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%

SITE PLAN
SCALE: 1: 200

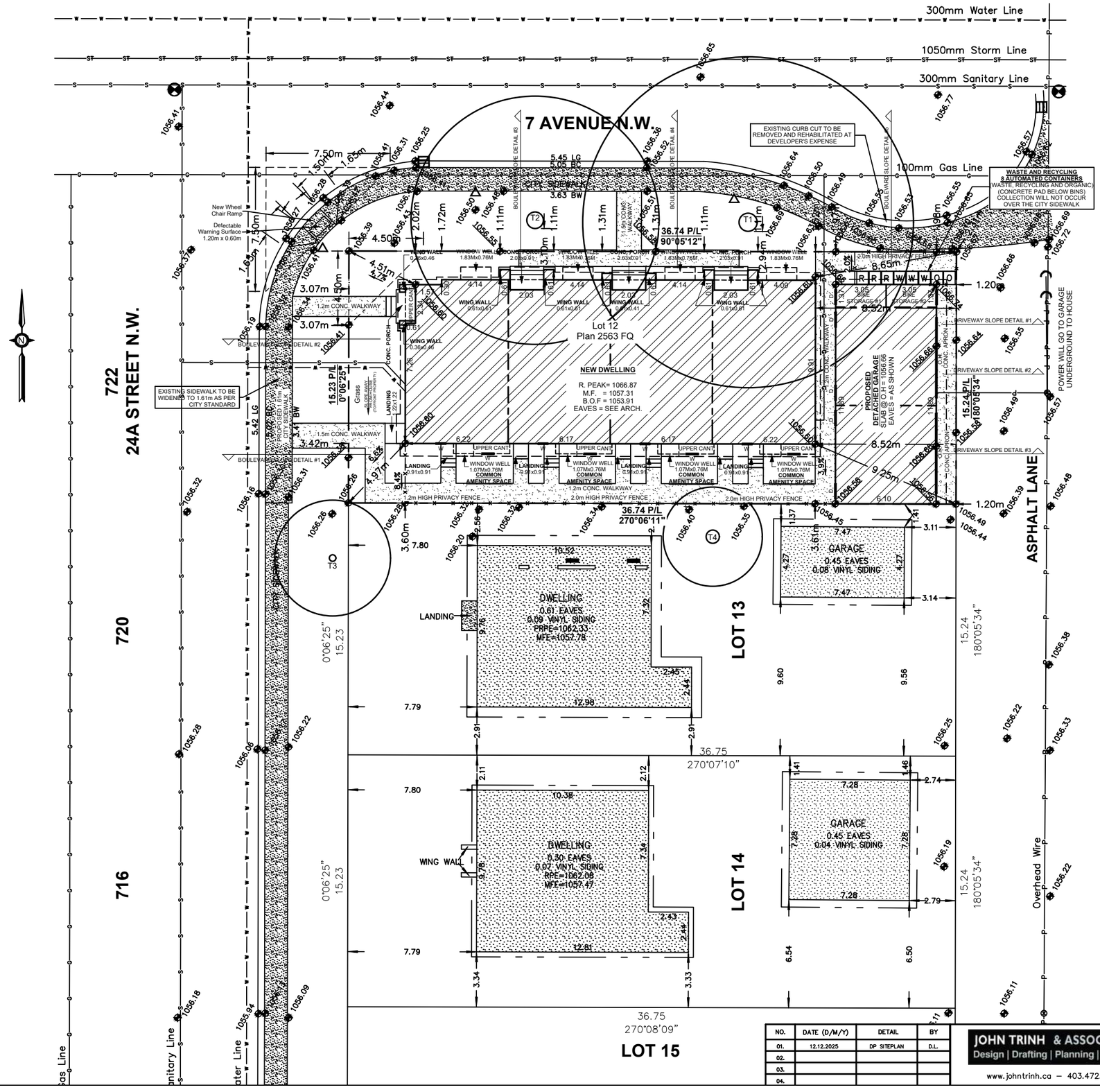
HYDROVAC EXCAVATION TO BE USED FOR ALL AREAS OF THE BUILDING WITHIN CLOSE PROXIMITY TO THE TREE ROOTS OF T1 AND T2 AS PER URBAN FORESTRY REQUIREMENTS.

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



BLOCK PLAN
SCALE: 1:250

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

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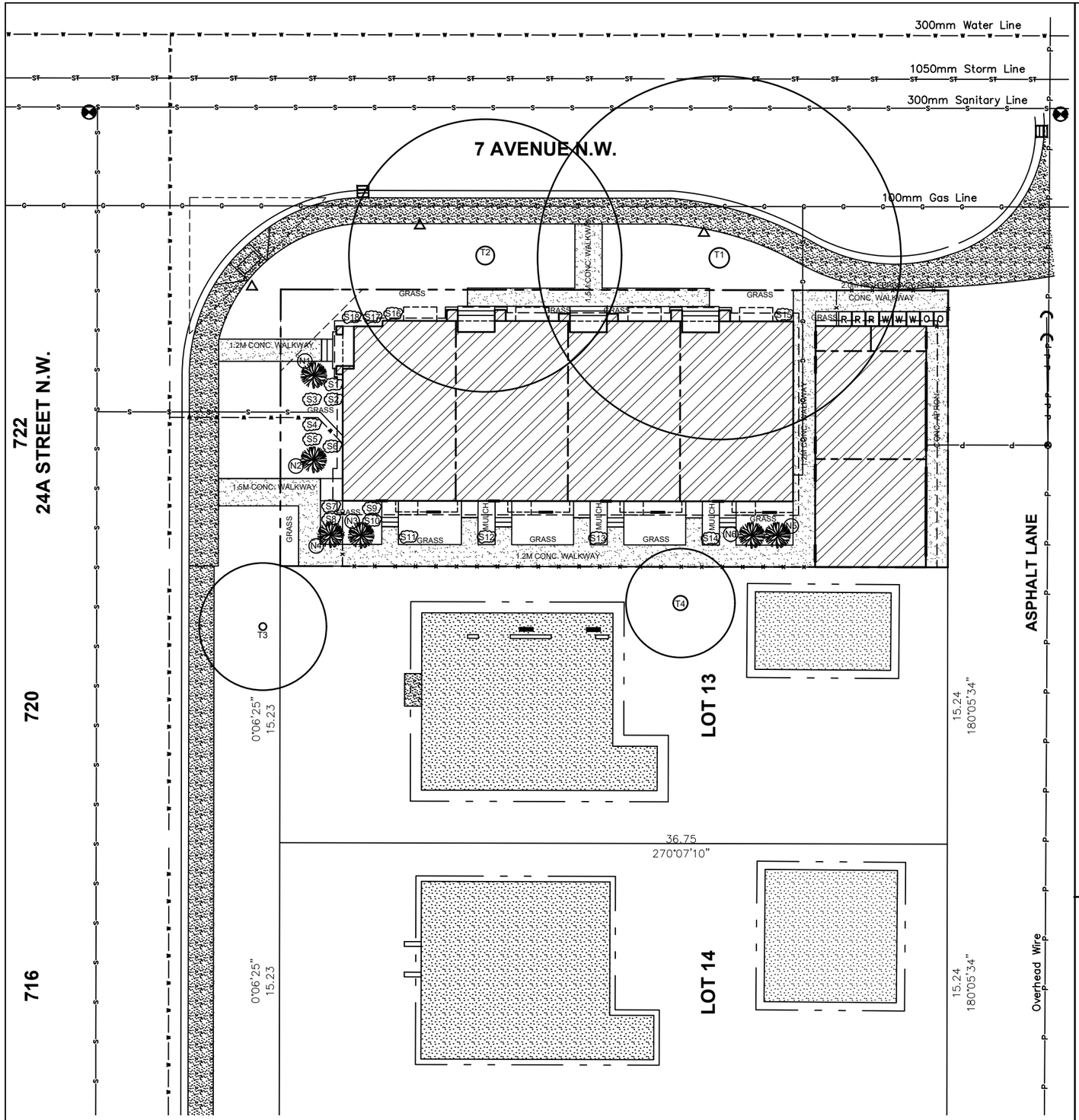
PROJECT NAME AND ADDRESS:
722 – 24A STREET N.W.
Calgary, Alberta
Lot 12
Plan 2563 FQ

PROJECT: Multi–Family

SCALE: 1: 250

DATE: DEC 12, 2025

DIVISION: S NUMBER: 02



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

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".

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	American Elm	1.10	20.00	15.00	Public Tree	To Stay
T2	American Elm	1.00	15.00	15.00	Public Tree	To Stay
T3	Colorado Spruce	0.40	7.00	15.00	Public Tree	To Stay
T4	Deciduous	0.50	6.00	6.00	In Adjacent Property	To Stay

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 559.437 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
559.437/110.000 = 5.085

6 TREES
18 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*

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

LANDSCAPE COVERAGE

LOT SIZE	=	559.437 SQ. M
LANDSCAPE AREA	=	185.864 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS	=	88.164 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	=	97.700 SQ. M

88.164 / 185.864 **= 47.43% OF HARD LANDSCAPE**
97.700 / 185.864 **= 52.57% OF SOFT LANDSCAPE**

NOTE:
Excavation within the dripline of public trees T1 and T2 (T-32171930 and T-32171931) shall be conducted using Hydrovac equipment. An Urban Forestry Technician shall be onsite as required.

"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".

"Pruning of American Elm trees 'T-32171930' and 'T-32171931' shall respect the pruning ban as per City of Calgary requirements".

"Walkways within 4m of public trees 'T-32171930' and 'T-32171931' to be poured as slab at grade to make sure no deep excavation or damage to tree roots occurs".

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

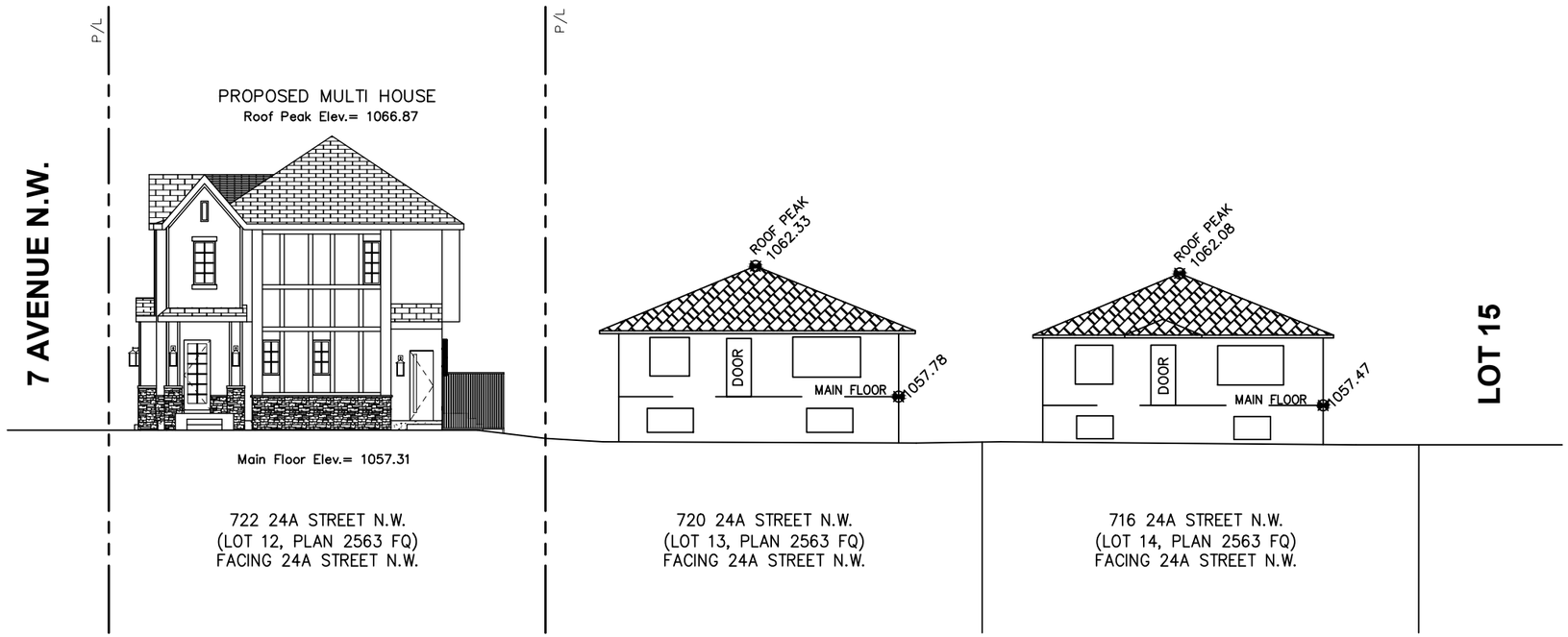
Lot 12
Plan 2563 FQ

PROJECT: Multi–Family

SCALE: 1: 200

DATE: DEC 12, 2025

DIVISION: S NUMBER: 03



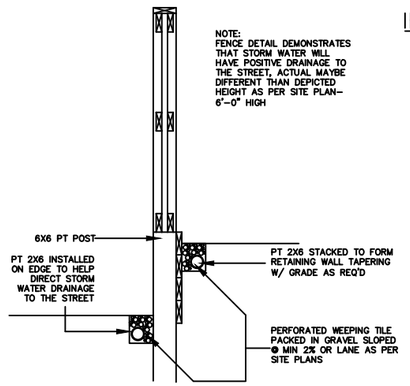
STREETSCAPE
SCALE: 1:200

WEST STREETSCAPE

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	641.04 SQ.FT.	644.79 SQ.FT.	644.79 SQ.FT.	650.21 SQ.FT.
MAIN FLOOR	641.04 SQ.FT.	644.79 SQ.FT.	644.79 SQ.FT.	650.21 SQ.FT.
UPPER FLOOR	678.04 SQ.FT.	680.40 SQ.FT.	680.40 SQ.FT.	686.15 SQ.FT.
TOTAL AREA	1319.08 SQ.FT.	1325.19 SQ.FT.	1325.19 SQ.FT.	1336.36 SQ.FT.

IF APPLICABLE



FENCE SECTION DETAIL
SCALE: NTS

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
SCALE: AS SHOWN
DATE: DEC 12, 2025
DIVISION: S NUMBER: 04





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:

DO NOT SCALE DRAWINGS.
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CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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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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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: 2026-04-06 1:57:57 PM

JTA DESIGN + PERMITS

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

DESIGNER:	JOB #:
JT	1-26
SCALE: AS SHOWN	SHEET: 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.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES: X _____
PRINTED: 2026-04-06 1:58:05 PM

JTA DESIGN + PERMITS

PROJECT NAME: 722 4a STREET N.W. CALGARY
DESIGNER: JT
JOB #: 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
01.	12/12/25	DP PLAN	D.L.
02.	--	--	--
03.	--	--	--
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: 2026-04-06 1:58:08 PM

JTA DESIGN + PERMITS

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

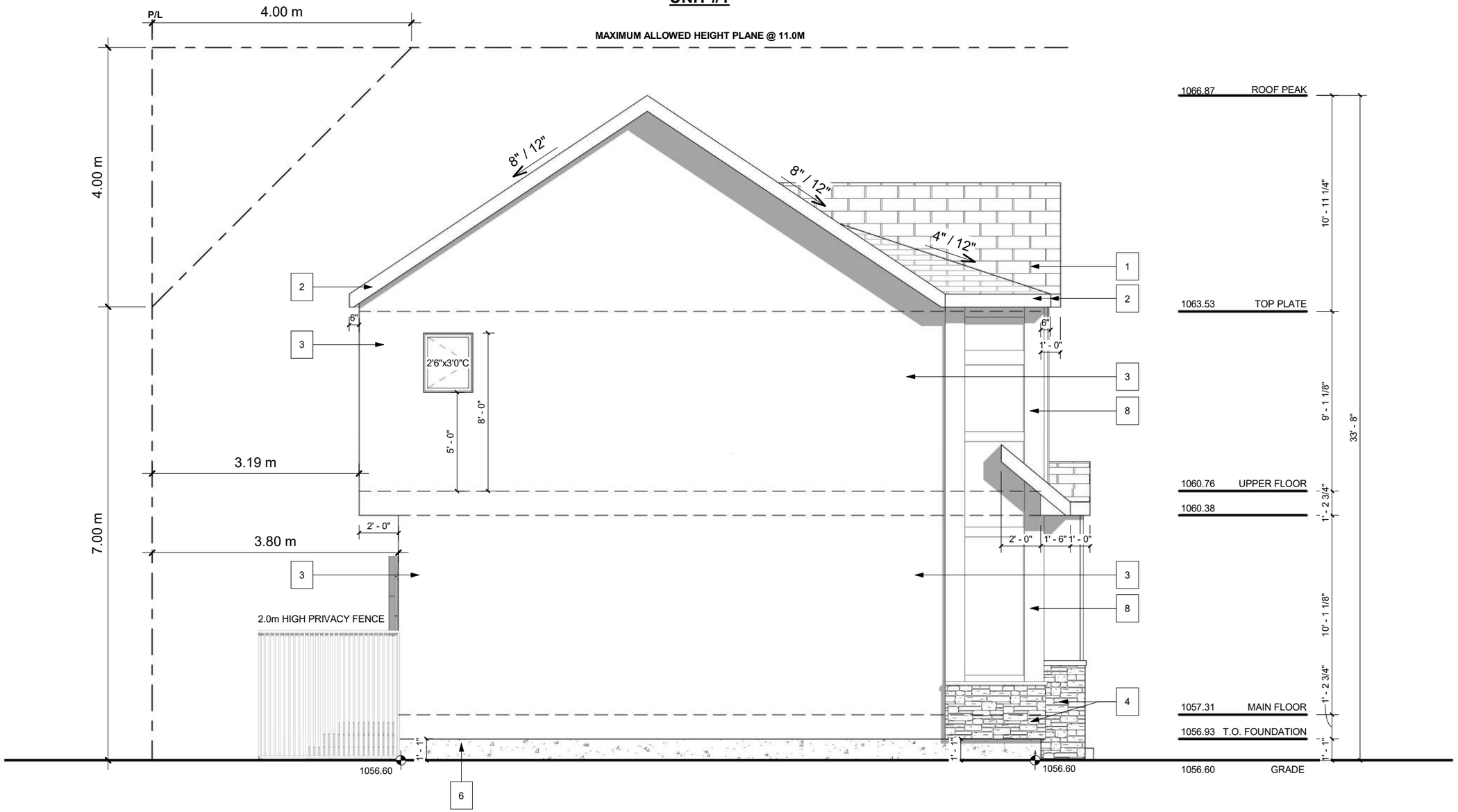
DESIGNER:	JOB #:
JT	1-26
SCALE: AS SHOWN	SHEET: A-2.1

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

DO NOT SCALE DRAWINGS.
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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: 2026-04-06 1:58:10 PM

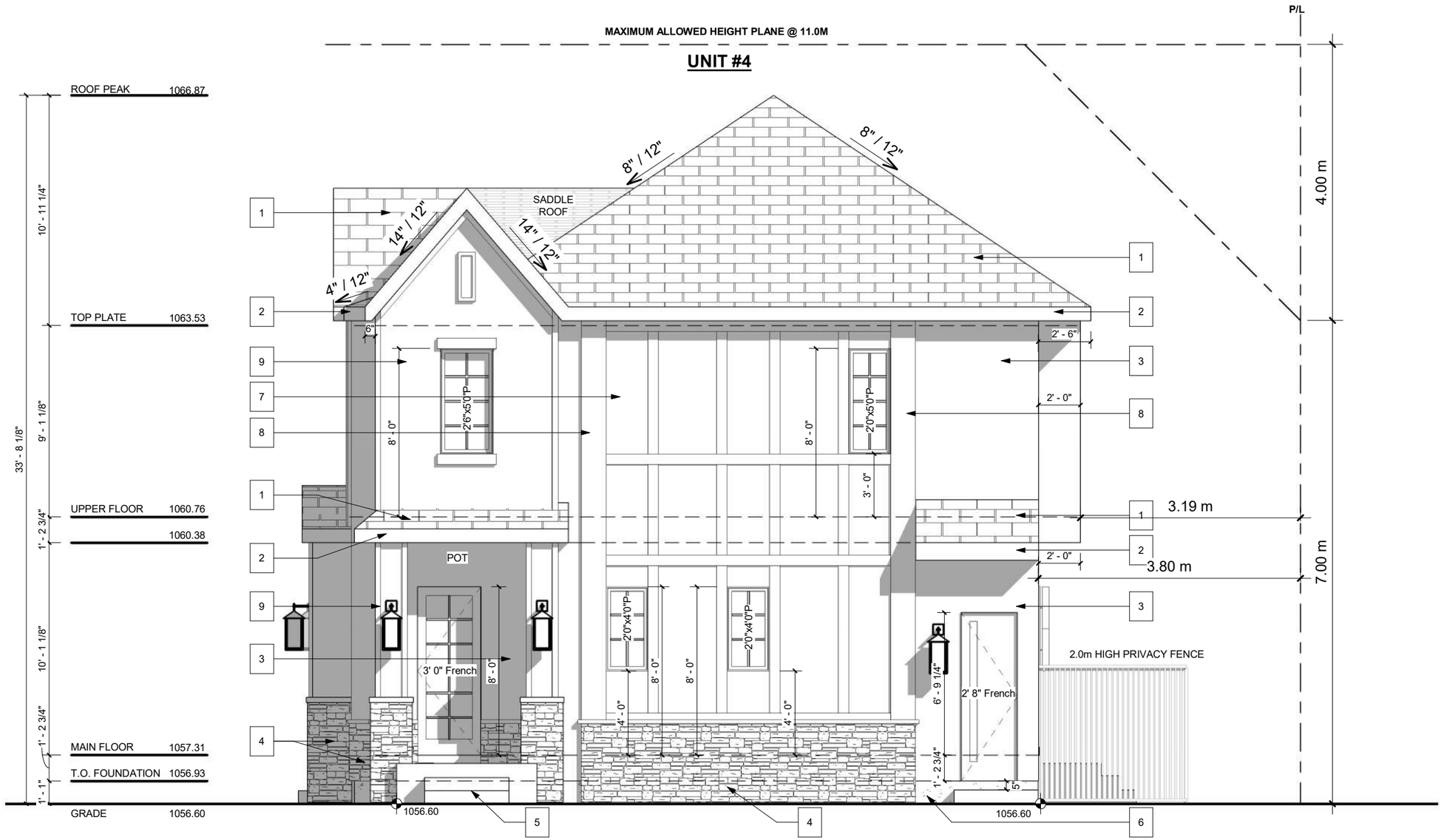
JTA DESIGN + PERMITS

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

DO NOT SCALE DRAWINGS.
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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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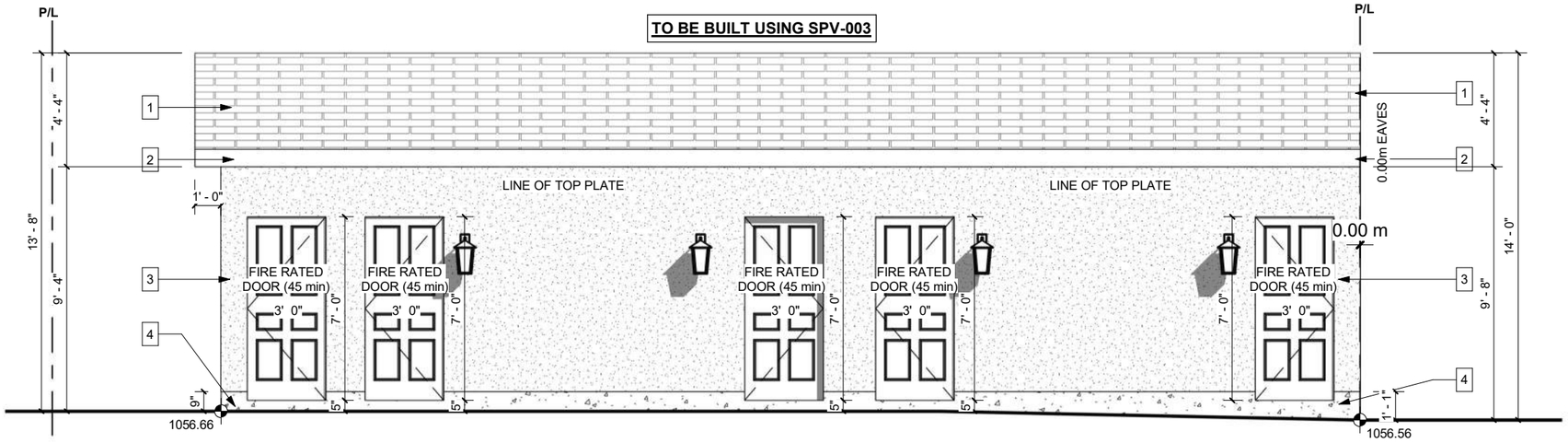
PROJECT: FOUR UNIT ROWHOUSE
STATUS: DP
SIGNATURES:
X _____
PRINTED: 2026-04-06 1:58:13 PM

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:

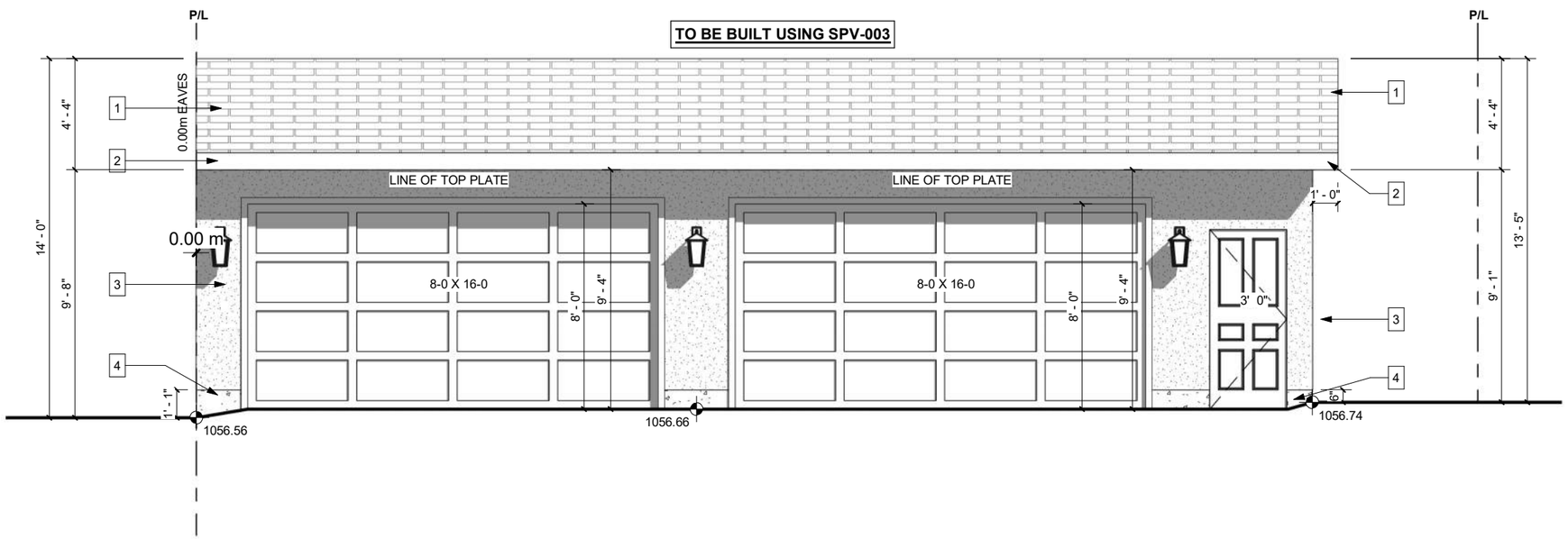
1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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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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

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 _____

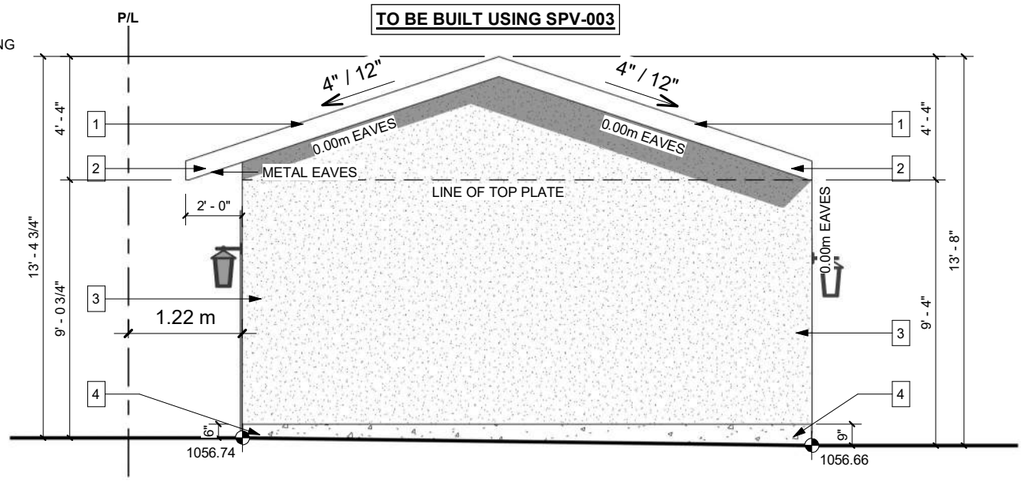
PRINTED: 2026-04-06 1:58:15 PM

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

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

EXTERIOR FINISHES:

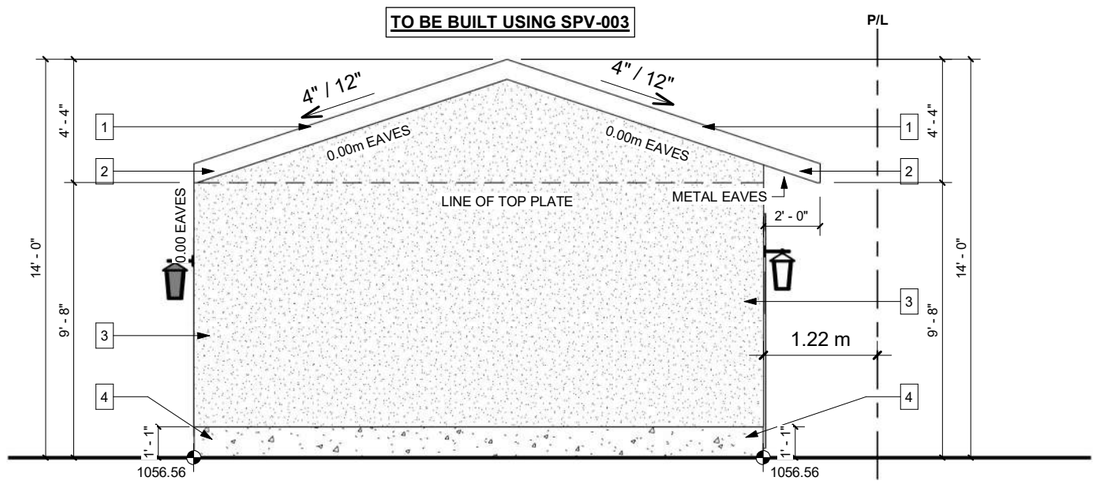
1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO FINISH
4. CONCRETE PARGING



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"

ULINE
1-LOOP WAVE STYLE BIKE RACK

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27





CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

PROJECT NOTES:

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ISSUES:

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01.	12/12/25	DP PLANS	D.L.
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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-04-06 1:58:16 PM

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

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