

OAKRIDGE MULTI-FAMILY

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OAKRIDGE MULTI-FAMILY

2580 SOUTHLAND DRIVE SW, CALGARY, AB

CLIENT
COVE PROPERTIES

NOTE

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ISSUED	DATE
DP SUBMISSION	05.19.2026

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PROJECT NO. 225080







DRAWING TITLE

COVER SHEET

DRAWING NO.

DP0.00

Design Team

CLIENT:	ARCHITECT:	CIVIL:	LANDSCAPE:	ELECTRICAL:	MECHANICAL:
					
COVE PROPERTIES 1100 300 5TH AVENUE SW CALGARY, AB, T2P 3C4 PHONE: 403.273.2683	S2 ARCHITECTURE 6TH FLOOR, 220 - 12th AVENUE SW CALGARY, AB T2R 0E9 PHONE: 403.670.7000	VERITAS DEVELOPMENT SOLUTIONS UNIT 4, 141 COMMERCIAL DRIVE CALGARY, AB, T3Z 2A7 PHONE: 587.393.5653	SCATLIFF MILLER MURRAY SUITE 604 - 815 1ST STREET SW CALGARY, AB, T2P 1N3 PHONE: 403.262.9744	SMP ENGINEERING UNIT 403, 1240 KENSINGTON RD NW CALGARY, AB, T2N 3P7 PHONE: 403.270.8833	REINBOLD ENGINEERING GROUP 110, 5970 CENTRE STREET SE CALGARY, AB, T2H 0C1 PHONE: 403.509.1039

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Vicinity Map



Municipal Address

2580 SOUTHLAND DRIVE SW
CALGARY, AB

Legal Address

LOT 4, BLOCK 10, PLAN 1911569

Site Summary

PARCEL AREA: EAST 7,032 m²
0.70 ha
1.74 acres

PARCEL AREA: WEST 9,668 m²
0.96 ha
2.38 acres

By-Law Zoning

DIRECT CONTROL DISTRICT
DC - 250C2018
MULTI-RESIDENTIAL DEVELOPMENT

By-Law Setback

MINIMUM SETBACK AREAS
FRONT:
• 6.0m
REAR:
• 0.0m
SIDE:
• 6.0m (WEST)
NOTE: WHERE A PARCEL SHARES A SIDE PROPERTY LINE WITH A PARCEL DESIGNATED AS A SPECIAL PURPOSE DISTRICT, A SIDE SETBACK AREA MUST HAVE A MINIMUM DEPTH OF 6.0 METRES

Proposed Development

MULTI-RESIDENTIAL DEVELOPMENT (DISCRETIONARY USE)

Building Code Review

1. PROJECT DESCRIPTION
THIS CODE ANALYSIS DESCRIBES THE CONSTRUCTION OF TWO 6-STOREY, AND ONE-4 STORY RESIDENTIAL BUILDINGS WITH TWO - 1 LEVEL OF A BELOW GRADE PARKING STRUCTURES.

NATIONAL BUILDING CODE - 2023 ALBERTA EDITION PARTS 3, 4, 5, AND 6 OF DIVISION B WILL APPLY TO THE FACILITIES (DIVISION A 1.3.3.2.)

2. BUILDING OCCUPANCY
MAJORITY OCCUPANCIES
GROUP C - RESIDENTIAL OCCUPANCIES
GROUP F3 - STORAGE GARAGE

3. BUILDING CLASSIFICATION
BUILDING A:
GROUP C OCCUPANCY (3.2.2.51.)
UP TO 6 STOREYS
BUILDING HEIGHT: 1,500m² IF 6 STOREYS
BUILDING AREA: COMBUSTIBLE AND NON-COMBUSTIBLE PERMITTED
CONSTRUCTION: PERMITTED
SPRINKLERED: YES

BUILDING B:
GROUP C OCCUPANCY (3.2.2.52.)
UP TO 4 STOREYS
BUILDING HEIGHT: 1,800m² IF 4 STOREYS
BUILDING AREA: COMBUSTIBLE AND NON-COMBUSTIBLE PERMITTED
CONSTRUCTION: PERMITTED
SPRINKLERED: YES

BUILDING C:
GROUP C OCCUPANCY (3.2.2.51.)
UP TO 6 STOREYS
BUILDING HEIGHT: 1,500m² IF 6 STOREYS
BUILDING AREA: COMBUSTIBLE AND NON-COMBUSTIBLE PERMITTED
CONSTRUCTION: PERMITTED
SPRINKLERED: YES

Building Height

MAXIMUM BUILDING HEIGHT
• 26.5m WITHIN 20.0m OF A PROPERTY LINE SHARED WITH OAKMOORE DRIVE, A RESIDENTIAL DISTRICT OR A SPECIAL PURPOSE DISTRICT
• 44.0m IN ALL OTHER CASES

PROPOSED:
13.4m - 19.6m
13.4m (BUILDING B) TO 19.6 (BUILDING A&C)

Floor Area Ratio

PARCEL EAST	
MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
3.0	2.0

PARCEL WEST	
MAXIMUM PERMITTED F.A.R.	PROPOSED F.A.R.
3.0	1.4

Density

DENSITY (UNITS PER HECTARE) EAST		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
N/A	N/A	244

DENSITY (UNITS PER HECTARE) WEST		
MIN. PERMITTED	MAX. PERMITTED	PROPOSED
N/A	N/A	133

Area Summary

NOTE: BALCONY, PATIO, TERRACE, AND DECK AREAS; MECHANICAL PENTHOUSES; AND ABOVE GRADE PARKING AREAS ARE NOT INCLUDED.

GROSS FLOOR AREA - BUILDING A (WEST)	
LEVEL	AREA
LEVEL 1	1,397m ² (15,037ft ²)
LEVEL 2	1,381m ² (14,868ft ²)
LEVEL 3	1,381m ² (14,868ft ²)
LEVEL 4	1,381m ² (14,868ft ²)
LEVEL 5	1,381m ² (14,868ft ²)
LEVEL 6	1,381m ² (14,868ft ²)
TOTAL	8,303m² (89,378ft²)

GROSS FLOOR AREA - BUILDING B (WEST)	
LEVEL	AREA
LEVEL 1	1,399m ² (15,060ft ²)
LEVEL 2	1,382m ² (14,882ft ²)
LEVEL 3	1,382m ² (14,882ft ²)
LEVEL 4	1,382m ² (14,882ft ²)
TOTAL	5,547m² (59,704ft²)

GROSS FLOOR AREA - BUILDING C (EAST)	
LEVEL	AREA
LEVEL 1	2,416m ² (26,005ft ²)
LEVEL 2	2,389m ² (25,714ft ²)
LEVEL 3	2,389m ² (25,714ft ²)
LEVEL 4	2,389m ² (25,714ft ²)
LEVEL 5	2,389m ² (25,714ft ²)
LEVEL 6	2,389m ² (25,714ft ²)
TOTAL	14,360m² (154,575ft²)

Dwelling Unit Count

UNIT SUMMARY BUILDINGS A&B					
UNIT NAME	UNIT TYPE	UNIT AREA	TOTAL A	TOTAL B	OVERALL TOTAL
TRIBECA	1 BED	+51m ² (545ft ²)	0	12	12
MIDTOWN A	1 BED	+60m ² (647ft ²)	12	6	18
CHELSEA	1 BED + DEN	+65m ² (702ft ²)	0	9	9
GRAMERCY	2 BED + 2 BATH	+83m ² (893ft ²)	12	8	20
MIDTOWN B	2 BED + 2 BATH	+76m ² (816ft ²)	5	0	5
PARK A	2 BED + 2 BATH	+100m ² (1,075ft ²)	0	8	8
PARK B	2 BED + DEN	+120m ² (1,295ft ²)	12	0	12
BROADWAY A	2 BED + DEN	+125m ² (1,349ft ²)	12	6	18
BROADWAY B	2 BED + DEN	+120m ² (1,294ft ²)	6	0	6
LEXINGTON A	2 BED + DEN	+115m ² (1,240ft ²)	0	8	8
LEXINGTON B	2 BED + DEN	+119m ² (1,285ft ²)	12	0	12
TOTAL					128

UNIT SUMMARY BUILDING C			
UNIT NAME	UNIT TYPE	UNIT AREA	TOTAL
A1	1 BED	+51m ² (553ft ²)	24
A1 (Firewall)	1 BED	+50m ² (543ft ²)	6
A3	1 BED	+54m ² (584ft ²)	1
A2	1 BED + DEN	+67m ² (726ft ²)	6
A4	1 BED + DEN	+65m ² (702ft ²)	29
B1	2 BED + 2 BATH	+77m ² (825ft ²)	54
B1 (Firewall) 1	2 BED + 2 BATH	+76m ² (815ft ²)	4
B1 (Firewall) 2	2 BED + 2 BATH	+76m ² (815ft ²)	5
B2	2 BED + 2 BATH	+68m ² (731ft ²)	12
C1	2 BED + DEN	+91m ² (981ft ²)	12
D2	2 BED + 2 BATH	+89m ² (959ft ²)	6
D1	3 BED + 2 BATH	+96m ² (1,039ft ²)	12
TOTAL			171

Motor Vehicle Parking Requirements

RESIDENTIAL - UNIT PARKING BUILDINGS A&B				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
RESIDENTIAL...	128	0.625	80	152

RESIDENTIAL - VISITOR PARKING BUILDINGS A&B				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
VISITOR PARKING	128	0	0	13

RESIDENTIAL - UNIT PARKING BUILDING C				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
RESIDENTIAL...	171	0.625	107	136

RESIDENTIAL - VISITOR PARKING BUILDING C				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
VISITOR PARKING	171	0	0	16

Bicycle Parking Requirements

RESIDENTIAL - CLASS 1 PARKING BUILDINGS A&B				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	128	0.5	64	74

RESIDENTIAL - CLASS 2 PARKING BUILDINGS A&B				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	128	0.1	13	14

RESIDENTIAL - CLASS 1 PARKING BUILDING C				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	171	0.5	86	128

RESIDENTIAL - CLASS 2 PARKING BUILDING C				
DESCRIPTION	QUANTITY	FACTOR (STALL PER UNIT)	REQUIRED	PROVIDED
BICYCLE PARKING	171	0.1	17	18

Waste & Recycling Requirements

RESIDENTIAL - WASTE & RECYCLING BUILDINGS A&B				
DESCRIPTION	QUANTITY	WASTE PRODUCED (3yd3)	MOLOK BINS	
			REQUIRED	PROVIDED
DWELLING UNIT	128	38	6	7

CALCULATIONS: BUILDINGS A&B
(128 UNITS / 10) x 3 yd³ = 38.4 yd³ TOTAL WASTE & RECYCLING PRODUCED
38.4 yd³ / 6.5 yd³ = 5.9 BINS
PROVIDED:
3 - 6.5yd³ WASTE BINS
3 - 6.5yd³ RECYCLING BINS
1 - 1.7yd³ COMPOST BINS

RESIDENTIAL - WASTE & RECYCLING BUILDING C				
DESCRIPTION	QUANTITY	WASTE PRODUCED (3yd3)	MOLOK BINS	
			REQUIRED	PROVIDED
DWELLING UNIT	171	51	8	9

CALCULATIONS: BUILDING C
(171 UNITS / 10) x 3 yd³ = 51 yd³ TOTAL WASTE & RECYCLING PRODUCED
51 yd³ / 6.5 yd³ = 7.8 BINS
PROVIDED:
4 - 6.5yd³ WASTE BINS
4 - 6.5yd³ RECYCLING BINS
1 - 1.7yd³ COMPOST BINS



1 Existing Site Photo - South View

DPO.01 SCALE: 1" = 1'-0"



2 Existing Site Photo - Northwest View

DPO.01 SCALE: 3/4" = 1'-0"



3 Existing Site Photo - Northeast View

DPO.01 SCALE: 1" = 1'-0"



4 Existing Site Photo - West View

DPO.01 SCALE: 1" = 1'-0"

OAKRIDGE MULTI-FAMILY

2580 SOUTHLAND DRIVE SW, CALGARY, AB

CLIENT
COVE PROPERTIES

NOTE

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PROJECT NO. 225080

DRAWING TITLE

SITE STATISTICS

DRAWING NO.

DPO.01

Site Plan - General Notes

1. REFER TO SITE SERVICING PLAN FOR SPECIFIC RELATED REQUIREMENTS
2. REFER ALSO TO THE LANDSCAPE PLAN
3. ALL EXISTING FENCING TO BE REMOVED UNLESS OTHERWISE INDICATED
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
5. ALL AREAS NOT INDICATED AS PAVED/HARD SURFACING TO BE GRASSED

OAKRIDGE MULTI-FAMILY

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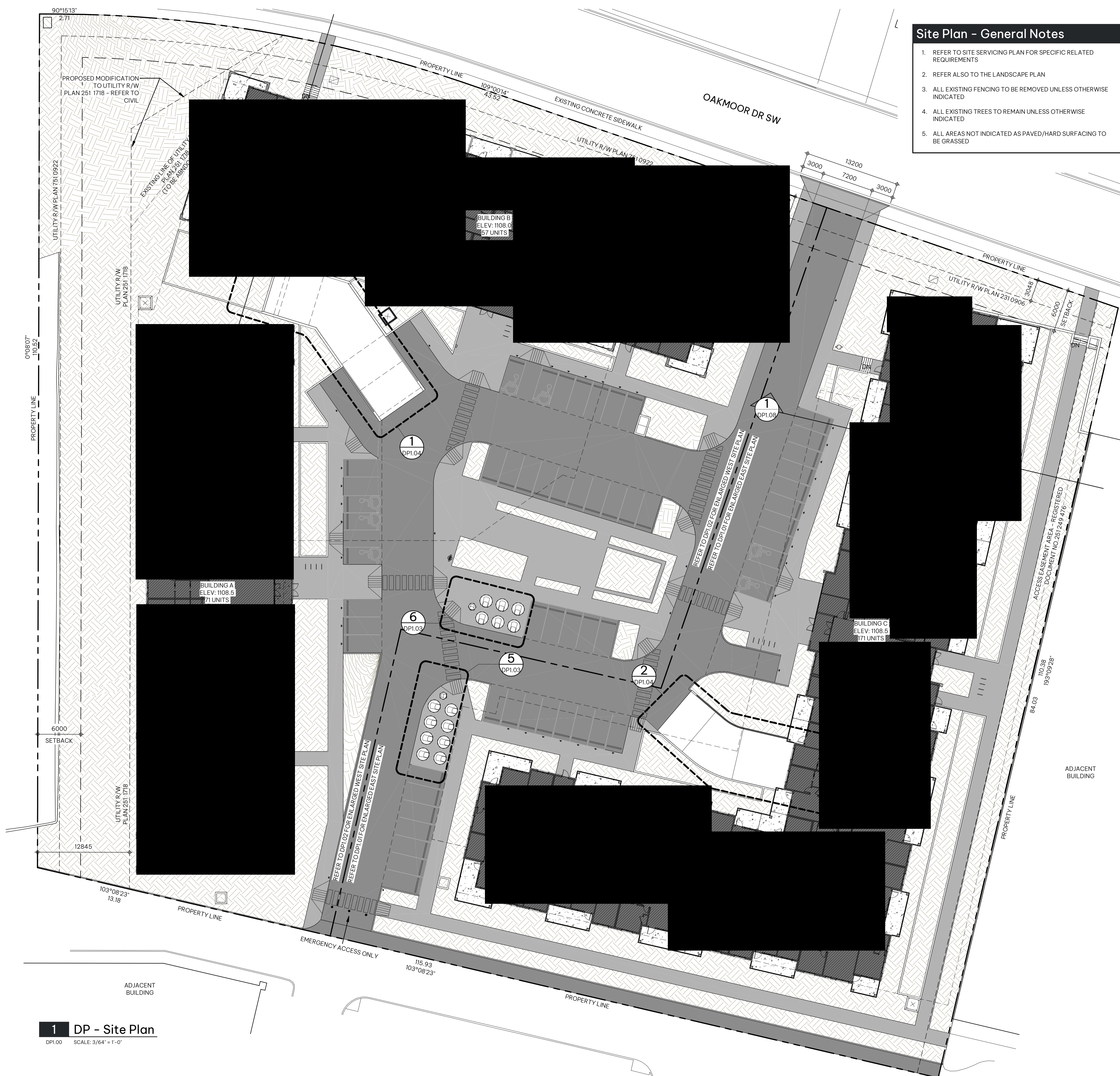
PROJECT NO. 225080

DRAWING TITLE

SITE PLAN

DRAWING NO.

DP1.00



1 DP - Site Plan

DPI.00 SCALE: 3/64" = 1'-0"

**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

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DRAWING TITLE

SITE PLAN - EAST PARCEL

DRAWING NO.

DP1.01

Site Plan - Symbol Legend

- DENOTES EXTENT AND LOCATION OF BUILDING OUTLINE
- INDICATES EXTENT AND LOCATION OF SIDEWALK
- INDICATES EXTENT AND LOCATION OF HEAVY DUTY ASPHALT TO SUPPORT MIN. 38,556kg (85,000lb). ACCESS OVER PARKADE IS DESIGNED TO SUPPORT NFPA 1901 POINT LOAD OF 517kPa OVER A 2'-0" x 2'-0" (4sqft) AREA
- INDICATES EXTENT AND LOCATION OF SOFT LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF FENCE
- INDICATES LOCATION OF PROPOSED FIRE HYDRANT
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF BUILDING SIAMESE CONNECTION
- INDICATES LOCATION OF PROPOSED TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF PROPOSED CONCRETE WHEEL STOP
- INDICATES HANDICAP PARKING SYMBOL PAINTED ON ASPHALT SURFACE
- INDICATES PARKING LINE PAINTED ON ASPHALT
- INDICATES LOCATION OF PROPOSED GUARD BOLLARD
- INDICATES LOCATION OF BIKE RACK
- INDICATES 'BARRIER FREE PARKING SYMBOL' POLE MOUNTED SIGNAGE
- INDICATES 'LOADING ZONE' POST MOUNTED SIGNAGE
- INDICATES 'NO PARKING' POST MOUNTED SIGNAGE
- INDICATES 'VISITOR PARKING' POST MOUNTED SIGNAGE
- INDICATES EXISTING GEODETIC SPOT ELEVATION
- INDICATES PROPOSED GEODETIC SPOT ELEVATION

Site Plan - Keynote Legend

- 1** HEAVY DUTY ASPHALT ACCESS LANEWAY TO SUPPORT 38,556kg. REFER TO SYMBOL LEGEND HATCH
- 2** PROPOSED CONCRETE SIDEWALK - REFER TO SYMBOL LEGEND HATCH
- 3** MOLOK W&R BINS - REFER TO DETAIL 5&6/DP1.03
- 4** OUTLINE OF PARKADE BELOW
- 5** PRINCIPAL BUILDING ENTRANCE
- 6** BUILDING EXIT
- 7** HEATED PARKADE ACCESS RAMP - REFER TO DETAILS 1&2/DP1.04
- 8** LOADING STALL
- 9** EXISTING WOOD RETAINING WALL (HEIGHT AND SIZE VARIES)
- 10** RESIDENTIAL UNIT PATIO
- 11** FIRE ALARM EXTERIOR STROBE LIGHT LOCATION
- 12** FIRE ALARM PANEL LOCATION
- 13** FIRE DEPARTMENT APPROVED LOCKBOX LOCATED ON EXTERIOR OF BUILDING
- 14** PROPOSED FIRE DEPARTMENT CONNECTION - REFER TO CIVIL DRAWINGS
- 15** PROPOSED GAURDRAIL
- 16** PROPOSED PARKADE EXHAUST
- 17** PROPOSED PARKADE INTAKE DOGHOUSE
- 18** CROSSWALK
- 19** TYPICAL BARRIER FREE CURB CUT - REFER TO DETAIL 1/DP1.03
- 20** PROPOSED LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- 21** PROPOSED RAISED PLANTER
- 22** EMERGENCY BREAKABLE BOLLARDS
- 23** CLASS 2 BIKE STALLS



1 DP - Site Plan - East Parcel

DP1.01 SCALE: 1" = 20'-0"

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DRAWING TITLE

SITE PLAN - WEST PARCEL

DRAWING NO.

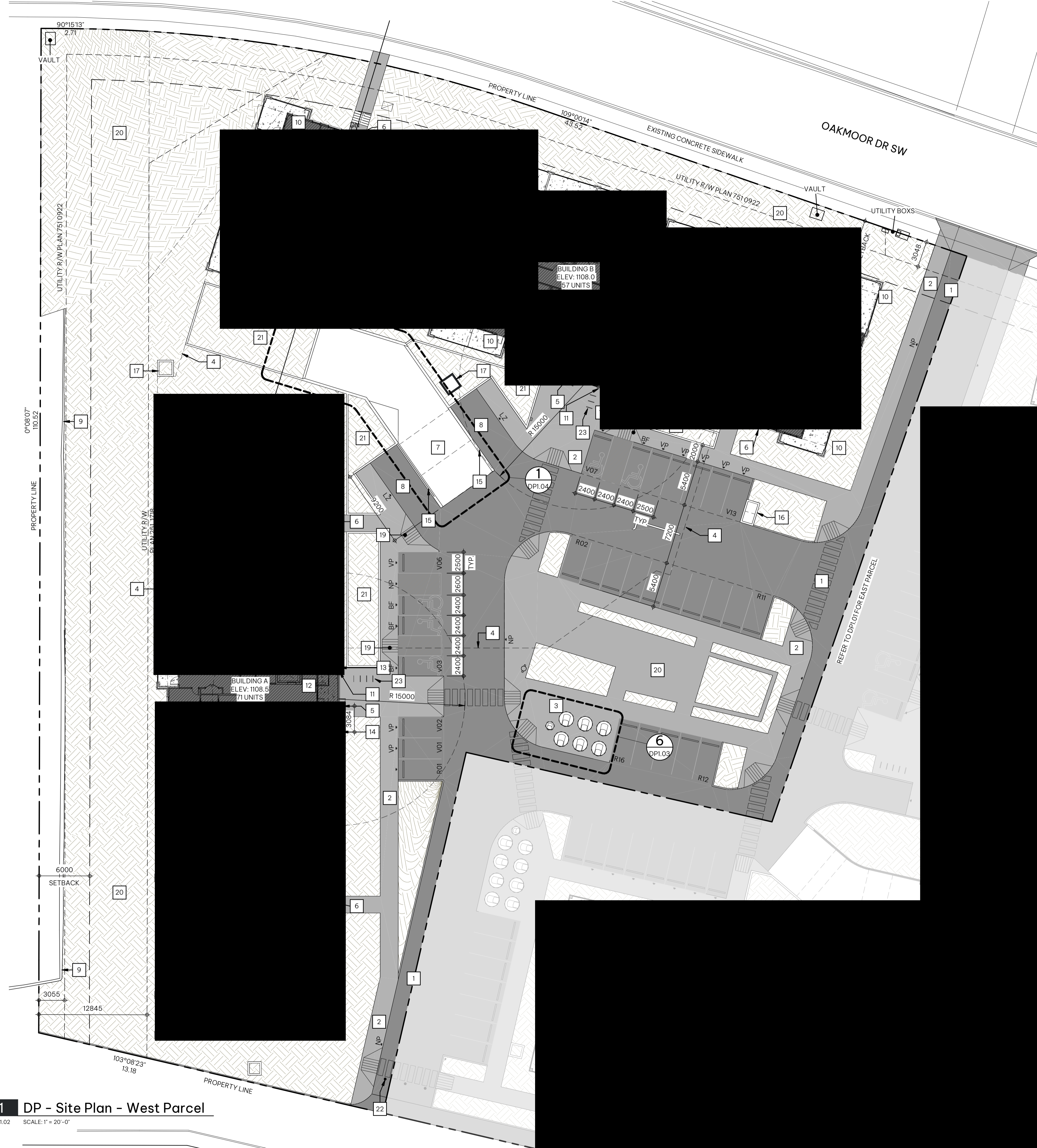
DP1.02

Site Plan - Symbol Legend

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- 23** CLASS 2 BIKE STALLS



1 DP - Site Plan - West Parcel

DP1.02 SCALE: 1" = 20'-0"

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**OAKRIDGE
MULTI-FAMILY**

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BUILDING A - ELEVATIONS

DRAWING NO.

DP4.10



1 Building A - East Elevation

DP4.10 SCALE: 3/32" = 1'-0"



2 Building A - North Elevation

DP4.10 SCALE: 3/32" = 1'-0"

Elevation - General Notes

- ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
- ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keynote Legend

- | | |
|----|---|
| 1 | BRICK - COLOUR:CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL METAL CLADDING - COLOUR:CHARCOAL |
| 4 | FIBER CEMENT HORIZONTAL PANEL - COLOUR: BEIGE |
| 5 | FIBER CEMENT BOARD & BATTEN PANEL - COLOUR: LIGHT GREY |
| 6 | SMART BOARD PANEL - COLOUR: CHARCOAL |
| 7 | TRIM SMART BOARD - COLOUR:CHARCOAL |
| 8 | SMART BOARD FASCIA - COLOUR: CHARCOAL |
| 9 | WINDOW W/CLEAR GLAZING - CHARCOAL FRAME |
| 10 | ALUMINUM FRAMED CLEAR GLASS GAURDRAIL |
| 11 | DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR:BLACK |
| 12 | DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE |
| 13 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 14 | ENTRANCE CANOPY - CHARCOAL |
| 15 | ELEVATOR OVERRUN |
| 16 | BALCONY COLUMN - COLOUR:WOOD TONE |

**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

CLIENT
COVE PROPERTIES

NOTE

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CHECKED BY AG

PROJECT NO. 225080

DRAWING TITLE

BUILDING A - ELEVATIONS

DRAWING NO.

DP4.11



1 Building A - West Elevation

DP4.11 SCALE: 3/32" = 1'-0"



2 Building A - South Elevation

DP2.10 | DP4.11 SCALE: 3/32" = 1'-0"

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keynote Legend

- | | |
|----|---|
| 1 | BRICK - COLOUR:CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL METAL CLADDING - COLOUR:CHARCOAL |
| 4 | FIBER CEMENT HORIZONTAL PANEL - COLOUR: BEIGE |
| 5 | FIBER CEMENT BOARD & BATTEN PANEL - COLOUR: LIGHT GREY |
| 6 | SMART BOARD PANEL - COLOUR: CHARCOAL |
| 7 | TRIM SMART BOARD - COLOUR:CHARCOAL |
| 8 | SMART BOARD FASCIA - COLOUR: CHARCOAL |
| 9 | WINDOW W/CLEAR GLAZING - CHARCOAL FRAME |
| 10 | ALUMINUM FRAMED CLEAR GLASS GAURDRAIL |
| 11 | DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR:BLACK |
| 12 | DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE |
| 13 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 14 | ENTRANCE CANOPY - CHARCOAL |
| 15 | ELEVATOR OVERRUN |
| 16 | BALCONY COLUMN - COLOUR:WOOD TONE |

**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

CLIENT
COVE PROPERTIES

NOTE

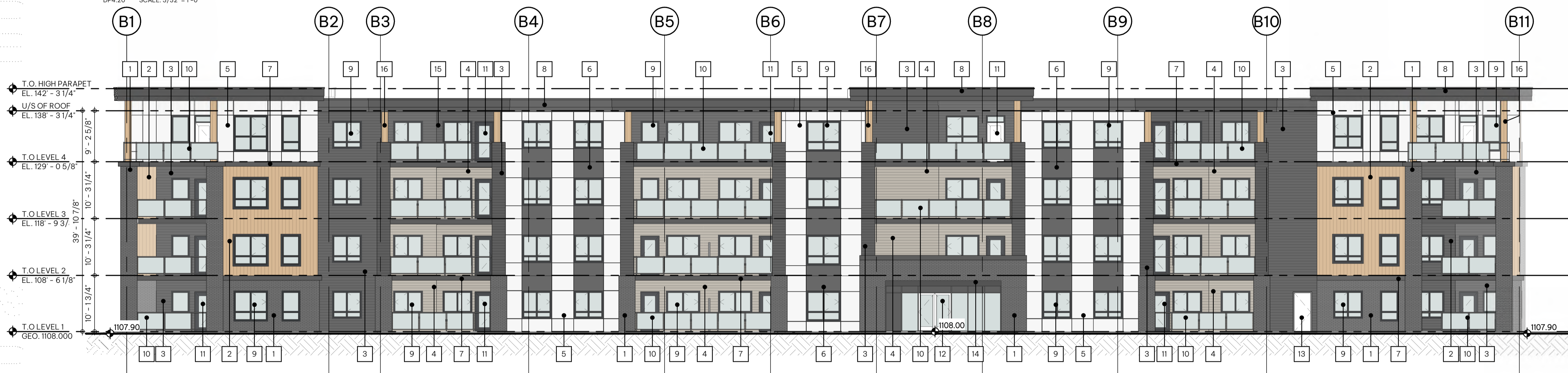
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1 Building B - North Elevation

DP4.20 SCALE: 3/32" = 1'-0"



3 Building B - South Elevation

DP4.20 SCALE: 3/32" = 1'-0"



2 Building B - East Elevation

DP4.20 SCALE: 3/32" = 1'-0"



4 Building B - West Elevation

DP4.20 SCALE: 3/32" = 1'-0"

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keynote Legend

- | | |
|----|---|
| 1 | BRICK - COLOUR:CHARCOAL |
| 2 | LUX METAL PLANK CLADDING SYSTEM - COLOUR: WOOD TONE |
| 3 | HORIZONTAL METAL CLADDING - COLOUR:CHARCOAL |
| 4 | FIBER CEMENT HORIZONTAL PANEL - COLOUR: BEIGE |
| 5 | FIBER CEMENT BOARD & BATTEN PANEL - COLOUR: LIGHT GREY |
| 6 | SMART BOARD PANEL - COLOUR: CHARCOAL |
| 7 | TRIM SMART BOARD - COLOUR:CHARCOAL |
| 8 | SMART BOARD FASCIA - COLOUR: CHARCOAL |
| 9 | WINDOW W/CLEAR GLAZING - CHARCOAL FRAME |
| 10 | ALUMINUM FRAMED CLEAR GLASS GAURDRAIL |
| 11 | DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR:BLACK |
| 12 | DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE |
| 13 | DOOR TYPE 03 - PRE-FINISHED METAL - COLOUR BLACK |
| 14 | ENTRANCE CANOPY - CHARCOAL |
| 15 | ELEVATOR OVERRUN |
| 16 | BALCONY COLUMN - COLOUR:WOOD TONE |

SEALS

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PROJECT NO. 225080

DRAWING TITLE

BUILDING B - ELEVATIONS

DRAWING NO.

DP4.20

**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

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1 Building C - West Elevation 1

DP4.30 SCALE: 3/32" = 1'-0"



2 Building C - West Elevation 2

DP4.30 SCALE: 3/32" = 1'-0"

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keypnote Legend

- 1 BRICK - COLOUR:CHARCOAL
- 2 FIBER CEMENT PANEL - COLOUR: WOOD TONE
- 3 FIBER CEMENT HORIZONTAL PANEL - COLOUR: WHITE
- 4 FIBER CEMENT HORIZONTAL PANEL - COLOUR: LIGHT GREY
- 5 FIBER CEMENT HORIZONTAL PANEL - COLOUR: DARK GREY
- 6 FIBER CEMENT BOARD&BATTEN - COLOUR: WHITE
- 7 FIBER CEMENT BOARD&BATTEN - COLOUR: DARK GREY
- 8 TRIM SMART BOARD - COLOUR:CHARCOAL
- 9 SMART BOARD FASCIA - COLOUR: CHARCOAL
- 10 WINDOW W/CLEAR GLAZING - CHARCOAL FRAME
- 11 WINDOW W/CLEAR GLAZING - WHITE FRAME
- 12 ALUMINUM FRAMED PICKET GAURDRAIL
- 13 DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR:BLACK
- 14 DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING W/ TRANSOM- COLOUR:BLACK
- 15 DOOR TYPE 03 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE
- 16 DOOR TYPE 04 - PRE-FINISHED METAL - COLOUR BLACK
- 17 ENTRANCE CANOPY - CHARCOAL
- 18 ELEVATOR OVERRUN
- 19 BALCONY COLUMN - COLOUR:WOOD TONE
- 20 BALCONY COLUMN - COLOUR: BLACK HORIZONTAL
- 21 FIREWALL

SEALS

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DRAWING TITLE

BUILDING C - ELEVATIONS

DRAWING NO.

DP4.30

**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

CLIENT
COVE PROPERTIES

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DRAWING TITLE

BUILDING C - ELEVATIONS

DRAWING NO.

DP4.31

Elevation - General Notes

1. ALL ALUMINUM SOFFT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keypnote Legend

- 1 BRICK - COLOUR:CHARCOAL
- 2 FIBER CEMENT PANEL - COLOUR: WOOD TONE
- 3 FIBER CEMENT HORIZONTAL PANEL - COLOUR: WHITE
- 4 FIBER CEMENT HORIZONTAL PANEL - COLOUR: LIGHT GREY
- 5 FIBER CEMENT HORIZONTAL PANEL - COLOUR: DARK GREY
- 6 FIBER CEMENT BOARD&BATTEN - COLOUR: WHITE
- 7 FIBER CEMENT BOARD&BATTEN - COLOUR: DARK GREY
- 8 TRIM SMART BOARD - COLOUR:CHARCOAL
- 9 SMART BOARD FASCIA - COLOUR: CHARCOAL
- 10 WINDOW W/CLEAR GLAZING - CHARCOAL FRAME
- 11 WINDOW W/CLEAR GLAZING - WHITE FRAME
- 12 ALUMINUM FRAMED PICKET GAURDRAIL
- 13 DOOR TYPE 01 - ALUMINUM FRAMED W/ CLEAR GLAZING - COLOUR:BLACK
- 14 DOOR TYPE 02 - ALUMINUM FRAMED W/ CLEAR GLAZING W/ TRANSOM - COLOUR:BLACK
- 15 DOOR TYPE 03 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE
- 16 DOOR TYPE 04 - PRE-FINISHED METAL - COLOUR BLACK
- 17 ENTRANCE CANOPY - CHARCOAL
- 18 ELEVATOR OVERRUN
- 19 BALCONY COLUMN - COLOUR:WOOD TONE
- 20 BALCONY COLUMN - COLOUR:BLACK HORIZONTAL
- 21 FIREWALL



1 Building C - North Elevation 2
DP4.31 SCALE: 3/32" = 1'-0"



2 Building C - South Elevation 1
DP4.31 SCALE: 3/32" = 1'-0"

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**OAKRIDGE
MULTI-FAMILY**

2580 SOUTHLAND DRIVE SW, CALGARY, AB

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COVE PROPERTIES

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DRAWING TITLE

BUILDING C - ELEVATIONS

DRAWING NO.

DP4.32

Elevation - General Notes

1. ALL ALUMINUM SOFFIT, EAVES & RAINWATER LEADERS TO BE DARK GREY
2. ALL PRE-FINISHED METAL FLASHING TO MATCH ADJACENT FINISH

Elevation - Keynote Legend

- 1 BRICK - COLOUR:CHARCOAL
- 2 FIBER CEMENT PANEL - COLOUR: WOOD TONE
- 3 FIBER CEMENT HORIZONTAL PANEL - COLOUR: WHITE
- 4 FIBER CEMENT HORIZONTAL PANEL - COLOUR: LIGHT GREY
- 5 FIBER CEMENT HORIZONTAL PANEL - COLOUR: DARK GREY
- 6 FIBER CEMENT BOARD&BATTEN - COLOUR: WHITE
- 7 FIBER CEMENT BOARD&BATTEN - COLOUR: DARK GREY
- 8 TRIM SMART BOARD - COLOUR:CHARCOAL
- 9 SMART BOARD FASCIA - COLOUR: CHARCOAL
- 10 WINDOW W/CLEAR GLAZING - CHARCOAL FRAME
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- 15 DOOR TYPE 03 - ALUMINUM FRAMED W/ CLEAR GLAZING - MAIN ENTRANCE
- 16 DOOR TYPE 04 - PRE-FINISHED METAL - COLOUR BLACK
- 17 ENTRANCE CANOPY - CHARCOAL
- 18 ELEVATOR OVERRUN
- 19 BALCONY COLUMN - COLOUR:WOOD TONE
- 20 BALCONY COLUMN - COLOUR: BLACK HORIZONTAL
- 21 FIREWALL



1 Building C - East Elevation 2
DP4.32 SCALE: 3/32" = 1'-0"



2 Building C - East Elevation 1
DP4.32 SCALE: 3/32" = 1'-0"