

PROJECT INFORMATION

LEGAL ADDRESS: LOT 1&2;BLK 15;PLAN 5661 0

MUNICIPAL ADDRESS : 2001 24A STREET SW CALGARY,AB

ZONING : R-CG

PROPOSED DEVELOPMENT : 1 ROW HOUSE BUILDING (4 SUITES)

LOT AREA = 579.84 SQ.M.

MAIN FLOOR = 262.96 SQ.M

PORCH = 9.62 SQ.M

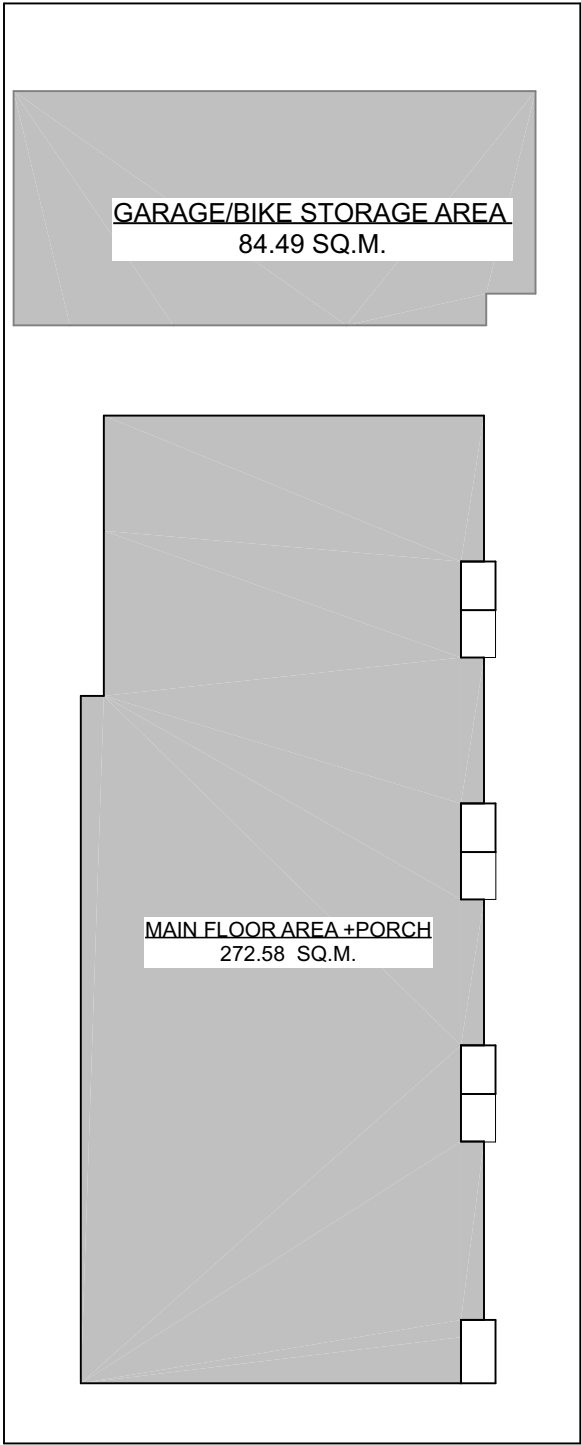
GARAGE/BIKE STORAGE= 84.49 SQ.M.

COVERAGE = 347.45 SQ.M.(59.92 %)

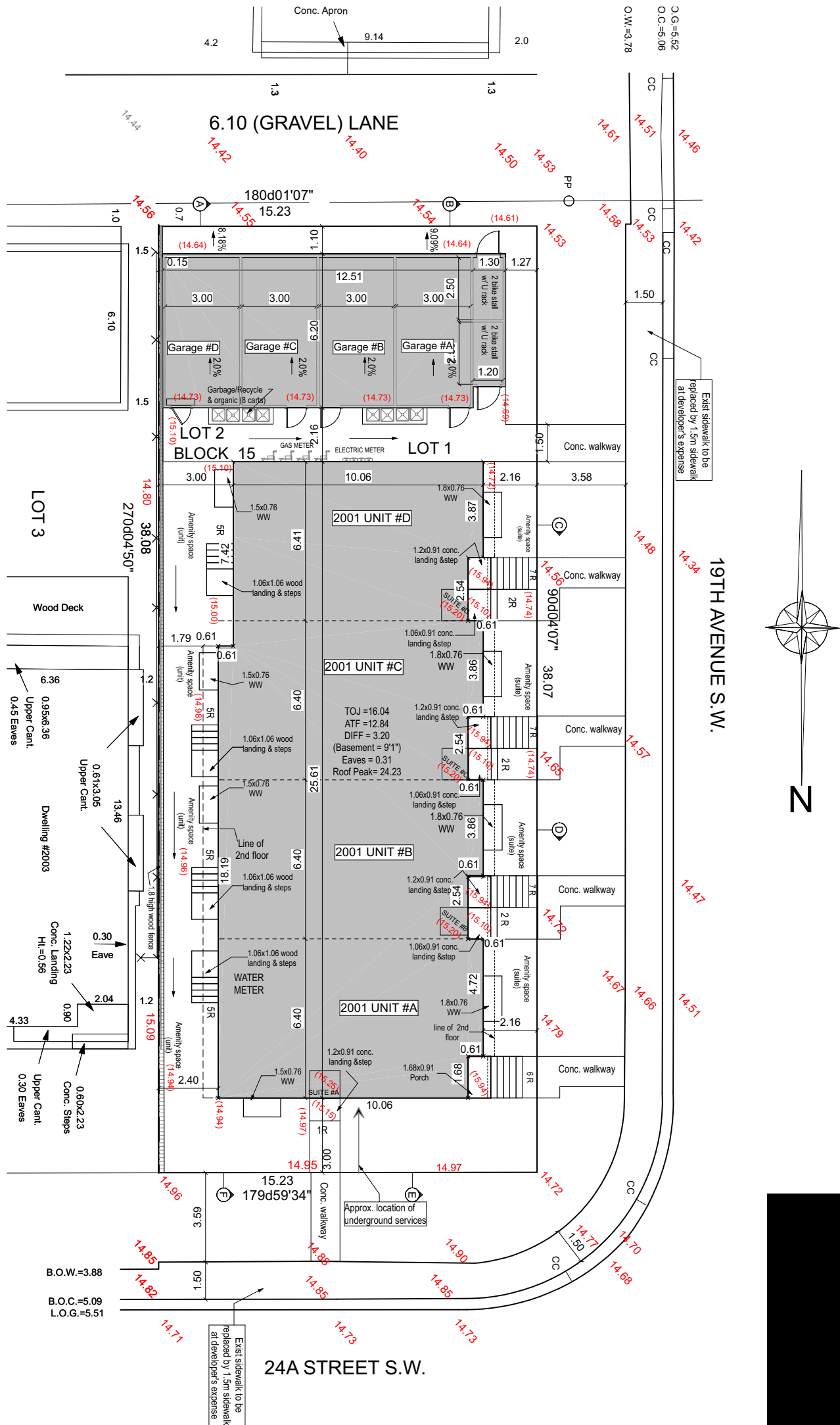
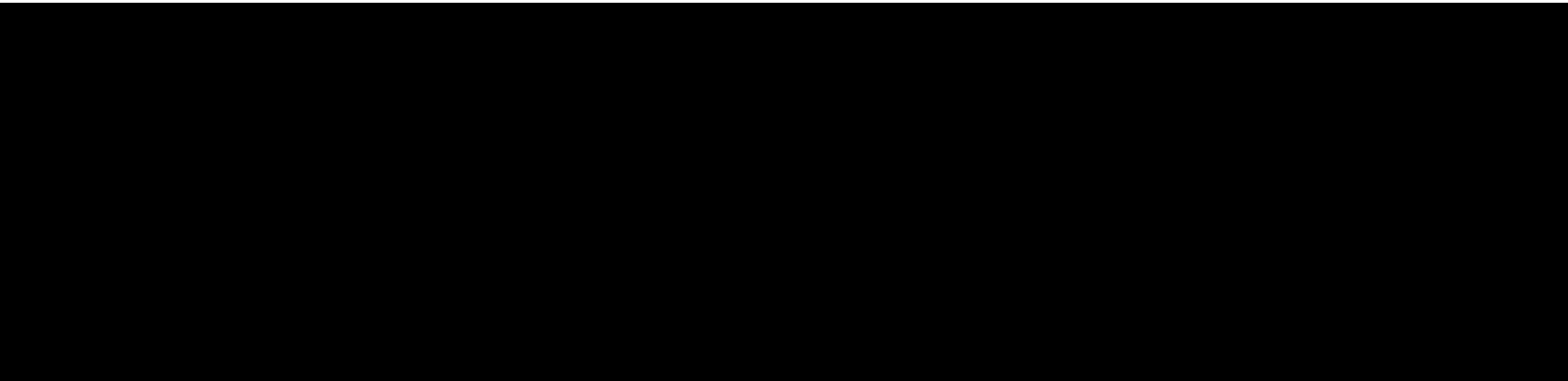
PARKING

TOTAL STALLS PROPOSED = 4 STALLS (DETACH GARAGE)

BIKE STORAGE = PROVIDED 4



COVERAGE AREA



SITE PLAN
SCALE 1:200



G|D|
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LEGAL ADDRESS:
LOT 1 BLK 15;PLAN 5661 0
CIVIC ADDRESS:
2001 24A STREET SW CALGARY, AB

PROPOSED DEVELOPMENT :
**4- PLEX- ROW HOUSE
& 4 SUITES**

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LANDSCAPING CALCULATION

COVERAGE CALCULATION

LOT AREA = 579.84 SQ.M.

MAIN FLOOR = 262.96 SQ.M

PORCH = 9.62 SQ.M

GARAGE/BIKE STORAGE= 84.49 SQ.M.

COVERAGE = 347.45 SQ.M.(59.92 %)

NON LANDSCAPING AREA CALCULATION

CONCRETE APRON = 13.73 SQ.M.

WASTE & RECYCLING = 3.43 SQ.M.

ENTRANCE LANDING & STEPS = 13.05 SQ.M.

WINDOW WELL(GRAVEL) = 9.98 SQ.M.

TOTAL NON-LANDSCAPING AREA = 40.19 SQ.M. (6.93%) OF LOT AREA

LANDSCAPING AREA CALCULATION

TOTAL LANDSCAPING AREA = 579.84 - (347.45 + 40.19=387.64) = 192.20 SQ.M.

HARD LANDSCAPING AREA

CONCRETE WALKWAY/PATIO = 46.03 SQ.M.

CURB WALL = 7.20 SQ.M.

WOOD LANDING & STEPS = 8.89 SQ.M.

TOTAL HARD LANDSCAPING AREA = 62.12 SQ.M. (10.71%) OF LOT AREA

SOFT LANDSCAPING AREA

SOD = 130.08 SQ.M.

TOTAL SOFT LANDSCAPING AREA = 130.08 SQ.M. (22.43%) OF LOT AREA

NOTE:
Soft surfaced landscaping area irrigated by underground irrigation system

All sodded area planted with draught tolerant grass species.

Soil depth min. 600mm for planting beds & shrubs and 300mm all other areas.

LANDSCAPING RULES

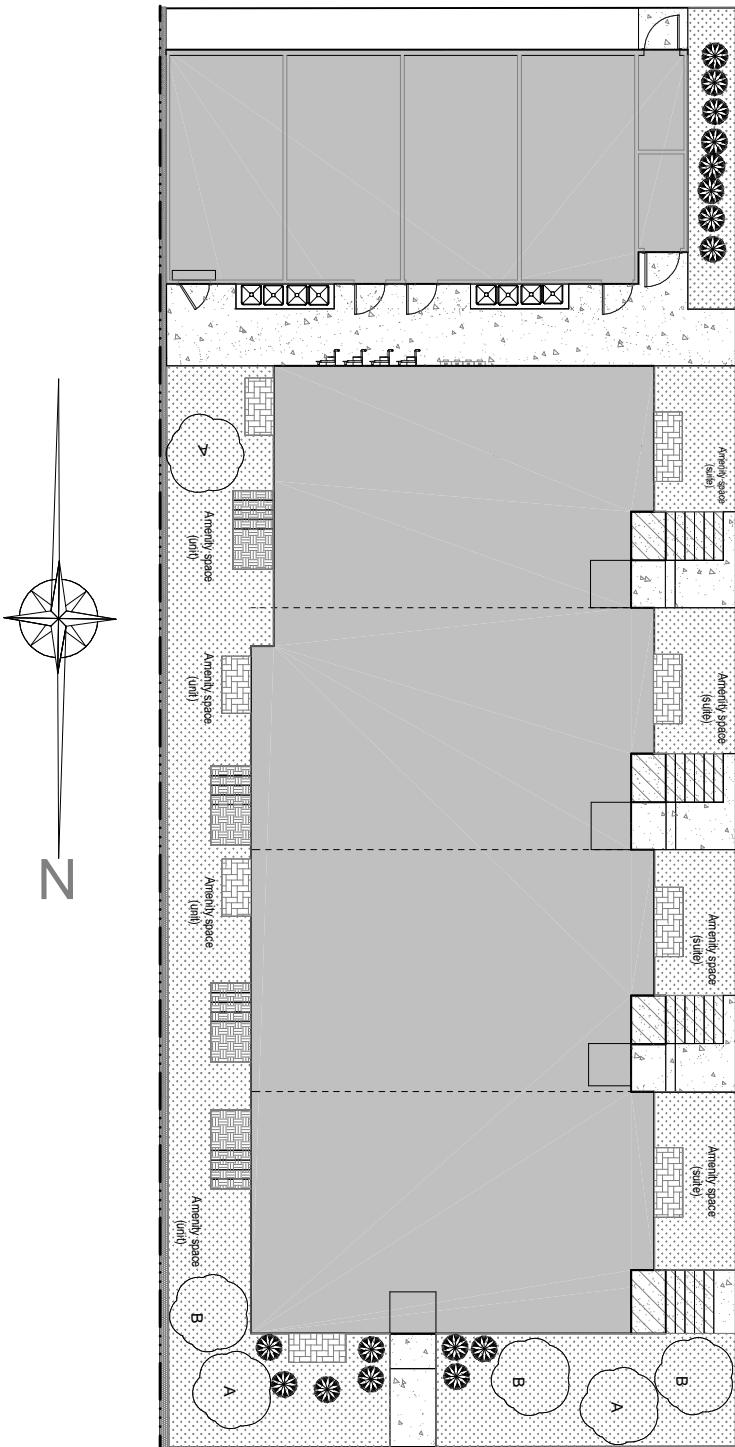
Planting Requirements = 1 tree per 110 Sq.m. of parcel size (Required 6)
Deciduous tree with min. caliper 60 mm
Coniferous tree with min. ht. 2.0m.

Proposed Trees = 6 Trees (Preserving 1 tree w/ caliper more than 100mm counted as 3 tree)

Shrub Required = 3 Shrubs per 110 Sq.m. of parcel size (Required 16)
Min. spread & ht. 0.6m at the planting stage

Proposed Shrubs = 16 shrubs

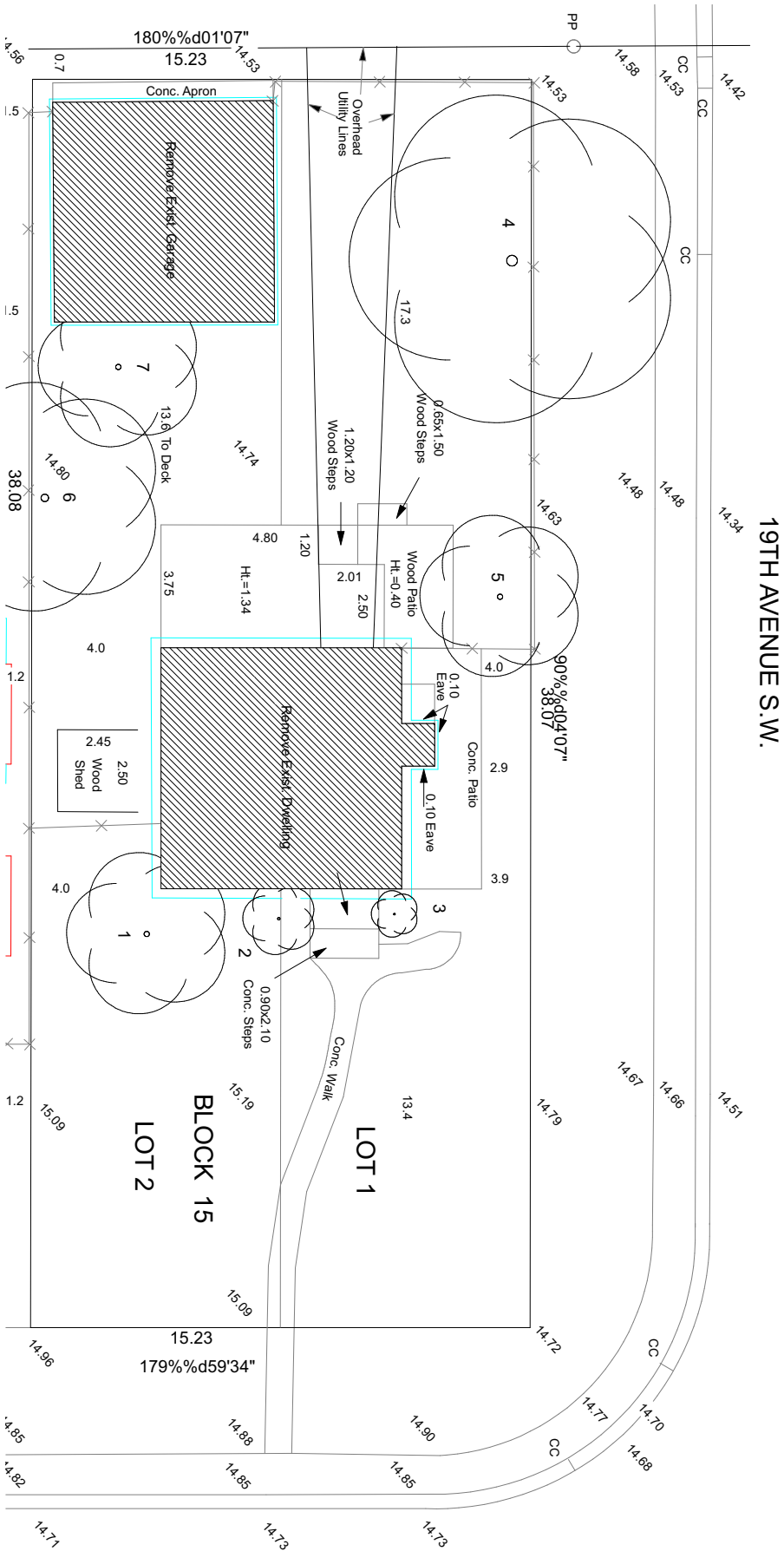
NEW TREE /SHRUB DATA				
No.	Qty.	Type	Name	Size
A	3	Deciduous	Swedish columnar Aspen	60 mm caliper minimum
B	3	Coniferous	Picea Pungens Columnar spruce	2 m height minimum
C	16	Deciduous shrub	Savin Juniper shrub	height 0.6m



LANDSCAPING PLAN

SCALE 1:200

TREE DATA					
TREE	Type	Canopy	Height	Diameter	Diameter
1	Deciduous	5	4	Clump.	To Be Removed
2	Deciduous	2.2	2	Clump.	To Be Removed
3	Deciduous	1	2	Clump.	To Be Removed
4	Deciduous	10	10	0.70	To Be Removed
5	Deciduous	5	6	Clump.	To Be Removed
6	Deciduous	7	13	0.70	To Be Removed
7	Deciduous	5	9	0.55	To Be Removed



24A STREET S.W.

EXISTING SITE PLAN

SCALE 1:200

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DATE

2025-12-31

DEVELOPMENT PERMIT PLAN

MUNICIPAL ADDRESS:
2001 - 24A STREET S.W.
CALGARY, ALBERTA
CLIENT: LANDSTONE HOMES

LEGAL DESCRIPTION:

LOTS 1 AND 2; BLOCK 15; PLAN 5661 O

WITHIN THE

N.E.1/4 SEC.7, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

%%uLegend%%u:

A.S.C.M. DENOTES ALBERTA SURVEY CONTROL MARKER.
B.O.C DENOTES BACK OF CURB.
B.O.W DENOTES BACK OF WALK.
CB DENOTES CATCH BASIN.
CC DENOTES CURB CUT.
CLM DENOTES CHECK MEASURED.
CL DENOTES CENTRE LINE.
Ha DENOTES HECTARES.
L.O.G DENOTES LP OF CUTTER
LP DENOTES LAMP POLE
m DENOTES METRES.
M DENOTES MERIDIAN.
M.M.D. DENOTES MARKED.
PA DENOTES POLE ANCHOR.
PL DENOTES PLACED.
PL DENOTES PROPERTY LINE.
Rad. DENOTES RADIAL.
Rgm DENOTES RANGE.
R/W DENOTES RIGHT-OF-WAY.

SEC. DENOTES SECTION.
SP DENOTES SIGN POST.
Twp. DENOTES TOWNSHIP.
TEST HOLE SHOWN THUS:
WATER VALVE SHOWN THUS:
POWER POLE SHOWN THUS:
POLE ANCHOR SHOWN THUS:
MANHOLE SHOWN THUS:
GAS VALVE SHOWN THUS:
FIRE HYDRANT SHOWN THUS:
LAMP POLE SHOWN THUS:
CONIFEROUS TREE SHOWN THUS:
DECIDUOUS TREE SHOWN THUS:
FENCE IS SHOWN THUS:
OVERHEAD UTILITIES SHOWN THUS:

TH
PP
PA
MH
FV
LP
CT
DT
F

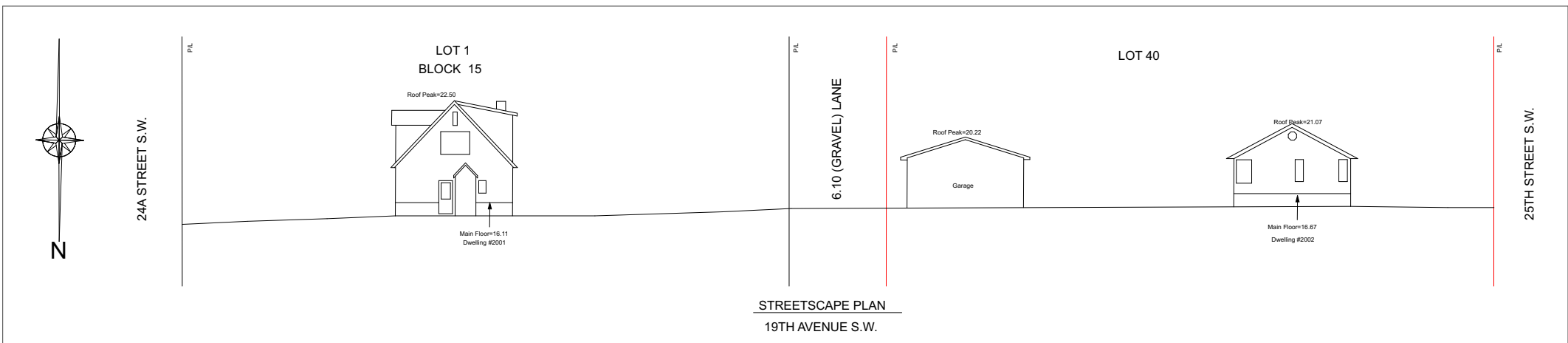
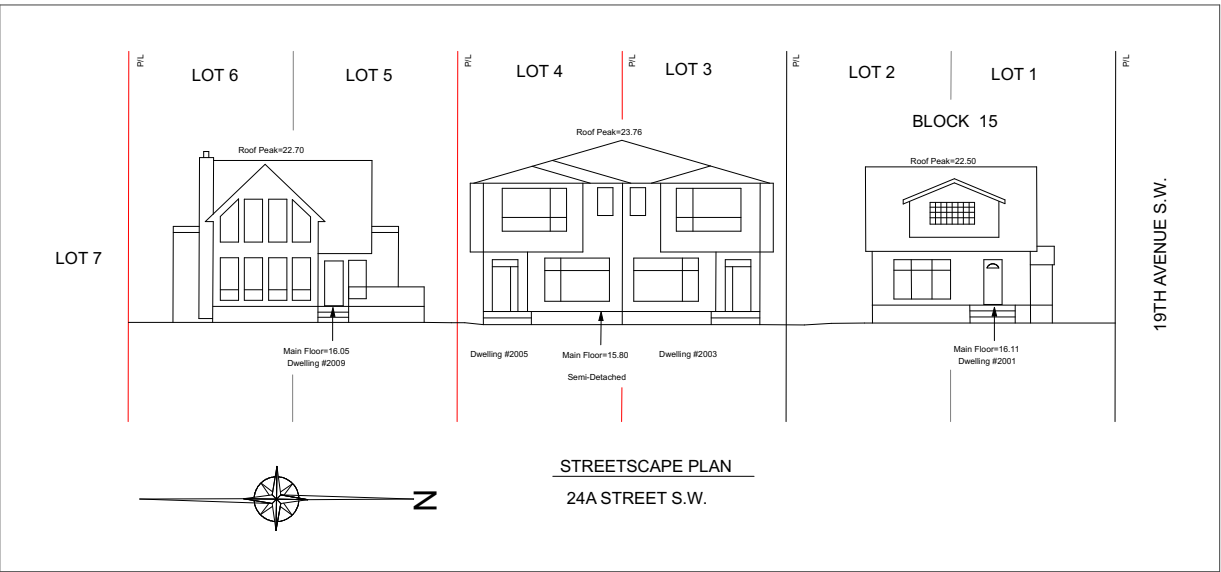
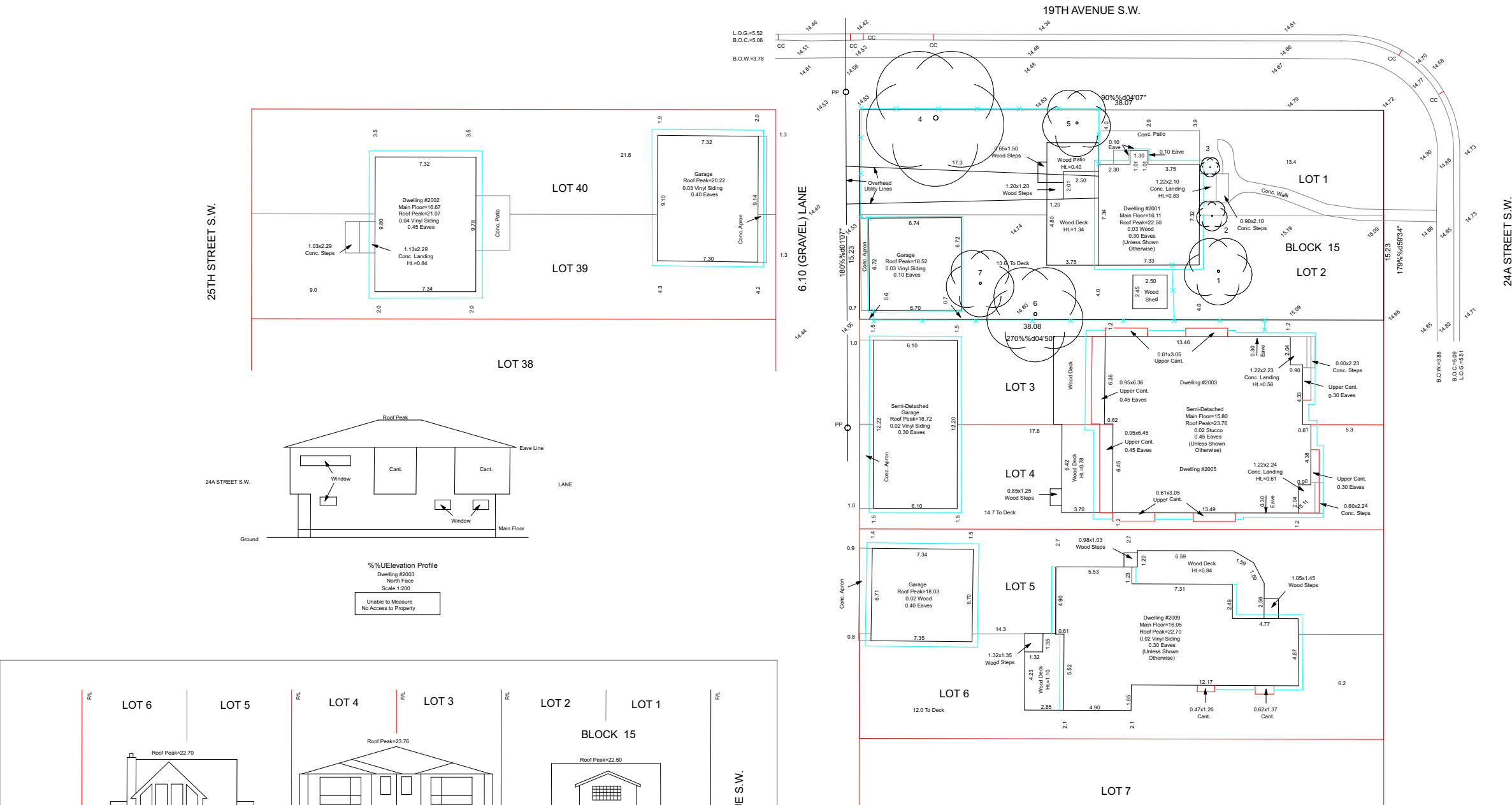
NOTES:
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM # 221374
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 201 119 281
TITLE SEARCH DATED / / 08 07 25
PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.
ELEVATIONS ARE SHOWN THUS: ± 1118.04 METRES (GEODETIC)
X ± 0.00

TREE DATA					
TREE	Type	Canopy	Height	Diameter	Diameter
1	Deciduous	5	4	Clump	To Be Removed
2	Deciduous	2.2	2	Clump	To Be Removed
3	Deciduous	1	2	Clump	To Be Removed
4	Deciduous	10	10	0.70	To Be Removed
5	Deciduous	5	6	Clump	To Be Removed
6	Deciduous	7	13	0.70	To Be Removed
7	Deciduous	5	9	0.55	To Be Removed

DATE: AUGUST 13, 2025
DATE OF SURVEY: AUGUST 8, 2025
SURVEYORS INITIALS: TKJR/YK

 **Jones Geomatics Ltd.**
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. G11269-25




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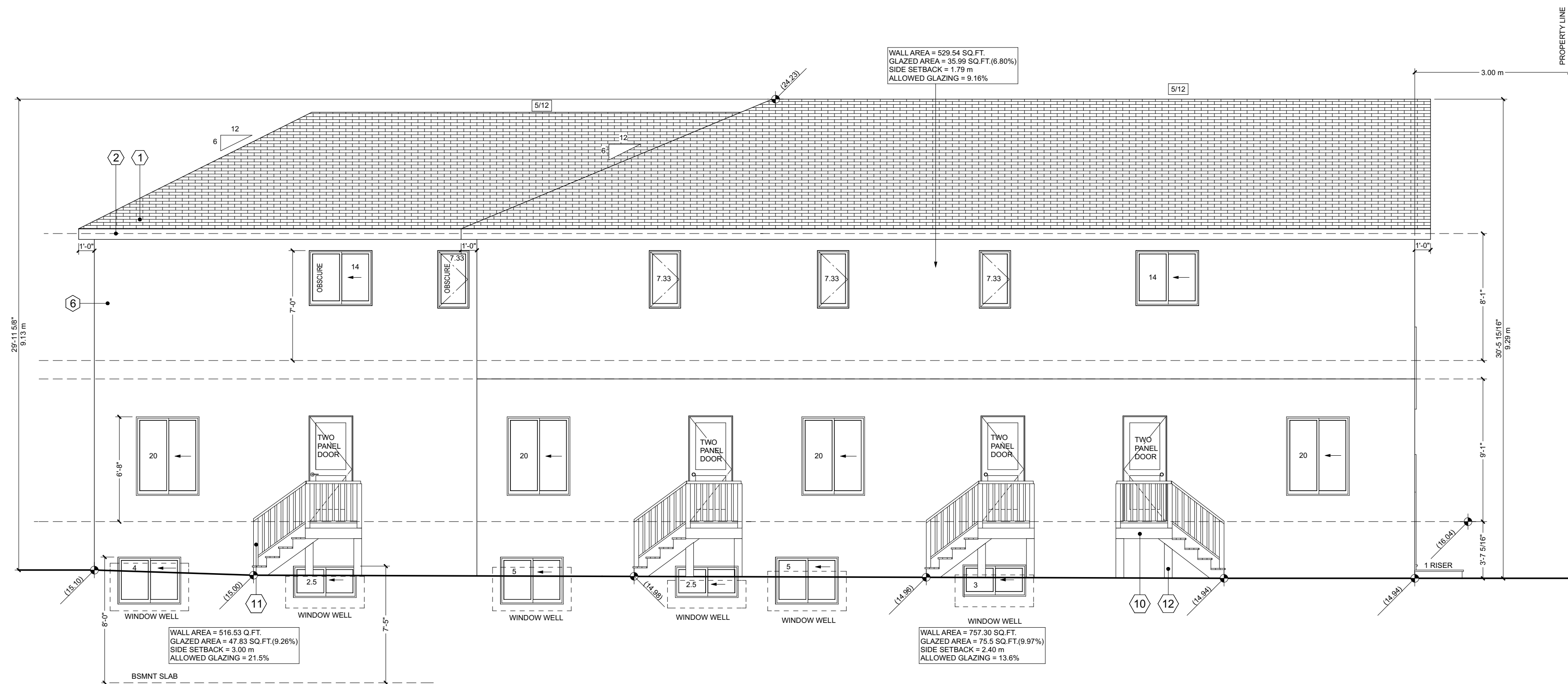
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WEST ELEVATION



EAST ELEVATION

MATERIAL LEGEND

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA (TYP.)
- 3 8" SMARTBOARD FASCIA ON ALL OPEN GABLES ON THIS ELE.
- 4 PRECAST CONC. STEPS & LANDING
- 5 4" TRIM AROUND DOORS & WINDOWS
- 6 STUCCO
- 7 STUCCO (DARK)
- 8 VERTICAL METAL SIDING
- 9 HORIZONTAL LUX PANELS
- 10 WOOD LANDING AND STEPS (SR)
- 11 ALUMINUM LANDING AND SPINDLES
- 12 6"x6" WOOD POST

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CALGARY AB

LANDSTONE
HOMES

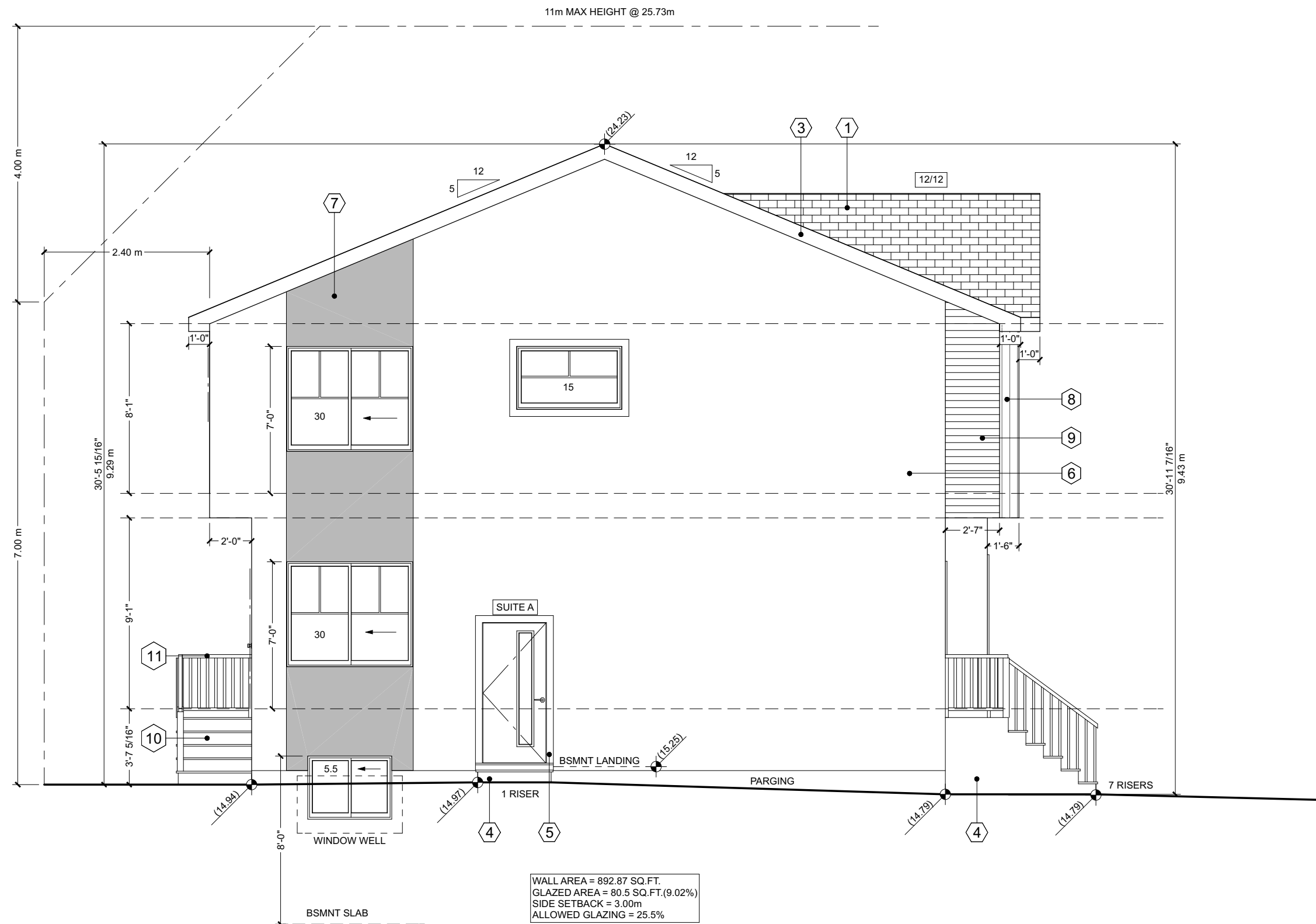
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SCALE:
3/16" = 1'-0"

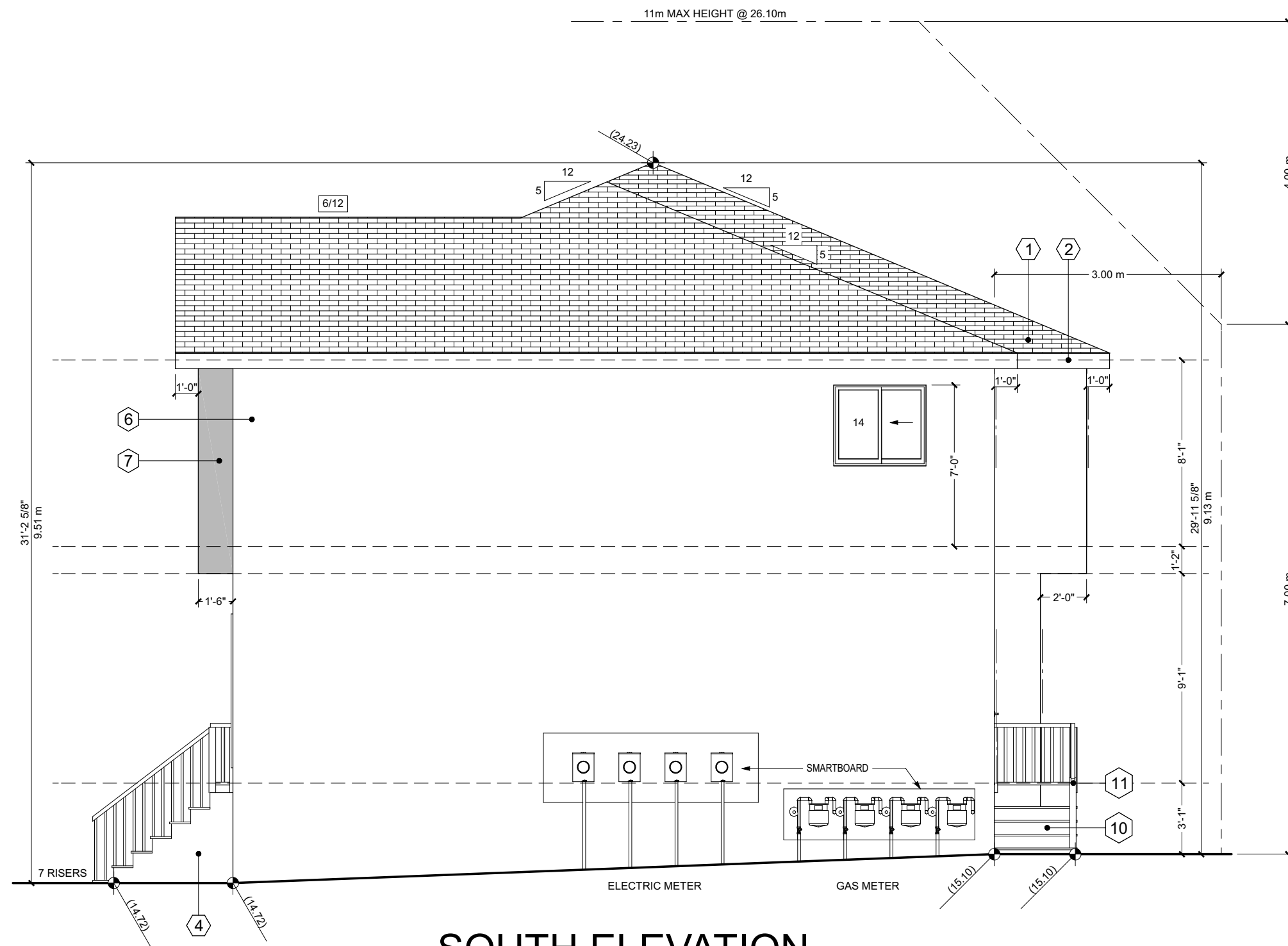
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NORTH ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND	
1	ASPHALT SHINGLES
2	8" ALUMINUM FASCIA (TYP.)
3	8" SMARTBOARD FASCIA ON ALL OPEN GABLES ON THIS ELE.
4	PRECAST CONC. STEPS & LANDING
5	4" TRIM AROUND DOORS & WINDOWS
6	STUCCO
7	STUCCO (DARK)
8	VERTICAL METAL SIDING
9	HORIZONTAL LUX PANELS
10	WOOD LANDING AND STEPS (SR)
11	ALUMINUM RAILING AND SPINDLES
12	6"X6" WOOD POST

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LANDSTONE
HOMES

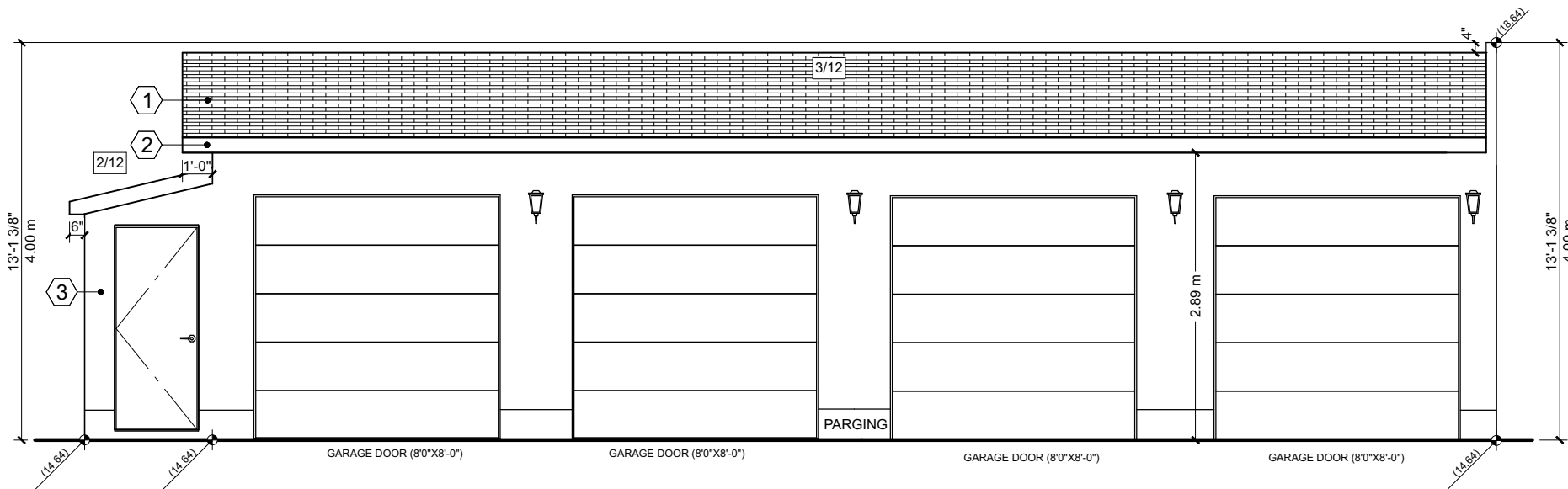
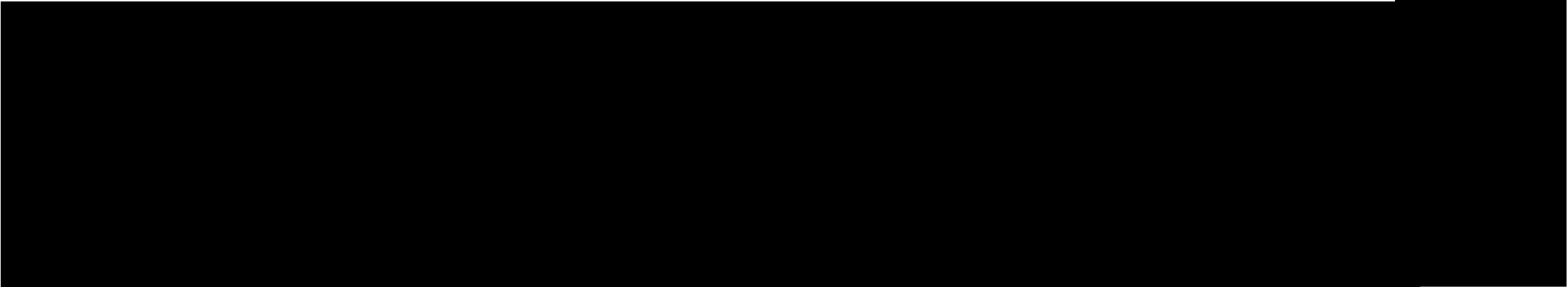
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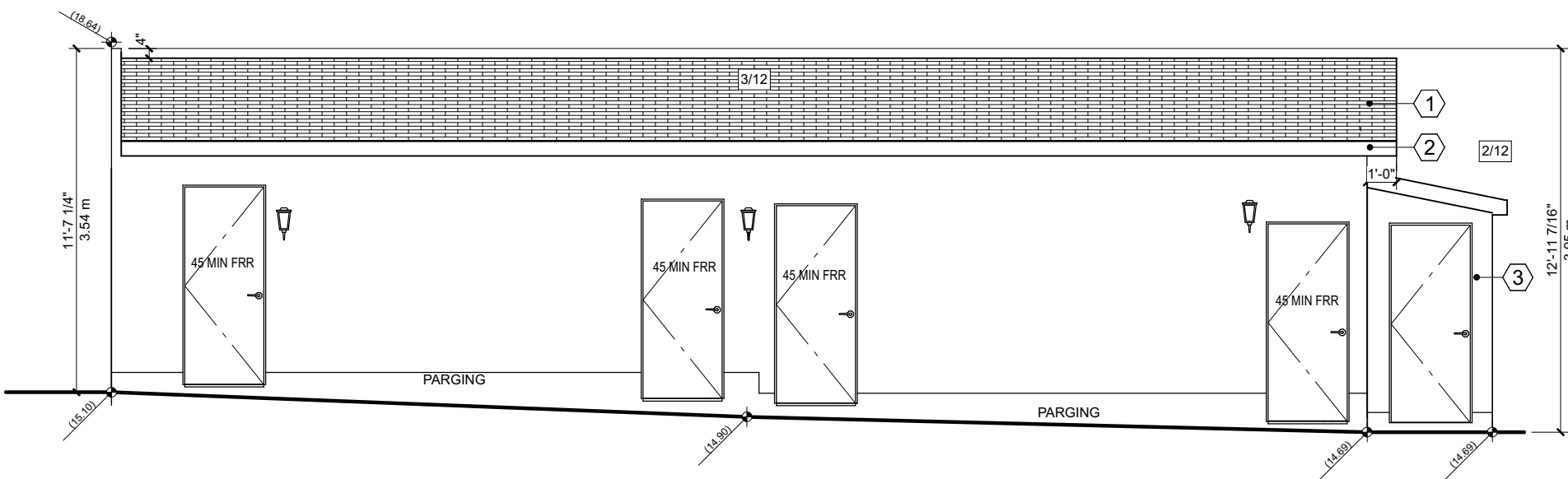
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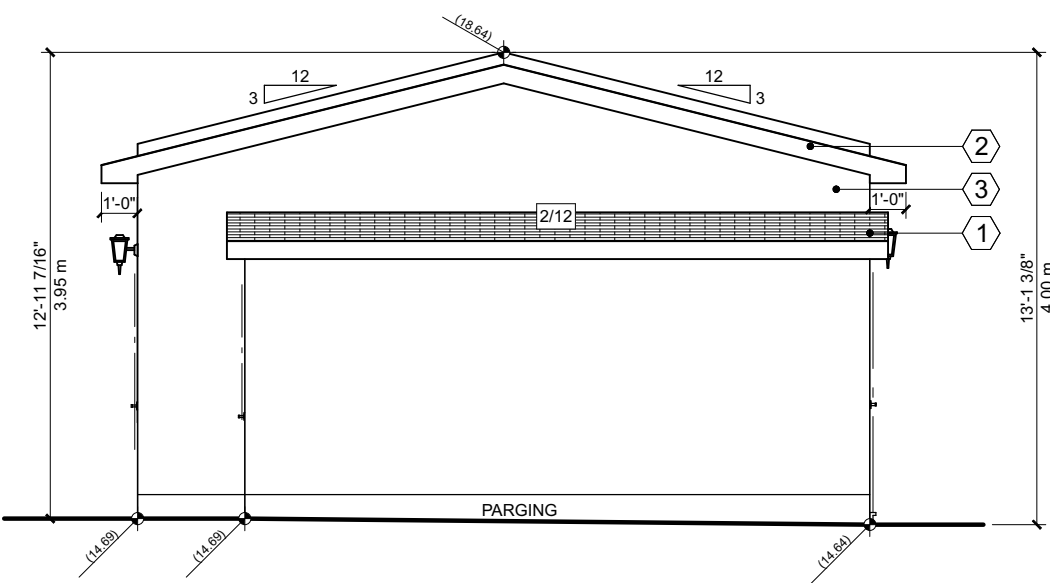
SOUTH ELEVATION



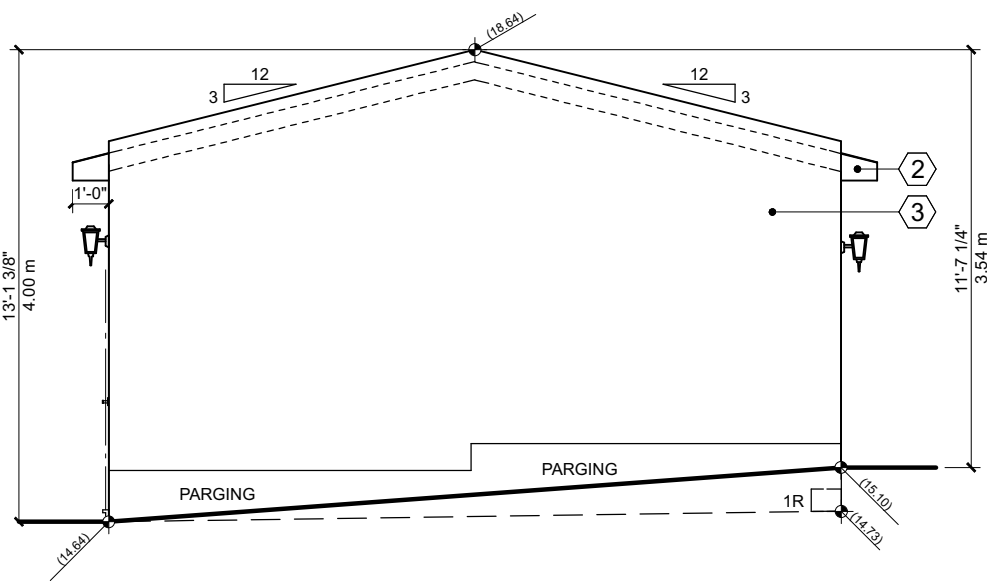
NORTH ELEVATION

MATERIAL LEGENDS

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA
- 3 STUCCO



WEST ELEVATION



EAST ELEVATION