



LIST OF DRAWINGS	
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A-1.2	Main Floor Plan
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A-2.2	Left Elevation
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A-3.3	Garage Section

PROJECT NOTES:

FLOOR AREA - UNIT #1
BASE. = 930.67 SQ. FT.

MAIN = 910.67 SQ. FT.
UPPER = 1023.67 SQ. FT.
TOTAL = 1934.34 SQ. FT.

FLOOR AREA - UNIT #1
BASE. = 930.67 SQ. FT.

MAIN = 910.67 SQ. FT.
UPPER = 1023.67 SQ. FT.
TOTAL = 1934.34 SQ. FT.

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RESOLVED BEFORE PROCEEDING

ISSUES:

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



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GOVERNING AUTHORITIES.

PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-04-13 3:00:02 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-0.0

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

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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PROJECT: SEMI DETACHED

STATUS: -

SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:06 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	212-26

SCALE:	SHEET:
AS SHOWN	A-2.0



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

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PROJECT:

SEMI DETACHED

STATUS:

-

SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:06 PM

PROJECT NAME:

2420 21 ST NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

212-26

SCALE:

AS SHOWN

SHEET:

A-2.1



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

WINDOW CALCULATION
WALL AREA= 1108.86 SQ. FT.
WINDOW AREA = 36.25 SQ. FT.
TOTAL: 36.25 / 1108.86 = 3.27%

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
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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

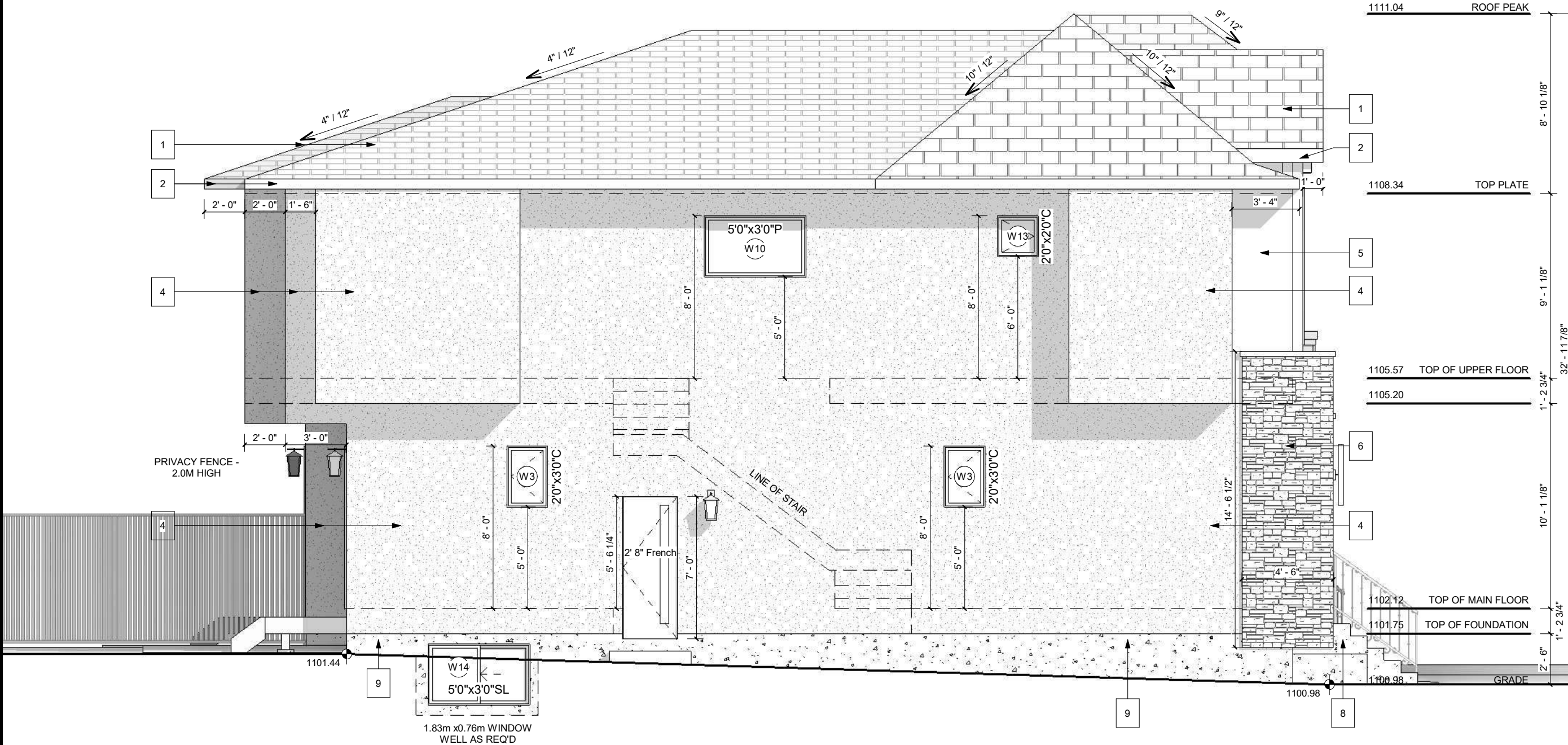
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PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-2.2

UNIT #2



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

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STUCCO SIDING - WHITE	7	BOARD & BATTEN - BLACK
2	6" ALUMNIMUM FASCIA	5	SMOOTH STUCCO - IVORY	8	CAST IN PLACE CONCRETE
3	8" ALUMNIMUM FASCIA	6	STONE FINISH - GRAY	9	CONC. PARGING

WINDOW CALCULATION
WALL AREA= 1063.91 SQ. FT.
WINDOW AREA = 36.25 SQ. FT.
TOTAL: 36.25 / 1063.91 = 3.41%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
-VENTED SOFFIT ON SIDES IF ITS CLEAR 1.2m
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(SOFFIT ARE PRE-FIN ALUM)

PROJECT NOTES:

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PROJECT:
SEMI DETACHED

STATUS: -

SIGNATURES:
X _____

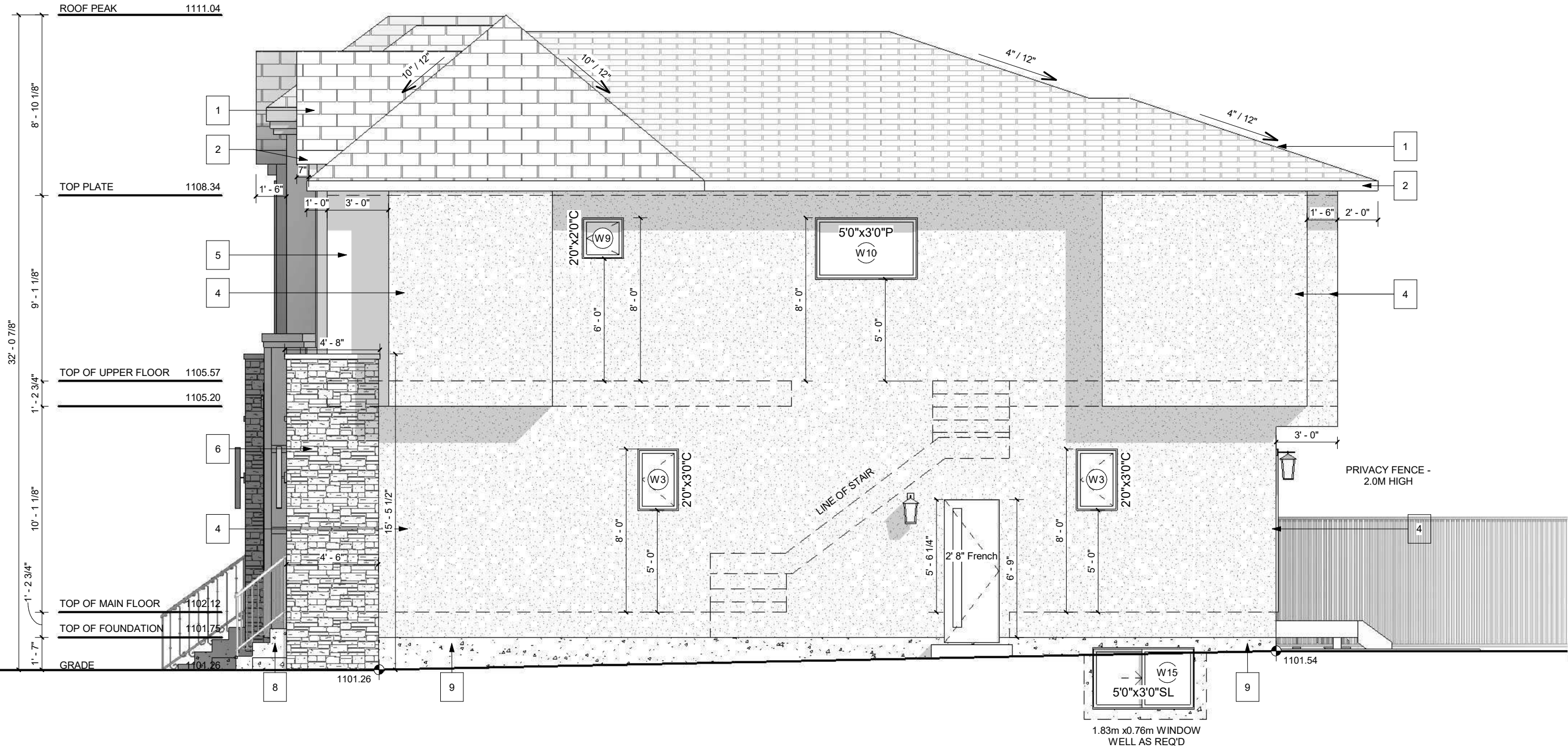
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PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-2.3

UNIT #1



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

EXTERIOR FINISHES:

- 1

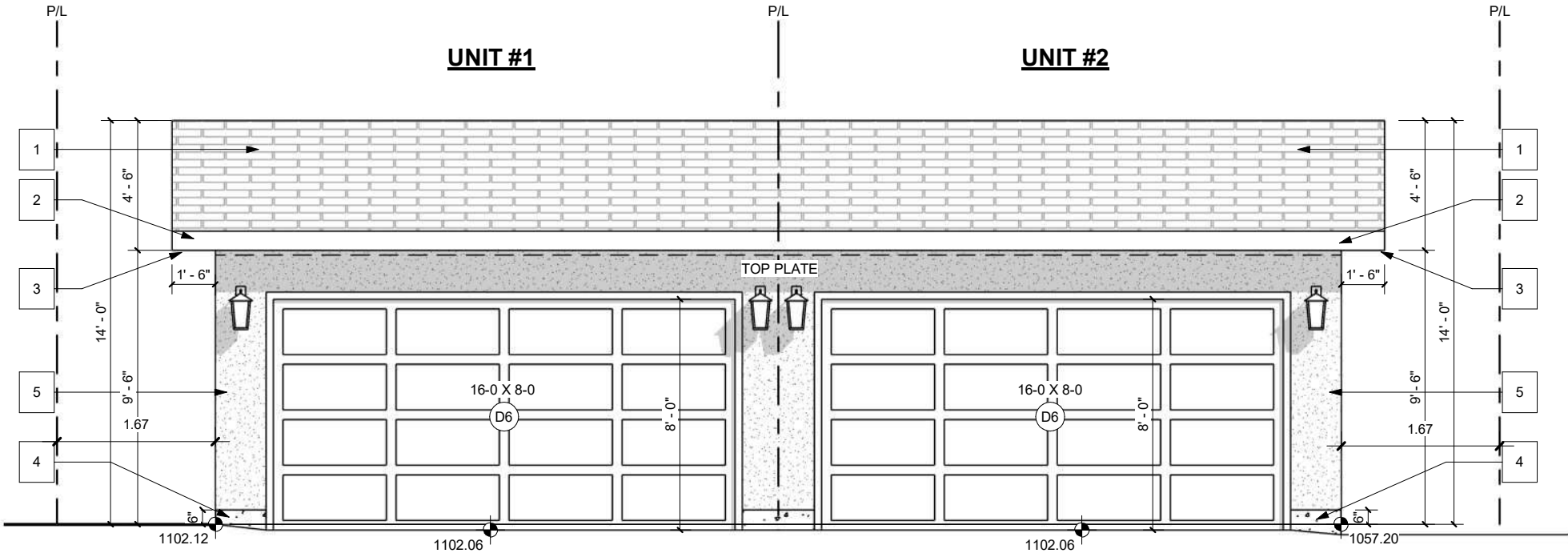
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

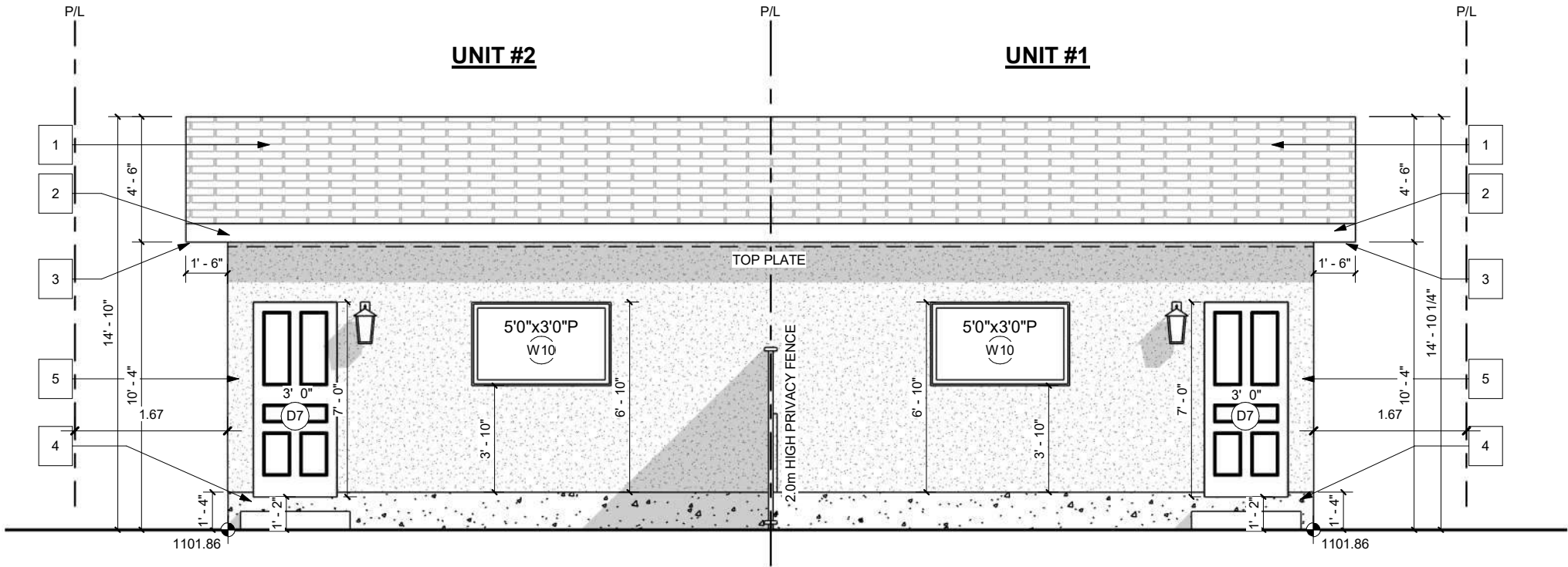
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO 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: -

SIGNATURES:
X _____

PRINTED: 2026-04-13 3:00:09 PM

PROJECT NAME:
2420 21 ST NW
CALGARY, ALBERTA

DESIGNER: JT JOB #: 212-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

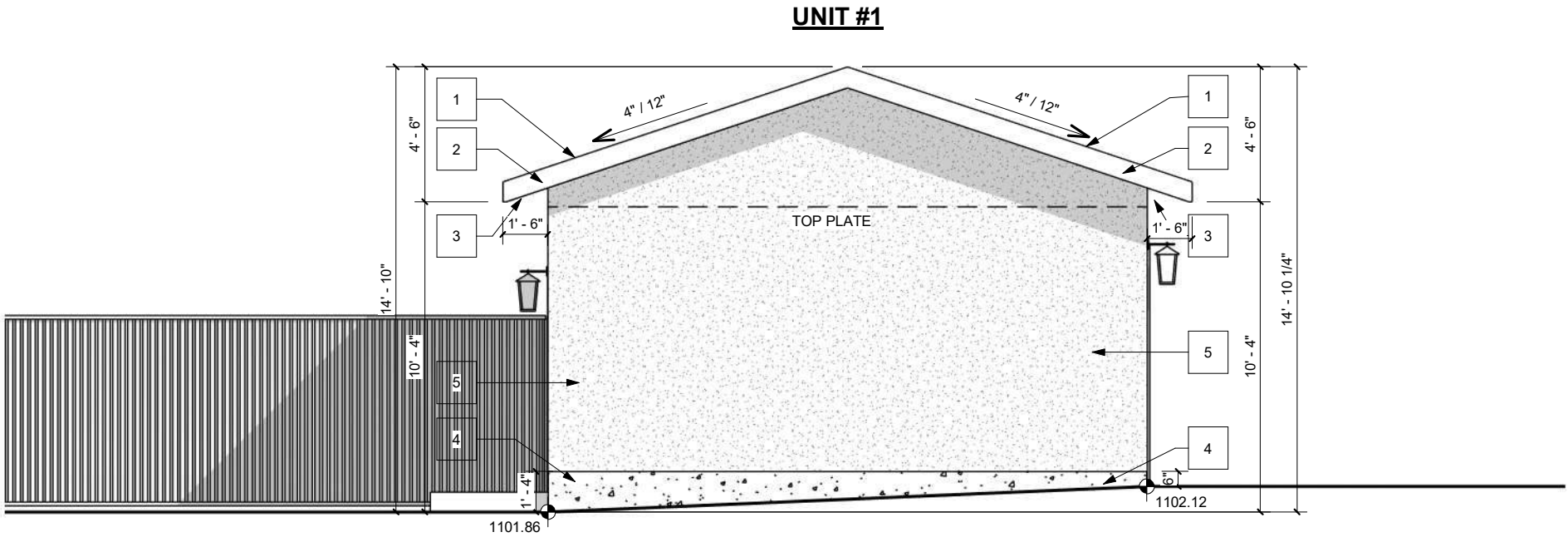
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

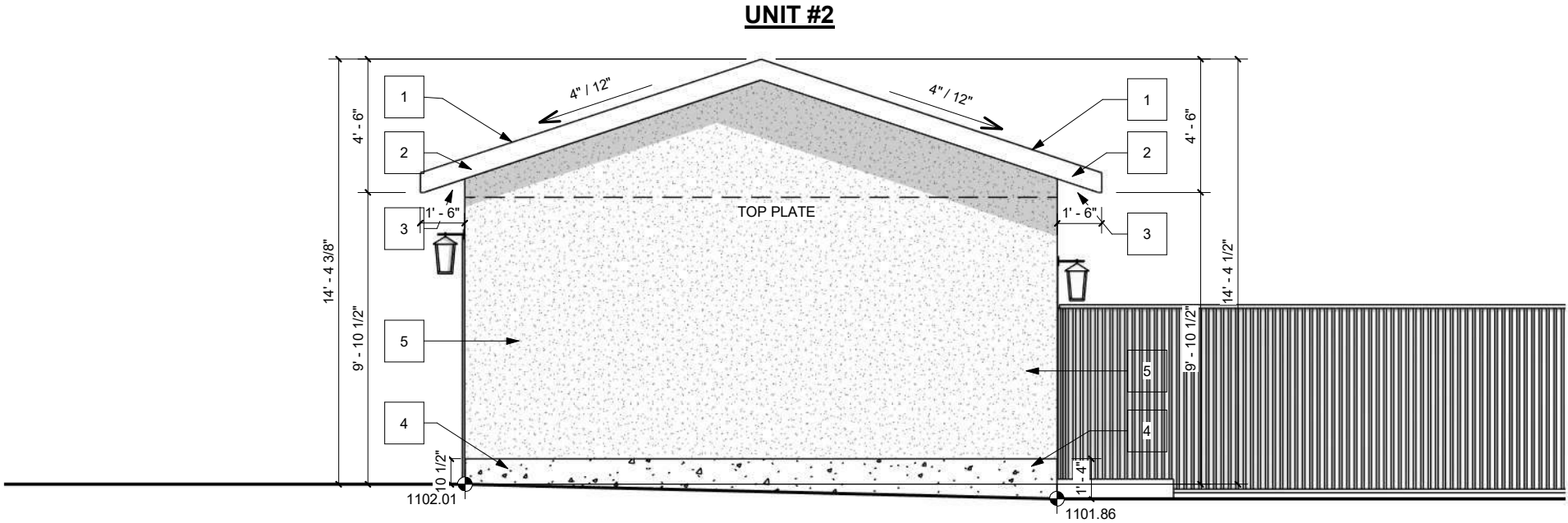
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

STUCCO FINISH



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



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

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SEMI DETACHED

STATUS:

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SIGNATURES:

X _____

PRINTED: 2026-04-13 3:00:09 PM

PROJECT NAME:

2420 21 ST NW
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

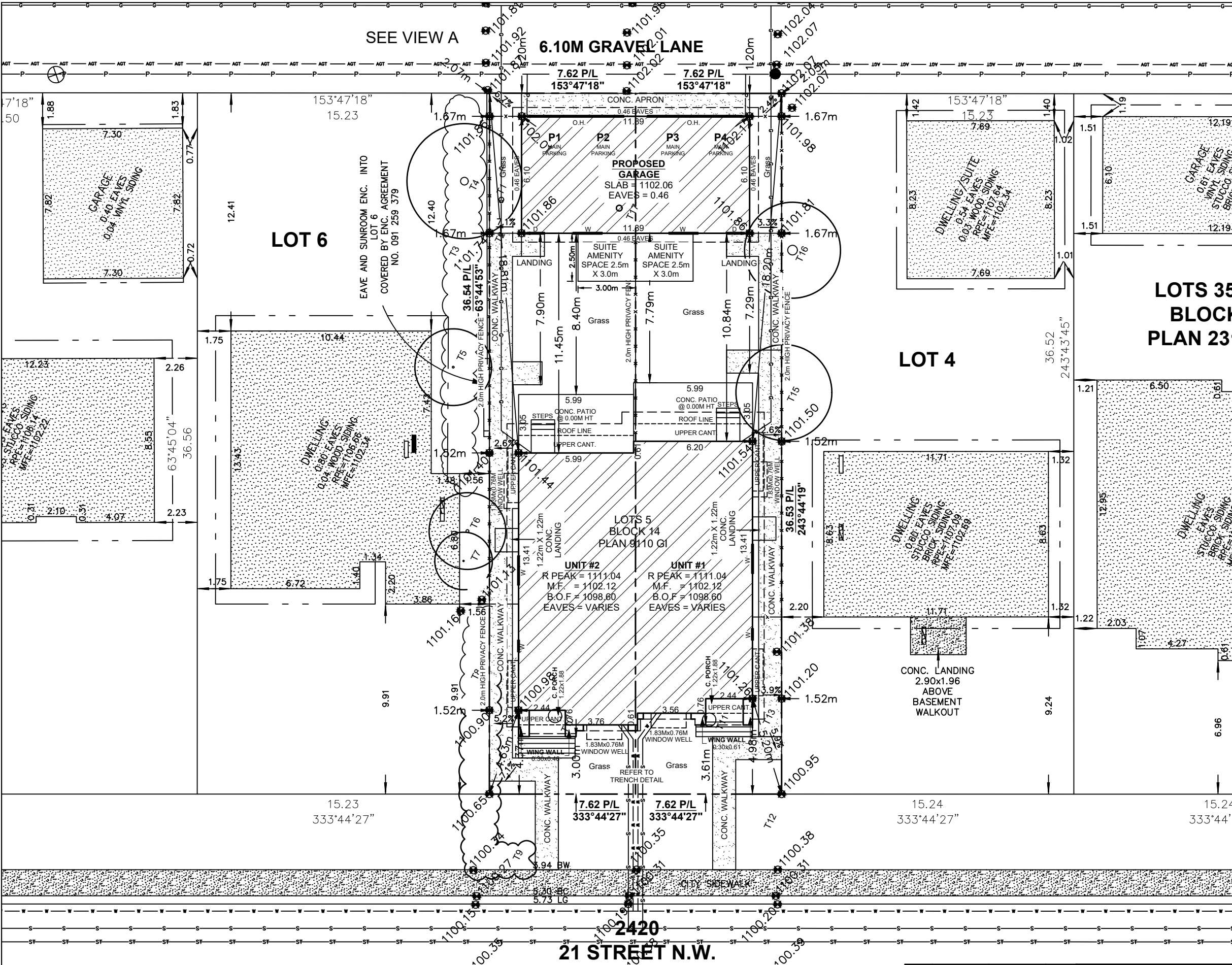
212-26

SCALE:

AS SHOWN

SHEET:

A-3.2



SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: $\bullet$ = 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:

- $\bullet$ ----- denotes Calculation points
- ∇ ----- denotes Water Valve
- $\diamond$ ----- denotes Gas Valve
- $\odot$ ----- denotes Manhole
- $\odot$ ----- denotes Tree
- $\bullet$ ----- denotes Power Pole
- $\triangle$ ----- denotes Sign
- $\odot$ ----- denotes Light Standard
- $\times$ ----- denotes Fence
- ---S--- denotes Sanitary Line
- ---ST--- denotes Storm Line
- ---W--- denotes Water Line
- ---G--- denotes Gas Line
- ---E--- denotes Electrical Line
- ---A.G.T.--- denotes A.G.T. Line
- ---U.R.O.W.--- denotes Utility Right of Way Line
- ---P.L.--- denotes Property Line
- ---D--- denotes Door
- ---M.F.W.--- denotes Main Floor Windows
- ---S.F.W.--- denotes Second Floor Windows
- ---B.F.W.--- denotes Basement Floor Windows
- ---S.H.--- denotes Shed Hatch
- ---D.G.H.--- denotes Detached Garage Hatch
- ---M.B.H.--- denotes Main Building Hatch
- ---C.A.H.--- denotes Concrete and Asphalt Hatch
- ---W.H.--- 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:

Lots 5
Block 14
Plan 9110 GI

MUNICIPAL ADDRESS:

2420 21 ST NW
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 556.272 SQ M
HOUSE SIZE: 169.208 SQ M
COVERED PORCH: 4.876 SQ M
CANT.: 0.00 SQ M
GARAGE: 72.464 SQ M
WING WALL: 2.527 SQ M

= 249,075/556.272
44.77%

LOT COVERAGE DETAIL:
(UNIT #1)

LOT SIZE: 278.112 SQ M
HOUSE SIZE: 84.604 SQ M
COVERED PORCH: 2.438 SQ M
CANT.: 0.000 SQ M
GARAGE: 36.232 SQ M
WING WALL: 1.158 SQ M

= 124,432/278.112
44.74%

LOT COVERAGE DETAIL:
(UNIT #2)

LOT SIZE: 278.160 SQ M
HOUSE SIZE: 84.604 SQ M
COVERED PORCH: 2.438 SQ M
CANT.: 0.00 SQ M
GARAGE: 36.232 SQ M
WING WALL: 1.369 SQ M

= 124,643/278.160
44.81%

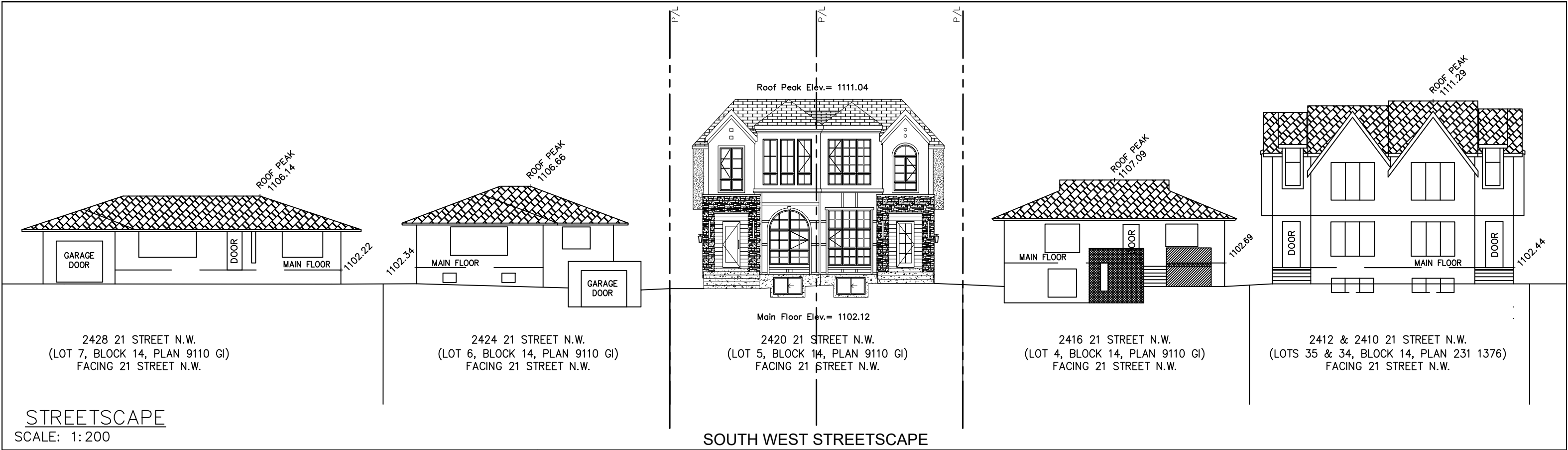
SITE PLAN
SCALE: 1:200

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

PROJECT NAME AND ADDRESS:
2420 21 ST NW
Calgary, Alberta
Lot 5
Block 14
Plan 9110 GI

PROJECT:
SEMI-DETACHED
DATE:
APR 10, 2026

SCALE:
1: 200
DIVISION NUMBER:
S 01

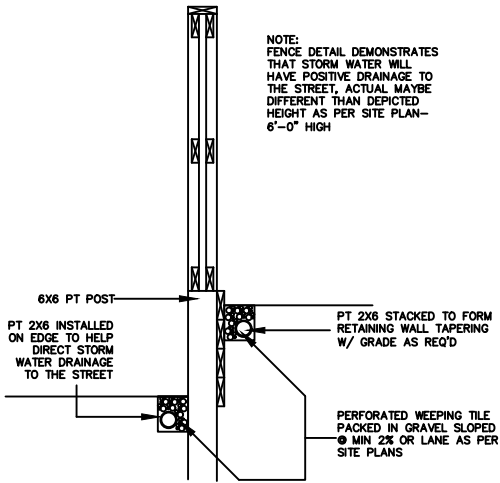


TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.25	6.00	4.00	In Subject Property	To Be Removed
T2	Hedge	–	2.00	4.00	In Subject Property	To Be Removed
T3	Hedge	–	2.00	3.00	In Adjacent Property	To Stay
T4	Deciduous	0.40	6.00	4.00	In Adjacent Property	To Stay
T5	Deciduous	0.10	4.00	4.00	In Adjacent Property	To Stay
T6	Deciduous	0.15	4.00	4.00	In Adjacent Property	To Stay
T7	Deciduous	0.07	3.00	4.00	In Adjacent Property	To Stay
T8	Hedge	–	2.00	2.00	On Property Line	To Stay
T9	Hedge	–	2.00	2.00	In City Property	To Be Removed
T10	Coniferous	0.70	8.00	12.00	In Subject Property	To Be Removed
T11	Coniferous	0.70	7.00	11.00	In Subject Property	To Be Removed
T12	Bush	–	1.00	1.00	In City Property	To Stay
T13	Bush	–	1.00	1.00	In Subject Property	To Be Removed
T14	Bush	–	2.00	3.00	In Subject Property	To Be Removed
T15	Bush	–	5.00	4.00	In Adjacent Property	To Stay
T16	Deciduous	0.50	5.00	5.00	In Adjacent Property	To Stay
T17	Deciduous	0.30	5.00	4.00	In Subject Property	To Be Removed

SEMI-DETACHED SQFT.

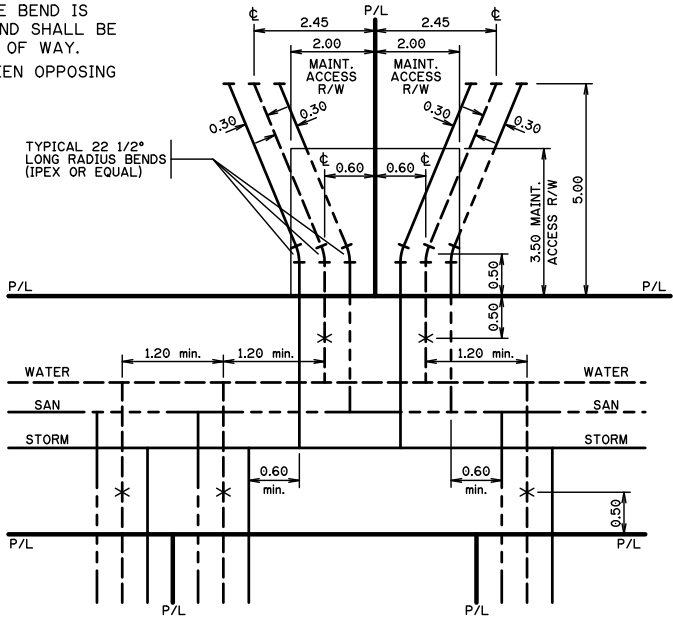
	UNIT #1	UNIT #2
GARAGE	400.00 SQ FT	400.00 SQ FT
BASEMENT	930.67 SQ FT	930.67 SQ FT
MAIN FLOOR	910.67 SQ FT	910.67 SQ FT
UPPER FLOOR	1023.67 SQ FT	1023.67 SQ FT
TOTAL AREA	1934.34 SQ FT	1934.34 SQ FT



FENCE SECTION DETAIL
SCALE: NTS

NOTES:

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 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.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	10/04/2026	DP SITEPLAN	A.R.	2420 21 ST NW Calgary, Alberta	SEMI-DETACHED	AS SHOWN
02.				Lot 5	DATE:	DIVISION
03.				Block 14	APR 10, 2026	NUMBER
04.				Plan 9110 GI		S 02

