



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 - WHITE
4. BOARD AND BATON - GREY / BROWN
5. 3" SMART BOARD TRIM - WHITE
6. 4.5" SMART BOARD LINTEL - WHITE
7. 6" SHADOW BOARD & TRIM - WHITE
8. 4" SMART BOARD TRIM - WHITE
9. WINDOWS & DOORS - BLACK
10. WOOD POSTS - NATURAL
11. WOOD PANEL - NATURAL
12. RAILING - WHITE

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

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:

**SEMI DETACHED
WITH SECONDARY
SUITES**

PROJECT:
SEMI DETACHED
WITH SECONDARY SUITE

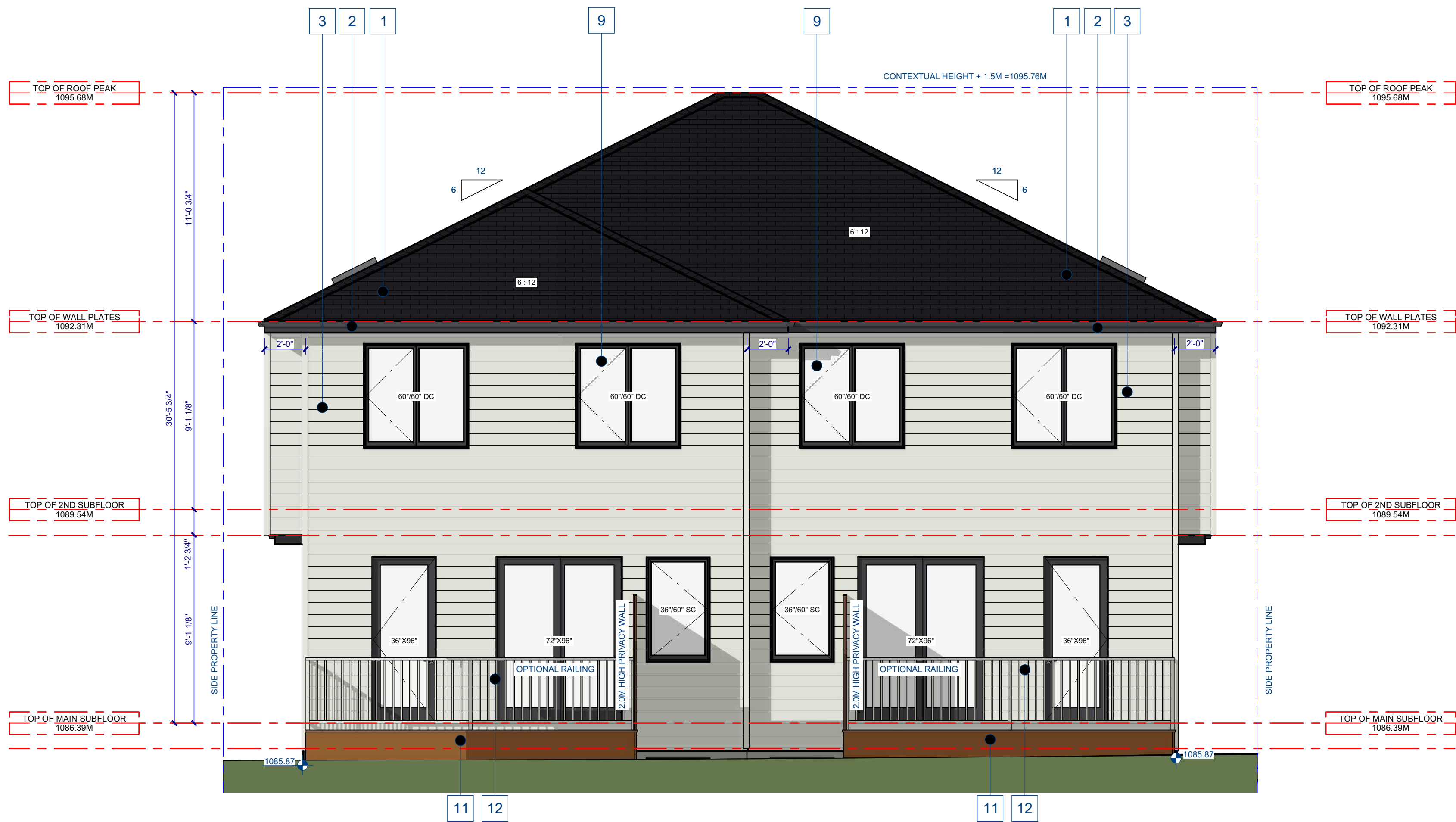
PROJECT ADDRESS:
606 18 AVE NW
CALGARY, ALBERTA
LOT 4 & 3
BLOCK 12
PLAN 2934 O

SHEET TITLE:
ELEVATIONS

DRAWING DATE:
2026-06-25

SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-026

SHEET:
A5



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

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - WHITE
4. BOARD AND BATON - GREY / BROWN
5. 3" SMART BOARD TRIM - WHITE
6. 4.5" SMART BOARD LINTEL - WHITE
7. 6" SHADOW BOARD & TRIM - WHITE
8. 4" SMART BOARD TRIM - WHITE
9. WINDOWS & DOORS - BLACK
10. WOOD POSTS - NATURAL
11. WOOD PANEL - NATURAL
12. RAILING - WHITE

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

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:

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:

2026-06-25

SCALE:

AS NOTED

DRAWN BY:

IAN

FILE #:

CWD 2026-026

SHEET:

A6



2
A6 RIGHT 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:

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

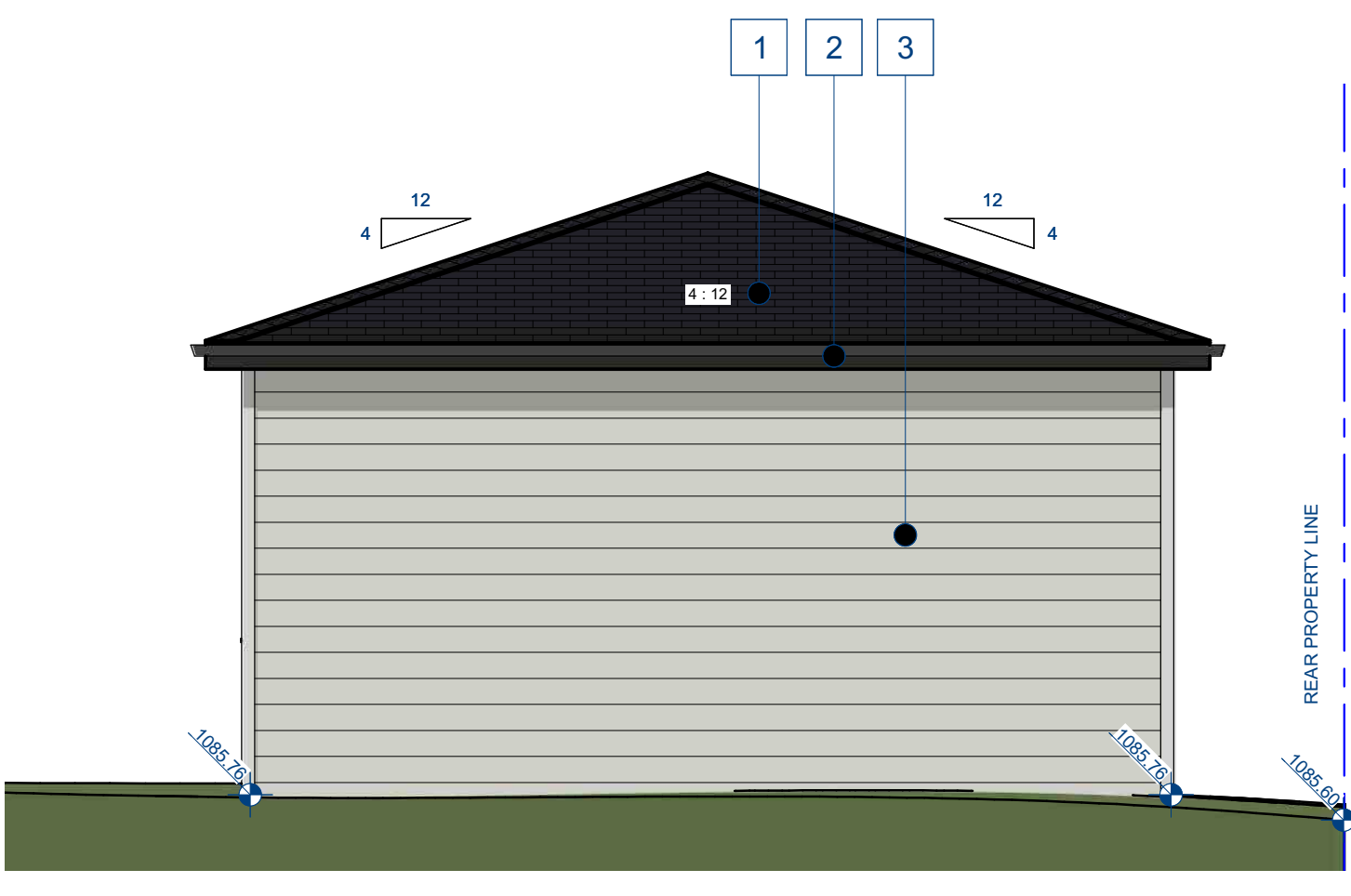
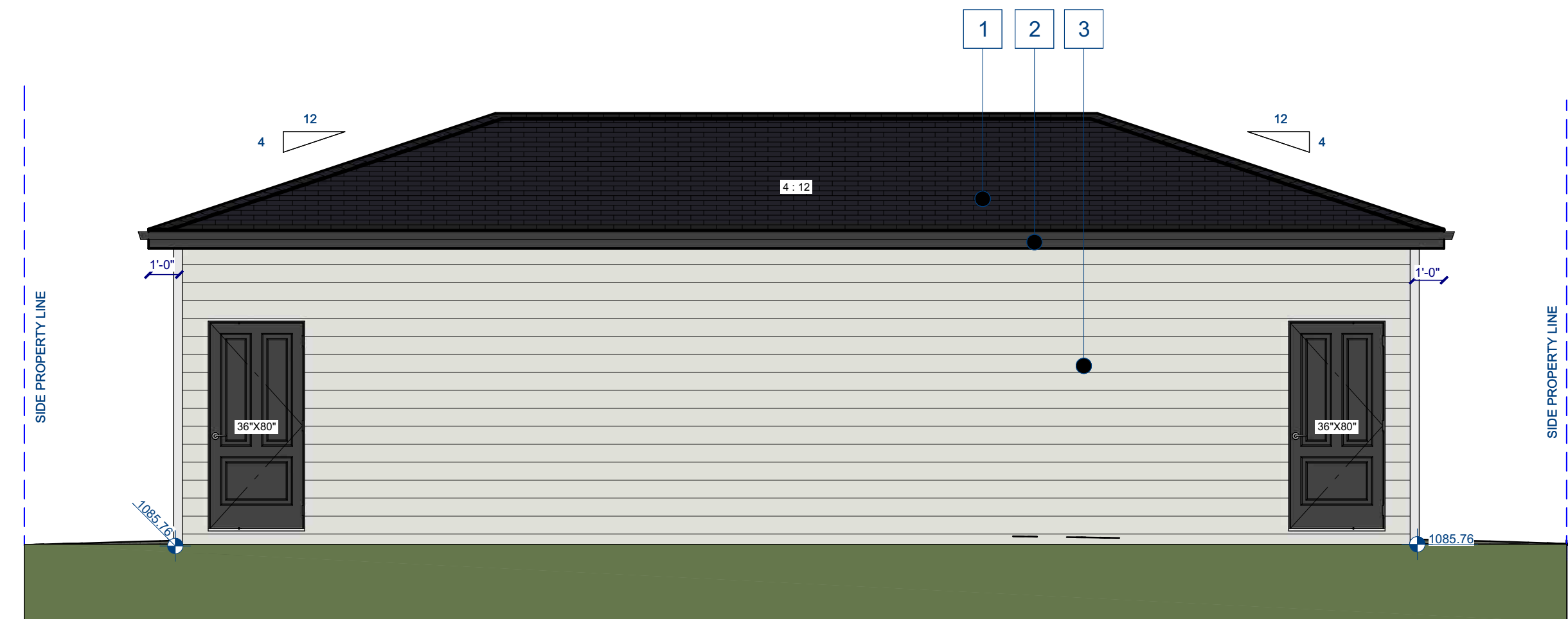
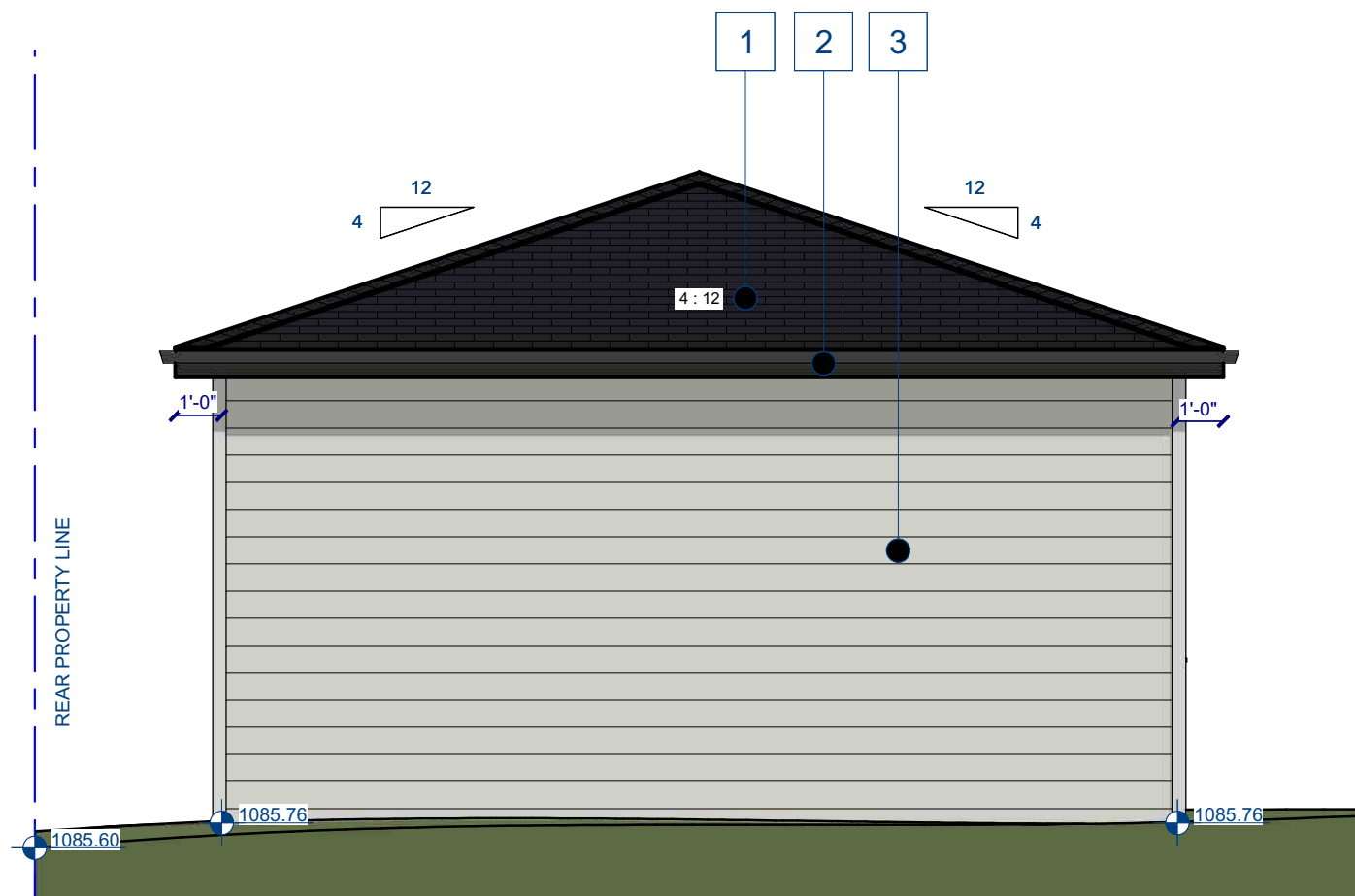
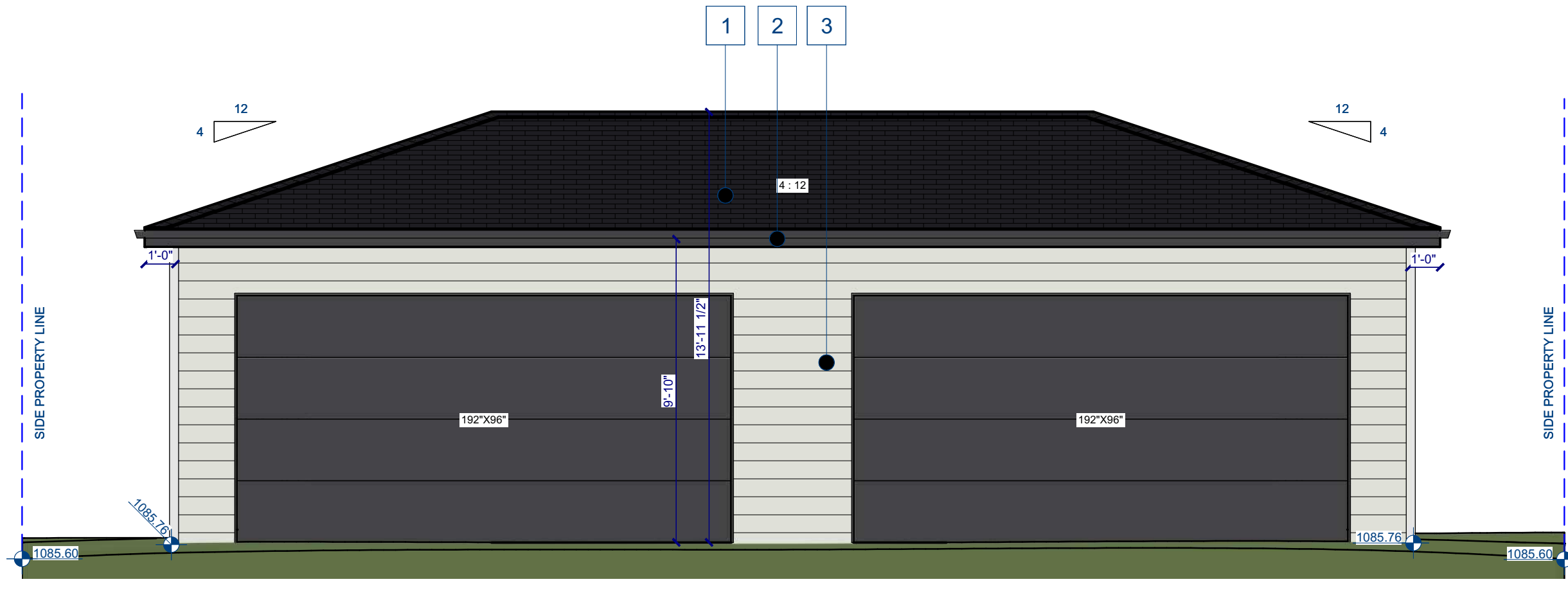
SHEET TITLE:
GARAGE PLAN

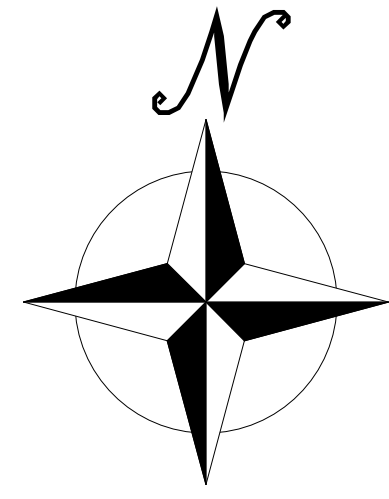
DRAWING DATE:
2026-06-25
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-026

SHEET:
A7

EXTERIOR KEY NOTES:

1. ASPHALT SHINGLES - BLACK
2. ALUMINUM FASCIA AND SOFFIT - BLACK
3. HORIZONTAL HARDIE BOARD SIDING - WHITE
4. BOARD AND BATON - GREY / BROWN
5. 3" SMART BOARD TRIM - WHITE
6. 4.5" SMART BOARD LINTEL - WHITE
7. 6" SHADOW BOARD & TRIM - WHITE
8. 4" SMART BOARD TRIM - WHITE
9. WINDOWS & DOORS - BLACK
10. WOOD POSTS - NATURAL
11. WOOD PANEL - NATURAL
12. RAILING - WHITE





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:

**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:
**BLOCK PLAN &
STREETSCAPE**

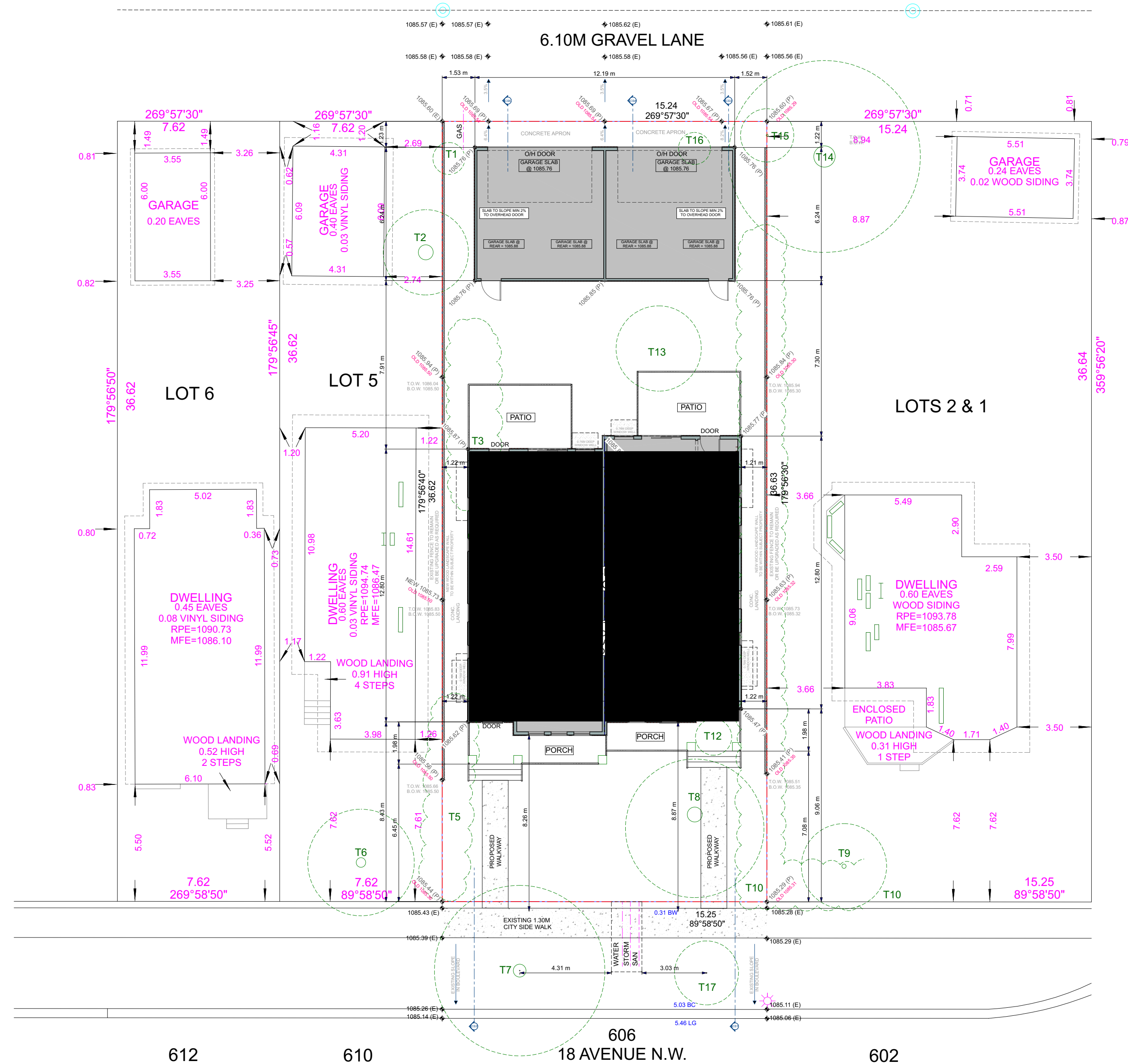
DRAWING DATE:
2026-06-25

SCALE: AS NOTED
DRAWN BY: IAN

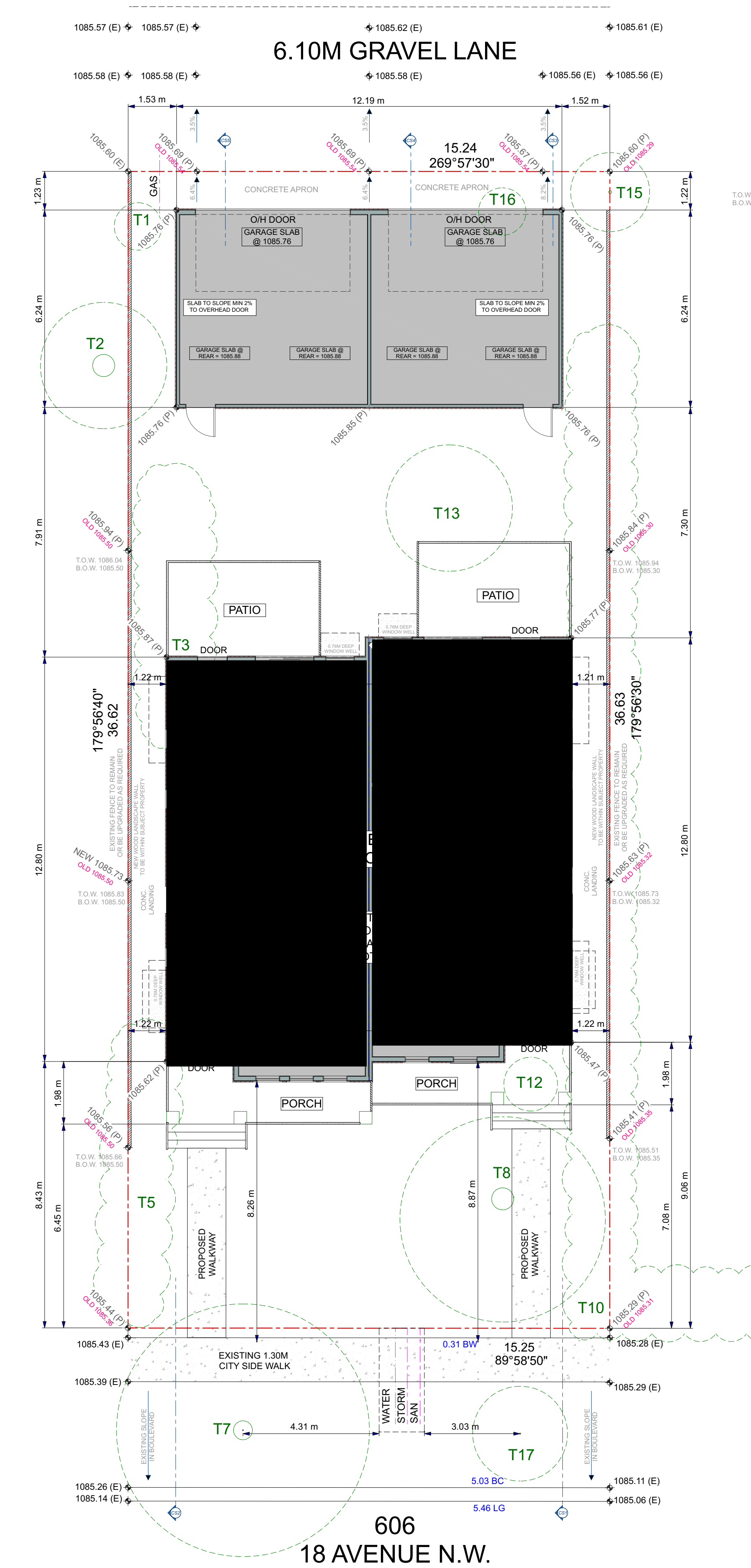
FILE #:
CWD 2026-026

SHEET:
A1

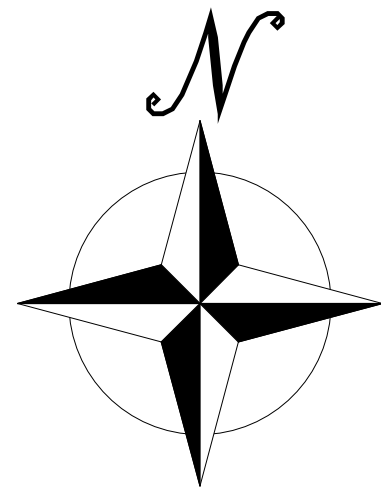
**1
A1** **STREETSCAPE**
SCALE = 1:150



**2
A1** **BLOCK PLAN**
SCALE = 1:150



PROJECT INFORMATION	SITE INFORMATION	GROSS FLOOR AREA:
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	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	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



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:
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:
SITE PLAN /
LANDSCAPE PLAN

DRAWING DATE:
2026-06-25
SCALE: AS NOTED
DRAWN BY: IAN
FILE #: CWD 2026-026

SHEET:
A2

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-7	-	3.00	3.00	In City Property	Retain

