

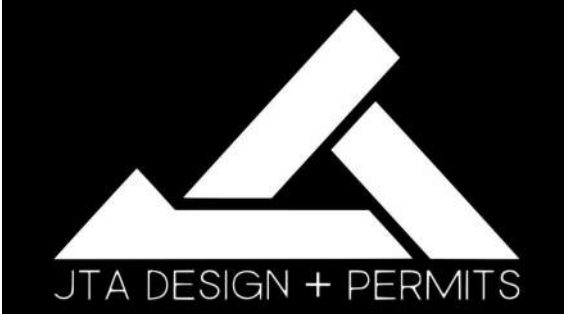


FLOOR AREA

BASEMENT = 1866.47 SQ. FT.
ATT. GARAGE = 528.00 SQ. FT.
MAIN FLOOR = 1782.00 SQ. FT.
UPPER FLOOR = 2032.42 SQ. FT.
TOTAL = 3814.42 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	Upper Floor Plan
A-1.4	Roof Plan
A-2.1	Front & Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
A-4.0	Garage Plans, Elevations & Sections



GENERAL NOTES:

MUNICIPAL ADDRESS:
82 Rosery Drive N.W.
CALGARY, ALBERTA

PROJECT:
NEW HOME

PROJECT NUMBER:
248 - 26

STATUS:

DP

LEGAL LAND DISCRIPTION:
LOT: BLOCK: PLAN:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	26/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
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

LAST REVISION BY:

PRINTED: 2026-08-26 9:14:46 AM

SCALE:

PAGE:

A-0.0



EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" METAL FASCIA
3	STONE FINISH
4	STUCCO FINISH
5	METAL TRIM FINISH

6	METAL PANEL FINISH
7	CONCRETE PARGING
8	CAST-IN PLACE CONCRETE
9	METAL ROOF

FRONT ELEVATION

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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" METAL FASCIA
3	STONE FINISH
4	STUCCO FINISH
5	METAL TRIM FINISH

6	METAL PANEL FINISH
7	CONCRETE PARGING
8	CAST-IN PLACE CONCRETE
9	METAL ROOF

REAR ELEVATION

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

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)



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03.	--	--	--
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06.	--	--	--

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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:

Front & Rear Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

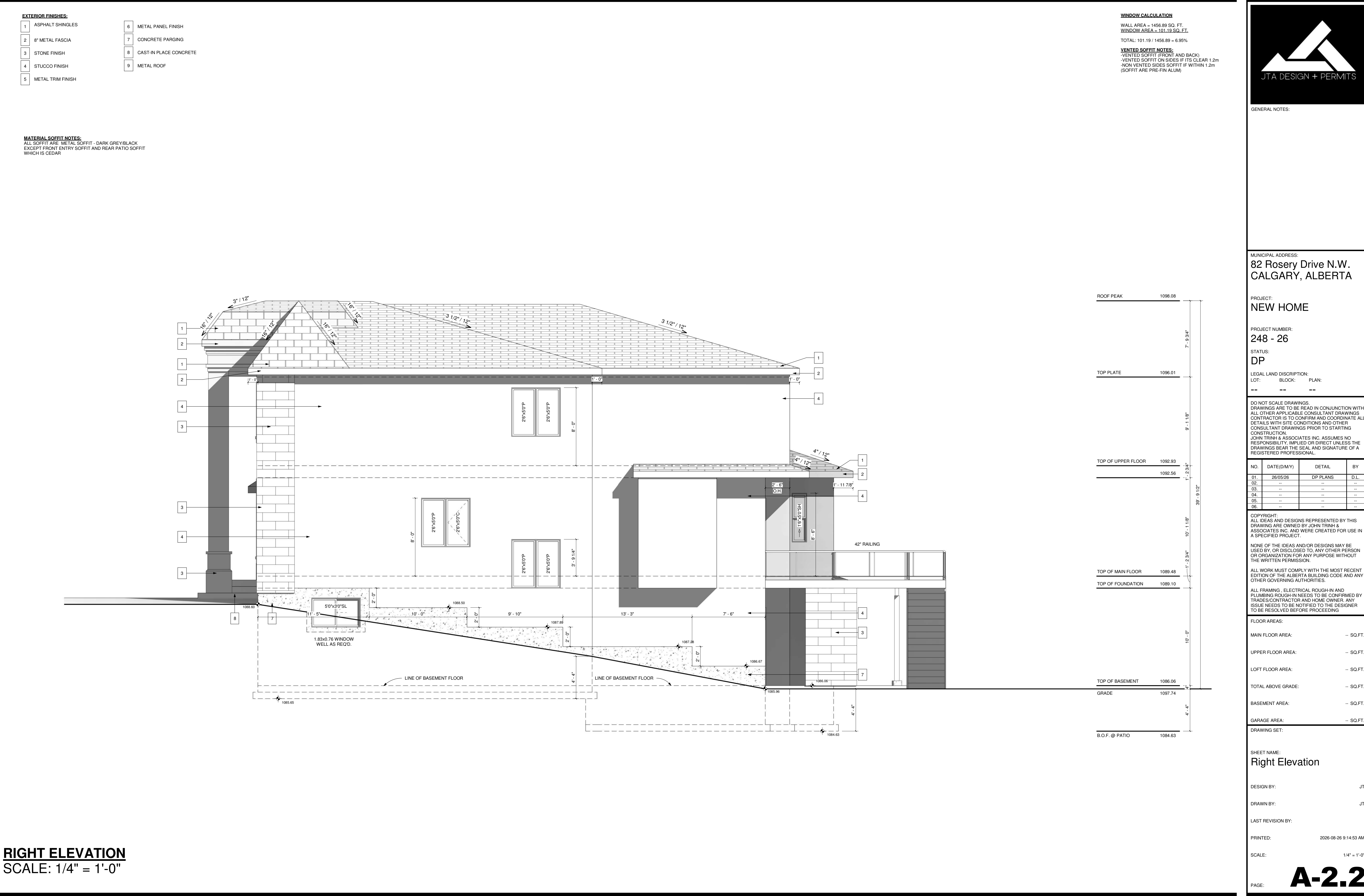
2026-08-26 9:14:50 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.1



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	6	METAL PANEL FINISH
2	8" METAL FASCIA	7	CONCRETE PARGING
3	STONE FINISH	8	CAST-IN PLACE CONCRETE
4	STUCCO FINISH	9	METAL ROOF
5	METAL TRIM FINISH		

WINDOW CALCULATION

WALL AREA = 1497.05 SQ. FT.
WINDOW AREA = 83.03 SQ. FT.
TOTAL: 83.03 / 1497.05 = 5.55%

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)



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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:

Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-08-26 9:14:56 AM

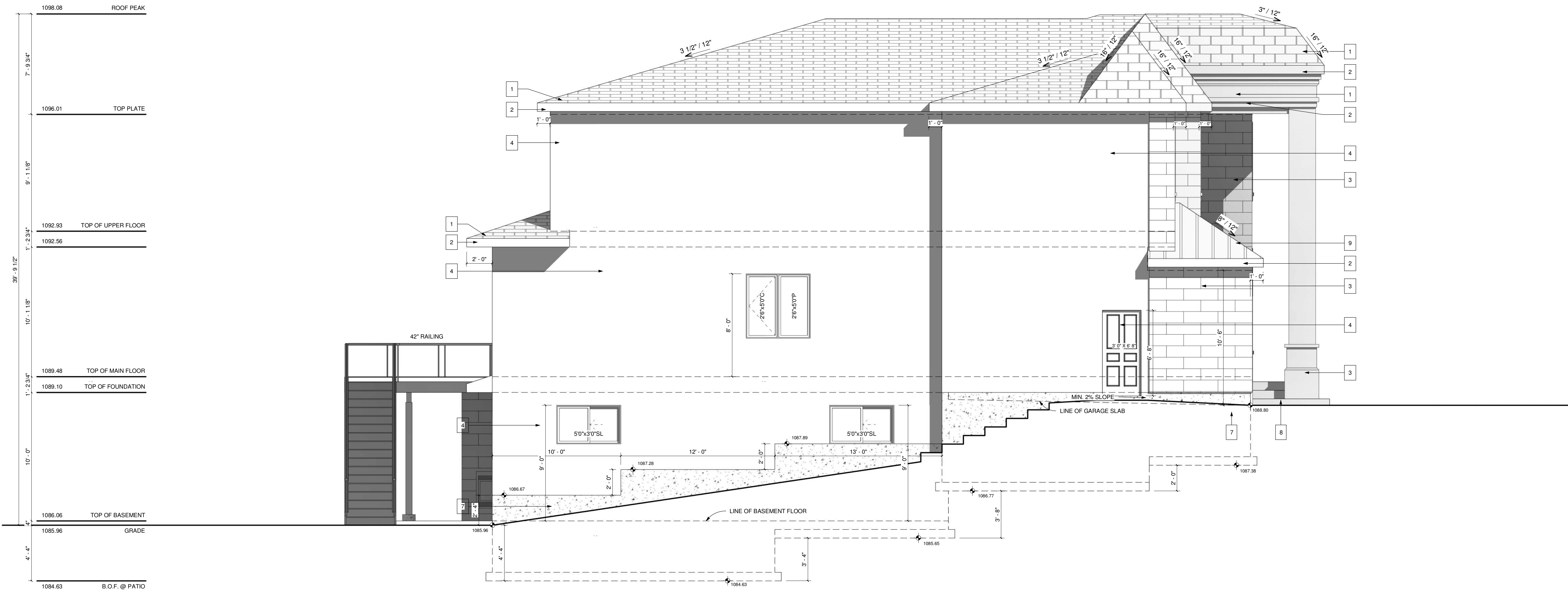
SCALE: 1/4" = 1'-0"

PAGE:

A-2.3

LEFT ELEVATION

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



- EXTERIOR FINISHES:
- 1

ASPHALT SHINGLES
- 2

8" METAL FASCIA
- 3

STONE FINISH
- 4

STUCCO FINISH
- 5

METAL TRIM FINISH

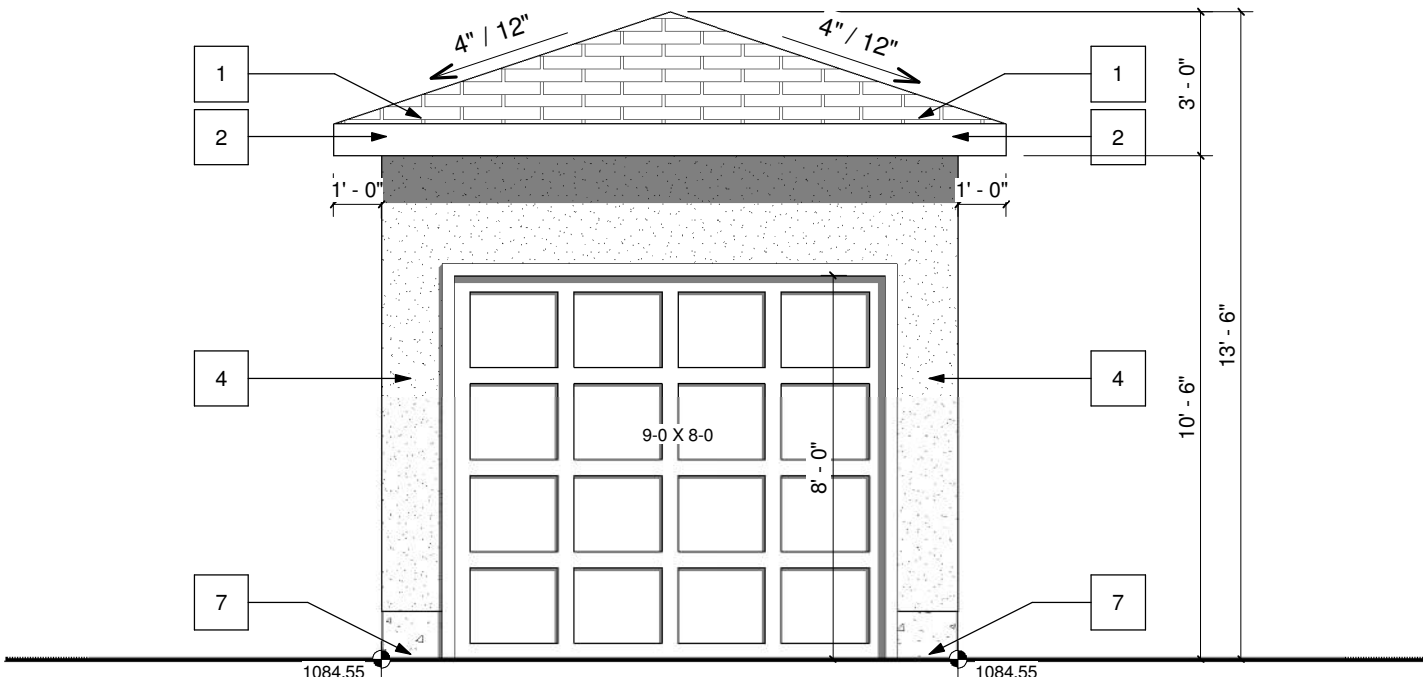
- 6

METAL PANEL FINISH
- 7

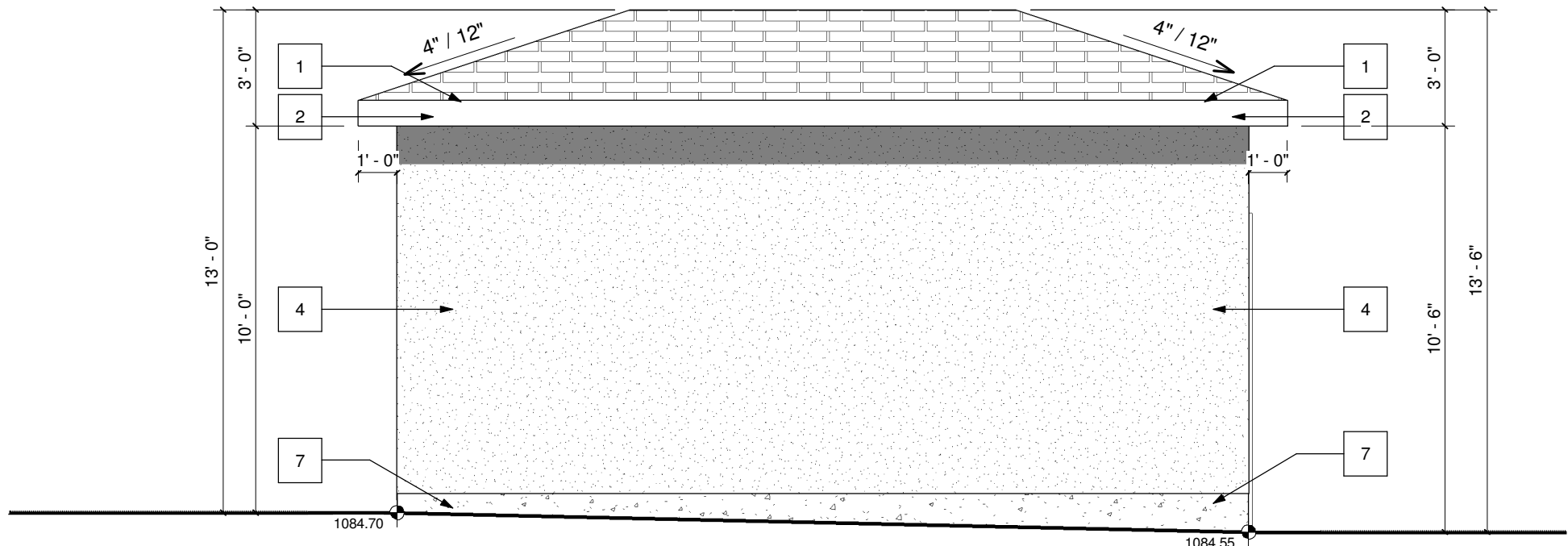
CONCRETE PARGING
- 8

CAST-IN PLACE CONCRETE
- 9

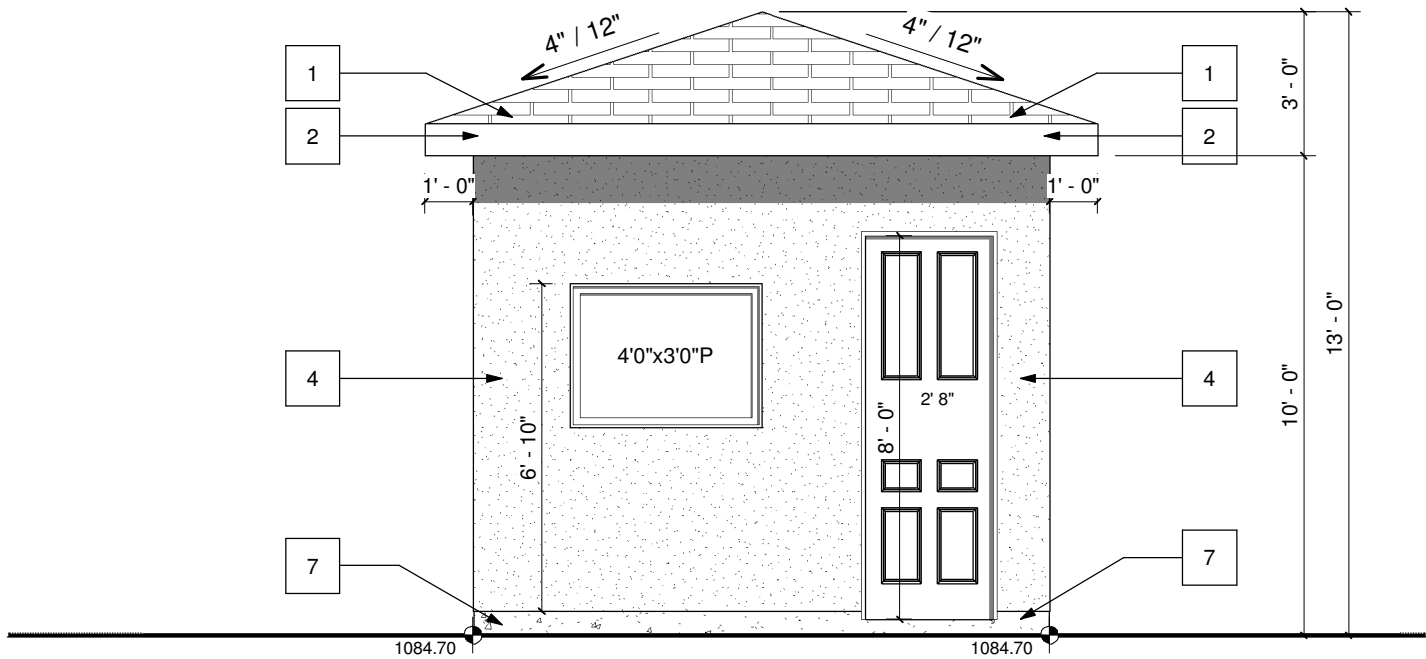
METAL ROOF



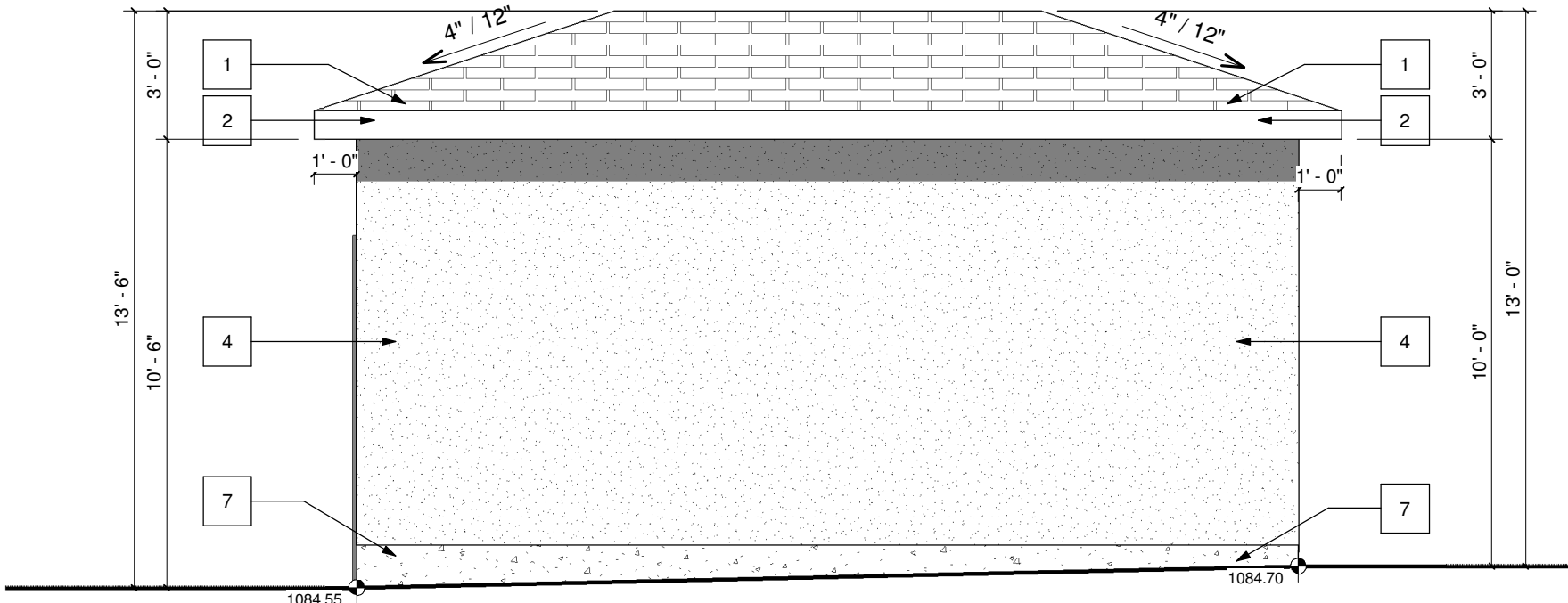
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



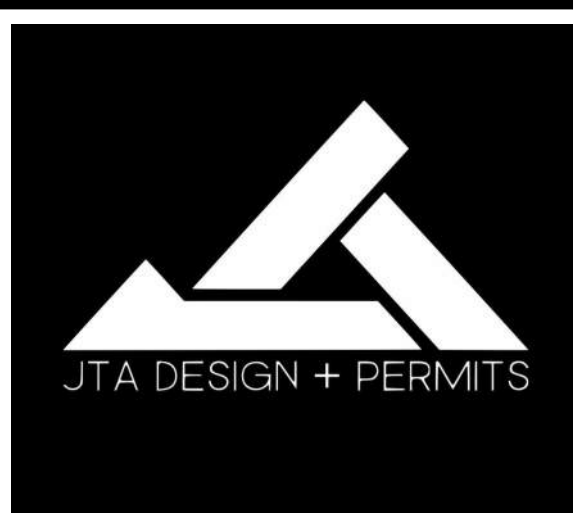
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

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NEW HOME

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248 - 26

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TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.
DRAWING SET:	

SHEET NAME:
**Garage Plans,
Elevations & Sections**

DESIGN BY: JT

DRAWN BY: JT

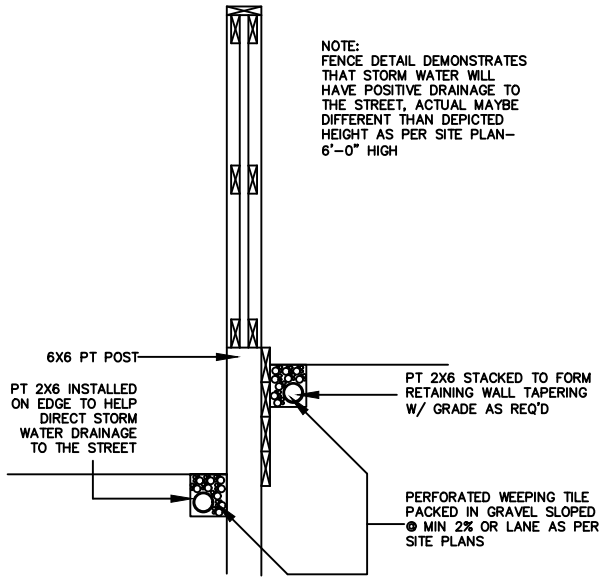
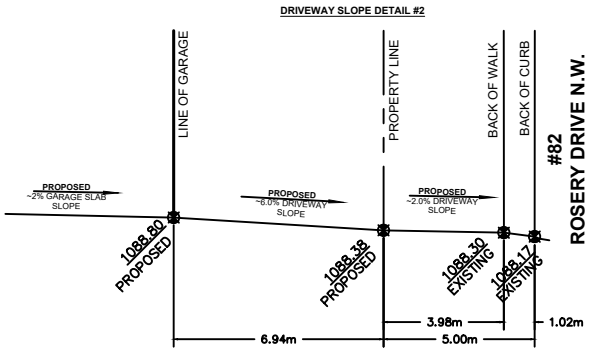
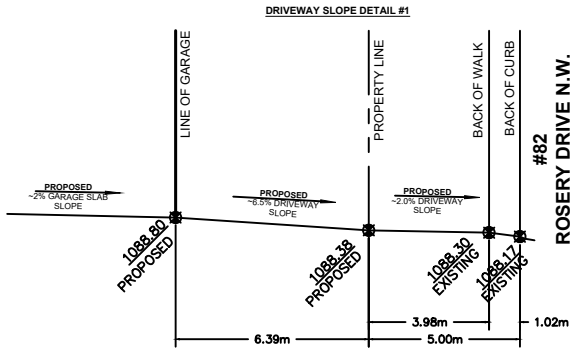
LAST REVISION BY:

PRINTED: 2026-08-26 9:14:58 AM

SCALE: As indicated

PAGE: **A-4.0**

NOTE:
 "AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING DRIVEWAY EXCAVATION, INSTALLATION, DEEP SERVICES EXCAVATION AND INSTALLATION, PLUS STORM SEWER INSTALLATION. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM ONE WEEKS' NOTICE PRIOR TO MEETING ONSITE." ; .



Tree Schedule:

TREE	Type	Canopy	Height	Diameter	Location	Disposition
T1	Coniferous	5	12	1.00	In Adjacent Property	To Stay
T2	Green Ash	5	14	0.53	In City Property	To Stay #T-32125415
T3	Coniferous	1.5	4	0.20	In Subject Property	To Be Removed
T4	Coniferous	1.5	5	0.25	In Subject Property	To Be Removed
T5	Deciduous	3	14	1.00	In Adjacent Property	To Stay
T6	Coniferous	2.5	20	0.65	In Subject Property	To Be Removed
T7	Deciduous	3	7	0.30	In Subject Property	To Be Removed
T8	White Spruce	3	15	0.48	In City Property	To Stay
T9	Green Ash	6.5	14	0.61	In City Property	To Stay

NOTE:
IF CLEARANCE PRUNING OF PUBLIC TREES IS REQUIRED, URBAN FORESTRY
MUST BE NOTIFIED (MINIMUM TWO BUSINESS DAYS NOTICE) AND AN
INDEMNIFIED CONTRACTOR MUST BE USED AT THE APPLICANT'S EXPENSE/
PLEASE CONTACT URBAN FORESTRY AT 311 FOR MORE INFORMATION.

Single Detached Sqft:

	AREA
BASEMENT	1866.47 SQ. FT
ATTACHED GARAGE	528.00 SQ. FT
MAIN FLOOR	1782.00 SQ. FT
UPPER FLOOR	2032.42 SQ. FT
TOTAL AREA	3814.42 SQ. FT

Driveway Slope Detail

Scale: NTS

Fence Section Detail

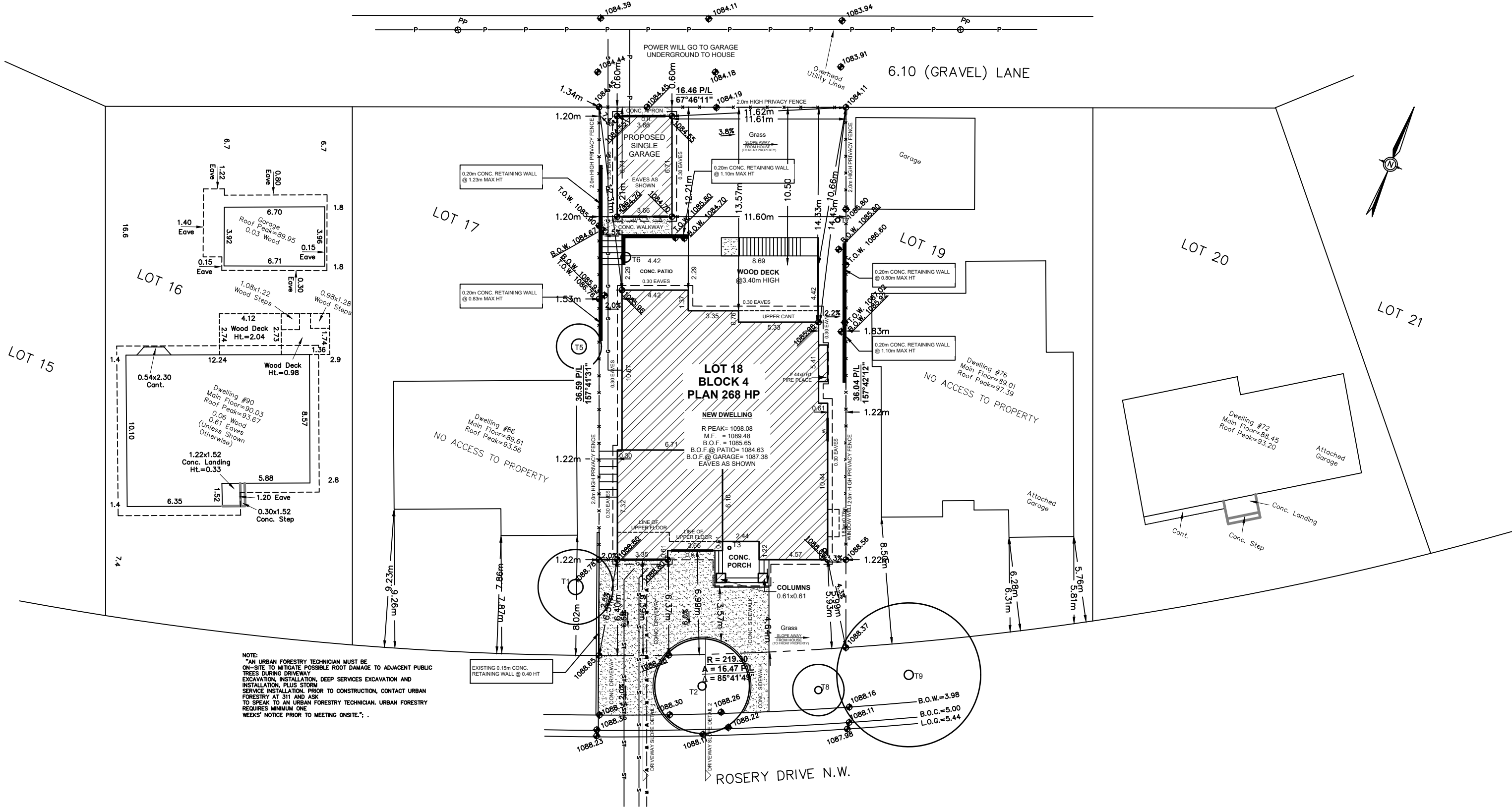
Scale: NTS



Streetscape

Scale: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	26/05/26	DP SITEPLAN	D.L.	82 ROSERY DRIVE NW Calgary, Alberta	SINGLE HOUSE	AS SHOWN
02.				Lot 18 Block 4 Plan 268 HP		
03.					DATE: MAY 26, 2026	DIVISION NUMBER S 02
04.						



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	26/05/26	DP SITEPLAN	D.L.	82 ROSEY DRIVE NW Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lot 18 Block 4 Plan 268 HP	DATE:	DIVISION NUMBER
03.					MAY 26, 2026	S 03
04.						