

SITE PLAN

- LEGEND**
- ELEVATIONS ARE SHOWN THIS: \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
 - \blacksquare ----- 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- 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 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: R-C2 Residential
 Contextual One/Two

SCALE 1:200

LEGAL DESCRIPTION:

Lots 19
 Block 14
 Plan 3091 GL
 MUNICIPAL ADDRESS:
 1604 22 ST N.W.
 Calgary, Alberta

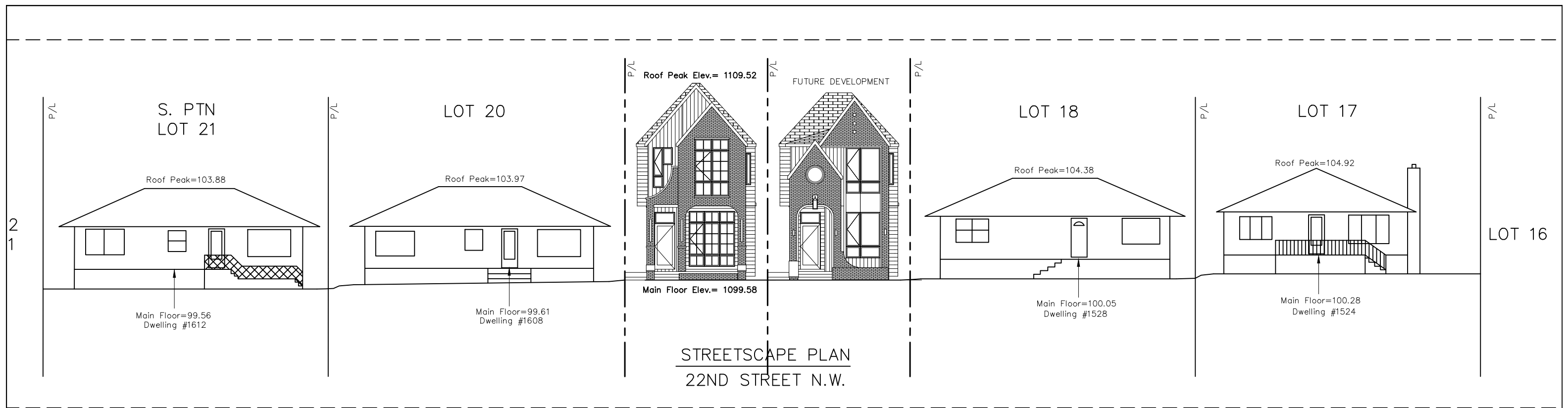
LOT COVERAGE DETAIL:
 (SINGLE LOT AND HOUSE)
 LOT SIZE: 279.459 SQ M
 HOUSE SIZE: 87.484 SQ M
 COVERED PORCH: 0.00 SQ M
 CANT.: 3.406 SQ M
 GARAGE: 37.161 SQ M
 WING WALL: 0.465 SQ M
 TOTAL: 125,110/279,459
 = 44.77%



SITE/BLOCK PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.02.2026	DP SITEPLAN	K.G.	1604 22 ST N.W. Calgary, Alberta	SINGLE FAMILY	1: 200
02.	16.03.2026	REVISION	K.C.	Lots 19 Block 14 Plan 3091 GL	DATE: MAR. 16 2026	DIVISION NUMBER: S 01
03.						
04.						

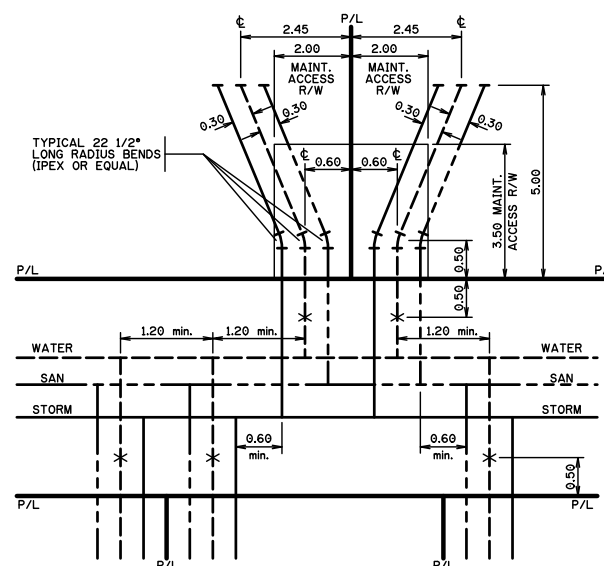


SINGLE FAMILY SQFT.

	NEW HOME
GARAGE	400.00 SQ FT
BASEMENT	918.00 SQ FT
MAIN FLOOR	942.75 SQ FT
UPPER FLOOR	1051.08 SQ FT
TOTAL AREA	1993.83 SQ FT

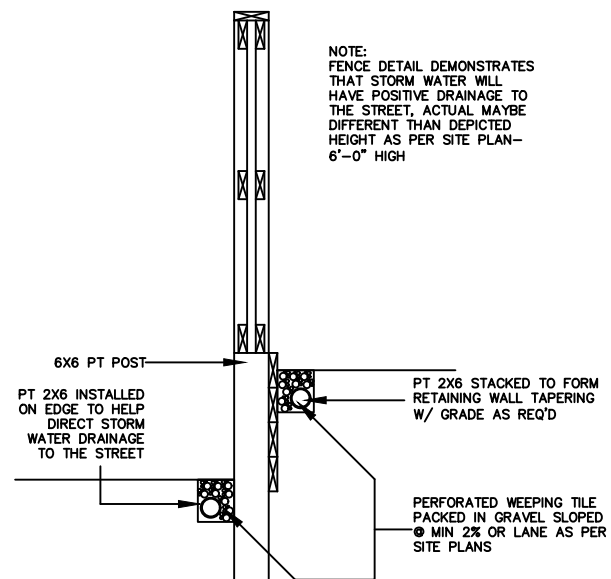
NOTES:

- 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.
- 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.
- SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
- THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
- DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 350mm WITHOUT CROSSING.
- WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- 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 22° 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.
- WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TREE DATA

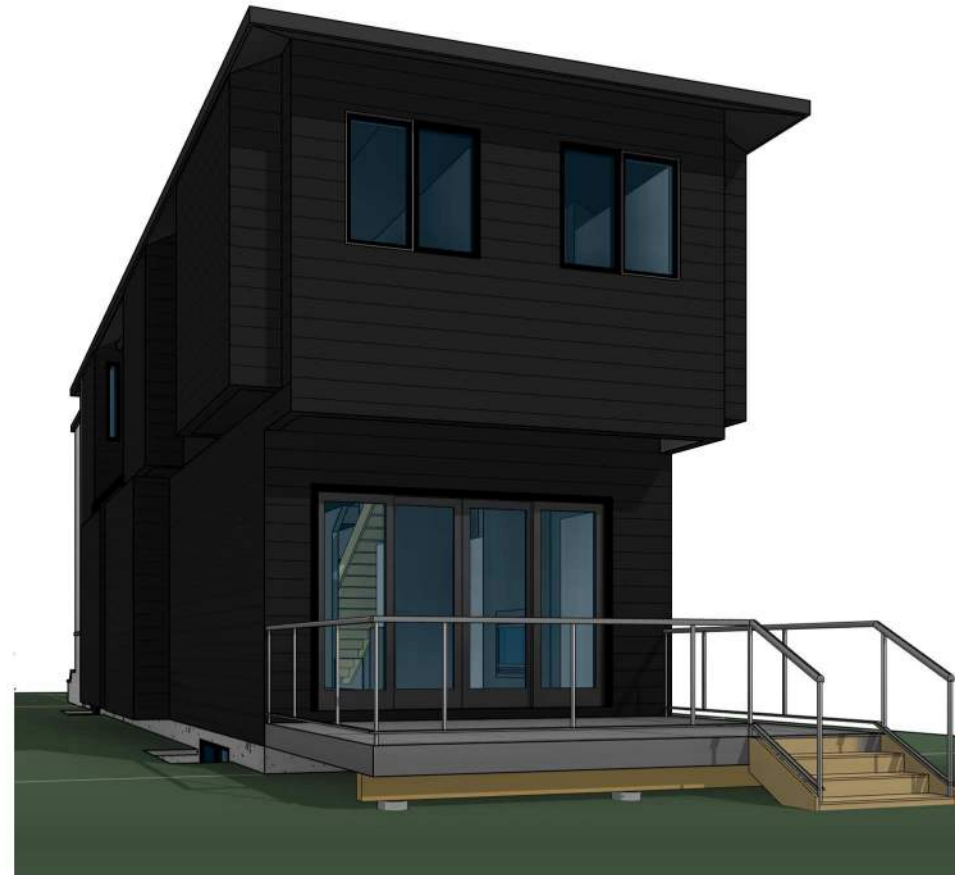
TREE	Type	Canopy	Height	Diameter	Disposition
1	Deciduous	2.4	3	0.08	To Stay
2	Deciduous	3	3	Clump.	To Stay
3	Deciduous	4	4	0.50	To Be Removed
4	Coniferous	8.8	10	0.60	To Stay
5	Deciduous	2.6	2.5	Clump.	To Be Removed
6	Deciduous	4	2.5	Clump.	To Be Removed
7	Deciduous	8	9	0.35	To Be Removed
8	Deciduous	6.6	5	0.45	To Be Removed
9	Coniferous	9	10	0.60	To Stay
10	Deciduous	4	1.5	Clump.	To Be Removed
11	Deciduous	6	4.5	0.25	To Be Removed
12	Deciduous	3	3	Clump.	To Be Removed
13	Deciduous	2	3.5	0.05	To Be Removed
14	Deciduous	2	3.5	0.05	To Be Removed
15	Deciduous	5	6	0.15	To Be Removed
16	Deciduous	6	3.5	Clump.	To Stay
17	Deciduous	10	11	0.45	To Stay
18	Coniferous	2	2.5	Clump.	To Be Removed
19	Coniferous	2	2.5	Clump.	To Be Removed



FENCE SECTION DETAIL
SCALE: NTS

TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.02.2026	DP SITEPLAN	K.G.	1604 22 ST N.W. Calgary, Alberta	SINGLE FAMILY	1: 200
02.	16.03.2026	REVISION	K.C.	Lots 19 Block 14 Plan 3091 GL		
03.					DATE: MAR. 16 2026	DIVISION NUMBER S 01
04.						



FLOOR AREA

BASEMENT = 918.00 SQ. FT.
 MAIN = 942.75 SQ. FT.
 UPPER = 1051.08 SQ. FT.
 TOTAL = 1993.83 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.	18/02/2026	DP PLANS	K.G.
02.	16/03/2026	REVISION	K.C.
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: 2026-03-16 1:09:52 PM

PROJECT NAME:
 1604 22 ST N.W.
 CALGARY, ALBERTA

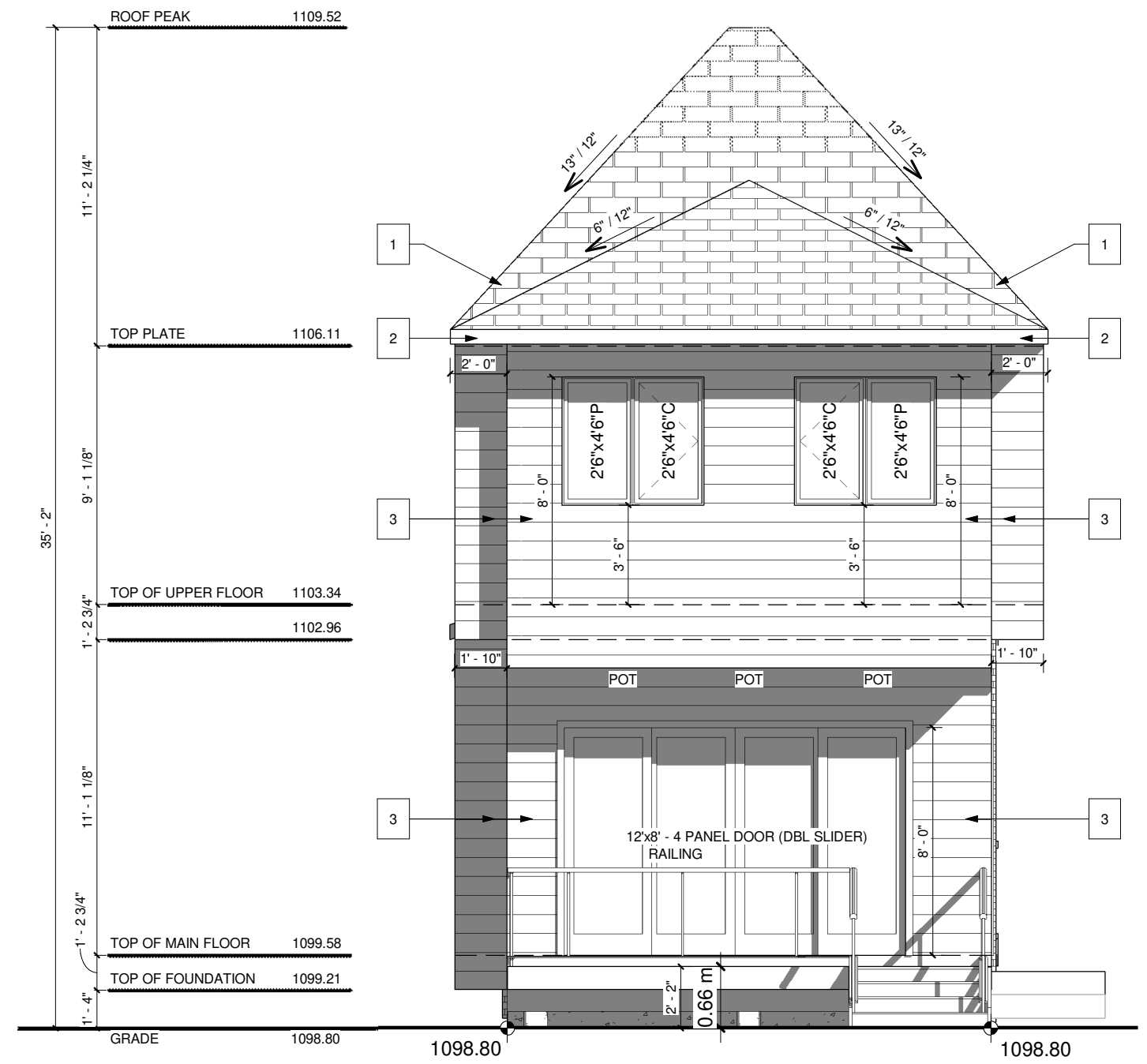
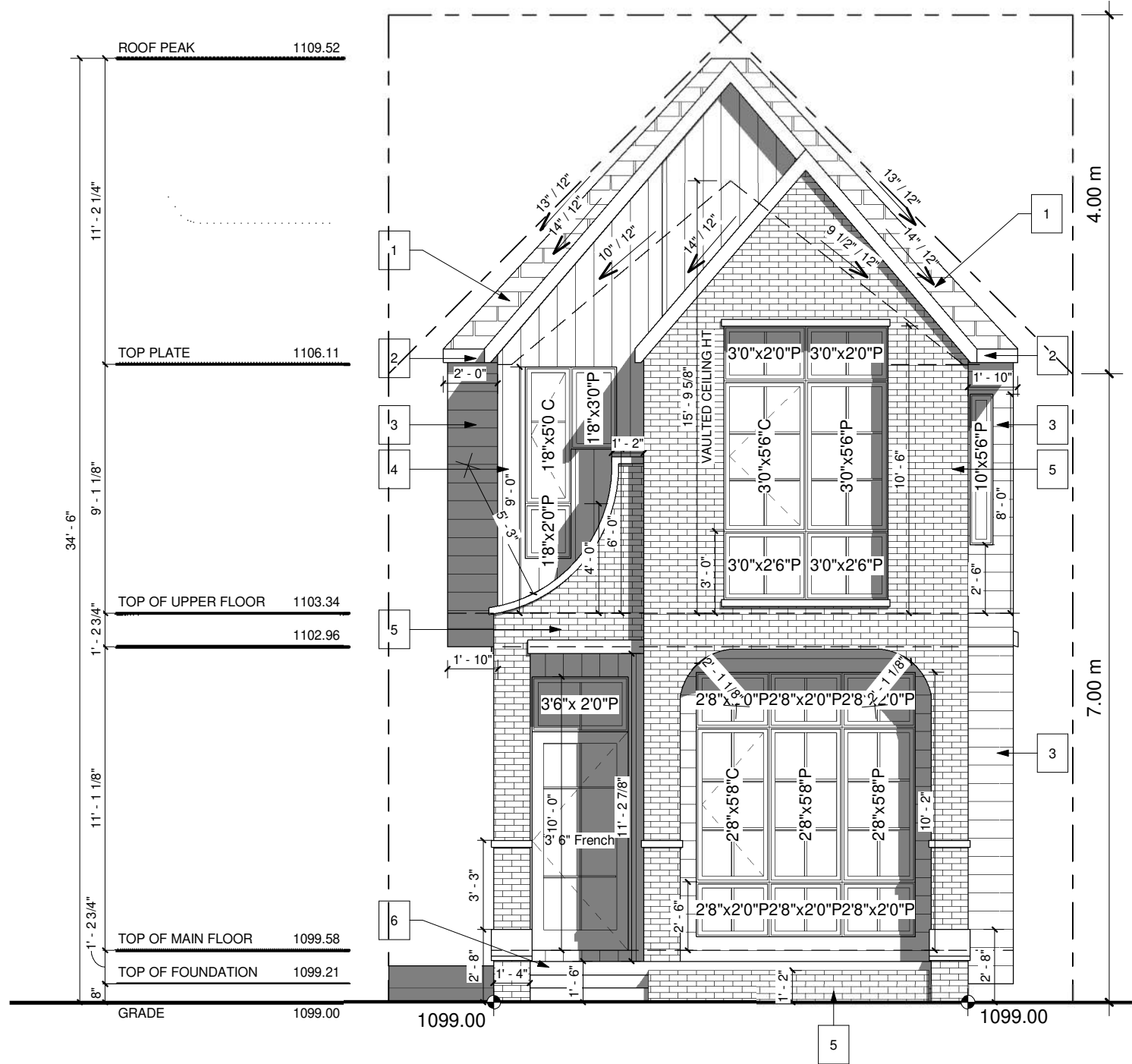
DESIGNER: JT JOB #: 130 - 26

SCALE: AS SHOWN SHEET: A-0.0

EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------|
| 1 ASPHALT SHINGLES | 4 VERTICAL HARDIE FINISH - BLACK | 7 CONCRETE PARGING |
| 2 6" ALUMNIMUM FASCIA | 5 BRICK FINISH - WHITE | |
| 3 HARDIE FINISH - BLACK | 6 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)



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

REAR 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.	18/02/2026	DP PLANS	K.G.
02.	16/03/2026	REVISION	K.C.
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: 2026-03-16 1:09:56 PM



PROJECT NAME:
 1604 22 ST N.W.
 CALGARY, ALBERTA

DESIGNER: JT	JOB #: 130 - 26
SCALE: AS SHOWN	SHEET: A-2.0

EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------|
| 1 ASPHALT SHINGLES | 4 VERTICAL HARDIE FINISH - BLACK | 7 CONCRETE PARGING |
| 2 6" ALUMNIMUM FASCIA | 5 BRICK FINISH - WHITE | |
| 3 HARDIE FINISH - BLACK | 6 CAST-IN-PLACE CONCRETE | |

WINDOW CALCULATION
 WALL AREA = 1279.12 SQ. FT.
 WINDOW AREA = 48.81 SQ. FT.
 TOTAL: 48.81 / 1279.12 = 3.82%

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.	18/02/2026	DP PLANS	K.G.
02.	16/03/2026	REVISION	K.C.
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:	2026-03-16 1:09:57 PM



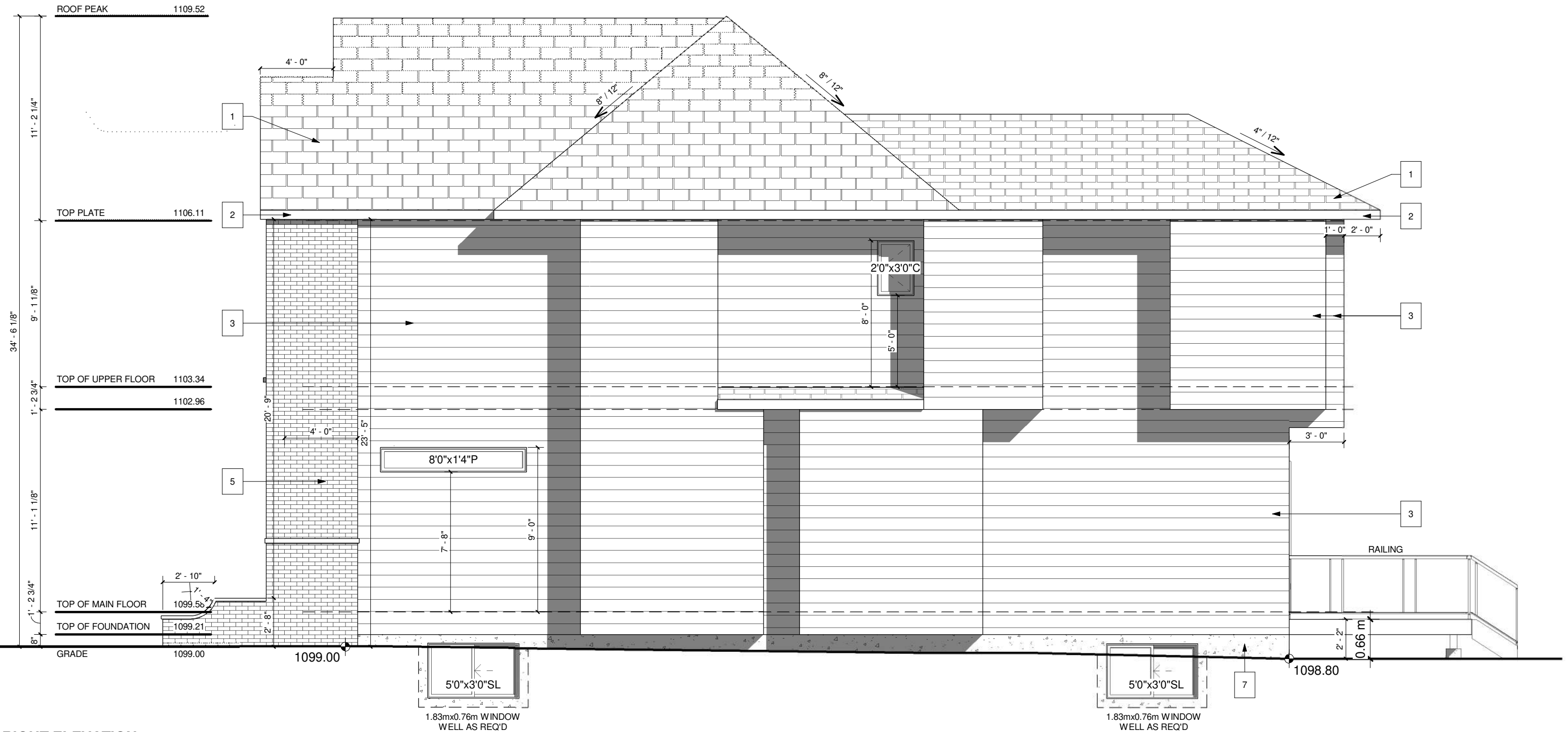
PROJECT NAME: 1604 22 ST N.W. CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 130 - 26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------|
| 1 ASPHALT SHINGLES | 4 VERTICAL HARDIE FINISH - BLACK | 7 CONCRETE PARGING |
| 2 6" ALUMNIMUM FASCIA | 5 BRICK FINISH - WHITE | |
| 3 HARDIE FINISH - BLACK | 6 CAST-IN-PLACE CONCRETE | |

WINDOW CALCULATION
 WALL AREA = 1307.31 SQ. FT.
 WINDOW AREA = 22.81 SQ. FT.
 TOTAL: 22.81 / 1307.31 = 1.74%

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. JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	18/02/2026	DP PLANS	K.G.
02.	16/03/2026	REVISION	K.C.
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.

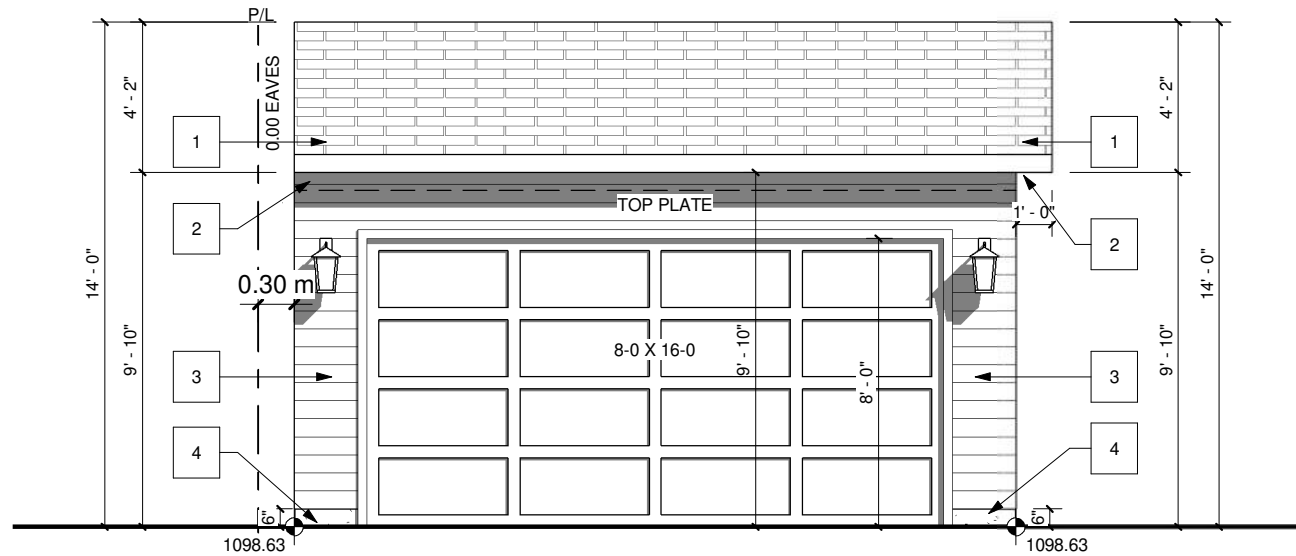
PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-03-16 1:09:58 PM



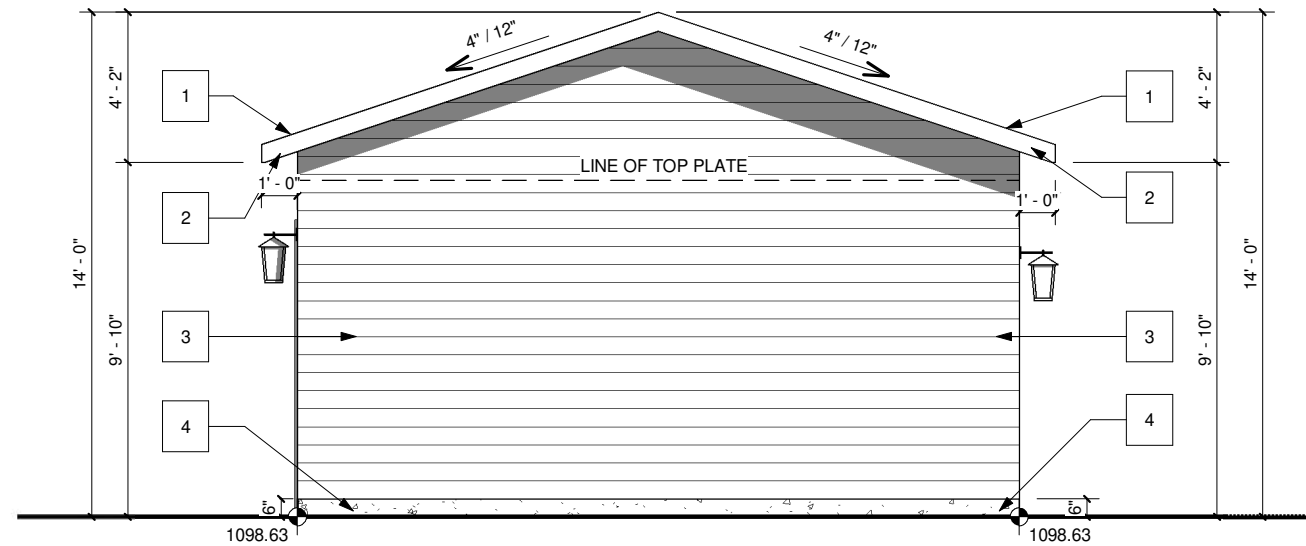
PROJECT NAME: 1604 22 ST N.W. CALGARY, ALBERTA
DESIGNER: JT **JOB #:** 130 - 26
SCALE: AS SHOWN **SHEET:** A-2.2

EXTERIOR FINISHES:

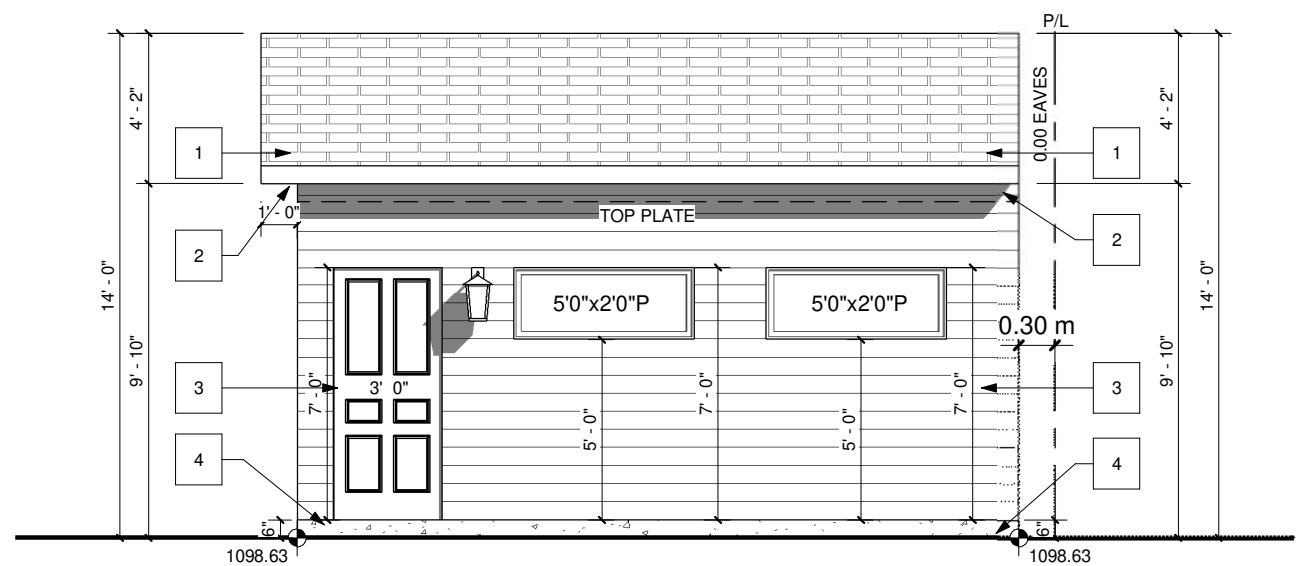
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 SIDING FINISH
- 4 CONC. PARGING



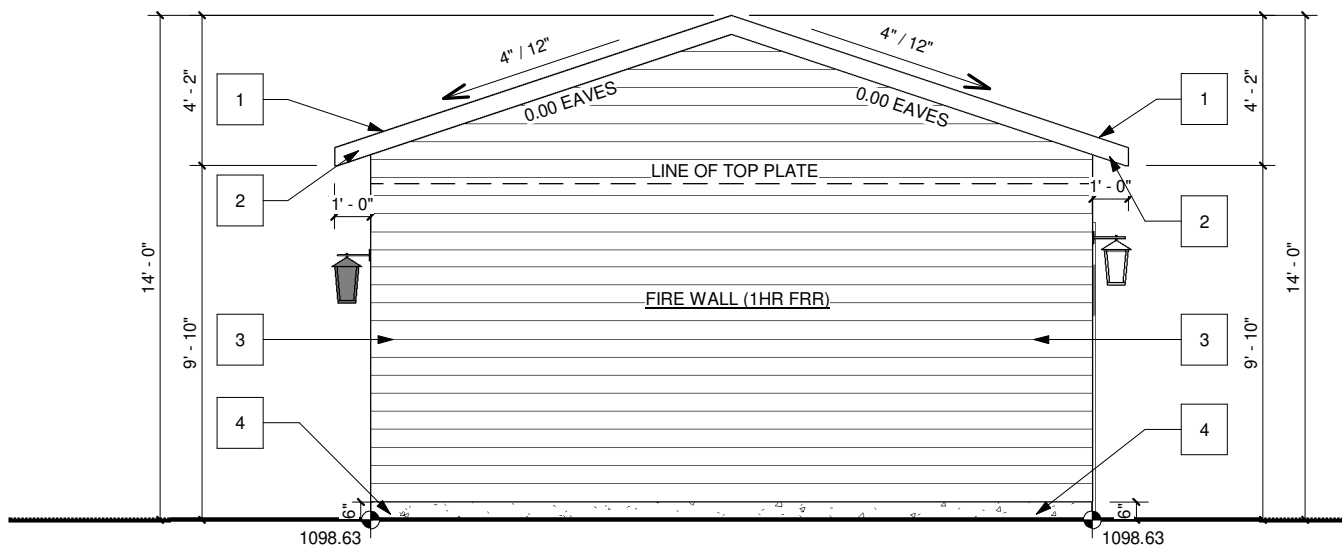
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NOTES:

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.	18/02/2026	DP PLANS	K.G.
02.	16/03/2026	REVISION	K.C.
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: 2026-03-16 1:09:59 PM

PROJECT NAME:
1604 22 ST N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 130 - 26

SCALE: AS SHOWN SHEET: A-4.1