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
- —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
'Conc.' denotes Concrete
'Enc.' denotes Encroach(es)
'Ret.' denotes Retaining
'BW' denotes Back of Walkway
'BC' denotes Back of Curb
'BOW' denotes Bottom of Wall
'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 45 & 46
Block 5
Plan 3674 S

MUNICIPAL ADDRESS:

3301 – 1ST STREET N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(MULTI HOUSE)

LOT SIZE: 557.822 SQ M
HOUSE: 253.611 SQ M
MAIN CANT. : 0.000 SQ M
GARAGE : 74.044 SQ M
COVERED PORCH: 0.000 SQ M
WING WALL: 2.145 SQ M

TOTAL UNITS: 4
LOT SIZE: 557.822 SQ M (0.055782 ha)
DENSITY: 71 UNITS/ha

PARKING PROVIDED: 4 STALLS

TOTAL : 329.800/557.822 = 59.12%

LOTS 42 & 41
LOTS 44 & 43
LOTS 45 & 46
BLOCK 5
PLAN 3674 S

DWELLING
0.10–0.40 EAVES
0.03 VINYL SIDING
RPE=1084.22
MFE=1080.43

LANDING
1.04x1.42

DWELLING
0.60 EAVES
0.07 VINYL SIDING
RPE=1084.50
MFE=1080.30

LANDING
1.06x1.80

GARAGE
0.30 EAVES
0.04 STUCCO SIDING

GARAGE
0.15 EAVES
0.02 STUCCO SIDING

NEW DWELLING
R. PEAK= 1090.06
M.F. = 1080.08
B.O.F = 1076.68
EAVES = SEE ARCH.

PROPOSED DETACHED GARAGE SLAB @ O.H. EAVES AS SHOWN

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

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

5.18M LANE

1 STREET N.W.

32 AVENUE N.W.

3311
3307
3301

36.60 P/L
90°04'15"

15.25 P/L
180°06'40"

15.25
180°06'50"

2.0m HIGH PRIVACY FENCE

CONC. WALKWAY

COMMON AMENITY SPACE

COMMON SHARED AMENITY SPACE

BICYCLE LOCKER

1.83Mx0.76M WINDOW WELL

0.61 EAVES

LANDING 1.44Mx1.22M

CONC. PORCH 1.07Mx2.06M

LINE OF UPPER FLOOR ABOVE

WING WALL

1.83Mx0.76M WINDOW WELL

1.2m CONC. WALKWAY

CONC. APRON

O.H.

DRIVEWAY SLOPE DETAIL #1

DRIVEWAY SLOPE DETAIL #2

DRIVEWAY SLOPE DETAIL #3

DRIVEWAY SLOPE DETAIL #4

BOULEVARD SLOPE DETAIL #1

BOULEVARD SLOPE DETAIL #2

BOULEVARD SLOPE DETAIL #3

BOULEVARD SLOPE DETAIL #4

PROPOSED 1.61m CITY SIDEWALK

PROPOSED 2.11m CITY SIDEWALK

CITY SIDEWALK TO BE WIDENED TO 1.61m AS PER CITY REQUIREMENTS AT DEVELOPER'S EXPENSE

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

EXISTING DRIVEWAY CURB-CUT TO BE CLOSED AND REHABILITATED AT DEVELOPERS EXPENSE

EXISTING DRIVEWAY CROSSING TO BE REMOVED AND REPLACED WITH 2.11M DRIVEWAY CROSSING AND 1.0M FLARES AS PER CITY STANDARD AT DEVELOPER'S EXPENSE

SIDEWALK WIDTH TRANSITION AS PER CITY REQUIREMENTS

Detectable Warning Surface 1.20m x 0.60m

New wheelchair ramp as per Roads Standards Specifications

CATCH BASIN RIM ELEV=1079.00

SIDEWALK

GRASS

T1 T2 T3 T4 T5 T6 T7 T8 T9

P1 P2 P3 P4

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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

PROJECT NAME AND ADDRESS:
3301 – 1st STREET N.W.
Calgary, Alberta
Lots 45 & 46
Block 5
Plan 3476 S

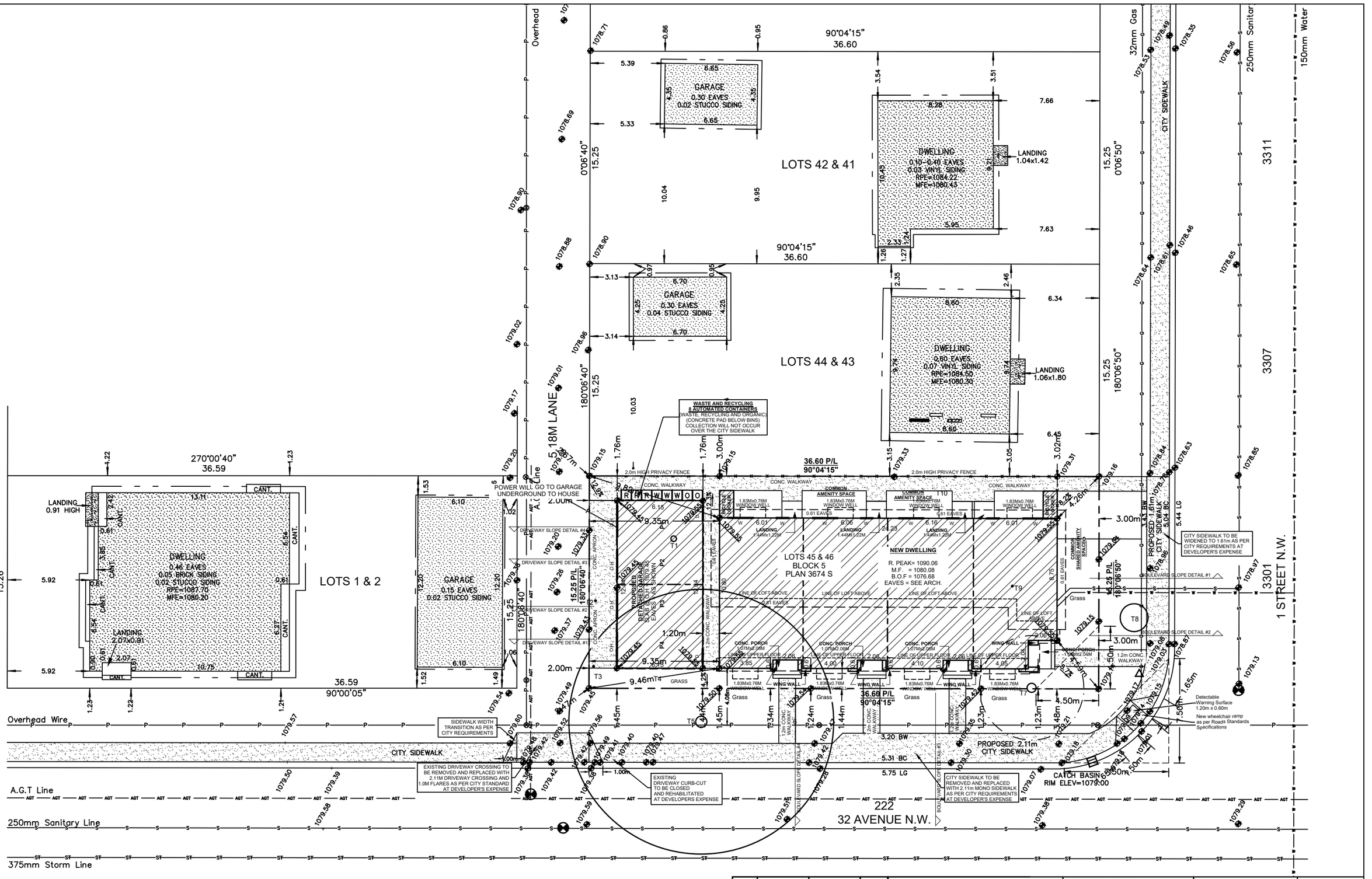
PROJECT: Multi–Family

DATE: DEC 15, 2025

SCALE: 1: 200

DIVISION S NUMBER 01

SITE PLAN
SCALE: 1: 200



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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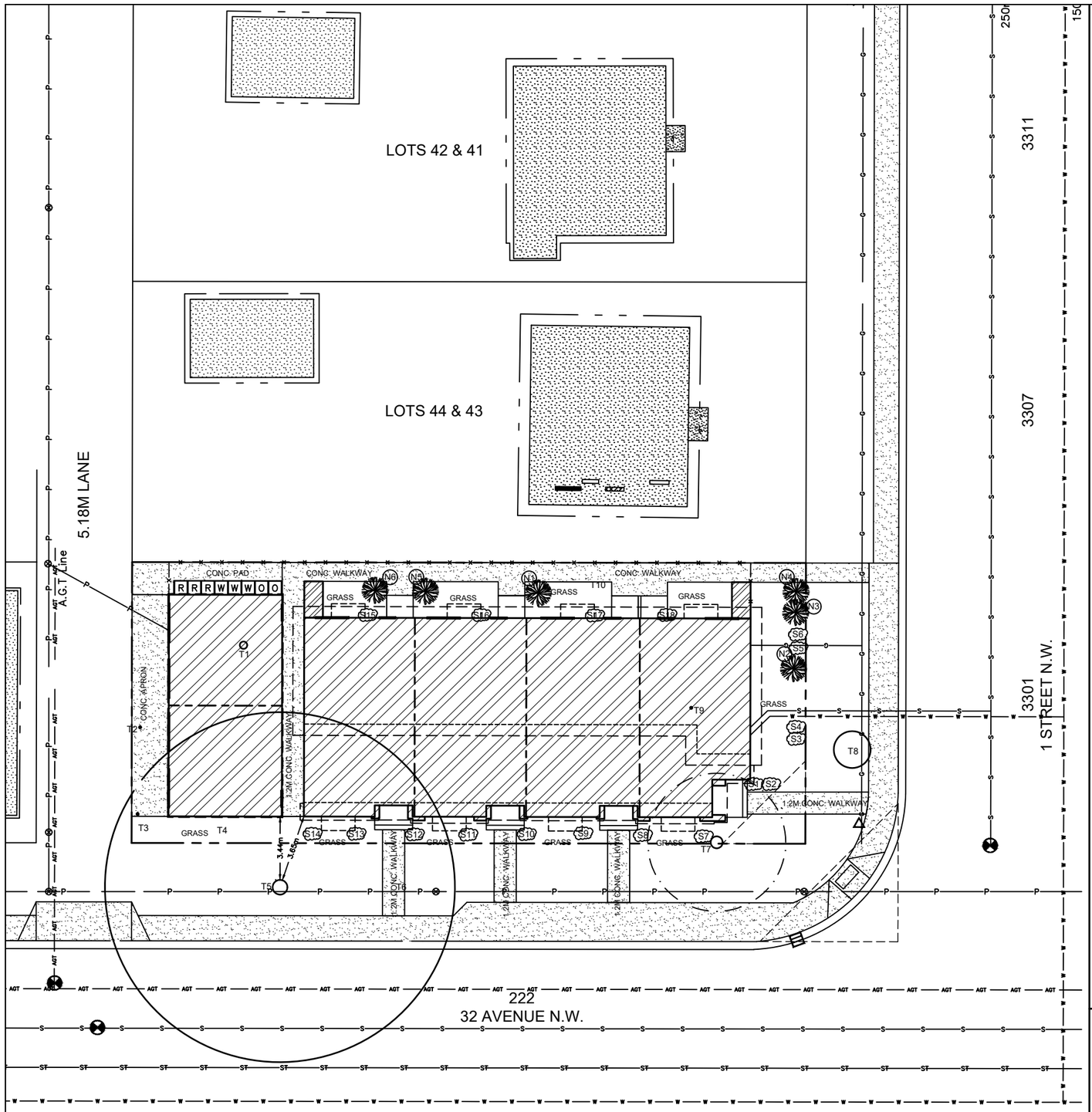
PROJECT NAME AND ADDRESS:
3301 – 1st STREET N.W.
Calgary, Alberta
Lots 45 & 46
Block 5
Plan 3476 S

PROJECT: Multi-Family
SCALE: 1: 250
DATE: DEC 15, 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	Coniferous	0.40	5.00	12.00	In Subject Property	To Be Removed
T2	Deciduous	0.12	3.00	3.50	In Subject Property	To Be Removed
T3	Deciduous	0.12	3.00	3.15	In Subject Property	To Be Removed
T4	Hedge	–	1.50	2.00	In Subject Property	To Be Removed
T5	American Elm	0.90	19.00	15.00	In City Property	To Stay
T6	Hedge	–	1.50	0.60	In City Property	To Be Removed
T7	Colorado Spruce	0.65	7.50	8.00	On Property Line	To Be Removed
T8	Hedge	–	2.00	2.50	In City Property	To Stay
T9	Deciduous	0.12	2.00	2.50	In Subject Property	To Be Removed
T10	Bush	–	2.00	3.00	In Subject Property	To Be Removed

LANDSCAPING LEGEND

----- denotes Deciduous Tree

----- denotes Coniferous Tree

----- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 557.822 SQ M
1 TREE PER/110.000 SQM
3 SHRUBS PER/110.000 SQM
557.822/110.000 = 5.071

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	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S2	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S3	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S4	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S5	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S6	*Hawthorn (Crataegus Spp.)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S7	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S8	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S9	*Mugo Pine (Pinus Mugo)*	*(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	*Mugo Pine (Pinus Mugo)*	*(Shrub)*	*--*	*0.61*	*0.61*	*In Subject Property*	*New*
S14	*Mugo Pine (Pinus Mugo)*	*(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	=	557.822 SQ. M
LANDSCAPE AREA	=	205.828 SQ. M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS	=	101.266 SQ. M
SOFT LANDSCAPE (GRASS + MULCH)	=	104.562 SQ. M

101.266 / 205.828 **= 49.199% OF HARD LANDSCAPE**
104.562 / 205.828 **= 50.801% 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".

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

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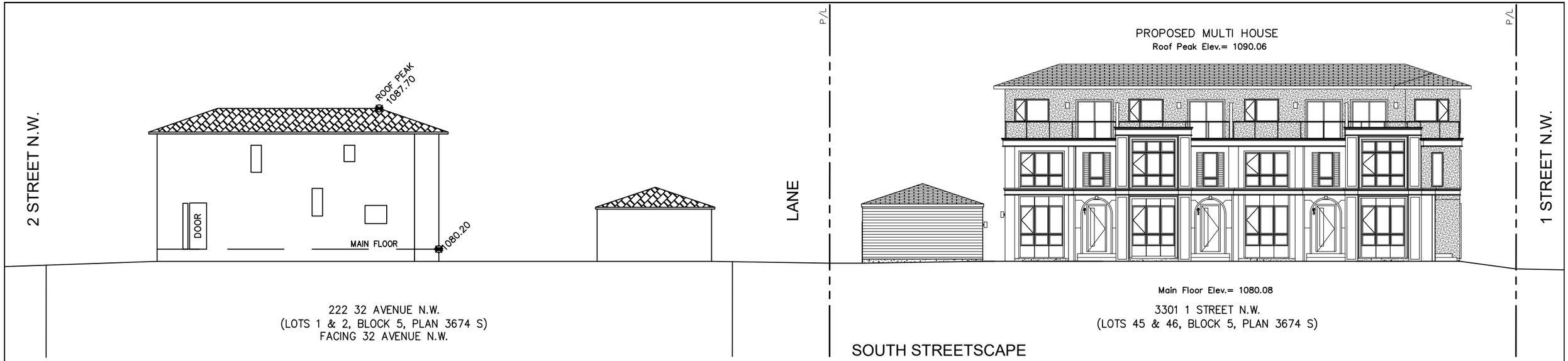
PROJECT NAME AND ADDRESS:
3301 – 1st STREET N.W.
Calgary, Alberta
Lots 45 & 46
Block 5
Plan 3476 S

PROJECT: Multi–Family

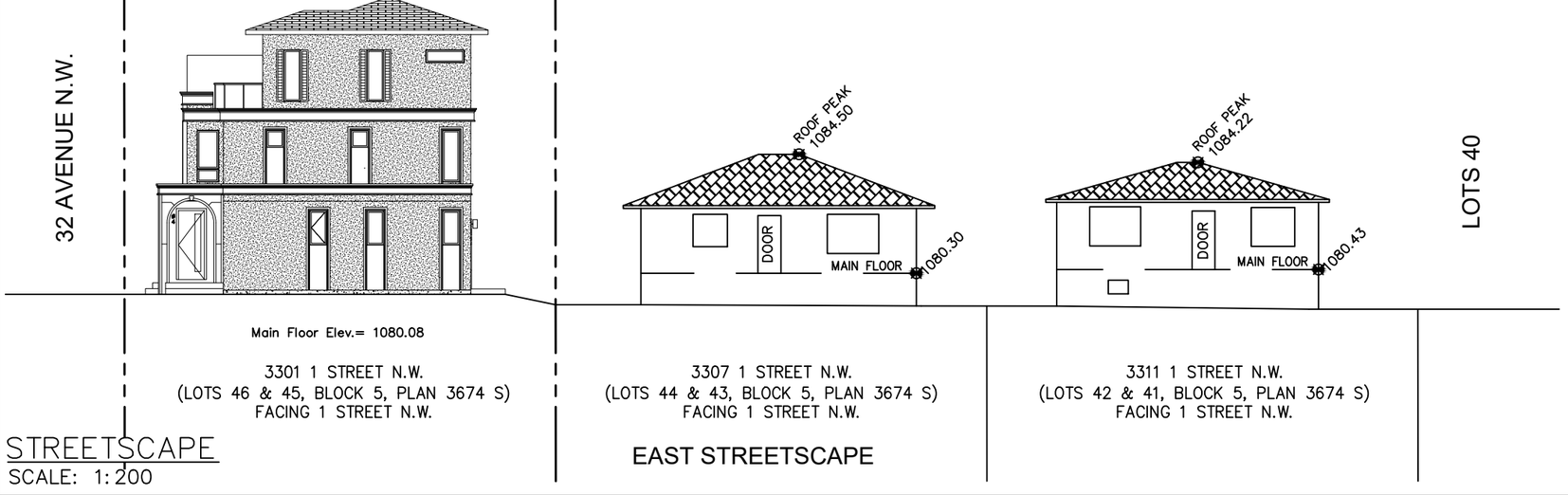
SCALE: 1: 200

DATE: DEC 15, 2025

DIVISION: S NUMBER: 03



STREETSCAPE
SCALE: 1:200

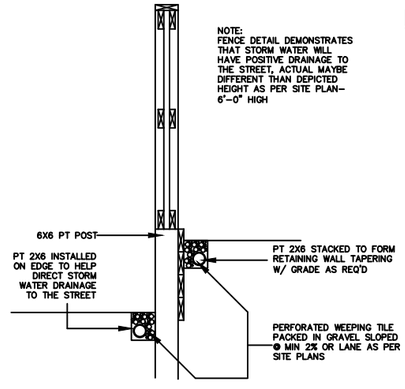


STREETSCAPE
SCALE: 1:200

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	684.50 SQ.FT.	690.41 SQ.FT.	702.21 SQ.FT.	652.72 SQ.FT.
MAIN FLOOR	684.50 SQ.FT.	690.41 SQ.FT.	702.21 SQ.FT.	652.72 SQ.FT.
UPPER FLOOR	648.73 SQ.FT.	654.22 SQ.FT.	655.19 SQ.FT.	620.33 SQ.FT.
LOFT FLOOR	373.64 SQ.FT.	376.80 SQ.FT.	383.12 SQ.FT.	422.72 SQ.FT.
TOTAL AREA	1706.87 SQ.FT.	1721.43 SQ.FT.	1740.54 SQ.FT.	1695.77 SQ.FT.

IF APPLICABLE



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15.12.2025	DP SITEPLAN	D.L.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
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PROJECT NAME AND ADDRESS:
3301 – 1st STREET N.W.
Calgary, Alberta
Lots 45 & 46
Block 5
Plan 3476 S

PROJECT: Multi–Family

SCALE: AS SHOWN

DATE: DEC 15, 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	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Right Elevation
A-2.2	Rear Elevation
A-2.3	Left Elevation
A-3.0	Garage Plans and Details
A-3.1	Garage Elevations & Section

FLOOR AREA - UNIT #1

BASEMENT	=	684.50 SQ. FT.
MAIN	=	684.50 SQ. FT.
UPPER	=	648.73 SQ. FT.
LOFT	=	373.64 SQ. FT.
TOTAL	=	1706.87 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT	=	690.41 SQ. FT.
MAIN	=	690.41 SQ. FT.
UPPER	=	654.22 SQ. FT.
LOFT	=	376.80 SQ. FT.
TOTAL	=	1721.43 SQ. FT.

FLOOR AREA - UNIT #3

BASEMENT	=	702.21 SQ. FT.
MAIN	=	702.21 SQ. FT.
UPPER	=	655.19 SQ. FT.
LOFT	=	383.12 SQ. FT.
TOTAL	=	1740.54 SQ. FT.

FLOOR AREA - UNIT #4

BASEMENT	=	652.72 SQ. FT.
MAIN	=	652.72 SQ. FT.
UPPER	=	620.33 SQ. FT.
LOFT	=	422.72 SQ. FT.
TOTAL	=	1695.77 SQ. FT.

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
3301 1 Street NW
CALGARY, ALBERTA

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
#372-25

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: 45 & 46 BLOCK: 5 PLAN: 3674 S

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.	15/12/2025	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE NATIONAL 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 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:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2026-07-02 1:26:31 PM

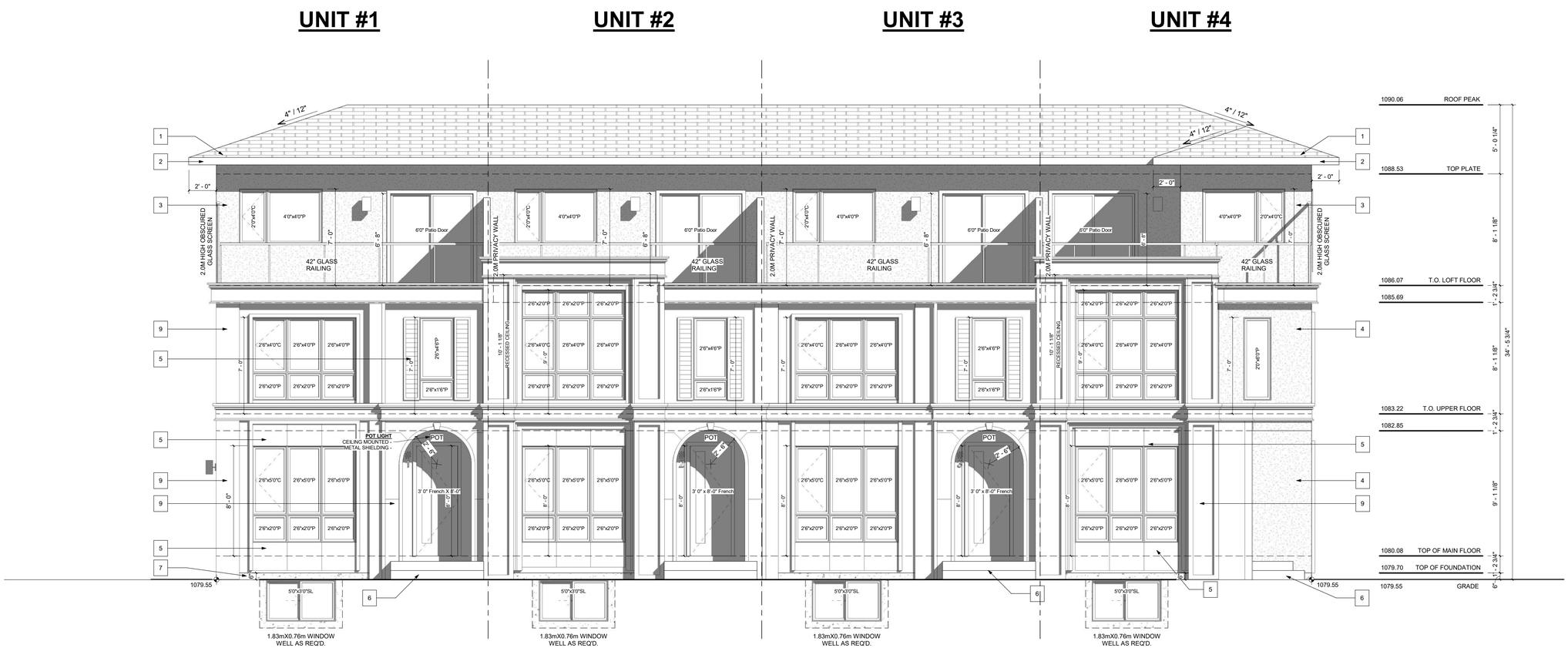
SCALE:

PAGE: **A-0.0**

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)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMART BOARD - BLACK	9	SMART BOARD - WHITE
2	METAL FASCIA	6	CAST-IN PLACE CONCRETE		
3	STUCCO - BLACK	7	CONCRETE PARGING		
4	STUCCO - WHITE	8	GLASS RAILING		



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
3301 1 Street NW
CALGARY, ALBERTA

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
#372-25

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: 45 & 46 BLOCK: 5 PLAN: 3674 S

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NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/12/2025	DP PLANS	D.L.
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:

SHEET NAME:
Front Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2026-07-02 1:26:39 PM

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

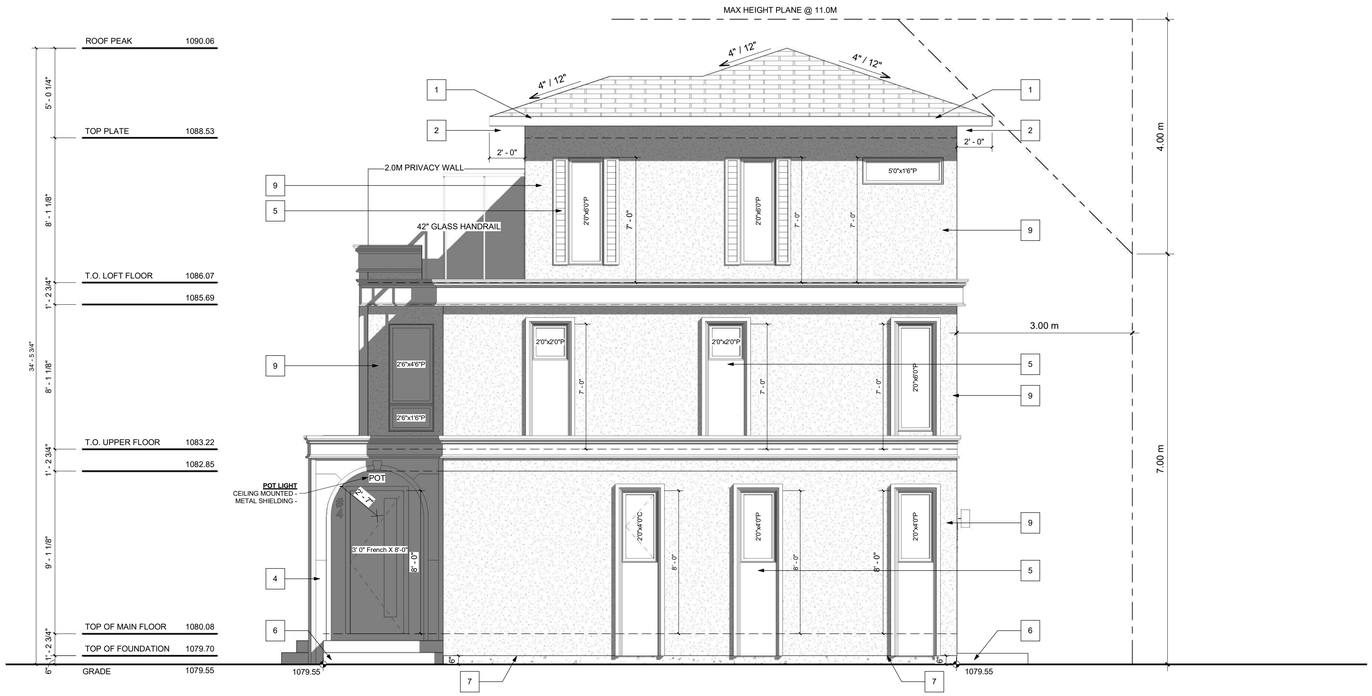
PAGE: **A-2.0**

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)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMART BOARD - BLACK	9	SMART BOARD - WHITE
2	METAL FASCIA	6	CAST-IN PLACE CONCRETE		
3	STUCCO - BLACK	7	CONCRETE PARGING		
4	STUCCO - WHITE	8	GLASS RAILING		

UNIT #4



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
3301 1 Street NW
CALGARY, ALBERTA

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
#372-25

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: 45 & 46 BLOCK: 5 PLAN: 3674 S

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.	15/12/2025	DP PLANS	D.L.
02.	--	--	--
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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:

SHEET NAME:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2026-07-02 1:26:43 PM

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

PAGE: **A-2.1**

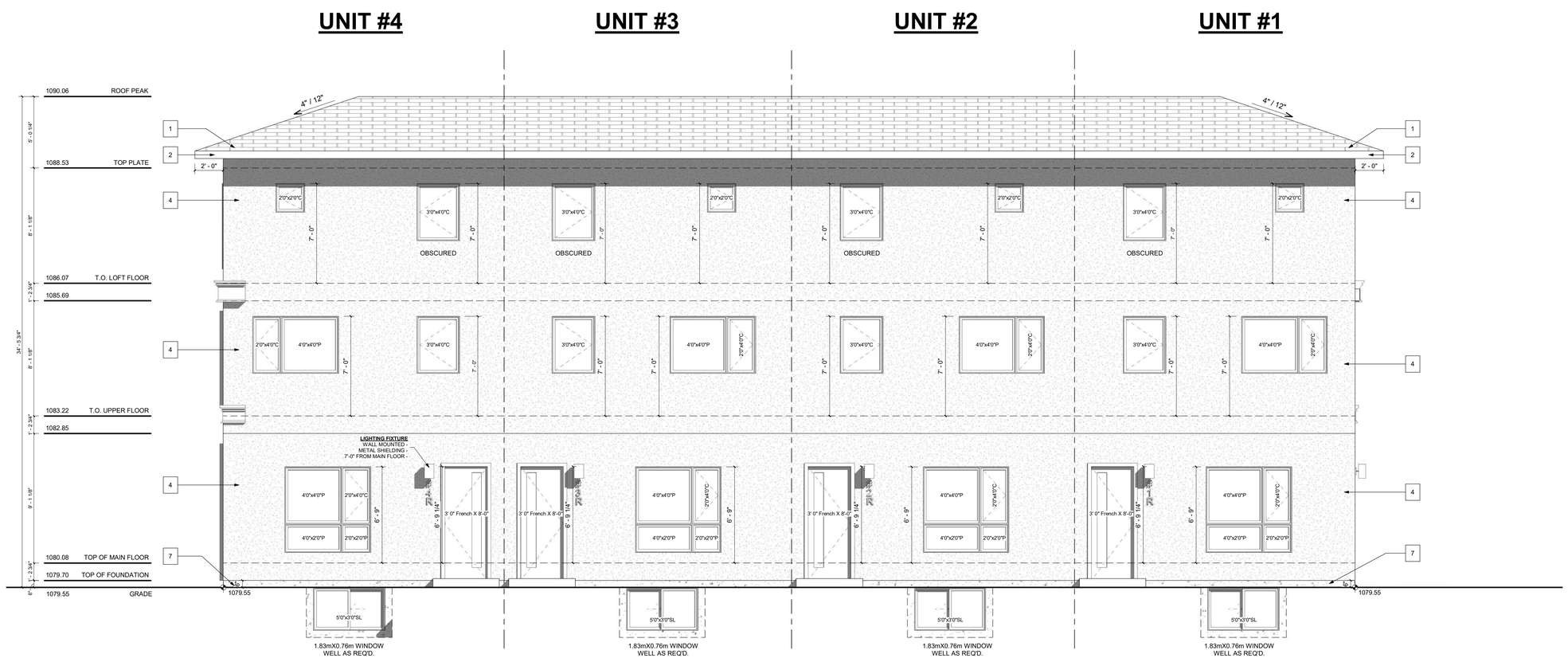
VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMART BOARD - BLACK	9	SMART BOARD - WHITE
2	METAL FASCIA	6	CAST-IN PLACE CONCRETE		
3	STUCCO - BLACK	7	CONCRETE PARGING		
4	STUCCO - WHITE	8	GLASS RAILING		

WINDOW GLAZING CALCULATION

WALL AREA = 2312.97 SQ.FT.
WINDOW AREA = 441.50 SQ.FT.
TOTAL = 441.50 / 2312.97 = 19.09%



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
3301 1 Street NW
CALGARY, ALBERTA

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
#372-25

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: 45 & 46 BLOCK: 5 PLAN: 3674 S

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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:

SHEET NAME:
Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2026-07-02 1:26:48 PM

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

PAGE: **A-2.2**

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)

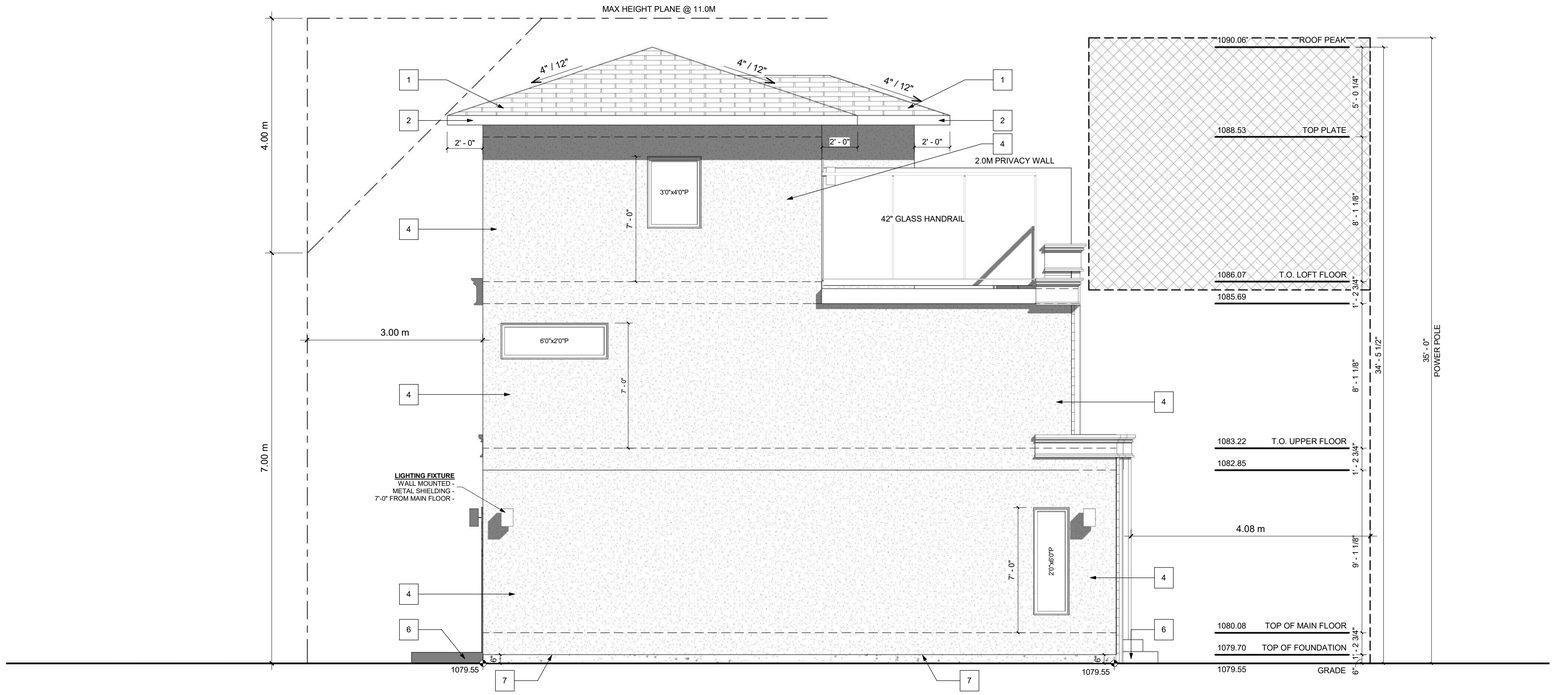
WINDOW CALCULATION
(1.22m LIMITING DISTANCE)
WALL AREA = 875.72 SQ. FT.
WINDOW AREA = 56.78 SQ. FT.

TOTAL: 56.78 / 875.72 = 6.48%

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMART BOARD - BLACK	9	SMART BOARD - WHITE
2	METAL FASCIA	6	CAST-IN PLACE CONCRETE		
3	STUCCO - BLACK	7	CONCRETE PARGING		
4	STUCCO - WHITE	8	GLASS RAILING		

UNIT #1



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

JTA DESIGN + PERMITS

GENERAL NOTES:

MUNICIPAL ADDRESS:
3301 1 Street NW
CALGARY, ALBERTA

PROJECT:
FOUR UNIT ROWHOUSE

PROJECT NUMBER:
#372-25

STATUS:
DP

LEGAL LAND DESCRIPTION:
LOT: 45 & 46 BLOCK: 5 PLAN: 3674 S

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LOFT FLOOR AREA: -- SQ.FT.

TOTAL ABOVE GRADE: -- SQ.FT.

BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

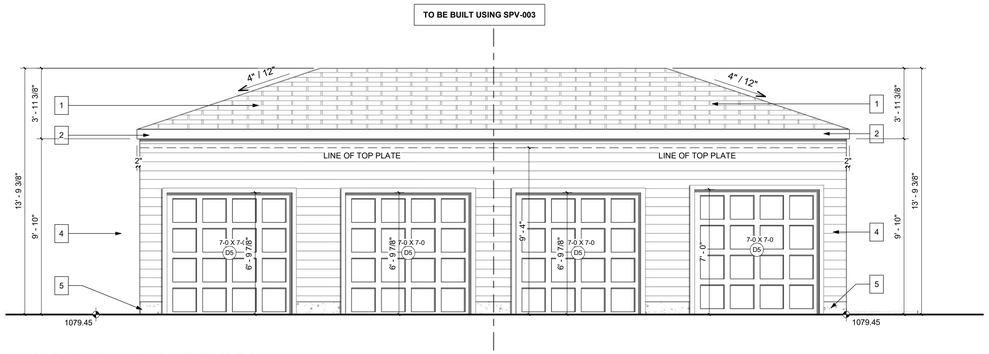
LAST REVISION DATE: 2026-07-02 1:26:55 PM

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

PAGE: **A-2.3**

EXTERIOR FINISHES:

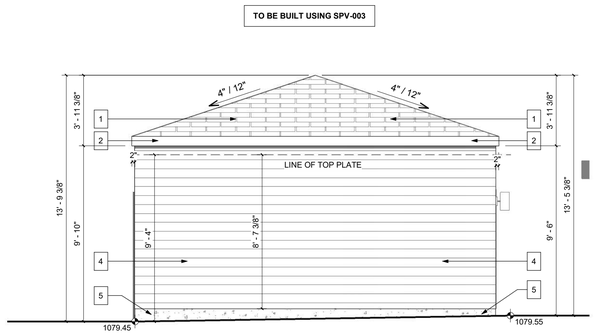
1 ASPHALT SHINGLES | 2 8" ALUMINUM FASCIA - BLACK | 3 ALUMINUM SOFFIT - BLACK | 4 STUCCO SIDING - WHITE | 5 CONCRETE PARGING



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

EXTERIOR FINISHES:

1 ASPHALT SHINGLES | 2 8" ALUMINUM FASCIA - BLACK | 3 ALUMINUM SOFFIT - BLACK | 4 STUCCO SIDING - WHITE | 5 CONCRETE PARGING



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

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

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

JTA DESIGN + PERMITS

GENERAL NOTES:

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CALGARY, ALBERTA

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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Garage Elevations & Section

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2026-07-02 1:26:59 PM

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

PAGE: **A-3.1**