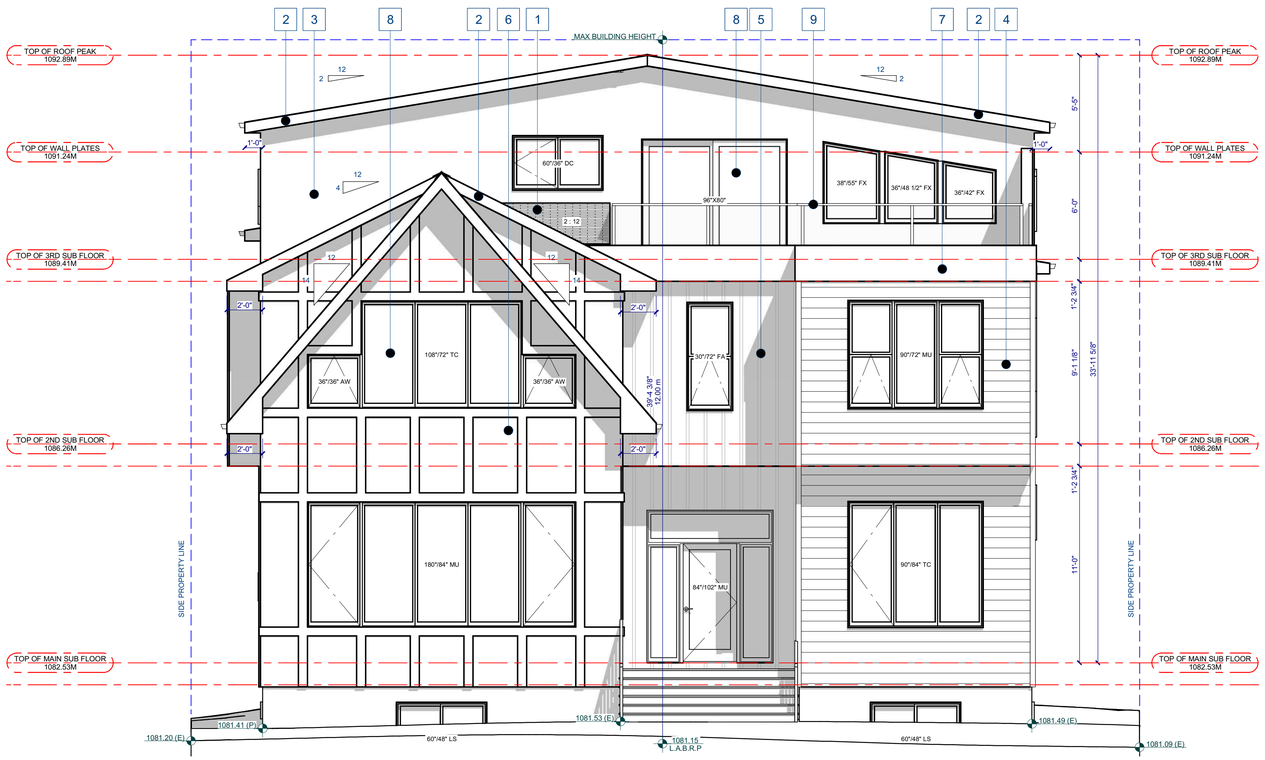
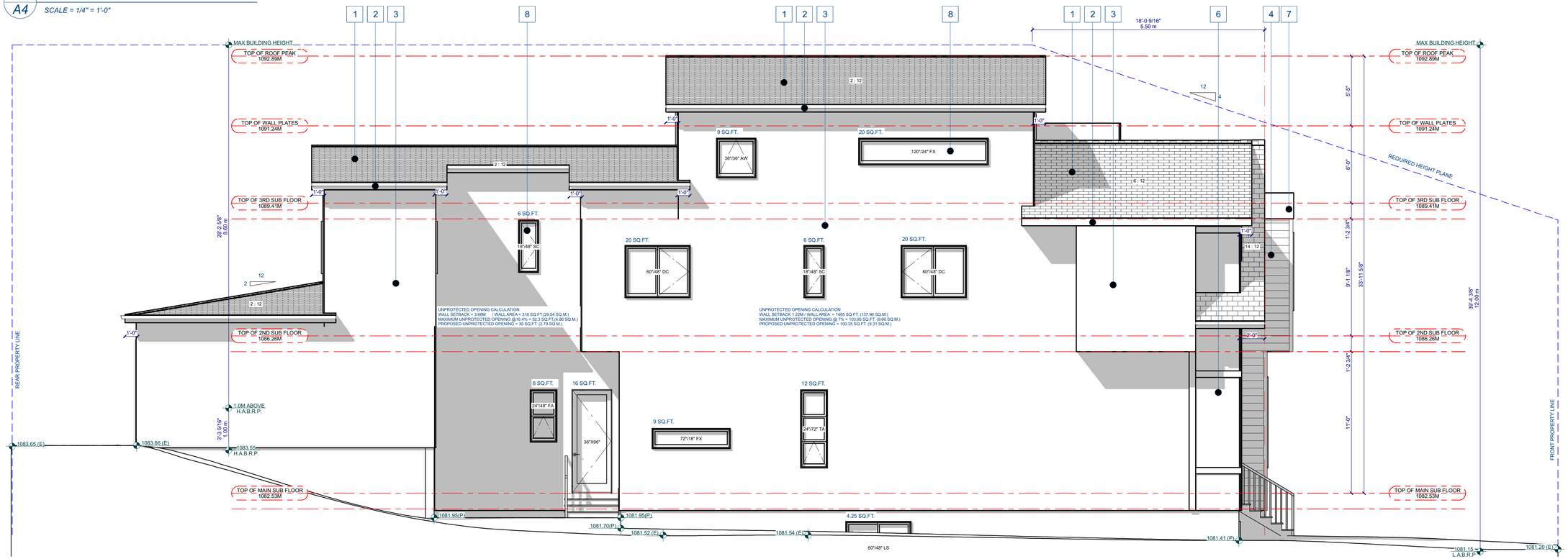


1 A4 *FRONT ELEVATION*

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



2 A4 *LEFT ELEVATION*

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

EXTERIOR KEY NOTES:

1.	ASPHALT SHINGLES/ ROOF MEMBRANE	-	BLACK
2.	2X6 ALUMINUM FASCIA AND SOFFIT	-	BLACK
3.	STUCCO SIDING	-	ARCTIC WHITE
4.	HORIZONTAL HARDIE BOARD SIDING	-	NIGHT GRAY
5.	VERTICAL THERMO-D THERMO WOOD	-	RED OAK
6.	SMART BOARD SIDING - 6" TRIMS	-	LIGHT MIST
7.	SMART BOARD FASCIA	-	BLACK
8.	WINDOWS & DOORS	-	BLACK
9.	ALUMINUM RAILING/GLASS	-	BLACK
10.	NOT USED		
11.	NOT USED		
12.	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

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 =	5

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS

SKYLIGHTS =	2.75

LEGEND

LOWEST AVERAGE BUILDING REFERENCE POINT = L.A.B.R.P.
HIGHEST AVERAGE BUILDING REFERENCE POINT = H.A.B.R.P.

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES
IAN PAYNE - FITZSIMMONS
1600, 421 7TH AVE S.W, CALGARY, ALBERTA
DRAFTING@LIVE.CA - 403-498-9741

MISCELLANEOUS NOTES:
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NOTE:

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CLIENT:

2826151 AB LTD

SINGLE FAMILY HOME

PROJECT:
SINGLE FAMILY HOME

PROJECT ADDRESS:
1228 ROSEHILL DRIVE NW
CALGARY, ALBERTA
LOT 17
BLOCK 5
PLAN 5488 HM

SHEET TITLE:
ELEVATIONS

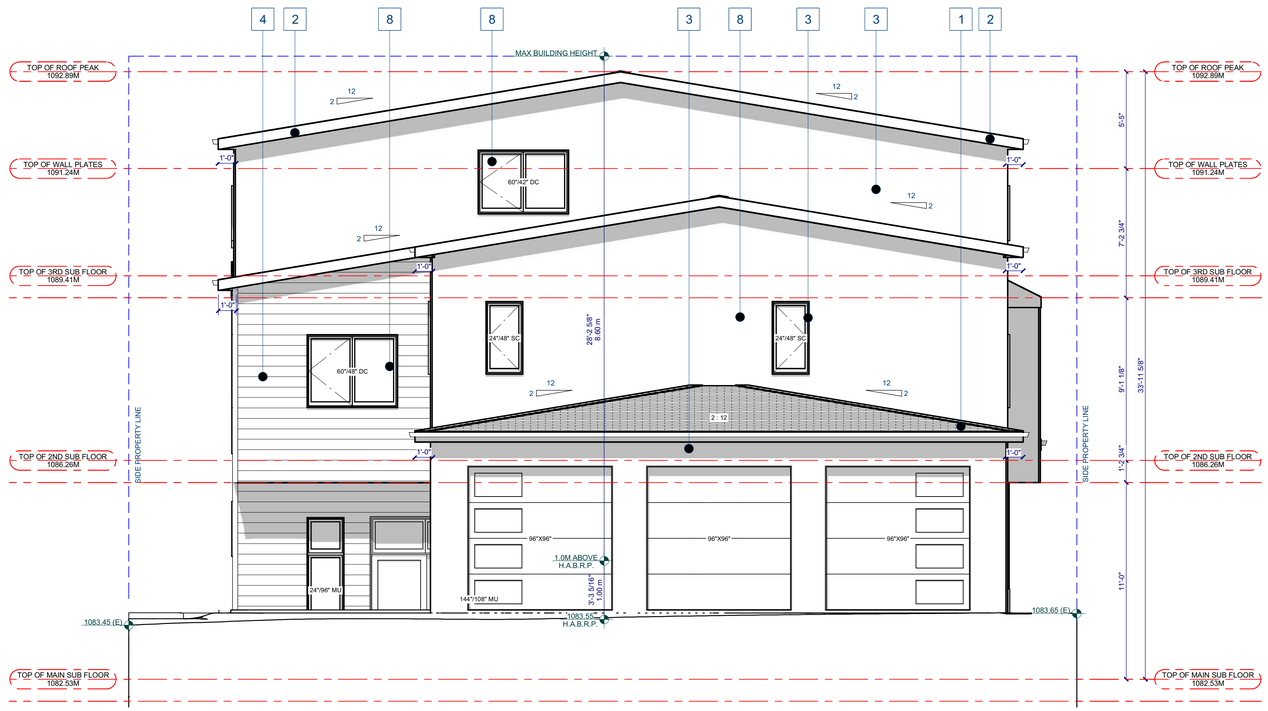
DRAWING DATE:
9/4/2026

SCALE: AS NOTED

DRAWN BY: IAN

FILE #:
CWD 2026-037

SHEET:
A4



1 / A5 *REAR ELEVATION*

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

EXTERIOR KEY NOTES:

1.	ASPHALT SHINGLES/ ROOF MEMBRANE	-	BLACK
2.	2X6 ALUMINUM FASCIA AND SOFFIT	-	BLACK
3.	STUCCO SIDING	-	ARCTIC WHITE
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5.	VERTICAL THERMO-D THERINO WOOD	-	RED OAK
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10.	NOT USED		
11.	NOT USED		
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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

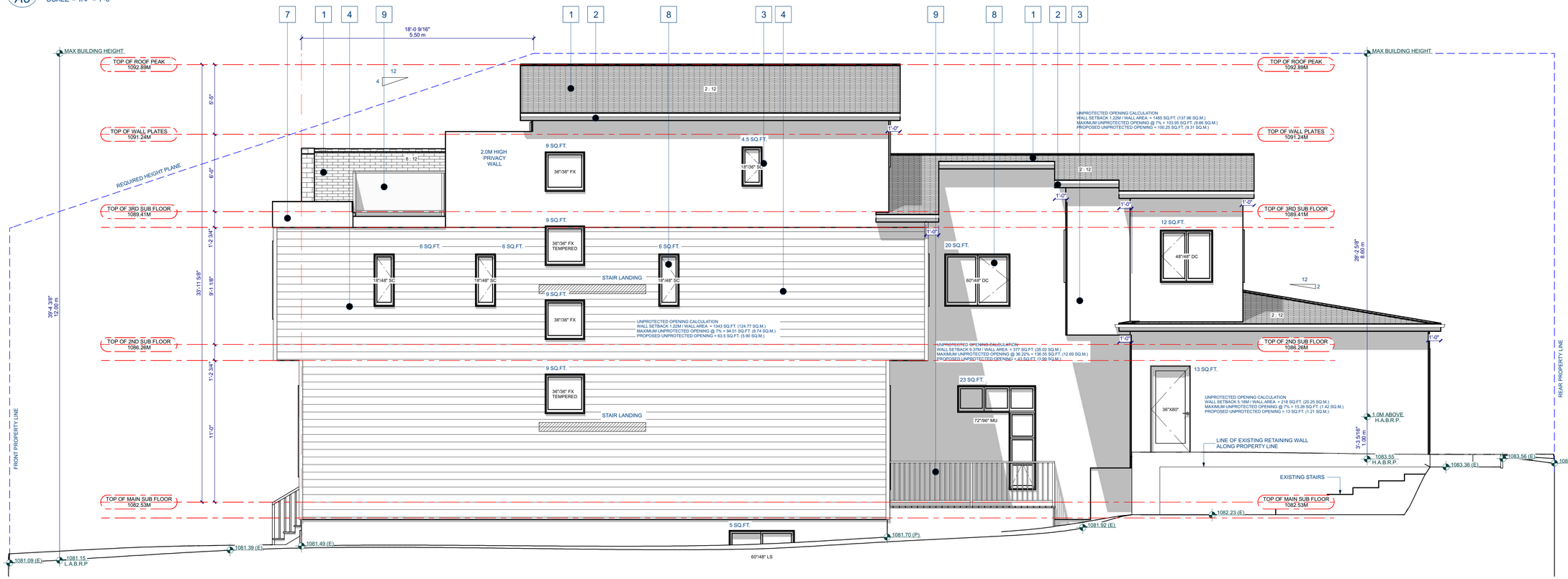
FENESTRATION & DOORS - MAX U VALUE =	1.61
FENESTRATION & DOORS - MIN. ENERGY RATING =	5

OVERALL THERMAL TRANSMITTANCE OF SKYLIGHTS

SKYLIGHTS =	2.75

LEGEND

LOWEST AVERAGE BUILDING REFERENCE POINT = L.A.B.R.P.
HIGHEST AVERAGE BUILDING REFERENCE POINT = H.A.B.R.P.



2 / A5 *RIGHT ELEVATION*

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

CENTRE WEST DESIGN STUDIO
DESIGN AND DRAFTING SERVICES

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CLIENT:

2826151 AB LTD

PROJECT:
SINGLE FAMILY HOME

PROJECT ADDRESS:
1228 ROSEHILL DRIVE NW
CALGARY, ALBERTA
LOT 17
BLOCK 5
PLAN 5488 HM

SHEET TITLE:
ELEVATIONS

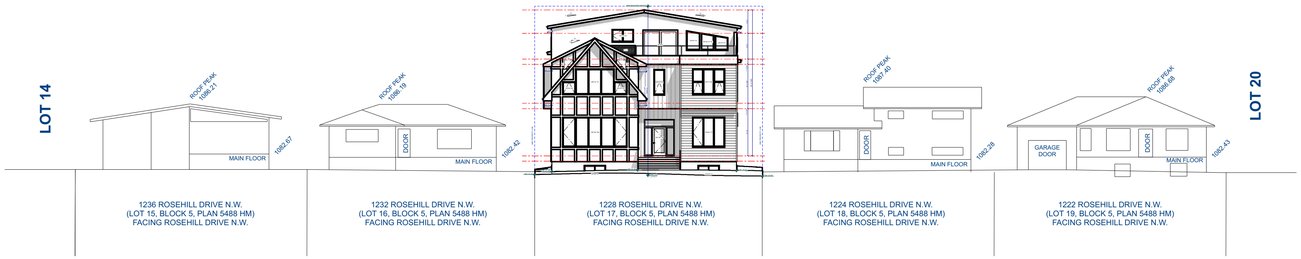
DRAWING DATE:
9/4/2026

SCALE: AS NOTED

DRAWN BY: IAN

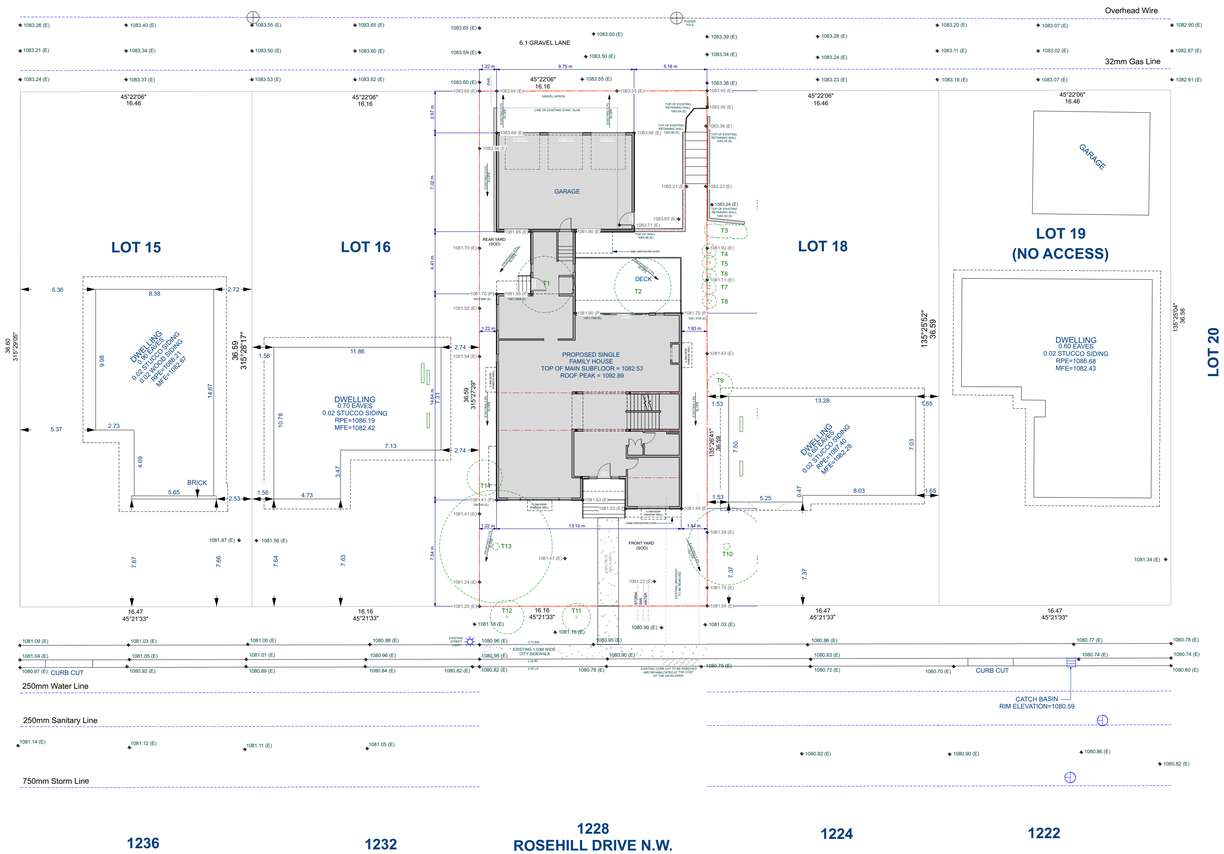
FILE #:
CWD 2026-037

SHEET:
A5



1 / A1 STREETSCAPE

SCALE = 1:200



2 / A1 BLOCK PLAN

SCALE = 1:200

EXISTING TREE AND BUSH SCHEDULE:

Tree No.	Variety	Trunk (+/-)	Canopy (+/-)	Height (+/-)	Location	Retain / Remove
T1	Bush	-	4.00	5.00	In Subject Property	REMOVE
T2	Bush	-	4.00	5.00	In Subject Property	REMOVE
T3	Bush	-	1.05	1.34	In Adjacent Property	RETAIN
T4	Deciduous	0.34	1.00	7.50	In Adjacent Property	RETAIN
T5	Deciduous	0.18	1.00	7.50	In Adjacent Property	RETAIN
T6	Deciduous	0.25	1.00	7.50	In Adjacent Property	RETAIN
T7	Deciduous	0.25	1.00	7.50	In Adjacent Property	RETAIN
T8	Deciduous	0.25	1.00	7.50	In Adjacent Property	RETAIN
T9	Deciduous	0.09	1.80	3.20	In Adjacent Property	RETAIN
T10	Coniferous	0.47	5.50	8.80	In Adjacent Property	RETAIN
T11	Deciduous	0.09	2.00	3.80	In City Property	#T-32127166 - RETAIN
T12	Coniferous	0.16	2.40	6.25	In City Property	RETAIN
T13	Deciduous	0.49	8.00	9.00	In Subject Property	REMOVE
T14	Bush	-	2.50	4.00	In Subject Property	REMOVE

PROJECT INFORMATION

MUNICIPAL ADDRESS:
1228 ROSEHILL DRIVE NW, CALGARY, AB

LEGAL DESCRIPTION:
LOTS, 17
BLOCK, 5
PLAN, 5488 HM

ZONING / COMMUNITY:
R-C2 RESIDENTIAL - CONTEXTUAL ONE/TWO DWELLING
ROSEMONT

CLIENT:
2826151 ALBERTA LTD

SITE INFORMATION

COVERAGE:
LOT AREA: 590.97 SQ.M.
MAXIMUM COVERAGE: 265.93 SQ.M.

PROPOSED BUILDING FOOTPRINT: 261.36 SQ.M.
PROPOSED COVERED AREAS: 4.07 SQ.M.

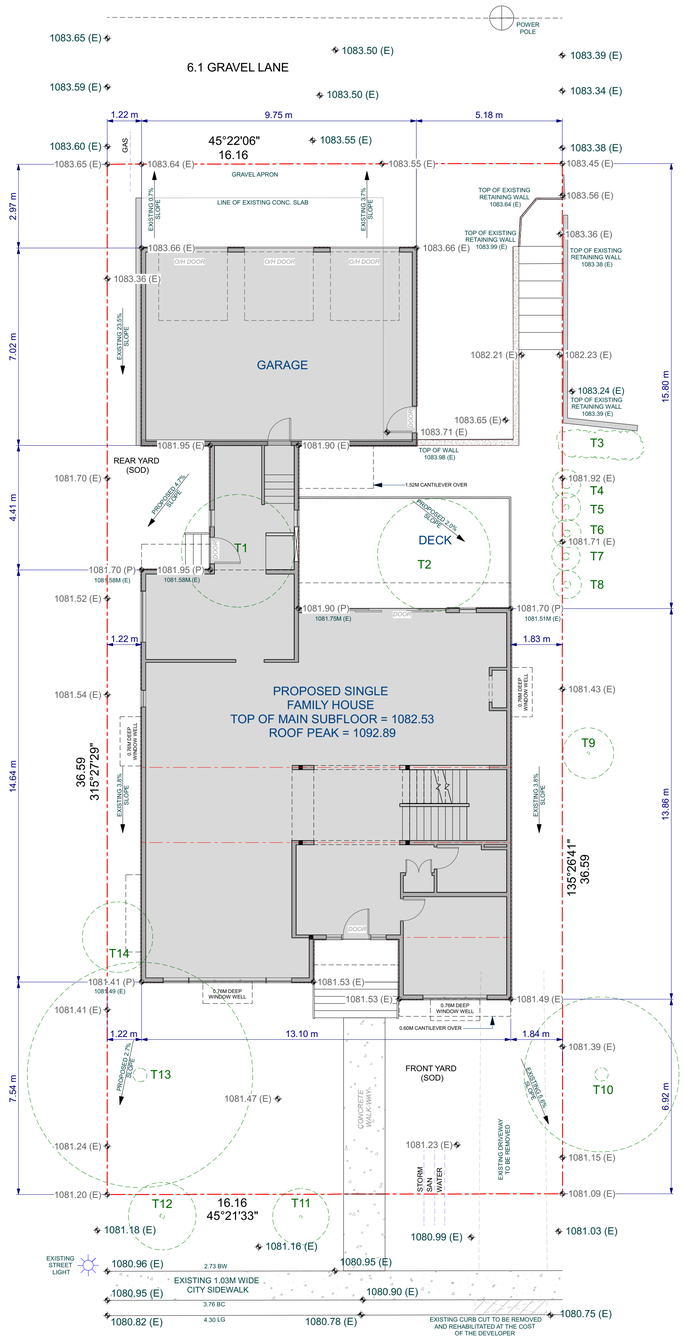
TOTAL COVERAGE: 265.43 SQ.M.
% OF LOT COVERED: 44.91%

DENSITY:
NUMBER OF UNITS: 1
PROPOSED UNITS PER HECTARE: 16.9

GROSS FLOOR AREA:
ALL AREAS ARE RESIDENTIAL
MAIN FLOOR: 193.42 SQ.M.
SECOND FLOOR: 238.11 SQ.M.
THIRD FLOOR: 109.90 SQ.M.

TOTAL GROSS FLOOR AREA (GFA): 541.43 SQ.M.
FLOOR AREA RATIO (FAR): 91.62

PARKING
ENCLOSED UNIT PARKING STALLS: 3
OUTDOOR VISITOR PARKING STALLS: N/A
TOTAL PARKING STALLS: 3



1228
ROSEHILL DRIVE N.W.

3 / A1 SITE PLAN

SCALE = 1:100

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SINGLE FAMILY HOME

PROJECT:
SINGLE FAMILY HOME

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CALGARY, ALBERTA
LOT 17
BLOCK 5
PLAN 5488 HM

SHEET TITLE:
STREETSCAPE, BLOCK PLAN & SITE PLAN

DRAWING DATE:
9/4/2026

SCALE:
AS NOTED

DRAWN BY:
IAN

FILE #:
CWD 2026-037

SHEET:
A1