

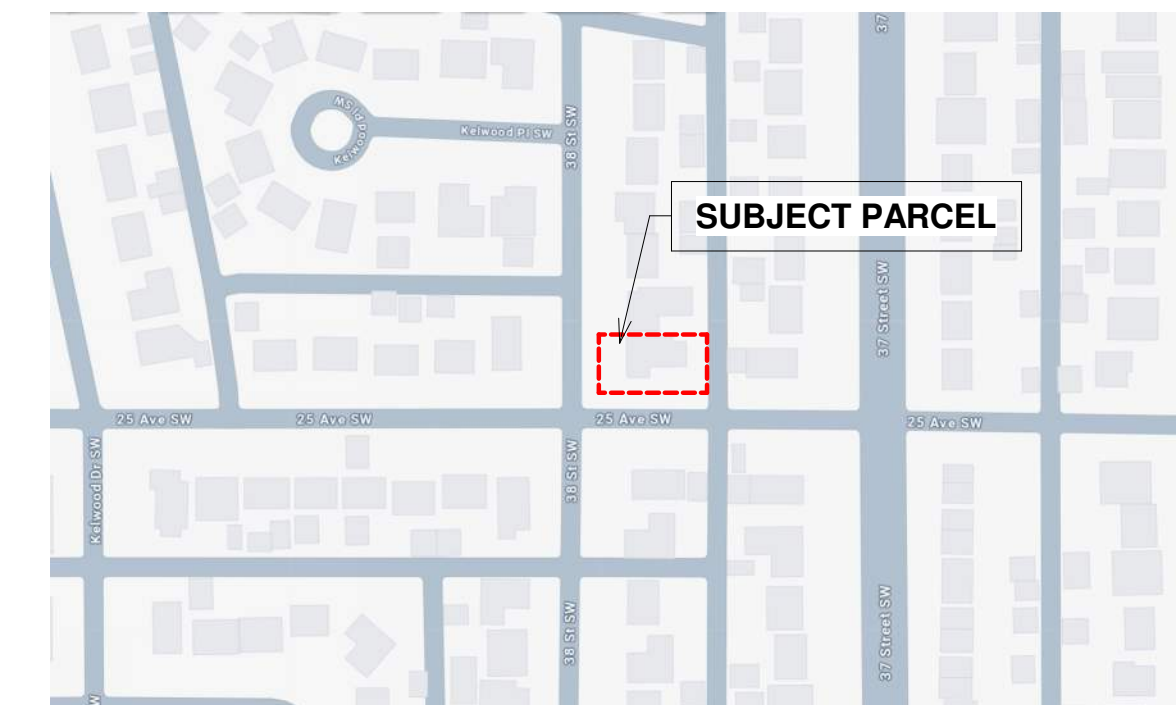


BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M.
UNIT 1		
MAIN FLOOR	693.45	64.42
SECOND FLOOR	713.95	66.33
THIRD FLOOR	550.88	51.18
TOTAL AREA	1958.28	181.93
SUITE 1		
BASEMENT	682.70	63.42
UNIT 2		
MAIN FLOOR	680.29	63.20
SECOND FLOOR	721.07	66.99
THIRD FLOOR	550.88	51.18
TOTAL AREA	1952.24	181.37
BASEMENT	683.46	63.50
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
BASEMENT	683.46	63.50
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 2		
BASEMENT	683.46	63.50
ABOVE GRADE		
	7815.79	726.11
BELOW GRADE		
	2733.08	253.91

DATE	No.	REVISION	BY

PROPOSED 3-UNIT TOWNHOUSE

ISSUED FOR DEVELOPMENT PERMIT



Proposed 4-Unit Townhouse

3808 25 Ave SW, Calgary, AB

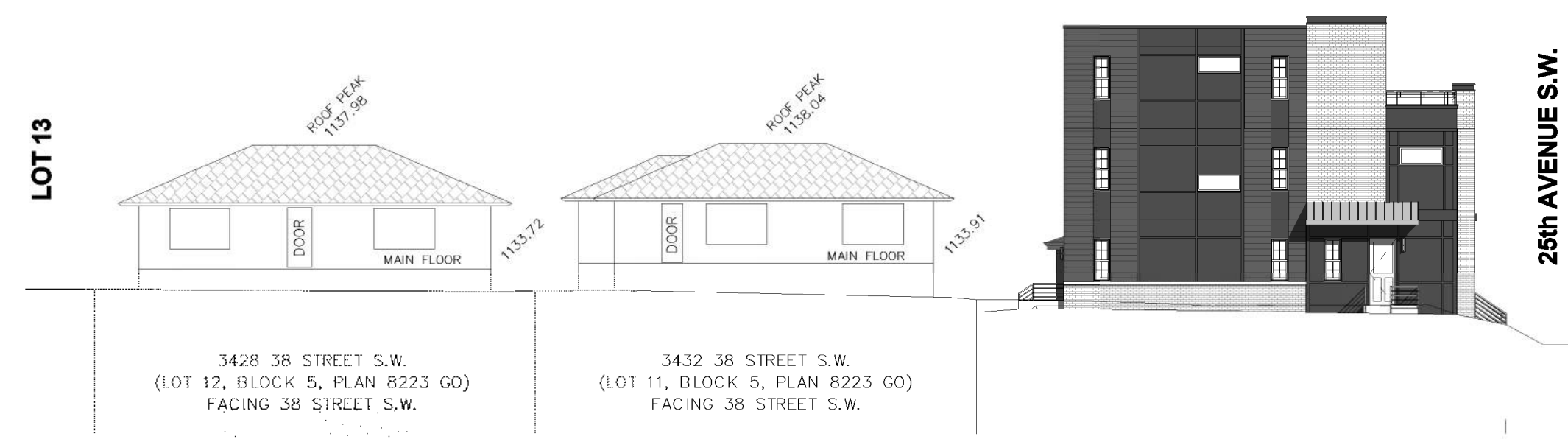
PROJECT

CLIENT
Owner

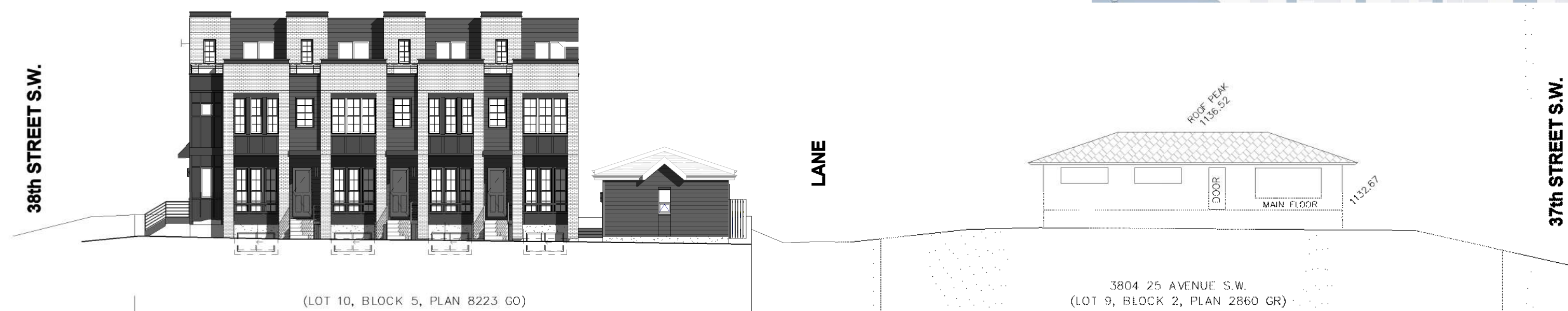
PROGRESS	DP
SCALE	As indicated
DRAWN	TB
CHECKED	LM
FILE	20250305
DATE	1/12/2026 10:32:56 AM

Title Page

A001



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



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

Municiple Address:
3808 25Ave S.W.,

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

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

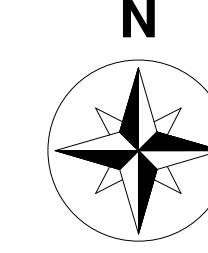
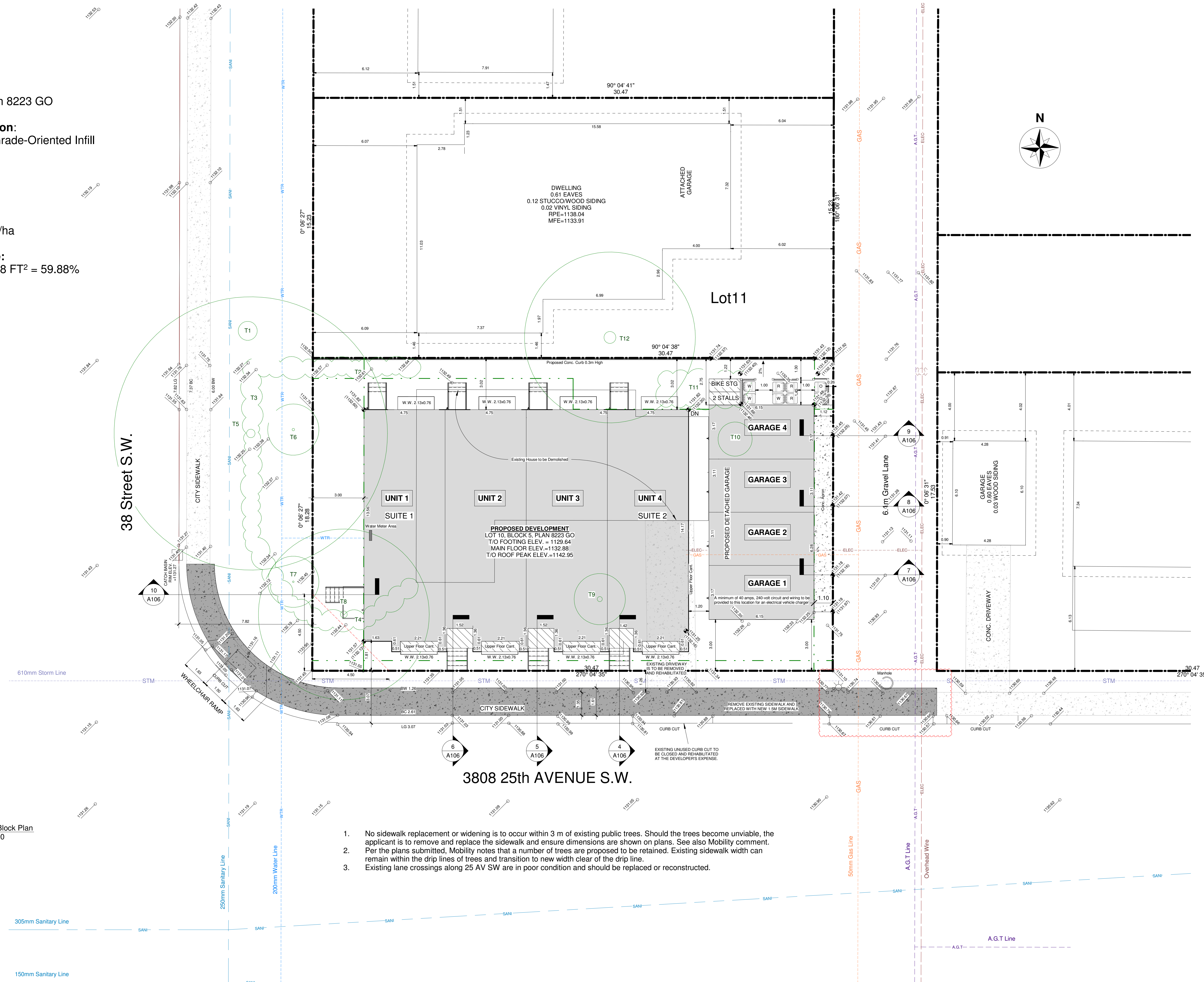
Parcel Area:
6004.78 ft²
557.86m² (0.056ha)

Proposed density:
4/0.056= 71.42 Units/ha

Proposed Coverage:
3595.65 FT² / 6004.78 FT² = 59.88%



Jan 12	3	CR3	
Jan 7	2	CR2	
Dec 17	1	CR1	
DATE	No.	REVISION	BY



Proposed 4-Unit Townhouse

3808 25 Ave SW, Calgary, AB

PROJECT

CLIENT
Owner

PROGRESS DP

SCALE 1 : 100

DRAWN TB CHECKED LM

FILE 20250305

DATE 1/12/2026 10:32:57 AM

Site/Block Plan

A003

- 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.

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	GREEN ASH
T6	CONIFEROUS	0.15m	3.0m	3.0m	RETAIN	IN CITY PROPERTY	COLORADO BLUE SPRUCE
T7	CONIFEROUS	0.10m	4.0m	3.0m	REMOVED	IN CITY PROPERTY	COLORADO BLUE SPRUCE
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	

Jan 12	3	CR3	
Jan 7	2	CR2	
DATE	No.	REVISION	BY

1 Landscaping Plan
1 : 100

3808 25th AVENUE S.W.

Municiple Address:
3808 25Ave S.W.,

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

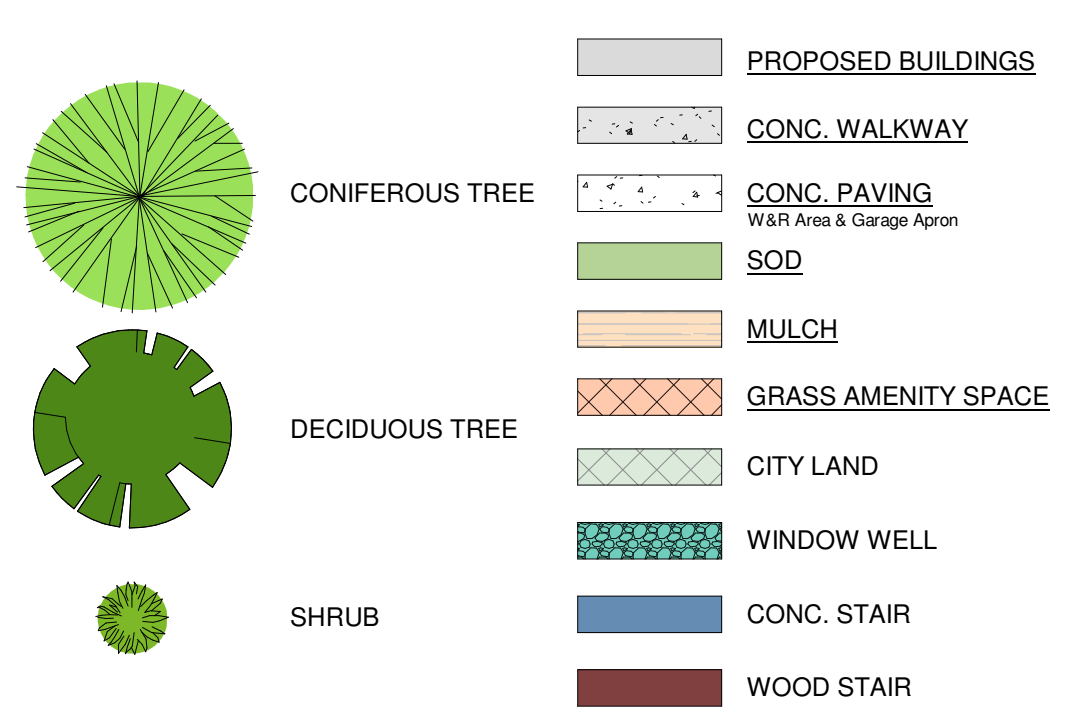
Land Use Designation:
R-CG Residential - Grade-Oriented Infill

Parcel Area:
6004.78 ft²
557.86m² (0.056ha)

Proposed density:
4/0.056= 71.42 Units/ha

Proposed Coverage:
3595.65 FT² / 6004.78 FT² = 59.88%

DRAWING LEGEND



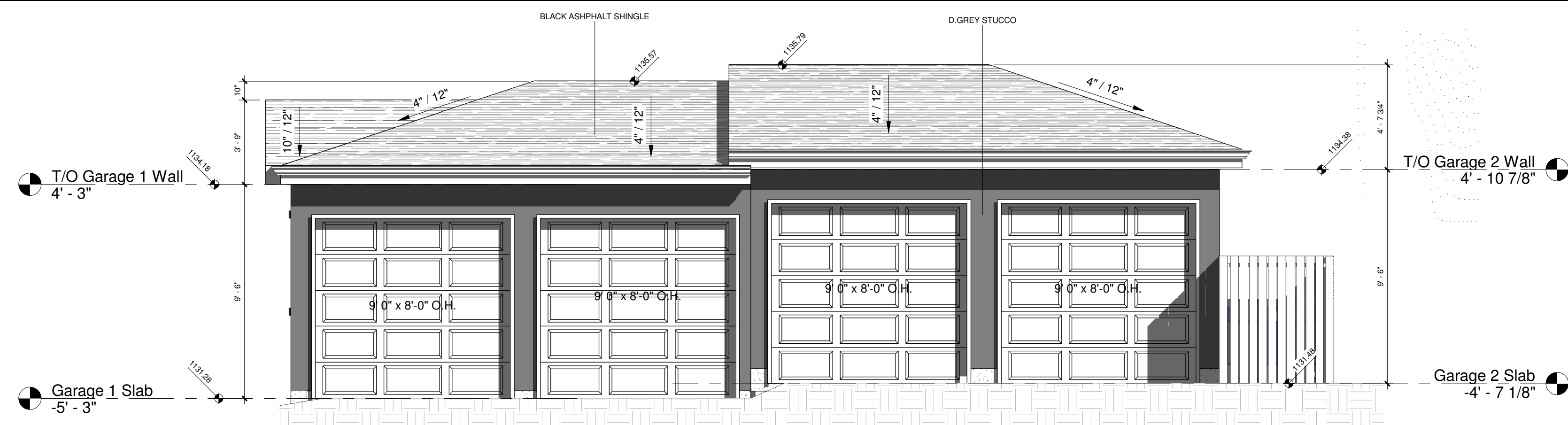
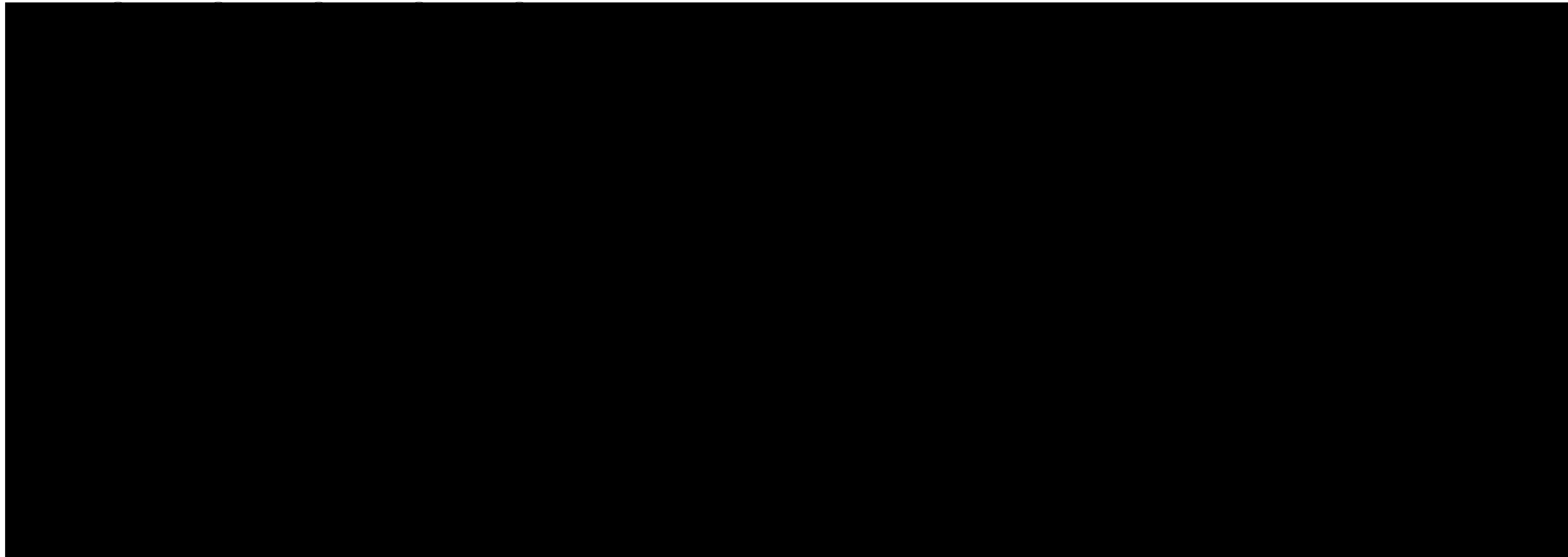
1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. Rough in EV chargers in the garage 1 for future level 2 EVSE installation.
6. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

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

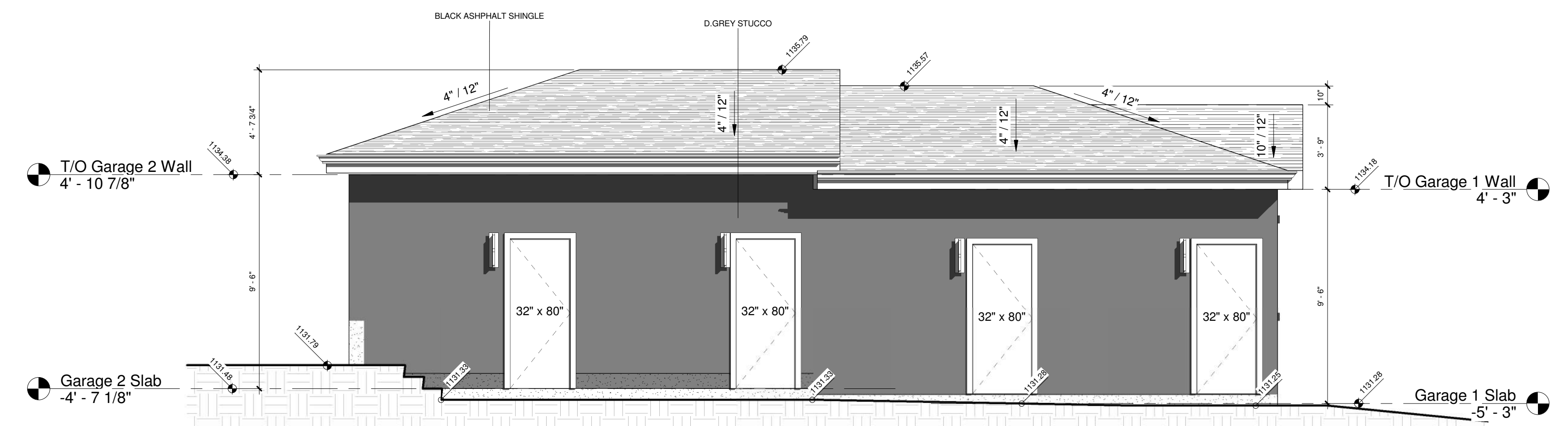
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DRAWN	Author	CHECKED	Checker
FILE	20250305		
DATE	1/12/2026 10:32:58 AM		

Landscaping Plan

DATE	No.	REVISION	BY



② Garage East Elevation
1/4" = 1'-0"



③ Garage West Elevation
1/4" = 1'-0"



PROJECT
Proposed 4-Unit Townhouse

3808 25 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
DRAWN	Author	CHECKED	Checker
FILE	20250305		
DATE	1/12/2026 10:33:02 AM		

Roof Plan/ Garage Plan



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

DATE	No.	REVISION	BY

PROJECT
Proposed 4-Unit Townhouse

3808 25 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	TB	CHECKED	LM
FILE	20250305		
DATE	1/12/2026 10:33:05 AM		

South Elevation



① West Elevation
1/4" = 1'-0"

② East Elevation
1/4" = 1'-0"

DATE	No.	REVISION	BY

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

CLIENT	Owner		
PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	TB	CHECKED	LM
FILE	20250305		
DATE	1/12/2026 10:33:09 AM		

West & East Elevations



① North Elevation
1/4" = 1'-0"

DATE	No.	REVISION	BY

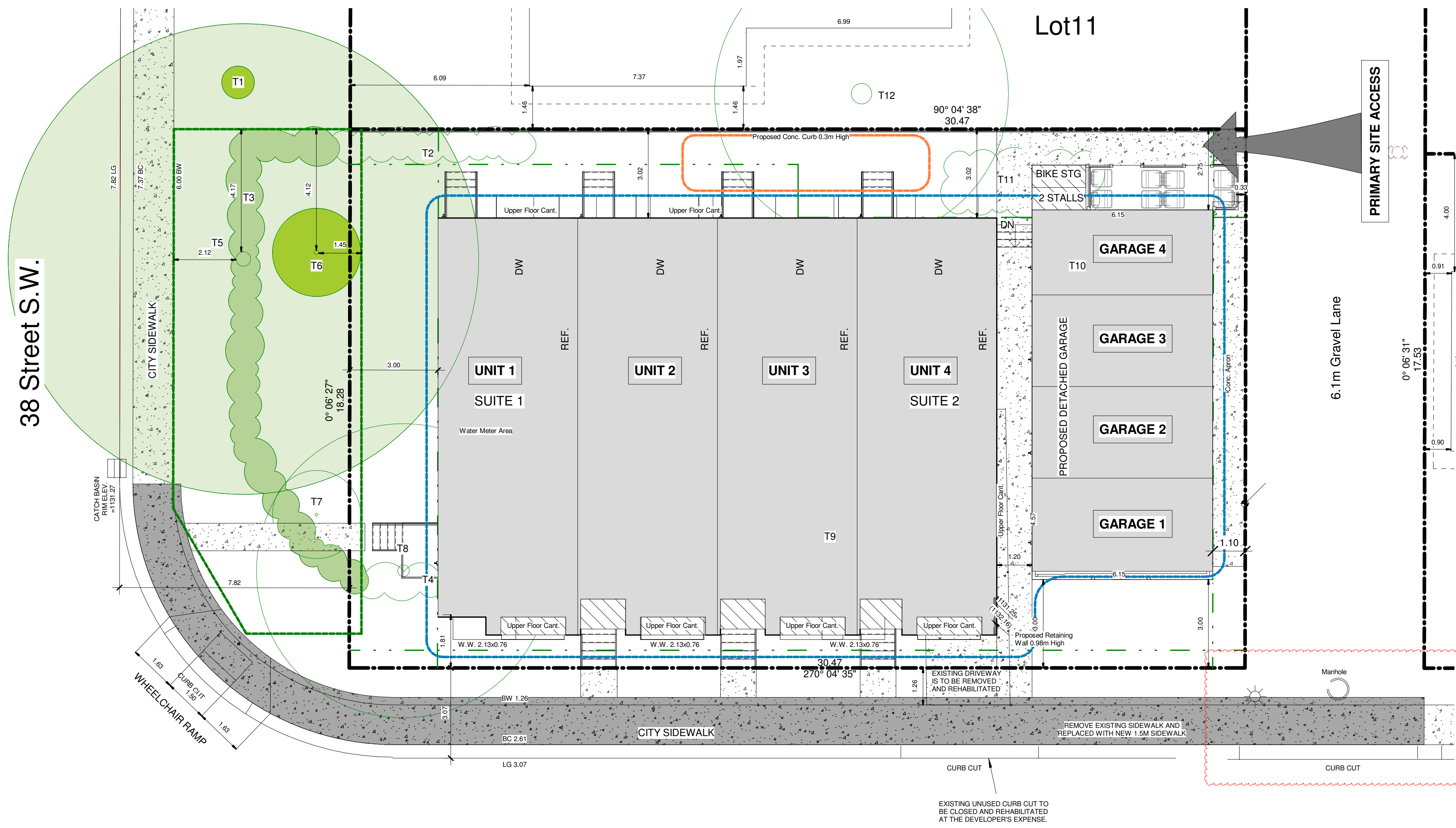
PROJECT
Proposed 4-Unit Townhouse
3808 25 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	1/4" = 1'-0"		
DRAWN	Author	CHECKED	Checker
FILE	20250305		
DATE	1/12/2026 10:33:11 AM		

North Elevation

Jan 12	3	CR3	
DATE	No.	REVISION	BY



3808 25th AVENUE S.W.

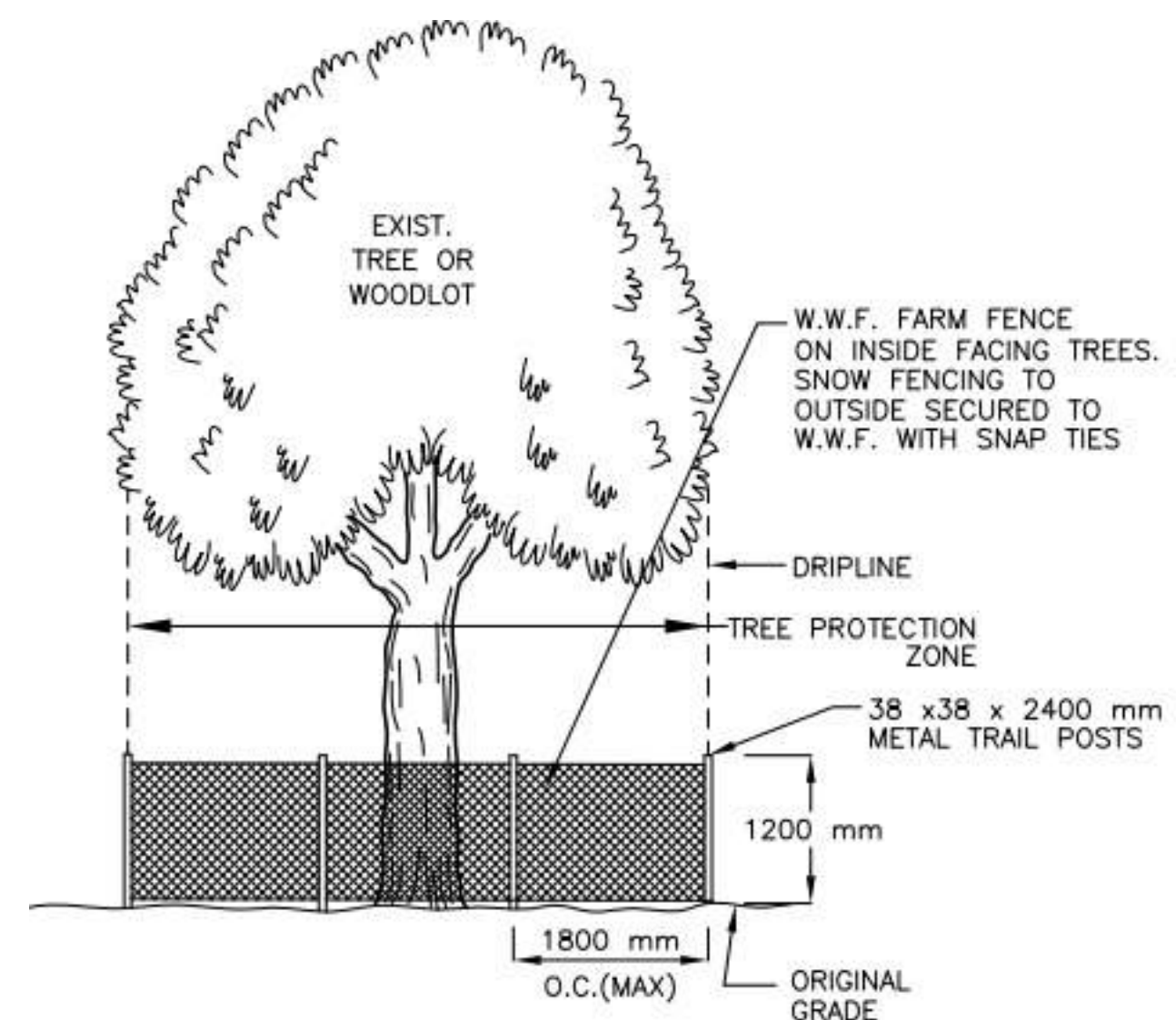
1 Tree
1:100

LEGEND

- TREES TO BE PROTECTED
- TREES PROTECTION BARRIER
- CONSTRUCTION MATERIAL STORAGE AREA
- LIMIT OF LAND DISTURBANCE
- SITE ACCESS ROUTE

PUBLIC TREE INFORMATION

Tree#	Variety	Calliper(m)	Canopy(m)	Height(m)	Scientific Name
T1	Bush		3.5	3.5	
T3	Bush	0.9	3.0	3.0	
T5	Deciduous	0.5	6.0	16.0	Fraxinus Pennsylvanica
T6	Coniferous	0.15	3.0	3.0	Picea Glauca



TREE PROTECTION FENCING
-REQUIRED FOR ALL TREES.

PROJECT
Proposed 4-Unit Townhouse

3808 25 Ave SW, Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
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Tree Protection Plan