

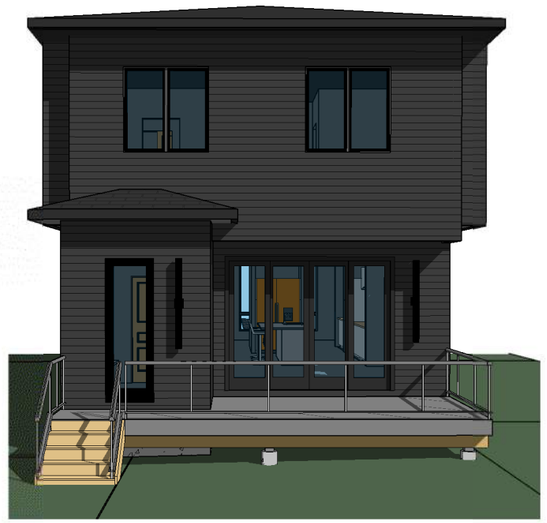


LIST OF DRAWINGS

A-0.0	Cover Page
A-1.0	Foundation Plan
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:

FLOOR AREA

BASEMENT	=	1253.67 SQ. FT.
MAIN	=	1257.16 SQ. FT.
UPPER	=	1345.84 SQ. FT.
TOTAL	=	2603.00 SQ. FT.

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, In-fills, Renovations and Commercial projects."

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: 2026-07-03 12:18:12 PM

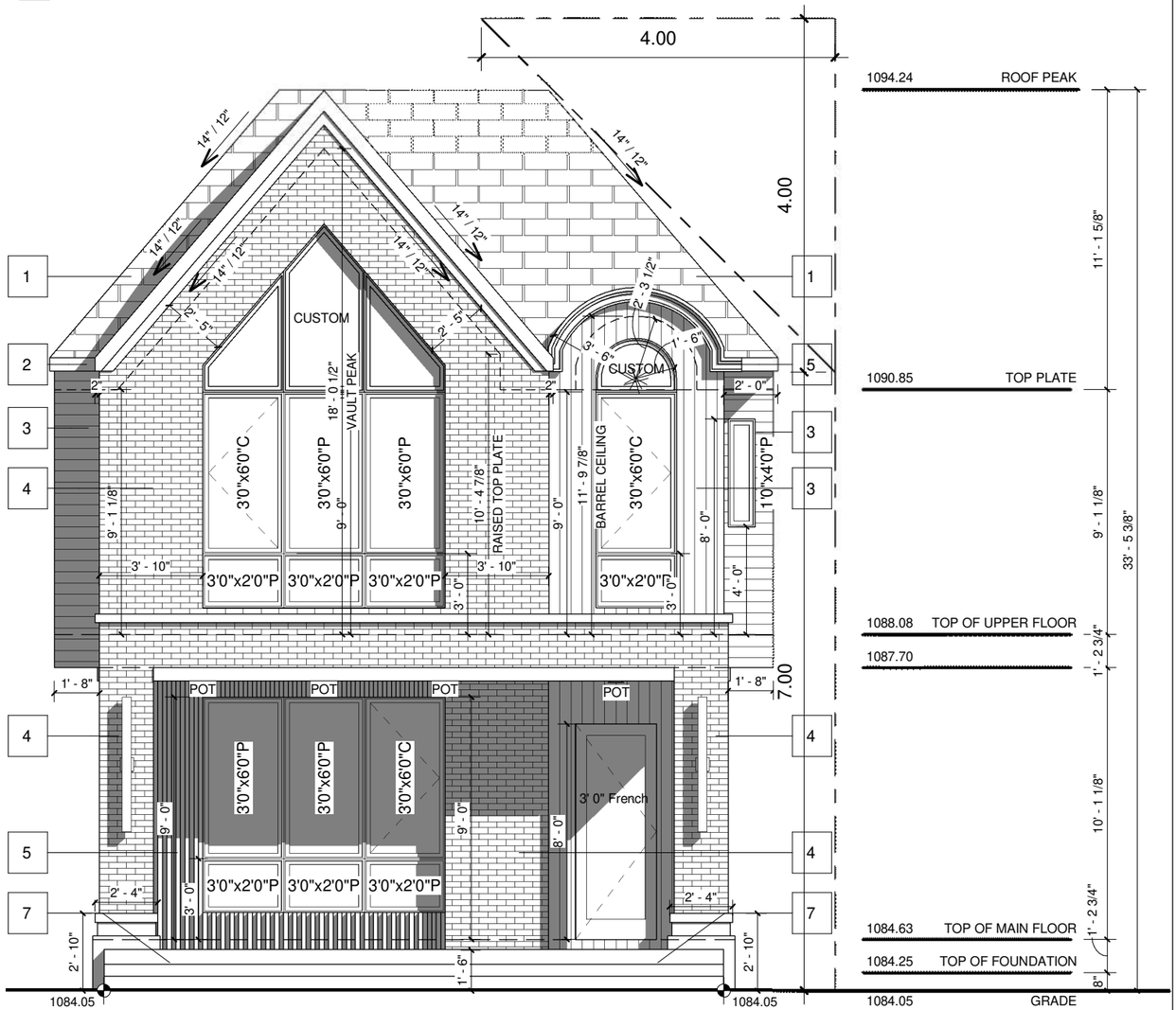
PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	335-26

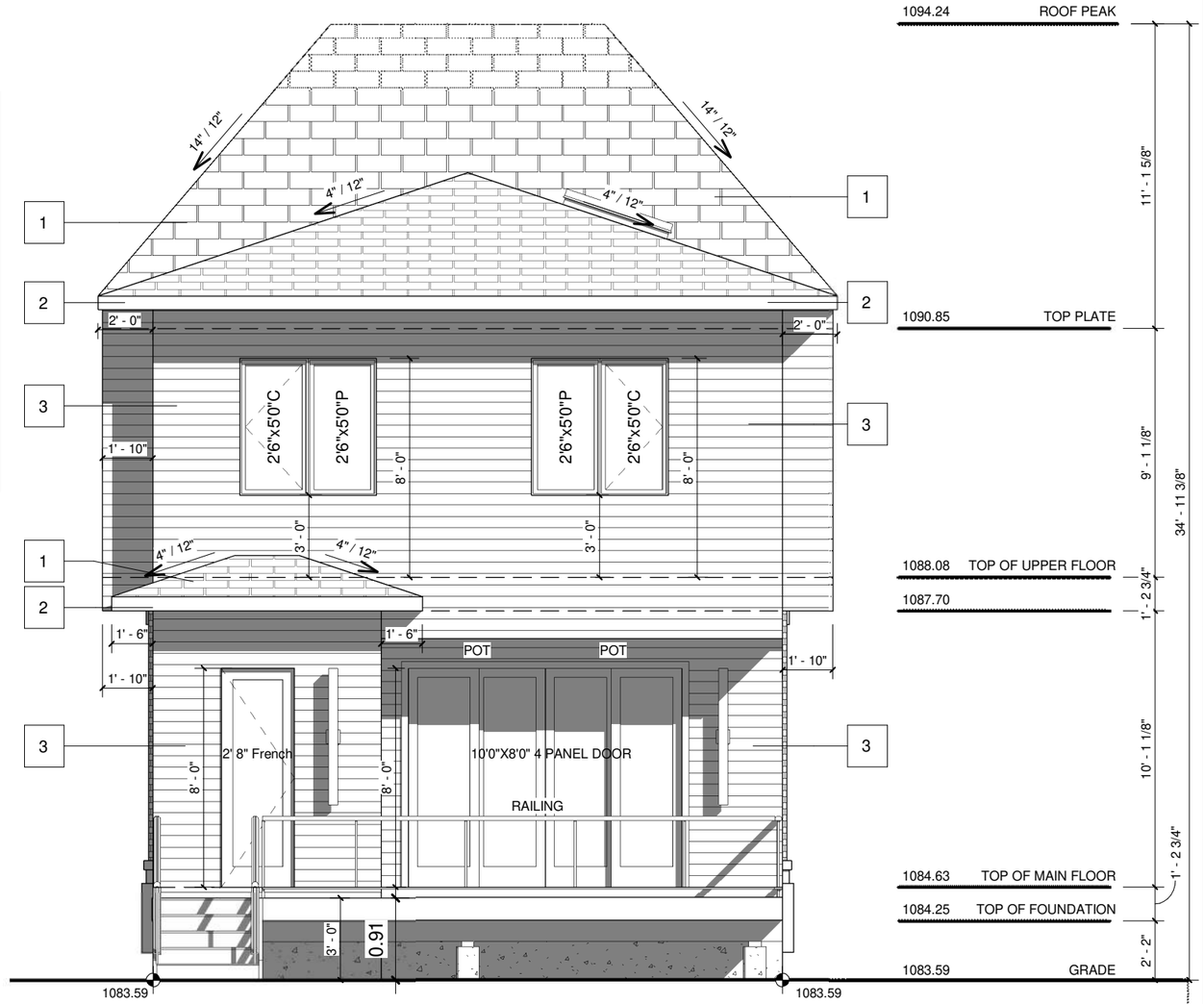
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	5	WOOD SLAT - BLACK
2	6" ALUMNIMUM FASCIA	6	CONCRETE PARGING
3	SIDING FINISH	7	CAST-IN-PLACE CONCRETE
4	BRICK CLADDING		



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



REAR 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)

PROJECT NOTES:

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)

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
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: 2026-07-03 12:18:17 PM

JTA DESIGN + PERMITS

PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

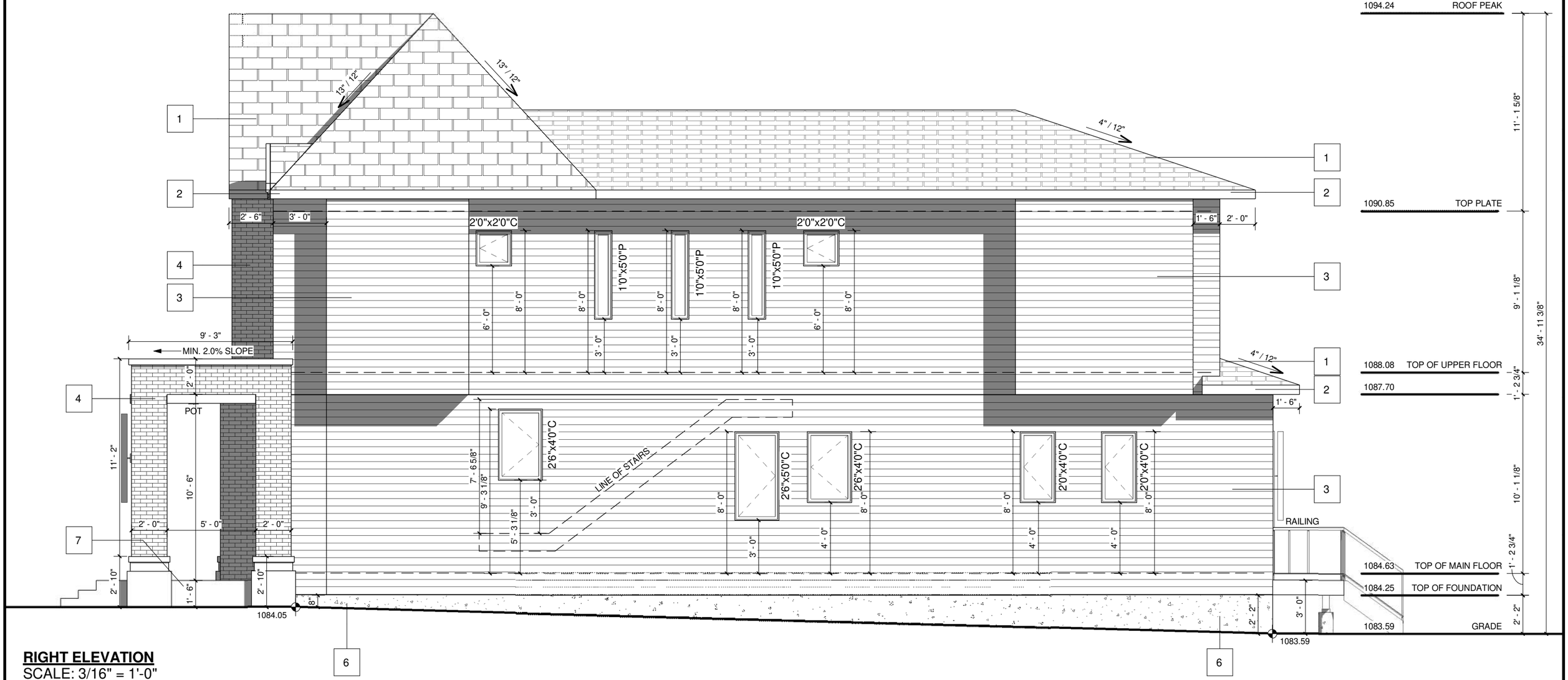
DESIGNER:	JOB #:
JT	335-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLE
2	6" ALUMNIMUM FASCIA
3	SIDING FINISH
4	BRICK CLADDING
5	WOOD SLAT - BLACK
6	CONCRETE PARGING
7	CAST-IN-PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1267.78 SQ. FT.
WINDOW AREA = 76.44 SQ. FT.
TOTAL: 76.44/1267.78 = 6.03%

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:

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)

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
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: 2026-07-03 12:18:17 PM

JTA DESIGN + PERMITS

PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

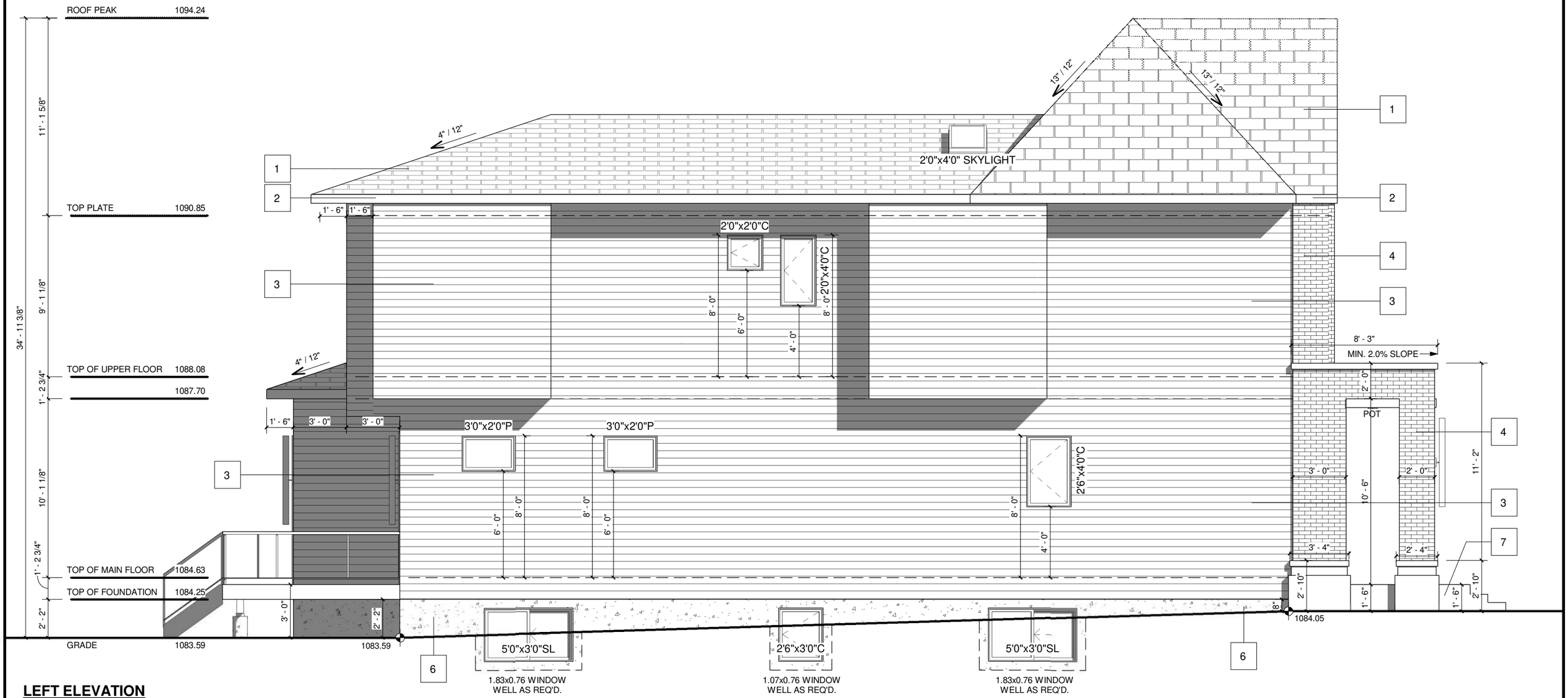
DESIGNER:	JOB #:
JT	335-26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLE	5	WOOD SLAT - BLACK
2	6" ALUMNIMUM FASCIA	6	CONCRETE PARGING
3	SIDING FINISH	7	CAST-IN-PLACE CONCRETE
4	BRICK CLADDING		

WINDOW CALCULATION
WALL AREA = 1236.25 SQ. FT.
WINDOW AREA = 49.49 SQ. FT.
TOTAL: 49.49/1236.25 = 4.00%

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:

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)

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
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: 2026-07-03 12:18:18 PM

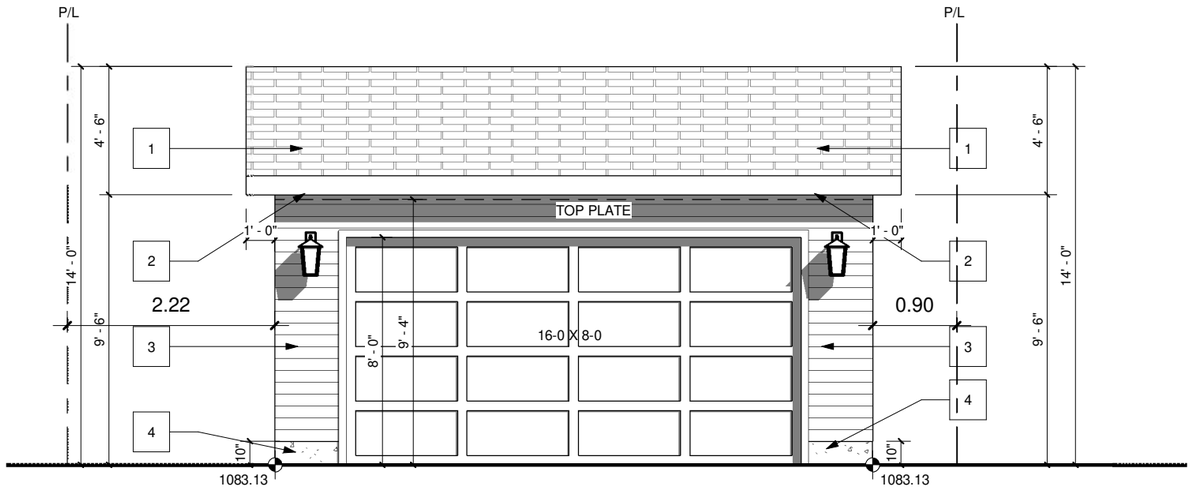
JTA DESIGN + PERMITS

PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

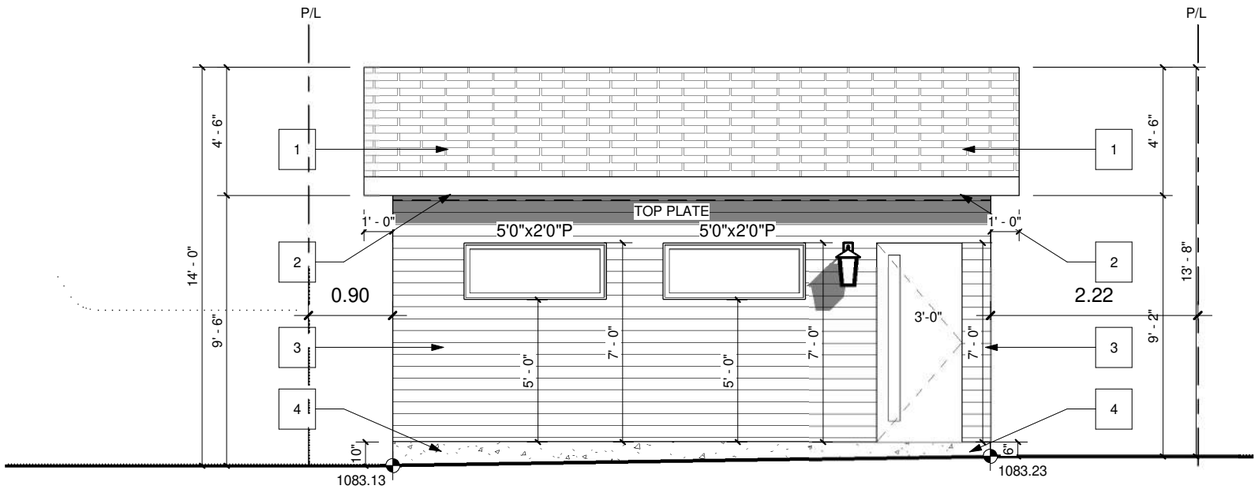
DESIGNER:	JOB #:
JT	335-26
SCALE:	SHEET:
AS SHOWN	A-2.2

EXTERIOR FINISHES:

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



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



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, In-fills, Renovations and Commercial projects."

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 _____

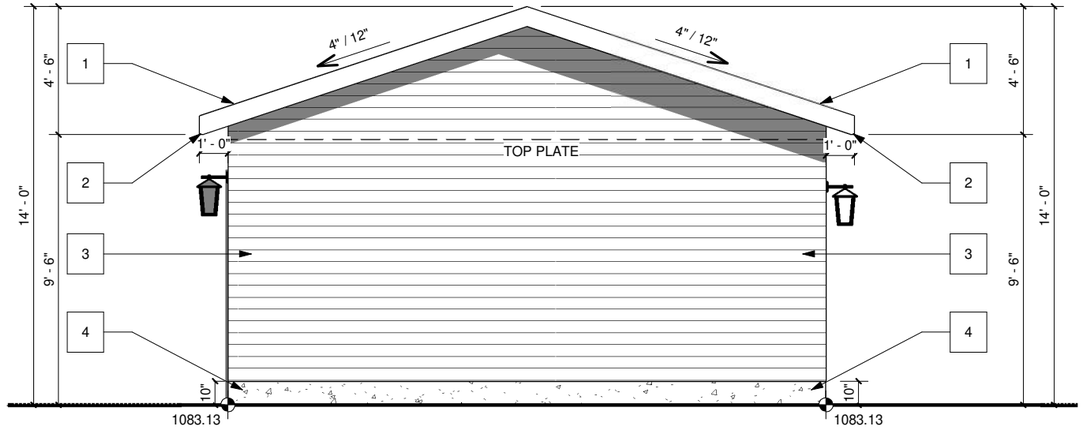
PRINTED: 2026-07-03 12:18:19 PM

PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

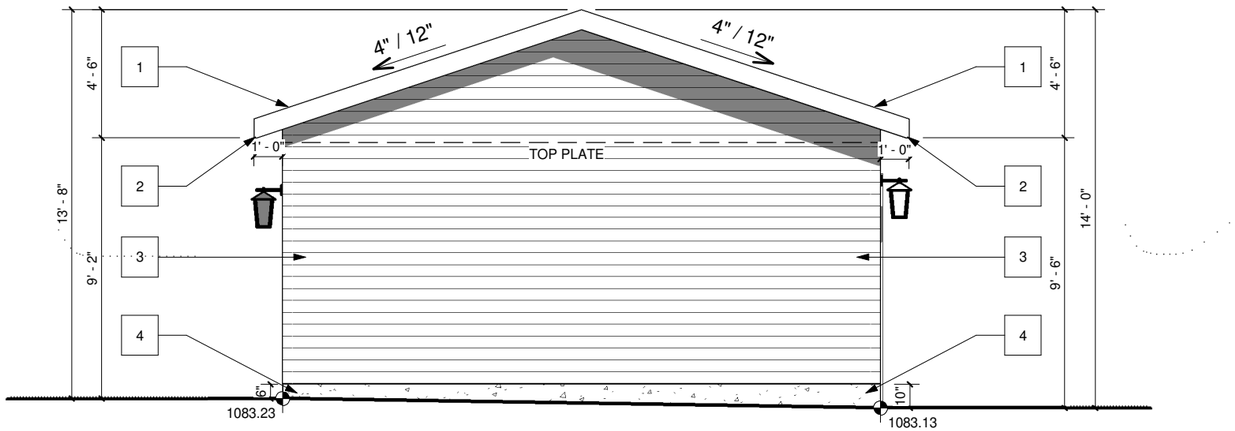
DESIGNER:	JOB #:
JT	335-26
SCALE:	SHEET:
AS SHOWN	A-4.1

EXTERIOR FINISHES:

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



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



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.	25/06/2026	CONCEPT	S.W.
02.	25/06/2026	DP PLANS	S.W.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca - 403.472.8184

"We specialize in New Homes, In-fills, Renovations and Commercial projects."

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:

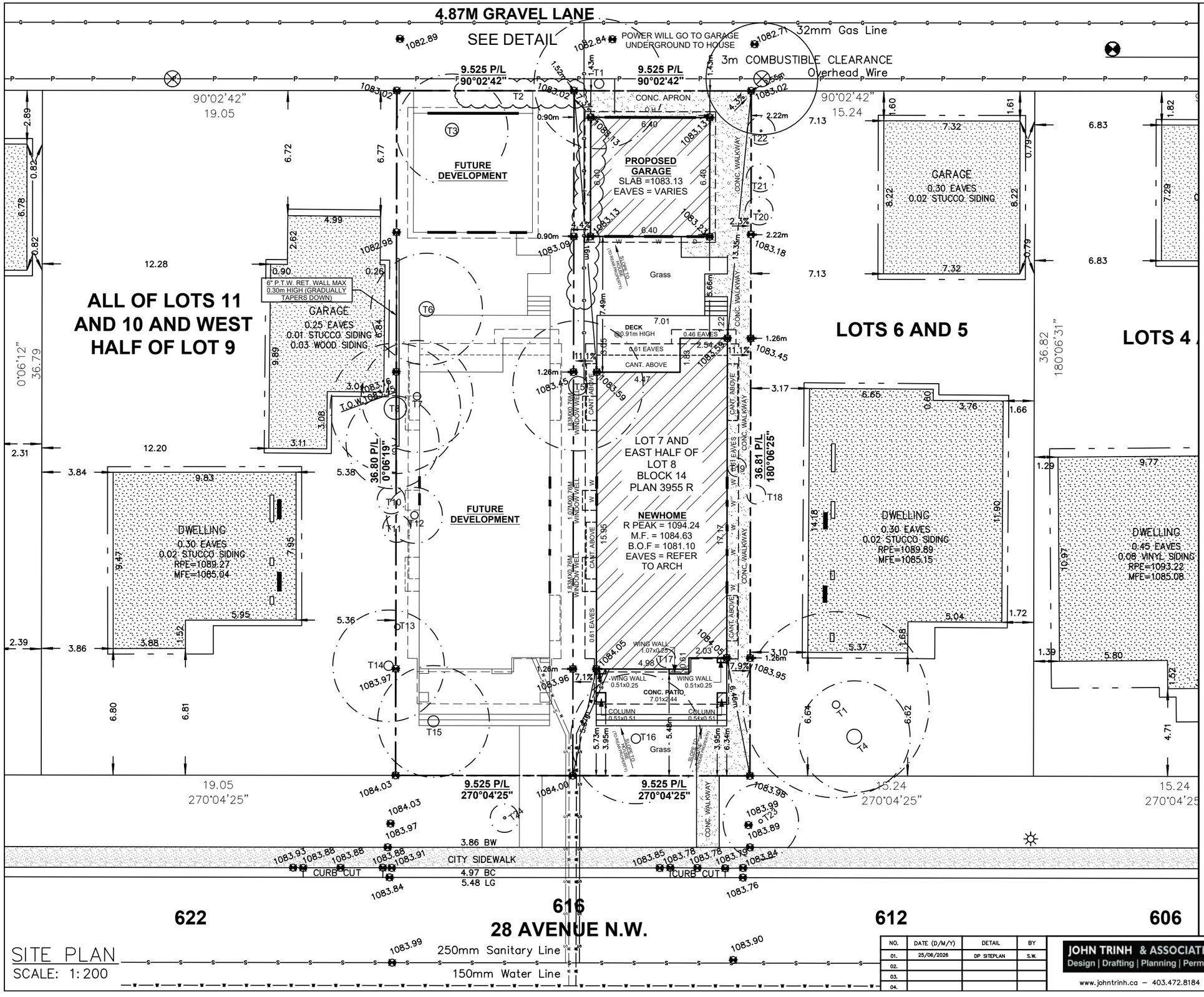
X _____

PRINTED: 2026-07-03 12:18:19 PM

PROJECT NAME:
616 28 Ave NW - East
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	335-26
SCALE:	SHEET:
AS SHOWN	A-4.2

SITE PLAN



SITE PLAN
SCALE: 1:200

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 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:
LOTS 7 & THE EAST
HALF OF LOT 8
Block 14
Plan 3955 R

MUNICIPAL ADDRESS:
616 28 AVENUE N.W.
Calgary, Alberta (EAST)

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 350.421 SQ M
HOUSE SIZE: 115.231 SQ M
COVERED PORCH: 0.00 SQ M
CANT.: 0.00 SQ M
GARAGE: 40.970 SQ M
WING WALL: 1.045 SQ M

= 157.246/350.421
= 44.87%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/06/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
616 28 AVENUE N.W.
Calgary, Alberta (EAST)

LOTS 7 & THE EAST HALF OF LOT 8
Block 14
Plan 3955 R

PROJECT:	SCALE:
NEW HOME	1: 200
DATE:	DIVISION / NUMBER
JUNE 25, 2026	S 01

BLOCK PLAN

SCALE: 1:250

4.87M GRAVEL LANE

SEE DETAIL

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

32mm Gas Line

3m COMBUSTIBLE CLEARANCE Overhead Wire

9.525 P/L 90°02'42"

9.525 P/L 90°02'42"

36.80 P/L 0°06'19"

36.81 P/L 180°06'25"

9.525 P/L 270°04'25"

9.525 P/L 270°04'25"

CONC. APRON

PROPOSED GARAGE
SLAB =1083.13
EAVES = VARIES

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NEWHOME
R PEAK = 1094.24
M.F. = 1084.63
B.O.F = 1081.10
EAVES = REFER TO ARCH

LOT 7 AND EAST HALF OF LOT 8 BLOCK 14 PLAN 3955 R

ALL OF LOTS 11 AND 10 AND WEST HALF OF LOT 9

LOTS 13 AND 12

LOTS 6 AND 5

LOTS 4 AND 3

GARAGE
0.30 EAVES
0.04 VINYL SIDING

GARAGE
0.25 EAVES
0.01 STUCCO SIDING
0.03 WOOD SIDING

6" P.T.W. RET. WALL MAX 0.30m HIGH (GRADUALLY TAPERS DOWN)

DECK
0.91m HIGH

0.61 EAVES

CANT. ABOVE

CONC. WALKWAY

Grass

WING WALL 1.07x0.25

WING WALL 0.51x0.25

CONC. PATIO. 7.01x2.44

COLUMN 0.51x0.51

COLUMN 0.54x0.51

DWELLING
0.30 EAVES
0.08 VINYL SIDING
RPE=1089.09
MFE=1084.95

DWELLING
0.30 EAVES
0.02 STUCCO SIDING
RPE=1089.27
MFE=1085.04

DWELLING
0.30 EAVES
0.02 STUCCO SIDING
RPE=1089.89
MFE=1085.15

DWELLING
0.45 EAVES
0.08 VINYL SIDING
RPE=1093.22
MFE=1085.08

CHIMNEY

CITY SIDEWALK
3.86 BW
4.97 BC
5.48 LG

CURB CUT

CURB CUT

250mm Sanitary Line

150mm Water Line

626 622 616 28 AVENUE N.W. 612 606

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/06/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
616 28 AVENUE N.W.
Calgary, Alberta (EAST)

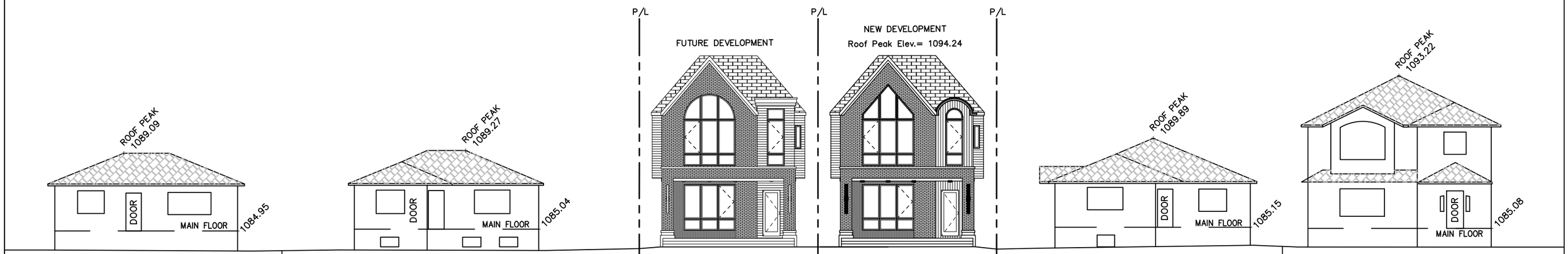
LOTS 7 & THE EAST HALF OF LOT 8
Block 14
Plan 3955 R

PROJECT: NEW HOME

DATE: JUNE 25, 2026

SCALE: 1: 250

DIVISION: S NUMBER: 03



626 28 AVENUE N.W.
(LOTS 13 AND 12, BLOCK 14, PLAN 3955 R)
FACING 28 AVENUE N.W.

622 28 AVENUE N.W.
(ALL OF LOTS 11 AND 10 AND WEST
HALF OF LOT 9, BLOCK 14, PLAN 3955 R)
FACING 28 AVENUE N.W.

616 28 AVENUE N.W.
(EAST HALF OF LOT 9 AND ALL OF LOTS 8 AND 7
BLOCK 14, PLAN 3955 R)
FACING 28 AVENUE N.W.

612 28 AVENUE N.W.
(LOTS 6 AND 5, BLOCK 14, PLAN 3955 R)
FACING 28 AVENUE N.W.

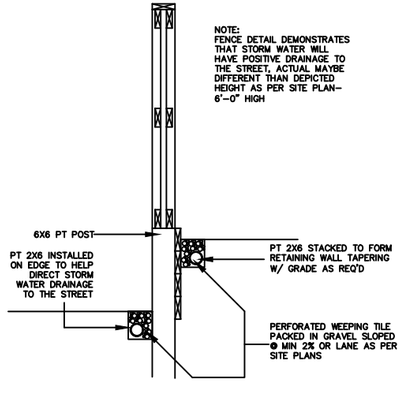
606 28 AVENUE N.W.
(LOTS 4 AND 3, BLOCK 14, PLAN 3955 R)
FACING 28 AVENUE N.W.

SOUTH STREETSCAPE

STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

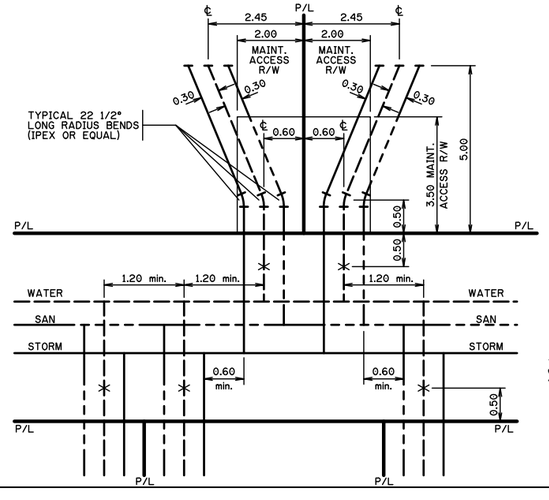
	NEW HOME
GARAGES	441.00 SQ FT
BASEMENT	1253.67 SQ FT
MAIN FLOOR	1257.16 SQ FT
UPPER FLOOR	1345.84 SQ FT
TOTAL	2603.00 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

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.



TRENCH DETAIL
SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.50	7.00	7.00	In City Property	To Be Removed
T2	Hedge	–	1.50	1.50	On Property Line	To Be Removed
T3	Deciduous	0.70	6.00	7.00	In Subject Property	To Be Removed
T4	Hedge	–	1.50	1.50	In Subject Property	To Be Removed
T5	Deciduous	1.00	7.00	10.00	In Subject Property	To Be Removed
T6	Deciduous	0.80	6.00	10.00	In Subject Property	To Be Removed
T7	Deciduous	0.40	6.00	10.00	In Subject Property	To Be Removed
T8	Deciduous	1.20	7.00	10.00	On Property Line	To Stay
T9	Deciduous	0.40	5.00	10.00	In Adjacent Property	To Stay
T10	Bush	–	1.50	4.00	On Property Line	To Stay
T11	Bush	–	1.50	3.00	On Property Line	To Stay
T12	Deciduous	0.40	3.00	4.00	In Subject Property	To Be Removed
T13	Truck	0.30	–	–	On Property Line	To Stay
T14	Deciduous	0.50	6.00	10.00	In Adjacent Property	To Stay
T15	Deciduous	0.60	6.00	10.00	In Subject Property	To Be Removed
T16	Deciduous	0.50	7.00	6.00	In Subject Property	To Be Removed
T17	Bush	–	1.00	1.50	In Subject Property	To Be Removed
T18	Bush	–	1.00	1.50	In Adjacent Property	To Stay
T19	Bush	–	1.00	1.50	In Subject Property	To Be Removed
T20	Deciduous	0.10	1.50	10.00	In Adjacent Property	To Stay
T21	Deciduous	0.10	1.50	10.00	In Adjacent Property	To Stay
T22	Deciduous	0.10	1.50	10.00	In Adjacent Property	To Stay
T23	CRABAPPLE, SPRING SNOW (MALUS)	0.10	3.00	5.00	In City Property	To Stay
T24	CHERRY, EVANS (PRUNUS CERASUS)	0.03	1.50	4.00	In City Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	25/06/2026	DP SITEPLAN	S.W.
02.			
03.			
04.			

JOHN TRINH & ASSOCIATES
Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
616 28 AVENUE N.W.
Calgary, Alberta (EAST)

LOTS 7 & THE EAST HALF OF LOT 8
Block 14
Plan 3955 R

PROJECT: NEW HOME
SCALE: AS SHOWN
DATE: JUNE 25, 2026
DIVISION: S NUMBER: 02