

SOHO (CUSTOM)



hunter|tristan
design

hunter | tristan design
700, 1816 Crowchild Trail N.W.
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IFC

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1	IFC	JAN 30 2026
2	SHOWER/SQ.FT	JAN 29 2026
1	BASE & WINDOWS APC	JAN 28 2026(2)
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1	IFC	JAN 21 2026
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1	ARCADIS REVIEW/FEEDBACK	JAN 07 2026
1	FINAL REVIEW	DEC 01 2025(2)

Drawn By: LHM, JC Checked By:

General Contractor

nw newwest
LUXURY HOMES

403 984 9430

Marketing & Sales

000 000 0000

Project Address(es)

10 GREENWICH COMMONS NW

Legal Address

Lot(s) 2, Block 7, Phase 1, Plan 000 0000
Zoning - DC (R-G)

Client(s)/Project
NEW WEST LUXURY HOMES -
GREENWICH

Title
COVER

Scale
As Indicated

Development Permit Number
DP-2022

True North

Building Permit Number
BP-2022-

Project North

Page Type

Page Number

1.

1

nw newwest
LUXURY HOMES

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PRUNE DEAD AND BROKEN BRANCHES BUT RETAINING NORMAL PLANT SHAPE

SAUCER SHAPED BASIN FOR WATER CONTAINMENT

100MM DEPTH BARK MULCH

ROOTBALL TO REMAIN INTACT REMOVE CONTAINER WITHOUT DISTURBING ROOTS

FIRMLY PACKED TOPSOIL

600mm

200mm

SCARIFY PIT BOTTOM

COMPACTED SUBGRADE

2x2 @ 3" o/c

5'-11"

6'-0"

6x6 Posts @ 6'-0" o/c

DESIGN TBD

--- DENOTES FENCE

OWNER/GENERAL CONTRACTOR TO CONTACT ALBERTA FIRST CLICK
FOR ALL UNDERGROUND LOCATES BEFORE CONSTRUCTION OF
TREE FENCE POSTS

A diagram showing a circular plot with a dashed outer boundary. Inside the circle, there is a central point marked with a crosshair. A line segment extends from the center to the dashed boundary, labeled "4.0m or Dripline".

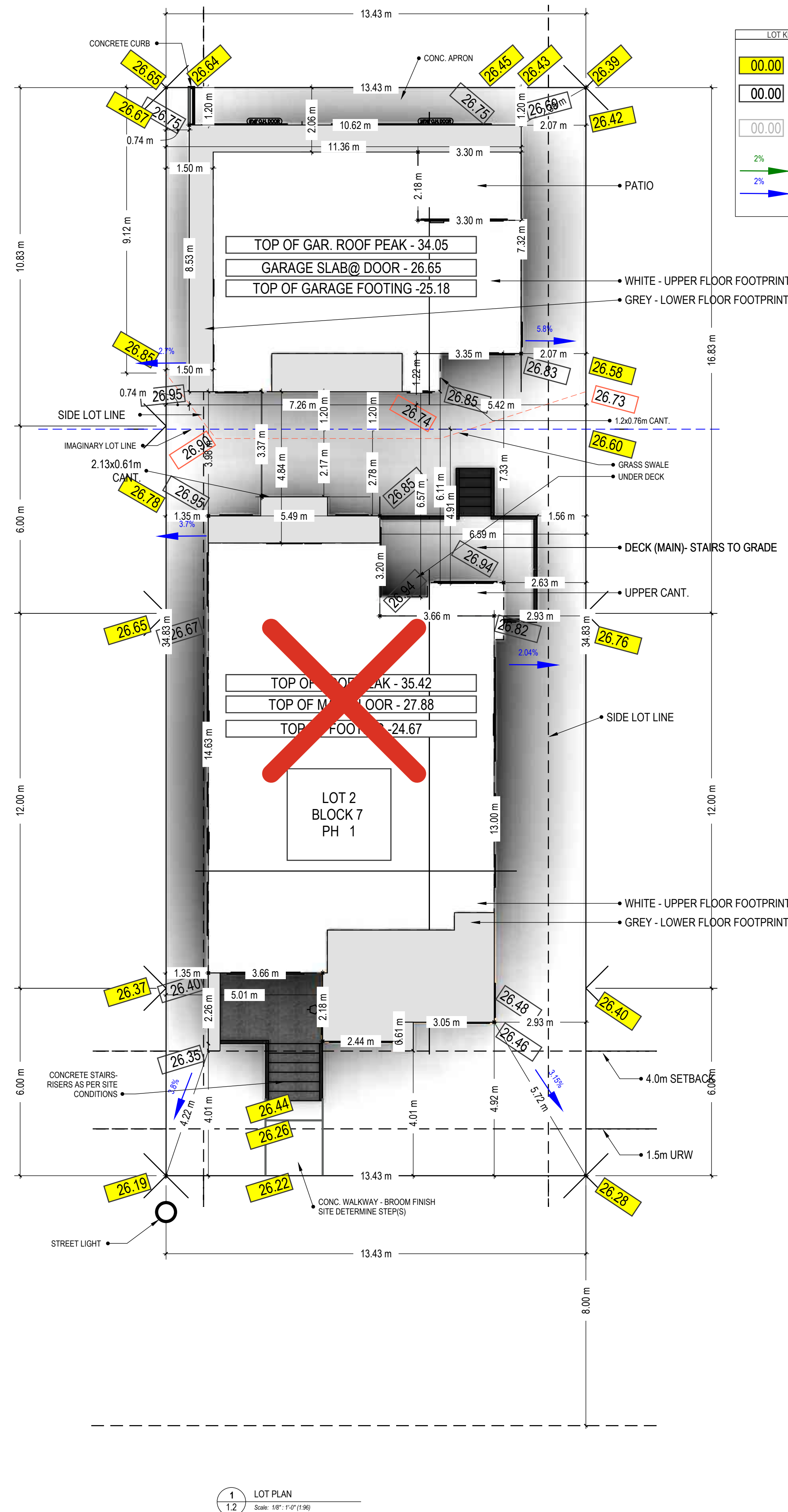
ORANGE SNOW FENCING
OR METAL CHAIN LINK

PROTECTED TREE SIGN

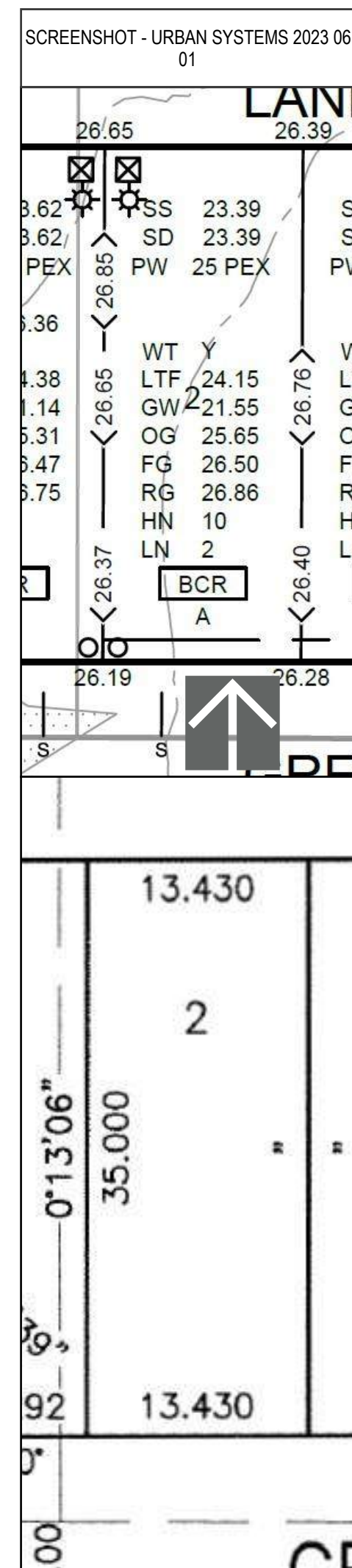
ELEVATION VIEW

2"x4" SPF WOOD FENCE
FRAME ON-GRADE, SIZED
PER CITY TREE PROTECTION
BARRIER PLAN.
ORANGE SNOW FENCING
OR METAL CHAIN LINK

Part 5: LOW DENSITY RESIDENTIAL DISTRICTS Division 12: Residential - Low Density Mixed Housing (R-G) (R-G) District 15P2016 547 1 The Residential — Low Density Mixed Housing District: a is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the Developing Area; b accommodates a wide range of low density residential development in the form of Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings and Single Detached Dwellings to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time; c includes carriage house lots to facilitate alternative housing forms on laned parcels; and d accommodates Secondary Suites and Backyard Suites.	
Permitted Uses 547.1 The following uses are permitted uses in the Residential — Low Density Mixed Housing District: a Accessory Residential Building; b Backyard Suite; c Duplex Dwelling; h Rowhouse Building; i Secondary Suite; j Semi-detached Dwelling;	
Rules 547.4 In addition to the rules in this District, all uses in this District must comply with: a the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1; b the Rules Governing All Districts referenced in Part 3; and c the applicable Uses And Use Rules referenced in Part 4.	
Parcel Coverage 547.8 1 Unless otherwise referenced in subsections (2) and (3), the maximum parcel coverage is 60.0 per cent of the area of the parcel. 2 Unless otherwise referenced in subsection (3), the maximum parcel coverage for a laned parcel is 70.0 per cent of the area of the parcel. 3 The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by 21.0 square metres for each required motor vehicle parking stall that is not located in a private garage.	
Building Setback from Front Property Line 547.10 The minimum building setback from a front property line is 1.0 metres.	
295 "Secondary Suite" 12P2010, 24P2014, 56P2022 a means a use that: 15P2016, 56P2022 i contains two or more rooms used or designed to be used as a residence by one or more persons; 62P2018, 56P2022 ii contains a kitchen, living, sleeping and sanitary facilities; 62P2018, 56P2022 iii is self-contained and located within a Dwelling Unit; 62P2018, 56P2022 iv must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and 62P2018, 56P2022 v is considered part of and secondary to a Dwelling Unit 62P2018, 76P2019, 56P2022 b is a use within the Residential Group in Schedule A to this Bylaw; 56P2022 c has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and landings; 24P2014, 56P2022 d requires a minimum of 1.0 motor vehicle parking stalls; and 56P2022 e does not require bicycle parking stalls — class 1 or class 2.	



LOT KEY - SLOPE/GEODETICS/ETC	
	GEODETIC - EXISTING
	GEODETIC - PROPOSED
	GEODETIC - SITE MEASURED +/- (NON-SURVEYOR)
	SLOPE/DIRECTION OF DRAINAGE - EXISTING
	SLOPE/DIRECTION OF DRAINAGE - PROPOSED



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- LANDMARKING OWNERS RULES & REGULATIONS AND DESIGN
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newwest
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**NEW WEST LUXURY HOMES -
GREENWICH**

Title
LOT

Scale
As Indicate

DP-2022

True North

Building Permit Number
BP-2022-

1

1.2

PLANS FOR CLIENT FEEDBACK - SOME DETAILS DRAWN MAY BE OPTIONAL - VERIFY WITH GC
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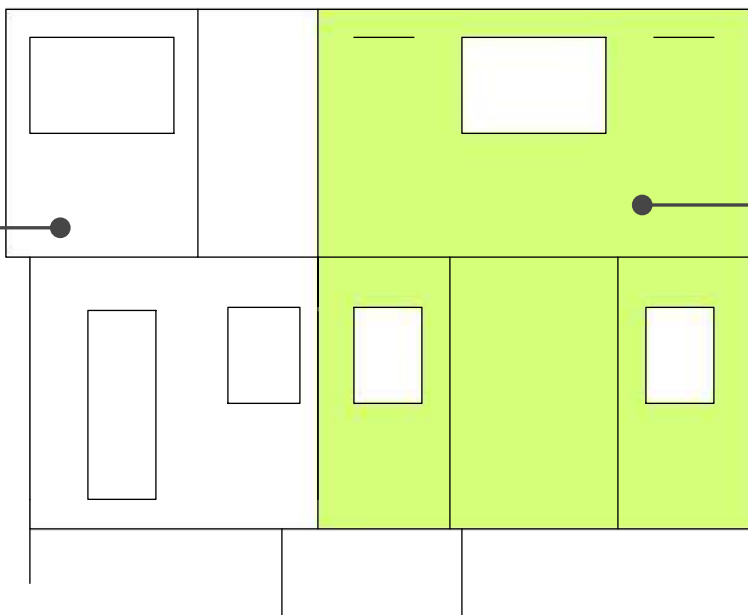
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2 REAR ELEVATION
1.3 Scale: 1/4" = 1'-0"

UPO CALCULATIONS - MAX. 40 METRES SQUARED - WALL B		
	m.	ft.
EXPOSED BUILDING FACE	25.090	269.968
ACTUAL DISTANCE	4.910	16.109
LIMITING DISTANCE	4.910	16.109
% ALLOWED OPENINGS (%)	61.29%	61.29%
TOTAL ALLOWED OPENINGS (sq)	15.377	165.463
PROPOSED OPENINGS (%)	21.60%	21.60%
PROPOSED OPENINGS (sq)	5.420	58.319
ALLOWED?	YES	YES



21 UPO - REAR
1.3 Scale: 1/8" = 1'-0"

UPO CALCULATIONS - MAX. 40 METRES SQUARED - WALL A		
	m.	ft.
EXPOSED BUILDING FACE	36.200	389.512
ACTUAL DISTANCE	2.170	7.119
LIMITING DISTANCE	2.170	7.119
% ALLOWED OPENINGS (%)	12.78%	12.78%
TOTAL ALLOWED OPENINGS (sq)	4.626	49.779
PROPOSED OPENINGS (%)	11.98%	11.98%
PROPOSED OPENINGS (sq)	4.340	46.698
ALLOWED?	YES	YES



1 FRONT ELEVATION
1.3 Scale: 1/4" = 1'-0"

FINISH SCHEDULE - 10 GWC	
1 FASCIA	BLACK (PRE-FIN ALUM)
2 STUCCO 1	BEN M - WROUGHT IRON
3 STUCCO 2	BEN M - MYSTY GREY 2124-60
4 COMPOSITE	BEN M - WROUGHT IRON
5 MASONRY 1	WINTER POINTE - DUTCH QUALITY
6 FIBER CEMENT PANEL	JAMES HARDIE or SIMILAR - BM AF 135 INTERLUDE
7 RAILINGS/CAP - SOFT METAL	BLACK
8 ROOFING 1	ASPHALT SHINGLES - DUAL BLACK
9 ROOFING 2	NA
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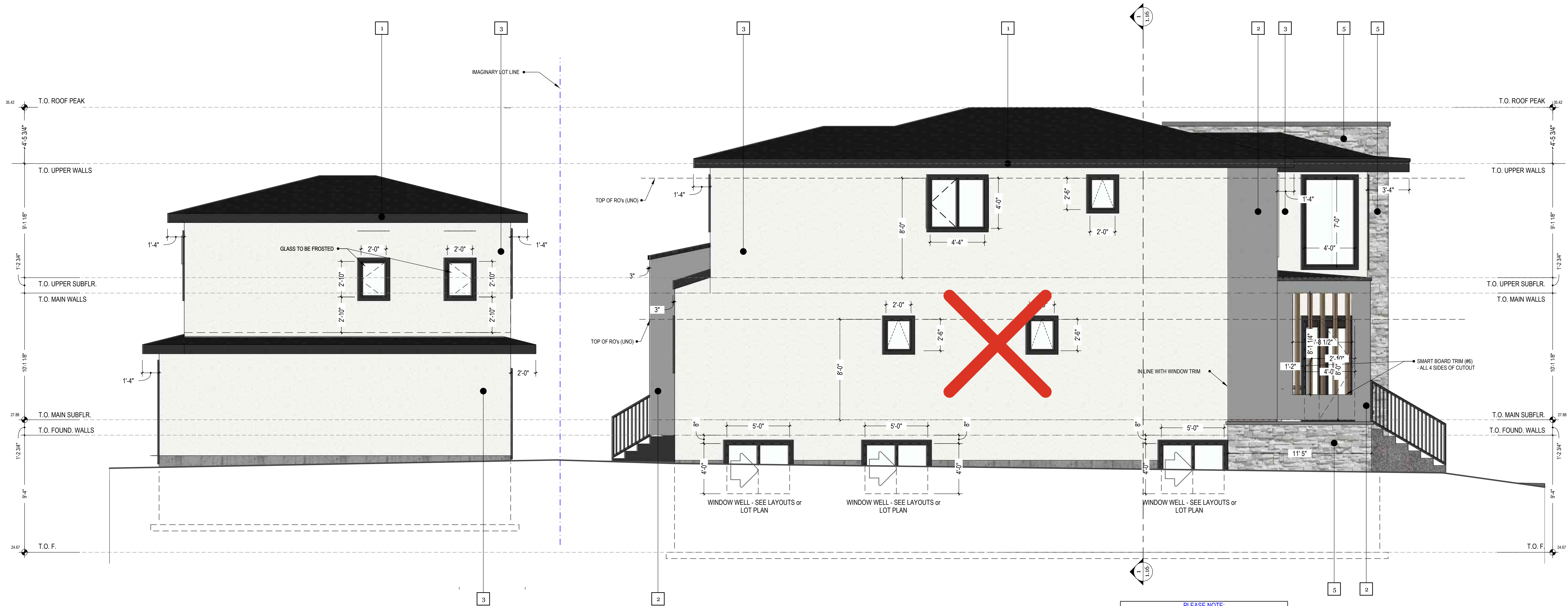
Project North	Page Type	Page Number
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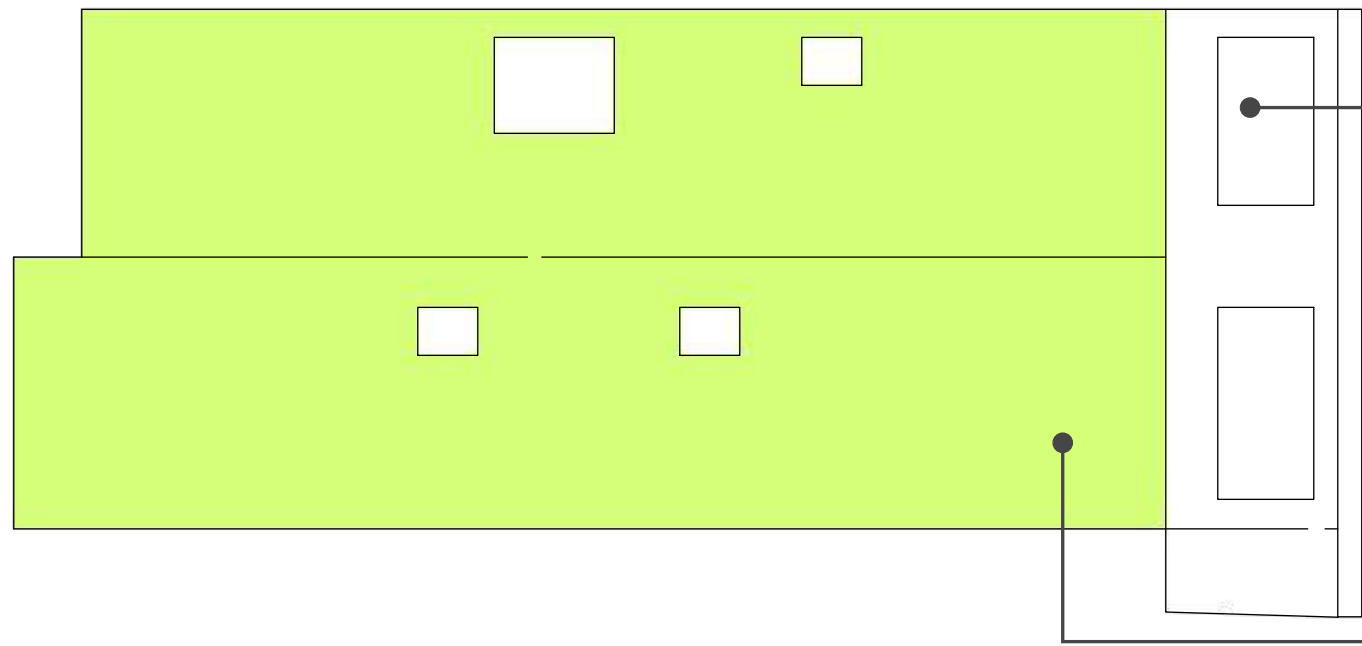
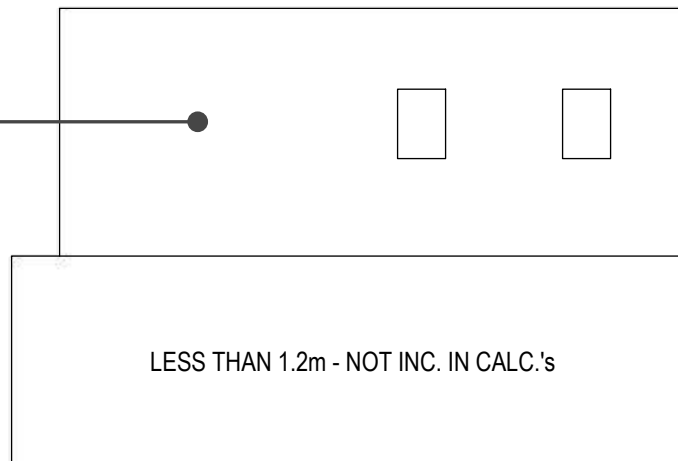
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UPO CALCULATIONS - MAX. 100 METRES SQUARED		
	m	ft.
EXPOSED BUILDING FACE	24.93	268.24
ACTUAL DISTANCE	1.5	4.92
LIMITING DISTANCE	1.5	4.92
% ALLOWED OPENINGS (%)	9.00%	9.00%
TOTAL ALLOWED OPENINGS (sq)	2.24	24.14
PROPOSED OPENINGS (%)	4.29%	4.29%
PROPOSED OPENINGS (sq)	1.07	11.51
ALLOWED?	YES	YES
SUITE - UNDER 2m - 50% ALLOWED (sq)	1.12	1.12



1.1 UPO - LEFT
1.4 Scale: 1/8" = 1'-0"

UPO CALCULATIONS - MAX. 30 METRES SQUARED		
	m	ft.
EXPOSED BUILDING FACE	19.14	205.94
ACTUAL DISTANCE	5.01	16.43
LIMITING DISTANCE	5.01	16.43
% ALLOWED OPENINGS (%)	63.75%	63.75%
TOTAL ALLOWED OPENINGS (sq)	12.20	131.29
PROPOSED OPENINGS (%)	28.10%	28.10%
PROPOSED OPENINGS (sq)	5.57	59.93
ALLOWED?	YES	YES
SUITE - UNDER 2m - 50% ALLOWED (%)	45.64%	45.64%

UPO CALCULATIONS - MAX. 100 METRES SQUARED		
	m	ft.
EXPOSED BUILDING FACE	93.81	1009.39
ACTUAL DISTANCE	1.35	4.42
LIMITING DISTANCE	1.35	4.42
% ALLOWED OPENINGS (%)	7.50%	7.50%
TOTAL ALLOWED OPENINGS (sq)	7.03	75.70
PROPOSED OPENINGS (%)	3.46%	3.46%
PROPOSED OPENINGS (sq)	3.25	34.97
ALLOWED?	YES	YES
SUITE - UNDER 2m - 50% ALLOWED (%)	46.19%	46.19%

FINISH SCHEDULE - 10 GWC	
1 FASCIA	BLACK (PRE-FIN ALUM)
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14 SOFFIT (EAVES) - FEATURE	LUX - SUEDE
15 CLADDING	METAL (WOOD LOOK)

1 LEFT ELEVATION
1.4 Scale: 1/8" = 1'-0"

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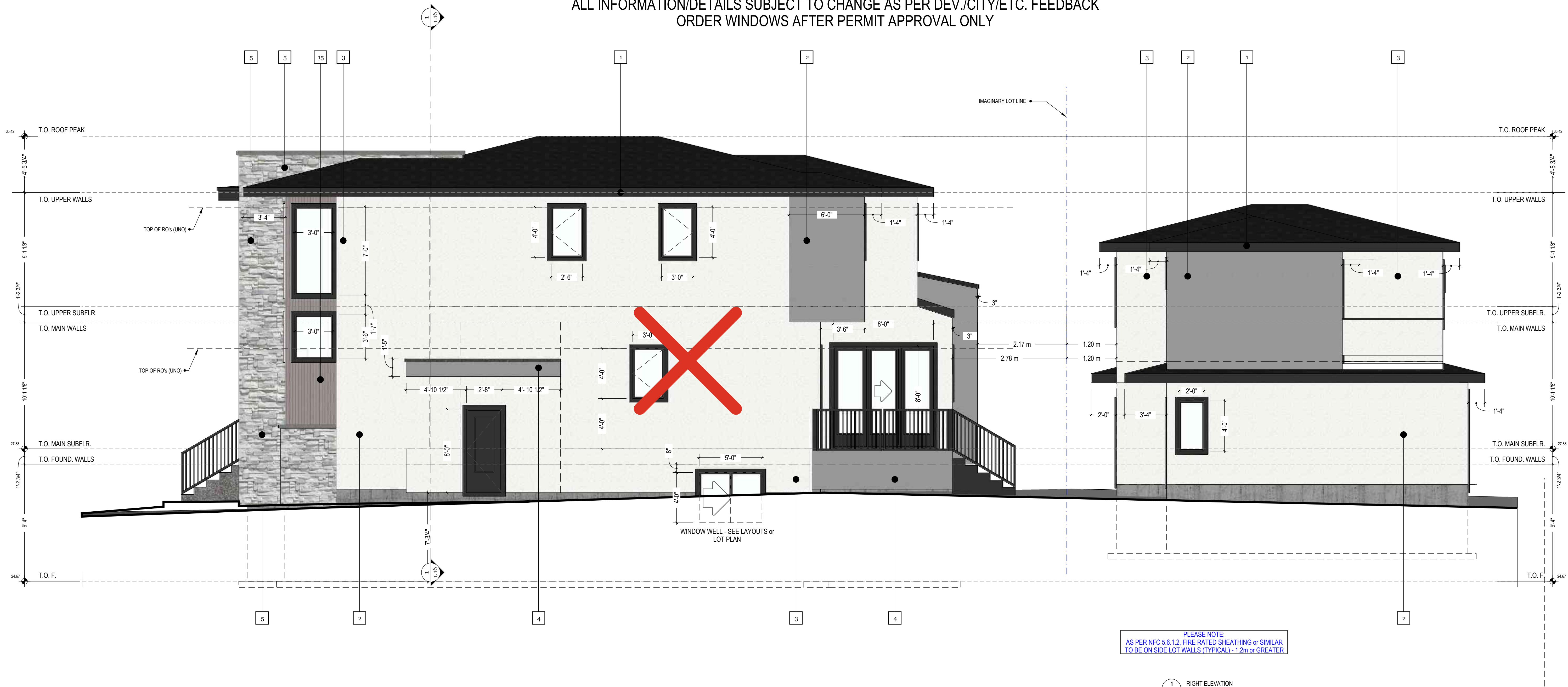
Project North	Page Type	Page Number
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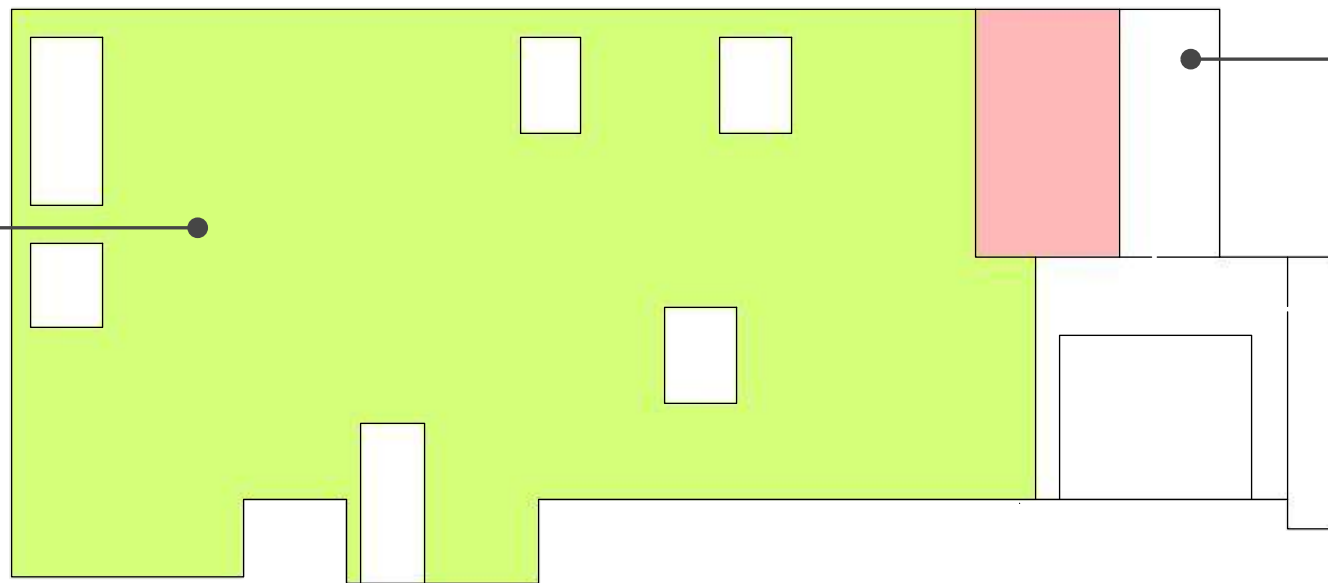
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UPO CALCULATIONS - MAX. 100 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	82.920	892.219
ACTUAL DISTANCE	2.930	9.613
LIMITING DISTANCE	2.930	9.613
% ALLOWED OPENINGS (%)	18.37%	18.37%
TOTAL ALLOWED OPENINGS (sq)	15.232	163.900
PROPOSED OPENINGS (%)	9.33%	9.33%
PROPOSED OPENINGS (sq)	7.740	83.282
ALLOWED?	YES	YES



1.1 UPO - RIGHT
1.5 Scale: 1/8" = 1'-0"

UPO CALCULATIONS - MAX. 30 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	17.38	187.00
ACTUAL DISTANCE	6.59	21.62
LIMITING DISTANCE	6.59	21.62
% ALLOWED OPENINGS (%)	91.54%	91.54%
TOTAL ALLOWED OPENINGS (sq)	15.90	171.18
PROPOSED OPENINGS (%)	29.22%	29.22%
PROPOSED OPENINGS (sq)	5.08	54.66
ALLOWED?	YES	YES

UPO CALCULATIONS - MAX. 50 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	47.26	508.51
ACTUAL DISTANCE	2.07	6.79
LIMITING DISTANCE	2.07	6.79
% ALLOWED OPENINGS (%)	10.63%	10.63%
TOTAL ALLOWED OPENINGS (sq)	5.02	54.05
PROPOSED OPENINGS (%)	1.56%	1.56%
PROPOSED OPENINGS (sq)	0.74	7.96
ALLOWED?	YES	YES

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15 CLADDING	METAL (WOOD LOOK)

1 RIGHT ELEVATION
1.5 Scale: 1/8" = 1'-0"

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design

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TO THE SCALE SHOWN.
TEMPORARY ON-SITE SAFETY GUARDS SHALL BE THE CONTRACTOR'S RESPONSIBILITY
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CONSTRUCTION AND INSTALLATIONS ARE TO LATEST EDITION OF AS/NZS 1170:2002
COVERING IMPROVED DESIGN FOR THE PROPOSED STRUCTURE.
ALL DIMENSIONS ARE APPROXIMATE AND TO BE VERIFIED ON-SITE BEFORE
CONSTRUCTION STARTS AND/OR MATERIALS ORDERED EXISTING CONDITIONS
RENOVATIONS A COMMERCIAL INTERIOR PARTITION APPLICATIONS
CONTRACTOR IS RESPONSIBLE FOR ALL WORK TO BE IN ACCORDANCE WITH
APPLICABLE LOCAL BUILDING CODES AND REGULATIONS AND DESIGN
ALL WORK TO MEET SATISFACTION OF BUILDING DEPARTMENT BEFORE DURING &
AFTER CONSTRUCTION ONLY
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Version	Description	Date
1	IFC	JAN 30 2026
2	SHOWER/SQ.FT	JAN 29 2026
1	BASE & WINDOWS APC	JAN 29 2026(2)
1	BASE & WINDOWS APC	JAN 27 2026
1	NEW CLIENT FB	JAN 22 2026(2)
1	IFC	JAN 21 2026
1	CLIENT FEEDBACK	JAN 13 2026
1	ARCADIS REVIEW/FEEDBACK	JAN 07 2026
1	FINAL REVIEW	IFC 01 2026(2)

Drawn By: LHM, JC Checked By:

General Contractor
newwest
LUXURY HOMES

403 984 9430

Marketing & Sales

000 000 0000

Project Address(s)
10 GREENWICH COMMONS NW

Legal Address
Lot(s) 2, Block 7, Phase 1, Plan 000 0000
Zoning - DC (R-G)

Client(s)/Project
NEW WEST LUXURY HOMES -
GREENWICH

Title
ELEVATION(S)

Scale	Development Permit Number
As Indicated	DP-2022
True North	Building Permit Number
	BP-2022-

Project North	Page Type	Page Number
		1.5

PLANS FOR CLIENT FEEDBACK - SOME DETAILS DRAWN MAY BE OPTIONAL - VERIFY WITH GC
ALL INFORMATION/DETAILS SUBJECT TO CHANGE AS PER DEV./CITY/ETC. FEEDBACK
ORDER WINDOWS AFTER PERMIT APPROVAL ONLY

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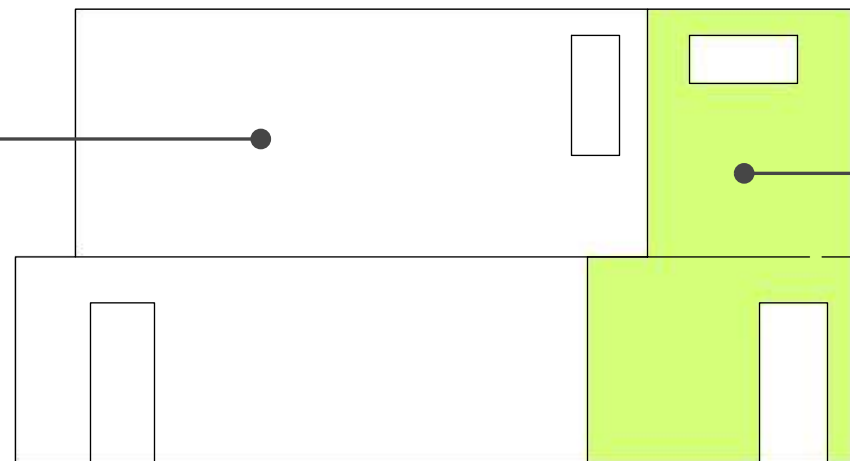
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2
1.6 REAR ELEVATION - GARAGE
Scale: 1/4\"/>

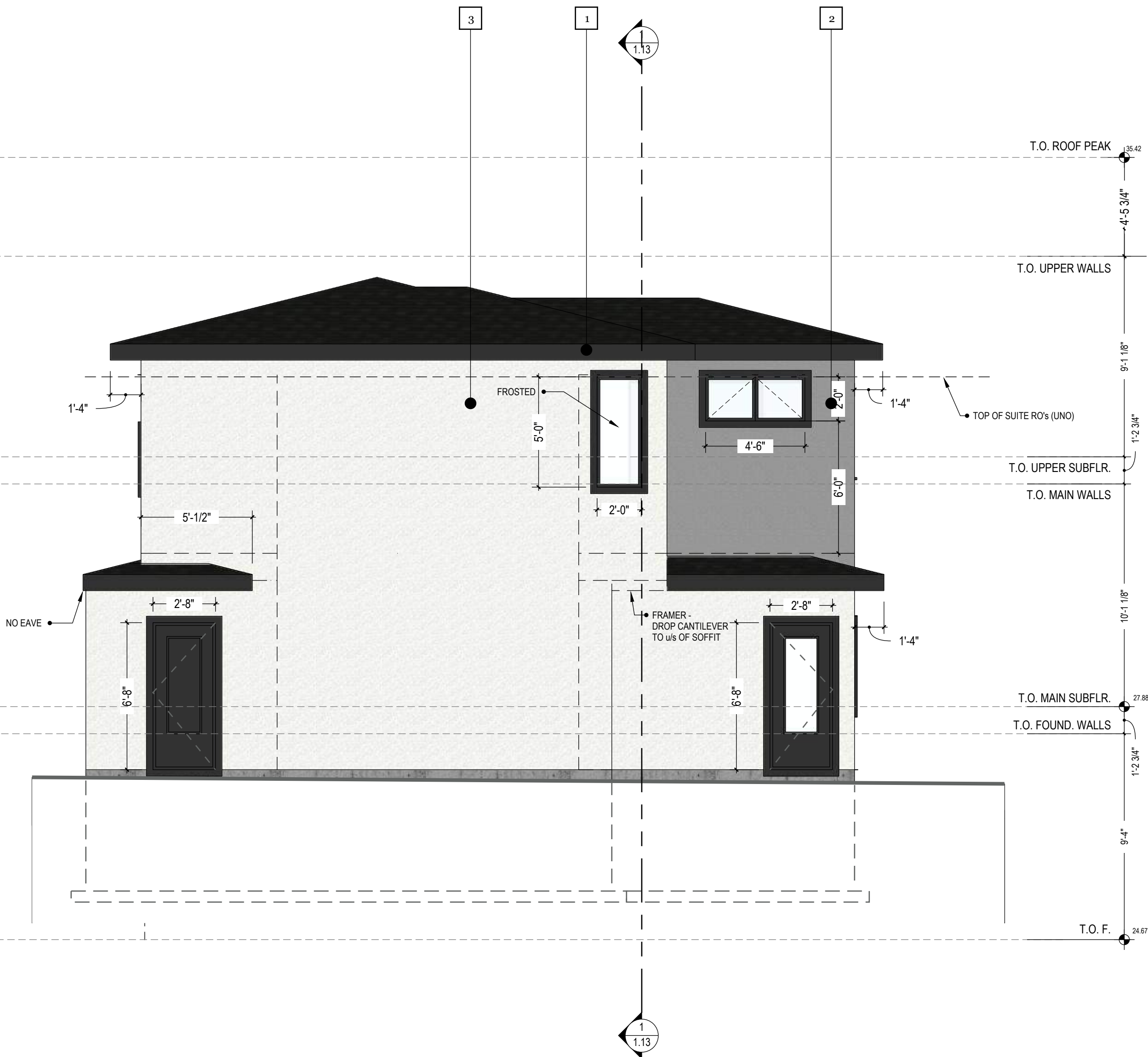
FINISH SCHEDULE - 10 GWC	
1	FASCIA BLACK (PRE-FIN ALUM)
2	STUCCO 1 BEN M - WROUGHT IRON
3	STUCCO 2 BEN M - MYSTY GREY 2124-60
4	COMPOSITE BEN M - WROUGHT IRON
5	MASONRY 1 WINTER POINTE - DUTCH QUALITY
6	FIBER CEMENT PANEL JAMES HARDIE or SIMILAR - 8M AF 135 INTERLUDE
7	RAILINGS/CAP - SOFT METAL BLACK
8	ROOFING 1 ASPHALT SHINGLES - DUAL BLACK
9	ROOFING 2 NA
10	GARAGE DOOR UPWARDO KANATA - WALNUT
11	SOFFIT (EAVES) KAYCAN - RUSTIC GRANITE
12	WINDOWS/DOORS (TYPICAL) BLACK METAL c/w 4\"/>
13	WINDOW/DOOR TRIM MATCH STUCCO 1
14	SOFFIT (EAVES) - FEATURE LUX - SUEDE

UPO CALCULATIONS - MAX. 30 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	41.860	450.413
ACTUAL DISTANCE	2.420	7.940
LIMITING DISTANCE	2.420	7.940
% ALLOWED OPENINGS (%)	17.67%	17.67%
TOTAL ALLOWED OPENINGS (sq)	7.396	79.588
PROPOSED OPENINGS (%)	6.18%	6.18%
PROPOSED OPENINGS (sq)	2.590	27.868
ALLOWED?	YES	YES



UPO CALCULATIONS - MAX. 40 METRES SQUARED - WALL A		
	m.	ft.
EXPOSED BUILDING FACE	41.860	450.413
ACTUAL DISTANCE	1.200	3.937
LIMITING DISTANCE	1.200	3.937
% ALLOWED OPENINGS (%)	7.00%	7.00%
TOTAL ALLOWED OPENINGS (sq)	2.930	31.528
PROPOSED OPENINGS (%)	4.82%	4.82%
PROPOSED OPENINGS (sq)	2.020	21.735
ALLOWED?	YES	YES

1.5
1.6 UPO CALCULATIONS - GARAGE - R-10
Scale: 1/4\"/>



1
1.6 FRONT ELEVATION - GARAGE
Scale: 1/4\"/>

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GOVERNING AUTHORITIES. DESIGNER THE CONTRACTOR'S RESPONSIBILITY TO
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1	FINAL REVIEW	17DEC.01.2026(2)

Drawn By: LHM, JC Checked By:

General Contractor
nw newwest
LUXURY HOMES

403 984 9430

Marketing & Sales

000 000 0000

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Client(s)/Project
NEW WEST LUXURY HOMES -
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Title
ELEVATION(S)

Scale
As Indicated

Development Permit Number
DP-2022

True North

Building Permit Number
BP-2022-

Project North

Page Type

Page Number

1.6

Page Size: 11x17 (mm)

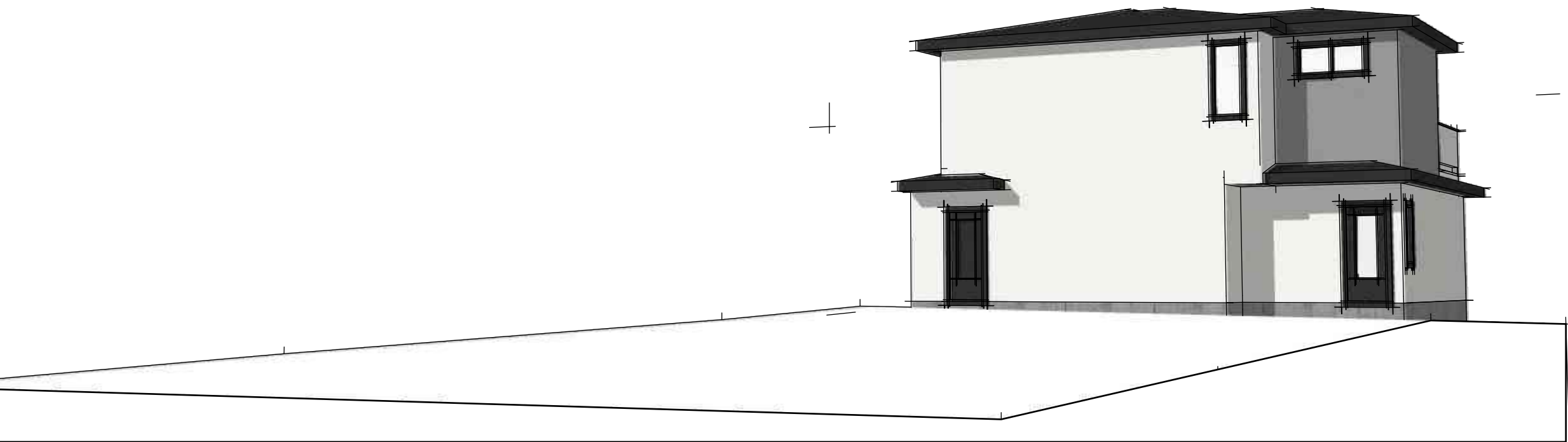
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Title		
3D MODELS		
Scale	Development Permit Number	
As Indicated	DP-2022	
True North	Building Permit Number	
	BP-2022-	
Project North	Page Type	Page Number
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