

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
 - \boxtimes ----- denotes Water Valve
 - \diamond ----- denotes Gas Valve
 - \circ ----- denotes Manhole
 - \odot ----- denotes Tree
 - \oplus ----- denotes Power Pole
 - \triangle ----- denotes Sign
 - \odot ----- denotes Light Standard
 - \times ----- denotes Fire Hydrant
 - X-X- denotes Fence
 - S- denotes Sanitary Line
 - ST- denotes Storm Line
 - W- denotes Water Line
 - G- denotes Gas Line
 - E- denotes Electrical Line
 - A.G.T- 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:
 Lots 17 to 20
 Block 12
 Plan 1693 AF

MUNICIPAL ADDRESS:
 535 & 539 - 52 Avenue S.W.,
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (MULTI HOUSE)
 LOT SIZE: 1113.658 SQ M
 HOUSE: 501.026 SQ M
 MAIN CANT.: 0.000 SQ M
 GARAGE + STORAGE: 158.872 SQ M
 COVERED PORCH: 9.104 SQ M
 WING WALL: 0.000 SQ M
 TOTAL UNITS: 8
 LOT SIZE: 1113.658 SQ M (0.111366 ha)
 DENSITY: 71 UNITS/ha
 PARKING PROVIDED: 8 STALLS

TOTAL : 669,002/1113,658
 = 60.00%

SITE PLAN

SCALE: 1: 200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
 535 & 539 - 52 AVENUE S.W.
 Calgary, Alberta
 Lot 17 TO 20
 Block 12
 Plan 1693 AF

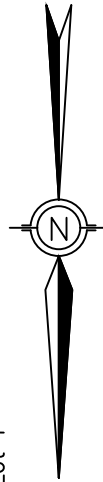
PROJECT	SCALE
Multi-Family	1: 200
DATE:	DIVISION NUMBER
DEC 09, 2025	S 01

4A Street S.W.

5 Street S.W.

Asphalt Lane

52 Avenue S.W.



BLOCK PLAN 2256
SCALE: 1:250

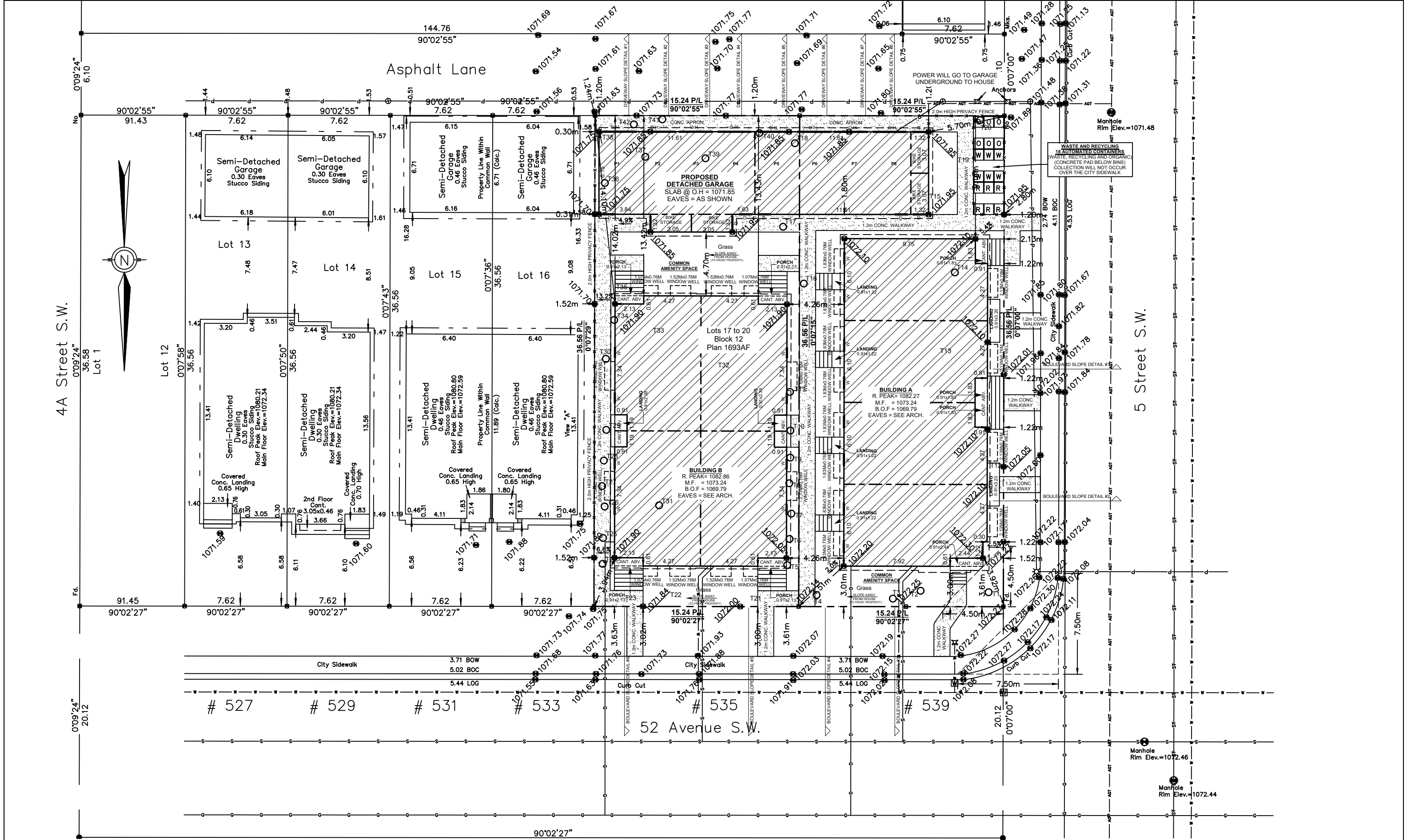
NO.	DATE (D/M/Y)	DETAIL	BY
01.	09.12.2025	DP SITEPLAN	D.L.
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03.			
04.			

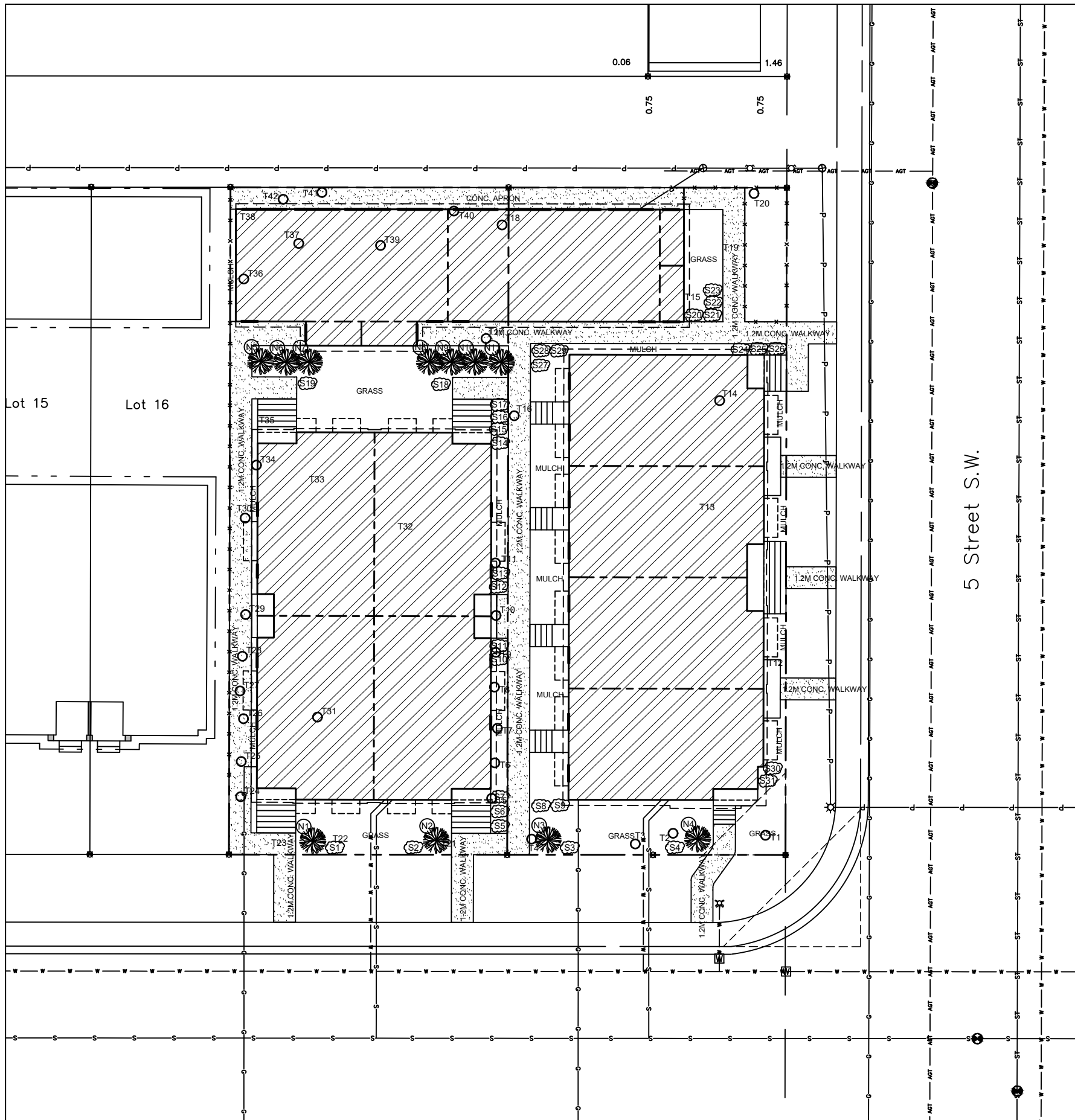
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PROJECT NAME AND ADDRESS:
535 & 539 - 52 AVENUE S.W.
Calgary, Alberta
Lot 17 TO 20
Block 12
Plan 1693 AF

PROJECT:
Multi-Family
DATE:
DEC 09, 2025

SCALE:
1: 250
DIVISION NUMBER:
S 02





MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS WITH SHRUBS AND 300MM IN ALL OTHER AREAS

TREE SCHEDULE

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height	LOCATION	DISPOSITION
1	Deciduous	0.50	6.00	9.00	In Subject Property	To Be Removed
2	Coniferous	0.60	5.00	11.00	In Subject Property	To Be Removed
3	Deciduous	0.40	5.00	9.00	In Subject Property	To Be Removed
4	Coniferous	0.50	6.00	13.00	In Subject Property	To Be Removed
5	Deciduous	0.60	3.00	8.00	In Subject Property	To Be Removed
6	Coniferous	0.50	4.00	10.00	In Subject Property	To Be Removed
7	Deciduous	0.50	3.00	9.00	In Subject Property	To Be Removed
8	Deciduous	0.50	3.00	9.00	In Subject Property	To Be Removed
9	Deciduous	0.50	3.00	9.00	In Subject Property	To Be Removed
10	Deciduous	0.50	3.00	9.00	In Subject Property	To Be Removed
11	Deciduous	0.50	3.00	9.00	In Subject Property	To Be Removed
12	Bush	---	1.00	2.00	In Subject Property	To Be Removed
13	Bush	---	1.00	2.00	In Subject Property	To Be Removed
14	Deciduous	0.40	5.00	6.00	In Subject Property	To Be Removed
15	Bush	---	2.00	1.00	In Subject Property	To Be Removed
16	Deciduous	0.20	4.00	10.00	In Subject Property	To Be Removed
17	Deciduous	0.50	5.00	8.00	In Subject Property	To Be Removed
18	Deciduous	1.00	7.00	10.00	In Subject Property	To Be Removed
19	Bush	---	2.00	3.00	In Subject Property	To Be Removed
20	Deciduous	0.80	8.00	10.00	In Subject Property	To Be Removed
21	Bush	---	1.00	3.00	In Subject Property	To Be Removed
22	Bush	---	1.00	3.00	In Subject Property	To Be Removed
23	Bush	---	3.00	3.00	In Subject Property	To Be Removed
24	Deciduous	0.80	3.00	7.00	In Subject Property	To Be Removed
25	Deciduous	0.80	3.00	7.00	In Subject Property	To Be Removed
26	Deciduous	0.60	3.00	7.00	In Subject Property	To Be Removed
27	Deciduous	0.50	3.00	7.00	In Subject Property	To Be Removed
28	Deciduous	0.30	3.00	10.00	In Subject Property	To Be Removed
29	Deciduous	0.80	3.00	10.00	In Subject Property	To Be Removed
30	Deciduous	0.10	2.00	10.00	In Subject Property	To Be Removed
31	Deciduous	0.40	5.00	10.00	In Subject Property	To Be Removed
32	Bush	---	1.00	1.00	In Subject Property	To Be Removed
33	TreeLine	---	3.00	3.00	In Subject Property	To Be Removed
34	Deciduous	0.50	4.00	8.00	In Subject Property	To Be Removed
35	Bush	---	3.00	3.00	In Subject Property	To Be Removed
36	Deciduous	0.40	5.00	7.00	In Subject Property	To Be Removed
37	Coniferous	0.30	4.00	10.00	In Subject Property	To Be Removed
38	Bush	---	3.00	3.00	In Subject Property	To Be Removed
39	Coniferous	0.30	4.00	12.00	In Subject Property	To Be Removed
40	Deciduous	0.50	7.00	9.00	In Subject Property	To Be Removed
41	Deciduous	0.20	4.00	6.00	In Subject Property	To Be Removed
42	Deciduous	0.30	5.00	7.00	In Subject Property	To Be Removed

LANDSCAPING REQUIREMENTS:

LOT SIZE: 1113.658 SQ M
 1 TREE PER/110,000 SQM
 3 SHRUBS PER/110,000 SQM
 1113.658/110,000 = 10.124

11 TREES
 31 SHRUBS

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N7	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N8	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N9	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N10	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N11	Swedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1 TO S9	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S10 TO S19	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S20 TO S26	Lilac (Syringa Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S27	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S28	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S29	Mugo Pine (Pinus Mugo) (Shrub)	---	0.61	0.61	In Subject Property	New
S30	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New
S31	Hawthorn (Crataegus Spp.) (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 1113.658 SQ. M
 LANDSCAPE AREA = 395.184 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 172.930 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 222.254 SQ. M

172.930 / 395.184 = 43.759% OF HARD LANDSCAPE
 222.254 / 395.184 = 56.241% OF SOFT LANDSCAPE

"Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications (current edition). Applicant is to contact the Parks Development Inspector at 403-804-9417 or call 311 to arrange an inspection".

"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".

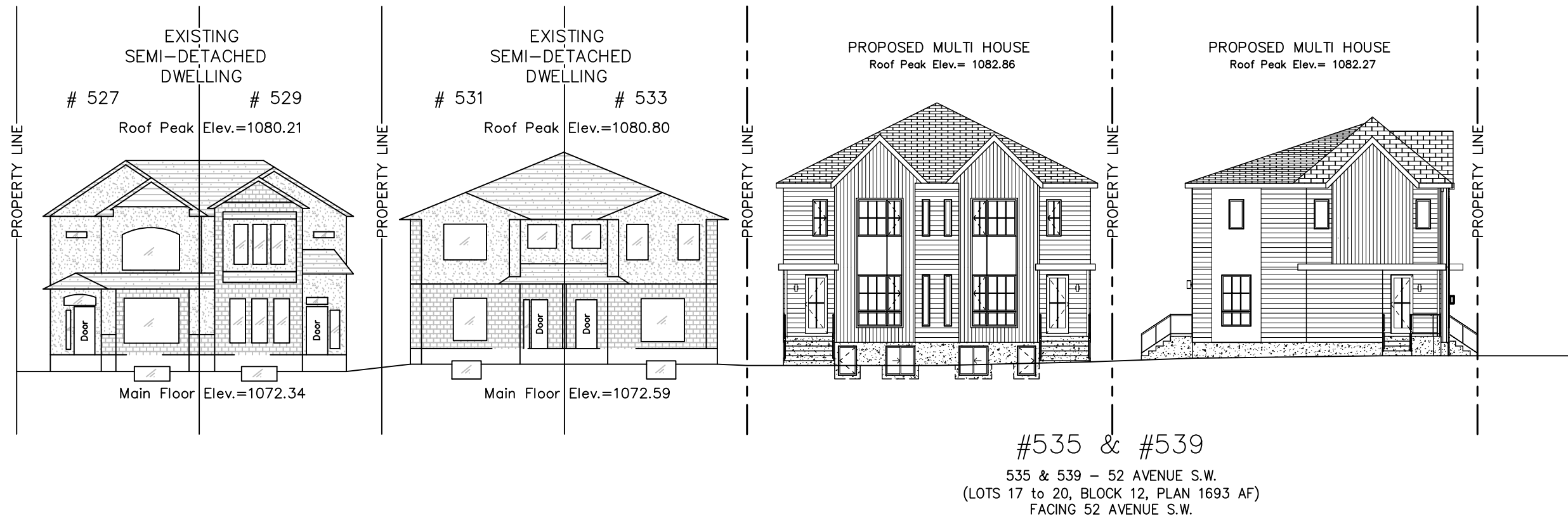
LANDSCAPING PLAN
 SCALE: 1:200

"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.	09.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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 Design | Drafting | Planning | Permits
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PROJECT NAME AND ADDRESS:	SCALE:
535 & 539 - 52 AVENUE S.W. Calgary, Alberta Lot 17 to 20 Block 12 Plan 1693 AF	1: 200
DATE: DEC 09, 2025	DIVISION NUMBER: S 03

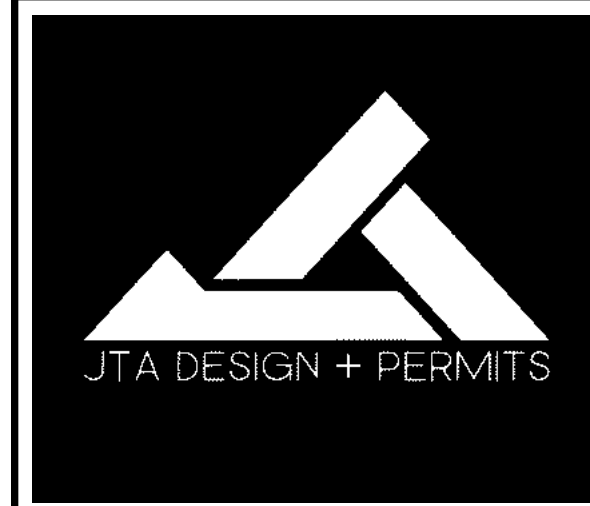


STREETSCAPE
SCALE: 1:200

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA	UNIT #5 AREA	UNIT #6 AREA	UNIT #7 AREA	UNIT #8 AREA
BASEMENT	678.00 SQ.FT.	700.00 SQ.FT.	700.00 SQ.FT.	700.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.
MAIN FLOOR	678.00 SQ.FT.	682.00 SQ.FT.	682.00 SQ.FT.	682.00 SQ.FT.	667.25 SQ.FT.	667.25 SQ.FT.	667.25 SQ.FT.	667.25 SQ.FT.
UPPER FLOOR	694.00 SQ.FT.	700.00 SQ.FT.	700.00 SQ.FT.	700.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.	693.00 SQ.FT.
TOTAL AREA	1372.00 SQ.FT.	1382.00 SQ.FT.	1382.00 SQ.FT.	1382.00 SQ.FT.	1360.25 SQ.FT.	1360.25 SQ.FT.	1360.25 SQ.FT.	1360.25 SQ.FT.

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.1	Basement Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-2.0	Building A Elevations
A-2.1	Building B Elevation



GENERAL NOTES:

LOT COVERAGE
 LOT (100X120) = 12000.00 SQ. FT.
 HOUSE + GARAGE = 7192.75 SQ. FT.
 COVERAGE: 7192.75/12000.00 = 59.94%



FLOOR AREA - UNIT #1
 BASEMENT = 678.00 SQ. FT.
 MAIN = 678.00 SQ. FT.
 UPPER = 694.00 SQ. FT.
 TOTAL = 1372.00 SQ. FT.

FLOOR AREA - UNIT #2
 BASEMENT = 700.00 SQ. FT.
 MAIN = 682.00 SQ. FT.
 UPPER = 700.00 SQ. FT.
 TOTAL = 1382.00 SQ. FT.

FLOOR AREA - UNIT #3
 BASEMENT = 700.00 SQ. FT.
 MAIN = 682.00 SQ. FT.
 UPPER = 700.00 SQ. FT.
 TOTAL = 1382.00 SQ. FT.

FLOOR AREA - UNIT #4
 BASEMENT = 700.00 SQ. FT.
 MAIN = 682.00 SQ. FT.
 UPPER = 700.00 SQ. FT.
 TOTAL = 1382.00 SQ. FT.

FLOOR AREA - UNIT #5
 BASEMENT = 693.00 SQ. FT.
 MAIN = 667.25 SQ. FT.
 UPPER = 693.00 SQ. FT.
 TOTAL = 1360.25 SQ. FT.

FLOOR AREA - UNIT #6
 BASEMENT = 693.00 SQ. FT.
 MAIN = 667.25 SQ. FT.
 UPPER = 693.00 SQ. FT.
 TOTAL = 1360.25 SQ. FT.

FLOOR AREA - UNIT #7
 BASEMENT = 693.00 SQ. FT.
 MAIN = 667.25 SQ. FT.
 UPPER = 693.00 SQ. FT.
 TOTAL = 1360.25 SQ. FT.

FLOOR AREA - UNIT #8
 BASEMENT = 693.00 SQ. FT.
 MAIN = 667.25 SQ. FT.
 UPPER = 693.00 SQ. FT.
 TOTAL = 1360.25 SQ. FT.

MUNICIPAL ADDRESS:
535 & 539 - 52 Ave SW
CALGARY, ALBERTA

PROJECT:
Multi-plex

PROJECT NUMBER:
428-25

STATUS:
 -

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.	09.12.25	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

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

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

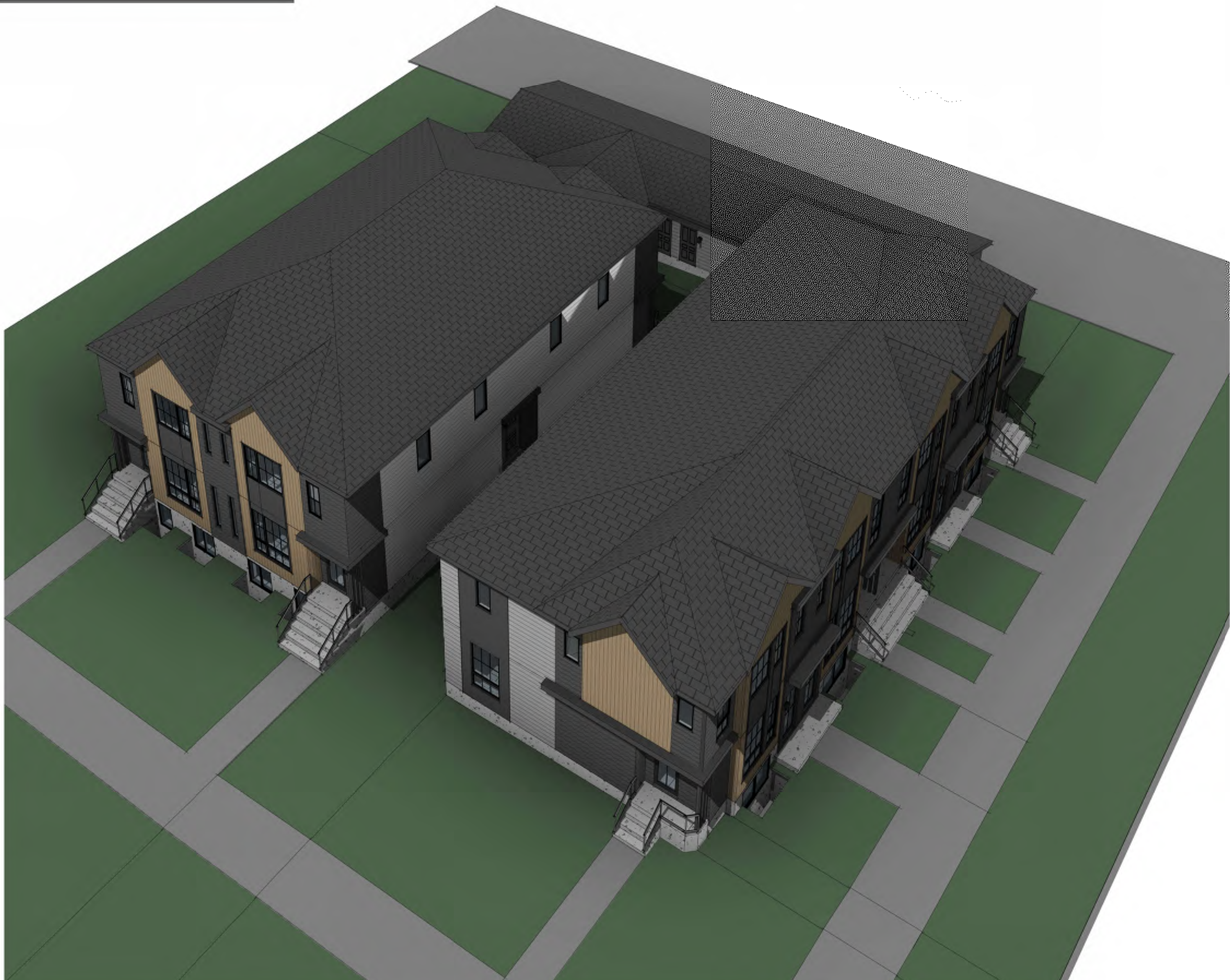
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LAST REVISION BY:

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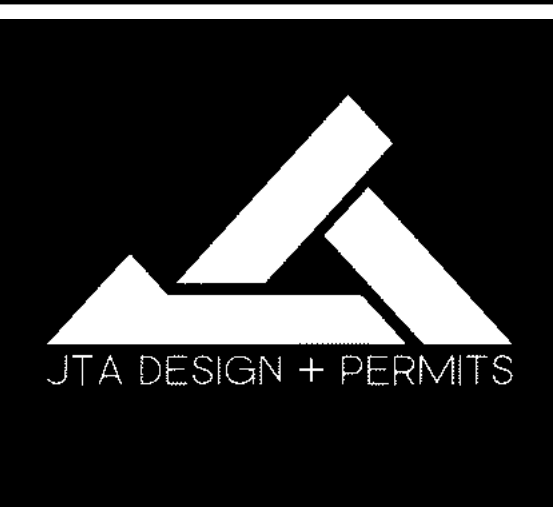
PAGE: **A-0.0**



EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - LIGHT GREY
- 4 HARDIE SIDING FINISH - BLACK
- 5 VERTICAL SIDING FINISH - BROWN
- 6 PANEL SMART BOARD - BLACK
- 7 CONC. PAVING
- 8 CAST-IN PLACE CONCRETE

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)



GENERAL NOTES:

MUNICIPAL ADDRESS:
535 & 539 - 52 Ave SW
CALGARY, ALBERTA

PROJECT:
Multi-plex

PROJECT NUMBER:
428-25

STATUS:
 -

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DRAWING SET:

SHEET NAME:
Building A Elevations

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

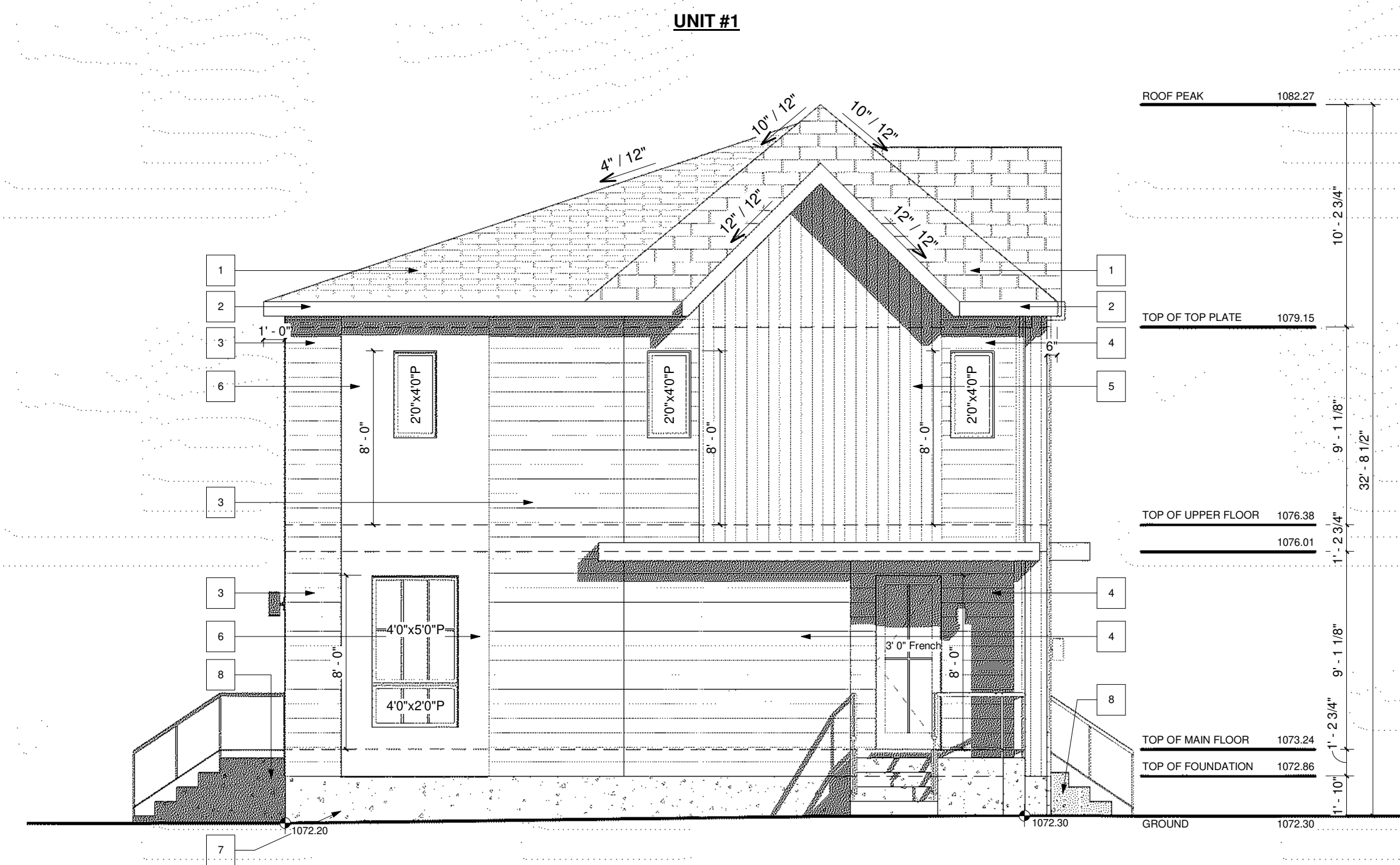
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SCALE: 3/16" = 1'-0"

PAGE: **A-2.0**



FRONT ELEVATION (BUILDING A)
 SCALE: 3/16" = 1'-0"

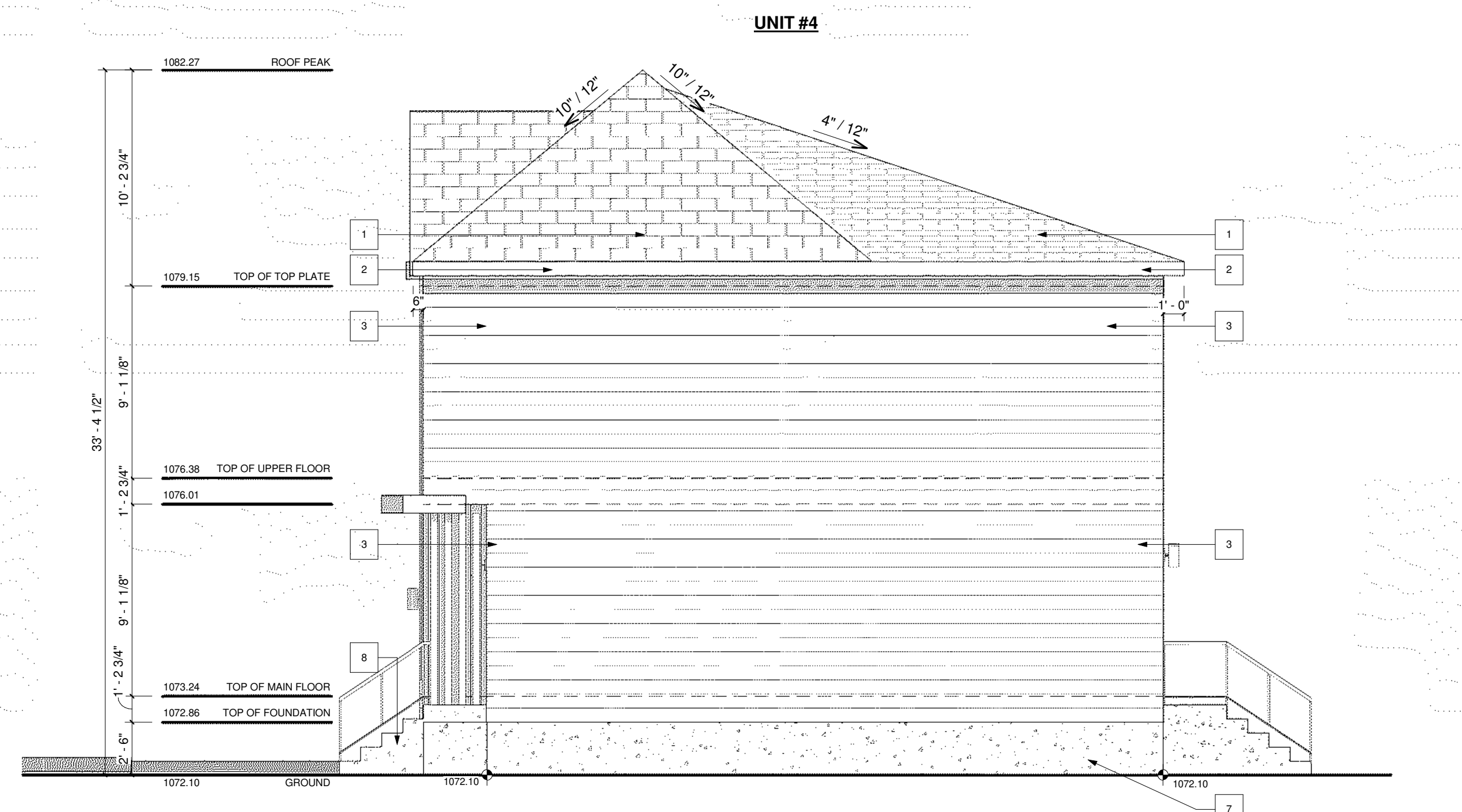


LEFT ELEVATION (BUILDING A)
 SCALE: 3/16" = 1'-0"



REAR ELEVATION (BUILDING A)
 SCALE: 3/16" = 1'-0"

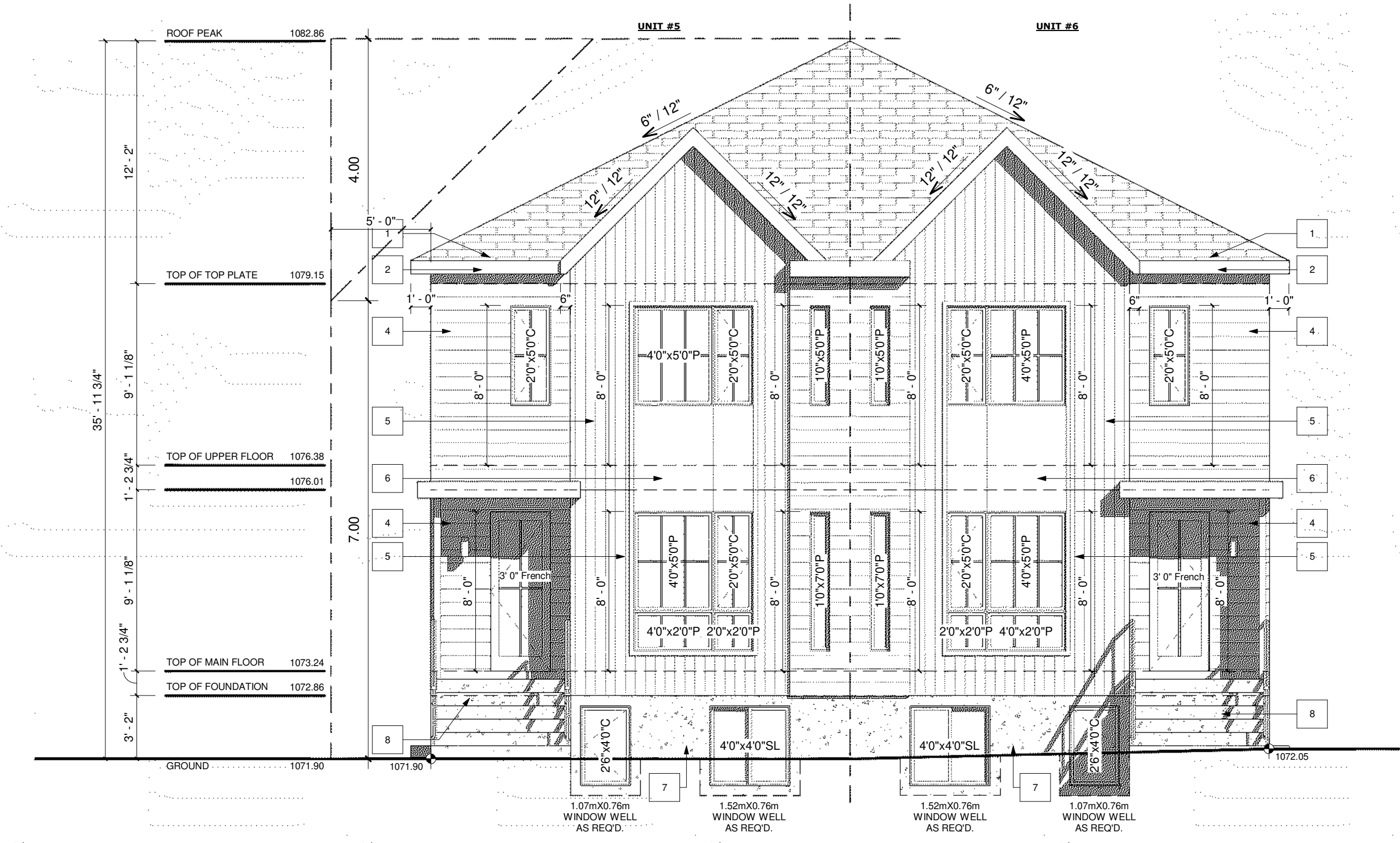
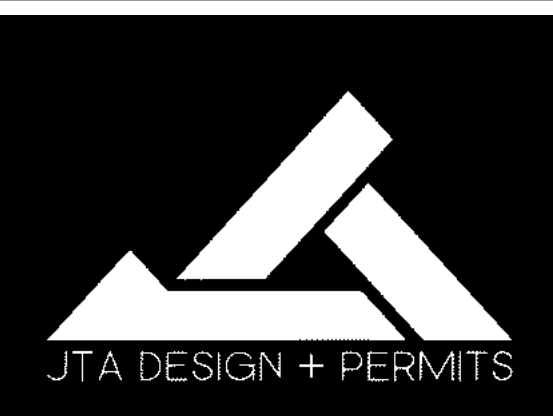
WINDOW CALCULATION
 WALL AREA = 1850.49 SQ. FT.
 WINDOW AREA = 375.68 SQ. FT.
 TOTAL: 375.68/1850.49 = 20.30%



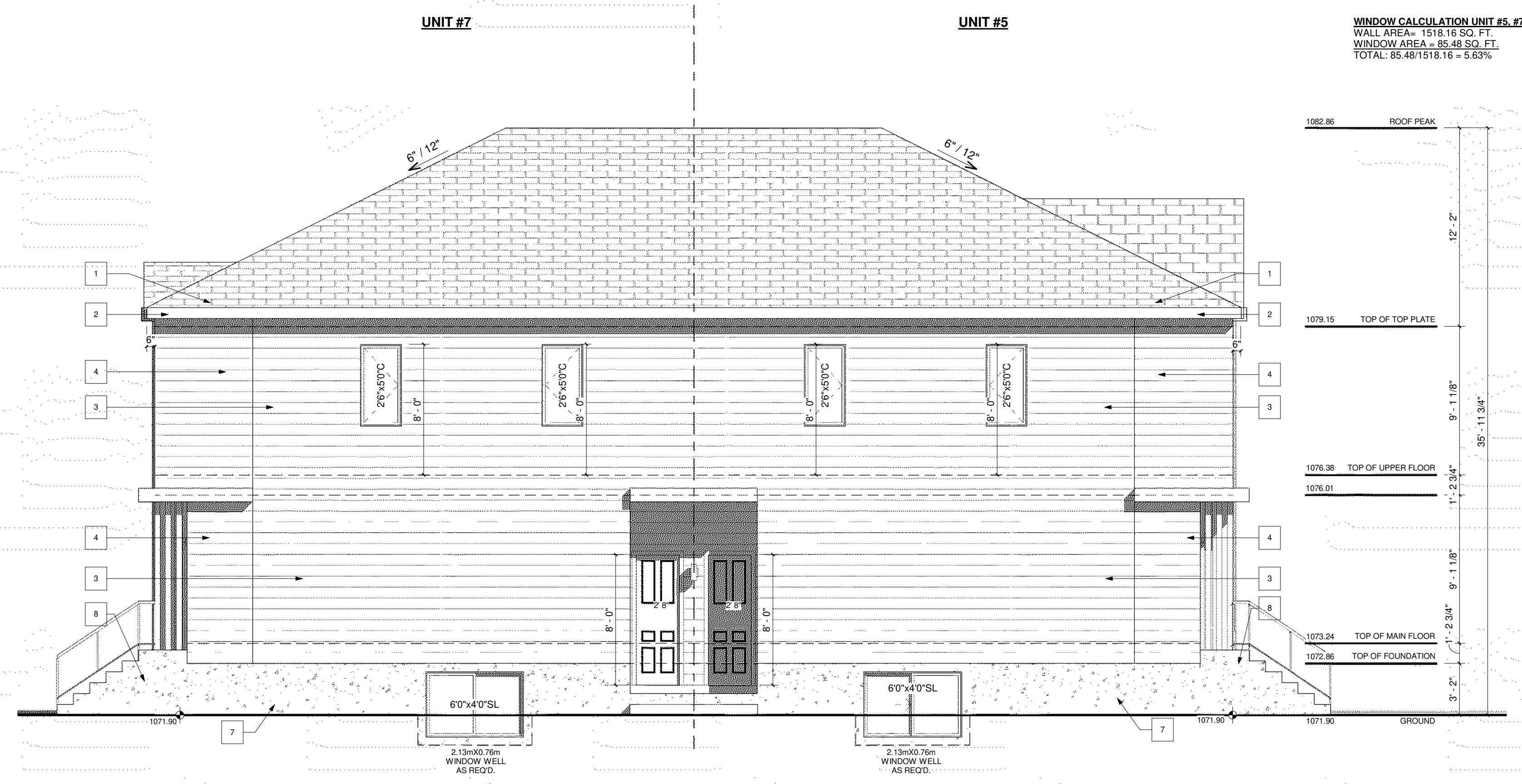
RIGHT ELEVATION (BUILDING A)
 SCALE: 3/16" = 1'-0"

- EXTERIOR FINISHES:**
- 1 ASPHALT SHINGLES
 - 2 8" ALUMINUM FASCIA - BLACK
 - 3 HARDIE SIDING FINISH - LIGHT GREY
 - 4 HARDIE SIDING FINISH - BLACK
 - 5 VERTICAL SIDING FINISH - BROWN
 - 6 PANEL SMART BOARD - BLACK
 - 7 CONC. PAVING
 - 8 CAST-IN PLACE CONCRETE

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 (SOFFIT ARE PRE-FIN ALUM)

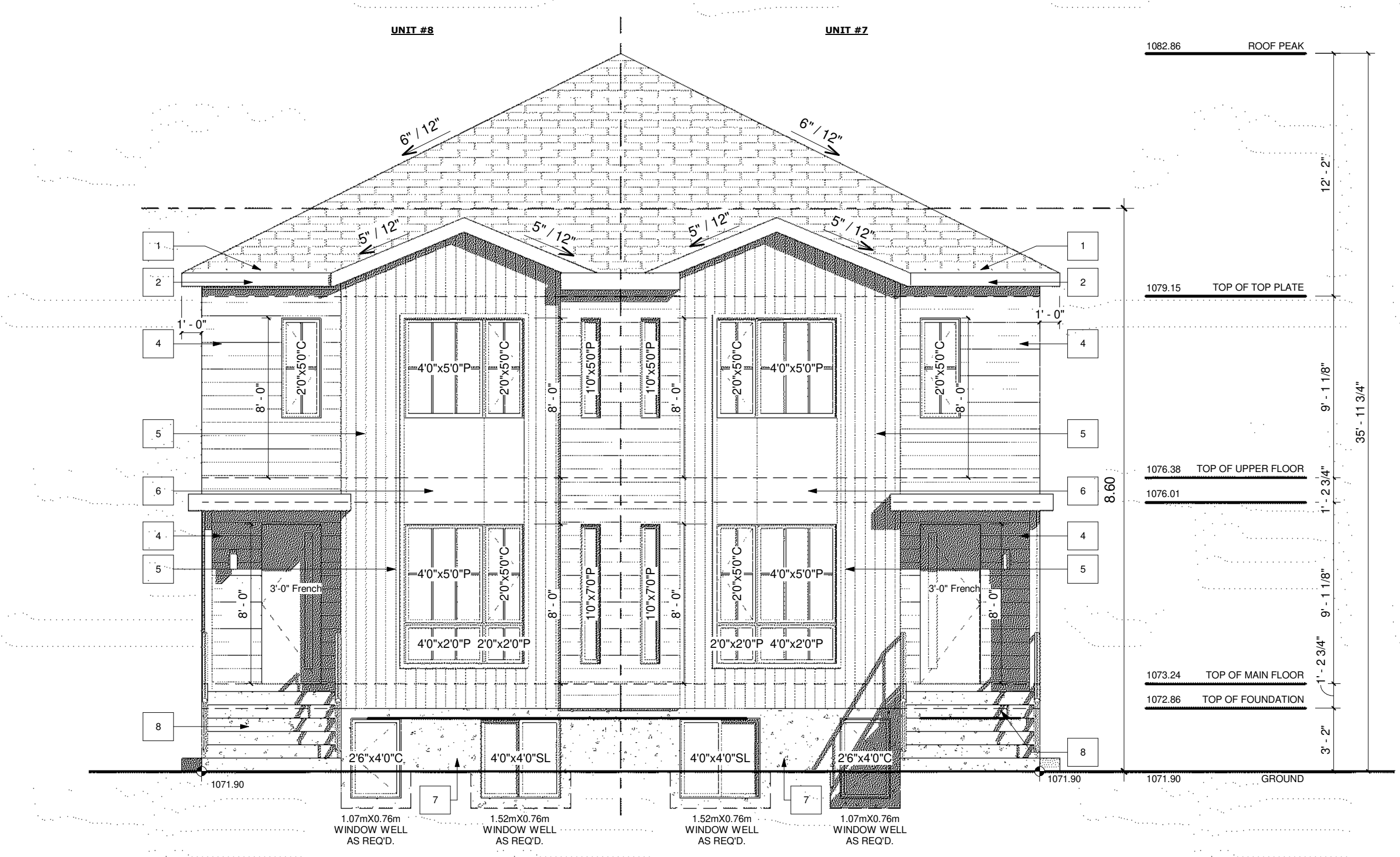


FRONT ELEVATION (BUILDING B)
 SCALE: 3/16" = 1'-0"

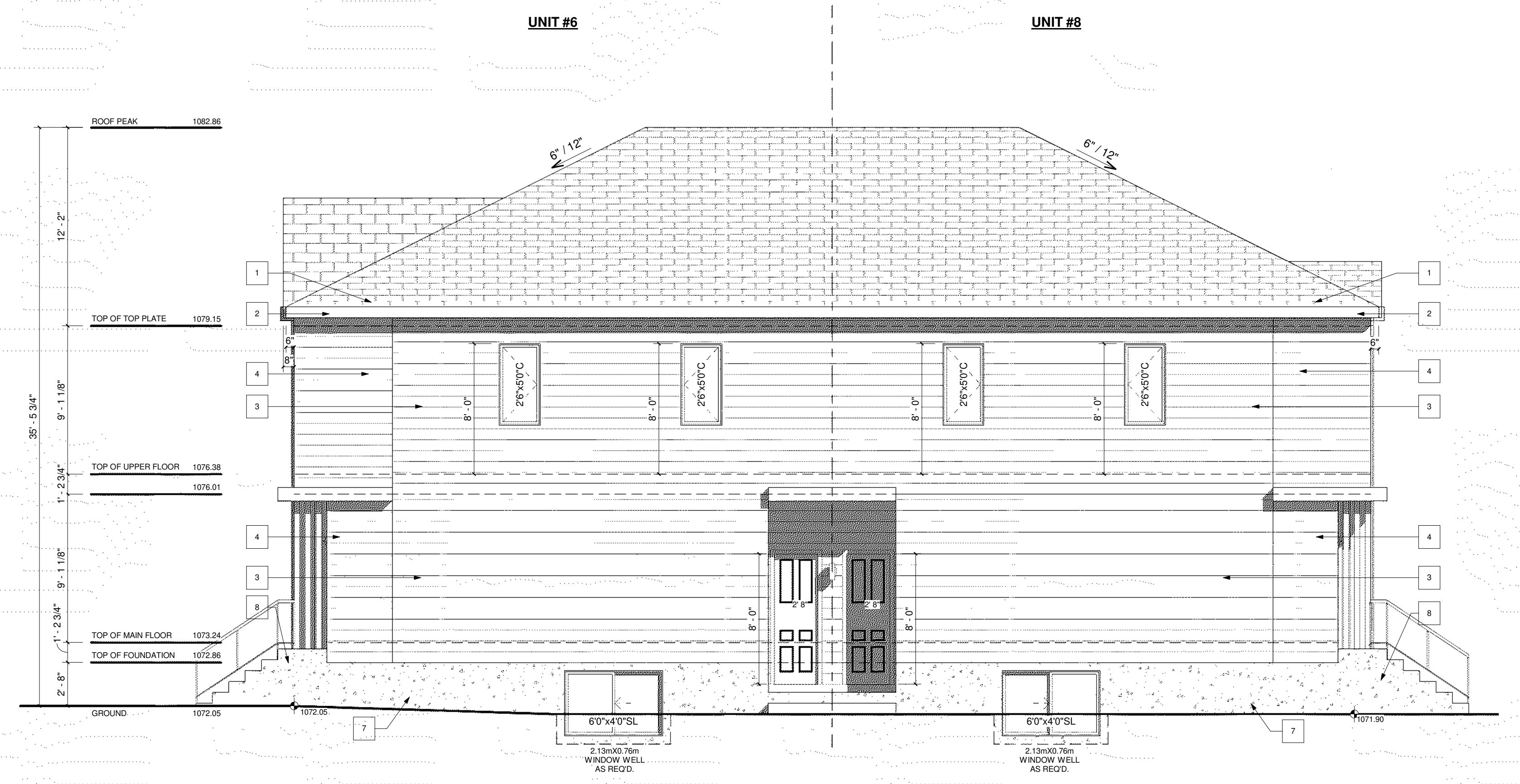


LEFT ELEVATION (BUILDING B)
 SCALE: 3/16" = 1'-0"

WINDOW CALCULATION UNIT #6, #8
 WALL AREA= 1515.08 SQ. FT.
 WINDOW AREA = 85.48 SQ. FT.
 TOTAL: 85.48/1515.08 = 5.64%



REAR ELEVATION (BUILDING B)
 SCALE: 3/16" = 1'-0"



RIGHT ELEVATION (BUILDING B)
 SCALE: 3/16" = 1'-0"

GENERAL NOTES:

MUNICIPAL ADDRESS:
 535 & 539 - 52 Ave SW
 CALGARY, ALBERTA

PROJECT:
 Multi-plex

PROJECT NUMBER:
 428-25

STATUS:
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04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
 Building B Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-12-09 5:08:38 PM

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

PAGE: **A-2.1**



GENERAL NOTES:

GARAGE TO BE BUILT USING SPV-003

- EXTERIOR FINISHES:**
- 1 ASPHALT SHINGLES
 - 2 6" ALUMINUM FASCIA
 - 3 SIDING FINISH
 - 4 CONC. PAVING

MUNICIPAL ADDRESS:
535 & 539 - 52 Ave SW
CALGARY, ALBERTA

PROJECT:
Multi-plex

PROJECT NUMBER:
428-25

STATUS:
-

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.	09.12.25	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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DRAWING SET:

SHEET NAME:
Garage Elevations

DESIGN BY: JT

DRAWN BY: JT

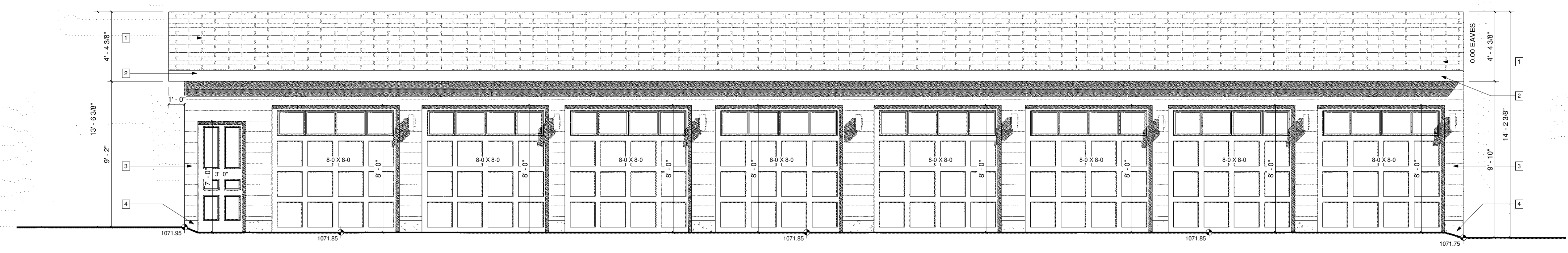
LAST REVISION BY:

PRINTED: 2025-12-09 5:08:39 PM

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

PAGE: **A-3.1**

TO BE BUILT USING SPV-003



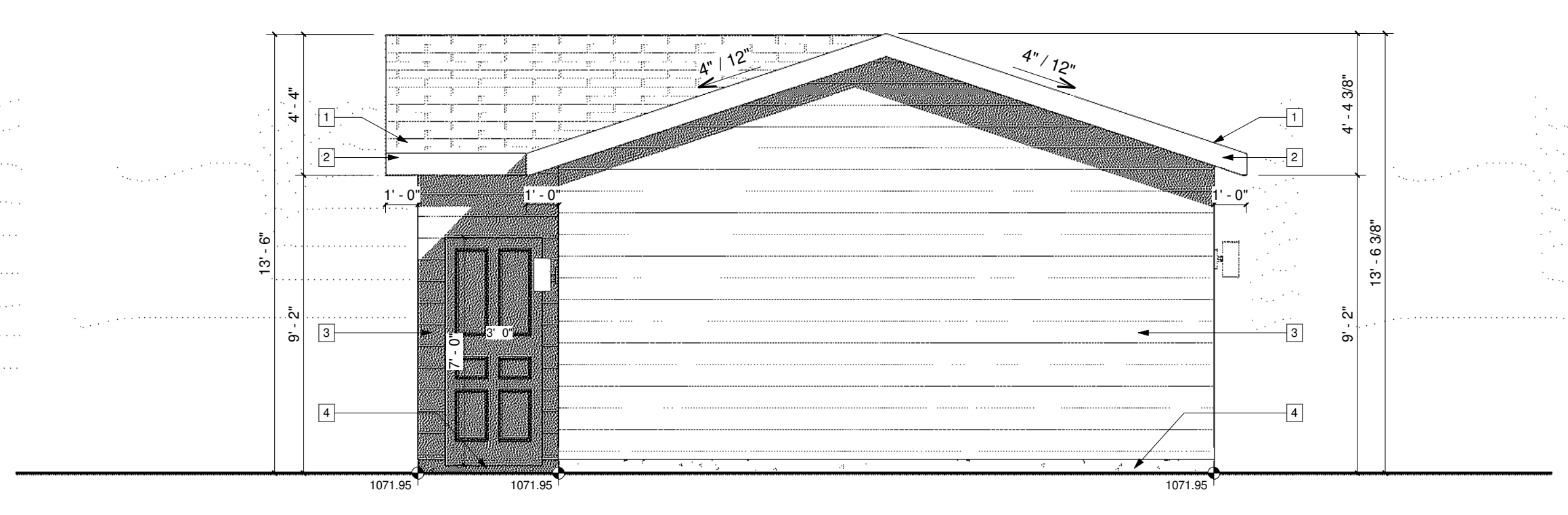
GARAGE FRONT - BACK LANE
SCALE: 1/4" = 1'-0"

TO BE BUILT USING SPV-003



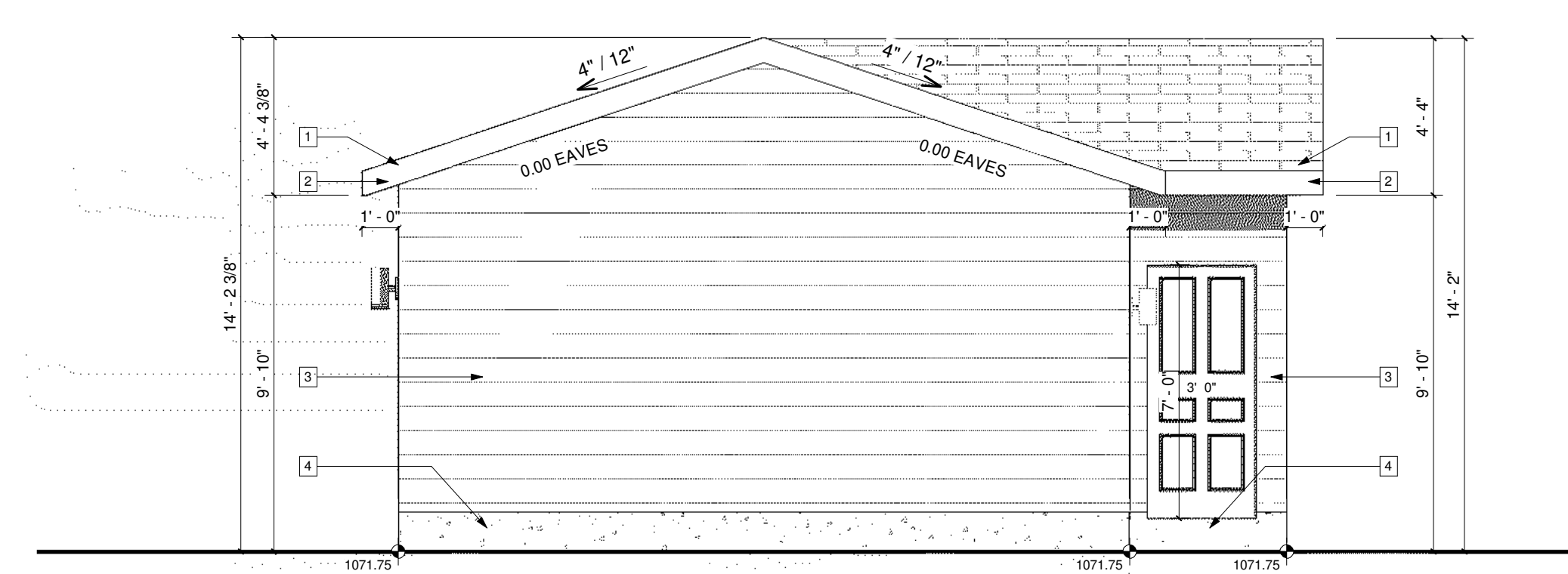
GARAGE REAR
SCALE: 1/4" = 1'-0"

TO BE BUILT USING SPV-003



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

TO BE BUILT USING SPV-003



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