

**FLOOR AREA**

BASEMENT = 918.00 SQ. FT.  
 MAIN = 941.67 SQ. FT.  
 UPPER = 1051.50 SQ. FT.  
 TOTAL = 1993.17 SQ. FT.

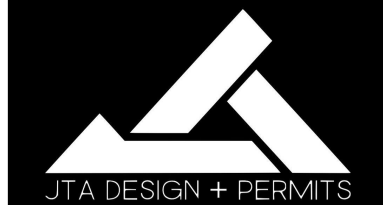
PROJECT NOTES:

DO NOT SCALE DRAWINGS.  
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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT: NEW HOME

STATUS: -

SIGNATURES:  
 X \_\_\_\_\_

PRINTED: 2026-02-20 8:36:28 AM

PROJECT NAME:  
 1604 22 ST N.W.  
 CALGARY, ALBERTA

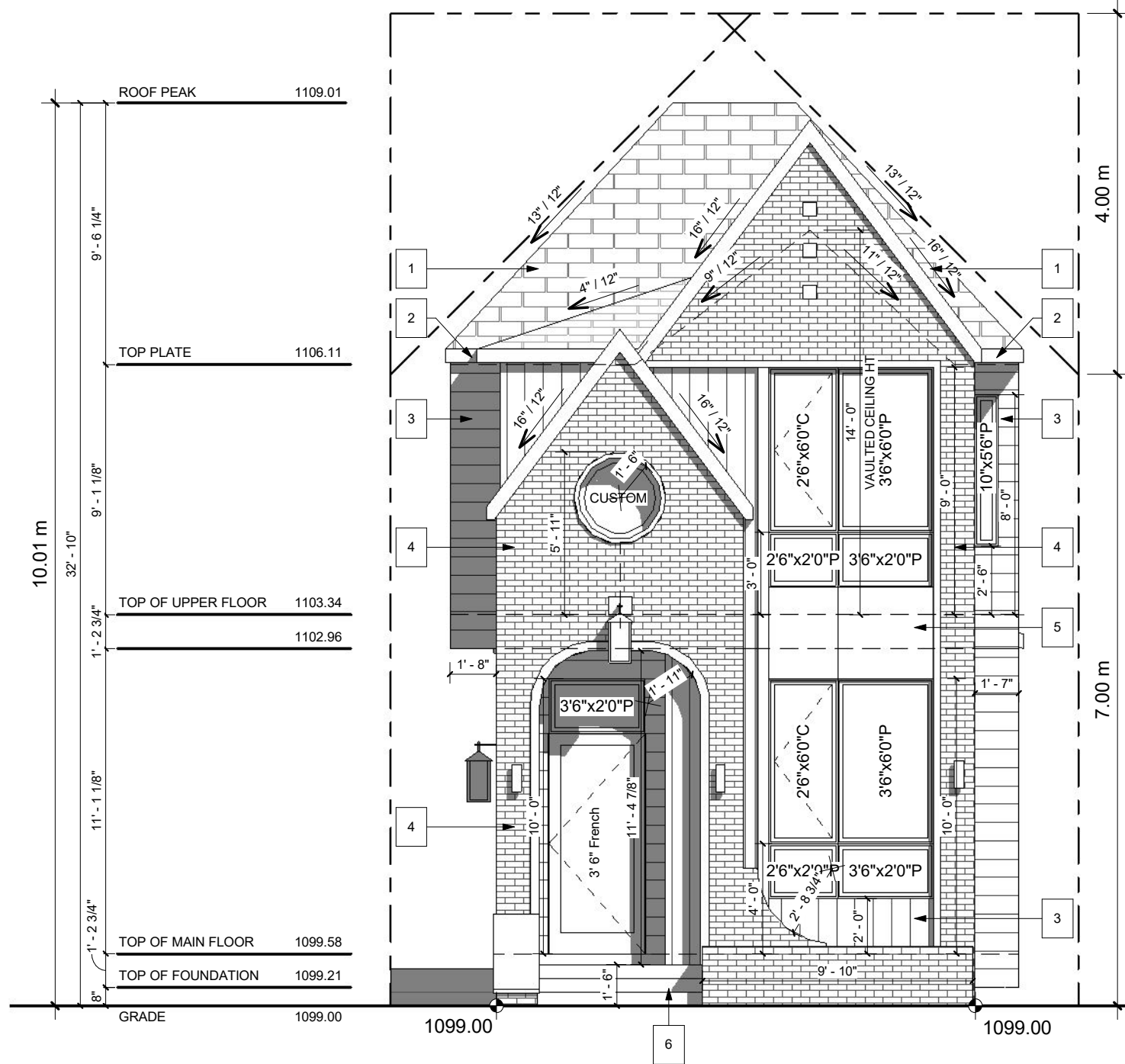
DESIGNER: JT JOB #: 129 - 26

SCALE: AS SHOWN SHEET: A-0.0

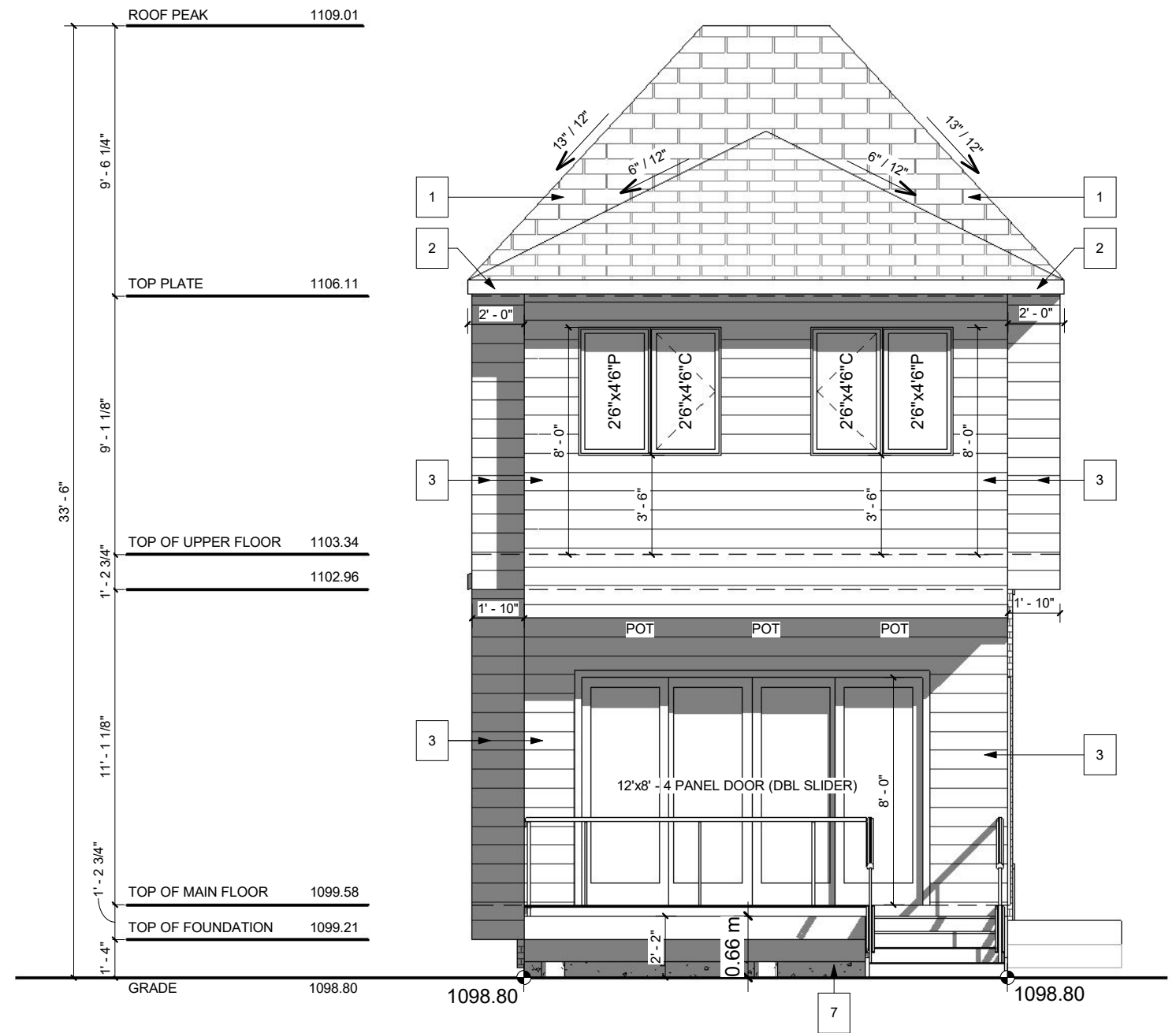
**EXTERIOR FINISHES:**

- |                         |                              |                   |
|-------------------------|------------------------------|-------------------|
| 1 ASPHALT SHINGLES      | 4 BRICK FINISH - BEIGE       | 7 CONCRETE PAVING |
| 2 6" ALUMINUM FASCIA    | 5 SMART BOARD FINISH - BLACK |                   |
| 3 HARDIE FINISH - BLACK | 6 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)



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



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

**PROJECT NOTES:**  
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ISSUES:			
NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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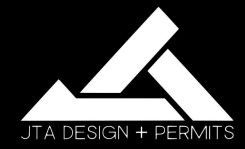
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

**PROJECT:** NEW HOME

**STATUS:** -

**SIGNATURES:**  
 X

**PRINTED:** 2026-02-20 8:36:31 AM



**PROJECT NAME:**  
 1604 22 ST N.W.  
 CALGARY, ALBERTA

**DESIGNER:** JT      **JOB #:** 129 - 26

**SCALE:** AS SHOWN      **SHEET:** A-2.0

**EXTERIOR FINISHES:**

- |                         |                              |                   |
|-------------------------|------------------------------|-------------------|
| 1 ASPHALT SHINGLES      | 4 BRICK FINISH - BEIGE       | 7 CONCRETE PAVING |
| 2 6" ALUMINUM FASCIA    | 5 SMART BOARD FINISH - BLACK |                   |
| 3 HARDIE FINISH - BLACK | 6 CAST-IN-PLACE CONCRETE     |                   |

**WINDOW CALCULATION**  
 WALL AREA = 1279.12 SQ. FT.  
 WINDOW AREA = 46.73 SQ. FT.  
 TOTAL: 46.73 / 1279.12 = 3.65%

**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:**

-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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**ISSUES:**

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01.	18/02/2026	DP PLANS	K.G.
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03.	--	--	--
04.	--	--	--
05.	--	--	--

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**PROJECT:**

NEW HOME

**STATUS:**

-

**SIGNATURES:**

X

PRINTED: 2026-02-20 8:36:31 AM



**PROJECT NAME:**

1604 22 ST N.W.  
 CALGARY, ALBERTA

DESIGNER: JT

JOB #: 129 - 26

SCALE: AS SHOWN

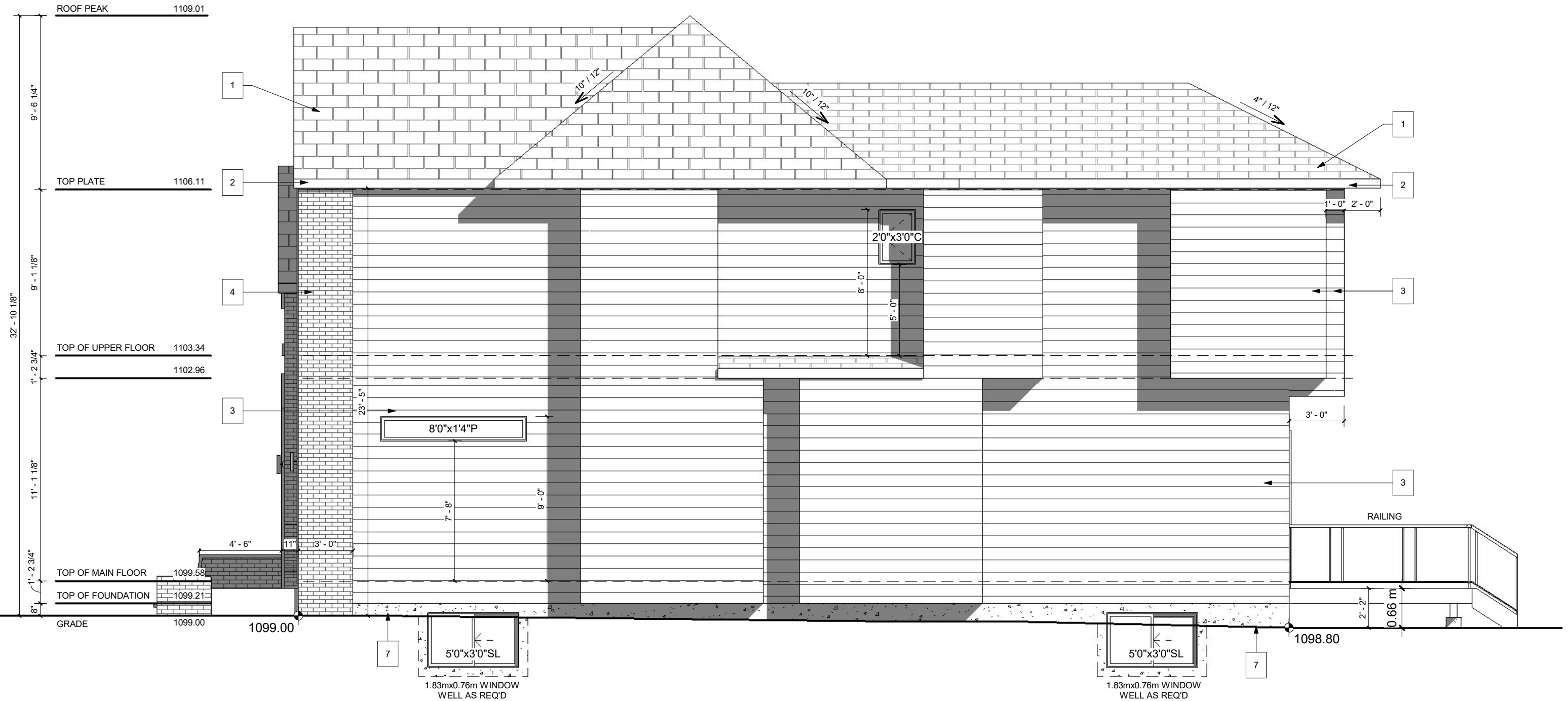
SHEET: A-2.1

**EXTERIOR FINISHES:**

- |                         |                              |                   |
|-------------------------|------------------------------|-------------------|
| 1 ASPHALT SHINGLES      | 4 BRICK FINISH - BEIGE       | 7 CONCRETE PAVING |
| 2 6" ALUMINUM FASCIA    | 5 SMART BOARD FINISH - BLACK |                   |
| 3 HARDIE FINISH - BLACK | 6 CAST-IN-PLACE CONCRETE     |                   |

**WINDOW CALCULATION**  
 WALL AREA = 1476.52 SQ. FT.  
 WINDOW AREA = 65.13 SQ. FT.  
 TOTAL: 65.13 / 1476.52 = 4.41%

**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:**  
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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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**PROJECT:** NEW HOME

**STATUS:** -

**SIGNATURES:**  
 X

**PRINTED:** 2026-02-20 8:36:32 AM



**PROJECT NAME:**  
 1604 22 ST N.W.  
 CALGARY, ALBERTA

**DESIGNER:** JT

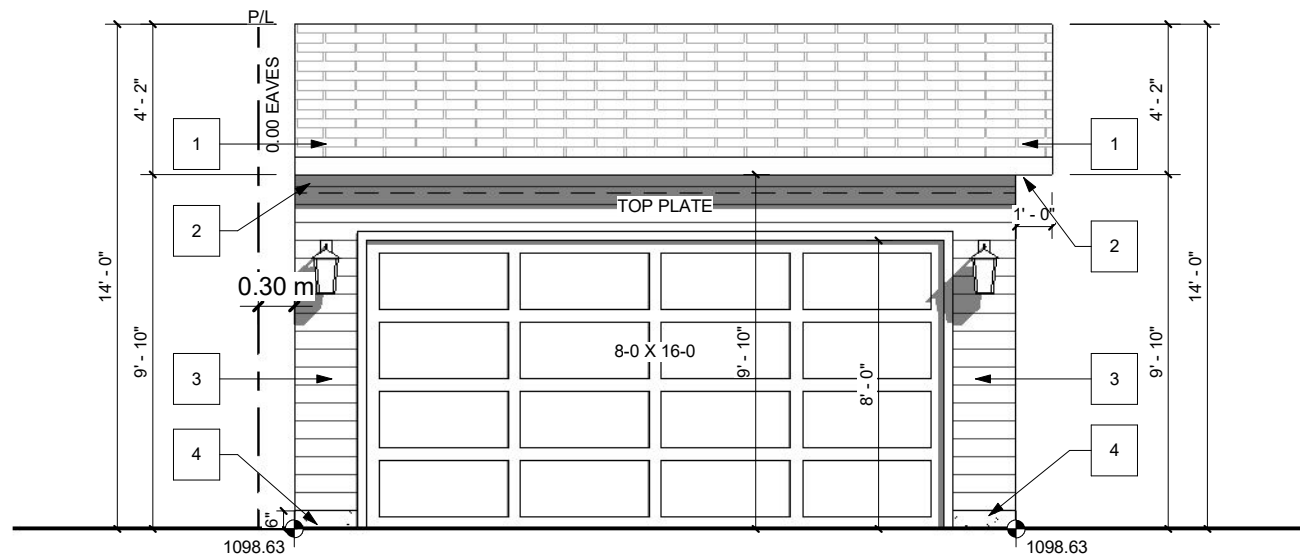
**JOB #:** 129 - 26

**SCALE:** AS SHOWN AS SHOWN

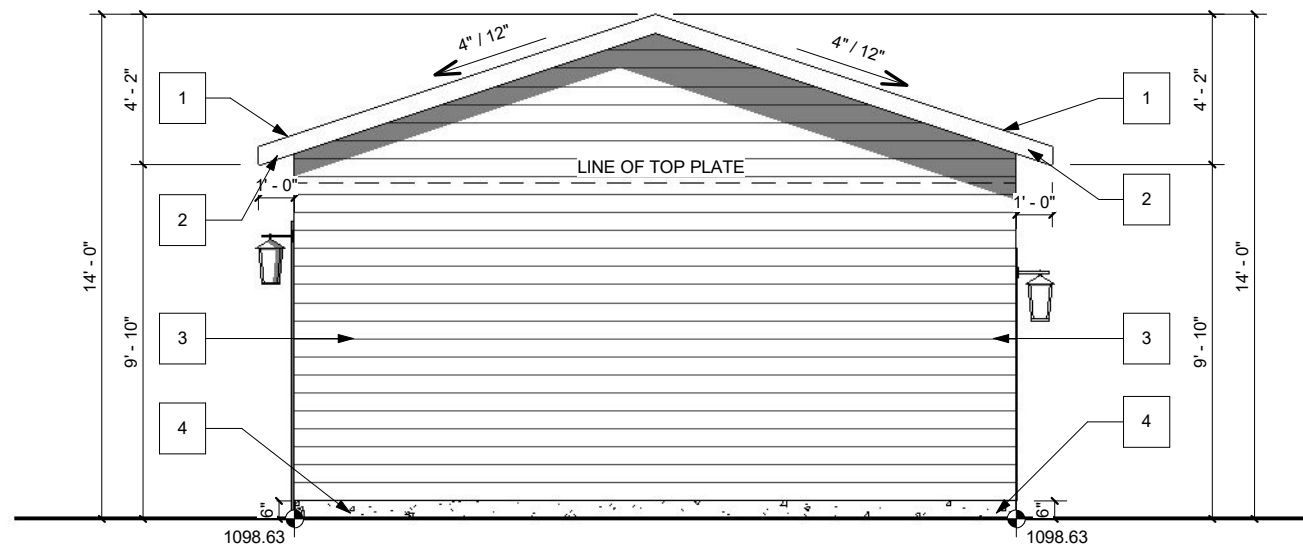
**SHEET:** A-2.2

**EXTERIOR FINISHES:**

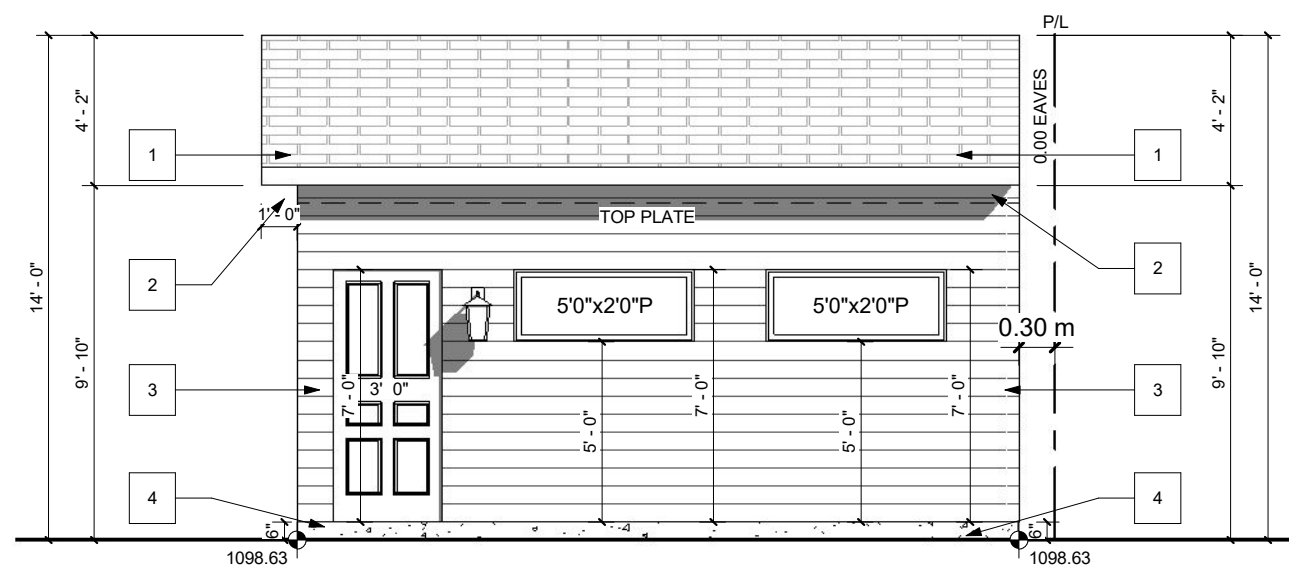
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 SIDING FINISH
- 4 CONC. PARGING



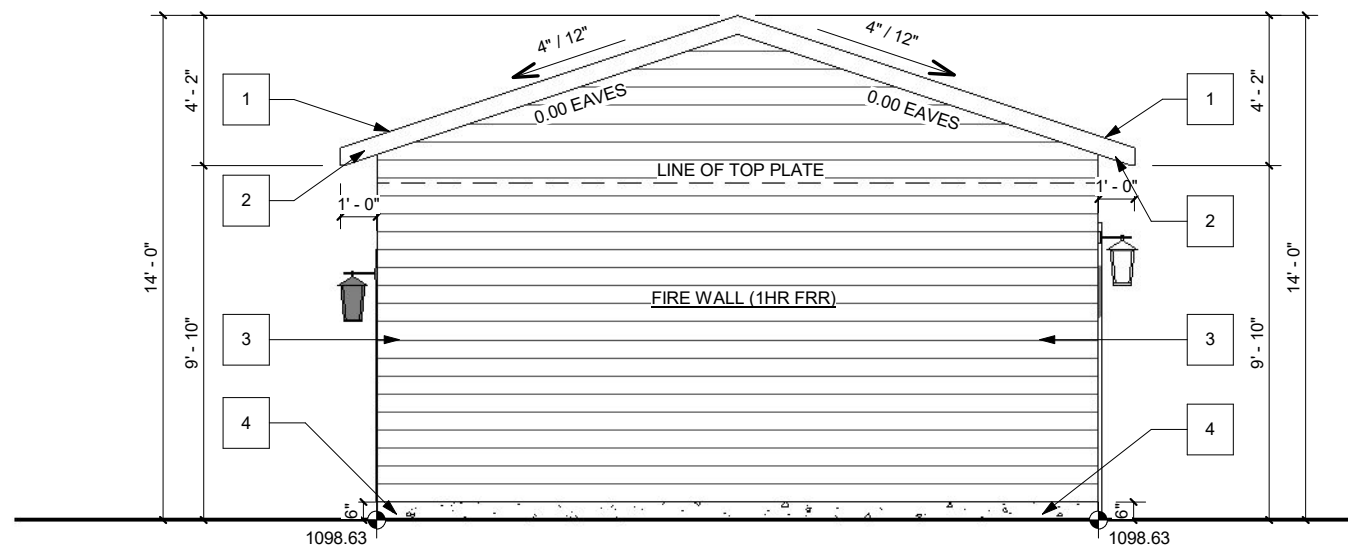
**GARAGE FRONT - BACK LANE**  
SCALE: 3/16" = 1'-0"



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



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



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

PROJECT NOTES:

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**ISSUES:**

NO.	DATE(D/M/Y)	DETAIL	BY
01.	18/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT: **NEW HOME**

STATUS: -

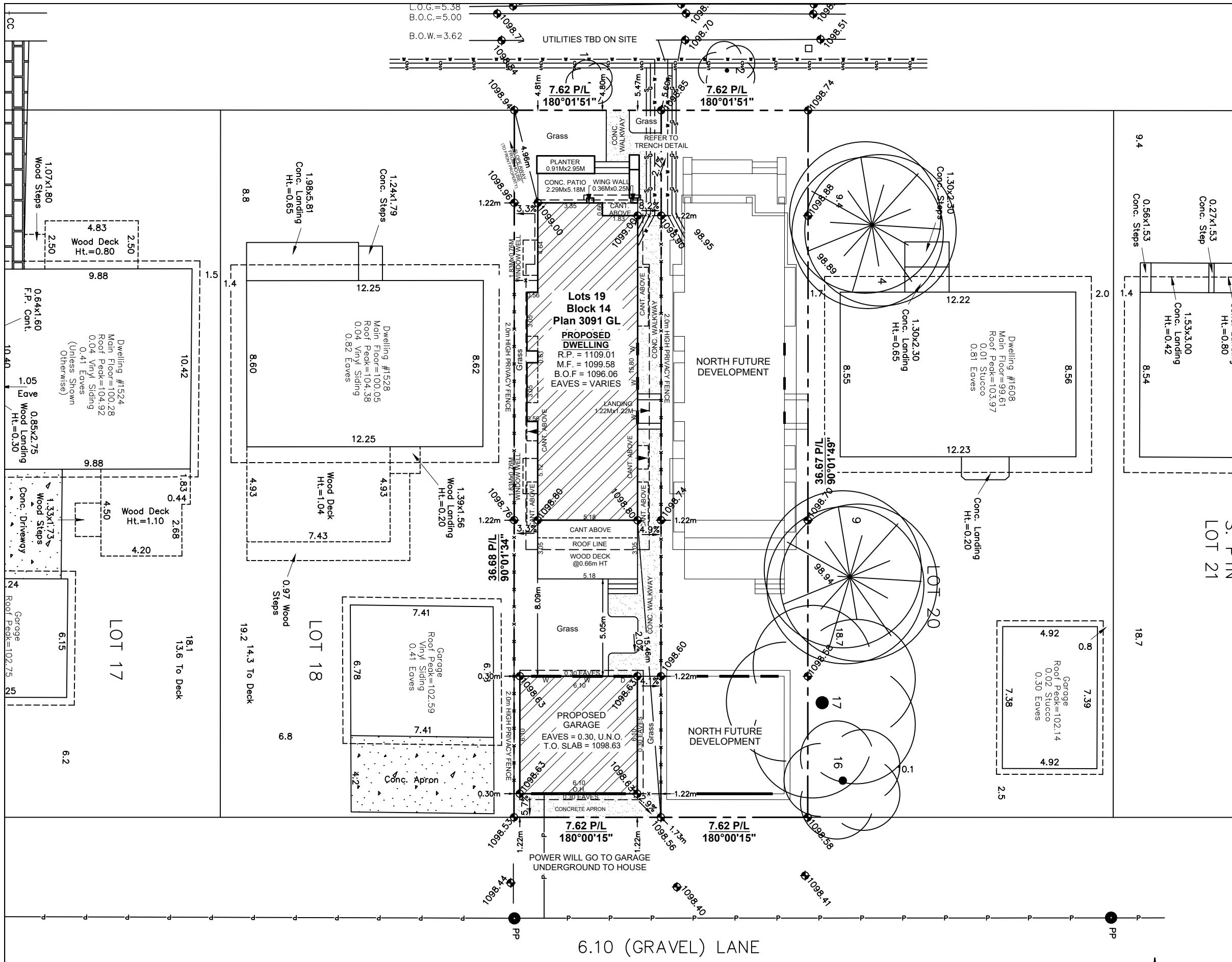
SIGNATURES:  
X \_\_\_\_\_

PRINTED: 2026-02-20 8:36:32 AM

PROJECT NAME:  
1604 22 ST N.W.  
CALGARY, ALBERTA

DESIGNER: JT      JOB #: 129 - 26

SCALE: AS SHOWN      SHEET: A-4.1



# SITE PLAN

## LEGEND

ELEVATIONS ARE SHOWN THUS:  $\square$  = 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:

- $\square$  --- denotes Calculation points
- $\square$  --- denotes Water Valve
- $\diamond$  --- denotes Gas Valve
- $\odot$  --- denotes Manhole
- $\odot$  --- denotes Tree
- $\bullet$  --- denotes Power Pole
- $\triangle$  --- denotes Sign
- $\odot$  --- denotes Light Standard
- X-X- denotes Fence
- S-S- denotes Sanitary Line
- ST-ST- denotes Storm Line
- W-W- denotes Water Line
- G-G- denotes Gas Line
- E-E- denotes Electrical Line
- A-A- 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 warranty 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

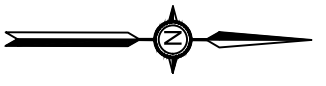
SCALE 1:200

### LEGAL DESCRIPTION:

Lots 19  
 Block 14  
 Plan 3091 GL  
 MUNICIPAL ADDRESS:  
 1604 22 ST N.W.  
 Calgary, Alberta

### LOT COVERAGE DETAIL:

(SINGLE LOT AND HOUSE)  
 LOT SIZE: 279.486 SQ M  
 HOUSE SIZE: 87.484 SQ M  
 COVERED PORCH: 1.208 SQ M  
 CANT.: 3.406 SQ M  
 GARAGE: 37.161 SQ M  
 WING WALL: 0.181 SQ M  
 TOTAL: 126,034/279.486  
 = 44.98%

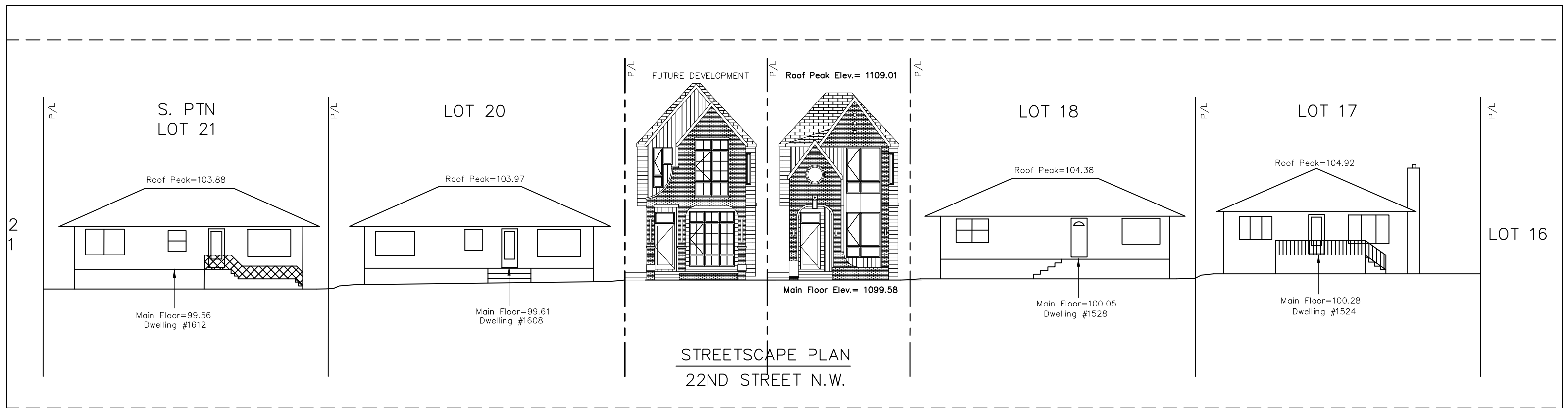


## SITE/BLOCK PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.02.2026	DP SITEPLAN	K.G.	1604 22 ST N.W. Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 19 Block 14 Plan 3091 GL	DATE:	DIVISION NUMBER
03.					18 FEB. 2025	S 01
04.						





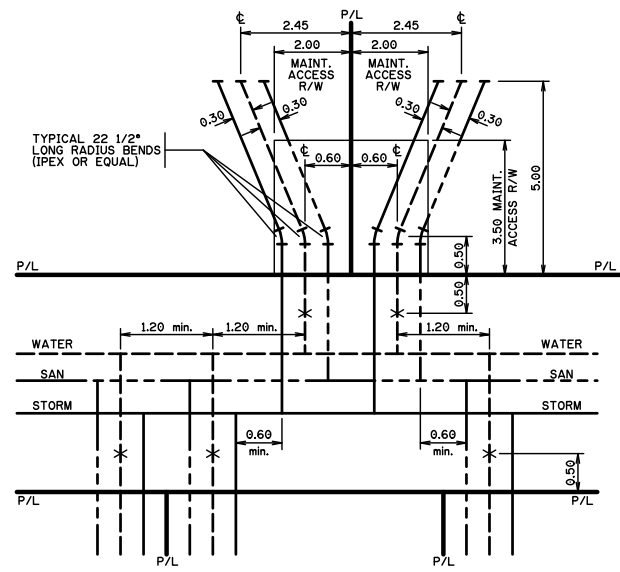
STREETSCAPE PLAN  
22ND STREET N.W.

SINGLE FAMILY SQFT.

	NEW HOME
GARAGE	400.00 SQ FT
BASEMENT	918.00 SQ FT
MAIN FLOOR	941.67 SQ FT
UPPER FLOOR	1051.50 SQ FT
TOTAL AREA	1993.17 SQ FT

NOTES:

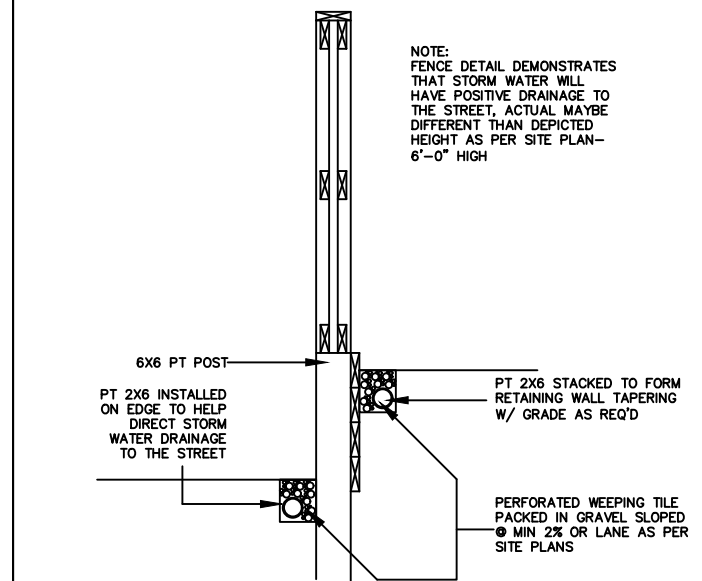
- A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
- DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
- SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
- THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
- DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
- WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- 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.
- WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL  
SCALE: NTS

TREE DATA

TREE	Type	Canopy	Height	Diameter	Disposition
1	Deciduous	2.4	3	0.08	To Stay
2	Deciduous	3	3	Clump.	To Stay
3	Deciduous	4	4	0.50	To Be Removed
4	Coniferous	8.8	10	0.60	To Stay
5	Deciduous	2.6	2.5	Clump.	To Be Removed
6	Deciduous	4	2.5	Clump.	To Be Removed
7	Deciduous	8	9	0.35	To Be Removed
8	Deciduous	6.6	5	0.45	To Be Removed
9	Coniferous	9	10	0.60	To Stay
10	Deciduous	4	1.5	Clump.	To Be Removed
11	Deciduous	6	4.5	0.25	To Be Removed
12	Deciduous	3	3	Clump.	To Be Removed
13	Deciduous	2	3.5	0.05	To Be Removed
14	Deciduous	2	3.5	0.05	To Be Removed
15	Deciduous	5	6	0.15	To Be Removed
16	Deciduous	6	3.5	Clump.	To Stay
17	Deciduous	10	11	0.45	To Stay
18	Coniferous	2	2.5	Clump.	To Be Removed
19	Coniferous	2	2.5	Clump.	To Be Removed



NOTE:  
FENCE DETAIL DEMONSTRATES THAT STORM WATER WILL HAVE POSITIVE DRAINAGE TO THE STREET, ACTUAL MAYBE DIFFERENT THAN DEPICTED HEIGHT AS PER SITE PLAN- 6'-0" HIGH

FENCE SECTION DETAIL  
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	18.02.2026	DP SITEPLAN	K.G.	1604 22 ST N.W. Calgary, Alberta	SINGLE FAMILY	AS SHOWN
02.				Lots 19 Block 14 Plan 3091 GL		
03.					DATE: 18th Feb. 2026	DIVISION NUMBER: S 02
04.						