ARTIST RENDERING. FOR REFERENCE ONLY.

SHEET NUMBER	SHEET NAME
DP00-00	COVER SHEET
DP10-01	SITE STATISTICS AND VICINITY PLAN
DP10-02	OVERALL SITE PLAN
DP10-03	OVERALL PARKADE PLAN & DETAILS
DP10-04	LOADING VEHICLE SWEEP PATH, W&R DETAILS
DP10-05	FIRE TRUCK SWEEP PATH
DP10-06	BIKE PARKING DETAILS
DP10-07	SITE PHASING
DP10-08	PRINCIPAL ENTRANCE ENLARGED PLANS
DP10-09	SITE PHOTOGRAPHS
DP10-10	COLOURS & MATERIALS
DP10-11	3D RENDERINGS
DP10-11A	3D RENDERINGS
DP10-12	TEMPORARY SALES OFFICE SITE PLAN
DP11-01	SITE DETAILS
DP12-01	PARKADE RAMPS
DP12-02	PARKADE RAMPS
DP12-03	PARKADE RAMPS
DP20-01-01	BLDG 1000 - OVERALL FLOOR PLANS
DP20-01-02	BLDG 1000 - OVERALL FLOOR PLANS
DP20-01-03	BLDG 4000 - OVERALL FLOOR PLANS
DP20-01-04	BLDG 4000 - OVERALL FLOOR PLANS
DP20-02-01	BLDG 2000 - OVERALL FLOOR PLANS
DP20-02-02	BLDG 2000 - OVERALL ROOF PLANS
DP20-02-04	BLDG 3000 - OVERALL FLOOR PLANS
DP20-02-05	BLDG 3000 - OVERALL ROOF PLANS
DP20-02-07	BLDG 5000 - OVERALL FLOOR PLANS
DP20-02-08	BLDG 5000 - OVERALL ROOF PLANS
DP20-02-09	BLDG 6000 - OVERALL FLOOR PLANS
DP20-02-10	BLDG 6000 - OVERALL ROOF PLANS
DP20-A-01	TH A - OVERALL FLOOR & ROOF PLANS
DP20-B-01	TH B - OVERALL FLOOR & ROOF PLANS
DP20-C-01	TH C - OVERALL FLOOR AND ROOF PLANS
DP20-D-01	TH D - OVERALL FLOOR & ROOF PLANS
DP20-E-01	TH E - OVERALL FLOOR & ROOF PLANS
DP20-F-01	TH F - OVERALL FLOOR & ROOF PLANS
DP20-G-01	TH G - OVERALL FLOOR & ROOF PLANS
DP20-H-01	TH H - OVERALL FLOOR AND ROOF PLANS
DP20-I-01	TH I - OVERALL FLOOR & ROOF PLANS
DP20-J-01	TH J - OVERALL FLOOR & ROOF PLANS
DP20-K-01	TH K - OVERALL FLOOR AND ROOF PLANS
DP20-L-01	TH L - OVERALL FLOOR AND ROOF PLANS
DP20-M-01	TH M - OVERALL FLOOR AND ROOF PLANS
DP20-N-01	TH N - OVERALL FLOOR & ROOF PLANS
DP20-O-01	TH O - OVERALL FLOOR & ROOF PLANS
DP20-P-01	TH P - OVERALL FLOOR & ROOF PLANS
DP20-Q-01	TH Q - OVERALL FLOOR & ROOF PLANS
DP40-01-01	BLDG 1000 - OVERALL BUILDING ELEVATIONS
DP40-01-02	BLDG 1000 - OVERALL BUILDING ELEVATIONS
DP40-01-03	BLDG 4000 - OVERALL BUILDING ELEVATIONS
DP40-01-04	BLDG 4000 - OVERALL BUILDING ELEVATIONS
DP40-02-01	BLDG 2000 - OVERALL BUILDING ELEVATIONS
DP40-02-02	BLDG 2000 - OVERALL BUILDING ELEVATIONS
DP40-02-03	BLDG 3000 - OVERALL BUILDING ELEVATIONS
DP40-02-04	BLDG 3000 - OVERALL BUILDING ELEVATIONS

SHEET NUMBER	SHEET NAME
DP40-02-05	BLDG 5000 - OVERALL BUILDING ELEVATIONS
DP40-02-06	BLDG 5000 - OVERALL BUILDING ELEVATIONS
DP40-02-07	BLDG 6000 - OVERALL BUILDING ELEVATIONS
DP40-02-08	BLDG 6000 - OVERALL BUILDING ELEVATIONS
DP40-A-01	TH A - OVERALL BUILDING ELEVATIONS
DP40-A-02	TH A - OVERALL BUILDING ELEVATIONS
DP40-B-01	TH B - OVERALL BUILDING ELEVATIONS
DP40-B-02	TH B - OVERALL BUILDING ELEVATIONS
DP40-C-01	TH C - OVERALL BUILDING ELEVATIONS
DP40-C-02	TH C - OVERALL BUILDING ELEVATIONS
DP40-D-01	TH D - OVERALL BUILDING ELEVATIONS
DP40-D-02	TH D - OVERALL BUILDING ELEVATIONS
DP40-E-01	TH E - OVERALL BUILDING ELEVATIONS
DP40-E-02	TH E - OVERALL BUILDING ELEVATIONS
DP40-F-01	TH F - OVERALL BUILDING ELEVATIONS
DP40-F-02	TH F - OVERALL BUILDING ELEVATIONS
DP40-G-01	TH G - OVERALL BUILDING ELEVATIONS
DP40-G-02	TH G - OVERALL BUILDING ELEVATIONS
DP40-H-01	TH H - OVERALL BUILDING ELEVATIONS
DP40-H-02	TH H - OVERALL BUILDING ELEVATIONS
DP40-I-01	TH I - OVERALL BUILDING ELEVATIONS
DP40-I-02	TH I - OVERALL BUILDING ELEVATIONS
DP40-J-01	TH J - OVERALL BUILDING ELEVATIONS
DP40-J-02	TH J - OVERALL BUILDING ELEVATIONS
DP40-K-01	TH K - OVERALL BUILDING ELEVATIONS
DP40-K-02	TH K - OVERALL BUILDING ELEVATIONS
DP40-L-01	TH L - OVERALL BUILDING ELEVATIONS
DP40-L-02	TH L - OVERALL BUILDING ELEVATIONS
DP40-M-01	TH M - OVERALL BUILDING ELEVATIONS
DP40-M-02	TH M - OVERALL BUILDING ELEVATIONS
DP40-N-01	TH N - OVERALL BUILDING ELEVATIONS
DP40-N-02	TH N - OVERALL BUILDING ELEVATIONS
DP40-O-01	TH O - OVERALL BUILDING ELEVATIONS
DP40-O-02	TH O - OVERALL BUILDING ELEVATIONS
DP40-P-01	TH P - OVERALL BUILDING ELEVATIONS
DP40-P-02	TH P - OVERALL BUILDING ELEVATIONS
DP40-Q-01	TH Q - OVERALL BUILDING ELEVATIONS
DP40-Q-02	TH Q - OVERALL BUILDING ELEVATIONS
DP50-01	SITE SECTIONS
DP50-02	SITE SECTIONS
DP50-03	SITE SECTIONS
DP63-01-01	UNIT PLANS
DP63-01-02	UNIT PLANS
DP63-01-03	UNIT PLANS
DP63-02-01	Twn Typical Unit Plans (Front-Drive Suites #1-2)
DP63-02-02	Twn Typical Unit Plans (Front-Drive Suites #3-4)
DP63-03-01	TWN TYPICAL UNIT PLANS (BACK-TO-BACK SUITES #1-2)
DP63-03-02	TWN TYPICAL UNIT PLANS (BACK-TO-BACK SUITES #3-4)
DP63-03-03	TWN TYPICAL UNIT PLANS (BACK-TO-BACK SUITES #5-6)

NORR

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Chris Pal, P.Eng., APEGA

PARTNERS HOMESTEAD PHASE 8

CALGARY, ALBERTA, CANADA

partners Development Group

DEVELOPMENT PERMIT: DEVELOPMENT PERMIT NO.
NORR PROJECT NUMBER: RZ1124-0166

ISSUE FOR DR1 - AUGUST 10, 2025

SURVEY	CIVIL	ARCHITECTURE	STRUCTURAL
URBAN SYSTEMS 101 - 134 11th AVENUE SE CALGARY, ALBERTA T2G 0X5 (403) 291-1193	**VERITAS DEVELOPMENT SOLUTIONS** UNIT 4, 141 COMMERCIAL DRIVE CALGARY, AB T3Z 2A7 587 393 5654	**NORR** 411 1ST STREET SE CALGARY AB T2G 4Y5 (403) 264-4000	ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER
MECHANICAL	**ELECTRICAL**	**INTERIORS**	**LANDSCAPE**
EMBE CONSULTING ENGINEERS INC. 121 15th AVENUE SE CALGARY, AB, T2G 1G1 403-460-2277	**EMBE CONSULTING ENGINEERS INC.** 121 15th AVENUE SE CALGARY, AB, T2G 1G1 403-460-2277	ADDRESS CITY, PROVINCE, POSTAL CODE PHONE NUMBER	**PI DESIGN GROUP** 64 WOODACRES DR. SW CALGARY, AB T2W 4S6 403-510-4071

PRELIMINARY - NOT FOR CONSTRUCTION

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Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_Partnershomesteadph8_AR_Site_R24.rvt
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Apartment Unit Mix

Unit	TYPE	# of Units	UNIT AREA Sq. m	UNIT AREA Sq. Ft	TOTAL AREA Sq. m	TOTAL AREA Sq. Ft
APT 1000 - 5 stories						
Unit A-1	2-BEDS	10	79.90	860	799	8600
Unit A-2	2-BEDS	19	66.89	720	1,271	13680
Unit B-1	3-BEDS	39	89.56	964	3,493	37596
Unit B-2	3-BEDS	5	96.15	1035	481	5175
Unit B-3	3-BEDS	4	94.95	1022	380	4088
Unit B-4	3-BEDS	1	86.21	928	86	928
Unit B-5	3-BEDS	3	89.93	968	270	2904
Unit C-1	4-BEDS	4	132.39	1425	530	5700
		85		NFA:	7,308.78	78,671.00
				GFA:	8,592.13	92,484.83
				Efficiency (%):	85.06	
APT 2000 - 4 stories						
Unit A-2	2-BEDS	16	66.89	720	1,070	11520
Unit B-1	3-BEDS	19	89.56	964	1,702	18316
Unit B-2	3-BEDS	8	96.15	1035	769	8280
		43		NFA:	3,541.09	38,115.96
				GFA:	4,408.16	47,448.99
				Efficiency (%):	80.33	
APT 3000 - 4 stories						
Unit A-2	2-BEDS	16	66.89	720	1,070	11520
Unit B-1	3-BEDS	19	89.56	964	1,702	18316
Unit B-2	3-BEDS	8	96.15	1035	769	8280
		43		NFA:	3,541.09	38,115.96
				GFA:	4,408.16	47,448.99
				Efficiency (%):	80.33	
APT 4000 - 5 stories						
Unit A-1	2-BEDS	10	79.90	860	799	8600
Unit A-2	2-BEDS	19	66.89	720	1,271	13680
Unit B-1	3-BEDS	39	89.56	964	3,493	37596
Unit B-2	3-BEDS	5	96.15	1035	481	5175
Unit B-3	3-BEDS	4	94.95	1022	380	4088
Unit B-4	3-BEDS	1	86.21	928	86	928
Unit B-5	3-BEDS	3	89.93	968	270	2904
Unit C-1	4-BEDS	4	132.39	1425	530	5700
		85		NFA:	7,308.78	78,671.00
				GFA:	8,592.13	92,484.83
				Efficiency (%):	85.06	
APT 5000 - 4 stories						
Unit A-2	2-BEDS	12	66.89	720	803	8640
Unit A-3	2-BEDS	3	71.60	771	215	2312
Unit A-4	1-BED	1	48.70	524	49	524
Unit B-1	3-BEDS	19	89.56	964	1,702	18316
Unit B-2	3-BEDS	8	96.15	1035	769	8280
		43		NFA:	3,537.03	38,072.25
				GFA:	4,383.73	47,186.03
				Efficiency (%):	80.69	
APT 6000 - 4 stories						
Unit A-2	2-BEDS	16	66.89	720	1,070	11520
Unit B-1	3-BEDS	19	89.56	964	1,702	18316
Unit B-2	3-BEDS	8	96.15	1035	769	8280
		43		NFA:	3,541.09	38,115.96
				GFA:	4,401.56	47,377.95
				Efficiency (%):	80.45	
Total Apartment Units:		342		Total NFA:	28,777.87	
				Total GFA:	34,785.87	
				Overall Efficiency (%):	82.73	

Townhome Unit Breakdown

Floor	Beds	Baths	AREA Sq. m	AREA Sq. Ft	
Front Drive Town Homes					
Main Floor	1	1	87.33	940	
Second Floor	0	0.5	73.91	796	
Third Floor	3	2	75.34	811	
Total Units:	38	GFA:	8,989.85	96,765.85	
Back-to-Back Town Homes					
Main Floor	0	0	66.00	710	
Second Floor	1	1	71.54	770	
Third Floor	3	2	71.54	770	
Total Units:	48	GFA:	10,035.39	108,019.92	

Townhome Parking Assumptions

	TYPE	REQUIREMENT	# of Units	REQUIRED STALLS	PROVIDED STALLS
Townhome - A					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - B					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - C					
	4-unit	0.625 stalls/unit	4	3	
			4	3	8
Townhome - D					
	3-unit	0.625 stalls/unit	3	2	
			3	2	6
Townhome - E					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - F					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - G					
	3-unit	0.625 stalls/unit	3	2	
			3	2	6
Townhome - H					
	4-unit	0.625 stalls/unit	4	3	
			4	3	8
Townhome - I					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - J					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - K					
	4-unit	0.625 stalls/unit	4	3	
			4	3	8
Townhome - L					
	4-unit	0.625 stalls/unit	4	3	
			4	3	8
Townhome - M					
	4-unit	0.625 stalls/unit	4	3	
			4	3	8
Townhome - N					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - O					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - P					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Townhome - Q					
	6-unit	0.625 stalls/unit	6	4	
			6	4	12
Visitor Stalls					
				N/A	12
		Total	86	54	184 172 (Garage) 12 Visitor (Surface)

Building Areas

LEVEL	GROSS FLOOR AREA SM	GROSS FLOOR AREA SF
PARKADE A	3,154.4 SM	33,953 SF
PARKADE B	8,447.2 SM	90,925 SF
TOTAL:	11,601.6 SM	124,878 SF

LEVEL	GROSS FLOOR AREA SM	GROSS FLOOR AREA SF
APT 1000 (85 Units)		
Main Floor	1,799.96	19,374.59
Level 2	1,799.96	19,374.59
Level 3	1,799.96	19,374.59
Level 4	1,799.96	19,374.59
Level 5	1,392.29	14,986.47
Total	8,592.13	92,484.83
APT 2000 (43 Units)		
Main Floor	1,102.04	11,862.25
Level 2	1,102.04	11,862.25
Level 3	1,102.04	11,862.25
Level 4	1,102.04	11,862.25
Total	4,408.16	47,448.99
APT 3000 (43 Units)		
Main Floor	1,102.04	11,862.25
Level 2	1,102.04	11,862.25
Level 3	1,102.04	11,862.25
Level 4	1,102.04	11,862.25
Total	4,408.16	47,448.99
APT 4000 (85 Units)		
Main Floor	1,799.96	19,374.59
Level 2	1,799.96	19,374.59
Level 3	1,799.96	19,374.59
Level 4	1,799.96	19,374.59
Level 5	1,392.29	14,986.47
Total	8,592.13	92,484.83
APT 5000 (43 Units)		
Main Floor	1,082.56	11,652.57
Level 2	1,100.39	11,844.49
Level 3	1,100.39	11,844.49
Level 4	1,100.39	11,844.49
Total	4,383.73	47,186.03
APT 6000 (43 Units)		
Main Floor	1,100.39	11,844.49
Level 2	1,100.39	11,844.49
Level 3	1,100.39	11,844.49
Level 4	1,100.39	11,844.49
Total	4,401.56	47,377.95
Back-to-Back Townhomes (E, F, I, J, N, O, P, Q) (48 units)		
Main Floor	65.40	703.96
Second Floor	71.91	774.03
Third Floor	71.91	774.03
Total	10,042.56	108,097.11
Front Drive Townhomes (A, B, C, D, G, H, K, L, M) (38 units)		
Main Floor	87.33	940.00
Second Floor	73.95	796.00
Third Floor	75.90	817.00
Total	9,012.90	97,013.92
Grand Total +/-	53,841.33 sq.m	579,542.66 sq.ft

Site Information

LEGAL DESCRIPTION	N.E. 1/4 SEC. 12, TWP. 25, RGE. 29 W. 4 M.
CURRENT LAND USE	Multi-Residential – At Grade Housing (M-G)
PROPOSED USE	(4) apartments at (5) stories, (2) apartments at (4) stories, (342 Units) , 40 front drive townhomes, and 48 back to back townhomes
REZONING REQUIRED	Multi-Residential – HIGH DENSITY LOW RISE (M-H1)
COMMUNITY	Homestead
SITE AREA +/-	44,286 SM / 476,690 SF 10.94 AC / 4.42 HA
FAR	
Proposed	1.28
Units Per Hectare	
Proposed	104
Height	
Maximum	16m
Proposed	12m-17.5m

PROJECT DESCRIPTION

THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT INTRODUCES 458 NEW DWELLING UNITS TO THE GROWING HOMESTEAD COMMUNITY IN NORTHEAST CALGARY. DESIGNED IN ACCORDANCE WITH THE COMMUNITY'S ARCHITECTURAL GUIDELINES, THE PROJECT REFLECTS A COHESIVE BLEND OF MODERN CRAFTSMAN AND MODERN PRAIRIE DESIGN STYLES, CONTRIBUTING TO A THOUGHTFUL AND CONTEXTUALLY RESPONSIVE STREETSCAPE.

THE SITE LAYOUT HAS BEEN CAREFULLY PLANNED TO TRANSITION DENSITY APPROPRIATELY WITHIN THE NEIGHBORHOOD. ALONG HOMESTEAD BOULEVARD NE, 86 LOW-PROFILE TOWNHOME UNITS ARE PROPOSED ADJACENT TO THE FUTURE SINGLE-FAMILY HOMES, MAINTAINING A PEDESTRIAN-FRIENDLY SCALE AND CHARACTER. DENSITY INCREASES GRADUALLY TOWARD THE EAST, CULMINATING IN A SERIES OF 4- AND 5-STOREY APARTMENT BUILDINGS (372 UNITS) THAT FRONT ONTO 84 STREET NE. TO ACCOMMODATE THIS FORM AND ACHIEVE A BUILT ENVIRONMENT THAT MEETS THE NEEDS OF THE COMMUNITY, A HEIGHT RELAXATION IS REQUESTED FOR ALL FOUR 5-STOREY MID-RISE BUILDINGS.

CONNECTIVITY IS A CORNERSTONE OF THE PROPOSAL. THE PROJECT INCLUDES PEDESTRIAN LINKAGES TO THE COMMERCIAL PARCEL TO THE SOUTH AND THE FUTURE COMMUNITY CENTRE TO THE NORTH, REINFORCING WALKABILITY AND INTEGRATION WITHIN THE BROADER NEIGHBORHOOD PLAN. THE SITE DESIGN EMPHASIZES LANDSCAPED OPEN SPACES, WITH A FOCUS ON COMMUNITY GATHERING AREAS, PLAYGROUNDS, AND ENHANCED PEDESTRIAN CIRCULATION SUPPORTED BY EXTENSIVE PLANTINGS AND HIGH-QUALITY PUBLIC REALM TREATMENTS.

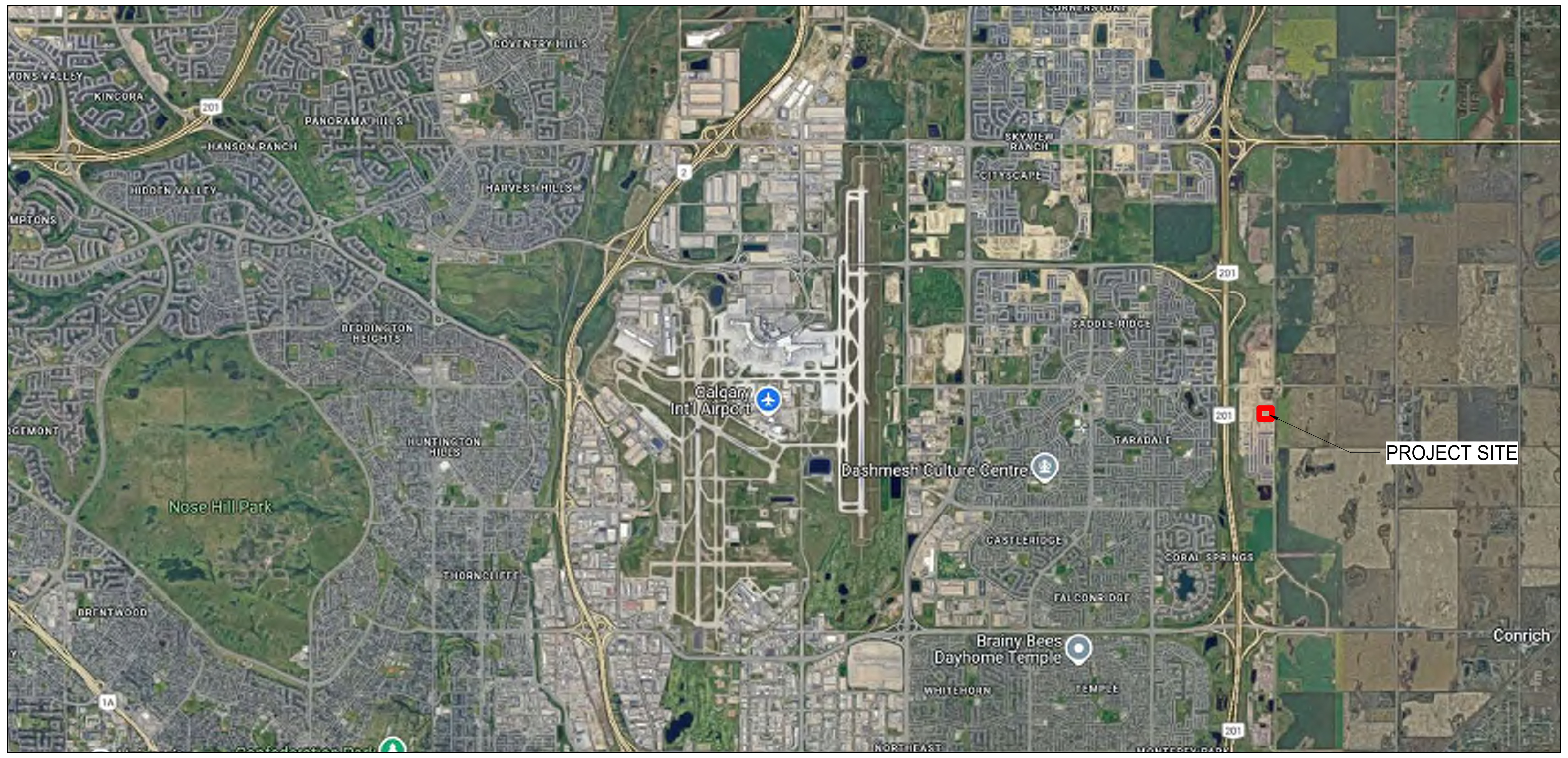
THIS DEVELOPMENT SEEKS TO SUPPORT A VIBRANT AND INCLUSIVE COMMUNITY BY DELIVERING A DIVERSE MIX OF HOUSING, INTEGRATED AMENITIES, AND STRONG CONNECTIONS TO ADJACENT USES—ALL WHILE ALIGNING WITH THE CITY'S GOALS FOR COMPACT, COMPLETE COMMUNITIES.

Apartment Parking Assumptions

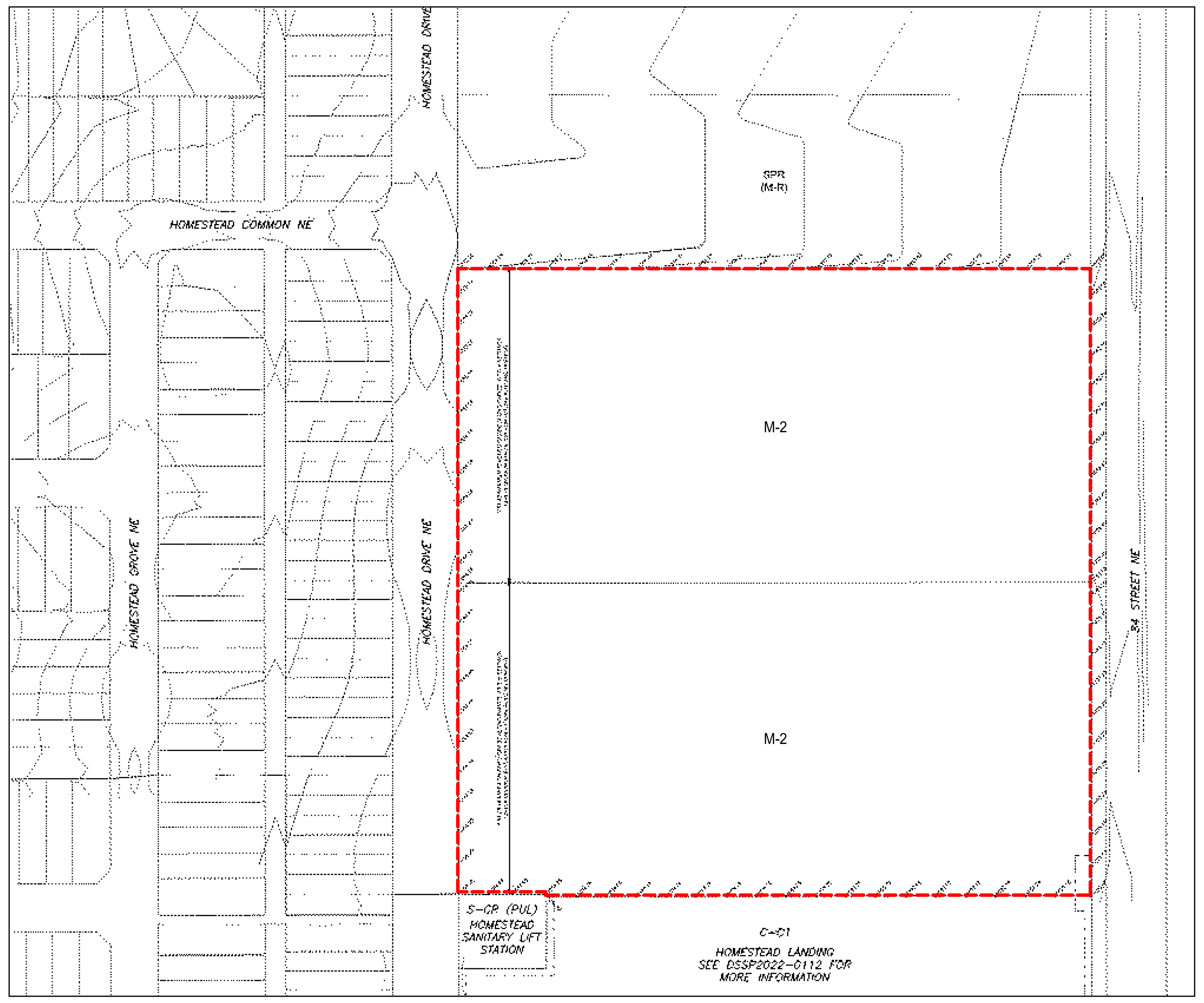
TYPE	REQUIREMENT	# of Units	REQUIRED STALLS	PROVIDED STALLS
APT 1000 - 5 stories				
2-BEDS	0.625 stalls/unit	29	18	
3-BEDS	0.625 stalls/unit	52	33	
4-BEDS	0.625 stalls/unit	4	3	
		85	54	95
APT 2000 - 4 stories				
2-BEDS	0.625 stalls/unit	16	10	
3-BEDS	0.625 stalls/unit	27	17	
		43	27	56
APT 3000 - 4 stories				
2-BEDS	0.625 stalls/unit	16	10	
3-BEDS	0.625 stalls/unit	27	17	
		43	27	56
APT 4000 - 5 stories				
2-BEDS	0.625 stalls/unit	29	18	
3-BEDS	0.625 stalls/unit	52	33	
4-BEDS	0.625 stalls/unit	4	3	
		85	54	95
APT 5000 - 4 stories				
1-BEDS	0.625 stalls/unit	1	1	
2-BEDS	0.625 stalls/unit	15	9	
3-BEDS	0.625 stalls/unit	27	17	
		43	27	46
APT 6000 - 4 stories				
2-BEDS	0.625 stalls/unit	16	10	
3-BEDS	0.625 stalls/unit	27	17	
		43	27	46
Visitor				
	0.053 stalls/unit		18	20
			18	20
Barrier Free				
	4 per first 100, 1 per additional 100		7	
			7	8
	Total	342	215	422
			TOTAL RESIDENT:	394
			TOTAL VISITOR:	20
			TOTAL BF:	8
				73 - Resident (Parkade A) 1 - BF (Parkade A) 210 - Resident (Parkade B) 1 - BF (Parkade B) 111 - Resident (Surface) 20 - Visitor (Surface) 6 - BF (Surface)

Bicycle Parking Overall

TYPE	REQUIREMENT	UNITS	REQUIRED STALLS	PROVIDED STALLS
APT 1000				
Class 1	1.00 stalls/unit	85	85	89
Class 2	0.10 stalls/unit	85	8.5	10
APT 2000				
Class 1	1.00 stalls/unit	43	43	54
Class 2	0.10 stalls/unit	43	4.3	6
APT 3000				
Class 1	1.00 stalls/unit	43	43	54
Class 2	0.10 stalls/unit	43	4.3	6
APT 4000				
Class 1	1.00 stalls/unit	85	85	89
Class 2	0.10 stalls/unit	85	8.5	10
APT 5000				
Class 1	1.00 stalls/unit	43	43	44
Class 2	0.10 stalls/unit	43	4.3	6
APT 6000				
Class 1	1.00 stalls/unit	43	43	44
Class 2	0.10 stalls/unit	43	4.3	6
	Total Class 1 Stalls		342	374
	Total Class 2 Stalls		34.2	44
	Total Stalls All Buildings		376	418



VICINITY MAP: NTS



ZONING MAP: NTS

AERIAL VIEW & EXISTING TOPOGRAPHY

SCALE: 1 : 2000

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

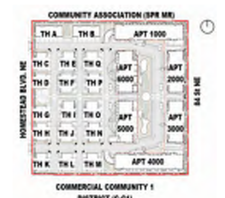
partners Development Group

This drawing has been prepared solely for the use of PARTNERS DEVELOPMENT GROUP and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component: DEVELOPMENT PERMIT

Key Plan



Consultants
- Survey: URBAN SYSTEMS
- Civil: VERITAS DEVELOPMENT SOLUTIONS
- Architecture: NORR
- Structural:
- Mechanical: EMBE CONSULTING ENGINEERS INC.
- Electrical: EMBE CONSULTING ENGINEERS INC.
- Interiors:
- Landscape: PI DESIGN GROUP

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Project Manager: Tariq Almaashi	Drawn: DS, GB
Project Leader: David Schiwy	Checked: Checker

Client: **PARTNERS DEVELOPMENT GROUP**

CLIENT ADDRESS

Project: **PARTNERS HOMESTEAD PHASE 8**

CALGARY, ALBERTA, CANADA

Drawing Title: **SITE STATISTICS AND VICINITY PLAN**

Scale: 1 : 2000

Project No.: RZ1124-0166

Drawing No.: **DP10-01**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP10-02 SITE PLAN
SCALE: 1 : 400

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-01-20	LAND USE REVIEW	2
2026-03-25	SUBCONSULTANT REVISIONS	3
2026-08-10	ISSUE FOR DR1	4

FOR CONSTRUCTION

NOTES

- REFER TO LANDSCAPE PLANS FOR EXISTING AND PROPOSED TREES, SIDEWALKS, WALKWAYS AND FEATURES.
- 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, PEDESTALS, CONDUIT, UTILITY RIGHT OF WAY AND GRADING IS FOR REFERENCE ONLY - REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
- 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 LESSS THAN 8.5m.
- FIRE ACCESS ROUTE - HEAVY DUTY ASPHALT CAPABLE OF SUPPORTING MIN. 38,556kg (85,000lbs) LOAD & NFPA 1901-POINT LOAD OF 517kPA OVER 24x24" AREA

LEGEND

- FIRE TRUCK PATH AND FIRE DEPT. ACCESS - TURNING RADIUS AS INDICATED
- PROPERTY LINE - DELINEATES SCOPE OF WORK
- PROPERTY SETBACK LINE
- EXTENTS OF PARKADE WALLS BELOW GRADE
- UTILITY RIGHT OF WAY (UROW) - REFER TO CIVIL
- HEAVY DUTY ASPHALT
- PRINCIPAL ENTRANCE
- B.F. BARRIER FREE PARKING SIGNAGE/SYMBOL
- COM COMMERCIAL PARKING SIGNAGE
- M.P. MAIL PARKING SIGNAGE
- R RESIDENT PARKING SIGNAGE
- V VISITOR PARKING SIGNAGE
- E ELECTRICAL METER
- EV ELECTRIC VEHICLE CHARGER (SERVES 2 STALLS)
- FDC FIRE DEPARTMENT CONNECTION
- G GAS METER
- L LOADING ZONE
- M WATER METER
- OD OVERHEAD DOOR
- NO PARKING
- PP PRIVATE PARKING
- T TRANSFORMER
- FIRE HYDRANT
- BIKE RACK
- WALK RAMP
- AD AREA DRAIN
- CB CATCH BASIN
- MH MANHOLE
- DIRECTION OF TRAVEL
- MAIL BOXES
- PP EXISTING POWERPOLE
- PP EXISTING POWERPOLE TO BE REMOVED, SERVICE DISCONNECTED
- SITE SIGNAGE
- ASPHALT(ROADS,LANES,REGINAL PTHWAY)
- BULK MULCH
- WILD GRASSES
- SIDE WALKS
- ROCK AGGREGATE

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

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Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
Peter Bellamore Architects Interior Inc. / Yoon Architecture Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Toleikis, P.Eng., AFPCA
Chris Pat, P.Eng., AFPCA

Project Manager	Drawn
Tariq Almaashi	DS
Project Leader	Checked
David Schiwy	Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
OVERALL SITE PLAN

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP10-02

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1. Aerial Perspective Looking NE

2. Aerial Perspective Looking NW

12. Large & Samll Apartment from 84th ST NE

13. Large & Samll Apartment from 84th ST NE

4. Large Apartment

5. Communal Area

6. Townhomes

7. Townhomes

8. Large/Small Apartments

9. Small Apartment

10. Townhomes

11. Townhomes

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Leader	Checked
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Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
3D RENDERINGS

Scale

Project No.
RZ1124-0166

Drawing No.
DP10-11

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1. Townhouse From Homestead Blvd

2. Townhouse From Homestead Blvd

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Key Plan

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Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn DS, YX
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8

CALGARY, ALBERTA, CANADA

Drawing Title
3D RENDERINGS

Scale

Project No.
RZ1124-0166

Drawing No.
DP10-11A

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1 DP40-01-01 BLDG 1000 - NORTH ELEVATION
SCALE: 1 : 125

2 DP40-01-01 BLDG 1000 - SOUTH ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
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11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
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NOTES

- ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE
- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
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	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
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Project Component
DEVELOPMENT PERMIT

Key Plan

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Architecture: NORR
Structural:
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Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 1000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-01-01**

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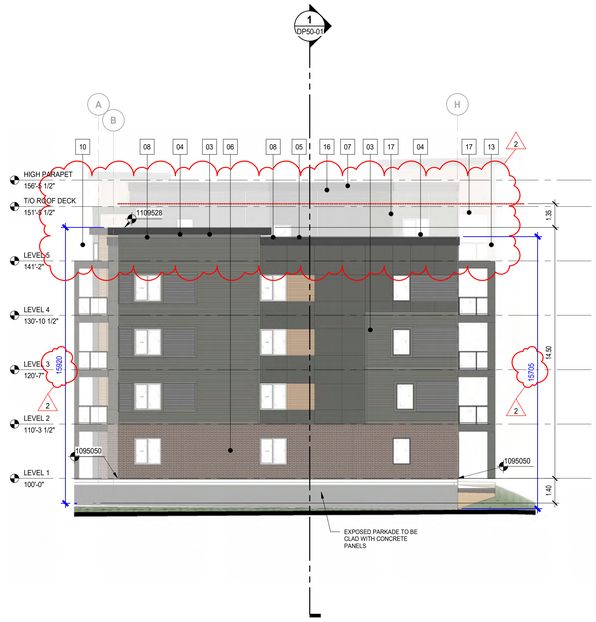
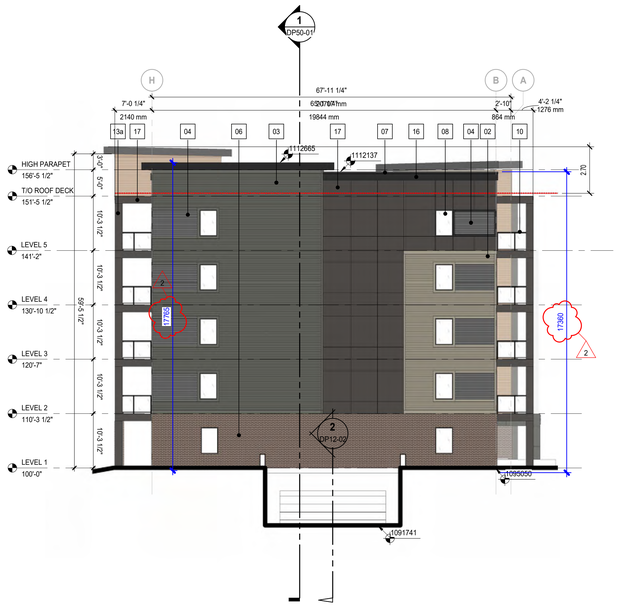


1 DP40-01-02 BLDG 1000 - EAST ELEVATION
SCALE: 1 : 125



2 DP40-01-02 BLDG 1000 - WEST ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 1000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-01-02**

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1 DP40-01-03 BLDG 4000 - NORTH ELEVATION
SCALE: 1 : 125

2 DP40-01-03 BLDG 4000 - SOUTH ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

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04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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2. MATCHING ALTERNATE MANUFACTURER MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

- ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE
- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION

Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Pure Architecture Architects (Alberta) Inc. / Pure Architecture Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 4000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-01-03**

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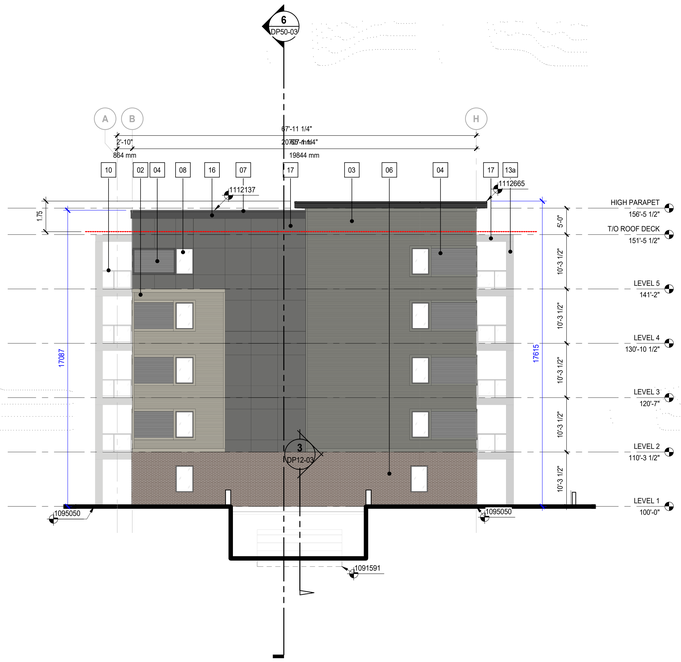
1 DP40-01-04 BLDG 4000 - EAST ELEVATION
SCALE: 1 : 125



2 DP40-01-04 BLDG 4000 - WEST ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
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11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
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21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
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NOTES

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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DEVELOPMENT PERMIT

Key Plan

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Survey: URBAN SYSTEMS
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Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Peter Barnacle Architects (Alberta) Inc. / Peter Barnacle Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager	Drawn
Tariq Almaashi	Author
Project Leader	Checked
David Schiwy	Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 4000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-01-04**

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1 DP40-02-01 BLDG 2000 - WEST ELEVATION
SCALE: 1 : 125

2 DP40-02-01 BLDG 2000 - EAST ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
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10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
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	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
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Seal(s)

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Form Alberta Architects (Alberta Inc.) / Form Ontario Architects Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 2000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-02-01**

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1 DP40-02-02 BLDG 2000 - NORTH ELEVATION
SCALE: 1 : 125

2 DP40-02-02 BLDG 2000 - SOUTH ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

02 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

03 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

04 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

05 MATERIAL: WOOD LOOK METAL PANEL
COLOUR: PECAN
MANUFACTURER: LUX
LOCATION: WALL, BALCONY SOFFIT

06 MATERIAL: BRICK VENEER
COLOUR: SMOKEHOUSE
MANUFACTURER: I-XL
MODULAR, STANDARD COURSE

07 MATERIAL: METAL FLASHING
COLOUR: BLACK
MANUFACTURER: TBD

08 MATERIAL: PVC WINDOW
GLAZING: CLEAR GLASS
FRAM COLOUR: BLACK
MANUFACTURER: TBD

09 MATERIAL: PVC SLIDING PATIO DOOR
GLAZING: CLEAR GLASS
FRAME COLOUR: BLACK
MANUFACTURER: TBD

10 MATERIAL: PRE-FINISHED METAL RAILING
GLAZING: CLEAR GLASS
RAILING COLOUR: BLACK
MANUFACTURER: TBD

11 MATERIAL: EXTERIOR DOOR C/W GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

12 MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

13 MATERIAL: WRAPPED COLUMN
COLOUR: a - BLACK
b - PECAN
c - COBBLE STONE
LOCATION: EXTERIOR
MANUFACTURER: TBD / LUX

14 MATERIAL: PREFINISHED METAL SOFFIT
COLOUR: a - BLACK
b - PECAN
LOCATION: SOFFIT
MANUFACTURER: TBD / LUX

15 MATERIAL: PREFINISHED METAL BALCONY FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

16 MATERIAL: ROOF FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

17 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

18 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

19 MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT
COLOUR: BLACK W/ FROSTED GLASS
MANUFACTURER: TBC

20 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

21 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
LOCATION: FRONT ENTRANCE
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FRAME COLOUR: a - MONTEREY TAUPE
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23 MATERIAL: ASPHALT SHINGLES
COLOUR: DUAL BLACK
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24 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM BATTEN BOARDS

25 MATERIAL: FIBER CEMENT SHINGLE SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
c - PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

26 MATERIAL: PRE-FINISHED METAL RAILING - PICKET
COLOUR: BLACK
MANUFACTURER: TBD

27 MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN
COLOUR: BLACK
MANUFACTURER: HIDEAWAY

GENERAL NOTES:
1. COLOURS AND MATERIALS SELECTED ARE FOR REFERENCE ONLY, FINAL SELECTION SUBJECT TO MANUFACTURER PRICING AND AVAILABILITY.
2. MATCHING ALTERNATE MANUFACTURER MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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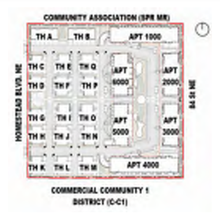
Project Component
DEVELOPMENT PERMIT

Key Plan



Consultants
Survey: URBAN SYSTEMS
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Structural:
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Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
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Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
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Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeila, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 2000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No.: RZ1124-0166
Drawing No.: **DP40-02-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-02-03 BLDG 3000 - WEST ELEVATION

SCALE: 1 : 125

4 STOREY

2 DP40-02-03 BLDG 3000 - EAST ELEVATION

SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
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19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
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23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2025-12-08	4 STOREY SKETCH	2
2026-01-20	LAND USE REVIEW	3
2026-08-10	ISSUE FOR DR1	4

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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NORR Architects Engineers Planners
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Pure Architecture Architects (Alberta) Inc. / Pure Architecture Holdings Inc.

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

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8

CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 3000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated

Project No. RZ1124-0166

Drawing No. **DP40-02-03**

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8/10/2026 9:39:31 PM

1 DP40-02-04 BLDG 3000 - NORTH ELEVATION
SCALE: 1 : 125

2 DP40-02-04 BLDG 3000 - SOUTH ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
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	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

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Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 3000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No.: RZ1124-0166
Drawing No.: **DP40-02-04**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-02-05 BLDG 5000 - WEST ELEVATION
SCALE: 1 : 125

2 DP40-02-05 BLDG 5000 - EAST ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1

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Seal(s)

NORR
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norr.com
NORR Architects Engineers Planners
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Form Architects Architects Alberta Inc. / Form Architecture Holdings Inc.
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Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 5000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-02-05**

PRELIMINARY - NOT FOR CONSTRUCTION

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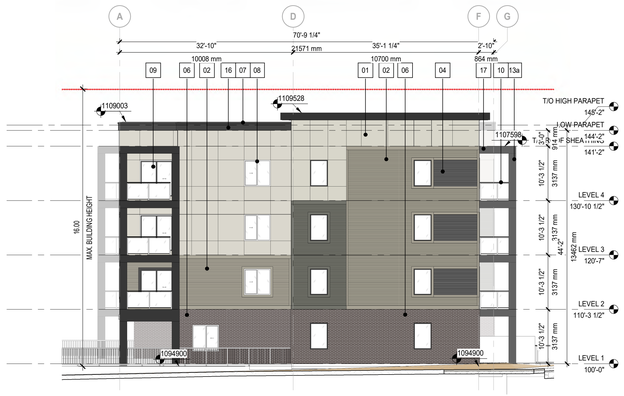
Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_PartnersHomesteadPh8_AR_Site_R24.rvt

1 DP40-02-06 BLDG 5000 - NORTH ELEVATION
SCALE: 1 : 125



2 DP40-02-06 BLDG 5000 - SOUTH ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
1. COLOURS AND MATERIALS SELECTED ARE FOR REFERENCE ONLY. FINAL SELECTION SUBJECT TO MANUFACTURER PRICING AND AVAILABILITY.
2. MATCHING ALTERNATE MANUFACTURER MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

• ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE
• ALL BALCONY SLABS TO BE PAINTED BLACK
• ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Peter McKenzie Architects (Alberta) Inc. Peter McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Chris Pauls, P. Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 5000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-02-06**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-02-07 BLDG 6000 - WEST ELEVATION
SCALE: 1 : 125

2 DP40-02-07 BLDG 6000 - EAST ELEVATION
SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
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NOTES

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	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Architecture: NORR
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Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
From Nelsonwise Architects (Alberta) Inc. / From Bishopsgate Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 6000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-02-07**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-02-08 BLDG 6000 - NORTH ELEVATION

SCALE: 1 : 125

2 DP40-02-08 BLDG 6000 - SOUTH ELEVATION

SCALE: 1 : 125

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Survey: URBAN SYSTEMS
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Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
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NORR Architects Engineers Planners
A Partnership of Corporations
Pratt Wallace Architects (Alberta) Inc. / Pratt Wallace Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
PARTNERS HOMESTEAD PHASE 8
CALGARY, ALBERTA, CANADA

Drawing Title
BLDG 6000 - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-02-08**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-A-01 Front Elevation TH A
SCALE: 1 : 50

2 DP40-A-01 Rear Elevation TH A
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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NOTES

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- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
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Interiors:	
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Seal(s)

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Calgary, AB, Canada T2G 4Y5
norr.com

NORR Architects Engineers Planners
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Prism Architects Architects (Alberta) Inc. Fowler Bohanan Holdings Inc.

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

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8

CITY, PROVINCE, COUNTRY

Drawing Title
TH A - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-A-01

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Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_PartnersHomesteadPh8_AR_FormDRvsMDVills_R24.rvt

1 DP40-A-02 Left Elevation TH A
SCALE: 1 : 50

2 DP40-A-02 Right Elevation TH A
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
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Project Component
DEVELOPMENT PERMIT

Key Plan

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Seal(s)

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Adrian Tobola, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH A - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-A-02**

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1 DP40-B-01 Front Elevation TH B
SCALE: 1 : 50

2 DP40-B-01 Rear Elevation TH B
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
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Project Component
DEVELOPMENT PERMIT

Key Plan

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Seal(s)

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Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
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Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH B - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-B-01

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1 DP40-B-02 Left Elevation TH B
SCALE: 1 : 50

2 DP40-B-02 Right Elevation TH B
SCALE: 1 : 50

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A Partnership of Corporations
Peter McKinnon Architects (Alberta) Inc. / Peter McKinnon Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Tobola, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH B - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-B-02

PRELIMINARY - NOT FOR CONSTRUCTION

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Autodesk Docs://Partners Dev Group - Homestead Phase ENCORE_RZ1124-0166_PartnershomesteadPh8_AR_FirstDraw/Lucia_R24.rvt

1 DP40-C-01 Front Elevation TH C
SCALE: 1 : 50

2 DP40-C-01 Rear Elevation TH C
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
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NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

PRELIMINARY - NOT FOR CONSTRUCTION

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR

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Project Manager	Drawn
Tariq Almaashi	Author
Project Leader	Checked
David Schwy	Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8

CITY, PROVINCE, COUNTRY

Drawing Title
TH C - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-C-01

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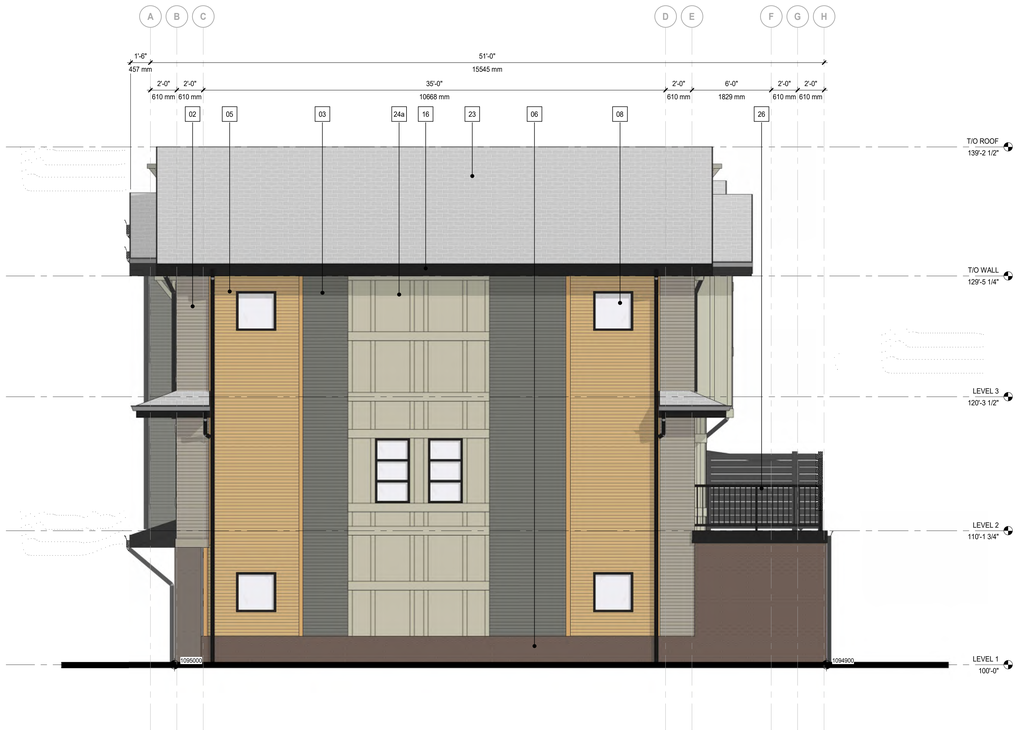
1 Left Elevation TH C
DP40-C-02 SCALE: 1 : 50



2 Right Elevation TH C
DP40-C-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
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23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

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norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH C - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-C-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-D-01 Front Elevation TH D
SCALE: 1 : 50

2 DP40-D-01 Rear Elevation TH D
SCALE: 1 : 50

ELEVATION LEGEND

01
MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

02
MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

03
MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

04
MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

05
MATERIAL: WOOD LOOK METAL PANEL
COLOUR: PECAN
MANUFACTURER: LUX
LOCATION: WALL, BALCONY SOFFIT

06
MATERIAL: BRICK VENEER
COLOUR: SMOKEHOUSE
MANUFACTURER: I-XL
MODULAR, STANDARD COURSE

07
MATERIAL: METAL FLASHING
COLOUR: BLACK
MANUFACTURER: TBD

08
MATERIAL: PVC WINDOW
GLAZING: CLEAR GLASS
FRAM COLOUR: BLACK
MANUFACTURER: TBD

09
MATERIAL: PVC SLIDING PATIO DOOR
GLAZING: CLEAR GLASS
FRAME COLOUR: BLACK
MANUFACTURER: TBD

10
MATERIAL: PRE-FINISHED METAL RAILING
GLAZING: CLEAR GLASS
RAILING COLOUR: BLACK
MANUFACTURER: TBD

11
MATERIAL: EXTERIOR DOOR C/W GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

12
MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

13
MATERIAL: WRAPPED COLUMN
COLOUR: a - BLACK
b - PECAN
c - COBBLE STONE
LOCATION: EXTERIOR
MANUFACTURER: TBD / LUX

14
MATERIAL: PREFINISHED METAL SOFFIT
COLOUR: a - BLACK
b - PECAN
LOCATION: SOFFIT
MANUFACTURER: TBD / LUX

15
MATERIAL: PREFINISHED METAL BALCONY FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

16
MATERIAL: ROOF FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

17
MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

18
MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

19
MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT
COLOUR: BLACK W/ FROSTED GLASS
MANUFACTURER: TBC

20
MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

21
MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

22
MATERIAL: O/H GARAGE / PARKADE DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
MANUFACTURER: TBD

23
MATERIAL: ASPHALT SHINGLES
COLOUR: DUAL BLACK
MANUFACTURER: IKO

24
MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM BATTEN BOARDS

25
MATERIAL: FIBER CEMENT SHINGLE SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
c - PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

26
MATERIAL: PRE-FINISHED METAL RAILING - PICKET
COLOUR: BLACK
MANUFACTURER: TBD

27
MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN
COLOUR: BLACK
MANUFACTURER: HIDEAWAY

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

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FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

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Consultants

Survey:	URBAN SYSTEMS
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Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
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Chris Bradley, P. Eng., APEGA
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Project Manager	Drawn
Tariq Almaashi	Author
Project Leader	Checked
David Schwy	Checker

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Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH D - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-D-01

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-D-02 Left Elevation TH D
SCALE: 1 : 50

2 DP40-D-02 Right Elevation TH D
SCALE: 1 : 50

ELEVATION LEGEND

01 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

02 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

03 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

04 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

05 MATERIAL: WOOD LOOK METAL PANEL
COLOUR: PECAN
MANUFACTURER: LUX
LOCATION: WALL, BALCONY SOFFIT

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11 MATERIAL: EXTERIOR DOOR C/W GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

12 MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

13 MATERIAL: WRAPPED COLUMN
COLOUR: a - BLACK
b - PECAN
c - COBBLE STONE
LOCATION: EXTERIOR
MANUFACTURER: TBD / LUX

14 MATERIAL: PREFINISHED METAL SOFFIT
COLOUR: a - BLACK
b - PECAN
LOCATION: SOFFIT
MANUFACTURER: TBD / LUX

15 MATERIAL: PREFINISHED METAL BALCONY FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

16 MATERIAL: ROOF FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

17 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

18 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

19 MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT
COLOUR: BLACK W/ FROSTED GLASS
MANUFACTURER: TBC

20 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

21 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

22 MATERIAL: O/H GARAGE / PARKADE DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
MANUFACTURER: TBD

23 MATERIAL: ASPHALT SHINGLES
COLOUR: DUAL BLACK
MANUFACTURER: IKO

24 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM BATTEN BOARDS

25 MATERIAL: FIBER CEMENT SHINGLE SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
c - PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

26 MATERIAL: PRE-FINISHED METAL RAILING - PICKET
COLOUR: BLACK
MANUFACTURER: TBD

27 MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN
COLOUR: BLACK
MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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2. MATCHING ALTERNATE MANUFACTURER MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

- ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE
- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Peon McKenzie Architects (Alberta) Inc. Peon McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Chris Pallas, P. Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH D - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-D-02**

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1 Front Elevation A - TH E
DP40-E-01 SCALE: 1 : 50

2 Front Elevation B - TH E
DP40-E-01 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
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11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
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23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

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	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
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Architecture:	NORR
Structural:	
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Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
Prairie Architects Alliance Inc. / Prairie Mechanical Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH E - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-E-01**

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1 DP40-E-02 Side Elevation Street - TH E
SCALE: 1 : 50

2 DP40-E-02 Side Elevation Blind - TH E
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
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11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
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25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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NOTES

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	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
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	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
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Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
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norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Firm Referenced Architects (Alberta) inc. Fryer McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH E - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-E-02**

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1 Front Elevation A - TH F
DP40-F-01 SCALE: 1 : 50

2 Front Elevation B - TH F
DP40-F-01 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
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	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
Form Architects Architects Alliance Inc. / Fryer McKenzie Holdings Inc.
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH F - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-F-01**

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1 DP40-F-02 Side Elevation Street - TH F
SCALE: 1 : 50

2 DP40-F-02 Side Elevation Blind - TH F
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
1. COLOURS AND MATERIALS SELECTED ARE FOR REFERENCE ONLY, FINAL SELECTION SUBJECT TO MANUFACTURER PRICING AND AVAILABILITY.
2. MATCHING ALTERNATE MANUFACTURER MATERIALS MAY BE USED IF APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CHANGES OF COLOUR AND MATERIAL OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

- ALL RAILINGS TO BE TOP MOUNTED, DOUBLE TOP BAR SQUARE BAR PROFILE
- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Survey: URBAN SYSTEMS
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Structural:
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Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

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A Partnership of Corporations
Form Nakhavaz Architects (Alberta) Inc. / Fluor Enterprise Holdings Inc.
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH F - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-F-02**

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1 DP40-G-01 Front Elevation TH G
SCALE: 1 : 50

2 DP40-G-01 Rear Elevation TH G
SCALE: 1 : 50

ELEVATION LEGEND

01 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

02 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

03 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

04 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

05 MATERIAL: WOOD LOOK METAL PANEL
COLOUR: PECAN
MANUFACTURER: LUX
LOCATION: WALL, BALCONY SOFFIT

06 MATERIAL: BRICK VENEER
COLOUR: SMOKEHOUSE
MANUFACTURER: I-XL
MODULAR, STANDARD COURSE

07 MATERIAL: METAL FLASHING
COLOUR: BLACK
MANUFACTURER: TBD

08 MATERIAL: PVC WINDOW
GLAZING: CLEAR GLASS
FRAM COLOUR: BLACK
MANUFACTURER: TBD

09 MATERIAL: PVC SLIDING PATIO DOOR
GLAZING: CLEAR GLASS
FRAME COLOUR: BLACK
MANUFACTURER: TBD

10 MATERIAL: PRE-FINISHED METAL RAILING
GLAZING: CLEAR GLASS
RAILING COLOUR: BLACK
MANUFACTURER: TBD

11 MATERIAL: EXTERIOR DOOR C/W GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

12 MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

13 MATERIAL: WRAPPED COLUMN
COLOUR: a - BLACK
b - PECAN
c - COBBLE STONE
LOCATION: EXTERIOR
MANUFACTURER: TBD / LUX

14 MATERIAL: PREFINISHED METAL SOFFIT
COLOUR: a - BLACK
b - PECAN
LOCATION: SOFFIT
MANUFACTURER: TBD / LUX

15 MATERIAL: PREFINISHED METAL BALCONY FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

16 MATERIAL: ROOF FASCIA
COLOUR: BLACK
LOCATION: FASCIA
MANUFACTURER: TBD

17 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

18 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

19 MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT
COLOUR: BLACK W/ FROSTED GLASS
MANUFACTURER: TBC

20 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

21 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

22 MATERIAL: O/H GARAGE / PARKADE DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
MANUFACTURER: TBD

23 MATERIAL: ASPHALT SHINGLES
COLOUR: DUAL BLACK
MANUFACTURER: IKO

24 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM BATTEN BOARDS

25 MATERIAL: FIBER CEMENT SHINGLE SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
c - PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

26 MATERIAL: PRE-FINISHED METAL RAILING - PICKET
COLOUR: BLACK
MANUFACTURER: TBD

27 MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN
COLOUR: BLACK
MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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NOTES

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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NORR Architects Engineers Planners
A Partnership of Corporations
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Chris Fiore, P.Eng., APEGA
Chris Fiore, P.Eng., APEGA

Project Manager	Drawn
Tariq Almaashi	Author
Project Leader	Checked
David Schwy	Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH G - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-G-01**

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1 DP40-G-02 Left Elevation TH G
SCALE: 1 : 50

2 DP40-G-02 Right Elevation TH G
SCALE: 1 : 50

ELEVATION LEGEND

01 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

02 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

03 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

04 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: MIDNIGHT BLACK
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

05 MATERIAL: WOOD LOOK METAL PANEL
COLOUR: PECAN
MANUFACTURER: LUX
LOCATION: WALL, BALCONY SOFFIT

06 MATERIAL: BRICK VENEER
COLOUR: SMOKEHOUSE
MANUFACTURER: I-XL
MODULAR, STANDARD COURSE

07 MATERIAL: METAL FLASHING
COLOUR: BLACK
MANUFACTURER: TBD

08 MATERIAL: PVC WINDOW
GLAZING: CLEAR GLASS
FRAM COLOUR: BLACK
MANUFACTURER: TBD

09 MATERIAL: PVC SLIDING PATIO DOOR
GLAZING: CLEAR GLASS
FRAME COLOUR: BLACK
MANUFACTURER: TBD

10 MATERIAL: PRE-FINISHED METAL RAILING
GLAZING: CLEAR GLASS
RAILING COLOUR: BLACK
MANUFACTURER: TBD

11 MATERIAL: EXTERIOR DOOR C/W GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

12 MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

13 MATERIAL: WRAPPED COLUMN
COLOUR: a - BLACK
b - PECAN
c - COBBLE STONE
LOCATION: EXTERIOR
MANUFACTURER: TBD / LUX

14 MATERIAL: PREFINISHED METAL SOFFIT
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LOCATION: SOFFIT
MANUFACTURER: TBD / LUX

15 MATERIAL: PREFINISHED METAL BALCONY FASCIA
COLOUR: BLACK
LOCATION: FASCIA
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16 MATERIAL: ROOF FASCIA
COLOUR: BLACK
LOCATION: FASCIA
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17 MATERIAL: FIBER CEMENT PANEL SIDING
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MANUFACTURER: JAMES HARDIE
w. MATCHING EZ TRIM

18 MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING
COLOUR: COBBLE STONE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

19 MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT
COLOUR: BLACK W/ FROSTED GLASS
MANUFACTURER: TBC

20 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: BLACK
LOCATION: EXIT STAIRS
MANUFACTURER: TBD

21 MATERIAL: INSULATED EXTERIOR DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
LOCATION: FRONT ENTRANCE
MANUFACTURER: TBD

22 MATERIAL: O/H GARAGE / PARKADE DOOR
FRAME COLOUR: a - MONTEREY TAUPE
b - PEPPERY ASH
MANUFACTURER: TBD

23 MATERIAL: ASPHALT SHINGLES
COLOUR: DUAL BLACK
MANUFACTURER: IKO

24 MATERIAL: FIBER CEMENT PANEL SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM BATTEN BOARDS

25 MATERIAL: FIBER CEMENT SHINGLE SIDING
COLOUR: a - COBBLE STONE
b - MONTEREY TAUPE
c - PEPPERY ASH
MANUFACTURER: JAMES HARDIE
w. MATCHING TRIM

26 MATERIAL: PRE-FINISHED METAL RAILING - PICKET
COLOUR: BLACK
MANUFACTURER: TBD

27 MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN
COLOUR: BLACK
MANUFACTURER: HIDEAWAY

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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Chris Pratt, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schwy	Checked Checker

Client
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CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH G - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-G-02**

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1 DP40-H-01 Front Elevation TH H
SCALE: 1 : 50

2 DP40-H-01 Rear Elevation TH H
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
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Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR

NORR OFFICE ADDRESS

norr.com

Project Manager	Drawn
Tariq Almaashi	Author
Project Leader	Checked
David Schwy	Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8

CITY, PROVINCE, COUNTRY

Drawing Title
TH H - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-H-01

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Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_PartnersHomesteadPhA_AR_FromDWandUrby_R24.rvt

1 Left Elevation TH H
DP40-H-02 SCALE: 1 : 50

2 Right Elevation TH H
DP40-H-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH H - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-H-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 Front Elevation A - TH I
DP40-I-01 SCALE: 1 : 50

2 Front Elevation B - TH I
DP40-I-01 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
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	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Survey:	URBAN SYSTEMS
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Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC
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Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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2300, 411 – 1st Street SE
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norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Peter Mansbridge Architects (Alberta) Inc. / Pope McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH I - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-I-01**

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1 Side Elevation Street - TH I
DP40-I-02 SCALE: 1 : 50

2 Side Elevation Blind - TH I
DP40-I-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Peter Mathieson Architects (Alberta) Inc. / Peter McKinnon Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH I - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-I-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 Front Elevation A - TH J
DP40-J-01 SCALE: 1 : 50

2 Front Elevation B - TH J
DP40-J-01 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
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24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
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26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

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	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

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partners Development Group

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DEVELOPMENT PERMIT

Key Plan

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Seal(s)

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Peter Mathieson Architects (Alberta) Inc. / Peter McKinnon Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH J - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-J-01**

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1 DP40-J-02 Side Elevation Street - TH J
SCALE: 1 : 50

2 DP40-J-02 Side Elevation Blind - TH J
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
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Project Component
DEVELOPMENT PERMIT

Key Plan

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Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
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Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Firm Name(s) Architects (Alberta) inc. / Pratt McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
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Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH J - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-J-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-K-01 Front Elevation TH K
SCALE: 1 : 50

2 DP40-K-01 Rear Elevation TH K
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

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Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR

NORR OFFICE ADDRESS

norr.com

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH K - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-K-01

PRELIMINARY - NOT FOR CONSTRUCTION

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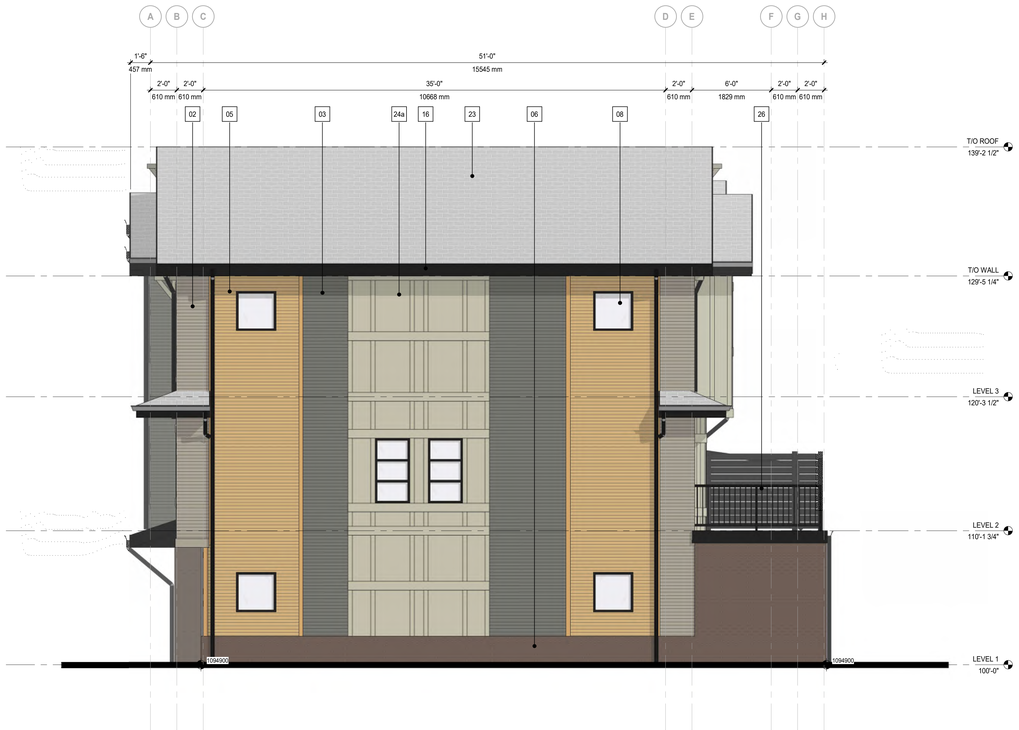
1 Left Elevation TH K
DP40-K-02 SCALE: 1 : 50



2 Right Elevation TH K
DP40-K-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
16	MATERIAL: ROOF FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
17	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
18	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
19	MATERIAL: PRIVACY SCREEN C/W FROSTED GLASS INSERT COLOUR: BLACK W/ FROSTED GLASS MANUFACTURER: TBC
20	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
21	MATERIAL: INSULATED EXTERIOR DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
22	MATERIAL: O/H GARAGE / PARKADE DOOR FRAME COLOUR: a - MONTEREY TAUPE b - PEPPERY ASH MANUFACTURER: TBD
23	MATERIAL: ASPHALT SHINGLES COLOUR: DUAL BLACK MANUFACTURER: IKO
24	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM BATTEN BOARDS
25	MATERIAL: FIBER CEMENT SHINGLE SIDING COLOUR: a - COBBLE STONE b - MONTEREY TAUPE c - PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
5. TRIM TO MATCH COLOUR OF ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.

NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

GLAZING
CLEAR

FIBRE CEMENT SIDING
PANEL
BASIS OF DESIGN: JH COBBLE STONE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MONTEREY TAUPE

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: PEPPERY ASH

FIBRE CEMENT SIDING
HORIZONTAL PLANK, SQUARE CHANNEL
BASIS OF DESIGN: JH ARTISAN SIDING
COLOUR: MIDNIGHT BLACK

PREFINISHED METAL SIDING
BASIS OF DESIGN: LUX PANEL
COLOUR: PECAN

BRICK VENEER
BASIS OF DESIGN: I-XL
MODULAR, STANDARD COURSE
COLOUR: SMOKEHOUSE

MULLIONS: WHITE

MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Form Nelmacks Architects (Alberta) Inc. / Form McKenzie Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH K - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-K-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-L-01 Front Elevation TH L
SCALE: 1 : 50

2 DP40-L-01 Rear Elevation TH L
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Survey: URBAN SYSTEMS
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Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR

NORR OFFICE ADDRESS

norr.com

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8

CITY, PROVINCE, COUNTRY

Drawing Title
TH L - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-L-01

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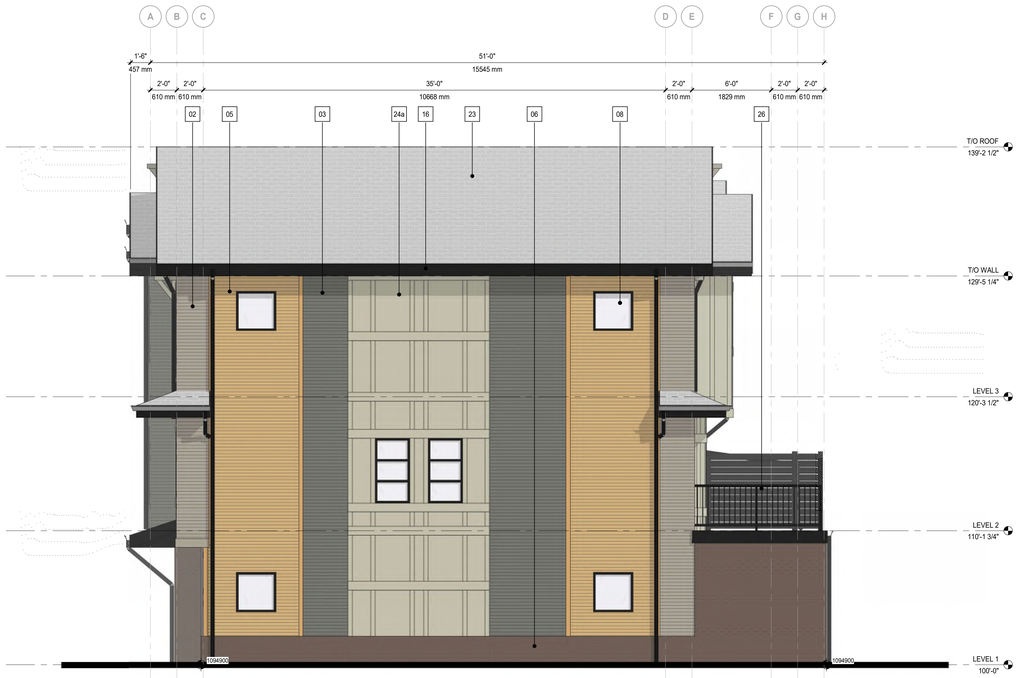
1 DP40-L-02 Left Elevation TH L
SCALE: 1 : 50



2 DP40-L-02 Right Elevation TH L
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
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Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
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Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
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Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH L - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-L-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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1 DP40-M-01 Front Elevation TH M
SCALE: 1 : 50

2 DP40-M-01 Rear Elevation TH M
SCALE: 1 : 50

ELEVATION LEGEND

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26	MATERIAL: PRE-FINISHED METAL RAILING - PICKET COLOUR: BLACK MANUFACTURER: TBD
27	MATERIAL: POWDER COATED ALUMINUM PRIVACY SCREEN COLOUR: BLACK MANUFACTURER: HIDEAWAY

GENERAL NOTES:
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4. FLASHING TO MATCH COLOUR OF MATERIAL BELOW, UNLESS NOTED OTHERWISE.
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NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
Survey: URBAN SYSTEMS
Civil: VERITAS DEVELOPMENT SOLUTIONS
Architecture: NORR
Structural:
Mechanical: EMBE CONSULTING ENGINEERS INC.
Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

NORR

NORR OFFICE ADDRESS

norr.com

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP

CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8

CITY, PROVINCE, COUNTRY

Drawing Title
TH M - OVERALL BUILDING ELEVATIONS

Scale
As indicated

Project No.
RZ1124-0166

Drawing No.
DP40-M-01

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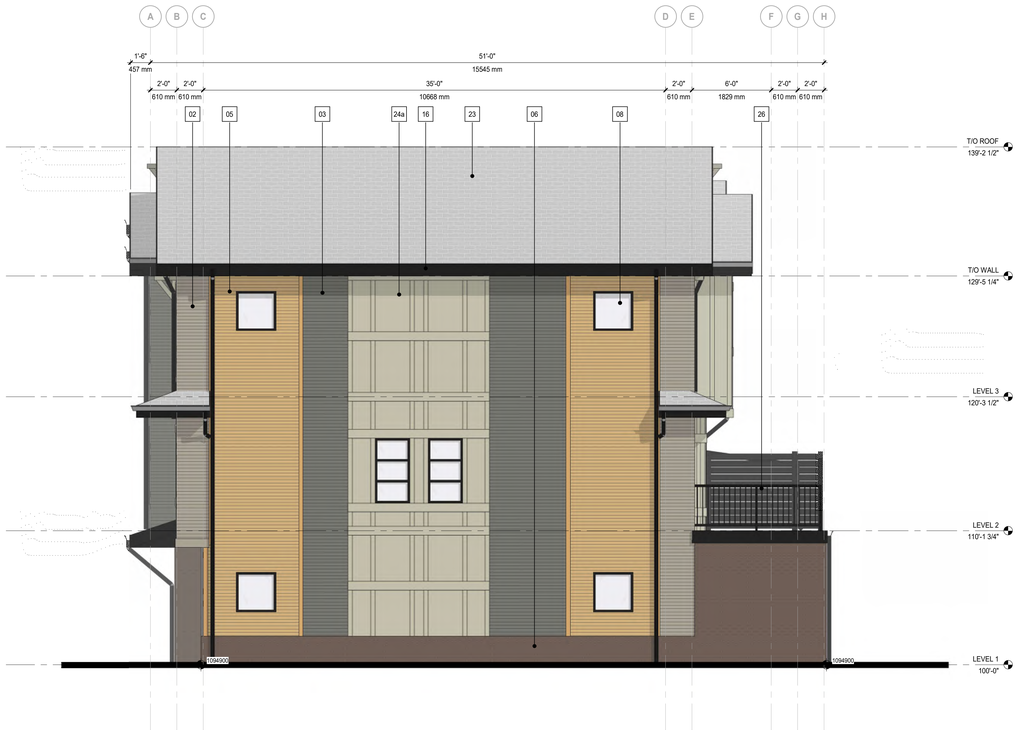
1 Left Elevation TH M
DP40-M-02 SCALE: 1 : 50



2 Right Elevation TH M
DP40-M-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
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06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
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12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
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	MULLIONS: WHITE
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Project Component
DEVELOPMENT PERMIT

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Structural:
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Electrical: EMBE CONSULTING ENGINEERS INC.
Interiors:
Landscape: PI DESIGN GROUP

Seal(s)

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Calgary, AB, Canada T2G 4Y5
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A Partnership of Corporations
From Nelsonwise Architects (Alberta) Inc. From McKinnon Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH M - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-M-02**

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1 DP40-N-01 Front Elevation A - TH N
SCALE: 1 : 50

2 DP40-N-01 Front Elevation B - TH N
SCALE: 1 : 50

ELEVATION LEGEND

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	MULLIONS: WHITE
	MULLIONS: BLACK

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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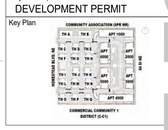
Project Component
DEVELOPMENT PERMIT

Key Plan



Consultants

Survey:	URBAN SYSTEMS
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Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Form Architects Architects Alliance Inc. / Fast McKenzie Architects Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todelle, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH N - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-N-01**

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1 Side Elevation Street - TH N
DP40-N-02 SCALE: 1 : 50

2 Side Elevation Blind - TH N
DP40-N-02 SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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A Partnership of Corporations
Form Alberta Architects (Alberta) Inc. / Form Michigan Holdings Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH N - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-N-02**

PRELIMINARY - NOT FOR CONSTRUCTION

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Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_PartnersHomesteadPhA_A8_Block10Units_R24.rvt

1 DP40-O-01 Front Elevation A - TH O
SCALE: 1 : 50

2 DP40-O-01 Front Elevation B - TH O
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
02	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MONTEREY TAUPE MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
03	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: PEPPERY ASH MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
04	MATERIAL: FIBER CEMENT HORIZONTAL PLANK SIDING COLOUR: MIDNIGHT BLACK MANUFACTURER: JAMES HARDIE w. MATCHING TRIM
05	MATERIAL: WOOD LOOK METAL PANEL COLOUR: PECAN MANUFACTURER: LUX LOCATION: WALL, BALCONY SOFFIT
06	MATERIAL: BRICK VENEER COLOUR: SMOKEHOUSE MANUFACTURER: I-XL MODULAR, STANDARD COURSE
07	MATERIAL: METAL FLASHING COLOUR: BLACK MANUFACTURER: TBD
08	MATERIAL: PVC WINDOW GLAZING: CLEAR GLASS FRAM COLOUR: BLACK MANUFACTURER: TBD
09	MATERIAL: PVC SLIDING PATIO DOOR GLAZING: CLEAR GLASS FRAME COLOUR: BLACK MANUFACTURER: TBD
10	MATERIAL: PRE-FINISHED METAL RAILING GLAZING: CLEAR GLASS RAILING COLOUR: BLACK MANUFACTURER: TBD
11	MATERIAL: EXTERIOR DOOR C/W GLASS INSERT FRAME COLOUR: BLACK LOCATION: FRONT ENTRANCE MANUFACTURER: TBD
12	MATERIAL: INSULATED EXTERIOR DOOR W/ GLASS INSERT FRAME COLOUR: BLACK LOCATION: EXIT STAIRS MANUFACTURER: TBD
13	MATERIAL: WRAPPED COLUMN COLOUR: a - BLACK b - PECAN c - COBBLE STONE LOCATION: EXTERIOR MANUFACTURER: TBD / LUX
14	MATERIAL: PREFINISHED METAL SOFFIT COLOUR: a - BLACK b - PECAN LOCATION: SOFFIT MANUFACTURER: TBD / LUX
15	MATERIAL: PREFINISHED METAL BALCONY FASCIA COLOUR: BLACK LOCATION: FASCIA MANUFACTURER: TBD
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NOTES

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- ALL BALCONY SLABS TO BE PAINTED BLACK
- ALL EXTERIOR GRILLS, VENTS & FLASHING COLOUR TO MATCH ADJACENT MATERIAL

HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

	GLAZING CLEAR
	FIBRE CEMENT SIDING PANEL BASIS OF DESIGN: JH COBBLE STONE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: PEPPERY ASH
	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MIDNIGHT BLACK
	PREFINISHED METAL SIDING BASIS OF DESIGN: LUX PANEL COLOUR: PECAN
	BRICK VENEER BASIS OF DESIGN: I-XL MODULAR, STANDARD COURSE COLOUR: SMOKEHOUSE
	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

partners Development Group

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC
Electrical:	EMBE CONSULTING ENGINEERS INC
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

NORR
2300, 411 – 1st Street SE
Calgary, AB, Canada T2G 4Y5
norr.com
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Project Leader David Schiwy	Checked Checker

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Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH O - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-O-01**

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Autodesk Docs://Partners Dev Group - Homestead Phase 8/NORR_RZ1124-0166_PartnersHomesteadPhA_A8_Block1/Block3vols_R24.rvt

1 Side Elevation Street - TH O
DP40-O-02 SCALE: 1 : 50

2 Side Elevation Blind - TH O
DP40-O-02 SCALE: 1 : 50

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2026-08-10	ISSUE FOR DR1	2

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DEVELOPMENT PERMIT

Key Plan

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Survey: URBAN SYSTEMS
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Architecture: NORR
Structural:
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Electrical: EMBE CONSULTING ENGINEERS INC.
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Seal(s)

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Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH O - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-O-02**

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1 Front Elevation A - TH P
DP40-P-01 SCALE: 1 : 50

2 Front Elevation B - TH P
DP40-P-01 SCALE: 1 : 50

ELEVATION LEGEND

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Seal(s)

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Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH P - OVERALL BUILDING ELEVATIONS

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Project No. RZ1124-0166
Drawing No. **DP40-P-01**

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1 DP40-P-02 Side Elevation Street - TH P
SCALE: 1 : 50

2 DP40-P-02 Side Elevation Blind - TH P
SCALE: 1 : 50

ELEVATION LEGEND

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HATCH LEGEND - (HATCHES ENLARGED FOR CLARITY)

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	FIBRE CEMENT SIDING HORIZONTAL PLANK, SQUARE CHANNEL BASIS OF DESIGN: JH ARTISAN SIDING COLOUR: MONTEREY TAUPE
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	MULLIONS: WHITE
	MULLIONS: BLACK

DATE	ISSUED FOR	REV
2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants

Survey:	URBAN SYSTEMS
Civil:	VERITAS DEVELOPMENT SOLUTIONS
Architecture:	NORR
Structural:	
Mechanical:	EMBE CONSULTING ENGINEERS INC.
Electrical:	EMBE CONSULTING ENGINEERS INC.
Interiors:	
Landscape:	PI DESIGN GROUP

Seal(s)

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Calgary, AB, Canada T2G 4Y5
norr.com
NORR Architects Engineers Planners
A Partnership of Corporations
Firm Referenced Architects (Alberta) inc. Fryer McKenzie Holdings Inc.
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH P - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-P-02**

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1 DP40-Q-01 Front Elevation A - TH Q
SCALE: 1 : 50

2 DP40-Q-01 Front Elevation B - TH Q
SCALE: 1 : 50

ELEVATION LEGEND

01	MATERIAL: FIBER CEMENT PANEL SIDING COLOUR: COBBLE STONE MANUFACTURER: JAMES HARDIE w. MATCHING EZ TRIM
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2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Seal(s)

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Calgary, AB, Canada T2G 4Y5
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NORR Architects Engineers Planners
A Partnership of Corporations
Firm Members Architects (Alberta) Inc. / Pratt McHarg Architects Inc.
Jonathan Hughes, Architect, AAA, OAA, AIBC, MAA, AANB, AAPE
Adrian Todella, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH Q - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-Q-01**

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1 Side Elevation Street - TH Q
DP40-Q-02 SCALE: 1 : 50

2 Side Elevation Blind - TH Q
DP40-Q-02 SCALE: 1 : 50

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2025-06-20	ISSUE FOR DEVELOPMENT PERMIT	1
2026-08-10	ISSUE FOR DR1	2

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Project Component
DEVELOPMENT PERMIT

Key Plan

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Structural:
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Landscape: PI DESIGN GROUP

Seal(s)

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norr.com
NORR Architects Engineers Planners
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Form Alberta Architects (Alberta) Inc. / Form Bethanie Holdings Inc.
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Adrian Todeka, P.Eng., APEGA
Chris Pal, P.Eng., APEGA

Project Manager Tariq Almaashi	Drawn Author
Project Leader David Schiwy	Checked Checker

Client
PARTNERS DEVELOPMENT GROUP
CLIENT ADDRESS

Project
Partners Dev Group - Homestead Phase 8
CITY, PROVINCE, COUNTRY

Drawing Title
TH Q - OVERALL BUILDING ELEVATIONS

Scale: As indicated
Project No. RZ1124-0166
Drawing No. **DP40-Q-02**

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1 Site Plan (Landscape)
L1.2 SCALE: 1 : 300

DATE	ISSUED FOR	REV
2025.04.xx	Issued for DTR1 Comments	3
2025.06.17	Issued for Review	1
2025.06.25	Issued for DP	2

LEGEND

- Area of Tree Protection
- Preliminary URW Note: Only Perennials and Ornamental Grasses will be planted on top of URW

SOFT / PERMEABLE LANDSCAPING

- Sod - (Fine Fescue Blend) refer to GENERAL NOTES #18
- Grass Outside of Property Line
- Wilde Grasses (Exact grass mix to TBD)
- Building Footprint and Landscape Benches
- Bark Mulch
- Pea Gravel / Premium Washed Rocks

HARD / NON-PERMEABLE LANDSCAPING

- Asphalt (Roads, Lanes and Regional Pathway)
- Internal Concrete (Sidewalks & Patios)
- Planter Wall
- Retaining Wall
- Concrete Swale

HARD / PERMEABLE LANDSCAPING

- Rock Aggregate 1-2" Small Angular Dark Grey Rocks
- Washed Rocks 3-4" Large Light Grey

LINE TYPES

- Subject Property Lines
- Cantilevers / Projections
- Eaves / Canopies
- Utility Lines - Overhead
- Utility Lines - Underground
- Proposed Chain Link Fence (Refer to detail)
- Proposed Ornamental Fence (Refer to detail)

NON-LANDSCAPED AREAS

- Area Light (Refer to Electrical)
- and Lighting Bollard (Refer to Electrical)
- and Surface mounted down facing accent lighting (Refer to Electrical)
- Rock Boulders Sandstone or Alternative
- Transformers
- Generation 50 Litter 'Landscape Form'

Approximate +/-75% grown tree size

Approximate +/-75% root ball spread

Dripline

Root spread

NOTE: **Keep placement of any rock boulders min. 1.0m from all pedestrian surfaces** (Calgary Parks 2020, Development Guidelines and Standard Specifications: Landscape Construction)

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Conceptual Plan
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The developer expressly reserves the right to make modifications, revisions, and amendments as required by governmental authorities.
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Landscape: PI Design-Group

Seal(s)

PI DESIGN
LANDSCAPE DRAFTING SERVICE

PI Design-Group OFFICE ADDRESS

pidesigngroup.ca

Project Manager	Drawn
PI	Author
Project Leader	Checked
PI	Checker

Client
PARTNERS

Project
HOMESTEAD PH. 8
Street Address:Homestead Dr.SW and 84St.NE (TBD)
Legal Address: NE 12-25-28-04

Drawing Title
Landscape Site Plan

Scale
As indicated

Project No.
2024-001 - RZ1124-0166

Drawing No.
L1.2

PRELIMINARY - NOT FOR CONSTRUCTION

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