



Project Blue Future

Calgary Facility Upgrades

Proposed Automotive Dealership Renovation



9 & 21 Crowfoot Circle NW, Calgary, Alberta
Submitted for: **Development Permit**
March 13, 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	Raul Morales rmorales@allnorth.com
C001	Site Grading Plan
C002	Existing Site Utilities Plan

ELECTRICAL ENGINEERING

CONSULTANT NAME	AES Engineering Ltd.
STREET ADDRESS	Suite 500 - 838 5th Avenue SW Calgary, AB Canada T2P 0M9
TELEPHONE	403.910.4501
CONTACT NAME	Nidumisa Mangena Nidumisa.Mangena@aesengr.com
	Daniel Kelly Daniel.Kelly@aesengr.com
E0.0	Cover Page & Legend
E0.1	Site Detail
E0.2	Luminaire Schedule and Lighting Control Sequence of Operation
E1.1	Electrical Site Plan Power
E1.2	Electrical Site Plan Lighting
E1.3	Photovoltaic Layout
E1.4	Site Photometric Calculation

LANDSCAPE

CONSULTANT NAME	Groundcubed
STREET ADDRESS	Suite 25, 4020 2nd Street S.E. Calgary, Alberta T2H 2L8
TELEPHONE	403.475.0719
CONTACT NAME	Jon Sagi jsagi@groundcubed.com
	Rachel Glavic michelle.g@groundcubed.com
L0.01	Landscape Bylaw Plan
L0.02	Tree Inventory Plan
L1.00	Planting Key Plan
L1.01	Landscape Planting Plan
L1.02	Landscape Planting Plan
L1.03	Landscape Planting Plan
L1.04	Details
L1.05	Details

Issued For	Development Permit	Date	26-03-13
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	To Be Assigned	Building Permit	To Be Assigned

Project Statistics

Project Description	
Site Component: Landscape improvements, repair of existing retaining walls, replacement of elements in kind, and new intra-site connection between Lots 9 and 21.	
Existing Building Exterior Component: Expansion of Building 9, and replacement of all exterior finishes on both buildings.	
Building Interiors: Full interior renovation.	
Plus-15 Connection: Addition of new Plus-15 connection between existing Buildings 9 and 21.	
Legal Description	
Lots 35 & 36, Block 4, Plan 861 0323	
Civic Address	
9 & 21 Crowfoot Cir NW, Calgary, Alberta	
Land Use Designation	
Bylaw No. 78285 - DC1985z78 General Rules for Commercial Districts - Section 33 - By-law 2P80	
Land Use Description	
Permitted and Discretionary Use Rules of the C-2 (General Commercial District) Existing to remain Permitted Use by DC rules: • Automotive Sales and Rentals • Sign - Class 1	

Site Analysis	
Combined Site Area (Lots 35 & 36)	20 103.42m ² / 4.96 acres / 2.0 ha
Existing to Remain Number of Buildings: 2	
Existing & Proposed Building Gross Floor Area (GFA)	
+15 Bridge	166.7 m ² 1 794 ft ²
Building 9 2 Levels	3 554.2 m ² 38 258 ft ²
Building 21 3 levels	1 792.6 m ² 19 296 ft ²
Total GFA	5 513.5 m ² 59 347 ft ²
Floor Area Ratio (G.F.A. / Site Area)	
Existing & Proposed F.A.R.	GFA 5 513.5m ² /Site 20103.4m ² 0.27
Existing & Proposed Buildings Footprint	
Building 9	2 549.5 m ² 27 442 ft ²
Building 21	1 293.6 m ² 13 989 ft ²
Total Footprint	3 849.1 m ² 41 431 ft ²
Existing & Proposed Coverage	
Footprint / Site Area x 100	3 849.1 m ² / 20 103.4m ² x 100 = 19.0%
Proposed Project Coverage	
Yard Setbacks	
DC78285 - Schedule B - 2.d) Yards	
Minimum yard dimensions shall be 6 metres (20 feet).	

Building Analysis	
Existing Building 9 Crowfoot Cir. NW	
Year of construction: 1989	
Latest Renovation: 2006	
Existing Building 21 Crowfoot Cir. NW	
Year of construction: 1989	
Existing & Proposed Building Gross Floor Area (GFA)	
Building +15 Bridge	
166.7 m ²	1794 ft ²
166.7 m ²	1794 ft ²
Building 9	
L01 - Existing Area	2 144.9 m ² 23087 ft ²
L01 - Expansion Area	404.0 m ² 4349 ft ²
L02 Lower- Existing Area	337.3 m ² 3631 ft ²
L02 Lower- Expansion Area	18.0 m ² 194 ft ²
L02 Upper- Existing Area	463.0 m ² 4983 ft ²
L02 Upper- Expansion Area	187.0 m ² 2013 ft ²
Building 21	
L01 - Existing Area	1 279.2 m ² 13769 ft ²
L01 - Expansion Area	20.4 m ² 220 ft ²
L02 - Existing Area	404.1 m ² 4350 ft ²
L02 - Expansion Area	25.6 m ² 275 ft ²
L03 - Expansion Area	63.3 m ² 682 ft ²
Total GFA	
5 513.5 m ²	59347 ft ²
* GFA: the total floor area of each floor of a building measured from the outside surface of the exterior walls, and includes all floors totally or partially above grade level.	

Building Analysis	
Expansion Area by Building Gross Floor Area (GFA)	
Building +15 Bridge	
166.7 m ²	1794 ft ²
166.7 m ²	1794 ft ²
Building 9	
L01 - Expansion Area	404.0 m ² 4349 ft ²
L02 Lower- Expansion Area	18.0 m ² 194 ft ²
L02 Upper- Expansion Area	187.0 m ² 2013 ft ²
Building 21	
L01 - Expansion Area	20.4 m ² 220 ft ²
L02 - Expansion Area	25.6 m ² 275 ft ²
L03 - Expansion Area	63.3 m ² 682 ft ²
Total Expansion GFA	
885.0 m ²	9527 ft ²
* GFA: the total floor area of each floor of a building measured from the outside surface of the exterior walls, and includes all floors totally or partially above grade level.	

Vehicle Parking Analysis	
Parking Requirements Definitions:	
Bylaw 2P80 "Automotive Service": 1 Space per 46 sm of GFA	
Existing and proposed GFA in this submission: 5 454sm	
GFA 5 514sm / 46 sm x 1 space = 120 spaces required	
Parking stalls provided:	
Parking Count	
C-SA Customer (Showroom) Barrier-Free	4
EV Electrical Vehicle	4
C-SA Customer (Showroom)	11
EMP Employee	69
INV Inventory	107
SV Service Vehicle	98
VDA Vehicle Display Area	12
Total Parking Stalls	305
Note: Vehicle Display Area - Location to be determined by dealer's inventory.	
Bicycle Parking Analysis	
Existing car dealership site, with no current bicycle parking stalls on site.	
Existing Bicycle Stalls: 0	
Proposed Bicycle Stalls: 2 (1 "U" type rack)	
Loading Parking Analysis	
Existing Loading stall(s): As per current operations	
Proposed Loading stall(s): 1 additional stall	

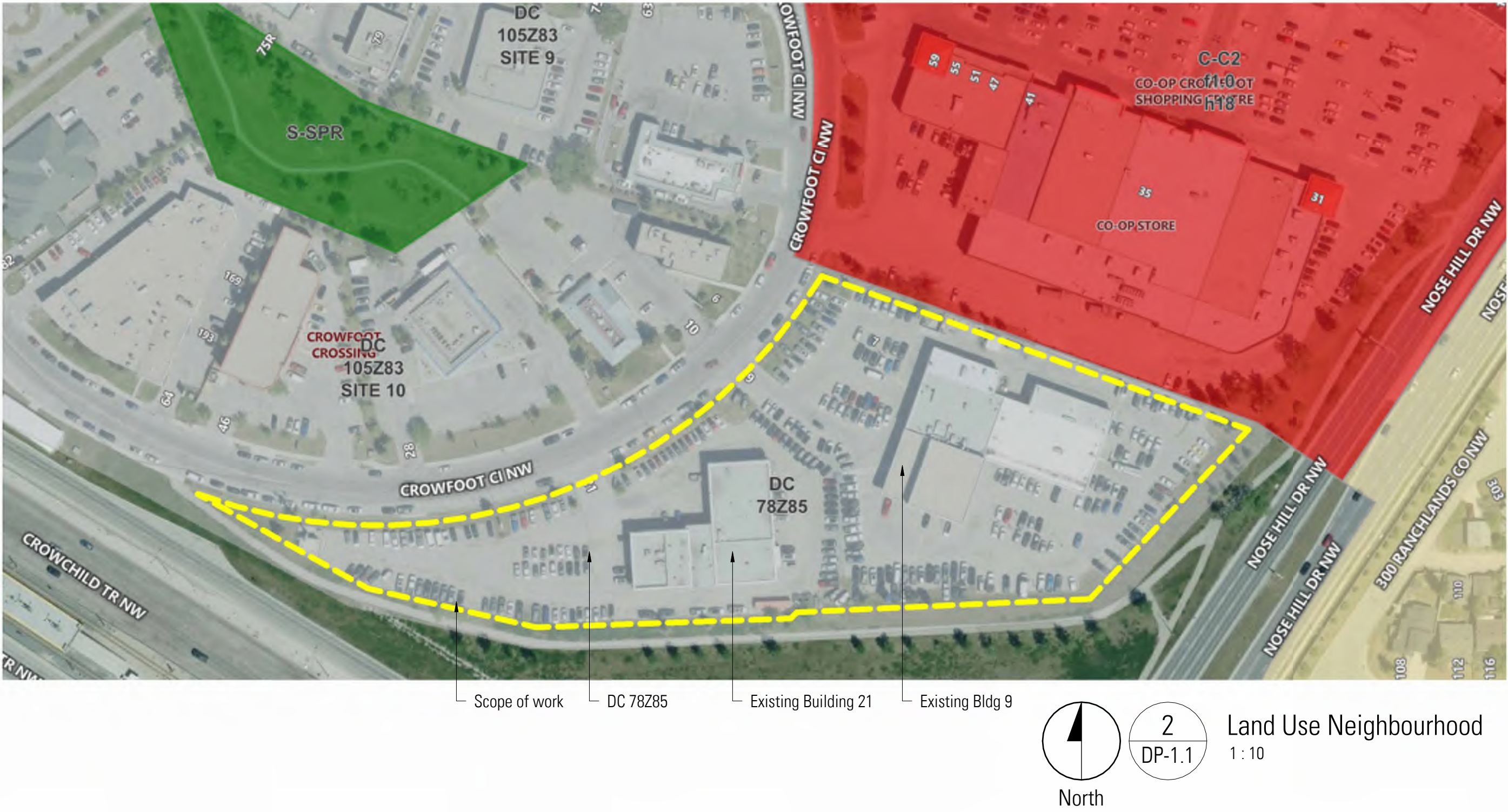
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- Drawings are not to be scaled.
- This drawing supersedes previous issues.

ARCHITECT'S SEAL

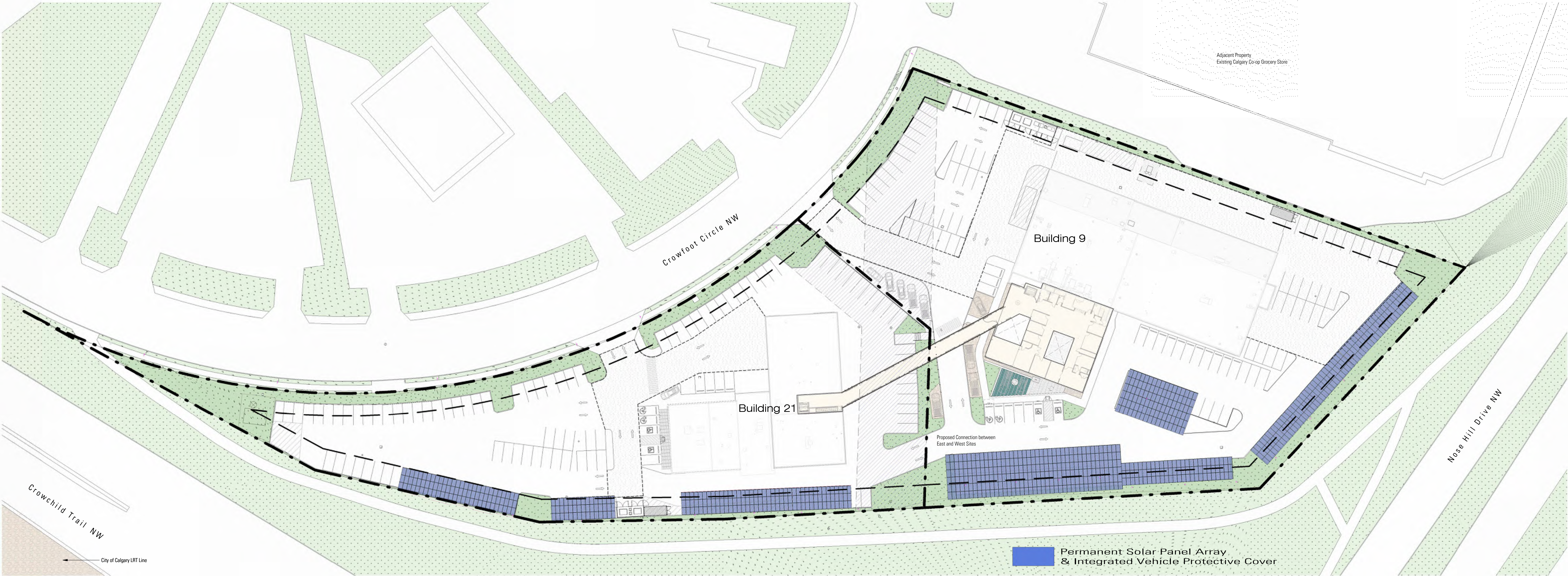
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NOTES



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1	Development Permit	26-03-13
No.	Description	Date
1	DP-1.1	17-03-2020
ISSUED FOR / REVISIONS		
Architect	JMC	
Project Lead	JMC	
Drawn By	JS/CM	
Scale	As indicated	
Project Number	2025-012	
Site Civic Address	9 & 21 Crowfoot Cir NW	
Site Legal Description	Calgary, AS 155.138	
Development Permit	To Be Assigned	
Building Permit	To Be Assigned	
Project Name	Northstar Ford Calgary Upgrades	
City	Calgary	Alberta
Drawing Title	Site Context, Site Details & Project Statistics	
Systemic Architecture Inc.		
102 - 1422 Kensington Road N.W.		
Calgary, Alberta, Canada T2N 3P9		
S97.316.9001		
Drawing		
DP-1.1		



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Site Plan Notes

Applies to this sheet only

- Existing URW
- Heavy Duty Asphalt
Capable of supporting 38,550kg/85,000 lbs.
Conforms to NFPA 1801 point loading requirements of 517kPa (7kpsi) over a 24" x 24" area.
- Landscape Area
(Refer to Landscape drawings)
- Existing Asphalt to be repaired where needed
- Existing Catch Basin
- Existing Man Hole
- Proposed Electric Vehicle Charging

General Site Notes:

- All information within property lines on this drawing depicts proposed construction.
- 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 hardscaping features to remain and be repaired.

Retaining Wall and Upblast Notes:

- Exposed upblasts less than 150mm tall to be sack rub finish U.N.O.

Fencing

- Existing north fence (Facing CO-OP mall) to be upgraded.

Painted Line Notes:

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

Site Grading Notes for Upgrade site areas:

- Parking lot to be sloped a minimum of 1% up to a maximum of 3% with the curb-cut drives sloping up to a maximum of 5%.
- 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 constant on single face only, U.N.O.
 - Rear sign faces to be natural aluminum faces, clear coated.
 - For signs located in soft landscape areas, provide 300mm diameter 500mm deep, precast concrete pile bases.
 - 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 (wide) x 300mm (tall) aluminum sign face, weather protected on all surfaces. Exact colour, font and text dimensions to be confirmed by architect. Provide 150mm tall, impactable alum. pipe sign post.

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

Parking Count

C-SA	Customer (Showroom) Barrier-Free	4
EV	Electrical Vehicle	4
C-SA	Customer (Showroom)	11
EMP	Employee	69
INV	Inventory	107
SV	Service Vehicle	98
VDA	Vehicle Display Area	12
Total Parking Stalls		305

Note: Vehicle Display Area - Location to be determined by dealer's inventory.

1	Development Permit	26-03-13
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JS
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.6.21 Crowfoot Cr NW Calgary, AB T2S 1J8
Site Legal Description	Lot 25 & 26, Block 4, Plan 081
Development Permit	To Be Assigned
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
587.316.9001

Drawing

DP-1.2

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The above information was prepared by Tronnes Surveys (1976) Ltd. for Northstar Ford at the time of purchase of the buildings in 2014.

1	Development Permit	28-03-13
No.	Description	Date
ISSUED FOR / REVISIONS		
Architect	JMC	
Project Lead	JMC	
Drawn By	By Others	
Scale		
Project Number	2025-012	
Site Civic Address	98.21 Crowfoot Cr NW Calgary, AB T2S 1S8	Lot 35 & 36, Block 4, Plan 861 0323
Site Legal Description		
Development Permit	To Be Assigned	
Building Permit	To Be Assigned	
Project Name		
Northstar Ford Calgary Upgrades		
Calgary	Alberta	
Drawing Title		
Survey Plan		

Systemic Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
597.315.9001

Drawing

DP-1.8

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ARCHITECT'S SEAL

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NOTES

Elevation Keynotes

- (Shown As Thus)

Applies to this sheet only. To be read in conjunction with materials 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: Natural Grey
- 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 4 Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
- 5 Signage location
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 19mm plywood backing at all signage locations.
- 6 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 7 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
- 8 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
- 9 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Natural Grey Panel with Frost Glazing
- 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
- 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
- 12 Bollard
Colour: Grey
- 13 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
- 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- 15 Screening Fence
Finish: 8' Tall Metal Post with Corrugated Metal Panel
Colour: Grey
- 16 Bollard
Colour: Blue
- 17 Metal Trailing
Finish: Metal Trailing
Colour: White
- 18 Steel Support Structure
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sqm)	Height Above Lower Main Floor (mm)
E-1	Fascia	1018	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8810
S-2	Fascia	500	2900	1.5 m ²	4505
S-3	Fascia	680	5650	3.8 m ²	5503
W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area				16.9 m ²	

Signage

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

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

SHEET MUST BE PRINTED IN COLOUR

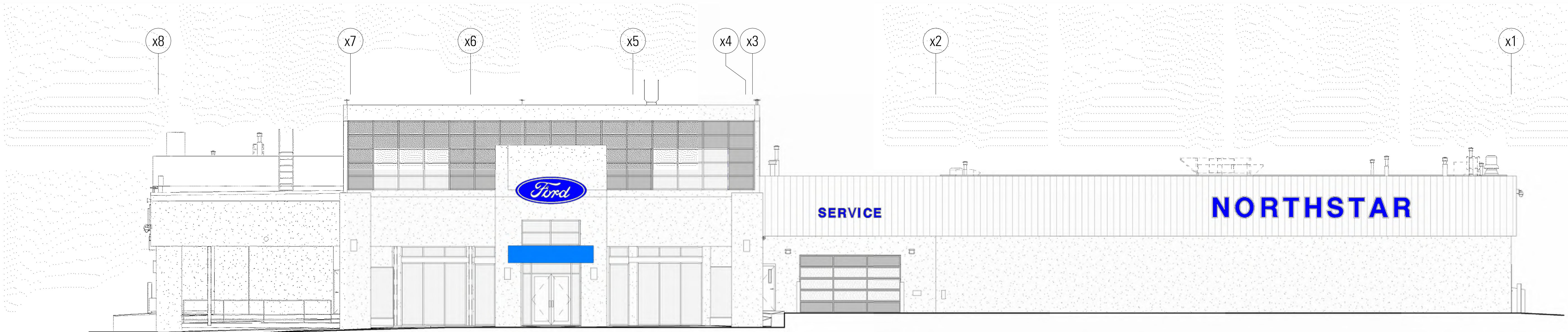
ISSUED FOR / REVISIONS

No.	Description	Date
1	Development Permit	26-03-13
ISSUED FOR / REVISIONS		
Architect	JMC	
Project Lead	JMC	
Drawn By	JS/JMC	
Scale	As indicated	
Project Number	2025-012	
Site Civic Address	S-6.21 Crowfoot Cr NW	
Site Legal Description	Lot 25 & 26, Block 4, Plan 881	
Development Permit	To Be Assigned	
Building Permit	To Be Assigned	
Project Name	Northstar Ford Calgary Upgrades	
City	Calgary	Alberta
Drawing Title	Building 9 - Exterior Elevations - South	

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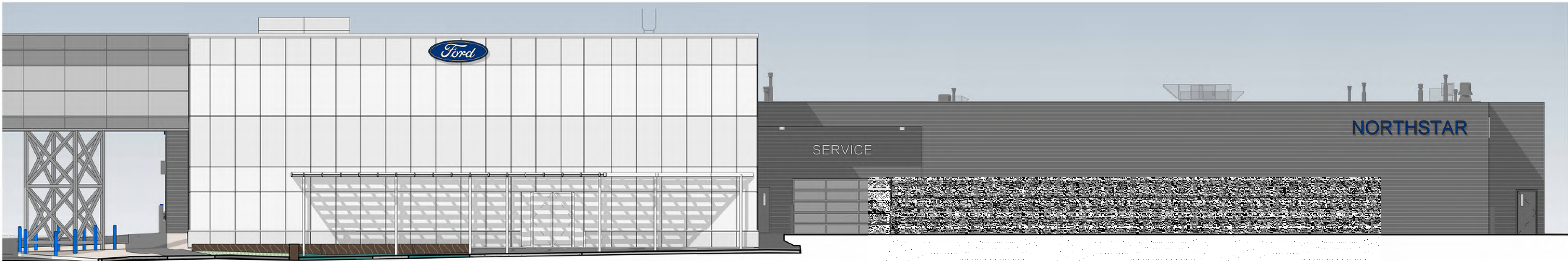
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Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing	Building Number
DP-3.1	9

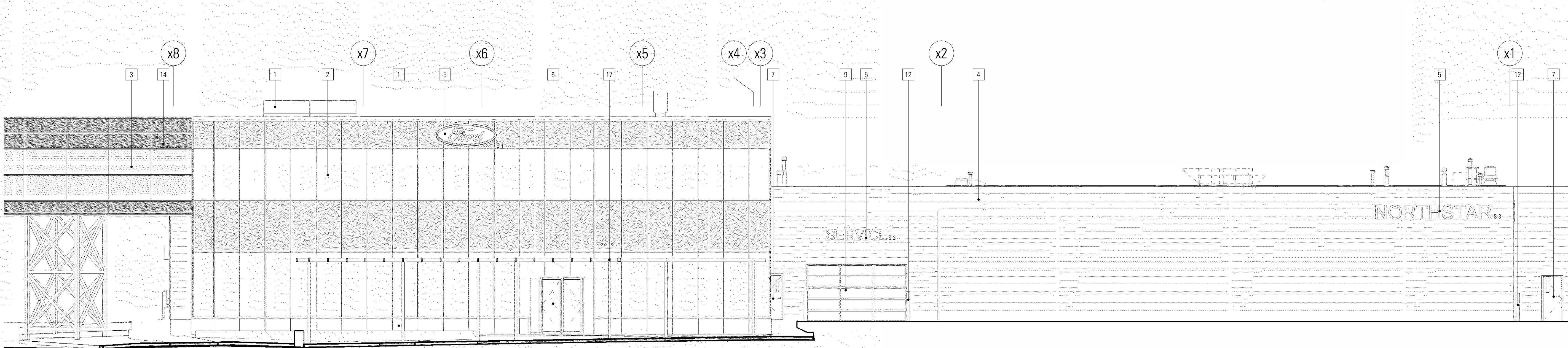


110 880	9_T/O Elevator Parapet
110 421	9_T/O Upper Parapet
108 884	9_L02 Ceiling
107 062	9_T/O Lower Parapet
106 184	9_L02 Showroom
103 950	9_L01 Ceiling
103 000	9_L02 Parts
100 602	9_L01 Upper
100 000	9_L01 Lower

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
108 884	9_L02 Ceiling
107 062	9_T/O Lower Parapet
106 184	9_L02 Showroom
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1 South Elevation - Linework
1 : 100

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ARCHITECTS 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
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Colour: Painted Grey
- Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Natural Grey Panel with Frost Glazing
- Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
- Overhead Door
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Colour: Frost Glazing
- Bollard
Colour: Gray
- Punch Window
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- Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- Screening Fence
Finish: 8' Tall Metal Post with Corrugated Metal Panel
Colour: Grey
- Bollard
Colour: Blue
- Metal Trailing
Finish: Metal Trailing
Colour: White
- Steel Support Structure
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sq)	Height Above Lower Main Floor (mm)
E-1	Fascia	1018	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8810
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W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area				16.9 m ²	

Signage

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

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date
		(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.71 Overstar Dr NW Calgary, AB T2N 3P9
Site Legal Description	Lot 25 & 26, Block 4, Plan 001 0020
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

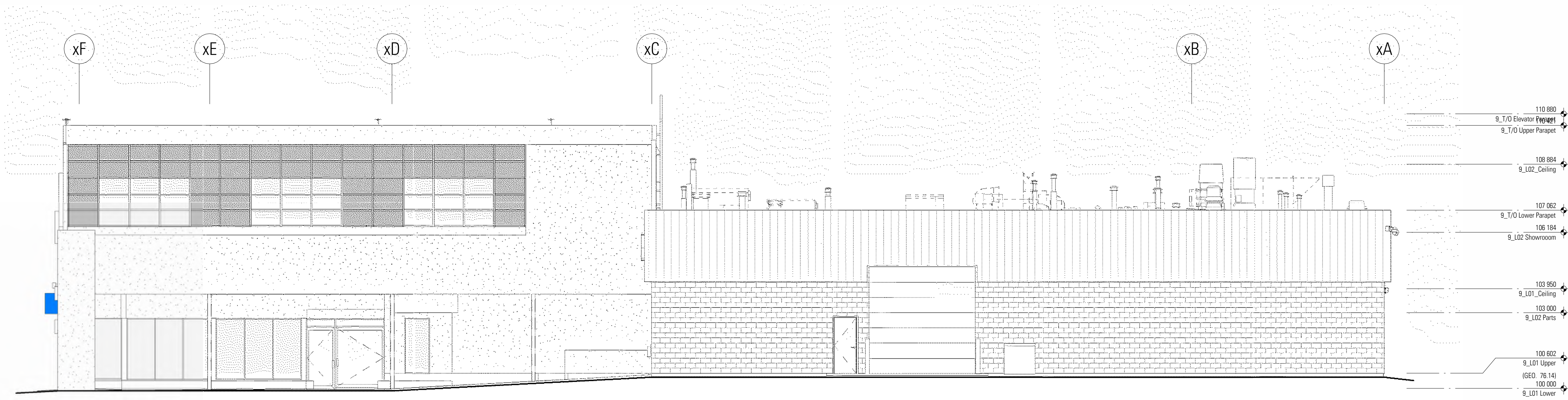
Calgary Alberta
Drawing Title
Building 9 - Exterior
Elevations - East

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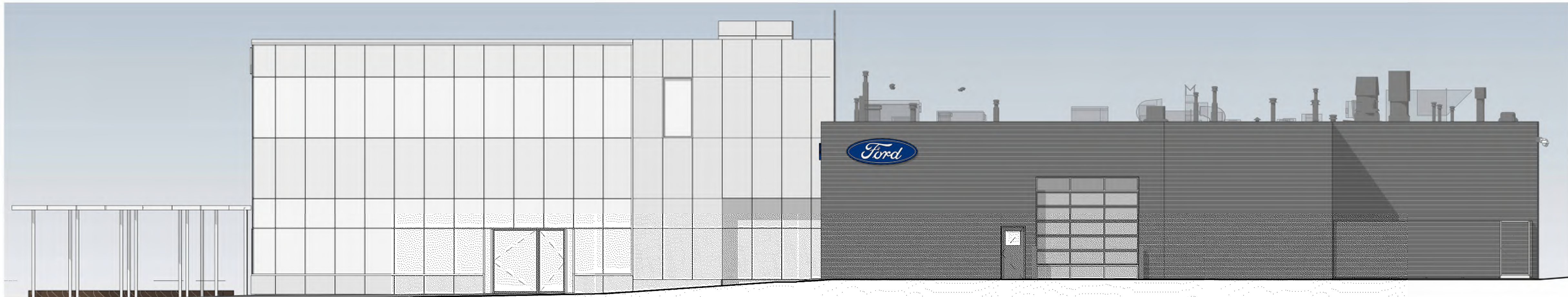
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

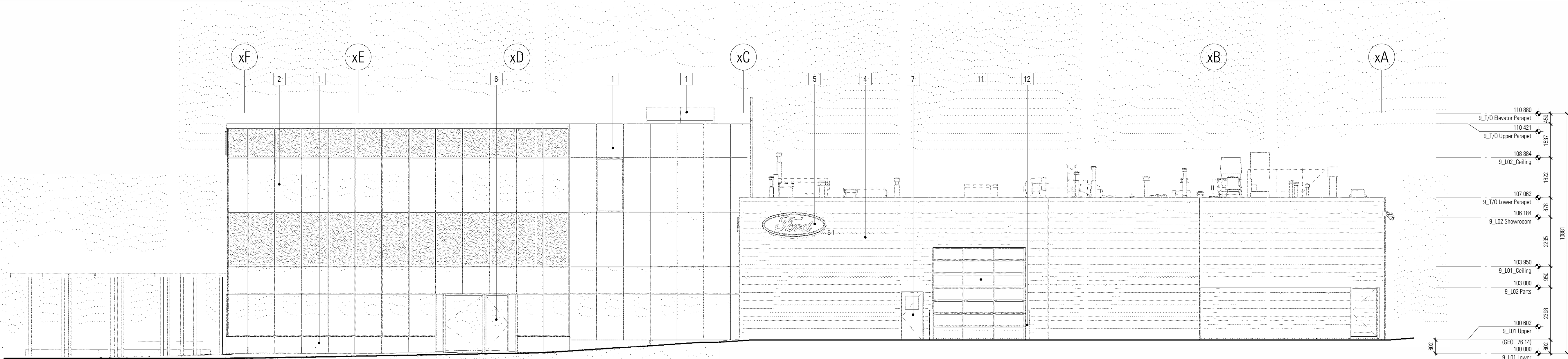
DP-3.2 9



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

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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.

- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: Natural Grey
- 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 4 Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
- 5 Signage location
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 19mm plywood backing at all signage locations.
- 6 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 7 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
- 8 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
- 9 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Natural Grey Panel with Frost Glazing
- 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
- 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
- 12 Bollard
Colour: Gray
- 13 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
- 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- 15 Screening Fence
Finish: 8' Tall Metal Post with Corrugated Metal Panel
Colour: Grey
- 16 Bollard
Colour: Blue
- 17 Metal Trellis
Finish: Metal Trellis
Colour: White
- 18 Steel Support Structure
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sq)	Height Above Lower Main Floor (mm)
E-1	Fascia	1018	2438	1.9 m ²	5208
S-1	Fascia	1270	2921	2.9 m ²	8810
S-2	Fascia	500	2900	1.5 m ²	4505
S-3	Fascia	680	5650	3.8 m ²	5503
W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2921	2.9 m ²	5208
Total Signage Area				16.9 m ²	

Signage

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

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date
		(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JS/JMC
Scale	As indicated
Project Number	2025-012
Site Civic Address	9.21 Crowfoot Cr NW Calgary, AB T2C 1L8
Site Legal Description	Lot 25 & 26, Block 4, Plan 081
Building Permit	0223
Development Permit	To Be Assigned
Project Name	To Be Assigned

Northstar Ford Calgary Upgrades

Building 9 - Exterior Elevations - North

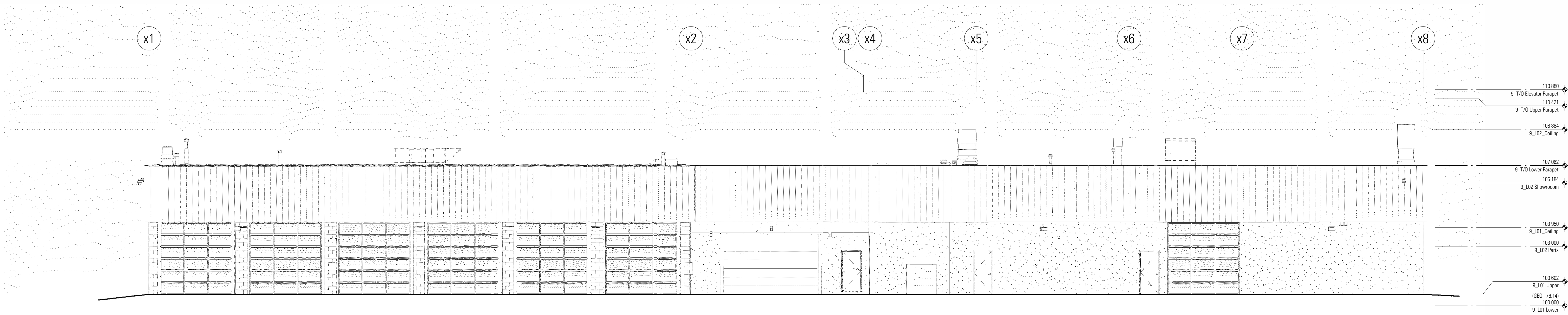
SYSTEMIC Architecture Inc.

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

Drawing Building Number

DP-3.3

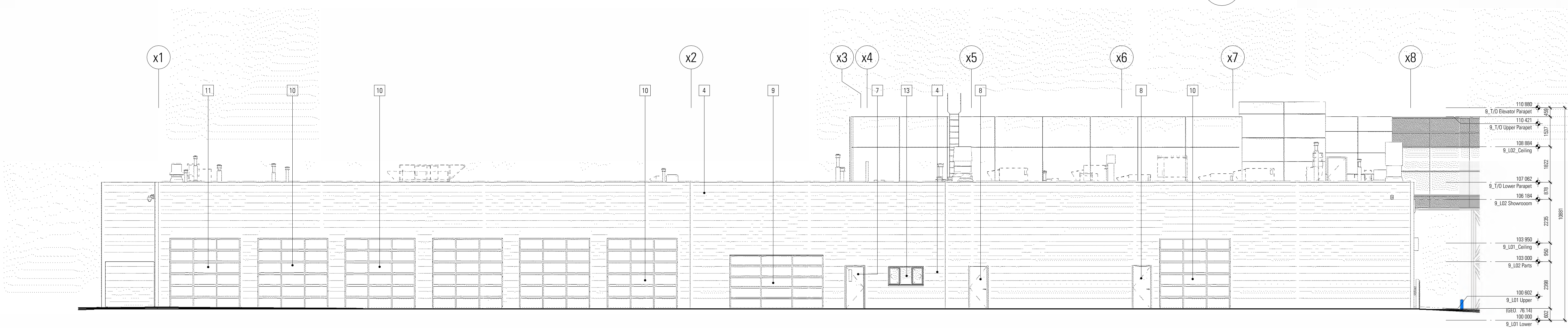
9



3 Existing North Elevation - Linework
DP-3.3 1 : 100



2 North Elevation - Colour
DP-3.3 1 : 100



1 North Elevation - Linework
DP-3.3 1 : 100

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

ARCHITECTS 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: Natural Grey
 - 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 4 Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
 - 5 Signage location
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and power locations. Contractor to provide 19mm plywood backing at all signage locations.
 - 6 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 7 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
 - 8 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
 - 9 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Natural Grey Panel with Frost Glazing
 - 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 12 Bollard
Colour: Grey
 - 13 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
 - 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - 15 Screening Fence
Finish: 8' Tall Metal Post with Corrugated Metal Panel
Colour: Grey
 - 16 Bollard
Colour: Blue
 - 17 Metal Trellis
Finish: Metal Trellis
Colour: White
 - 18 Steel Support Structure
Colour: White

Signage Legend - B9

Sign	Type	Height	Width	Area (sq)	Height Above Lower Main Floor (mm)
E-1	Fascia	1018	2438	1.9 m ²	5208
S-1	Fascia	1270	2821	2.9 m ²	8810
S-2	Fascia	500	2900	1.5 m ²	4505
S-3	Fascia	680	5650	3.8 m ²	5503
W-1	Fascia	680	5650	3.8 m ²	5503
W-2	Fascia	1270	2821	2.9 m ²	5208
Total Signage Area				16.9 m ²	

Signage

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

Glazing Legend

Spandrel Glazing - Light Grey
Spandrel Glazing - White
Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date
		(YY-MM-DD)

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 Overhead Dr NW Calgary, AB T2N 3P9
Site Legal Description	Lot 25 & 26, Block 4, Plan 081
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Calgary Alberta

Drawing Title

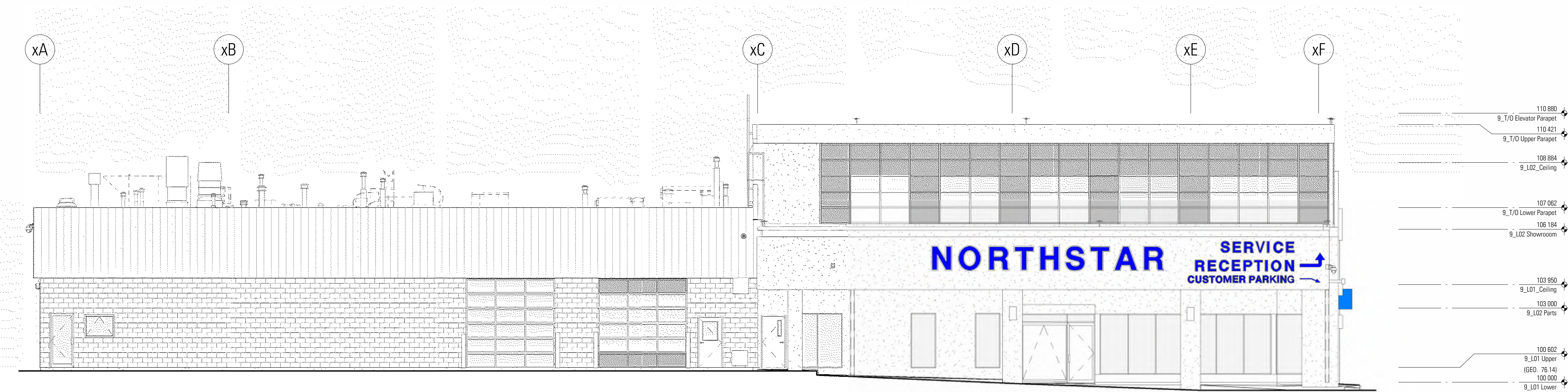
Building 9 - Exterior
Elevations - West

SYSTEMIC Architecture Inc.

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

Drawing Building Number

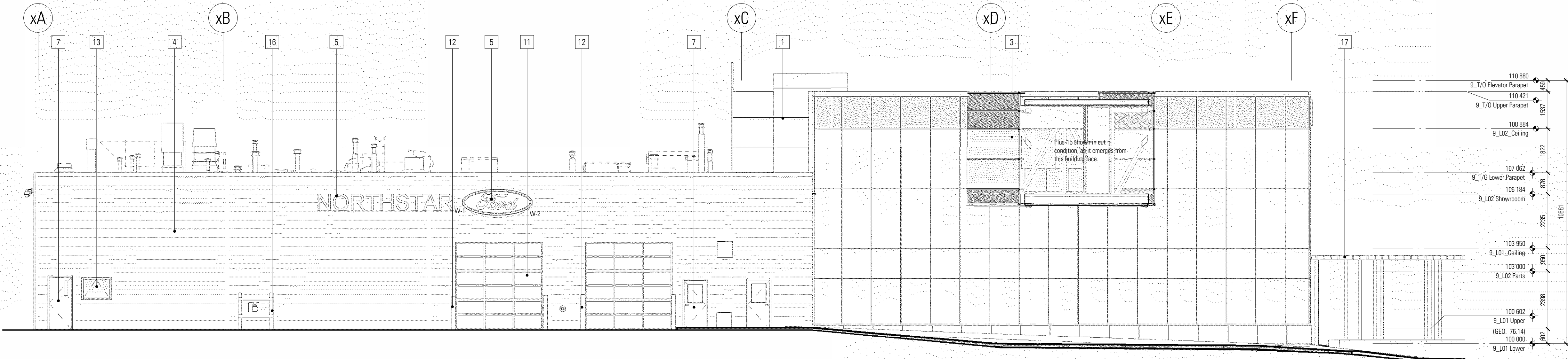
DP-3.4 9



3 Existing West Elevation - Linework
DP-3.4 1 : 100



2 West Elevation - Colour
DP-3.4 1 : 100



1 West Elevation - Linework
DP-3.4 1 : 100

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- This drawing supersedes 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: Natural Grey
 - 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
 - 4 Signage location
Colour: Grey
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
 - 5 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
 - 6 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
 - 7 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
 - 8 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 9 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 10 Bollard
Colour: Grey
 - 11 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - 12 Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Grey
 - 13 Bollard
Colour: Blue
 - 14 Metal Truss
Finish: Metal Truss
Colour: White
 - 15 Steel Support Structure
Colour: White
 - 16 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey

SIGNAGE LEGEND - B21					
Sign	Type	Height	Width	Area (m ²)	Height Above Main Floor (mm)
N-1	Fascia	600	5550	3.3 m ²	5820
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 embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date
		(YY-MM-DD)

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 & 26, Block 4, Plan 01
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Alberta

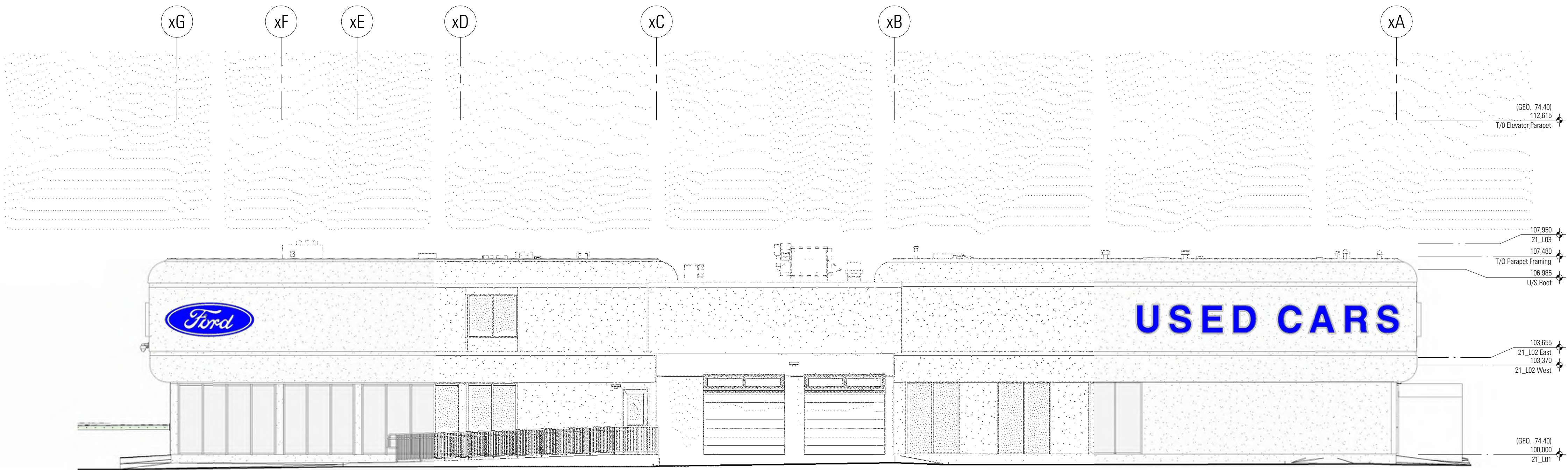
Building Title
Building 21 - Exterior
Elevations - South

SYSTEMIC Architecture Inc.

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

Drawing Building Number

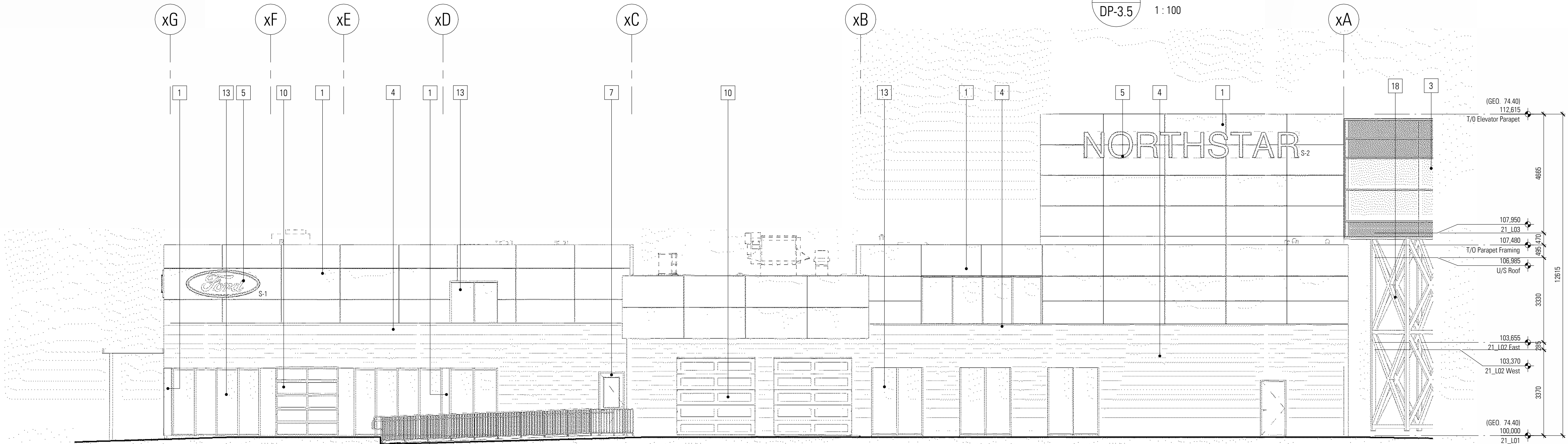
DP-3.5 21



3 Existing South Elevation - Linework
1 : 100



2 South Elevation - Color
1 : 100



1 South Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES
ELEVATION KEYNOTES

- (SHOWN AS THUS)
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- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: Natural Grey
 - 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
 - 4 Colour: Grey
Signage location
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
 - 5 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 6 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
 - 7 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
 - 8 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
 - 9 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 11 Bollard
Colour: Grey
 - 12 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
 - 13 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
 - 14 Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Grey
 - 15 Bollard
Colour: Blue
 - 16 Metal Truss
Finish: Metal Truss
Colour: White
 - 17 Steel Support Structure
Colour: White
 - 18 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey
 - 19

SIGNAGE LEGEND - B21					
Sign	Type	Height	Width	Area (m ²)	Height Above Main Floor (mm)
N-1	Fascia	600	5500	3.3 m ²	5820
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	5500	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 embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date (YY-MM-DD)

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 & 26, Block 4, Plan 081
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Alberta

Alberta

Drawing Title

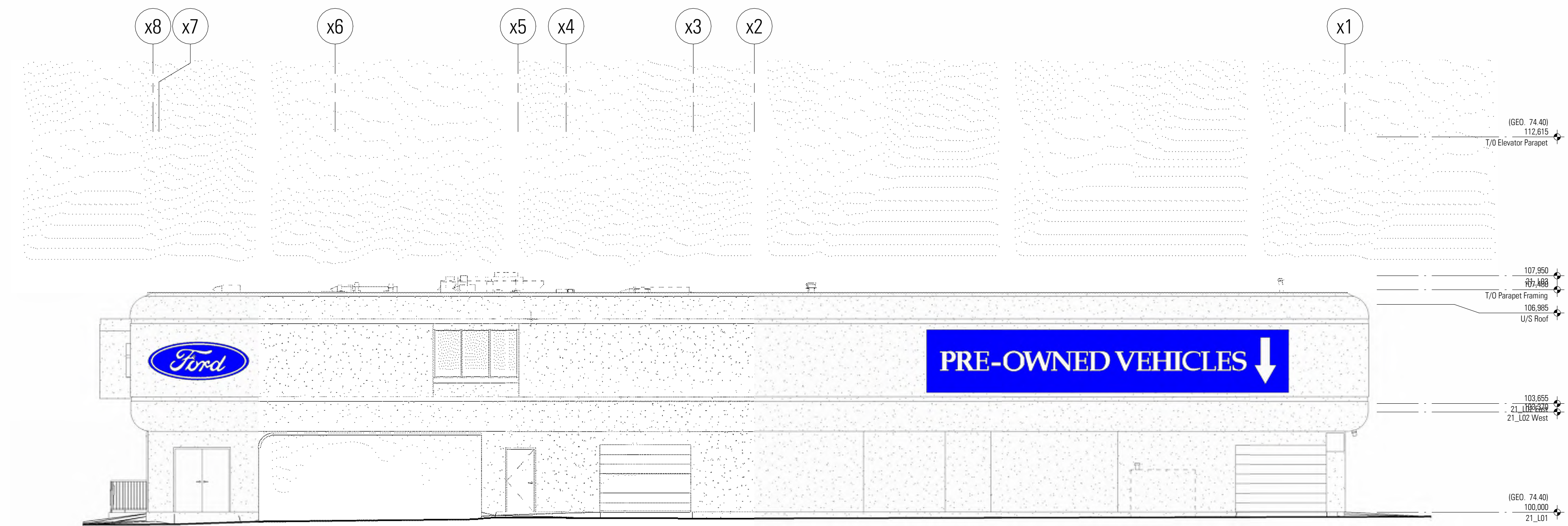
Building 21 - Exterior
Elevations - East

SYSTEMIC Architecture Inc.

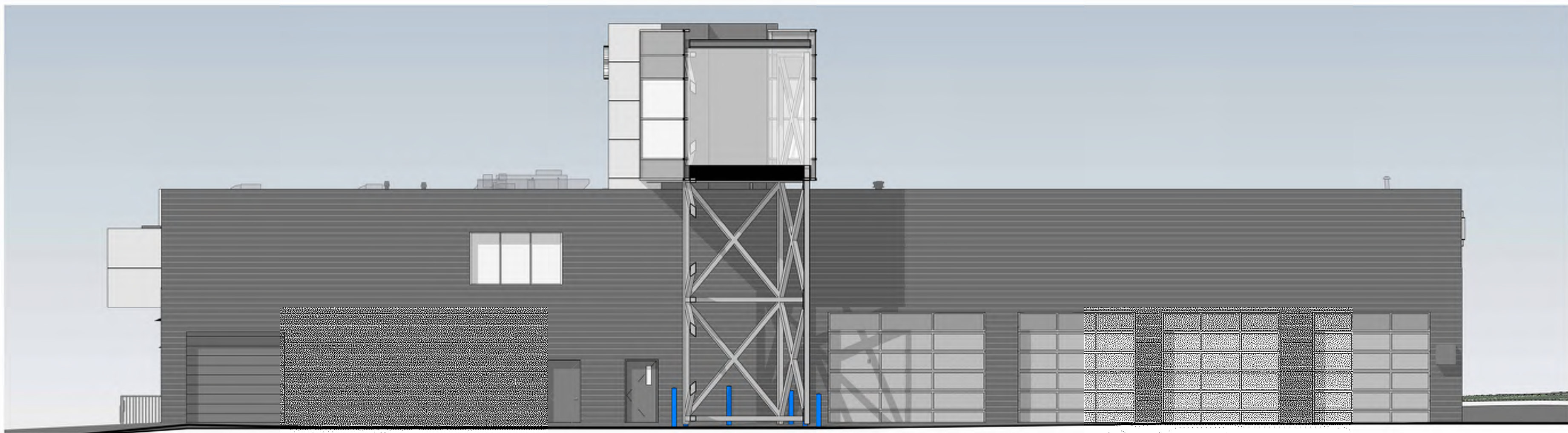
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing Building Number

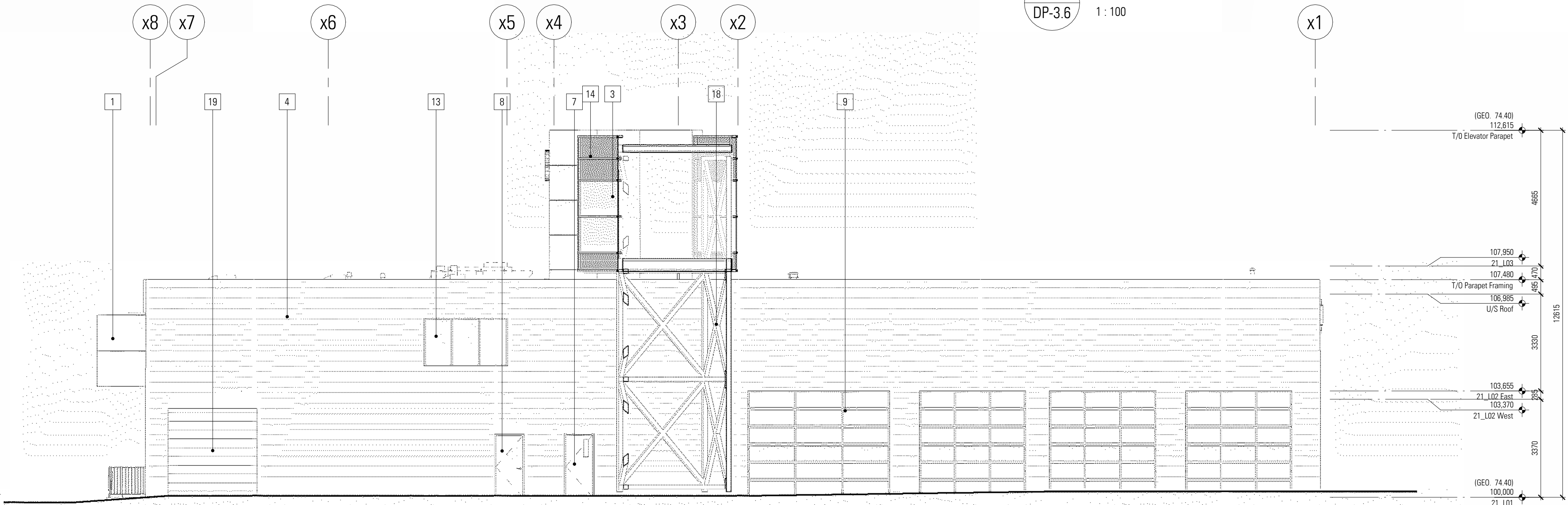
DP-3.6 21



3 Existing East Elevation - Linework
1 : 100



2 East Elevation - Color
1 : 100



1 East Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

NOTES
ELEVATION KEYNOTES

- (SHOWN AS THIS)
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- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: Natural Grey
 - 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 4 Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
 - 5 Signage location
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 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 7 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
 - 8 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
 - 9 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
 - 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 12 Bollard
Colour: Grey
 - 13 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
 - 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Colour: Grey
 - 15 Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Grey
 - 16 Bollard
Colour: Blue
 - 17 Metal Truss
Finish: Metal Truss
Colour: White
 - 18 Steel Support Structure
Colour: White
 - 19 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey

SIGNAGE LEGEND - B21

Sign	Type	Height	Width	Area (m ²)	Height Above Main Floor (mm)
N-1	Fascia	600	5550	3.3 m ²	5820
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 embed plates equally spaced. Size and location to be determined by signage contractor.

Glazing Legend

	Spandrel Glazing - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1	Development Permit	26-03-13
No.	Description	Date
		(YY-MM-DD)

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 1S8
Site Legal Description	Lot 25 & 26, Block 4, Plan 081
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Alberta

Drawing Title

Building 21 - Exterior
Elevations - North

SYSTEMIC Architecture Inc.

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

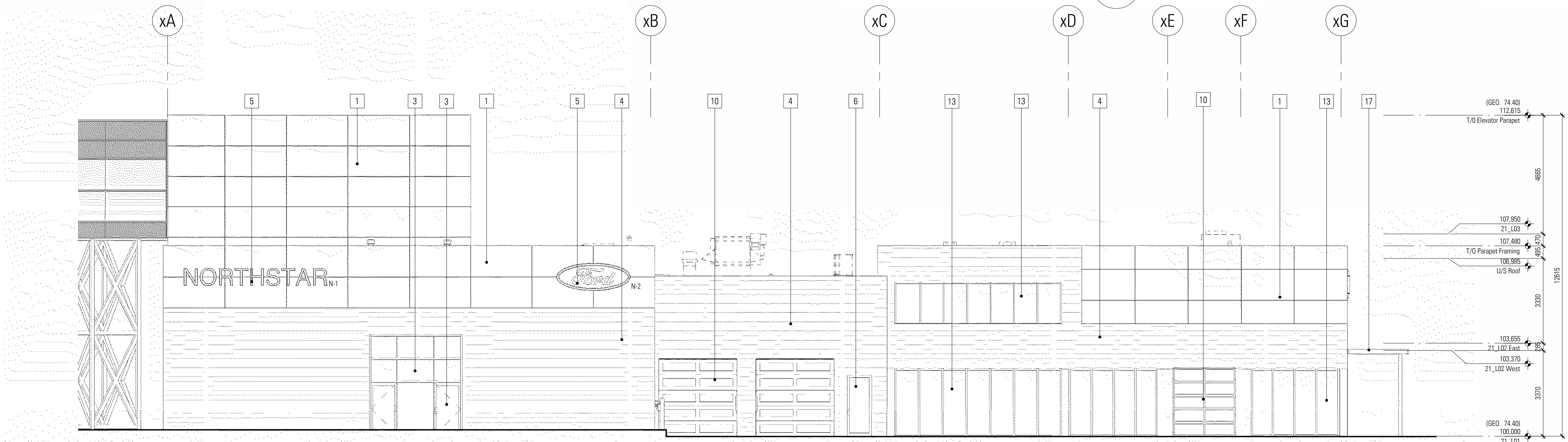
Drawing	Building Number
DP-3.7	21



3 Existing North Elevation - Linework
1 : 100



2 North Elevation - Color
1 : 100



1 North Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

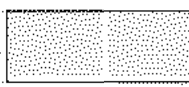
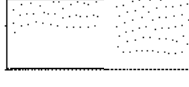
NOTES
ELEVATION KEYNOTES

- (SHOWN AS THUS)
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- 1 Aluminum Composite Panel
Finish: Long Brushed Aluminum with 1/2" Reveals
Colour: Natural Grey
 - 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
 - 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical Butt-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 4 Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
 - 5 Signage location
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 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
 - 7 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
 - 8 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
 - 9 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
 - 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 12 Bollard
Colour: Grey
 - 13 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
 - 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
Colour: Grey
 - 15 Screening Fence
Finish: 6" Tall Metal Post with Corrugated Metal Panel
Colour: Grey
 - 16 Bollard
Colour: Blue
 - 17 Metal Truss
Finish: Metal Truss
Colour: White
 - 18 Steel Support Structure
Colour: White
 - 19 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey

SIGNAGE LEGEND - B21					
Sign	Type	Height	Width	Area (m²)	Height Above Main Floor (mm)
N-1	Fascia	600	5550	3.3 m²	5820
N-2	Fascia	1270	2921	2.9 m²	5617
S-1	Fascia	1270	2921	2.9 m²	5323
S-2	Fascia	1030	9450	8.7 m²	10896
W-1	Fascia	600	5550	3.3 m²	5616
W-2	Fascia	1270	2921	2.9 m²	5323
Total Signage Area				25.1 m²	

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 - Light Grey
	Spandrel Glazing - White
	Clear Vision Glazing

1 Development Permit	26-03-13
No. Description	Date (YY-MM-DD)

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 & 26, Block 4, Plan 081
Development Permit	To Be Assigned
Building Permit	To Be Assigned
Project Name	

Northstar Ford Calgary
Upgrades

Alberta

Alberta

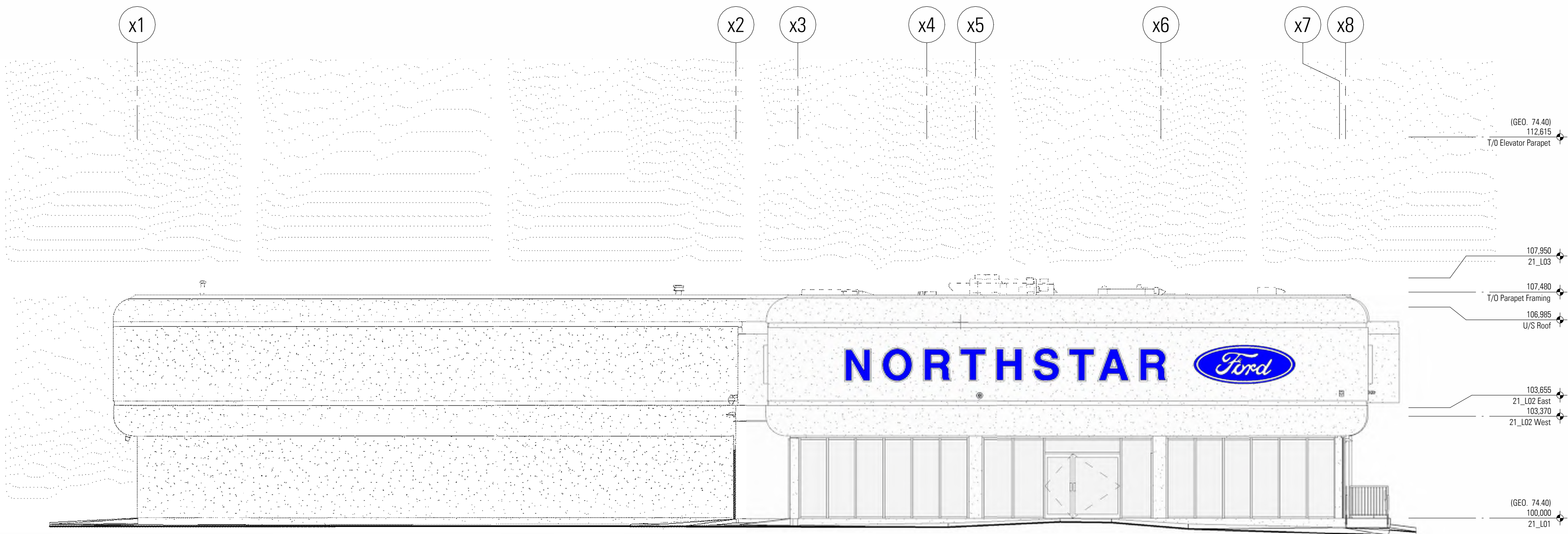
Drawing Title

Building 21 - Exterior
Elevations - West

SYSTEMIC Architecture Inc.

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

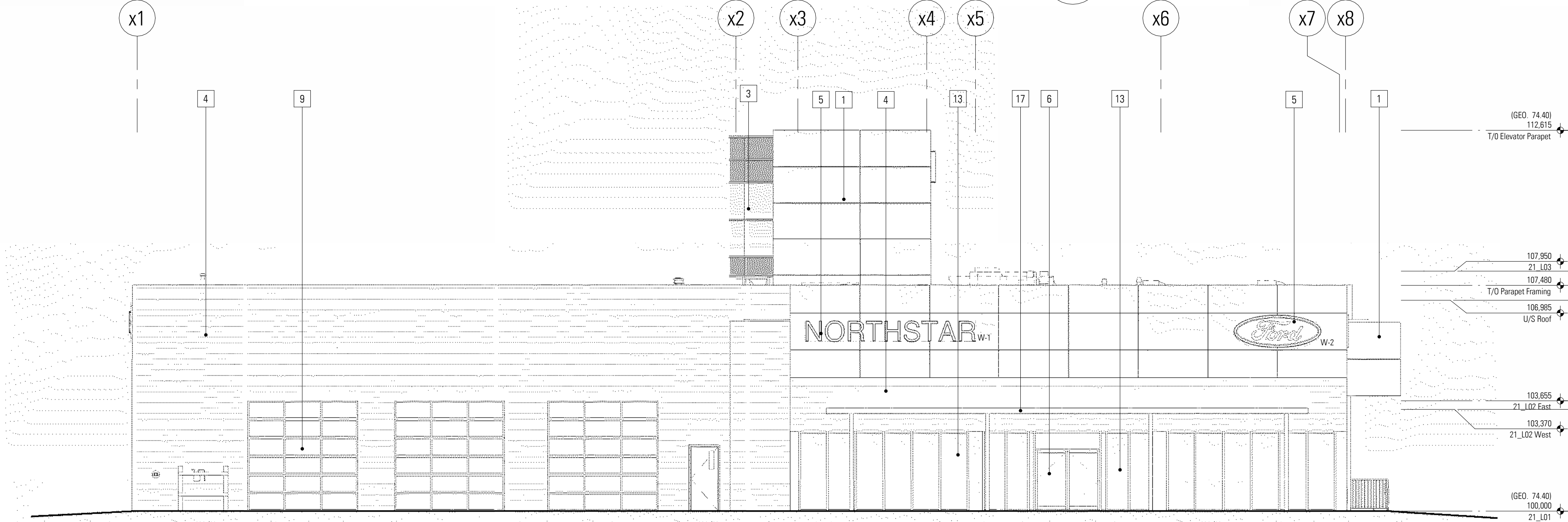
Drawing	Building Number
DP-3.8	21



3 Existing West Elevation - Linework
1 : 100



2 West Elevation - Color
1 : 100



1 West Elevation - Linework
1 : 100

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. 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: Natural Grey
- 2 Curtain Wall System
Finish: Horizontal & Vertical Vertical But-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing & White Spandrel
- 3 Curtain Wall System
Finish: Exposed Horizontal Mullions and Vertical But-Jointed
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
Corrugated Panel
Finish: Apply Horizontally with Exposed Fasteners
Colour: Grey
- 4 Signage location
Signage supplied and installed by signage contractor. Refer to signage contractor shop drawings for attachment points and panel locations. Contractor to provide 18mm plywood backing at all signage locations
- 5 Aluminum Door
Colour: Clear Anodized Aluminum Mullion with Clear Glazing
- 6 Metal Door & Frame
Finish: Flat Panel with Vision Glazing
Colour: Painted Grey with Clear Glazing
- 7 Metal Door & Frame
Finish: Flat Panel
Colour: Painted Grey
- 8 Overhead Door
Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
- 9 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
- 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
- 11 Bollard
Colour: Grey
- 12 Punch Window
Finish: Aluminum Frame with Vision Glazing
Colour: Anodized aluminum & Clear Glazing
- 13 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
- 14 Screening Fence
Finish: 8" Tall Metal Post with Corrugated Metal Panel
Colour: Grey
- 15 Bollard
Colour: Blue
- 16 Metal Tralls
Finish: Metal Tralls
Colour: White
- 17 Steel Support Structure
Colour: White
- 18 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey
- 19

Glazing Legend

- Spandrel Glazing - Light Grey
- Spandrel Glazing - White
- Clear Vision Glazing

1	Development Permit	25-03-13
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JS
Scale	As Indicated
Project Number	2025-012
Site Civic Address	9 & 21 Crowfoot Cr NW Calgary, AB T2C 5A8
Site Legal Description	Lot 35 & 36, Block 4, Plan R81 0223
Development Permit	To Be Assigned
Building Permit	To Be Assigned

Project Name

Northstar Ford Calgary
Upgrades

Calgary Alberta

Drawing Title

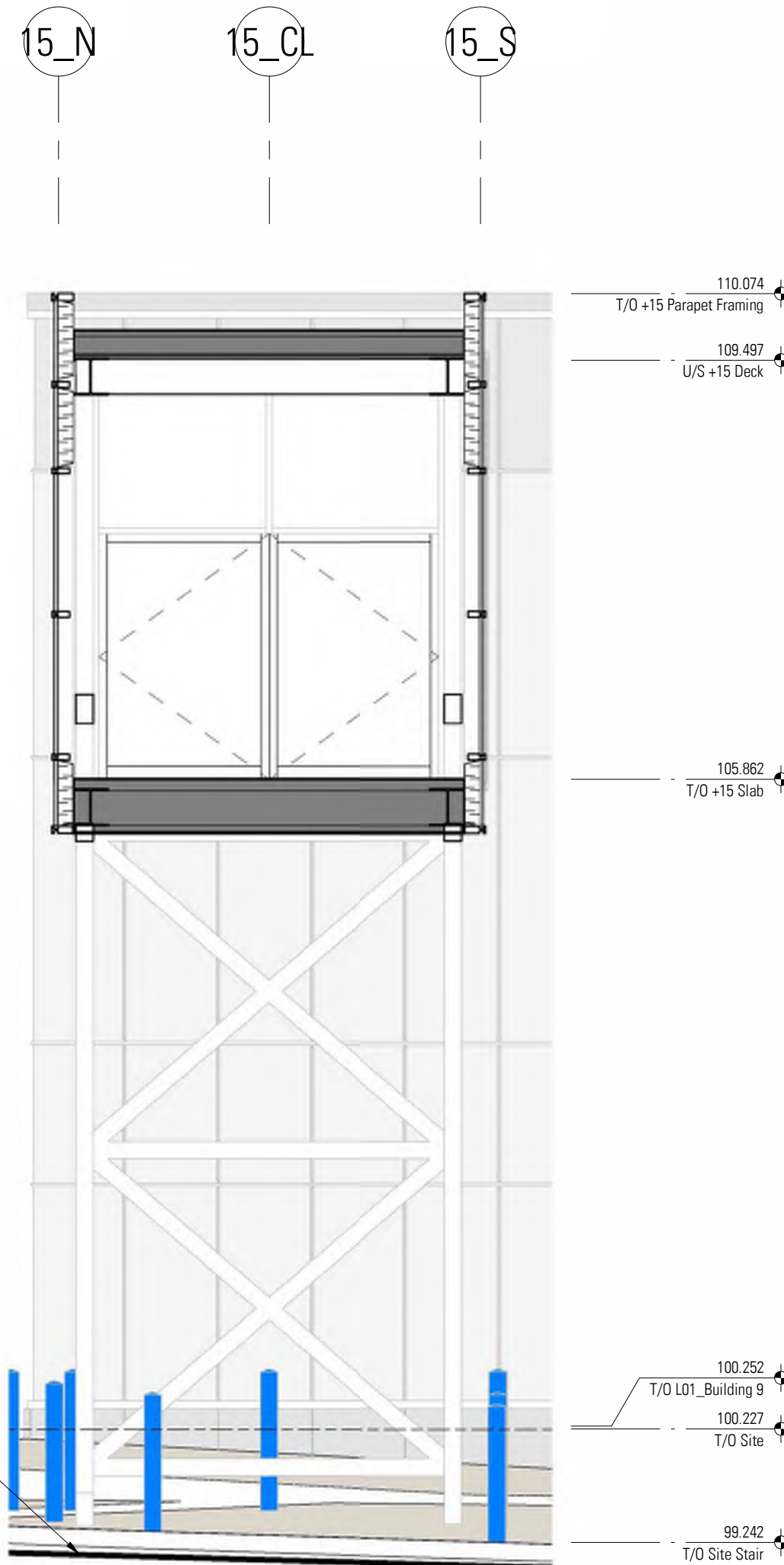
+15 Elevations - South

SYSTEMIC Architecture Inc.

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

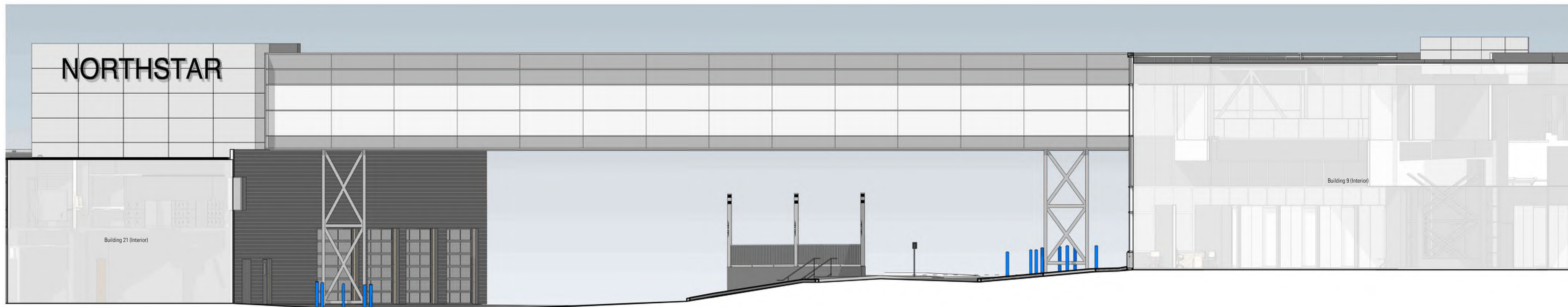
Drawing

DP-3.9

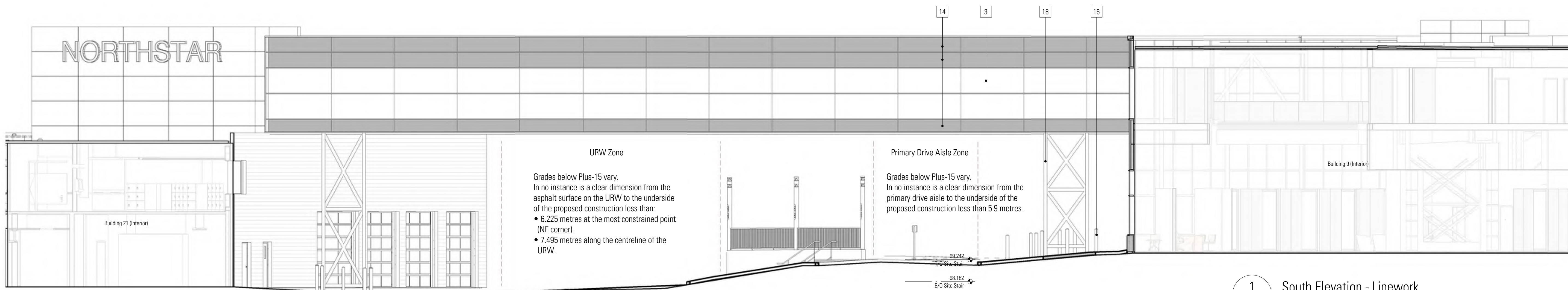


Note: Grades below Plus-15 vary. In no instance is a clear dimension from any drive aisle to the underside of the proposed construction less than 5.9 metres.

3 Plus-15 Section
1 : 50



2 South Elevation - Colour
1 : 100



URW Zone
Grades below Plus-15 vary.
In no instance is a clear dimension from the asphalt surface on the URW to the underside of the proposed construction less than:
• 6.225 metres at the most constrained point (NE corner).
• 7.495 metres along the centreline of the URW.

Primary Drive Aisle Zone
Grades below Plus-15 vary.
In no instance is a clear dimension from the primary drive aisle to the underside of the proposed construction less than 5.9 metres.

1 South Elevation - Linework
1 : 100

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ARCHITECT'S SEAL

PRELIMINARY
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NOTES

ELEVATION KEYNOTES

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Colour: Painted Grey
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Finish: Solid Aluminum & Vision Glazing Panel
Colour: Nature Grey Panel with Frost Glazing
 - 10 Overhead Door
Finish: Vision Glazing Panel
Colour: Clear Glazing
 - 11 Overhead Door
Finish: Vision Glazing Panel
Colour: Frost Glazing
 - 12 Boland
Color: Grey
 - 13 Punch Window
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Colour: Anodized aluminum & Clear Glazing
 - 14 Spandrel Panel
Finish: Insulated Metal Back Pan and Aluminum Closure
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 - 16 Boland
Color: Blue
 - 17 Metal Tralls
Finish: Metal Tralls
Colour: White
 - 18 Steel Support Structure
Colour: White
 - 19 Coil Overhead door
Finish: Anodized Aluminum
Colour: Nature Grey

Glazing Legend

- Spandrel Glazing - Light Grey
- Spandrel Glazing - White
- Clear Vision Glazing

SHEET MUST BE PRINTED IN COLOUR

1	Development Permit	25-03-13
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	JMC
Project Lead	JMC
Drawn By	JMC/JIS
Scale	As Indicated
Project Number	2025-012
Site Civic Address	9 & 21 Crowfoot Cir NW Calgary, AB T2C 3A8
Site Legal Description	Lot 35 & 36, Block 4, Plan R81 0223
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Building Permit	To Be Assigned

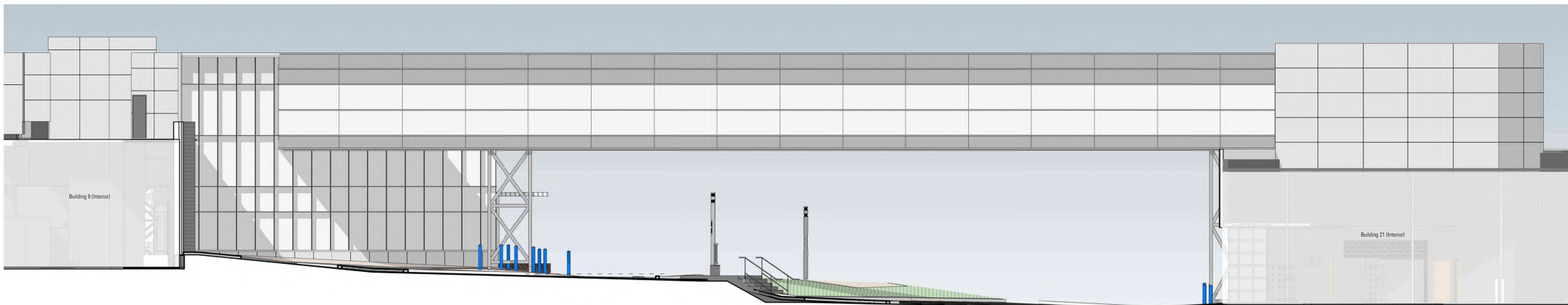
Project Name
Northstar Ford Calgary Upgrades

Calgary Alberta
Drawing Title
+15 Elevations - North

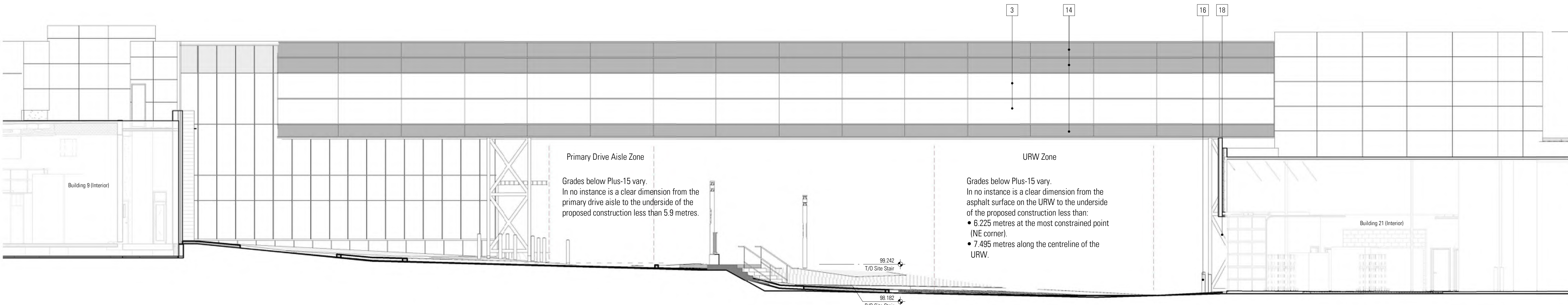
Systemic Architecture Inc.
102 - 1422 Kensington Road N.W.
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing

DP-3.10



2 North Elevation - Colour
1 : 100



1 North Elevation - Linework
1 : 100