



FLOOR AREA - UNIT #1		FLOOR AREA - UNIT #2	
BASMENT (SUITE)	= 700.00 SQ. FT.	BASMENT (SUITE)	= 700.00 SQ. FT.
MAIN	= 833.00 SQ. FT.	MAIN	= 833.00 SQ. FT.
UPPER	= 700.00 SQ. FT.	UPPER	= 700.00 SQ. FT.
LOFT	= 833.00 SQ. FT.	LOFT	= 833.00 SQ. FT.
TOTAL	= 3066.00 SQ. FT.	TOTAL	= 3066.00 SQ. FT.

FLOOR AREA - UNIT #3		FLOOR AREA - UNIT #4	
BASMENT (SUITE)	= 700.00 SQ. FT.	BASMENT (SUITE)	= 700.00 SQ. FT.
MAIN	= 833.00 SQ. FT.	MAIN	= 833.00 SQ. FT.
UPPER	= 700.00 SQ. FT.	UPPER	= 700.00 SQ. FT.
LOFT	= 833.00 SQ. FT.	LOFT	= 833.00 SQ. FT.
TOTAL	= 3066.00 SQ. FT.	TOTAL	= 3066.00 SQ. FT.

FLOOR AREA - UNIT #5		FLOOR AREA - UNIT #6	
BASMENT (SUITE)	= 700.00 SQ. FT.	BASMENT (SUITE)	= 700.00 SQ. FT.
MAIN	= 833.00 SQ. FT.	MAIN	= 833.00 SQ. FT.
UPPER	= 700.00 SQ. FT.	UPPER	= 700.00 SQ. FT.
LOFT	= 833.00 SQ. FT.	LOFT	= 833.00 SQ. FT.
TOTAL	= 3066.00 SQ. FT.	TOTAL	= 3066.00 SQ. FT.



GENERAL NOTES:

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	Left Floor Plan
A-1.5	Right Floor Plan
A-2.0	Front & Rear Elevation (Front)
A-2.1	Front & Rear Elevation (Rear)
A-2.2	Left & Right Elevation
A-3.0	Garage Plan & Elevations
A-3.1	Garage Sections

MUNICIPAL ADDRESS:
15009 & 1511 8 Ave S.E.

PROJECT:
5 - UNITS
CLUSTER HOUSE
PROJECT NUMBER:
322 - 24

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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NO.	DATE(D/M/Y)	DETAIL	BY
01	24/09/24	01P PLANS	---
02	---	---	---
03	---	---	---
04	---	---	---
05	---	---	---
06	---	---	---

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AMENDED DRAWINGS
SPP No. Date Received
DP2024-07430 JAN 29 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 1/20/2025 9:59:28 AM

SCALE:

PAGE:
A-0.0

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - WHITE
- 4 HARDIE SIDING FINISH - BLACK
- 5 SMART BOARD & BATTEN - BLACK
- 6 BRICK FINISH AS SPEC'D.
- 7 PRECAST CONCRETE
- 8 CONG. PARAPETS

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)

FRONT ELEVATION (FRONT UNIT)

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

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FINISH - WHITE
- 4 HARDIE SIDING FINISH - BLACK
- 5 SMART BOARD & BATTEN - BLACK
- 6 BRICK FINISH AS SPEC'D.
- 7 PRECAST CONCRETE
- 8 CONG. PARAPETS

WINDOW CALCULATION LIMITS:

WALL AREA = 1154.10 SQ. FT.
WINDOW AREA = 77.88 SQ. FT.
TOTAL: 1231.98 SQ. FT. = 6.74%

WINDOW CALCULATION LIMITS:

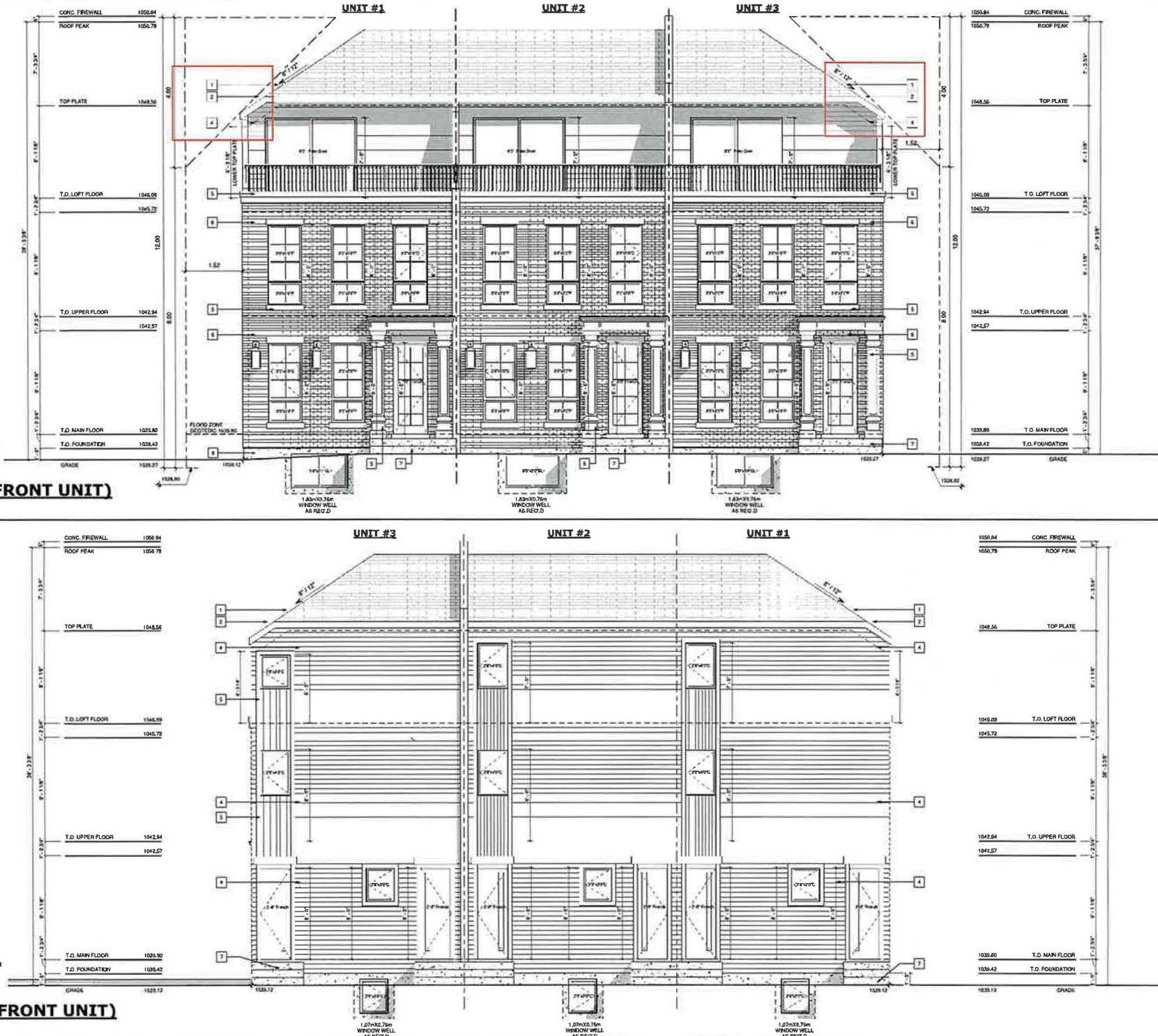
WALL AREA = 796.03 SQ. FT.
WINDOW AREA = 36.42 SQ. FT.
TOTAL: 832.45 SQ. FT. = 4.58%

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)

REAR ELEVATION (FRONT UNIT)

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



GENERAL NOTES:

MUNICIPAL ADDRESS:

1509 & 1511 8 Ave S.E.

PROJECT:

5 - UNITS
CLUSTER HOUSE

PROJECT NUMBER:

322 - 24

DO NOT SCALE DRAWINGS
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NO.	DATE(D/M/Y)	DETAIL	BY
01	24/08/24	DP PLANS	---
02	---	---	---
03	---	---	---
04	---	---	---
05	---	---	---

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ALL FRAMING, ELECTRICAL, ROUGH-IN AND PLUMBING FOLLOW-UP WORKS TO BE COMPLETED BY TRADES CONTRACTOR AND HOME OWNER, ANY USER NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.

AMENDED DRAWINGS
DP No. Date Received
DP2024-07430 JAN 28 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DRAWING SET:

SHEET NAME:

Front & Rear Elevation (Front)

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

1/29/2025 9:59:34 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.0



GENERAL NOTES:

MUNICIPAL ADDRESS:
1509 & 1511 8 Ave S.E.

PROJECT:
5 - UNITS
CLUSTER HOUSE
PROJECT NUMBER:
322 - 24

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NO.	DATE(D/M/Y)	DETAIL	BY
01	24/03/24	CP PLANS	
02	-	-	
03	-	-	
04	-	-	
05	-	-	

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AMENDED DRAWINGS
CP No. Date Resubmitted
CP2024-07430 JAN 29 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DRAWING SET:

SHEET NAME:
Front & Rear Elevation
(Rear)

DESIGN BY:

DRAWN BY:

LAST REVISION BY:

PRINTED: 10/25/2025 10:00:01 AM

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

PAGE: **A-2.1**

EXTERIOR FINISHES:

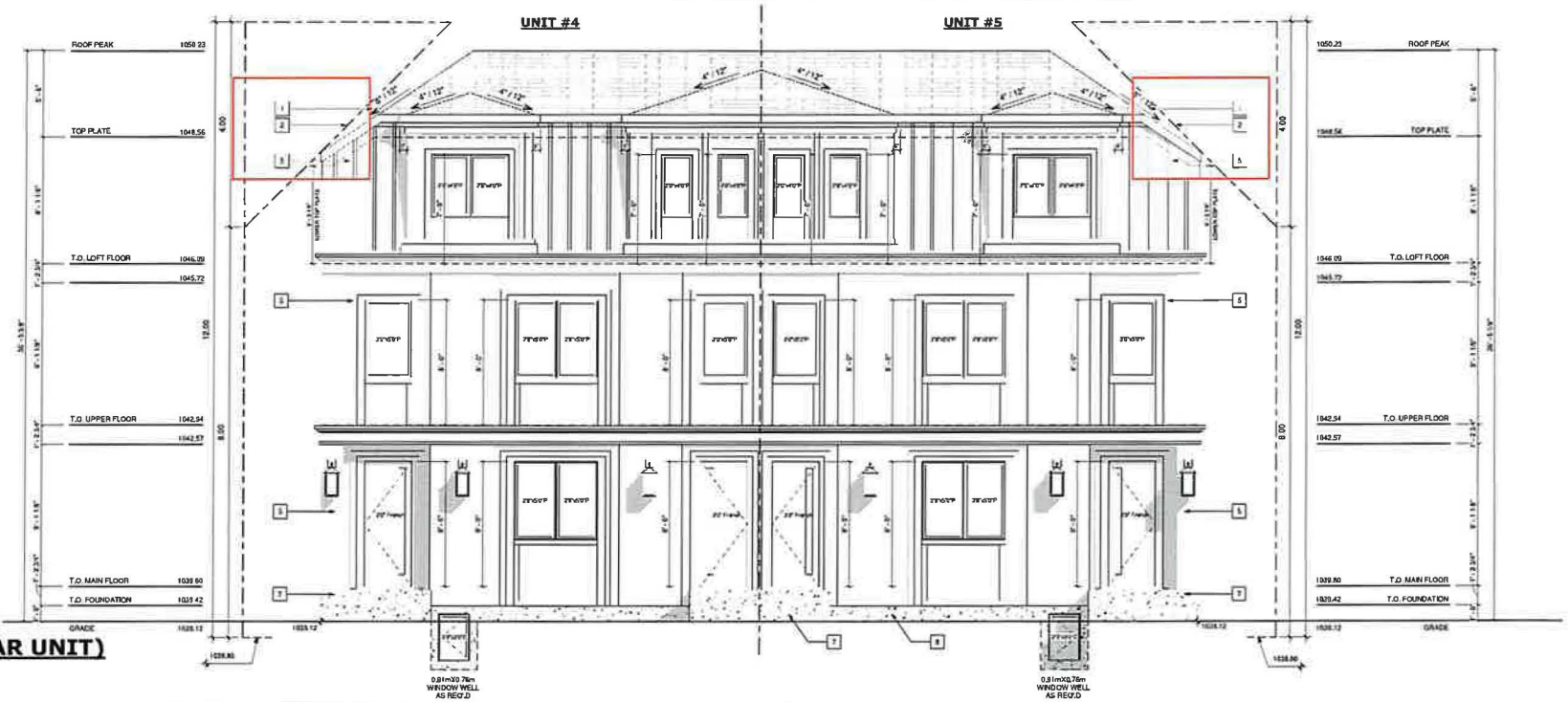
- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HANDIC SIDING FINISH - WHITE
- 4 HANDIC SIDING FINISH - BLACK
- 5 SMART BOARD BATTEN - BLACK
- 6 BRICK FINISH AS SPECTO.
- 7 PRECAST CONCRETE
- 8 CONC. PAVING

MEASUREMENTS:
REPRESENTATIVE SCALE
REPRESENTATIVE DISTANCE
WALL AREA = 1731.75 SQ. FT.
WINDOW AREA = 153.25 SQ. FT.
TOTAL SQ. FT. = 1885.00

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)

FRONT ELEVATION (REAR UNIT)
SCALE: 1/4" = 1'-0"



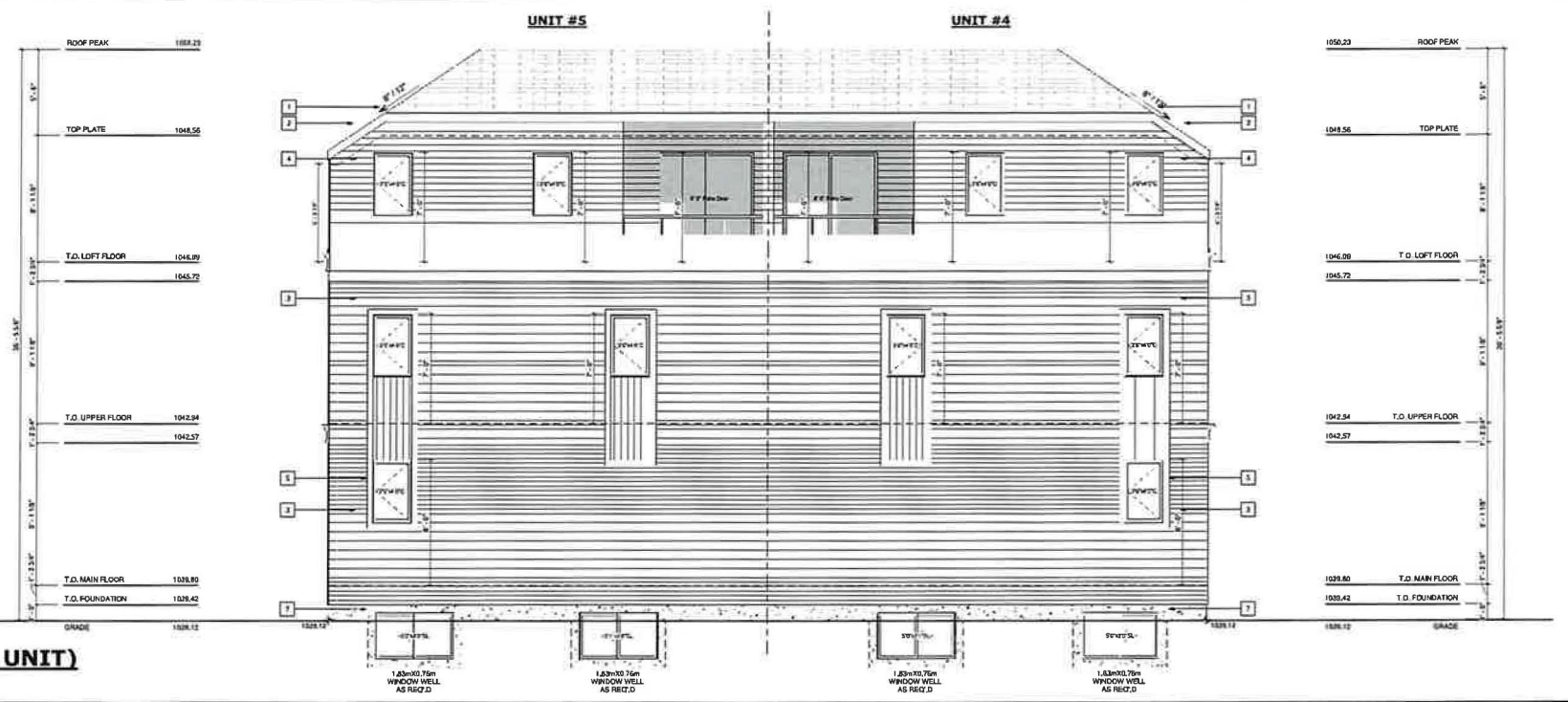
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMINUM FASCIA - BLACK
- 3 HANDIC SIDING FINISH - WHITE
- 4 HANDIC SIDING FINISH - BLACK
- 5 SMART BOARD BATTEN - BLACK
- 6 BRICK FINISH AS SPECTO.
- 7 PRECAST CONCRETE
- 8 CONC. PAVING

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)

REAR ELEVATION (REAR UNIT)
SCALE: 1/4" = 1'-0"



EXTERIOR FINISHES:

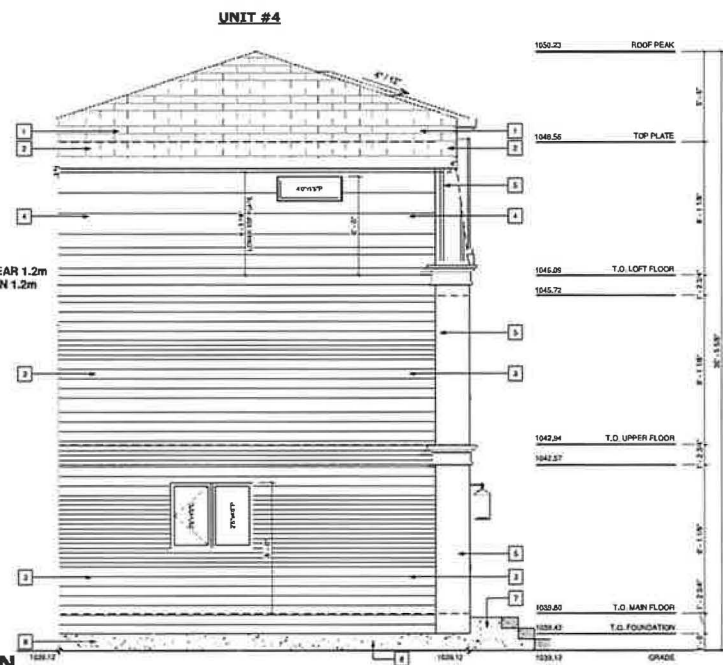
- 1 ASPHALT SHINGLES
- 2 1" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FRESH - WHITE
- 4 HARDIE SIDING FRESH - BLACK
- 5 SMART BOARD & BATTEN - BLACK
- 6 BRICK FINISH AS SPEC'D.
- 7 PRECAST CONCRETE
- 8 CONC. PARAPET

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 UNIT #4

WALL AREA = 719.39 SQ. FT.
WINDOW AREA = 29.26 SQ. FT.
TOTAL SUB = 719.39 + 29.26 = 748.65



LEFT ELEVATION

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

EXTERIOR FINISHES:

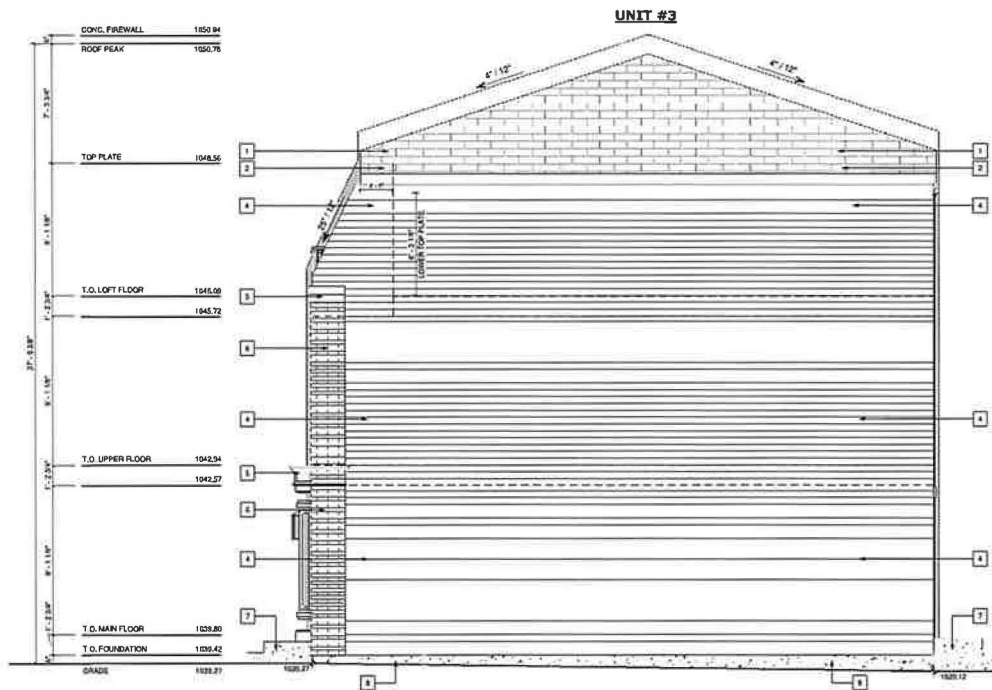
- 1 ASPHALT SHINGLES
- 2 1" ALUMINUM FASCIA - BLACK
- 3 HARDIE SIDING FRESH - WHITE
- 4 HARDIE SIDING FRESH - BLACK
- 5 SMART BOARD & BATTEN - BLACK
- 6 BRICK FINISH AS SPEC'D.
- 7 PRECAST CONCRETE
- 8 CONC. PARAPET

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 UNIT #5

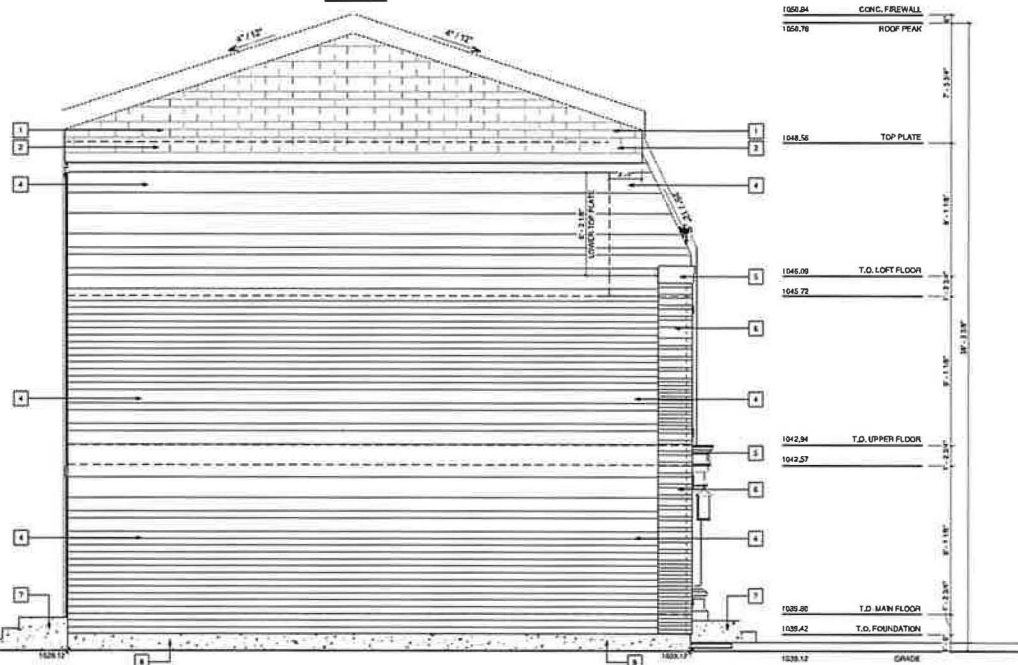
WALL AREA = 719.39 SQ. FT.
WINDOW AREA = 29.26 SQ. FT.
TOTAL SUB = 719.39 + 29.26 = 748.65



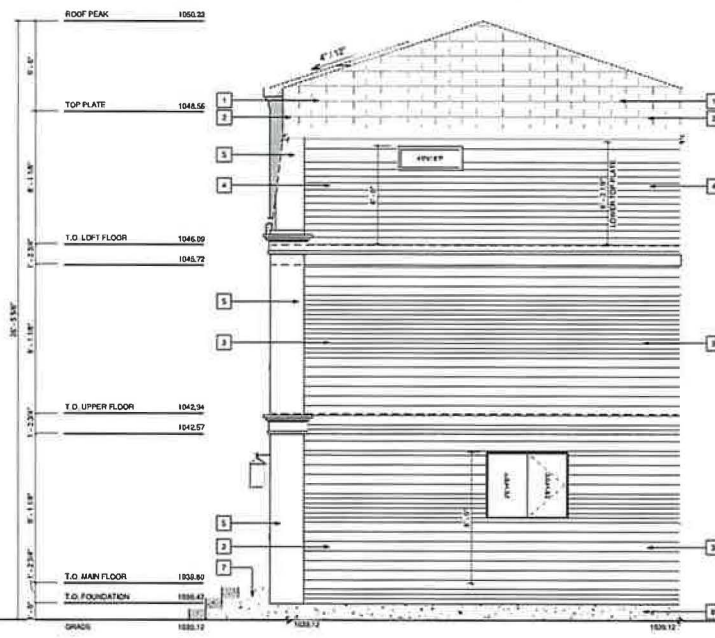
RIGHT ELEVATION

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

UNIT #1



UNIT #5



GENERAL NOTES:

MUNICIPAL ADDRESS:

1509 & 1511 8 Ave S.E.

PROJECT:

5 - UNITS
CLUSTER HOUSE

PROJECT NUMBER:

322 - 24

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NO.	DATE(M/Y)	DETAIL	BY
01	2024-07-24	DP PLANS	---
02	---	---	---
03	---	---	---
04	---	---	---
05	---	---	---

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AMENDED DRAWINGS
DP No. Date Received
DP2024-07430 JAN 20 2025
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DRAWING SET:

SHEET NAME:

Left & Right Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

1/20/2025 10:00:05 AM

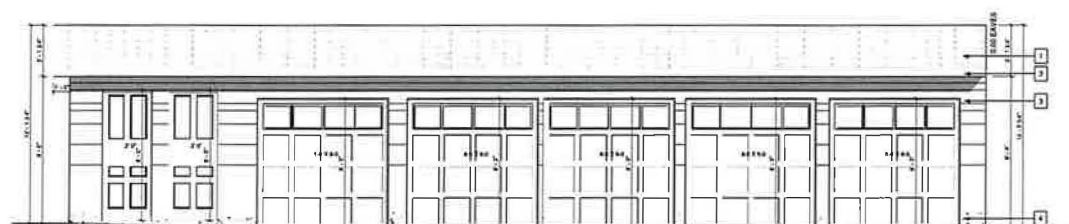
SCALE:

1/4" = 1'-0"

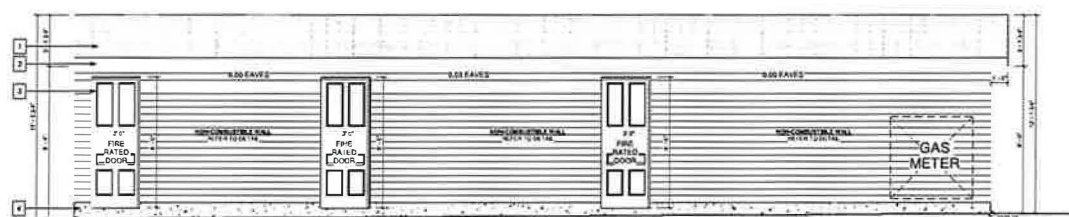
PAGE:

A-2.2

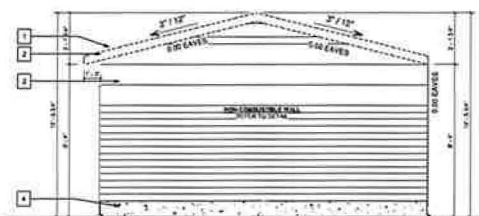
1	ASPHALT SHINGLES	3	SIDING FINISH = BLACK
2	6" ALUMINUM FASCIA = BLACK	4	CONC. PAVING



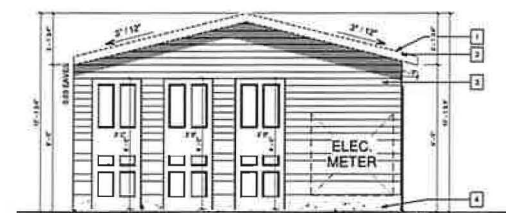
SCALE: 1/4" = 1'-0"



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



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



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



GENERAL NOTES:

POTENTIAL OPTIONS FOR SOLAR PV READY DETAILS MAY INCLUDE: A) 12" TO 18" DEEP OF THE DRAINAGE CHANNEL COORDINATE ELECTRICAL WIRING, TRUNGS, OR CABLES WITH A METAL ARMORED CABLE OR TRUNGS. B) 12" TO 18" DEEP WITH TWO INCHES TO TWO AND A HALF INCHES DEEP, PLUMBED THROUGH AND A CABLE OR TRUNG. C) COORDINATE ELECTRICAL INSTALLATION WITH THE INTENT OF THE COORDINATION.

MUNICIPAL ADDRESS:
1509 & 1511 8 Ave S.E.

PROJECT:
5 - UNITS
CLUSTER HOUSE
PROJECT NUMBER:
322 - 24

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NO.	DATE/DAVY	DETAIL
01	2000/04	ON PLAND
02	00	00
03	00	00
04	00	00
05	00	00
06	00	00

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AMENDED DRAWINGS
 OP No. **01624407400** Date Received **JAN 29 2025**
 THESE DRAWINGS REFER TO THE
 ABOVE DEVELOPMENT PERMIT NO.

DRAWING SET:

SHEET NAME: **Garage Plan & Elevations**

DESIGN BY

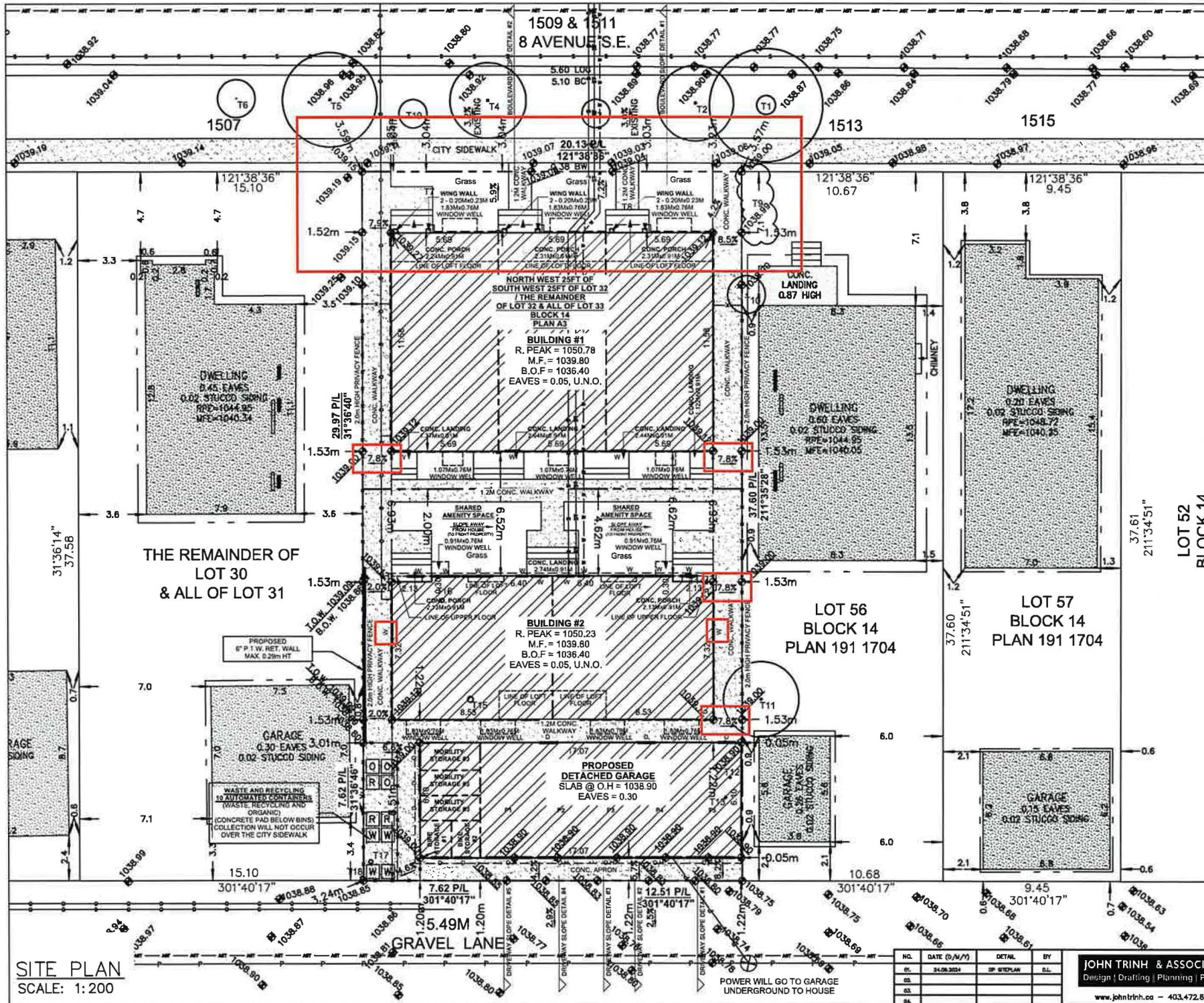
DRAWN BY:

LAST REVISION BY:

PRINTED IN THE UNITED STATES OF AMERICA

SCALE: As indicated

PAGE: **A-3.0**



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 178085
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:

$\square$	denotes Calculation points
$\square$	denotes Water Valve
$\square$	denotes Gas Valve
$\square$	denotes Manhole
$\square$	denotes Tree
$\square$	denotes Power Pole
$\square$	denotes Sign
$\square$	denotes Light Standard
$\square$	denotes Fence
$\square$	denotes Sanitary Line
$\square$	denotes Storm Line
$\square$	denotes Water Line
$\square$	denotes Gas Line
$\square$	denotes Electrical Line
$\square$	denotes A.G.T. Line
$\square$	denotes Utility Right of Way Line
$\square$	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

'Cont.' denotes Cantilevers
'Enc.' denotes Encroachment
'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 warranty 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: H-GO Housing
Grade-Oriented

SCALE 1:200

LEGAL DESCRIPTION:
The North West 25 Feet of South West 25 Feet of Lot 32 / Remainder Of Lot 32 and All of Lot 33
Block 14
Plan A3

MUNICIPAL ADDRESS:
1509 & 1511 - 8TH AVENUE S.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(CLUSTER HOUSING)
LOT SIZE: 756.381 SQ M (0.075638 ha)
BUILDING #1: 197.888 SQ M
BUILDING #2: 128.754 SQ M
MOBILITY STORAGE: 18.548 SQ M
COVERED PORCH: 1.301 SQ M
WING WALL: 0.320 SQ M
GARAGE: 84.503 SQ M
TOTAL: 432.133/756.381
= 57.13%

TOTAL UNITS: 5
LOT SIZE: 756.381 SQ M (0.075638 ha)
DENSITY: 66 UNITS/ha

PARKING:
PARKING PROVIDED: 5 STALLS
FLOOR AREA RATIO:
GROSS FLOOR AREA: 1048.2372 SQ M
LOT SIZE: 756.381 SQ M
RATIO: 1048.2372/756.381 = 1.39

NO.	DATE (D/M/Y)	DETAIL	BY
01	24.09.2024	SP SITEPLAN	J.T.
02			
03			
04			

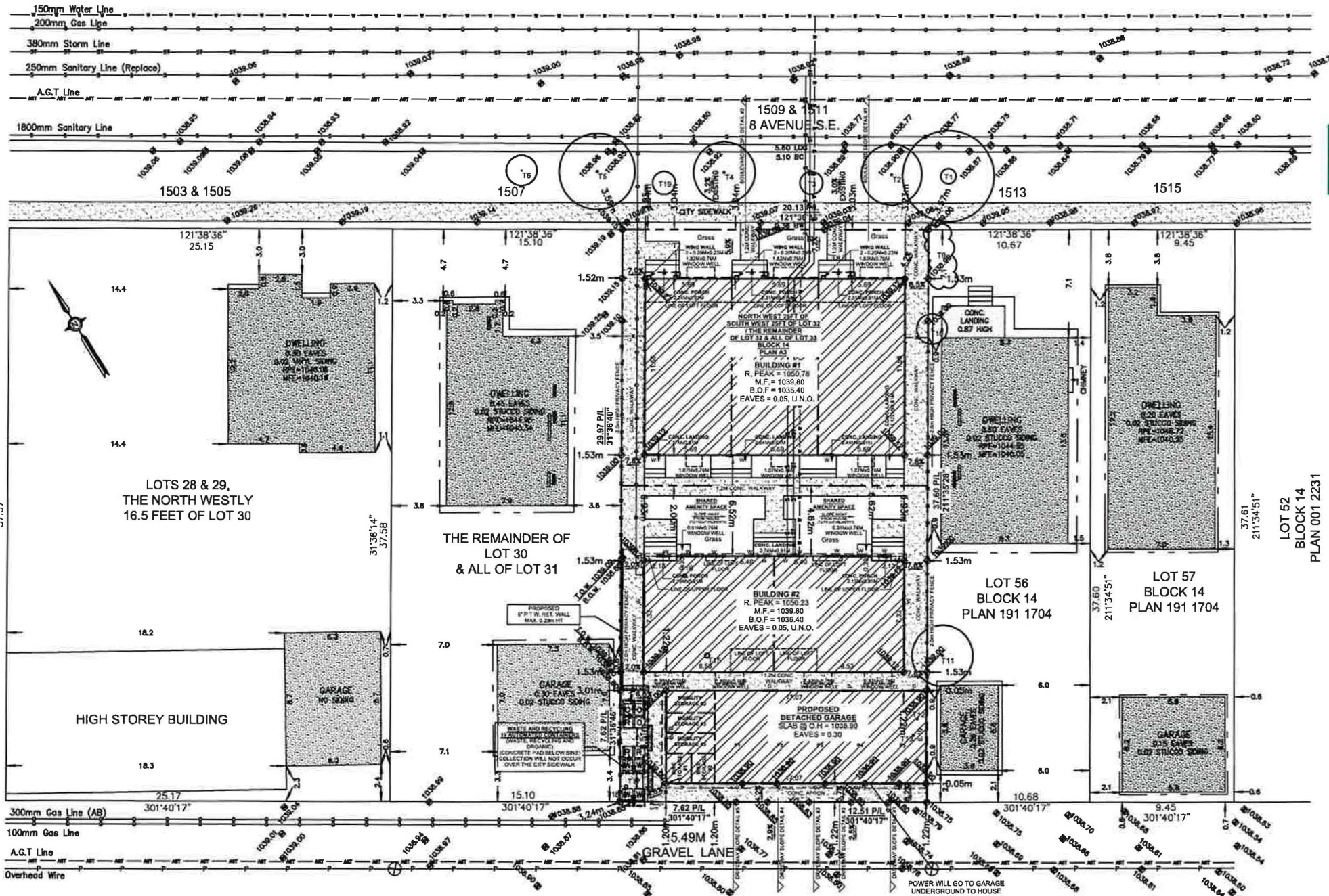
JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
1509 & 1511 - 8TH AVENUE S.E.
Calgary, Alberta
Remainder Of Lot 32 And All of Lot 33 / North West 25 Ft. of South West 25 Ft. of Lot 33
Block 14
Plan A3

DATE:
Sept 24, 2024

SCALE:
1:200

SHEET:
S 01



AMENDED DRAWINGS
DP No. Date Received
DP2024-07430 JAN 29 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

BLOCK PLAN
SCALE: 1:250

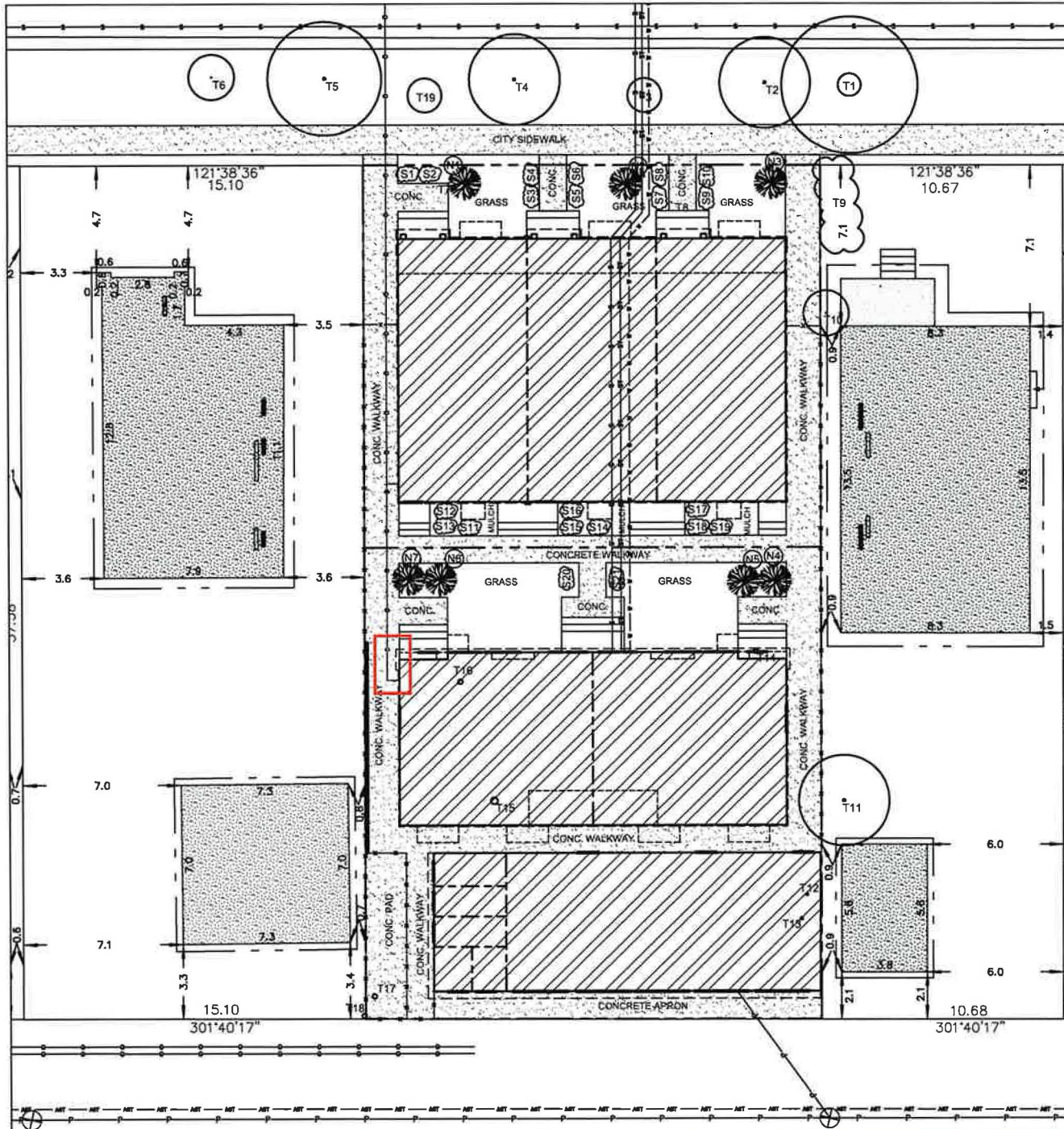
NOTE:
"The proposed building will be designed as to prevent structural damage by floodwaters."
"The proposed development will include the installation of a sewer back-up valve."

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24.08.2024	DP STEP PLAN	DL
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
1509 & 1511 - 8TH AVENUE S.E.
Calgary, Alberta
Remainder Of Lot 32 And All of Lot 33
/ North West 25 Ft of South West 25 Ft
of Lot 32
Block 14
Plan A3

PROJECT	Multi-Family, Cluster Housing	SCALE	1: 250
DATE	Sept 24, 2024	BY	DL
		DATE	02



LANDSCAPING PLAN
SCALE: 1:200

An Urban Forestry Technician must be on-site during the removal of the existing walkway within the public boulevard, in order to mitigate any damage to adjacent public trees. Contact Urban Forestry by pruning 311 at least three (3) business days in advance of excavation.

TREE SCHEDULE:

Tree No.	Variety	Trunk (±)	Canopy (±)	Height (±)	Location	Disposition
T1	Manitoba Maple	1.00	6.00	8.00	In City Property	To Stay
T2	Schubert Chokecherry	0.10	4.00	6.00	In City Property	To Stay
T3	Cotoneaster Bush	—	1.50	1.50	In City Property	To Remove
T4	Schubert Chokecherry	0.10	4.00	6.00	In City Property	To Stay
T5	Hot Wings Maple	0.10	5.00	5.00	In City Property	To Stay
T6	Cotoneaster Bush	0.02	2.00	3.00	In City Property	To Stay
T7	Bush	—	2.00	1.50	In Subject Property	To Remove
T8	Bush	—	4.00	3.00	In Subject Property	To Remove
T9	Bush	—	1.50	1.50	In Adjacent Property	To Stay
T10	Deciduous	0.01	2.00	6.00	In Adjacent Property	To Stay
T11	Deciduous	0.10	4.00	4.00	In Adjacent Property	To Stay
T12	Deciduous	0.10	2.00	6.00	In Subject Property	To Remove
T13	Deciduous	0.10	2.00	6.00	In Subject Property	To Remove
T14	Deciduous	0.20	4.00	2.50	In Subject Property	To Remove
T15	Deciduous	0.30	5.00	6.00	In Subject Property	To Remove
T16	Deciduous	0.20	3.50	5.00	In Subject Property	To Remove
T17	Deciduous	0.20	4.00	20.00	In Subject Property	To Remove
T18	Deciduous	0.20	3.00	10.00	On Property Line	To Stay
T19	Cotoneaster Bush	—	1.50	1.50	In City Property	To Remove

LANDSCAPING LEGEND

- denotes Deciduous Tree
- denotes Coniferous Tree
- denotes Shrubs

LANDSCAPING REQUIREMENTS:

LOT SIZE: 756.381 SQ M
1 TREE PER 110,000 SQM
3 SHRUBS PER 110,000 SQM
756.381 / 110,000 = 6.876
7 TREES
21 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	Prairie Spire Green Ash (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N4	Sweedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N5	Sweedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N6	Sweedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N7	Sweedish Aspen (Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New

TREE NO.	VARIETY	CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
S1	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S2	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S3	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S4	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S5	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S6	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S7	Lilac (Syringa Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S8	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S9	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S10	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S11	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S12	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S13	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S14	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S15	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S16	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S17	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S18	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S19	Hawthorn (Crataegus Spp.) (Shrub)	—	0.61	0.61	In Subject Property	New
S20	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New
S21	Mugo Pine (Pinus Mugo) (Shrub)	—	0.61	0.61	In Subject Property	New

LANDSCAPE COVERAGE

LOT SIZE = 756.381 SQ M
LANDSCAPE AREA = 292.720 SQ M
HARD LANDSCAPE (CONC. WALKWAY, APRONS AND CONC. PADS) = 192.542 SQ M
SOFT LANDSCAPE (GRASS + MULCH) = 100.178 SQ M

MINIMUM SOIL DEPTH OF 600MM FOR PLANTING BEDS
WITH SHRUBS AND 300MM IN ALL OTHER AREAS

192.542 / 292.720 = 65.777% OF HARD LANDSCAPE
100.178 / 292.720 = 34.223% OF SOFT LANDSCAPE

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".

"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".

NO.	DATE (D/M/Y)	DETAIL	BY
01	24.08.2024	DP SITEPLAN	DL
02			
03			
04			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits

www.johntrinh.ca — 403.472.8184

PROJECT NAME AND ADDRESS
1309 & 1311 — 5TH AVENUE S.E.
Calgary, Alberta
Remainder Of Lot 33 And All of Lot 33
of North West 25 Pt of South West 25 Pt
of Lot 33
Block 14
Plan 23

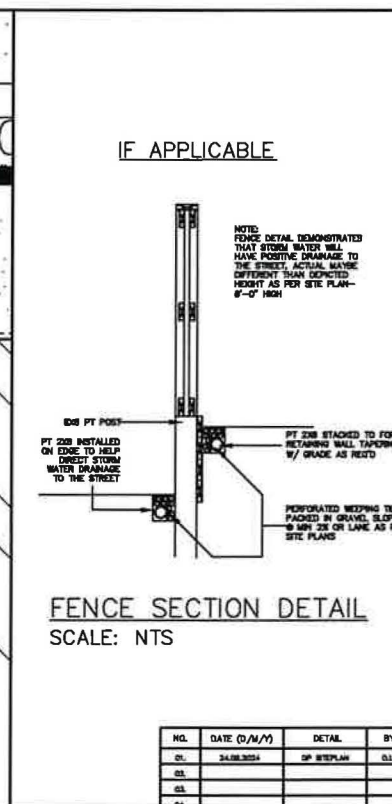
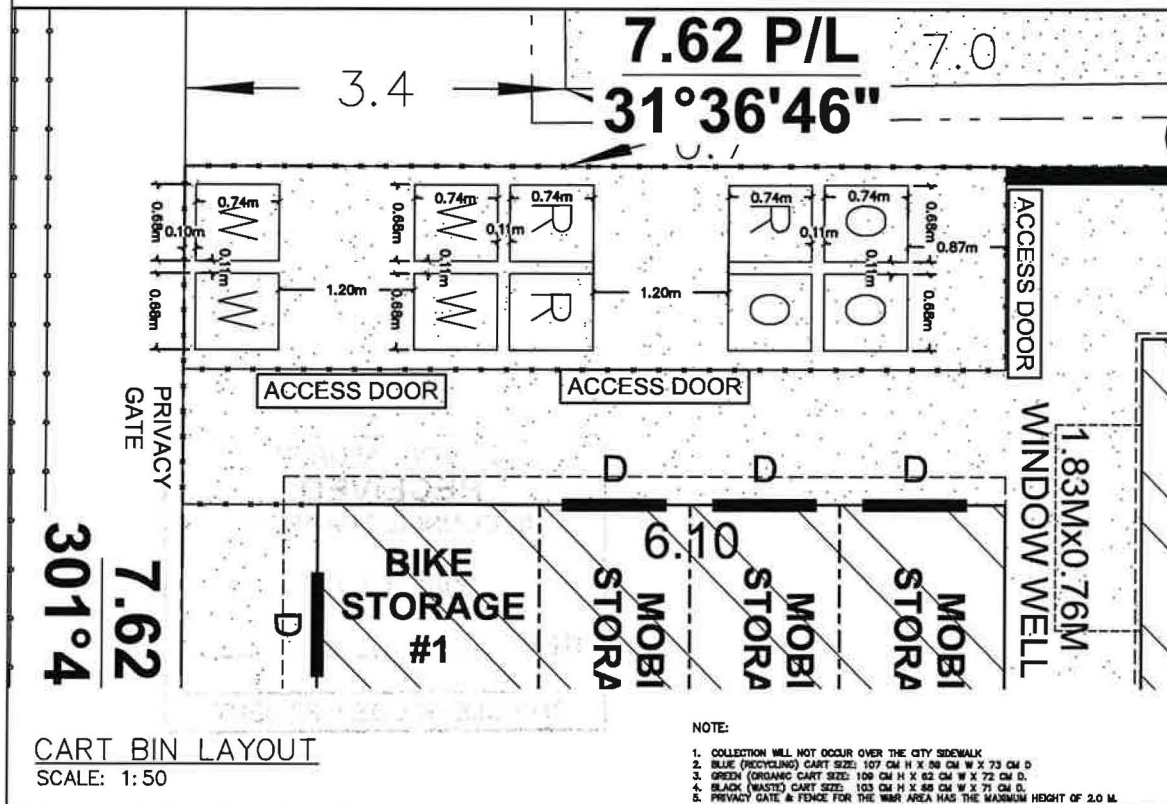
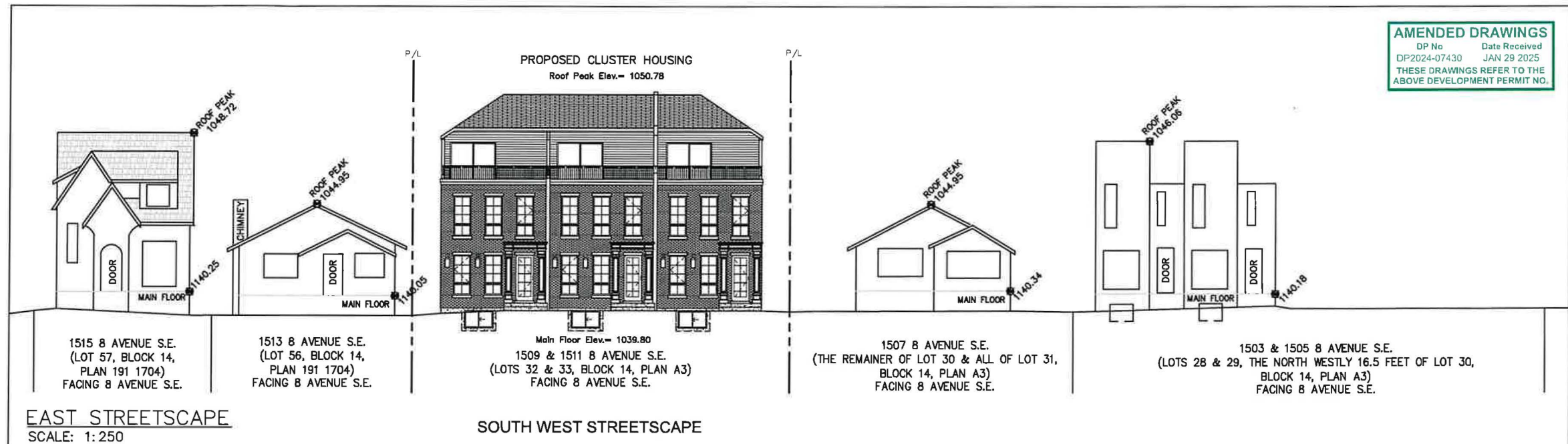
PROJECT
Multi-Family, Cluster Housing

SCALE
1: 200

DATE
Sept 24, 2024

PROJECT
S 03

AMENDED DRAWINGS
DP No Date Received
DP2024-07430 JAN 29 2025
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.



BUILDING #1 AREA			
	UNIT #1 AREA	UNIT #2 AREA	UNIT #3 AREA
<u>BASEMENT</u>	709.33 SQ FT	709.33 SQ FT	709.33 SQ FT
<u>MAIN FLOOR</u>	709.33 SQ FT	709.33 SQ FT	709.33 SQ FT
<u>UPPER FLOOR</u>	709.33 SQ FT	709.33 SQ FT	709.33 SQ FT
<u>LOFT FLOOR</u>	616.00 SQ FT	616.00 SQ FT	616.00 SQ FT
<u>TOTAL AREA</u>	<u>2034.00 SQ FT</u>	<u>2034.00 SQ FT</u>	<u>2034.00 SQ FT</u>

BUILDING #2 AREA		
	UNIT #4 AREA	UNIT #5 AREA
<u>BASEMENT</u>	700.00 SQ FT	700.00 SQ FT
<u>MAIN FLOOR</u>	693.00 SQ FT	693.00 SQ FT
<u>UPPER FLOOR</u>	700.00 SQ FT	700.00 SQ FT
<u>LOFT FLOOR</u>	641.96 SQ FT	641.96 SQ FT
<u>TOTAL AREA</u>	<u>2034.96 SQ FT</u>	<u>2034.96 SQ FT</u>

PROJECT NAME AND ADDRESS			
1509 & 1511 - 8TH AVENUE S.E. Category: Affordable Remainder Of Lot 32 And All of Lot 33 / North West 25 Ft of South West 25 Ft of Lot 32 Block 14			
PROJECT		DATE	
Multi-Family, Cluster Housing		Sept 24, 2024	
DATE		BY	
		S 04	

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 04 2025

ITEM: 7.2.5 CPC 2025-074

Distrib - Presentation 2

CITY CLERK'S DEPARTMENT