LAND USE BYLAW INFORMATION:

ZONING:
Direct Control 13D2021, Division 5: Commercial – Community 2 (C-C2)

PERMITTED USE:
758 – Office

DISCRETIONARY USE:
759 – Dwelling Unit

PARCEL AREA:
761 – The maximum area of a parcel is 12.0 hectares.
39,086 sq. m.
3.9086 hectares

BUILDING COVERAGE: – PER BUILDING AS NOTED

Professional Building:	664.44 SQ. M.
Building #1:	344.24 SQ. M.
Building #2, 7, 8, 9:	351.17 SQ. M.
Building #3:	312.84 SQ. M.
Building #4, 5, 17:	290.01 SQ. M.
Building #6:	232.01 SQ. M.
Building #10 & 11:	421.41 SQ. M.
Building #12–16 & 18:	348.02 SQ. M.
Building #19:	311.91 SQ. M.
Building #20–22:	374.15 SQ. M.
Building #23:	484.46 SQ. M.
Building #25–27:	480.37 SQ. M.
Building #28:	482.42 SQ. M.
Garbage Enclosures A, B, C & D:	20.30 SQ. M.
Total Building Area:	**11,195.45 sq. m.**

FLOOR AREA RATIO:
762 The maximum floor area ratio for parcels designated Commercial–Community 2 District is the number following the letter "f" indicated on the Land Use District Maps.
Bylaw Number 13D2021: 2.5 maximum Floor Area Ratio.

GROSS FLOOR AREA: – PER BUILDING AS NOTED

Professional Building:	999.08 SQ. M.
Building #1:	609.44 SQ. M.
Building #2:	609.26 SQ. M.
Building #3:	605.08 SQ. M.
Building #4:	894.04 SQ. M.
Building #5:	892.18 SQ. M.
Building #6:	715.60 SQ. M.
Building #7:	609.29 SQ. M.
Building #8 & 9:	607.43 SQ. M.
Building #10 & 11:	728.92 SQ. M.
Building #12 – 14:	1,070.62 SQ. M.
Building #15, 16 & 18:	1,072.47 SQ. M.
Building #17:	895.89 SQ. M.
Building #19:	603.25 SQ. M.
Building #20 – 22:	723.53 SQ. M.
Building #23:	896.76 SQ. M.
Building #24 & 28:	894.72 SQ. M.
Building #25 – 27:	892.67 SQ. M.
Garbage Enclosures A, B, C & D:	20.30 SQ. M.
Gross Floor Area: (All above-grade floors)	**24,151.08 sq. m.**
Parcel Area:	39,086 SQ. M.
Gross Floor Area:	24,152 SQ. M.
Floor Area Ratio:	**0.62 FAR**

BUILDING HEIGHT:
763 The maximum building height for parcels designated Commercial–Community 2 District is the number following the letter "f" indicated on the Land Use District Maps, expressed in metres.
Bylaw Number 13D2021: 26 metres maximum Building Height.

FRONT SETBACK AREA:
766 The front setback area must have a minimum depth of 6.0 metres.

REAR SETBACK AREA:
767 (1) Where the parcel shares a rear property line with a parcel designated as:
(d) a special purpose district, the rear setback area must have a minimum depth of 6.0 metres.

SIDE SETBACK AREA:
768 (1) Where a parcel shares a side property line with a parcel designated as:
(d) a special purpose district, the side setback area must have a minimum depth of 6.0 metres.

PART 7: COMMERCIAL DISTRICTS – GENERAL RULES FOR COMMERCIAL LAND USE DISTRICTS

PROJECTIONS INTO SETBACK AREA:
689 (1) Unless otherwise referenced in subsections (2), (3), and (4), buildings must not be located in any setback area.
(2) Eaves of a building may project into any setback area to a maximum of 0.60 metres.
(3) Portions of a building below the surface of the ground may extend into any setback area, only when those portions are used as a parking structure.
(4) Signs may be located in any setback area, and where so located, must be in accordance with Part 3, Division 5.

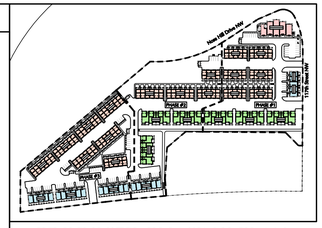
MINIMUM REQUIRED MOTOR VEHICLE PARKING STALLS:
694.1 The minimum number of required motor vehicle parking stalls are illustrated in Table 4.1:
District (C-C2): For each Dwelling Unit is:
0.75 stalls per unit for resident parking; and
0.1 visitor parking stalls per unit
144 Dwelling Units / 0.75 stalls per unit = 108 resident parking stalls
288 Resident parking stalls provided in attached garage and surface parking stalls.
144 Dwelling Units / 0.1 stalls per unit = 14.4 visitor parking stalls.
24 Visitor parking stalls provided - Includes two (2) Barrier Free Parking Stalls.

121.1 Where the minimum number of motor vehicle parking stalls is not specified in Part 4, Table 1.2 provides the minimum parking requirements for the purpose of calculating the number of barrier free designated stalls for use by persons with physical disabilities in accordance with the National Building Code.
Group A: Office:
1.0 motor vehicle parking stalls per 100.0 square metres of gross usable area.
Professional Office Building (Gross Usable Floor Area): **905.34 sq. m.**
905.34 / 100.0 = 9.05 (10 Required Motor Vehicle Parking Stalls)
20 Motor Vehicle Parking Stalls provided - Includes (2) Barrier Free Parking Stalls.

ADDITIONAL RULES FOR PARK: (BYLAW NUMBER 13D2021)
10 (1) One contiguous Park must be located in this Direct Control District.
(2) A Park must:
(a) be contiguous to the west and north property lines of the parcel designated as S–CRI located at the southeast corner of the site;
(b) include connections to 117 Street NW and Bearspaw Dam Road NW;
(c) have a minimum area of 0.202 hectares (0.5 acres); and
(d) be accessible to the public at all times through the registration of a public access easement.

REQUIRED BICYCLE PARKING STALLS:
774 (1) The minimum number of bicycle parking stalls – class 1 for:
(a) each Dwelling Unit and Live Work Unit is:
(ii) 0.5 stalls per unit where the total number of units equals or exceeds 20;
(2) The minimum number of bicycle parking stalls – class 2 for:
(a) each Dwelling Unit and Live Work Unit is:
(ii) 0.1 stalls per unit for developments of more than 20 units;
246 "Office"
(e) requires a minimum of 1.0 bicycle parking stalls – class 1 per 1000.0 square metres of gross usable floor area; and
(f) requires a minimum of 1.0 bicycle parking stalls – class 2 per 1000.0 square metres of gross usable floor area for Offices greater than 1000.0 square metres.

Dwelling Unit: Total Class 1 Required: 72
Total Class 1 Provided: >72 (within private garages)
Total Class 2 Required: 15
Total Class 2 Provided: 16 (adjacent visitor parking)
Office: 905.34 sq. m. (Gross Usable Floor Area)
Total Class 1 Required: 1
Total Class 1 Provided: 1 (within Professional Building)
Total Class 2 Required: 0
Total Class 2 Provided: 4 (adjacent motor vehicle parking)



PROPOSED PHASING PLAN:

PROPOSED MASTER SITE PLAN:

SCALE: 1 : 500
0 1 2 4 8 12 16 20 metres

GENERAL SITE PLAN NOTES:
- ALL PROPOSED INTERNAL SIDEWALKS TO BE 1.20 m OR 1.80 m WIDE BROOM FINISHED CONCRETE AS NOTED.
- ASPHALT ROAD CAPABLE OF SUPPORTING FIREFIGHTING VEHICLE WEIGHT OF (38,556 kg) ALONG ACCESS ROUTE.
- ASPHALT ROAD CAPABLE OF SUPPORTING WASTE COLLECTION VEHICLE WEIGHT OF (25,000 kg).
- TYPICAL VISITOR PARKING STALL: 2.60m x 5.60m
- BARRIER FREE PARKING STALL: 2.40m x 5.60m WITH A 2.40m x 5.60m 'NO PARKING' STALL ADJACENT TO BARRIER FREE PARKING STALL.
- ALL GARBAGE ENCLOSURES WILL INCLUDE GARAGE, RECYCLING, AND ORGANIC CONTAINERS (SEE CITY OF CALGARY STANDARDS FOR THE STORAGE AND COLLECTION OF WASTE).
- CLASS 1 – BICYCLE PARKING STALLS PROVIDED WITHIN PRIVATE GARAGES.
- CLASS 2 – BICYCLE PARKING STALLS TO HAVE BIKE RACKS MOUNTED ON TOP A BROOM FINISHED CONCRETE PAD (SEE CITY OF CALGARY BICYCLE PARKING HANDBOOK).
- ALL DWELLING UNITS TO HAVE EXTERIOR POT LIGHTS AS PER PROPOSED ARCHITECTURAL FLOOR PLANS.

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REVISIONS:
- CONCEPT MASTER SITE PLAN - 08.04.25
- PRELIMINARY SITE GRADING - 10.02.25
- REVISED SITE LAYOUT AND PRELIM. GRADING - 10.14.25
- PROPOSED MASTER SITE PLAN - 01.13.26
- PRELIMINARY LANDSCAPE PLAN - 02.19.26
- ISSUED FOR DEVELOPMENT PERMIT - 09.04.26

AMENDED DRAWINGS
DP No Date Received
DP2026-02014 OCT 01 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

GENERAL LEGEND:
91.500 - EXISTING GRADE AT PROPERTY LINE
92.295 - PROPOSED INTERNAL ROAD GRADES
92.295
92.295
(92.70) - PROPOSED BUILDING GRADES

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1 : 500	FILE NUMBER: HO-24-15

LAND USE DISTRICT & UNIT TYPE:
DC / 13D2021
Row Townhouse Development

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/4 SEC 6-25-2 W5M

SHEET TITLE:
Proposed Master Site Plan

APPLICATION NUMBER: DP2026-	SHEET NUMBER: S1.0

LANDSCAPE LEGEND:

2	**White Spruce - 20** – Picea Glauca – 2.00 m min. height at planting	Large
3	**White Spruce - 20** – Picea Glauca – 3.00 m min. height at planting	Large
50	**Dropmore Linden - 20** – Tilia flavescens 'Dropmore' – 50mm min. caliper at planting	Large
75	**Dropmore Linden - 20** – Tilia flavescens 'Dropmore' – 75mm min. caliper at planting	Large
50	**Brandon Elm - 20** – Ulmus americana 'Brandon' – 50mm min. caliper at planting	Large
75	**Brandon Elm - 20** – Ulmus americana 'Brandon' – 75mm min. caliper at planting	Large
2	**Siberian Larch - 59** – Larix sibirica – 2.00 m min. height at planting	Small
3	**Siberian Larch - 59** – Larix sibirica – 3.00 m min. height at planting	Small
50	**Snowbird Hawthorn - 59** – Crataegus mordenensis 'Snowbird' – 50mm min. caliper at planting	Small
75	**Snowbird Hawthorn - 59** – Crataegus mordenensis 'Snowbird' – 75mm min. caliper at planting	Small
50	**Showy Mountain Ash - 59** – Sorbus decora – 50mm min. caliper at planting	Small
75	**Showy Mountain Ash - 59** – Sorbus decora – 75mm min. caliper at planting	Small
	Shrubs - 942 – Planted in small groups. – Calgary Smart Yard Shrubs. – 0.6 m min. height or spread	
	4'-0" high Black Chain Link Fence	
	- Mulch planter bed	
	- Decorative rock	

PART 7: COMMERCIAL DISTRICTS – GENERAL LANDSCAPED AREA RULES:

690 (4) All soft landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.

(5) For the purpose of determining the minimum number of trees and shrubs in a setback area, portions of setback areas that are paved for sidewalks and vehicle access, utility rights-of-ways or any other purpose allowed by the Development Authority, must be included in the calculation of the required area, even though they area not capable of sustaining trees and shrubs. even though they area not capable of sustaining trees and shrubs.

690 (4) All soft landscaped areas must be irrigated by an underground irrigation system,

PLANTING REQUIREMENTS:

691 (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

(2) A minimum of 25.0 per cent of all trees required must be coniferous.

(3) Deciduous trees must have a minimum caliper of 50 millimetres and at least 50.0 per cent of the the provided deciduous trees must have a minimum caliper of 75 millimetres at the time of planting.

(4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.

(5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

LOW WATER IRRIGATION SYSTEM:

692 (1) When a low water irrigation system is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.

(2) When a low water irrigation system is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

ADDITIONAL LANDSCAPING REQUIREMENTS:

693 (1) Unless otherwise referenced in a District, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the Development Authority, must be a soft landscaped area.

SCREENING:

699 (1) When a parcel shares a property line with:

(a) a parcel designated as a residential district or special purpose district, a fence with a maximum height of 2.0 metres must be provided for screening along the property line;

Total Parcel Area:	39,086 sq. m.
Total Building Area:	11,196 sq. m.
Total Road & Parking Area:	11,414 sq. m.
Total Landscape Area:	16,478 sq. m.
Total Trees Required:	471 trees (1 tree per 35 sq. m.)
Total Trees Provided:	474 trees
Total Shrubs Required:	942 shrubs (2 shrubs per 35 sq. m.)
Total Shrubs Provided:	952 shrubs

2 ER
BLOCK 18
S-UN

NORTH
WEST EAST
SOUTH

Nose Hill Drive NW

117th Street NW

URW Plan 810 LK

URW Plan 810LK

PROFESSIONAL BUILDING MF: 95.90

BUILDING #1 MF: 98.20
BUILDING #2 MF: 97.55
BUILDING #3 MF: 96.40
BUILDING #4 MF: 97.80
BUILDING #5 MF: 98.20
BUILDING #6 MF: 99.00
BUILDING #7 MF: 95.85
BUILDING #8 MF: 96.25
BUILDING #9 MF: 96.85
BUILDING #10 MF: 97.05
BUILDING #11 MF: 97.05
BUILDING #12 MF: 96.85
BUILDING #13 MF: 96.35
BUILDING #14 MF: 95.95
BUILDING #15 MF: 95.35
BUILDING #16 MF: 96.15
BUILDING #17 MF: 95.35
BUILDING #18 MF: 95.80
BUILDING #19 MF: 93.65
BUILDING #20 MF: 93.65
BUILDING #21 MF: 93.35
BUILDING #22 MF: 93.15
BUILDING #23 MF: 93.90
BUILDING #24 MF: 94.80
BUILDING #25 MF: 94.55
BUILDING #26 MF: 94.15
BUILDING #27 MF: 93.65
BUILDING #28 MF: 93.35

7.20 M ROAD ASPECT SURFACE
9.00 M ROAD ASPECT SURFACE
ENTRANCE & EXIT
GREEN SPACE
PURE PARK 0.0049 ac.
2.50 m Pathway to 117th Street NW
2.50 m Pathway to Bearspaw Road NW
4PUL
BLOCK 18
S-CRI
DC 13D2021
Bearspaw Dam Road NW

GENERAL SITE LANDSCAPE NOTES:

- ALL PROPOSED INTERNAL SIDEWALKS TO BE 1.20 m OR 1.80 WIDE BROOM FINISHED CONCRETE AS NOTED.
- ALL LANDSCAPED AREA NOT COVERED WITH TREES, SHRUBS, SIDEWALKS, AND PATIOS WILL BE GRASS, MULCH AND DECORATIVE ROCK.
- ALL CLASS 2 – BICYCLE PARKING STALLS TO HAVE BIKE RACKS MOUNTED ON TOP A BROOM FINISHED CONCRETE PAD (SEE CITY OF CALGARY BICYCLE PARKING HANDBOOK).
- OUTDOOR WOOD PARK BENCHES AND PICNIC TABLES AS PER LANDSCAPE PLAN.
- CITY OF CALGARY APPROVED PARK GARBAGE RECEPTACLES AS PER LANDSCAPE PLAN.
- DEFINED EDGING TO SEPARATE SHRUB BEDS FROM GRASS AREAS (SEE CITY OF CALGARY SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION).
- ALL (4) FOUR PROPOSED GARBAGE ENCLOSURES WILL INCLUDE GARBAGE, RECYCLING AND ORGANIC CONTAINERS (SEE CITY OF CALGARY STANDARDS FOR STORAGE AND WASTE COLLECTION).

PROPOSED LANDSCAPE PLAN:

SCALE: 1 : 500
0 1 2 4 8 12 16 20 metres

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REVISIONS:

- CONCEPT MASTER SITE PLAN	- 08.04.25
- PRELIMINARY SITE GRADING	- 10.02.25
- REVISED SITE LAYOUT AND PRELIM. GRADING	- 10.14.25
- PROPOSED MASTER SITE PLAN	- 01.13.26
- PRELIMINARY LANDSCAPE PLAN	- 02.19.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26
- REISSUED DEVELOPMENT PERMIT LANDSCAPE PLAN	- 09.28.26

GENERAL LEGEND:

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 28, 2026
DRAWING SCALE: 1 : 500	FILE NUMBER: HO-24-15

LAND USE DISTRICT & UNIT TYPE:
DC / 13D2021
Row Townhouse Development

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/4 SEC 6-25-2 W5M

SHEET TITLE:
Proposed Landscape Plan

APPLICATION NUMBER: DP2026-02014	SHEET NUMBER: L1.0



Proposed Building #16 - Rear Elevation Colour Rendering



Proposed Building #16- Front Elevation Colour Rendering

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOURS:

ASPHALT SHINGLES:	
ALUMINUM FASCIA:	
SMART BOARD FASCIA:	
ALUMINUM SOFFIT:	
HORIZONTAL FIBRE-CEMENT SIDING:	
VERTICAL WOOD GRAIN SIDING:	
GABLE / WALL BOARD & BATTEN:	
SMART BOARD WINDOW & DOOR TRIM:	
WALK-OUT DECK COLUMN:	
WALK-OUT DECK BULKHEAD:	
WOOD ROOF BRACKET:	
WINDOWS: (Exterior)	
FRONT ENTRY DOOR:	
REAR DECK FRENCH DOOR:	
WALK-OUT ENTRY DOOR:	
EXTERIOR RAILING:	
BRICK VENEER:	
SIDEWALK:	

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2- 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

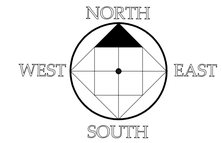
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

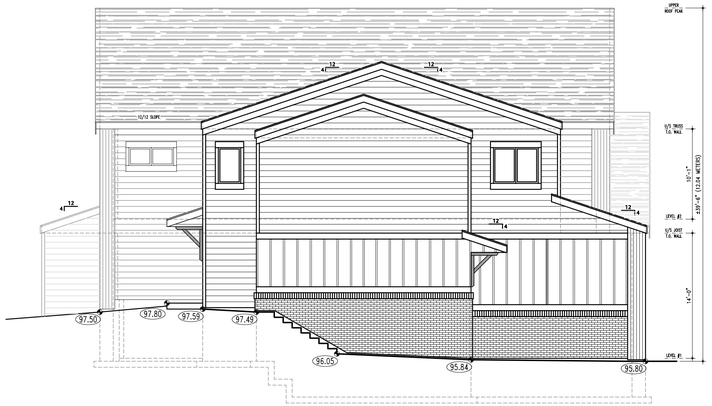
SHEET TITLE: Proposed 3 Storey - Building #16 Colour Rendering

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A0



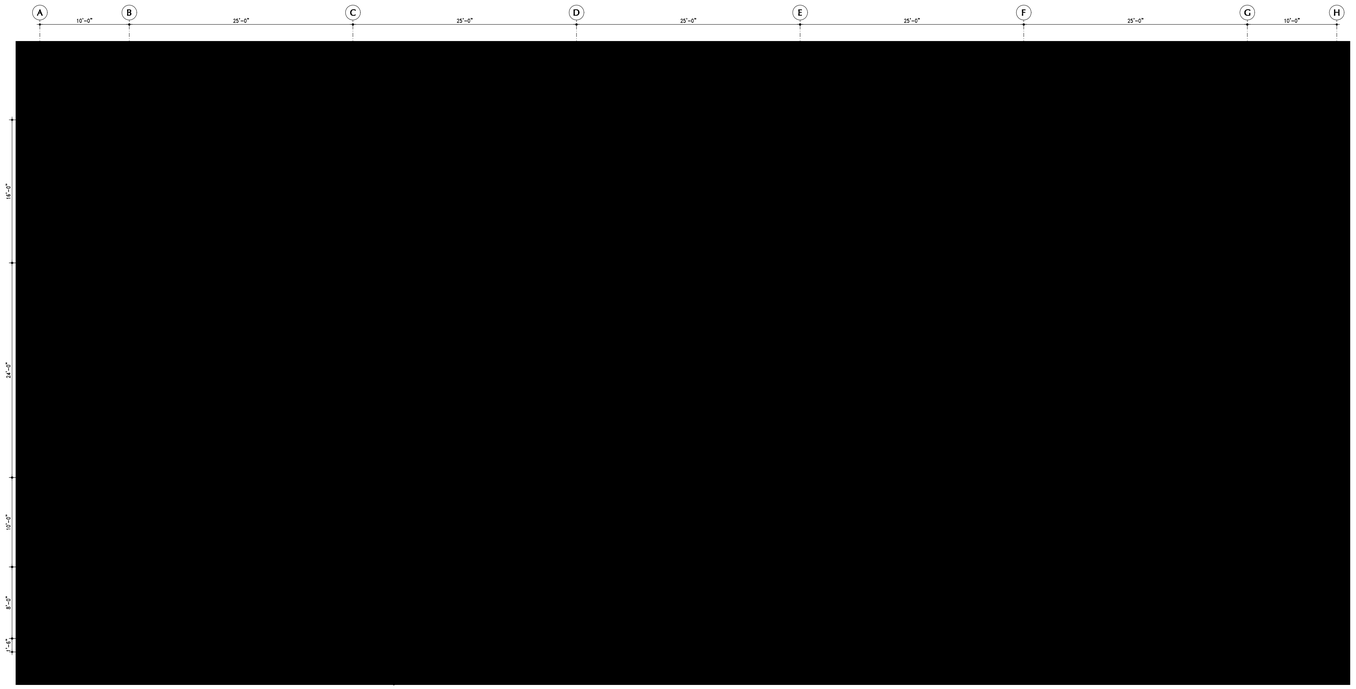
ASPHALT SHINGLES
3x10 SUB-FASCIA (TYPICAL)
12" PAINTED SMART BOARD FASCIA AT GABLE END ONLY - PLUMB CUT
10" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING AS REQUIRED
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED LEFT (WEST) ELEVATION:



PROPOSED REAR (NORTH) ELEVATION:





PROPOSED RIGHT (EAST) ELEVATION:



PROPOSED FRONT (SOUTH) ELEVATION:

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 03.02.26
- CONCEPT DESIGN - PROFESSIONAL BUILDING	- 07.21.26
- REVISED CONCEPT DESIGN - PROFESSIONAL BUILDING	- 08.05.26
- REVISED CONCEPT DESIGN - PROFESSIONAL BUILDING	- 08.18.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOURS:

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	DARK GRAY
VERTICAL WOOD GRAIN SIDING:	ALUMINUM - DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	WHITE
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WOOD - STAINED WALNUT
WINDOWS: (Exterior)	BLACK (Vinyl)
PRIMARY BAY ENTRY DOOR:	BLACK
EXIT STAIR "A" EXTERIOR DOOR:	BLACK
EXIT STAIR "B" EXTERIOR DOOR:	BLACK
METER ROOM DOOR:	BLACK
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	LIGHT GRAY
CONCRETE SIDEWALKS:	BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2- 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed Professional Office Building Level #2 - Floor Plan

APPLICATION NUMBER: DP2026-

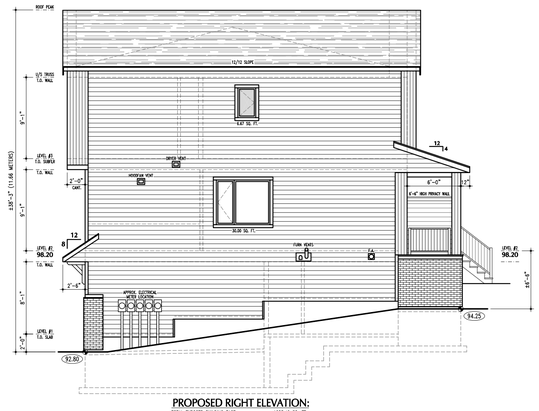
SHEET NUMBER: A2





PROPOSED REAR ELEVATION (DRIVE UNDERTOWNHOME)

BUILDING #1



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	1053.42 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	94.81 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED:	36.67 SQ. FT. = 3.48%



PROPOSED LEFT ELEVATION:



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

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#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2– 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
5. COPYRIGHT / 2026. ANY REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.
6. FINAL WORKING DRAWINGS MAY VARY FROM DESIGN DRAWINGS. PLEASE REVIEW CAREFULLY BEFORE CONSTRUCTION COMMENCES.
7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #1 5-Plex - Floor Plans and Elevations

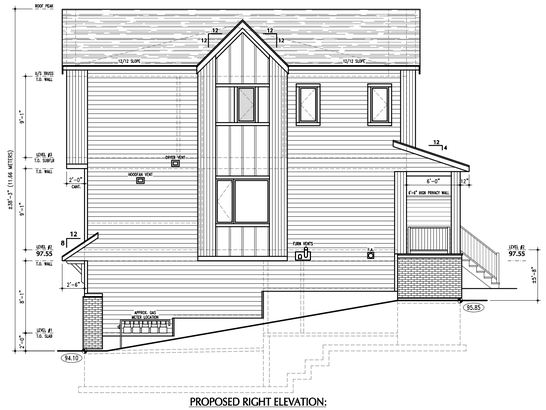
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A3

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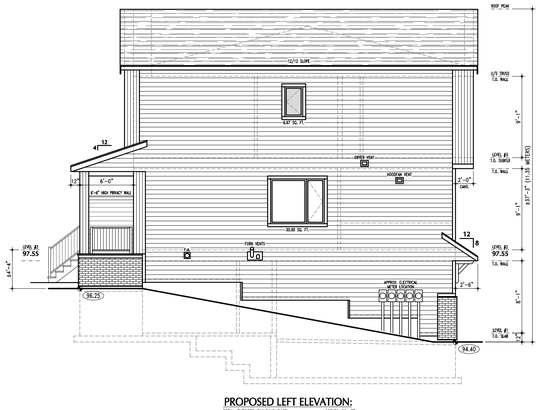


PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #2



PROPOSED RIGHT ELEVATION:



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	991.30 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	79.78 SQ. FT. = 8.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED:	36.67 SQ. FT. = 3.66%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

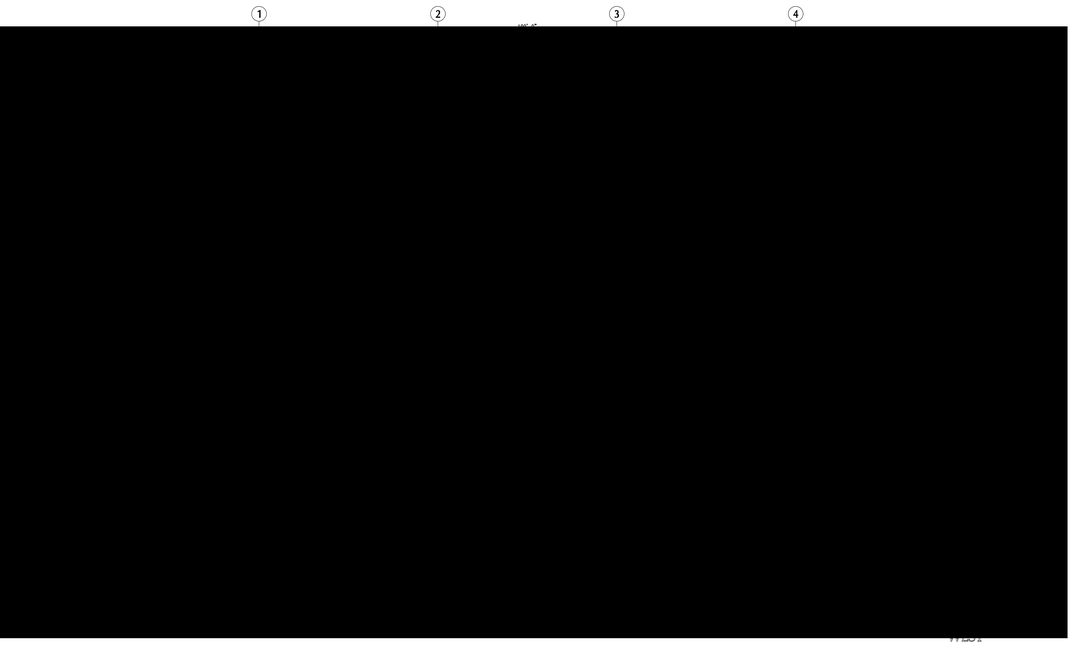
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #2 5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A4



PROPOSED FRONT ELEVATION (2 STOREY TOWNHOME)
BUILDING #3

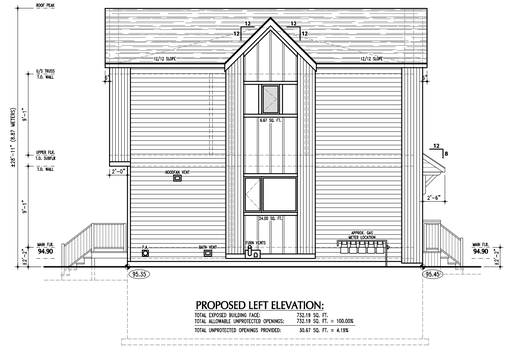


PROPOSED REAR ELEVATION (2 STOREY TOWNHOME)

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA AT GABLE END ONLY – FLUME CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 847.69 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 474.71 SQ. FT. = 56.00% (100 SQ. M. MAX. = 8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.62%



PROPOSED LEFT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 732.19 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 732.19 SQ. FT. = 100.00%
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 4.19%

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN – FIBERGLASS
REAR ENTRY FRENCH DOOR:	DARK BROWN – FIBERGLASS
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
PRECAST ENTRY STEPS & PORCH	NATURAL – BROOM FINISHED
SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #3 5-Plex - Floor Plans and Elevations

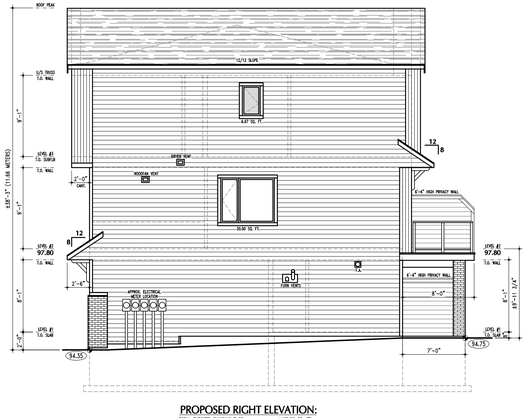
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A5



PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #4



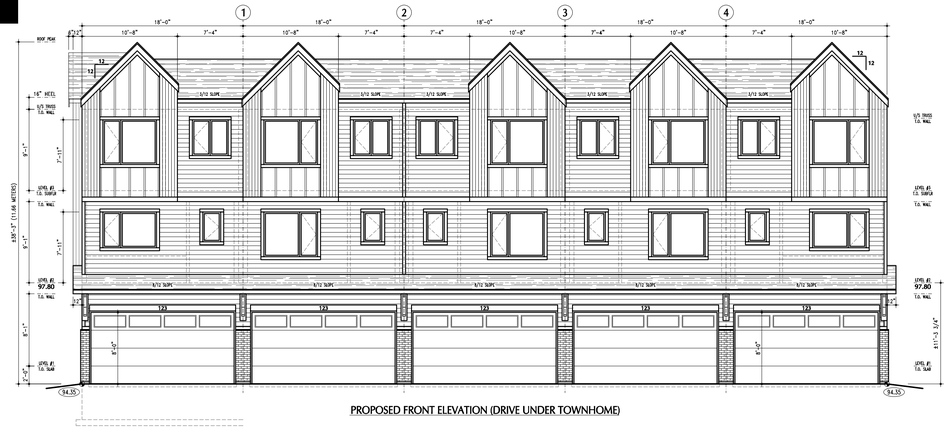
PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1103.38 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 88.29 SQ. FT. = 8.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.32%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1144.83 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 217.52 SQ. FT. = 19.00% (OVER 100 SQ. M. - 6.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.59%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #4 5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A6

[redacted]



FIRE COMPARTMENT #1 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 27.84%

FIRE COMPARTMENT #2 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 27.84%

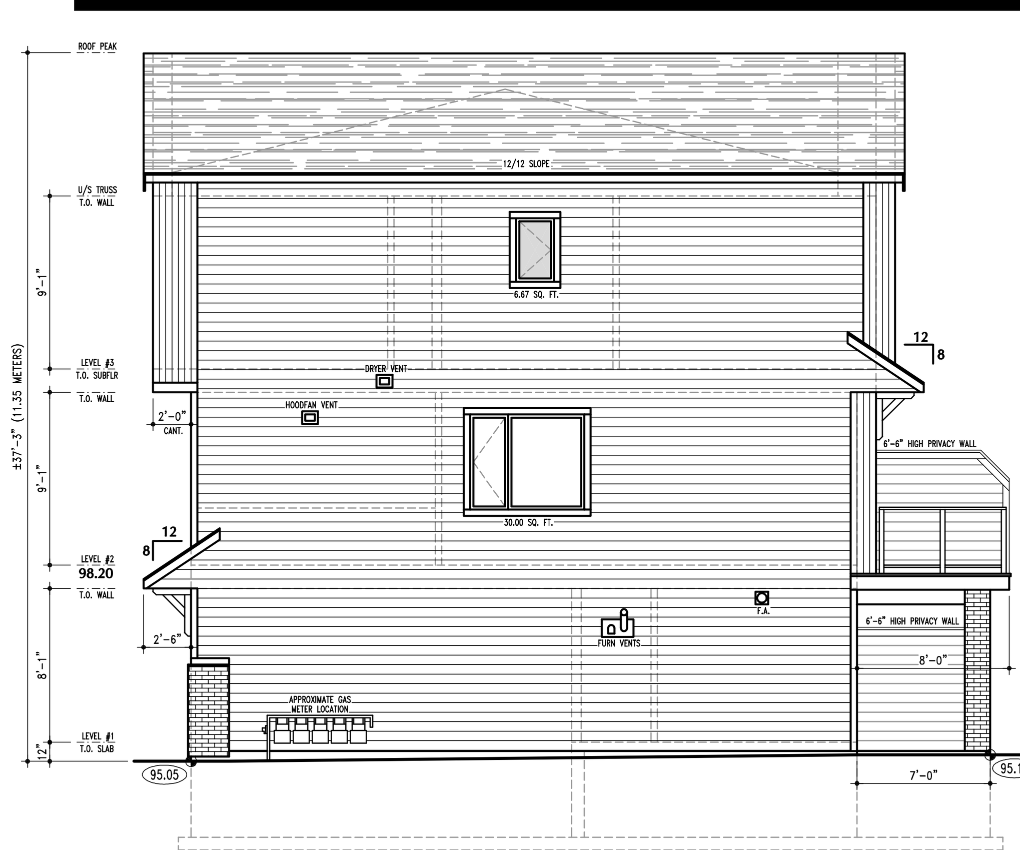
FIRE COMPARTMENT #3 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 27.84%

FIRE COMPARTMENT #4 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 27.84%

FIRE COMPARTMENT #5 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	536.97 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	241.64 SQ. FT. = 45.00% (60 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 27.52%

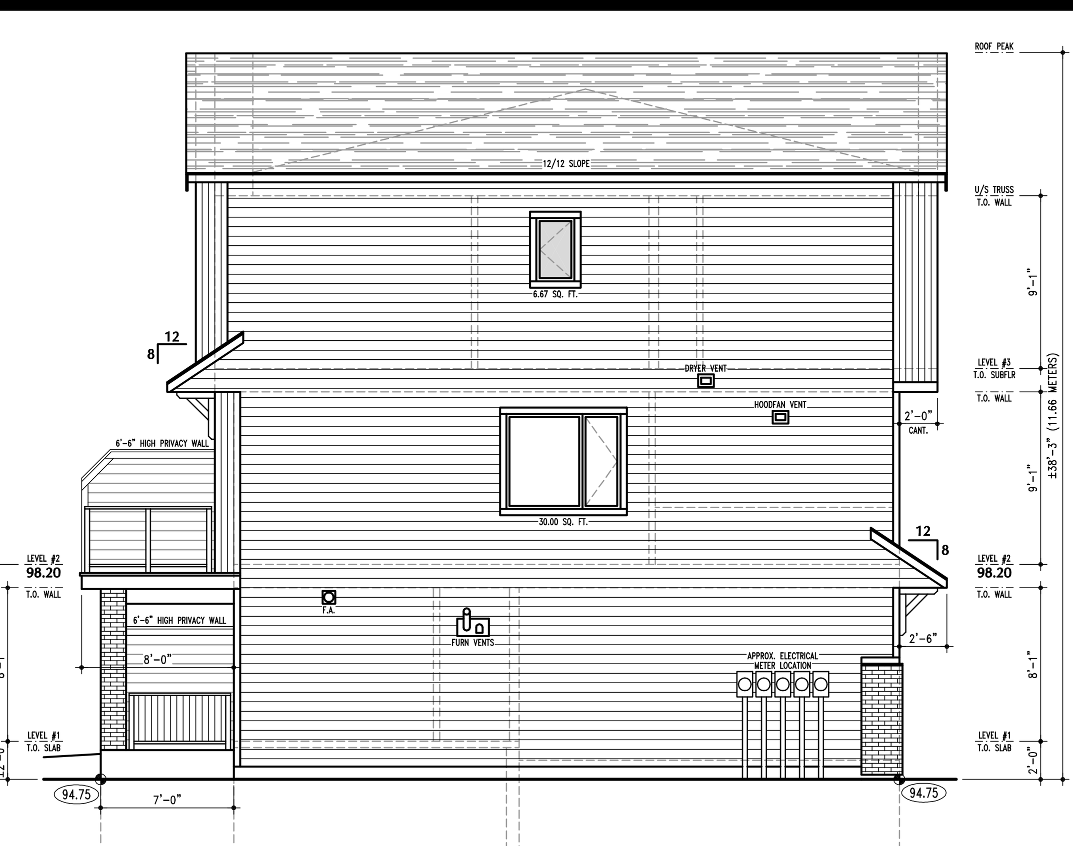
PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #5



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1085.08 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 86.81 SQ. FT. = 8.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.38%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1116.04 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 89.28 SQ. FT. = 8.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.29%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

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- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':	
ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #5 5-Plex - Floor Plans and Elevations

UNIT CODE:

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A7

[redacted]

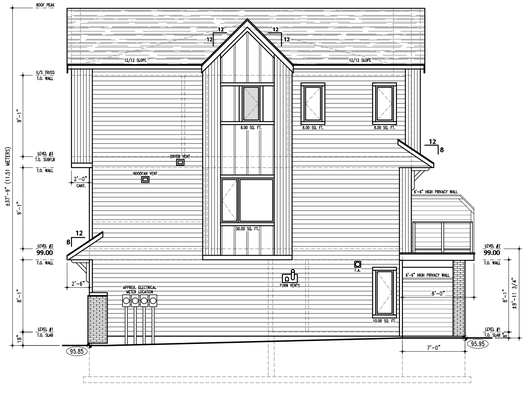


PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #6

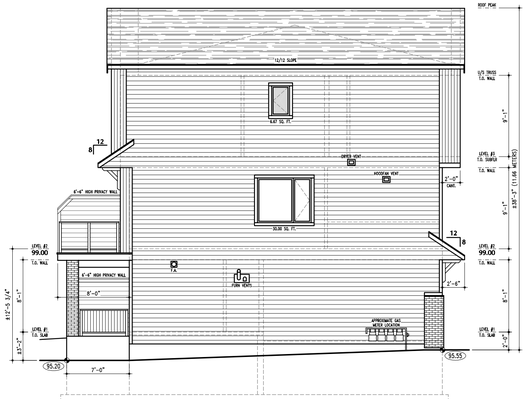
FIRE COMPARTMENT #1 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #2 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.	EXPOSED BUILDING FACE:	528.75 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.84%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.84%

FIRE COMPARTMENT #3 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #4 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	528.75 SQ. FT.	EXPOSED BUILDING FACE:	544.17 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	280.24 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	244.88 SQ. FT. = 45.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.84%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.10%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	1094.33 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	1094.33 SQ. FT. (100% ALLOWABLE)
TOTAL UNPROTECTED OPENINGS PROVIDED:	64.00 SQ. FT. = 5.85%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	1144.83 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	91.59 SQ. FT. = 8.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED:	36.67 SQ. FT. = 3.20%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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www.trueedgeconcepts.ca

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E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 3 Storey - Building #6
4-Plex - Floor Plans and Elevations

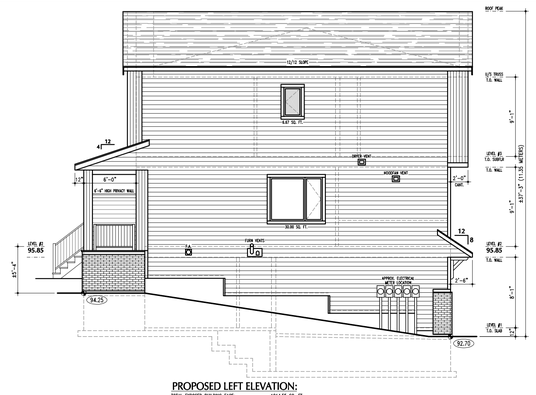
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A8



PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #7







PROPOSED FRONT ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

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Suite #721
#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #7 5-Plex - Floor Plans and Elevations

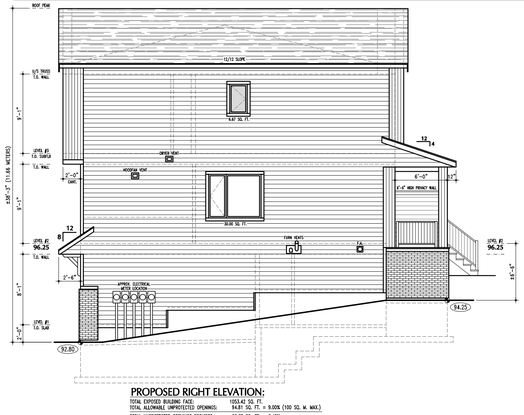
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A9



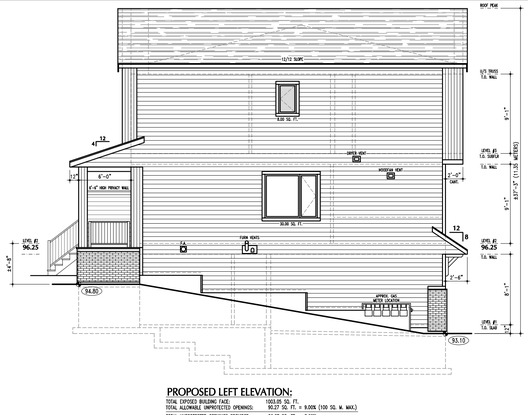
PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #8



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1003.47 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 94.81 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.65%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1003.05 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 90.27 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.66%



PROPOSED FRONT ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

UNIT CODE:

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REVISIONS:

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- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #8 5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

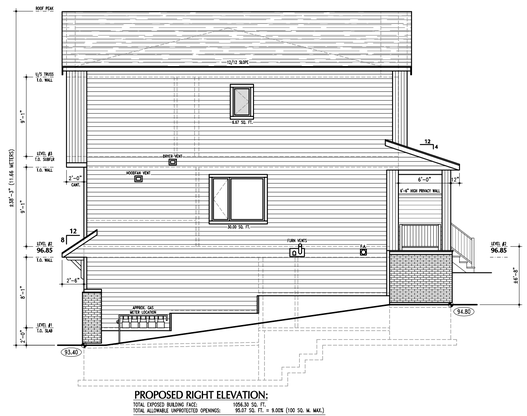
SHEET NUMBER: A10



PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

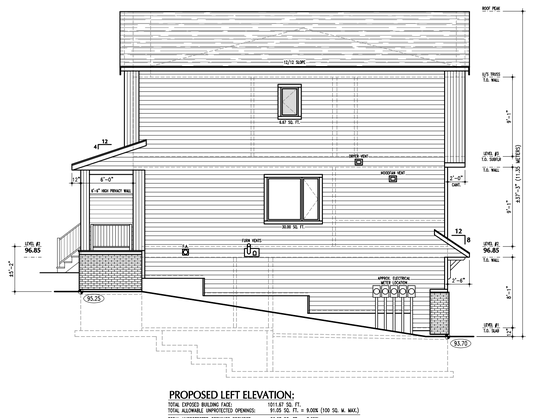
BUILDING #9

FIRE COMPARTMENT #1 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #2 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #3 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #4 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #5 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	438.86 SQ. FT.	EXPOSED BUILDING FACE:	453.13 SQ. FT.	EXPOSED BUILDING FACE:	453.13 SQ. FT.	EXPOSED BUILDING FACE:	453.13 SQ. FT.	EXPOSED BUILDING FACE:	457.21 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	219.25 SQ. FT. = 44.00% (40 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	226.00 SQ. FT. = 44.00% (40 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	226.00 SQ. FT. = 44.00% (40 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	226.00 SQ. FT. = 44.00% (40 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	207.01 SQ. FT. = 44.00% (40 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	97.34 SQ. FT. = 22.80%	UNPROTECTED OPENINGS PROVIDED:	97.34 SQ. FT. = 24.15%	UNPROTECTED OPENINGS PROVIDED:	97.34 SQ. FT. = 24.15%	UNPROTECTED OPENINGS PROVIDED:	97.34 SQ. FT. = 24.15%	UNPROTECTED OPENINGS PROVIDED:	97.34 SQ. FT. = 23.33%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	1056.00 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	95.07 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED:	56.67 SQ. FT. = 5.47%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE:	1011.67 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS:	91.05 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED:	56.67 SQ. FT. = 5.60%



PROPOSED FRONT ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

UNIT CODE:

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Calgary, Alberta T3A 5K8
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E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

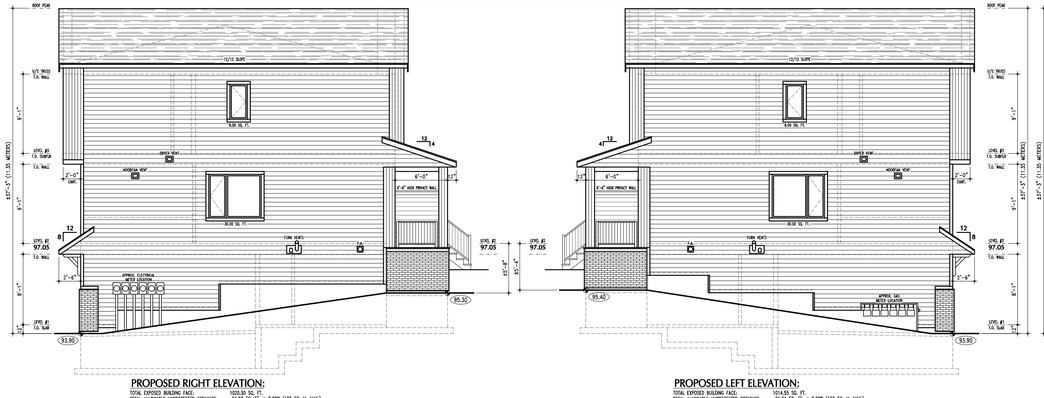
SHEET TITLE: Proposed 3 Storey - Building #9 5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A11



PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)
BUILDING #10



PROPOSED RIGHT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 1020.00 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 91.80 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.72%

PROPOSED LEFT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 1014.55 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 91.31 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.75%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA
AT GABLE END ONLY – PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE

UNIT CODE:

TRUE EDGE CONCEPTS

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Calgary, Alberta T3A 5K8
P: 403-990-3063
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REVISIONS:
- CONCEPT DESIGN DRAWINGS - 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS - 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT - 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

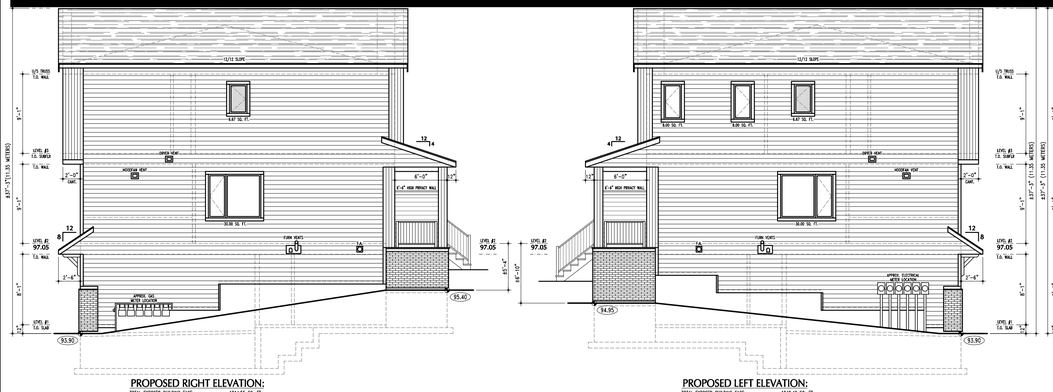
DRAWN BY: D. Evans
DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"
FILE NUMBER: HO-24-15
LAND USE DISTRICT: Direct Control District 13D2021
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta
LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M
SHEET TITLE: Proposed 3 Storey - Building #10 6-Plex - Floor Plans and Elevations
APPLICATION NUMBER: DP2026-
SHEET NUMBER: A12



PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #11

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA
42" GABLE END ONLY - PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1014.93 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 91.01 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 36.67 SQ. FT. = 3.61%

PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1060.42 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 95.43 SQ. FT. = 9.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 52.67 SQ. FT. = 5.06%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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REVISIONS:

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- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
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REAR ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
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BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #11 6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

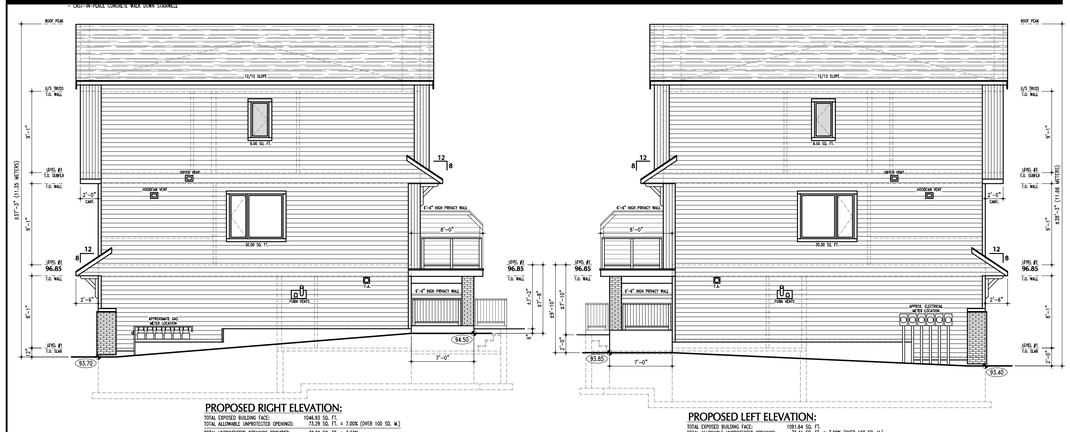
SHEET NUMBER: A13



PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #12

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA AT GABLE END ONLY - FLUSH CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1046.83 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 73.29 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.63%

PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1091.84 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 76.41 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.48%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

www.trueedgeconcepts.ca

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Suite #721
#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2- 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
5. COPYRIGHT / 2026. ANY REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.
6. FINAL WORKING DRAWINGS MAY VARY FROM DESIGN DRAWINGS. PLEASE REVIEW CAREFULLY BEFORE CONSTRUCTION COMMENCES.
7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 3 Storey - Building #12
6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A14

[redacted]

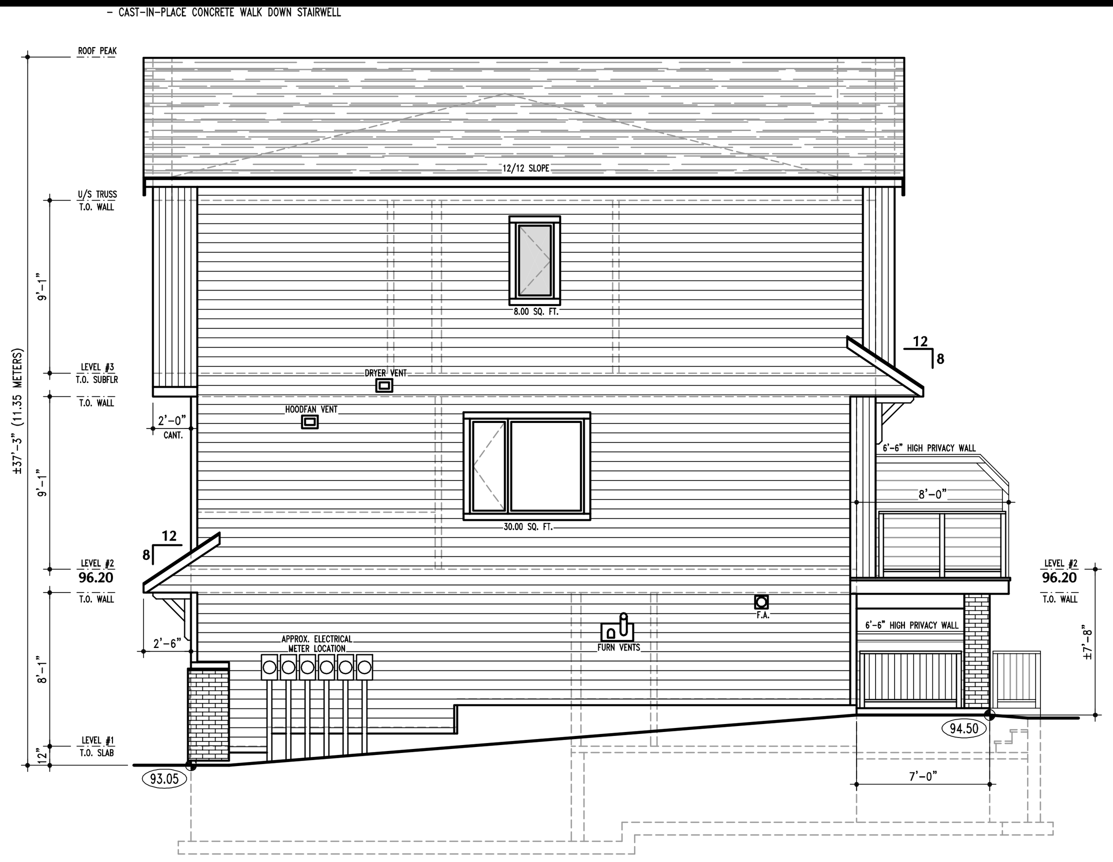
- CAST-IN-PLACE CONCRETE WALK DOWN STAIRWELL



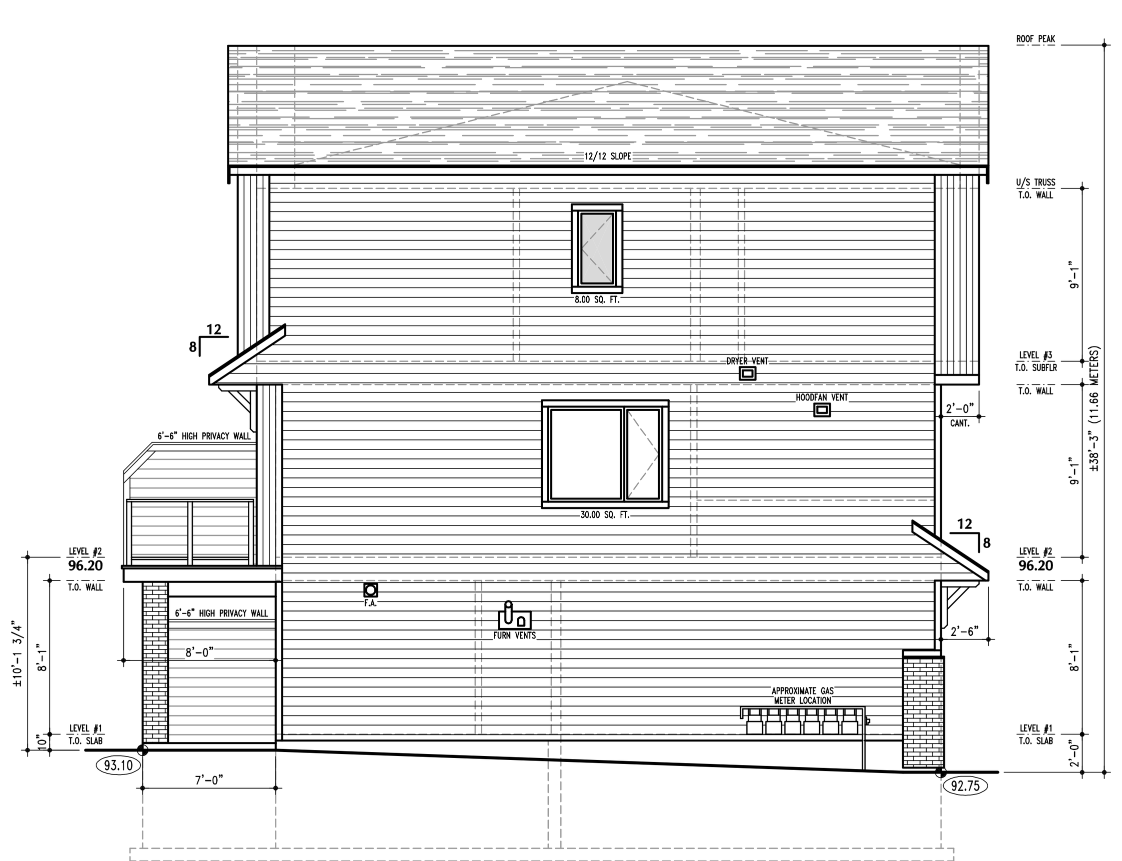
PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #13

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA AT GABLE END ONLY – PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 1046.93 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 73.29 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.63%



PROPOSED LEFT ELEVATION:
TOTAL EXPOSED BUILDING FACE: 1096.79 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 76.78 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.46%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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#234-5149 Country Hills Blvd. NW
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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2- 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #13 6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A15

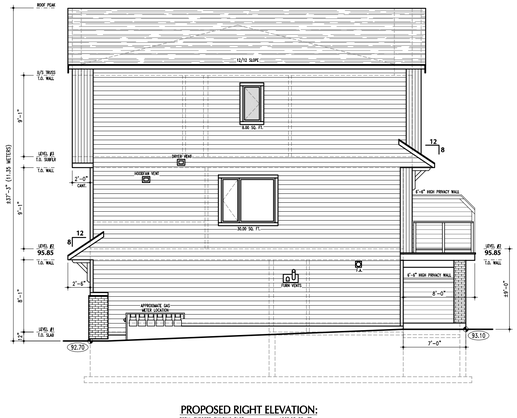


PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #14

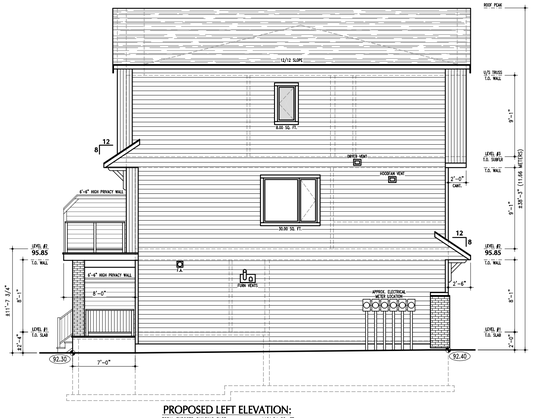
ASPHALT SHINGLES
2nd SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA AT GABLE END ONLY - PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE

- 202 SQ. FT. - LEVEL #1 ENTRY
TOTAL: 1490 SQ. FT.
- 8'-1" HIGH CEILING
- LEVEL #1 AREA DOES NOT INCLUDE INTERIOR STAIR



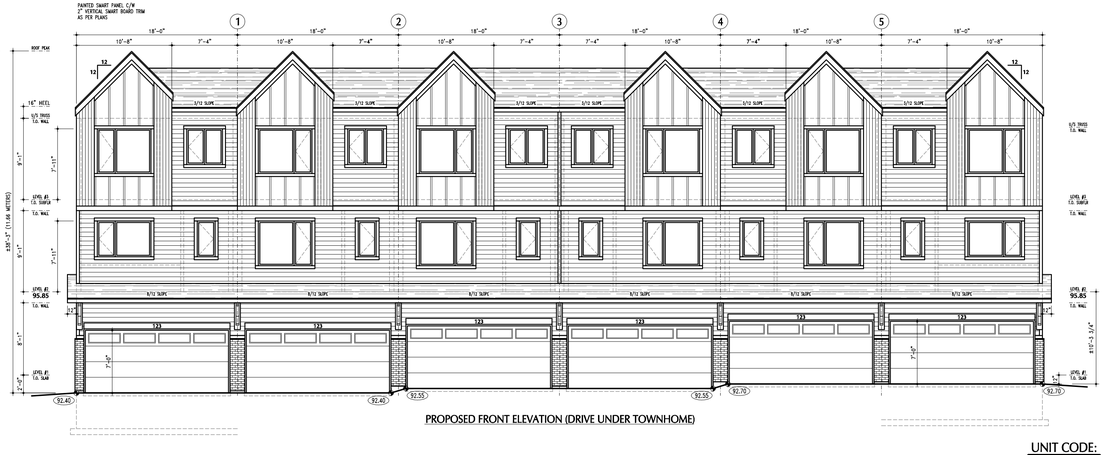
PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1068.93 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 74.83 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.56%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1121.54 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 78.51 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.39%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

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Suite #721
#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #14 6-Plex - Floor Plans and Elevations

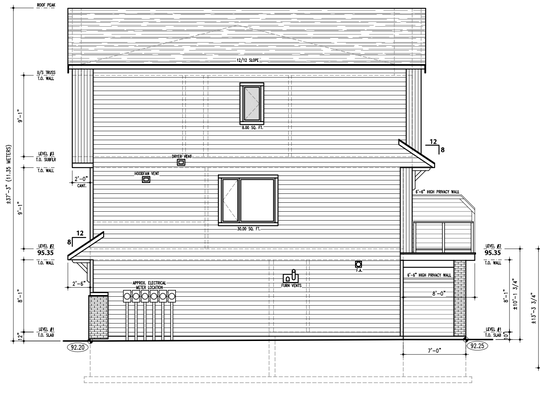
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A16



PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #15

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA AT GABLE END ONLY - PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1087.83 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 76.15 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.49%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1130.54 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 214.80 SQ. FT. = 19.00% (OVER 100 SQ. M. - 6.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.66%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

www.trueedgeconcepts.ca

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Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 3 Storey - Building #15
6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A17

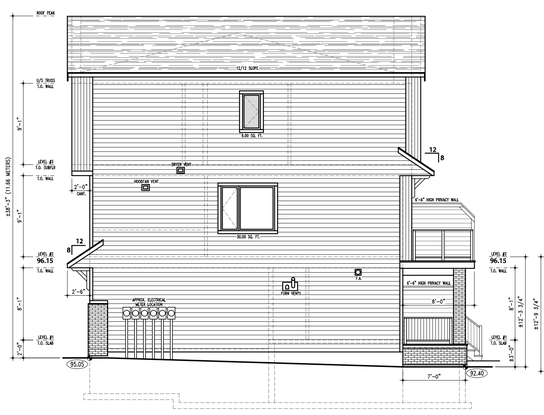
[redacted]



PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #16

FIRE COMPARTMENT #1 = TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #2 = TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #3 = TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #4 = TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #5 = TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #6 = TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	561.86 SQ. FT.	EXPOSED BUILDING FACE:	556.75 SQ. FT.	EXPOSED BUILDING FACE:	558.75 SQ. FT.	EXPOSED BUILDING FACE:	558.75 SQ. FT.	EXPOSED BUILDING FACE:	558.75 SQ. FT.	EXPOSED BUILDING FACE:	585.84 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	253.28 SQ. FT. = 45.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	251.44 SQ. FT. = 45.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	251.44 SQ. FT. = 45.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	251.44 SQ. FT. = 45.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	251.44 SQ. FT. = 45.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	263.67 SQ. FT. = 45.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.26%	UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.44%	UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.44%	UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.44%	UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.44%	UNPROTECTED OPENINGS PROVIDED:	147.78 SQ. FT. = 26.11%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1142.08 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 79.95 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.33%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1122.29 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 213.24 SQ. FT. = 19.00% (OVER 100 SQ. M. – 6.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.70%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

TRUE EDGE CONCEPTS

www.trueedgeconcepts.ca

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#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #16 6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

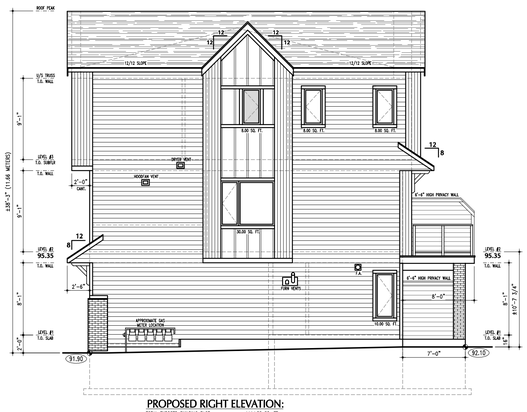
SHEET NUMBER: A18



FIRE COMPARTMENT #1 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #2 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #3 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #4 – TABLE 3.2.3.1. – B (GROUP C)		FIRE COMPARTMENT #5 – TABLE 3.2.3.1. – B (GROUP C)	
EXPOSED BUILDING FACE:	538.61 SQ. FT.	EXPOSED BUILDING FACE:	534.75 SQ. FT.	EXPOSED BUILDING FACE:	534.75 SQ. FT.	EXPOSED BUILDING FACE:	534.75 SQ. FT.	EXPOSED BUILDING FACE:	532.68 SQ. FT.
ALLOWABLE UNPROTECTED OPENINGS:	284.31 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	283.42 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	283.42 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	283.42 SQ. FT. = 53.00% (50 SQ. M. MAX.)	ALLOWABLE UNPROTECTED OPENINGS:	282.35 SQ. FT. = 53.00% (50 SQ. M. MAX.)
UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.36%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.64%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.64%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.64%	UNPROTECTED OPENINGS PROVIDED:	147.39 SQ. FT. = 27.74%

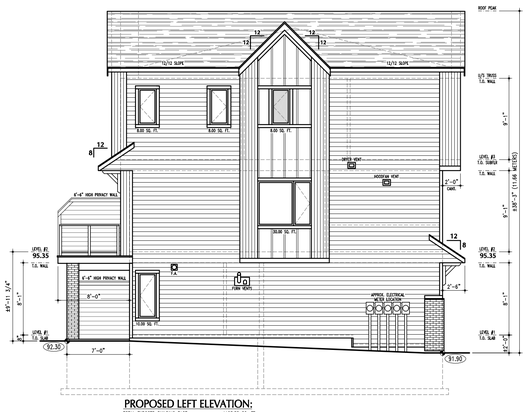
PROPOSED REAR ELEVATION (DRIVE UNDER TOWNHOME)

BUILDING #17



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1114.58 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 211.77 SQ. FT. = 19.00% (OVER 100 SQ. M. = 6.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.74%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1155.58 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 219.68 SQ. FT. = 19.00% (OVER 100 SQ. M. = 6.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.80%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2– 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
5. COPYRIGHT / 2026. ANY REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.
6. FINAL WORKING DRAWINGS MAY VARY FROM DESIGN DRAWINGS. PLEASE REVIEW CAREFULLY BEFORE CONSTRUCTION COMMENCES.
7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 3 Storey - Building #17
5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A19



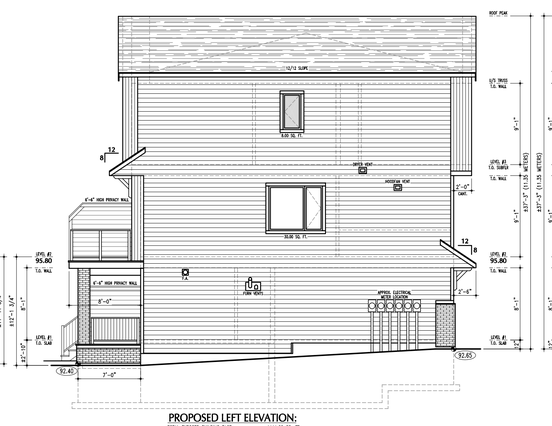
PROPOSED REAR ELEVATION (DRIVE UNDER COURTYARD TOWNHOME)

BUILDING #18



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1186.58 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 113.66 SQ. FT. = 10.00% (OVER 100 SQ. M. - 3.00 M LIMITING DISTANCE)
TOTAL UNPROTECTED OPENINGS PROVIDED: 64.00 SQ. FT. = 5.63%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1111.29 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 77.79 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 38.00 SQ. FT. = 3.42%



PROPOSED FRONT ELEVATION (DRIVE UNDER TOWNHOME)

UNIT CODE:

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E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 3 Storey - Building #18 6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A20

[redacted]



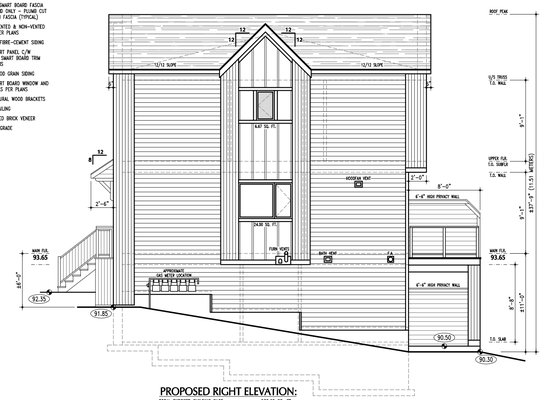
PROPOSED FRONT ELEVATION (2 STOREY TOWNHOME)

BUILDING #19



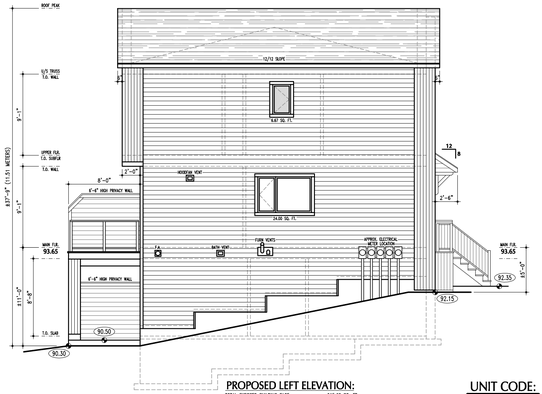
PROPOSED REAR ELEVATION (2 STOREY TOWNHOME)

ASPHALT SHINGLES
2x6 SUB-FASCIA (TYPICAL)
8" PAINTED SMART BOARD FASCIA
AT GABLE END ONLY - PLUMB CUT
6" ALUMINUM FASCIA (TYPICAL)
ALUMINUM VENTED & NON-VENTED SOFFIT AS PER PLANS
HORIZONTAL FIBRE-CEMENT SIDING
PAINTED SMART PANEL C/W 2" VERTICAL SMART BOARD TRIM AS PER PLANS
VERTICAL WOOD GRAIN SIDING
PAINTED SMART BOARD WINDOW AND DOOR TRIM AS PER PLANS
NON-STRUCTURAL WOOD BRACKETS
ALUMINUM RAILING
MANUFACTURED BRICK VENEER
PARGING TO GRADE



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 833.69 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 522.87 SQ. FT. = 56.00% (100 SQ. M. MAX. – 8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.28%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 915.69 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 73.24 SQ. FT. = 8.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.35%

UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN – FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN – FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN – FIBERGLASS
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL – BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 2 Storey - Building #19
5-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A21





PROPOSED FRONT ELEVATION (2 STOREY TOWNHOME)

BUILDING #20



UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #20 6-Plex - Floor Plans and Elevations

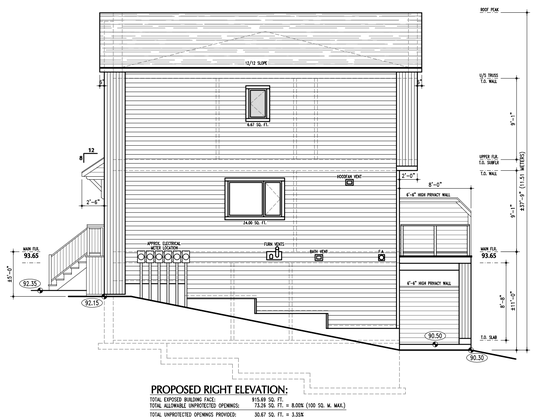
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A22



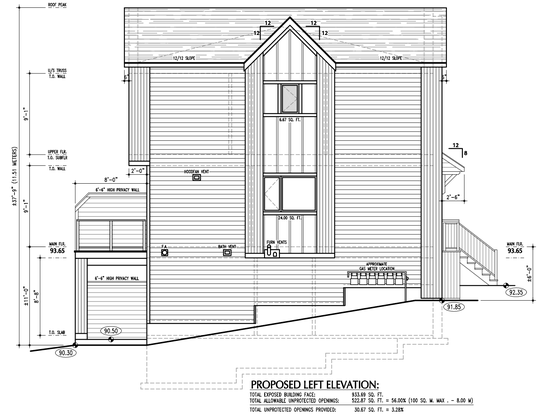


PROPOSED REAR ELEVATION (2 STOREY TOWNHOME)



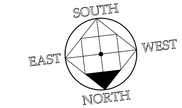
PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 915.88 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 73.26 SQ. FT. = 8.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.35%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 833.88 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 522.87 SQ. FT. = 56.00% (100 SQ. M. MAX. - 8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.28%



UNIT CODE:

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Calgary, Alberta T3A 5K8
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E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

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1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 2 Storey - Building #20
6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A23





PROPOSED FRONT ELEVATION (2 STOREY TOWNHOME)

BUILDING #21

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

SOUTH
EAST WEST
NORTH

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #21 6-Plex - Floor Plans and Elevations

UNIT CODE:

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A24

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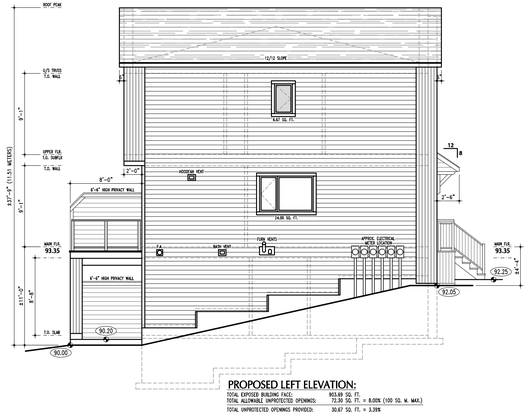


PROPOSED REAR ELEVATION (2 STOREY TOWNHOME)



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 633.69 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 522.87 SQ. FT. = 56.00% (100 SQ. M. MAX. – 8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.28%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 903.80 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 72.30 SQ. FT. = 8.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.39%

SOUTH
EAST
WEST
NORTH

UNIT CODE:

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Calgary, Alberta T3A 5K8
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E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

GENERAL NOTES:

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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 2 Storey - Building #21
6-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-	SHEET NUMBER: A25





PROPOSED FRONT ELEVATION (2 STOREY TOWNHOME)

BUILDING #22



UNIT CODE:

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#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
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REVISIONS:

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EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
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LEGAL DESCRIPTION:
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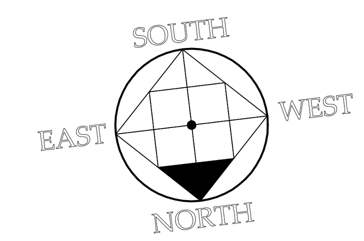
SHEET TITLE:
Proposed 2 Storey - Building #22
6-Plex - Floor Plans and Elevations

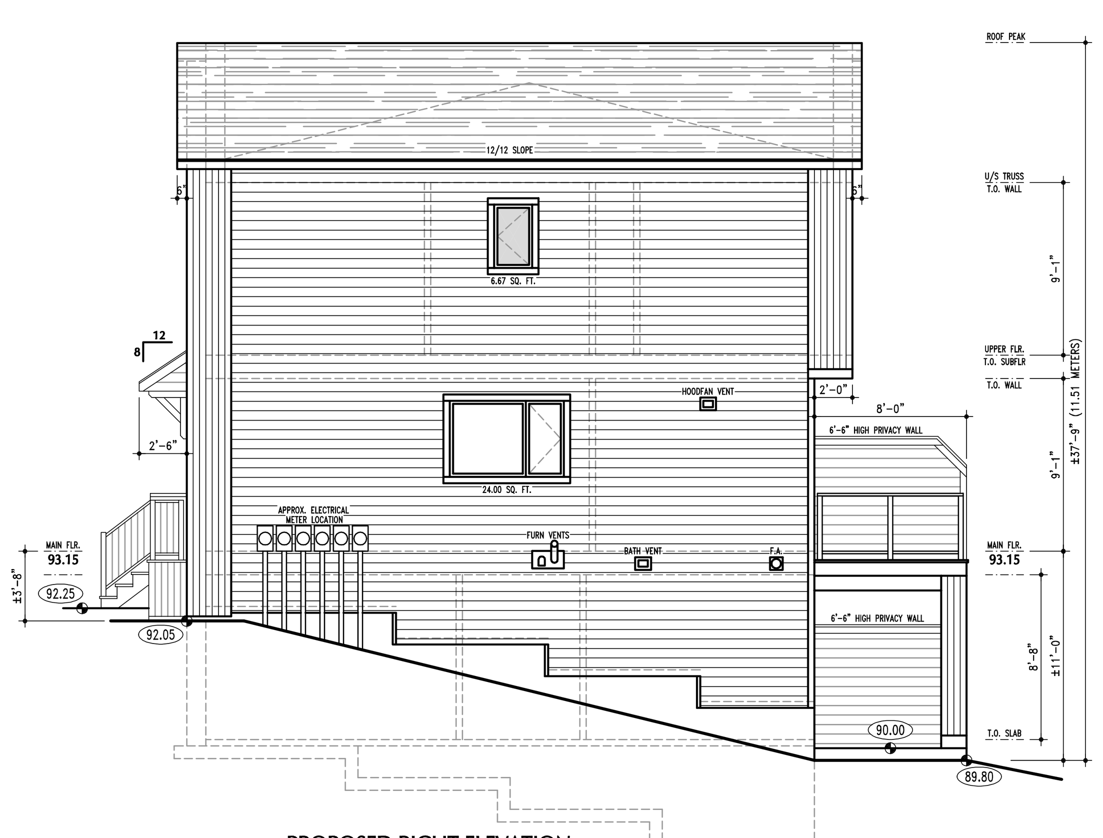
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A26

[redacted]



PROPOSED REAR ELEVATION (2 STOREY TOWNHOME)





PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 891.69 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 71.34 SQ. FT. = 8.00% (100 SQ. M. MAX.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.44%



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 929.19 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 167.25 SQ. FT. = 18.00% (100 SQ. M. MAX . - 4.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 30.67 SQ. FT. = 3.30%

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

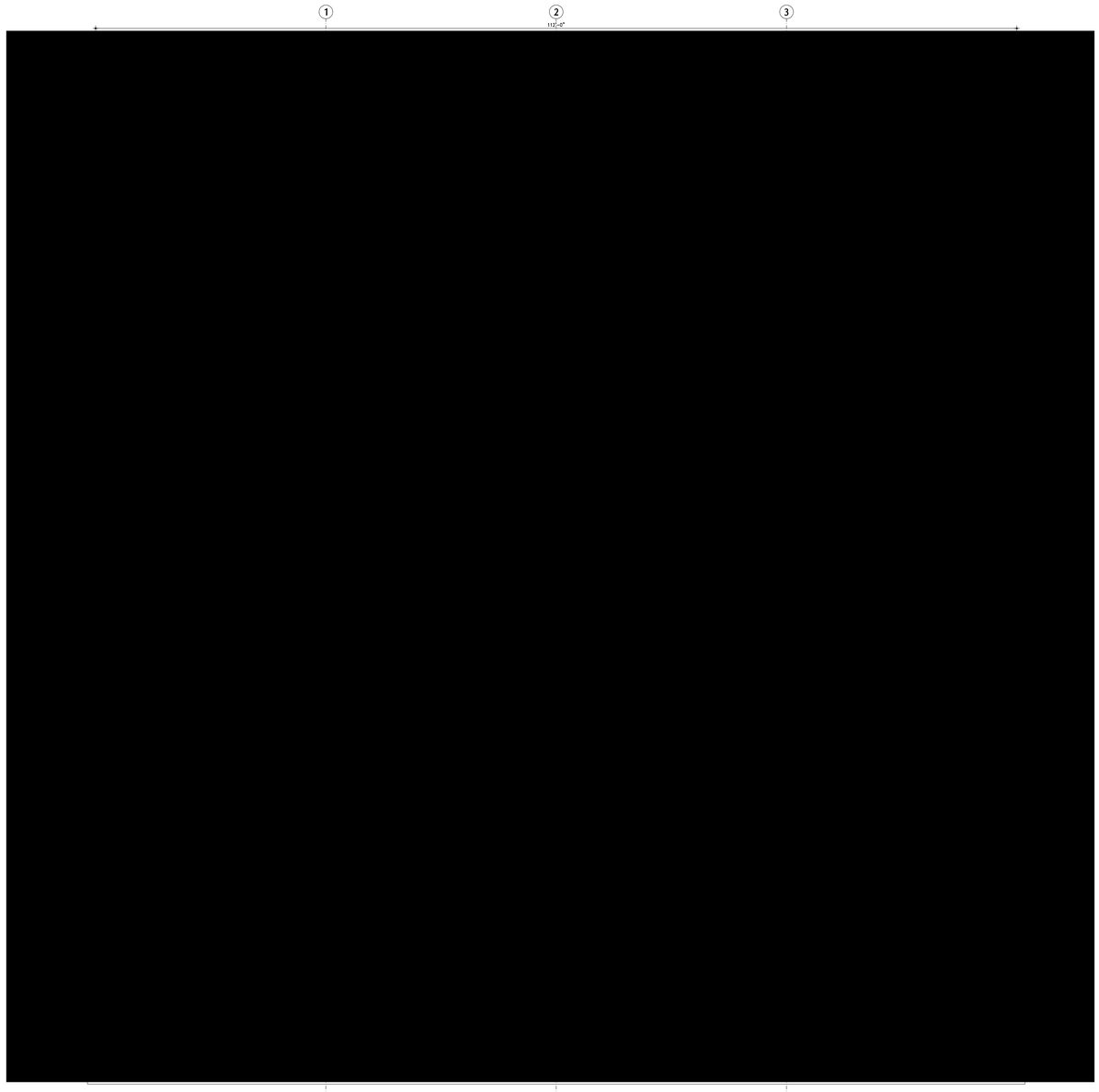
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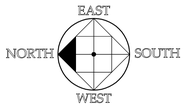
SHEET TITLE: Proposed 2 Storey - Building #22 6-Plex - Floor Plans and Elevations

UNIT CODE:

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A27



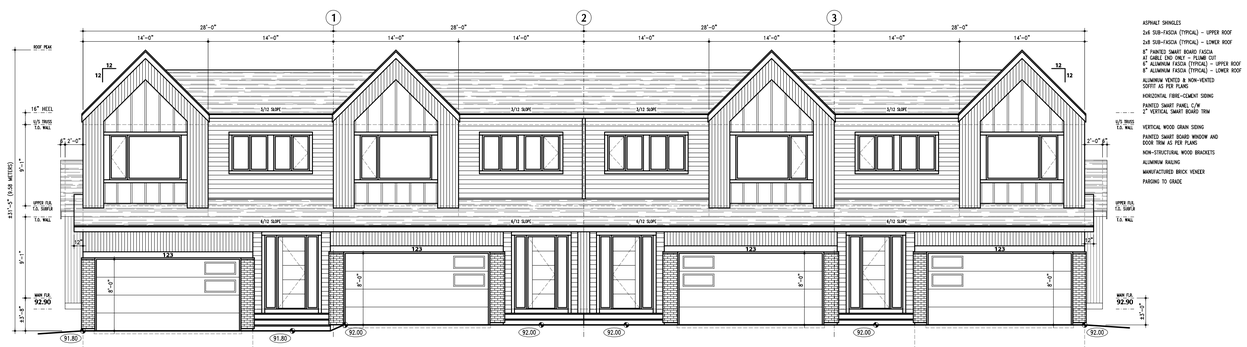


PROPOSED UPPER FLOOR PLAN:
1163 SQ. FT.
3 BEDROOM + BONUS ROOM
* 8'-1" HIGH UPPER FLOOR

PROPOSED UPPER FLOOR PLAN:
1023 SQ. FT.
3 BEDROOM + 2 STOREY SPACE
* 8'-1" HIGH UPPER FLOOR

PROPOSED UPPER FLOOR PLAN:
1023 SQ. FT.
3 BEDROOM + 2 STOREY SPACE
* 8'-1" HIGH UPPER FLOOR

PROPOSED UPPER FLOOR PLAN:
1163 SQ. FT.
4 BEDROOM
* 8'-1" HIGH UPPER FLOOR



PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)
BUILDING #23

UNIT CODE:

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EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

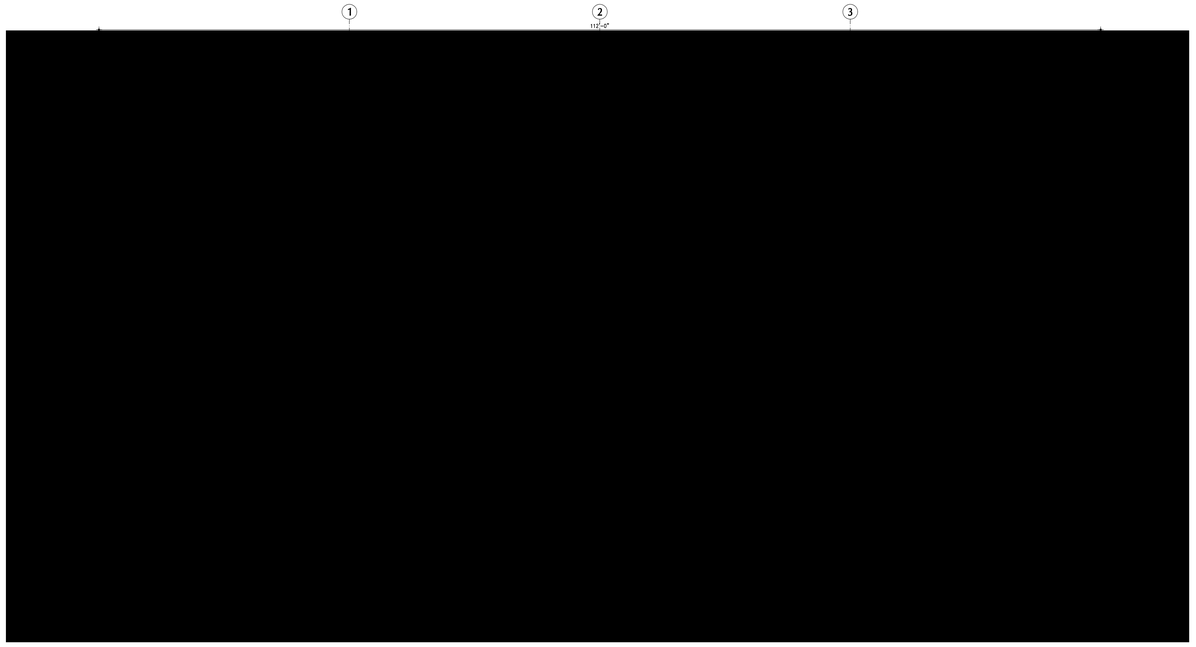
GENERAL NOTES:

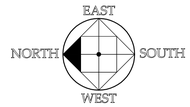
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0 1 2 5 10 15 feet

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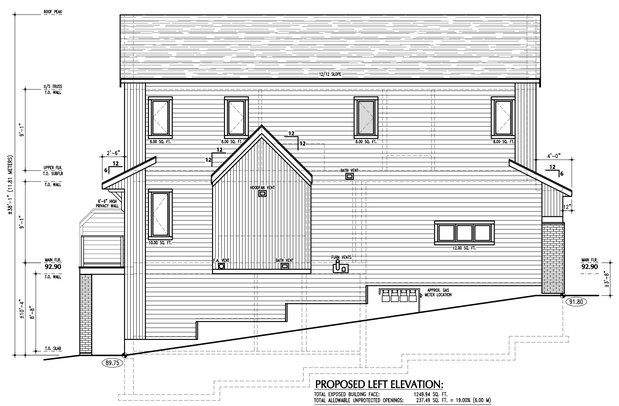
DRAWN BY: D. Evans
DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"
FILE NUMBER: HO-24-15
LAND USE DISTRICT: Direct Control District 13D2021
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta
LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M
SHEET TITLE: Proposed 2 Storey - Building #23 4-Plex - Floor Plans and Elevations
APPLICATION NUMBER: DP2026-
SHEET NUMBER: A28





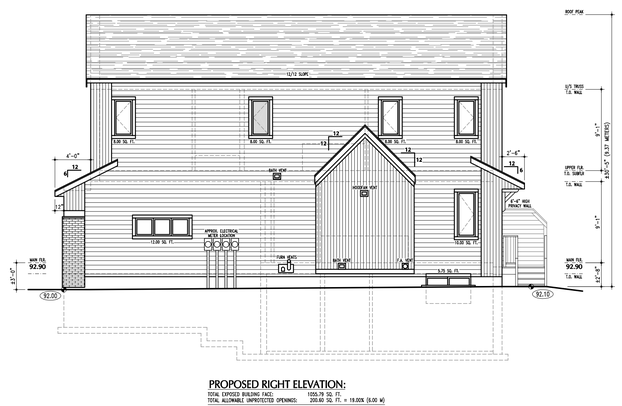


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1249.94 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 237.49 SQ. FT. = 19.00% (8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 54.00 SQ. FT. = 4.32%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1235.79 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 200.80 SQ. FT. = 19.00% (8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 58.75 SQ. FT. = 5.66%

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REVISIONS:
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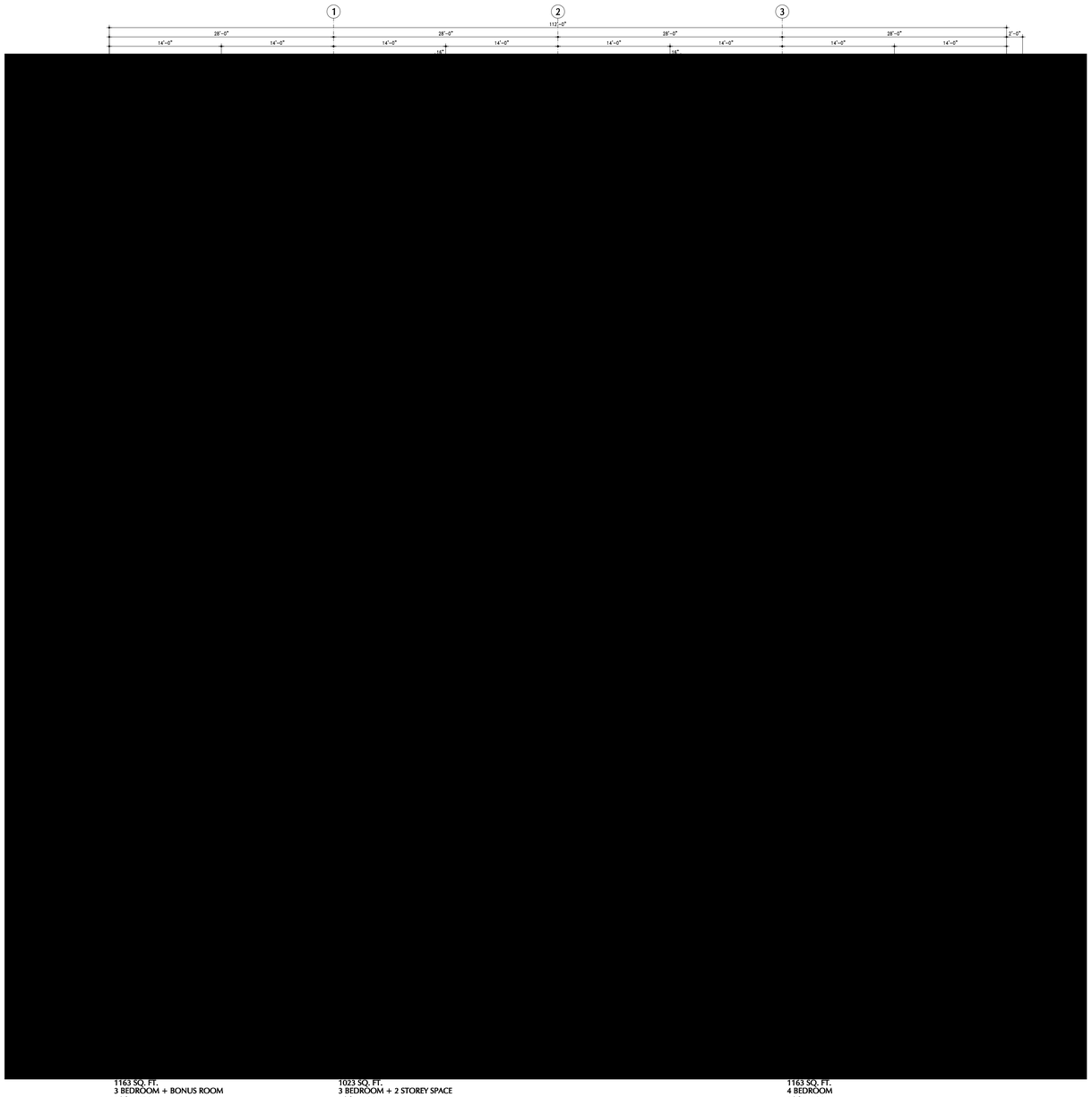
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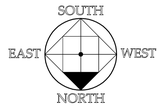
Morton Ridge Investments

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SHEET TITLE: Proposed 2 Storey - Building #23 4-Plex - Floor Plans and Elevations

UNIT CODE:

APPLICATION NUMBER: DP2026-
SHEET NUMBER: A29





1163 SQ. FT.
3 BEDROOM + BONUS ROOM
+ 8'-1" HIGH UPPER FLOOR

1023 SQ. FT.
3 BEDROOM + 2 STOREY SPACE
+ 8'-1" HIGH UPPER FLOOR

1163 SQ. FT.
4 BEDROOM
+ 8'-1" HIGH UPPER FLOOR



PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)

BUILDING #24

UNIT CODE:

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EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

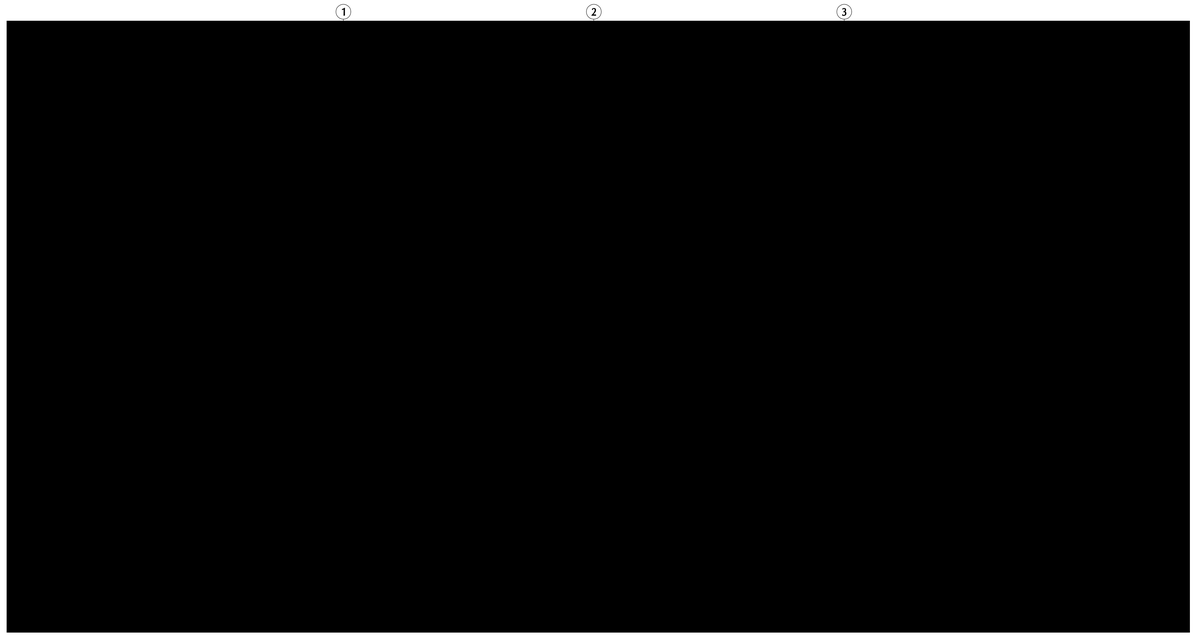
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LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #24 4-Plex - Floor Plans and Elevations

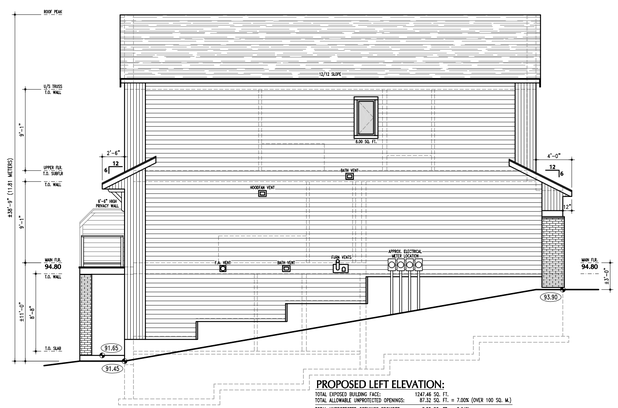
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A30



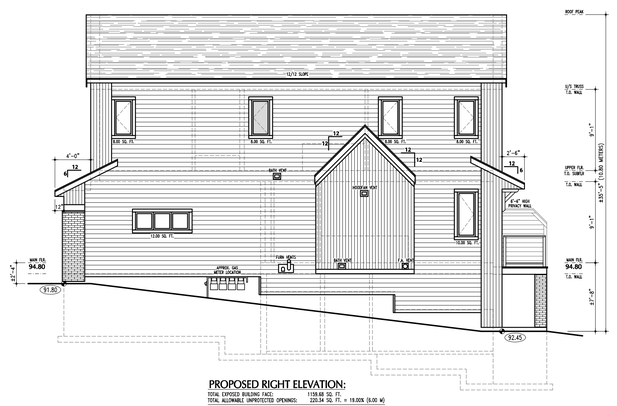


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1247.48 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 87.32 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.64%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1139.88 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 225.34 SQ. FT. = 19.00% (6.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 54.00 SQ. FT. = 4.66%

UNIT CODE:

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0 1 2 5 10 15 feet

Morton Ridge Investments

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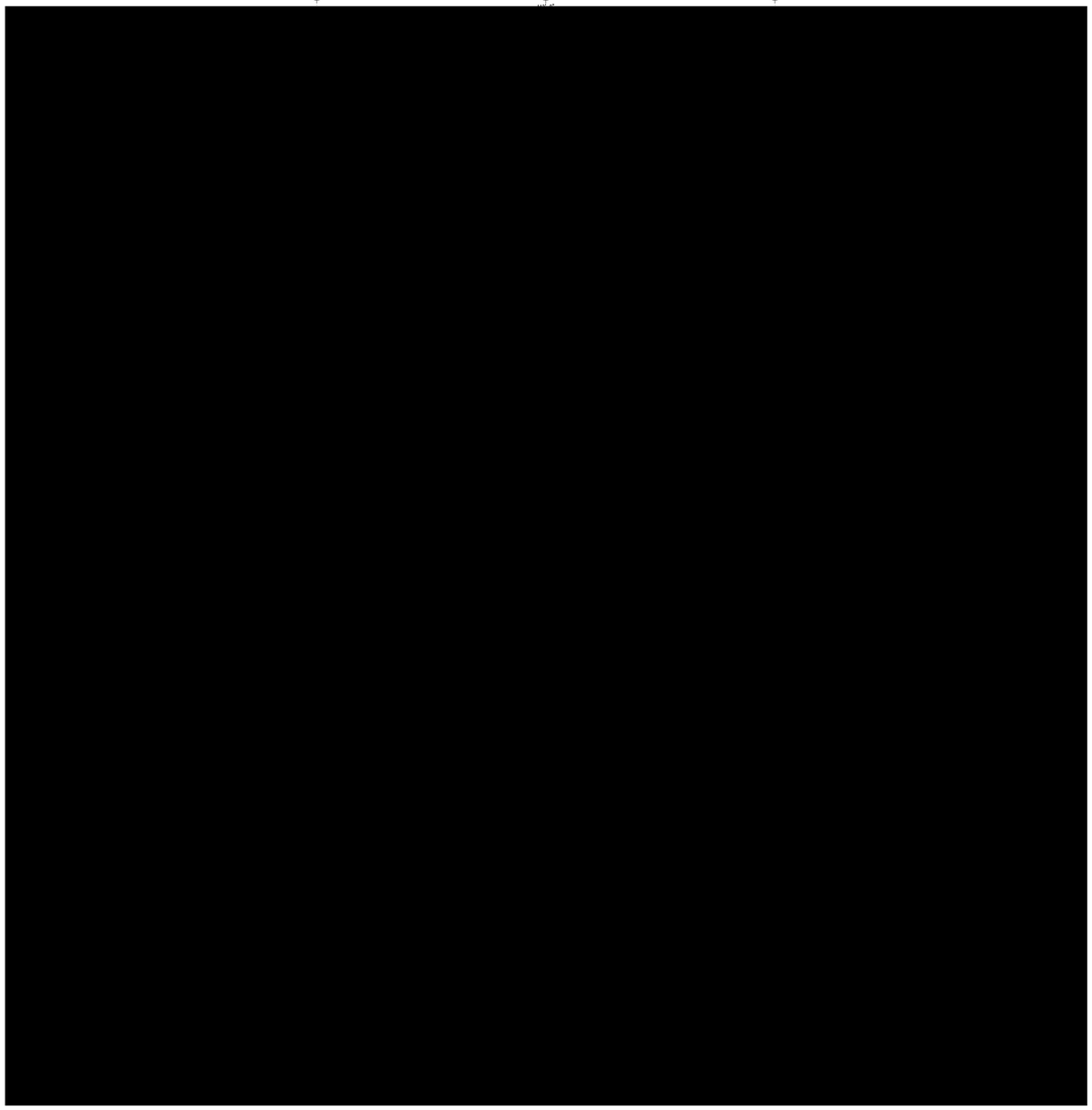
LAND USE DISTRICT: Direct Control District 13D2021

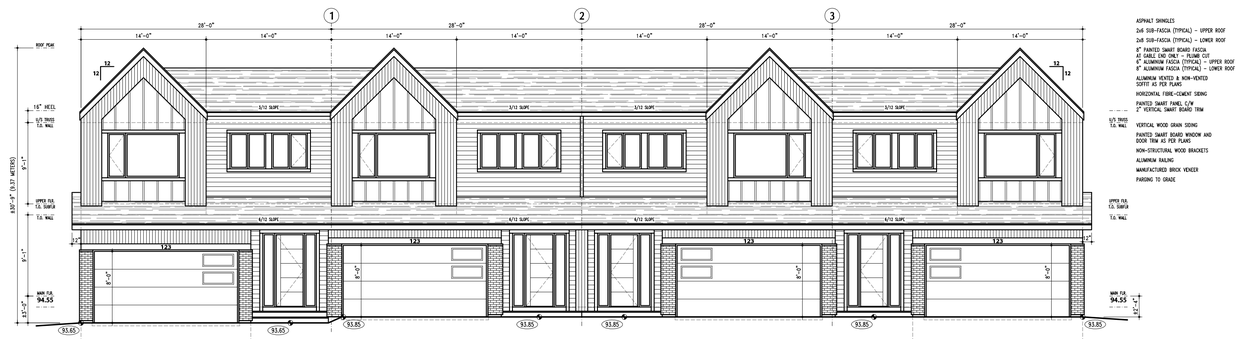
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #24 4-Plex - Floor Plans and Elevations

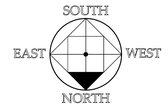
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A31





PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)

BUILDING #25



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P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'B':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

1. ALL CONSTRUCTION DETAILS AND PROCEDURES MUST CONFORM TO CURRENTLY APPROVED BUILDING CODES.
2. BUILDER MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO ANY SITE CONSTRUCTION.
3. ALL EXTERIOR LINTELS ARE 2- 2x10 #2 SPR. UNLESS NOTED OTHERWISE.
4. ALL ENGINEERING IS THE RESPONSIBILITY OF THE BUILDER. ENGINEERED BEAMS AND JOIST TO BE SIZED AND VERIFIED BY SUPPLIER.
5. COPYRIGHT / 2026. ANY REPRODUCTION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.
6. FINAL WORKING DRAWINGS MAY VARY FROM DESIGN DRAWINGS. PLEASE REVIEW CAREFULLY BEFORE CONSTRUCTION COMMENCES.
7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

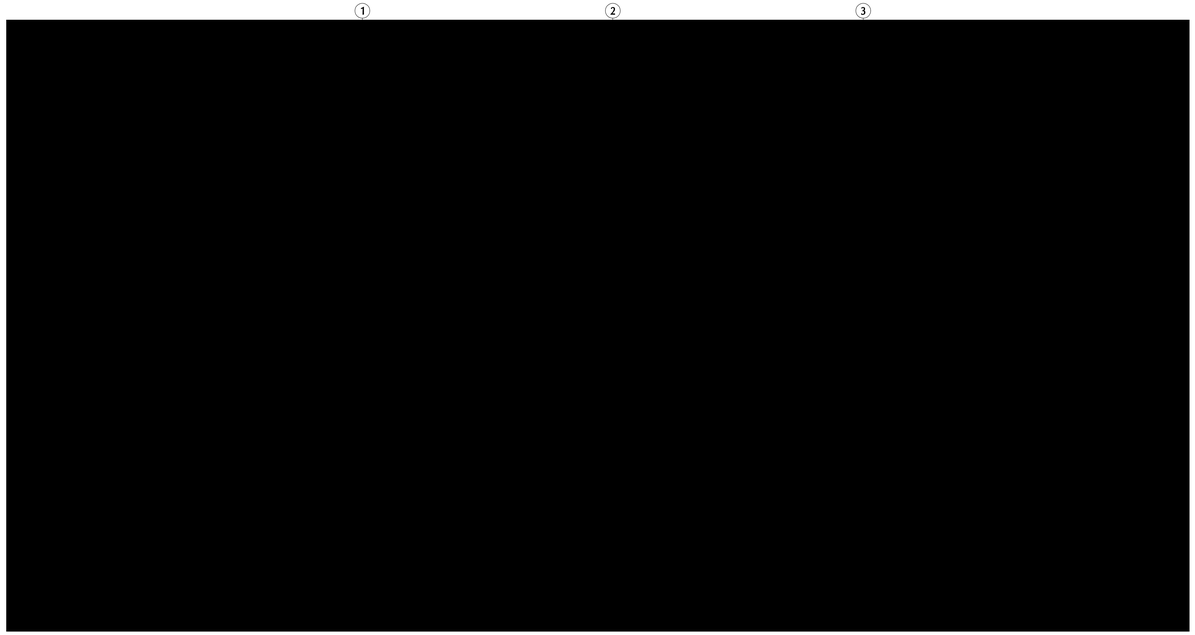
LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #25 4-Plex - Floor Plans and Elevations

UNIT CODE:

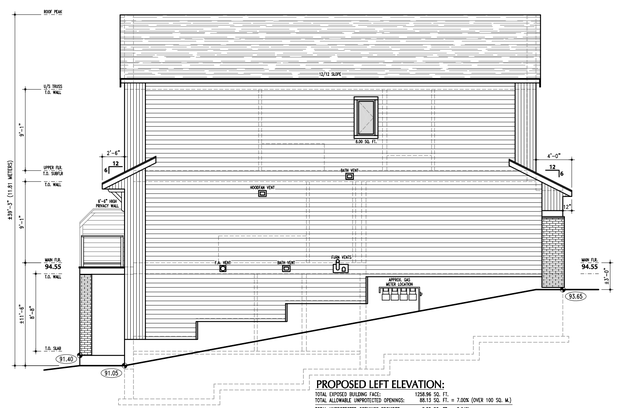
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A32



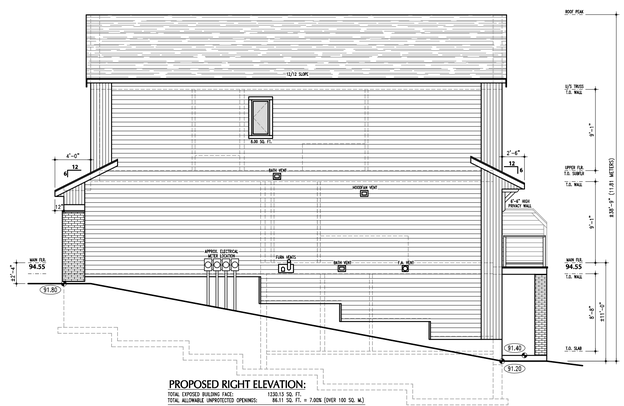


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1258.96 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 88.13 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.64%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1230.13 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 86.11 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.65%

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans	DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"	FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

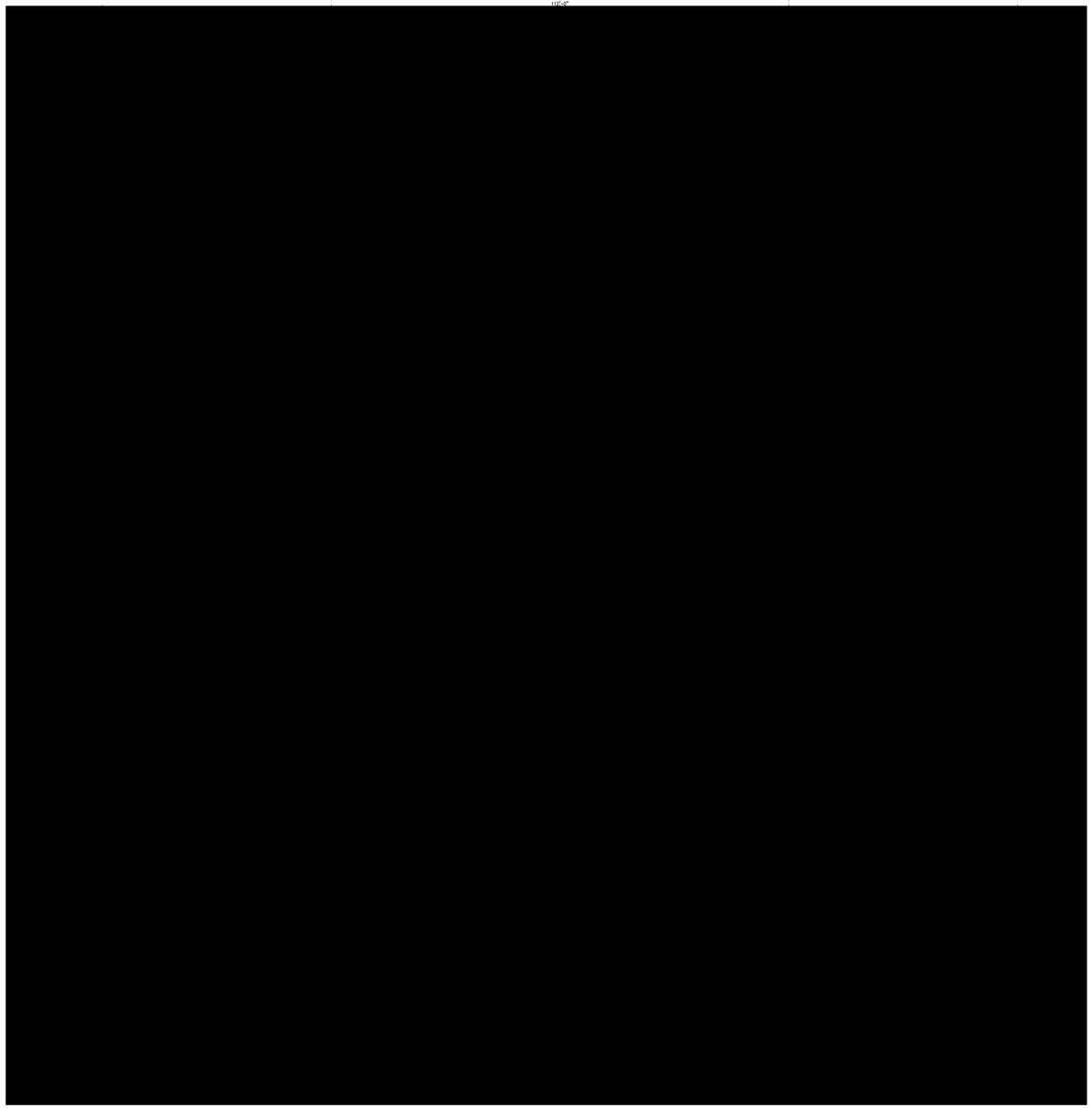
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #25 4-Plex - Floor Plans and Elevations

UNIT CODE:

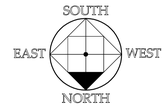
APPLICATION NUMBER: DP2026-	SHEET NUMBER: A33





PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)

BUILDING #26



UNIT CODE:

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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'C':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD WINDOW & DOOR TRIM:	PEWTER
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	CHARCOAL (Aluminum)
BRICK VENEER:	GRAY / BEIGE / RED
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY:	DATE:
D. Evans	Sept. 04, 2026

DRAWING SCALE:	FILE NUMBER:
1/8" = 1'-0"	HO-24-15

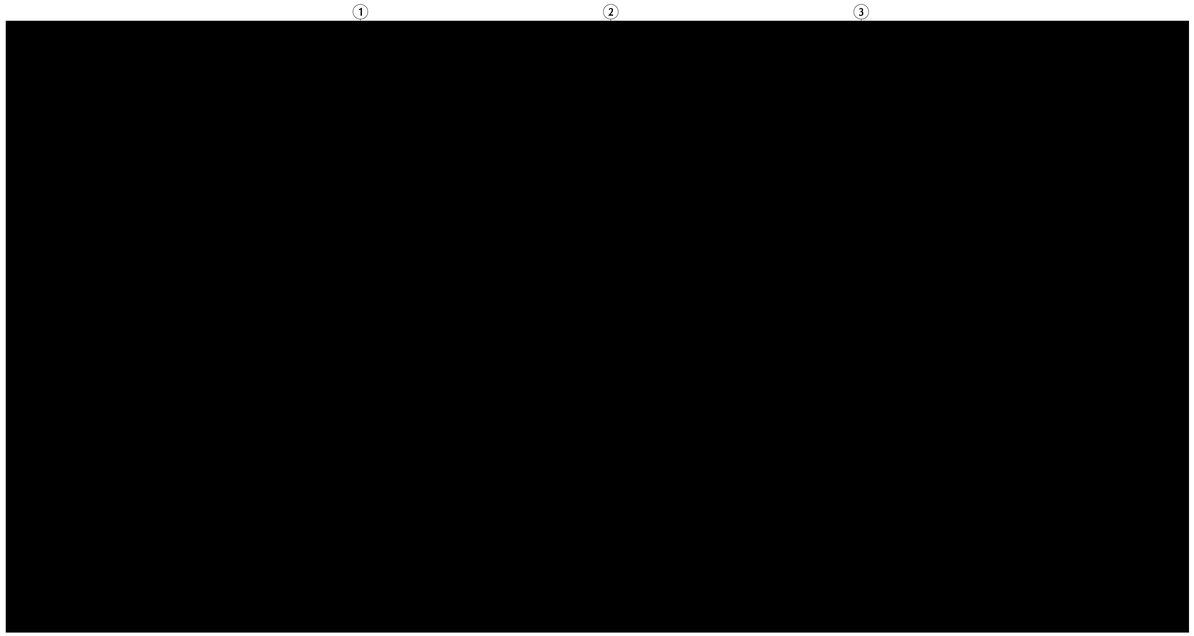
LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

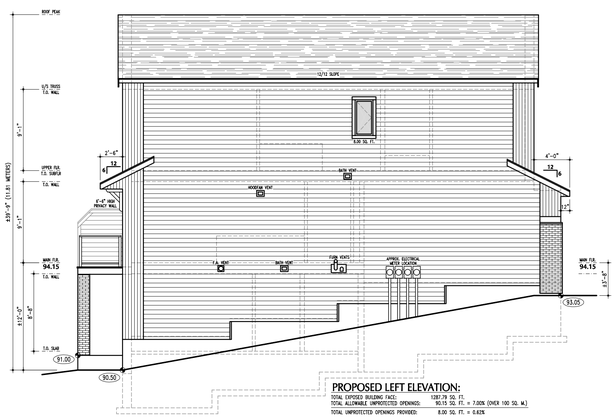
SHEET TITLE:
Proposed 2 Storey - Building #26
4-Plex - Floor Plans and Elevations

APPLICATION NUMBER:	SHEET NUMBER:
DP2026-	A34



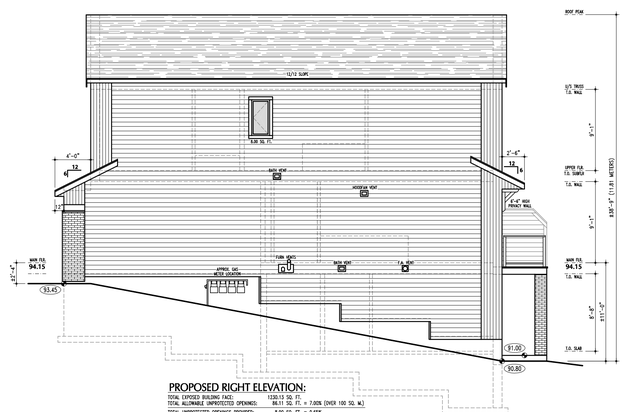


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



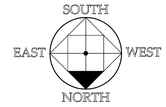
PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1287.79 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 90.15 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.62%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1320.13 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 88.11 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.65%



UNIT CODE:

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REVISIONS:
- CONCEPT DESIGN DRAWINGS - 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS - 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT - 09.04.26

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY:	DATE:
D. Evans	Sept. 04, 2026
DRAWING SCALE:	**FILE NUMBER:**
1/8" = 1'-0"	HO-24-15

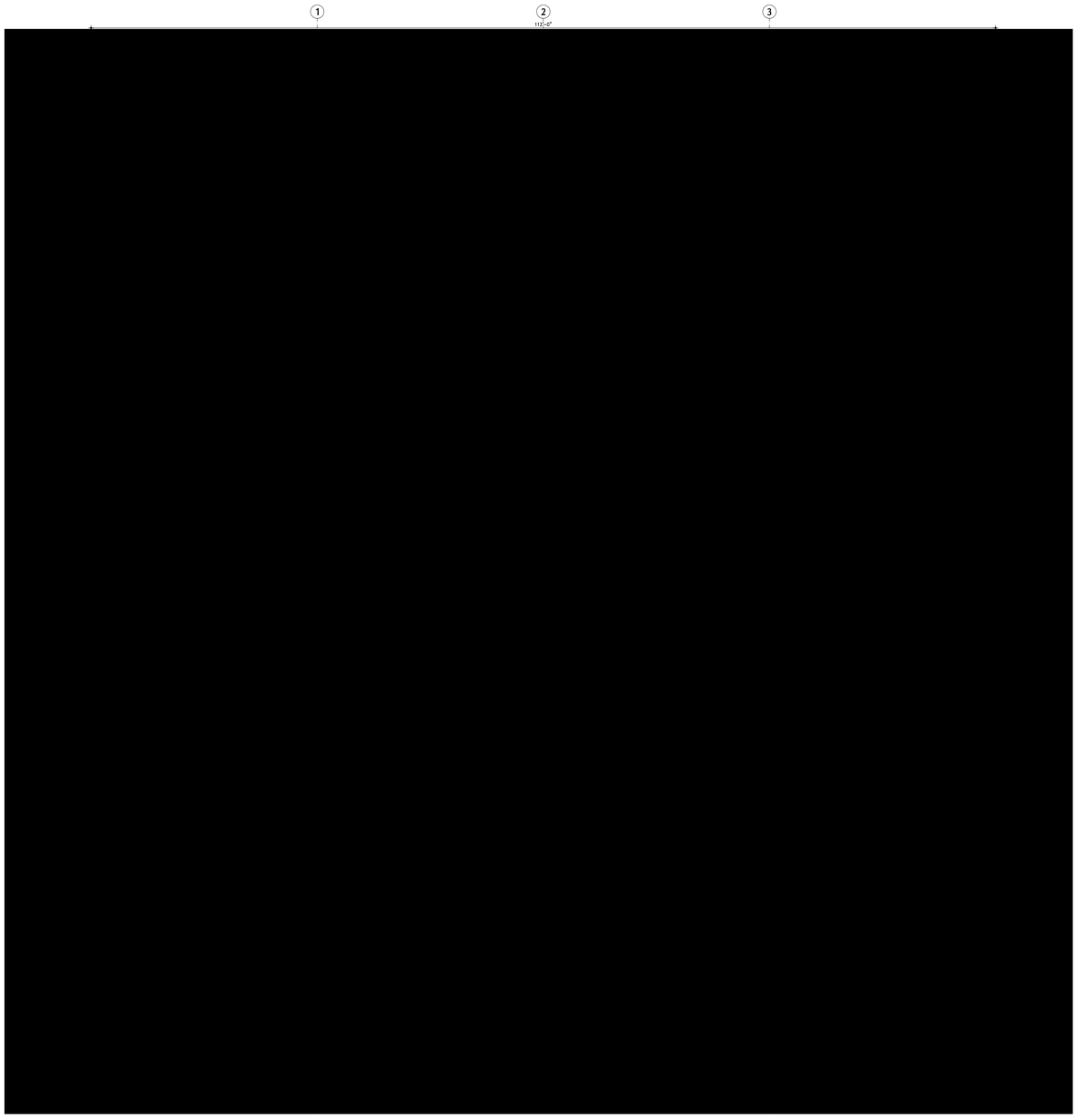
LAND USE DISTRICT:
Direct Control District 13D2021

SITE ADDRESS:
#5925 - 117th Street N.W.
Calgary, Alberta

LEGAL DESCRIPTION:
NE 1/2 SEC 6-25-2 W5M

SHEET TITLE:
Proposed 2 Storey - Building #26
4-Plex - Floor Plans and Elevations

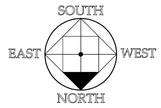
APPLICATION NUMBER:	SHEET NUMBER:
DP2026-	A35





PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)

BUILDING #27



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REVISIONS:

- CONCEPT DESIGN DRAWINGS	- 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS	- 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT	- 09.04.26

EXTERIOR COLOUR SELECTION 'A':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	DARK BROWN
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	LIGHT GRAY
SMART BOARD WINDOW & DOOR TRIM:	BLACK & LIGHT GRAY
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	DARK GRAY
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #27 4-Plex - Floor Plans and Elevations

UNIT CODE:

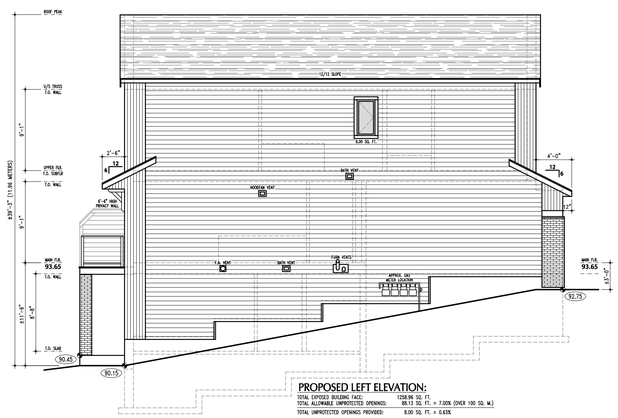
APPLICATION NUMBER: DP2026-

SHEET NUMBER: A36



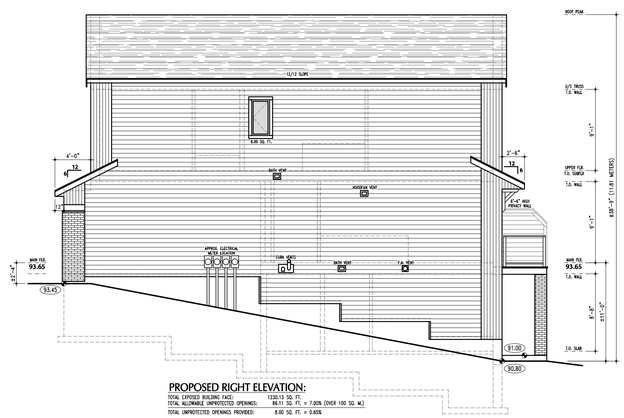


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



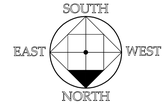
PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1258.96 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 88.13 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.63%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1330.13 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 88.11 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.60%



UNIT CODE:

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REVISIONS:
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- ISSUED FOR DEVELOPMENT PERMIT - 09.04.26

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE: Sept. 04, 2026

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

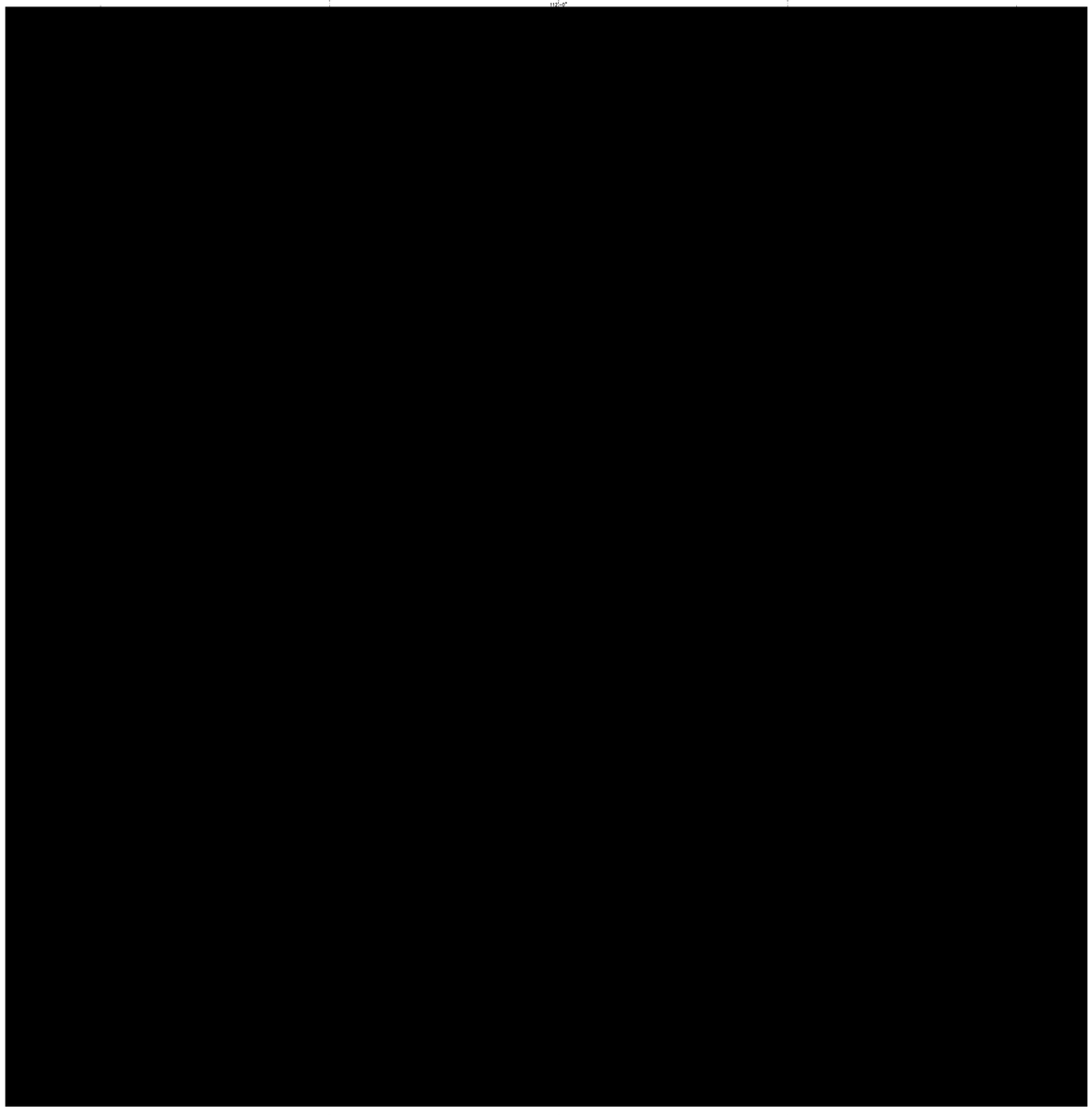
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #27 4-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

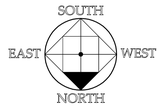
SHEET NUMBER: A37





PROPOSED FRONT ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)

BUILDING #28



UNIT CODE:

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Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:

EXTERIOR COLOUR SELECTION 'B':	
ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	PEWTER
VERTICAL WOOD GRAIN SIDING:	DARK STAINED WOOD
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD WINDOW & DOOR TRIM:	BEIGE & BLACK
WOOD ROOF BRACKET:	WALNUT STAIN
WINDOWS: (Exterior)	BLACK (Vinyl)
FRONT ENTRY DOOR:	DARK BROWN - FIBERGLASS
REAR DECK FRENCH DOOR:	DARK BROWN - FIBERGLASS
WALK-OUT ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
EXTERIOR RAILING:	BLACK (Aluminum)
BRICK VENEER:	BLACK
PRECAST CONCRETE ENTRY STEP:	NATURAL - BROOM FINISHED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

GENERAL NOTES:

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7. DUE TO VARYING PRINTER SETTINGS, SCALE OF THESE DRAWINGS MAYBE SLIGHTLY SMALLER OR LARGER THAN: 1/8" = 1'-0"

0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans

DATE:

DRAWING SCALE: 1/8" = 1'-0"

FILE NUMBER: HO-24-15

LAND USE DISTRICT: Direct Control District 13D2021

SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta

LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M

SHEET TITLE: Proposed 2 Storey - Building #28 4-Plex - Floor Plans and Elevations

APPLICATION NUMBER: DP2026-

SHEET NUMBER: A38



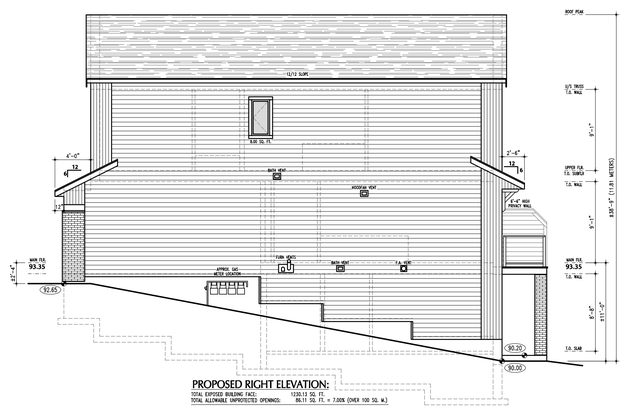


PROPOSED REAR ELEVATION (2 STOREY FRONT DRIVE GARAGE TOWNHOME)



PROPOSED LEFT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1176.24 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 329.35 SQ. FT. = 28.00% (8.00 M)
TOTAL UNPROTECTED OPENINGS PROVIDED: 54.00 SQ. FT. = 4.59%



PROPOSED RIGHT ELEVATION:

TOTAL EXPOSED BUILDING FACE: 1230.15 SQ. FT.
TOTAL ALLOWABLE UNPROTECTED OPENINGS: 86.11 SQ. FT. = 7.00% (OVER 100 SQ. M.)
TOTAL UNPROTECTED OPENINGS PROVIDED: 8.00 SQ. FT. = 0.65%

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#234-5149 Country Hills Blvd. NW
Calgary, Alberta T3A 5K8
P: 403-990-3063
E: trueedgeconcepts@gmail.com

REVISIONS:
- CONCEPT DESIGN DRAWINGS - 01.22.26
- FINAL CONCEPT DESIGN DRAWINGS - 02.10.26
- ISSUED FOR DEVELOPMENT PERMIT - 09.04.26

GENERAL NOTES:

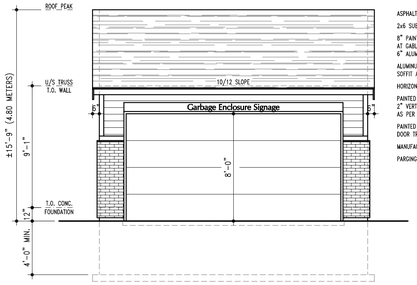
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0 1 2 5 10 15 feet

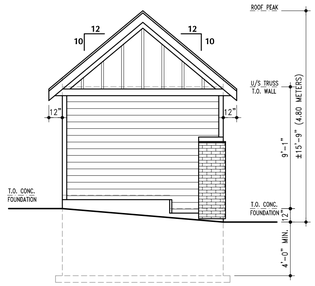
Morton Ridge Investments

DRAWN BY: D. Evans
DATE: Sept. 04, 2026
DRAWING SCALE: 1/8" = 1'-0"
FILE NUMBER: HO-24-15
LAND USE DISTRICT: Direct Control District 13D2021
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta
LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M
SHEET TITLE: Proposed 2 Storey - Building #28 4-Plex - Floor Plans and Elevations

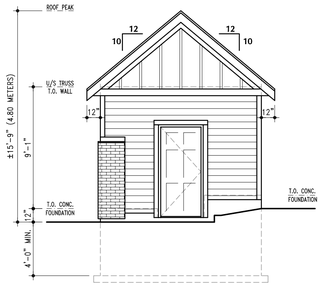
UNIT CODE:
APPLICATION NUMBER: DP2026-
SHEET NUMBER: A39



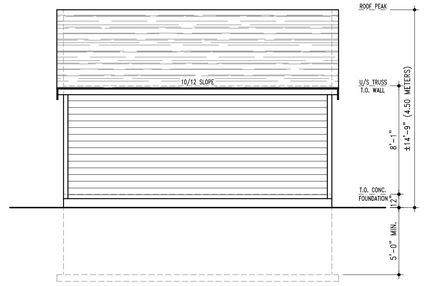
PROPOSED FRONT (STREETSIDE) ELEVATION:



PROPOSED LEFT ELEVATION:



PROPOSED RIGHT ELEVATION:

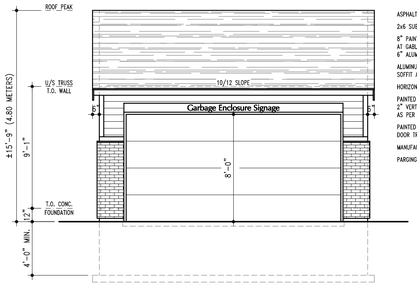


PROPOSED REAR ELEVATION:

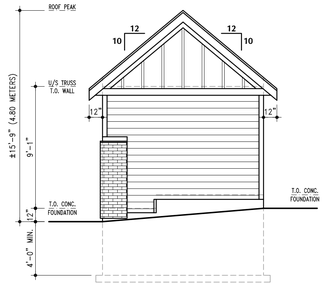
PROPOSED GARBAGE ENCLOSURES 'A, C & E'

SCALE: 3/16" - 1'-0"

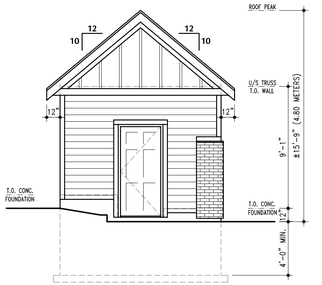
- ELEVATIONS MAY VARY SLIGHTLY WITH FINAL GRADING.



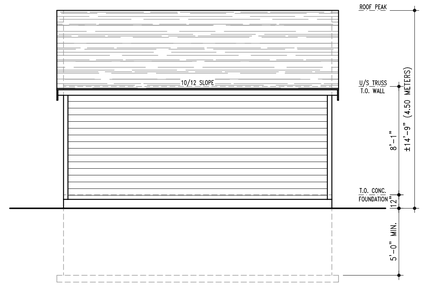
PROPOSED FRONT (STREETSIDE) ELEVATION:



PROPOSED RIGHT ELEVATION:



PROPOSED LEFT ELEVATION:

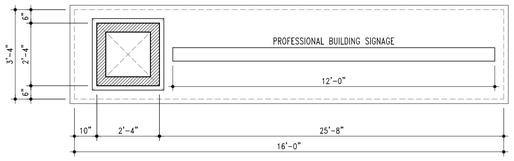


PROPOSED REAR ELEVATION:

PROPOSED GARBAGE ENCLOSURES 'B & D'

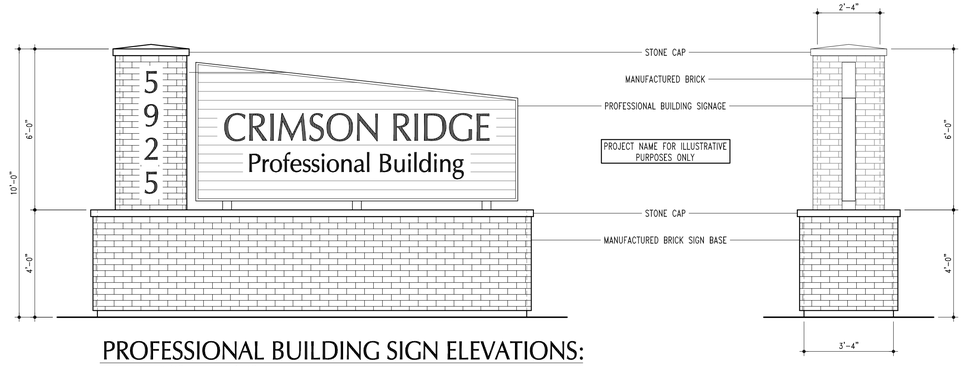
SCALE: 3/16" - 1'-0"

- ELEVATIONS MAY VARY SLIGHTLY WITH FINAL GRADING.



PROFESSIONAL BUILDING SIGN PLAN VIEW:

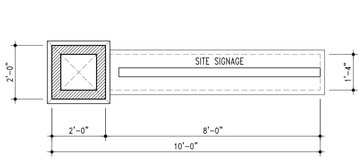
SCALE: 3/8" - 1'-0"



PROFESSIONAL BUILDING SIGN ELEVATIONS:

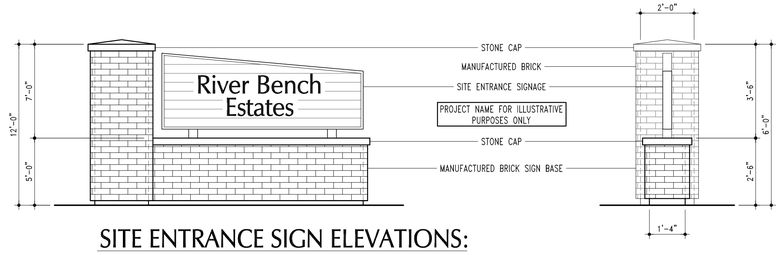
SCALE: 3/8" - 1'-0"

- WOOD FRAMED BASE FINISHED WITH MANUIFACTURED BRICK
- TWO SIDED SIGN MOUNTED TO MANUFACTURED BRICK SIGN BASE
- 6x6 STAINED & STACKED TIMBER SIGN WITHIN BLACK POWDER COATED METAL FRAME
- ACCENT LIGHTING LOCATED ON BOTH SIDES OF SIGN
- SEE LANDSCAPE PLAN FOR LOCATION AND ADJACENT PLANTINGS



SITE ENTRANCE SIGN PLAN VIEW:

SCALE: 3/8" - 1'-0"



SITE ENTRANCE SIGN ELEVATIONS:

SCALE: 3/8" - 1'-0"

- WOOD FRAMED BASE FINISHED WITH MANUIFACTURED BRICK
- TWO SIDED SIGN MOUNTED TO MANUFACTURED BRICK SIGN BASE
- 4x4 STAINED & STACKED TIMBER SIGN WITHIN BLACK POWDER COATED METAL FRAME
- ACCENT LIGHTING LOCATED ON BOTH SIDES OF SIGN
- SEE LANDSCAPE PLAN FOR LOCATION AND ADJACENT PLANTINGS

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REVISIONS:

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EXTERIOR COLOUR SELECTION 'B':
GARBAGE ENCLOSURES 'A, C & E':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	BLACK
SMART BOARD FASCIA:	BLACK
ALUMINUM SOFFIT:	BLACK
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
GABLE / WALL BOARD & BATTEN:	BEIGE
SMART BOARD DOOR TRIM:	BEIGE & BLACK
ENTRY DOOR:	DARK BROWN
OVERHEAD GARAGE DOOR:	WALNUT
BRICK VENEER:	BLACK
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

EXTERIOR COLOUR SELECTION 'C':
GARBAGE ENCLOSURES 'B & D':

ASPHALT SHINGLES:	BLACK
ALUMINUM FASCIA:	CHARCOAL
SMART BOARD FASCIA:	CHARCOAL
ALUMINUM SOFFIT:	CHARCOAL
HORIZONTAL FIBRE-CEMENT SIDING:	BEIGE
GABLE / WALL BOARD & BATTEN:	PEWTER
SMART BOARD DOOR TRIM:	PEWTER
ENTRY DOOR:	DARK BROWN - FIBERGLASS
OVERHEAD GARAGE DOOR:	WALNUT
BRICK VENEER:	GRAY / BEIGE / RED
CONCRETE SIDEWALK:	NATURAL - BROOM FINISHED

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0 1 2 5 10 15 feet

Morton Ridge Investments

DRAWN BY: D. Evans
DATE: Sept. 04, 2026
DRAWING SCALE: As Noted
FILE NUMBER: HO-24-15
LAND USE DISTRICT: Direct Control District 13D2021
SITE ADDRESS: #5925 - 117th Street N.W. Calgary, Alberta
LEGAL DESCRIPTION: NE 1/2 SEC 6-25-2 W5M
SHEET TITLE: Proposed Garbage Enclosures and Development Signage
APPLICATION NUMBER: DP2026-
SHEET NUMBER: A40