



LIST OF DRAWINGS	
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A-2.2	Right Elevation
A-4.0	Garage Plan
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A-4.2	Garage Section

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.

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	20/02/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
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: 2026-05-04 10:28:41 AM

PROJECT NAME: 324 5 Ave NE CALGARY, ALBERTA

DESIGNER: JT	JOB #: 54 - 26
SCALE: AS SHOWN	SHEET: A-0.0

FLOOR AREA

BASEMENT = 849.54 SQ. FT.

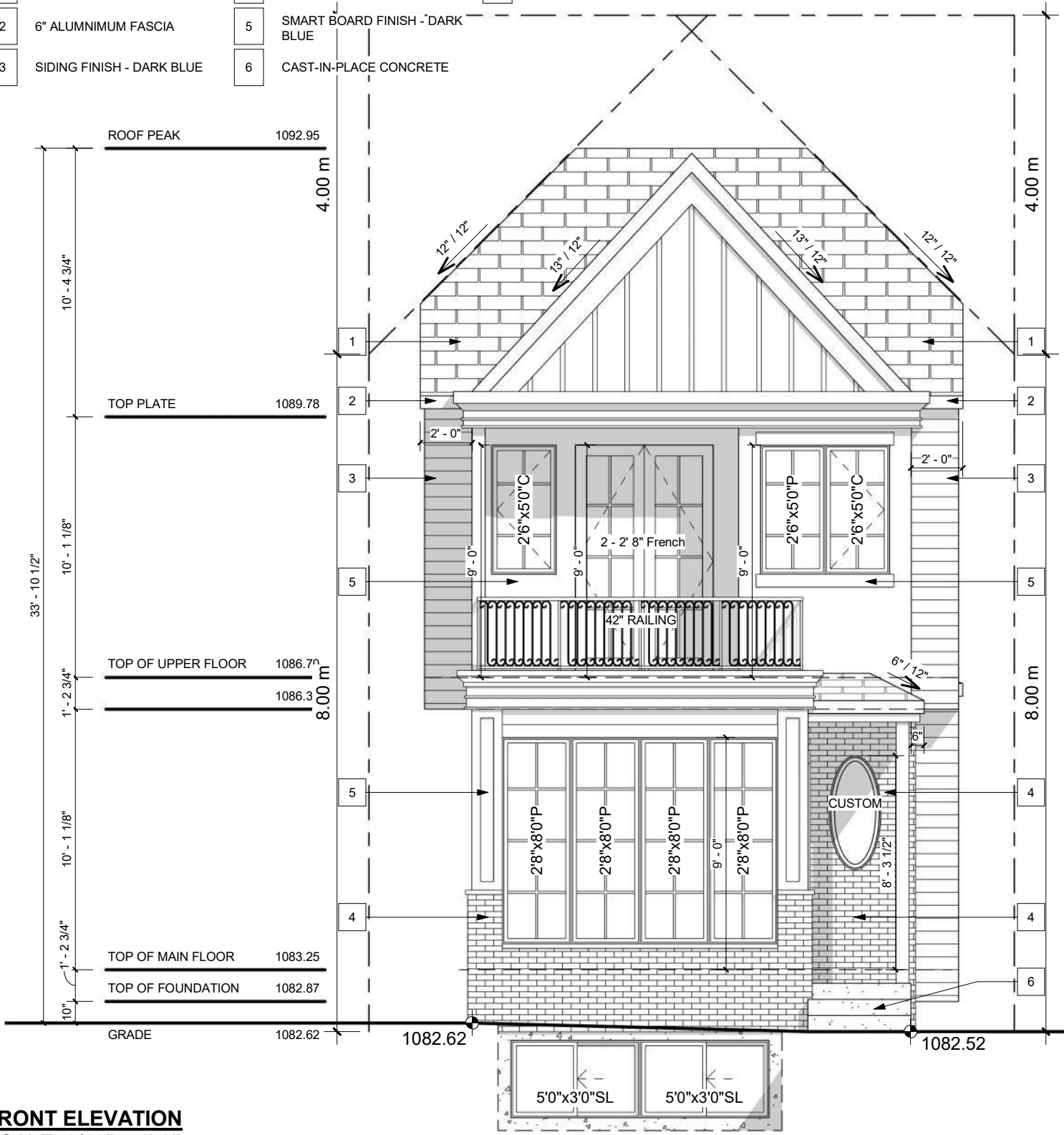
MAIN = 870.58 SQ. FT.

UPPER = 864.06 SQ. FT.

TOTAL = 1734.64 SQ. FT.

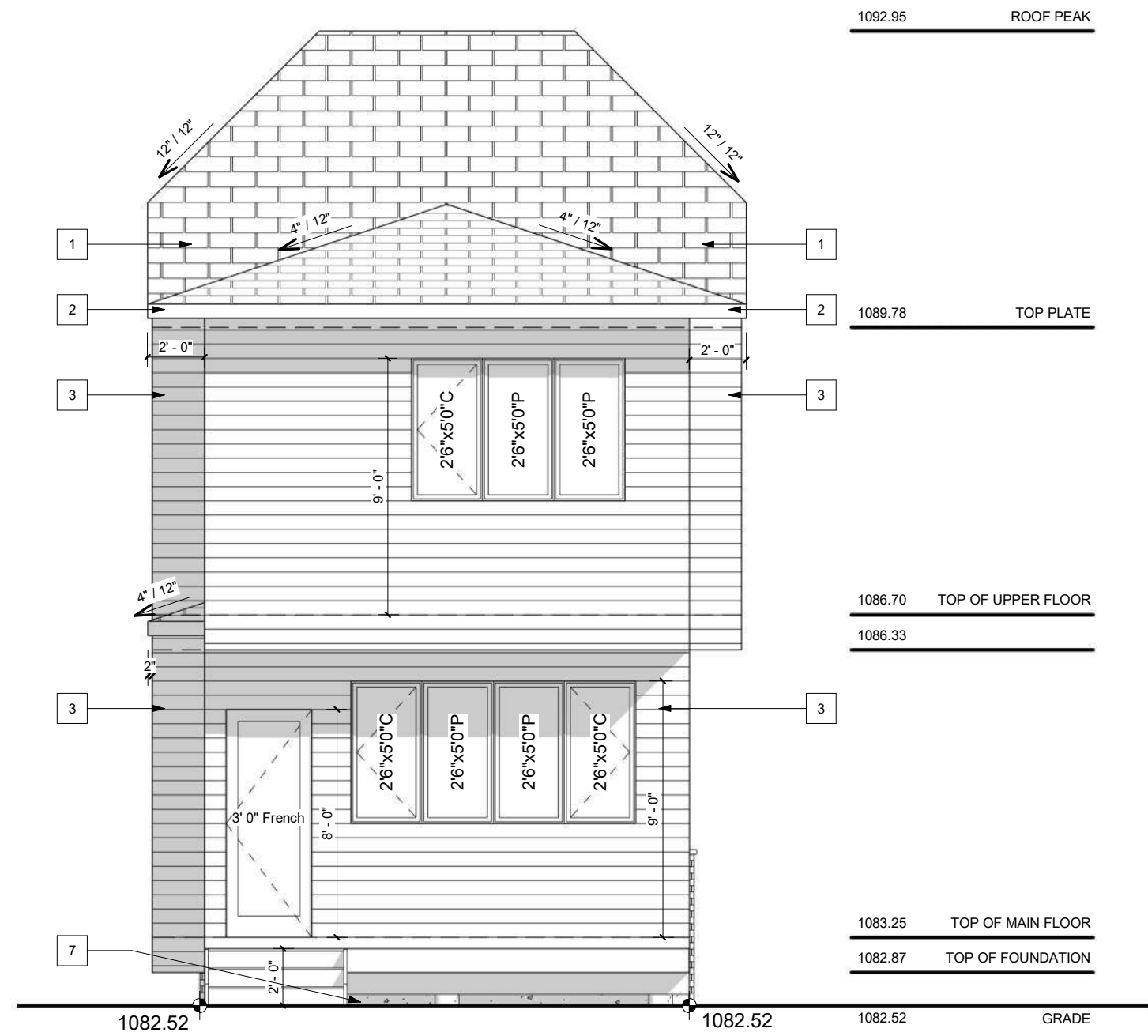
EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 6" ALUMNIMUM FASCIA
- 3 SIDING FINISH - DARK BLUE
- 4 BRICK FINISH - RED
- 5 SMART BOARD FINISH - DARK BLUE
- 6 CAST-IN-PLACE CONCRETE
- 7 CONCRETE PARGING



FRONT 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)



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

PROJECT NOTES:
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ISSUES:

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01.	20/02/26	DP PLANS	D.L
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

PRINTED: 2026-05-04 10:28:44 AM



PROJECT NAME:
324 5 Ave NE
CALGARY, ALBERTA

DESIGNER: JT

JOB #: 54 - 26

SCALE: AS SHOWN AS SHOWN

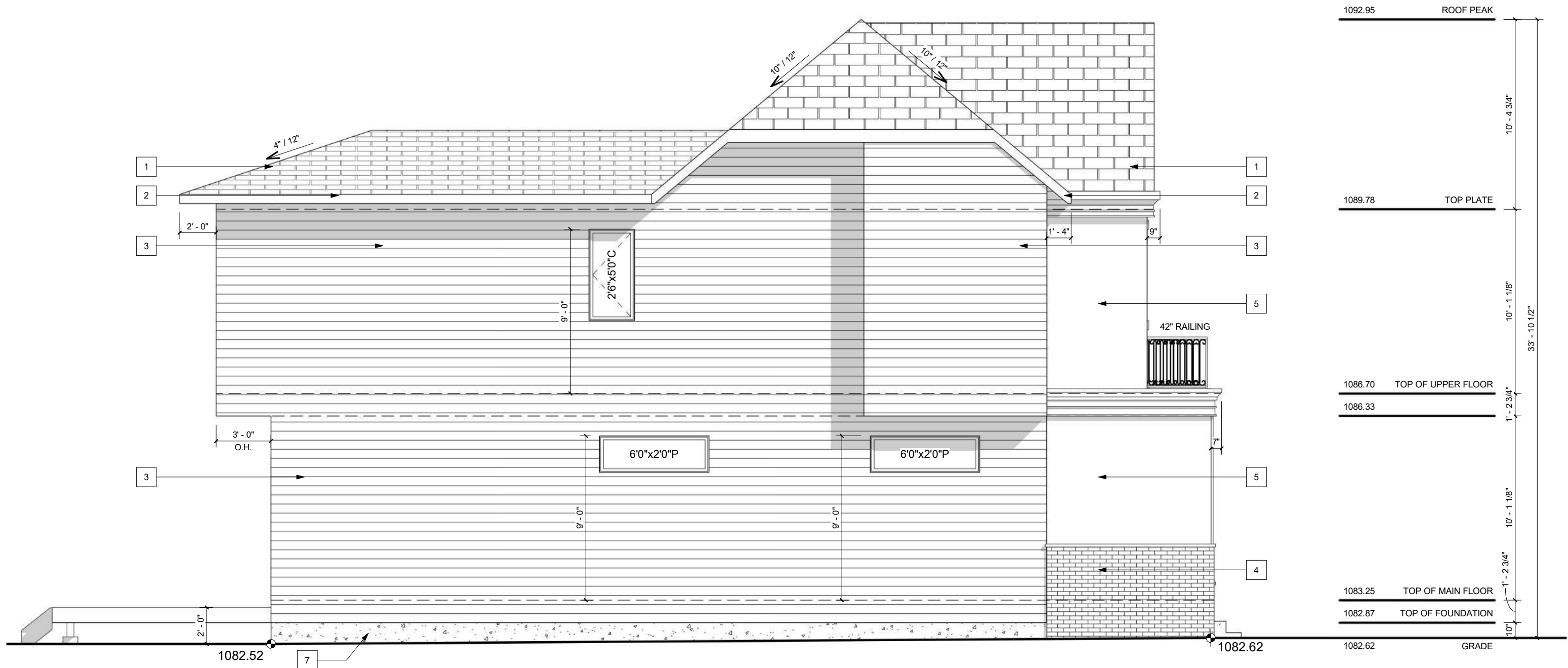
SHEET: A-2.0

EXTERIOR FINISHES:

- | | | |
|-----------------------------|----------------------------------|--------------------|
| 1 ASPHALT SHINGLES | 4 BRICK FINISH - RED | 7 CONCRETE PARGING |
| 2 6" ALUMNIMUM FASCIA | 5 SMART BOARD FINISH - DARK BLUE | |
| 3 SIDING FINISH - DARK BLUE | 6 CAST-IN-PLACE CONCRETE | |

WINDOW CALCULATION
 WALL AREA = 1214.62 SQ. FT.
 WINDOW AREA = 38.48 SQ. FT.
 TOTAL: 38.48 / 1214.62 = 3.17%

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

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-05-04 10:28:44 AM



PROJECT NAME:

324 5 Ave NE
 CALGARY, ALBERTA

DESIGNER: JT

JOB #: 54 - 26

SCALE: AS SHOWN AS SHOWN

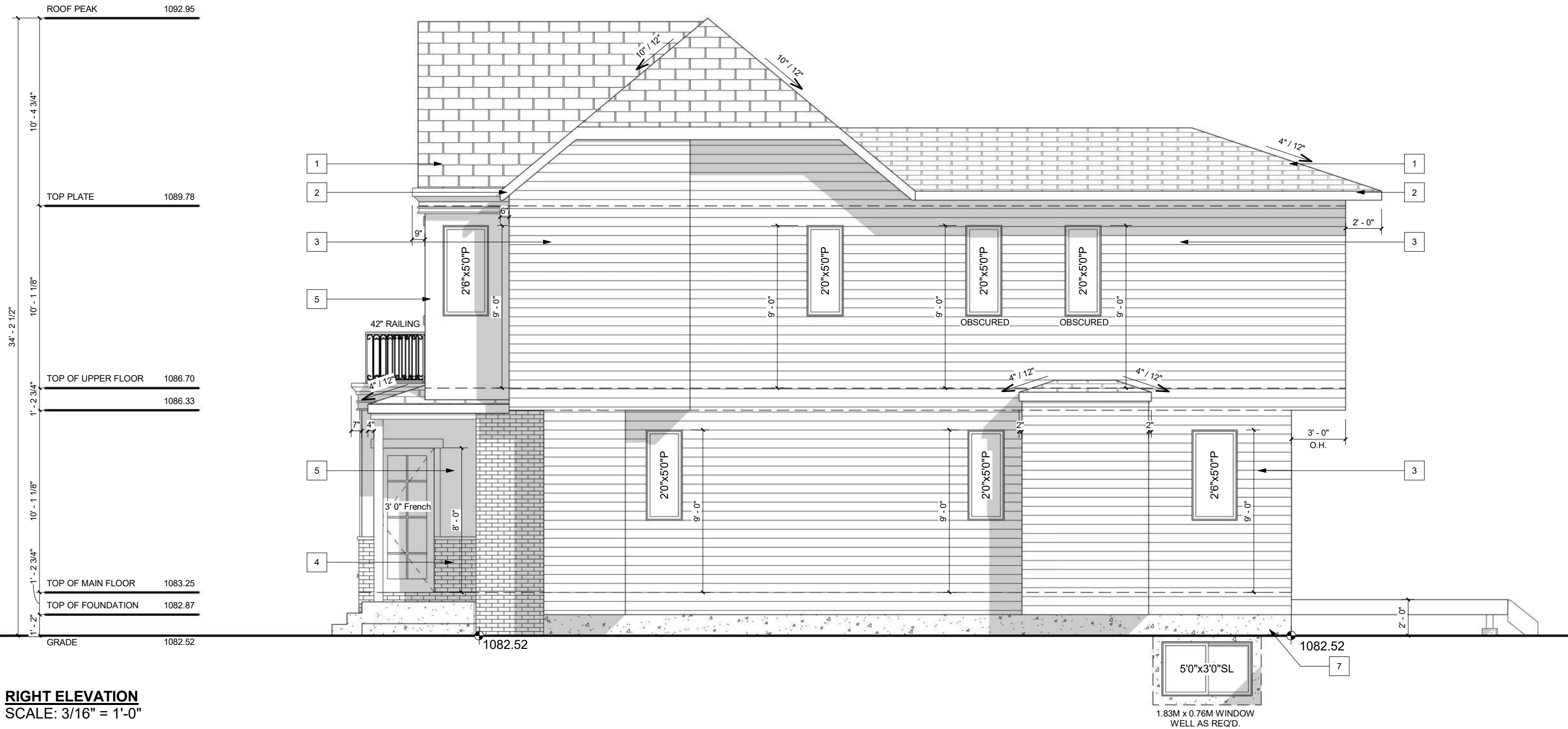
SHEET: A-2.1

EXTERIOR FINISHES:

- | | | |
|-----------------------------|----------------------------------|--------------------|
| 1 ASPHALT SHINGLES | 4 BRICK FINISH - RED | 7 CONCRETE PARGING |
| 2 6" ALUMNIMUM FASCIA | 5 SMART BOARD FINISH - DARK BLUE | |
| 3 SIDING FINISH - DARK BLUE | 6 CAST-IN-PLACE CONCRETE | |

WINDOW CALCULATION
 WALL AREA = 1142.08 SQ. FT.
 WINDOW AREA = 79.22 SQ. FT.
 TOTAL: 79.22 / 1142.08 = 6.94%

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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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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02.	--	--	--
03.	--	--	--
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05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
 X

PRINTED: 2026-05-04 10:28:45 AM



PROJECT NAME:
 324 5 Ave NE
 CALGARY, ALBERTA

DESIGNER: JT

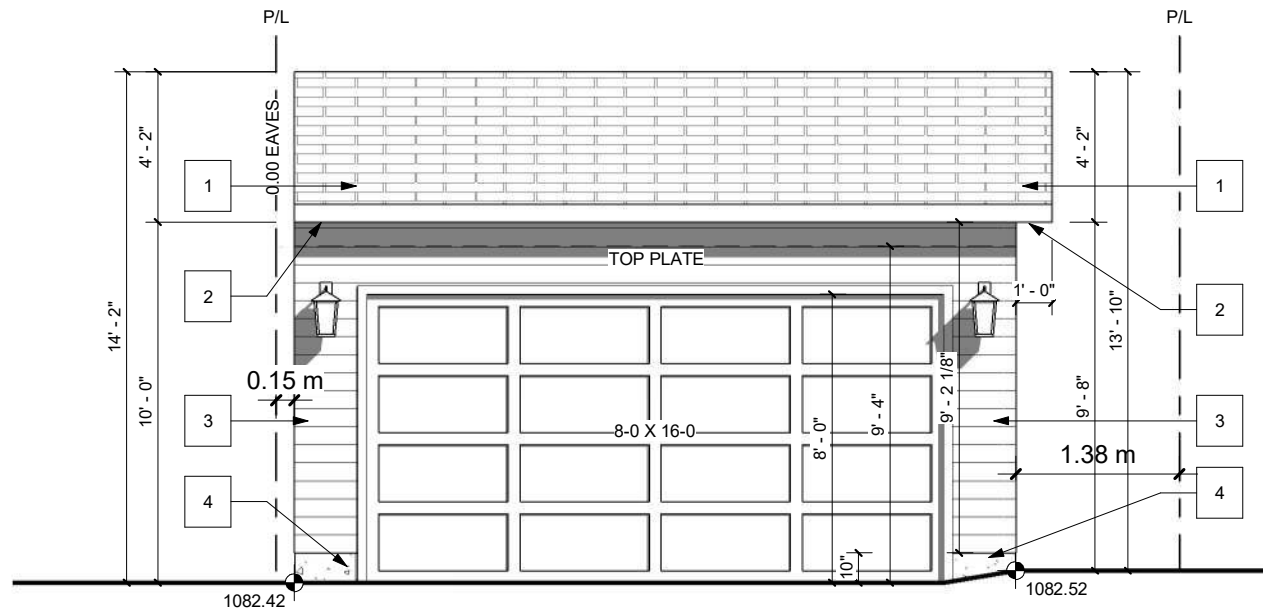
JOB #: 54 - 26

SCALE: AS SHOWN AS SHOWN

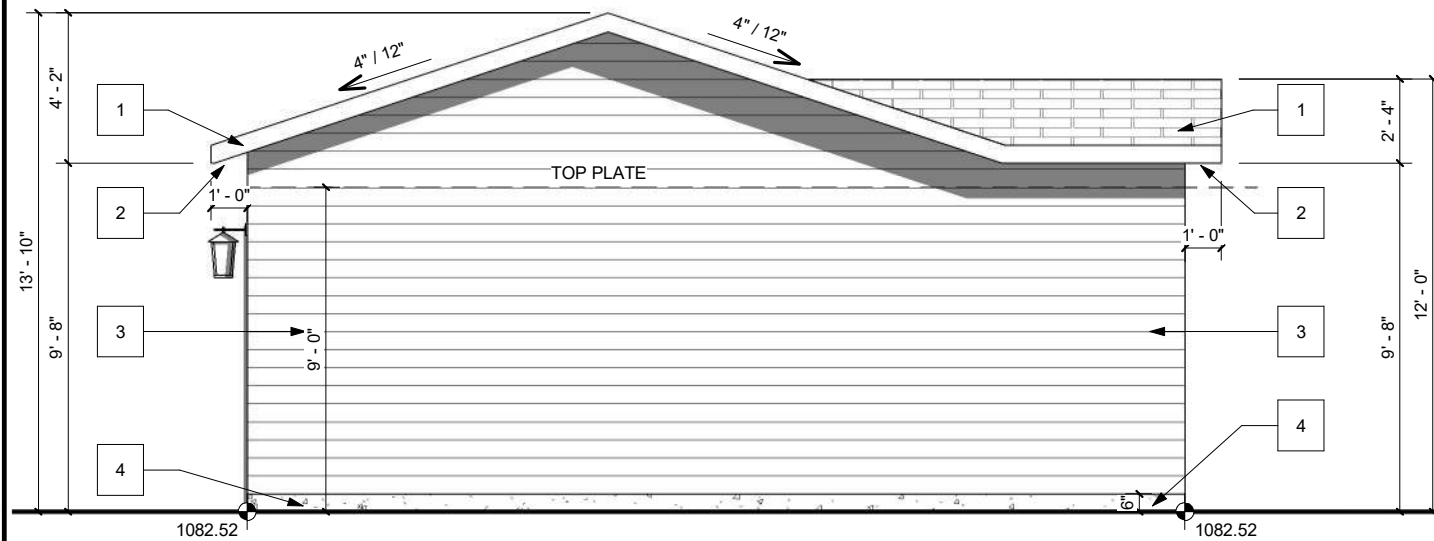
SHEET: A-2.2

EXTERIOR FINISHES:

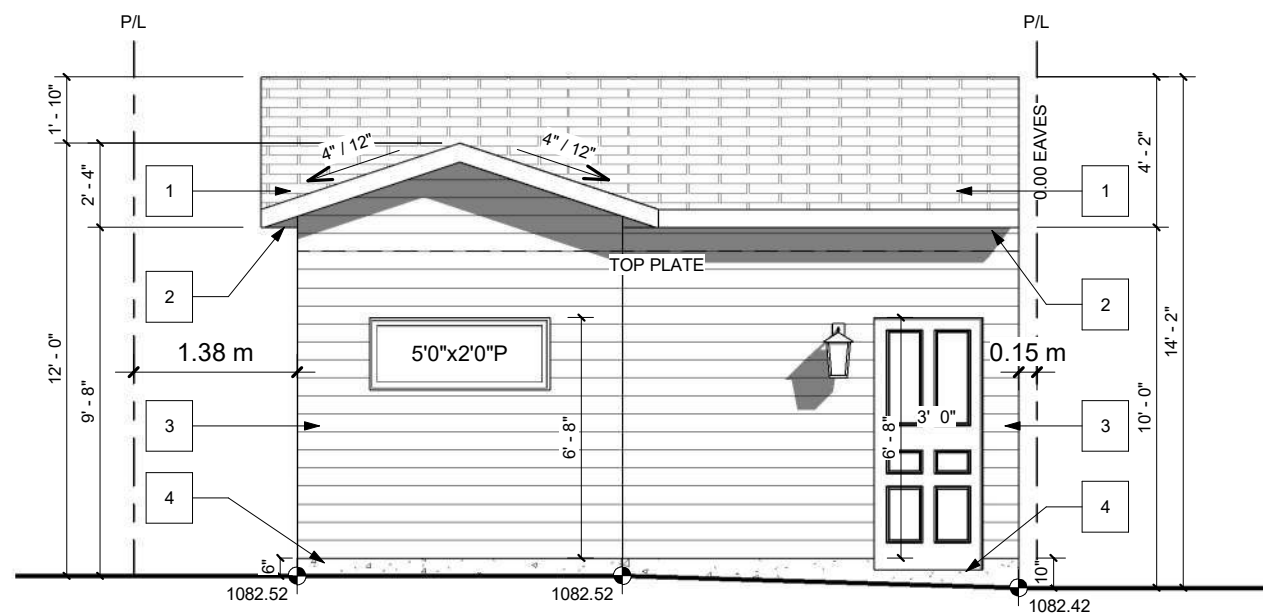
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 SIDING FINISH
- 4 CONC. PARGING



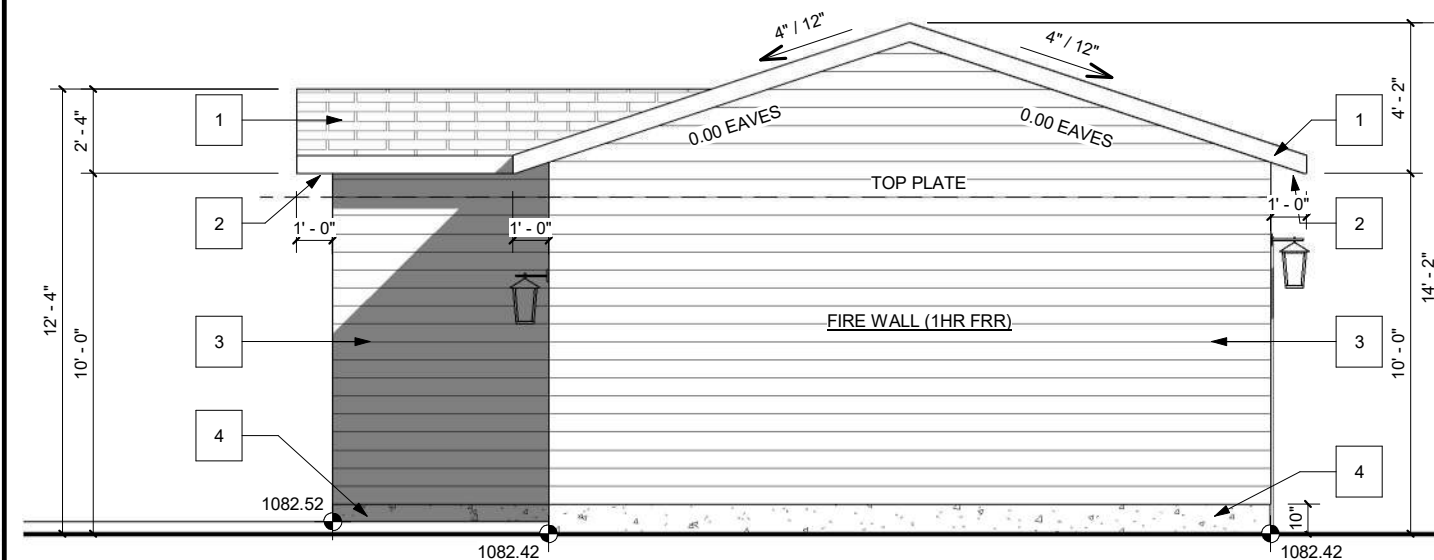
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NOTES:

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ISSUES:

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



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PROJECT: **NEW HOME**

STATUS: -

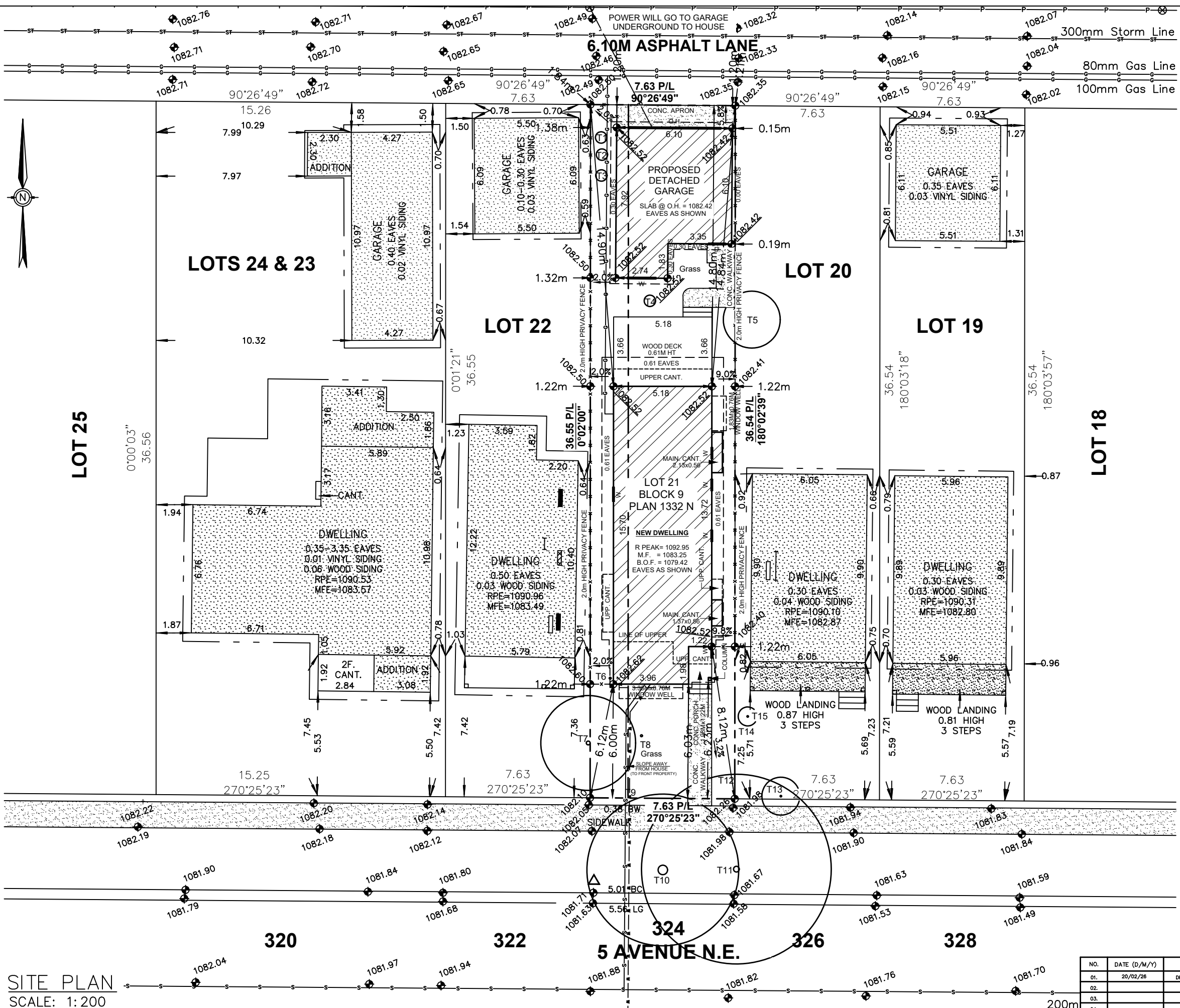
SIGNATURES:
X _____

PRINTED: 2026-05-04 10:28:46 AM

PROJECT NAME:
324 5 Ave NE
CALGARY, ALBERTA

DESIGNER: JT JOB #: 54 - 26

SCALE: AS SHOWN SHEET: A-4.1



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\text{---} = 1000.00 \text{ METRES. (GEODETIC)}$
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ELEVATIONS ARE REFERRED TO GEODETIC DATUM
 AND ARE DERIVED FROM ASCMS 140368
 ASCM 140368 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
- 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 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: M-CGd72 Multi Residential
 Contextual Ground Oriented

SCALE 1:200

LEGAL DESCRIPTION:

Lot 21
 Block 9
 Plan 1332 N

MUNICIPAL ADDRESS:

324 - 5 Avenue N.E
 Calgary, Alberta

LOT COVERAGE DETAIL:
 (SINGLE LOT AND HOUSE)

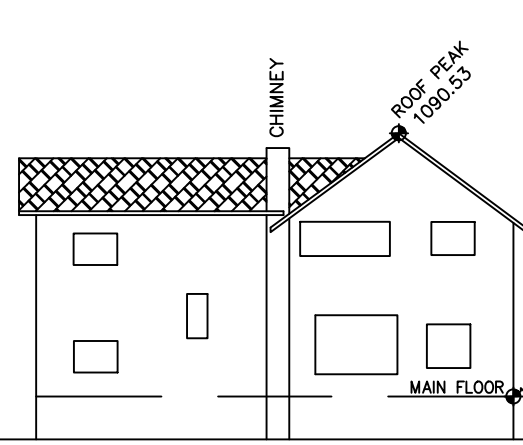
LOT SIZE: 278.642 SQ M
 HOUSE SIZE: 78.921 SQ M
 COVERED PORCH: 1.959 SQ M
 CANT.: 1.959 SQ M
 WING WALL: 0.023 SQ M
 GARAGE: 42.177 SQ M

TOTAL: $\frac{123.080}{278.642} = 44.17\%$

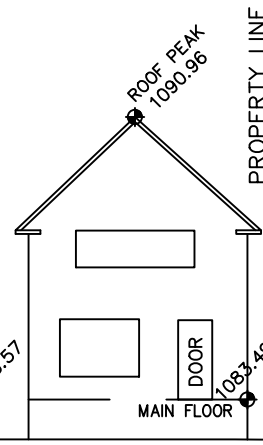
NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	SCALE:
01.	20/02/26	DP SITEPLAN	D.L.	324 5th AVENUE NE Calgary, Alberta	1: 200
02.				Lot 21 Block 9 Plan 1332 N	DIVISION NUMBER
03.					S 01
04.					



LOT 25



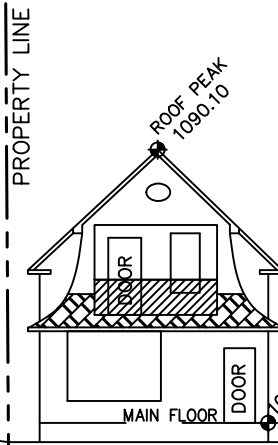
320 5 AVENUE N.E.
(LOTS 24 & 23, BLOCK 9, PLAN 1332 N)
FACING 5 AVENUE N.E.



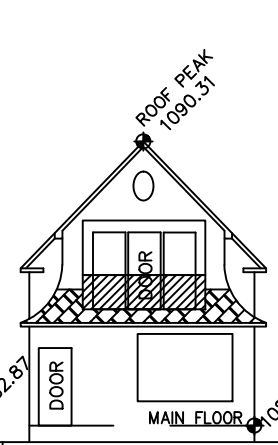
322 5 AVENUE N.E.
(LOT 22, BLOCK 9
PLAN 1332 N)
FACING 5 AVENUE N.E.



324 5 AVENUE N.E.
(LOT 21, BLOCK 9
PLAN 1332 N)
FACING 5 AVENUE N.E.



326 5 AVENUE N.E.
(LOT 20, BLOCK 9
PLAN 1332 N)
FACING 5 AVENUE N.E.



328 5 AVENUE N.E.
(LOT 19, BLOCK 9
PLAN 1332 N)
FACING 5 AVENUE N.E.

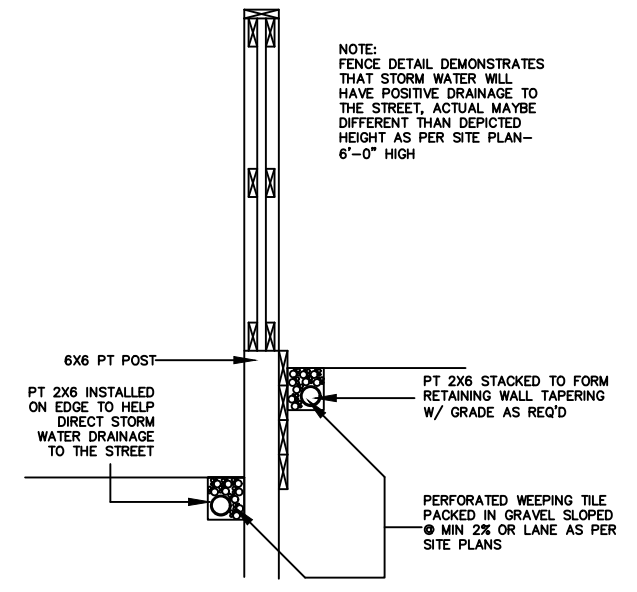
LOT 18

STREETSCAPE

SCALE: 1:200

NEW HOME SQFT:

	AREA
BASEMENT	849.54 SQ FT
MAIN FLOOR	870.58 SQ FT
UPPER FLOOR	864.06 SQ FT
TOTAL AREA	1734.64 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.60	5.00	8.00	In Subject Property	To Be Removed
T2	Deciduous	0.60	5.00	8.00	In Subject Property	To Be Removed
T3	Deciduous	0.60	5.00	8.00	In Subject Property	To Be Removed
T4	Deciduous	0.60	9.00	5.00	In Subject Property	To Be Removed
T5	Bush	-	3.00	3.00	In Adjacent Property	To Stay
T6	Deciduous	0.10	2.00	3.00	In Subject Property	To Be Removed
T7	Deciduous	0.20	5.00	3.00	In Adjacent Property	To Stay
T8	Coniferous	0.10	4.00	6.00	In Subject Property	To Be Removed
T9	Bush	-	2.00	2.00	In Subject Property	To Be Removed
T10	Green Ash	0.50	8.00	12.00	Heritage Public Tree	To Stay
T11	Manitoba Maple	0.30	10.00	7.00	Heritage Public Tree	To Stay
T12	Bush	-	1.50	3.00	In Subject Property	To Be Removed
T13	Deciduous	0.08	2.00	3.50	In Adjacent Property	To Stay
T14	Bush	-	1.50	3.00	On Property Line	To Be Removed
T15	Deciduous	0.08	1.00	3.50	In Adjacent Property	To Stay

NOTE:

If needed due to the Heritage Classification of the Public Trees and needs to work around the deep services (water & sanitary) installation, Public Tree - T10 may need to be replaced in the same location, as Urban Forestry (UF) advises. Reach out to UF if needed via 311. If T10 requires removal during the utilities installation, T10 will be replaced with the same species and in the same location at developers' expense.

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE
01.	20/02/26	DP SITEPLAN	D.L.	324 5th AVENUE NE Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lot 21 Block 9 Plan 1332 N		
03.					DATE: FEB 20, 2026	DIVISION NUMBER: S 02
04.						

