

THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT

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CIVIL

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PROJECT INFORMATION

ARCHITECT

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY, AB
T2G 5C3
MR. JESSE HINDLE
403 804 4344
jesse@hindle-architects.com
MS. CHRISTINE KARCZMAR
587 890 8773
christine@hindle-architects.com

PROJECT ADDRESS

1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW
CALGARY, AB
T2R 0V8
LOT 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

CIVIL

VERITAS DEVELOPMENT SOLUTIONS
SUITE 4 - 141 COMMERCIAL DRIVE
CALGARY, AB
T3Z 2A7
MR. RYAN BIRD
587 393 5653
ryan@veritasdevelopment.ca

APPLICANT

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY, AB
T2G 5C3
MS. CHRISTINE KARCZMAR
587 890 8773
christine@hindle-architects.com

LANDSCAPE

NAK DESIGN STRATEGIES
SUITE 310 - 483 11 AVENUE SE
CALGARY, AB
T2G 0Y4
MR. CASEY ROSS
403 241 1511
cross@nak-design.com

CLIENT

THE MORRISON LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER
THE MORRISON GP LTD
CARE OF
WESTERN SECURITIES LIMITED
SUITE 310 - 909 17 AVENUE SW
CALGARY, AB
T2T 0A4

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES
SUITE 305 - 525 11 AVENUE SW
CALGARY, AB
T2R 0C9
MR. STEPHEN STAGG
403 294 9027
stephen.stagg@nemetz.com

ISSUED TO

THE CITY OF CALGARY DEVELOPMENT APPROVALS REVIEW TEAM
P.O. BOX 2100 STN M
800 MACLEOD TRAIL SE
CALGARY, AB
T2P 2M5

ISSUED FOR DEVELOPMENT PERMIT - DR 2

2026-03-10

DENSITY MATRIX

TOTAL GROSS FLOOR AREA (GFA)	26,741 m ²		
TOTAL FAR	7.5 (24,141 m ² / 3,479 m ²)		
3 BED UNIT AREA EXCLUSION	14 UNITS = 1,458 m ²		
REVISED TOTAL GROSS FLOOR AREA (BFA)	24,691 m ² (24,141 m ² - 1,458 m ²)		
BONUS GROSS FLOOR AREA (BFA) REQUIRED	3,206 m ² (2.1 x 3,479 m ²)		
BONUS FAR REQUIRED	2.1 (7.1 - 5.0 MAX FAR)		

BONUSING METHOD	GROSS FLOOR AREA (GFA) EARNED	FAR EARNED	RATIONALE
CONTRIBUTION TO THE BELTLINE COMMUNITY INVESTMENT FUND	7,364 m ²	2.1	PROVIDING A CONTRIBUTION TO THE BELTLINE COMMUNITY INVESTMENT FUND WILL HELP SUPPORT PUBLIC WELFARE IMPROVEMENTS WITHIN THE BELTLINE NEIGHBOURHOODS. THESE PUBLICLY ACCESSIBLE PROJECTS WILL ULTIMATELY ENHANCE THE URBAN ENVIRONMENT FOR THE COMMUNITY AT LARGE.
	CONTRIBUTION = \$2,862,310.366 (m ² x \$205 / m ²)		
	* REFER TO DENSITY BONUSING OFFSET PROGRAM APPLICATION		

EXTERIOR MATERIALS SAMPLE LEGEND

MATERIAL TAG	MATERIAL DESCRIPTION	SAMPLE
EF 01	BESSE-GREY METAL PANEL	
EF 02	BRONZE-GOLD METAL PANEL	
EF 03	RED BRICK	
EF 04	DARK GREY METAL PANEL	
EF 05	RED-BROWN METAL PANEL	

PROJECT SUMMARY

MUNICIPAL ADDRESS	1408, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0R8
LEGAL ADDRESS	1408, 1410 & 1412 1 STREET SW, BLOCK 801, PLAN R11 1209
LAND USE ZONING	DIRECT CONTRL, LDC2024-06/5

SITE SUMMARY	NO	YES	NO	YES
SOFT LANDSCAPED AREA		238	2,887	
HARD LANDSCAPED AREA		839	4,135	
TOTAL LANDSCAPED AREA		819	6,805	

BUILDING COVERAGE	NO	YES	NO	YES
SITE COVERAGE		63	24,697	

SOFT LANDSCAPED AREA	NO	YES	NO	YES
SOFT LANDSCAPED AREA		238	2,887	
HARD LANDSCAPED AREA		839	4,135	
TOTAL LANDSCAPED AREA		819	6,805	

BUILDING ZONES	COMMERCIAL	RESIDENTIAL	TOTAL
REQUIRED FLOOR AREA (BFA)			
LEVEL 01	777	1,777	2,554
LEVEL 02	84	934	1,018
LEVEL 03	609	8,822	9,431
LEVEL 04	767	8,822	9,589
LEVEL 05	767	8,822	9,589
LEVEL 06	767	8,822	9,589
LEVEL 07	767	8,822	9,589
LEVEL 08	767	8,822	9,589
LEVEL 09	767	8,822	9,589
LEVEL 10	767	8,822	9,589
LEVEL 11	767	8,822	9,589
LEVEL 12	767	8,822	9,589
LEVEL 13	767	8,822	9,589
LEVEL 14	767	8,822	9,589
LEVEL 15	767	8,822	9,589
LEVEL 16	767	8,822	9,589
LEVEL 17	767	8,822	9,589
LEVEL 18	767	8,822	9,589
LEVEL 19	767	8,822	9,589
LEVEL 20	767	8,822	9,589
LEVEL 21	767	8,822	9,589
LEVEL 22	767	8,822	9,589
LEVEL 23	767	8,822	9,589
LEVEL 24	767	8,822	9,589
LEVEL 25	767	8,822	9,589
LEVEL 26	767	8,822	9,589
LEVEL 27	767	8,822	9,589
LEVEL 28	767	8,822	9,589
LEVEL 29	767	8,822	9,589
LEVEL 30	767	8,822	9,589
LEVEL 31	767	8,822	9,589
LEVEL 32	767	8,822	9,589
LEVEL 33	767	8,822	9,589
LEVEL 34	767	8,822	9,589
LEVEL 35	767	8,822	9,589
LEVEL 36	767	8,822	9,589
LEVEL 37	767	8,822	9,589
LEVEL 38	767	8,822	9,589
LEVEL 39	767	8,822	9,589
LEVEL 40	767	8,822	9,589
LEVEL 41	767	8,822	9,589
LEVEL 42	767	8,822	9,589
LEVEL 43	767	8,822	9,589
LEVEL 44	767	8,822	9,589
LEVEL 45	767	8,822	9,589
LEVEL 46	767	8,822	9,589
LEVEL 47	767	8,822	9,589
LEVEL 48	767	8,822	9,589
LEVEL 49	767	8,822	9,589
LEVEL 50	767	8,822	9,589
LEVEL 51	767	8,822	9,589
LEVEL 52	767	8,822	9,589
LEVEL 53	767	8,822	9,589
LEVEL 54	767	8,822	9,589
LEVEL 55	767	8,822	9,589
LEVEL 56	767	8,822	9,589
LEVEL 57	767	8,822	9,589
LEVEL 58	767	8,822	9,589
LEVEL 59	767	8,822	9,589
LEVEL 60	767	8,822	9,589
LEVEL 61	767	8,822	9,589
LEVEL 62	767	8,822	9,589
LEVEL 63	767	8,822	9,589
LEVEL 64	767	8,822	9,589
LEVEL 65	767	8,822	9,589
LEVEL 66	767	8,822	9,589
LEVEL 67	767	8,822	9,589
LEVEL 68	767	8,822	9,589
LEVEL 69	767	8,822	9,589
LEVEL 70	767	8,822	9,589
LEVEL 71	767	8,822	9,589
LEVEL 72	767	8,822	9,589
LEVEL 73	767	8,822	9,589
LEVEL 74	767	8,822	9,589
LEVEL 75	767	8,822	9,589
LEVEL 76	767	8,822	9,589
LEVEL 77	767	8,822	9,589
LEVEL 78	767	8,822	9,589
LEVEL 79	767	8,822	9,589
LEVEL 80	767	8,822	9,589
LEVEL 81	767	8,822	9,589
LEVEL 82	767	8,822	9,589
LEVEL 83	767	8,822	9,589
LEVEL 84	767	8,822	9,589
LEVEL 85	767	8,822	9,589
LEVEL 86	767	8,822	9,589
LEVEL 87	767	8,822	9,589
LEVEL 88	767	8,822	9,589
LEVEL 89	767	8,822	9,589
LEVEL 90	767	8,822	9,589
LEVEL 91	767	8,822	9,589
LEVEL 92	767	8,822	9,589
LEVEL 93	767	8,822	9,589
LEVEL 94	767	8,822	9,589
LEVEL 95	767	8,822	9,589
LEVEL 96	767	8,822	9,589
LEVEL 97	767	8,822	9,589
LEVEL 98	767	8,822	9,589
LEVEL 99	767	8,822	9,589
LEVEL 100	767	8,822	9,589

REQUIRED AMENITY AREA	NO	YES	NO	YES
COMMON INDOOR AMENITY		222	72	
PRIVATE OUTDOOR AMENITY		49	10	
3.00 m ² minimum area		1,410	13,338	
PROVIDED AMENITY AREA		271	82	

PROVIDED AMENITY AREA	COMMON INDOOR AMENITY	PRIVATE OUTDOOR AMENITY	TOTAL
COMMON INDOOR AMENITY	222	72	294
PRIVATE OUTDOOR AMENITY	49	10	59
TOTAL COMMON INDOOR AMENITY	271	82	353

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PROVIDED AMENITY AREA	COMMON INDOOR AMENITY	PRIVATE OUTDO
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BYLAW SUMMARY

PART 11 - CITY CENTRE DISTRICTS
DIVISION 4 - GENERAL RULES FOR CENTRE CITY COMMERCIAL LAND USE DISTRICTS

	REQUIRED	PROVIDED	SUMMARY
1144 PROJECTIONS INTO SETBACK AREAS			
(1) Unless otherwise referenced in this section, a building must not be located in any setback area.	AS DESCRIBED	PROVIDED	CONFORMS
(2) Portions of a building located above the surface of the ground may project into a setback area only in accordance with the rules contained in this section.			
(3) Portions of a building below the surface of the ground may extend without any limits into a setback area.			
(4) Wheelchair ramps may project without any limits into a setback area.			
(5) Eaves may project a maximum of 0.8 metres, and window wells may project a maximum of 0.8 metres, into any setback area.			
(6) Landings not exceeding 2.2 metres, ramps other than wheelchair ramps and unenclosed stairs may project into any setback area.			
(7) Signs may be located in any setback area, and where articulated must be in accordance with Part 3, Division 5.			
1147 GENERAL LANDSCAPED AREA RULES			
(1) Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.	AS DESCRIBED	PROVIDED	CONFORMS
(2) A landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to the building or parcel, and must show at least the following: (a) the existing and proposed topography; (b) the layout of berms, open space systems, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas; (c) the type, species, sizes and numbers of plant material and the types of landscaped areas; and (d) details of the irrigation system.			
1148 PLANTING REQUIREMENTS			
(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.	AS DESCRIBED	PROVIDED	CONFORMS
(2) A minimum of 25.0 per cent of all trees required must be conifers.	MIN 25.0%	AS DESCRIBED REFER TO LANDSCAPE DRAWINGS	CONFORMS
(3) Landscaped areas may include Urban Agriculture. (3.1) Deciduous trees must have a minimum caliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum caliper of 75 millimetres at the time of planting. (3.2) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting. (3.3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.	AS DESCRIBED	PROVIDED REFER TO LANDSCAPE DRAWINGS	CONFORMS
(4) Conifers must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.	AS DESCRIBED	PROVIDED REFER TO LANDSCAPE DRAWINGS	CONFORMS
(5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.	MIN 0.6 m	MIN 0.6 m REFER TO LANDSCAPE DRAWINGS	CONFORMS
1149 ADDITIONAL LANDSCAPING REQUIREMENTS			
(1) Unless otherwise referenced in Division 4, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a landscaped area.	N/A	N/A	NO SETBACK AREAS AT GRADE
(2) All areas of a parcel must be a landscaped area unless specifically allowed by the Development Authority.	AS DESCRIBED	PROVIDED	CONFORMS
1151 RESIDENTIAL AMENITY SPACE			
(1) A patio may be located in a setback area between a multi-residential building and a property line shared with a street.	N/A	N/A	NO SETBACK AREAS AT GRADE
(2) Amenity spaces may be provided as common amenity spaces, private amenity spaces or a combination of both.	AS DESCRIBED	COMBINED	CONFORMS
(3) The required minimum amenity space is 0.9 square metres per unit.	MIN 1.410 m ²	1.403 m ²	CONFORMS
(4) When the private amenity space provided is 0.9 square metres or less per unit, that specific area will be included to satisfy the amenity space requirement.	AS DESCRIBED	0.7 m ² + 36 UNITS + 161.7 m ²	CONFORMS
(5) When the private amenity space exceeds 0.9 square metres per unit, only 0.9 square metres per unit must be included to satisfy the amenity space requirement.	MAX 0.9 m ² UNIT	0.9 m ² + 36 UNITS + 1.003 m ²	CONFORMS
(6) Where a patio is located within 0.6 metres of a lane or another parcel, it must be screened.	N/A	N/A	NO PATIOS PROVIDED ADJACENT TO PARCELS
(7) Private amenity spaces must: (a) be in the form of a balcony, deck or patio; and (b) have a minimum dimensions of less than 2.0 metres.	AS DESCRIBED	COMBINED	CONFORMS
(8) Common amenity spaces: (a) may be provided as common amenity spaces – indoors and as common amenity spaces – outdoors; (b) must have a minimum area of 100 square metres; (c) must have a minimum area of 100 square metres with a minimum length of 6.0 metres; (d) must be located in a required setback area; and (e) may be located at or above grade. (9) A maximum of 50.0 per cent of the required amenity space may be provided as common amenity spaces – indoors. (10) Common amenity spaces – outdoors: (a) must provide a balcony, deck or patio and at least one of the following as permanent features: (i) a barbecue; or (ii) seating; and (b) must be used in the calculation of the required landscaped area when located below 25 metres above grade.	AS DESCRIBED	COMBINED	CONFORMS
1152 VISIBILITY SETBACK			
Buildings, finished grade of a parcel and vegetation within a corner visibility triangle must not be located between 75 metres and 4.4 metres above the lowest elevation of the street.	AS DESCRIBED	PROVIDED	CONFORMS
1153 MECHANICAL SCREENING			
Mechanical systems or equipment located outside of a building shall be positioned, camouflaged or screened from view of a public space, or from view of a parcel designated as a residential district, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above grade.	AS DESCRIBED	PROVIDED	CONFORMS
1154 GARBAGE			
Garbage containers and waste material must be stored, prior to collection, inside a building that contains another approved use.	AS DESCRIBED	PROVIDED	CONFORMS
1155 RECYCLING FACILITIES			
Recycling facilities must be provided for every building containing Dwelling Units or Office uses.	AS DESCRIBED	PROVIDED	CONFORMS
1156 SCREENING			
When a parcel shares a property line with a lane, or a parcel designated as a residential district, a fence with a maximum height of 2.0 metres must be provided for screening along the property line.	N/A	N/A	NO ADJACENT LANES OR PARCELS DESIGNATED AS RESIDENTIAL DISTRICTS
1157 MOTOR VEHICLE PARKING STALL REQUIREMENTS			
For developments containing Dwelling Units or Low Work Units, the minimum motor vehicle parking stall requirement: (a) for each Dwelling Unit or Low Work Unit is 75 stalls for resident parking; (b) for each Dwelling Unit is 0.1 motor parking stalls per unit; and (c) for each Low Work Unit is 0.5 motor parking stalls per unit.	22 DWELLING UNITS + 0.75 + 242 STALLS	221 STALLS	RELAXATION REQUIRED
	22 DWELLING UNITS + 0.1 + 22 STALLS	26 STALLS	CONFORMS
	N/A	N/A	NO LIVE WORK UNITS PROPOSED
1159 REQUIRED BICYCLE PARKING STALLS			
(1) The minimum number of bicycle parking stalls – class 1 is: (a) each Dwelling Unit and Low Work Unit is: (i) 0.5 stalls per unit where the total number of units equals or exceeds 20; and (ii) 1 stall per unit where the total number of units is less than 20; and (b) all other cases to the minimum requirements referenced in Part 4. (2) The minimum number of bicycle parking stalls – class 2 is: (a) each Dwelling Unit and Low Work Unit is: (i) 0.1 stalls per unit for developments of more than 20 units; and (ii) all other cases to 5.0 per cent of the number of motor vehicle parking stalls.	22 DWELLING UNITS + 0.5 + 141 STALLS	142 STALLS	CONFORMS
	22 DWELLING UNITS + 0.1 + 22 STALLS	34 STALLS	CONFORMS
1160 EXCLUSIVE USE OF BICYCLE PARKING STALLS			
Bicycle parking stalls – class 1 provided for Dwelling Units and Low Work Units are for the exclusive use of residents.	AS DESCRIBED	RESTRICTED ACCESS	CONFORMS

PART 11 - CITY CENTRE DISTRICTS
DIVISION 6 - CENTRE CITY COMMERCIAL CORRIDOR DISTRICT (CC-COR)

	REQUIRED	PROVIDED	SUMMARY
1180 PERMITTED USES			
(1) The following uses are permitted uses in the Centre City Commercial Corridor District: (a) Park; (b) Sign - Class A; (c) Sign - Class B; (d) Sign - Class C and (e) Sidewalk; (2) The following uses are permitted uses in the Centre City Commercial Corridor District if they are located within existing approved buildings: (a) Catering Service - Minor; (b) Concessions Food Store; (c) Financial Institution; (d) Fitness Centre; (e) Health Care Service; (f) Home Based Child Care - Class 1; (g) Home Occupation - Class 1; (h) Information and Service Provider; (i) Library; (j) Museum; (k) Office; (l) Pet Care Service; (m) Power Generation Facility - Small; (n) Print Centre; (o) Protective and Emergency Service; (p) Retail and Retailer Store; (q) Retail and Consumer Service; (r) Service Organization; (s) Specialty Food Store; (t) Temporary Residential Sales Centre; and (u) Veterinary Clinic.			
1181 DISCRETIONARY USES			
(1) Uses listed in subsection 1180(2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Centre City Commercial Corridor District. (1.1) The following uses are discretionary uses in the Centre City Commercial Corridor District if they are located in proposed buildings or proposed additions to existing buildings: (a) Restaurant - Food Service Only. (2) The following uses are discretionary uses in the Centre City Commercial Corridor District: (a) Addition Treatment; (b) Art's Studio; (c) Artisan Learning; (d) Bar/Pub; (e) Brewery, Winery and Distillery; (f) Child Care Service; (g) Cinema; (h) Computer Games Facility; (i) Conference and Event Facility; (j) Cultural Club; (k) Drinking Establishment - Medium; (l) Drinking Establishment - Small; (m) Event Space; (n) Food Production; (o) Home Occupation - Class 2; (p) Hotel; (q) Indoor Recreation Facility; (r) Institutional Facility; (s) Instructional Facility; (t) Live Performance; (u) Live Work Unit; (v) Outdoor Cafe; (w) Parking Lot - Strada; (x) Parking Lot - Structure; (y) Pawn Shop; (z) Petting Loan; (aa) Place of Worship - Small; (ab) Post-secondary Learning Institution; (ac) Residential Care; (ad) Restaurant - Licensed; (ae) Seasonal Sales Area; (af) Sign - Class C; (ag) Sign - Class E; (ah) Sign - Class F; (ai) Social Organization; (aj) Special Function - Class 2; (ak) Supermarket; (al) Urban Agriculture; and (am) Utility Building.			
1182 RULES			
In addition to the rules in this District, all uses in this District must comply with: (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 4; (b) the Rules Governing All Districts referenced in Part 3; and (c) the applicable Use and Use Rules referenced in Part 4.			
1184 BUILDING HEIGHT			
There is no maximum building height.			
1186 BUILDING FACADE			
(1) The length of the building facade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces. (2) In calculating the length of the building facade, the depth of any required rear or side setback area references in sections 1191 and 1192 will not be included as part of the length of the property line.	MIN 80.0%	80.0%	CONFORMS
1187 VEHICLE ACCESS			
(1) Unless otherwise referenced in subsections (2) and (3), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane. (2) Where the corner parcel shares a property line with a lane, those parcels may have vehicle access from either the lane or the street. (3) Where a parcel shares a rear or side property line with a lane but access from the lane is not physically feasible due to elevation differences between the parcel and the lane, all vehicle access must be from a street.	N/A	N/A	NO LANE
1194 LANDSCAPING IN SETBACK AREAS			
(1) Where a setback area shares a property line with a street, the setback area must be a hard surfaced landscaped area. (2) Where a setback area shares a property line with a lane and approved access to the parcel from the lane, there is no requirement for soft surfaced landscaped area or hard surfaced landscaped area for that setback area. (3) Where a setback area shares a property line with a LRT corridor or a parcel designated as a residential district, the setback area must: (a) be a soft surfaced landscaped area; (b) have a minimum of 0.0 metres and 0.0 metres; (c) for every 30.0 square metres; or (d) for every 45.0 square metres where irrigation is provided by a low water irrigation system; and (e) provide trees planted in a linear arrangement along the length of the setback area. (4) Where a setback area shares a property line with a parcel designated as a commercial, industrial or special purpose district, the setback area: (a) must be a soft surfaced landscaped area; (b) may have a sidewalk along the length of the building; and (c) must provide a minimum of 1.0 trees and 2.0 shrubs; (d) for every 30.0 square metres; or (e) for every 50.0 square metres where irrigation is provided by a low water irrigation system. (5) Where a setback area shares a property line that separates the parcel from a parcel designated as a residential district and there is no access from the lane, the setback area: (a) must be a soft surfaced landscaped area; (b) may have a sidewalk along the length of the building; and (c) must provide a minimum of 1.0 trees and 2.0 shrubs; (d) for every 30.0 square metres; or (e) for every 50.0 square metres where irrigation is provided by a low water irrigation system. (6) The minimum number of required motor vehicle parking stalls, motor parking stalls, bicycle parking stalls – class 1 and bicycle parking stalls – class 2 to the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.	N/A	N/A	NO SETBACK AREAS AT GRADE

WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-19	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8
LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 9111 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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NORTH PROJECT NORTH

DRAWING TITLE
BYLAW SUMMARY

DRAWING NUMBER
A-0012.0

DRAWING DATE	SCALE ARCH D
2026-03-10	N/A
REVISION DATE	REVISION NUMBER
2026-03-10	002

CODE ANALYSIS

PART 1 COMPLIANCE	
THIS IS A SUMMARY OF THE PROJECT BUILDING CODE REPORT PROVIDED BY THE CODE CONSULTING. REFER TO ENCLOSED REPORT FOR DETAILED INFORMATION RELATED TO BUILDING CODE ANALYSIS.	
APPLICATION OF PARTS 3, 4, 5, AND 6 OF DIVISION 8 APPLY TO ALL BUILDINGS DESCRIBED IN ARTICLE 1.1.1.1 AND 1.1.1.2 AND 1.1.1.3 AND 1.1.1.4 AND 1.1.1.5 AND 1.1.1.6 AND 1.1.1.7 AND 1.1.1.8 AND 1.1.1.9 AND 1.1.1.10 AND 1.1.1.11 AND 1.1.1.12 AND 1.1.1.13 AND 1.1.1.14 AND 1.1.1.15 AND 1.1.1.16 AND 1.1.1.17 AND 1.1.1.18 AND 1.1.1.19 AND 1.1.1.20 AND 1.1.1.21 AND 1.1.1.22 AND 1.1.1.23 AND 1.1.1.24 AND 1.1.1.25 AND 1.1.1.26 AND 1.1.1.27 AND 1.1.1.28 AND 1.1.1.29 AND 1.1.1.30 AND 1.1.1.31 AND 1.1.1.32 AND 1.1.1.33 AND 1.1.1.34 AND 1.1.1.35 AND 1.1.1.36 AND 1.1.1.37 AND 1.1.1.38 AND 1.1.1.39 AND 1.1.1.40 AND 1.1.1.41 AND 1.1.1.42 AND 1.1.1.43 AND 1.1.1.44 AND 1.1.1.45 AND 1.1.1.46 AND 1.1.1.47 AND 1.1.1.48 AND 1.1.1.49 AND 1.1.1.50 AND 1.1.1.51 AND 1.1.1.52 AND 1.1.1.53 AND 1.1.1.54 AND 1.1.1.55 AND 1.1.1.56 AND 1.1.1.57 AND 1.1.1.58 AND 1.1.1.59 AND 1.1.1.60 AND 1.1.1.61 AND 1.1.1.62 AND 1.1.1.63 AND 1.1.1.64 AND 1.1.1.65 AND 1.1.1.66 AND 1.1.1.67 AND 1.1.1.68 AND 1.1.1.69 AND 1.1.1.70 AND 1.1.1.71 AND 1.1.1.72 AND 1.1.1.73 AND 1.1.1.74 AND 1.1.1.75 AND 1.1.1.76 AND 1.1.1.77 AND 1.1.1.78 AND 1.1.1.79 AND 1.1.1.80 AND 1.1.1.81 AND 1.1.1.82 AND 1.1.1.83 AND 1.1.1.84 AND 1.1.1.85 AND 1.1.1.86 AND 1.1.1.87 AND 1.1.1.88 AND 1.1.1.89 AND 1.1.1.90 AND 1.1.1.91 AND 1.1.1.92 AND 1.1.1.93 AND 1.1.1.94 AND 1.1.1.95 AND 1.1.1.96 AND 1.1.1.97 AND 1.1.1.98 AND 1.1.1.99 AND 1.1.1.100	
NATIONAL BUILDING CODE - 2023 ALBERTA EDITION	
GROUP A - DIV 1	3.2.2.25
GROUP C - RESIDENTIAL	3.2.2.26
GROUP D - BUSINESS AND PERSONAL SERVICES	3.2.2.27
GROUP E - MECHANICAL	3.2.2.28
GROUP F - DIV 1 - LOW HAZARD	3.2.2.29
MOST RESTRICTIVE	
PART 3 FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY	
GENERAL	
SEPARATION OF MAJOR OCCUPANCIES	GROUP A - DIV 1: 1.900 FS-F800 GROUP A - DIV 2: 1.900 FS-F800 GROUP A - DIV 3: 2.400 FS-F200 GROUP A - DIV 4: 1.900 FS-F800 GROUP C: 1.900 FS-F800 GROUP D: 1.900 FS-F800 GROUP E - DIV 1: 1.900 FS-F800 GROUP D: - GROUP F - DIV 3: -
OCCUPANT LOAD	SEE TABLE FOR OCCUPANT LOAD CALCULATION
BUILDING FIRE SAFETY	
BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY	ARTICLE 4: 3.2.2.27 GROUP C: ANY HEIGHT, ANY AREA, SPRINKLERED # OF STOREYS ABOVE GRADE: 33 # OF STOREYS BELOW GRADE: 0 BUILDING AREA: 101,111 m ² BUILDING HEIGHT: 122.31m SPRINKLERED: SPRINKLERED CONSTRUCTION: NON-COMBUSTIBLE FLOOR ASSEMBLIES: 2.900 FS-F800 MEZANINES: 1.900 FS-F800 ROOFS: 2.900 FS-F800 LOADBEARING WALLS, COLUMNS, ARCHES: N/A SECOND FLOOR OF 2 STOREY DWELLING UNITS: N/A
INTERCONNECTED FLOOR SPACE	CONFORMING TO 3.2.3.3 THROUGH 3.2.3.8 CONTAINS ONLY FIRST STOREY AND STOREY ABOVE/BELOW SPRINKLERED THROUGHOUT CONTAINS ONLY GROUPS AT AL, AL, DLE, F2, F3 AREA OF INTERCONNECTED FLOOR SPACE: N/A
SPITAL SEPARATION	SEE ELEVATIONS FOR LIMITING DISTANCE AND UNPROTECTED OPENING CALCULATIONS
PODIUM LEVELS SUB-102	NORTH FACE CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE SOUTH FACE CLADDING CONSTRUCTION: COMBUSTIBLE OR NONCOMBUSTIBLE CLADDING WEST FACE CLADDING CONSTRUCTION: NON-COMBUSTIBLE CLADDING NONCOMBUSTIBLE EAST FACE CLADDING CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE SOUTH FACE CLADDING CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE
TOWER FLOOR PLATE	NORTH FACE CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE EAST FACE CLADDING CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE SOUTH FACE CLADDING CONSTRUCTION: COMBUSTIBLE / ENCAPSULATED MASS TIMBER OR NONCOMBUSTIBLE
PROVISIONS FOR FIRE FIGHTING	STAIRWELL: REQUIRED FIRE ALARM: REQUIRED ACCESS ROUTE: REQUIRED ROOF ACCESS: REQUIRED PORTABLE FIRE EXTINGUISHERS: REQUIRED ADDED REQUIREMENTS FOR HIGH BUILDINGS: REQUIRED
ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS	LIMITS TO SMOKE MOVEMENT: REQUIRED CONNECTED BUILDINGS (AIR MOVEMENT): REQUIRED EMERGENCY USE OF ELEVATORS: REQUIRED ELEVATORS FOR USE BY FIRE FIGHTERS: REQUIRED VENTING TO AID FIRE FIGHTING: REQUIRED CENTRAL ALARM AND CONTROL FACILITY: REQUIRED VOICE COMMUNICATION SYSTEM: REQUIRED TESTING: REQUIRED
LIGHTING AND EMERGENCY POWER SYSTEMS - PODIUM	EMERGENCY POWER FOR LIGHTING: REQUIRED 30 MIN EMERGENCY POWER FOR FIRE ALARM SYSTEMS: REQUIRED 2 HR EMERGENCY POWER FOR BUILDING SERVICES: REQUIRED 2 HR
LIGHTING AND EMERGENCY POWER SYSTEMS - RESIDENTIAL	EMERGENCY POWER FOR LIGHTING: REQUIRED 1 HR EMERGENCY POWER FOR FIRE ALARM SYSTEMS: REQUIRED 2 HR EMERGENCY POWER FOR BUILDING SERVICES: REQUIRED 2 HR
SAFETY WITHIN FLOOR AREAS	
SUITE SEPARATION	1.900 FS-F800
CORRIDOR SEPARATION	1.900 FS-F800
JANITOR'S ROOM (J.R.)	0.900 FS
MECHANICAL ROOM	1.900 FS-F800
ELECTRICAL ROOM	1.900 FS-F800
STORAGE ROOM	1.900 FS-F800
STORAGE GARAGE	2.900 FS-F800
RECYCLING ROOM	1.900 FS-F800
EMERGENCY GENERATOR ROOM	2.900 FS-F800
COPY ROOM	1.900 FS-F800
ELECTRICAL EQUIPMENT VAULT	3.900 FS-F800
EMERGENCY GENERATOR ROOM	2.900 FS-F800
ELEVATOR SHAFT & MACHINE ROOM	2.900 FS-F800
SERVICE SHAFT	1.900 FS-F800
FIRE WALL	N/A
EGTS	
TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN	BUSINESS & PERSONAL: 35m 3.2.3.3(1) & 4: ALL OTHERS: 35m
EXIT SEPARATIONS	2.900 FS-F800
EXIT SEPARATIONS (PARKING GARAGE)	0.900 FS
VESTIBULE SEPARATIONS (PARKING GARAGE)	2.900 FS-F800
HEALTHY MOVEMENTS	
SEE TABLE FOR WASHROOM COUNT CALCULATIONS	
BARRIER-FREE DESIGN	
GOVERNMENT OF ALBERTA FUNDING	1 PER 10 DWELLING UNITS ADAPTABLE TO MEET BARRIER-FREE DESIGN PRINCIPLES: NOT REQUIRED
BARRIER-FREE PATH OF TRAVEL	ELEVATOR: REQUIRED
PLUMBING FACILITIES	BARRIER-FREE WASHROOMS - GROUP A DIV 2: REQUIRED BARRIER-FREE WASHROOMS - GROUP C: REQUIRED BARRIER-FREE WASHROOMS - GROUP D: REQUIRED BARRIER-FREE WASHROOMS - GROUP E: REQUIRED

WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 9111 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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NORTH	PROJECT NORTH

DRAWING TITLE
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DRAWING NUMBER
A-0100.0

DRAWING DATE	SCALE ARCH D
2026-03-10	N/A
REVISION DATE	REVISION NUMBER
2026-03-10	002



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2 EXISTING SITE PHOTO
FACING EAST N/A



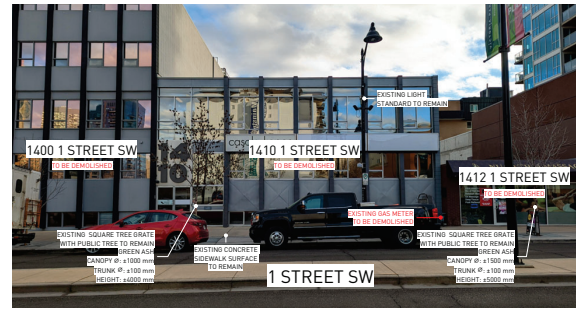
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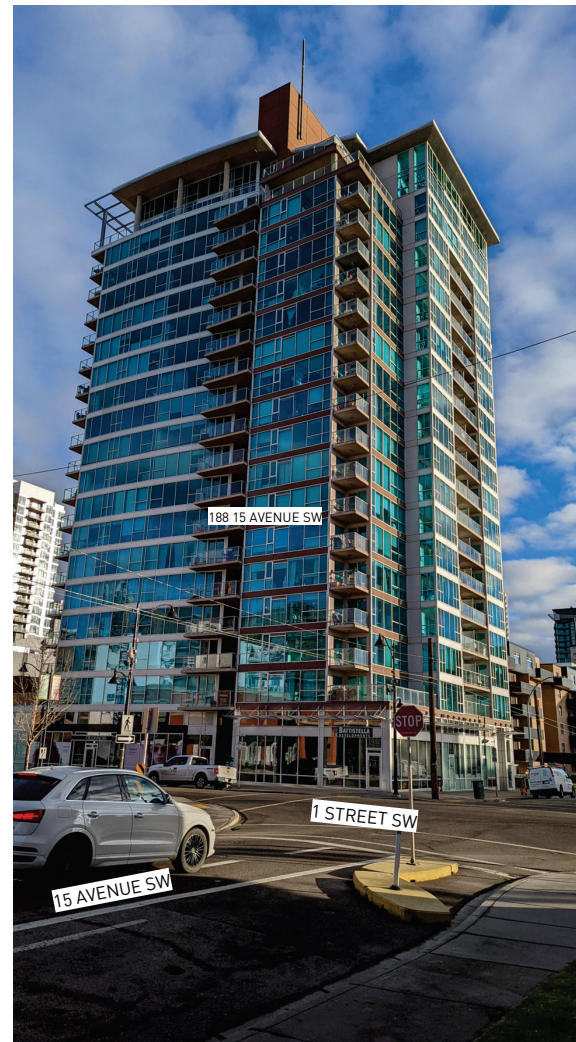
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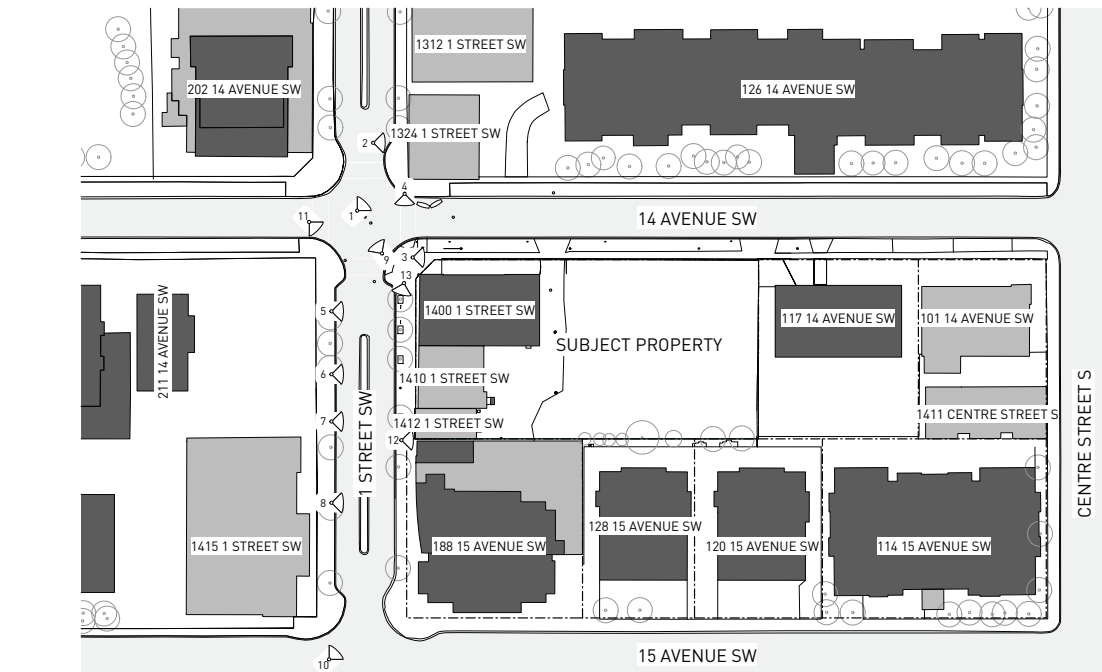
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12 EXISTING SITE PHOTO
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13 EXISTING SITE PHOTO
FACING SOUTH WEST N/A



14 SITE KEY PLAN
SCALE 1:750

WESTERN SECURITIES
ESTABLISHED 1992

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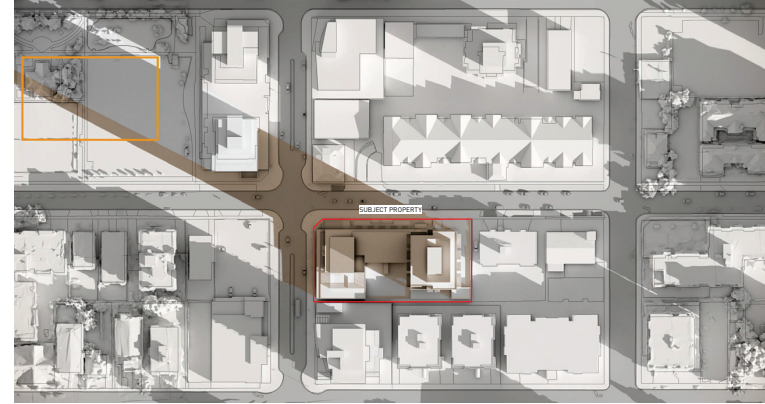
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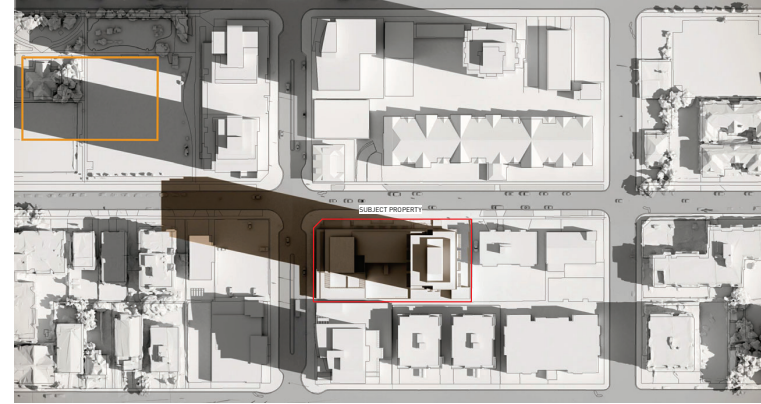
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2026-03-10	AS INDICATED
REVISION DATE	REVISION NUMBER
2026-03-10	002



MAR 21 - 10:00



JUN 21 - 10:00



SEP 21 - 10:00



MAR 21 - 11:00



JUN 21 - 11:00



SEP 21 - 11:00



MAR 21 - 12:00



JUN 21 - 12:00



SEP 21 - 12:00

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-18	DR 2 RESPONSE

PROJECT NAME
**THE MORRISON LIMITED PARTNERSHIP -
 THE MORRISON TOWER PROJECT**
 1400, 1410 & 1412 1 STREET SW & 125
 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
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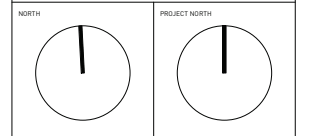
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A-1600.0

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2026-03-10	NTS
REVISION DATE	REVISION NUMBER
2026-03-10	002



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JUN 21 - 14:00



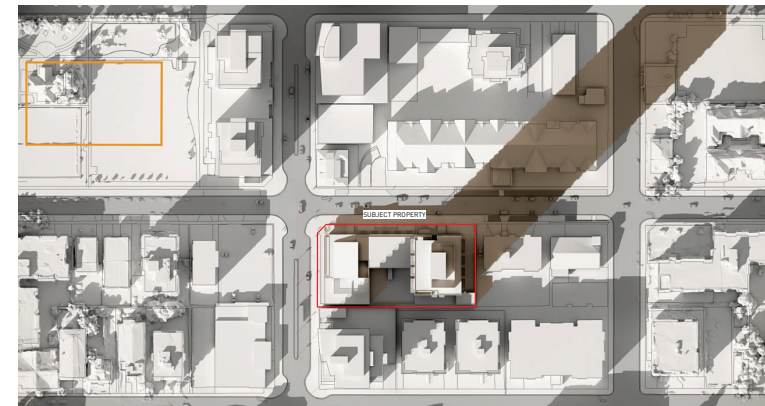
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MAR 21 - 16:00



JUN 21 - 16:00



SEP 21 - 16:00

WESTERN SECURITIES
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HA	RC	JH

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NORTH	PROJECT NORTH

DRAWING TITLE
SHADOW ANALYSIS

DRAWING NUMBER
A-1601.0

DRAWING DATE	SCALE ARCH D
2026-03-10	NTS
REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOAMERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOAMERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINIUM
EF 54	EXTERIOR ROLLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL SOLAR SHADING COLOUR: TO MATCH EF 04
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
CHRISTINE KARCZMAR
587 890 8773
christine@hindle-architects.com

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HA	RC	JH

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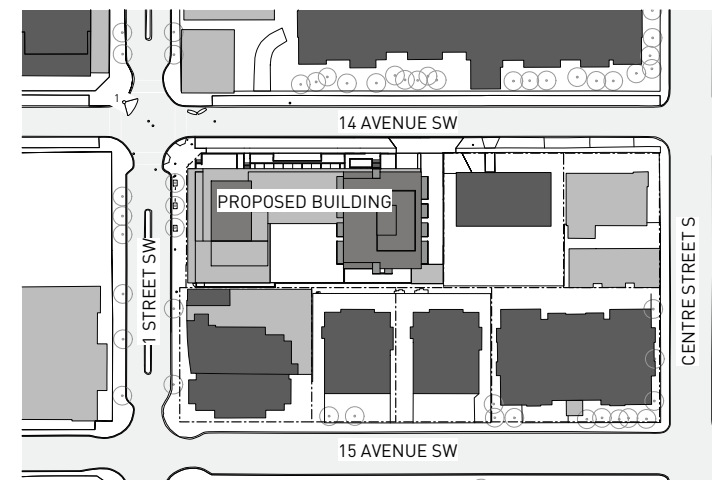
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PROPOSED RENDERING

DRAWING NUMBER
A-1700.0

DRAWING DATE	SCALE ARCH D
2024-03-10	AS INDICATED
REVISION DATE	REVISION NUMBER
2024-03-10	002

1 RENDERING
NTS

2 KEY PLAN
CONTEXT 1:1000



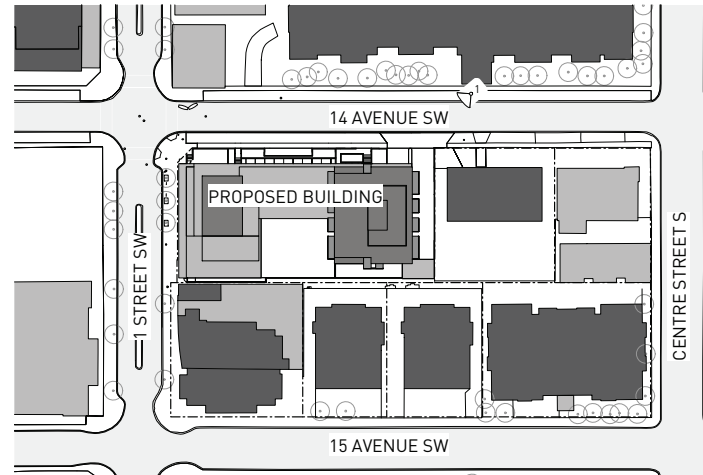


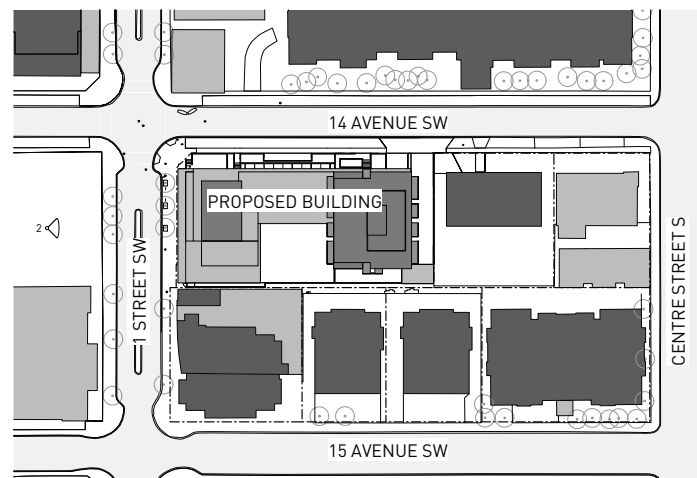
EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE-GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOAMERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOAMERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PREFINISHED ALUMINIUM
EF 54	EXTERIOR ROLLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
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EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL SOLAR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES ESTABLISHED 1992		
REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT		
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
PROJECT NUMBER		
5100		
ARCHITECT		
HINDLE ARCHITECTS		
SUITE 510 - 237 8 AVENUE SE		
CALGARY - ALBERTA - CANADA		
CONTACT		
CHRISTINE KARZMAR		
587 890 8773		
christine@hindle-architects.com		
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STAMP		
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DRAWING TITLE		
PROPOSED RENDERING		
DRAWING NUMBER		
A-1701.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	AS INDICATED	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	

1 RENDERING
NTS

2 KEY PLAN
CONTEXT
1:1000





EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE-GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOANERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOANERS 02 COLOUR: TO MATCH EF 04
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EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
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EF 82	METAL SOLAR SHADING COLOUR: TO MATCH EF 04
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES ESTABLISHED 1992		
REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
PROJECT NUMBER		
5100		
HINDLE ARCHITECTS SUITE 510 - 237 8 AVENUE SE CALGARY - ALBERTA - CANADA		
CONTACT		
CHRISTINE KARZMAR 587 890 8773 christine@hindle-architects.com		
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DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH
STAMP		
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>NORTH</p> </div> <div style="text-align: center;"> <p>PROJECT NORTH</p> </div> </div>		
DRAWING TITLE		
PROPOSED AERIAL RENDERING		
DRAWING NUMBER		
A-1702.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	AS INDICATED	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	



1 NORTHWEST ISOMETRIC RENDERING
NTS



2 NORTHEAST ISOMETRIC RENDERING
NTS



3 SOUTHEAST ISOMETRIC RENDERING
NTS



4 SOUTHWEST ISOMETRIC RENDERING
NTS

WESTERN SECURITIES ESTABLISHED 1932		
REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT		
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
PROJECT NUMBER		
5100		
HINDLE ARCHITECTS SUITE 510 - 237 8 AVENUE SE CALGARY - ALBERTA - CANADA		
CONTACT		
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ISSUED FOR DEVELOPMENT PERMIT - DR 2		
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STAMP		
NORTH		
PROJECT NORTH		
DRAWING TITLE		
PROPOSED ISOMETRIC RENDERINGS		
DRAWING NUMBER		
A-1703.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	1 : 1	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-27	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
**THE MORRISON LIMITED PARTNERSHIP -
 THE MORRISON TOWER PROJECT**
 1400, 1410 & 1412 1 STREET SW & 125
 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
 BLOCK 01
 PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
 SUITE 510 - 237 8 AVENUE SE
 CALGARY - ALBERTA - CANADA

CONTACT
CHRISTINE KARCMAR
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 christine@hindle-architects.com

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STAMP

NORTH	PROJECT NORTH

DRAWING TITLE
EXISTING CONTEXT PLAN

DRAWING NUMBER
A-2000.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 300

REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-27	DR 1 RESPONSE
002	2024-03-10	DR 2 RESPONSE

PROJECT NAME
**THE MORRISON LIMITED PARTNERSHIP -
THE MORRISON TOWER PROJECT**
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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HA	RC	JH

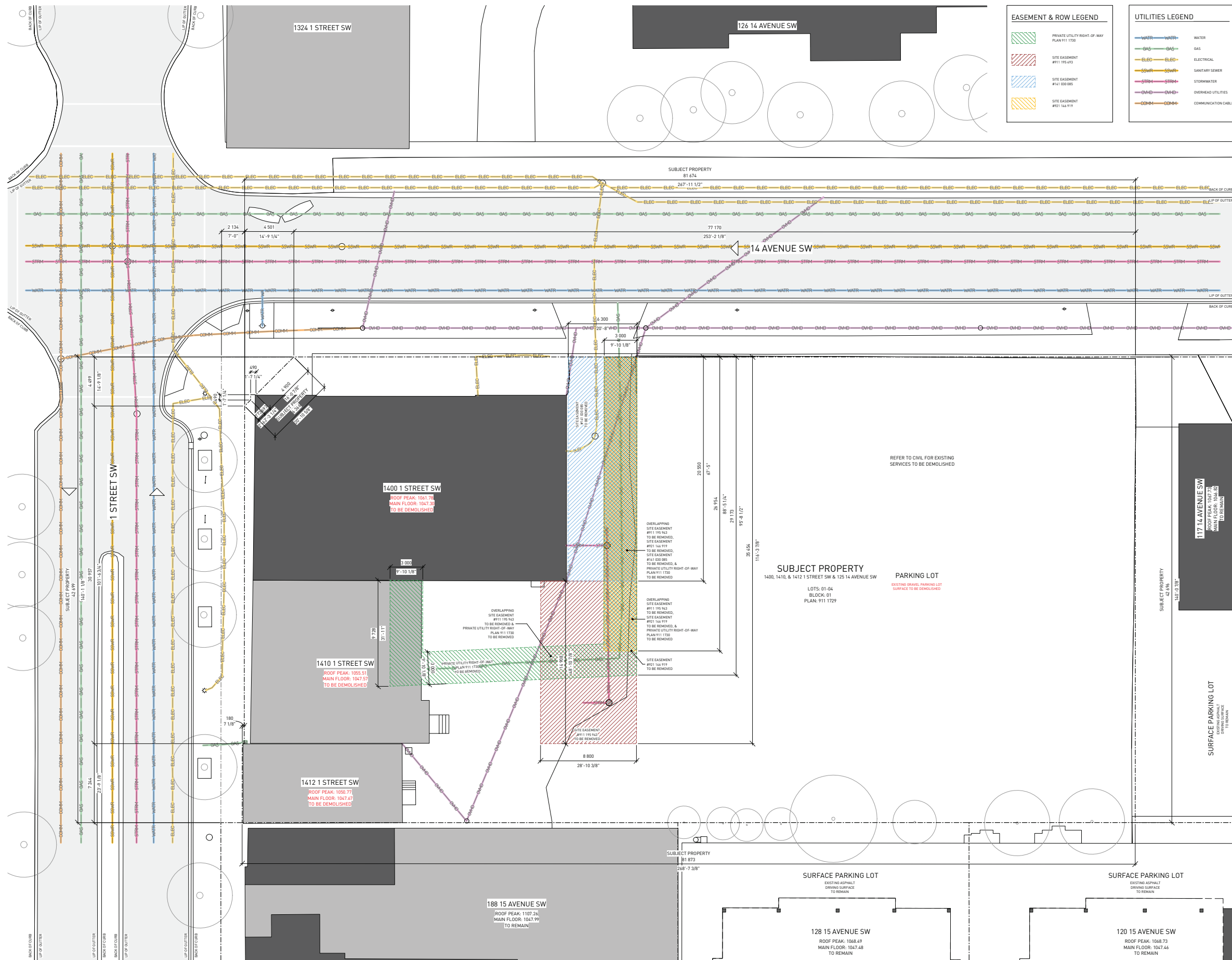
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NORTH	PROJECT NORTH

DRAWING TITLE
PROPOSED CONTEXT PLAN

DRAWING NUMBER
A-2001.0

DRAWING DATE	SCALE ARCH D
2024-03-10	1 : 300
REVISION DATE	REVISION NUMBER
2024-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
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HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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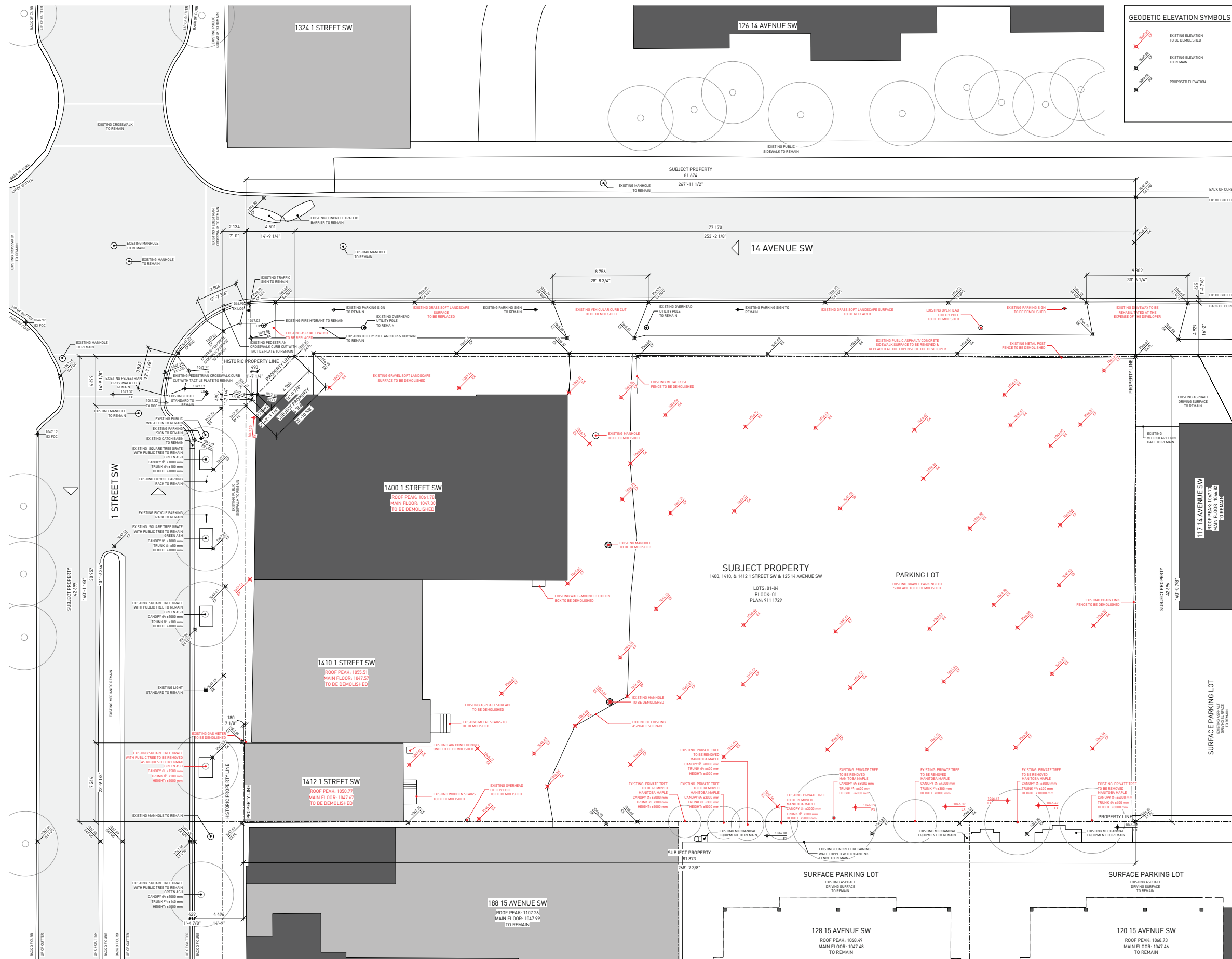
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DRAWING TITLE
SITE PLAN
EXISTING SERVICES, EASEMENTS, & RIGHTS-OF-WAY

DRAWING NUMBER
A-2010.0

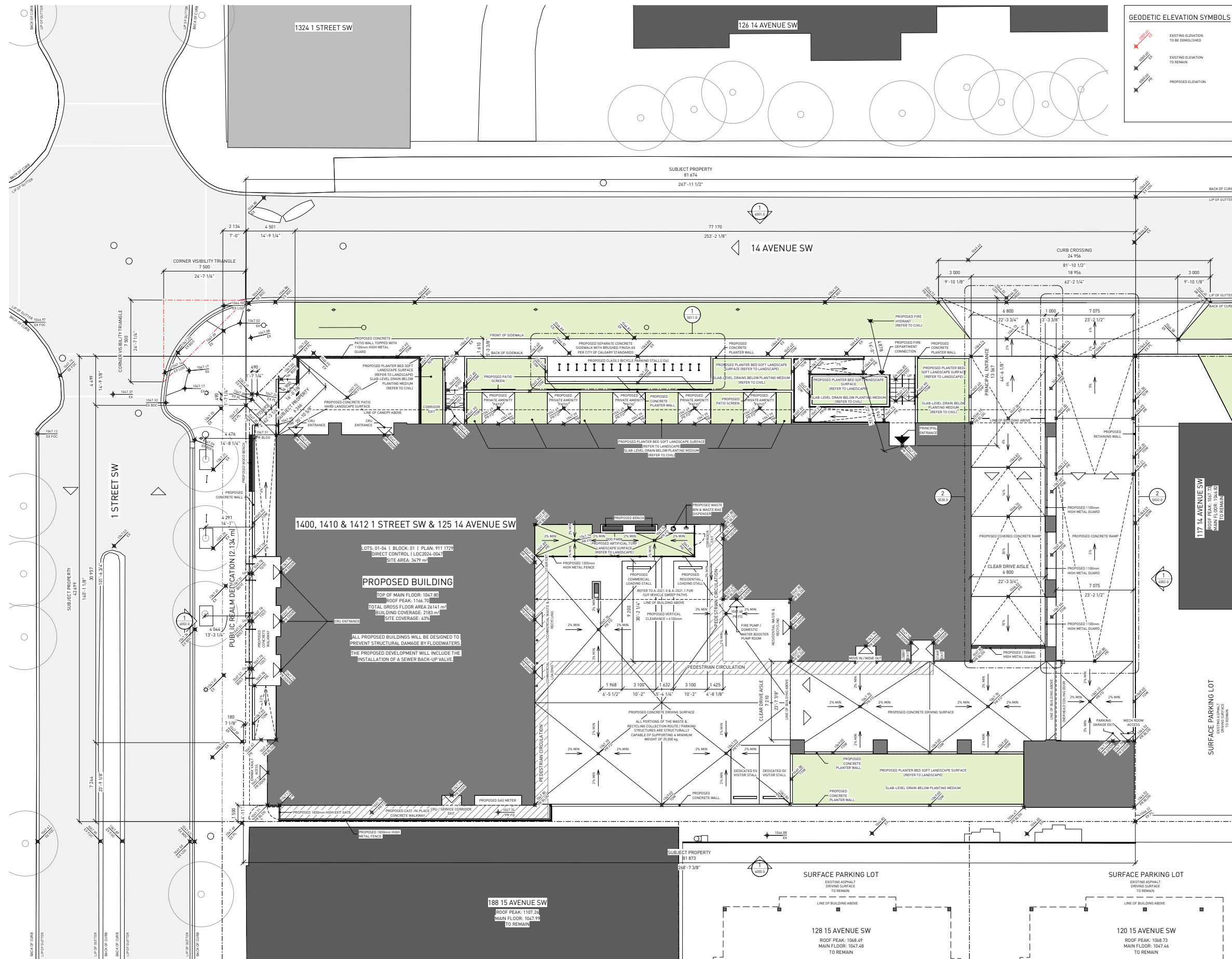
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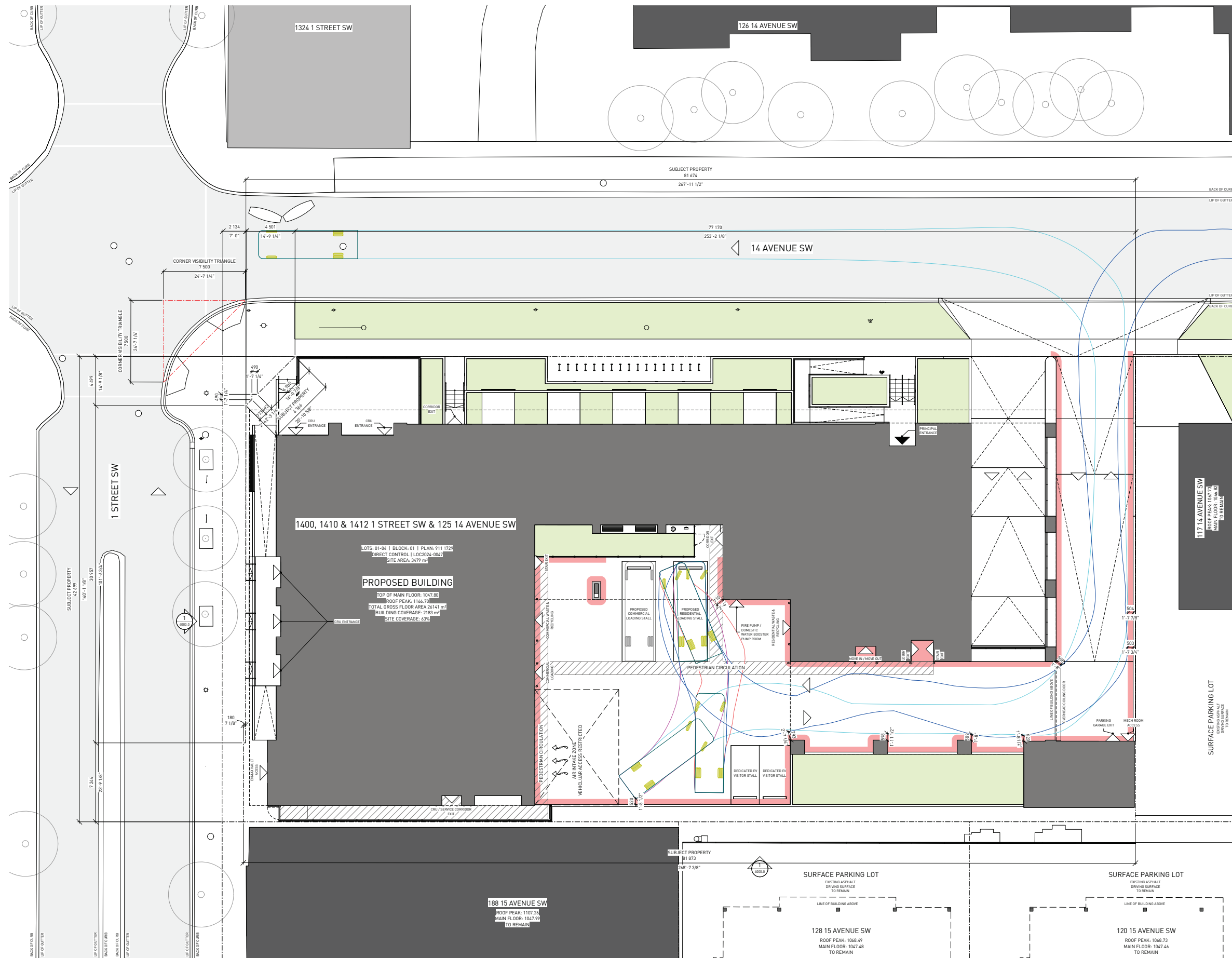
GEODETIC ELEVATION SYMBOLS

	EXISTING ELEVATION TO BE DEMOLISHED
	EXISTING ELEVATION TO REMAIN
	PROPOSED ELEVATION

WESTERN SECURITIES ESTABLISHED 1992		
REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 1 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
PROJECT NUMBER		
5100		
HINDLE ARCHITECTS SUITE 510 - 237 8 AVENUE SE CALGARY - ALBERTA - CANADA		
CONTACT		
CHRISTINE KARCMAR 587 890 8773 christine@hindle-architects.com		
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REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.		
DRAWING PURPOSE		
ISSUED FOR DEVELOPMENT PERMIT - DR 2		
DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH
STAMP		
NORTH		
PROJECT NORTH		
DRAWING TITLE		
SITE PLAN DEMOLITION		
DRAWING NUMBER		
A-2011.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	1 : 150	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	



WESTERN SECURITIES ESTABLISHED 1992		
REVISION	DATE	DESCRIPTION
001	2026-01-27	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
5100		
CONTACT		
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REVISION ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.		
DRAWING PURPOSE		
ISSUED FOR DEVELOPMENT PERMIT - DR 2		
DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH
STAMP		
NORTH		
PROJECT NORTH		
DRAWING TITLE		
SITE PLAN PROPOSED		
DRAWING NUMBER		
A-2020.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	1 : 150	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
 BLOCK 01
 PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
 SUITE 510 - 237 8 AVENUE SE
 CALGARY - ALBERTA - CANADA

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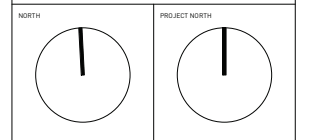
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HA	RC	JH

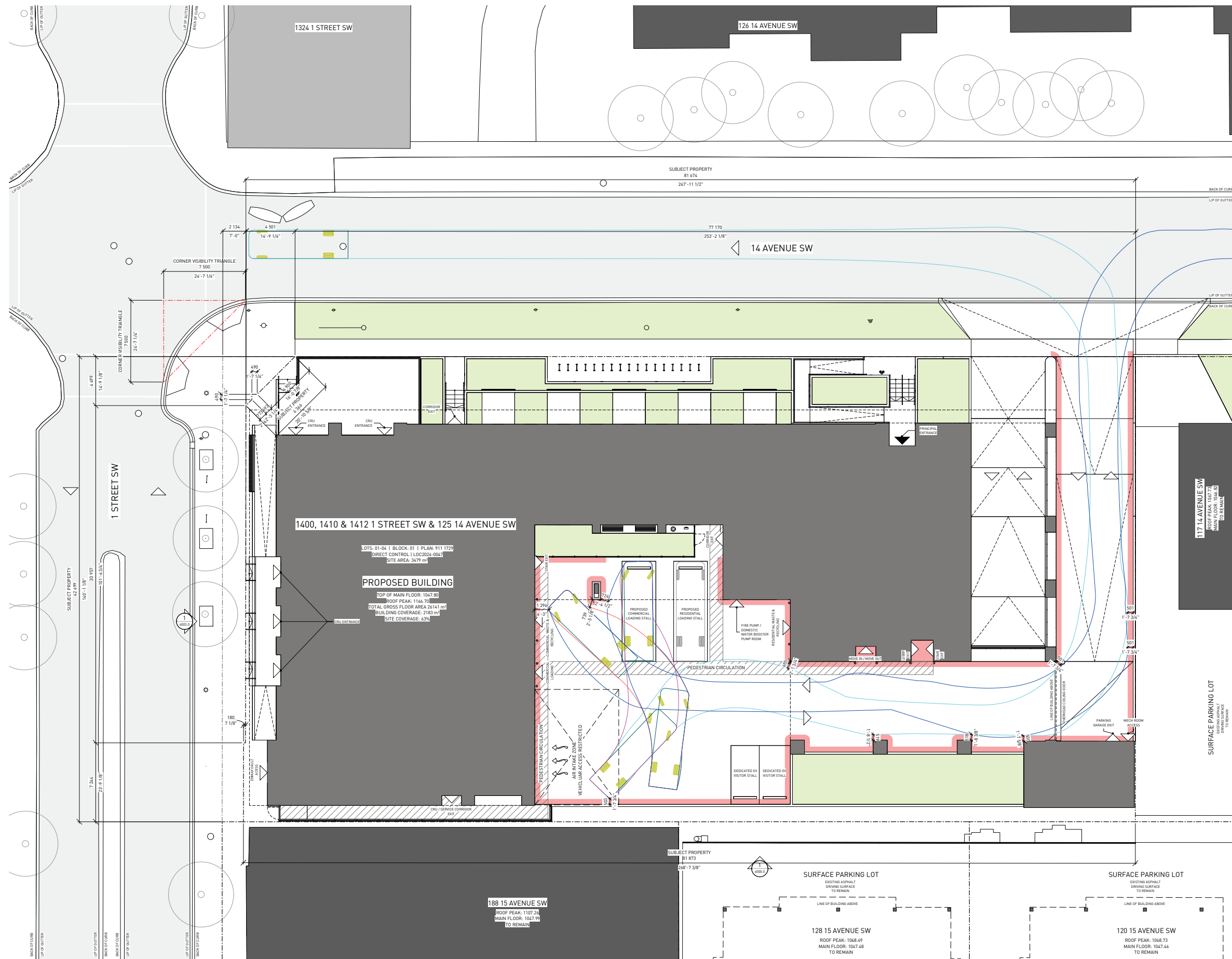
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DRAWING TITLE
**VEHICLE TRACKING SITE PLAN
 PROPOSED
 RESIDENTIAL LOADING STALL**

DRAWING NUMBER
A-2021.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 150
REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-27	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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HA	RC	JH

STAMP

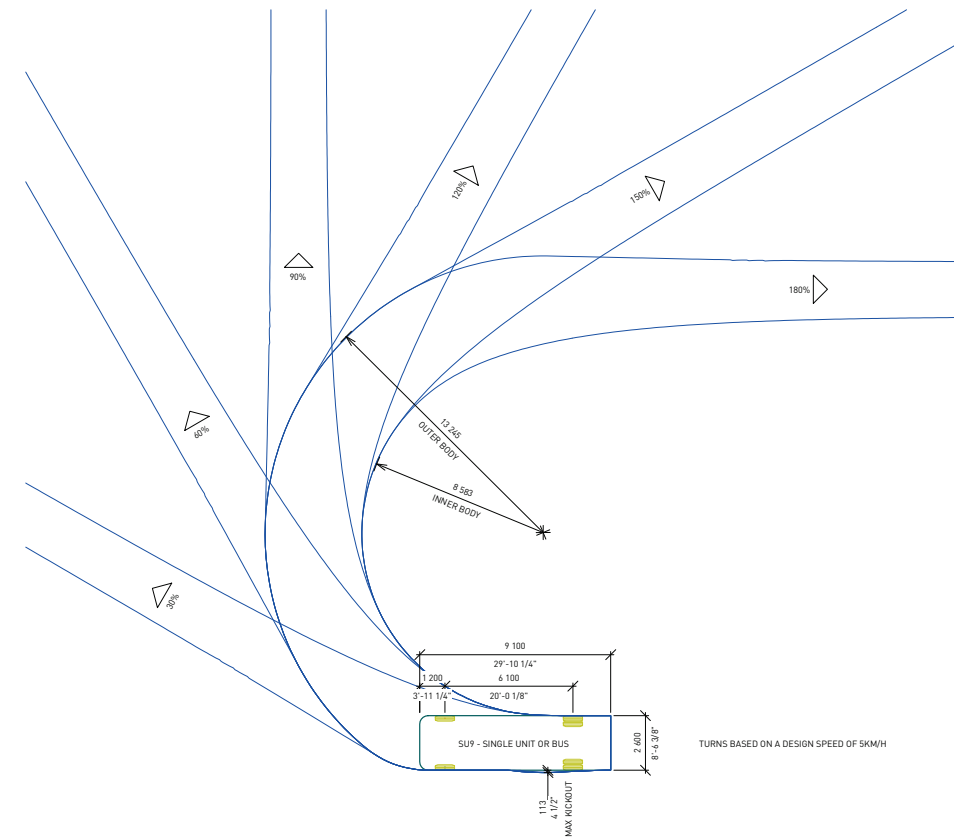


DRAWING TITLE
**VEHICLE TRACKING SITE PLAN
PROPOSED
COMMERCIAL LOADING STALL**

DRAWING NUMBER
A-2021.1

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 150

REVISION DATE	REVISION NUMBER
2026-03-10	002



TURNS BASED ON A DESIGN SPEED OF 50KM/H

1 SUP PLAN 1:150

WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
 1400, 1410 & 1412 1 STREET SW & 125
 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
 BLOCK 01
 PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
 SUITE 510 - 237 8 AVENUE SE
 CALGARY - ALBERTA - CANADA

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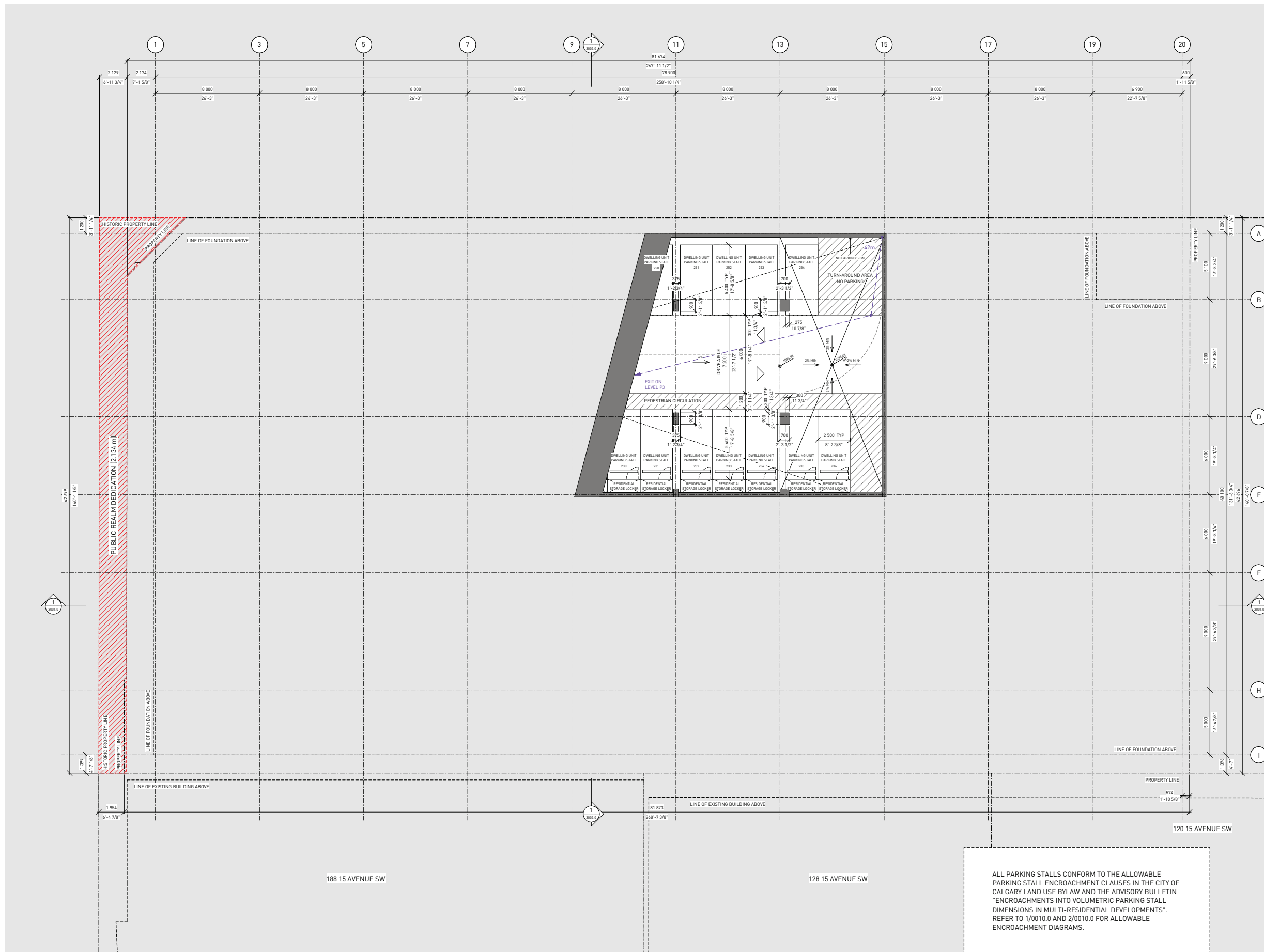
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NORTH	PROJECT NORTH

DRAWING TITLE
**VEHICLE TRACKING PLAN
 SU9**

DRAWING NUMBER
A-2022.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 150
REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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HA	RC	JH

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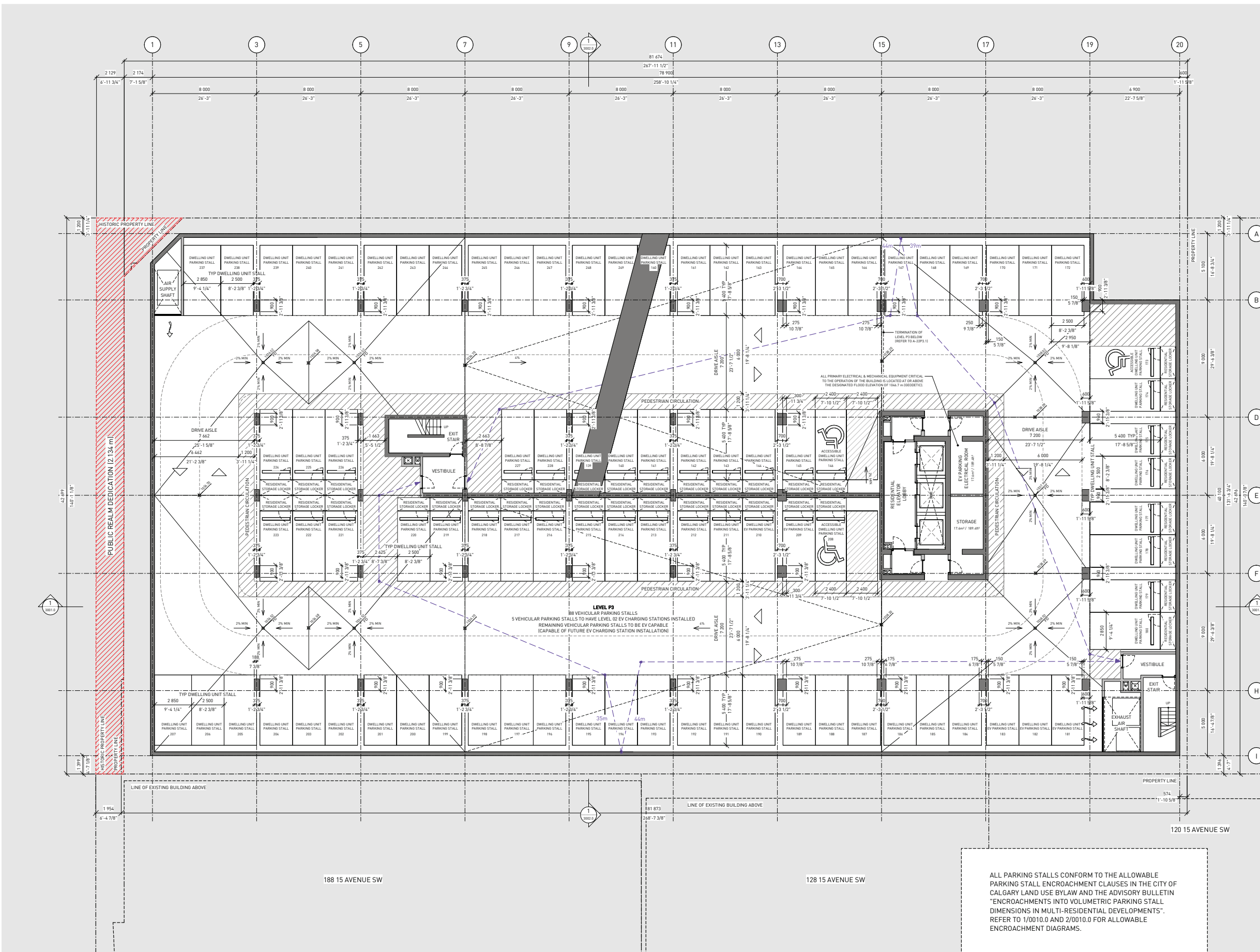
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NORTH	PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL P3 (CONTINUATION)**

DRAWING NUMBER
A-22P3.1

DRAWING DATE 2026-03-10	SCALE ARCH D 1 : 125
REVISION DATE 2026-03-10	REVISION NUMBER 002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-19	DR RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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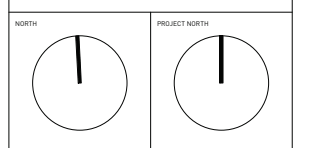
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DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH

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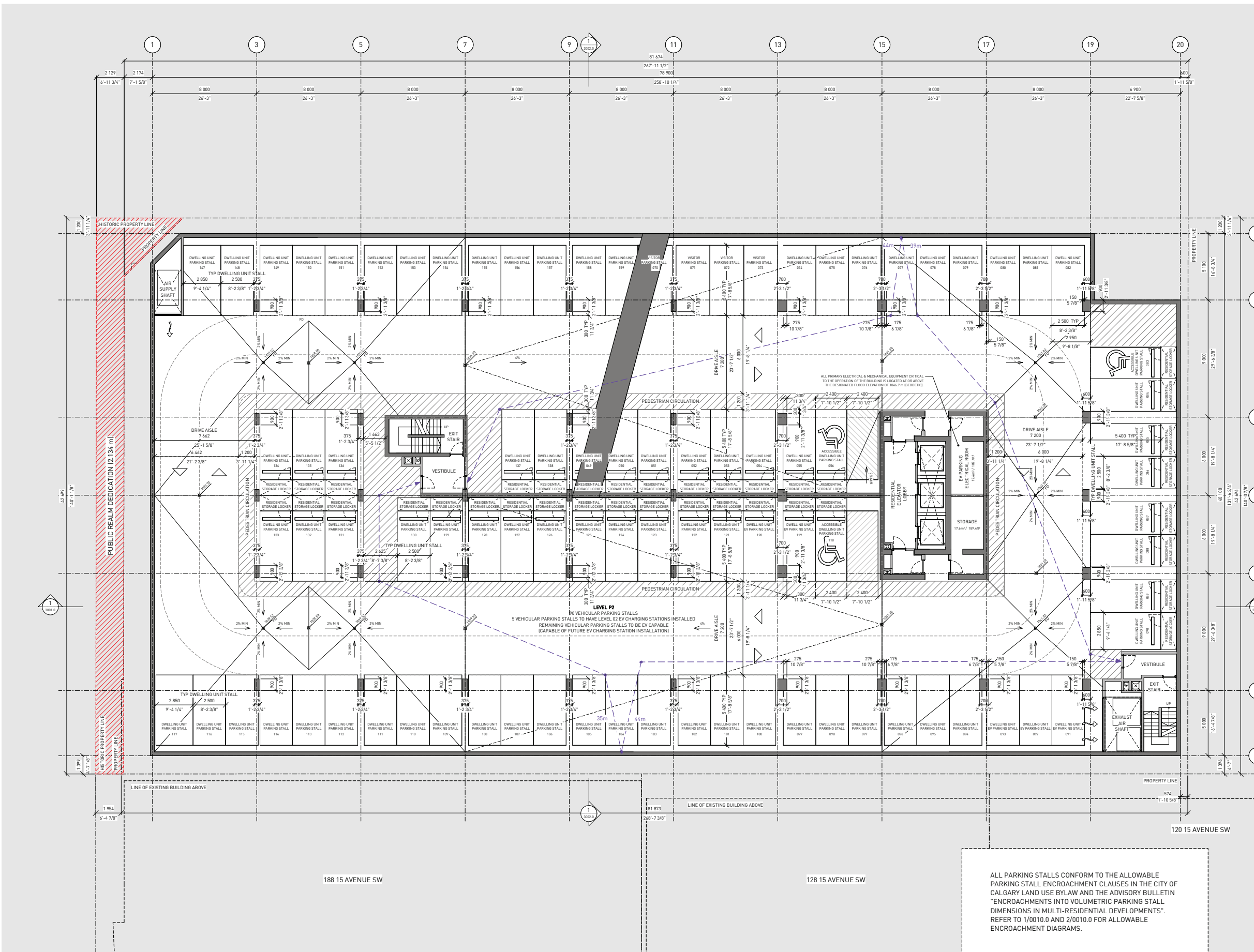
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL P3**

DRAWING NUMBER
A-22P3.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP -
THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
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ISSUED FOR DEVELOPMENT PERMIT - DR 2

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HA	RC	JH

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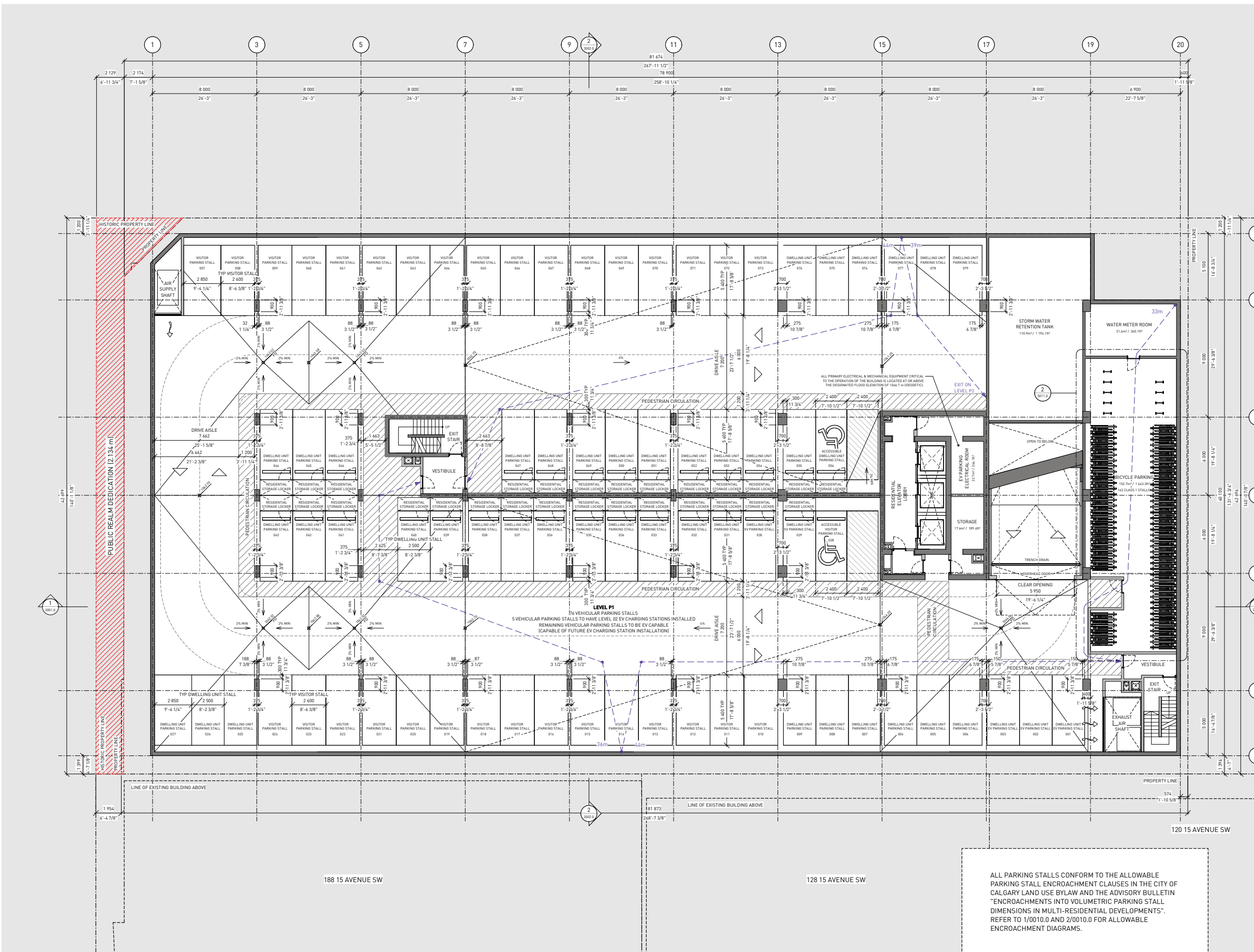
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WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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DRAWING PURPOSE
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DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH

STAMP

NORTH	PROJECT NORTH

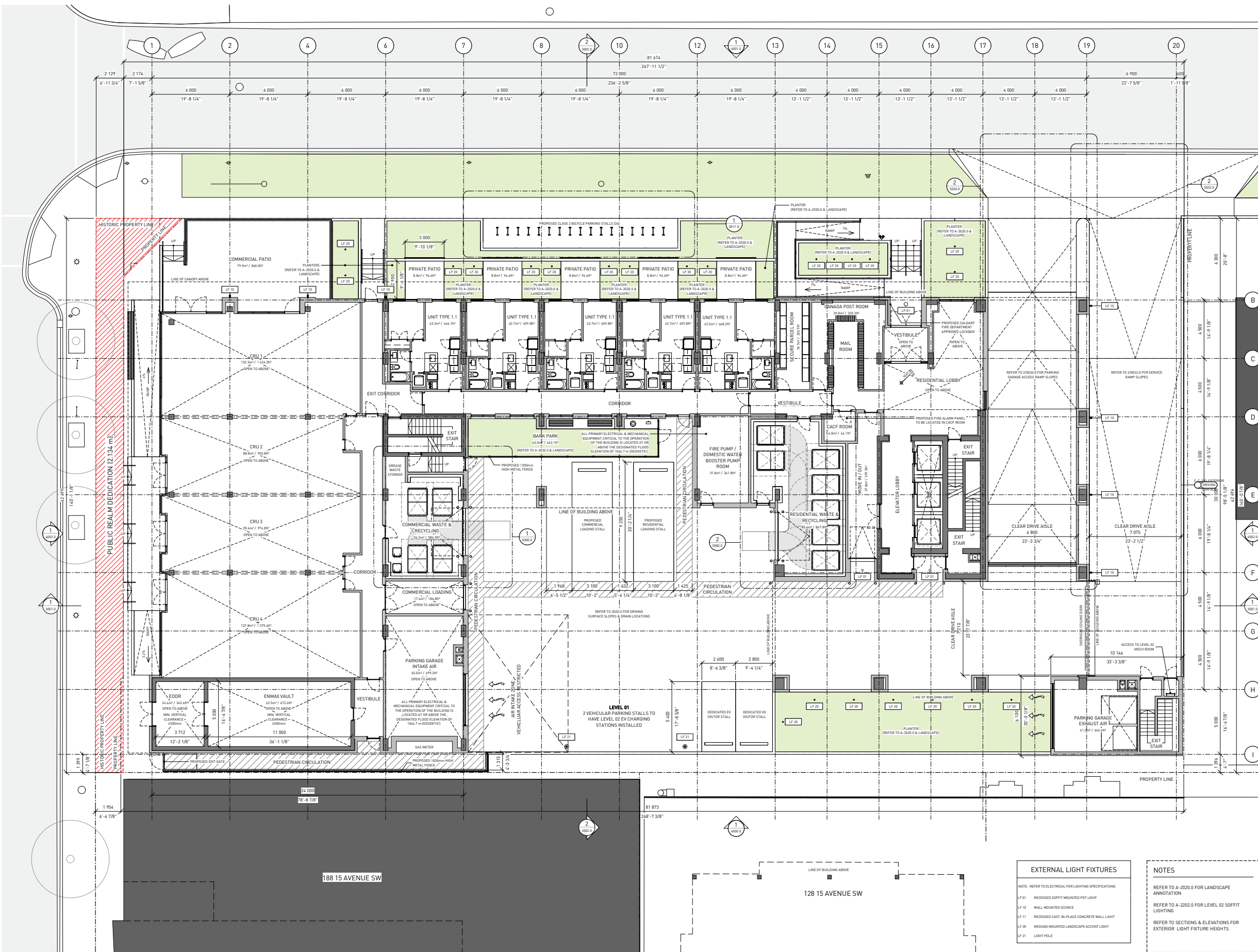
DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL P1**

DRAWING NUMBER
A-22P1.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
2026-03-10	002

ALL PARKING STALLS CONFORM TO THE ALLOWABLE PARKING STALL ENCROACHMENT CLAUSES IN THE CITY OF CALGARY LAND USE BYLAW AND THE ADVISORY BULLETIN "ENCROACHMENTS INTO VOLUMETRIC PARKING STALL DIMENSIONS IN MULTI-RESIDENTIAL DEVELOPMENTS". REFER TO 1/0010.0 AND 2/0010.0 FOR ALLOWABLE ENCROACHMENT DIAGRAMS.



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
 1400, 1410 & 1412 1 STREET SW & 125
 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS
 BLOCK 01
 PLAN 911 1729

5100

HINDLE ARCHITECTS
 SUITE 510 - 237 8 AVENUE SE
 CALGARY - ALBERTA - CANADA

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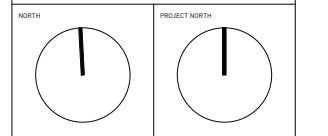
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ISSUED FOR DEVELOPMENT PERMIT - DR 2

DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH

STAMP

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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
 LEVEL 01**

DRAWING NUMBER
A-2201.0

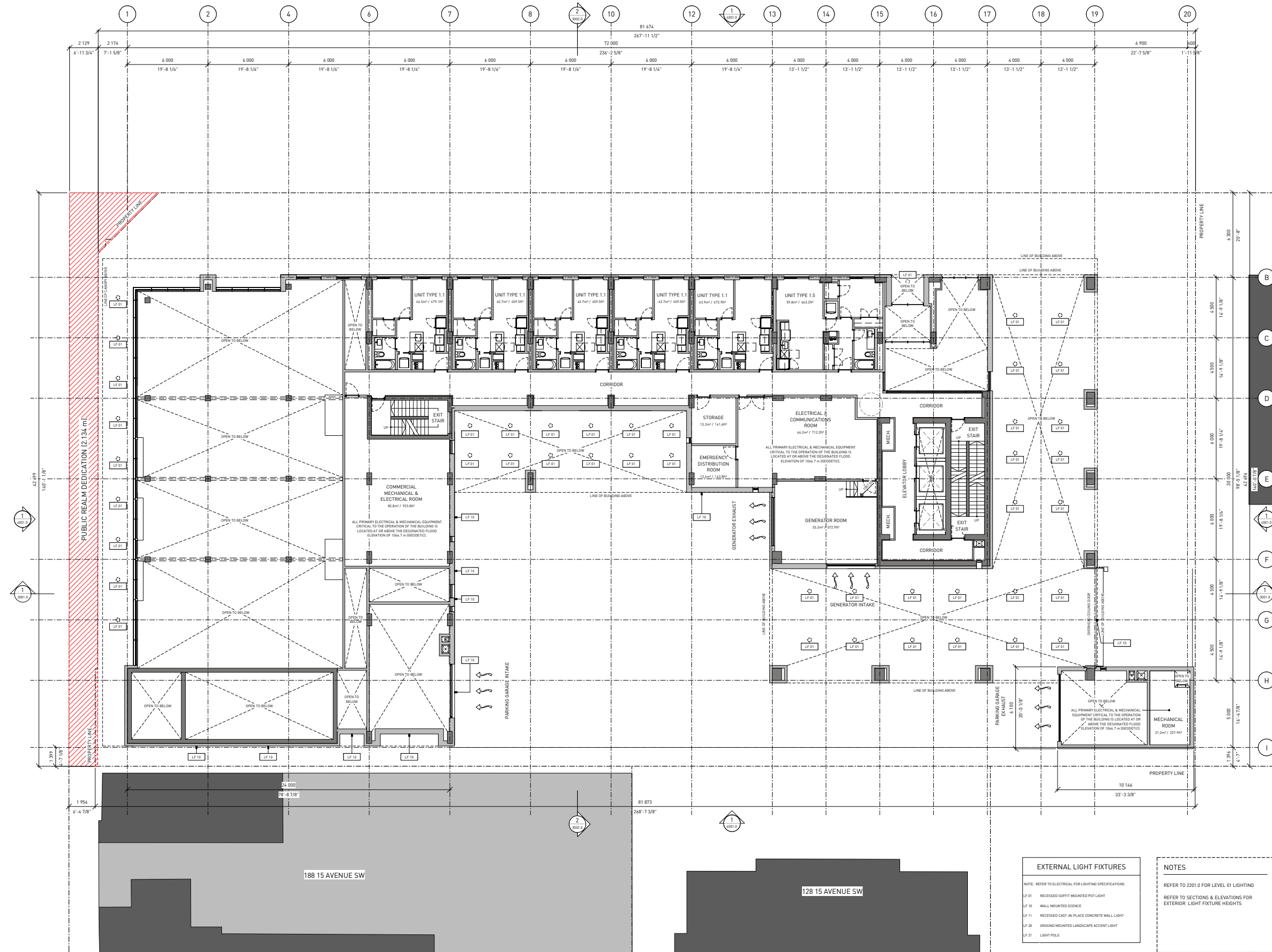
DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002

EXTERNAL LIGHT FIXTURES

LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCONCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE

NOTES

- REFER TO A-2020.0 FOR LANDSCAPE ANNOTATION
- REFER TO A-2202.0 FOR LEVEL 02 SOFFIT LIGHTING
- REFER TO SECTIONS & ELEVATIONS FOR EXTERIOR LIGHT FIXTURE HEIGHTS



WESTERN SECURITIES
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REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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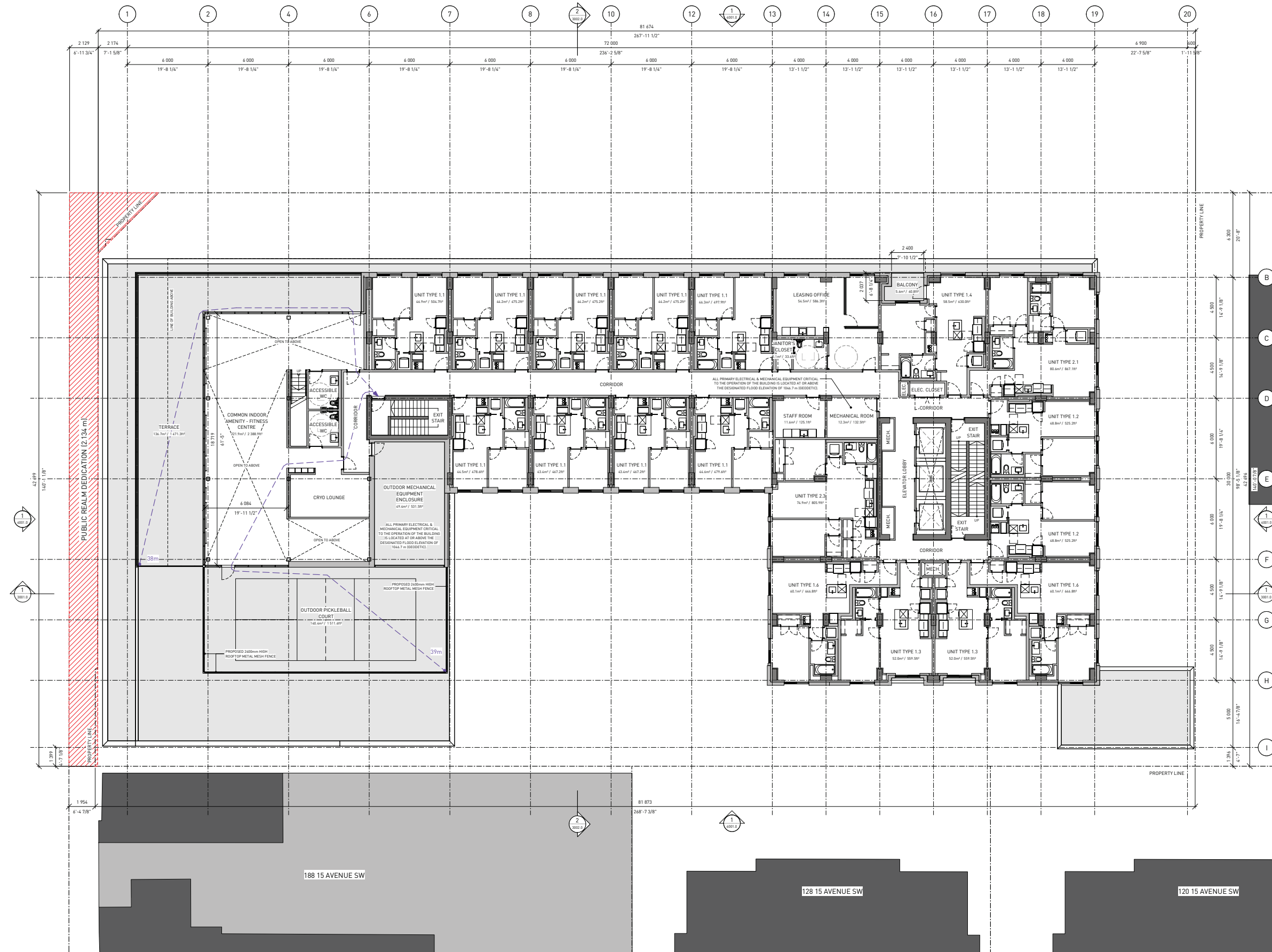
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GENERAL ARRANGEMENT PLAN LEVEL 02	A-2202.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

DRAWING DATE	REVISION NUMBER
2026-03-10	002

EXTERNAL LIGHT FIXTURES	NOTES
NOTE: REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS	REFER TO 2201.0 FOR LEVEL 01 LIGHTING
LF 01 RECESSED SOFFIT MOUNTED POT LIGHT	REFER TO SECTIONS & ELEVATIONS FOR EXTERIOR LIGHT FIXTURE HEIGHTS
LF 10 WALL MOUNTED SCONCE	
LF 11 RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT	
LF 20 GROUND MOUNTED LANDSCAPE ACCENT LIGHT	
LF 21 LIGHT POLE	



WESTERN SECURITIES
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LOTS 01, 02, 03 & 04
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PROJECT NUMBER
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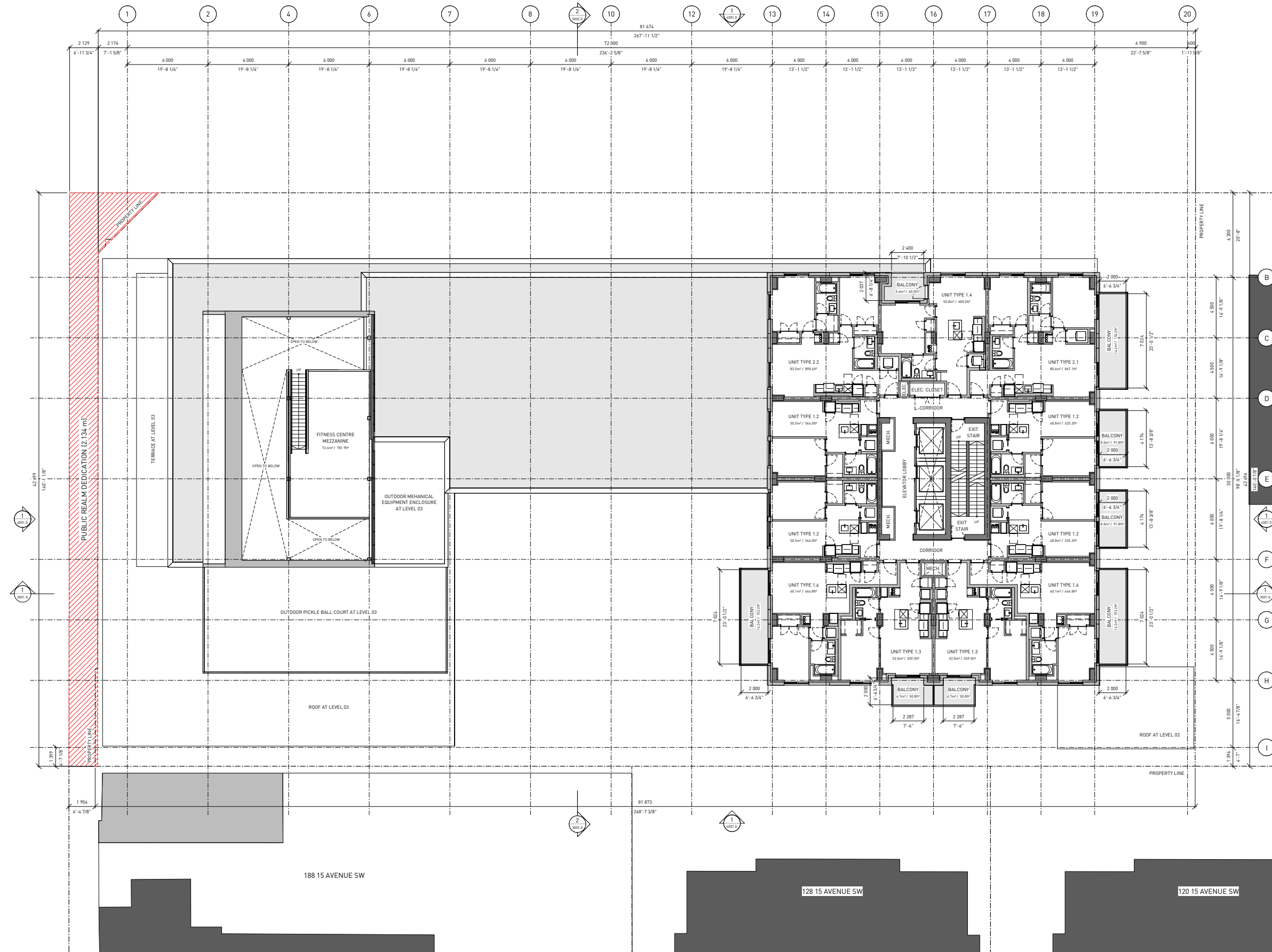
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL 03**

DRAWING NUMBER
A-2203.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
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LOTS 01, 02, 03 & 04
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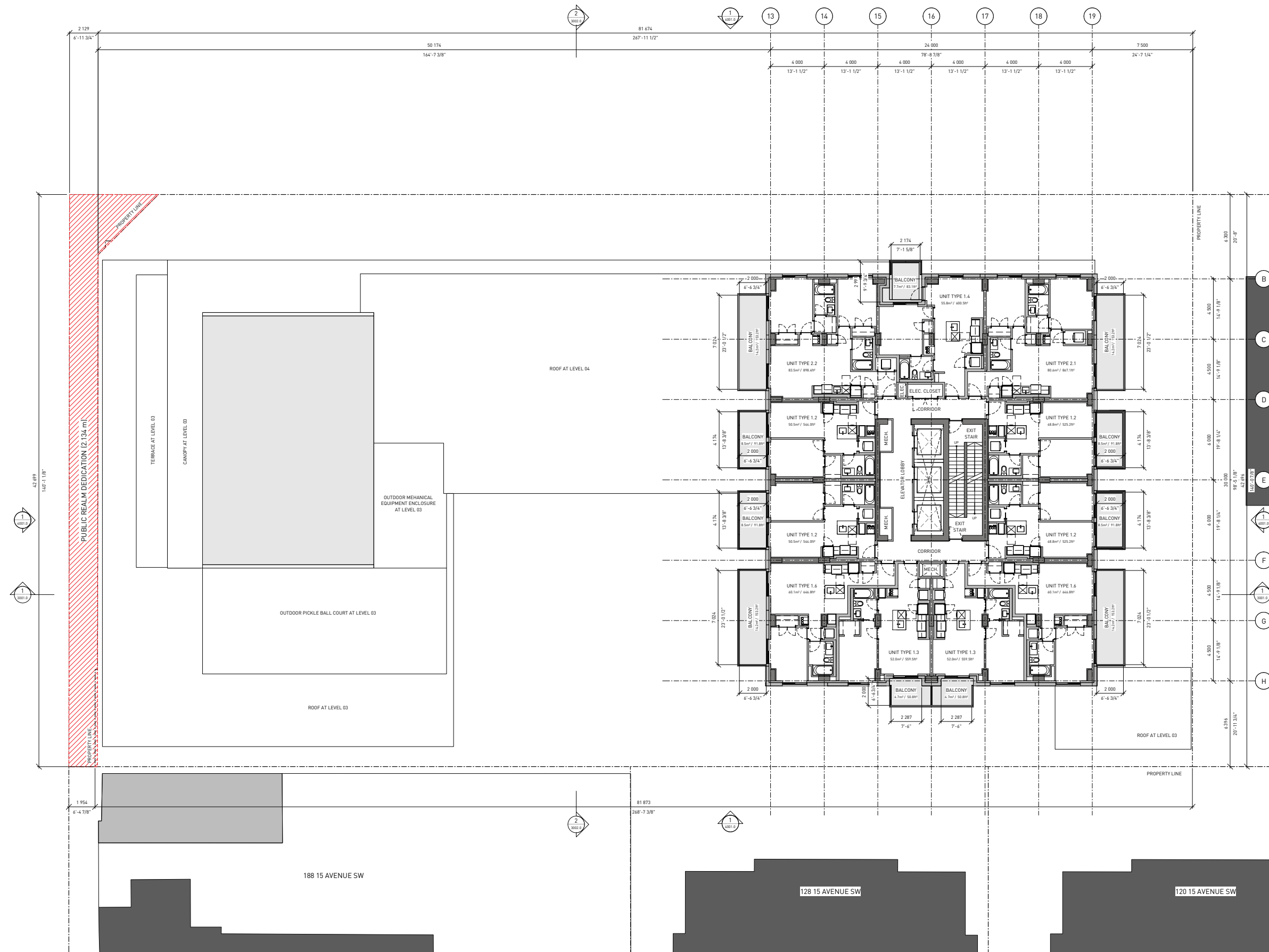
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL 04**

DRAWING NUMBER
A-2204.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

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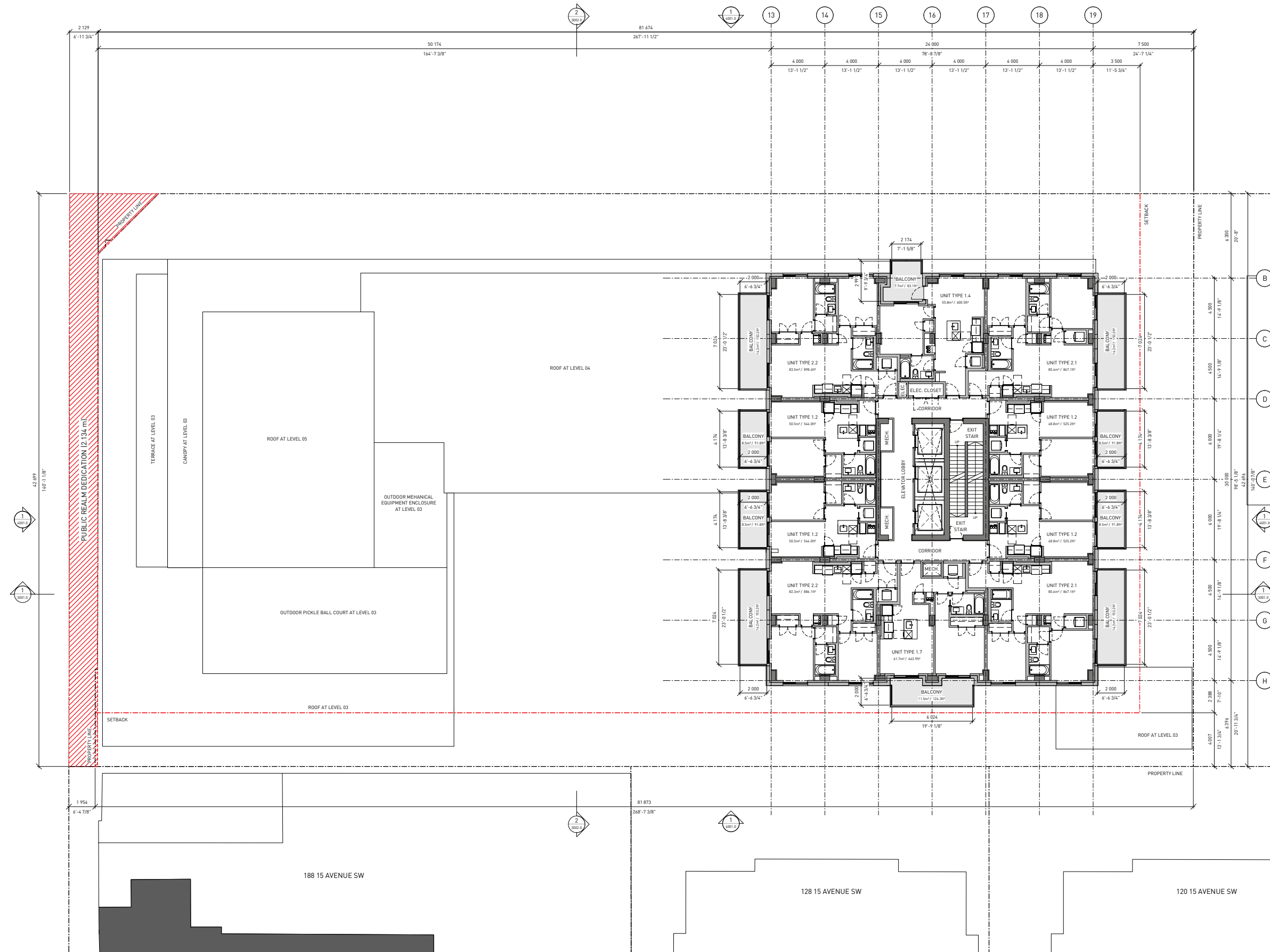
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**GENERAL ARRANGEMENT PLAN
LEVEL 05-18**

DRAWING NUMBER
A-2205.0

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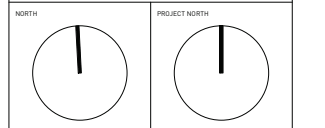
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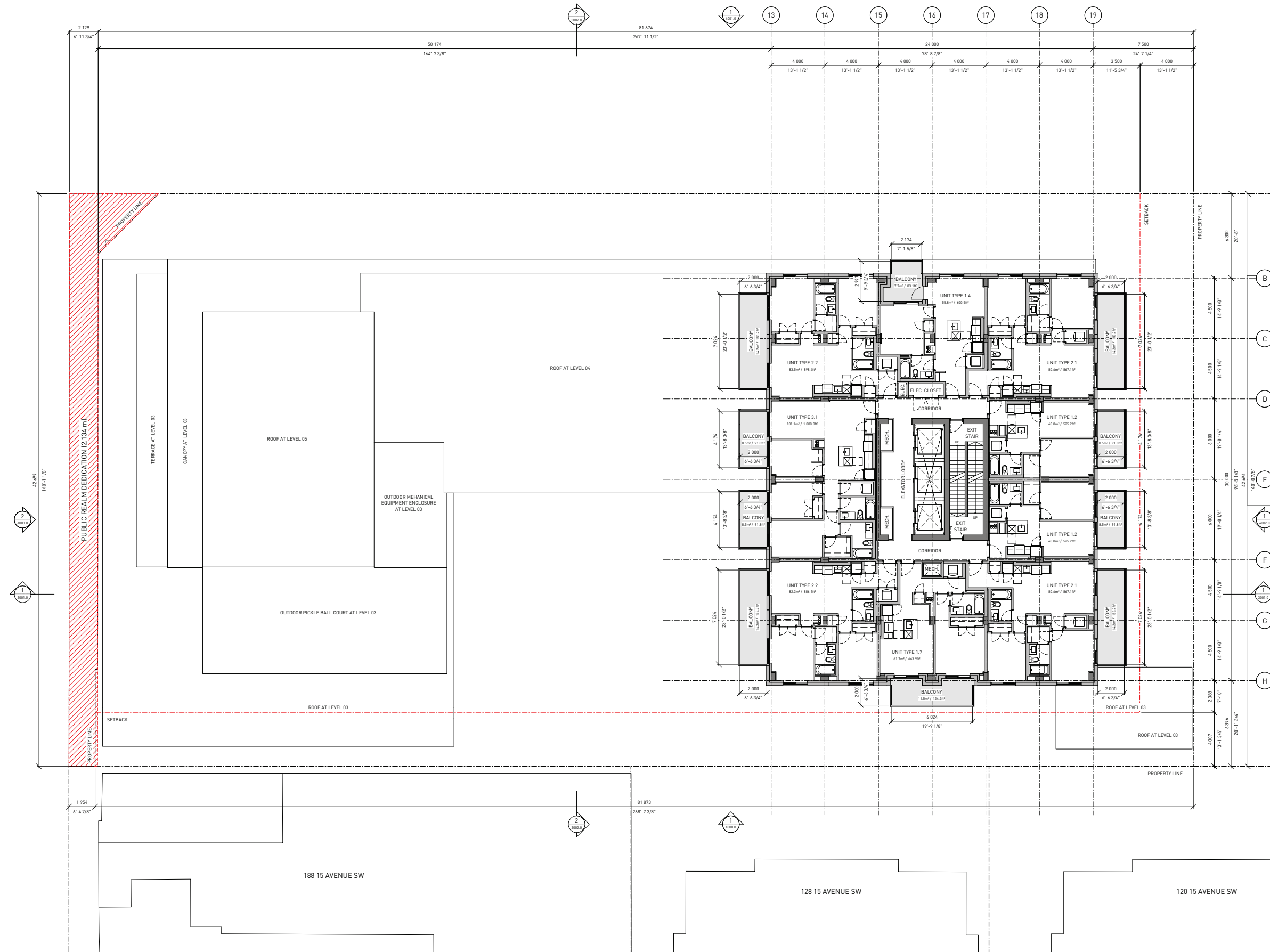
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DRAWING TITLE
GENERAL ARRANGEMENT PLAN
LEVEL 19-22

DRAWING NUMBER
A-2219.0

DRAWING DATE	SCALE ARCH D
2024-03-10	1 : 125
REVISION DATE	REVISION NUMBER
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PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
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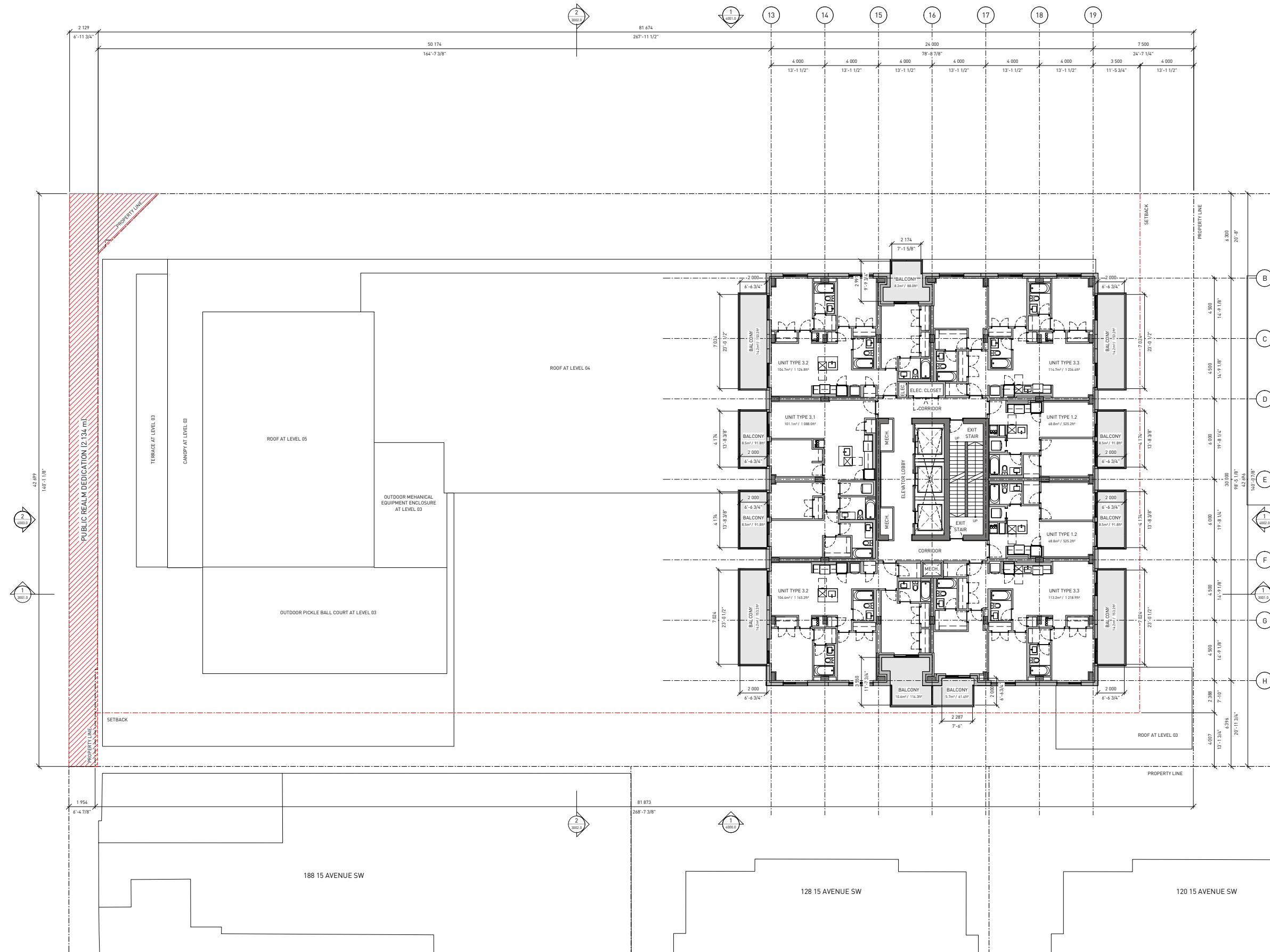
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NORTH	PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
LEVEL Z3-31**

DRAWING NUMBER
A-2223.0

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PROJECT NAME
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1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
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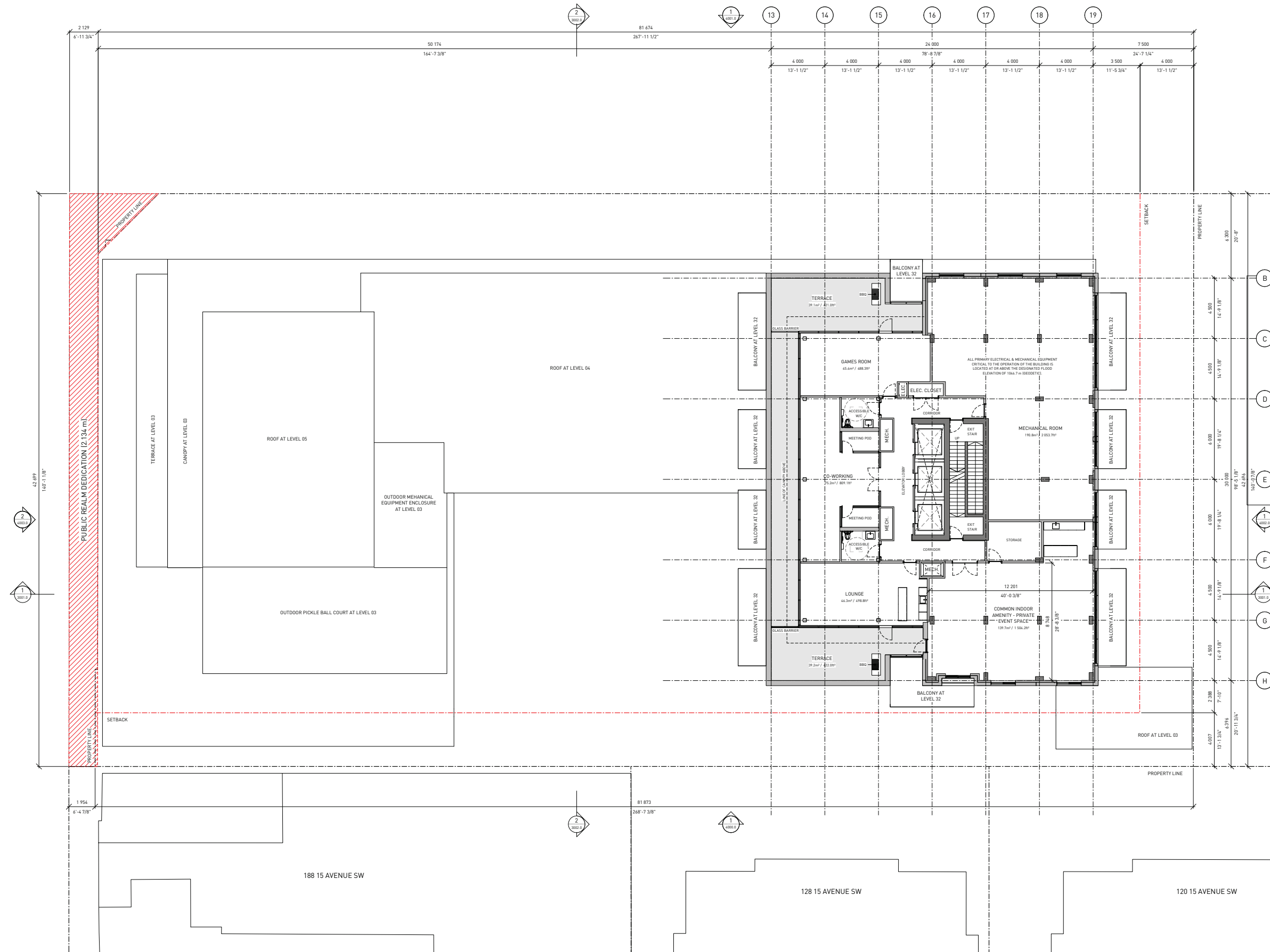
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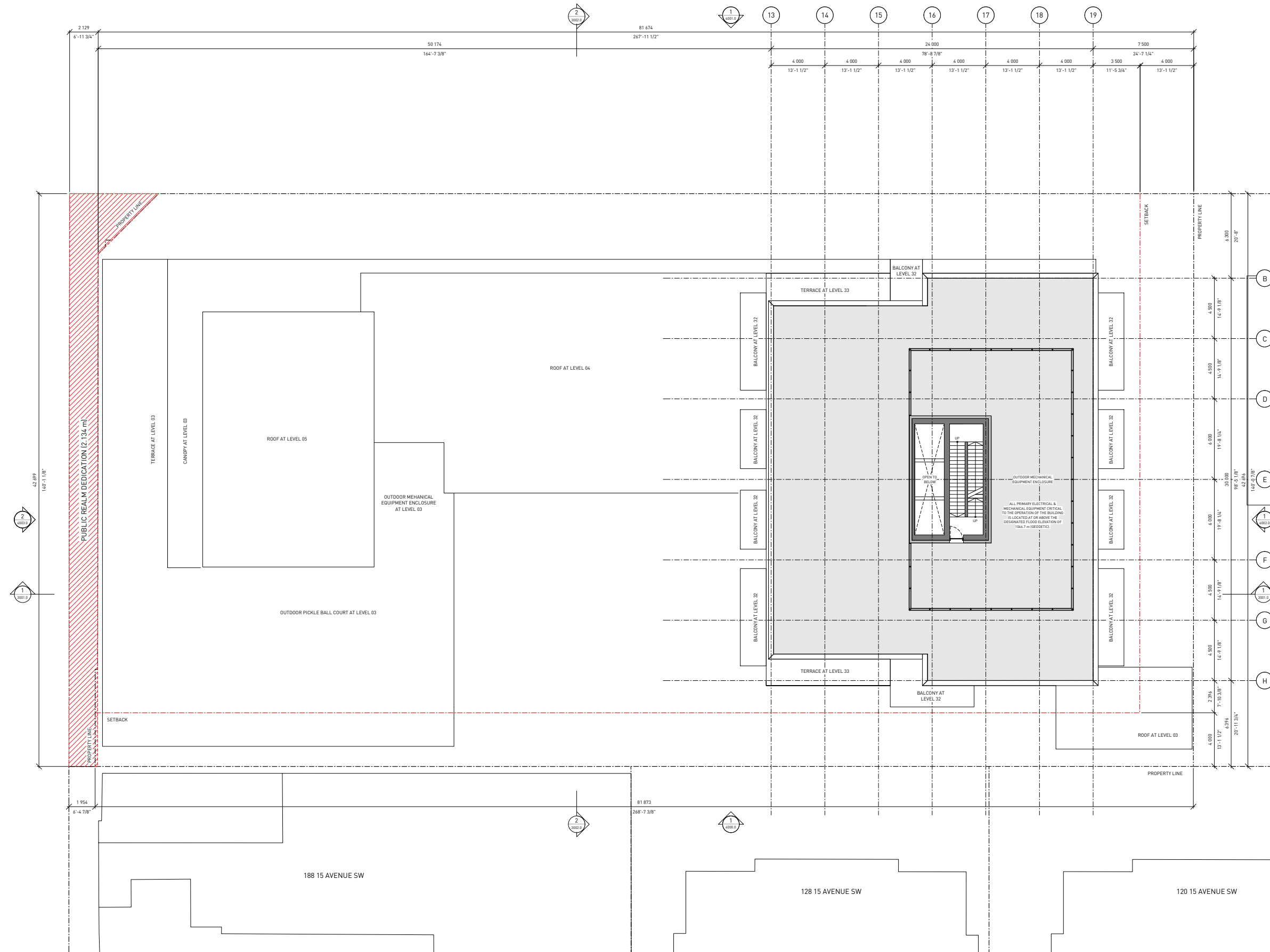
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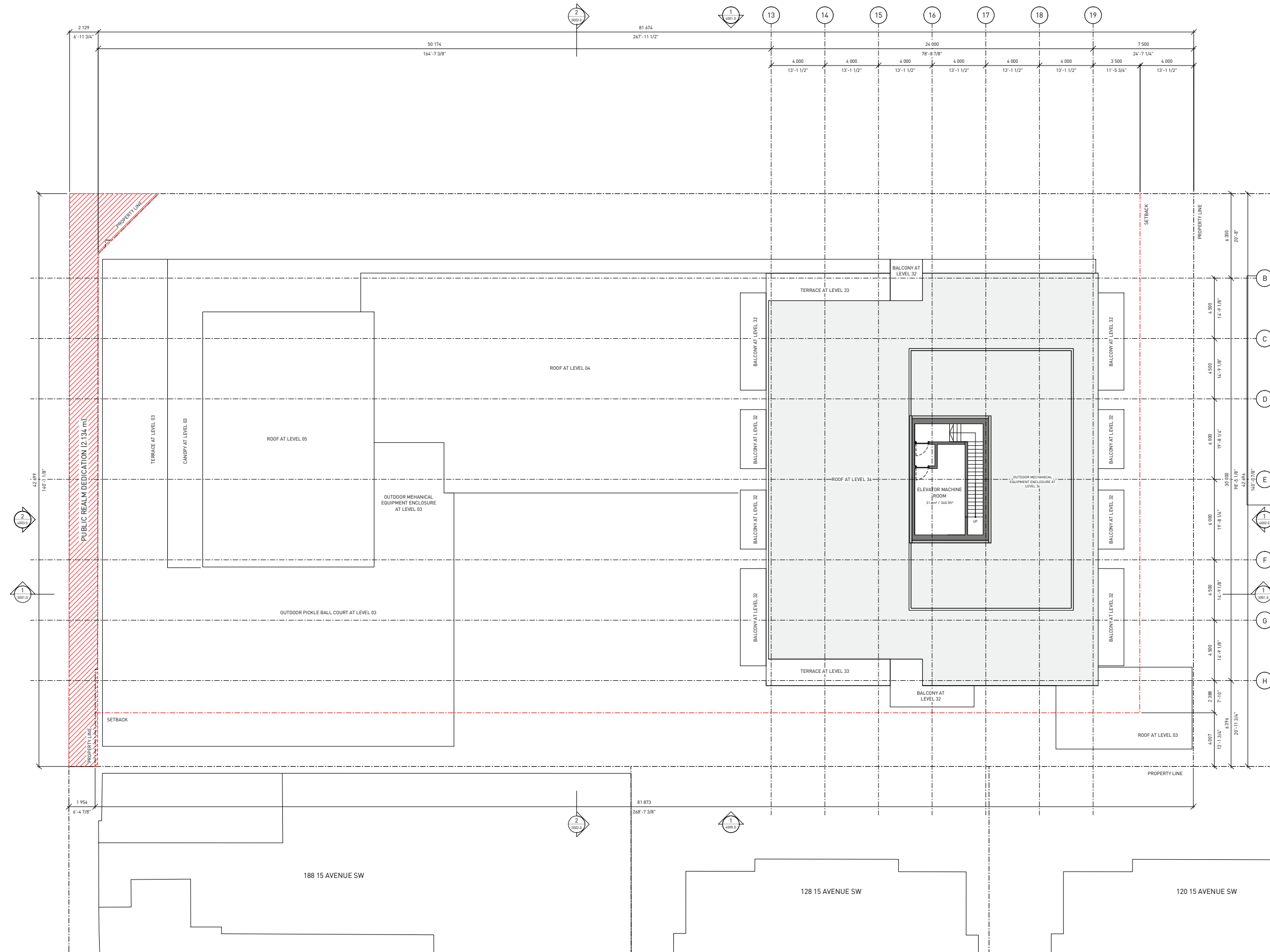
NORTH	PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
 LEVEL 34**

DRAWING NUMBER
A-2234.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-18	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
 1400, 1410 & 1412 1 STREET SW & 125
 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
 BLOCK 01
 PLAN 911 1729

5100

HINDLE ARCHITECTS
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 CALGARY - ALBERTA - CANADA

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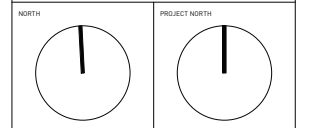
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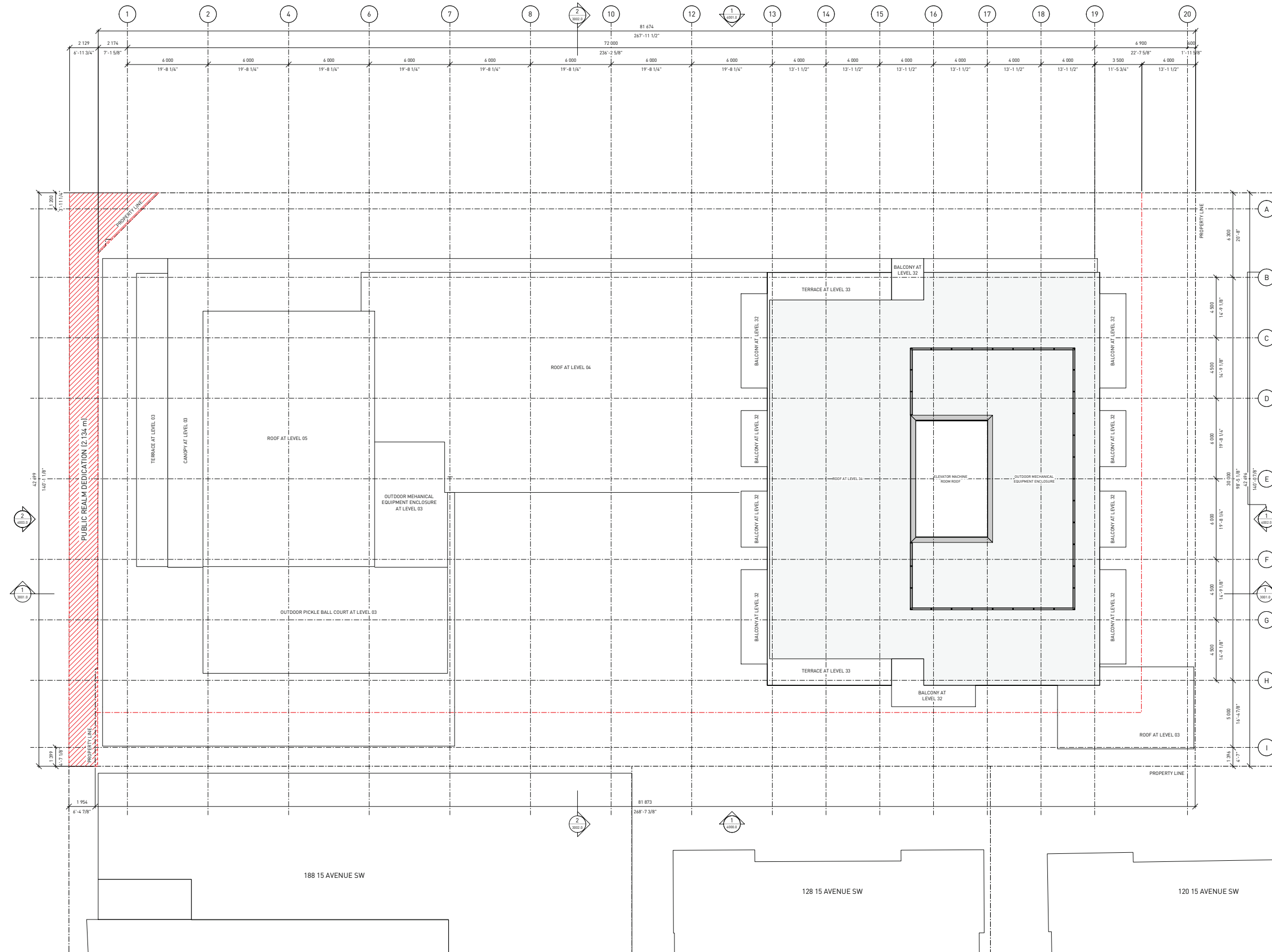
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
 ELEVATOR MACHINE ROOM**

DRAWING NUMBER
A-2235.0

DRAWING DATE 2024-03-10	SCALE ARCH D 1 : 125
REVISION DATE 2024-03-10	REVISION NUMBER 002



WESTERN SECURITIES
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REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-19	DR 2 RESPONSE

PROJECT NAME
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1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

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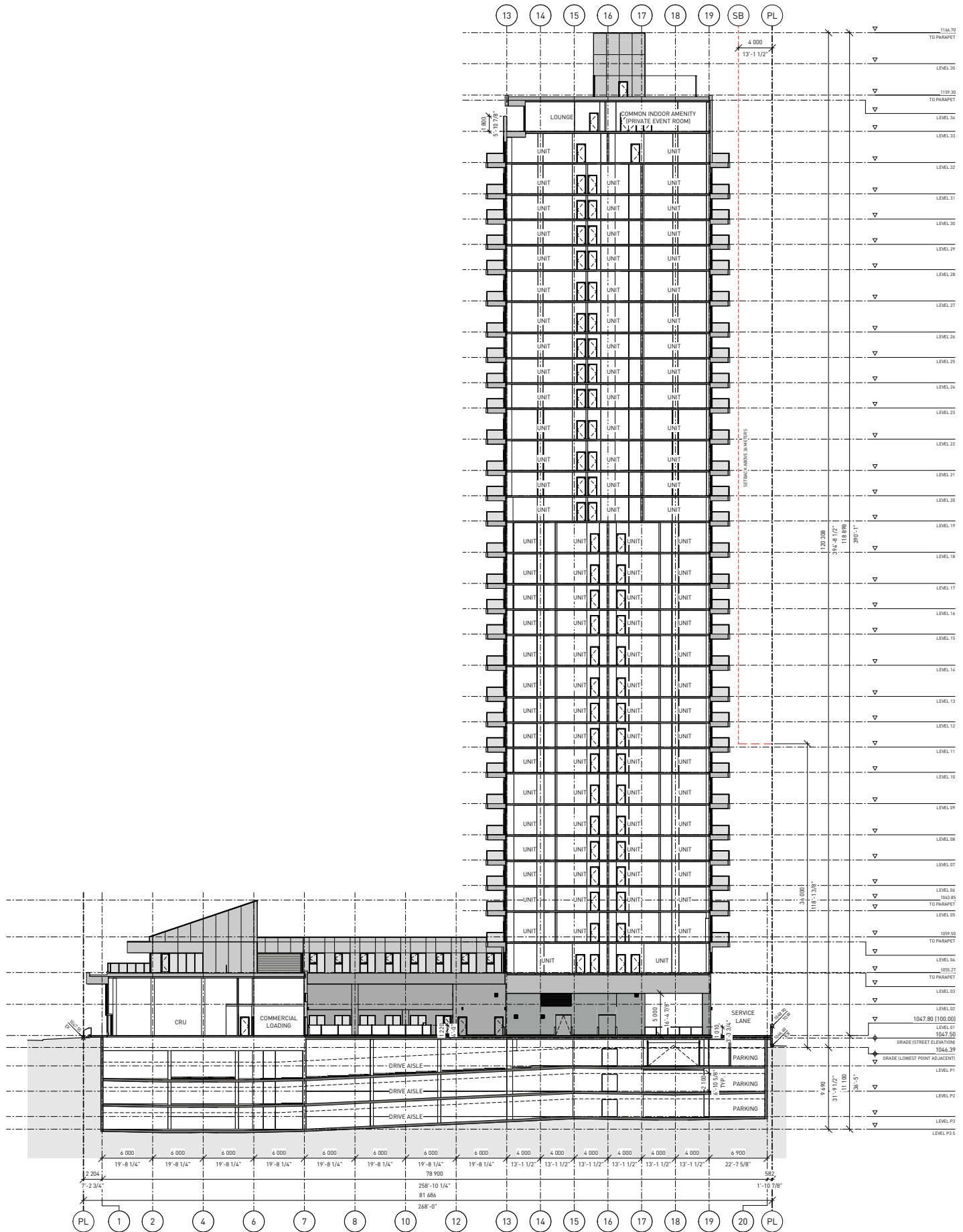
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DRAWING TITLE
**GENERAL ARRANGEMENT PLAN
ROOF**

DRAWING NUMBER
A-2237.0

DRAWING DATE	SCALE ARCH D
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REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
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1400, 1410 & 1412 1 STREET SW & 125
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LOTS 01, 02, 03 & 04
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NORTH	PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT SECTION
SECTION 01
EAST / WEST**

DRAWING NUMBER
A-3001.0

DRAWING DATE	SCALE ARCH D
2024-03-10	1 : 250

REVISION DATE	REVISION NUMBER
2024-03-10	002



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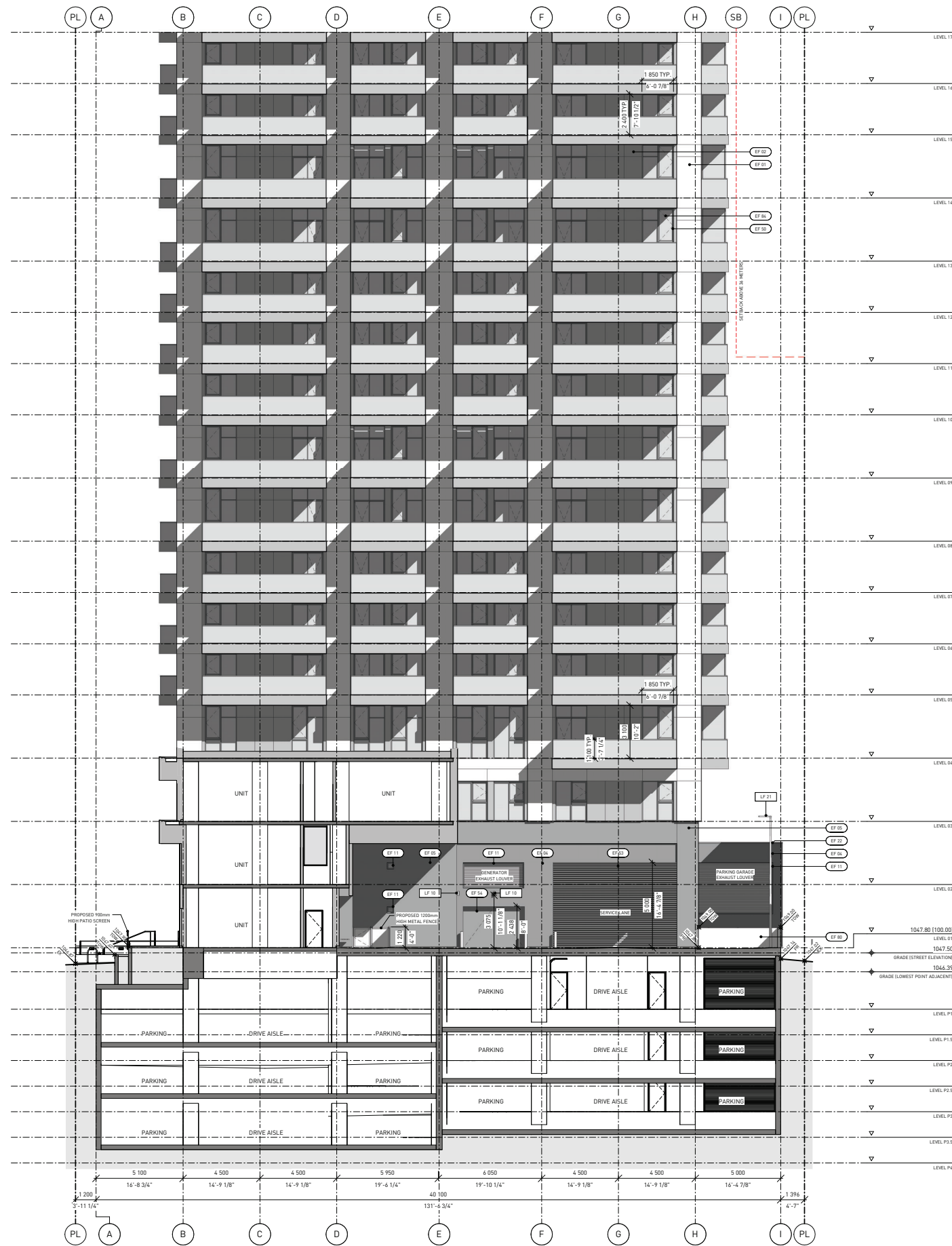
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NORTH	PROJECT NORTH

DRAWING TITLE
GENERAL ARRANGEMENT SECTION SECTION 02 NORTH / SOUTH

A-3002.0

DRAWING DATE	SCALE & ARCH D
2024-03-10	1 : 250
REVISION DATE	REVISION NUMBER
2024-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COLING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHARDS COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

EXTERNAL LIGHT FIXTURES	
NOTE:	REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS
LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCONCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 1 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
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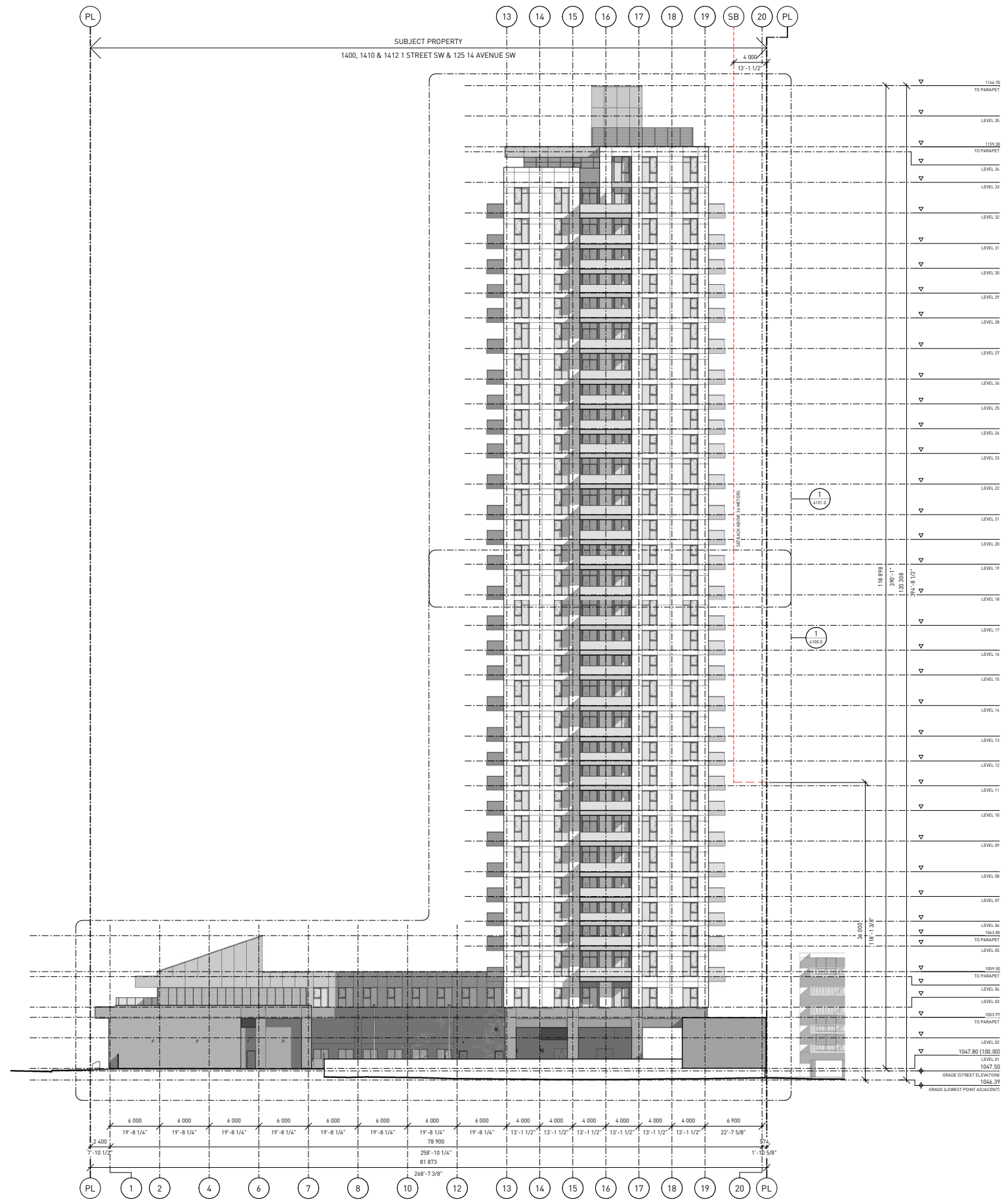
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NORTH PROJECT NORTH

DRAWING TITLE
**SECTION 02
NORTH / SOUTH
PARKING GARAGE & PODIUM**

DRAWING NUMBER
A-3100.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002



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001	2024-01-29	DR 1 RESPONSE
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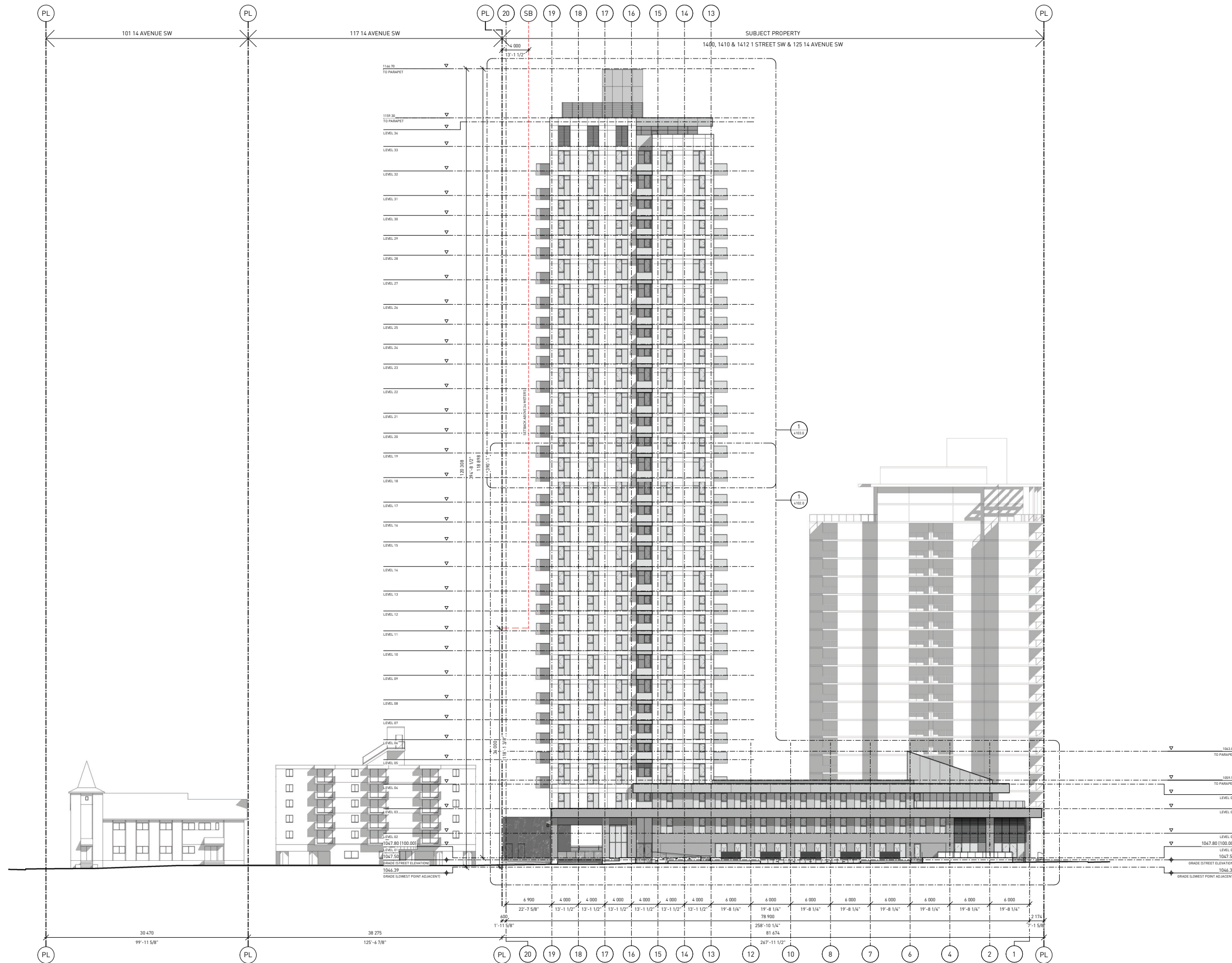
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NORTH	PROJECT NORTH

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATION SOUTH

DRAWING NUMBER
A-4000.0

DRAWING DATE	SCALE ARCH D
2024-03-10	1 : 250
REVISION DATE	REVISION NUMBER
2024-03-10	002



WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

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NORTH PROJECT NORTH

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATION NORTH

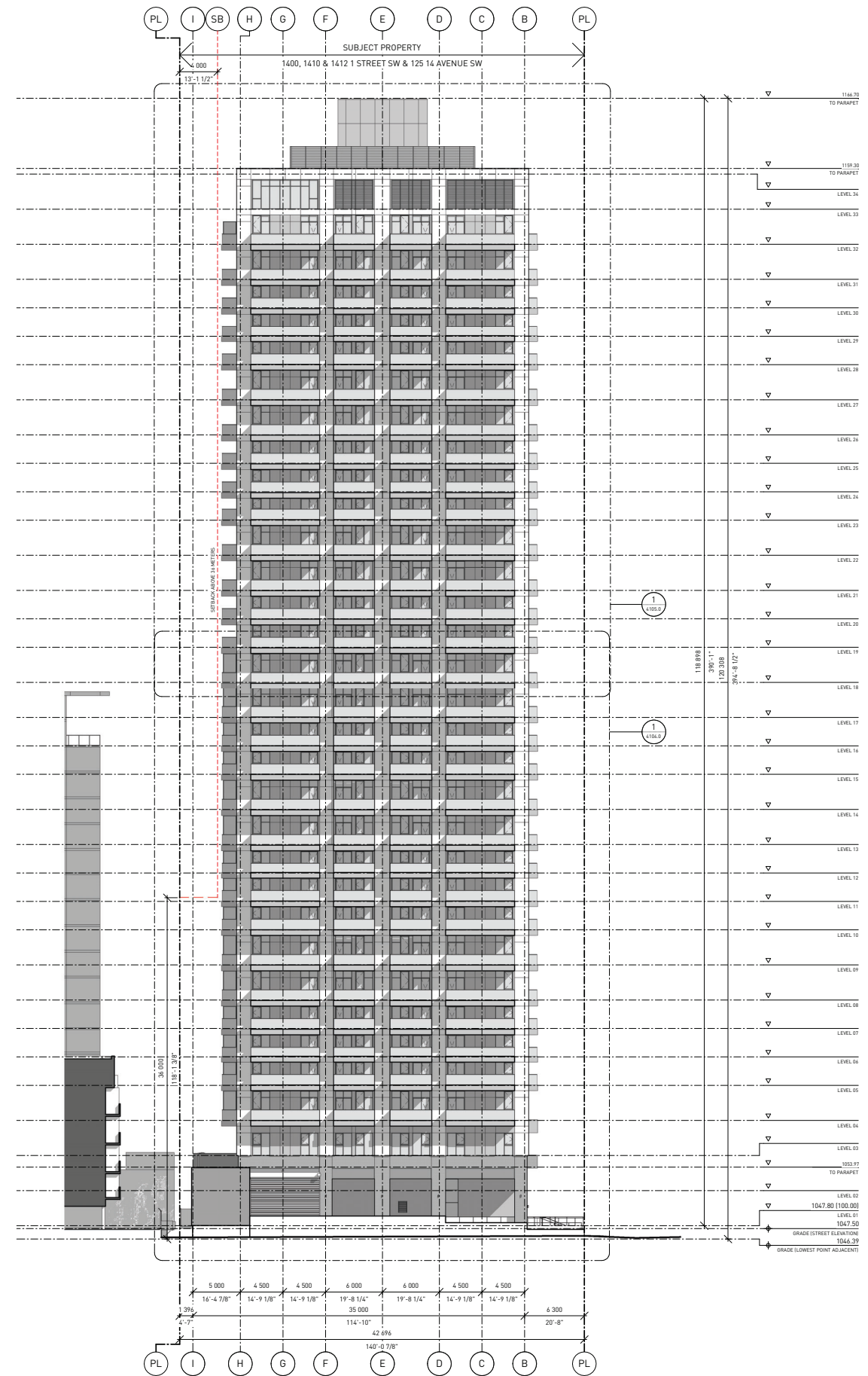
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DRAWING DATE
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REVISION DATE
 2026-03-10

REVISION NUMBER
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NORTH PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT ELEVATION
EAST**

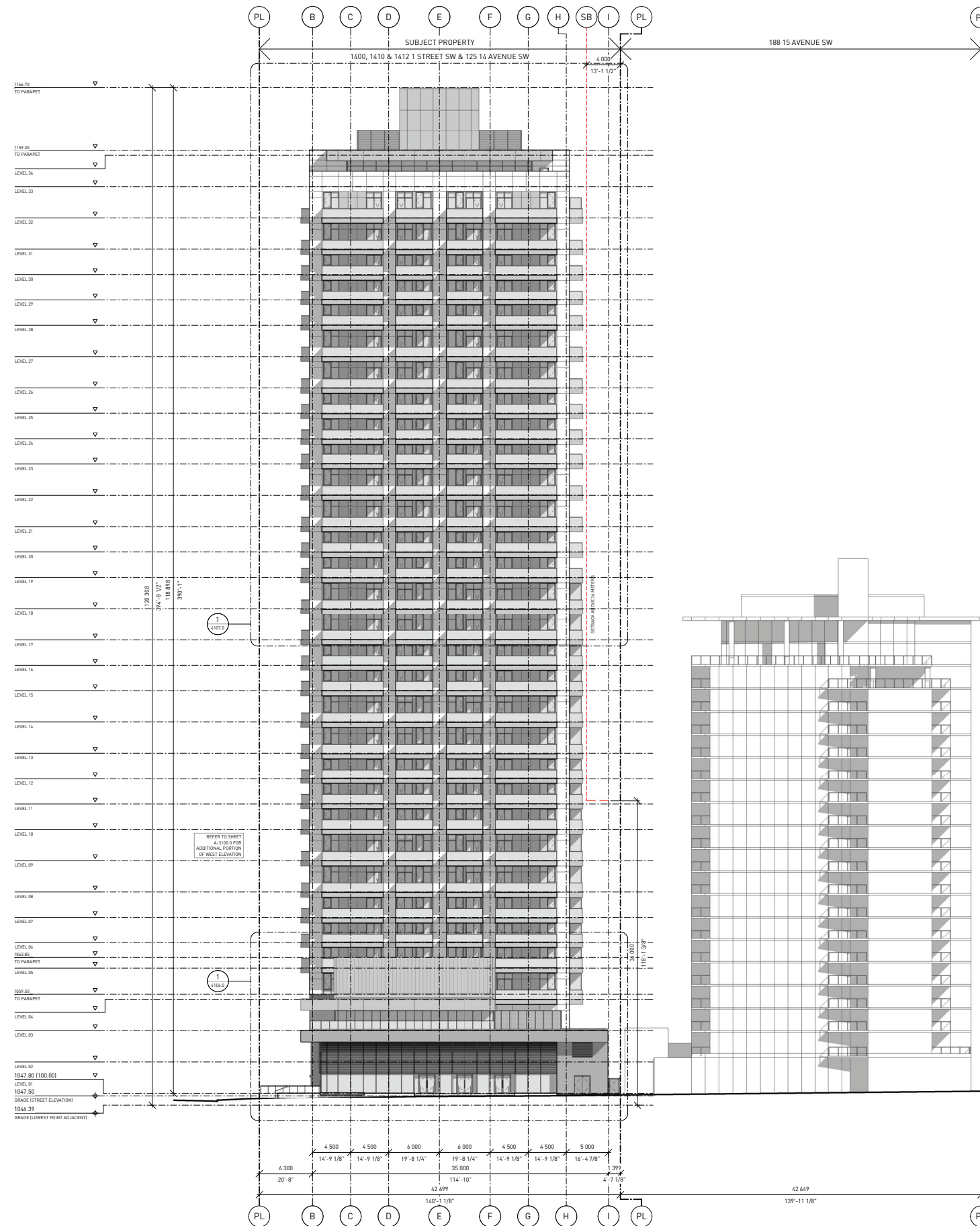
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NORTH PROJECT NORTH

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATION WEST

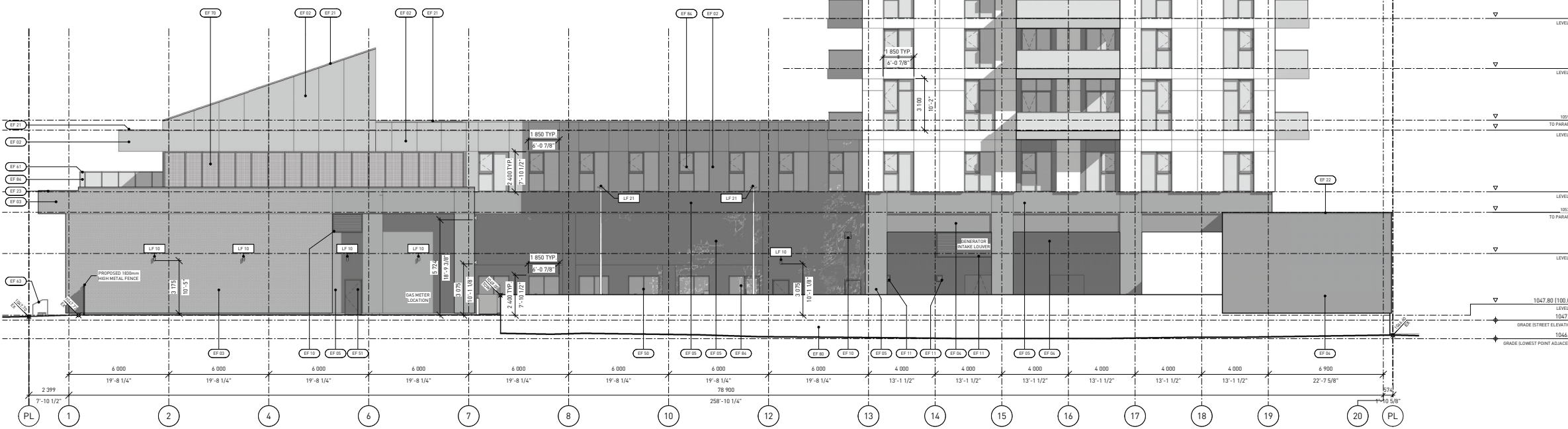
DRAWING NUMBER
A-4003.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 250

REVISION DATE	REVISION NUMBER
2026-03-10	002

EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE-GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR ROLLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL SOLAR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

EXTERNAL LIGHT FIXTURES	
NOTE: REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS	
LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCIENCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE



WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 1 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
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587 890 8773
christine@hindle-architects.com

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DRAWING PURPOSE
ISSUED FOR DEVELOPMENT PERMIT - DR 2

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HA	RC	JH

STAMP

NORTH PROJECT NORTH

DRAWING TITLE
ELEVATION SOUTH PODIUM

DRAWING NUMBER
A-4100.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 02
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHADOWS COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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HA	RC	JH

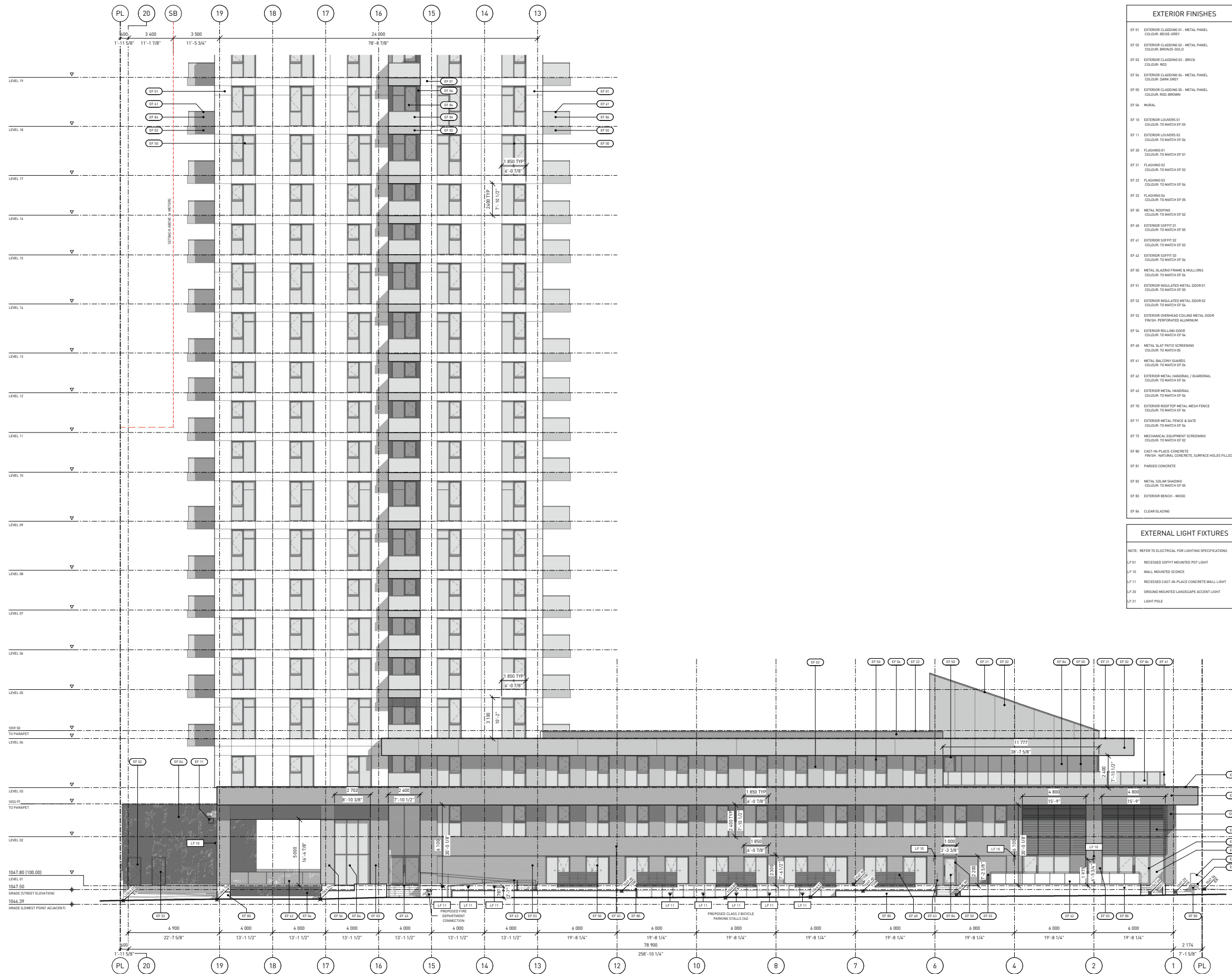
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NORTH	PROJECT NORTH

DRAWING TITLE
ELEVATION SOUTH TOWER

DRAWING NUMBER
A-4101.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 05
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COLING METAL DOOR FINISH: PERFORATED ALUMINIUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLOR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

EXTERNAL LIGHT FIXTURES	
NOTE: REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS	
LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCIENCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
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HA	RC	JH

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NORTH	PROJECT NORTH

DRAWING TITLE
ELEVATION NORTH PODIUM

DRAWING NUMBER
A-4102.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 02
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
CHRISTINE KARCZMAR
587 890 8773
christine@hindle-architects.com

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HA	RC	JH

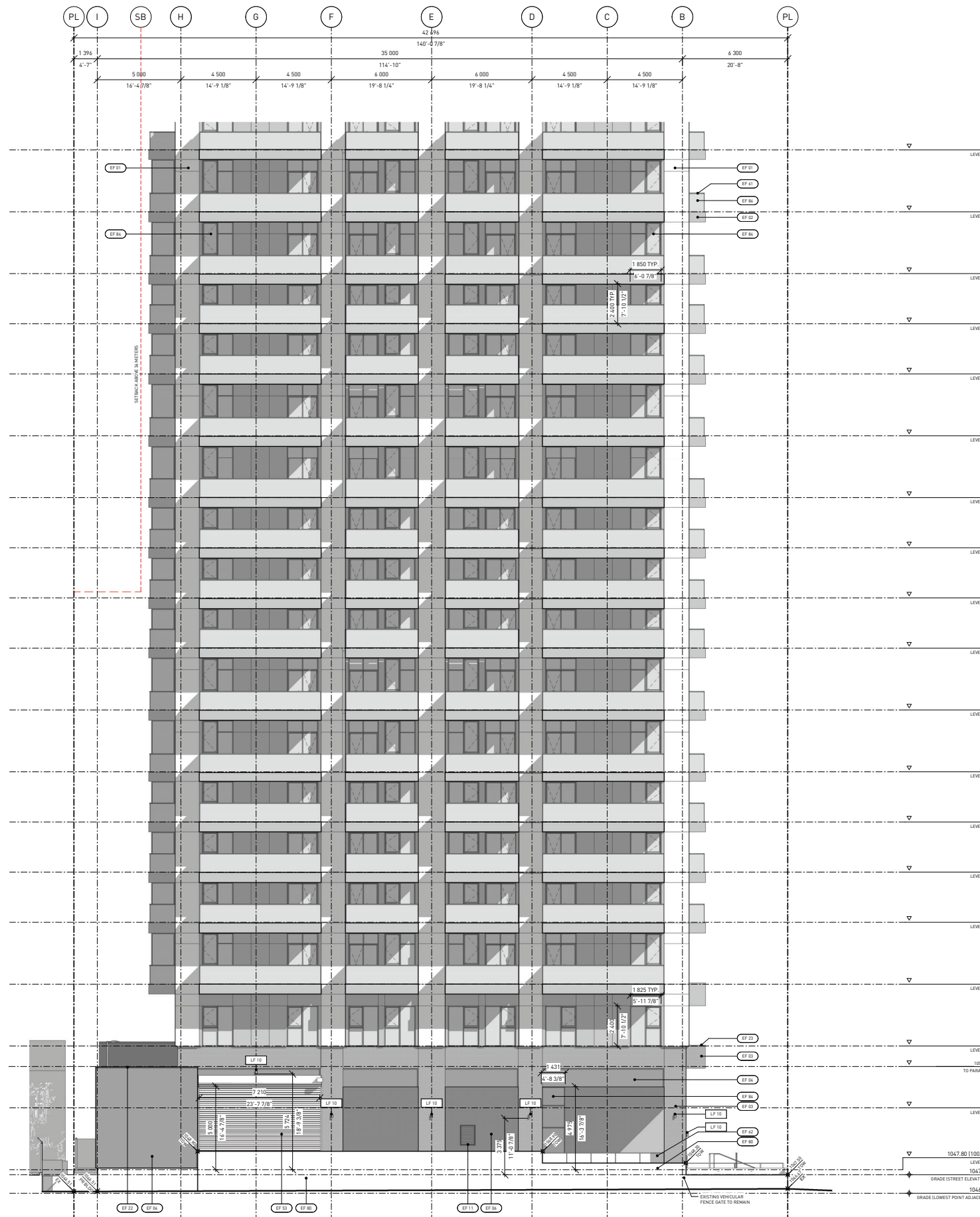
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NORTH	PROJECT NORTH

DRAWING TITLE
ELEVATION NORTH TOWER

DRAWING NUMBER
A-4103.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 02
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHROUD COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

EXTERNAL LIGHT FIXTURES	
NOTE: REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS.	
LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCONCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 1 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
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587 890 8773
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HA	RC	JH

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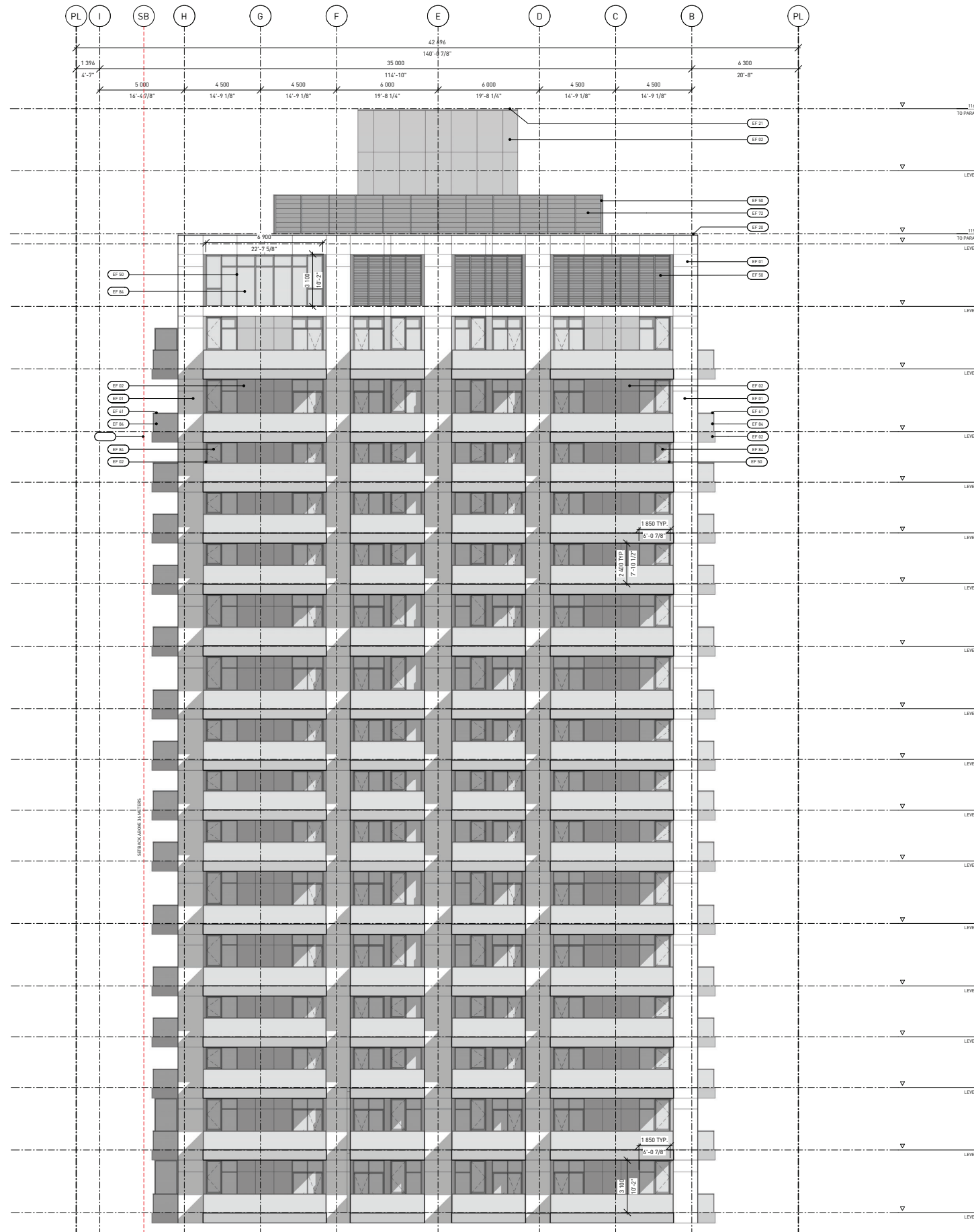
NORTH	PROJECT NORTH

DRAWING TITLE
ELEVATION EAST PODIUM

DRAWING NUMBER
A-4104.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125

REVISION DATE	REVISION NUMBER
2026-03-10	002



EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
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EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES
ESTABLISHED 1932

REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
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HA	RC	JH

STAMP

NORTH	PROJECT NORTH

DRAWING TITLE
ELEVATION EAST TOWER

DRAWING NUMBER
A-4105.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002

EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: WEDGE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 02
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 04
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINIUM
EF 54	EXTERIOR HELLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 02
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL COLAR SHADOWS COLOUR: TO MATCH EF 04
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

EXTERNAL LIGHT FIXTURES	
NOTE: REFER TO ELECTRICAL FOR LIGHTING SPECIFICATIONS	
LF 01	RECESSED SOFFIT MOUNTED POT LIGHT
LF 10	WALL MOUNTED SCONCE
LF 11	RECESSED CAST-IN-PLACE CONCRETE WALL LIGHT
LF 20	GROUND MOUNTED LANDSCAPE ACCENT LIGHT
LF 21	LIGHT POLE

WESTERN SECURITIES
ESTABLISHED • 1932

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 1 RESPONSE

PROJECT NAME
**THE MORRISON LIMITED PARTNERSHIP -
THE MORRISON TOWER PROJECT**
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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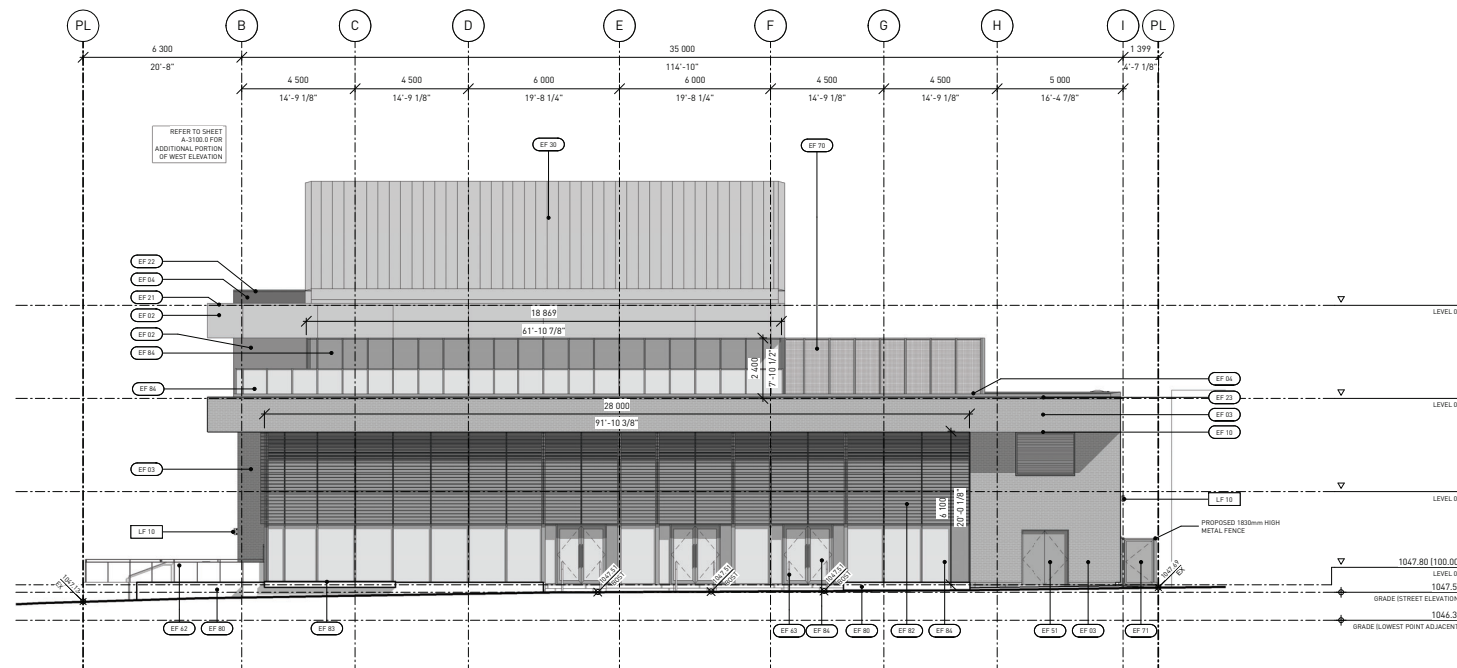
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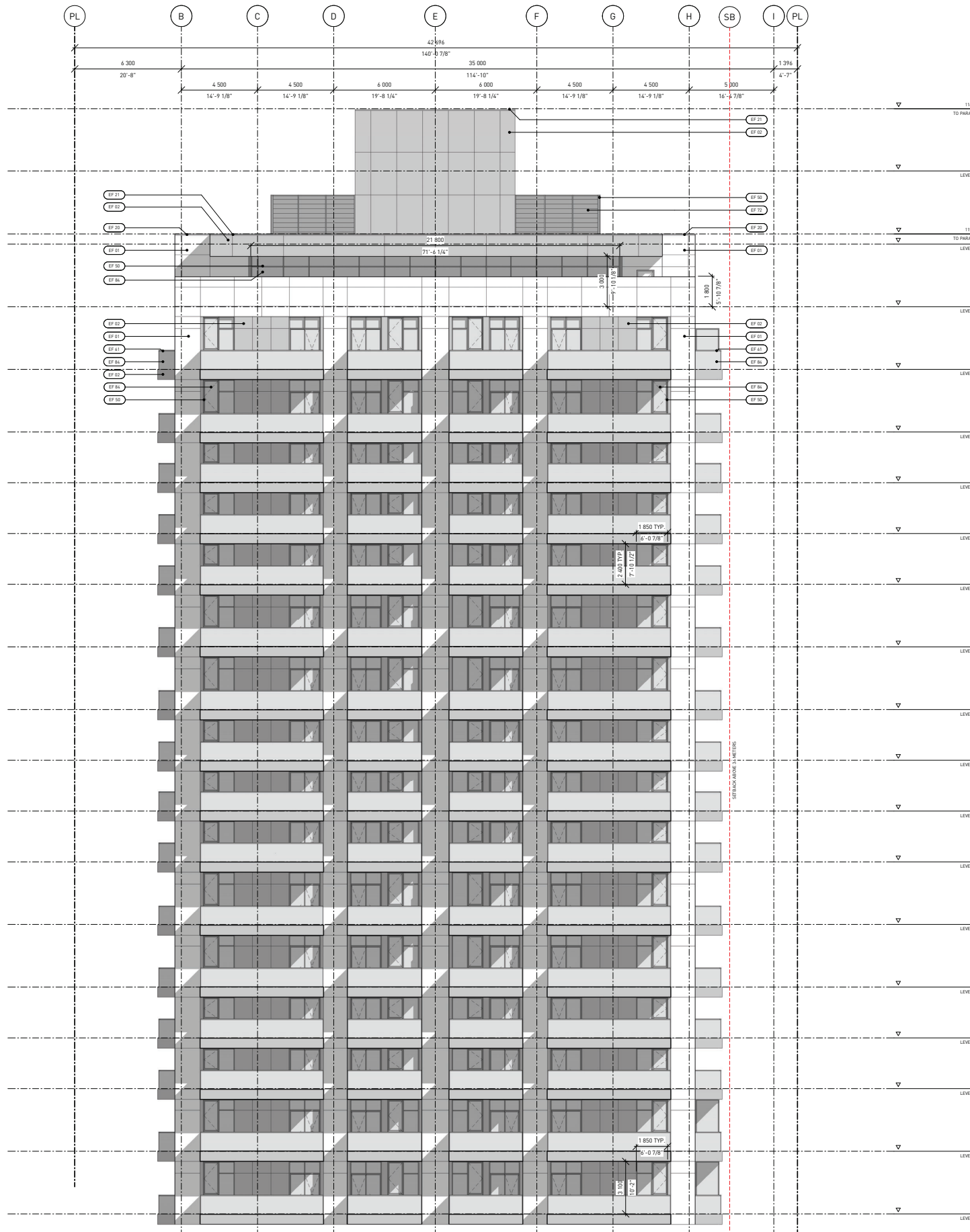
NORTH PROJECT NORTH

DRAWING TITLE
**ELEVATION
WEST
PODIUM**

A-4106.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002





EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: HEISE GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
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WESTERN SECURITIES
ESTABLISHED 1932

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THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

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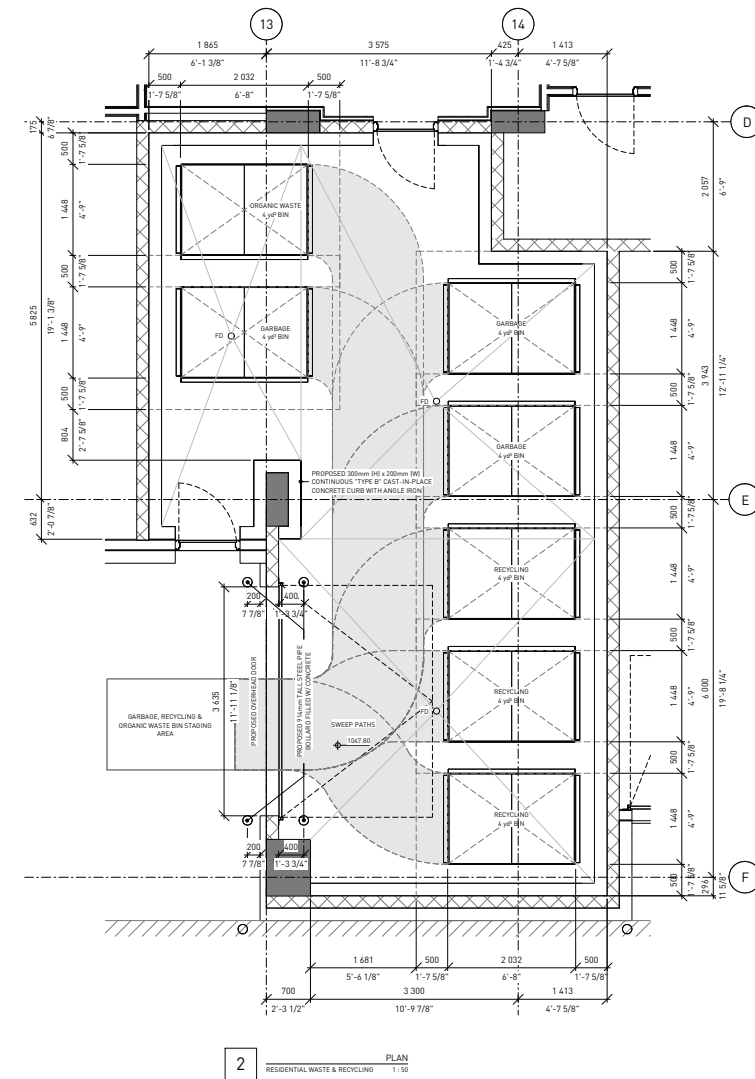
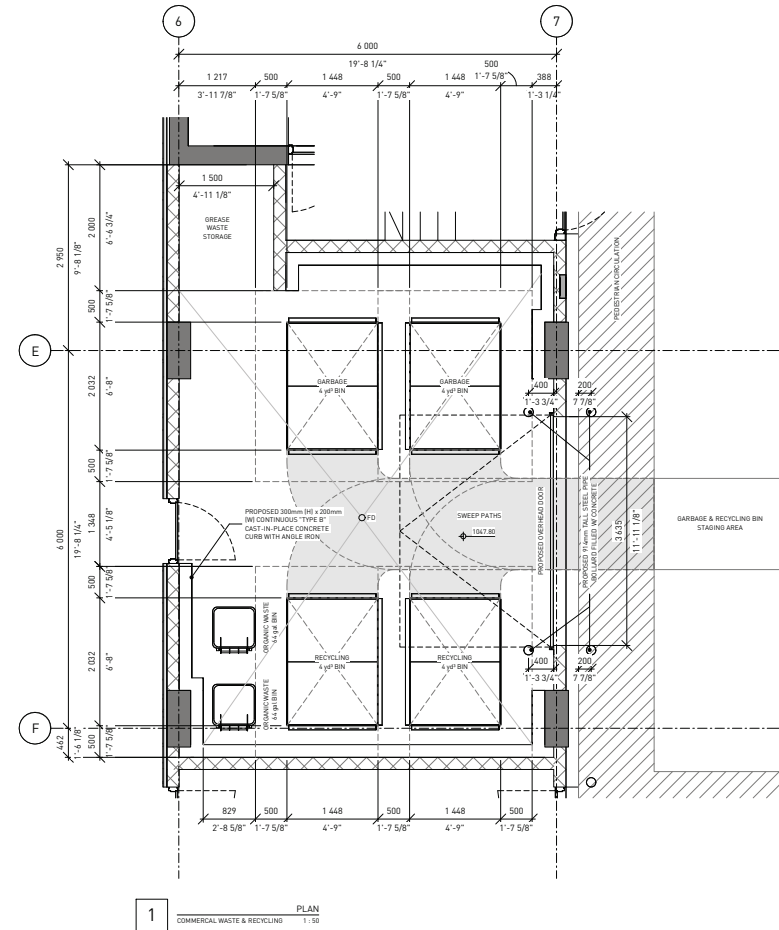
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NORTH	PROJECT NORTH

DRAWING TITLE
**SECTION 02
NORTH / SOUTH
TOWER**

DRAWING NUMBER
A-4107.0

DRAWING DATE	SCALE @ ARCH D
2026-03-10	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
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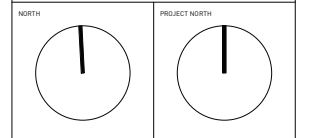
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DRAWING TITLE
**PLANS
LEVEL 01
WASTE & RECYCLING STORAGE
RESIDENTIAL & COMMERCIAL**


DRAWING NUMBER
A-5000.0

DRAWING DATE
2026-03-10


SCALE ARCH D
1:50

REVISION DATE
2026-03-10

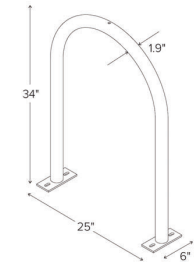
REVISION NUMBER
002



Submittal Sheet



Setbacks



CAPACITY 2 Bikes

MATERIALS 1 1/2" schedule 40 pipe (1.9" OD)

FINISHES


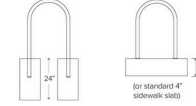

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Chemically cleaned and treated for corrosion reduction
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- Stainless**
Stainless Steel 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.
 - Satin Finish (#4) - Brushed (our standard)
 - Electropolished - High Polished Shine
 - Powder Coat over Unpolished Stainless

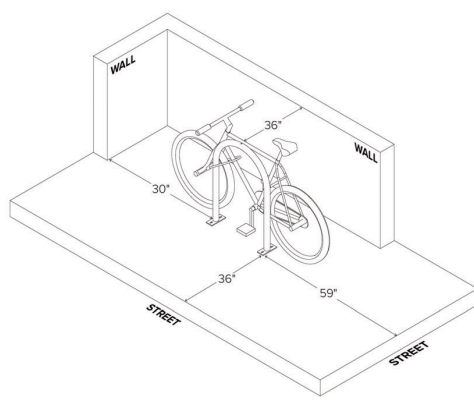
MOUNT OPTIONS

- Surface**
Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.
- In-ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option.
- Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x .316" thick galvanized mounting rails. Specify rail mount for this option.

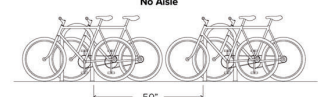
OPTIONAL LEAN BAR

- Add Lean Bar**
Lean bar ensures rack meets ADA requirements for cane-detection

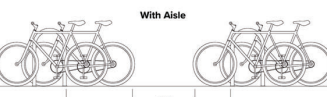






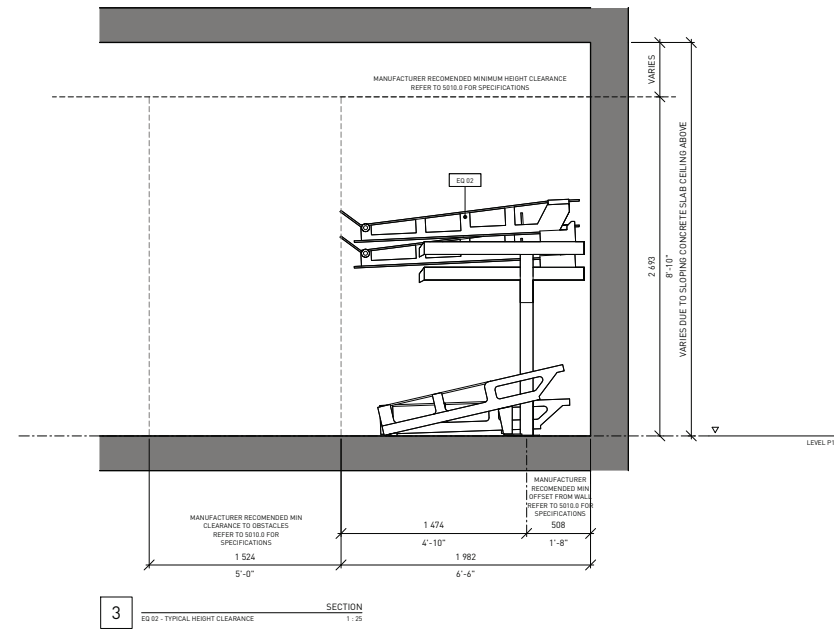
No Aisle



With Aisle



1 SPECIFICATIONS - EQ 01
NTS



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE

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LOTS 01, 02, 03 & 04
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NORTH	PROJECT NORTH
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DRAWING TITLE
SPECIFICATIONS & TYPICAL SECTION BICYCLE PARKING


DRAWING NUMBER
A-5010.0

DRAWING DATE	SCALE ARCH D
2026-03-10	As indicated

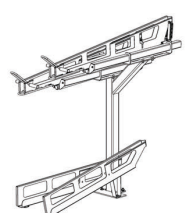
REVISION DATE	REVISION NUMBER
2026-03-10	002



Submittal Sheet



Setbacks Single Sided



CAPACITY 4 Bikes per unit

MATERIALS Uprights: 4" sq square tube
Upright base: 1/4" plate
Cantilevers: 1 1/2" plate
Cantilever base: 1/4" plate
Trays: 1 1/2" plate

FINISHES

- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

- Surface only**
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

E-BIKE CHARGING


- Add Electrical Outlets**
For lower trays only (wider trays included). Wiring must be performed by a licensed electrician. Bikes with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP64 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

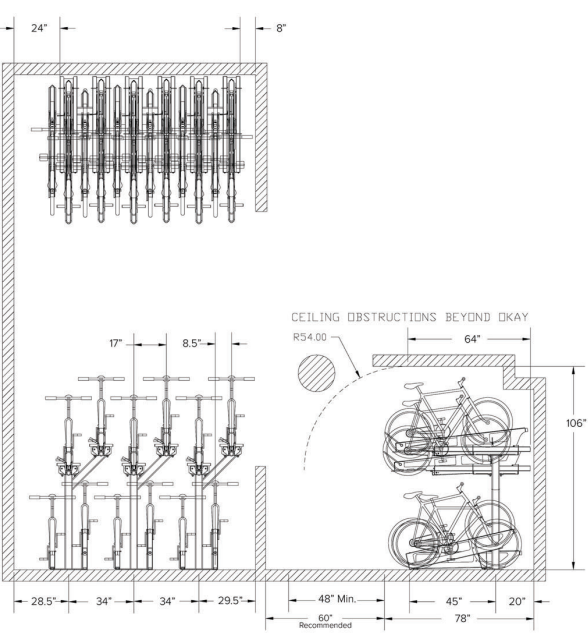
FAT BIKE TRAYS

- Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.

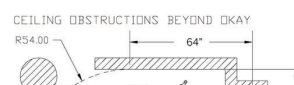
CANE STOPS

- Add cane stops**
Available in galvanized or powder coat finish

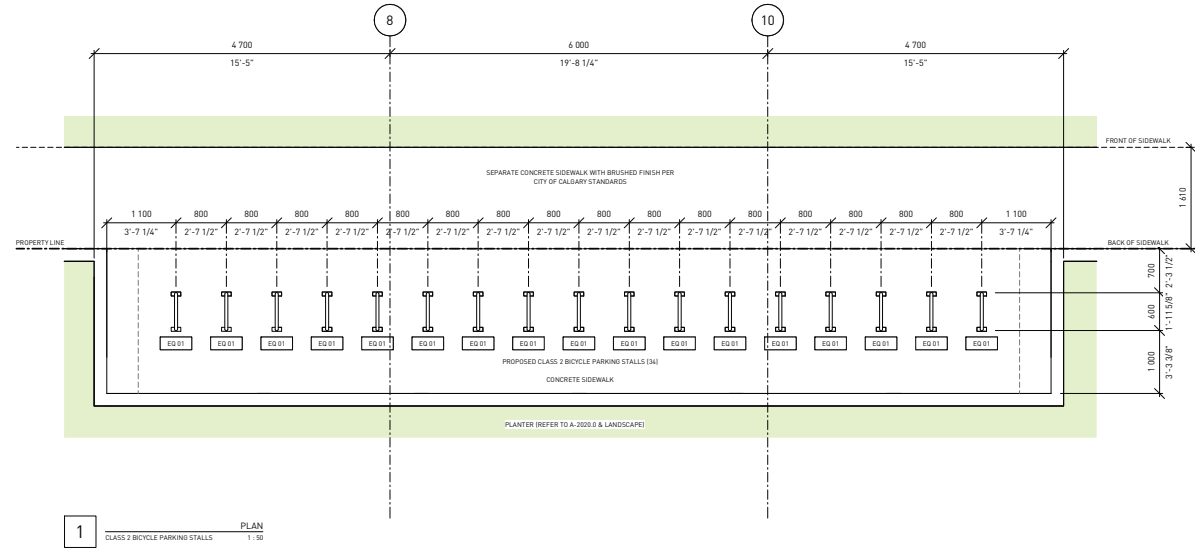




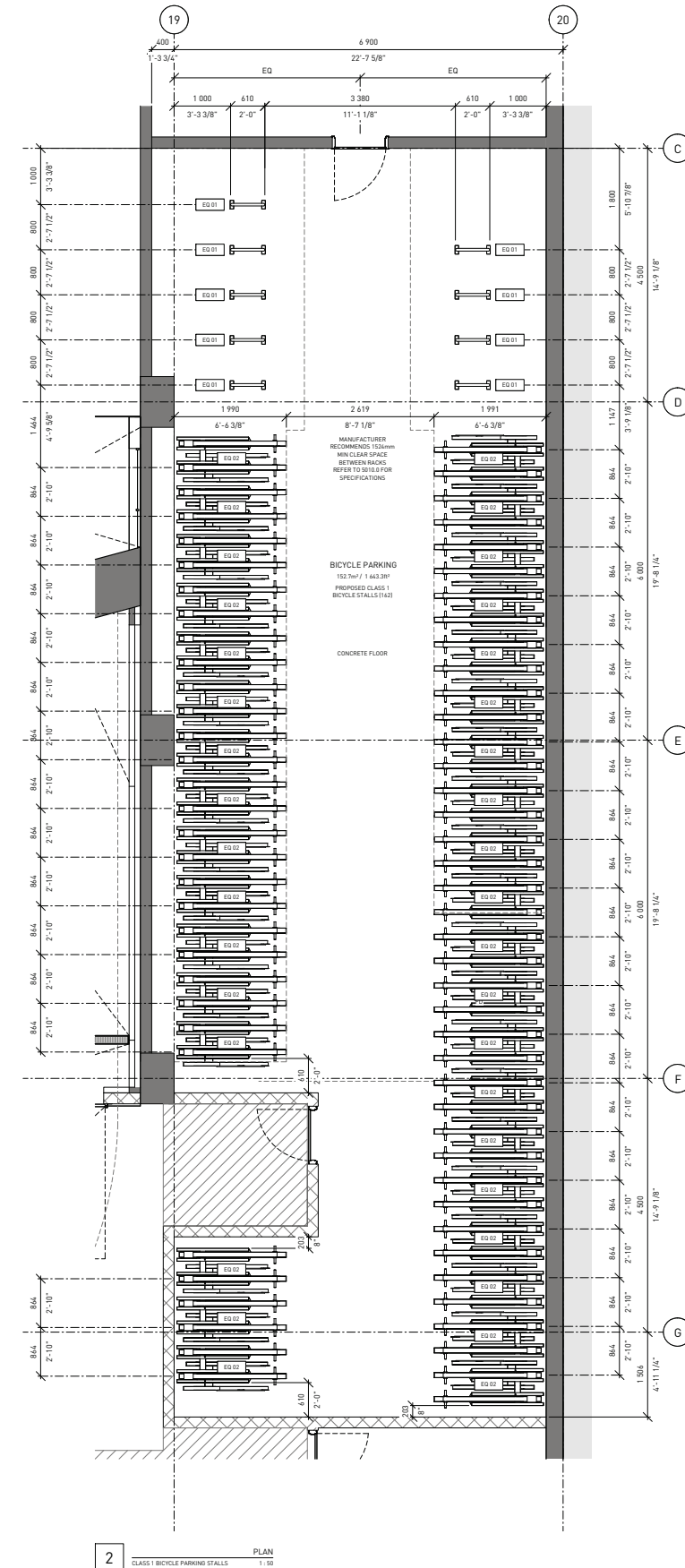
CEILING OBSTRUCTIONS BEYOND OKAY



2 SPECIFICATIONS - EQ 02
NTS



1 CLASS 2 BICYCLE PARKING STALLS PLAN 1:50



2 CLASS 1 BICYCLE PARKING STALLS PLAN 1:50

WESTERN SECURITIES
ESTABLISHED 1932

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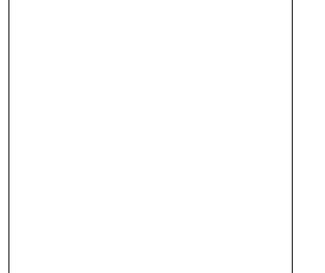
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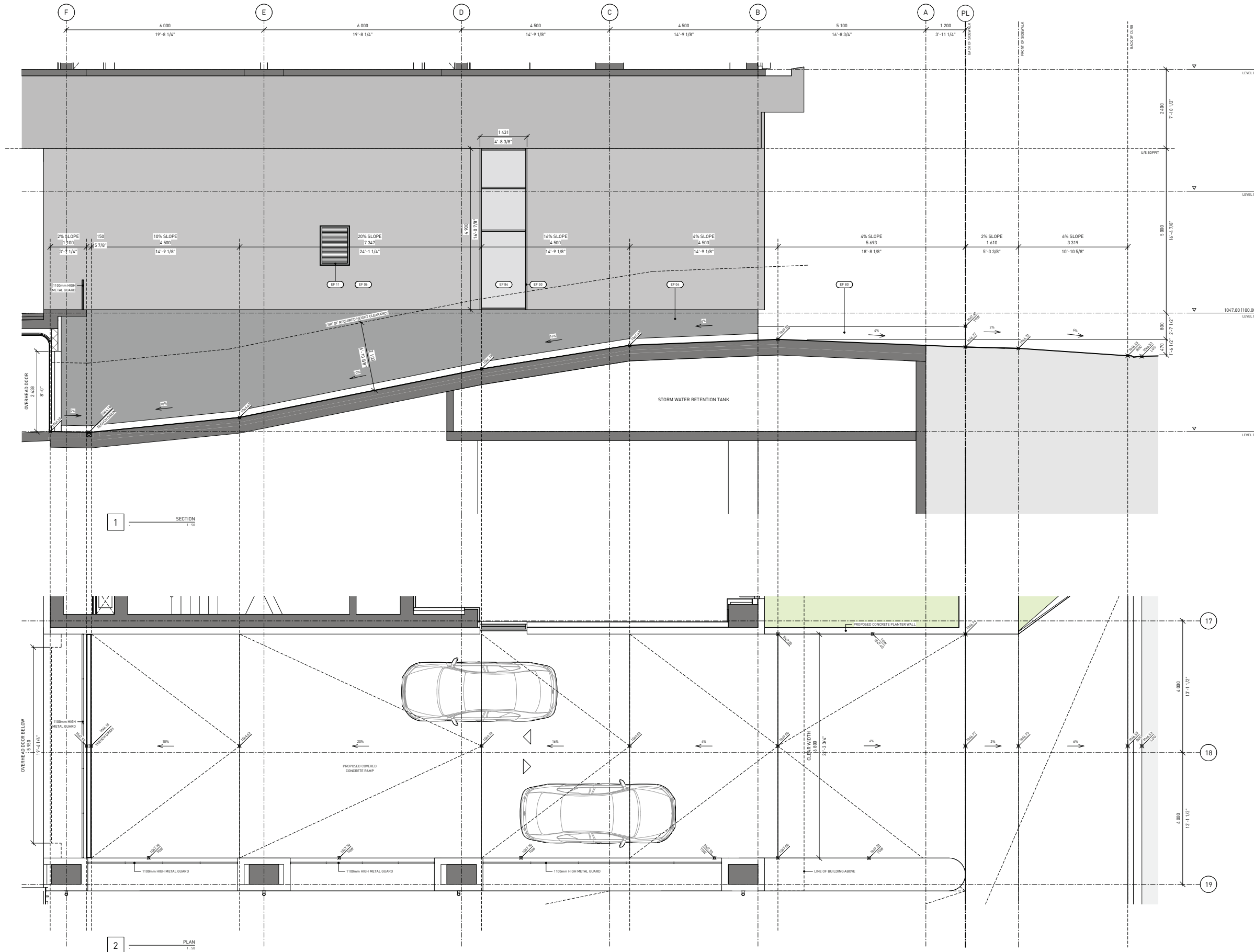
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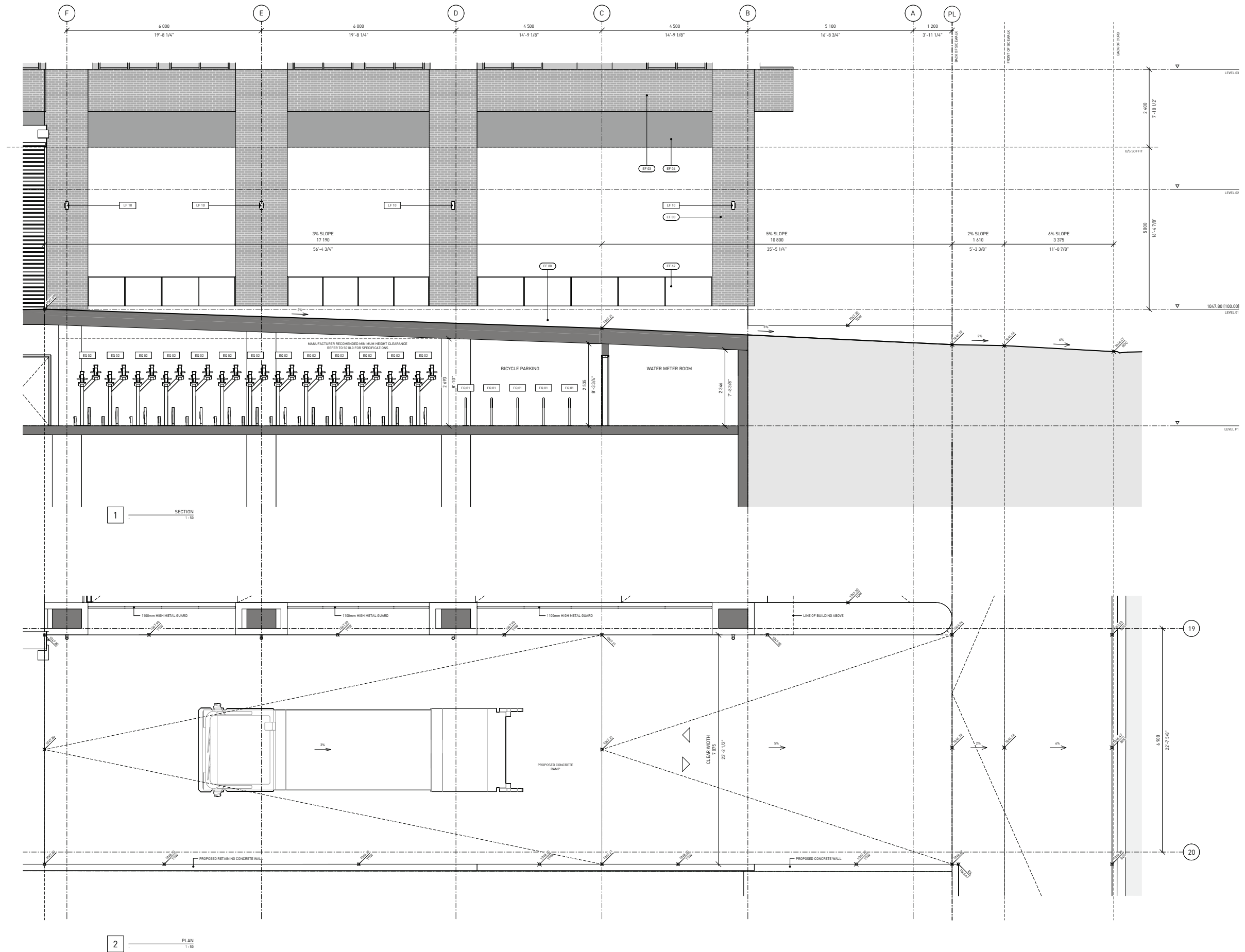
DRAWING TITLE
**PLANS
BICYCLE PARKING**

DRAWING NUMBER
A-5011.0

DRAWING DATE	SCALE ARCH D
2026-03-10	1 : 50
REVISION DATE	REVISION NUMBER
2026-03-10	002



WESTERN SECURITIES ESTABLISHED 1992		
REVISION	DATE	DESCRIPTION
001	2026-01-29	DR 1 RESPONSE
002	2026-03-10	DR 1 RESPONSE
PROJECT NAME		
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8		
LOTS	01, 02, 03 & 04	
BLOCK	01	
PLAN	911 1729	
PROJECT NUMBER		
5100		
HINDLE ARCHITECTS SUITE 510 - 237 8 AVENUE SE CALGARY - ALBERTA - CANADA		
CONTACT		
CHRISTINE KARCZMAR 587 890 8773 christine@hindle-architects.com		
<small>DO NOT SCALE FROM DRAWING. THE AUTHOR OF THIS DRAWING TAKES NO RESPONSIBILITY FOR ANY DIMENSIONS OBTAINED BY MEASURING OR SCALING FROM THIS DRAWING AND NO RELIANCE MAY BE PLACED ON SUCH DIMENSIONS. IF NO DIMENSION IS GIVEN, IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ASCERTAIN THE DIMENSION SPECIFICALLY FROM THE AUTHOR OR BY SITE MEASUREMENT.</small> <small>THE SIZING OF ALL STRUCTURAL AND SERVICE ELEMENTS MUST ALWAYS BE CHECKED AGAINST THE RELEVANT CONSULTANT'S DRAWINGS. NO RELIANCE SHOULD BE PLACED UPON SIZING INFORMATION SHOWN ON THIS DRAWING.</small> <small>COPYRIGHT: THE DOCUMENT HEREIN, INCLUDING BUT NOT LIMITED TO PLANS, SECTIONS, SHADING REPRESENTATIONS, AND SPECIFICATIONS IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE USED, REPRODUCED IN ANY FORM OR MANNER, OR REVISED EXCEPT WITH WRITTEN PERMISSION FROM HINDLE ARCHITECTS LTD.</small> <small>REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.</small>		
DRAWING PURPOSE		
ISSUED FOR DEVELOPMENT PERMIT - DR 2		
DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH
STAMP		
NORTH		PROJECT NORTH
DRAWING TITLE		
PLAN & SECTION PARKING GARAGE RAMP		
DRAWING NUMBER		
A-5030.0		
DRAWING DATE	SCALE ARCH D	
2026-03-10	1 : 50	
REVISION DATE	REVISION NUMBER	
2026-03-10	002	



WESTERN SECURITIES
ESTABLISHED 1992

REVISION	DATE	DESCRIPTION
001	2024-01-29	DR 1 RESPONSE
002	2024-03-19	DR 2 RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
CHRISTINE KARZMAR
587 890 8773
christine@hindle-architects.com

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REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

DRAWING PURPOSE
ISSUED FOR DEVELOPMENT PERMIT - DR 2

DRAWN BY	CHECKED BY	AUTHORIZED BY
HA	RC	JH

STAMP

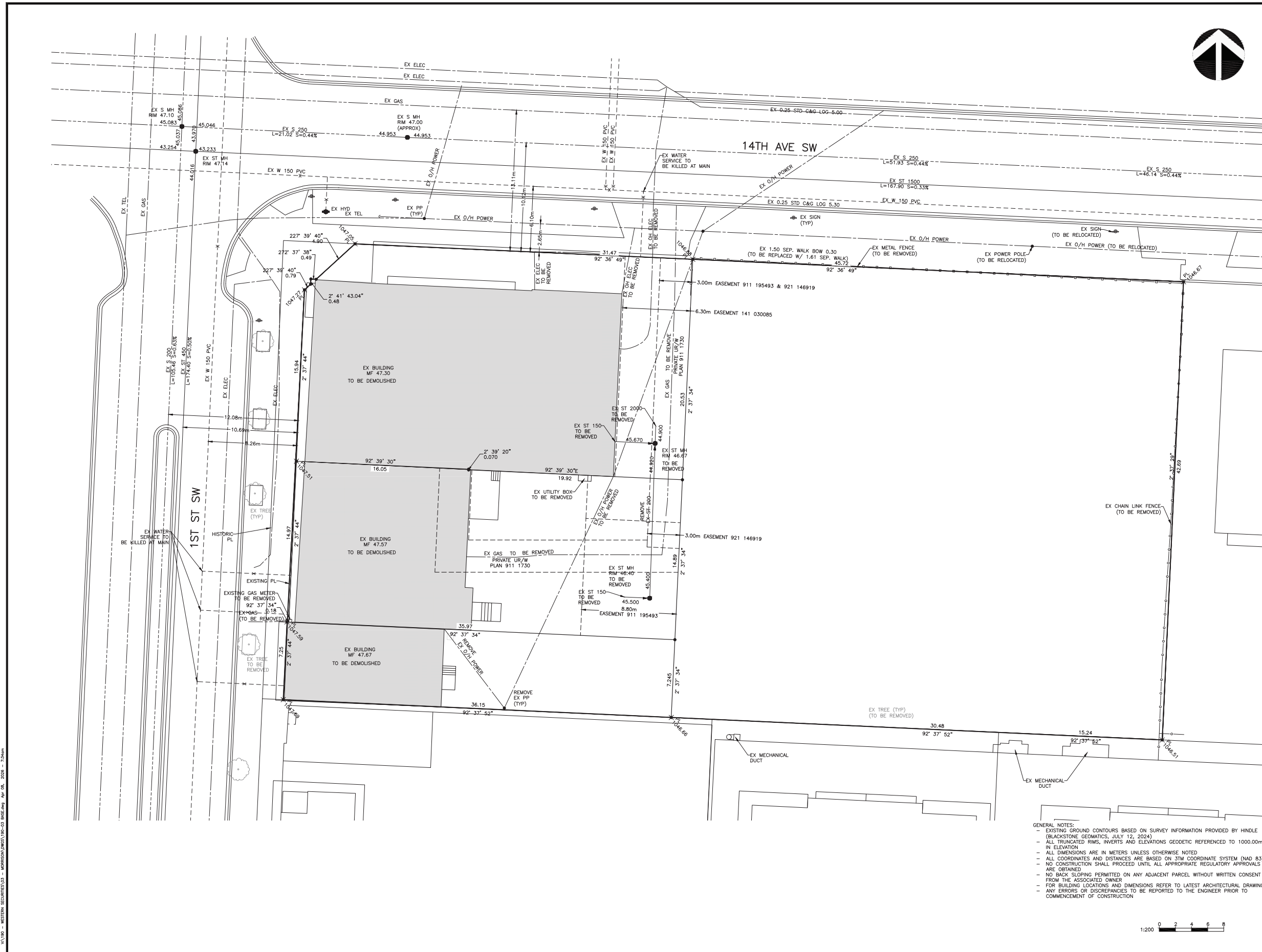
NORTH	PROJECT NORTH

DRAWING TITLE
PLAN & SECTION SERVICE RAMP

DRAWING NUMBER
A-5032.0

DRAWING DATE	SCALE ARCH D
2024-03-10	1 : 50

REVISION DATE	REVISION NUMBER
2024-03-10	002



V:\190 - WESTERN SECURITIES\190-03 - MORRISON TOWER\190-03 - DEMO.dwg Apr 06, 2026 - 7:34am



VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

EXISTING UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- TYPE 15 MANHOLE
- CATCH BASIN
- HYDRANT
- ⊗ WATER VALVE
- U/G ELECTRICAL
- GAS

PROPOSED UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- CATCH BASIN/MANHOLE
- TYPE 15 MANHOLE
- CATCH BASIN
- HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER LOCATION
- CONCRETE SWALE
- ⊕ ELECTRICAL METER LOCATION
- ⊕ GAS METER LOCATION

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD.
1	26/01/26	DR RESPONSE	MR	RB
2	26/03/26	DR #2 RESPONSE	MR	RB
3	-	-	-	-
4	-	-	-	-
5	-	-	-	-

SUBMISSIONS

NO.	DESCRIPTION	DATE (YYYYMMDD)
1	FOR DP	25/06/30
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT

WESTERN SECURITIES
ESTABLISHED 1932

PROJECT

THE MORRISON TOWER PROJECT

LOT: 1,2,3,4 BLK: 1 PLAN: 911 1729
 DPE: 2025-04204 DSSP: -
 ADDRESS: 1400, 1410 & 1412 1 STREET SW & 125.14 AVENUE SW
 LEGAL DESCRIPTION: LOTS 01, 02, 03 & 04, BLOCK 01, PLAN 911 1729

SITE DEMOLITION PLAN

SCALE: 1:200
 DWN: MR
 DES: RB
 DATE: MAR 10/26
 CHK: RB
 P. ENG: EY

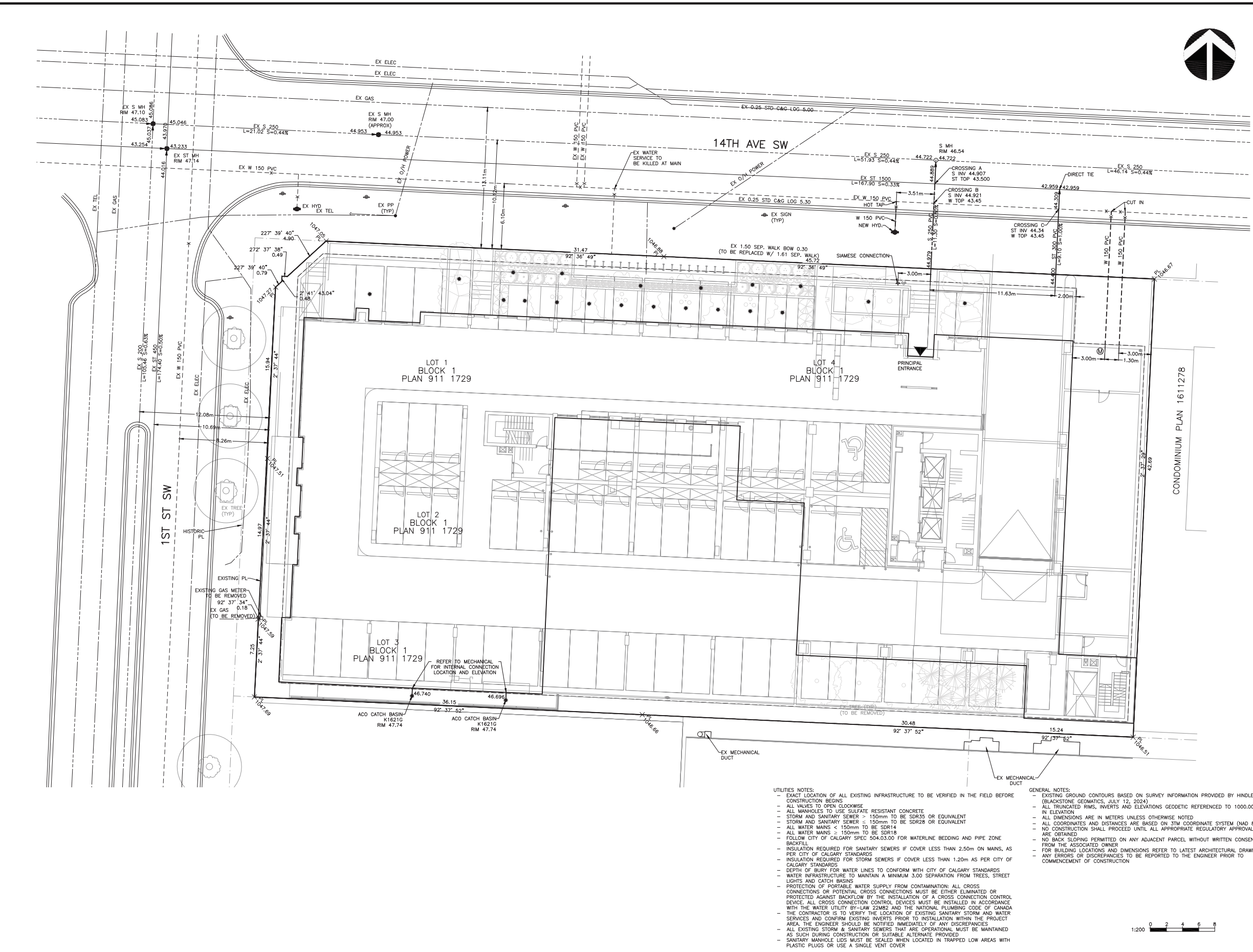
GENERAL NOTES:

- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY HINDLE (BLACKSTONE GEOMATICS, JULY 12, 2024)
- ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
- ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83)
- NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED
- NO BACK SLOPING PERMITTED ON ANY ADJACENT PARCEL WITHOUT WRITTEN CONSENT FROM THE ASSOCIATED OWNER
- FOR BUILDING LOCATIONS AND DIMENSIONS REFER TO LATEST ARCHITECTURAL DRAWINGS
- ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION



PROJECT NO.	SHEET	OF
190-03	1	4

DRAWING NAME: 190-03 DEMO
 DESIGNED BY: RB
 CHECKED BY: RB
 PERMITTED BY: EY



VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

EXISTING UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- ⊕ HYDRANT
- ⊗ WATER VALVE
- U/G ELECTRICAL
- GAS

PROPOSED UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATER LINE
- FENCE
- TYPE 5A MANHOLE
- CATCH BASIN/MANHOLE
- TYPE 1S MANHOLE
- CATCH BASIN
- ⊕ HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER LOCATION
- CONCRETE SWALE
- ⊕ ELECTRICAL METER LOCATION
- ⊕ GAS METER LOCATION

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD.
1	26/01/24	DR RESPONSE	MR	RB
2	26/03/24	DR #2 RESPONSE	MR	RB
3				
4				
5				

SUBMISSIONS

NO.	DESCRIPTION	DATE
1	FOR DP	25/06/20
2	FOR APPROVAL	
3	FOR ARCHIVE	

CLIENT

WESTERN SECURITIES
ESTABLISHED 1932

PROJECT

THE MORRISON TOWER PROJECT

LOT: 1,2,3,4 BLK: 1 PLAN: 911 1729
 DPE: 2025-04204 DSSP: -
 ADDRESS: 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW
 LEGAL DESCRIPTION: LOTS 01, 02, 03 & 04, BLOCK 01, PLAN 911 1729

TITLE

SITE SERVICING PLAN

SCALE: 1:150 STAMP:

DWN: MR
 DES: RB
 DATE: MAR 10/26
 CHK: RB
 P. ENG: EY

PERMIT:

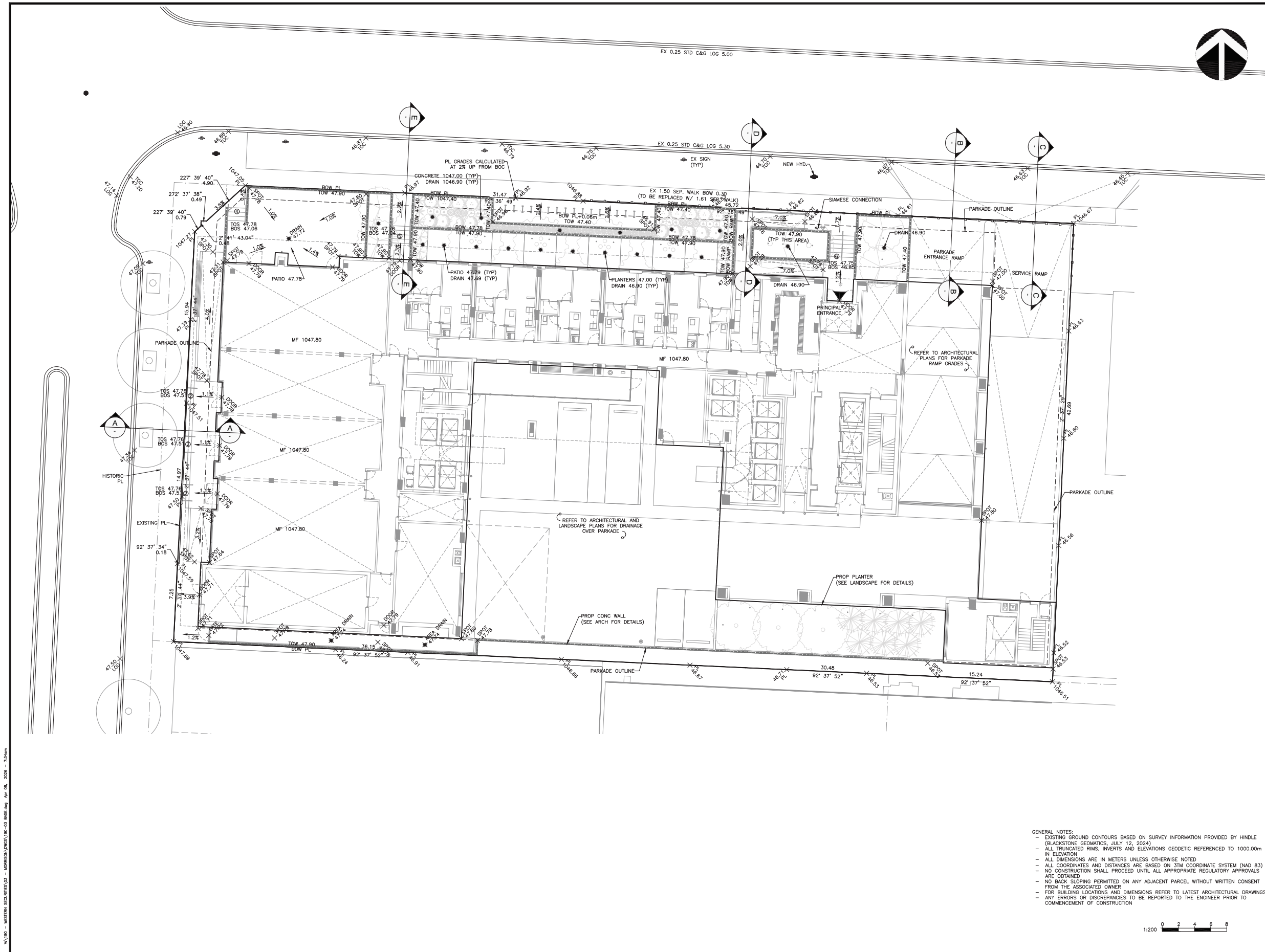
PROJECT NO. SHEET OF
 190-03 2 4
 DRAWING NAME: 190-03 SVC
 DESIGNED BY: [blank]
 CHECKED BY: [blank]
 DATE: [blank]
 SCALE: [blank]
 SHEET: [blank] OF [blank]

UTILITIES NOTES:

- EXACT LOCATION OF ALL EXISTING INFRASTRUCTURE TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION BEGINS
- ALL VALVES TO OPEN CLOCKWISE
- ALL MANHOLES TO USE SULFATE RESISTANT CONCRETE
- STORM AND SANITARY SEWER > 150mm TO BE SDR35 OR EQUIVALENT
- STORM AND SANITARY SEWER = 150mm TO BE SDR28 OR EQUIVALENT
- ALL WATER MAINS < 150mm TO BE SDR14
- ALL WATER MAINS ≥ 150mm TO BE SDR18
- FOLLOW CITY OF CALGARY SPEC 504.03.00 FOR WATERLINE BEDDING AND PIPE ZONE BACKFILL
- INSULATION REQUIRED FOR SANITARY SEWERS IF COVER LESS THAN 2.50m ON MAINS, AS PER CITY OF CALGARY STANDARDS
- INSULATION REQUIRED FOR STORM SEWERS IF COVER LESS THAN 1.20m AS PER CITY OF CALGARY STANDARDS
- DEPTH OF BURY FOR WATER LINES TO CONFORM WITH CITY OF CALGARY STANDARDS
- WATER INFRASTRUCTURE TO MAINTAIN A MINIMUM 3.00 SEPARATION FROM TREES, STREET LIGHTS AND CATCH BASINS
- PROTECTION OF PORTABLE WATER SUPPLY FROM CONTAMINATION: ALL CROSS CONNECTIONS OR POTENTIAL CROSS CONNECTIONS MUST BE EITHER ELIMINATED OR PROTECTED AGAINST BACKFLOW BY THE INSTALLATION OF A CROSS CONNECTION CONTROL DEVICE. ALL CROSS CONNECTION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH THE WATER UTILITY BY-LAW 22M62 AND THE NATIONAL PLUMBING CODE OF CANADA
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING SANITARY STORM AND WATER SERVICES AND CONFIRM EXISTING INVERTS PRIOR TO INSTALLATION WITHIN THE PROJECT AREA. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES
- ALL EXISTING STORM & SANITARY SEWERS THAT ARE OPERATIONAL MUST BE MAINTAINED AS SUCH DURING CONSTRUCTION OR SUITABLE ALTERNATE PROVIDED
- SANITARY MANHOLE LIDS MUST BE SEALED WHEN LOCATED IN TRAPPED LOW AREAS WITH PLASTIC PLUGS OR USE A SINGLE VENT COVER

GENERAL NOTES:

- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY HINDLE (BLACKSTONE GEOMATICS, JULY 12, 2024)
- ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
- ALL COORDINATES AND DISTANCES ARE BASED ON 3TM COORDINATE SYSTEM (NAD 83)
- NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED
- NO BACK SLOPING PERMITTED ON ANY ADJACENT PARCEL WITHOUT WRITTEN CONSENT FROM THE ASSOCIATED OWNER
- FOR BUILDING LOCATIONS AND DIMENSIONS REFER TO LATEST ARCHITECTURAL DRAWINGS
- ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION



VERITAS
DEVELOPMENT SOLUTIONS

LEGEND

GRADING FEATURES

- PROPOSED CONCRETE SWALE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED CB/MANHOLE
- ▨ PROPOSED ASPHALT PAVING
- ▩ PROPOSED CONCRETE
- ▤ PROPOSED RETAINING WALL
- ▧ PROPOSED GRASS SWALE
- ▨ PROPOSED CHAINLINK FENCE
- ▩ PROPOSED POST & CABLE FENCE
- ▨ PROPOSED SCREEN FENCE
- ▨ PROPOSED FINISHED GRADE
- EXISTING PL GRADE

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD.
1	26/01/24	DR RESPONSE	MR	RB
2	26/03/24	DR #2 RESPONSE	MR	RB
3				
4				
5				

SUBMISSIONS

NO.	DESCRIPTION	DATE (SUBMITTED)
1	FOR DP	25/06/30
2	FOR APPROVAL	
3	FOR ARCHIVE	

CLIENT

WESTERN SECURITIES
ESTABLISHED 1932

PROJECT

THE MORRISON TOWER PROJECT

LOT: 1,2,3,4 BLK: 1 PLAN: 911 1729
DPE: 2025-042044 DSSP: -
ADDRESS: 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW
LEGAL DESCRIPTION: LOTS 01, 02, 03 & 04, BLOCK 01, PLAN 911 1729

TITLE

SITE GRADING PLAN

SCALE: 1:150 STAMP:
DWN: MR
DES: RB
DATE: MAR 10/26
CHK: RB
P. ENG: EY

PERMIT:

PROJECT NO. SHEET OF
190-03 3 4
DRAWING NAME: 190-03 GRAD DESIGNED BY: R 2

GENERAL NOTES:

- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY HINDLE (BLACKSTONE GEOMATICS, JULY 12, 2024)
- ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
- ALL COORDINATES AND DISTANCES ARE BASED ON 31M COORDINATE SYSTEM (NAD 83)
- NO CONSTRUCTION SHALL PROCEED UNTIL ALL APPROPRIATE REGULATORY APPROVALS ARE OBTAINED
- NO BACK SLOPING PERMITTED ON ANY ADJACENT PARCEL WITHOUT WRITTEN CONSENT FROM THE ASSOCIATED OWNER
- FOR BUILDING LOCATIONS AND DIMENSIONS REFER TO LATEST ARCHITECTURAL DRAWINGS
- ANY ERRORS OR DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION

1:200 0 2 4 6 8



LEGEND

- GRADING FEATURES**
- PROPOSED CONCRETE SWALE
 - PROPOSED CATCH BASIN
 - PROPOSED MANHOLE
 - PROPOSED CB/MANHOLE
 - ▨ PROPOSED ASPHALT PAVING
 - ▩ PROPOSED CONCRETE
 - ===== PROPOSED RETAINING WALL
 - ◁ ▷ PROPOSED GRASS SWALE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED POST & CABLE FENCE
 - PROPOSED SCREEN FENCE
 - + PROPOSED FINISHED GRADE
 - + EXISTING PL GRADE

REVISIONS

NO.	DATE	DESCRIPTION	BY	APPD.
1	26/01/24	DR RESPONSE	MR	RB
2	26/03/24	DR #2 RESPONSE	MR	RB
3				
4				
5				

SUBMISSIONS

NO.	DESCRIPTION	DATE (YYYYMMDD)
1	FOR DP	25/06/30
2	FOR APPROVAL	-
3	FOR ARCHIVE	-

CLIENT

WESTERN SECURITIES
ESTABLISHED 1932

PROJECT

THE MORRISON TOWER PROJECT

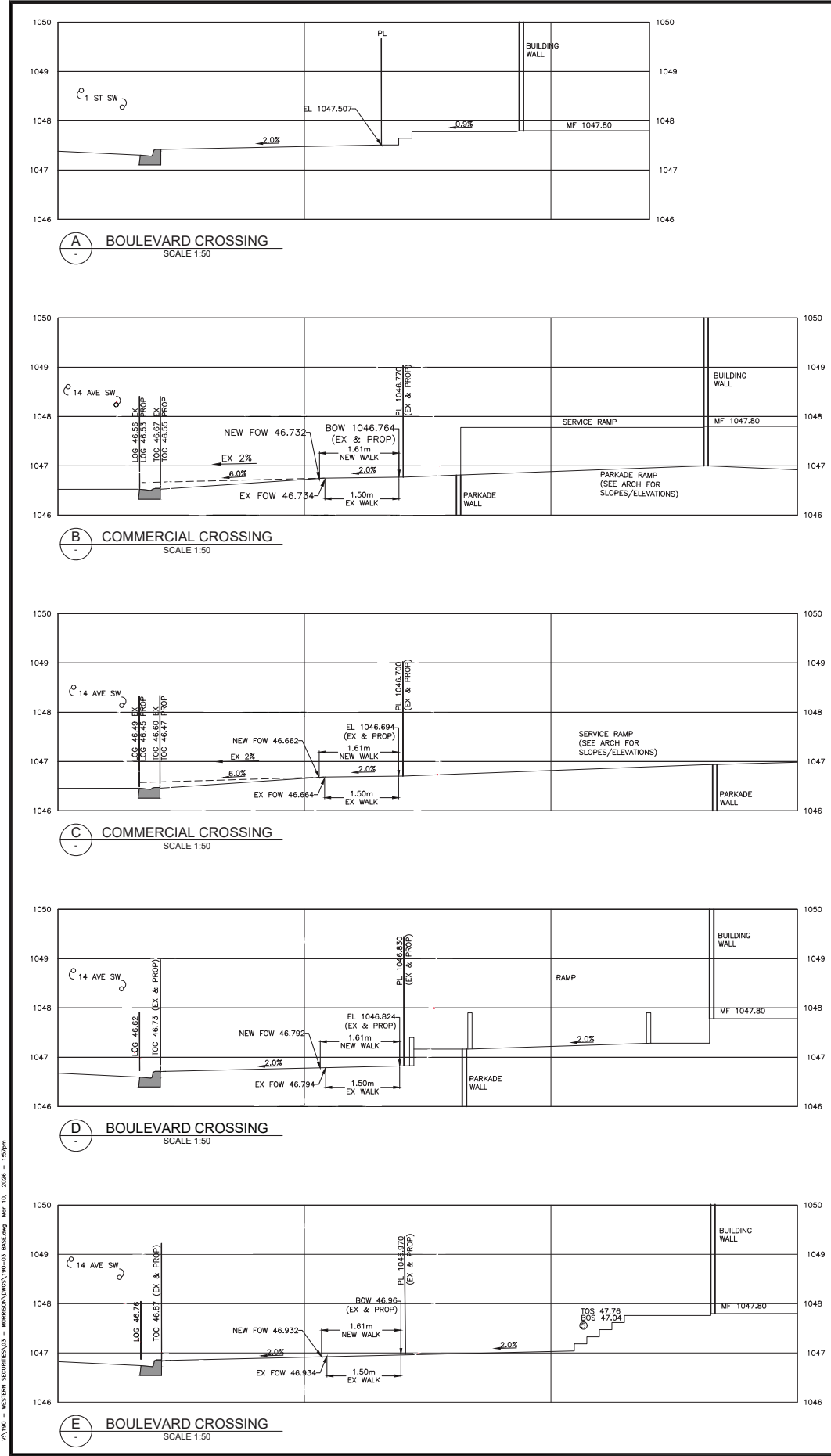
LOT: 1,2,3,4 BLK: 1 PLAN: 911 1729
 DPE: 2025-04204 DSSP: -
 ADDRESS: 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW
 LEGAL DESCRIPTION: LOTS 01, 02, 03 & 04, BLOCK 01, PLAN 911 1729

SITE SECTIONS

SCALE: 1:50	STAMP:
DWN: MR	
DES: RB	
DATE: MAR 10/26	
CHK: RB	
P. ENG: EY	

PROJECT NO.	SHEET	OF
190-03	4	4
DRAWING NAME	DESTROY ALL PRINTS PRIOR TO	R 2
190-03 GRAD		

- GENERAL NOTES:
- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY HINDLE (BLACKSTONE GEOMATICS, JULY 12, 2024)
 - ALL TRUNCATED RIMS, INVERTS AND ELEVATIONS GEODETIC REFERENCED TO 1000.00m IN ELEVATION
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NAK Design Strategies
310 - 438 11th Ave SE
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Client

WESTERN SECURITIES
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Key



Stamp for Revisions to Approved Plan

Revision

Approval Authority SIGNATURE YY/MM/DD

Approvals - Originally Approved By

Stamp for Approval

ISSUED FOR DR 2 RESPONSE A1 CR 2024-03-10
ISSUED FOR DR 1 RESPONSE A1 CR 2024-01-22
ISSUED FOR DR SUBMISSION A1 CR 2024-07-03
ISSUED FOR CLIENT REVIEW A1 CR 2024-06-10
ISSUED FOR 50% DR SUBMISSION NM JV 2024-06-20

ISSUED Dwn: PMA YY/MM/DD



Client/Project

WESTERN SECURITIES

MORRISON

1400/1410/1412 1st St. SW, 125 14th AVE. SW
BLOCK 1, LOTS 1-4; PLAN 911 1729

Title

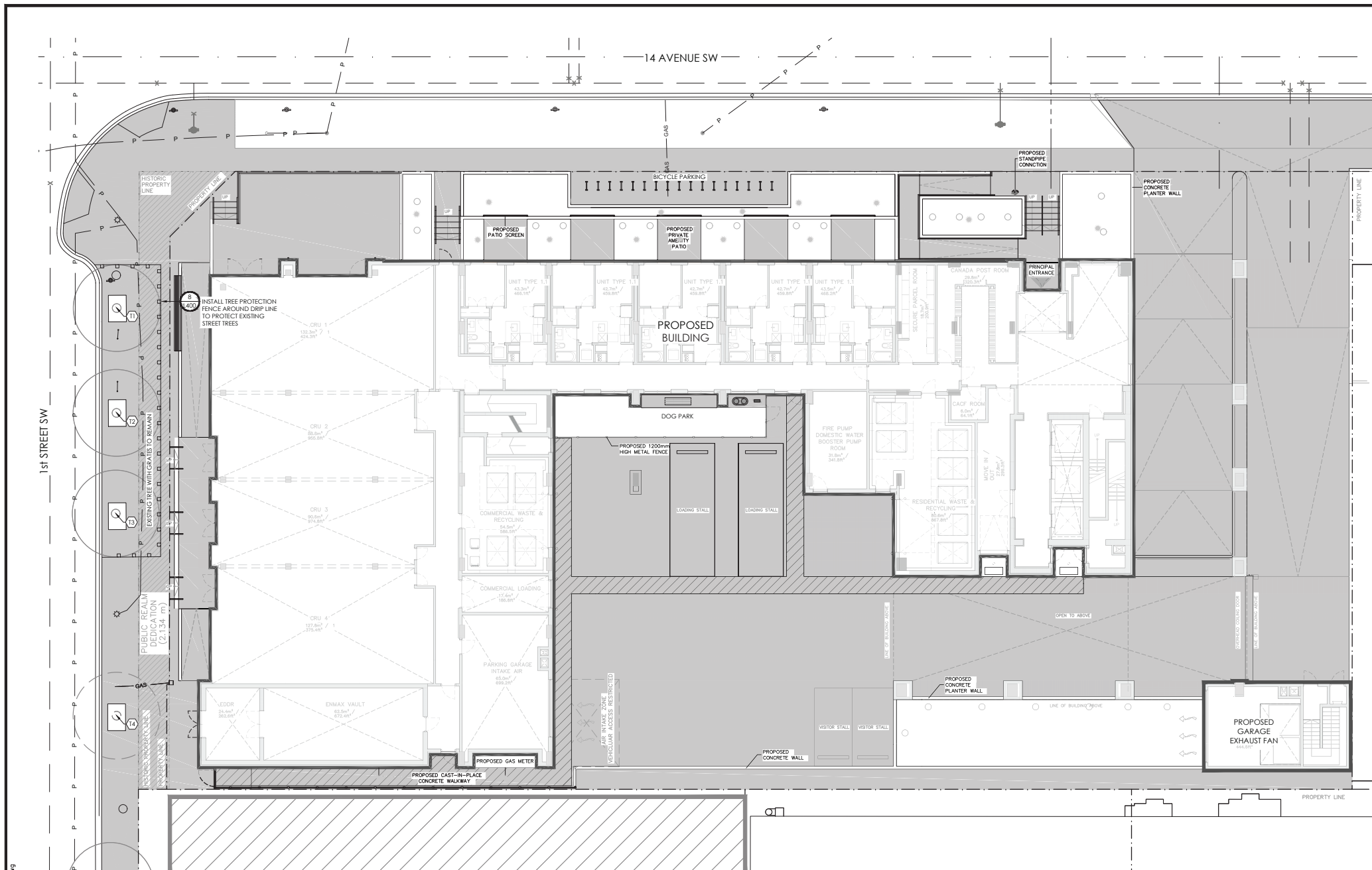
TREE PROTECTION PLAN

SCALE 1:50



Sheet No.

L110



TREE PROTECTION NOTES

1. PRIOR TO COMMENCING ANY CONSTRUCTION, URBAN FORESTRY WILL INSPECT ALL TREES WITHIN THE CONSTRUCTION LIMITS.
2. ENSURE THAT NO WORK TAKES PLACE WITHIN TREE PROTECTION ZONES.
3. CONTRACTOR TO GUARANTEE WATERING OF TREES WITH PROTECTION AT LEAST ONCE A WEEK DURING DEVELOPMENT, WITH INCREASED FREQUENCY DURING TEMPERATE WEEKS.
4. COMPLY WITH THE CITY OF CALGARY TREE PROTECTION GUIDELINES, AS PER THE MOST RECENT EDITION.
5. CONSTRUCTION MACHINERY, EQUIPMENT, AND MATERIALS MUST NOT BE STOCKPILED IMMEDIATELY ADJACENT TO THE TREE PROTECTION FENCE.
6. REFUELING OR SERVICING OF CONSTRUCTION MACHINERY AND EQUIPMENT SHALL NOT OCCUR DIRECTLY ADJACENT TO EXISTING PLANT MATERIAL OR ON THE SLOPE.
7. GRADING ACTIVITIES WITHIN THE TREE PROTECTION ZONE REQUIRE APPROVAL FROM THE LANDSCAPE ARCHITECT AND URBAN FORESTRY.
8. PRUNING OF PLANT MATERIAL IS PROHIBITED WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT AND URBAN FORESTRY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE LOCATION OF ALL UNDERGROUND UTILITIES IS MARKED BEFORE COMMENCING CONSTRUCTION - CONTACT ALBERTA 1ST CALL AT (1-800-243-3447).
10. NO ROOT IS TO BE CUT IF IT FALLS WITHIN A SPECIFIC CIRCUMFERENCE - SIX TIMES THE DIAMETER AT BREAST HEIGHT (6xDBH). FOR EXAMPLE - A TREE WITH A ONE-METER TRUNK, CAN NOT HAVE A ROOT REMOVED WITHIN 6 METERS OF THE TRUNK. IF A ROOT NEEDS TO BE CUT WITHIN THIS AREA, THE CONTRACTOR MUST CONTACT NAK AND AWAIT INSTRUCTION.
11. CONTACT URBAN FORESTRY PRIOR TO EXCAVATION WITHIN TREES DRIP LINE TO DISCUSS WORK METHODS. WHEN EXCAVATION IS NECESSARY BENEATH A TREE'S DRIP LINE, THE PERIMETER OF THE EXCAVATION TO THE FINISH DEPTH MUST BE EXPOSED BY HAND. THE CONTRACTOR MUST ENSURE ADEQUATE WATERING OF THE TREE BEFORE AND DURING EXCAVATION. IF ROOTS WITH A DIAMETER LESS THAN 50 MM ARE FOUND WITHIN THE EXCAVATION AREA, AND TOTAL ROOT REMOVAL PER TREE IS LESS THAN 15% OF TOTAL SURFACE ROOTS, THE CONTRACTOR SHOULD EXCAVATE AROUND THE ROOT 150 MM IN THE DIRECTION OF THE TREE AND MAKE A CUT USING A PRUNING SAW. AFTER CUTTING, THE CONTRACTOR SHALL BACKFILL USING THE EXCAVATED SOIL. ONCE THE CUT HAS BEEN MADE AND NO OTHER ROOTS ARE IDENTIFIED IN THE AREA, THE CONTRACTOR MAY PROCEED WITH MACHINE EXCAVATION.

12. ROOTS OVER 50 MM IN DIAMETER OR LARGER TO BE LEFT INTACT. IF A ROOT WITH A DIAMETER GREATER THAN 50 MM IS IDENTIFIED, NOTIFY NAK AND CONTACT URBAN FORESTRY TO REVIEW BEFORE CUTTING.
13. WHENEVER MACHINERY IS TO OPERATE UNDER A TREE'S CANOPY OR WITHIN FOUR METERS OF THE TREE TRUNK, THE CONTRACTOR MUST LAY DOWN ROOT PROTECTION AS PER DETAILS ON L40. THE MACHINERY MUST NOT WEIGH MORE THAN 4 TONNES.
14. IF COMPACTION OF FILL MATERIAL MUST TAKE PLACE WITHIN THE DRIPLINE OF A TREE, THE CONTRACTOR SHALL DO SO BY HAND, ROLLER, WATER, OR A MIXTURE OF THESE METHODS. THE CONTRACTOR SHOULD NOT EXCESSIVELY COMPACT THE SOIL.
15. THE TREE LIST ATTACHED IS BASED ON THE URBAN FORESTRY TREE INVENTORY. OTHER TREES MAY BE PRESENT ON SITE WITHIN SIX METERS OF CONSTRUCTION. IF ADDITIONAL TREES ARE IDENTIFIED ON SITE, THEY ARE TO BE PROTECTED.

EXISTING TREE INVENTORY & PROTECTION SCHEDULE (FROM URBAN FORESTRY DATABASE)							
ID #	TREE NUMBER & ID	BOTANICAL NAME	COMMON NAME	TRUNK DIA. 1.3m ABOVE GROUND	CANOPY DIA.	HT.	TREE REMOVAL
T1	T-51267820	<i>Fraxinus pennsylvanica</i>	Green Ash	9 cm	1 m	4 m	No
T2	T-5192484	<i>Fraxinus pennsylvanica</i>	Green Ash	5 cm	1 m	4 m	No
T3	T-51267822	<i>Fraxinus pennsylvanica</i>	Green Ash	8 cm	1 m	4 m	No
T4	T-51267823	<i>Fraxinus pennsylvanica</i>	Green Ash	14 cm	1.5 m	5 m	Yes

TREE PROTECTION PLAN LEGEND

- PROPERTY LINE
 - - - - - SANITARY SEWER PIPE
 - WATER MAIN PIPE
 - - - - - STORM WATER PIPE
 - - - - - GAS PIPE
 - - - - - POWER LINE
 - U U U TREE PROTECTION FENCE
 - CATCH BASIN/MANHOLE
 - WATER VALVE BY ENG.
 - WATER HYDRANT BY ENG.
- AMENITIES**
- BENCH
 - WASTE RECEPTACLE
- HARD SURFACING**
- CONCRETE PAVING
- DETAIL**
- # 1 - DETAIL NO.
 - # 2 - SHEET NO.



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Client

WESTERN SECURITIES
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Key



Stamp for Revisions to Approved Plan

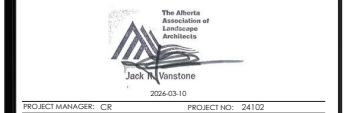
Revision

Approval Authority SIGNATURE YY.MM.DD
Approvals - Originally Approved By YY.MM.DD

Stamp for Approval

ISSUED FOR DR 2 RESPONSE	AJ	CR	2024-03-10
ISSUED FOR DR 1 RESPONSE	AJ	CR	2024-01-22
ISSUED FOR DR SUBMISSION	AJ	CR	2024-07-03
ISSUED FOR CLIENT REVIEW	AJ	CR	2024-06-10
ISSUED FOR 50% DR SUBMISSION	NM	JV	2024-06-20

ISSUED Dwn: PMA YY.MM.DD



Client/Project

WESTERN SECURITIES

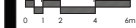
MORRISON

1400/1410/1412 1st St. SW, 125 14th AVE. SW
BLOCK 1, LOTS 1-4; PLAN 911 1729

Title

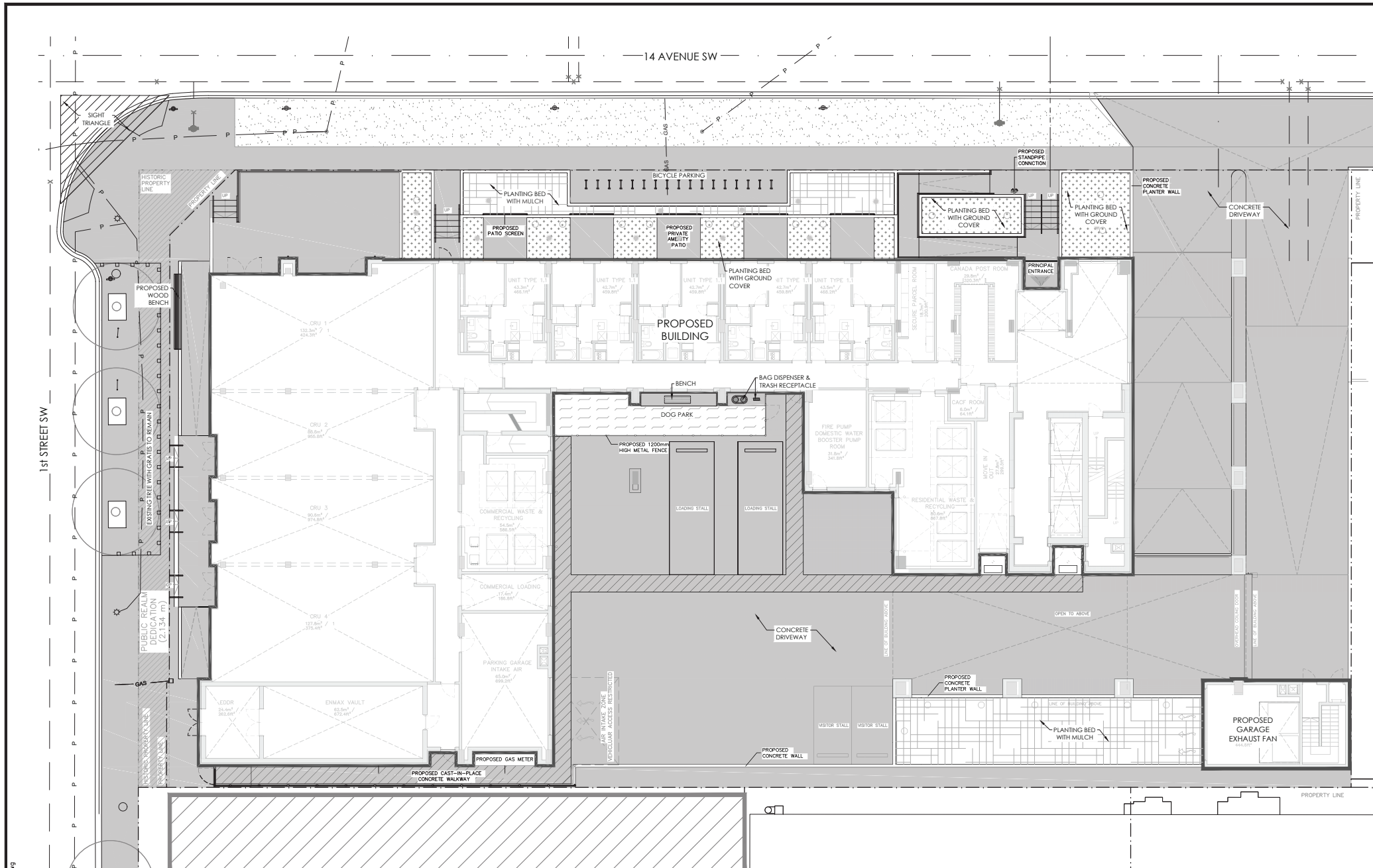
LAYOUT PLAN

SCALE 1:150



Sheet No.

L110



GENERAL NOTES

- THE STANDARDS AND GUIDELINES APPLICABLE FOR THE WORK ARE INCLUDE ALL NECESSARY CONSTRUCTION STANDARDS AND GUIDELINES OF LANDSCAPE ENGINEERING AND ENVIRONMENTAL REGULATION.
- WORK SHALL CONFORM TO CURRENT MUNICIPAL LAND USE BYLAW AND STANDARD LANDSCAPE GUIDELINES & SPECIFICATIONS, CURRENT EDITION.
- EQUIPMENT AND MATERIALS TO BE AS SPECIFIED. ANY REQUEST FOR ALTERNATES MUST CONFORM TO MUNICIPAL EQUIVALENCY SPECIFICATIONS AND BE APPROVED BY NAK AND THE MUNICIPALITY PRIOR TO BID SUBMISSION.
- UTILITY LOCATIONS SHALL BE LOCATED IN THE FIELD AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTACT ALBERTA 1 CALL (1-800-242-3447) FOR LOCATES PRIOR TO ANY EXCAVATION.
- CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORK.
- LAYOUT INCLUDING PLANTING, PATHS, WALLS, FORM WORK, FURNITURE AND EQUIPMENT SHALL BE APPROVED ON SITE BY NAK PRIOR TO CONSTRUCTION AND INSTALLATION. NAK REQUIRES 24 HOURS NOTIFICATION/ REQUEST PRIOR TO LAYOUT INSPECTION.
- PATH AND HARD SURFACE AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. PATH GRADIENTS SHALL NOT EXCEED 8% UNLESS APPROVED IN WRITING BY NAK.
- DEEP AND SHALLOW UTILITIES LOCATIONS SHALL BE VERIFIED ON SITE PRIOR TO PLANTING INSTALLATION. RECORD DRAWINGS WILL BE SUBMITTED TO PARKS AND UTILITY LINE ASSIGNMENT WITHIN 30 DAYS OF ISSUANCE OF CCC IF THERE ARE ANY FIELD CHANGES TO THE TREE PLANTING LOCATIONS.
- ALL LANDSCAPED AREAS SHALL BE SLOPED AS REQUIRED TO MAINTAIN POSITIVE DRAINAGE. MINIMUM GRADIENT SHALL BE NO LESS THAN 2.0% AND MAXIMUM GRADIENT SHALL BE NO MORE THAN 3.0%.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

LAYOUT PLAN LEGEND

- PROPERTY LINE
- SANITARY SEWER PIPE
- WATER MAIN PIPE
- STORM WATER PIPE
- GAS PIPE
- POWER LINE
- TREE PROTECTION FENCE
- CATCH BASIN/MANHOLE
- WATER VALVE BY ENG.
- WATER HYDRANT BY ENG.

- AMENITIES
- BENCH
 - WASTE RECEPTACLE

- HARD SURFACING
- CONCRETE PAVING

- SOFT SURFACING
- SOD
 - GROUND COVER - KINKIKINK
 - ARTIFICIAL TURF
 - CONIFEROUS BARK MULCH
 - PLANTING BED EDGE

- DETAIL
- DETAIL NO.
 - SHEET NO.



NAK Design Strategies
310 - 438 11th Ave SE
Calgary AB Canada
Tel. 403.463.1691
info@nak-design.com

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Client

WESTERN SECURITIES
ESTABLISHED · 1932

Key



Stamp for Revisions to Approved Plan

Revision

Approval Authority SIGNATURE YY/MM/DD
Approvals - Originally Approved By

Stamp for Approval

ISSUED FOR DR 1 RESPONSE	AJ	CR	2024-03-10
ISSUED FOR DR 1 RESPONSE	AJ	CR	2024-01-29
ISSUED FOR DR SUBMISSION	AJ	CR	2024-07-03
ISSUED FOR CLIENT REVIEW	AJ	CR	2024-06-10
ISSUED FOR 50% DR SUBMISSION	NM	JV	2024-06-20

ISSUED Date: PM YY/MM/DD



Client/Project

WESTERN SECURITIES

MORRISON

1400/1410/1412 1st St. SW, 125 14th AVE. SW
BLOCK 1, LOTS 1-4; PLAN 911 1729

Title

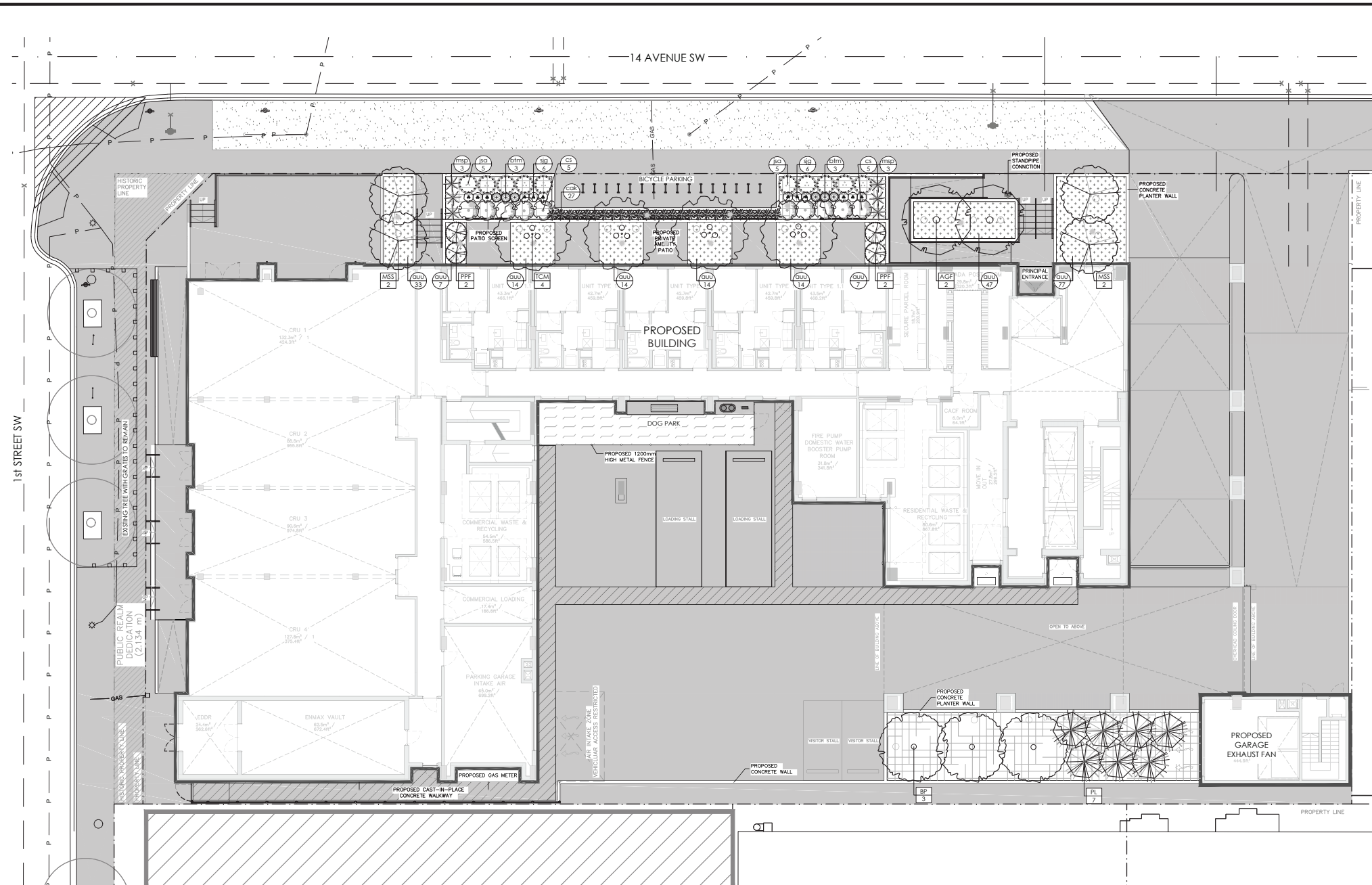
PLANTING PLAN

SCALE 1:150



Sheet No.

L130



PLANTING SETBACK AND SPACING NOTES

	Poplar Trees, Willow Trees, and Shrubs	Other Deciduous Trees	Coniferous Trees
Open Spaces, Vertical Elements, Hard Surfaces, and Integration Machine	5 m	2 m	1/2 max spread
Boulevards and Medians: Back of curb, sidewalk, pathway, and driveway	10 m	1 m	1/2 max spread
Private Property: chain link fence post & cable fence wood screening fence sport fields	10 m	2 m	1/2 max spread
Tree Spacing	1/2 max spread or 5 m (whichever is less)	1/2 max spread from 3 m buffer	1/2 max spread from 3 m buffer

- Poplar trees:
 - All poplars except for trembling aspen and Swedish Columnar aspen.
 - The minimum set backs for poplars may be reviewed upon request.
- For other deciduous trees and coniferous trees are less than 3.5 m from vertical elements and hard surfaces or private property lines the trees must be placed in mulched beds.
- Maximum tree spread per Alberta Yards & Gardens: What to Grow - Agdex 200/32-1.
- No more than 50% of any one species planted in a park will be poplar as per the Poplar Tree Policy.

PLANTING NOTES

- MINIMUM SETBACKS FOR TREES (CURRENT DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION 4.1.3)

Deep Utilities	Poplar		Deciduous		Coniferous	
	Services	Manrs Parallel to tree line	Services	Manrs Parallel to tree line	Services	Manrs Parallel to tree line
Sanitary	3.0 m	4.0 m	0 m ¹	2.5 m	3.0 m	4.0 m
Storm (4.5m deep)	3.0 m	4.0 m	0 m ¹	2.5 m	3.0 m	4.0 m
Water	3.0 m	4.0 m	0 m ¹	2.5 m	3.0 m	4.0 m
Hydrants	3.0 m	4.0 m	N/A	2.5 m	N/A	4.0 m
 - | Shallow Utilities | Poplar | | Deciduous | | Coniferous | |
|-------------------|--------------------|-----------------------------|-----------|-----------------------------|--------------------|-----------------------------|
| | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line |
| ATCO | 2.0 m ¹ | 2.0 m ¹ | 2.0 m | 2.0 m | 2.0 m ¹ | 2.0 m ¹ |
| TELUS | 2.0 m ¹ | 2.0 m ¹ | 1.5 m | 1.5 m | 2.0 m ¹ | 2.0 m ¹ |
| CIty | 2.0 m ¹ | 2.0 m ¹ | 1.5 m | 1.5 m | 2.0 m ¹ | 2.0 m ¹ |
| BNMk | 2.0 m ¹ | 2.0 m ¹ | 1.5 m | 1.5 m | 2.0 m ¹ | 2.0 m ¹ |
 - | Overhead (to outside conductor) | Poplar | | Deciduous | | Coniferous | |
|---------------------------------|----------|-----------------------------|-----------|-----------------------------|------------|-----------------------------|
| | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line |
| 9.0 m | 7.0 m | 7.0 m | 7.0 m | 7.0 m | 7.0 m | 7.0 m |

(tree planting not permitted within Utility Right of Way)
 - | Street Light Pole | Poplar | | Deciduous | | Coniferous | |
|-------------------|----------|-----------------------------|-----------|-----------------------------|------------|-----------------------------|
| | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line | Services | Manrs Parallel to tree line |
| 3.0 m | 4.0 m | 4.0 m | 4.0 m | 4.0 m | 4.0 m | 4.0 m |
- A) A 3.0m SEPARATION MAY BE REQUIRED AT THE DISCRETION OF THE UTILITIES.
 B) PIPE JOINTS ARE NOT PERMITTED ON WATER OR SEWER SERVICES LOCATED UNDER MEDIANS.
 C) TREES ON RESIDENTIAL (15m ROW) BOULEVARDS, WITH NO SIDEWALKS, CAN BE PLANTED 1.0m FROM DRIVEWAYS, DRIVEWAY CROSSINGS ARE TO BE ALIGNED, WHEREVER POSSIBLE, TO ALLOW SPACE FOR TREE PLANTING.
- THE EXACT LOCATION OF TREES SHALL BE DETERMINED ON SITE AND SHALL BE SUBJECT TO DRIVEWAY LOCATIONS, SERVICING, AND STREET LIGHTING, AND OTHER FURNISHINGS WHERE APPLICABLE. RECORD DRAWINGS ARE REQUIRED IF THERE ARE MAJOR CHANGES.
 - TREES PLANTED 2.5M OR LESS FROM FENCE LINES WILL BE BEDDED.
 - TREE WELLS AND PLANTING BEDS FOR SHRUBS, PERENNIALS, AND GROUND COVERS TO RECEIVE A MINIMUM OF 75mm DEPTH OF CLEAN CONIFEROUS TREE MULCH IMMEDIATELY TO ENSURE MOISTURE IS MAINTAINED IN THE ROOT ZONE TO FACILITATE EARLY ROOT DEVELOPMENT AND PROVIDE THE TREES WITH THE BEST ESTABLISHMENT OPPORTUNITY.
 - ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS SET OUT IN THE LATEST GUIDE SPECIFICATIONS FOR NURSERY STOCK PREPARED BY THE CNLA AND ISA.
 - AT TIME OF ACCEPTANCE, ALL MATERIAL MUST BE A HEALTHY, VIGOROUS GROWING CONDITION PER CITY OF CALGARY PARKS SPECIFICATIONS AND DETAILS.
 - PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR AS OUTLINED IN THE CONTRACT AND AS PER CITY OF CALGARY PARKS LANDSCAPE GUIDELINES, SPECIFICATIONS AND DETAILS UNTIL THE DATE OF FINAL ACCEPTANCE CERTIFICATE.
 - APPLY TOPSOIL TO THE FOLLOWING MINIMUM DEPTHS, MEASURED AT RIGHT ANGLES TO THE SUBGRADE AFTER LEVELING WITH A TOLERANCE OF 25mm OVER A DISTANCE OF 2.4m:
 - 125mm FOR SOG
 - FOR LANDSCAPED AREAS WITH A BUILDING BELOW, PLANTING AREAS MUST HAVE THE FOLLOWING MINIMUM SOIL DEPTHS:
 - 1200mm FOR TREE
 - 600mm FOR SHRUB
 - 300mm FOR PERENNIALS, GRASSES AND GROUNDCOVERS
 - ALL SOFT SURFACED LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.

PROJECT NAME: MORRISON

CIVIC ADDRESS: 1400, 1410 & 1420 1ST STREET SW AND 125 14TH AVE SW, CALGARY, ALBERTA
 LEGAL DESCRIPTION: BLOCK 1, LOTS 1-4
 PLAN: 911 1729
 ZONE: CENTRE CITY COMMERCIAL CORRIDOR DISTRICT (CC-COR)
 SITE AREA: 3481m²

LANDSCAPE AREA	REQUIRED	PROVIDED
LANDSCAPE AREA	-	818m ² (23.5% of site area)
LANDSCAPE HARD SURFACE AREA	-	570m ² (70%)
LANDSCAPE SOFT SURFACE AREA	-	248m ² (30%)
SOFT AREA	-	30m ²

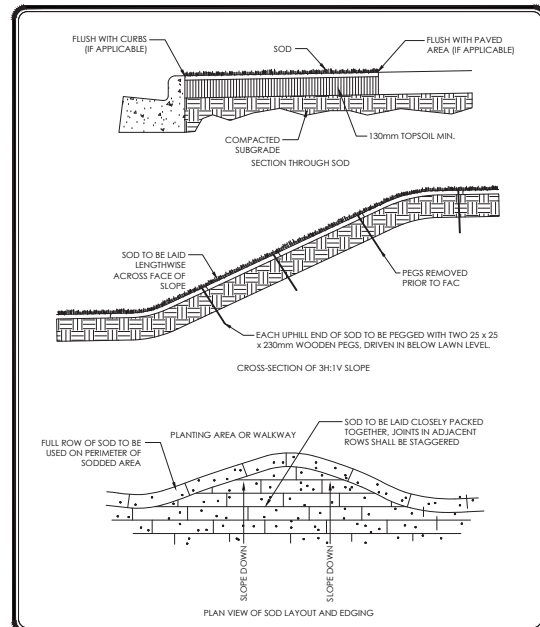
SITE REQUIREMENTS	REQUIRED	PROVIDED
TREES	31	24
DECIDUOUS TREES	75% max. 13	54%
CONIFEROUS TREES	25% min. 11	46%
SHRUBS	62	38

PLANTING SCHEDULE

SPECIFICATION	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY
DECIDUOUS TREES	AGF	Acer ginnato 'Flame'	FLAME AMUR MAPLE (CLUMP)	50mm cal.	2
	BP	Betula papyrifera	PAPER BIRCH	75mm cal.	3
	MSS	Malus x 'Spring Snow'	SPRING SNOW FLOWERING CRAB	50mm cal.	4
	TCM	Tilia cordata 'Modem'	MODERN LINDEN	75mm cal.	4
CONIFEROUS TREES	PPF	Picea pungens 'Fastigiata'	COLUMNAR BLUE SPRUCE	2.0m ht.	4
	PL	Pinus contorta 'Latifolia'	LODGEPOLE PINE	3.0m ht.	7
DECIDUOUS SHRUBS	btm	Berberis thunbergii 'Marry'	SUNSATON BARBERRY	0.6m ht.	6
	cs	Cornus sericea	RED TWIG DOGWOOD	0.6m ht.	10
	sig	Spiraea japonica 'Goldflame'	GOLDFLAME SPIREA	0.6m ht.	12
CONIFEROUS SHRUBS	jas	Juniperus sabinia 'Arcadia'	ARCADIA JUNIPER	0.7m sprd.	10
	caik	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	0.35m sprd.	27
GRASSES	msp	Miscanthus sinensis 'Purpureascens'	FLAME GRASS	0.4m sprd.	6
	auu	Arctostaphylos uva-ursi	KINNICKINIK	0.5m sprd.	227

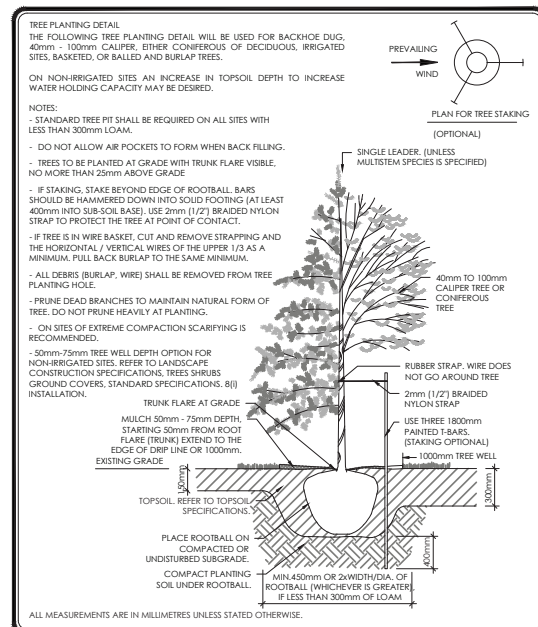
PLANTING PLAN LEGEND

- PROPERTY LINE
 - SANITARY SEWER PIPE
 - WATER MAIN PIPE
 - STORM WATER PIPE
 - GAS PIPE
 - POWER LINE
 - TREE PROTECTION FENCE
 - CATCH BASIN/MANHOLE
 - WATER VALVE BY ENG.
 - WATER HYDRANT BY ENG.
- AMENITIES
- BENCH
 - WASTE RECEPTACLE
- HARD SURFACING
- CONCRETE PAVING
- SOFT SURFACING
- SOD
 - GROUND COVER - KINNICKINIK
 - ARTIFICIAL TURF
 - CONIFEROUS BARK MULCH
 - PLANTING BED EDGE
- PLANTING KEY
- XX - TREE SPECIES
 - XX - SHRUB SPECIES
 - 00 - QUANTITY
 - 00 - QUANTITY



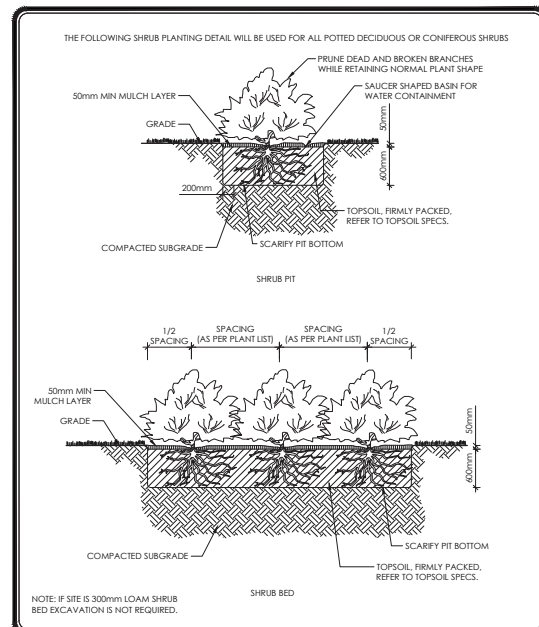
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	DATE 2006 01 09	SHEET NO. 29
SHEET TITLE SOD DETAIL	DESIGN BY	FILE NO.
DATE		

1 SOD DETAIL
N.T.S.



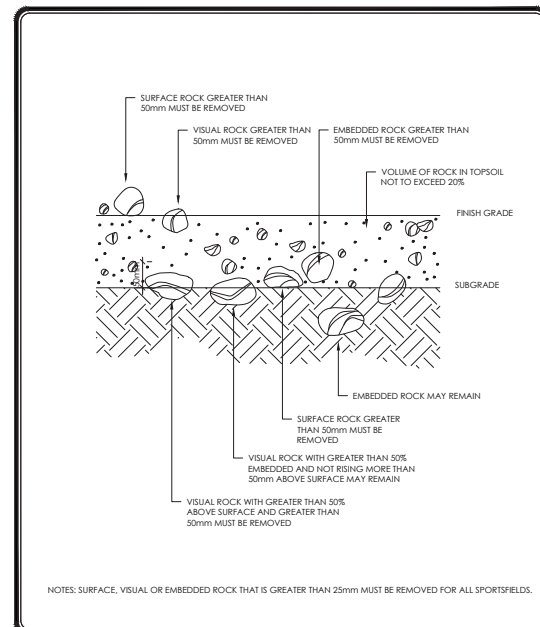
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	DATE 2017 11 10	SHEET NO. 23
SHEET TITLE TREE PLANTING DETAIL 40mm - 100mm CALIPER TREES	DESIGN BY	FILE NO.
DATE		

2 TREE PLANTING DETAIL
N.T.S.



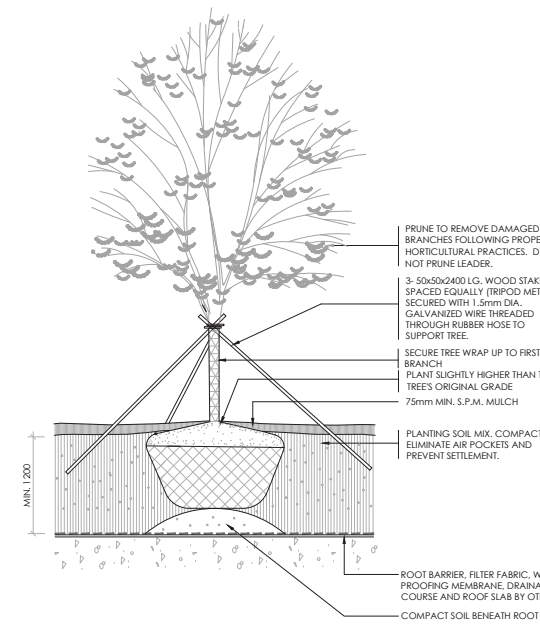
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SHEET TITLE SHRUB PLANTING DETAIL	DESIGN BY	FILE NO.
DATE		

3 SHRUB PLANTING DETAIL
N.T.S.

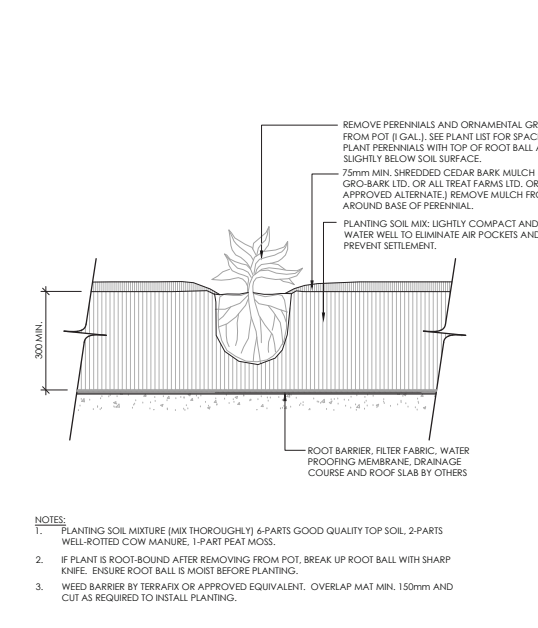


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	DATE 2006 01 06	SHEET NO. 28
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DATE		

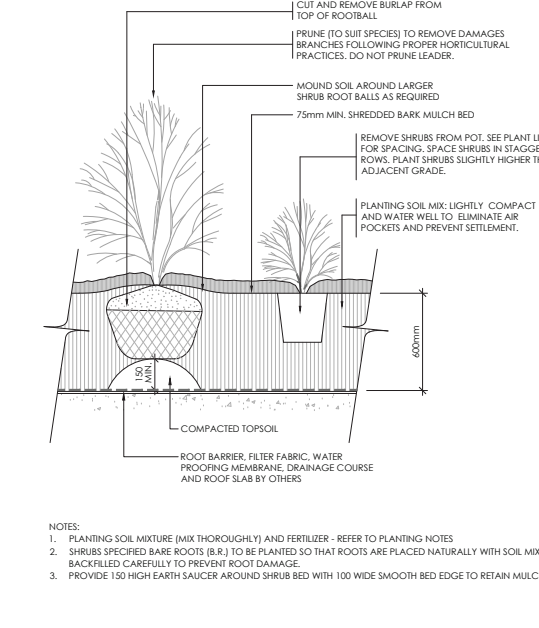
4 TOPSOIL PREPARATION
N.T.S.



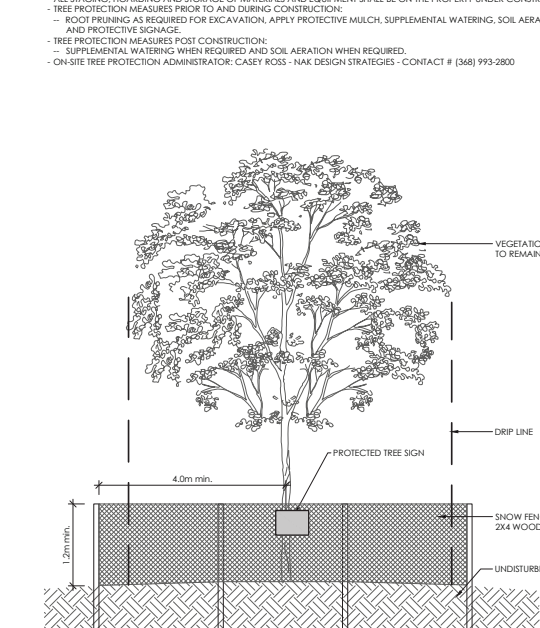
5 DECIDUOUS TREE ON SLAB DETAIL
N.T.S.



6 PERENNIALS ON SLAB
N.T.S.



7 SHRUBS ON SLAB
N.T.S.



8 TREE PROTECTION FENCE
N.T.S.

Stamp for Revisions to Approved Plan

Revision

Approval Authority: SIGNATURE: YY.MM.DD
Approvals - Originally Approved By

Stamp for Approval

ISSUED FOR DR 2 RESPONSE	A.J.	CR	2024-03-10
ISSUED FOR DR 1 RESPONSE	A.J.	CR	2024-01-29
ISSUED FOR DR SUBMISSION	A.J.	CR	2024-07-03
ISSUED FOR PUBLIC REVIEW	A.J.	CR	2024-06-10
ISSUED FOR 50% DR SUBMISSION	N.M.	JV	2024-06-20

ISSUED: Dwn: PMA YY.MM.DD

The Alberta Association of Landscape Architects
Jack Vanstone
2024-03-10
PROJECT MANAGER: CR PROJECT NO.: 24102

Client/Project

WESTERN SECURITIES

MORRISON

1400/1410/1412 1st St. SW, 125 14th AVE. SW
BLOCK 1, LOTS 1-4; PLAN 911 1729

Title

DETAILS

Scale AS SHOWN Sheet No. L400

CODE REFERENCE:
NATIONAL BUILDING CODE - 2023 ALBERTA EDITION
SP-0144 090123

CIVIC ADDRESS:
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8
SP-001 090123

DRAWING LIST

SHEET NUMBER	SHEET NAME	SCALE
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LEGAL DESCRIPTION:
LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729
SP-020 090123

DP-101	SITE PLAN	1:125
DP-102	PHOTOMETRIC PLAN	1:125
DP-103	LUMINAIRE SCHEDULE	N.T.S.

REVISION	DATE	DESCRIPTION
1	2026-03-29	ISSUED FOR DR-1 RESPONSE
2	2026-03-10	ISSUED FOR RESPONSE

PROJECT NAME:
**THE MORRISON LIMITED PARTNERSHIP -
THE MORRISON TOWER PROJECT**
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8
LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER:
C234

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT:
CHRISTINE KARZMAR
587 890 8773
christine@hindle-architects.com

DRAWING PURPOSE:

DRAWN BY: CHECKED BY: AUTHORIZED BY:
SS/BL

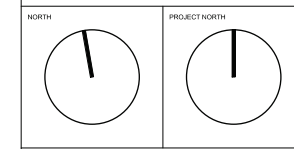
CONSULTANT:
**NEMETZ (S/A) &
ASSOCIATES LTD.**
CONSULTING ENGINEERS
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9
T E L : (403) 294 - 9027 F A X : (403) 294 - 9028
214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3Z6
T E L : (416) 253 - 0086 F A X : (416) 253 - 2085
200 9 WEST 4 TH AVENUE, VANCOUVER, BC V6U1N3
T E L : (604) 736 - 6562 F A X : (604) 736 - 9805
E-MAIL: ENGINEERS@NEMETZ.COM

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SEAL:

APRIL 08, 2026
IDR074236

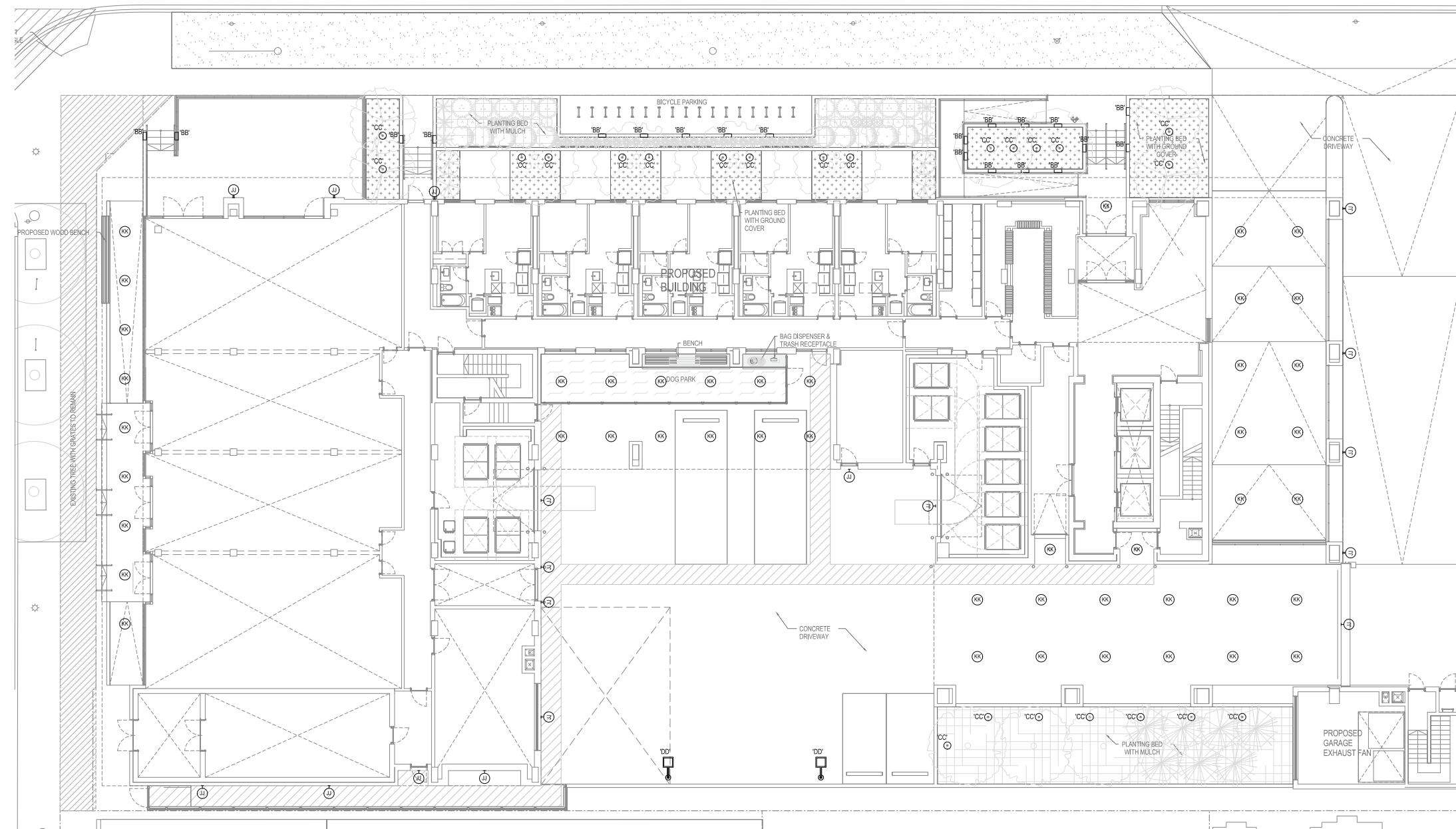
**PERMIT TO PRACTICE
NEMETZ (S/A) & ASSOCIATES LTD.**
Signature: [Signature]
Date: APRIL 08, 2026
PERMIT NUMBER: P 08706
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta
APEGA IDR074236



DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
DP-101

DRAWING DATE	SCALE @ ARCH D
Issue Date	1 : 125
REVISION DATE	REVISION NUMBER
2026-03-10	2



1 SITE PLAN
1 : 125

Item No.	Quantity	Description	Unit	Location	Contractor	Total
1	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
2	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
3	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
4	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
5	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1

Item No.	Quantity	Description	Unit	Location	Contractor	Total
1	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
2	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
3	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
4	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1
5	1	100mm Gypsum Board	m ²	100mm Gypsum Board	100mm Gypsum Board	1

REVISION	DATE	DESCRIPTION
1	2026-03-10	ISSUED FOR DR-1 RESPONSE
2	2026-03-10	ISSUED FOR RESPONSE

PROJECT NAME
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT
1400, 1410 & 1412 1 STREET SW & 125
14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8

LOTS 01, 02, 03 & 04
BLOCK 01
PLAN 911 1729

PROJECT NUMBER
C234

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
CALGARY - ALBERTA - CANADA

CONTACT
CHRISTINE KARCZMAR
587 890 8773
christine@hindle-architects.com

DRAWING PURPOSE

DRAWN BY: SS/BL
CHECKED BY: SS/BL
AUTHORIZED BY:

CONSULTANT:
NEMETZ (S/A) & ASSOCIATES LTD.
CONSULTING ENGINEERS
525 11th AVENUE SW, SUITE 305, CALGARY, AB T2R 0C9
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214 KING ST. WEST, SUITE 214 TORONTO, ON M5H3Z6
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2009 WEST 4TH AVENUE, VANCOUVER, BC V6J1N3
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E-MAIL: ENGINEERS@NEMETZ.COM

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SEAL:

APRIL 08, 2026
ID#074236

PERMIT TO PRACTICE
NEMETZ (S/A) & ASSOCIATES LTD.
Signature: 
Date: APRIL 08, 2026
PERMIT NUMBER: P 08706
The Association of Professional Engineers, Geologists and Geophysicists of Alberta
APEGA ID#074236

NORTH PROJECT NORTH








DRAWING TITLE
PHOTOMETRIC PLAN

DRAWING NUMBER
DP-102

DRAWING DATE: Issue Date: 2026-03-10
SCALE @ ARCH D: 1 : 125
REVISION DATE: 2026-03-10
REVISION NUMBER: 2

1 PHOTOMETRIC PLAN
1 : 125

REVISION		DATE	DESCRIPTION
1		2026-03-10	ISSUED FOR DR-1 RESPONSE
2		2026-03-10	ISSUED FOR RESPONSE
PROJECT NAME			
THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT			
1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW, CALGARY, ALBERTA, T2R 0V8			
LOTS	01, 02, 03 & 04		
BLOCK	01		
PLAN	911 1729		
PROJECT NUMBER			
C234			
HINDLE ARCHITECTS SUITE 510 - 237 8 AVENUE SE CALGARY - ALBERTA - CANADA			
CONTACT			
CHRISTINE KARZMAR 587 890 8773 christine@hindle-architects.com			
DRAWING PURPOSE			
DRAWN BY	CHECKED BY	AUTHORIZED BY	
	SS/BL		
CONSULTANT:			
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SEAL:			
 APRIL 08, 2026 ID#074236			
PERMIT TO PRACTICE NEMETZ (S/A) & ASSOCIATES LTD. Signature:  Date: APRIL 08, 2026 PERMIT NUMBER: P 08706 The Association of Professional Engineers, Geologists and Geophysicists of Alberta APEGA ID#074236			
NORTH	PROJECT NORTH		
			
DRAWING TITLE			
LUMINAIRE SCHEDULE			
DRAWING NUMBER			
DP-103			
DRAWING DATE		SCALE @ ARCH D	
Issue Date			
REVISION DATE		REVISION NUMBER	
2026-03-10		2	

LUMINAIRE SCHEDULE C234						
NOTES						
1. LIGHTING IS DESIGNED TO COMPLY WITH ENERGY CODE. THE CONTRACTOR SHALL NOT CHANGE LIGHTING WITHOUT ENGINEERS APPROVAL.						
2. PARKADE LIGHTING LOCATED IN SPRAY-ON INSULATION SHALL BE SET DOWN TO CLEAR THE INSULATION.						
3. 7'-6" (2.3m) ABOVE HANDICAP PARKING STALLS AND ACCESS ROUTE TO HANDICAP PARKING STALLS: 7'-0" (2.1m) ABOVE REGULAR STALLS AND DRIVEWAYS. UP TO 12'-0" (3.6m) MAXIMUM. WHERE THE MINIMUM HEIGHT ABOVE STALLS IS NOT ATTAINABLE, WIRE GUARDS MUST BE USED. ALL LIGHT FIXTURES ABOVE DRIVE AISLES REQUIRE WIREGUARD PER C.E.C.						
4. LIGHTING IN MECHANICAL ROOMS, SERVICE ROOMS, CORRIDORS AND PARKADE TO BE SUSPENDED AS NECESSARY TO CLEAR MECHANICAL LINES AND DUCTS.						
5. LIGHTING IN SPRINKLER MECHANICAL ROOMS AND ELECTRICAL ROOMS SHALL BE ON EM POWER.						
6. SURFACE MOUNTED WALL LIGHTS SHALL NOT BE SET LOWER THAN 6'-8" (205mm) TO CENTER OF OUTLET BOX WITHOUT SPECIAL PERMISSION FROM ELECTRICAL INSPECTOR.						
7. ALL RECESSED LIGHTS LOCATED IN INSULATED CEILINGS MUST BE SUPPLIED C/W I.C. RATED HOUSINGS.						
8. ANY CONTRACTOR PROPOSED ALTERNATE LIGHT FIXTURE IN LIEU OF SPECIFIED SHALL BE SUBJECT OF APPROVAL BY THE DESIGNER AND ENGINEER. SUBMIT A BREAKDOWN OF COST SHOWING THE NET DIFFERENCE TO THE DEDUCTED OR ADDED TO THE TENDER PRICE IF ACCEPTED. INCLUDE FOR AND ASSUME RESPONSIBILITY FOR ANY ADDITIONAL COST INCURRED BY OTHER DISCIPLINES AND TRADES, RESULTING FROM SUBSTITUTION AS WELL AS LIGHTING SYSTEM PERFORMANCE.						
9. E.C. TO ENSURE ALL LINEAR AND COMPACT FLUORESCENT LAMPS TO BE SUPPLIED AND INSTALLED ARE LOW MERCURY, WITH AVERAGE MERCURY CONTENT OF 70 PICOGRAMS PER LUMEN-HOUR OR BELOW.						
10. ALL LIGHTING TO BE CSA OR CUL APPROVED AS A SYSTEM.						
11. ALL LUMINAIRES CONTROLLED BY OCCUPANCY SENSOR MUST BE SUPPLIED WITH COMPATIBLE ELECTRONIC PROGRAM START BALLASTS.						
12. MINIMUM CLEAR HEIGHT FOR LUMINAIRES LOCATED IN EXITS, EXIT CORRIDORS, PUBLIC AND OTHER MEANS OF EGRESS TO BE 7'-0" (2.1m).						
13. CONTRACTOR AND/OR SUPPLIER TO PROVIDE UNIT PRICING OF EACH LUMINAIRE TO BE PROVIDED AT TENDER AS PART OF TENDER AND BID PROCESS.						
Image	Nemetz Type	Description	Location	Control	Lamp	Mounting
LANDSCAPE AND EXTERIOR						
	BB	BEGA 33055	LANDSCAPE STEP LIGHT	PHOTOCELL & TIME CLOCK	8.4W LED 3000K	RECESSED/WALL
	CC	HYDREL CEDAR LED 12V CEDAR X P1 80CRI 30K 12 15DEG X	UPLIGHT ACCENT LIGHT		4.5W LED 3000K 365 DELIVED LM	TREE UPLIGHT
	DD	BEGA 77836	POLE LIGHT		50.6W LED 3000K 4898 DELIVED LM	SURFACE/POLE
	JJ	BEGA 33817K30	EXTERIOR WALL		13.9W LED 3000K	SURFACE/WALL
	KK	COOPER LIGHTING HALO SMD12R 20 90	ENRANCE SOFFIT		26W LED 3000K 2000LM	SURFACE/CEILING 5400MM/20' H