



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	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-4.2	Garage Section

FLOOR AREA

BASEMENT = 977.50 SQ. FT.	
MAIN	= 1014.17 SQ. FT.
UPPER	= 1100.88 SQ. FT.
TOTAL = 2115.05 SQ. FT.	

PROJECT 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.

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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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.

PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-03-04 1:31:58 PM

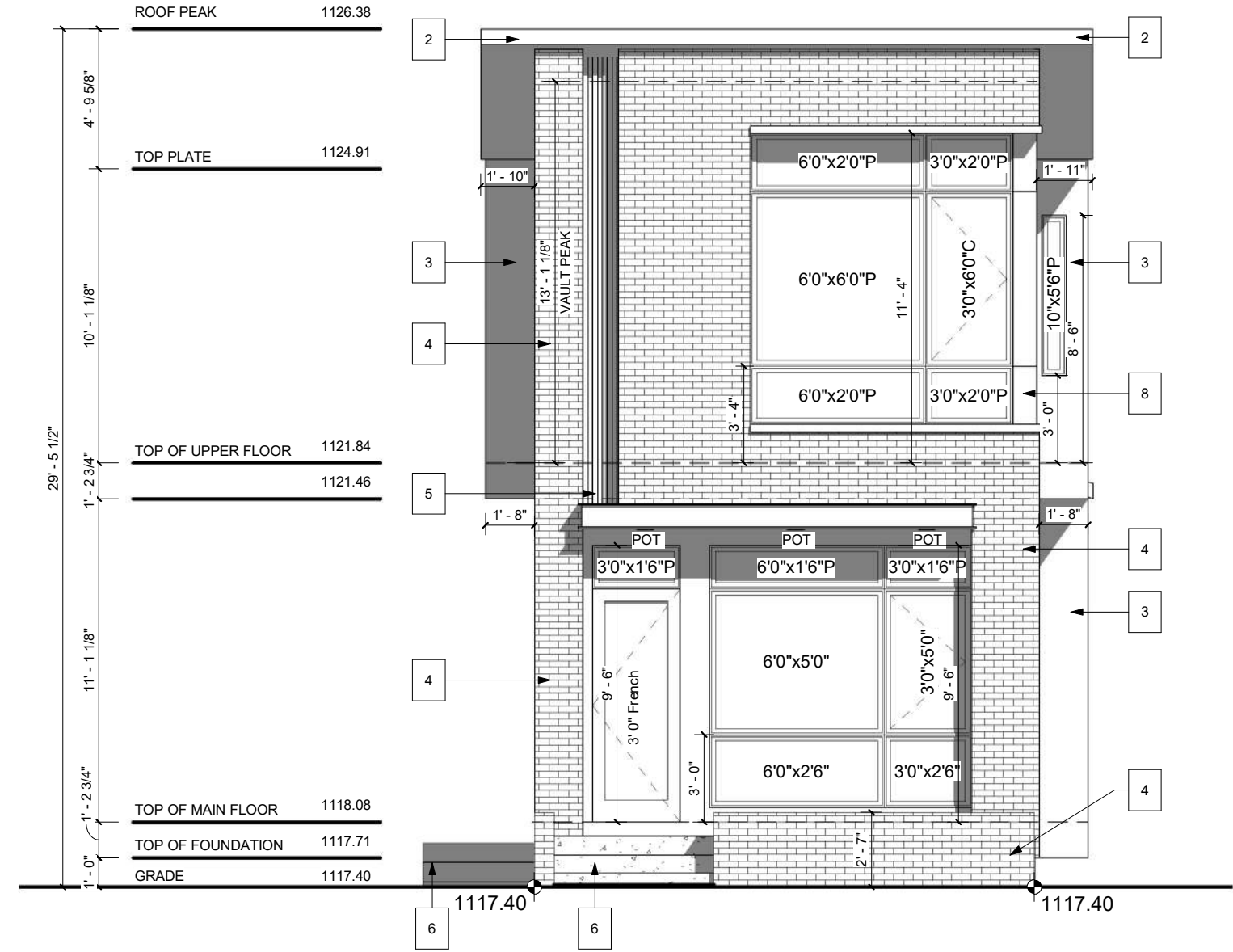
PROJECT NAME:
2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 40 - 26
-----------------	-------------------

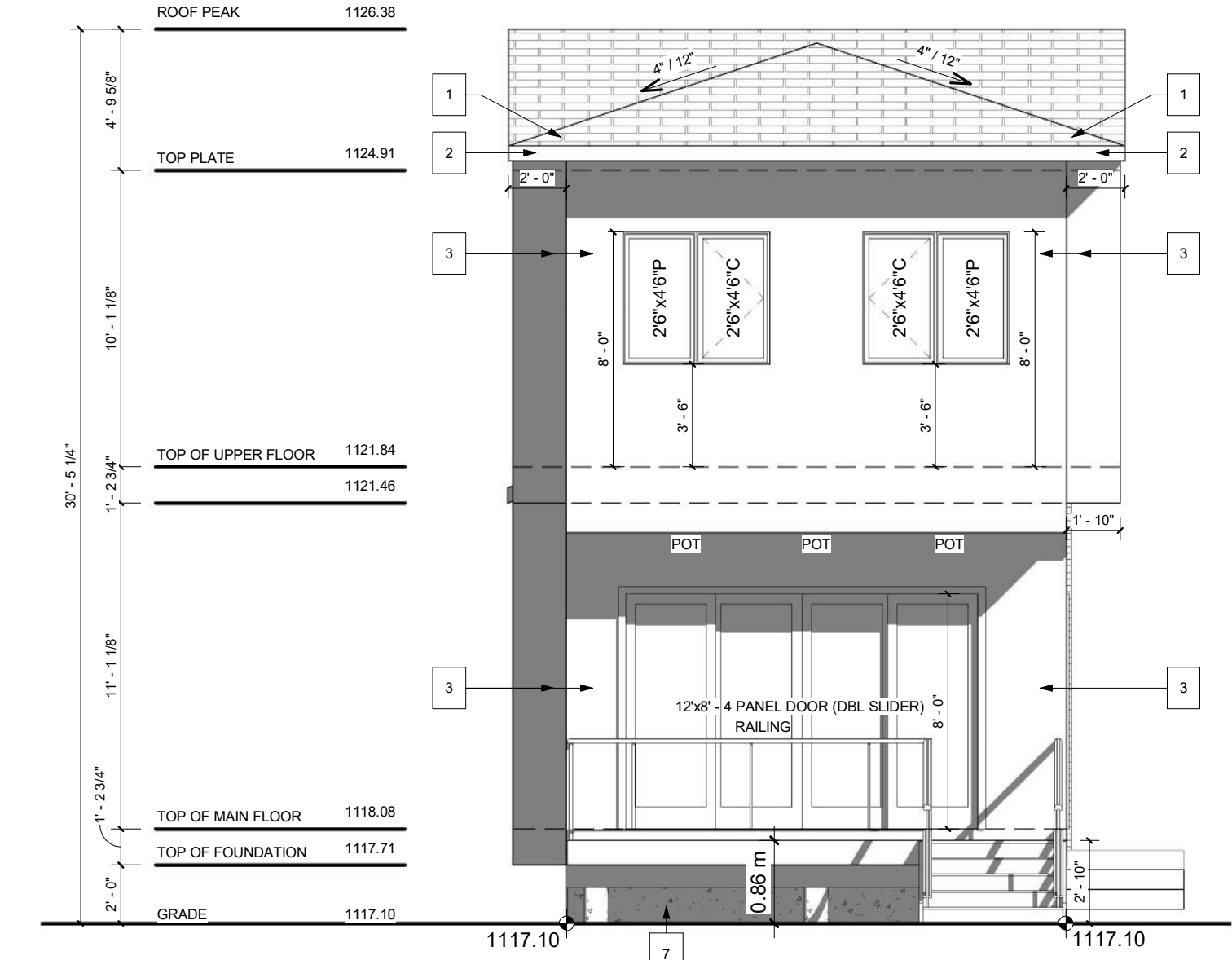
SCALE: AS SHOWN	SHEET: A-0.0
--------------------	-----------------

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	WOOD SLATS - DARK GREY/ BLACK	8	SMART BOARD FINISH - DARK GREY/ BLACK
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		



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



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

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)

PROJECT NOTES:

-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

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.
ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.
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.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY 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.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-04 1:32:02 PM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

AS SHOWN

SHEET:

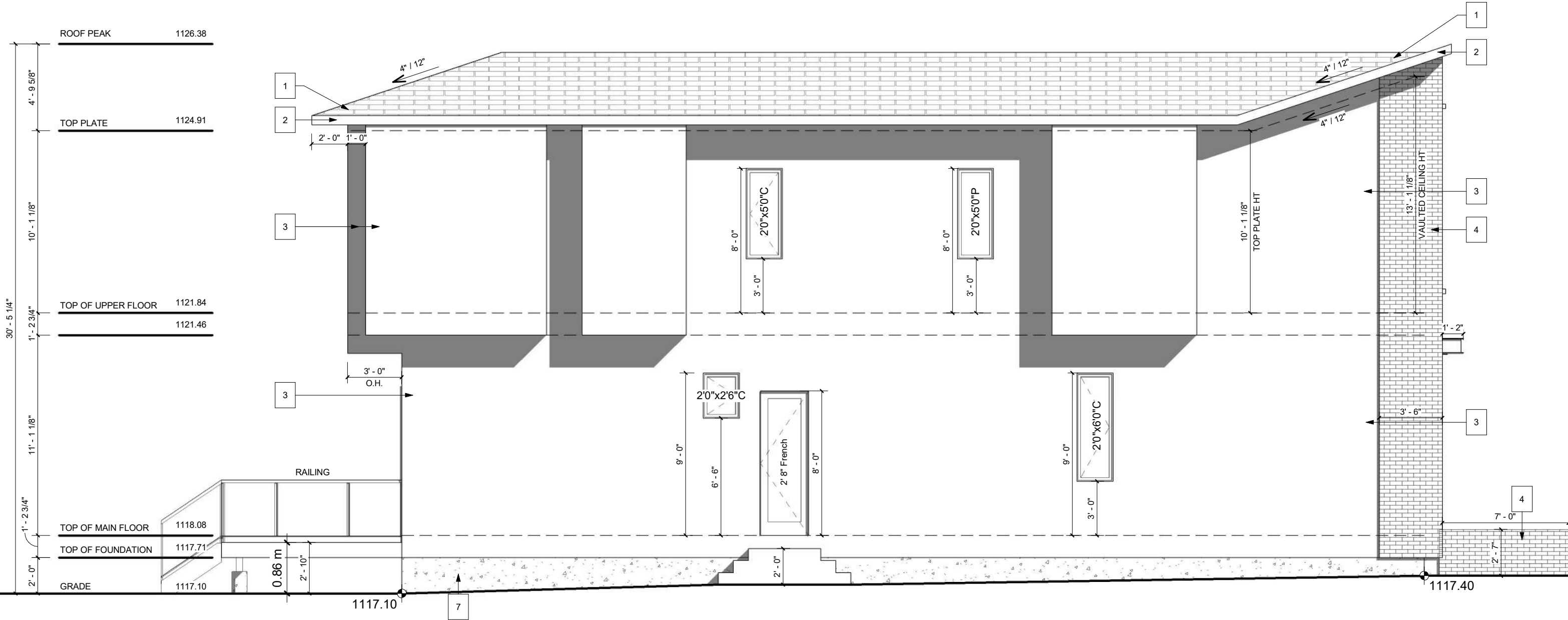
A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	WOOD SLATS - DARK GREY/ BLACK	8	SMART BOARD FINISH - DARK GREY/ BLACK
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1458.29 SQ. FT.
WINDOW AREA = 39.24 SQ. FT.
TOTAL: 39.24 / 1458.29 = 2.7%

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:

-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

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.
ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.
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.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY 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.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-04 1:32:03 PM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

AS SHOWN

SHEET:

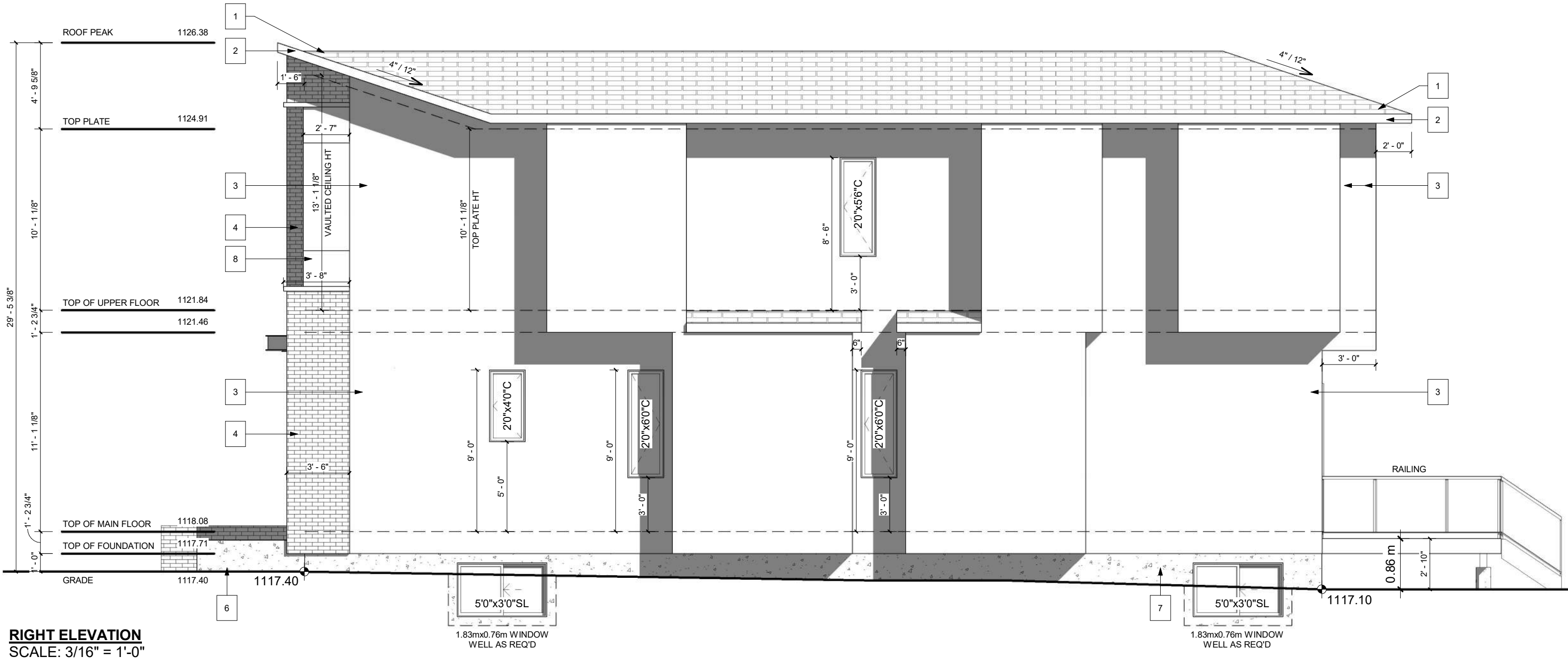
A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	BRICK FINISH - WHITE	7	CONCRETE PARGING
2	6" ALUMNIMUM FASCIA	5	WOOD SLATS - DARK GREY/ BLACK	8	SMART BOARD FINISH - DARK GREY/ BLACK
3	STUCCO FINISH	6	CAST-IN-PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1445.29 SQ. FT.
WINDOW AREA = 56.47 SQ. FT.
TOTAL: 56.47 / 1445.29 = 3.91%

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:

-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

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. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT, UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL. 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.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

COPYRIGHT: ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY 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.

PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-04 1:32:04 PM



PROJECT NAME:

2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

40 - 26

SCALE:

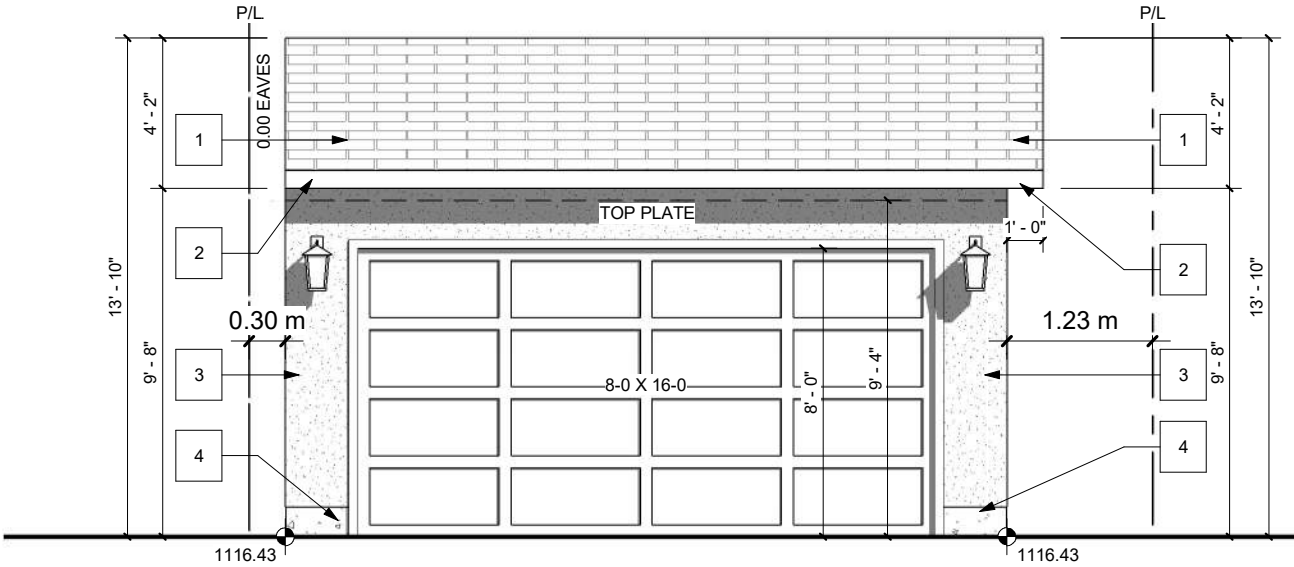
AS SHOWN

SHEET:

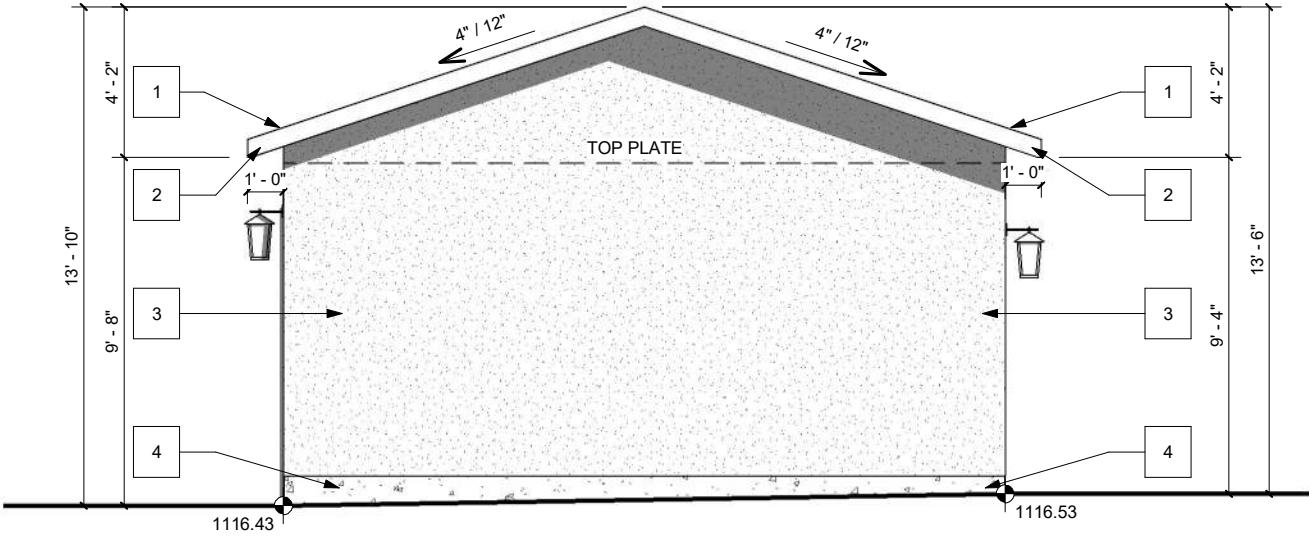
A-2.2

EXTERIOR FINISHES:

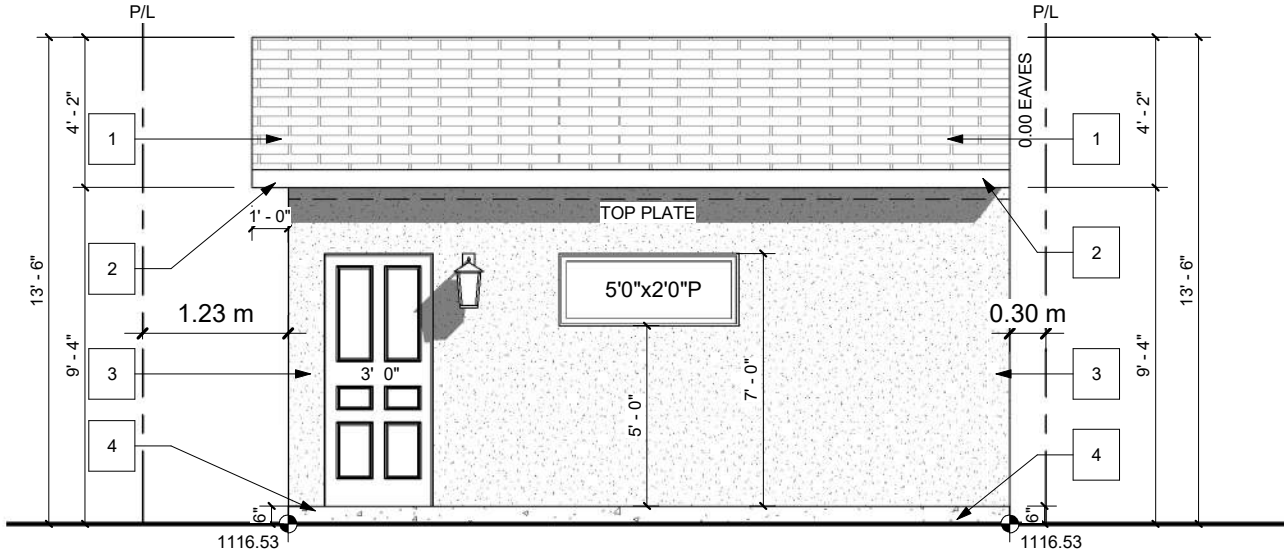
- 1ASPHALT SHINGLES
- 28" ALUMNIMUM FASCIA
- 3STUCCO FINISH
- 4CONC. PARGING



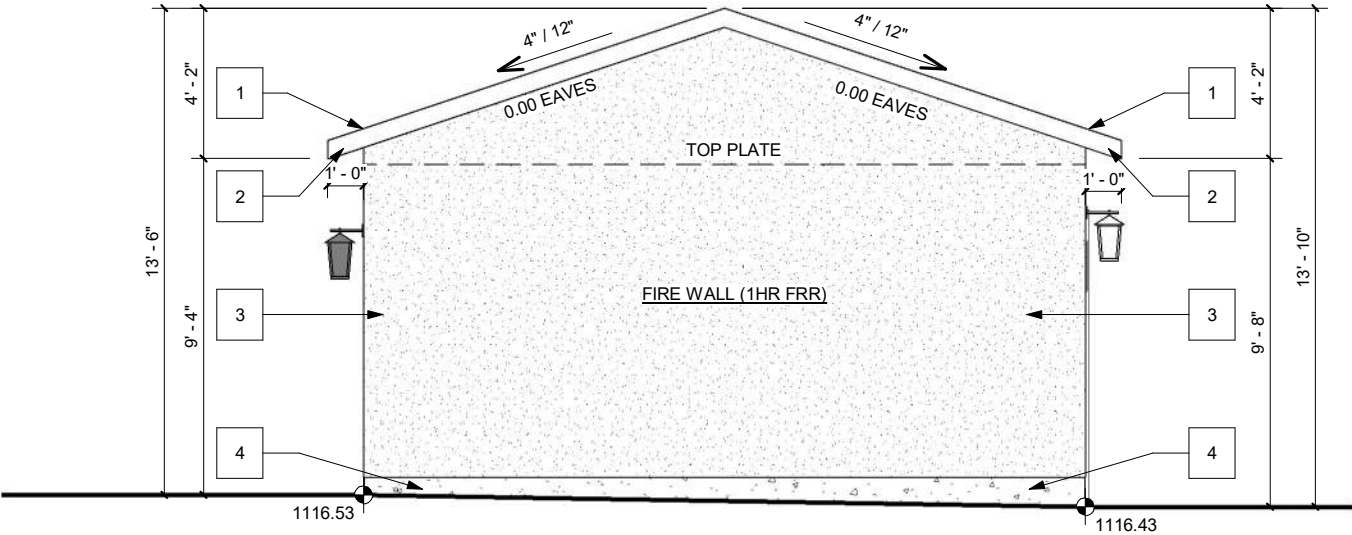
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT 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.

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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	29/12/2025	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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.

PROJECT:
NEW HOME

STATUS: -

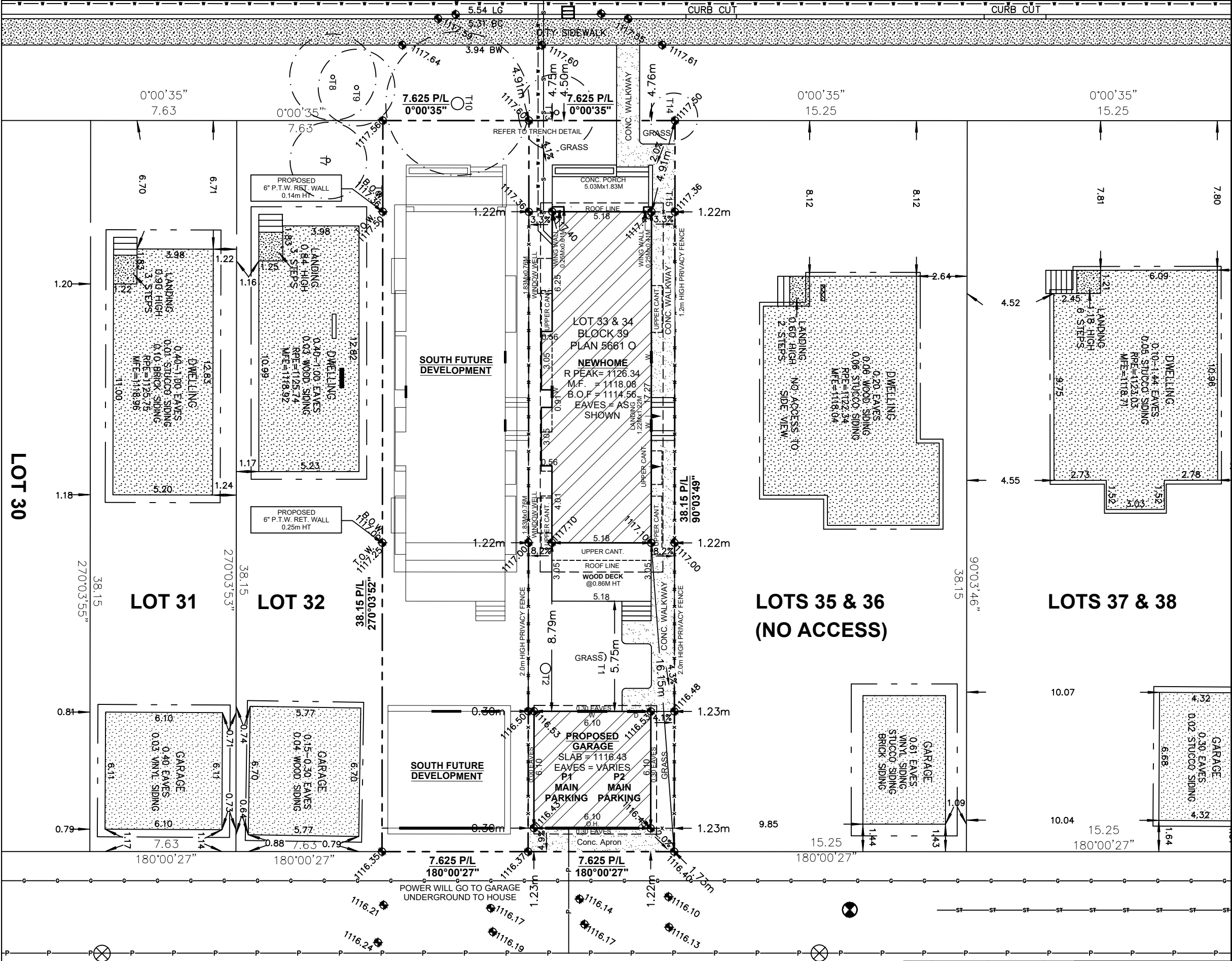
SIGNATURES:
X _____

PRINTED: 2026-03-04 1:32:05 PM

PROJECT NAME:
2616 28 St S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 40 - 26

SCALE: AS SHOWN SHEET: A-4.1



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 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
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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-CG Residential
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:

Lot 33 & 34
Block 39
Plan 5661 O

MUNICIPAL ADDRESS:

2616 28 ST SW
Calgary, Alberta (North Lot)

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 290.779 SQ M
HOUSE SIZE: 92.903 SQ. M
GARAGE: 37.161 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 3.406 SQ M
WING WALL: 0.206 SQ M

= $\frac{130.270}{290.779}$
= 44.80%



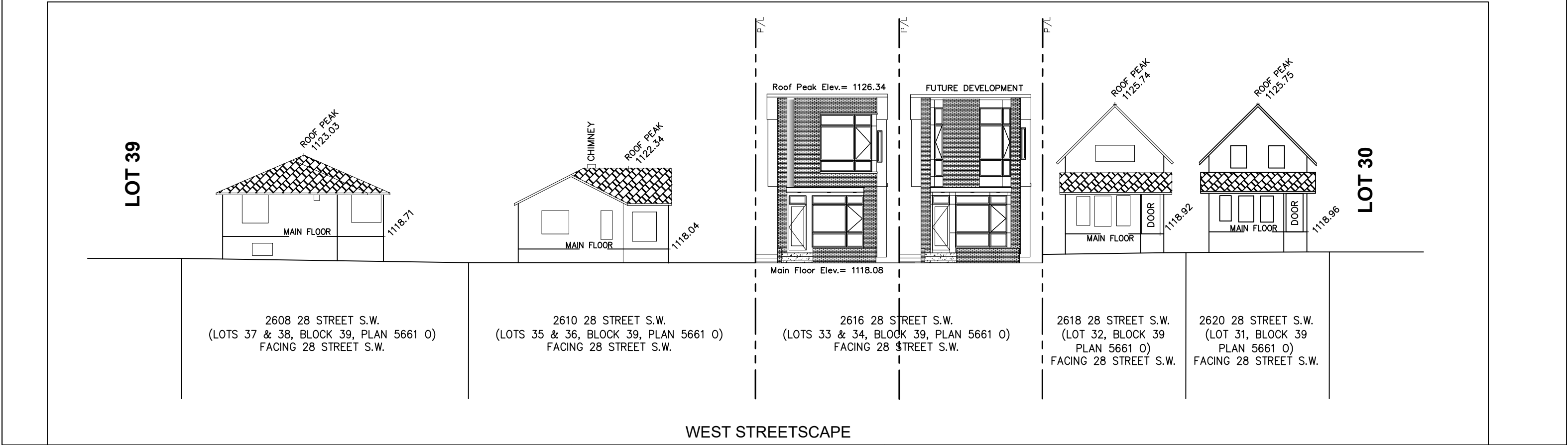
SITE PLAN/BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	29/12/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2616 28 ST SW
Calgary, Alberta
Lot 33 & 34
Block 39
Plan 5661 O

PROJECT:
SINGLE DETACHED
DATE:
Dec. 29, 2025

SCALE:
1: 200
DIVISION NUMBER:
S 01



WEST STREETSCAPE

TREE SCHEDULE:

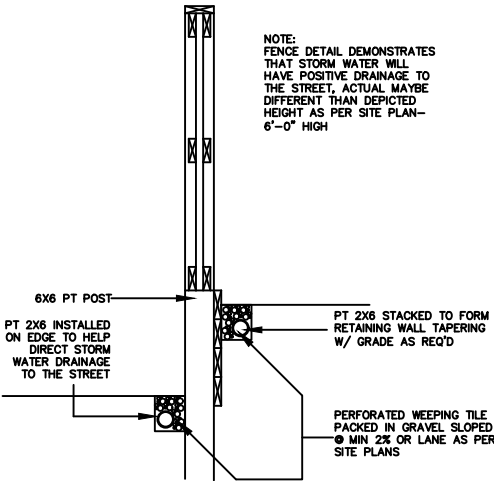
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.50	5.50	15.00	In Subject Property	To Be Removed
T2	Coniferous	0.54	7.00	15.00	In Subject Property	To Be Removed
T3	Coniferous	0.56	6.00	17.00	In Subject Property	To Be Removed
T4	Coniferous	0.09	2.50	3.50	In Subject Property	To Be Removed
T5	Deciduous	0.55	6.00	5.00	In Subject Property	To Be Removed
T6	Bush	–	1.00	1.00	On Property Line	To Be Removed
T7	Deciduous	0.20	4.00	5.50	In Adjacent Property	To Stay
T8	Coniferous	0.20	4.50	10.00	In City Property	To Stay
T9	Coniferous	0.22	4.00	8.00	In City Property	To Stay
T10	Colorado Blue Spruce	0.65	7.50	17.00	In City Property	To Be Removed
T11	Deciduous	0.35	4.50		In Subject Property	To Be Removed
T12	Bush	–	2.00	1.50	In Subject Property	To Be Removed
T13	Paper Birch	0.24	4.00	4.50	In City Property	To Be Removed
T14	Cotoneaster Shrub	–	2.50	2.50	On Property Line	To Be Removed
T15	Bush	–	1.50	2.00	On Property Line	To Be Removed

SINGLE DETACHED SQFT.

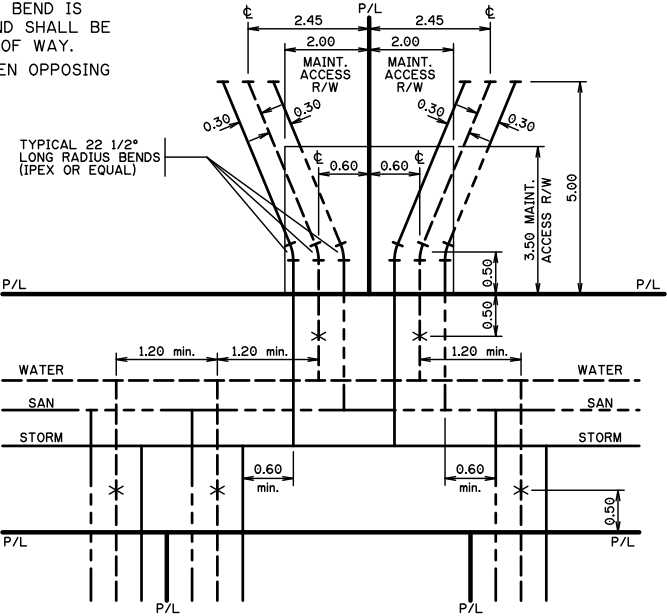
	UNIT #1
GARAGE	400.00 SQ FT
BASEMENT	977.50 SQ FT
MAIN FLOOR	1014.17 SQ FT
UPPER FLOOR	1100.88 SQ FT
TOTAL AREA	2115.05 SQ FT

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.



FENCE SECTION DETAIL
SCALE: NTS



TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	29/12/2025	DP SITEPLAN	K.G.	2616 28 ST SW Calgary, Alberta	SINGLE DETACHED	AS SHOWN
02.				Lot 33 & 34 Block 39 Plan 5661 0	DATE:	DIVISION NUMBER
03.					Dec. 29, 2025	S 02
04.						

