



**BUILDING UNIT AREAS**

NAME	SQ.FT	SQ.M.
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**UNIT 1**

MAIN FLOOR	693.45	64.42
SECOND FLOOR	713.95	66.33
THIRD FLOOR	550.88	51.18
TOTAL AREA	1958.28	181.93

**SUITE 1**

BASEMENT	682.70	63.42
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**UNIT 2**

MAIN FLOOR	680.29	63.20
SECOND FLOOR	721.07	66.99
THIRD FLOOR	550.88	51.18
TOTAL AREA	1952.24	181.37

**SUITE 2**

BASEMENT	683.46	63.50
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**UNIT 3**

MAIN FLOOR	682.29	63.20
SECOND FLOOR	721.07	66.99
THIRD FLOOR	550.88	51.18
TOTAL AREA	1952.24	181.37

**SUITE 3**

BASEMENT	683.46	63.50
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**UNIT 4**

MAIN FLOOR	681.11	63.27
SECOND FLOOR	721.29	67.01
THIRD FLOOR	550.63	51.16
TOTAL AREA	1953.03	181.44

**SUITE 4**

BASEMENT	683.46	63.50
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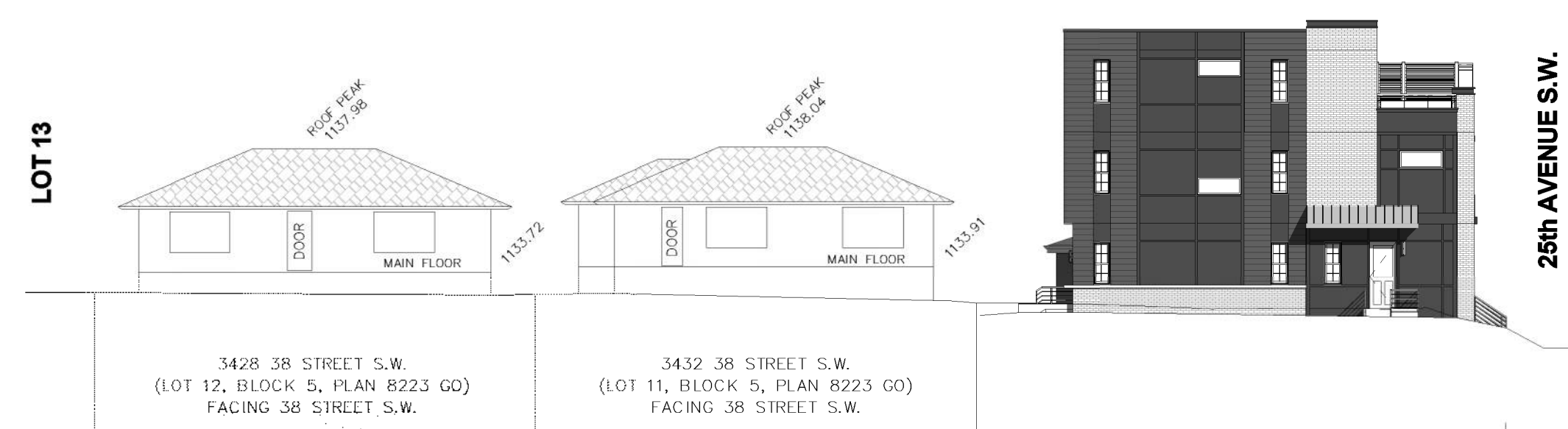
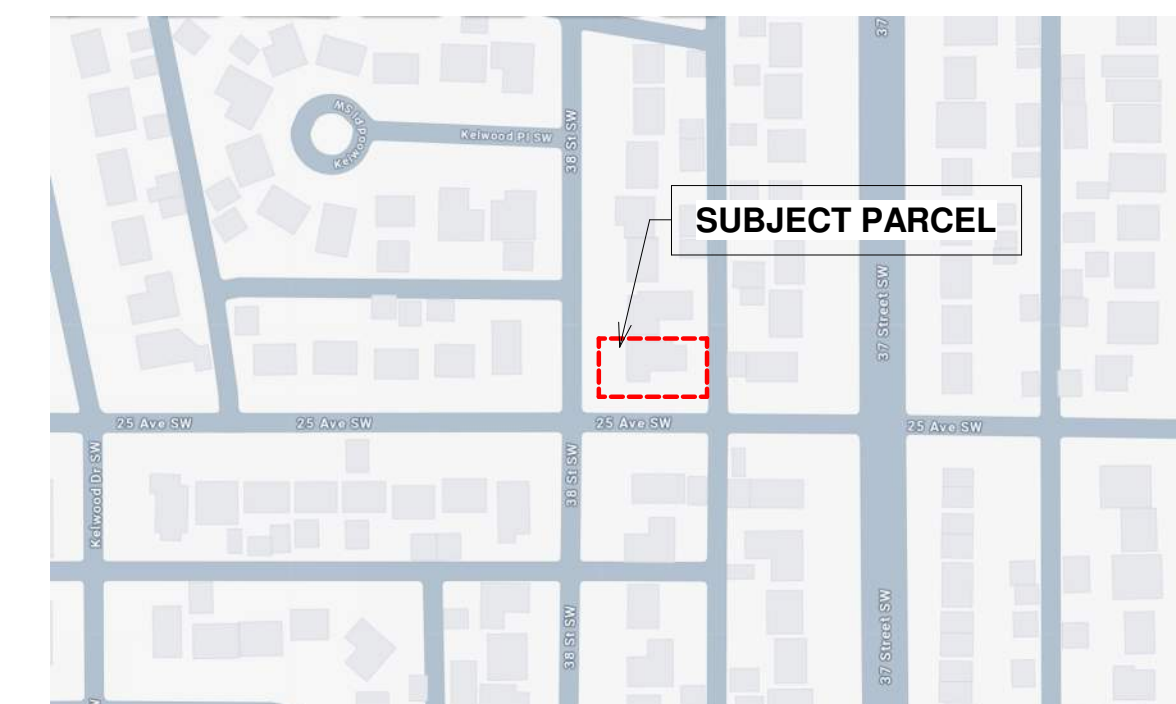
<b>ABOVE GRADE</b>	7815.79	726.11
<b>BELOW GRADE</b>	2733.08	253.91



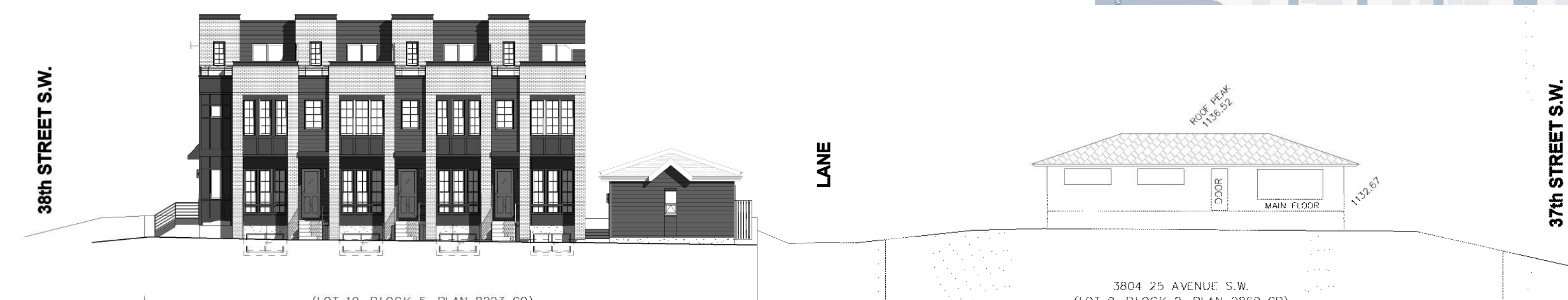
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# PROPOSED 3-UNIT TOWNHOUSE

ISSUED FOR DEVELOPMENT PERMIT



③ West Streetscape  
1/16" = 1'-0"



④ South Streetscape  
1/16" = 1'-0"

PROJECT  
**Proposed 4-Unit Townhouse**  
3808 25 Ave SW, Calgary, AB

CLIENT  
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	TB	CHECKED	LM
FILE	20250305		
DATE	6/16/2026 11:24:44 AM		

Title Page

**Municiple Address:**  
3808 25Ave S.W.,

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

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

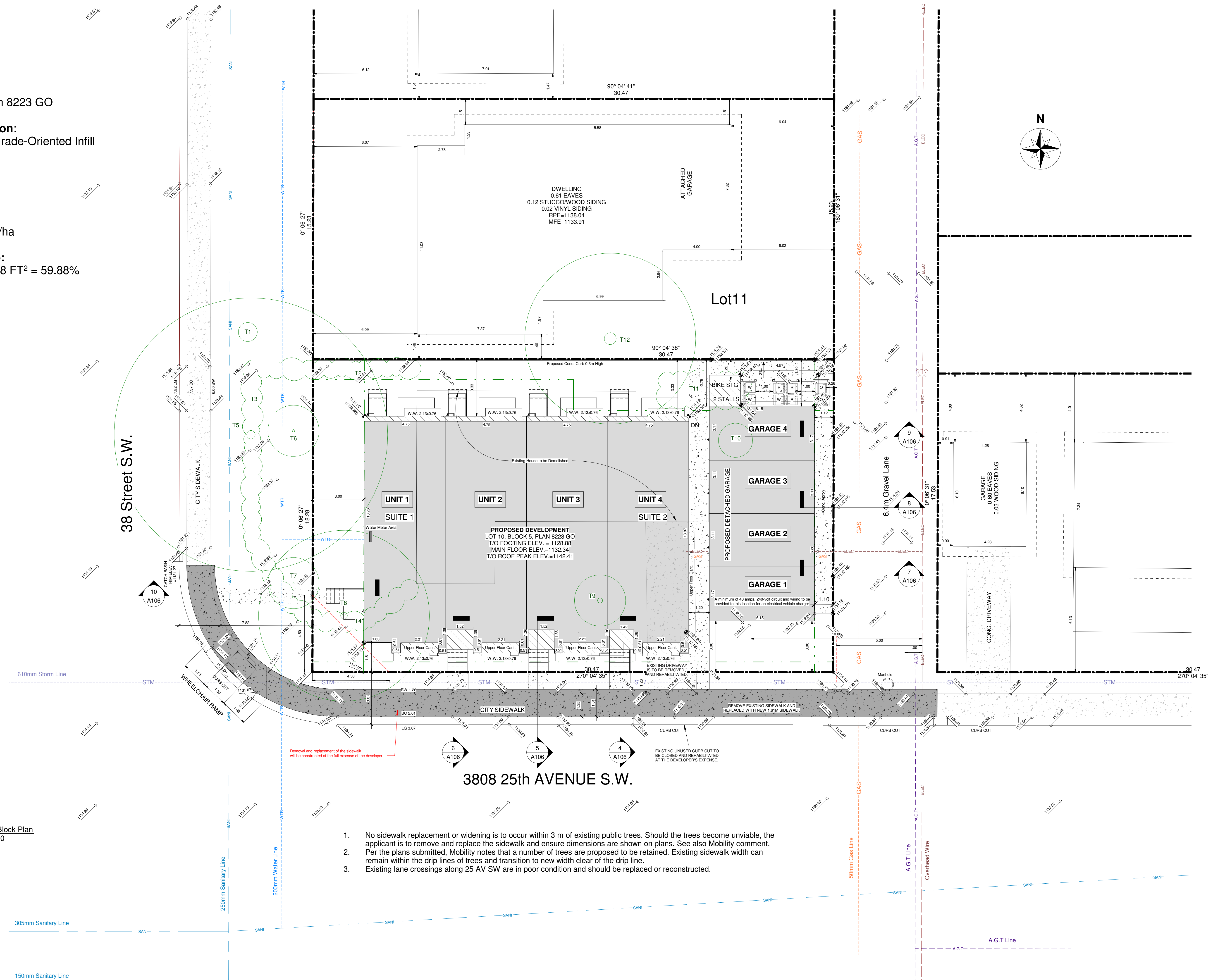
**Parcel Area:**  
6004.78 ft<sup>2</sup>  
557.86m<sup>2</sup> (0.056ha)

**Proposed density:**  
4/0.056= 71.42 Units/ha

**Proposed Coverage:**  
3595.65 FT<sup>2</sup> / 6004.78 FT<sup>2</sup> = 59.88%



Mar 24	4	DR2	
Jan 12	3	DR1	
Jan 7	2	CR2	
Dec 17	1	CR1	
DATE	No.	REVISION	BY



1 Site/Block Plan  
1:100

- No sidewalk replacement or widening is to occur within 3 m of existing public trees. Should the trees become unviable, the applicant is to remove and replace the sidewalk and ensure dimensions are shown on plans. See also Mobility comment.
- Per the plans submitted, Mobility notes that a number of trees are proposed to be retained. Existing sidewalk width can remain within the drip lines of trees and transition to new width clear of the drip line.
- Existing lane crossings along 25 AV SW are in poor condition and should be replaced or reconstructed.

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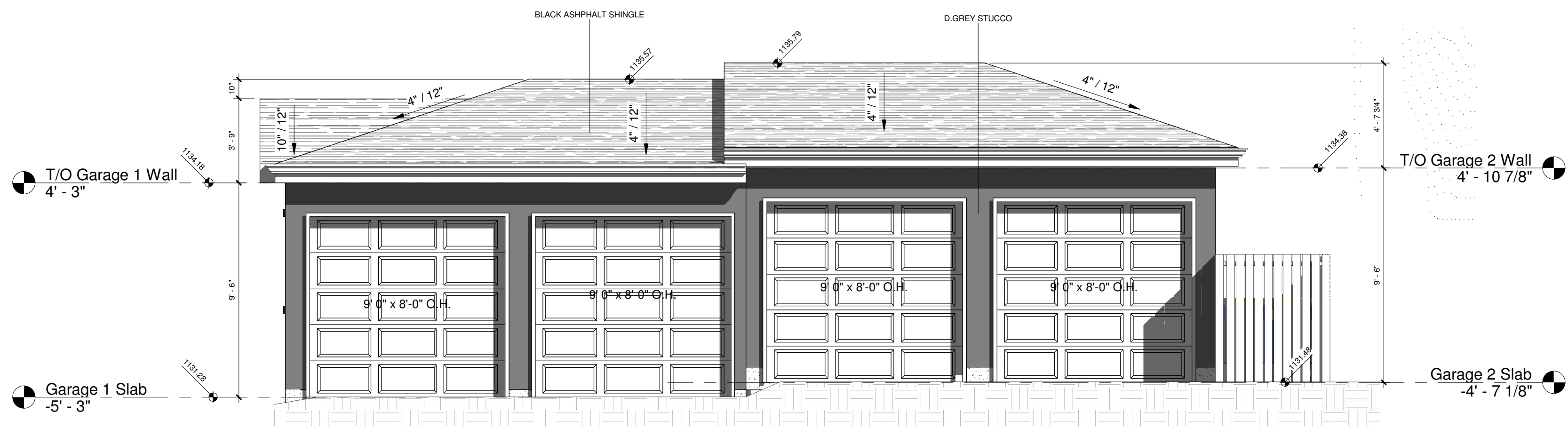
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Site/Block Plan

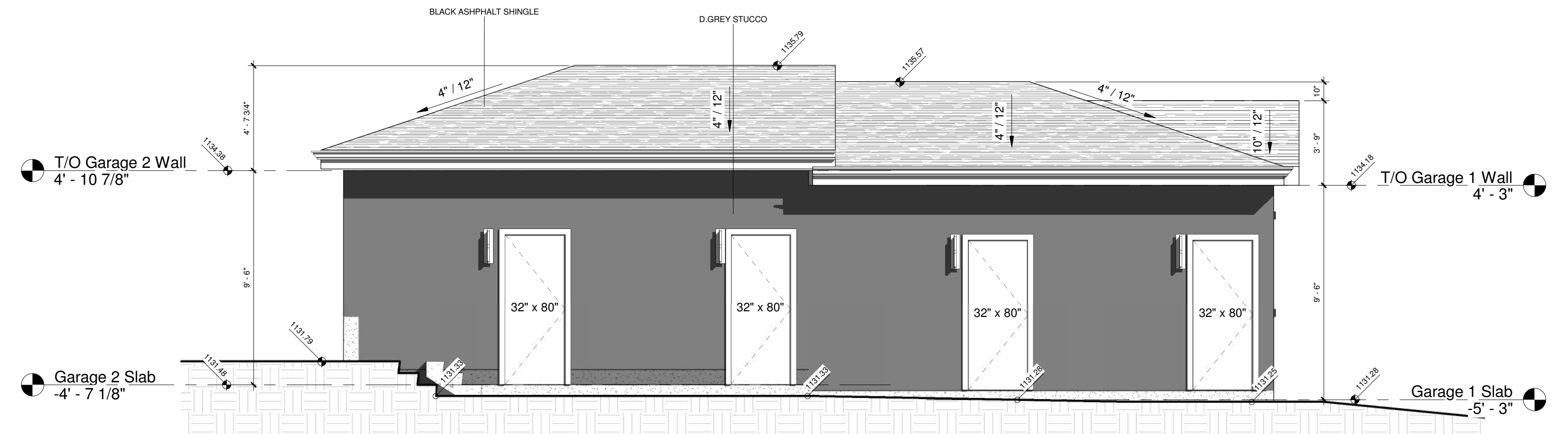
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Planning & Development  
Services  
Jun 16 2026  
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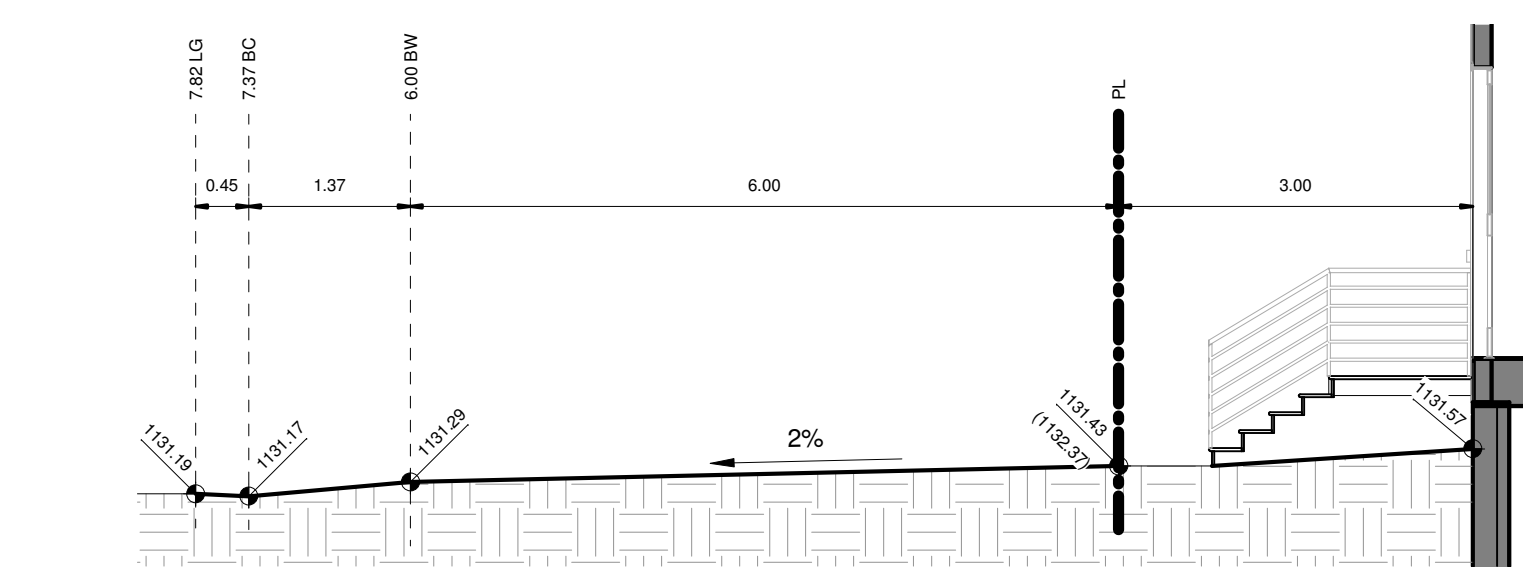
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2 Garage East Elevation  
1/4" = 1'-0"



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



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

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Roof Plan/ Garage Plan



DATE	No.	REVISION	BY



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

PROJECT  
**Proposed 4-Unit Townhouse**

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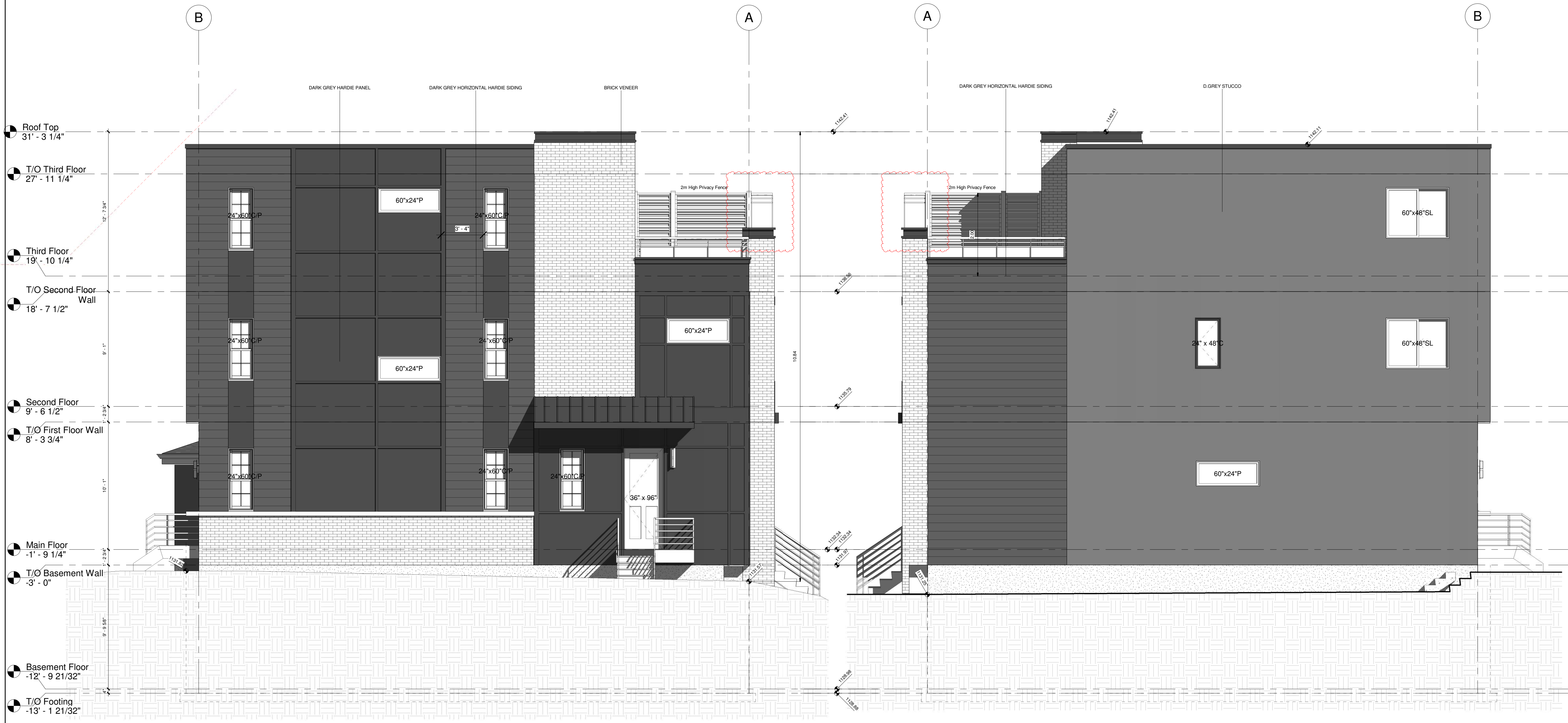
CLIENT  
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
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South Elevation

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June 16	5	DR3	
Mar 24	4	DR2	
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① West Elevation  
 1/4" = 1'-0"

② East Elevation  
 1/4" = 1'-0"

PROJECT  
**Proposed 4-Unit Townhouse**

3808 25 Ave SW, Calgary, AB

CLIENT  
 Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
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West & East  
 Elevations

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CLIENT  
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
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North Elevation