

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \bullet = 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:

- \bullet --- denotes Calculation points
- \square --- denotes Water Valve
- \diamond --- denotes Gas Valve
- \circ --- denotes Manhole
- \odot --- denotes Tree
- \oplus --- denotes Power Pole
- \triangle --- denotes Sign
- \odot --- denotes Light Standard
- X-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 49
 Block 9
 Plan 732 GN

MUNICIPAL ADDRESS:

2803 - 30TH STREET S.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (ROWHOUSE)

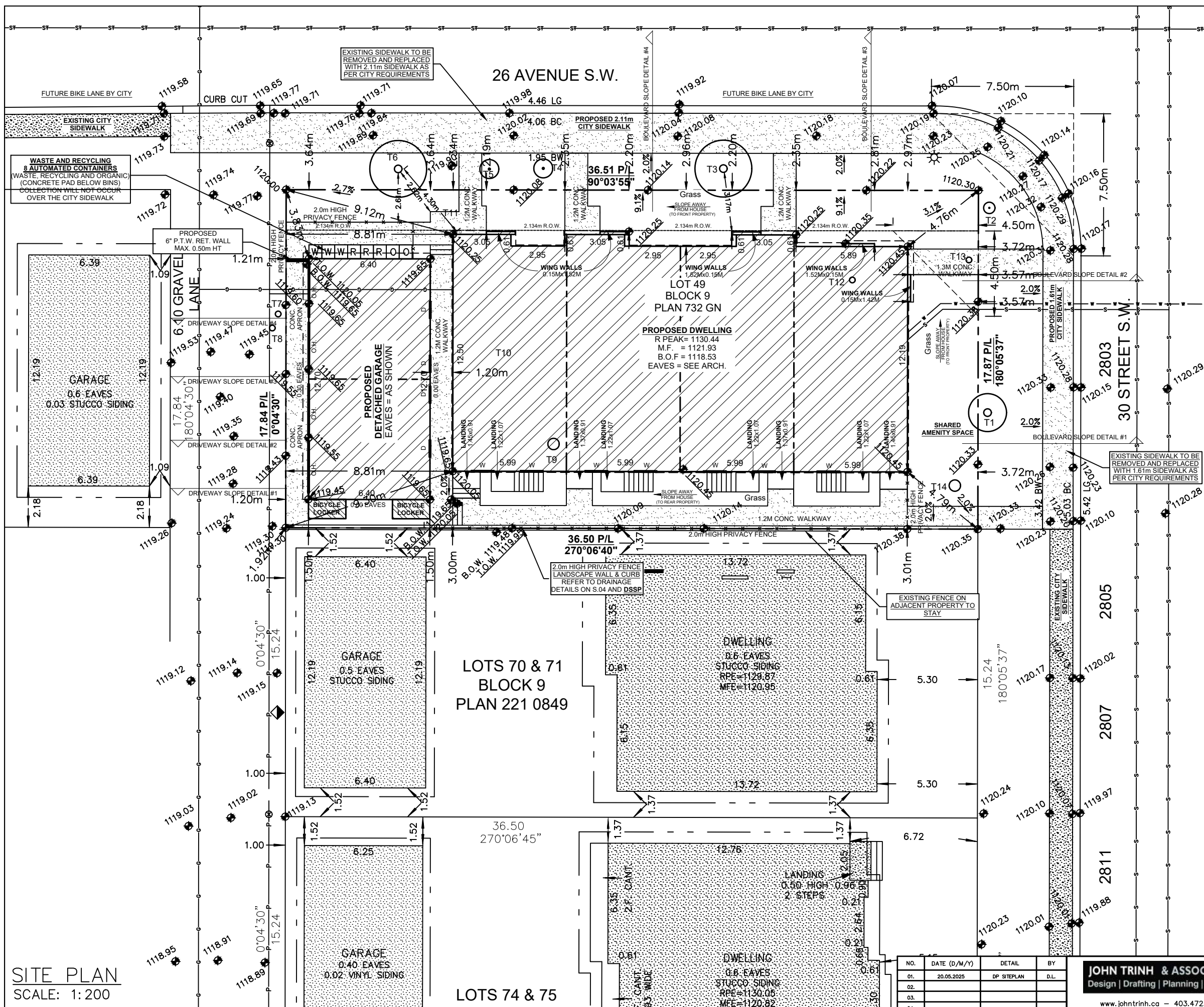
LOT SIZE: 651.743 SQ M
 HOUSE: 290.734 SQ M
 MAIN CANT.: 0.000 SQ M
 GARAGE + STORAGE: 89.290 SQ M
 COVERED PORCH: 0.000 SQ M
 WING WALL: 1.158 SQ M

TOTAL UNITS: 4
 LOT SIZE: 651.743 SQ M (0.065174 ha)
 DENSITY: 61 UNITS/ha

PARKING:
 PARKING PROVIDED: 4 STALLS

TOTAL : 381.182/651.743
 = 58.49%

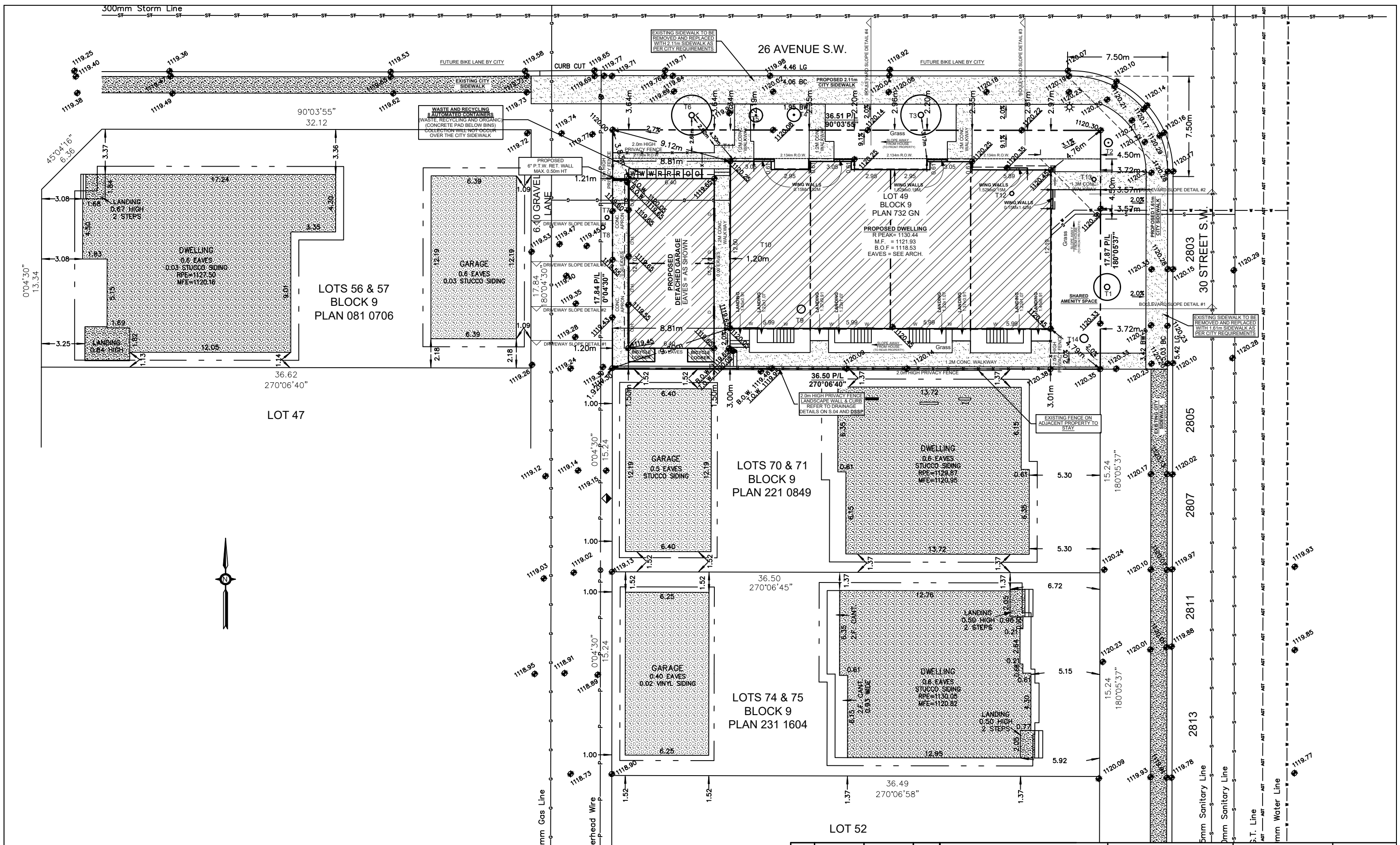
PROJECT NAME AND ADDRESS: 2803 - 30TH STREET S.W. Calgary, Alberta	PROJECT: Multi-Family	SCALE: 1:200
Lot 49 Block 9 Plan 732 GN	DATE: MAY 20, 2025	DIVISION NUMBER: S 01



SITE PLAN
 SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20.05.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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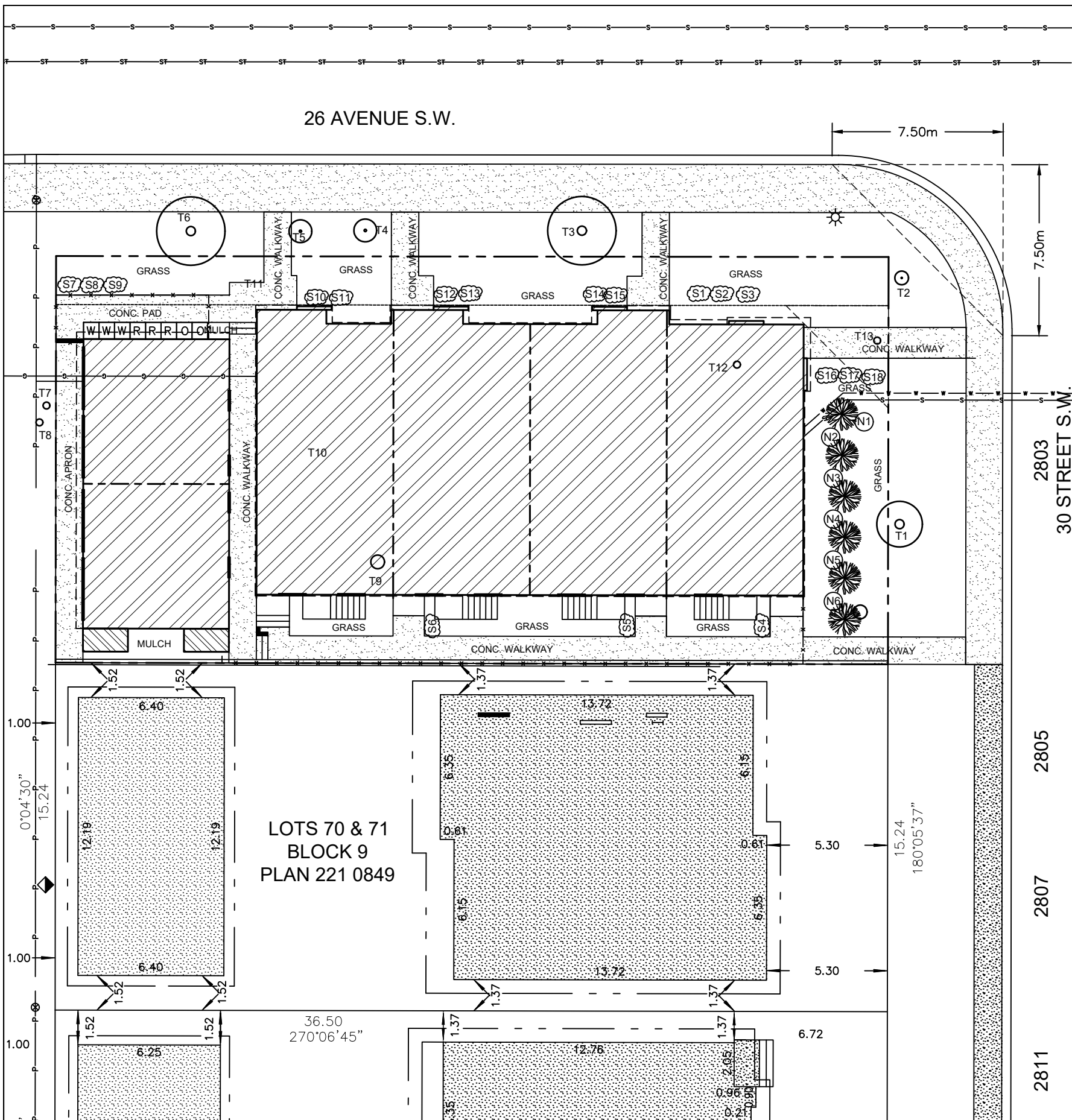
BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20.05.2025	DP SITEPLAN	D.L.
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PROJECT NAME AND ADDRESS:
2803 - 30TH STREET S.W.
Calgary, Alberta
Lot 49
Block 9
Plan 732 GN

DATE	SCALE	DIVISION	NUMBER
MAY 20, 2025	1:250	S	02



TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.60	3.0	8.0	In City Property	To Stay
T2	Deciduous	0.05	0.6	3.0	In City Property	To Stay
T3	Deciduous	0.40	3.0	8.0	In City Property	To Stay
T4	Deciduous	0.10	1.0	4.0	In City Property	To Stay
T5	Deciduous	0.10	1.0	4.0	In City Property	To Be Removed
T6	Deciduous	0.40	3.0	8.0	In City Property	To Stay
T7-T8	Deciduous	0.30	4.0	6.0	In City Property	To Be Removed
T9	Deciduous	0.60	3.0	8.0	In Subject Property	To Be Removed
T10	Bush	---	1.5	3.0	In Subject Property	To Be Removed
T11	Bush	---	1.0	2.0	In Subject Property	To Be Removed
T12	Deciduous	0.30	2.0	10.0	In Subject Property	To Be Removed
T13	Deciduous	0.30	2.0	10.0	In Subject Property	To Be Removed
T14	Deciduous	0.60	3.0	8.0	In Subject Property	To Be Removed

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 651.743 SQ M
 1 TREE PER/110.000 SQM
 3 SHRUBS PER/110.000 SQM
 651.743/110.000 = 5.924
 6 TREES
 18 SHRUBS

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Columnar Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S2	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S3	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S4	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S5	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S6	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S7	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S8	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S9	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S10	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S11	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S12	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S13	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S14	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S15	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S16	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S17	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S18	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 651.743 SQ. M
 LANDSCAPE AREA = 234.326 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 111.205 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 123.121 SQ. M

111.205 / 234.326 = 47.457% OF HARD LANDSCAPE
 123.121 / 234.326 = 52.543% OF SOFT LANDSCAPE

"An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent existing public trees, during the excavation of the foundation and the installation of the proposed concrete walkways, with a confirmed meeting. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires a minimum two business days notice prior to meeting onsite".

"All soft surfaced landscaped area will be irrigated by an underground irrigation system".

NOTE:
 "If clearance pruning of public trees is required, Urban Forestry must be given minimum two business days' notice and an approved tree contractor, who has met the City's minimum qualifications, must be used at the applicant's expense. Please contact Urban Forestry at 311 for more information".

LANDSCAPING PLAN
 SCALE: 1:250

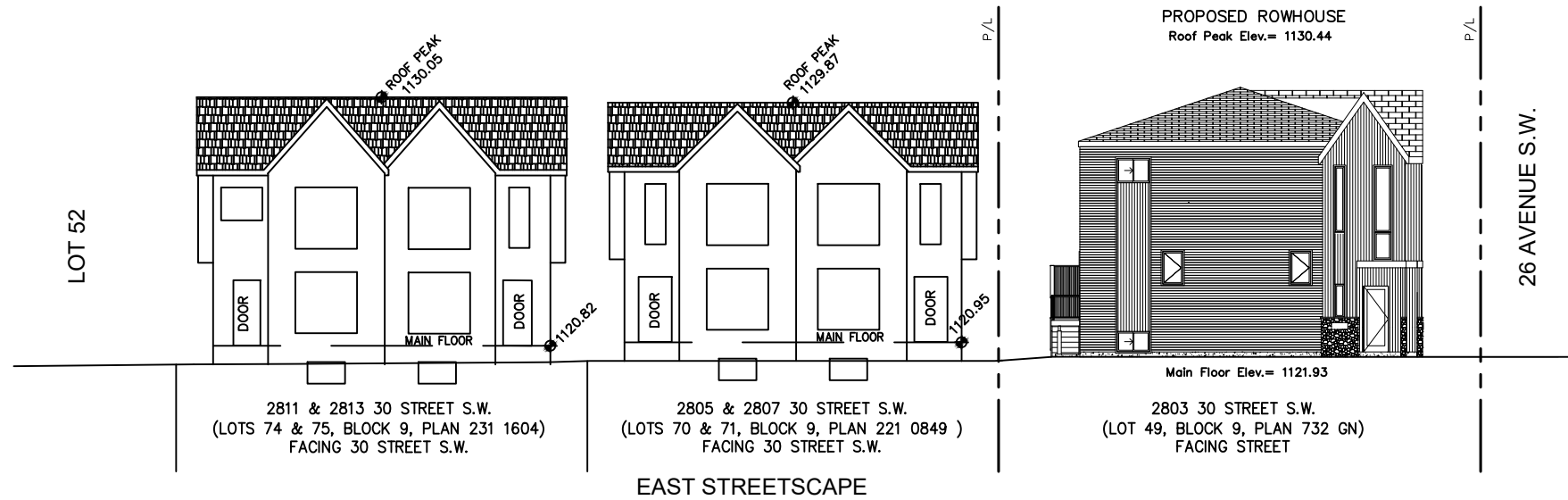
"An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days' notice prior to meeting onsite".

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20.05.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

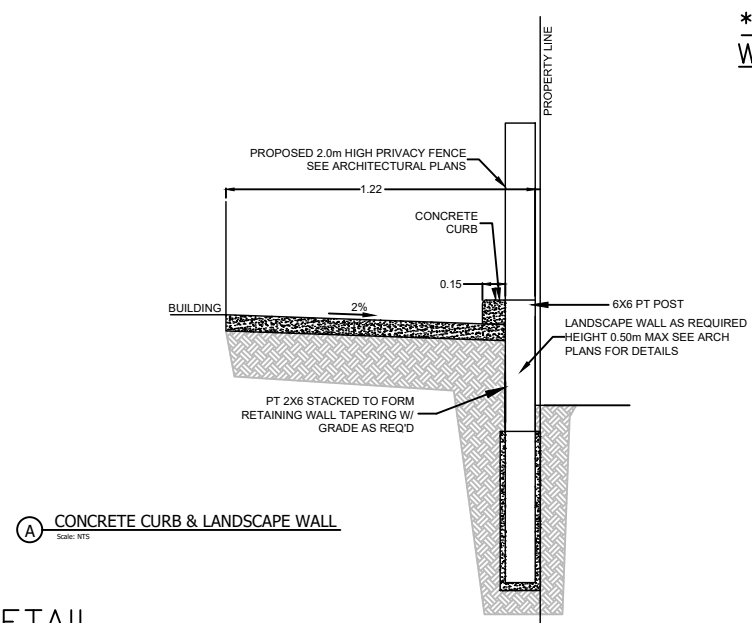
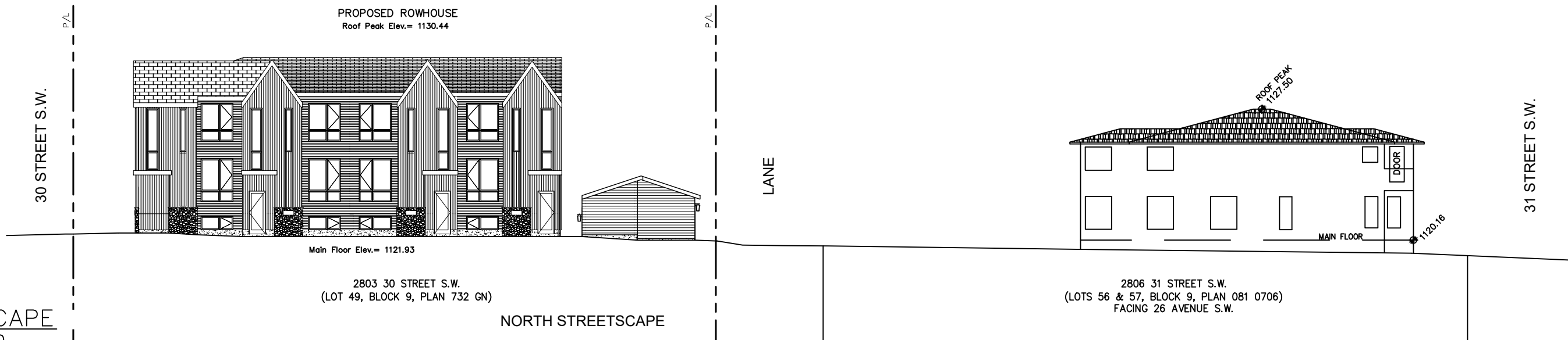
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PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
2803 - 30TH STREET S.W. Calgary, Alberta	Multi-Family	1:200
Lot 49 Block 9 Plan 732 GN	DATE: MAY 20, 2025	DIVISION NUMBER: S 03

STREETSCAPE
SCALE: 1:250



STREETSCAPE
SCALE: 1:250



FENCE SECTION DETAIL
SCALE: NTS

***USE ONSITE ONLY
WHERE APPLICABLE
REFER TO DSSP***

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	767.67 SQ FT	787.00 SQ FT	787.00 SQ FT	787.67 SQ FT
MAIN FLOOR	767.67 SQ FT	787.00 SQ FT	787.00 SQ FT	787.67 SQ FT
UPPER FLOOR	767.67 SQ FT	787.00 SQ FT	787.00 SQ FT	787.67 SQ FT
TOTAL AREA	1535.34 SQ FT	1574.00 SQ FT	1574.00 SQ FT	1575.34 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY	JOHN TRINH & ASSOCIATES Design Drafting Planning Permits www.johntrinh.ca - 403.472.8184	PROJECT NAME AND ADDRESS: 2803 - 30TH STREET S.W. Calgary, Alberta Lot 49 Block 9 Plan 732 GN	PROJECT: Multi-Family	SCALE: AS SHOWN
01.	20.05.2025	DP SITEPLAN	D.L.				
02.							
03.							
04.						DATE: MAY 20, 2025	DIVISION NUMBER: S 04

EXTERIOR FINISHES:

- | | | |
|------------------------|---------------------------|---------------------------|
| 1 ASPHALT SHINGLES | 4 SMART BOARD - BLACK | 7 STONE FINISH AS SPEC'D. |
| 2 8" ALUM. FASCIA | 5 VERTICAL SIDING - BLACK | 8 CAST IN PLACE CONC. |
| 3 SIDING FINISH - GREY | 6 VERTICAL SIDING - WOOD | 9 CONCRETE PARGING |



GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 30 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE
PROJECT NUMBER:
197-25

STATUS:
--
LEGAL LAND DISCRPTION:
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.	20.05.25	DP PLANS	D.L.
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03.	--	--	--
04.	--	--	--
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06.	--	--	--

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ALL FRAMING, ELECTRICAL ROUGH-IN 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

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:
DP SET
SHEET NAME:
Front Elevation

DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY: T.Y.2
PRINTED: 2026-02-13 5:15:48 PM
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)

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

EXTERIOR FINISHES:

1 ASPHALT SHINGLES	4 SMART BOARD - BLACK	7 STONE FINISH AS SPEC'D.
2 8" ALUM. FASCIA	5 VERTICAL SIDING - BLACK	8 CAST IN PLACE CONC.
3 SIDING FINISH - GREY	6 VERTICAL SIDING - WOOD	9 CONCRETE PAVING



GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 30 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE
PROJECT NUMBER:
197-25

STATUS:
--
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
-- -- --

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01.	20.05.25	DP PLANS	D.L.
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03.	--	--	--
04.	--	--	--
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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:

DP SET
SHEET NAME:
Rear Elevation

DESIGN BY: JT

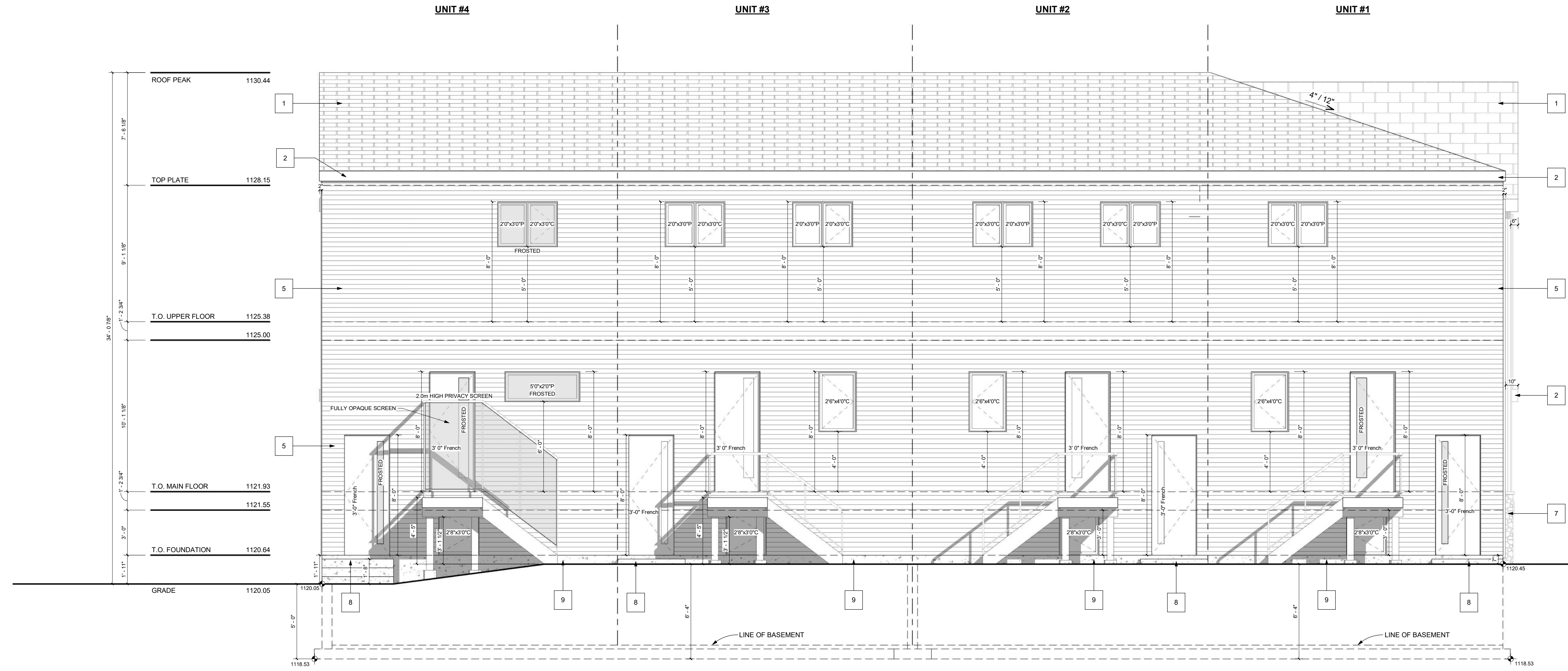
DRAWN BY: Author

LAST REVISION BY: T.Y.2

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

PAGE: **A-2.1**



WINDOW CALCULATION (UNIT 1 & 2)
(3.78m LIMITING DISTANCE)

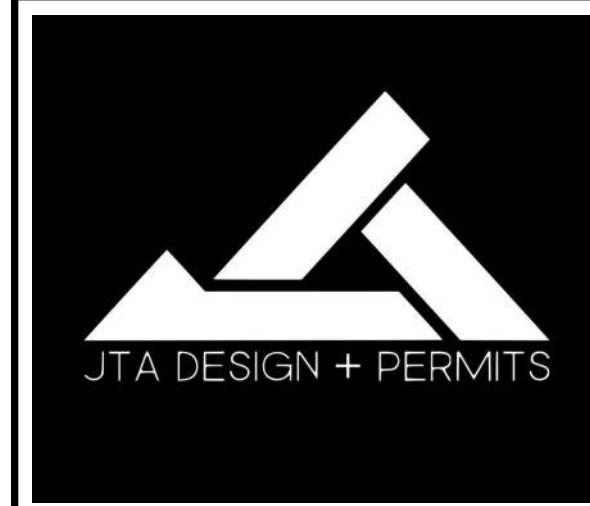
WALL AREA = 1067.88 SQ. FT.
WINDOW AREA = 90.53 SQ. FT.
TOTAL: 90.53/1067.88 = 8.48%

WINDOW CALCULATION (UNIT 3 & 4)
(3.78m LIMITING DISTANCE)

WALL AREA = 1082.32 SQ. FT.
WINDOW AREA = 103.12 SQ. FT.
TOTAL: 103.12/1082.32 = 9.53%

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)

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



GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 30 ST. S.W.
CALGARY, AB

PROJECT:
**FOUR UNIT
ROWHOUSE**

PROJECT NUMBER:
197-25

STATUS:
--

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
-- -- --

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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:
DP SET

SHEET NAME:
Right & Left Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY: T.Y.2

PRINTED: 2026-02-13 5:16:01 PM

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

PAGE: **A-2.2**

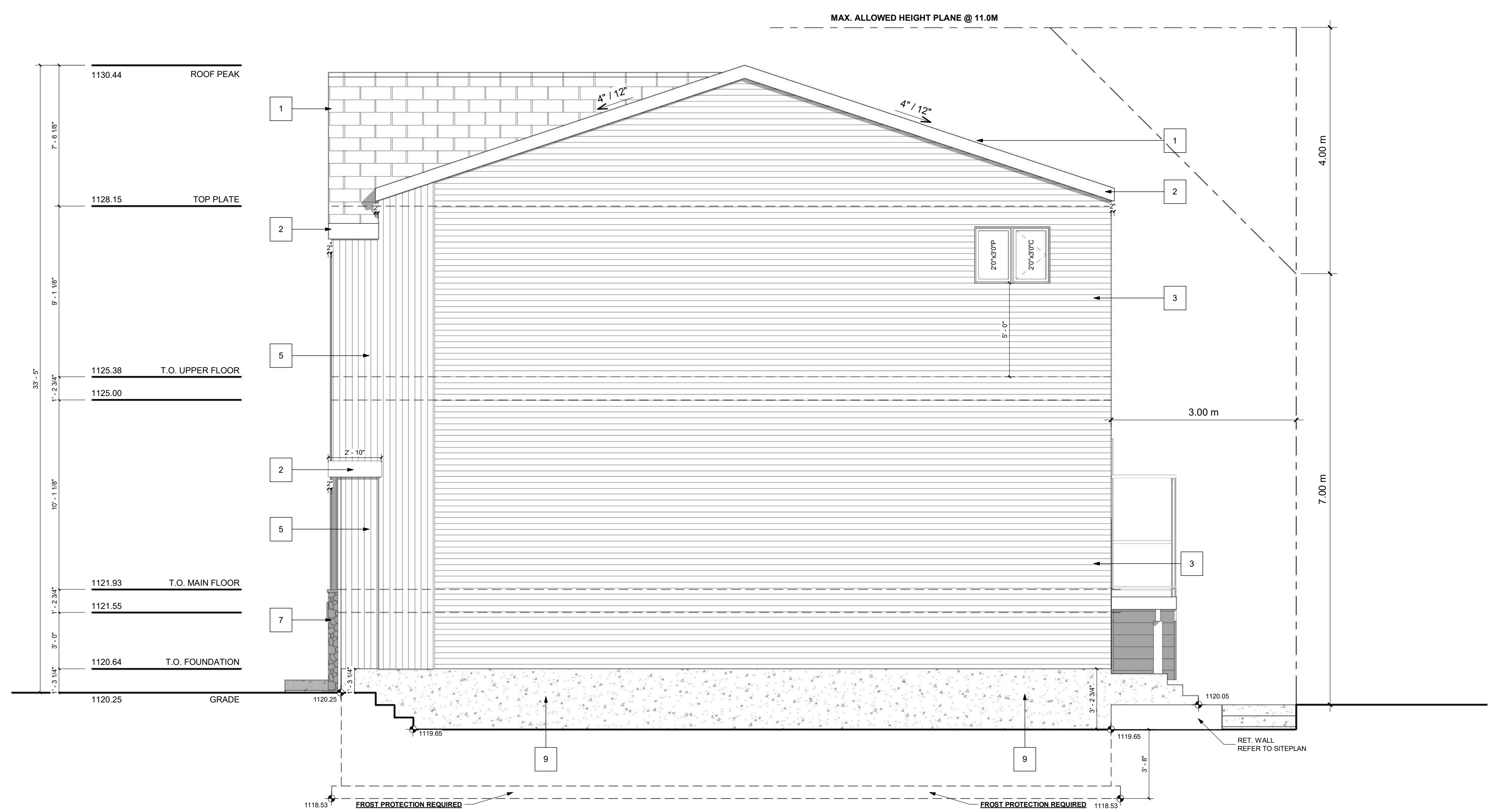
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VENTED SOFFIT NOTES:
- VENTED SOFFIT (FRONT AND BACK)
- VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
- NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)

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



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

