



BUILDING UNIT AREAS

NAME	SQ.FT	SQ.M.
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UNIT 1

MAIN FLOOR	818.65	76.05
SECOND FLOOR	947.37	88.01
TOTAL AREA	1766.02	164.07
BASEMENT	907.67	84.33

UNIT 2

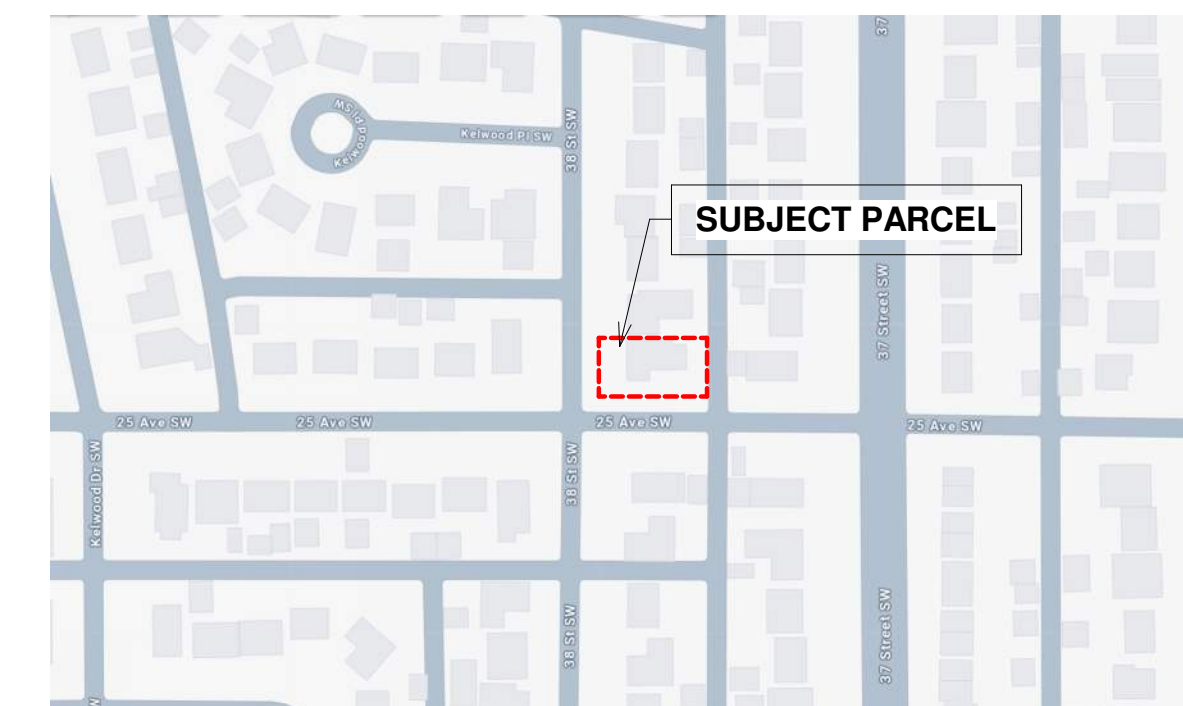
MAIN FLOOR	814.63	75.68
SECOND FLOOR	926.19	86.04
TOTAL AREA	1740.82	161.73
BASEMENT	900.92	83.70

UNIT 3

MAIN FLOOR	818.56	76.05
SECOND FLOOR	965.18	89.67
TOTAL AREA	1783.74	165.71
BASEMENT	908.33	84.39

ABOVE GRADE	5290.58	491.51
BELOW GRADE	2716.92	252.41
DETACHED GARAGE	833.67	77.45

DATE	No.	REVISION	BY

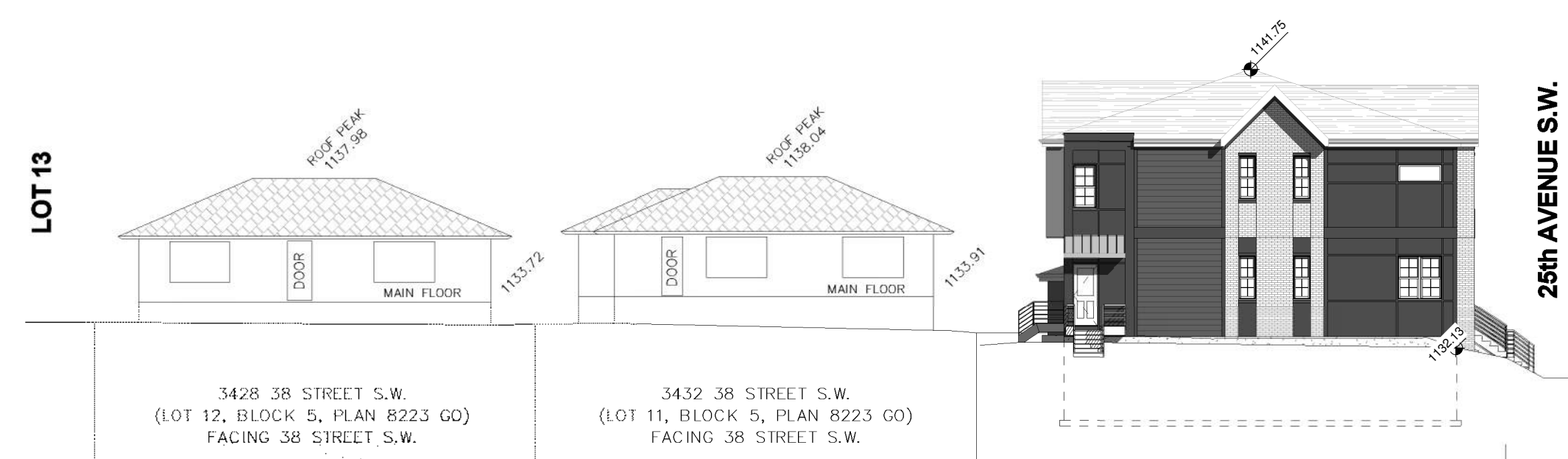


PROPOSED 3-UNIT TOWNHOUSE

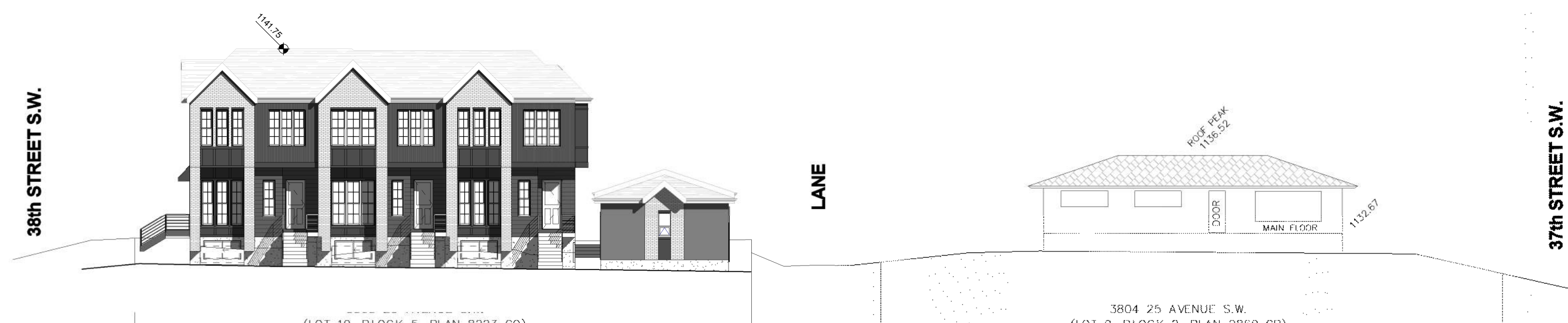
ISSUED FOR DEVELOPMENT PERMIT

PROJECT
Proposed 3-Unit Townhouse

3808 25 Ave SW, Calgary, AB



WEST STREETSCAPE



South Streetscape
1/16" = 1'-0"

West Streetscape
1/16" = 1'-0"

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	TB	CHECKED	LM
FILE	20250305		
DATE	2025-07-20 8:31:37 PM		

Title Page

A001

Municiple Address:
3808 25Ave S.W.,

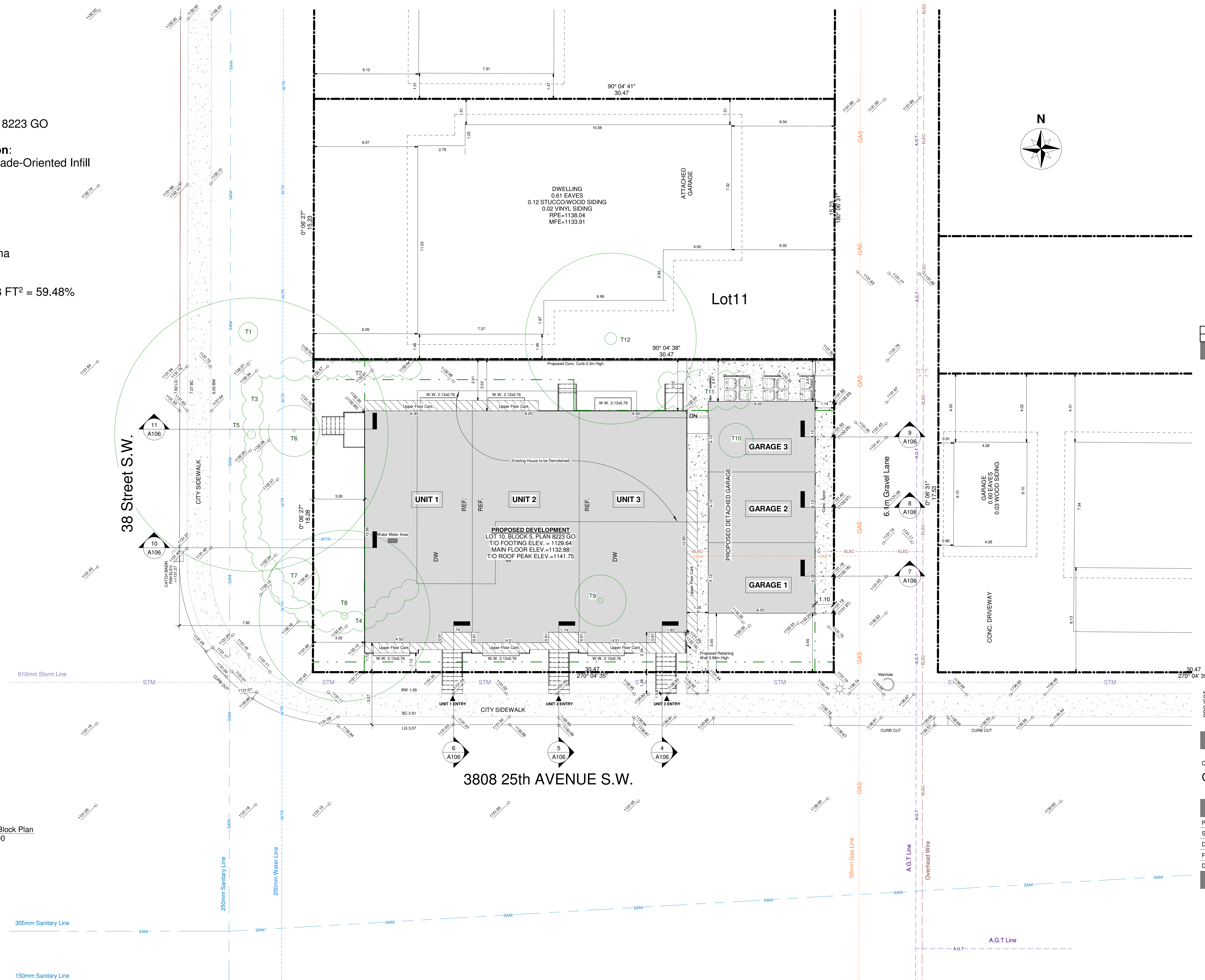
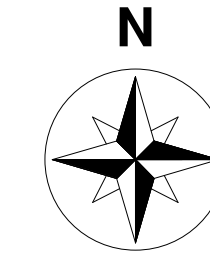
Legal Description:
Lots 10, Block 5, Plan 8223 GO

Land Use Designation:
R-CG Residential - Grade-Oriented Infill

Parcel Area:
6004.78 ft²
557.86m² (0.056ha)

Proposed density:
4/0.056= 71.42 Units/ha

Proposed Coverage:
3571.65 FT² / 6004.78 FT² = 59.48%



DATE	No.	REVISION	BY

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Proposed 3-Unit Townhouse

3808 25 Ave SW, Calgary, AB

CLIENT
Owner

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SCALE	1 : 100
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Site/Block Plan

A003

1 Site/Block Plan
1 : 100



PLANTING SCHEDULE

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	AMOUNT	COMMENTS
S	SHRUB	0.15m	0.6m	1m	PROPOSED	18	JUNIPERUS PROCUMBENS
T15	DECIDUOUS	60mm	2m	3m	PROPOSED	1	PRINCESS KAY PLUM
T16	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T17	CONIFEROUS	50mm	2m	2m	PROPOSED	1	SIBERIAN LARCH
T18	DECIDUOUS	75mm	2m	3m	PROPOSED	1	PIN CHERRY
T19	DECIDUOUS	75mm	2m	2m	PROPOSED	1	PRINCESS KAY PLUM
T20	CONIFEROUS	50mm	2m	2m	PROPOSED	1	SIBERIAN LARCH

EXISTING TREES

#	SPECIES	CALIPER(±)	CANOPY(±)	HEIGHT(±)	STATUS	LOCATION	SCIENTIFIC NAME
T1	BUSH		3.5m	3.5m	RETAIN	IN CITY PROPERTY	
T2	BUSH		0.9m	5.0m	REMOVED	IN SUBJECT PROPERTY	
T3	BUSH		0.9m	3.0m	RETAIN	IN CITY PROPERTY	
T4	BUSH		0.9m	3.0m	REMOVED	IN SUBJECT PROPERTY	
T5	DECIDUOUS	0.50m	6.0m	16.0m	RETAIN	IN CITY PROPERTY	FRAXINUS PENNSYLVANICA
T6	CONIFEROUS	0.15m	3.0m	3.0m	RETAIN	IN CITY PROPERTY	PICEA GLAUCA
T7	CONIFEROUS	0.10m	4.0m	3.0m	RETAIN	IN CITY PROPERTY	PICEA GLAUCA
T8	DECIDUOUS	0.40m	3.0m	10.0m	REMOVED	IN SUBJECT PROPERTY	
T9	CONIFEROUS	0.30m	5.0m	3.0m	REMOVED	IN SUBJECT PROPERTY	
T10	BUSH		3.0m	2.0m	REMOVED	IN SUBJECT PROPERTY	
T11	BUSH		5.0m	2.0m	REMOVED	IN SUBJECT PROPERTY	
T12	CONIFEROUS	0.70m	2.0m	10.0m	RETAIN	IN ADJACENT PROPERTY	

1 Landscaping Plan
1 : 100

Municiple Address:
3808 25Ave S.W.,

Legal Description:
Lots 10, Block 5, Plan 8223 GO

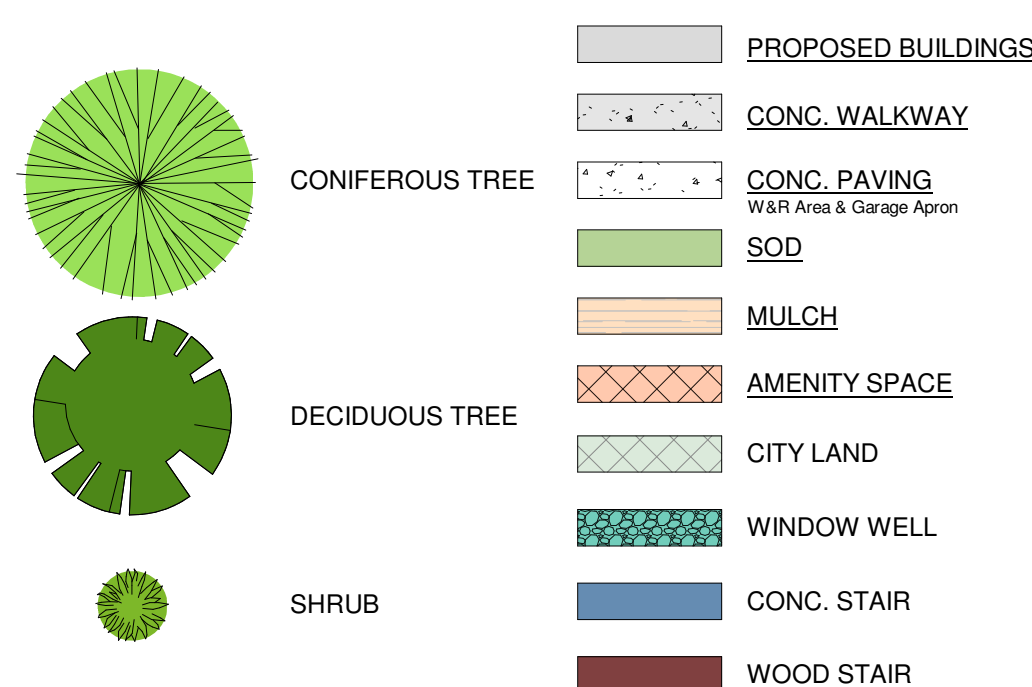
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6004.78 ft²
557.86m² (0.056ha)

Proposed density:
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Proposed Coverage:
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DRAWING LEGEND



1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
4. Building will be Solar Ready.

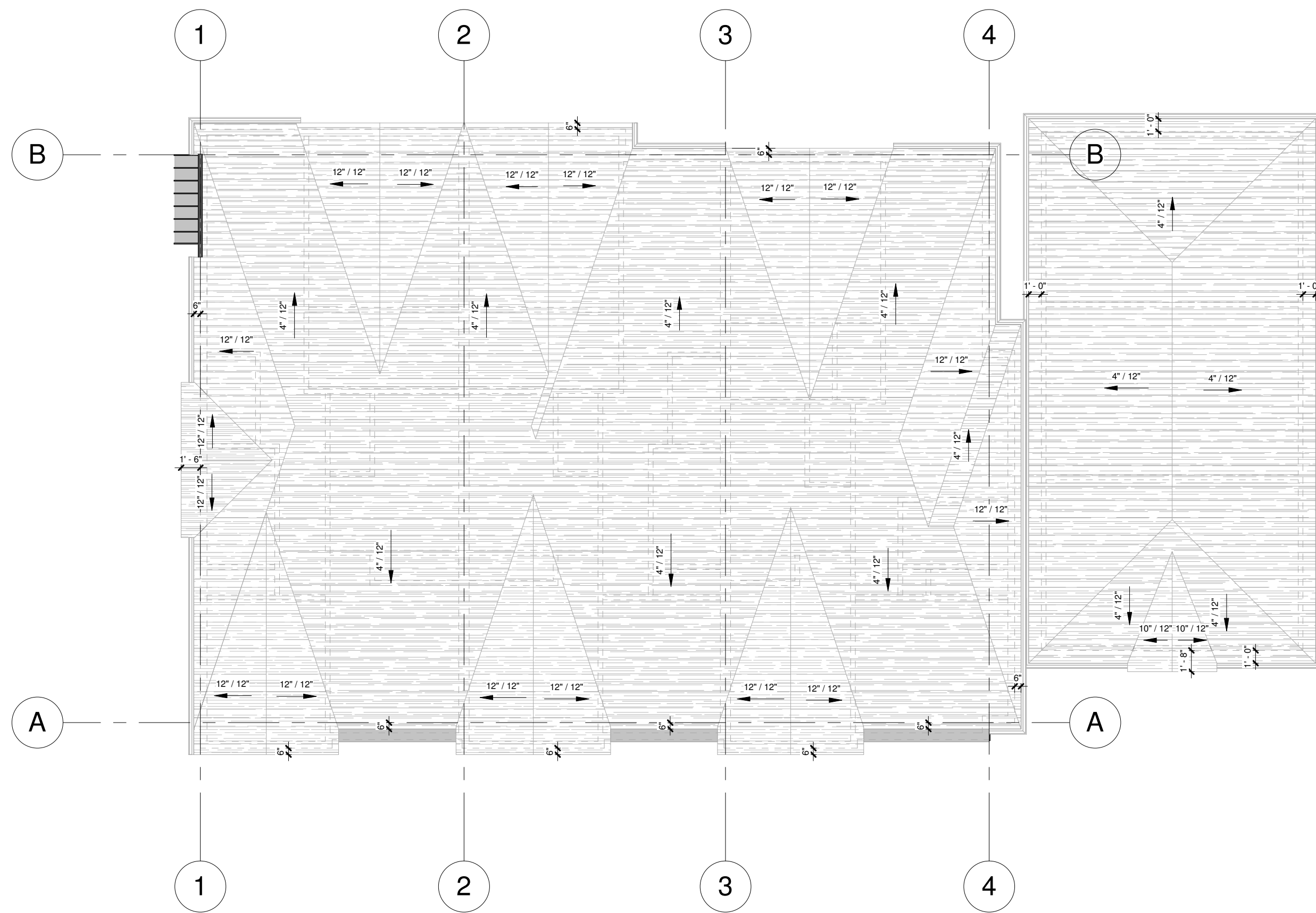
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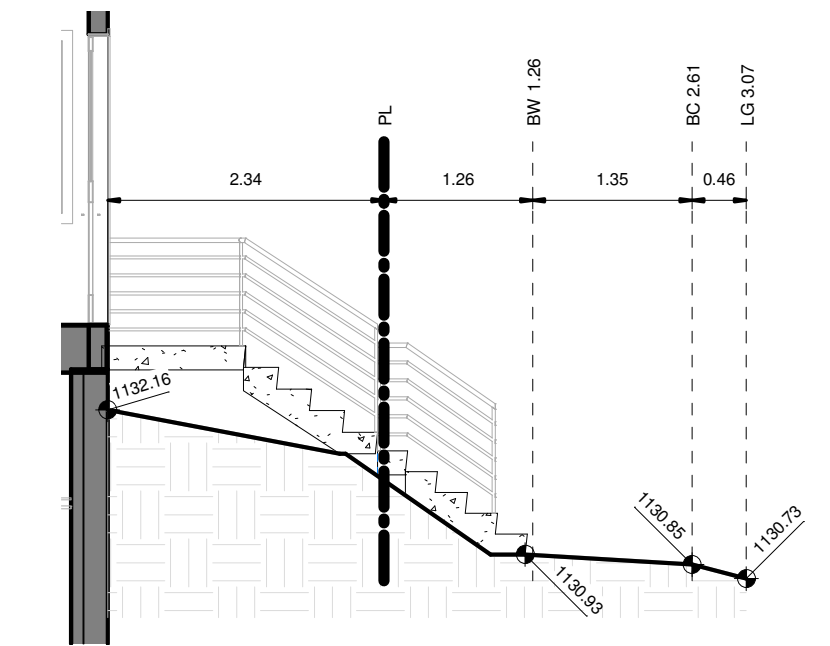
CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	Author
FILE	20250305
DATE	2025-07-20 8:31:39 PM

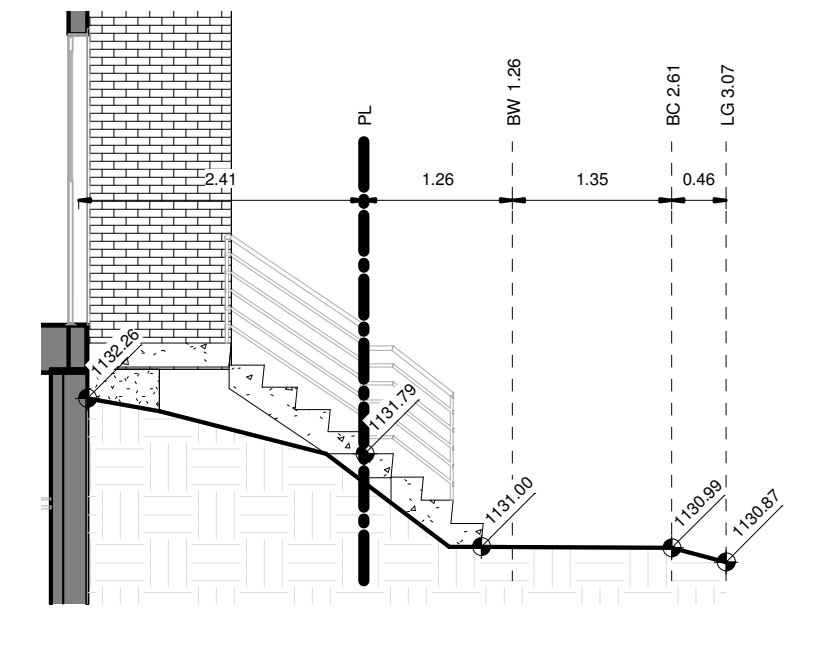
Landscaping Plan



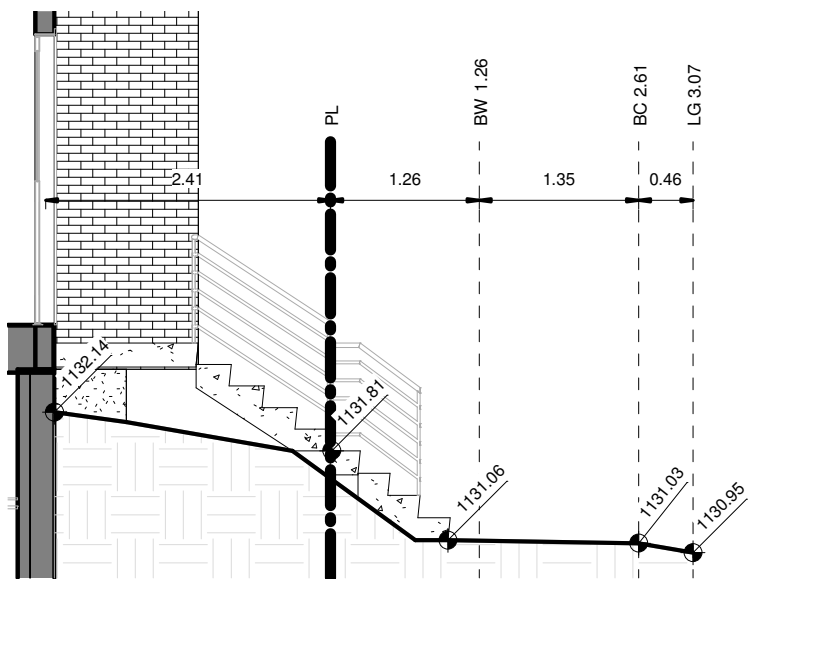
1 Roof Plan
1/8" = 1'-0"



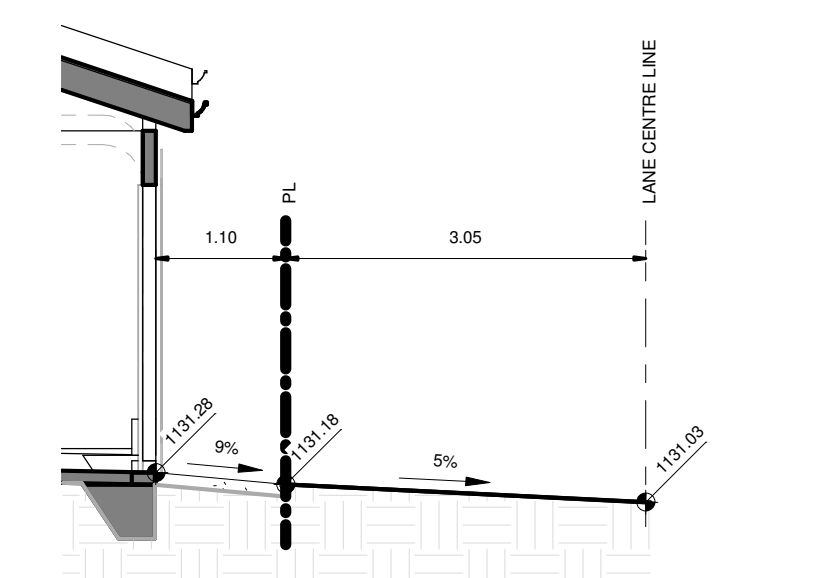
4 Boulevard Section 1
3/16" = 1'-0"



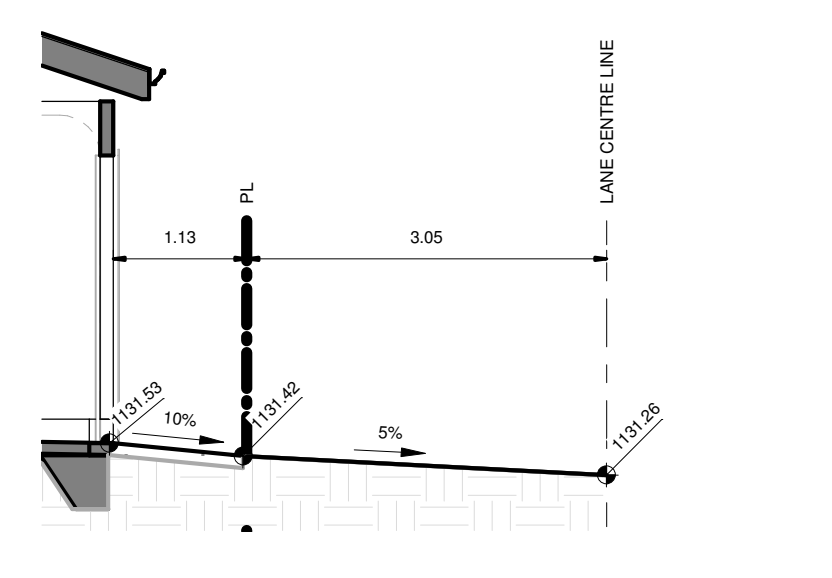
5 Boulevard Section 2
3/16" = 1'-0"



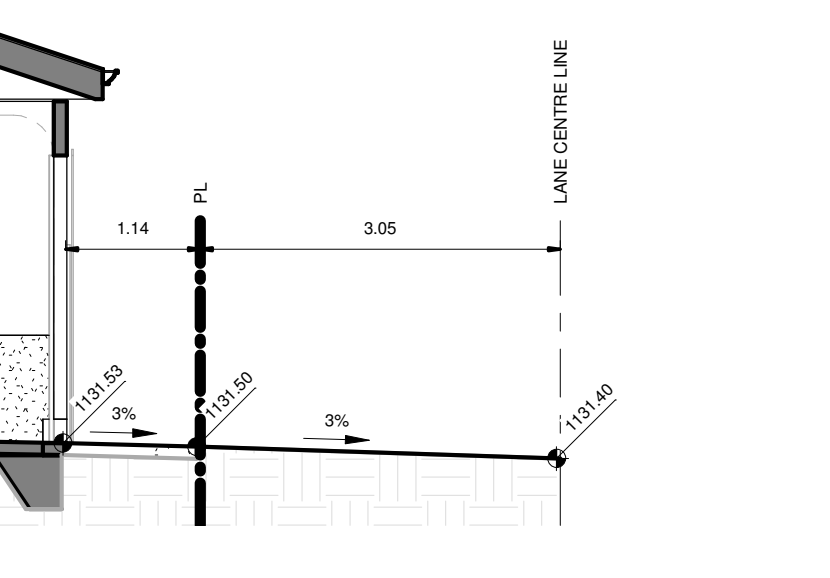
6 Boulevard Section 3
3/16" = 1'-0"



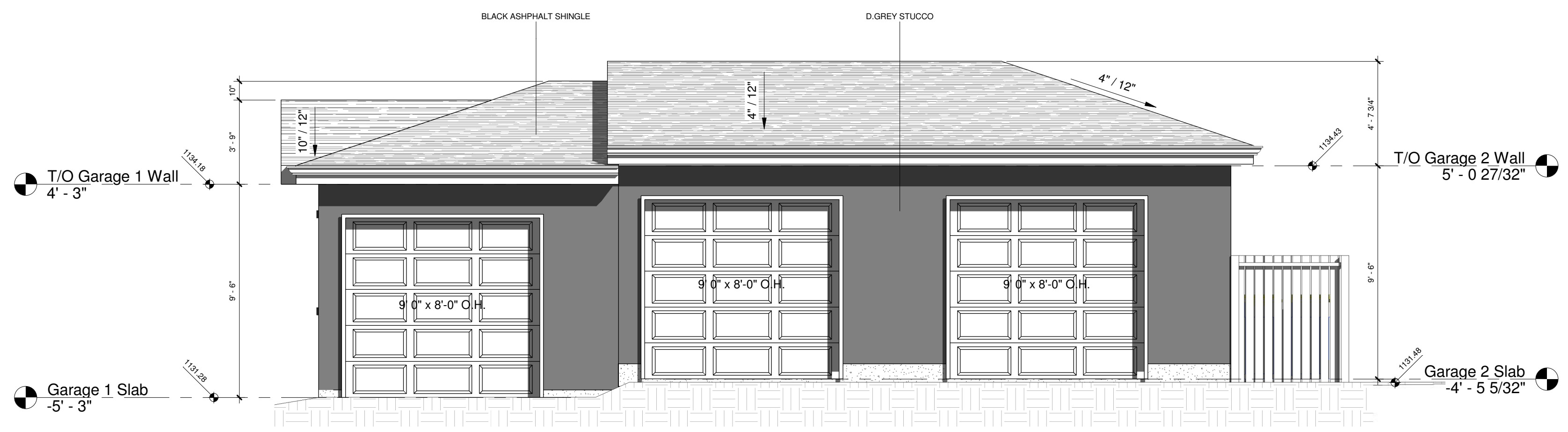
7 Lane Section 1
3/16" = 1'-0"



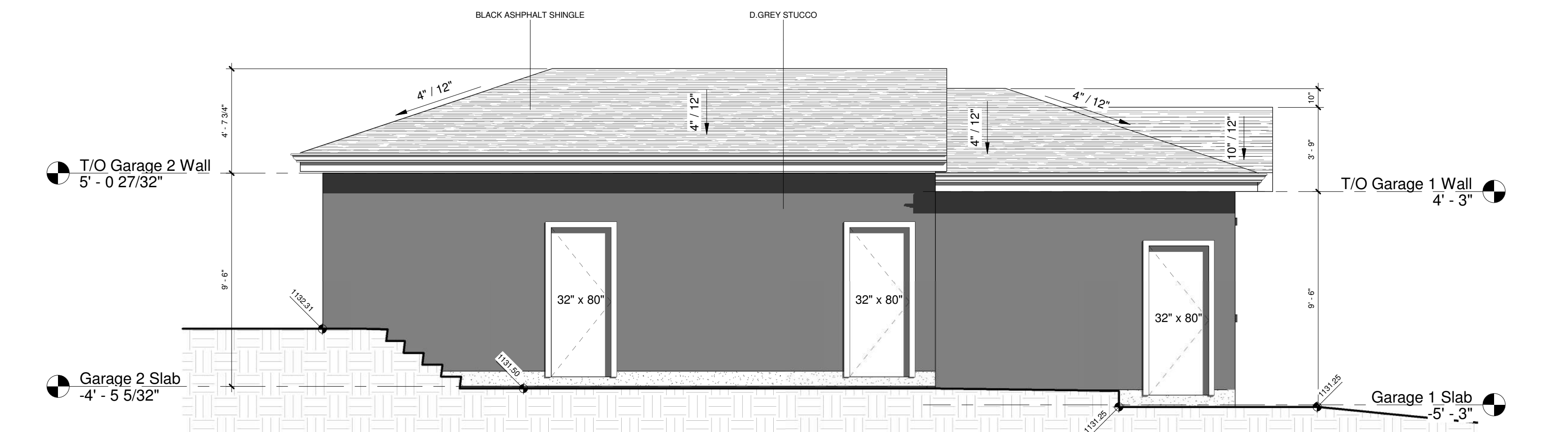
8 Lane Section 2
3/16" = 1'-0"



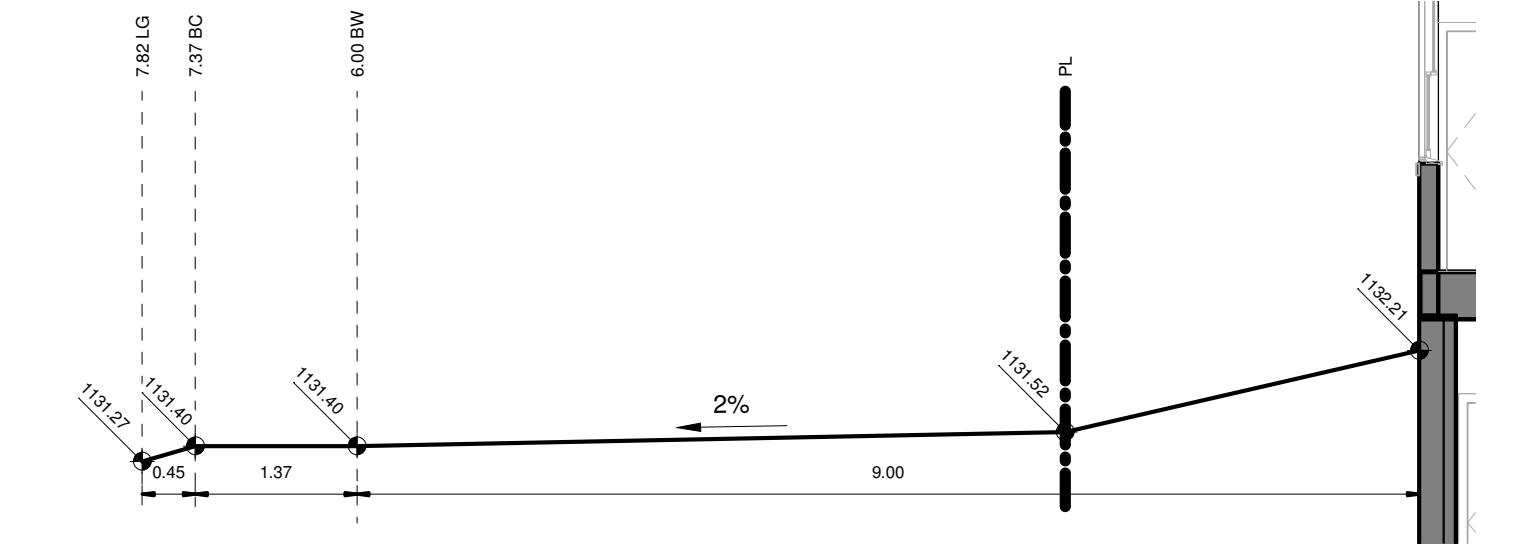
9 Lane Section 3
3/16" = 1'-0"



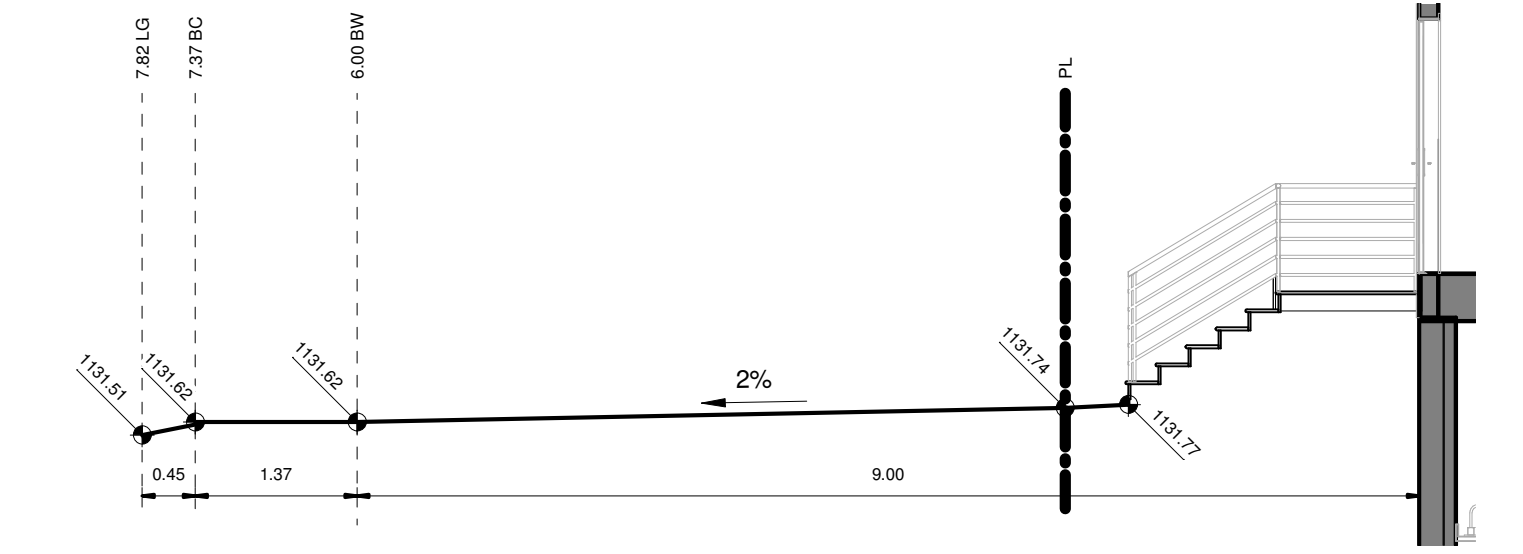
2 Garage East Elevation
1/4" = 1'-0"



3 Garage West Elevation
1/4" = 1'-0"



10 Boulevard Section 4
3/16" = 1'-0"



11 Boulevard Section 5
3/16" = 1'-0"

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Owner

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Roof Plan/ Garage Plan



1 South Elevation
1/4" = 1'-0"

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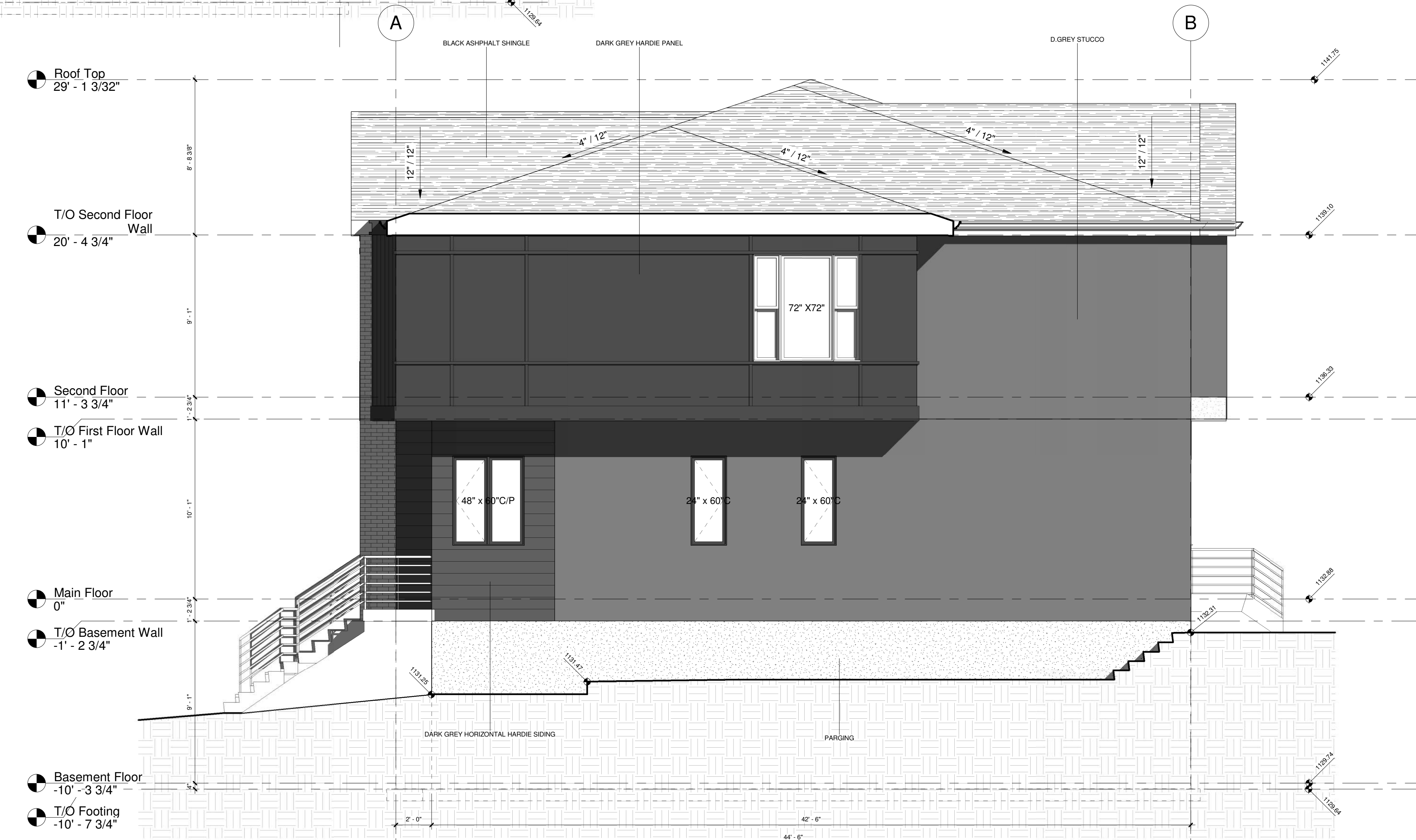
CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	TB
CHECKED	LM
FILE	20250305
DATE	2025-07-20 8:31:45 PM

South Elevation



① West Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"

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PROGRESS	DP
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West & East Elevations



1 North Elevation
1/4" = 1'-0"

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CLIENT	Owner		
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North Elevation