

THE MORRISON LIMITED PARTNERSHIP - THE MORRISON TOWER PROJECT

ARCHITECTURAL DRAWINGS

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CONSULTANT DRAWINGS

CIVIL

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190-03 SVC	PRELIMINARY SITE SERVICING PLAN
190-03 GRAD	PRELIMINARY SITE GRADING PLAN

LANDSCAPE

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L110	LAYOUT PLAN
L130	PLANTING PLAN
L400	DETAILS

ELECTRICAL

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DP-102	PHOTOMETRIC PLAN
DP-103	LUMINAIRE SCHEDULE

PROJECT INFORMATION

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LANDSCAPE

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T2R 0V8

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

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CLIENT

THE MORRISON LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER
THE MORRISON GP LTD

CARE OF
WESTERN SECURITIES LIMITED

SUITE 310 - 909 17 AVENUE SW
CALGARY, AB
T2T 0A4

ISSUED TO

THE CITY OF CALGARY DEVELOPMENT APPROVALS REVIEW TEAM

P.O. BOX 2100 STN M
800 MACLEOD TRAIL SE
CALGARY, AB
T2P 2M5

ISSUED FOR DEVELOPMENT PERMIT

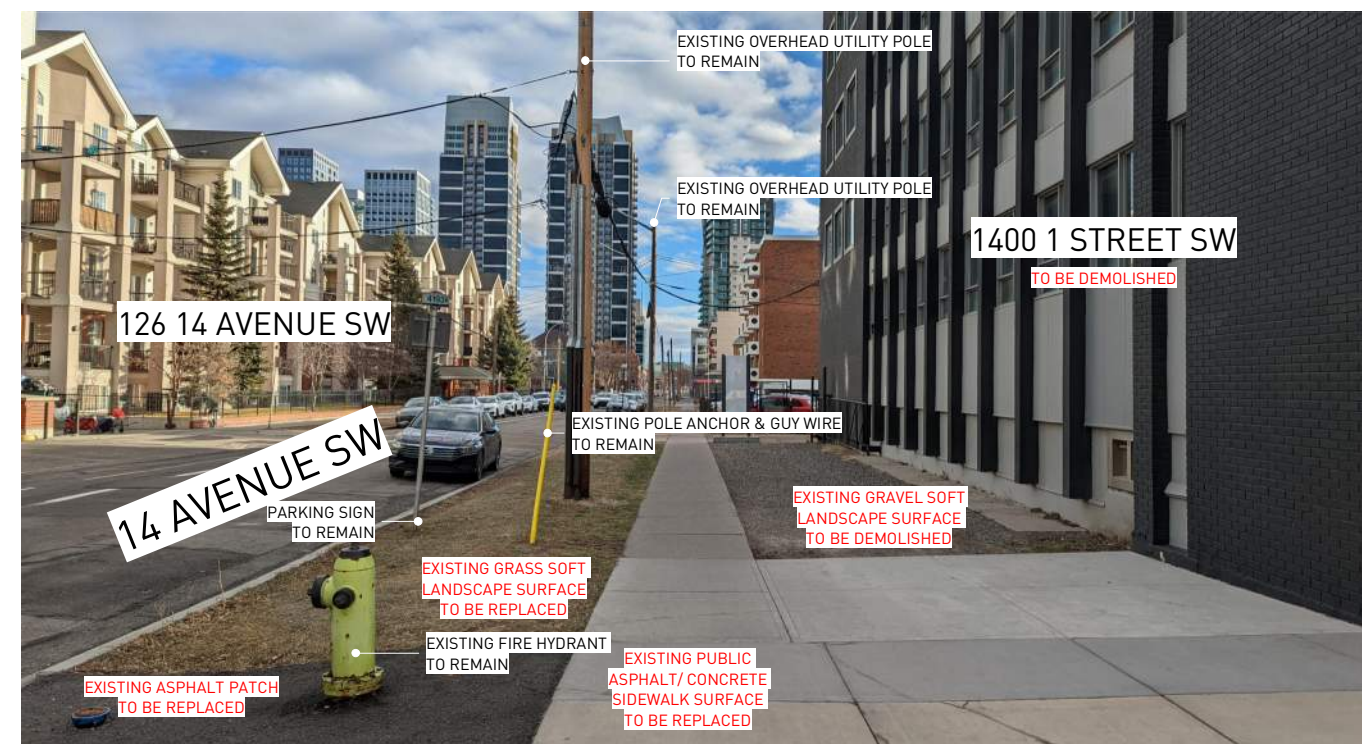
2025-07-03



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2 EXISTING SITE PHOTO
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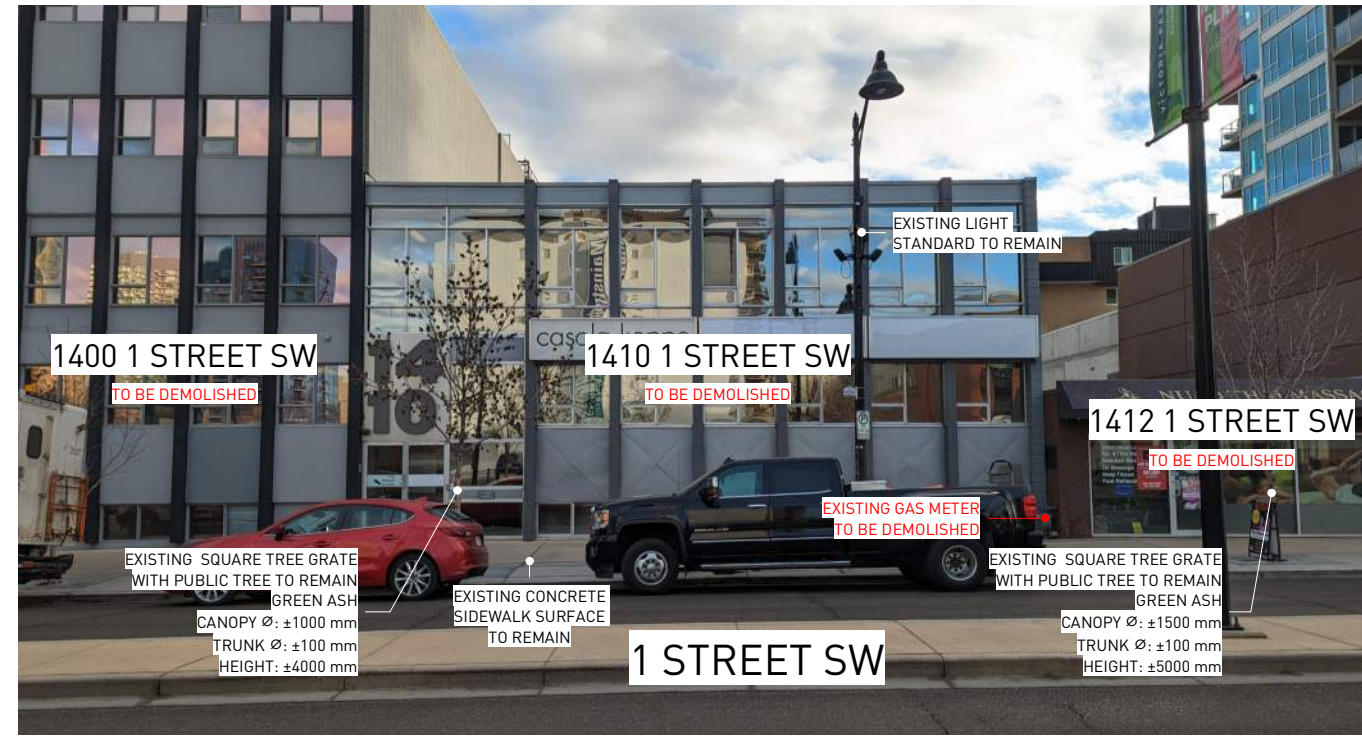
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4 EXISTING SITE PHOTO
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5 EXISTING SITE PHOTO
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6 EXISTING SITE PHOTO
FACING EAST N/A



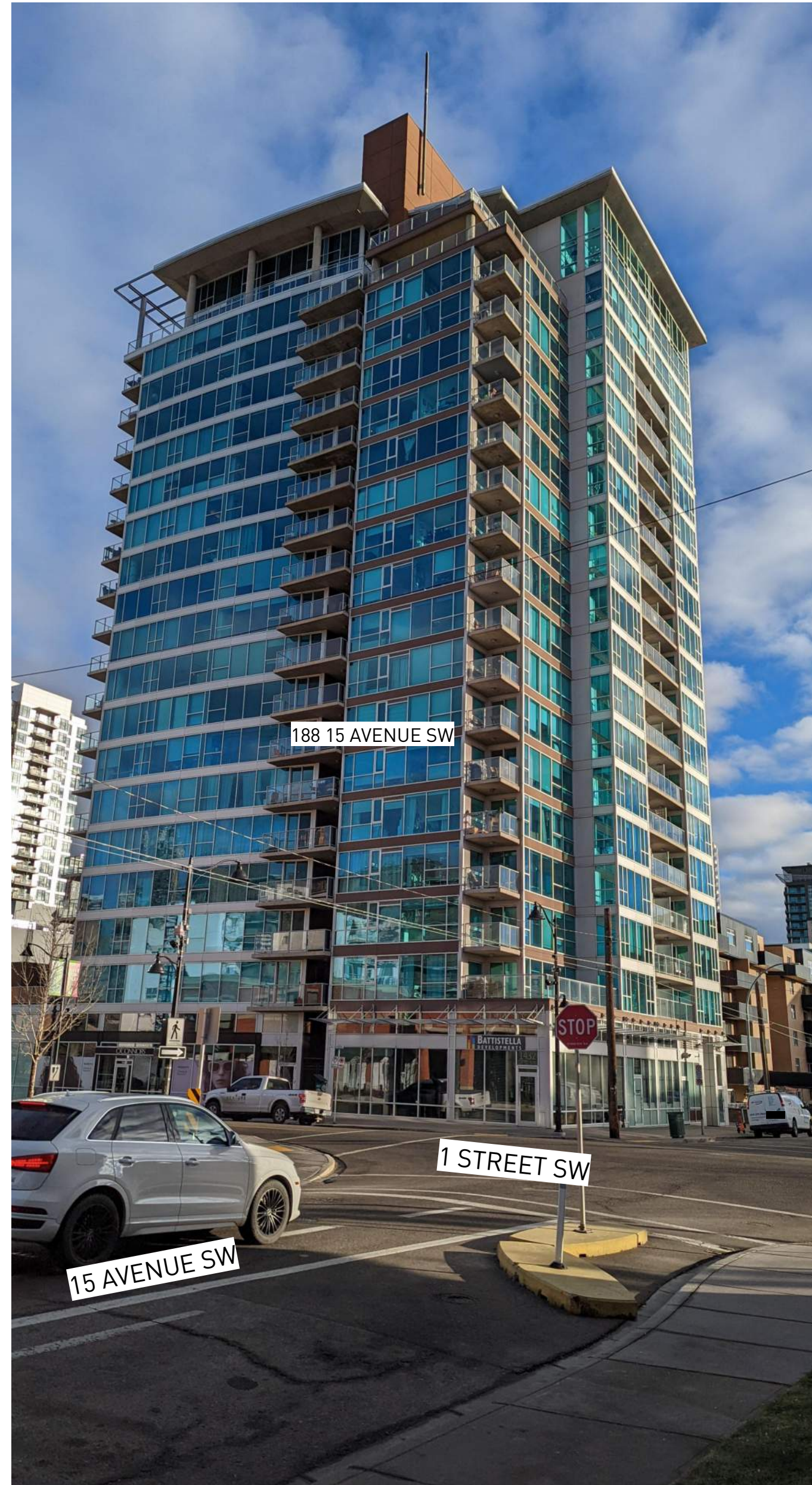
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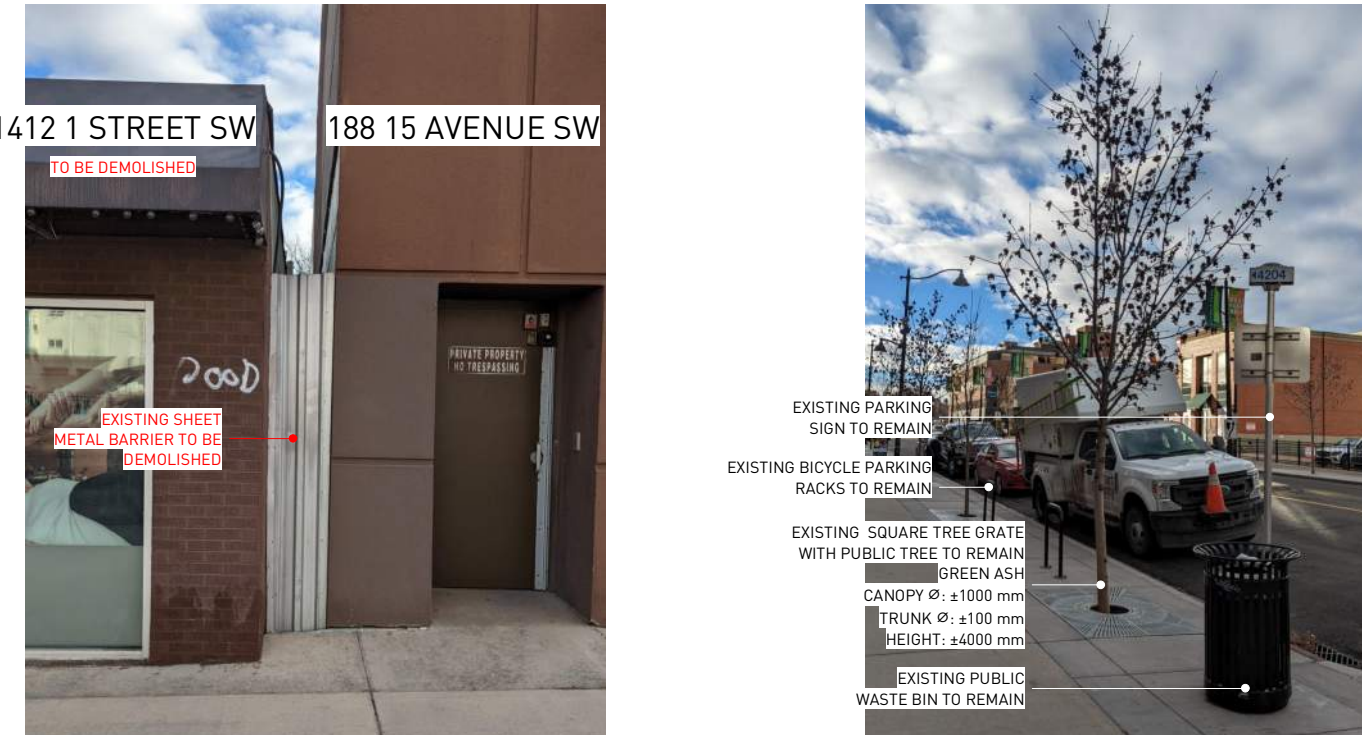
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10 EXISTING SITE PHOTO
FACING NORTHWEST N/A



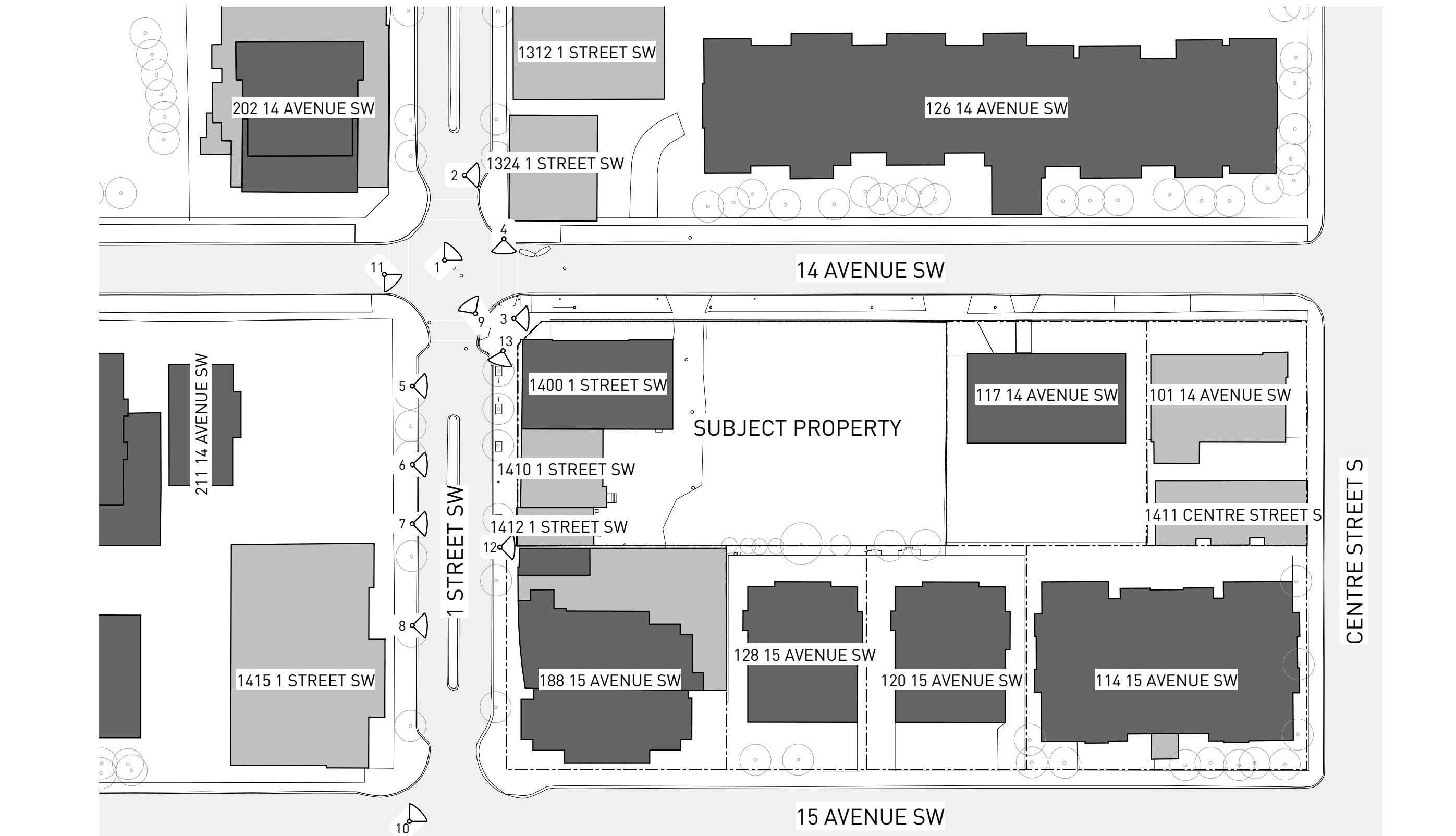
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12 EXISTING SITE PHOTO
FACING EAST N/A



13 EXISTING SITE PHOTO
FACING SOUTHWEST N/A



14 SITE KEY PLAN
SCALE 1:750

WESTERN SECURITIES
ESTABLISHED - 1932

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

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

PROJECT NUMBER
5100

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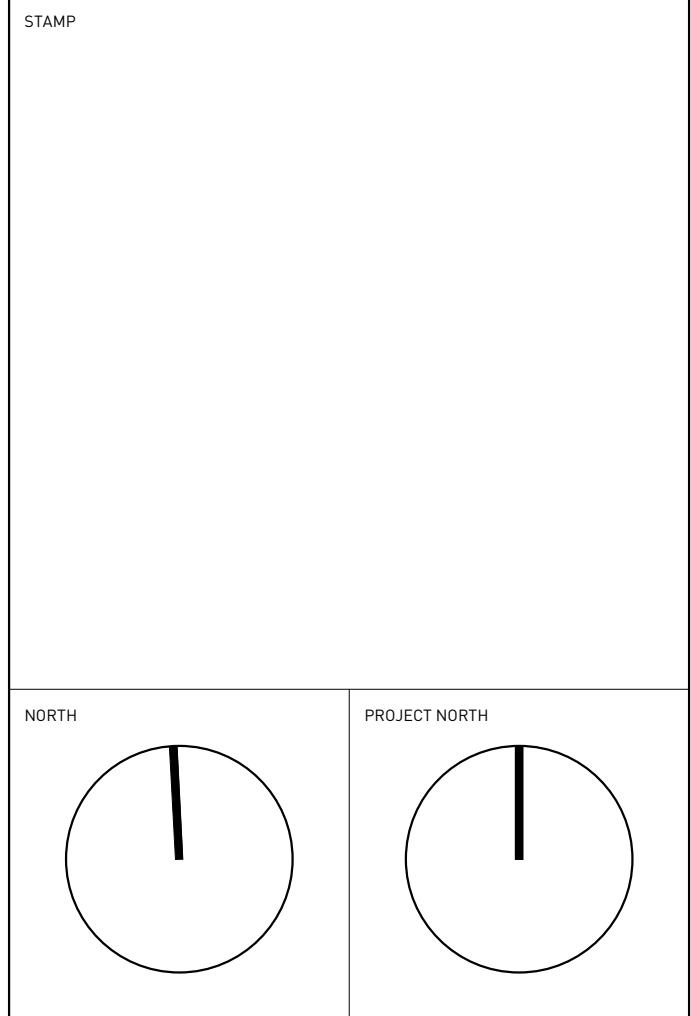
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DRAWING TITLE
EXISTING SITE PHOTOGRAPHS

DRAWING NUMBER
A-1501.0

DRAWING DATE 2025-07-03	SCALE & ARCH D AS INDICATED
REVISION DATE	REVISION NUMBER



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

WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
5100

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

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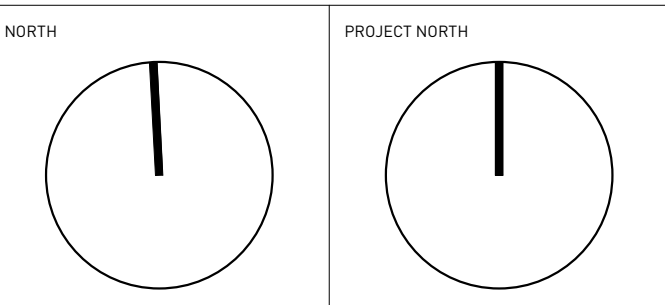
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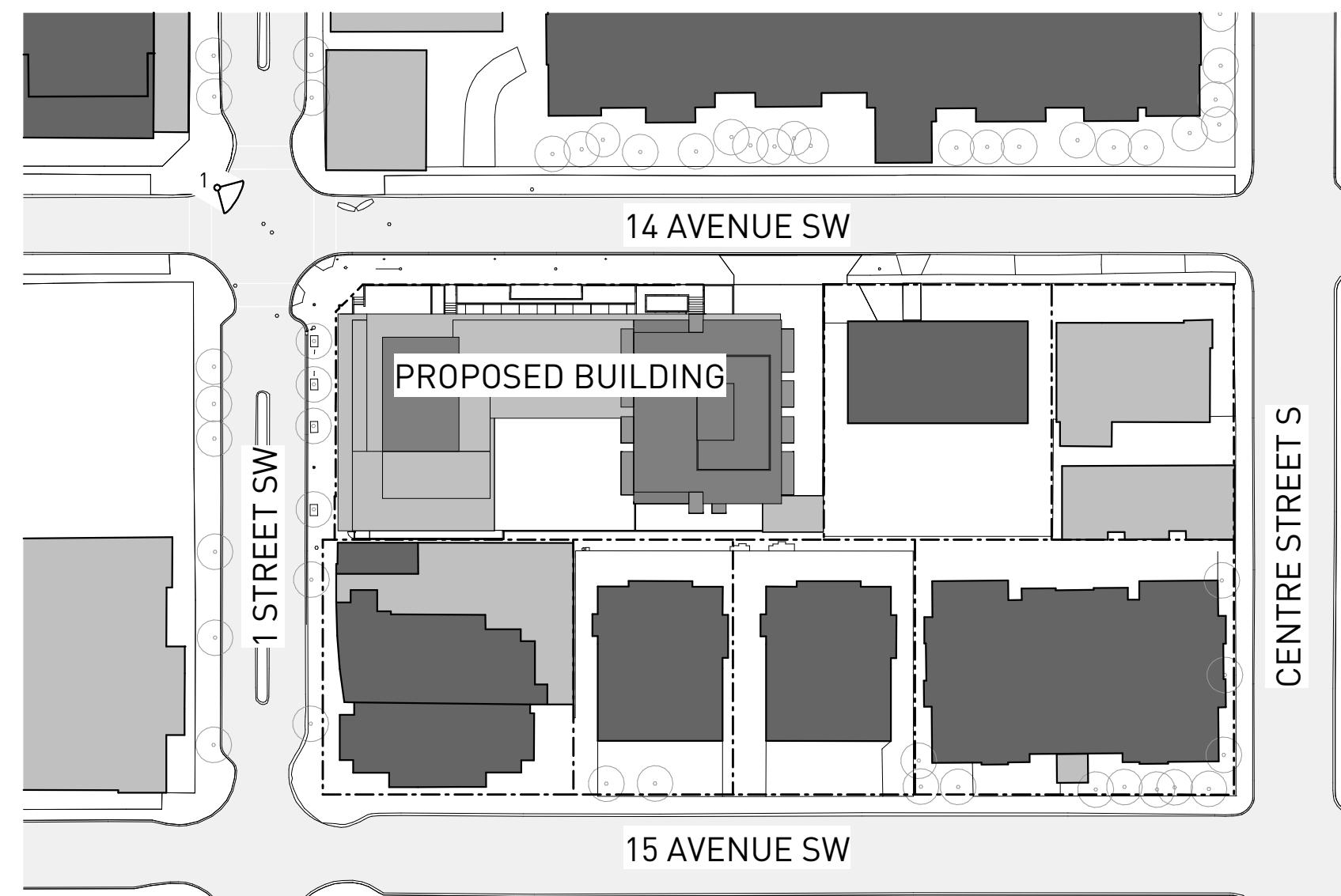
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A-1700.0

DRAWING DATE 2025-07-03	SCALE & ARCH D AS INDICATED
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REVISION DATE	REVISION NUMBER
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1 RENDERING
NTS

2 KEY PLAN
CONTEXT 1:1000





EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE-GREY
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WESTERN SECURITIES
ESTABLISHED - 1932

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

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

PROJECT NUMBER
5100

HINDLE ARCHITECTS
SUITE 510 - 237 8 AVENUE SE
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NORTH

PROJECT NORTH



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PROPOSED RENDERING

DRAWING NUMBER
A-1701.0

DRAWING DATE
2025-07-03

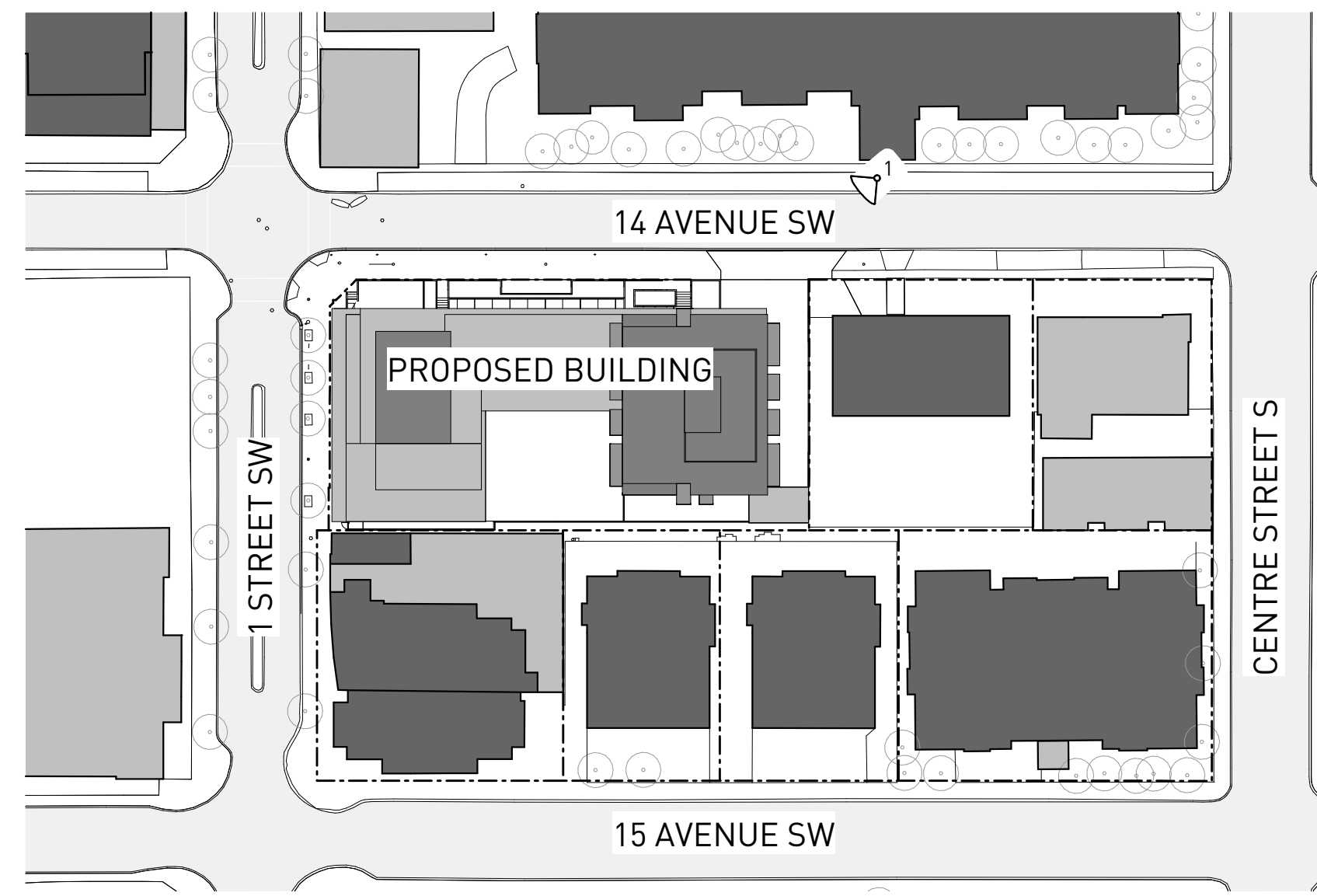
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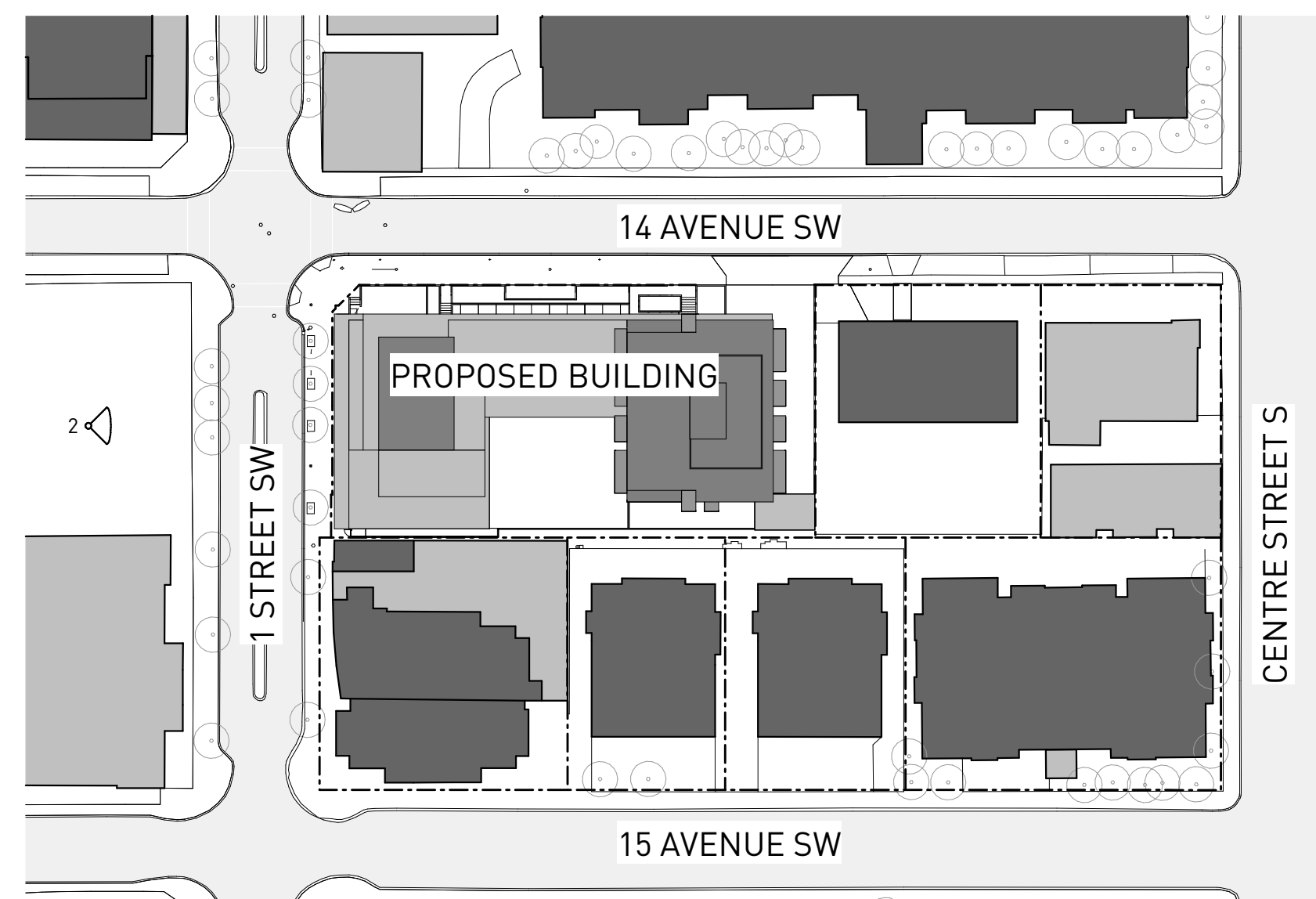
REVISION DATE

REVISION NUMBER

1 RENDERING
NTS

2 KEY PLAN
CONTEXT 1:1000





1 KEY PLAN
CONTEXT
1 : 1000



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EF 81	PAVED CONCRETE
EF 82	METAL SOLAR CHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

WESTERN SECURITIES
ESTABLISHED · 1932

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5100

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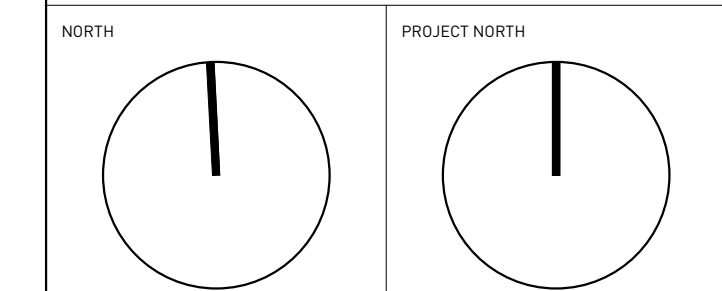
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DRAWING TITLE
PROPOSED AERIAL RENDERING

DRAWING NUMBER
A-1702.0

DRAWING DATE	SCALE B ARCH D
2025-07-03	AS INDICATED
REVISION DATE	REVISION NUMBER



1 NORTHWEST ISOMETRIC RENDERING
NTS

2 NORTHEAST ISOMETRIC RENDERING
NTS

3 SOUTHEAST ISOMETRIC RENDERING
NTS

4 SOUTHWEST ISOMETRIC RENDERING
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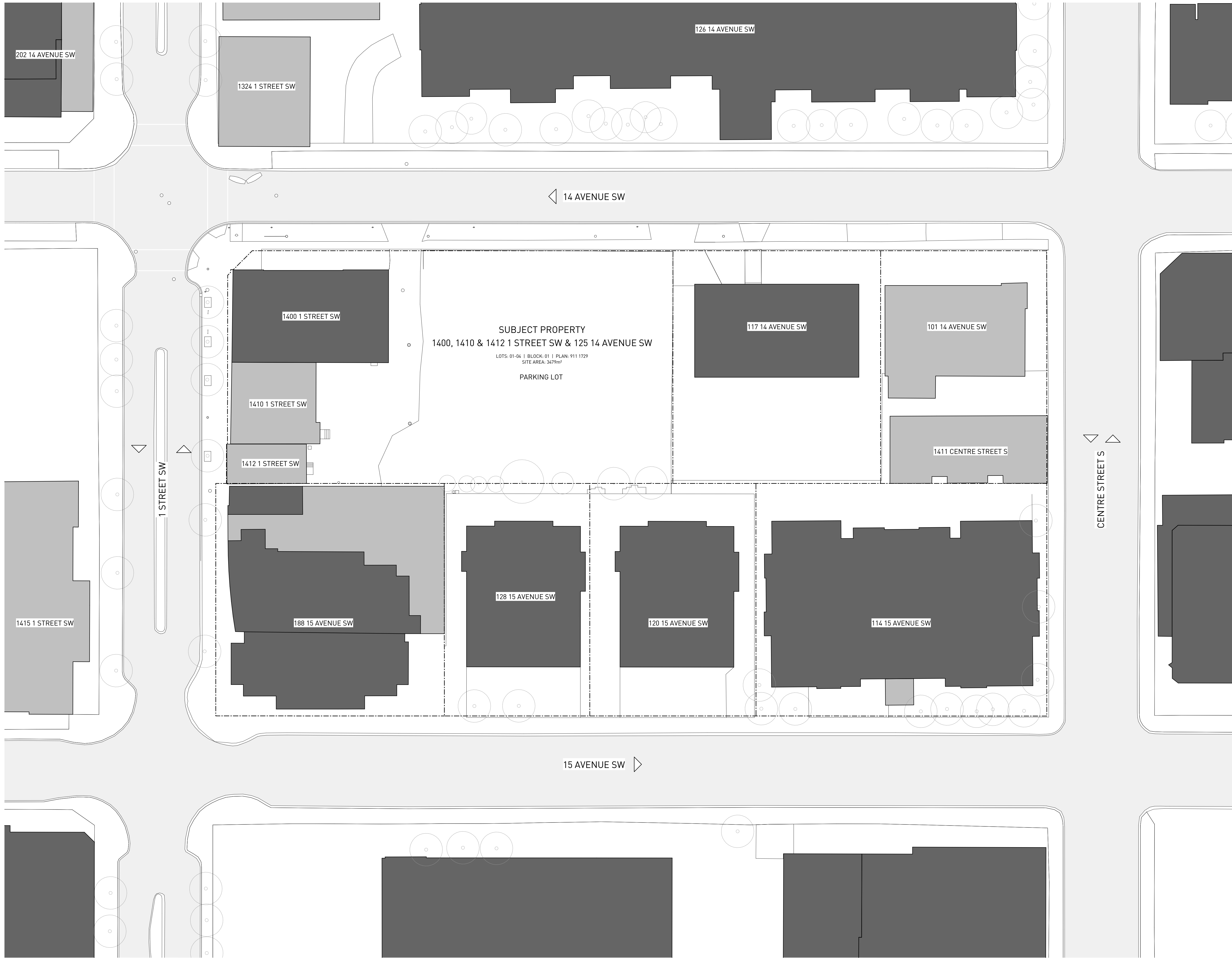
NORTH	PROJECT NORTH

DRAWING TITLE
PROPOSED ISOMETRIC RENDERINGS

DRAWING NUMBER
A-1703.0

DRAWING DATE	SCALE @ ARCH D
2025-07-03	1 : 1

REVISION DATE	REVISION NUMBER



WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
5100

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

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

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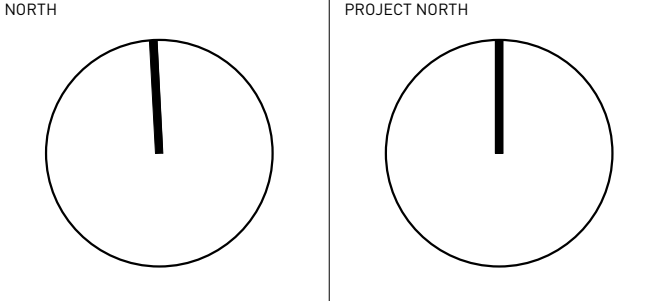
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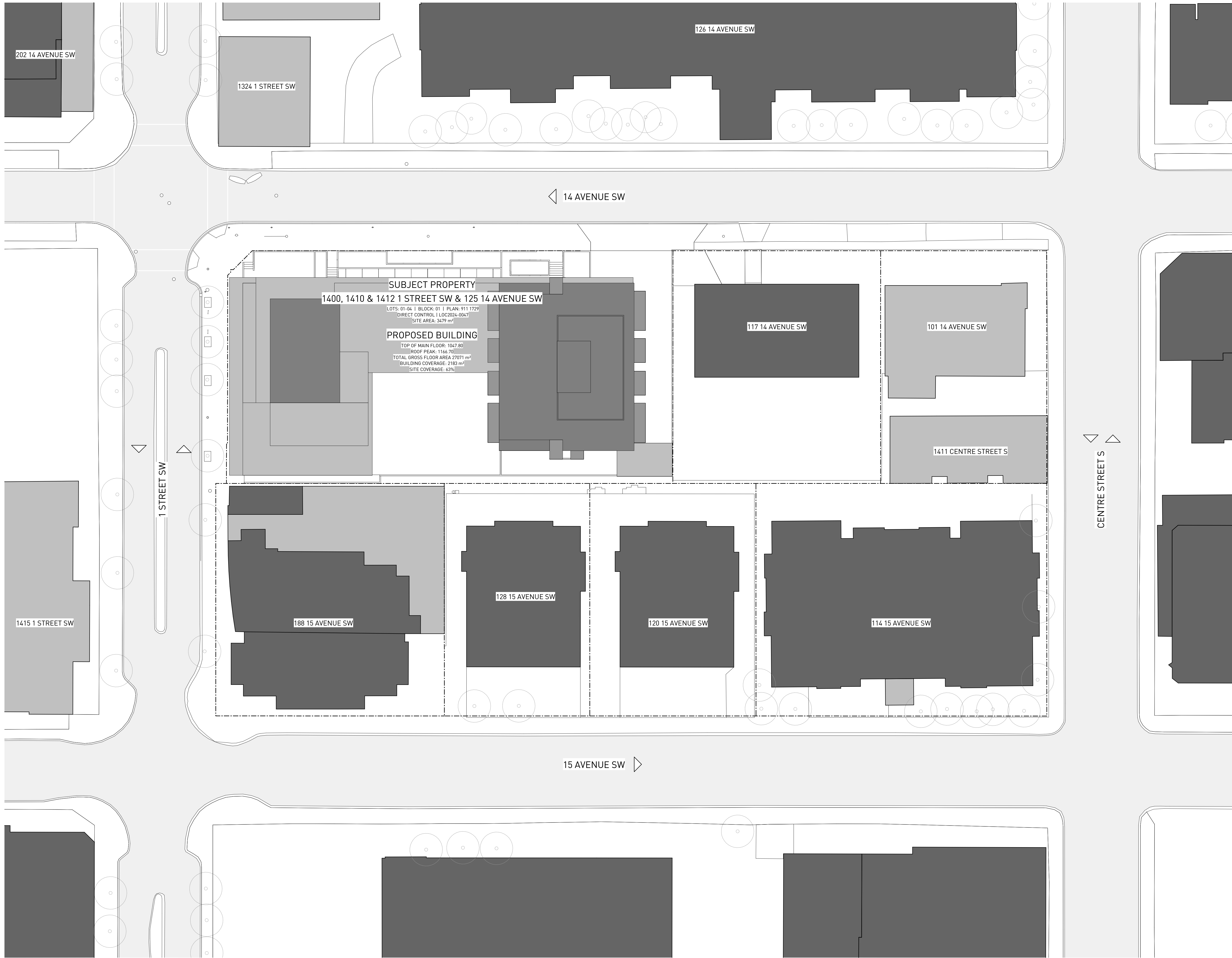
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DRAWING TITLE
EXISTING CONTEXT PLAN

DRAWING NUMBER
A-2000.0

DRAWING DATE 2025-07-03	SCALE @ ARCH D 1 : 300
REVISION DATE	REVISION NUMBER



SUBJECT PROPERTY
 1400, 1410 & 1412 1 STREET SW & 125 14 AVENUE SW
 LOTS: 01-04 | BLOCK: 01 | PLAN: 911 1729
 DIRECT CONTROL | LOC2024-0047
 SITE AREA: 3479 m²

PROPOSED BUILDING
 TOP OF MAIN FLOOR: 1047.80
 ROOF PEAK: 1166.70
 TOTAL GROSS FLOOR AREA: 27071 m²
 BUILDING COVERAGE: 2183 m²
 SITE COVERAGE: 63%

WESTERN SECURITIES
 ESTABLISHED · 1932

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

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

PROJECT NUMBER
5100

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

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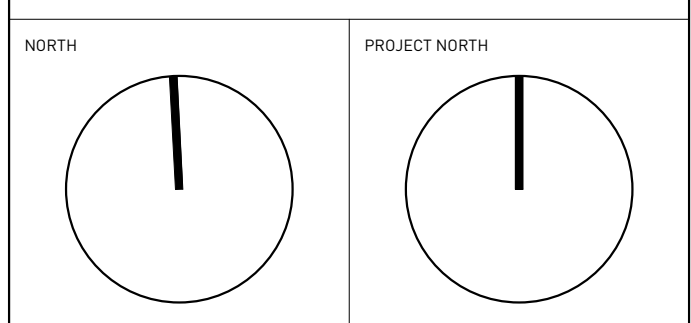
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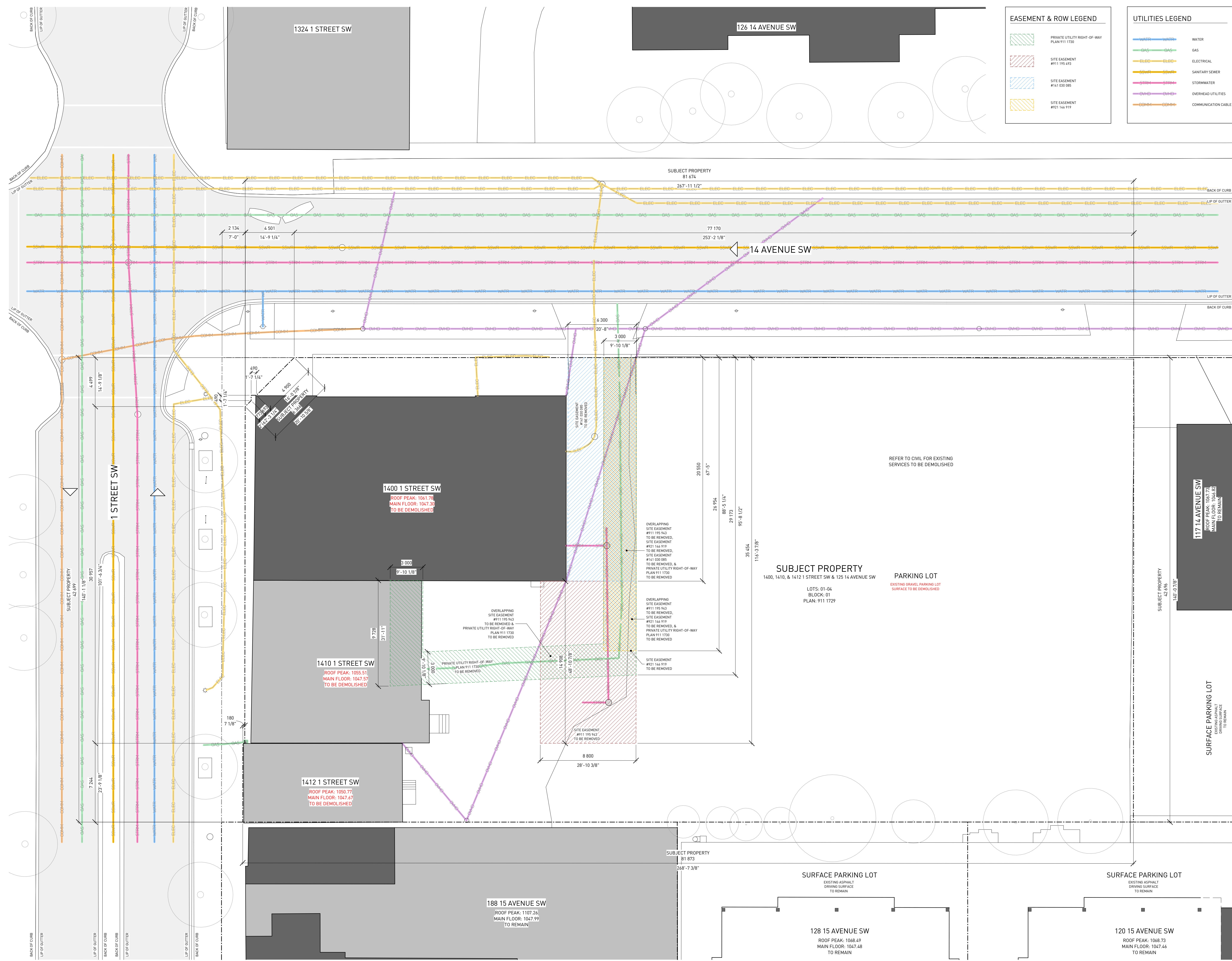
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DRAWING TITLE
PROPOSED CONTEXT PLAN

DRAWING NUMBER
A-2001.0

DRAWING DATE	SCALE @ ARCH D
2025-07-03	1 : 300
REVISION DATE	REVISION NUMBER



EASEMENT & ROW LEGEND

	PRIVATE UTILITY RIGHT-OF-WAY PLAN 911 1730
	SITE EASEMENT #911 195 943
	SITE EASEMENT #414 008 008
	SITE EASEMENT #921 144 919

UTILITIES LEGEND

	WATER
	GAS
	ELECTRICAL
	SANITARY SEWER
	STORMWATER
	OVERHEAD UTILITIES
	COMMUNICATION CABLE

WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
5100

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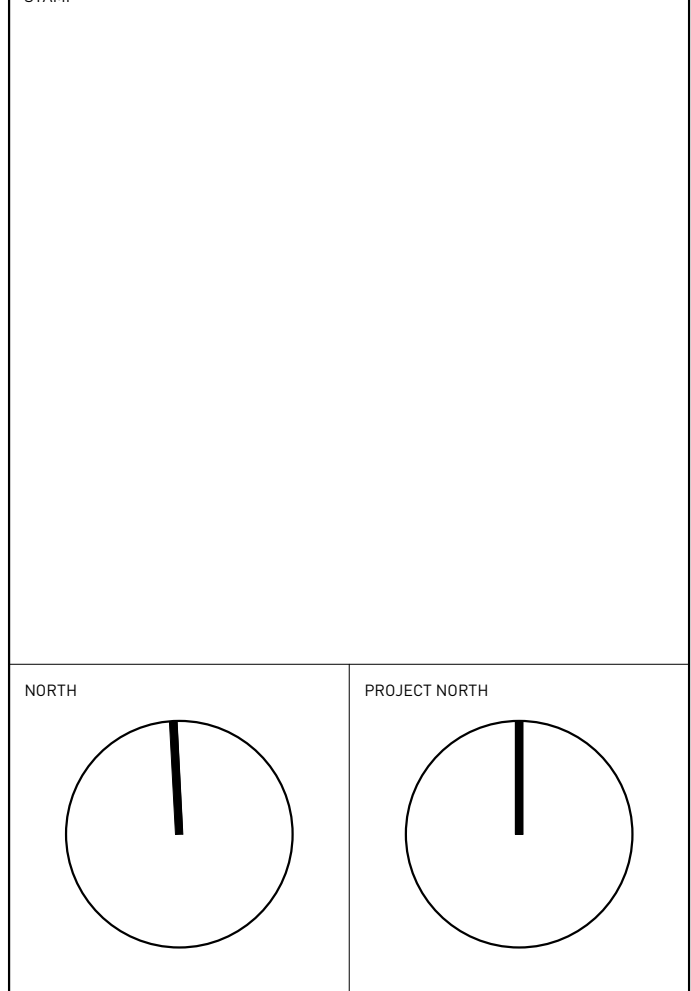
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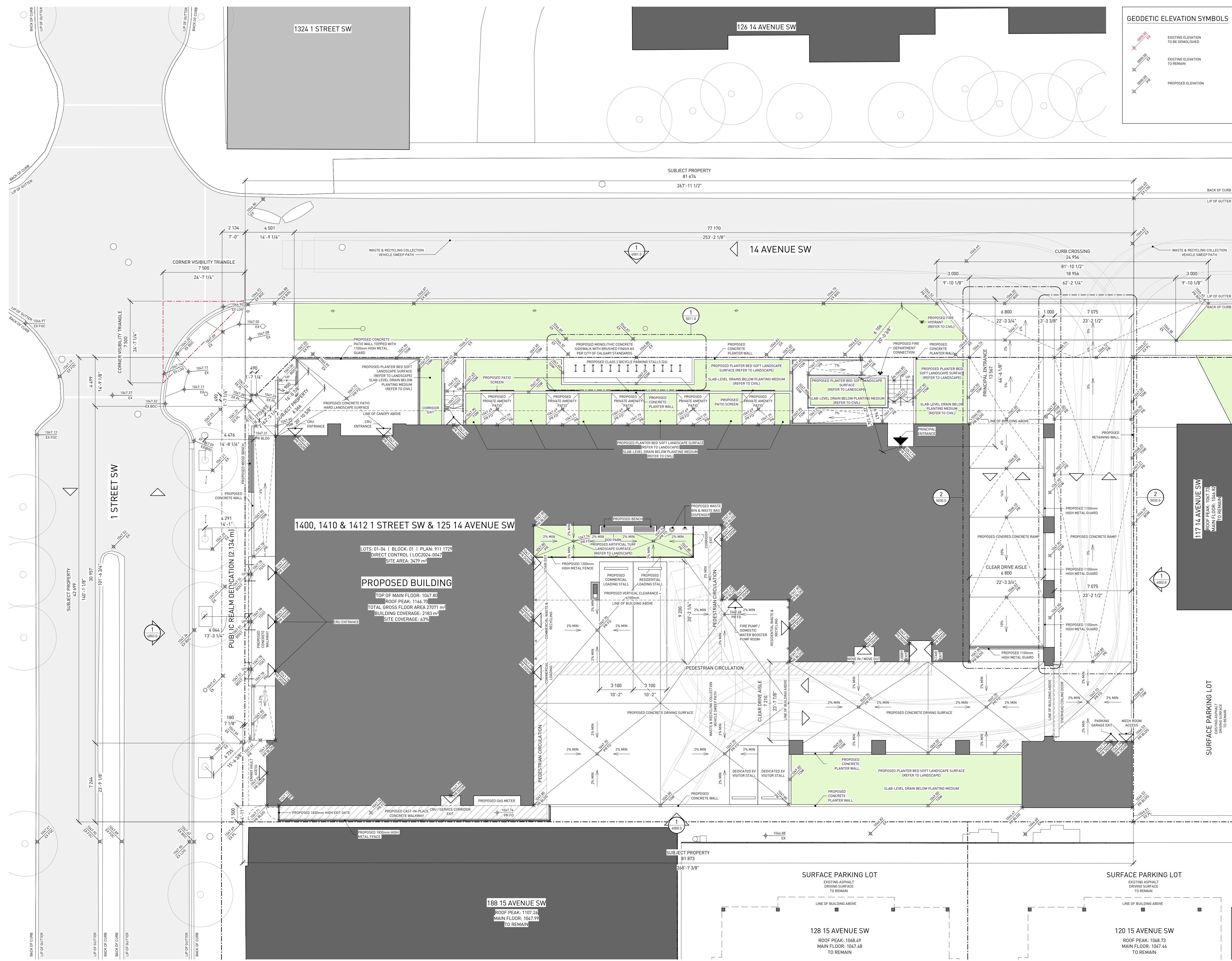
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DRAWING TITLE
**SITE PLAN
EXISTING SERVICES, EASEMENTS, &
RIGHTS-OF-WAY**

DRAWING NUMBER
A-2010.0

DRAWING DATE 2025-07-03	SCALE & ARCH D 1 : 150
REVISION DATE	REVISION NUMBER



GEODETIC ELEVATION SYMBOLS

	EXISTING ELEVATION TO BE DEMOLISHED
	EXISTING ELEVATION TO REMAIN
	PROPOSED ELEVATION

WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
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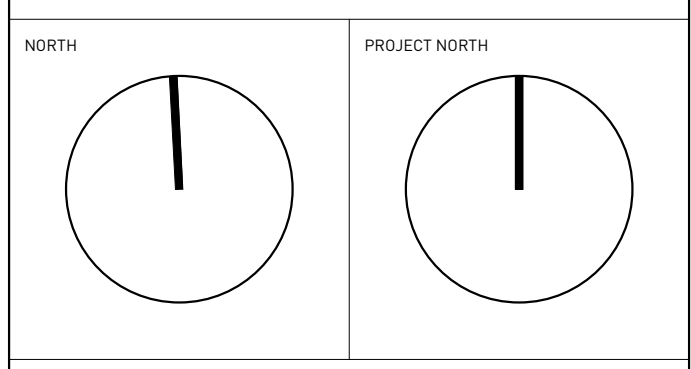
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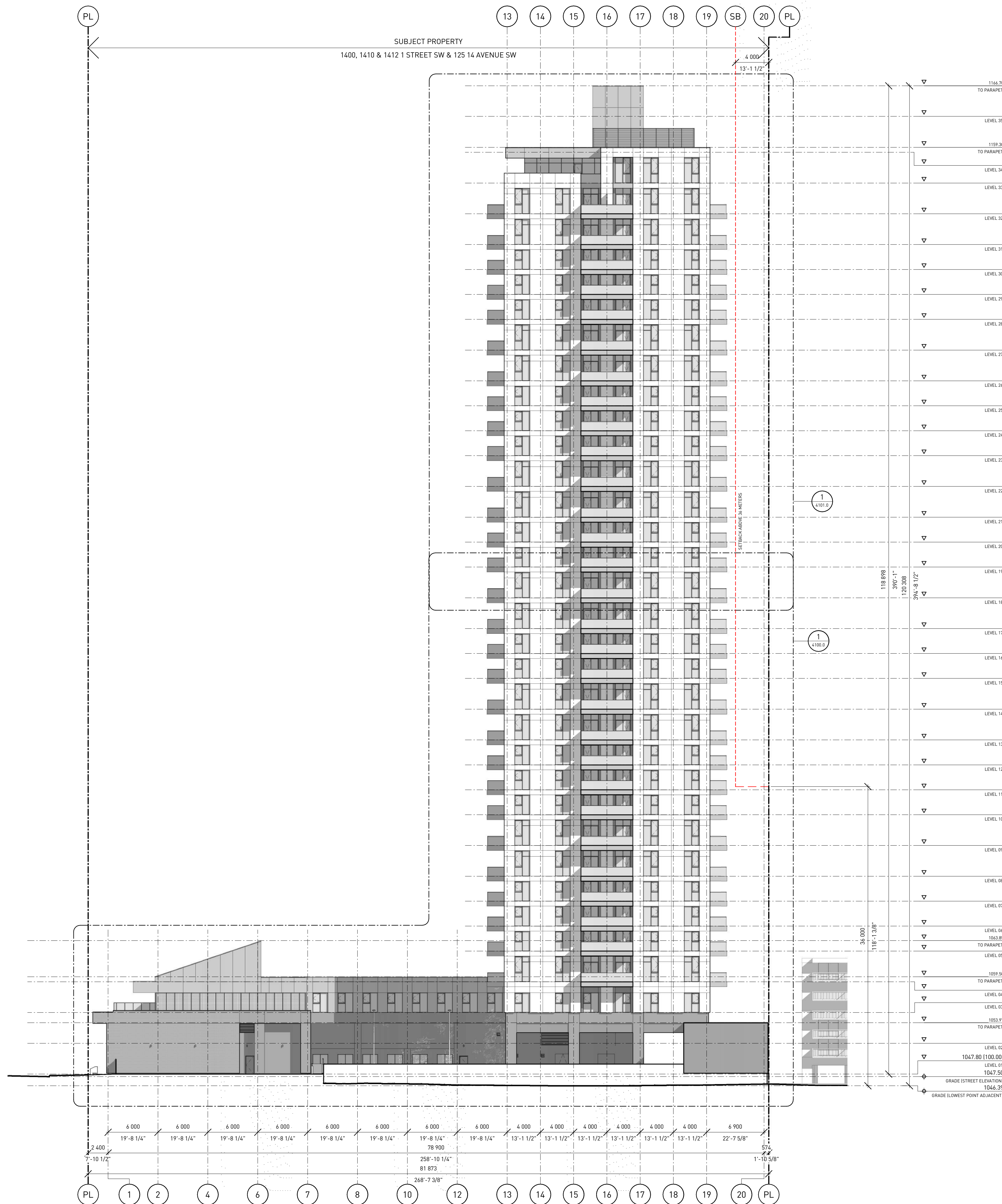
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DRAWING TITLE
SITE PLAN PROPOSED

DRAWING NUMBER
A-2020.0

DRAWING DATE 2025-07-03	SCALE & ARCH D 1 : 150
REVISION DATE	REVISION NUMBER



WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
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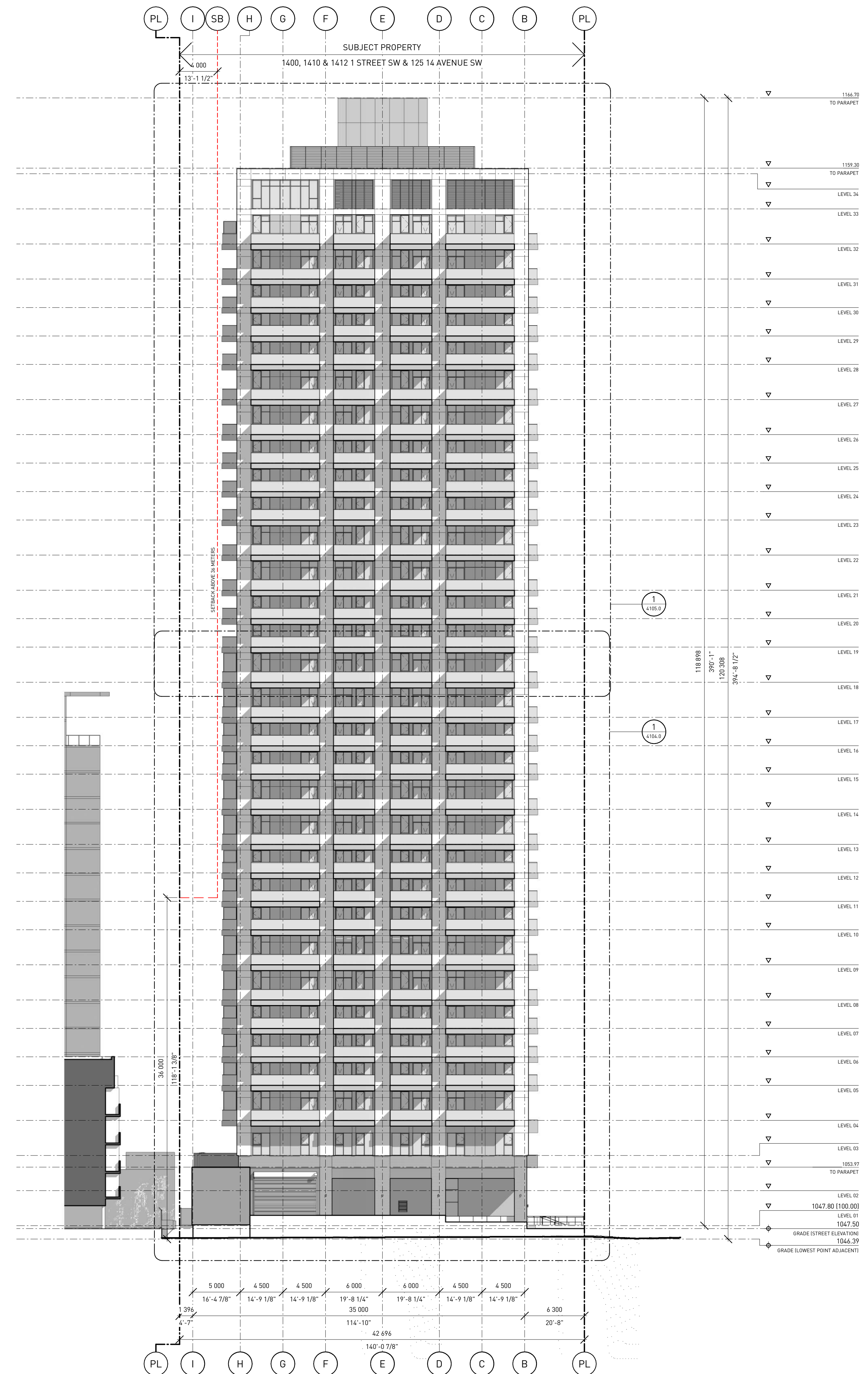
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NORTH PROJECT NORTH

DRAWING TITLE
**GENERAL ARRANGEMENT ELEVATION
 SOUTH**

DRAWING NUMBER
A-4000.0

DRAWING DATE: **2025-07-03** SCALE: **AS ARCH'D**
 REVISION DATE: REVISION NUMBER: **1 : 250**



WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
5100

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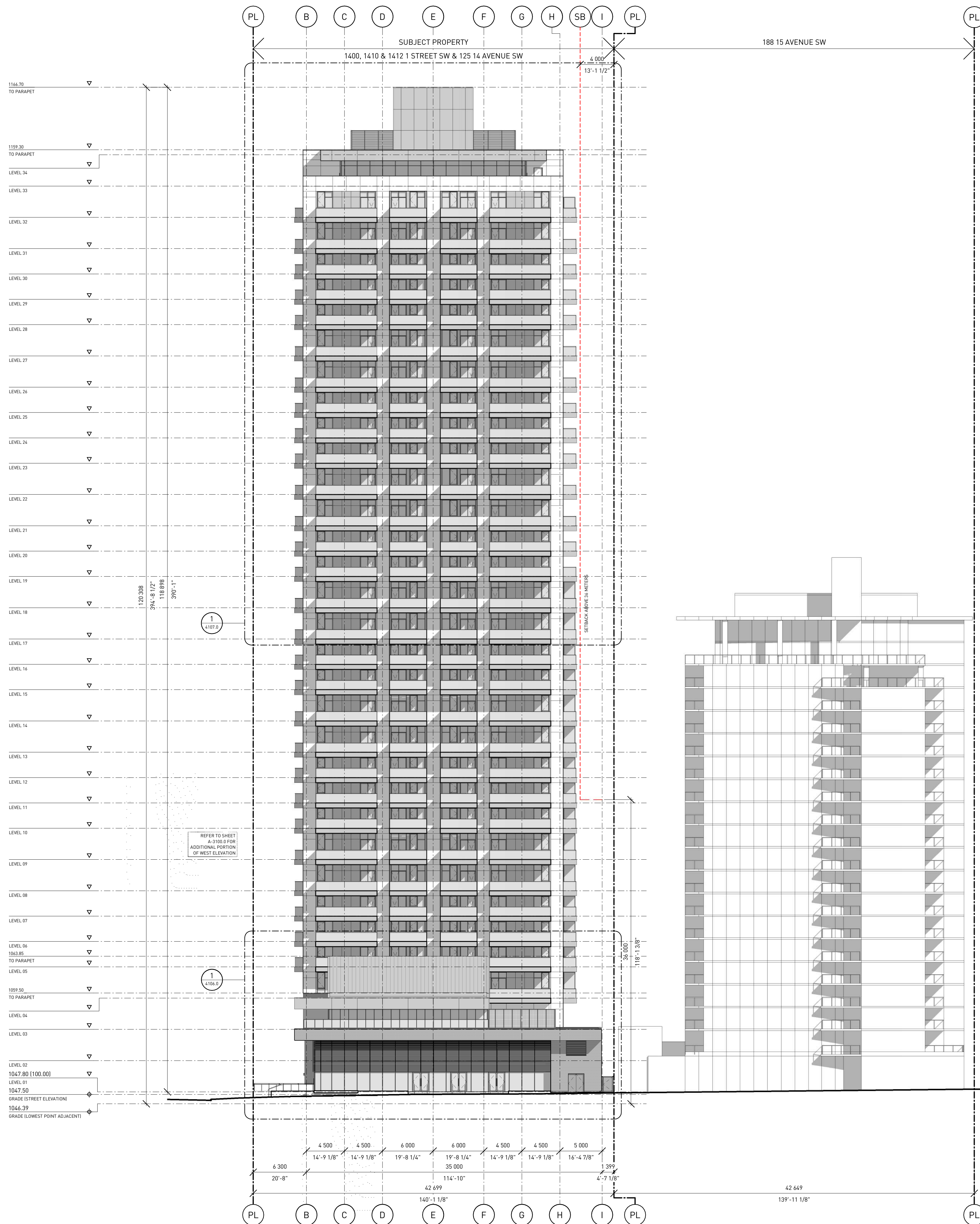
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NORTH	PROJECT NORTH
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DRAWING TITLE
GENERAL ARRANGEMENT ELEVATION EAST

DRAWING NUMBER
A-4002.0

DRAWING DATE 2025-07-03	SCALE & ARCH D 1 : 250
REVISION DATE	REVISION NUMBER



WESTERN SECURITIES
ESTABLISHED · 1932

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

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

PROJECT NUMBER
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NORTH

PROJECT NORTH

DRAWING TITLE
GENERAL ARRANGEMENT ELEVATION WEST

DRAWING NUMBER
A-4003.0

DRAWING DATE 2025-07-03	SCALE & ARCH D 1 : 250
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REVISION DATE	REVISION NUMBER
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EXTERIOR FINISHES	
EF 01	EXTERIOR CLADDING 01 - METAL PANEL COLOUR: BEIGE-GREY
EF 02	EXTERIOR CLADDING 02 - METAL PANEL COLOUR: BRONZE-GOLD
EF 03	EXTERIOR CLADDING 03 - BRICK COLOUR: RED
EF 04	EXTERIOR CLADDING 04 - METAL PANEL COLOUR: DARK GREY
EF 05	EXTERIOR CLADDING 05 - METAL PANEL COLOUR: RED-BROWN
EF 06	MURAL
EF 10	EXTERIOR LOUVERS 01 COLOUR: TO MATCH EF 05
EF 11	EXTERIOR LOUVERS 02 COLOUR: TO MATCH EF 04
EF 20	FLASHING 01 COLOUR: TO MATCH EF 01
EF 21	FLASHING 02 COLOUR: TO MATCH EF 02
EF 22	FLASHING 03 COLOUR: TO MATCH EF 04
EF 23	FLASHING 04 COLOUR: TO MATCH EF 05
EF 30	METAL ROOFING COLOUR: TO MATCH EF 02
EF 40	EXTERIOR SOFFIT 01 COLOUR: TO MATCH EF 05
EF 41	EXTERIOR SOFFIT 02 COLOUR: TO MATCH EF 02
EF 42	EXTERIOR SOFFIT 03 COLOUR: TO MATCH EF 04
EF 50	METAL GLAZING FRAME & MULLIONS COLOUR: TO MATCH EF 05
EF 51	EXTERIOR INSULATED METAL DOOR 01 COLOUR: TO MATCH EF 05
EF 52	EXTERIOR INSULATED METAL DOOR 02 COLOUR: TO MATCH EF 04
EF 53	EXTERIOR OVERHEAD COILING METAL DOOR FINISH: PERFORATED ALUMINUM
EF 54	EXTERIOR ROLLING DOOR COLOUR: TO MATCH EF 04
EF 60	METAL SLAT PATIO SCREENING COLOUR: TO MATCH 05
EF 61	METAL BALCONY GUARDS COLOUR: TO MATCH EF 04
EF 62	EXTERIOR METAL HANDRAIL / GUARDRAIL COLOUR: TO MATCH EF 04
EF 63	EXTERIOR METAL HANDRAIL COLOUR: TO MATCH EF 04
EF 70	EXTERIOR ROOFTOP METAL MESH FENCE COLOUR: TO MATCH EF 04
EF 71	EXTERIOR METAL FENCE & GATE COLOUR: TO MATCH EF 04
EF 72	MECHANICAL EQUIPMENT SCREENING COLOUR: TO MATCH EF 05
EF 80	CAST-IN-PLACE CONCRETE FINISH: NATURAL CONCRETE, SURFACE HOLES FILLED
EF 81	PAVED CONCRETE
EF 82	METAL SOLAR SHADING COLOUR: TO MATCH EF 05
EF 83	EXTERIOR BENCH - WOOD
EF 84	CLEAR GLAZING

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



WESTERN SECURITIES
ESTABLISHED - 1932

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

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

PROJECT NUMBER
5100

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

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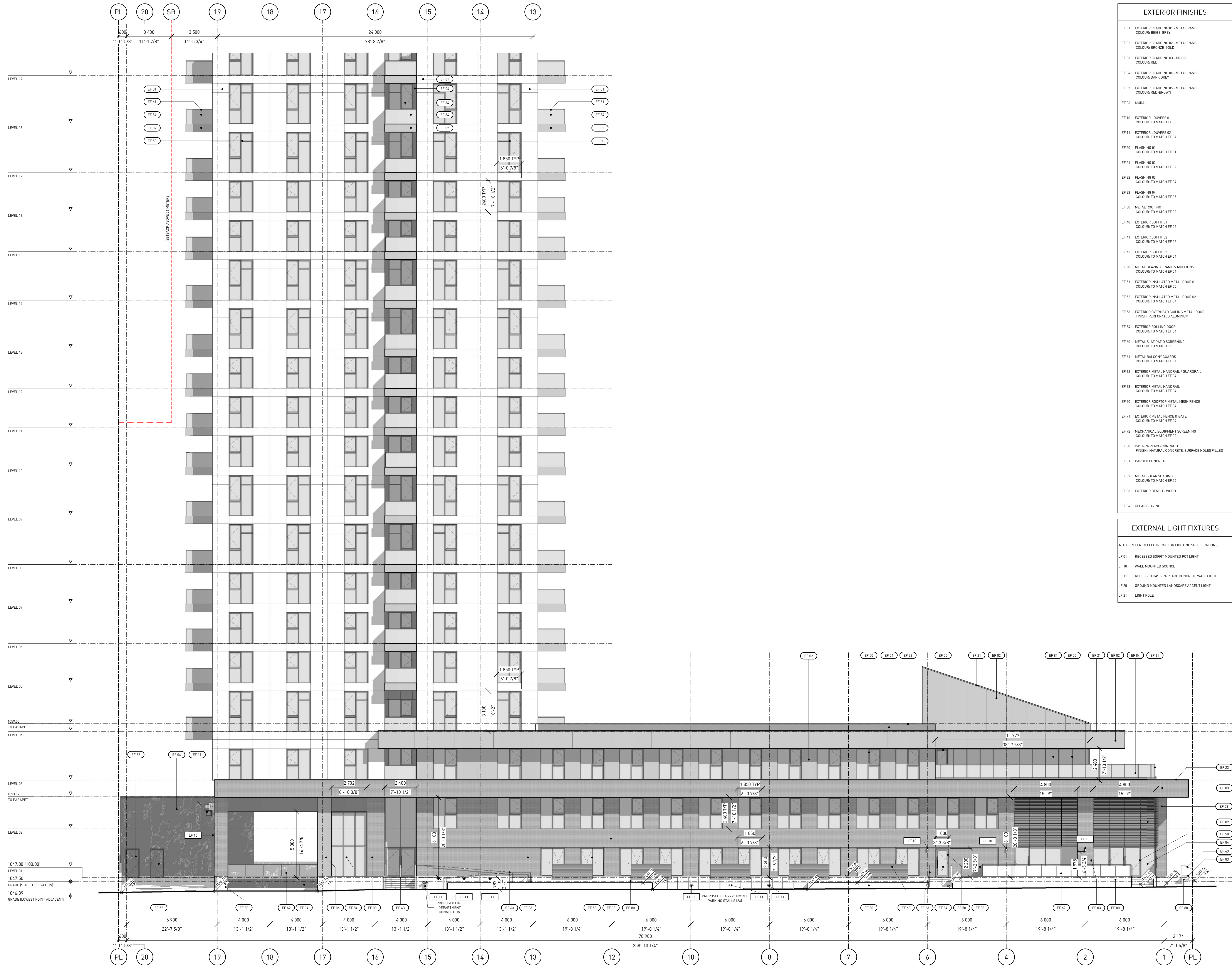
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NORTH PROJECT NORTH

DRAWING TITLE
ELEVATION SOUTH PODIUM

DRAWING NUMBER
A-4100.0

DRAWING DATE 2025-07-03	SCALE BY ARCH D 1 : 125
REVISION DATE	REVISION NUMBER



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

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

WESTERN SECURITIES
ESTABLISHED - 1932

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

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

PROJECT NUMBER
5100

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

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NORTH PROJECT NORTH

DRAWING TITLE
ELEVATION NORTH PODIUM

DRAWING NUMBER
A-4102.0

DRAWING DATE 2025-07-03	SCALE ARCH D 1 : 125
REVISION DATE	REVISION NUMBER