

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:

- \bullet ----- denotes Calculation points
- \boxtimes ----- denotes Water Valve
- \blacklozenge ----- denotes Gas Valve
- \oplus ----- 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
- 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

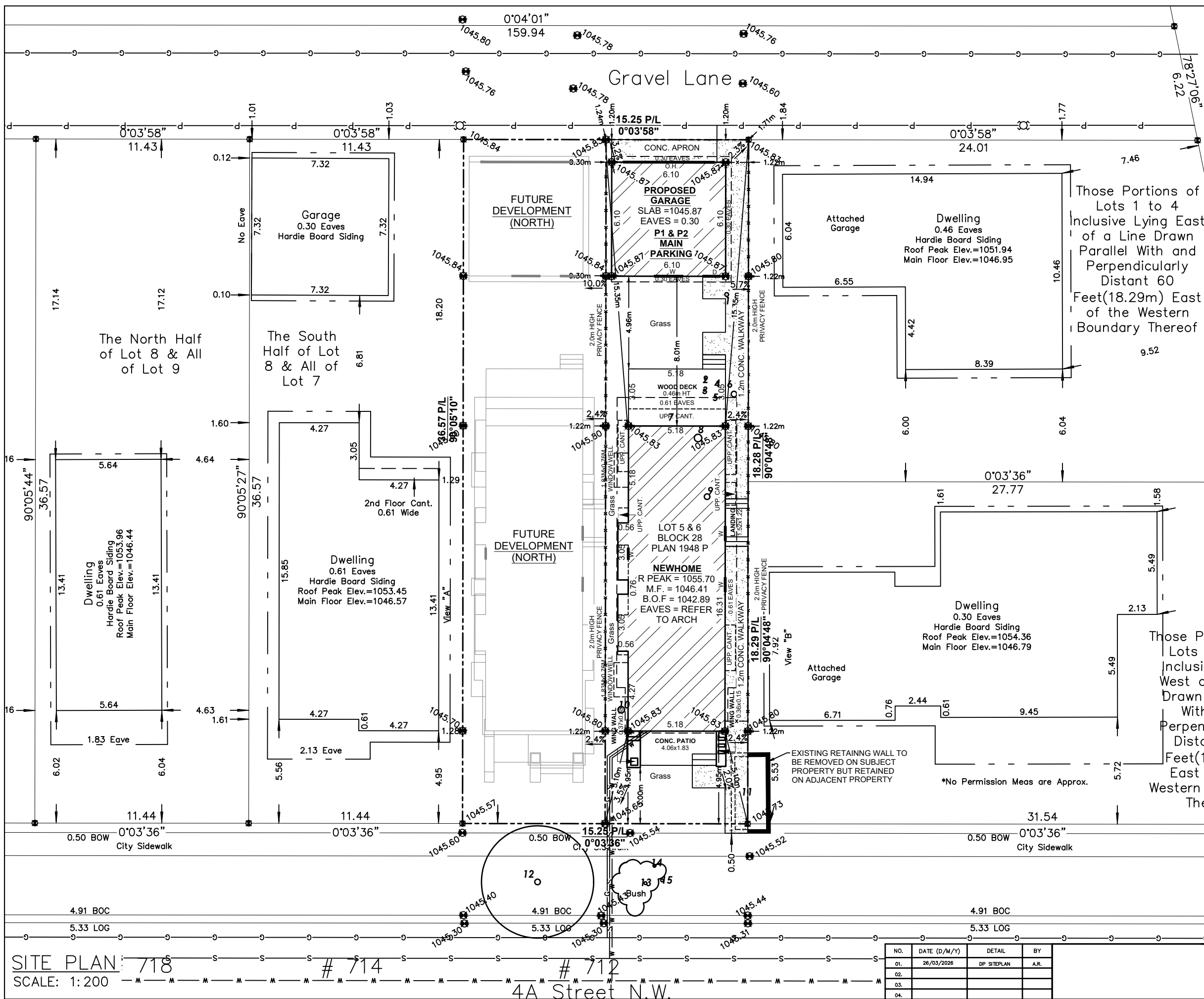
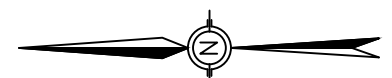
SCALE: 1:200

LEGAL DESCRIPTION:

Lot 5 & 6
 Block 28
 Plan 1948 P
MUNICIPAL ADDRESS:
 712 4A ST NW
 Calgary, Alberta (SOUTH)

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)

LOT SIZE: 278.637 SQ M
 HOUSE SIZE: 87.902 SQ M
 COVERED PORCH: 0.00 SQ M
 CANT.: 3.406 SQ M
 GARAGE: 37.161 SQ M
 WING WALL: 0.302 SQ M
 = 123.365/278.637
 = 44.99%

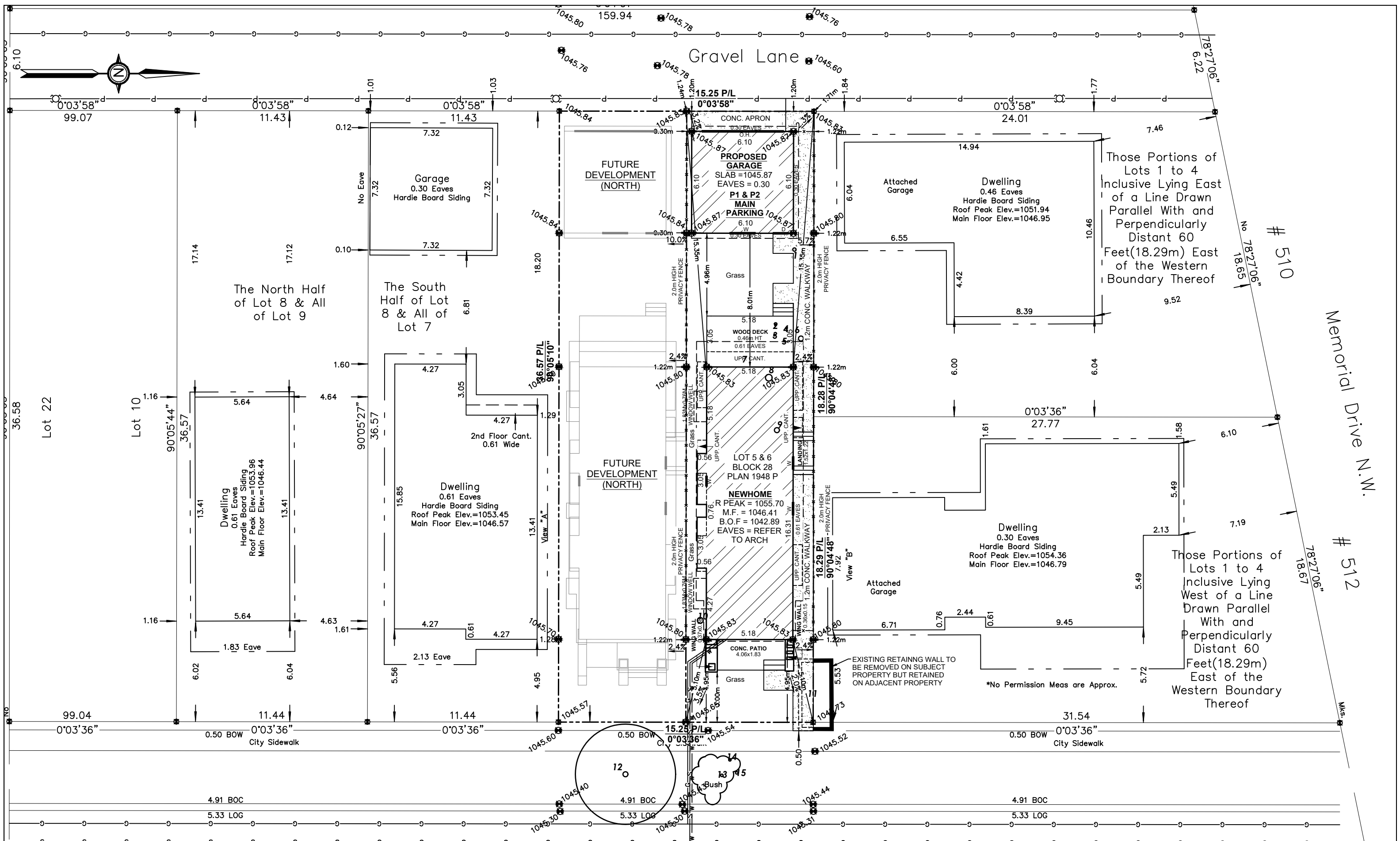


SITE PLAN: 718
 SCALE: 1:200

714 # 712
 4A Street N.W.

NO.	DATE (D/M/Y)	DETAIL	BY
01.	26/03/2026	DP SITEPLAN	A.R.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
712 4A ST NW (SOUTH) Calgary, Alberta	NEW HOME	1:200
Lot 5 & 6 Block 28 Plan 1948 P	DATE:	DIVISION NUMBER
	MAR 26, 2026	S 01



BLOCK PLAN SCALE: 1:250				PROJECT NAME AND ADDRESS: 712 4A ST NW (SOUTH) Calgary, Alberta Lot 5 & 6 Block 28 Plan 1948 P		PROJECT: NEW HOME		SCALE: 1: 250	
DATE: MAR 26, 2026				DIVISION: S		NUMBER: 03		NO. DATE (D/M/Y) DETAIL BY 01. 26/03/2026 DP SITEPLAN A.R. 02. 03. 04.	

718

714

712

4A Street N.W.

Those Portions of Lots 1 to 4 Inclusive Lying East of a Line Drawn Parallel With and Perpendicularly Distant 60 Feet(18.29m) East of the Western Boundary Thereof

Those Portions of Lots 1 to 4 Inclusive Lying West of a Line Drawn Parallel With and Perpendicularly Distant 60 Feet(18.29m) East of the Western Boundary Thereof

Memorial Drive N.W.

510

512

Lot 22

Lot 10

The North Half of Lot 8 & All of Lot 9

The South Half of Lot 8 & All of Lot 7

FUTURE DEVELOPMENT (NORTH)

FUTURE DEVELOPMENT (NORTH)

LOT 5 & 6 BLOCK 28 PLAN 1948 P

NEWHOME
 R PEAK = 1055.70
 M.F. = 1046.41
 B.O.F = 1042.89
 EAVES = REFER TO ARCH

Attached Garage

Dwelling
 0.46 Eaves
 Hardie Board Siding
 Roof Peak Elev.=1051.94
 Main Floor Elev.=1046.95

Dwelling
 0.61 Eaves
 Hardie Board Siding
 Roof Peak Elev.=1053.96
 Main Floor Elev.=1046.44

Dwelling
 0.61 Eaves
 Hardie Board Siding
 Roof Peak Elev.=1053.45
 Main Floor Elev.=1046.57

Dwelling
 0.30 Eaves
 Hardie Board Siding
 Roof Peak Elev.=1054.36
 Main Floor Elev.=1046.79

EXISTING RETAINING WALL TO BE REMOVED ON SUBJECT PROPERTY BUT RETAINED ON ADJACENT PROPERTY

*No Permission Meas are Approx.

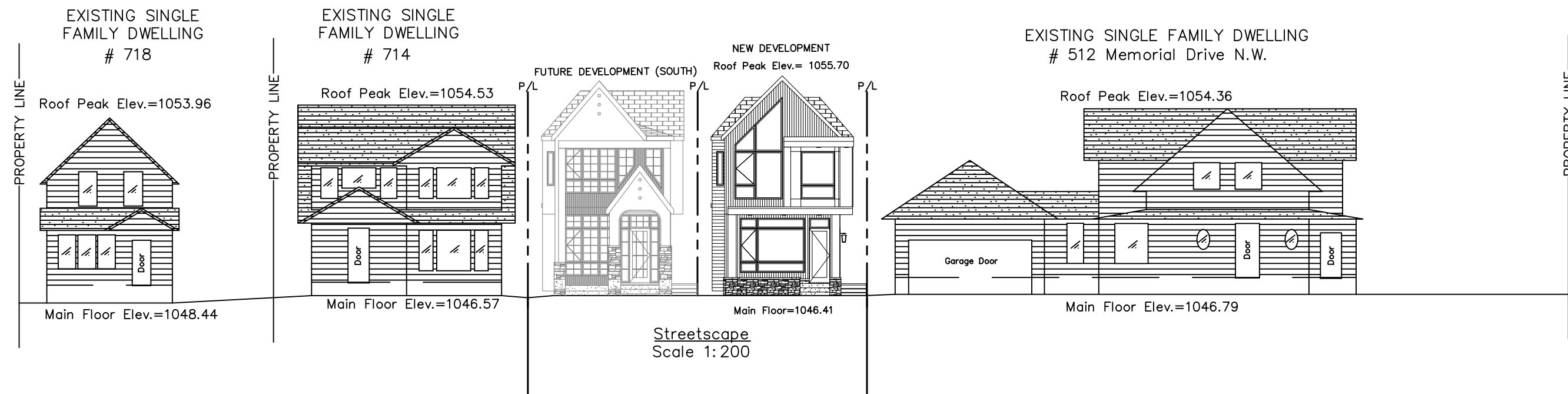
12

13 14 15

Bush

0'03'36" City Sidewalk

4.91 BOC 5.33 LOG



STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

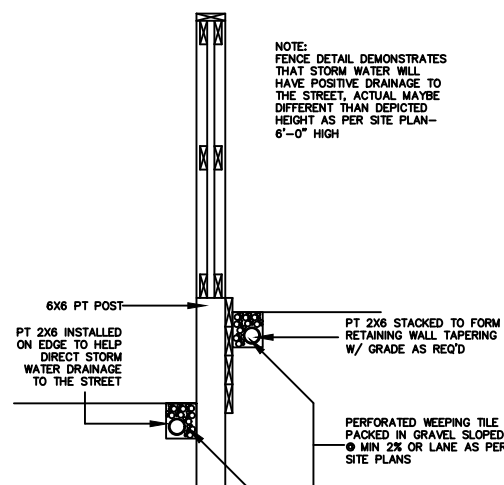
	NEW HOME
GARAGES	400.00 SQ FT
BASEMENT	909.50 SQ FT
MAIN FLOOR	946.17 SQ FT
UPPER FLOOR	1041.17 SQ FT
TOTAL	1987.34 SQ FT

NOTES-

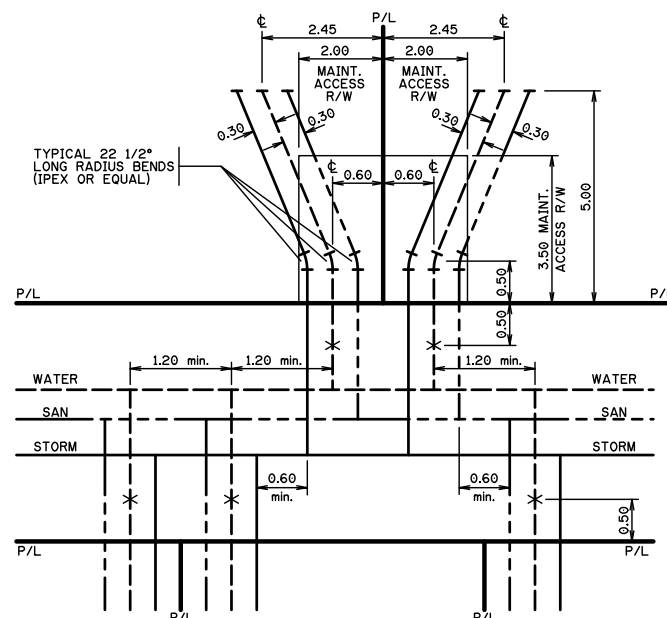
1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
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.

TREE SCHEDULE:

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height	Location	Disposition
1	Deciduous	0.20	2.00	8.00	In Subject Property	To Be Removed
2	Deciduous	0.10	5.00	8.00	In Subject Property	To Be Removed
3	Deciduous	0.10	5.00	8.00	In Subject Property	To Be Removed
4	Deciduous	0.10	5.00	8.00	In Subject Property	To Be Removed
5	Deciduous	0.10	5.00	8.00	In Subject Property	To Be Removed
6	Coniferous	0.30	3.00	10.00	In Subject Property	To Be Removed
7	Treeline	---	---	2.00	In Subject Property	To Be Removed
8	Deciduous	0.40	6.00	9.00	In Subject Property	To Be Removed
9	Deciduous	0.30	5.00	8.00	In Subject Property	To Be Removed
10	Deciduous	0.35	3.00	8.00	In Subject Property	To Be Removed
11	Treeline	---	---	2.00	On Property Line	To Be Removed
12	Deciduous	0.30	6.00	10.00	In City Property	To Stay
13	Deciduous	0.15	8.00	10.00	In City Property	To Be Removed
14	Deciduous	0.15	8.00	10.00	In City Property	To Be Removed
15	Deciduous	0.15	8.00	10.00	In City Property	To Be Removed



FENCE SECTION DETAIL
SCALE: NTS



TRENCH DETAIL
SCALE: 1:200

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03.			
04.			

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712 4A ST NW (SOUTH) Calgary, Alberta Lot 5 & 6 Block 28 Plan 1948 P	NEW HOME	AS SHOWN
	DATE:	DIVISION NUMBER
	MAR 26, 2026	S 02



LIST OF DRAWINGS

A-0.0	Cover Page
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 & Rear Elevations
A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevation 1
A-4.2	Garage Elevation 2
A-4.3	Garage Section



PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
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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: 2026-03-27 3:35:52 PM

PROJECT NAME:

712 4A ST NW (SOUTH)
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

150-26

SCALE:

AS SHOWN

SHEET:

A-0.0

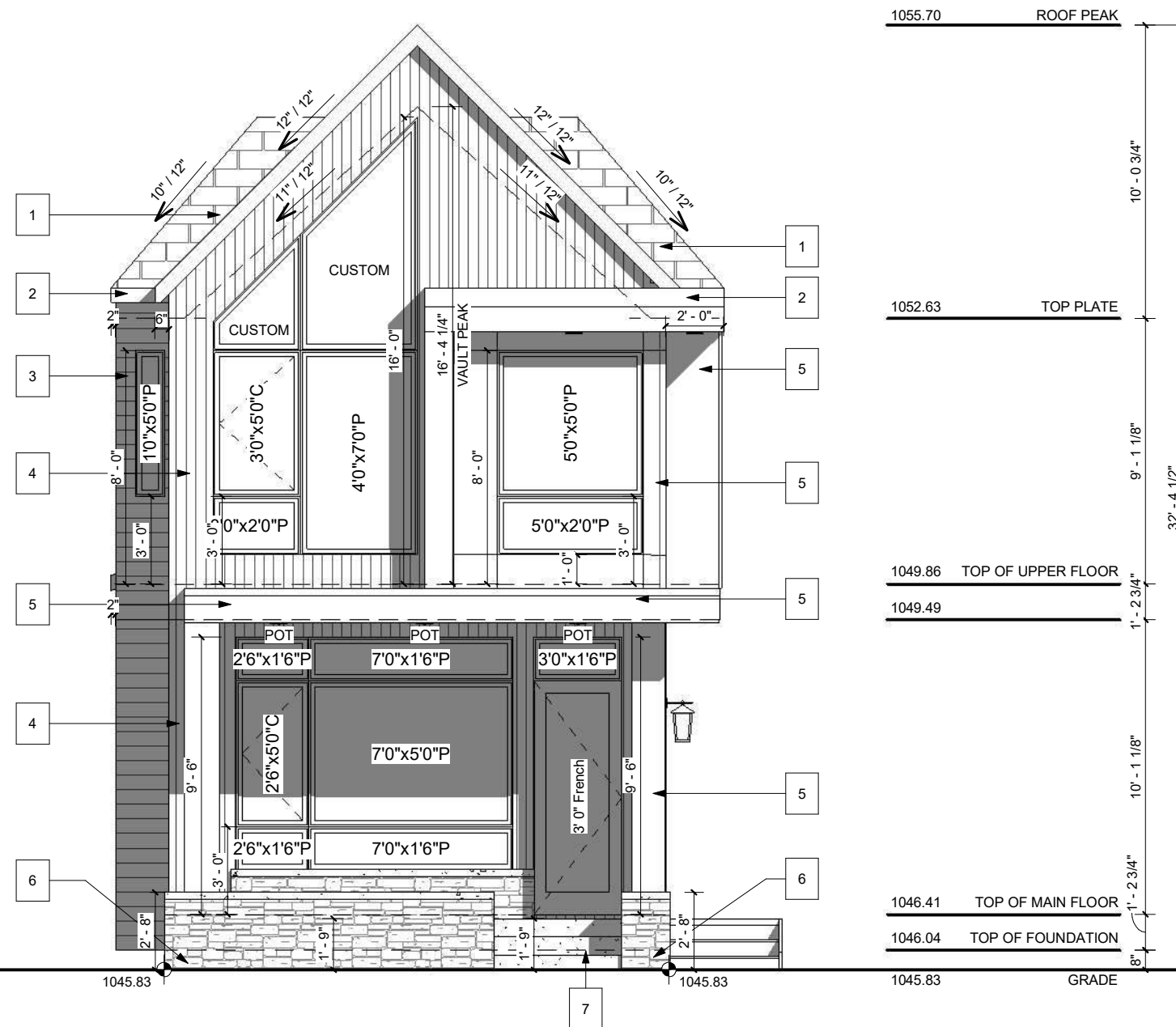
FLOOR AREA

BASEMENT	= 909.50 SQ. FT.
MAIN	= 946.17 SQ. FT.
UPPER	= 1041.17 SQ. FT.
TOTAL	= 1987.34 SQ. FT.

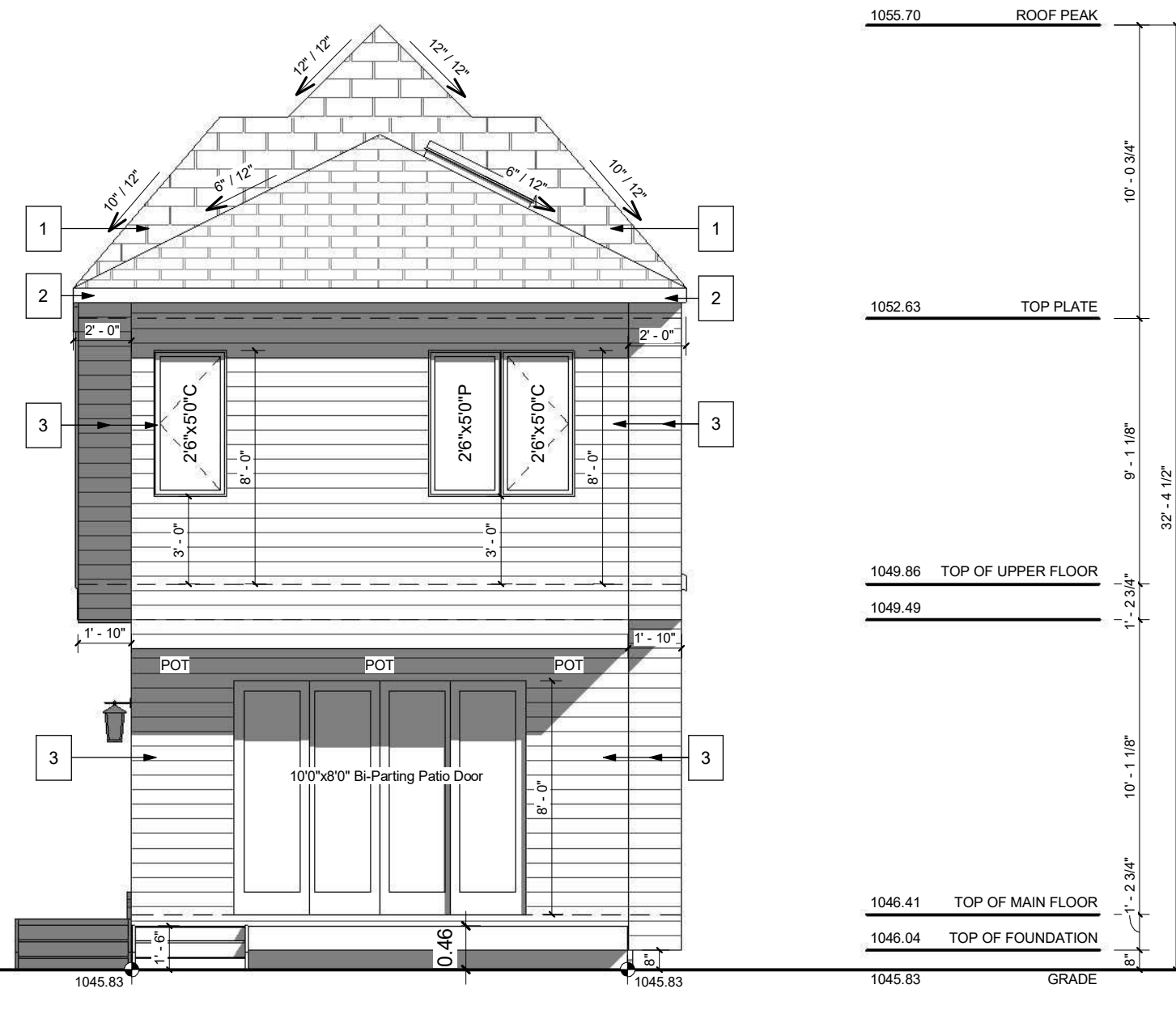
EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------------|
| 1 ASPHALT SHINGLE | 4 VERTICAL HARDIE FINISH - BLACK | 7 CAST-IN-PLACE CONCRETE |
| 2 8" ALUMINUM FASCIA | 5 SMART BOARD & BATTEN - BLACK | 8 CONCRETE PARGING |
| 3 HARDIE FINISH - BLACK | 6 STONE - GRAY | |

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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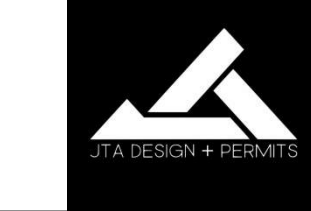
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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES: X

PRINTED: 2026-03-27 3:35:56 PM



PROJECT NAME: 712 4A ST NW (SOUTH) CALGARY, ALBERTA

DESIGNER: JT JOB #: 150-26

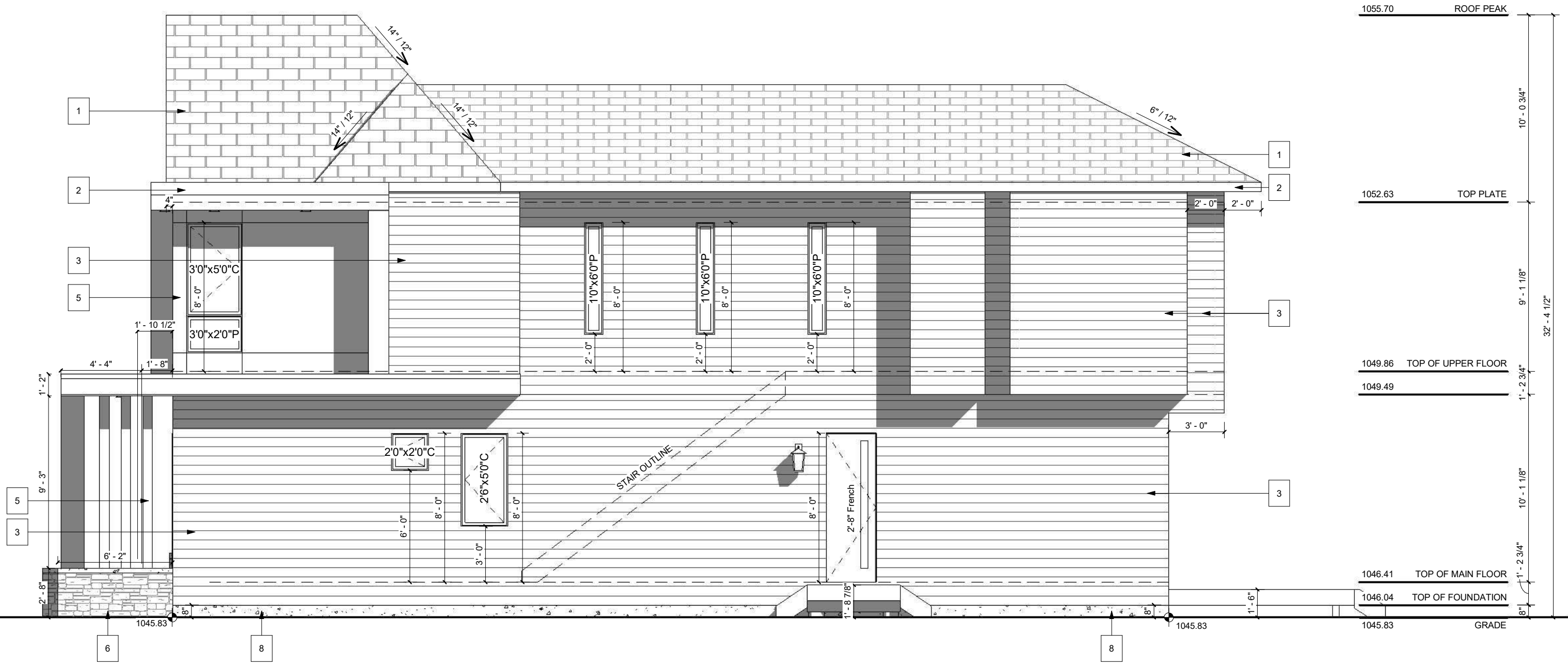
SCALE: AS SHOWN SHEET: A-2.0

EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------------|
| 1 ASPHALT SHINGLE | 4 VERTICAL HARDIE FINISH - BLACK | 7 CAST-IN-PLACE CONCRETE |
| 2 8" ALUMINUM FASCIA | 5 SMART BOARD & BATTEN - BLACK | 8 CONCRETE PARGING |
| 3 HARDIE FINISH - BLACK | 6 STONE - GRAY | |

WINDOW CALCULATION
 WALL AREA = 1241.31 SQ. FT.
 WINDOW AREA = 76.81 SQ. FT.
 TOTAL: 76.81/1241.31 = 6.19%

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
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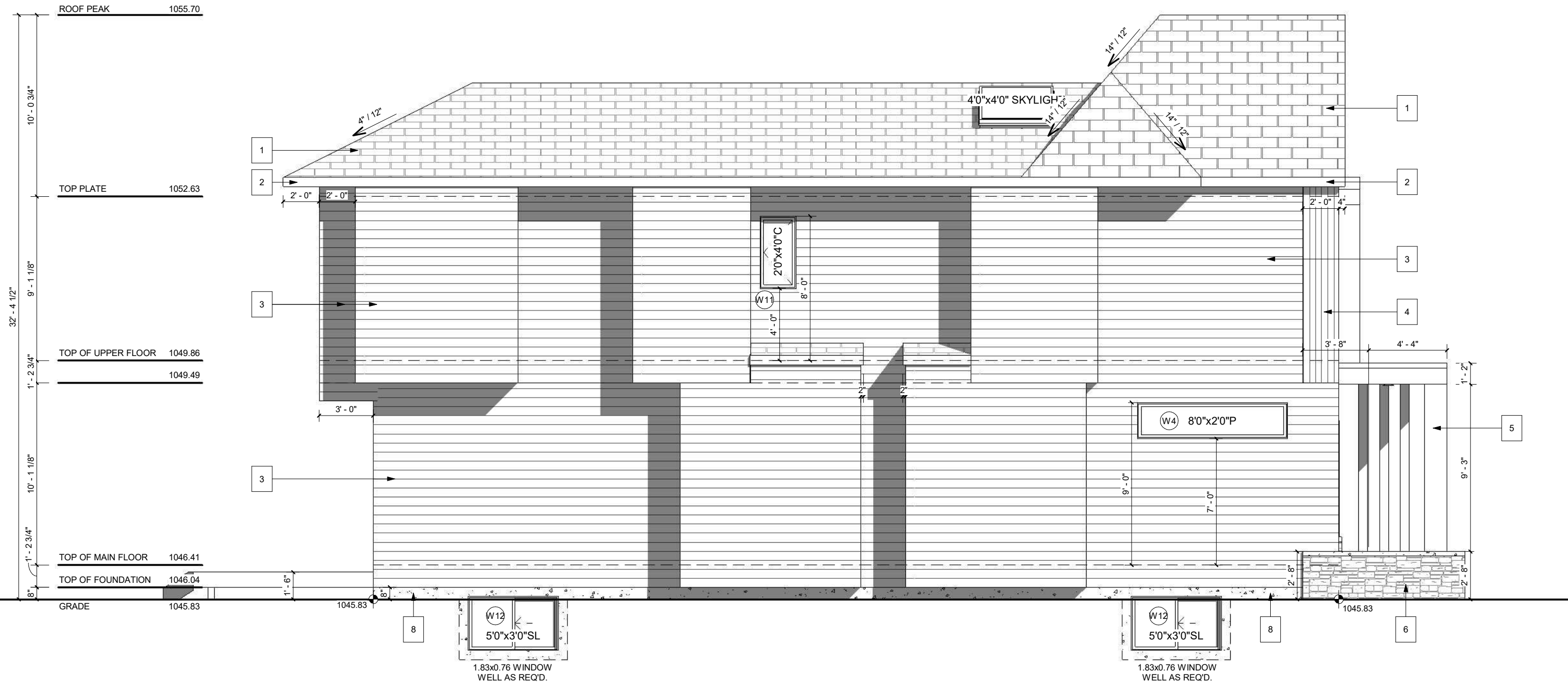
PROJECT NAME:
 712 4A ST NW (SOUTH)
 CALGARY, ALBERTA
 DESIGNER: JT JOB #: 150-26
 SCALE: AS SHOWN SHEET: A-2.1

EXTERIOR FINISHES:

- | | | |
|-------------------------|----------------------------------|--------------------------|
| 1 ASPHALT SHINGLE | 4 VERTICAL HARDIE FINISH - BLACK | 7 CAST-IN-PLACE CONCRETE |
| 2 8" ALUMINUM FASCIA | 5 SMART BOARD & BATTEN - BLACK | 8 CONCRETE PARGING |
| 3 HARDIE FINISH - BLACK | 6 STONE - GRAY | |

WINDOW CALCULATION
 WALL AREA = 1259.51 SQ. FT.
 WINDOW AREA = 26.04 SQ. FT.
 TOTAL: 26.04/1259.51 = 2.10%

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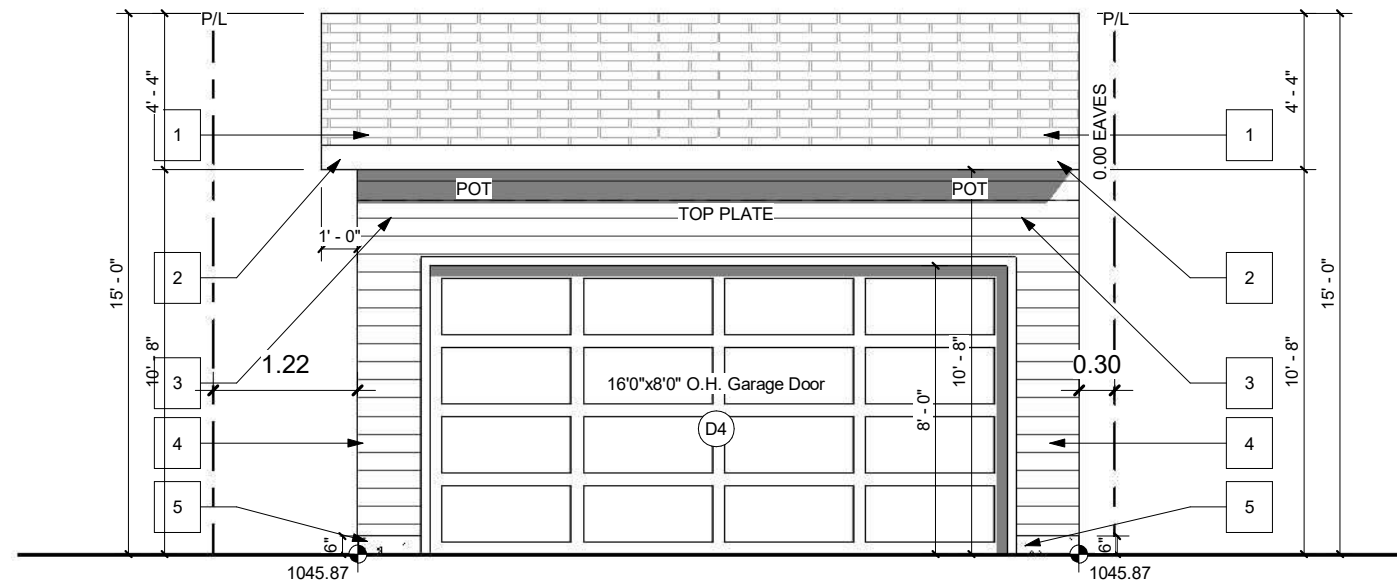


LEFT ELEVATION
 SCALE: 3/16" = 1'-0"

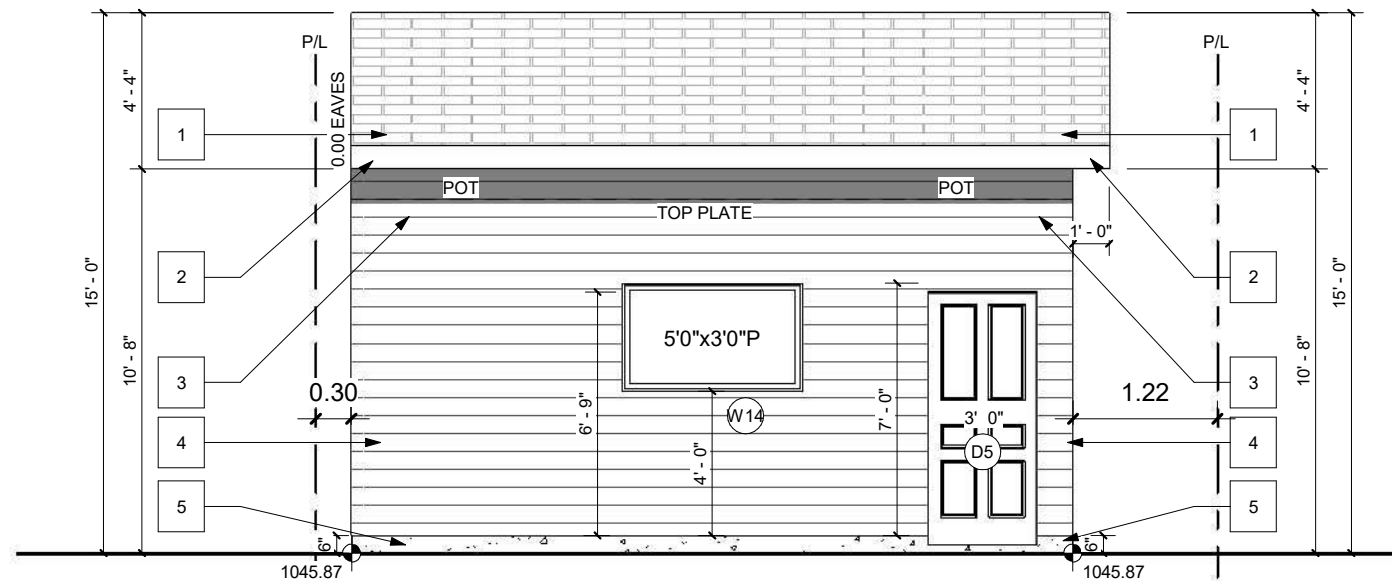
PROJECT NOTES: B.O.F. 1042.89	DO NOT SCALE DRAWINGS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION. JOHN TRINH & ASSOCIATES INC. 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: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE(D/M/Y)</th> <th>DETAIL</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>26/03/2026</td> <td>DP PLANS</td> <td>A.R.</td> </tr> <tr> <td>02.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>03.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>04.</td> <td>--</td> <td>--</td> <td>--</td> </tr> <tr> <td>05.</td> <td>--</td> <td>--</td> <td>--</td> </tr> </tbody> </table>	NO.	DATE(D/M/Y)	DETAIL	BY	01.	26/03/2026	DP PLANS	A.R.	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		PROJECT NAME: 712 4A ST NW (SOUTH) CALGARY, ALBERTA
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STATUS: -	SIGNATURES: X	PRINTED: 2026-03-27 3:35:57 PM	DESIGNER: JT JOB #: 150-26																											
						SCALE: AS SHOWN SHEET: A-2.2																								

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SOFFIT
- 4 HARDIE FINISH
- 5 CONC. PARGING



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



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



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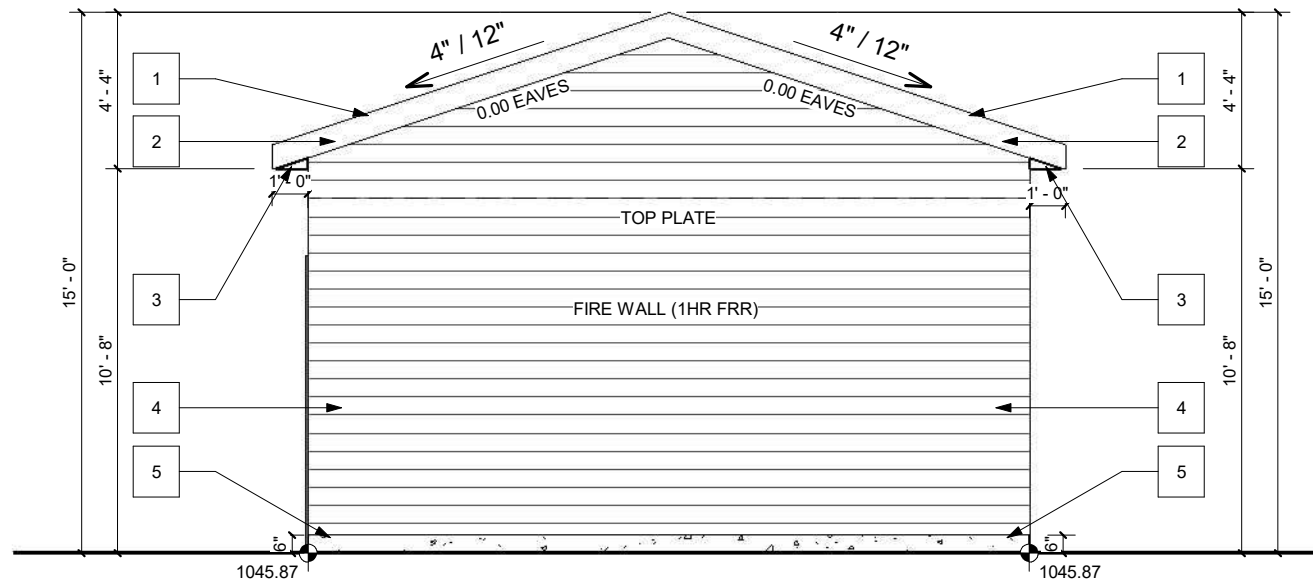
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CALGARY, ALBERTA

DESIGNER: JT JOB #: 150-26

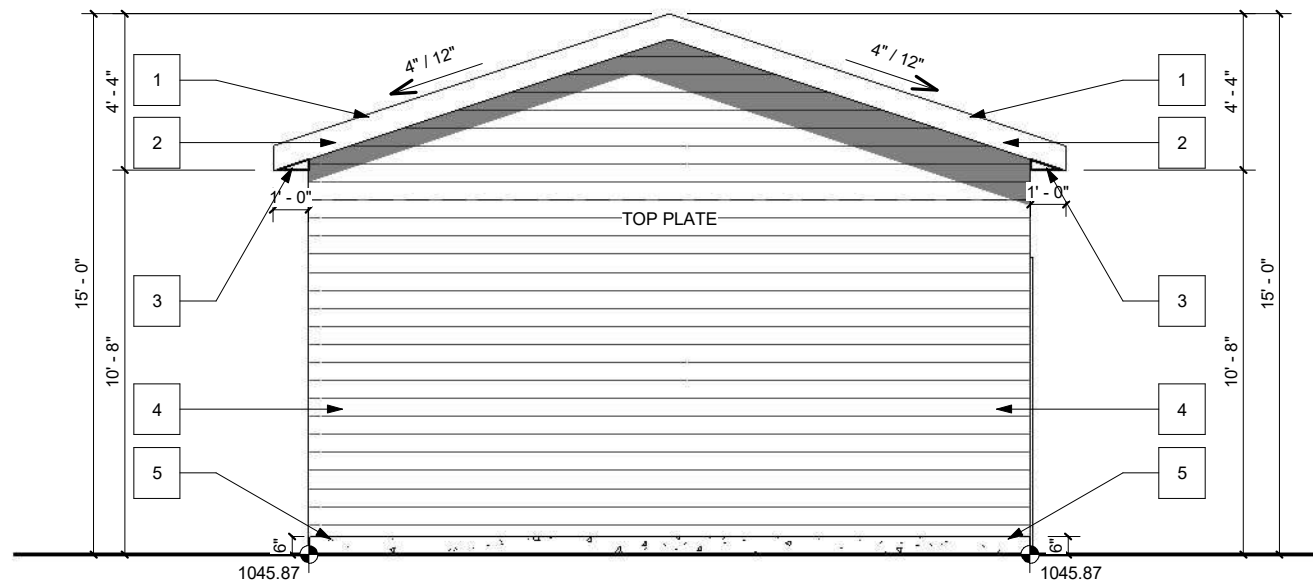
SCALE: AS SHOWN SHEET: A-4.1

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMINUM FASCIA
- 3 ALUMINUM SOFFIT
- 4 HARDIE FINISH
- 5 CONC. PARGING



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



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



PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	26/03/26	DP PLANS	A.R.
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: 2026-03-27 3:35:57 PM

PROJECT NAME:
712 4A ST NW (SOUTH)
CALGARY, ALBERTA

DESIGNER: JT JOB #: 150-26

SCALE: AS SHOWN SHEET: A-4.2