

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:
- DO NOT SCALE DRAWINGS
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
- ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

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:

3/12/2026

SCALE:

AS NOTED

DRAWN BY:

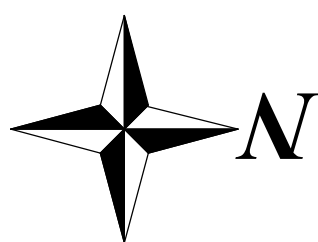
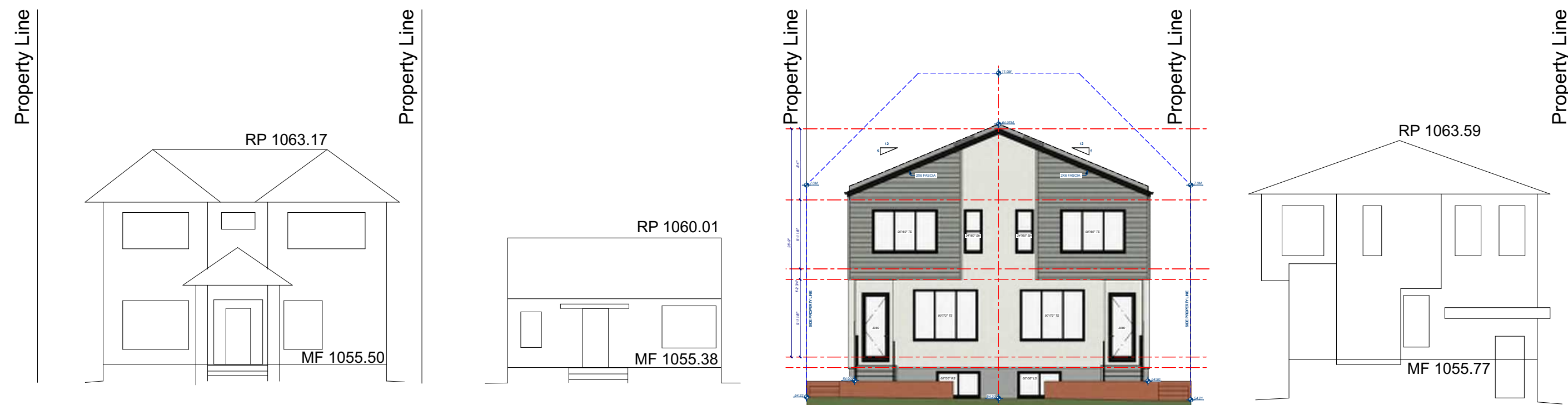
IAN

FILE #:

CWD 2026-014

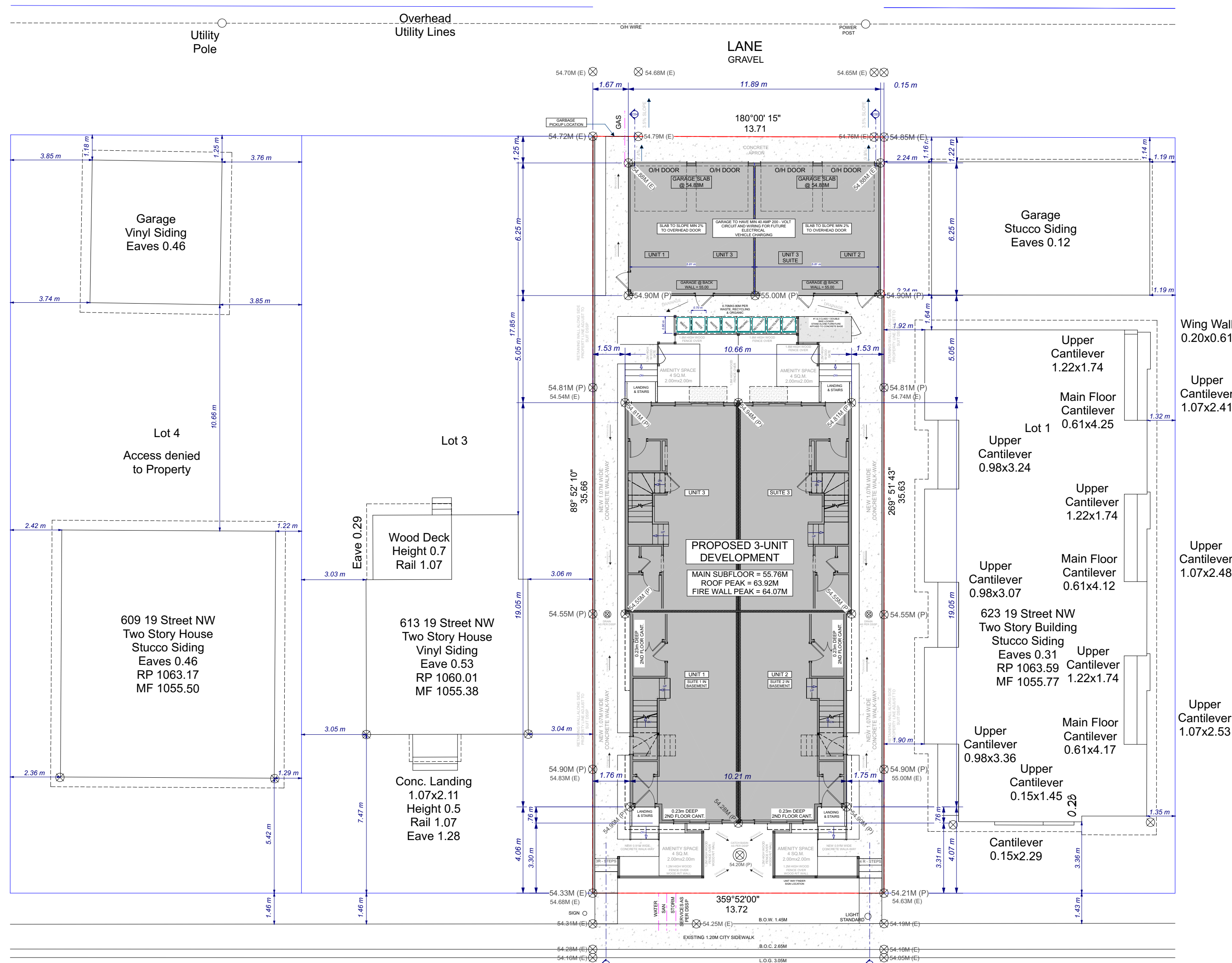
SHEET:

A1



1
A1
STREETSCAPE

SCALE = 1:150



19 Street NW

6 Avenue NW

2
A1
BLOCK PLAN

SCALE = 1:150

3
A1
SITE PLAN CROSS SECTIONS

SCALE = 1:75



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 2019 NATIONAL BUILDING CODE - ALBERTA EDITION

NOTE:
- DO NOT SCALE DRAWINGS
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
- ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2019 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

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:

3/12/2026

SCALE:

AS NOTED

DRAWN BY:

IAN

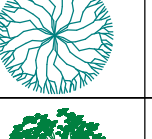
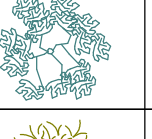
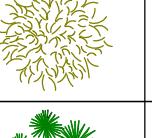
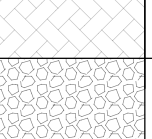
FILE #:

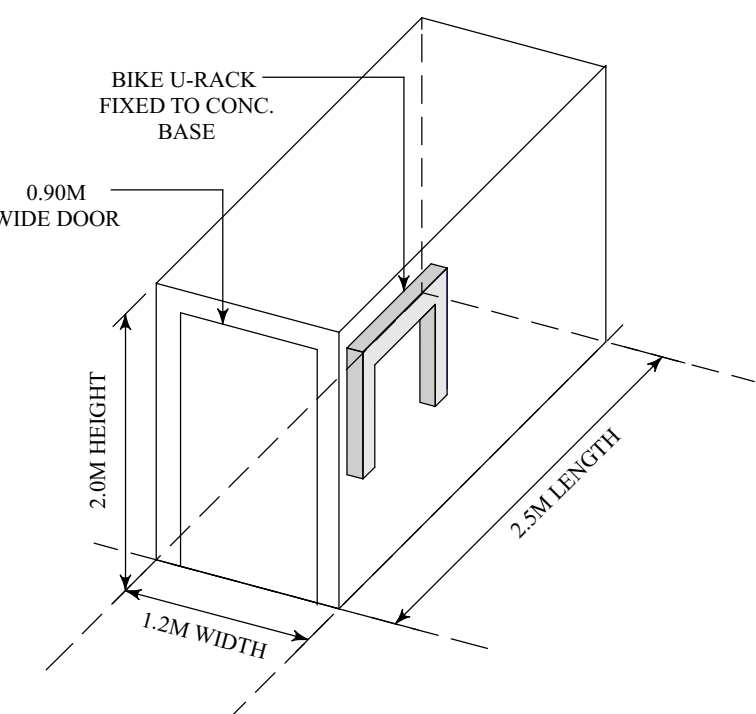
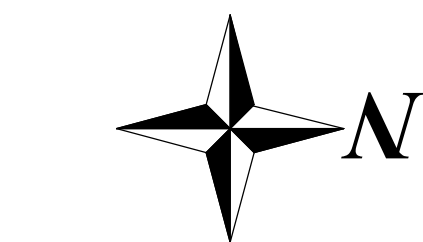
CWD 2026-014

SHEET:

A2

PROJECT INFORMATION	SITE 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	COVERAGE: LOT AREA: 489.07 SQ.M. MAXIMUM COVERAGE: 293.44 SQ.M. PROPOSED BUILDING FOOTPRINT: 204.76 SQ.M. PROPOSED GARAGE FOOTPRINT: 74.26 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

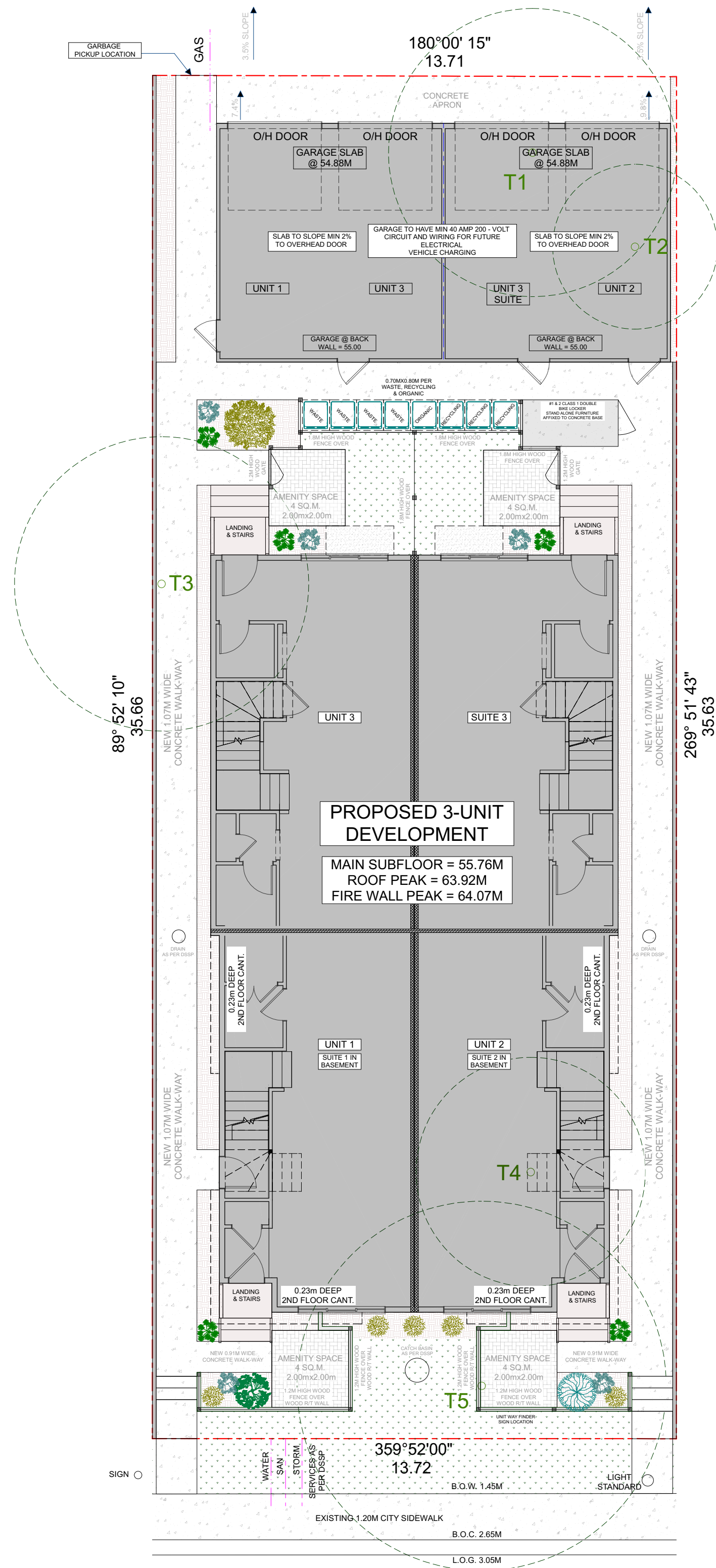
LANDSCAPE INFORMATION:			
TREE:	SIZE:	QTY:	
 COLUMNAR SPRUCE (PICEA PUNGENS FASTIGATA)	4.0M HEIGHT	1 (COUNTS AS 2)	
 COLUMNAR ASPEN (POPULUS TREMULA)	60mm	1	
 PIN CHERRY (PRUNUS PENNSYLVANICA)	85mm	1 (COUNTS AS 2)	
SHRUB:	SIZE:	QTY:	
 CARPET JUNIPER (JUNIPERUS SABINA MONNA)	0.6M	5	
 BEARBERRY (ARCTOSTAPHYLOS UVA-URSI)	0.6M	5	
 BLACK LACE ELDERBERRY (SAMBUCUS NIGRA "EVA")	0.6M	5	
GROUND COVERS:			
ITEM:	HARD/SOFT	AREA	
 SODDED AREA	SOFT	25.28 SQ.M.	
 MULCH	SOFT	37.86 SQ.M.	
 CONCRETE BROOM FINISH	HARD	89.87 SQ.M.	
 LANDING & STAIRS WOOD/ CONCRETE	HARD	9.75 SQ.M.	
 AMENITY SPACE STAMPED CONCRETE	HARD	16.00 SQ.M.	
 DECORATIVE STONE	HARD	N/A	



PREMANUFACTURED BIKE STORAGE BOX'S.

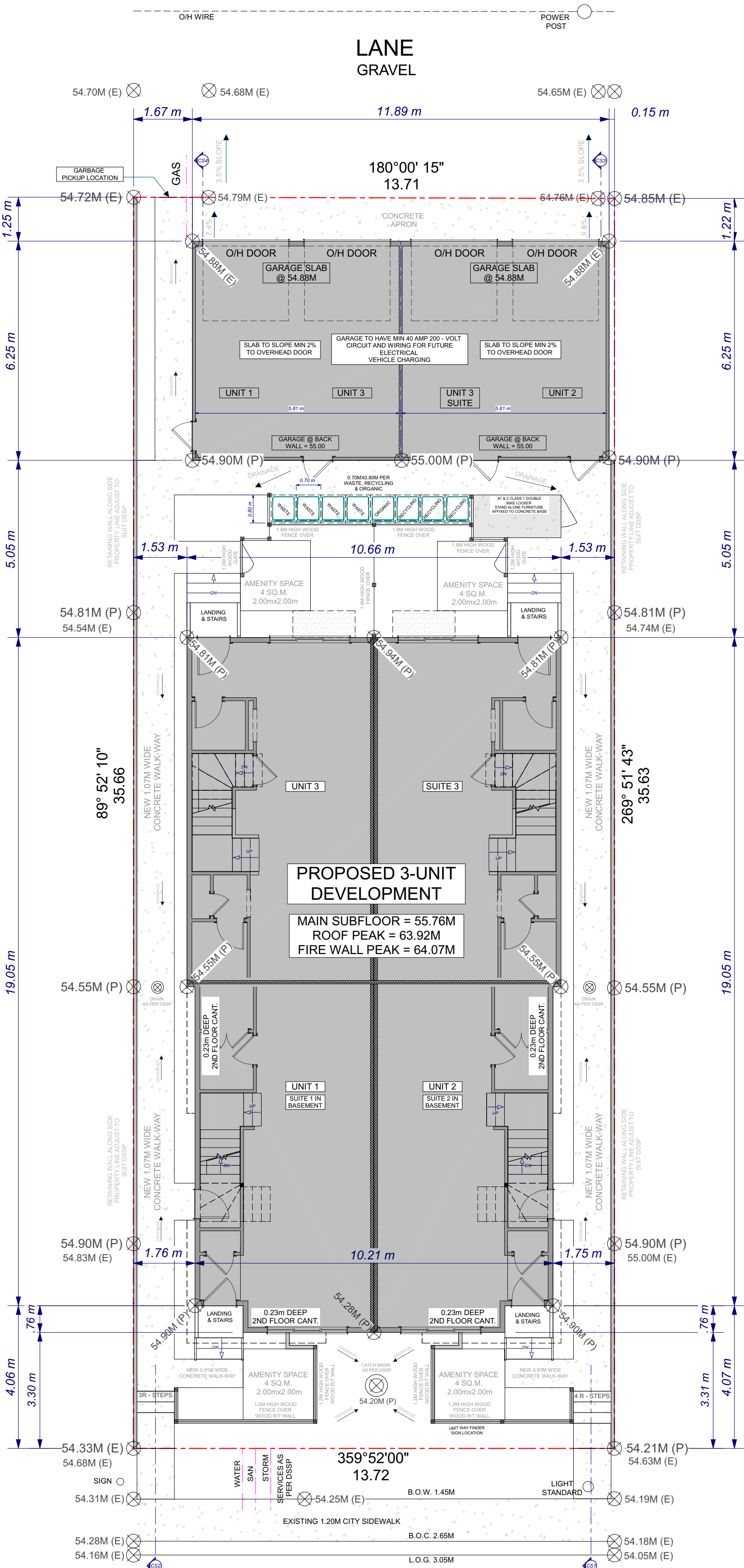
DOUBLE BIKE BOX C/W CENTER U RACK TO SECURE BIKES
DIMENSION: 1.2M WIDTH, 2.5M LENGTH, 2.0M HEIGHT
TO BE AFFIXED TO CONCRETE BASE WITH 1/2" BOLTS
THESE DIMENSIONS ARE TO BE TAKEN AS A MIN. SPEC.

Existing Tree Table (m)					
	TrunkØ dia. +	DripØ dia. +	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

LANE
GRAVEL



19 Street NW

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:
- DO NOT SCALE DRAWINGS
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
- ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

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:
3/12/2026

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

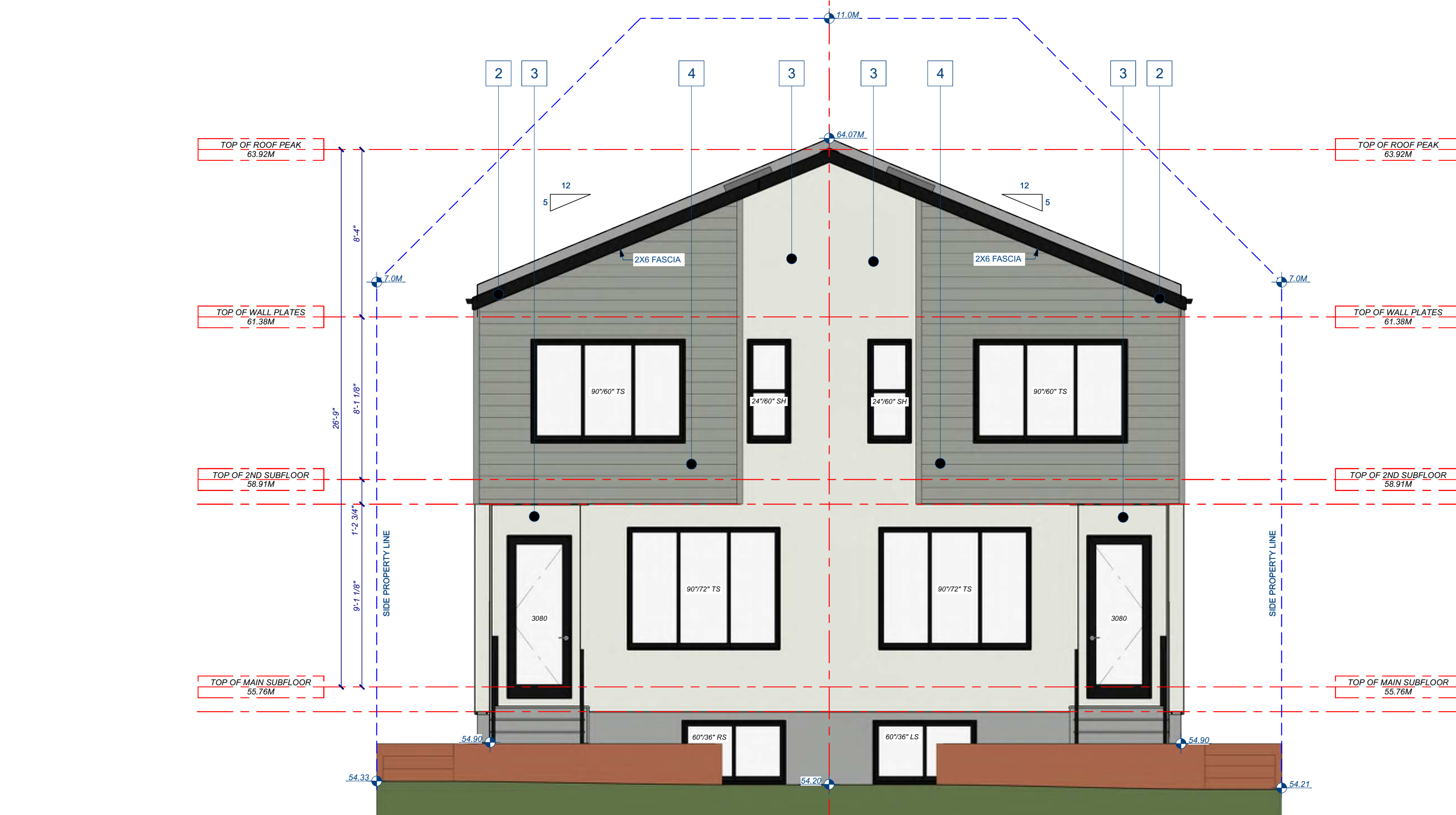
WINDOW & DOOR NOTES:

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

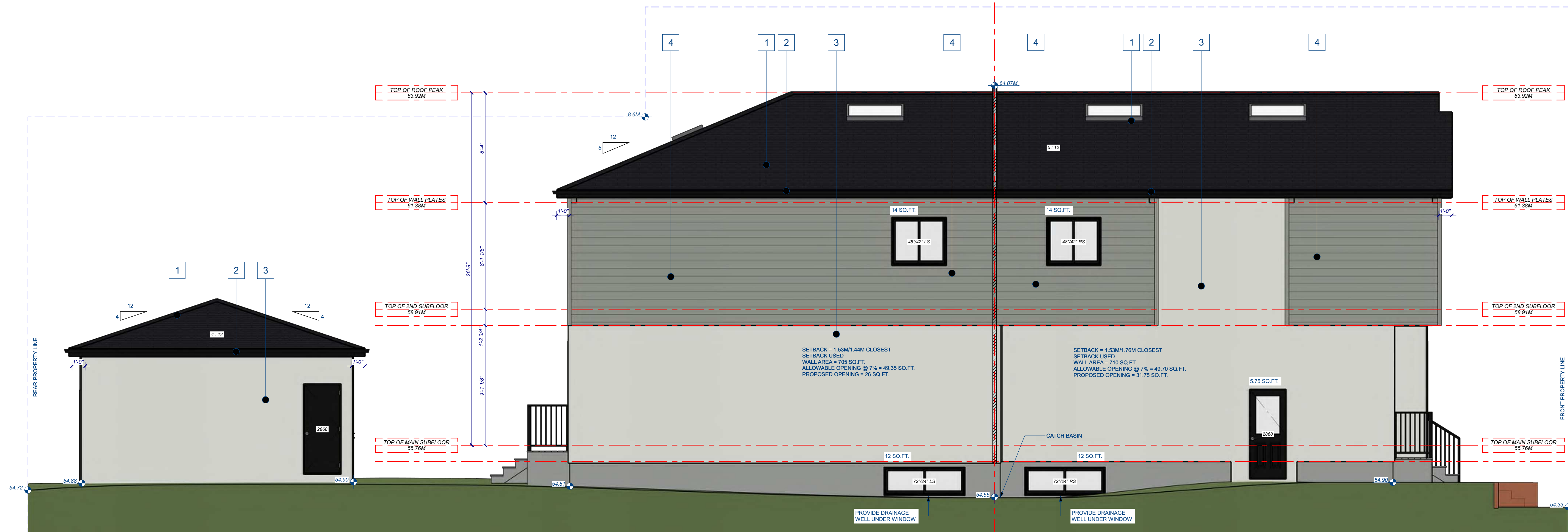
WINDOW PERFORMANCE REQUIREMENTS
MINIMUM PERFORMANCE GRADE: 15 (PG)
MINIMUM POSITIVE DESIGN PRESSURE: 720 PA
MINIMUM NEGATIVE DESIGN PRESSURE: -720 PA
MINIMUM WATER PENETRATION: 220 PA
RESISTANCE TEST PRESSURE MINIMUM
CANADIAN AIR INFILTRATION/EXFILTRATION: A2
TERRAIN TYPE: ROUGH

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

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS
SKYLIGHTS = 2.75



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



2
A5
LEFT ELEVATION
SCALE = 1/4" = 1'-0"

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:
- DO NOT SCALE DRAWINGS
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD
- ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE AND ANY OTHER CODES AND REQUIREMENTS
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ALL DIMENSIONS AND SPECIFICATIONS MUST BE CHECKED AND VERIFIED BY CONTRACTOR AND/OR OWNER BEFORE ANY CONSTRUCTION STARTS. ANY CORRECTIONS AND/OR OMISSIONS MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. BEFORE CONSTRUCTION STARTS

- THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. CONTRACTOR SHALL CONTACT THIS OFFICE WITH ANY DISCREPANCIES.

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:

3/12/2026

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.

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:

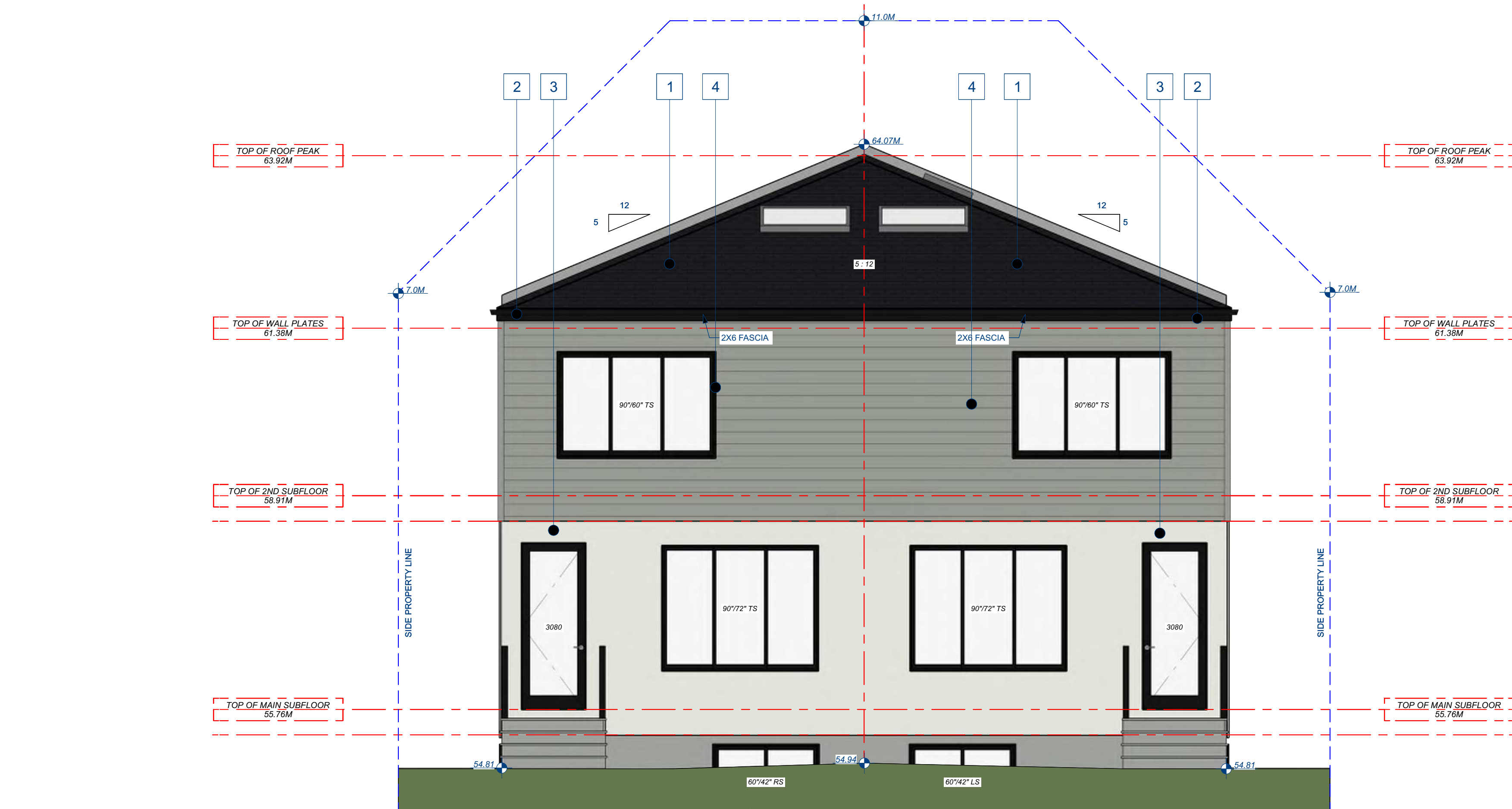
MANUFACTURED DOORS, WINDOWS &
SKYLIGHTS SHALL HAVE THE PRODUCTS
PERFORMANCE LABELS PER CSA A440S1
2023 NBC (AE) 5.10.2.2.

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

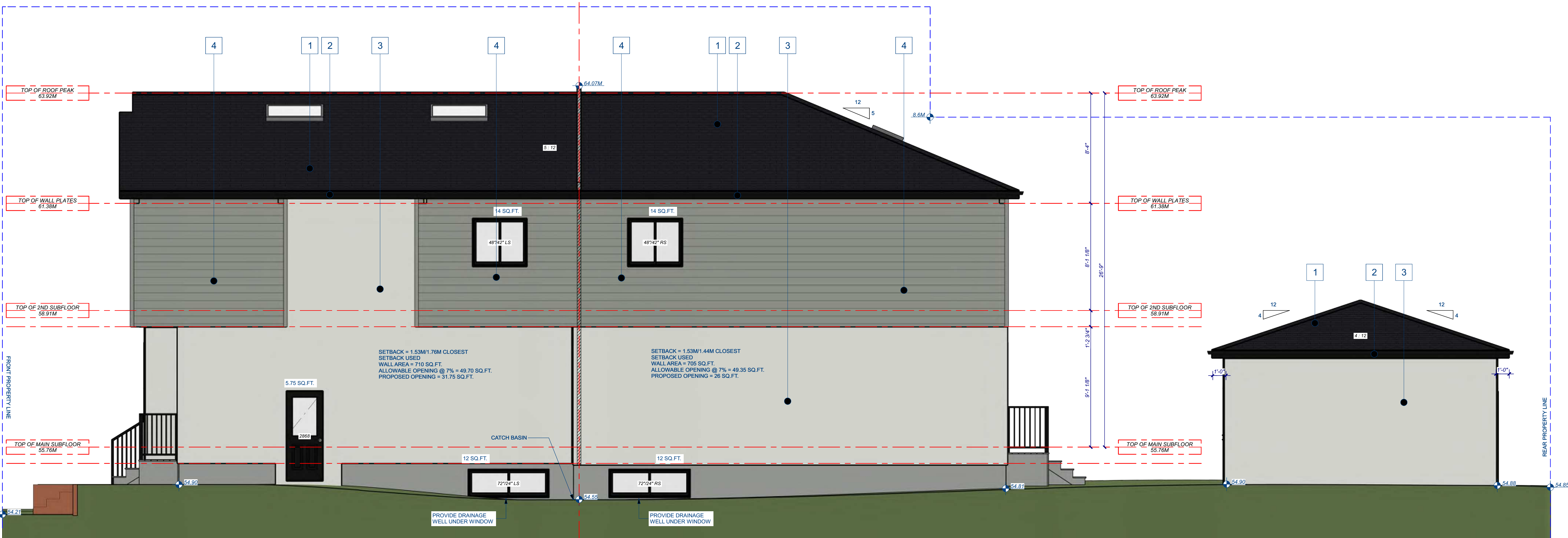
RESISTANCE TEST PRESSURE MINIMUM
CANADIAN AIR INFILTRATION/EXFILTRATION:
TERRAIN TYPE: A2
ROUGH

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



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



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