NOTE:
AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE DURING EXCAVATION OF THE PROPOSED GAS LINE AND DRIVEWAY/RETAINING WALL IN ORDER TO MITIGATE ANY DAMAGE TO ADJACENT PUBLIC TREES. CONTACT URBAN FORESTRY BY PHONING 311 AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF EXCAVATION. IF CANOPIES OR ROOT SYSTEMS ARE DAMAGED TO THE POINT WHERE THE TREE BECOMES UNSTABLE, THEN URBAN FORESTRY WILL REQUIRE THEIR REMOVAL USING AN APPROVED INDEMNIFIED TREE CONTRACTOR AT APPLICANT'S EXPENSE, PLUS COMPENSATION FOR THE REMOVED TREE(S).

4024 STANLEY ROAD S.W.

4020 STANLEY ROAD S.W.

WASTE AND RECYCLING
8 BLU PLANET CONTAINERS
(WASTE, RECYCLING AND ORGANIC)
(CONCRETE PAD BELOW BINS)
PRIVATE COLLECTION WILL NOT OCCUR OVER THE CITY SIDEWALK

EXISTING CURB CUT TO BE CLOSED AND REHABILITATED AT DEVELOPERS EXPENSE

EXISTING CURB CUT

1.0m DRIVEWAY FLARE

DRIVEWAY / BOULEVARD SLOPE DETAIL #1

DRIVEWAY / BOULEVARD SLOPE DETAIL #2

SIDEWALK

CONC. DRIVEWAY

GRASS

LIMITING DISTANCE REFERENCE

2.0m HIGH PRIVACY FENCE & FENCE GATE

FENCE GATE 1.10m WIDE

RET. WALL TAPERS DOWN TO 0.00m REFER TO DSSP

ESTIMATED: WINDOWS' MEASUREMENTS AND LOCATIONSS RECEEDING THIRD FLOOR.

PROPOSED DWELLING #1
R PEAK= 1079.11
M.F. = 1068.23
B.O.F = 1063.00
EAVES = 0.30 EAVES

PROPOSED DWELLING #2
R PEAK= 1079.11
M.F. = 1068.23
B.O.F = 1063.00
EAVES = 0.30 EAVES

BALCONY 6.40 X 2.13
LINE OF LOFT CANT.
ATTACHED GARAGE
CLASS #1 BIKE STORAGE (6)
LINE OF LOFT
0.30 EAVES
BALCONY 4.27 X 2.13

1.20m CONC. WALKWAY

LOTS 37 & 38 BLOCK 2 PLAN 3550 AJ

LOTS 39 & 40 BLOCK 2 PLAN 3550 AJ

LOTS 41 & 42 BLOCK 2 PLAN 3550 AJ

DWELLING
0.60 EAVES
0.04 STUCCO SIDING
RPE=1072.53
MFE=1068.88

GARAGE
0.30 EAVES
0.03 STUCCO SIDING

WOOD LANDING

RET. WALL TAPERS DOWN TO 0.00m REFER TO DSSP

6" P.T.W. RET. WALL MAX 0.91m HIGH (GRADUALLY TAPERS DOWN TO 0.00m) REFER TO DSSP

EXISTING RET. WALL EDGE

NO ACCESS

MULCH

30.48 P/L 24°33'20"

38.21 P/L 114°38'09"

30.48 P/L 204°33'01"

24°33'20"
15.24

114°38'09"
38.21

TOW.1067.77 BOW.1067.47

TOW.1067.28 BOW.1066.46

TOW.1066.01 BOW.1065.01

TOW.1064.34 BOW.1063.43

EX.TOW.1069.90

EX.TOW.1066.82

EX.TOW.1066.48

SITE PLAN

SCALE: 1:200

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 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: M-C1 Multi-Residential

SCALE 1:200

LEGAL DESCRIPTION:

Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

MUNICIPAL ADDRESS:

4020 & 2024 STANLEY ROAD S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(TOWN HOUSE)
LOT SIZE :1164.116 SQ M
HOUSE :456.960 SQ M
MAIN CANT. :0.00 SQ M
GARAGE :169.224 SQ M
MOBILITY STORAGE :26.616 SQ M
WING WALL :0.00 SQ M

TOTAL : 652.800/1164.116 = 56.07%

DENSITY:
12 UNITS
PARKING:
CAR PARKING PROVIDED: 8 STALLS
BIKE PARKING PROVIDED: 24 STALLS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	17.04.2025	DP SITEPLAN	T.Y.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

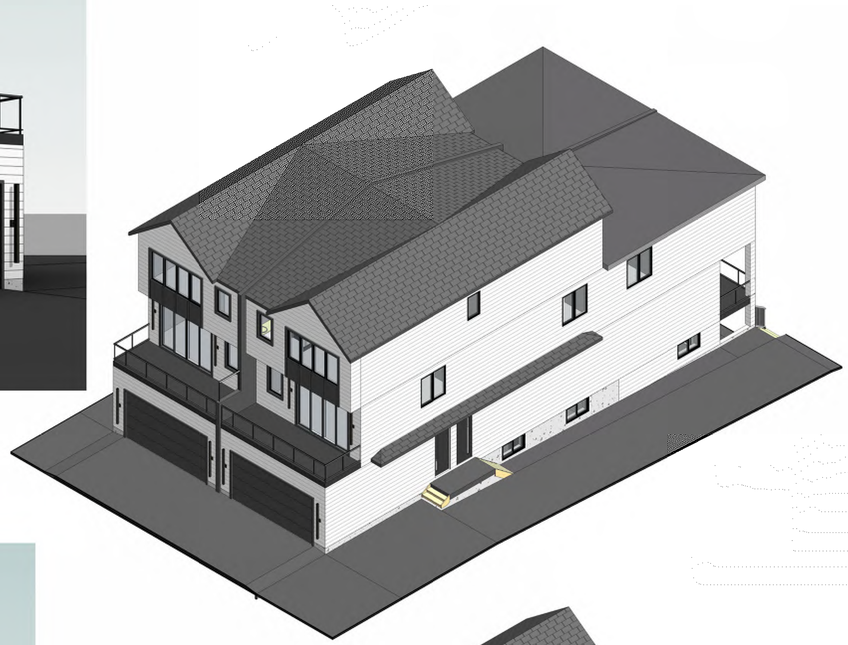
PROJECT NAME AND ADDRESS:
4020 & 2024 STANLEY ROAD. S.W.
Calgary, Alberta
Lots 37 & 38 & 39 & 40
Block 2
Plan 3550 AJ

PROJECT: Multi-Family Development

SCALE: 1: 200

DATE: APR 17, 2025

DIVISION: S NUMBER: 01



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

UNIT #1 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #2 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #3 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #4 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #5 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

UNIT #6 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #1

PROJECT NUMBER:
10 - 25

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:26:49 PM

SCALE:

PAGE: **A-0.0**

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

FRONT 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)

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

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)

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #1

PROJECT NUMBER:
10 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:26:58 PM

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

PAGE: **A-2.0**

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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)

1079.11 ROOF PEAK
1076.99 TOP PLATE
1074.52 TOP OF LOFT FLOOR
1074.15
1071.38 TOP OF UPPER FLOOR
1071.00
1068.23 TOP OF MAIN FLOOR
1067.86 TOP OF FOUNDATION
1067.55 GRADE

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #1

PROJECT NUMBER:
10 - 25

DO NOT SCALE DRAWINGS.
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DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:27:05 PM

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

PAGE: **A-2.1**

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMINUM FASCIA - BLACK
3	BOARD & BATTEN FINISH - DARK GREY
4	SMART BOARD - DARK GREY
5	SIDING FINISH - WHITE
6	CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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)

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #1

PROJECT NUMBER:
10 - 25

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DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

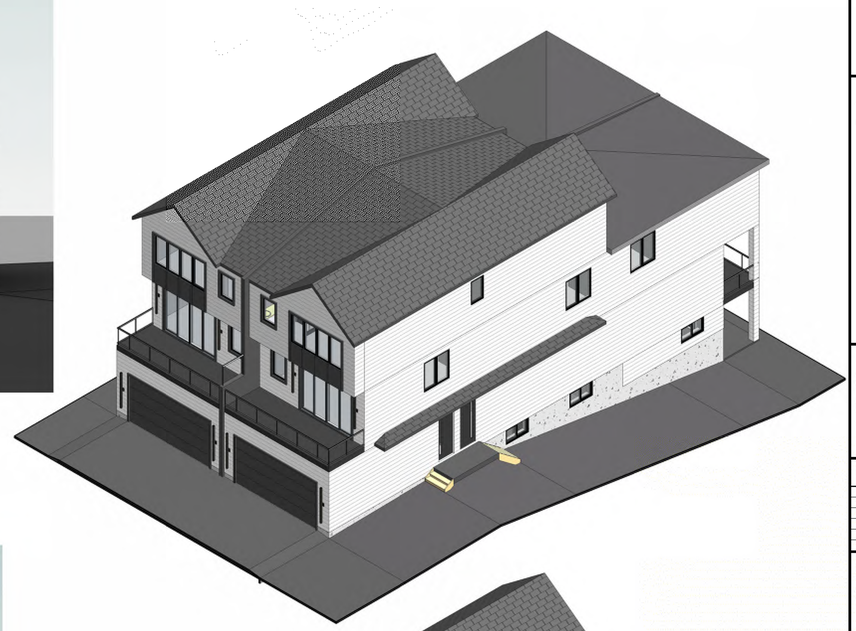
DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:27:11 PM

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

PAGE: **A-2.2**



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

UNIT #1 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #2 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	357.95 SQ.FT.
UPPER FLOOR PLAN:	777.88 SQ.FT.
LOFT FLOOR PLAN:	1045.63 SQ.FT.
TOTAL:	2181.48 SQ.FT.

UNIT #3 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #4 AREA:

BASEMENT:	-- SQ.FT.
MAIN FLOOR PLAN:	804.05 SQ.FT.
UPPER FLOOR PLAN:	860.13 SQ.FT.
TOTAL:	1664.18 SQ.FT.

UNIT #5 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

UNIT #6 AREA:

BASEMENT:	1162.00 SQ.FT.
TOTAL:	1162.00 SQ.FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #2

PROJECT NUMBER:
10 - 25

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01.	17.04.25	DP PLAN	T.Y.
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DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:19:44 PM

SCALE:

PAGE: **A-0.0**

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

FRONT 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)

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 6" ALUMINUM FASCIA - BLACK
3. BOARD & BATTEN FINISH - DARK GREY
4. SMART BOARD - DARK GREY
5. SIDING FINISH - WHITE
6. CONCRETE PARGING

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)

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #2

PROJECT NUMBER:
10 - 25

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	17.04.25	DP PLAN	T.Y.
02.	--	--	--
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04.	--	--	--
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DRAWING SET:

SHEET NAME:
Front & Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-06-18 12:19:54 PM

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

PAGE: **A-2.0**

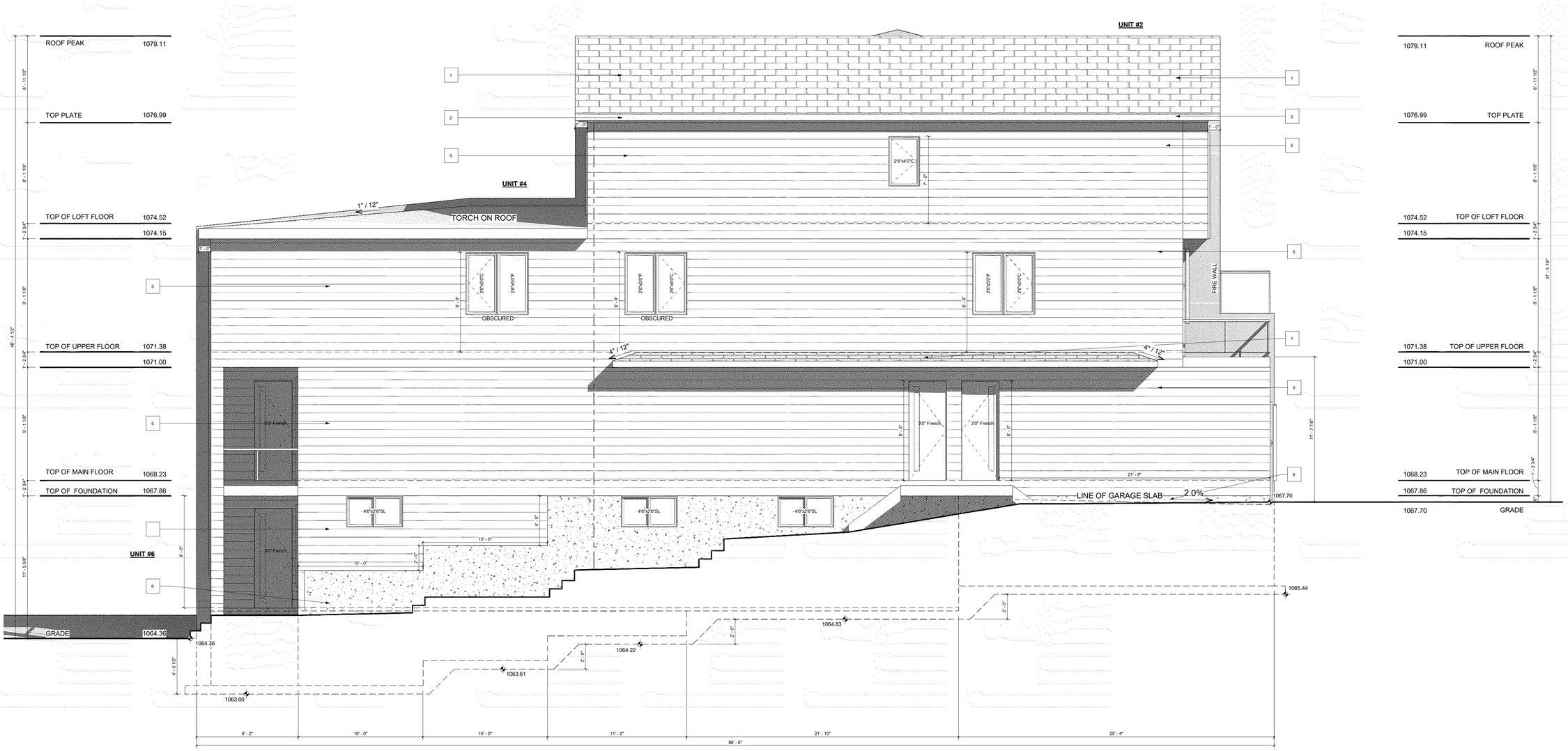
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	6" ALUMINUM FASCIA - BLACK
3	BOARD & BATTEN FINISH - DARK GREY
4	SMART BOARD - DARK GREY
5	SIDING FINISH - WHITE
6	CONCRETE PARGING

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 2343.04 SQ. FT.
WINDOW AREA = 131.23 SQ. FT.
TOTAL: 131.23 / 2343.04 = 5.60%

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)



1079.11 ROOF PEAK
1076.99 TOP PLATE
1074.52 TOP OF LOFT FLOOR
1074.15
1071.38 TOP OF UPPER FLOOR
1071.00
1068.23 TOP OF MAIN FLOOR
1067.86 TOP OF FOUNDATION
1067.70 GRADE

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
4024 STANLEY ROAD S.W.
CALGARY, ALBERTA

PROJECT:
PROPOSED
DWELLING #2

PROJECT NUMBER:
10 - 25

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.	17.04.25	DP PLAN	T.Y.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

PAGE: **A-2.1**

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RIGHT ELEVATION
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DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

PAGE: **A-2.2**