



LIST OF DRAWINGS	
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A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	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 #1		FLOOR AREA - UNIT #2	
BASEMENT	= 945.00 SQ. FT.	BASEMENT	= 945.00 SQ. FT.
FLOOR AREA - UNIT #1		FLOOR AREA - UNIT #2	
MAIN	= 945.67 SQ. FT.	MAIN	= 945.67 SQ. FT.
UPPER	= 1041.67 SQ. FT.	UPPER	= 1041.67 SQ. FT.
TOTAL	= 1987.34 SQ. FT.	TOTAL	= 1987.34 SQ. FT.

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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GOVERNING AUTHORITIES.

PROJECT: SEMI DETACHED	
STATUS: DP	
SIGNATURES: X _____	
PRINTED: 2026-08-13 2:17:05 PM	
PROJECT NAME: 1613 22ND AVE N.W. CALGARY, ALBERTA	
DESIGNER: JT	JOB #: 362-26
SCALE: AS SHOWN	SHEET: A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BOARD & BATTEN - DARK GRAY/BLACK
2	8" ALUMNIMUM FASCIA	6	VERTICAL SIDING - GRAY/BLACK
3	SMART BOARD FINISHES - WHITE	7	CONC. PARGING
4	STONE FINISH - WHITE	8	CAST IN PLACE CONCRETE

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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PROJECT:

SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

PRINTED: 2026-08-13 2:17:09 PM

PROJECT NAME:

1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

362-26

SCALE:

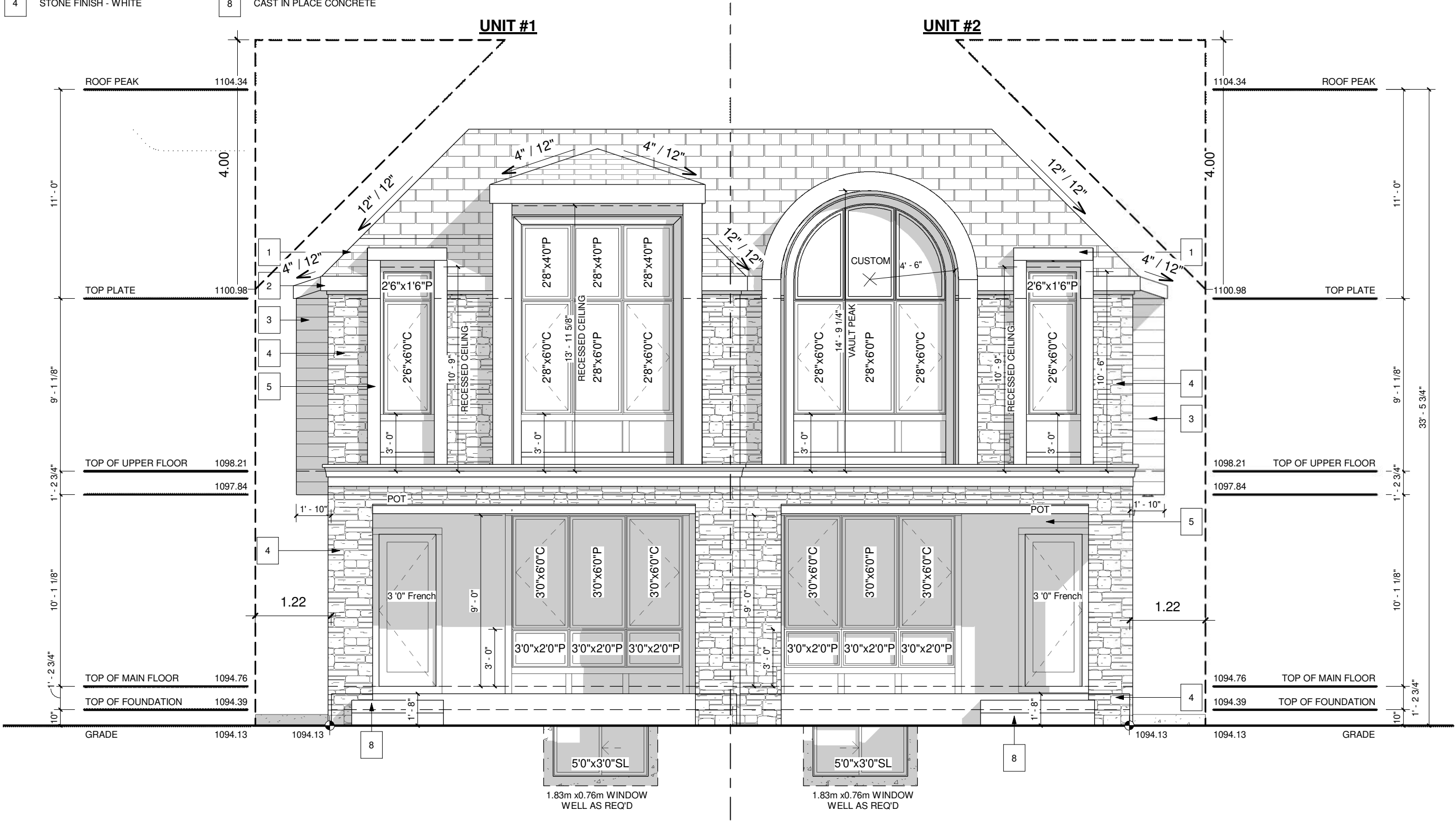
AS SHOWN

SHEET:

A-2.0

FRONT ELEVATION

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



EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BOARD & BATTEN - DARK GRAY/BLACK
2	8" ALUMNIMUM FASCIA	6	VERTICAL SIDING - GRAY/BLACK
3	SMART BOARD FINISHES - WHITE	7	CONC. PARGING
4	STONE FINISH - WHITE	8	CAST IN PLACE CONCRETE

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-08-13 2:17:10 PM

PROJECT NAME:
1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER: JT
JOB #: 362-26

SCALE: AS SHOWN
SHEET: A-2.1

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



EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

SMART BOARD FINISHES - WHITE
- 4

STONE FINISH - WHITE
- 5

BOARD & BATTEN - DARK GRAY/BLACK
- 6

VERTICAL SIDING - GRAY/BLACK
- 7

CONC. PARGING
- 8

CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1113.64 SQ. FT.
WINDOW AREA = 46.88 SQ. FT.
TOTAL: 46.88 / 1113.64= 4.21%

VENTED SOFFIT NOTES:
-VENTED SOFFIT (FRONT AND BACK)
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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

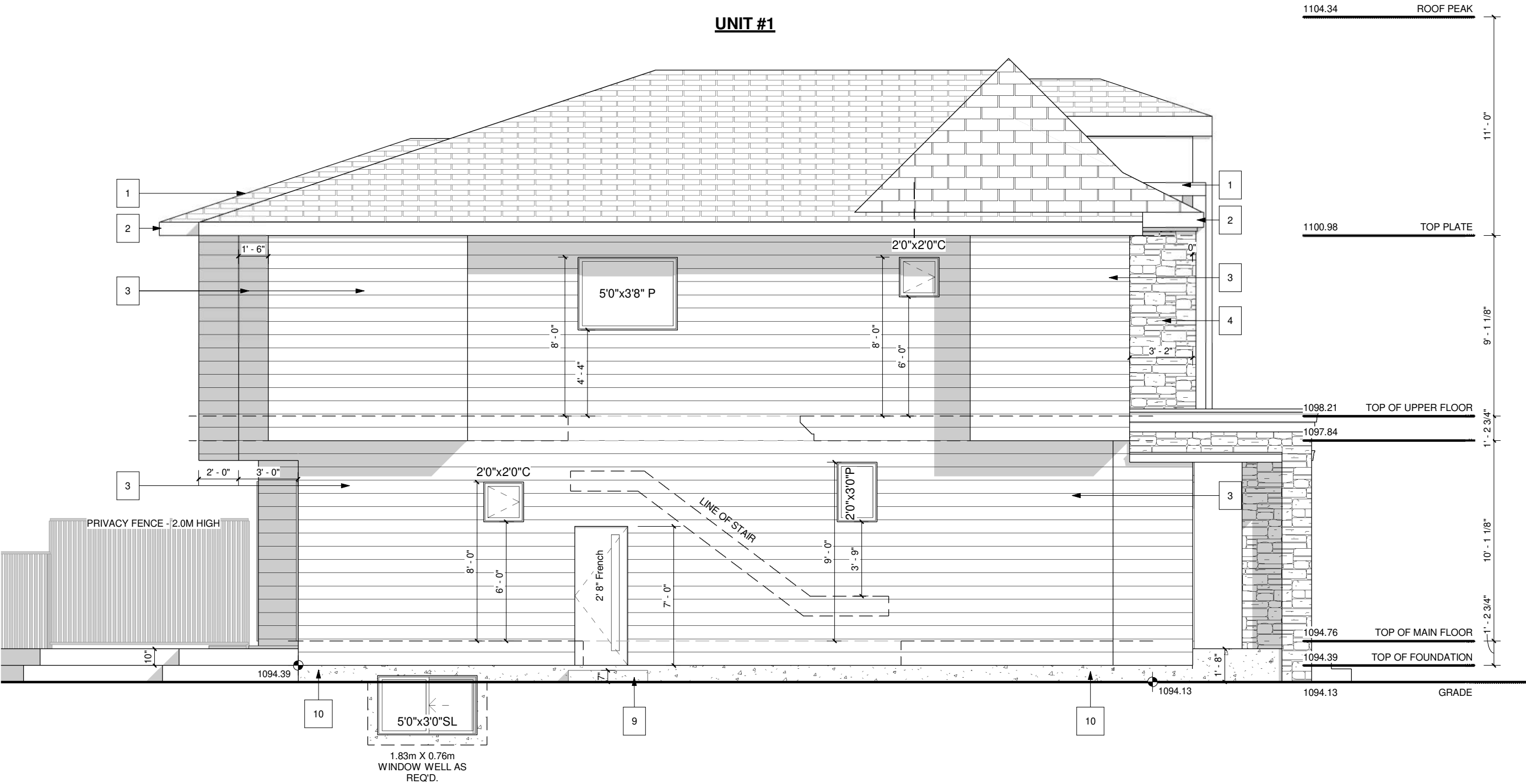
PRINTED: 2026-08-13 2:17:11 PM

PROJECT NAME:
1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 362-26

SCALE: AS SHOWN SHEET: A-2.2

UNIT #1



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

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

SMART BOARD FINISHES - WHITE
- 4

STONE FINISH - WHITE
- 5

BOARD & BATTEN - DARK GRAY/BLACK
- 6

VERTICAL SIDING - GRAY/BLACK
- 7

CONC. PARGING
- 8

CAST IN PLACE CONCRETE

WINDOW CALCULATION
WALL AREA = 1113.64 SQ. FT.
WINDOW AREA = 46.88 SQ. FT.
TOTAL: 46.88 / 1113.64= 4.21%

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SEMI DETACHED

STATUS:

DP

SIGNATURES:

X _____

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PROJECT NAME:

1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

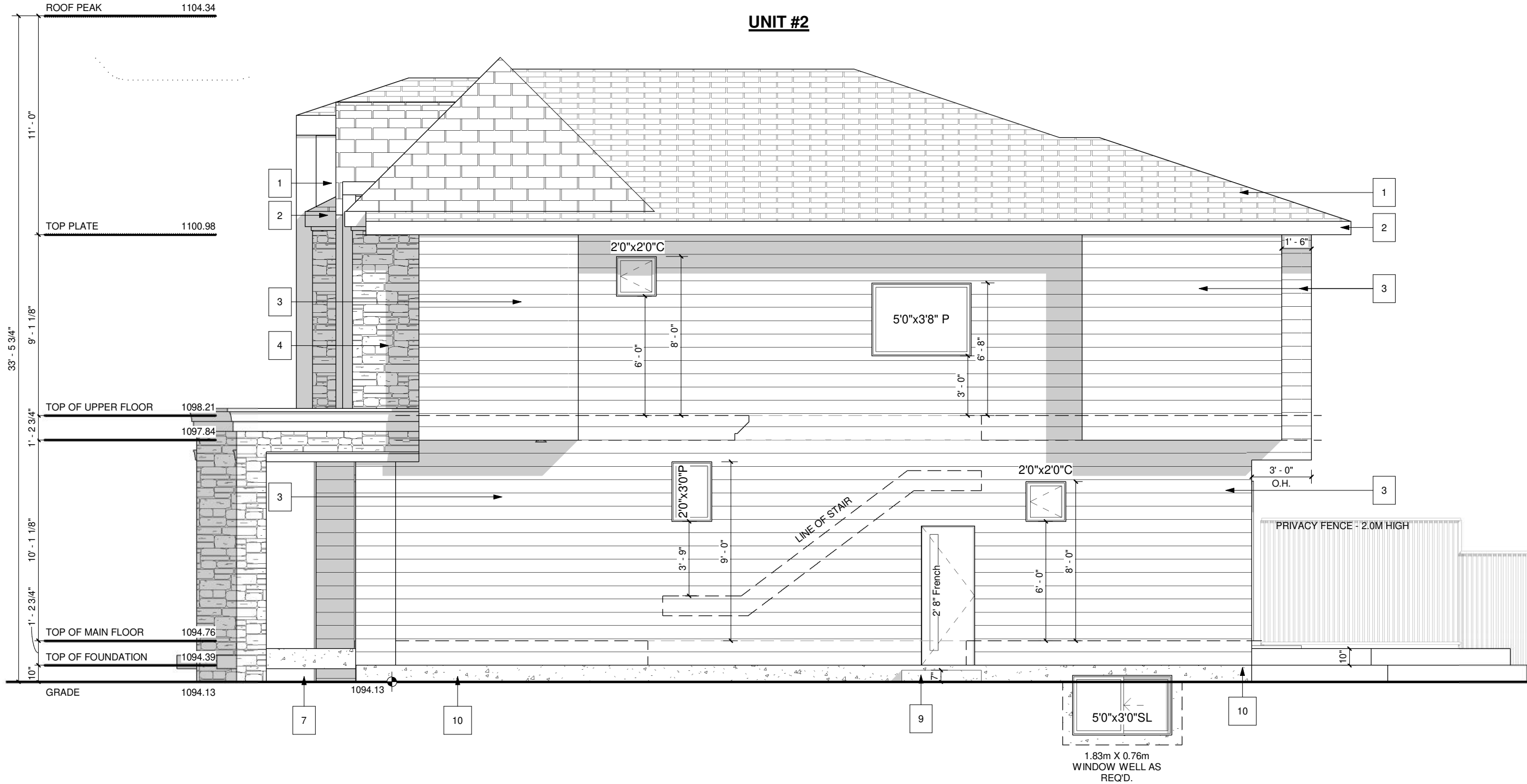
362-26

SCALE:

AS SHOWN

SHEET:

A-2.3



EXTERIOR FINISHES:

- 1

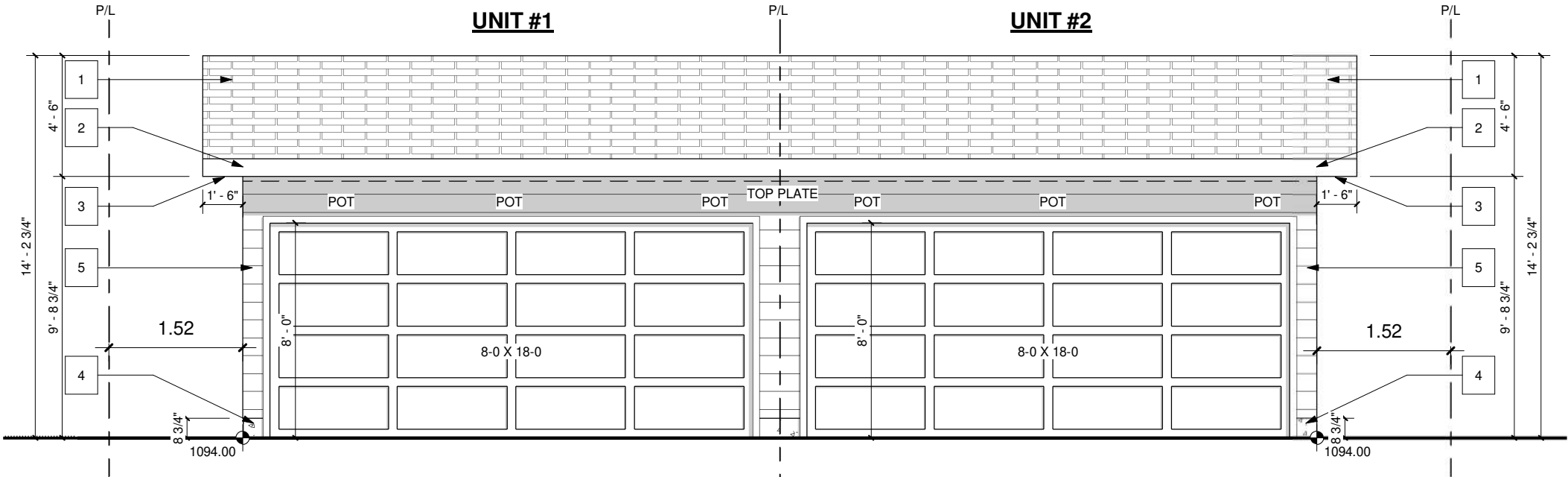
ASPHALT SHINGLES
- 2

8" ALUMNIMUM FASCIA
- 3

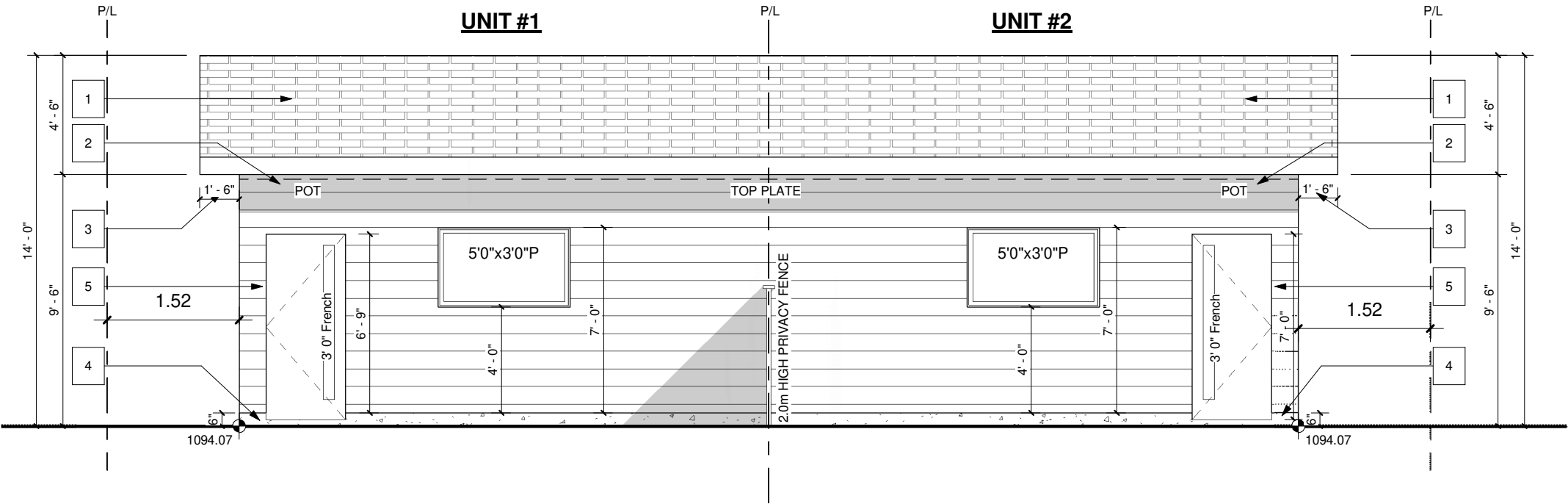
ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

HARDIE SIDING FINISH



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



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

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04.	--	--	--
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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-08-13 2:17:13 PM

PROJECT NAME:
1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER: JT JOB #: 362-26

SCALE: AS SHOWN SHEET: A-3.1

EXTERIOR FINISHES:

- 1

ASPHALT SHINGLES
- 2

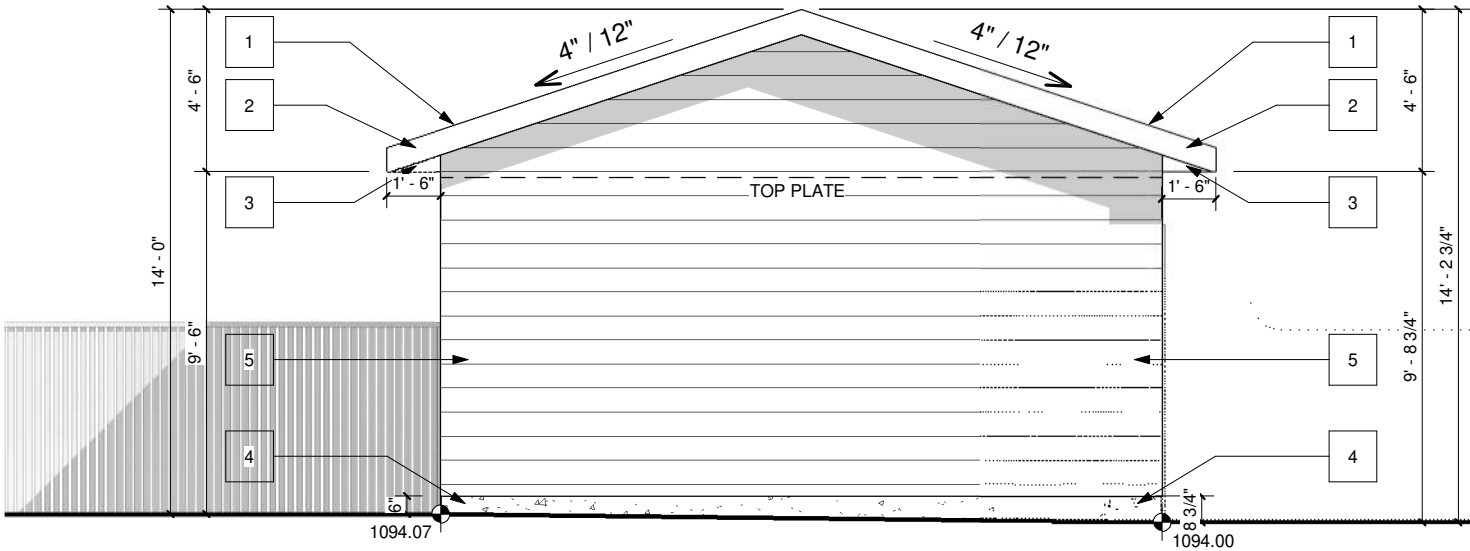
8" ALUMNIMUM FASCIA
- 3

ALUMINUM EAVE'S
- 4

CONC. PARGING
- 5

HARDIE SIDING FINISH

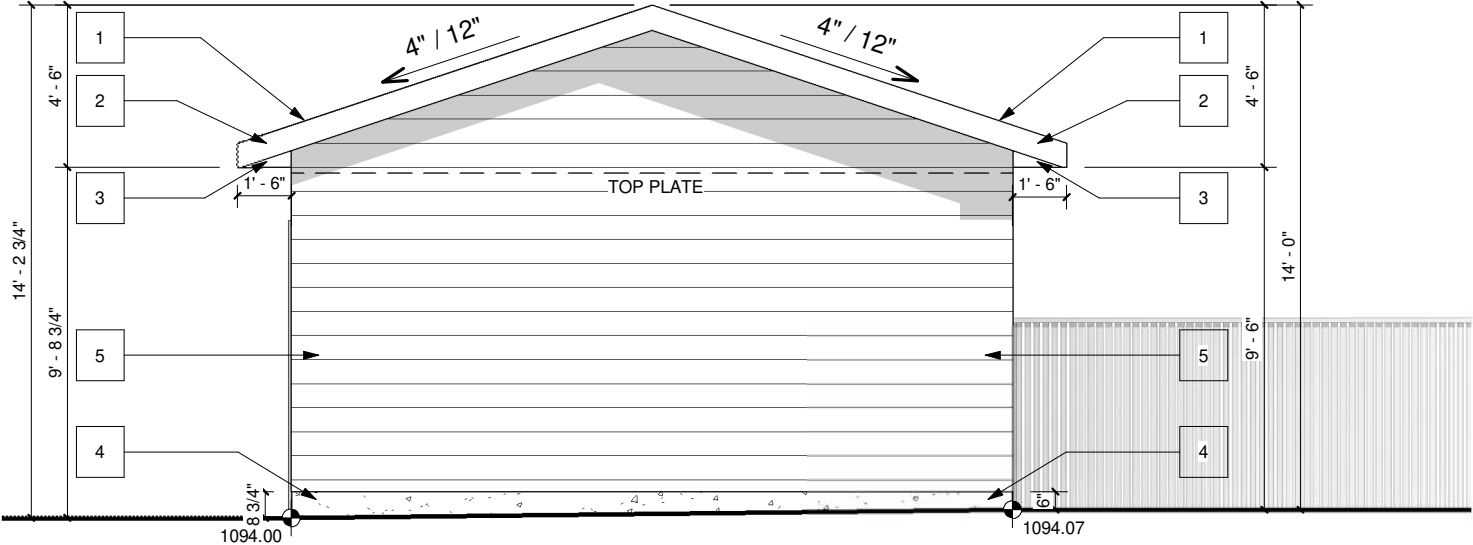
UNIT #2



GARAGE LEFT

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

UNIT #1



GARAGE RIGHT

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

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SEMI DETACHED

STATUS:

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SIGNATURES:

X _____

PRINTED: 2026-08-13 2:17:13 PM

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1613 22ND AVE N.W.
CALGARY, ALBERTA

DESIGNER:

JT

JOB #:

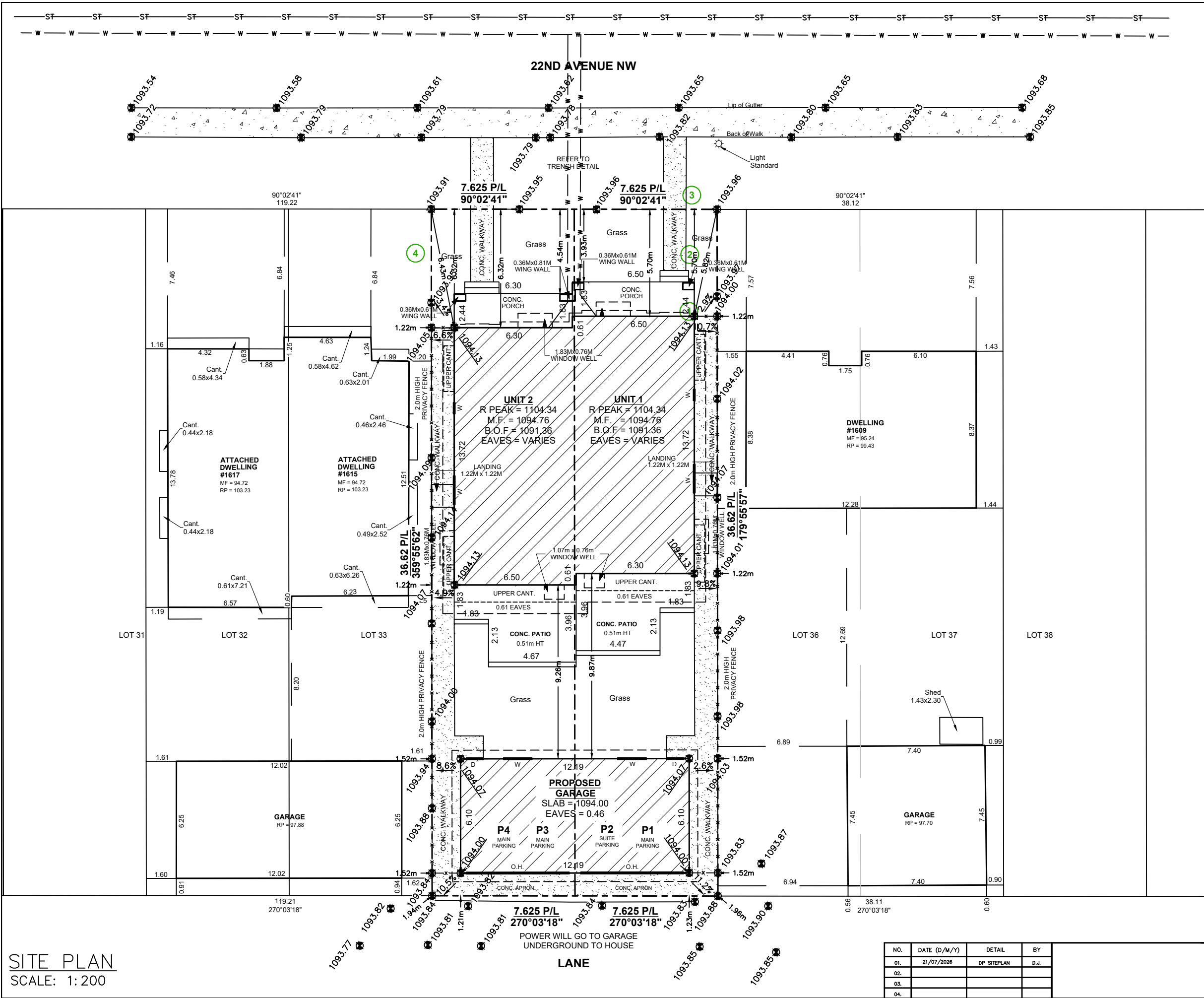
362-26

SCALE:

AS SHOWN

SHEET:

A-3.2



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 34 & 35,
Block 11
Plan 2864 AF

MUNICIPAL ADDRESS:
1613 22ND AVENUE NW,
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT 1)	LOT COVERAGE DETAIL: (UNIT 2)
LOT SIZE: 558.00 SQ M HOUSE SIZE: 175.707 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M GARAGE: 74.322 SQ M WING WALL: 0.978 SQ M	LOT SIZE: 279.00 SQ M HOUSE SIZE: 87.85 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.489 SQ M	LOT SIZE: 279.00 SQ M HOUSE SIZE: 87.85 SQ M COVERED PORCH: 0.000 SQ M CANT.: 0.000 SQ M GARAGE: 37.161 SQ M WING WALL: 0.489 SQ M
= 251.007/558.00 = 44.98%	= 125.504/279.000 = 44.98%	= 125.504/279.000 = 44.98%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	21/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS: 1613 22ND AVENUE NW, Calgary, Alberta Lot 34 & 35, Block 11 Plan 2864 AF	PROJECT: SEMI-DETACHED DATE: JUL 24, 2026	SCALE: 1: 200 DIVISION NUMBER: S 01
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SITE PLAN
SCALE: 1:200

