

409 12 AVE NW - EAST LOT

SINGLE FAMILY DWELLING

LOT 4, BLOCK 11, PLAN 3946 N

CRESCENT HEIGHTS, SE CALGARY, LOT ZONING: R-CG

SHEET LIST	
A1	COVER PAGE
A2	BLOCK PLAN
A3	SITE PLAN & BUILDING STATS
A4	FLOOR PLANS
A5	FRONT, BACK & LEFT ELEVATIONS
A6	RIGHT ELEVATION & GARAGE ELEVATIONS



VM DESIGNS

587-377-7279
vaughn@vmdesigns.ca

ISSUED SETS	m/d/y
Design Draft 1.0	05.08.26
Design Draft 1.1	05.13.26
DP Set	06.16.26

AREAS	S.F.
MAIN FLOOR	946 SF
SECOND FLOOR	1,062 SF
TOTAL (GFA)	2,009 SF

BASEMENT DEV.	943 SF
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REAR DECK	169 SF
PORCH	96 SF

GARAGE (DETACHED)	400 SF
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STREET ADDRESS
EAST LOT
409 12 AVE NW

LEGAL ADDRESS
LOT 4, BLOCK 11,
PLAN 3946 N

PROJECT
CRESCENT HEIGHTS
SINGLE - EAST

DRAWING
COVER PAGE

ZONING R-CG	PROJECT TAG 26-11-NSH-01
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DRAWN BY VM	SHEET
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SCALE AS NOTED	A1 / 6
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DRAWING
FRONT, BACK & LEFT
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ZONING R-CG	PROJECT TAG 26-11-NSH-01
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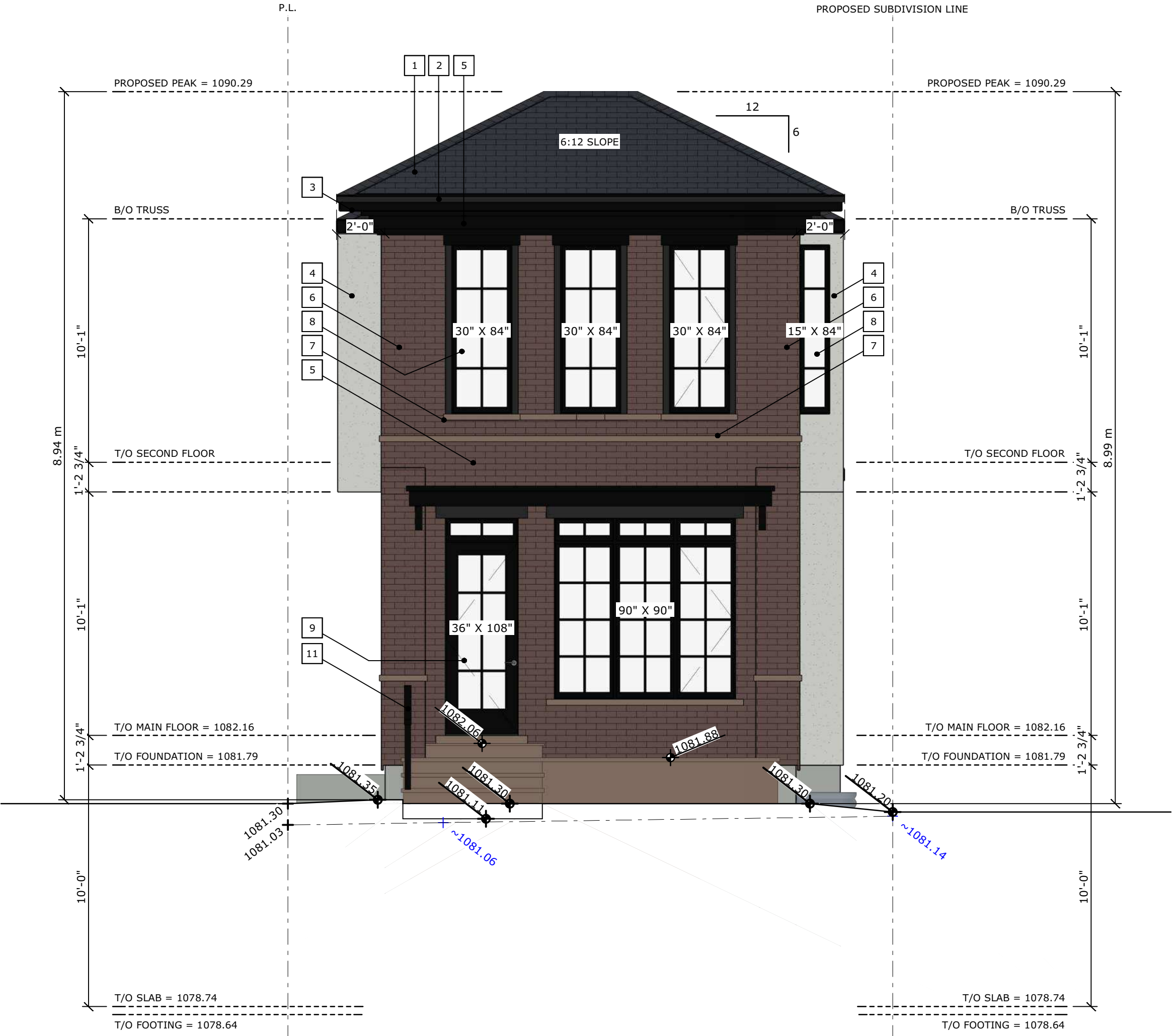
DRAWN BY VM	SHEET
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SCALE AS NOTED	A5 / 6
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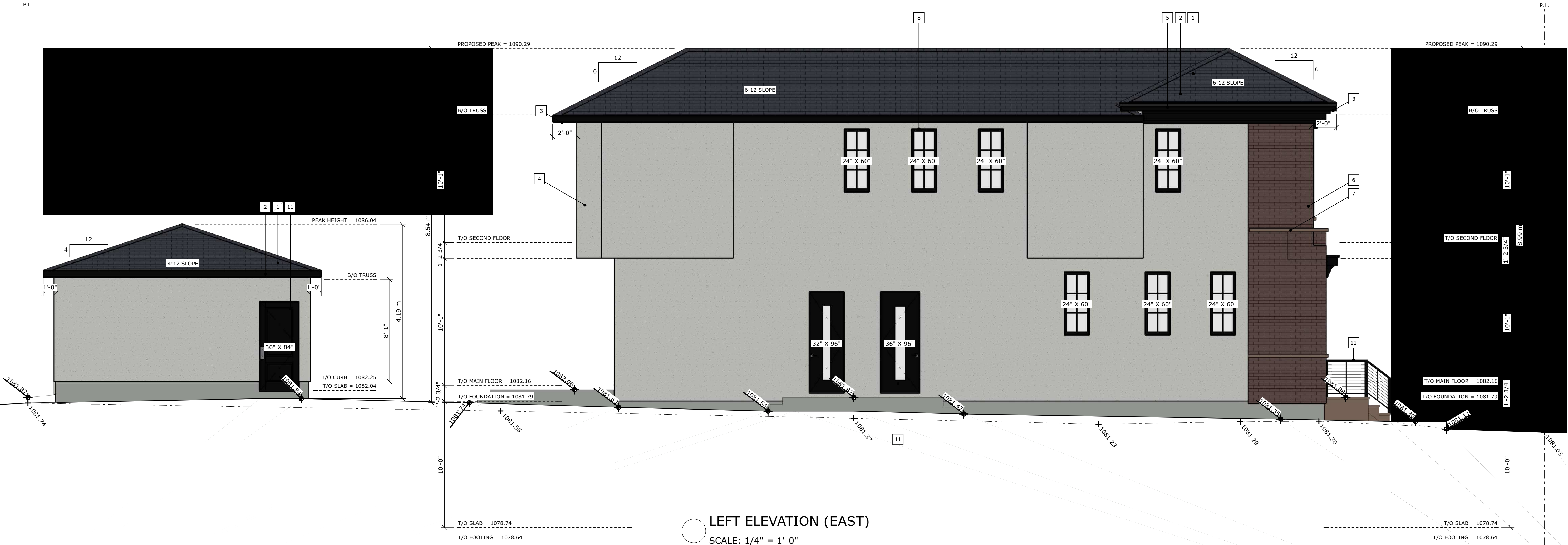
BACK ELEVATION (SOUTH)

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



FRONT ELEVATION (NORTH)

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



LEFT ELEVATION (EAST)

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



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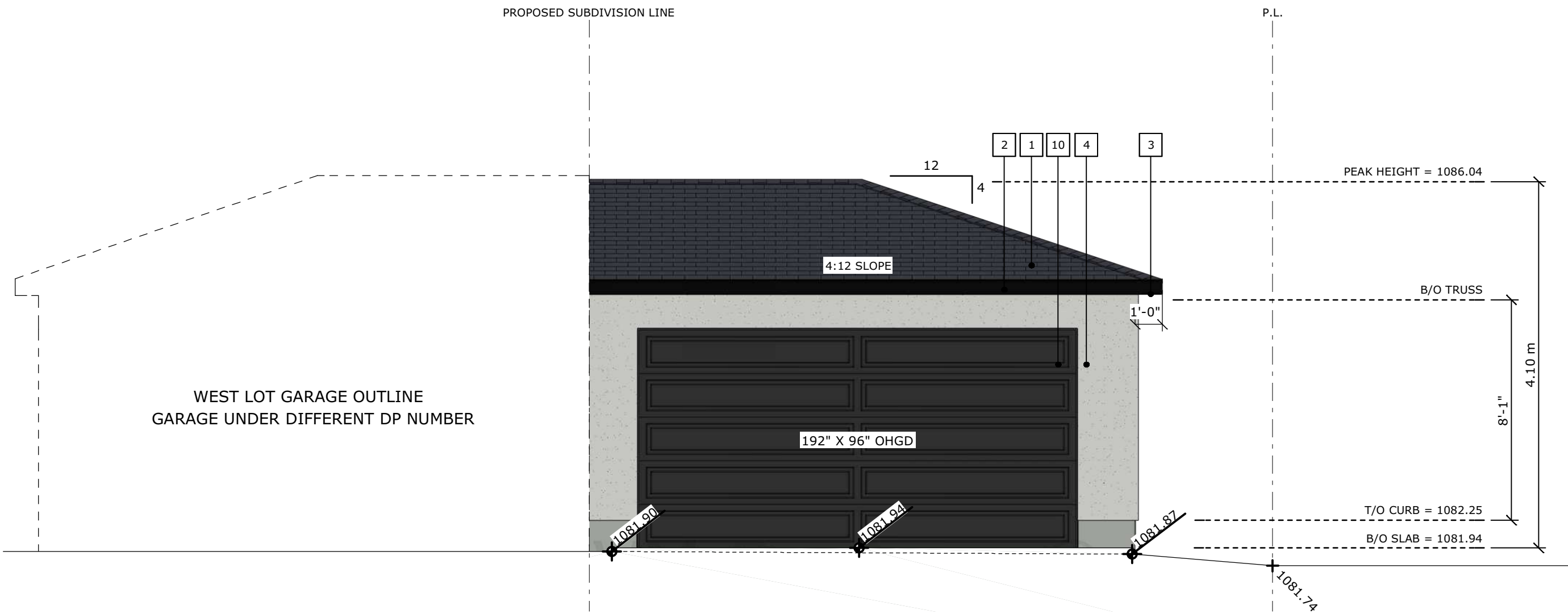
PROJECT
CRESCENT HEIGHTS
SINGLE - EAST

DRAWING
RIGHT & GARAGE
ELEVATIONS

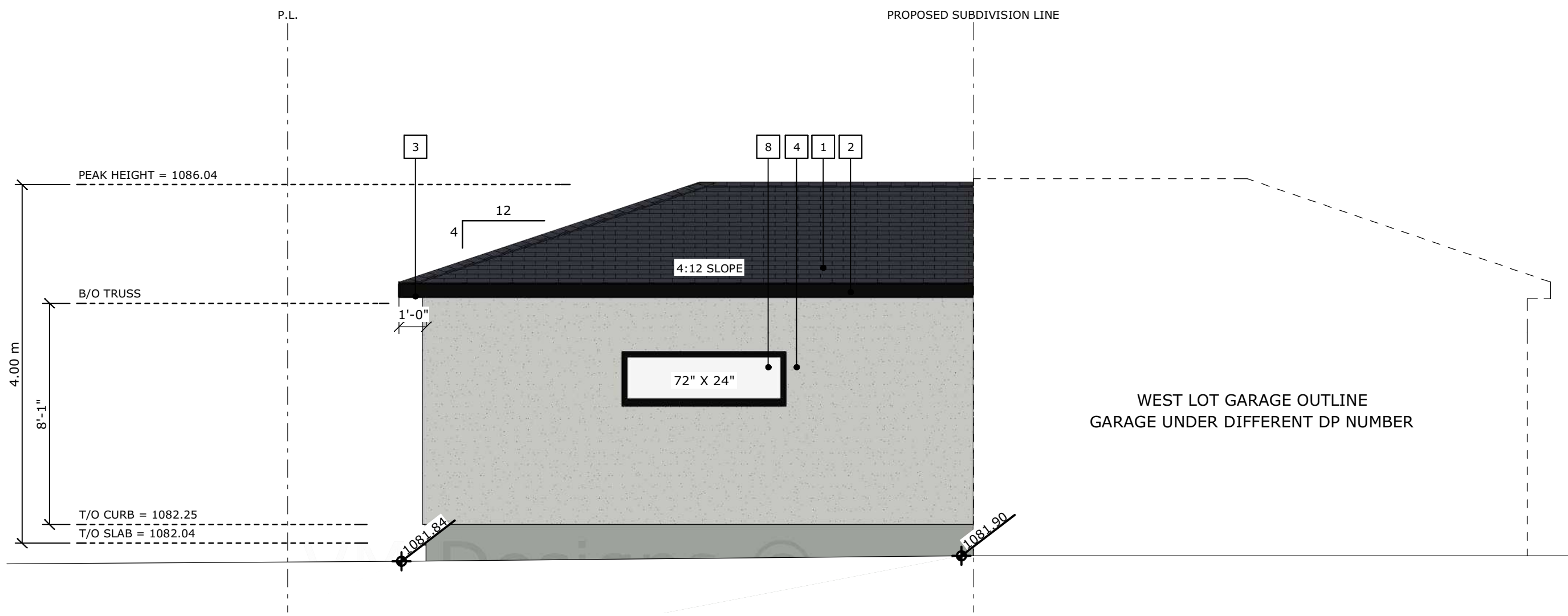
ZONING R-CG	PROJECT TAG 26-11-NSH-01
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SCALE AS NOTED	A6 / 6
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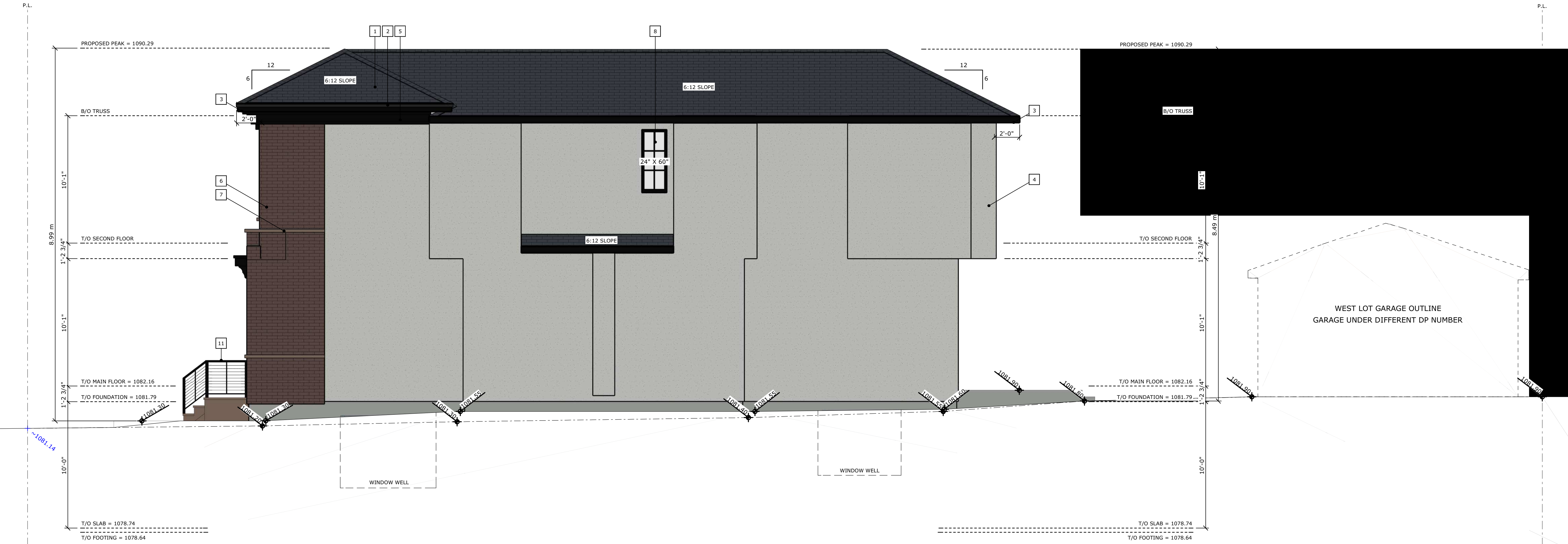


GARAGE LANEWAY ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



GARAGE YARD ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT SHINGLES
2	METAL FASCIA - BLACK
3	VENTED ALUMINUM SOFFIT - BLACK
4	SMOOTH STUCCO - BEIGE
5	JAMES HARDIE SMARTBOARD - BLACK
6	BRICK VENEER - RED
7	BRICK CAP
8	VINYL CLAD WINDOWS - BLACK
9	FIBREGLASS DOOR - BLACK
10	FIBREGLASS INSULATED GARAGE DOOR - CHARCOAL
11	RAILING - BLACK



RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"