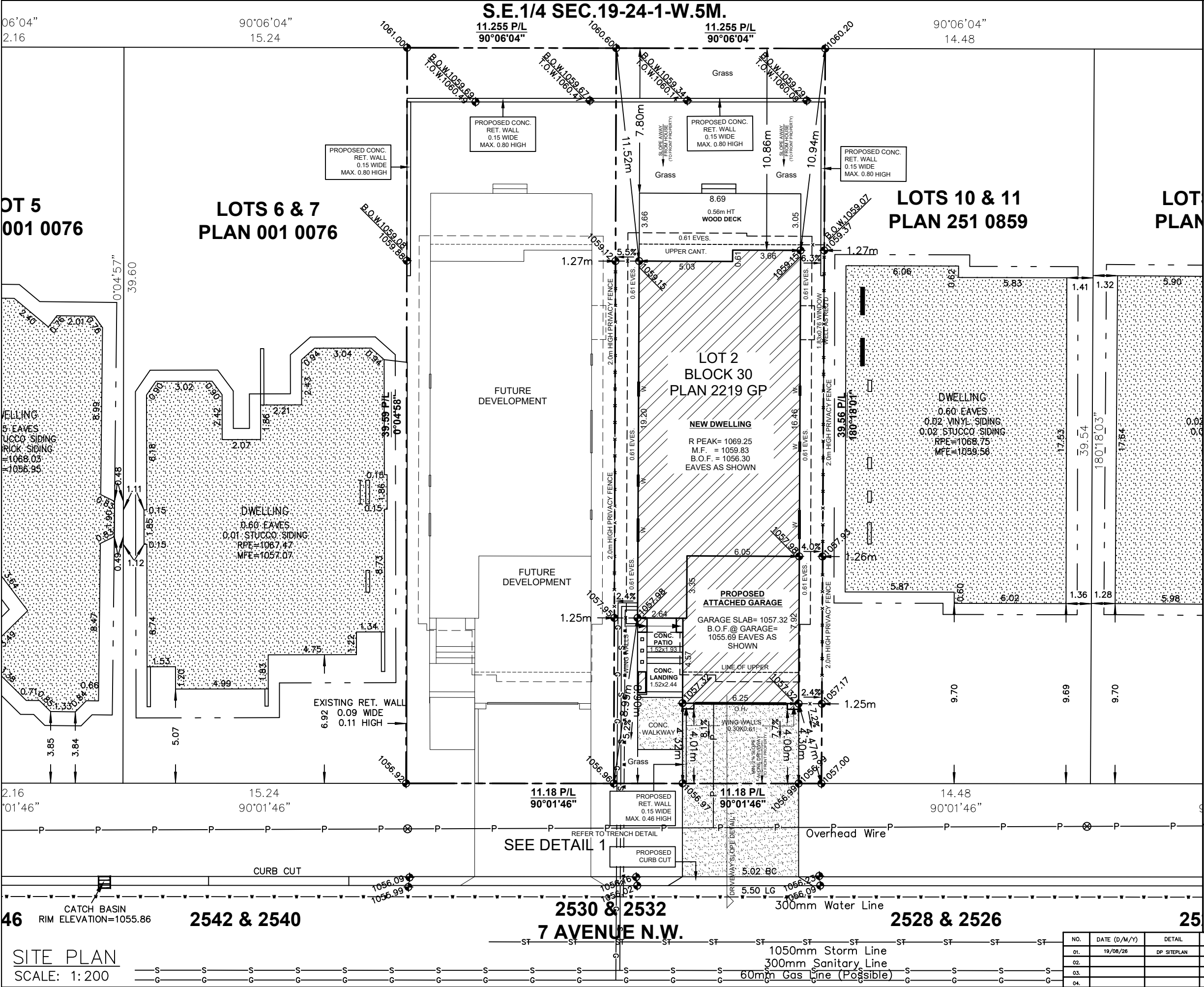




SITE PLAN

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-C2 Residential
Contextual One/Two Dwelling

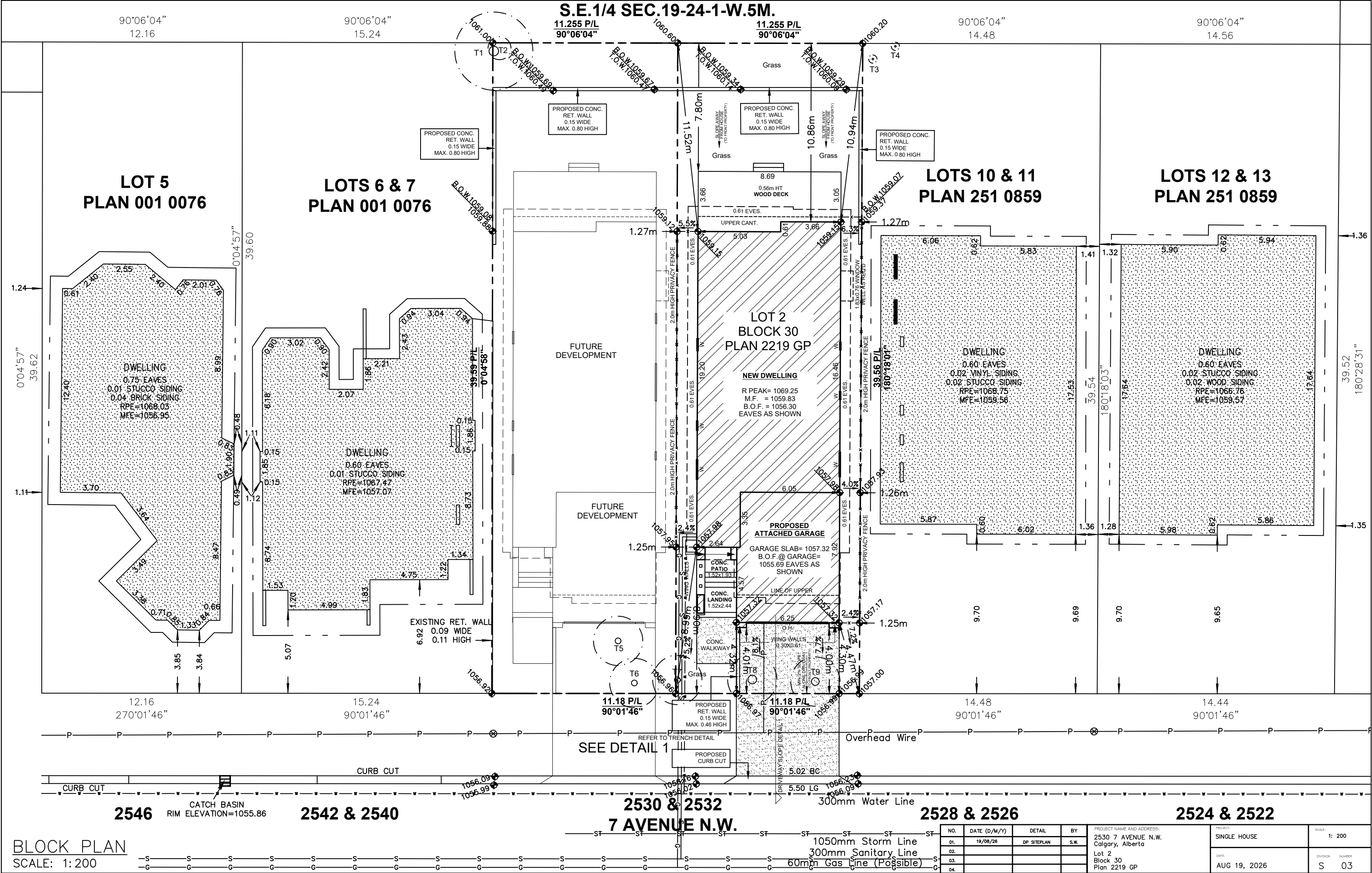
SCALE 1:200

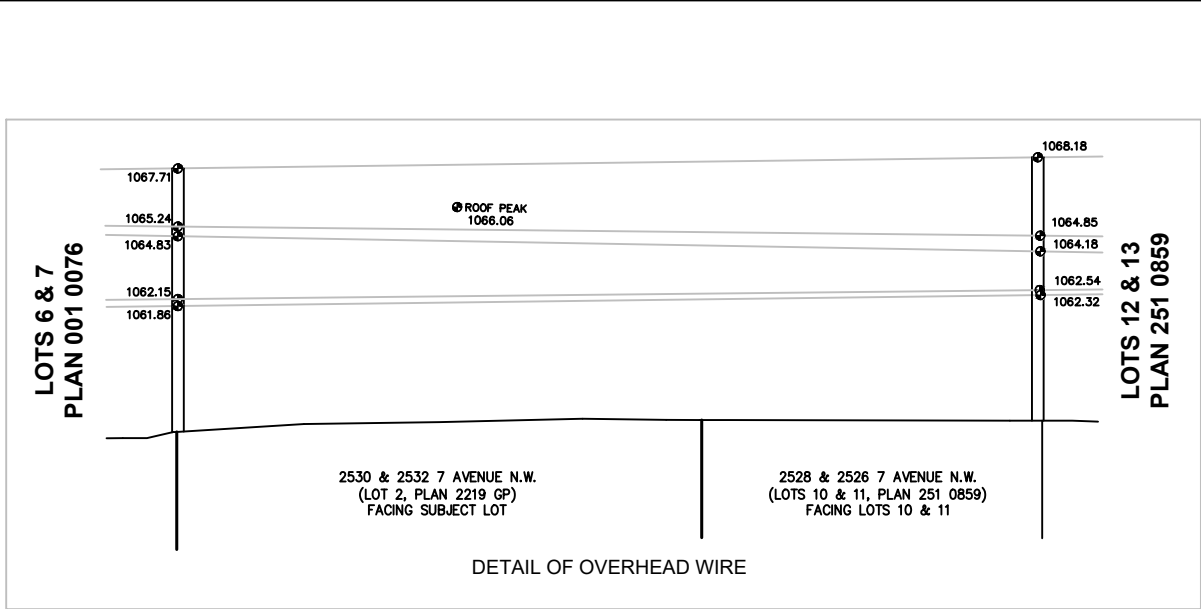
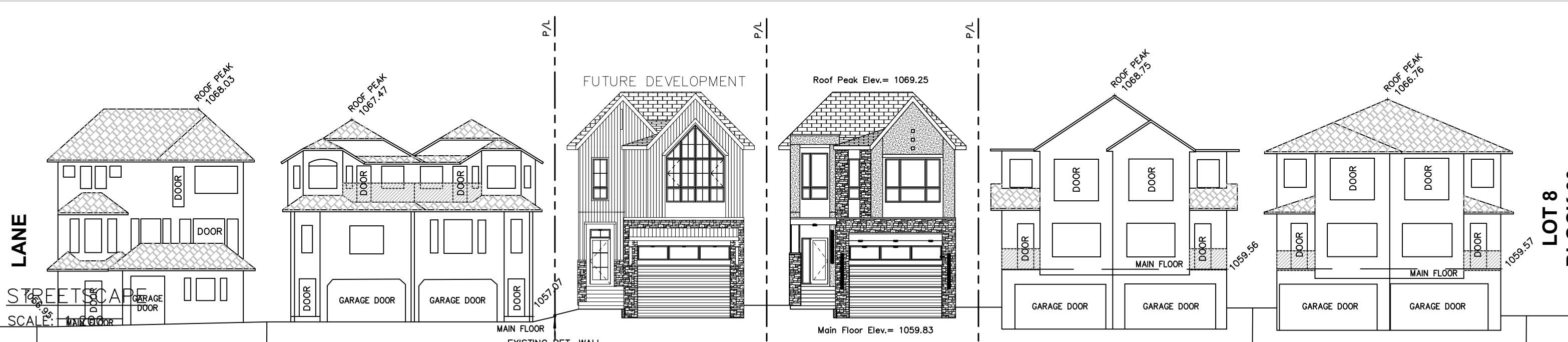
LEGAL DESCRIPTION:
Lot 2
Block 30
Plan 2219 GP

MUNICIPAL ADDRESS:
2530 7 AVENUE N.W.
Calgary, Alberta

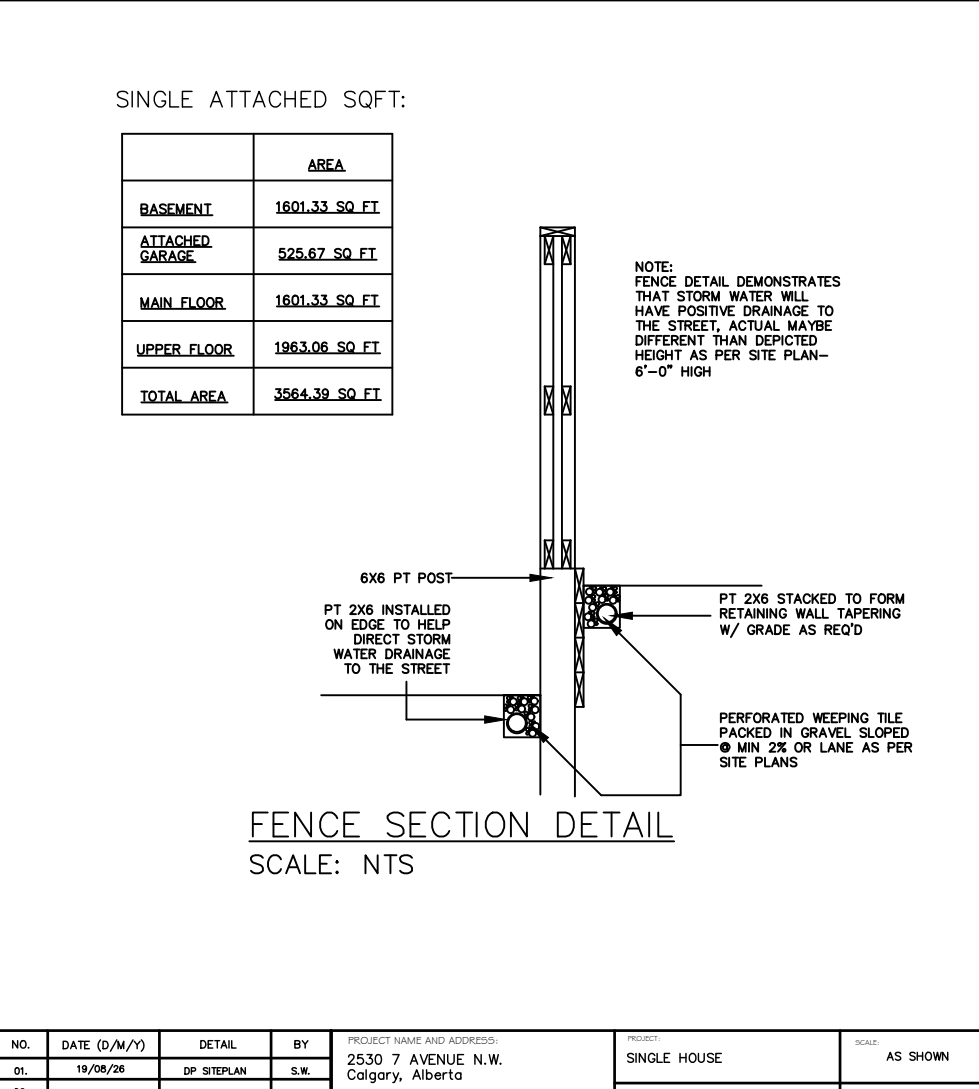
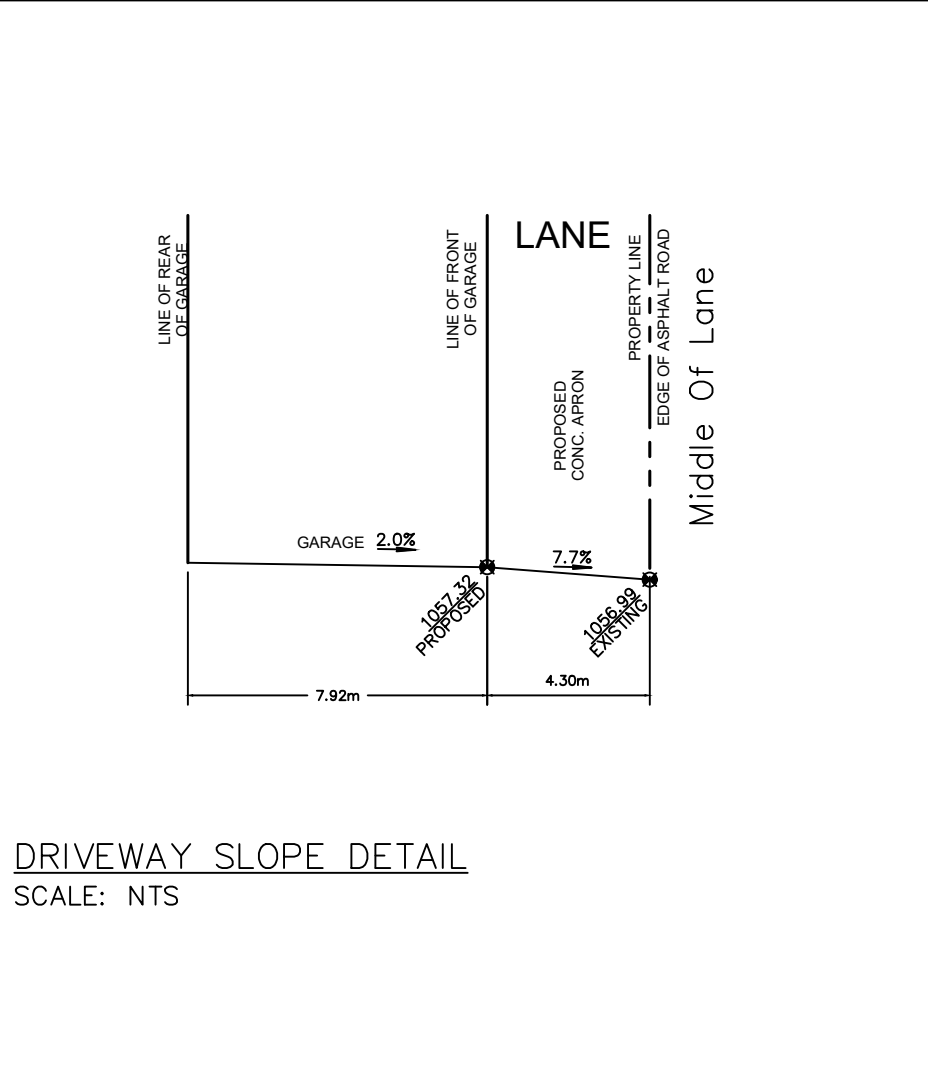
LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)
LOT SIZE: 443.582 SQ M
HOUSE: 148.769 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 1.483 SQ M
ATTACHED GARAGE: 48.836 SQ M
TOTAL: 199.088/443.582
= 44.88%

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	19/08/26	DP SITEPLAN	S.W.	2530 7 AVENUE N.W. Calgary, Alberta	SINGLE HOUSE	1: 200
02.				Lot 2 Block 30 Plan 2219 GP	DATE: AUG 19, 2026	DIVISION NUMBER: S 01
03.						
04.						





TREE SCHEDULE:						
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.58	4.75	11.00	On Property Line	To Be Removed
T2	Bush	—	1.40	3.00	In Subject Property	To Be Removed
T3	Coniferous	0.10	0.50	5.00	In Adjacent Property	To Stay
T4	Coniferous	0.10	0.50	5.00	In Adjacent Property	To Stay
T5	Coniferous	0.35	3.00	13.00	In Subject Property	To Be Removed
T6	Coniferous	0.35	3.00	13.00	In Subject Property	To Be Removed
T7	Coniferous	0.35	3.00	13.00	In Subject Property	To Be Removed
T8	Coniferous	0.53	3.00	13.00	In Subject Property	To Be Removed
T9	Coniferous	0.47	3.00	13.00	In Subject Property	To Be Removed





LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation plan
A-1.3	Basement & Main Floor Plan
A-1.4	Upper Floor & Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left Elevation
A-2.2	Right Elevation

FLOOR AREA

BASEMENT	= 1601.33 SQ. FT.
ATT. GARAGE	= 525.67 SQ. FT.
MAIN	= 1601.33 SQ. FT.
UPPER	= 1947.06 SQ. FT.
TOTAL	= 3548.39 SQ. FT.



GENERAL NOTES:

MUNICIPAL ADDRESS:
2530 7 Ave NW (EAST)
CALGARY, AB

PROJECT:
NEW HOME

PROJECT NUMBER:
355 - 26

STATUS:
--

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.	17/08/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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 NATIONAL BUILDING CODE AE AND ANY OTHER GOVERNING AUTHORITIES.

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

DRAWING SET:

SHEET NAME:
Cover Page

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

PRINTED: 2026-08-20 11:04:52 AM

SCALE:

PAGE:

A-0.0

EXTERIOR FINISHES:

- | | |
|------------------------------|----------------------------------|
| 1 ASPHALT SHINGLES | 5 SMART BOARD - BLACK |
| 2 8" ALUMINUM FASCIA - BLACK | 6 STONE CLADDING - AS PER SPEC'D |
| 3 STUCCO SIDING - WHITE | 7 CONCRETE PARGING |
| 4 SMOOTH STUCCO - BLACK | 8 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)

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)



GENERAL NOTES:

MUNICIPAL ADDRESS:

2530 7 Ave NW (EAST)
CALGARY, AB

PROJECT:

NEW HOME

PROJECT NUMBER:

355 - 26

STATUS:

--

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.	17/08/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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 NATIONAL BUILDING CODE AE AND ANY OTHER GOVERNING AUTHORITIES.

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

DRAWING SET:

SHEET NAME:

Front & Rear Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

2026-08-20 11:04:57 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.0

FRONT ELEVATION

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

REAR ELEVATION

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

EXTERIOR FINISHES:

- | | |
|------------------------------|----------------------------------|
| 1 ASPHALT SHINGLES | 5 SMART BOARD - BLACK |
| 2 8" ALUMINUM FASCIA - BLACK | 6 STONE CLADDING - AS PER SPEC'D |
| 3 STUCCO SIDING - WHITE | 7 CONCRETE PARGING |
| 4 SMOOTH STUCCO - BLACK | 8 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)

WINDOW CALCULATION :
@1.25m LIMITING DISTANCE

WALL AREA = 1578.64 SQ. FT.
WINDOW AREA = 94.05 SQ. FT.
TOTAL: 94.05 / 1578.64 = 5.96%



GENERAL NOTES:

MUNICIPAL ADDRESS:

2530 7 Ave NW (EAST)
CALGARY, AB

PROJECT:

NEW HOME

PROJECT NUMBER:

355 - 26

STATUS:

--

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.	17/08/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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 NATIONAL BUILDING CODE AE AND ANY OTHER GOVERNING AUTHORITIES.

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

DRAWING SET:

SHEET NAME:

Left Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

2026-08-20 11:04:59 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.1

LEFT ELEVATION

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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMINUM FASCIA - BLACK
- 3

STUCCO SIDING - WHITE
- 4

SMOOTH STUCCO - BLACK
- 5

SMART BOARD - BLACK
- 6

STONE CLADDING - AS PER SPEC'D
- 7

CONCRETE PARGING
- 8

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)

WINDOW CALCULATION :
@1.25m LIMITING DISTANCE

WALL AREA = 1977.40 SQ. FT.
WINDOW AREA = 100.92 SQ. FT.
TOTAL: 100.92 / 1977.40 = 5.10%



GENERAL NOTES:

MUNICIPAL ADDRESS:

2530 7 Ave NW (EAST)
CALGARY, AB

PROJECT:

NEW HOME

PROJECT NUMBER:

355 - 26

STATUS:

--

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.	17/08/2026	DP PLAN	S.W.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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 NATIONAL BUILDING CODE AE AND ANY OTHER GOVERNING AUTHORITIES.

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

DRAWING SET:

SHEET NAME:

Right Elevation

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

PRINTED:

2026-08-20 11:05:01 AM

SCALE:

1/4" = 1'-0"

PAGE:

A-2.2

RIGHT ELEVATION

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