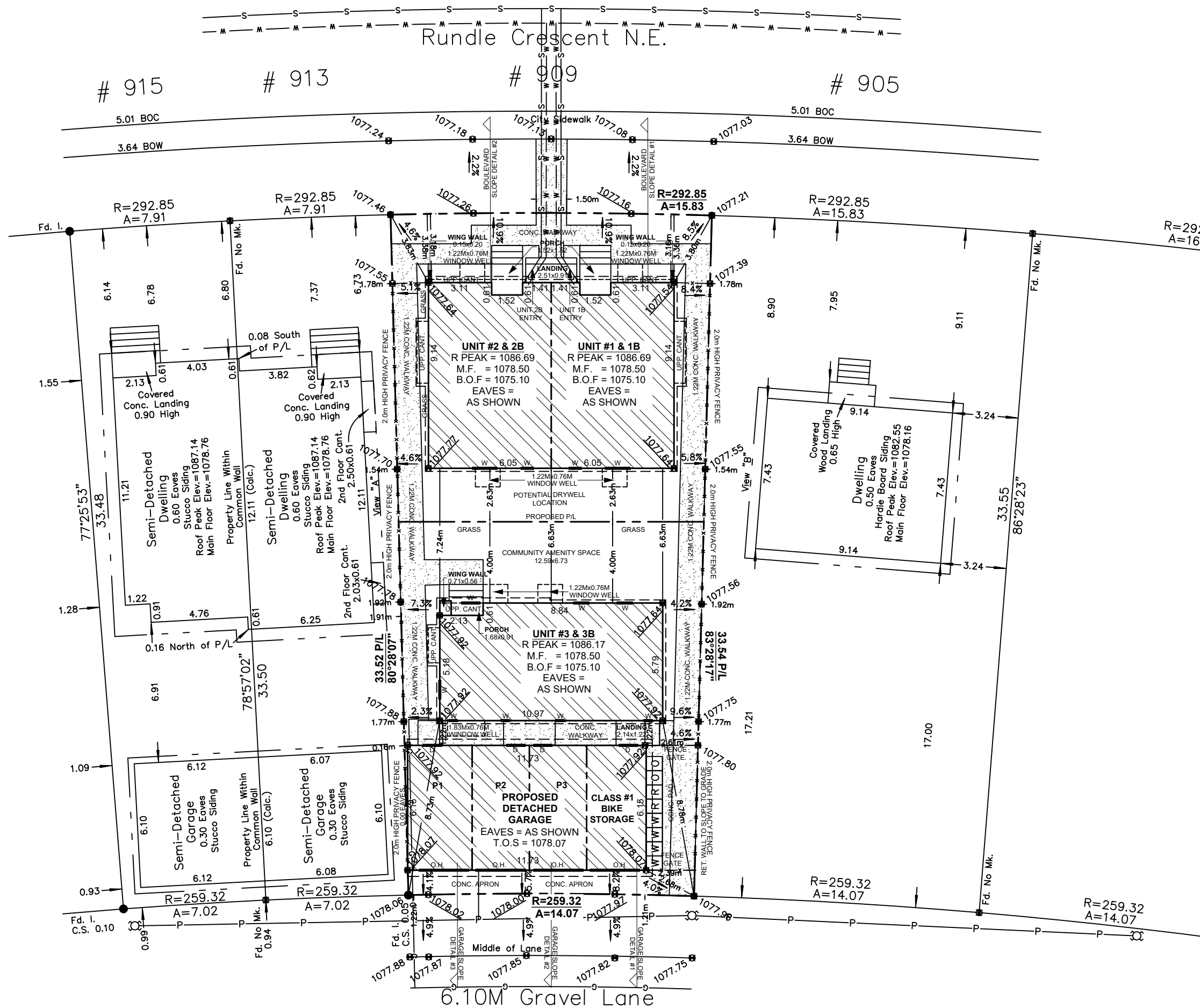


SITE PLAN
SCALE: 1:200



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\square$ = 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
- 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
- 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:

Lot 6
Block 14
Plan 6133GA

MUNICIPAL ADDRESS:

909 Rundle Crescent N.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(CLUSTER)

LOT SIZE: 500.895 SQ M
HOUSE SIZE: 170.942 SQ M
CANT.: 0.000 SQ M
COVERED PORCH: 0.960 SQ M
GARAGE: 69.948 SQ M
WINGWALL: 0.459 SQ M
TOTAL: 242.309/500.895
= 48.38%

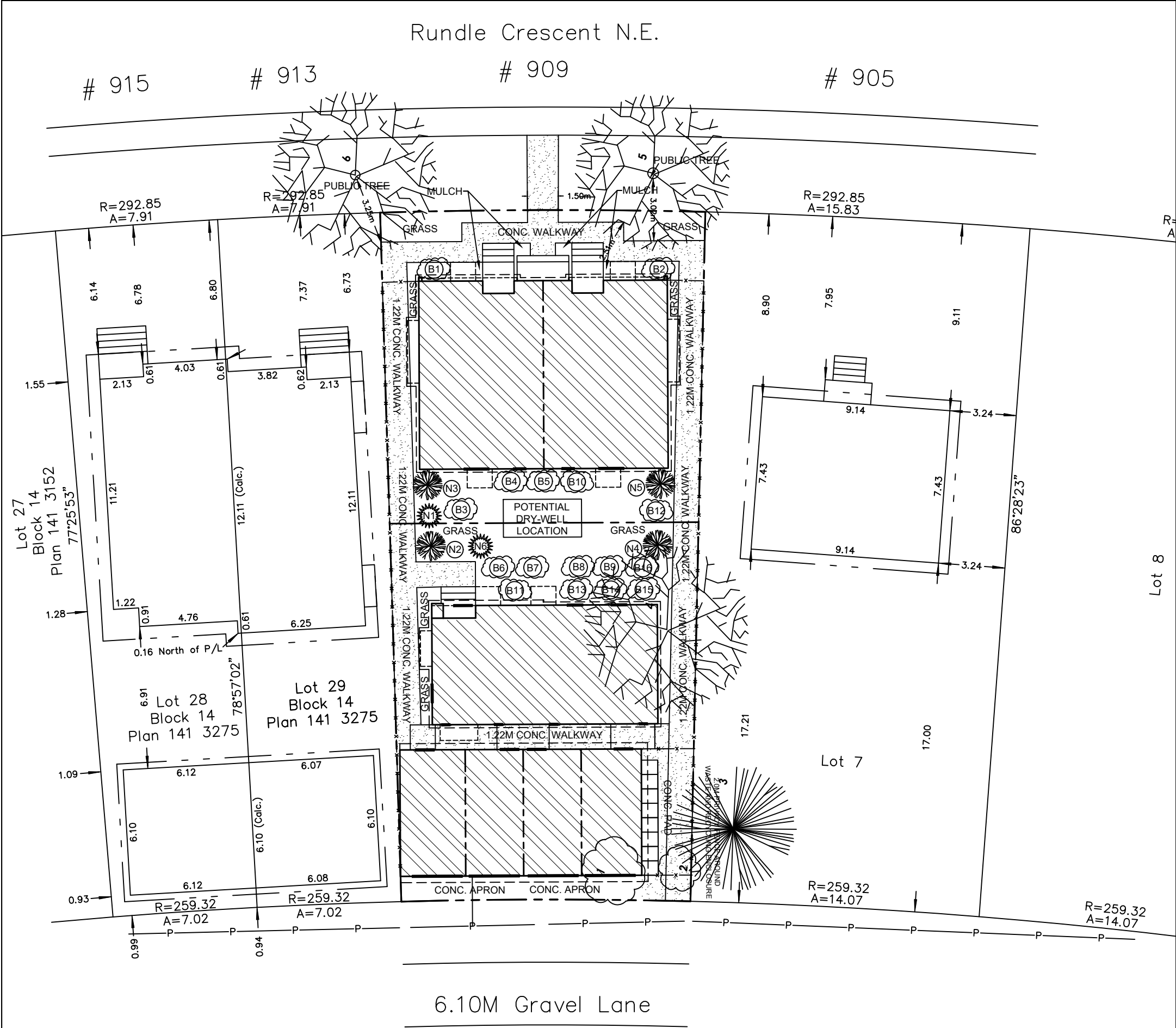
DENSITY:

TOTAL UNITS: 3
LOT SIZE: 500.895 SQ M (0.0500895 ha)
DENSITY: 59 UNITS/ha

PARKING:

PARKING PROVIDED: 4 STALLS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	19/03/2026	DP PLANS	S.W.	909 Rundle Crescent N.E. Calgary, Alberta	ROW HOUSE	1: 200
02.	--	--	--	Lot 6	DATE:	DIVISION NUMBER
03.	--	--	--	Block 14	DECEMBER 03, 2025	S 01
04.	--	--	--	Plan 6133GA		



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	Swedish Aspen (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	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 = 500.895 SQ. M
LANDSCAPE AREA = 213.163 SQ. M
HARD LANDSCAPE (CONC. WALKWAY AND CONC. PADS) = 108.333 SQ. M
SOFT LANDSCAPE (GRASS + MULCH) = 104.830 SQ. M
104.830 / 213.163 = 49.18% OF SOFT LANDSCAPE
108.333 / 213.163 = 50.82% OF HARD LANDSCAPE

EXISTING TREE SCHEDULE

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	DISPOSITION
1	Bush	---	3.00	4.00	To Be Removed
2	Bush	---	2.00	2.50	To Be Removed
3	Coniferous	0.70	6.00	10.00	To Stay
4	Deciduous	0.70	8.00	8.00	To Be Removed
5	Green Ash	0.52	7.50	8.00	To Stay
6	Green Ash	0.46	8.00	8.00	To Stay

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

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

NOTE: The existing grade should be retained with the drip line (extent of branches) of the public trees as is to minimize the impact to the root system of the trees.

An urban forestry technician will need to be onsite during excavation to determine the level of impact and if the tree can be retained. Plans should be undertaken by the developer to have an estimate for possible tree removal ahead of the excavation date.

"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".

"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".

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	19/03/2026	DP PLANS	S.W.	909 Rundle Crescent N.E. Calgary, Alberta	ROW HOUSE	1: 200
02.	---	---	---	Lot 6	DATE:	DIVISION NUMBER
03.	---	---	---	Block 14	DECEMBER 03, 2025	S 03
04.	---	---	---	Plan 6133GA		



	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA
BASEMENT	595.00 SQ FT	595.00 SQ FT	684.00 SQ FT
MAIN FLOOR	621.19 SQ FT	621.19 SQ FT	670.00 SQ FT
UPPER FLOOR	621.19 SQ FT	621.19 SQ FT	694.39 SQ FT
TOTAL AREA	1206.19 SQ FT	1206.19 SQ FT	1364.39 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	19/03/2026	DP PLANS	S.W.	909 Rundle Crescent N.E. Calgary, Alberta	ROW HOUSE	1: 200
02.	---	---	---	Lot 6		
03.	---	---	---	Block 14	DATE:	DIVISION NUMBER
04.	---	---	---	Plan 6133GA	DECEMBER 03, 2025	S 04



LIST OF DRAWINGS		
A-0.0	Cover Page	
A-1.1	Basement Plan	
A-1.2	Main Floor Plan	
A-1.3	Upper Floor Plan	
A-2.0	Front & Rear Elevation	
A-2.1	Left & Right Elevation	

FLOOR AREA - UNIT #1B
BASEMENT = 595.00 SQ. FT.

FLOOR AREA - UNIT #1
MAIN = 585.00 SQ. FT.
UPPER = 621.19 SQ. FT.
TOTAL = 1206.19 SQ. FT.

FLOOR AREA - UNIT #2B
BASEMENT = 595.00 SQ. FT.

FLOOR AREA - UNIT #2
MAIN = 585.00 SQ. FT.
UPPER = 621.19 SQ. FT.
TOTAL = 1206.19 SQ. FT.

FLOOR AREA - UNIT #3B
BASEMENT = 684.00 SQ. FT.

FLOOR AREA - UNIT #3
MAIN = 670.00 SQ. FT.
UPPER = 694.39 SQ. FT.
TOTAL = 1364.39 SQ. FT.

GARAGE FLOOR AREA
TOTAL = 806.69 SQ. FT.

GENERAL NOTES:

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. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT, UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.			
NO.	DATE(D/M/Y)	DETAIL	BY
01.	--	--	--
02.	--	--	--
03.	--	--	--
04.	--	--	--



COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING
ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND
WERE CREATED FOR USE IN A SPECIFIED PROJECT.

NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY,
OR DISCLOSED TO, ANY OTHER PERSON OR
ORGANIZATION FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION.

ALL WORK MUST COMPLY WITH THE MOST RECENT
EDITION OF THE ALBERTA 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

MUNICIPAL ADDRESS:
909 Rundle Crescent N.E. - 3+3
Calgary, Alberta
PROJECT:
CLUSTER HOUSING
STATUS:
CONCEPT
LEGAL LAND DESCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 174-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE:

DRAWING SET:
SHEET NAME:
Cover Page
PAGE:

A-0.0

EXTERIOR FINISHES

- 1

ASPHALT SHINGLES
- 2

6" ALUMINIUM EAVES
- 3

STUCCO - WHITE
- 4

SIDING - DARK GREY/BLACK
- 5

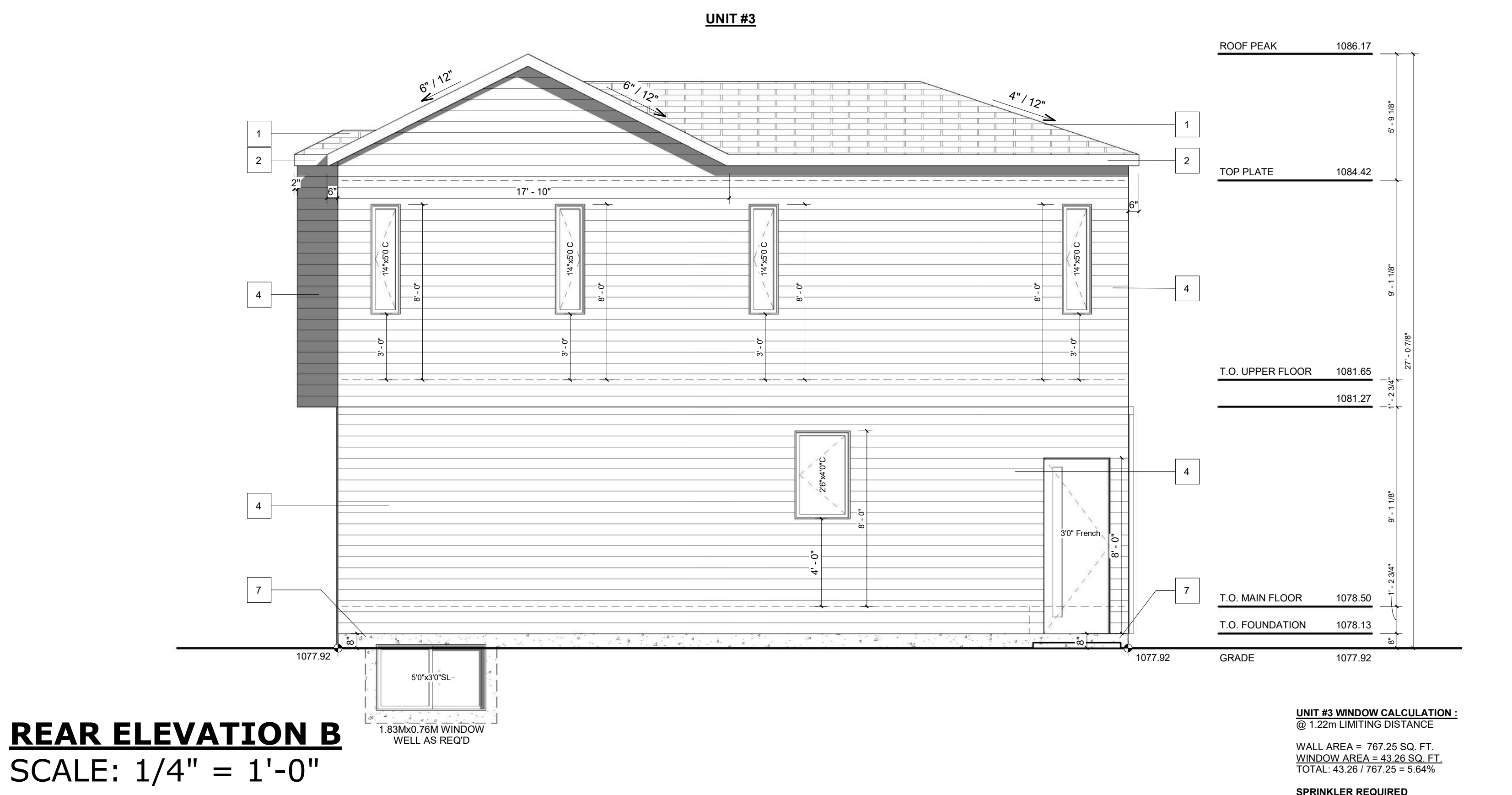
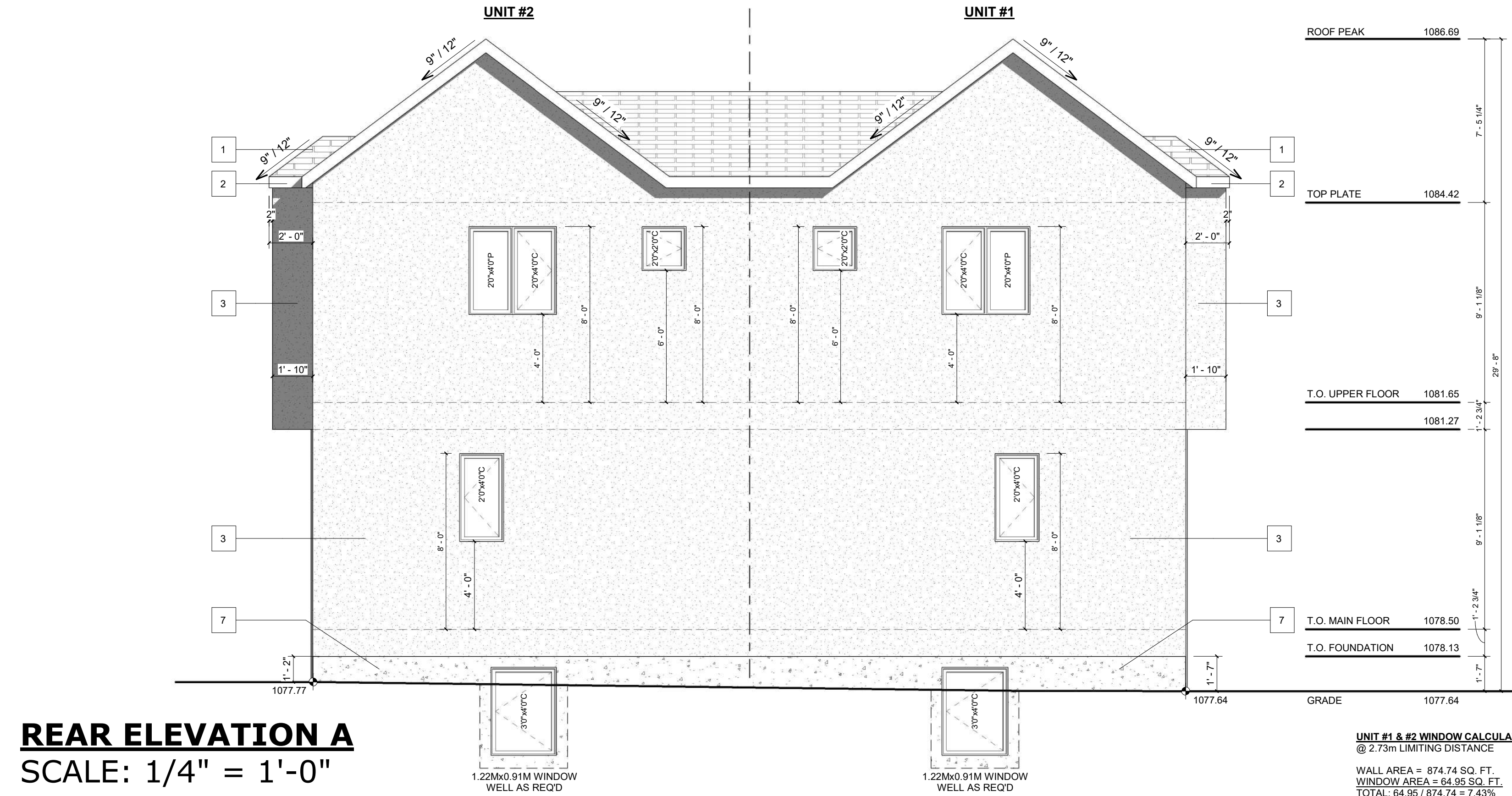
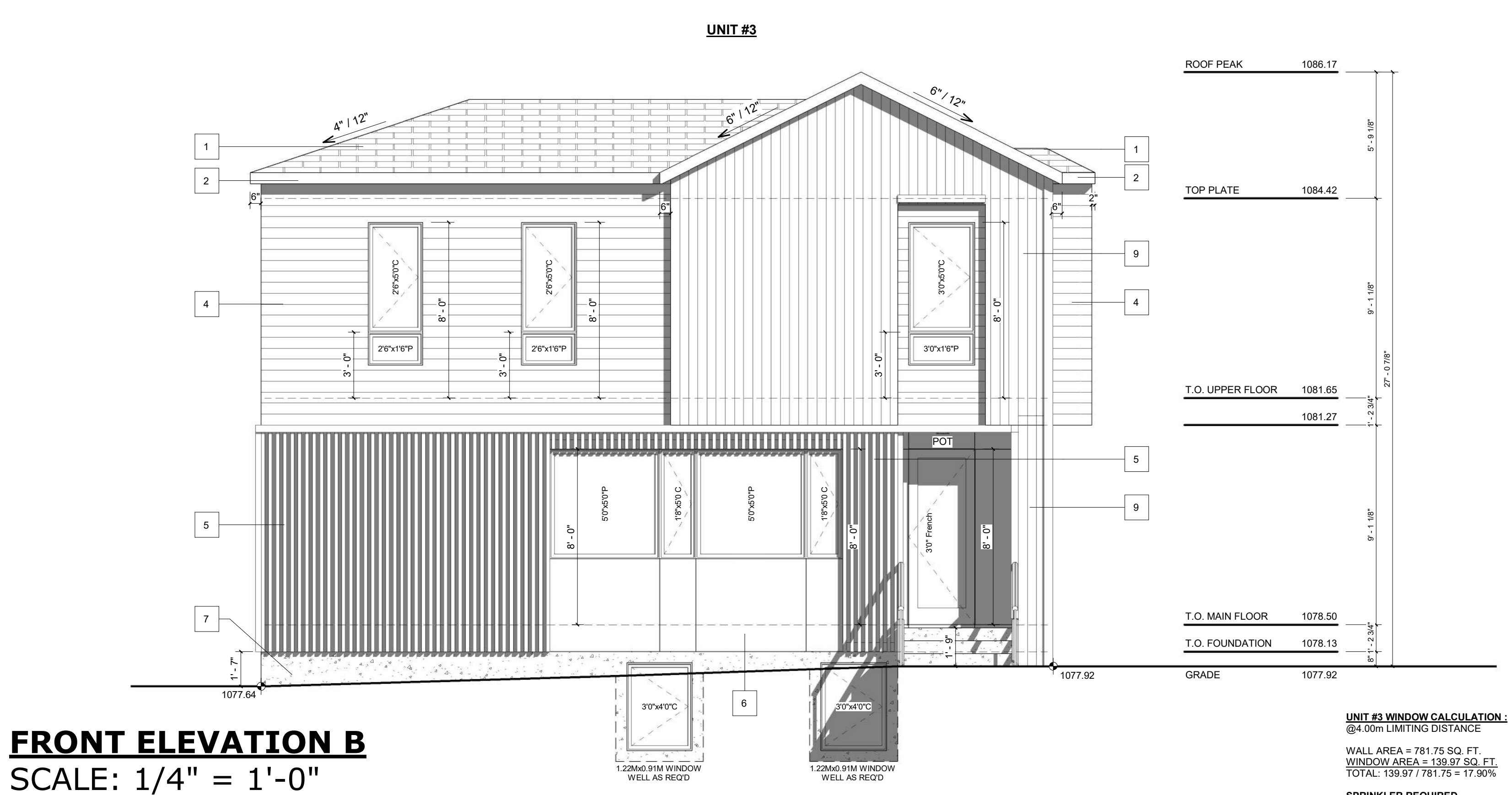
WOOD SLAT COMPOSITE PANELS - CEDAR
- 6

HARDIE BOARD - DARK GREY/BLACK
- 7

CONCRETE PARGING
- 8

PRECAST CONCRETE
- 9

VERTICAL SIDING - DARK GREY/BLACK



GENERAL NOTES:

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)

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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO
RESPONSIBILITY IMPLIED OR DIRECT UNLESS THE
DRAWINGS BEAR THE SEAL AND SIGNATURE OF A
REGISTERED PROFESSIONAL.

NO.	DATE(D/M/Y)	DETAIL	BY
01.	-	-	-
02.	-	-	-
03.	-	-	-
04.	-	-	-



COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING
ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND
WERE CREATED FOR USE IN A SPECIFIED PROJECT.
NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY,
OR DISCLOSED TO, ANY OTHER PERSON OR
ORGANIZATION FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION.
ALL WORK MUST COMPLY WITH THE MOST RECENT
EDITION OF THE ALBERTA 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

MUNICIPAL ADDRESS:
909 Rundle Crescent N.E. - 3+3
Calgary, Alberta
PROJECT:
CLUSTER HOUSING
STATUS:
CONCEPT
LEGAL LAND DESCRIPTION:
LOT: BLOCK: PLAN:

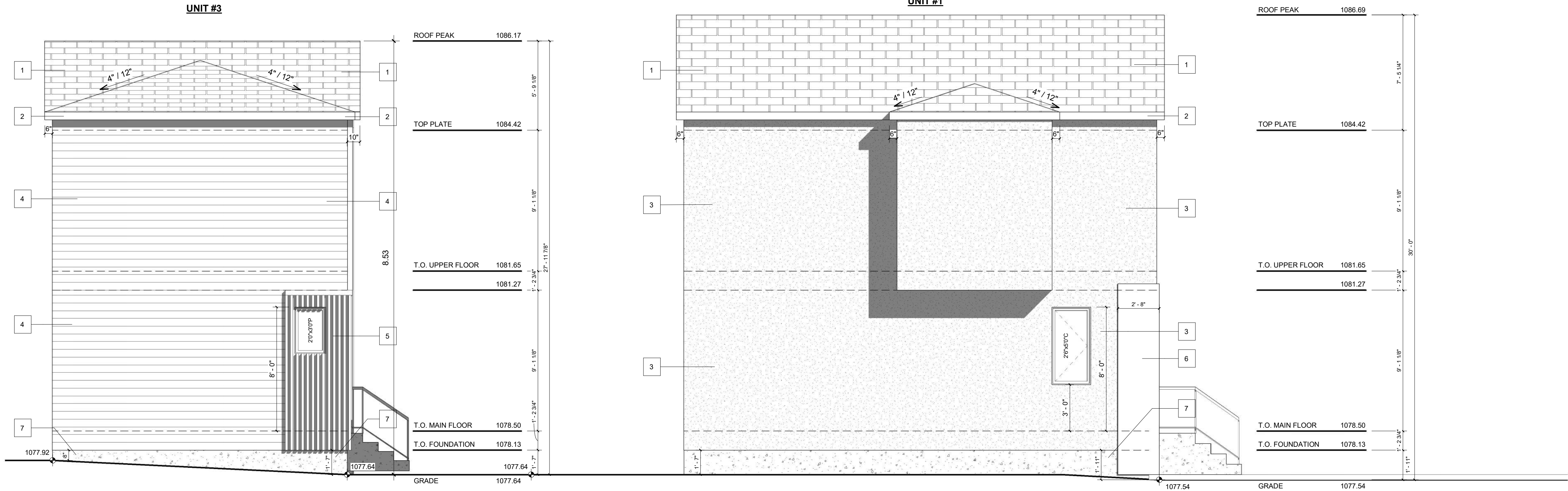
PROJECT NUMBER: 174-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Front & Rear Elevation
PAGE:

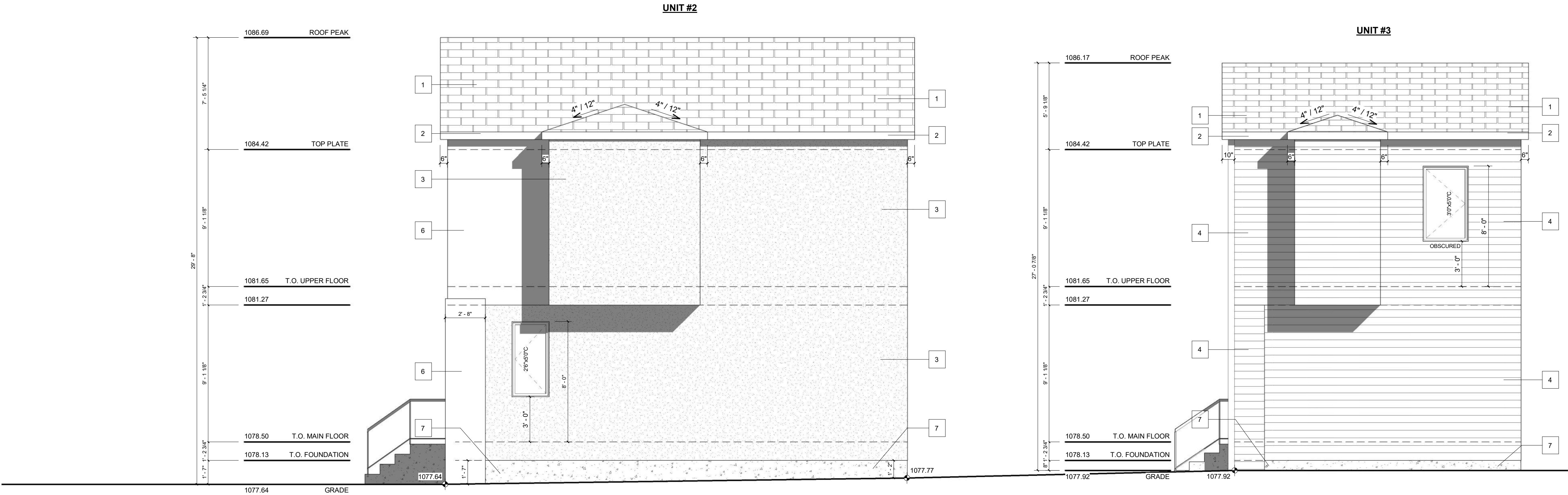
A-2.0

EXTERIOR FINISHES

1	ASPHALT SHINGLES	5	WOOD SLAT COMPOSITE PANELS - CEDAR	9	VERTICAL SIDING - DARK GREY/BLACK
2	6" ALUMINIUM EAVES	6	HARDIE BOARD - DARK GREY/BLACK		
3	STUCCO - WHITE	7	CONCRETE PARGING		
4	SIDING - DARK GREY/BLACK	8	PRECAST CONCRETE		



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



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

GENERAL NOTES:

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)

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.

JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT, UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

NO.	DATE(D/M/Y)	DETAIL	BY
01.	--	--	--
02.	--	--	--
03.	--	--	--
04.	--	--	--



COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIC PROJECT.

NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION.

ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA 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

MUNICIPAL ADDRESS:
909 Rundle Crescent N.E. - 3+3
Calgary, Alberta

PROJECT:
CLUSTER HOUSING

STATUS:
CONCEPT

LEGAL LAND DESCRIPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 174-26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE: *

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

DRAWING SET:

SHEET NAME:
Left & Right Elevation

PAGE:

UNIT #1 WINDOW CALCULATION:
@ 1.78m LIMITING DISTANCE
WALL AREA = 672.04 SQ. FT.
WINDOW AREA = 13.13 SQ. FT.
TOTAL: 13.13 / 672.04 = 1.95%

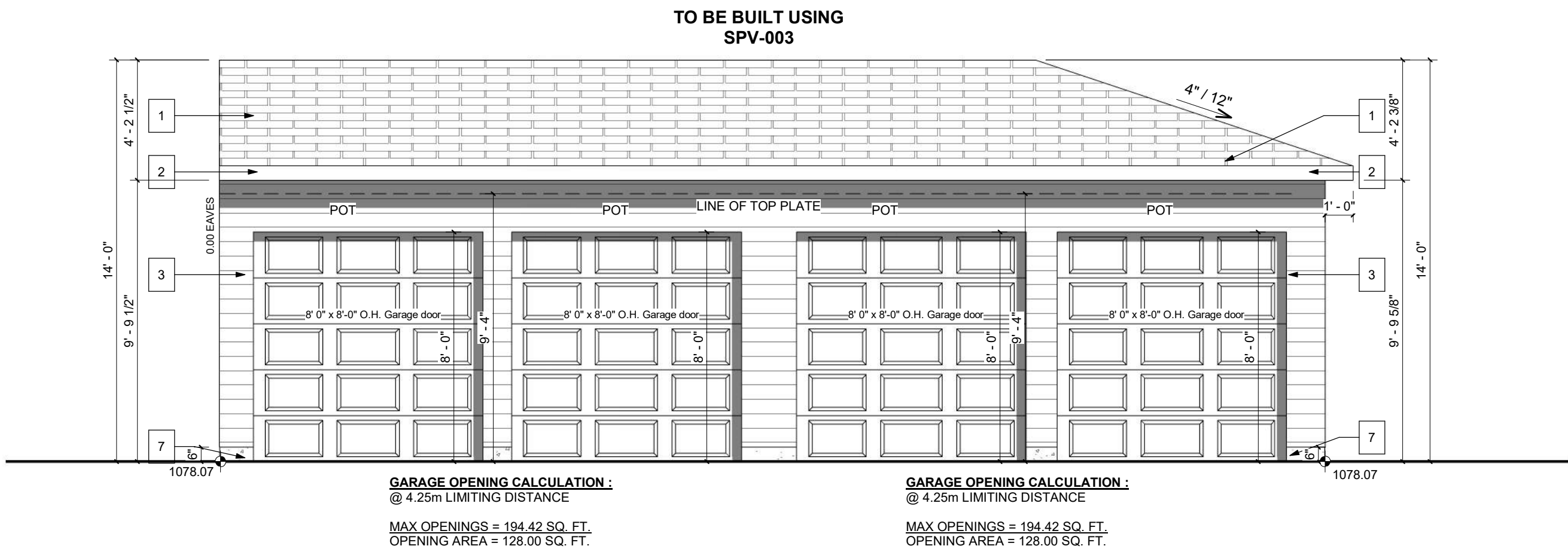
UNIT #3 WINDOW CALCULATION:
@ 1.92m LIMITING DISTANCE
WALL AREA = 413.09 SQ. FT.
WINDOW AREA = 21.99 SQ. FT.
TOTAL: 21.99 / 413.09 = 5.32%

SPRINKLER REQUIRED
AS PER SPEC.

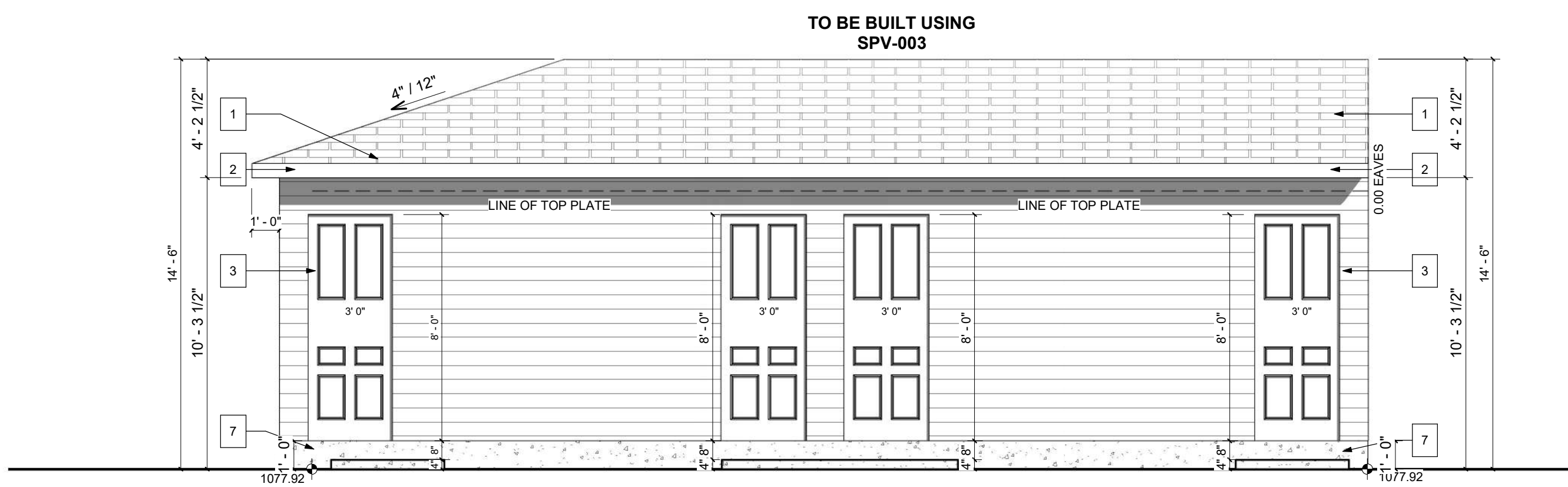
UNIT #2 WINDOW CALCULATION:
@ 1.78m LIMITING DISTANCE
WALL AREA = 665.16 SQ. FT.
WINDOW AREA = 13.13 SQ. FT.
TOTAL: 13.13 / 665.16 = 1.97%

UNIT #3 WINDOW CALCULATION:
@ 1.92m LIMITING DISTANCE
WALL AREA = 405.16 SQ. FT.
WINDOW AREA = 15.67 SQ. FT.
TOTAL: 15.67 / 405.16 = 3.87%

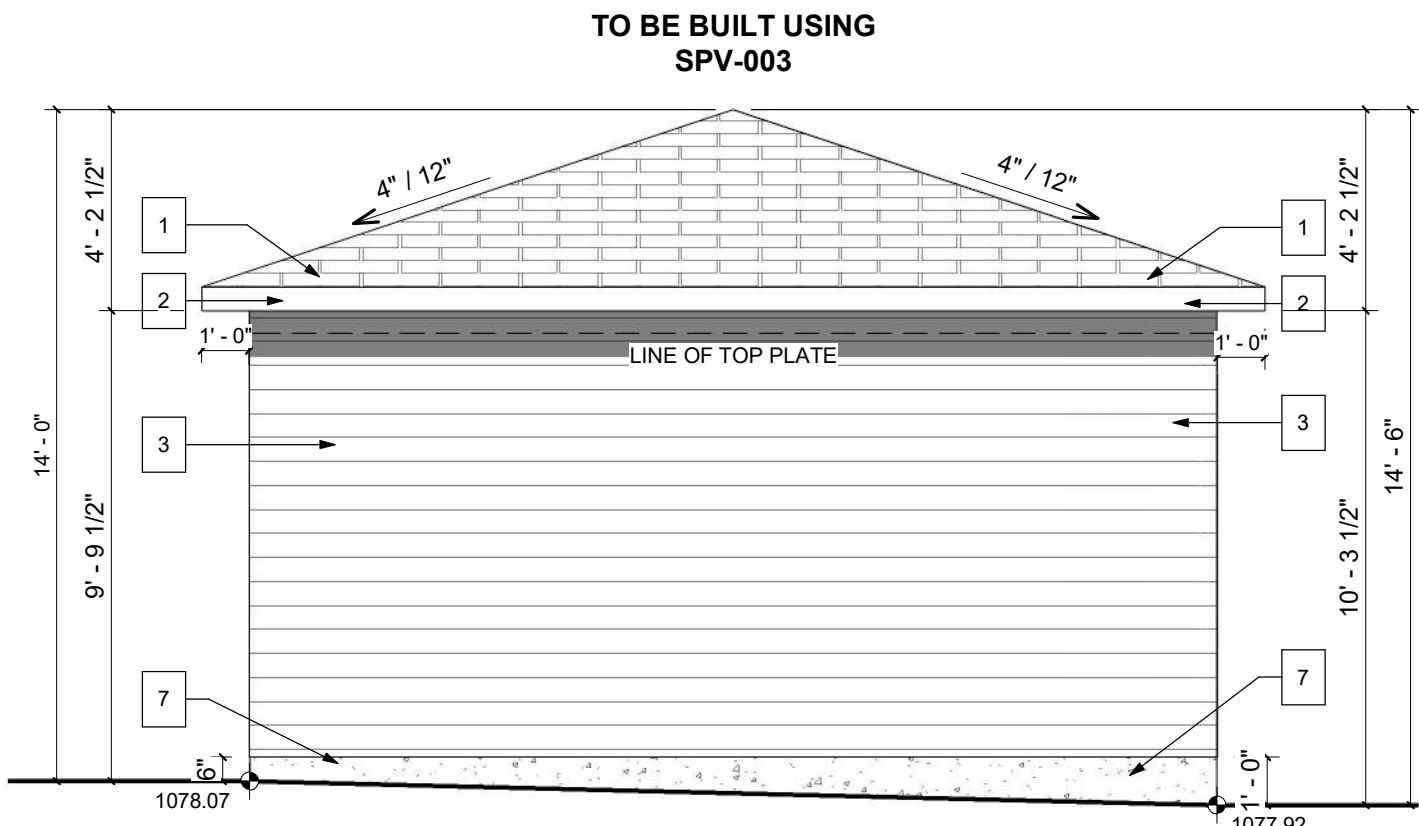
SPRINKLER REQUIRED
AS PER SPEC.



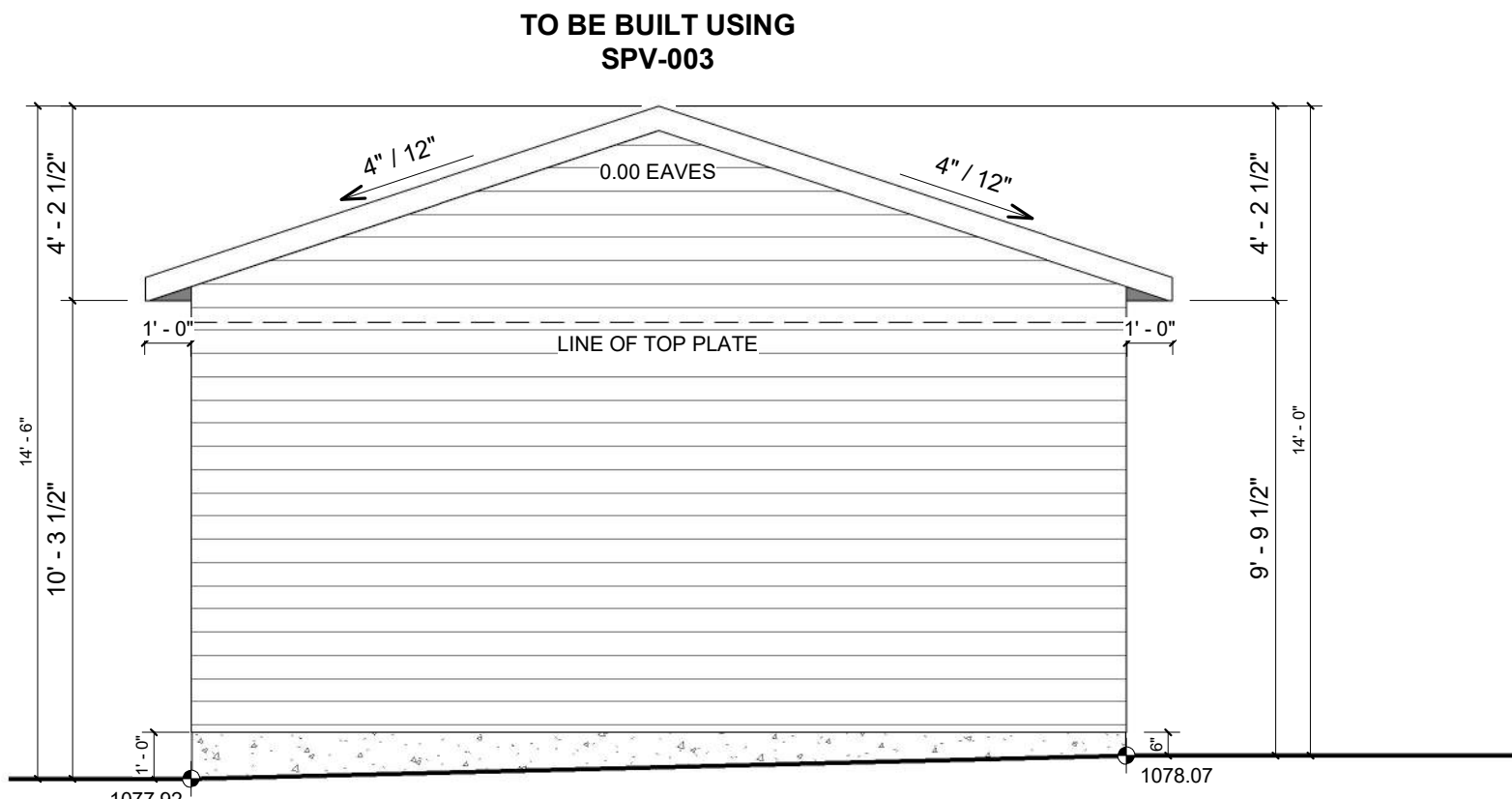
GARAGE FRONT ELEVATION (LANE)
SCALE: 1/4" = 1'-0"



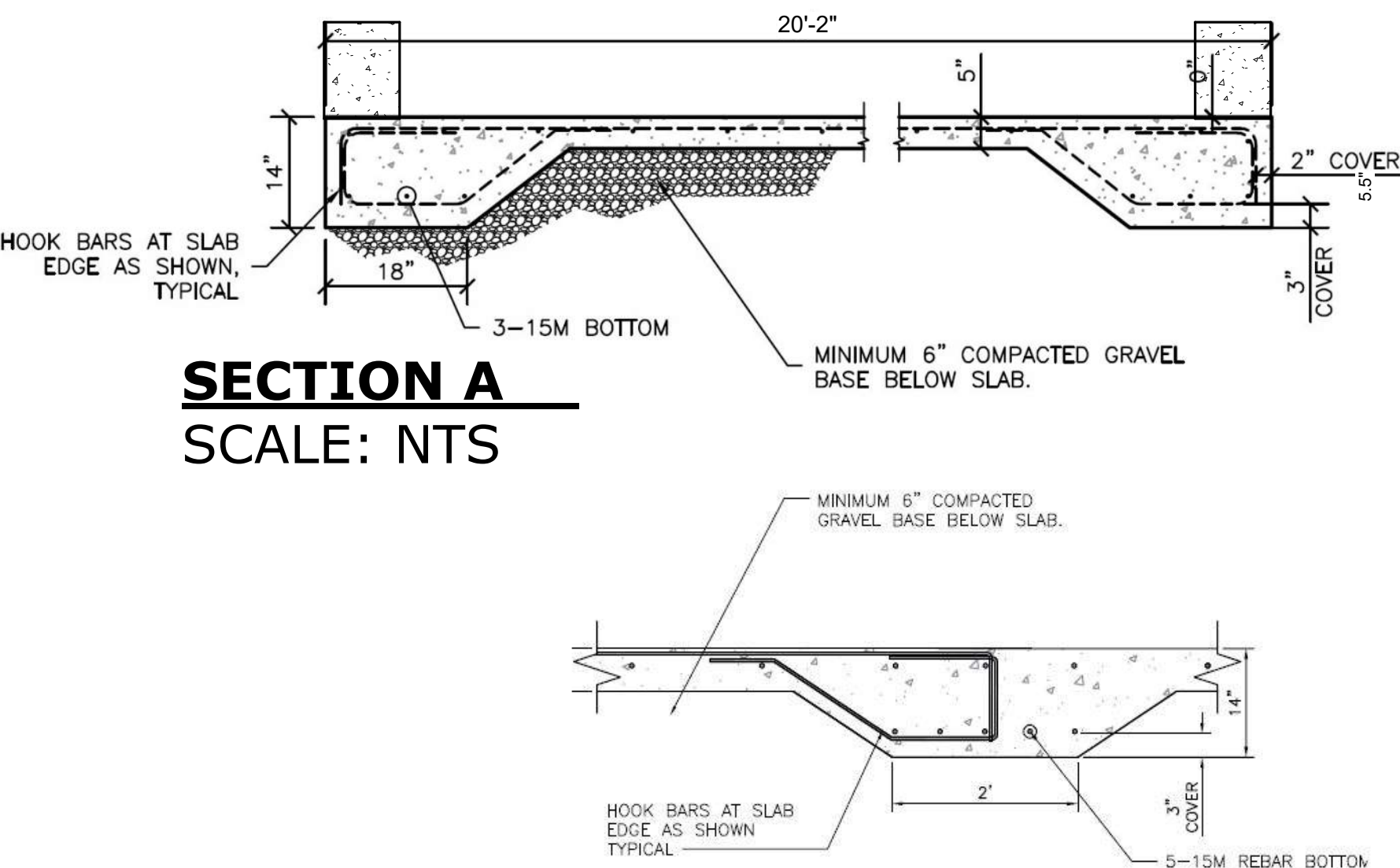
GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

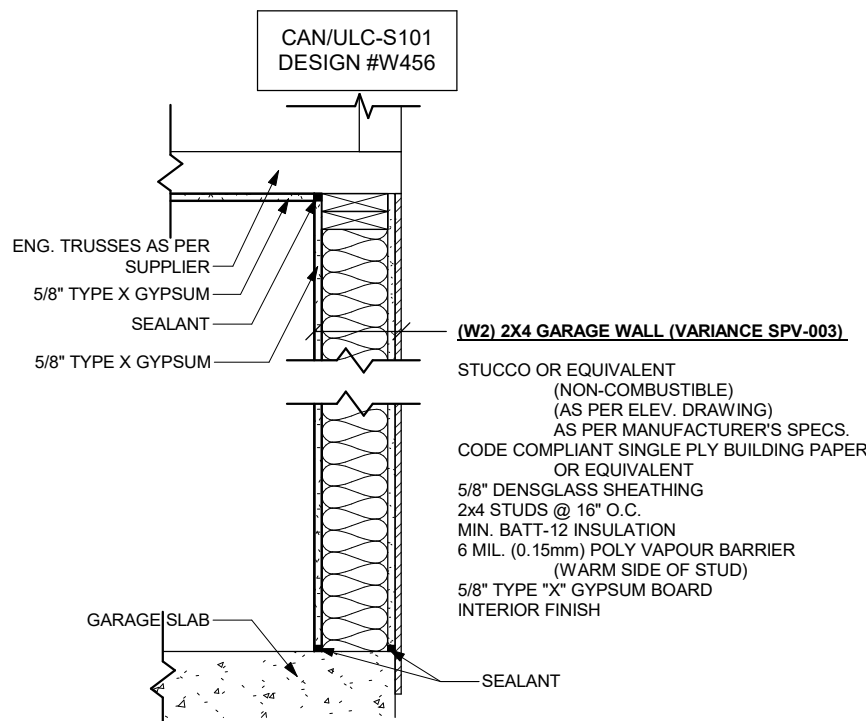


GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



SECTION @ PARTY WALL
SCALE: NTS

NOTE: ONLY 1 SIDE OF HOOK BAR
DETAIL IS SHOWN FOR CLARITY



W1 2X4 GARAGE WALL (VARIANCE SPV-003)
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

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)

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.

JOHN TRINH & ASSOCIATES INC. ASSUMES NO
RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE
DRAWINGS BEAR THE SEAL AND SIGNATURE OF A
REGISTERED PROFESSIONAL.

NO.	DATE(D/M/Y)	DETAIL	BY
01.	--	--	--
02.	--	--	--
03.	--	--	--
04.	--	--	--



COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING
ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND
WERE CREATED FOR USE IN A SPECIFIED PROJECT.

NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY,
OR DISCLOSED TO, ANY OTHER PERSON OR
ORGANIZATION FOR ANY PURPOSE WITHOUT THE
WRITTEN PERMISSION.

ALL WORK MUST COMPLY WITH THE MOST RECENT
EDITION OF THE ALBERTA 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

MUNICIPAL ADDRESS:
909 Rundle Crescent N.E. - 3+3
Calgary, Alberta

PROJECT:
CLUSTER HOUSING

STATUS:
CONCEPT

LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:

PROJECT NUMBER: 174-26

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE: *

SCALE: As indicated

DRAWING SET:

SHEET NAME:
Garage Plans & Elevations

PAGE:

A-3.0