

PROGRESS DRAWING
This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change.

1925 5A ST SW

2+2

SOME DETAILS DRAWN MAY BE OPTIONAL - VERIFY WITH GC
ALL INFORMATION/DETAILS SUBJECT TO CHANGE AS PER DEV./CITY/ETC. FEEDBACK

CHANGE REQUEST(S) AS PER CIMCAZAK - AUG 24 2025



This thoughtfully designed home pays tribute to the enduring character of Cliff Bungalow, a community established in 1884 and cherished for its historic sense of place. Its traditional gabled rooflines, warm red-brick façade, and shingle detailing reflect the architectural language of Calgary's early residential neighbourhoods. The welcoming full-width front porch creates a strong connection to the street, encouraging the neighbourly spirit that has long defined Cliff Bungalow. Divided-light windows, carefully framed openings, and classic trim details reinforce the home's timeless character. The prominent brick chimney adds both visual warmth and a familiar heritage presence. Generous front steps, landscaped gardens, and a defined walkway contribute to the pedestrian-friendly streetscape valued by the community. At the same time, the home feels considered rather than imitative, balancing traditional references with the comfort and functionality expected of a contemporary residence.

Both the owner of the property and hunter tristan design have approached the project with genuine respect for Cliff Bungalow's history, scale, and established appeal. Our intention is to create a home that belongs within the neighbourhood while honouring the architectural traditions that make it distinctive. The result is a gracious and welcoming residence that seeks to complement, rather than compete with, the heritage character of this important Calgary community.

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hunter | tristan design
700, 1816 Crowchild Trail N.W.
Calgary, Alberta, T2M 3Y7
Tel: (403) 891 1485 / Fax: (403) 220 1389

CLIENT REVIEW (DP APP)

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- ALL WORK TO BE IN ACCORDANCE WITH LATEST EDITION OF LOCAL BUILDING CODE.
- ALL DISCREPANCIES AND INCONSISTENCIES TO BE REPORTED BEFORE WORK STARTS.
- TEMPORARY ON-SITE SAFETY GUARDS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- DESIGNER NOT RESPONSIBLE FOR BLINDS AND CODES OBTAINED OR OVERLOOKED.
- CONSTRUCTION AND INSTALLATIONS ARE TO LATEST EDITION OF ASAC & LOCAL GOVERNING AUTHORITIES. DESIGNER TO BE NOTIFIED IMMEDIATELY TO ADVISE ANY CHANGES TO BE MADE BEFORE CONSTRUCTION STARTS.
- CITY INSPECTORS TO VERIFY ALL CONSTRUCTION TO CODE & BYLAWS ARE MET WITHIN 14 DAYS BEFORE WORK BEGINS.
- ALL DIMENSIONS ARE APPROXIMATE AND TO BE VERIFIED ON-SITE BEFORE CONSTRUCTION STARTS AND BEFORE MATERIALS ORDERED EXISTING CONDITIONS.
- RENOVATIONS A COMMERCIAL INTERIOR PARTITION APPLICATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL WORK TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES & REGULATIONS AND DESIGN.
- ALL WORK TO MEET SATISFACTION OF BUILDING DEPARTMENT BEFORE DURING & AFTER CONSTRUCTION.
- THIS ISSUE OF PLANS ARE MEANT SOLELY FOR THE PURPOSE OF DEVELOPMENT PERMIT APPLICATION ONLY.
- BY USING THESE PLANS YOU AGREE TO THE ABOVE TERMS AND CONDITIONS.

Version	Description	Date
3	CLIENT REVIEW - DP APP REVIEW	AUG 25 2025
2	FOR CLIENT FEEDBACK	AUG 19 2025
1	FOR CLIENT FEEDBACK (HERITAGE)	AUG 19 2025

Drawn By: LHM, JCNJ
Checked By:

General Contractor

403 000 0000

Marketing & Sales

MARKETING

Project Address(s)

1925 5A ST SW

Legal Address

Block3, Lot(s) 8, Phase 00, Plan 33160 AH

Client(s)/Project

M.E. PROJECT

Title

COVER

Scale	Development Permit Number	
As Indicated	DP-2025	
True North	Building Permit Number	
	BP-2025-	
Project North	Page Type	Page Number
	1.	1

Page Size: 11x17 in. Scale: 1/8" = 1'-0"

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1925 5A ST SW

2+2

-TRIM WORK SIMILAR TO SAMUEL STEELE'S HOUSE (1895) 1st ST & 17th AVE SW (ORIGINAL ADDRESS)

TIN CEILING OVER FRONT PATIO
- SIMILAR TO TIMM'S GROCERY,
2414 4th ST SW (1900)

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ALL WORK TO BE IN ACCORDANCE WITH LATEST EDITION OF LOCAL BUILDING CODES.

ALL DISCREPANCIES AND INCONSISTENCIES TO BE REPORTED BEFORE WORK STARTS TO AVOID SCALE DRAWINGS

TEMPORARY ON SITE SAFETY GUARDS SHALL BE THE CONTRACTORS RESPONSIBILITY THROUGHOUT THE PROJECT

DESIGNER NOT RESPONSIBLE FOR PLANS AND CODES OMITTED OR OVERLOOKED PERTAINING TO THIS PROJECT - CONTRACTOR AND SUBS TRAVELED TO EVERY LOCAL GOVERNMENT AGENCY AND MET WITH ALL CITY ENGINEERS AND PLANNING DEPARTMENT GOVERNMENT AGENCIES - DESIGNER TO BE NOTIFIED IMMEDIATELY SO AMENDMENTS TO PLANS CAN BE MADE BEFORE CONSTRUCTION STARTS

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PLANS ARE MET WITH ALL CITY INSPECTIONS BEFORE BEING CONVEYED

ALL DIMENSIONS ARE APPROXIMATE AND TO BE VERIFIED ON SITE BEFORE CONSTRUCTION STARTS. CONTRACTOR TO BE RESPONSIBLE FOR ALL VARIATIONS, MODIFICATIONS & CORRECTIONS (INTERIOR PARTITION APPLICATIONS)

CONTRACTOR/OWNER RESPONSIBLE FOR ALL WORK TO BE IN ACCORDANCE WITH LANDSCAPE DESIGNER RULES & REGULATIONS AND ALL CITY ORDINANCES

WORK TO BE IN ACCORDANCE WITH BUILDING DISCREPANCY BEFORE, DURING & AFTER CONSTRUCTION

THIS ISSUE OF PLANS ARE MEANT SOLELY FOR THE PURPOSE OF DEVELOPMENT PERMITS AND SCALES ONLY

BY USING THESE PLANS YOU AGREE TO THE ABOVE TERMS AND CONDITIONS

Version	Description	Date
3		<u>AUG 25 2026</u>
2		<u>AUG 19 2026</u>
	CLIENT REVIEW - DP APP REVIEW FOR CLIENT FEEDBACK	<u>AUG 19 2026</u>
1	FOR CLIENT FEEDBACK (HERITAGE)	<u>AUG 10 2026</u>

Drawn By: LHM, JC,N.

Checked By

General Contractor

403 000 000

Marketing & Sales

MARKETING

Project Address(s)

1925 5A ST SW

Legal Address
Block3, Lot(s) 8, Phase 00, Plan 33160 AH

Client(s)/Project

M.E. PROJECT

Title
3D MODELS

Scale

Development Permit Number

As Indicated

DP-2025

True No

Building Permit Number

Project II

Page Type

1.2

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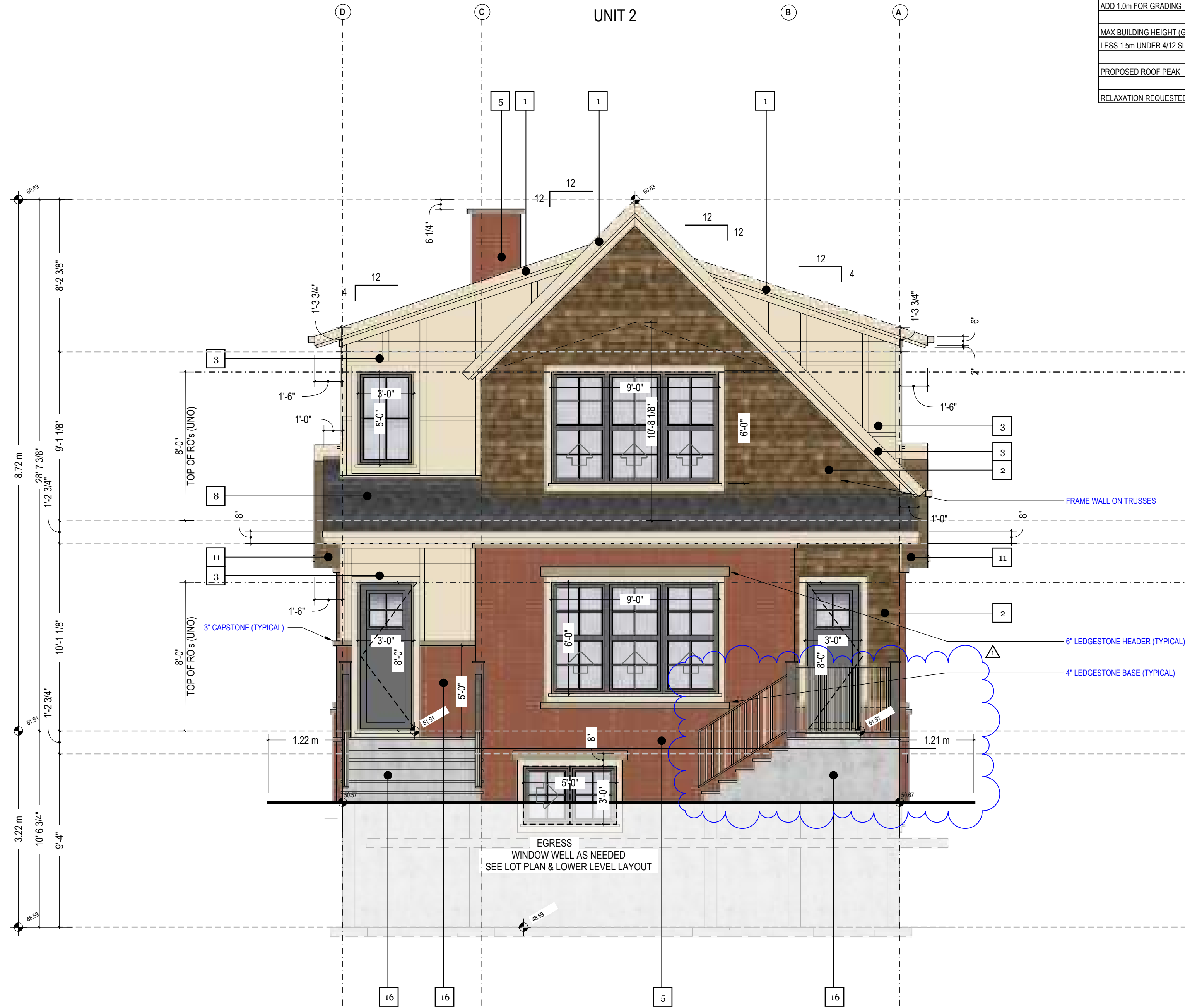
1925 5A ST SW

2+2

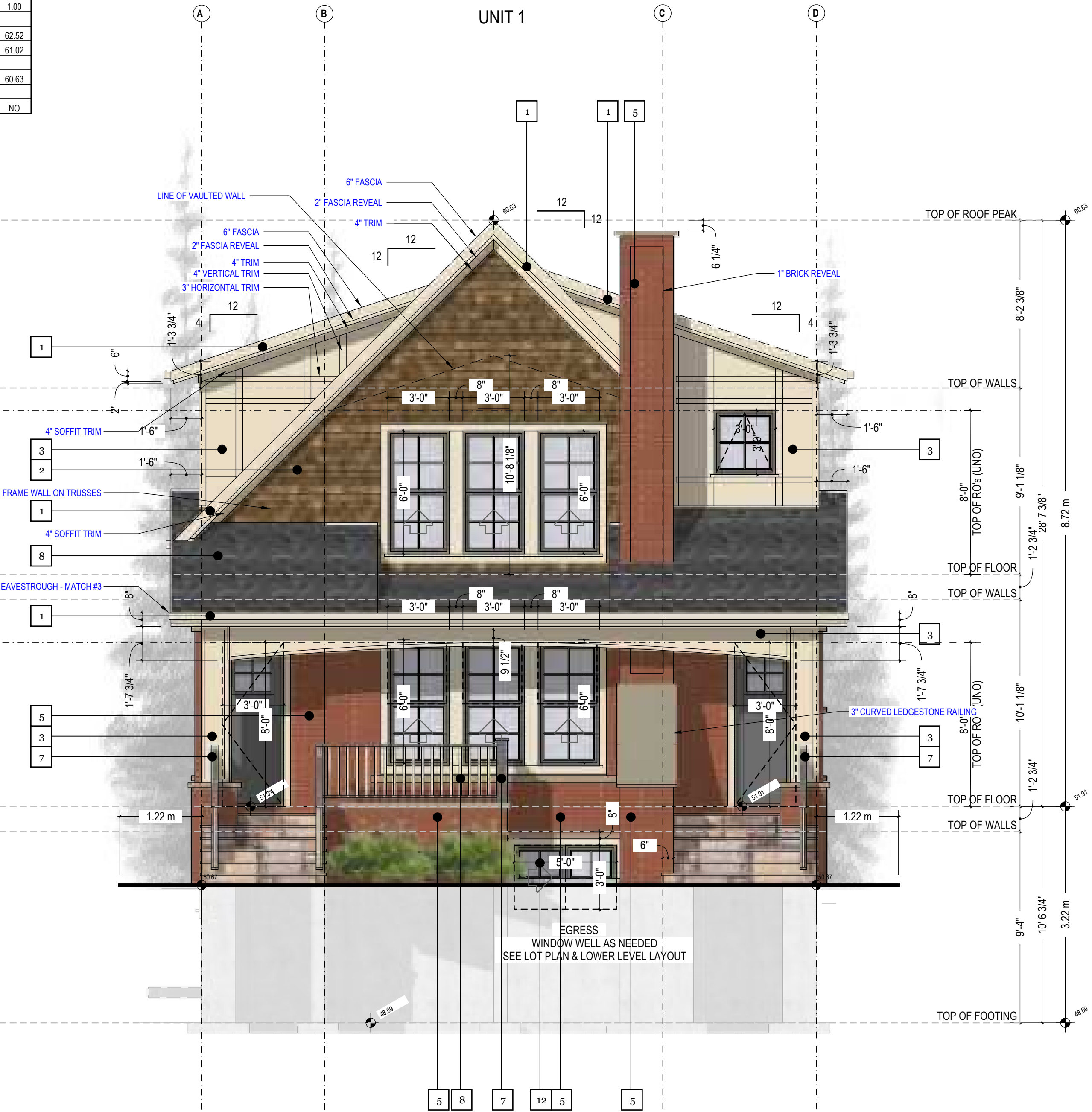
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CHANGE REQUEST(S) AS PER CIMCAZAK - AUG 24 2025

HEIGHT CHECK - 1925 5A ST SW	
GEODETIC - FRONT - LEFT	50.65
GEODETIC - FRONT - RIGHT	50.65
AVERAGE FRONT	50.65
GEODETIC - REAR - LEFT	51.50
GEODETIC - REAR - RIGHT	51.55
AVERAGE REAR	51.52
HIGHEST OF TWO AVERAGES	51.52
CHECKING THE MAXIMUM	
HIGHEST OF TWO AVERAGES	51.52
10m MAX. HEIGHT	10.00
ADD 1.0m FOR GRADING	1.00
MAX BUILDING HEIGHT (GEODETIC)	62.52
LESS 1.5m UNDER 4/12 SLOPE	61.02
PROPOSED ROOF PEAK	60.63
RELAXATION REQUESTED?	NO



2 REAR - WEST
1.4 Scale: 1/4" = 1'-0"



1 FRONT - EAST
1.4 Scale: 1/4" = 1'-0"

FINISH SCHEDULE - 1925 5A ST SW	
1 FASCIA	BLACK (PRE-FIN ALUM)
2 CLADDING 1	JAMES HARDIE or SIMILAR - CEDAR SHAKE
3 CLADDING 2	JAMES HARDIE or SIMILAR - BOARD & BATTEN - SW 7008 - ALABASTER
4 COMPOSITE	NA
5 MASONRY 1	IXL - BRICK - DUSTY ROSE
6 FIBER CEMENT PANEL	JAMES HARDIE or SIMILAR - BEN M - WROUGHT IRON
7 RAILINGS/CAP - SOFT METAL	BLACK (IF APPLICABLE)
8 ROOFING 1	ASPHALT SHINGLES - DUAL BLACK
9 BALUSTERS	PAINTED - SW 7008 - ALABASTER
10 GARAGE DOOR	UPWARD FLUSH c/w SLIM WINDOW - BLACK
11 SOFFIT (EAVES)	PINE - OLD MASTER - CARBON BLACK
12 WINDOWS/DOORS (TYPICAL)	DARK GREY METAL c/w 4" TRIM - MATCH #3
13 WINDOW/DOOR TRIM	MATCH STUCCO 3
14 SOFFIT (EAVES) - FEATURE	PINE - OLD MASTER - CARBON BLACK
15 CLADDING	METAL (WOOD LOOK)
16 STAIRS/CONC.	EXP. AGG. - DARK GREY

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- PERFORMANCE BY CLIENT
- DESIGNER NOT RESPONSIBLE FOR BYLAWS AND CODES OMISSIONS OR OVERLOOKED
PERMANENT TO THIS PROJECT - CONTRACTOR AND SUBS TO VERIFY ALL
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GOVERNING AUTHORITIES. DESIGNER DOES NOT PROVIDE IMMEDIATE DO
ADVISEMENTS TO THE CLIENT AND SHALL BE RESPONSIBLE FOR THE CLIENT'S
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ON-SITE INSPECTIONS BEFORE WORK COMMENCES
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- FURNISHING AND ORDERING ALL REGULATIONS AND DESIGN
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Version	Description	Date
3	CLIENT REVIEW - DP APP REVIEW	AUG 25 2025
2	FOR CLIENT FEEDBACK	AUG 19 2025
1	FOR CLIENT FEEDBACK (HERITAGE)	AUG 19 2025

Drawn By: LHM, JCNJ Checked By:

General Contractor

403 000 0000

Marketing & Sales

MARKETING

Project Address(s)

1925 5A ST SW

Legal Address

Block3, Lot(s) 8, Phase 00, Plan 33160 AH

Client(s) Project

M.E. PROJECT

Title

ELEVATIONS

Scale

As Indicated

Development Permit Number

DP-2025

True North

Building Permit Number

BP-2025-

Project North

Page Type

Page Number

1.4

Page Size: 11x17 Scale: 1/4" = 1'-0"



UPO CALCULATIONS - OVER 100 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	106.4	1144.86
ACTUAL DISTANCE	1.22	4.00
LIMITING DISTANCE	1.22	4.00
% ALLOWED OPENINGS (%)	7.00%	7.00%
TOTAL ALLOWED OPENINGS (sq)	7.44	80.14
PROPOSED OPENINGS (%)	3.85%	3.85%
PROPOSED OPENINGS (sq)	4.10	44.11
ALLOWED?	YES	YES

FINISH SCHEDULE - 1925 5A ST SW		
1	FASCIA	BLACK (PRE-FIN ALUM)
2	CLADDING 1	JAMES HARDIE or SIMILAR - CEDAR SHAKE
3	CLADDING 2	JAMES HARDIE or SIMILAR - BOARD & BATTEN - SW 7008 - ALABASTER
4	COMPOSITE	NA
5	MASONRY 1	IXL - BRICK - DUSTY ROSE
6	FIBER CEMENT PANEL	JAMES HARDIE or SIMILAR - BEN M - WROUGHT IRON
7	RAILINGS/CAP - SOFT METAL	BLACK (IF APPLICABLE)
8	ROOFING 1	ASPHALT SHINGLES - DUAL BLACK
9	BALUSTERS	PAINTED - SW 7008 - ALABASTER
10	GARAGE DOOR	UPWARD FLUSH c/w SLIM WINDOW - BLACK
11	SOFFIT (EAVES)	PINE - OLD MASTER - CARBON BLACK
12	WINDOWS/DOORS (TYPICAL)	DARK GREY METAL c/w 4" TRIM - MATCH #3
13	WINDOW/DOOR TRIM	MATCH STUCCO 3
14	SOFFIT (EAVES) - FEATURE	PINE - OLD MASTER - CARBON BLACK
15	CLADDING	METAL (WOOD LOOK)
16	STAIRS/CONC.	EXP. AGG. - DARK GREY

Version	Description	Date
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Drawn By: LHM, JCN, J Checked By:

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ELEVATIONS

Scale

As Indicated

Development Permit Number

DP-2025

True North

Building Permit Number

BP-2025-

Project North

Page Type

Page Number

1.5

Page Size: 11x17 Scale: 1/8" = 1'-0"

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UPO CALCULATIONS - OVER 100 METRES SQUARED		
	m.	ft.
EXPOSED BUILDING FACE	106.3	1143.78
ACTUAL DISTANCE	1.21	3.97
LIMITING DISTANCE	1.21	3.97
% ALLOWED OPENINGS (%)	7.00%	7.00%
TOTAL ALLOWED OPENINGS (sq)	7.44	80.06
PROPOSED OPENINGS (%)	2.62%	2.62%
PROPOSED OPENINGS (sq)	2.79	30.02
ALLOWED?	YES	YES

FINISH SCHEDULE - 1925 SA ST SW		
1	FASCIA	BLACK (PRE-FIN ALUM)
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- NO HOT SCALE MEASUREMENTS.
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Version	Description	Date
3		<u>AUG 25</u>
2		<u>AUG 19</u>
	CLIENT REVIEW - DP APP REVIEW FOR CLIENT FEEDBACK	<u>AUG 19</u>
1	FOR CLIENT FEEDBACK (HERITAGE)	<u>AUG 10</u>

Drawn By: LHM, JC,NJ Checked By:

General Contractor

General Contractor

Marketing & Sales

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1925 5A ST SW

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Client(s)/Project
M.E. PROJECT

Title
ELEVATIONS

Scale	Development Permit Number
As Indicated	DP-2025

True North	Building Permit Number BP-2025-
------------	---

Project North	Page Type	Page Num
---------------	-----------	----------

1.7

FINISH SCHEDULE - 1925 SA ST SW		
1	FASCIA	BLACK (PRE-FIN ALUM)
2	CLADDING 1	JAMES HARDIE or SIMILAR - CEDAR SHAKE
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