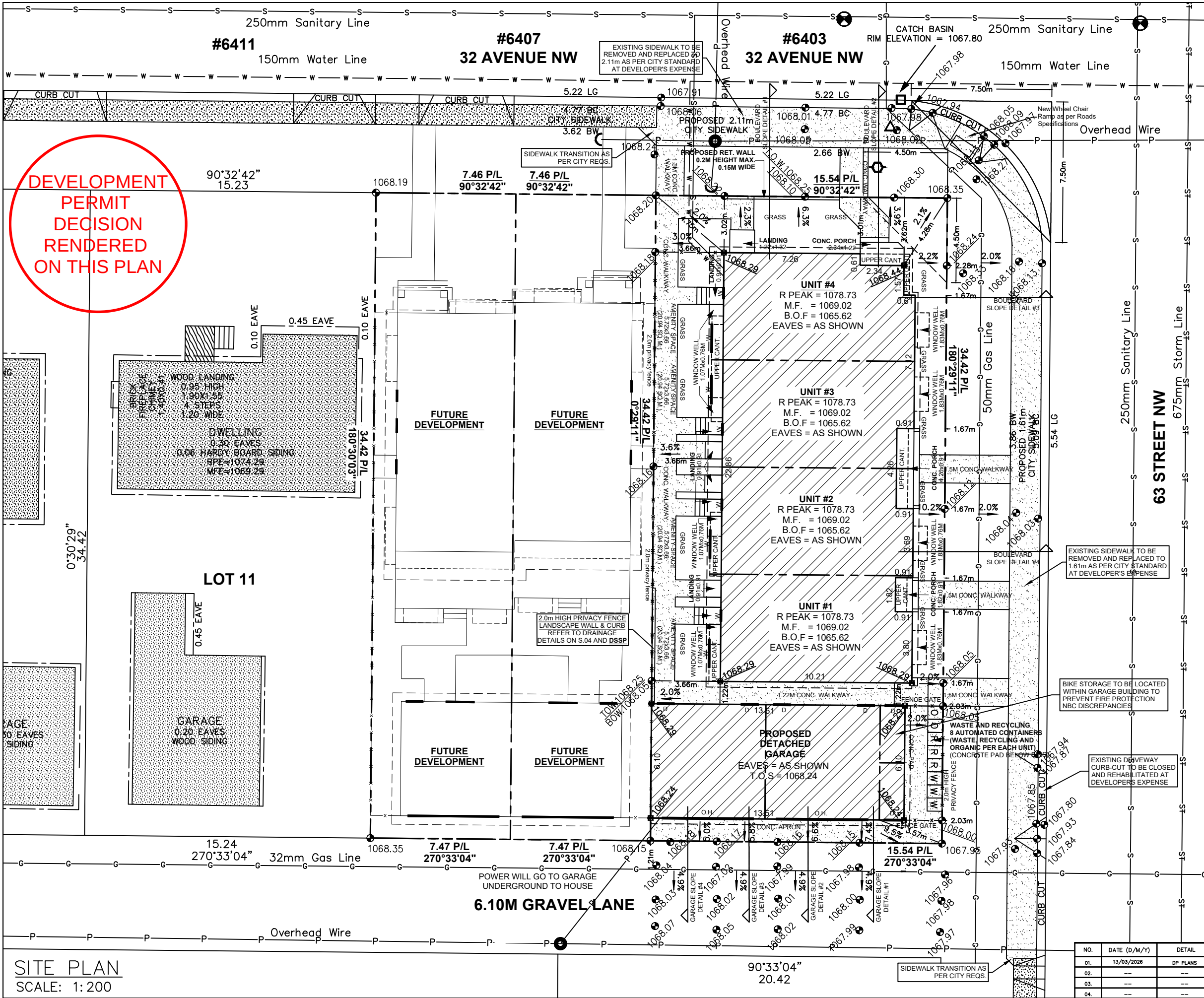




SITE PLAN

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
$\square$	denotes Water Valve
$\diamond$	denotes Gas Valve
$\odot$	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
U	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.

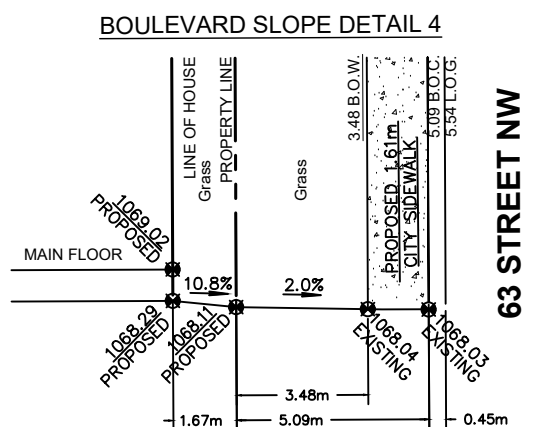
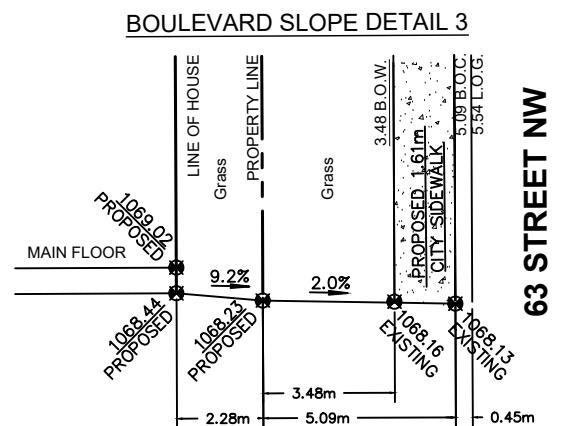
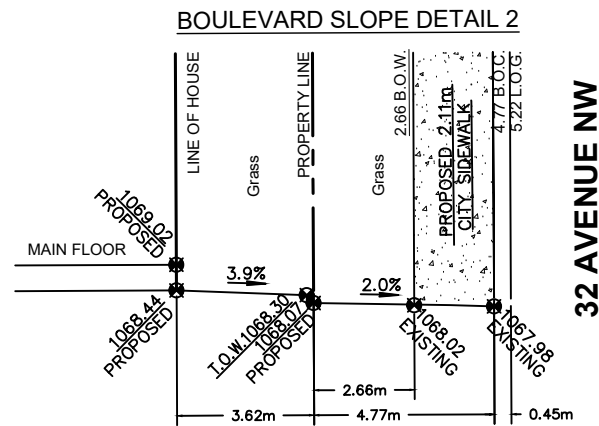
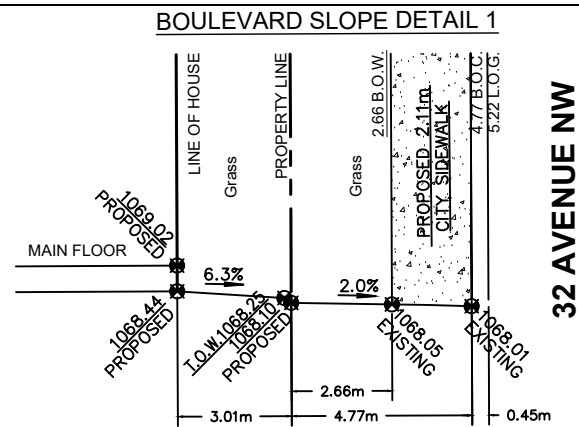
LAND USE: R-CG Residential
Grade-Oriented Infill

SCALE 1:200

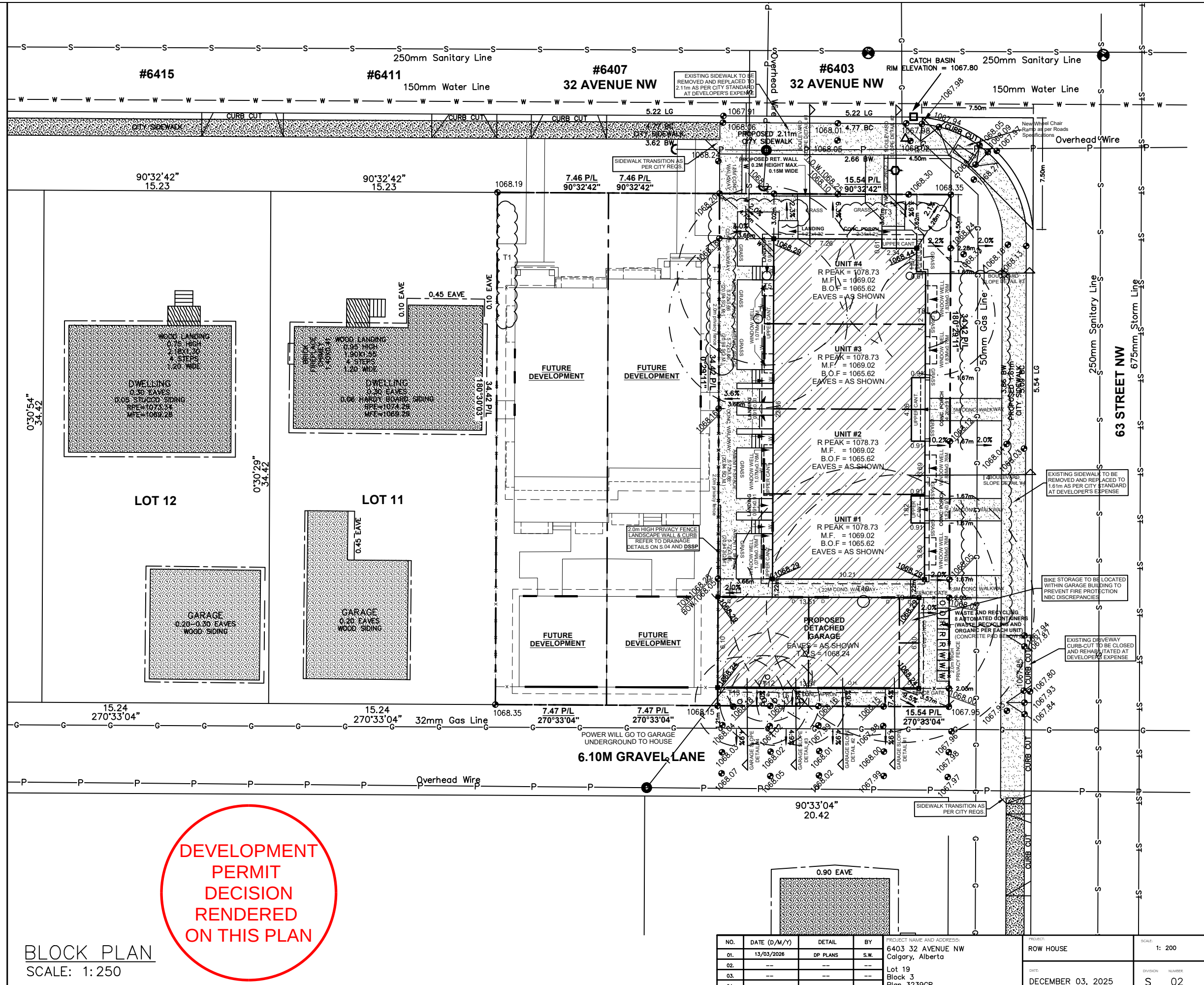
LEGAL DESCRIPTION:
LOTS 19
BLOCK 3
PLAN 3239GR
MUNICIPAL ADDRESS:
6403 32 AVENUE NW
Calgary, Alberta

LOT COVERAGE DETAIL: (ROW HOUSE) LOT SIZE: 534.760 SQ M HOUSE SIZE: 225.101 SQ M CANT.: 0.000 SQ M COVERED PORCH: 2.090 SQ M GARAGE: 82.357 SQ M WINGWALL: 0.000 SQ M TOTAL: 309.548/534.760 = 57.89%	DENSITY: TOTAL UNITS: 4 LOT SIZE: 534.760 SQ M (0.0534760 ha) DENSITY: 75 UNITS/ha PARKING: PARKING PROVIDED: 4 STALLS
---	---

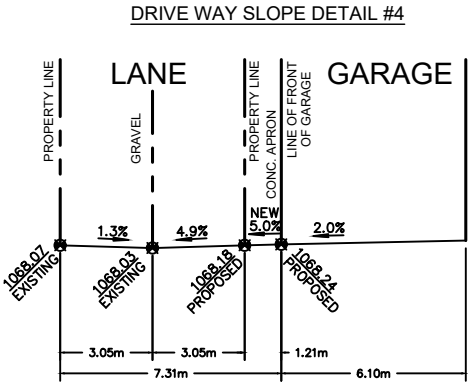
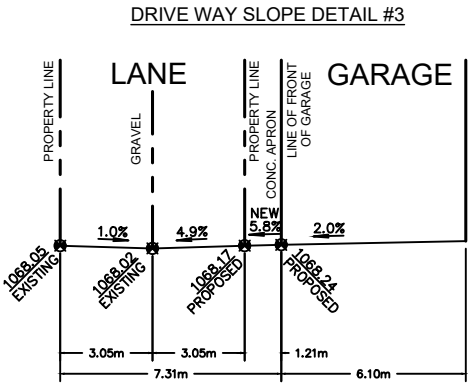
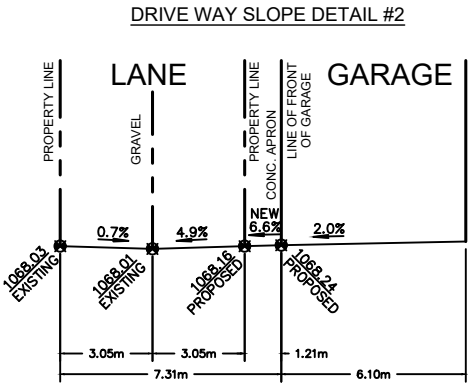
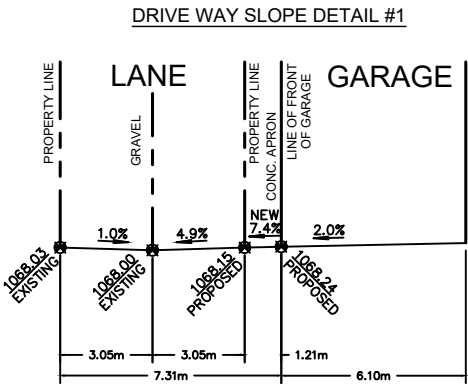
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	ROW HOUSE	1: 200
02.	--	--	--	Lot 19	DATE:	DIVISION
03.	--	--	--	Block 3	DECEMBER 03, 2025	NUMBER
04.	--	--	--	Plan 3239GR		S 01



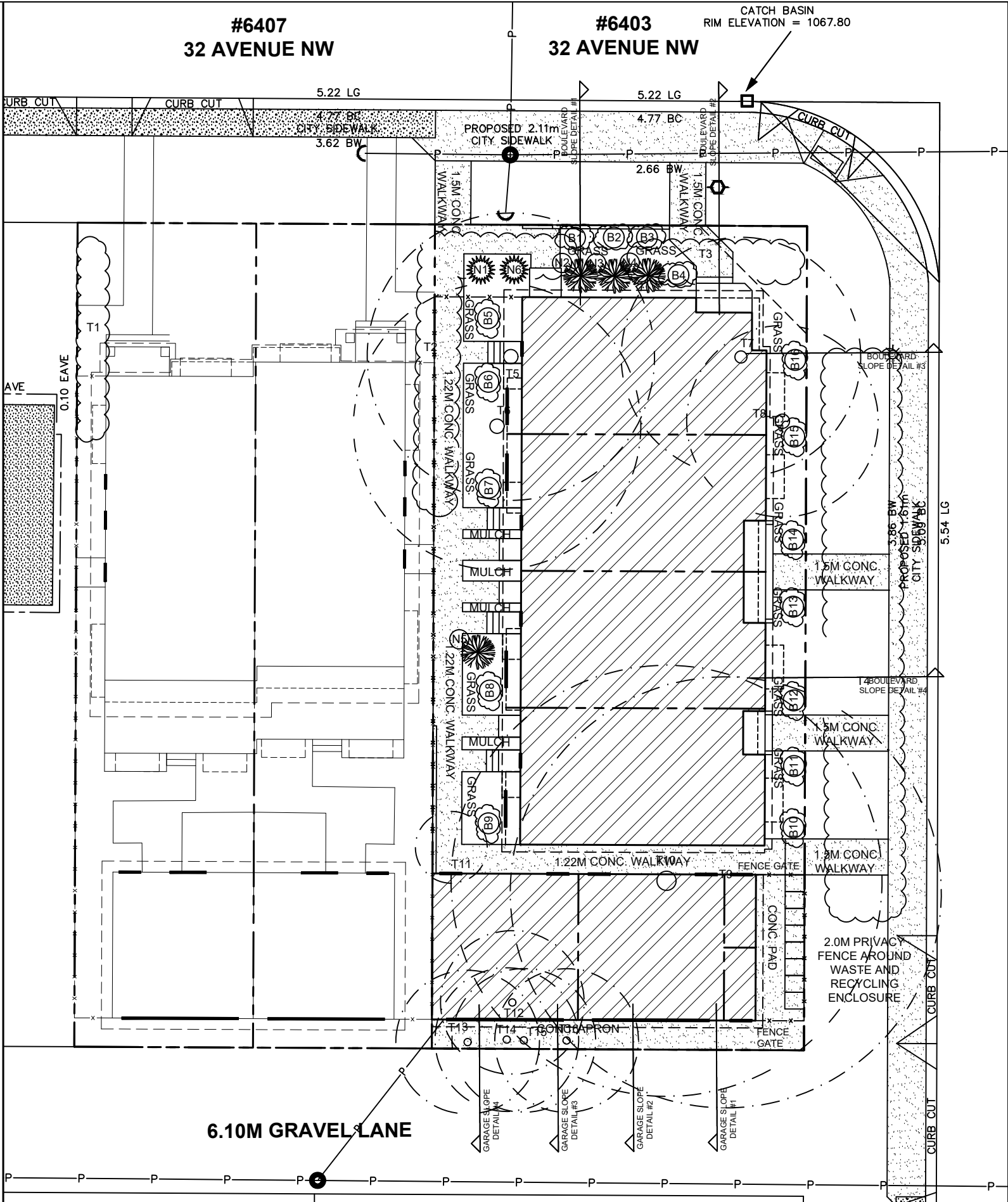
BOULEVARD SLOPE DETAILS
SCALE: NTS



NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	ROW HOUSE	1: 200
02.	----	----	----	Lot 19 Block 3 Plan 3239GR	DATE: DECEMBER 03, 2025	DIVISION: NUMBER: S 02
03.	----	----	----			
04.	----	----	----			



DRIVE WAY SLOPE
DETAILS
SCALE: NTS



LANDSCAPING PLAN
SCALE: 1:200

All sodded areas are planted with a drought tolerant grass species

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	Amur Maple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N3	Amur Maple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Amur Maple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Amur Maple (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Columnar Spruce (Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
B1	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B2	Hawthorn (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	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B8	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B9	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B10	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B11	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B12	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New
B13	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B14	Hawthorn (Shrub)	---	0.61	0.61	In Subject Property	New
B15	Mugo Pine (Shrub)	---	0.61	0.61	In Subject Property	New
B16	Lilac (Shrub)	---	0.61	0.61	In Subject Property	New

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPE COVERAGE

LOT SIZE = 534,926 SQ. M
LANDSCAPE AREA = 177,480 SQ. M
HARD LANDSCAPE (CONC. WALKWAY AND CONC. PADS) = 81,620 SQ. M
SOFT LANDSCAPE (GRASS + MULCH) = 95,860 SQ. M
95,860 / 177,480 = 54.01% OF SOFT LANDSCAPE
81,620 / 177,480 = 45.99% OF HARD LANDSCAPE

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	DISPOSITION
T1	Bush Line	—	1.00	1.50	In Subject Property	To Be Removed
T2	Bush Line	—	1.50	2.50	In Subject Property	To Be Removed
T3	Bush Line	—	1.50	2.50	In Subject Property	To Be Removed
T4	Bush Line/Coniferous	0.25	3.00	4.00	In City Property	To Be Removed
T5	Coniferous	0.60	12.00	20.00	In Subject Property	To Be Removed
T6	Coniferous	0.60	12.00	20.00	In Subject Property	To Be Removed
T7	Coniferous	0.50	10.00	20.00	In Subject Property	To Be Removed
T8	Deciduous	0.60	8.00	5.00	In Subject Property	To Be Removed
T9	Coniferous	0.50	18.00	20.00	In Subject Property	To Be Removed
T10	Coniferous	0.80	18.00	20.00	In Subject Property	To Be Removed
T11	Bush	—	3.00	3.00	In Subject Property	To Be Removed
T12	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T13	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T14	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T15	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed
T16	Coniferous	0.30	6.00	20.00	In Subject Property	To Be Removed

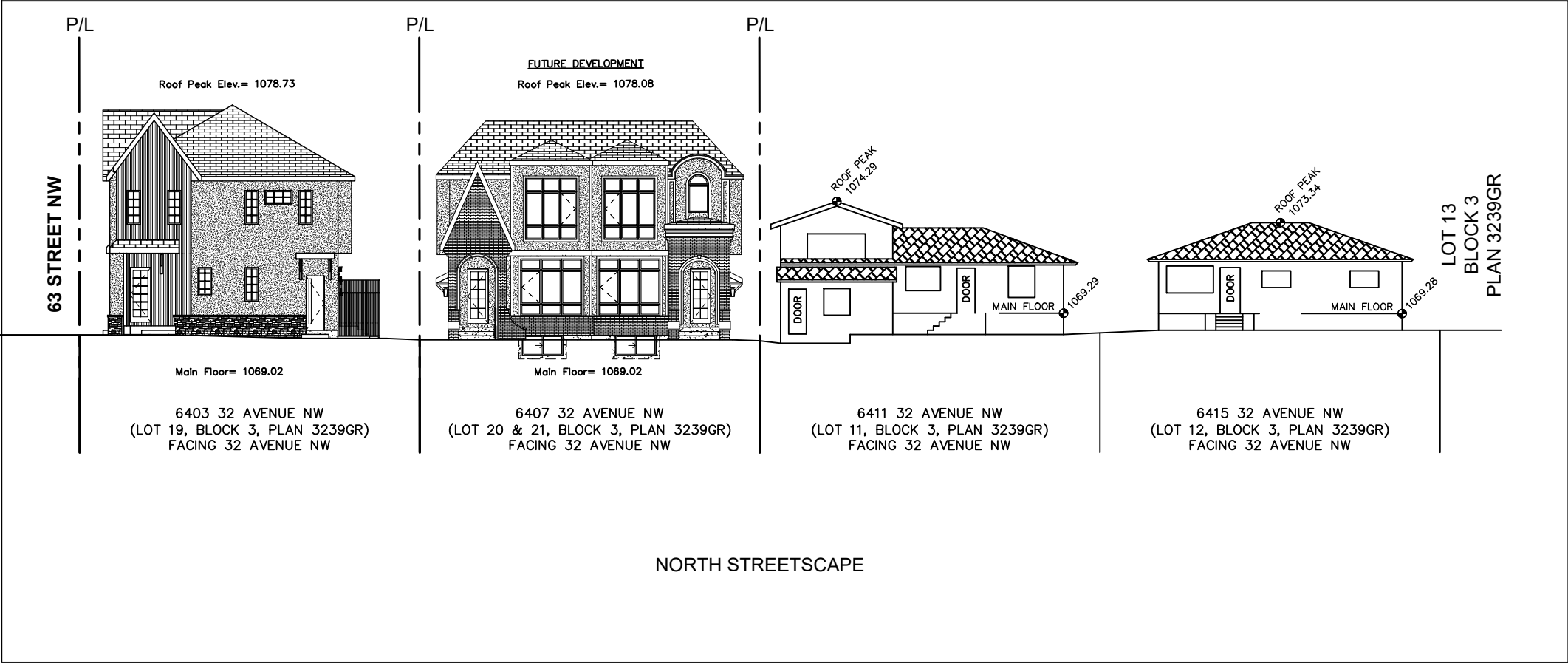
NOTE: All soft surfaced landscape area will be irrigated by an underground irrigation system.

NOTE: All sodded areas are planted with a drought tolerant grass species.

NOTE: Minimum 300mm topsoil is required in all pervious areas.
Minimum 600mm topsoil depth for tree and shrub beds.

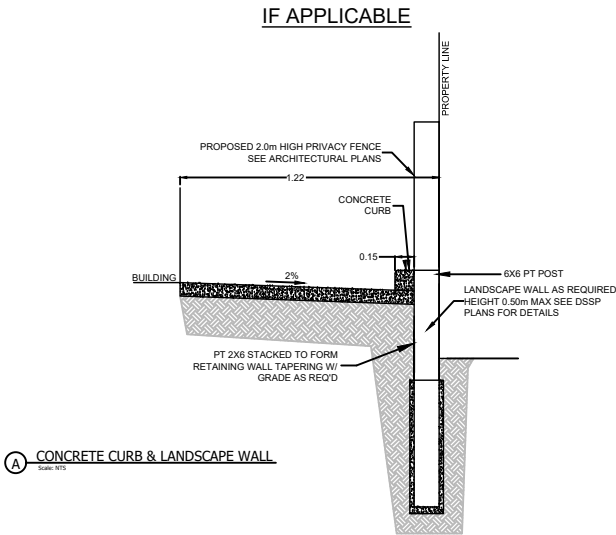
DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	13/03/2026	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	ROW HOUSE	1: 200
02.	---	---	---	Lot 19 Block 3	DATE:	DIVISION NUMBER
03.	---	---	---	Plan 3239GR	DECEMBER 03, 2025	S 03
04.	---	---	---			

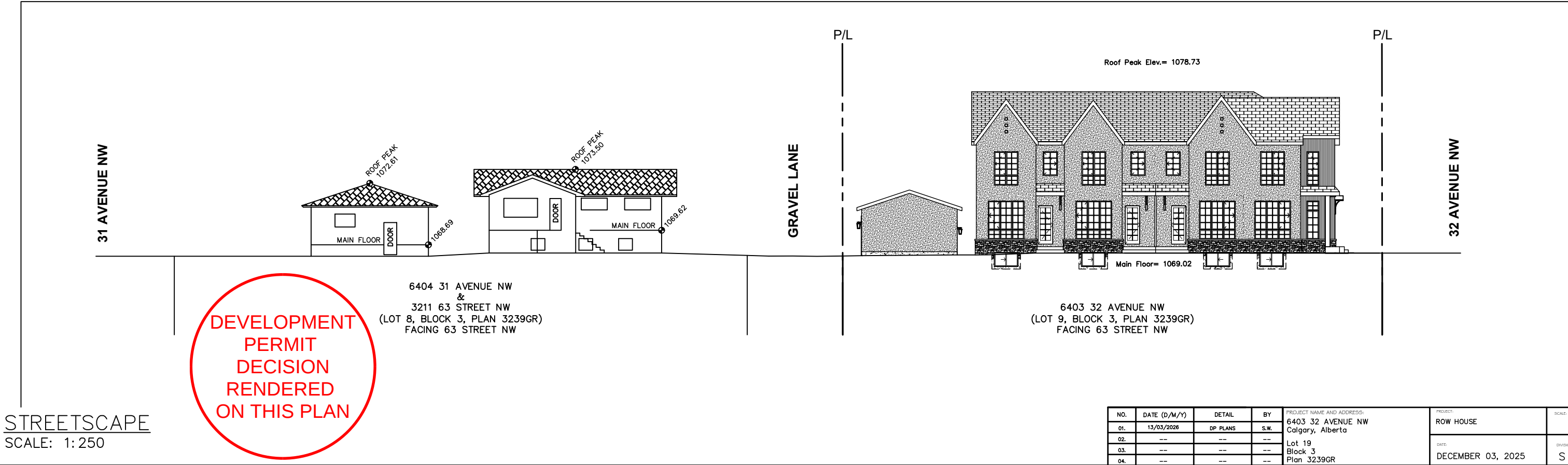


GROSS FLOOR AREAS

	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA	UNIT #4 AREA
BASEMENT	609.26 SQ FT	607.12 SQ FT	607.12 SQ FT	600.46 SQ FT
MAIN FLOOR	609.26 SQ FT	607.12 SQ FT	607.12 SQ FT	600.46 SQ FT
UPPER FLOOR	641.84 SQ FT	642.79 SQ FT	642.79 SQ FT	636.29 SQ FT
TOTAL AREA	1860.36 SQ FT	1857.03 SQ FT	1857.03 SQ FT	1837.21 SQ FT



NOTE: USE ON SITE ONLY WHERE APPLICABLE
FENCE SECTION DETAIL



NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	13/03/2028	DP PLANS	S.W.	6403 32 AVENUE NW Calgary, Alberta	ROW HOUSE	1: 200
02.	---	---	---	Lot 19 Block 3 Plan 3239GR	DATE:	DIVISION NUMBER
03.	---	---	---		DECEMBER 03, 2025	S 04
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	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Sections

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



FLOOR AREA UNIT #1

BASEMENT	= 609.26 SQ. FT.
MAIN	= 609.26 SQ. FT.
UPPER	= 641.84 SQ. FT.
TOTAL	= 1860.36 SQ. FT.

FLOOR AREA UNIT #2

BASEMENT	= 607.12 SQ. FT.
MAIN	= 607.12 SQ. FT.
UPPER	= 642.79 SQ. FT.
TOTAL	= 1857.03 SQ. FT.

FLOOR AREA UNIT #3

BASEMENT	= 607.12 SQ. FT.
MAIN	= 607.12 SQ. FT.
UPPER	= 642.79 SQ. FT.
TOTAL	= 1857.03 SQ. FT.

FLOOR AREA UNIT #4

BASEMENT	= 600.46 SQ. FT.
MAIN	= 600.46 SQ. FT.
UPPER	= 636.29 SQ. FT.
TOTAL	= 1837.21 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

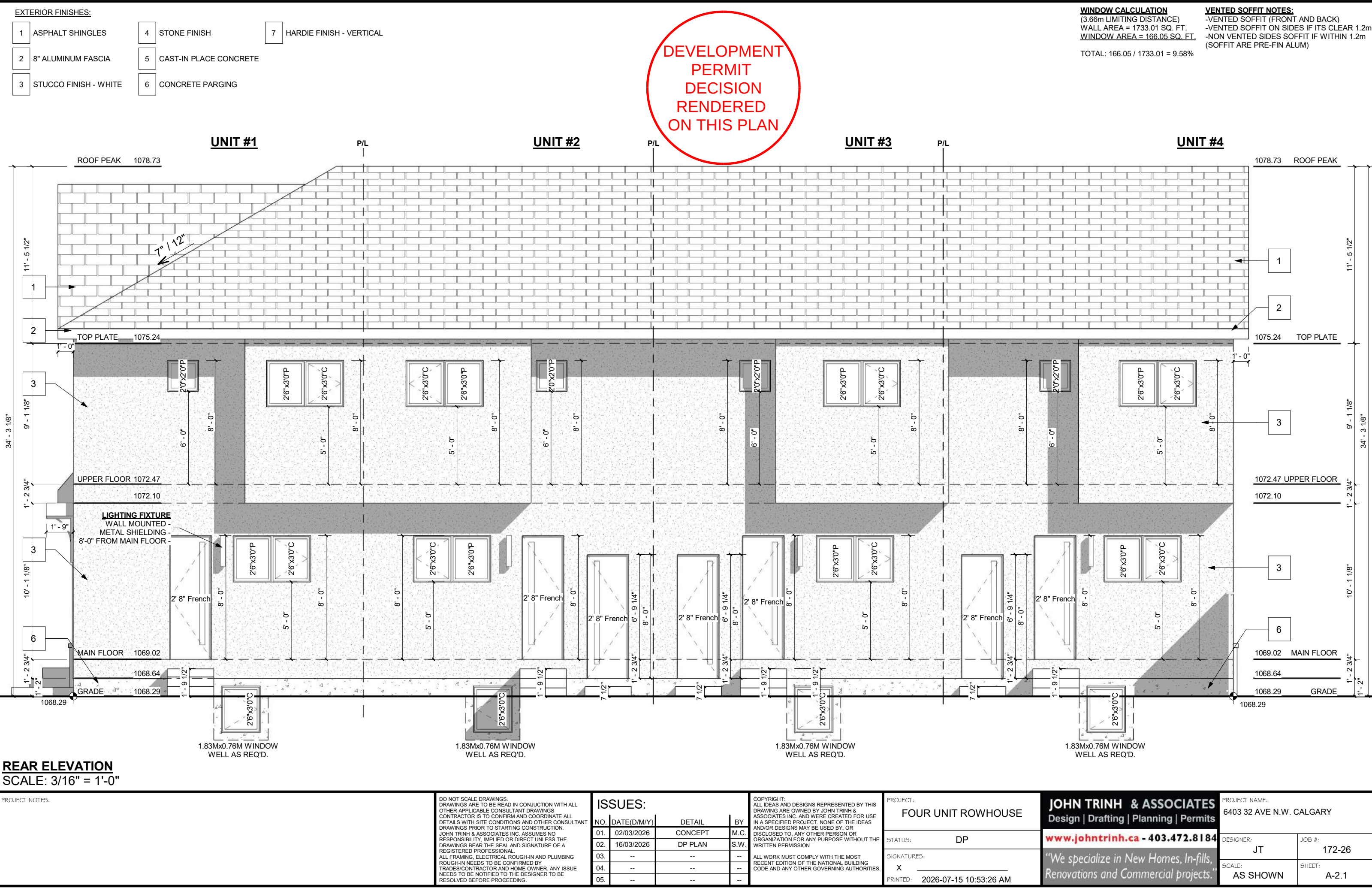
SIGNATURES:
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PROJECT NAME:
6403 32 AVE N.W. CALGARY

DESIGNER: JT	JOB #: 172-26
SCALE: AS SHOWN	SHEET: A-0.0

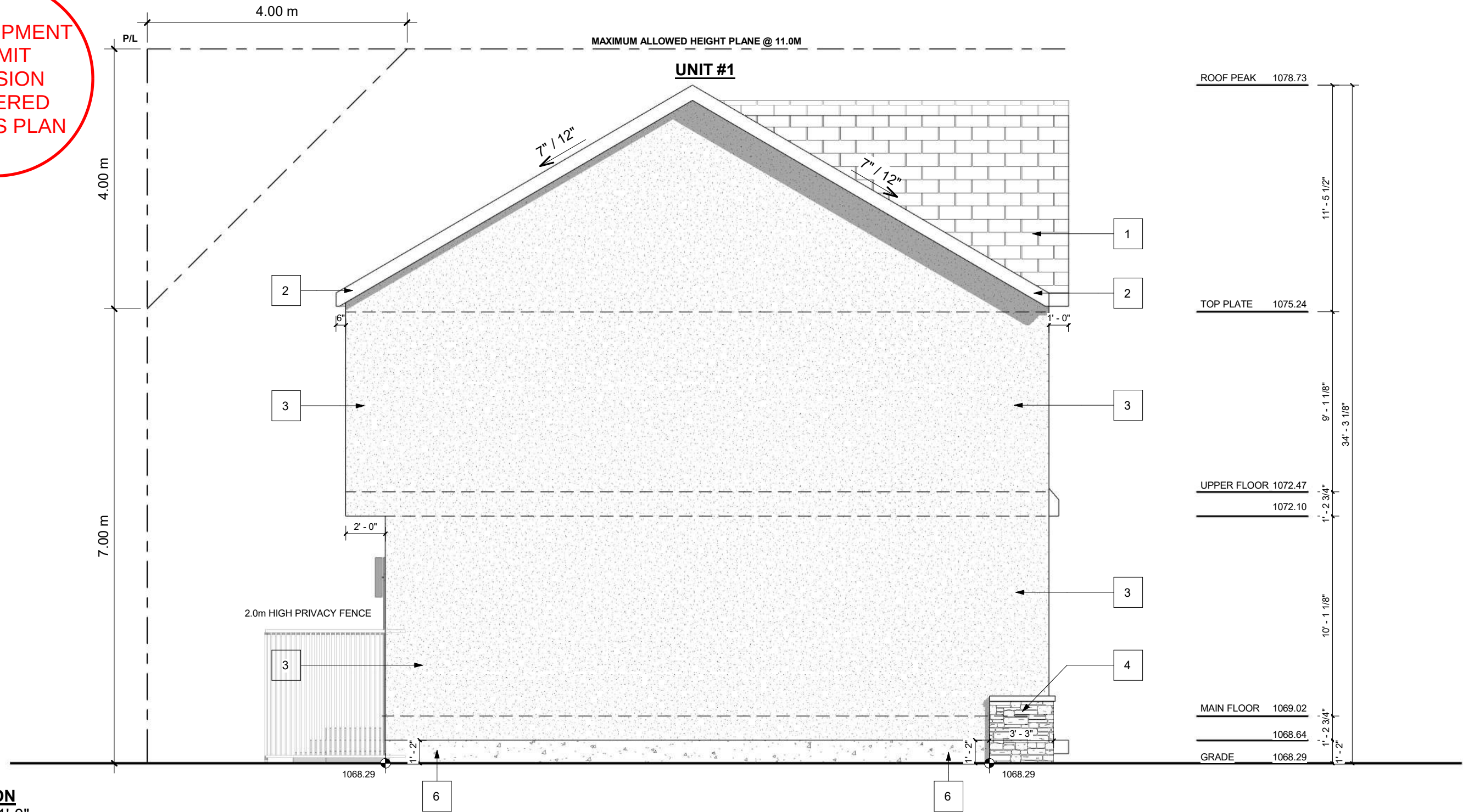




1	ASPHALT SHINGLES	4	STONE FINISH	7	HARDIE FINISH - VERTICAL
2	8" ALUMINUM FASCIA	5	CAST-IN PLACE CONCRETE		
3	STUCCO FINISH - WHITE	6	CONCRETE PARGING		

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)

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



LEFT ELEVATION

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

NOTE: RIM JOIST AND EXTERIOR WALL SHEATHING ARE TO BE PRESSURE TREATED AT LOCATIONS WHERE GRADES ARE LESS THAN 8" FROM OF TOP OF FOUNDATION WALL

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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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.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:

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PROJECT NAME:

6403 32 AVE N.W. CALGARY

DESIGNER:
JT

JOB #:
172-26

SCALE:
AS SHOWN

SHEET:
A-2.2

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA
- 3

STUCCO FINISH - WHITE
- 4

STONE FINISH
- 5

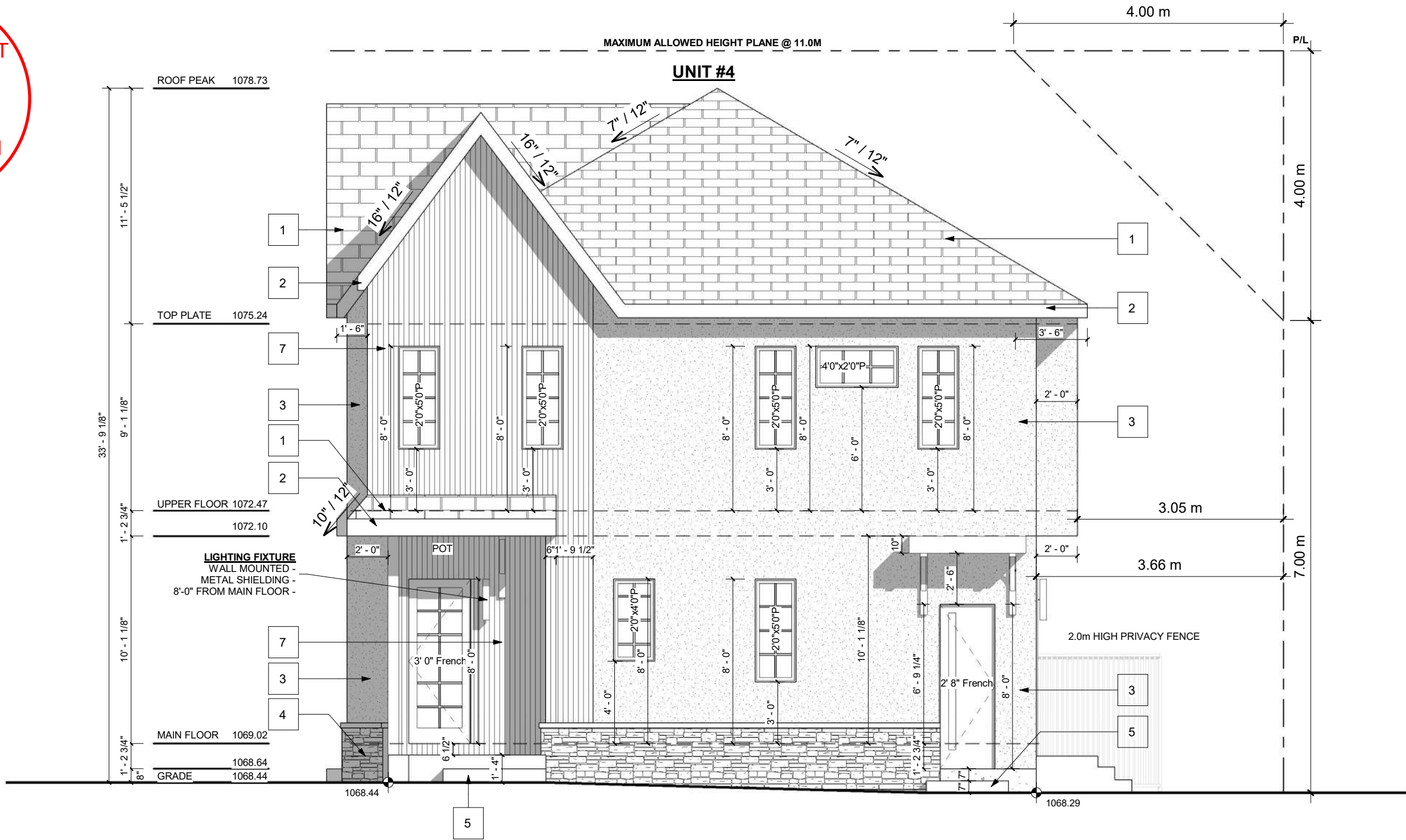
CAST-IN PLACE CONCRETE
- 6

CONCRETE PARGING
- 7

HARDIE FINISH - VERTICAL

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)

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLAN	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

FOUR UNIT ROWHOUSE

STATUS:

DP

SIGNATURES:

X

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PROJECT NAME:

6403 32 AVE N.W. CALGARY

DESIGNER:

JT

JOB #:

172-26

SCALE:

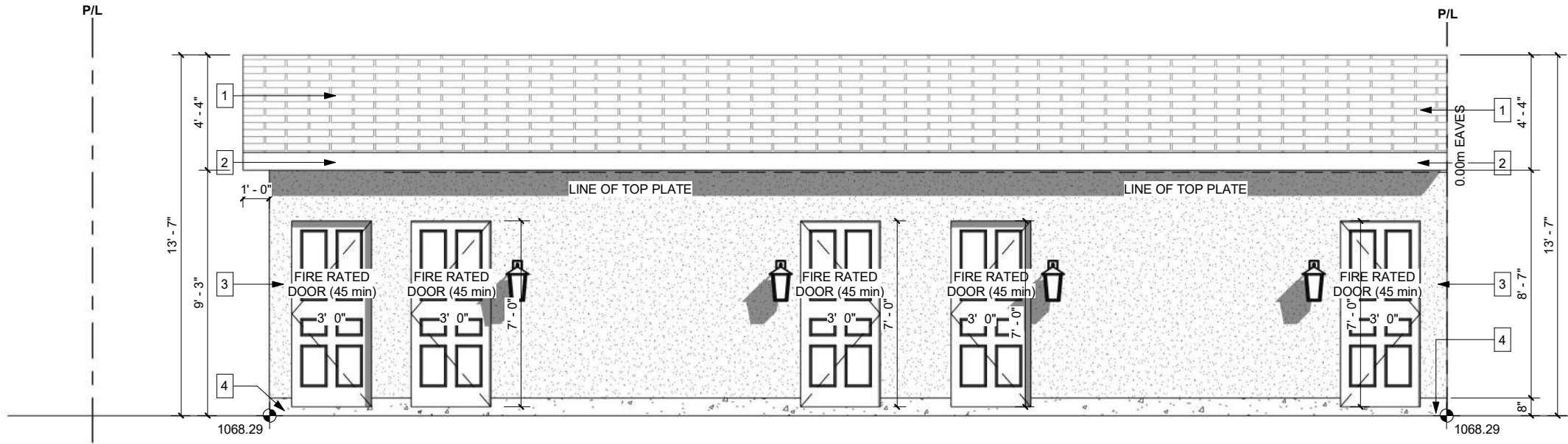
AS SHOWN

SHEET:

A-2.3

EXTERIOR FINISHES:

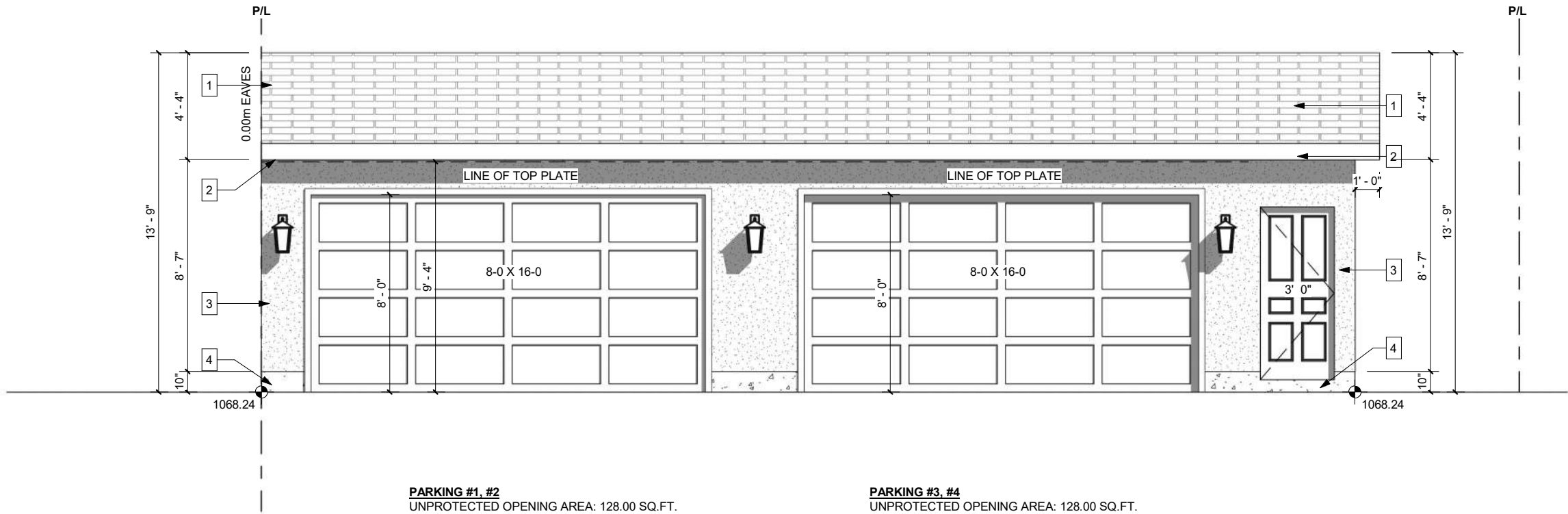
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



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

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



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

PROJECT NOTES:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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ISSUES:

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02.	16/03/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

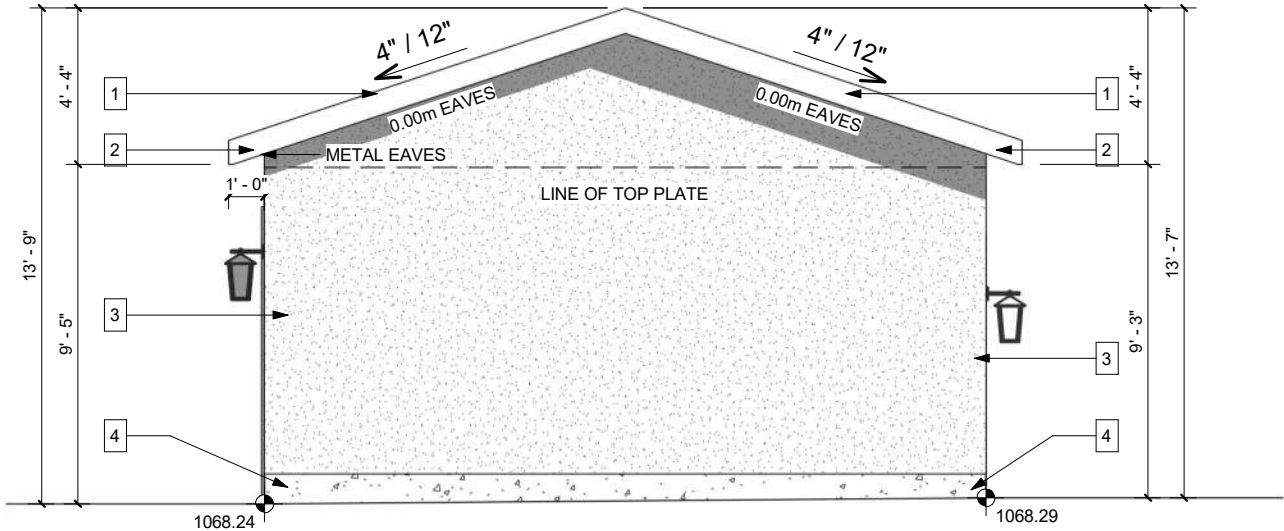
PRINTED: 2026-07-15 10:53:30 AM

PROJECT NAME:
6403 32 AVE N.W. CALGARY

DESIGNER: JT	JOB #: 172-26
SCALE: AS SHOWN	SHEET: A-3.1

EXTERIOR FINISHES:

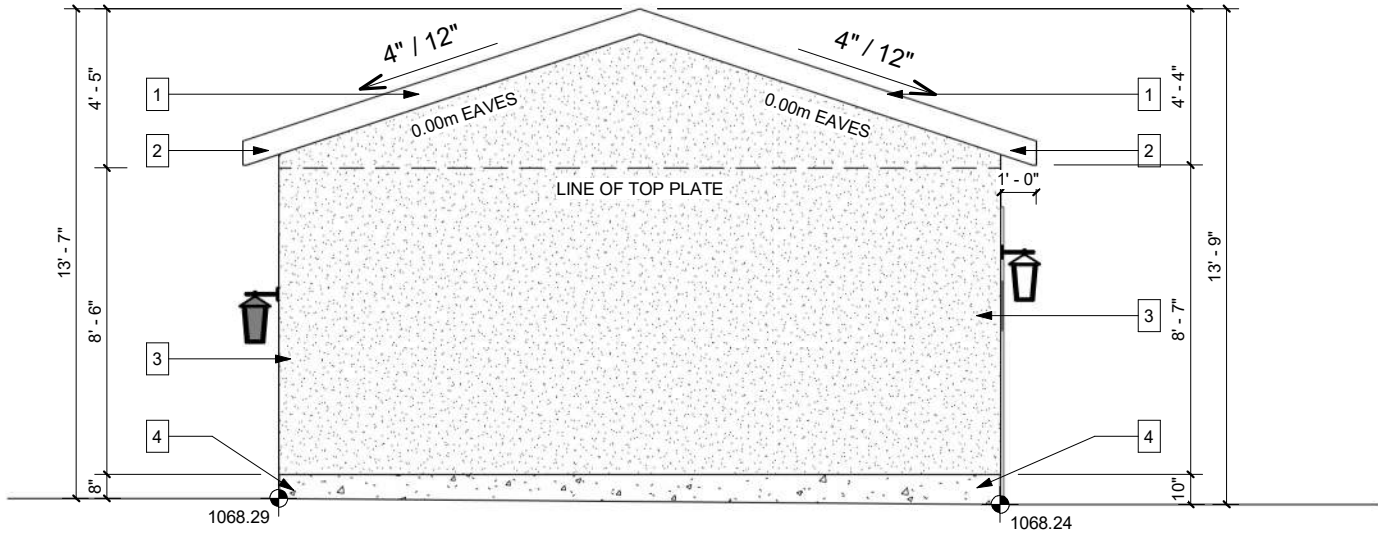
- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



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

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 STUCCO FINISH
- 4 CONCRETE PARGING



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

ULINE
1-LOOP WAVE STYLE BIKE RACK



MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27

CLASS-1 BICYCLE PARKING STALL DETAILS
SCALE: NTS

PROJECT NOTES:

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

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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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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	02/03/2026	CONCEPT	M.C.
02.	16/03/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JOHN TRINH & ASSOCIATES
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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE NATIONAL BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
FOUR UNIT ROWHOUSE

STATUS: DP

SIGNATURES:
X _____

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PROJECT NAME:
6403 32 AVE N.W. CALGARY

DESIGNER: JT
JOB #: 172-26

SCALE: AS SHOWN
SHEET: A-3.2