

Development Permit Drawings

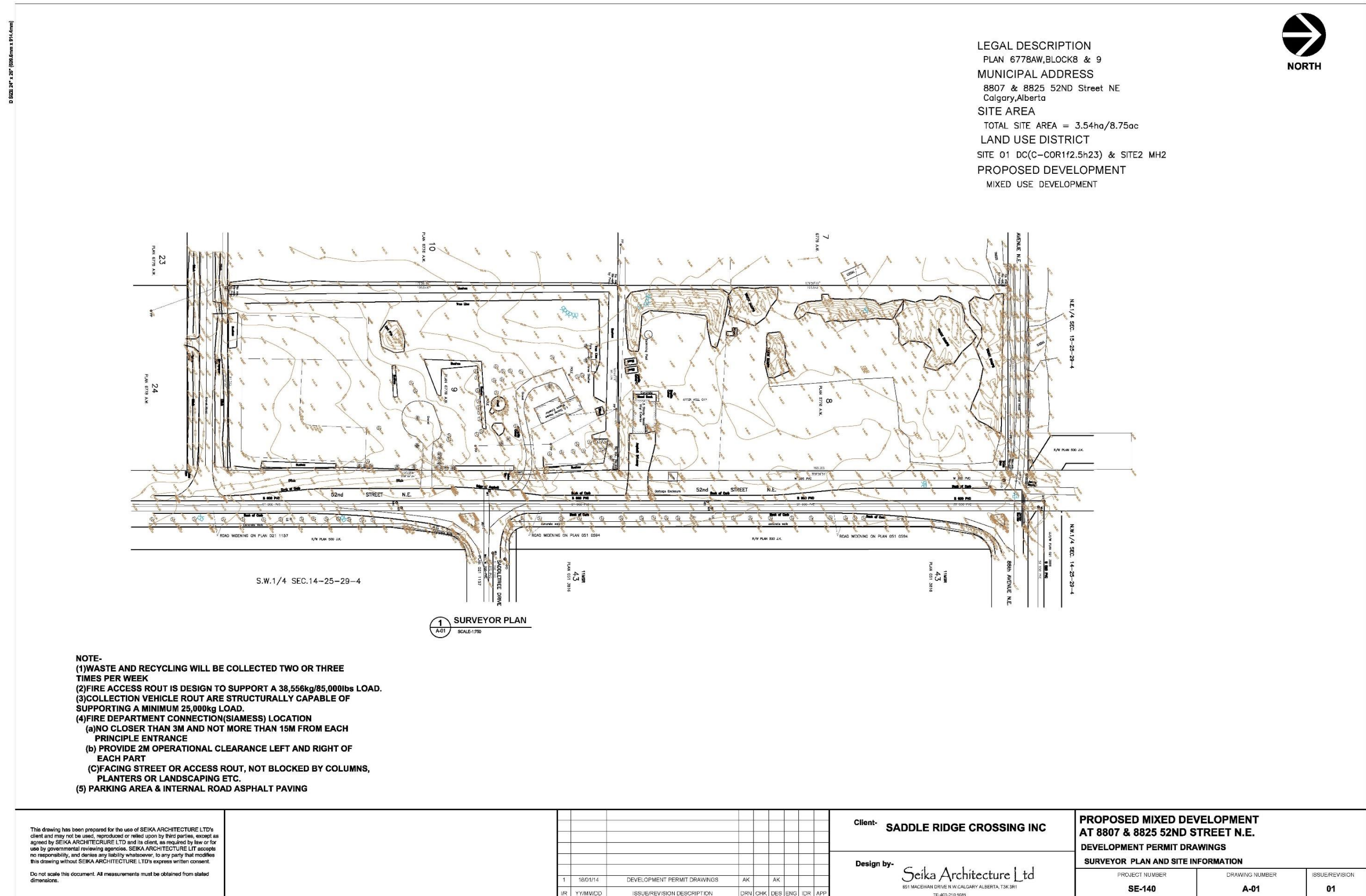
D SIZE 24" x 36" (609.6mm x 914.4mm)

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT APPLICATION**

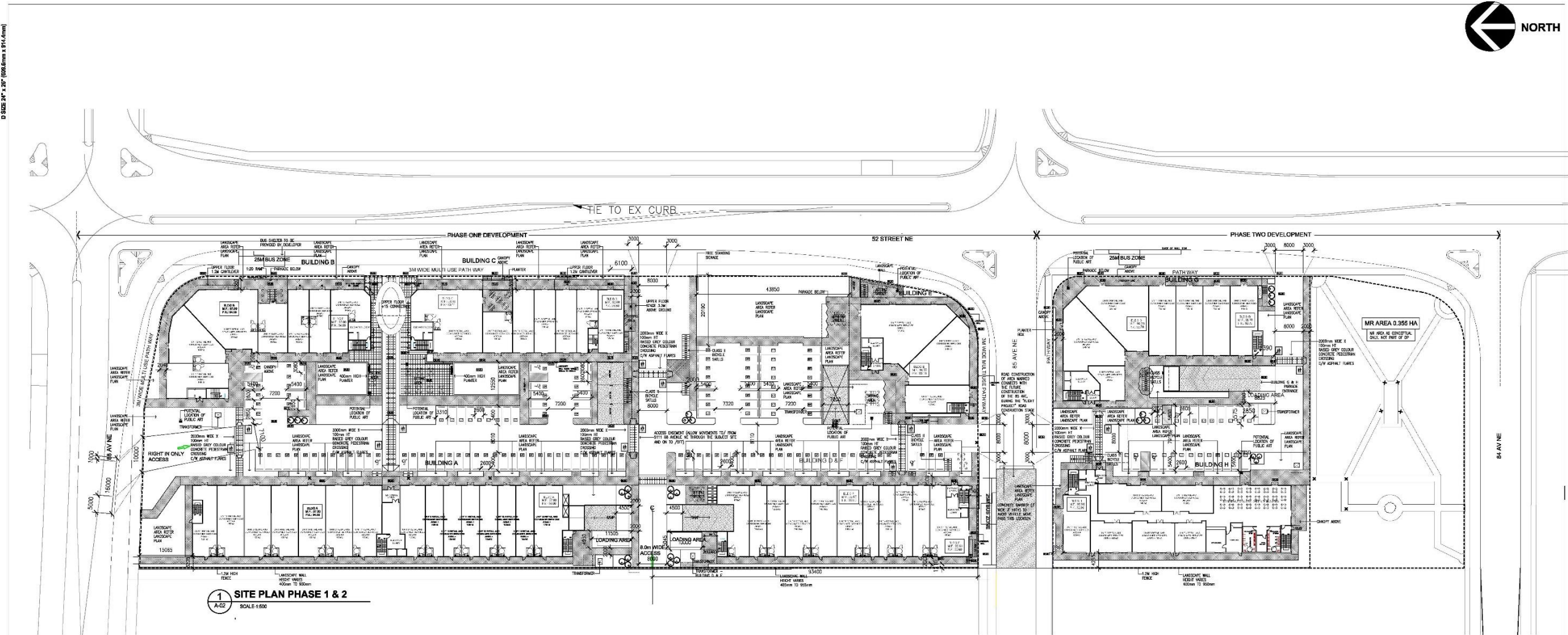
Client-
SADDLE RIDGE CROSSING INC

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

Development Permit Drawings



Development Permit Drawings



SITE ZONING INFORMATION

LOT-1
AREA=4.882 AC
COR-1 AND FAR=2.5
HEIGHT-23M

LOT-2
AREA= 1.524 AC
M H 2 AND FAR 4
HEIGHT 23M

PARKING LEGEND

- RETAIL & CONSUMER SERVICES
- VISITOR'S PARKING STALLS RESIDENTIAL UNITS
- PARKING STALLS RESIDENTIAL UNITS

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8	19/03/09	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
6	18/11/12	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
4	18/09/12	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
3	18/07/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
2	18/06/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
1	18/01/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
IR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP	

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
8511 MACDONALD DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210-9083

**PROPOSED MIXED DEVELOPMENT
AT 8607 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
SITE PLAN- PHASE 1 AND PHASE 2**

PROJECT NUMBER
SE-140

DRAWING NUMBER
A-02

ISSUE/REVISION
6

Development Permit Drawings

BUILDING "A"									
MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,985M2 2ND TO 5TH FLOOR 1BED +DEN = 5 X 5 FLOORS= 25 UNITS 2 BED ROOMS = 6 X 5 FLOORS =30 UNITS 2 BED ROOMS +DEN= 5 X 5 FLOORS =25 UNITS 3 BED ROOMS + DEN= 3 X 5 FLOORS=15 UNITS TOTAL UNITS= 95 UNITS									
PARKING REQUIREMENT MAIN FLOOR AREA=RETAIL AND LAND USE BYLAW 791 (2)(d)(ii) RETAIL & CONSUMER SERVICES = 1,985M2 /100 X 2=40 STALLS									
2ND TO 6TH FLOOR TOTAL UNITS= 95 UNITS LAND USE BYLAW 791 (2)(d)(ii) REQUIRED PARKING 0.75 x 95=72 STALLS VISITORS PARKING 0.1STALL X 95 UNITS= 10 STALLS									
TOTAL PARKING REQUIRED FOR BUILDING "A" RESIDENTIAL =72 STALLS - LOCATION BUILDING "A" PARKADE VISITORS =10 STALLS - LOCATION "A" PARKADE RETAIL & CONSUMER SERVICES =40 STALLS - LOCATION SURFACE & BUILDING "B" / "C" PARKADE									
RETAIL AND CONSUMER SERVICES -BICYCLE PARKING LAND USE BYLAW 286.1(i) CLASS ONE-RETAIL AND CONSUMER SERVICES ZERO CLASS TWO-RETAIL AND CONSUMER SERVICES 1 PER250M2 RETAIL & CONSUMER SERVICES ARE =1,985M2 /250 X1=8 STALLS									
BICYCLE PARKING CLASS ONE DWELLING UNITS =1 PER UNIT =0.5 X 95=48 STALLS BICYCLE PARKING CLASS TWO DWELLING UNITS =1 PER UNIT =0.1 X 95=10 STALLS									
BUILDING "B"									
MAIN FLOOR AREA=1,226 M2 (13,196.66F2) 2ND FLOOR AREA =1,266 M2 (13,627.22 F2) 3R FLOOR AREA = 1,008 M2 (10,850.11 F2) TOTAL FLOOR AREA=3,620 M2 (37,243.43 F2)									
MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,068M2 2ND OFFICE AREA = 1,175M2 3RD OFFICE AREA = 957M2									
PARKING REQUIREMENT MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,068M2 /100 X 2=21 STALLS 2ND & 3RD FLOOR OFFICE AREA=2,132 /100 X 1=22 STALLS									
TOTAL PARKING REQUIRED FOR BUILDING "B"= 43 STALLS LOCATION - SURFACE & BUILDING "B" / "C" PARKADE									
BICYCLE PARKING CLASS ONE RETAIL AND CONSUMER SERVICES ZERO OFFICE SPACE 2,132 X 1000=2 STALLS									
BICYCLE PARKING CLASS TWO RETAIL AND CONSUMER SERVICES 1,068 /250 =4 STALLS OFFICE SPACE 2,132 X 1000=2 STALLS									
BUILDING "C"									
MAIN FLOOR AREA=1,061.0 M2 (11,420F2) 2ND FLOOR AREA =1,043 M2 (11,226.8 F2) 3R FLOOR AREA = 1,017 M2 (10,946 F2) TOTAL FLOOR AREA=3,121 M2 (33,592.8 F2)									
MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 949M2 2ND OFFICE AREA = 850M2 3RD OFFICE AREA = 825M2									
PARKING REQUIREMENT MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,061M2 /100 X 2=21 STALLS 2ND & 3RD FLOOR OFFICE AREA=1,675 /100 X 1=17 STALLS									
TOTAL PARKING REQUIRED FOR BUILDING "C"= 38 STALLS LOCATION - SURFACE & BUILDING "B" / "C" PARKADE									
BICYCLE PARKING CLASS ONE RETAIL AND CONSUMER SERVICES ZERO OFFICE SPACE 1,675 X 1000=3 STALLS									
BICYCLE PARKING CLASS TWO RETAIL AND CONSUMER SERVICES 1,061 /250 =4 STALLS OFFICE SPACE 1,675 X 1000=2 STALLS									
BUILDING "D" & "F"									
MAIN FLOOR AREA=1,456 M2 (15,7694F2) 2ND FLOOR AREA =1,457 M2 (15,683F2) 3RD FLOOR AREA =1,457 M2 (15,683F2) 4TH FLOOR AREA =1,457 M2 (15,683F2) 5TH FLOOR AREA =1,457 M2 (15,683F2) 6TH FLOOR AREA =1,457 M2 (15,683F2) TOTAL FLOOR AREA=8,741 M2 (94,088 F2)									
MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,390M2 2ND TO 5TH FLOOR 1BED +DEN = 2 X 5 FLOORS= 10 UNITS 2 BED ROOMS = 4 X 5 FLOORS =20 UNITS 2 BED ROOMS +DEN= 3 X 5 FLOORS =15 UNITS 3 BED ROOMS + DEN= 3 X 5 FLOORS=15 UNITS TOTAL UNITS= 60 UNITS									
PARKING REQUIREMENT MAIN FLOOR AREA=RETAIL AND LAND USE BYLAW 791 (2)(d)(ii) RETAIL & CONSUMER SERVICES = 1,390M2 /100 X 2=28 STALLS									
2ND TO 6TH FLOOR TOTAL UNITS= 95 UNITS LAND USE BYLAW 791 (2)(d)(ii) REQUIRED PARKING 0.75 x 60=45 STALLS VISITORS PARKING 0.1STALL X 60 UNITS= 6 STALLS									
TOTAL PARKING REQUIRED FOR BUILDING "D" & "F" RESIDENTIAL =45 STALLS - LOCATION BUILDING "D"&"F" PARKADE VISITORS =6 STALLS - 3 STALLS LOCATION SURFACE PARKING -3 STALLS D"&"F" PARKADE									
RETAIL & CONSUMER SERVICES =28 STALLS - LOCATION SURFACE & BUILDING "B" / "C" PARKADE									
RETAIL AND CONSUMER SERVICES -BICYCLE PARKING LAND USE BYLAW 286.1(i) CLASS ONE-RETAIL AND CONSUMER SERVICES ZERO CLASS TWO-RETAIL AND CONSUMER SERVICES 1 PER250M2 RETAIL & CONSUMER SERVICES ARE =1,390M2 /250 X1=6 STALLS									
BICYCLE PARKING CLASS ONE DWELLING UNITS =1 PER UNIT =0.5 X 60=30 STALLS BICYCLE PARKING CLASS TWO DWELLING UNITS =1 PER UNIT =0.1 X 60=6 STALLS									

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		4	18/09/12	DEVELOPMENT PERMIT DRAWINGS	AK		AK									PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
		3	18/07/21	DEVELOPMENT PERMIT DRAWINGS	AK		AK									SE-140	A-02a	4
		2	18/06/21	DEVELOPMENT PERMIT DRAWINGS	AK		AK											
		1	18/01/21	DEVELOPMENT PERMIT DRAWINGS	AK		AK											
IR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP										

Development Permit Drawings

BUILDING "E"

MAIN FLOOR AREA=785 M2 (8,450F2)

2ND FLOOR AREA =785 M2 (8,450 F2)

TOTAL FLOOR AREA=1,570 M2 (16,900 F2)

MAIN FLOOR

RETAIL AND CONSUMER SERVICES AREA = 685M2

2ND FLOOR

RETAIL AND CONSUMER SERVICES AREA = 685M2

PARKING REQUIREMENT

MAIN FLOOR AREA=RETAIL AND LAND USE BYLAW 791 (2)(d)(ii)

RETAIL & CONSUMER SERVICES AT GROUND FLOOR = 685 M2 /100 X 2=13 STALLS

RETAIL & CONSUMER SERVICES AT UPPER FLOOR = 685 M2 /100 X 4=27 STALLS

TOTAL PARKING REQUIRED FOR RETAIL & CONSUMER SERVICES 40 STALLS

RETAIL AND CONSUMER SERVICES -BICYCLE PARKING

LAND USE BYLAW 286.1(i)

CLASS ONE-RETAIL AND CONSUMER SERVICES ZERO

CLASS TWO-RETAIL AND CONSUMER SERVICES 1 PER250M2

RETAIL & CONSUMER SERVICES ARE =1,370M2 /250 X1=6 STALLS

BUILDING "G"

MAIN FLOOR AREA=1,353 M2 (14,564F2)

2ND FLOOR AREA =1,335 M2 (14,370F2)

3RD FLOOR AREA =1,335 M2 (14,370F2)

4TH FLOOR AREA =1,335 M2 (14,370F2)

TOTAL FLOOR AREA=5,358 M2 (57,674 F2)

MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,185M2

2ND TO 4TH FLOOR

1 BED ROOM = 7 X 3= 21 UNITS

1BED +DEN = 4 X 3 FLOORS= 12 UNITS

2 BED ROOMS = 1 X 3 FLOORS =3 UNITS

2 BED ROOMS +DEN= 4 X 3 FLOORS =12 UNITS

TOTAL UNITS= 48 UNITS

PARKING REQUIREMENT

MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 1,185M2 /100 X 4=47 STALLS

2ND TO 4TH FLOOR

TOTAL UNITS= 48 UNITS

REQUIRED PARKING 48 STALLS

VISITORS PARKING 0.1STALL X 48 UNITS= 5 STALLS

TOTAL PARKING REQUIRED FOR BUILDING "G"= 100 STALLS

BICYCLE PARKING CLASS ONE

RETAIL AND CONSUMER SERVICES ZERO

DWELLING UNITS =0.5 PER UNIT =0.5 X 48=24 STALLS

BICYCLE PARKING CLASS TWO

RETAIL AND CONSUMER SERVICES 1,185 /250 =5 STALLS

DWELLING UNITS =1 PER UNIT =0.1 X 48=5 STALLS

BUILDING "H"

MAIN FLOOR AREA=1,340 M2 (14,423F2)

2ND FLOOR AREA =1,240 M2 (13,347F2)

3RD FLOOR AREA =1,240 M2 (13,347F2)

4TH FLOOR AREA =1,240 M2 (13,347F2)

5TH FLOOR AREA =1,240 M2 (13,347F2)

6TH FLOOR AREA =1,240 M2 (13,347F2)

7TH FLOOR AREA =1,240 M2 (13,347F2)

TOTAL FLOOR AREA=8,780 M2 (94,505 F2)

MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 645M2

2ND TO 7TH FLOOR

INDEPENDENT LIVING

1 BED ROOM = 100 UNITS

PARKING REQUIREMENT

MAIN FLOOR AREA=RETAIL AND CONSUMER SERVICES = 645M2 /100 X 4=26 STALLS

2ND TO 7TH FLOOR- RESIDENTIAL UNITS ((SENIOR HOUSINC

TOTAL UNITS= 100 UNITS

PROVIDED PARKING 2.5 UNIT PER 1 STALLS

REQUIRED 40 STALLS

VISITORS PARKING 0.1STALL X 100 UNITS= 10 STALLS

TOTAL PARKING REQUIRED FOR BUILDING "H"= 76 STALLS

BICYCLE PARKING CLASS ONE

RETAIL AND CONSUMER SERVICES ZERO

INDEPENDENT LIVING UNITS = 0.5 x100=50 STALLS

BICYCLE PARKING CLASS TWO

RETAIL AND CONSUMER SERVICES 645 /250 =3 STALLS

INDEPENDENT LIVING UNITS = 0.1 X 100=10 STALLS

PHASE ONE DEVELOPMENT

BUILDING TYPE	USER TYPE	REQUIRED TOTAL PARKING(STALLS)	PROVIDED TOTAL PARKING(STALLS)	PARKING LOCATION	AVAILABLE PARKING STALLS-PARKADE	REMARKS
"A"	RESIDENTIAL	RESIDENCE 72 VISITORS 10	82	BUILDING "A" PARKADE	89	WE HAVE EXTRA 7 PARKING STALL
	RETAIL & CONSUMER SERVICES	40	40	BUILDING "B" & "C" PARKADE		
"B"	RETAIL & CONSUMER SERVICES	21	21	BUILDING "B" & "C" PARKADE	140	BUILDING "A"/ "B" / "C" - PARKADE RETAIL & CONSUMER PARKING=82STALLS BUILDING "B" / "C" - PARKADE OFFICE =39 STALLS TOTAL OCCUPIED= 121 STALLS TOTAL AVAILABLE= 19 STALLS
	OFFICE	22	22	BUILDING "B" & "C" PARKADE		
"C"	RETAIL & CONSUMER SERVICES	21	21	BUILDING "B" & "C" PARKADE	48	PARKING PROVIDED IN PARKADE RESIDENCE 45 VISITORS 3 RETAIL & CONSUMER SERVICES SURFACE PARKING STALL 28
	OFFICE	17	17	BUILDING "B" & "C" PARKADE		
"D" & "F"	RESIDENTIAL	RESIDENCE 45 VISITORS 6	51	BUILDING "D" & "F" PARKADE	17	BUILDING "B" / "C" =17 STALLS (PARKADE) BUILDING "E" =17 STALLS (PARKADE) SURFACE PARKING STALL 6
	RETAIL & CONSUMER SERVICES	28	28	SURFACE PARKING		
"E"	RETAIL & CONSUMER SERVICES	40	40	BUILDING "E" AND BUILDING "D" & "F" PARKADE		
SUMMARY						
TOTAL AVAILABLE PARKING FACILITY IN THE PARKADE = ZERO						
TOTAL SURFACE PARKING PROVIDED=120 STALLS						
TOTAL PARKING USED FOR PHASE ONE = 31 STALLS						
AVALABLE PARKING STALLS FOR PHASE TWO = 89 STALLS						

PHASE TWO DEVELOPMENT

BUILDING TYPE	USER TYPE	REQUIRED TOTAL PARKING(STALLS)	PROVIDED TOTAL PARKING(STALLS)	PARKING LOCATION	AVAILABLE PARKING STALLS-PARKADE	REMARKS
"G"	RESIDENTIAL	RESIDENCE 48 VISITORS 5	53	BUILDING "G" PARKADE	34	WE HAVE USED SURFACE PARKING = 19 STALLS FOR RESIDENCE
	RETAIL & CONSUMER SERVICES	40	40	SURFACE PARKING		SURFACE PARKING STALL 40 USED FOR RETAIL & CONSUMER SERVICES
"H"	RESIDENTIAL	RESIDENCE 40 VISITORS 10	50	BUILDING "H" PARKADE	41	WE HAVE USED SURFACE PARKING = 9 STALLS FOR VISITORS
	RETAIL & CONSUMER SERVICES	26	26	SURFACE PARKING		SURFACE PARKING STALL 26 USED
SUMMARY						
TOTAL AVALABE PARKING FACILITY IN THE PARKADE = ZERO						
TOTAL SURFACE PARKING PROVIDED=26 STALLS						
TOTAL PARKING USED FOR PHASE TWO = 26 STALLS						
PARKING SHORTFALL = 49 STALLS						
EXTRA PARKING STALLS USED FROM PHASE ONE =49 STALLS						
AVAILABLE PARKING STALLS FOR PHASE TWO = 89 STALLS - 49 STALLS= 40 STALLS						

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18/09/12

DEVELOPMENT PERMIT DRAWINGS

AK

AK

3

18/07/21

DEVELOPMENT PERMIT DRAWINGS

AK

AK

2

18/06/21

DEVELOPMENT PERMIT DRAWINGS

AK

AK

1

18/01/21

DEVELOPMENT PERMIT DRAWINGS

AK

AK

IR

YY/MM/DD

ISSUE/REVISION DESCRIPTION

DRN

CHK

DES

ENG

IDR

APP

Client-

SADDLE RIDGE CROSSING INC

Design by-

Seika Architecture Ltd

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

TEL: 403-210-5085

PROPOSED MIXED DEVELOPMENT AT 8607 & 8825 52ND STREET N.E. DEVELOPMENT PERMIT DRAWINGS PARKING DETILAS

PROJECT NUMBER

SE-140

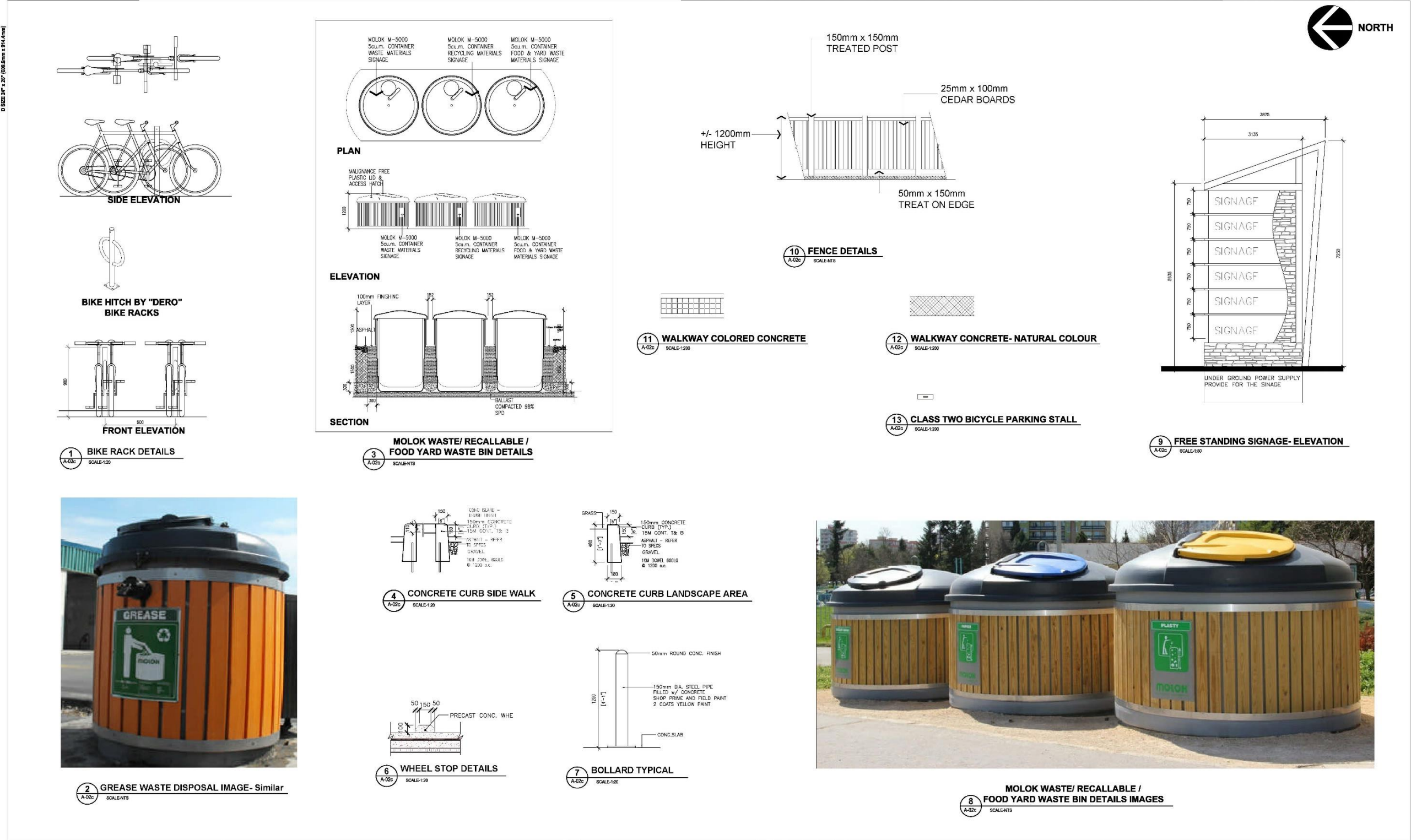
DRAWING NUMBER

A-02b

ISSUE/REVISION

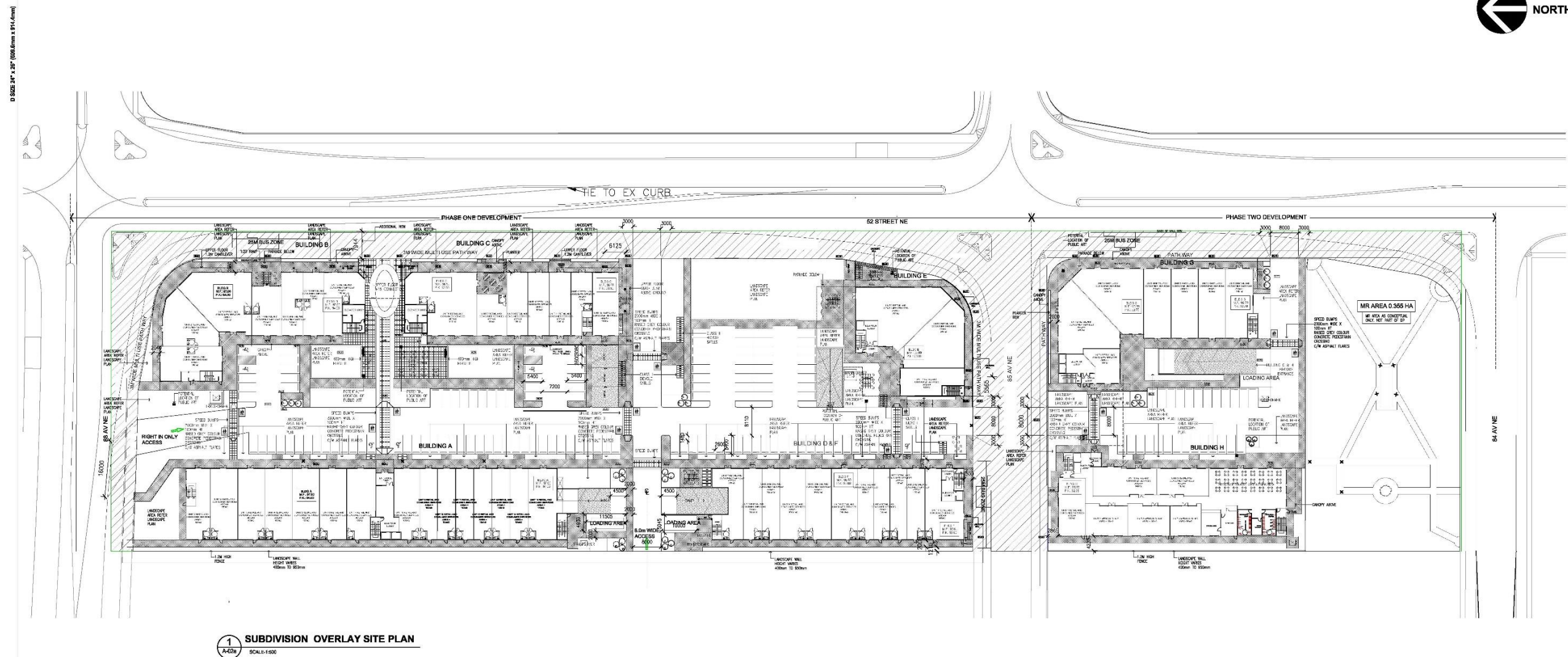
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								Design by- Seika Architecture Ltd 8511 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1 TEL: 403-210-9083				SITE PLAN DETAILS		
												PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
												SE-140	A-02c	02

Development Permit Drawings



1 SUBDIVISION OVERLAY SITE PLAN
A-02e SCALE:1500

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Client- **SADDLE RIDGE CROSSING INC**

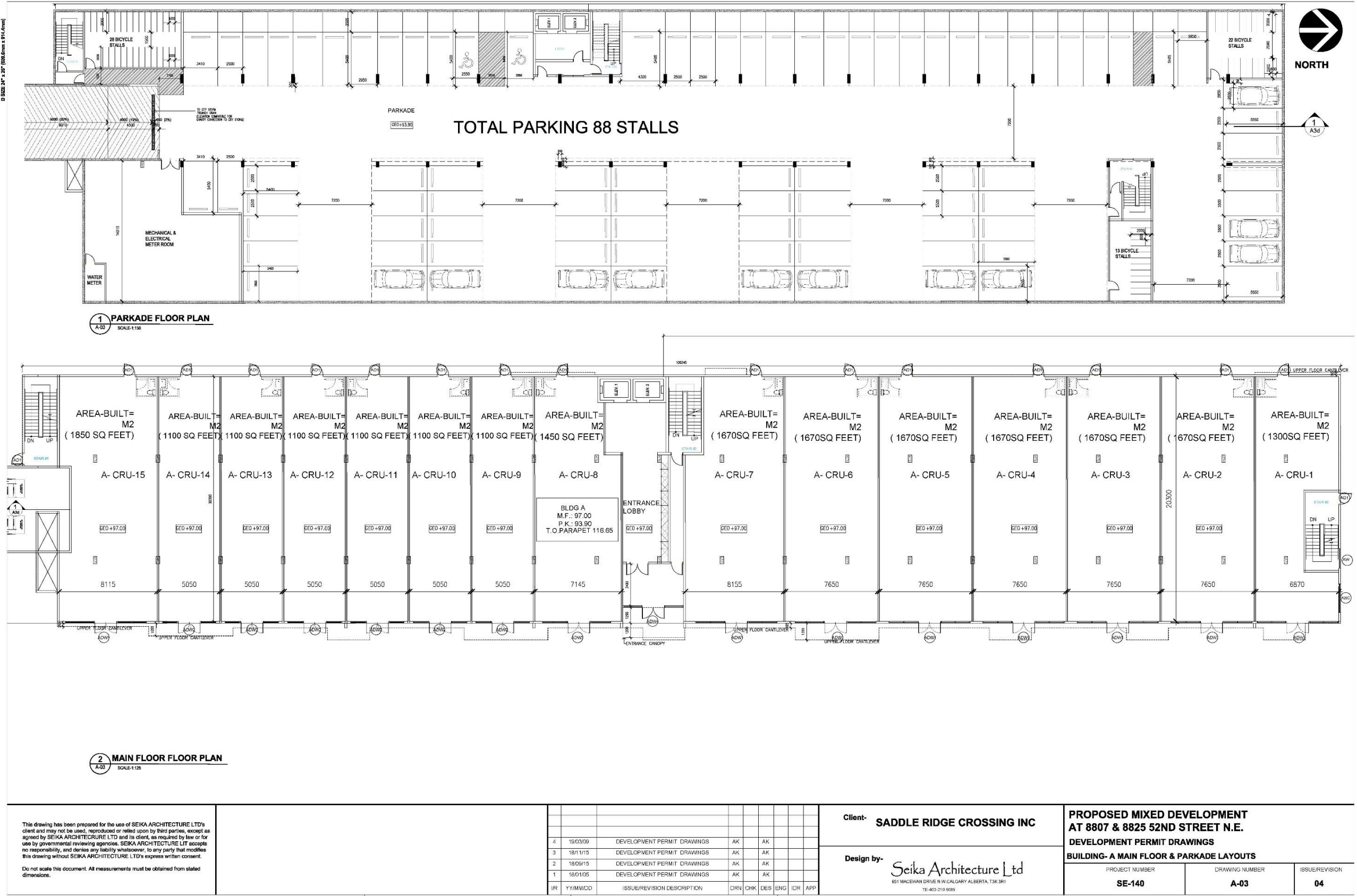
Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

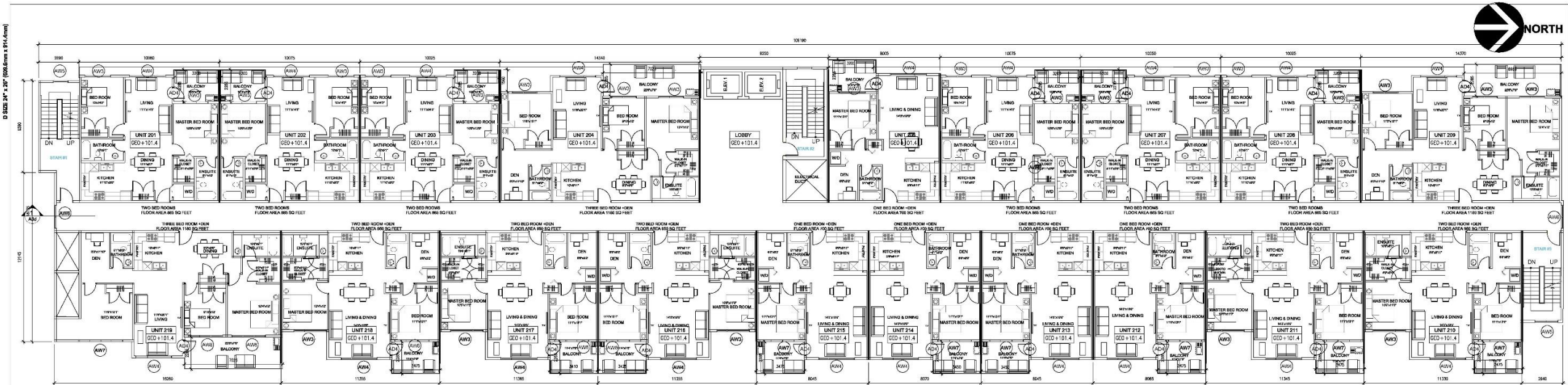
**PROPOSED MIXED DEVELOPMENT
AT 8607 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
SUBDIVISION OVERLAY SITE PLAN**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-02e	2

Development Permit Drawings



Development Permit Drawings



1 2nd FLOOR PLAN
SCALE: 1:125



2 3rd FLOOR PLAN
SCALE: 1:125

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JR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK DES ENG ICR APP

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
551 MACDONALD DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210-5083

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS**

BUILDING- A FLOOR PLANS

PROJECT NUMBER
SE-140

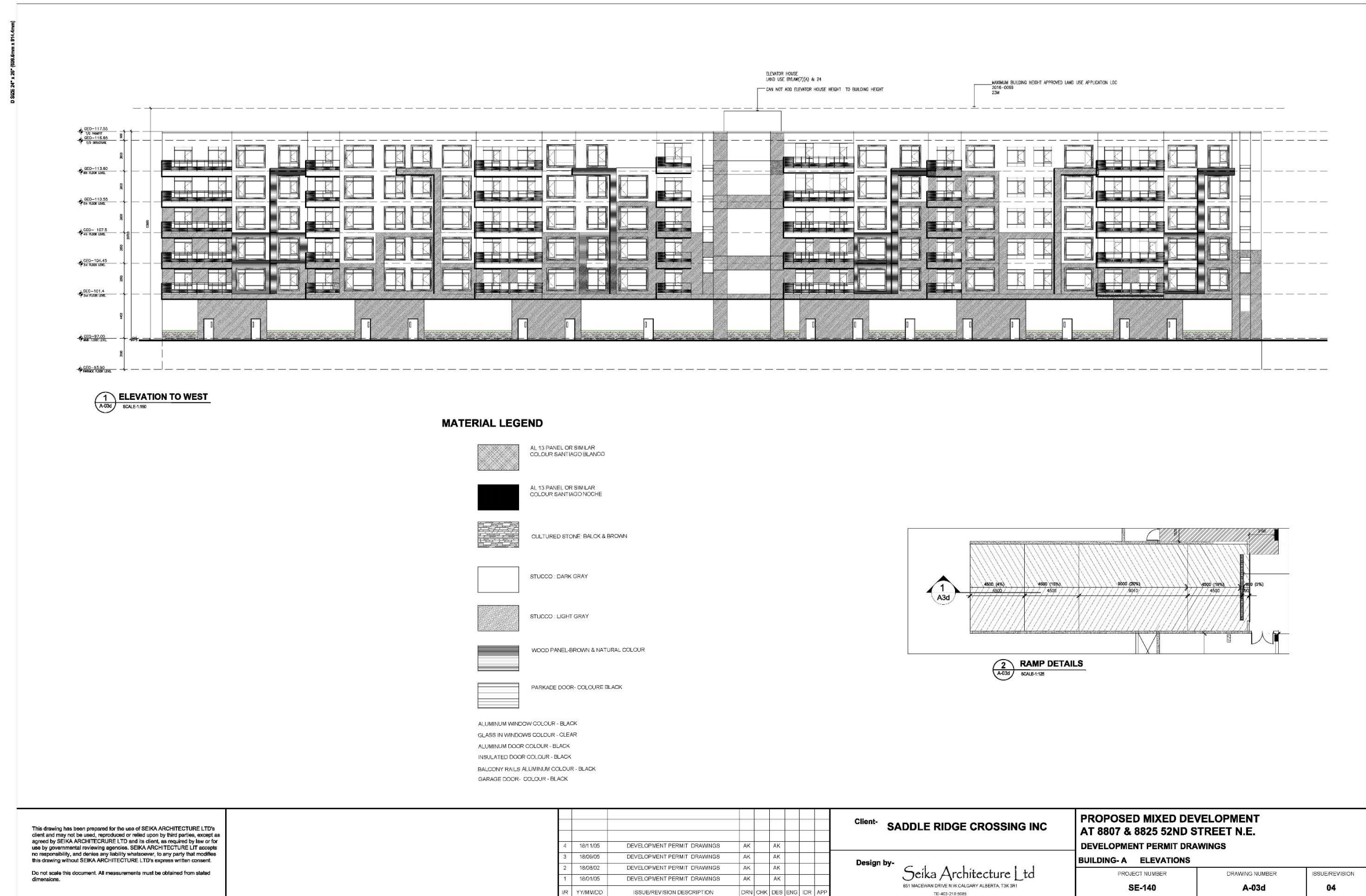
DRAWING NUMBER
A-03b

ISSUE/REVISION
02

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3	18/09/05	DEVELOPMENT PERMIT DRAWINGS	AK	AK		
2	18/08/02	DEVELOPMENT PERMIT DRAWINGS	AK	AK		
1	18/01/05	DEVELOPMENT PERMIT DRAWINGS	AK	AK		
JR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	IDR

Client- SADDLE RIDGE CROSSING INC

Design by:

Seika Architecture Ltd
651 MACEWAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210-5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS**

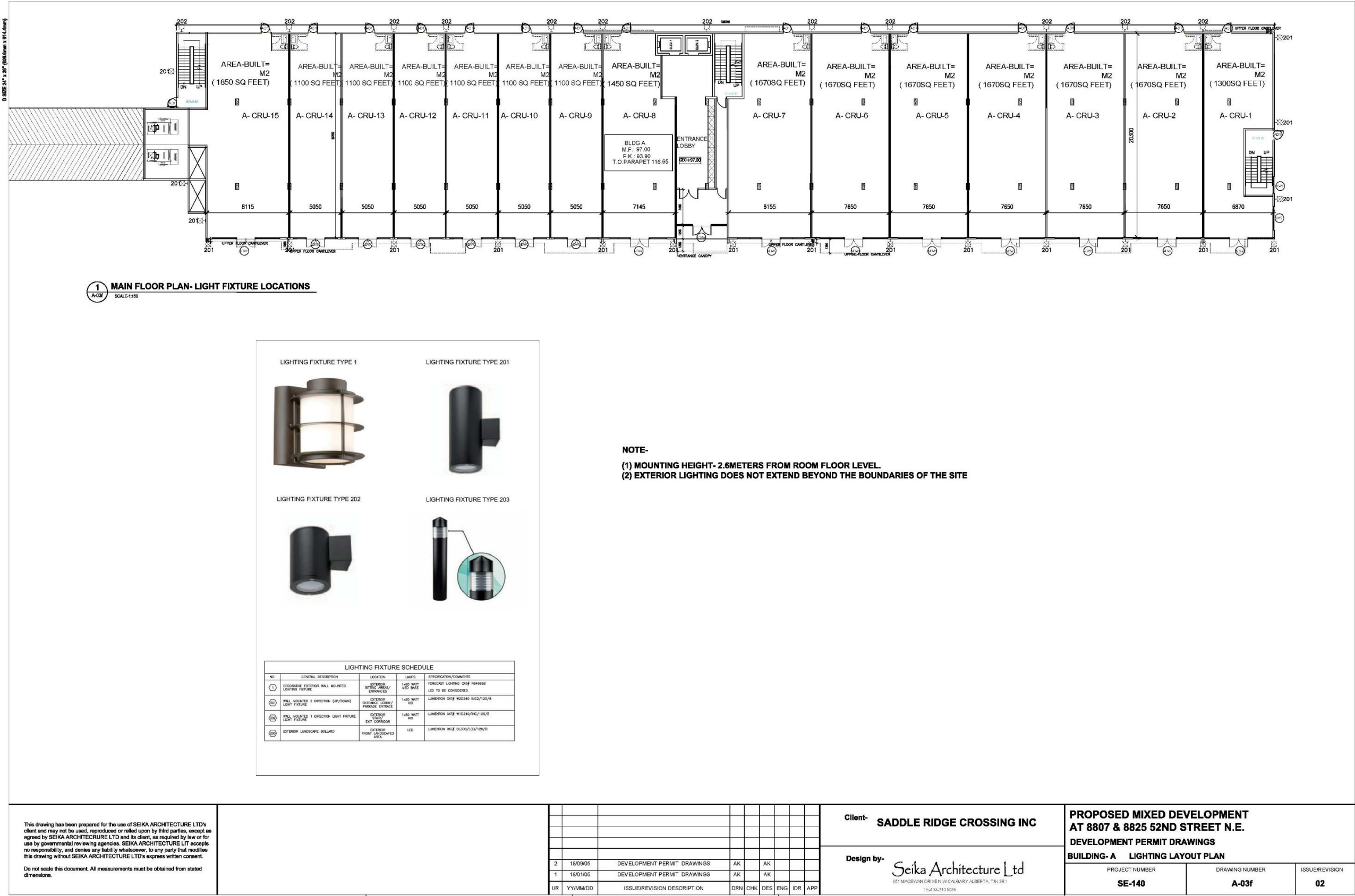
BUILDING- A SECTION

SE-140

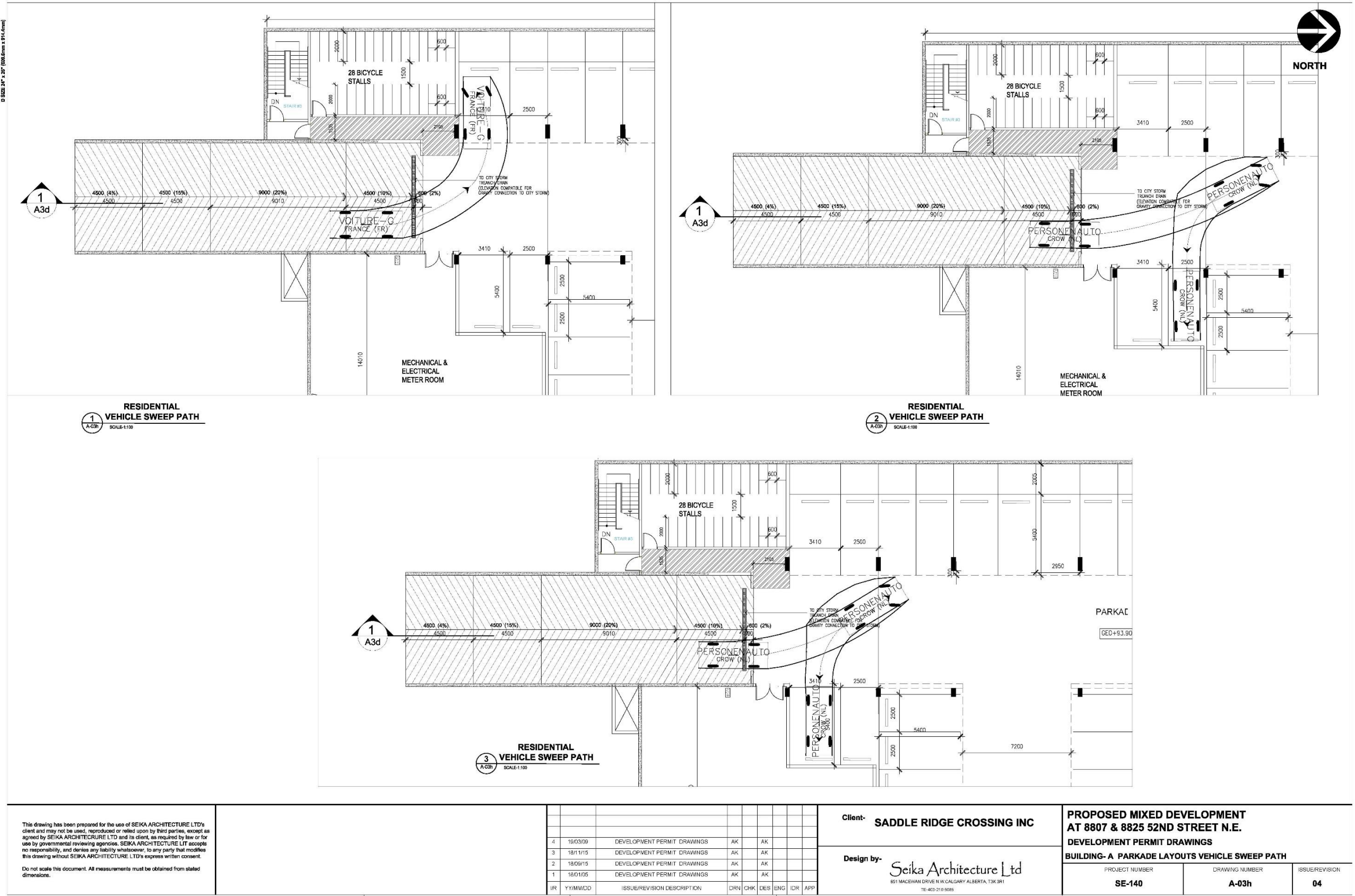
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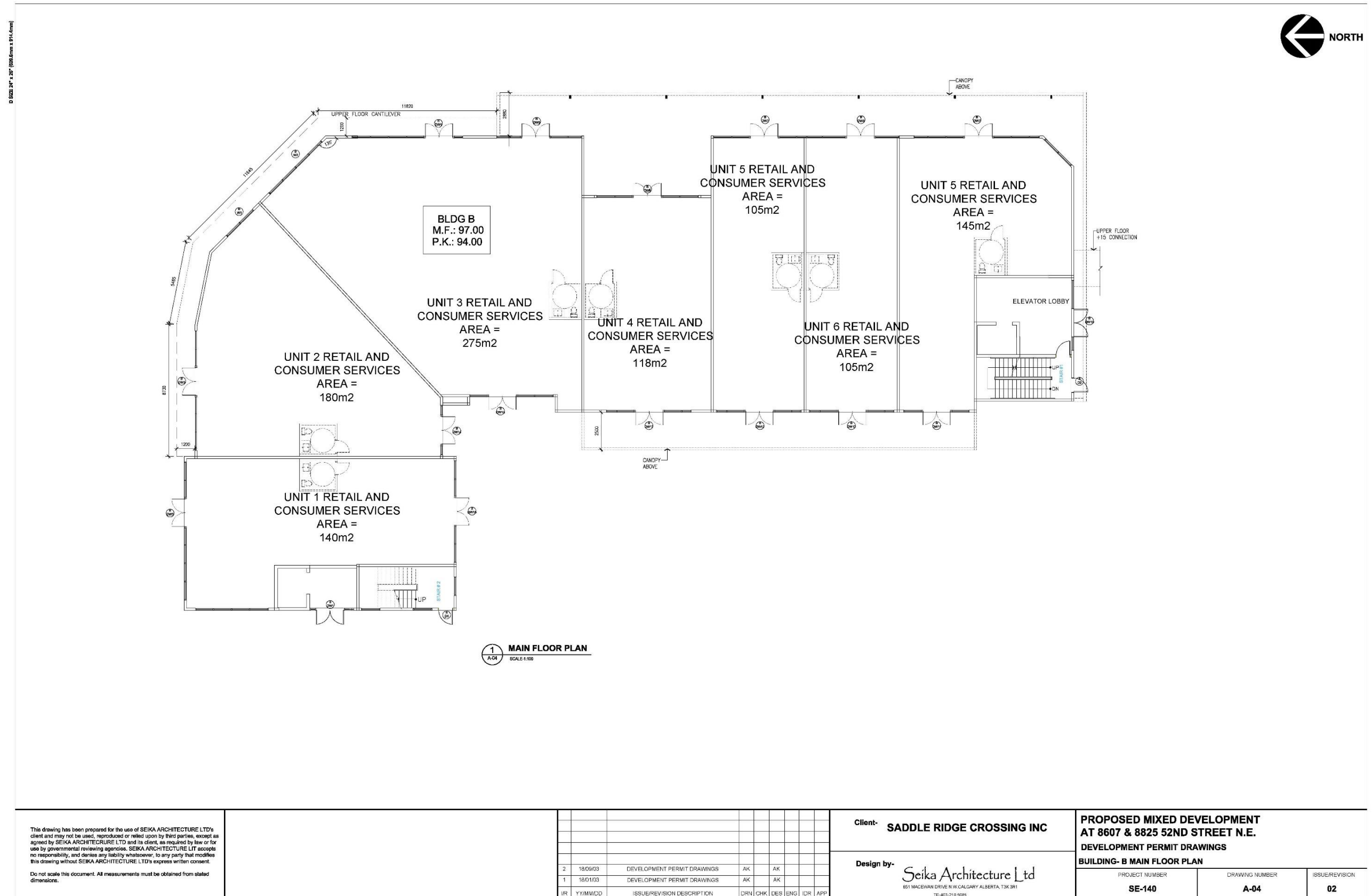
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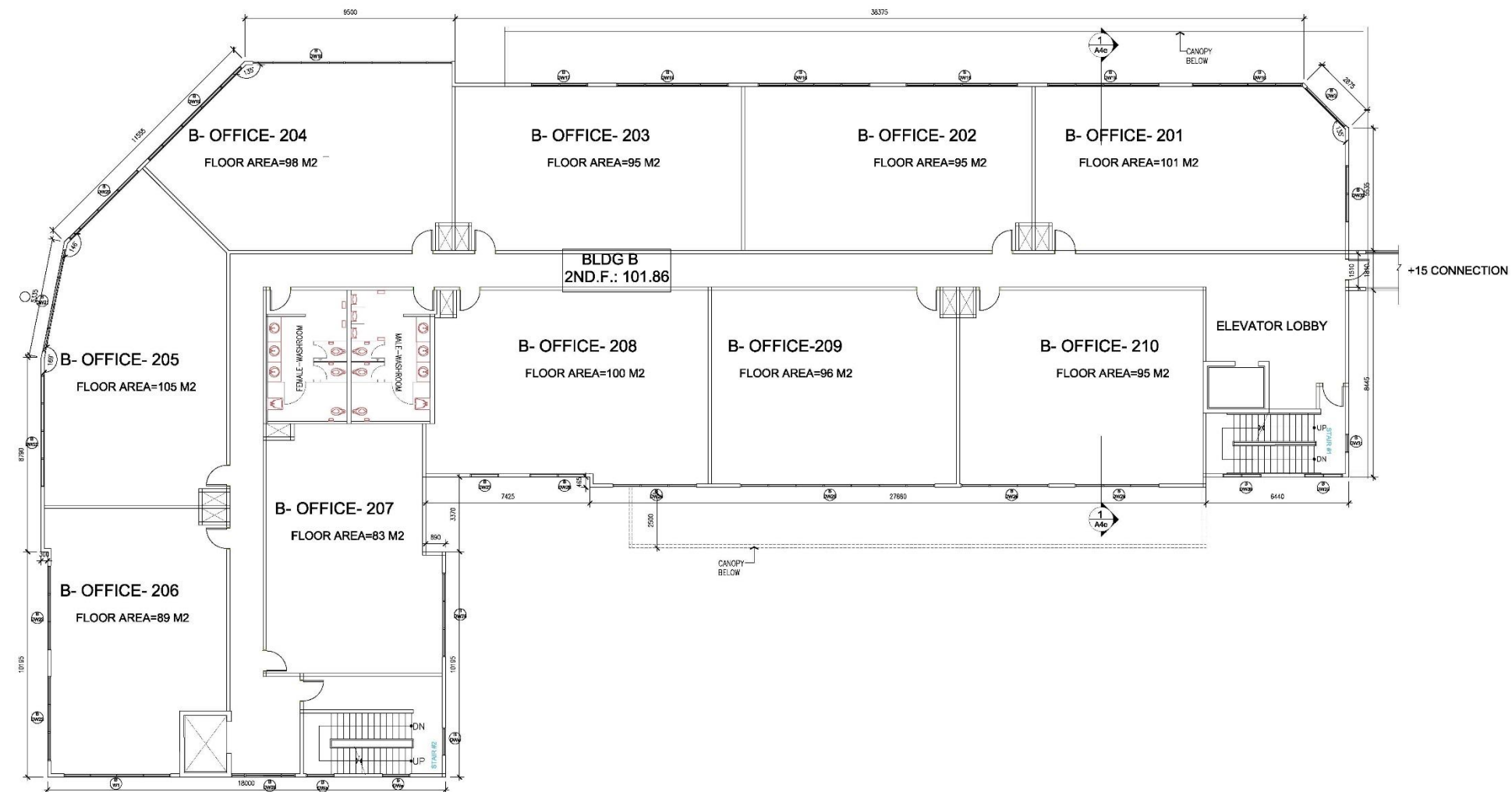
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D SIZE 24" x 26" (609.6mm x 914.4mm)



1 **2nd FLOOR PLAN**
A-4a SCALE: 1/8"=1'-0"

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	18/01/03	DEVELOPMENT PERMIT DRAWINGS			AK	AK				
(R)	YY/MM/DD	ISSUE/REVISION DESCRIPTION			DRN	CHK	DSE	ENG	IDR	APL

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8607 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS**

BUILDING- B 2nd FLOOR PLAN

PROJECT NUMBER	
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PROJECT NUMBER

SE-140

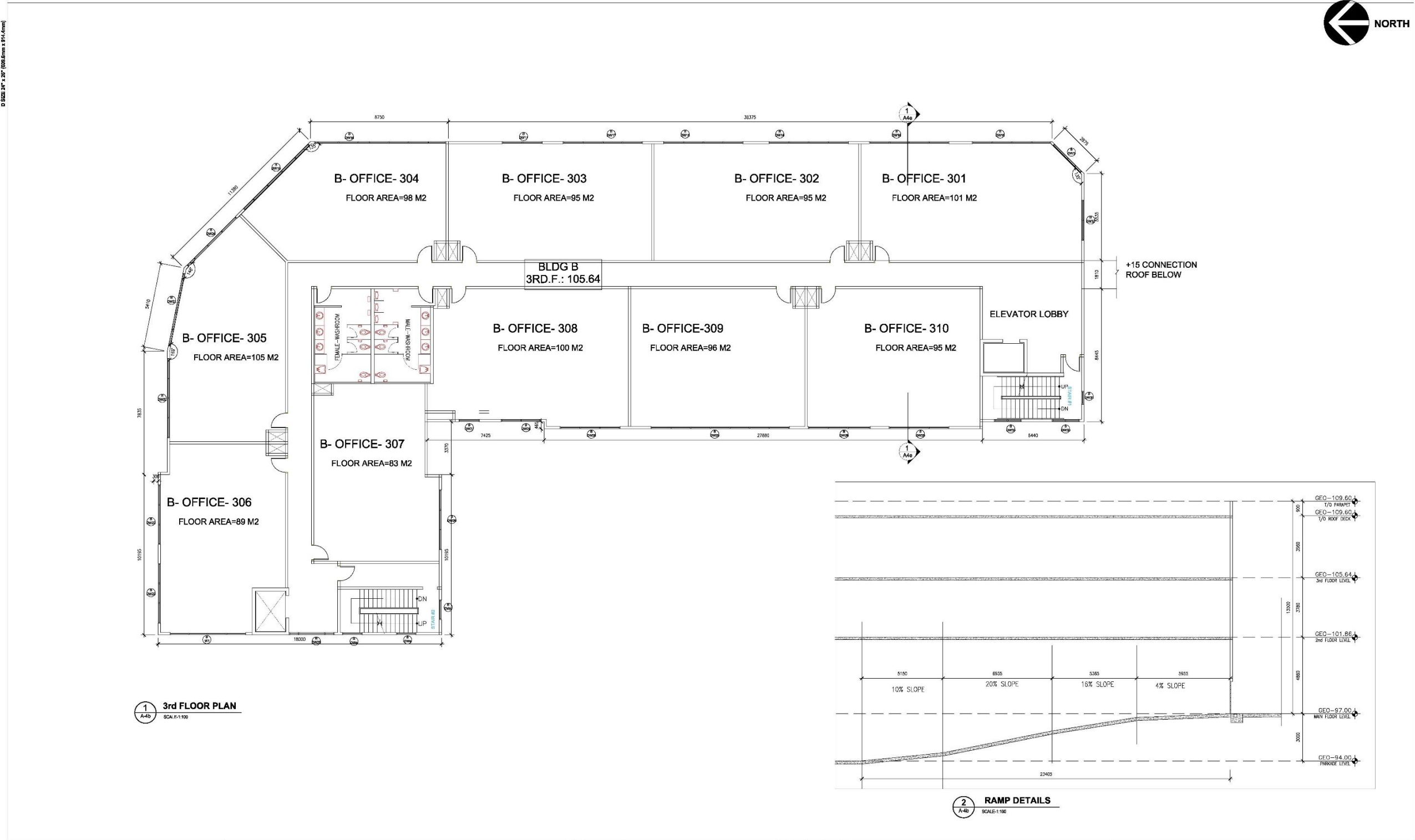
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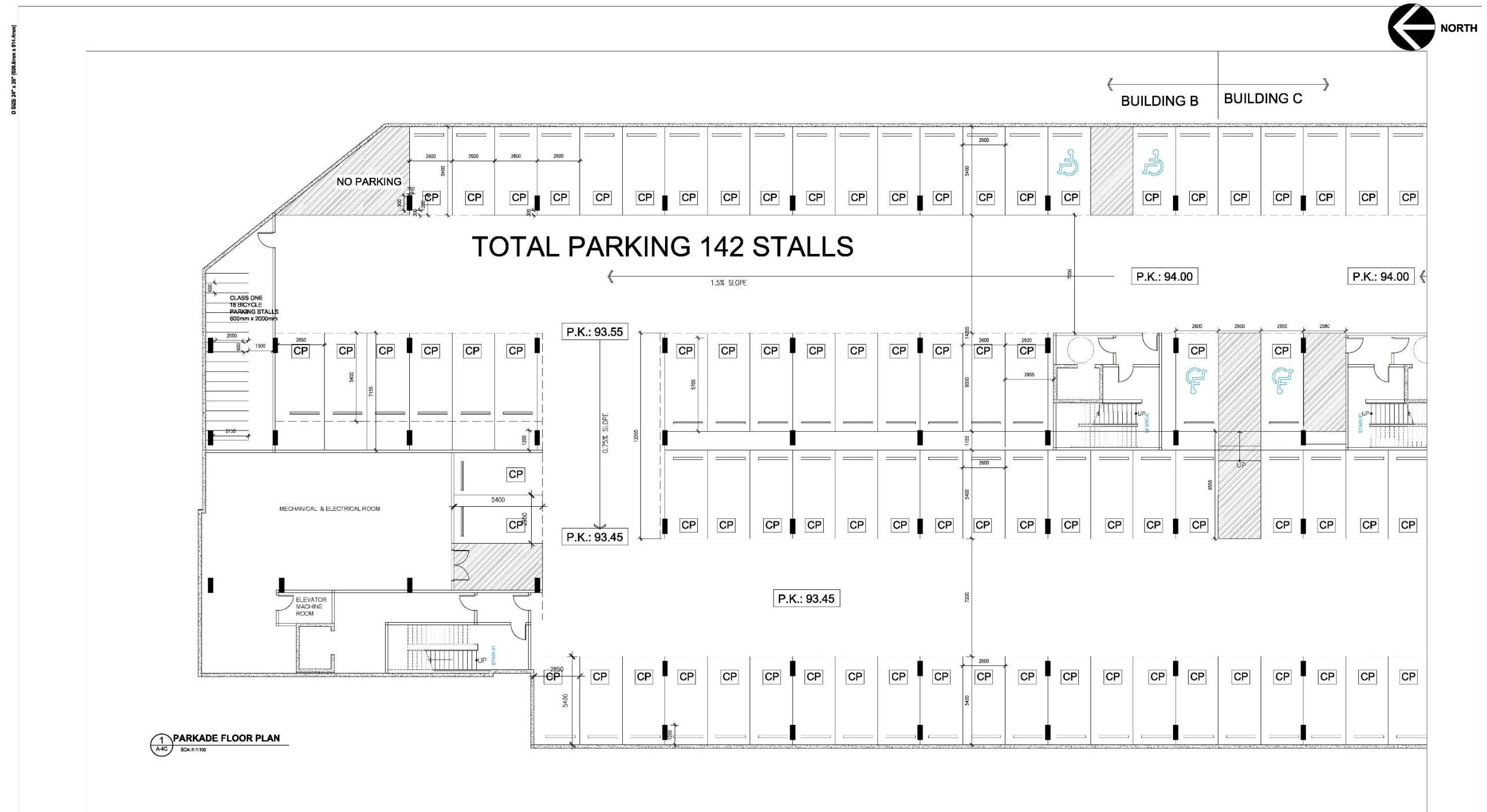
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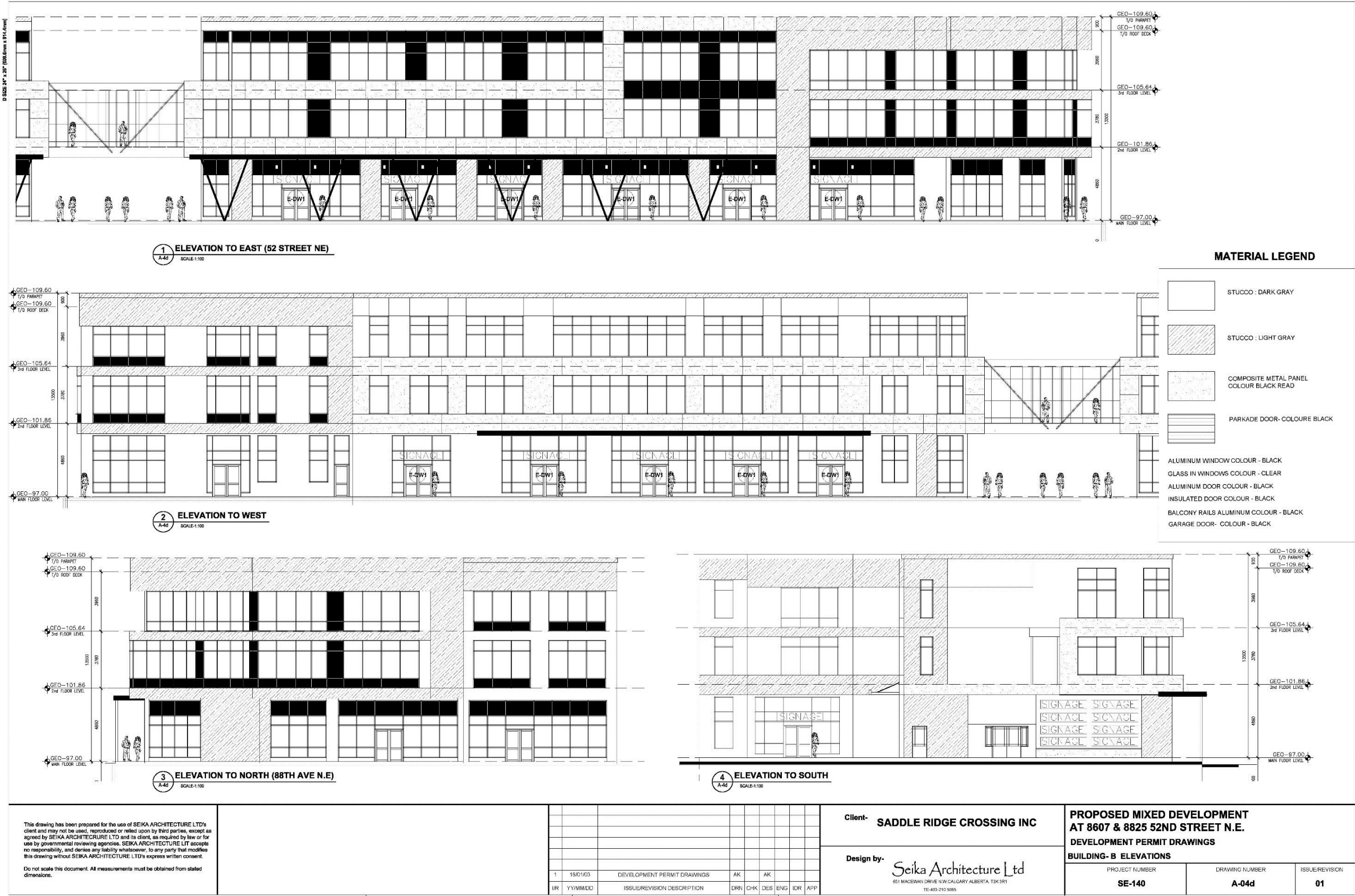
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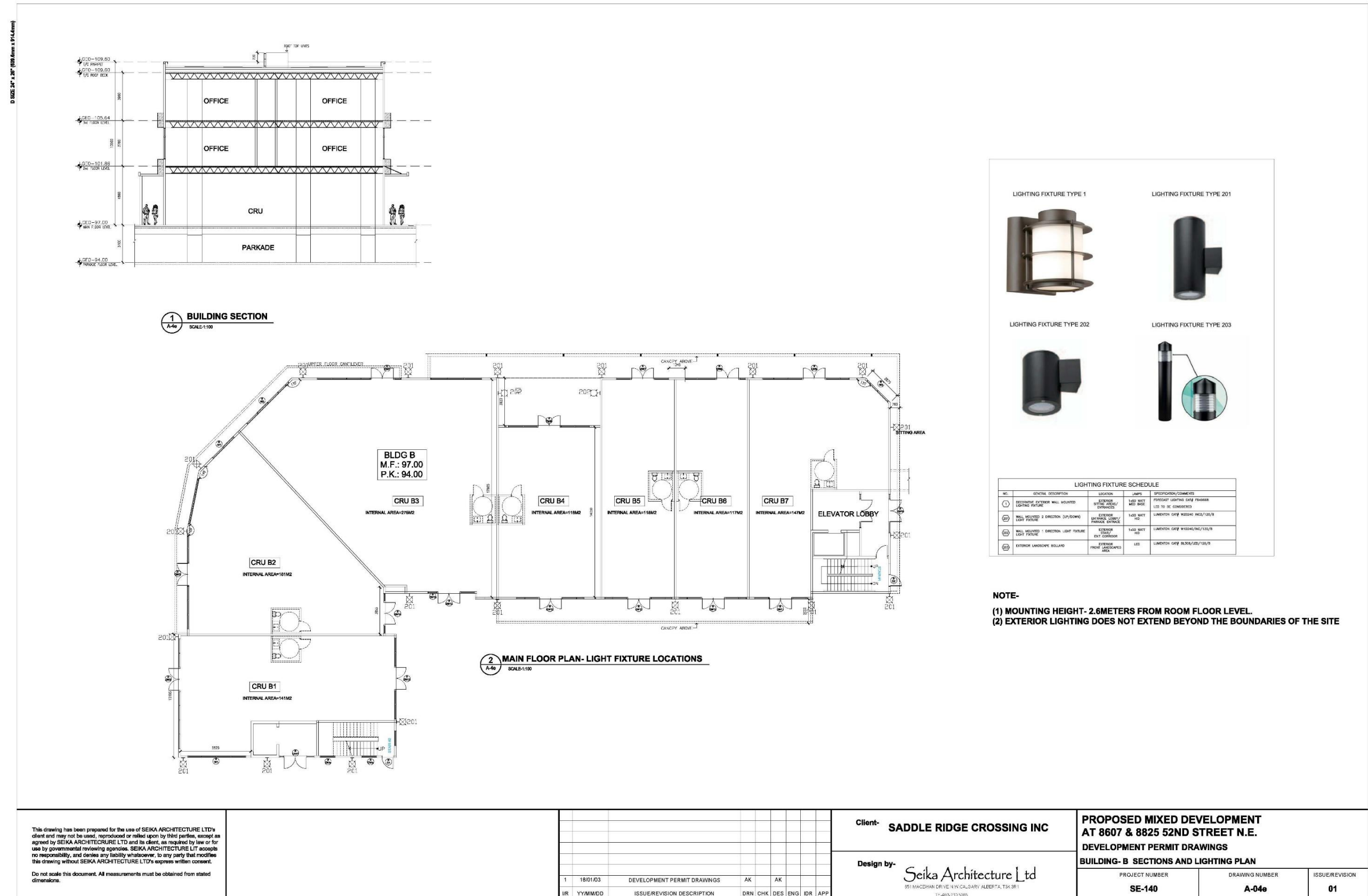


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													PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
													SE-140	A-04c	03
	3	16/03/08	DEVELOPMENT PERMIT DRAWINGS	AK	AK										
	2	18/11/03	DEVELOPMENT PERMIT DRAWINGS	AK	AK										
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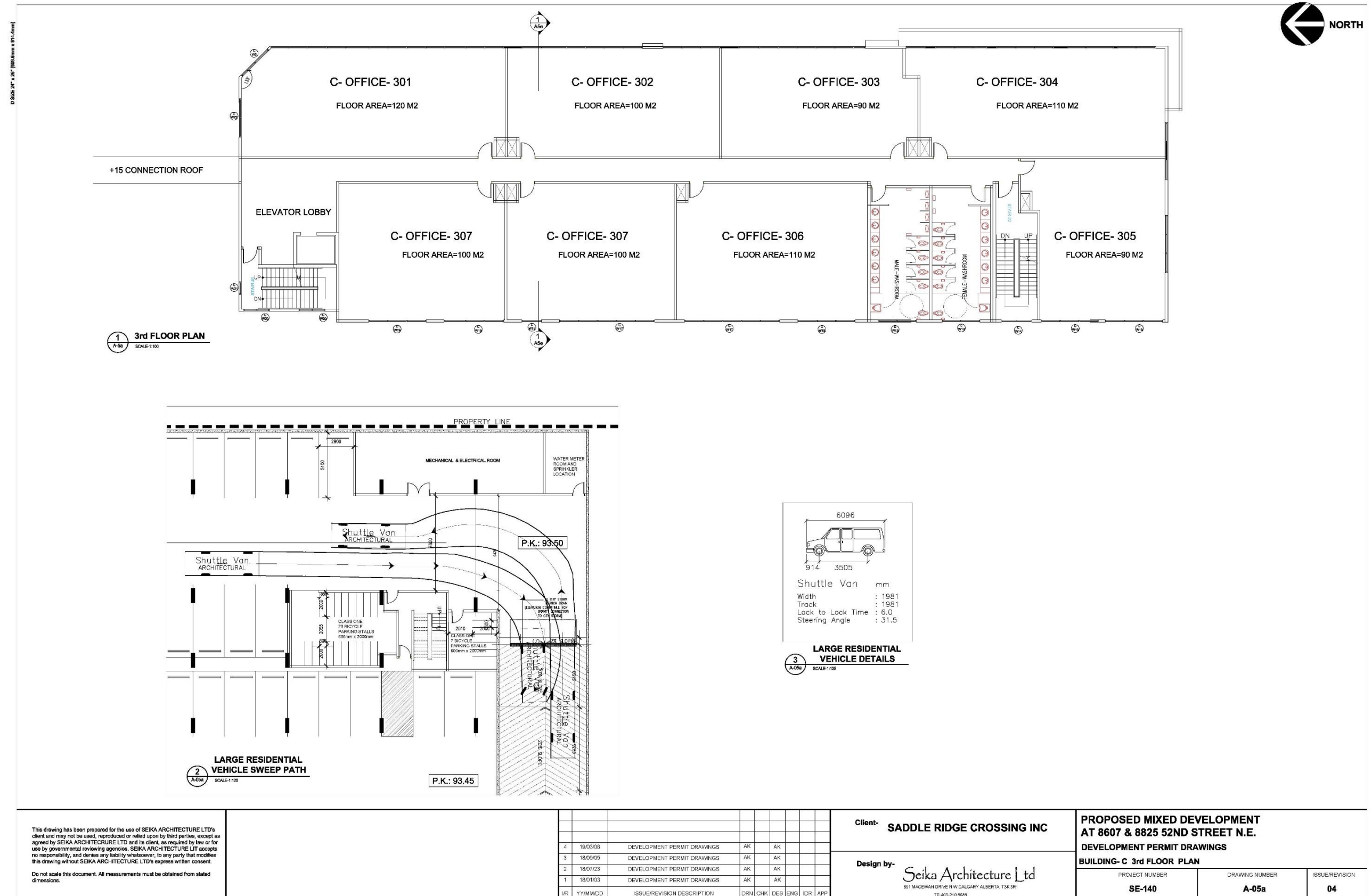
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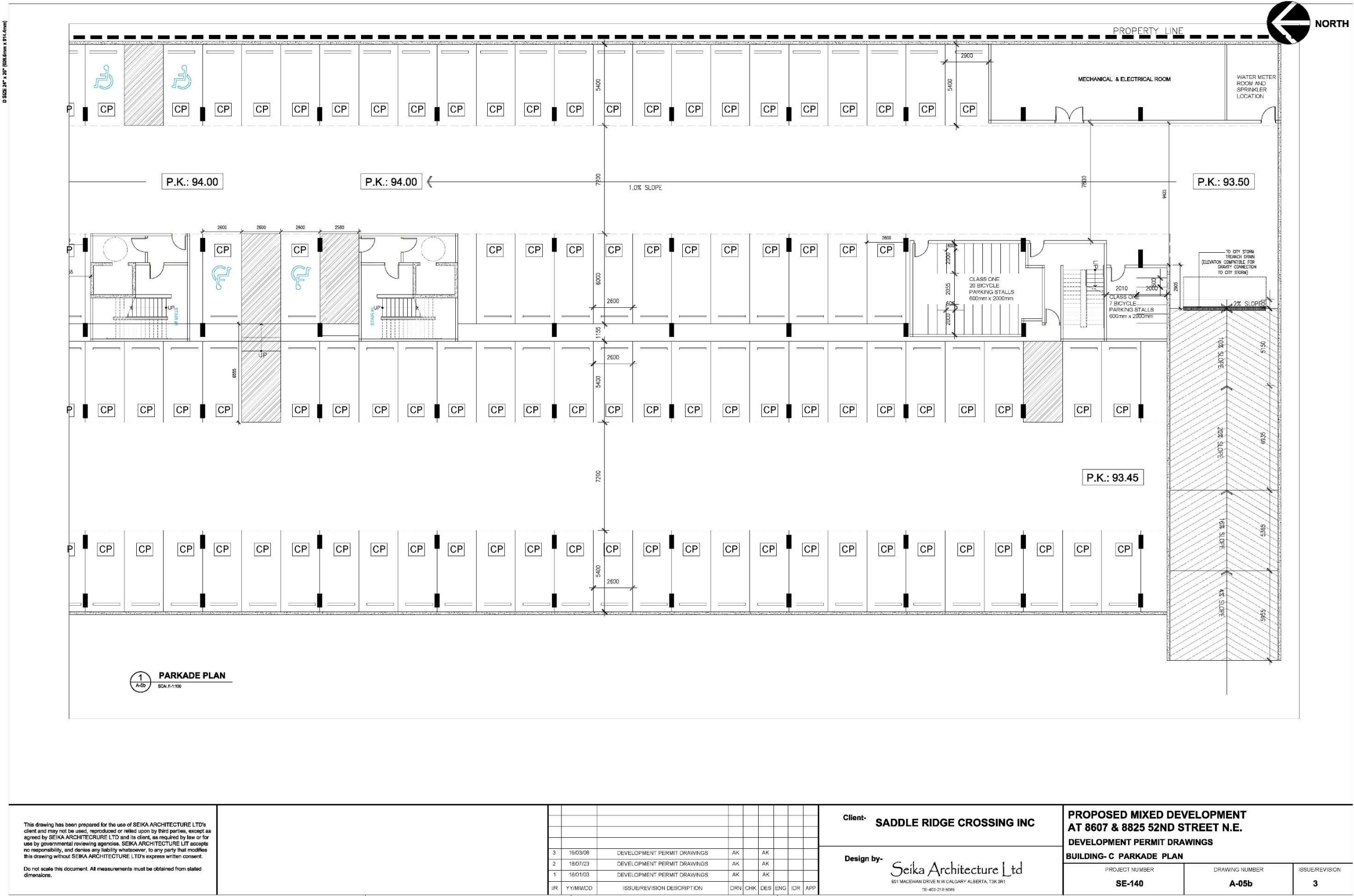
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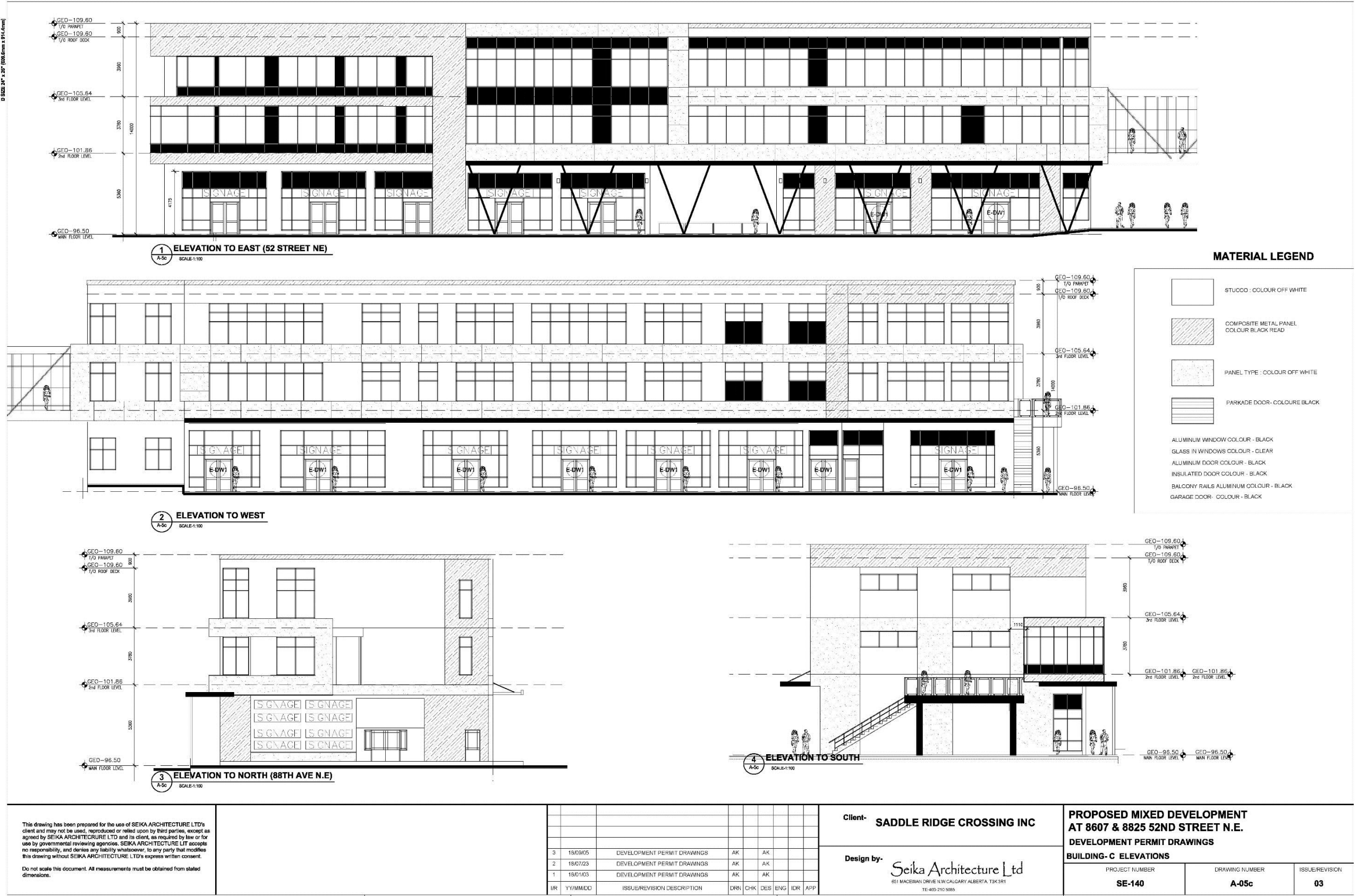
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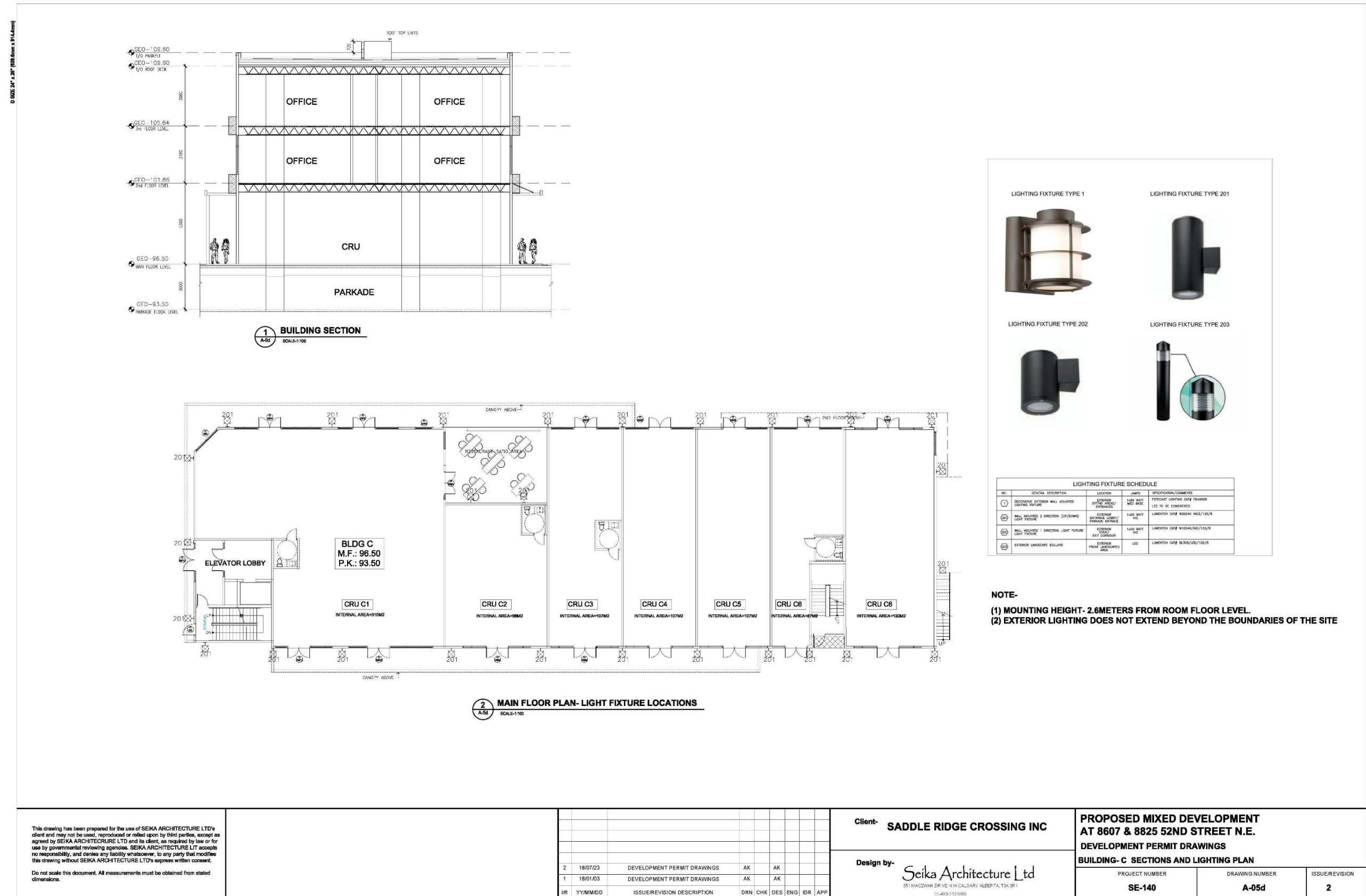
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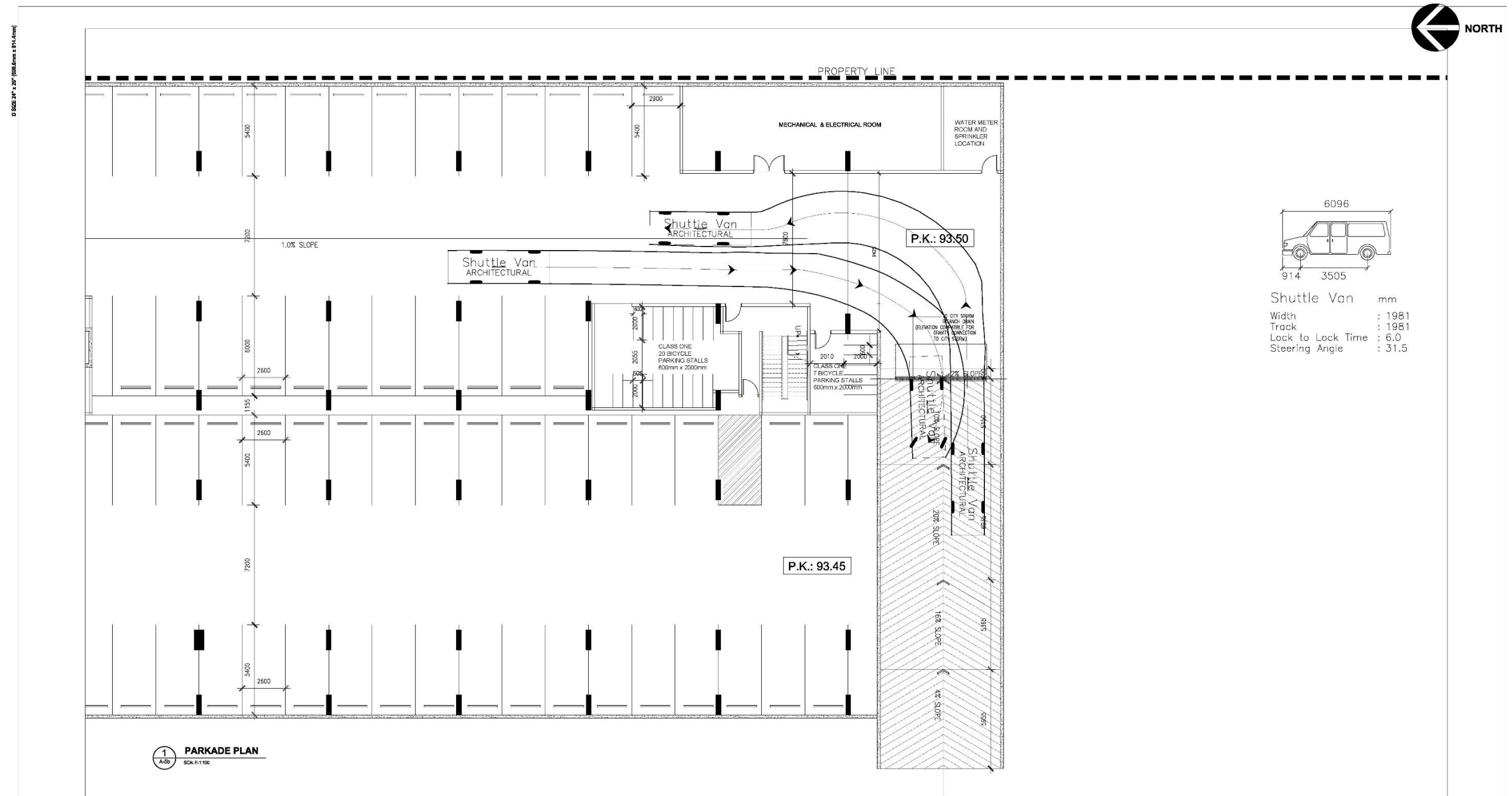
Development Permit Drawings



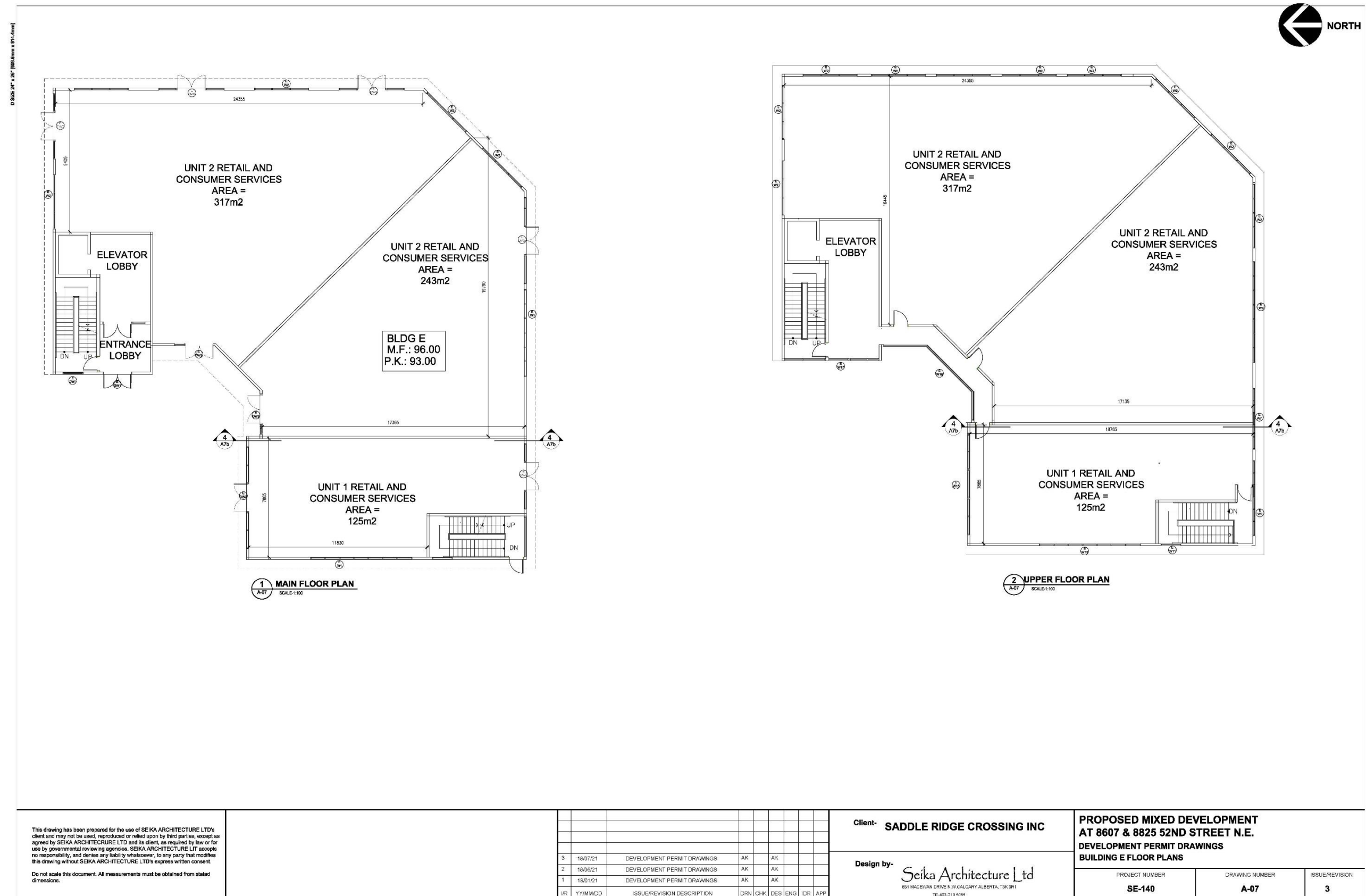
Development Permit Drawings



Development Permit Drawings

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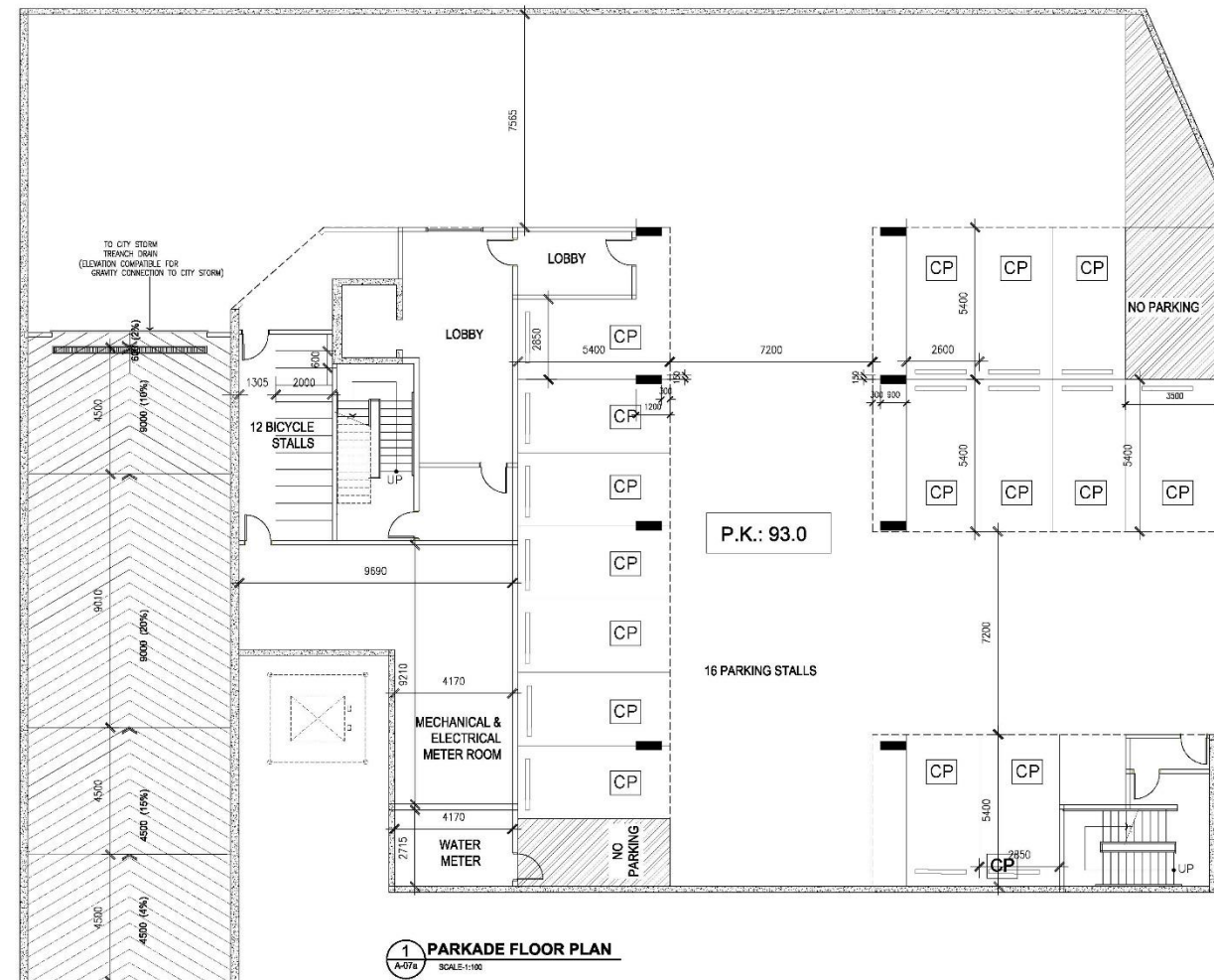
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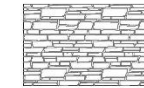
Development Permit Drawings



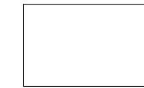
D SIZE 24" x 26" (609.6mm x 914.4mm)



MATERIAL LEGEND



CULTURED STONE: BALCK & BROWN



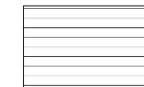
STUCCO : DARK GRAY



STUCCO : LIGHT GRAY



WOOD PANEL-BROWN & NATURAL COLOUR



PARKADE DOOR- COLOURE BLACK

ALUMINUM WINDOW COLOUR - BLACK

GLASS IN WINDOWS COLOUR - CLEAR

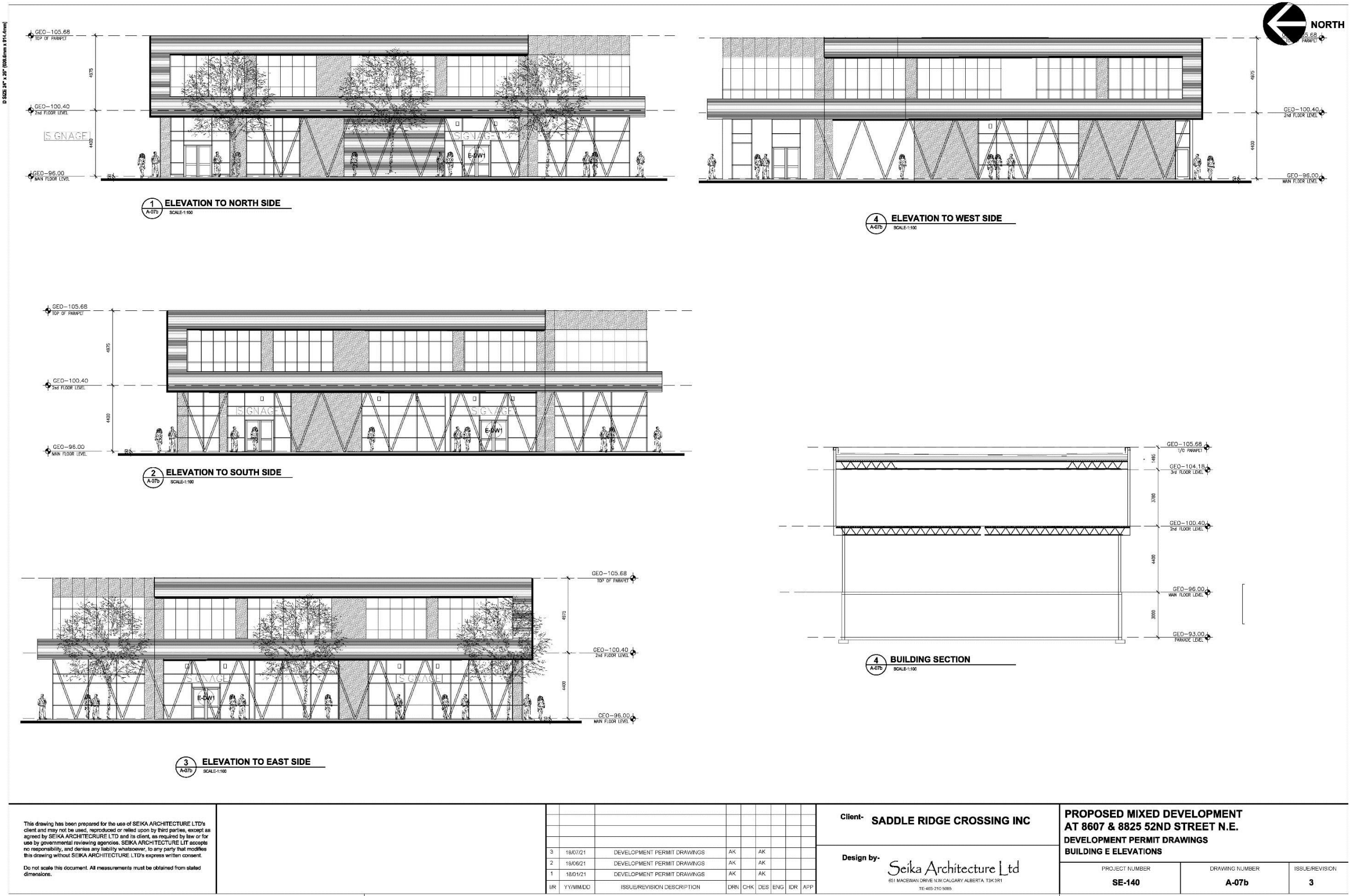
ALUMINUM DOOR COLOUR - BLACK

INSULATED DOOR COLOUR - BLACK

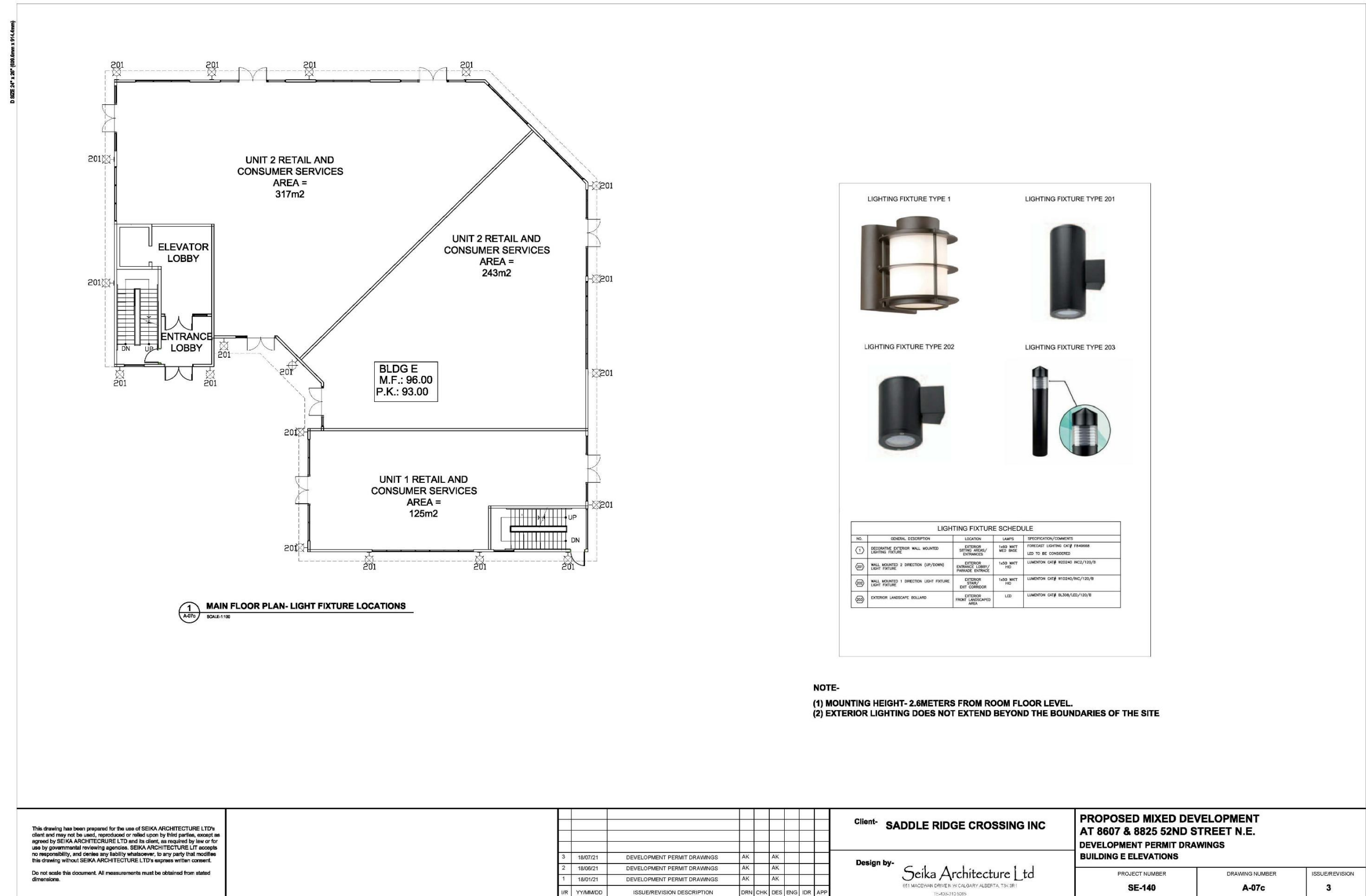
BALCONY RAILS ALUMINUM COLOUR - BLACK

GARAGE DOOR- COLOUR - BLACK

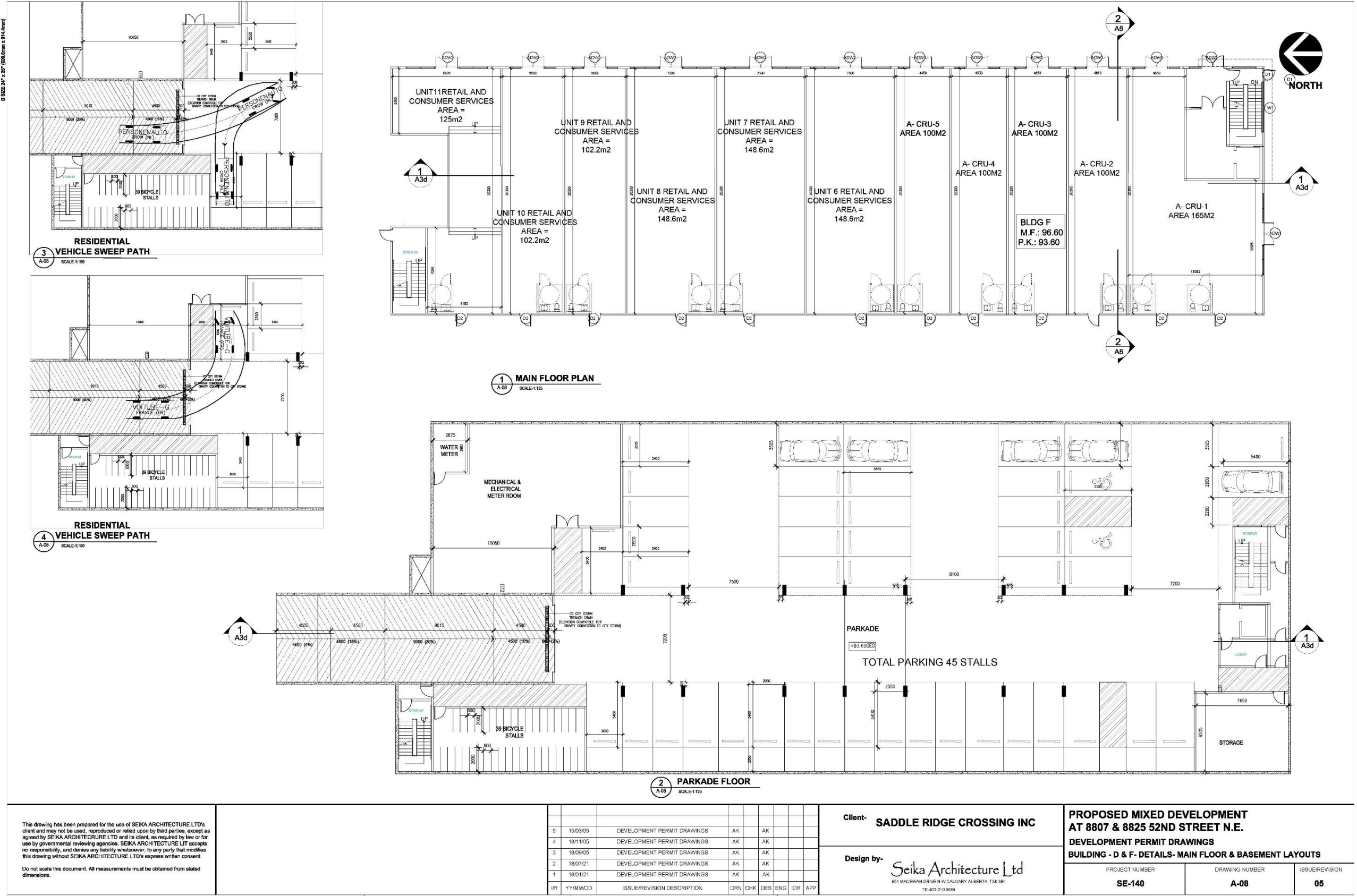
Development Permit Drawings



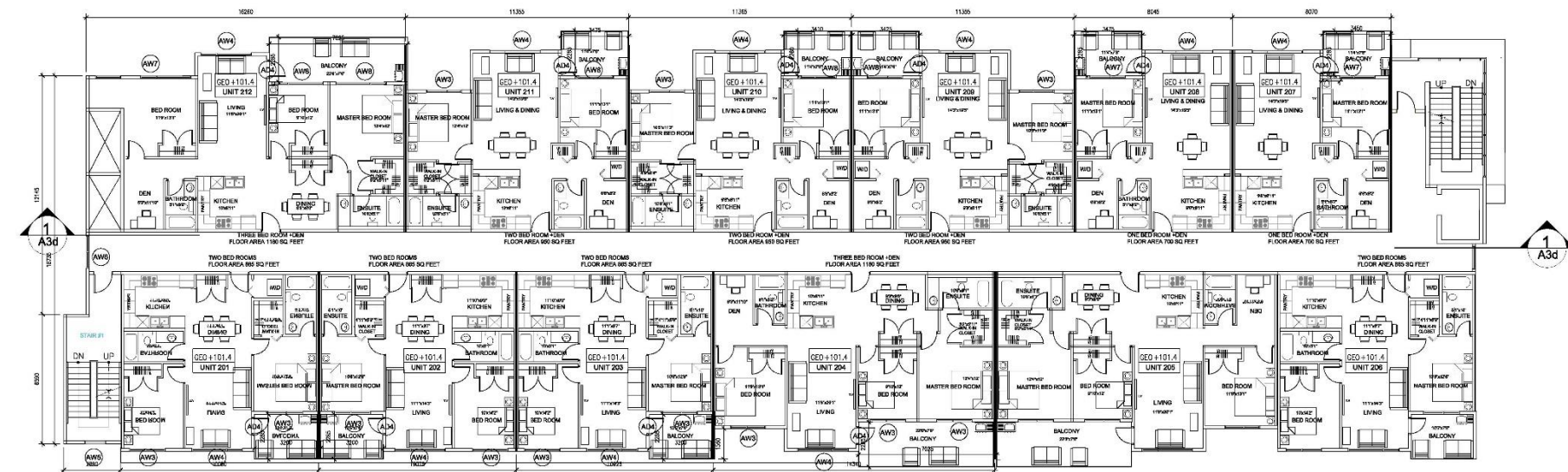
Development Permit Drawings



Development Permit Drawings



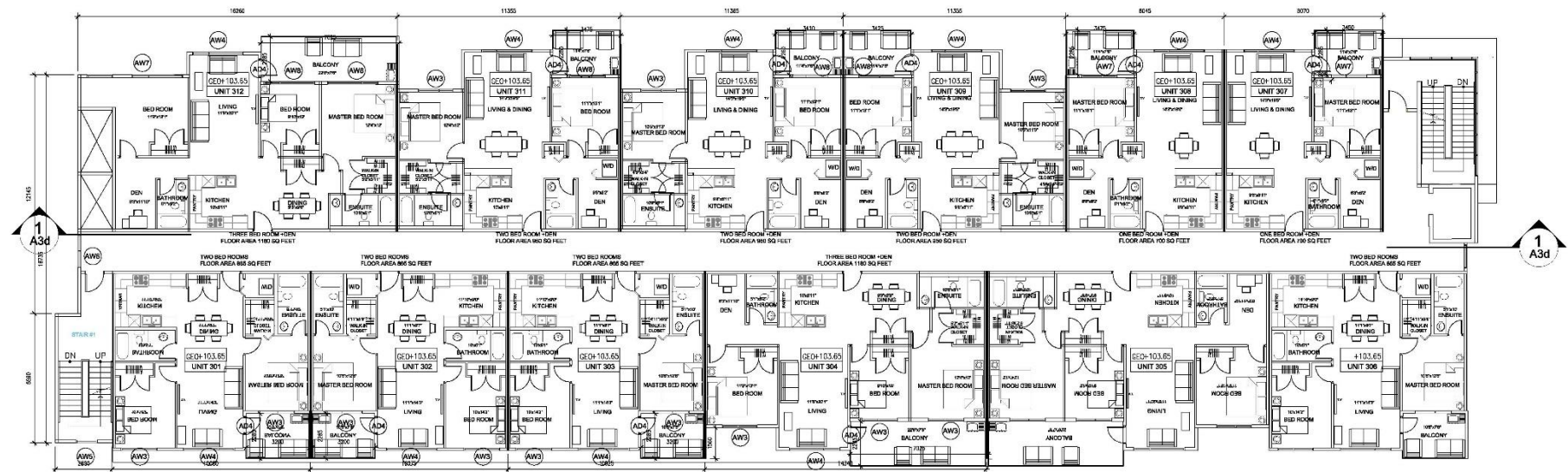
Development Permit Drawings



1
A-08a

2nd FLOOR PLAN

SCALE-1:125



2 3RD FLOOR FLOOR PLAN
A-08a SCALE:1:125

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2	18/06/05	DEVELOPMENT PERMIT DRAWINGS				AK		AK			
1	18/01/21	DEVELOPMENT PERMIT DRAWINGS				AK	AK				
(R)	YY/MM/DD	ISSUE/REVISION DESCRIPTION				DRN	CHK	DES	ENG	IDR	APP

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

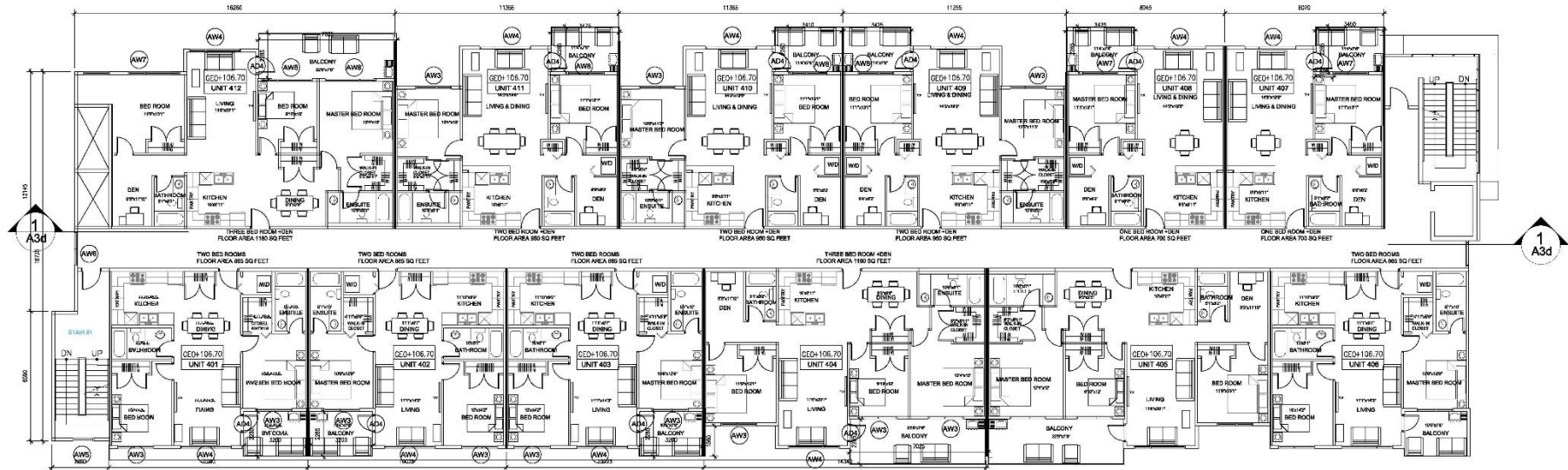
**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - D & F- 2nd FLOOR & 3rd FLOOR PLANS**

PROJECT NUMBER SE-140	DRAWING NUMBER A-08a	ISSUE/REVISION 02
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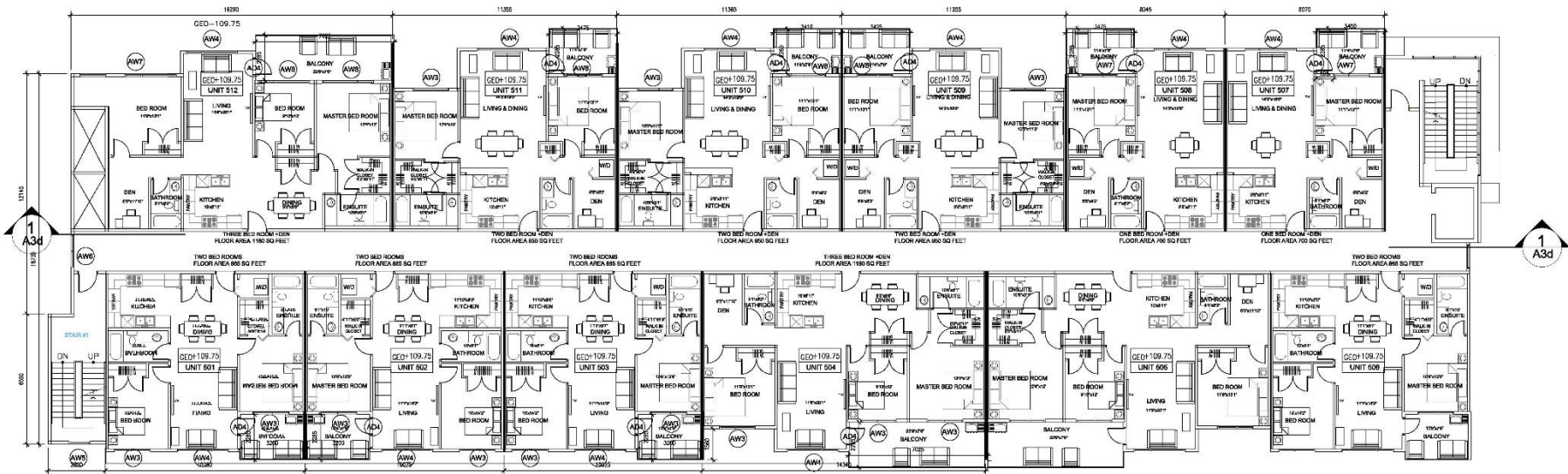
Development Permit Drawings



D 5022 24" x 36" (609.6mm x 914.4mm)



1 4th FLOOR PLAN
A-08b
SCALE: 1/125



2 5th FLOOR PLAN & 6th FLOOR PLAN
A-08b
SCALE: 1/125

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3	18/06/05	DEVELOPMENT PERMIT DRAWINGS	AK	AK							
2	18/07/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK							
1	18/01/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK							
JR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	APP			

Client- **SADDLE RIDGE CROSSING INC**

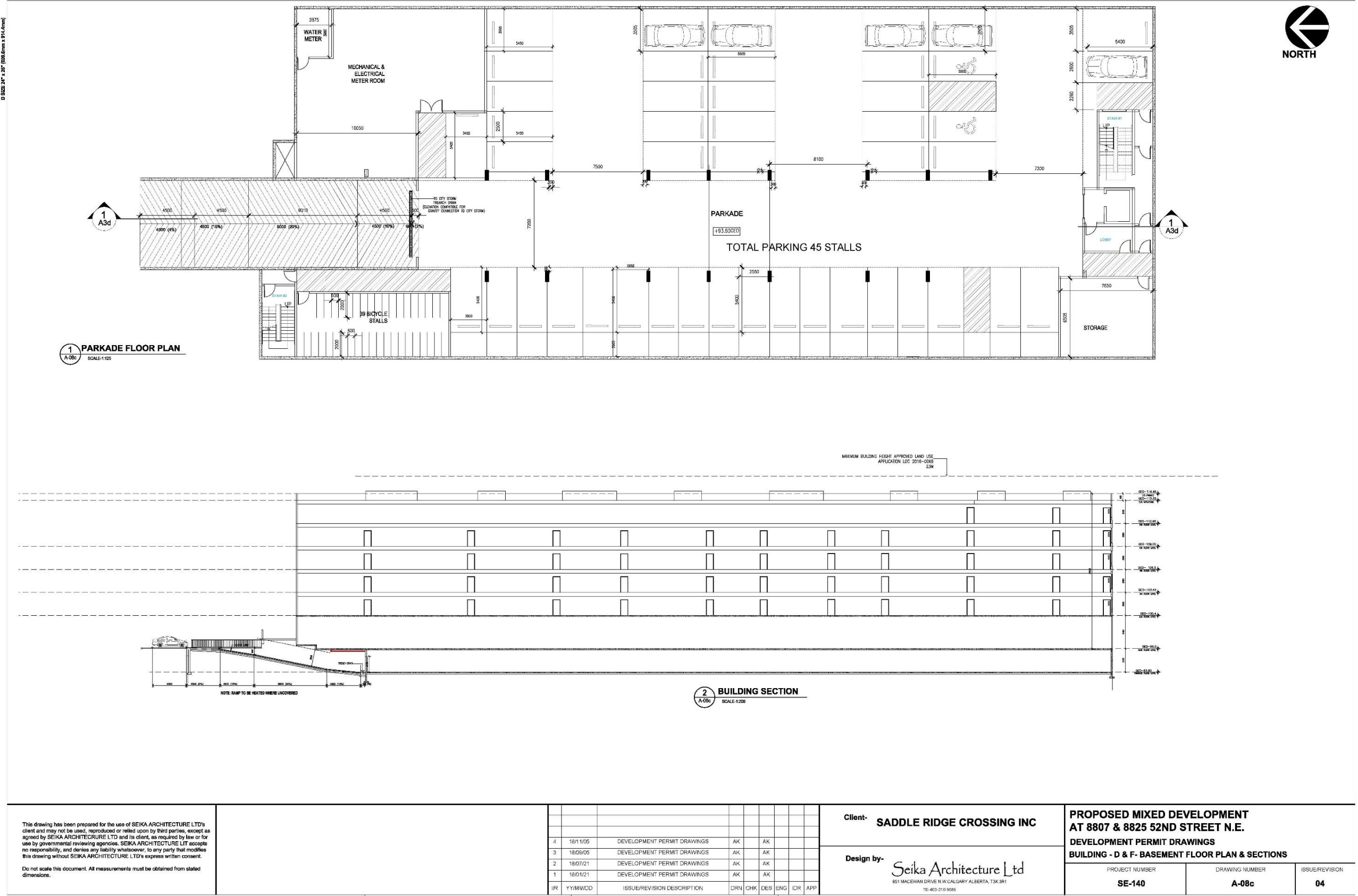
Design by-

Seika Architecture Ltd
551 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210-5083

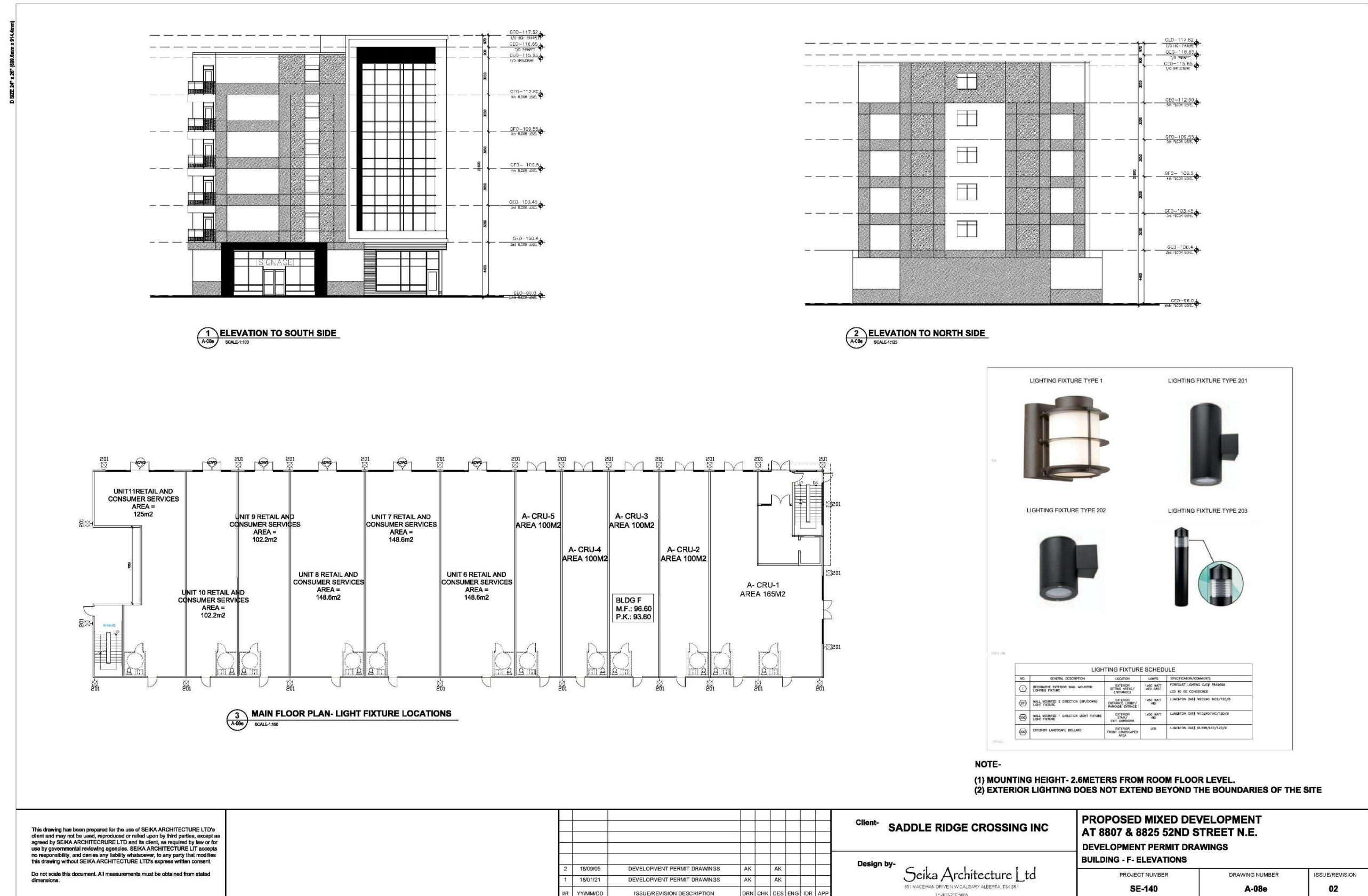
**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - D & F- 4TH FLOOR TO 6TH FLOOR PLANS**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-08b	03

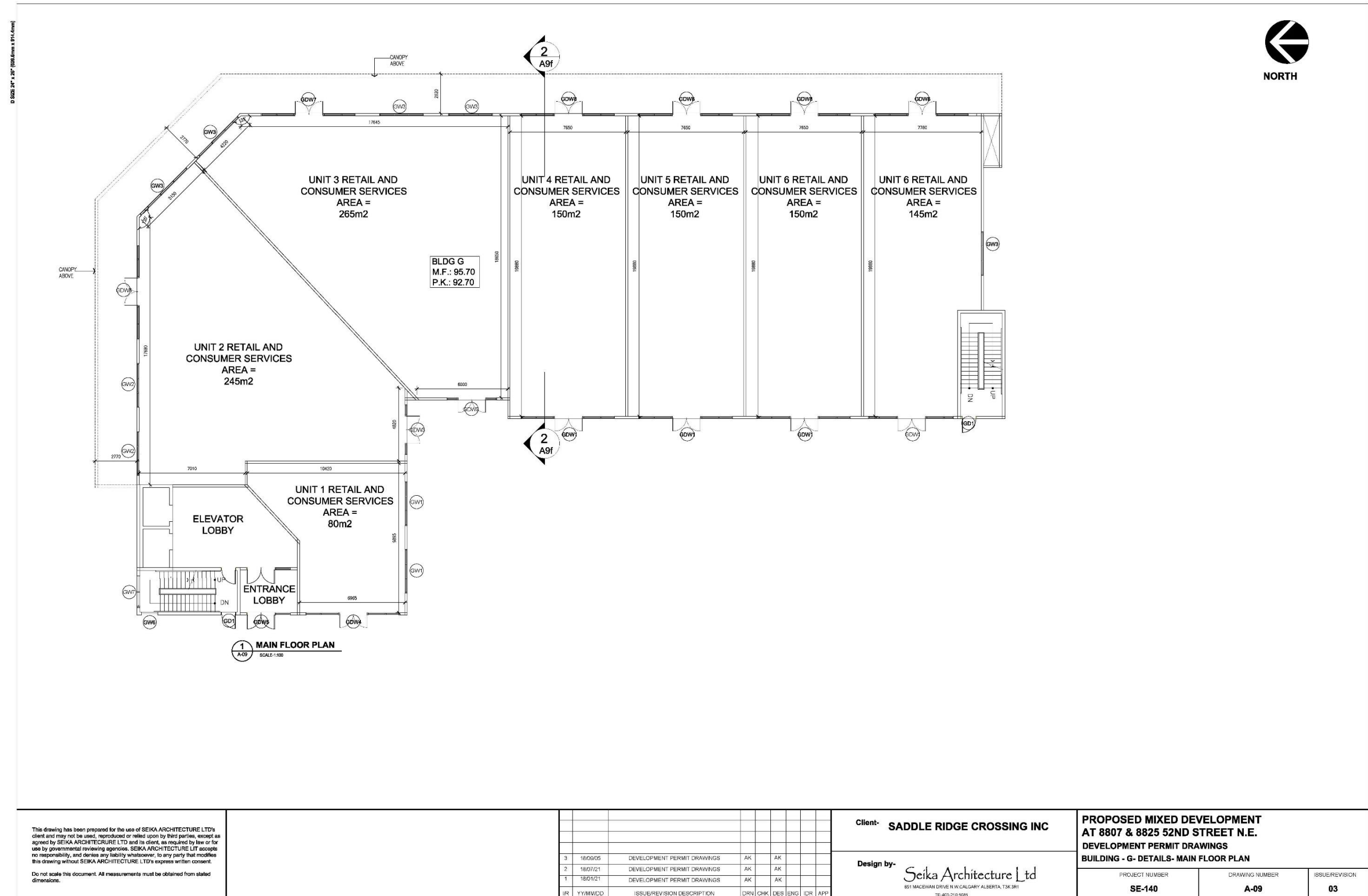
Development Permit Drawings



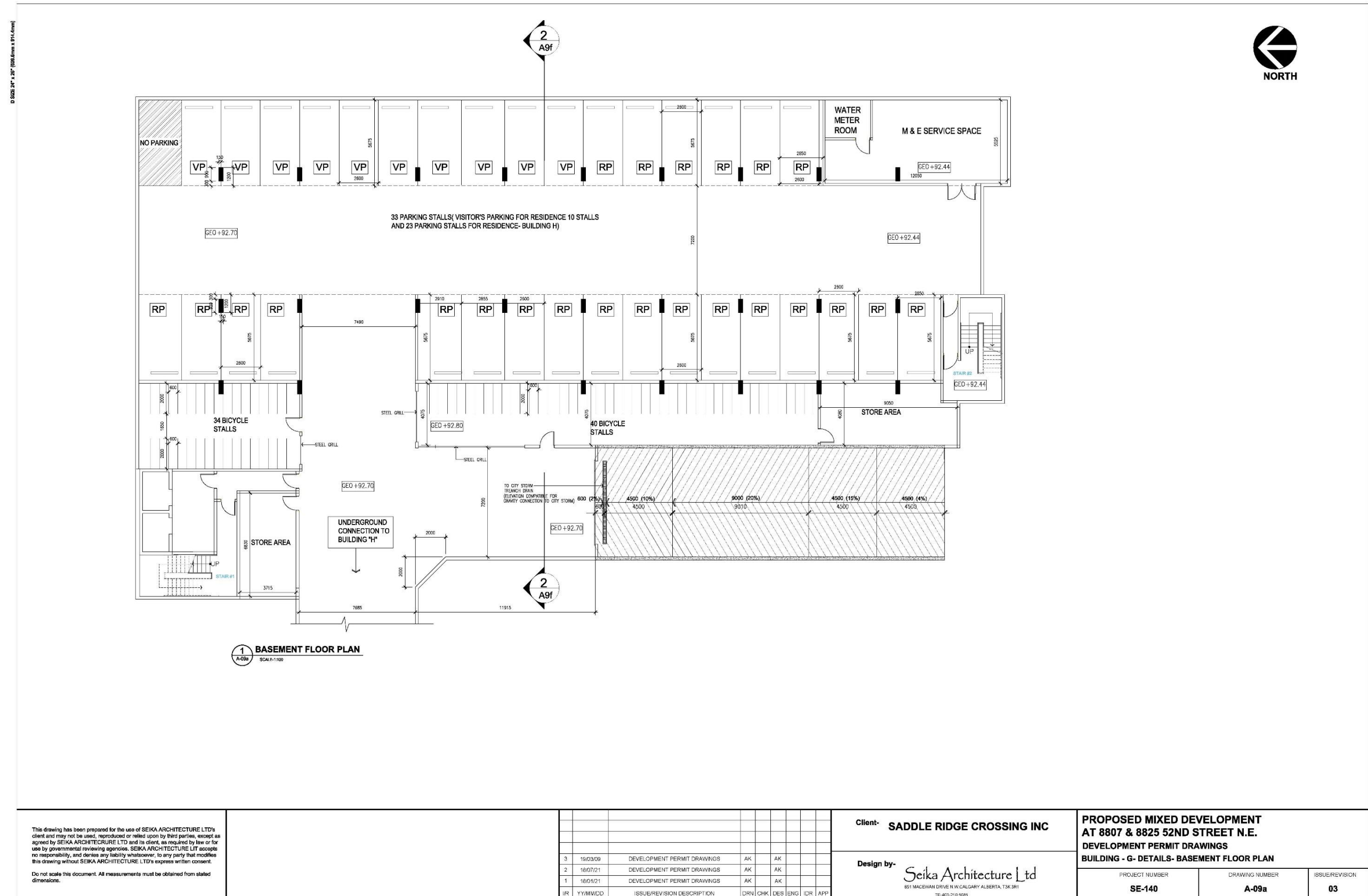
Development Permit Drawings



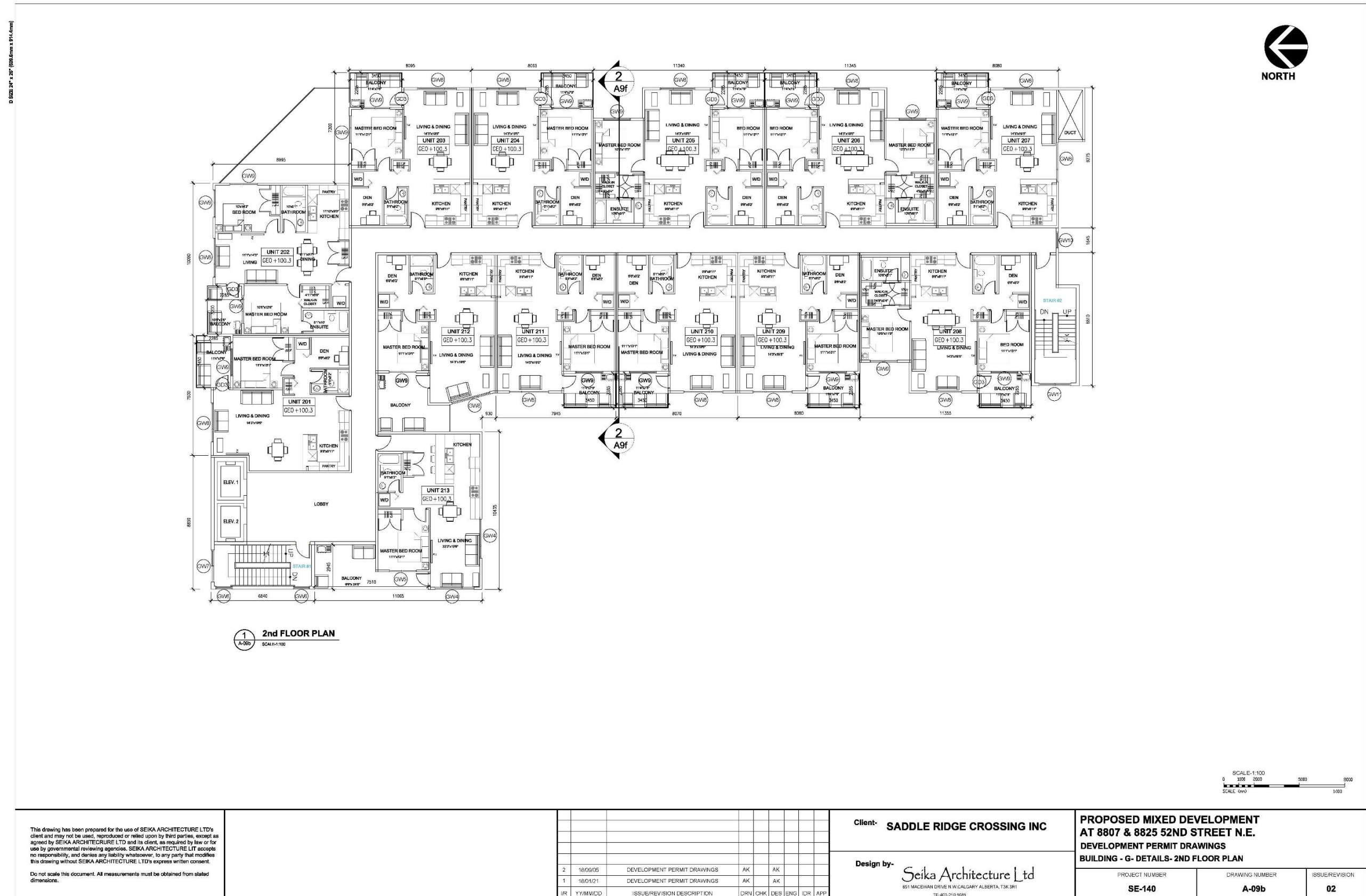
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2	18/09/06	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
1	18/01/21	DEVELOPMENT PERMIT DRAWINGS	AK	AK					
IR	YYMMDD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	DIR	APR	

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - G- DETAILS- 3RD FLOOR PLAN**

PROJECT NUMBER

SE-140

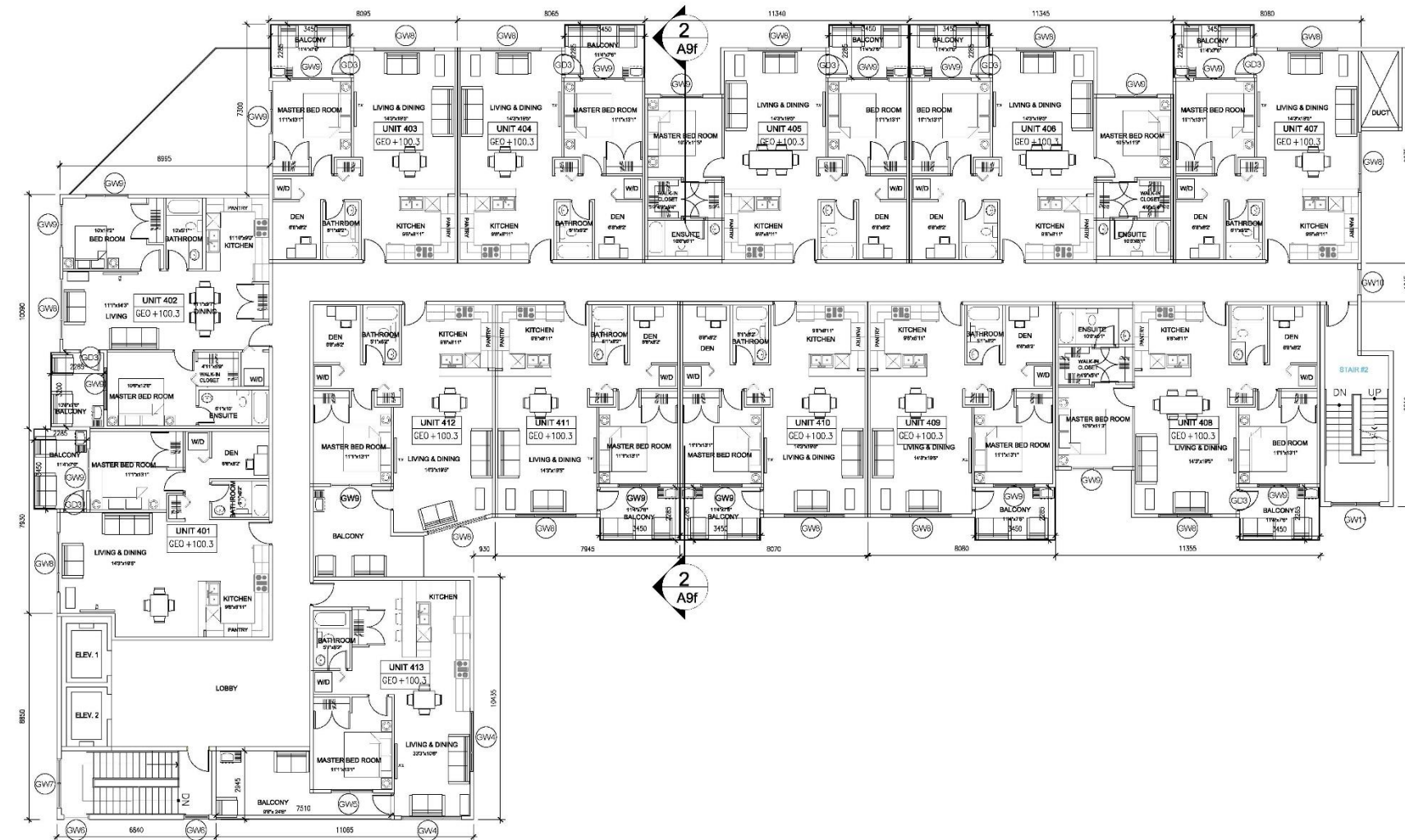
DRAWING NUMBER

A-09c

ISSUE/REVISION

02

Development Permit Drawings



1 4TH FLOOR PLAN
A-09d SCALE-1:100



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2	10/06/05	DEVELOPMENT PERMIT DRAWINGS		AK		AK			
1	10/01/21	DEVELOPMENT PERMIT DRAWINGS		AK		AK			
JR	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DEN	ENG	IDR	AP	

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210-5055

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - G- DETAILS- 4th FLOOR PLAN**

PROJECT NUMBER

SE-140

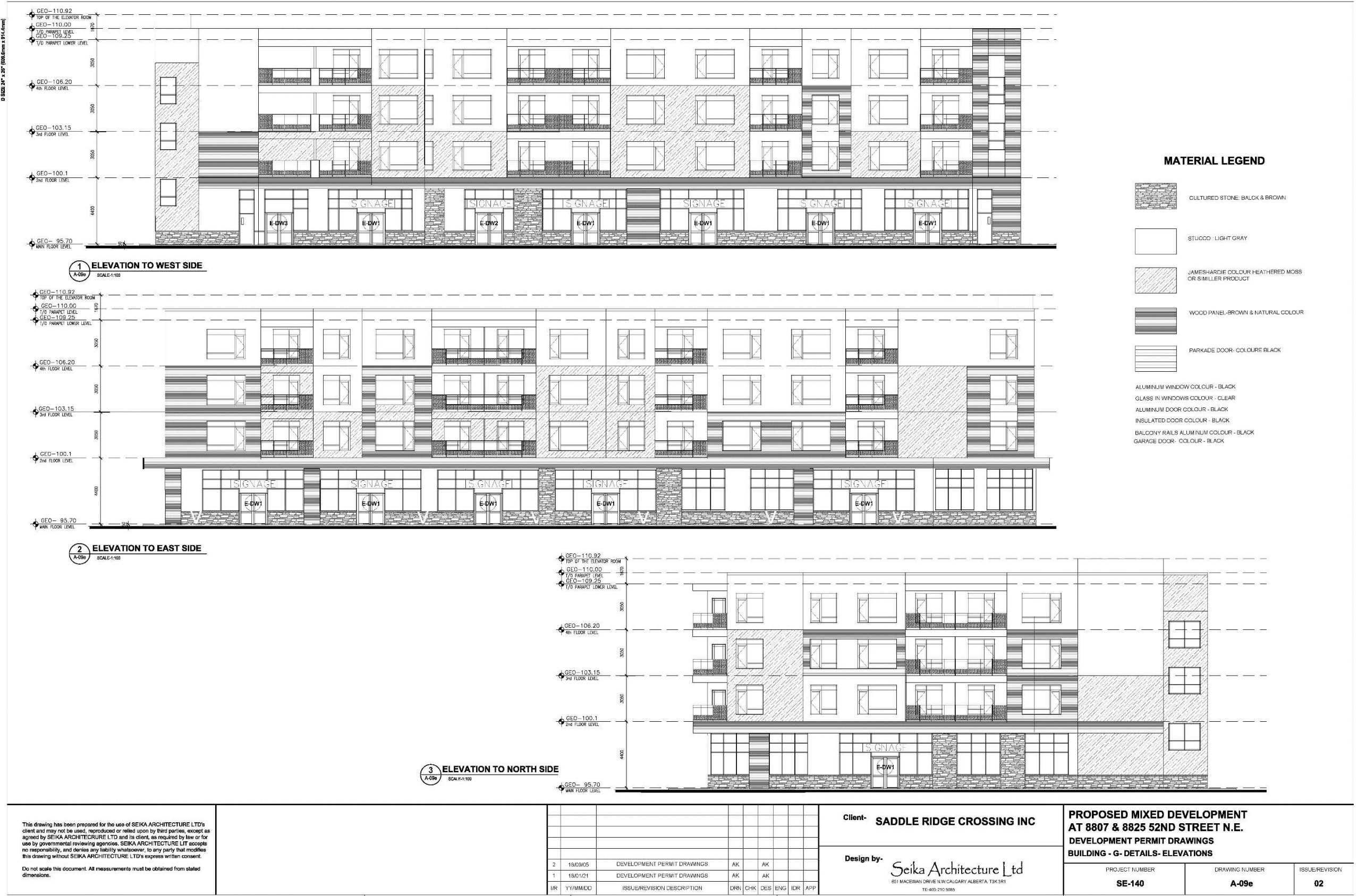
DRAWING NUMBER

A-09d

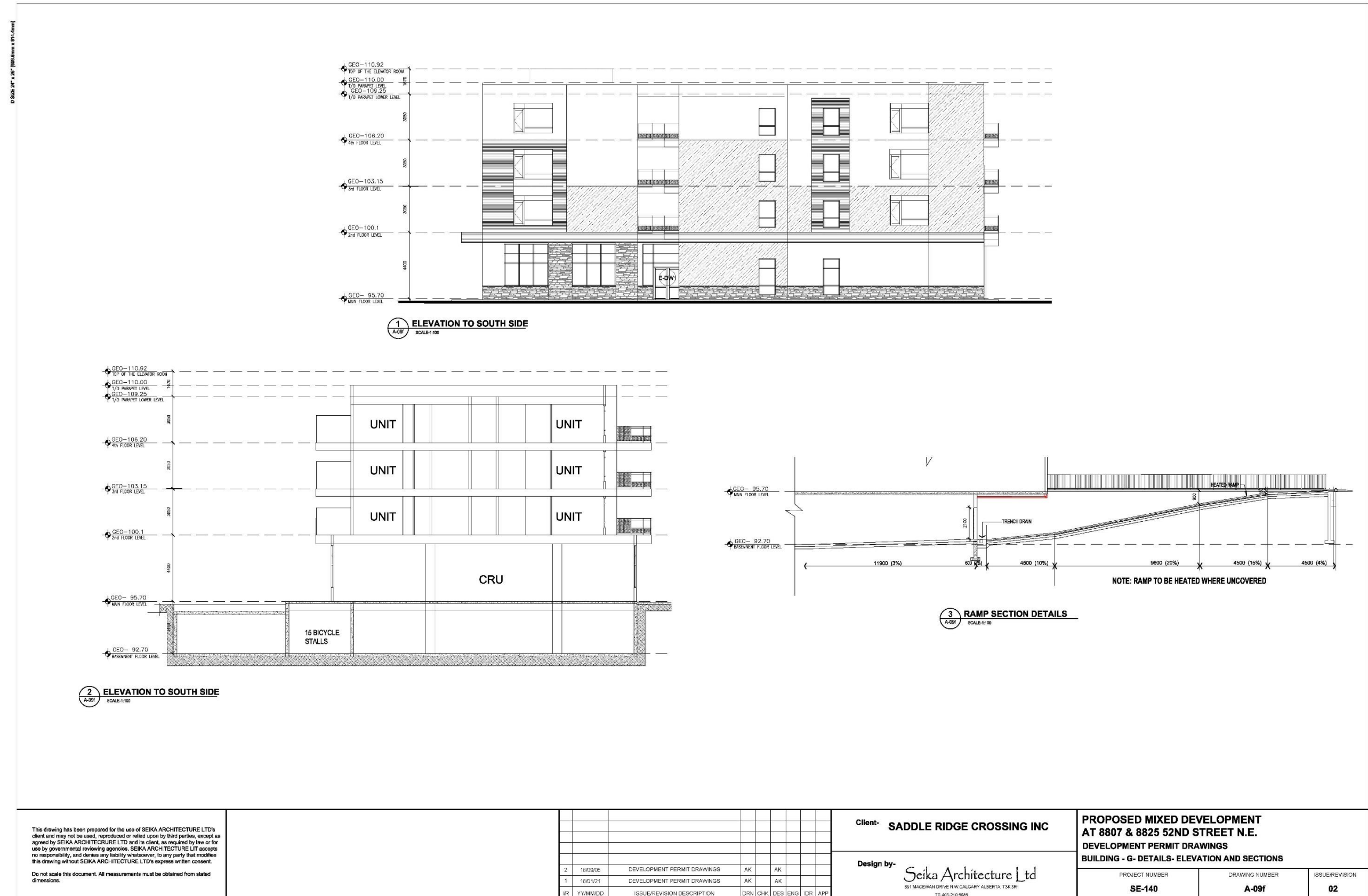
ISSUE/REVISION

02

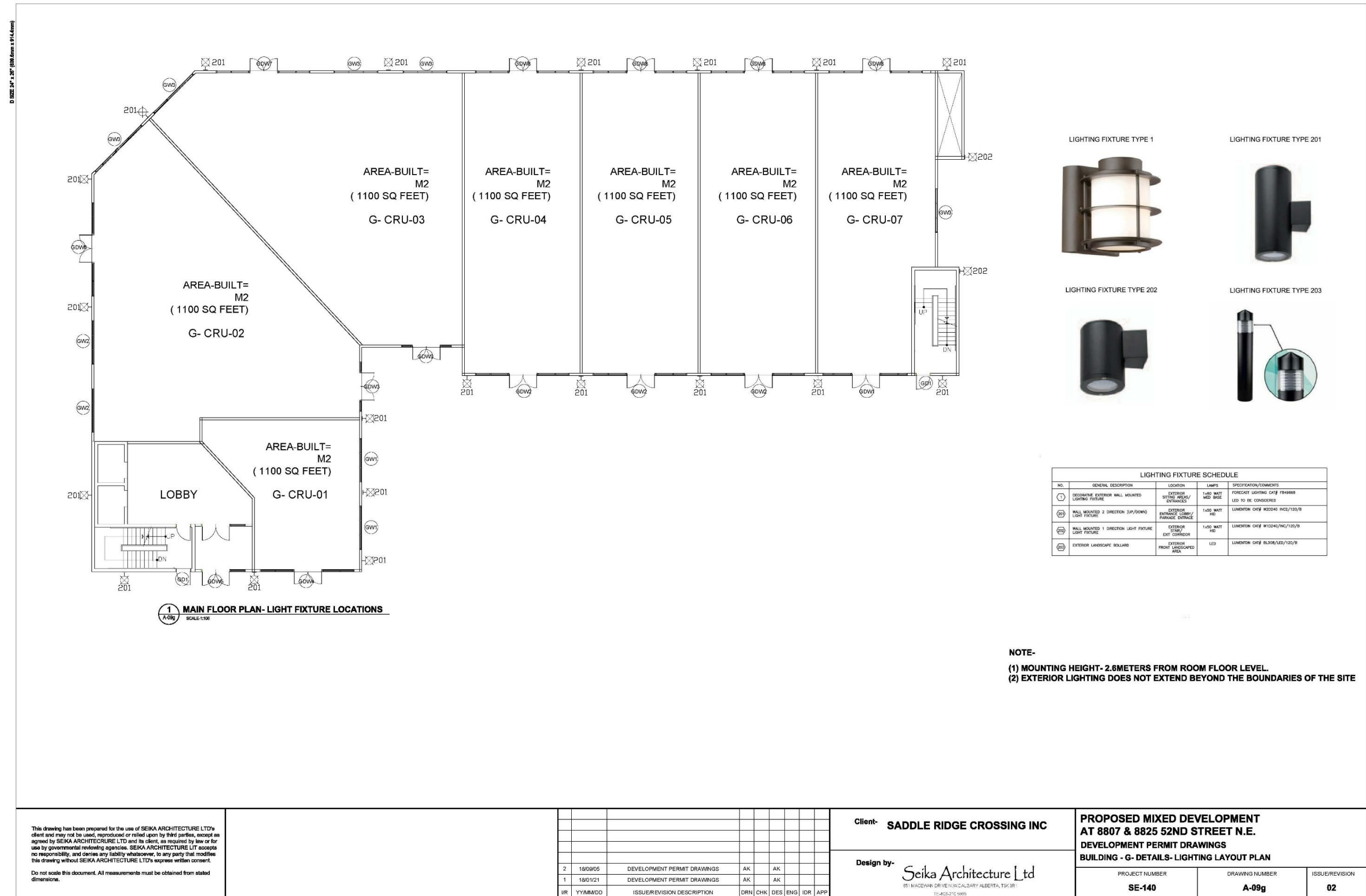
Development Permit Drawings



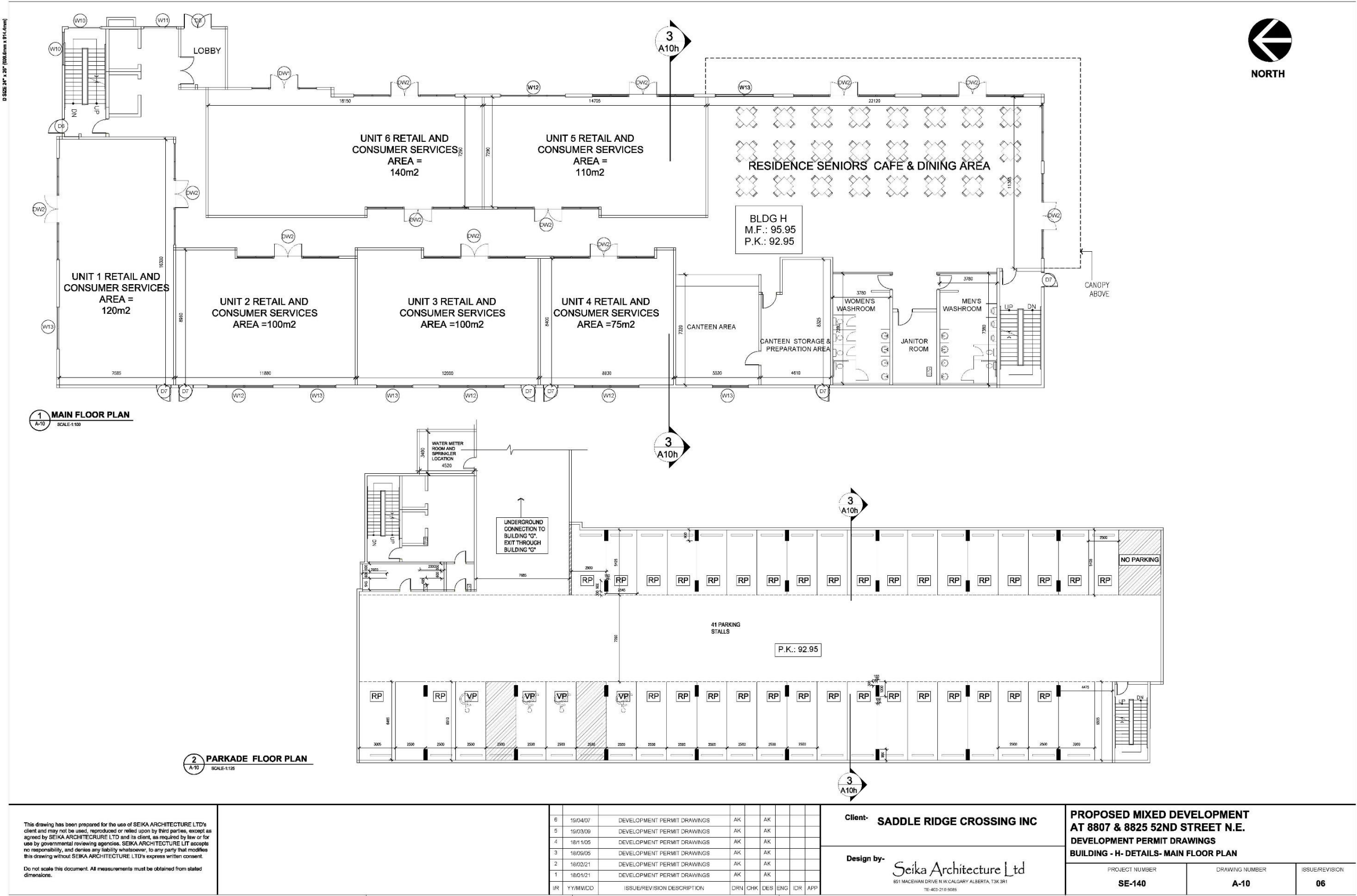
Development Permit Drawings



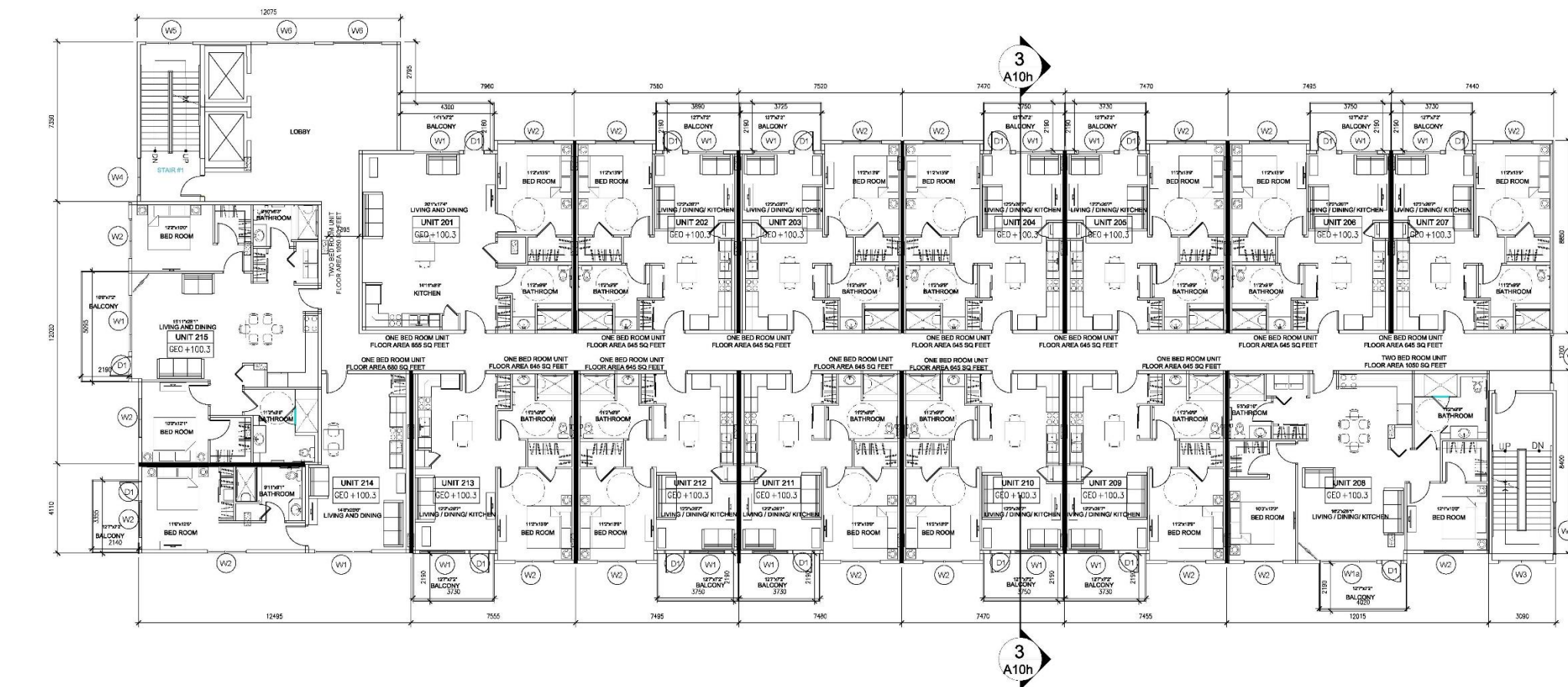
Development Permit Drawings



Development Permit Drawings



Development Permit Drawings



1 2nd FLOOR PLAN
A-10a SCALE:1:100

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1	1801/21	DEVELOPMENT PERMIT DRAWINGS				AK		AK		
JR	YY/MM/DD	ISSUE/REVISION DESCRIPTION				DRN	CHK	DSE	ENG	IDR AP

Client- **SADDLE RIDGE CROSSING INC**

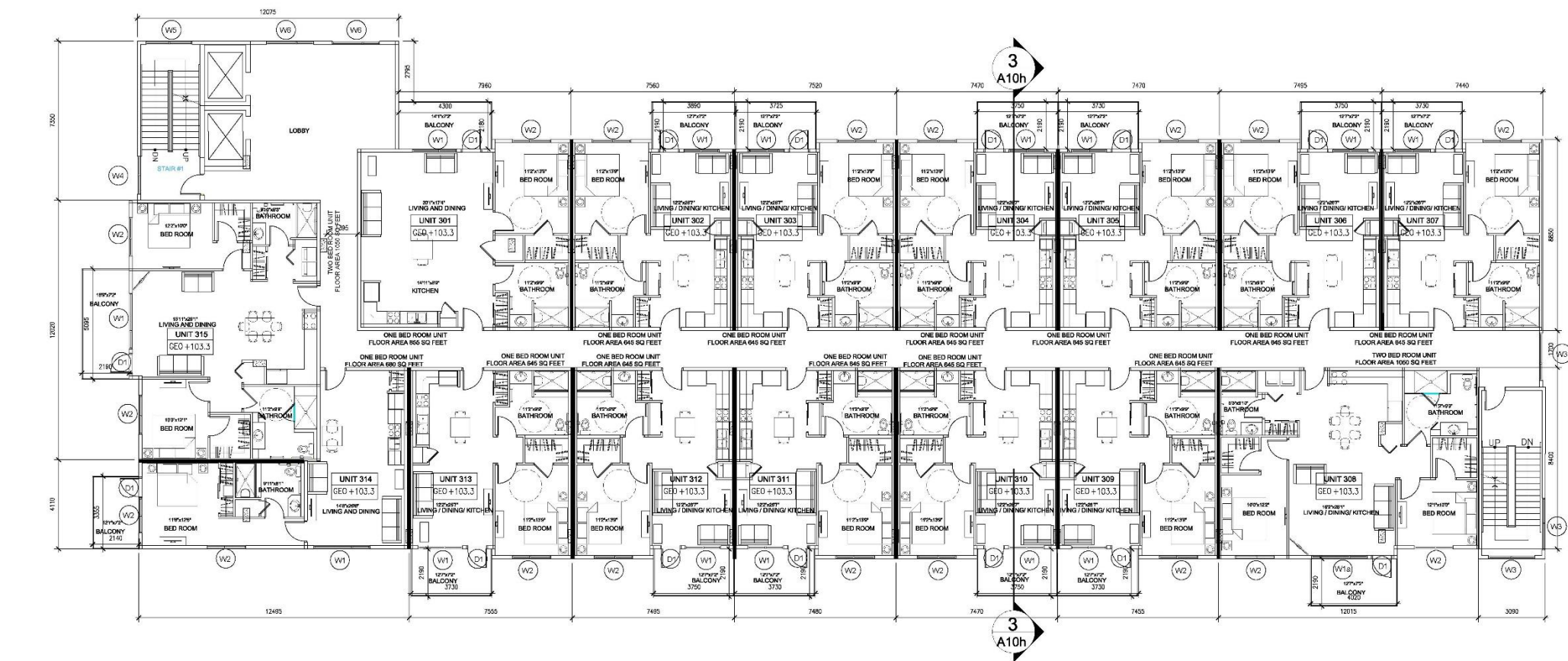
Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - H- DETAILS-2nd FLOOR PLAN**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-10a	01

Development Permit Drawings



1 3rd FLOOR PLAN
A-10b SCALE:1:100

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1	18/01/21	DEVELOPMENT PERMIT DRAWINGS			AK		AK		
IR	YY/MM/DD	ISSUE/REVISION DESCRIPTION			DRN	CHK	DES	ENG	IDR APP

Client- **SADDLE RIDGE CROSSING INC**

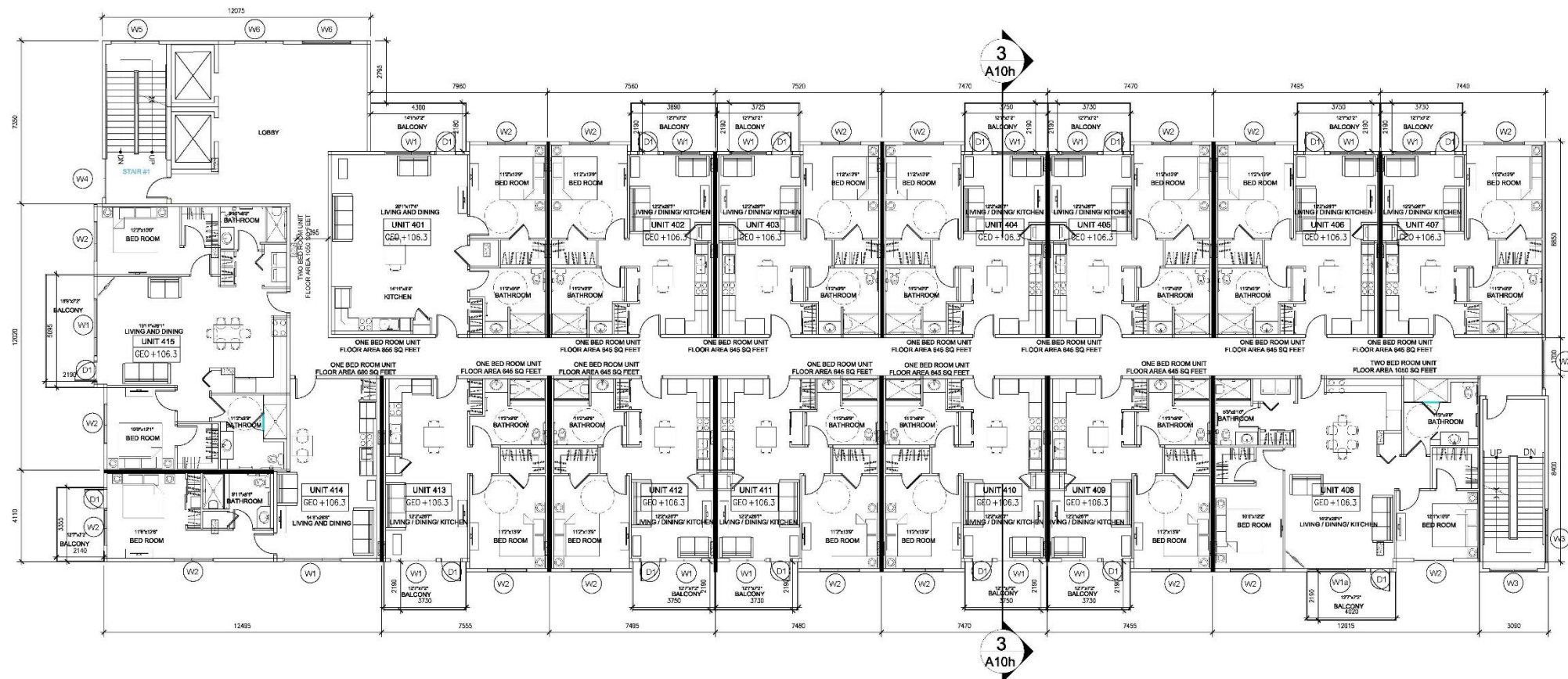
Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - H- DETAILS- 3rd FLOOR PLAN**

PROJECT NUMBER SE-140	DRAWING NUMBER A-10b	ISSUE/REVISION 01
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Development Permit Drawings



1 **4th FLOOR PLAN**
A-10c SCALE:1:100

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1	18/01/21	DEVELOPMENT PERMIT DRAWINGS	AK		AK				
IR	YYMMWDD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR	AP	

Client- **SADDLE RIDGE CROSSING INC**

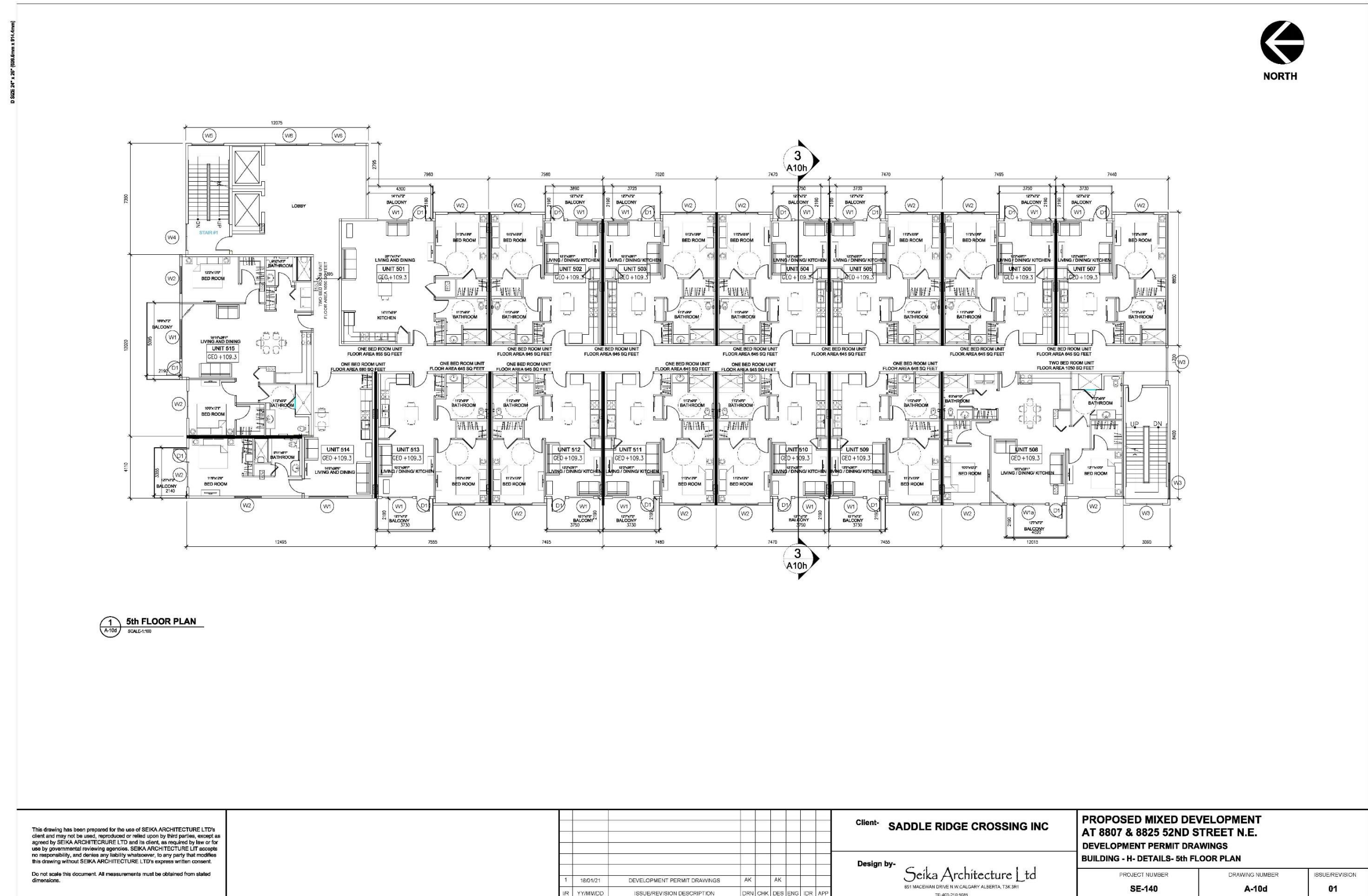
Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

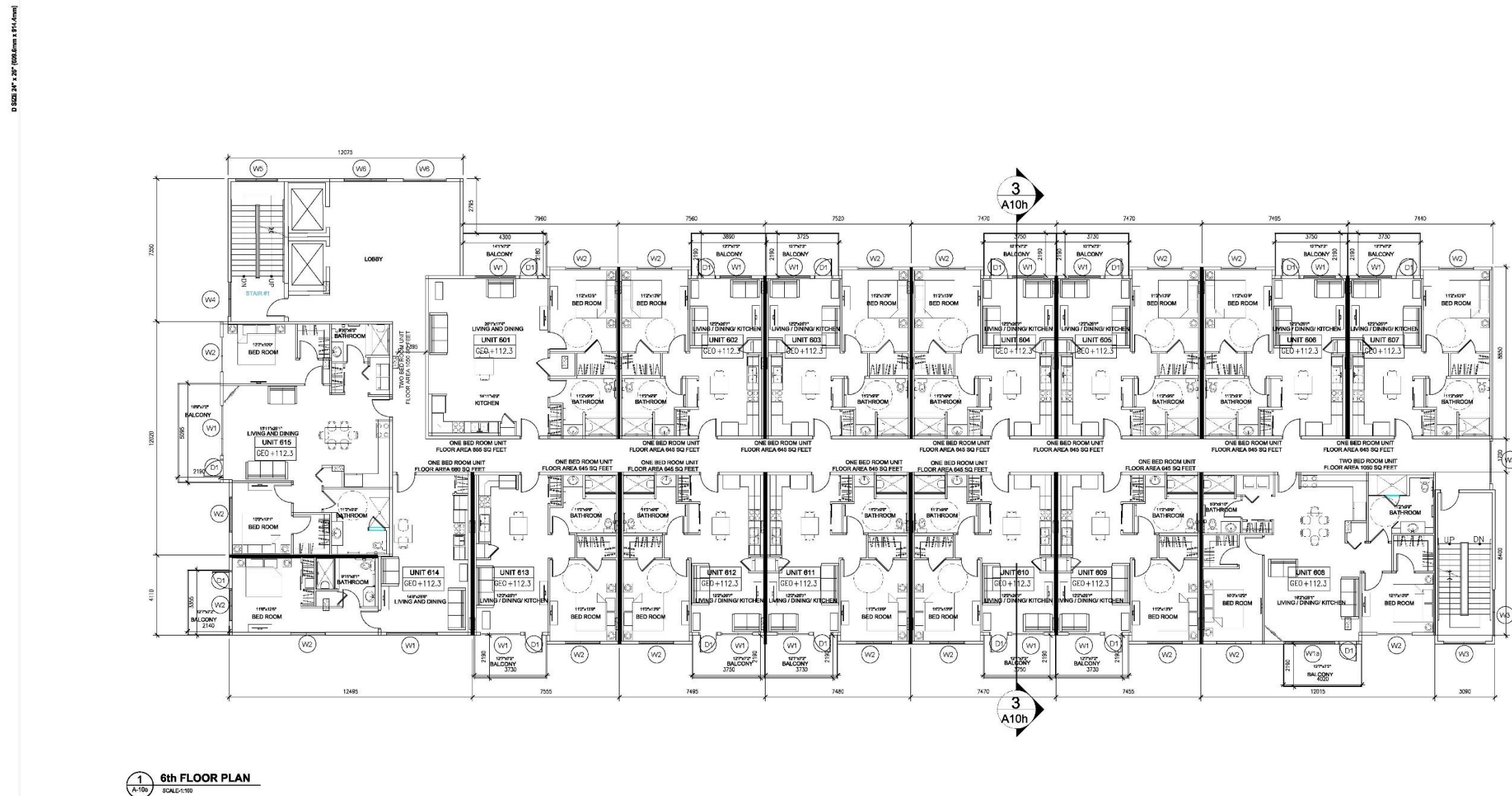
**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - H- DETAILS- 4th FLOOR PLAN**

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-10c	01

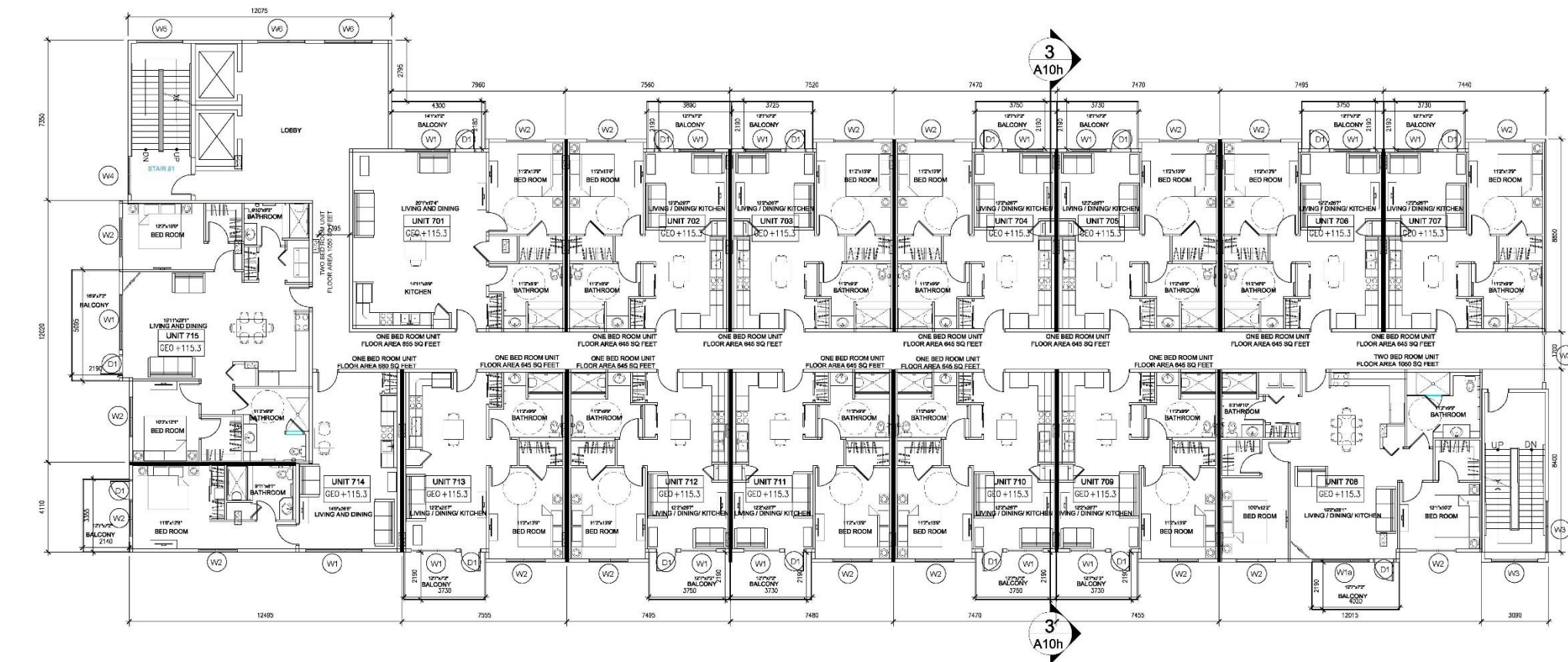
Development Permit Drawings



Development Permit Drawings

[illegible]

Development Permit Drawings



1 7th FLOOR PLAN
A-10f SCALE:1:100

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[illegible]

Client- **SADDLE RIDGE CROSSING INC**

Design by-

Seika Architecture Ltd
651 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TEL: 403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS
BUILDING - H- DETAILS- 7th FLOOR PLAN**

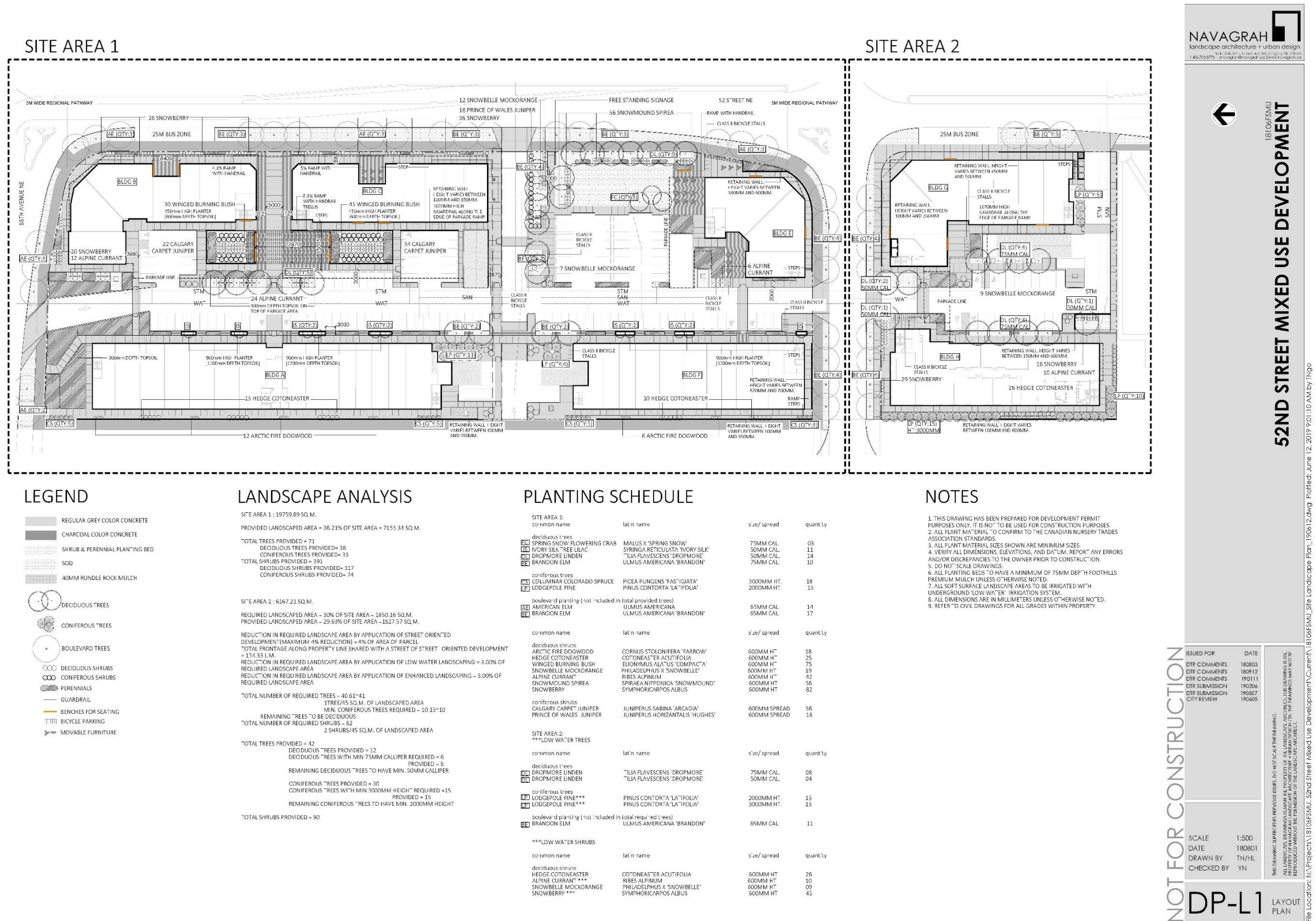
PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	A-10f	01

Development Permit Drawings



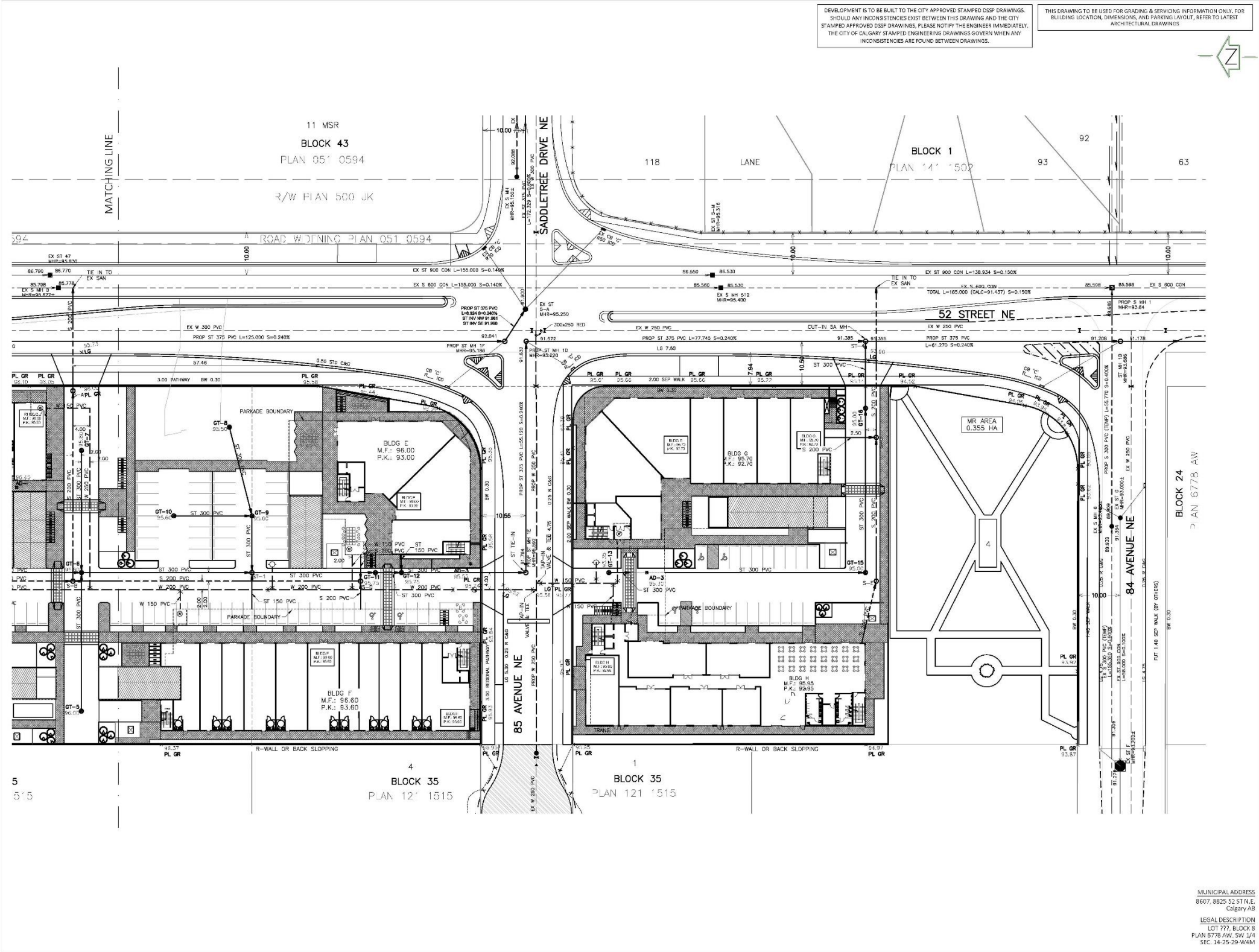
Development Permit Drawings

Development Permit Drawings



Development Permit Drawings

Development Permit Drawings



Jubilee
Engineering Consultants Ltd.

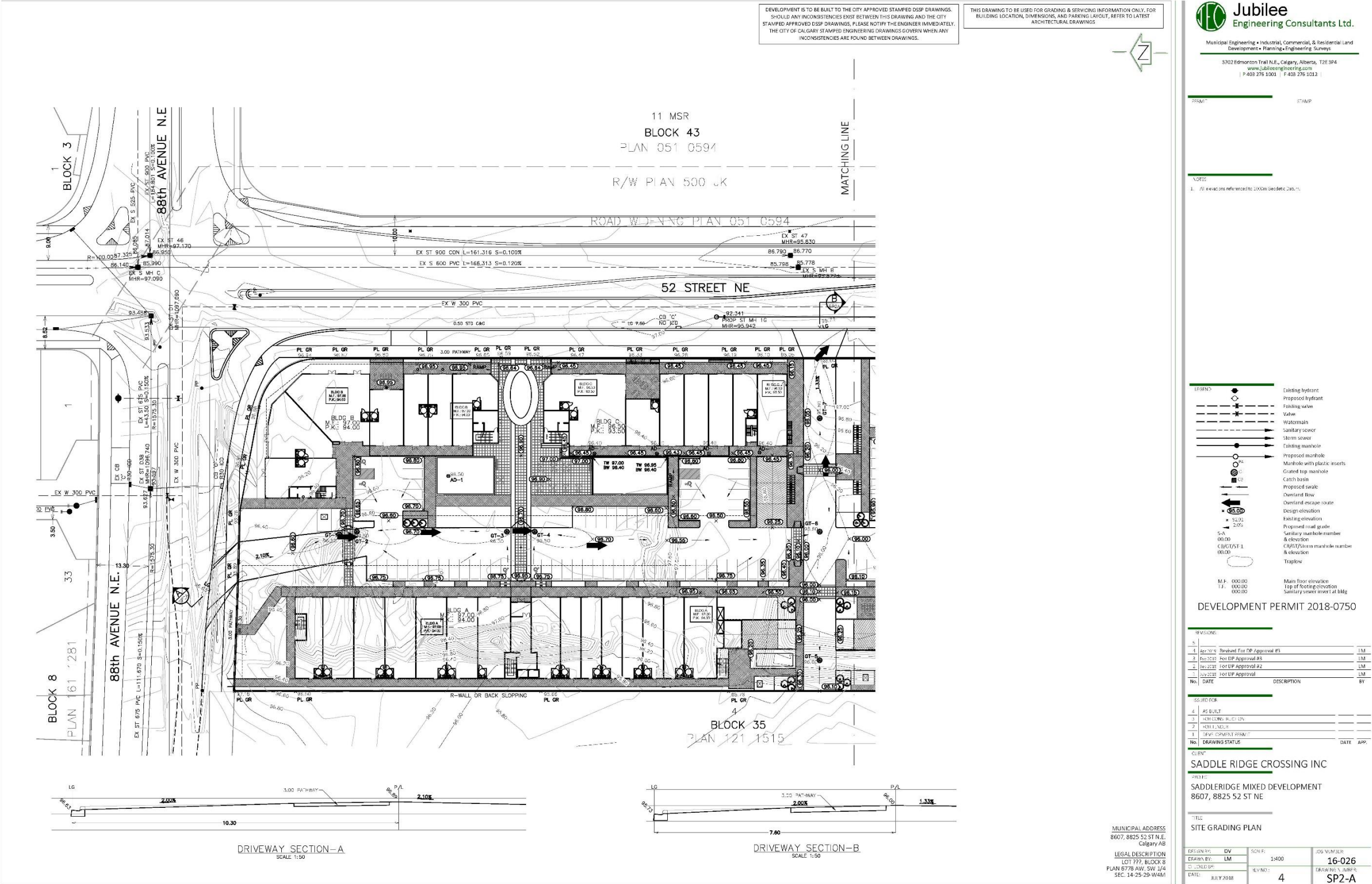
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3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileeengineering.com
P: 403 276 1001 F: 403 276 1012

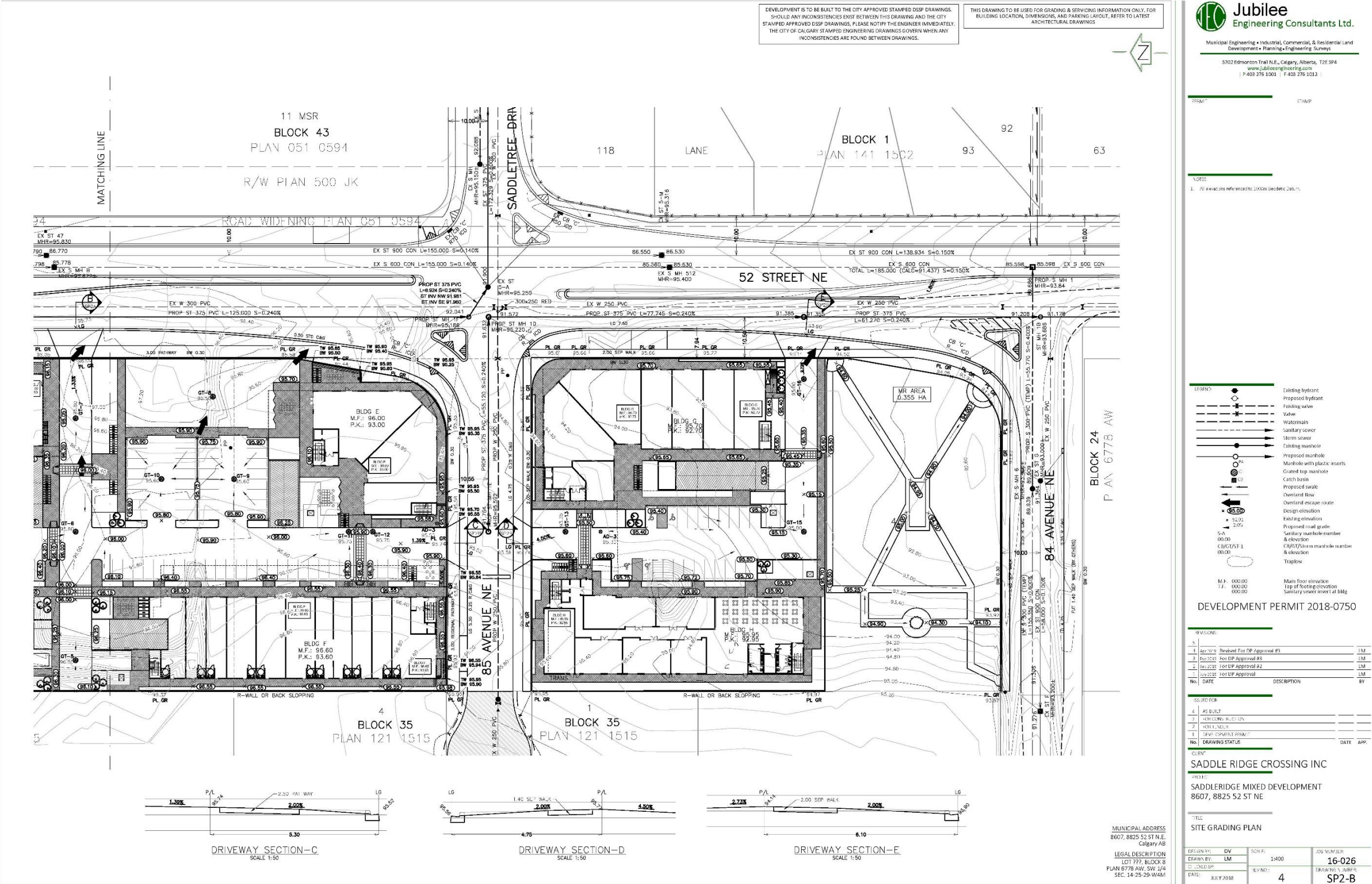
PROJECT: STAMP

- NOTES**
1. All sewer lines referenced to 1000m Grid 416.70m.
 2. Hydrants, valves, check valves, manholes, sewer lines, etc., to be installed to City of Calgary standards.
 3. All manholes to be T.E.C. Type 6A, unless otherwise noted.
 4. Match down to minimum at all sewer connections.
 5. All sewer lines to be installed to 1000m Grid 416.70m.
 6. All sewer lines to be installed to 1000m Grid 416.70m.
 7. Use City of Calgary Type 2 Installation, Class 2A bedding for sewer pipes in urban road.
 8. Use City of Calgary Type 2 Installation, Class 2A bedding for sewer pipes in urban road.
 9. The bottom required for storm sewers if lower than 1.20m as per City of Calgary Standards.
 10. All water mains to be 100mm PVC unless otherwise noted.
 11. Use City of Calgary Type 1 Installation, Class 2A bedding for water mains, Type 2 Installation, Class 2A bedding for services.
 12. Right of way for water lines to conform with City of Calgary standards.
 13. All water lines to be installed to 1000m Grid 416.70m.
 14. Reservoirs, Potable Water, Sanitary Sewer, Storm Sewer, etc., must be installed to a connection point, all cross connections must be shown, dimensioned and protected against backflow by the installation of a cross connection control device. All cross connections control devices must be installed in accordance with the Water bylaw 2006 and the National Plumbing Code of Canada.
 15. For building locations and dimensions refer to latest Architectural drawings.
 16. The contractor is responsible for locating and installing all water mains.
 17. The contractor is to verify the location of existing sanitary systems water services and confirm within 10m prior to installation within the project area. The survey should be notified immediately of any discrepancies.
 18. Working 1:1 or 1:2 must be shown on drawings to be used for construction. For flow storm sewer.

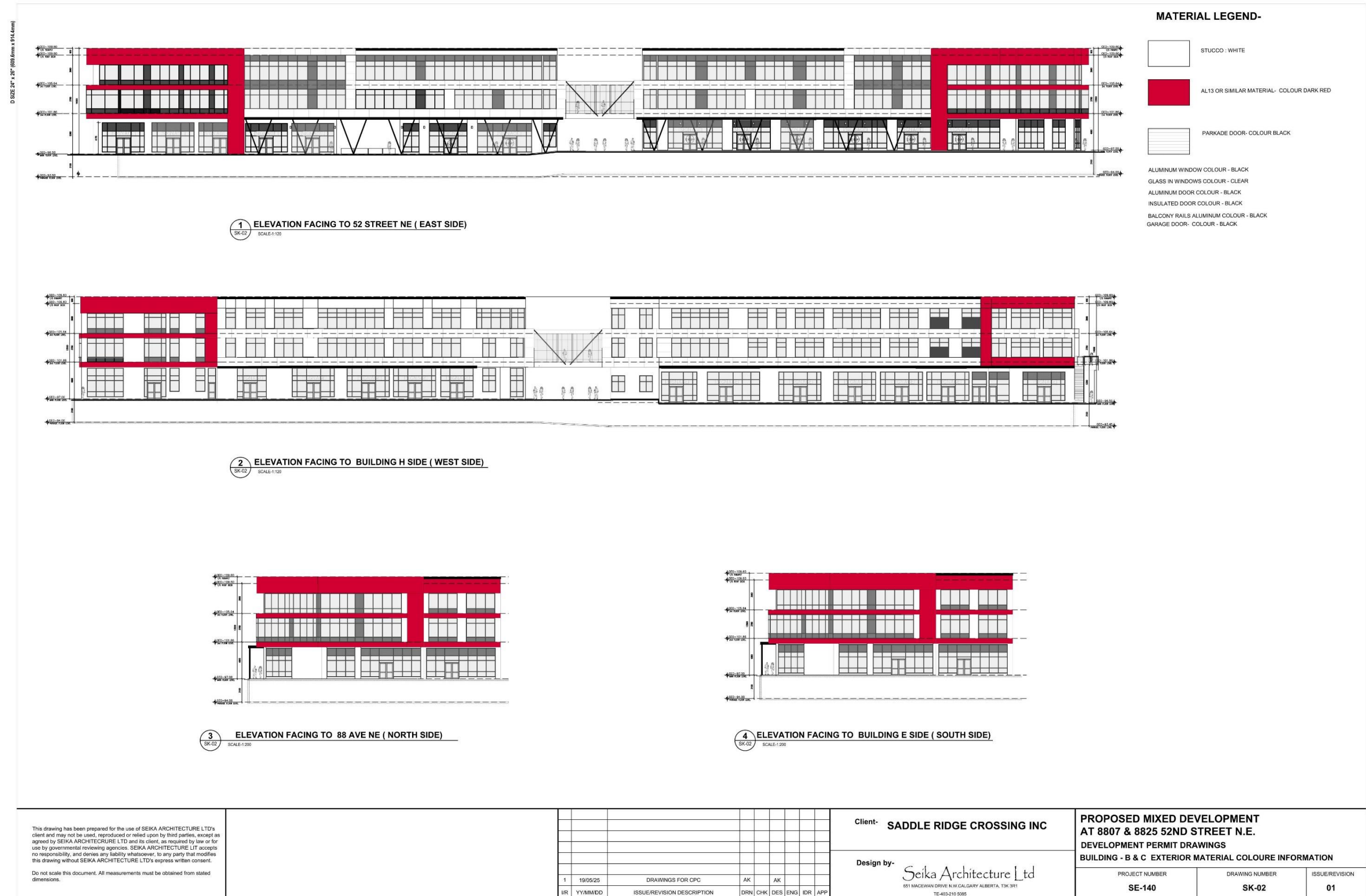
Development Permit Drawings



Development Permit Drawings



Development Permit Drawings



Development Permit Drawings



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I	19/05/25	DRAWINGS FOR CPC	AK		AK				
J/R	YY/MM/DD	ISSUE/REVISION DESCRIPTION	DRN	CHK	DES	ENG	IDR		

Client- **SADDLE RIDGE CROSSING INC**

Design by:

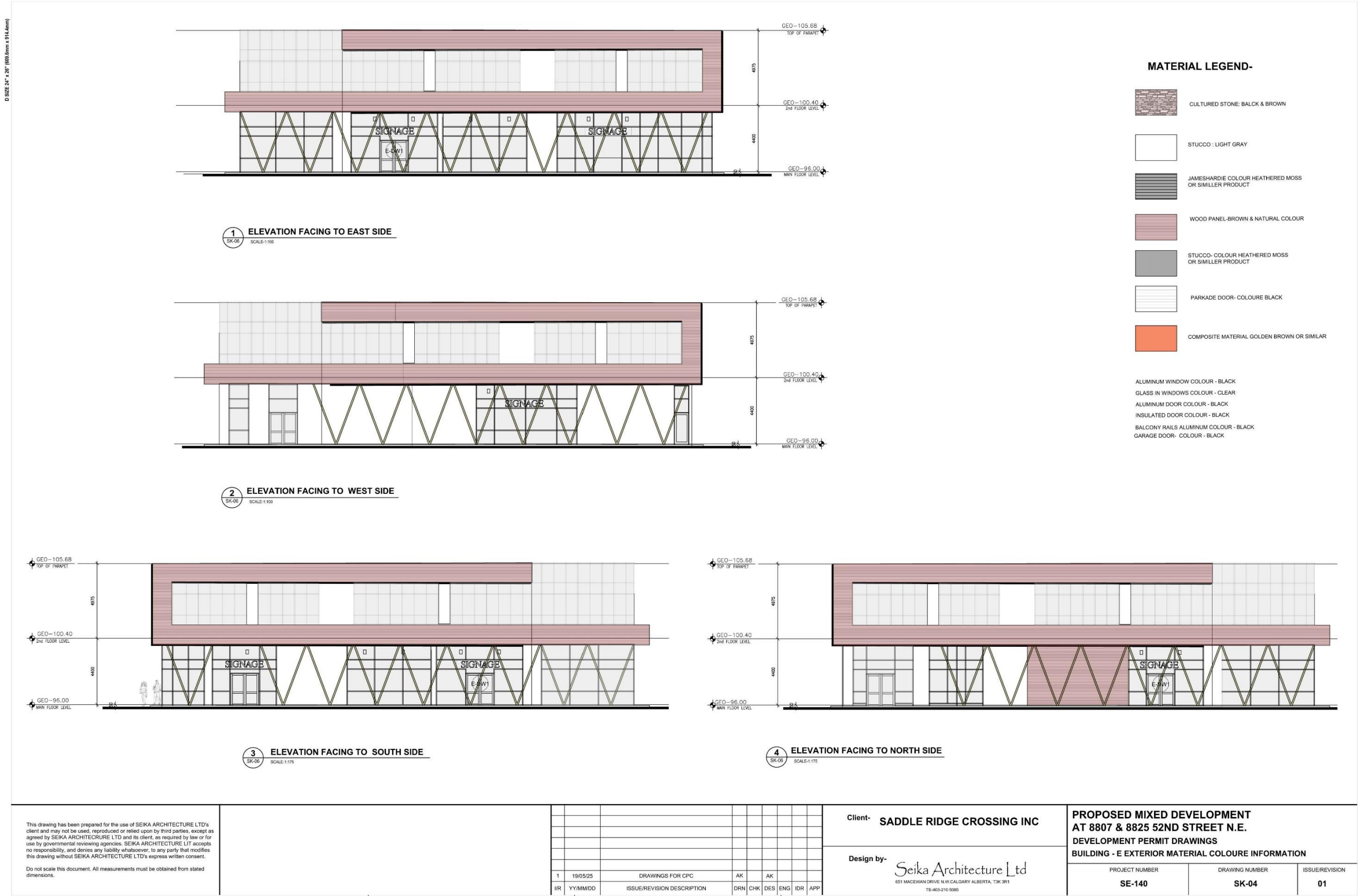
Seika Architecture Ltd
651 MACEWAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1
TE-403-210 5085

**PROPOSED MIXED DEVELOPMENT
AT 8807 & 8825 52ND STREET N.E.
DEVELOPMENT PERMIT DRAWINGS**

BUILDING - D & F EXTERIOR MATERIAL COLOURE INFORMATION

PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
SE-140	SK-03	01

Development Permit Drawings



Development Permit Drawings



Development Permit Drawings



Development Permit Drawings

52ND STREET MIXED USE DEVELOPMENT | LANDSCAPE DESIGN



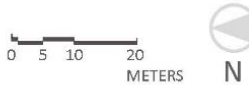
Legend -Site Area 1 & 2

- 1. Drive Lane
- 2. Boulevard Trees
- 3. Trellis
- 4. Planting Bed
- 5. Seating Ledge
- 6. Patio Space with Movable Furniture
- 7. Bike Parking
- 8. Multipurpose Open Space
- 9. Bench
- 10. 25m Bus Zone
- 11. 3m Wide Regional Pathway

Legend -MR Park

- 12. Multipurpose Open Space
- 13. 2.5m Wide Local Asphalt Pathway
- 14. Amphitheater Seating
- 15. Bench

- Commercial
- Mixed Development
- Ground Floor Commercial
- Upper Level Assisted Living
- Asphalt
- Charcoal Concrete
- Light Grey Concrete



MAY 7, 2019

Development Permit Drawings

52ND STREET MIXED USE DEVELOPMENT | PLANTING SCHEDULE



Deciduous Trees



Coniferous Trees



Deciduous Shrubs



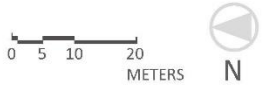
Coniferous Shrubs



Grasses



Flowering Perennials



MAY 7, 2019

Development Permit Drawings

[illegible]

Development Permit Drawings



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												Design by- Seika Architecture Ltd 6511 MACLEAN DRIVE N.W. CALGARY, ALBERTA, T3K 3P1 TEL: 403.210.5085			PROJECT NUMBER	DRAWING NUMBER	ISSUE/REVISION
		1	18/05/01	CONCEPT BUILDING IMAGES	AK	AK									SE-140	SK-03	1
IR		YYMM/DD	ISSUE/REVISION DESCRIPTION		DRN	CHK	DES	ENG	IDR	APP							

Development Permit Drawings

D 5025 24" x 36" (609.6mm x 914.4mm)



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									Design by- Seika Architecture Ltd 8511 MACLEAN DRIVE N.W. CALGARY ALBERTA, T3K 3R1 TEL: 403-210-9085		PROJECT NUMBER SE-140	DRAWING NUMBER SK-04	ISSUE/REVISION 1
		1	19/05/01	CONCEPT BUILDING IMAGES	AK	AK							
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1	19/05/01			CONCEPT BUILDING IMAGES		AK		AK	
I/R	YYMM/DD			ISSUE/REVISION DESCRIPTION		DRN	CHK	DES	ENG
						IDR			APR

Client- **SADDLE RIDGE CROSSING INC**

Design by-

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

**PROPOSED MIXED DEVELOPMENT
AT 8607 & 8825 52ND STREET N.E.
PROPOSED BUILDING IMAGES**

PROJECT NUMBER SE-140	DRAWING NUMBER SK-06	ISSUE/REVISION 1
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