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
- —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: H-GO
Housing – Grade Oriented District

SCALE 1:200

LEGAL DESCRIPTION:

Lots 25
Block 9
Plan 732 GN

MUNICIPAL ADDRESS:

2803 32 ST. S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(ROW HOUSING)

LOT SIZE: 646.521 SQ M
HOUSE: 290.650 SQ M
MAIN CANT. : 0.00 SQ M
GARAGE + STORAGE: 88.420 SQ M
COVERED PORCH: 0.00 SQ M
WING WALL: 0.00 SQ M

TOTAL UNITS: 4
LOT SIZE: 646.521 SQ M (0.0646521 ha)
DENSITY: 62 UNITS/ha

PARKING:
PARKING PROVIDED: 4 STALLS

TOTAL : 379.07/646.521
= 58.63%

SITE PLAN
SCALE: 1:200

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-05397
Date Received SEP 09 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28.03.2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
2803 32 ST. S.W.
Calgary, Alberta
Lots 25
Block 9
Plan 732 GN

PROJECT: Multi-Family, Row Housing
SCALE: 1: 200
DATE: MAR 28, 2025
DIVISION: S NUMBER: 01

BLOCK PLAN
SCALE: 1:250

32 Street S.W.

26 Avenue S.W.

6.1m Asphalt Lane

2807

2803

3315

Lot 26

LOTS 25
BLOCK 9
PLAN 732 GN

36.56 P/L
90°05'06"

17.69 P/L
0°05'25"

36.57 P/L
90°04'38"

17.69 P/L
0°04'05"

That Portion of Lot 23 Which Lies to the North of the South 8ft (2.44m) Thereof and Lot 24

Remainder of Lot 23

Commercial Building
No Eaves
Brick Siding
Roof Peak Elev.=1127.05
Main Floor Elev.=1122.19

Dwelling
0.60 Eaves
Vinyl Siding
Roof Peak Elev.=1125.66
Main Floor Elev.=1121.19

Garage
0.30 Eaves
Stucco Siding

Covered Conc. Landing 1.45 High

Cant. 3.66x0.30

Cant. 2.83x0.50

UNIT #1
PROPOSED DWELLING
R PEAK= 1130.62
M.F. = 1122.08
B.O.F = SEE ARCH.
EAVES = SEE ARCH.

UNIT #2
UNIT #3
PROPOSED DWELLING
R PEAK= 1130.62
M.F. = 1122.08
B.O.F = SEE ARCH.
EAVES = SEE ARCH.

UNIT #4
PROPOSED DWELLING
R PEAK= 1130.62
M.F. = 1122.08
B.O.F = SEE ARCH.
EAVES = SEE ARCH.

PROPOSED DETACHED GARAGE
SLAB = 1120.92
EAVES = VARIES

PROPOSED DETACHED GARAGE
SLAB = 1120.82
EAVES = VARIES

CLASS-1 STORAGE #1
CLASS-1 STORAGE #2
R W W W R O O O O
CONC. PAD
2.0m HIGH PRIVACY FENCE
POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

8" CONC. RET. WALL MAX 0.30m HIGH (GRADUALLY TAPERS DOWN)
LINE OF PRIVACY FENCE HEIGHT CHANGE
1.2m HIGH PRIVACY FENCE
8" CONC. RET. WALL MAX 0.26m HIGH (GRADUALLY TAPERS DOWN)
8" CONC. RET. WALL MAX 0.45m HIGH (GRADUALLY TAPERS DOWN)
8" CONC. RET. WALL MAX 0.46m HIGH (GRADUALLY TAPERS DOWN)
6" P.T.W. RET. WALL MAX 0.72m HIGH (GRADUALLY TAPERS DOWN)
2.0m HIGH PRIVACY FENCE

CONC. WALKWAY
GRASS
CONC. STEPS
LANDING 1.80x1.07
LANDING 1.80x1.07
LANDING 1.56x1.07
CONC. APRON
CONC. PAD
GATE
BOULEVARD SLOPE DETAIL #3
BOULEVARD SLOPE DETAIL #2
BOULEVARD SLOPE DETAIL #1
DRIVEWAY SLOPE DETAIL #1
DRIVEWAY SLOPE DETAIL #2
DRIVEWAY SLOPE DETAIL #3
DRIVEWAY SLOPE DETAIL #4
2.134m R.O.W.
2.02 BOW
4.13 BOC
4.54 LOG
Proposed 2.11m City Sidewalk
BIKE LANE AS PER MOBILITY IMPROVEMENTS
Curb Cut
2.11m
COMMON AMENITY SPACE
CONC. WALKWAY
Catch Basin
Light Standard
Hydrant
Power Pole
Guy Wire
Tree

EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH TO 1.61m MONO SIDEWALK AS PER CITY STANDARD AT DEVELOPER'S EXPENSE

STREETLIGHT TO BE RELOCATED AS PER CITY REQS.

LINE OF EXISTING SIDEWALK AND CURB

EXISTING SIDEWALK TO BE REMOVED AND REPLACED WITH TO 2.11m MONO SIDEWALK AS PER CITY STANDARD AT DEVELOPER'S EXPENSE

EXISTING CURB CUT TO BE REMOVED AND REHABILITATED AT DEVELOPER'S EXPENSE

SIDEWALK TO BE REMOVED AND REPLACED WITH 2.11m SIDEWALK BEYOND THE FAR SIDE OF THE LANE

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

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-05397
Date Received SEP 09 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

NO.	DATE (D/M/Y)	DETAIL	BY
01.	28.03.2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
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PROJECT NAME AND ADDRESS:
2803 32 ST. S.W.
Calgary, Alberta
Lots 25
Block 9
Plan 732 GN

PROJECT: Multi-Family, Row Housing
SCALE: 1: 250
DATE: MAR 28, 2025
DIVISION: S
NUMBER: 02

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2025-05397	SEP 09 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.







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	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right & Left Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Sections

FLOOR AREA - UNIT #1
BASEMENT = 766.54 SQ. FT.

MAIN = 766.54 SQ. FT.
UPPER = 766.54 SQ. FT.
TOTAL = 1533.08 SQ. FT.

FLOOR AREA - UNIT #2
BASEMENT = 787.00 SQ. FT.

MAIN = 787.00 SQ. FT.
UPPER = 787.00 SQ. FT.
TOTAL = 1574.00 SQ. FT.

FLOOR AREA - UNIT #3
BASEMENT = 787.00 SQ. FT.

MAIN = 787.00 SQ. FT.
UPPER = 787.00 SQ. FT.
TOTAL = 1574.00 SQ. FT.

FLOOR AREA - UNIT #4
BASEMENT = 787.67 SQ. FT.

MAIN = 787.67 SQ. FT.
UPPER = 787.67 SQ. FT.
TOTAL = 1575.34 SQ. FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 32 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
2-25

STATUS:
-

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
--	--	--

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	31/03/2025	DP PLANS	K.G.
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:
CONCEPT

SHEET NAME:
Cover Page

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	T.Y.2
PRINTED:	2026-06-29 3:17:34 PM
SCALE:	
PAGE:	**A-0.0**

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 PARGING

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-05397
Date Received SEP 09 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



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"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 32 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
2-25

STATUS:
-

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
--	--	--

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
01.	31/03/2025	DP PLANS	K.G.
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:
CONCEPT

SHEET NAME:
Front Elevation

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	T.Y.2
PRINTED:	2026-06-29 3:17:49 PM
SCALE:	1/4" = 1'-0"

PAGE: **A-2.0**

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 PARGING

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
DP No DP2025-05397
Date Received SEP 09 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



WINDOW CALCULATION (UNIT 1 & 2)
(3.0m LIMITING DISTANCE)

WALL AREA = 1118.43 SQ. FT.
WINDOW AREA = 88.42 SQ. FT.
TOTAL: 88.42/1118.43 = 7.91%

WINDOW CALCULATION (UNIT 3 & 4)
(3.0m LIMITING DISTANCE)

WALL AREA = 1095.56 SQ. FT.
WINDOW AREA = 88.42 SQ. FT.
TOTAL: 88.42/1095.56 = 8.1%

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"

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 32 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
2-25

STATUS:
-

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
--	--	--

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01.	31/03/2025	DP PLANS	K.G.
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:
CONCEPT

SHEET NAME:
Rear Elevation

DESIGN BY:	JT
DRAWN BY:	Author
LAST REVISION BY:	T.Y.2
PRINTED:	2026-06-29 3:17:54 PM
SCALE:	1/4" = 1'-0"

PAGE: **A-2.1**

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



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS
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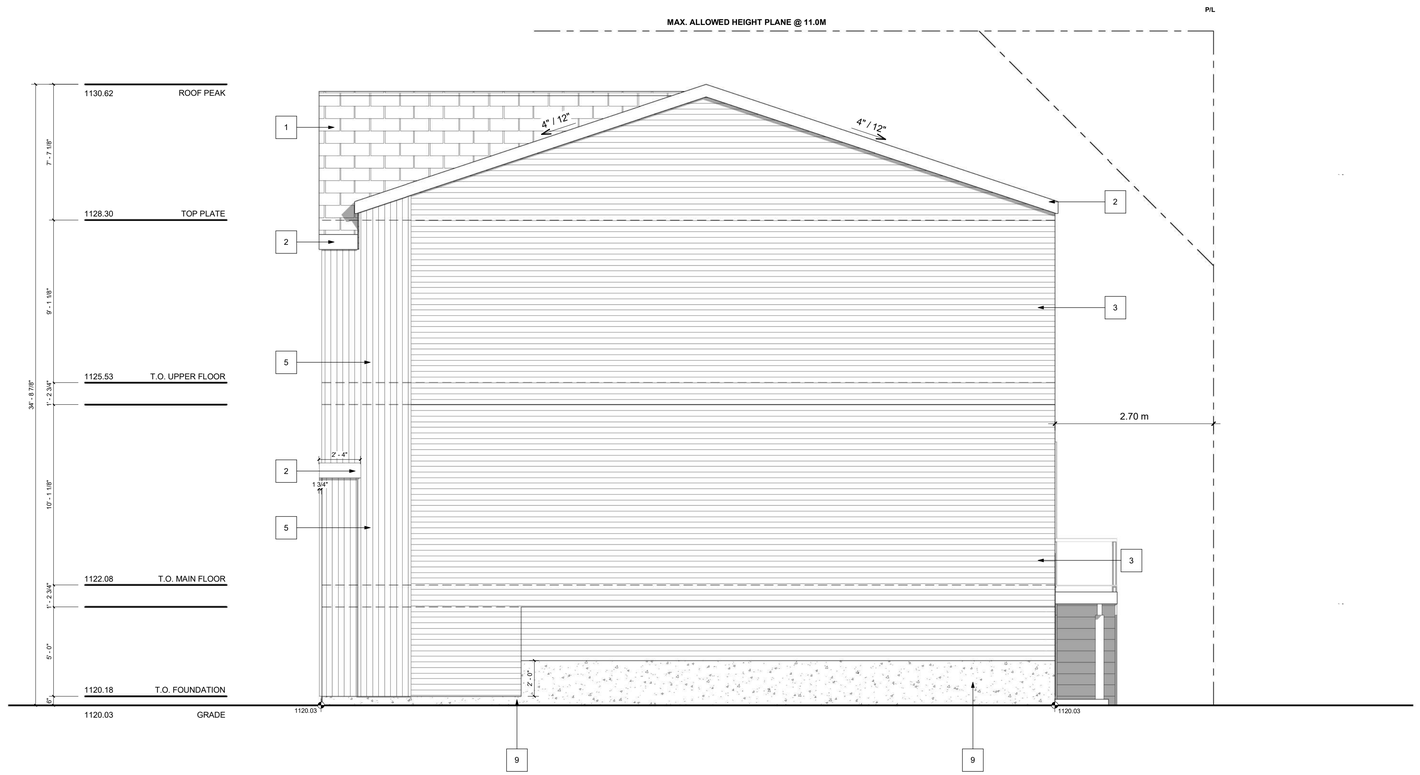
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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:
- 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)

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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
2803 32 ST. S.W.
CALGARY, AB

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
2-25

STATUS:
-

LEGAL LAND DISCRIPTION:

LOT:	BLOCK:	PLAN:
--	--	--

DO NOT SCALE DRAWINGS.
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NO.	DATE(D/M/Y)	DETAIL	BY
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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:
CONCEPT

SHEET NAME:
Right & Left Elevation

DESIGN BY:	JT
DRAWN BY:	JT
LAST REVISION BY:	T.Y.2
PRINTED:	2026-06-29 3:17:58 PM
SCALE:	1/4" = 1'-0"

PAGE: **A-2.2**