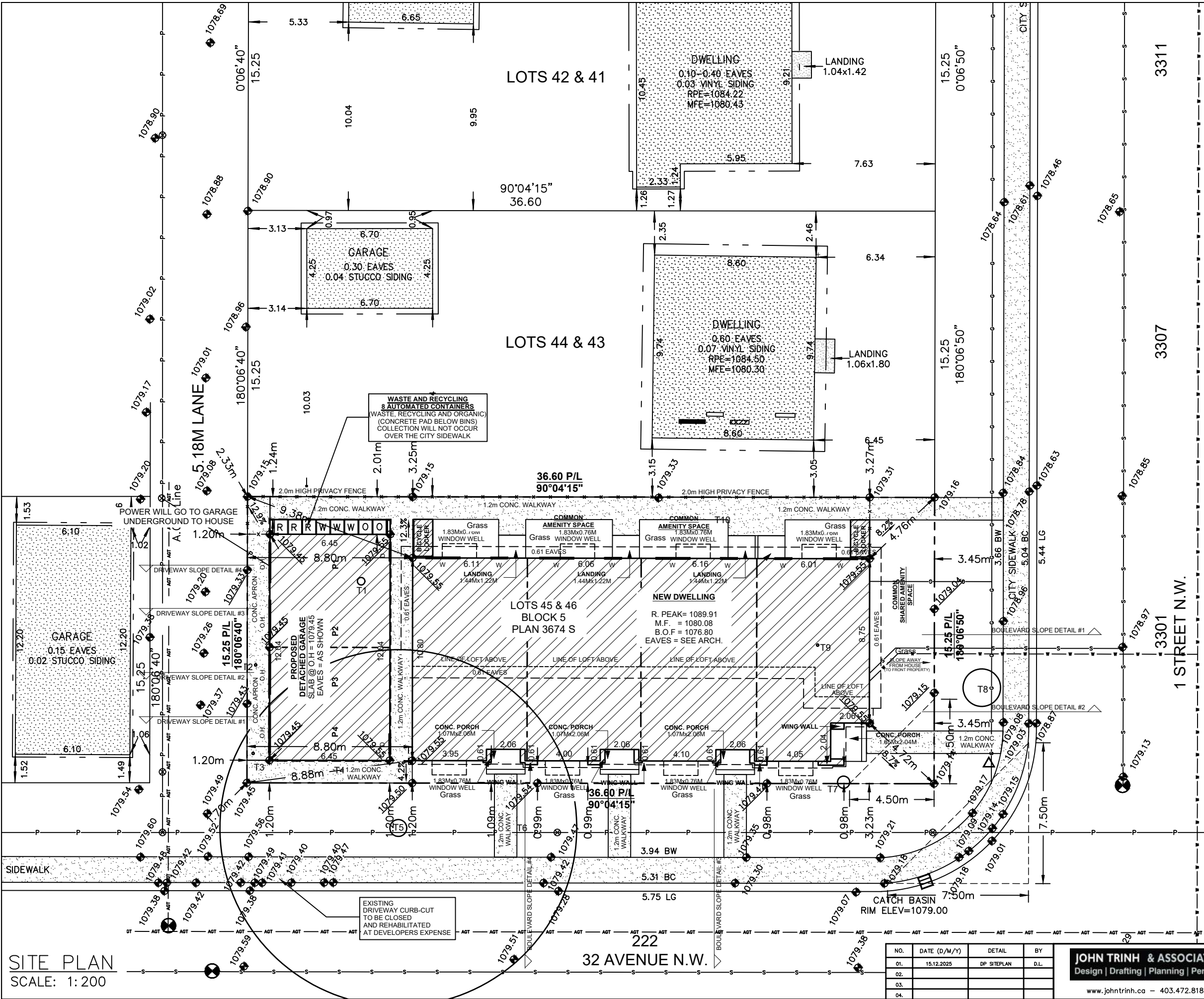




SITE PLAN

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
- $\square$ denotes Water Valve
- $\diamond$ denotes Gas Valve
- $\circ$ denotes Manhole
- $\odot$ denotes Tree
- $\oplus$ denotes Power Pole
- $\triangle$ denotes Sign
- $\odot$ denotes Light Standard
- $\star$ 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
- $\square$ denotes Door
- $\square$ denotes Main Floor Windows
- $\square$ denotes Second Floor Windows
- $\square$ denotes Basement Floor Windows
- $\square$ denotes Shed Hatch
- $\square$ denotes Detached Garage Hatch
- $\square$ denotes Main Building Hatch
- $\square$ denotes Concrete and Asphalt Hatch
- $\square$ 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 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: 254.708 SQ M
MAIN CANT.: 0.000 SQ M
GARAGE: 77.063 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 : 333,916 / 557,822
= 59.86%

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

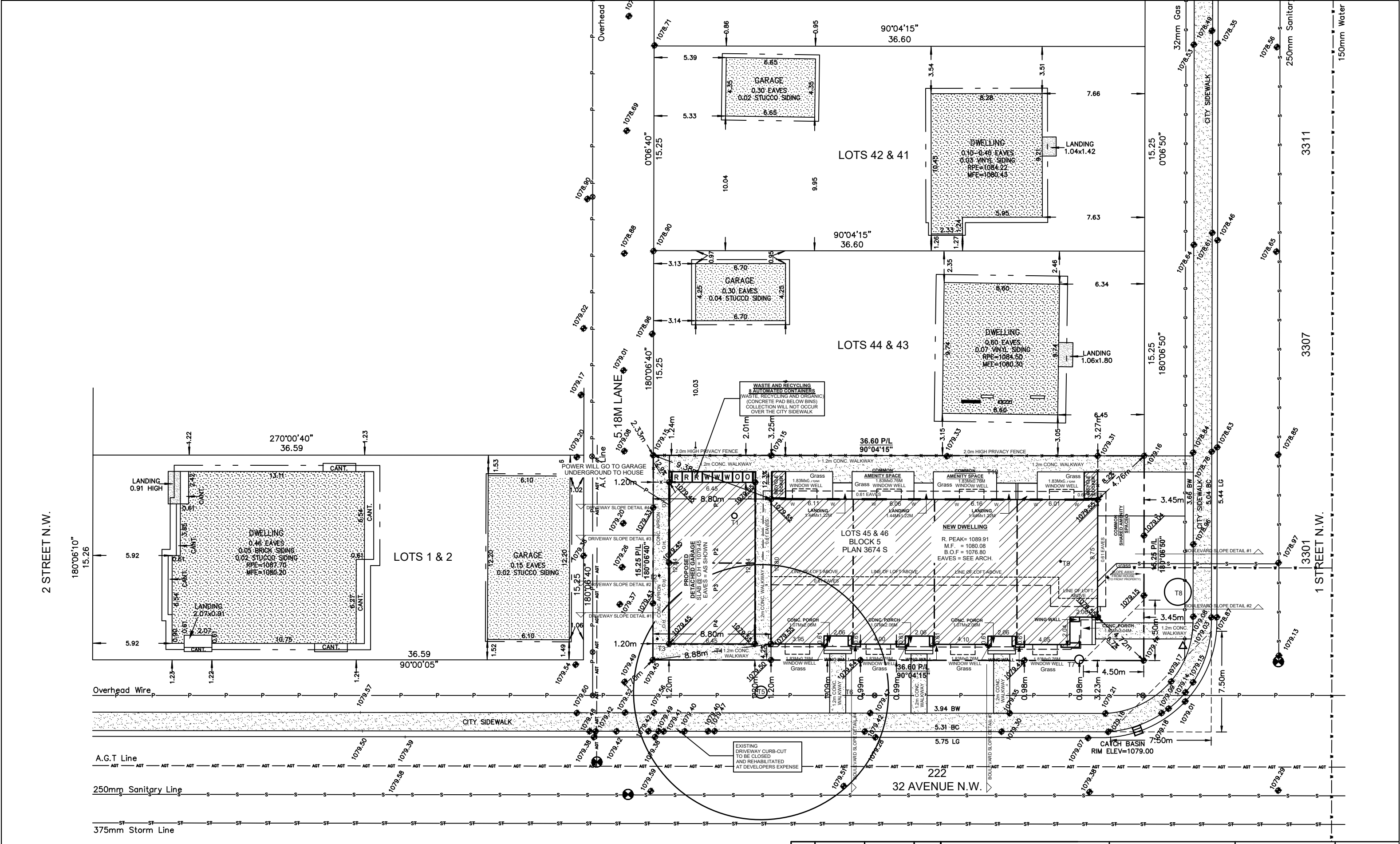
PROJECT:
Multi-Family

DATE:
DEC 15, 2025

SCALE:
1: 200

DIVISION NUMBER:
S 01

SITE PLAN
SCALE: 1: 200



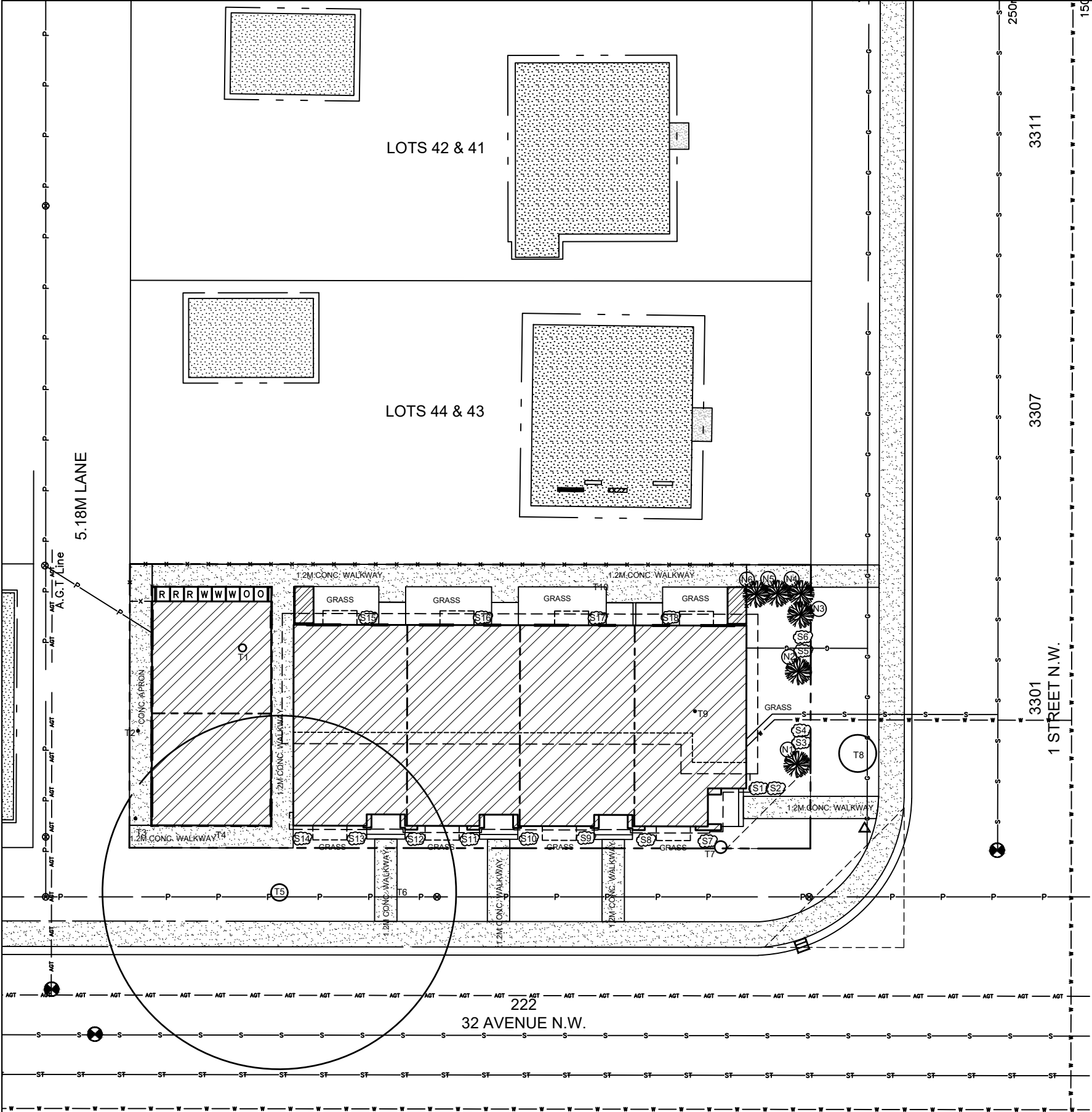
BLOCK PLAN
SCALE: 1:250

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 NUMBER: S 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	Deciduous	0.90	19.00	15.00	In City Property	To Stay
T6	Hedge	—	1.50	0.60	In City Property	To Be Removed
T7	Coniferous	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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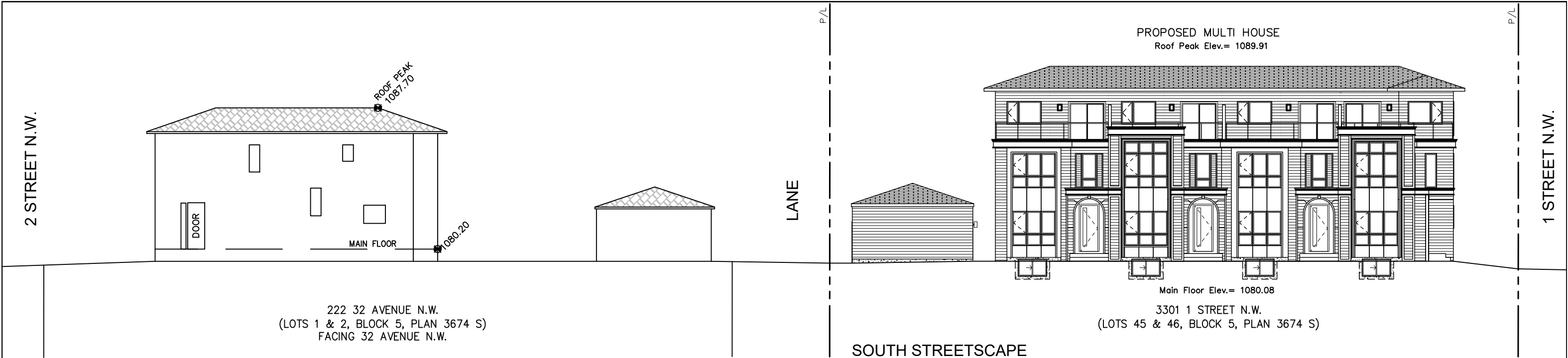
PROJECT NAME AND ADDRESS:
3301 -- 1st STREET N.W.
Calgary, Alberta
Lots 45 & 46
Block 5
Plan 3476 S

PROJECT:
Multi-Family

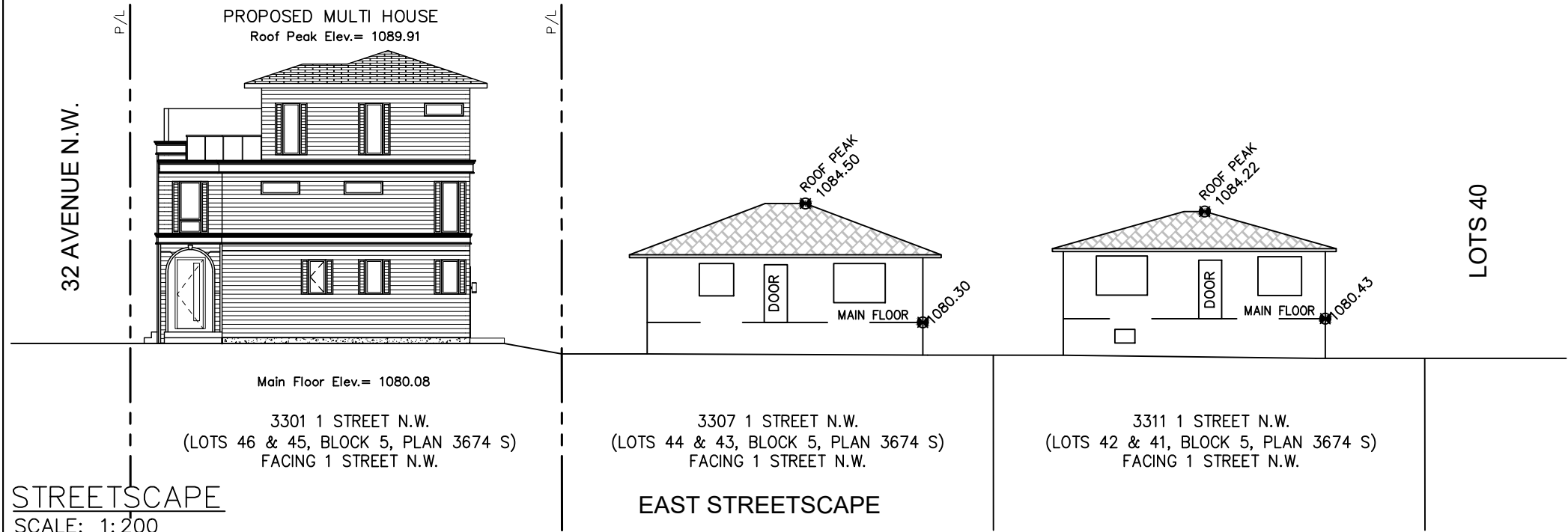
DATE:
DEC 15, 2025

SCALE:
1: 200

DIVISION NUMBER:
S 03



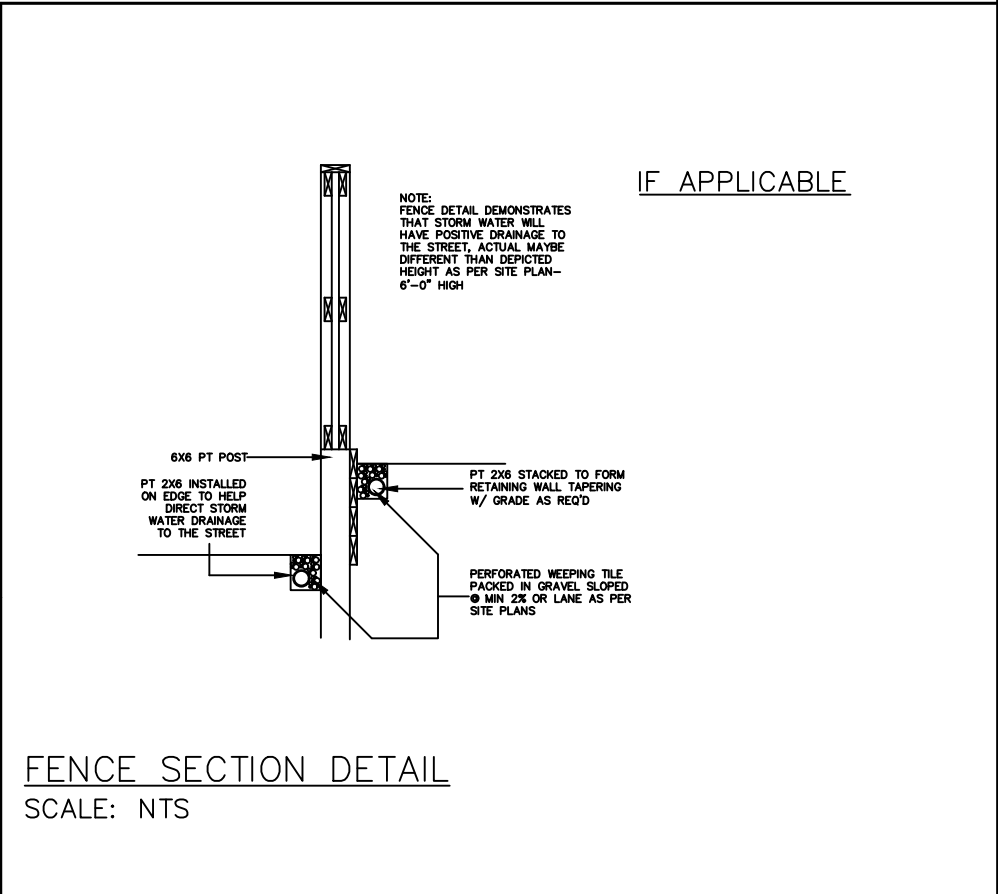
STREETSCAPE
SCALE: 1: 200



STREETSCAPE
SCALE: 1: 200

BUILDING AREA

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	696.31 SQ.FT.	690.41 SQ.FT.	702.21 SQ.FT.	652.72 SQ.FT.
MAIN FLOOR	696.31 SQ.FT.	690.41 SQ.FT.	702.21 SQ.FT.	652.72 SQ.FT.
UPPER FLOOR	696.31 SQ.FT.	691.41 SQ.FT.	702.21 SQ.FT.	652.72 SQ.FT.
LOFT FLOOR	379.96 SQ.FT.	376.80 SQ.FT.	383.12 SQ.FT.	422.72 SQ.FT.
TOTAL AREA	1772.58 SQ.FT.	1757.62 SQ.FT.	1787.54 SQ.FT.	1728.16 SQ.FT.



NO.	DATE (D/M/Y)	DETAIL	BY	<div>JOHN TRINH & ASSOCIATES</div> <div>Design Drafting Planning Permits</div> <div>www.johntrinh.ca – 403.472.8184</div>	PROJECT NAME AND ADDRESS: 3301 – 1st STREET N.W. Calgary, Alberta	PROJECT: Multi-Family	SCALE: AS SHOWN	
01.	15.12.2025	DP SITEPLAN	D.L.		Lots 45 & 46 Block 5 Plan 3476 S	DATE: DEC 15, 2025	DIVISION S	NUMBER 04
02.								
03.								
04.								



FLOOR AREA - UNIT #1		FLOOR AREA - UNIT #2		FLOOR AREA - UNIT #3		FLOOR AREA - UNIT #4	
BASEMENT	= 696.31 SQ. FT.	BASEMENT	= 690.41 SQ. FT.	BASEMENT	= 702.21 SQ. FT.	BASEMENT	= 652.72 SQ. FT.
MAIN	= 696.31 SQ. FT.	MAIN	= 690.41 SQ. FT.	MAIN	= 702.21 SQ. FT.	MAIN	= 652.72 SQ. FT.
UPPER	= 696.31 SQ. FT.	UPPER	= 690.41 SQ. FT.	UPPER	= 702.21 SQ. FT.	UPPER	= 652.72 SQ. FT.
LOFT	= 373.96 SQ. FT.	LOFT	= 376.80 SQ. FT.	LOFT	= 383.12 SQ. FT.	LOFT	= 422.72 SQ. FT.
TOTAL	= 1772.58 SQ. FT.	TOTAL	= 1757.82 SQ. FT.	TOTAL	= 1787.54 SQ. FT.	TOTAL	= 1728.16 SQ. FT.

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



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.
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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: 2025-12-15 12:57:07 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 |
| 2 METAL FASCIA | 6 CAST-IN PLACE CONCRETE |
| 3 HARDIE SIDING - BLACK | 7 CONCRETE PARGING |
| 4 HARDIE SIDING - WHITE | 8 GLASS RAILING |



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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03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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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:
Front Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2025-12-15 12:57:10 PM

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

PAGE:

A-2.0

UNIT #1

UNIT #2

UNIT #3

UNIT #4



FRONT ELEVATION

SCALE: 1/4" = 1'-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
- 2

METAL FASCIA
- 3

HARDIE SIDING - BLACK
- 4

HARDIE SIDING - WHITE
- 5

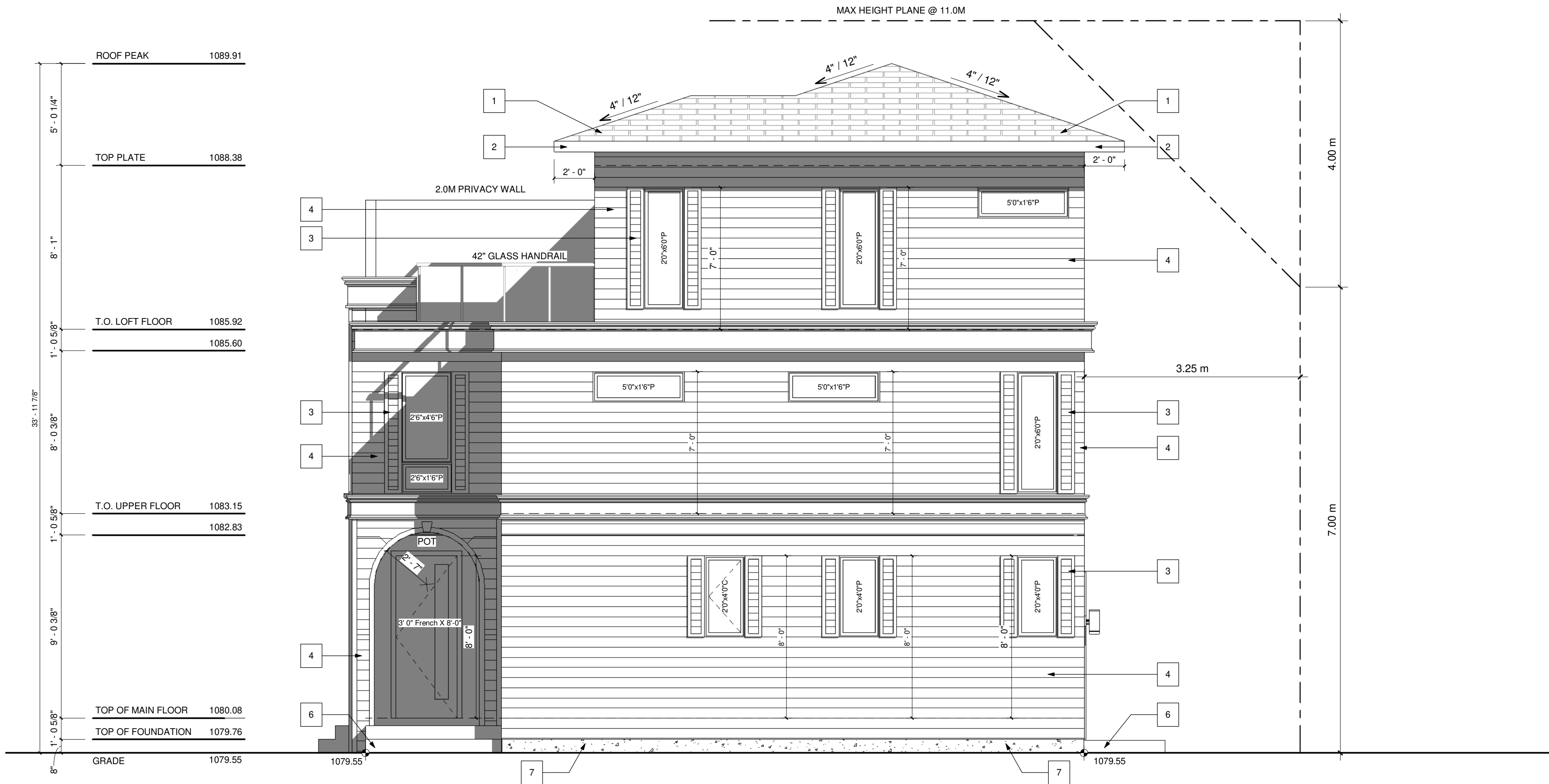
SMART BOARD - BLACK
- 6

CAST-IN PLACE CONCRETE
- 7

CONCRETE PARGING
- 8

GLASS RAILING

UNIT #4



RIGHT ELEVATION

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



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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01.	15/12/2025	DP PLANS	D.L.
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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:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2025-12-15 12:57:11 PM

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

PAGE:

A-2.1

VENTED SOFFIT NOTES:
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-NON VENTED SIDES SOFFIT IF WITHIN 1.2m
(SOFFIT ARE PRE-FIN ALUM)

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

METAL FASCIA
- 3

HARDIE SIDING - BLACK
- 4

HARDIE SIDING - WHITE
- 5

SMART BOARD - BLACK
- 6

CAST-IN PLACE CONCRETE
- 7

CONCRETE PARGING
- 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%



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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03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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FLOOR AREAS:

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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: 2025-12-15 12:57:13 PM

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

PAGE:

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UNIT #4

UNIT #3

UNIT #2

UNIT #1



REAR ELEVATION

SCALE: 1/4" = 1'-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)

WINDOW CALCULATION
(1.2m 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
- 2

METAL FASCIA
- 3

HARDIE SIDING - BLACK
- 4

HARDIE SIDING - WHITE
- 5

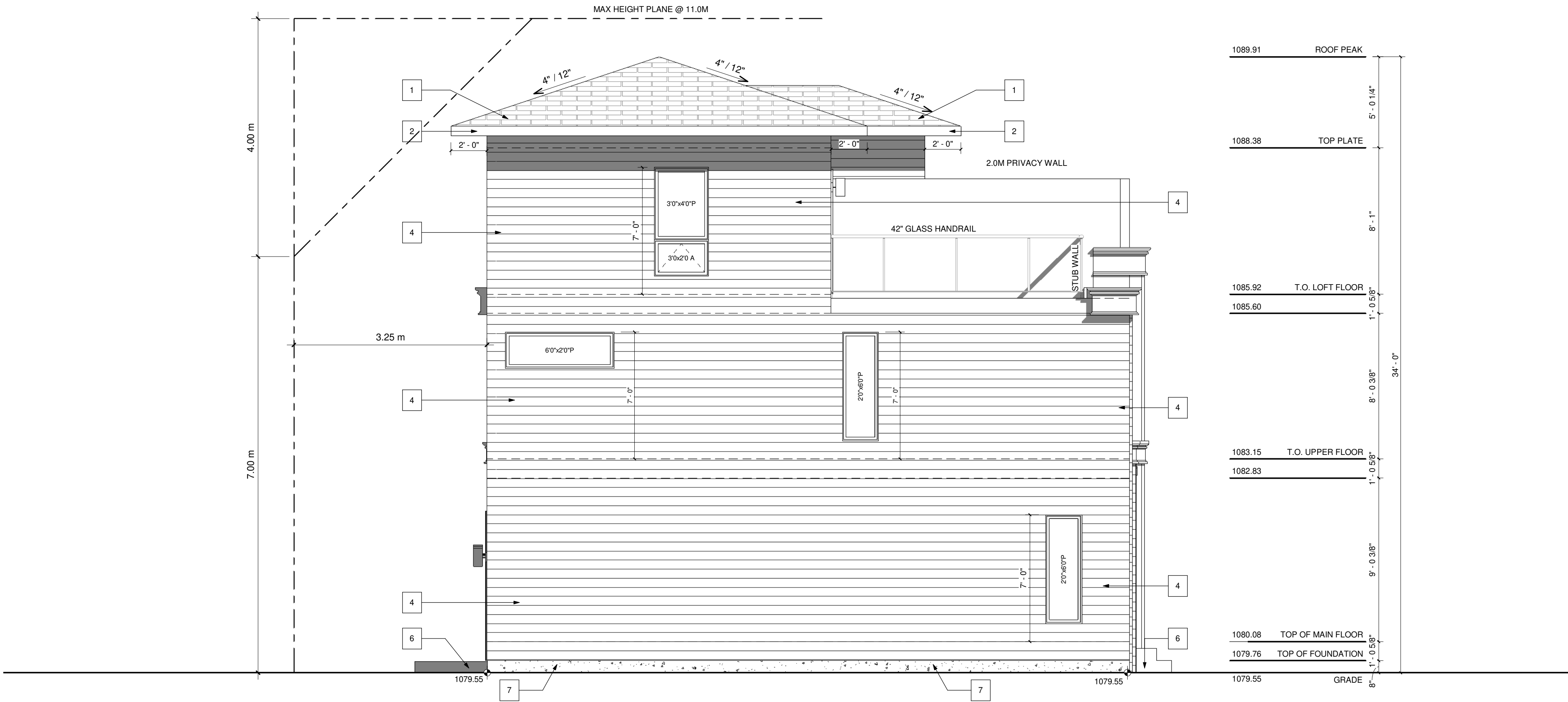
SMART BOARD - BLACK
- 6

CAST-IN PLACE CONCRETE
- 7

CONCRETE PARGING
- 8

GLASS RAILING

UNIT #1



LEFT ELEVATION

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



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
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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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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:
Left Elevation

DESIGN BY: JT

DRAWN BY: JT

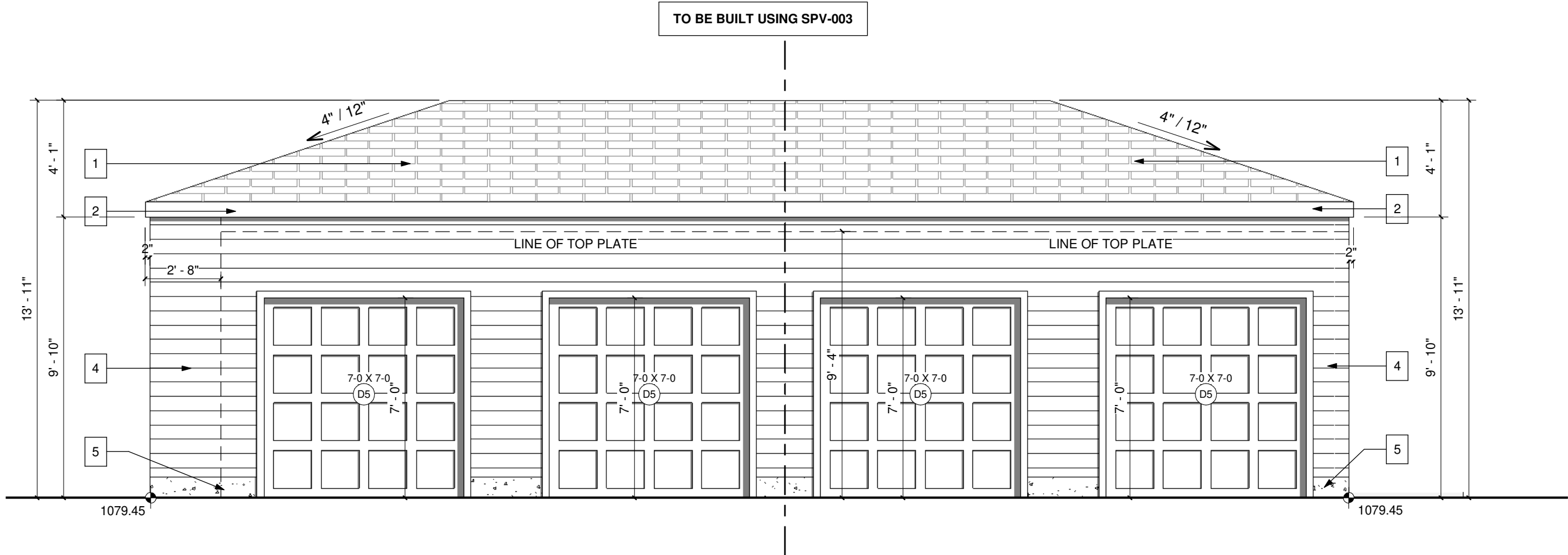
LAST REVISION DATE: 2025-12-15 12:57:13 PM

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

PAGE: A-2.3

EXTERIOR FINISHES:

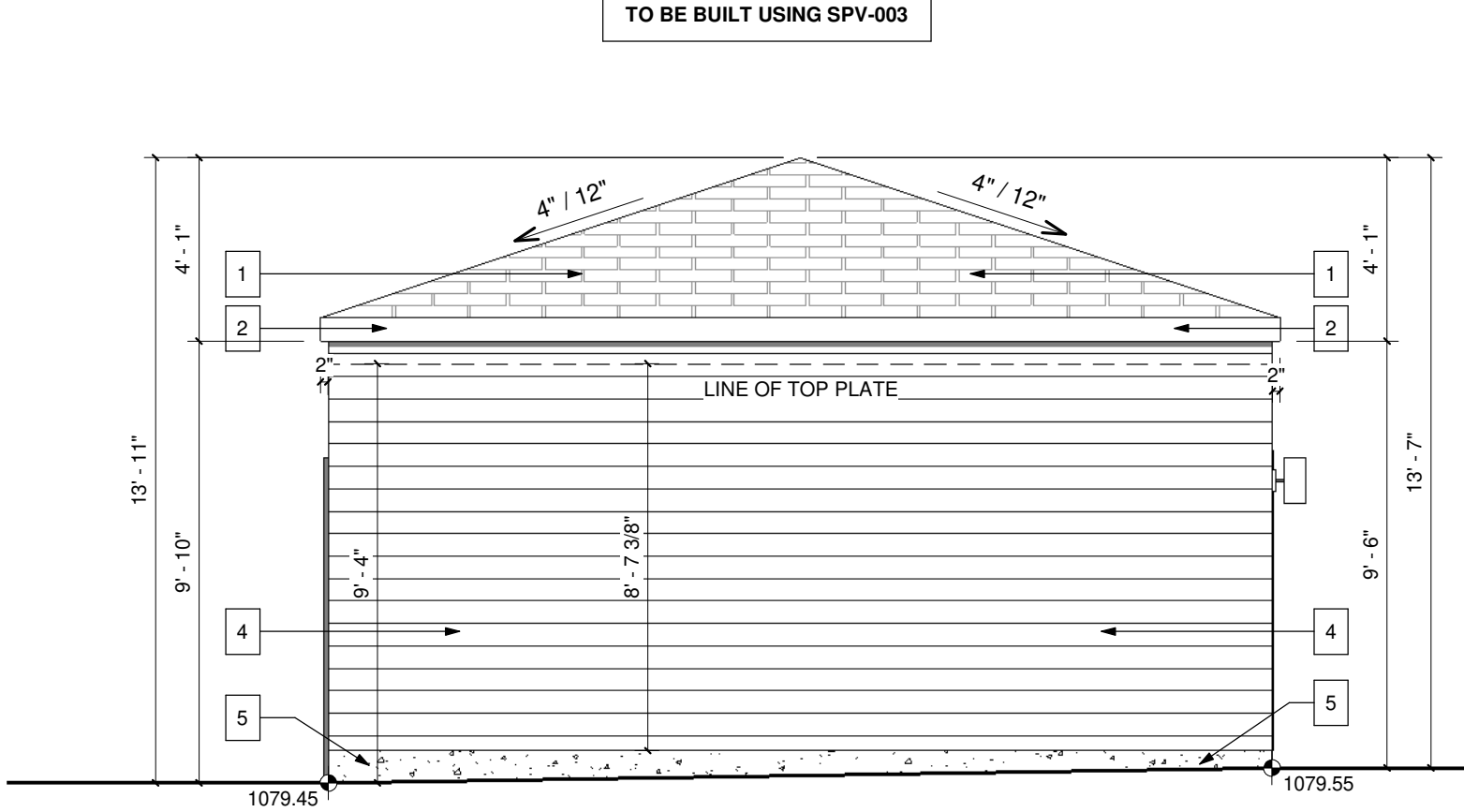
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA - BLACK
- 3 ALUMINUM SOFFIT - BLACK
- 4 STUCCO SIDING - WHITE
- 5 CONCRETE PAVING



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

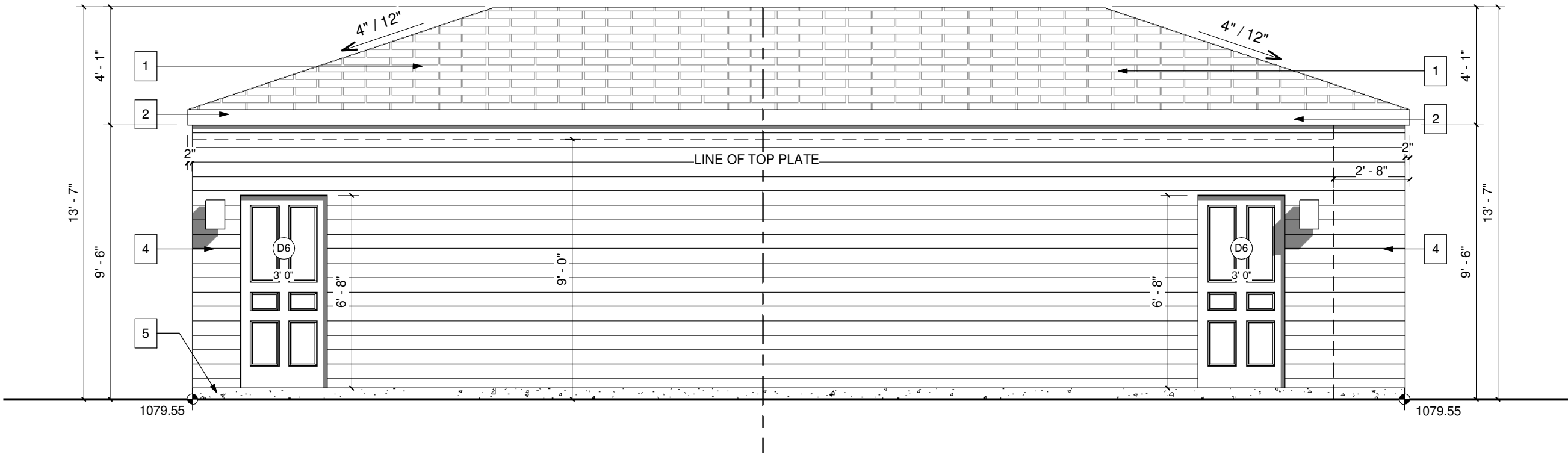
EXTERIOR FINISHES:

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



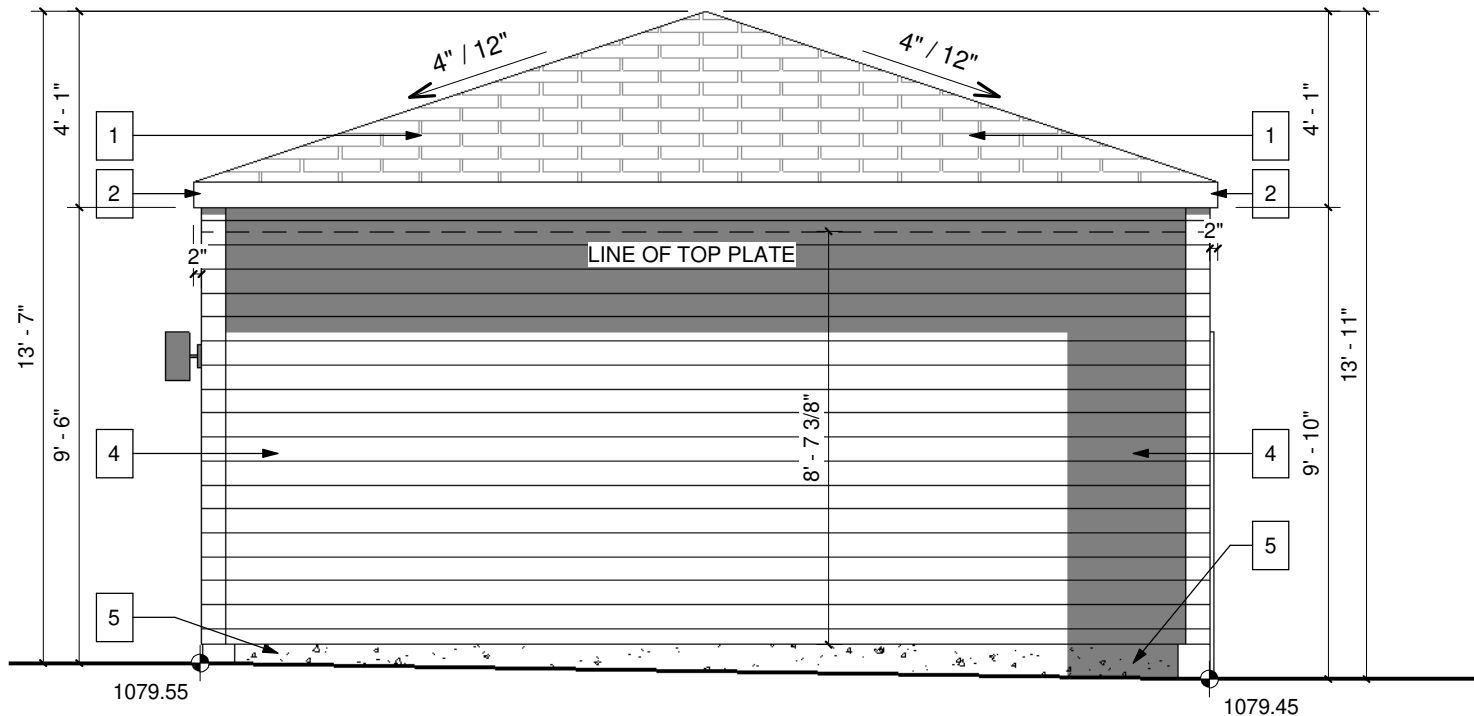
GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

TO BE BUILT USING SPV-003

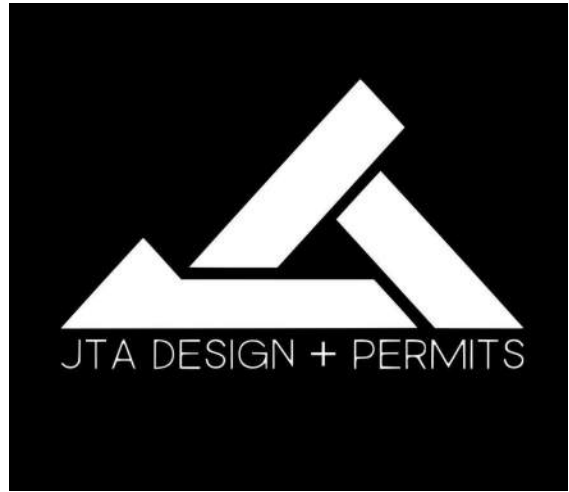


GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

TO BE BUILT USING SPV-003



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



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06.	--	--	--

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BASEMENT AREA: -- SQ.FT.

GARAGE AREA: -- SQ.FT.

DRAWING SET:

SHEET NAME:
Garage Elevations & Section

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION DATE: 2025-12-15 12:57:15 PM

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

PAGE:

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