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 Modular Manufacturer
 401 Pembina Ave E
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ISL Engineering & Land Services Ltd.
 Structural Consultant
 619 Main St
 Saskatoon, SK
 1-306-954-1881

CORNERSTONE VILLAS

1151 N ARGYLE STREET

BLOCK/PARCEL 8
 PLAN #102254891

PART 3D - RH ZONE: RESIDENTIAL HIGH-RISE ZONE

TABLE 3D.T1: BUILDING, PLANNED GROUP

TABLE 3D.T3	REQUIRED	PROVIDED
MIN. SITE AREA	2400 m ²	8480 m ²
FRONT YARD SETBACK	4.5 m	4.5 m
SIDE YARD SETBACK	1.2 m	1.2 m
REAR YARD SETBACK	5 m	5.0 m
MAX. BUILDING HEIGHT	20 m	10.2 m
MAX. LOT COVERAGE	60%	32%
FLOOR AREA		5671 m ²
MAX. FLOOR AREA RATIO	3.0	0.67

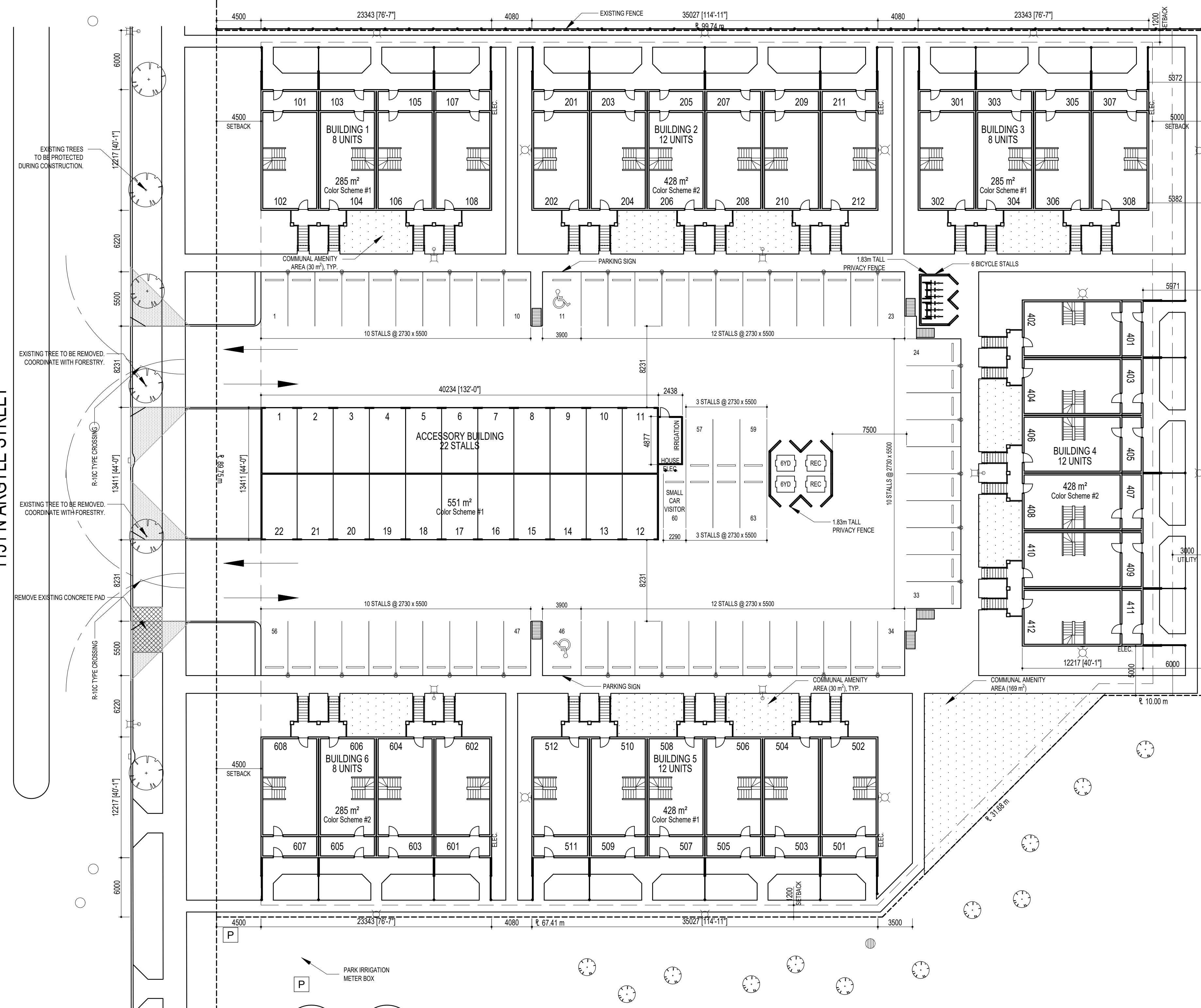
LANDSCAPE AREA (15%)	1272 m ²	2127 m ²
COMMUNAL AMENITY AREA (5%)	424 m ²	439 m ²

3D.6 PARKING	REQUIRED	PROVIDED
1.0 PARKING STALLS / UNIT	60	63+22

BICYCLE PARKING
 LONG TERM (UNITS): 1 PER 20 UNITS (60 UNITS) = 3
 LONG TERM (STALLS): 0.5 PER 10 PARKING STALLS (60 STALLS) = 3

TOTAL UNITS: 60
 SITE AREA = 8480 m² = 2.10 acres
 DENSITY = 28.57 units/acre

1151 N ARGYLE STREET



1 SITE PLAN
 A1.1 1:250

WAPITI PARK

No.	Description	Date
A	Site Plan Concept	21.04.23

CORNERSTONE VILLAS

1151 N Argyle Street

SITE PLAN

Project Number: CSV
 Date: 2023.05.01
 Drawn By: GMD
 Checked By: BEM

A1.1 RA

Scale: As shown

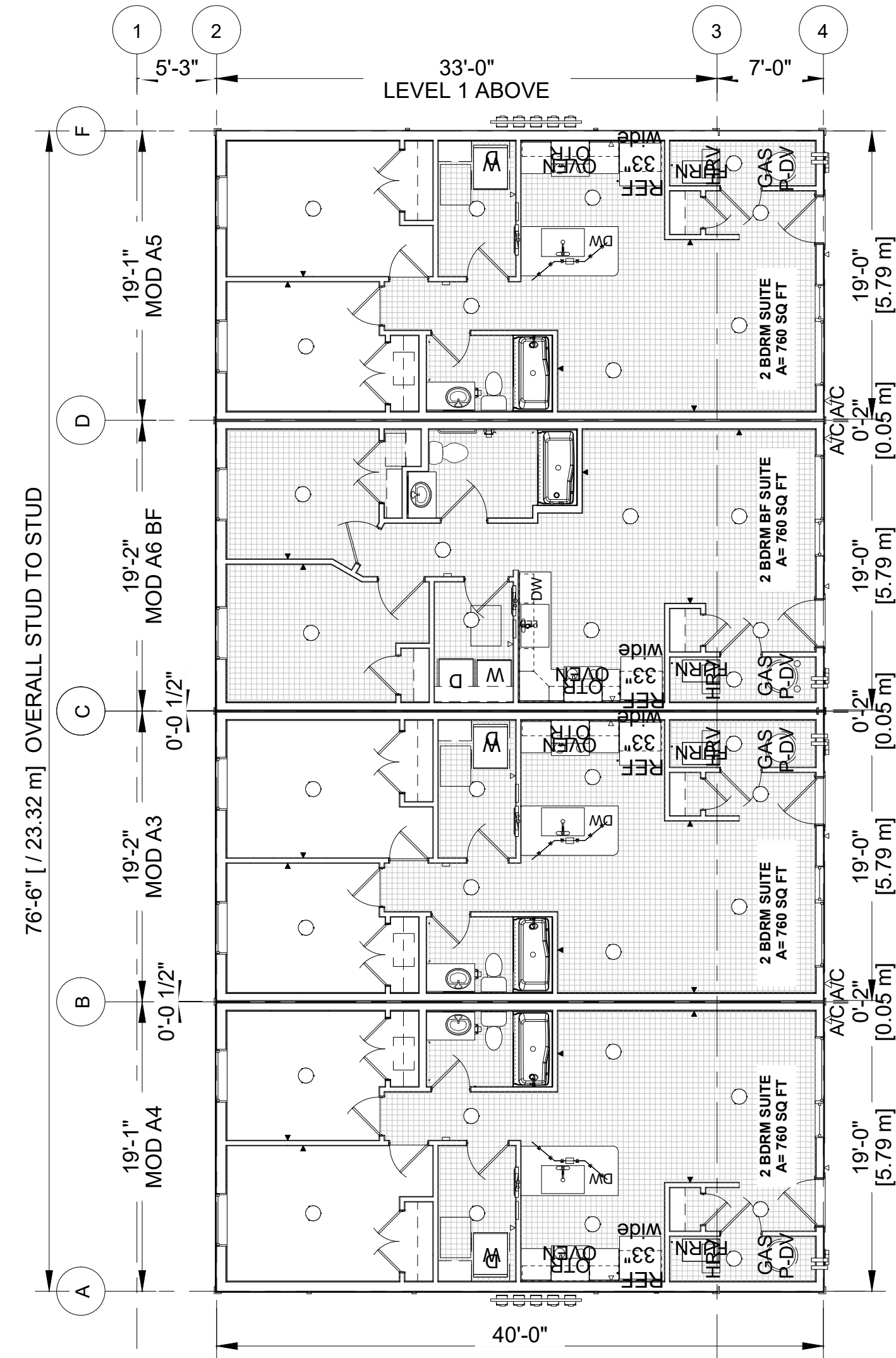
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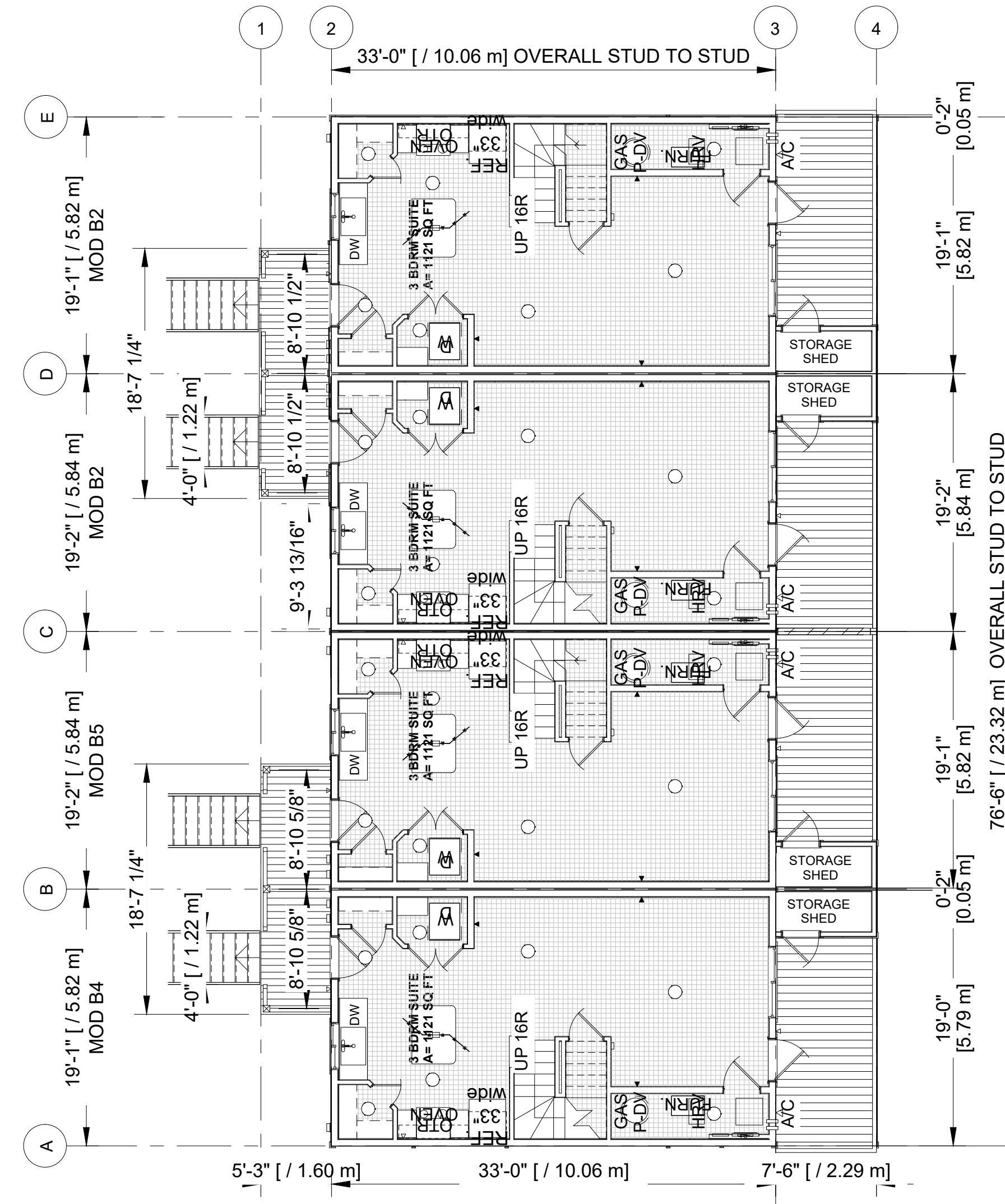
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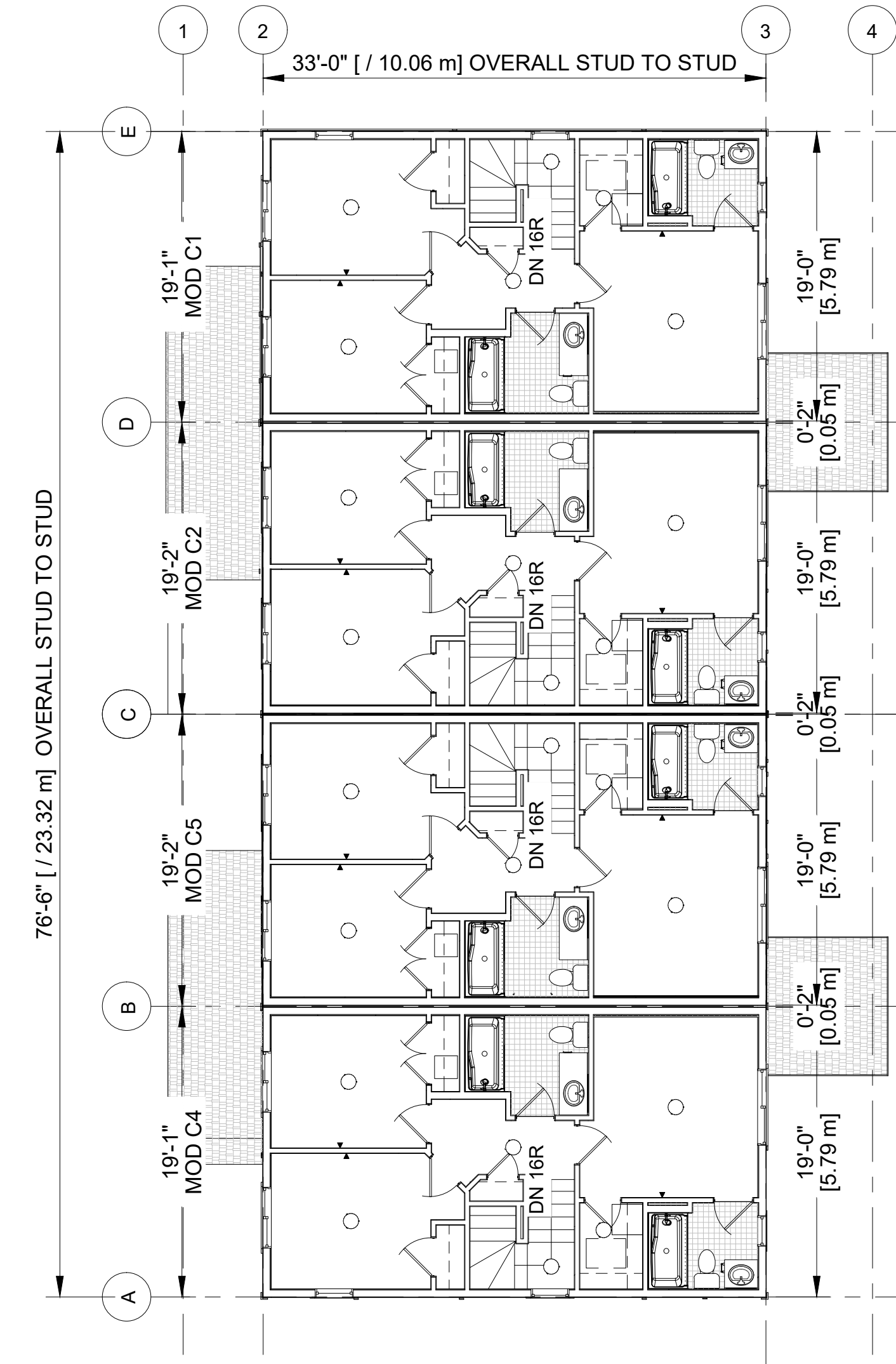
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① WALK OUT LEVEL
1/8" = 1'0"



② TOP OF FLOOR LVL 1
1/8" = 1'0"



③ TOP OF FLOOR LVL 2
1/8" = 1'0"

No.	Description	Date
A	FLOOR PLAN CONCEPT	23.05.24

CORNERSTONE VILLAS

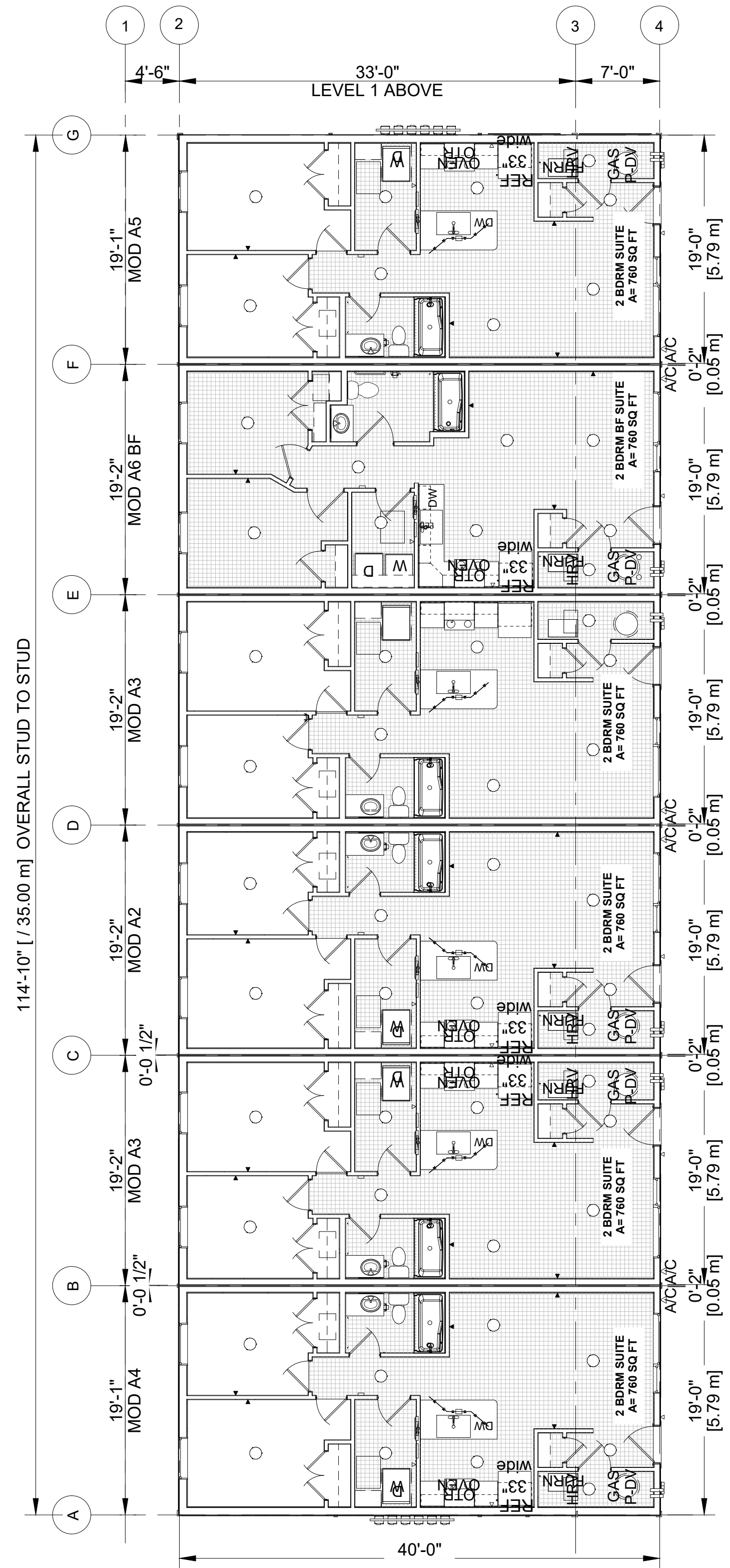
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FLOOR PLAN - 8 Plex

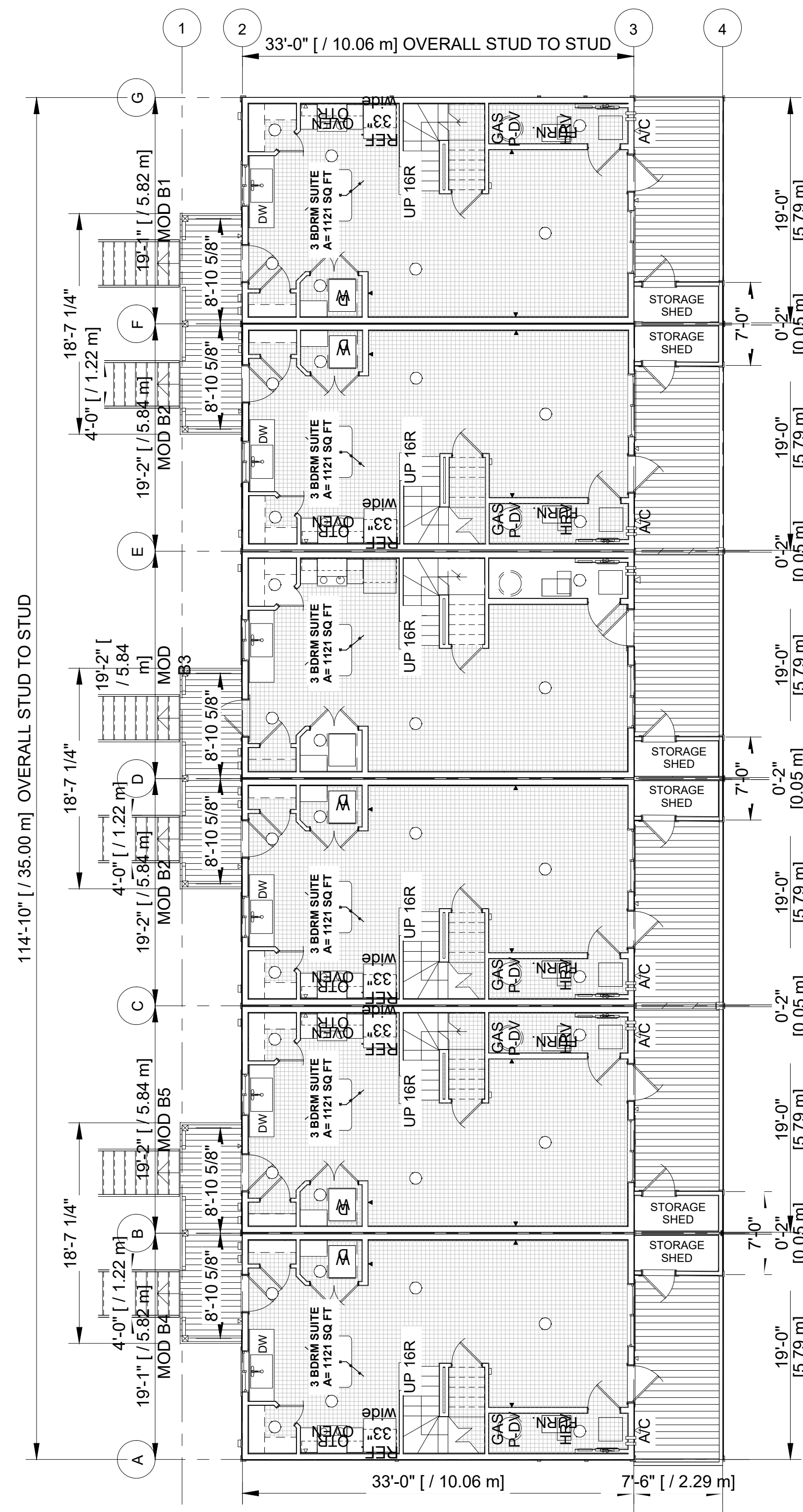
Project Number: CSV
Date: 2023.05.24
Drawn By: KE
Checked By: BEM

A1.2 RA

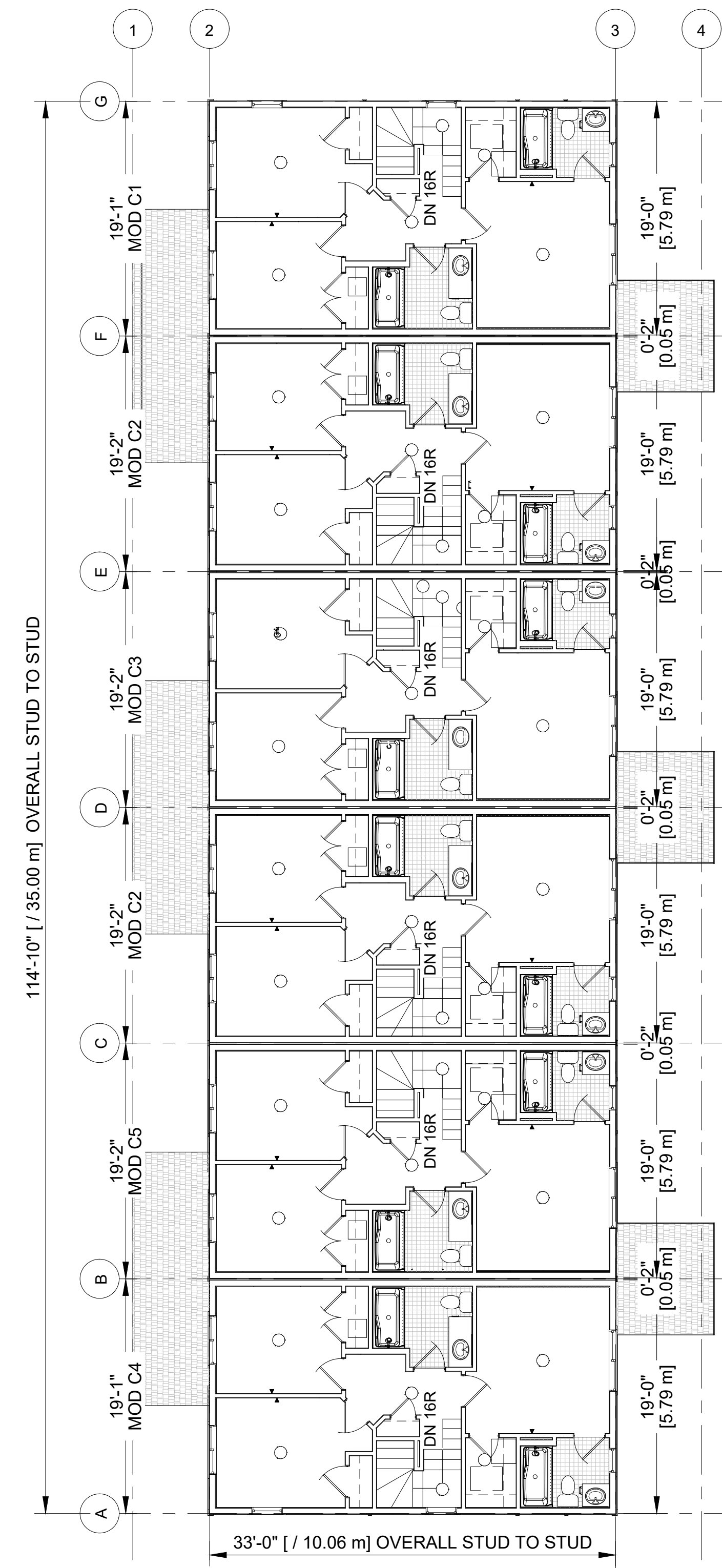
Scale: As shown



① WALK OUT LEVEL
 $\frac{3}{8}'' = 1'-0''$



② TOP OF FLOOR LVL 1
 $\frac{3}{8}'' = 1'-0''$



③ TOP OF FLOOR LVL 2
 $\frac{3}{8}'' = 1'-0''$

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No.	Description	Date
A	PLAN CONCEPT	23.05.24

CORNERSTONE VILLAS

1151 N Argyle Street

FLOOR PLAN - 12 Plex

Project Number: CSV

Date: 2023.05.24

Drawn By: KE

Checked By: BEM

A1.3 RA

Scale: As shown

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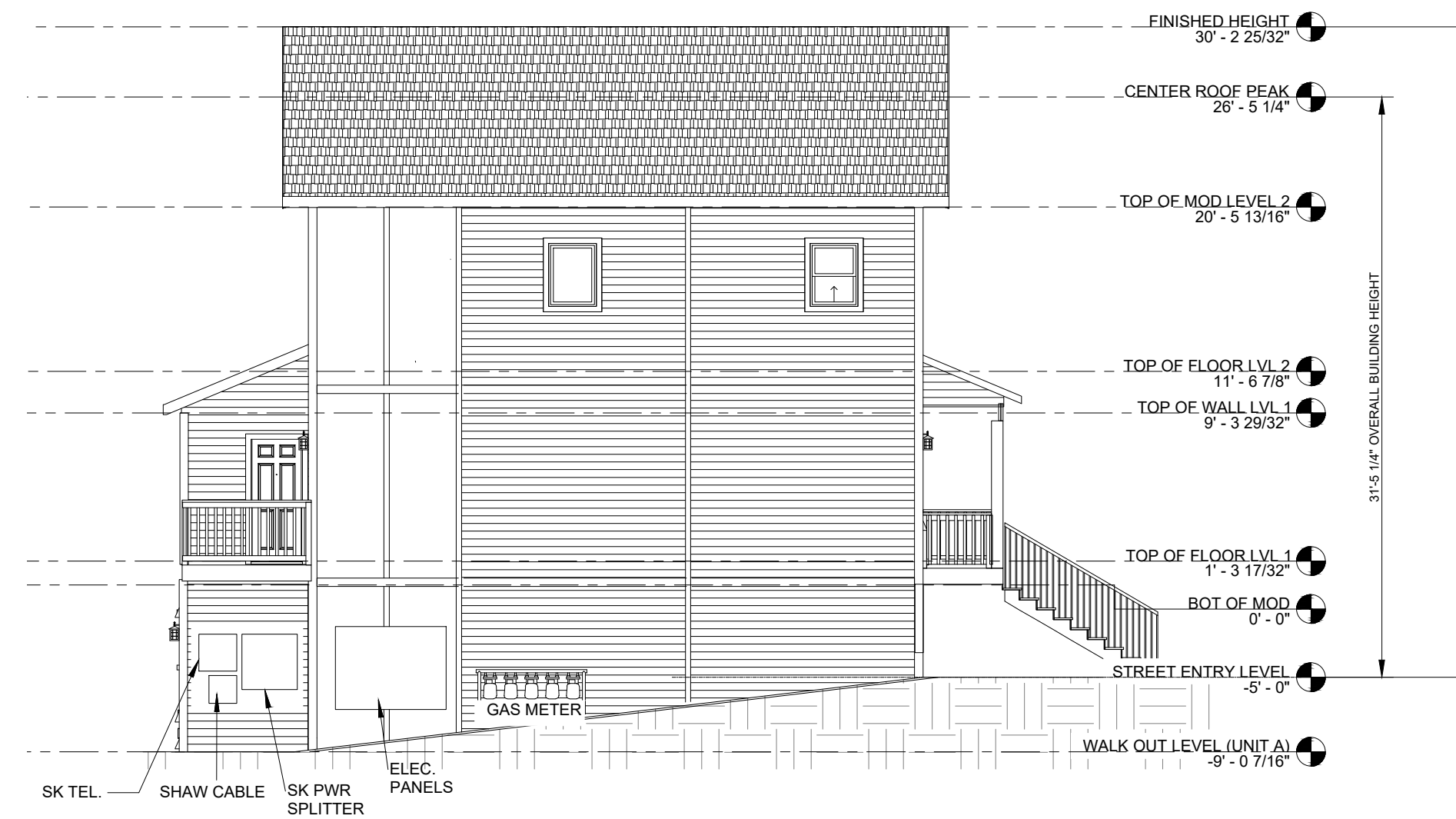
① FRONT VIEW
1/8" = 1'-0"



② SIDE VIEW
1/8" = 1'-0"



③ BACK VIEW
1/8" = 1'-0"



④ SIDE VIEW
1/8" = 1'-0"

No.	Description	Date
A	Exterior Elevation Concept	18.05.23

CORNERSTONE
VILLAS

1151 N Argyle Street

EXTERIOR ELEVATIONS -
8 PLEX

Project Number: CSV

Date: 2023.05.18

Drawn By: KE

Checked By: BEM

A3.1 RA

Scale: As shown

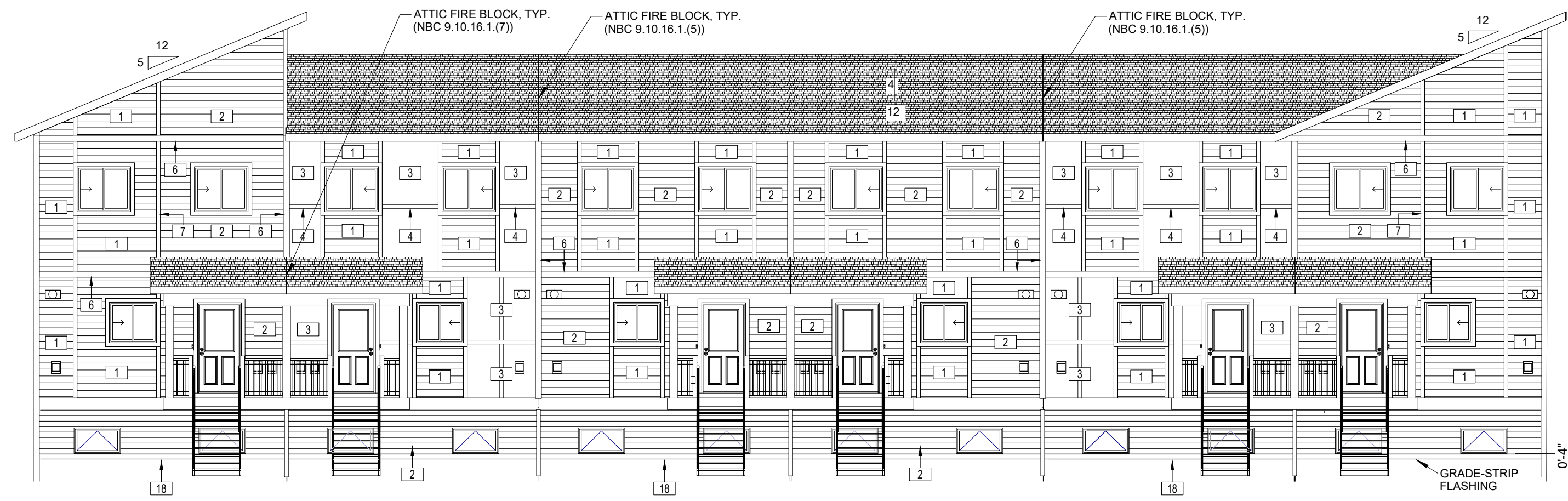
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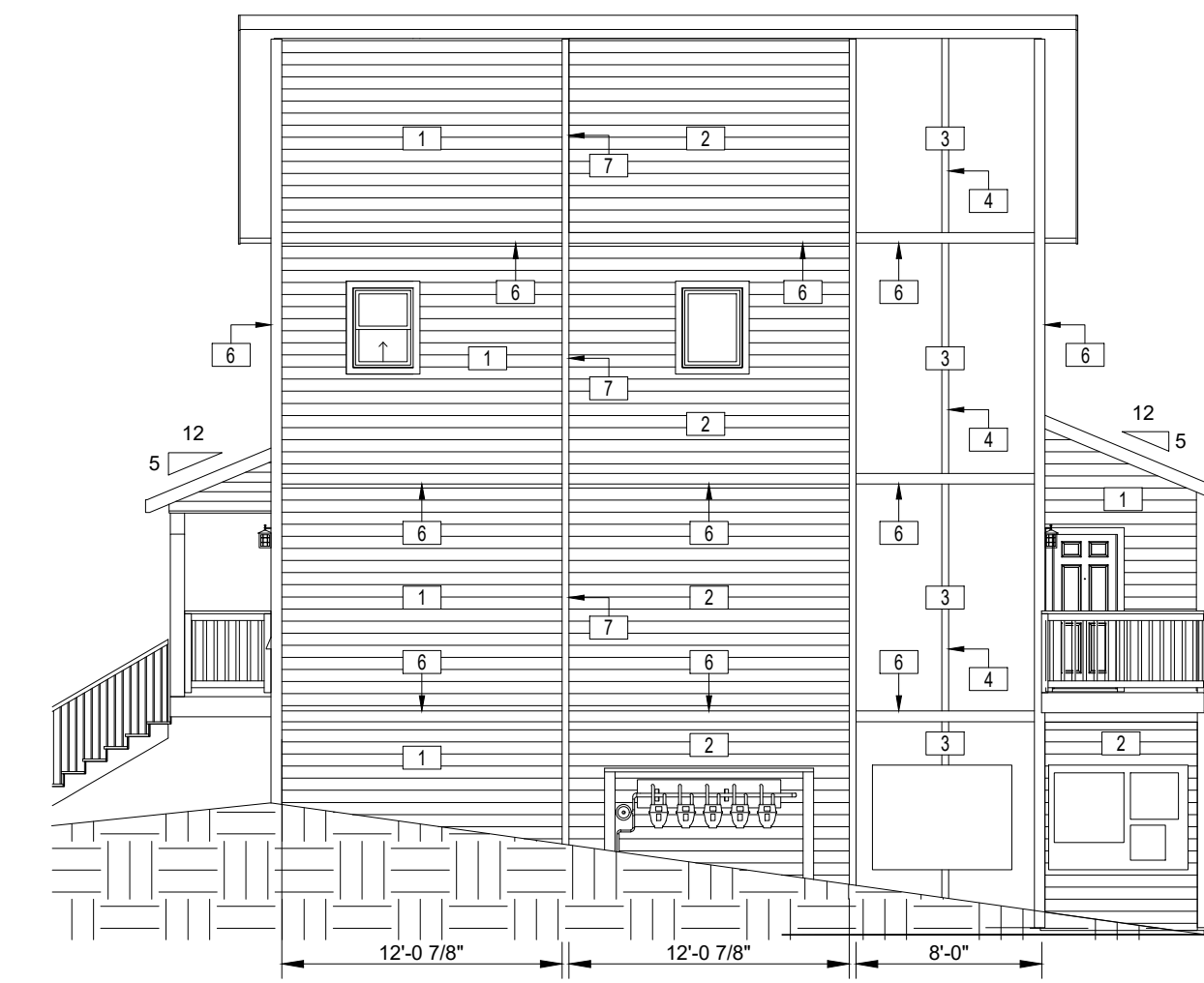
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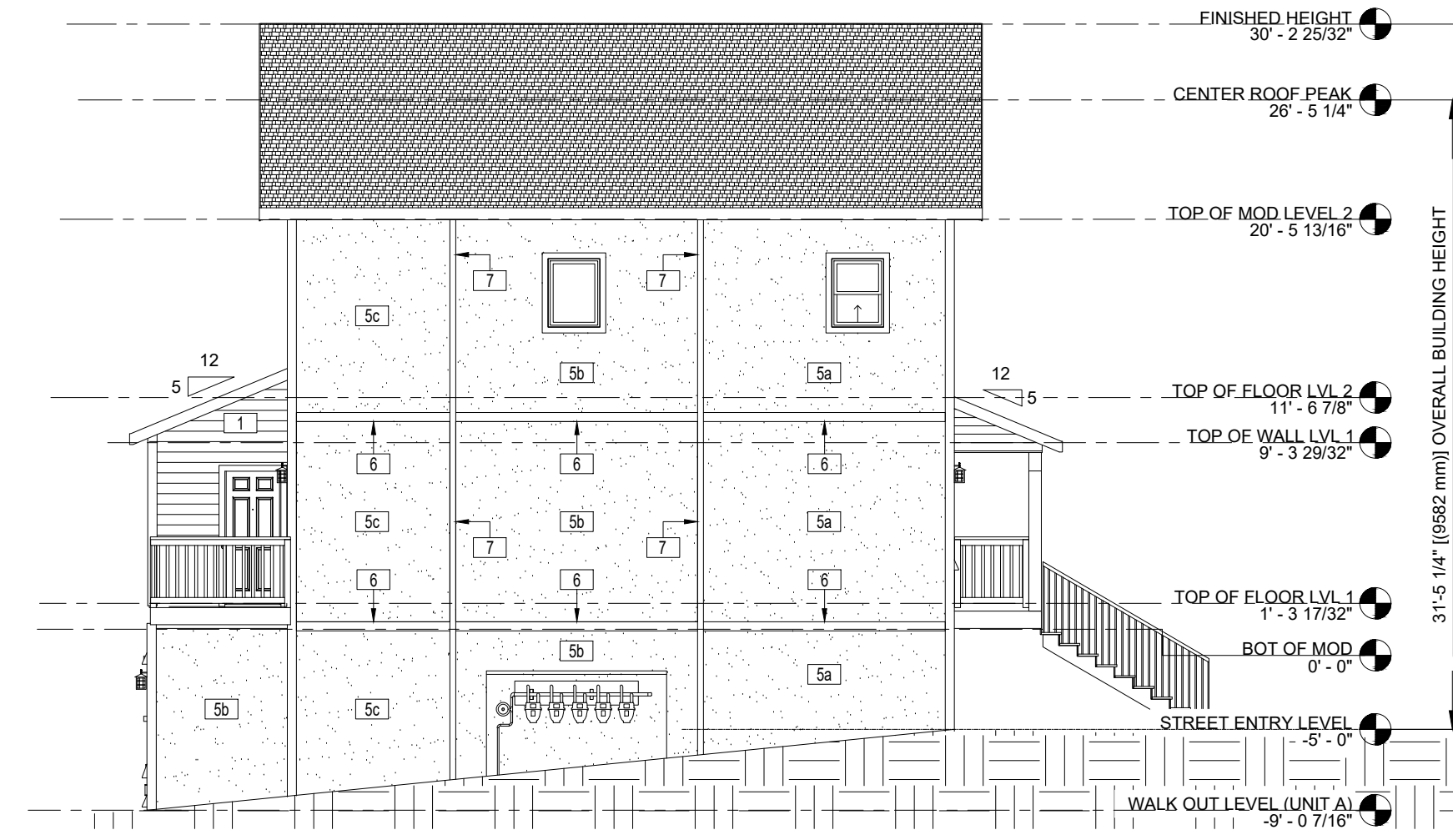
1 FRONT VIEW
1/8" = 1'-0"



2 SIDE VIEW
1/8" = 1'-0"



3 BACK VIEW
1/8" = 1'-0"



4 SIDE VIEW
1/8" = 1'-0"

- ELEVATION LEGEND:**
- 1 Vinyl Siding: Gentek Sequoia Select, Double 4.5" Dutch Lap, Colour Scheme 1 - Coastal Blue, Colour Scheme 2 - Marine Dusk.
 - 2 Vinyl Siding: Gentek Sequoia Select, Double 4.5" Dutch Lap, Colour - Pearl.
 - 3 Fiber Cement Siding: Hardie Panel, Smooth Vertical Siding, 4" x 12", Colour - Aged Pewter.
 - 4 Fiber Cement Battens: Hardie Trim 414, 3" x 144", Colour - Aged Pewter.
 - 5a 3-Coat Stucco: Colour to match 1.
 - 5b 3-Coat Stucco: Colour to match 2.
 - 5c 3-Coat Stucco: Colour to match 3.
 - 6 Accent Trim (Corners & Trim On Mod Joists): LP SmartSide ExpertFinish 5/4 Wood Grain Trim Board, 6" x 192", Colour - Abyss Black.
 - 7 Accent Trim (Windows/Doors & Vertical Accents): LP SmartSide ExpertFinish 5/4 Wood Grain Trim Board, 4" x 192", Colour - Abyss Black.
 - 8 Roof: Architectural asphalt shingles, IKO Cambridge, Colour - Dual Black.
 - 9 Vented aluminum soffit, Gentek 16" 4-Panel, Colour - 525 Black.
 - 10 Non-perforated aluminum soffit above porches: Gentek 16" 4-Panel, Colour - 525 Black.
 - 11 Fascia: Gentek Ribbed profile, Colour - Black.
 - 12 Gutter & Downspouts: Gentek, Colour - Black.
 - 13 Front porch posts: 6" x 6" built-up column, Black flashing wrap. See A4.1.
 - 14 Front porch beams: 6" x 12" built-up beam, Black flashing wrap. See A4.1.
 - 15 Vinyl decking for balconies: Duradek Ultra Okanagan, 60mil vinyl membrane, Colour - Okanagan Flint.
 - 16 Railings: Railcraft with pickets, Colour - Black.
 - 17 Balcony Privacy Screen: Railcraft with pinhead glass, 6", Colour - Black.
 - 18 Grade-strip flashing: pre-finished metal flashings, Colour - Black.

No.	Description	Date
A	Exterior Elevation Concept	18.05.23

CORNERSTONE VILLAS

1151 N Argyle Street

EXTERIOR ELEVATIONS - 12 PLEX

Project Number:	CSV
Date:	2023.05.18
Drawn By:	KE
Checked By:	BEM

A3.2 RA

Scale: As shown