



LIST OF DRAWINGS	
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A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Floor Plans
A-4.1	Garage Front & Rear Elevation
A-4.2	Garage Left & Right Elevation
A-4.3	Garage Section

FLOOR AREA

BASEMENT	= 1514.64 SQ. FT.
MAIN	= 1514.64 SQ. FT.
UPPER	= 1657.77 SQ. FT.
TOTAL	= 3172.41 SQ. FT.

PROJECT NOTES:

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AND PLUMBING ROUGH-IN NEEDS TO BE
CONFIRMED BY TRADES/CONTRACTOR
AND HOME OWNER. ANY ISSUE NEEDS TO
BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/06/2026	CONCEPT	D.J.
02.	03/07/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--



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RECENT EDITION OF THE ALBERTA
BUILDING CODE AND ANY OTHER
GOVERNING AUTHORITIES.

PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-09-10 1:29:57 PM

PROJECT NAME:
2025 - 25th ST SW
CALGARY, ALBERTA

DESIGNER: JT	JOB #: #26-26
SCALE: AS SHOWN	SHEET: A-0.0

1	ASPHALT SHINGLES	4	BRICK - WHITE
2	8" ALUMINUM FASCIA / EAVES	5	CAST-IN PLACE CONCRETE
3	STUCCO - WHITE	6	CONCRETE PARGING

- 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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04.	--	--	--
05.	--	--	--



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PROJECT: **NEW HOME**

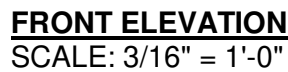
SIGNATURES:

X _____

PROJECT NAME:
2025 - 25th ST SW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	#26-26

SCALE: AS SHOWN	SHEET: A-2.0
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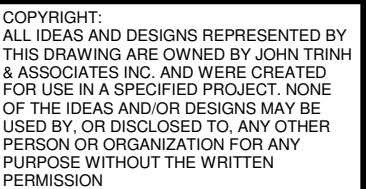


1	ASPHALT SHINGLES	4	BRICK - WHITE
2	8" ALUMINUM FASCIA / EAVES	5	CAST-IN PLACE CONCRETE
3	STUCCO - WHITE	6	CONCRETE PARGING

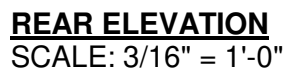
-VENTED SOFFIT (FRONT AND BACK)
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02.	03/07/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--



SCALE: AS SHOWN	SHEET: A-2.1
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EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA / EAVES
- 3

STUCCO - WHITE
- 4

BRICK - WHITE
- 5

CAST-IN PLACE CONCRETE
- 6

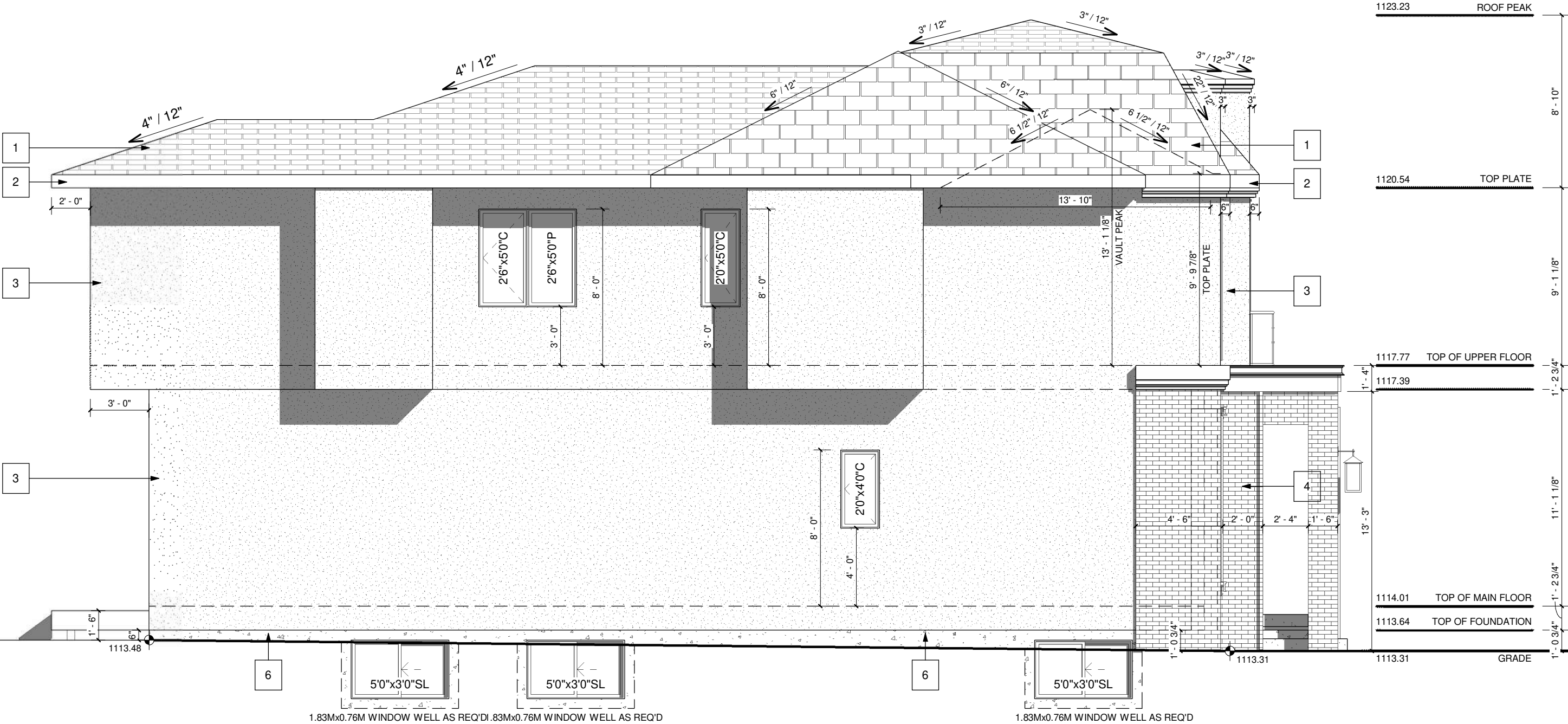
CONCRETE PARGING

WINDOW CALCULATION

WALL AREA = 1338.10 SQ. FT.
WINDOW AREA = 44.94 SQ. FT.
TOTAL: 44.94/1338.10 = 3.36%

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)



PROJECT NOTES:

LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 1:30:05 PM



PROJECT NAME:

2025 - 25th ST SW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#26-26

SCALE:

AS SHOWN

SHEET:

A-2.2

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA / EAVES
- 3

STUCCO - WHITE
- 4

BRICK - WHITE
- 5

CAST-IN PLACE CONCRETE
- 6

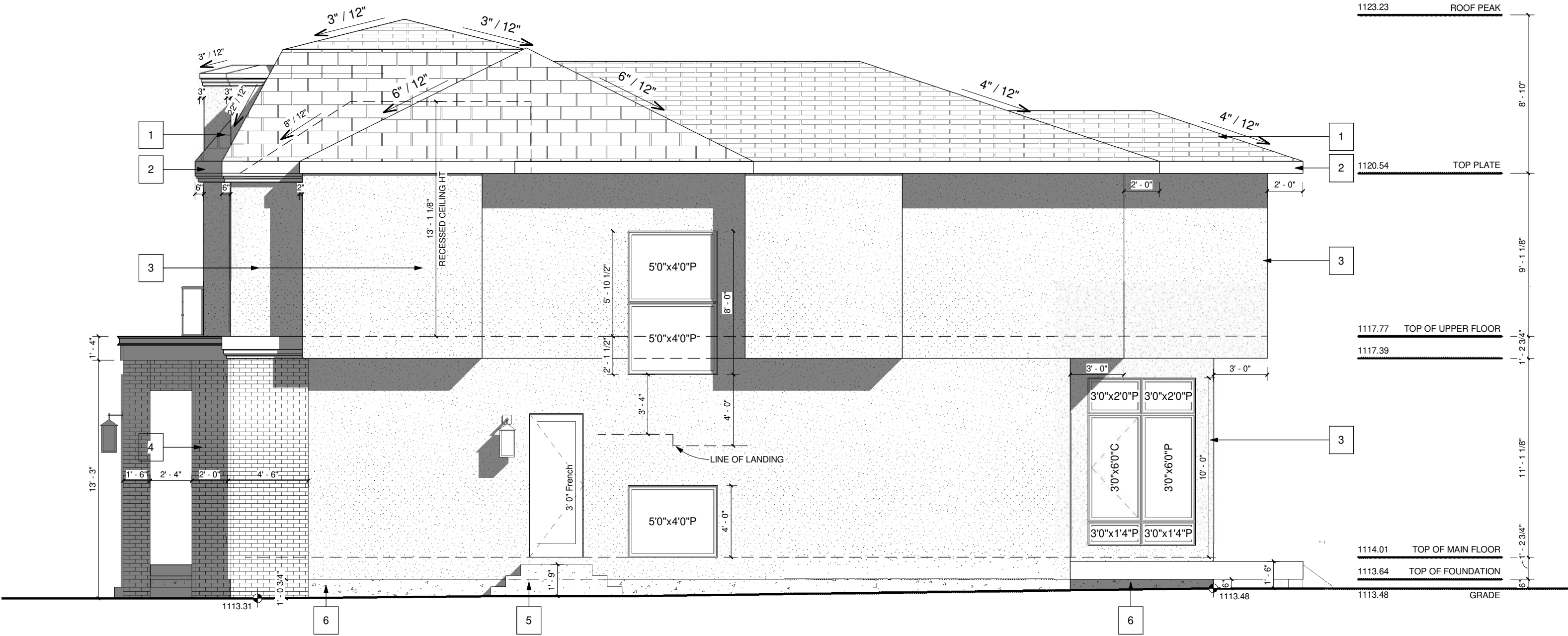
CONCRETE PARGING

WINDOW CALCULATION

WALL AREA = 1195.09 SQ. FT.
WINDOW AREA = 61.85 SQ. FT.
TOTAL: 61.85/1195.09 = 5.18%

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)



PROJECT NOTES:

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 1:30:06 PM



PROJECT NAME:

2025 - 25th ST SW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#26-26

SCALE:

AS SHOWN

SHEET:

A-2.3

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA / EAVES
- 3

STUCCO - WHITE
- 4

BRICK - WHITE
- 5

CAST-IN PLACE CONCRETE
- 6

CONCRETE PARGING

VENTED SOFFIT NOTES:

- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

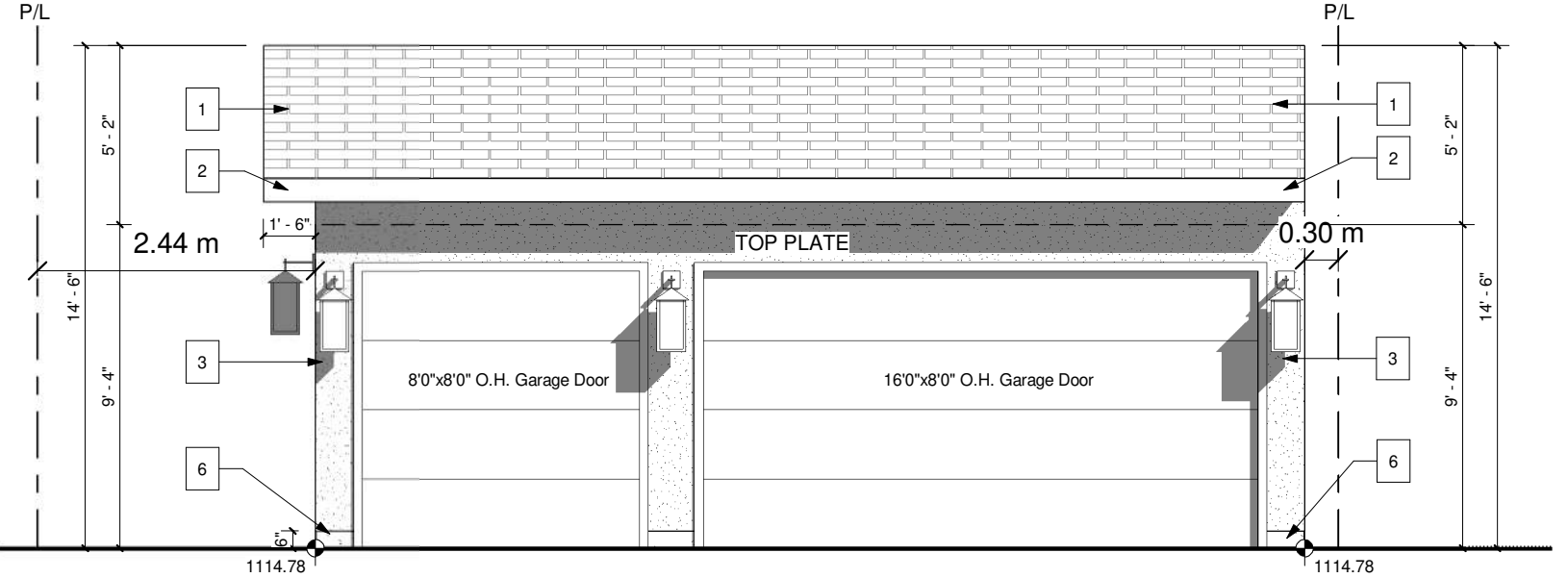
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PROJECT NAME:
2025 - 25th ST SW
CALGARY, ALBERTA

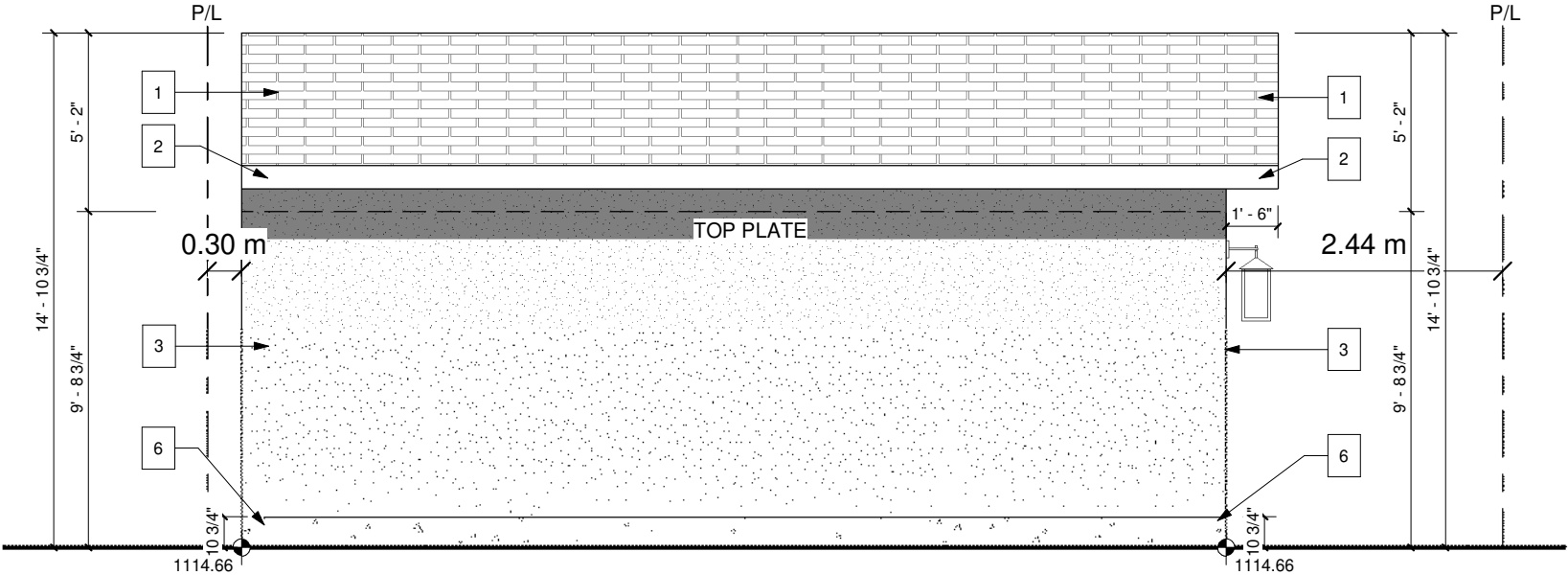
DESIGNER: JT
JOB #: #26-26

SCALE: AS SHOWN
SHEET: A-4.1

GARAGE FRONT ELEVATION (LANE)
SCALE: 3/16" = 1'-0"



GARAGE REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA / EAVES
- 3

STUCCO - WHITE
- 4

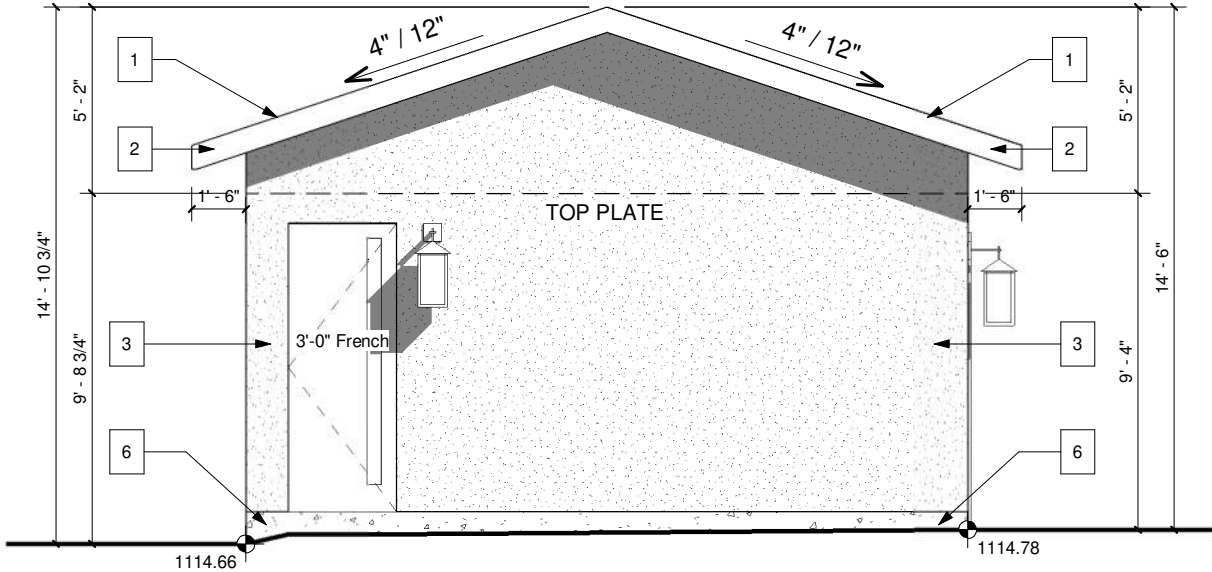
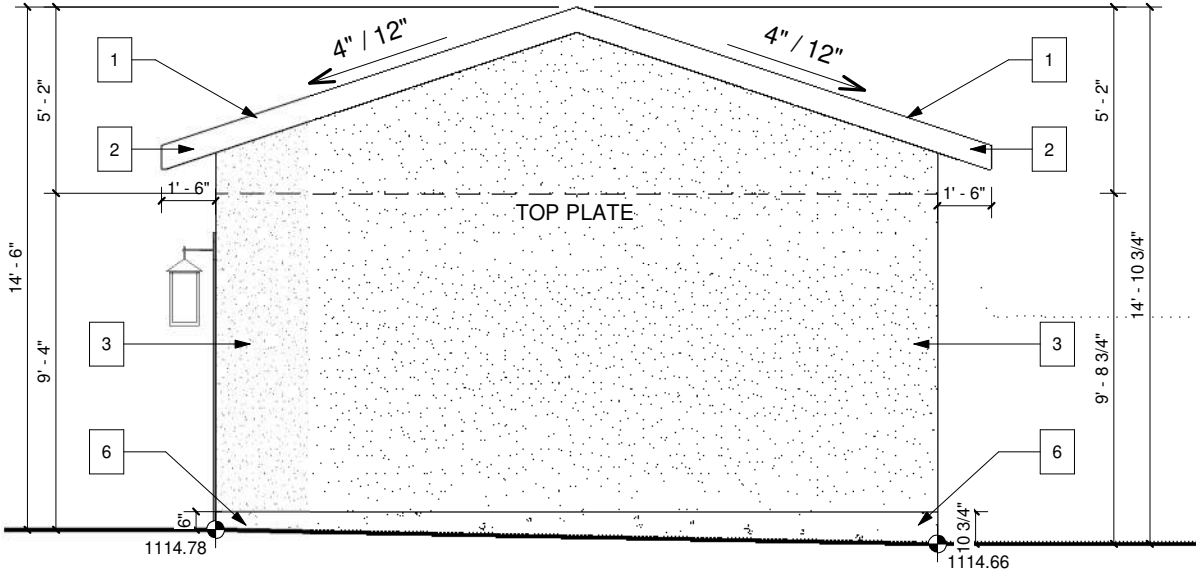
BRICK - WHITE
- 5

CAST-IN PLACE CONCRETE
- 6

CONCRETE PARGING

VENTED SOFFIT NOTES:

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



GARAGE RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE LEFT ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-09-10 1:30:07 PM



PROJECT NAME:

2025 - 25th ST SW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

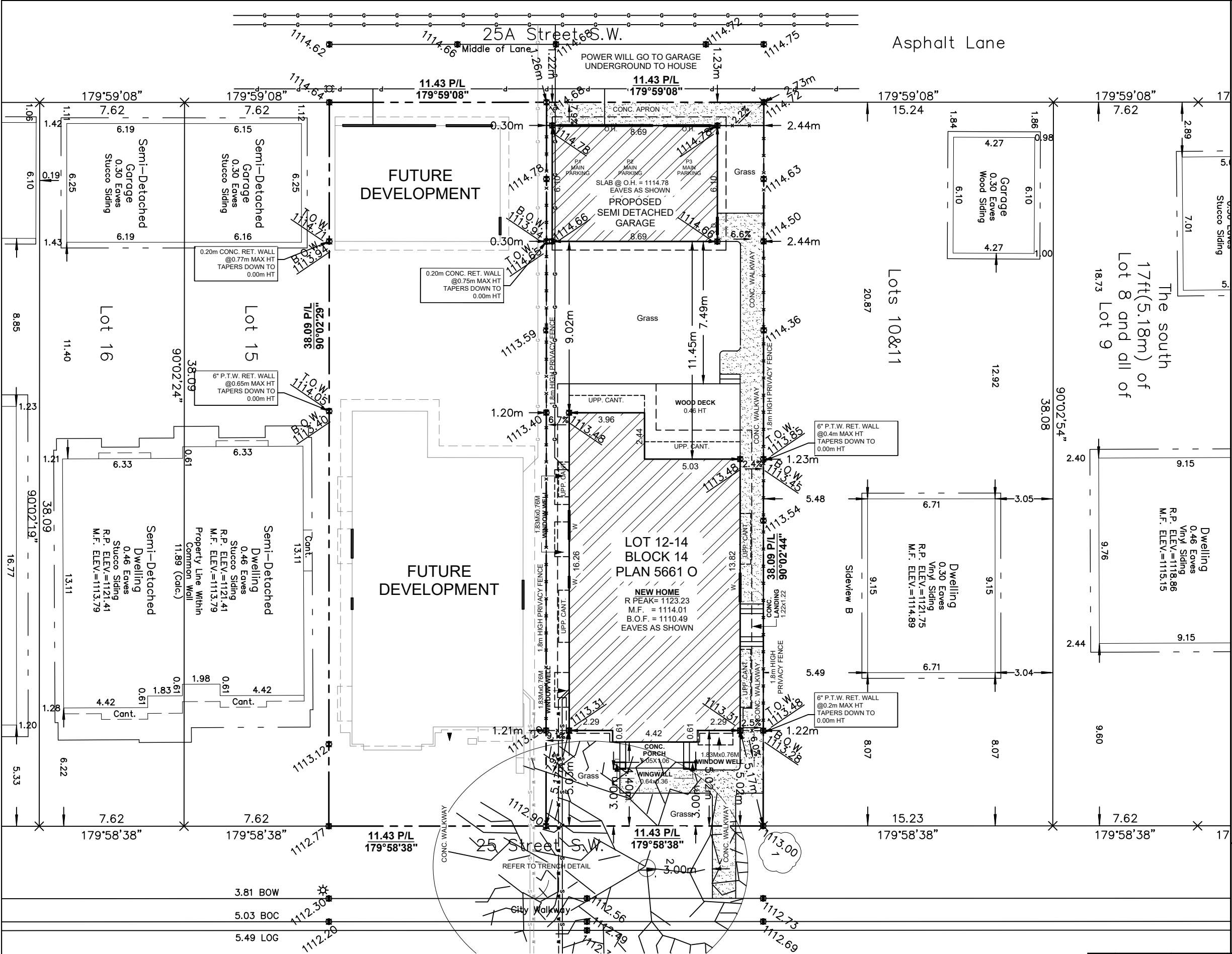
#26-26

SCALE:

AS SHOWN

SHEET:

A-4.2



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
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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: 30Z91
DC – DIRECT CONTROL

SCALE 1:200

LEGAL DESCRIPTION:

Lots 12-14
Block 14
Plan 5661 O

MUNICIPAL ADDRESS:

2025 25 STREET S.W. NORTH
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 434.962 SQ M
HOUSE SIZE: 140.740 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.452 SQ M
GARAGE: 52.955 SQ M

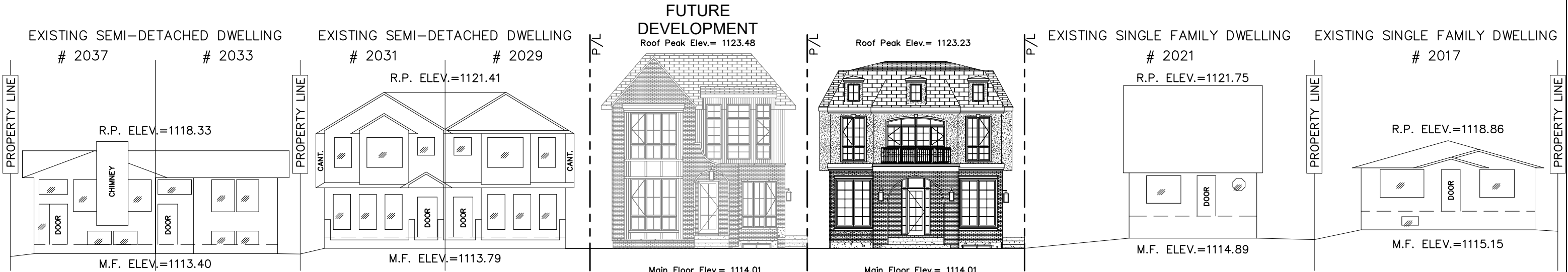
TOTAL: 194.15/434.962
= 44.64%

SITE PLAN

SCALE: 1:200

"AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING DEEP SERVICE EXCAVATION. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE."

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	03/07/2026	DP SITEPLAN	D.J.	2025 25 STREET S.W. NORTH Calgary, Alberta	NEW HOME	1: 200
02.				Lots 12-14 Block 14 Plan 5661 O	DATE:	DIVISION NUMBER:
03.					JULY. 03, 2026	S 01
04.						



STREETSCAPE

SCALE: 1:200

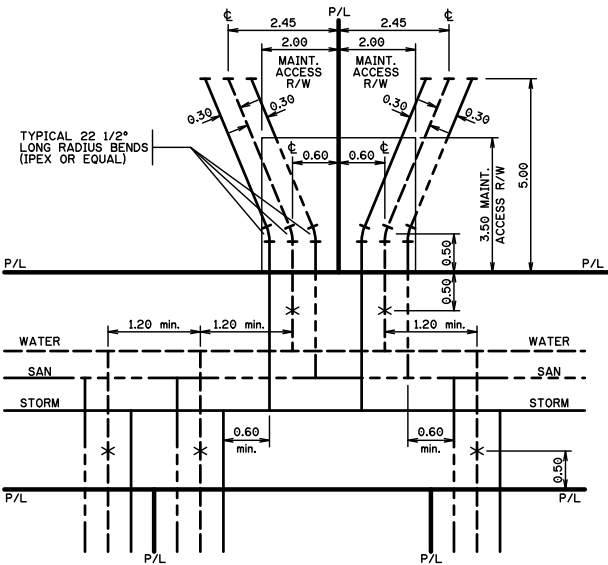
STREETSCAPE
Scale 1:200

NEW HOME SQFT:

	AREA
GARAGE	570.00 SQ FT
BASEMENT	1514.64 SQ FT
MAIN FLOOR	1514.64 SQ FT
UPPER FLOOR	1657.77 SQ FT
TOTAL AREA	3172.41 SQ FT

NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22° DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



Tree Schedule

Tree	Type	Ø	Spread	Height	Disposition
1	Bush	---	2.00	2.00	To Stay
2	American Elm	0.90	12.00	10.00	To Stay
3	Bush	---	4.00	3.00	To Be Removed
4	Bush	---	2.00	2.00	To Be Removed
5	Deciduous	0.30	8.00	8.00	To Be Removed
6	Bush	---	6.00	6.00	To Be Removed
7	Deciduous	0.10	2.00	3.00	To Be Removed
8	Deciduous	0.10	4.00	3.00	To Be Removed
9	Bush	---	2.00	2.00	To Be Removed
10	Bush	---	2.00	2.00	To Be Removed
11	Bush	---	2.00	2.00	To Be Removed
12	Bush	---	8.00	8.00	To Be Removed
13	Bush	---	2.00	2.00	To Be Removed
14	Deciduous	0.40	6.00	6.00	To Be Removed
15	Bush	---	8.00	8.00	To Be Removed
16	Deciduous	0.60	8.00	8.00	To Be Removed
17	Deciduous	0.60	8.00	8.00	To Be Removed
18	Bush	---	2.00	2.50	To Be Removed
19	Deciduous	0.10	1.00	3.00	To Be Removed
20	Bush	---	1.00	3.00	To Be Removed

"AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING DEEP SERVICE EXCAVATION. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE."

NO.	DATE (D/M/Y)	DETAIL	BY
01.	03/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2025 25 STREET S.W. NORTH
Calgary, Alberta
Lots 12-14
Block 14
Plan 5661 0

PROJECT:	SCALE:
NEW HOME	AS SHOWN
DATE:	DIVISION NUMBER
JULY. 03, 2026	S 02

FENCE SECTION DETAIL

SCALE: NTS

TRENCH DETAIL

SCALE: NTS