



PROPOSED MULTI-FAMILY DEVELOPMENT
240 SKYVIEW BAY NE
CALGARY, AB
LOT 46 BLOCK 39 PLAN 191 0168

ISSUED FOR DEVELOPMENT PERMIT

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PROJECT NO.		Project
REVISIONS		Number
No.	Description	YY-MM-DD

COVER PAGE

SCALE:

0.0

DATE: 2025-05-02

DRAWN BY: Author



1
0.1
3D ILLUSTRATION



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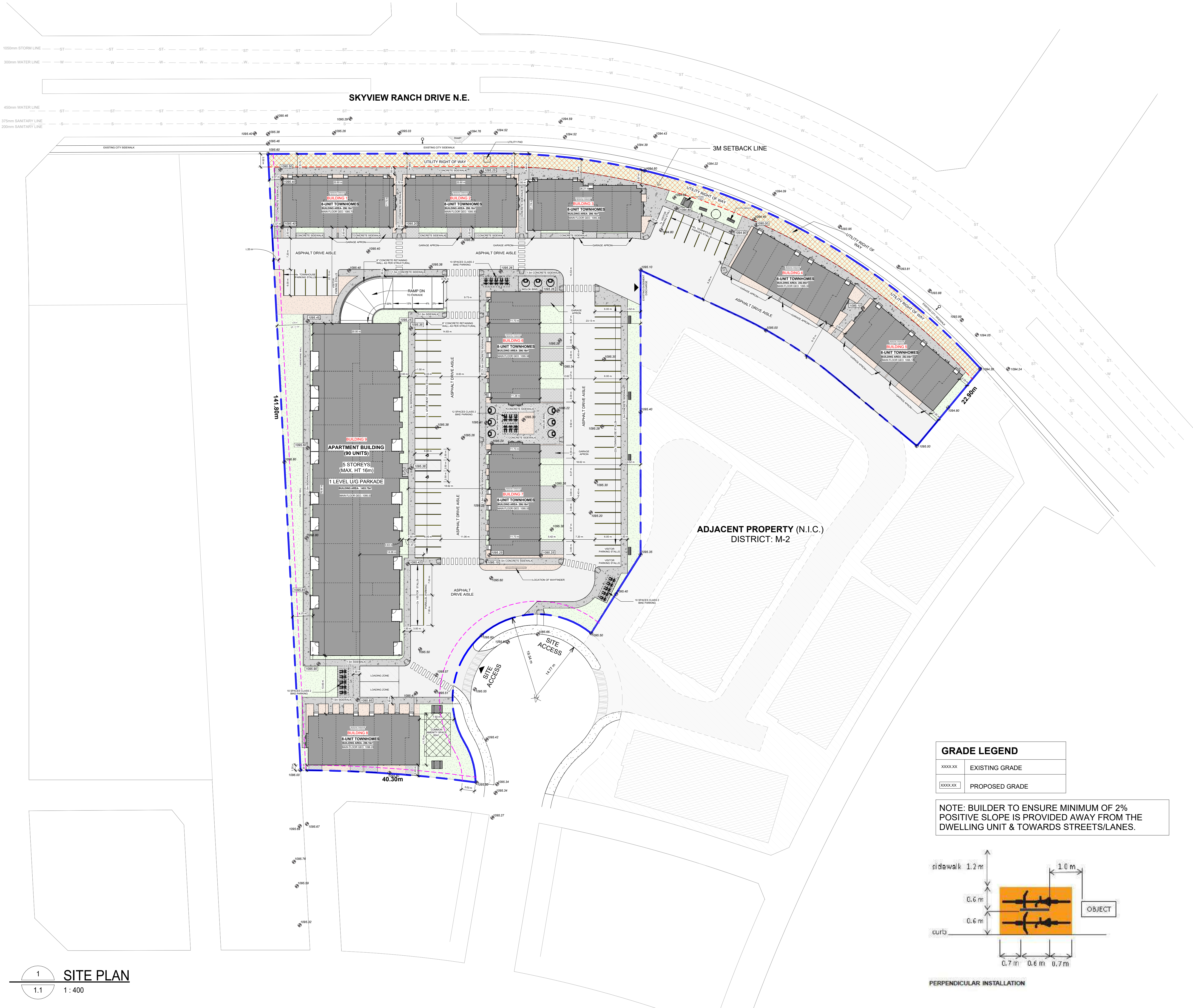
3D ILLUSTRATION
3

SCALE:

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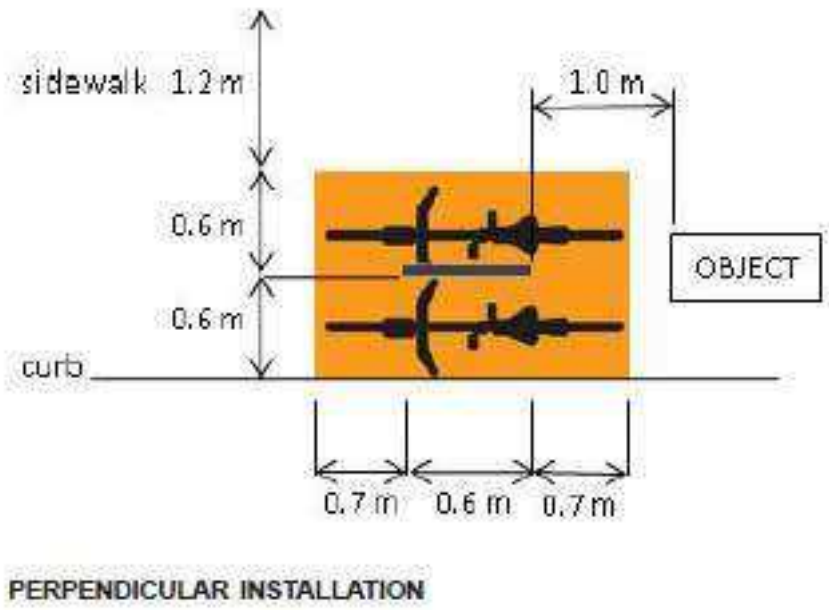
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GRADE LEGEND	
XXXXXX	EXISTING GRADE
XXXXXX	PROPOSED GRADE

NOTE: BUILDER TO ENSURE MINIMUM OF 2% POSITIVE SLOPE IS PROVIDED AWAY FROM THE DWELLING UNIT & TOWARDS STREETS/LANES.



1 SITE PLAN
1.1 1:400

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PROPOSED SITE PLAN

SCALE: 1:400

1.1

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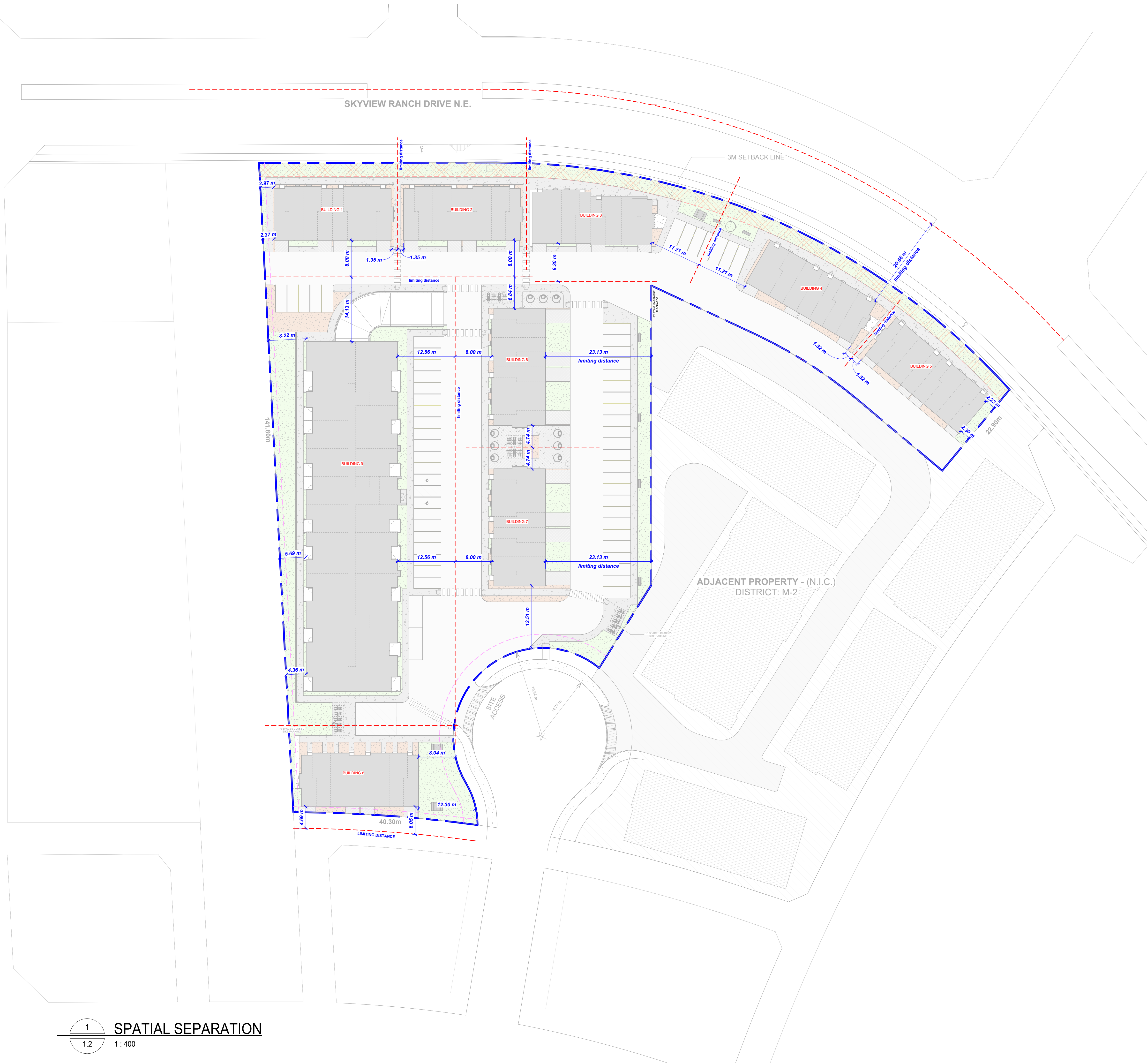
**SPATIAL
SEPARATION PLAN**

SCALE: 1 : 400

1.2

DATE: 2025-05-02

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LANDSCAPE LEGEND

- SOD ON MIN. 150MM TOP SOIL
- CONCRETE SIDEWALK
- MULCH
- DRIVEWAY AND GARBAGE AREA
- UTILITY RIGHT OF WAY

LANDSCAPING ANALYSIS

LANDSCAPED AREA:
PARCEL AREA: 3.008 Acres (1.22 Ha or 12,171 m²)

551-2) -TOTAL LANDSCAPING REQUIRED
(40% X12,171) - 4,868 SQ. M.

REDUCTION IN COMPLIANCE WITH BYLAW 556 (LOW WATER OPTION):
3% OF 12,171 M² = 365.13 M²
4,868.4 M² - 365.13 M² = 4,503.27 M²

PROVIDED : 3,504.10 SQ. M. (28%)

551-3) - MAXIMUM HARD SURFACE LANDSCAPED AREA

(50% X4,868) - 2,434 SQ. M.

PROVIDED : 1,275.8 SQ. M. (26.2%)

551-5) - SOFT LANDSCAPING - MINIMUM OF 30%

(30% X4,868) - 1,460 SQ. M.

PROVIDED : 2,228.3 SQ. M. (45.7%)

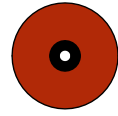
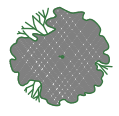
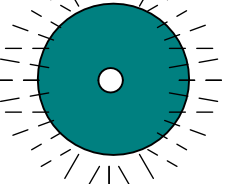
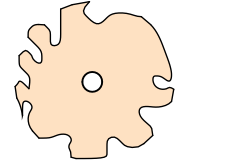
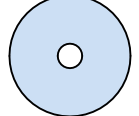
TOAL LANDSCAPING PROVIDED 2,084.10 SQ. M.
(28% PROVIDED - 12% RELAXATION)
SOD PROVIDED : 1,878.4 SQ.M. (38.5% OF REQUIRED LANDSCAPE AREA)

PLANTING REQUIREMENTS:

552-2) A MINIMUM OF 1.0 TREES AND 2.0 SHRUBS MUST BE PLANTED FOR EVERY 45.0 SQUARE METRES OF LANDSCAPED AREA PROVIDED.

TREES REQUIRED: 1 PER 45 SQ.M. 77.8 TREES
TREES PROVIDED: 78 TREES

SHRUBS REQUIRED: 2 PER 45 SQ.M. = 155.7 SHRUBS
SHRUBS @MIN HEIGHT OR SPREAD OF 0.6M
SHRUBS PROVIDED: 160 SHRUBS

SHRUBS			TREE	
	diablo ninebark (minimum 600mm height)	30		COLUMNAR BLUE SPRUCE LOW WATER CONIFEROUS TREE 85MM CALIPER , 1M CANOPY , 4M HEIGHT
	juniper (minimum 600mm spread)	45		TREMBLING ASPEN 50% - 75MM CALIPER 50% - 50MM CALIPER
	gold mound spirea (minimum 600mm height)	45		
	northern lights tufted hair grass	40		
TOTAL		160	TOTAL	

NOTES:
ALL LANDSCAPING TO CONFORM TO THE CITY OF CALGARY LAND-USE BYLAW.
- TO BE VERIFIED BY LANDSCAPING CONTRACTOR

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARD REQUIRED BY CANADIAN NURSERY TRADE ASSOCIATION GUIDELINES.

2. TOPSOIL DEPTH FOR PLANTING AS FOLLOWS:

- A. GRASSED AREA: 150MM
B. GROUND COVER: 300MM
C. SHRUBS 450MM
D. TREE PITS: 300MM (BELOW ROOT BALL)

3. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.

4. ALL SHRUBS PLANTING AREAS SHALL HAVE GROUND COVER @MIN 600 0.C.

500MM BARK MULCH TO BE INSTALLED IN ALL PLANTING AREA.

(SEE DETAIL A1.2)

5. MINIMUM REQUIREMENTS FOR PLANTING:

DECIDUOUS TREE 65MM CAL; AT LEAST 50% MUST HAVE MIN 85 MM CAL.
CONIFEROUS TREES 3.0M HT, AT LEAST 50% MUST HAVE MIN 4.0 HT
DECIDUOUS SHRUBS MM HT.
CONIFEROUS SHRUBS 600MM HT. OR WIDTH

6. ALL TREE PLANTING ACCORDING TO THE CITY OF CALGARY BYLAW STANDARDS AND REQUIREMENTS.

7. PROVIDE CENTRALLY CONTROLLED LOW WATER IRRIGATION SYSTEM CONFINED TO TREES AND SHRUBS WITHIN THE PROPERTY.

CONTROL VALVE LOCATION TO BE DETERMINED. PVC CONDUIT FROM BUILDING TO IRRIGATION HEAD AS REQUIRED. (PVC CONDUIT TO BE TWICE THE SIZE OF IRRIGATION LINE)

EXISTING TREE LEGEND

	ELM. AMERICAN Scientific Name: ULMUS AMERICANA Size at Maturity: LARGE Maintained by: CALGARY PARKS
	HAWTHORN. SNOWBIRD Scientific Name: CRATAEGUS MORDENENSIS Size at Maturity: MEDIUM Maintained by: CALGARY PARKS
	ASH GREEN FOOTHILLS Scientific Name: FRAXINUS PENNSYLVANCIA Size at Maturity: LARGE Maintained by: CALGARY PARKS
	ASH GREEN Scientific Name: FRAXINUS PENNSYLVANICA Size at Maturity: LARGE Maintained by: CALGARY PARKS

NOTE
EXISTING CITY TREES TO REMAIN

ALL EXISTING CITY TREES ARE TO BE PROTECTED.
FOR TREE PROTECTION PLAN, REF PAGE A1.4



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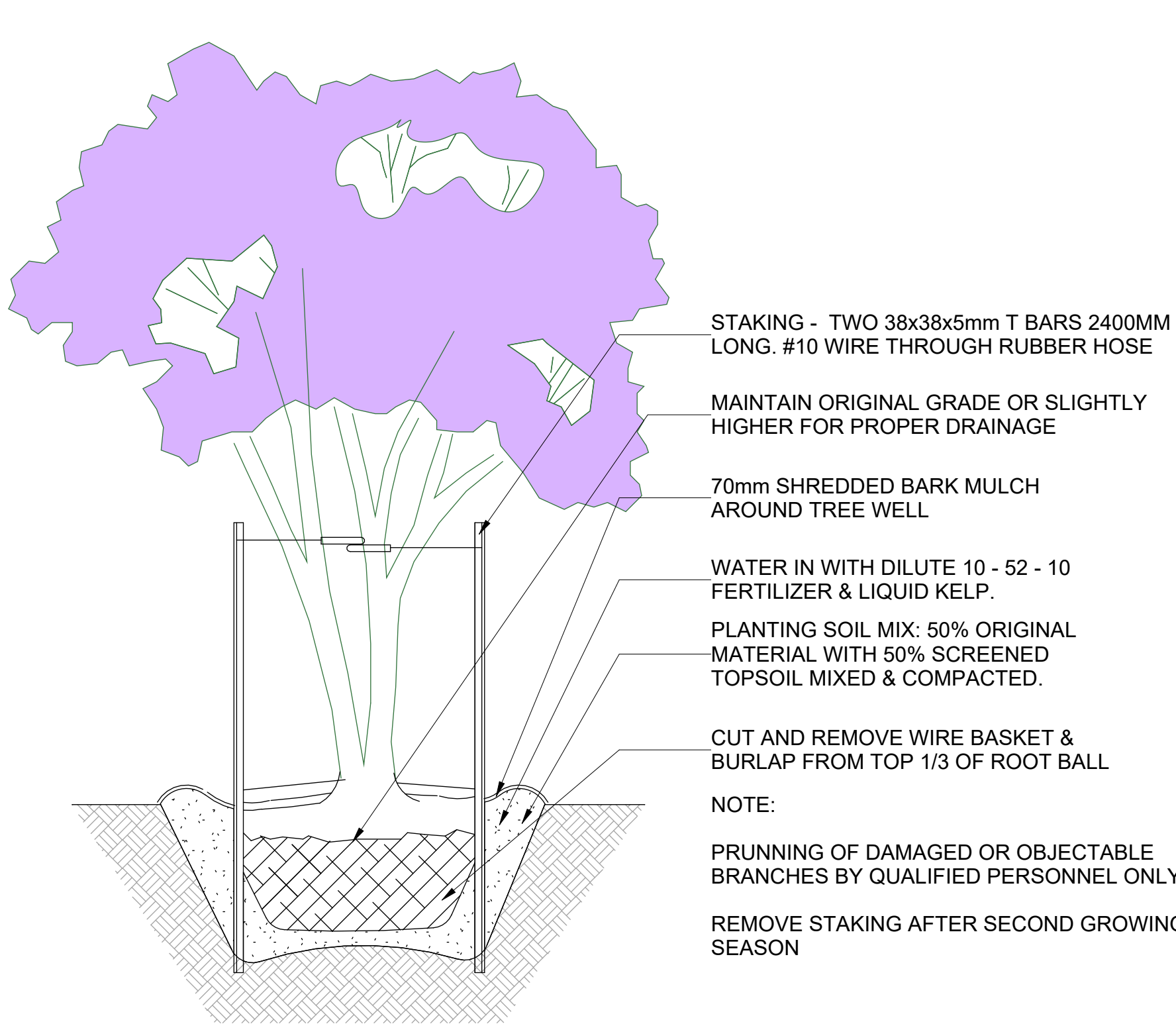
LANDSCAPE PLAN

SCALE: As indicated

1.3

DATE: 2025-05-02

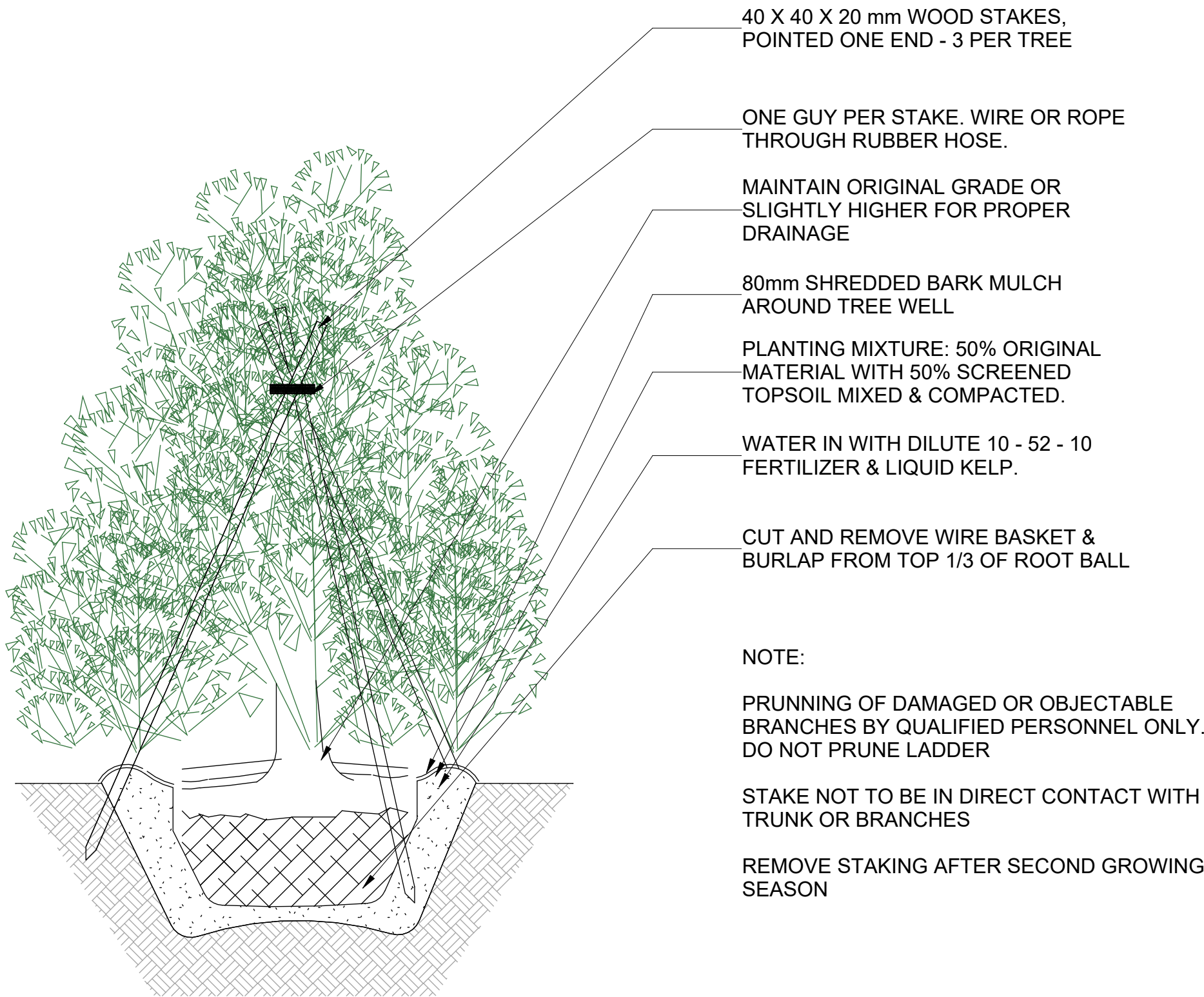
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1
AXX-XX

DECIDUOUS TREE

SCALE: 1 1/2" = 1' -0"



2
AXX-XX

CONIFEROUS TREE

SCALE: 1 1/2" = 1' -0"

LANDSCAPE SPECIFICATIONS

GENERAL REQUIREMENTS.

ALL PLANTS MATERIALS MUST BE NURSERY GROWN TO LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK BY CANADIAN NURSERY TRADES ASSOCIATION. ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING LIST PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMENT OR BUNDLE. OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VAREITY, SIZE OR GRADE FROM CONSULTANTS. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DESCRPANCEIS IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO CONTRACTORS BEFORE COMMENCEMENT OF CONSTRUCTION.

ROGUTH + GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO MIN. 90% STANDARD PROCTOR DENSITY. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED.

FINISHED GRADING

FINISHED GRADE ALL AREAS TO GRADES SHOWN ON GRADING PLAN OR SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING UNLESS SPECIFIED OTHERWISE. SLOPE MAY NOT EXCEED 3 IN 1.

SPREADING OF TOPSOIL.

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS, VISIBLE ROCK NATIVE TOPSOIL AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOP SOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY THE CONSULTANT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO SITE.

SOD

USE SOD WHICH COMFORMS WITH THE SPECIFICATIONS OF CANADIAN NURSERY TRADES ASSOCIATION. ALL LAWN AREAS SHALL RECEIVE A MIN. OF 130mm OF TOPSOIL, AND SHALL BE SODDED WITH CITY OF CALGARY PARKS AND RECREATION "URBAN C" MIXTURE (IRRIGATED AREAS).

MINERAL FERTILIZER

APPLY THE MINEAL FERTILIZER AS DETERMINED BY SOIL TESTS.

PREPARATION OF PLANTING BEDS

ALL PLANTING BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON DETAILS. BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND LOAM. ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL ROTTED MANURE AND THE MINERAL FERTILIZER AS DETERMINED BY THE TEST. ADD 0.58kg BENEMEAL/CUBIC METER OF PLANTING SOIL. PREPARE THE PLANTING BEDS FOR PLANTING BEFORE DELIVERY OF PLANT MATERIAL TO THE JOB SITE.

NOTE:

IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT CONSULTANT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE.

PLANT MATERIALS

ALL PLANT MATERIAL SHQLL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED , S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. ONLY CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED AS DETAILED AND SHOWN ON PLANTING PLAN. ALL BEDS TO RECEIVE COVER OF CLEAN MULCH TO A DEPTH OF 75mm FOR GUYING AND STAKING TREES. REFER TO PLANTING DETAILS.

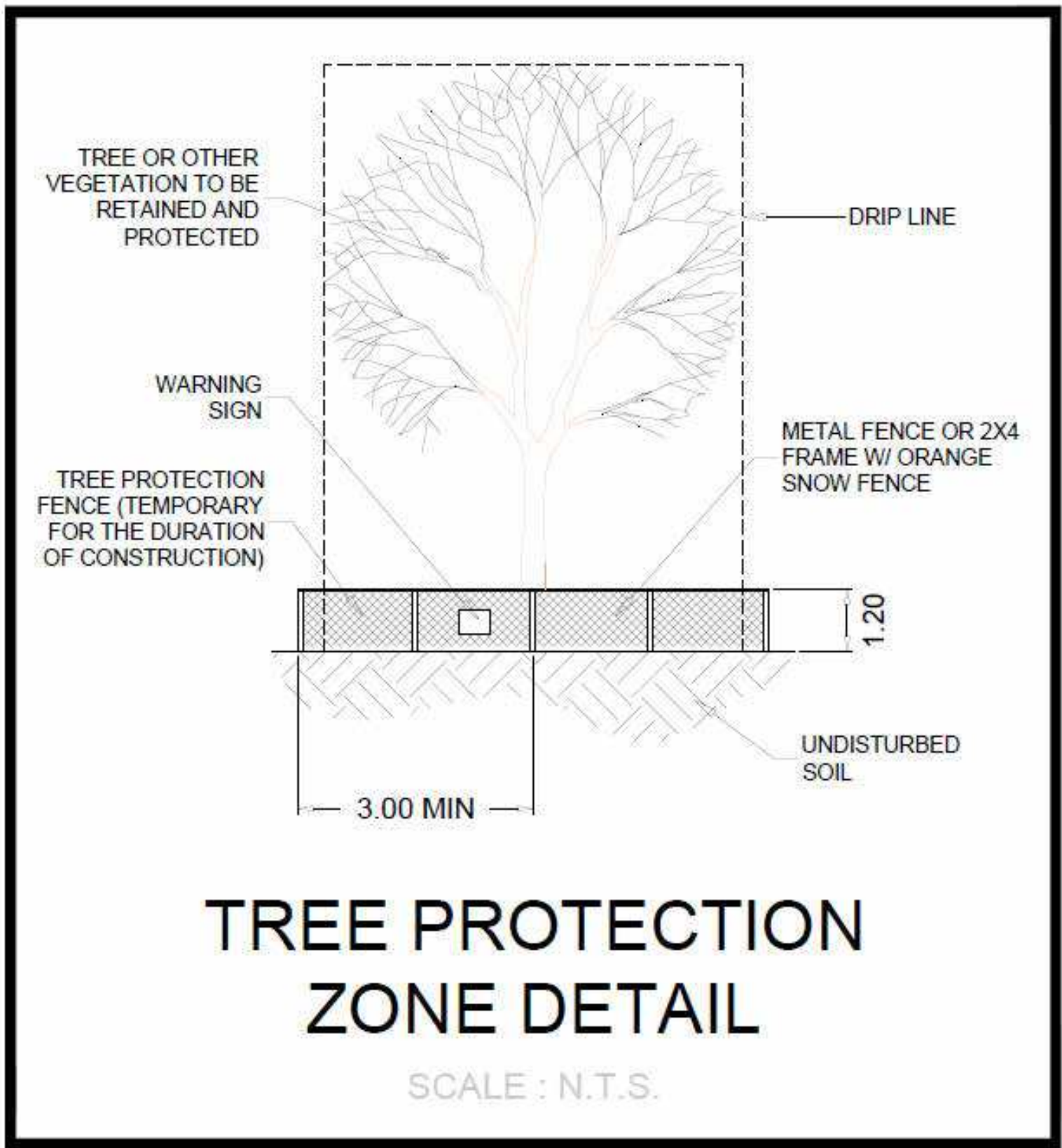
PLANT MATERIALS AND SIZES ARE INDICATED ON THE LANDSCAPE PLAN.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERCEDES THE ESTIMATED QUANTITY ON THE MASTER PLAN LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO CONSULTANT IN WRITING BEFORE COMMENCING ANY WORK.

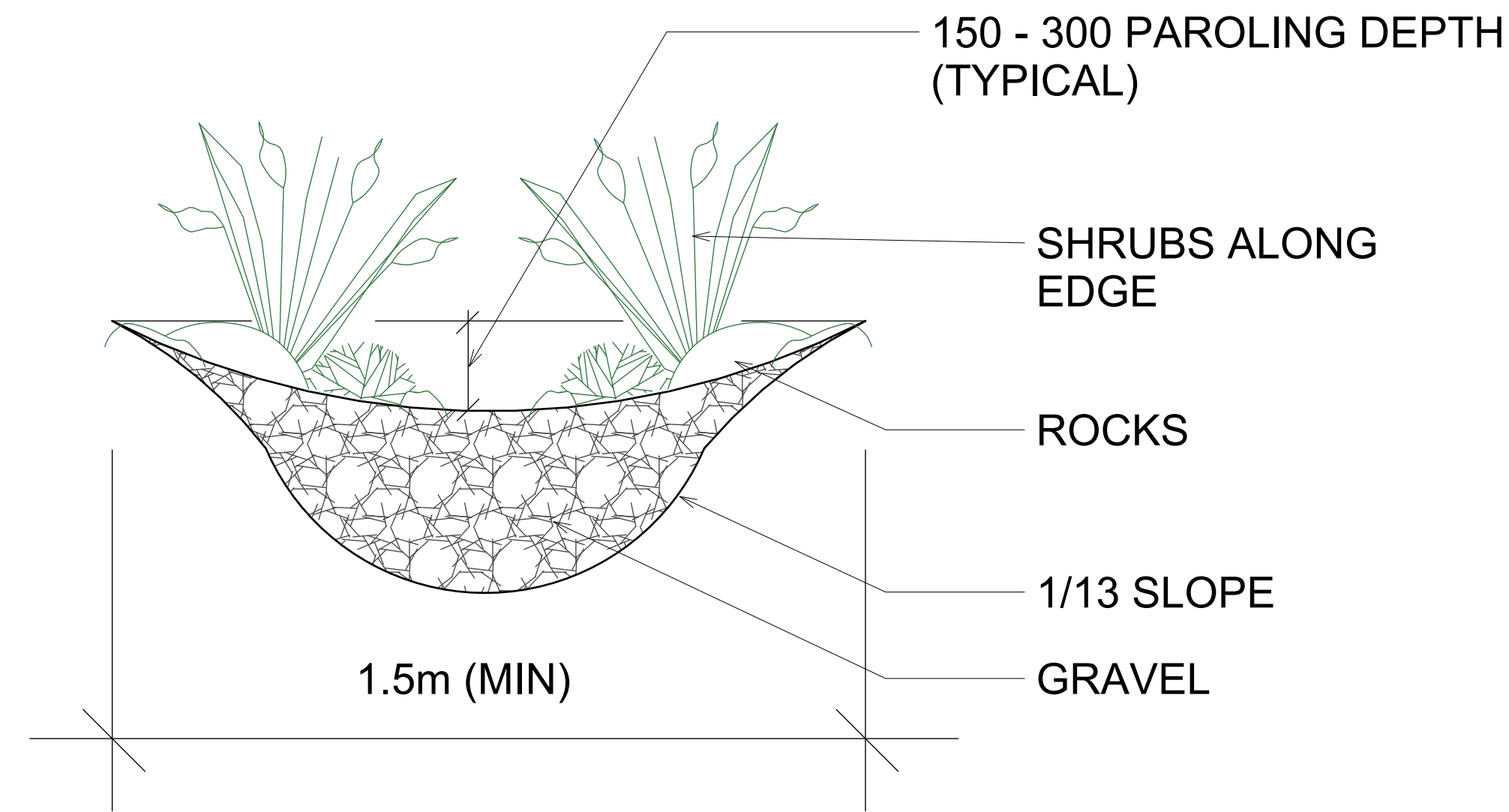
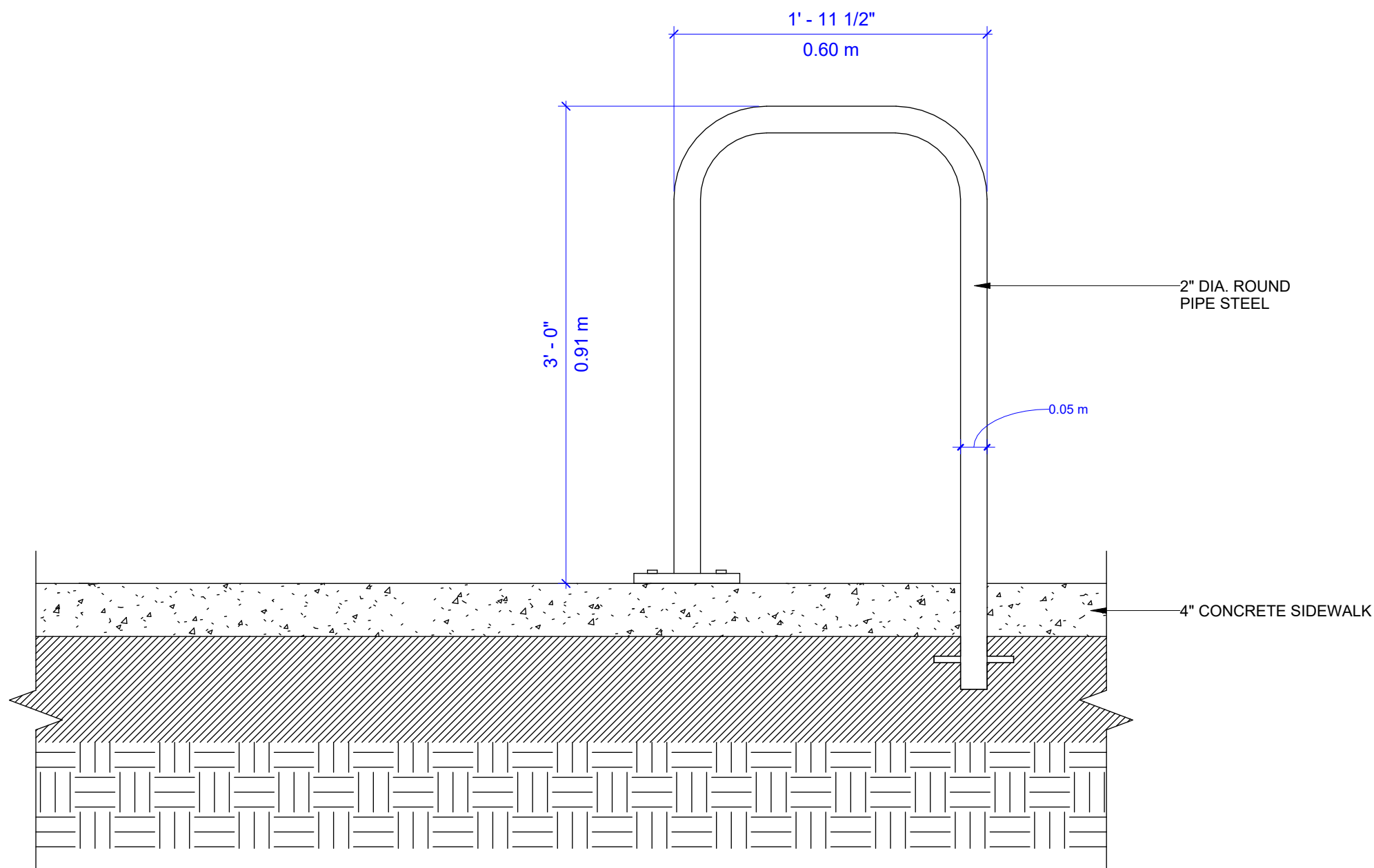
MULCH - WASHED RIVER GRAVEL OVER LANDSCAPE FABRIC.

MAINTAIN ALL LANDSCAPED AREAS PRIOR TO AND AFTER ACCEPTANCE BY CONSULTANT FOR A PERIOD OF ONE (1) YEAR OR ONE (1) FULL GROWING SEASONS.

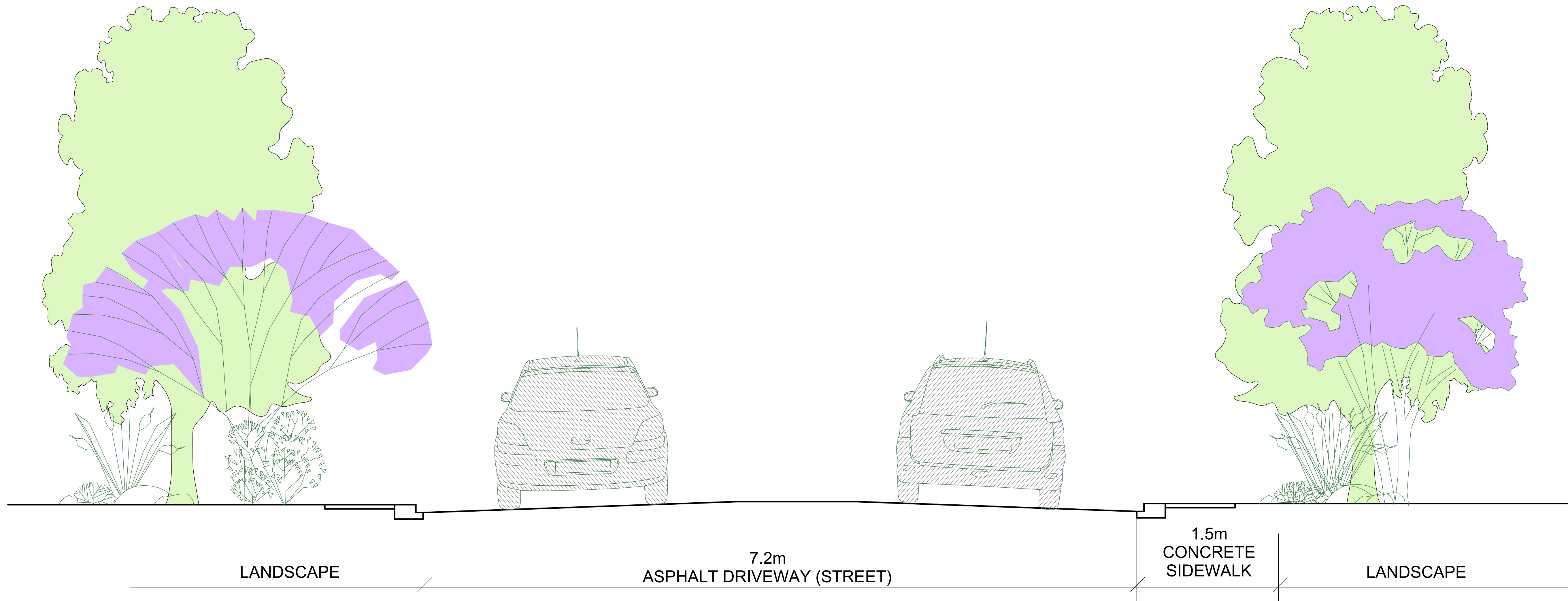
RODENT PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF THE GUARANTY PERIOD. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MIN. OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES.



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2 **BLOSWALE**
AXX-XX SCALE: 1" = 1'-0"



3 **STREET X- SECTION**
AXX-XX SCALE: 1" = 1'-0"

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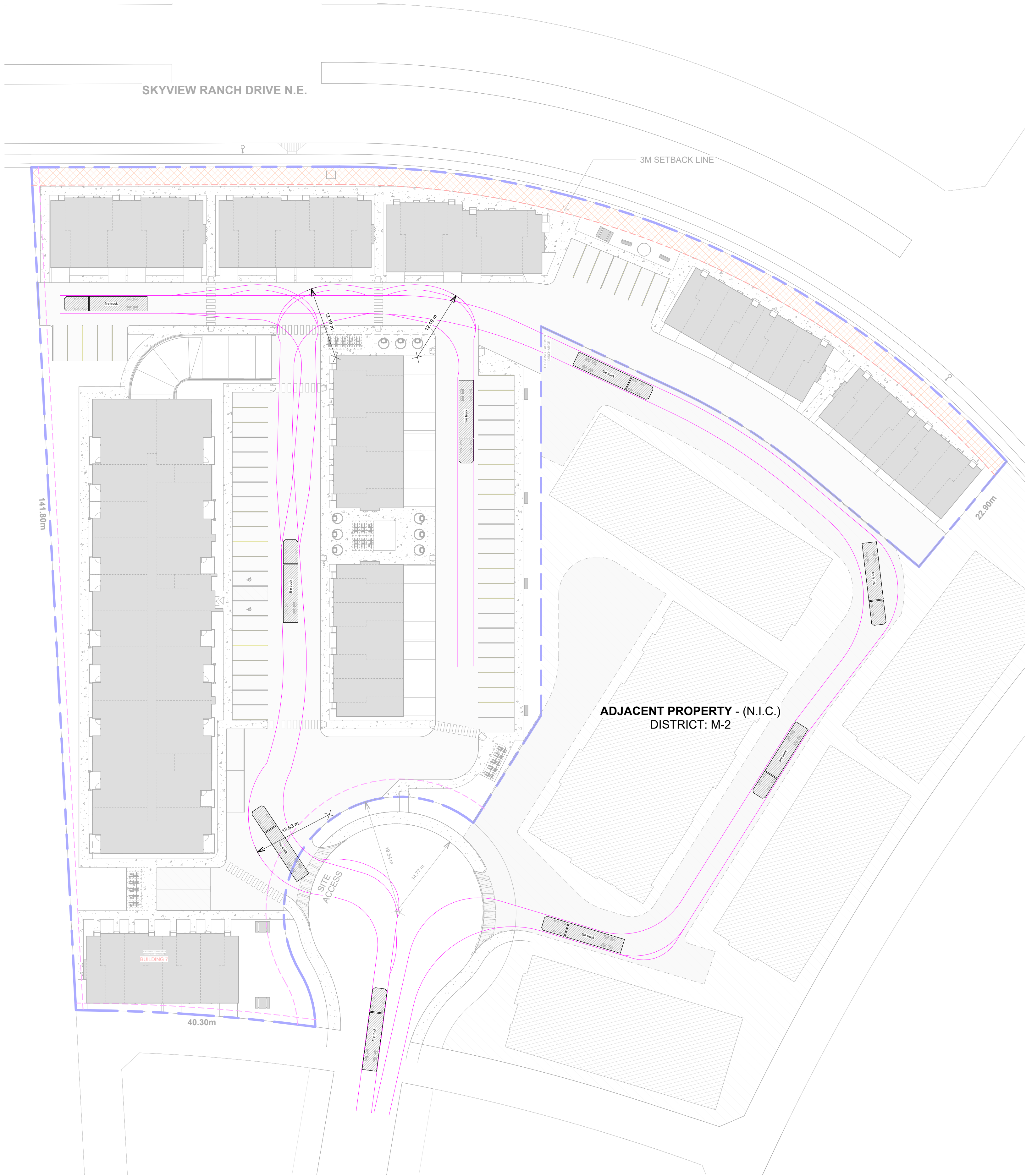
SITE DETAILS

SCALE: As indicated

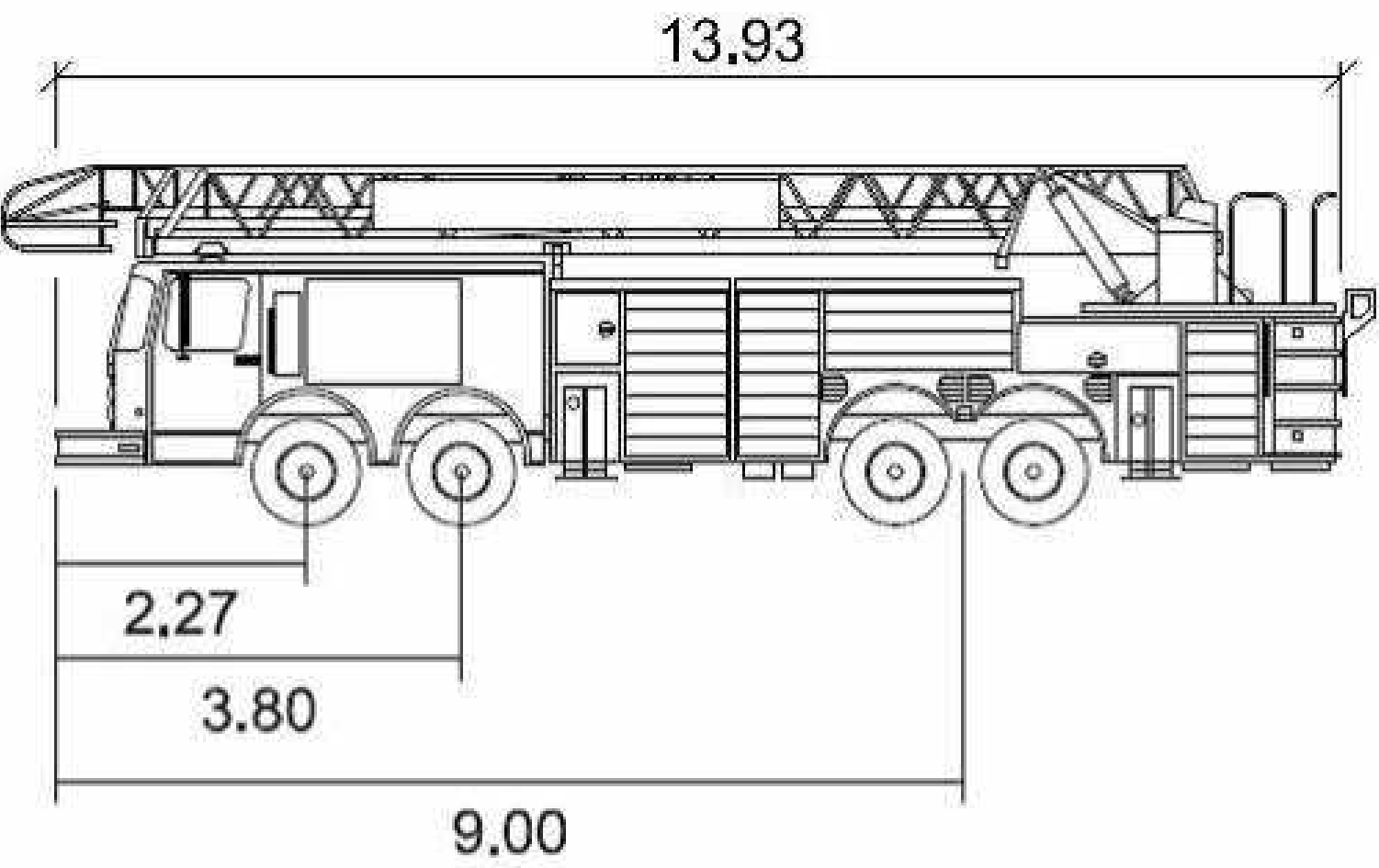
1.6

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- NOTE:**
- 1. FIRE ACCESS ROUTE IS DESIGNED AS TO SUPPORT A 38,556KG/85,000 LBS LOAD AND (ALSO) DESIGNED TO SUPPORT THE NFPA 1901 POINT LOAD OF 517KPA (75 PSI) OVER A 24 INCH X 24 INCH AREA, WHICH CORRESPONDS TO THE OUTRIGGER PAD SIZE.
 - 2. MINIMUM DESIGN SPEED LIMIT = 15KM/H



CFD_Bronto_Skylift

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

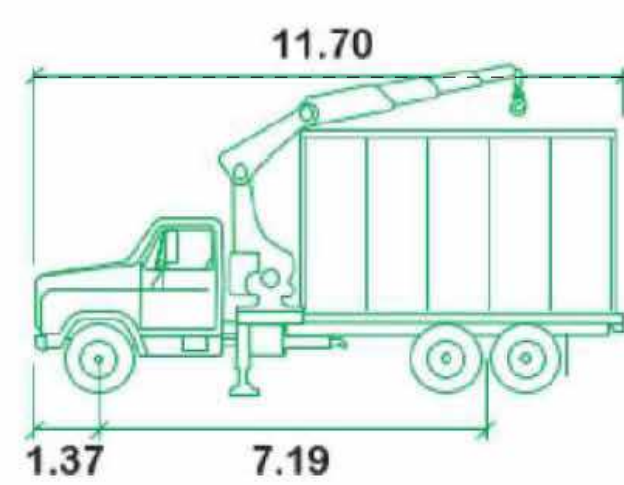
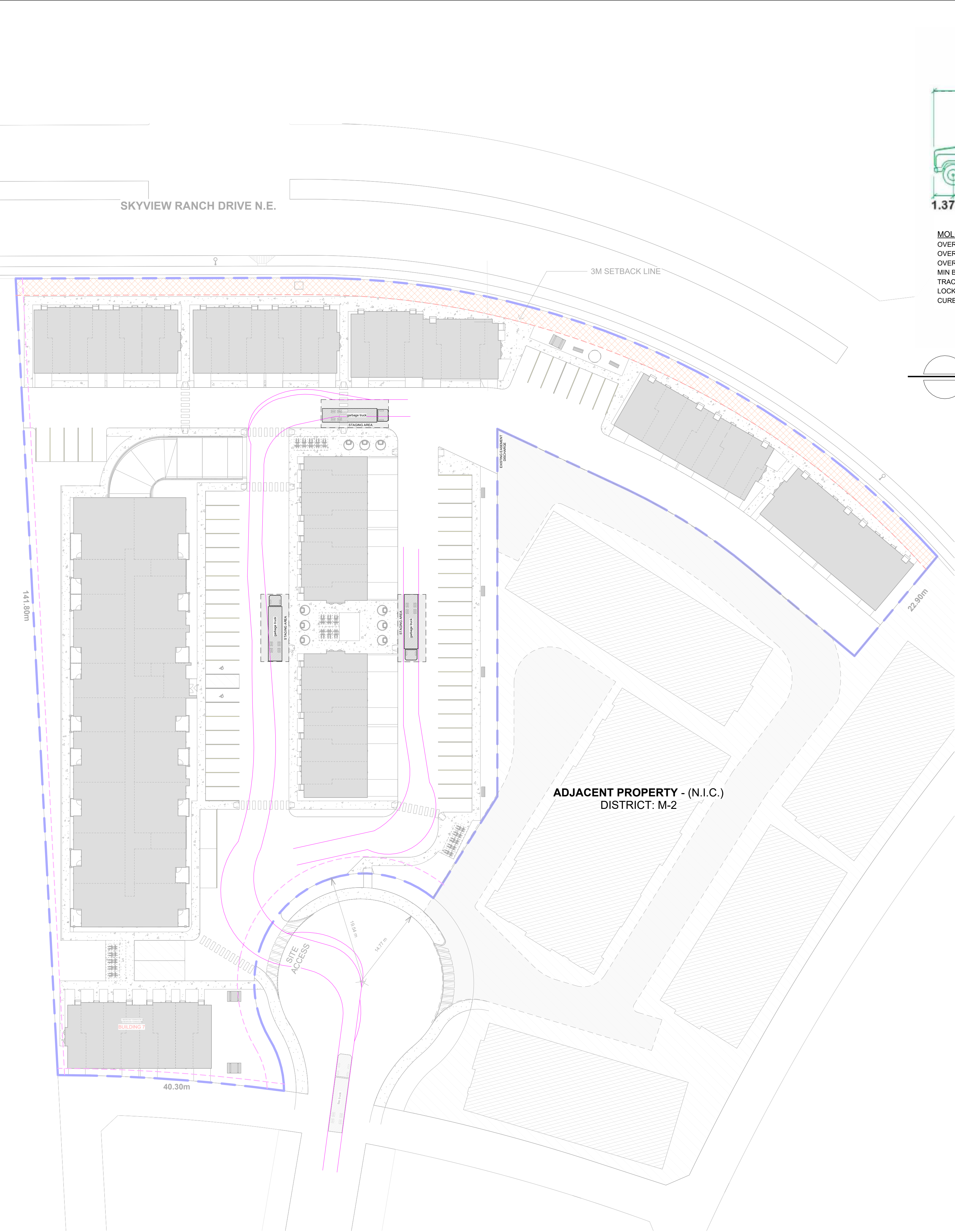


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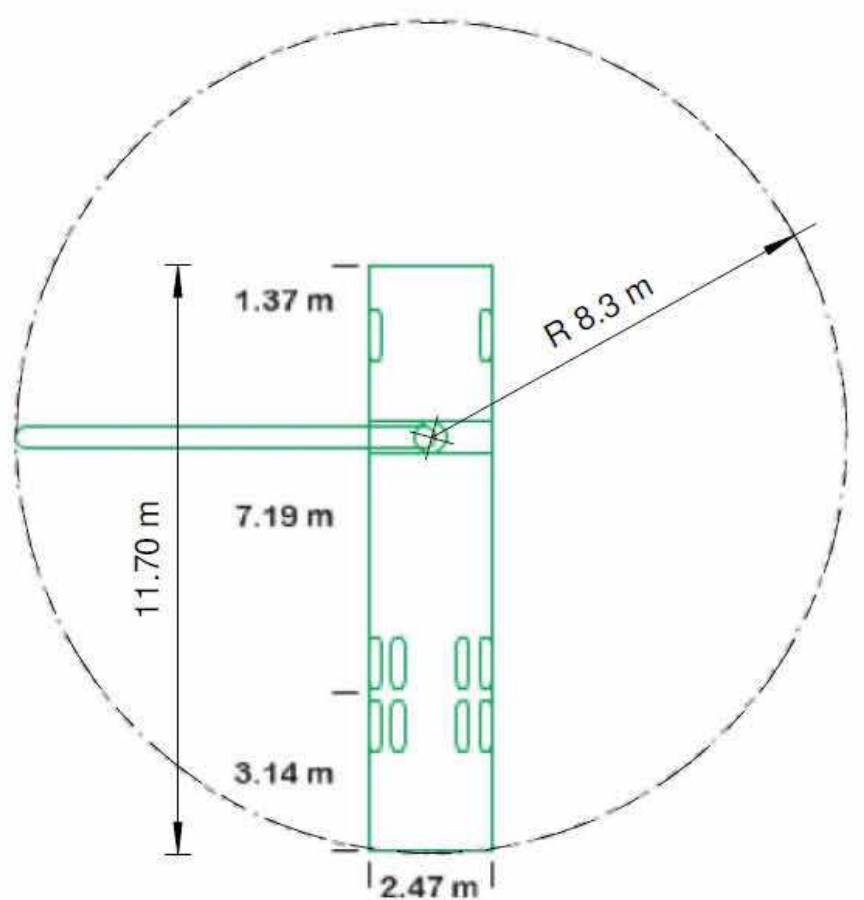
FIRE TRUCK
TURNING PLAN

SCALE: As indicated

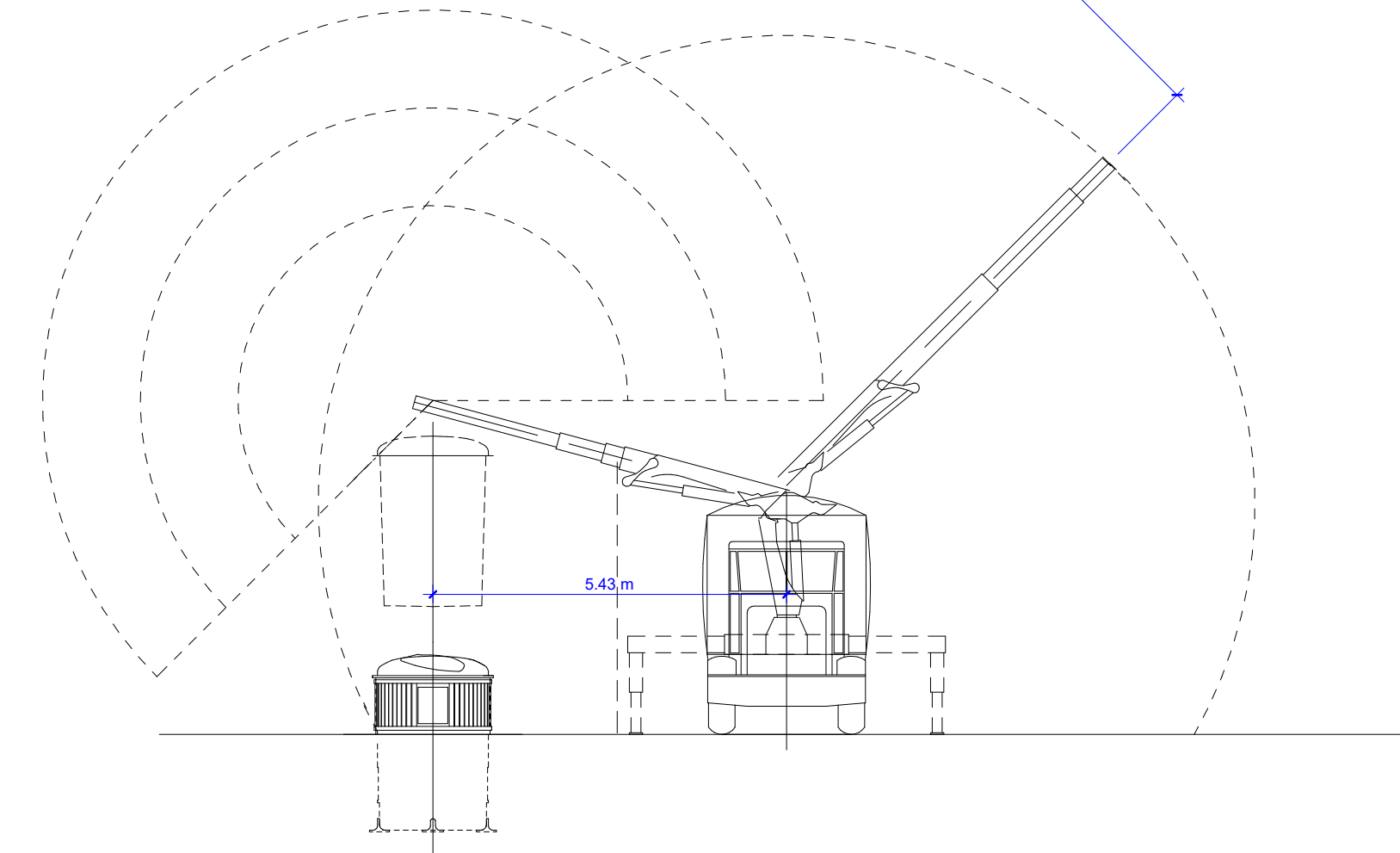
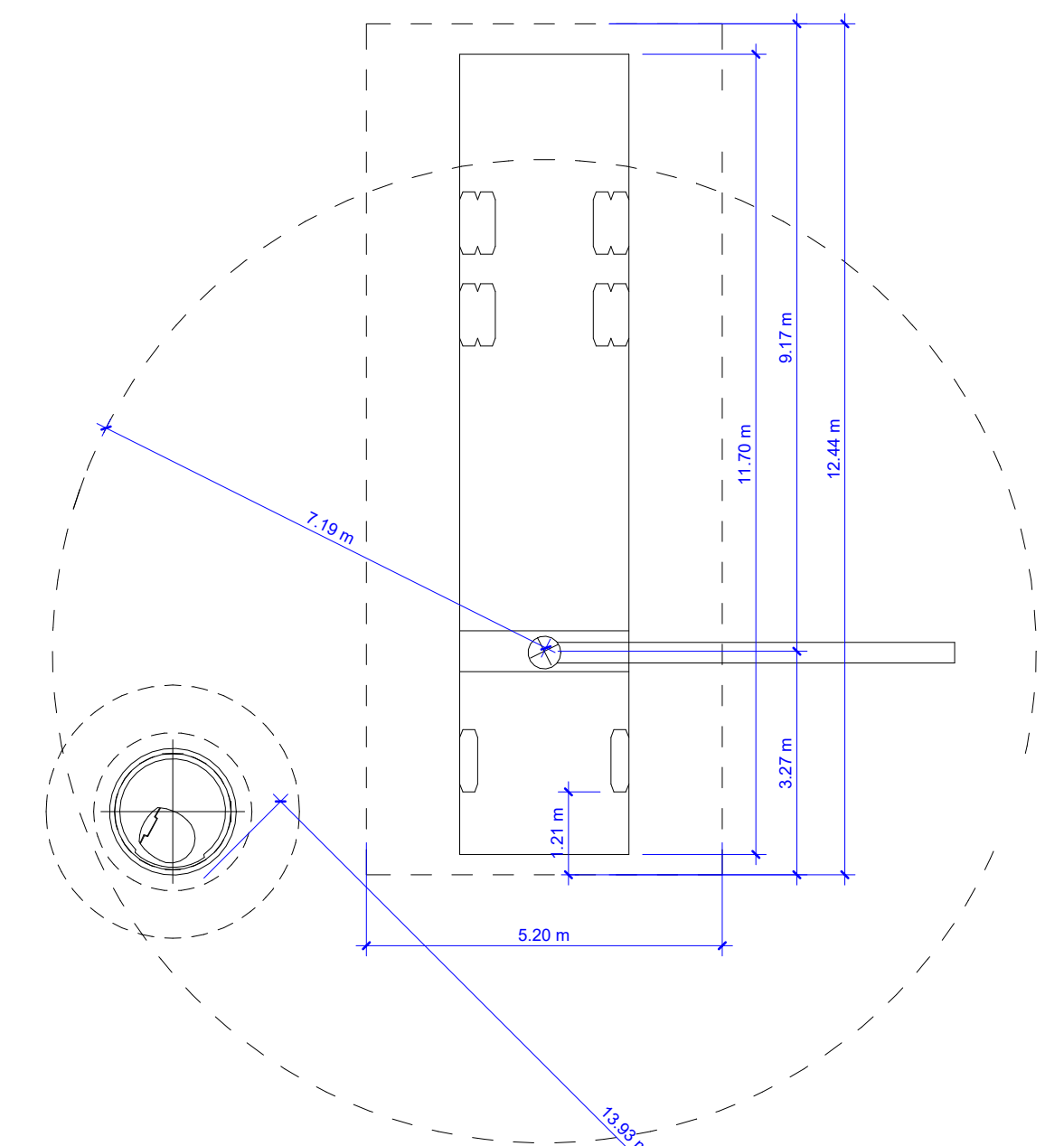
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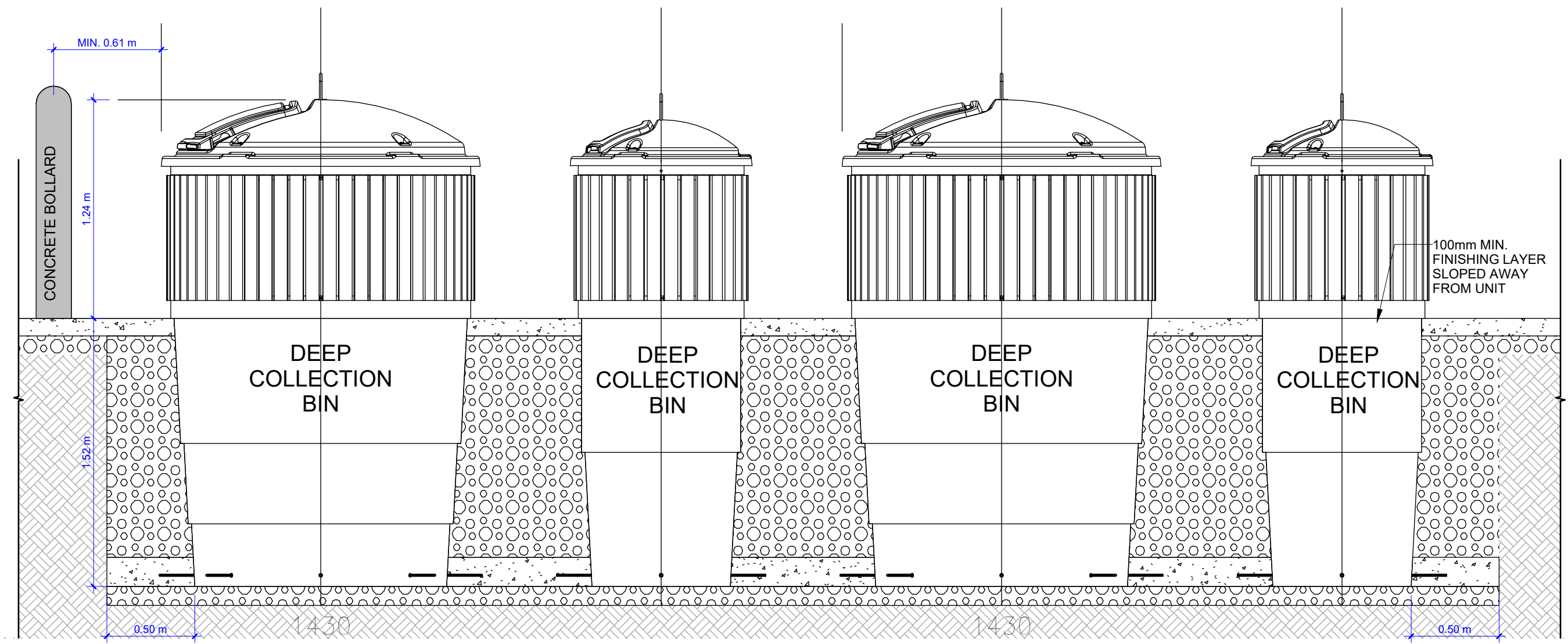
MOLOK
OVERALL LENGTH 11.700m
OVERALL WIDTH 2.470m
OVERALL BODY HEIGHT 3.627m
MIN BODY GROUND CLEARANCE 0.422m
TRACK WIDTH 2.470m
LOCK-TO-LOCK TIME 1.00s
CURB TO CURB TURNING RADIUS 12.000m



STANDARD MOLOK BIN TRUCK
1: 150



SITE - MOLOK INFORMATION
1: 100



610 RECOMMENDED
305 [1'-0"] MIN.

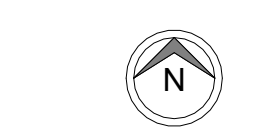
TYP. ELEVATION VIEW OF BINS

MOLOK BIN DETAILS
1: 25

GARBAGE TRUCK TURNING PLAN
1: 400

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GARBAGE TRUCK TURNING PLAN

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SEAL

[illegible]

BUILDING 1

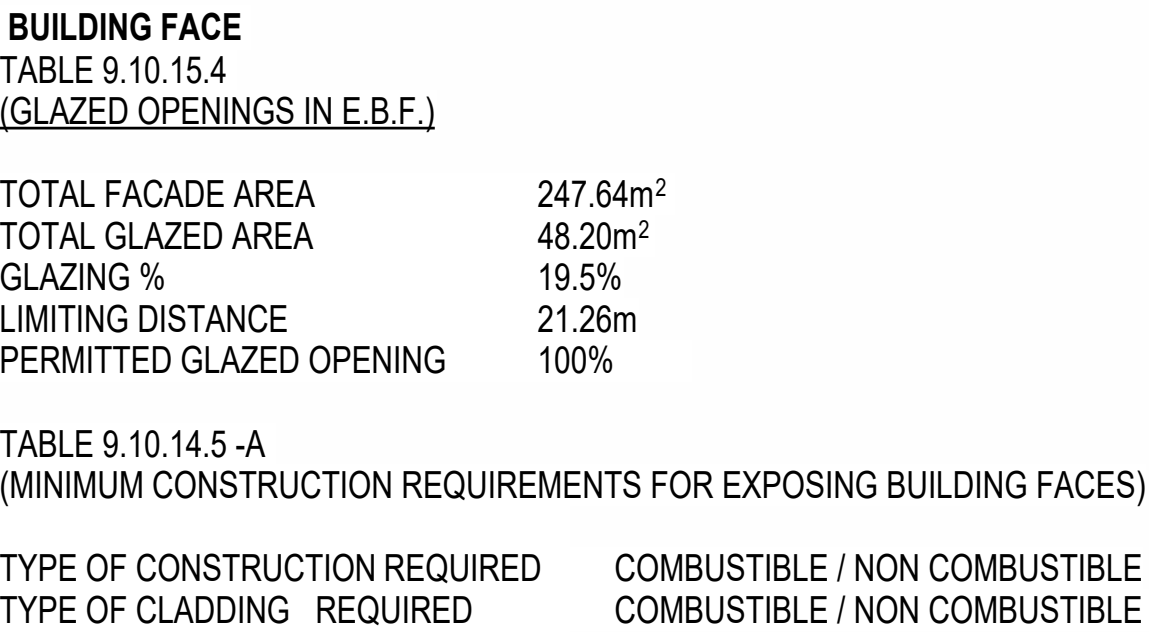
240 SKYVIEW BAY, NE CALGARY

NORTH AND
SOUTH
ELEVATIONS

SHEET NO.

$$3/16'' = 1'-0''$$

MR

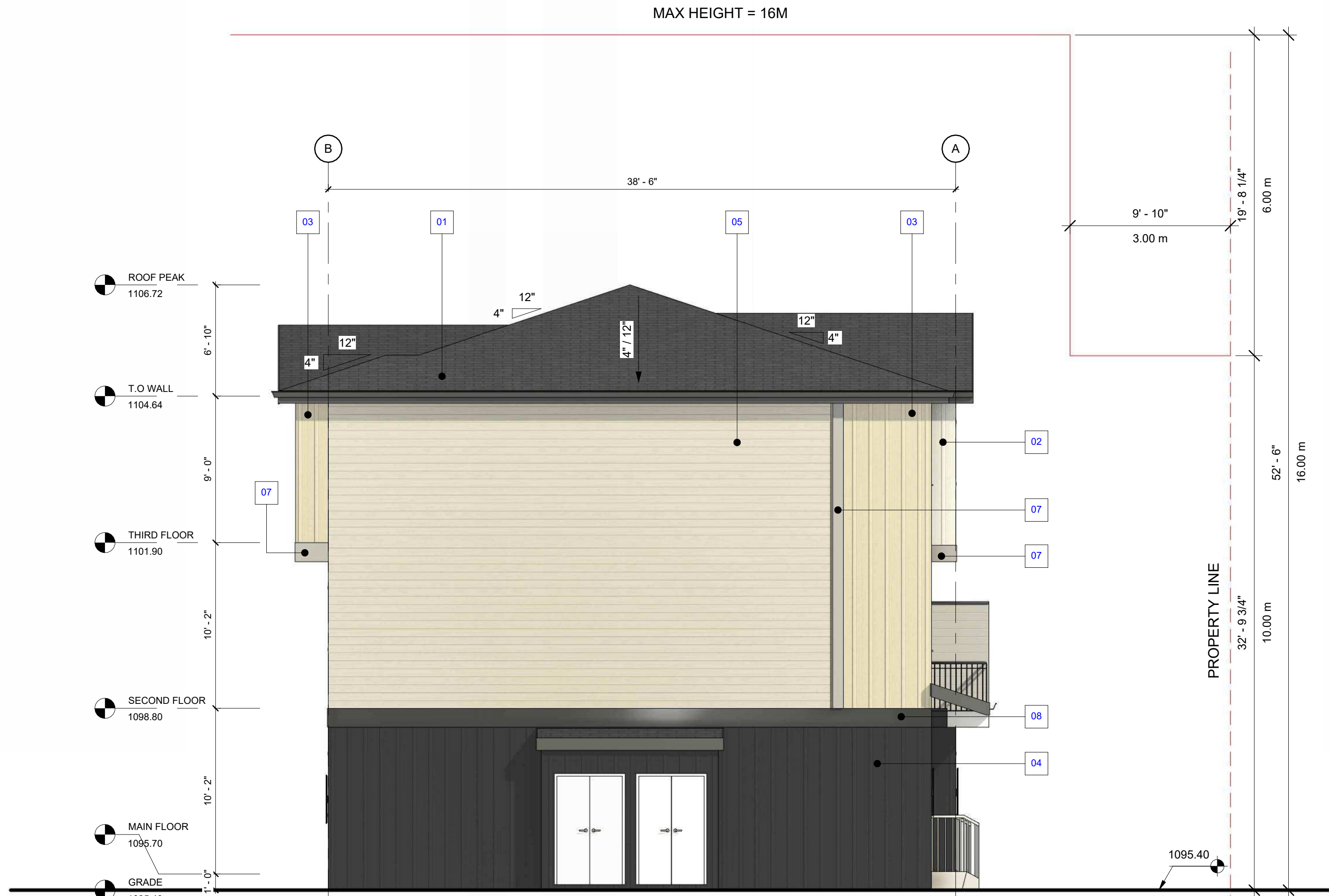


Architectural elevation drawing of a three-story building facade. The drawing includes the following details:

- Vertical Dimensions (Left Side):**
 - Roof Peak: 1106.72
 - T.O. WALL: 1104.64
 - THIRD FLOOR: 1101.90
 - SECOND FLOOR: 1098.80
 - MAIN FLOOR: 1095.70
 - GRADE: 1095.40
- Horizontal Dimensions (Top):**
 - Four equal segments of 21'-0" each, spanning the width of the building.
- Roof:**
 - Pitch: 12" / 12"
 - Overhang: 4" on both sides.
- Windows and Doors:**
 - Ground Floor: Large dark gray windows and doors.
 - Second Floor: Smaller windows.
 - Third Floor: Smaller windows.
- Callouts and Labels:**
 - 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 74

BUILDING 1 - SOUTH ELEVATION

BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	238.13m ²
TOTAL GLAZED AREA	29.70m ²
GLAZING %	12.5%
LIMITING DISTANCE	8.0m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	0.00m ²
GLAZING %	0%
LIMITING DISTANCE	1.35m
PERMITTED GLAZED OPENING	7%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	2.35m
PERMITTED GLAZED OPENING	8%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

DESIGN CONSULTANT



PRIME DESIGN SOLUTIONS LTD.
UNIT 255- 720 28 ST. N.E.
CALGARY, ALBERTA, T2A 6R3

ENGINEERING CONSULTANT

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NORTH

SEAL

REVISIONS		YY-MM-DD
No.	Description	

CLIENT

BUILDING 1

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

EAST AND WEST
ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.2(1)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	Author	
PROJECT NO.	C25042	



1 BUILDING 2 - NORTH ELEVATION
A3.1(2) 3/16" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
A3.1(2) 3/16" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE TABLE 9.10.15.4 (GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	233.70m ²
TOTAL GLAZED AREA	48.20m ²
GLAZING %	20.6%
LIMITING DISTANCE	21.26m
PERMITTED GLAZED OPENING	100%
TABLE 9.10.14.5 -A (MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE

DESIGN CONSULTANT



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UNIT 255- 720 28 ST. N.E.
CALGARY, ALBERTA, T2A 6R3

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NORTH

SEAL

REVISIONS		
No.	Description	YY-MM-DD

CLIENT

BUILDING 2

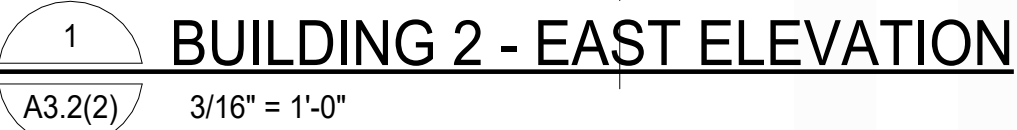
PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

NORTH AND SOUTH ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.1(2)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	MR	
PROJECT NO.	C25042	

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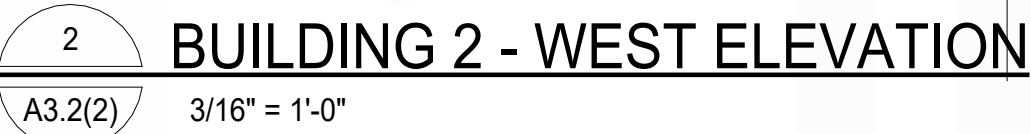
MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	0.00%
LIMITING DISTANCE	1.35m
PERMITTED GLAZED OPENING	7%

(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	0.00%
LIMITING DISTANCE	1.35m
PERMITTED GLAZED OPENING	7%

(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

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NORTH

SEAL

REVISIONS		
No.	Description	YY-MM-DD

CLIENT

BUILDING 3

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

NORTH AND
SOUTH
ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.0(3)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	MR	
PROJECT NO.	C25042	

MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	251.65m ²
TOTAL GLAZED AREA	42.75m ²
GLAZING %	19.5%
LIMITING DISTANCE	19.94m
PERMITTED GLAZED OPENING	92%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE

BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	238.95m ²
TOTAL GLAZED AREA	27.90m ²
GLAZING %	11.55%
LIMITING DISTANCE	8.0m
PERMITTED GLAZED OPENING	28%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

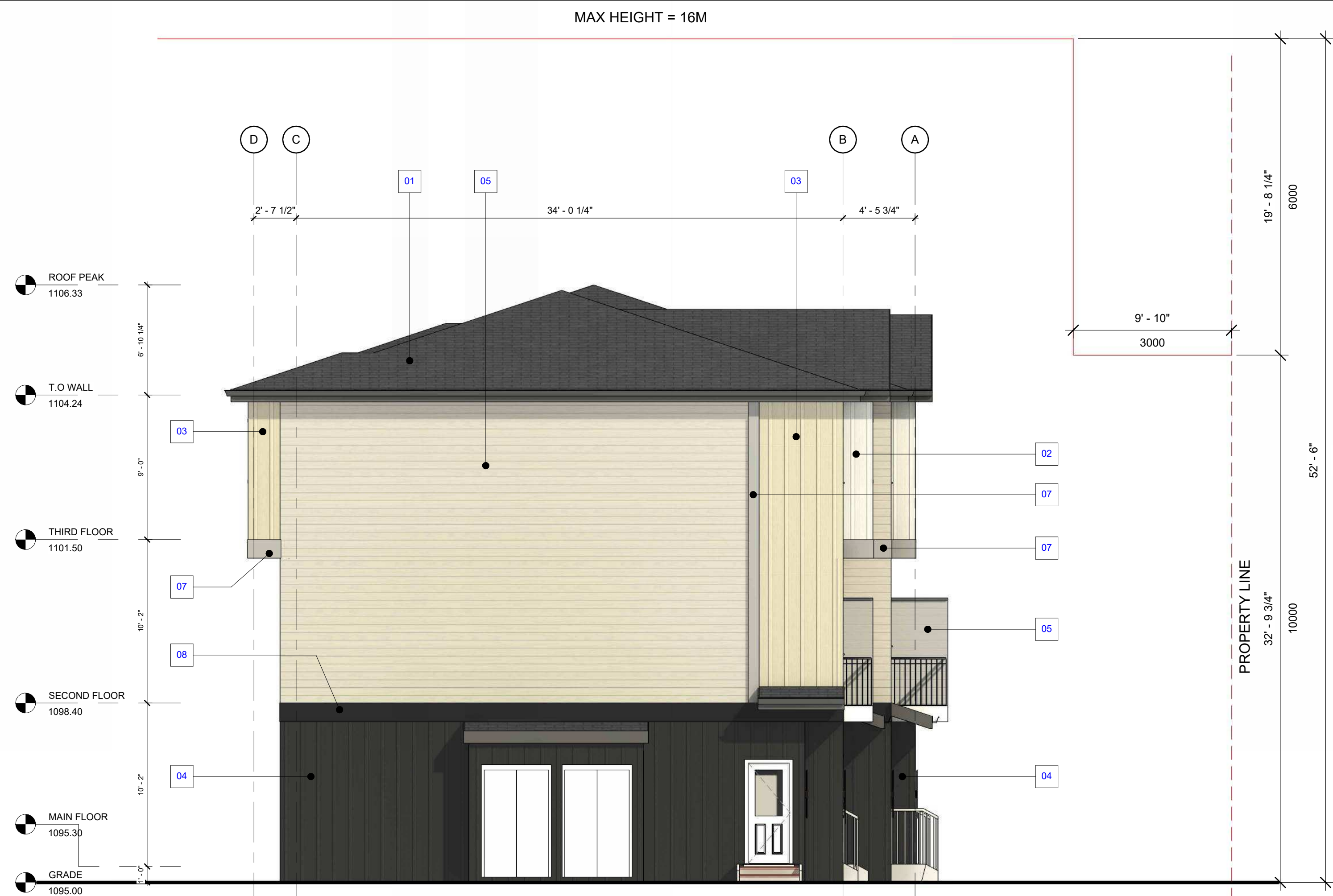
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



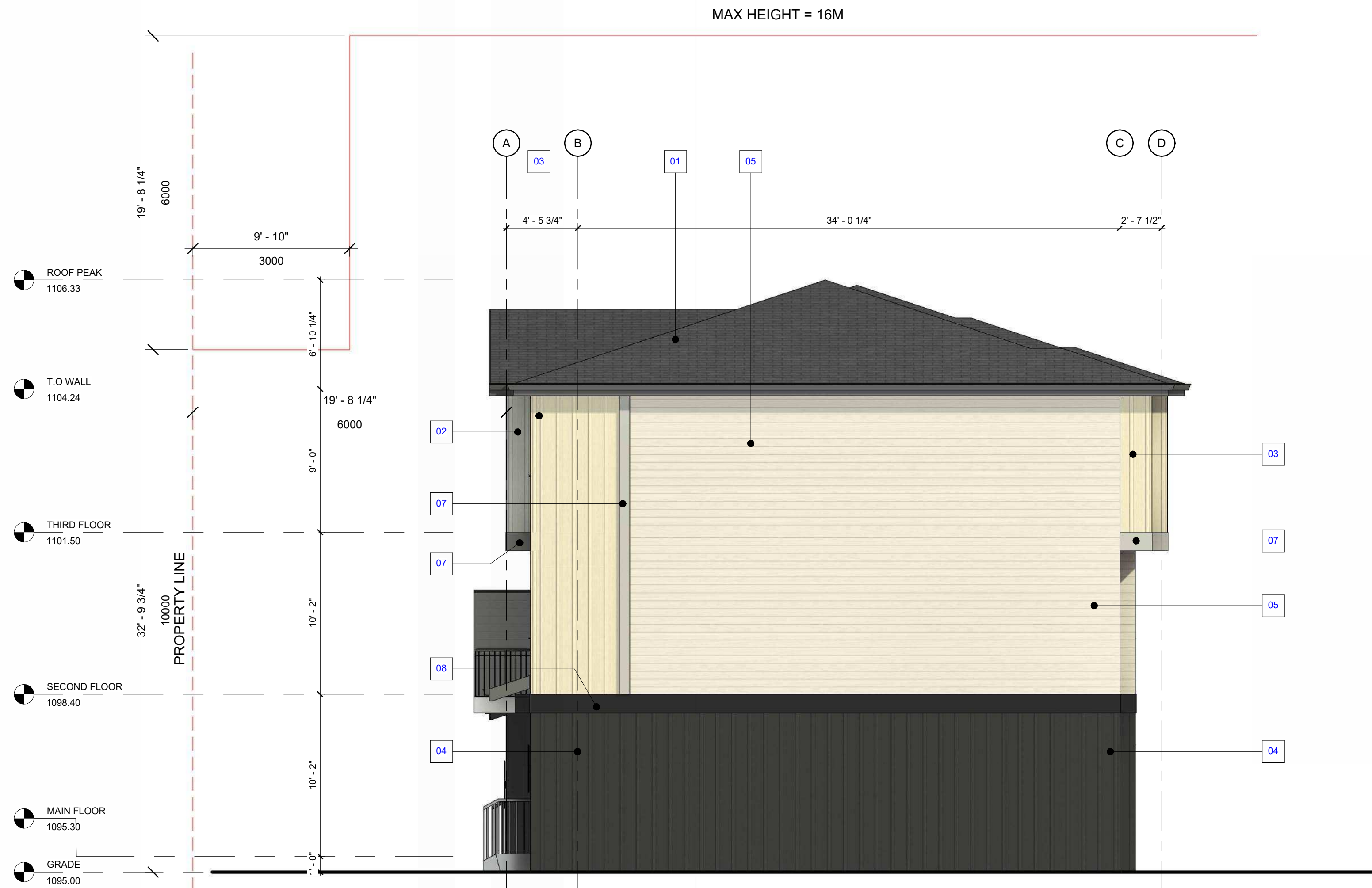
1
BUILDING 3 - NORTH ELEVATION
A3.0(3) 3/16" = 1'-0"



2
BUILDING 3 - SOUTH ELEVATION
A3.0(3) 3/16" = 1'-0"



MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY



BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	0.00m ²
GLAZING %	0%
LIMITING DISTANCE	1.25m
PERMITTED GLAZED OPENING	7%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACE)	
TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	254.00m ²
TOTAL GLAZED AREA	38.75m ²
GLAZING %	15.26%
LIMITING DISTANCE	20.52m
PERMITTED GLAZED OPENING	100%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE

RTH

L

[illegible]

CLIENT

BUILDING 4

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

NORTH AND
SOUTH
ELEVATIONS

DATE:	MARCH, 2026
SCALE:	3/16" = 1'-0"
DRAWN BY:	MR
PROJECT NO.	C25042

A3.0(4)

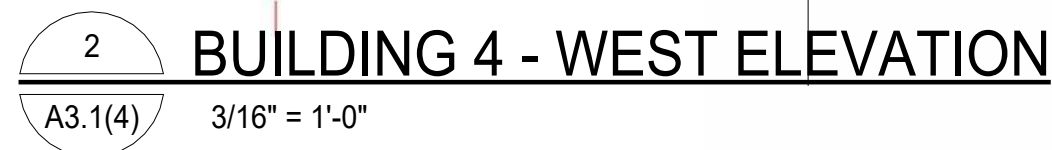
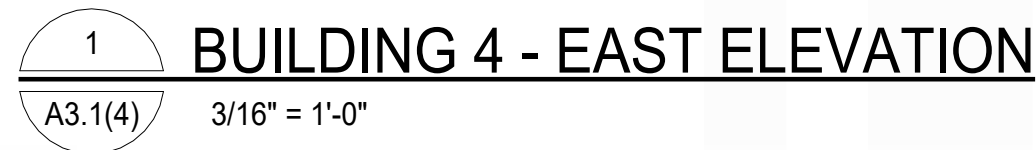


 **BUILDING 4 - NORTH ELEVATION**
 $3/16" = 1'-0"$



 BUILDING 4 - SOUTH ELEVATION

BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	245.17m ²
TOTAL GLAZED AREA	27.90m ²
GLAZING %	11.3%
LIMITING DISTANCE	8.40m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACE)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



BUILDING FACE	
TABLE 9.10.15.4	
(GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	99.31m ²
TOTAL GLAZED AREA	0.00m ²
GLAZING %	0.00%
LIMITING DISTANCE	1.82m
PERMITTED GLAZED OPENING	7%

TABLE 9.10.14.5 - A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

BUILDING FACE		
TABLE 9.10.15.4		
<u>(GLAZED OPENINGS IN E.B.F.)</u>		
TOTAL FACADE AREA	99.31m ²	
TOTAL GLAZED AREA	0.00m ²	
GLAZING %	0.00%	
LIMITING DISTANCE	11.21m	
PERMITTED GLAZED OPENING	40%	
TABLE 9.10.14.5 -A		
<u>(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)</u>		
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE	
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE	

BUILDING FACE	
TABLE 9.10.15.4	
(GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	254.00m ²
TOTAL GLAZED AREA	38.75m ²
GLAZING %	15.26%
LIMITING DISTANCE	20.52m
PERMITTED GLAZED OPENING	100%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE

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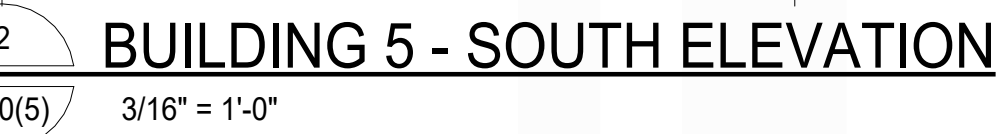
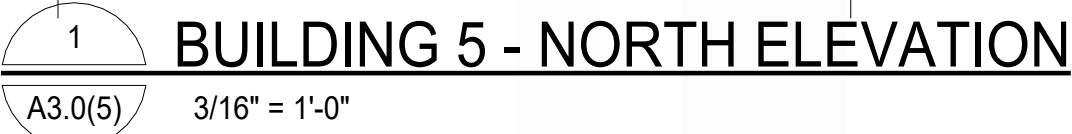
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BUILDING 5

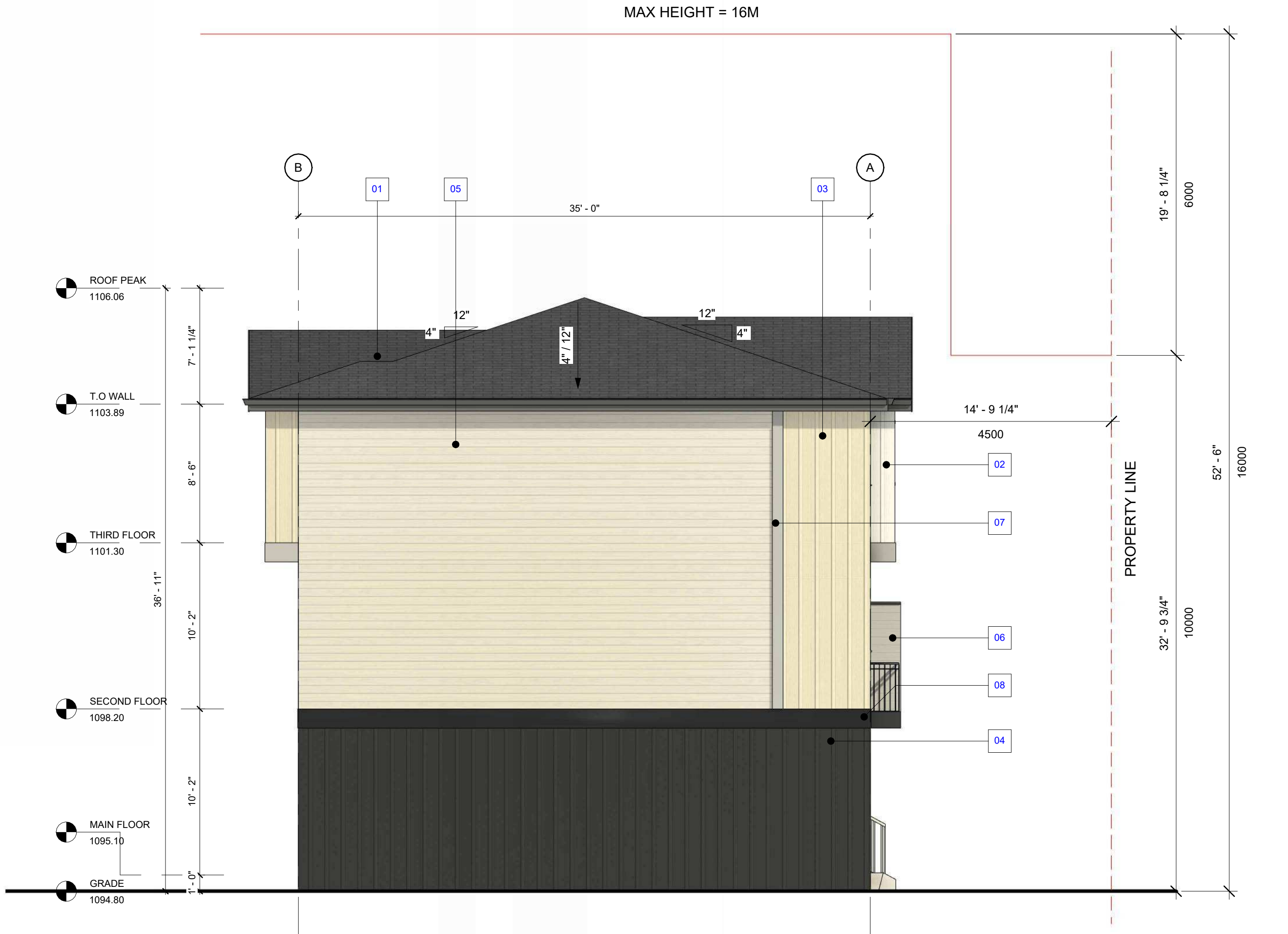
240 SKYVIEW BAY, NE CALGARY

NORTH AND SOUTH ELEVATIONS

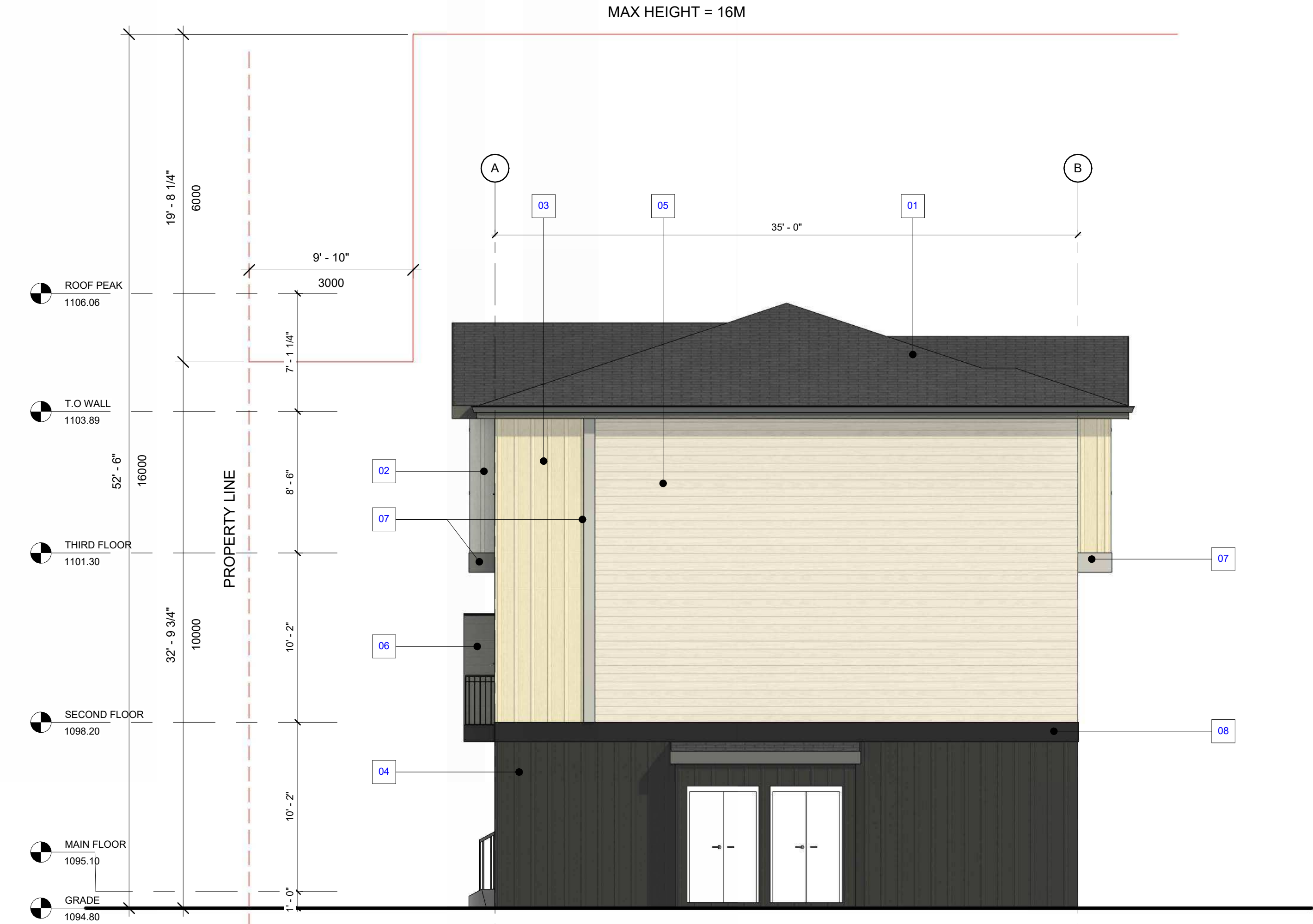
DATE:	MARCH, 2026	SHEET NO A3.0(5)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	MR	
PROJECT NO.	C25042	



BUILDING FACE	
TABLE 9.10.14.5	
<u>(GLAZED OPENINGS IN E.F.F.)</u>	
TOTAL FACADE AREA	245.17m ²
TOTAL GLAZED AREA	27.90m ²
GLAZING %	11.3%
LIMITING DISTANCE	8.40m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACE)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



1
A3.1(5) 3/16" = 1'-0"



2
A3.1(5) 3/16" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR -BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	99.31m ²
TOTAL GLAZED AREA	0.00m ²
GLAZING %	0.00%
LIMITING DISTANCE	2.30m
PERMITTED GLAZED OPENING	9%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

BUILDING FACE
TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	99.31m ²
TOTAL GLAZED AREA	0.00m ²
GLAZING %	0.00%
LIMITING DISTANCE	1.82m
PERMITTED GLAZED OPENING	8%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

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CALGARY, ALBERTA, T2A 6R3

ENGINEERING CONSULTANT

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NORTH

SEAL

REVISIONS		YY-MM-DD
No.	Description	

CLIENT

BUILDING 5

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

EAST AND WEST
ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.1(5)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	MR	
PROJECT NO.	C25042	



1 BUILDING 6 - WEST ELEVATION
A3.1(6) 3/16" = 1'-0"

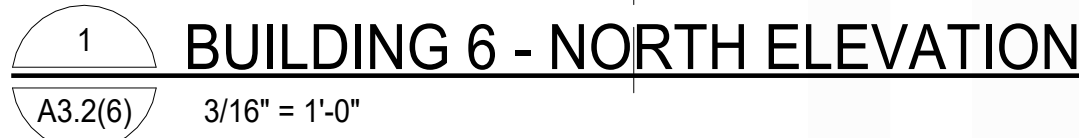


2 BUILDING 6 - EAST ELEVATION
A3.1(6) 3/16" = 1'-0"

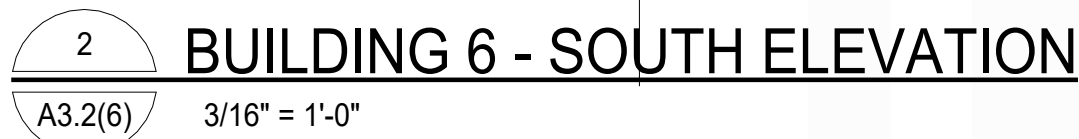
MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR - BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - DARK GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE TABLE 9.10.15.4 (GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	247.64m ²
TOTAL GLAZED AREA	48.20m ²
GLAZING %	19.5%
LIMITING DISTANCE	8.0m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A (MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

REVISIONS		
No.	Description	YY-MM-DD



BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	6.84m
PERMITTED GLAZED OPENING	19%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE /NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	4.74m
PERMITTED GLAZED OPENING	12%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE /NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



1 **BUILDING 7 - WEST ELEVATION**
A3.1(7) 3/16" = 1'-0"



2 **BUILDING 7 - EAST ELEVATION**
A3.1(7) 3/16" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
01	ASPHALT SHINGLES : COLOR - BLACK
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	VERTICAL HARDIE BOARD: COLOR - BEIGE
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - DARK GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

BUILDING FACE TABLE 9.10.15.4 (GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	247.64m ²
TOTAL GLAZED AREA	48.20m ²
GLAZING %	19.5%
LIMITING DISTANCE	8.0m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A (MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING	REQUIRED NON COMBUSTIBLE

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NORTH

SEAL

REVISIONS		
No.	Description	YY-MM-DD

CLIENT

BUILDING 7

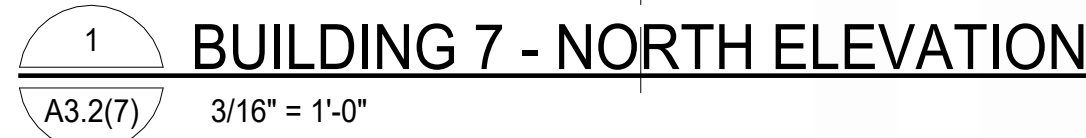
PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

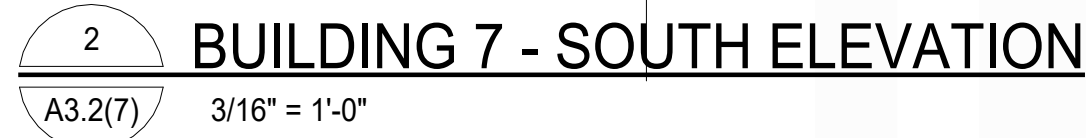
DRAWING TITLE

WEST AND EAST ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.1(7)
SCALE:	3/16" = 1'-0"	
DRAWN BY:	MR	
PROJECT NO.	C25042	

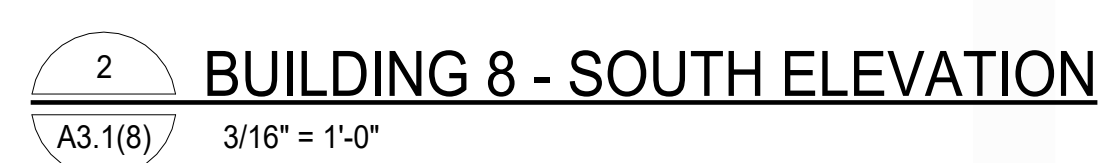
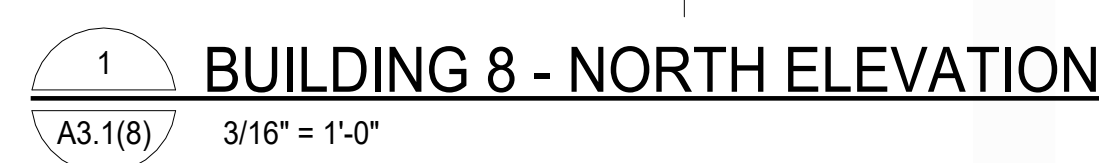


BUILDING FACE	
TABLE 9.10.15.4 (GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	4.74m
PERMITTED GLAZED OPENING	12%
TABLE 9.10.14.5 -A (MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE /NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	13.51m
PERMITTED GLAZED OPENING	55%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE /NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE /NON COMBUSTIBLE

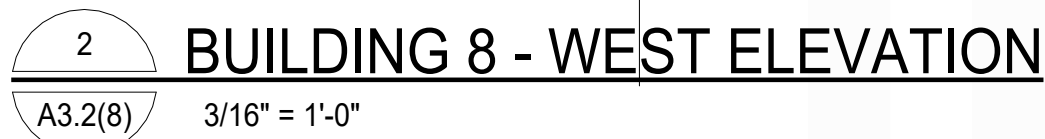
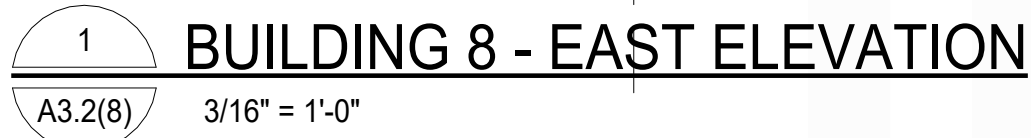
PROJECT NO. C25042



BUILDING FACE	
TABLE 9.10.15.4 (GLAZED OPENINGS IN E.B.F.)	
TOTAL FACADE AREA	247.64m ²
TOTAL GLAZED AREA	46.72m ²
GLAZING %	18.88%
LIMITING DISTANCE	6.0m
PERMITTED GLAZED OPENING	19%
TABLE 9.10.14.5 -A (MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	238.13m ²
TOTAL GLAZED AREA	27.22m ²
GLAZING %	11.4%
LIMITING DISTANCE	4.69m
PERMITTED GLAZED OPENING	12%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACE)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

[illegible]



BUILDING FACE	
TABLE 9.10.14.5	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	8.0m
PERMITTED GLAZED OPENING	28%
TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

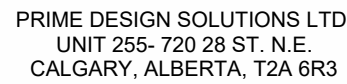
BUILDING FACE	
TABLE 9.10.15.4	
<u>(GLAZED OPENINGS IN E.B.F.)</u>	
TOTAL FACADE AREA	107.80m ²
TOTAL GLAZED AREA	1.45m ²
GLAZING %	1.35%
LIMITING DISTANCE	1.8m
PERMITTED GLAZED OPENING	7%

TABLE 9.10.14.5 -A	
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)	
TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

TOTAL FACADE AREA	1169.81m ²
TOTAL GLAZED AREA	278.47m ²
GLAZING %	23.8%
LIMITING DISTANCE	2.0m
PERMITTED GLAZED OPENING	55%

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

TYPE OF CONSTRUCTION REQUIRED	NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

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NORTH

SEAL

CLIENT

BUILDING 9

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

EAST AND WEST
ELEVATION

DATE:

MARCH, 2026

SHEET NC

SCALE:

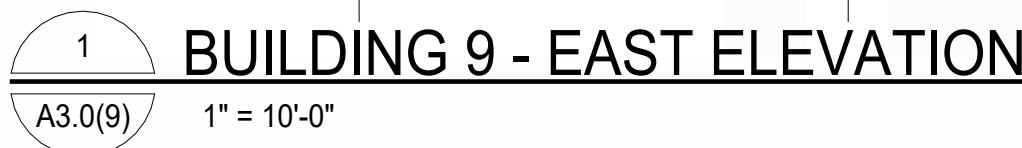
1" = 10'-0"

A3.0(9)

DRAWN

Author

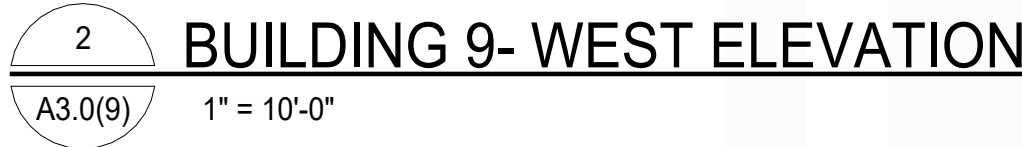
100



TOTAL FACADE AREA	1169.81m ²
TOTAL GLAZED AREA	220.22m ²
GLAZING %	18.9%
LIMITING DISTANCE	6.0m
PERMITTED GLAZED OPENING	19%

TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

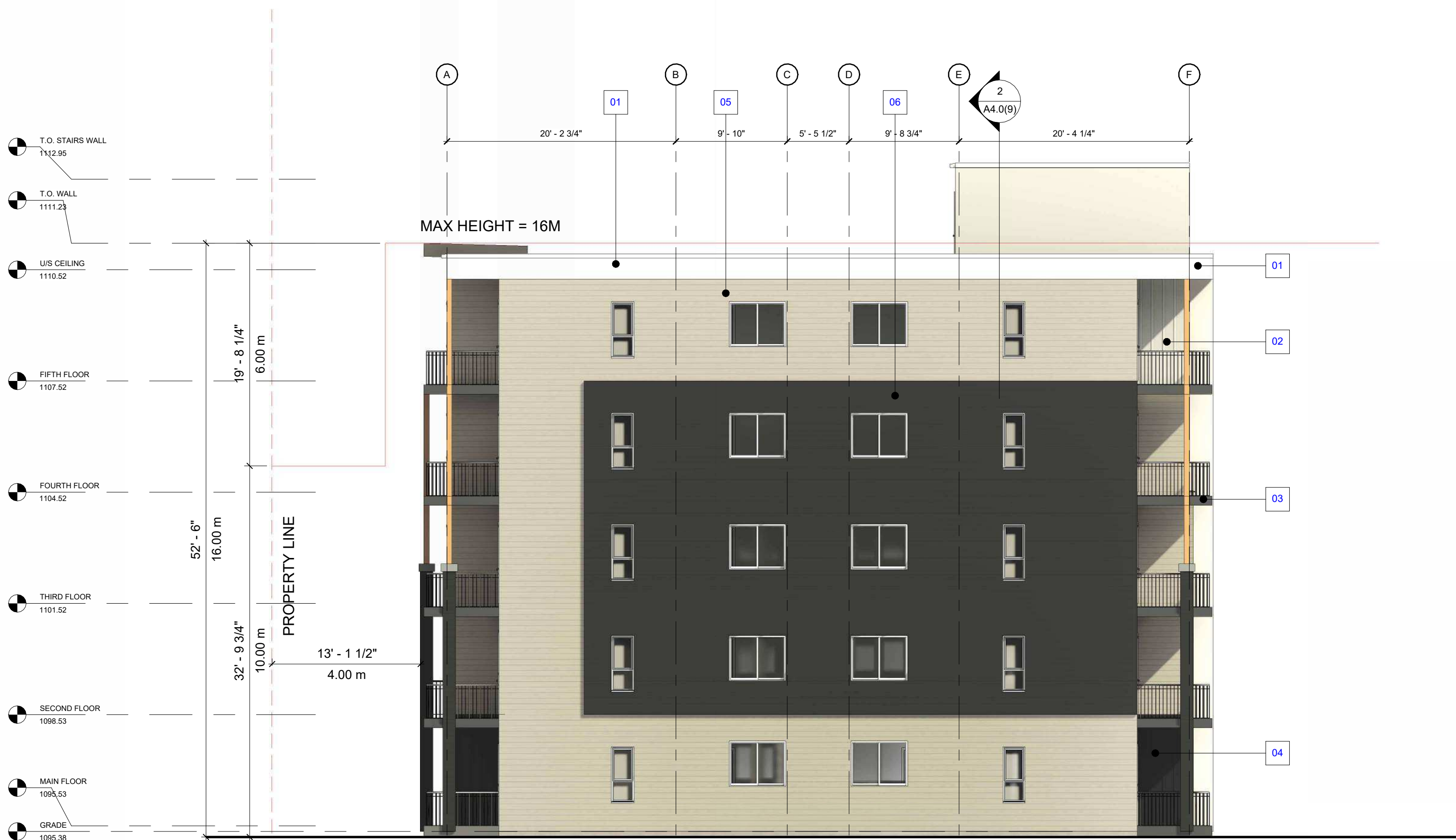
TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE



MAX 16mm



1 BUILDING 9- NORTH ELEVATION
A3.1 (9) 1/8" = 1'-0"



2 BUILDING 9- SOUTH ELEVATION
A3.1 (9) 1/8" = 1'-0"

MATERIAL LEGEND	
NO	DESCRIPTION
01	HARDIE PANEL : COLOR - WHITE
02	VERTICAL HARDIE BOARD: COLOR - OFF WHITE
03	PAINT: COLOR -GRAY
04	VERTICAL HARDIE BOARD: COLOR - DARK GRAY
05	HORIZONTAL HARDIE BOARD: COLOR - LIGHT GRAY
06	HORIZONTAL HARDIE BOARD: COLOR - GRAY
07	SMART BOARD: COLOR -LIGHT GREY
08	SMART BOARD: COLOR -DARK GREY

NORTH ELEVATION BUILDING FACE

TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	333.88m ²
TOTAL GLAZED AREA	38.17m ²
GLAZING %	11.4%
LIMITING DISTANCE	6.0m
PERMITTED GLAZED OPENING	55%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE

NORTH ELEVATION BUILDING FACE

TABLE 9.10.15.4
(GLAZED OPENINGS IN E.B.F.)

TOTAL FACADE AREA	333.88m ²
TOTAL GLAZED AREA	27.86m ²
GLAZING %	8.34%
LIMITING DISTANCE	7.45m
PERMITTED GLAZED OPENING	19%

TABLE 9.10.14.5 -A
(MINIMUM CONSTRUCTION REQUIREMENTS FOR EXPOSING BUILDING FACES)

TYPE OF CONSTRUCTION REQUIRED	COMBUSTIBLE / NON COMBUSTIBLE
TYPE OF CLADDING REQUIRED	NON COMBUSTIBLE

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NORTH

SEAL

REVISIONS

No.	Description	YY-MM-DD

CLIENT

BUILDING 9

PROJECT ADDRESS

240 SKYVIEW BAY, NE CALGARY

DRAWING TITLE

NORTH AND
SOUTH
ELEVATIONS

DATE:	MARCH, 2026	SHEET NO A3.1 (9)
SCALE:	1/8" = 1'-0"	
DRAWN BY:	Author	
PROJECT NO.	C25042	