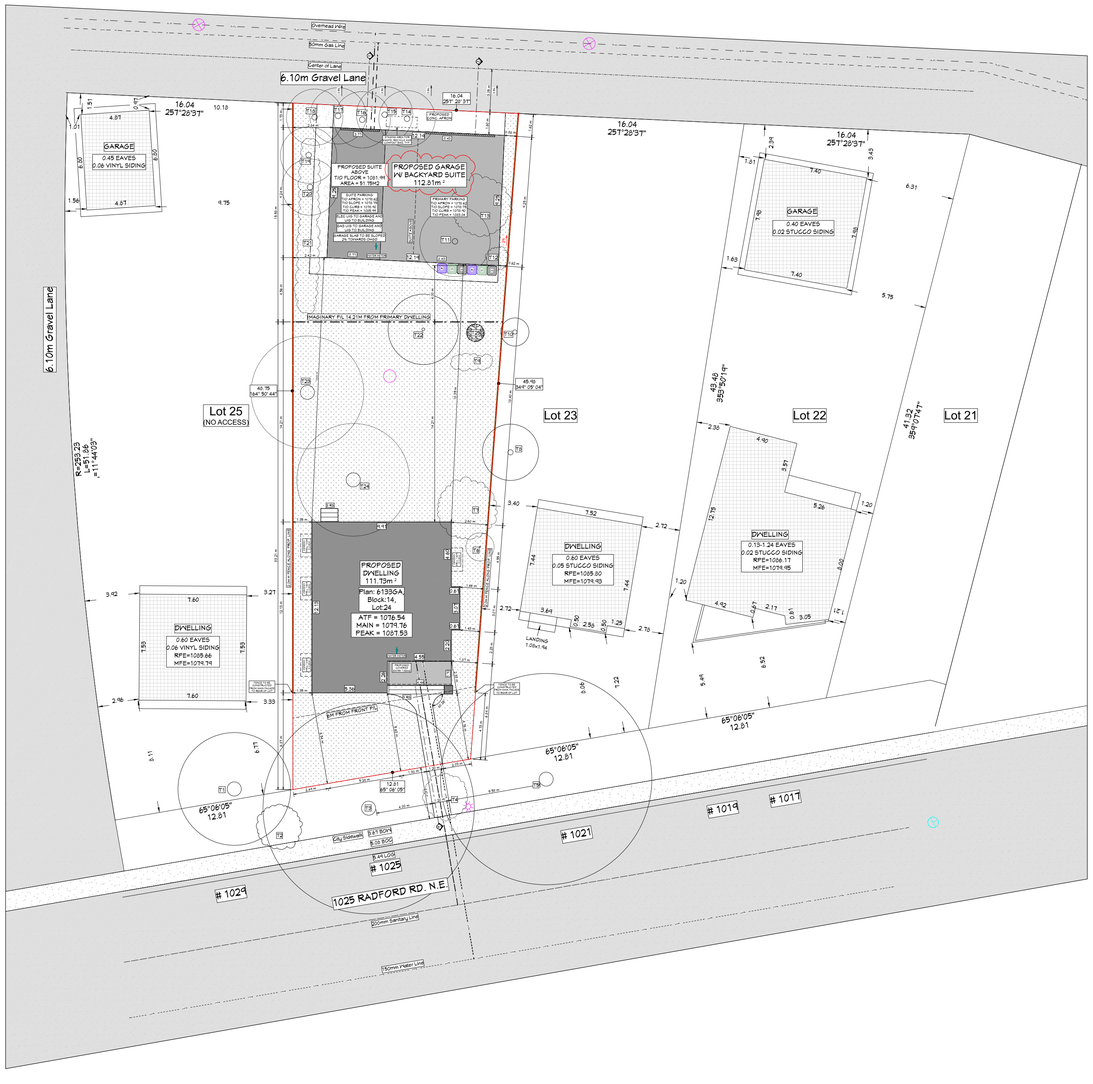
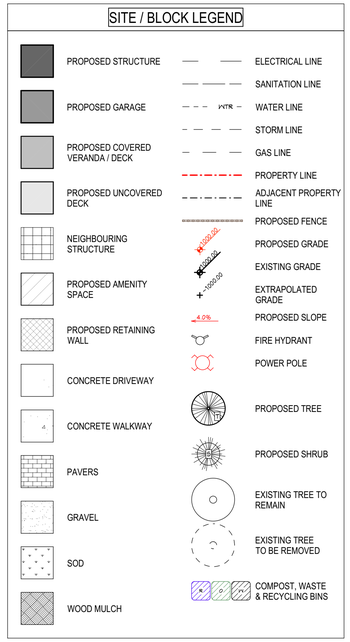


BLOCK FACE
SCALE: 1 = 200



BLOCK PLAN
SCALE: 1 = 200





EXTERIOR 3D PERSPECTIVE - FOR DESIGN PURPOSE ONLY - N.T.S.

1025 RADFORD RD NE

SINGLE FAMILY DEVELOPMENT
& BACKYARD SUITE

LOT 24, BLOCK 14,
PLAN 6133GA

RENFREW, NE CALGARY
LOT ZONING: R-CG

Contents

A1	COVER PAGE
A2	SITE PLAN
A3	MAIN & SECOND FLOOR PLANS
A4	BASEMENT DEV. & ROOF PLANS
A5	DWELLING ELEVATIONS
A6	GARAGE & SUITE PLANS
A7	GARAGE ELEVATIONS

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SUITE	557

STREET ADDRESS
1025 RADFORD RD NE

LEGAL ADDRESS
LOT 24, BLOCK 14, PLAN 6133GA

PROJECT

DESIGN: SJ/PR	DRAWN: PR	CHECKED: SJ
PROJECT #		25-1-CL-NR-046

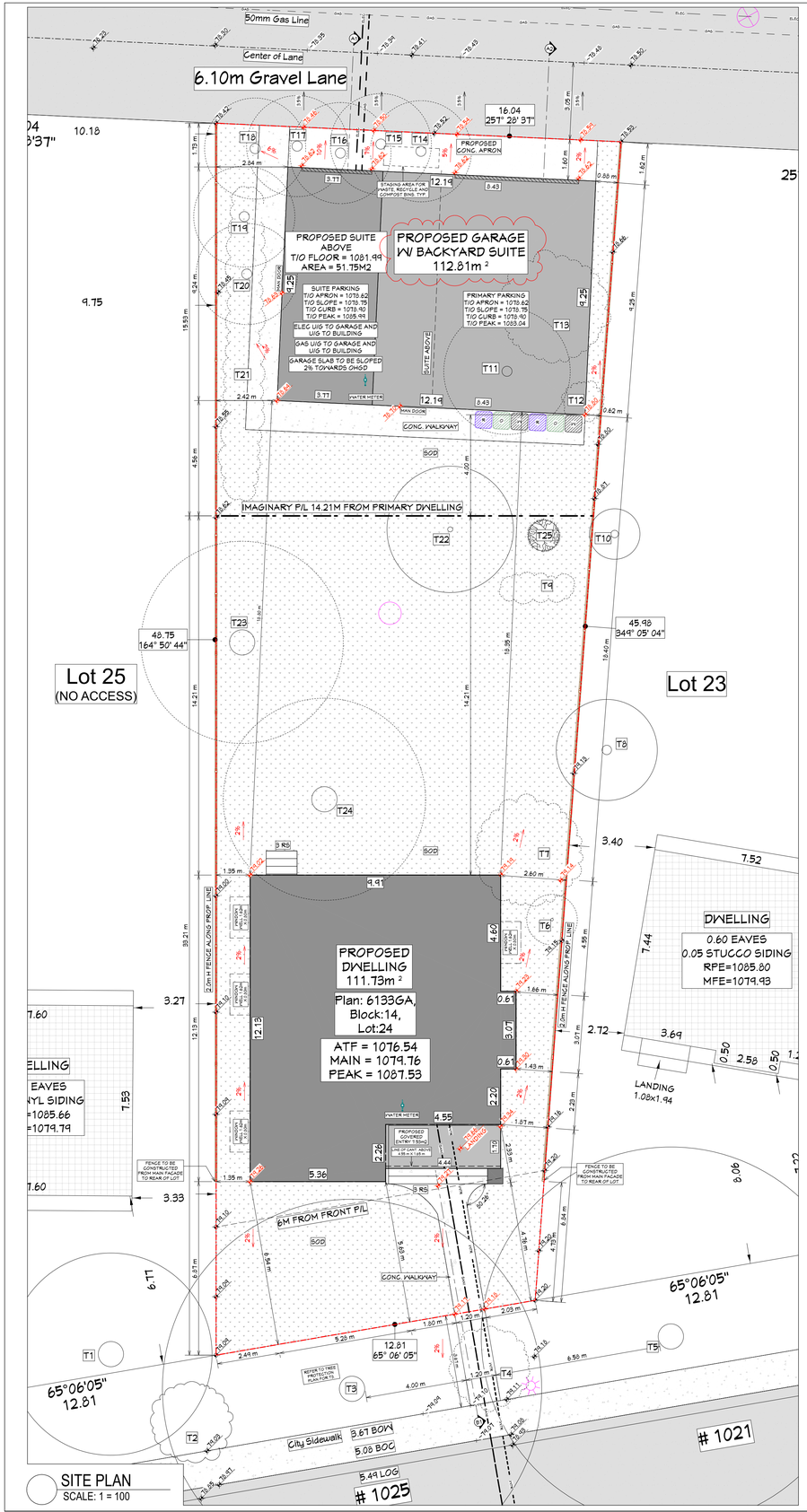
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TITLE
COVER PAGE

ZONING R-CG

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2026-06-10



SITE PLAN
SCALE: 1 = 100

SITE / BLOCK LEGEND

- PROPOSED STRUCTURE
- PROPOSED GARAGE
- PROPOSED COVERED VERANDA / DECK
- PROPOSED UNCOVERED DECK
- NEIGHBOURING STRUCTURE
- PROPOSED AMENITY SPACE
- PROPOSED RETAINING WALL
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- PROPERTY LINE
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- PROPOSED GRADE
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- EXTRAPOLATED GRADE
- PROPOSED SLOPE
- FIRE HYDRANT
- POWER POLE
- PROPOSED TREE
- PROPOSED SHRUB
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
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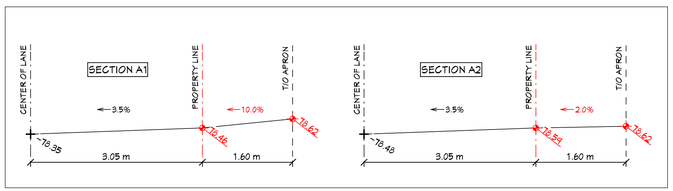
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EXISTING TREE LEGEND

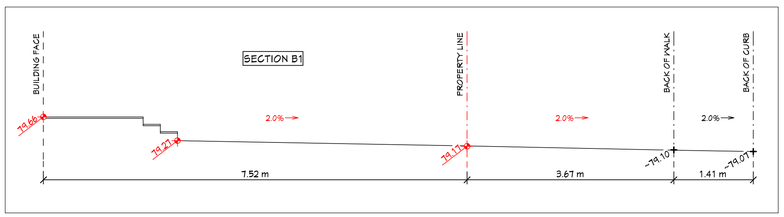
#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	STATUS	LOCATION
T1	1.00	8.00	12.00	CONIFEROUS	TO REMAIN	(NEIGHBOR)
T2	---	3.00	2.00	SHRUB	TO REMAIN	(CITY)
T3	1.00	15.00	10.00	DECIDUOUS	TO REMAIN	(CITY)
T4	---	3.00	2.00	SHRUB	TO BE REMOVED	(CITY)
T5	1.00	15.00	10.00	DECIDUOUS	TO REMAIN	(CITY)
T6	0.10	2.00	3.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T7	---	4.00	3.00	SHRUB	TO BE REMOVED	(PROPERTY)
T8	0.37	4.00	4.00	DECIDUOUS	TO REMAIN	(NEIGHBOR)
T9	---	1.20	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T10	0.30	2.00	3.00	DECIDUOUS	TO REMAIN	(NEIGHBOR)
T11	0.40	5.00	5.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T12	---	1.50	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T13	---	4.00	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T14	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T15	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T16	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T17	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T18	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T19	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T20	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T21	---	1.50	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T22	0.20	5.00	8.00	CONIFEROUS	TO REMAIN	(PROPERTY)
T23	1.00	8.00	15.00	CONIFEROUS	TO BE REMOVED	(PROPERTY)
T24	1.00	8.00	15.00	CONIFEROUS	TO BE REMOVED	(PROPERTY)

PROPOSED TREE LEGEND

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS	LOCATION
T25	0.60	---	---	DECIDUOUS	ACER NEGUNDO	TO BE PLANTED (X1)	(PRIVATE)



APRON SECTIONS
SCALE: 1 = 50



BOULEVARD SECTIONS
SCALE: 1 = 50

Building Statistics

BUILDING HEIGHT 8.51 m

Proposed main floor geodetic	1079.76
Maximum building geodetic	1090.02
Proposed peak geodetic	1087.53
Lowest adjacent grade	1079.02
Proposed building height	8.51 m

RESIDENTIAL DENSITY 29.59 units/ha

Lot area = ~ 0.067588 ha
Units = 2

PARCEL COVERAGE 34.4 %

Lot area	675.88 m2
Building footprint	111.73 m2
Garage footprint	112.81 m2
Covered entries	7.92 m2
Total coverage area	232.46 m2

TOTAL GROSS FLOOR AREA 274.26 m2

Main	1203 sf (111.73 m2)
Second	1192 sf (110.74 m2)
Above Grade Total	**2395 sf (222.47 m2)**
Basement	1099 sf (102.06 m2)
Backyard Suite	**557 sf (51.79 m2)**

PARKING STALLS PROVIDED ON-SITE 03

Dwelling units: 02
Parking stalls per dwelling unit = 1.5
Garage parking stalls provided: 03

REQUIRED PLANTINGS

A minimum of 3.0 trees must be provided if parcel width is greater than 10.0m.

2.0 trees must be provided when parcel width is less than or equal to 10.0m

Parcel Width = 12.81
Trees Required = 3.0

Planting Provided
Trees Retained = 01 (2)
Trees Planted = 01
Total = 03

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STREET ADDRESS
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LEGAL ADDRESS
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PROJECT

DESIGN: SJ/PR	DRAWN: PR	CHECKED: SJ
PROJECT #	25-1-CL-NR-046	

SCALE
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TITLE
SITE PLAN & SITE STATISTICS

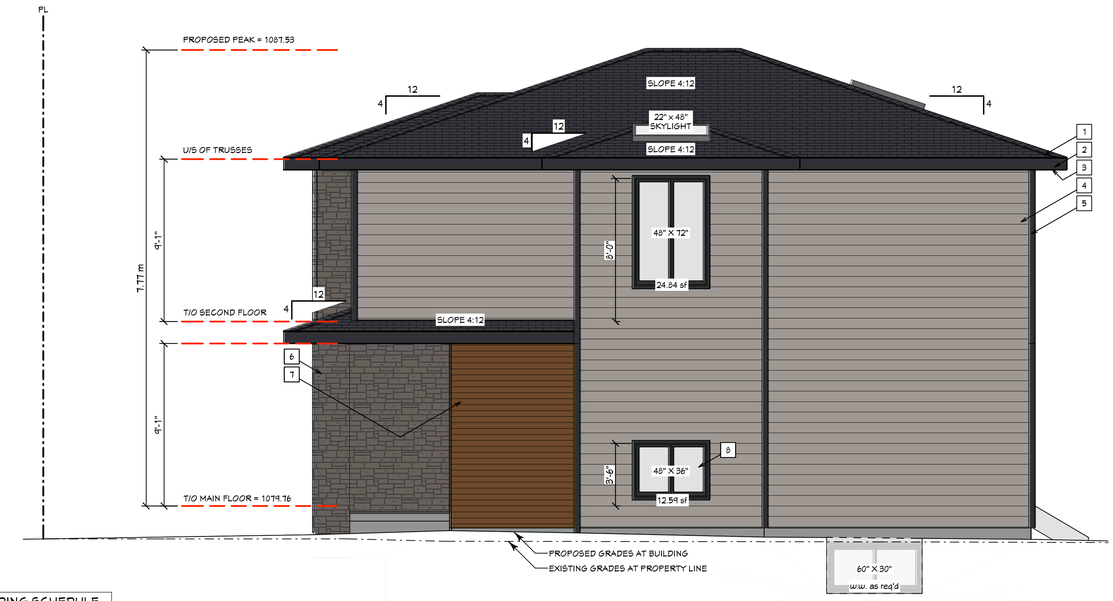
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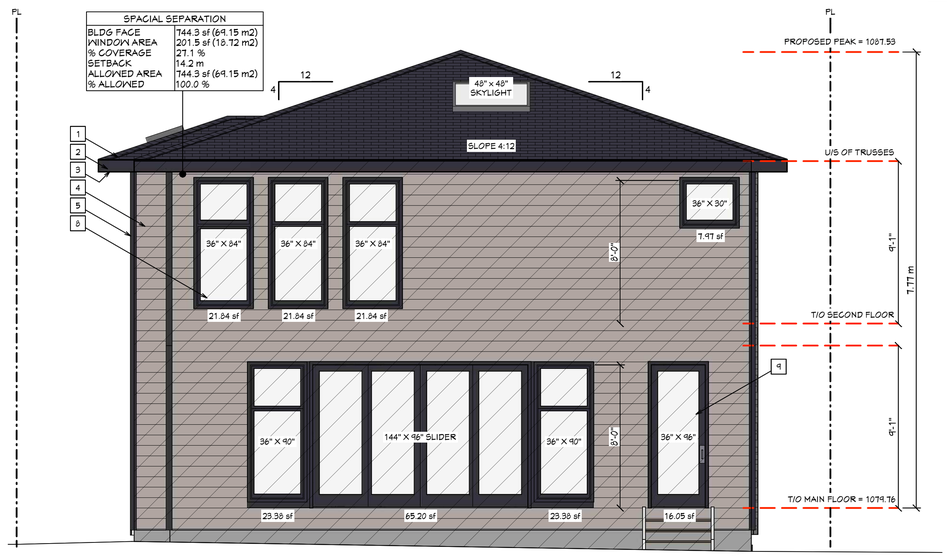


FRONT ELEVATION (NORTH)
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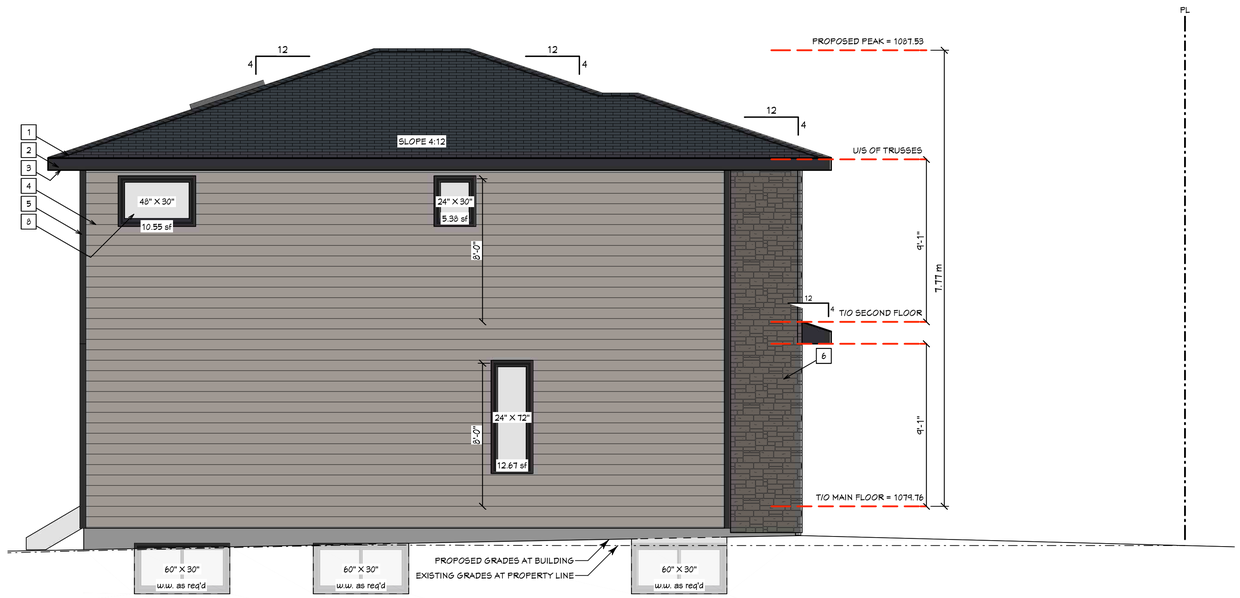


RIGHT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING SCHEDULE	
1	ASPHALT ROOFING
2	6" ALUMINUM FASCIA
3	VENTED ALUMINUM SOFFIT
4	COMPOSITE HORIZONTAL SIDING
5	4" COMPOSITE CORNER BOARD
6	STONE OR BRICK VENEER
7	TONGUE & GROOVE SIDING
8	VINYL OR WOOD WINDOWS TBD.
9	FIBREGLASS OR WOOD DOOR TBD.
10	STEEL OR WOOD INSUL. O/H DOOR
11	COMPOSITE BATTEN



REAR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

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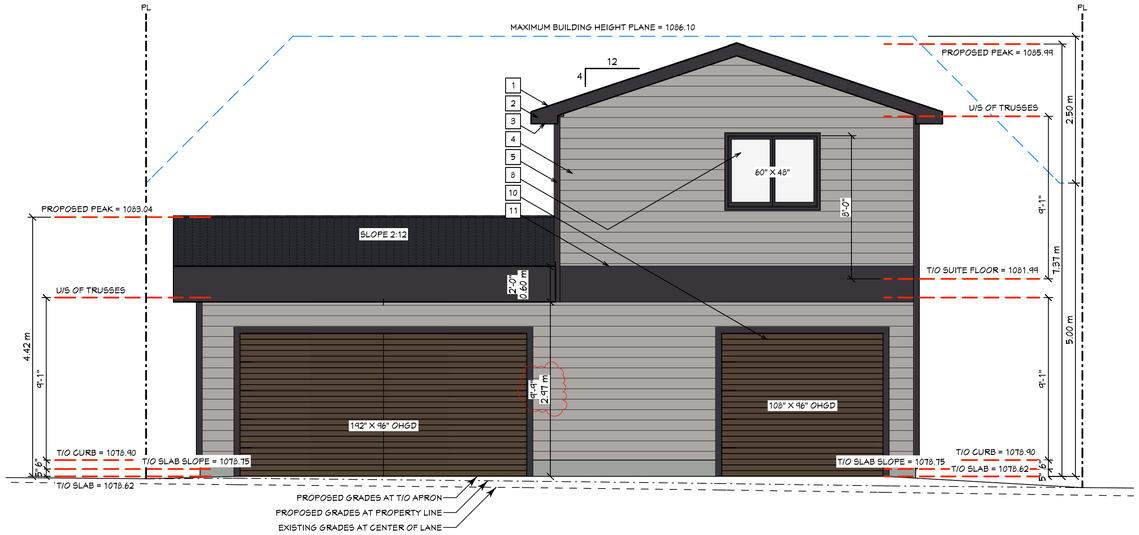
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PROJECT # 25-1-CL-NR-046
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TITLE
DWELLING ELEVATIONS

ZONING R-CG

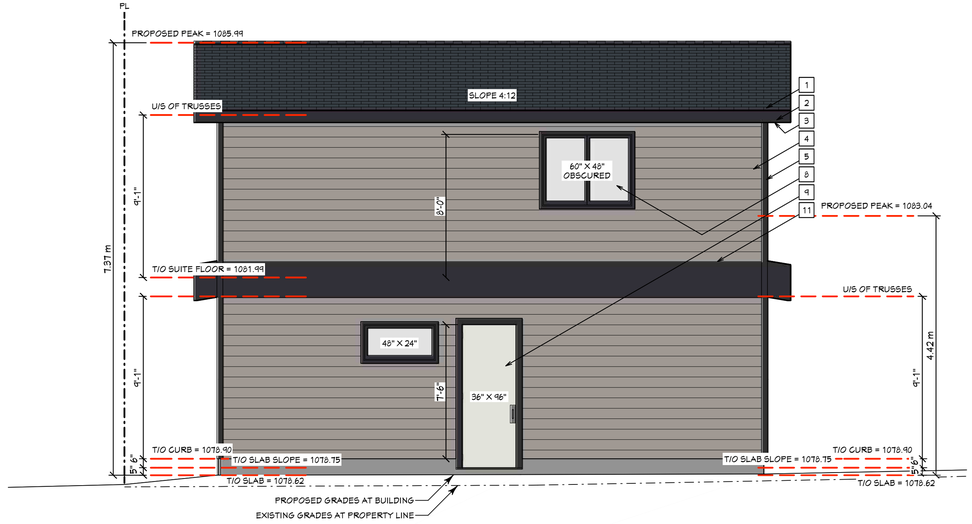
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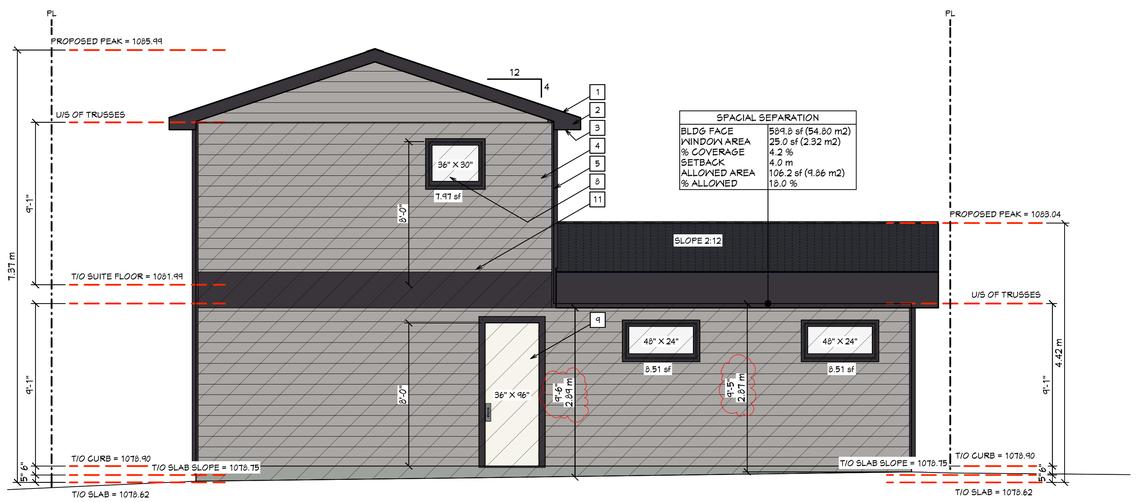


LANE ELEVATION (SOUTH)
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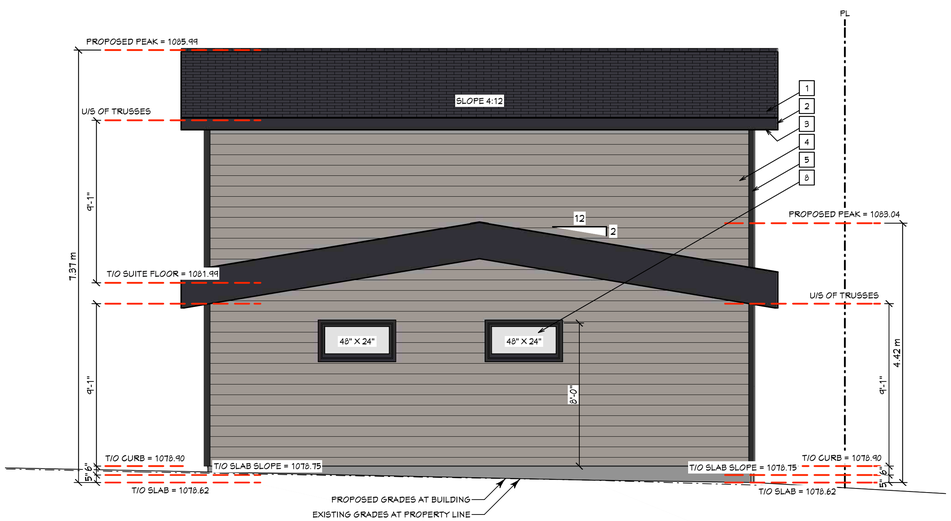
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RIGHT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



YARD ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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SCALE
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TITLE
GARAGE ELEVATIONS

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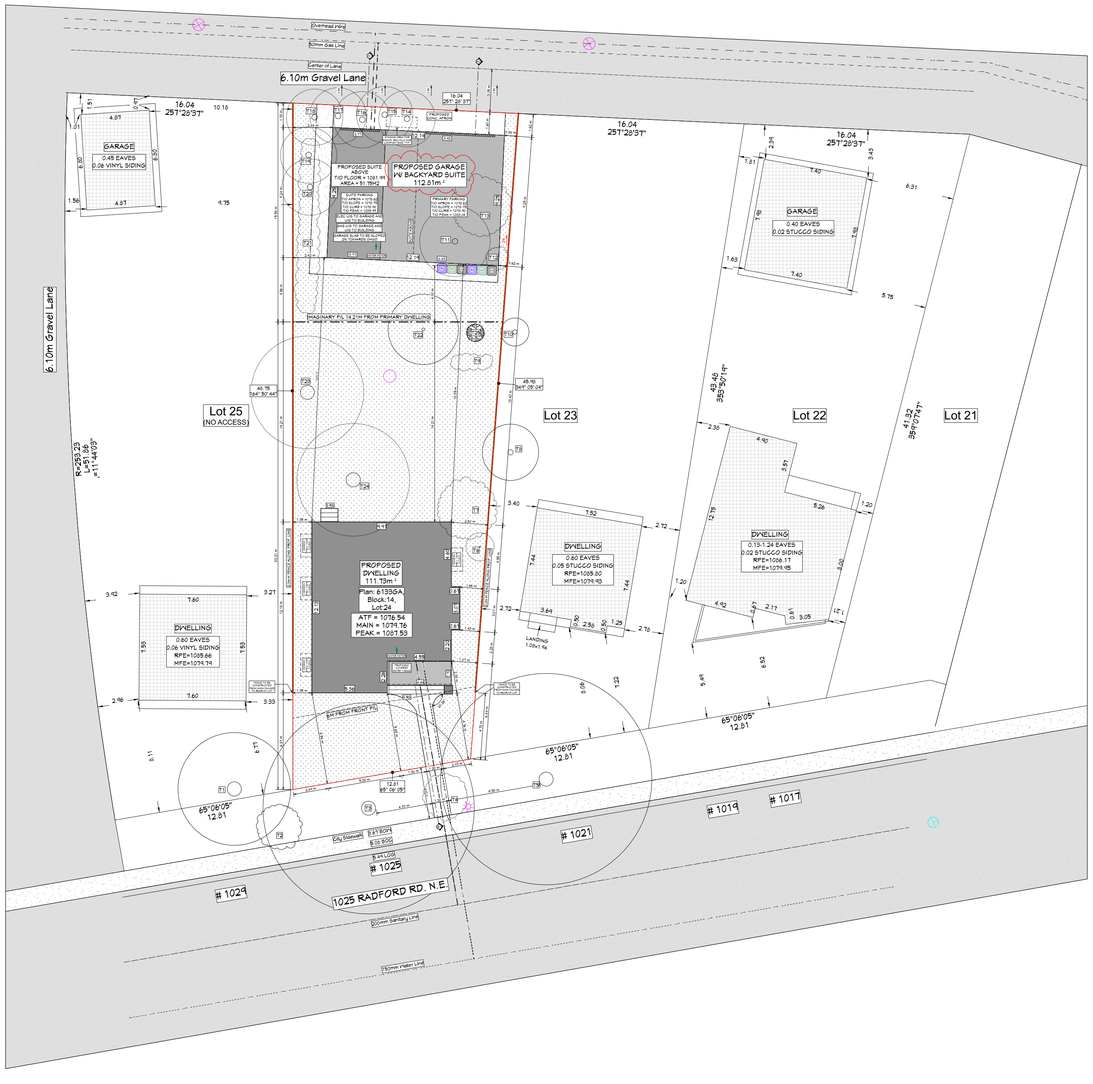
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NORTH WEST STREETSCAPE

BLOCK FACE
SCALE: 1 = 200



BLOCK PLAN
SCALE: 1 = 200

N

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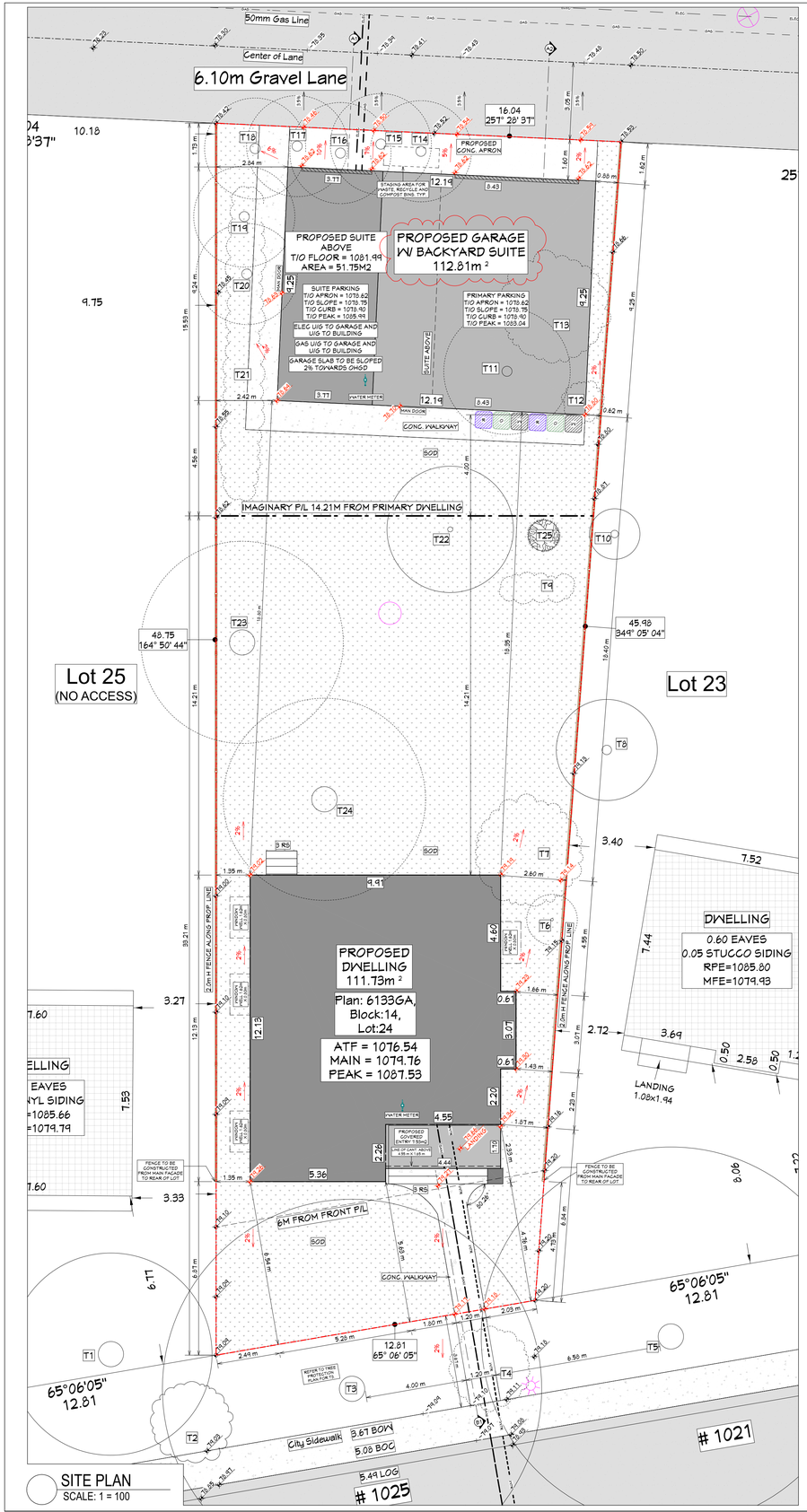
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TITLE
COVER PAGE

ZONING R-CG

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2026-06-10



SITE PLAN
SCALE: 1 = 100

SITE / BLOCK LEGEND

- PROPOSED STRUCTURE
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- WATER LINE
- STORM LINE
- GAS LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED FENCE
- PROPOSED GRADE
- EXISTING GRADE
- EXTRAPOLATED GRADE
- PROPOSED SLOPE
- FIRE HYDRANT
- POWER POLE
- PROPOSED TREE
- PROPOSED SHRUB
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- COMPOST, WASTE & RECYCLING BINS

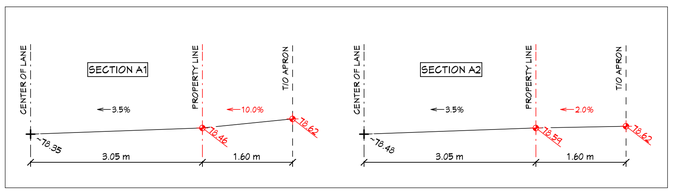
N

EXISTING TREE LEGEND

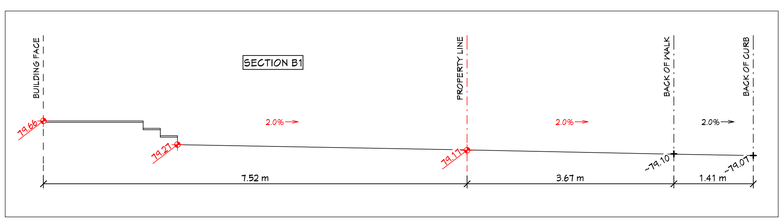
#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	STATUS	LOCATION
T1	1.00	8.00	12.00	CONIFEROUS	TO REMAIN	(NEIGHBOR)
T2	---	3.00	2.00	SHRUB	TO REMAIN	(CITY)
T3	1.00	15.00	10.00	DECIDUOUS	TO REMAIN	(CITY)
T4	---	3.00	2.00	SHRUB	TO BE REMOVED	(CITY)
T5	1.00	15.00	10.00	DECIDUOUS	TO REMAIN	(CITY)
T6	0.10	2.00	3.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T7	---	4.00	3.00	SHRUB	TO BE REMOVED	(PROPERTY)
T8	0.37	4.00	4.00	DECIDUOUS	TO REMAIN	(NEIGHBOR)
T9	---	1.20	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T10	0.30	2.00	3.00	DECIDUOUS	TO REMAIN	(NEIGHBOR)
T11	0.40	5.00	5.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T12	---	1.50	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T13	---	4.00	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T14	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T15	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T16	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T17	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T18	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T19	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T20	0.40	4.00	7.00	DECIDUOUS	TO BE REMOVED	(PROPERTY)
T21	---	1.50	1.50	SHRUB	TO BE REMOVED	(PROPERTY)
T22	0.20	5.00	8.00	CONIFEROUS	TO REMAIN	(PROPERTY)
T23	1.00	8.00	15.00	CONIFEROUS	TO BE REMOVED	(PROPERTY)
T24	1.00	8.00	15.00	CONIFEROUS	TO BE REMOVED	(PROPERTY)

PROPOSED TREE LEGEND

#	DIA. (m)	SPRD. (m)	HGT. (m)	TYPE	SPECIES	STATUS	LOCATION
T25	0.60	---	---	DECIDUOUS	ACER NEGUNDO	TO BE PLANTED (X1)	(PRIVATE)



APRON SECTIONS
SCALE: 1 = 50



BOULEVARD SECTIONS
SCALE: 1 = 50

Building Statistics

BUILDING HEIGHT 8.51 m

Proposed main floor geodetic	1079.76
Maximum building geodetic	1090.02
Proposed peak geodetic	1087.53
Lowest adjacent grade	1079.02
Proposed building height	8.51 m

RESIDENTIAL DENSITY 29.59 units/ha

Lot area = ~ 0.067588 ha
Units = 2

PARCEL COVERAGE 34.4 %

Lot area	675.88 m2
Building footprint	111.73 m2
Garage footprint	112.81 m2
Covered entries	7.92 m2
Total coverage area	232.46 m2

TOTAL GROSS FLOOR AREA 274.26 m2

Main	1203 sf (111.73 m2)
Second	1192 sf (110.74 m2)
Above Grade Total	**2395 sf (222.47 m2)**
Basement	1099 sf (102.06 m2)
Backyard Suite	**557 sf (51.79 m2)**

PARKING STALLS PROVIDED ON-SITE 03

Dwelling units: 02
Parking stalls per dwelling unit = 1.5
Garage parking stalls provided: 03

REQUIRED PLANTINGS

A minimum of 3.0 trees must be provided if parcel width is greater than 10.0m.

2.0 trees must be provided when parcel width is less than or equal to 10.0m

Parcel Width = 12.81
Trees Required = 3.0

Planting Provided
Trees Retained = 01 (2)
Trees Planted = 01
Total = 03

RESPONSIBILITIES

NEW CENTURY DESIGN

It is NCD's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. NCD will make all revisions, additions, or corrections required due to stated code or bylaws. Changes etc, due to discretionary interpretations by Approving Authorities having jurisdiction will be at the expense of the Homeowner or General Contractor.

ALL TRADES AND SUPPLIERS

These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.
THE SPECIFICATION OVERRIDES THESE DRAWINGS. NCD is not responsible for errors, omissions, or replacement of any materials or supplies when no specification has been provided.

HOMEOWNER AND GENERAL CONTRACTOR

It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to New Century Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of NCD.

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New Century DESIGN
403-244-9744 info@newcenturydesign.ca

ISSUED / REVISED	m/d/y
Design Draft 1	11.28.25
Sign-Off Set	01.30.26
DP Set	02.19.26
DTR 1 Set	04.23.26
DTR 2 Set	06.10.26

AREAS

TOTAL GROSS FLOOR AREA	S.F.
MAIN FLOOR (incl. stair)	1203
SECOND FLOOR (not incl. stair)	1192
ABOVE GRADE TOTAL	**2395**
BASEMENT	1099
VERANDA / PORCH	81
GARAGE	1213
SUITE	557

STREET ADDRESS
1025 RADFORD RD NE

LEGAL ADDRESS
LOT 24, BLOCK 14, PLAN 6133GA

PROJECT

DESIGN: SJ/PR	DRAWN: PR	CHECKED: SJ
PROJECT #		25-1-CL-NR-046

SCALE
1:100

TITLE
SITE PLAN & SITE STATISTICS

ZONING R-CG

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11:15:06
2026-06-10