

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \blacksquare = 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:

- \blacksquare ----- denotes Calculation points
- \blacksquare ----- denotes Water Valve
- \blacklozenge ----- denotes Gas Valve
- \bullet ----- denotes Manhole
- \odot ----- denotes Tree
- \bullet ----- 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
- 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.

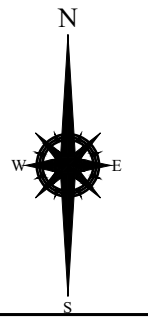
LAND USE: R-CG Residential
 Grade-Oriented Infill

SCALE: 1:200

LEGAL DESCRIPTION:

Lots 30 & 31
 Block 3
 Plan 5942 AD

MUNICIPAL ADDRESS:
 311 33 AVENUE N.E.
 Calgary, Alberta

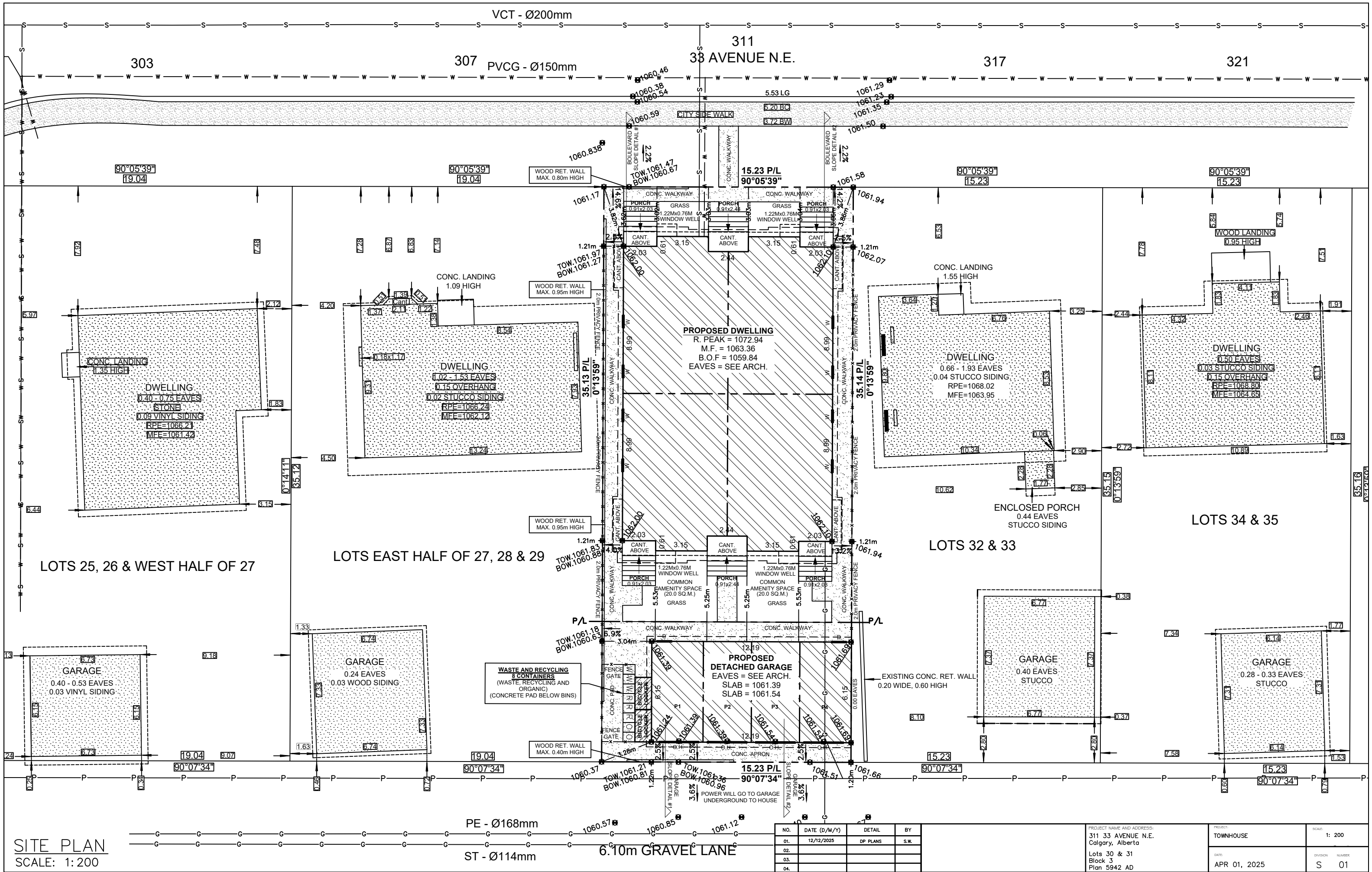


LOT COVERAGE DETAIL: (ROW HOUSE)		DENSITY:	
LOT SIZE: 534.964 SQ M	HOUSE SIZE: 236.407 SQ M	TOTAL UNITS: 4	LOT SIZE: 534.964 SQ M (0.0534964 ha)
CANT.: 0.000 SQ M	COVERED PORCH: 4.430 SQ M	DENSITY: 75 UNITS/ha	
GARAGE: 74.942 SQ M	WINGWALL: 0.000 SQ M	PARKING:	PARKING PROVIDED: 4 STALLS
TOTAL: 315,779/534,964 = 59.03%			

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12/12/2025	DP PLANS	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:		PROJECT:	SCALE:
311 33 AVENUE N.E. Calgary, Alberta		TOWNHOUSE	1:200
Lots 30 & 31 Block 3 Plan 5942 AD		DATE:	DIVISION NUMBER:
		APR 01, 2025	S 01

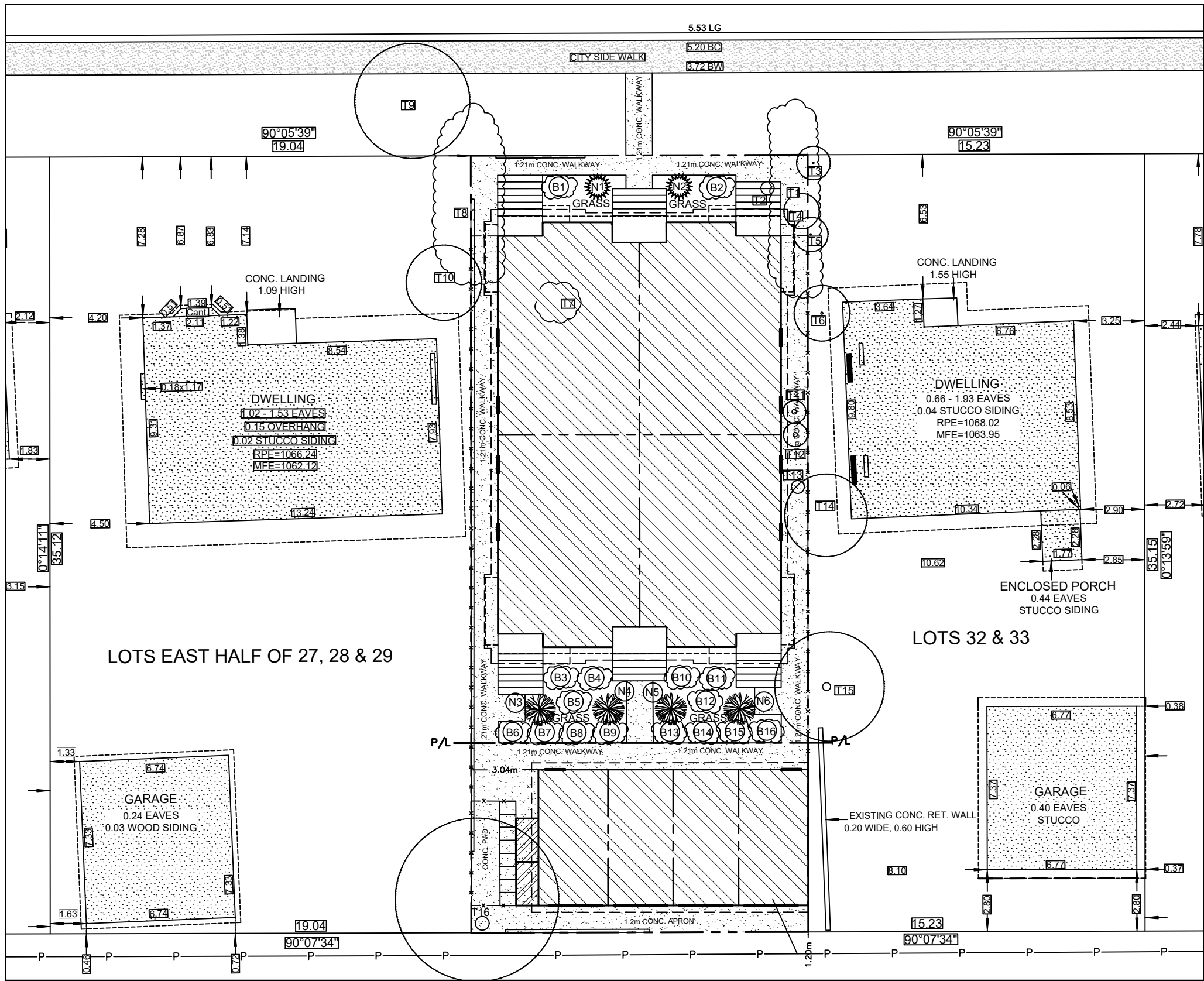
SITE PLAN
 SCALE: 1:200



SITE PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	12/12/2025	DP PLANS	S.W.
02.			
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PROJECT NAME AND ADDRESS: 311 33 AVENUE N.E. Calgary, Alberta		SCALE: 1: 200
PROJECT: TOWNHOUSE		DIVISION NUMBER: S 01
DATE: APR 01, 2025		
PROJECT NUMBER: Lots 30 & 31 Block 3 Plan 5942 AD		



TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	DISPOSITION
T1	Shrubs	-	2.27	1.80	On Property Line	To Stay
T2	Stump	-	-	0.94	In Subject Property	To Be Removed
T3	Poplar	0.06	1.52	3.15	In Adjacent Property	To Stay
T4	Poplar	0.04	1.60	3.75	In Subject Property	To Be Removed
T5	Poplar	0.06	1.56	3.65	In Adjacent Property	To Stay
T6	Poplar	0.10	2.52	3.80	In Adjacent Property	To Stay
T7	Shrubs	-	1.93	1.18	In Subject Property	To Be Removed
T8	Shrubs	-	3.28	1.20	On Property Line	To Be Removed
T9	Amur Maple	-	5.20	3.85	In City Property	To Stay
T10	Service Berry	-	3.40	3.75	In Adjacent Property	To Stay
T11	Spruce	0.20	1.08	1.48	In Subject Property	To Be Removed
T12	Spruce	0.20	1.08	1.48	In Subject Property	To Be Removed
T13	Service Berry	-	0.58	2.20	In Subject Property	To Be Removed
T14	Service Berry	-	3.74	4.11	In Adjacent Property	To Stay
T15	Poplar	0.36	4.95	5.23	In Adjacent Property	To Stay
T16	Mountain Ash	0.61	7.39	5.72	In Subject Property	To Be Removed

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Columnar Spruce (Coniferous 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
B1	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B2	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B3	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B4	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B5	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B6	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B7	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B8	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B9	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B10	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B11	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B12	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B13	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B14	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B15	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B16	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPE COVERAGE
 LOT SIZE = 534,964 SQ. M
 LANDSCAPE AREA = 181,945 SQ. M
 HARD LANDSCAPE (CONC. WALKWAY AND CONC. PADS) = 127,489 SQ. M
 SOFT LANDSCAPE (GRASS + MULCH) = 54,456 SQ. M
 127,489 / 181,945 = 70% OF HARD LANDSCAPE
 54,456 / 181,945 = 30% OF SOFT LANDSCAPE

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".

"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".

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

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311 33 AVENUE N.E. Calgary, Alberta Lots 30 & 31 Block 3 Plan 5942 AD	TOWNHOUSE	1: 200
	DATE:	DIVISION NUMBER:
	APR 01, 2025	S 03

LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.2	Main Floor Plan & Upper Floor Plan
A-2.0	Building Elevation



GENERAL NOTES:



MUNICIPAL ADDRESS:
311 - 33 Ave SW
CALGARY, ALBERTA

PROJECT:
Multi-plex

PROJECT NUMBER:
30-26

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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04.	--	--	--
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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



FLOOR AREA - UNIT #1
 BASEMENT = 661.50 SQ. FT.
 MAIN = 636.17 SQ. FT.
 UPPER = 699.08 SQ. FT.
 TOTAL = 1335.25 SQ. FT.

FLOOR AREA - UNIT #2
 BASEMENT = 661.50 SQ. FT.
 MAIN = 636.17 SQ. FT.
 UPPER = 699.08 SQ. FT.
 TOTAL = 1335.25 SQ. FT.

FLOOR AREA - UNIT #3
 BASEMENT = 661.50 SQ. FT.
 MAIN = 636.17 SQ. FT.
 UPPER = 699.08 SQ. FT.
 TOTAL = 1335.25 SQ. FT.

FLOOR AREA - UNIT #4
 BASEMENT = 661.50 SQ. FT.
 MAIN = 636.17 SQ. FT.
 UPPER = 699.08 SQ. FT.
 TOTAL = 1335.25 SQ. FT.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-12-12 5:33:40 PM

SCALE:

PAGE: **A-0.0**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 PANEL SMART BOARD - BLACK
- 4 SMOOTH STUCCO FINISH- WHITE
- 5 CLADDING FINISH - RED
- 6 STUCCO FINISH - WHITE
- 7 CONC. PARGING
- 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:
**311 - 33 Ave SW
 CALGARY, ALBERTA**

PROJECT:
Multi-plex

PROJECT NUMBER:
30-26

STATUS:
 -

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DRAWING SET:

SHEET NAME:
Building Elevation

DESIGN BY: JT

DRAWN BY: JT

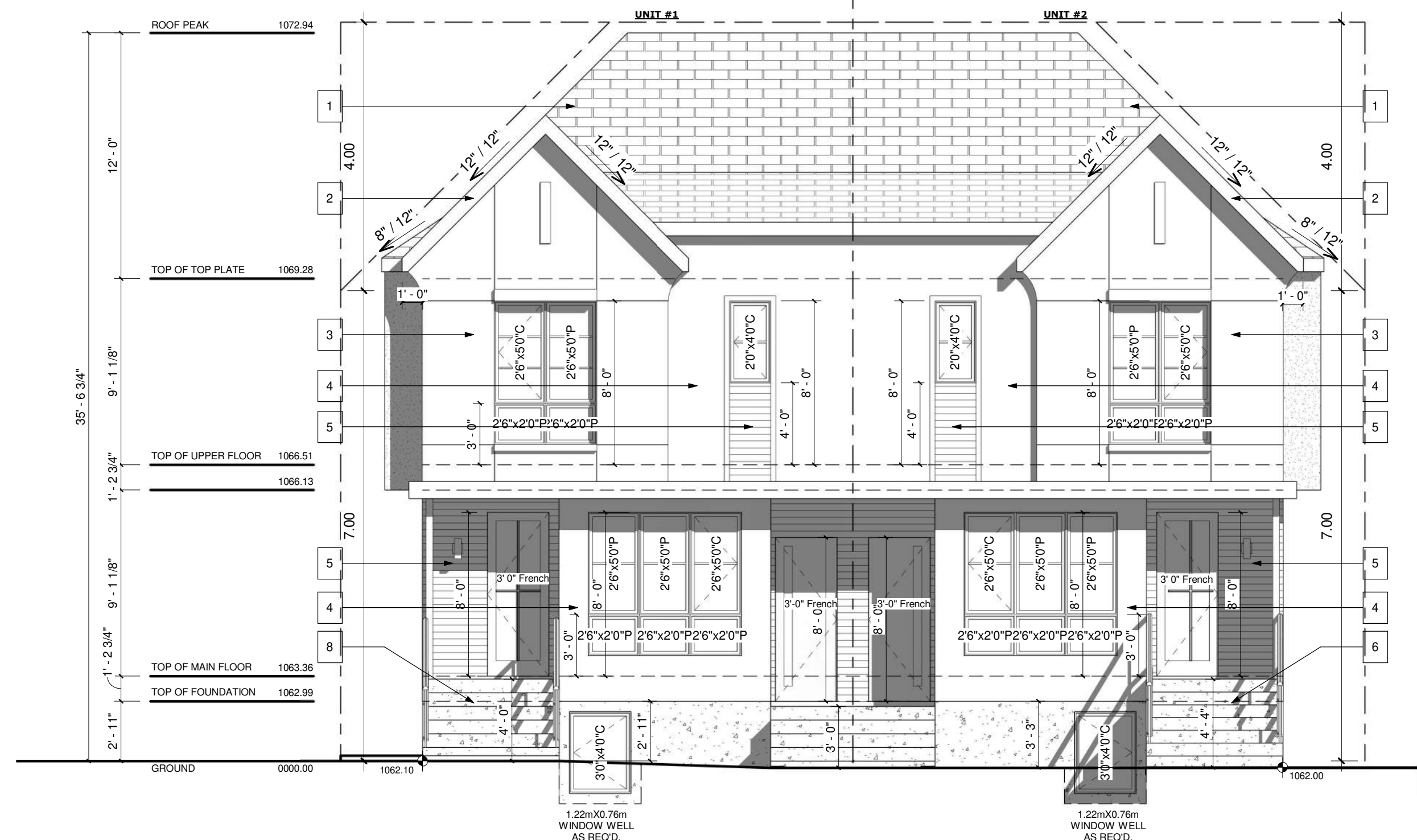
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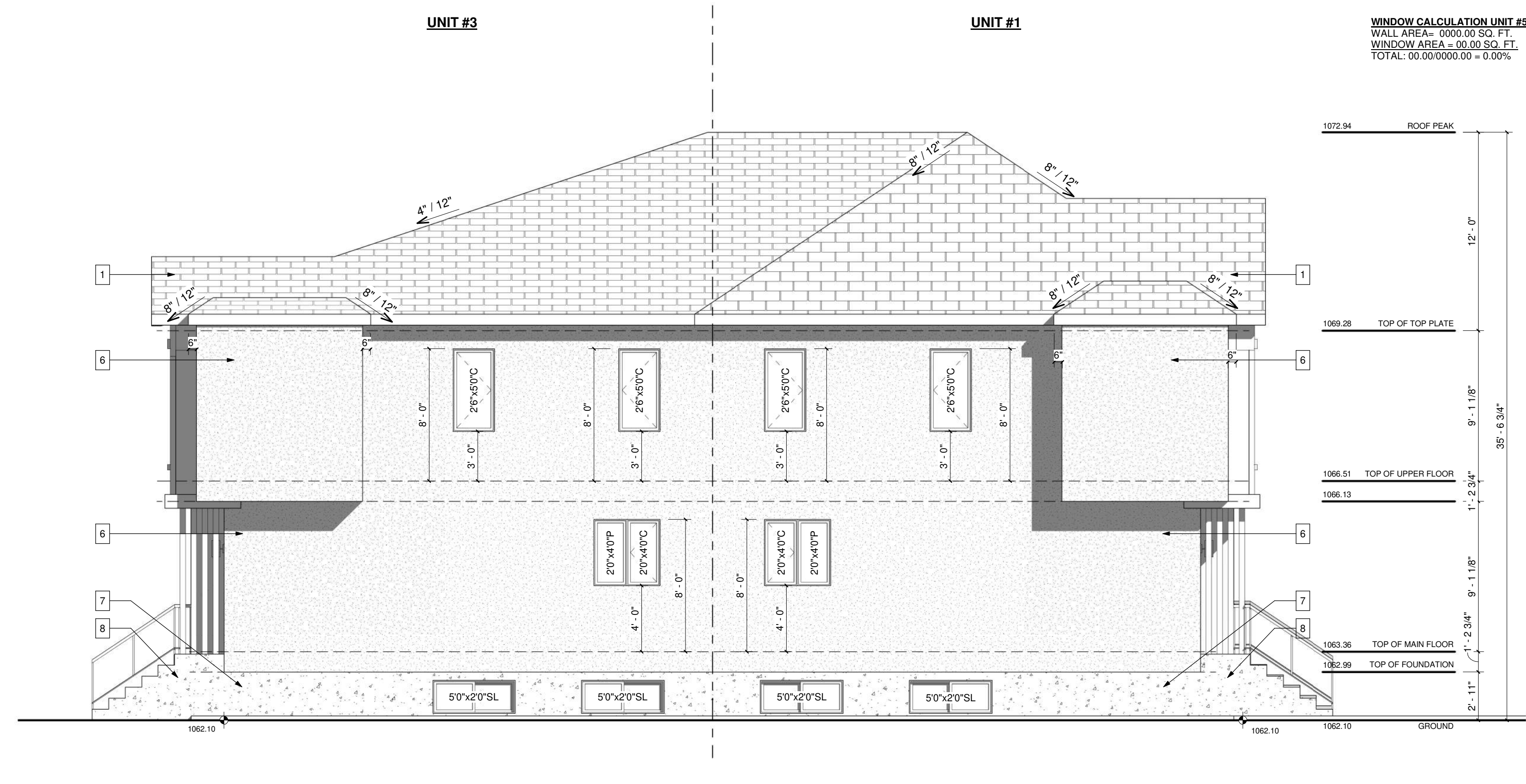
SCALE: 3/16" = 1'-0"

PAGE: **A-2.0**

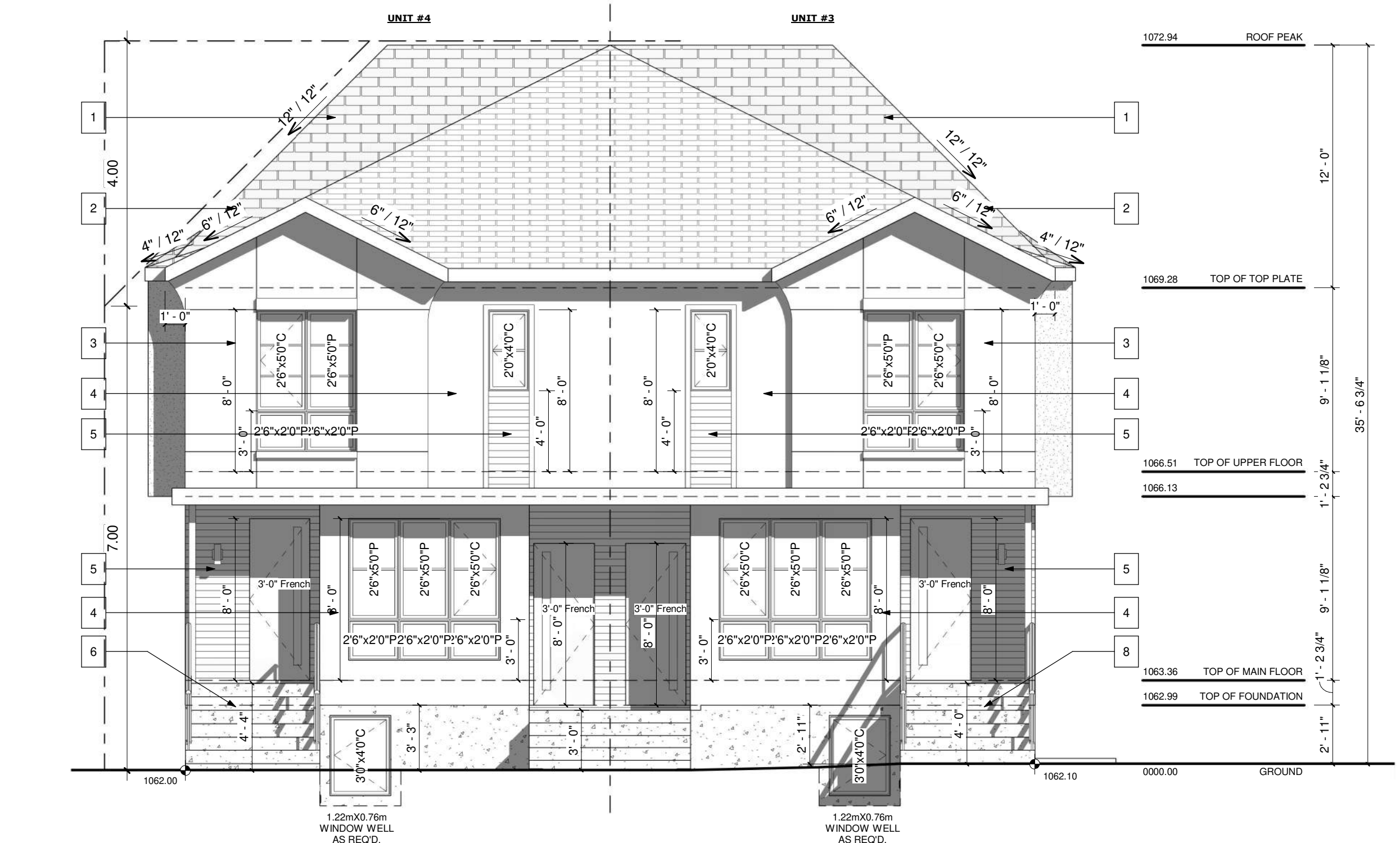
FRONT ELEVATION
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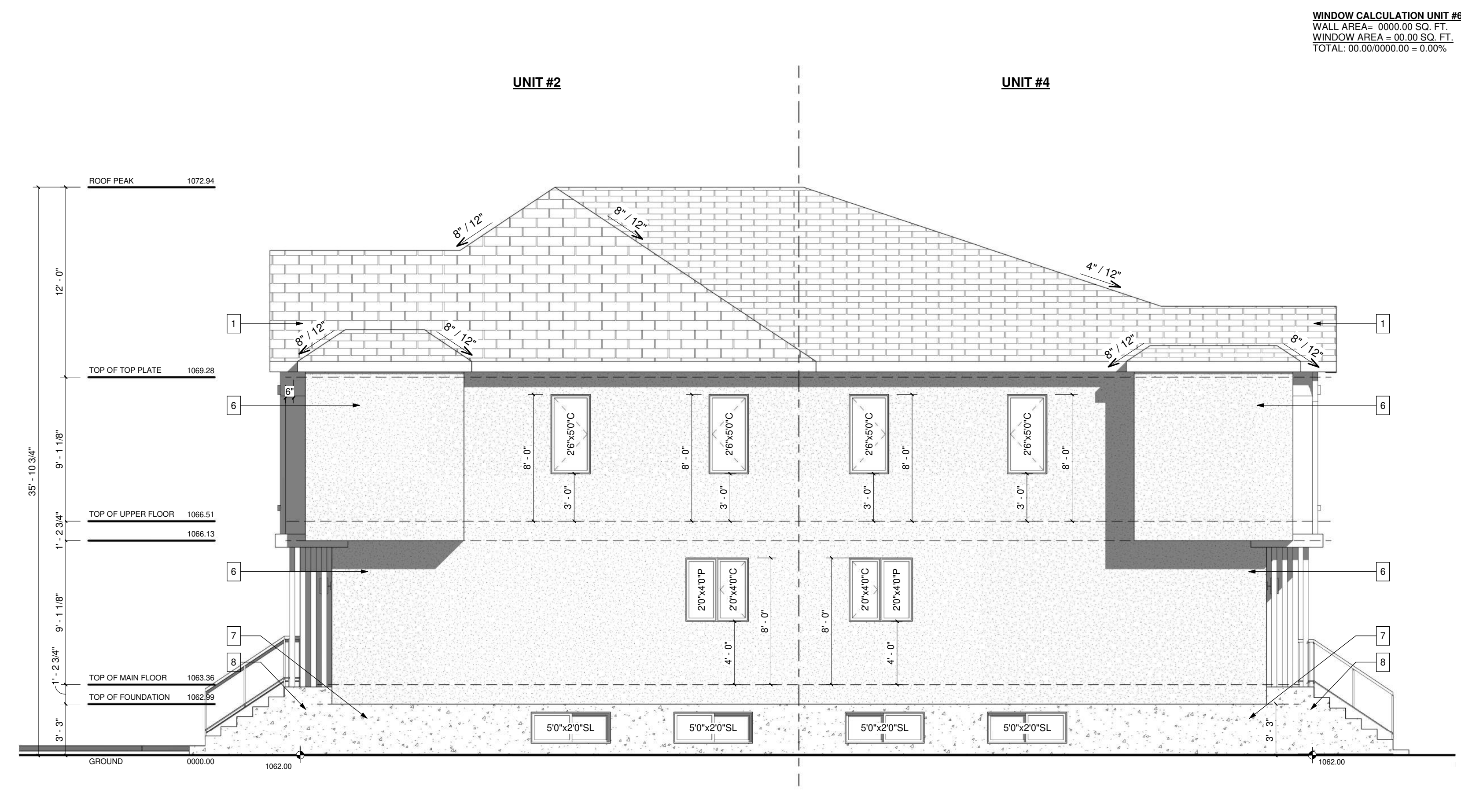
LEFT ELEVATION
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REAR ELEVATION
 SCALE: 3/16" = 1'-0"

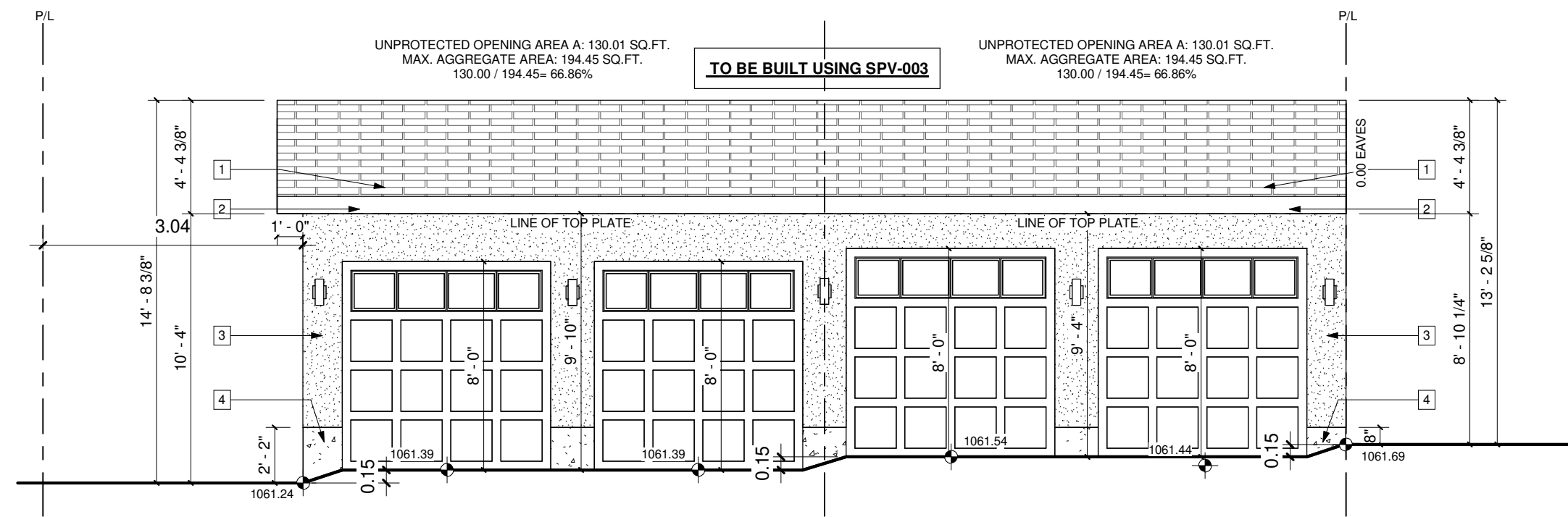


RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"



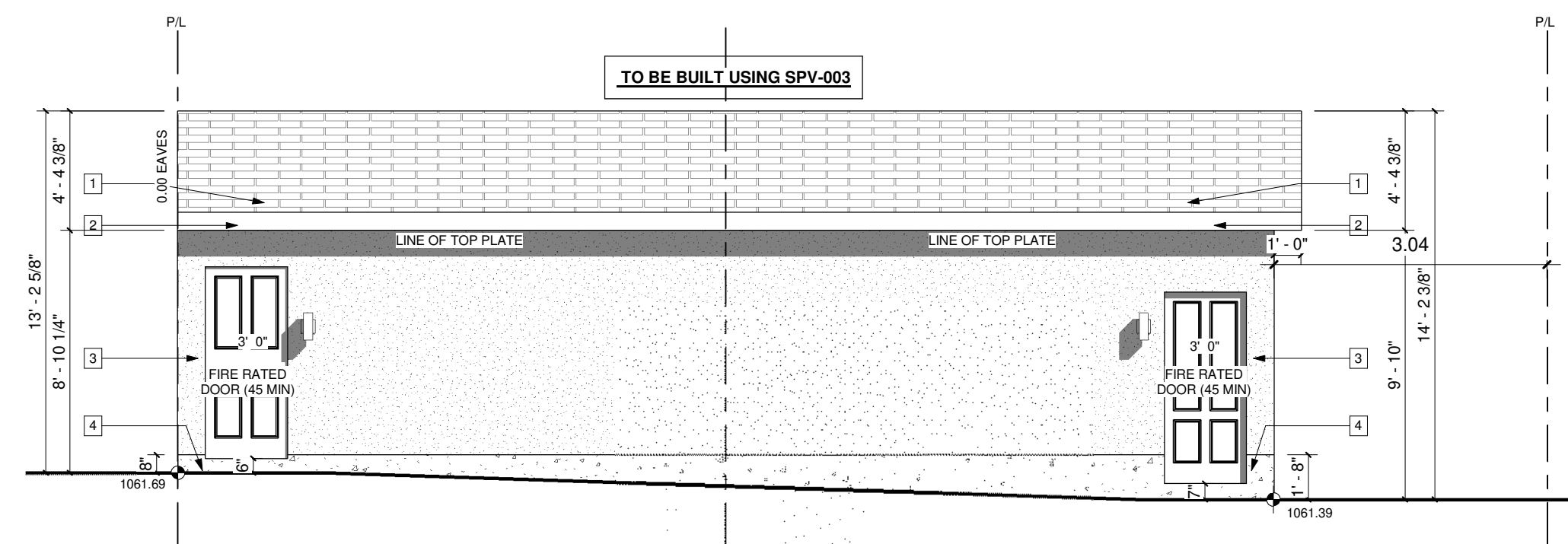


GENERAL NOTES:



GARAGE FRONT ELEVATION (LANE)

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



GARAGE REAR ELEVATION

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

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CALGARY, ALBERTA

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Multi-plex

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DRAWING SET:

SHEET NAME:
Garage Plan

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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SCALE: As indicated

PAGE: **A-3.0**