



Project Blue Future

Calgary Facility Upgrades

DP2026-01477



9 & 21 Crowfoot Circle NW, Calgary, Alberta

Submitted for: **Development Permit: Detailed Review 2**
May 28, 2026

Note: Images shown herein are artist's representations of proposed project.
All components shown herein subject to approval by the City of Calgary.

CONSULTANT LIST & DRAWING INDEX

ARCHITECTURAL	
CONSULTANT NAME	Systemic Architecture Inc.
STREET ADDRESS	#102, 1422 Kensington Road NW Calgary AB T2N 3P9
TELEPHONE	587.315.9007
CONTACT NAME	Partner in Charge jamie.clark@systemic-ai.com
Project Lead	jamie.clark@systemic-ai.com
DP-0.0	Coversheet
DP-1.1	Site Context, Site Details & Project Statistics
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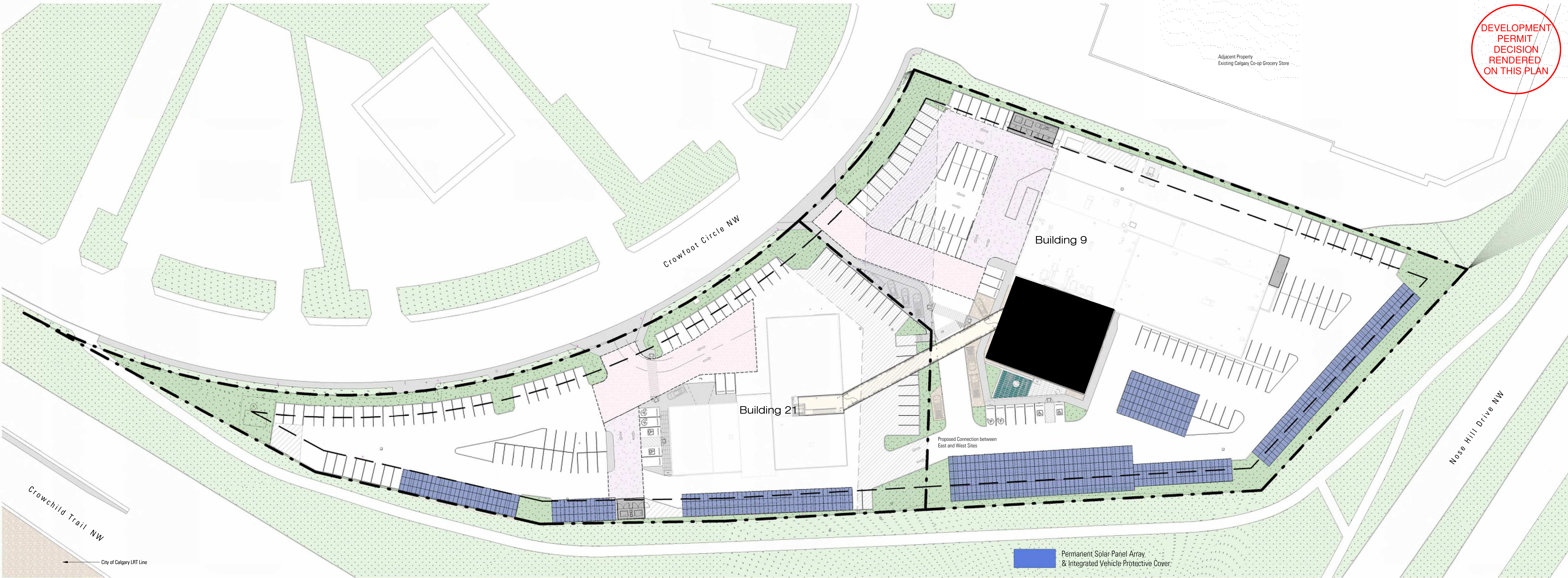
CIVIL ENGINEERING	
CONSULTANT NAME	Allnorth
STREET ADDRESS	1816 Crowchild Trail NW #500 Calgary, AB T2M 3Y7
TELEPHONE	403.717.2370
CONTACT NAME	Riad Morales rmorales@allnorth.com
C001	Site Grading Plan
C002	Existing Site Utilities Plan

ELECTRICAL ENGINEERING	
CONSULTANT NAME	AES Engineering Ltd.
STREET ADDRESS	Suite 500 - 639 5th Avenue SW Calgary, AB Canada T2P 0M9
TELEPHONE	403.910.4531
CONTACT NAME	Nidumiso Mangena Nidumiso.Mangena@aesengr.com
Daniel Kelly	Daniel.Kelly@aesengr.com
E0.0	Cover Page & Legend
E0.1	Site Detail
E0.2	Lighting Schedule
E1.1	Electrical Site Plan Power
E1.2	Electrical Site Plan Lighting
E1.3	Photovoltaic Layout

LANDSCAPE	
CONSULTANT NAME	Groundcubed
STREET ADDRESS	Suite 25, 6020 2nd Street S.E. Calgary, Alberta T2H 2L8
TELEPHONE	403.475.0719
CONTACT NAME	Jon Sage jon@sagegroundcubed.com
Michelle Glavic	Michelle.Glavic@groundcubed.com
L0.01	Landscape Bylaw Plan
L0.02	Tree Inventory Plan
L0.03	Planting Key Plan
L1.01	Landscape Planting Plan
L1.02	Landscape Planting Plan
L1.03	Landscape Planting Plan
L1.04	Landscape Planting Plan
L1.05	Details

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

Issued For		Date
Development Permit	Prior to Decision & Prior to Release	26-03-13
Detailed Review 2		26-05-06
		26-06-25
SYSTEMIC Architecture Inc.		
#102, 1422 Kensington Road NW Calgary, Alberta, Canada T2N 3P9 587.315.9001		
Project Number	2025-012	
Project City	Calgary	
Site Legal Address	Lot 35 & 36, Block 4, Plan 861 0323	
Site Civic Address	9 & 21 Crowfoot Cir NW Calgary, AB T3E 3J8	
Development Permit	DP2026-01477	
Building Permit	To Be Assigned	



DEVELOPMENT
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DISCLAIMER

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- Drawings are not to be scaled.
- This drawing supercedes previous issues.

ARCHITECTS SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES Site Plan Notes

- Applies to this sheet only.
- Existing URW
 - Heavy Duty Asphalt
Capable of supporting 38,550kg/65,000 lbs
Conforms to NFPA 1801 point loading requirements of 517kPa (74psi) over a 24" x 24" area.
 - Medium Duty Asphalt
Capable of supporting 25,000kg/55,115 lbs.
 - Landscape Area
(Refer to Landscape drawings)
 - Existing Asphalt to be repaired
(Refer to 1/A1.4)
 - Concrete Pavement
 - Site area in Contract, but addressed by separate Building Permit
 - Existing Catch Basin
 - Existing Man Hole
 - Proposed Electric Vehicle Charging

Development Permit Approval:

- All information within property lines on this drawing depicts items approved under DP2026-0177.
- Building Permit for the entirety of the design approved under DP2026-0174 will be made in three stages:
 1. Building 21 and its associated site work.
 2. Building 9 and its associated site work.
 3. Plus-15 connecting bridge between the buildings.

General Site Notes:

- All information within property lines on this drawing depicts existing site conditions, unless noted otherwise.
- Refer to landscape drawings for all site landscape elements.
- Refer to Civil Engineering drawings for all grading and servicing information.
- Existing concrete curbs not removed for new landscaping features to remain and be repaired.

Painted Line Notes:

- All areas shown as "Painted Lines" to be 100mm wide lines with 250mm gaps in between, unless noted otherwise.
- All painted lines to be white in color, heavy duty paint suitable for application to asphalt surfaces.

Site Grading Notes for Upgraded Site Areas:

- Parking lot to be sloped a minimum of 1% up to a maximum of 3% with the curb cut driver sloping up to a maximum of 6%.
- All pavements (both asphalt and concrete) adjacent to the building shall slope away from the building a minimum of 1% to ensure proper drainage.
- Refer to civil engineering drawings for proposed grading design.

Site Signage

TEXT (SHOWN AS THIS)

Signage Construction Notes:

- All signs shown on site plan to be constructed as follows:
 - All fittings, bolts and sleeves to be galvanized.
 - All signs to have content on single face only, U.N.O.
 - Rear sign faces to be natural aluminum finish, clear coated.
 - For signs located in soft landscape areas, provide 300mm diameter 900mm deep precast concrete pile base.
 - For signs located atop sidewalks, provide galvanized steel base plate & sleeve bolted directly to concrete surface. Ensure base plate is gapped from concrete surface in a manner that does not trap or dam water under the plate.
 - Unless noted otherwise, all signs to be 200mm (width) x 300mm (tall) aluminum sign face, weather protected on all surfaces. Exact colour, font and text dimensions to be confirmed by architect. Provide 1525mm tall, impactable alum. sign sign post.

Legend:

- BF Barrier Free Parking
- LOA Loading Stall
- NO No Commercial Trucks behind this point
- NP No Parking Area
- NPA No Public Access
- S Stop

Revisions:

No.	Description	Date
3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JUS
Scale	As indicated
Project Number	2025-017
Site Civic Address	56.21 Crowfoot Cr NW Calgary, AB T2C 1J8
Site Legal Description	Lot 25 & 26, Block 4, Plan B01
Development Permit	DP2026-0177
Building Permit	To Be Assigned
Project Name	

**Northstar Ford Calgary
Upgrades**

Calgary Alberta

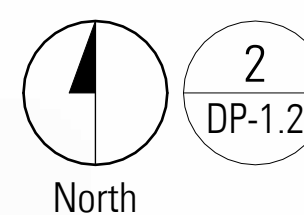
Drawing Title
**Overall Site Plans -
Main Floor & +15 Levels**

SYSTEMIC Architecture Inc.

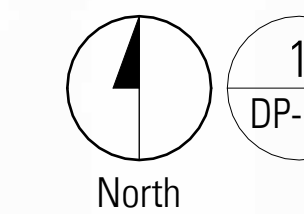
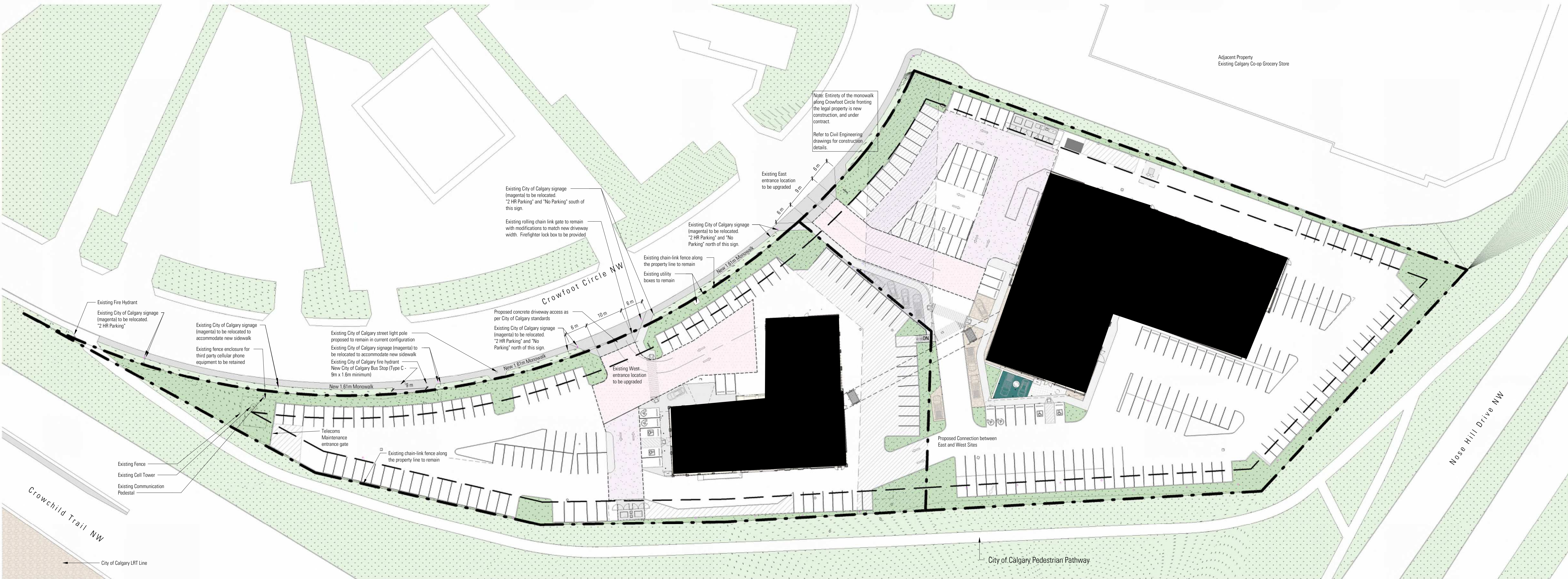
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-1.2



Site Plan - +15 Level
1 : 500
Potential Solar Panels Location



Site Plan - Main Floor Levels
1 : 500

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

Elevation Keynotes

- (Shown As Thus)

Applies to this sheet only. To be read in conjunction with materials finish list & architectural specifications. All materials are new construction unless otherwise noted. All exposed concrete foundations to have sack rub finish.

- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: A- White
- Aluminum
B- Aluminum
Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations.
- Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Colour: Off White
- Screening Fence
Finish: 8" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour: A- Yellow
B- Blue
C- Grey
- Metal Trellis
Finish: Metal Trellis
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sqm)	Height Above Lower Main Floor (mm)
E-1	Fascia	1016	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8900
S-2	Fascia	680	5650	3.8 m ²	5300
S-3	Fascia	500	2900	1.5 m ²	3245
S-4	Fascia	680	5650	3.8 m ²	4906
W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area					20.7 m ²

Signage

- Each signage area to be provided with 3 cast-in-metal embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-05-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

No.	Description	Date
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

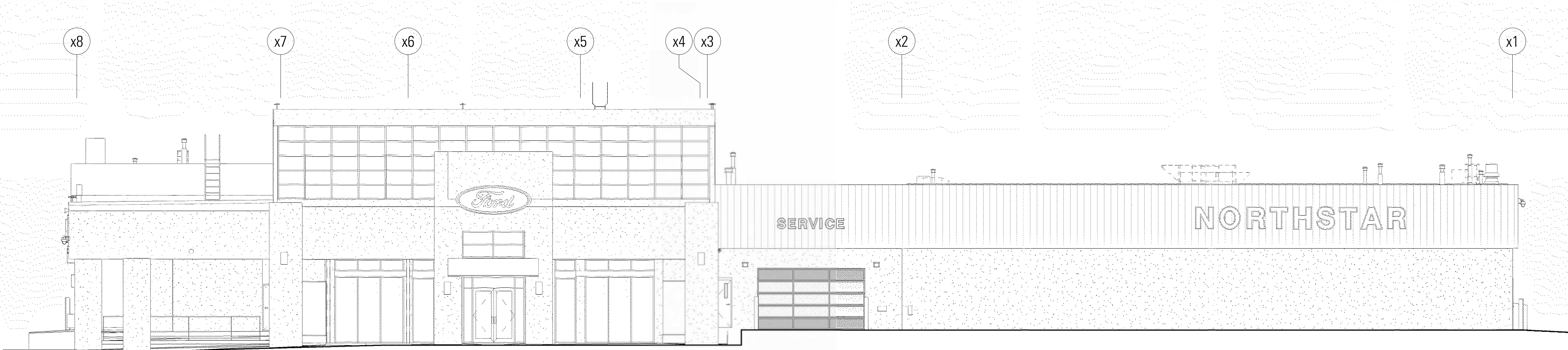
Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2H 3J8
Site Legal Description	Lot 25 & 26, Block 4, Plan B01
Development Permit	DP2025-0471
Building Permit	To Be Assigned
Project Name	Northstar Ford Calgary Upgrades
City	Calgary
Province	Alberta
Drawing Title	Building 9 - Exterior Elevations - South

SYSTEMIC Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

DP-3.1 9

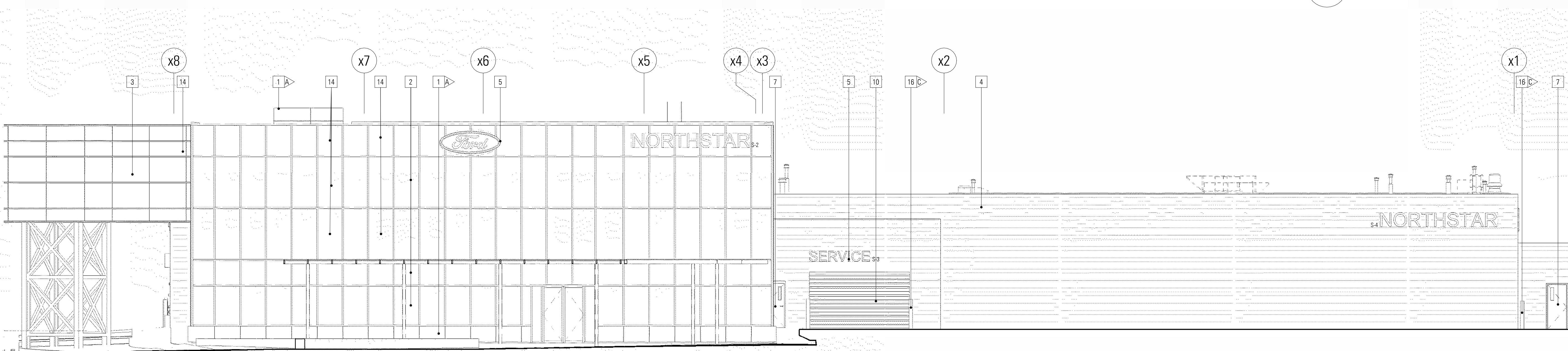


110 880	9_T/O Elevator Parapet
110 421	9_T/O Upper Parapet
108 800	9_L02_Ceiling
107 062	9_T/O Lower Parapet
106 200	9_L02 Showroom
104 235	9_L01_Ceiling
103 000	9_L02 Parts
100 602	9_L01 Upper
100 000	9_L01 Lower

3 Existing South Elevation - Linework
1 : 100



2 South Elevation - Colour
1 : 100



110 880	9_T/O Elevator Parapet
110 421	9_T/O Upper Parapet
108 800	9_L02_Ceiling
107 062	9_T/O Lower Parapet
106 200	9_L02 Showroom
104 235	9_L01_Ceiling
103 000	9_L02 Parts
100 602	9_L01 Upper
100 000	9_L01 Lower

1 South Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
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NOTES

Elevation Keynotes

• (Shown As Thus)

Applies to this sheet only. To be read in conjunction with materials finish list & architectural specifications. All materials are new construction unless otherwise noted. All exposed concrete foundations to have sack rub finish.

- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: A- White
- Aluminum
Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations.
- Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Colour: Off White
- Screening Fence
Finish: 8" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour: A- Yellow
B- Blue
C- Grey
- Metal Trellis
Finish: Metal Trellis
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sqm)	Height Above Lower Main Floor (mm)
E-1	Fascia	1016	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8900
S-2	Fascia	680	5650	3.8 m ²	5300
S-3	Fascia	500	2900	1.5 m ²	3245
S-4	Fascia	680	5650	3.8 m ²	4906
W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area				20.7 m ²	

Signage

• Each signage area to be provided with 3 cast-in-metal embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

SHEET MUST BE PRINTED IN COLOUR

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-03-15

No.	Description	Date
		11/11/2020

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	56.21 Crowfoot Dr NW Calgary, AB T2C 1S8
Site Legal Description	Lot 25 & 26, Block 4, Plan 001
Development Permit	DP2025-0127
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary Upgrades

Calgary Alberta

Drawing Title

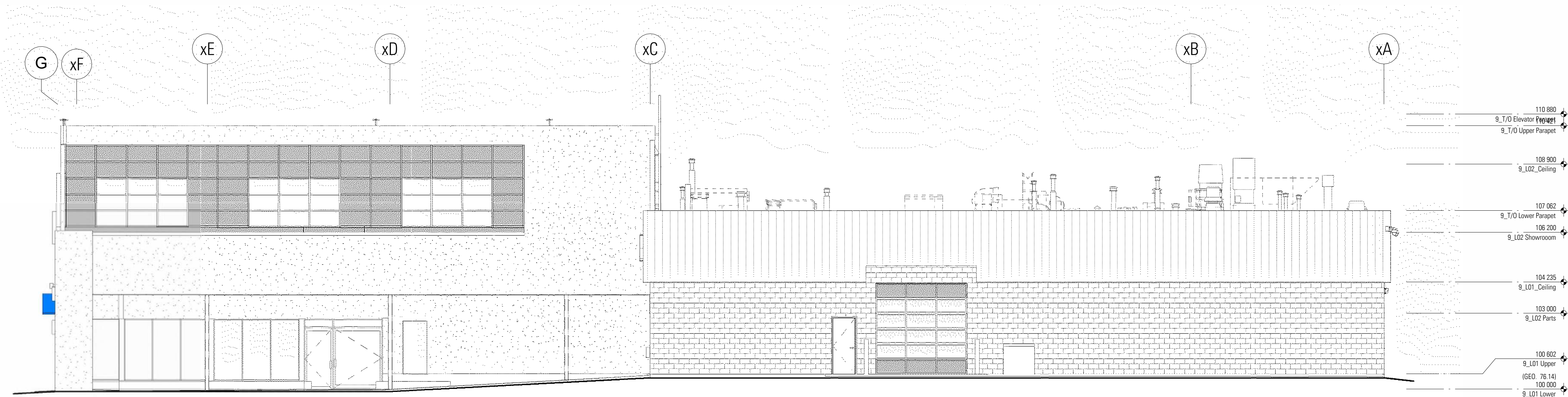
Building 9 - Exterior Elevations - East

SYSTEMIC Architecture Inc.

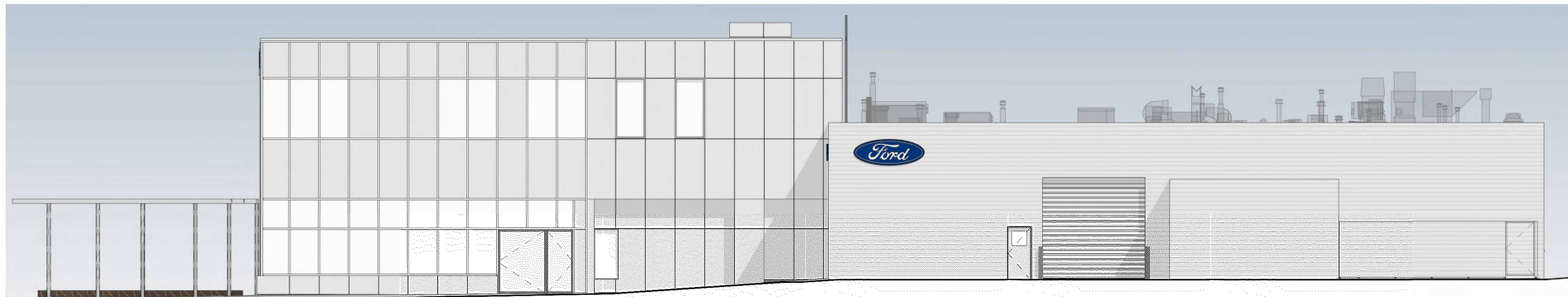
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Calgary, Alberta, Canada T2N 3P9
587.313.9001

Drawing Building Number

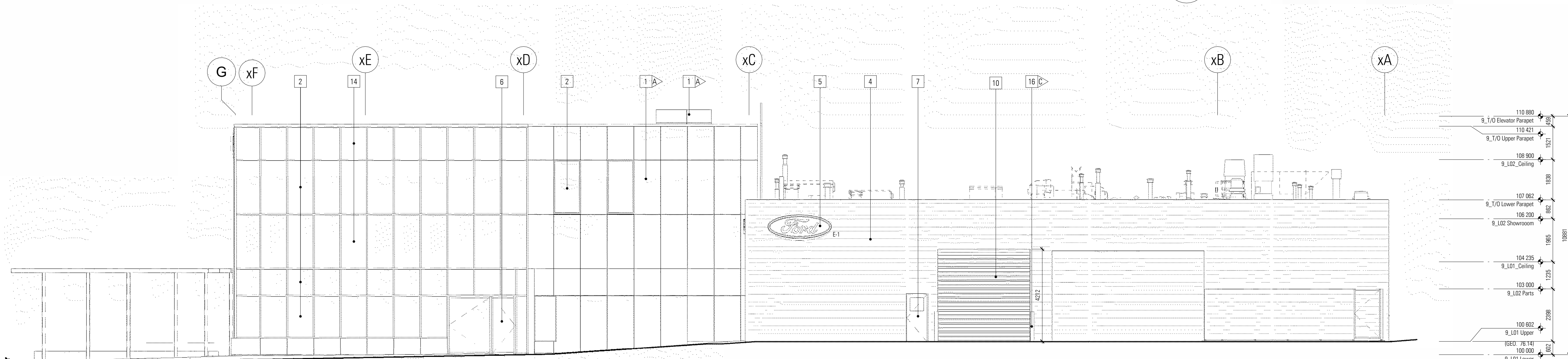
DP-3.2 9



3 Existing East Elevation - Linework
1 : 100



2 East Elevation - Colour
1 : 100



1 East Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
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NOTES

Elevation Keynotes

- (Shown As Thus)

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- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: A- White
- Aluminum
Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations.
- Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Colour: Off White
- Screening Fence
Finish: 8" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour: A- Yellow
B- Blue
C- Grey
Metal Trellis
Finish: Metal Trellis
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sqm)	Height Above Lower Main Floor (mm)
E-1	Fascia	1016	2438	1.9 m ²	5208
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Total Signage Area					20.7 m ²

Signage

- Each signage area to be provided with 3 cast-in-metal embossed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-06
1	Development Permit	26-05-15

No.	Description	Date
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	916.21 Crowfoot Dr NW Calgary, AB T2C 1S8
Site Legal Description	Lot 25 & 26, Block 4, Plan 001
Development Permit	DP2025-0147
Building Permit	To Be Assigned
Project Name	

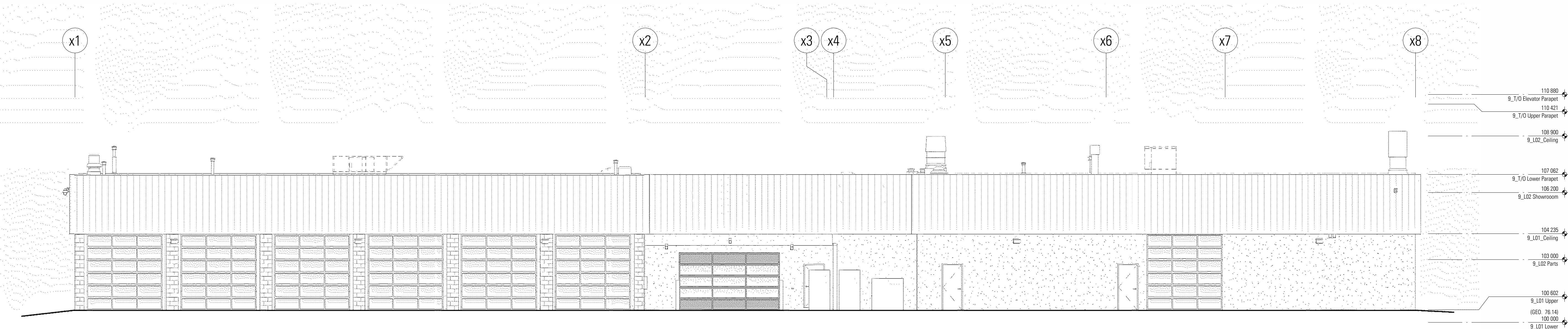
Northstar Ford Calgary Upgrades

Calgary Alberta
Drawing Title
Building 9 - Exterior Elevations - North

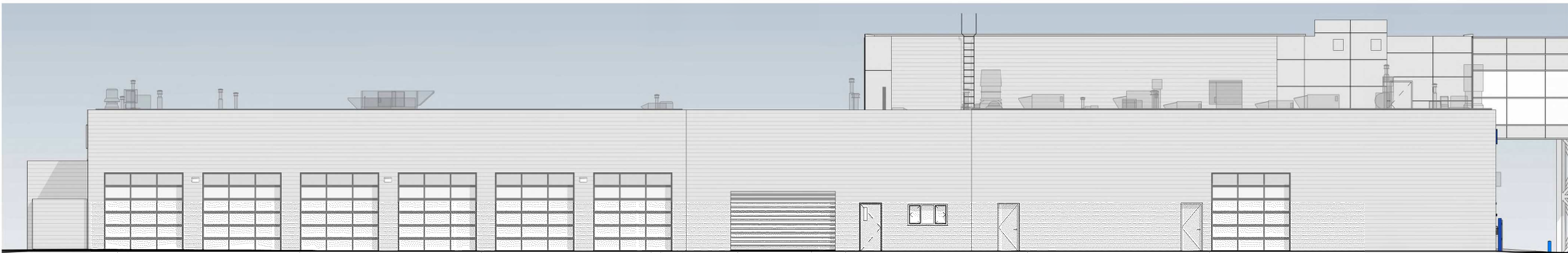
SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

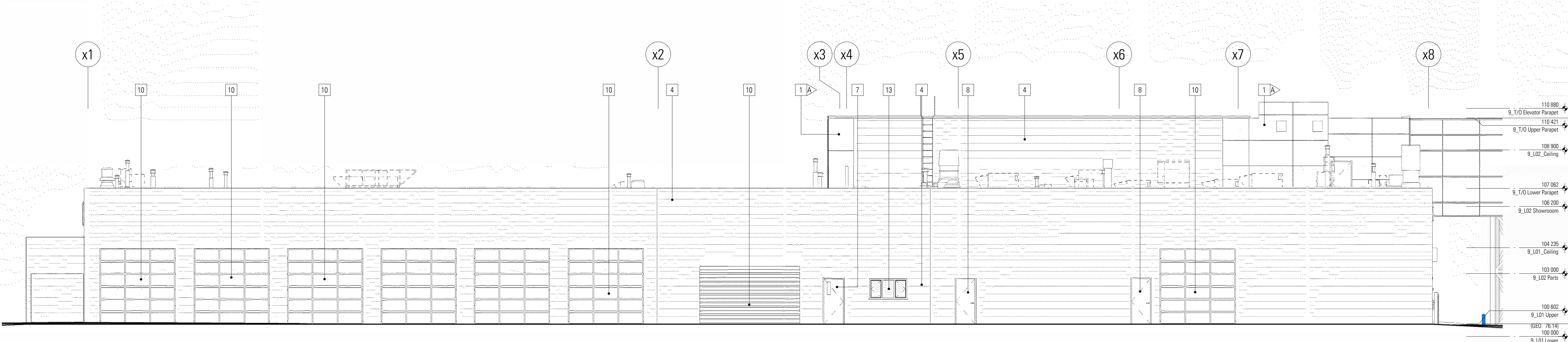
DP-3.3 9



3 Existing North Elevation - Linework
1 : 100



2 North Elevation - Colour
1 : 100



1 North Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
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NOTES

Elevation Keynotes

- (Shown As Thus)
- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: A- White
 - Aluminum
Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
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 - Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
 - Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
 - Insulated Overhead Door with frost glazing
Refer to Door Schedule
 - Insulated Overhead Door with clear glazing
Refer to Door Schedule
 - Steel Support Structure
Colour: Off White
 - Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
 - Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - Screening Fence
Finish: 8" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
 - Bollard
Colour: A- Yellow
B- Blue
C- Grey
 - Metal Trellis
Finish: Metal Trellis
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sqm)	Height Above Lower Main Floor (mm)
E-1	Fascia	1016	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8900
S-2	Fascia	680	5650	3.8 m ²	5000
S-3	Fascia	500	2900	1.5 m ²	3245
S-4	Fascia	680	5650	3.8 m ²	4906
W-1	Fascia	680	5650	3.8 m ²	5553
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area				20.7 m ²	

Signage

- Each signage area to be provided with 3 cast-in-metal embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

No.	Description	Date
		17-11-2020

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-017
Site Civic Address	56.21 Overton Dr NW Calgary, AB T2C 1S8
Site Legal Description	Lot 25 & 26, Block 4, Plan 001
Development Permit	DP2026-017
Building Permit	To Be Assigned
Project Name	
Northstar Ford Calgary Upgrades	
Calgary Alberta	
Drawing Title	
Building 9 - Exterior Elevations - West	

SYSTEMIC Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

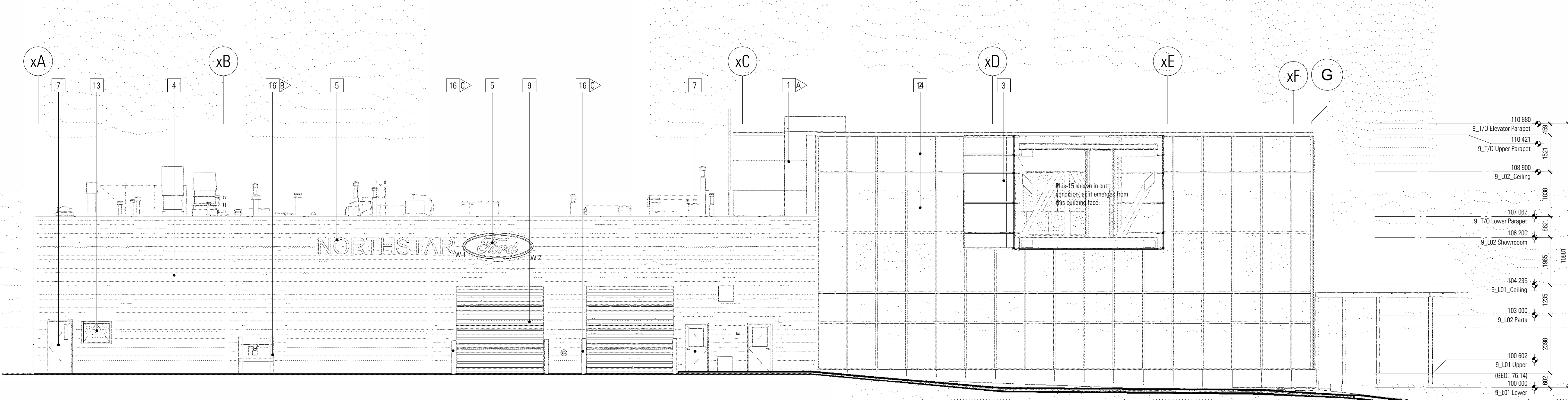
DP-3.4 9



3 Existing West Elevation - Linework
1 : 100



2 West Elevation - Colour
1 : 100



1 West Elevation - Linework
1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DISCLAIMER
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• Drawings are not to be scaled.
• This drawing supersedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES ELEVATION KEYNOTES

(SHOWN AS THIS)

Applies to this sheet only. These keynotes are to be read in conjunction with the Architectural Specification and Ford Signature 2.0 Design Criteria Document. All materials are new construction unless noted otherwise.

- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Solid Overhead door
Finish: Anodized Aluminum
Colour: Off White
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour:
A- Yellow
B- Blue
C- Grey
Metal Trellis
Finish: Metal Trellis
Colour: White

SIGNAGE LEGEND - B21					
Sign	Type	Height (mm)	Width (mm)	Area (sqm)	Height Above Main Floor (mm)
N-1	Fascia	680	5650	3.8 m²	5820
N-2	Fascia	1270	2921	2.9 m²	5617
S-1	Fascia	1270	2921	2.9 m²	5323
S-2	Fascia	1230	8450	8.7 m²	10986
W-1	Fascia	680	5650	3.8 m²	5618
W-2	Fascia	1270	2921	2.9 m²	5323
Total Signage Area					25.1 m²

Signage
• Each signage area is to be provided with 3 cast-in-metal embossed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend	
	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-06
1	Development Permit	26-05-15

No.	Description	Date
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2C 3J8
Site Legal Description	Lot 25, Block 4, Plan R81 0223
Development Permit	090226-01471
Building Permit	To Be Assigned
Project Name	Northstar Ford Calgary Upgrades

Northstar Ford Calgary Upgrades

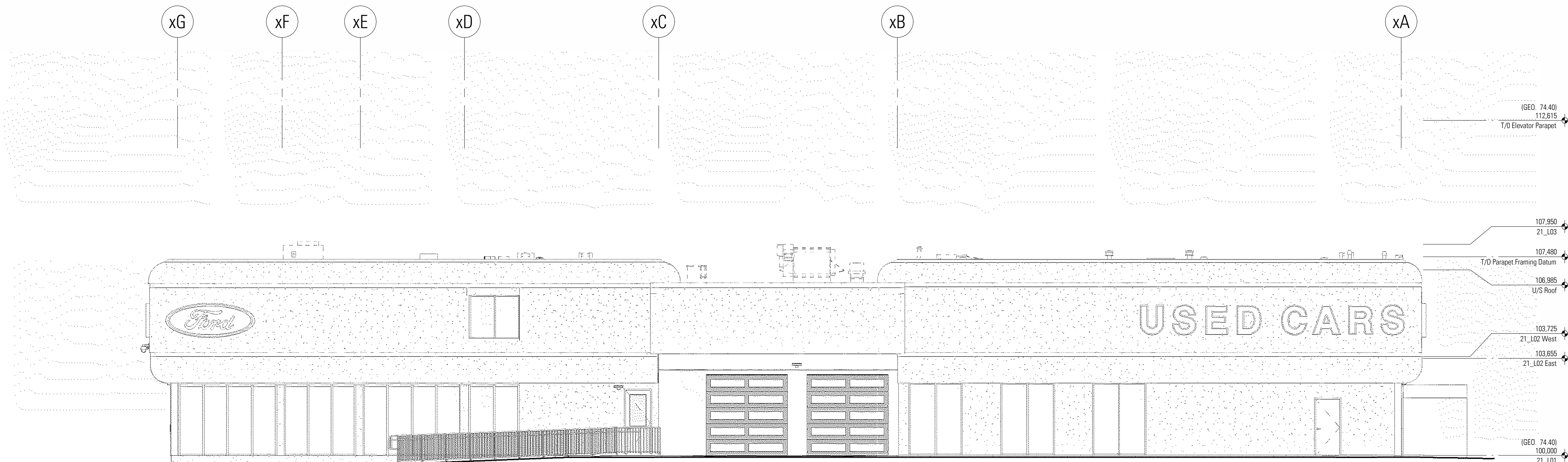
Alberta

Drawing Title
Building 21 - Exterior Elevations - South

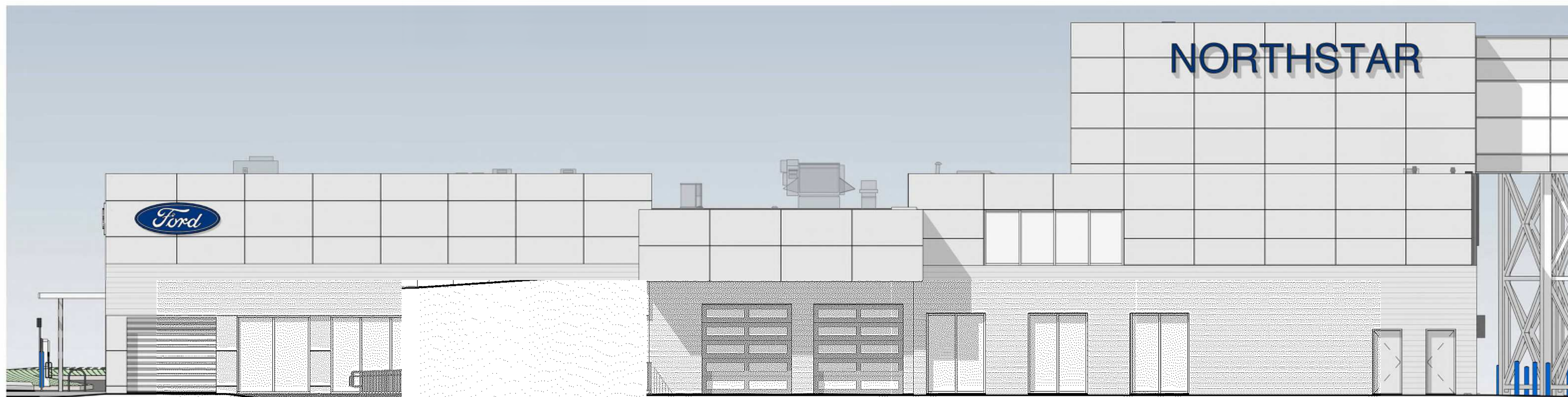
SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

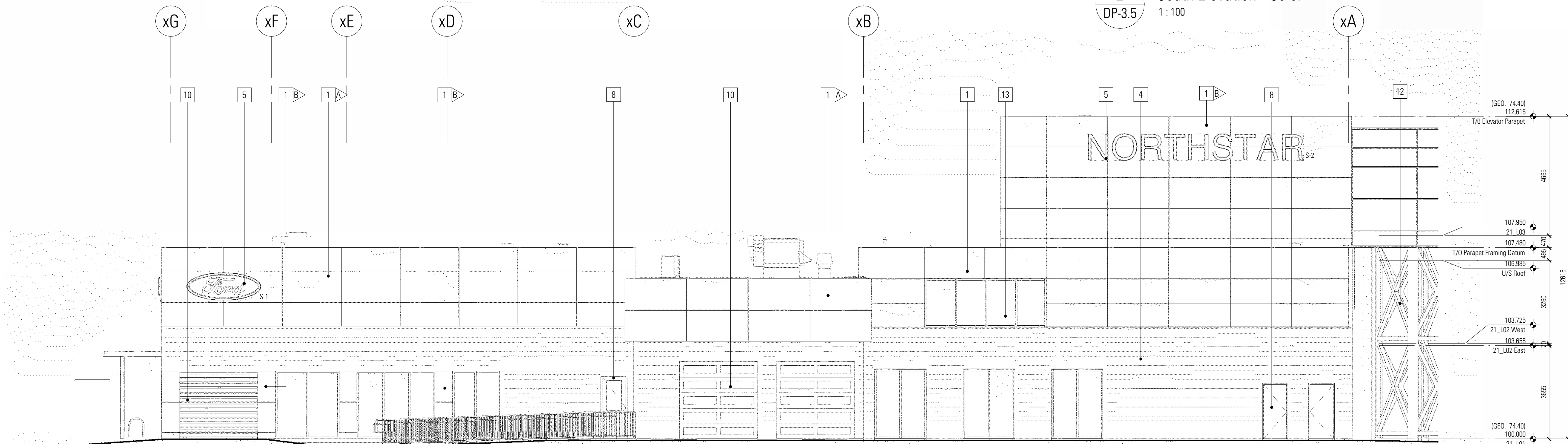
DP-3.5 21



3 Existing South Elevation - Linework
1 : 100



2 South Elevation - Color
1 : 100



1 South Elevation - Linework
1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DISCLAIMER
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• This drawing supercedes previous issues.

ARCHITECTS SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES ELEVATION KEYNOTES

(SHOWN AS THIS)
Applies to this sheet only. These keynotes are to be read in conjunction with the Architectural Specification and Ford Signature 2.0 Design Criteria Document. All materials are new construction unless noted otherwise.

- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations
- Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour:
A- Yellow
B- Blue
C- Grey
Metal Trellis
Finish: Metal Trellis
Colour: White

SIGNAGE LEGEND - B21

Sign	Type	Height	Width	Area (sq)	Height Above Main Floor (mm)
N-1	Fascia	600	3550	3.9 m ²	5320
N-2	Fascia	1270	2921	2.9 m ²	5617
S-1	Fascia	1270	2921	2.9 m ²	5323
S-2	Fascia	1030	9450	8.7 m ²	10896
W-1	Fascia	600	3550	3.9 m ²	5616
W-2	Fascia	1270	2921	2.9 m ²	5323
Total Signage Area				25.1 m ²	

Signage

- Each signage area to be provided with 3 cast-in-metal embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

No.	Description	Date
1	ISSUED FOR / REVISIONS	17-06-2020

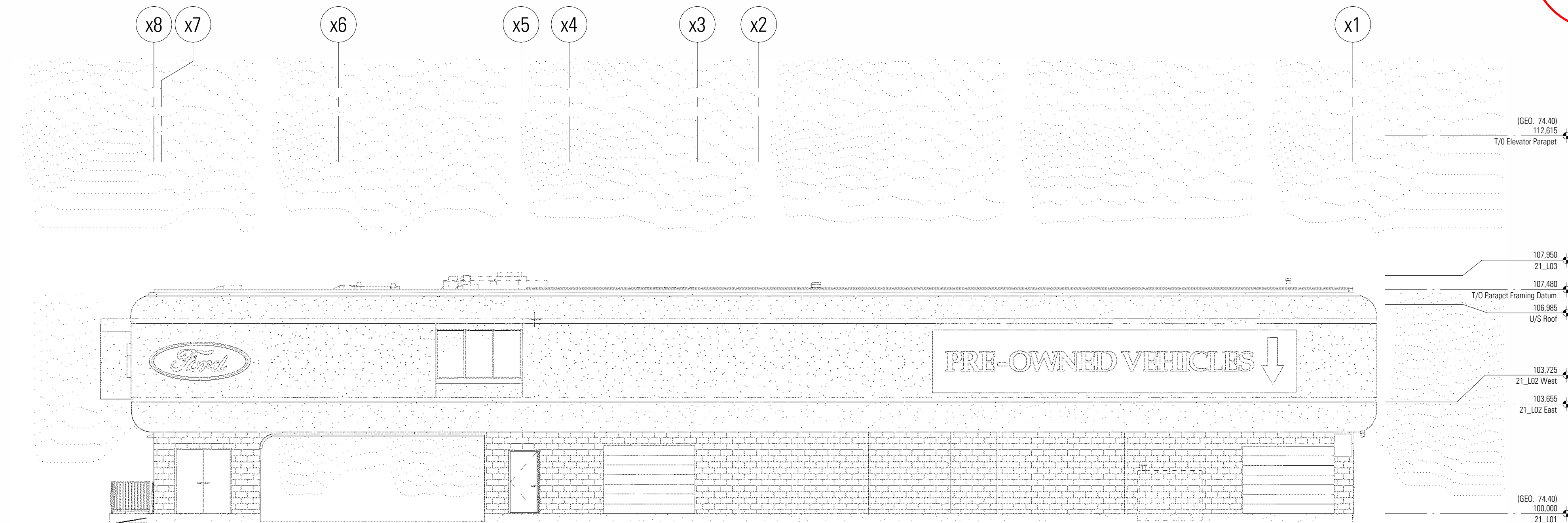
Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As Indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2C 3L8
Site Legal Description	Lot 25, Block 4, Plan R81 0223
Development Permit	090205-017
Building Permit	To Be Assigned
Project Name	Northstar Ford Calgary Upgrades

Alberta
Drawing Title
Building 21 - Exterior Elevations - East

Systemic Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

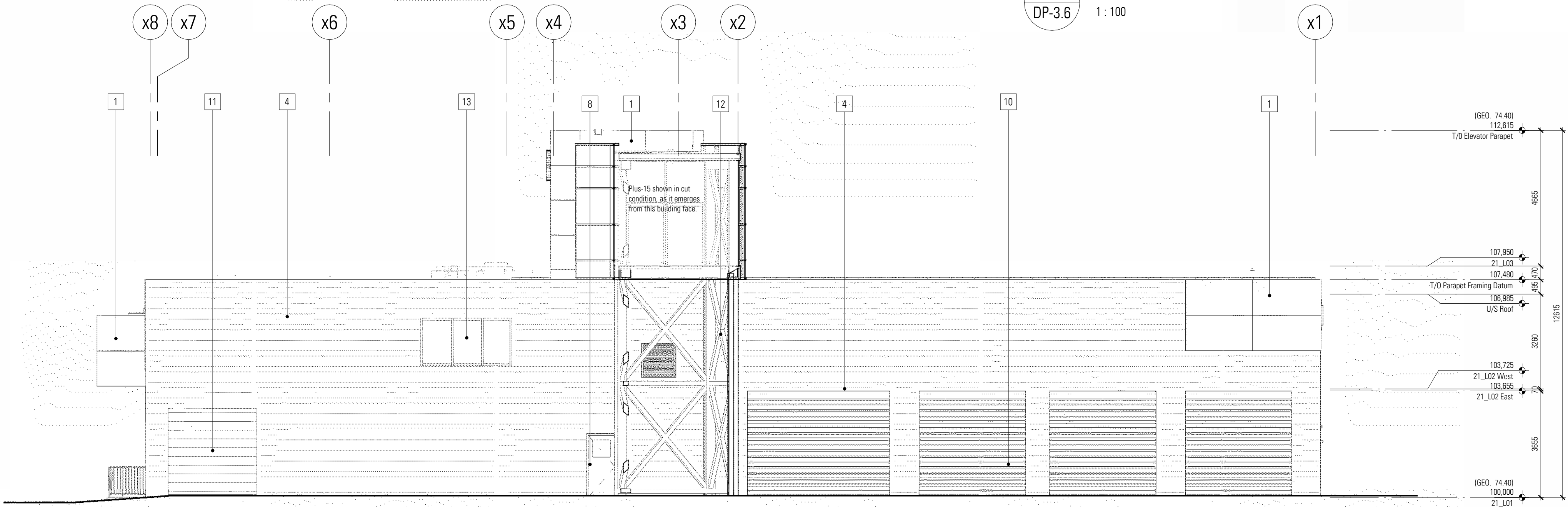
DP-3.6 21



3 Existing East Elevation - Linework
1 : 100



2 East Elevation - Color
1 : 100



1 East Elevation - Linework
1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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- This drawing supercedes previous issues.

ARCHITECTS SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

(SHOWN AS THUS)

Applies to this sheet only. These keynotes are to be read in conjunction with the Architectural Specification and Ford Signature 2.0 Design Criteria Document. All materials are new construction unless noted otherwise.

- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
- Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spondrel
- Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spondrel
- Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations
- Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- Insulated Overhead Door with frost glazing
Refer to Door Schedule
- Insulated Overhead Door with clear glazing
Refer to Door Schedule
- Solid Overhead door
Finish: Anodized Aluminum
Colour: Off White
- Steel Support Structure
Colour: Off White
- Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- Spondrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- Bollard
Colour:
A- Yellow
B- Blue
C- Grey
- Metal Trellis
Finish: Metal Trellis
Colour: White

SIGNAGE LEGEND - B21

Sign	Type	Height (mm)	Width (mm)	Area (sq. ft.)	Height Above Main Floor (mm)
N-1	Fascia	680	9650	3.8 m ²	5920
N-2	Fascia	1270	2921	2.9 m ²	5617
S-1	Fascia	1270	2921	2.9 m ²	5323
S-2	Fascia	1030	9450	6.7 m ²	10895
W-1	Fascia	680	9650	3.8 m ²	5618
W-2	Fascia	1270	2921	2.9 m ²	5323
Total Signage Area					25.1 m ²

Signage

- Each signage area to be provided with 3 cast-in-metal embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spondrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-13

No.	Description	Date
1	Development Permit	26-05-13

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2C 1J8
Site Legal Description	Lot 25, Block 4, Plan R81 0223
Development Permit	092025-01471
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Alberta

Alberta

Drawing Title

Building 21 - Exterior
Elevations - North

Systemic Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.313.9001

Systemic

Systemic Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.313.9001

Systemic

Systemic Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.313.9001

Systemic

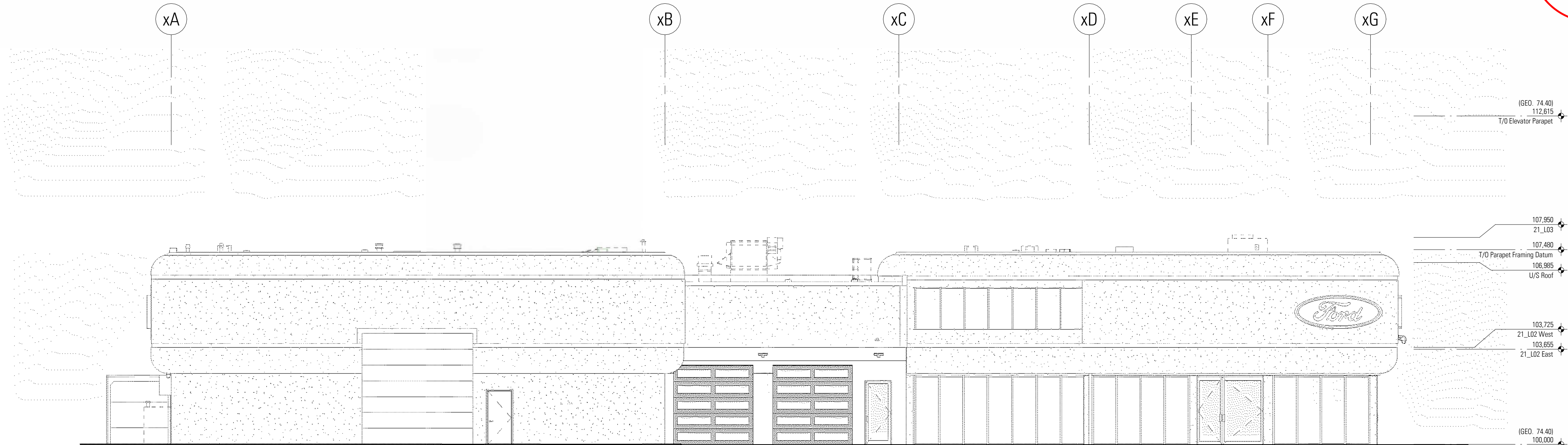
Systemic Architecture Inc.

102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.313.9001

Systemic

Systemic Architecture Inc.

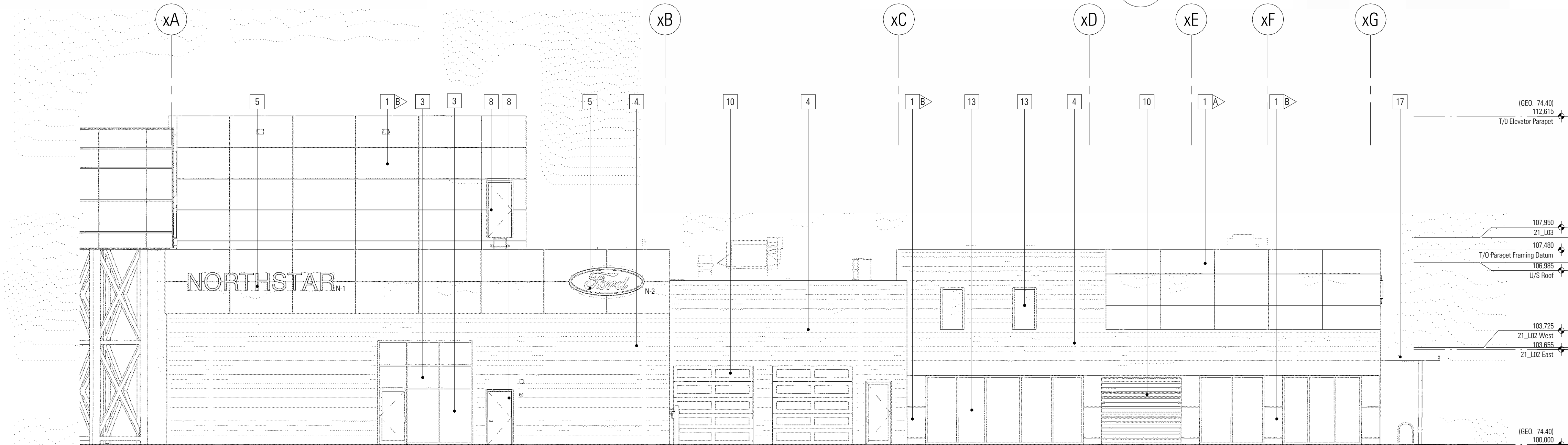
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.313.9001



3 Existing North Elevation - Linework
1 : 100



2 North Elevation - Color
1 : 100



1 North Elevation - Linework
1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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- This drawing supercedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

(SHOWN AS THIS)

Applies to this sheet only. These keynotes are to be read in conjunction with the Architectural Specification and Ford Signature 2.0 Design Criteria Document. All materials are new construction unless noted otherwise.

- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
- 2 Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- 3 Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- 4 Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
- 5 Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 15mm plywood backing at all signage locations
- 6 Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 7 Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
- 8 Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
- 9 Insulated Overhead Door with frost glazing
Refer to Door Schedule
- 10 Insulated Overhead Door with clear glazing
Refer to Door Schedule
- 11 Solid Anodized Aluminum
Colour: Off White
- 12 Steel Support Structure
Colour: Off White
- 13 Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
- 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- 15 Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
- 16 Bollard
Colour:
A- Yellow
B- Blue
C- Grey
- 17 Metal Trellis
Finish: Metal Trellis
Colour: White

SIGNAGE LEGEND - B21

Sign	Type	Height	Width	Area (sqm)	Height Above Main Floor (mm)
N-1	Fascia	600	5550	3.3 m ²	5320
N-2	Fascia	1270	2921	2.9 m ²	5617
S-1	Fascia	1270	2921	2.9 m ²	5323
S-2	Fascia	1030	9450	8.7 m ²	10896
W-1	Fascia	600	5550	3.3 m ²	5616
W-2	Fascia	1270	2921	2.9 m ²	5323
Total Signage Area				25.1 m ²	

Signage

- Each signage area to be provided with 3 cast-in-metal-embossed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-06
1	Development Permit	26-05-15

No.	Description	Date
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	56.21 Dawson Cr NW Calgary, AB T2C 1S8
Site Legal Description	Lot 25, Block 4, Plan R81 0223
Development Permit	09028-91471
Building Permit	To Be Assigned
Project Name	

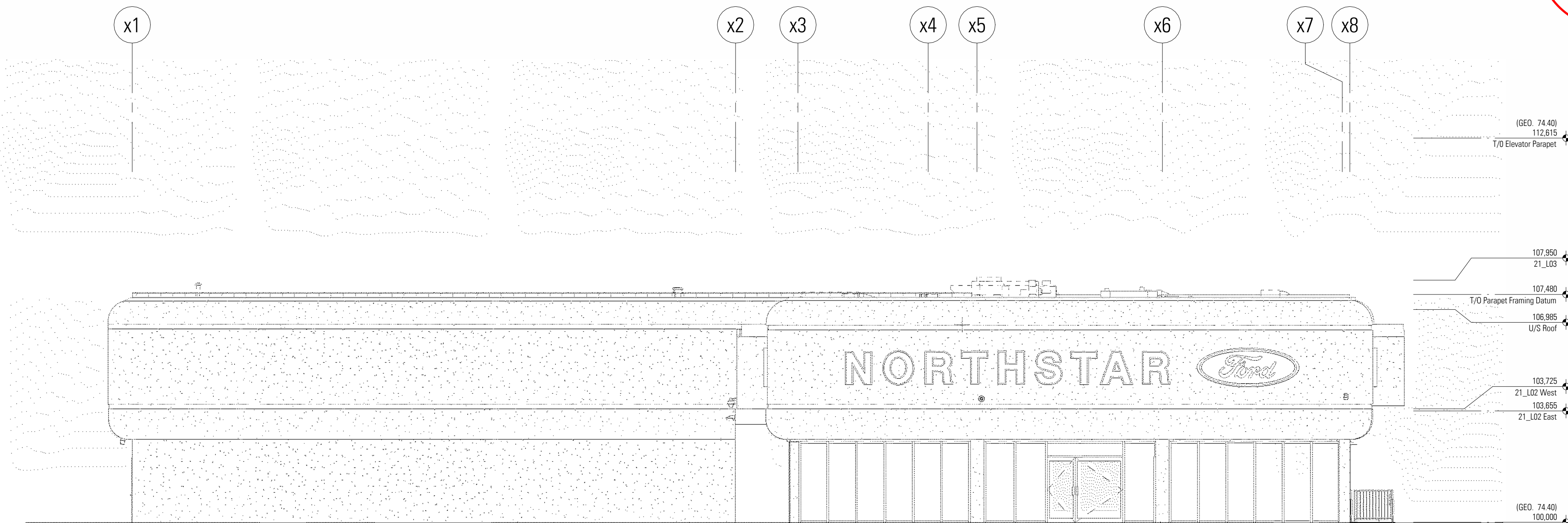
Northstar Ford Calgary
Upgrades

Alberta
Drawing Title
Building 21 - Exterior
Elevations - West

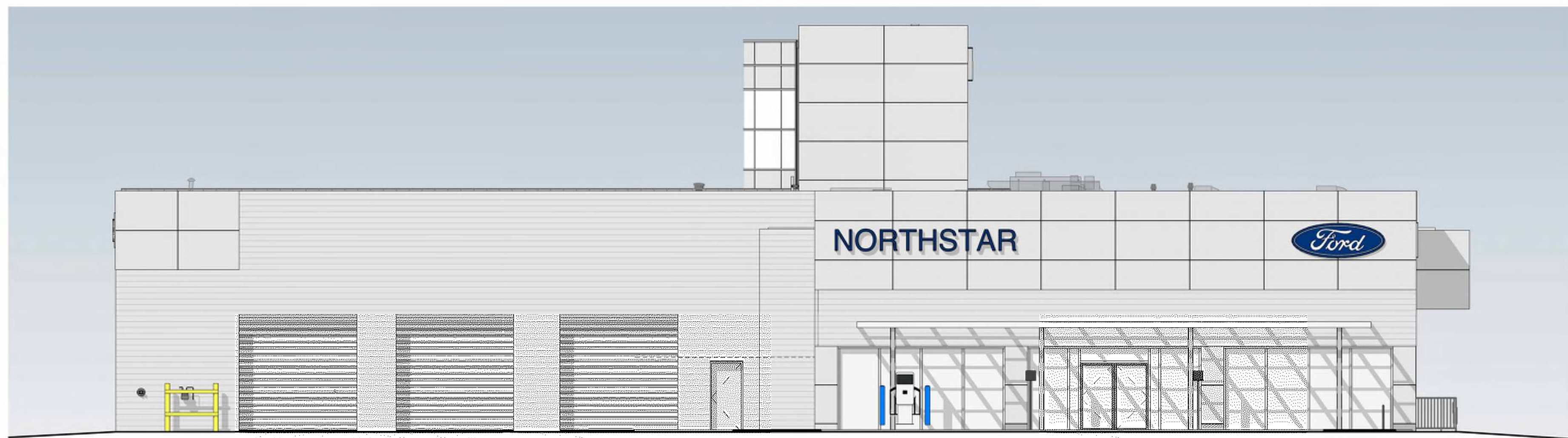
SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

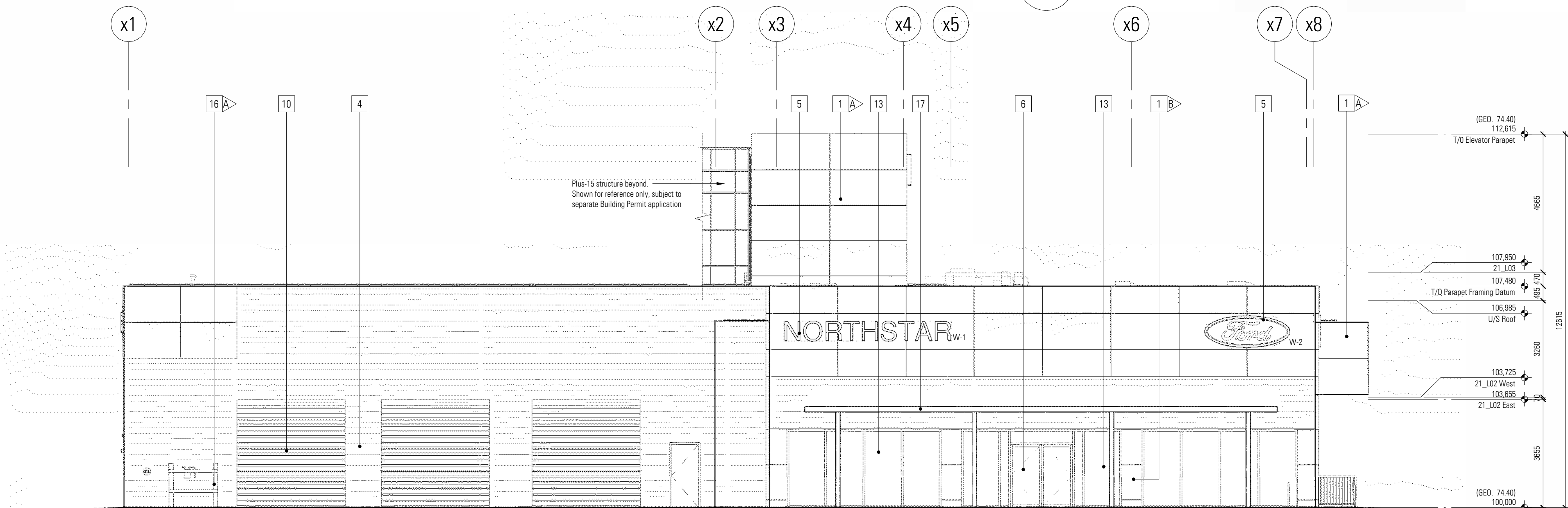
DP-3.8 21



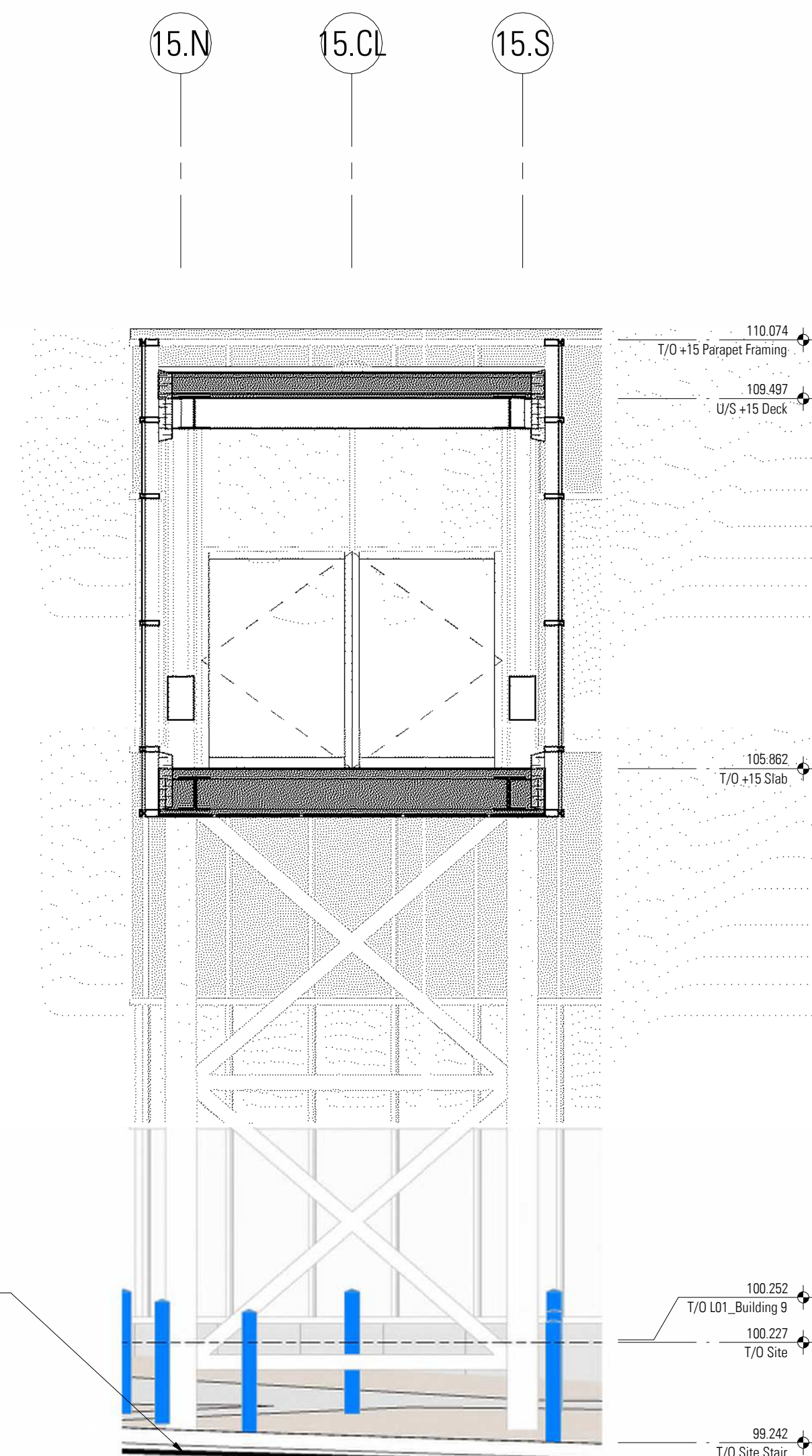
3 Existing West Elevation - Linework
1 : 100



2 West Elevation - Color
1 : 100

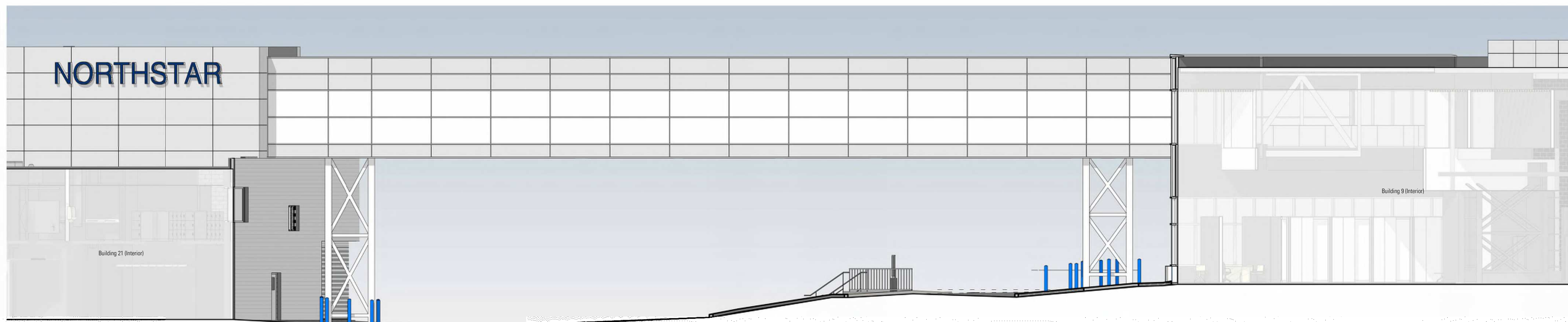


1 West Elevation - Linework
1 : 100

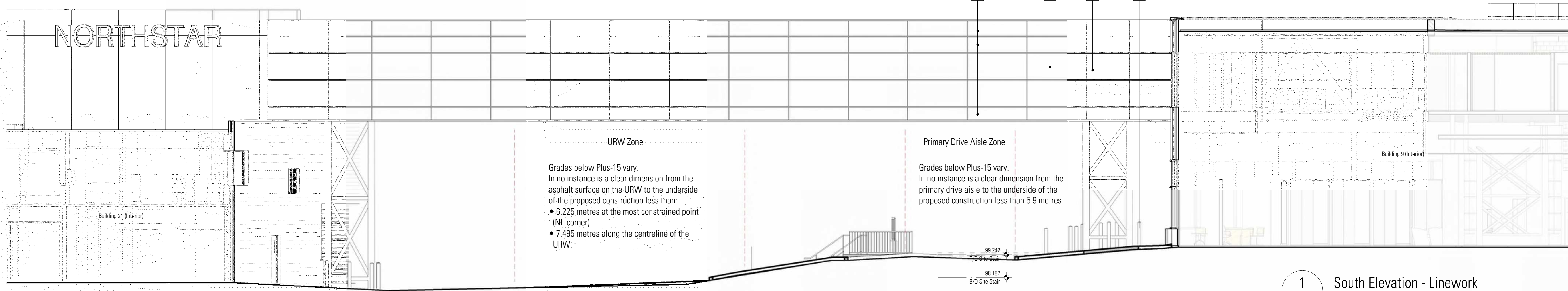


Note: Grades below Plus-15 vary. In no instance is a clear dimension from any drive aisle to the underside of the proposed construction less than 5.9 metres.

3 Plus-15 Section
1 : 50



2 South Elevation - Colour
1 : 100



1 South Elevation - Linework
1 : 100

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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• Drawings are not to be scaled.
• This drawing supercedes previous issues.

ARCHITECT'S SEAL
**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES
ELEVATION KEYNOTES

- (SHOWN AS THUS)
- APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.
- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
 - 2 Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 4 <varies>
 - 5 Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 18mm plywood backing at all signage locations
 - 6 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 7 Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
 - 8 Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
 - 9 Insulated Overhead Door with frost glazing
Refer to Door Schedule
 - 10 Insulated Overhead Door with clear glazing
Refer to Door Schedule
 - 11 Solid Overhead door
Finish: Anodized Aluminum
Colour: Off White
 - 12 Steel Support Structure
Colour: Off White
 - 13 Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
 - 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - 15 Screening fence
Finish: B' Tall Metal Post with Corrugated Metal Panel
Colour: Off White
 - 16 Ballard
Color:
A- Yellow
B- Blue
C- Grey
 - 17 Metal Trellis
Finish: Metal Trellis
Colour: White

Glazing Legend

	Spandrel Glazing - White
	Clear Vision Glazing

SHEET MUST BE PRINTED IN COLOUR

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

No.	Description	Date
1	Development Permit	26-05-15

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JS
Scale	As indicated
Project Number	2025-071
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2C 1J8
Site Legal Description	Lot 25 & 26, Block 4, Plan 001
Development Permit	DP2025-0471
Building Permit	To Be Assigned
Project Name	Northstar Ford Calgary Upgrades

City of Calgary
Drawing Title
+15 Elevations - South

Systemic Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-3.9

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

DISCLAIMER

- All drawings, designs, and information herein remain the property of the Systemic Architecture Inc., and may not be reproduced or retransmitted without express written consent.
- Unless noted otherwise, all dimensions are in Millimetres.
- Verify all dimensions, elevations, and datum, report any errors and/or discrepancies to Systemic Architecture Inc. prior to construction.
- Drawings are not to be scaled.
- This drawing supercedes previous issues.

ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

ELEVATION KEYNOTES

- (SHOWN AS THUS)
- Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour:
A- White
B- Aluminum
 - Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - Curtain Wall System
Finish: Expressed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - Insulated Panel System
Finish: Horizontal Rib
Colour: Off White
 - Signage
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 18mm plywood backing at all signage locations
 - Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - Insulated Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Off White with Clear Glazing
 - Insulated Metal Door & Frame
Finish: Flat Panel
Colour: Painted Off White
 - Insulated Overhead Door with frost glazing
Refer to Door Schedule
 - Insulated Overhead Door with clear glazing
Refer to Door Schedule
 - Solid Overhead door
Finish: Anodized Aluminum
Colour: Off White
 - Steel Support Structure
Colour: Off White
 - Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized & Clear Glazing
 - Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Off White
 - Bollard
Color:
A- Yellow
B- Blue
C- Grey
 - Metal Trellis
Finish: Metal Trellis
Colour: White

Glazing Legend

- Spandrel Glazing - White
- Clear Vision Glazing

SHEET MUST BE PRINTED IN COLOUR

3	Detailed Review 2	26-06-25
2	Prior to Decision & Prior to Release	26-05-08
1	Development Permit	26-05-15

No.	Description	Date
1	Issued for / Revisions	11-01-2020

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JIS
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2C 1S8
Site Legal Description	Lot 25 & 26, Block 4, Plan B01
Development Permit	DP2025-0471
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Calgary

Alberta

Drawing Title

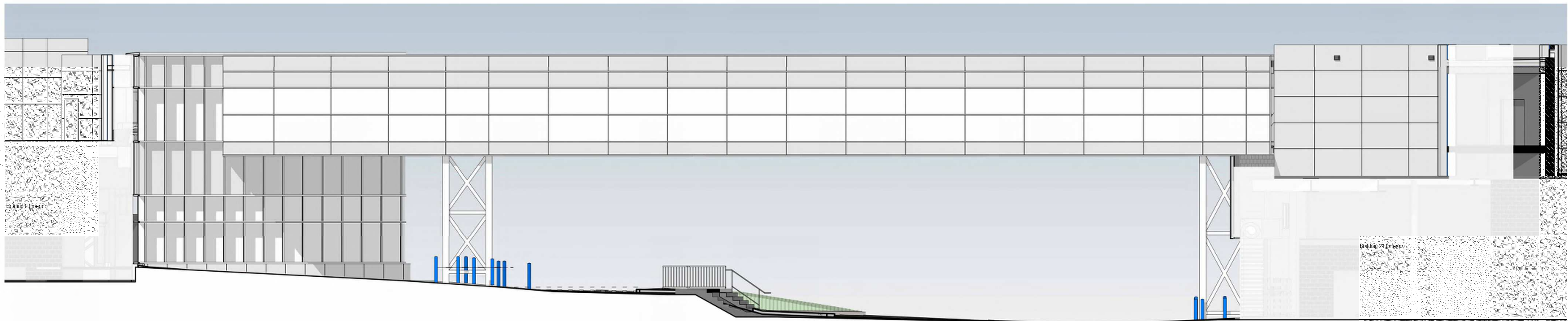
+15 Elevations - North

SYSTEMIC Architecture Inc.

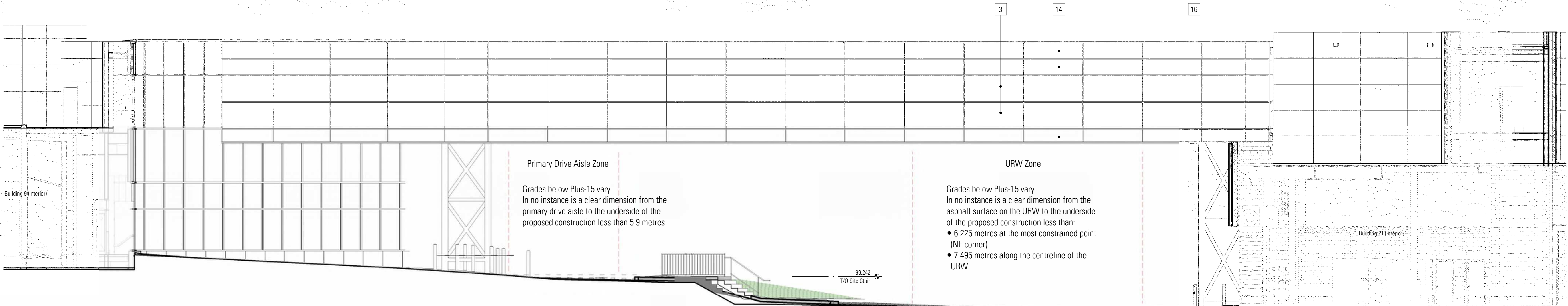
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Drawing

DP-3.10



2 North Elevation - Colour
1 : 100



1 North Elevation - Linework
1 : 100