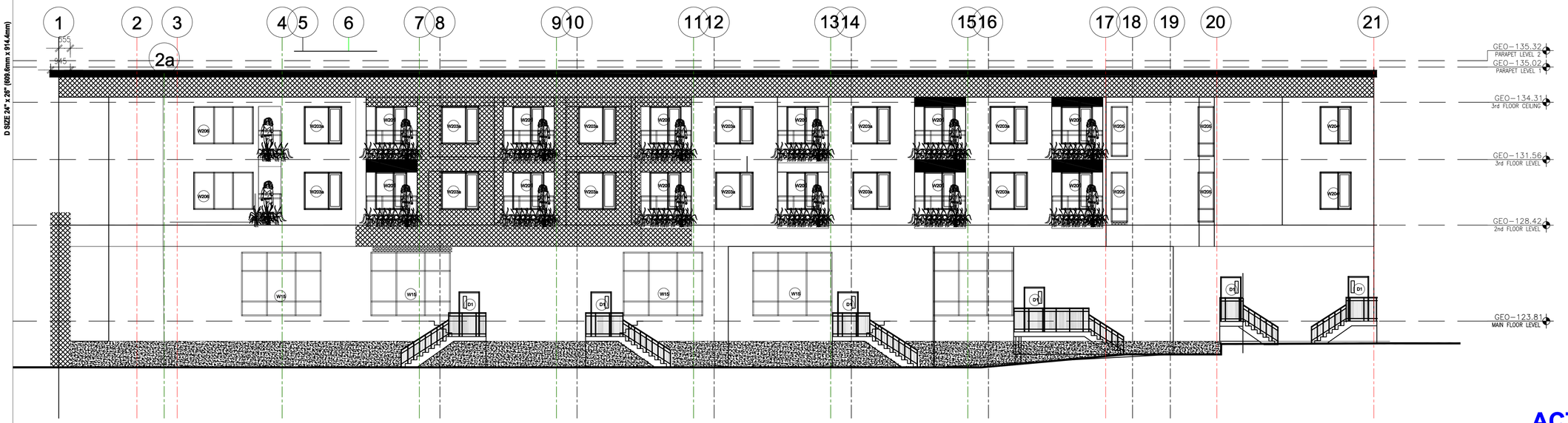
Client-
SAGE PROPERTY DEVELOPMENT INC

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

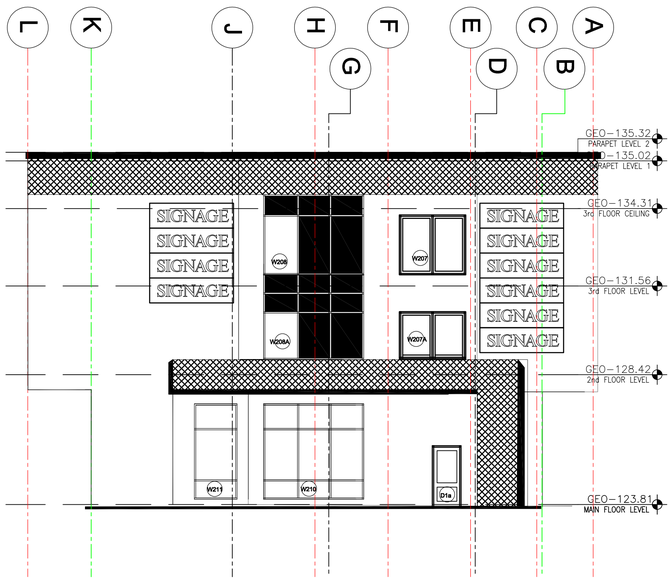
SAGEHILL COMMONS
PROPOSED MIXED DEVELOPMENT AT 3650 SAGE HILL DRIVE N.W.
DEVELOPMENT PERMIT APPLICATION
BUILDING E - PLANS & ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-03A	03

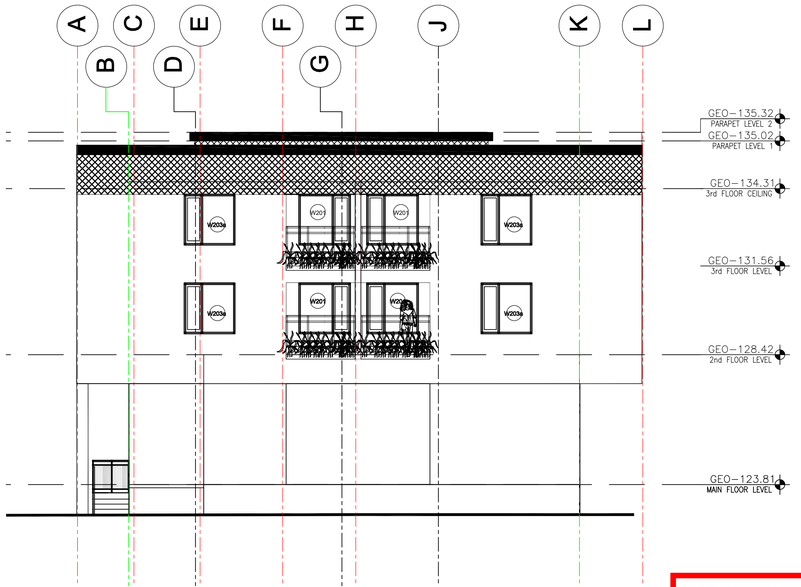
D SIZE 24" x 36" (609.6mm x 914.4mm)



1 A-03B **ELEVATION TO EAST SIDE**
SCALE-1:100



2 A-03B **ELEVATION TO SOUTH SIDE**
SCALE-1:100



3 A-03B **ELEVATION TO NORTH SIDE**
SCALE-1:100

NORTH

MATERIAL LEGEND

- STUCCO DARK GREY COLOR
- STUCCO OFFE WHITE
- CEMENT FINISH / PARGIN CEMENT

BLACK COLOR ALUMINUM WINDOOR & DOORS

GLASS IN WINDOWS COLOR - CLEAR

ACTUAL MATERIAL LEGEND



STUCCO DARK GREY COLOR



STUCCO OFF WHITE COLOR



CEMENT FINISH / PARGIN CEMENT

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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FOR DEVELOPMENT AUTHORITY: ggbrenkman

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Client-
SAGE PROPERTY DEVELOPMENT INC

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

SAGEHILL COMMONS
PROPOSED MIXED DEVELOPMENT AT 3650 SAGE HILL DRIVE N.W.
DEVELOPMENT PERMIT APPLICATION
BUILDING E - PLANS & ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-03B	03

WEST SETBACK AREA

TREES **REQUIRED** IN WEST SETBACK AREA (386 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: 384/50 = 8 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 2 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA = 6 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 3 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 3 TREES

TREES **PROVIDED** IN WEST SETBACK AREA = **13 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **5 TREES**
- MIN. 2.0m HT: 2 TREES
- MIN. 3.0m HT: 3 TREES
TOTAL DECIDUOUS TREES PROVIDED = **8 TREES**
- MIN. 50mm CAL.: 4 TREES
- MIN. 75mm CAL.: 4 TREES

SHRUBS REQUIRED IN WEST SETBACK AREA =16 SHRUBS
- 2 SHRUBS / 50m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN WEST SETBACK AREA = **72 SHRUBS**

NORTH SETBACK AREA

TREES **REQUIRED** IN NORTH SETBACK AREA (1165 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: = 23 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 6 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA =17 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 9 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 8 TREES

TREES **PROVIDED** IN NORTH SETBACK AREA = **26 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **9 TREES**
- MIN. 2.0m HT: 4 TREES
- MIN. 3.0m HT: 5 TREES
TOTAL DECIDUOUS TREES PROVIDED = **18 TREES**
- MIN. 50mm CAL.: 9 TREES
- MIN. 75mm CAL.: 9 TREES

SHRUBS REQUIRED IN NORTH SETBACK AREA = 54 SHRUBS
- 2 SHRUBS / 50m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN NORTH SETBACK AREA = **22 SHRUBS**

Commercial Landscape Requirements

TOTAL LANDSCAPE AREA REQUIRED: 2,950 m2

1 TREE / 50m2 OF LANDSCAPE AREA: 59 TREES
2 SHRUBS / 50m2 OF LANDSCAPE: 118 SHRUBS

TOTAL LANDSCAPE AREA PROVIDED: 8,048 m2

SOFT LANDSCAPE AREA: 4,377 m2
HARD SURFACE LANDSCAPE AREA: 3,671 m2
TOTAL TREES PROVIDED: 105 TREES
TOTAL SHRUBS PROVIDED: 188 SHRUBS

Legend

CANOPY DECIDUOUS TREES : 22 - 75mm CAL. MIN.
SUGGESTED SPECIES INCLUDE:
BRANDON ELM - ULMUS AMERICANA 'BRANDON'
PRAIRIE SPIRE GREEN ASH - FRAXINUS PENNSYLVANICA 'RUGBY'
NORLIN LINDEN - TILIA CORDATA 'RONALD'

ORNAMENTAL DECIDUOUS TREES - 50
14 - 75mm CAL. MIN., 36 - 50mm CAL MIN.
SUGGESTED SPECIES INCLUDE: -
SPRING SNOW CRAB - MALUS X 'SPRING SNOW'
SCHUBERT CHOKECHERRY - PRUNUS VIRGINIANA
SHOWY MOUNTAIN ASH - SORBUS DECORA
TREMBLING ASPEN - POPULUS TREMULOIDES
COLUMNAR ASPEN - POPULUS TREMULA 'ERECTA'

CONIFEROUS TREES - 33
16- 3m HT MIN. , 17 - 2.0m HT. MIN
SUGGESTED SPECIES INCLUDE:
COLORADO SPRUCE - PICEA PUNGENS
LODGEPOLE PINE - PINUS CONTORTA LATIFOLIA
BRISTLECONE PINE - PINUS ARISTATA

SHRUBS - 188. MINIMUM 600mm HT. OR SPREAD
SUGGESTED SPECIES INCLUDE: - POTENTILLA VARIETIES, SPIREA VARIETIES, COMMON WILD ROSE, BLUE FOX WILLOW, SHINING WILLOW, MUGO PINE, NON-FRUITING JUNIPER VARIETIES.

PERENNIALS - 388
DAYLILY AND REED GRASS VARIETIES

SOD ON MIN. 150mm DEPTH TOPSOIL
3652sq.m. Site, 592sq.m. 37 St. Boulevard, 488sq.m. East side Sage Hill St.

BRUSHED CONCRETE - 3076 sq.m.

WOOD MULCH - 725 sq.m.

PATIO CONCRETE - 594 sq.m.

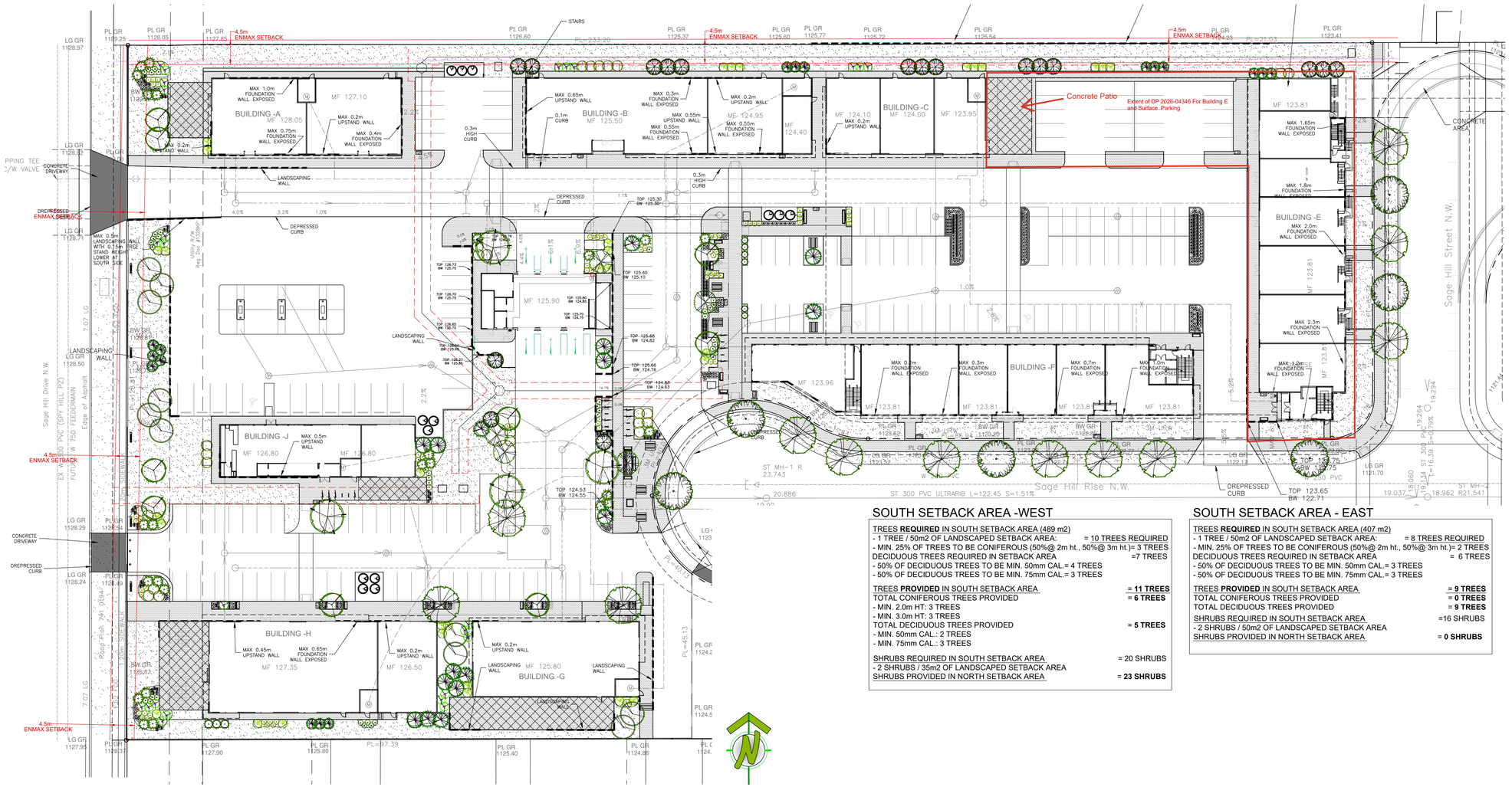
SEATING BENCH - 12
WISHBONE - PARKER BENCH PKB-5
SAND SLATS, TEXTURED SILVER FRAME.
SURFACE MOUNT

PLAZA BENCH - 3
WISHBONE - SURRE PARK BENCH SRB-9
SAND SLATS, TEXTURED SILVER FRAME.
SURFACE MOUNT

TRASH RECEPTACLE - 14
WISHBONE - URBAN FORM TWO STREAM UFRS-44. SAND SLATS, TEXTURED SILVER FRAME. SURFACE MOUNT

BIKE RACK - 21
WISHBONE LOOP 2 SPACE BIKE RACK LBRG-1 SURFACE MOUNT BIKE RACK, POWDERCOATED SILVER.

PICNIC TABLE - 7
WISHBONE - PARKER PICNIC TABLE PKPT-6
SAND SLATS, TEXTURED SILVER FRAME.
SURFACE MOUNT



SOUTH SETBACK AREA -WEST

TREES **REQUIRED** IN SOUTH SETBACK AREA (489 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: = 10 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 3 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA =7 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 4 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 3 TREES

TREES **PROVIDED** IN SOUTH SETBACK AREA = **11 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **6 TREES**
- MIN. 2.0m HT: 3 TREES
- MIN. 3.0m HT: 3 TREES
TOTAL DECIDUOUS TREES PROVIDED = **5 TREES**
- MIN. 50mm CAL.: 2 TREES
- MIN. 75mm CAL.: 3 TREES

SHRUBS REQUIRED IN SOUTH SETBACK AREA = 20 SHRUBS
- 2 SHRUBS / 35m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN NORTH SETBACK AREA = **23 SHRUBS**

SOUTH SETBACK AREA - EAST

TREES **REQUIRED** IN SOUTH SETBACK AREA (407 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: = 8 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 2 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA = 6 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 3 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 3 TREES

TREES **PROVIDED** IN SOUTH SETBACK AREA = **9 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **0 TREES**
TOTAL DECIDUOUS TREES PROVIDED = **9 TREES**

SHRUBS REQUIRED IN SOUTH SETBACK AREA =16 SHRUBS
- 2 SHRUBS / 50m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN NORTH SETBACK AREA = **0 SHRUBS**

BOULEVARDS

CANOPY TREES - 5
75mm CALIPER

EAST SETBACK AREA - North portion

TREES **REQUIRED** IN EAST SETBACK AREA (235 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: = 5 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 1 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA = 4 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 2 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 2 TREES

TREES **PROVIDED** IN EAST SETBACK AREA = **0 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **0 TREES**
- MIN. 2.0m HT: 3 TREES
- MIN. 3.0m HT: 4 TREES
TOTAL DECIDUOUS TREES PROVIDED = **0 TREES**
- MIN. 50mm CAL.: 9 TREES
- MIN. 75mm CAL.: 10 TREES

SHRUBS REQUIRED IN EAST SETBACK AREA = 10 SHRUBS
- 2 SHRUBS / 50m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN WEST SETBACK AREA = **0 SHRUBS**

EAST SETBACK AREA - South portion

TREES **REQUIRED** IN EAST SETBACK AREA (152 m2)
- 1 TREE / 50m2 OF LANDSCAPED SETBACK AREA: = 3 TREES REQUIRED
- MIN. 25% OF TREES TO BE CONIFEROUS (50%@ 2m ht., 50%@ 3m ht.)= 1 TREES
DECIDUOUS TREES REQUIRED IN SETBACK AREA =2 TREES
- 50% OF DECIDUOUS TREES TO BE MIN. 50mm CAL.= 1 TREE
- 50% OF DECIDUOUS TREES TO BE MIN. 75mm CAL.= 1 TREE

TREES **PROVIDED** IN EAST SETBACK AREA = **3 TREES**
TOTAL CONIFEROUS TREES PROVIDED = **0 TREES**
TOTAL DECIDUOUS TREES PROVIDED = **3 TREES**
- MIN. 75mm CAL.: 3 TREES

SHRUBS REQUIRED IN WEST SETBACK AREA = 6 SHRUBS
- 2 SHRUBS / 50m2 OF LANDSCAPED SETBACK AREA
SHRUBS PROVIDED IN WEST SETBACK AREA = **3 SHRUBS**

NOTES:

- ALL SOFT LANDSCAPED AREAS (TURF AREAS & PLANTING BEDS) TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE ALL LANDSCAPE AREAS. 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.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

CITY OF CALGARY - PLANNING, DEVELOPMENT AND ASSESSMENT
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FOR DEVELOPMENT AUTHORITY: ggbrenkman

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 Gonnelly

client:

no.	date	description
6	OCT4-23	DP RE-SUBMISSION -SITE REVISIONS
5	NOV14-22	UTILITY CONFLICT REVISIONS
4	SEPT16-22	ENMAX CONFLICT REVISIONS
3	APR3-20	ENMAX SETBACK APPROVAL
2	MAR24-20	DEVELOPMENT PERMIT APPROVAL
1	NOV 1-19	CLIENT REVIEW

project: SAGE HILL COMMONS MIXED DEVELOPMENT
3650 SAGE HILL DRIVE N.W. / PHASE 1

drawing title: LANDSCAPE PLAN
scale: 1 : 400 (0, 4, 8, 20, 40)

drawn: BBG
design: BBG
date: OCT 4, 2023

project no.: LAW -130.127
sheet no.: L1