

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 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 17 & 18
Block B
Plan 463X

MUNICIPAL ADDRESS:

3912 19 Street S.W.
Calgary, Alberta



LOT COVERAGE DETAIL: UNIT#1
(SINGLE LOT AND HOUSE)

LOT SIZE: 294.893 SQ M
HOUSE SIZE: 94.679 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.7485 SQ M

= 132.589 / 294.893
= 44.96%

LOT COVERAGE DETAIL: UNIT#2
(SINGLE LOT AND HOUSE)

LOT SIZE: 294.893 SQ M
HOUSE SIZE: 94.679 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.7485 SQ M

= 132.589 / 294.893
= 44.96%

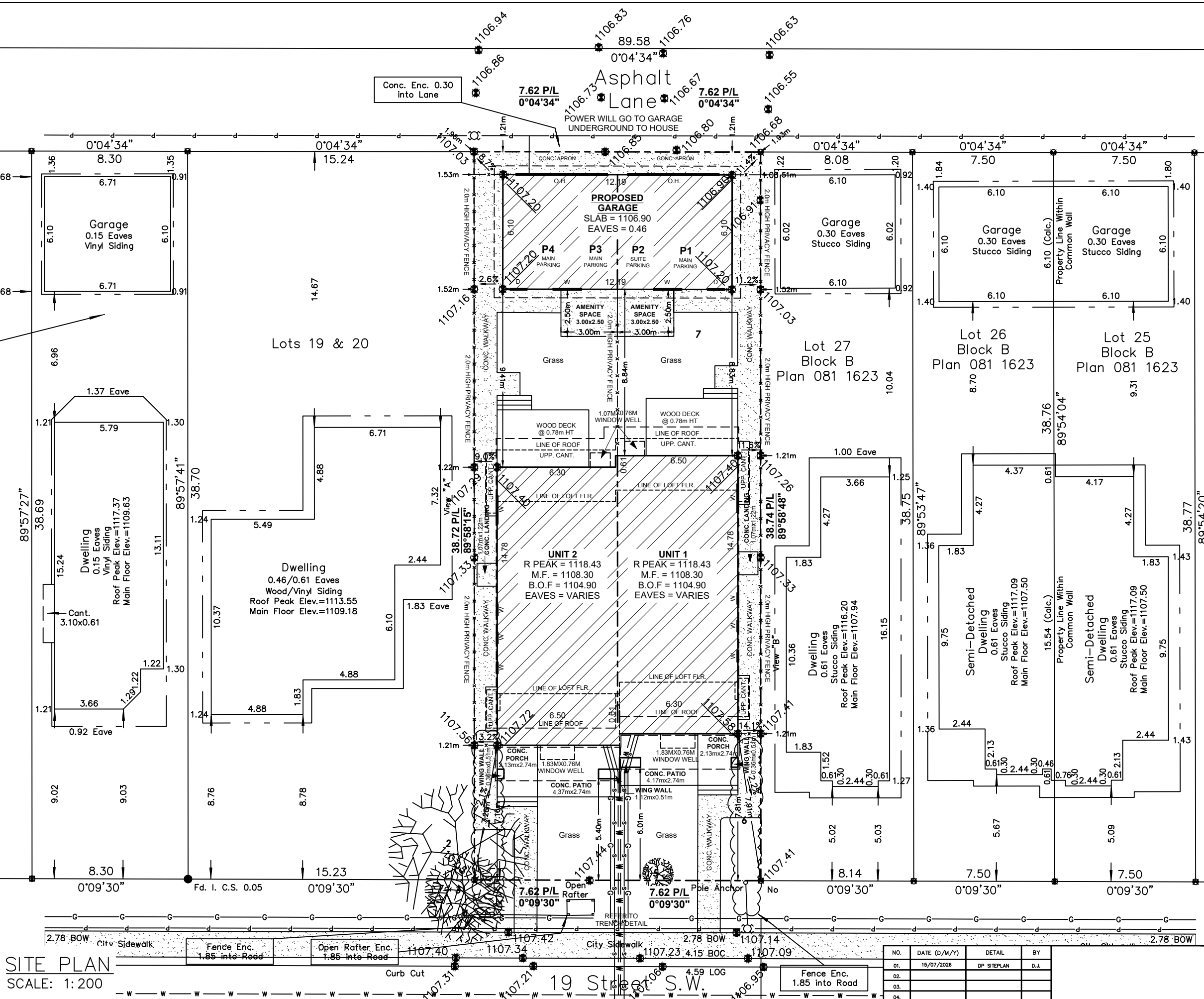
PROJECT NAME AND ADDRESS:
3912 19 STREET S.W.
Calgary, Alberta
Lot 17 & 18
Block B
Plan 463X

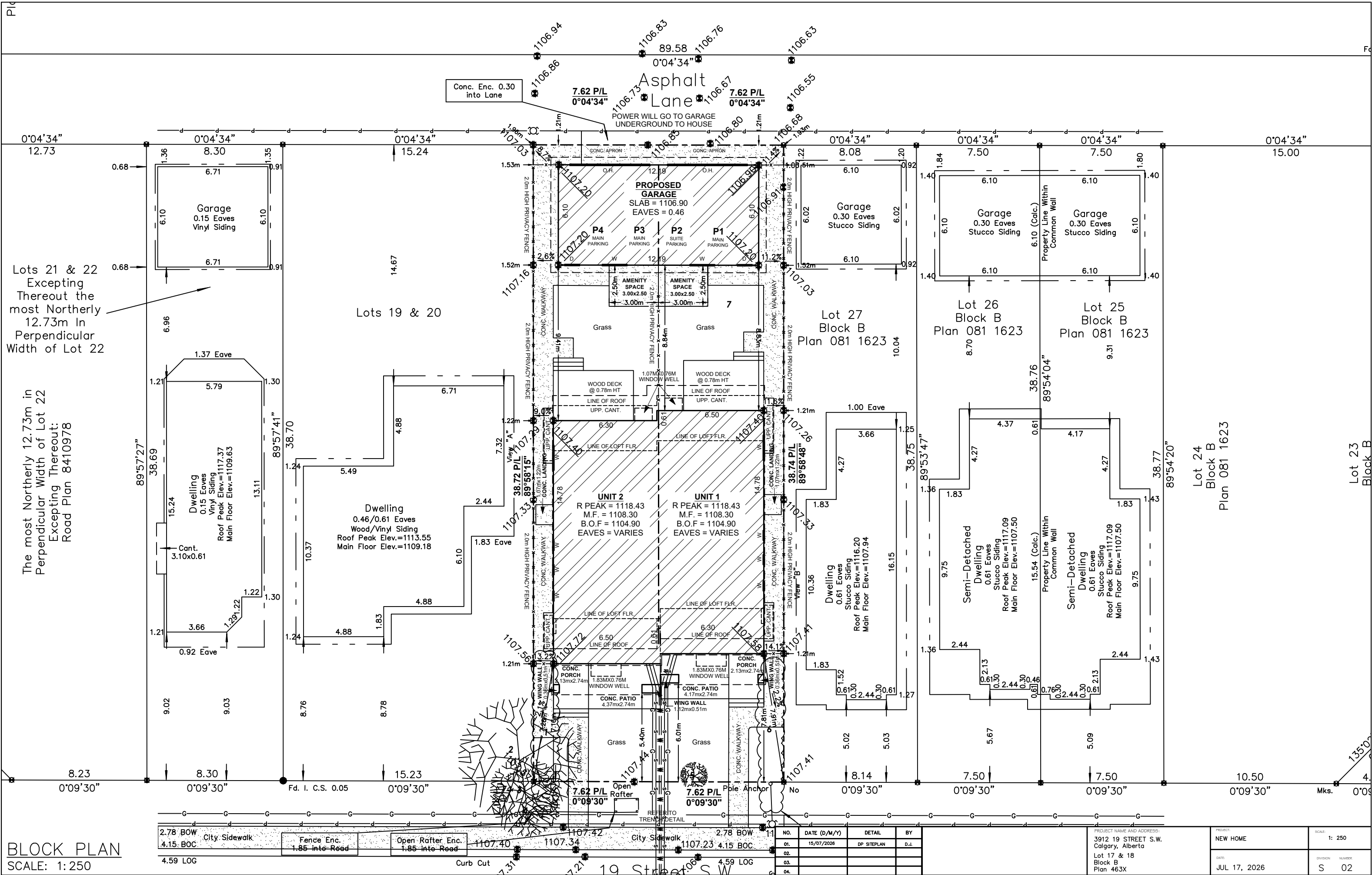
DATE:
JUL 17, 2026

SCALE:
1: 200
DIVISION NUMBER:
S 01

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

SITE PLAN
SCALE: 1:200





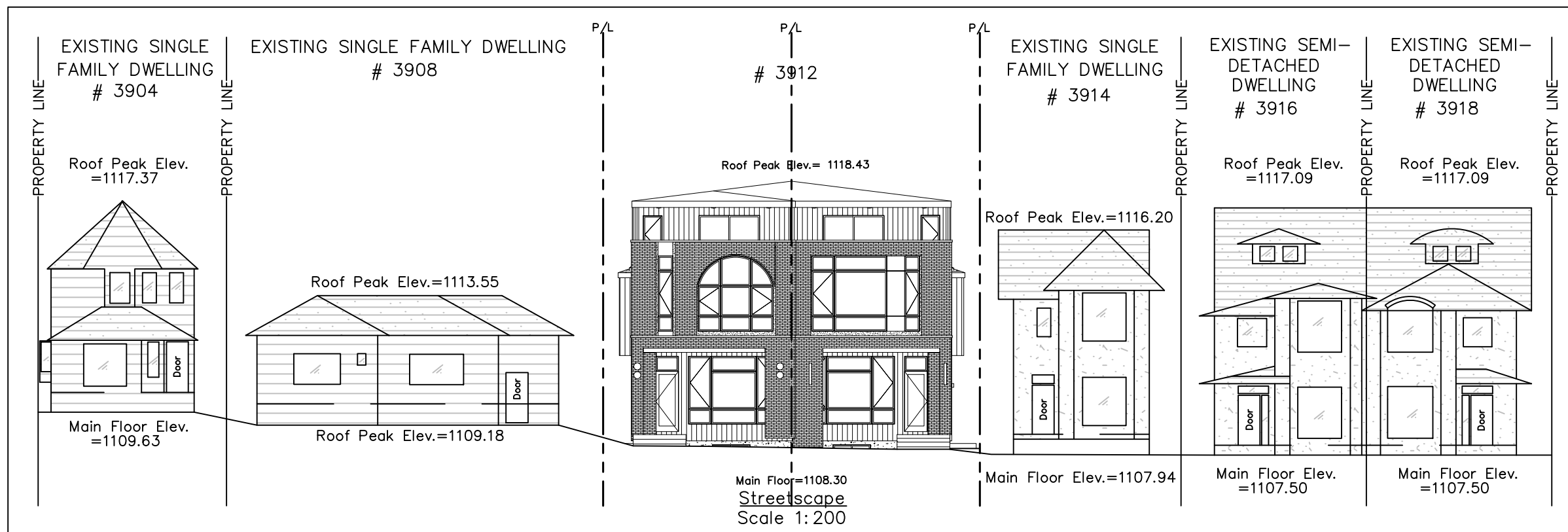
BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	15/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
3912 19 STREET S.W.
Calgary, Alberta
Lot 17 & 18
Block B
Plan 463X

PROJECT:
NEW HOME
DATE:
JUL 17, 2026

SCALE:
1: 250
DIVISION: NUMBER
S 02

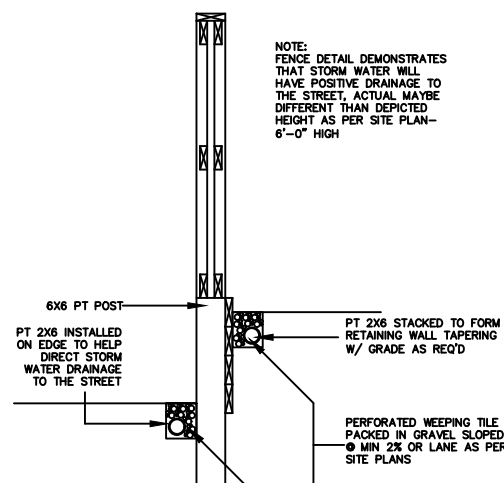
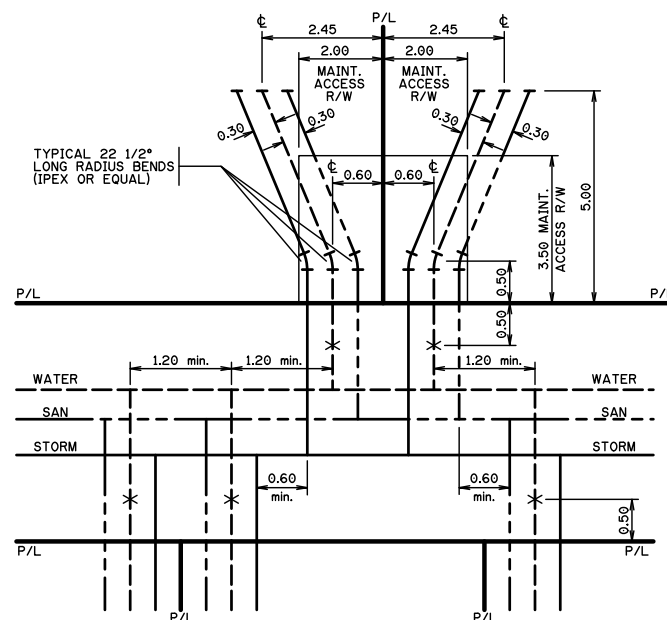


STREETSCAPE
SCALE: 1:200

<u>NEW HOME SQ FT.</u>		
	<u>UNIT #1 & 1B</u>	<u>UNIT #2</u>
<u>GARAGES</u>	<u>400.00 SQ FT</u>	<u>400.00 SQ FT</u>
<u>BASEMENT</u>	<u>1080.50 SQ FT</u>	<u>1080.50 SQ FT</u>
<u>MAIN FLOOR</u>	<u>1080.50 SQ FT</u>	<u>1080.50 SQ FT</u>
<u>UPPER FLOOR</u>	<u>1113.58 SQ FT</u>	<u>1113.58 SQ FT</u>
<u>LOFT FLOOR</u>	<u>766.50 SQ FT</u>	<u>766.50 SQ FT</u>
<u>TOTAL</u>	<u>2960.58 SQ FT</u>	<u>2960.58 SQ FT</u>

- NOISES.

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 22.5 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.



FENCE SECTION DETAIL
SCALE: NTS

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height	Disposition
1	Bush	---	1.40	2.00	To Stay
2	Deciduous	0.50	9.00	9.00	To Stay
3	Deciduous	0.20	5.00	6.00	To Stay
4	Deciduous	0.20	5.00	6.00	To Stay
5	Deciduous	0.30	2.00	7.50	To Stay
6	Bush	---	1.60	2.00	To Be Removed
7	Coniferous	0.50	9.50	15.00	To Be Removed

NOTE:
"AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH
A CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE
TO ADJACENT PUBLIC TREES DURING DEEP SERVICE AND
WALKWAY INSTALLATION. PRIOR TO CONSTRUCTION, CONTACT
URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN
FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM
TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE."

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	15/07/2026	DP SITEPLAN	D.J.	3912 19 STREET S.W. Calgary, Alberta	NEW HOME	AS SHOWN
02.				Lot 17 & 18		
03.				Block B	DATE:	DIVISION NUMBER
04.				Plan 463X	JUL 17, 2026	S 03



LIST OF DRAWINGS	
A-0.0	Cover Page
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	Loft Floor Plan
A-1.5	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

FLOOR AREA - UNIT #1B

BASEMENT	=	1080.50 SQ. FT.
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FLOOR AREA - UNIT #1

MAIN	=	1080.50 SQ. FT.
UPPER	=	1113.58 SQ. FT.
LOFT	=	766.50 SQ.FT.
TOTAL	=	2960.58 SQ. FT.

FLOOR AREA - UNIT #2B

BASEMENT	=	1080.50 SQ. FT.
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FLOOR AREA - UNIT #2

MAIN	=	1080.50 SQ. FT.
UPPER	=	1113.58 SQ. FT.
LOFT	=	766.50 SQ.FT.
TOTAL	=	2960.58 SQ. FT.



PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	15/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-07-17 11:41:21 AM

PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT	JOB #: 353 - 26
-----------------	--------------------

SCALE: AS SHOWN	SHEET: A-0.0
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EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

NOTE:
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED
TO ACCOMMODATE CUSTOM WINDOWS

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)

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STATUS: DP

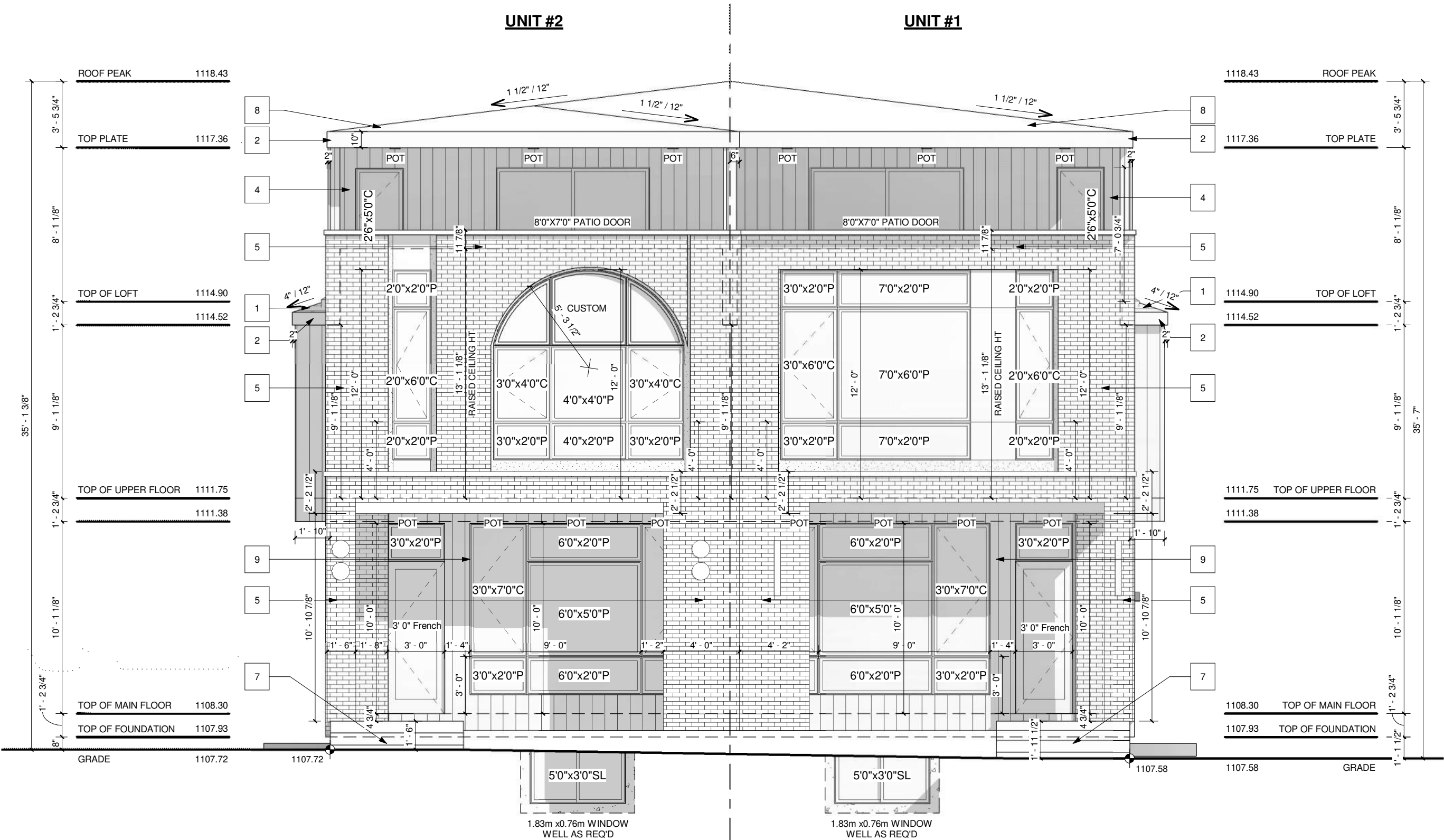
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PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 353 - 26

SCALE: AS SHOWN
SHEET: A-2.0



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNUMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

NOTE:
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED
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ISSUES:

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01.	15/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT: SEMI DETACHED

STATUS: DP

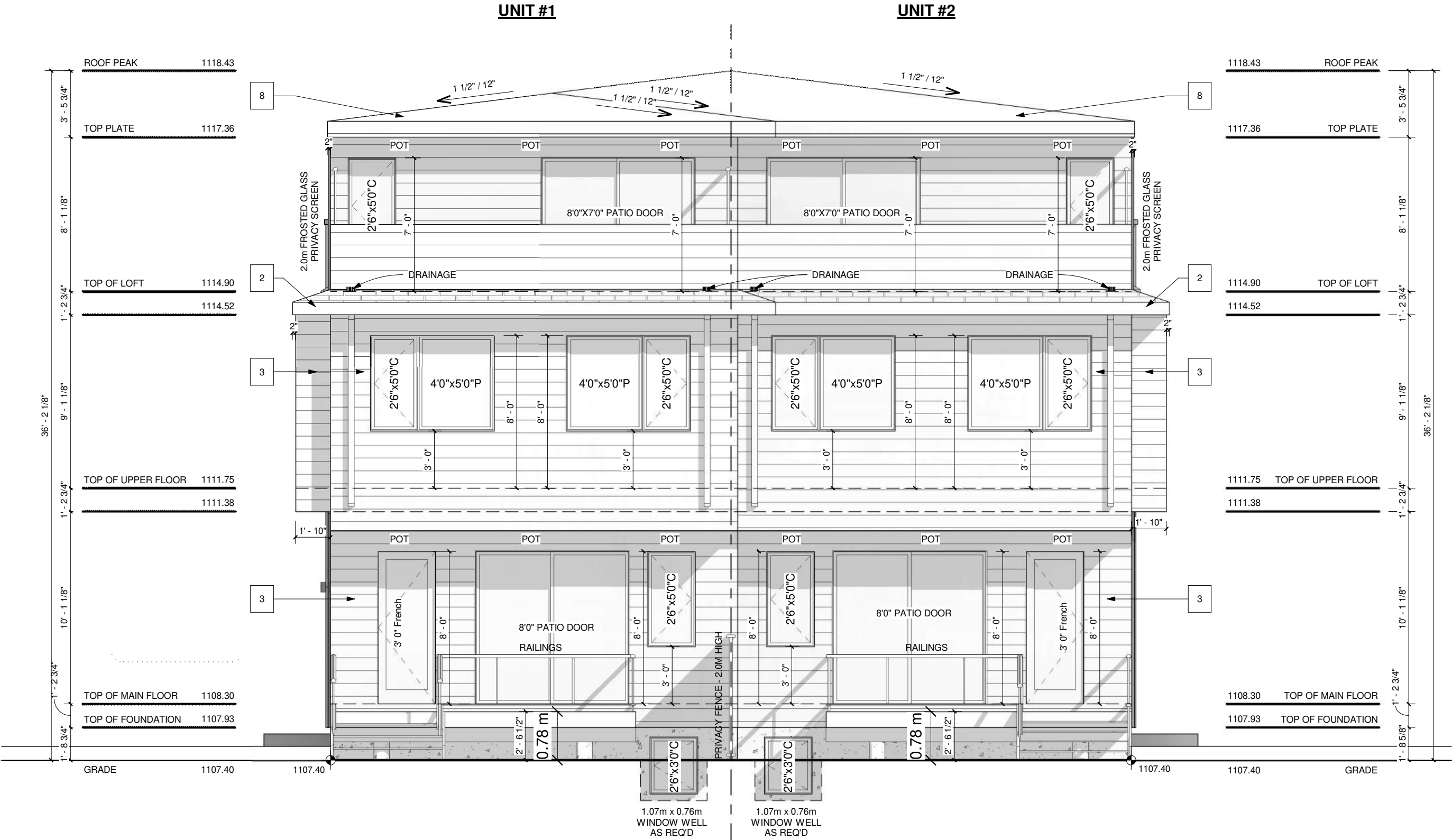
SIGNATURES:
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PRINTED: 2026-07-17 11:41:27 AM

PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 353 - 26

SCALE: AS SHOWN
SHEET: A-2.1



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

1	ASPHALT SHINGLE
2	10" ALUMNIMUM FASCIA
3	HARDIE FINISH - WHITE (HORIZONTAL)
4	HARDIE FINISH - DARK GREY (VERTICAL)

TORCH ON ROOF

WALL AREA = 1389.48 SQ. FT.
WINDOW AREA = 36.46 SQ. FT.
TOTAL: 36.46 / 1389.48 = 2.62%

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

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-17 11:41:29 AM

PROJECT NAME:

3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

353 - 26

SCALE:

AS SHOWN

SHEET:

A-2.2

LEFT ELEVATION

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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLE
- 2

10" ALUMNIMUM FASCIA
- 3

HARDIE FINISH - WHITE (HORIZONTAL)
- 4

HARDIE FINISH - DARK GREY (VERTICAL)
- 5

BRICK FINISH AS SPEC'D.
- 6

CONC. PARGING
- 7

CAST IN PLACE CONCRETE
- 8

TORCH ON ROOF

WINDOW CALCULATION
WALL AREA = 1366.79 SQ. FT.
WINDOW AREA = 39.31 SQ. FT.
TOTAL: 39.31 / 1366.79 = 2.88%

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

SIGNATURES:
X _____

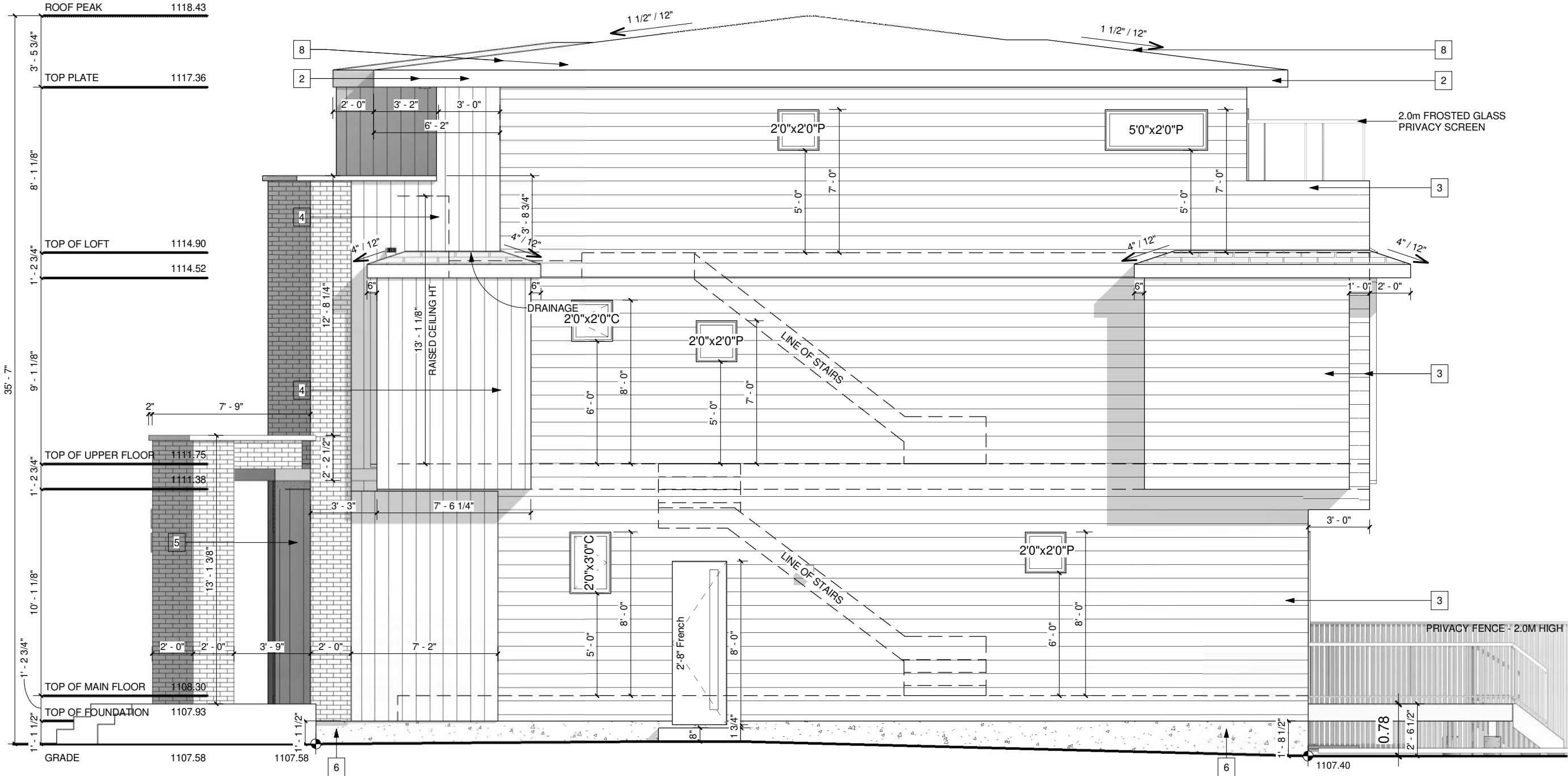
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PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 353 - 26

SCALE: AS SHOWN SHEET: A-2.3

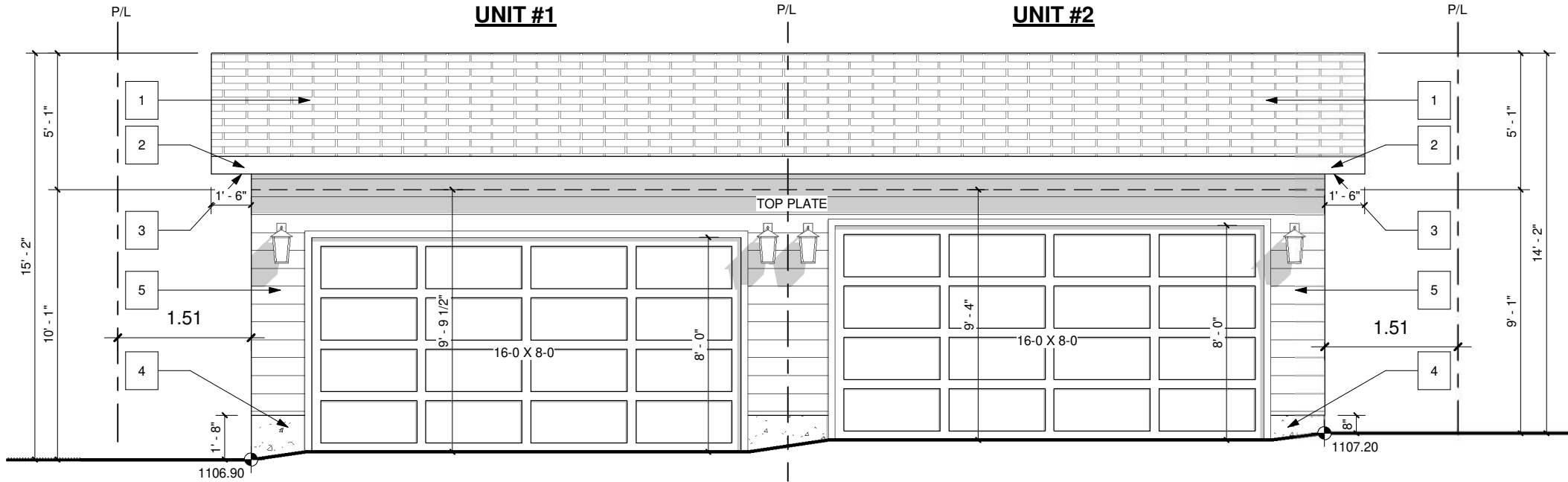
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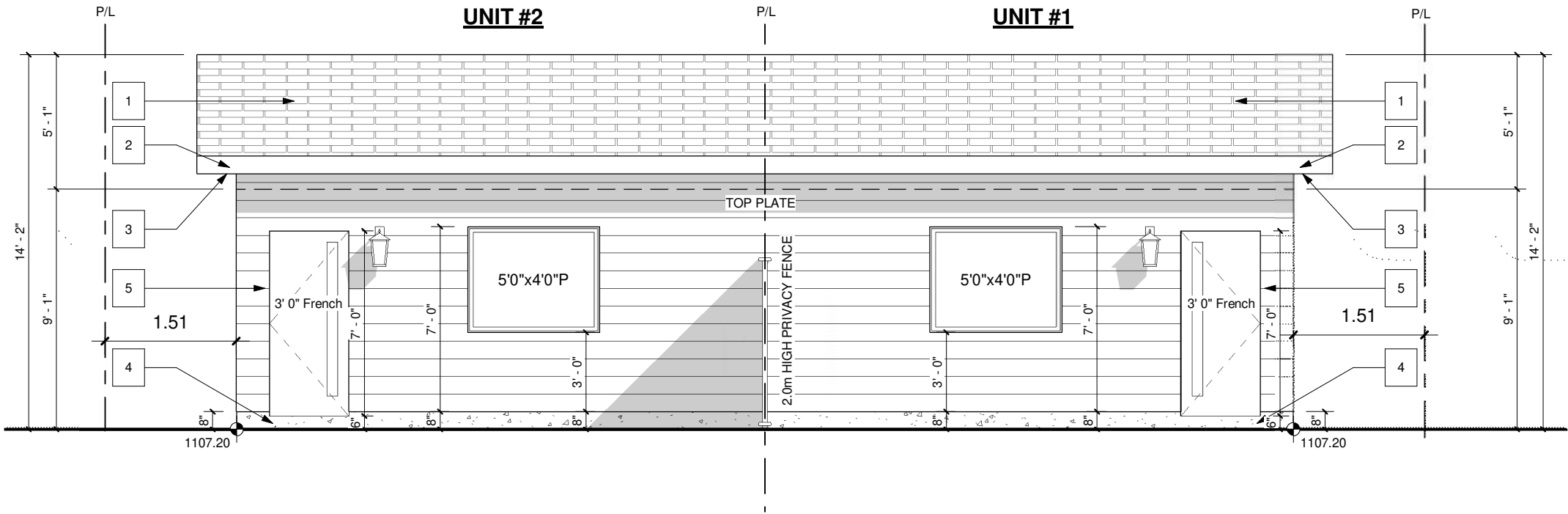
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES:

- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 ALUMINUM EAVE'S
- 4 CONC. PARGING
- 5 HARDIE FINISH



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



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

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-07-17 11:41:32 AM

PROJECT NAME:
3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 353 - 26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

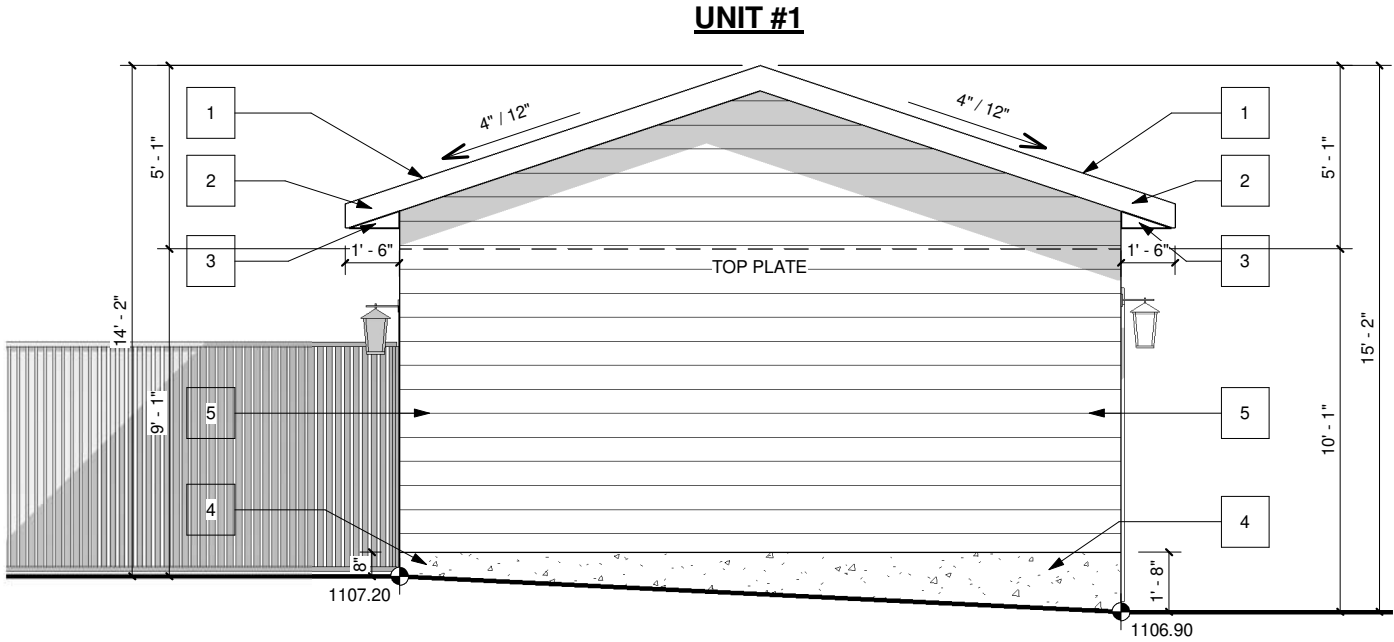
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

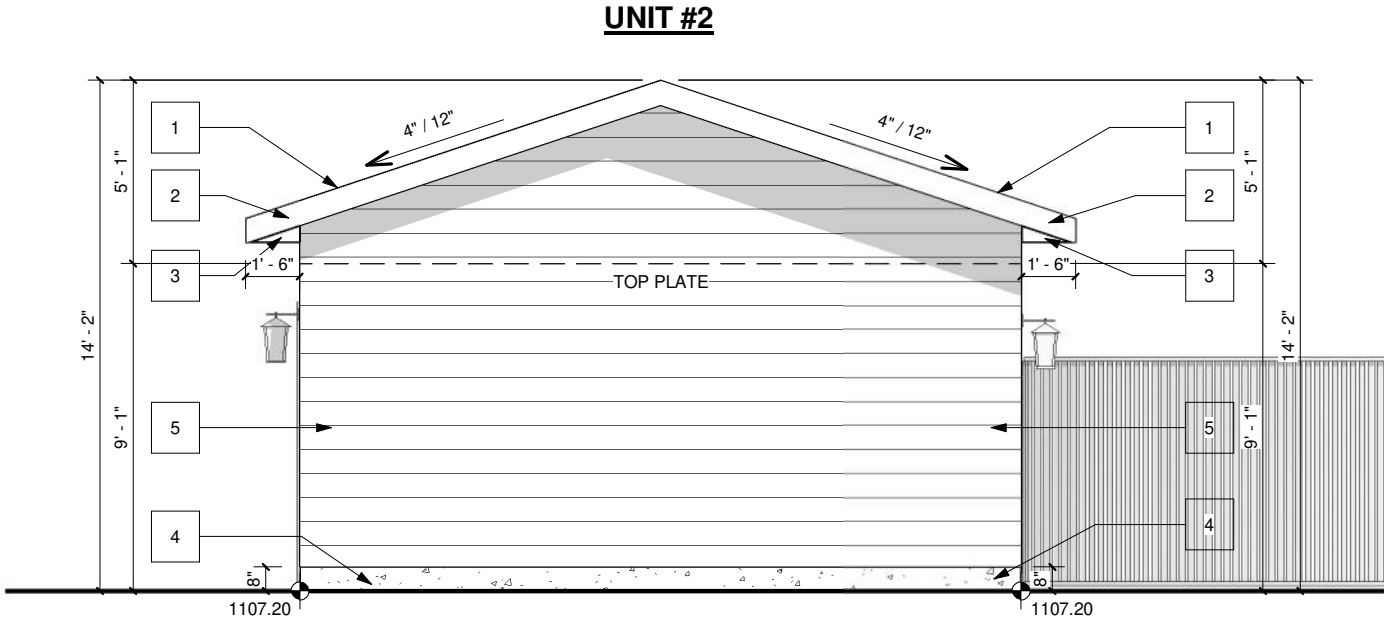
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

HARDIE FINISH



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.	15/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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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:

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-07-17 11:41:33 AM

PROJECT NAME:

3912 19 STREET S.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

353 - 26

SCALE:

AS SHOWN

SHEET:

A-3.2