

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

GARAGE = 77.56 SQ.M.

COVERAGE = 340.52 SQ.M.(58.73%)

PARKING

TOTAL STALLS PROPOSED = 4 STALLS (DETACH GARAGE)

BIKE STORAGE = PROVIDED 4

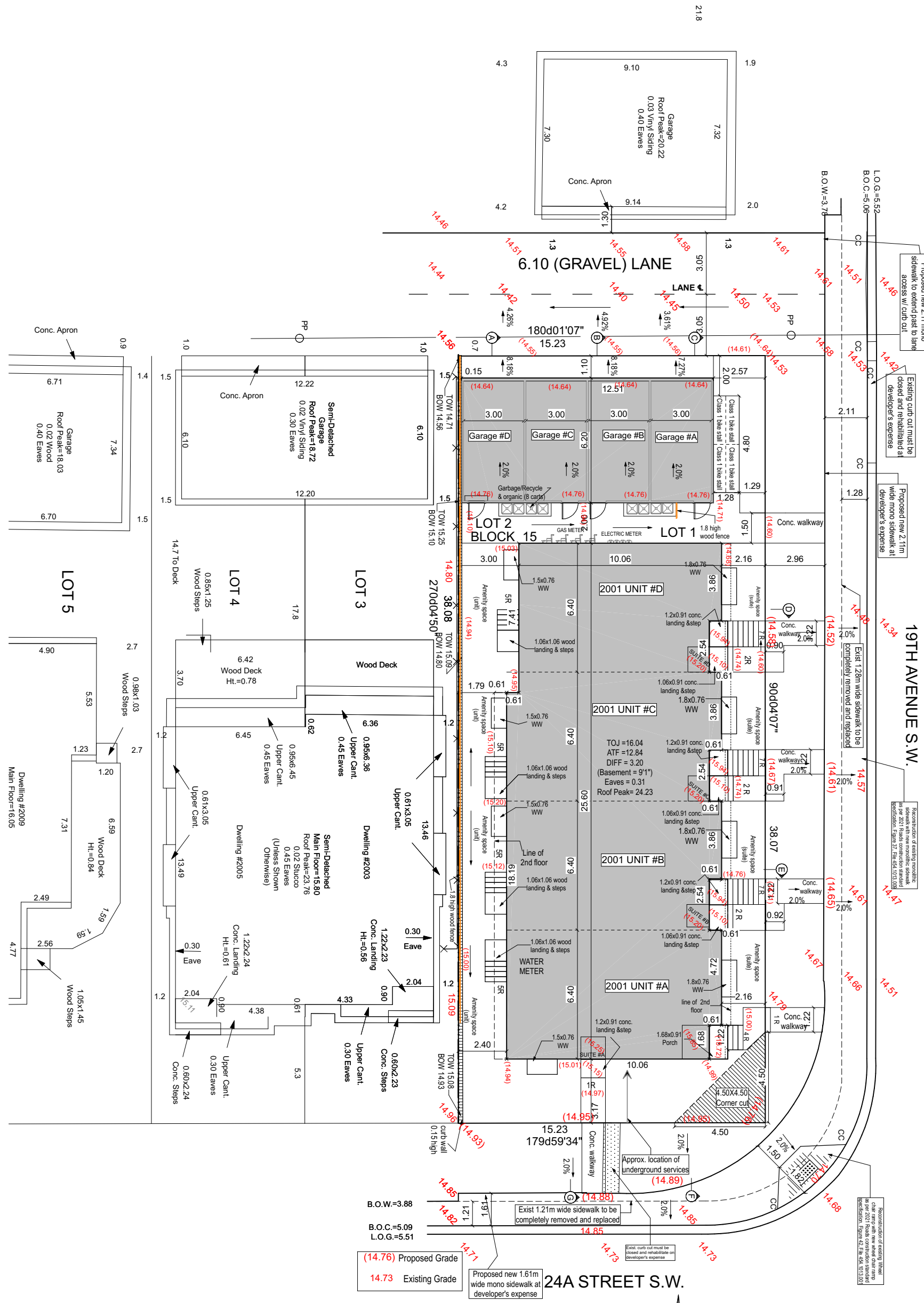
GARAGE/BIKE STORAGE AREA
77.56 SQ.M.

MAIN FLOOR AREA
262.96 SQ.M.

COVERAGE AREA

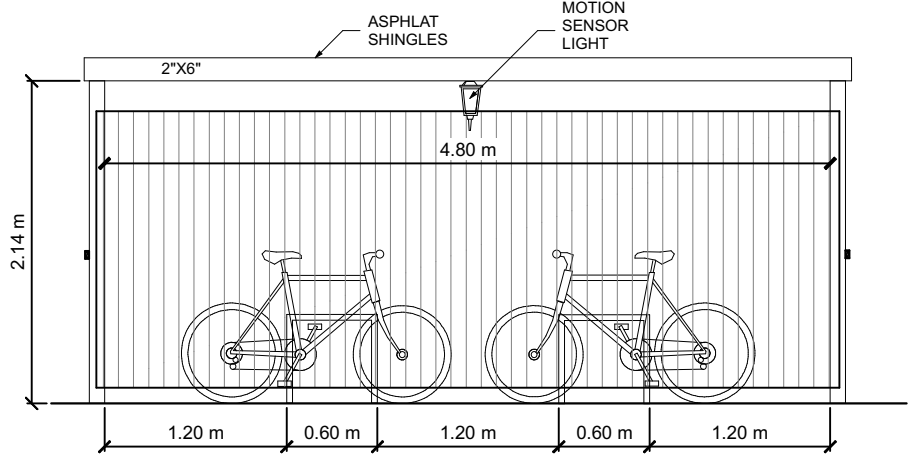
AMENDED DRAWINGS
DP No Date Received
DP2025-07545 JULY 08 2026
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DEVELOPMENT
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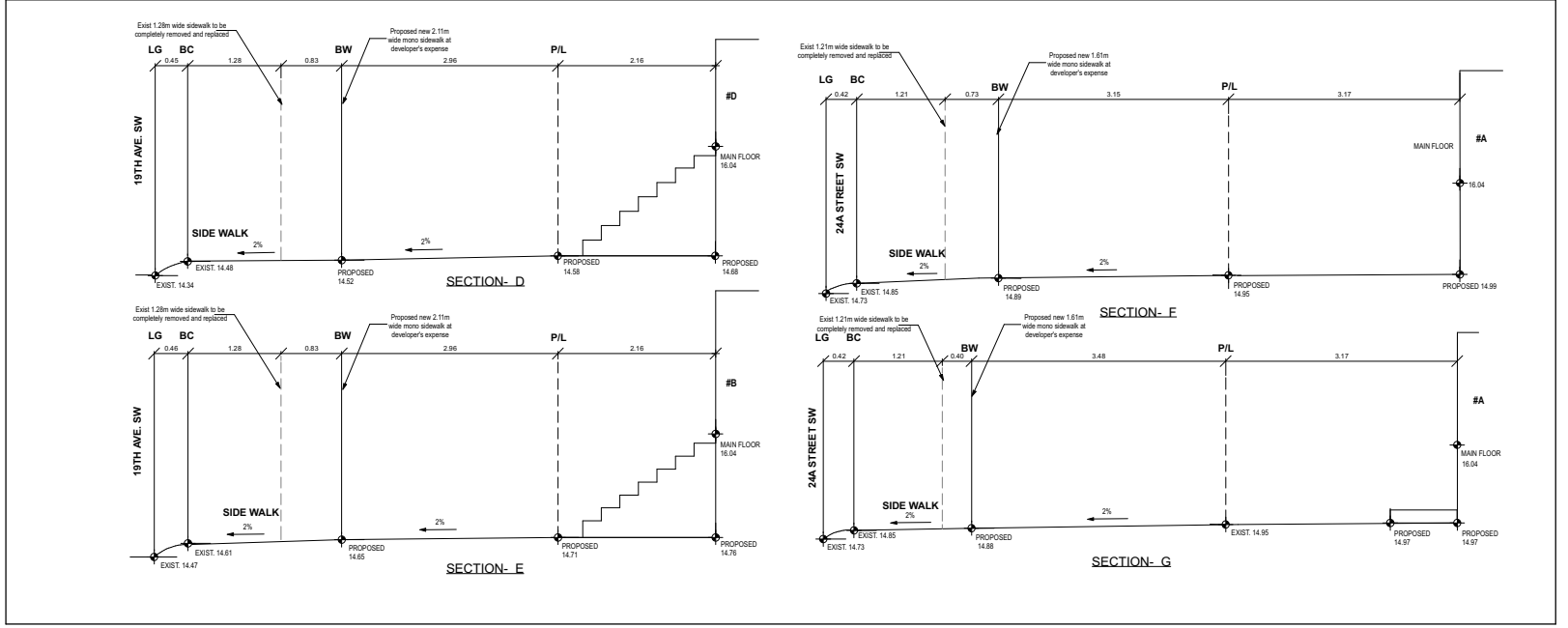
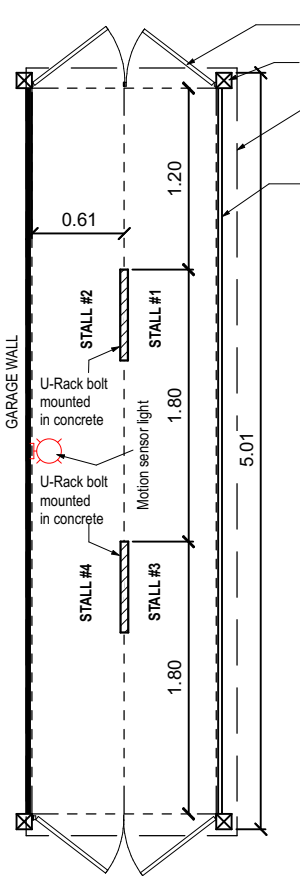


(XX.XX) - PROPOSED
XX.XX - EXISTING

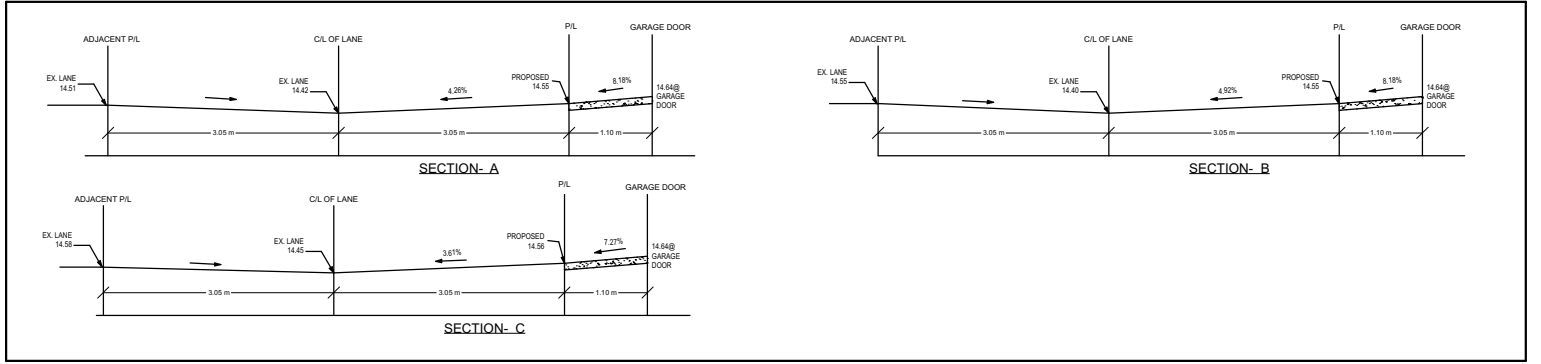
SITE PLAN
SCALE 1:200



See Detail - 'A'
CLASS 1 BIKE LOCKER
SCALE: 1:50



BLVD CROSS SECTION
SCALE: N.T.S.



GARAGE CONCRETE & LANE
SCALE: N.T.S.

GLOBAL DESIGN
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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

FILE NO.

25100

PAGE NO.

1

DATE

2026-07-08

LANDSCAPING CALCULATION

COVERAGE CALCULATION

LOT AREA = 579.84 SQ.M.

MAIN FLOOR = 262.96 SQ.M

GARAGE = 77.56 SQ.M.

COVERAGE = 340.52 SQ.M.(58.73%)

NON LANDSCAPING AREA CALCULATION

CONCRETE APRON = 13.73 SQ.M.

WASTE & RECYCLING = 3.43 SQ.M.

ENTRANCE LANDING & STEPS = 12.63 SQ.M.

WINDOW WELL(GRAVEL) = 10.01 SQ.M.

TOTAL NON-LANDSCAPING AREA = 39.80 SQ.M. (6.86%) OF LOT AREA

LANDSCAPING AREA CALCULATION

TOTAL LANDSCAPING AREA = 579.84 - (340.52 + 39.80=380.32) = 199.52 SQ.M.

HARD LANDSCAPING AREA

CONCRETE WALKWAY/PATIO = 52.08 SQ.M.

CURB WALL = 7.20 SQ.M.

WOOD LANDING & STEPS = 8.89 SQ.M.

TOTAL HARD LANDSCAPING AREA = 68.17 SQ.M. (11.76%) OF LOT AREA

SOFT LANDSCAPING AREA

SOD = 131.35 SQ.M.

TOTAL SOFT LANDSCAPING AREA = 131.35 SQ.M. (22.65%) 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.

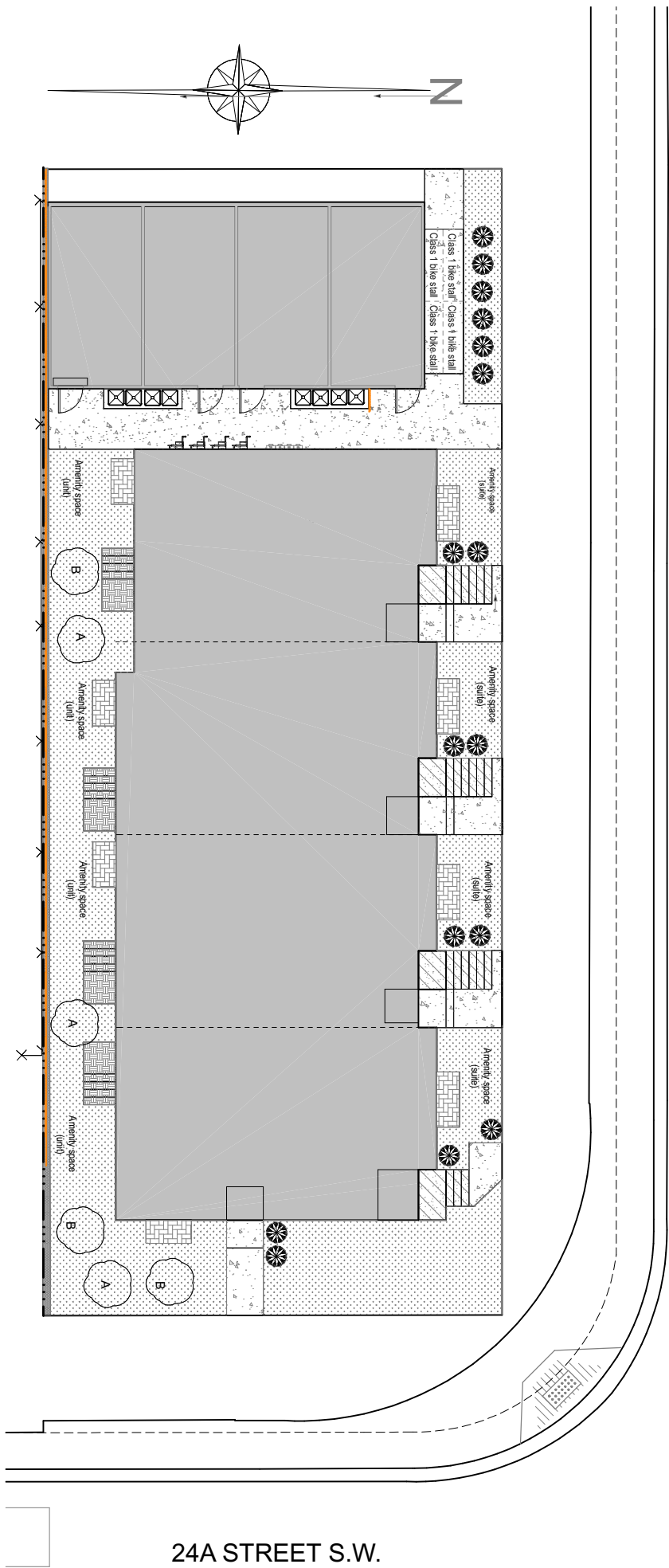
Proposed Trees = 6 Trees (Preserving 1 tree w/ caliper more than 100mm counted as 3 tree)

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

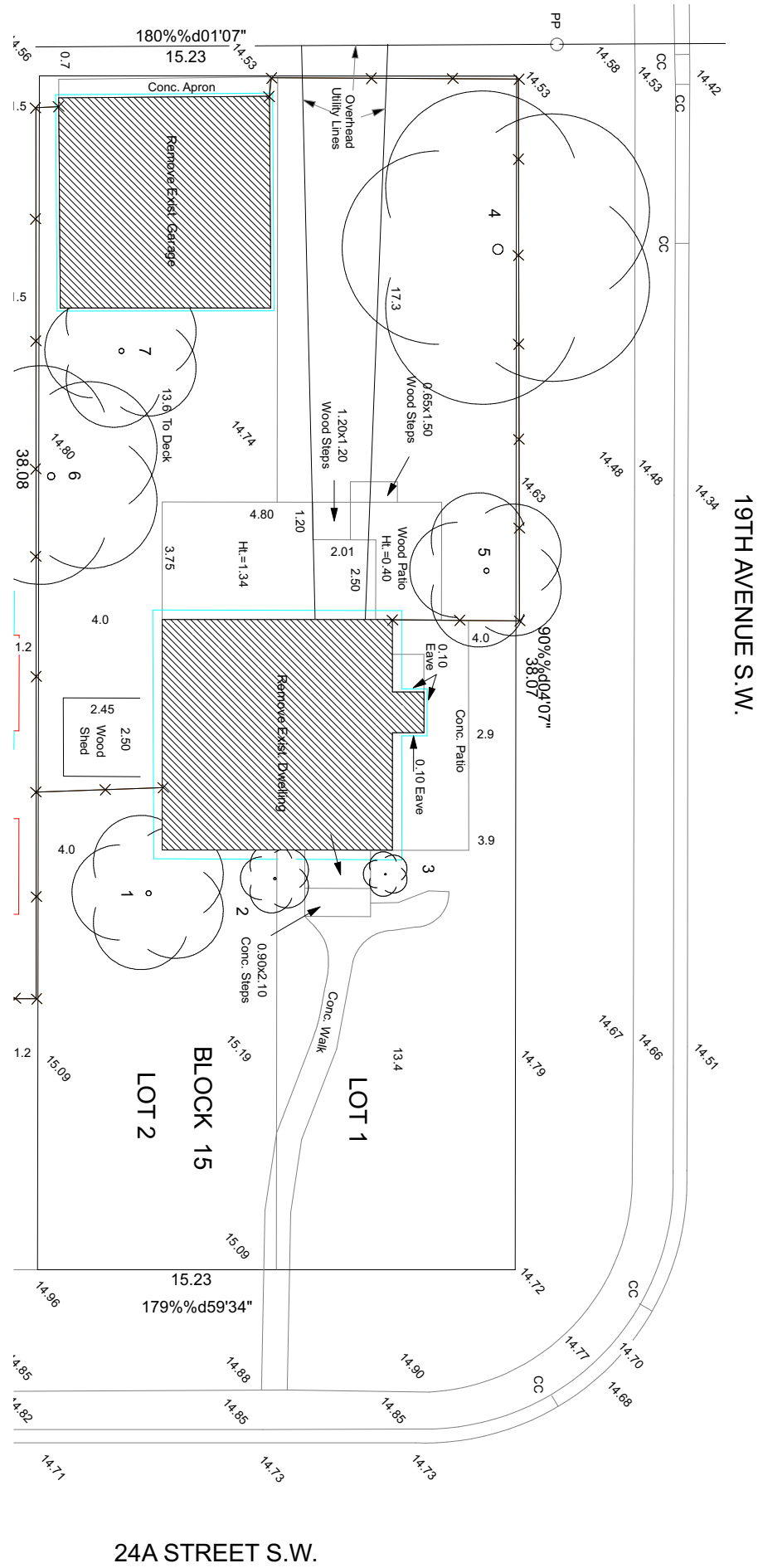
No.	Qty.	Type	Name	Size
A	3	Deciduous	Toba	60 mm caliper minimum
B	3	Coniferous	Blue Spruce	2 m height minimum
C	16	Deciduous shrub	Savin Juniper shrub	height 0.6m



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



EXISTING SITE PLAN

SCALE 1:200

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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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FILE NO.	25100
PAGE NO.	2
DATE	2026-07-08

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.
CL. DENOTES CENTRE LINE.
Ha. DENOTES HECTARES.
L.O.G. DENOTES LINE OF GUTTER.
LP. DENOTES LAMP POLE.
m. DENOTES METRES.
M. DENOTES MERIDIAN.
Mkd. DENOTES MARKED.
PA. DENOTES POLE ANCHOR.
PL. DENOTES PLACED.
P.L. DENOTES PROPERTY LINE.
Rad. DENOTES RADIAL.
Rgn. DENOTES RANGE.
RW. 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:

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 # 221274
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: ± 118.0 METRES (GEODETIC)

TREE	Type	TREE DATA				Diameter	Diameter
		Canopy	Height	Diameter	Clump		
1	Deciduous	9	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		

REV. DATE: MARCH 30, 2026 (LANE GRADES ADDED)

DATED: MARCH 27, 2026
DATE OF SURVEY: AUGUST 8, 2025
DRAWN BY: JONES GEOMATICS LTD.
SURVEYORS INITIALS: TKJ/RYK



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Alberta Land Surveyor
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Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. G11269-25

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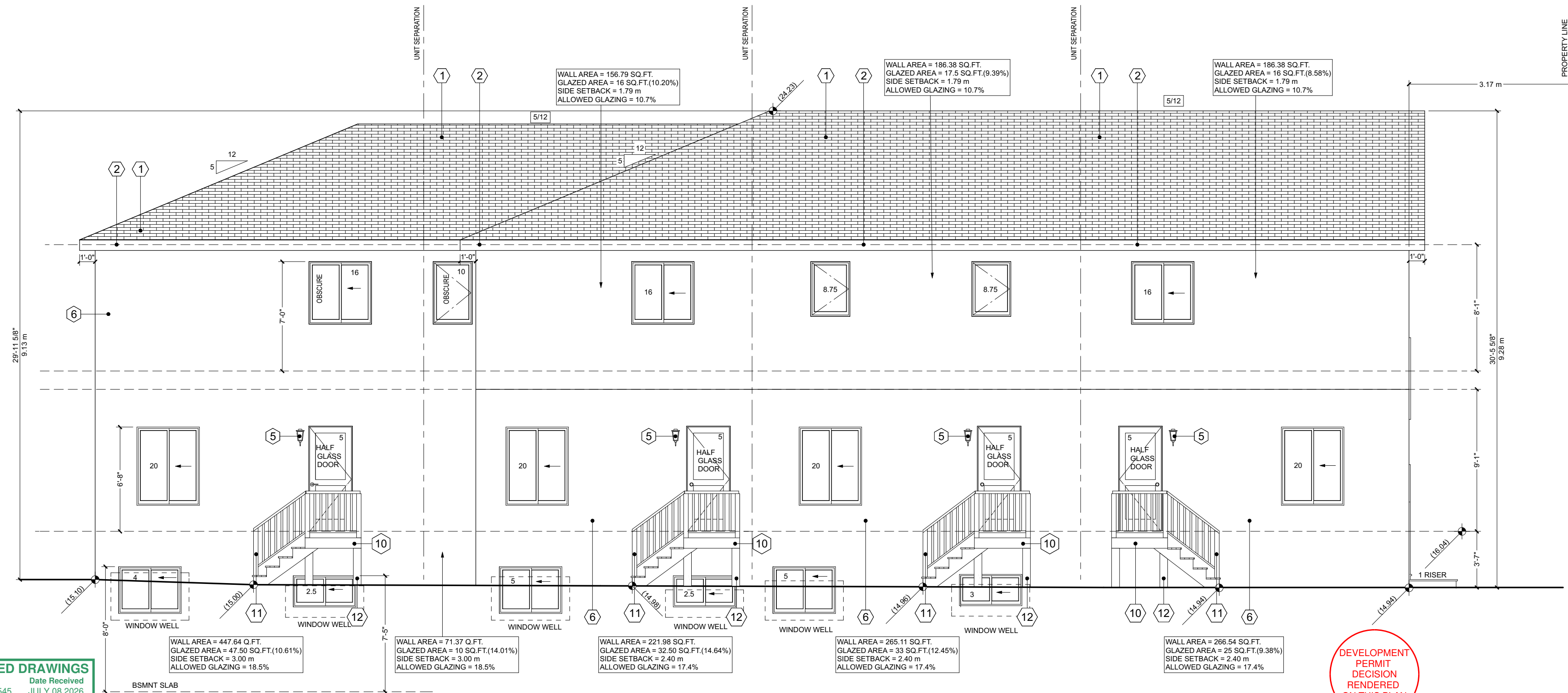
2001 24A STREET SW CALGARY, AB

PROPOSED DEVELOPMENT :

4- PLEX- ROW HOUSE
& 4 SUITES



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	SHIELDED MOUNT LIGHT @ 72" AFF
6	STUCCO (ARCTIC WHITE)
7	STUCCO (GREY)
8	VERTICAL METAL SIDING (BLACK)
9	HORIZONTAL LUX PANELS (WOOD GRAIN)
10	WOOD LANDING AND STEPS (5R)
11	ALUMINUM RAILING AND SPINDLES
12	6"X6" WOOD POST

G|D
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LOT 1-3; BLOCK 2

CIVIC ADDRESS:
2001 24A STREET SW,
CALGARY AB

LANDSTONE
HOMES

FILE NO. 25100

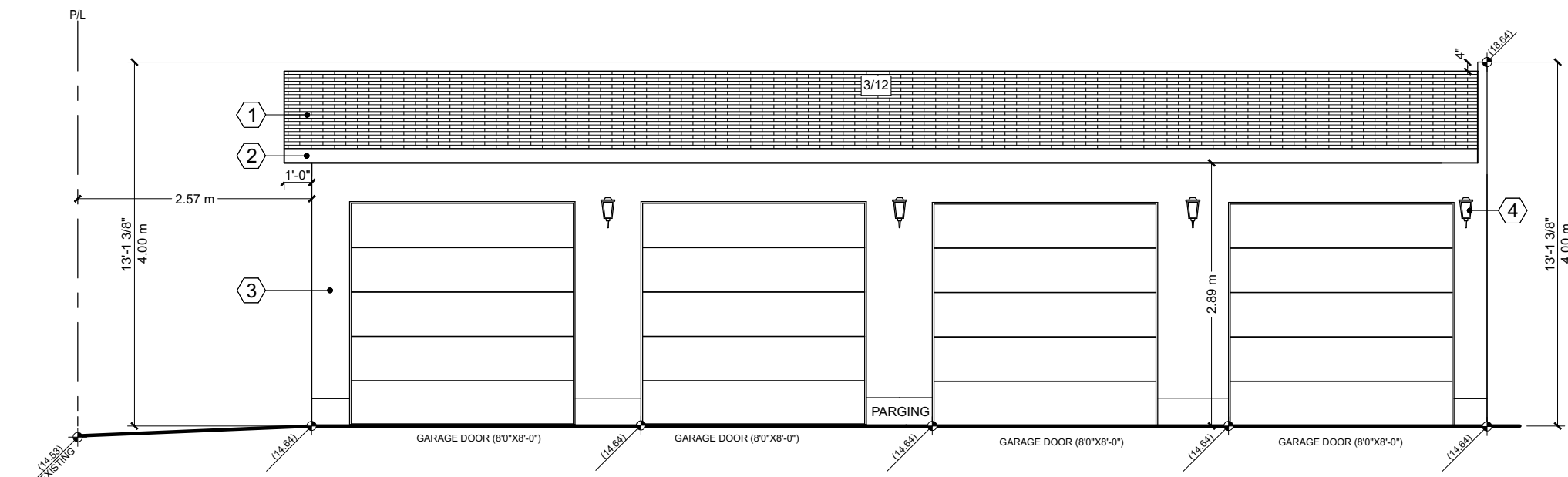
SCALE: PAGE NO.

DATE:
2026-07-06

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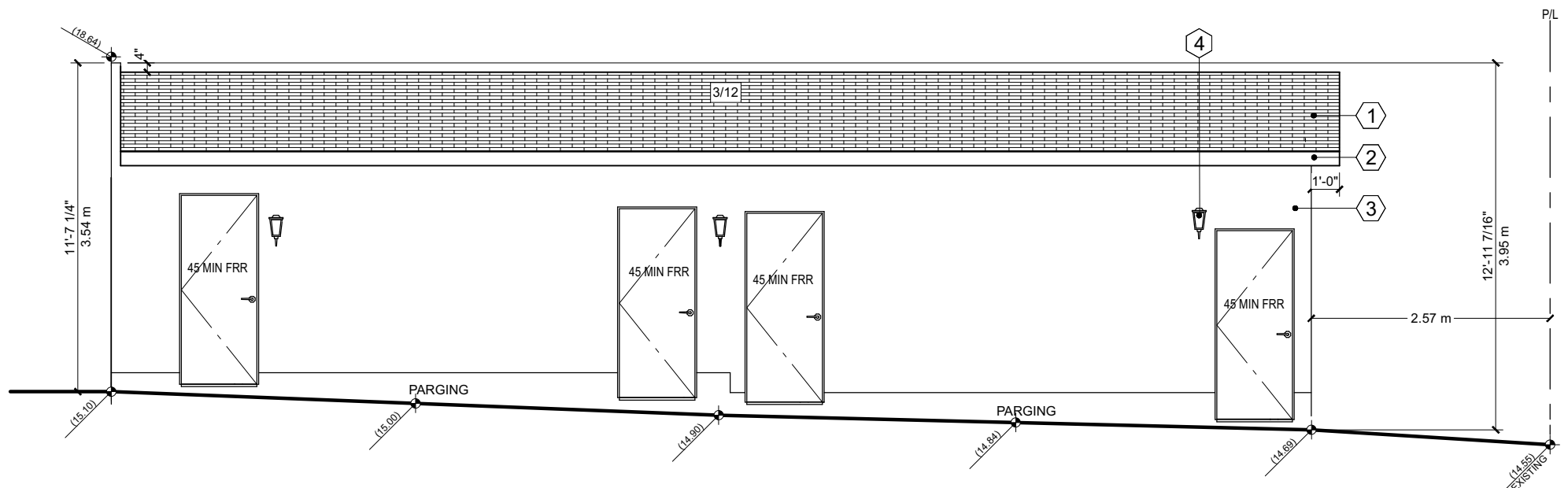
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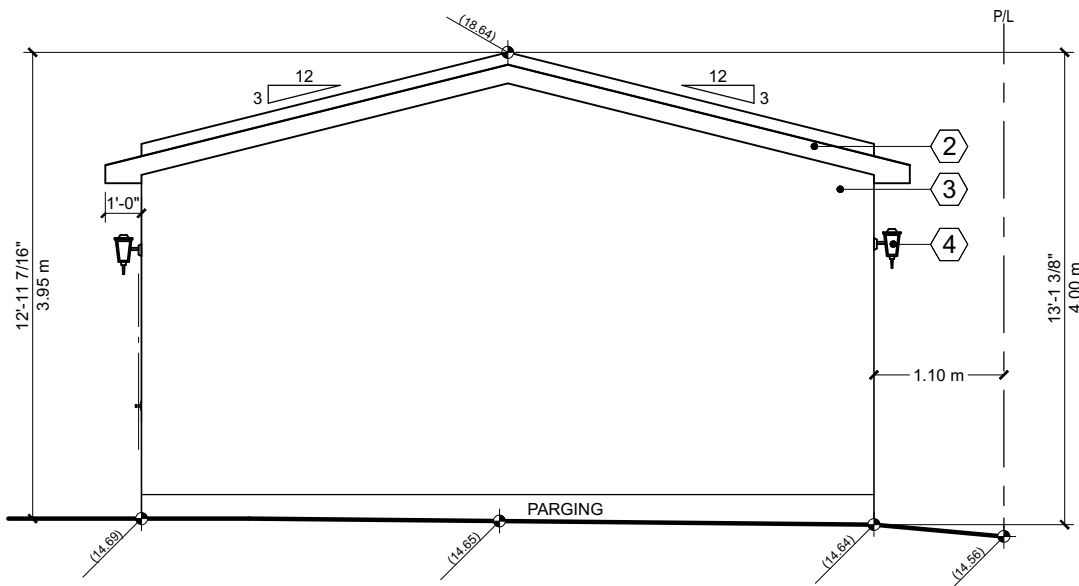


MATERIAL LEGENDS

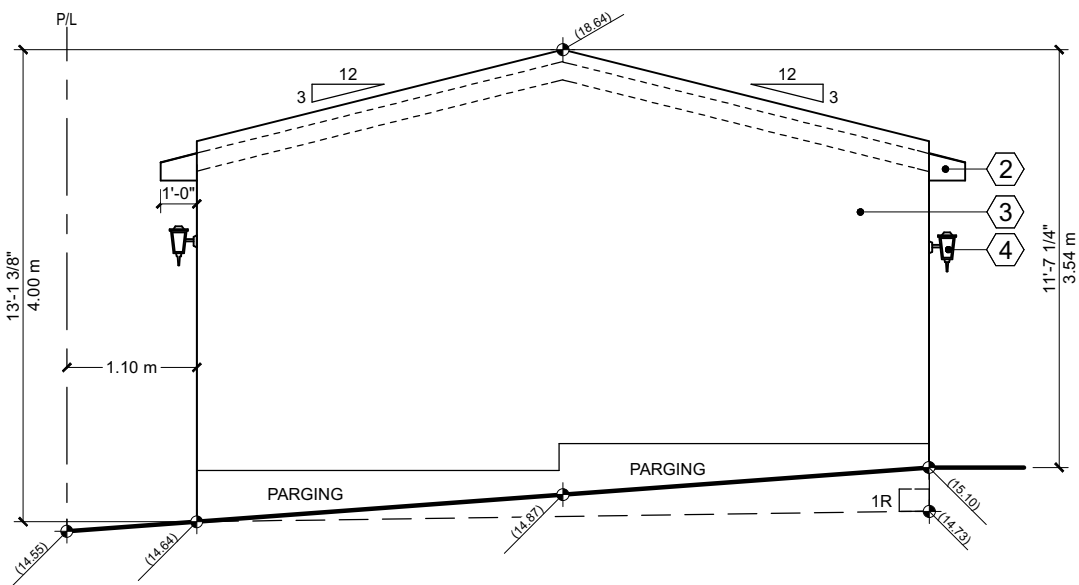
- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA
- 3 STUCCO
- 4 SHIELDING MOUNTED LIGHT @ 72" AFF



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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LOT 1-3; BLOCK 2

CIVIC ADDRESS:
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CALGARY AB

**LANDSTONE
HOMES**

FILE NO. 25100

SCALE:

3/16" = 1'-0"

PAGE NO.

2026-07-06

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