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FLOOR AREA

BASEMENT	=	894.96 SQ. FT.
MAIN	=	931.63 SQ. FT.
UPPER	=	1037.19 SQ. FT.
TOTAL	=	1968.82 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	01.04.21	DP PLANS	K.C.
02.	10.03.22	BP PLANS	W.N.
03.	08.02.23	REVISED DP	J.T.
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2/10/2023 12:54:59 PM

PROJECT NAME:
219 - 24 AVE NW
CALGARY, ALBERTA

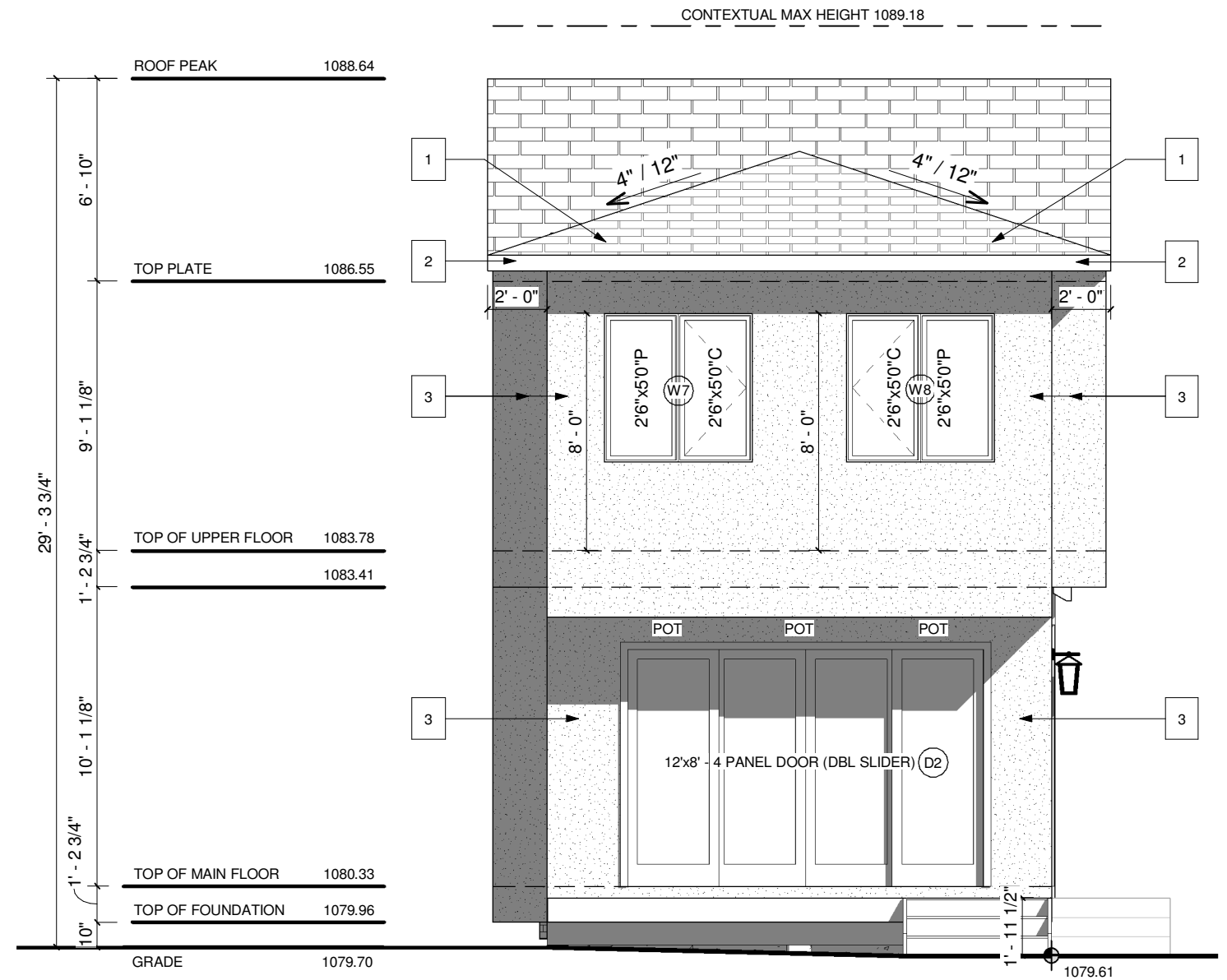
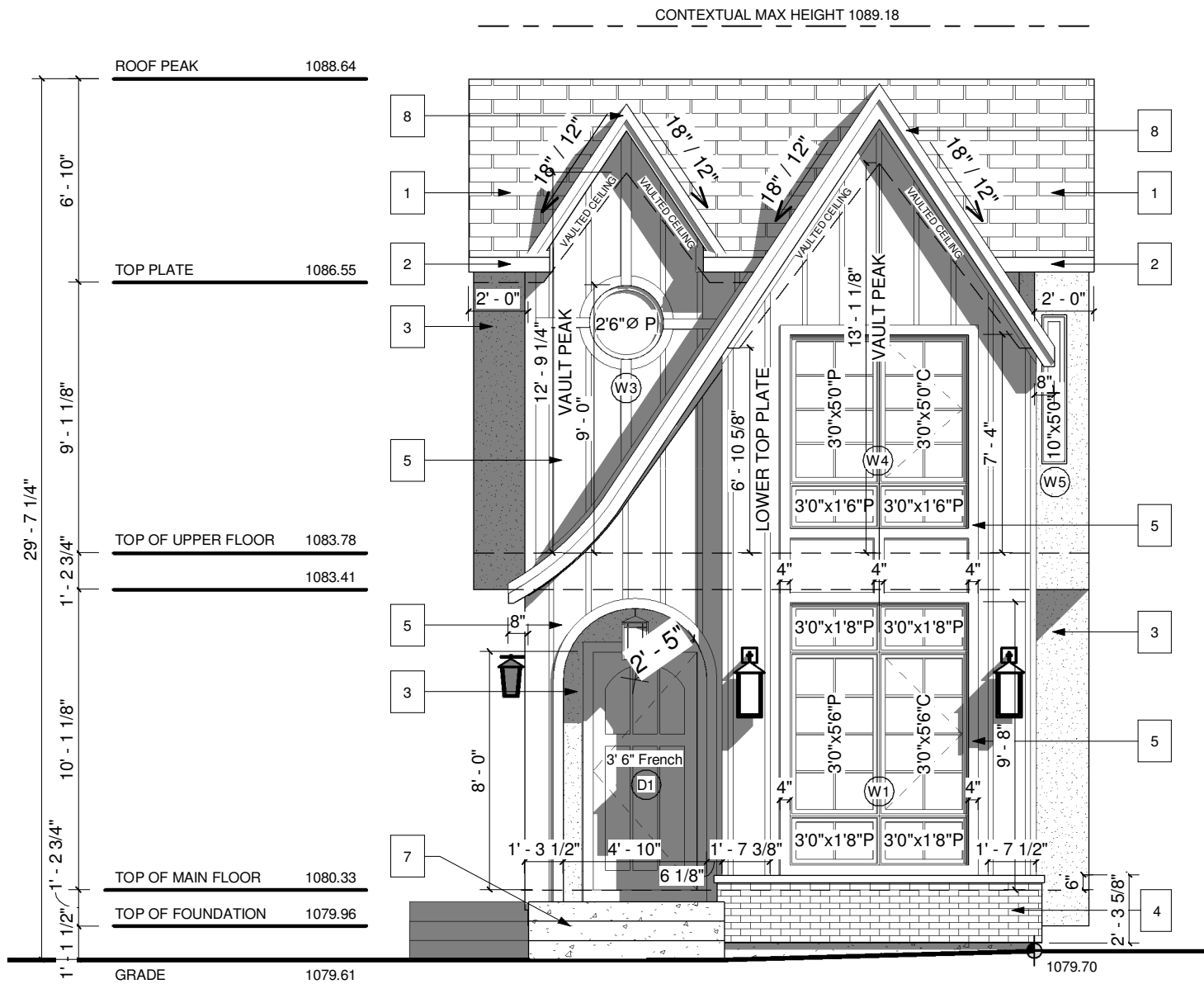
DESIGNER: JT JOB #: #151-21

SCALE: AS SHOWN SHEET: A-0.0

EXTERIOR FINISHES:

- | | | |
|-------------------------|---------------------------------|--------------------------|
| 1 ASPHALT SHINGLES | 4 BRICK CLADDING - LIGHT GREY | 7 CAST-IN-PLACE CONCRETE |
| 2 6" ALUMNIMUM FASCIA | 5 SMART BOARD & BATTEN - WHITE/ | 8 8" ALUMNIMUM FASCIA |
| 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)



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

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

PROJECT NOTES:

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PROJECT: NEW HOME

STATUS: -

SIGNATURES: X

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PROJECT NAME: 219 - 24 AVE NW CALGARY, ALBERTA

DESIGNER: JT

JOB #: #151-21

SCALE: AS SHOWN

SHEET: A-2.0

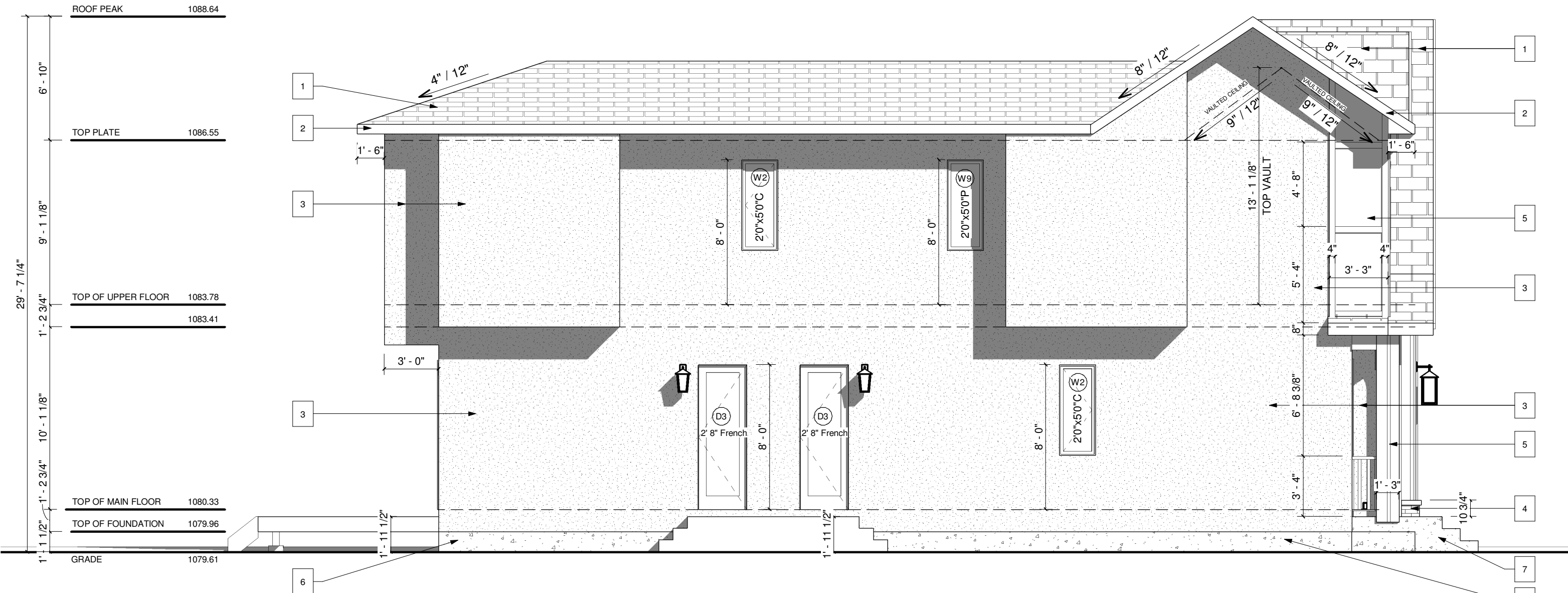
EXTERIOR FINISHES:

- | | | |
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| 2 6" ALUMNIMUM FASCIA | 5 SMART BOARD & BATTEN - WHITE/ | 8 8" ALUMNIMUM FASCIA |
| 3 STUCCO FINISH - WHITE | 6 CONCRETE PARGING | |

WINDOW CALCULATION
 WALL AREA = 58.28 SQ. FT.
 WINDOW AREA = 1220.14 SQ. FT.
 TOTAL: 58.28 / 1220.14 = 4.78%

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)

CONTEXTUAL MAX HEIGHT 1089.18



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

PROJECT NOTES:

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

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PROJECT NAME:

219 - 24 AVE NW
 CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#151-21

SCALE:

AS SHOWN

SHEET:

A-2.1

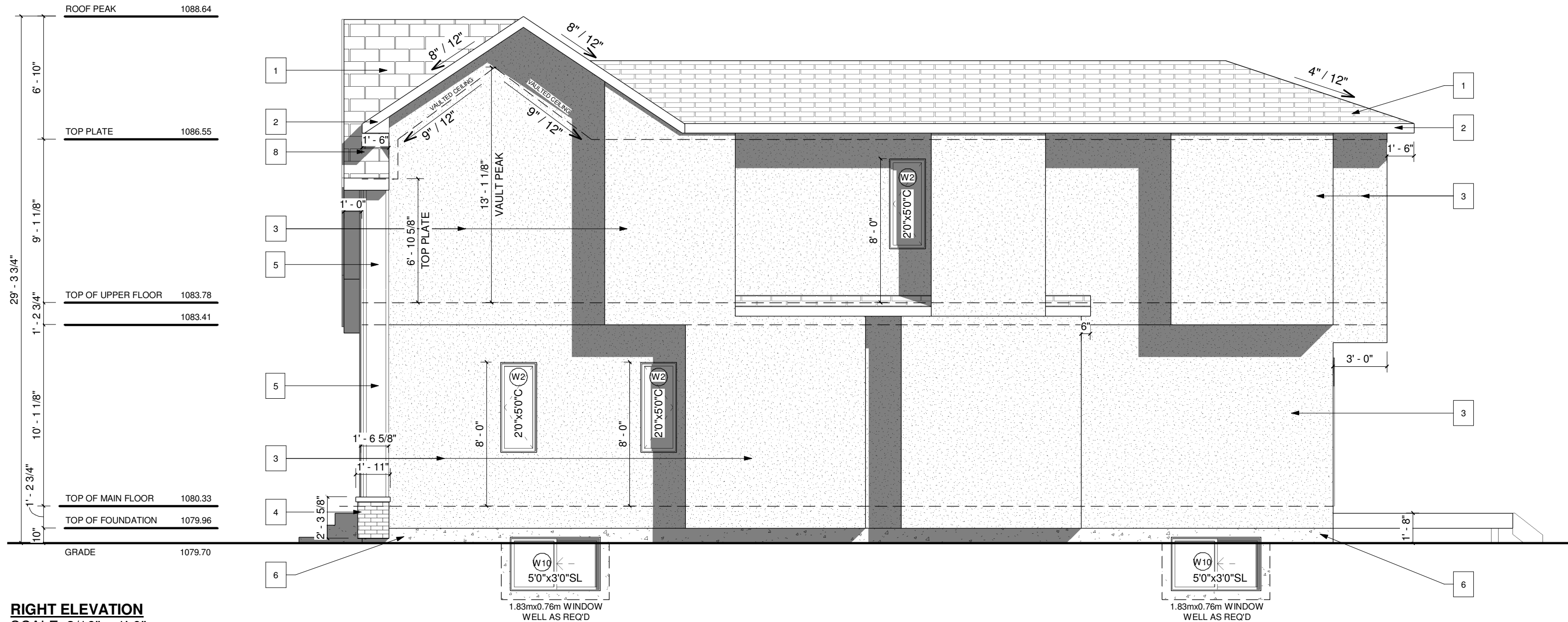
EXTERIOR FINISHES:

- | | | |
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| 3 STUCCO FINISH - WHITE | 6 CONCRETE PARGING | |

WINDOW CALCULATION
 WALL AREA = 14.40 SQ. FT.
 WINDOW AREA = 1247.96 SQ. FT.
 TOTAL: 14.40 / 1247.96 = 1.15%

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)

CONTEXTUAL MAX HEIGHT 1089.18



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

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

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PROJECT NAME: 219 - 24 AVE NW CALGARY, ALBERTA

DESIGNER: JT

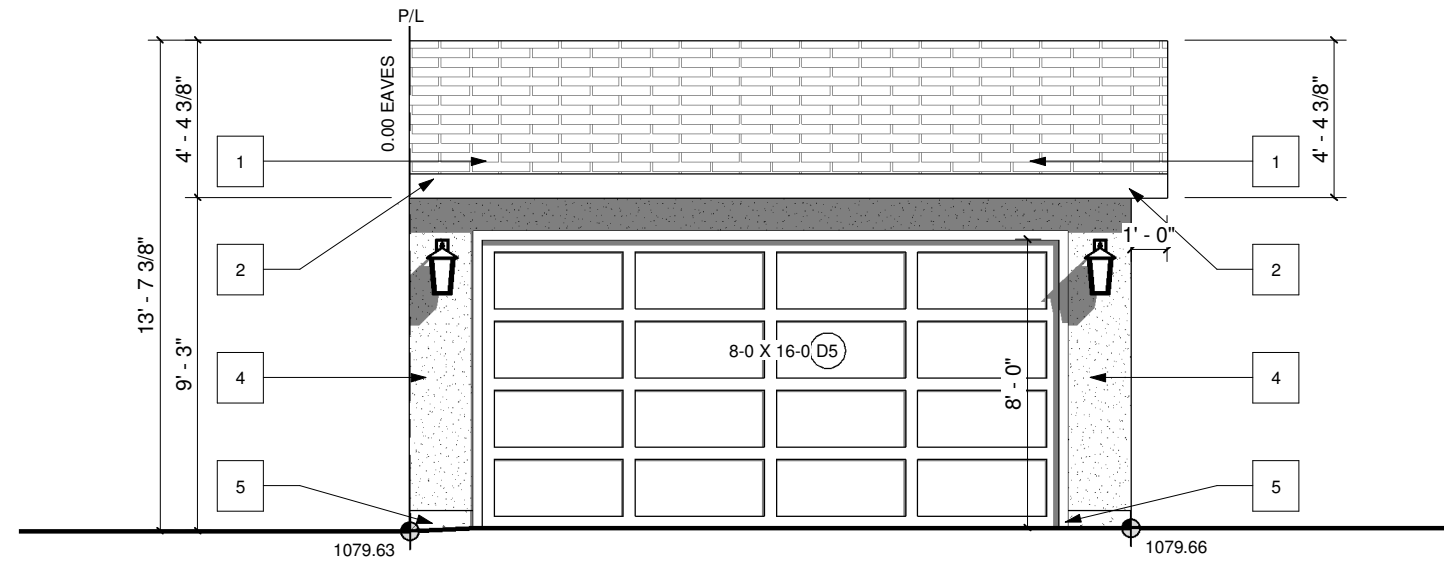
SCALE: AS SHOWN

JOB #: #151-21

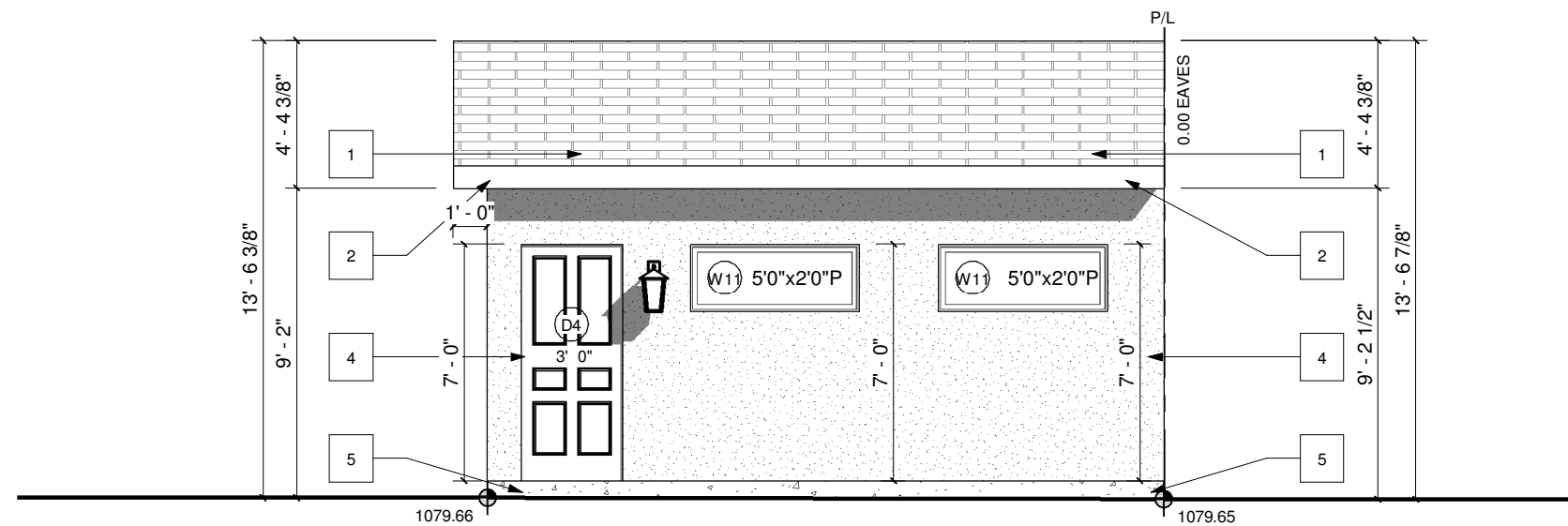
SHEET: A-2.2

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 ALUMINUM EAVE'S
- 4 HARDY SIDING FINISH
- 5 CONC. PARGING



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



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

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES:
X _____

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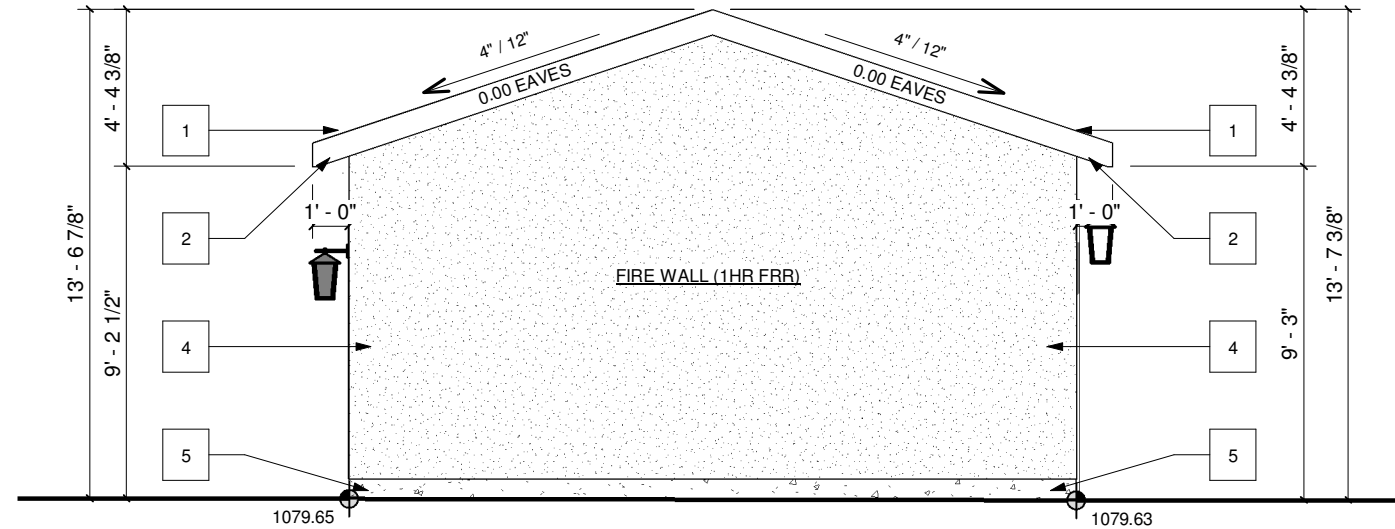
PROJECT NAME:
219 - 24 AVE NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: #151-21

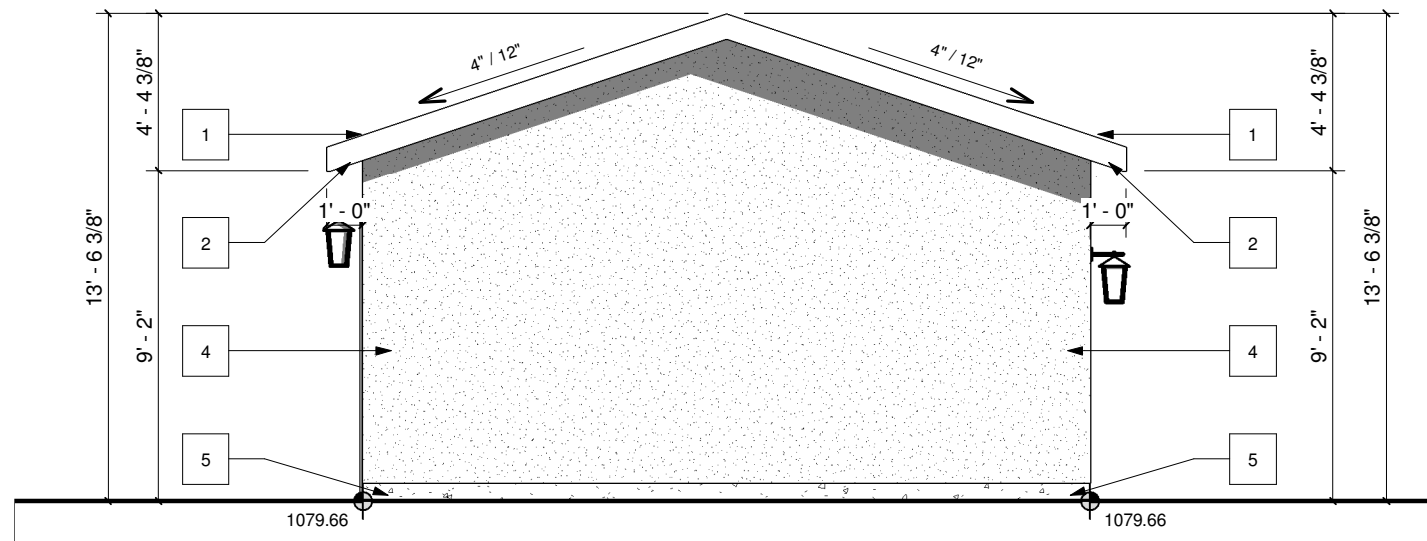
SCALE: AS SHOWN / AS SHOWN SHEET: A-4.1

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 ALUMINUM EAVE'S
- 4 HARDY BOARD FINISH
- 5 CONC. PARGING



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



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

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES:
X _____

PRINTED: 2/10/2023 12:55:07 PM

PROJECT NAME:
219 - 24 AVE NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: #151-21

SCALE: AS SHOWN SHEET: A-4.2

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:

- \square ----- 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
- denotes Electrical Line
- 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-C2 Residential
 Contextual One/Two Dwelling

SCALE 1:200

LEGAL DESCRIPTION:

Lot 49
 Block 33
 Plan 2129 0

MUNICIPAL ADDRESS:

219 - 24th Avenue N.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:

(SINGLE LOT AND HOUSE)
 LOT SIZE: 280.139 SQ M
 HOUSE SIZE: 83.144 SQ M
 COVERED PORCH: 1.529 SQ M
 CANT.: 3.406 SQ M
 GARAGE: 37.471 SQ M
 WING WALL: 0.000 SQ M

TOTAL: 125.550/280.139
 = 44.82%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	01.04.21	DP SITEPLAN	K.C.
02.	30/08/2022	ADDRESSING	J.G.L.
03.	07.02.23	REVISED DP	J.T.
04.			

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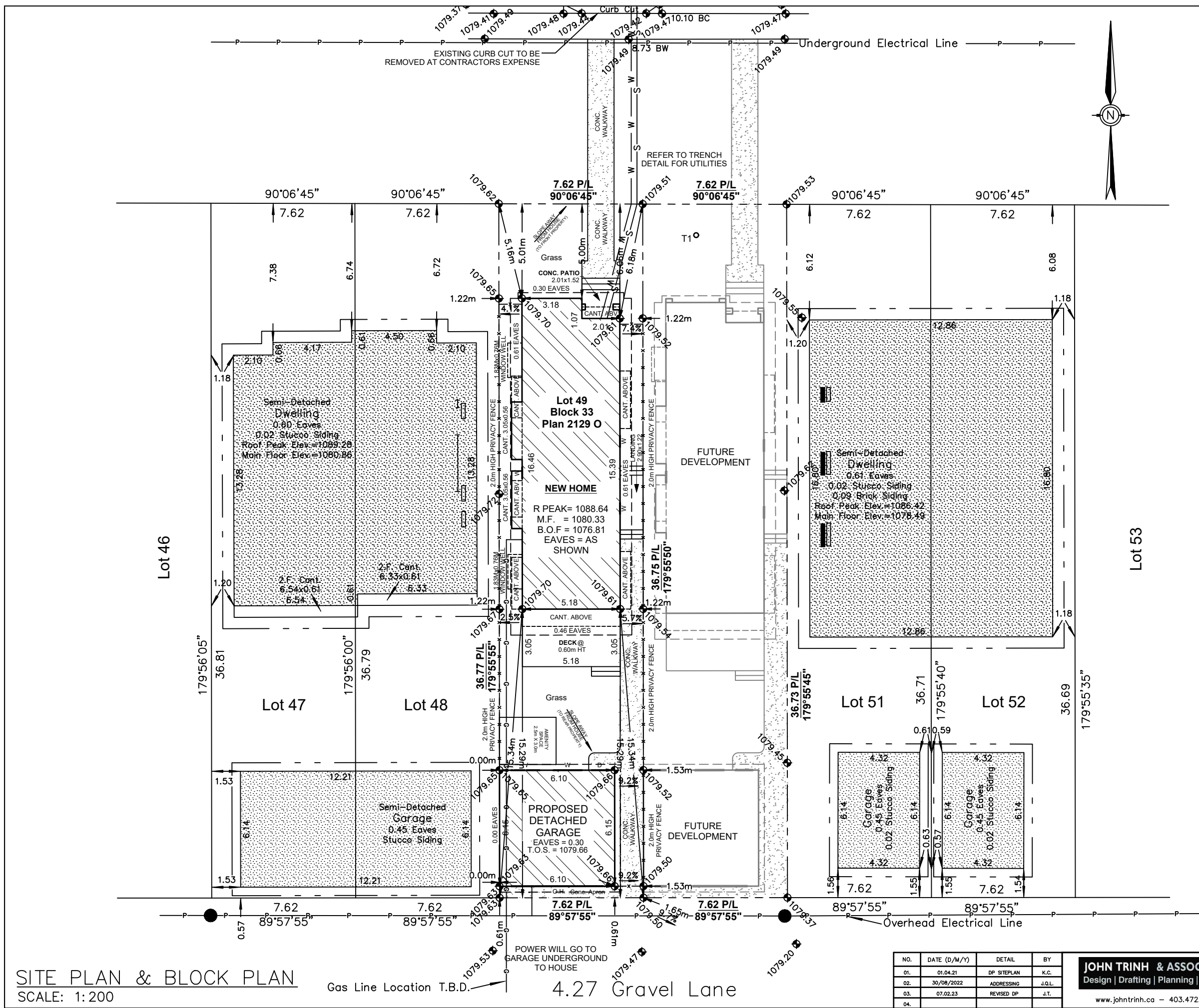
www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
 219 - 24th Avenue N.W.
 Calgary, Alberta

DATE:
 Feb 07, 2023

PROJECT:
 NEW HOME

DIVISION NUMBER:
 S 01



SITE PLAN & BLOCK PLAN

SCALE: 1:200

Gas Line Location T.B.D. 4.27 Gravel Lane