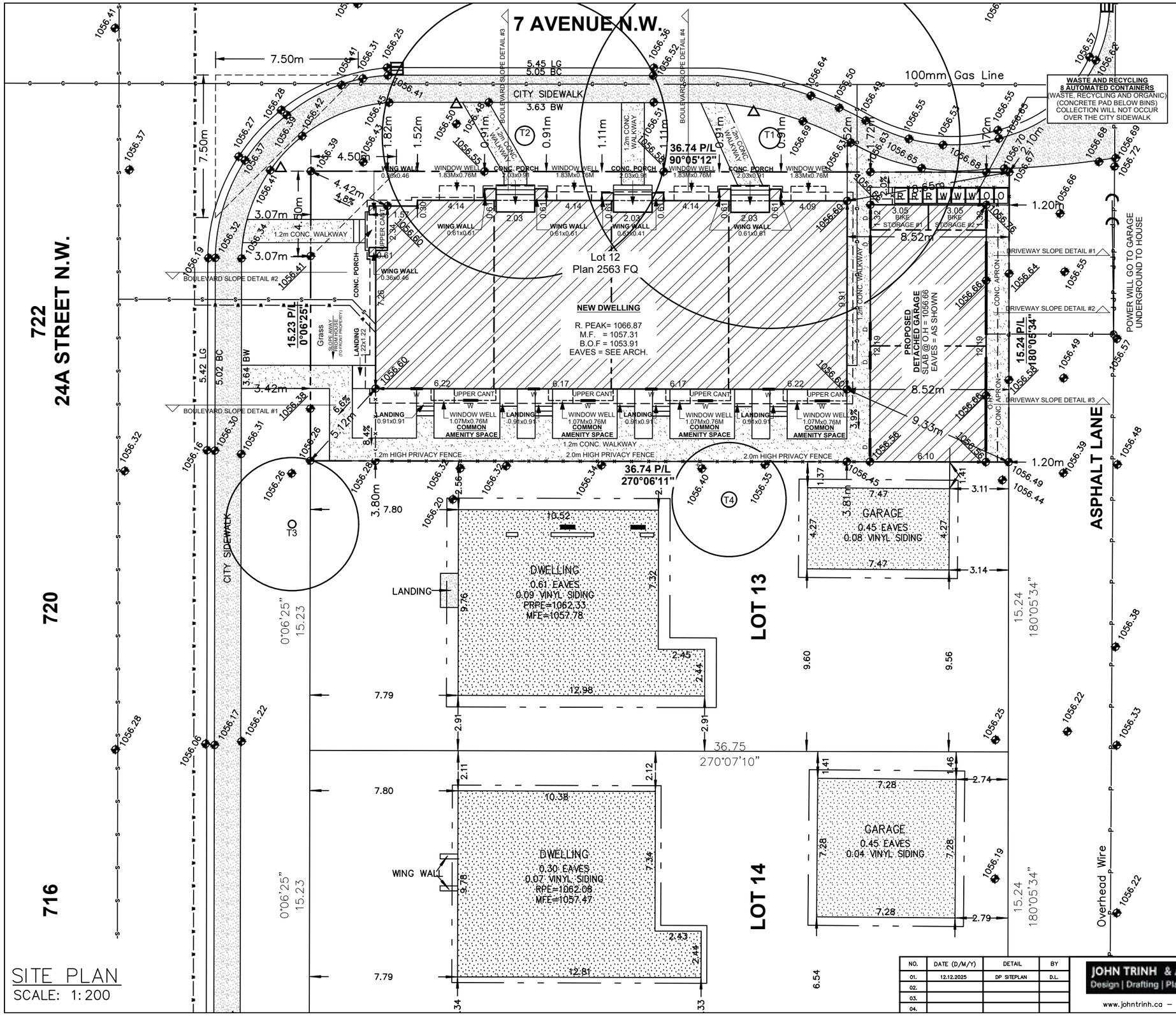


SITE PLAN

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 Fire Hydrant
- 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: R–CG Residential
Grade–Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lot 12
Plan 2563 FQ

MUNICIPAL ADDRESS:

722 – 24A STREET N.W..
Calgary, Alberta

LOT COVERAGE DETAIL:
(MULTI HOUSE)

LOT SIZE: 559.437 SQ M
HOUSE: 239.767 SQ M
MAIN CANT. : 0.000 SQ M
GARAGE + STORAGE: 82.374 SQ M
COVERED PORCH: 8.965 SQ M
WING WALL: 2.400 SQ M

TOTAL UNITS: 4
LOT SIZE: 559.437 SQ M (0.055944 ha)
DENSITY: 71 UNITS/ha

PARKING PROVIDED: 4 STALLS

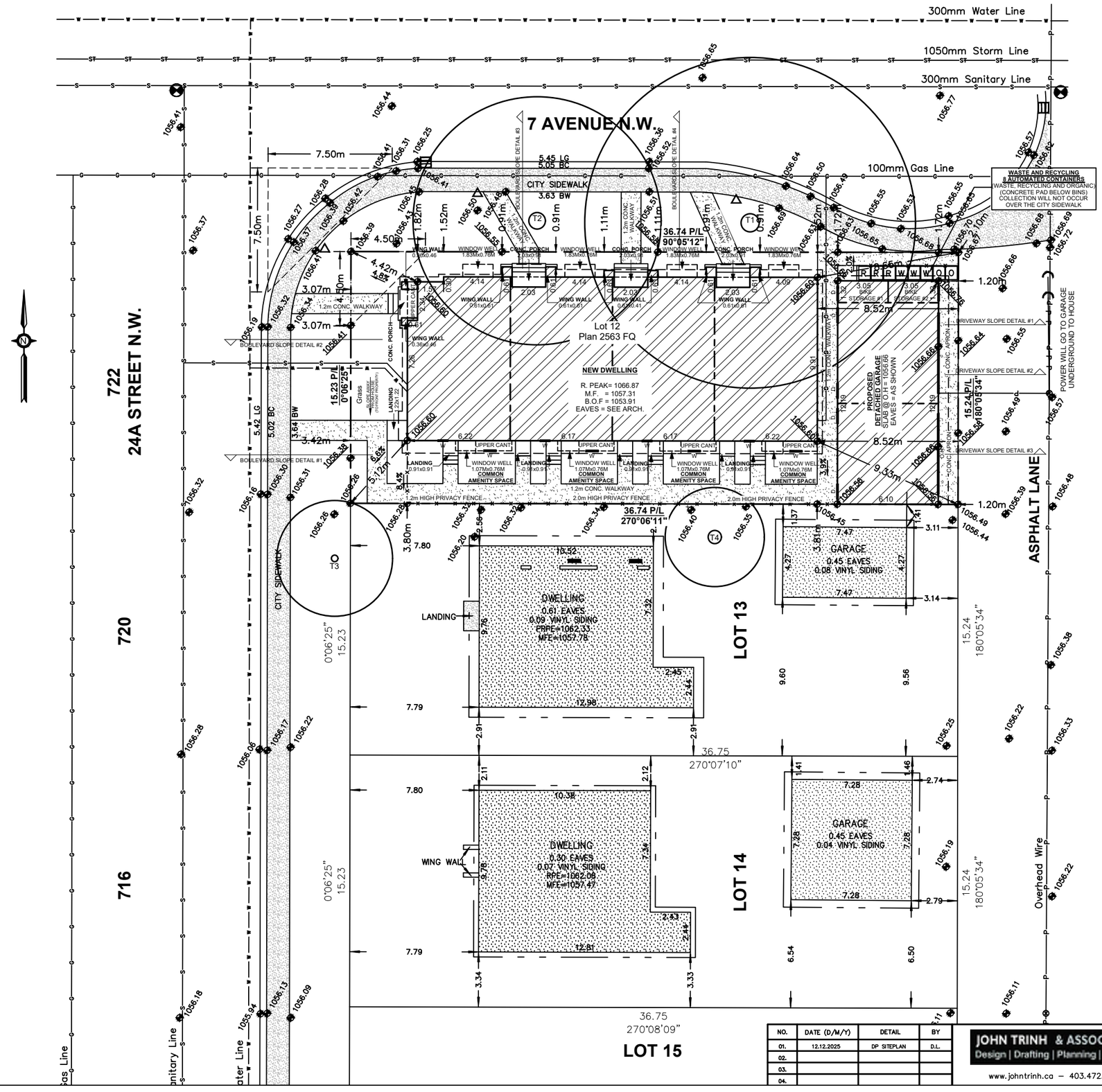
TOTAL : 333.506/559.437
= 59.61%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
722 – 24A STREET N.W.
Calgary, Alberta
Lot 12
Plan 2563 FQ

PROJECT: Multi–Family
SCALE: 1: 200
DATE: DEC 12, 2025
DIVISION: S
NUMBER: 01



NO.	DATE (D/M/Y)	DETAIL	BY
01.	12.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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PROJECT NAME AND ADDRESS:
722 – 24A STREET N.W.
Calgary, Alberta
Lot 12
Plan 2563 FQ

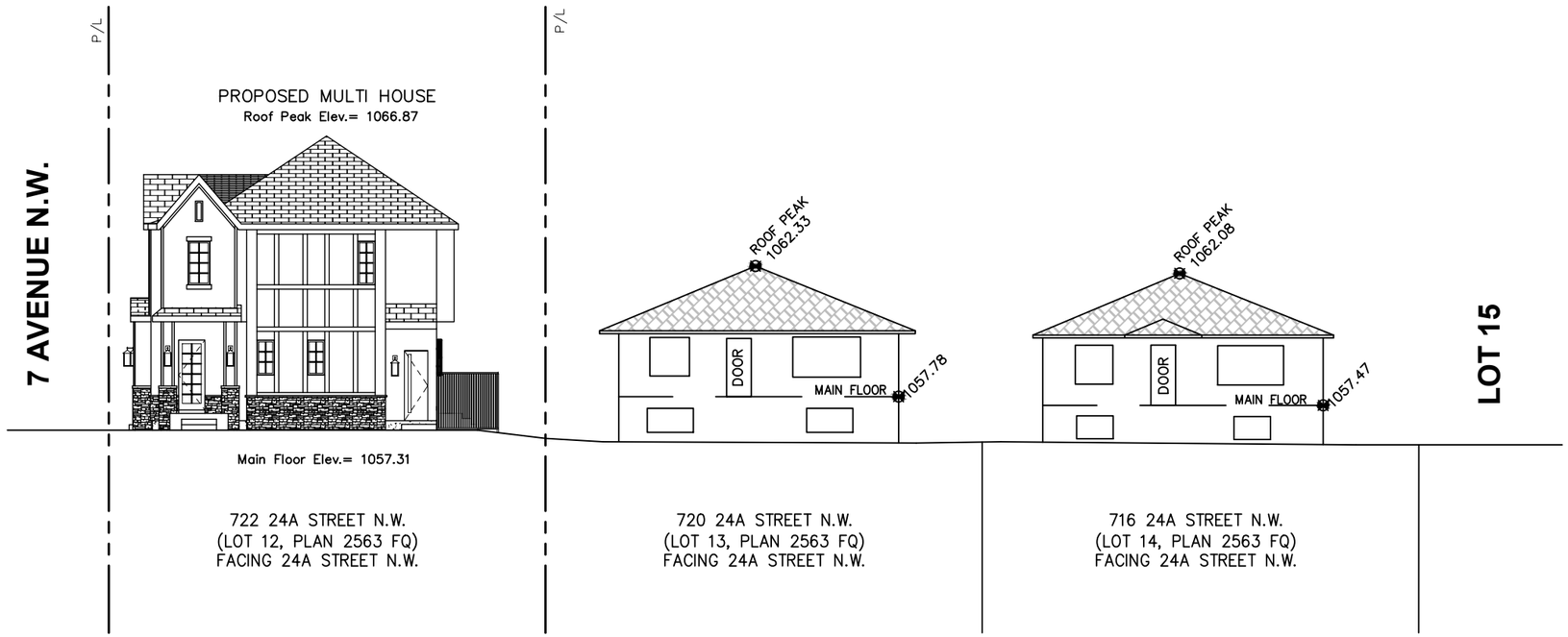
PROJECT: Multi-Family

DATE: DEC 12, 2025

SCALE: 1: 250

DIVISION: S NUMBER: 02

BLOCK PLAN
SCALE: 1: 250



STREETSCAPE
SCALE: 1:200

WEST STREETSCAPE





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-1.5	Area Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right 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	=	641.04 SQ. FT.
MAIN	=	641.04 SQ. FT.
UPPER	=	678.04 SQ. FT.
TOTAL	=	1319.08 SQ. FT.

FLOOR AREA UNIT #2

BASEMENT	=	644.79 SQ. FT.
MAIN	=	644.79 SQ. FT.
UPPER	=	680.40 SQ. FT.
TOTAL	=	1325.19 SQ. FT.

FLOOR AREA UNIT #3

BASEMENT	=	644.79 SQ. FT.
MAIN	=	644.79 SQ. FT.
UPPER	=	680.40 SQ. FT.
TOTAL	=	1325.19 SQ. FT.

FLOOR AREA UNIT #4

BASEMENT	=	650.21 SQ. FT.
MAIN	=	650.21 SQ. FT.
UPPER	=	686.15 SQ. FT.
TOTAL	=	1336.36 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLAN	D.L.
02.	--	--	--
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04.	--	--	--
05.	--	--	--

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

PROJECT: FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2025-12-12 8:30:44 AM

JTA DESIGN + PERMITS

PROJECT NAME: 722 4a STREET N.W. CALGARY

DESIGNER:	JOB #:
JT	1-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE FINISH	7	STUCCO FINISH - GREY
2	8" ALUMINUM FASCIA	5	CAST-IN PLACE CONCRETE	8	SMART BOARD FINISH - GREY
3	STUCCO FINISH - WHITE	6	CONCRETE PARGING	9	SMART BOARD FINISH - WHITE

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: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLAN	D.L.
02.	--	--	--
03.	--	--	--
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05.	--	--	--

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PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES: X _____
PRINTED: 2025-12-12 8:30:48 AM

JTA DESIGN + PERMITS

PROJECT NAME: 722 4a STREET N.W. CALGARY

DESIGNER:	JOB #:
JT	1-26
SCALE: AS SHOWN	SHEET: A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE FINISH	7	STUCCO FINISH - GREY
2	8" ALUMINUM FASCIA	5	CAST-IN PLACE CONCRETE	8	SMART BOARD FINISH - GREY
3	STUCCO FINISH - WHITE	6	CONCRETE PARGING	9	SMART BOARD FINISH - WHITE

WINDOW CALCULATION
(3.00m LIMITING DISTANCE)
WALL AREA = 1849.11 SQ. FT.
WINDOW AREA = 134.36 SQ. FT.

TOTAL: 134.36 / 1849.11 = 7.26%

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: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES: X
PRINTED: 2025-12-12 8:30:49 AM

JTA DESIGN + PERMITS

PROJECT NAME: 722 4a STREET N.W. CALGARY

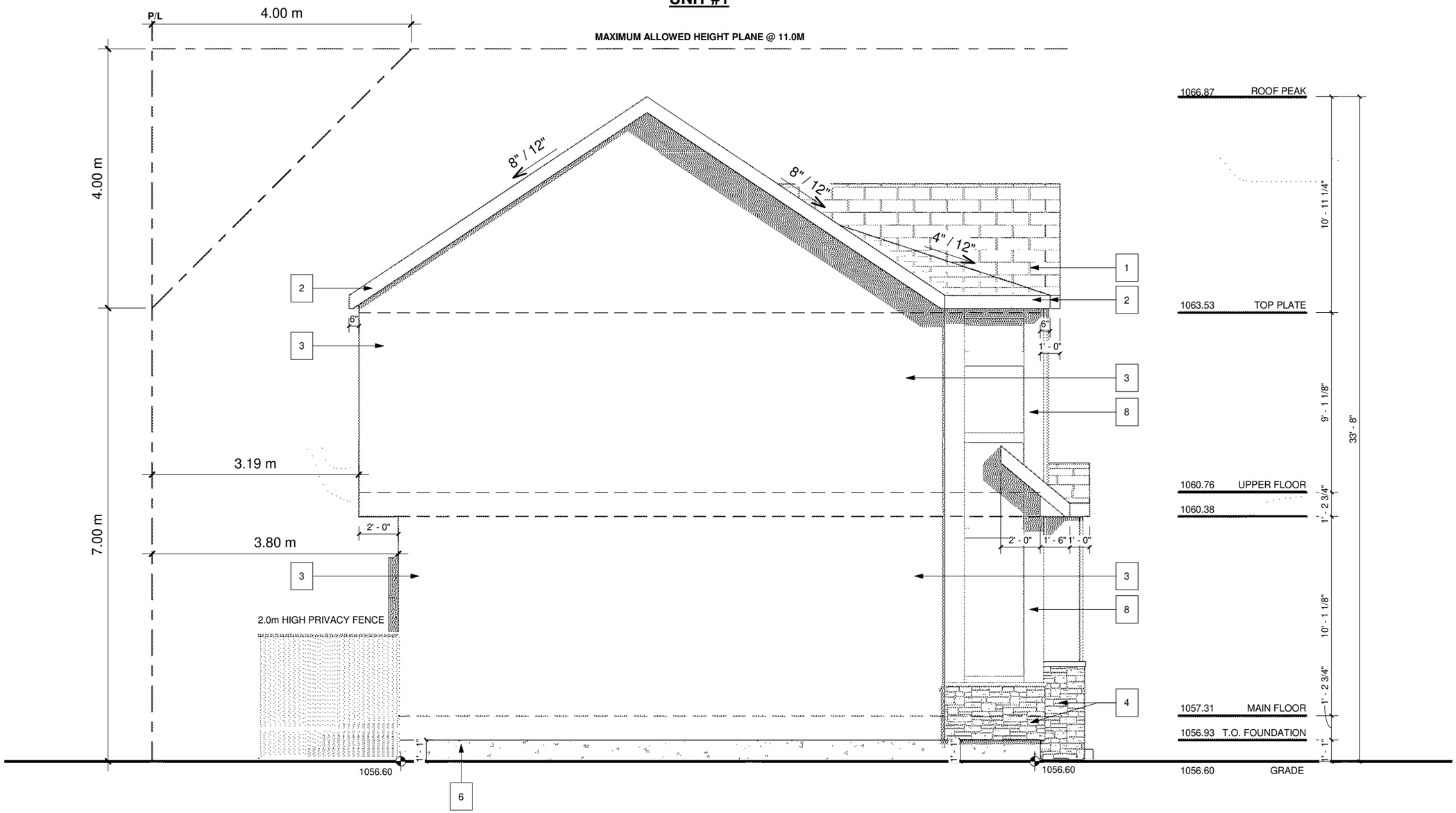
DESIGNER:	JOB #:
JT	1-26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE FINISH	7	STUCCO FINISH - GREY
2	8" ALUMINUM FASCIA	5	CAST-IN PLACE CONCRETE	8	SMART BOARD FINISH - GREY
3	STUCCO FINISH - WHITE	6	CONCRETE PARGING	9	SMART BOARD FINISH - WHITE

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)

UNIT #1



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

PROJECT NOTES:
NOTE: RIM JOIST AND EXTERIOR WALL SHEATHING ARE TO BE PRESSURE TREATED AT LOCATIONS WHERE GRADES ARE LESS THAN 8" FROM OF TOP OF FOUNDATION WALL

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLAN	D.L.
02.	--	--	--
03.	--	--	--
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05.	--	--	--

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PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES:
X
PRINTED: 2025-12-12 8:30:50 AM

JTA DESIGN + PERMITS

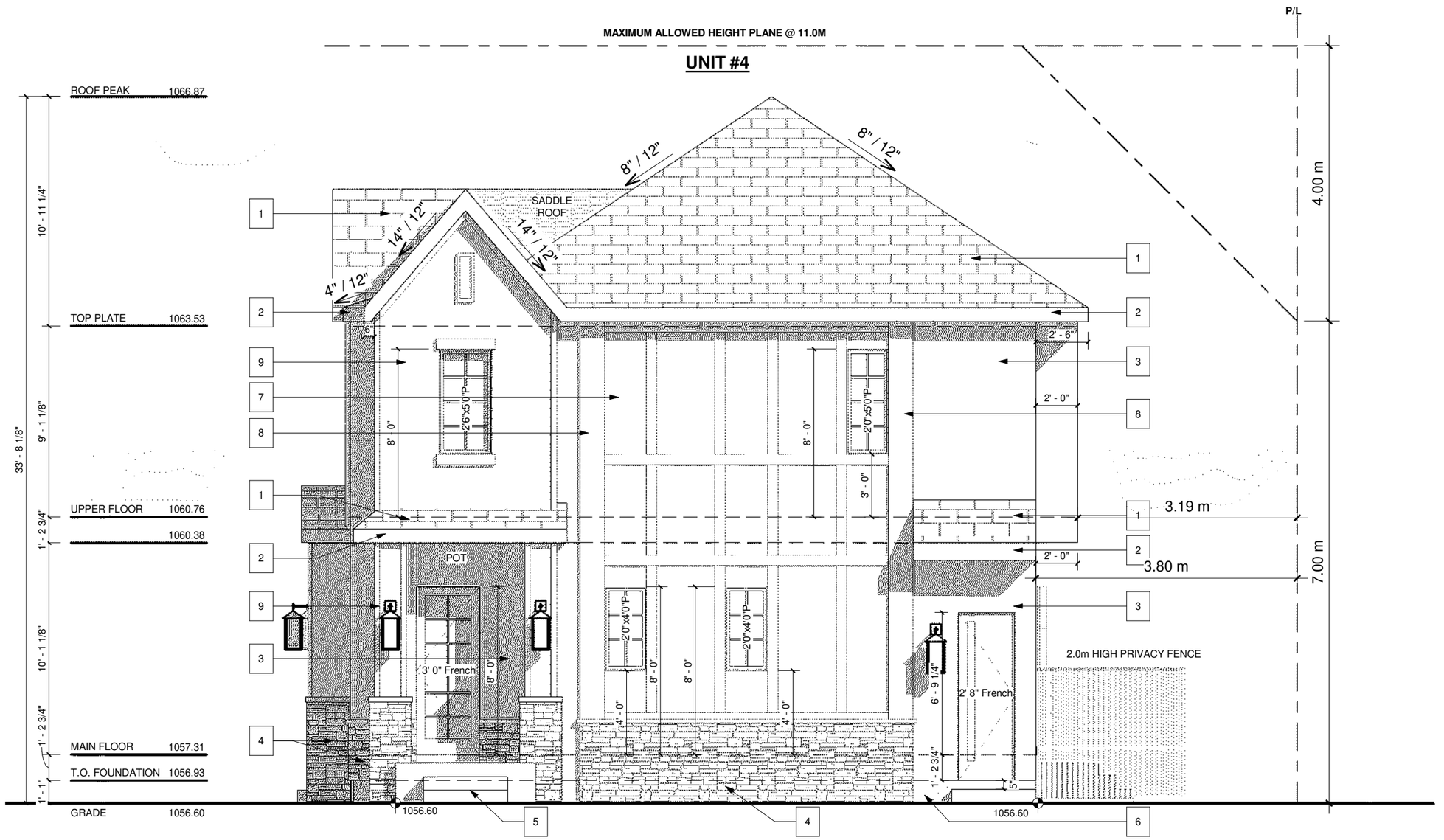
PROJECT NAME: 722 4a STREET N.W. CALGARY

DESIGNER:	JOB #:
JT	1-26
SCALE:	SHEET:
AS SHOWN	A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE FINISH	7	STUCCO FINISH - GREY
2	8" ALUMINUM FASCIA	5	CAST-IN PLACE CONCRETE	8	SMART BOARD FINISH - GREY
3	STUCCO FINISH - WHITE	6	CONCRETE PARGING	9	SMART BOARD FINISH - WHITE

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: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLAN	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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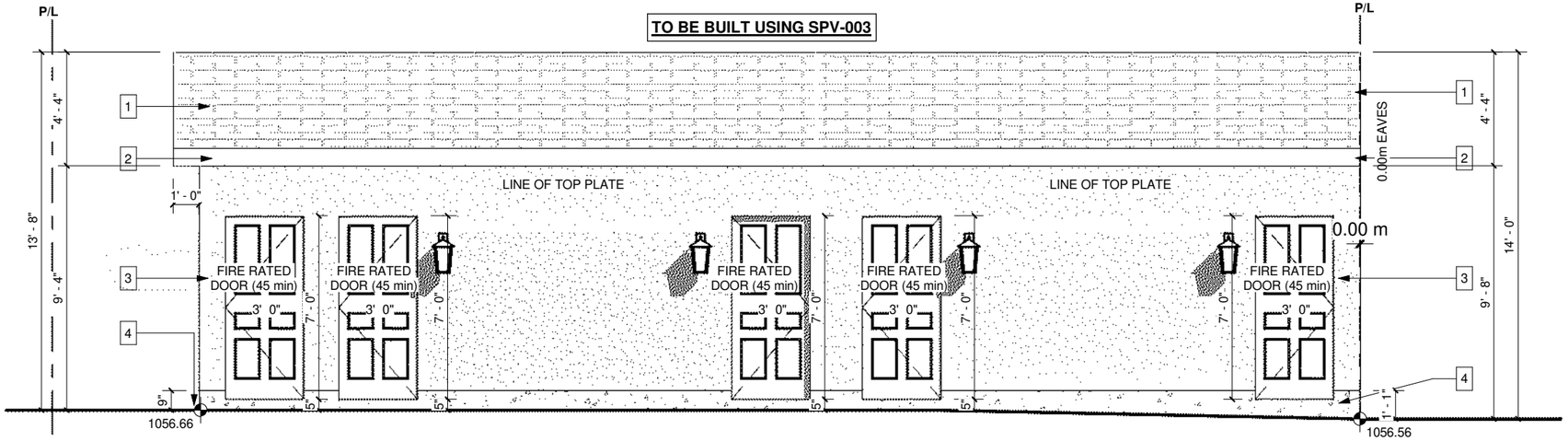
PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES: X
PRINTED: 2025-12-12 8:30:51 AM

JTA DESIGN + PERMITS

PROJECT NAME: 722 4a STREET N.W. CALGARY
DESIGNER: JT
JOB #: 1-26
SCALE: AS SHOWN
SHEET: A-2.3

EXTERIOR FINISHES:

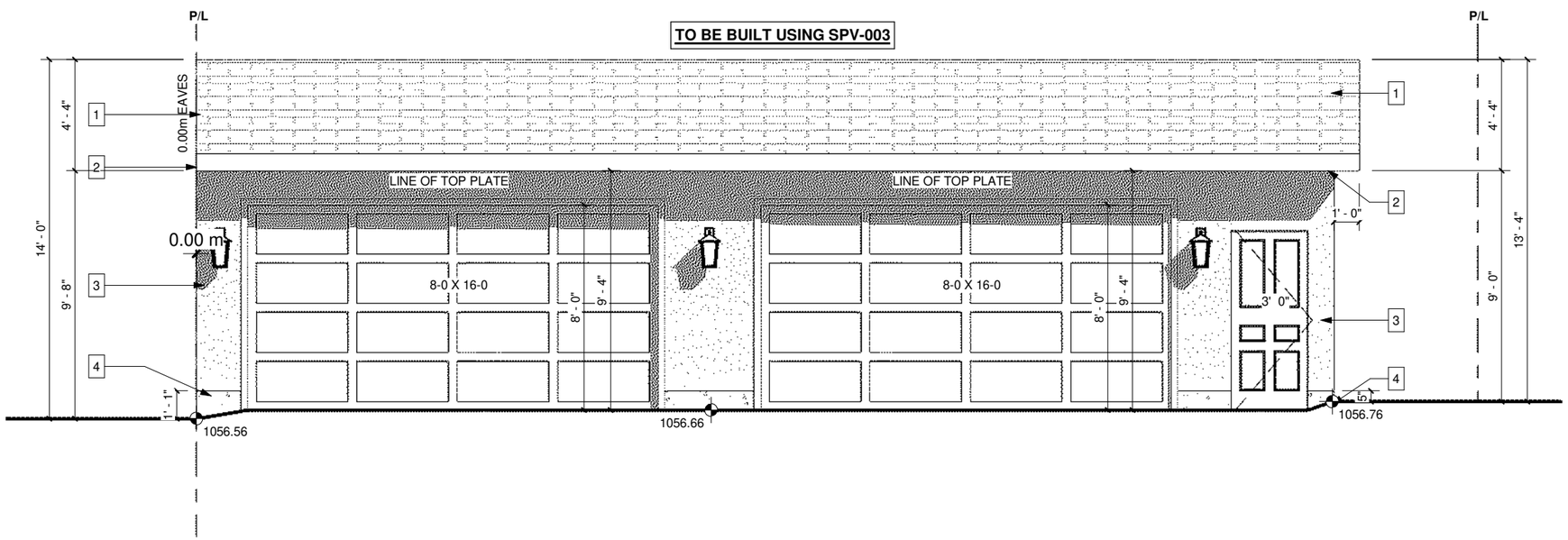
1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

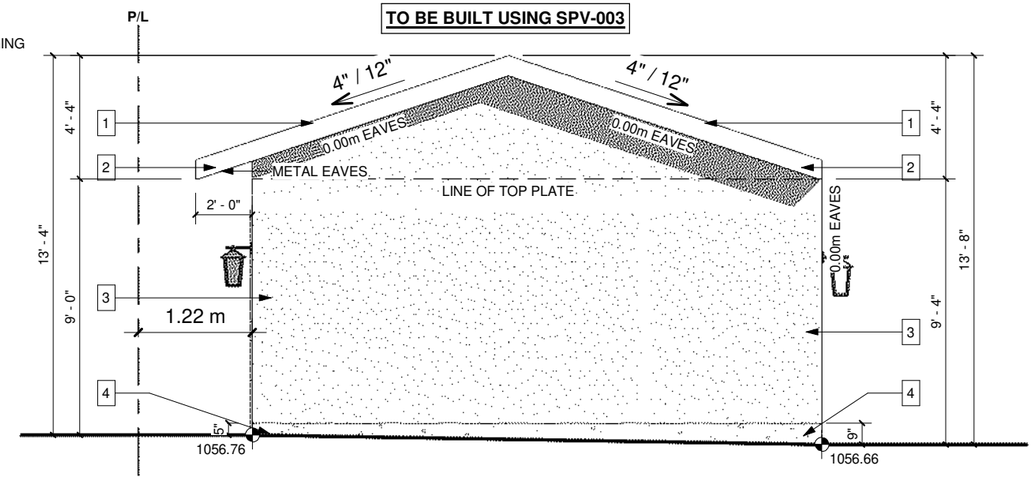
PRINTED: 2025-12-12 8:30:52 AM

PROJECT NAME:
722 4a STREET N.W.
CALGARY

DESIGNER:	JOB #:
JT	1-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

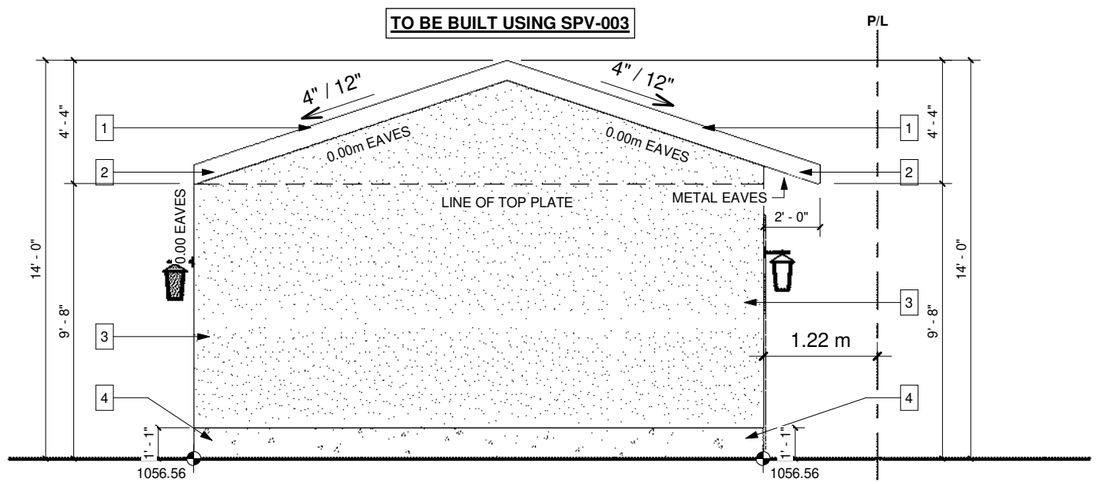
1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	12/12/25	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2025-12-12 8:30:53 AM

PROJECT NAME:
722 4a STREET N.W.
CALGARY

DESIGNER:	JOB #:
JT	1-26
SCALE:	SHEET:
AS SHOWN	A-3.2