1917
22 AVENUE N.W.

5.51 LG
CURB CUT
5.10 BC
CITY SIDEWALK
3.72 BW
UTILITIES TBD ON-SITE
REFER TO TRENCH DETAIL

90°00'34"
16.72
90°00'30"
15.24
90°00'30"
15.24
90°00'30"
15.24

T1
T2
T3
7.62 P/L
90°00'30"
7.62 P/L
90°00'30"

CONC. WALKWAY
Grass
WING WALL 0.36x0.61
CONC. PATIO 1.35x2.44
1.83Mx0.76M WINDOW WELL
CANT. ABOVE
2.0m HIGH PRIVACY FENCE

UNIT 2
R PEAK = 1106.02
M.F. = 1096.93
B.O.F = 1093.41
EAVES = VARIES

UNIT 1
R PEAK = 1106.02
M.F. = 1096.93
B.O.F = 1093.41
EAVES = VARIES

LOTS 18 & 19
BLOCK 38
PLAN 8100 AF

DWELLING
0.35 EAVES
0.05 VINYL SIDING
RPE=1101.88
MFE=1097.60

DWELLING
0.55 EAVES
0.02 STUCCO SIDING
RPE=1101.24
MFE=1097.51

DWELLING
0.45 EAVES
STUCCO SIDING
RPE=1101.28
MFE=1097.39

DWELLING
0.60 EAVES
0.12 BRICK S
RPE=1103.
MFE=1097.

T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14

CANT. ABOVE
0.61 EAVES
WOOD DECK
@ 0.91m HT

Grass
PROPOSED
GARAGE
SLAB = 1095.33
EAVES = 0.46
P1 MAIN PARKING
P2 MAIN PARKING
P3 MAIN PARKING
P4 MAIN PARKING
O.H. CONC. APRON

7.62 P/L
269°59'55"
7.62 P/L
269°59'55"

POWER WILL GO TO GARAGE
UNDERGROUND TO HOUSE

36.58 P/L
359°55'57"
36.58 P/L
179°55'38"
36.58
359°56'16"
36.58
179°55'19"

LOTS 14 & 15
LOTS 16 & 17
(NO ACCESS)
LOTS 20 & 21
LOTS 22

CAR PORT
0.05 EAVES
GARAGE
0.35 EAVES
0.02 BRICK SIDING

16.78
269°59'55"
15.24
269°59'55"
15.24
269°59'55"

6.10M GRAVEL LANE

SITE PLAN
SCALE: 1:200

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 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
Contextual One/Two Dwelling

SCALE 1:200

LEGAL DESCRIPTION:
Lot 18 & 19
Block 38
Plan 8100 AF

MUNICIPAL ADDRESS:
1917 22 AVENUE N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)
LOT SIZE: 557.159 SQ M
HOUSE SIZE: 172.459 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 74.322 SQ M
WING WALL: 1.084 SQ M
= 247.865/557.159
= 44.49%

LOT COVERAGE DETAIL: (UNIT #1)
LOT SIZE: 278.580 SQ M
HOUSE SIZE: 86.230 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.542 SQ M
= 123.933/278.580
= 44.49%

LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 278.580 SQ M
HOUSE SIZE: 86.230 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.542 SQ M
= 123.933/278.580
= 44.49%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1917 - 22 AVE N.W.
Calgary, Alberta
Lot 18 & 19
Block 38
Plan 8100 AF

PROJECT: SEMI DETACHED
SCALE: 1: 200
DATE: AUG 20th 2026
DIVISION S NUMBER 01

1917
22 AVENUE N.W.

5.51 LG
CURB CUT
5.10 BC
CITY SIDEWALK
3.72 BW
150mm

UTILITIES TBD ON-SITE
REFER TO TRENCH DETAIL

7.62 P/L
90°00'30"

UNIT 2
R PEAK = 1106.02
M.F. = 1096.93
B.O.F = 1093.41
EAVES = VARIES

UNIT 1
R PEAK = 1106.02
M.F. = 1096.93
B.O.F = 1093.41
EAVES = VARIES

LOTS 18 & 19
BLOCK 38
PLAN 8100 AF

PROPOSED GARAGE
SLAB = 1095.33
EAVES = 0.46

P1 MAIN PARKING
P2 MAIN PARKING
P3 MAIN PARKING
P4 MAIN PARKING

POWER WILL GO TO GARAGE
UNDERGROUND TO HOUSE

LOTS 14 & 15

DWELLING
0.35 EAVES
0.05 VINYL SIDING
RPE=1101.88
MFE=1097.60

CAR PORT
0.05 EAVES

LOTS 16 & 17

DWELLING
0.55 EAVES
0.02 STUCCO SIDING
RPE=1101.24
MFE=1097.51

(NO ACCESS)
LOTS 20 & 21

DWELLING
0.45 EAVES
STUCCO SIDING
RPE=1101.28
MFE=1097.39

LOTS 22 & 23

DWELLING
0.60 EAVES
0.12 BRICK SIDING
RPE=1103.31
MFE=1097.41

GARAGE
0.35 EAVES
0.02 BRICK SIDING

CONC. PATIO 1.35x2.44
WING WALL 0.36x0.61
1.83Mx0.76M WINDOW WELL
CONC. WALKWAY
2.0m HIGH PRIVACY FENCE
WOOD DECK @ 0.91m HT
CANT. ABOVE
CONC. APRON
O.H.

36.58 P/L
359°55'57"

36.58 P/L
179°55'38"

0°01'47"
36.59

359°56'16"
36.58

179°55'19"
36.58

179°55'00"
36.57

16.72
90°00'34"

15.24
90°00'30"

15.24
269°59'55"

15.24
269°59'55"

15.24
269°59'55"

15.24
90°00'30"

15.24
90°00'30"

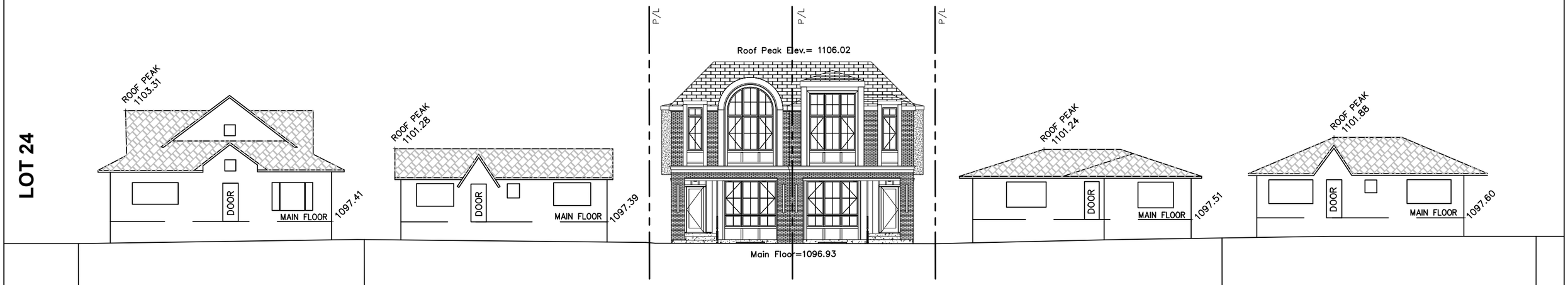
6.10M GRAVEL LANE

BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1917 – 22 AVE N.W.
Calgary, Alberta
Lot 18 & 19
Block 38
Plan 8100 AF

PROJECT: SEMI DETACHED
SCALE: AS SHOWN
DATE: AUG 20th 2026
DIVISION: S NUMBER: 01



1909 22 AVENUE N.W.
(LOTS 22 & 23, BLOCK 38, PLAN 8100 AF)
FACING 22 AVENUE N.W.

1913 22 AVENUE N.W.
(LOTS 20 & 21, BLOCK 38, PLAN 8100 AF)
FACING 22 AVENUE N.W.

1917 22 AVENUE N.W.
(LOTS 18 & 19, BLOCK 38, PLAN 8100 AF)
FACING 22 AVENUE N.W.

1921 22 AVENUE N.W.
(LOTS 16 & 17, BLOCK 38, PLAN 8100 AF)
FACING 22 AVENUE N.W.

1925 22 AVENUE N.W.
(LOTS 14 & 15, BLOCK 38, PLAN 8100 AF)
FACING 22 AVENUE N.W.

NORTH STREETSCAPE

NEW HOME SQFT.

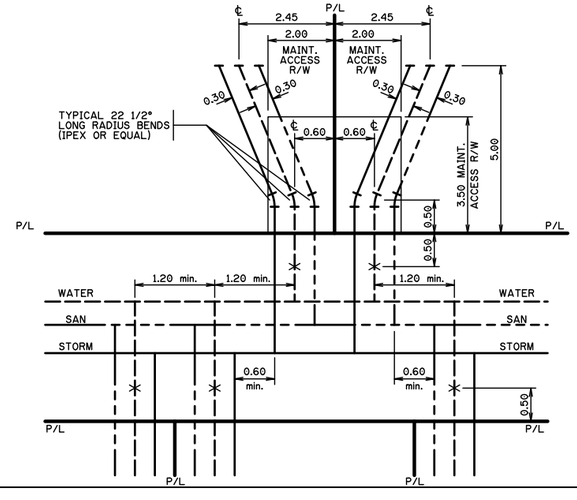
	UNIT 1	UNIT 2
GARAGES	400.00 SQ FT	400.00 SQ FT
BASEMENT	934.50 SQ FT	934.50 SQ FT
MAIN FLOOR	927.50 SQ FT	927.50 SQ FT
UPPER FLOOR	1030.50 SQ FT	1031.42 SQ FT
TOTAL	1958.00 SQ FT	1958.92 SQ FT

TREE SCHEDULE:

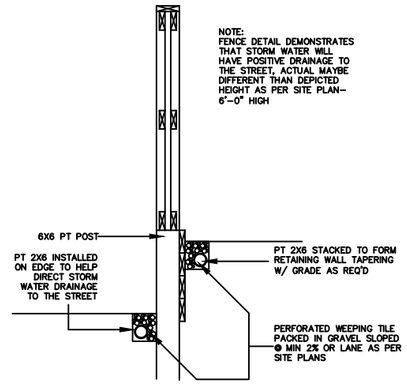
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.25	4.00	4.00	In City Property	To Stay
T2	Bush	–	6.30	3.60	In City Property	To Stay
T3	Bush	–	3.90	3.30	In Subject Property	To BE Removed
T4	Bush	–	2.60	3.40	In Subject Property	To BE Removed
T5	Bush	–	1.80	2.60	In Subject Property	To BE Removed
T6	Bush	–	0.80	2.70	In Subject Property	To BE Removed
T7	Bush	–	2.30	1.90	In Adjacent Property	To BE Removed
T8	Coniferous	0.62	4.60	8.00	In Subject Property	To BE Removed
T9	Bush	–	0.69	1.40	In Subject Property	To Stay
T10	Bush	–	4.50	4.80	In Subject Property	To BE Removed
T11	Deciduous	0.38	6.30	6.00	In Subject Property	To BE Removed
T12	Coniferous	0.48	3.50	8.00	On Property Line	To Stay
T13	Bush	–	3.00	5.50	In Subject Property	To BE Removed
T14	Bush	–	1.00	1.65	In Subject Property	To Stay

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



FENCE SECTION DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY
01.	20/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
1917 – 22 AVE N.W.
Calgary, Alberta
Lot 18 & 19
Block 38
Plan 8100 AF

PROJECT: SEMI DETACHED

SCALE: AS SHOWN

DATE: AUG 20th 2026

DIVISION: S NUMBER: 02



LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
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 Elevations 1
A-3.2	Garage Elevations 2
A-3.3	Garage Section

FLOOR AREA - UNIT #1

BASEMENT	= 934.50 SQ. FT.
MAIN	= 927.50 SQ. FT.
UPPER	= 1030.50 SQ. FT.
TOTAL	**= 1958.00 SQ. FT.**

FLOOR AREA - UNIT #2

BASEMENT	= 934.50 SQ. FT.
MAIN	= 927.50 SQ. FT.
UPPER	= 1031.42 SQ. FT.
TOTAL	**= 1958.92 SQ. FT.**





PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	M.C.
02.	20/08/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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

PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

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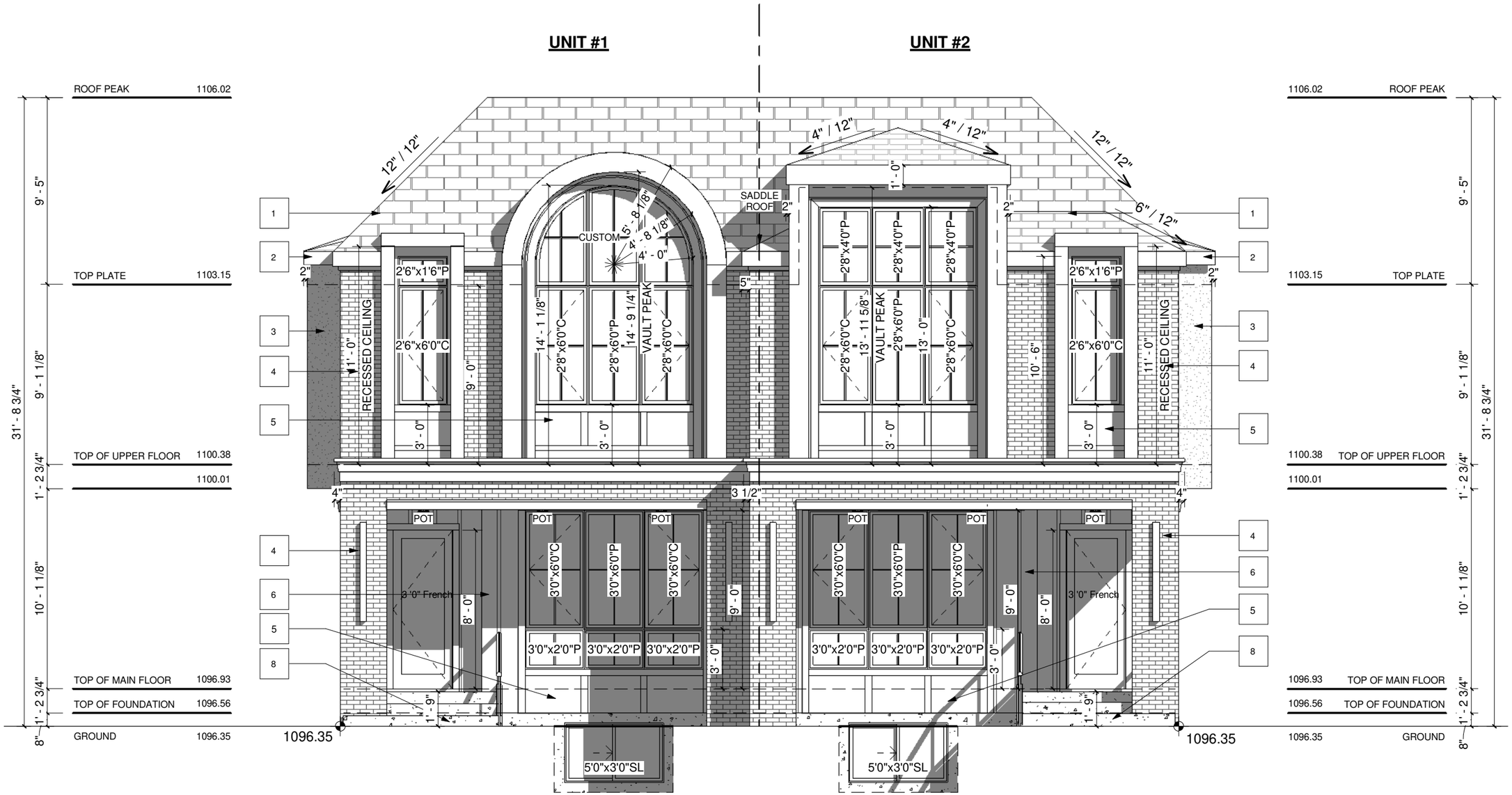
PROJECT NAME:
1917 22 Ave N.W.
CALGARY, AB

DESIGNER:	JOB #:
JT	404-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMINUM FASCIA
3	STUCCO - WHITE
4	BRICK FINISH - WHITE
5	BOARD & BATTEN - DARK GRAY/BLACK
6	VERTICAL SIDING - WHITE
7	CONC. PARGING
8	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"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	M.C.
02.	20/08/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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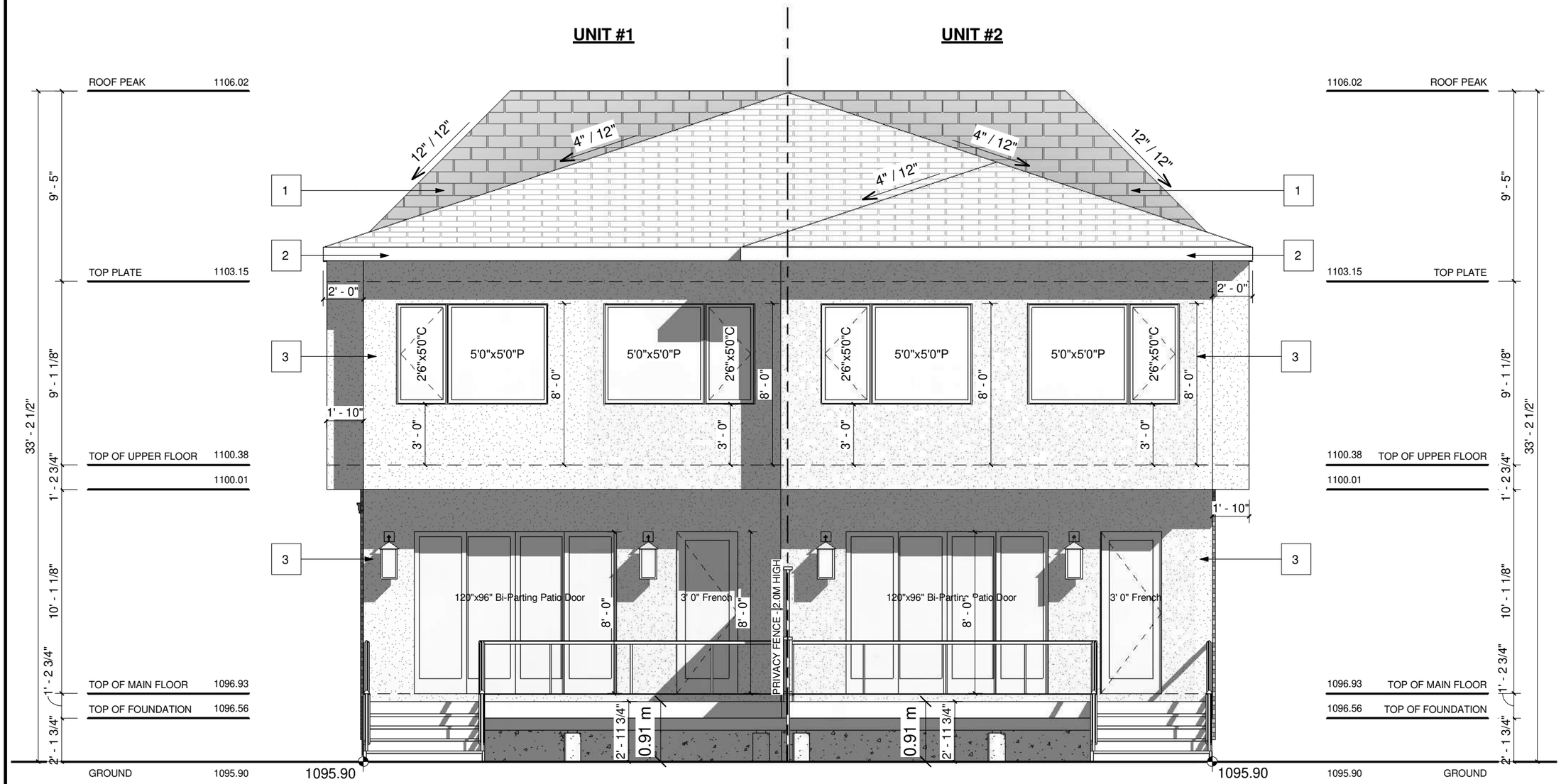
PROJECT NAME:
1917 22 Ave N.W.
CALGARY, AB

DESIGNER:	JOB #:
JT	404-26
SCALE: AS SHOWN	SHEET: A-2.0

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 8" ALUMINUM FASCIA
3. STUCCO - WHITE
4. BRICK FINISH - WHITE
5. BOARD & BATTEN - DARK GRAY/BLACK
6. VERTICAL SIDING - WHITE
7. CONC. PARGING
8. 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)



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

PROJECT NOTES:

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DRAWINGS ARE TO BE READ IN CONJUCTION 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.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	M.C.
02.	20/08/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-08-26 1:46:27 PM

PROJECT NAME:
1917 22 Ave N.W.
CALGARY, AB

DESIGNER:	JOB #:
JT	404-26
SCALE: AS SHOWN	SHEET: A-2.1

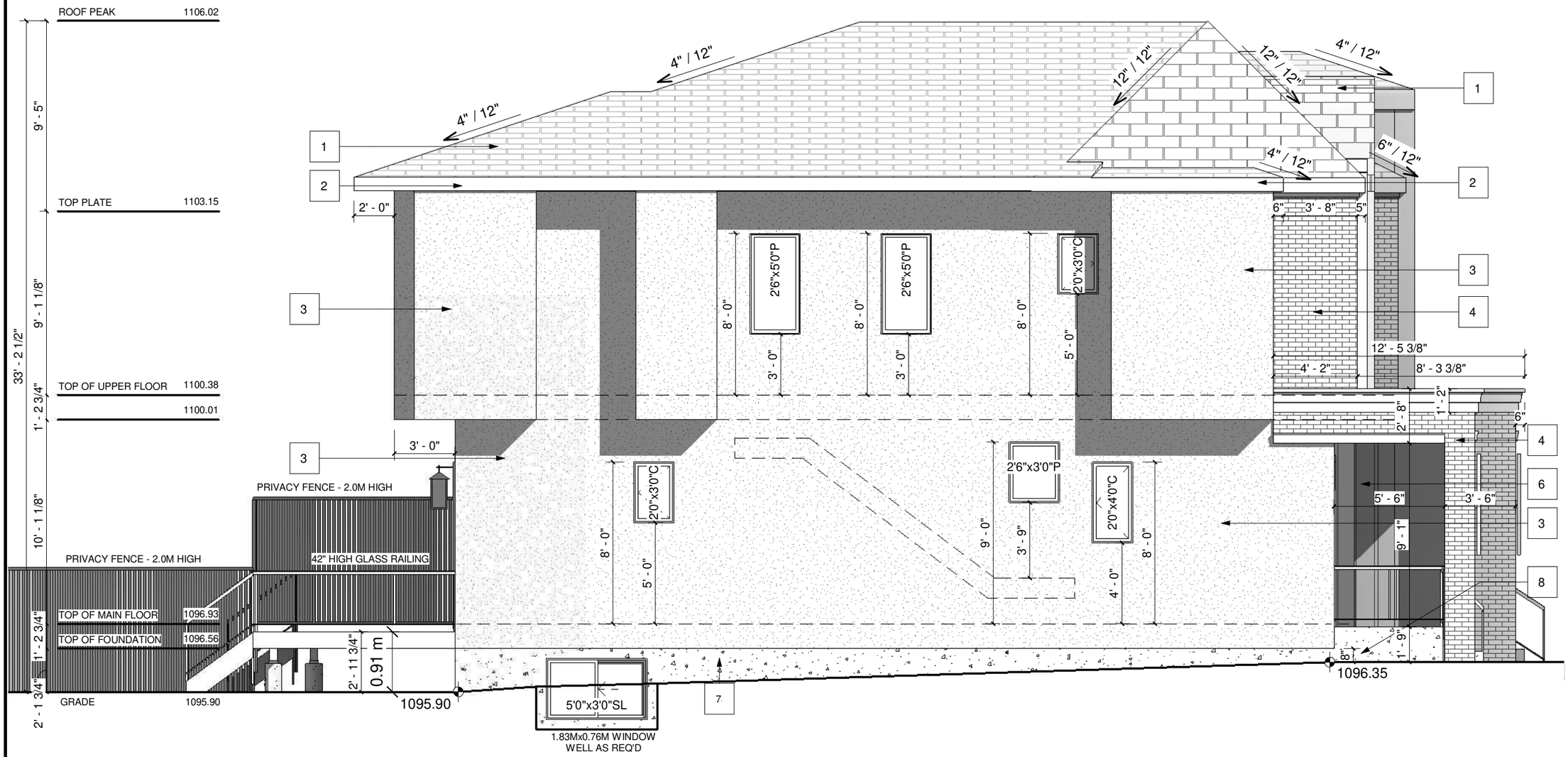
EXTERIOR FINISHES:

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

WINDOW CALCULATION
WALL AREA = 1068.20 SQ. FT.
WINDOW AREA = 51.32 SQ. FT.
TOTAL: 51.32 / 1068.20 = 4.80%

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)

UNIT #1



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	M.C.
02.	20/08/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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PROJECT NAME:
1917 22 Ave N.W.
CALGARY, AB

DESIGNER:	JOB #:
JT	404-26
SCALE:	SHEET:
AS SHOWN	A-2.2

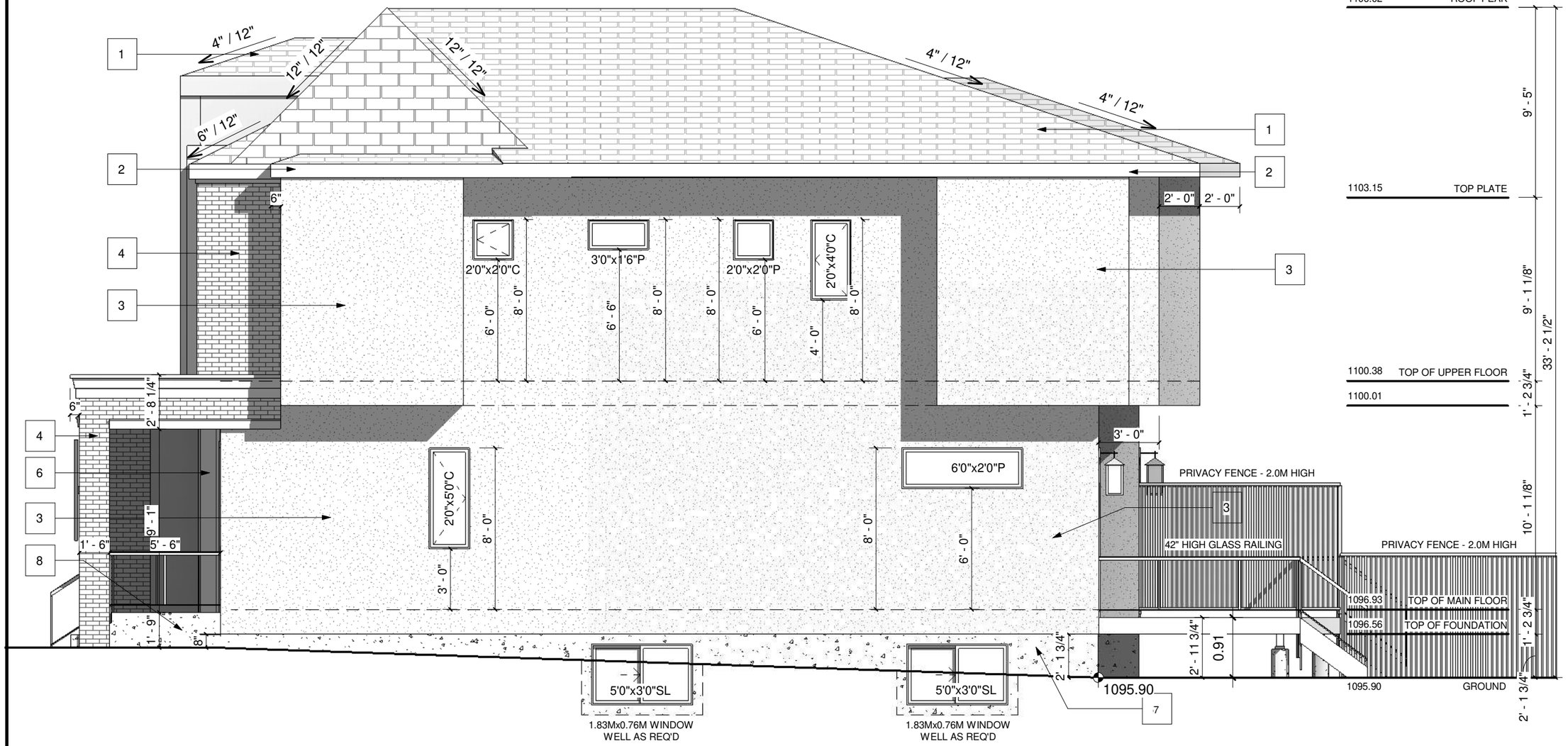
EXTERIOR FINISHES:

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

WINDOW CALCULATION
WALL AREA = 1014.43 SQ. FT.
WINDOW AREA = 53.75 SQ. FT.
TOTAL: 53.75 / 1014.43 = 5.30%

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)

UNIT #2



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION 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.
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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

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/08/2026	CONCEPT	M.C.
02.	20/08/2026	DP PLANS	D.J.
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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

PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

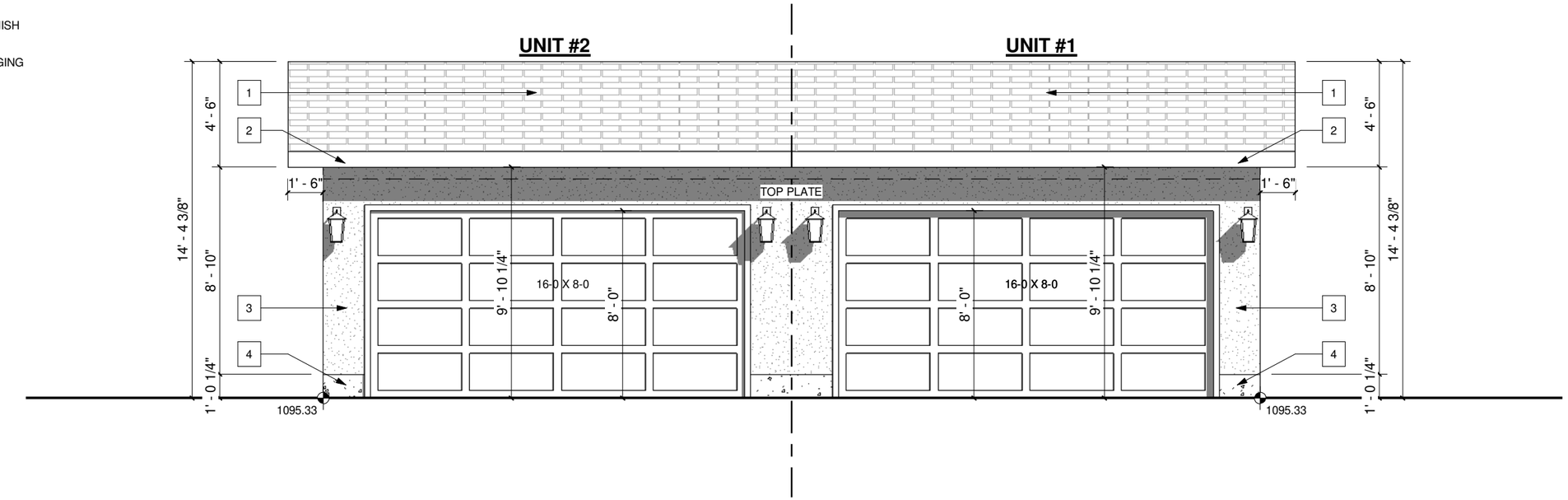
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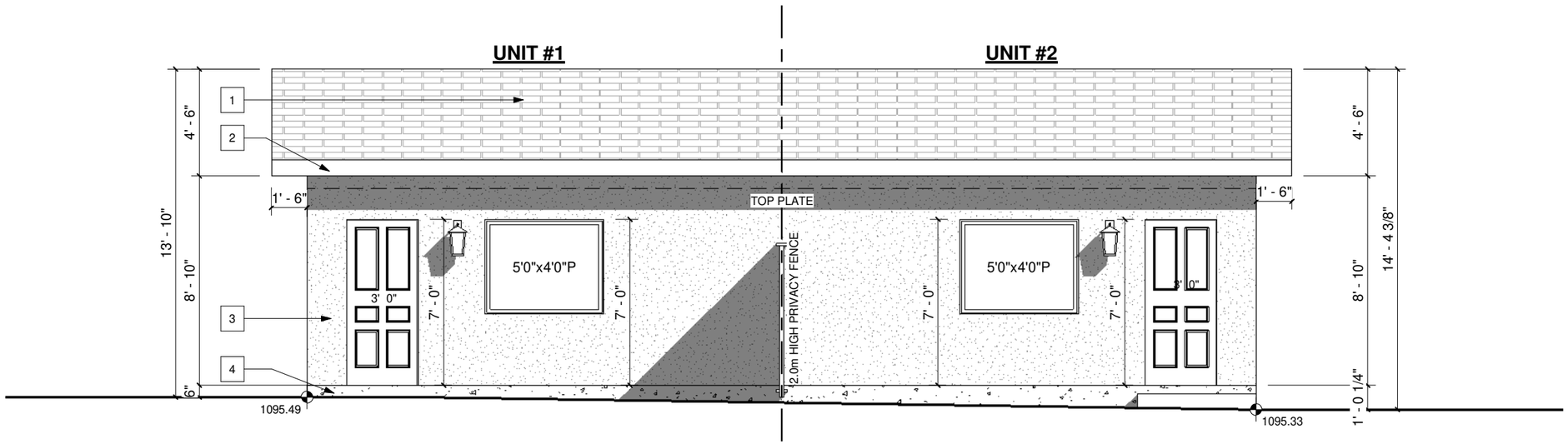
DESIGNER:	JOB #:
JT	404-26
SCALE:	SHEET:
AS SHOWN	A-2.3

EXTERIOR FINISHES:

1. ASPHALT SHINGLES
2. 8" ALUMINUM EAVES
3. STUCCO FINISH
4. CONC. PARGING



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



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

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

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PROJECT NAME:
1917 22 Ave N.W.
CALGARY, AB

DESIGNER:	JOB #:
JT	404-26
SCALE:	SHEET:
AS SHOWN	A-3.1