



SUNSTAR HOMES

1990 CORNERSTONE BV NE, CALGARY, AB
LOT 40
BLOCK 34,
PLAN 2511065
ISSUED FOR DP 2026-09-22

CORNERSTONE MULTIFAMILY LOT 40

DRP NUMBER

DP000

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



South West



North West



North East



South East

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

CORNERSTONE
MULTIFAMILY LOT 40

municipal address

1990 CORNERSTONE BV NE,
CALGARY, AB

legal description

LOT: 40
BLOCK: 34
PLAN: 2511065

client



phase

DEVELOPMENT PERMIT
DP20236-02343

issue / revision

issue	date	description
1	2024-09-22	ISSUED FOR DP

project number

25-516

scale

drawn by

YF

approved by

checked by

KA/HM

SA

sheet title

3D RENDERS

sheet number

DP001

NOTES: SITE

1. REFER TO SURVEY DRAWINGS AND GEOTECHNICAL REPORT TO VERIFY SITE PARAMETERS AND CONDITIONS.

2. CONTRACTOR TO VERIFY SITE PARAMETERS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ANY SITE PARAMETERS OR CONDITIONS FOUND TO BE DIFFERENT THAN THOSE ON DRAWINGS OR REPORTS SHALL BE REPORTED TO THE ARCHITECT.

3. ESTABLISH ALL PROPERTY LINES, LEVELS, SETBACKS, EASEMENTS, RIGHT-OF-WAY, UTILITIES, CURBS, SIDEWALKS, BUILDING LOCATIONS, AND LAYOUT ETC. BY SURVEYOR BEFORE COMMENCING CONSTRUCTION.

4. SOIL BEARING CAPACITY TO BE REVIEWED BY THE CERTIFIED GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR SHALL REFER, COMPLY AND FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS NOR THE FINAL RECOMMENDATIONS OF THE REPORT. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER FOR INSTRUCTION PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING CONSTRUCTION. EXCAVATION AND FILL SHOULD BE DONE AS PER GEOTECHNICAL REPORT REQUIREMENTS. DO NOT OVER-EXCAVATE WITHOUT PERMISSION FROM THE ARCHITECT.

6. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GRADE SERVICES OR OBSTACLES ON OR ADJACENT TO SITE AND SHALL REPORT SUCH OBSTRUCTIONS IN WRITING TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.

7. EXCAVATION WORKS CLOSE TO SERVICES AND STRUCTURES ARE TO BE DONE MANUALLY.

8. REFER TO CIVIL ENGINEERING DRAWINGS (DSSP), LOT GRADING AS PER APPROVED PLOT PLAN, OR MUNICIPAL LOT GRADING REQUIREMENTS AS REQUIRED FOR GRADING, DRAINAGE, AND SITE SERVICING INFORMATION.

9. WHERE NEW SITE GRADING IS CALLED FOR, SLOPE NEW TERRAIN ELEVATIONS TO MEET EXISTING GRADE ELEVATIONS AT PROPERTY LINES AND BLEND NEW TO EXISTING. CITY BOULEVARD GRADES TO BE 2% TYPICAL UNLESS NOTED OTHERWISE.

10. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING & POWER INFORMATION.

11. REFER TO LANDSCAPE DRAWINGS FOR DETAILED LANDSCAPE LAYOUT, PLANTING INFORMATION, AND SURFACE FINISHES.

12. REFER TO SITE DETAIL DRAWINGS FOR ADDITIONAL INFORMATION.

13. WHERE INTERNAL ROADWAYS ARE PROVIDED, ASPHALT SURFACED DRIVE AISLES TO SUPPORT MIN. 38,556 KG & A POINT LOAD OF 517 KPA (75 PSI) OVER A 24" X 24" AREA, SUBGRADE PREPARATION AS PER CITY OF CALGARY STANDARDS, REFER TO GEOTECHNICAL REPORT.

14. ALL CONCRETE AND ASPHALTIC PAVEMENT (PADS, APRONS, APPROACH AREAS AND PARKING STRUCTURES) WITHIN THE COLLECTION ROUTE, COLLECTION AREA AND STAGING AREAS MUST HAVE SUFFICIENT CAPACITY TO SUPPORT A MINIMUM WEIGHT OF A 25,000 KG COLLECTION VEHICLE.

15. SIDEWALKS & CURBS TO BE CAST CONCRETE TYPICAL, CURBS TO ROAD PERIMETER TO BE LOW PROFILE ROLLED CURBS AS PER CITY OF CALGARY ROADS CONSTRUCTION STANDARDS SPECIFICATIONS, FIGURE 15, SECTION B AND CURB CROSSING B.

16. WHERE PROVIDED, POST-MOUNTED SIGNAGE TO BE INSET MIN. 0.6 M FROM FACE OF CURBS TYPICAL.

17. SIDEWALKS TO BE 1.5 M WIDE TYPICAL WITH BROOM FINISH UNLESS OTHERWISE NOTED OR DIMENSIONED.

18. MAKE GOOD TO EXISTING NEIGHBORING SITES AND MUNICIPAL BOULEVARDS, STREETS, AND SIDEWALKS ALL ELEMENTS INCLUDING BUT NOT LIMITED TO FINISHES, FIXTURES, GRADES, AND LANDSCAPE WHERE AFFECTED BY DEMOLITION OR CONSTRUCTION.

19. PROVIDE ROUGH-INS FOR EV CHARGING, MIN. CAPACITY 40 AMPS AT 208 OR 240 VOLTS, TO INCLUDE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND PENETRATIONS AS REQUIRED.

20. PROVIDE ROUGH-INS FOR SOLAR PHOTOVOLTAIC (PV) PANELS, INSTALL MIN. 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS").

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND REHABILITATION OF NEW AND EXISTING SIDEWALKS, CURBS, GUTTERS, DRIVEWAY CROSSINGS, ETC., AS REQUIRED.

22. ALL GROSS FLOOR AREAS PROVIDED ARE APPROXIMATE AND ARE CALCULATED BASED ON *GROSS FLOOR AREA* DEFINITIONS PROVIDED BY THE AUTHORITY HAVING JURISDICTION, UNLESS OTHERWISE NOTED. GROSS FLOOR AREAS ARE TAKEN FROM THE FACE OF EXTERIOR WALL SHEATHING AND INCLUDES ALL SPACES WITHIN THE BUILDING INCLUDING GARAGES, MECHANICAL ROOMS AND STAIRWELLS. UNENCLOSED AREAS SUCH AS DECKS, BALCONIES, AND PATIOS ARE NOT INCLUDED IN THE CALCULATIONS.

SITE SYMBOLS:

- EFH EXISTING MUNICIPAL FIRE HYDRANT
- NFH NEW MUNICIPAL FIRE HYDRANT TO BE COMMISSIONED
- CB EXISTING CATCH BASIN
- LS PROPOSED SITE LIGHT STANDARD
- LP EXISTING MUNICIPAL LIGHT STANDARD
- MH EXISTING MANHOLES
- MH PROPOSED MANHOLES
- PP EXISTING POWER POLE
- EP EXISTING ELECTRICAL PANEL

SITE LEGEND

- ASPHALT, HEAVY DUTY
- CONCRETE, APRON
- SOD
- CONCRETE, SIDEWALK
- WOODEN DECK
- UPPER LEVEL OUTLINE/OVERHANG
- BUILDING OUTLINE
- UTILITY RIGHT OF WAY
- BALCONY LINE
- ROOF EAVE
- MOLOK CLASSIC
- MIXED WASTE RECYCLING ORGANIC
- #V VISITOR PARKING STALL
- #R RESIDENTIAL PARKING STALL
- WATER METER LOCATION
- GAS METER LOCATION
- RESIDENTIAL AREA ACCESS

UTILITY LINES:

- STORMWATER
- WATER
- SANITARY
- GAS
- POWER - OVERHEAD
- POWER - UNDERGROUND

SITE BOUNDARIES:

- U/RW
- FENCE
- SETBACK LINE
- PROPERTY LINE

Project Data / Zoning Bylaw Summary - Calgary

Site/Building Data			
Project Description	Rowhouse and Stacked Units		
Project Name	Cornerstone Multifamily Lot 40		
Municipal Address	1990 Cornerstone BV NE, Calgary, AB		
Neighborhood	Cornerstone		
Legal Description	Lot 40, Block 34, Plan 2511065		
Existing Land Use	M-6		
Flood Protection Area	N/A		
Abandoned Wells	N/A		
Applicable Bylaw	City of Calgary LUBIP2007		
Site Area	5460.49 m ² /0.55 ha		
Dwelling Units	34		
	Required/Permitted	Proposed	Bylaw Reference
Site/Area Analysis			
Use	M-6		
Density (units per hectare)	MIN. 35/ha, MAX. 80/ha	62/ha	609
Building Height	13m	12.93m	614
No. of Storeys	3		
Min. Rear Setback	1.2	As per site plan	612
Min. Side Setback	1.2		
Min. Front Setback	3.0		
Amenity Space Analysis			
Min. Required Area	7.5 m ² /unit	7.5m ² /unit	615
Total Area Required	277.5 m ²	as per plans	615
Min. Dimension	2.0 m	2.0 m	615
Vehicle Parking Analysis			
Residential Parking Stalls	22 (0.625 stalls per unit)	47 (Min. 1/unit)	558 (a)
Bicycle Parking Analysis			
Required Class 1	17(0.5 stalls per unit)	21 (8 -surface lockers, and 1 per tandem garage unit)	559 (a)
Required Class 2	4 (0.1 stalls per unit)	4	559 (c)
Landscape Analysis			
Area	40% - 3%(low water landscaping option) + 37%	38%	551 to 556

CORNERSTONE BV N.E.

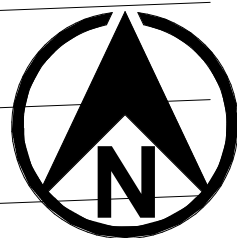
CORNER GLEN MANOR N.E.

5 SITE PLAN DP

DP100

1:200

NOTE: ALL TREE AND SHRUB AREAS (PLANTING BEDS) TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO SUPPLY AND INSTALL AUTOMATIC IRRIGATION CONTROLLER(S) AS REQUIRED TO ADEQUATELY IRRIGATE TREES AND SHRUBS ONLY AS DEFINED BY CITY OF CALGARY LOW WATER IRRIGATION SYSTEM REQUIREMENTS



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MULTIFAMILY LOT 40

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CALGARY, AB

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DP20236-02343

issue	date	description
5	2024-09-25	ISSUED FOR DP
4	2024-07-15	ISSUED FOR CITY REVIEW
3	2024-07-03	ISSUED FOR CLIENT REVIEW
2	2024-06-26	ISSUED FOR CITY REVIEW
1	2024-06-20	ISSUED FOR DP

project number	scale
25-516	As indicated

drawn by	approved by
YF	SA

SITE PLAN

DP100

SIGNAGE LEGEND:

NOTE: SIGNAGE AS PER CITY STANDARDS

- STOP STOP
- 4-WAY STOP 4-WAY STOP
- YIELD
- NO PARKING
- RESERVED PARKING: VISITOR
- RESERVED PARKING: RESIDENTIAL
- PEDESTRIAN CROSSING
- RESERVED PARKING: BARRIER-FREE 'A' VAN ACCESSIBLE
- NO PARKING: FIRE ROUTE
- TRANSIT STOP
- LOADING BAY
- STREET/LANE NAME
- DEAD END
- SPEED BUMP
- PAINTED HANDICAP PARKING SYMBOL (AS PER CITY STANDARDS)

BUILDING GFA		
Level	Area (sq.m)	Area (sq.ft)
BUILDING 1		
MFL	384.51 m ²	4138.88 ft ²
L2	732.87 m ²	7888.51 ft ²
L3	732.87 m ²	7888.51 ft ²
	1850.25 m ²	19915.90 ft ²
BUILDING 2		
MFL	154.23 m ²	1660.14 ft ²
L2	292.83 m ²	3152.00 ft ²
L3	292.83 m ²	3152.00 ft ²
	739.89 m ²	7964.14 ft ²
BUILDING 3		
MFL	92.13 m ²	991.67 ft ²
L2	395.84 m ²	4260.75 ft ²
L3	395.84 m ²	4260.75 ft ²
	883.80 m ²	9513.17 ft ²
BUILDING 4		
MFL	107.76 m ²	1159.94 ft ²
L2	460.94 m ²	4961.54 ft ²
L3	460.94 m ²	4961.54 ft ²
	1029.65 m ²	11083.03 ft ²
Grand total	4503.59 m ²	48476.23 ft ²



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DP20236-02343

issue / revision

[illegible]

project number	scale
25-516	1 : 300

drawn by YF	approved by
checked by KA/HM	SA

sheet title

CONTEXT PLAN_MR

sheet number

DP102

2026-09-24 11:59:13 AM

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



1 landscape plan
1:200



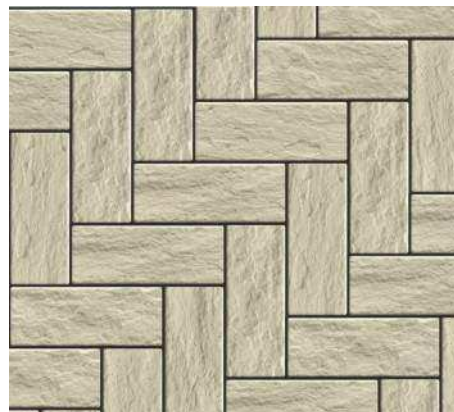
Surface mounted bench
Supplier: Green Theory
Model: Cruiser backed bench
Material: Aluminum, Hardwood Timber



Surface mounted trash bin
Supplier: Green Theory
Model: BIKKI Bin Enclosure
Material: Aluminum, Hardwood Timber



Surface mounted seating
Supplier: Maglin
Model: Blox Stools
Material: Douglas Fir Wood
Color: silver



Permeable paver
Supplier: techo-bloc
Model: Mika pavers
Color: Ivory

site furnishing, refer to furniture palette

- B bench
Qty: 2
- T trash bin
Qty: 1
- C chair
Qty: 4

utility lines

- asphalt, light duty
- decorative rock

softscape

- low water sod with 300 mm of topsoil
- planting bed with 600 mm of topsoil
- grass/ perennial

2 site furnishing palette
nfs.

land use bylaw landscape requirements		
City Of Calgary Zoning	M-G	
landscape area	required	provided
total parcel area	5,460.49 m2	
landscape area required for M-G zoning (minimum 40% of parcel area)	2,184.20	
item 556 low water landscaping reduction -3%		
total landscape area required (37% of parcel area)	2,020.38 m2	
total landscape area provided	2104.35 m2	
total landscape area provided (percentage of site area):	39 %	
hard surfaced landscape area (maximum of 50% of required landscape area)	1,010.19 m2	696.24 m2
hard surfaced landscape area provided (percentage of landscape area provided)		33 %
sod area as per item 556 (maximum of 30% of required landscape area)	606.11 m2	594.55 m2
total number of trees (ground level and first floor terrace only)	required	provided
(1/45 m2 of provided landscape area as per option 552)		
number of existing trees on site:	0	
number of new trees required:	47	48
low water trees required as per item 556 (30% minimum of trees required)	14	30
deciduous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% min 75mm cal)	18	18
medium trees as per item 555 (50% min 50mm cal)	18	18
total deciduous trees	35	36
coniferous trees (ground level and first floor terrace only)	required	provided
large trees as per item 555 (50% 3.0m ht min)	6	6
medium trees as per item 555 (50% 2.0m ht min)	6	6
total coniferous trees	12	12
shrubs (ground level and first floor terrace only)	required	provided
(2/45 m2 of required landscape area as per item 555)		
(min 600mm height and spread)	94	85
low water shrubs required as per item 556 (30% minimum of shrubs required)	28	26

trees

	bakeri blue spruce <i>Picea pungens 'Bakeri'</i> Qty: 6	2m height balled and burlapped
	lodgepole pine <i>Pinus contorta 'Var. latifolia'</i> Qty: 6	3m height balled and burlapped
	chokecherry <i>Prunus virginiana var. melanocarpa</i> Qty: 18	50mm caliper balled and burlapped
	flowering crabapple <i>Malus</i> Qty: 9	75mm caliper balled and burlapped
	japanese tree lilac <i>Syringa reticulata</i> Qty: 9	75mm caliper balled and burlapped

shrubs

	juniper <i>Juniperus horizontalis</i> Qty: 12	#5 container 600mm min height + spread
	lilac <i>Syringa 'Josee'</i> Qty: 14	#5 container 600mm min height + spread
	wood's rose <i>Rosa woodsii</i> Qty: 59	#5 container 600 mm min height + spread

hardscape

	asphalt, light duty
	decorative rock
	plain grey concrete sidewalk
	permeable paver, techo-bloc, Mika pavers
	wooden deck

notes

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- These drawings are schematic in nature and intended solely for Development Permit approval. They are not final and are subject to change based on client input and City requirements. Do not use for construction, detailed pricing, or fabrication purposes.
- Do not scale drawings.
- Refer to Civil drawings for all grading information.
- All walkways are plain concrete unless noted otherwise.
- All landscape areas to be watered with an automatic underground irrigation system. Contractor to ensure irrigation meter is installed and properly operating prior to charging and running the irrigation system.
- All planting beds and tree wells to be mulched with bark chip mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.

for review and coordination only

EIGHT ONE EIGHT STUDIO
PLANNING + DESIGN COLLABORATIVE

2	updated arch. base	2026-09-10	rr	
1	updated arch. base	2026-09-08	rr	
number	revision	date	by	approved

3	revised DP coordination	2026-09-14		
2	design coordination 75%	2026-04-08		
1	design coordination 25%	2026-03-13		

issued for _____ date (y.m.d) _____

DRAFT
for review and coordination only

project

cornerstone multifamily
lot 40
2050 Cornerstone BV NE

drawing

development permit
landscape design

drawn _____ rr

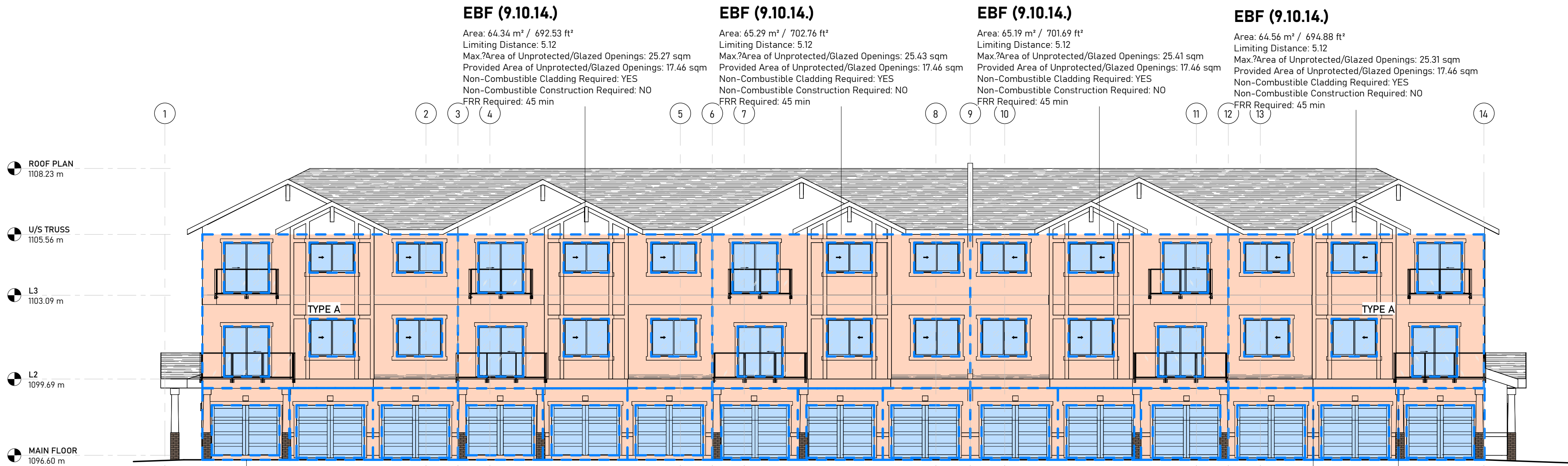
checked _____ ibm

date _____ sheet

scale _____ as noted

DPL1

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GARAGE EBF (9.10.14.) (TYPICAL)

Area: 10.29 m² / 110.78 ft²
Limiting Distance: 5.73
Max. Area of Unprotected/Glazed Openings: 32.83 sqm.
(9.10.14.4, 1.C.)
Provided Area of Unprotected/Glazed Openings: 5.57 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

1 South EBF

DP104
1" = 10'-0"

EBF (9.10.14.)

Area: 73.36 m² / 789.66 ft²
Limiting Distance: 7.36
Max. Area of Unprotected/Glazed Openings: 50.48 sqm
Provided Area of Unprotected/Glazed Openings: 6.58 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

EBF (9.10.14.)

Area: 43.69 m² / 470.27 ft²
Limiting Distance: 7.36
Max. Area of Unprotected/Glazed Openings: 38.73 sqm
Provided Area of Unprotected/Glazed Openings: 5.01 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

EBF (9.10.14.)

Area: 43.69 m² / 470.27 ft²
Limiting Distance: 11.63
Max. Area of Unprotected/Glazed Openings: 43.69 sqm
Provided Area of Unprotected/Glazed Openings: 5.01 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

EBF (9.10.14.)

Area: 74.73 m² / 804.40 ft²
Limiting Distance: 11.63
Max. Area of Unprotected/Glazed Openings: 73.63 sqm
Provided Area of Unprotected/Glazed Openings: 6.59 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min



WATER METER EBF (9.10.14.)

Area: 11.11 m² / 119.64 ft²
Limiting Distance: 7.36
Max. Area of Unprotected/Glazed Openings: 54.16 sqm
Provided Area of Unprotected/Glazed Openings: 3.71 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

EBF (9.10.14.)

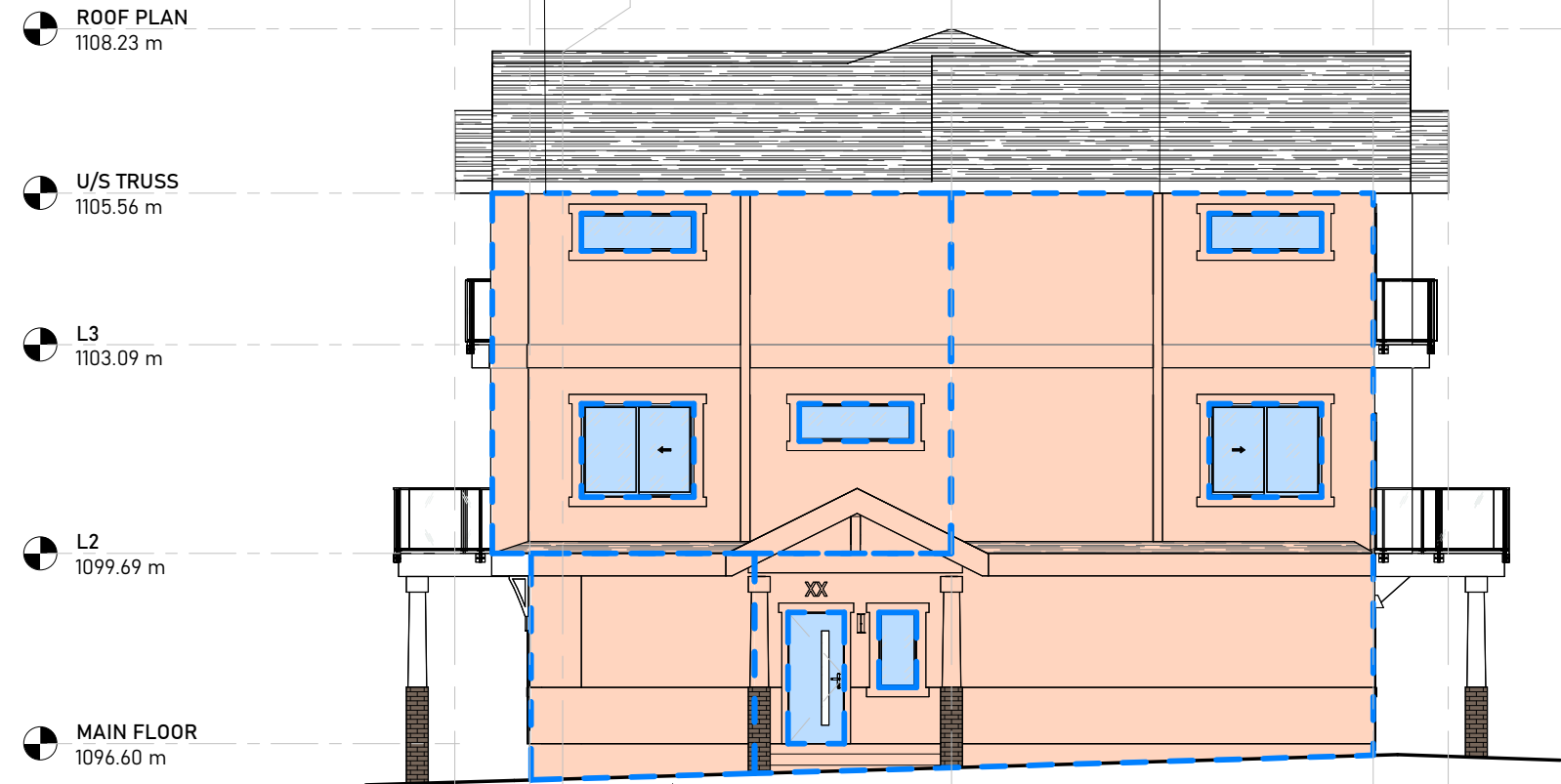
Area: 11.61 m² / 125.01 ft²
Limiting Distance: 7.36
Max. Area of Unprotected/Glazed Openings: 11.16 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

4 West EBF

1" = 10'-0"

EBF (9.10.14.)

Area: 13.21 m² / 142.18 ft²
Limiting Distance: 11.63
Max. Area of Unprotected/Glazed Openings: 13.21 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min



EBF (9.10.14.)

Area: 60.97 m² / 656.27 ft²
Limiting Distance: 17.13
Max. Area of Unprotected/Glazed Openings: 60.97 sqm
Provided Area of Unprotected/Glazed Openings: 17.46 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min



EBF (9.10.14.)

Area: 28.56 m² / 311.76 ft²
Limiting Distance: 17.71
Max. Area of Unprotected/Glazed Openings: 28.96 sqm
Provided Area of Unprotected/Glazed Openings: 6.96 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

EBF (9.10.14.)

Area: 4.11 m² / 44.21 ft²
Limiting Distance: 17.77
Max. Area of Unprotected/Glazed Openings: 4.11 sqm
Provided Area of Unprotected/Glazed Openings: 1.95 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: 45 min

3 North EBF

1" = 10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

CORNERSTONE
MULTIFAMILY LOT 40

CORNERSTONE

1990 Cornerstone Bv NE
Calgary

LOT: 40
BLOCK: 34
PLAN: 2511065

DEVELOPMENT PERMIT

issue	date	description
1	2024-05-06	ISSUED FOR CITY REVIEW
2	2024-05-22	ISSUED FOR DP

25-516

1" = 10'-0"

MK

SA

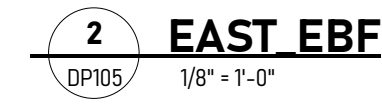
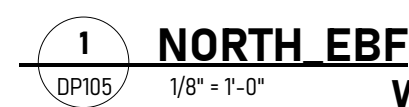
HM/KA

BUILDING 1 - EBF
ELEVATIONS

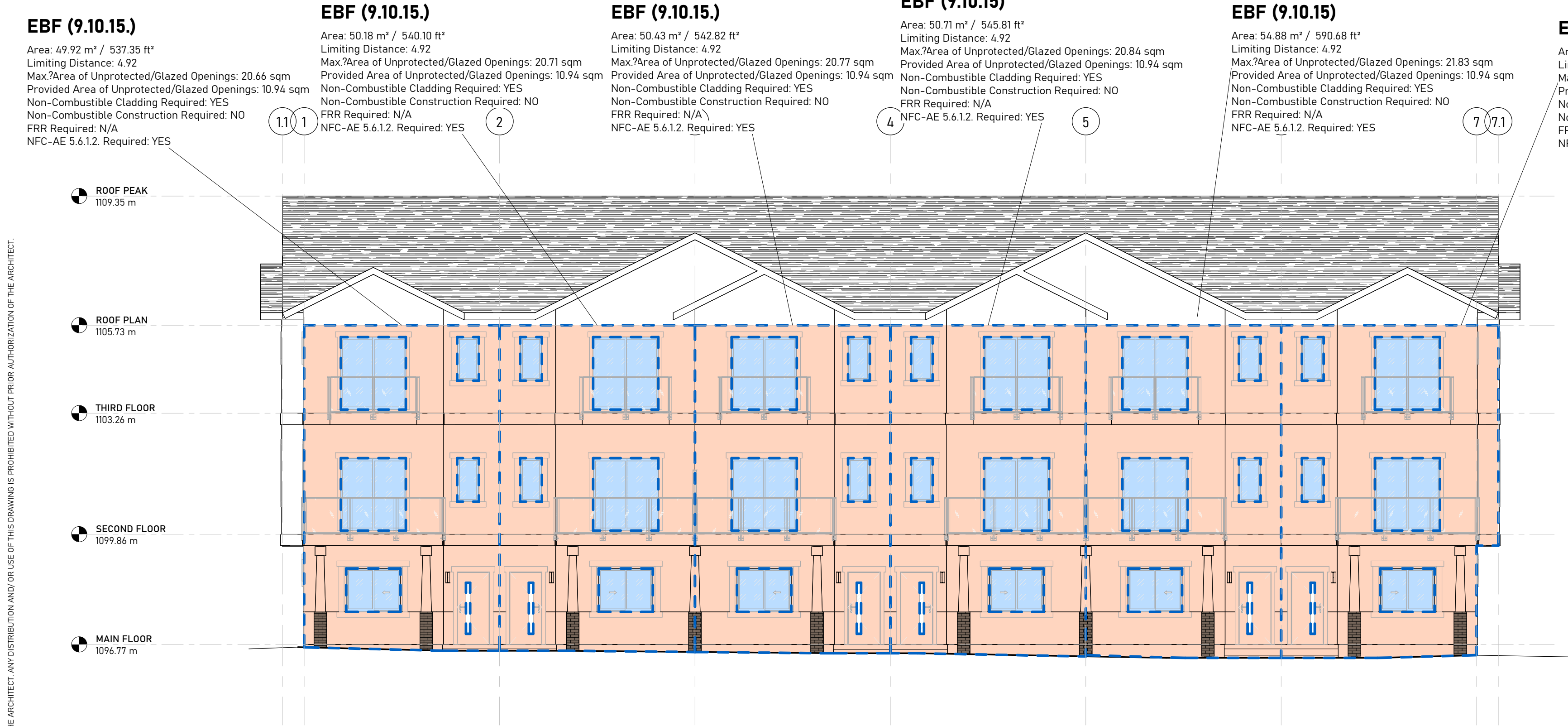
DP104

PRELIMINARY
NOT FOR CONSTRUCTION

DP105

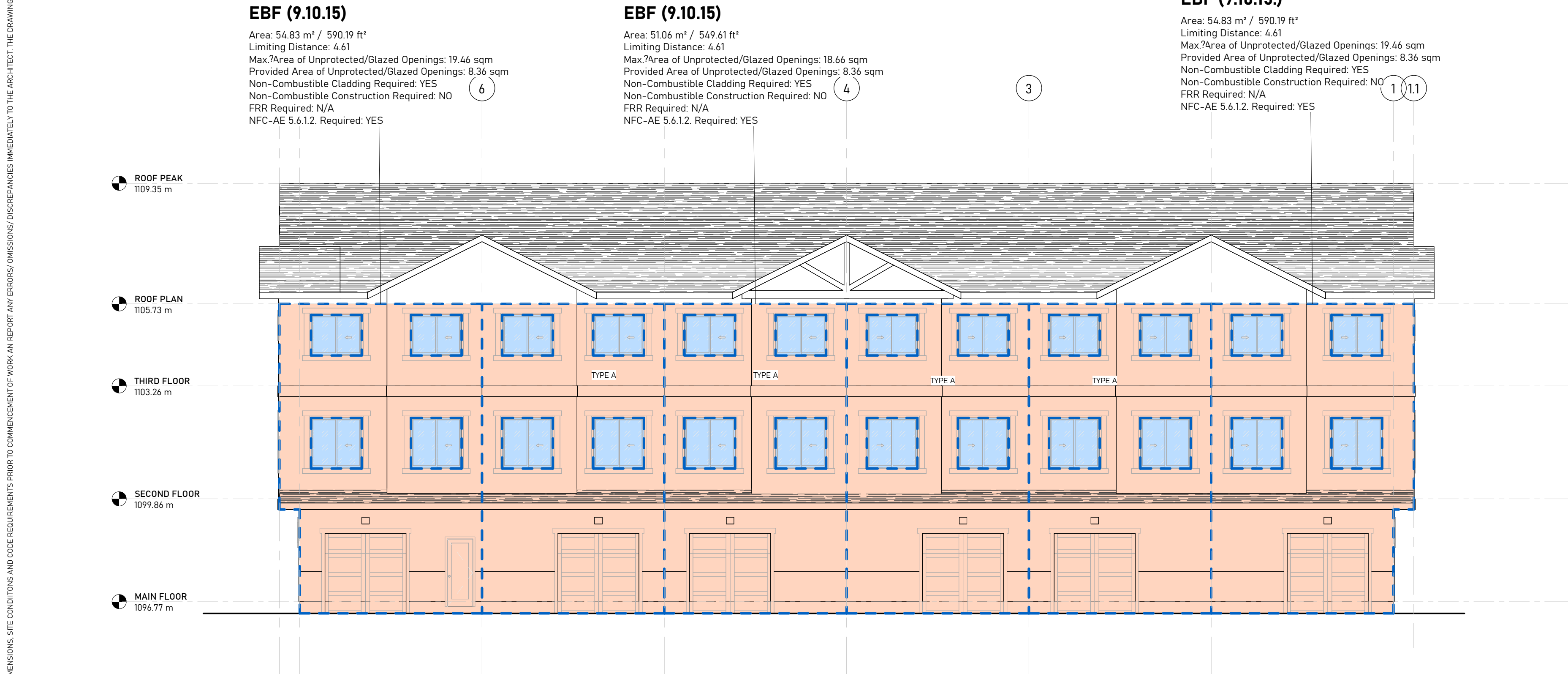


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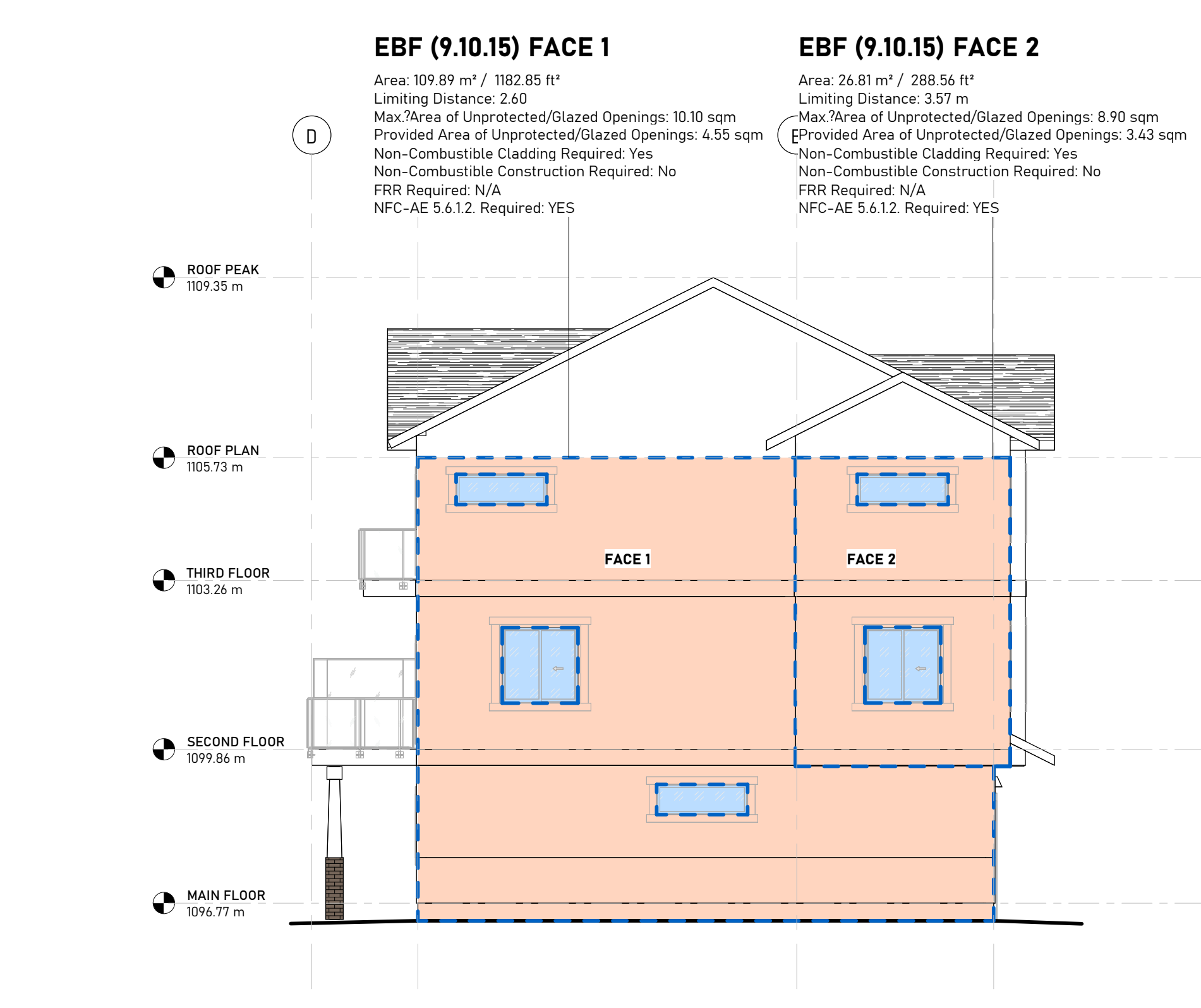


1 EBF- East Elevation
1/8" = 1'-0"

4 EBF - South Elevation
1/8" = 1'-0"



3 EBF - West Elevation
1/8" = 1'-0"



2 EBF -North Elevation
1/8" = 1'-0"

PRELIMINARY
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MULTIFAMILY LOT 40**

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3	2024-09-20	ISSUED FOR DP
4	2024-09-20	ISSUED FOR DP
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99	2024-09-20	ISSUED FOR DP
100	2024-09-20	ISSUED FOR DP

25-516

1/8" = 1'-0"

PS

KA/HM

SA

**BUILDING 3 EBF
ELEVATIONS**

DP106

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR REUSE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.

EBF (9.10.15.)
Area: 54.45 m² / 586.06 ft²
Limiting Distance: 4.57 m
Max. Area of Unprotected/Glazed Openings: 19.08 sqm
Provided Area of Unprotected/Glazed Openings: 10.95 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)
Area: 50.72 m² / 545.98 ft²
Limiting Distance: 4.57 m
Max. Area of Unprotected/Glazed Openings: 19.29 sqm
Provided Area of Unprotected/Glazed Openings: 10.95 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)
Area: 50.73 m² / 546.10 ft²
Limiting Distance: 4.57 m
Max. Area of Unprotected/Glazed Openings: 18.29 sqm
Provided Area of Unprotected/Glazed Openings: 10.95 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)
Area: 50.75 m² / 546.23 ft²
Limiting Distance: 4.57 m
Max. Area of Unprotected/Glazed Openings: 18.27 sqm
Provided Area of Unprotected/Glazed Openings: 10.95 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

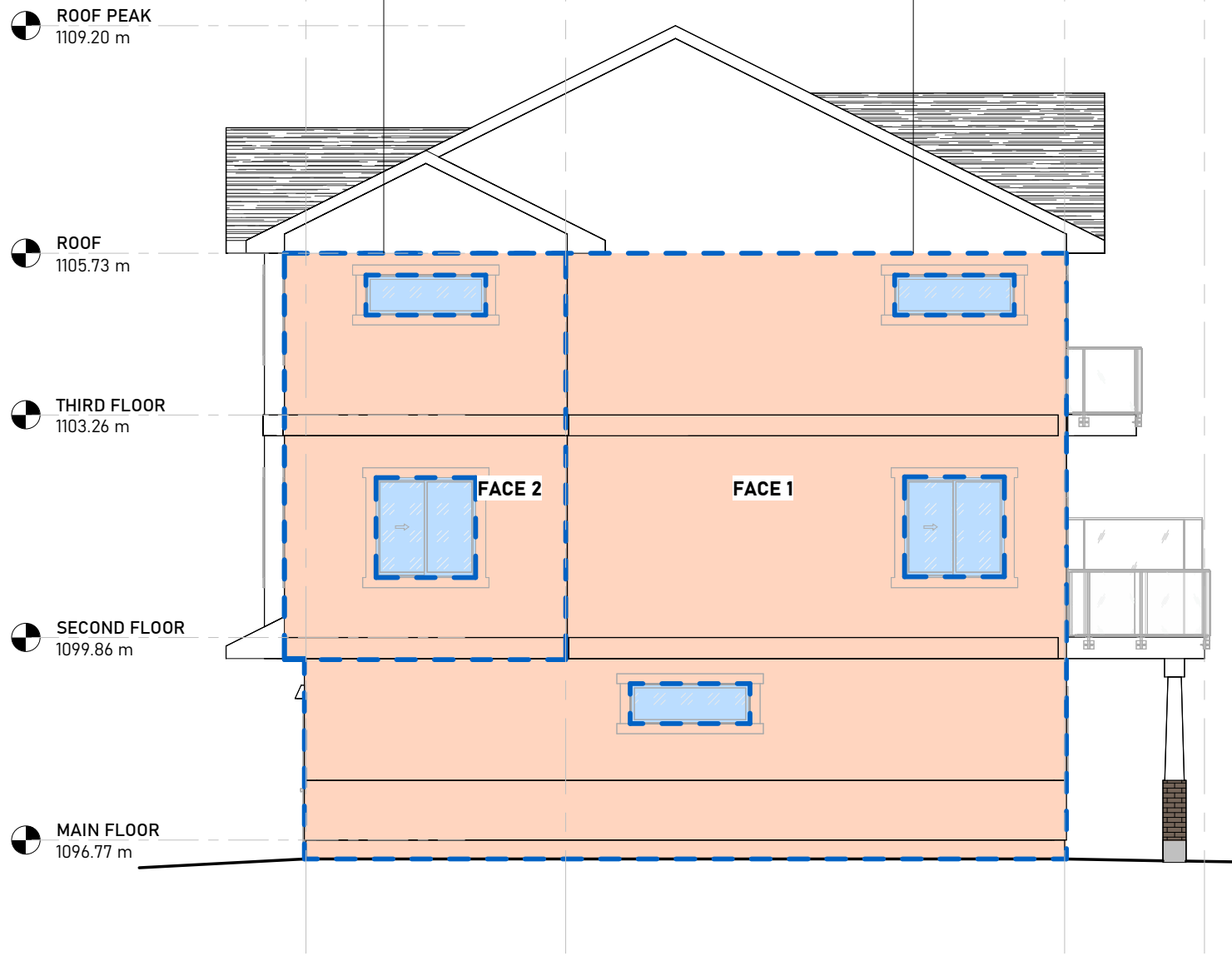
EBF (9.10.15.)
Area: 54.52 m² / 586.81 ft²
Limiting Distance: 4.57 m
Max. Area of Unprotected/Glazed Openings: 19.09 sqm
Provided Area of Unprotected/Glazed Openings: 10.95 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.) FACE 2
Area: 26.63 m² / 286.61 ft²
Limiting Distance: 3m
Max. Area of Unprotected/Glazed Openings: 8.33 sqm
Provided Area of Unprotected/Glazed Openings: 3.43 sqm
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)FACE 1
Area: 109.45 m² / 1178.12 ft²
Limiting Distance: 1.2m
Max. Area of Unprotected/Glazed Openings: 7.66 sqm.
Provided Area of Unprotected/Glazed Openings: 4.55 sqm.
Non-Combustible Cladding Required: Yes
Non-Combustible Construction Required: No
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes



1 EBF - East Elevation
1/8" = 1'-0"



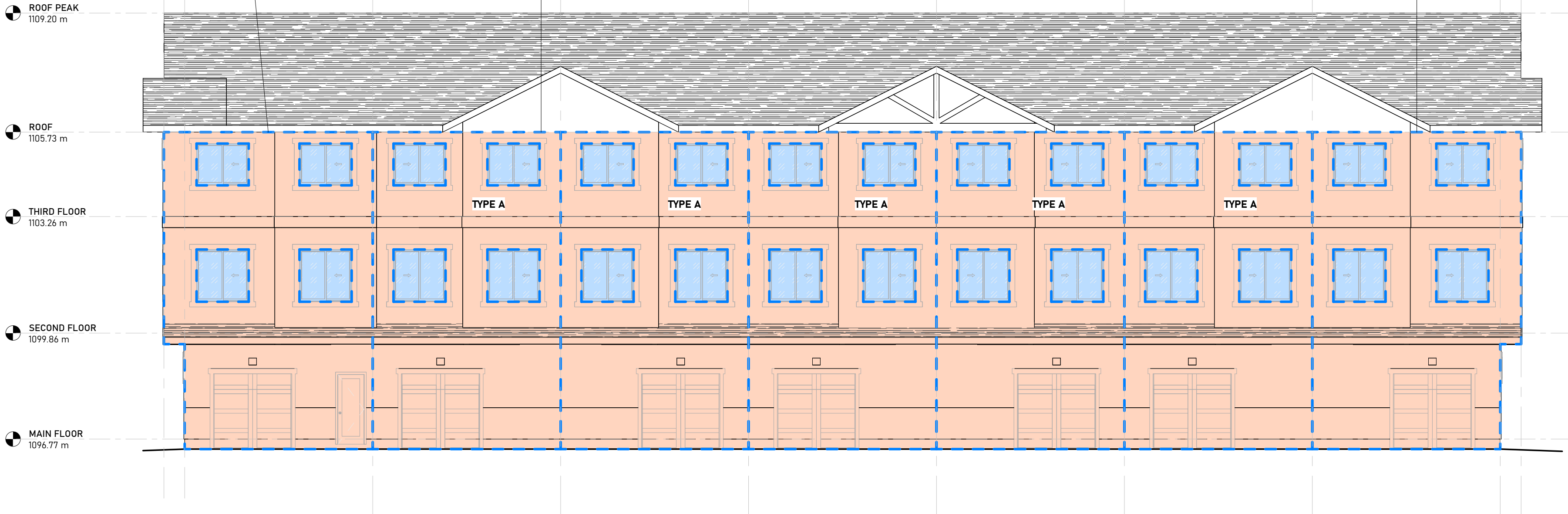
3 EBF- South Elevation
1/8" = 1'-0"

EBF (9.10.15.)
Area: 54.52 m² / 586.85 ft²
Limiting Distance: 4.21 m
Max. Area of Unprotected/Glazed Openings: 16.36 sqm
Provided Area of Unprotected/Glazed Openings: 8.36 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

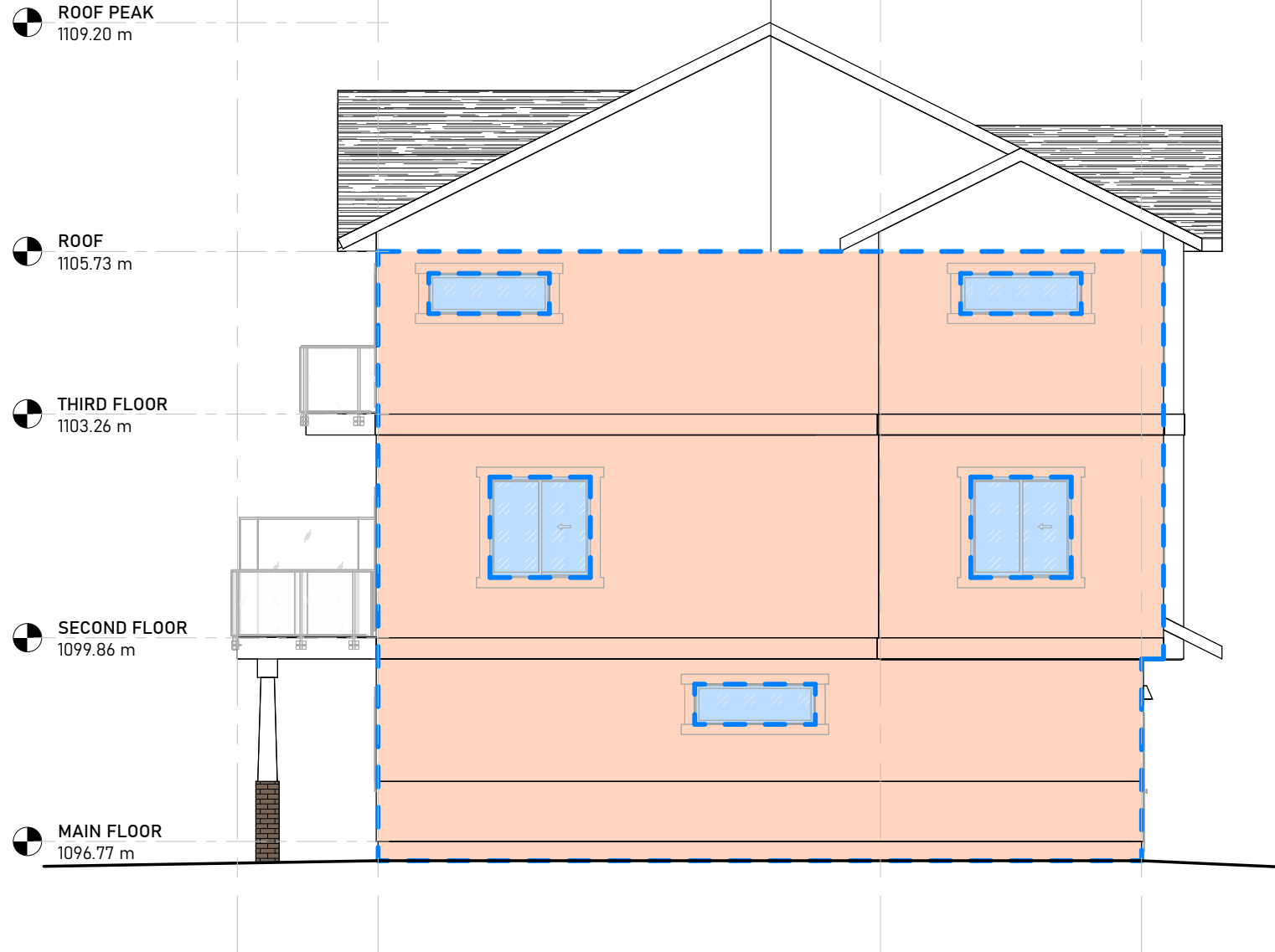
EBF (9.10.15.)
Area: 50.75 m² / 546.27 ft²
Limiting Distance: 4.21 m
Max. Area of Unprotected/Glazed Openings: 15.66 sqm
Provided Area of Unprotected/Glazed Openings: 8.36 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)
Area: 54.52 m² / 586.85 ft²
Limiting Distance: 4.21 m
Max. Area of Unprotected/Glazed Openings: 16.36 sqm
Provided Area of Unprotected/Glazed Openings: 8.36 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes

EBF (9.10.15.)
Area: 109.14 m² / 1174.81 ft²
Limiting Distance: 7.98
Max. Area of Unprotected/Glazed Openings: 30.46 sqm
Provided Area of Unprotected/Glazed Openings: 7.99 sqm
Non-Combustible Cladding Required: YES
Non-Combustible Construction Required: NO
FRR Required: N/A
NFC-AE 5.6.1.2. Required: Yes



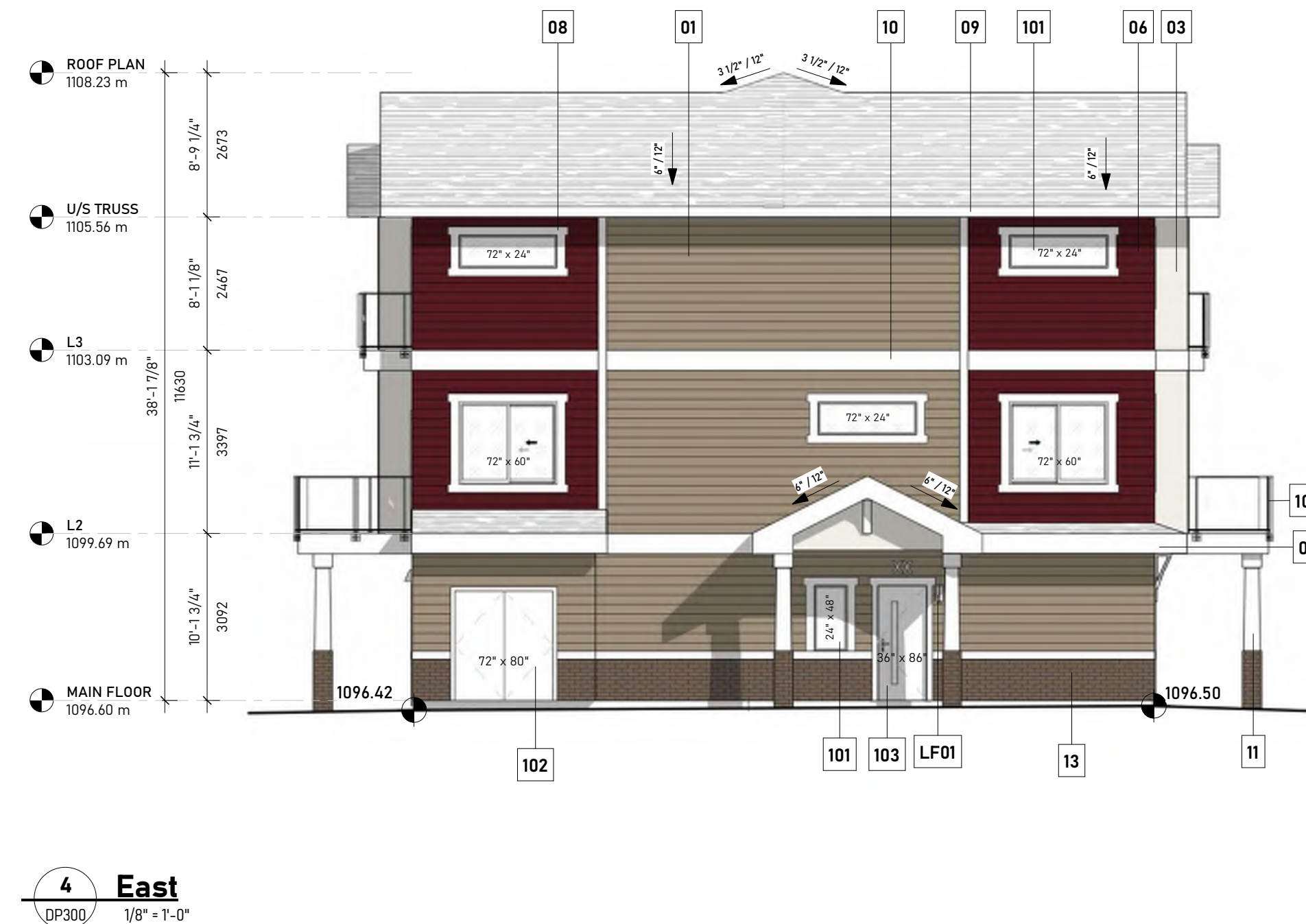
4 EBF - West Elevation
1/8" = 1'-0"



2 EBF -North Elevation
1/8" = 1'-0"

issue	date	description
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2	2024-04-20	ISSUED FOR DP
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98	2024-04-20	ISSUED FOR DP
99	2024-04-20	ISSUED FOR DP
100	2024-04-20	ISSUED FOR DP

key plan



Keynote Legend	
Key Value	Keynote Text
01	James Hardieplank Lap Siding - Khaki Brown
03	James Hardieplank Smooth Panel - Navajo Beige
06	James Hardieplank Lap Siding - Country Lane
08	6" Trim/Soffit Shadow Board, Fiber Cement, Colour: Arctic White or approved equivalent
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Veneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	EL Dorado Brick Veneer, Coos Bay
14	Asphalt Shingle Roofing, Colour: Dark Grey
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
122	Metal house number sign
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

	date	description
2	2026-09-22	ISSUED FOR DP
1	2026-06-20	ISSUED FOR DP
1	issue	issue

project number	scale
25-516	As indicated

drawn by MK/PS
checked by HM/KA

sheet title

Building 1 – Elevations

sheet number

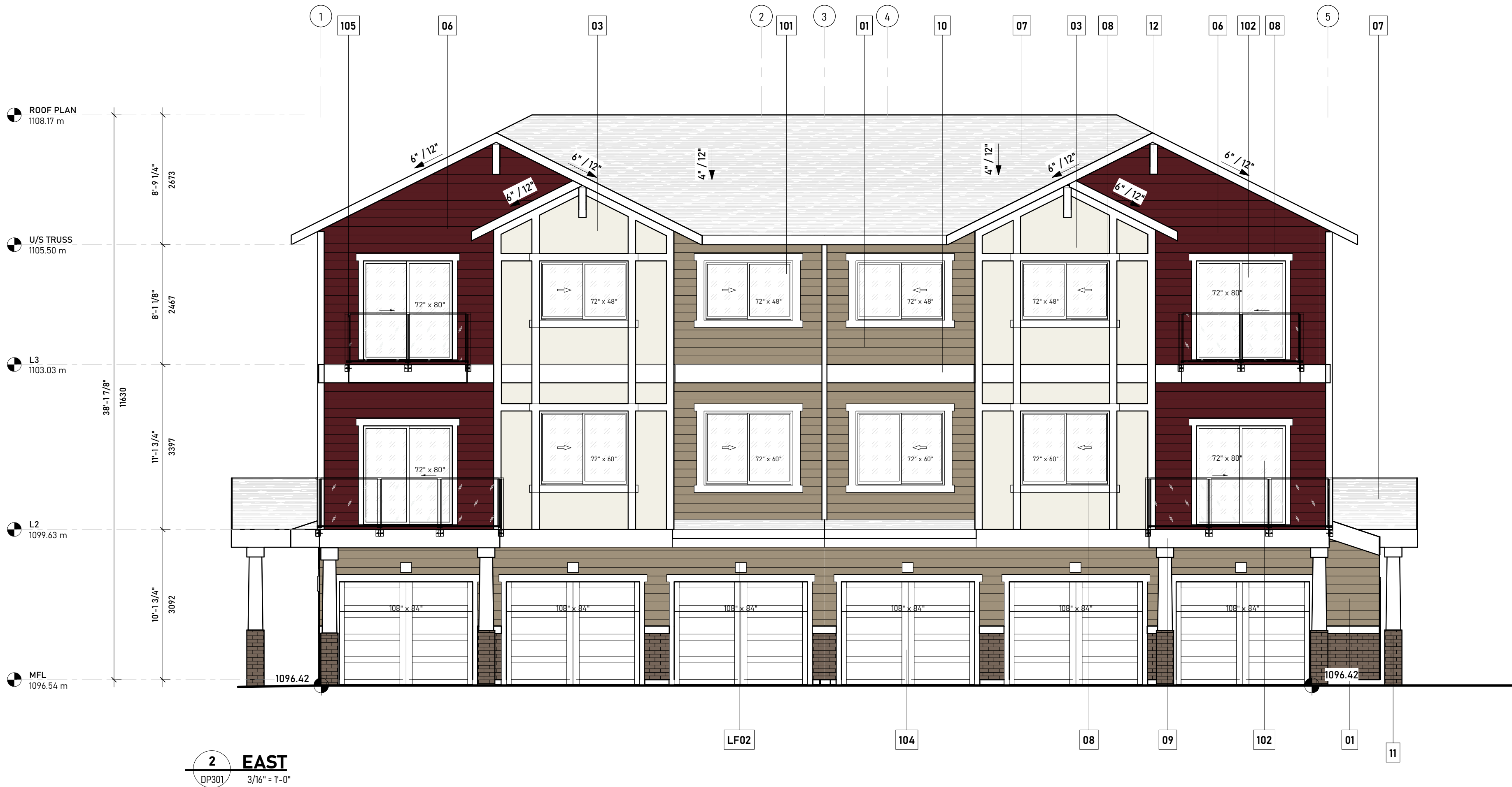
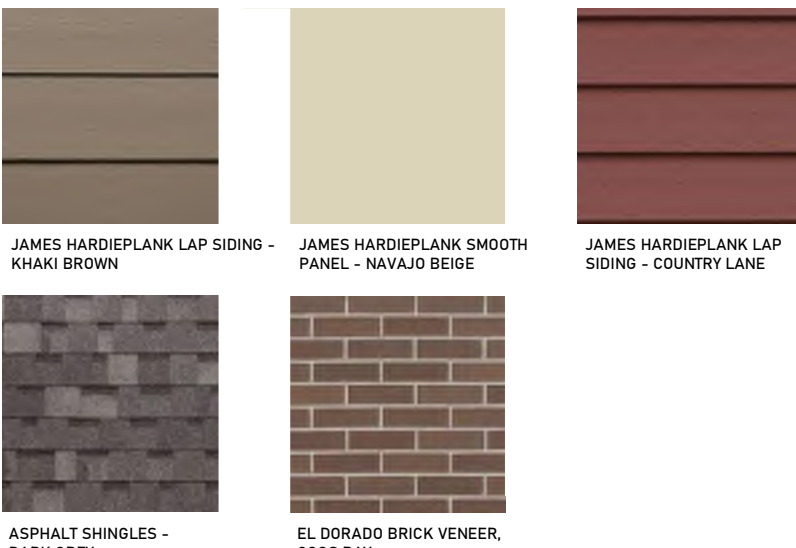
DP300

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Key Value	Keynote Text
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108	Cement parging, min. 8" above finished grade
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

MATERIAL SAMPLE COLOUR



PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

**CORNERSTONE
MULTIFAMILY LOT 40**

community

CORNERSTONE

municipal address

**1990 Cornerstone Bv NE
Calgary**

legal description

**LOT: 40
BLOCK: 34
PLAN: 2511065**

client

phase

DEVELOPEMENT PERMIT

issue / revision

issue	date	description
1	2024-04-20	ISSUED FOR DP
2	2024-04-20	ISSUED FOR DP

project number	scale
25-516	As indicated

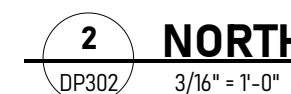
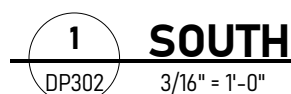
drawn by	MK/PS	approved by
checked by	KA	SA

sheet title

**Building 2 -
Elevations**

sheet number

DP301



JAMES HARDIEPLANK LAP SIDING - KHAKI BROWN

JAMES HARDIEPLANK LAP SIDING - NAVAJO BEIGE

JAMES HARDIEPLANK LAP SIDING - COUNTRY LANE

ASPHALT SHINGLES - DARK GREY

EL DORADO BRICK VENEER, COUS BAY

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105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
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LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

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MULTIFAMILY LOT 40

community

CORNERSTONE

municipal address

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CALGARY, AB

legal description

LOT: 40
BLOCK: 34
PLAN: 2511065

client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
1	2024-09-24	ISSUED FOR DP
2	2024-09-24	ISSUED FOR DP

project number	scale
25-516	As indicated

drawn by	checked by	approved by
PS	KA/HM	SA

sheet title

BUILDING 3-
ELEVATION

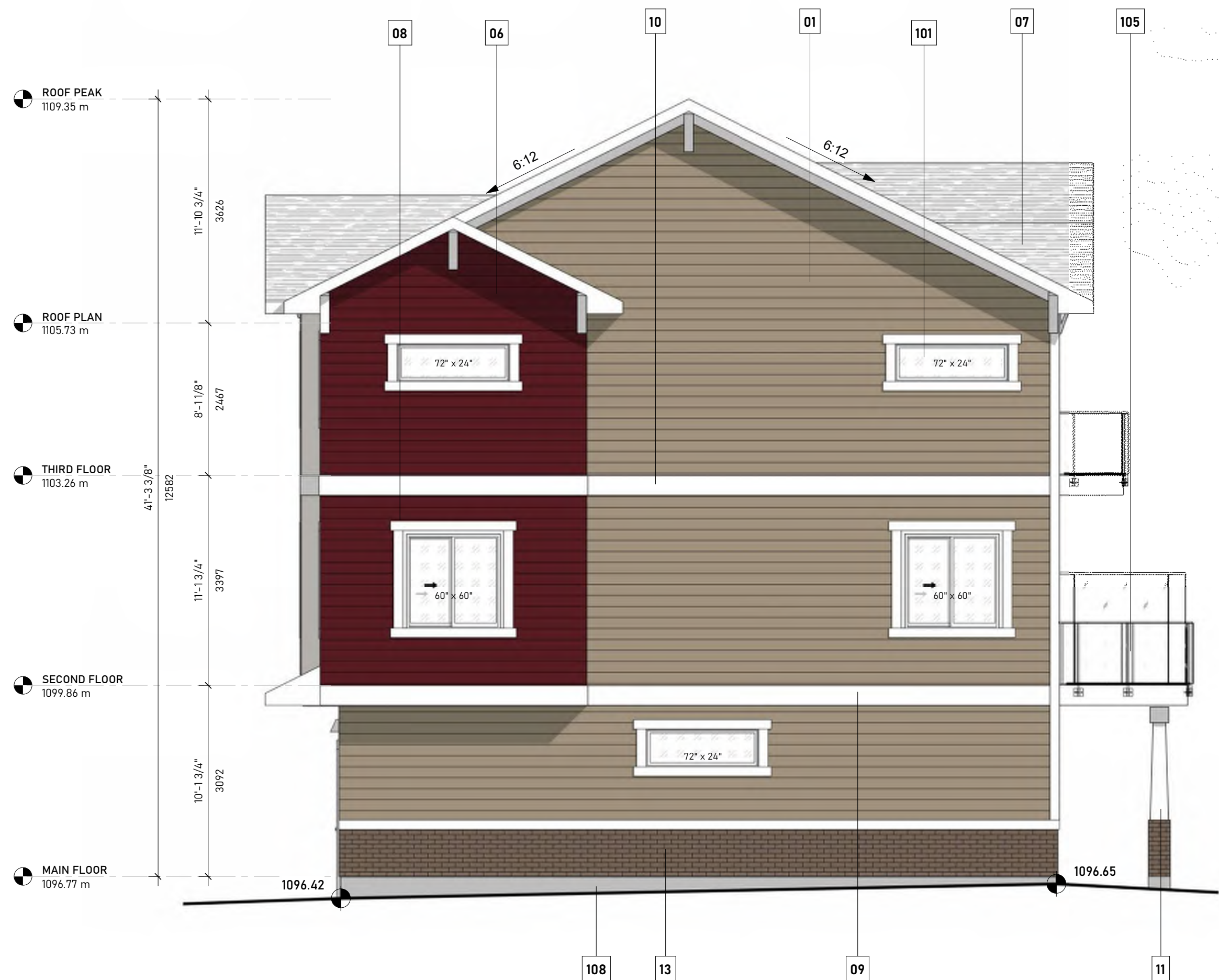
sheet number

DP303

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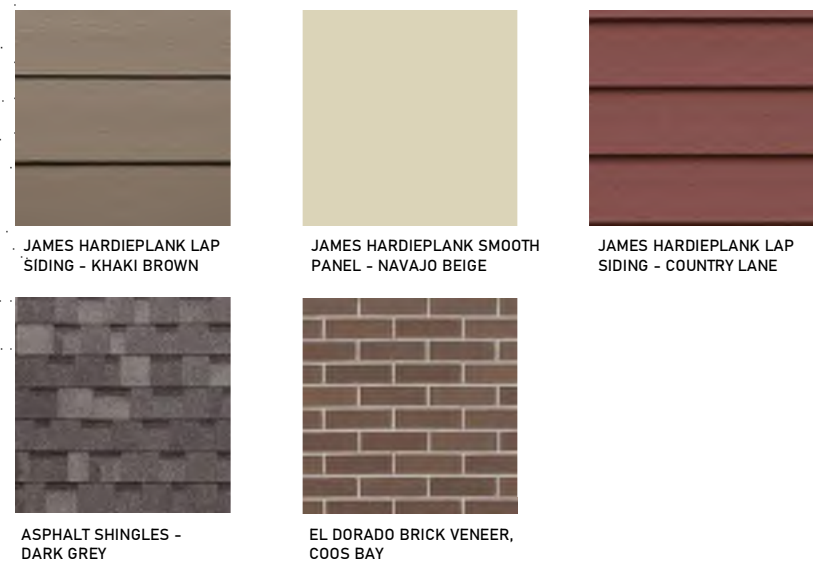


1 East Elevation
DP303 3/16\"/>



2 South Elevation
DP303 3/16\"/>

MATERIAL SAMPLE COLOUR



Material Sample Board

3/4\"/>

Key Value	Keynote Text
01	James Hardieplank Lap Siding - Khaki Brown
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07	Asphalt Shingles - Dark Grey
08	6\"/>
09	10\"/>
10	12\"/>
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103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8\"/>
122	Metal house number sign
LF01	Exterior wall sconce @ 8'-0\"/>
LF02	Shielded LED wall-mounted light fixture

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professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

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BLOCK: 34
PLAN: 2511065**

client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
2	2024-09-23	ISSUED FOR DP
1	2024-04-20	ISSUED FOR DP

project number
25-516

scale
As indicated

drawn by
PS

checked by
KA/HM

approved by
SA

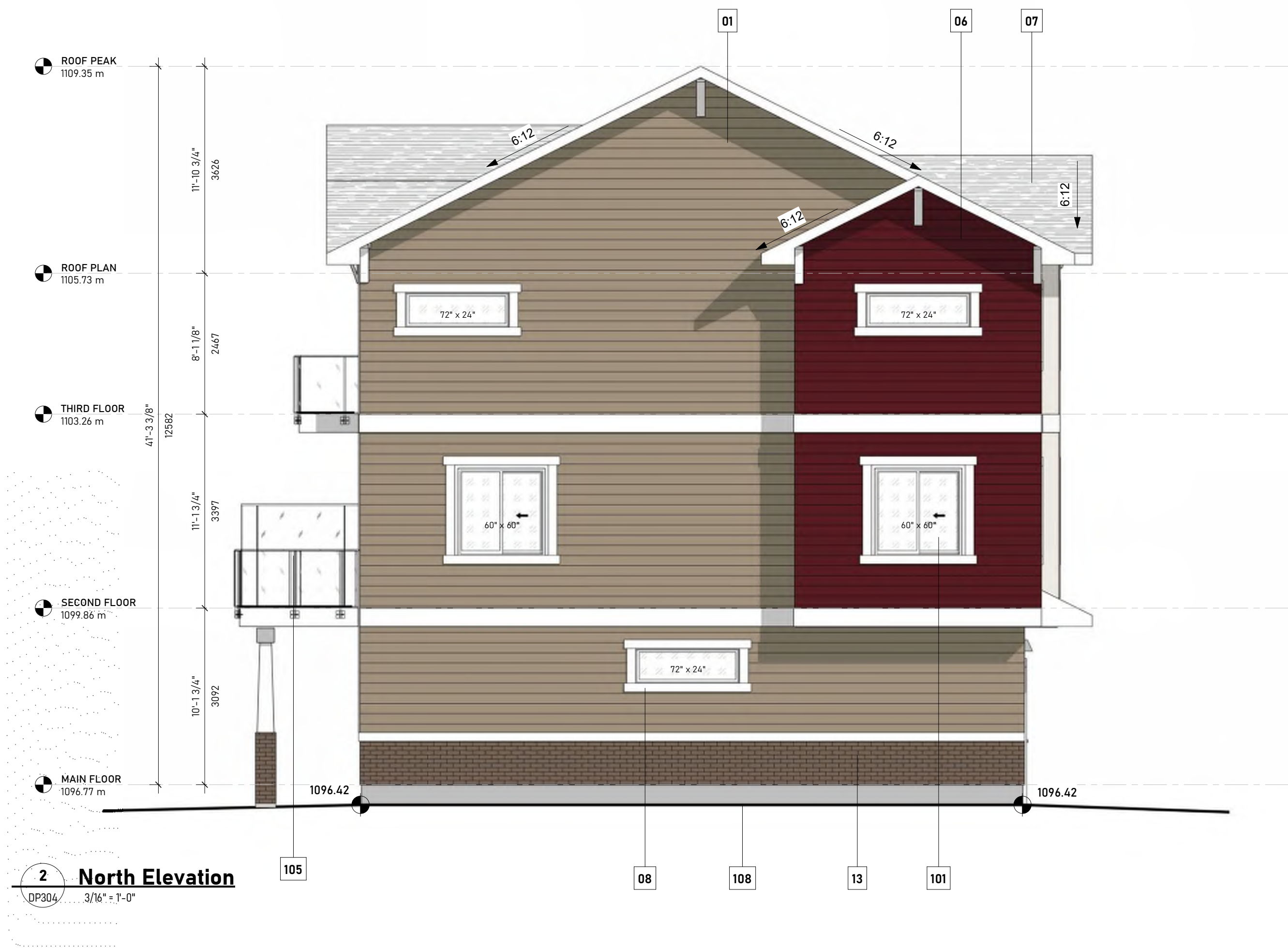
sheet title

**BUILDING 3-
ELEVATION**

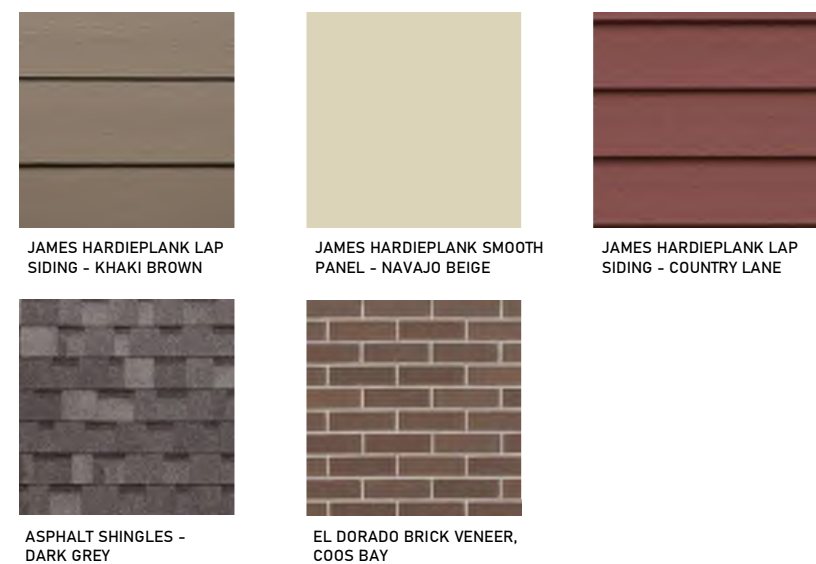
sheet number

DP304

2024-09-24 12:22:06 PM



MATERIAL SAMPLE COLOUR



Material Sample Board

3/4\"/>

Material Legend	
Key Value	Keynote Text
01	James Hardieplank Lap Siding - Khaki Brown
03	James Hardieplank Smooth Panel - Navajo Beige
06	James Hardieplank Lap Siding - Country Lane
07	Asphalt Shingles - Dark Grey
08	6\"/>
09	10\"/>
10	12\"/>
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
13	El Dorado Brick Veneer, Coos Bay
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
103	Thermally broken entrance door with clear, Low-E glazing panel, Frame Colour: Off-white, Panel Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8\"/>
122	Metal house number sign
LF01	Exterior wall sconce @ 8\"/>
LF02	Shielded LED wall-mounted light fixture

PRELIMINARY
NOT FOR CONSTRUCTION

key plan

project information

project title

CORNERSTONE
MULTIFAMILY LOT 40

community

CORNERSTONE

municipal address

1990 Cornerstone Bv NE
Calgary

legal description

LOT: 40
BLOCK: 34
PLAN: 2511065

client

phase

DEVELOPMENT PERMIT

issue / revision

issue	date	description
2	2024-09-23	ISSUED FOR DP
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project number	scale
25-516	As indicated

drawn by	PS	approved by
checked by	KA/HM	SA

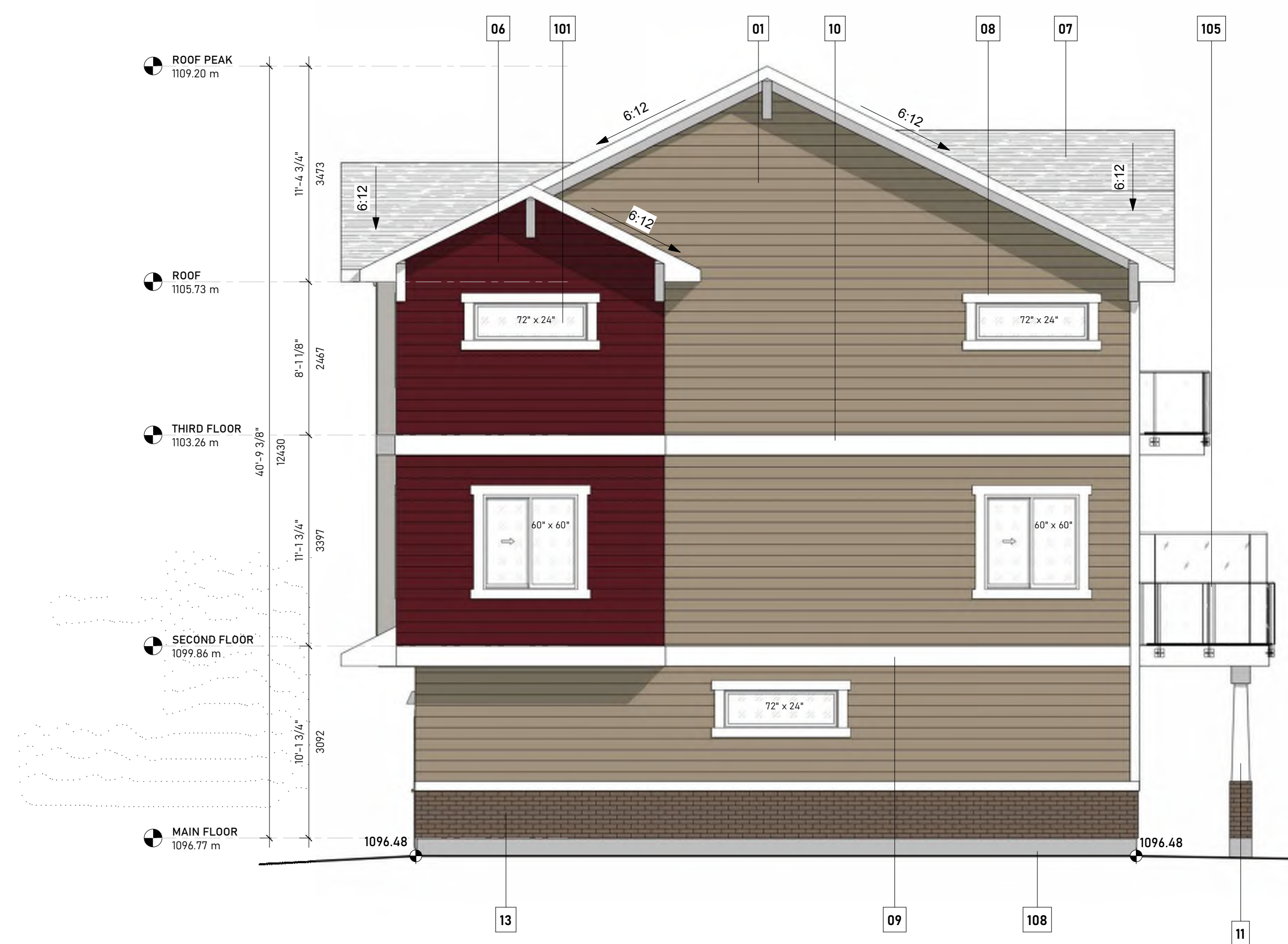
sheet title

BUILDING 4-
ELEVATION

sheet number

DP305

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. AN REPORT ANY ERRORS/ OMISSIONS/ DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE DRAWING AND DESIGN INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. ANY DISTRIBUTION AND/ OR USE OF THIS DRAWING IS PROHIBITED WITHOUT PRIOR AUTHORIZATION OF THE ARCHITECT.



MATERIAL SAMPLE COLOUR



MATERIAL SAMPLE BOARD

3/4" = 1'-0"

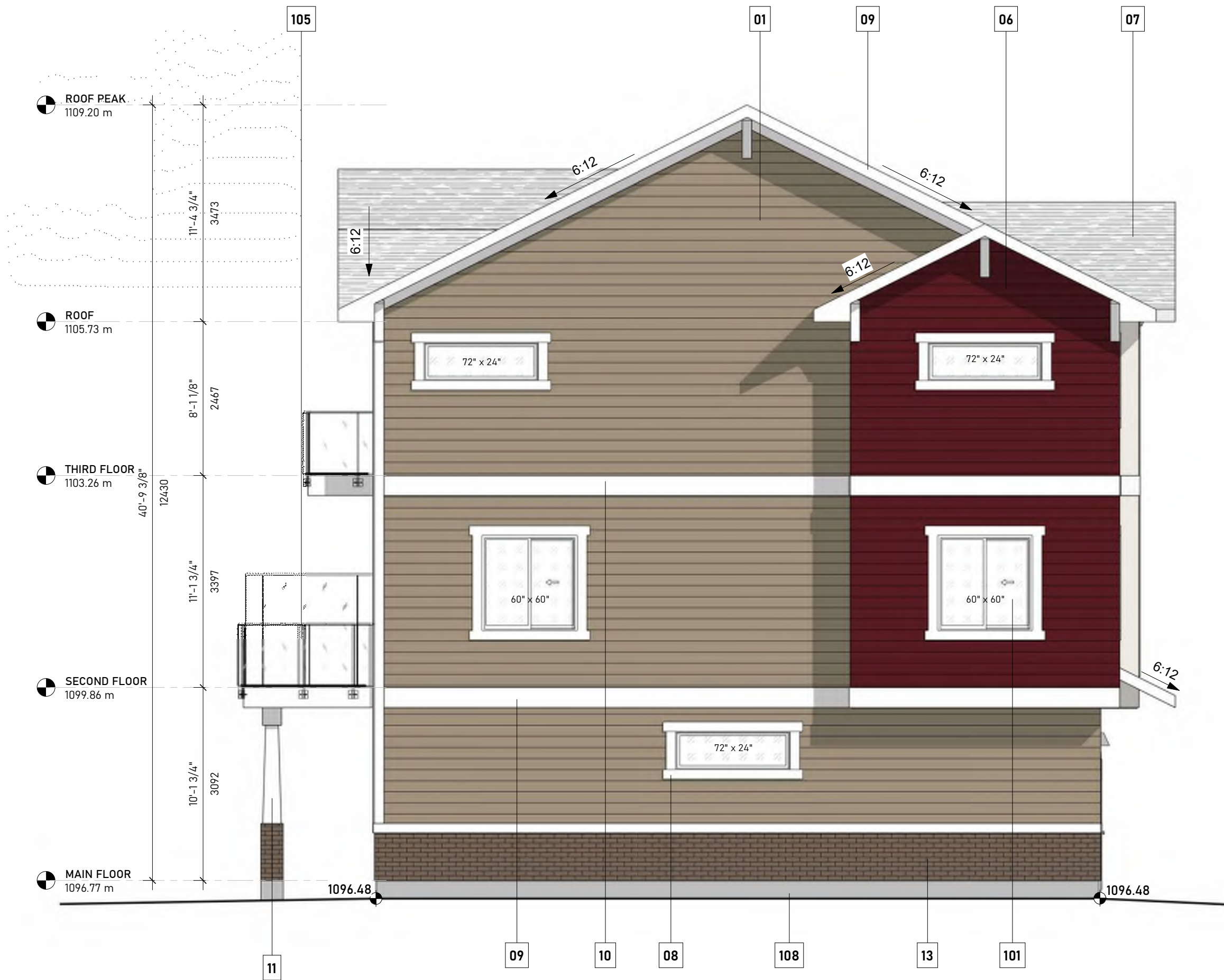
Keynote Legend

Key Value	Keynote Text
01	James Hardieplank Lap Siding - Khaki Brown
03	James Hardieplank Smooth Panel - Navajo Beige
06	James Hardieplank Lap Siding - Country Lane
07	Asphalt Shingles - Dark Grey
08	6" Trim/Soffit Shadow Board, Fiber Cement, Colour: Arctic White or approved equivalent
09	10" Fascia, Fiber Cement, Colour: Arctic White or approved equivalent
10	12" Trim, Fiber Cement, Colour: Arctic White or approved equivalent
11	Tapered column with box capital & stone base, Colour: Arctic White; Brick Vaneer base colour: Grey/brown mix
12	Brackets/Gable bracket pediment, Colour: Cedar/wood finish
13	EL Dorado Brick Veneer, Coos Bay
101	Thermally broken vinyl window with clear, Low-E glazing, Frame Colour: Off-white
102	Thermally broken sliding door with clear, Low-E glazing, Frame Colour: Off-white
104	Insulated overhead garage door with clear, Low-E glazing inserts, Colour: Off-white
105	Clear tempered glass railing on prefinished anodized aluminum frame, Frame Colour: Charcoal/Black
108	Cement parging, min. 8" above finished grade
122	Metal house number sign
LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

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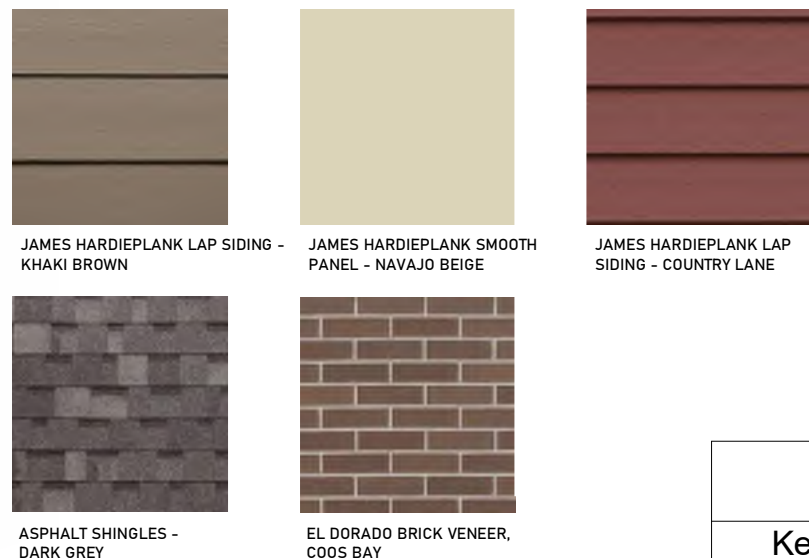


1 **West Elevation**
3/16" = 1'-0"



2 **North Elevation**
3/16" = 1'-0"

MATERIAL SAMPLE COLOUR



MATERIAL SAMPLE BOARD
3/4" = 1'-0"

Keynote Legend	
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108	Cement parging, min. 8" above finished grade
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LF01	Exterior wall sconce @ 8'-0" A.F.F.
LF02	Shielded LED wall-mounted light fixture

professional seal

PRELIMINARY
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key plan

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project title

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MULTIFAMILY LOT 40**

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project number

25-516

scale

As indicated

drawn by

PS

approved by

SA

sheet title

**BUILDING 4-
ELEVATION**

sheet number

DP306