



FLOOR AREA

BASEMENT	= 2726.40 SQ. FT.
ATTACHED GARAGE	= 847.44 SQ. FT.
MAIN	= 2744.74 SQ. FT.
TOTAL	= 2744.74 SQ. FT.

LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Roof Plan
A-2.0	Front Elevation A
A-2.1	Front Elevation B
A-2.2	Rear Elevations
A-2.3	Left Elevations
A-2.4	Right Elevations



GENERAL NOTES:

MUNICIPAL ADDRESS:
1927 Briar Crescent N.W.
Calgary, Alberta

PROJECT:
SINGLE DETACHED

PROJECT NUMBER:
134 - 26

STATUS:

DP

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
1 4 1161 GJ

DO NOT SCALE DRAWINGS.
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03.	--	--	--
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05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

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A-0.0



PROJECT: SINGLE DETACHED

134 - 26

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UPPER FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

SHEET NAME:

DESIGN BY: J

DRAWN BY: J

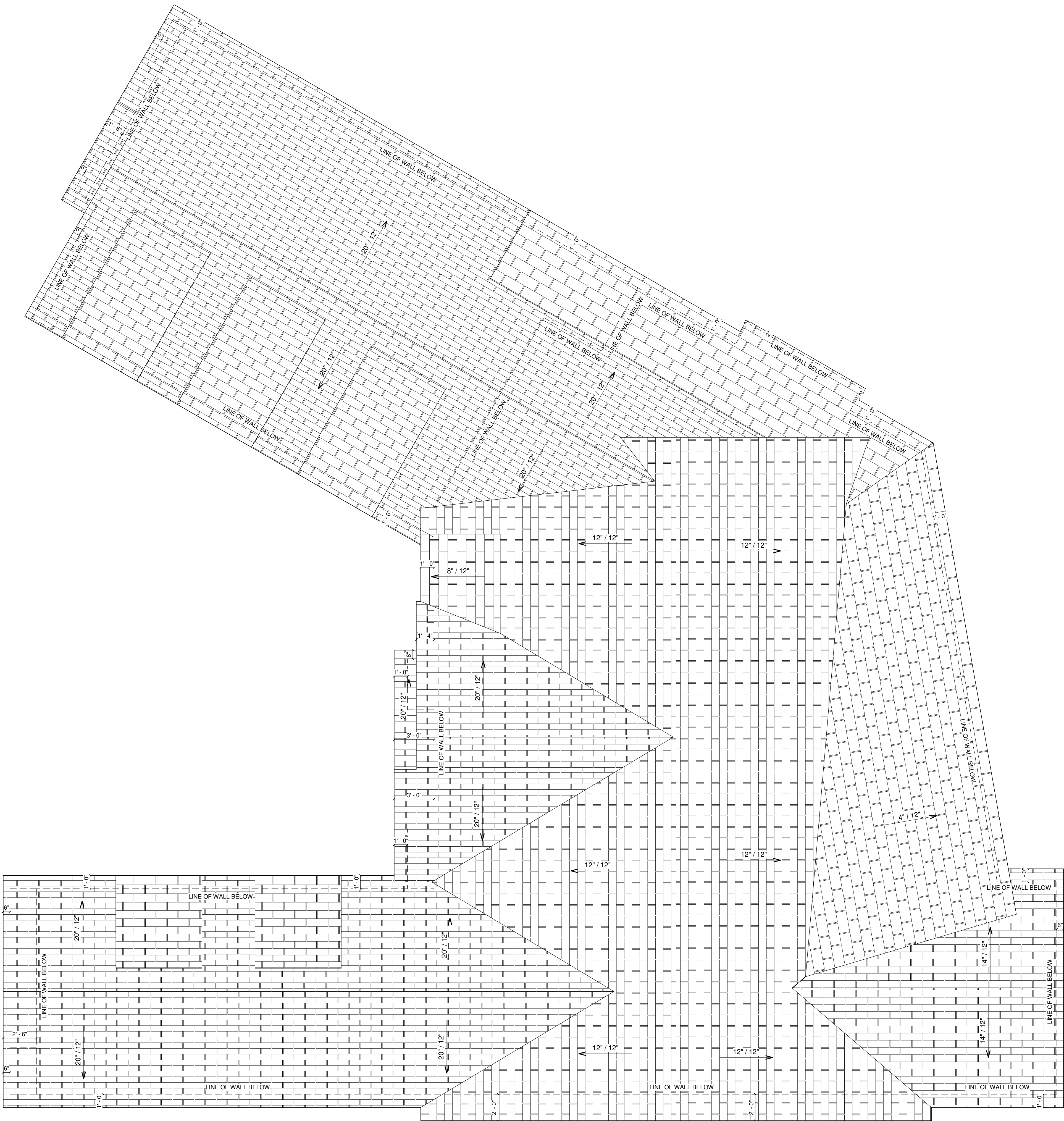
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SCALE: $1/4" = 1'-0"$

PAGE:

A-1.3



ROOF PLAN

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

EXTERIOR FINISHES:

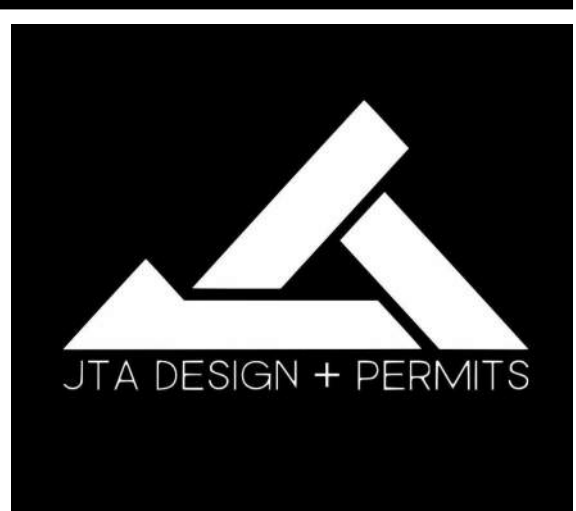
- 1
- ASPHALT SHINGLE ROOF
- 2
- ALUMINUM FASCIA - BLACK
- 3
- ALUMINUM SOFFIT - BLACK
- 4
- STUCCO FINISH - WHITE
- 5
- STONE CLADDING AS SPEC'D
- 6
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- 7
- CONCRETE PARGING
- 8
- CAST-IN-PLACE CONCRETE
- 9
- VERTICAL SIDING - DARK GREY

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)



FRONT ELEVATION A
SCALE: 1/4" = 1'-0"



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BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Front Elevation A

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

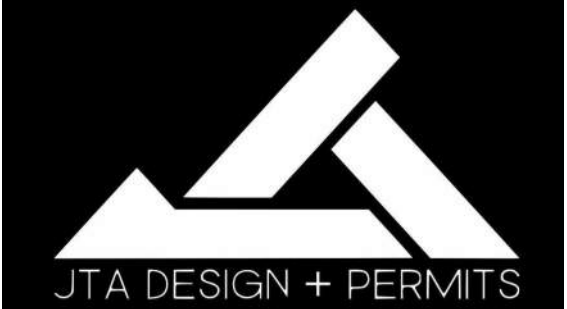
PAGE:

A-2.0

EXTERIOR FINISHES:

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BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:

Front Elevation B

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

2026-04-10 4:04:43 PM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.1

FRONT ELEVATION B

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

FRONT GARAGE
ELEVATION

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

LEFT ELEVATION B

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

EXTERIOR FINISHES:

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



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BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Rear Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-04-10 4:04:45 PM

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

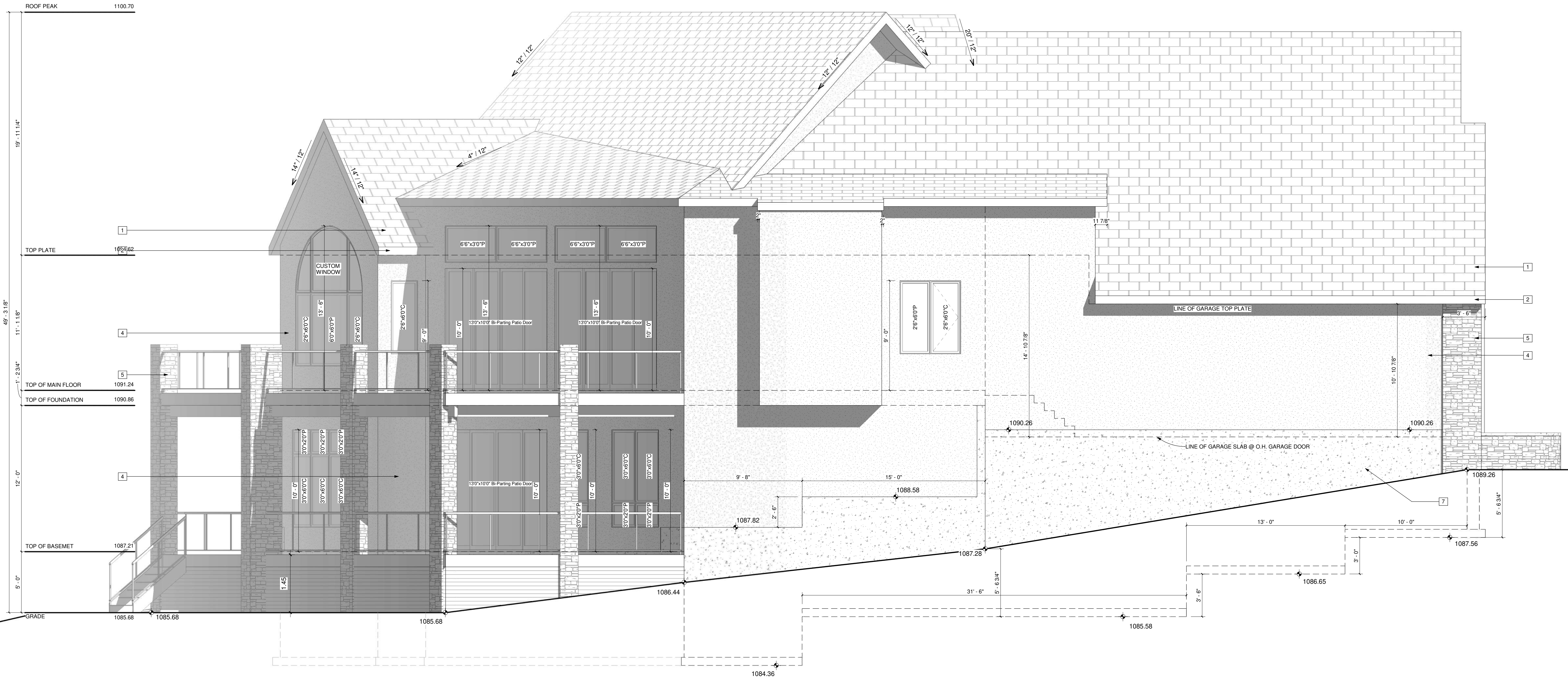
PAGE: A-2.2

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(SOFFIT ARE PRE-FIN ALUM)



WINDOW CALCULATION:

WALL AREA = 1300.67 SQ. FT.
WINDOW AREA = 30.92 SQ. FT.
TOTAL: 30.92 / 1300.67 = 2.38%

LEFT ELEVATION A

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



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LOT: 1 BLOCK: 4 PLAN: 1161 GJ

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LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Left Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-04-10 4:04:47 PM

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

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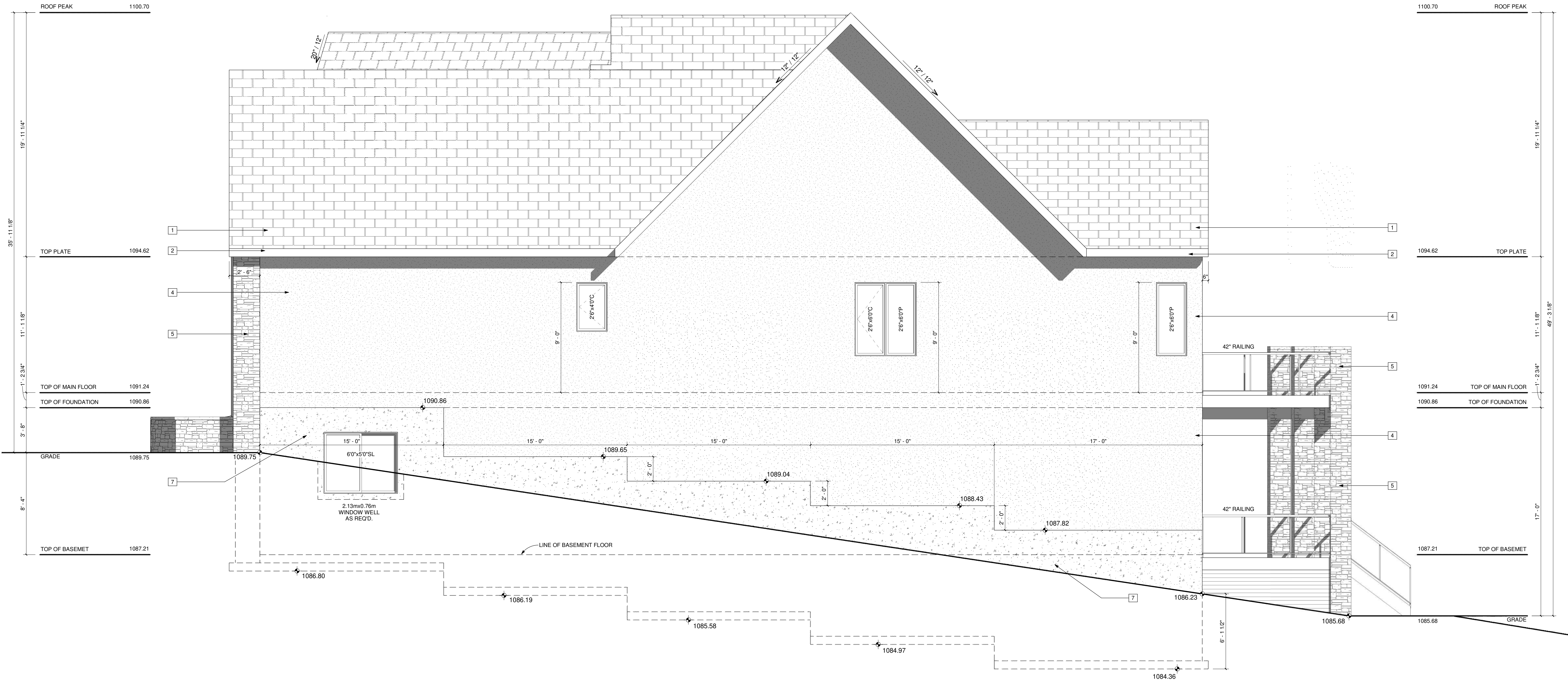
A-2.3

EXTERIOR FINISHES:

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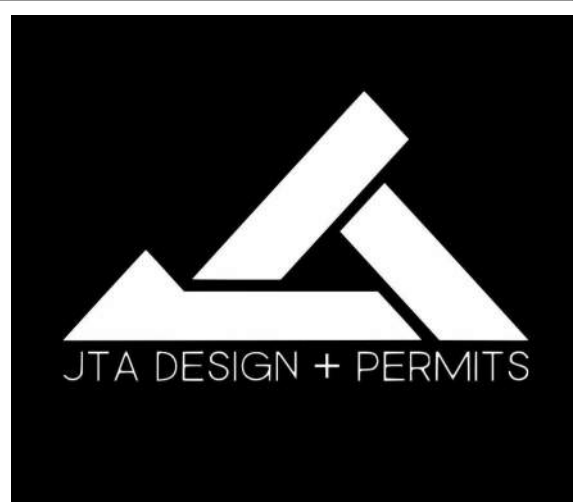


WINDOW CALCULATION:

@1.20m LIMITING DISTANCE
WALL AREA = 1675.82 SQ. FT.
WINDOW AREA = 75.10 SQ. FT.
TOTAL: 75.10 / 1675.82 = 4.48%

RIGHT ELEVATION

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



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GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:

Right Elevations

DESIGN BY: JT

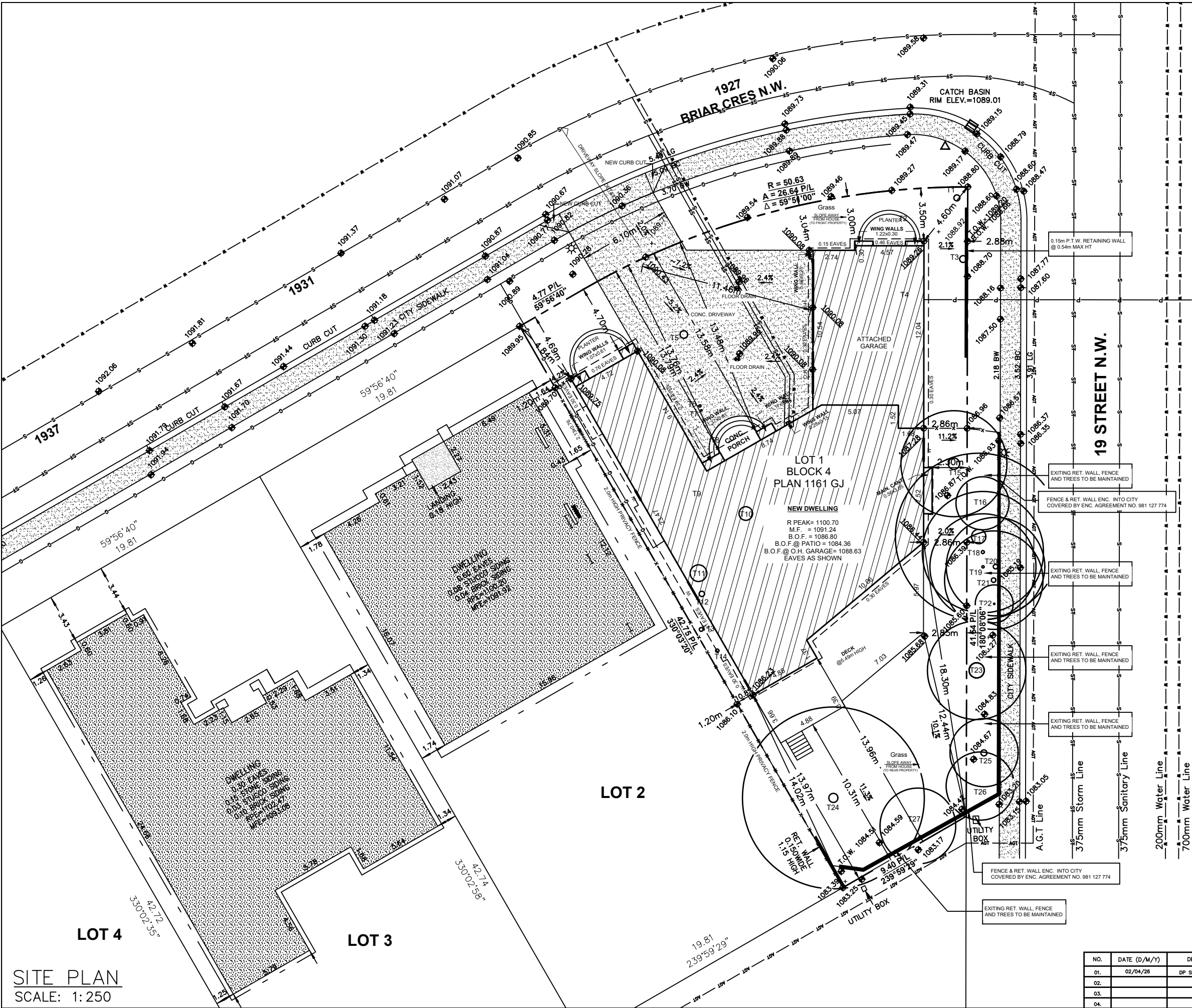
DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-04-10 4:04:49 PM

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

PAGE: A-2.4



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- X--- denotes Fence
- S--- denotes Sanitary Line
- ST--- denotes Storm Line
- W--- denotes Water Line
- G--- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall

'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer
The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lot 1
Block 4
Plan 1161 GJ

MUNICIPAL ADDRESS:

1927 - BRIAR CRES N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 861.171 SQ M
HOUSE + GARAGE: 332.021 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 1.703 SQ M
WING WALL: 3.777 SQ M

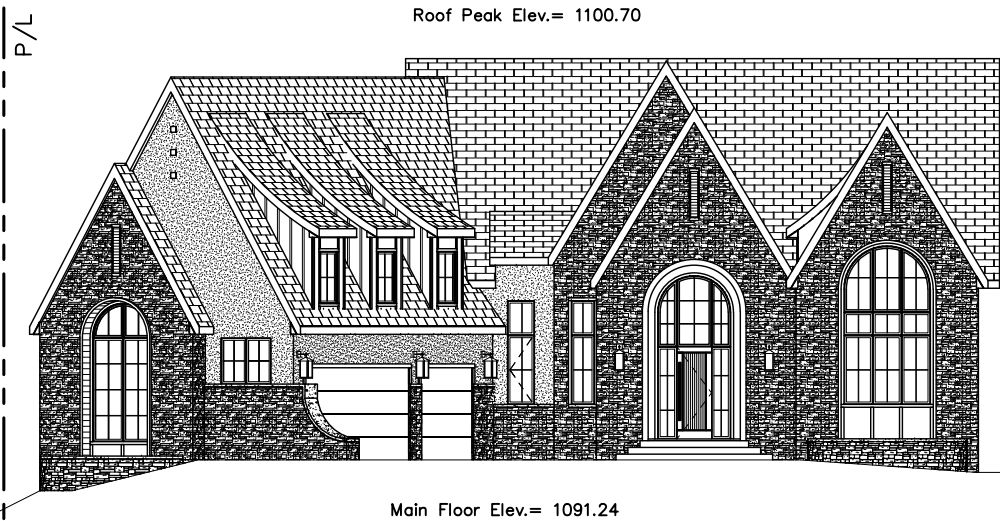
TOTAL: 337.501/861.171
= 39.19%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	02/04/26	DP SITEPLAN	D.L.	4112 16A STREET SW Calgary, Alberta	SINGLE DETACHED HOUSE	1: 200
02.				Lot 1	DATE:	DIVISION NUMBER
03.				Block 4	APR 02, 2026	S 01
04.				Plan 1161 GJ		

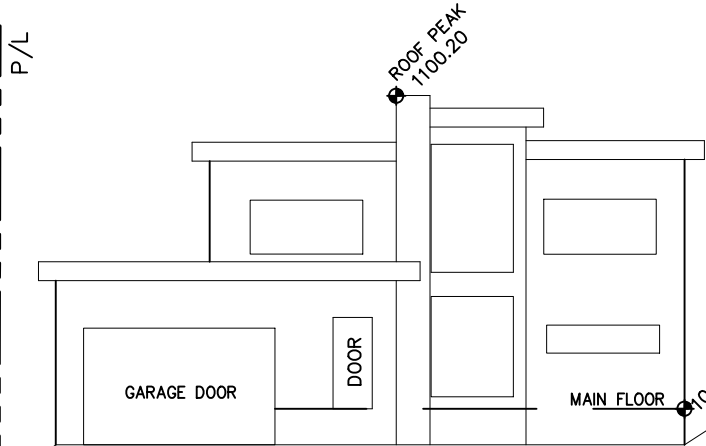
SITE PLAN
SCALE: 1:250

STREETSCAPE
SCALE: 1:200

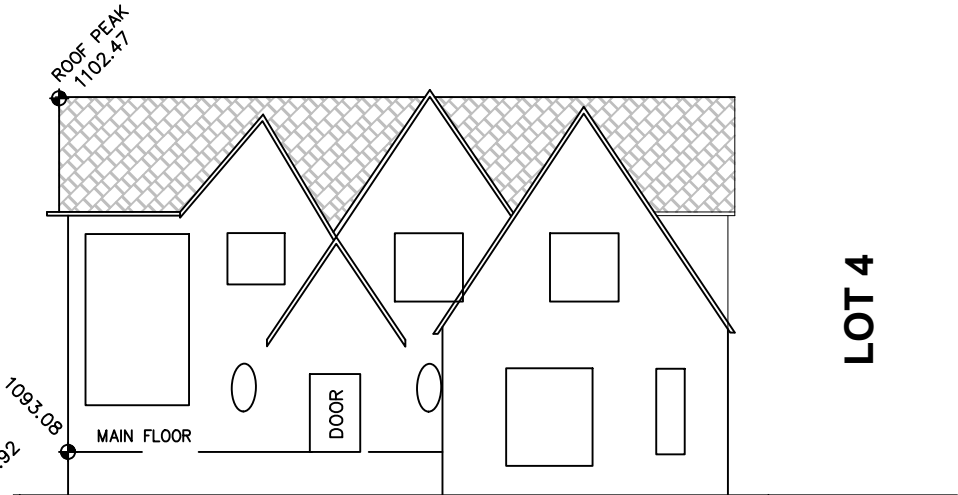
19 STREET N.W.



1927 BRIAR CRES N.W.
(LOT 1, BLOCK 4, PLAN 1161 GJ)
FACING BRIAR CRES N.W.



1931 BRIAR CRES N.W.
(LOT 2, BLOCK 4, PLAN 1161 GJ)
FACING BRIAR CRES N.W.

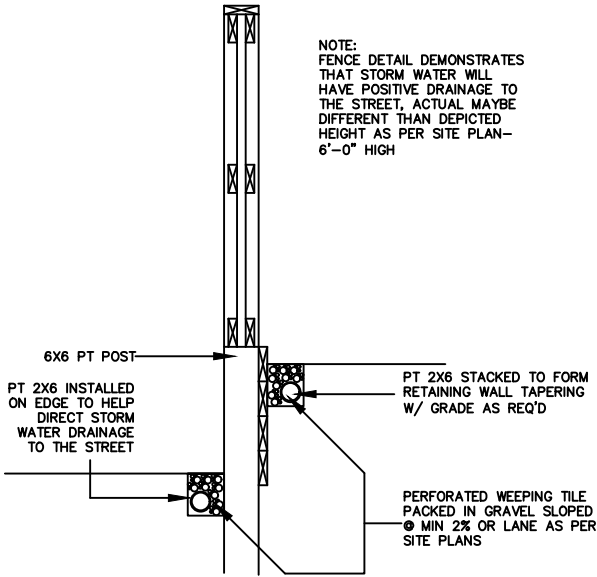


1937 BRIAR CRES N.W.
(LOT 3, BLOCK 4, PLAN 1161 GJ)
FACING BRIAR CRES N.W.

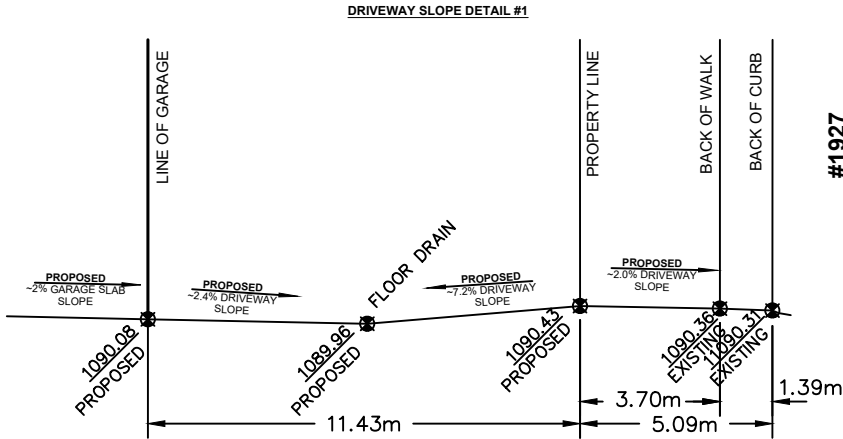
LOT 4

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Notes	Disposition
T1	Coniferous	0.40	6.00	9.00	In Subject Property	Listed on City Map	To Be Removed
T2	Bush	—	4.00	2.50	In Subject Property		To Be Removed
T3	Coniferous	0.45	8.00	13.00	In Subject Property	Listed on City Map	To Be Removed
T4	Bush	—	7.00	5.00	In Subject Property		To Be Removed
T5	Deciduous	0.50	5.50	8.00	In Subject Property		To Be Removed
T6	Deciduous	0.15	3.50	8.00	In Subject Property		To Be Removed
T7	Deciduous	0.12	3.50	8.00	In Subject Property		To Be Removed
T8	Bush	—	3.00	2.00	In Subject Property		To Be Removed
T9	Bush	—	4.50	3.00	In Subject Property		To Be Removed
T10	Deciduous	0.90	10.00	8.00	In Subject Property		To Be Removed
T11	Deciduous	1.10	7.00	8.00	In Subject Property		To Be Removed
T12	Deciduous	0.35	6.00	6.00	In Subject Property		To Be Removed
T13	Deciduous	0.25	3.00	6.00	In Subject Property		To Be Removed
T14	Deciduous	0.22	2.00	4.00	In Subject Property		To Be Removed
T15	Deciduous	0.75	7.00	5.00	In Subject Property		To Stay
T16	Bush	—	3.50	3.00	In City Property		To Stay
T17	Deciduous	0.95	11.00	8.50	In City Property		To Stay
T18	Deciduous	0.20	8.00	9.00	In City Property		To Stay
T19	Deciduous	0.15	7.00	8.50	In City Property		To Stay
T20	Deciduous	0.30	6.50	8.00	In City Property		To Stay
T21	Deciduous	0.30	6.50	8.00	In City Property		To Stay
T22	Deciduous	0.09	2.50	5.00	In City Property		To Stay
T23	Deciduous	1.00	6.50	8.00	In City Property		To Stay
T24	Deciduous	0.60	12.00	11.00	In Subject Property		To Stay
T25	Deciduous	0.40	4.50	6.50	In City Property		To Stay
T26	Bush	—	4.50	5.00	In City Property		To Stay
T27	Bush	—	5.00	5.50	In Subject Property		To Stay



FENCE SECTION DETAIL
SCALE: NTS



DRIVEWAY SLOPE DETAIL
SCALE: NTS

SINGLE DETACHED SQFT:

	AREA
BASEMENT	2726.40 SQ. FT.
ATTACHED GARAGE	847.44 SQ. FT.
MAIN FLOOR	2744.74 SQ. FT.
TOTAL AREA	2744.74 SQ. FT.

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	02/04/26	DP SITEPLAN	D.L.	4112 16A STREET SW Calgary, Alberta	SINGLE DETACHED HOUSE	AS SHOWN
02.				Lot 1	DATE:	DIVISION
03.				Block 4	APR 02, 2026	NUMBER
04.				Plan 1161 GJ		S 02

