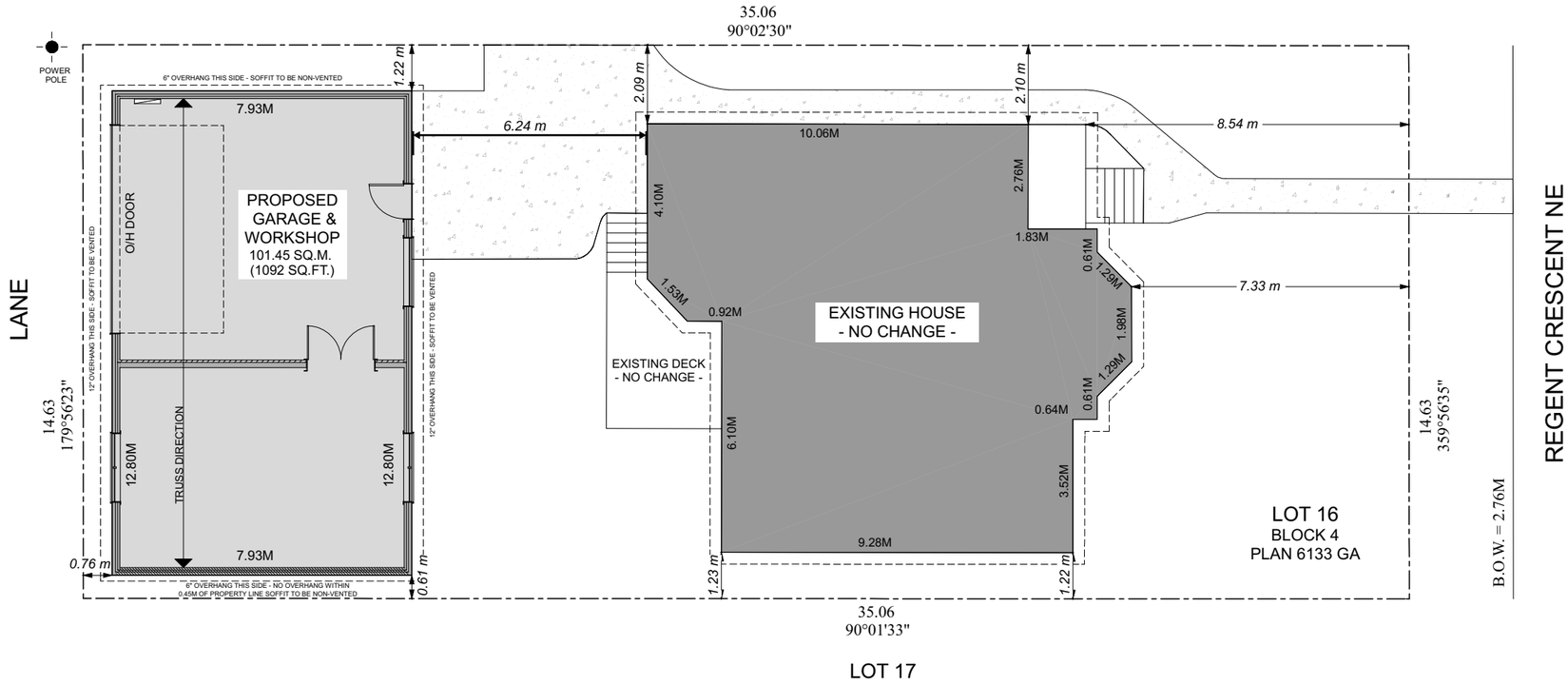

1
A1

SITE PLAN

SCALE = 1:150

General Notes and Specifications

MISCELLANEOUS NOTES:

-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

-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

- CONTRACTOR IS TO ENSURE ALL POSTS AND BEARING POINTS ARE PROPERLY PLACED ACCORDING TO ALL FLOOR JOISTS & ROOF TRUSS LAYOUTS SUPPLIED BY THE FLOOR AND TRUSS SUPPLIERS
-ALL BEAMS, POSTS, FOOTINGS, AND ANY OTHER STRUCTURAL COMPONENT INVOLVED IN THIS PROJECT ARE SUGGESTED ONLY AND ARE TO BE CHECKED AND VERIFIED BY A LOCAL BUILDING AUTHORITY AND/OR A STRUCTURAL ENGINEER REGISTERED IN YOUR LOCAL BUILDING AREA

- ALL WINDOWS AND DOORS SHOWN ARE SHOWN IN APPROXIMATE FRAME SIZES ONLY ACTUAL ROUGH OPENINGS WILL VARY DEPENDING ON SUPPLIER. CONSULT SUPPLIERS ROUGH OPENINGS FOR EXACT FRAMING REQUIREMENTS

-THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2023 NATIONAL BUILDING CODE -ALBERTA EDITION AND ALL ADDITIONAL PROVINCIAL AND LOCAL CODE REQUIREMENTS.

-THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES,OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND PROVINCIAL SERVICE AUTHORITIES.

-WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. 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.

-THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK.

DESIGN CRITERIA: 2023 NBC-AE
ROOF: SNOW LOAD TO BE VERIFIED BY TRUSS SUPPLIER
10 PSF DEAD LOAD.
FLOOR: 40 PSF LIVE LOAD.
10 PSF DEAD LOAD.
SOIL: 2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION ASSUMED FROST DEPTH: 4'-0"(1.2M) ZONE 6 & ZONE 7A, 6'6-3/4" (2.0M) ZONE 7B

-THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

-ALL STRUCTURAL FRAMING SHALL CONFORM TO 9.23 WOOD FRAME CONSTRUCTION 2023 NBC-AE

-ENSURE FINISHED GRADE SLOPE AWAY FROM STRUCTURE AT MIN 2% SLOPE

- TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. CENTRE WEST DESIGN STUDIO INC. IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THERE AFTER.

NOTE:
THESE PLANS ARE DESIGNED AND COMPLY WITH THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION

LOT AREA = 512.73 SQ.M.
EXIST. BUILDING AREA = 117.34 SQ.M.

NEW GARAGE = 101.45 SQ.M.

TOTAL = 218.79 SQ.M.
% OF LOT COVERAGE = 42.67%

NOTE: ANY DISCREPANCY BETWEEN THIS SITE PLAN AND THE SURVEYORS. THE SURVEYORS SHALL RULE - ANY DISCREPANCIES MUST BE REPORTED TO CENTRE WEST DESIGN STUDIO INC. IMMEDIATELY

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES
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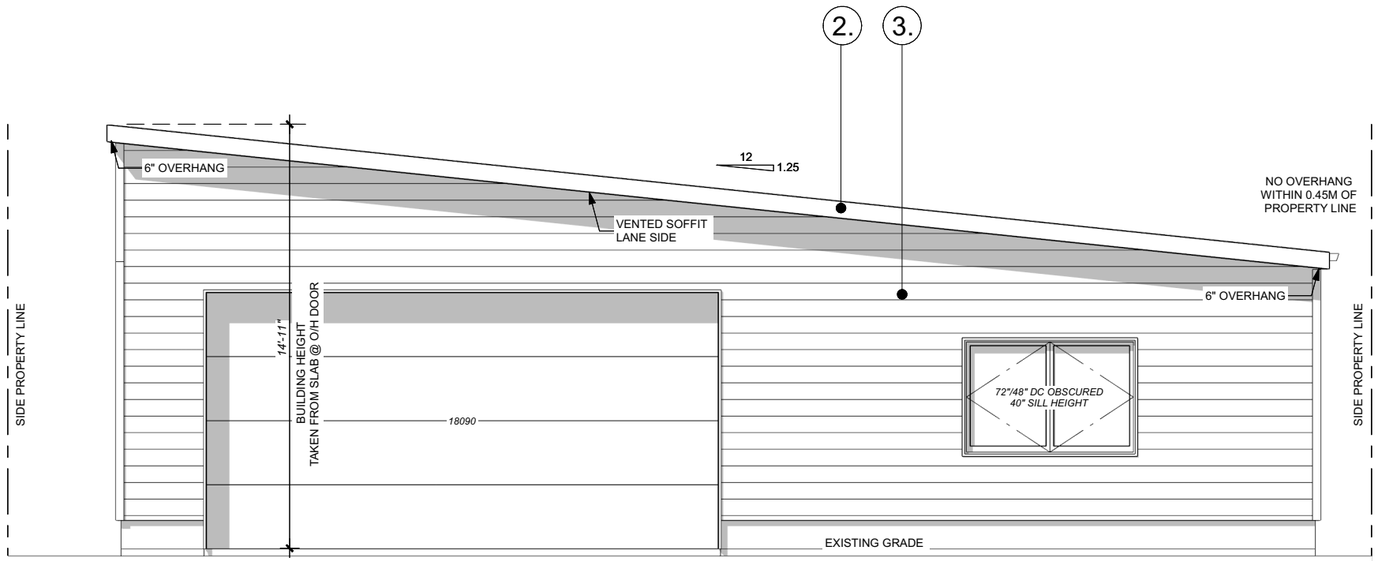
SHEET TITLE:
SITE PLAN & GENERAL NOTES

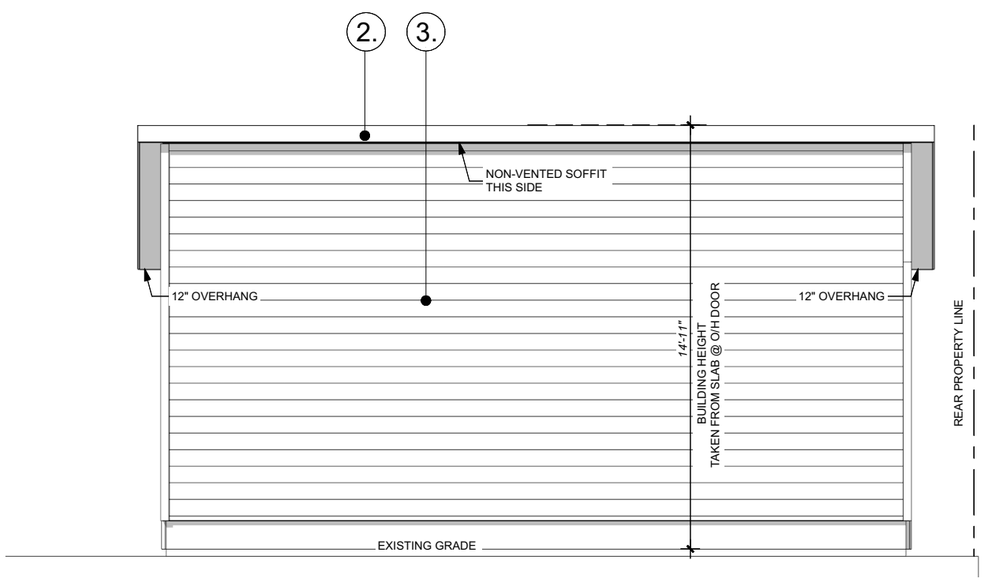
PROJECT ADDRESS:
1132 REGENT CRESCENT NE
CALGARY, ALBERTA
LOT 16, BLOCK 4, PLAN 6133 GA

DATE:
2/20/2026
DRAWN BY:
IAN
FILE #:
CWD
2025-051
SCALE:
AS NOTED
SHEET:
A1



1 / A3 GARAGE FRONT ELEVATION

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



2 / A3 GARAGE LEFT ELEVATION

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

EXTERIOR KEY NOTES:

1.	STANDING SEAM METAL ROOFING
2.	2X6 ALUM. FASCIA & SOFFIT
3.	HARDIE BOARD SIDING OR BOARD AND BATTEN
4.	NOT USED
5.	NOT USED
6.	NOT USED
7.	NOT USED
8.	NOT USED
9.	NOT USED
10.	NOT USED
11.	NOT USED

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

ENSURE PROPER ROOF VENTING AS PER 2023 NBC -AE

9.19.1.2.

1) THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA

2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

3) REQUIRED VENTS MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION THEREOF, AND SHALL BE DISTRIBUTED
A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING,
B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE

4) EXCEPT WHERE EACH JOIST SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38 MM BY 38 MM ON THE TOP OF THE ROOF JOISTS.

5) VENTS SHALL COMPLY WITH CAN3-A93-M, “NATURAL AIRFLOW VENTILATORS FOR BUILDINGS.”

* VENT LOCATIONS ARE SUGGESTED ONLY - LOCATION TO BE VERIFIED ON SITE TO ENSURE PROPER VENTILATION AS PER 2023 NBC. AE

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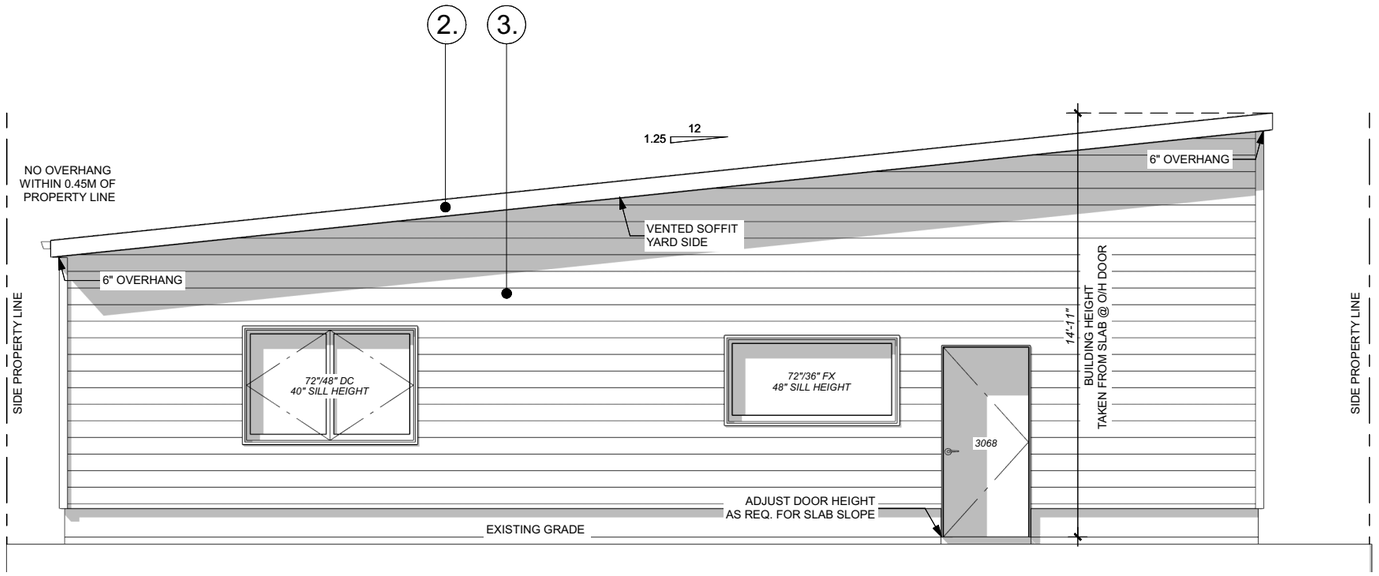
SHEET TITLE: *ELEVATIONS*

PROJECT ADDRESS:
1132 REGENT CRESCENT NE
CALGARY, ALBERTA
LOT 16, BLOCK 4, PLAN 6133 GA

DATE: 2/20/2026
DRAWN BY: IAN
FILE #: CWD 2025-051
SCALE: AS NOTED
SHEET: A3



1 / A4 GARAGE REAR ELEVATION

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

EXTERIOR KEY NOTES:

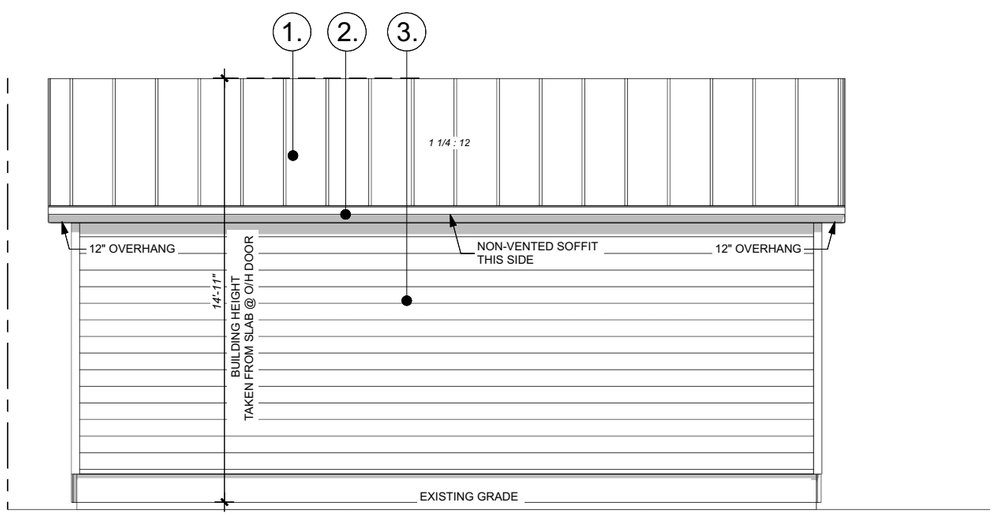
1.	STANDING SEAM METAL ROOFING
2.	2X6 ALUM. FASCIA & SOFFIT
3.	HARDIE BOARD SIDING
4.	NOT USED
5.	NOT USED
6.	NOT USED
7.	NOT USED
8.	NOT USED
9.	NOT USED
10.	NOT USED
11.	NOT USED

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



2 / A4 GARAGE RIGHT ELEVATION

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

ENSURE PROPER ROOF VENTING AS PER 2023 NBC -AE

9.19.1.2.

1) THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA

2) WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

3) REQUIRED VENTS MAY BE ROOF TYPE, EAVE TYPE, GABLE-END TYPE OR ANY COMBINATION THEREOF, AND SHALL BE DISTRIBUTED
A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING,
B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENING LOCATED AT THE BOTTOM OF THE SPACE

4) EXCEPT WHERE EACH JOIST SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38 MM BY 38 MM ON THE TOP OF THE ROOF JOISTS.

5) VENTS SHALL COMPLY WITH CAN3-A93-M, "NATURAL AIRFLOW VENTILATORS FOR BUILDINGS."

* VENT LOCATIONS ARE SUGGESTED ONLY - LOCATION TO BE VERIFIED ON SITE TO ENSURE PROPER VENTILATION AS PER 2023 NBC. AE

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SHEET TITLE:
ELEVATIONS

PROJECT ADDRESS:
1132 REGENT CRESCENT NE
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DATE:
2/20/2026

DRAWN BY:
IAN

FILE #:
CWD
2025-051

SCALE:
AS NOTED

SHEET:
A4