



LIST OF DRAWINGS	
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A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

FLOOR AREA	
BASEMENT	= 1157.71 SQ. FT.
ATTACHED GARAGE	= 839.38 SQ. FT.
MAIN FLOOR	= 1715.00 SQ. FT.
UPPER FLOOR	= 1803.50 SQ. FT.
TOTAL	= 3515.50 SQ. FT.

GENERAL 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.			
NO.	DATE(D/M/Y)	DETAIL	BY
01.	26/06/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--



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MUNICIPAL ADDRESS: 2304 Juniper Road NW CALGARY, ALBERTA PROJECT: NEW HOME STATUS: DP LEGAL LAND DISCRIPTION: LOT: 18 BLOCK: 23 PLAN: 4683 GP		PROJECT NUMBER: 246-26 DESIGN BY: JT DRAWN BY: JT LAST REVISION BY: * LAST REVISION DATE: * SCALE: *	DRAWING SET: Cover Page SHEET NAME: Cover Page PAGE: A-0.0
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EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

6" ALUMINUM FASCIA
- 3

STUCCO FINISH - BLACK
- 4

BRICK AS SPEC'D - RED
- 5

STONE AS SPEC'D - BEIGE
- 6

CONCRETE PARGING
- 7

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)

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

6" ALUMINUM FASCIA
- 3

STUCCO FINISH - BLACK
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BRICK AS SPEC'D - RED
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STONE AS SPEC'D - BEIGE
- 6

CONCRETE PARGING
- 7

CAST-IN-PLACE CONCRETE

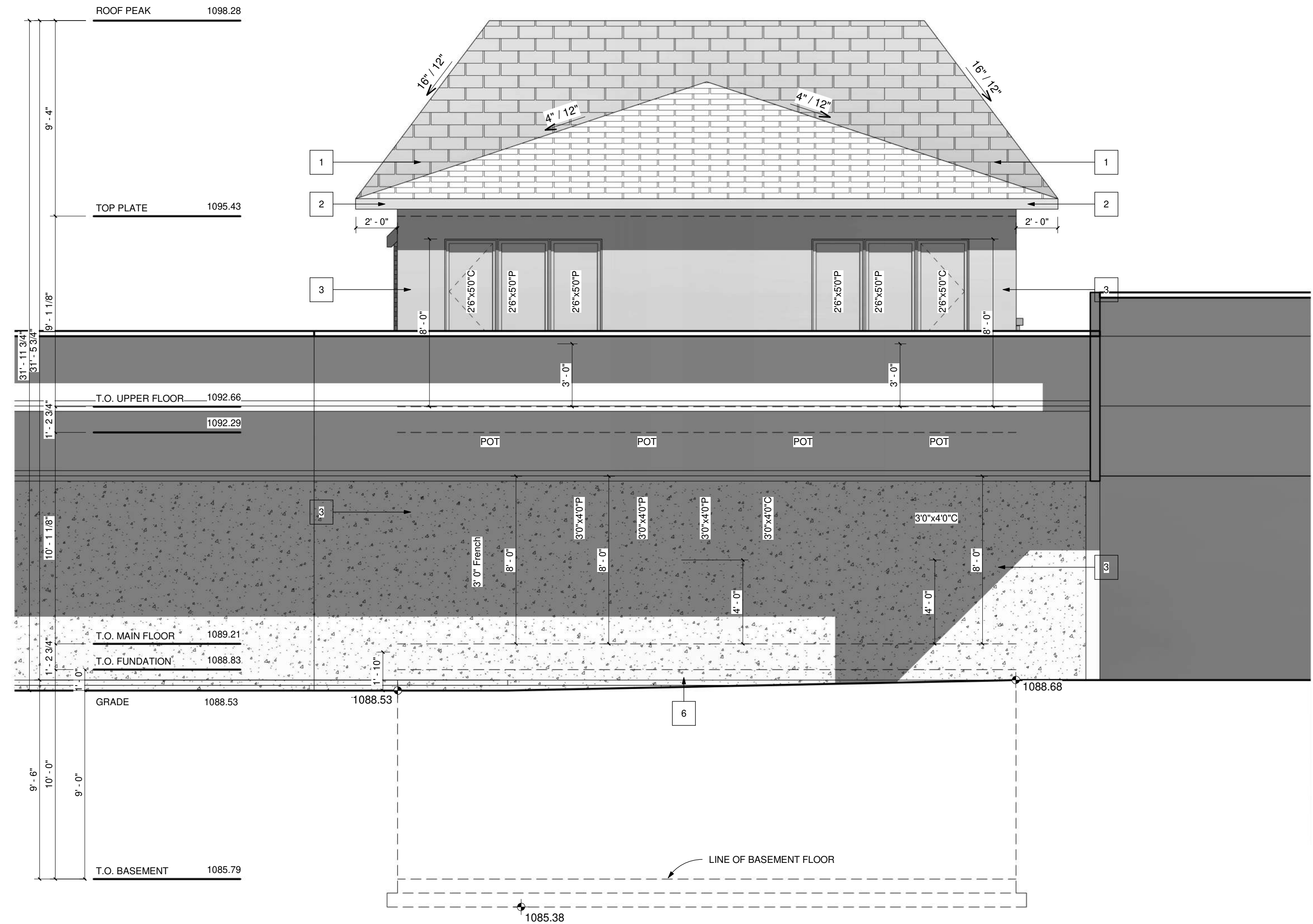
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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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03.	-	-	-
04.	-	-	-

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ROUGH-IN NEEDS TO BE CONFIRMED BY
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RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:
2304 Juniper Road NW
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
DP

LEGAL LAND DISCRPTION:
LOT: 18 BLOCK: 23 PLAN: 4683 GP

PROJECT NUMBER: 246-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET:
SHEET NAME:
Front & Rear Elevation

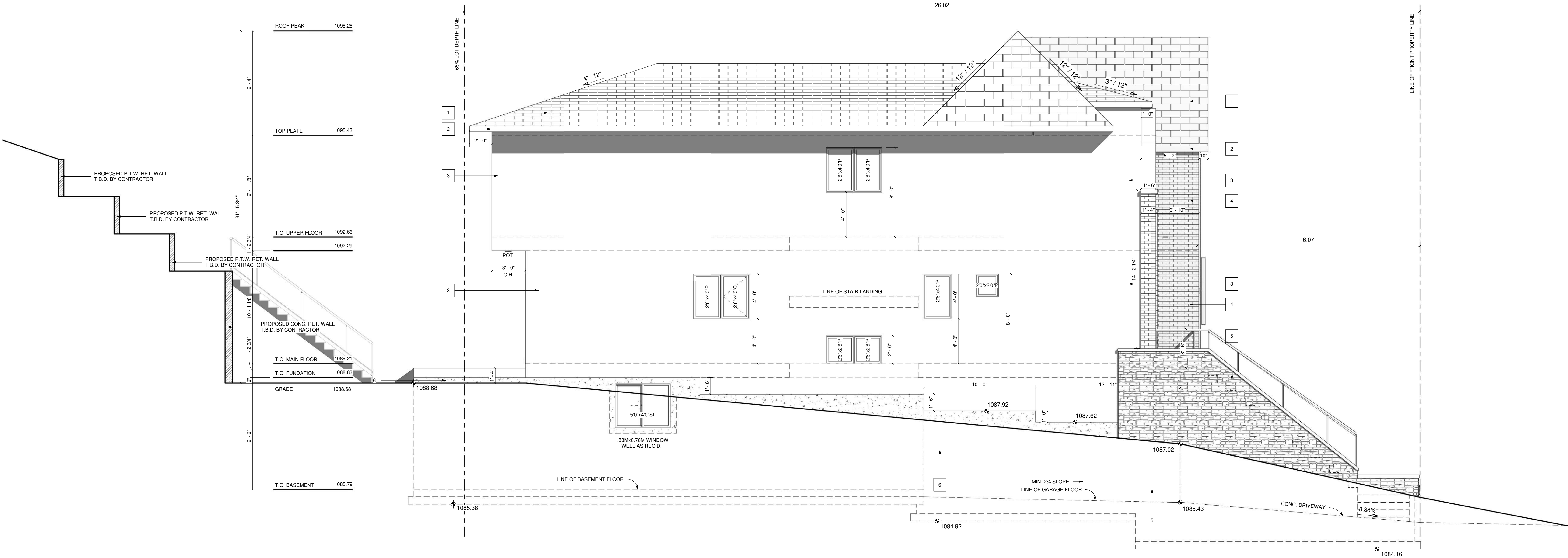
A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	5	STONE AS SPEC'D - BEIGE
2	6" ALUMINUM FASCIA	6	CONCRETE PARGING
3	STUCCO FINISH - BLACK	7	CAST-IN-PLACE CONCRETE
4	BRICK AS SPEC'D - RED		

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)

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE
WALL AREA = 1452.17 SQ. FT.
WINDOW AREA = 74.90 SQ. FT.
TOTAL: 74.90 / 1452.17 = 5.16%



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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MUNICIPAL ADDRESS:
2304 Juniper Road NW
CALGARY, ALBERTA
PROJECT:
NEW HOME

STATUS:
DP

LEGAL LAND DISCRPTION:
LOT: **18** BLOCK: **23** PLAN: **4683 GP**

PROJECT NUMBER: 246-26
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *

DRAWING SET:
SHEET NAME:
Left Elevation

SCALE: 1/4" = 1'-0"
PAGE: **A-2.1**

1	ASPHALT SHINGLE	5	STONE AS SPEC'D - BEIGE
2	6" ALUMINUM FASCIA	6	CONCRETE PAVING
3	STUCCO FINISH - BLACK	7	CAST-IN-PLACE CONCRETE
4	BRICK AS SPEC'D - RED		

WINDOW CALCULATION :
@ 1.22m LIMITING DISTANCE

WALL AREA = 1679.65 SQ. FT.
WINDOW AREA = 52.10 SQ. FT.
TOTAL: $52.10 / 1679.65 = 3.10\%$



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NO.	DATE(D/M/Y)	DETAIL	BY
01.	26/06/2026	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--

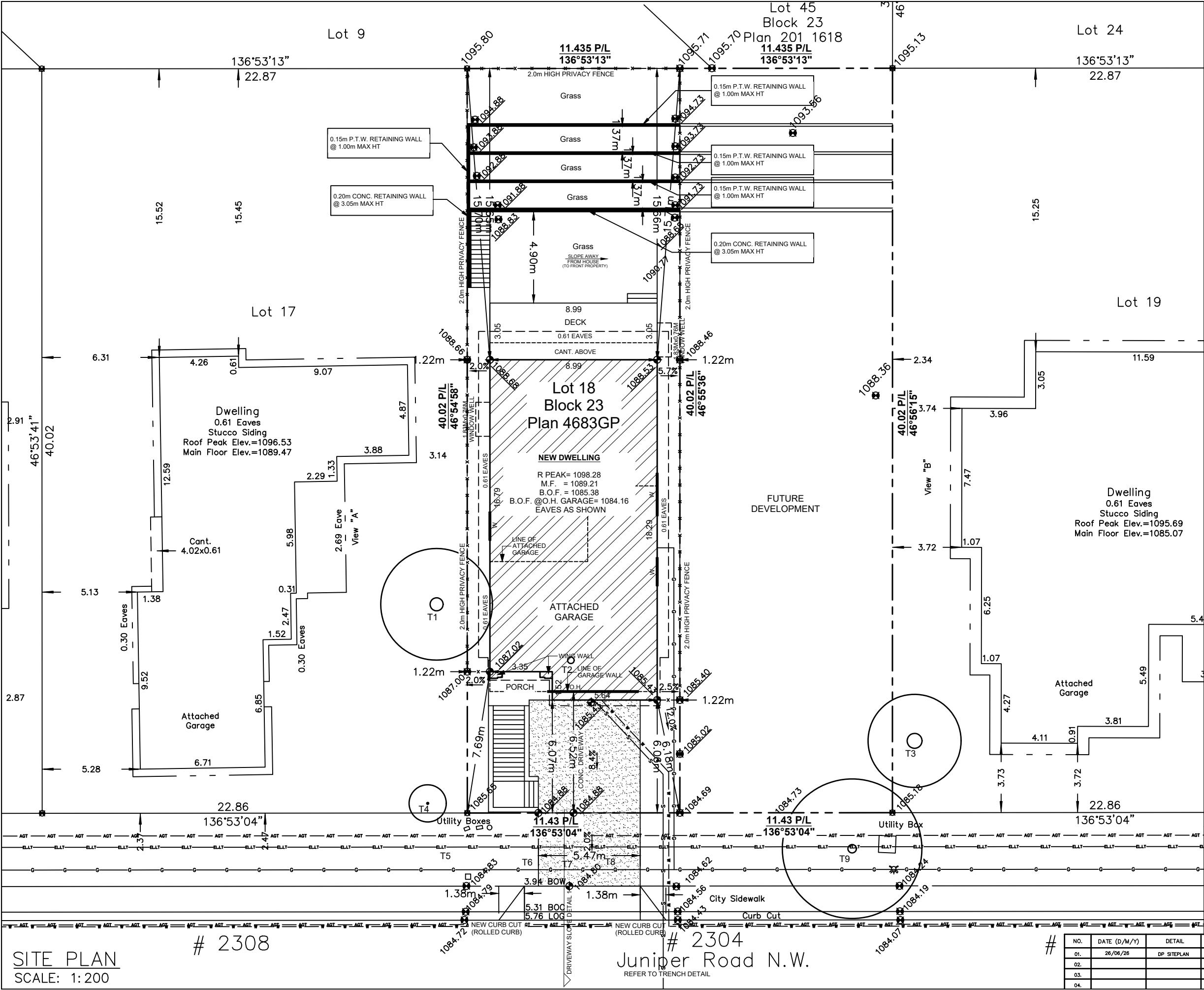


3
MUNICIPAL ADDRESS:
2304 Juniper Road NW
CALGARY, ALBERTA
PROJECT:
NEW HOME
STATUS:
DP
LEGAL LAND DISCRPTION:
LOT: BLOCK: PLAN:
18 23 4683 C

DRAWING SET:

SHEET NAME:
Right Elevation

A-2.2



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: = 1000.00 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
- 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 18
Block 23
Plan 4683 GP

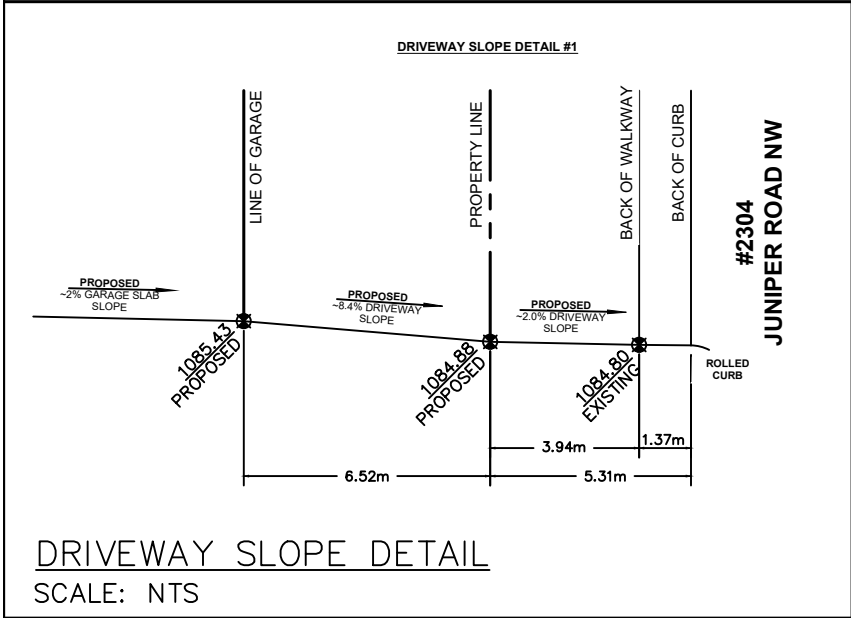
MUNICIPAL ADDRESS:
2304 - JUNIPER ROAD N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 457,288 SQ M
HOUSE: 164,637 SQ M
COVERED PORCH: 0,000 SQ M
CANT: 0,000 SQ M
WING WALL: 0,444 SQ M
TOTAL: 165,081/457,288
= 36.10%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	26/06/26	DP SITEPLAN	D.L.	2304 JUNIPER ROAD NW Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lot 18 Block 23 Plan 4683 GP	DATE: JUN 26, 2026	DIVISION NUMBER: S 01
03.						
04.						

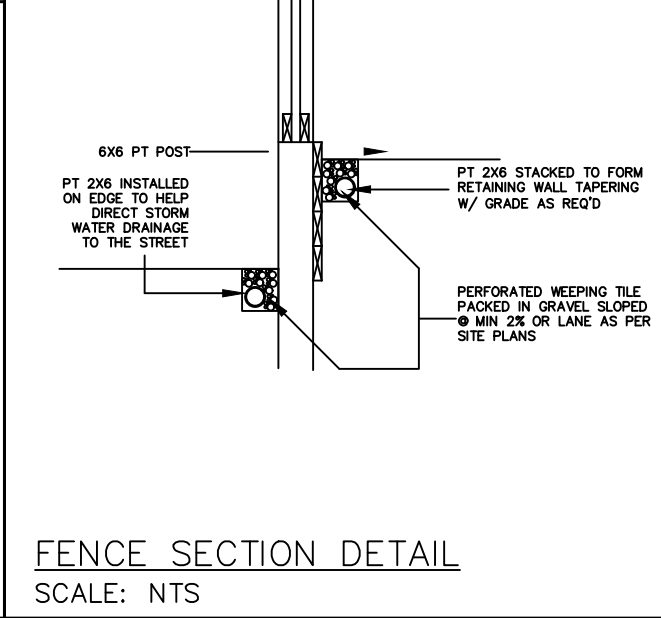
TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Disposition
T1	Coniferous	0.70	6.00	10.0	In Adjacent Property	To Stay
T2	Deciduous	0.35	5.00	5.00	In Subject Property	To be Removed
T3	Coniferous	0.80	5.00	10.0	In Adjacent Property	To Stay
T4	Deciduous	0.10	2.0	2.50	In Adjacent Property	To Stay
T5	Bush	—	1.00	1.20	In City Property	To be Removed
T6	Bush	—	0.70	1.40	In City Property	To be Removed
T7	Bush	—	1.40	1.00	In City Property	To be Removed
T8	Bush	—	1.60	1.40	In City Property	To be Removed
T9	Deciduous	0.45	7.50	9.00	In City Property	To Stay

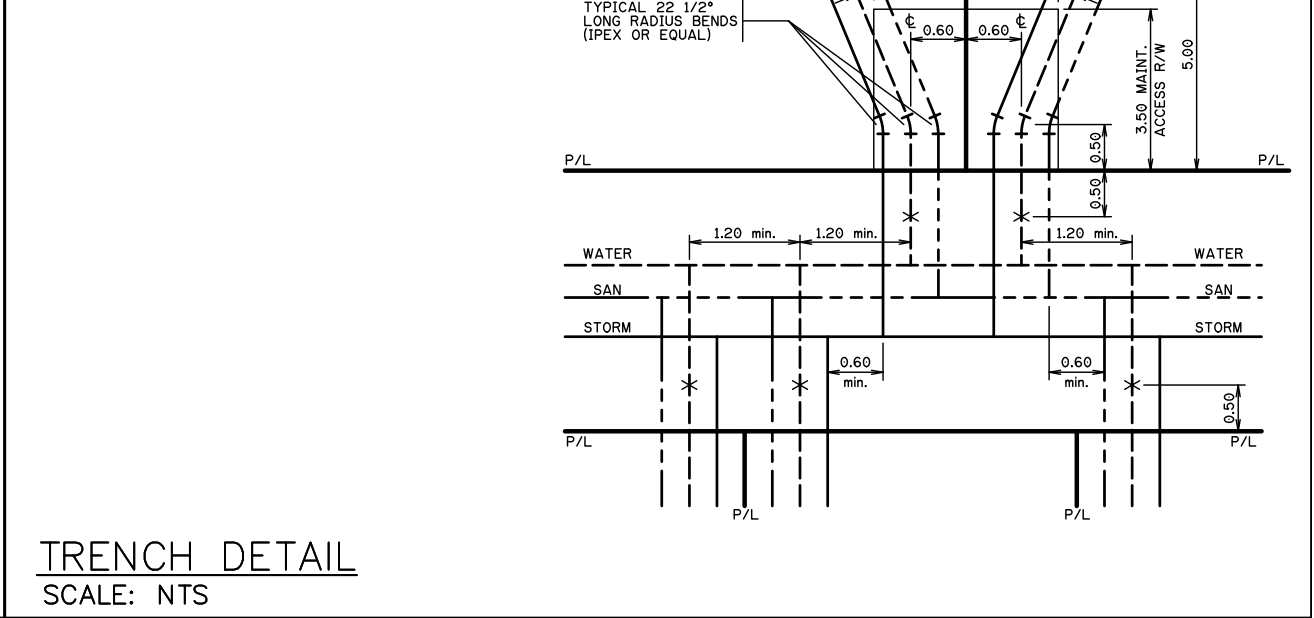


SINGLE DETACHED SQFT:

	<u>AREA</u>
<u>BASEMENT</u>	<u>1157.71 SQ FT</u>
<u>ATTACHED GARAGE</u>	<u>839.38 SQ FT</u>
<u>MAIN FLOOR</u>	<u>1715.00 SQ FT</u>
<u>UPPER FLOOR</u>	<u>1803.50 SQ FT</u>
<u>TOTAL AREA</u>	<u>3518.50 SQ FT</u>



-
- TYPICAL 22 1/2° LONG RADIUS BENDS (IPEX OR EQUAL)
- 0.60 0.60
- 0.50
- 3.50 MAINT. ACCESS R/W
- 5.00
- P/L
- 1.20 min. 1.20 min. 1.20 min.
- WATER
- SAN
- STORM
- 0.60 min. 0.60 min. 0.50
- P/L
- P/L
- P/L
- TRENCH DETAIL
- SCALE: NTS



- NOTES:

1.

Maintain a min. of 0.3m Horizontal clearance between the edge of the proposed concrete steps/walkway and the existing secondary tub.

2.

For any ground disturbance near ENMAX facilities, the ENMAX Ground Disturbance Guidelines shall be referred.

3.

All Contractors, Prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX Permission letter prior to disturbing the ground within 1m of outside legs of locate marks from an underground cable (contact Utility Safety Partners, 1-800-242-3447, for locates).

4.

No grade change exceeding +/-0.3m on top of ENMAX underground alignment permitted.

EXISTING SINGLE FAMILY DWELLING
2312

Roof Peak Elev.=1096.07

Door

Wall

Door

Door

Door

Door

Garage Door

Main Floor Elev.=1090.25

EXISTING SINGLE FAMILY DWELLING
2308

Roof Peak Elev.=1096.53

Door

Door

Door

Door

Garage Door

Main Floor Elev.=1089.47

2304

Roof Peak Elev.= 1098.28

Door

Door

Door

Door

Door

Door

Garage Door

Main Floor Elev.= 1089.21

FUTURE DEVELOPMENT

EXISTING SINGLE FAMILY DWELLING
2216

Roof Peak Elev.=1095.69

Doors

Garage Door

Garage Door

Main Floor Elev.=1085.07

EXISTING SINGLE FAMILY DWELLING
2212

Roof Peak Elev.=1091.12

Door

Garage Door

Main Floor Elev.=1084.16

Streetscape
Scale 1:200

STREETSCAPE

SCALE: 1: 300

NO.	DATE (D/M/Y)	DETAIL	BY
01.	26/06/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2304 JUNIPER ROAD NW
Calgary, Alberta

Lot 18
Block 23
Plan 4683 GP

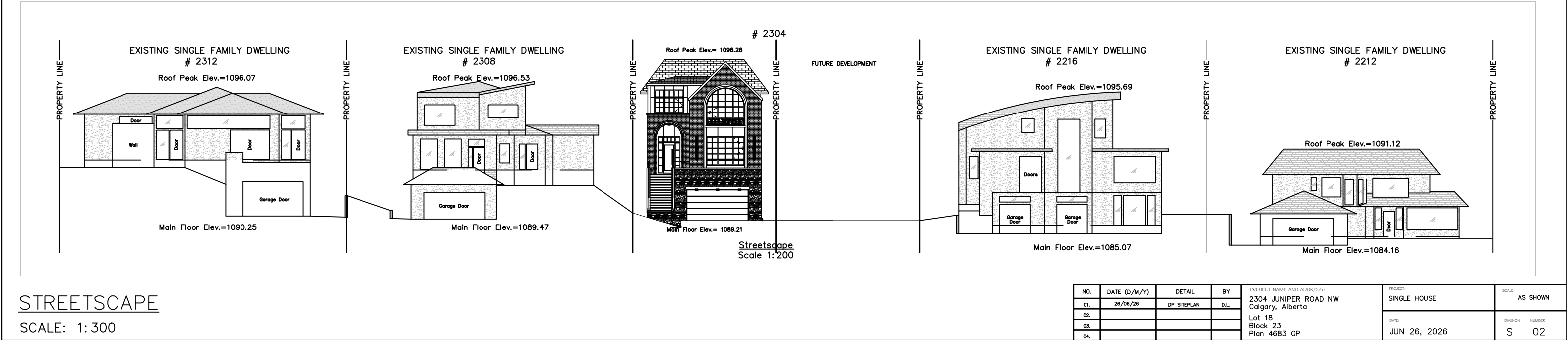
PROJECT:
SINGLE HOUSE

DATE:
JUN 26, 2026

SCALE:
AS SHOWN

DIVISION
S

NUMBER
02



EXISTING SINGLE FAMILY DWELLING
2312
Roof Peak Elev.=1096.07
Main Floor Elev.=1090.25

EXISTING SINGLE FAMILY DWELLING
2308
Roof Peak Elev.=1096.53
Main Floor Elev.=1089.47

EXISTING SINGLE FAMILY DWELLING
2304
Roof Peak Elev.= 1098.28
Main Floor Elev.= 1089.21

FUTURE DEVELOPMENT

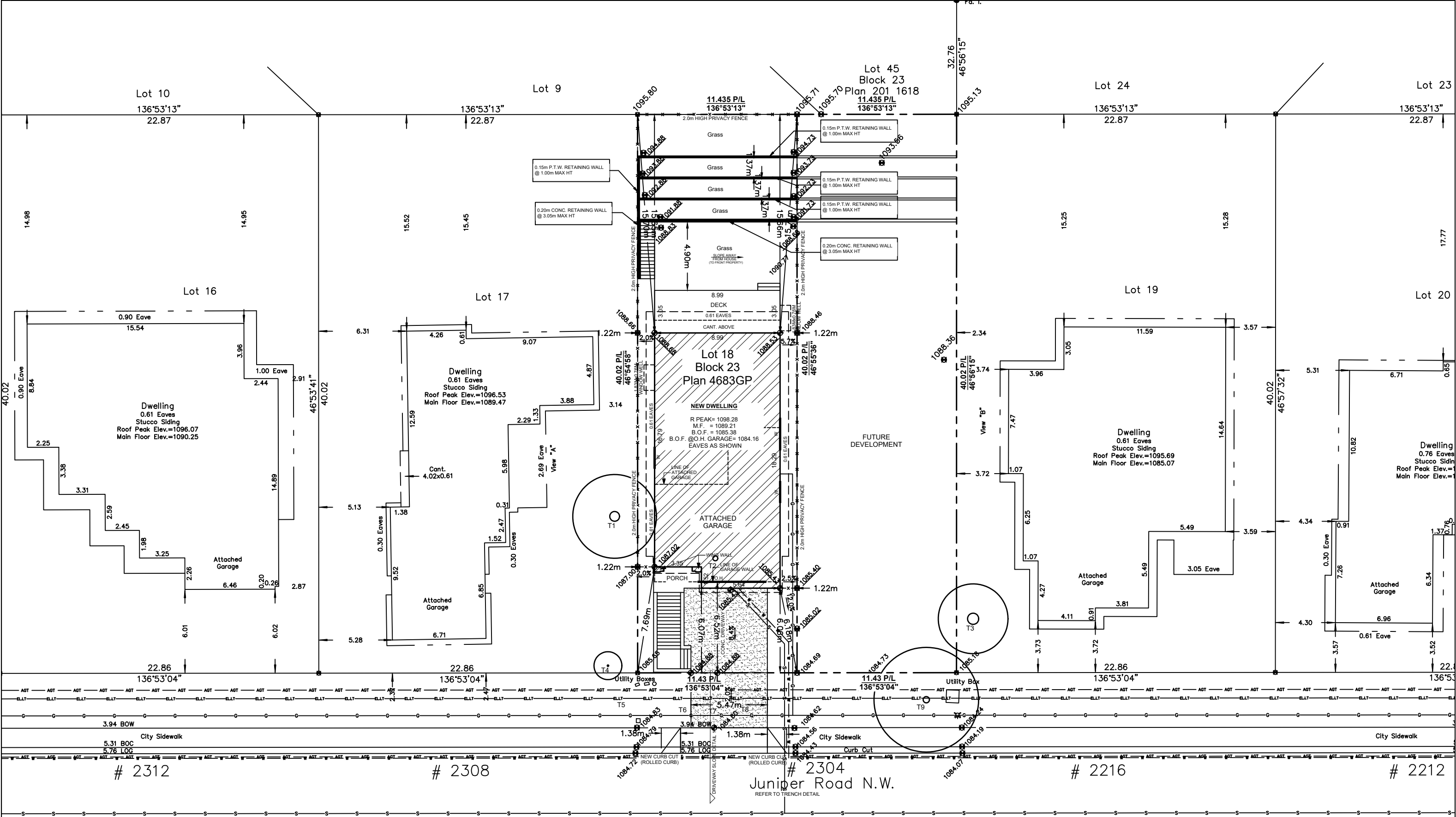
EXISTING SINGLE FAMILY DWELLING
2216
Roof Peak Elev.=1095.69
Main Floor Elev.=1085.07

EXISTING SINGLE FAMILY DWELLING
2212
Roof Peak Elev.=1091.12
Main Floor Elev.=1084.16

Streetscape
Scale 1:200

STREETSCAPE
SCALE: 1:300

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:		PROJECT:	SCALE:
01.	26/06/26	DP SITEPLAN	D.L.	2304 JUNIPER ROAD NW Calgary, Alberta Lot 18 Block 23 Plan 4683 GP		SINGLE HOUSE	AS SHOWN
02.						DATE:	DIVISION NUMBER
03.						JUN 26, 2026	S 02
04.							



BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	26/06/26	DP SITEPLAN	D.L.	2304 JUNIPER ROAD NW Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lot 18 Block 23 Plan 4683 GP	DATE:	DIVISION NUMBER
03.					JUN 26, 2026	S 03
04.						