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CORNERSTONE MULTIFAMILY LOT 41

2050 Cornerstone Bv NE
ISSUED FOR DP
2026-02-11

SUNSTAR HOMES

sheet number
DP000

2/11/2026 2:47:56 PM

Project Data / Zoning Bylaw Summary - Calgary

Site/Building Data			
Project Description	Multifamily development with 3 buildings (20 double car garage units)		
Project Name	Sunstar Cornerstone Multifamily, Lot 41		
Municipal Address	2050 Cornerstone BV NE		
Neighborhood	Cornerstone		
Legal Description	Lot: 41, Block: 34, Plan: 2511065		
Existing Land Use	M-G (Multi-residential- At grade housing)		
Abutting Land Use Districts	North: Cornerstone Bv NE		
	East: Corner Glen Ld NE		
	West: Green reserve		
	South: Green reserve		
Flood Protection Area	N/A		
Abandoned Wells	N/A		
Applicable Bylaw	City Of Calgary LUB1P2007		
Site Area	3853.98m²/0.38 ha		
Building Area	0.38		
Number of Dwelling Units	21		
	Required/Permitted	Proposed	Bylaw...
Site/Area Analysis			
Use	Multi-residential Development	Multi-residential Development	605
Density (units per hectare)	min- 35 units/ hectare Max- 80 units/hectare	56 units/ hectare	609
Building Height	13m	12.87m	614
No. of Storeys		3	
Min. Front Setback (along street)	0 m	0 m	612 (2)
Min. Side and rear Setback (along another parcel)	1.2m	as per site plan	612
Amenity Space Analysis			
Min. Required Area	7.5m²/ unit	min. 7.5 m²/ unit	615
Min. Dimension	2m	2m	615
Vehicle Parking Analysis			
Residential Parking Stalls	13.125 stalls (0.625/unit)	40	559
Bicycle Parking Analysis			
Required Class 1	10.5	21 (1 within each garage)	559 (a)
Required Class 2	2.1	4 (U-BIKE RACKS)	559 (c)

MATERIAL SAMPLE COLOURS

FIBER CEMENT

JAMES HARDIE HARDIEPLANK LAP SIDING - NAVAJO BEIGE



JAMES HARDIE HARDIESHINGLE SIDING - NAVAJO BEIGE



JAMES HARDIE HARDIETRIM BOARD, SMOOTH FINISH - ARCTIC WHITE



JAMES HARDIE HARDIEPLANK LAP SIDING - IRON GREY



JAMES HARDIE HARDIESHINGLE SIDING - IRON GREY



THIN STONE MASONRY VENEER

EL DORADO BRICK VENEER, COOS BAY



BUILDING GFA

Level	Area (m²)	Area (ft²)
BUILDING 1		
MFL	304.84 m²	3281.29 ft²
L2	309.67 m²	3333.29 ft²
L3	333.53 m²	3590.12 ft²
	948.05 m²	10204.69 ft²
BUILDING 2		
MFL	268.45 m²	2889.56 ft²
L2	267.06 m²	2874.56 ft²
L3	288.94 m²	3110.18 ft²
	824.45 m²	8874.30 ft²
BUILDING 3		
MFL	402.05 m²	4327.62 ft²
L2	400.66 m²	4312.62 ft²
L3	433.40 m²	4665.12 ft²
	1236.11 m²	13305.35 ft²
BUILDING 4		
MFL	402.05 m²	4327.63 ft²
L2	400.66 m²	4312.62 ft²
L3	433.40 m²	4665.13 ft²
	1236.11 m²	13305.37 ft²
Grand total	4244.71 m²	45689.72 ft²

ANNOTATION SYMBOLS

- CENTER LINE
- STRUCTURAL GRID
- ELEVATION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- SECTION CALLOUT: A = DRAWING NUMBER, B = SHEET NUMBER
- 99.44 — ELEVATION - EXISTING GRADE
- 99.64 — ELEVATION - FINISHED GRADE
- 2% — SLOPE ARROW
- WINDOW TAG
- D00 — DOOR TAG
- MATERIAL/FINISH TAG
- 1 — REVISION TAG

ABBREVIATIONS

2-PC	TWO-PIECE RESTROOM/POWDER ROOM	N/A	NOT APPLICABLE
AB	AIR BARRIER OR ALBERTA	NBC	NATIONAL BUILDING CODE
AD	AREA DRAIN	NBC-AE	NATIONAL BUILDING CODE - ALBERTA EDITION
AHJ	AUTHORITY HAVING JURISDICTION	NC	NON-COMBUSTIBLE
AFF	ABOVE FINISHED FLOOR	NECB	NATIONAL ENERGY CODE FOR BUILDINGS
AHU	AIR HANDLING UNIT	NFC	NATIONAL FIRE CODE
AL	ALUMINUM	NFC-AE	NATIONAL FIRE CODE - ALBERTA EDITION
AN	ANODIZED	NIC	NOT IN CONTRACT
ANNR	ANNUNCIATOR PANEL	NO.	NUMBER
APPROX	APPROXIMATE	NOM	NOMINAL
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
AVB	AIR/VAPOUR BARRIER	O/C	ON CENTER
AWB	AIR/WATER BARRIER	OD	OVERFLOW DRAIN
BATH	BATHROOM	OH	OVERHEAD
BD	BOARD	OHDR	OVERHEAD DOOR
BED	BEDROOM	OPNG	OPENING
B/F	BARRIER-FREE	OPP	OPPOSITE
BLDG	BUILDING	OSB	ORIENTED STRAND BOARD
BM	BEAM	OWSJ	OPEN WEB STEEL JOIST
B/O	BOTTOM OF	PB	PULL BOX
BOC	BACK OF CURB	PC	POWDER COATED
BOF	BOTTOM OF FOOTING	PCC	PRE-CAST CONCRETE
BOW	BACK OF WALK OR BOTTOM OF WALL	PD	PLANTER DRAIN
BSMT	BASEMENT	PDO	POWER DOOR OPERATOR
CA	CONTRACT ADMINISTRATION	PEX	CROSSLINKED POLYETHYLENE TUBING
CAB	CABINET	PF	PREFINISHED
CANT	CANTILEVER	PH	PHASE
CB	CATCH BASIN	P/L	PROPERTY LINE
CIP	CAST IN PLACE	PLAM	PLASTIC LAMINATE
C/L	CENTERLINE	PLY	PLYWOOD
CLG	CEILING	PNT	PAINT
CLO	CLOSET	POLY	POLYETHYLENE SHEET (SEE CAN/CGSB-51.34-M)
CLR	CLEAR	PP	POWER POLE
CMP	COMPOSITE METAL PANEL	PS	PRESSED STEEL
CMU	CONCRETE MASONRY UNIT	PSI	PRESSED STEEL, INSULATED
CODE	CODE REFERENCE, SEE NBC, NECB, NFC	PT	PRESSURE TREATED
COL	COLUMN	PTW	PRESSURE TREATED WOOD
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCTION	PWR	POWER OPERATED
CONT	CONTINUOUS	R	RADIUS OR RISER
COR	CORRIDOR	R(#)	R-VALUE
CPT	CARPET	R/A	RETURN AIR
CPT-T	CARPET TILE	RB	RUBBER BASE
CR	CARD READER	RCP	REFLECTED CEILING PLAN
CT	CERAMIC TILE	RD	ROOF DRAIN
C/W	COMPLETE WITH	REF	REFERENCE
D	DEEP/DEPTH	REFR	REFRIGERATOR
DBL	DOUBLE	REINF	REINFORCED
DEMO	DEMOLITION	REQD	REQUIRED
DIA	DIAMETER	RES	RESILIENT
DIM	DIMENSION	REV	REVISION
DIMS	DIMENSIONS	RFI	REQUEST FOR INFORMATION
DN	DOWN	R/H	RANGE/HOOD FAN
DR	DOOR	RG	ROOF GUTTER
DW	DISHWASHER	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
E/A	EXHAUST AIR	RSI(#)	RSI VALUE
EA	EACH	RTU	ROOFTOP MECHANICAL UNIT
EBF	EXPOSING BUILDING FACE	RV	ROOF VENT
EL	ELEVATION	R/W	RIGHT OF WAY
ELEC	ELECTRICAL	RWL	RAINWATER LEADER
ELEV	ELEVATOR	S/A	SUPPLY AIR (FRESH AIR)
ENG	ENGINEER/ENGINEERED	SC	SCUPPER
EP	ELECTRICAL PANEL	SCJ	STUCCO CONTROL JOINT
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER	SCW	SOLID CORE WOOD
EPS	EXPANDED POLYSTYRENE INSULATION	SF	SPRAY-APPLIED POLYURETHANE
EPX	EPOXY	SG	STRUCTURAL GLAZING
ERV	ENERGY RECOVERY VENTILATOR	SH	SHOWER
EQ	EQUAL	SI	SITE INSTRUCTION
EV	ELECTRIC VEHICLE	SIGN	SIGNAGE
EX	EXHAUST VENT	SIM	SIMILAR
EXIST	EXISTING	SL	SLIDING OR SLIDER
EXP	EXPOSED	SP	SPANDREL PANEL
EXT	EXTERIOR	SPEC	SPECIFICATION
FA	FALL ARREST ANCHOR	SPF	SPRUCE/PINE/FIR
F/A	FRESH AIR VENT	SQ	SQUARE
FAB	FABRIC	SQ.FT	SQUARE FEET
FD	FLOOR DRAIN	SQ.M	SQUARE METRES
FDC	FIRE DEPARTMENT CONNECTION (SIAMESE)	SS	STAINLESS STEEL
FDN	FOUNDATION	ST	STEEL
FE	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION CLASS RATING
FEC	FIRE EXTINGUISHER CABINET	STD	STANDARD
FACE	FINISHED FACE	STN	STONE
FFL	FINISHED FLOOR LEVEL	STOR	STORAGE
FIXT	FIXTURE	STRUCT	STRUCTURE OR STRUCTURAL
FHC	FIRE HOSE CABINET	SUSP	SUSPENDED
FLR	FLOOR OR FLOOR LEVEL	T&B	TOP & BOTTOM
F/O	FACE OF	T&G	TONGUE & GROOVE
FOC	FACE OF CONCRETE	TBD	TO BE DETERMINED
FOG	FACE OF GLAZING	TD	TRENCH DRAIN
FOS	FACE OF STUD	TEL	TELECOMMUNICATIONS, TELEPHONE
FOW	FRONT OF WALK	TEMP	TEMPORARY
FR	FREEZER	TERR	TERRAZZO
FRR	FIRE RESISTANCE RATING	TG	TEMPERED GLASS
FT	FOOT/FEET	T/O	TOP OF
GA	GAUGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOF	TOP OF FOOTING
GC	GENERAL CONTRACTOR	TOJ	TOP OF JOIST
GL	GLASS/GLAZING	TOS	TOP OF SLAB
GR	GRADE	TOW	TOP OF WALL
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
GYP	GYPSUM	U(#)	U-VALUE: HEAT TRANSFER COEFFICIENT OF ENTIRE ASSEMBLY; U = 1/RSI
H	HIGH		
HB	HOSE BIB	U/G	UNDERGROUND
HCW	HOLLOW CORE WOOD	UNO	UNLESS NOTED OTHERWISE
HDWR	HARDWARE	UR/W	UTILITY RIGHT OF WAY
HF	HOOD FAN	U/S	UNDERSIDE
HM	HOLLOW METAL	VB	VAPOUR BARRIER
HMI	HOLLOW METAL, INSULATED	VCT	VINYL COMPOSITE TILE
HR	HOUR	VEST	VESTIBULE
HRV	HEAT RECOVERY VENTILATOR	VL	VINYL
HSS	HOLLOW STEEL SECTION	VP	VISION PANEL
HT	HEIGHT	W	WIDE/WIDTH
HVAC	HEATING / VENTING / AIR CONDITIONING	W/	WITH
HW	HOT WATER	WB	WATER BARRIER
HYD	FIRE HYDRANT	WC	WATER CLOSET
IIC	IMPACT INSULATION CLASS RATING	W/D	WASHER/DRYER
INFO	INFORMATION	WD	WOOD
INS	INSULATION	WIC	WALK-IN CLOSET
INT	INTERIOR	WO	WALL OVEN
JAN	JANITOR	WP	WATERPROOF
KIT	KITCHEN	WR	WASHROOM
L	LONG/LENGTH	WRB	WEATHER-RESISTIVE (WATER) BARRIER
LAV	LAVATORY	WV	WOOD VENEER
LD	LIMITING DISTANCE	XPS	EXTRUDED POLYSTYRENE INSULATION
LDRY	LAUNDRY		
LOC	LIP OF CURB		
LOG	LIP OF GUTTER		
LP	LIGHT POLE/STANDARD		
LVL	LEVEL OR LAMINATED VENEER LUMBER		
LVR	LOUVER		
m	METER		
MAX	MAXIMUM		
MCW	METAL CLAD WOOD		
MECH	MECHANICAL		
MED	MEDIUM		
MEZZ	MEZZANINE		
MH	MANHOLE		
MIN	MINIMUM OR MINUTE		
MIR	MIRRORED		
MISC	MISCELLANEOUS		
MLWK	MILLWORK		
mm	MILLIMETER		
MP	METAL PANEL		
MTL	METAL		
MUA	MAKE-UP AIR UNIT		

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
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key plan

project information

project title
CORNERSTONE MULTIFAMILY LOT 41

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CORNERSTONE

municipal address
2050 Cornerstone Bv NE

legal description
LOT: 41
BLOCK: 34
PLAN: 2511065

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517
scale As indicated
drawn by MK
checked by HM/KA
approved by SA

sheet title
PROJECT INFORMATION

sheet number
DP001

2/11/2026 2:47:56 PM

NOTES: SITE

1. REFER TO SURVEY DRAWINGS AND GEOTECHNICAL REPORT TO VERIFY SITE PARAMETERS AND CONDITIONS.

2. CONTRACTOR TO VERIFY SITE PARAMETERS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ANY SITE PARAMETERS OR CONDITIONS FOUND TO BE DIFFERENT THAN THOSE ON DRAWINGS OR REPORTS SHALL BE REPORTED TO THE ARCHITECT.

3. ESTABLISH ALL PROPERTY LINES, LEVELS, SETBACKS, EASEMENTS, RIGHT-OF-WAY, UTILITIES, CURBS, SIDEWALKS, BUILDING LOCATIONS, AND LAYOUT ETC. BY SURVEYOR BEFORE COMMENCING CONSTRUCTION.

4. SOIL BEARING CAPACITY TO BE REVIEWED BY THE CERTIFIED GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR SHALL REFER, COMPLY AND FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS NOR THE FINAL RECOMMENDATIONS OF THE REPORT. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER FOR INSTRUCTION PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING CONSTRUCTION. EXCAVATION AND FILL SHOULD BE DONE AS PER GEOTECHNICAL REPORT REQUIREMENTS. DO NOT OVER-EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.

6. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GRADE SERVICES OR OBSTACLES ON OR ADJACENT TO SITE AND SHALL REPORT SUCH OBSTRUCTIONS IN WRITING TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.

7. EXCAVATION WORKS CLOSE TO SERVICES AND STRUCTURES ARE TO BE DONE MANUALLY.

8. REFER TO CIVIL ENGINEERING DRAWINGS (DSSP), LOT GRADING AS PER APPROVED PLOT PLAN, OR MUNICIPAL LOT GRADING REQUIREMENTS AS REQUIRED FOR GRADING, DRAINAGE, AND SITE SERVICING INFORMATION.

9. WHERE NEW SITE GRADING IS CALLED FOR, SLOPE NEW TERRAIN ELEVATIONS TO MEET EXISTING GRADE ELEVATIONS AT PROPERTY LINES AND BLEND NEW TO EXISTING. CITY BOULEVARD GRADES TO BE 2% TYPICAL UNLESS NOTED OTHERWISE.

10. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING & POWER INFORMATION.

11. REFER TO LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE LAYOUT, PLANTING INFORMATION, AND SURFACE FINISHES.

12. REFER TO SITE DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

13. WHERE INTERNAL ROADWAYS ARE PROVIDED, ASPHALT SURFACED DRIVE AISLES TO SUPPORT MIN. 38,556 KG & A POINT LOAD OF 517 KPA (75 PSI) OVER A 24" X 24" AREA, SUBGRADE PREPARATION AS PER CITY OF CALGARY STANDARDS, REFER TO GEOTECHNICAL REPORT.

14. ALL CONCRETE AND ASPHALTIC PAVEMENT (PADS, APRONS, APPROACH AREAS AND PARKING STRUCTURES) WITHIN THE COLLECTION ROUTE, COLLECTION AREA AND STAGING AREAS MUST HAVE SUFFICIENT CAPACITY TO SUPPORT A MINIMUM WEIGHT OF A 25,000 KG COLLECTION VEHICLE.

15. SIDEWALKS & CURBS TO BE 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.

16. WHERE PROVIDED, POST-MOUNTED SIGNAGE TO BE INSET MIN. 0.6 M FROM FACE OF CURBS TYPICAL.

17. SIDEWALKS TO BE 1.5 M WIDE TYPICAL WITH BROOM FINISH UNLESS OTHERWISE NOTED OR DIMENSIONED.

18. MAKE GOOD TO EXISTING NEIGHBORING SITES AND MUNICIPAL BOULEVARDS, STREETS, AND SIDEWALKS ALL ELEMENTS INCLUDING BUT NOT LIMITED TO FINISHES, FIXTURES, GRADES, AND LANDSCAPE WHERE AFFECTED BY DEMOLITION OR CONSTRUCTION.

19. PROVIDE ROUGH-INS FOR EV CHARGING, MIN. CAPACITY 40 AMPS AT 208 OR 240 VOLTS, TO INCLUDE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND PENETRATIONS AS REQUIRED.

20. 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").

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND REHABILITATION OF NEW AND EXISTING SIDEWALKS, CURBS, GUTTERS, DRIVEWAY CROSSINGS, ETC., AS REQUIRED.

SITE LEGEND

ASPHALT, HEAVY DUTY

UPPER LEVEL OUTLINE/OVERHANG

CONCRETE APRON

BUILDING OUTLINE

PRIVATE AMENITY SPACE (MIN. 7.5m²)

CONCRETE SIDEWALK

SITE BOUNDARIES:

U/RW

SETBACK LINE

PROPERTY LINE

MOLOK CLASSIC

MIXED WASTE

RECYCLING

ORGANIC

SITE SYMBOLS:

EFH — EXISTING MUNICIPAL FIRE HYDRANT

NFH — NEW MUNICIPAL FIRE HYDRANT TO BE COMMISIONED

CB — EXISTING CATCH BASIN

PROPOSED SITE LIGHT STANDARD

LP — EXISTING MUNICIPAL LIGHT STANDARD

MH — EXISTING MANHOLES

MH — PROPOSED MANHOLES

PP — EXISTING POWER POLE

EP — EXISTING ELECTRICAL PANEL

SIGNAGE LEGEND:

NOTE: SIGNAGE AS PER CITY STANDARDS

STOP — STOP

STOP 4-WAY — 4-WAY STOP

YIELD

NO PARKING

V — RESERVED PARKING: VISITOR

R — RESERVED PARKING: RESIDENTIAL

PEDESTRIAN CROSSING

RESERVED PARKING: BARRIER-FREE 'A' VAN ACCESSIBLE

NO PARKING: FIRE ROUTE

BUS — TRANSIT STOP

LOADING BAY

In. St. — STREET/LANE NAME

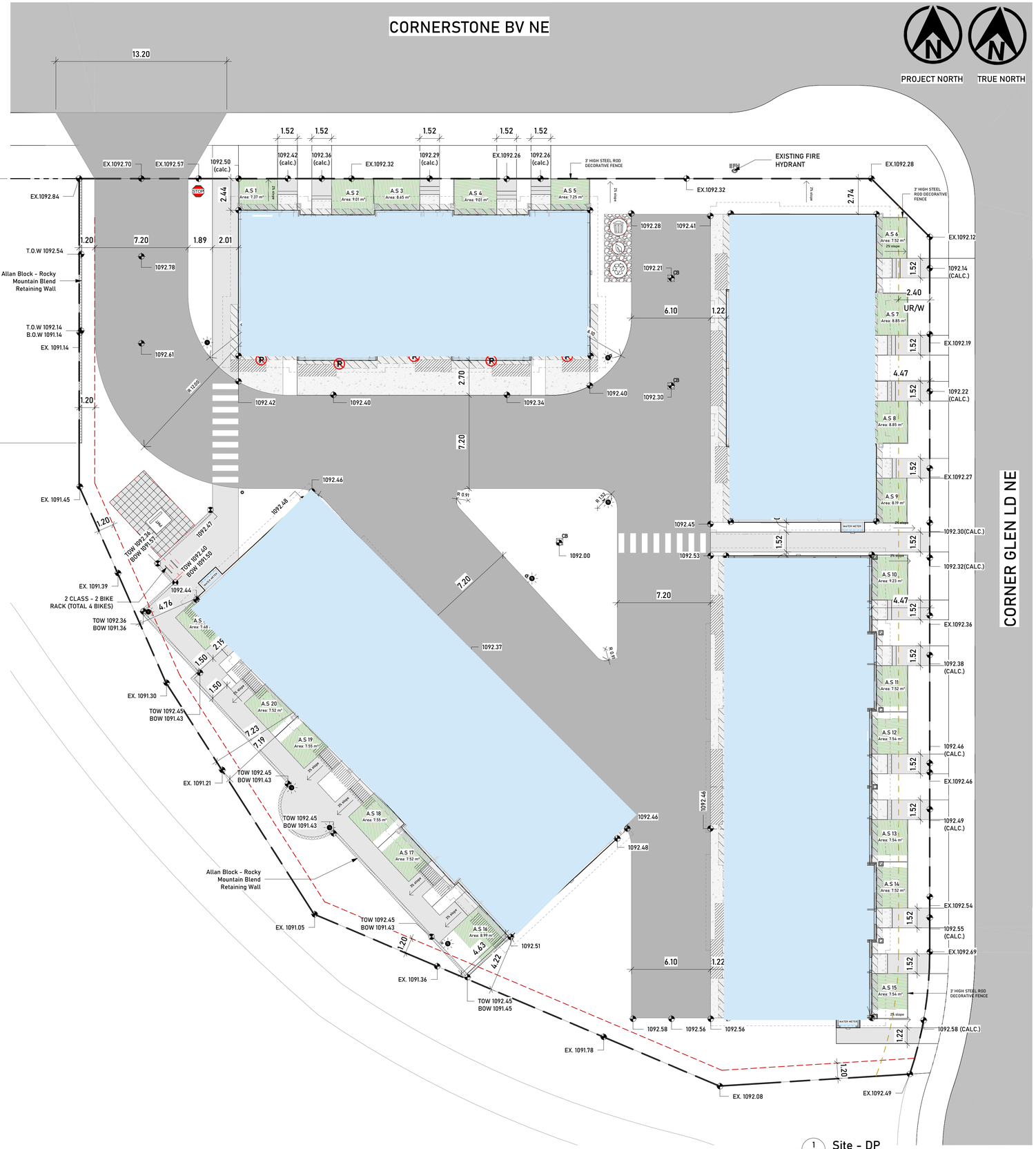
DEAD END

SPEED BUMP

PAINTED HANDICAP PARKING SYMBOL (AS PER CITY STANDARDS)

LIGHT BOLLARD (LF01)

EXTERIOR WALL MOUNTED LIGHT (LF02)



1 Site - DP
DP100 1:150

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professional seal

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key plan

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client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
3	2026-02-11	ISSUED FOR DP
2	2026-01-28	ISSUED FOR CIVIL COORDINATION
1	2025-12-02	ISSUED FOR CIVIL COORDINATION

project number 25-517

scale As indicated

drawn by MK

checked by HM/KA

approved by SA

sheet title
SITE PLAN

sheet number
DP100

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1 landscape plan
1:200



Supplier: Green Theory
Model: Cruiser backed bench
Material: Aluminum, Hardwood Timber



Supplier: Green Theory
Model: BIKKI Bin Enclosure
Material: Aluminum,
Hardwood Timber



Supplier: Green Theory
Model: Array Bike Rack
Material: Aluminum or Stainless Steel



Supplier: ULINE
Model: Adirondack chair
Material: Plywood
Color: brown



Supplier: techo-bloc
Model: Mika pavers
Color: Ivory

2 site furnishing palette
nts.

land use bylaw landscape requirements

City Of Calgary Zoning	M-G	
landscape area	required	provided
total parcel area	**3,854.00 m2**	
landscape area required for M-G zoning (minimum 40% of parcel area)	1,541.60	
item 556 low water landscaping reduction -3%		
total landscape area required (37% of parcel area)	1,425.98 m2	
total landscape area provided		**1250.74 m2**
total landscape area provided (percentage of site area):		32 %
hard surfaced landscape area (maximum of 50% of required landscape area)	712.99 m2	344.61 m2
hard surfaced landscape area provided (percentage of landscape area provided)		28 %
sod area as per item 556 (maximum of 30% of required landscape area)	427.79 m2	418.11 m2
total number of trees (ground level and first floor terrace only)	required	provided
(1/45 m2 of provided landscape area as per option 552)		
number of existing trees on site:	0	
number of new trees required:	28	28
low water trees required as per item 556 (30% minimum of trees required)	8	17
deciduous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% min 75mm cal)	10	11
medium trees as per item 555 (50% min 50mm cal)	10	10
total deciduous trees	21	21
coniferous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% 3.0m ht min)	3	3
medium trees as per item 555 (50% 2.0m ht min)	3	4
total coniferous trees	7	7
shrubs (ground level and first floor terrace only)	required	provided
(2/45 m2 of required landscape area as per item 555) (min 600mm height and spread)	56	65
low water shrubs required as per item 556 (30% minimum of shrubs required)	17	32

trees

flowering crabapple
Malus
Qty: 6
75mm caliper balled and burlapped

japanese tree lilac
Syringa reticulata
Qty: 5
75mm caliper balled and burlapped

chokecherry
Prunus virginiana var. melanocarpa
Qty: 10
50mm caliper balled and burlapped

lodgepole pine
Pinus contorta Var. latifolia'
Qty: 3
3m height balled and burlapped

shrubs

lilac
Syringa 'josee'
Qty: 8
#5 container 600 mm min height + spread

juniper
Juniperus horizontalis
Qty: 24
#5 container 600 mm min height + spread

wood's rose
Rosa woodsi
Qty: 33
#5 container 600 mm min height + spread

grass/ perennial

hardscape

asphalt, light duty

concrete, broom finish for driveway

gravel bed for recycle/ waste bins area

plain grey concrete sidewalk

permeable paver,
techo-bloc, Mika pavers

softscape

low water sod with 300 mm of topsoil

planting bed with 600 mm of topsoil

site furnishing, refer to furniture palette

B **bench**
Qty: 1

T **trash bin**
Qty: 1

C **chair**
Qty: 9

bike rack
Qty: 2

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for review and coordination only

notes

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3. Do not scale drawings.
4. Refer to Civil drawings for all grading information.
5. All walkways are plain concrete unless noted otherwise.
6. All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
7. 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

number	revision	date	by	approved
4	exchange PRNL with sod in amenity areas	2026-02-05		rr
3	update annotation	2026-02-03		rr
2	adding bike racks	2026-02-03		rr
1	new arch base	2026-01-30		rr

issued for	date (y.m.d)
4 DP submission	2026-02-03
3 90% DP review	2026-02-03
2 90% DP review	2026-02-02
1 75% DP	2026-01-28

DRAFT
for review and coordination only

project
cornerstone multifamily
lot 41
2050 Cornerstone BV NE

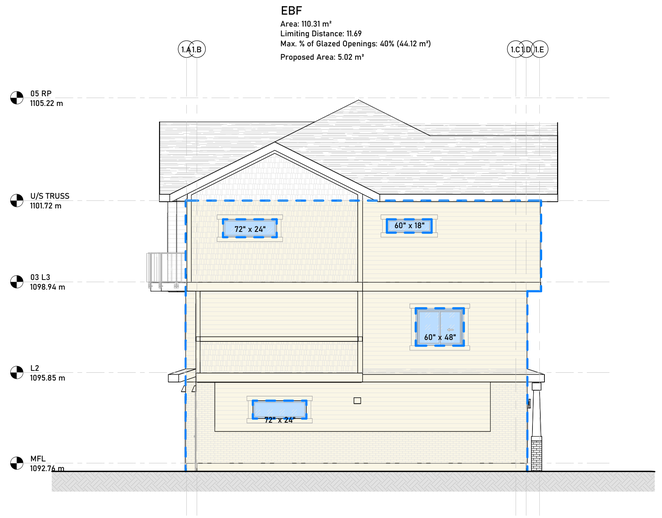
drawing
development permit
landscape design

drawn	rr
checked	ibm
date	2026/01/07
scale	as noted
approved	rbg
project number	0169.4
sheet	DPL1

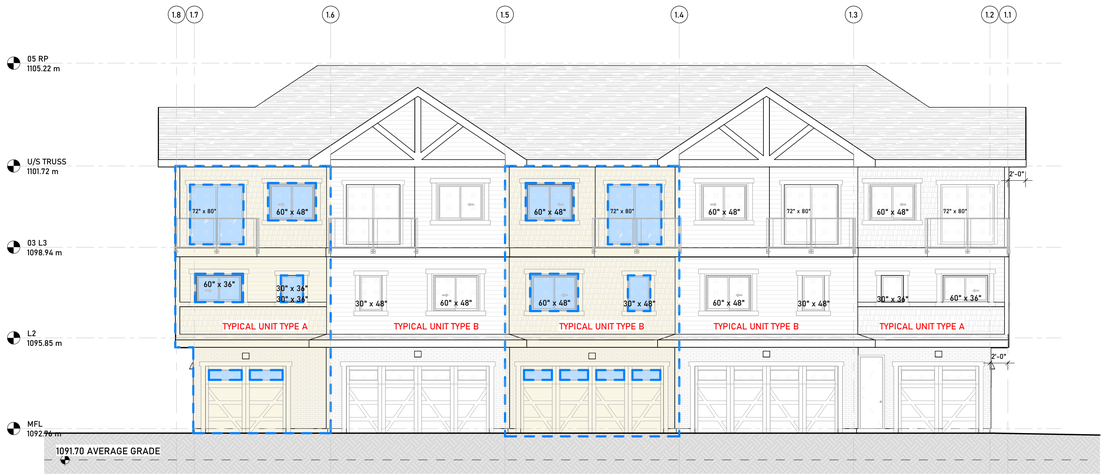
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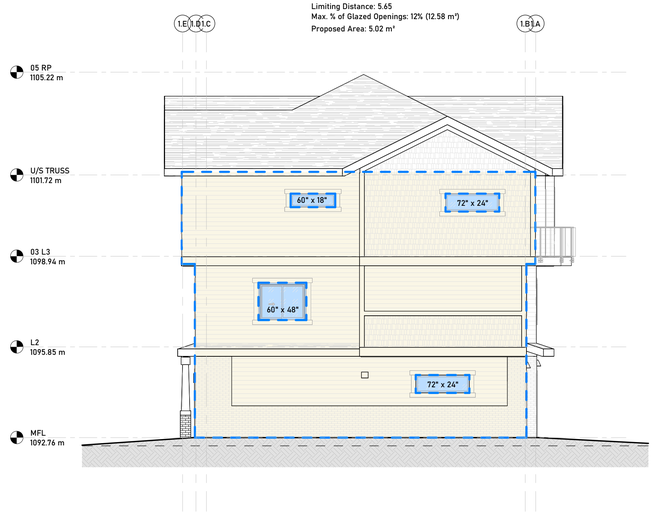
1 DP103 **NORTH FSE**
1/8" = 1'-0"



3 DP103 **EAST FSE**
1/8" = 1'-0"



2 DP103 **SOUTH FSE**
1/8" = 1'-0"



4 DP103 **WEST FSE**
1/8" = 1'-0"

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
CORNERSTONE MULTIFAMILY LOT 41

community
CORNERSTONE

municipal address
2050 Cornerstone Bv NE

legal description
LOT: 41
BLOCK: 34
PLAN: 2511065

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2024-02-11	ISSUED FOR DP

project number 25-517
scale 1/8" = 1'-0"
drawn by MK
checked by HM/KA
approved by SA

sheet title
BUILDING 1 - EBF ELEVATIONS

sheet number
DP103

2/12/2026 1:42:30 PM

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.

EBF
Area: 55.00 m²
Limiting Distance: 7.15
Max. % of Glazed Openings: 77.86% (42.82 m²)

Proposed Area: 11.84 m²

EBF
Area: 52.75 m²
Limiting Distance: 7.51
Max. % of Glazed Openings: 87.33% (46.06 m²)

Proposed Area: 11.84 m²



1 DP104 EAST EBF
1/8" = 1'-0"

EBF
Area: 109.62 m²
Limiting Distance: 1.29
Max. % of Glazed Openings: 7% (7.67 m²)
Proposed Area: 6.41 m²



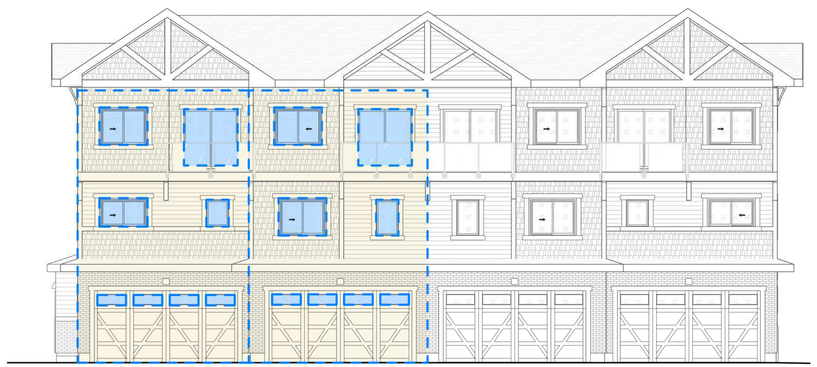
EBF
Area: 5.99 m²
Limiting Distance: 0.53

3 DP104 SOUTH EBF
1/8" = 1'-0"

EBF
Area: 54.11 m²
Limiting Distance: 4.02
Max. % of Glazed Openings: 27.33% (14.96 m²)

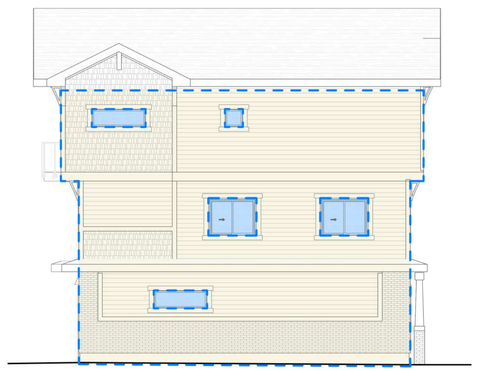
Proposed Area: 9.29 m²

EBF
Area: 56.66 m²
Limiting Distance: 3.66
Max. % of Glazed Openings: 24.47% (13.88 m²)
Proposed Area: 10.02 m²



2 DP104 WEST EBF
1/8" = 1'-0"

EBF
Area: 109.27 m²
Limiting Distance: 7.84
Max. % of Glazed Openings: 19% (20.76 m²)
Proposed Area: 6.78 m²



4 DP104 NORTH EBF
1/8" = 1'-0"

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key plan

project information

project title
CORNERSTONE
MULTIFAMILY LOT 41

community
CORNERSTONE

municipal address
2050 Cornerstone Bv NE

legal description
LOT: 41
BLOCK: 34
PLAN: 2511065

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2024-02-11	ISSUED FOR DP

project number 25-517
scale 1/8" = 1'-0"
drawn by MK
checked by HM/KA
approved by SA

sheet title
BUILDING 2 - EBF
ELEVATIONS

sheet number
DP104

2/11/2026 2:49:06 PM

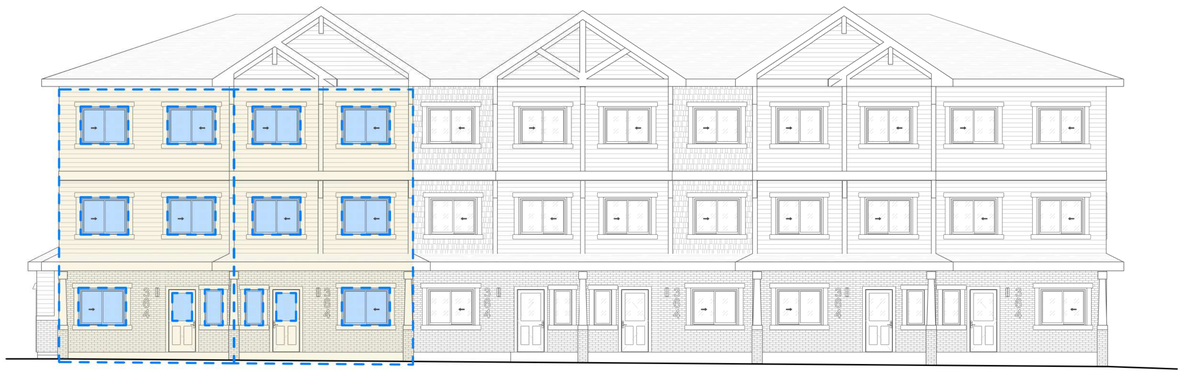
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EBF
Area: 55.70 m²
Limiting Distance: 7.11
Max. % of Glazed Openings: 76.91% (42.83 m²)

Proposed Area: 11.84 m²

EBF
Area: 57.15 m²
Limiting Distance: 7.15
Max. % of Glazed Openings: 76.71% (43.84 m²)

Proposed Area: 11.84 m²



1 EAST EBF
1/8" = 1'-0"

EBF
Area: 109.61 m²
Limiting Distance: 1.29
Max. % of Glazed Openings: 7% (7.67 m²)

Proposed Area: 6.41 m²



3 NORTH EBF
1/8" = 1'-0"

EBF
Area: 56.78 m²
Limiting Distance: 3.66
Max. % of Glazed Openings: 23.68%(13.44 m²)

Proposed Area: 9.49 m²

EBF
Area: 52.29 m²
Limiting Distance: 4.02
Max. % of Glazed Openings: 26.78% (14.03 m²)

Proposed Area: 10.22 m²



2 WEST EBF
1/8" = 1'-0"

EBF
Area: 108.14 m²
Limiting Distance: 3.58
Max. % of Glazed Openings: 11.16%(12.07 m²)

Proposed Area: 6.78 m²



4 SOUTH EBF
1/8" = 1'-0"

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DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number
25-517

scale
1/8" = 1'-0"

drawn by MK
checked by HM/KA

approved by
SA

sheet title
BUILDING 3 - EBF ELEVATIONS

sheet number
DP105

2/11/2026 2:53:46 PM

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EBF
Area: 57.44 m²
Limiting Distance: 4.21
Max. % of Glazed Openings: 29.35% (16.86 m²)

Proposed Area: 9.29 m²

EBF
Area: 52.90 m²
Limiting Distance: 4.57
Max. % of Glazed Openings: 35.47% (18.76 m²)

Proposed Area: 10.02 m²



1 EAST EBF
1/8" = 1'-0"

EBF
Area: 107.53 m²
Limiting Distance: 4.46
Max. % of Glazed Openings: 12% (12.90 m²)
Proposed Area: 6.78 m²



3 NORTH EBF
1/8" = 1'-0"

EBF
Area: 55.70 m²
Limiting Distance: 4.44
Max. % of Glazed Openings: 35.67% (19.86 m²)

Proposed Area: 13.26 m²

EBF
Area: 57.15 m²
Limiting Distance: 5.78
Max. % of Glazed Openings: 50.73% (28.99 m²)

Proposed Area: 13.26 m²



2 WEST EBF
1/8" = 1'-0"

EBF
Area: 109.00 m²
Limiting Distance: 4.21
Max. % of Glazed Openings: 12% (13.08 m²)
Proposed Area: 6.78 m²



4 SOUTH EBF
1/8" = 1'-0"

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issue	date	description
1	2026-02-11	ISSUED FOR DP

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drawn by MK
checked by HM/KA
approved by SA

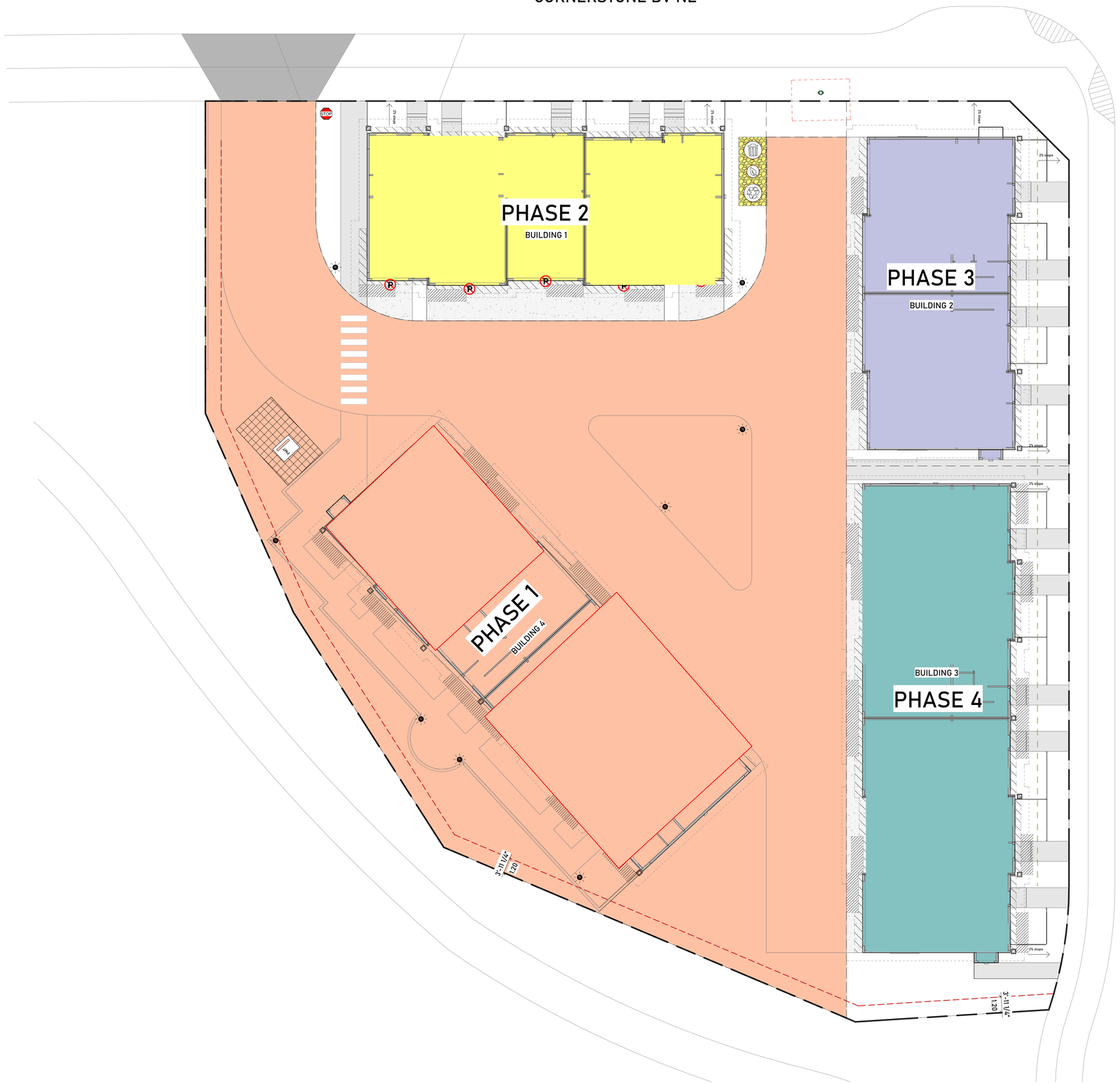
sheet title
BUILDING 4 - EBF ELEVATIONS

sheet number
DP106

2/11/2026 2:51:02 PM

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CORNERSTONE BV NE



CORNER GLEN LD NE

PROJECT NORTH TRUE NORTH

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ph: 825.910.8080 email: info@spherearc.com

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project information

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legal description
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BLOCK: 34
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client
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phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517

scale 1 : 150

drawn by MK
checked by HM/KA

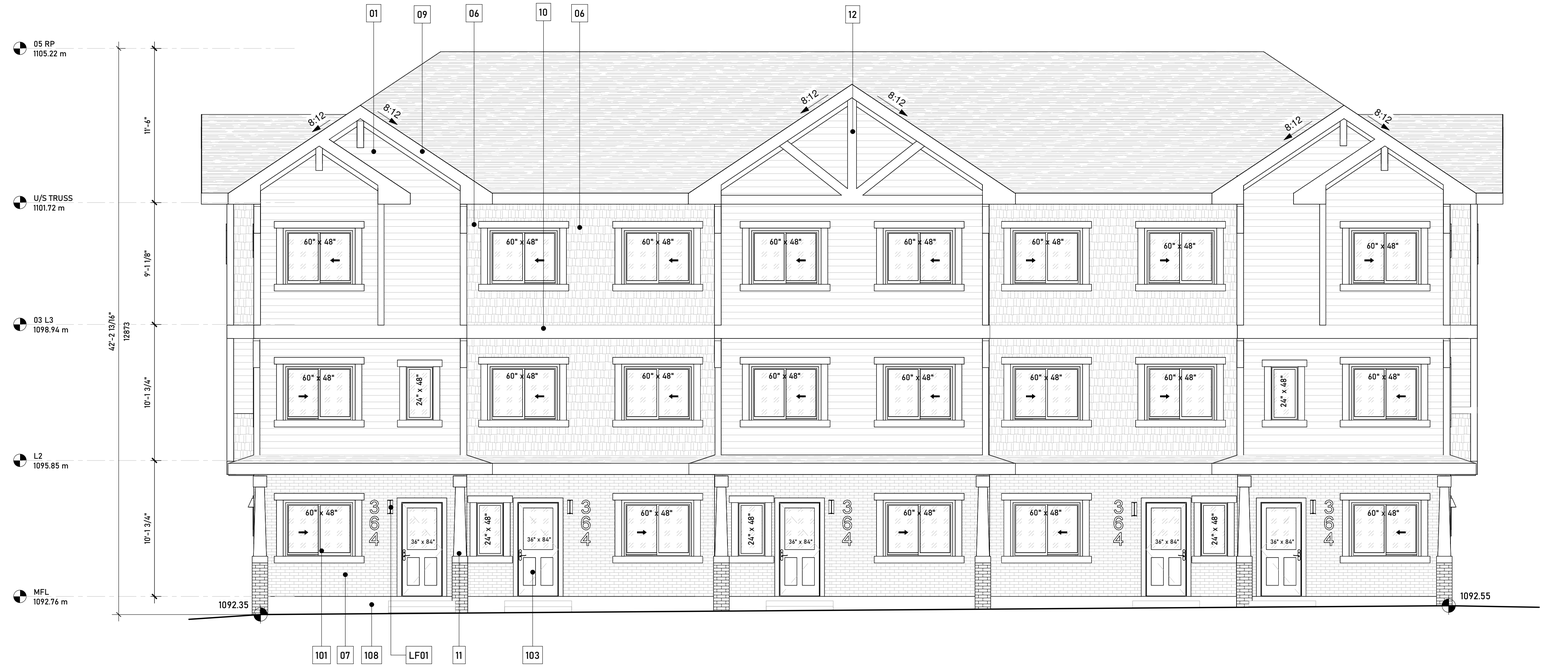
approved by SA

sheet title
PHASING PLAN

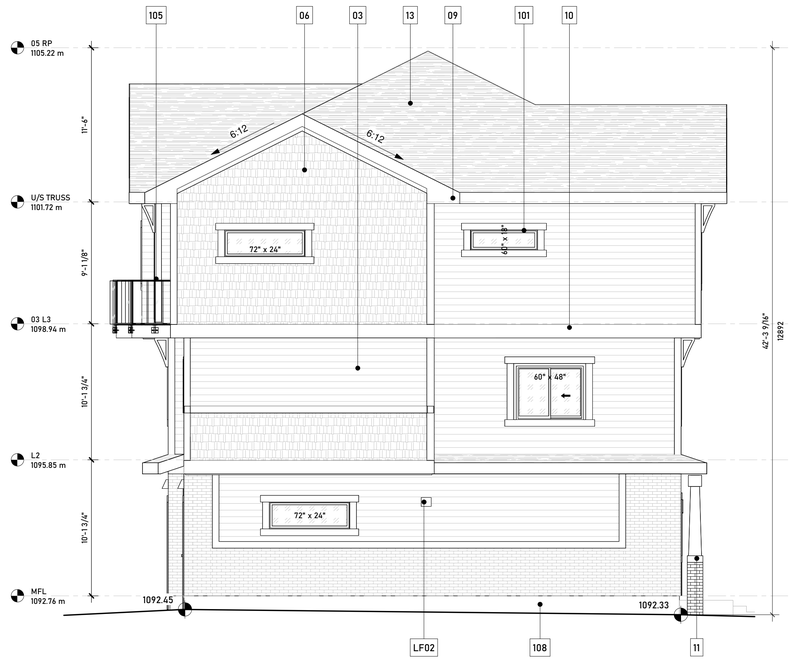
sheet number
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2/11/2026 2:48:09 PM

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



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

ELEVATION LEGEND	
TAG	DESCRIPTION
01	Horizontal Siding, Fiber Cement, Colour: Navajo Beige or approved equivalent
03	Horizontal Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
06	Shingle Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
07	Thin stone masonry veneer (3/4"), Colour: Grey/brown mix
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	Asphalt shingle roofing, Colour: Dark Grey
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

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ph: 825.910.8080 email: info@spherearc.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
CORNERSTONE MULTIFAMILY LOT 41

community
CORNERSTONE

municipal address
2050 Cornerstone Bv NE

legal description
LOT: 41
BLOCK: 34
PLAN: 2511065

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517
scale 3/16" = 1'-0"
drawn by MK
checked by HM/KA
approved by SA

sheet title
BUILDING 1 - ELEVATIONS

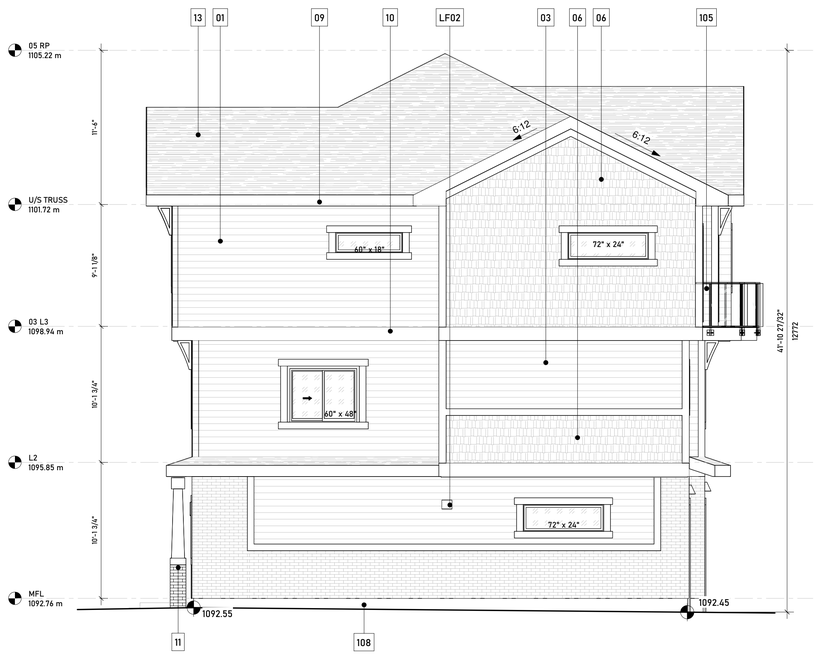
sheet number
DP300

2/12/2026 1:42:36 PM

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



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

ELEVATION LEGEND

TAG	DESCRIPTION
01	Horizontal Siding, Fiber Cement, Colour: Navajo Beige or approved equivalent
03	Horizontal Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
06	Shingle Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
07	Thin stone masonry veneer (3/4"), Colour: Grey/brown mix
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	Asphalt shingle roofing, Colour: Dark Grey
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

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2050 Cornerstone Bv NE

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client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517
scale 3/16" = 1'-0"
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sheet title
BUILDING 1 - ELEVATIONS

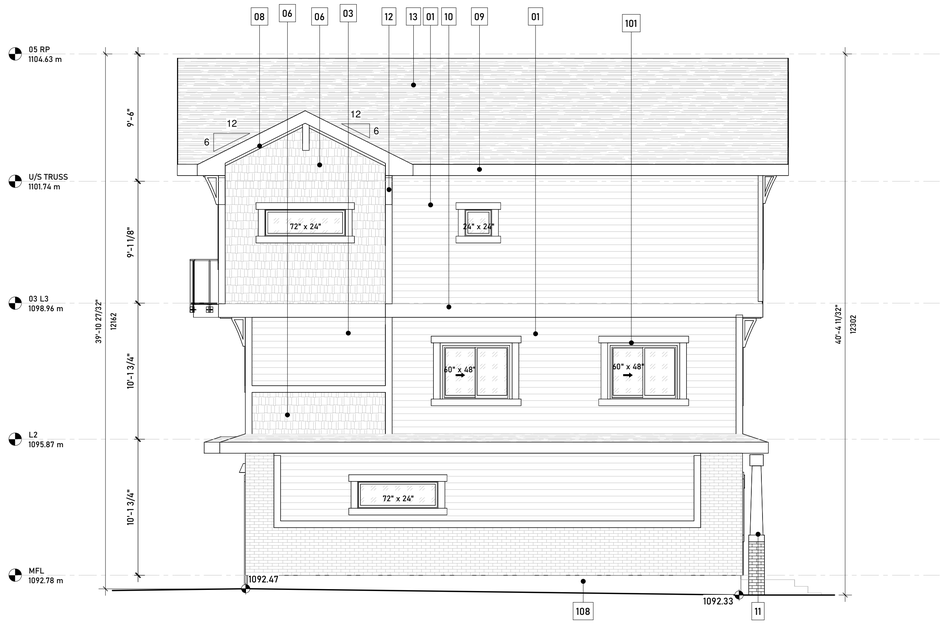
sheet number
DP301

2/12/2026 1:42:27 PM

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1 EAST
DP303 3/16" = 1'-0"



2 NORTH
DP303 3/16" = 1'-0"

ELEVATION LEGEND

TAG	DESCRIPTION
01	Horizontal Siding, Fiber Cement, Colour: Navajo Beige or approved equivalent
03	Horizontal Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
05	Shingle Siding, Fiber Cement, Colour: Khaki Brown or approved equivalent
06	Shingle Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
07	Thin stone masonry veneer (3/4"), Colour: Grey/brown mix
08	6" Trim/Soffit Shadow Board, Fiber Cement, Colour: Arctic White or approved equivalent
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	Asphalt shingle roofing, Colour: Dark Grey
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
«varies»	
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

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CORNERSTONE
MULTIFAMILY LOT 41

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client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517
scale 3/16" = 1'-0"

drawn by MK
checked by HM/KA
approved by SA

sheet title
BUILDING 2 - ELEVATIONS

sheet number
DP303

2/11/2026 4:21:06 PM

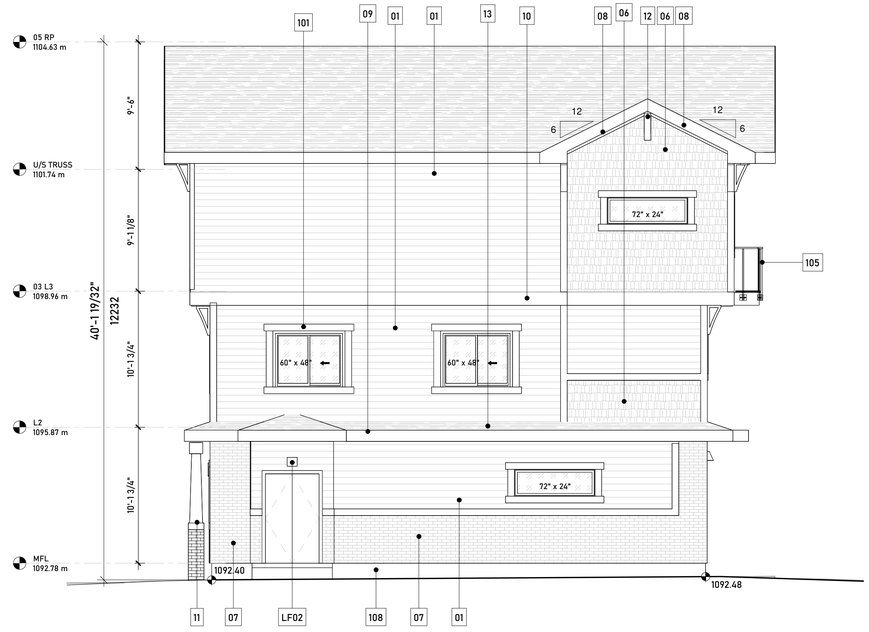
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ELEVATION LEGEND

TAG	DESCRIPTION
01	Horizontal Siding, Fiber Cement, Colour: Navajo Beige or approved equivalent
03	Horizontal Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
05	Shingle Siding, Fiber Cement, Colour: Khaki Brown or approved equivalent
06	Shingle Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
07	Thin stone masonry veneer (3/4"), Colour: Grey/brown mix
08	6" Trim/Soffit Shadow Board, Fiber Cement, Colour: Arctic White or approved equivalent
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
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<varies>	
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LF02	Shielded LED wall-mounted light fixture



1 DP304 WEST
3/16" = 1'-0"



2 DP304 SOUTH
3/16" = 1'-0"

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phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number 25-517
scale 3/16" = 1'-0"
drawn by MK
checked by HM/KA
approved by SA

sheet title
BUILDING 2 - ELEVATIONS

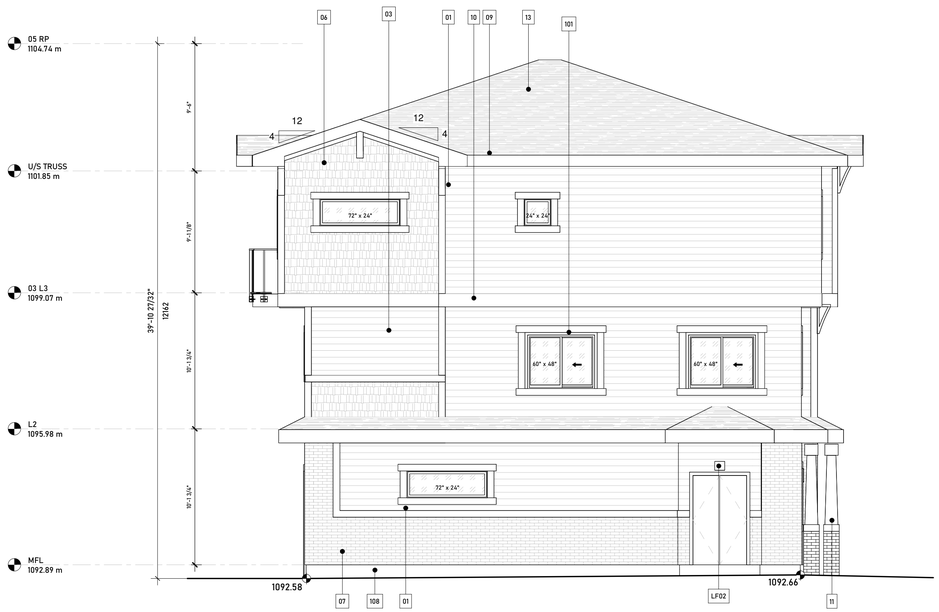
sheet number
DP304

2/11/2026 4:21:08 PM

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



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

ELEVATION LEGEND

TAG	DESCRIPTION
01	Horizontal Siding, Fiber Cement, Colour: Navajo Beige or approved equivalent
03	Horizontal Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
05	Shingle Siding, Fiber Cement, Colour: Khaki Brown or approved equivalent
06	Shingle Siding, Fiber Cement, Colour: Iron Grey or approved equivalent
07	Thin stone masonry veneer (3/4"), Colour: Grey/brown mix
08	6" Trim/Soffit Shadow Board, Fiber Cement, Colour: Arctic White or approved equivalent
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	Asphalt shingle roofing, Colour: Dark Grey
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
107	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

sphere architecture inc.
Suite 1220 - 717 7th Ave. SW Calgary, AB T2P 0Z3
ph: 825.910.8080 email: info@spherearc.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title
CORNERSTONE
MULTIFAMILY LOT 41

community
CORNERSTONE

municipal address
2050 Cornerstone Bv NE

legal description
LOT: 41
BLOCK: 34
PLAN: 2511065

client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2026-02-11	ISSUED FOR DP

project number
25-517

scale
3/16" = 1'-0"

drawn by MK
checked by HM/KA

approved by
SA

sheet title
BUILDING 3 -
ELEVATIONS

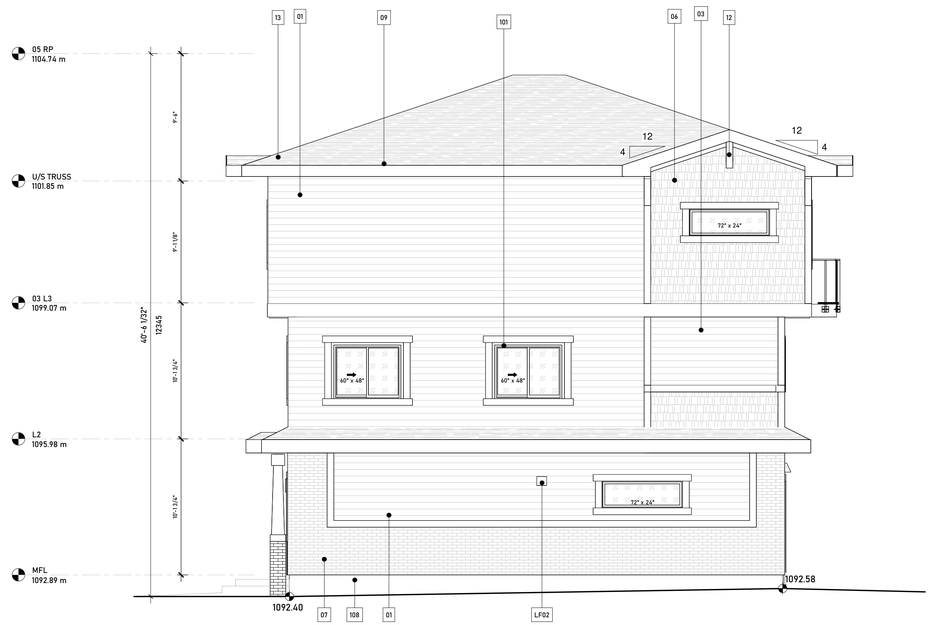
sheet number
DP306

2/11/2026 4:20:39 PM

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1 WEST
3/16" = 1'-0"



2 NORTH
3/16" = 1'-0"

ELEVATION LEGEND

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107	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

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MULTIFAMILY LOT 41

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client
SUNSTAR HOMES

phase
DEVELOPMENT PERMIT

issue / revision

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1	2026-02-11	ISSUED FOR DP

project number
25-517

scale
3/16" = 1'-0"

drawn by Author
checked by Checker

approved by
Approver

sheet title
BUILDING 3 -
ELEVATIONS

sheet number
DP307

2/11/2026 4:20:40 PM

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legal description
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PLAN: 2511065

client
SUNSTAR HOMES

phase
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project number 25-517
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approved by SA

sheet title
BUILDING 4 - ELEVATIONS

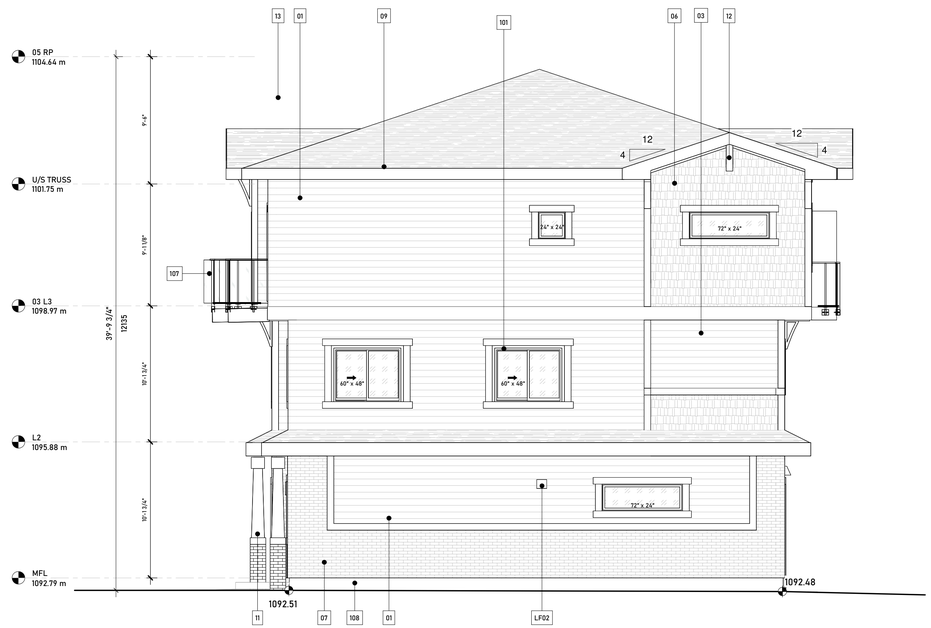
sheet number
DP309

2/11/2026 4:25:15 PM

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checked by HM/KA

approved by
SA

sheet title
BUILDING 4 -
ELEVATIONS

sheet number
DP310

2/11/2026 4:25:16 PM