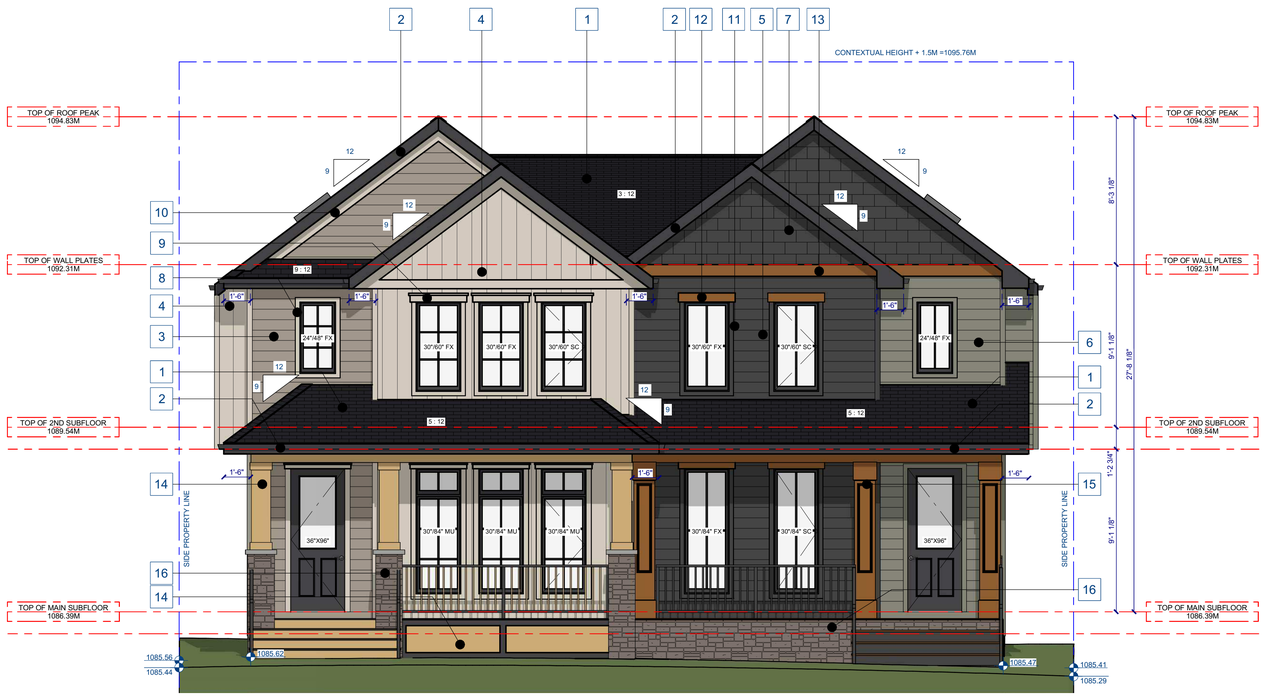
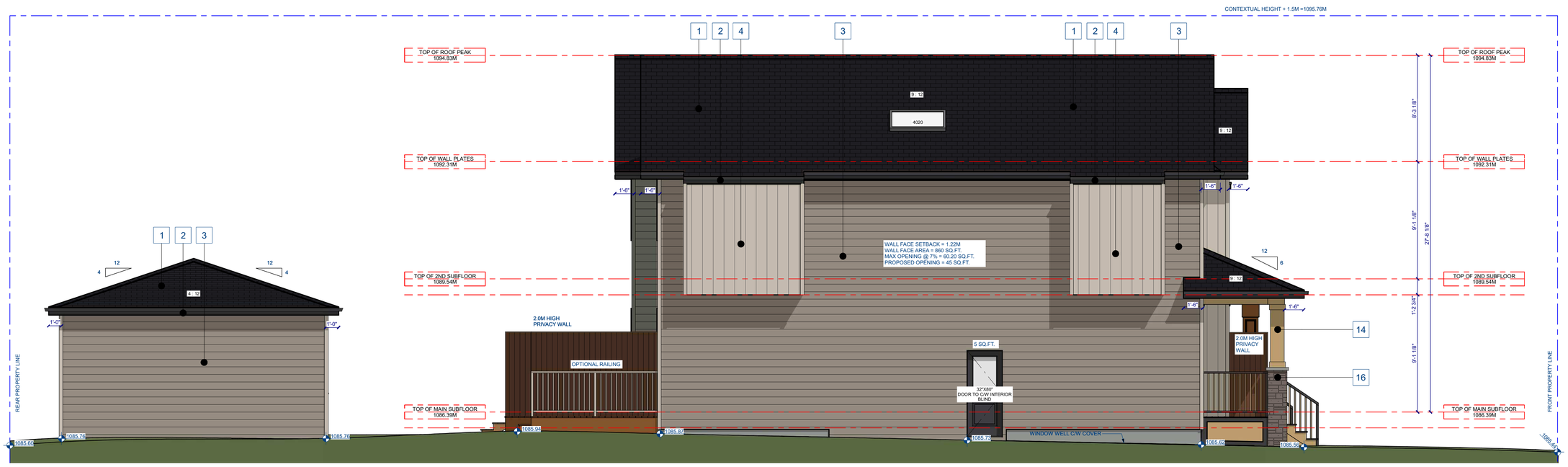


1 / A5 FRONT ELEVATION

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



2 / A5 LEFT ELEVATION

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

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - MEDIUM CREAM
4. BOARD AND BATON - LIGHT CREAM / WHITE
5. HORIZONTAL HARDIE BOARD SIDING - BLACK / DARK GREY
6. HORIZONTAL HARDIE BOARD SIDING - MED GREY
7. HARDIE BOARD SHAKES - BLACK / DARK GREY
8. 3" SMART BOARD TRIM - LIGHT CREAM / WHITE
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10. 6" SHADOW BOARD - LIGHT CREAM / WHITE
11. 3" SMART BOARD TRIM - BLACK / DARK GREY
12. 6" WOOD TRIM - COLOR - MED BROWN / CEDAR
13. 9" WOOD TRIM - COLOR - MED BROWN / CEDAR
14. WOOD POSTS & PANEL - COLOR - LIGHT BROWN / PINE
15. WOOD POSTS & PANEL - COLOR - MED BROWN / CEDAR
16. STONE VENEER - COLOR MED BROWN

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

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES
IAN PAYNE - FITZSIMMONS
23, 31 AVE S.W. CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-498-9741

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SEMI DETACHED WITH SECONDARY SUITES

PROJECT:
SEMI DETACHED
WITH SECONDARY SUITE

PROJECT ADDRESS:
606 18 AVE NW
CALGARY, ALBERTA
LOT 4 & 3
BLOCK 12
PLAN 2934 O

SHEET TITLE:
ELEVATIONS

DRAWING DATE:
9/18/2026

SCALE:
AS NOTED

DRAWN BY:
IAN

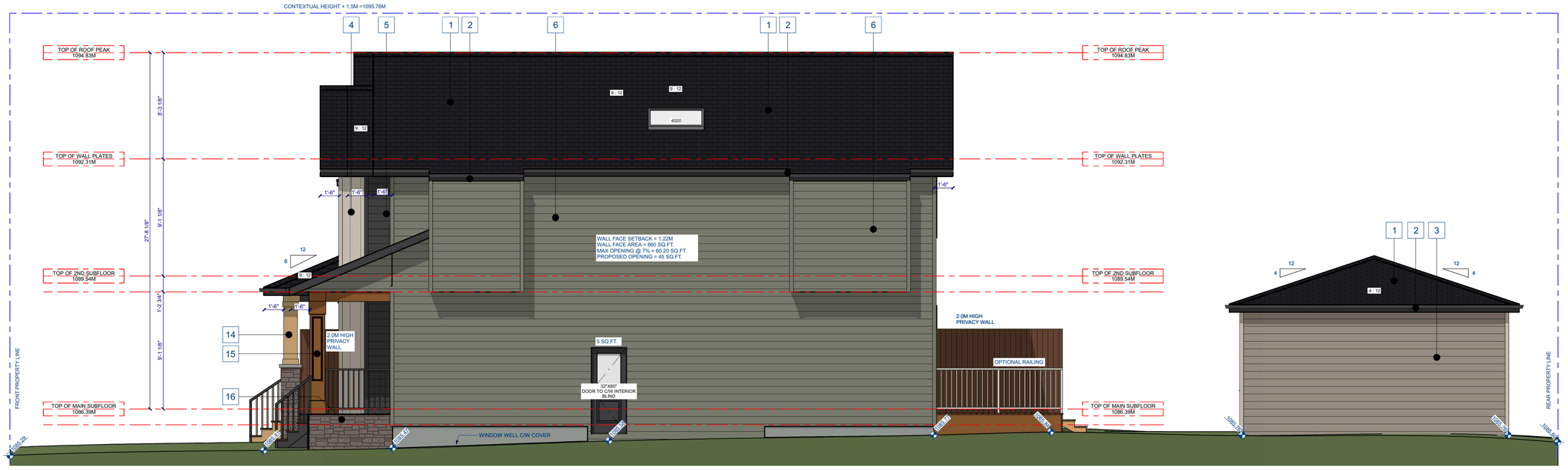
FILE #:
CWD 2026-026

SHEET:
A5



1 / A6 REAR ELEVATION

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



2 / A6 RIGHT ELEVATION

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

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WITH SECONDARY SUITE

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CALGARY, ALBERTA
LOT 4 & 3
BLOCK 12
PLAN 2934 O

SHEET TITLE:
ELEVATIONS

DRAWING DATE:
9/18/2026

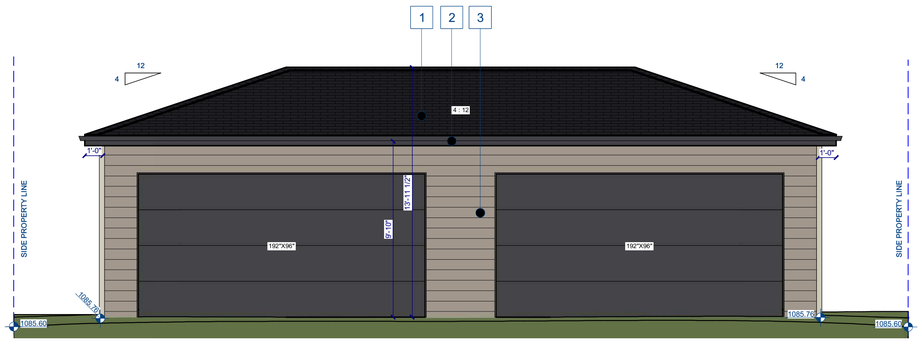
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DRAWN BY: IAN

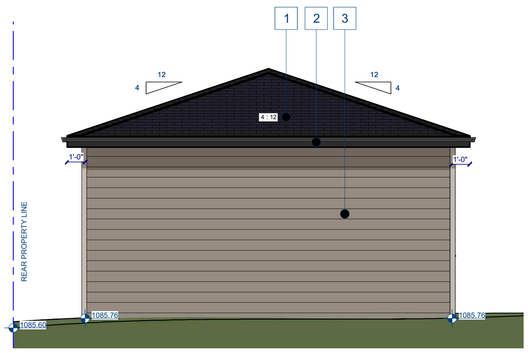
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CWD 2026-026

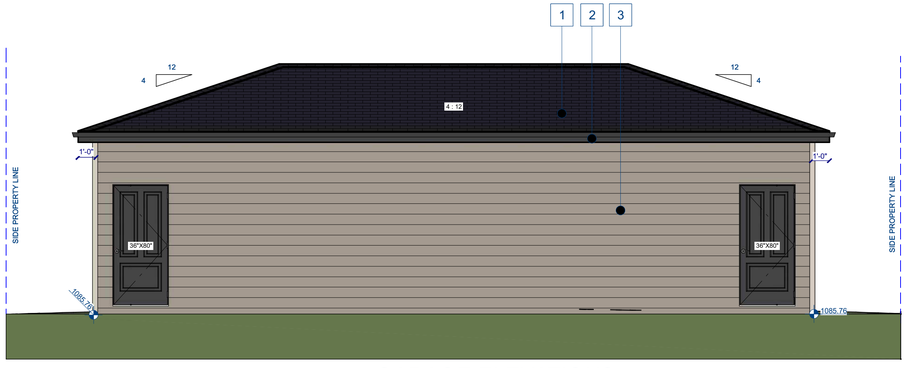
SHEET:
A6

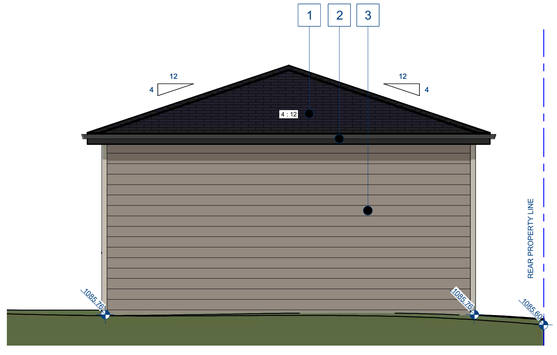
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3 / A7 GARAGE ELEVATIONS

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

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES

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CLIENT:

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PROJECT:
SEMI DETACHED
WITH SECONDARY SUITE

PROJECT ADDRESS:
606 18 AVE NW
CALGARY, ALBERTA
LOT 4 & 3
BLOCK 12
PLAN 2934 O

SHEET TITLE:
GARAGE PLAN

DRAWING DATE:
9/18/2026

SCALE: AS NOTED
DRAWN BY: IAN

FILE #:
CWD 2026-026

SHEET:
A7



1 / A1 *STREETSCAPE*

SCALE = 1:150



2 / A1 *BLOCK PLAN*

SCALE = 1:150

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LOT 4 & 3
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BLOCK PLAN &
STREETSCAPE

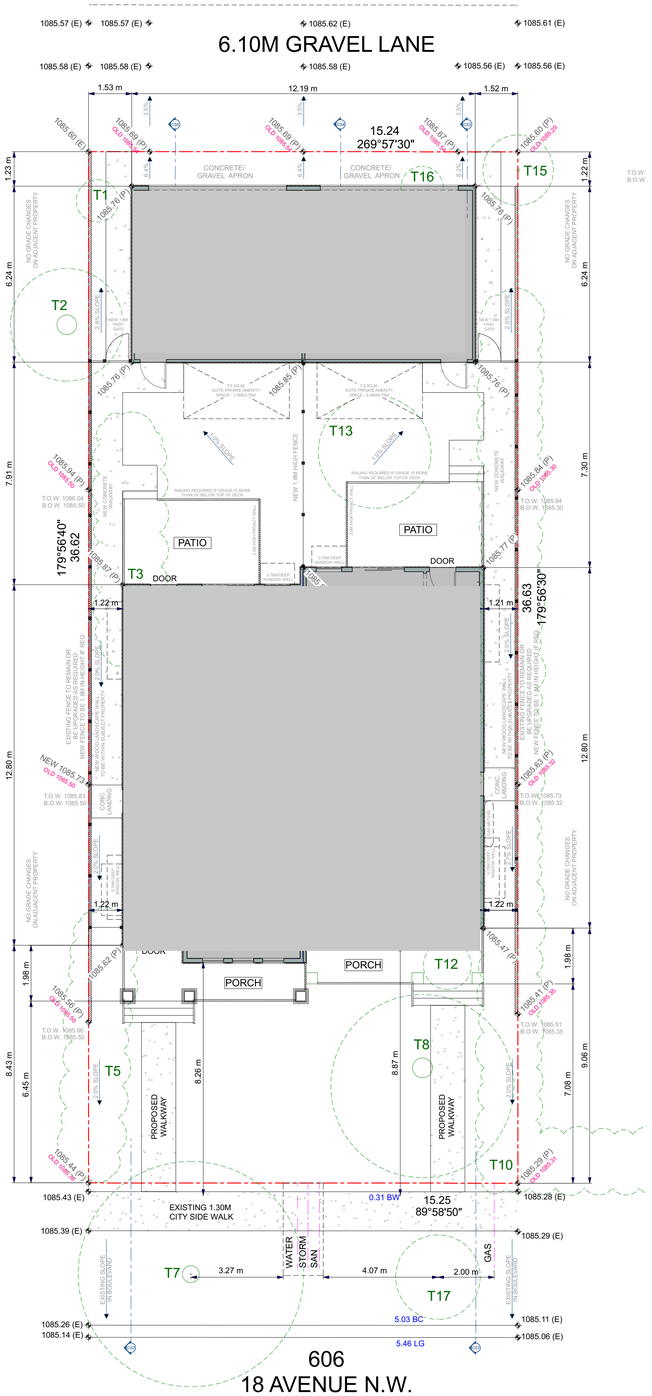
DRAWING DATE:
9/18/2026

SCALE:
AS NOTED

DRAWN BY:
IAN

FILE #:
CWD 2026-026

SHEET:
A1



1 / A2 **SITE PLAN**

SCALE = 1:100

NOTE:
ALL PROPOSED FENCES AND RETAINING WALLS WILL BE CONSTRUCTED ON THE SUBJECT PROPERTY

ALL DRAINAGE WILL BE TO THE FRONT AND REAR OF THE PROPERTY

ALL DECKS AND PATIOS REQUIRE RAILING IF GRADE IS MORE THAN 24" BELOW TOP DECK OR PATIO SURFACE

FENCING TO BE REPLACED WITH NEW 1.8M HIGH WOOD FENCE IF REPLACEMENT IS REQUIRED

PROJECT INFORMATION

MUNICIPAL ADDRESS:
606 18 AVE NW, CALGARY, AB
LEGAL DESCRIPTION:
LOTS, 4 & 3
BLOCK, 12
PLAN, 2934 O
ZONING / COMMUNITY:
R-CG RESIDENTIAL - GRADE - ORIENTATED INFILL
MOUNT PLEASANT
CLIENT:
OCEAN HOMES

SITE INFORMATION

COVERAGE:

LOT AREA: 558.04 SQ.M.
MAXIMUM COVERAGE: 251.12 SQ.M.

PROPOSED BUILDING FOOTPRINT: 169.18 SQ.M.
PROPOSED GARAGE FOOTPRINT: 76.18 SQ.M.

TOTAL COVERAGE: 245.36 SQ.M.
% OF LOT COVERED: 43.97%

DENSITY:

NUMBER OF UNITS: 2 + 2 SECONDARY SUITES
PROPOSED UNITS PER HECTARE: 36

GROSS FLOOR AREA:

ALL AREAS ARE RESIDENTIAL
MAIN FLOOR : 169.08 SQ.M.
SECOND FLOOR: 172.24 SQ.M.
THIRD FLOOR: N/A

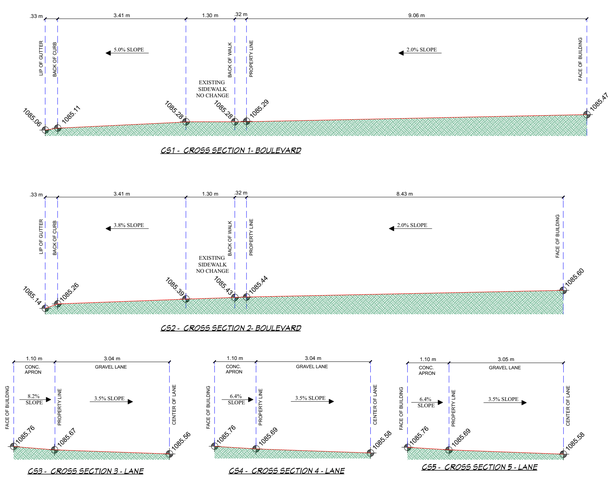
TOTAL GROSS FLOOR AREA (GFA): 341.32 SQ.M.
FLOOR AREA RATIO (FAR): 61

PARKING

ENCLOSED UNIT PARKING STALLS: 4
OUTDOOR VISITOR PARKING STALLS: N/A
TOTAL PARKING STALLS: 4

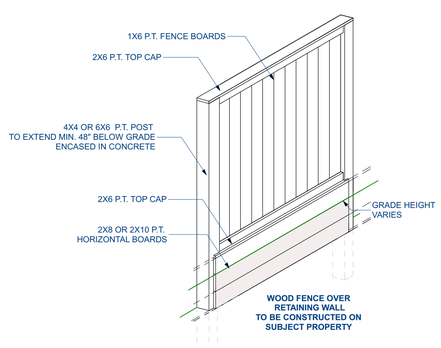
EXISTING TREE SCHEDULE:

Tree No.	Variety	Trunk (+-)	Canopy (+-)	Height (+-)	Location	Retain/Remove
T1	Bush	-	1.50	4.00	On Property Line	Remove
T2	Coniferous	0.70	4.00	16.00	In Adjacent Property	Retain
T3	Bush	-	3.00	4.00	In Subject Property	Remove
T4	Deciduous	0.05	1.50	4.00	In Subject Property	Remove
T5	Bush	-	2.50	2.50	On Property Line	Remove
T6	Coniferous	0.45	5.00	14.00	In Adjacent Property	Retain
T7	Green Ash T-32138277	0.60	8.00	14.00	In City Property	Retain
T8	Deciduous	0.70	6.50	16.00	In Subject Property	Remove
T9	Deciduous	0.20	4.00	6.00	In Adjacent Property	Retain
T10	Bush	-	2.50	3.50	On Property Line	Remove / Cut Back
T11	Bush	-	2.50	3.50	On Property Line	Remove / Cut Back
T12	Bush	-	1.70	2.00	In Subject Property	Remove
T13	Bush	-	4.00	7.00	In Subject Property	Remove
T14	Deciduous	1.00	9.00	14.00	In Adjacent Property	Retain
T15	Deciduous	0.10	2.50	3.50	On Property Line	Retain
T16	Bush	-	1.50	1.70	In Subject Property	Remove
T17	Bush T-?	-	3.00	3.00	In City Property	Retain



2 / A2 **SITE CROSS SECTIONS**

SCALE = 1:75



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SHEET TITLE:
SITE PLAN / LANDSCAPE PLAN

DRAWING DATE:
9/18/2026

SCALE:
AS NOTED

DRAWN BY:
IAN

FILE #:
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SHEET:
A2