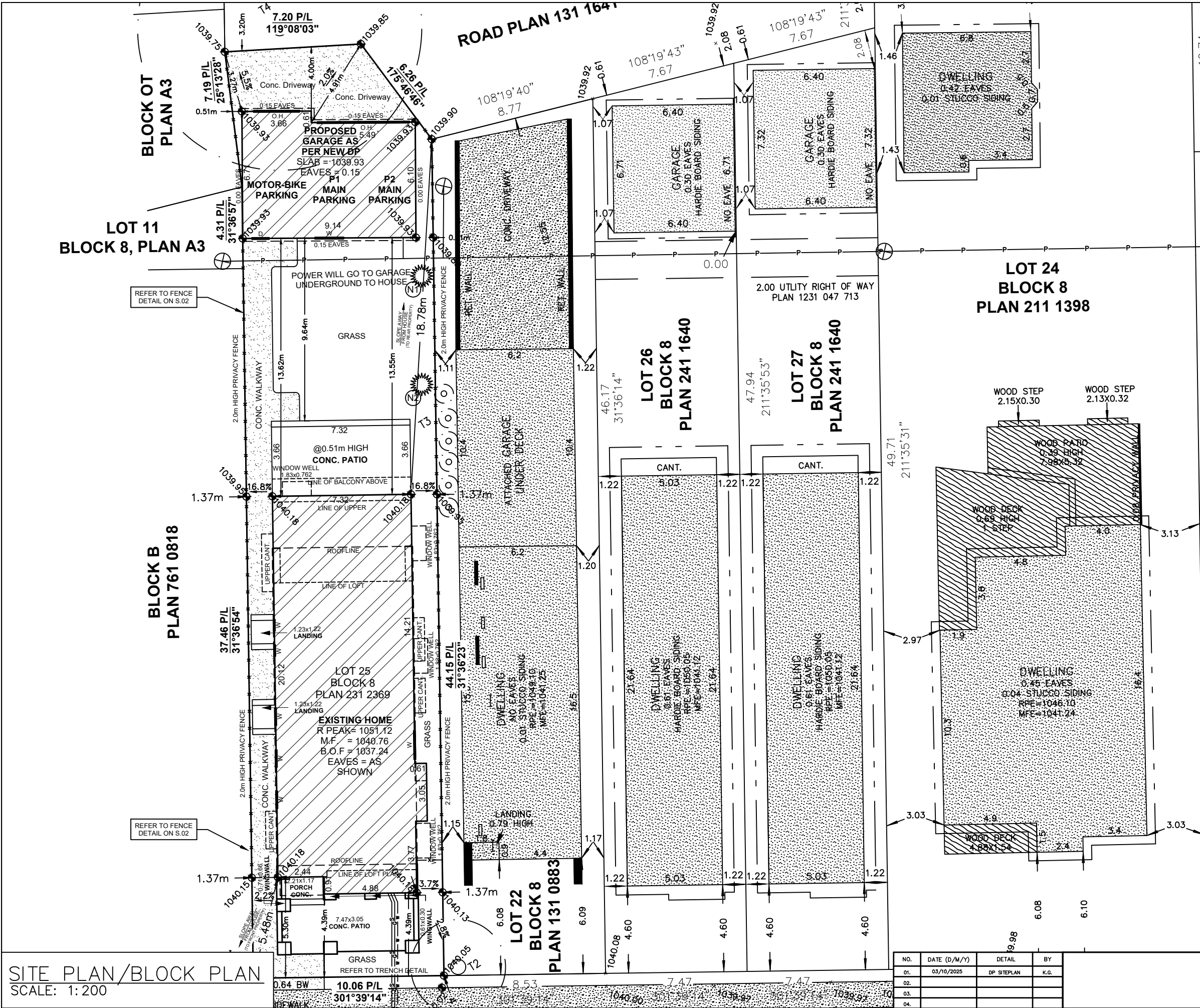




SITE PLAN

ELEVATIONS ARE SHOWN THUS: $\square$ = 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 25
Block 8
Plan 231 2369

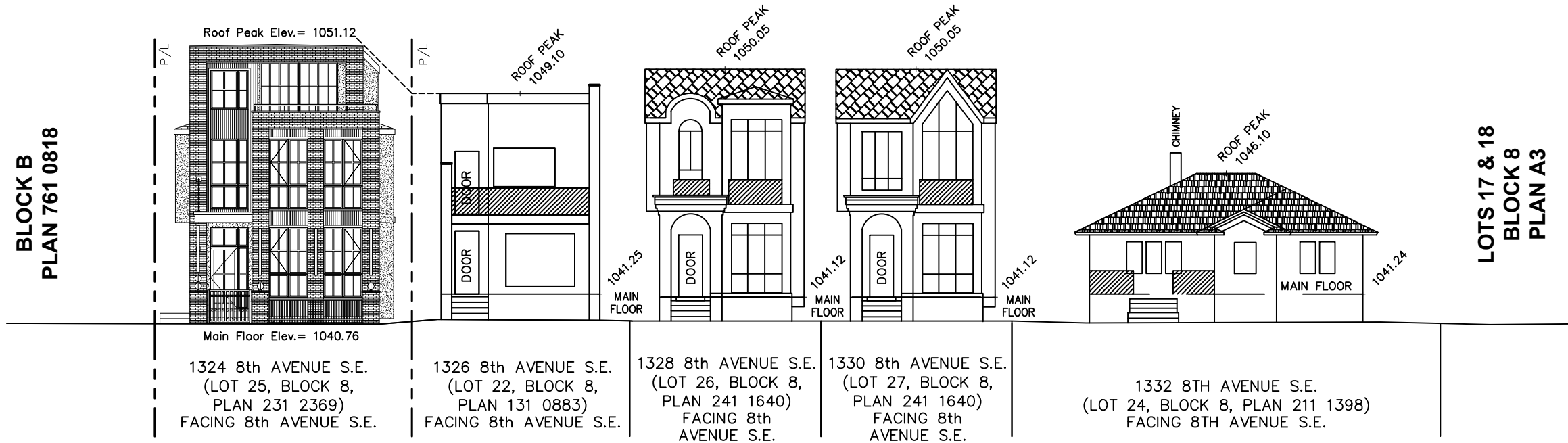
MUNICIPAL ADDRESS:
1324 8th Ave. S.E.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 487.876 SQ M
HOUSE SIZE: 153.476 SQ M
GARAGE: 57.971 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 1.858 SQ M
WING WALL: 1.058 SQ M
= 212.505/487.876
= 43.6%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	03/10/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
1324 8th Ave. S.E. Calgary, Alberta	SINGLE DETACHED	1: 200
Lot 25 Block 8 Plan 231 2369	DATE: Oct. 03, 2025	DIVISION NUMBER: S 01

SITE PLAN/BLOCK PLAN
SCALE: 1: 200



SOUTH WEST STREETScape

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	---	1.5	1.2	In City Property	To Stay
T2	Coniferous	0.80	5.0	12.0	In Asdjacent Property	To Stay
T3	Tree Line	0.30	1.0	10.0	In Asdjacent Property	To Stay
T4	Deciduous	0.80	8.0	15.0	In City Property	To Stay

NEW TREE SCHEDULE:

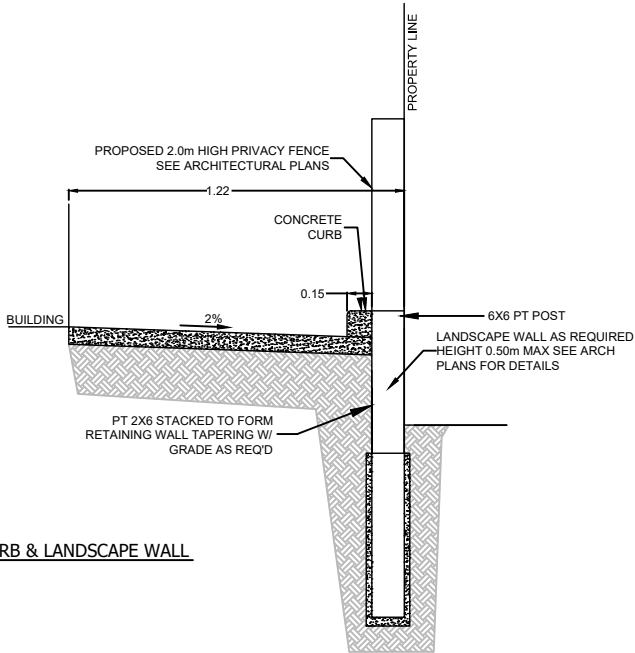
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
N1	Blue Spruce	0.06	0.75	3.00	In Subject Property	New
N2	Blue Spruce	0.06	0.75	3.00	In Subject Property	New

 ----- denotes Coniferous Tree

SINGLE DETACHED SQFT.

	UNIT #1
GARAGE	684.00 SQ FT
BASEMENT	1656.00 SQ FT
MAIN FLOOR	1668.00 SQ FT
UPPER FLOOR	1634.00 SQ FT
LOFT FLOOR	1208.50 SQ FT
TOTAL AREA	4510.50 SQ FT

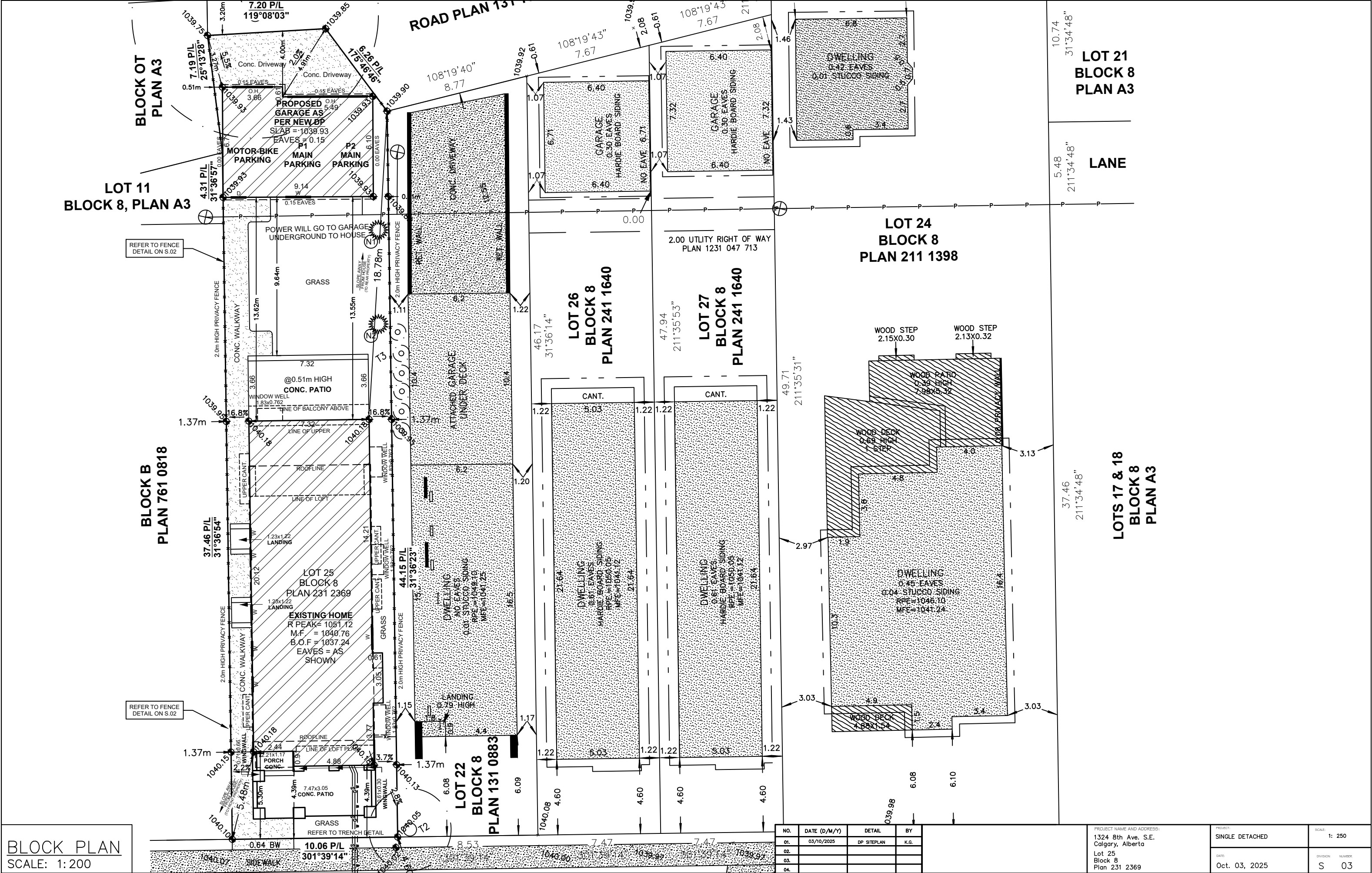
USE ON SITE ONLY WHERE APPLICABLE
CONTRACTOR TO ENSURE DRAINAGE IS
CONTAINED ONSITE



(A) CONCRETE CURB & LANDSCAPE WALL
Scale: NTS

FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	03/10/2025	DP SITEPLAN	K.G.	1324 8th Ave. S.E. Calgary, Alberta	SINGLE DETACHED	AS SHOWN
02.				Lot 25 Block 8 Plan 231 2369	DATE:	DIVISION NUMBER
03.					Oct. 03, 2025	S 02
04.						



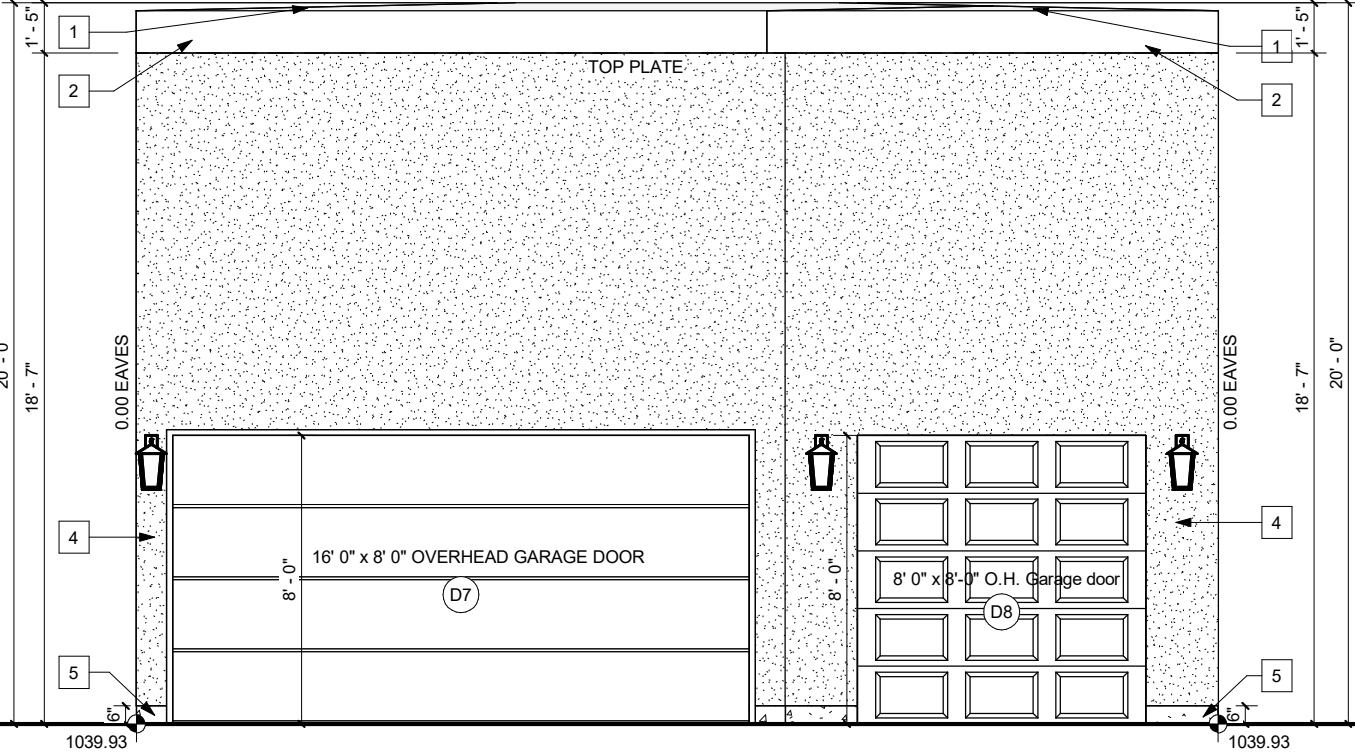
BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	03/10/2025	DP SITEPLAN	K.G.
02.			
03.			
04.			

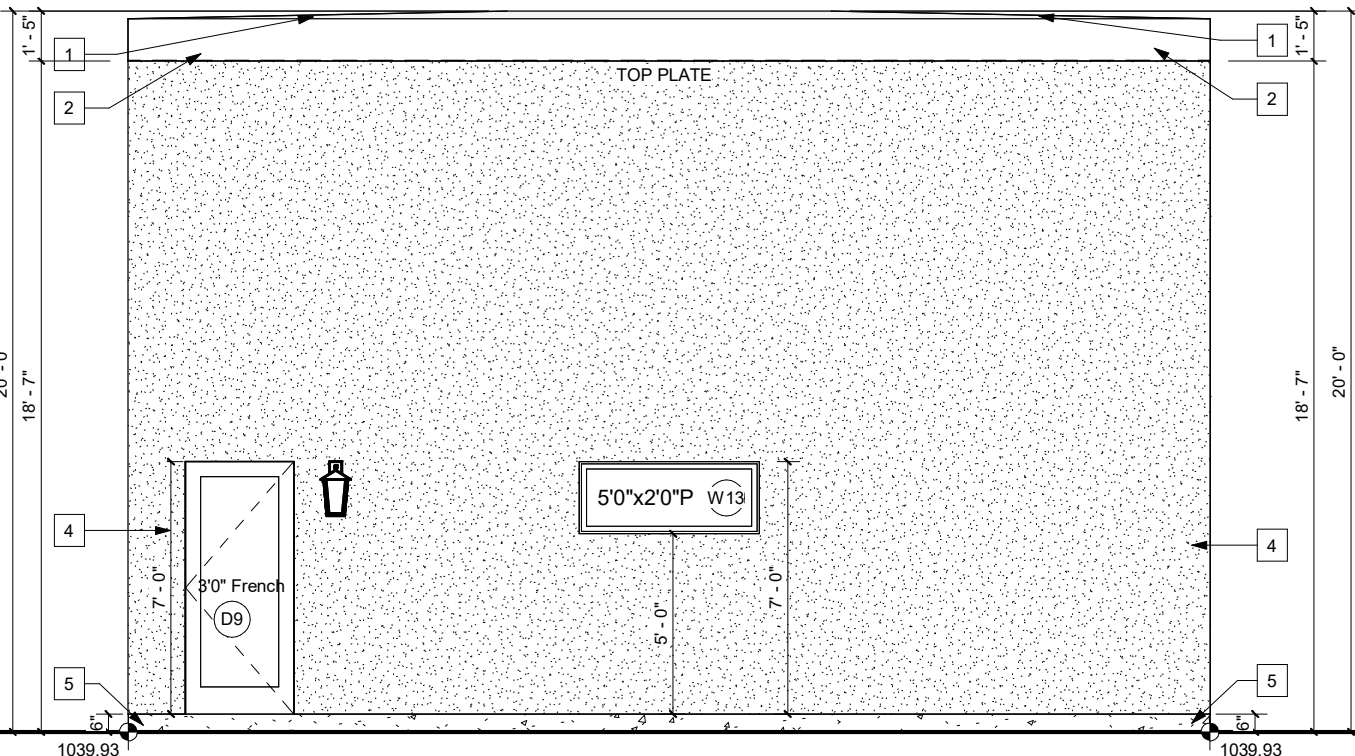
PROJECT NAME AND ADDRESS: 1324 8th Ave. S.E. Calgary, Alberta		PROJECT: SINGLE DETACHED	SCALE: 1: 250	
Lot 25 Block 8 Plan 231 2369		DATE: Oct. 03, 2025	DIVISION S	NUMBER 03

EXTERIOR FINISHES:

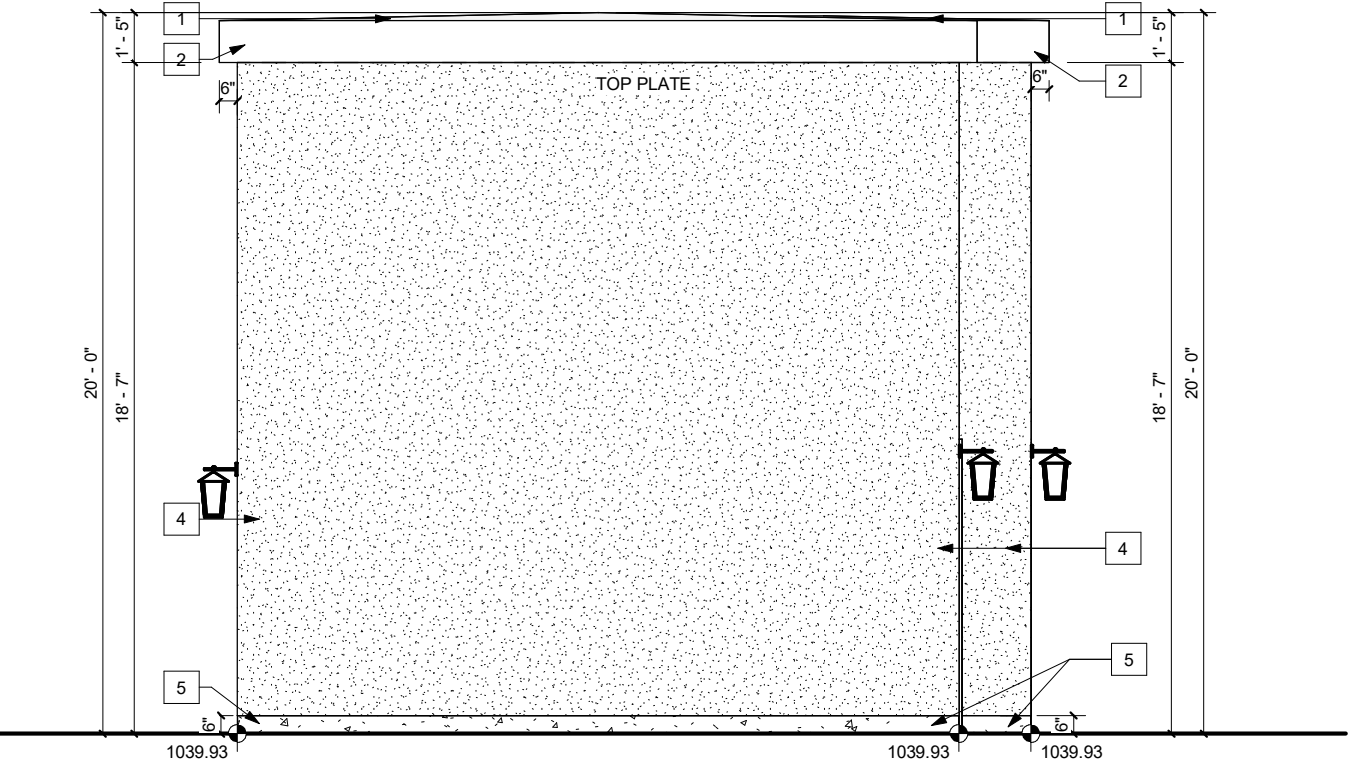
- 1TORCH ON ROOF
- 28" ALUMNIMUM FASCIA
- 3ALUMINUM EAVE'S
- 4STUCCO FINISH
- 5CONC. PARGING



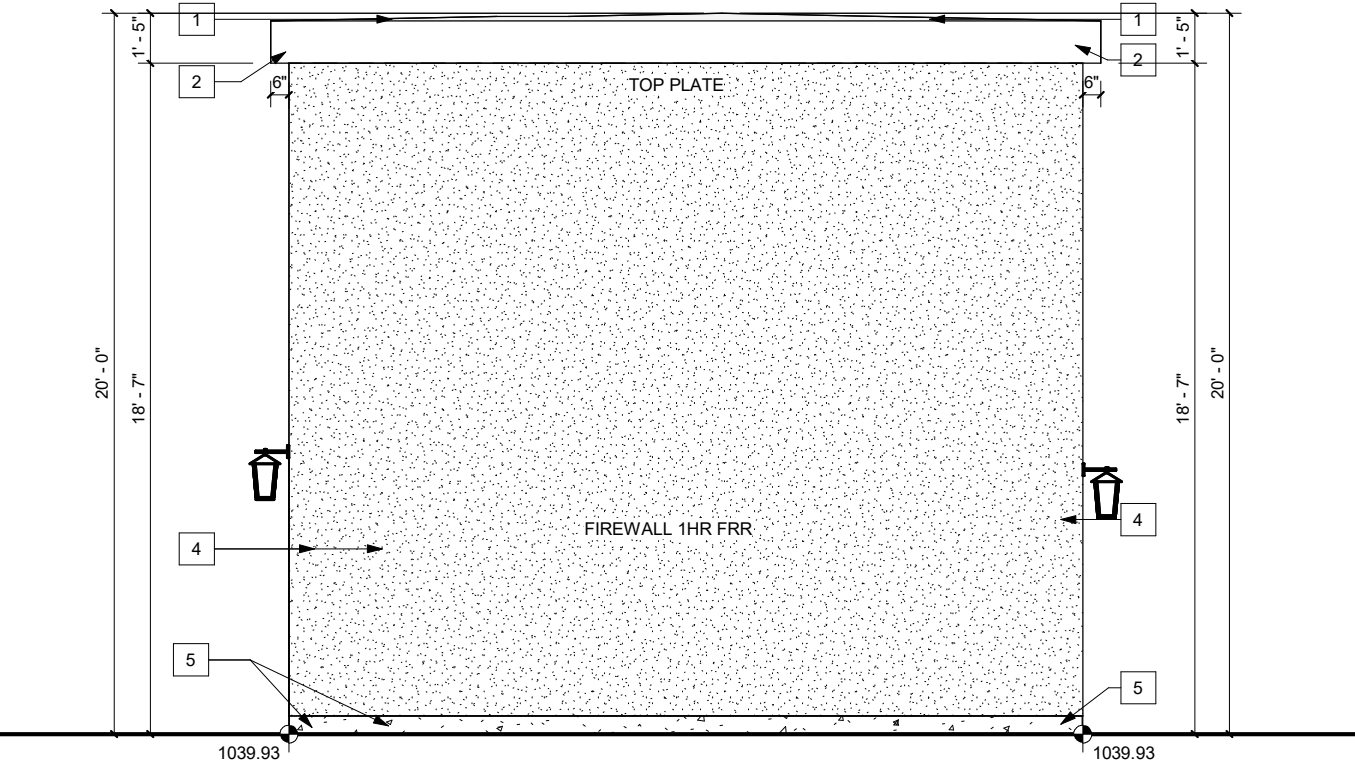
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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.
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.	03/10/2025	DP PLANS	K.G.
02.	28/01/2026	BP PLANS	M.C.
03.	--	--	--
04.	--	--	--
05.	--	--	--



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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: BP

SIGNATURES
X _____

PRINTED 2026-05-22 1:50:20 PM

PROJECT
NAME:
1324 8th Ave S.E.
CALGARY, ALBERTA

DESIGNER
JT

JOB #:
347 - 25

SCALE
AS SHOWN

SHEET
A-4.1