

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE ROOF
- 2 8" ALUMINUM FASCIA - BLACK
- 3 ALUMINUM SOFFIT - BLACK
- 4 HARDIE BOARD SIDING - DARK GREY /BLACK
- 5 STONE CLADDING AS SPEC'D
- 6 SMOOTH STUCCO - BEIGE
- 7 CONCRETE PAVING
- 8 CAST-IN-PLACE CONCRETE

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)



GENERAL NOTES:



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

MUNICIPAL ADDRESS:
 82 Massey Place S.W.
 Calgary, Alberta

PROJECT:
 NEW HOME

PROJECT NUMBER:
 223 - 25

STATUS:
 -

LEGAL LAND DISCRPTION:
 LOT: BLOCK: 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. 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.	04/09/2025	DP PLANS	K.R.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE NBC AE 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

FLOOR AREAS:

MAIN FLOOR AREA:	-- SQ.FT.
UPPER FLOOR AREA:	-- SQ.FT.
LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
 Front Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-09-12 9:06:26 AM

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

PAGE: **A-2.0**

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE ROOF
- 2 8" ALUMINUM FASCIA - BLACK
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 (SOFFIT ARE PRE-FIN ALUM)



GENERAL NOTES:

MUNICIPAL ADDRESS:
 82 Massey Place S.W.
 Calgary, Alberta

PROJECT:
 NEW HOME

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LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:
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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
 Rear Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

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

PAGE: **A-2.1**



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



GENERAL NOTES:

MUNICIPAL ADDRESS:
82 Massey Place S.W.
Calgary, Alberta

PROJECT:
NEW HOME

PROJECT NUMBER:
223 - 25

STATUS:
 --
 LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:
 -- -- --

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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Right Elevation

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2025-09-12 9:06:29 AM

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

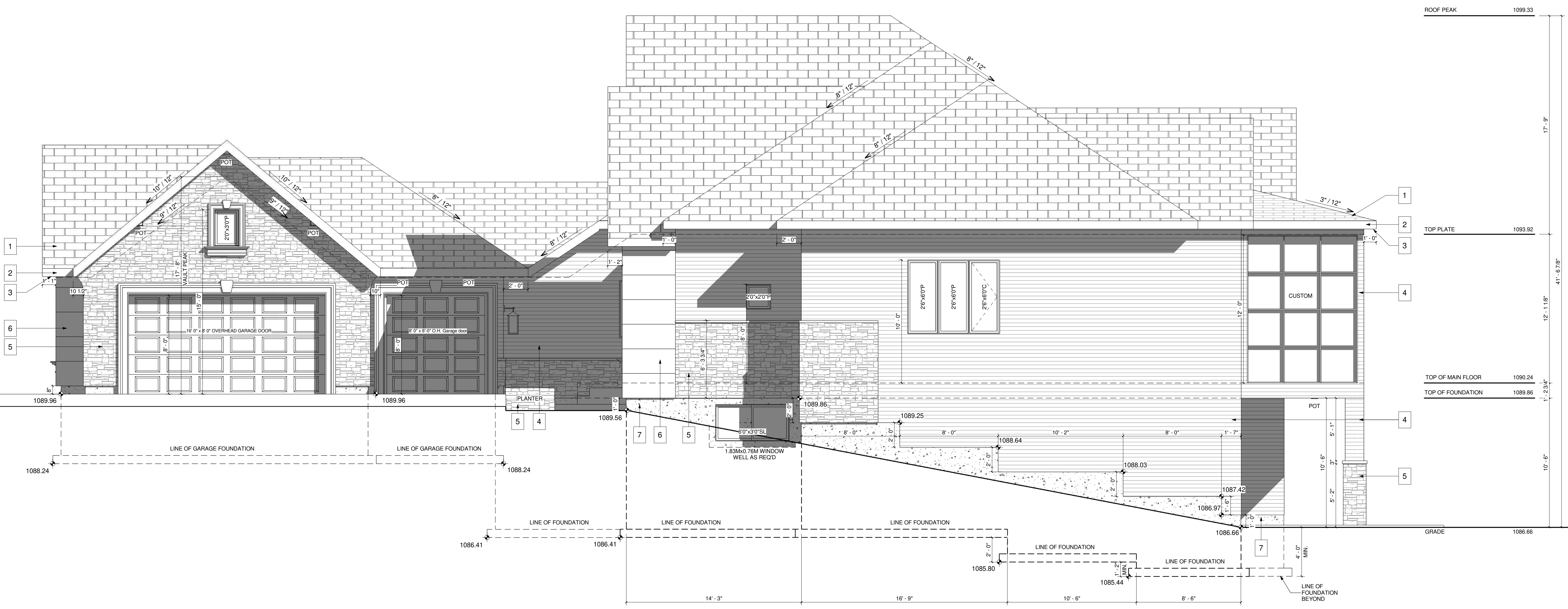
PAGE: **A-2.2**

WINDOW CALCULATION:
 @ 1.28m LIMITING DISTANCE
 WALL AREA = 953.36 SQ. FT.
 WINDOW AREA = 65.56 SQ. FT.
 TOTAL: 65.56 / 953.36 = 6.88%

VENTED SOFFIT NOTES:
 -VENTED SOFFIT (FRONT AND BACK)
 -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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EXTERIOR FINISHES:

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- 2 8" ALUMINUM FASCIA - BLACK
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RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLE ROOF
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WINDOW CALCULATION:
 @ 1.30m LIMITING DISTANCE
 WALL AREA = 1512.64 SQ. FT.
 WINDOW AREA = 56.76 SQ. FT.
 TOTAL: 56.76 / 1512.64 = 3.08%

VENTED SOFFIT NOTES:
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 (SOFFIT ARE PRE-FIN ALUM)



GENERAL NOTES:

MUNICIPAL ADDRESS:
 82 Massey Place S.W.
 Calgary, Alberta

PROJECT:
 NEW HOME

PROJECT NUMBER:
 223 - 25

STATUS:
 -

LEGAL LAND DISCRPTION:
 LOT: BLOCK: PLAN:
 -- -- --

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03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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LOFT FLOOR AREA:	-- SQ.FT.
TOTAL ABOVE GRADE:	-- SQ.FT.
BASEMENT AREA:	-- SQ.FT.
GARAGE AREA:	-- SQ.FT.

DRAWING SET:

SHEET NAME:
Left Elevation

DESIGN BY: JT

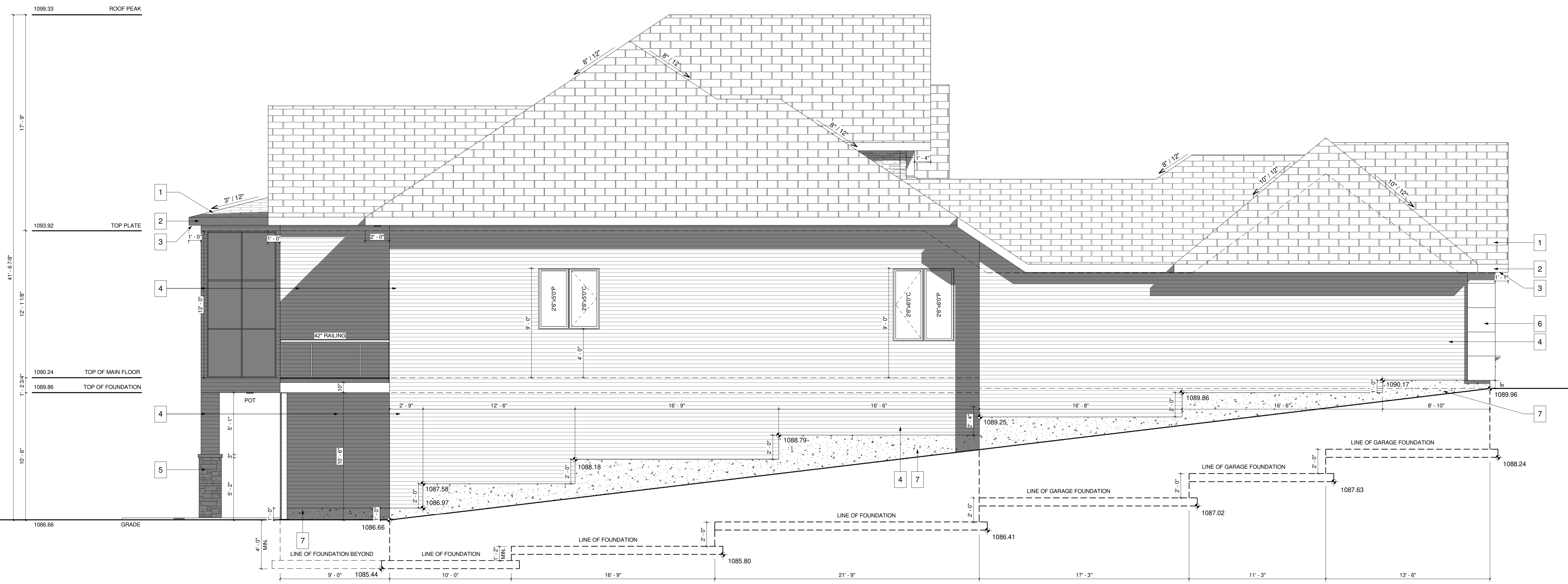
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LAST REVISION BY:

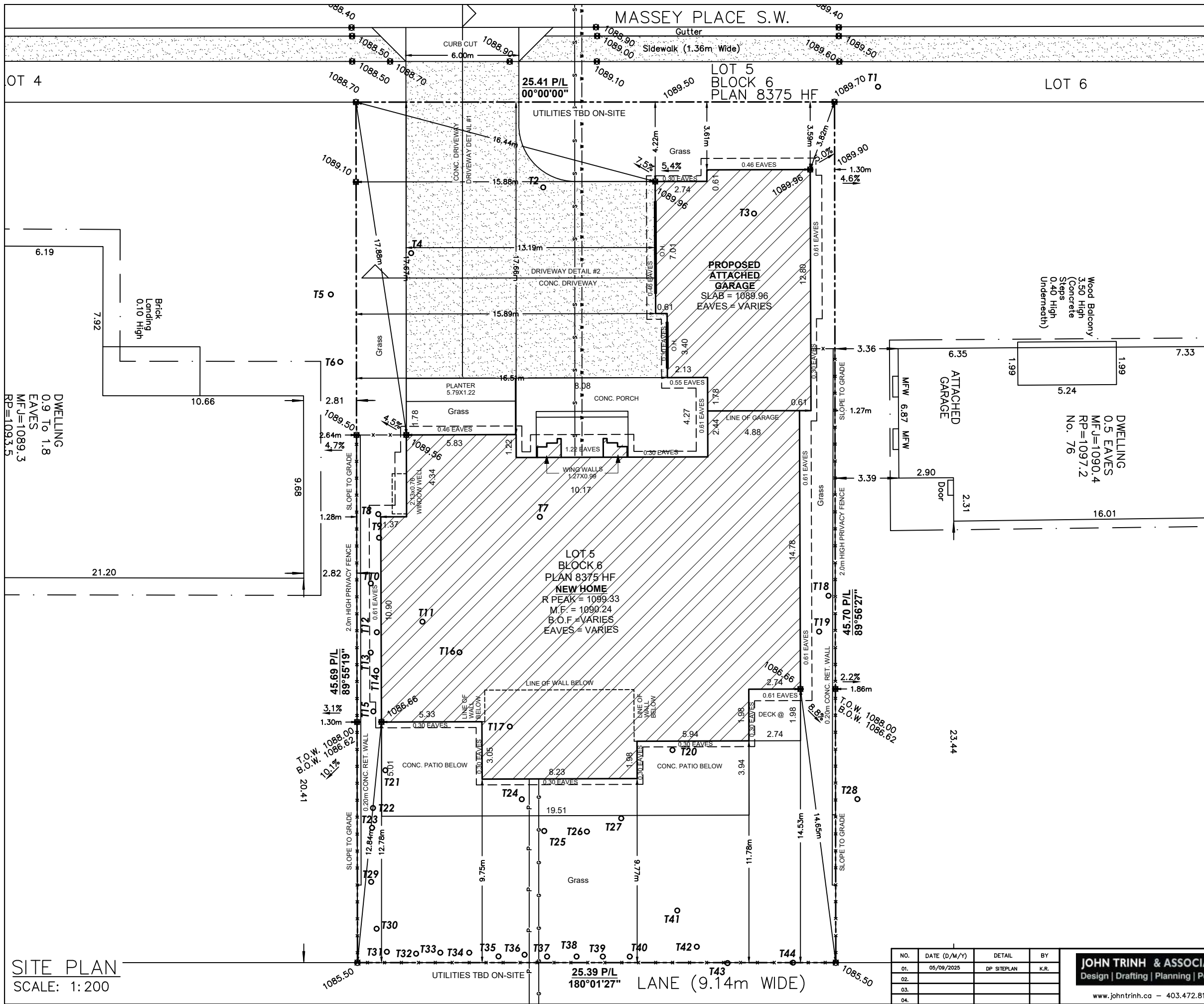
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SCALE: 1/4" = 1'-0"

PAGE: **A-2.3**



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



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: \bullet = 1000.00 METRES. (GEODETIC)
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETTIC 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:

- \bullet --- denotes Calculation points
- \boxtimes --- denotes Water Valve
- \blacklozenge --- denotes Gas Valve
- \circ --- 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
- 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 5
 Block 6
 Plan 8375 HF
MUNICIPAL ADDRESS:
 82 - MASSEY PLACE S.W.
 Calgary, Alberta



LOT COVERAGE DETAIL:
 (SINGLE LOT AND HOUSE)

LOT SIZE: 1160.818 SQ M
 HOUSE SIZE: 353.508 SQ M
 COVERED PORCH: 0.000 SQ M
 CANT.: 0.000 SQ M
 GARAGE: 96.728 SQ M
 WING WALL: 1.822 SQ M

= 452.058/1160.818
 = 38.94%

SITE PLAN
 SCALE: 1:200

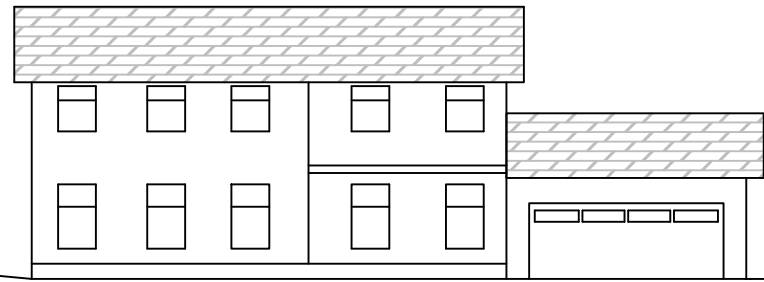
NO.	DATE (D/M/Y)	DETAIL	BY
01.	05/09/2025	DP SITEPLAN	K.R.
02.			
03.			
04.			

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 Design | Drafting | Planning | Permits
 www.johntrinh.ca - 403.472.8184

PROJECT NAME AND ADDRESS:
 82 - Massey Place S.W.
 Calgary, Alberta
 Lot 5
 Block 6
 Plan 8375 HF

PROJECT	SCALE
NEW HOME	1:200
DATE	DIVISION NUMBER
Sept 05, 2025	S 01

STREETSCAPE
SCALE: 1:200

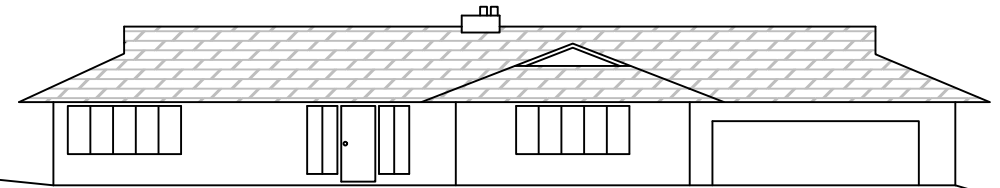


DWELLING
MFJ=1090.4
RP=1097.2
76 MASSEY PLACE

STREETSCAPE
Scale 1:200



PROPOSED DWELLING
MFJ=1090.24
RP=1099.33
82 MASSEY PLACE

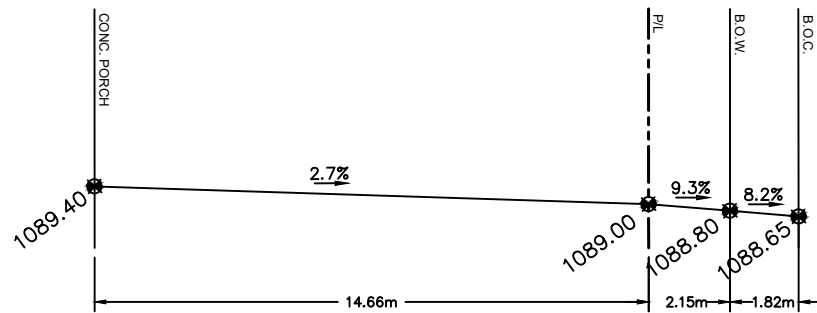


DWELLING
MFJ=1089.3
RP=1093.5
88 MASSEY PLACE

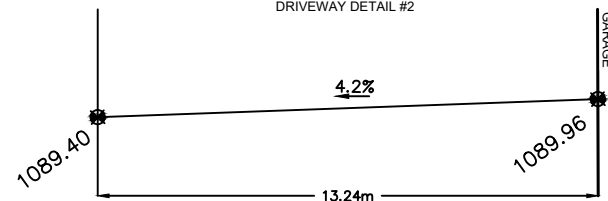
NEW HOME SQFT.

UNIT 1	
ATT. GARAGE	1040.00 SQ FT
BASEMENT	3393.38 SQ FT
MAIN FLOOR	3277.00 SQ FT
TOTAL	3277.00 SQ FT

DRIVEWAY DETAIL #1



DRIVEWAY DETAIL #2

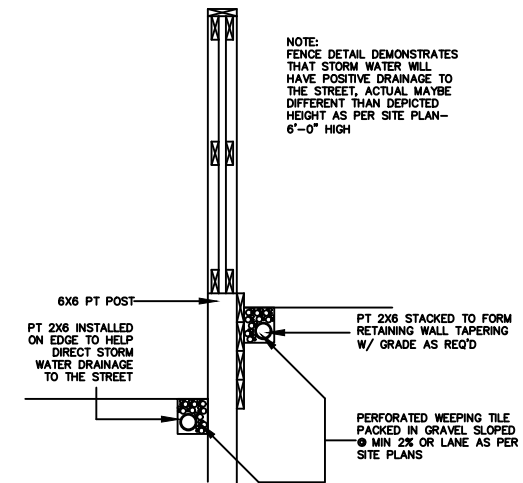


DRIVEWAY DETAILS
SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.40	8.00	9.00	In City Property	To Stay
T2	Coniferous	0.40	8.00	12.00	In Subject Property	To Be Removed
T3	Deciduous	0.40	8.00	11.00	In Subject Property	To Be Removed
T4	Coniferous	0.40	8.00	12.00	In Subject Property	To Be Removed
T5	Coniferous	0.40	8.00	12.00	In Adjacent Property	To Stay
T6	Deciduous	0.30	6.00	7.00	In Adjacent Property	To Stay
T7	Deciduous	0.50	10.00	9.00	In Subject Property	To Be Removed
T8	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T9	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T10	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T11	Deciduous	0.60	10.00	16.00	In Subject Property	To Be Removed
T12	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T13	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T14	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T15	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T16	Deciduous	0.60	10.00	16.00	In Subject Property	To Be Removed
T17	Deciduous	0.60	10.00	16.00	In Subject Property	To Be Removed
T18	Deciduous	0.40	10.00	8.00	In Subject Property	To Be Removed
T19	Deciduous	0.50	10.00	9.00	In Subject Property	To Be Removed
T20	Deciduous	0.40	10.00	0.80	In Subject Property	To Be Removed
T21	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T22	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T23	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T24	Deciduous	0.10	10.00	16.00	In Subject Property	To Be Removed
T25	Deciduous	0.10	10.00	16.00	In Subject Property	To Be Removed
T26	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T27	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T28	Deciduous	0.50	10.00	15.00	In Adjacent Property	To Stay
T29	Deciduous	0.10	3.00	4.00	In Subject Property	To Be Removed
T30	Deciduous	0.10	3.00	4.00	In Subject Property	To Stay
T31	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T32	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T33	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T34	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T35	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T36	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T37	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T38	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T39	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T40	Coniferous	0.20	4.00	14.00	In Subject Property	To Stay
T41	Deciduous	0.60	10.00	16.00	In Subject Property	To Stay
T42	Deciduous	0.60	10.00	16.00	In Subject Property	To Stay
T43	Deciduous	0.60	10.00	16.00	In Subject Property	To Stay
T44	Coniferous	0.30	6.00	13.00	On Property Line	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	05/09/2025	DP SITEPLAN	K.R.
02.			
03.			
04.			



FENCE SECTION DETAIL
SCALE: NTS

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PROJECT NAME AND ADDRESS:
82 - Massey Place S.W.
Calgary, Alberta
Lot 5
Block 6
Plan 8375 HF

PROJECT	SCALE
NEW HOME	AS SHOWN
DATE: Sept 05, 2025	DIVISION NUMBER: S 02