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Sheet List

Sheet Number	Sheet Name
DP000	COVER SHEET
DP000L	LANDSCAPE PLAN
DP001	PROJECT INFORMATION
DP100	SITE PLAN
DP101	GRADING PLAN
DP102	GRADING PLAN
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DP104	SWEEP PATHS - MOLOK
DP105	PHASING PLAN
DP106	LIMITING DISTANCE
DP107	SITE PLAN - SIGNAGE
DP108	SITE DETAILS
DP109	SITE DETAILS
DP200	FLOOR PLANS
DP201	FLOOR PLANS
DP300	ELEVATIONS
DP301	ELEVATION & SECTION



KLAIR HOMES

SKYVIEW LOT K

LOT 0
BLOCK 0
PLAN 0

ISSUED FOR DEVELOPMENT PERMIT
2025-03-20

SKYVIEW LOT K

ISSUED FOR DEVELOPMENT PERMIT

sheet number
DP000

2025-04-02 11:27:59 AM



1 landscape plan
1:300

0 1 5 10 25m

hardscape

- broom finish concrete paving
- limestone rock mulch

softscape

- mulched planting bed
- perennial plantings
- sod

trees

bur oak *Quercus macrocarpa* Qty: 13	75mm caliper balled and burlapped
bakeri blue spruce *Picea pungens 'Bakeri'* Qty: 25	3m height balled and burlapped
columnar colorado spruce *Picea pungens 'Fastigiata'* Qty: 4	2m height balled and burlapped
mountain pine *Pinus uncinata* Qty: 6	2m height balled and burlapped
Mary Liss pincherry *Prunus pennsylvanica 'Mary Liss'* Qty: 17	50mm caliper balled and burlapped
siberian larch *Larix sibirica* Qty: 8	2m height balled and burlapped
true north linden *Tilia americana 'Duros'* Qty: 11	75mm caliper balled and burlapped
golden spice pear *Pyrus ussuriensis 'Golden Spice'* Qty: 27	75mm caliper balled and burlapped
sweertheart mayday *Prunus padus 'Sef'* Qty: 23	50mm caliper balled and burlapped

shrubs

alpine currant *Ribes alpinum* Qty: 310	#5 container	600mm height + spread
buckbrush coralberry *Symphoricarpos occidentalis* Qty: 100	#5 container	600 mm min height + spread
snowbelle mock orange *Philadelphus x 'Snowbelle'* Qty: 36	#5 container	600mm min height + spread
slowmound mugo pine *Pinus mugo 'slowmound'* Qty: 23	#5 container	600mm min height + spread
nannyberry *Viburnum lentago* Qty: 18	#5 container	600mm min height + spread
russian almond *Prunus tenella* Qty: 64	#5 container	600mm min height + spread
false spirea *Sorbaria sorbifolia* Qty: 38	#5 container	600mm min height + spread

utility lines

- WAT — **water line (refer to civil)**
- STM — **storm line (refer to civil)**
- **site property line**
- SAN — **sanitary line (refer to civil)**

site furnishings

- **class 2 bike rack** Qty: 7
- **surface mounted bench** Qty: 8

land use bylaw landscape requirements

City Of Calgary Zoning	M-G	
landscape area	required	provided
total parcel area	**17,221.00 m2**	
landscape area required for M-G zoning (40% of parcel area)	6,888.40 m2	5637.27 m2
item 554 street oriented reduction -4%	-688 m2	
item 556 low water landscaping reduction -3%	-517 m2	
total landscape area required with reductions	5,683.40 m2	5,637.27 m2
total landscape area provided (percentage of site area):		33%
soft surfaced landscape area	3382.362 m2	3441.68 m2
hard surfaced landscape area (maximum of 40% of provided landscape area)	2,254.91 m2	2,195.59 m2
sod area as per item 556 (maximum of 30% of provided landscape area)	1,691.18 m2	1,581.30 m2
total number of trees (ground level and first floor terrace only)	required	provided
(1/45 m2 of provided landscape area)	125	134
low water trees required as per item 556 (30% minimum of trees provided)	38	86
deciduous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% min 75mm cal)	47	51
medium trees as per item 555 (50% min 50mm cal)	47	40
total deciduous trees	94	91
coniferous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% 3.0m ht min)	16	25
medium trees as per item 555 (50% 2.0m ht min)	16	18
total coniferous trees	31	43
shrubs (ground level and first floor terrace only)	required	provided
(2/45 m2 of required landscape area)	251	589
low water shrubs required as per item 556 (30% minimum of shrubs provided)	75	515


Wishbone Bayview Bench at the Township of Langley BC.

Bayview park bench from Wishbone


Wishbone Pipeline 2 Space Bike Racks at Emmanuel Church in West Kelowna BC

Pipeline 2 stall bike rack from Wishbone

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for review and coordination only

notes

1. This drawing is copyright © 818 studio ltd., and shall not be reproduced, revised, transmitted and / or utilized by any third party outside of the Owner without written permission from 818 studio ltd.
2. Do not scale drawings.
3. Refer to Civil drawings for all grading information.
4. All walkways are plain concrete unless noted otherwise.
5. All trees and shrubs to be watered with a low water automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
6. All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE
1812 14a STREET SW CALGARY, AB T2T3W6

number	revision	date	by	approved
2	base plan + civil update	2025-03-19		zec
1	base plan update	2025-03-07		zec

1	Issued for Development Permit	2025-03-19
issued for		date (y.m.d)

project
Klair Skyview Lot K
Skyview Parkway NE

drawing
landscape plan

drawn	dac	approved	zec
checked	zec	project number	04124.1
date	2024/12/12	sheet	DPL1
scale	as noted		

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

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ADJACENT PARCEL
DC (M-G / S-R)

ADJACENT PARCEL
S-SPR

N

BUILDING 1
4 units

BUILDING 2
8 units

BUILDING 3
6 units

BUILDING 4
8 units

BUILDING 5
7 units

BUILDING 6
4 units

BUILDING 7
6 units

BUILDING 8
6 units

BUILDING 9
7 units

BUILDING 10
6 units

BUILDING 11
4 units

BUILDING 12
4 units

BUILDING 13
8 units

BUILDING 14
units

BUILDING 15
6 units

BUILDING 16
8 units

BUILDING 17
4 units

BUILDING 18
8 units

BUILDING 19
4 units

COMMON AMENITY SPACE

COMMON AMENITY SPACE

MAIN ENTRANCE

SETBACK LINE

URW

PL

PROPERTY LINE

URW SETBACK LINE

PL

Typ. 1.50 m Sidewalk

Typ. 1.50 m Sidewalk

Typ. 1.50 m Sidewalk

12 - BIKE CLASS 1

20- BIKE CLASS 1

18 - BIKE CLASS 1

12 - BIKE CLASS 2

N.F.H.

KEYNOTES	
Key Value	Keynote Text
S01	Mailboxes
S02	Proposed in-ground waste disposal, 5mÂ³ bins for mixed waste & recycling; 1.3mÂ³ bins for compost
S06	Proposed transformer location
S08	Proposed water meter room location, typical
S09	Proposed Class 1 bicycle storage (inside garage) - wall-mounted rack

MATERIAL/FINISH LEGEND:

- ASPHALT, HEAVY DUTY
- CONCRETE, BROOM FINISH
- SOD
- GRAVEL BED
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE (CORNER UNIT)
- STONE PAVERS
- SITE ACCESS
- DWELLING/SUITE ACCESS

SITE BOUNDARIES:
- U/RW
- SETBACK LINE
- PROPERTY LINE

UTILITY LINES:
- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

- WATER METER LOCATION
- GAS METER LOCATION
- DIM F/L — DIMENSION MEASURED FROM FOUNDATION TO PROPERTY LINE

SITE PLAN NOTES:

1. Refer to civil engineering drawings for grading, drainage, & site servicing information. Final geodetic points to be coordinated with civil engineer's Development Site Servicing Plan (DSSP) submission.
2. All existing structures, retaining walls, and landscaping to be removed within combined development parcels unless otherwise noted.
3. Refer to electrical drawings for site lighting & power information.
4. Refer to landscape drawings for detailed landscaping layout & planting information, and surface finishes.
5. Refer to drawing DP109 - DP110 for site details.
6. Heavy duty asphalt surfaced roadways to support min. 38,556 kg & point load of 517 kpa (75 psi) over 24" x 24" area; Light duty asphalt roadways to be designed to support 25,000kg vehicular load subgrade preparation as per City of Calgary standards, refer to geotechnical report.
7. Sidewalks & curbs are cast concrete typical, curbs to road perimeter to be low profile rolled curbs as per City of Calgary Roads Construction Standards Specifications, Figure 15, Section B and Curb Crossing B.
8. Post-mounted signage to be inset min. 0.6m from face of curb typical.
9. Sidewalks are 1.5m wide typical with broom finish unless otherwise noted.
10. Gross Floor Areas are approximate and are calculated in accordance with the *Gross Floor Area* measurement definitions provided by the authority having jurisdiction.
11. The developer shall be responsible for the construction and rehabilitation of new and existing sidewalks, curbs, gutters, driveway crossings, etc., as required.
12. Provide rough-ins for solar photovoltaic (pv) panels, install min. 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, rigid pvc conduit, liquid tight flexible conduit or electrical metallic tubing (as per section 12 of the canadian electrical code part 1 concerning "raceways").

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
SKYVIEW LOT K

community
Skyview

municipal address

legal description
LOT: 0
BLOCK: 0
PLAN: 0

client
KLAIR HOMES MASTER BUILDER

phase
DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number: 24-401
scale: As indicated

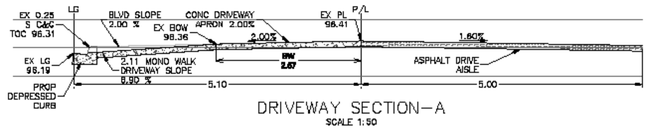
drawn by: LG
checked by: KA
approved by:

sheet title
SITE PLAN

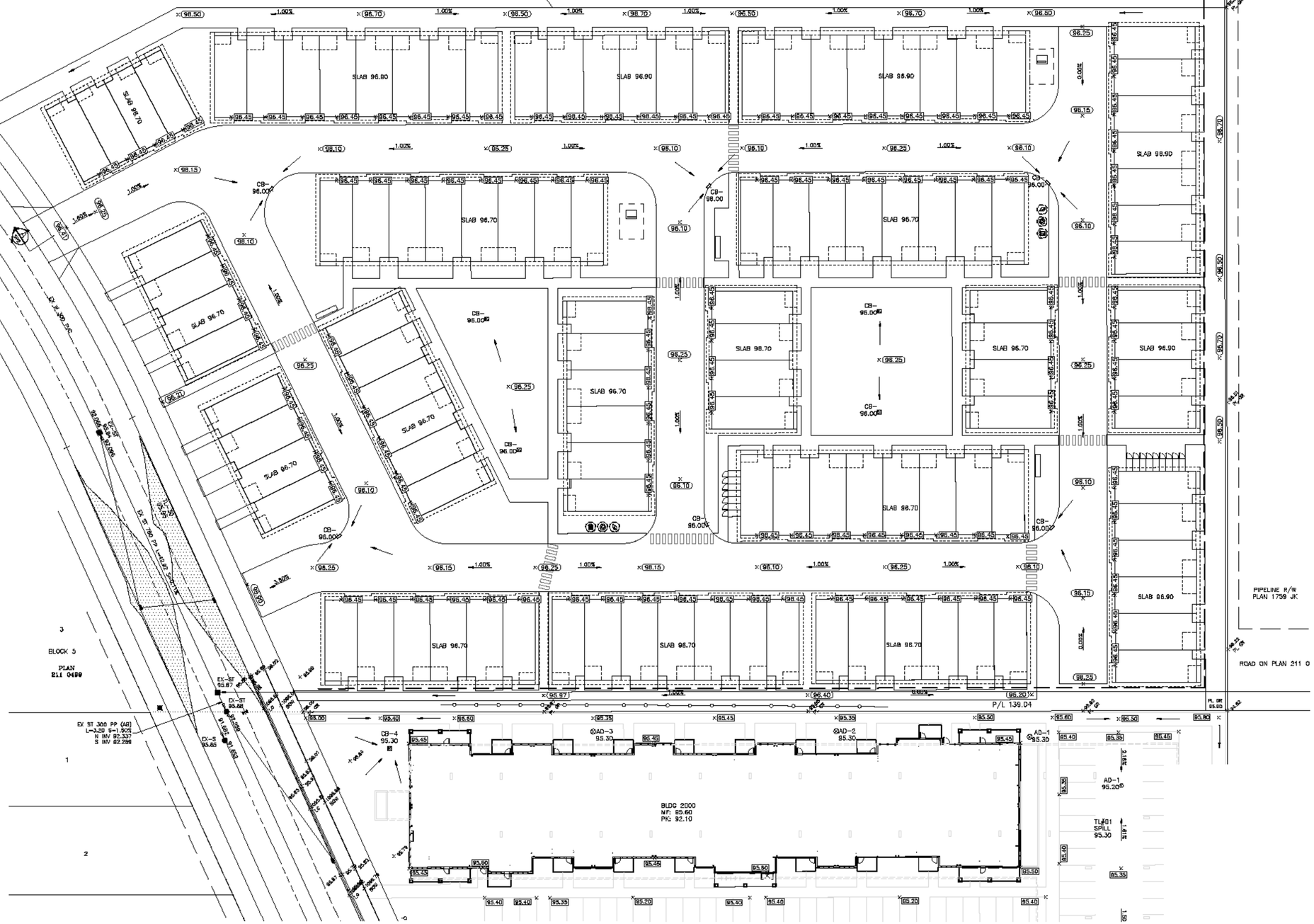
sheet number
DP100

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DRIVEWAY SECTION–A
SCALE 1:50



THIS DRAWING TO BE USED FOR GRADING & SERVICING INFORMATION ONLY. FOR BUILDING LOCATION, DIMENSIONS, AND PARKING LAYOUT, REFER TO LATEST ARCHITECTURAL DRAWINGS

DEVELOPMENT IS TO BE BUILT TO THE CITY APPROVED STAMPED DSSP DRAWINGS. SHOULD ANY INCONSISTENCIES EXIST BETWEEN THIS DRAWING AND THE CITY STAMPED APPROVED DSSP DRAWINGS, PLEASE NOTIFY THE ENGINEER IMMEDIATELY. THE CITY OF CALGARY STAMPED ENGINEERING DRAWINGS GOVERN WHEN ANY INCONSISTENCIES ARE FOUND BETWEEN DRAWINGS.

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Municipal Engineering • Industrial, Commercial, & Residential Land Development • Planning • Engineering Surveys
3702 Edmonton Trail N.E., Calgary, Alberta, T2E 3P4
www.jubileeengineering.com
P 403 276 1001 | F 403 276 1012

PERMIT

STAMP

NOTES

1. All elevations referenced to 1100m Geodetic Datum.

LEGEND

- Existing hydrant
- Proposed hydrant
- Existing valve
- Valve
- Watermain
- Sanitary sewer
- Storm sewer
- Existing manhole
- Proposed manhole
- PA Manhole with plastic inserts
- GT Grated top manhole
- CB Catch basin
- Proposed swale
- Overland flow
- Overland escape route
- x (95.00) Design elevation
- x 82.91 Existing elevation
- 2.0% Proposed road grade
- S-A 00.00 Sanitary manhole number & elevation
- CB/GT/ST-1 00.00 CB/GT/Storm manhole number & elevation
- Traplow
- M.F. 000.00 Main floor elevation
- T.F. 000.00 Top of footing elevation
- 000.00 Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-08390
DSSP 2023-0057

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

No.	DRAWING STATUS	DATE	APP.
4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT		

CLIENT
KLAIR HOMES

PROJECT
PROPOSED TOWNHOUSE
114 UNITS
SKYVIEW PARKWAY NE

TITLE
SITE GRADING PLAN

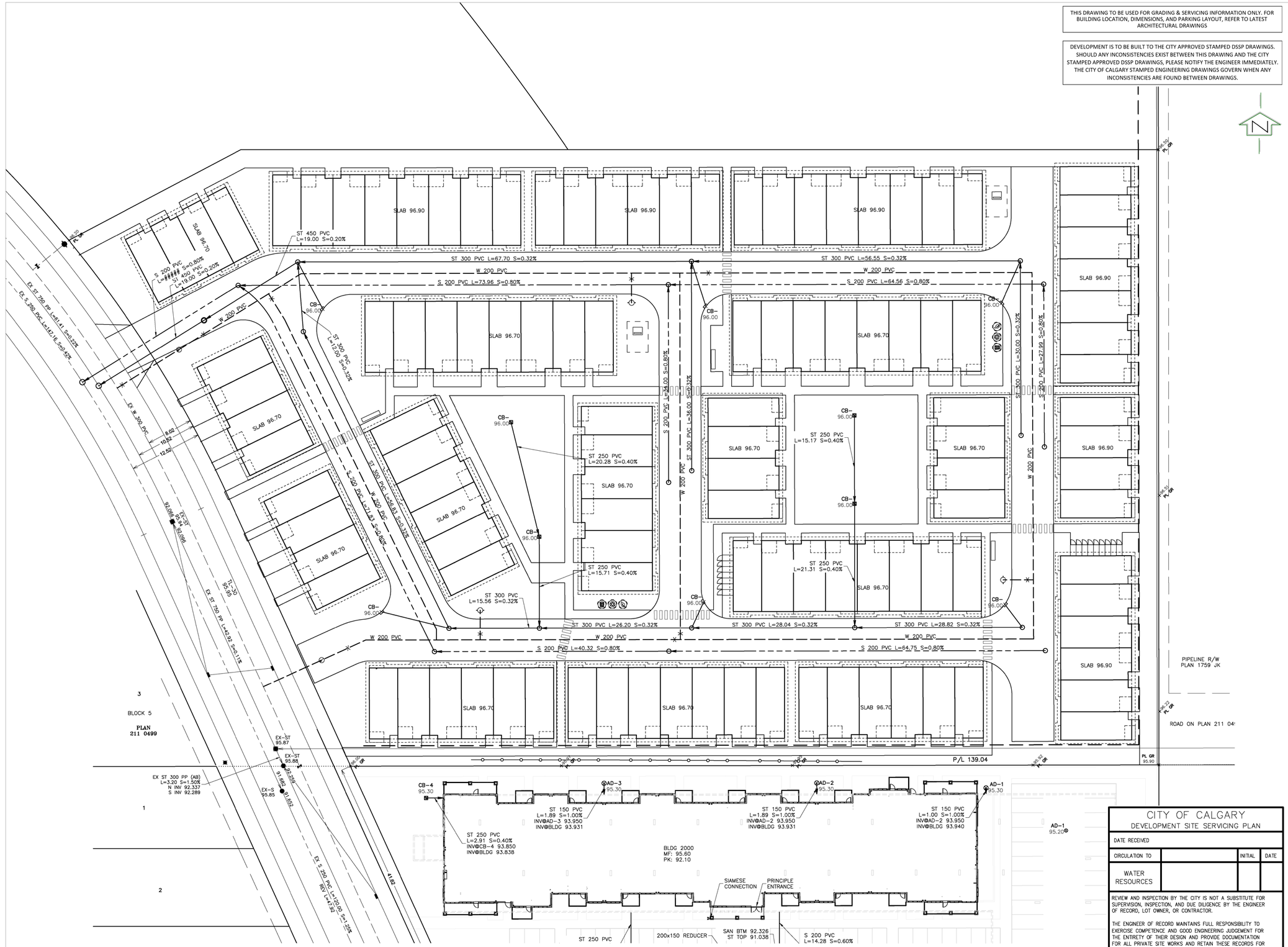
DESIGN BY: -	SCALE: 1:300	JOB NUMBER: 24-167
DRAWN BY: -		
CHECKED BY: -	REV NO.: -	DRAWING NUMBER: SP2
DATE: 7-Jan-25		

2025-04-02 11:28:09 AM

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CITY OF CALGARY
DEVELOPMENT SITE SERVICING PLAN

DATE RECEIVED			
CIRCULATION TO		INITIAL	DATE
WATER RESOURCES			

REVIEW AND INSPECTION BY THE CITY IS NOT A SUBSTITUTE FOR SUPERVISION, INSPECTION, AND DUE DILIGENCE BY THE ENGINEER OF RECORD, LOT OWNER, OR CONTRACTOR.

THE ENGINEER OF RECORD MAINTAINS FULL RESPONSIBILITY TO EXERCISE COMPETENCE AND GOOD ENGINEERING JUDGEMENT FOR THE ENTIRETY OF THEIR DESIGN AND PROVIDE DOCUMENTATION FOR ALL PRIVATE SITE WORKS AND RETAIN THESE RECORDS FOR THE USE OF THEIR CLIENTS.

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PERMIT

STAMP

NOTES
1. All elevations referenced to 1100m Geodetic Datum.
2. Hydrants, valves, check valves, manholes, sewer lines, water lines etc., to be installed to City of Calgary standards.
3. All manholes to be S.R.C.
4. Match crown minimum at all sewer connections.
5. All sewer distribution pipes to be SDR 35 PVC. All sewer service pipes </= to 150mm to be SDR 28 PVC. Sewer service pipes > than 150mm to be SDR 35.
6. Sewer lines to minimum slopes as per City of Calgary Standards.
7. Use City of Calgary Type 2 installation, Class 1A bedding for sewer pipes unless unwise noted.
8. Insulation required for sanitary sewers if cover less than 2.50m on mains.
9. Insulation required for storm sewers if cover less than 1.20m as per City of Calgary Standards.
10. All water mains to be DR 18 PVC unless otherwise noted.
11. Use City of Calgary Type 1 installation, Class 1A bedding for water mains, Type 2 installation, class 'B' bedding for services.
12. Depth of bury for water lines to conform with City of Calgary standards.
13. No trees to be planted over water line(s).
14. Protection of Potable Water Supply From Contamination: All Cross connections or potential cross connections must be either eliminated or protected against backflow by the installation of a cross connection control device. All cross connection control devices must be installed in accordance with the Water Utility By-law 22M82 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 all shallow utilities.
17. The contractor is to verify the location of existing sanitary storm and water services and confirm existing inverts prior to installation within the project area. The Engineer should be notified immediately of any discrepancies.
18. Weeping Tile & Free Flow area drains to be tied to unrestricted free flow storm sewer.
19. All Civil Scope of Work Ends at 1.00m away from the Building Foot Print.

LEGEND

	Existing hydrant
	Proposed hydrant
	Existing valve
	Valve
	Watermain
	Sanitary sewer
	Storm sewer
	Existing manhole
	Proposed manhole
PA	Manhole with plastic inserts
GT	Grated top manhole
CB	Catch basin
M	Water meter location
× 82.91	Existing elevation
S-A 00.00	Sanitary manhole number & elevation
CB/GT/ST-1 00.00	CB/GT/Storm manhole number & elevation
M.F. 000.00 T.F. 000.00 S 000.00	Main floor elevation Top of footing elevation Sanitary sewer invert at bldg

DEVELOPMENT PERMIT 2022-08390
DSSP 2023-0057

REVISIONS

No.	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

ISSUED FOR

No.	DRAWING STATUS	DATE	APP.
4	AS-BUILT		
3	FOR CONSTRUCTION		
2	FOR TENDER		
1	DEVELOPMENT PERMIT		

CLIENT
KLAIR HOMES

PROJECT
PROPOSED TOWNHOUSE
114 UNITS
SKYVIEW PARKWAY NE

TITLE
SITE SERVICING PLAN

DESIGN BY: -	SCALE: 1:300	JOB NUMBER: 24-167	
DRAWN BY: -			
CHECKED BY: -	REV NO.: -	DRAWING NUMBER: SP1	
DATE: 7-Jan-25			

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ADJACENT PARCEL
DC (M-G / S-R)

ADJACENT PARCEL
S-SPR



Pumper Fire Truck	
Overall Length	12.192m
Overall Width	2.489m
Overall Body Height	2.261m
Min Body Ground Clearance	0.200m
Track Width	2.489m
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

LOT: 0
BLOCK: 0
PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number: 24-401
scale: 1 : 250
drawn by: LG
checked by: KA
approved by:

sheet title

SWEEP PATHS - FIRETRUCK

sheet number

DP103

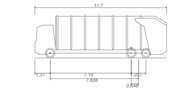
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ADJACENT PARCEL
DC (M-G / S-R)

ADJACENT PARCEL
S-SPR





Molok

Overall Length	11.700m
Overall Width	2.470m
Overall Body Height	3.746m
Min Body Ground Clearance	0.298m
Track Width	2.470m
Lock-to-lock time	4.90s
Max Steering Angle (Virtual)	53.00°

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
SKYVIEW LOT K

community
Skyview

municipal address

legal description
LOT: 0
BLOCK: 0
PLAN: 0

client
KLAIR HOMES
MASTER BUILDER

phase
DEVELOPEMENT PERMIT

issue / revision

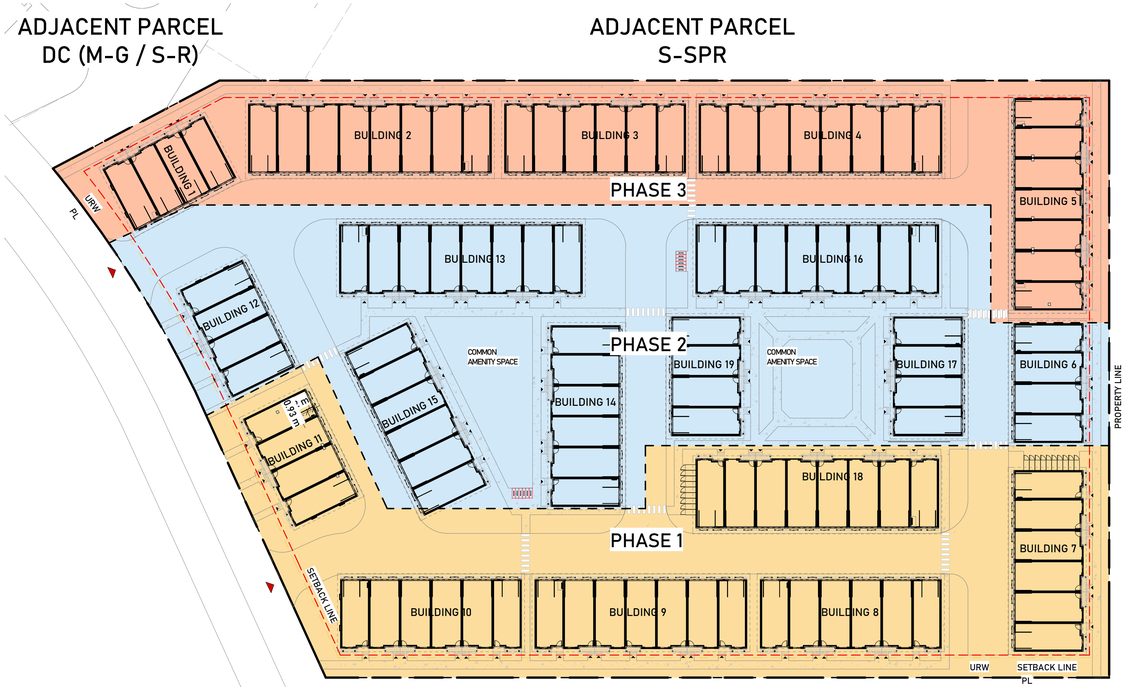
issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number 24-401
scale 1 : 250
drawn by LG
approved by
checked by KA

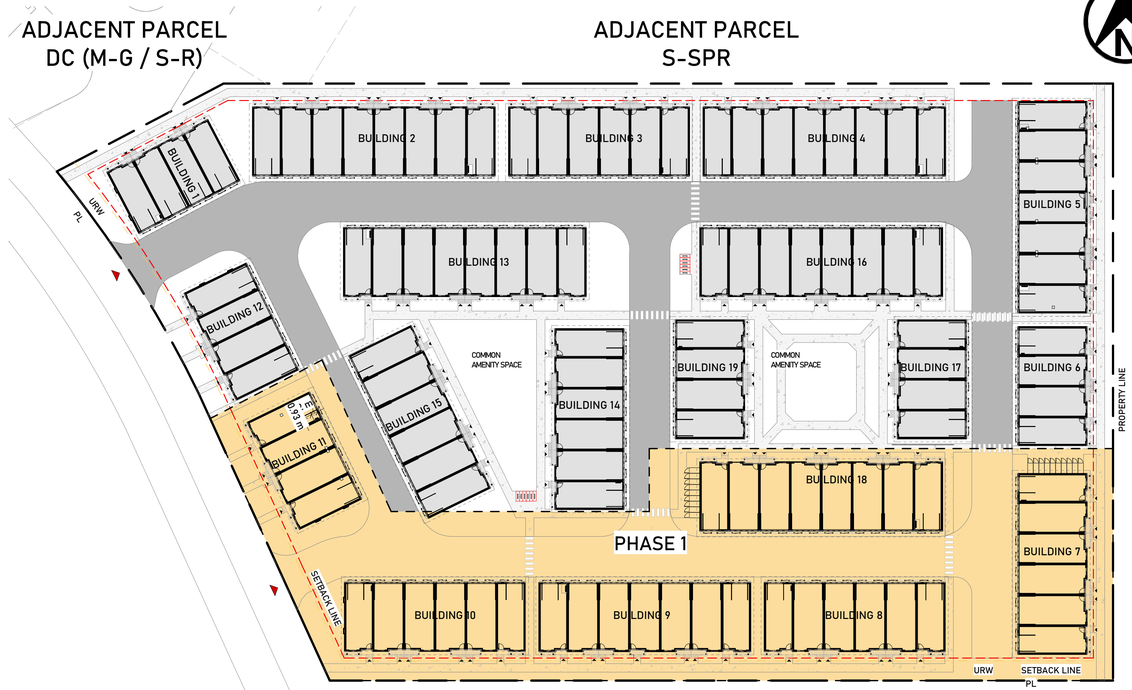
sheet title
SWEEP PATHS - MOLOK

sheet number
DP104

2025-04-02 11:28:22 AM



1 DP105 **OVERALL PHASING PLAN**
1 : 500



2 DP105 **PHASE 1**
1 : 500



4 DP105 **PHASE 2**
1 : 500



3 DP105 **PHASE 3**
1 : 500

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

LOT: 0
BLOCK: 0
PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number: 24-401
scale: 1 : 500
drawn by: LG
checked by: KA
approved by:

sheet title

PHASING PLAN

sheet number

DP105

2025-04-02 11:28:35 AM



BUILDING AREAS		
Building 1		
MAIN FLOOR	242.66 m²	2612.00 ft²
SECOND FLOOR	233.28 m²	2511.00 ft²
THIRD FLOOR	240.34 m²	2587.00 ft²
Building 1	716.28 m²	7710.00 ft²
Building 2		
Area	513.99 m²	5532.49 ft²
MAIN FLOOR	517.68 m²	5572.30 ft²
SECOND FLOOR	502.93 m²	5413.49 ft²
Building 2	1534.60 m²	16518.28 ft²
Building 3		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 3	1142.46 m²	12297.35 ft²
Building 4		
Area	513.99 m²	5532.49 ft²
MAIN FLOOR	517.68 m²	5572.30 ft²
SECOND FLOOR	502.93 m²	5413.49 ft²
Building 4	1534.60 m²	16518.28 ft²
Building 5		
MAIN FLOOR	451.64 m²	4861.46 ft²
SECOND FLOOR	438.64 m²	4721.43 ft²
THIRD FLOOR	448.41 m²	4826.69 ft²
Building 5	1338.69 m²	14409.58 ft²
Building 6		
MAIN FLOOR	253.45 m²	2728.07 ft²
SECOND FLOOR	245.40 m²	2641.50 ft²
THIRD FLOOR	251.44 m²	2706.50 ft²
Building 6	750.29 m²	8076.07 ft²
Building 7		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 7	1142.46 m²	12297.35 ft²
Building 8		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 8	1142.46 m²	12297.35 ft²
Building 9		
MAIN FLOOR	451.64 m²	4861.46 ft²
SECOND FLOOR	438.64 m²	4721.43 ft²
THIRD FLOOR	448.41 m²	4826.69 ft²
Building 9	1338.69 m²	14409.58 ft²
Building 10		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 10	1142.46 m²	12297.35 ft²

BUILDING AREAS		
Building 12		
MAIN FLOOR	253.45 m²	2728.07 ft²
SECOND FLOOR	245.40 m²	2641.50 ft²
THIRD FLOOR	251.44 m²	2706.50 ft²
Building 12	750.29 m²	8076.07 ft²
Building 13		
Area	513.99 m²	5532.49 ft²
MAIN FLOOR	517.68 m²	5572.30 ft²
SECOND FLOOR	502.93 m²	5413.49 ft²
Building 13	1534.60 m²	16518.28 ft²
Building 14		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 14	1142.46 m²	12297.35 ft²
Building 15		
MAIN FLOOR	385.58 m²	4150.33 ft²
SECOND FLOOR	374.17 m²	4027.50 ft²
THIRD FLOOR	382.71 m²	4119.51 ft²
Building 15	1142.46 m²	12297.35 ft²
Building 16		
Area	513.99 m²	5532.49 ft²
MAIN FLOOR	517.68 m²	5572.30 ft²
SECOND FLOOR	502.93 m²	5413.49 ft²
Building 16	1534.60 m²	16518.28 ft²
Building 17		
MAIN FLOOR	253.45 m²	2728.07 ft²
SECOND FLOOR	245.40 m²	2641.50 ft²
THIRD FLOOR	251.44 m²	2706.50 ft²
Building 17	750.29 m²	8076.07 ft²
Building 18		
Area	513.99 m²	5532.49 ft²
MAIN FLOOR	517.68 m²	5572.30 ft²
SECOND FLOOR	502.93 m²	5413.49 ft²
Building 18	1534.60 m²	16518.28 ft²
Building 19		
MAIN FLOOR	253.45 m²	2728.07 ft²
SECOND FLOOR	245.40 m²	2641.50 ft²
THIRD FLOOR	251.44 m²	2706.50 ft²
Building 19	750.29 m²	8076.07 ft²
Building 23		
MAIN FLOOR	253.45 m²	2728.07 ft²
SECOND FLOOR	245.40 m²	2641.50 ft²
THIRD FLOOR	251.44 m²	2706.50 ft²
Building 23	750.29 m²	8076.07 ft²
Development GFA:	21672.89 m²	233285.03 ft²

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

LOT: 0
BLOCK: 0
PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number: 24-401
scale: 1 : 250

drawn by: LG
checked by: KA
approved by:

sheet title

LIMITING DISTANCE

sheet number

DP106

2025-04-02 11:28:43 AM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

ADJACENT PARCEL
DC (M-G / S-R)

ADJACENT PARCEL
S-SPR

BUILDING 1
4 units

BUILDING 2
8 units

BUILDING 3
6 units

BUILDING 4
8 units

BUILDING 5
7 units

BUILDING 6
4 units

BUILDING 7
6 units

BUILDING 8
6 units

BUILDING 9
7 units

BUILDING 10
6 units

BUILDING 11
4 units

BUILDING 12
4 units

BUILDING 13
8 units

BUILDING 14
6 units

BUILDING 15
6 units

BUILDING 16
8 units

BUILDING 17
4 units

BUILDING 18
8 units

BUILDING 19
4 units

COMMON
AMENITY SPACE

COMMON
AMENITY SPACE

SETBACK LINE
URW
PL

PROPERTY LINE

URW SETBACK LINE

PL

S02

S06

12 - BIKE CLASS 2

10 - BIKE CLASS 1

16 - BIKE CLASS 2

0.93 m

1.83 m

1.69 m

1.22 m

N.F.H.

SIGNAGE LEGEND:

NOTE: SIGNAGE AS PER CITY STANDARDS

STOP — STOP

R — NO PARKING

PEDESTRIAN CROSSING

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SKYVIEW LOT K

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PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number: 24-401

scale: As indicated

drawn by: LG
checked by: KA

approved by

sheet title

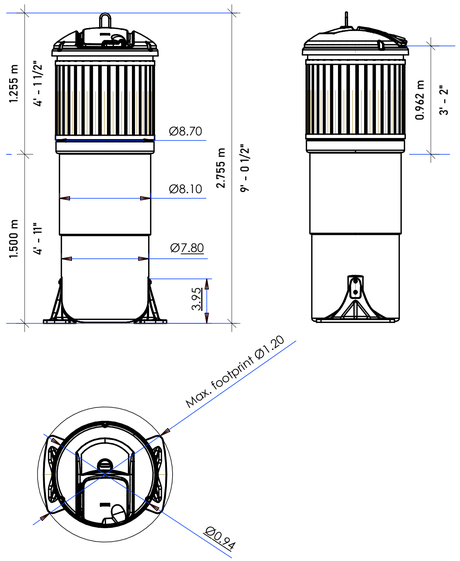
SITE PLAN - SIGNAGE

sheet number

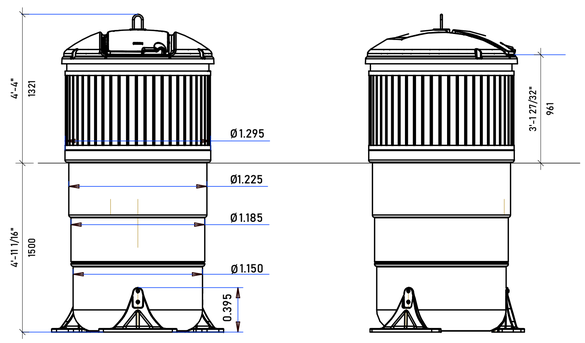
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2025-04-02 11:28:49 AM

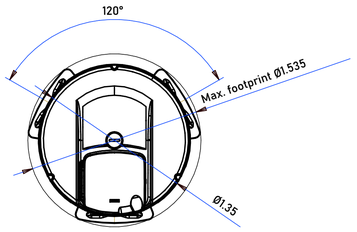
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

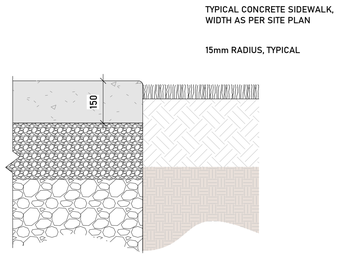


1 MOLOK 1300
1 : 25

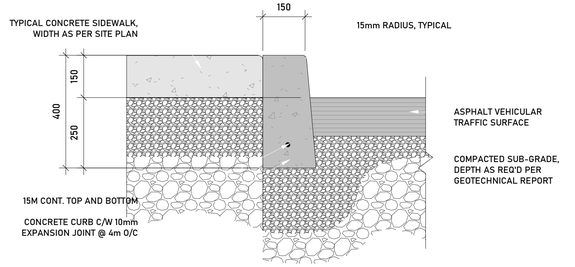


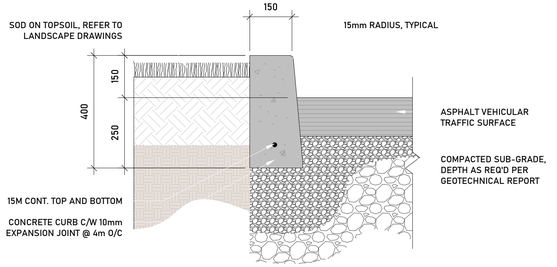
2 MOLOK M3000
1 : 25





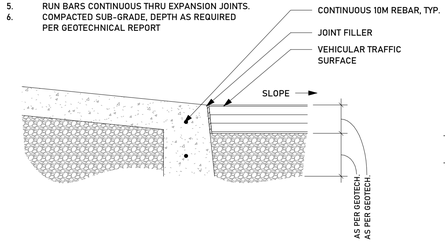
1 CONCRETE SIDEWALK
1 : 10



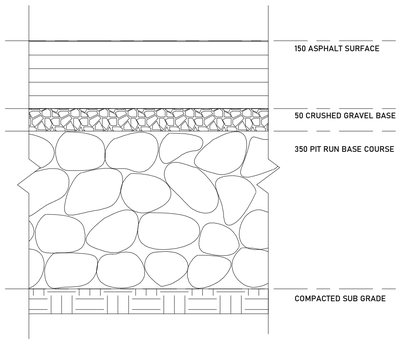


3 CONCRETE CURB
1 : 10

NOTES:
1. PROVIDE EXPANTION JOINTS @ 7500 O/C MAX.
2. CURBS ARE MONOLITHIC CAST CONCRETE
3. BASE OF CURB T OREST ON COMPACT FILL.
4. BROOM FINISH TO EXPOSED CURB SURFACES.
5. RUN BARS CONTINUOUS THRU EXPANSION JOINTS.
6. COMPACTED SUB-GRADE, DEPTH AS REQUIRED PER GEOTECHNICAL REPORT



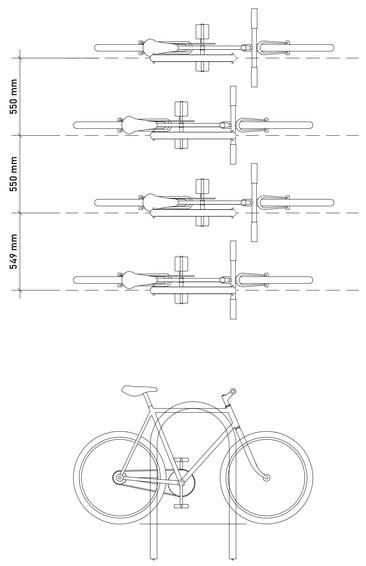
4 CURB @ GARAGE APRON
1 : 10



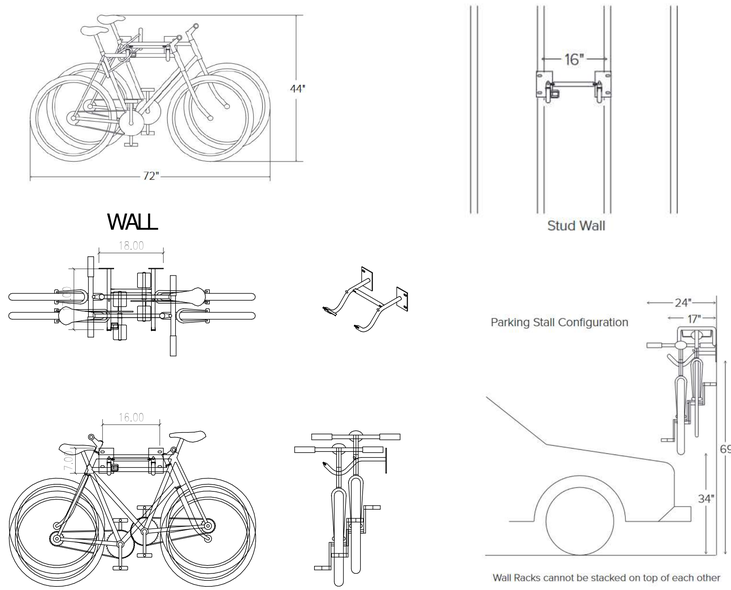
HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.
DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN',
CITY OF CALGARY SPECIFICATIONS. MIN. 25,000KG LOAD

NOTE: ALL GRADING AND ASPHALT WORK SHALL BE
CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL
CONSULTANTS RECOMMENDATIONS

5 CONCRETE BASE
1 : 10



6 U-RACK DETAIL
1 : 20



7 BICYCLE STORAGE - WALL RACK
1 : 20

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key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

LOT: 0
BLOCK: 0
PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number	scale
24-401	As indicated

drawn by	approved by
LG	
checked by	
KA	

sheet title

SITE DETAILS

sheet number

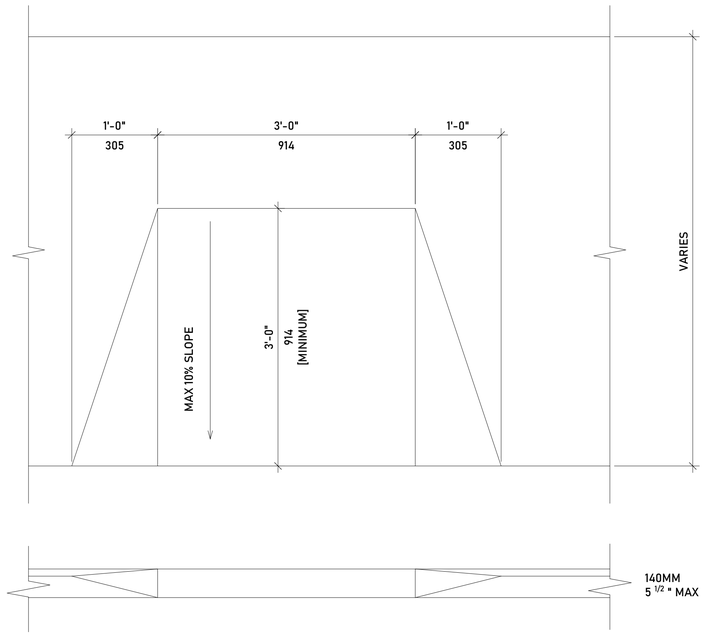
DP108

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NOTE: IMAGE FOR REFERENCE ONLY

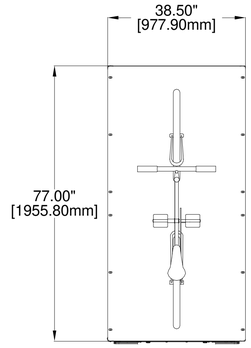


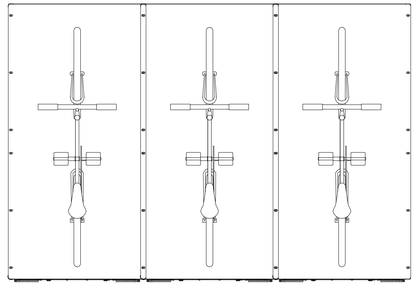
1 BOLLARD LIGHT
1 : 20

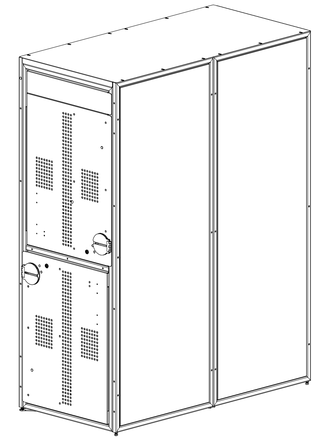


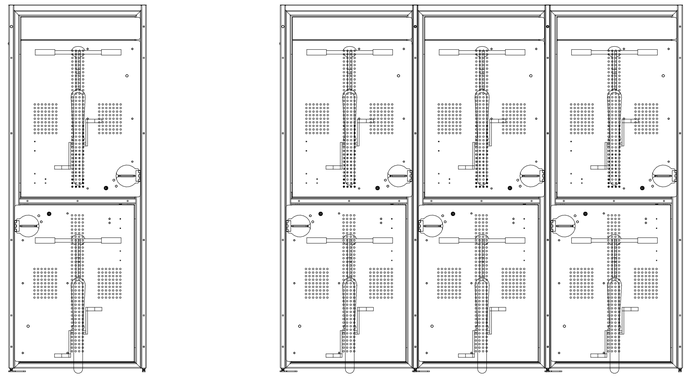
3 B/F SIDEWALK RAMP
1 : 10

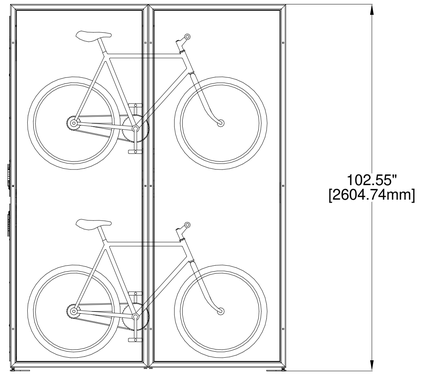
LOCKER 2-TIER



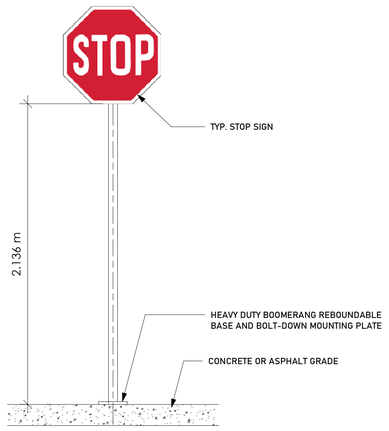








2 BICYCLE PARKING STALL CLASS 1
1 : 20



4 SIGNAGE
1 : 20

NOTE: IMAGE FOR REFERENCE ONLY



5 STAMPED ASPHALT PAVING
1 : 20

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ph: 825.910.8080 email: info@spherearc.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

LOT: 0
BLOCK: 0
PLAN: 0

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-03-12	ISSUED FOR CLIENT REVIEW

project number 24-401

scale As indicated

drawn by LG

checked by KA

approved by

sheet title

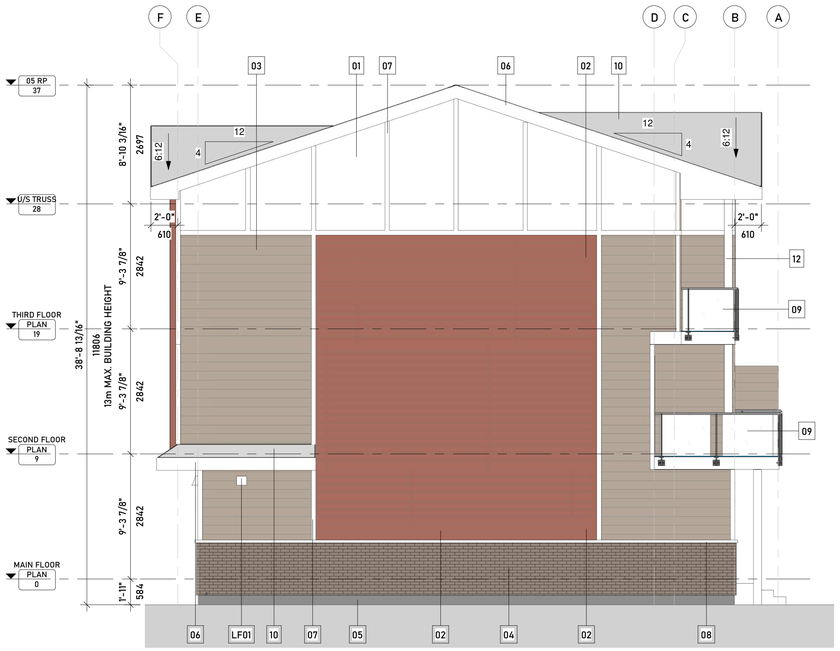
SITE DETAILS

sheet number

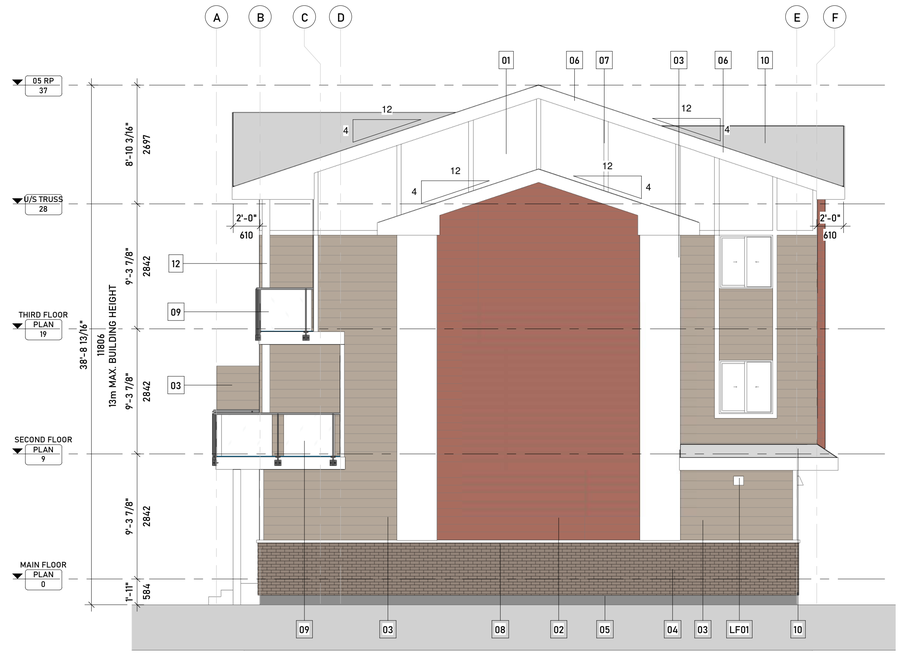
DP109

2025-04-02 11:28:50 AM

EXTERIOR FINISHES	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 EAST ELEVATION
3/16" = 1'-0"



2 DP300 WEST ELEVATION
3/16" = 1'-0"



3 DP300 NORTH ELEVATION
3/16" = 1'-0"

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SKYVIEW LOT K

community

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municipal address

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client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
1	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	checked by	approved by
LG	KA	SA

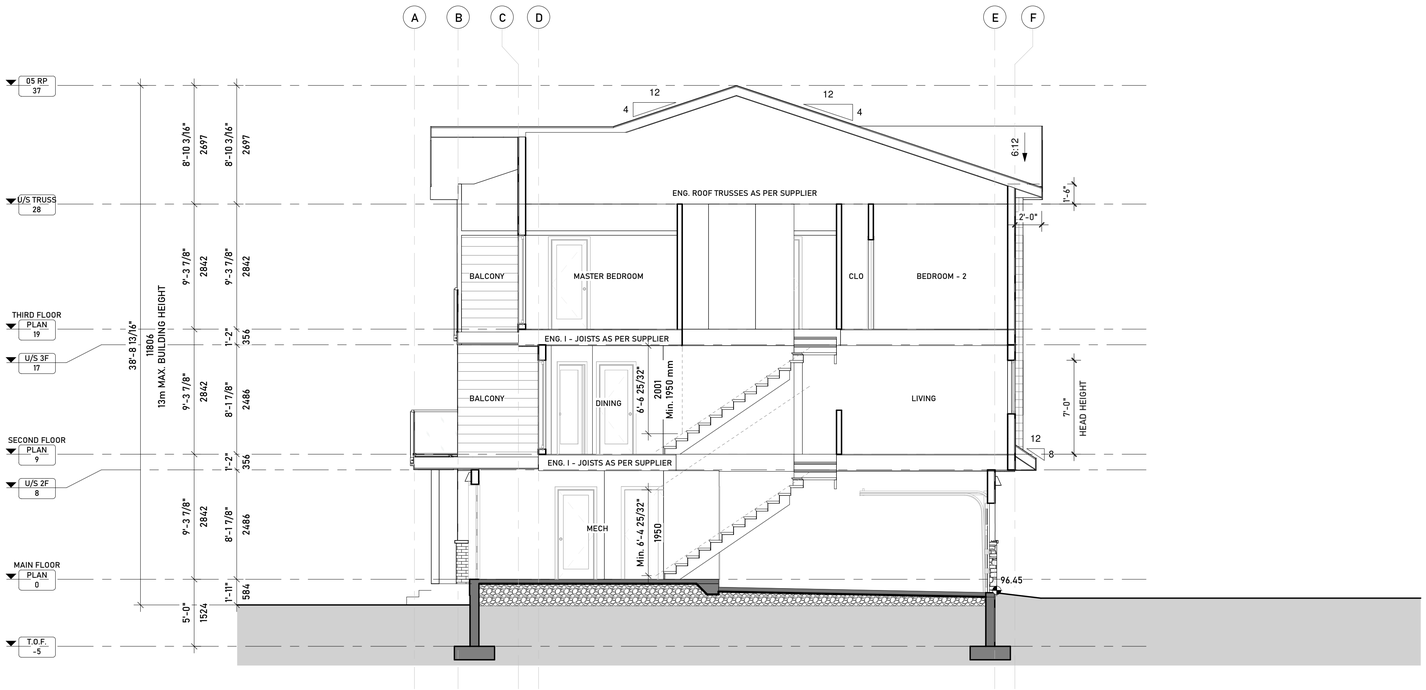
BUILDING
11 & 12
ELEVATIONS

sheet number

DP300

2025-03-25 10:43:51 AM

EXTERIOR FINISHES	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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project title

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client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
1	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	approved by
LG	SA
checked by	
KA	

BUILDING
11 & 12
ELEVATION/SECTION

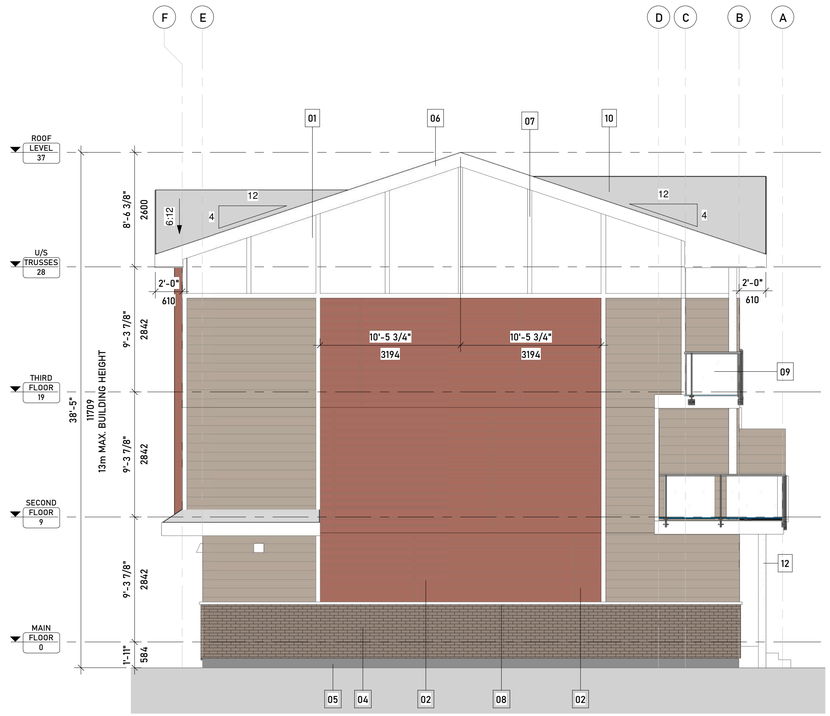
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DP301

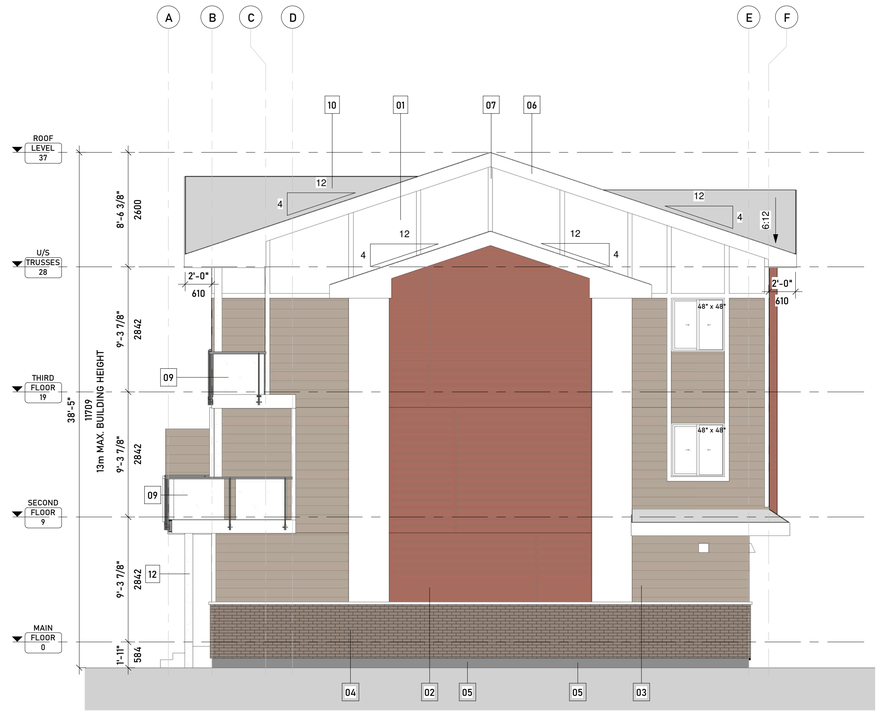
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EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4"), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 **EAST ELEVATION**
3/16" = 1'-0"



2 DP300 **WEST ELEVATION**
3/16" = 1'-0"



3 DP300 **NORTH ELEVATION**
3/16" = 1'-0"

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
SKYVIEW LOT K

community
Skyview

municipal address

legal description
LOT: #
BLOCK: #
PLAN: #

client
KLAIR HOMES MASTER BUILDER

phase
DEVELOPEMENT PERMIT

issue / revision

issue	date	description
3	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
2	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number 24-401
scale 3/16" = 1'-0"
drawn by LG
checked by KA
approved by SA

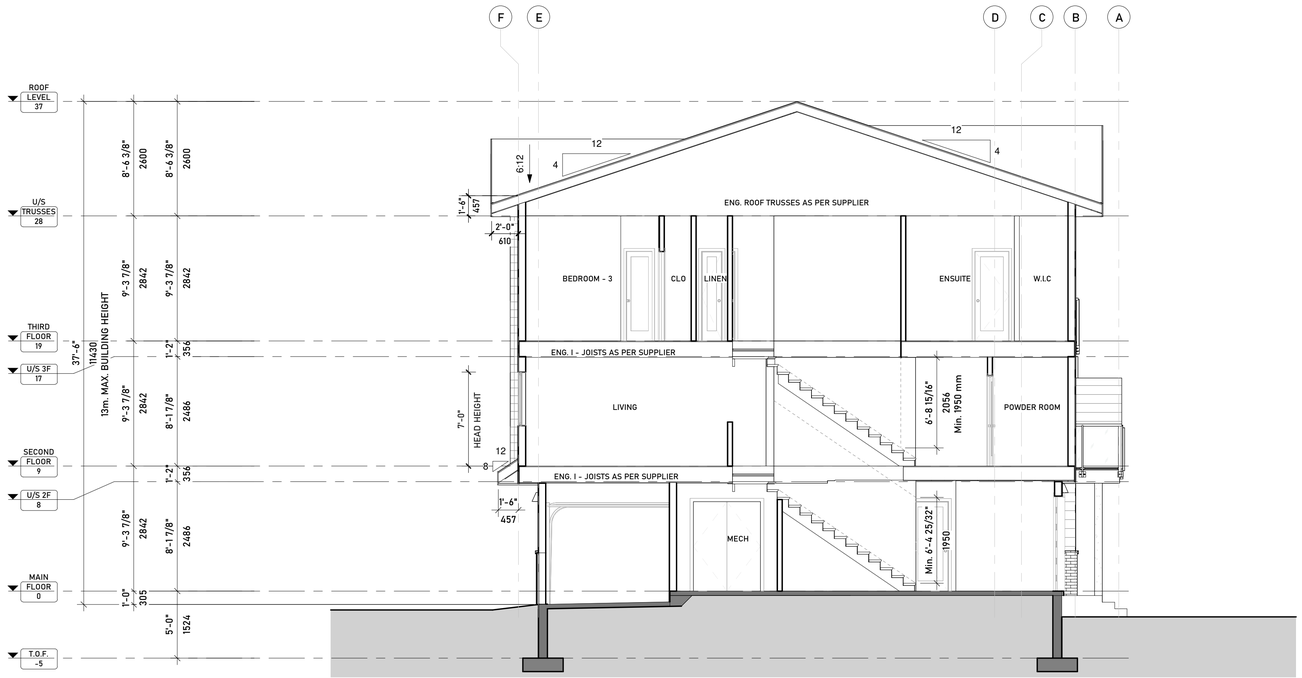
BUILDING 1
ELEVATIONS

sheet number
DP300

2025-03-25 10:39:47 AM

EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4"), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION 1**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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phase
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issue / revision

issue	date	description
3	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
2	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

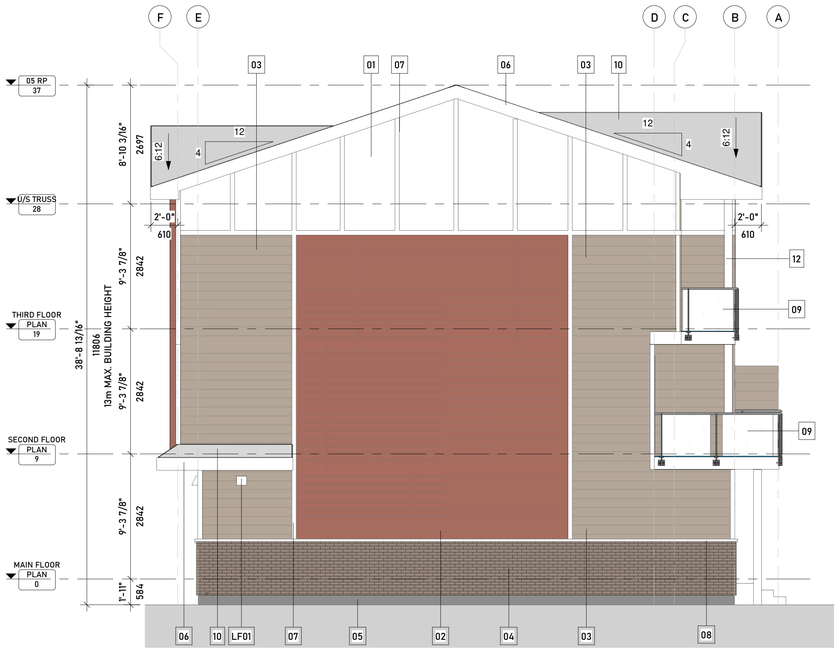
project number: 24-401
scale: 3/16" = 1'-0"
drawn by: LG
checked by: KA
approved by: SA

BUILDING 1
ELEVATION/SECTION

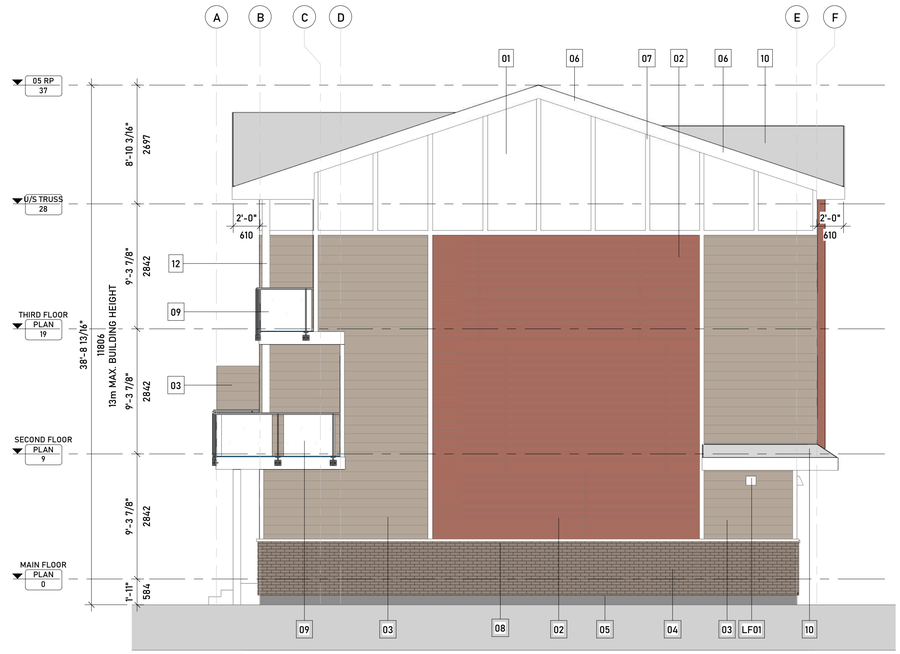
sheet number
DP301

2025-03-25 10:39:48 AM

EXTERIOR FINISHES	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4"), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 EAST ELEVATION
3/16" = 1'-0"



2 DP300 WEST ELEVATION
3/16" = 1'-0"



3 DP300 NORTH ELEVATION
3/16" = 1'-0"

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phase
DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number 24-401
scale 3/16" = 1'-0"

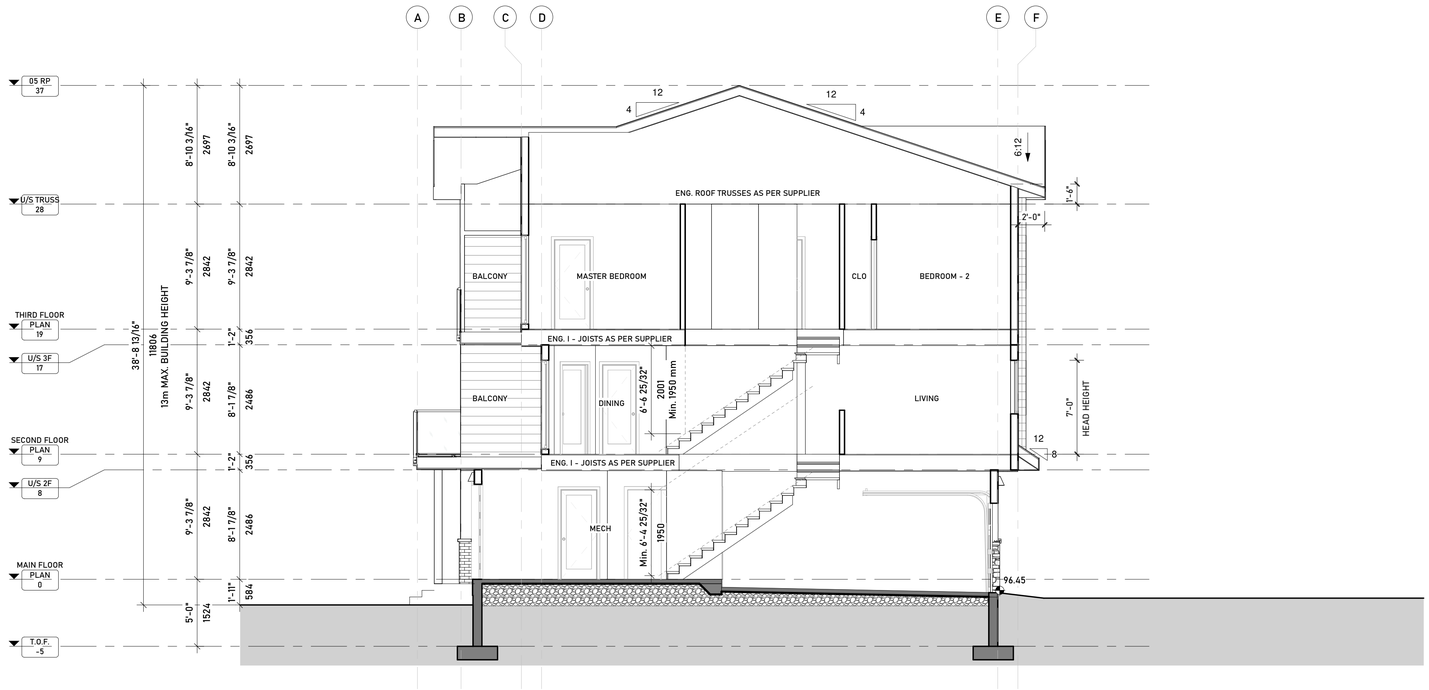
drawn by LG
checked by KA
approved by SA

BUILDING 6 & 17 & 19 ELEVATIONS

sheet number
DP300

2025-03-25 10:45:50 AM

EXTERIOR FINISHES	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	checked by	approved by
LG	KA	SA

BUILDING 6 & 17 & 19 ELEVATION/SECTION

sheet number

DP301

2025-03-25 10:45:51 AM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



2 DP302 SOUTH ELEVATION
3/16" = 1'-0"



1 DP302 NORTH ELEVATION
3/16" = 1'-0"

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issue / revision

issue	date	description
2	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number 24-401

scale 3/16" = 1'-0"

drawn by LG

checked by KA

approved by SA

FIRE SAFETY & LIMITING DISTANCE ELEVATIONS

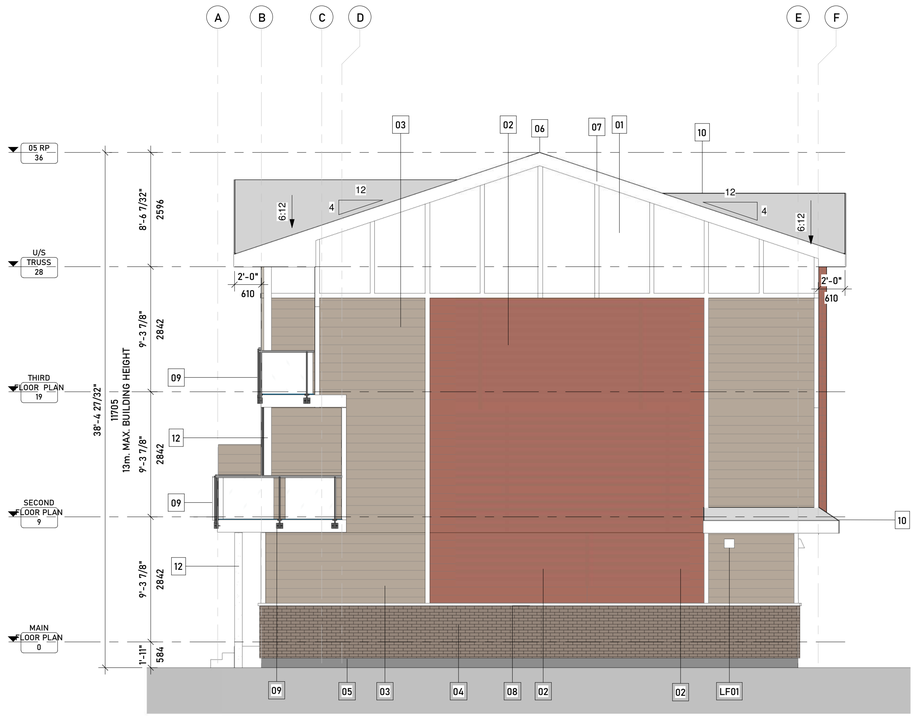
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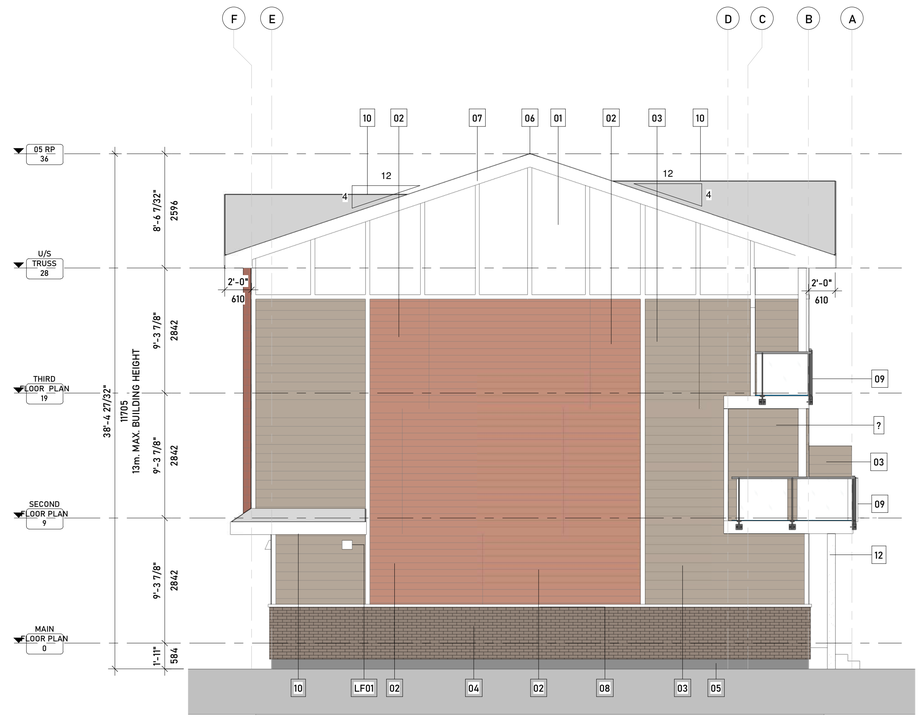
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EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
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07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 **EAST ELEVATION**
3/16" = 1'-0"



2 DP300 **WEST ELEVATION**
3/16" = 1'-0"



3 DP300 **NORTH ELEVATION**
3/16" = 1'-0"

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KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

6	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
5	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT
issue	date	description

project number	scale
24-401	3/16" = 1'-0"

drawn by	approved by
LG	SA
checked by KA	

BUILDING 3 & 7 & 8 & 14 & 15 ELEVATIONS

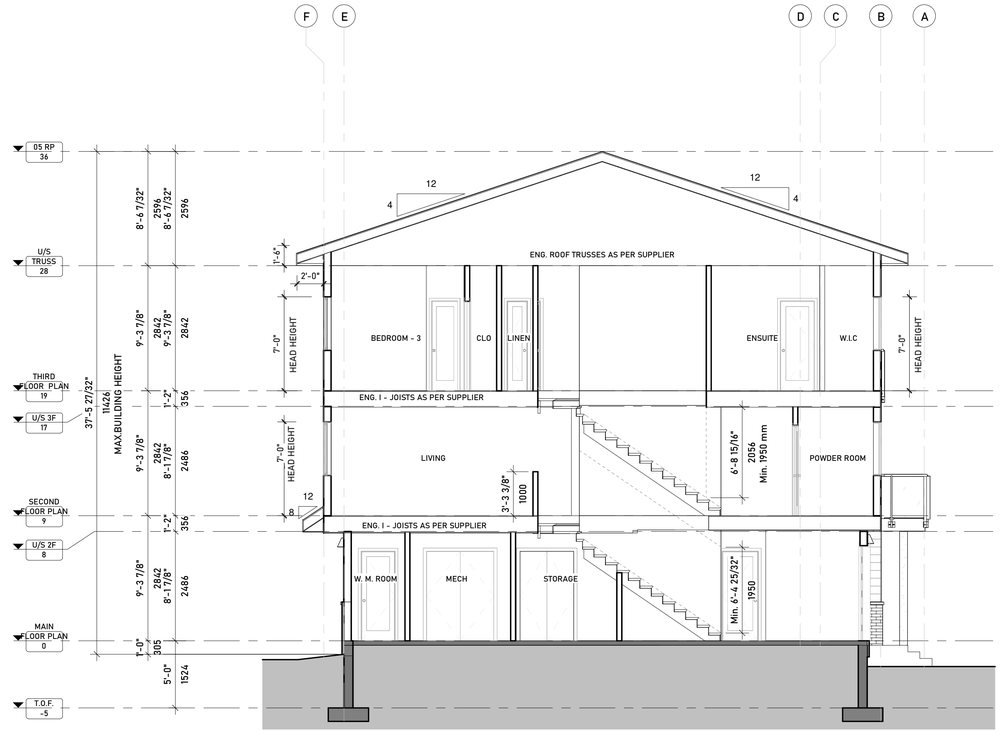
sheet number

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2025-03-25 10:48:51 AM

EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION 1**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
6	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
5	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	checked by	approved by
LG	KA	SA

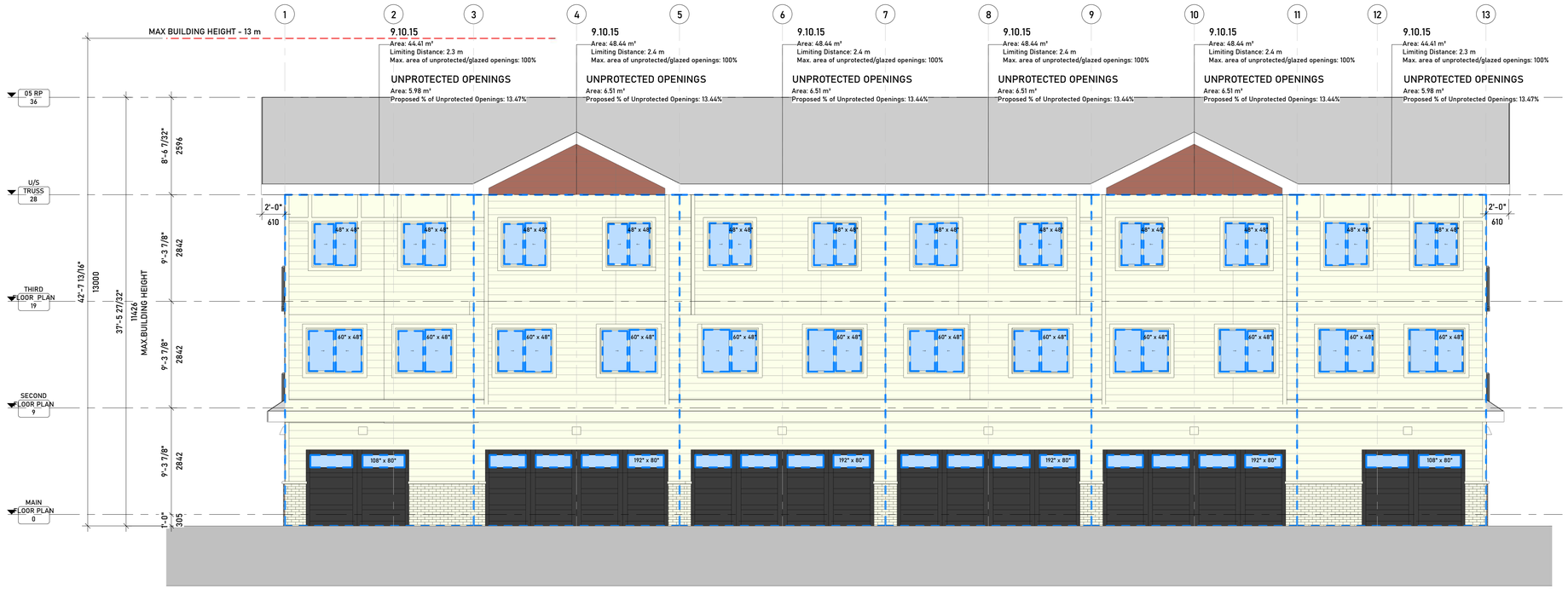
BUILDING 3 & 7 & 8 & 14 & 15 ELEVATION/SECTION

sheet number

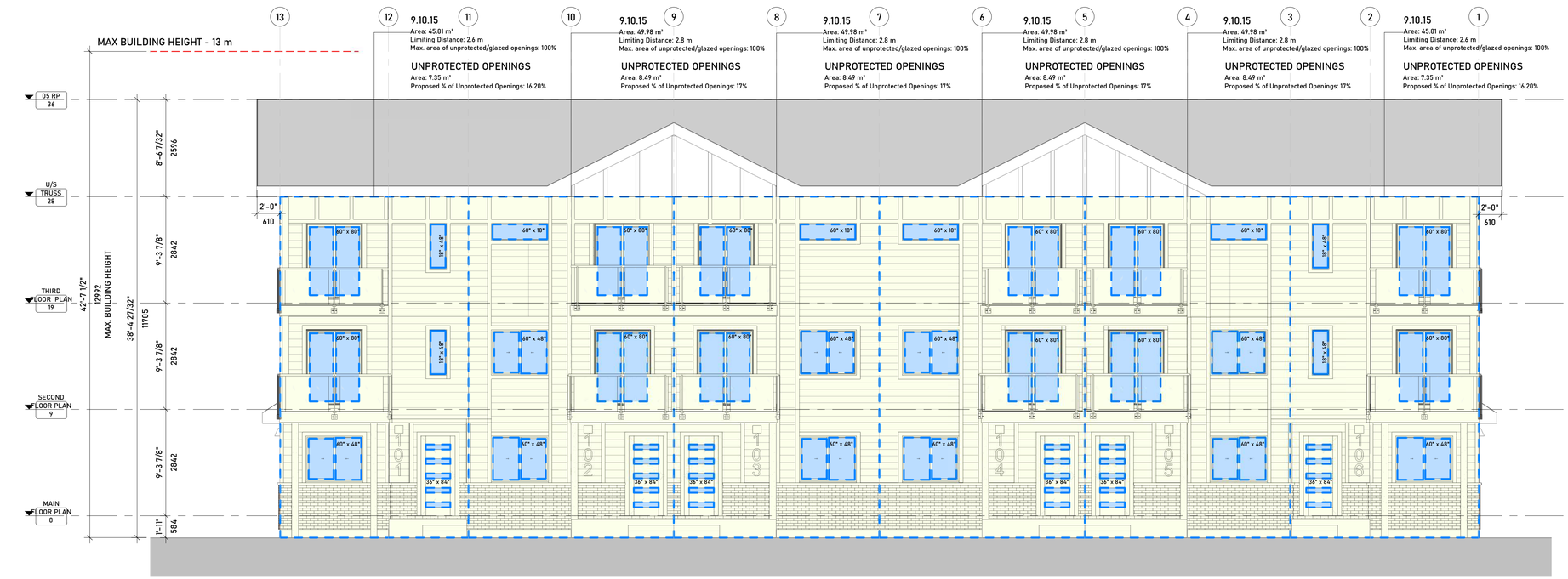
DP301

2025-03-25 10:48:52 AM

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2 DP302 SOUTH ELEVATION
3/16" = 1'-0"



1 DP302 NORTH ELEVATION
3/16" = 1'-0"

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phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
6	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT
5	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	24-401
scale	3/16" = 1'-0"
drawn by	LG
checked by	KA
approved by	SA

FIRE SAFETY & LIMITING DISTANCE ELEVATIONS

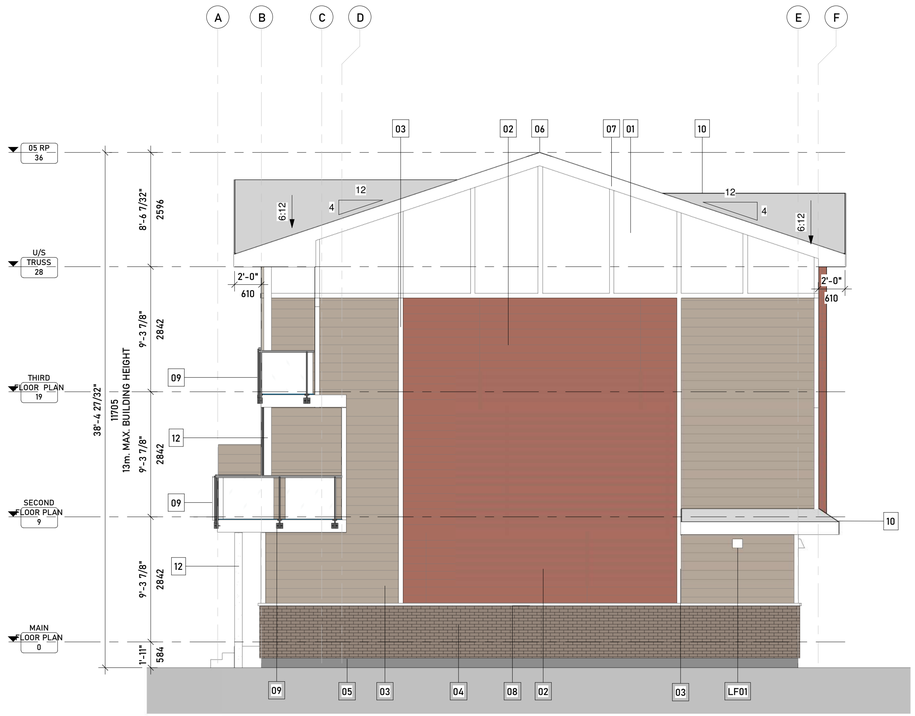
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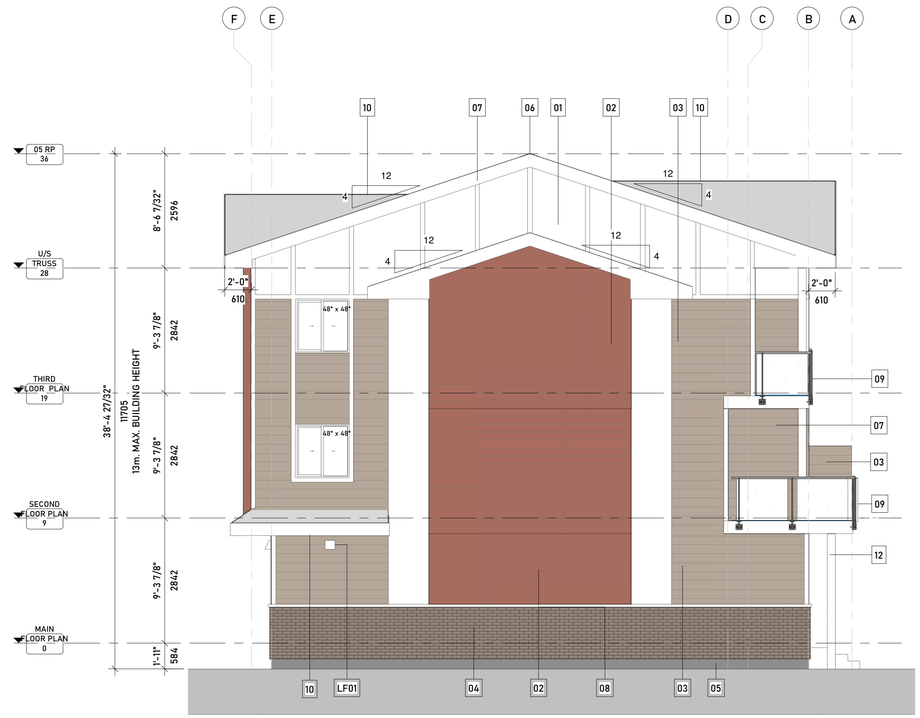
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EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 **EAST ELEVATION**
3/16" = 1'-0"



2 DP300 **WEST ELEVATION**
3/16" = 1'-0"



3 DP300 **NORTH ELEVATION**
3/16" = 1'-0"

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KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
3	2025-03-20	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	approved by
LG	SA
checked by	
KA	

BUILDING 10 ELEVATIONS

sheet number

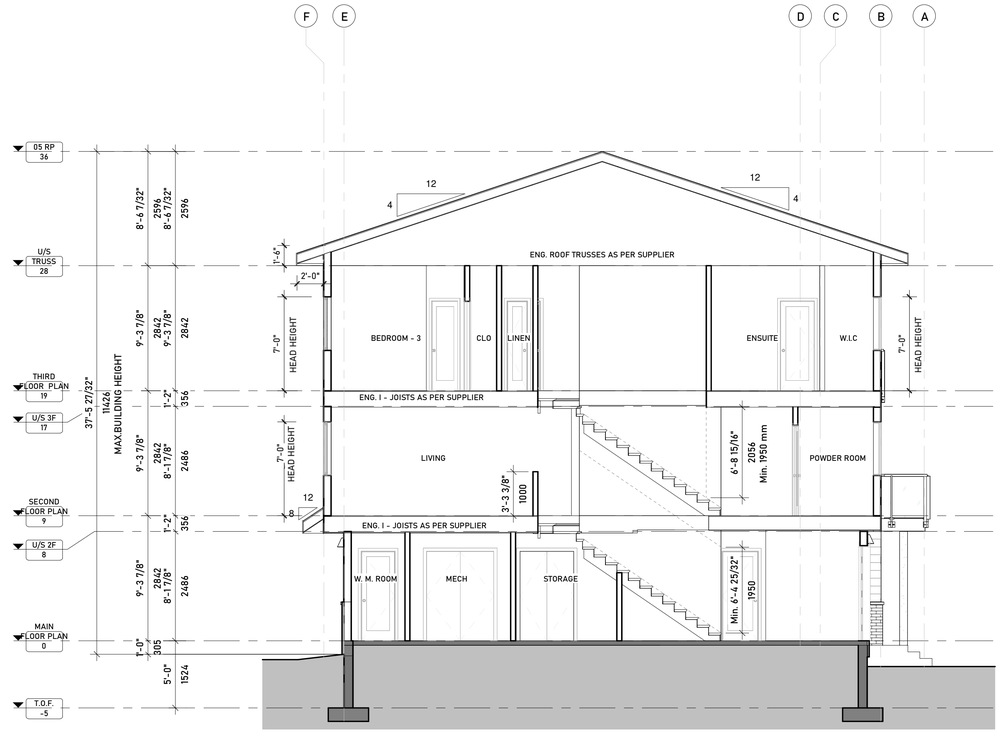
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2025-03-25 10:50:45 AM

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EXTERIOR FINISHES	
Key Value	Keynote Text

01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
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10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION 1**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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2	2025-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	scale
24-401	3/16" = 1'-0"

drawn by	checked by	approved by
LG	KA	SA

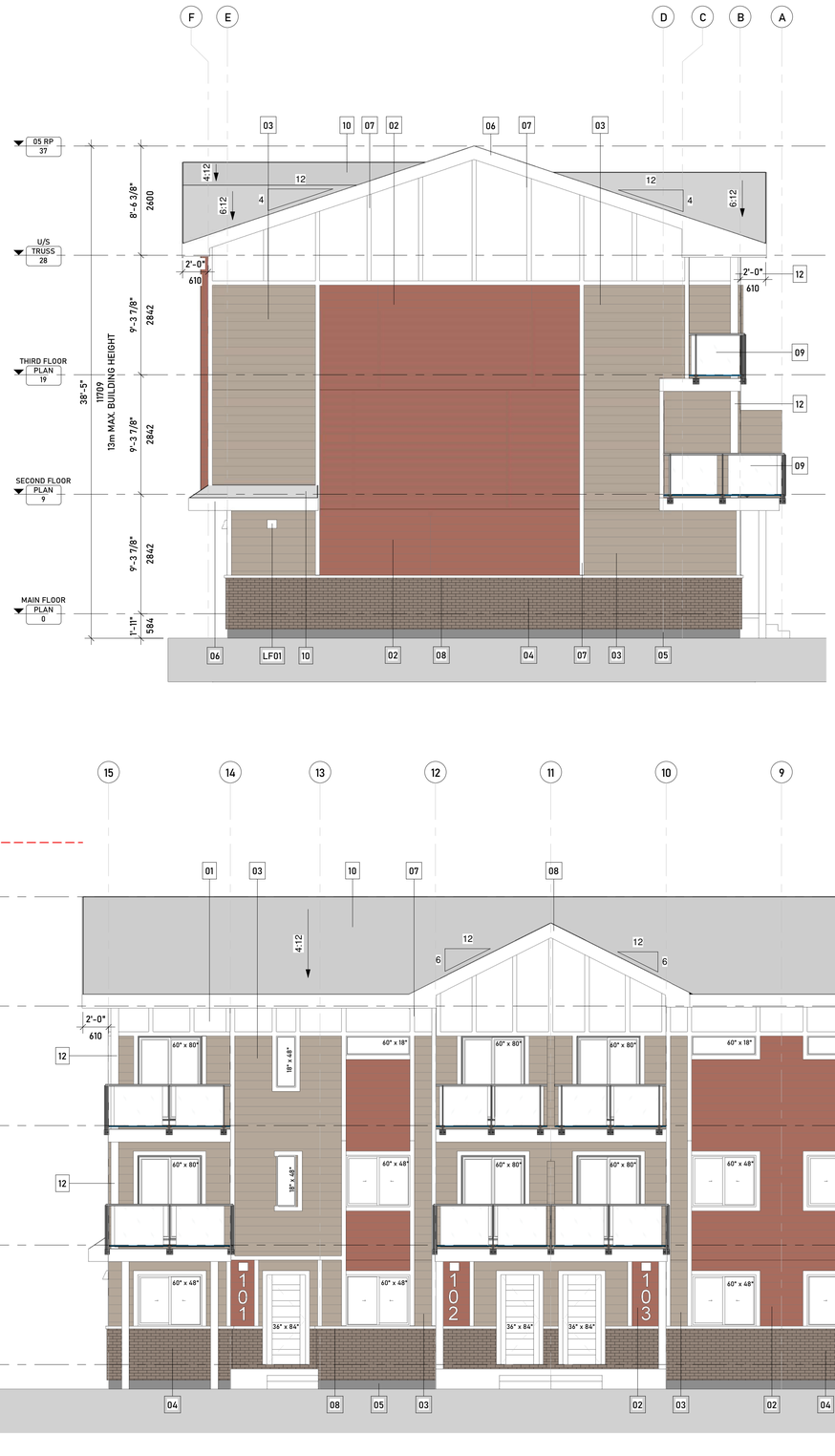
BUILDING 10
ELEVATION/SECTION

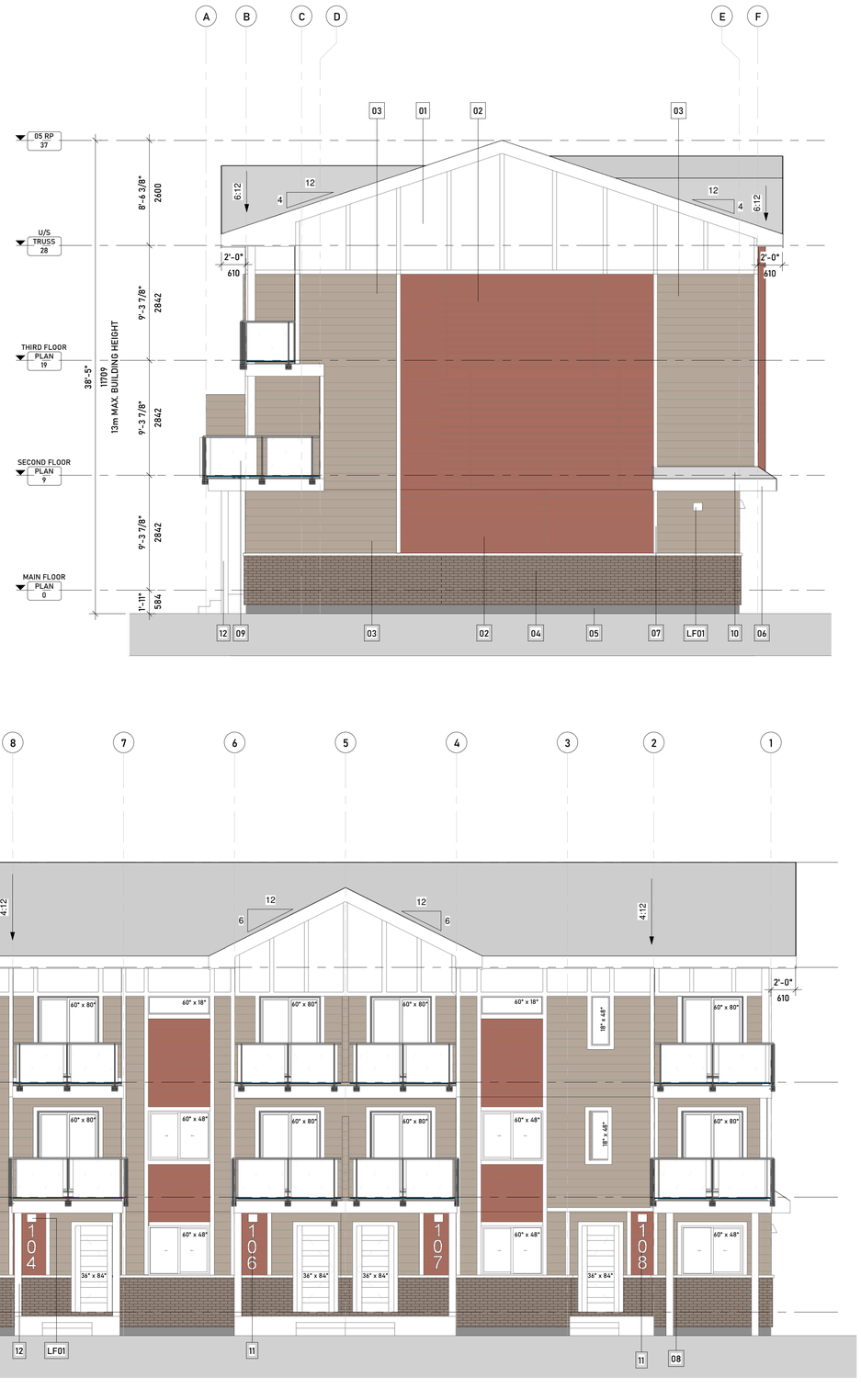
sheet number

DP301

2025-03-25 10:50:46 AM

EXTERIOR FINISHES1	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4"), Brown mix
05	Cement parging, min. 8" above finished grade
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07	Trim - White
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11	Metal house number sign
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LF01	Exterior wall-mounted light fixture







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legal description

LOT: #
BLOCK: #
PLAN: #

client

KLAIR HOMES
MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

1	2025-02-24	ISSUED FOR CLIENT REVIEW
issue	date	description

project number	scale
24-401	3/16" = 1'-0"

drawn by	approved by
LG	SA
checked by	
KA	

sheet title

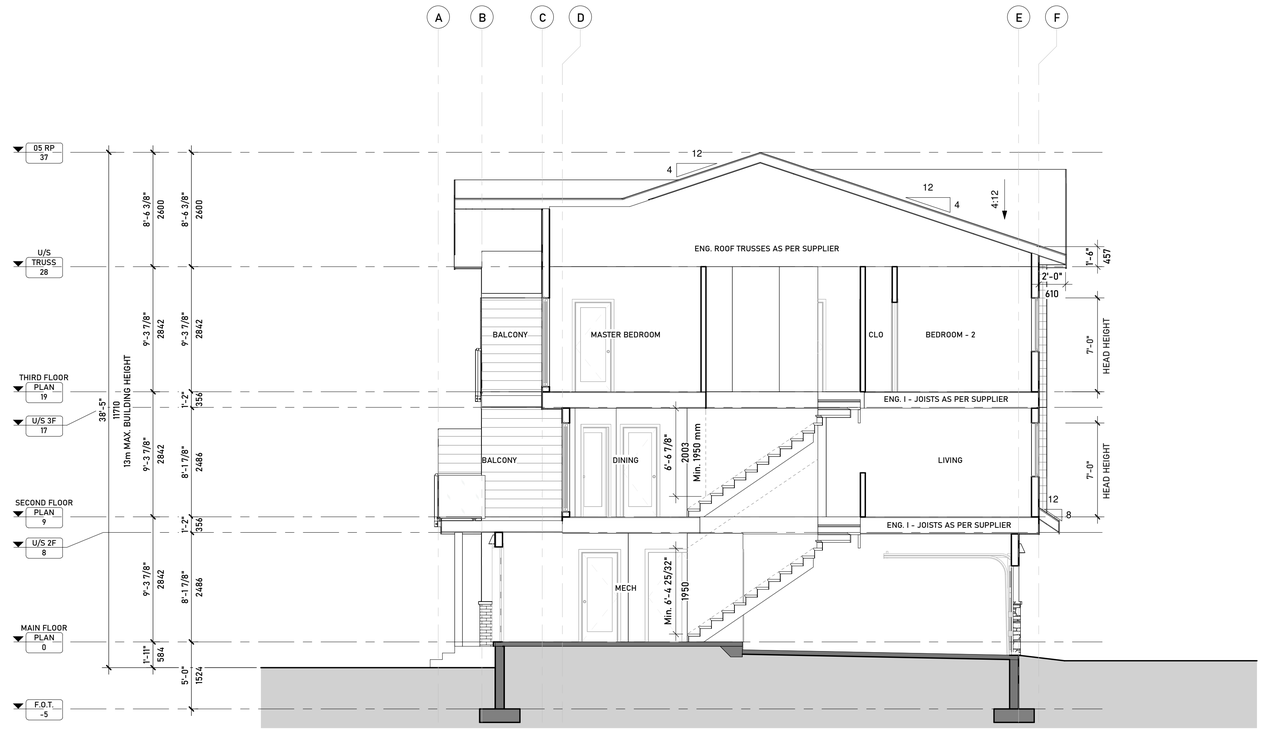
BUILDING
5 & 9
ELEVATIONS

sheet number

DP300

2025-03-25 10:52:30 AM

EXTERIOR FINISHES1	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



2 DP301 SECTION 1
3/16" = 1'-0"



1 DP301 Elevation 3 - a
3/16" = 1'-0"

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
SKYVIEW LOT K

community
Skyview

municipal address

legal description
LOT: #
BLOCK: #
PLAN: #

client
KLAIR HOMES
MASTER BUILDER

phase
DEVELOPEMENT PERMIT

issue / revision

issue	date	description
1	2025-02-24	ISSUED FOR CLIENT REVIEW

project number 24-401
scale 3/16" = 1'-0"

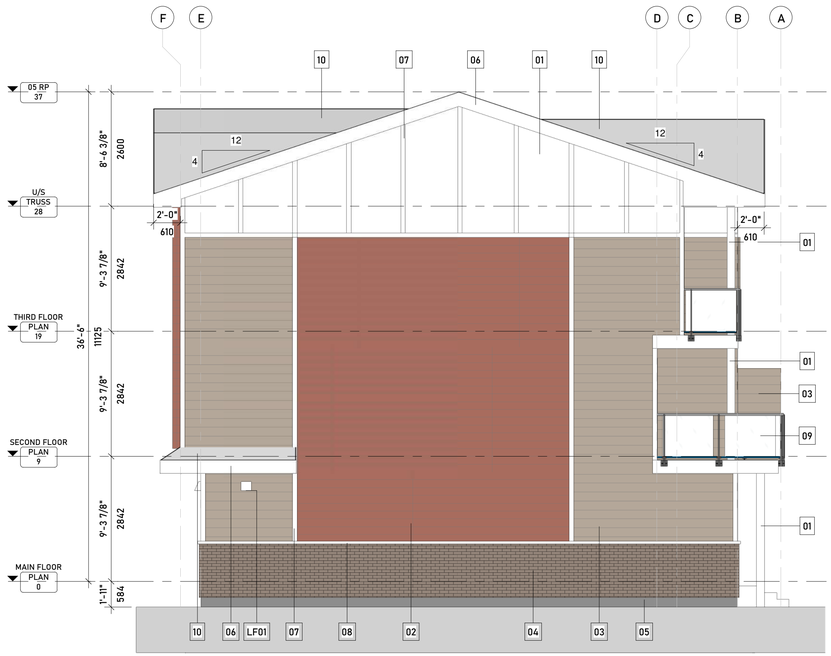
drawn by LG
checked by KA
approved by SA

sheet title
BUILDING 5 & 9 ELEVATION / SECTION

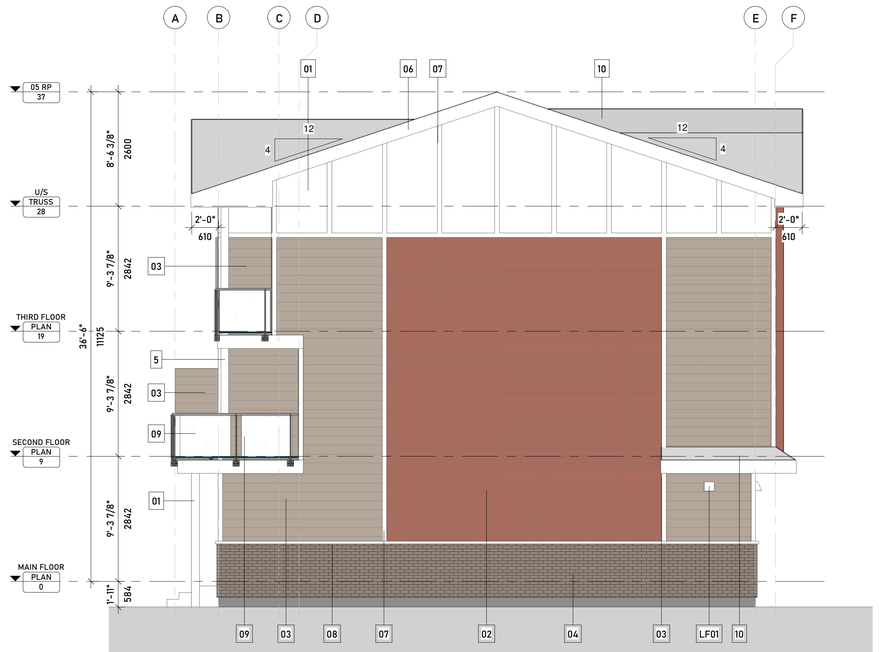
sheet number
DP301

2025-03-25 10:52:32 AM

EXTERIOR FINISHES1	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4"), Brown mix
5	
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP300 **WEST ELEVATION** 3/16" = 1'-0"



2 DP300 **EAST ELEVATION** 3/16" = 1'-0"



3 DP300 **NORTH ELEVATION** 3/16" = 1'-0"

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key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

client

KLAIR HOMES MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2024-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2024-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number 24-401

scale 3/16" = 1'-0"

drawn by LG

checked by KA

approved by SA

sheet title

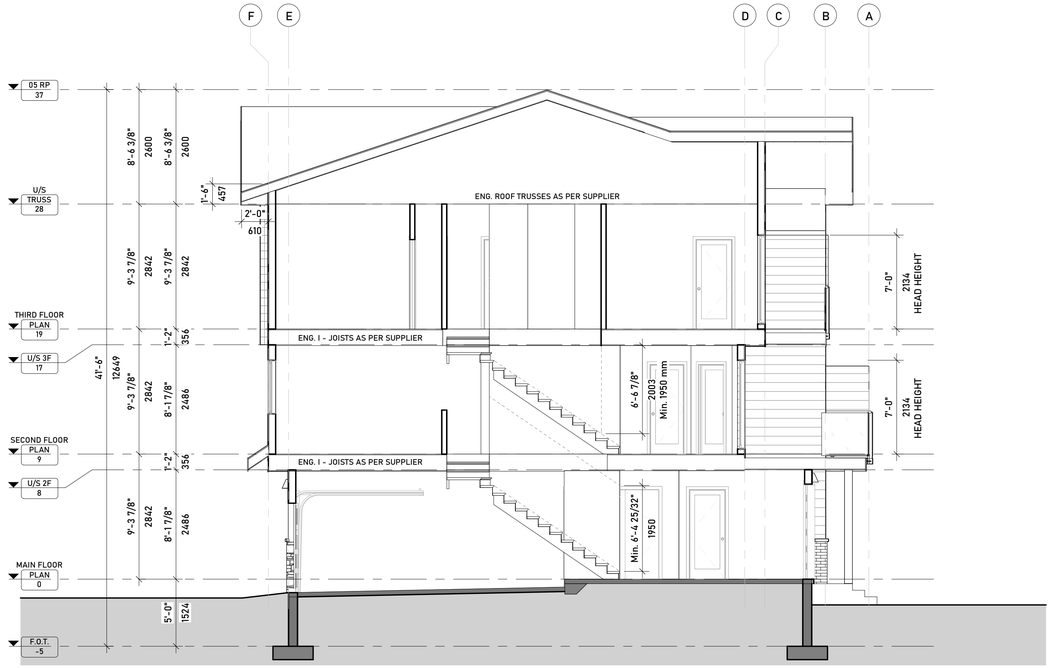
BUILDING 2 & 4 & 13 & 16 & 18 ELEVATIONS

sheet number

DP300

2025-03-25 10:54:32 AM

EXTERIOR FINISHES1	
Key Value	Keynote Text
01	Hardie Panels - Smooth - White
02	Hardie Horizontal Siding - Smooth - Traditional Red
03	Hardie Horizontal Siding - Smooth - Khaki Brown
04	Thin brick masonry veneer (3/4'), Brown mix
5	
05	Cement parging, min. 8" above finished grade
06	Fascia - White
07	Trim - White
08	Cap / Sill - White
09	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/White
10	Asphalt shingle roofing
11	Metal house number sign
12	Smartboard cladding, Colour: White
LF01	Exterior wall-mounted light fixture



1 DP301 **SECTION 1**
3/16" = 1'-0"



2 DP301 **SOUTH ELEVATION**
3/16" = 1'-0"

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
SKYVIEW LOT K

community
Skyview

municipal address

legal description

client
KLAIR HOMES
MASTER BUILDER

phase
DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2024-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2024-02-26	ISSUED FOR DEVELOPMENT PERMIT

project number 24-401
scale 3/16" = 1'-0"
drawn by LG
checked by KA
approved by SA

sheet title
BUILDING 2 & 4 & 13 & 16 & 18 ELEVATION / SECTION

sheet number
DP301

2025-03-25 10:54:34 AM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



2 SOUTH ELEVATION
DP302 3/16" = 1'-0"

1 NORTH ELEVATION
DP302 3/16" = 1'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

SKYVIEW LOT K

community

Skyview

municipal address

legal description

client

KLAIR HOMES MASTER BUILDER

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
2	2024-03-20	ISSUED FOR DEVELOPMENT PERMIT
1	2024-02-24	ISSUED FOR DEVELOPMENT PERMIT

project number	24-401
scale	3/16" = 1'-0"
drawn by	LG
checked by	KA
approved by	SA

sheet title

FIRE SAFETY & LIMITING DISTANCE ELEVATIONS

sheet number

DP302

2025-03-25 10:54:35 AM