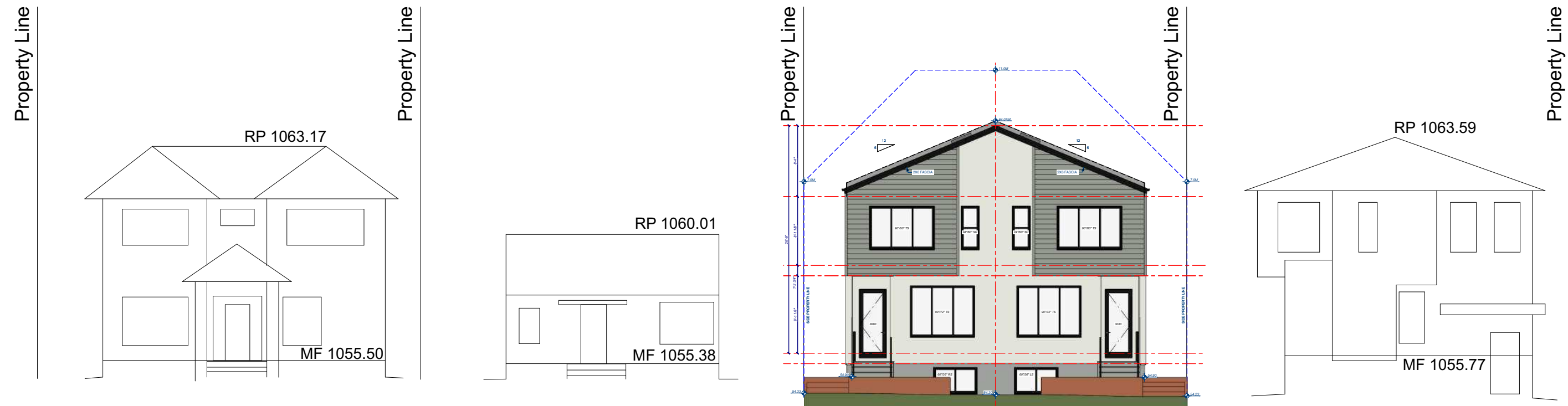
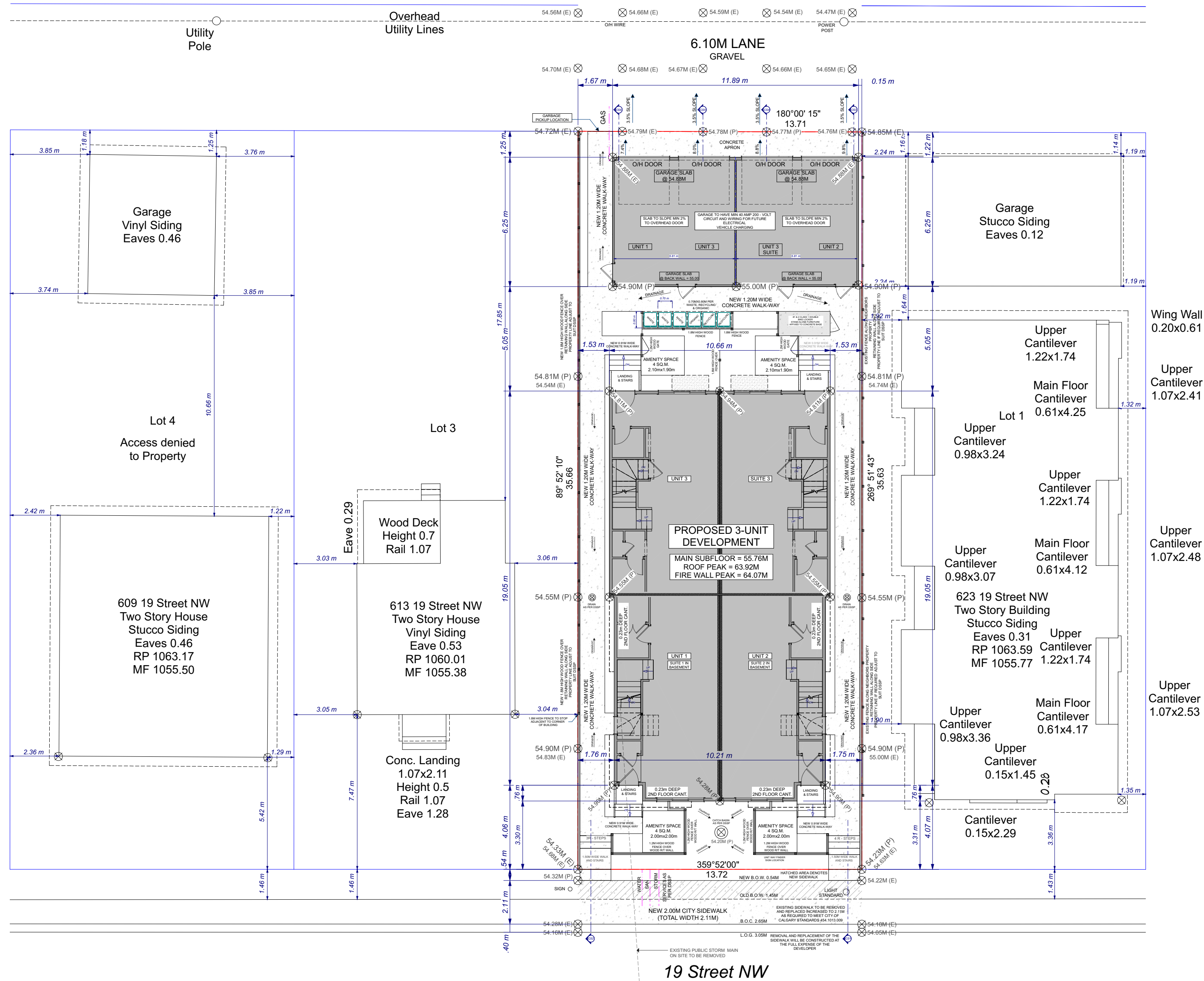


1 A1

STREETSCAPE

SCALE = 1:150



2 A1

BLOCK PLAN

SCALE = 1:150

AMENDED DRAWINGS
DP No. 4 Date Received April 23, 2026
ALL AMENDMENTS REFER TO THE DEVELOPMENT PERMIT NO.

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



IAN PAYNE - FITZSIMMONS
1800, 421 7TH AVE. SW CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-498-9741

MISCELLANEOUS NOTES:
PROFESSIONAL INVOLVEMENT
• THE FOLLOWING PROJECT MAY NEED TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED TO PRACTICE IN THE PROVINCE OF ALBERTA UPON THE DETERMINATION OF THE LOCAL BUILDING AUTHORITY AND SECTION 2.4 OF THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION

NOTE:
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CLIENT:

MILLENIUM PLUS
HOMES

PROJECT:

3 UNIT MULTI-FAMILY
WITH 3 SECONDARY
SUITES

PROJECT ADDRESS:

617 19 STREET NW,
CALGARY, ALBERTA,
LOT 2
BLOCK 22
PLAN 8942GB

SHEET TITLE:

BLOCK PLAN &
STREETSCAPE

DRAWING DATE:

4/23/2026

SCALE:

AS NOTED

DRAWN BY:

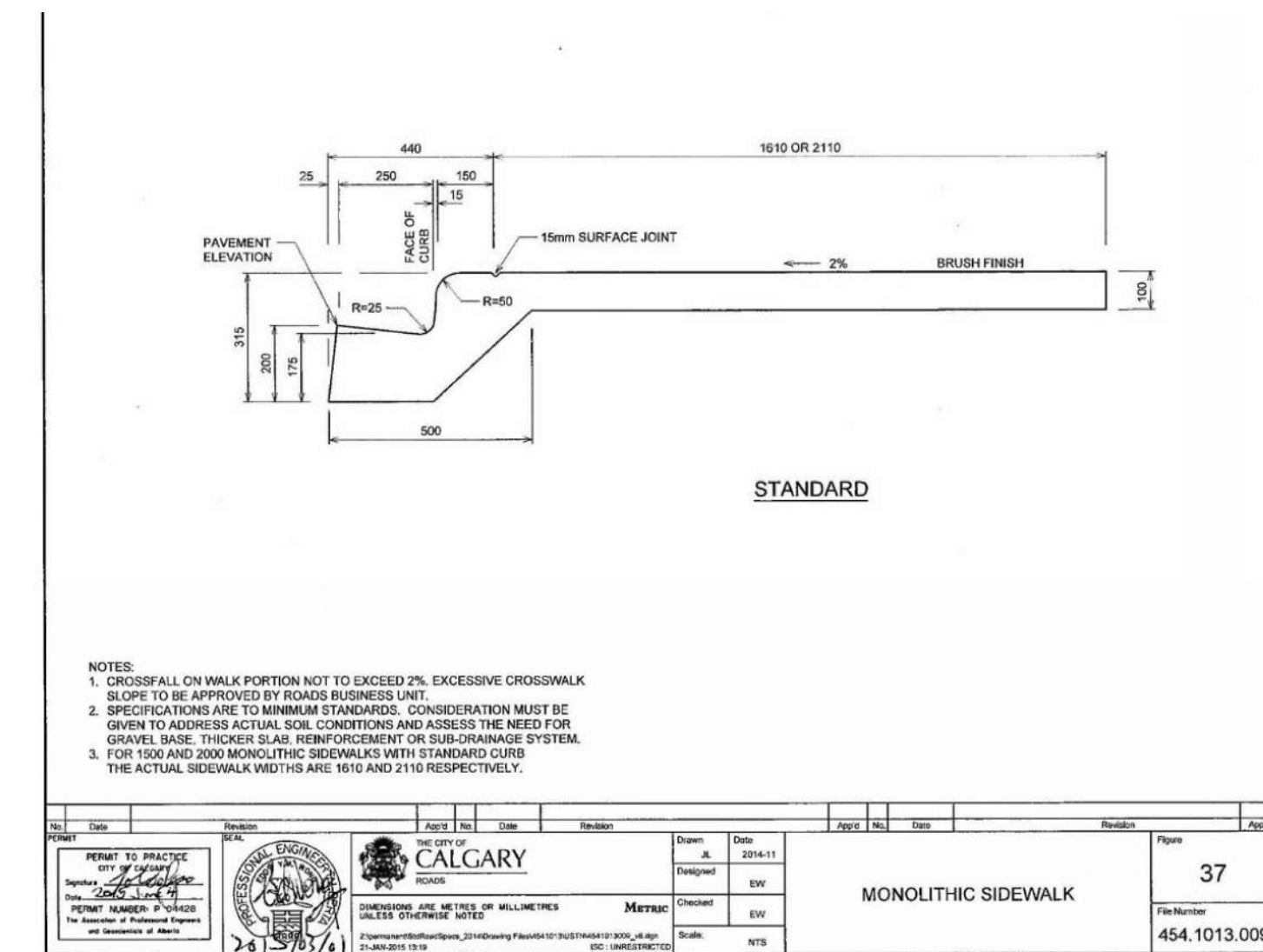
IAN

FILE #:

CWD 2026-014

SHEET:

A1



4 A1

PUBLIC SIDEWALK STANDARD SPECIFICATION

SCALE = N.T.S.

MISCELLANEOUS NOTES:
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CLIENT:

MILLENIUM PLUS
HOMES

PROJECT:

3 UNIT MULTI-FAMILY
WITH 3 SECONDARY
SUITES

PROJECT ADDRESS:

617 19 STREET NW,
CALGARY, ALBERTA,
LOT 2
BLOCK 22
PLAN 8942GB

SHEET TITLE:

SITE PLAN /
LANDSCAPE PLAN

DRAWING DATE:

4/23/2026

SCALE:

AS NOTED

DRAWN BY:

IAN

FILE #:

CWD 2026-014

SHEET:

A2

PROJECT INFORMATION

MUNICIPAL ADDRESS:
617 19 STREET NW, CALGARY, AB
LEGAL DESCRIPTION:
LOT 2, BLOCK 22, PLAN 8942GB
ZONING / COMMUNITY:
R-CG RESIDENTIAL - GRADE ORIENTED
WEST HILLHURST
CLIENT:
MILLENIUM PLUS HOMES

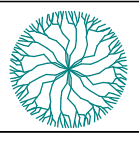
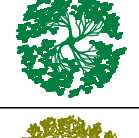
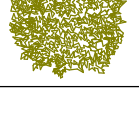
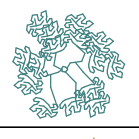
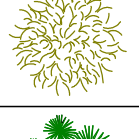
SITE INFORMATION

COVERAGE:
LOT AREA: 489.07 SQ.M.
MAXIMUM COVERAGE: 293.44 SQ.M.
PROPOSED BUILDING FOOTPRINT: 204.76 SQ.M.
PROPOSED GARAGE FOOTPRINT: 74.28 SQ.M.
TOTAL COVERAGE: 279.04 SQ.M.
% OF LOT COVERED: 57%
DENSITY:
NUMBER OF UNITS: 3 + 3 SECONDARY SUITES
PROPOSED UNITS PER HECTARE: 61

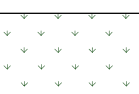
GROSS FLOOR AREA:

ALL AREAS ARE RESIDENTIAL
MAIN FLOOR: 203.45 SQ.M.
SECOND FLOOR: 211.26 SQ.M.
THIRD FLOOR: N/A
TOTAL GROSS FLOOR AREA (GFA): 414.71 SQ.M.
FLOOR AREA RATIO (FAR): 85 SQ.M.
PARKING
ENCLOSED UNIT PARKING STALLS: 4
OUTDOOR VISITOR PARKING STALLS: N/A
TOTAL PARKING STALLS: 4

LANDSCAPE INFORMATION:

TREE:	SIZE:	QTY:
 COLUMNAR SPRUCE (PICEA PUNGENS FASTIGIATA)	4.0M HEIGHT	1 (COUNTS AS 2)
 USSURIAN PEAR (PYRUS USSURIENSIS)	60mm	1
 PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1 (COUNTS AS 2)
SHRUB:	SIZE:	QTY:
 CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	5
 BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	5
 BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	5

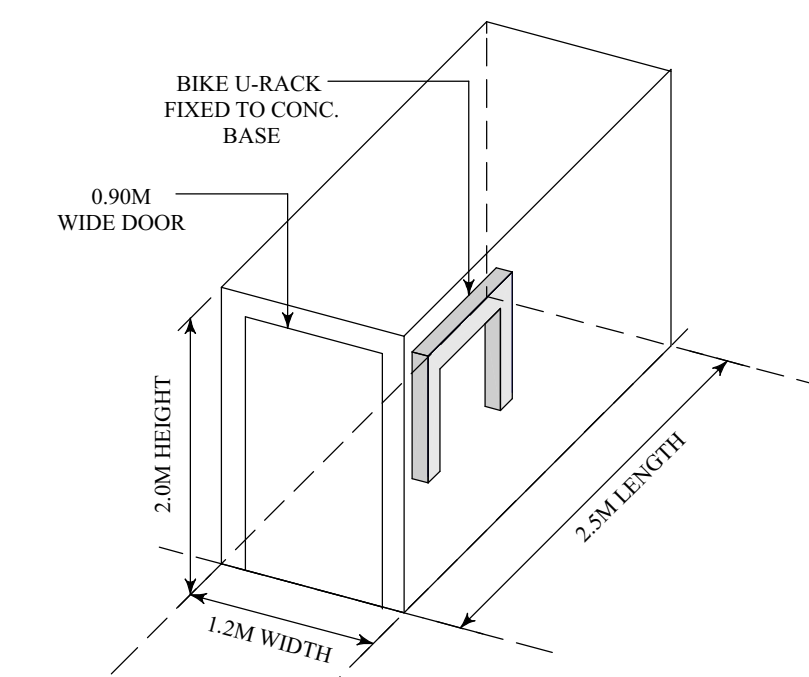
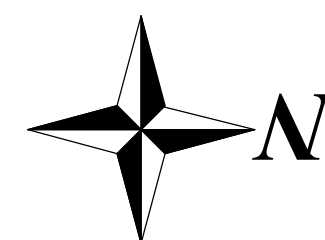
GROUND COVERS:

ITEM:	HARD/SOFT	AREA	%
 SODDED AREA	SOFT	22.43 SQ.M.	12.55%
 MULCH	SOFT	32.56 SQ.M.	18.21%
 CONCRETE BROOM FINISH	HARD	97.82 SQ.M.	54.72%
 LANDING & STAIRS WOOD/ CONCRETE	HARD	9.52 SQ.M.	5.32%
 AMENITY SPACE STAMPED CONCRETE	HARD	16.00 SQ.M.	8.95%
 DECORATIVE STONE	HARD	N/A	N/A
TOTAL HARD LANDSCAPING		123.34 SQ.M.	69.24%
TOTAL SOFT LANDSCAPING		55.42 SQ.M.	30.76%

LANDSCAPE INFORMATION

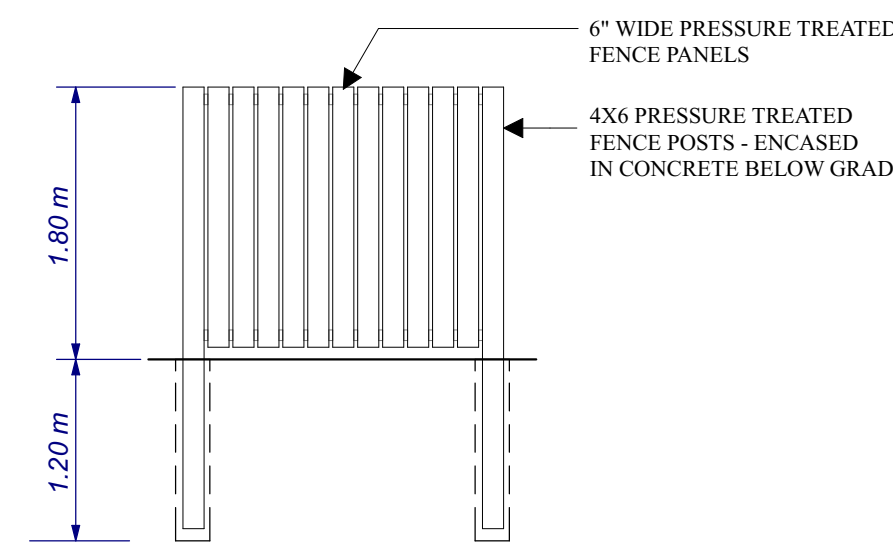
LOT AREA = 489.07 SQ.M.
MAX LOT COVERAGE = 293.44 SQ.M.
PROPOSED LOT COVERAGE = 279.04 SQ.M.
BUILDING COVERAGE = 279.04 SQ.M.
WINDOW WELLS = 2.71 SQ.M.
CONCRETE APRON = 14.59 SQ.M.
LOCKER FOOTPRINT = 3.05 SQ.M.
RETAINING WALLS = 6.44 SQ.M.
WASTE STORAGE AREA = 4.48 SQ.M.
TOTAL COVERED AREA = 310.31 SQ.M.
TOTAL LANDSCAPE AREA = 178.76 SQ.M.

NOTE: IRRIGATION IS TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM - SPRINKLERS TO BE CONFINED TO TALL SOFT LANDSCAPE AREAS ONLY AS PER LUB
NOTE: MIN. 300MM OF TOP SOIL REQ. IN ALL SOFT LANDSCAPE AREAS
NOTE: ALL SOD TO BE A DROUGHT TOLERANT SPECIES



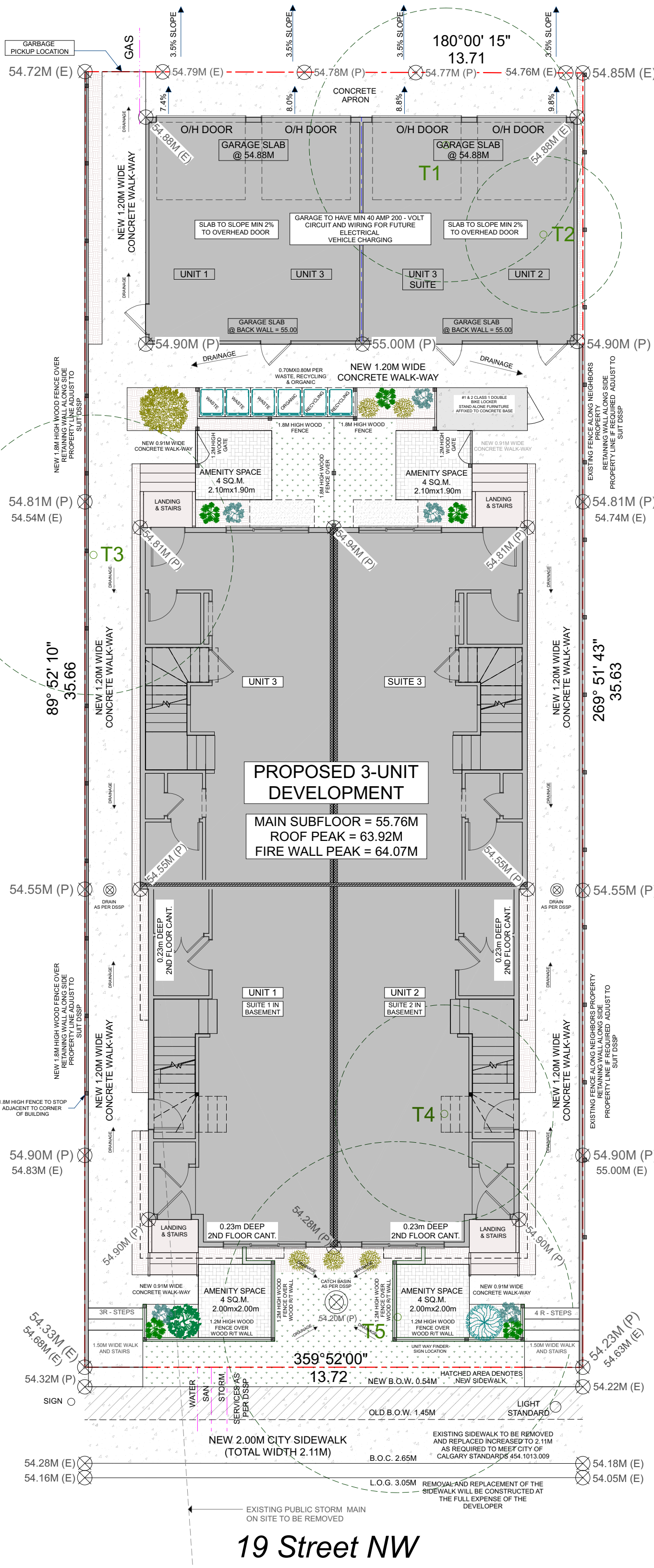
PREMANUFACTURED BIKE STORAGE BOX'S.

DOUBLE BIKE BOX C/W CENTER U RACK TO SECURE BIKES
DIMENSION: 1.2M WIDTH, 2.5M LENGTH, 2.0M HEIGHT
TO BE AFFIXED TO CONCRETE BASE WITH 1/2" BOLTS
THESE DIMENSIONS ARE TO BE TAKEN AS A MIN. SPEC.



TYPICAL FENCE DETAIL

Existing Tree Table (m)	TrunkØ	DripØ	Height	Species	Retain / Remove
T1	0.60	6.0	16	Deciduous	Remove
T2	0.25	4.0	6	Deciduous	Remove
T3	0.50	6.0	12	Deciduous	Remove
T4	0.40	3.0	6	Deciduous	Remove
T5	0.60	12.0	14	Deciduous	Remove



19 Street NW

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

1
A2

SITE PLAN

SCALE = 1:100

GRADE LEGEND
EXISTING GRADE = 1000.00 (E)
PROPOSED GRADE = 1000.00 (P)

2
A2

LANDSCAPE PLAN

SCALE = 1:100

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CLIENT:

MILLENIUM PLUS
HOMES

PROJECT:

3 UNIT MULTI-FAMILY
WITH 3 SECONDARY
SUITES

PROJECT ADDRESS:

617 19 STREET NW,
CALGARY, ALBERTA,
LOT 2
BLOCK 22
PLAN 8942GB

SHEET TITLE:

ELEVATIONS

DRAWING DATE:

4/23/2026

SCALE:

AS NOTED

DRAWN BY:

IAN

FILE #:

CWD 2026-014

SHEET:

A5

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. STUCCO - WHITE
4. HARDIE BOARD - GREY
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED

NOTE: AS PER STANDATA VARIANCE 23-BCV-001

REQUIRED FOR ANY OPERABLE WINDOW WITHIN
900MM OF SUBFLOOR
AND 1800MM ABOVE THE FLOOR OR GROUND ON
THE OTHER SIDE OF THE WINDOW.

A WOOD MECHANISM THAT COMPLIES WITH ASTM
F2090 "STANDARD SPECIFICATION FOR WINDOW FALL
PREVENTION DEVICES WITH EMERGENCY ESCAPE
(EGRESS) RELEASE MECHANISMS" AS A MEANS OF
COMPLYING WITH THE REQUIREMENTS OF 9.8.8.1 (4)
AND 9.9.10.1 (1) WITH THE FOLLOWING CONDITION.

1. WOOD MECHANISMS ARE NOT PERMITTED FOR
USE IN ADAPTABLE OR BARRIER-FREE DWELLING
UNITS. THIS VARIANCE IS APPLICABLE THROUGHOUT
THE PROVINCE OF ALBERTA.

ELEVATION NOTES:

PROVIDE FLASHING OVER ALL EXTERIOR
DOORS AND WINDOWS AND ANY OTHER
AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF
ALL EXISTING UTILITIES
2. PROVIDE POSITIVE DRAINAGE AWAY FROM
BUILDING
3. IF THERE IS A DISCREPANCY BETWEEN
THESE ELEVATIONS AND THE SITE PLAN
THE SITE PLAN WILL RULE

WINDOW & DOOR NOTES:

MANUFACTURED DOORS, WINDOWS &
SKYLIGHTS SHALL HAVE THE PRODUCTS
PERFORMANCE LABELS PER CSA A440S1
2023 NBC (AE) 5.10.2.2.

WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: 720 PA
MINIMUM WATER PENETRATION: 220 PA

RESISTANCE TEST PRESSURE MINIMUM
CANADIAN AIR INFILTRATION/EXFILTRATION:
TERRAIN TYPE: A2
ROUGH

THERMAL CHARACTERISTIC OF FENESTRATION AND
DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.61
FENESTRATION & DOORS - MIN. ENERGY RATING = 25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS
SKYLIGHTS = 2.75

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

1 FRONT ELEVATION

A5 SCALE = 1/4" = 1'-0"



2 LEFT ELEVATION

A5 SCALE = 1/4" = 1'-0"

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CLIENT:

MILLENIUM PLUS
HOMES

PROJECT:

3 UNIT MULTI-FAMILY
WITH 3 SECONDARY
SUITES

PROJECT ADDRESS:

617 19 STREET NW,
CALGARY, ALBERTA,
LOT 2
BLOCK 22
PLAN 8942GB

SHEET TITLE:

ELEVATIONS

DRAWING DATE:

4/23/2026

SCALE:

AS NOTED

DRAWN BY:

IAN

FILE #:

CWD 2026-014

SHEET:

A6

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. STUCCO - WHITE
4. HARDIE BOARD - GREY
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED

NOTE: AS PER STANDATA VARIANCE 23-BCV-001

REQUIRED FOR ANY OPERABLE WINDOW WITHIN 900MM OF SUBFLOOR AND 1800MM ABOVE THE FLOOR OR GROUND ON THE OTHER SIDE OF THE WINDOW.

A WOOD MECHANISM THAT COMPLIES WITH ASTM F2090 "STANDARD SPECIFICATION FOR WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISMS" AS A MEANS OF COMPLYING WITH THE REQUIREMENTS OF 9.8.8.1 (4) AND 9.9.10.1 (1) WITH THE FOLLOWING CONDITION.

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WINDOW & DOOR NOTES:

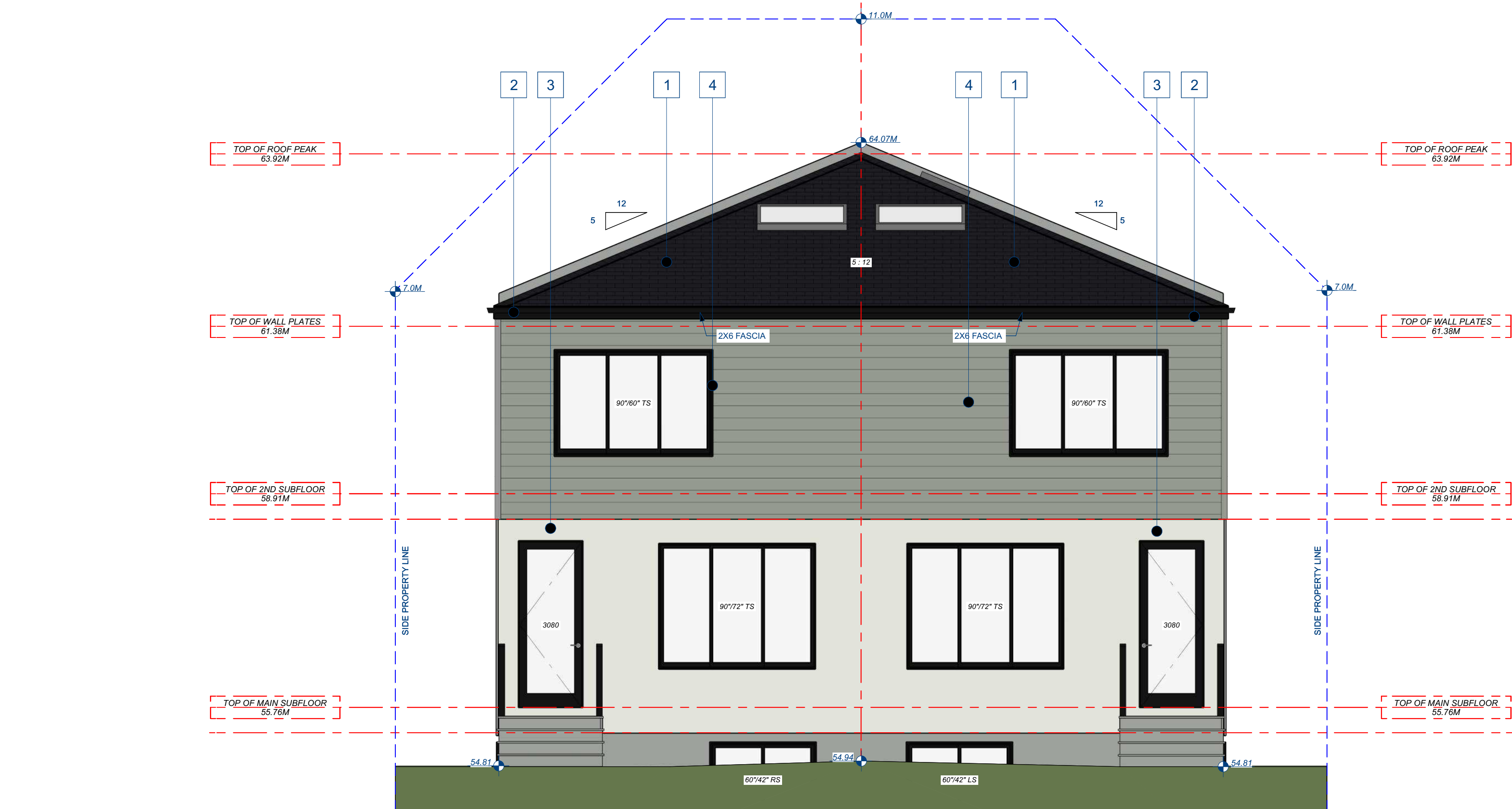
MANUFACTURED DOORS, WINDOWS & SKYLIGHTS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CSA A440S1 2023 NBC (AE) 5.10.2.2.

MINIMUM PERFORMANCE GRADE:	15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE:	720 PA
MINIMUM NEGATIVE DESIGN PRESSURE:	-720 PA
MINIMUM WATER PENETRATION:	220 PA
RESISTANCE TEST PRESSURE MINIMUM	
CANADIAN AIR INFILTRATION/EXFILTRATION:	A2
TERRAIN TYPE:	ROUGH

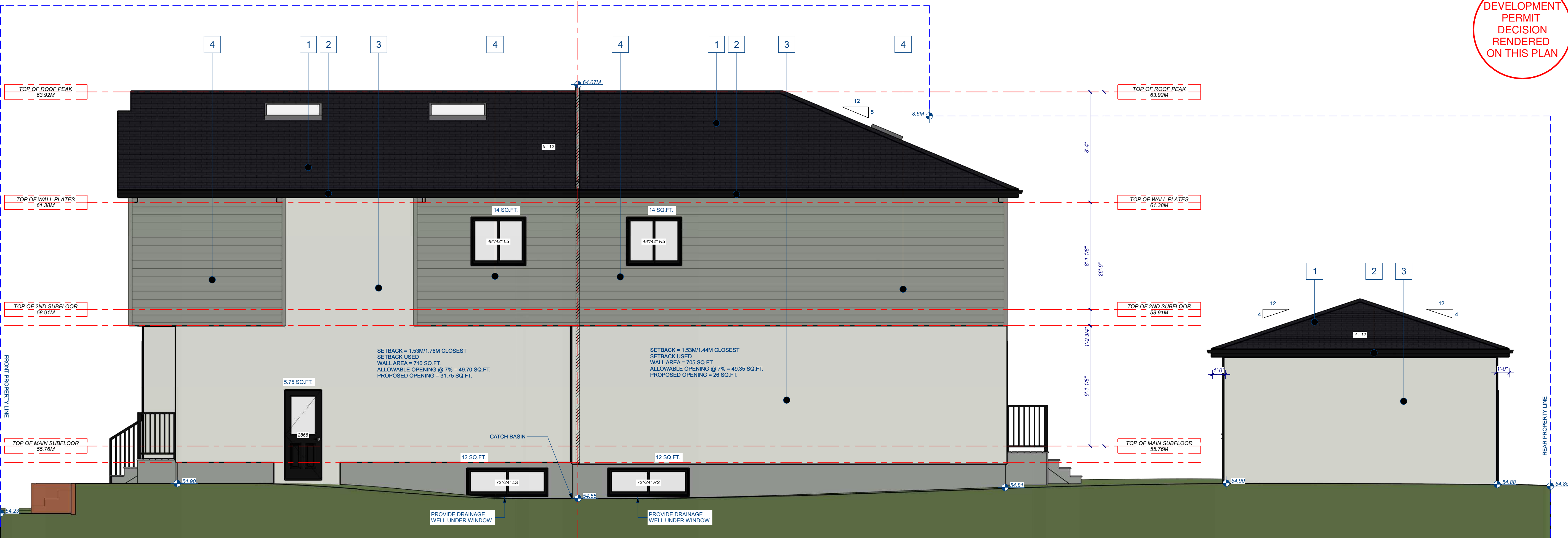
THERMAL CHARACTERISTIC OF FENESTRATION AND DOORS
FENESTRATION & DOORS - MAX U VALUE = 1.61
FENESTRATION & DOORS - MIN. ENERGY RATING = 25

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS = 2.75

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1
A6 REAR ELEVATION
SCALE = 1/4" = 1'-0"



2
A6 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"

MISCELLANEOUS NOTES:
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CLIENT:

MILLENIUM PLUS
HOMES

PROJECT:
3 UNIT MULTI-FAMILY
WITH 3 SECONDARY
SUITES

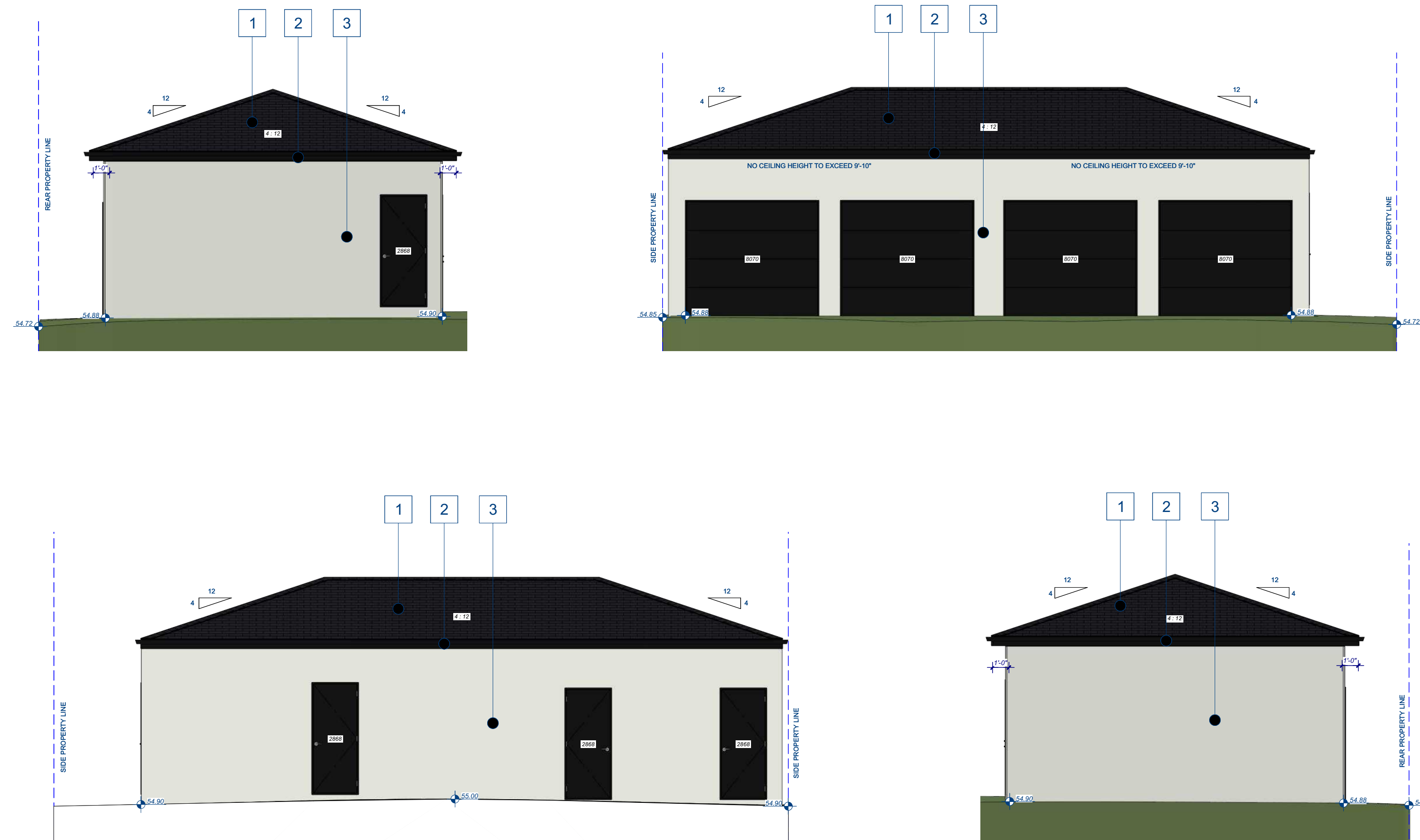
PROJECT ADDRESS:
617 19 STREET NW,
CALGARY, ALBERTA,
LOT 2
BLOCK 22
PLAN 8942GB

SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
4/23/2026

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-014

SHEET:
A7



4
A7 **GARAGE ELEVATIONS**
SCALE = 3/16" = 1'-0"

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN