



LIST OF DRAWINGS	
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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	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front and Rear Elevations
A-2.1	Left Elevation
A-2.2	Right Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
A-4.3	Garage Section

PROJECT NOTES:	
FLOOR AREA	
BASEMENT =	1000.00 SQ. FT.
MAIN =	990.00 SQ. FT.
UPPER =	1096.99 SQ. FT.
LOFT =	503.63 SQ. FT.
TOTAL =	2600.62 SQ. FT.

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ISSUES:			
NO.	DATE(D/M/Y)	DETAIL	BY
01.	23/07/2025	CONCEPT	S.W.
02.	22/08/2025	DP ARCH	K.R.
03.	--	--	--
04.	--	--	--
05.	--	--	--



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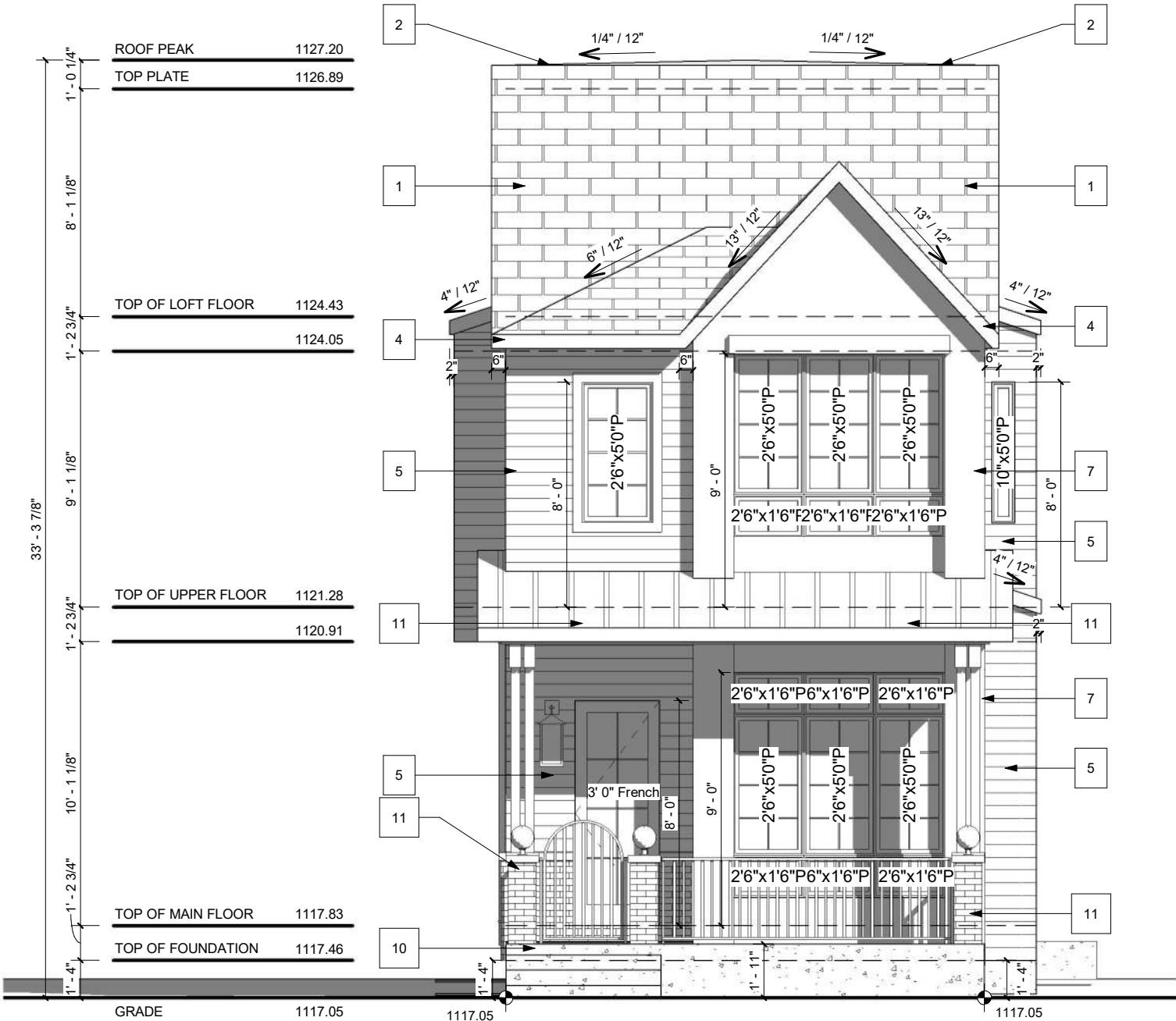
PROJECT:	
NEW HOME	
STATUS: -	
SIGNATURES:	
X _____	
PRINTED: 2026-03-10 8:58:09 AM	
PROJECT NAME:	
1731 24 St SW (Middle South) CALGARY, ALBERTA	
DESIGNER:	JOB #:
JT	#274-25
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

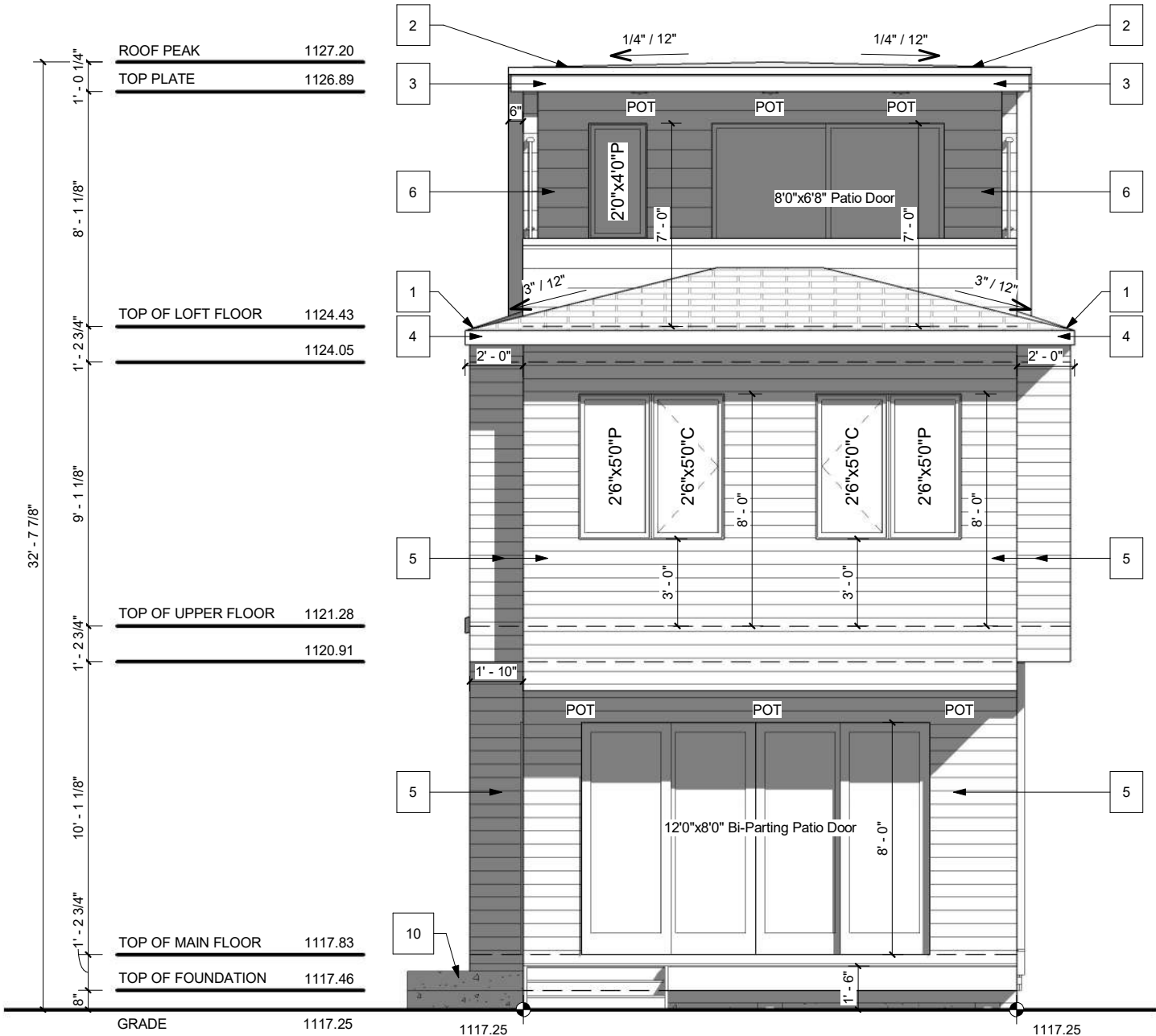
1	ASPHALT SHINGLES	4	6" ALUMINIUM FASCIA	7	SMOOTH STUCCO - LIGHT GREY	10	CAST-IN-PLACE CONCRETE
2	TORCH ON ROOFING	5	HARDIE SIDING FINISH - LIGHT GREY	8	BRICK - GREY	11	METAL ROOF
3	10" ALUMINIUM FASCIA	6	HARDIE SIDING - DARK GREY / BLACK	9	CONCRETE PARGING		

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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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	23/07/2025	CONCEPT	S.W.
02.	25/08/2025	DP ARCH	K.R.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-10 8:58:12 AM



PROJECT NAME:

1731 24 St SW (Middle South)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#274-25

SCALE:

AS SHOWN

SHEET:

A-2.0

EXTERIOR FINISHES:

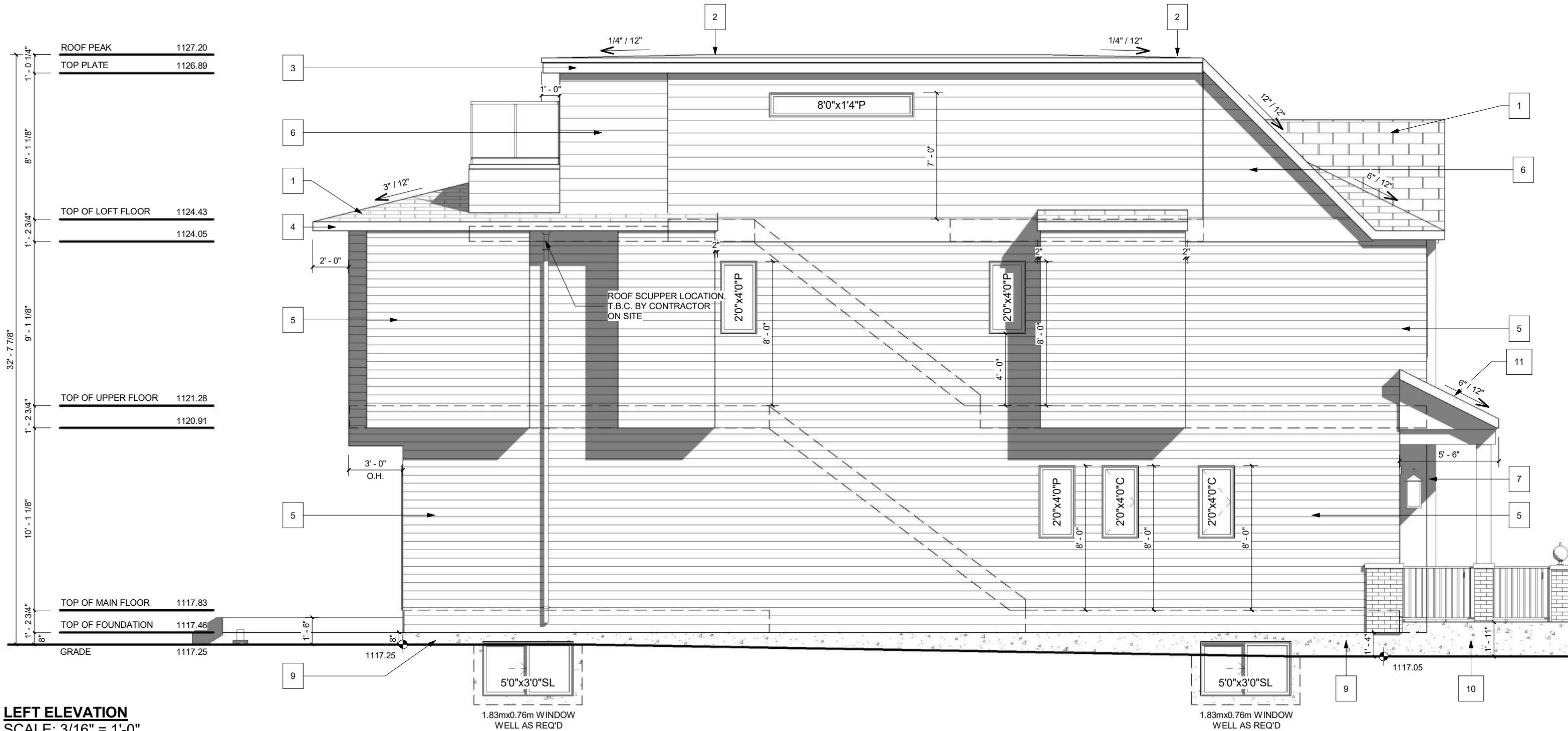
1	ASPHALT SHINGLES	4	6" ALUMINIUM FASCIA	7	SMOOTH STUCCO - LIGHT GREY	10	CAST-IN-PLACE CONCRETE
2	TORCH ON ROOFING	5	HARDIE SIDING FINISH - LIGHT GREY	8	BRICK - GREY	11	METAL ROOF
3	10" ALUMINIUM FASCIA	6	HARDIE SIDING - DARK GREY / BLACK	9	CONCRETE PARGING		

WINDOW CALCULATION

WALL AREA = 1697.67 SQ. FT.
WINDOW AREA = 56.10 SQ. FT.
TOTAL: 56.10 / 1697.67 = 3.30%

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)



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

PROJECT NOTES:

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03.	--	--	--
04.	--	--	--
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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-10 8:58:13 AM



PROJECT NAME:

1731 24 St SW (Middle South)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#274-25

SCALE:

AS SHOWN

SHEET:

A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	6" ALUMINIUM FASCIA	7	SMOOTH STUCCO - LIGHT GREY	10	CAST-IN-PLACE CONCRETE
2	TORCH ON ROOFING	5	HARDIE SIDING FINISH - LIGHT GREY	8	BRICK - GREY	11	METAL ROOF
3	10" ALUMINIUM FASCIA	6	HARDIE SIDING - DARK GREY / BLACK	9	CONCRETE PARGING		

WINDOW CALCULATION

WALL AREA = 1644.45 SQ. FT.
WINDOW AREA = 55.92 SQ. FT.
TOTAL: 55.92 / 1644.45 = 3.40%

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)



RIGHT ELEVATION

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

PROJECT NOTES:

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-10 8:58:13 AM



PROJECT NAME:

1731 24 St SW (Middle South)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

#274-25

SCALE:

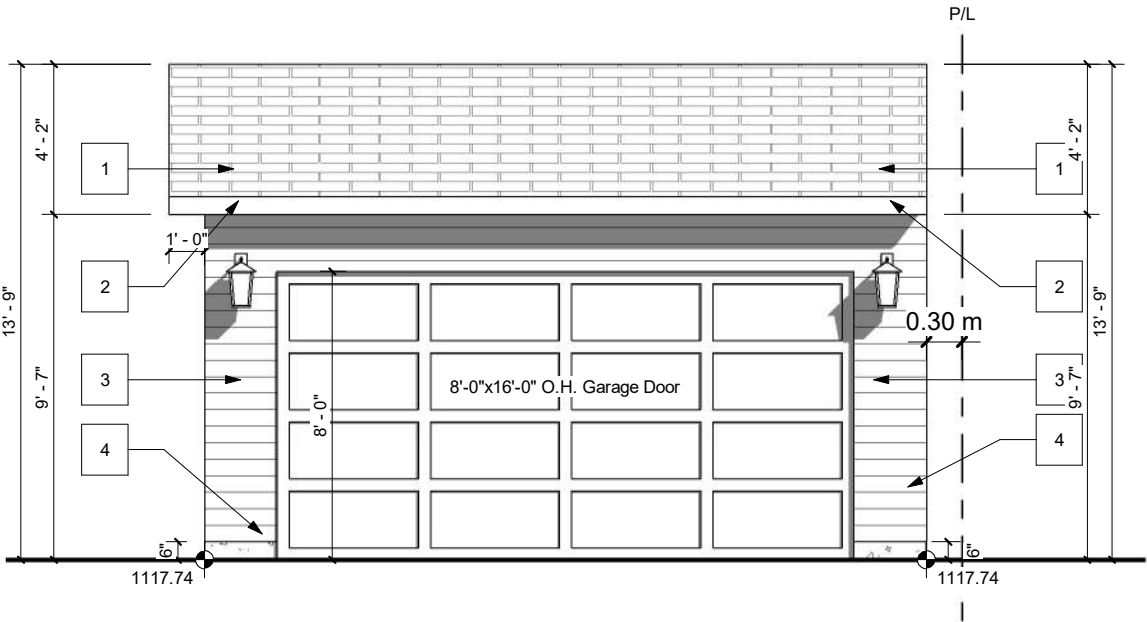
AS SHOWN

SHEET:

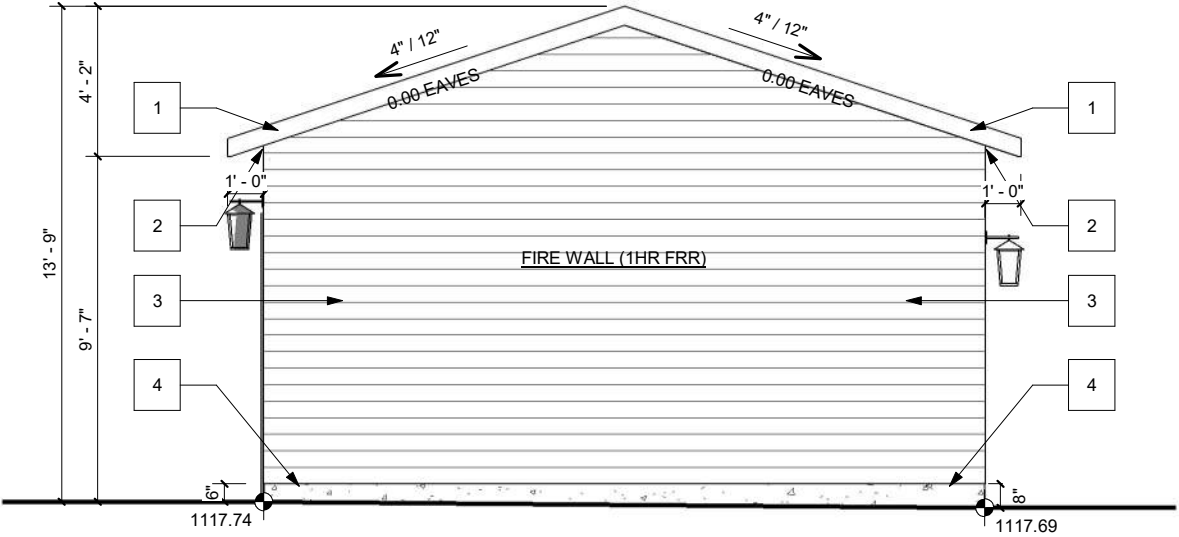
A-2.2

EXTERIOR FINISHES:

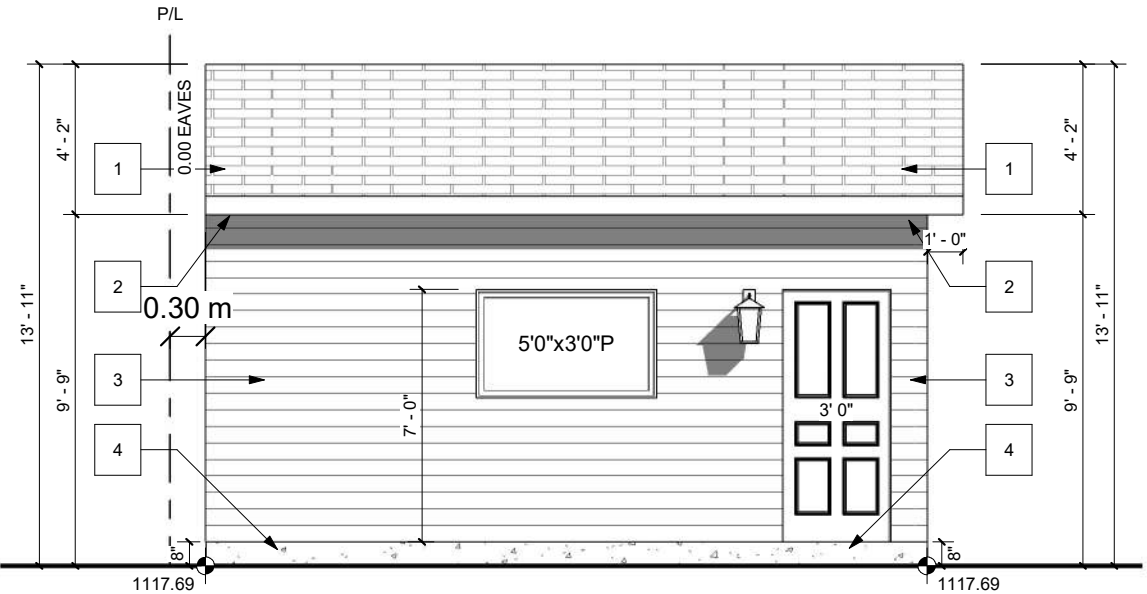
- 1ASPHALT SHINGLES
- 28" ALUMNIMUM FASCIA
- 3HARDIE FINISH
- 4CONC. PARGING



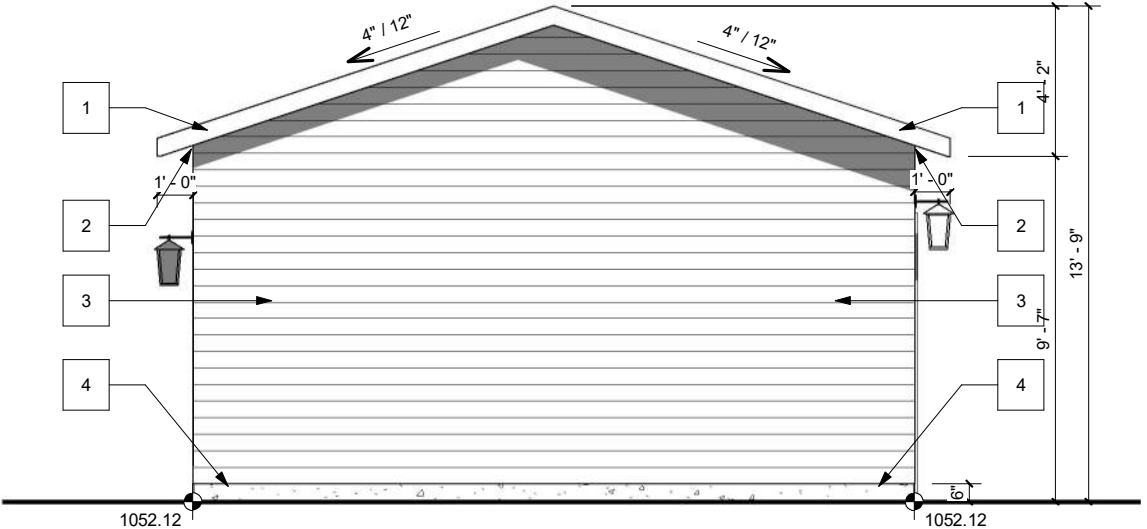
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

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04.	--	--	--
05.	--	--	--

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits

www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, In-fills, Renovations and Commercial projects."

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PROJECT: NEW HOME

STATUS: -

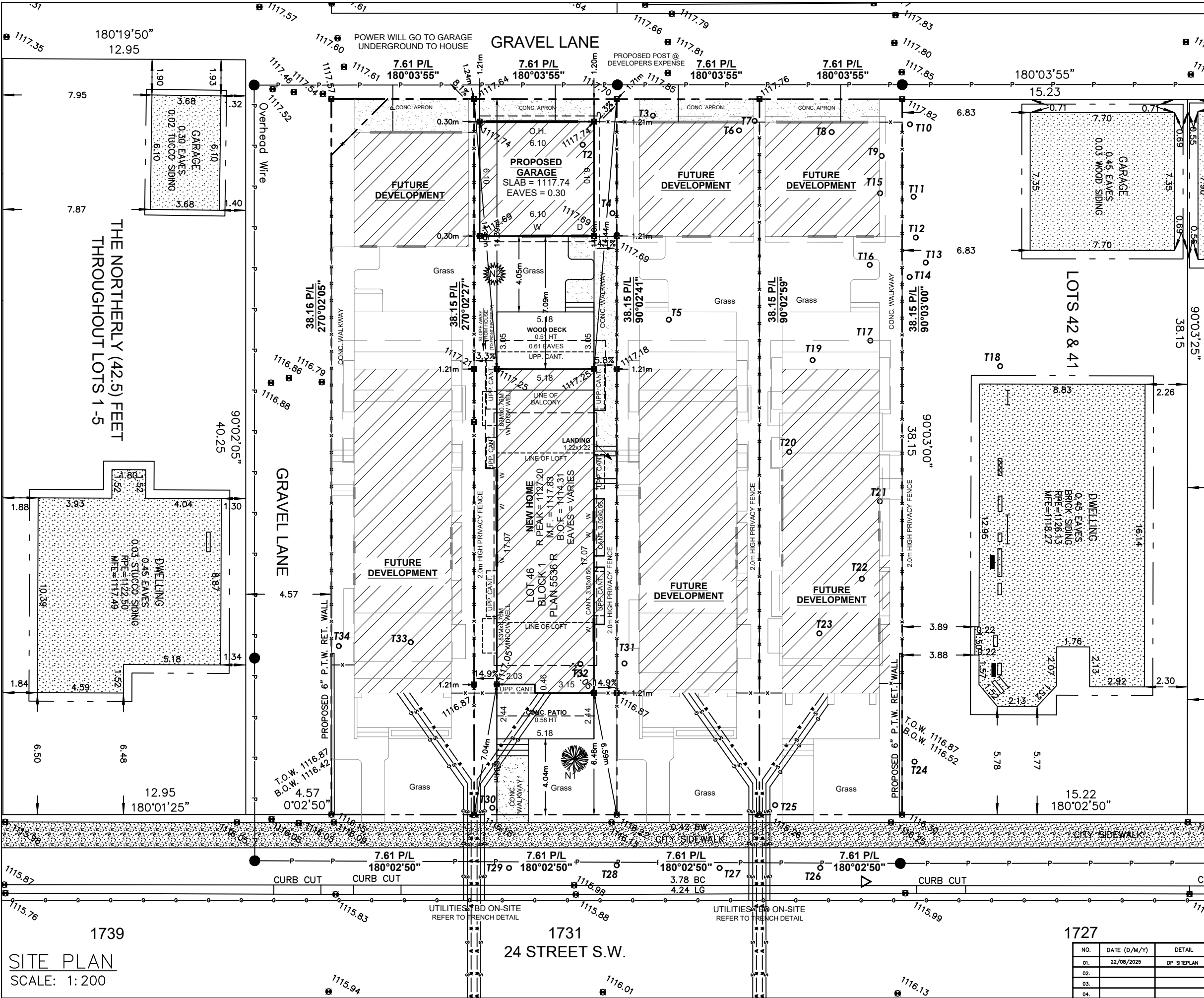
SIGNATURES:
X _____

PRINTED: 2026-03-10 8:58:14 AM

PROJECT NAME:
1731 24 St SW (Middle South)
CALGARY, ALBERTA

DESIGNER: JT
JOB #: #274-25

SCALE: AS SHOWN
SHEET: A-4.1



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
- $\boxtimes$ denotes Water Valve
- $\blacklozenge$ denotes Gas Valve
- $\odot$ denotes Manhole
- $\odot$ denotes Tree
- $\bullet$ denotes Power Pole
- $\triangle$ denotes Sign
- $\odot$ denotes Light Standard
- $-x-x-$ denotes Fence
- $-s-s-$ denotes Sanitary Line
- $-st-st-$ denotes Storm Line
- $-w-w-$ denotes Water Line
- $-g-g-$ denotes Gas Line
- $-e-e-$ denotes Electrical Line
- $-a.g.t.-a.g.t.-$ 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
- $\square$ denotes Shed Hatch
- $\square$ denotes Detached Garage Hatch
- $\square$ denotes Main Building Hatch
- $\square$ denotes Concrete and Asphalt Hatch
- $\square$ 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 43-46
Block 1
Plan 5536 R

MUNICIPAL ADDRESS:

1731 - 24 ST S.W. (MIDDLE SOUTH)
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

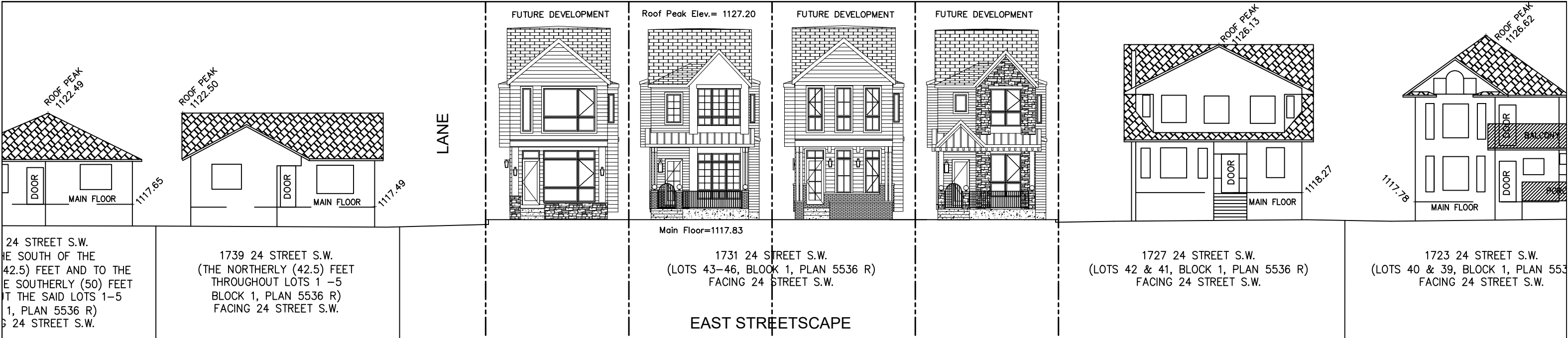
LOT SIZE: 290.304 SQ M
HOUSE SIZE: 88.568 SQ M
COVERED PORCH: 0.929 SQ M
CANT.: 3.463 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.199 SQ M

= $\frac{130,320}{290,304}$
= 44.89%



SITE PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	22/08/2025	DP SITEPLAN	K.R.	1731 - 24 St S.W. (Middle South) Calgary, Alberta	NEW HOME	1: 200
02.				Lot 46 Block 1 Plan 5536 R		
03.					DATE: Aug 22, 2025	DIVISION NUMBER: S 01
04.						



STREETSCAPE
SCALE: 1:200

TREE SCHEDULE:

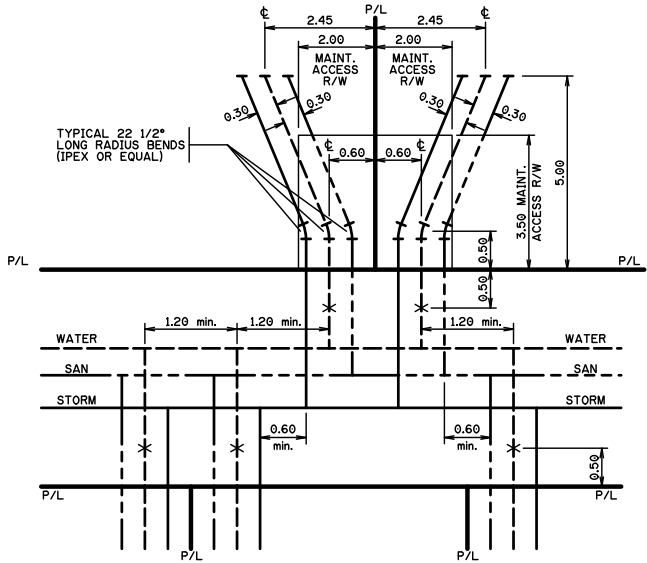
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.35	5.00	15.00	In Subject Property	To Be Removed
T2	Coniferous	0.65	5.00	18.00	In Subject Property	To Be Removed
T3	Coniferous	0.35	5.00	15.00	In Subject Property	To Be Removed
T4	Bush	–	2.00	4.00	In Subject Property	To Be Removed
T5	Deciduous	0.40	8.00	8.00	In Subject Property	To Be Removed
T6	Deciduous	0.30	6.00	6.00	In Subject Property	To Be Removed
T7	Deciduous	0.30	6.00	6.00	In Subject Property	To Be Removed
T8	Bush	–	4.00	5.00	In Subject Property	To Be Removed
T9	Deciduous	0.20	3.00	5.00	In Subject Property	To Be Removed
T10	Deciduous	0.20	5.00	6.00	In Adjacent Property	To Stay
T11	Deciduous	0.20	4.00	5.00	In Adjacent Property	To Stay
T12	Bush	–	1.00	3.00	In Adjacent Property	To Stay
T13	Deciduous	0.20	1.00	10.00	In Adjacent Property	To Stay
T14	Deciduous	0.20	1.00	10.00	In Adjacent Property	To Stay
T15	Bush	–	4.00	5.00	In Subject Property	To Be Removed
T16	Bush	–	4.00	5.00	In Subject Property	To Be Removed
T17	Bush	–	4.00	5.00	In Subject Property	To Be Removed
T18	Deciduous	0.20	6.00	10.00	In Adjacent Property	To Stay
T19	Deciduous	0.30	6.00	15.00	In Subject Property	To Be Removed
T20	Deciduous	0.50	10.00	20.00	In Subject Property	To Be Removed
T21	Bush	–	5.00	4.00	In Subject Property	To Be Removed
T22	Deciduous	0.40	6.00	15.00	In Subject Property	To Be Removed
T23	Coniferous	0.20	3.00	5.00	In Subject Property	To Be Removed
T24	Deciduous	0.05	0.50	5.00	In Adjacent Property	To Stay
T25	Bush	–	2.00	4.00	In Subject Property	To Be Removed
T26	Deciduous	0.20	4.00	5.00	In City Property	To Stay
T27	Deciduous	0.20	4.00	5.00	In City Property	To Be Removed
T28	Deciduous	0.20	4.00	5.00	In City Property	To Stay
T29	Deciduous	0.20	4.00	5.00	In City Property	To Be Removed
T30	Bush	–	2.00	4.00	In Subject Property	To Be Removed
T31	Bush	–	3.00	4.00	In Subject Property	To Be Removed
T32	Bush	–	3.00	4.00	In Subject Property	To Be Removed
T33	Coniferous TREE LINE	0.30	4.00	15.00	In Subject Property	To Be Removed
T34	Coniferous TREE LINE	0.30	4.00	15.00	In Subject Property	To Be Removed

PROPOSED TREE SCHEDULE

TREE NO.	VARIETY		CALLIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION	DISPOSITION
N1	Mayday	(Deciduous Tree)	0.06	0.75	3.00	In Subject Property	New
N2	Columnar Spruce	(Coniferous Tree)	0.06	0.75	3.00	In Subject Property	New

NOTES-

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½ DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.

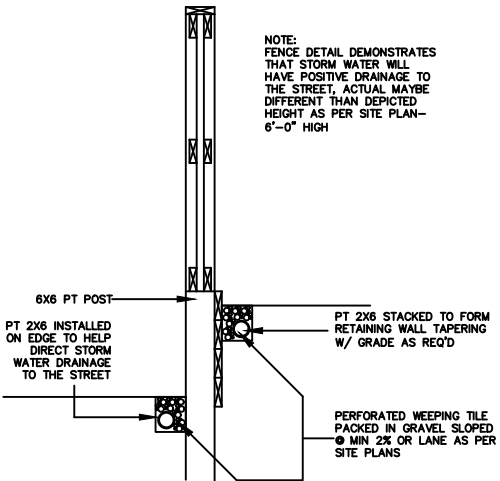


TRENCH DETAIL
SCALE: NTS

NEW HOME SQFT.

	NEW HOUSE
GARAGES	400.00 SQ FT
BASEMENT	1000.00 SQ FT
MAIN FLOOR	990.00 SQ FT
UPPER FLOOR	1096.99 SQ FT
LOFT	503.63 SQ FT
TOTAL	2600.62 SQ FT

NOTE: "An Urban Forestry Technician must be on-site, to mitigate possible root damage to adjacent existing public trees, T-50856505 (T26) and T-50856507 (T28), during the excavation and the installation of deep services, with a confirmed meeting. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite."



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE:
01.	22/08/2025	DP SITEPLAN	K.R.	1731 – 24 St S.W. (Middle South) Calgary, Alberta	NEW HOME	AS SHOWN
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03.				Block 1		
04.				Plan 5536 R		
				DATE:	DIVISION	NUMBER
				Aug 22, 2025	S	02