

SORELLA - MULTI FAMILY

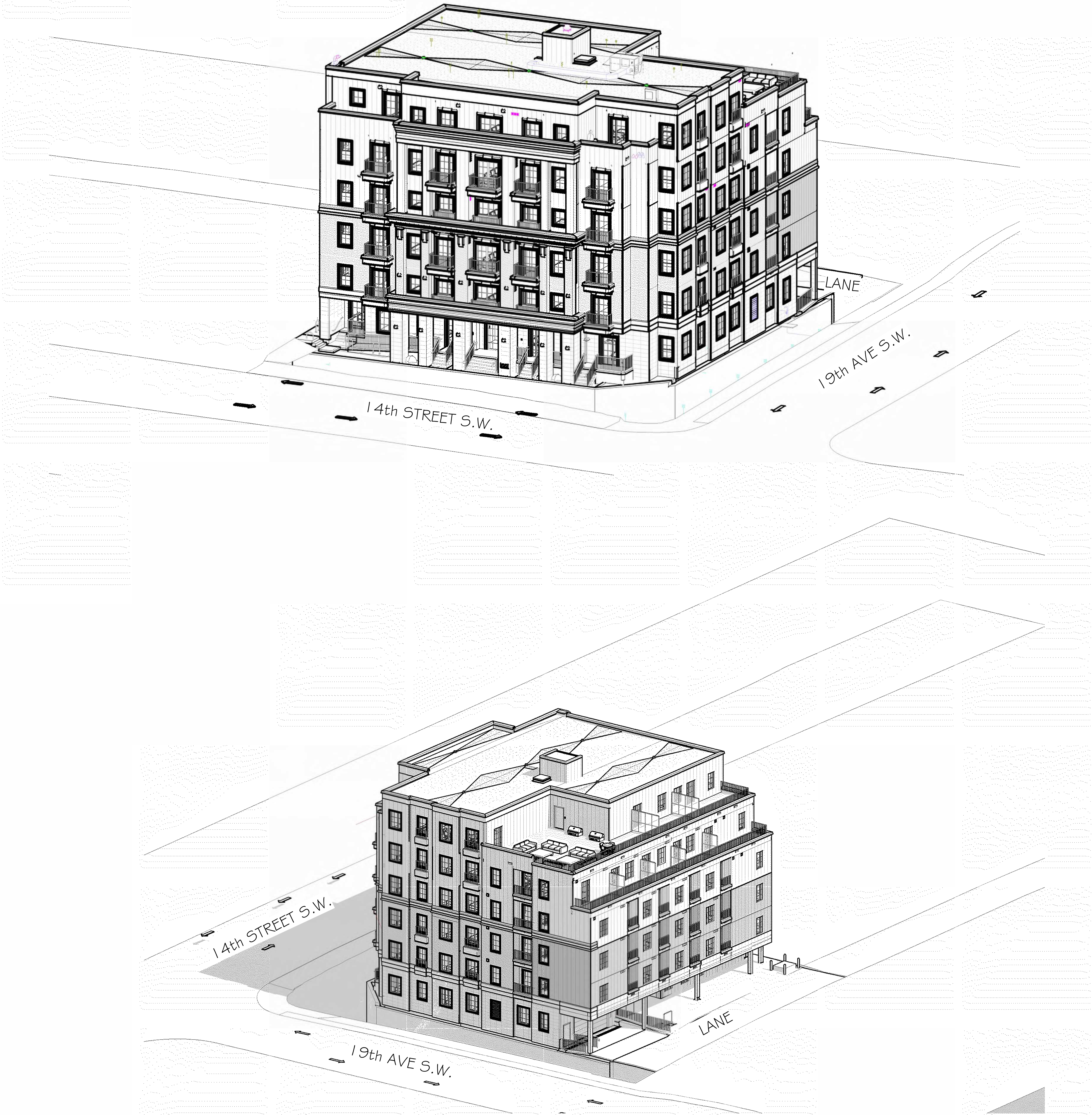
1437 19 AVE. S.W. & 2103/2107 14 ST. S.W.

CALGARY, ALBERTA

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ISSUANCE		
DEVELOPMENT PERMIT		
2026-06-22 2:45:13 PM		
NOTES:		
1.	ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NBC-AE, ELECTRICAL AND PLUMBING CODES.	
2.	ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER.	
3.	ALL MATERIALS SHALL BE HANDLED AND STORED TO PREVENT DAMAGE.	
4.	VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT AND ERRORS AND/OR DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.	
5.	EACH SUCCESSIVE SUBTRADE IS REQUIRED TO CONFIRM THE LOCATION OF REFERENCE POINTS FOR LOCATING NEW WORK WITH THE WALLS / WORK ALREADY IN PLACE.	
6.	ALL DESIGNS AND DRAWINGS REMAIN THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE DESIGNER.	
7.	DO NOT SCALE DRAWINGS.	
8.	THIS DRAWING SUPERCEDES PREVIOUS ISSUES.	
9.	IF APPLICABLE, REVISION CLOUDS CORRESPOND TO THE LATEST REVISION IN THE TITLE BLOCK.	
10.	THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS REQUIRED BY ALL.	
11.	ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT. THESE DRAWINGS ARE COPYRIGHT 2026, JACKSON MCCORMICK ARCHITECTURE LTD. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE ARCHITECT.	
12.	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.	
13.	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.	
14.	ALL DOOR OPENINGS IN SUITE AREAS TO BE 102mm (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 U/S OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.	
16.	PARTITIONS WHICH ARE FIRE SEPARATIONS SHALL EXTEND TO U/S 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 MANUFACTURERS INSTALLATION MANUAL.	
19.	ALL ROOFING AND FLASHING TO ALBERTA ROOFING CONTRACTOR ASSOCIATION (ARAC) STANDARDS.	
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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.:
PROJECT NO.:	2023-30	DP0.0
CHECKED BY:	TJ	ISSUED
DRAWN BY:	MD	08/26/11
		2026-06-22 2:45:13 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	DP2024-09767 - DTR1	2025-03-18

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ISSUANCE:
DEVELOPMENT PERMIT
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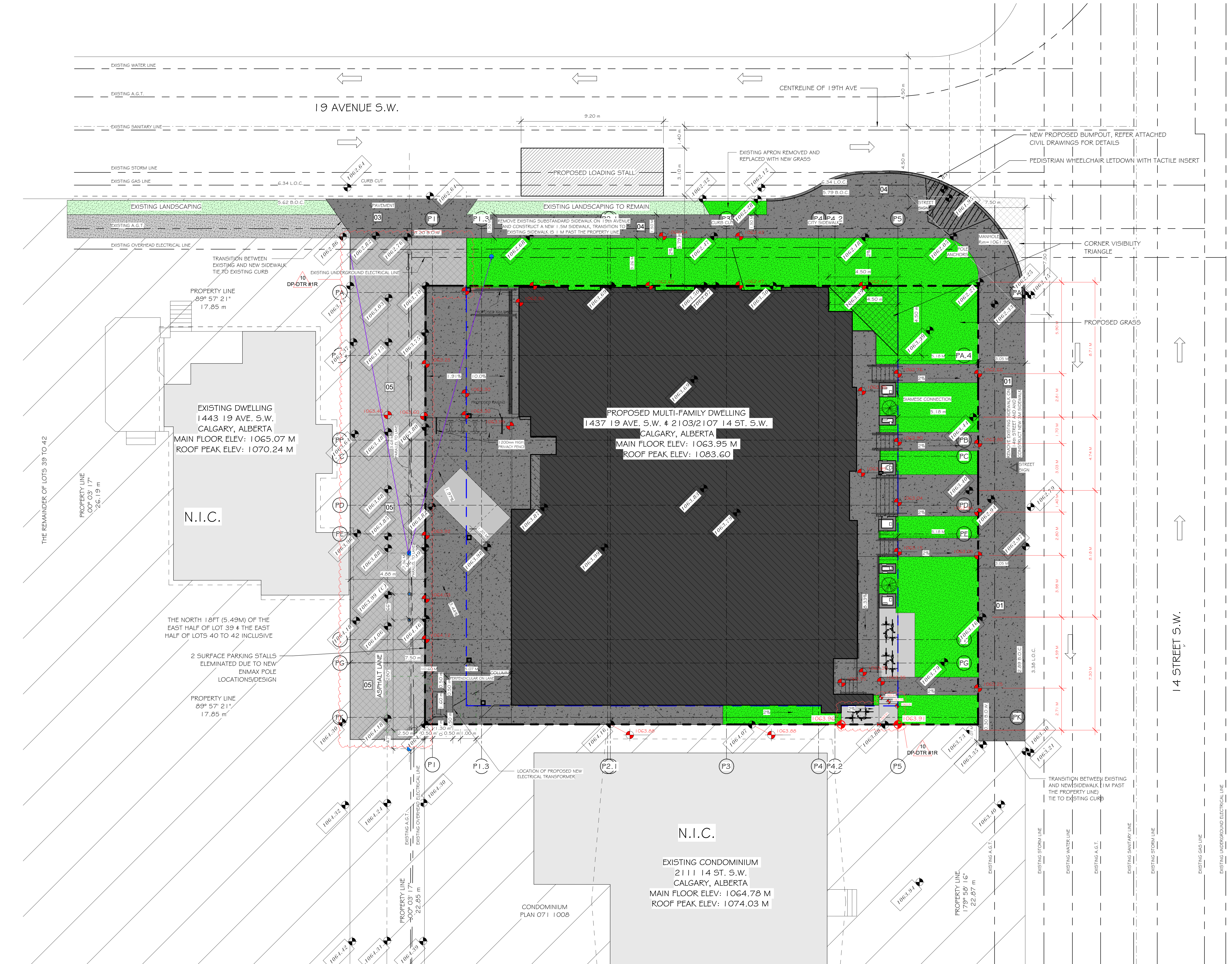
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A. CENTERED BETWEEN ADJACENT PARTITIONS (PRIORITY TO PUBLIC SIDE)
B. 6" FROM ADJACENT WALL
C. 4" FROM ADJACENT WALL
D. FLUSH WITH ADJACENT WALL.
 - ALL DOOR OPENINGS IN SUITE AREAS TO BE 132mm (5") FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
 - 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 U/S OF STRUCTURE UNLESS OTHERWISE NOTED. PROVIDE DEFLECTION JOINT.
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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	DRAWING NO.:	DP0.3
PROJECT NO.:	2023-30	CHECKED BY:	TJ
CHECKED BY:	TJ	ISSUED:	11/16/23
DRAWN BY:	MD	PL01	2026-06-22 2:46:32 PM



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

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4	ISSUED FOR DTR 3 RESPONSE	2024.06.14
5	ISSUED FOR COORDINATION PERMIT (REVISION TO DP2023-09407)	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 - R#3	2026-03-11
10	DP - DTR #1 R	2026-06-22

STAMP:

ISSUANCE:

DEVELOPMENT PERMIT

2026-06-22 2:47:21 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 12mm Ø FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS ARE TO EXTEND TO 100mm Ø FROM THE ADJACENT WALL, 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:



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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

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



2
DP3.1
LEFT / EAST 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.: EDWARD'S 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

NO.	DESCRIPTION	DATE
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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

STAMP:

ISSUANCE:
DEVELOPMENT PERMIT

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C. 4" FROM ADJACENT WALL
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CLIENT:



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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:	AS NOTED	DRAWING NO.:	DP3.1
PROJECT NO.:	2023-30	CHECKED BY:	TJ
CHECKED BY:	TJ	ISSUED:	10/31/14
DRAWN BY:	MD	PLT:	2026-06-22 2:50:33 PM

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REAR / SOUTH ELEVATION
1 : 50

LEGEND	
	+000.00 EXISTING ELEVATION
	PROPOSED ELEVATION

MATERIAL LEGEND	
MTL -TAG	DESCRIPTION
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STAMP:

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 - 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 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:


BRAVA
DEVELOPMENT CORP.

ARCHITECT:

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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
PL01	2026-06-22 2:50:42 PM



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

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.
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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
 - ALL DOOR OPENINGS IN SUITE AREAS TO BE 120mm (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.
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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:
WEST ELEVATION

PLOT SCALE:	AS NOTED	DRAWING NO.:	DP3.4
PROJECT NO.:	2023-30	CHECKED BY:	TJ
CHECKED BY:	TJ	ISSUED:	11/18/23
DRAWN BY:	MD	PL01	2026-06-22 2:50:48 PM