

SOHO (CUSTOM)



hunter|tristan
design

hunter | tristan design
700, 1816 Crowchild Trail N.W.
Calgary, Alberta, T2M 3Y7
Tel: (403) 891 1485 / Fax: (403) 220 1389

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TEMPORARY ON SITE SAFETY GUARDS SHALL BE THE CONTRACTORS RESPONSIBILITY
PERMANENTLY TO THE PROJECT. CONTRACTOR AND SUBS TO VERIFY ALL
DESIGNER NOT RESPONSIBLE FOR BYLAWS AND CODES LIMITED OR OVERLOOKED
PERMANENTLY TO THE PROJECT. CONTRACTOR AND SUBS TO VERIFY ALL
CONSTRUCTION AND INSTALLATIONS ARE TO LATEST EDITION OF ASCE & LOCAL
GOVERNING AUTHORITIES. DESIGNER TO BE NOTIFIED IMMEDIATELY TO
CONTRACTOR TO PLAN AND WORK BEFORE CONSTRUCTION STARTS
CITY INSPECTORS TO VERIFY ALL CONSTRUCTION TO CODE & BYLAWS ARE MET WITH
ON SITE INSPECTIONS BEFORE BEING COVERED
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
CONTRACTORS ARE RESPONSIBLE FOR ALL WORK TO BE IN ACCORDANCE WITH
APPLICABLE BUILDING CODES, REGULATIONS AND BYLAWS
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AFTER CONSTRUCTION ONLY
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PERMIT APPLICATION ONLY
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Version	Description	Date
1	PRIVACY WALL - DR REVIEW	APR 07 2026
2	CITY FEEDBACK	FEB 27 2026(4)
1	CITY FEEDBACK	FEB 11 2026(2)
1	NW FEEDBACK (LOT PLAN DETAILS) STAIRS SQ	FEB 03 2026
2	IFC	JAN 30 2026
1	SHOWER/SQ FT	JAN 29 2026
1	BASE & WINDOWS APC	JAN 28 2026(2)
1	RASPI & WINDOWS APC	JAN 27 2026

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

True North

Project North

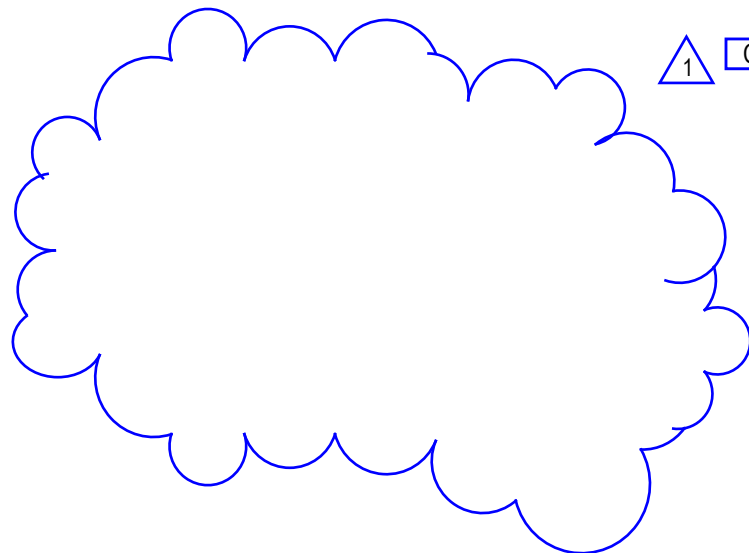
Page Type

Page Number

1. 1

Page Size: 11x17 in. Scale: 1/8" = 1'-0"

nw newwest
LUXURY HOMES



CITY FEEDBACK FEB 25 2026



2.1 UPO - REAF
1.3 Scale: 1/8" = 1'-0"

A 3x3 grid with a green top-right cell and a black dot in the top-left cell.

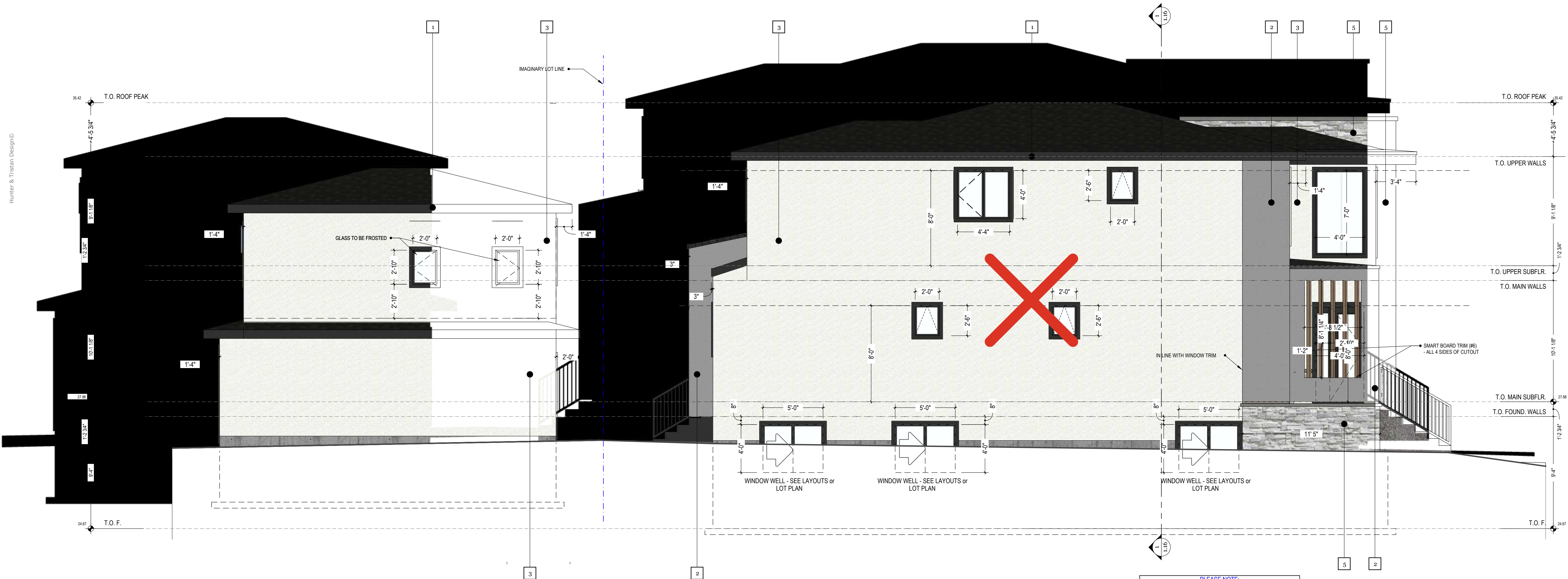
FINISH SCHEDULE - 10 GWC		
1	FASCIA	BLACK (PRE-FIN ALUM)
2	STUCCO 1	BEN M - WROUGHT IRON
3	STUCCO 2	BEN M - MYSTY GREY 2124-60
4	COMPOSITE	BEN M - WROUGHT IRON
5	MASONRY 1	WINTER POINTE - DUTCH QUALITY
6	FIBER CEMENT PANEL	JAMES HARDIE or SIMILAR - BM AF 135 INTERLUDE
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9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



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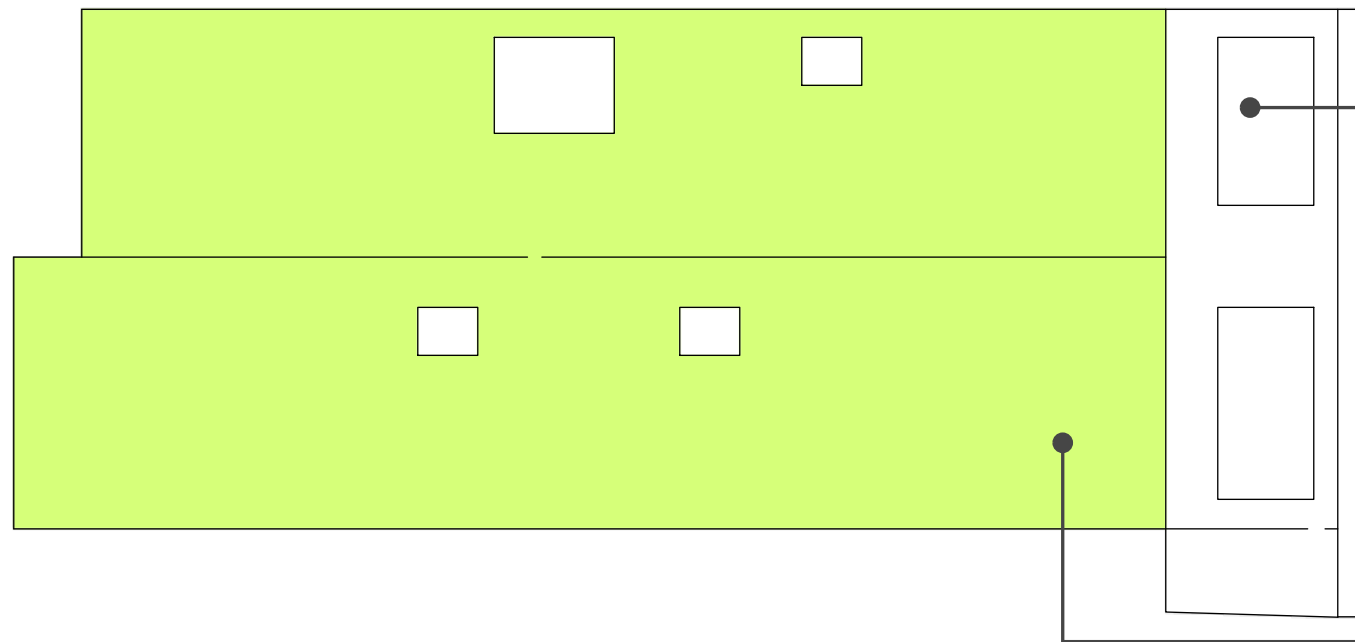
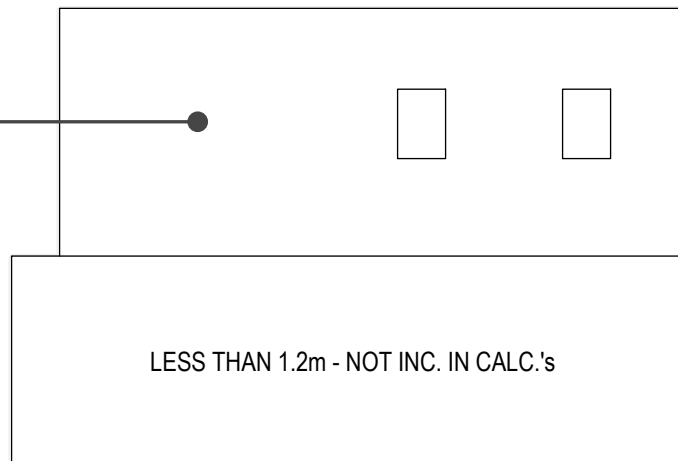
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PLEASE NOTE:
AS PER NFC 5.6.1.2, FIRE RATED SHEATHING or SIMILAR
TO BE ON SIDE LOT WALLS (TYPICAL) - 1.2m or GREATER

1
1.4
LEFT ELEVATION
Scale: 1/4" = 1'-0"

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
1.4
UPO - LEFT
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	
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Drawn By: LHM, JC

Checked By:

General Contractor
newwest
LUXURY HOMES

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Marketing & Sales

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

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

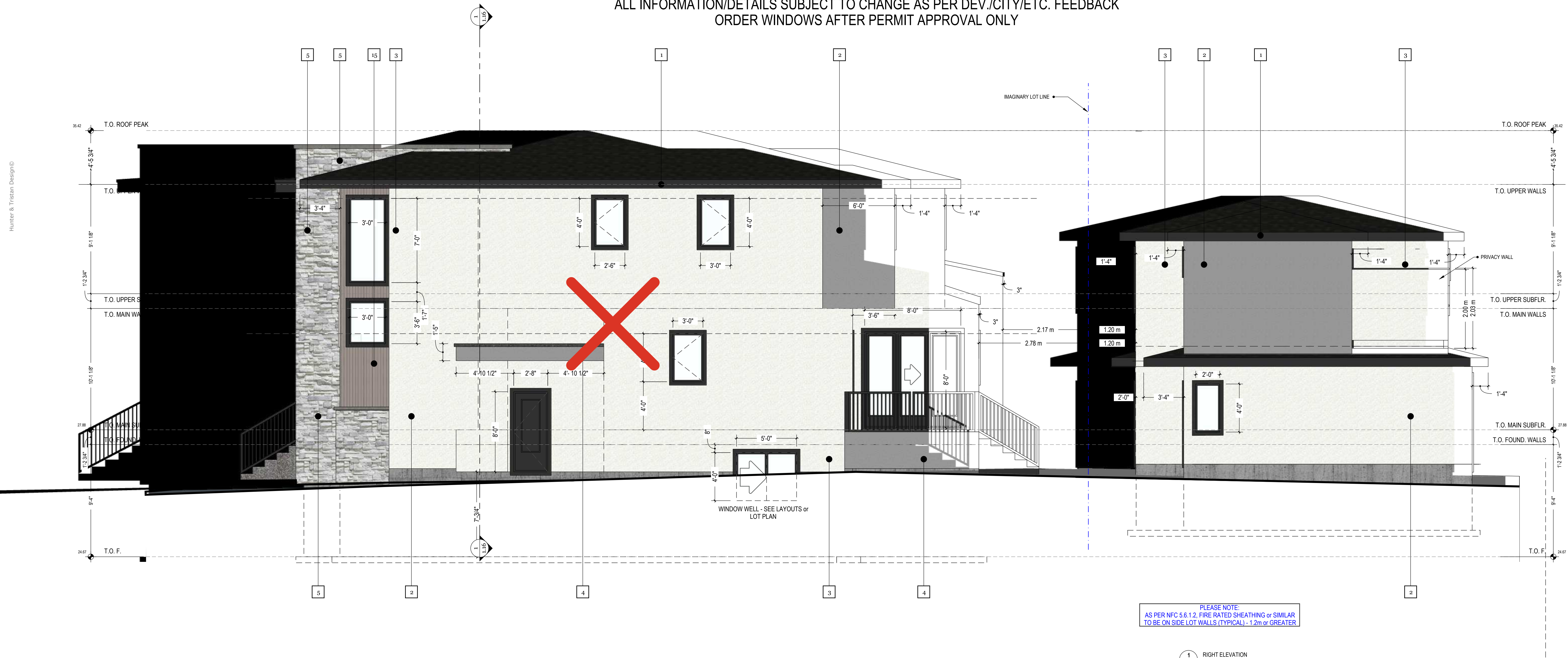
Title
ELEVATION(S)

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

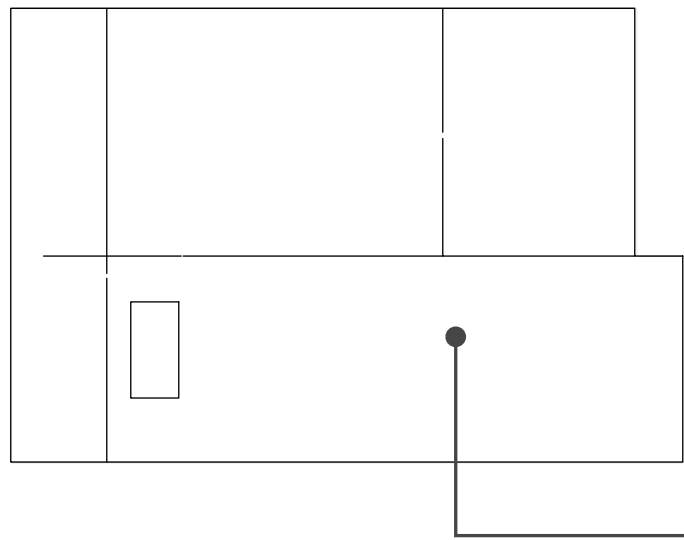
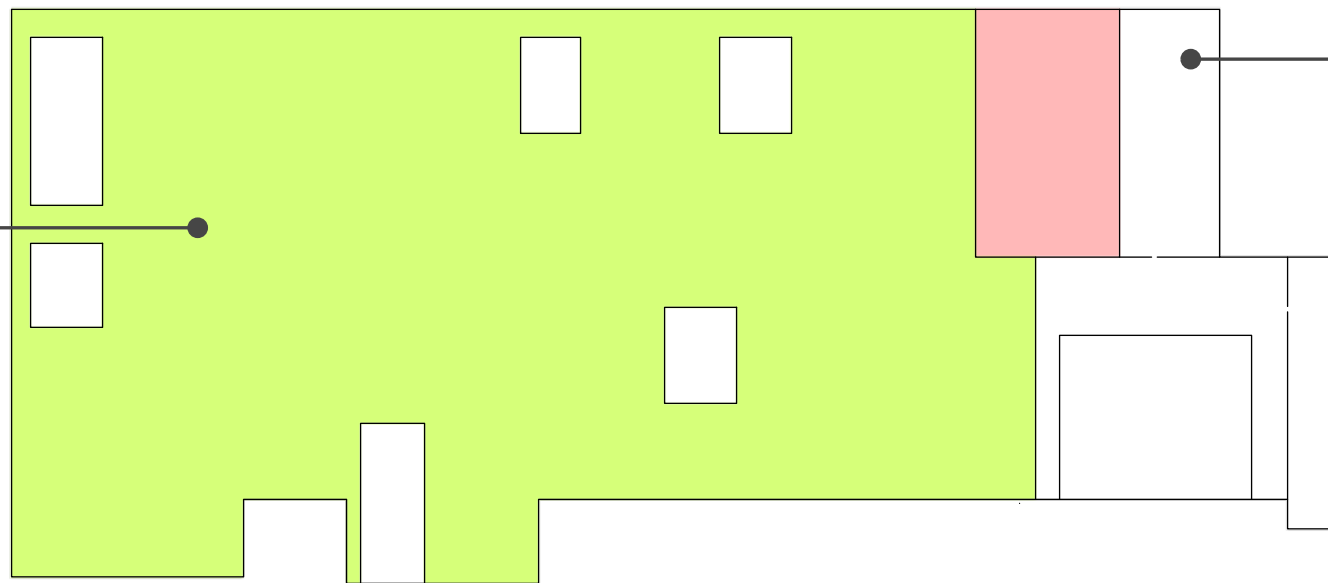
Project North	Page Type	Page Number
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1.4

PLANS FOR CLIENT FEEDBACK - SOME DETAILS DRAWN MAY BE OPTIONAL - VERIFY WITH GC
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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



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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1
1.5
RIGHT ELEVATION
Scale: 1/4" = 1'-0"

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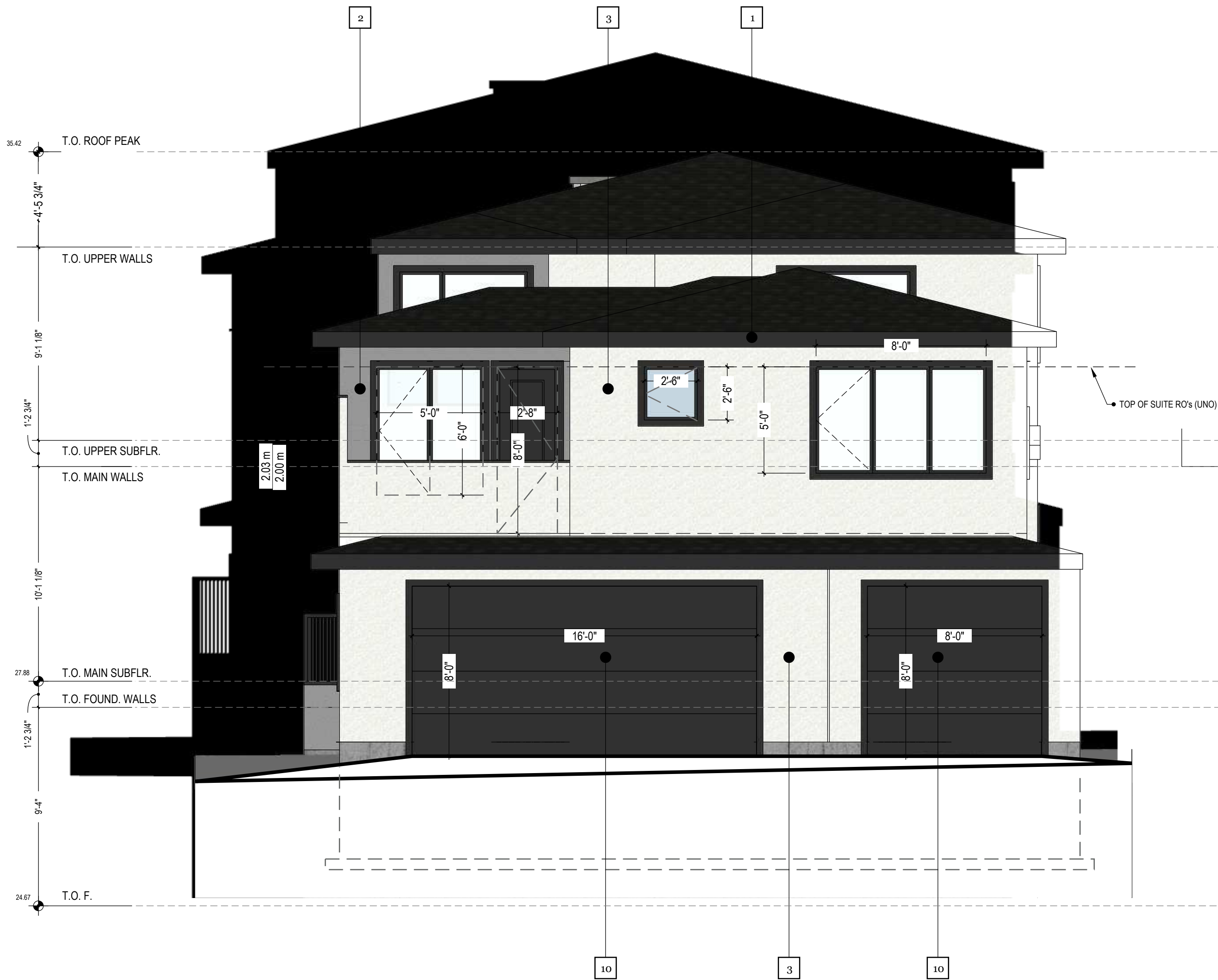
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1	BASE & WINDOWS APC RUSH & WINDOWS APC	JAN 28 2026(2) JAN 27 2026
Drawn By: LHM, JC Checked By:		
General Contractor		
newwest LUXURY HOMES		
403 984 9430		
Marketing & Sales		
000 000 0000		
Project Address(s)		
10 GREENWICH COMMONS NW		
Legal Address		
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
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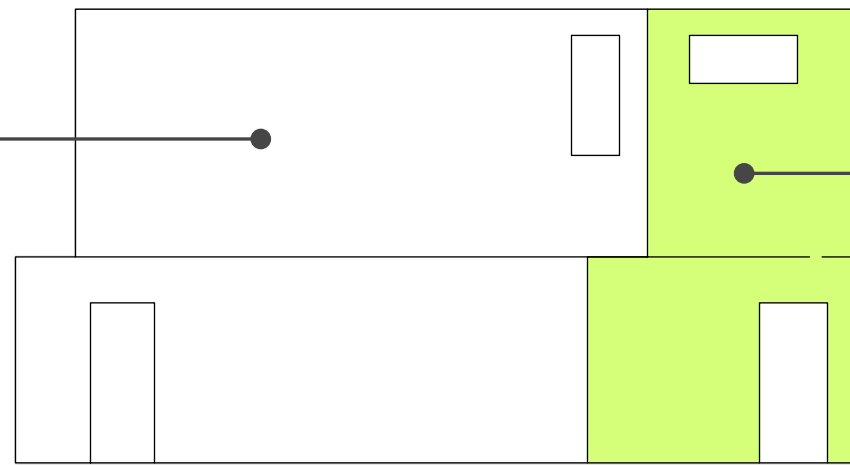


2
1.6 REAR ELEVATION - GARAGE
Scale: 1/4" = 1'-0"

FINISH SCHEDULE - 10 GWC	
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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" SMRT TRIM (BLACK)
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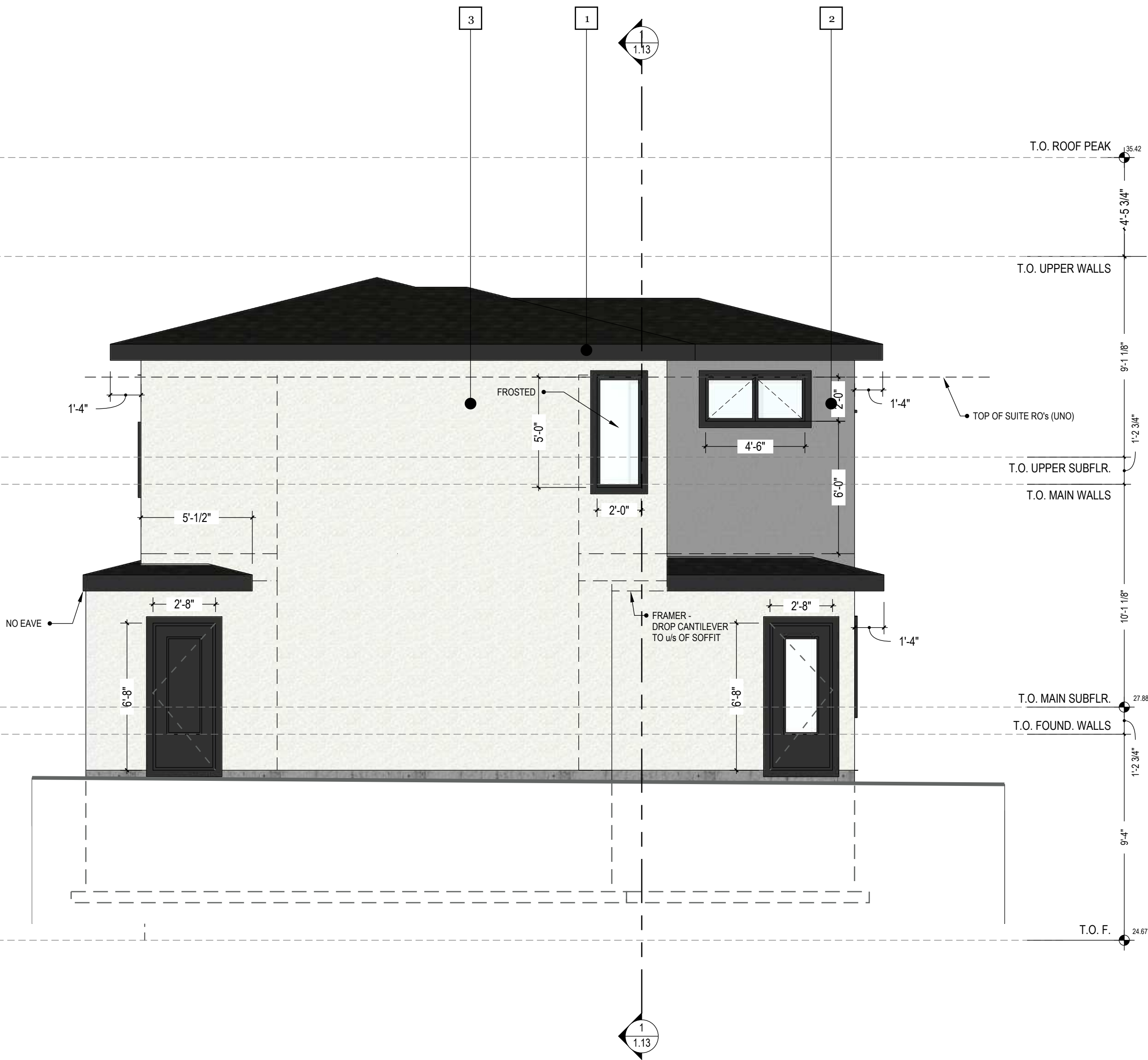
UPO CALCULATIONS - MAX. 30 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	41.880	450.413
ACTUAL DISTANCE	2.420	7.940
LIMITING DISTANCE	2.420	7.940
% ALLOWED OPENINGS (%)	17.67%	17.67%
TOTAL ALLOWED OPENINGS (sq)	7.396	79.588
PROPOSED OPENINGS (%)	6.18%	6.18%
PROPOSED OPENINGS (sq)	2.590	27.868
ALLOWED?	YES	YES

2.1
1.6 UPO - GARAGE (FACING)
Scale: 1/8" = 1'-0"



UPO CALCULATIONS - MAX. 40 METRES SQUARED - WALL A		
	m.	ft.
EXPOSED BUILDING FACE	41.880	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
1.6 FRONT ELEVATION - GARAGE
Scale: 1/4" = 1'-0"



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Version	Description	Date
1	PRIVACY WALL - DR REVIEW	APR 07 2026
2	CITY FEEDBACK	FEB 27 2026(4)
1	CITY FEEDBACK	FEB 11 2026(2)
1	NW FEEDBACK (LOT PLAN DETAILS) STAIRS SQ	FEB 03 2026
2	IFC	JAN 30 2026
1	SHOWER/SQ.FT	JAN 29 2026
1	BASE & WINDOWS APC	JAN 28 2026(2)
1	RASPI & WINDOWS APC	JAN 27 2026
Drawn By: LHM, JC		Checked By:
General Contractor		
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		
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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