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NORR Architects Engineers Planners
 A Partnership of Corporations
Poon McKenzie Architects (Alberta) Inc. Poon McKenzie Holdings Inc.

Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
 Adrian Todella, P.Eng., APEGA
 Chris Pal, P.Eng., APEGA

WESTBROOK MULTI

3308/3312/3316/3320 - 14TH AVENUE S.W.
 1445 - 32ND STREET S.W. CALGARY, ALBERTA

DEVELOPMENT PERMIT:DEVELOPMENT PERMIT NO. 2025-05095
 NORR PROJECT NUMBER:RZ1125-0089



AMENDED DRAWINGS
 DP No Date Received
 DP2025-05095 02 05 2026
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

ISSUED FOR DR 1 RESPONSE - 30 JANUARY, 2026

SURVEY VISTA GEOMATICS LTD. BAY 1, 2135 32ND AVE NE CALGARY, ALBERTA, T2E 6Z3 403 270 4048	CIVIL JUBILEE ENGINEERING CONSULTANTS 3702 EDMONTON TRAIL NE CALGARY, ALBERTA, T2E 3P4 403 276 1001	ARCHITECTURE NORR ARCHITECTS ENGINEERS PLANNERS #2300, 411 1 ST SE CALGARY, ALBERTA, T2G 4Y5 403 264 4000	STRUCTURAL WOLSEY STRUCTURAL ENGINEERING #200, 1302 4 ST SW CALGARY, ALBERTA, T2R 0X8 403 452 4711
MECHANICAL TLJ ENGINEERING 301, 301 14TH ST NW CALGARY, ALBERTA, T2N 2A1 825 609 6848	ELECTRICAL TLJ ENGINEERING 301, 301 14TH ST NW CALGARY, ALBERTA, T2N 2A1 825 609 6848	INTERIORS - ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	LANDSCAPE GROUND CUBED LANDSCAPE ARCHITECTS #25, 6020 2 STREET SE CALGARY, ALBERTA, T2H 2L8 403 475 0719

24/2028 12/27
 A:\bookend\Drawings\Westbrook Multi\DP10-01_125_WestbrookMulti_AR_Bldg_R25.rvt

LAND USE DISTRICT	PROP (MU-1)14.0 h28m	Proposed Mixed Use General District
LEGAL DESCRIPTION	PLAN 8594GD	BLOCK 4 LOT 1 TO 5
MUNICIPAL ADDRESS	14 AVENUE SW CALGARY, AB	
COMMUNITY	WESTBROOK	
SITE AREA	2,619.4 SM	28,195.2 SF
	0.65 AC	0.26 HA

Development Statistics

PROPOSED USE	Residential, 1 Building, 104 Units, MU-1	
FAR		
Maximum	4.00	10,477.7 SM
Proposed	3.71	9,706.7 SM

DENSITY	REQUIRED	PROPOSED
Maximum	N/A	
Proposed		397 units/hectare

SITE COVERAGE	REQUIRED	PROPOSED
	N/A	36.5%
LANDSCAPE COVERAGE	REQUIRED	PROPOSED
	N/A	33.8%

AMENITY AREA	REQUIRED	PROPOSED
Required per Unit	5.0 SM	53.8 SF
Total Required	520.0 SM	5,597.2 SF
Private (Balcony/Patio)	706.7 SM	7,606.3 SF
Indoor Amenity Area	99.6 SM	1,072.4 SF
Kids Playroom	73.5 SM	
Fitness Center	119.4 SM	1,284.7 SF
Rooftop Amenity Area	200.0 SM	2,152.8 SF
Total	520	5,597.228
	1199.1	12,906.99249

BUILDING SETBACKS	REQUIRED	PROPOSED
Street West	0.0 M	0.6 M
Street South	0.0 M	1.0 M
Street East	0.0 M	0.6 M
Lane (Adjacent Parcel Setback)	7.5 M	7.5 M

Vehicle Parking Provided

	TYPE	REQUIREMENT	COUNT	REQUIRED	PROVIDED
OVERALL			104	89	168
Resident	STUDIO	0.75 stalls/unit	0	0.00	
	1BED	0.75 stalls/unit	45	33.75	
	1BED+DEN	0.75 stalls/unit	0	0.00	118
	2BED	0.75 stalls/unit	59	44.25	
	2BED+DEN	0.75 stalls/unit	0	0.00	
	3BED	0.75 stalls/unit	0	0.00	
Visitor	0.10 stalls/unit		11.00	11	
	0.04 stalls/SM		39.00	39	
Total Stalls			89	168	
Deficiency					79
Surplus					79

Barrier Free Parking required	1 BF stall per 25 for first...	100	4
	1 BF stall per additional 100	68	1
TOTAL BF STALLS REQUIRED			5

Vehicle Parking Supply

RESIDENTIAL	AREA	EFFICIENCY	168
Surface			0
Level P1	2,191.0 SM	49.80 SM/stall	44
Level P2	2,414.9 SM	34.01 SM/stall	71
Level P3	1,542.2 SM	29.10 SM/stall	53
OVERALL TOTAL PARKING SUPPLY			168

Bicycle Parking

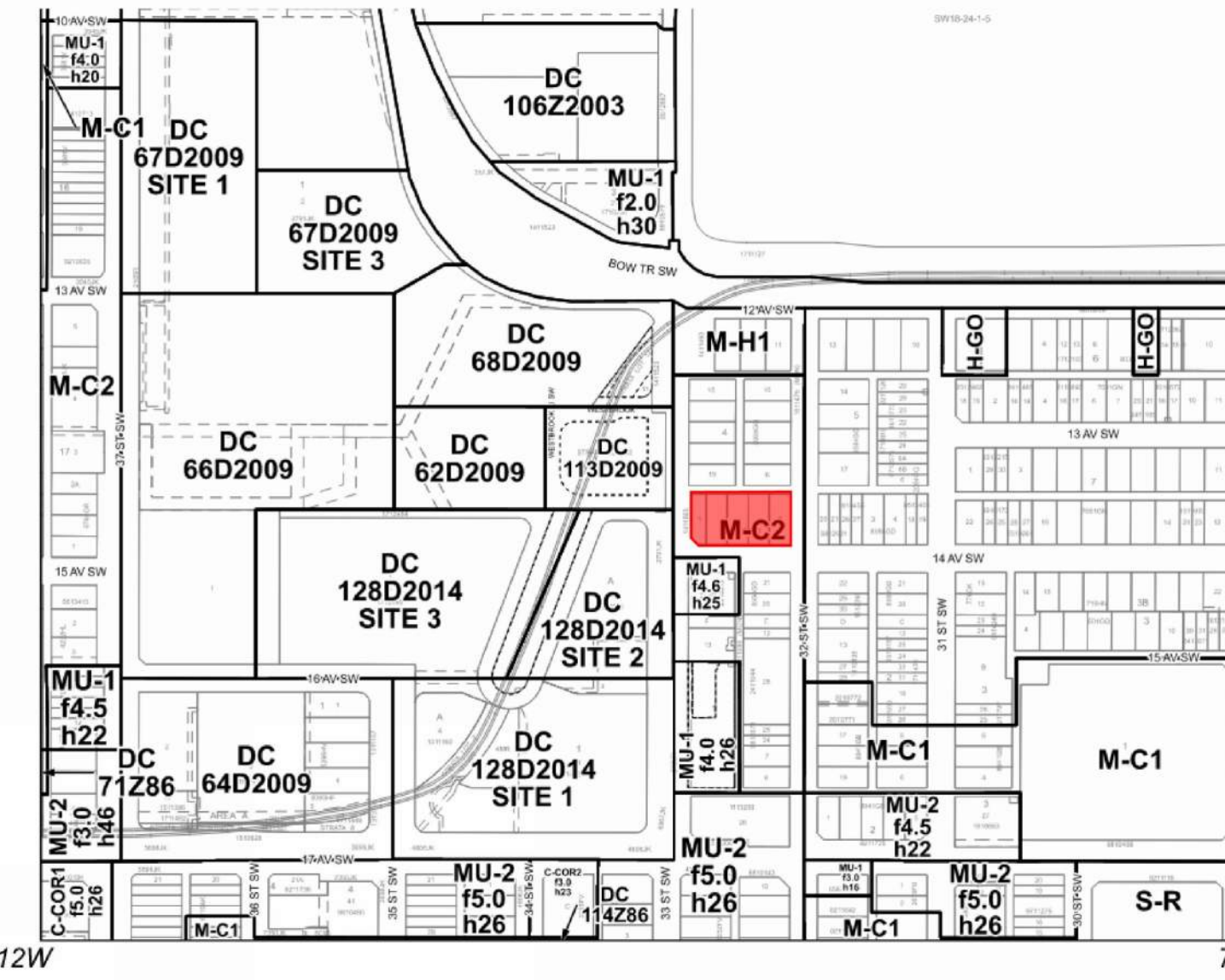
TYPE	REQUIREMENT	REQUIRED	PROVIDED
Residential		STALLS	STALLS
		63	64
Library	Class 1	0.50 stalls/unit	52
	Class 2	0.10 stalls/unit	11
Total Bike Stalls		63	64

Building Areas

LEVEL	GROSS FLOOR AREA		RENTABLE AREA		EFFICIENCY %	UNIT COUNT						
	SM	SF	SM	SF		STUDIO	1BED	1BED+DEN	2BED	2BED+DEN	3BED	TOTAL
Level 1 (Library)	955.2 SM	10,291.69		0.00	0.00%	0	0	0	0	0	0	0
Level 1 (Residential)	515.0 SM	5,543.63				0	0	0	0	0	0	0
Level 1 (Common)	80.1 SM	862.30				0	0	0	0	0	0	0
Level 2	1,626.0 SM	17,502.44	1,427.17	15,361.93	87.77%	0	9	0	11	0	0	20
Level 3	1,632.6 SM	17,573.05	1,478.96	15,919.39	90.59%	0	9	0	12	0	0	21
Level 4	1,632.6 SM	17,573.05	1,478.96	15,919.39	90.59%	0	9	0	12	0	0	21
Level 5	1,632.6 SM	17,573.05	1,478.96	15,919.39	90.59%	0	9	0	12	0	0	21
Level 6	1,632.6 SM	17,573.05	1,478.96	15,919.39	90.59%	0	9	0	12	0	0	21
OVERALL TOTAL	9,706.72 SM	104,482 SF	7,343.0 SM	79,040 SF	75.65%	0	45	0	59	0	0	104
						0.00%	43.27%	0.00%	56.73%	0.00%	0.00%	100.00%



1 SITE CONTEXT PLAN
 DP10-01 SCALE: 1 : 300



2 SITE LAND USE MAP
 DP10-01 SCALE: 1 : 5000



3 SITE VICINITY PLAN
 DP10-01 SCALE: 1 : 5000

ARCHITECTURE SHEET LIST

SHEET NUMBER	TITLE
DP00-00	COVER SHEET
DP10-01	SITE STATISTICS AND VICINITY PLAN
DP10-02	OVERALL SITE PLAN
DP10-03	LOADING VEHICLE SWEEP PATH, W&R DETAILS
DP10-04	BIKE DETAILS
DP10-05	3D RENDERINGS MATERIALS & FINISHES
DP20-01	LEVEL P3 PARKADE PLAN
DP20-02	LEVEL P2 PARKADE PLAN
DP20-03	LEVEL P1 PARKADE PLAN
DP20-04	LEVEL 1 FLOOR PLAN
DP20-05	LEVEL 2 FLOOR PLAN
DP20-06	LEVEL 3 TO 6 TYPICAL FLOOR PLAN
DP20-07	ROOF PLAN
DP40-01	BUILDING EXTERIOR ELEVATIONS
DP40-02	BUILDING EXTERIOR ELEVATIONS
DP40-03	BUILDING EXTERIOR ELEVATIONS
DP40-04	BUILDING EXTERIOR ELEVATIONS
DP45-01	BUILDING SECTIONS
DP45-02	BUILDING SECTIONS
DP45-03	BUILDING SECTIONS
DP45-04	RAMP PLAN & SECTION
DP63-01	UNIT PLANS
DP63-02	UNIT PLANS
DP63-03	UNIT PLANS

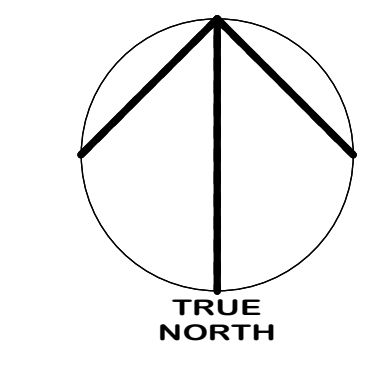
CIVIL	
SP 1	SITE SERVICING PLAN
SP 2	SITE GRADING PLAN
SP 3	SECTION AND DETAILS

LANDSCAPE	
DP-L1	BYLAW AND TREE REMOVAL PLAN
DP-L2	LANDSCAPE PLAN
DP-L3	SECTION AND FURNITURE

ELECTRICAL	
E01-00-01	ELECTRICAL SITE LIGHTING PLAN



4 SITE PHOTOS
 DP10-01 SCALE: 1 : 300



DATE	ISSUED FOR	REV
2025-08-29	DEVELOPMENT PERMIT	A
2026-01-30	DR 1 RESPONSE	B



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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
 Survey: VISTA GEOMATICS LTD.
 Civil: JUBILEE ENGINEERING CONSULTANTS
 Architecture: NORR ARCHITECTS ENGINEERS PLANNERS
 Structural: WOLSEY STRUCTURAL ENGINEERING
 Mechanical: TLJ ENGINEERING
 Electrical: TLJ ENGINEERING
 Interiors: TLJ ENGINEERING
 Landscape: GROUND CUBED LANDSCAPE ARCHITECTS

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 Adam Toles, P. Eng., APEGA
 Chris Pitt, P. Eng., APEGA

Project Manager T.JAIN	Drawn S.KARVETI / M.SALAS
Project Leader M.SALAS	Checked Checker

Client
TRUMAN

#2236, 10 ASPEN STONE BOULEVARD SE CALGARY, ALBERTA

Project
WESTBROOK MULTI

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 1445 - 32ND STREET S.W. CALGARY, ALBERTA

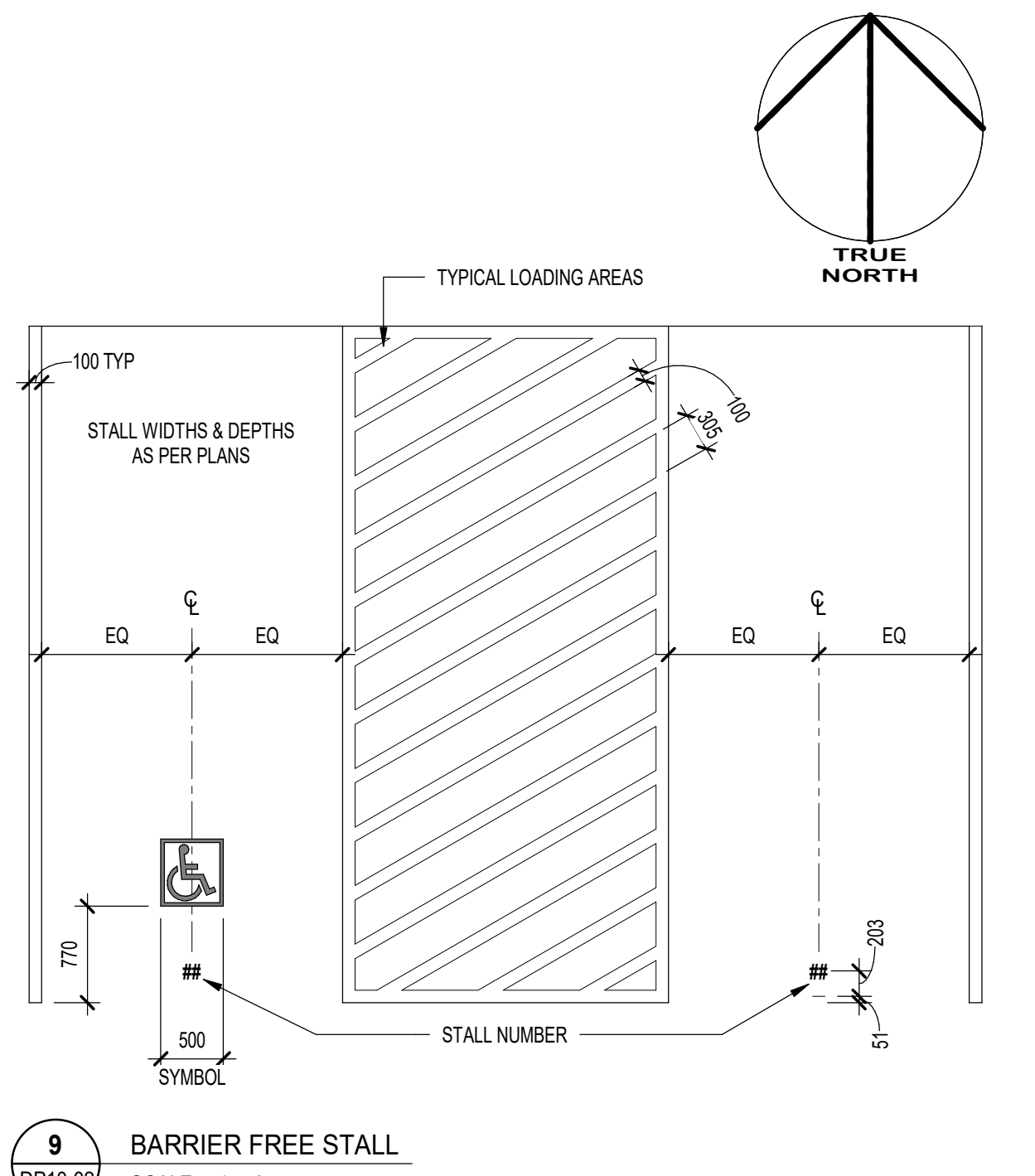
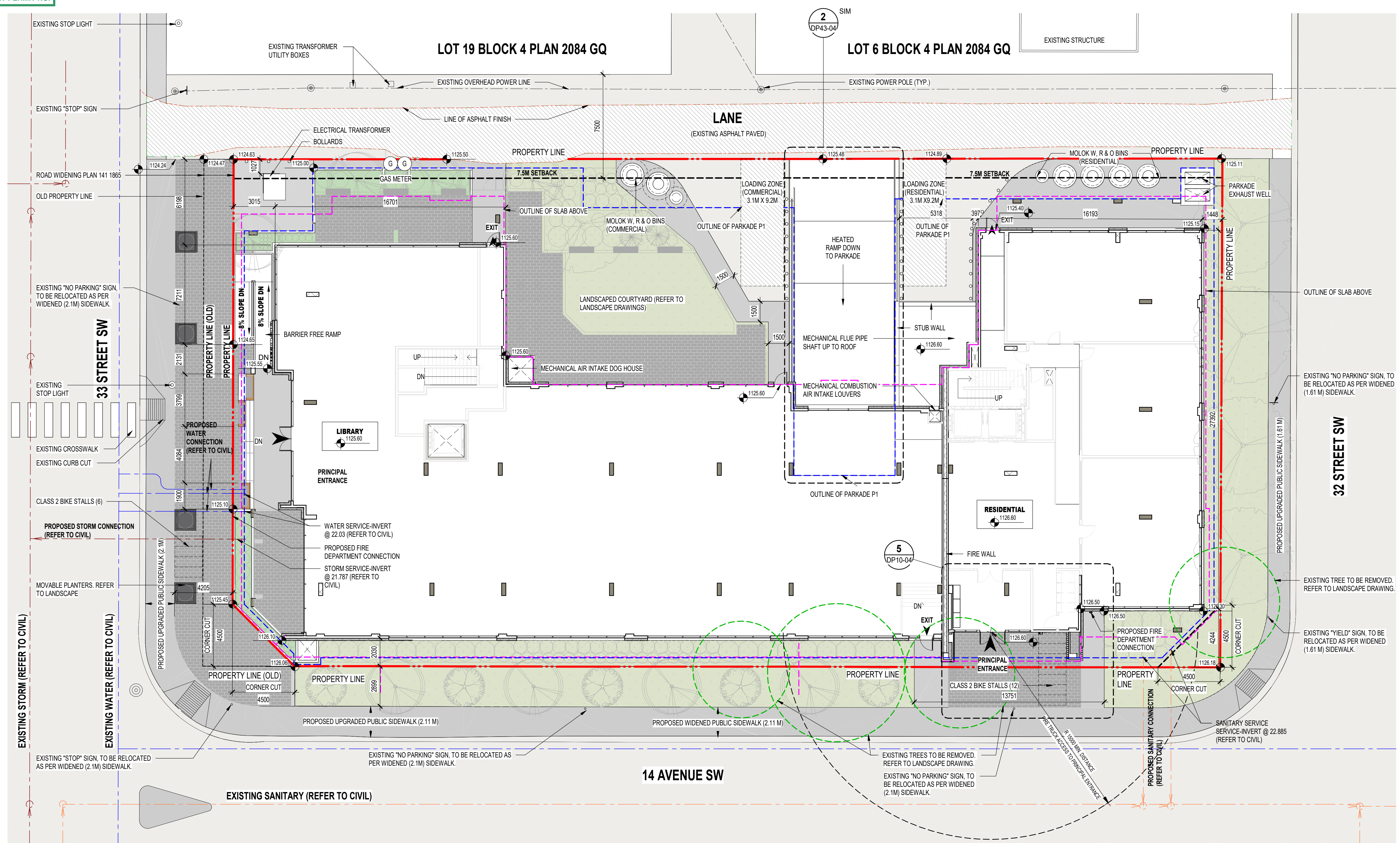
Drawing Title
SITE STATISTICS AND VICINITY PLAN

Scale
 As indicated

Project No.
 RZ1125-0089

Drawing No.
DP10-01

24/02/2026 12:27



SITE PLAN NOTES

- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES AND DETAILS.
- REFER TO ELECTRICAL DRAWINGS FOR PROPOSED SITE LIGHTING.
- NO SURFACE PARKING (VISITORS INCLUDED) SHALL EXCEED 4% SLOPE IN ANY DIRECTION.
- INSTALL REGULAR ASPHALT AT PARKING STALL LOCATIONS, HEAVY DUTY ASPHALT WHERE INDICATED.
- WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.).
- ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL.
- ALL INFORMATION ABOUT SITE SERVICES GRADING, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS, GRADING IS FOR REFERENCE ONLY ON ARCH DRAWINGS.
- CAST-IN-PLACE EXTERIOR CONCRETE RISERS IN WALKWAYS TO BE COMPLETED BY SITE CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS AND LOCATIONS TO BE CONFIRMED - REFER TO CIVIL.
- ALL BUILT ELEMENTS WITHIN THE PROPERTY LINE ARE PROPOSED UNLESS NOTED OTHERWISE. NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON ALL INTERNAL ROADS LESS THAN 8.5m.
- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,559kg (85,000lbs) LOAD & NFPA 1901-POINT LOAD OF 517kPa OVER 2x24" AREA.

SITE LEGEND

- PROPERTY LINE - DELINEATES SCOPE OF WORK
- PROPERTY SETBACK LINE
- EXTENTS OF PARKADE WALLS BELOW GRADE
- OUTLINE OF BUILDING ABOVE
- SERVICE - STORM
- SERVICE - SANITARY
- SERVICE - WATER
- UTILITY RIGHT OF WAY (UROW) - REFER TO CIVIL
- HEAVY DUTY ASPHALT
- SOFT LANDSCAPE (REFER TO LANDSCAPE DRAWING)
- PLANTER (REFER TO LANDSCAPE DRAWING)
- BOULEVARD LANDSCAPE (SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS)
- CONCRETE PAVING / WALKWAY
- PRINCIPAL ENTRANCE
- B.F. (wheelchair symbol) BARRIER FREE PARKING SIGNAGE/SYMBOL
- R.P. RESIDENT PARKING SIGNAGE
- V.P. VISITOR PARKING SIGNAGE
- E.V. (R) E.V. READY STALL. E.V. SUPPLY EQUIPMENT (EVSE) INSTALLATION TO SUPPORT LEVEL 2 ELECTRIC VEHICLE.
- E.V. (C) E.V. CAPABLE STALL (INCLUDES ELECTRICAL CAPACITY & DISTRIBUTION PANELS, WALL & FLOOR PENETRATION TO ACCOMMODATE FUTURE CHARGING CABLES & MAY INCLUDE E.V. ENERGY MANAGEMENT SYSTEM FOR FUTURE.
- ELECTRICAL METER
- ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS)
- FIRE DEPARTMENT CONNECTION
- GAS METER
- LOADING ZONE
- WATER METER
- NO PARKING
- TRANSFORMER
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- DIRECTION OF TRAVEL
- EXISTING POWERPOLE
- EXISTING POWERPOLE TO BE REMOVED, SERVICE DISCONNECTED

DATE	ISSUED FOR	REV
2025-08-29	DEVELOPMENT PERMIT	A
2026-01-30	DR 1 RESPONSE	B



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Seal(s)

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 Chris Hill, P.Eng., ARE, GA

Project Manager T.JAIN	Drawn Author
Project Leader M.SALAS	Checked Checker

Client
TRUMAN

#2236, 10 ASPEN STONE BOULEVARD SE CALGARY, ALBERTA

Project
WESTBROOK MULTI

3308/3312/3316/3320 - 14TH AVENUE S.W.
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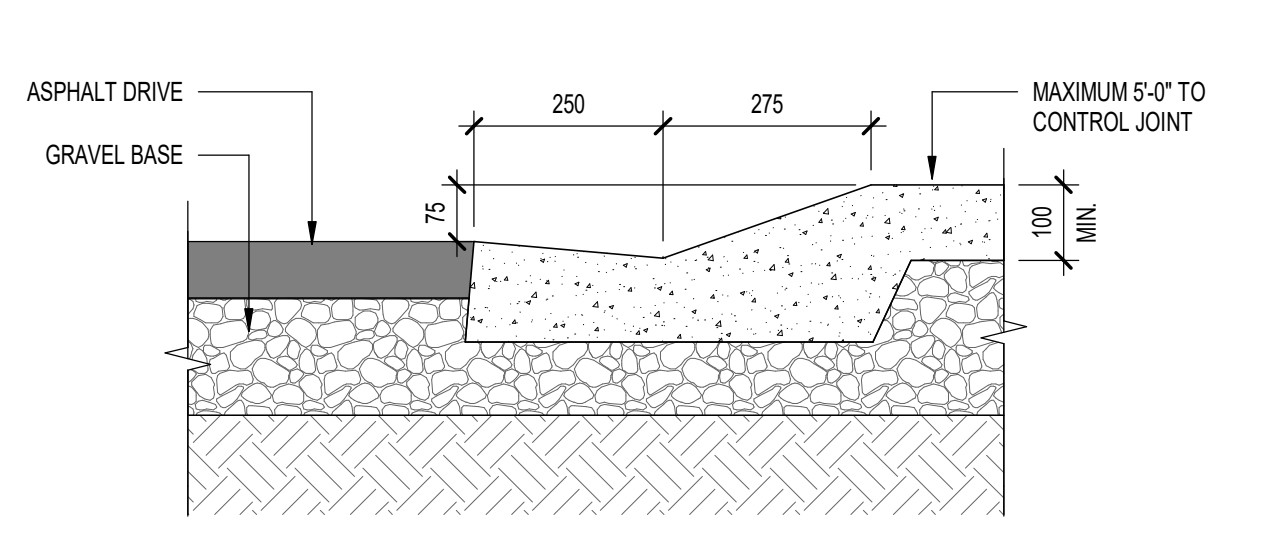
Drawing Title
OVERALL SITE PLAN

Scale
 As indicated

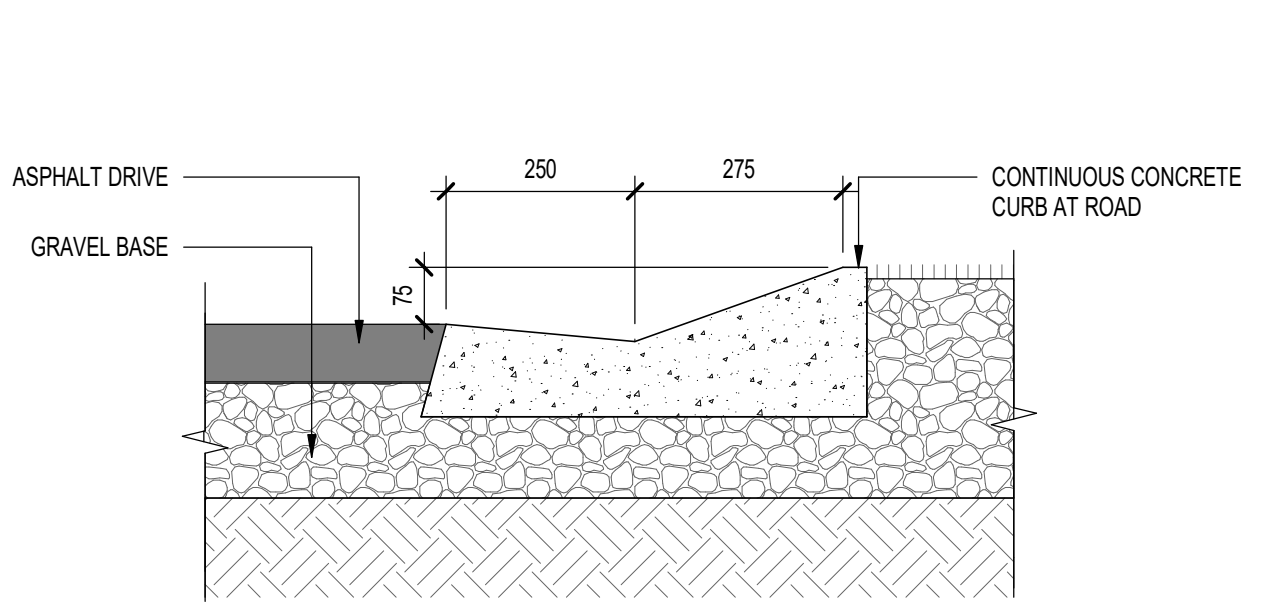
Project No.
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Drawing No.
DP10-02

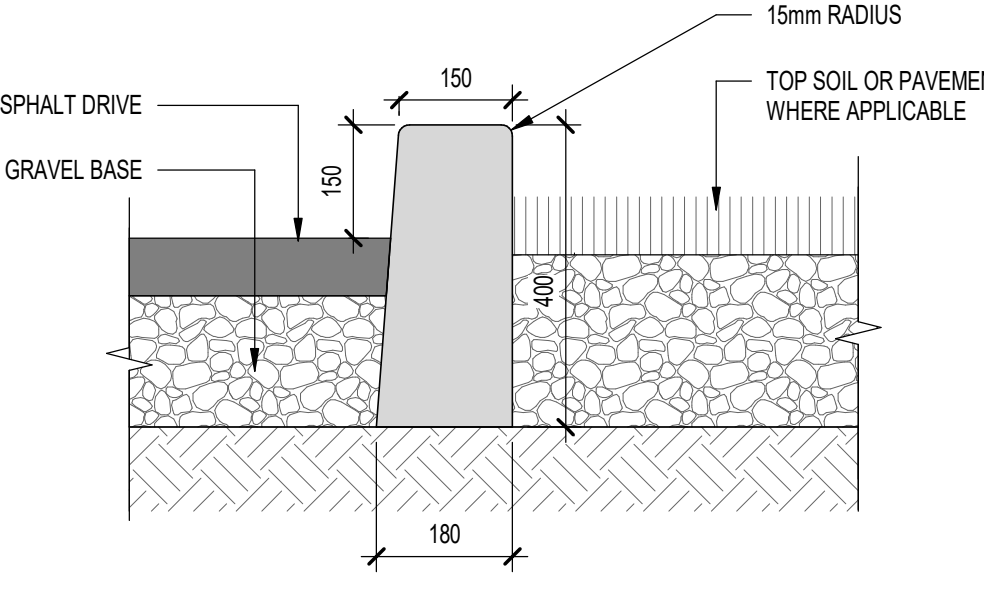
1 SITE PLAN
 DP10-02 SCALE: 1:150



3 ROLLED CURB SIDEWALK DETAIL
 DP10-02 SCALE: 1:10

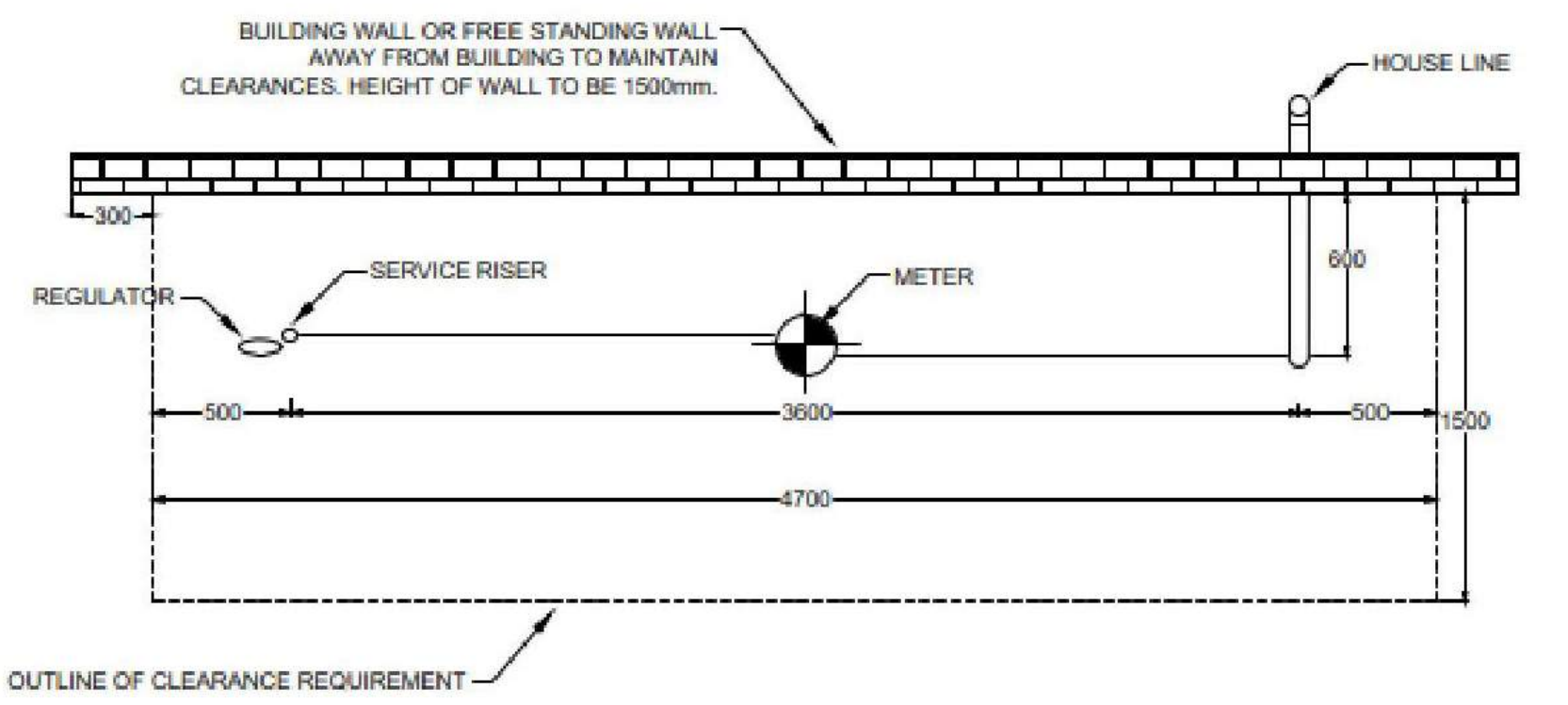


2 ROLLED CURB LANDSCAPE DETAIL
 DP10-02 SCALE: 1:10



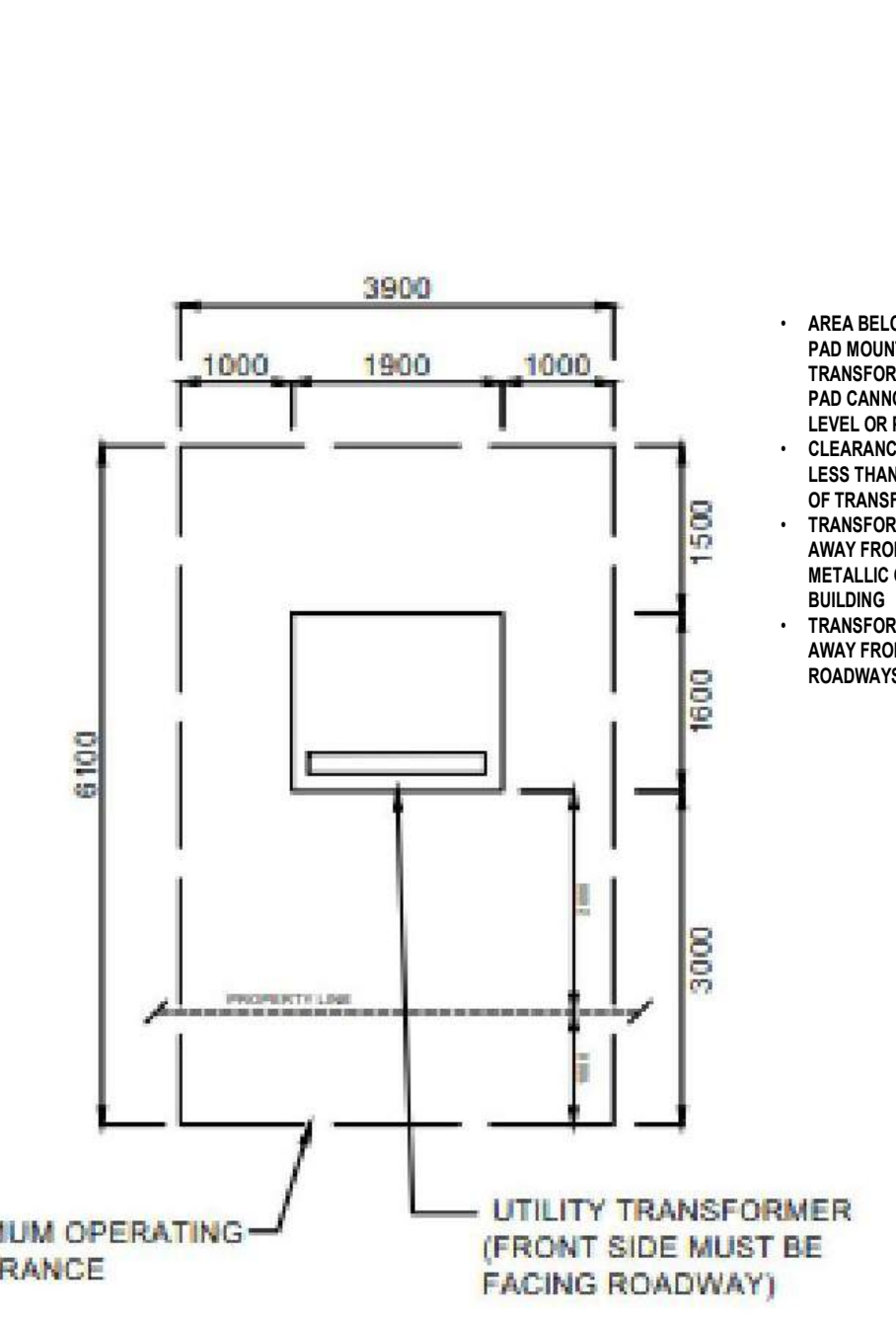
5 CURB WALL DETAIL
 DP10-02 SCALE: 1:10

4 PINNED CURB DETAIL
 DP10-02 SCALE: 1:10



7 GAS METER
 DP10-02 SCALE: 1:20

6 WHEEL STOP DETAIL
 DP10-02 SCALE: 1:10



8 TRANSFORMER CLEARANCE
 DP10-02 SCALE: 1:50

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS.

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MATERIAL BOARD			
	MATERIAL: FULL BRICK MASONRY MANUFACTURER: DLX BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY		MATERIAL: FIBER CEMENT V GROOVE PLANK SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE
	MATERIAL: FIBER CEMENT VERTICAL BOARD & BATTEN SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY		MATERIAL: METAL SIDING - V GROOVE PLANK SIDING MANUFACTURER: LUX ARCHITECTURAL PRODUCT OR EQUAL COLOR: HEMLOCK

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2025-08-29	DEVELOPMENT PERMIT	A



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Project Component
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Drawing Title
**3D RENDERINGS
 MATERIALS & FINISHES**

Scale
 1 : 1

Project No.
 RZ1125-0089

Drawing No.
DP10-05

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 T. JAIN

Drawn
 S. KARVETI / M. SALAS

Project Leader
 M. SALAS

Checked
 T. JAIN

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Drawing Title
BUILDING EXTERIOR ELEVATIONS

Scale
 As indicated

Project No.
 RZ1125-0089

Drawing No.
DP40-01



1 NORTH ELEVATION
 SCALE: 1:100

MATERIAL LEGEND			GENERAL NOTES
01	MATERIAL: FULL BRICK MASONRY MANUFACTURER: IXL BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY	08	MATERIAL: PRE-FINISHED ALUMINUM FLASHING COLOR: BLACK GLASS: CLEAR
02	MATERIAL: FIBER CEMENT V GROOVE PLANK SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	09	MATERIAL: ALUMINUM GLAZED CURTAIN WALL SYSTEM COLOR: BLACK ANODIZED (FRAME) GLASS: CLEAR
03	MATERIAL: FIBER CEMENT VERTICAL - BOARD & BATTEN SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	10	MATERIAL: PRE-FINISHED METAL RAILING (PICKET) COLOR: BLACK
04	MATERIAL: METAL SIDING - V GROOVE PLANK SIDING MANUFACTURER: LUX ARCHITECTURAL PRODUCT OR EQUAL COLOR: HEMLOCK	11	MATERIAL: PRE-FINISHED METAL AND GLASS RAILING COLOR: BLACK (POST) GLASS: CLEAR
05	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	12	MATERIAL: BALCONY PRIVACY SCREEN COLOR: BLACK (POST & FRAME) GLASS: FROSTED
06	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	13	MATERIAL: METAL SLATS (NEO LUMBER SCREEN) MANUFACTURER: LUX ARCHITECTURAL PRODUCTS COLOR: HEMLOCK
07	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: BLACK	14	MATERIAL: PVC WINDOW COLOR: BLACK (PVC FRAME) GLASS: CLEAR - TRIPLE GLAZED
15	MATERIAL: PVC PATIO DOOR COLOR: BLACK (FRAME) GLASS: CLEAR	18	MATERIAL: PAR-GONG (SMOOTH FINISH CONCRETE FACE INSULATION) COLOR: GRAY
16	MATERIAL: EXTERIOR INSULATED OVERHEAD DOOR COLOR: DARK GRAY	19	DECORATIVE COLOR CONCRETE FINISH COLOR: TO MATCH BRICK FINISH
17	MATERIAL: EXTERIOR METAL DOOR & FRAME COLOR: TO MATCH ADJACENT WALL FINISH	20	MATERIAL: METAL LOUVER COLOR: PAINTED TO MATCH ADJACENT WALL FINISH
21	MATERIAL: EXTRUDED METAL SIGNAGE COLOR: GRAY	22	MATERIAL: SMOOTH CONCRETE FINISH COLOR: GRAY

- GENERAL NOTES**
- REFER TO CIVIL PLANS FOR U/G SERVICE CONNECTIONS. CONFIRM W/ MECHANICAL AND ELECTRICAL DRAWINGS.
 - WALL FINISHES AT CORNERS AND BUMP-OUTS RETURN BACK TO BUILDING W/ IDENTICAL MATERIALS AND COLORS, UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - ALL INFORMATION REGARDING SITE GRADING IS PROVIDED BY THE CIVIL ENGINEER AND IS SHOWN ON ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. IN THE CASE OF A DISCREPANCY, REFER TO APPROVED CIVIL DRAWINGS.
 - PROVIDE PRE-FINISHED METAL FLASHING ABOVE / BELOW ALL OPENINGS AND AT ALL HORIZONTAL MATERIAL CHANGES. METAL FLASHING TO MATCH ADJACENT TRIM OR WALL FINISH COLOR WHERE APPLICABLE.
 - PROVIDE BLOCKING AND SUBSTRATE AS REQUIRED FOR INSTALLATION AND AS RECOMMENDED BY MATERIAL MANUFACTURER.
 - REFER TO CIVIL FOR NUMBER OF RISERS AT EXTERIOR WALKS AND STAIRS.
 - COLORS AND MATERIALS SHOWN / SELECTED ARE FOR GENERAL REFERENCE ONLY. FINAL SELECTIONS ARE SUBJECT TO MANUFACTURER PRICING AND AVAILABILITY. MATCHING ALTERNATE MANUFACTURER COLOURS AND MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
 - ALL WALL VENT / WALL GAP LOCATIONS ARE APPROXIMATE - REFER TO MECHANICAL COLOR TO MATCH ADJACENT EXTERIOR FINISH.
 - ALL EXTERIOR FINISH MATERIALS ARE REQUIRED TO BE NON-COMBUSTIBLE AS PER NBC2023 AB, ED.
 - REFER TO ELEC. PLANS FOR EXTERIOR AND PATIO/BALCONY LIGHTING.
 - ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE.
 - ALL EXTERIOR FINISHES, VENTS & FLASHING COLOR TO MATCH ADJACENT MATERIAL.



1 SOUTH ELEVATION
 DP40-02 SCALE: 1:100

MATERIAL LEGEND

01	MATERIAL: FULL BRICK MASONRY MANUFACTURER: IXL BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY	08	MATERIAL: PRE-FINISHED ALUMINUM FLASHING COLOR: BLACK	15	MATERIAL: PVC PATIO DOOR COLOR: BLACK (FRAME) GLASS: CLEAR
02	MATERIAL: FIBER CEMENT V GROOVE PLANK SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	09	MATERIAL: ALUMINUM GLAZED CURTAIN WALL SYSTEM COLOR: BLACK ANODIZED (FRAME) GLASS: CLEAR	16	MATERIAL: EXTERIOR INSULATED OVERHEAD DOOR COLOR: DARK GRAY
03	MATERIAL: FIBER CEMENT VERTICAL - BOARD & BATTEN SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	10	MATERIAL: PRE-FINISHED METAL RAILING (PICKET) COLOR: BLACK	17	MATERIAL: EXTERIOR METAL DOOR & FRAME COLOR: TO MATCH ADJACENT WALL FINISH
04	MATERIAL: METAL SIDING - V GROOVE PLANK SIDING MANUFACTURER: LUX ARCHITECTURAL PRODUCT OR EQUAL COLOR: HEMLOCK	11	MATERIAL: PRE-FINISHED METAL AND GLASS RAILING COLOR: BLACK (POST) GLASS: CLEAR	18	MATERIAL: PARGLING (SMOOTH FINISH CONCRETE FACE INSULATION) COLOR: GRAY
05	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	12	MATERIAL: BALCONY PRIVACY SCREEN COLOR: BLACK (POST & FRAME) GLASS: FROSTED	19	DECORATIVE COLOR CONCRETE FINISH COLOR: TO MATCH BRICK FINISH
06	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	13	MATERIAL: METAL SLATS (NEO LUMBER SCREEN) MANUFACTURER: LUX ARCHITECTURAL PRODUCTS COLOR: HEMLOCK	20	MATERIAL: METAL LOUVER COLOR: PAINTED TO MATCH ADJACENT WALL FINISH
07	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: BLACK	14	MATERIAL: PVC WINDOW COLOR: BLACK (PVC FRAME) GLASS: CLEAR - TRIPLE GLAZED	21	MATERIAL: EXTRUDED METAL SIGNAGE
				22	SMOOTH CONCRETE FINISH COLOR: GRAY

GENERAL NOTES

- REFER TO CIVIL PLANS FOR U/G SERVICE CONNECTIONS. CONFIRM W/ MECHANICAL AND ELECTRICAL DRAWINGS.
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- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOR TO MATCH ADJACENT MATERIAL.

DATE	ISSUED FOR	REV
2025-08-29	DEVELOPMENT PERMIT	A
2026-01-30	DR 1 RESPONSE	B



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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
 Survey: VISTA GEOMATICS LTD.
 Civil: JUBILEE ENGINEERING CONSULTANTS
 Architecture: NORR ARCHITECTS ENGINEERS PLANNERS
 Structural: WOLSEY STRUCTURAL ENGINEERING
 Mechanical: TLJ ENGINEERING
 Electrical: TLJ ENGINEERING
 Interiors:
 Landscape: GROUND CUBED LANDSCAPE ARCHITECTS

Seal(s)

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 NORR Architects Engineers Planners
 A Partnership of Corporations
 Jonathan Hughes, Architect, AAA, OAA, ABC, SAA, AANB, AAPE
 Adam Toles, P. Eng., APEGA
 Chris Hill, P. Eng., APEGA

Project Manager: T. JAIN
 Project Leader: M. SALAS
 Client: TRUMAN

#2236, 10 ASPEN STONE BOULEVARD SE CALGARY, ALBERTA

Project
WESTBROOK MULTI

3308/3312/3316/3320 - 14TH AVENUE S.W.
 1445 - 32ND STREET S.W. CALGARY, ALBERTA

Drawing Title
BUILDING EXTERIOR ELEVATIONS

Scale: As indicated
 Project No.: RZ1125-0089
 Drawing No.: DP40-02

DATE	ISSUED FOR	REV
2025-08-29	DEVELOPMENT PERMIT	A
2026-01-30	DR 1 RESPONSE	B

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
 Survey: VISTA GEOMATICS LTD.
 Civil: JUBILEE ENGINEERING CONSULTANTS
 Architecture: NORR ARCHITECTS ENGINEERS PLANNERS
 Structural: WOLSEY STRUCTURAL ENGINEERING
 Mechanical: TLJ ENGINEERING
 Electrical: TLJ ENGINEERING
 Interiors:
 Landscape: GROUND CUBED LANDSCAPE ARCHITECTS

Seal(s)

2

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 NORR Architects Engineers Planners
 A Partnership of Corporations
 Jonathan Hughes, Architect, AAA, OAA, AIBC, SAA, AANA, AAPE
 Adam Toles, P. Eng., APEGA
 Chris Paik, P. Eng., APEGA

Project Manager T. JAIN	Drawn S. KARVETI / M. SALAS
Project Leader M. SALAS	Checked T. JAIN

Client
TRUMAN

#2236, 10 ASPEN STONE BOULEVARD SE CALGARY, ALBERTA

Project
WESTBROOK MULTI

3308/3312/3316/3320 - 14TH AVENUE S.W.
 1445 - 32ND STREET S.W. CALGARY, ALBERTA

Drawing Title
BUILDING EXTERIOR ELEVATIONS

Scale
 As indicated

Project No.
 RZ1125-0089

Drawing No.
DP40-03



1 EAST ELEVATION
 DP40-03 SCALE: 1:100



2 EAST ELEVATION 1
 DP40-03 SCALE: 1:100

MATERIAL LEGEND			GENERAL NOTES
01	MATERIAL: FULL BRICK MASONRY MANUFACTURER: IXL BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY	08	MATERIAL: PRE-FINISHED ALUMINUM FLASHING COLOR: BLACK
02	MATERIAL: FIBER CEMENT V GROOVE PLANK SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	09	MATERIAL: ALUMINUM GLAZED CURTAIN WALL SYSTEM COLOR: BLACK ANODIZED (FRAME) GLASS: CLEAR
03	MATERIAL: FIBER CEMENT VERTICAL - BOARD & BATTEN SIDING (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	10	MATERIAL: PRE-FINISHED METAL RAILING (PICKET) COLOR: BLACK
04	MATERIAL: METAL SIDING - V GROOVE PLANK SIDING MANUFACTURER: LUX ARCHITECTURAL PRODUCT OR EQUAL COLOR: HEMLOCK	11	MATERIAL: PRE-FINISHED METAL AND GLASS RAILING GLASS: CLEAR
05	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: ARCTIC WHITE	12	MATERIAL: BALCONY PRIVACY SCREEN COLOR: BLACK (POST & FRAME) GLASS: FROSTED
06	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: DARK GRAY	13	MATERIAL: METAL SLATS (NEO LUMBER SCREEN) MANUFACTURER: LUX ARCHITECTURAL PRODUCTS COLOR: HEMLOCK
07	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: BLACK	14	MATERIAL: METAL WINDOW COLOR: BLACK (PVC FRAME) GLASS: CLEAR - TRIPLE GLAZED
15	MATERIAL: FULL BRICK MASONRY MANUFACTURER: IXL BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY	15	MATERIAL: PVC PATIO DOOR COLOR: BLACK (FRAME) GLASS: CLEAR
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21	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: BLACK	21	MATERIAL: EXTRUDED METAL SIGNAGE
22	MATERIAL: CEMENT BOARD FASCIA (SMOOTH) MANUFACTURER: JAMES HARDIE OR EQUAL COLOR: BLACK	22	SMOOTH CONCRETE FINISH COLOR: GRAY

- GENERAL NOTES**
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DATE	ISSUED FOR	REV
2025-08-29	DEVELOPMENT PERMIT	A
2026-01-30	DR 1 RESPONSE	B



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Project Component
DEVELOPMENT PERMIT
 Key Plan

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 Interiors: TLJ ENGINEERING
 Landscape: GROUND CUBED LANDSCAPE ARCHITECTS

Seal(s)
 2

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 NORR Architects Engineers Planners
 A Partnership of Corporations
 Jonathan Hughes, Architect, AIA, OAA, ASBC, SMAA, AANB, AAPE
 Adam Toleda, P. Eng., ARE/EA
 Chris Paul, P. Eng., ARE/EA

Project Manager T. JAIN	Drawn S. KARVETI / M. SALAS
Project Leader M. SALAS	Checked T. JAIN

Client
TRUMAN

#2236, 10 ASPEN STONE BOULEVARD SE CALGARY, ALBERTA

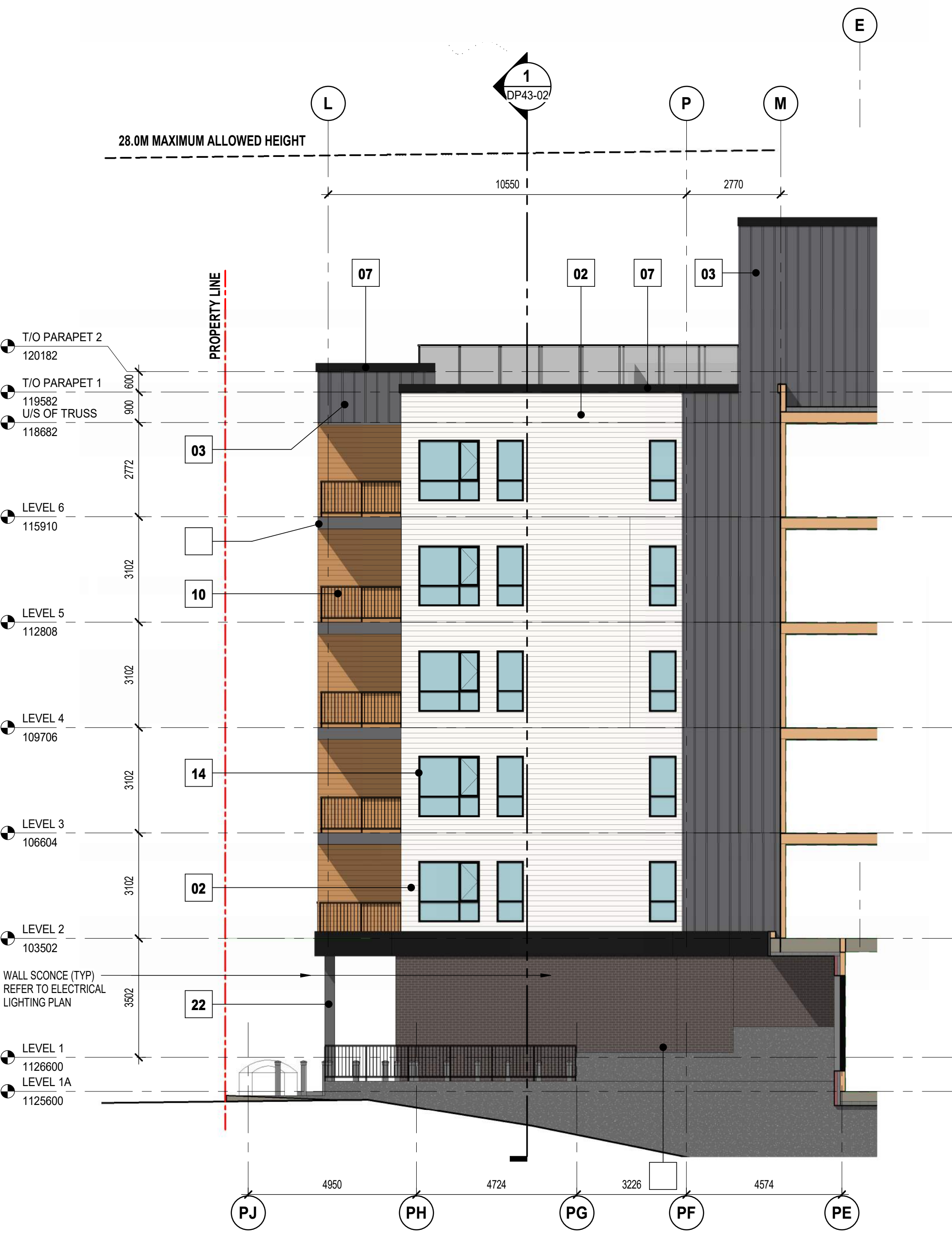
Project
WESTBROOK MULTI
 3308/3312/3316/3320 - 14TH AVENUE S.W.
 1445 - 32ND STREET S.W. CALGARY, ALBERTA

Drawing Title
BUILDING EXTERIOR ELEVATIONS

Scale
 As indicated

Project No.
 RZ1125-0089

Drawing No.
 DP40-04



2 WEST ELEVATION_1
 DP40-04 SCALE: 1:100



1 WEST ELEVATION
 DP40-04 SCALE: 1:100

MATERIAL LEGEND			GENERAL NOTES		
01	MATERIAL: FULL BRICK MASONRY MANUFACTURER: IXL BRICK OR EQUAL COLOR: MANGANESE DARK TAPESTRY	08	MATERIAL: PRE-FINISHED ALUMINUM FLASHING COLOR: BLACK	15	MATERIAL: PVC PATIO DOOR COLOR: BLACK (FRAME) GLASS: CLEAR
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