

SORELLA - MULTI FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.

CALGARY, ALBERTA

DP -RI DRAWING INDEX	
DPO.0	COVER PAGE
DPO.1	PROJECT INFORMATION
DPO.2	AREA PLAN
DPO.3	PERSPECTIVES
DP1.1	BLOCK PLAN
DP1.2	SURVEY DRAWINGS
DP1.3	SITE PHOTOS
DP1.4	SITE PLAN - EXISTING / DEMO
DP1.4a	SITE PLAN - PROPOSED
DP1.4b	SITE PLAN - SECTIONS
DP1.6	LANDSCAPE & PAVING PLAN
DP1.7	FIRE ACCESS DETAILS
DP1.8	VISITOR VEHICLE SWEEP PATH
DP1.9	WASTE & RECYCLING TRUCK SWEEP PATH & LANE SEC.
DP1.11	MAIL LOCKBOX & BICYCLE DETAILS
DP1.12	SHADOW STUDIES
DP2.1	PARKADE FLOOR PLAN
DP2.2	MAIN FLOOR PLAN
DP2.3	2ND FLOOR PLAN
DP2.4	3RD FLOOR PLAN
DP2.5	4TH FLOOR PLAN
DP2.6	5TH FLOOR PLAN
DP2.7	6TH FLOOR PLAN
DP2.8	ROOF PLAN
DP3.1	EAST ELEVATION
DP3.2	NORTH ELEVATION
DP3.3	SOUTH ELEVATION
DP3.4	WEST ELEVATION
DP4.1	BUILDING SECTION 1
DP4.2	BUILDING SECTION 2
DP4.3	BUILDING SECTION 3
DP4.4	BUILDING SECTION 4
DP4.5	SITE SECTIONS
DP4.6	SITE SECTIONS
DP4.7	SITE SECTIONS



RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11
7	DP - R#3	2026-03-11

STAMP:

ISSUANCE:
DEVELOPMENT PERMIT
2026-06-22 2:45:13 PM

- NOTES:
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 - C. 4" FROM ADJACENT WALL.
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ARCHITECT:

JACKSON MCCORMICK

ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.5018
CALGARY AB email: info@jmacarchitects.ca
T2R 0S9

ARCHITECT'S CONTACT:
GREG MARCOS
E: greg@jmacarchitects.ca
T: 1 (403) 520-5018 EXT. 223 C: (360) 997-8500

PROJECT:

SORELLA

MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

COVER PAGE

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP0.0
PROJECT NO.:	2023-30	CHECKED BY:	TJ
CHECKED BY:	TJ	ISSUED	08/26/11
DRAWN BY:	MD	PL01	2026-06-22 2:45:13 PM

PROJECT INFORMATION

PROPERTY DESCRIPTION	
Legal Description LOTS 1 TO 4, BLOCK 13, PLAN 261L	
Civic Address 1437 19 AVE. S.W. & 2103/2107 14 ST. S.W. CALGARY, ALBERTA	
Current Zoning MU-1	Proposed Zoning
Site Area 1,011.22 sq.mL	Gross Floor Area 3,788.28 sq.mL
Allowable Floor Area Ratio (F.A.R.) 3.80	Current Floor Area Ratio (F.A.R.) 3.75

BUILDING STATISTIC:

Building Efficiency						
Level	Rentable Area sq.ft.	sq.m.	Efficiency (%)	Common Area (sq.f) sq.m.	Rate (%)	Gross Floor Area sq.ft.
Level 1	3,230	300	52%	2,995	278	6,225
Level 2	6,635	616	88%	900	84	7,535
Level 3	6,635	616	88%	900	84	7,535
Level 4	6,602	613	87%	902	84	7,504
Level 5	6,685	566	87%	902	84	7,591
Level 6	3,499	325	79%	1,489	138	3,988
Parkade Level	31,689	2,973	80%	5,088	751	40,777
						8,702
						48,484

Dwelling Unit Statistics							
Level	Studio	1 BD JUNIOR	1 BD	2 BD JUNIOR	2BD PREMIUM	3 BD	Total
Level 1	0	3	1	1	1	0	6
Level 2	0	2	3	1	3	1	10
Level 3	0	0	5	1	3	1	10
Level 4	0	0	5	1	3	1	10
Level 5	3	0	2	1	3	1	10
Level 6	0	0	1	1	3	0	5
Total unit number	3	5	17	6	16	4	51
Client Projected No.	24		20	20			64
Ratio	6%	10%	33%	12%	31%		100%
Client Projected Area	400 SF		510 SF		650 SF		
Ave. Area per Unit Type	411.37 SF	469.36 SF	510.24 SF	642.41 SF	789 SF		989.095
Total	1234 SF	2347 SF	8674 SF	3854 SF	12623.4		32669 SF
Bicycle Parking Stalls				Bicycle Parking Stalls			
Level 1 Parking Stalls (V/visitor)		1		Class 1	77		
Parkade Level 1 Parking Stalls (Visitor)		2		Class 2	6		
Parkade Level 1 Parking Stalls (Tenant)		15					
Total		18					

Site Area	10,885 SF	1,011.22 sq.m)
FAR (Required)	3.8	
FAR (Proposed)	3.75	

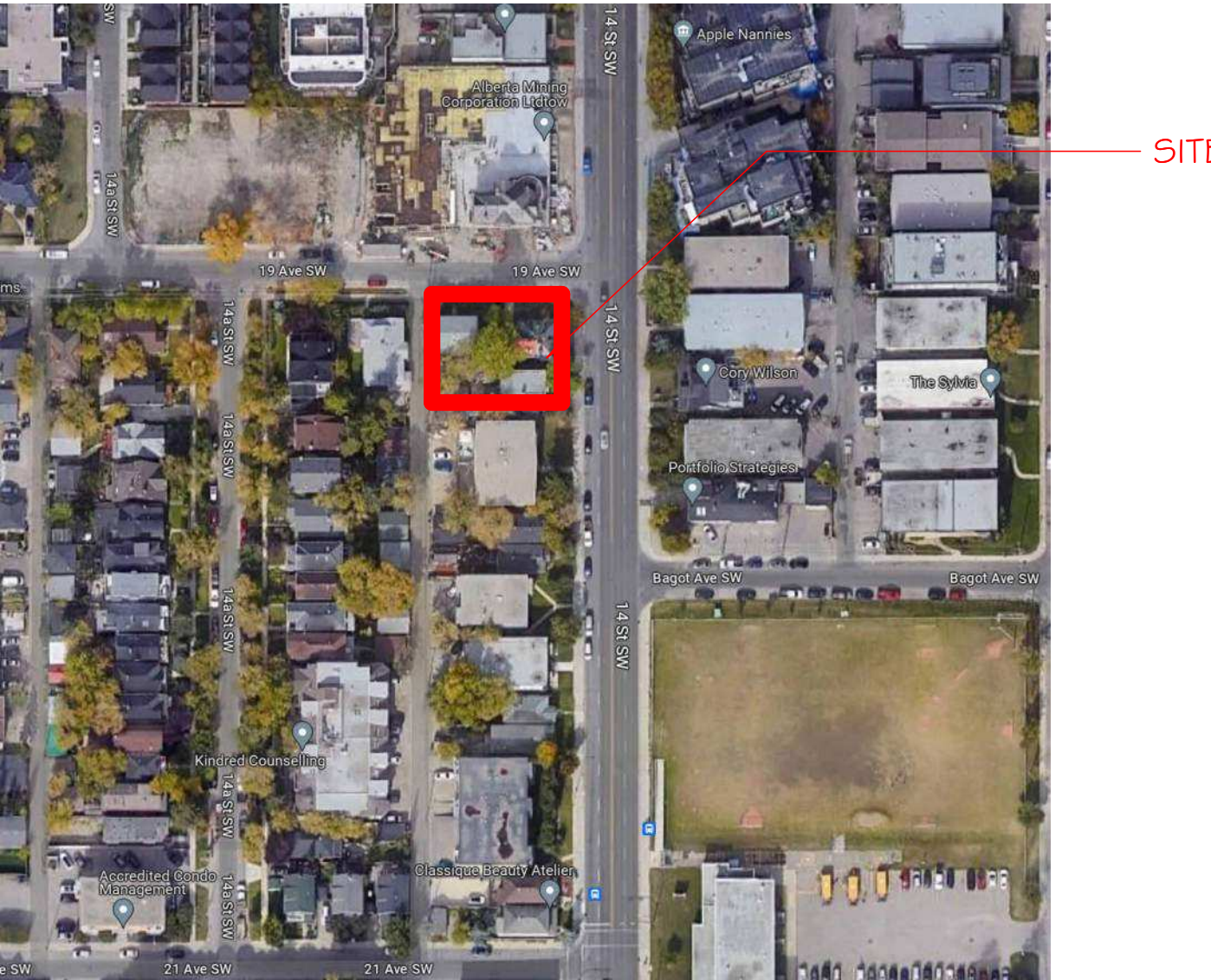
Amenity Area	Area	
Common Amenity Area	sq.ft.	sq.m.
Common Amenity Space (Indoor) 1F	389 SF	36.13 sq.m.
Common Amenity Space (Indoor) 6F	662 SF	61.48 sq.m.
Balconies (5.6F)	431 SF	40.00 sq.m.
Common Amenity Sapce (Outdoor) 1F	0 SF	0.00 sq.m.
Common Amenity Sapce (Outdoor) 6F	1,268 SF	117.81 sq.m.
Total Provided Amenity Area	2,749 SF	255.42 sq.m.
Provided Outdoor Amenity Area	1,699 SF	157.81 sq.m.
Required Amenity Area	2,745 SF	255.00 sq.m.
Required Outdoor Amenity Area	1,372 SF	127.50 sq.m.

ZONING MAP



Bylaw Reference: Land Use Bylaw 1P2007 Part 14: MIXED USE DISTRICTS (Division 2: Mixed Use - General (MU-1#f#th#rd) District			
Site Context			
Future Land Use		MU-1	
Adjacent Land Uses		Adjacent Zone	Adjacent Use
North			19 Avenue SW.
South		M-C2	Multi-Residential
East			14 Street SW.
West		RC-2	Gravel Lane, (RC-2)
Site Details		Zone Requirement	Proposal
Site Area			1,011.2 sq.m
Site Width			35.69 m
Site Depth			28.31 m
Building(s) Setbacks (East/West/North/South) 602			
Front (North, Shared with a street)		0 m	0m.
Side (West, Shared with a lane) - Referenced in 1374(2)		7.5m to the adjacent parcel	7.5m to the adjacent parcel; 2.62 m. to PL
Side (East, Shared with a street)		5.182 m.	5.182 m.
Rear (South, Shared with a parcel)		0 m.	1.2 m
Site Coverage of building(s)			
Floor Area Ratio (FAR)		3.80	3.75
The maximum floor area ratio is 3.8			
Development Regulations		Zone Requirement	Proposal
Total Number of Units			51
Site Area		1,011.22 sq.m	1,011.22 sq.m
Gross Building Area			3,788.28 sq.m
Density			
There is no maximum density for parcels designated MU-1 District		No	
Building Height and Cross Section			
Maximum Building Height		21m	21 m
Residential Amenity Space 1349			
1349(2) The required minimum amenity space is 5.0 square metres per unit.		255 sq.m	255.42 sq.m
(7)A minimum of 50 percent of the required amenity space must be provided outdoors.			
Total Outdoor Amenity Area		128 sq.m	157.81 sq.m
Total Indoor Amenity Area			97.61 sq.m
Motor Vehicle Parking Stall Requirements 1350			
1350 The Minimum number of motor vehicle parking stalls			
(a) for each Dwelling Unit is: (i)0.75 stalls per unit for resident parking		38	17
(ii) 0.1 visitor parking stalls;		5	3
Total Required Vehicle Parking Stalls Before Reduction		44	20
Reduction for Transit Supportive Development 1352			
1352 The required number of motor vehicle parking stalls in section 1350 is reduced by 25.0 percent for a development on a parcel located within: (a) 600.0 metres of an existing or approved capital funded LRT platform; (b) 400.0 metres of an existing or approved capital funded BRT station; or (c) 200.0 metres of primary transit service.		After the transit Supportive reduction, the required parking stall number is:	
		33	
Required Bicycle Parking Stalls			
1353 (1) The minimum number of bicycle parking stalls - class 1 for (b) 0.5 stalls per unit when the total number of units equals or exceeds 20		26	77
1353 (2) The minimum number of bicycle parking stalls - class 2 for (b) 0.1 stalls per unit when the total number of units equals or exceeds 20		5	6
Reduction for Bicycle Supportive Development			
1354 The total number of motor vehicle parking stalls required by section 1350 for all of the units within the development is reduced by 0.25 motor vehicle parking stalls for each additional bicycle parking stalls — class 1 provided in excess of the number of bicycle parking stalls — class 1 required in section 1353 to a maximum of 25 per cent of the total number of motor vehicle parking stalls required by section 1350 for all of the units within the development.		11	
Total Required Vehicle Parking Stalls After Reduction		22	18
Visibility Setback 569			
Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the street.			

VINCINITY MAP



TYPICAL ABBREVIATIONS

AFB	Above FINISHED FLOOR	IL	INSIDE DIMENSION
ASF	ABOVE SUB-FLOOR	LD	LOAD
AFS	ABOVE FINISHED SLAB	MANUP	MANUFACTURER
BLDG	BUILDING	MECH	MECHANICAL
CW	COMPLETE WITH	MIR	MIRROR
CONC.	CONCRETE	MW	MICROWAVE
CSCI	CONCRETE SUPPLIER	N/A	NOT APPLICABLE
CONTRACTOR	CONTRACTOR INSTALLED	N.I.C.	NOT IN CONTRACT
CLR	CLEAR	N.T.S.	NOT TO SCALE
CT	COOKTOP	ON CENTER	
DI	DIAMETER	OWNER	OWNER SUPPLIED
DN	DOWN	OWNER	OWNER INSTALLED
DISH	DISHWASHER	OSCI	OWNER SUPPLIED
DWG	DRAWING	CONTRACTOR	CONTRACTOR INSTALLED
DW	DECK WAY	O.D.	OUTSIDE DIMENSION
ELEC	ELECTRICAL	SPEC.	SPECIFICATION
ENG.	ENGINEER	S	SINK
EQ.	EQUAL	SC	SCUPLIFFER
F.O.S.	EDGE OF SLAB	T.O.	TOP OF
F	FRIDGE	TOW	TOP OF WALL
FF	FLOOR FINISH	TBS	TOP AND BOTTOM
FL	FLOOR BOARD	T&G	TONGUE AND GROOVE
GA	GAUGE	TYP	TYPICAL
GB	GYPSUM WALL BOARD	UD	UNDERSIDE
GW	GWY	VERT.	VERTICAL
HWH	HOT WATER HEATER	WD	WASHER / DRYER
HDWD	HARDWOOD	WD	WARDING DRAWER
		WO	WALL OVER
		WPM	WATERPROOF MEMBRANE

SYMBOL LEGEND

Room name	INDICATES ROOM NAME AND NUMBER
	INDICATES BUILDING SECTION MARKER
	INDICATES DETAIL SECTION MARKER
	INDICATES BUILDING DETAIL MARKER
	INDICATES EXISTING ELEVATION ON SITE / BLOCK PLANS
	INDICATES PROPOSED ELEVATION ON SITE / BLOCK PLANS
	INDICATES PROPOSED SPOT ELEVATION
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES EXISTING TREE TO REMAIN
	INDICATES NEW TREE
	INDICATES INTERIOR DOOR TAG
	INDICATES EXTERIOR DOOR / WINDOW TAG
	CEILING TAG: MAT. - INDICATES CEILING MATERIAL
	ELEV. AFF - INDICATED CEILING HEIGHT ABOVE FINISHED FLOOR
	INDICATES CONSTRUCTION ASSEMBLY TYPE TAG - REFER TO CONSTRUCTION ASSEMBLIES
	INDICATES FLOOR FINISH TYPE TAG - REFER TO FINISHES LEGEND
	INDICATES WALL FINISH TYPE TAG - REFER TO FINISHES LEGEND
	INDICATES CEILING FINISH TYPE TAG - REFER TO FINISHES LEGEND
	KEYNOTE TAG - REFER TO DRAWING NOTES

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5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-08407)	2024.12.11
7	DP #3 - R1	2026-04-23



AMENDED DRAWINGS
 DP No. Date Received
 DP2026-01917 July 07, 2026
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

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2026-06-22 2:45:15 P

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AND WINDOW PUBLIC AREAS ARE TO BE
MEASURED FROM HINGE SIDE OF DOOR AND
FROM TOP OF WINDOW. THE FOLLOWING
PREFERENCE:
- A. PARTITIONS (PRIORITY TO PUBLIC
AREAS)
- B. FROM ADJACENT WALL
- C. FROM ADJACENT WINDOW
- D. FLUSH WITH ADJACENT WALL
- ALL DOOR OPENINGS IN SUITE AREA ARE TO
BE 20mm (3/4") FROM THE ADJACENT WALL, UNLESS
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CLIENT:



ARCHITECT

JACKSON McCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W.
CALGARY AB,
T2R 0S9

ARCHITECT CONTACT:
GRGES MARKOS
E: grges@marchitects.ca
T: 1 (403) 520-8018 EXT. 223 C: (368) 997-9500

PROJECT:

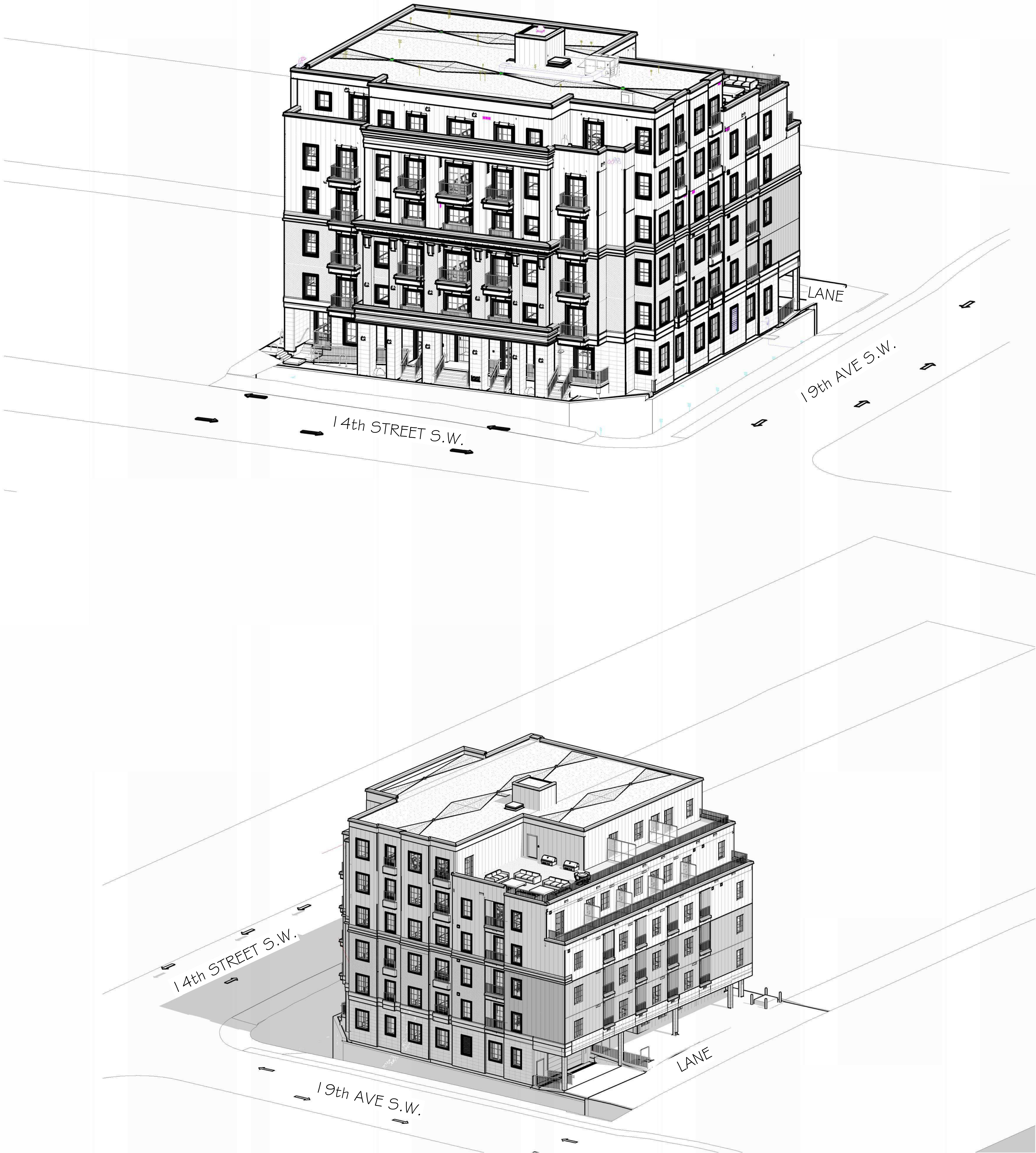
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ULTI-FAMILY

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CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

PROJECT INFORMATION

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP0.1
PROJECT NO.:	2023-30		
CHECKED BY:	TJ	ISSUED	11/07/2023
DRAWN BY:	MD	PLOT	2026-06-2



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7	DP2024-09767 - DTR1	2025-03-18

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP2023-09407 - July 07, 2024
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

STAMP:

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2026-06-22 2:46:32 PM

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CLIENT:



ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.5018
CALGARY AB email: info@jmacorlltd.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARQUES
E: gmar@jmacorlltd.ca
T: 1 (403) 520-9018 EXT. 223 C: (360) 997-8500

PROJECT:

**SORELLA
MULTI-FAMILY**

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

PERSPECTIVES

PLOT SCALE:

AS NOTED

PROJECT NO.:

2023-30

CHECKED BY:

TJ

DRAWN BY:

MD

DRAWING NO.:

DP0.3

ISSUED

11/16/23

PL01

2026-06-22

2:46:32 PM

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RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11
7	DP - DTR #1 R	2026-06-22

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No. 2023-09407 July 07, 2024
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:47:16 PM

NOTES:

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NBC-AE, ELECTRICAL AND PLUMBING CODES.
- ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.
- ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM, REPORT AND ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- EACH SUCCESSIVE SUBTRADE IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS / WORK ALREADY IN PLACE.
- ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
- IF APPLICABLE, REVISION CLOUDS CORRESPOND TO THE LATEST REVISION IN THE TITLE BLOCK.
- THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS REQUIRED BY ALL.
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- DIMENSIONS PROVIDED ARE TAKEN TO GRID LINES, TO FACE OF STUD, TO FACE OF CONCRETE, AND/OR BLOCK WALLS AND TO FACE OF CONCRETE SLABS.
- UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS IN PUBLIC AREAS ARE TO BE MEASURED FROM HING SIDE OF DOOR AND LOCATED IN THE FOLLOWING ORDER OF PREFERENCE:
A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE).
B. 6" FROM ADJACENT WALL.
C. 4" FROM ADJACENT WALL.
D. FLUSH WITH ADJACENT WALL.
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 132mm (5") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
- PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO US STRUCTURE AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO FIRE SAFETY & LIFE SAFETY SHEETS FOR REQUIRED FIRE RATING LOCATIONS.
- PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.
- ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN IN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
- ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.

CLIENT:



ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.5018
CALGARY AB email: info@jmacmcc.com
T2R 0S9

ARCHITECT CONTACT:

GRACE MARCOS
E: gmarc@jmacmcc.com T: 403.520.5018 EXT. 223 C: (360) 997-8500

PROJECT:

**SORELLA
MULTI-FAMILY**

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

BLOCK PLAN

PLOT SCALE:

AS NOTED

PROJECT NO.:

2023-30

CHECKED BY:

TJ

DRAWN BY:

MD

DRAWING NO.:

DP1.1

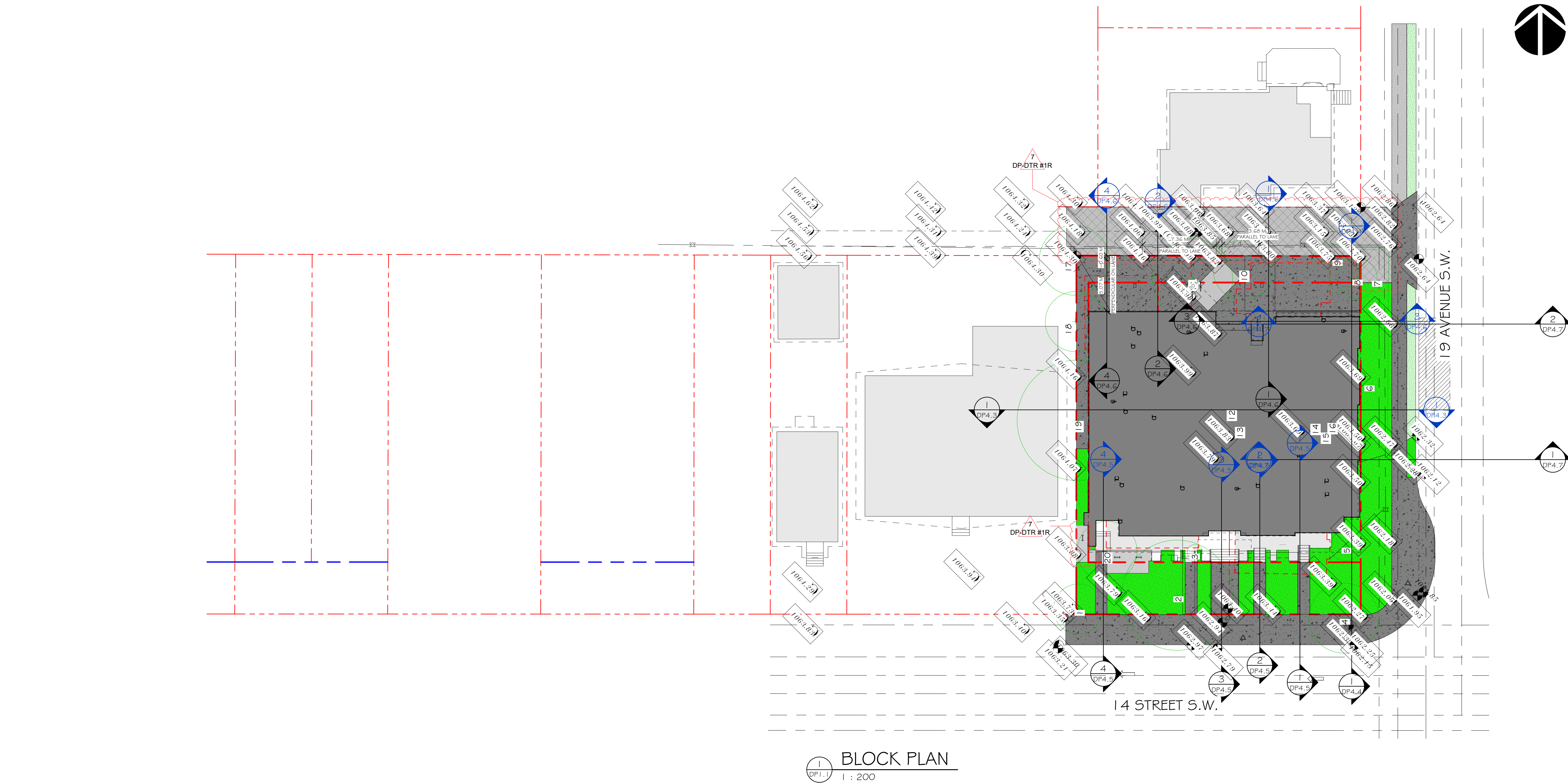
ISSUED

08/26/11

2026-06-22

2:47:16 PM

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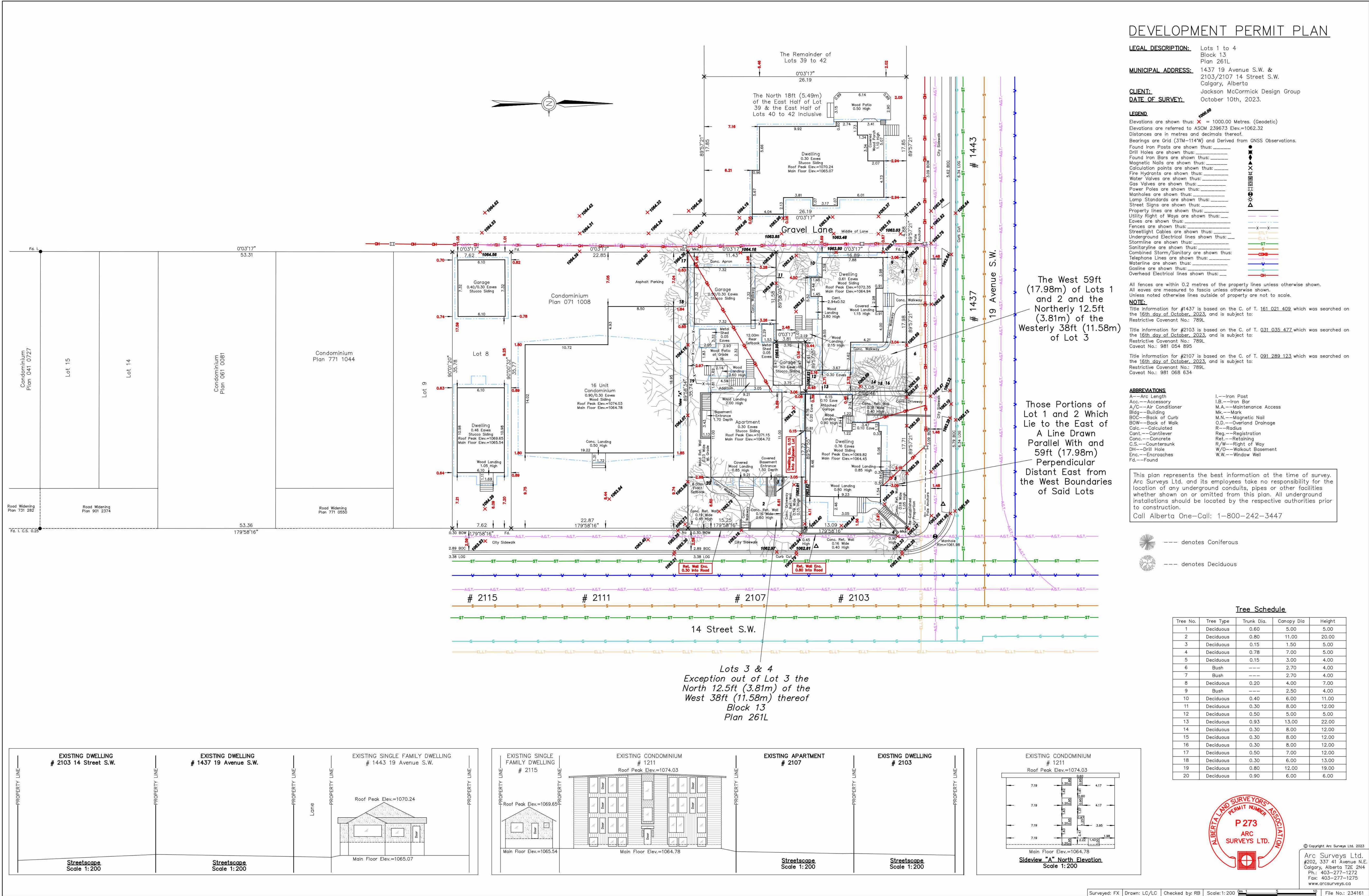
BLOCK PLAN
1 : 200



STREETSCAPE NORTH
1 : 200



STREETSCAPE EAST
1 : 200



NOTE:
- SURVEYING DRAWINGS BY OTHERS AND FOR REFERENCE ONLY

RECORD OF ISSUE/REVISION

NO.	DESCRIPTION	DATE
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:47:17 PM

- NOTES:
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 - UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS IN PUBLIC AREAS ARE TO BE MEASURED FROM HINGE SIDE OF DOOR AND LOCATED IN THE FOLLOWING ORDER OF PREFERENCE:
A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE)
B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
 - ALL DOOR OPENINGS IN SUITE AREAS TO BE 12mm Ø FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm Ø ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
 - PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO US STRUCTURE AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO FIRE SAFETY & LIFE SAFETY SHEETS FOR REQUIRED FIRE RATING LOCATIONS.
 - PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.
 - ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN IN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
 - ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.



ARCHITECT:

JACKSON MCCORMICK

ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403 520 8018
CALGARY AB email: info@jacksonmccormick.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARINO
E: gmarino@jacksonmccormick.ca
T: 403 520 8018 EXT 223 C: (360) 997-8500

PROJECT:

SORELLA

MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

SURVEY DRAWINGS

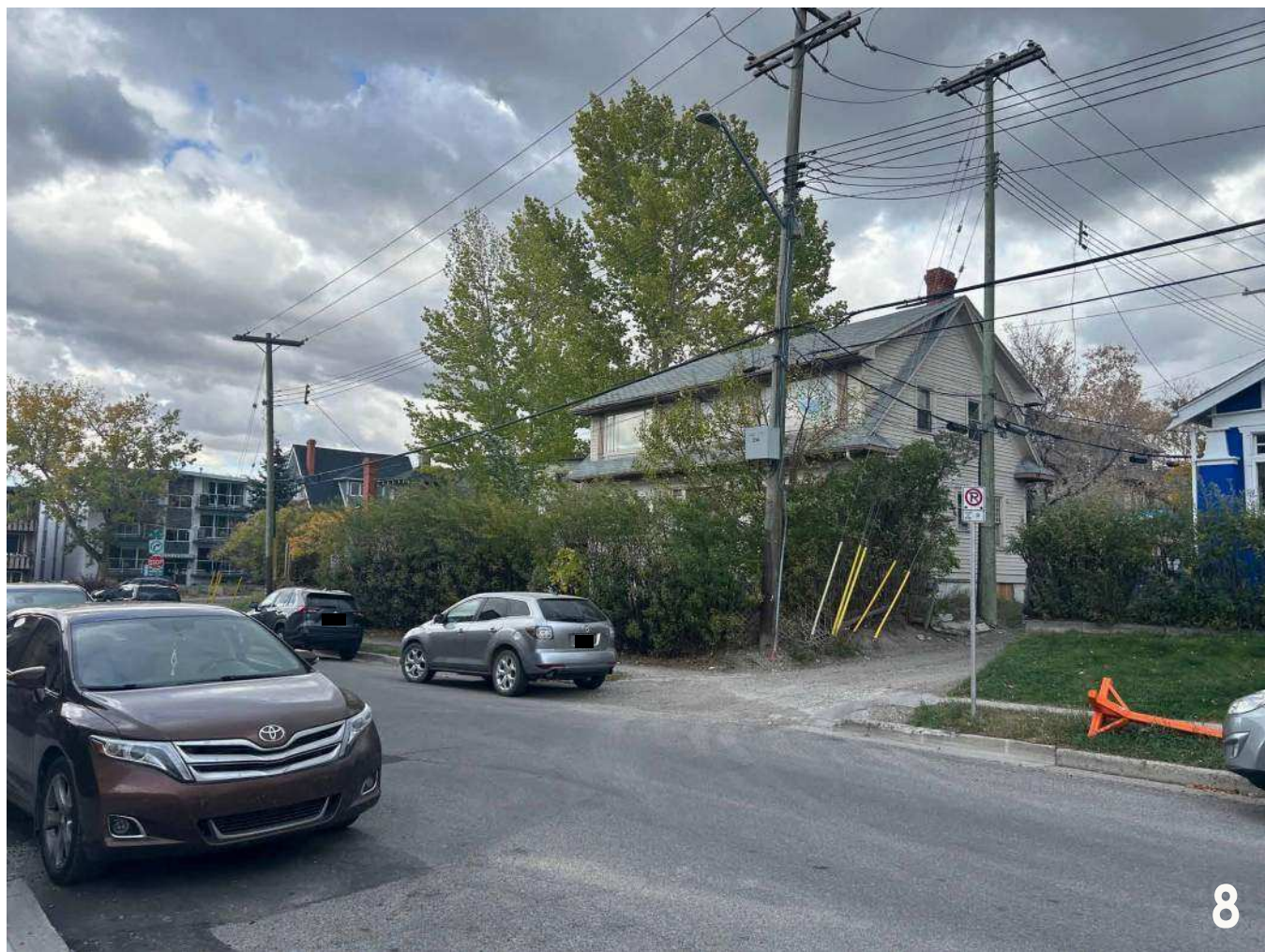
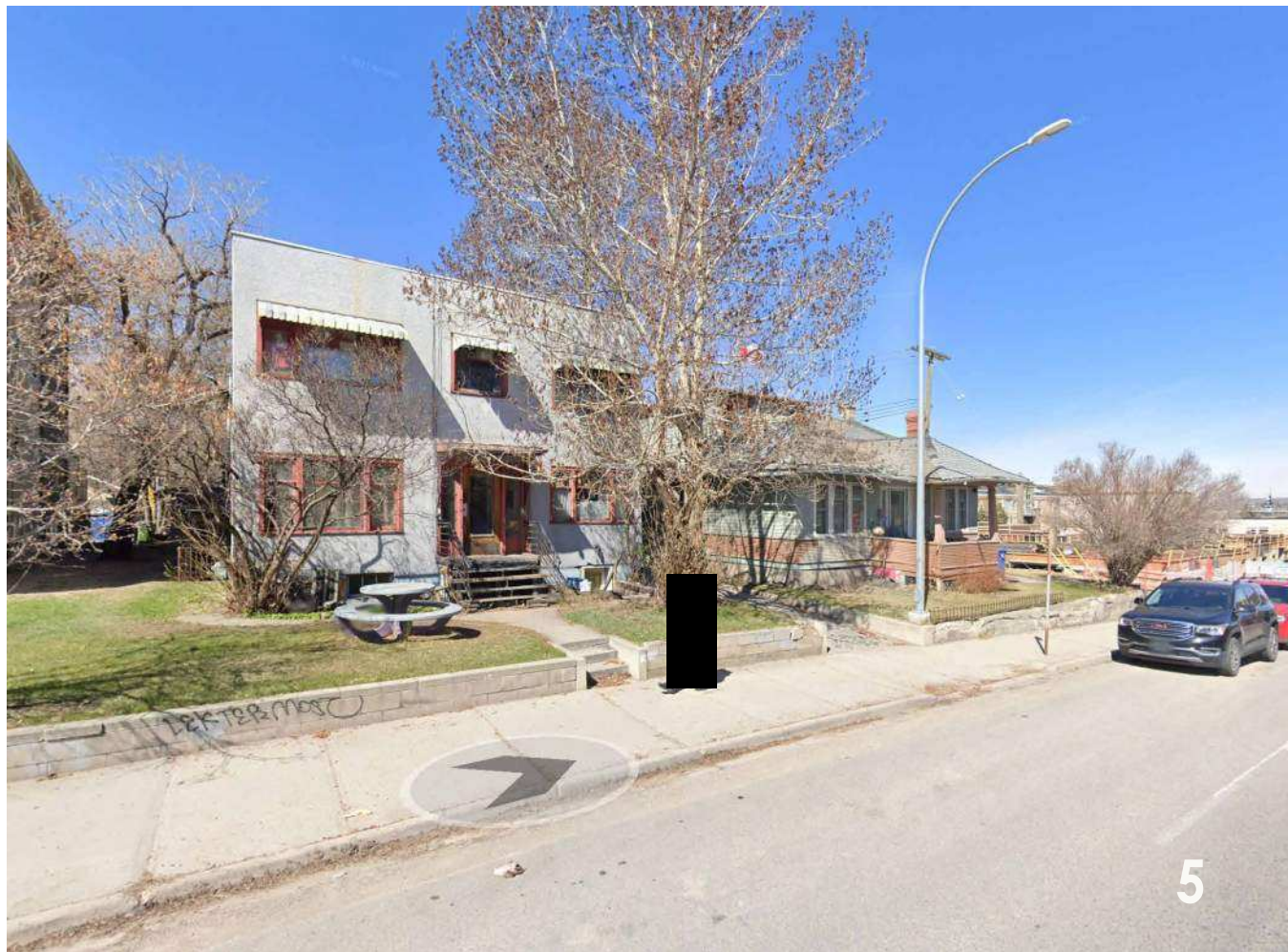
PLOT SCALE: AS NOTED DRAWING NO: DP1.2

PROJECT NO: 2023-30

CHECKED BY: TJ ISSUED: 08/26/11

DRAWN BY: Author PLOI: 2026-06-22 2:47:17 PM

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SITE COLOUR PHOTOGRAPHS

RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
BY: JMM
DATE: 01/17/2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:47:19 PM

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B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 1200mm (47") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
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CLIENT:



BRAVA
DEVELOPMENT CORP.

ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.5018
CALGARY AB email: info@jmacmccormick.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARKOS
E: gmarkos@jmacmccormick.ca
T: 1 (403) 520-5018 EXT. 223 C: (360) 997-8500

PROJECT:

SORELLA
MULTI-FAMILY

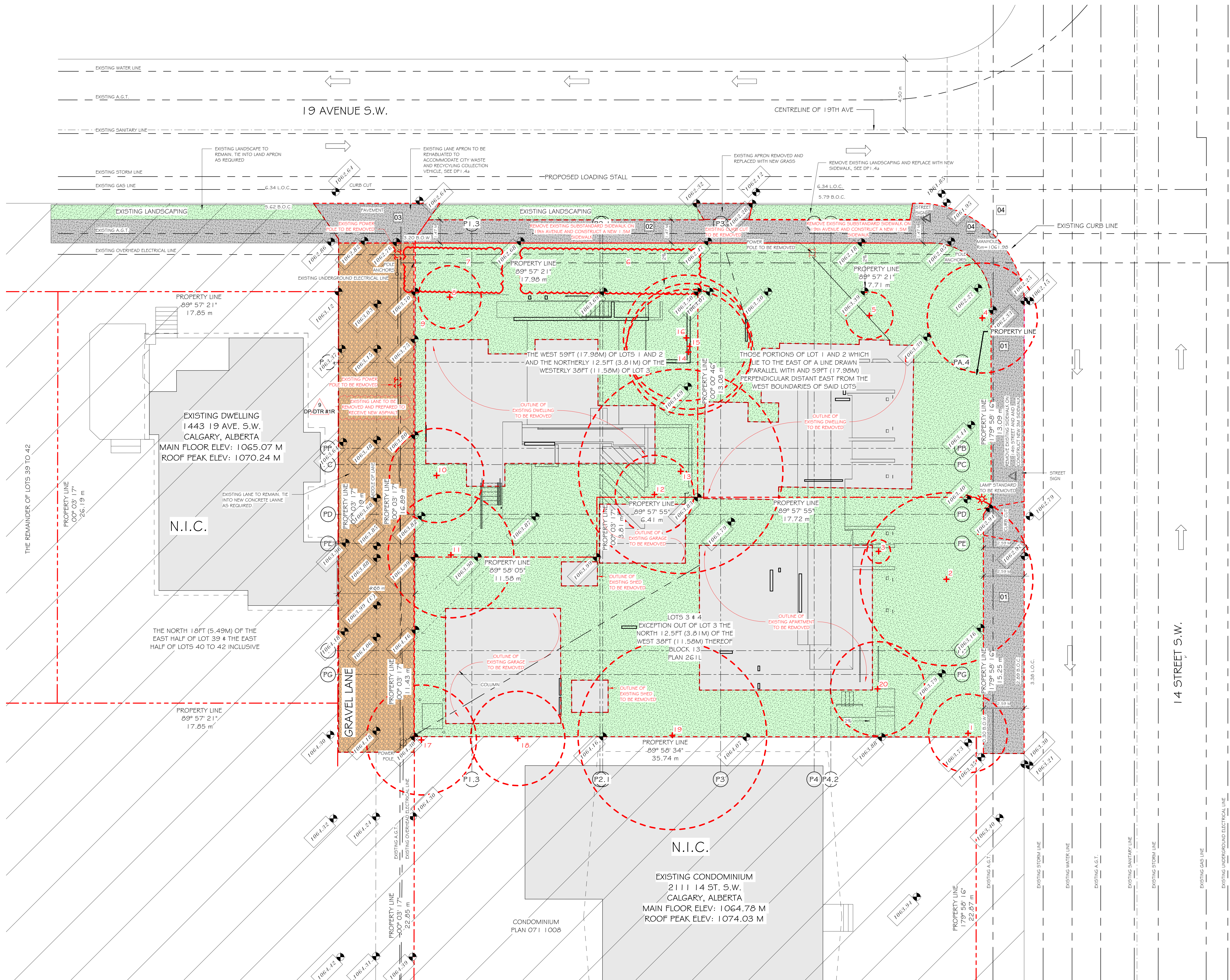
1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

SITE PHOTOS

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP1.3
PROJECT NO.:	2023-30		
CHECKED BY:	TJ	ISSUED	02/23/09
DRAWN BY:	MD	PL01	2026-06-22 2:47:19 PM

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SITE PLAN LEGEND: EXISTING & DEMO

N.I.C. (NOT IN CONTRACT)

1000.00 EXISTING ELEVATION

EXISTING BUSHES TO BE REMOVED

EXISTING PLANTS TO BE REMOVED

EXISTING DWELLING UNIT TO REMAIN

EXISTING GRASS TO REMAIN

EXISTING GRAVEL LANE TO REMAIN

EXISTING SIDEWALK TO REMAIN

EXISTING DWELLING UNIT TO BE REMOVED

EXISTING GRASS TO BE REMOVED

EXISTING GRAVEL LANE TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

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EXISTING SIDEWALK TO BE REMOVED

SITE PLAN LEGEND: NEW

1000.00 PROPOSED ELEVATION (ALL ELEVATIONS TO BE CONFIRMED BY CIVIL)

NEW CONCRETE (SIDEWALK, CONCRETE APRON, CONCRETE LANE)

NEW LANDSCAPE (GRASS)

NEW ASPHALT

NEW PROPOSED MULTI-FAMILY DWELLING

NEW CORNER VISIBILITY TRIANGLE

PROPOSED STALLS (LOADING STALL OR VISITOR PARKING STALL)

ENMAX POLE

ENMAX POLE TIE-BACK

KEYNOTES

01 REMOVE EXISTING SIDEWALK ON 14th STREET AND AND Construct NEW 3M SIDEWALK, TRANSITION TO EXISTING SIDEWALK 15 M PAST THE PROPERTY LINE

02 REMOVE EXISTING SUBSTANDARD SIDEWALK ON 19th AVENUE AND CONSTRUCT A NEW 1.5M SIDEWALK, TRANSITION TO EXISTING SIDEWALK 15 M PAST THE PROPERTY LINE

03 REMOVE APRON AND CONSTRUCT TO NEW APRON, SEE A1.9

04 REMOVE SIDEWALK AND ASPHALT CONSTRUCT NEW CURB BUMP OUT CURB

05 REMOVE APRON AND REPLACE WITH NEW GRASS

SITE PLAN - EXISTING / DEMO
1 : 100

RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
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5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11
7	DP2024-08767 - DTR1	2025-03-18
8	RESPONSE TO DTR2	2025-04-15
9	DP - DTR #1 R	2026-06-22

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DPO2024-08767 - July 01, 2025
These drawings refer to the ABOVE DEVELOPMENT PERMIT NO. 5

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:47:20 PM

NOTES:

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C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 1200mm (48") FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
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CLIENT:

BRAVA DEVELOPMENT CORP.

ARCHITECT:

JACKSON MCCORMICK ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.8018
CALGARY AB email: info@jmacorcltd.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARCOS
E: gmarcos@jmacorcltd.ca
T: 403.520.8018 EXT 223 C: (360) 997-8500

PROJECT:

SORELLA MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

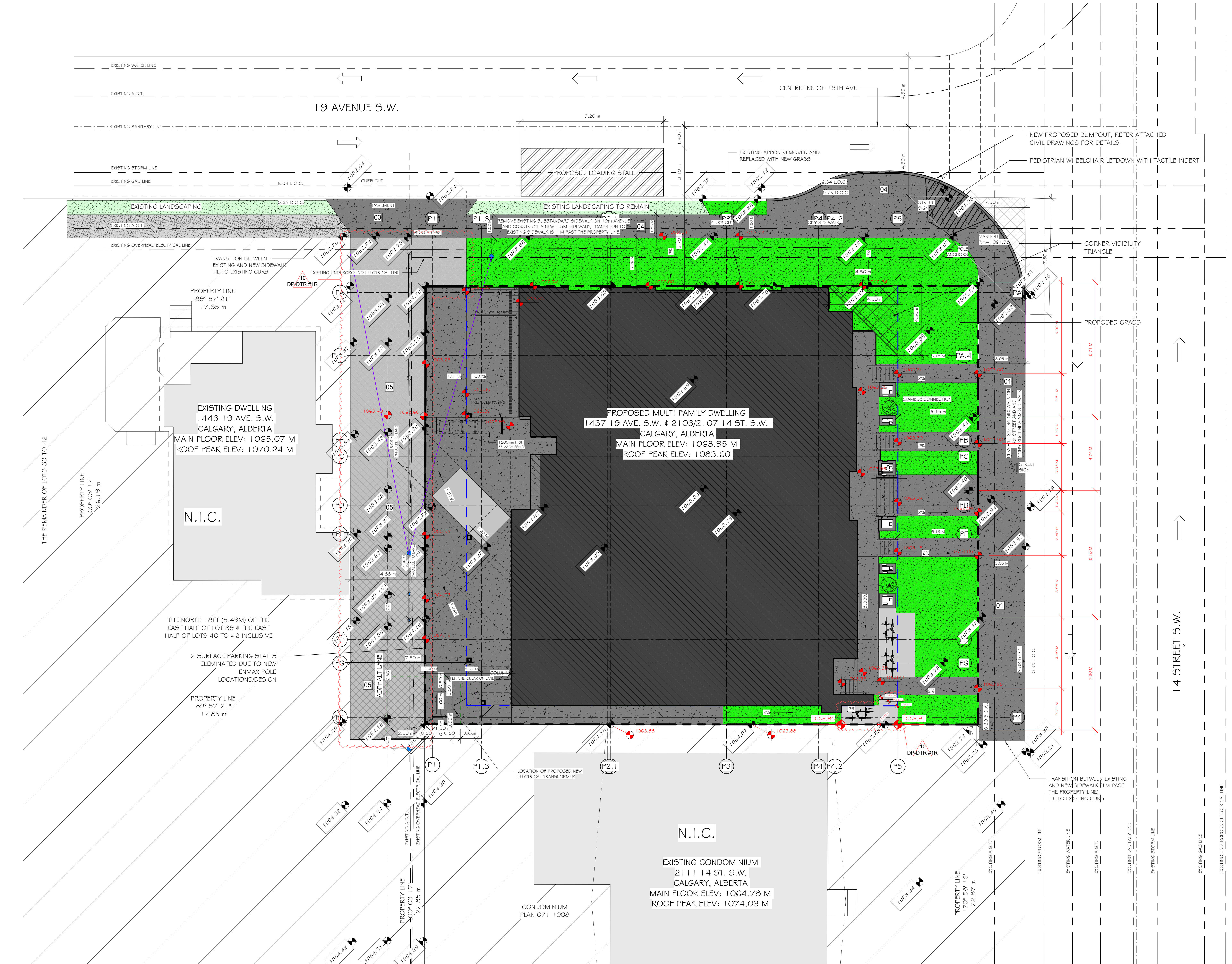
SITE PLAN - EXISTING / DEMO

PLOT SCALE:	DRAWING NO.:
AS NOTED	DP1.4

PROJECT NO.:	ISSUED
2023-30	02/23/09

CHECKED BY:	DRAWN BY:
TJ	MD

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SITE PLAN LEGEND: EXISTING & DEMO

N.I.C. (NOT IN CONTRACT)

1000.00 EXISTING ELEVATION

EXISTING BUSHES TO BE REMOVED

EXISTING PLANTS TO BE REMOVED

EXISTING DWELLING UNIT TO REMAIN

EXISTING GRASS TO REMAIN

EXISTING GRAVEL LANE TO REMAIN

EXISTING SIDEWALK TO REMAIN

EXISTING DWELLING UNIT TO BE REMOVED

EXISTING GRASS TO BE REMOVED

EXISTING GRAVEL LANE TO BE REMOVED

EXISTING SIDEWALK TO BE REMOVED

SITE PLAN LEGEND: NEW

1000.00 PROPOSED ELEVATION (ALL ELEVATIONS TO BE CONFIRMED BY CIVIL)

NEW CONCRETE (SIDEWALK, CONCRETE APRON, CONCRETE LANE)

NEW LANDSCAPE (GRASS)

NEW ASPHALT

NEW PROPOSED MULTI-FAMILY DWELLING

NEW CORNER VISIBILITY TRIANGLE

PROPOSED STALLS (LOADING STALL OR VISITOR PARKING STALL)

ENMAX POLE

ENMAX POLE TIE-BACK

KEYNOTES

- REPLACE EXISTING SIDEWALK WITH NEW 3M SIDEWALK ON 1/4 STREET, TRANSITION TO EXISTING SIDEWALK IS 1 M PAST THE PROPERTY LINE
- REPLACE SUBSTANDARD SIDEWALK ON 1/9 AVENUE WITH NEW 1.5M CONCRETE SIDEWALK, TRANSITION TO EXISTING SIDEWALK IS 1 M PAST THE PROPERTY LINE
- REPLACE EXISTING APRON WITH NEW APRON TO WIDEN IT. SEE S/D P1.9
- REPLACE EXISTING SIDEWALK WITH NEW CURB BUMP OUT CURB
- NEW ASPHALT PAVED LANE

RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION PERMIT (REVISION TO DP2023-08407)	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-08407)	2024.12.11
7	DP2024-08767 - DTR1	2025-03-18
8	RESPONSE TO DTR2	2025-04-15
9	DP - R#3	2026-03-11
10	DP - DTR #1 R	2026-06-22



STAMP:

ISSUANCE:
DEVELOPMENT PERMIT

2026-06-22 2:47:21 PM

- NOTES:
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NBC-AE, ELECTRICAL AND PLUMBING CODES.
 - ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.
 - ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.
 - VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM REPORT AND ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 - EACH SUCCESSIVE SUBGRADE IS REQUIRED TO CORROBORATE THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS / WORK ALREADY IN PLACE.
 - ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
 - DO NOT SCALE DRAWINGS.
 - THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
 - IF APPLICABLE, REVISION CLOUDS CORRESPOND TO THE LATEST REVISION IN THE TITLE BLOCK.
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 - ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT. THESE DRAWINGS ARE COPYRIGHT © 2025 JACKSON MCCORMICK ARCHITECTURE LTD. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE ARCHITECTS.
 - DIMENSIONS PROVIDED ARE TAKEN TO GRID LINES, TO FACE OF STUD, TO FACE OF CONCRETE AND/OR BLOCK WALLS AND TO FACE OF CONCRETE SLABS.
 - UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS IN PUBLIC AREAS ARE TO BE MEASURED FROM HING SIDE OF DOOR AND LOCATED IN THE FOLLOWING ORDER OF PREFERENCE:
A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE)
B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL
 - ALL DOOR OPENINGS IN SUITE AREAS TO BE 12mm Ø FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm Ø ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
 - PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO US STRUCTURE AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO FIRE SAFETY & LIFE SAFETY SHEETS FOR REQUIRED FIRE RATING LOCATIONS.
 - PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.
 - ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN IN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
 - ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.

CLIENT:



ARCHITECT:

JACKSON McCORMICK
ARCHITECTURE LTD
804-A 16TH AVENUE S.W.
CALGARY AB T2R 0S9
T: 403.520.5018
email: info@jmacorlltd.ca

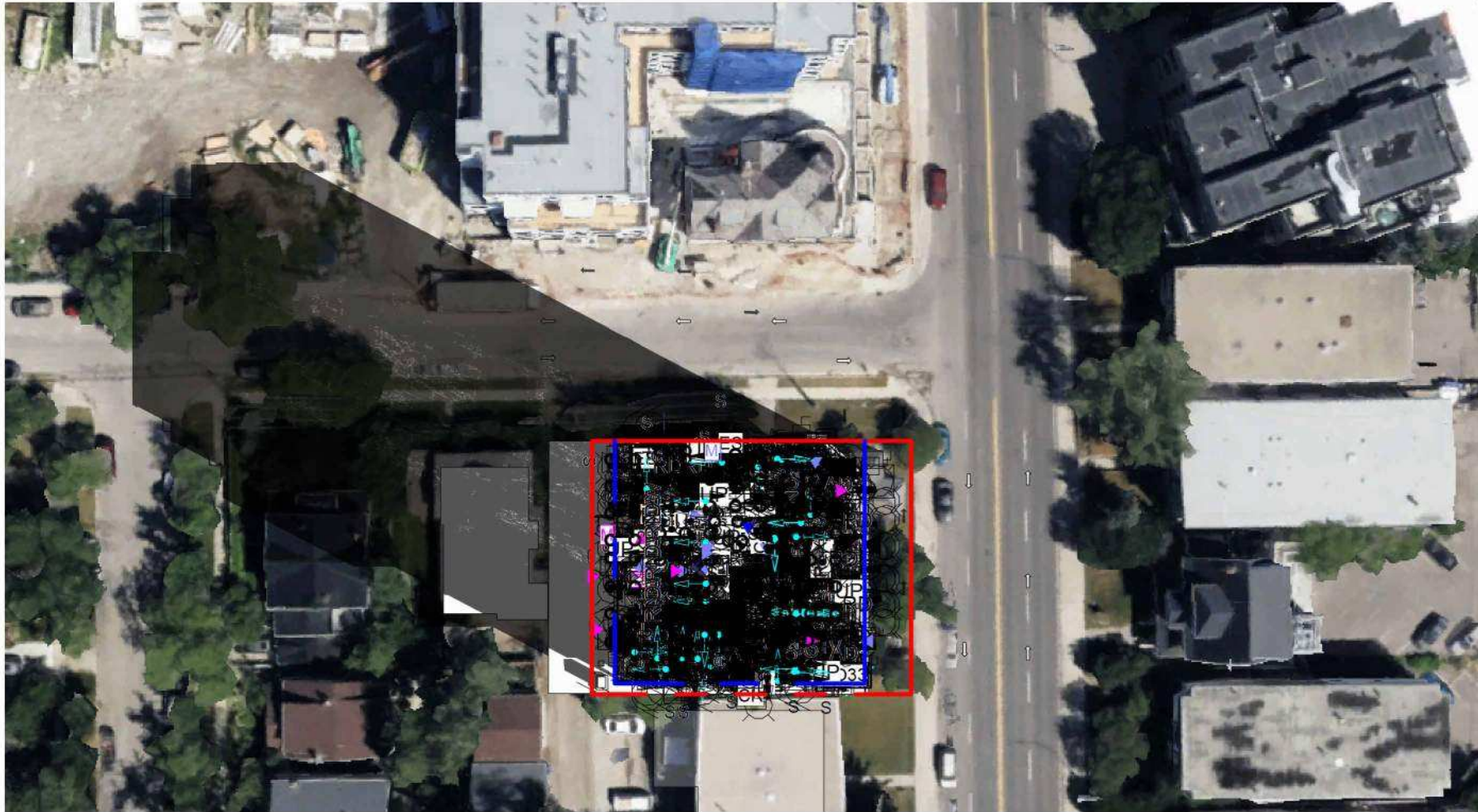
ARCHITECT CONTACT:
GREG MARRIS
E: greg@jmacorlltd.ca
T: 403.520.5018 EXT. 223 C: (360) 997-8500

PROJECT:

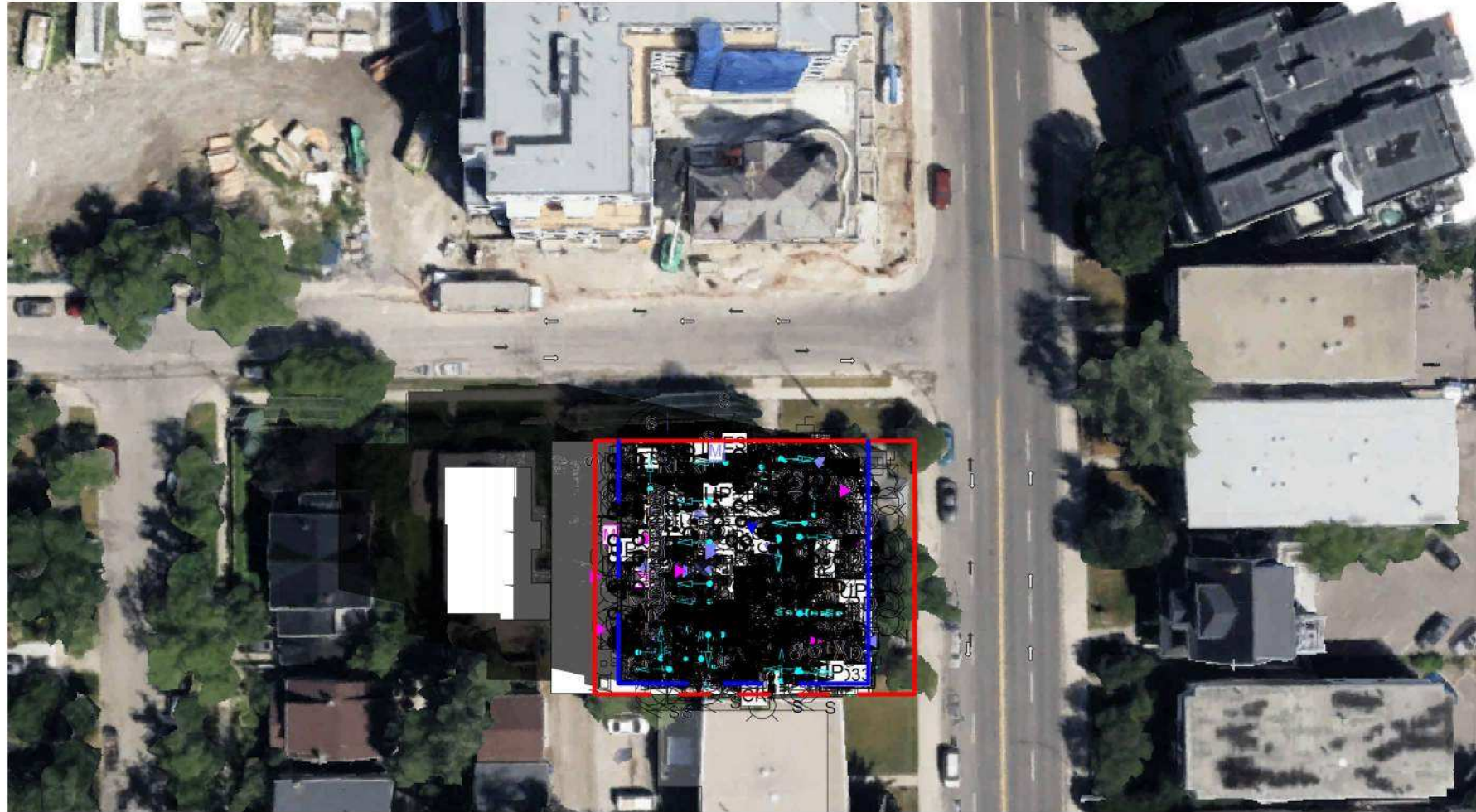
SORELLA
MULTI-FAMILY
1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:
SITE PLAN - PROPOSED

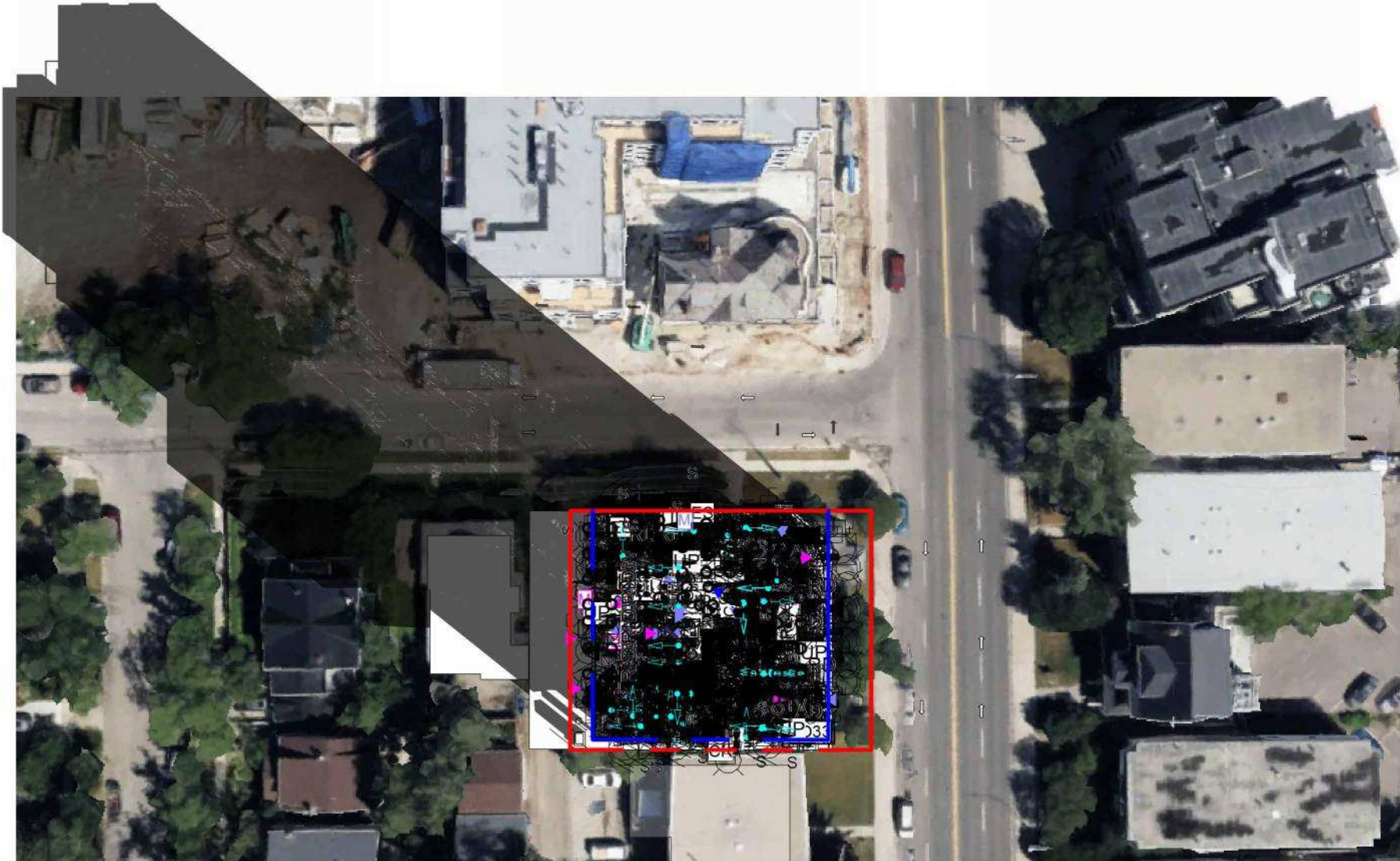
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PROJECT NO.:	2023-30	CHECKED BY:	TJ
CHECKED BY:	TJ	ISSUED:	02/23/09
DRAWN BY:	MD	DATE:	2026-06-22 2:47:21 PM



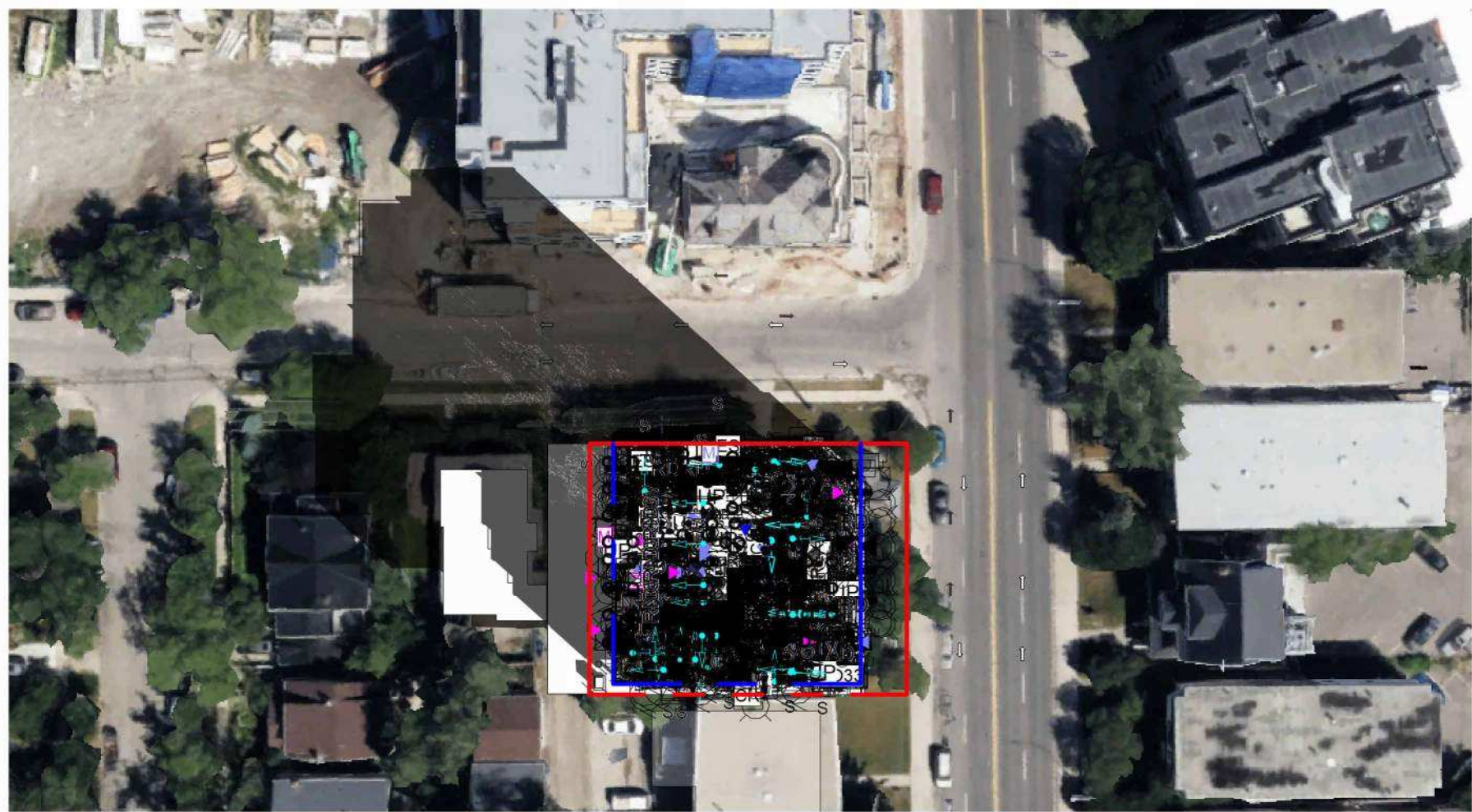
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MARCH 21 - 10 AM
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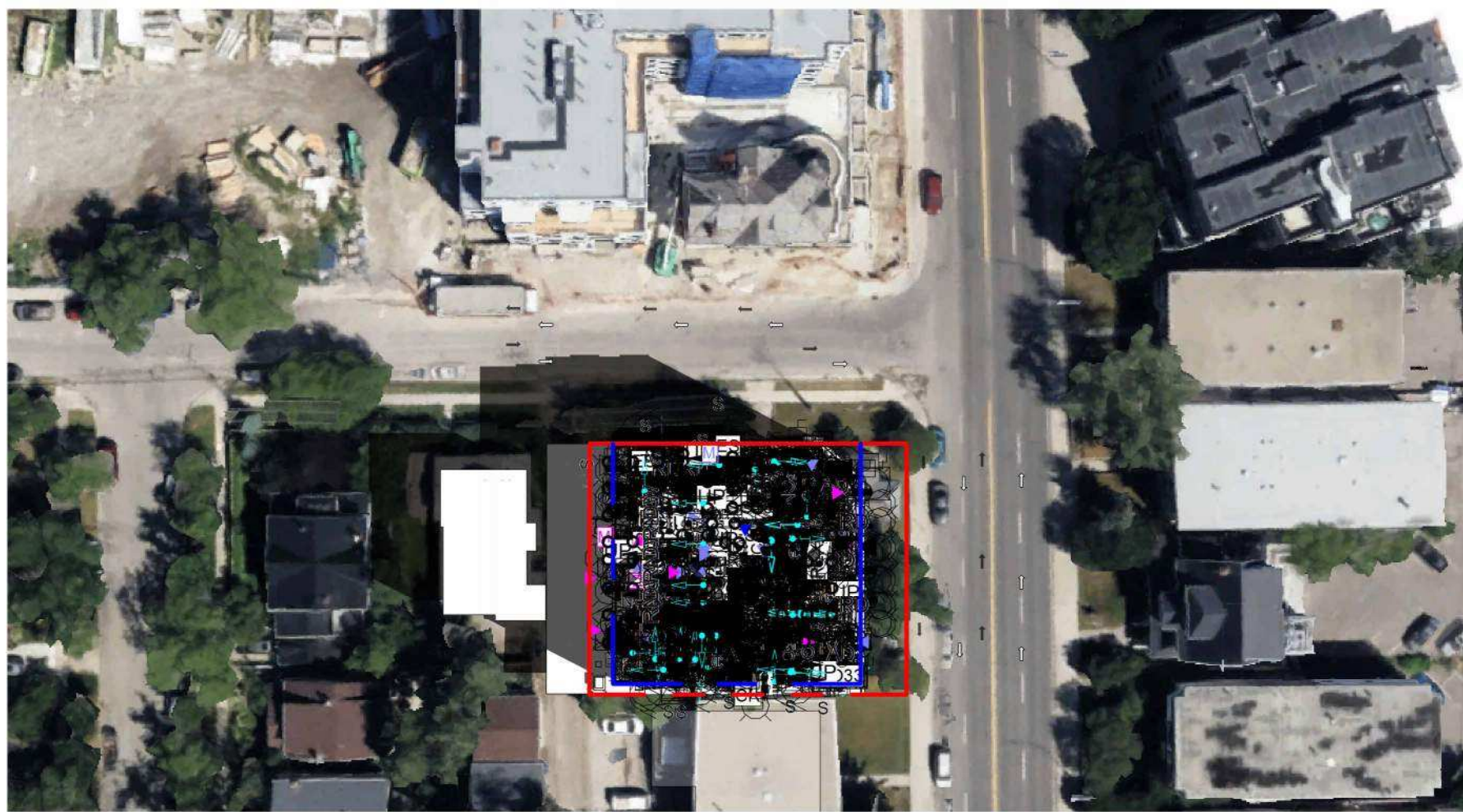
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JUNE 21 - 10 AM
1 : 700



3
DP1.12
SEPT 21 - 10 AM
1 : 700



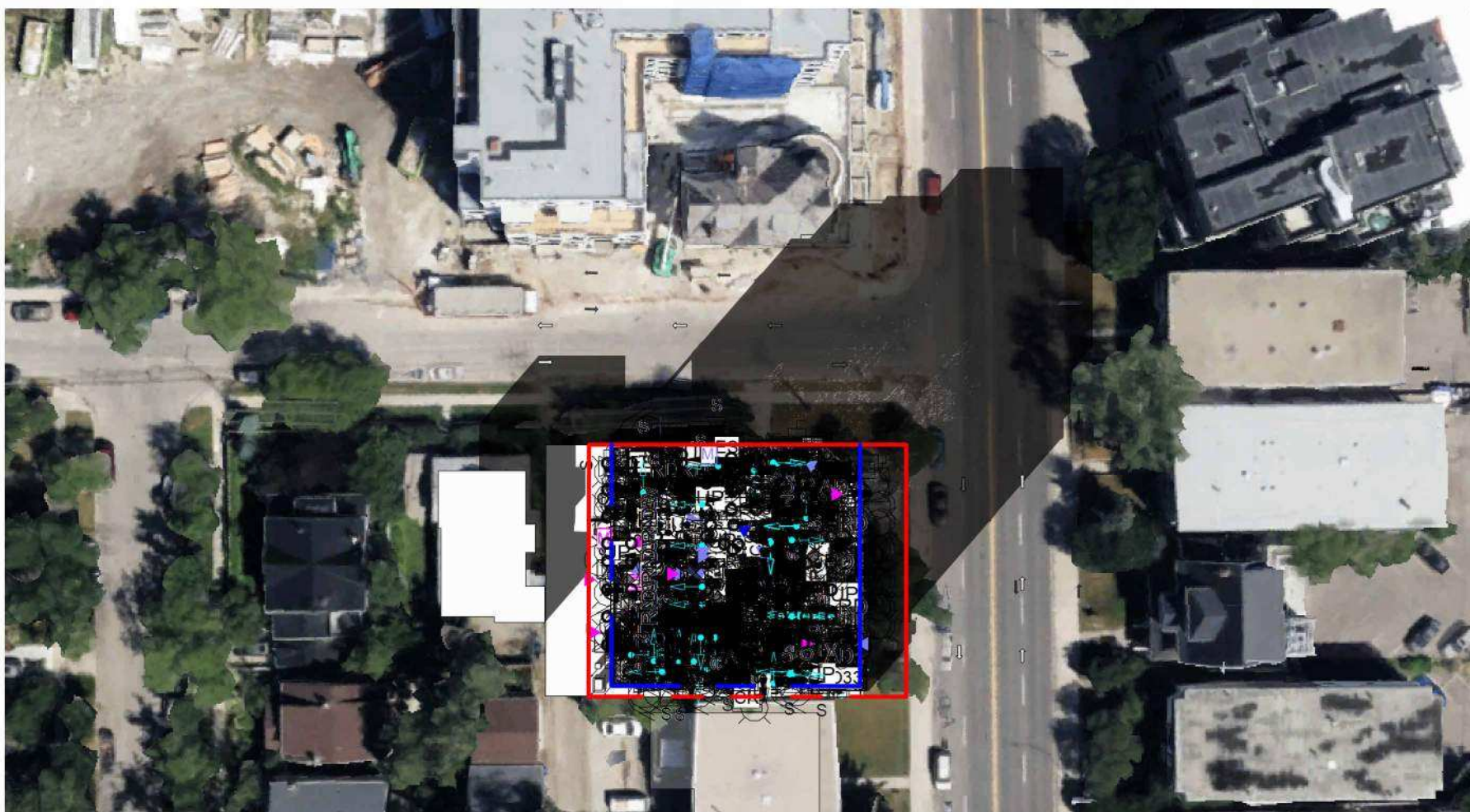
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MARCH 21 - 11 AM
1 : 700



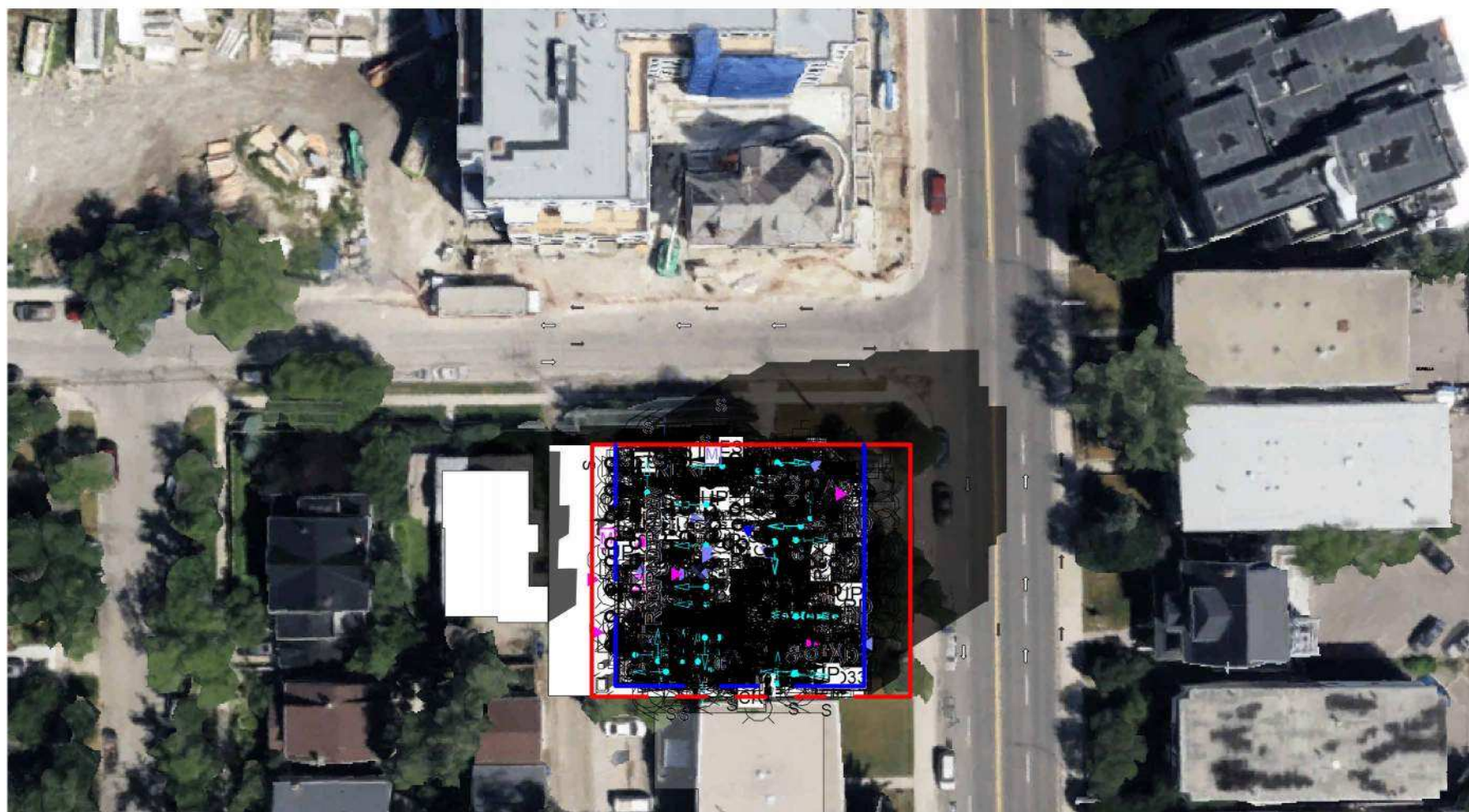
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DP1.12
JUNE 21 - 11 AM
1 : 700



2
DP1.12
SEPT 21 - 11 AM
1 : 700



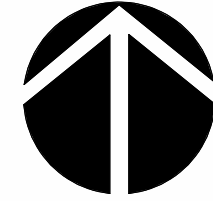
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MARCH 21 - 4 PM
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4
DP1.12
JUNE 21 - 4 AM
1 : 700



1
DP1.12
SEPT 21 - 4 PM
1 : 700



RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
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3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP1.12
2024.09.23
JULY 07, 2024
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:49:57 PM

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B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 1200mm (40") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
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- ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.

CLIENT:



BRAVA
DEVELOPMENT CORP.

ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.5018
CALGARY AB email: info@jacksonmccormick.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARQUES
E: gmarques@jacksonmccormick.ca
T: 1 (403) 520-5018 EXT. 223 C: (360) 997-8500

PROJECT:

SORELLA
MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

SHADOW STUDIES

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP1.12
PROJECT NO.:	2023-30	ISSUED	
CHECKED BY:	TJ	ISSUED	02/23/09
DRAWN BY:	MD	PL01	2026-06-22 2:49:57 PM

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DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

STAMP:

26-06-22 2:50:33 PM

NOTES:

- CLIENT:



ARCHITECT:

04-A 16TH AVENUE S.W.
CALGARY AB,
T2R 0S9

T: 403 520 8018
email: info@jmarshitects.ca

ARCHITECT CONTACT:
 IRIGES MARKOS
 : iriges@imarchitects.ca
 : 1 (403) 520-8018 EXT. 223 C: (368) 997-9500

PROJECT:

**SORELLA
MULTI-FAMILY**

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:
EAST ELEVATION

PLOT SCALE:	DRAWING NO.:
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TEST SCALE:	AS NOTED	DP3.1
PROJECT NO.:	2023-30	

CHECKED BY: TJ	ISSUED 10/31/14
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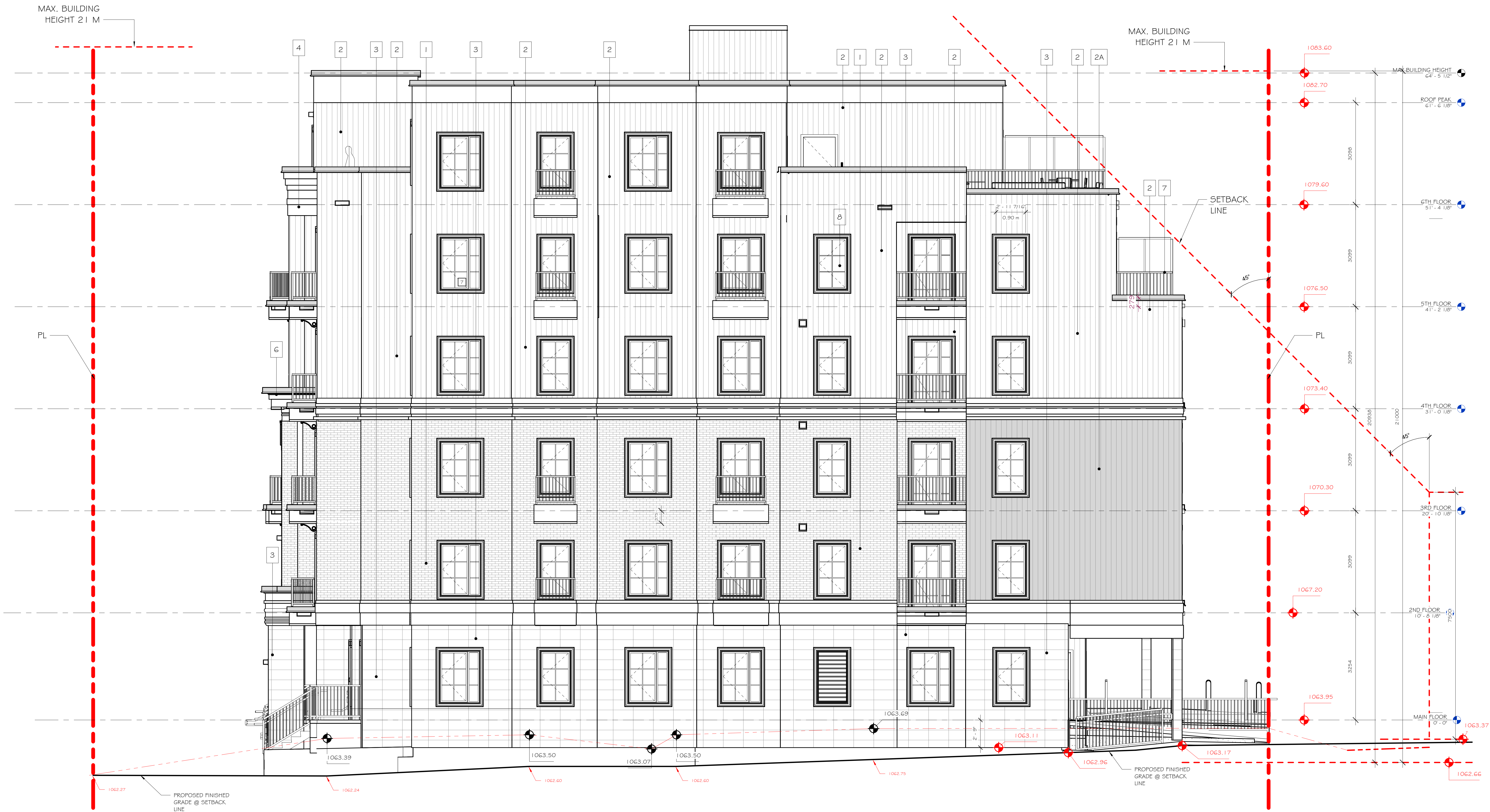
DRAWN BY:	PLOT	2026-06-22
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	+000.00	EXISTING ELEVATION
	000.00	PROPOSED ELEVATION

MATERIAL LEGEND	
MTL_TAG	DESCRIPTION
1	BRICK MASONRY - (MANUF.: MUTUAL MATERIALS; STYLE: THIN, COLOR: CHESTNUT)
2A	FLUSH-JOINT FASTPLANK, COLOR: LIGHT_TBD.
3	FLUSH-JOINT FASTPLANK, COLOR: RED; MATCH THE BRICK COLOR. TBD.
4	STONE MASONRY - (MANUF.: EDWARDS STONE, STYLE: THIN VENER, THE PLATINUM COLLECTION, COLOR:INDIANA 12X24)
5	PRECAST CONCRETE TO MATCH VANCOUVER CLUB SANDSTONE
5	MASONRY STUCCO BASE COAT WITH ACRYLIC STUCCO TOP COAT COLOR: TO MATCH SANDSTONE
6	SMART BOARD, COLOR: TO MATCH SANDSTONE
7	ALUMINUM GUARDRAIL - POWDER COATED BLACK
8	METAL CLAD VINYL STL GLAZING SYSTEM



FRONT / NORTH ELEVATION
1 : 50

LEGEND

1000.00	EXISTING ELEVATION
000.00	PROPOSED ELEVATION

MATERIAL LEGEND

MTL -TAG	DESCRIPTION
1	BRICK MASONRY - (MANUF.: MUTUAL MATERIALS; STYLE: THIN, COLOR: CHESTNUT)
2	FLUSH-JOINT FASTFRANK, COLOR: LIGHT, TBD
2A	FLUSH-JOINT FASTFRANK, COLOR: RED, MATCH THE BRICK COLOR, TBD
3	STONE MASONRY - (MANUF.: EDWARDS STONE; STYLE: THIN VENEER, THE PLATINUM COLLECTION, COLOR: INDIANA 1 2X24)
4	PRECAST CONCRETE TO MATCH VANCOUVER CLUB SANDSTONE
5	MASONRY STUCCO BASE COAT WITH ACRYLIC STUCCO TOP COAT COLOR: TO MATCH SANDSTONE
6	SMART BOARD, COLOR: TO MATCH SANDSTONE
7	ALUMINUM GUARDRAIL - POWDER COATED BLACK
8	METAL CLAD VINYL STL GLAZING SYSTEM

RECORD OF ISSUE/REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11

AMENDED DRAWINGS

DP3.2
2024-06-22 2:50:38 PM
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:50:38 PM

NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NBC-AE, ELECTRICAL AND PLUMBING CODES.

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4. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM, REPORT AND ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.

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7. DO NOT SCALE DRAWINGS.

8. THIS DRAWING SUPERCEDES PREVIOUS ISSUES.

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A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE)
B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL

14. ALL DOOR OPENINGS IN SUITE AREAS TO BE 1200mm (4') FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.

15. ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.

16. PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO US STRUCTURE AND ARE TO FORM A SMOKE TIGHT JOINT AT TERMINATION. PROVIDE DEFLECTION JOINT. REFER TO FIRE SAFETY & LIFE SAFETY SHEETS FOR REQUIRED FIRE RATING LOCATIONS.

17. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.

18. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN IN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURER'S INSTALLATION MANUAL.

19. ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.

CLIENT:

BRAVA
DEVELOPMENT CORP.

ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W.
CALGARY AB
T2R 0S9
T: 403.520.5018
F: 403.520.5018 EXT. 223
C: (361) 997-8500

ARCHITECT CONTACT:

GRACE MARQUES
E: gmarques@jmacor.com
T: 1-403-520-5018 EXT. 223

C: (361) 997-8500

PROJECT:

SORELLA
MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

NORTH ELEVATION

PLOT SCALE: AS NOTED
PROJECT NO.: 2023-30
CHECKED BY: TJ
DRAWN BY: MD

DRAWING NO.: DP3.2
ISSUED: 02/11/09
PLOT: 2026-06-22 2:50:38 PM

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REAR / SOUTH ELEVATION
1 : 50

LEGEND



MATERIAL LEGEND

MTL -TAG	DESCRIPTION
1	BRICK MASONRY - (MANUF.: MUTUAL MATERIALS; STYLE: THIN, COLOR: CHESTNUT)
2	FLUSH-JOINT FASTPLANK, COLOR: LIGHT .TBD.
2A	FLUSH-JOINT FASTPLANK, COLOR: RED, MATCH THE BRICK COLOR .TBD.
3	STONE MASONRY - (MANUF.: EDWARDS STONE; STYLE: THIN VENEER, THE PLATINUM COLLECTION, COLOR: INDIANA 1 2X24)
4	PRECAST CONCRETE TO MATCH VANCOUVER CLUB SANDSTONE
5	MASONRY STUCCO BASE COAT WITH ACRYLIC STUCCO TOP COAT COLOR: TO MATCH SANDSTONE
6	SMART BOARD, COLOR: TO MATCH SANDSTONE
7	ALUMINUM GUARDRAIL - POWDER COATED BLACK
8	METAL GLAD VINYL STL GLAZING SYSTM

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
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5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11
7	DP - DTR #1 R.	2026-06-22

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP# 10117 - July 07, 2024
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:50:42 PM

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B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 132mm (5") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
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- PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING.
- ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN IN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
- ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.

CLIENT:



ARCHITECT:

JACKSON MCCORMICK
ARCHITECTURE LTD

804-A 16TH AVENUE S.W. T: 403.520.8018
CALGARY AB email: info@jmacarchitects.ca
T2R 0S9

ARCHITECT CONTACT:

GRACE MARQUES
E: gmar@jmacarchitects.ca
T: 1 (403) 520-8018 EXT. 223 C: (360) 997-8500

PROJECT:

SORELLA
MULTI-FAMILY

1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.
CALGARY, ALBERTA
LOTS 1 TO 4, BLOCK 13, PLAN 261L

DRAWING DESCRIPTION:

SOUTH ELEVATION

PLOT SCALE:

AS NOTED

PROJECT NO.:

2023-30

CHECKED BY:

TJ

DRAWN BY:

MD

DRAWING NO.:

DP3.3

ISSUED

11/16/23

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RECORD OF ISSUE/REVISION		
NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2023.11.24
2	ISSUED FOR DTR RESPONSE	2024.03.01
3	ISSUED FOR DTR 2 RESPONSE	2024.05.17
4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION	2024.09.23
6	ISSUED FOR DEVELOPMENT PERMIT (REVISION TO DP2023-09407)	2024.12.11
7	DP2024-08767 - DTR1	2025-03-18

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
BY: JAC
DATE: JULY 07, 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

STAMP:

ISSUANCE:

DEVELOPMENT
PERMIT

2026-06-22 2:50:48 PM

NOTES:

- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NBC-AE, ELECTRICAL AND PLUMBING CODES.
- ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.
- ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM REPORT AND ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- EACH SUCCESSIVE SUBTRADE IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS / WORK ALREADY IN PLACE.
- ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING SUPERCEDES PREVIOUS ISSUES.
- IF APPLICABLE, REVISION CLOUDS CORRESPOND TO THE LATEST REVISION IN THE TITLE BLOCK.
- THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS REQUIRED BY ALL.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT. THESE DRAWINGS ARE COPYRIGHT © 2025 JACKSON MCCORMICK ARCHITECTURE LTD. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE ARCHITECT.
- DIMENSIONS PROVIDED ARE TAKEN TO GRID LINES, TO FACE OF STUD, TO FACE OF CONCRETE AND/OR BLOCK WALLS AND TO FACE OF CONCRETE SLABS.
- UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS IN PUBLIC AREAS ARE TO BE MEASURED FROM HINGE SIDE OF DOOR AND LOCATED IN THE FOLLOWING ORDER OF PREFERENCE:
A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE)
B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL
- ALL DOOR OPENINGS IN SUITE AREAS TO BE 1200mm (6") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm (4") ABOVE FINISHED CEILING UNLESS NOTED OTHERWISE. BRACE AS REQUIRED. IF NO CEILING IS PROVIDED IN ADJACENT ROOM, INTERIOR PARTITIONS ARE TO EXTEND TO US OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
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E: gmarques@jmacorarch.ca
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PL01

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