









LIST OF DRAWINGS

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A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Loft Floor Plan
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A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Right Elevation
A-2.3	Left Elevation
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A-4.1	Garage Elevations
A-4.2	Garage Section

FLOOR AREA

BASEMENT	= 1037.24 SQ. FT.
MAIN	= 1037.24SQ. FT.
UPPER	= 1074.08 SQ. FT.
LOFT	= 801.00 SQ. FT.
TOTAL	**= 2912.32 SQ. FT.**

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	28/09/2026	CONCEPT	A.A.
02.	09/10/2026	DP PLANS	A.A.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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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 _____

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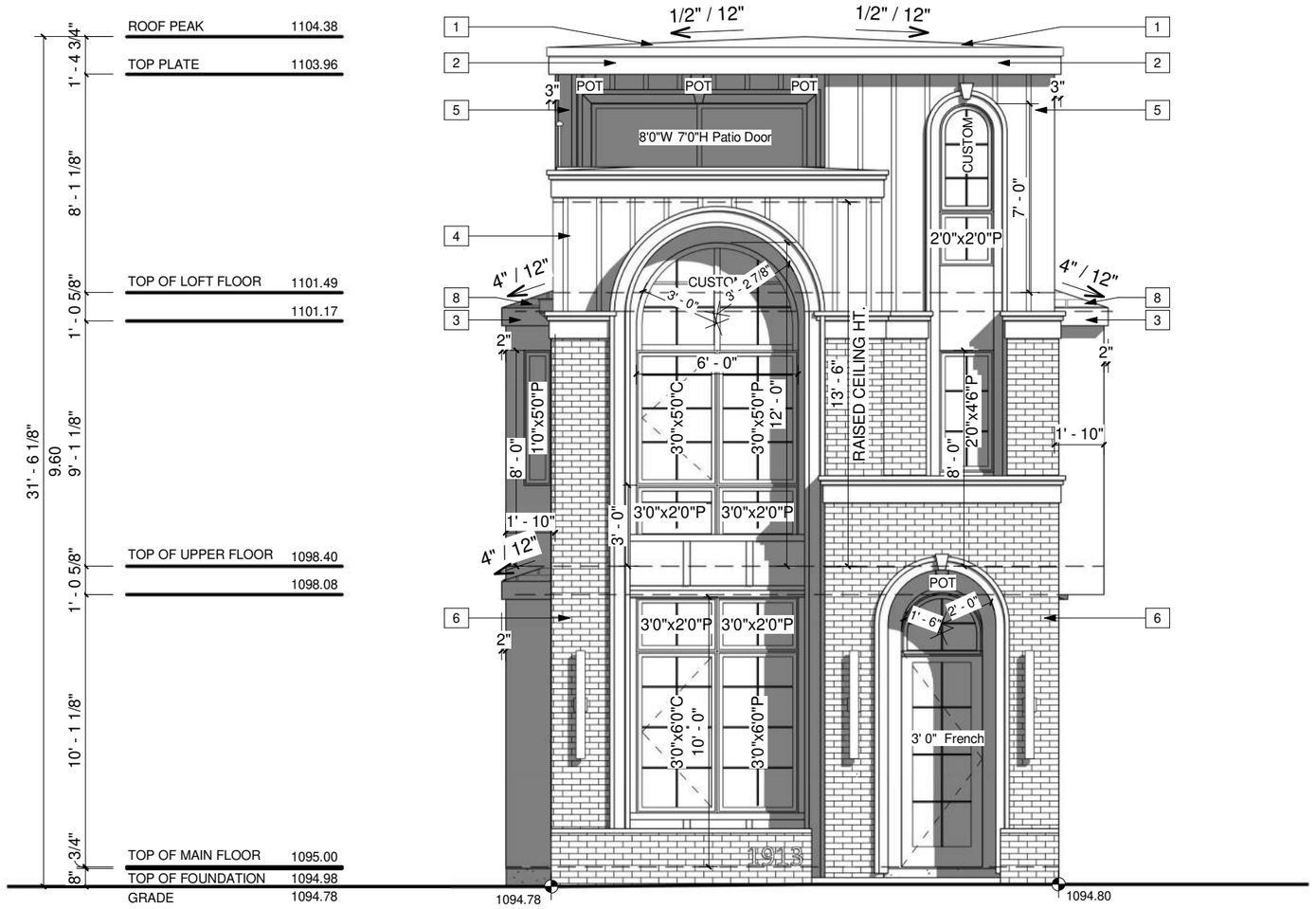
PROJECT NAME:
1913 - 44 AVE SW
CALGARY, AB

DESIGNER:	JOB #:
JT	442-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	12" ALUMNIMUM FASCIA	4	BOARD AND BATTEN	6	BRICK FINISH AS SPEC'D.	8	ASPHALT SHINGLES

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)



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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

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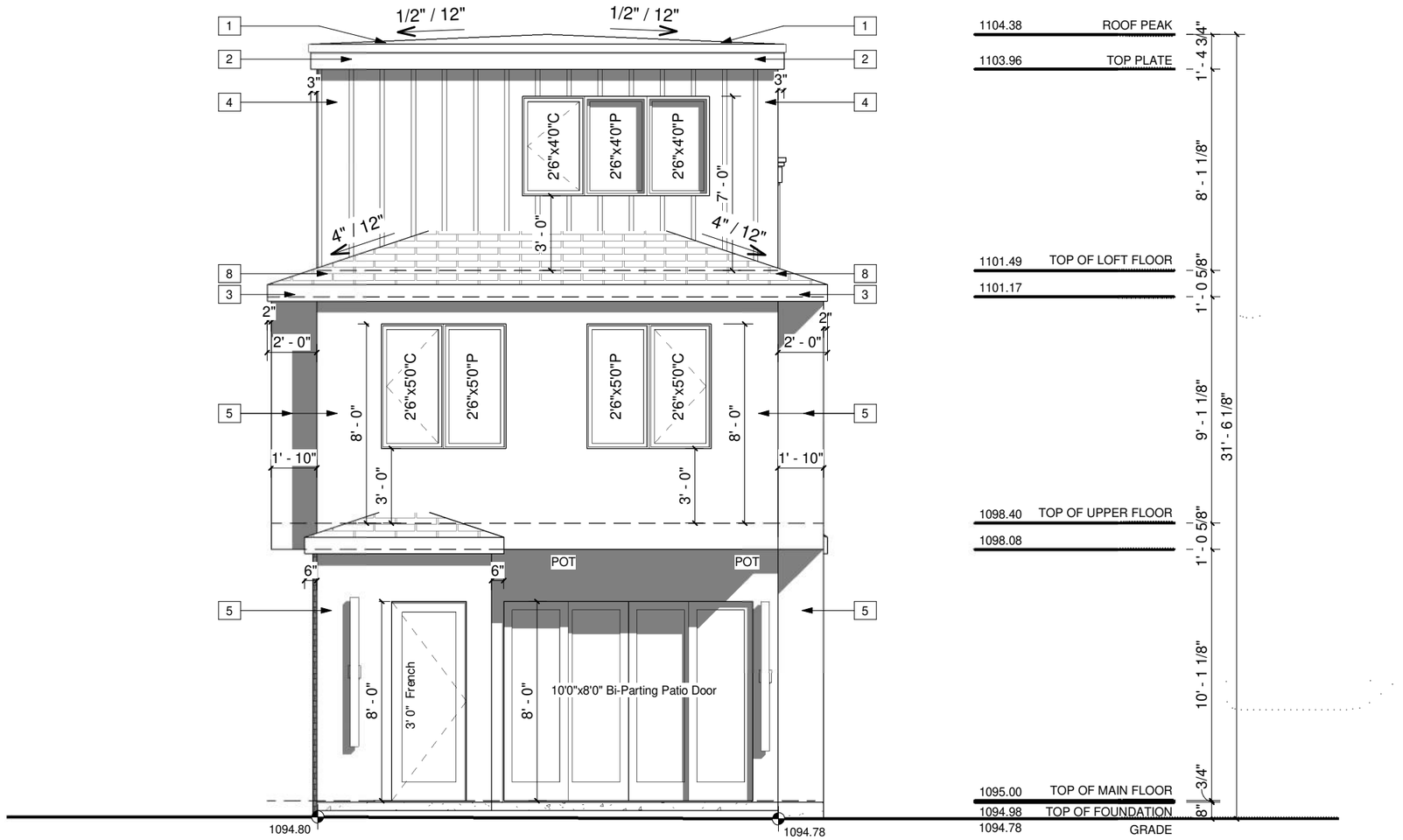
PROJECT NAME:
1913 - 44 AVE SW
CALGARY, AB

DESIGNER:	JOB #:
JT	442-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	12" ALUMNIMUM FASCIA	4	BOARD AND BATTEN	6	BRICK FINISH AS SPEC'D.	8	ASPHALT SHINGLES

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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

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PROJECT NAME:
1913 - 44 AVE SW
CALGARY, AB

DESIGNER:	JOB #:
JT	442-26
SCALE:	SHEET:
AS SHOWN	A-2.1

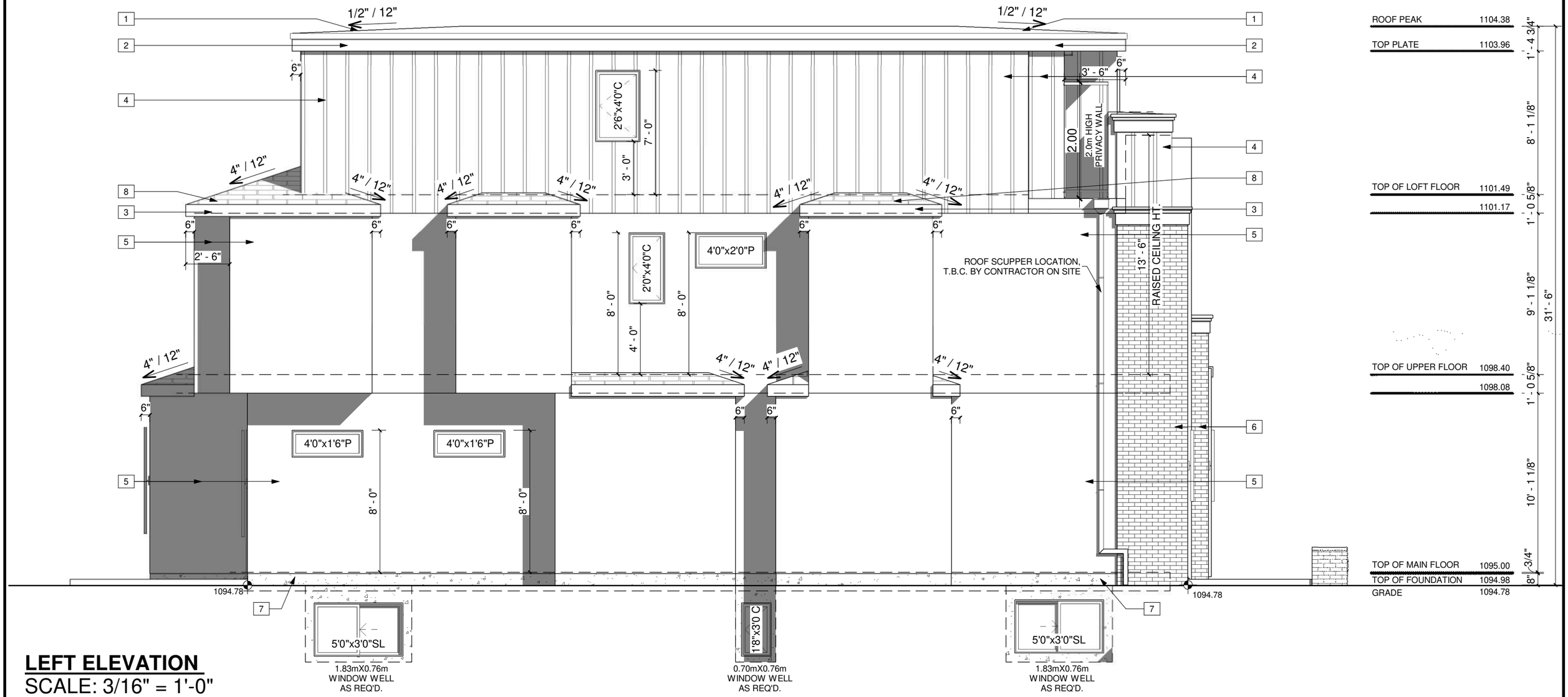
EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	12" ALUMNIMUM FASCIA	4	BOARD AND BATTEN	6	BRICK FINISH AS SPEC'D.	8	ASPHALT SHINGLES

WINDOW CALCULATION :

WALL AREA= 1481.92 SQ. FT.
WINDOW AREA = 40.49 SQ. FT.
TOTAL: 40.49/1481.92 = 2.73%

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:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
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JTA DESIGN + PERMITS

PROJECT NAME: 1913 - 44 AVE SW CALGARY, AB
DESIGNER: JT
JOB #: 442-26
SCALE: AS SHOWN
SHEET: A-2.3

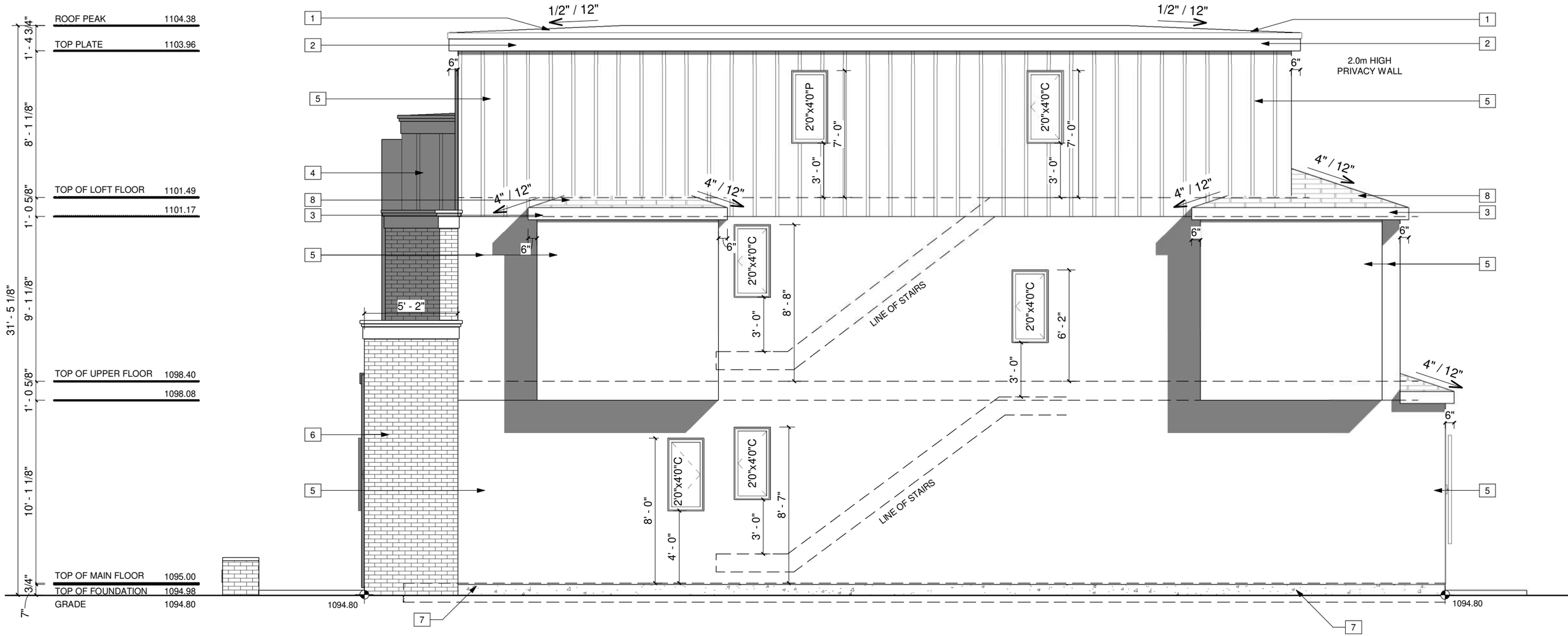
EXTERIOR FINISHES:

1	TORCH ON ROOF	3	8" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - DARK	7	CONCRETE PARGING
2	12" ALUMNIMUM FASCIA	4	BOARD AND BATTEN	6	BRICK FINISH AS SPEC'D.	8	ASPHALT SHINGLES

WINDOW CALCULATION :

WALL AREA= 1569.66 SQ. FT.
WINDOW AREA = 51.04 SQ. FT.
TOTAL: 51.04/1569.66 = 3.25%

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"

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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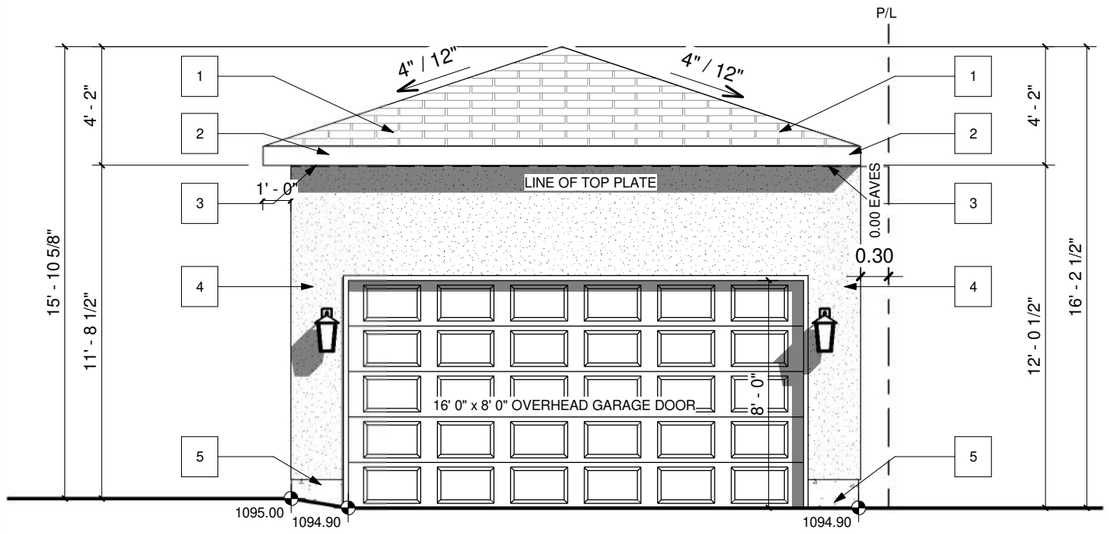
JTA DESIGN + PERMITS

PROJECT NAME:
1913 - 44 AVE SW
CALGARY, AB

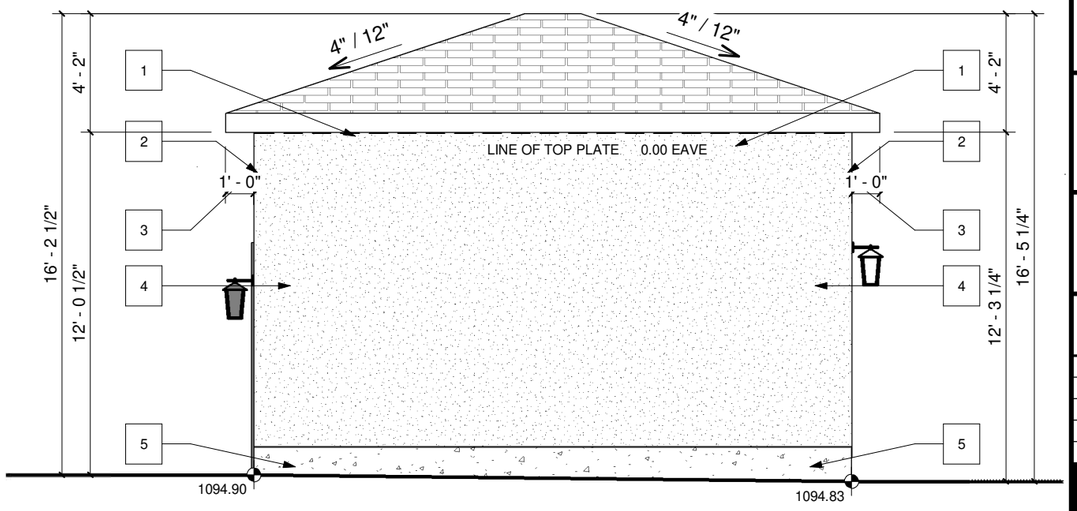
DESIGNER:	JOB #:
JT	442-26
SCALE: AS SHOWN	SHEET: A-2.2

EXTERIOR FINISHES:

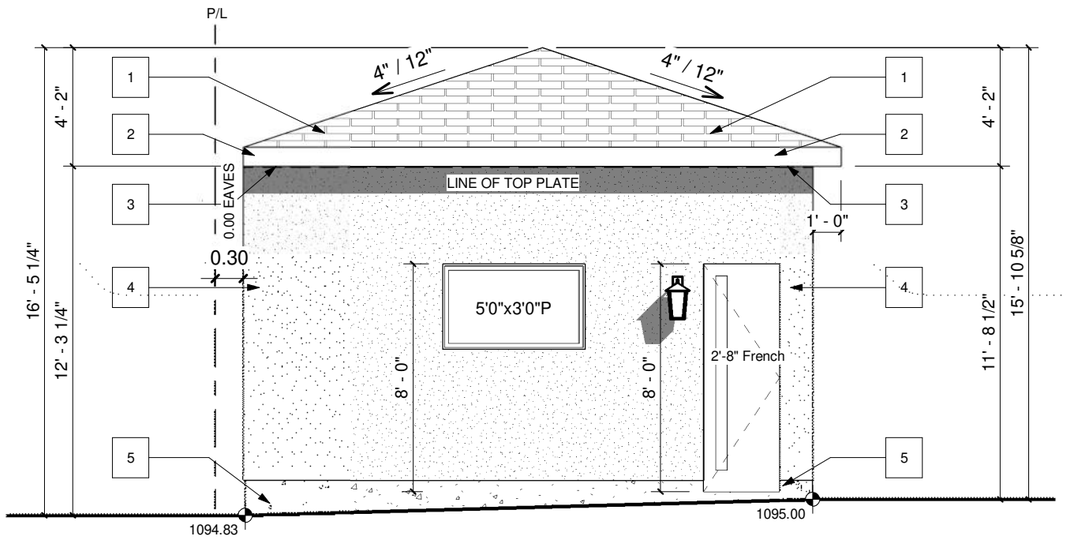
1	ASPHALT SHINGLES	2	8" ALUMNIMUM FASCIA	3	ALUMINUM EAVE'S	4	STUCCO FINISH	5	CONC. PARGING



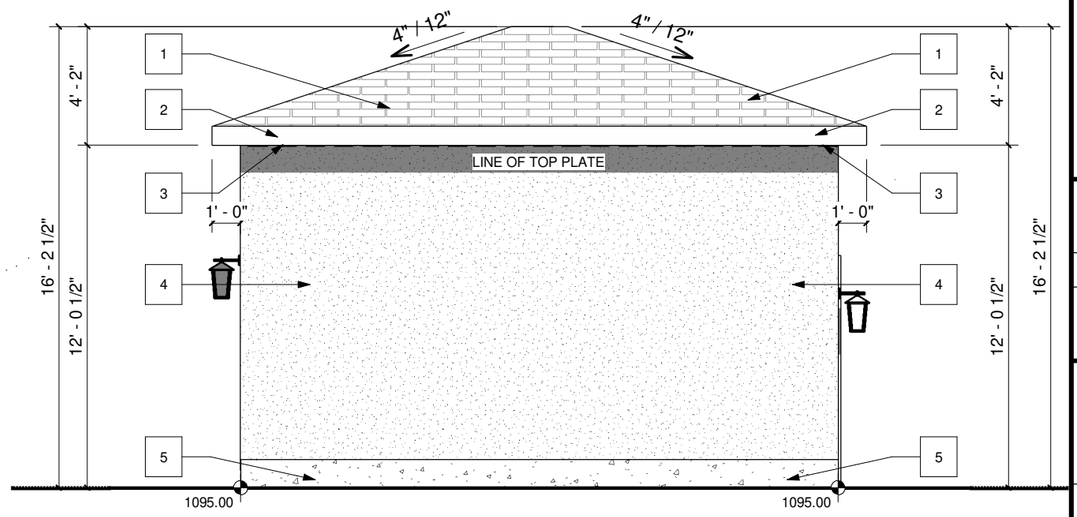
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

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PROJECT:
NEW HOME

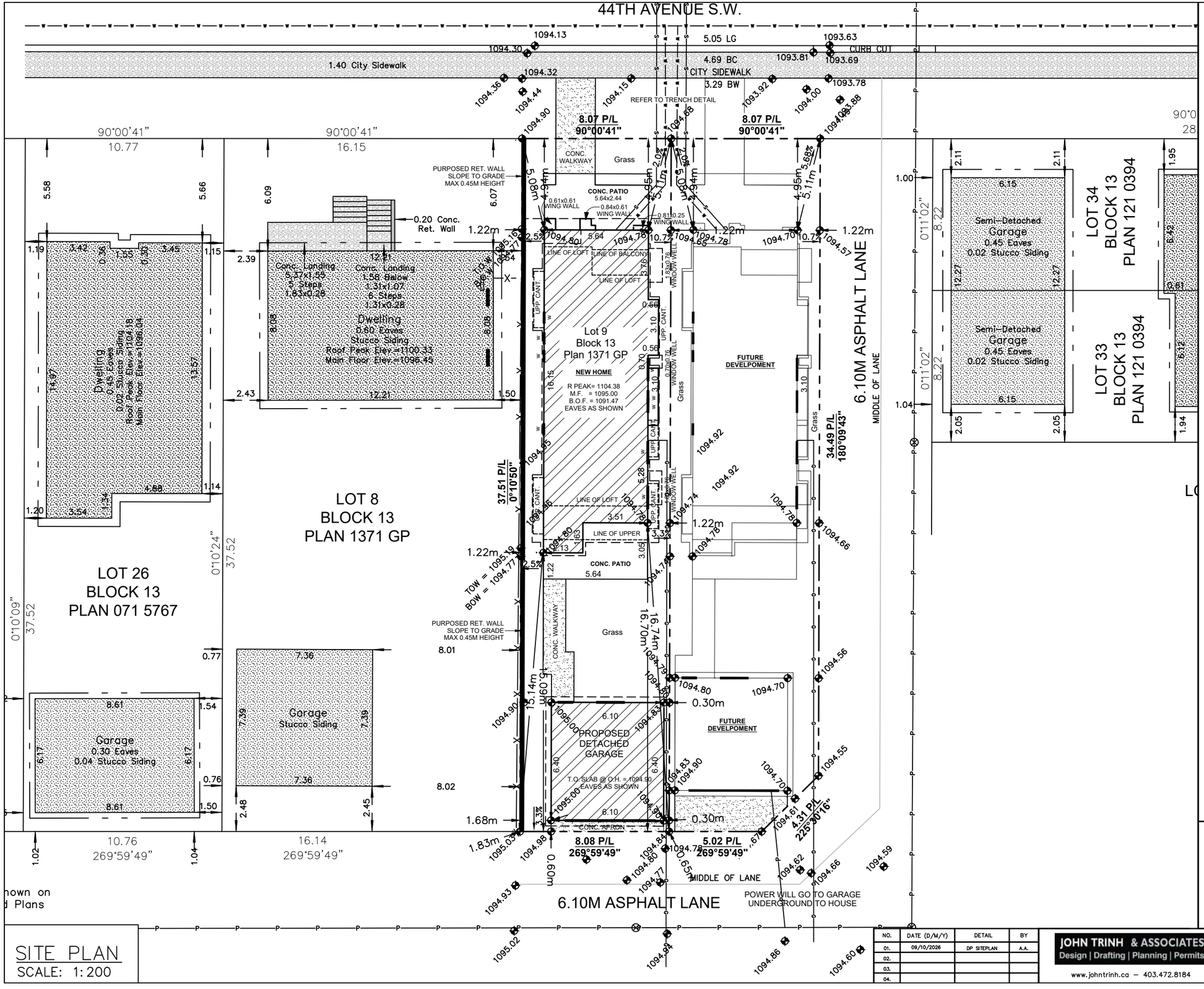
STATUS: -

SIGNATURES:
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PROJECT NAME:
1913 - 44 AVE SW
CALGARY, AB

DESIGNER:	JOB #:
JT	442-26
SCALE:	SHEET:
AS SHOWN	A-4.1



SITE PLAN

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 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 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 o 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:

Lots 9
Block 13
Plan 1371 GP

MUNICIPAL ADDRESS:

1913 44th AVENUE S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 298.258 SQ M
HOUSE SIZE: 96.375 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
WING WALL: 0.622 SQ M
GARAGE: 37.161 SQ M

TOTAL: 134.158/298.258
= 44.981%

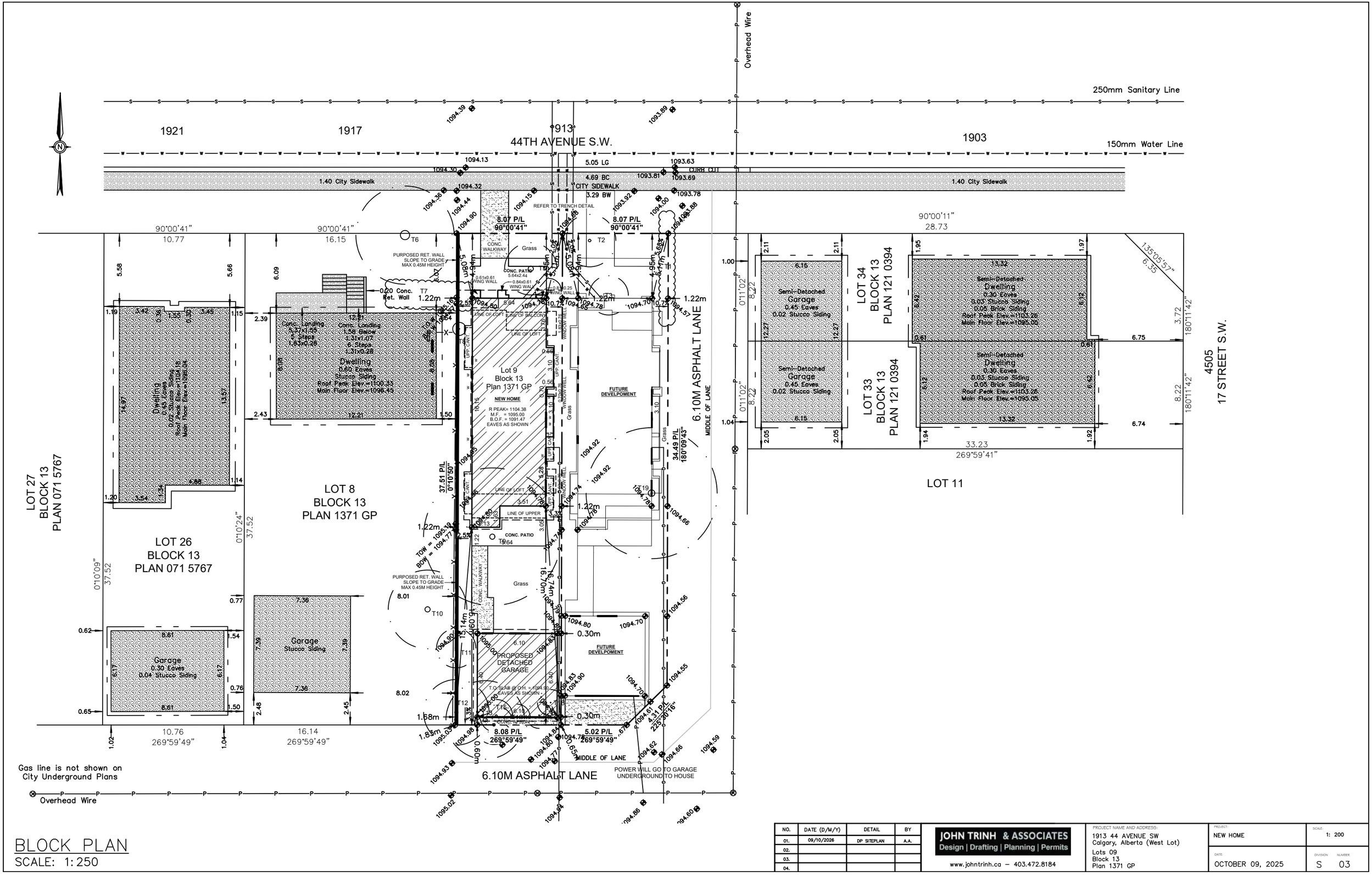
SITE PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09/10/2026	DP SITEPLAN	A.A.
02.			
03.			
04.			

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Design | Drafting | Planning | Permits
www.johntrinh.ca – 403.472.8184

PROJECT NAME AND ADDRESS:
1913 44 AVENUE SW
Calgary, Alberta (West Lot)
Lots 09
Block 13
Plan 1371 GP

PROJECT: NEW HOME
SCALE: 1: 200
DATE: OCTOBER 09, 2025
DIVISION: S NUMBER: 01



BLOCK PLAN

SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
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03.			
04.			

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PROJECT NAME AND ADDRESS:
1913 44 AVENUE SW
Calgary, Alberta (West Lot)
Lots 09
Block 13
Plan 1371 GP

PROJECT: NEW HOME

SCALE: 1: 200

DATE: OCTOBER 09, 2025

DIVISION: S NUMBER: 03