



LIST OF DRAWINGS	
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A-1.5	Roof Plan
A-2.0	Front & Rear Elevation
A-2.1	Left & Right Elevation
A-3.0	Garage Plans & Elevations
A-3.1	Storage Details

FLOOR AREA - UNIT #1	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 646.44 SQ. FT.
UPPER	= 677.11 SQ. FT.
TOTAL	= 1982.33 SQ. FT.
FLOOR AREA - UNIT #2	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 646.44 SQ. FT.
UPPER	= 677.11 SQ. FT.
TOTAL	= 1982.33 SQ. FT.
FLOOR AREA - UNIT #3	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 646.44 SQ. FT.
UPPER	= 677.11 SQ. FT.
TOTAL	= 1982.33 SQ. FT.
FLOOR AREA - UNIT #4	
BASEMENT (SUITE)	= 658.78 SQ. FT.
MAIN	= 646.44 SQ. FT.
UPPER	= 677.11 SQ. FT.
TOTAL	= 1982.33 SQ. FT.

GENERAL NOTES:

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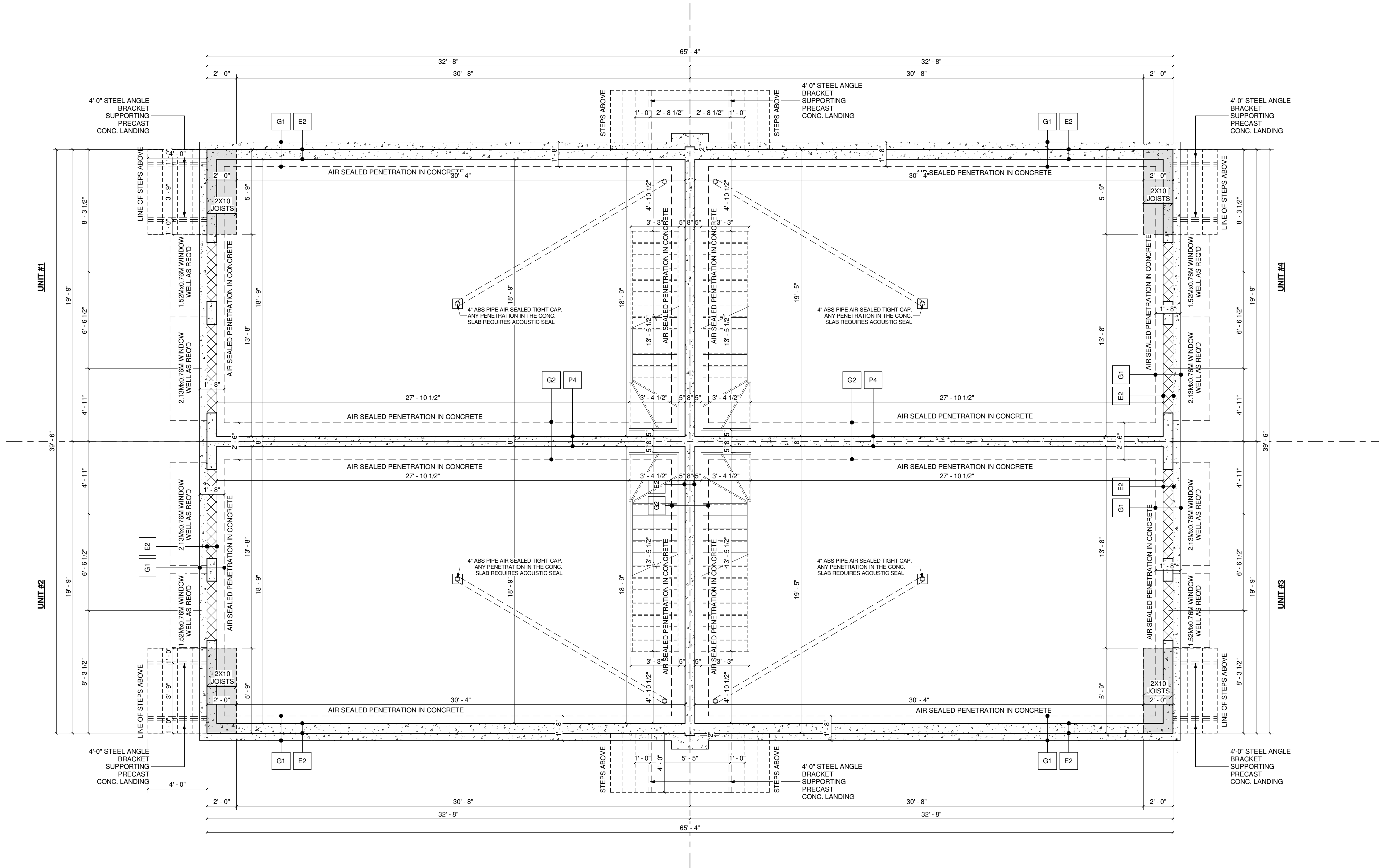
ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING
ROUGH-IN NEEDS TO BE CONFIRMED BY
TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE
NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE
RESOLVED BEFORE PROCEEDING

MUNICIPAL ADDRESS:
**4336 72 Street N.W.
CALGARY, ALBERTA**
PROJECT:
CLUSTER HOUSING
STATUS:
BP

PROJECT NUMBER: 178-25
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE:

DRAWING SET:
BP
SHEET NAME:
Cover Page
PAGE:

A-0.0



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

GENERAL NOTES:
FOR RADON PIPE SIZE:
-THE CODE IS NOT SPECIFIC ON THE TYPE OF PIPE THAT MAY BE USED, ONLY ON THE DIMENSION OF NOT LESS THAN 100mm (4")

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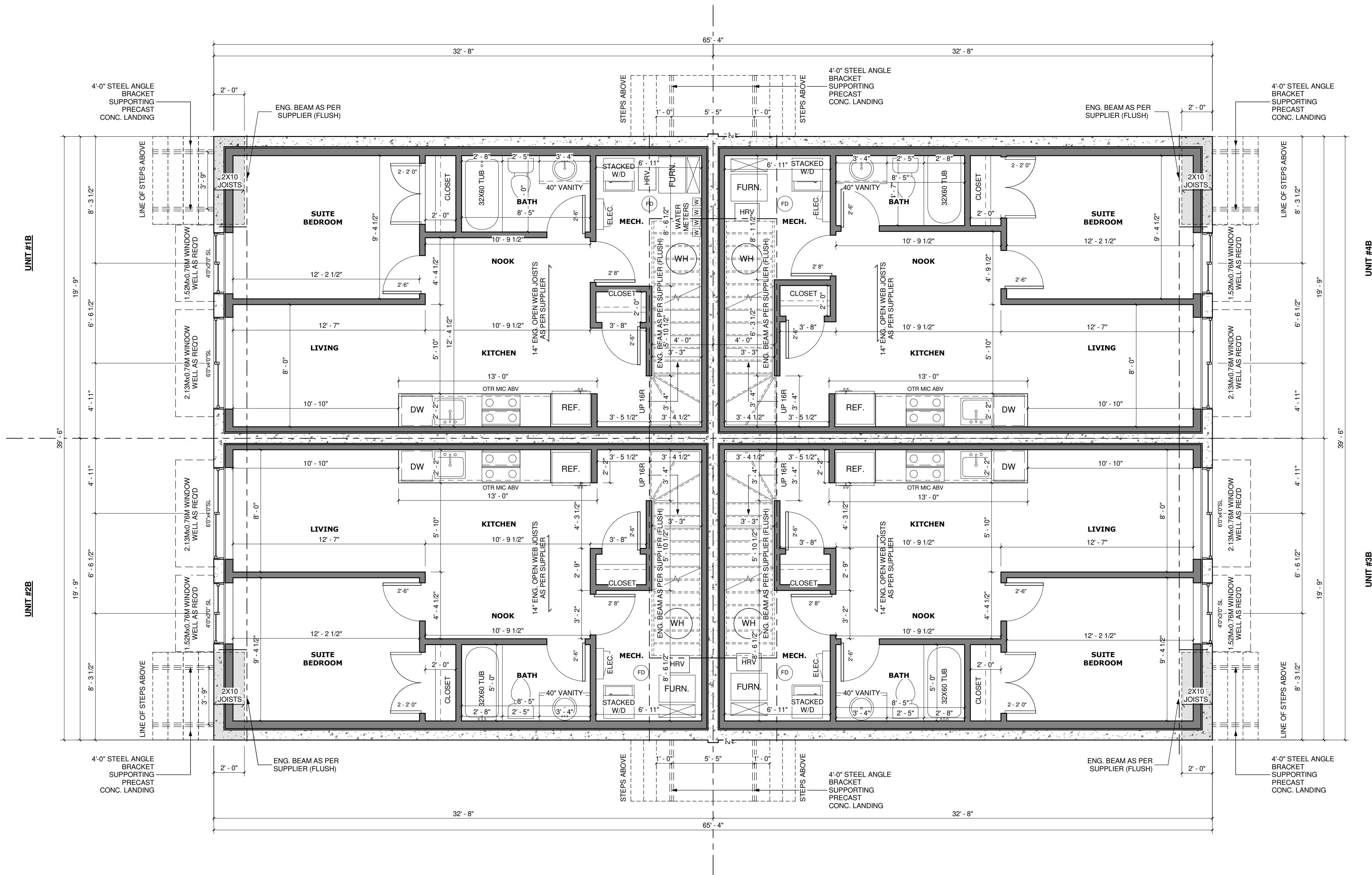
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LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

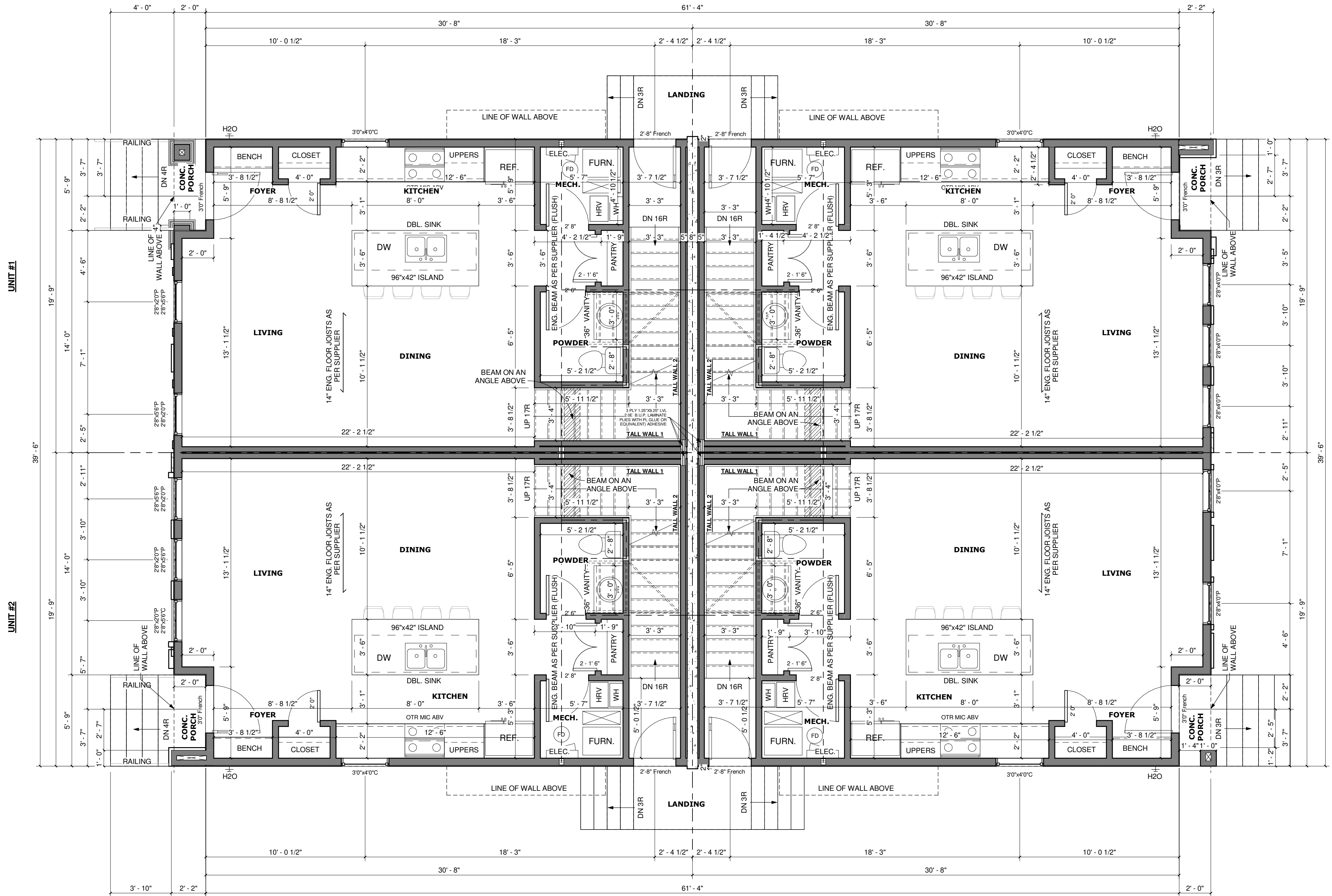
DRAWING SET:
BP
SHEET NAME:
Foundation Plan
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A-1.0



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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BASEMENT FLOOR AREA UNIT #1 - 658.78 SQ.FT. UNIT #2 - 658.78 SQ.FT. UNIT #3 - 658.78 SQ.FT. UNIT #4 - 658.78 SQ.FT.		-ENSURE HEADROOM AT ELEC. PANEL IS MIN 6'-6" AND HAS 39" CLEARANCE. -EXACT FURNACE & HWT LOCATION & ORIENTATION TO BE DETERMINE BY HEATING CONTRACTOR. RADON PIPING LOCATION TBD ON SITE.		LENNOX FURNACE WITH AFUE Rating of 95% - 98.7%		BRADFORD WATER HEATER WITH 0.67-0.70 ENERGY STAR RATING AND 70-80 RECOVERY EFFICIENCY											
WITH LIFE BREATH RNC 205 HEAT RECOVERY VENTILATION (SEE SPEC. FOR DETAILS A-5.3)																	



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

9' - 1 1/8" MAIN FLOOR

GENERAL NOTES:

MAIN FLOOR AREA
UNIT #1 - 646.44 SQ.FT.
UNIT #2 - 646.44 SQ.FT.
UNIT #3 - 646.44 SQ.FT.
UNIT #4 - 646.44 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD.
-GALVANISED NAILS TO BE USED

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MUNICIPAL ADDRESS:

4336 72 Street N.W.
CALGARY, ALBERTA

PROJECT:

CLUSTER HOUSING

STATUS:

BP

PROJECT NUMBER:

178-25

DESIGN BY:

JT

DRAWN BY:

JT

LAST REVISION BY:

LAST REVISION DATE:

SCALE:

1/4" = 1'-0"

DRAWING SET:

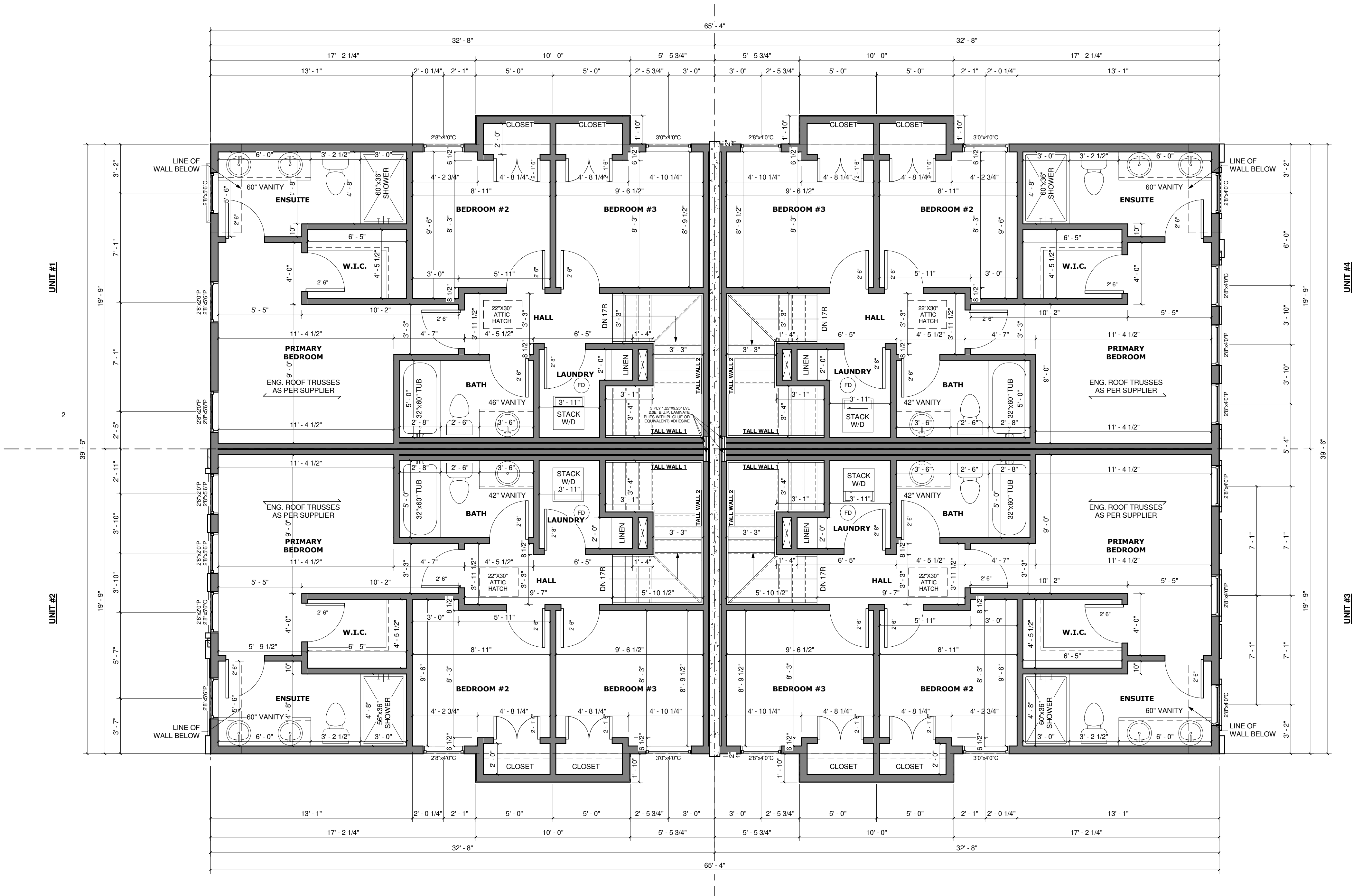
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SHEET NAME:

Main Floor Plan

PAGE:

A-1.2



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

9' - 1 1/8" UPPER FLOOR

GENERAL NOTES:

UPPER FLOOR AREA
UNIT #1 - 677.11 SQ.FT.
UNIT #2 - 677.11 SQ.FT.
UNIT #3 - 677.11 SQ.FT.
UNIT #4 - 677.11 SQ.FT.

SPRAY FOAM NOTES: CCMC#14140-L
-2LBS SPRAY FOAM INSULATION TO BE USED OF RIM JOISTS
-FRAME TOP OF MAIN FLOOR WINDOWS TO MATCH HEIGHT OF EXT DOOR AND TRANSOM UNLESS NOTED
-ALL SIDEYARD CANTILEVERS MUST BE DRYWALLED W/ 5/8 DRYWALL & NON VENTING SOFFIT ON UNDERSIDE, NAILING PATTERN TO BE 6" OC ON PERIMETER AND 8" OC IN THE FIELD- GALVANISED NAILS TO BE USED

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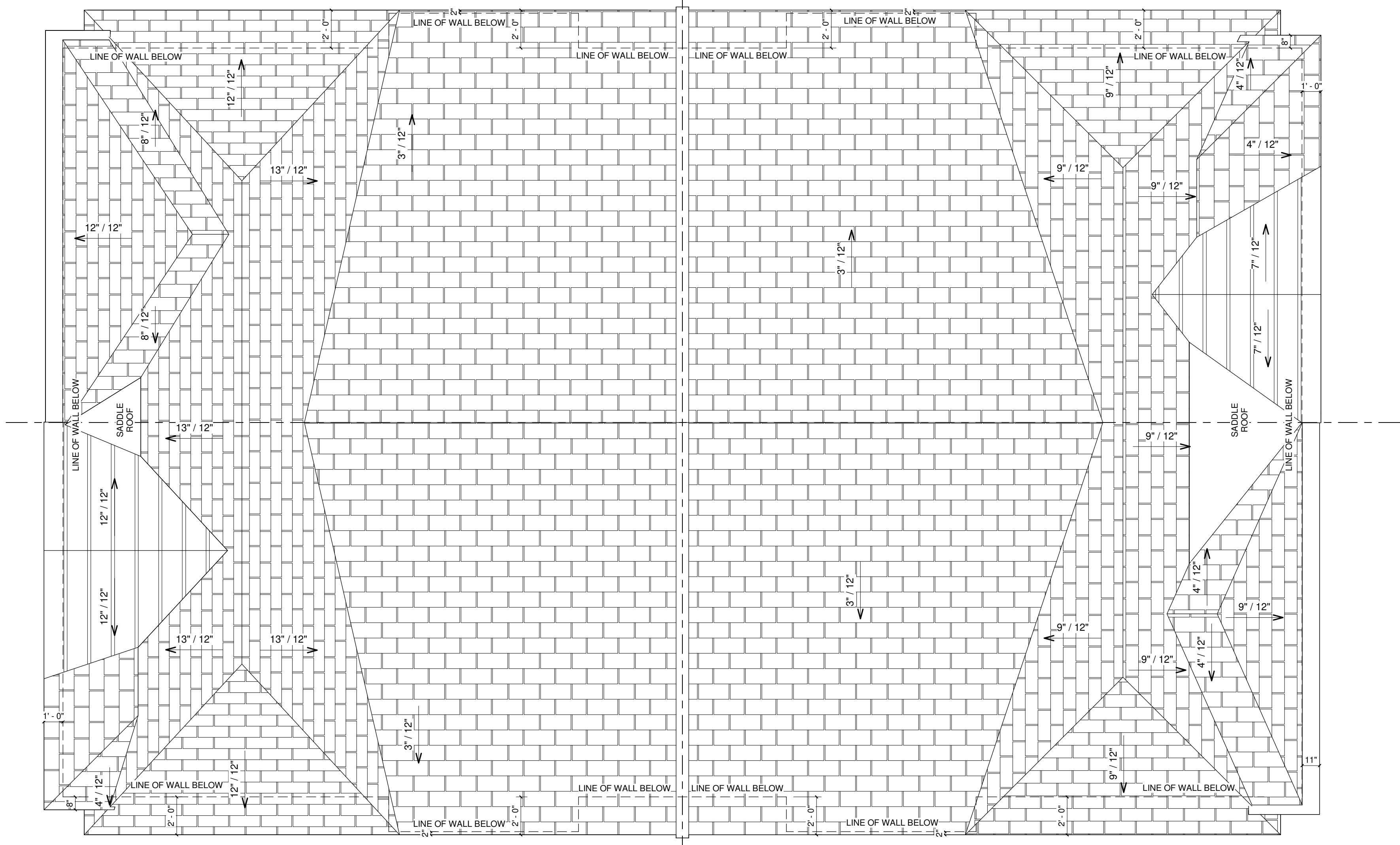
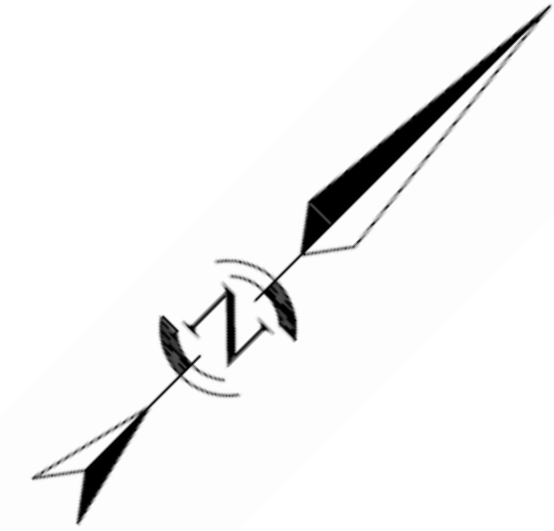
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PROJECT:
CLUSTER HOUSING
STATUS:
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PROJECT NUMBER: 178-25
DESIGN BY: JT
DRAWN BY: JT
LAST REVISION BY:
LAST REVISION DATE: *
SCALE: 1/4" = 1'-0"

DRAWING SET: BP
SHEET NAME: Upper Floor Plan
PAGE:



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

GENERAL NOTES:

-CONTRACTOR TO CONFIRM HEEL HEIGHT
& ROOF DETAILS PRIOR TO ORDERING
WITH THE MANUFACTURE. ANY ISSUE
MUST BE RESOLVED WITH THE DESIGNER

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CALGARY, ALBERTA
PROJECT:
CLUSTER HOUSING

STATUS:
BP

PROJECT NUMBER: 178-25

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

LAST REVISION DATE: *

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

DRAWING SET:
BP

SHEET NAME:
Roof Plan

PAGE:

A-1.5



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

GENERAL 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)

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	7	SMOOTH STUCCO FINISH - DARK GREY
2	METAL ROOF	8	BOARD & BATTEN FINISH - WHITE
3	6" ALUMINUM FASCIA - BLACK	9	BOARD & BATTEN FINISH - DARK GREY
4	HARDIE PANEL - DARK GREY	10	WOOD SLAT AS SPEC'D
5	HARDIE PANEL - DARK GREY (VERTICAL)	11	CONCRETE PARGING
6	SMOOTH STUCCO FINISH - WHITE	12	PRECAST CONCRETE

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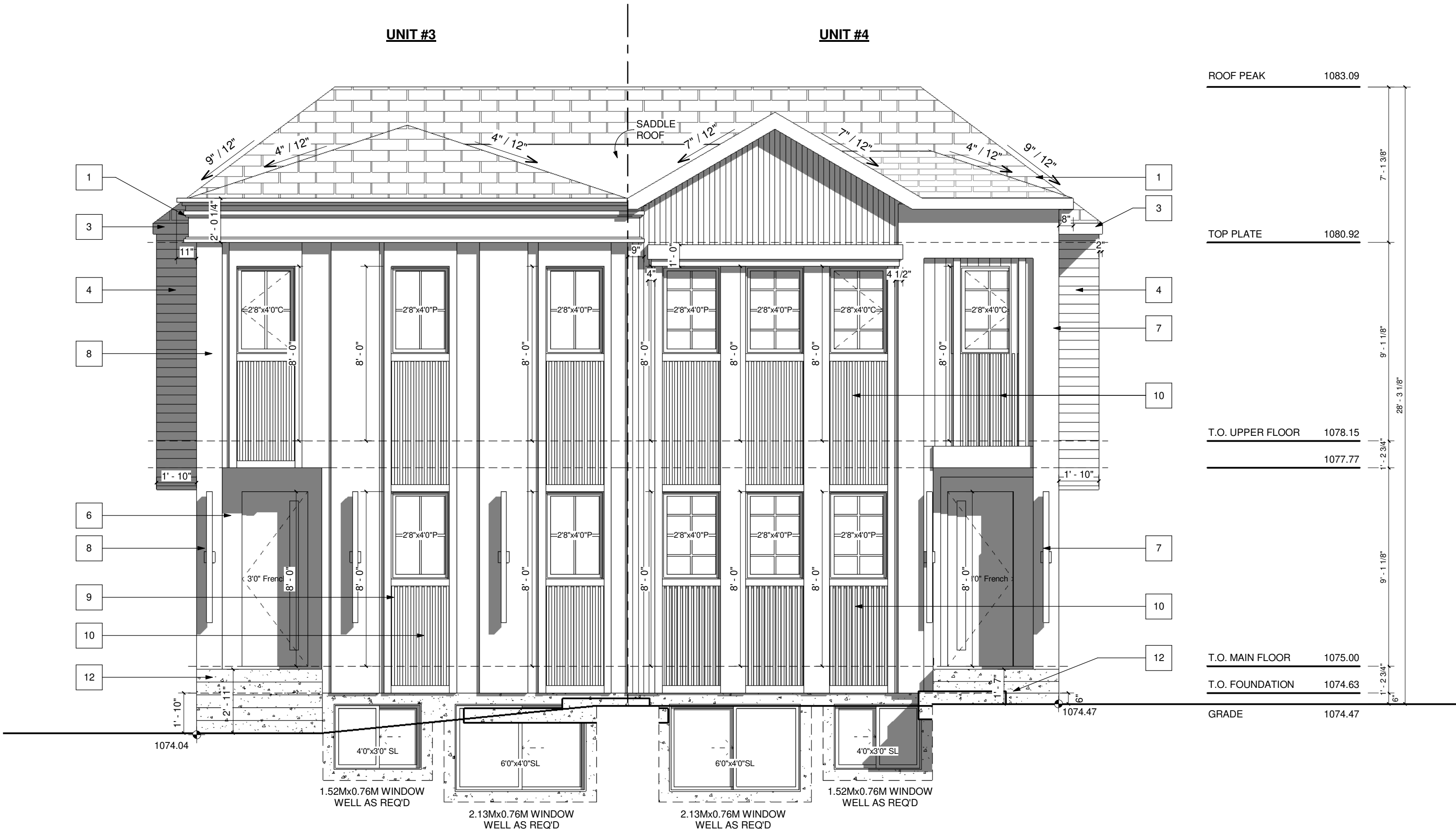
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT:
CLUSTER HOUSING

STATUS:
BP

PROJECT NUMBER: 178-25

DESIGN BY: JT

DRAWN BY: JT

LAST REVISION BY:

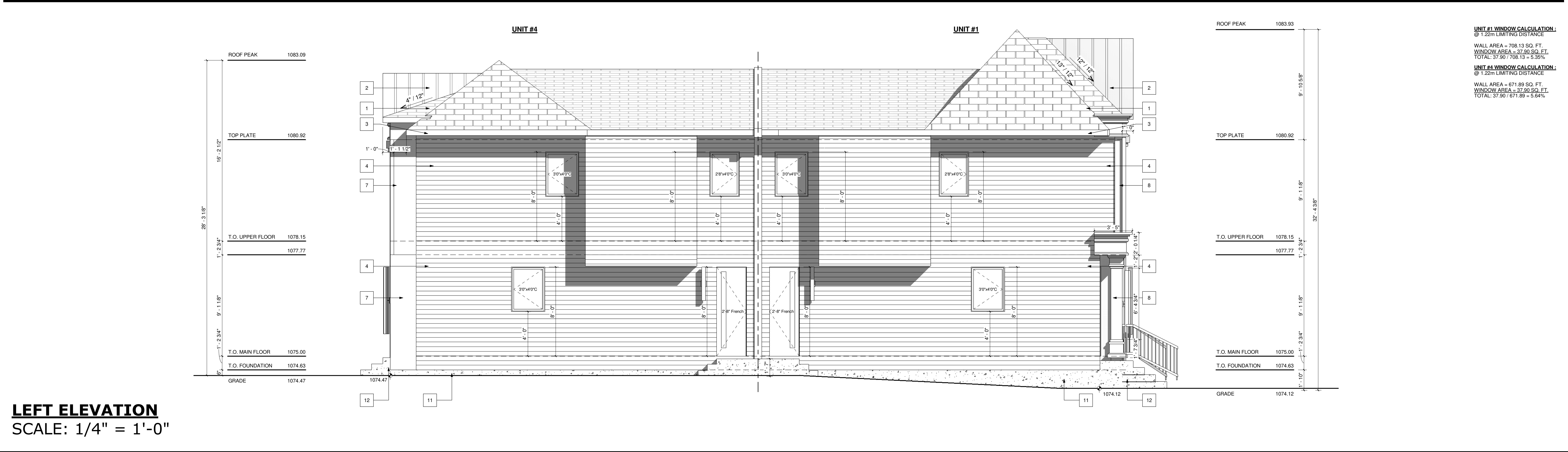
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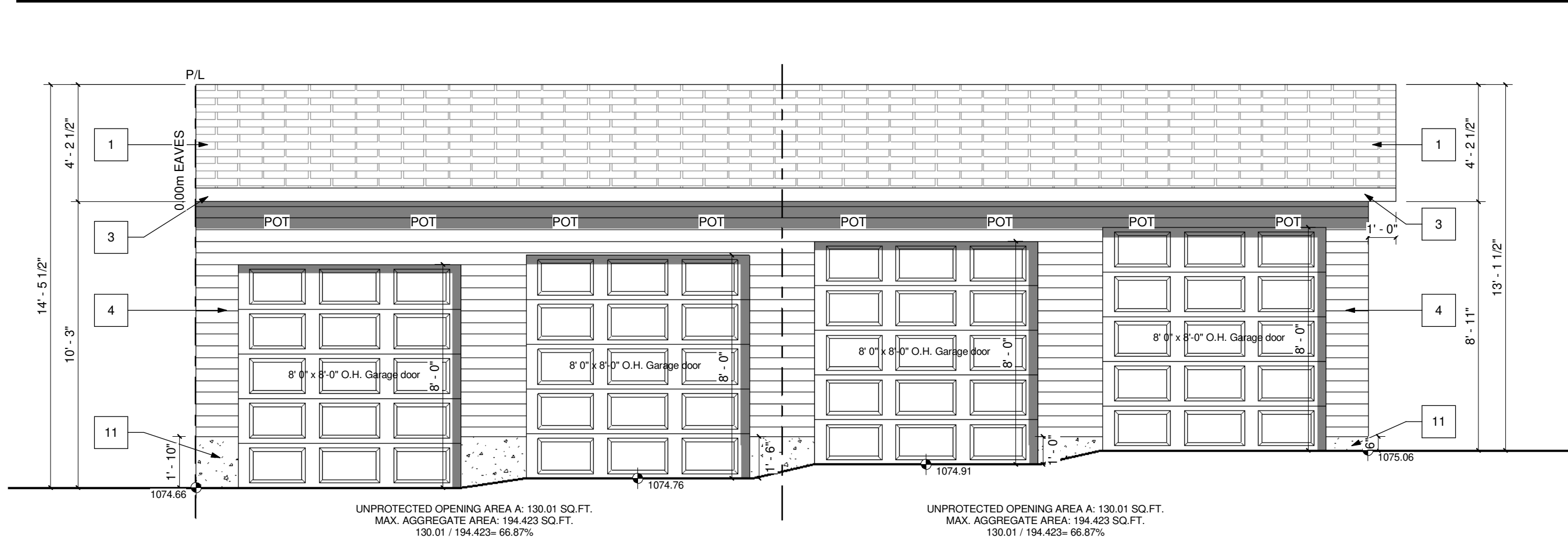
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Front & Rear Elevation

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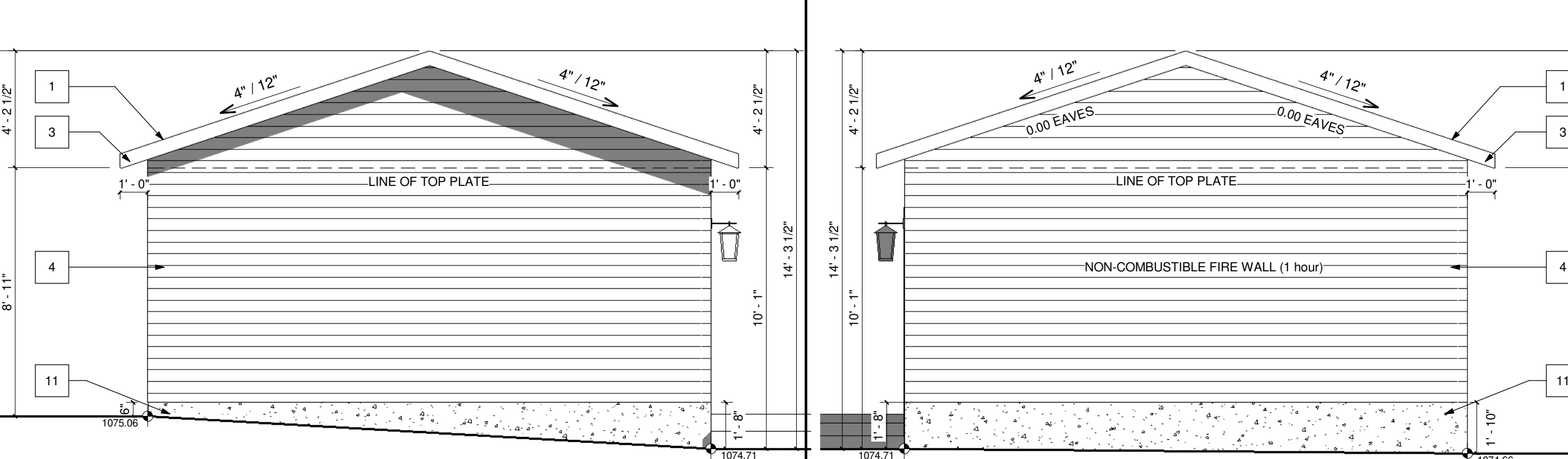
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VENTED SOFFIT NOTES: -VENTED SOFFIT (FRONT AND BACK) -VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m -NON VENTED SIDES SOFFIT IF WITHIN 1.2m (SOFFIT ARE PRE-FIN ALUM)		EXTERIOR FINISHES:		ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE NATIONAL BUILDING CODE 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					
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2 METAL ROOF		8 BOARD & BATTEN FINISH - WHITE									
3 6" ALUMINUM FASCIA - BLACK		9 BOARD & BATTEN FINISH - DARK GREY									
4 HARDIE PANEL - DARK GREY		10 WOOD SLAT AS SPEC'D									
5 HARDIE PANEL - DARK GREY (VERTICAL)		11 CONCRETE PAVING									
6 SMOOTH STUCCO FINISH - WHITE		12 PRECAST CONCRETE									



GARAGE FRONT ELEVATION (LANE)
SCALE: 1/4" = 1'-0"

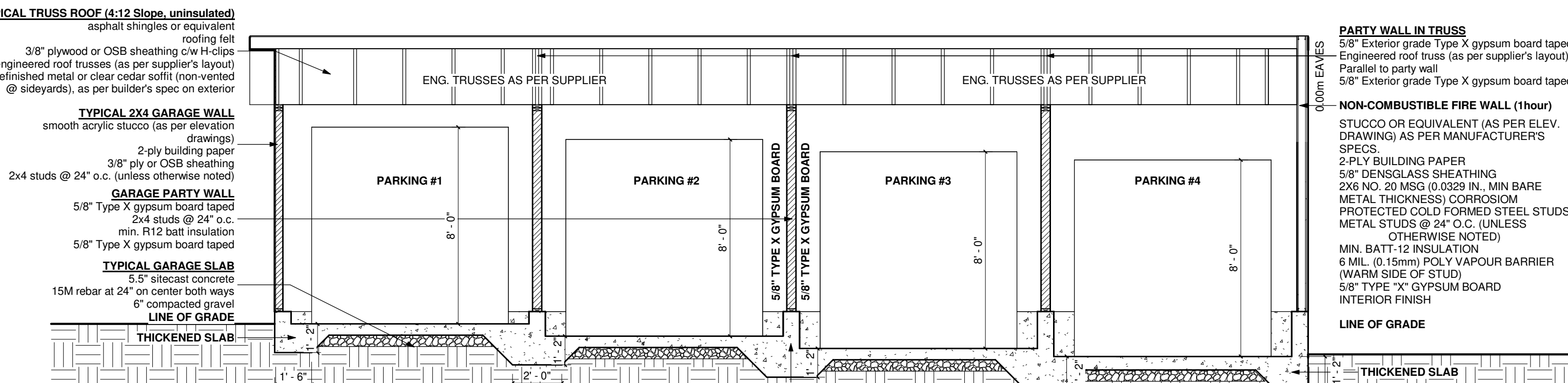


GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

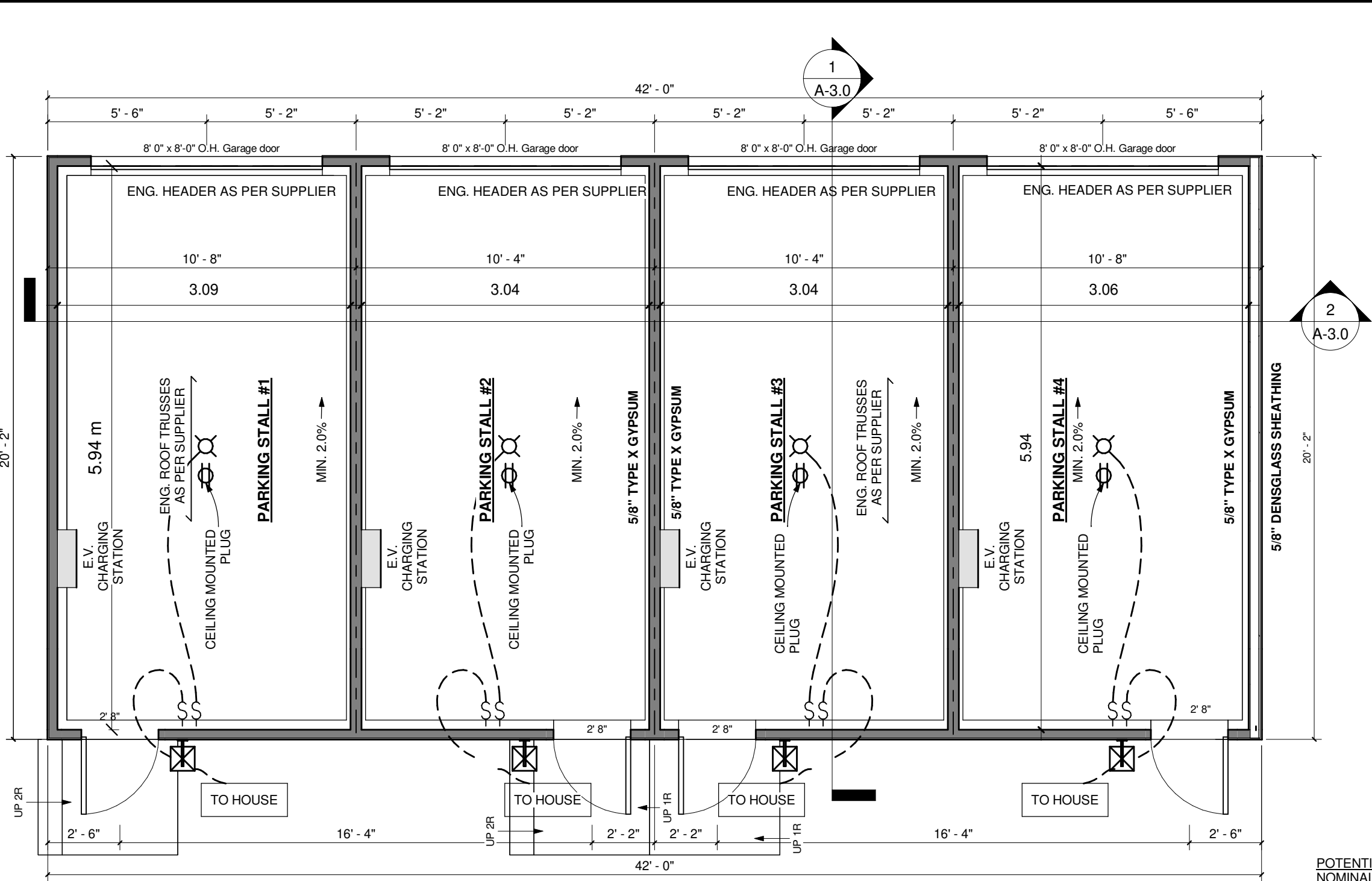


GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

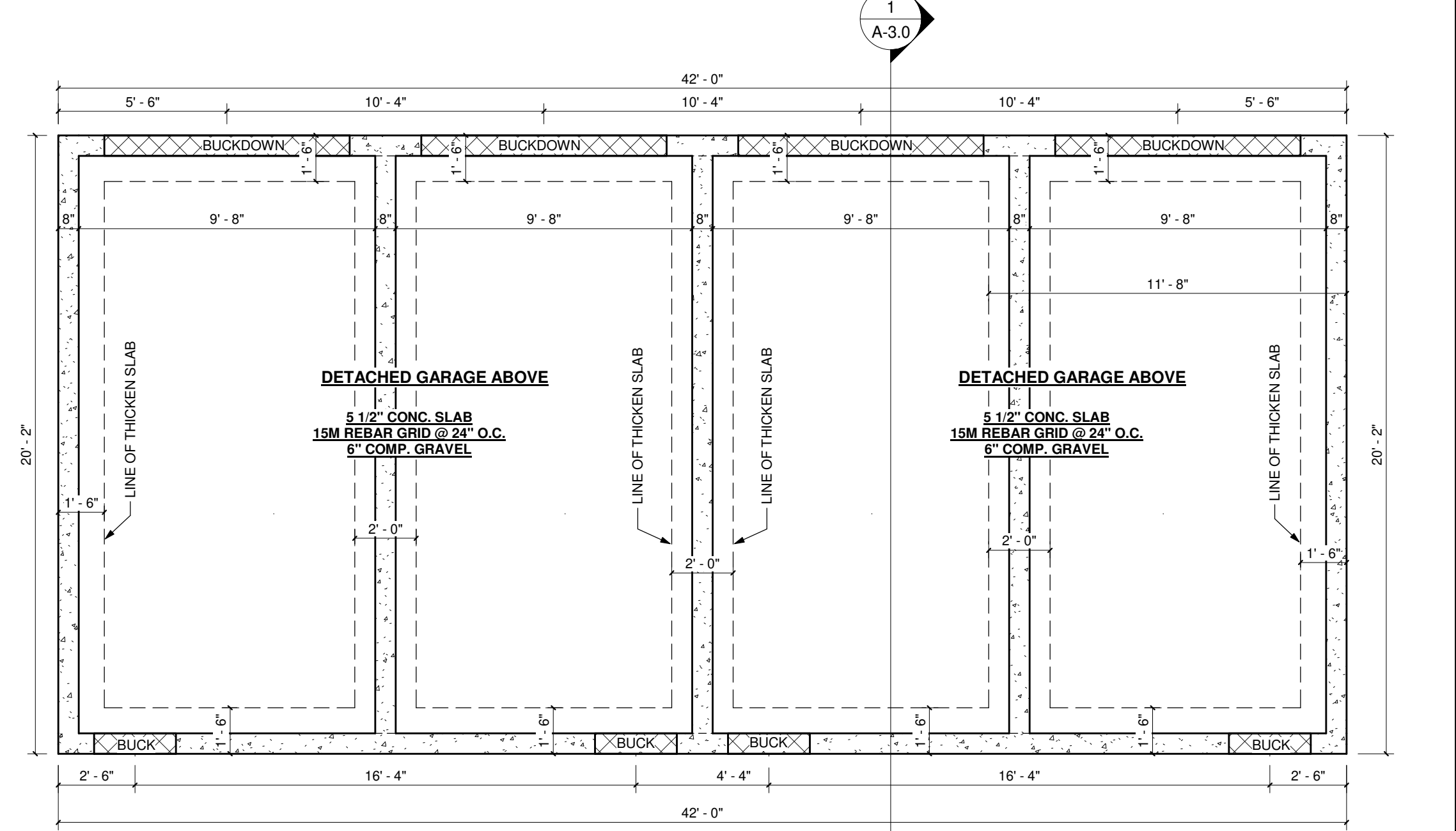
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



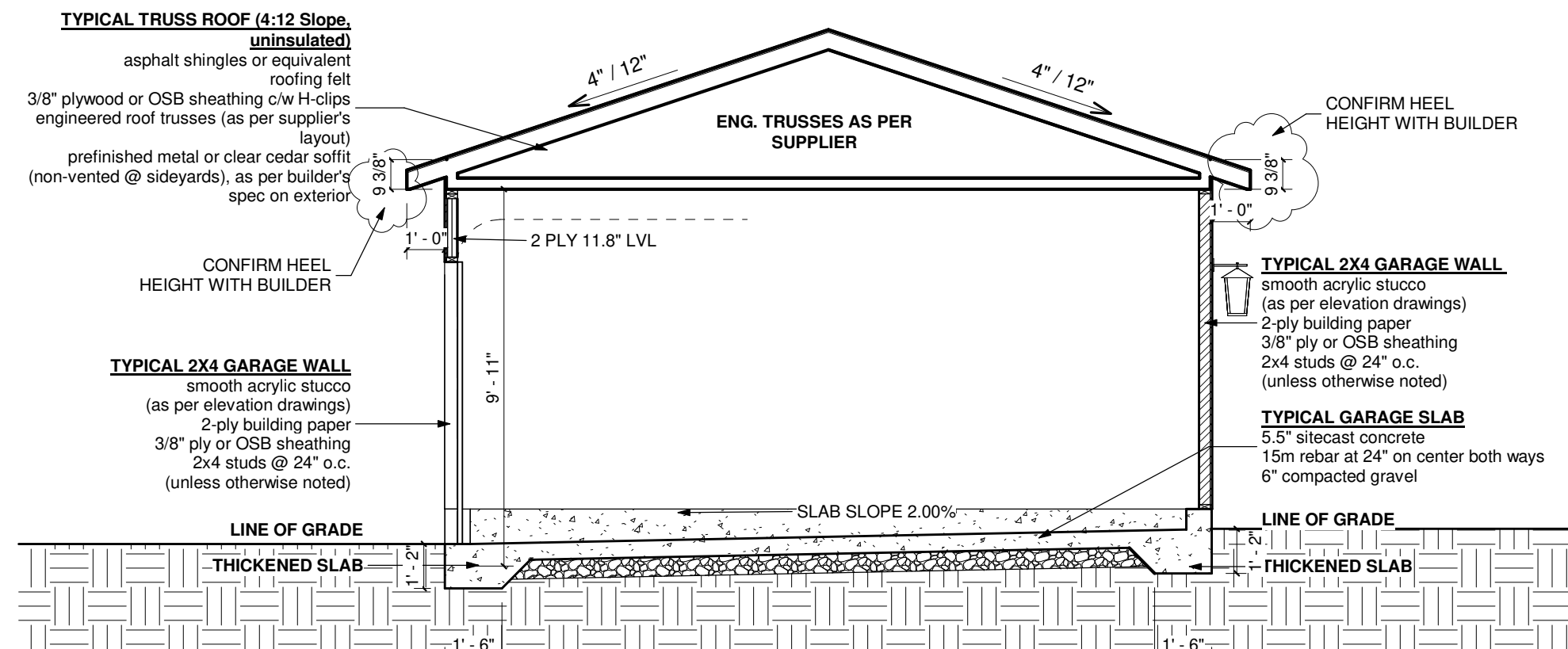
GARAGE SECTION 2
SCALE: 1/4" = 1'-0"



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



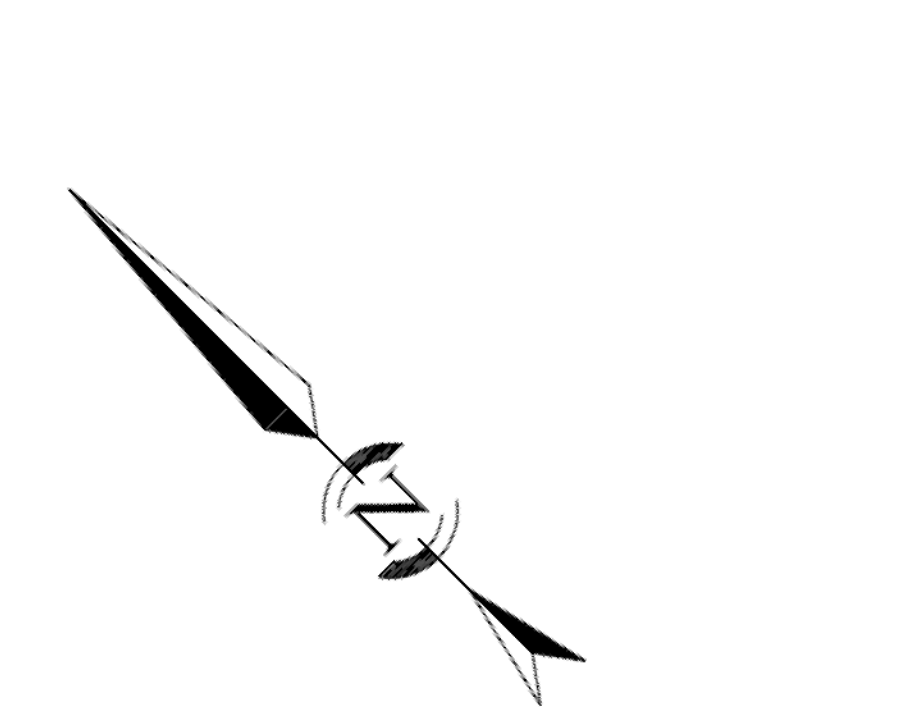
GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

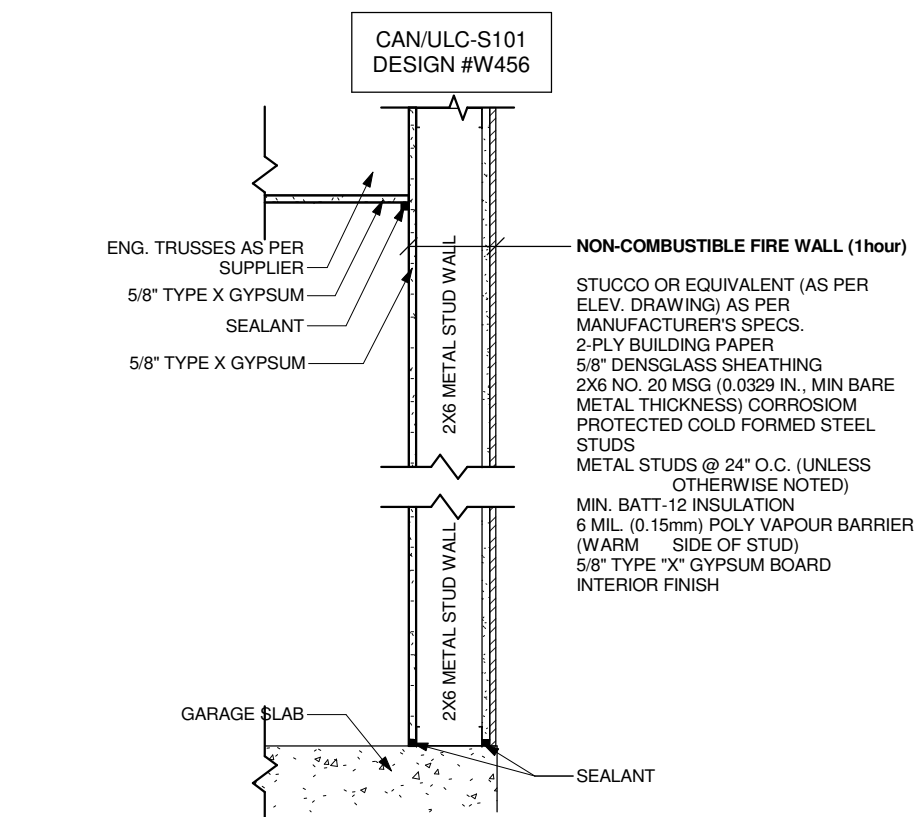
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	7	SMOOTH STUCCO FINISH - DARK GREY
2	METAL ROOF	8	BOARD & BATTEN FINISH - WHITE
3	6" ALUMINUM FASCIA - BLACK	9	BOARD & BATTEN FINISH - DARK GREY
4	HARDIE PANEL - DARK GREY	10	WOOD SLAT AS SPEC'D
5	HARDIE PANEL - DARK GREY (VERTICAL)	11	CONCRETE PAVING
6	SMOOTH STUCCO FINISH - WHITE	12	PRECAST CONCRETE

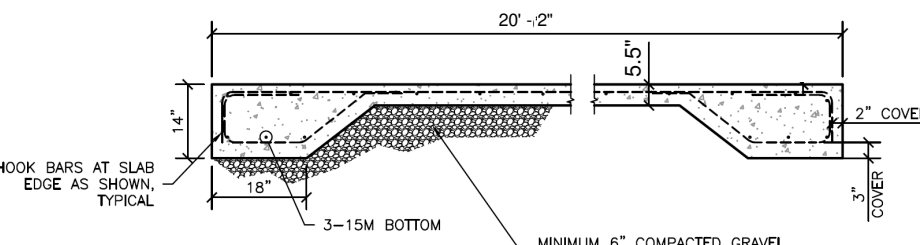


POTENTIAL OPTIONS FOR SOLAR PV READY DETAILS MAY INCLUDE, AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR CABLES WITH A METAL ARMOUR OR METAL SHEATH. ALTERNATIVELY, A 2" VACUUM TUBE WITH TYING PULLED THROUGH AND A CARD ON EACH END, TO ACCOMMODATE FUTURE INSTALLATION, WILL MEET THE INTENT OF THE CONDITION.

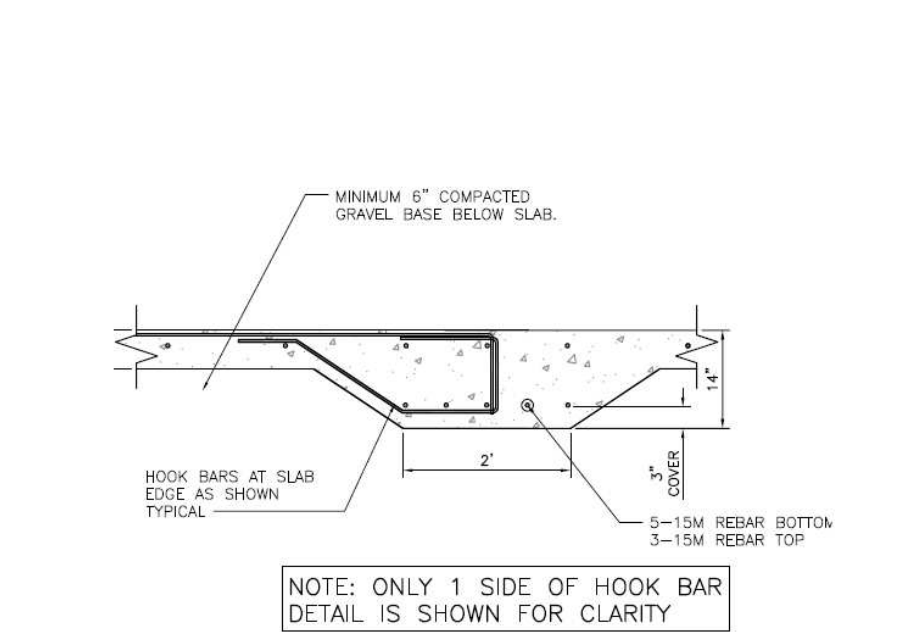
"SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS."



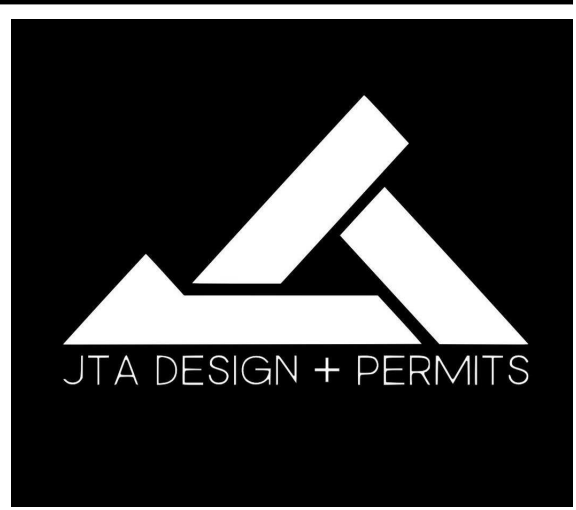
NON-COMBUSTIBLE WALL DETAIL
SCALE: NTS



SECTION A
SCALE: NTS



SECTION @ PARTY WALL
SCALE: NTS



GENERAL 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)

MUNICIPAL ADDRESS:
**4336 72 Street N.W.
CALGARY, ALBERTA**

PROJECT:
CLUSTER HOUSING

PROJECT NUMBER:
176-25

STATUS:
BP

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.	17.10.24	DP PLANS	D.L.
02.	18.03.25	BP PLANS	A.R.
03.	--	--	--
04.	--	--	--
05.	--	--	--
06.	--	--	--

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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 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:
BP

SHEET NAME:
Garage Plans & Elevations

DESIGN BY: JT

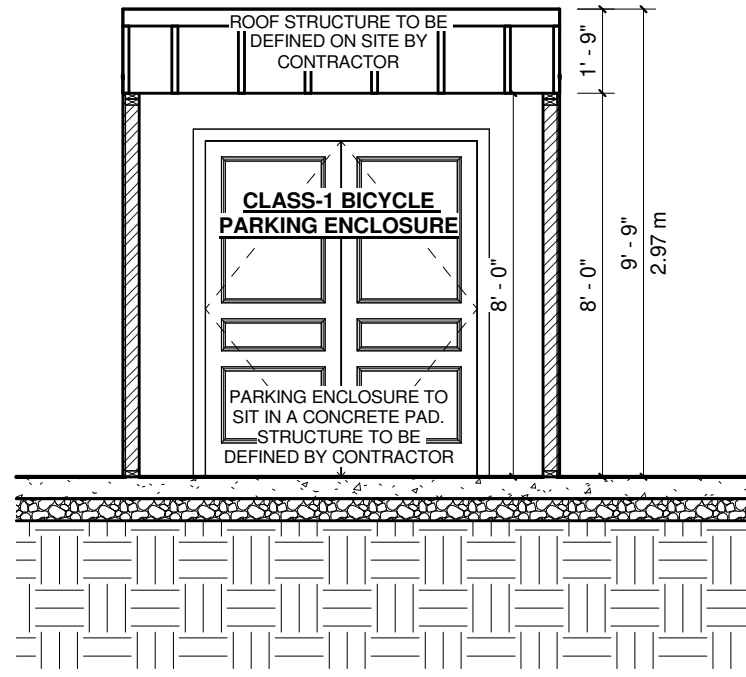
DRAWN BY: JT

LAST REVISION BY:

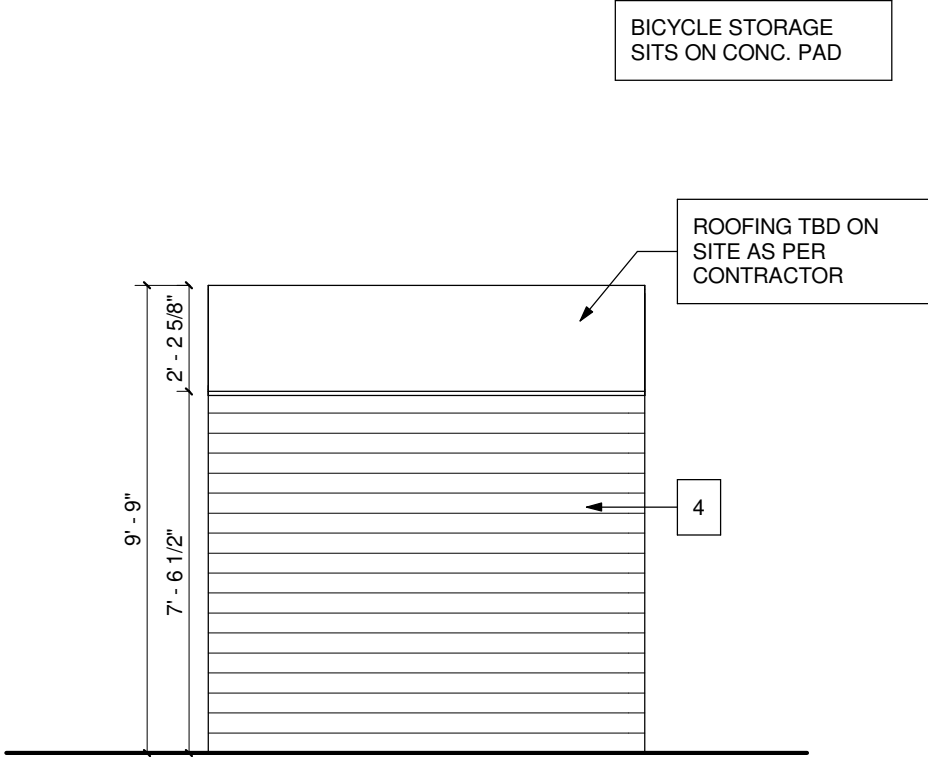
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SCALE: As indicated

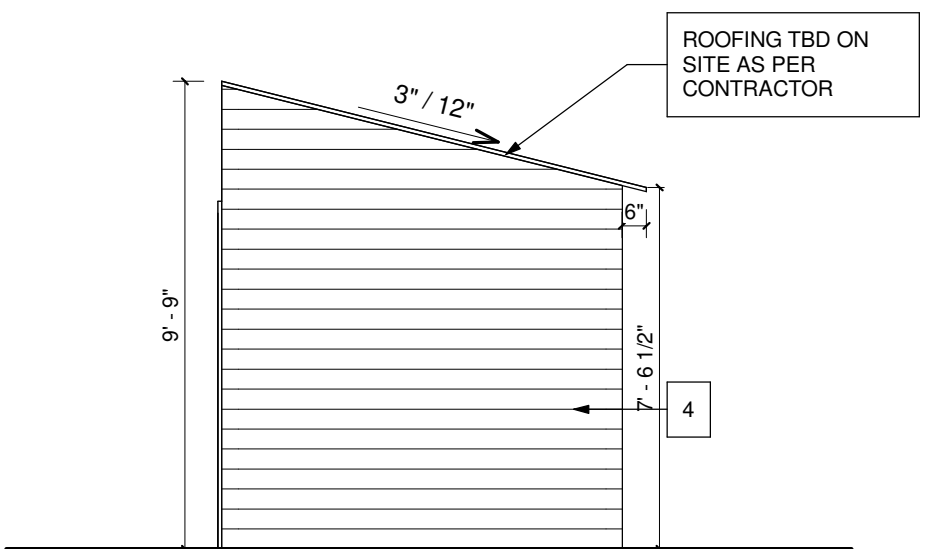
PAGE: **A-3.0**



CLASS-1 BICYCLE STORAGE SECTION
SCALE: 1/4" = 1'-0"



CLASS-1 BICYCLE STORAGE REAR
SCALE: 1/4" = 1'-0"

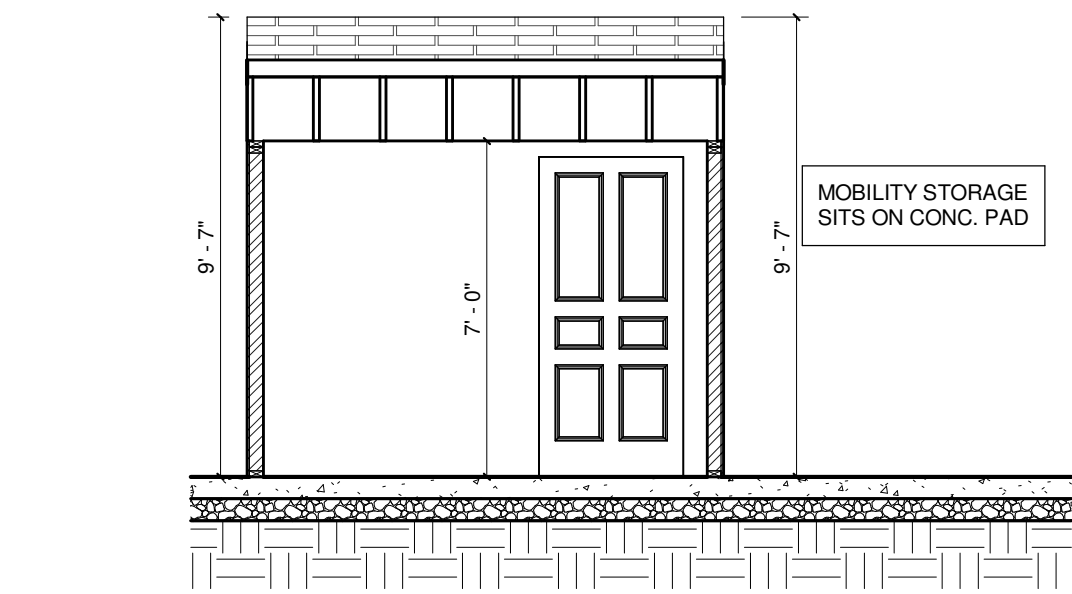


CLASS-1 BICYCLE ENCLOSURE RIGHT
SCALE: 1/4" = 1'-0"

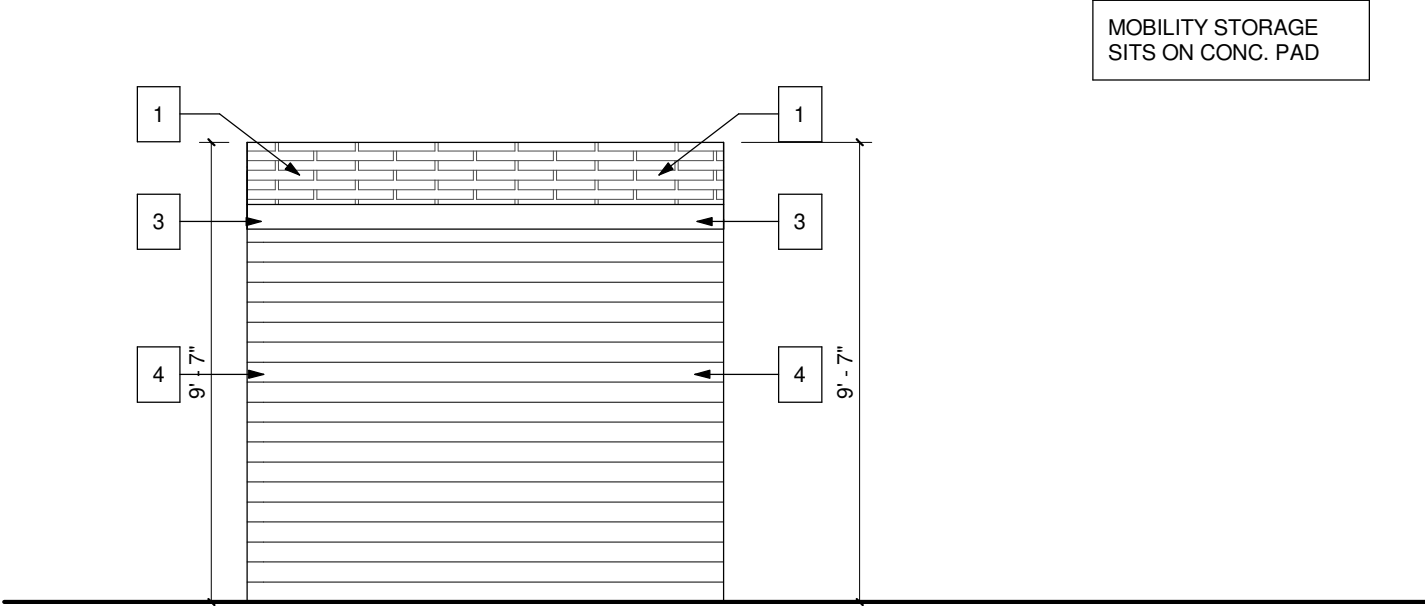


MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27

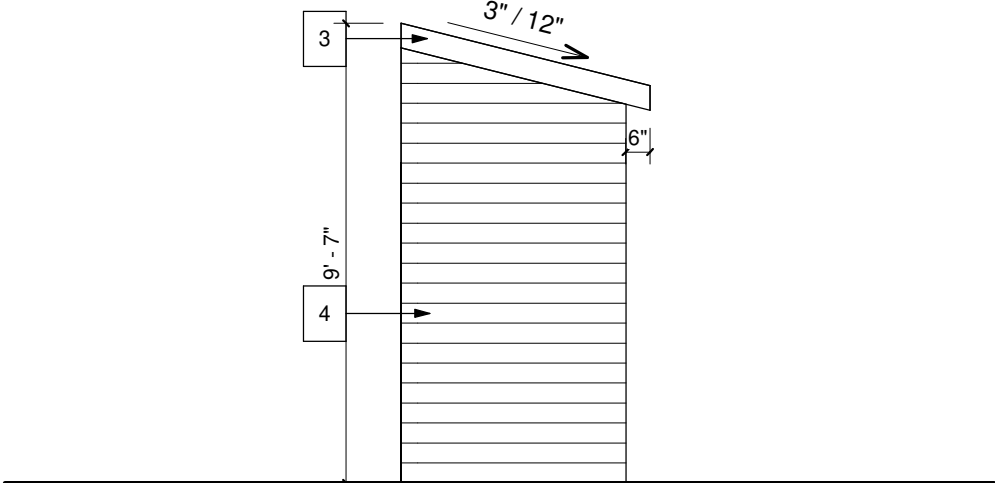
MOBILITY STORAGE LEFT
SCALE: 1/4" = 1'-0"



MOBILITY STORAGE SECTION
SCALE: 1/4" = 1'-0"



MOBILITY STORAGE REAR
SCALE: 1/4" = 1'-0"



MOBILITY STORAGE RIGHT
SCALE: 1/4" = 1'-0"

A-3.1