This is a **contextual** application

What's the difference?

The information below came from the Land Use Bylaw, please visit for more information.



vs.



Contextual Semi-detached dwellings

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- ✗ The City
- ✗ The public

Semi-detached dwellings

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- ✓ The City
- ✓ The public

Tip: Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.

Contextual Semi-detached dwellings applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

What if the application does not meet the rules?
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Semi-detached** dwellings which would allow The City and the public to comment.



The City has reviewed this application and determined that it meets the contextual rules.

These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development

20-0006340-8322







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 Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

PROJECT NOTES:

FLOOR AREA - UNIT #1

BASEMENT = 934.50 SQ. FT.

MAIN = 920.50 SQ. FT.
UPPER = 1032.33 SQ. FT.
TOTAL = 1952.83 SQ. FT.

FLOOR AREA - UNIT #2

BASEMENT = 934.50 SQ. FT.

MAIN = 920.50 SQ. FT.
UPPER = 1032.33 SQ. FT.
TOTAL = 1952.83 SQ. FT.

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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-03 2:29:41 PM

PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

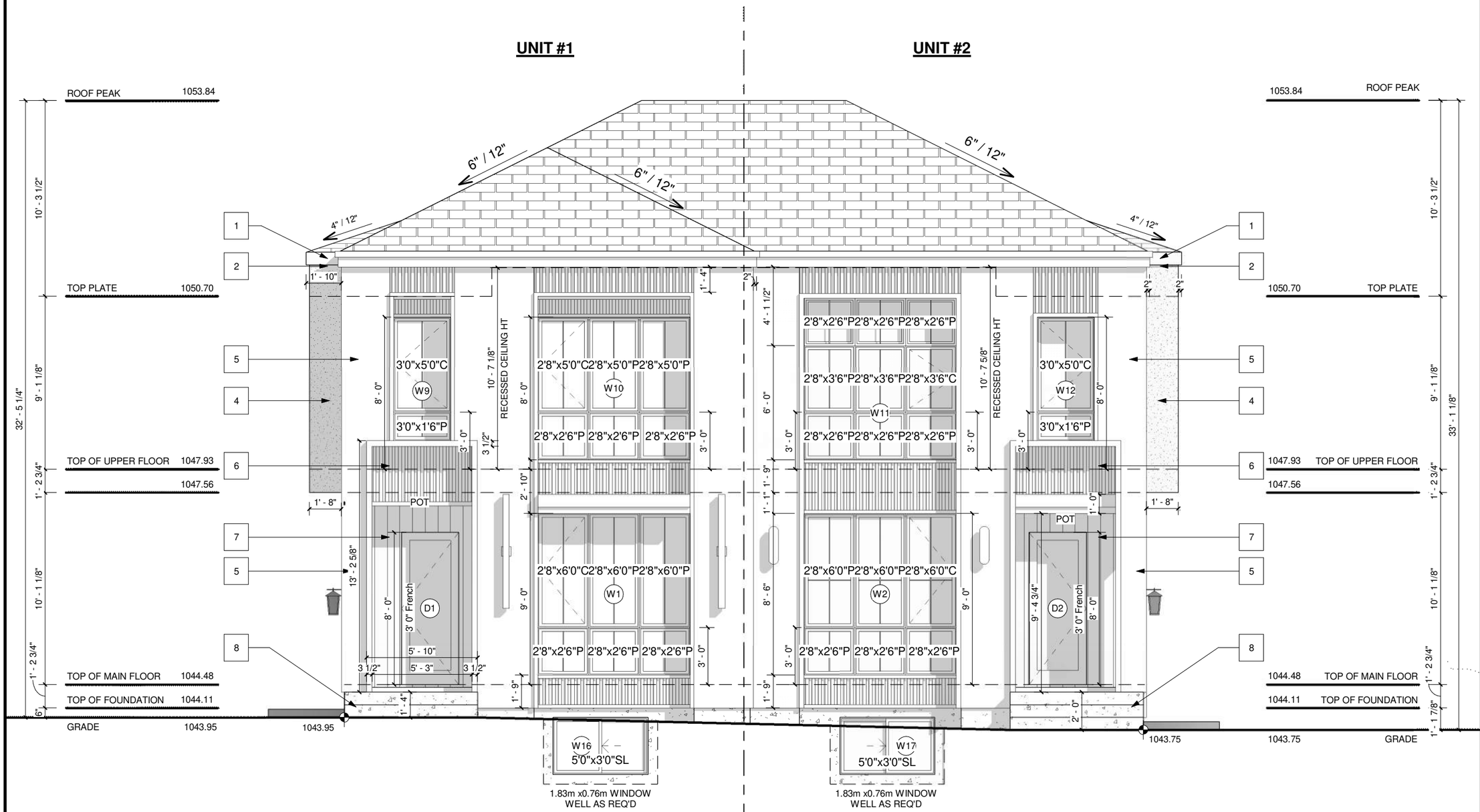
DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO 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)



FRONT 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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-03 2:29:46 PM

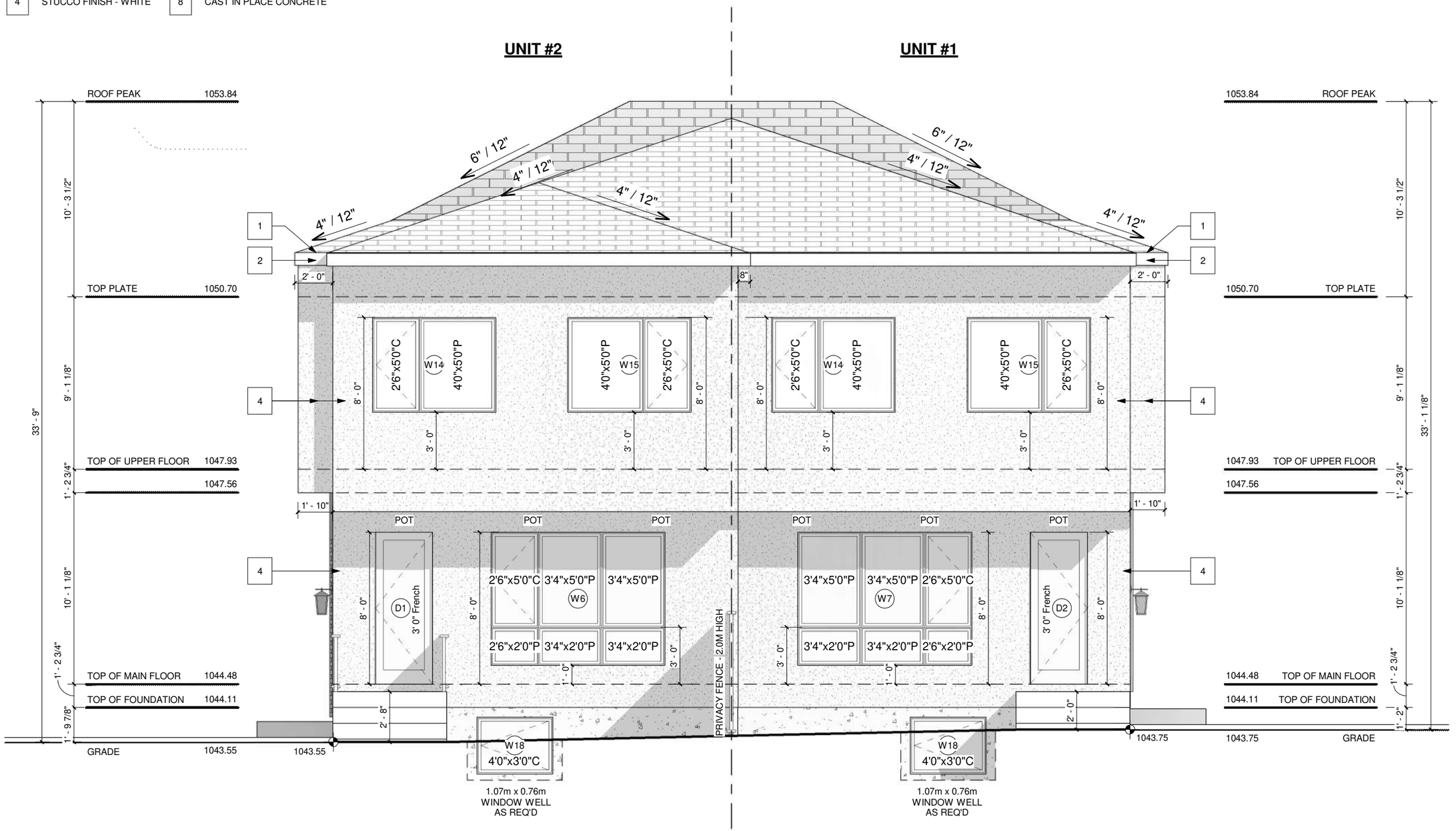
PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	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:

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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-03 2:29:47 PM

PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-2.1

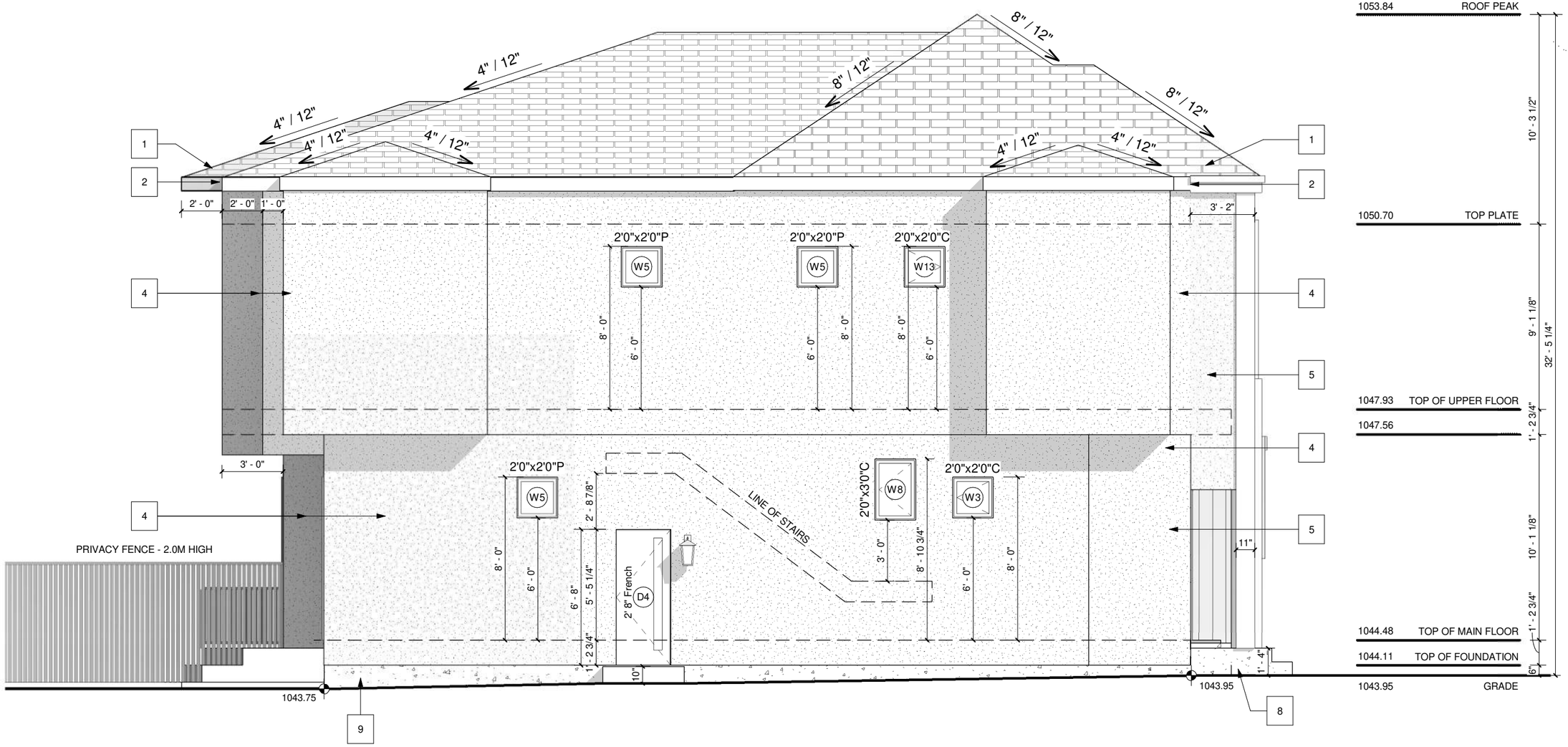
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1036.57 SQ. FT.
WINDOW AREA = 28.13 SQ. FT.
TOTAL: 28.13 / 1036.57 = 2.71%

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
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.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-03 2:29:49 PM

PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-2.2

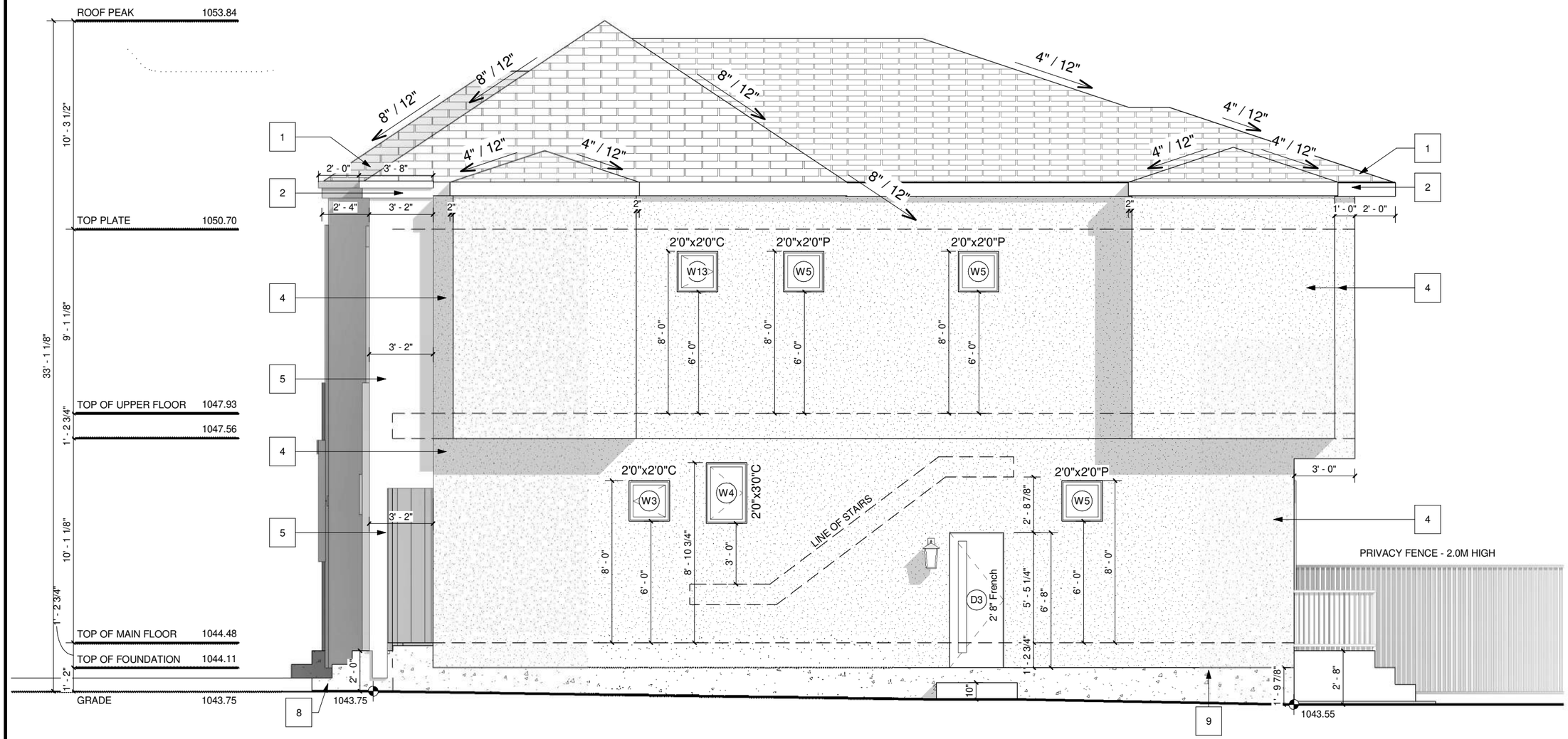
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	SMOOTH STUCCO FINISH - WHITE	9	CONC. PARGING
2	8" ALUMNIMUM FASCIA	6	WOOD SLATS - BLACK		
3	WOOD SOFFIT	7	SMOOTH STUCCO FINISH - BLACK		
4	STUCCO FINISH - WHITE	8	CAST IN PLACE CONCRETE		

WINDOW CALCULATION
WALL AREA = 1001.06 SQ. FT.
WINDOW AREA = 28.13 SQ. FT.
TOTAL: 28.13 / 1001.06 = 2.81%

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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

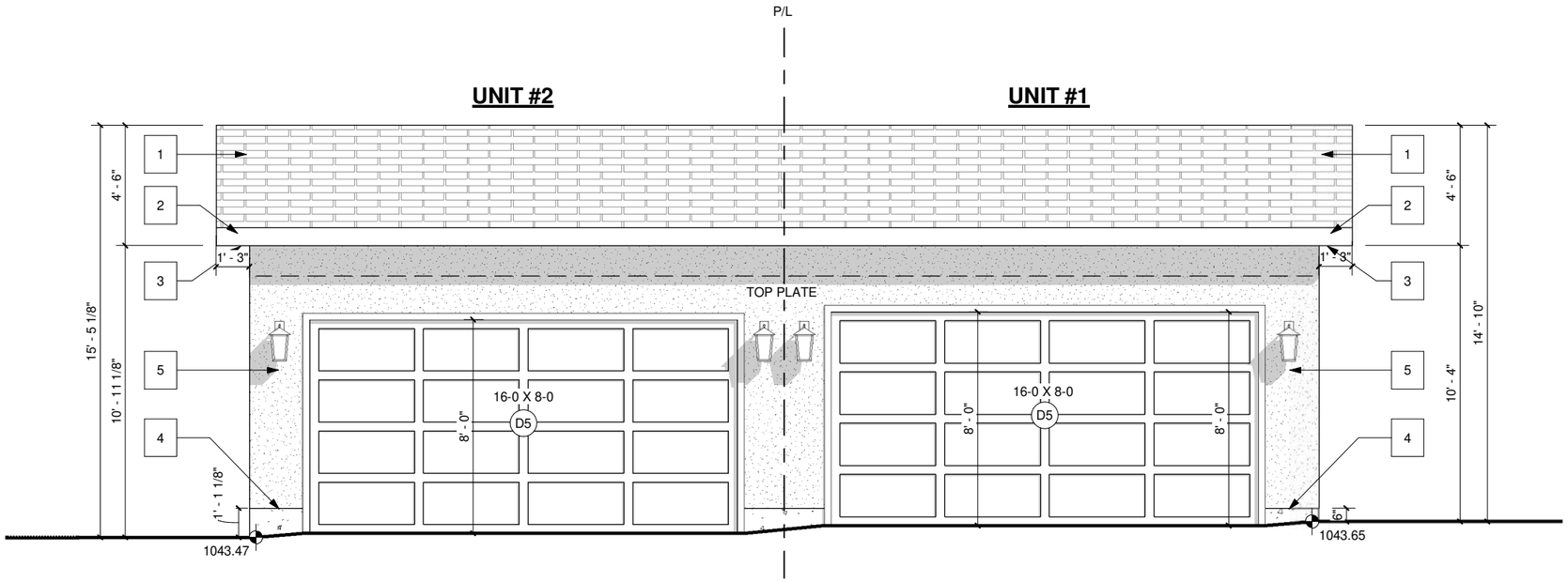
PRINTED: 2026-09-03 2:29:51 PM

PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-2.3

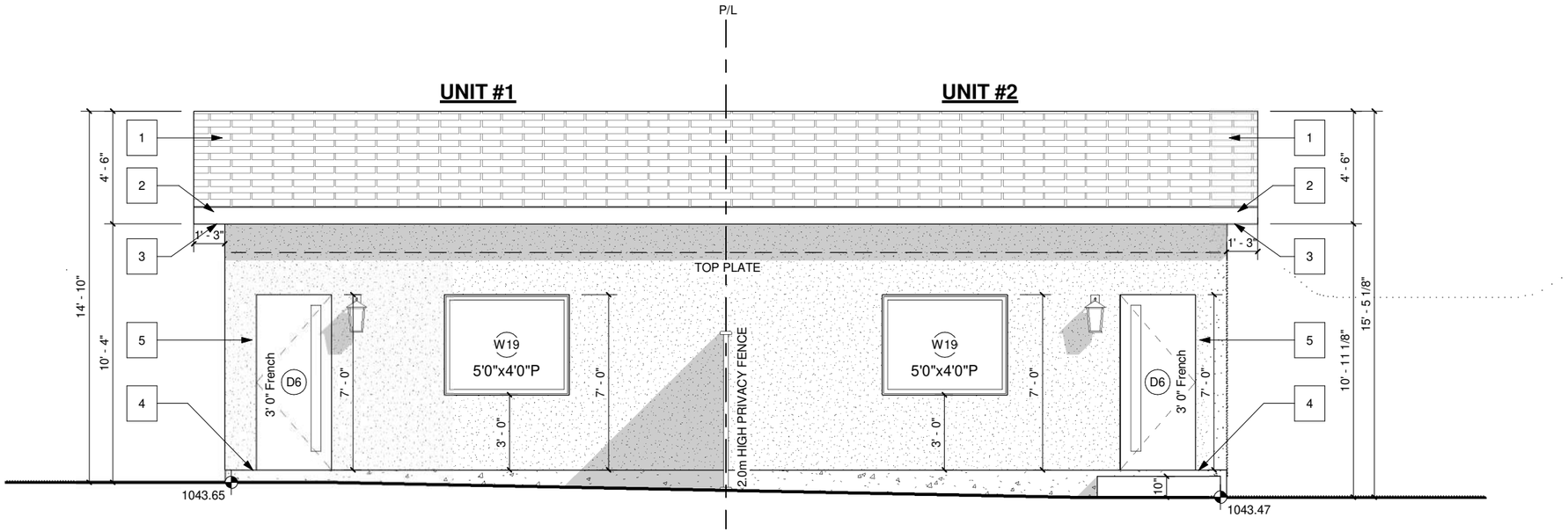
EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	SIDING FINISH



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: DUPLEX + SUITES

STATUS: DP

SIGNATURES:

X _____

PRINTED: 2026-09-03 2:29:52 PM

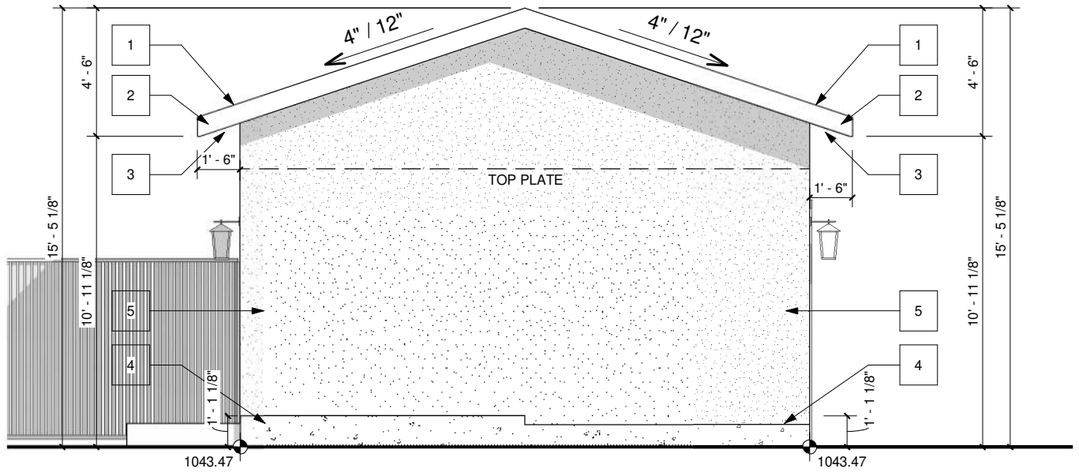
PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

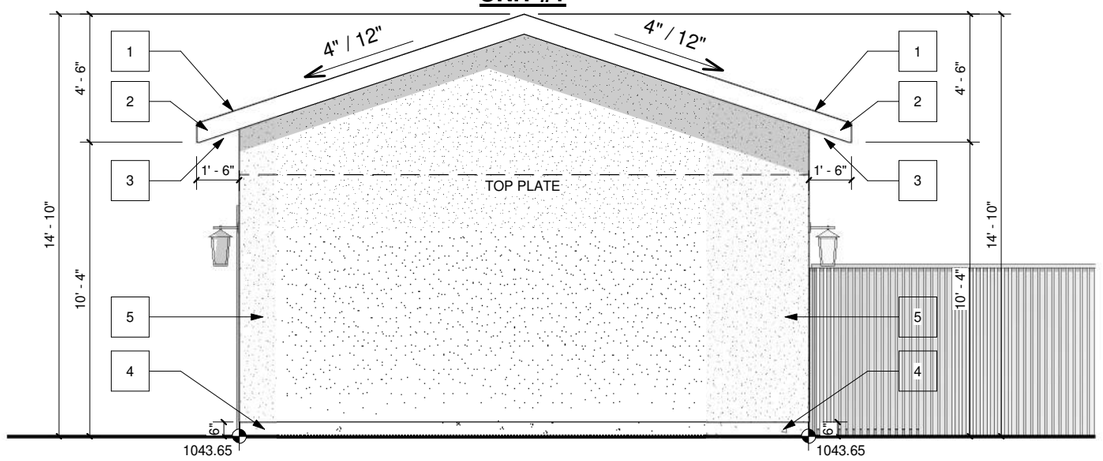
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	SIDING FINISH

UNIT #2



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

UNIT #1



GARAGE RIGHT
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.
JOHN TRINH & ASSOCIATES INC. ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.

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.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. 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 ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: DUPLEX + SUITES

STATUS: DP

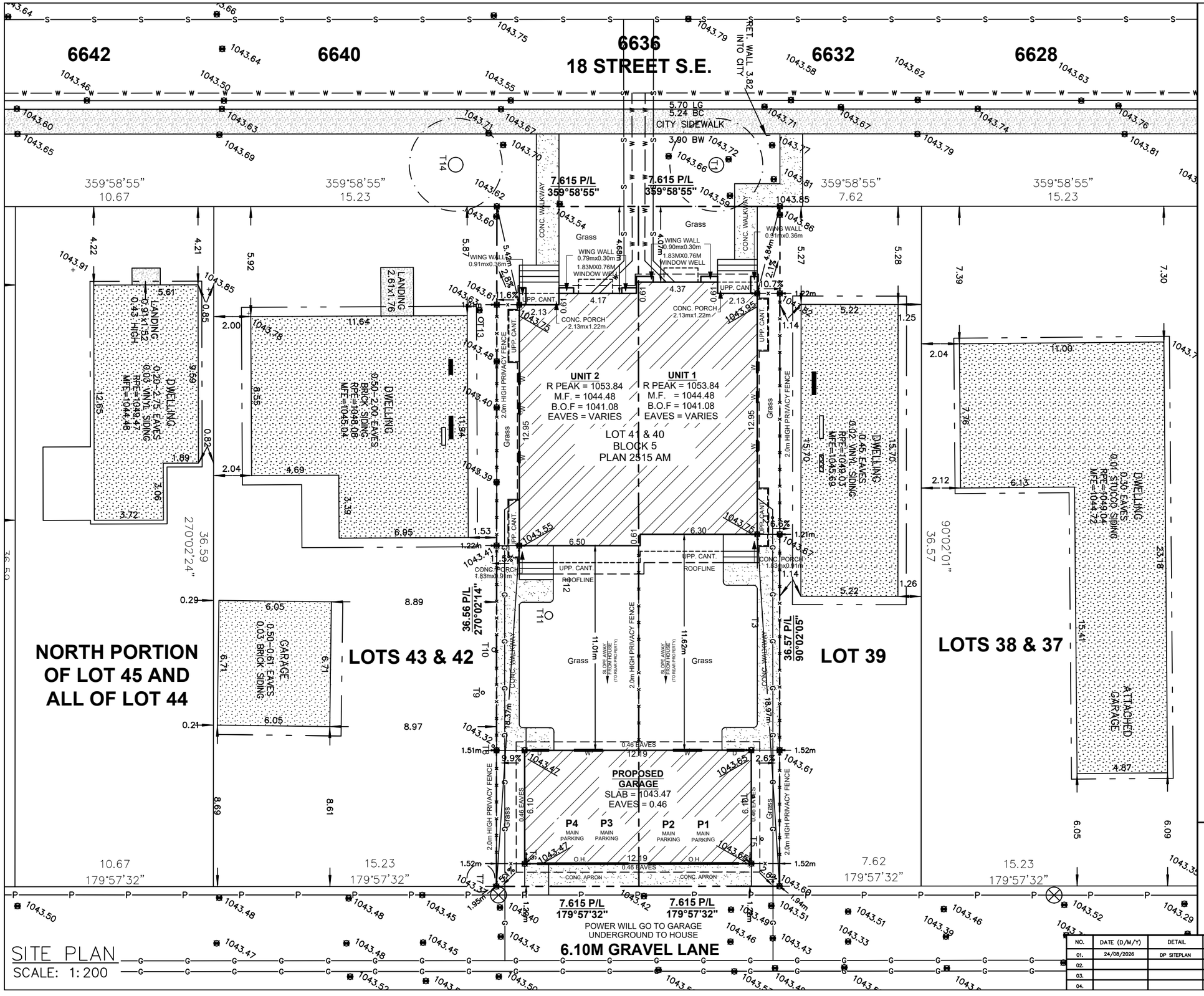
SIGNATURES:

X _____

PRINTED: 2026-09-03 2:29:52 PM

PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	361-26
SCALE: AS SHOWN	SHEET: A-3.2



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
- S denotes Sanitary Line
- ST denotes Storm Line
- W denotes Water Line
- G 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 41 & 40
Block 5
Plan 2515 AM

MUNICIPAL ADDRESS:

6636 18 STREET S.E.
Calgary, Alberta

LOT COVERAGE DETAIL: (SINGLE LOT AND HOUSE)	LOT COVERAGE DETAIL: (UNIT #1)	LOT COVERAGE DETAIL: (UNIT #2)
LOT SIZE: 556.864 SQ M	LOT SIZE: 278.432 SQ M	LOT SIZE: 278.432 SQ M
HOUSE SIZE: 171.158 SQ M	HOUSE SIZE: 85.579 SQ M	HOUSE SIZE: 85.579 SQ M
COVERED PORCH: 0.000 SQ M	COVERED PORCH: 0.000 SQ M	COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M	CANT.: 0.000 SQ M	CANT.: 0.000 SQ M
GARAGE: 73.393 SQ M	GARAGE: 36.697 SQ M	GARAGE: 36.697 SQ M
WING WALL: 1.680 SQ M	WING WALL: 0.84 SQ M	WING WALL: 0.84 SQ M
= 246.231/556.864	= 123.116/278.573	= 123.116/278.573
= 44.22%	= 44.22%	= 44.22%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
6636 18 STREET S.E.
Calgary, Alberta
Lot 41 & 40
Block 5
Plan 2515 AM

PROJECT: DUPLEX + SUITES
SCALE: 1: 200
DATE: AUG 24th 2026
DIVISION: S NUMBER: 01

300mm Sanitary Line

150mm Water Line

6642 | **6640** | **6636 18 STREET S.E.** | **6632** | **6628**

RET. WALL 3.82 INTO CITY

5.70 LG
5.24 BC
CITY SIDEWALK

359°58'55" 10.67 | 359°58'55" 15.23 | 359°58'55" 7.62 | 359°58'55" 15.23

7.615 P/L 359°58'55" | **7.615 P/L 359°58'55"**

CONC. WALKWAY | Grass | WING WALL 0.91mx0.36m | WING WALL 0.79mx0.30m | 1.83MX0.76M WINDOW WELL | WING WALL 0.90mx0.30m | 1.83MX0.76M WINDOW WELL | WING WALL 0.91mx0.36m

LANDING 2.61x1.76

UPP. CANT. | CONC. PORCH 2.13mx1.22m

UNIT 2
R PEAK = 1053.84
M.F. = 1044.48
B.O.F = 1041.08
EAVES = VARIES

UNIT 1
R PEAK = 1053.84
M.F. = 1044.48
B.O.F = 1041.08
EAVES = VARIES

LOT 41 & 40
BLOCK 5
PLAN 2515 AM

2.0m HIGH PRIVACY FENCE | UPP. CANT. | ROOFLINE | CONC. PORCH 1.83mx0.91m

SLOPE AWAY FROM HOUSE (TO REAR PROPERTY)

CONC. WALKWAY

PROPOSED GARAGE
SLAB = 1043.47
EAVES = 0.46

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

O.H. | CONC. APRON | 0.46 EAVES | 0.46 EAVES | 12.19

36.56 P/L 270°02'14" | **36.57 P/L 90°02'05"**

7.615 P/L 179°57'32" | **7.615 P/L 179°57'32"**

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

6.10M GRAVEL LANE

SOUTH 14.96 FEET OF LOT 45

NORTH PORTION OF LOT 45 AND ALL OF LOT 44

LOTS 43 & 42

LOT 39

LOTS 38 & 37

LOT 36

DWELLING 0.20-2.75 EAVES 0.03 VINYL SIDING RPE=1049.47 MFE=1044.48

DWELLING 0.50-2.00 EAVES BRICK SIDING RPE=1048.06 MFE=1045.04

DWELLING 0.45 EAVES 0.02 VINYL SIDING RPE=1049.03 MFE=1045.69

DWELLING 0.30 EAVES STUCCO SIDING 0.01 STUCCO RPE=1049.04 MFE=1044.72

GARAGE 0.50-0.61 EAVES 0.03 BRICK SIDING

ATTACHED GARAGE

Overhead Wire

BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	24/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

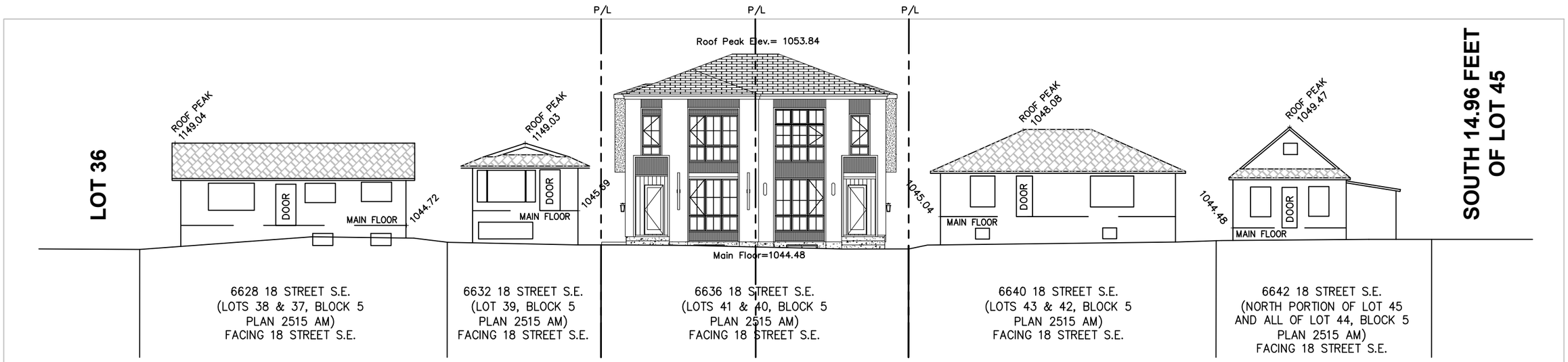
PROJECT NAME AND ADDRESS:
6636 18 STREET S.E.
Calgary, Alberta
Lot 41 & 40
Block 5
Plan 2515 AM

PROJECT: DUPLEX + SUITES

SCALE: AS SHOWN

DATE: AUG 24th 2026

DIVISION: S NUMBER: 01



STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

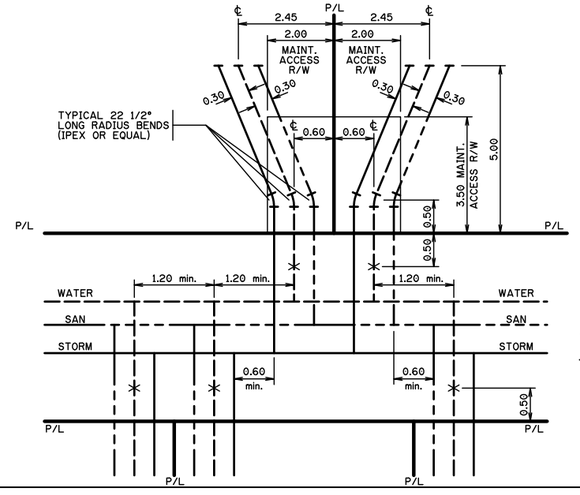
	UNIT 1	UNIT 2
GARAGES	395.00 SQ FT	395.00 SQ FT
BASEMENT	934.50 SQ FT	934.50 SQ FT
MAIN FLOOR	920.50 SQ FT	920.50 SQ FT
UPPER FLOOR	1032.33 SQ FT	1032.33 SQ FT
TOTAL	1952.83 SQ FT	1952.83 SQ FT

TREE SCHEDULE:

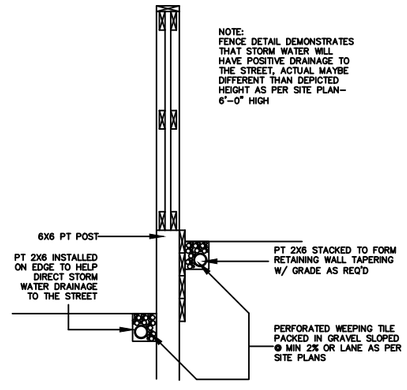
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.79	5.00	15.00	In City Property	To Stay
T2	Deciduous	0.12	2.00	3.00	In Subject Property	To Be Removed
T3	Tree Line	0.20	2.00	8.00	In Subject Property	To Be Removed
T4	Deciduous	0.13	4.00	4.00	In Subject Property	To Be Removed
T5	Deciduous	0.15	4.00	4.00	In Subject Property	To Be Removed
T6	Deciduous	0.06	1.50	2.00	In Subject Property	To Be Removed
T7	Bush	–	1.50	3.00	In Adjacent Property	To Stay
T8	Deciduous	0.14	4.00	7.00	In Adjacent Property	To Stay
T9	Deciduous	0.17	5.00	5.00	In Adjacent Property	To Stay
T10	Deciduous	0.22	5.00	5.00	In Adjacent Property	To Stay
T11	Deciduous	0.42	6.00	5.00	In Subject Property	To Stay
T12	Deciduous	0.12	4.00	5.00	In Subject Property	To Be Removed
T13	Deciduous	0.27	5.00	5.00	In Adjacent Property	To Stay
T14	Deciduous	0.79	5.00	15.00	In City 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.	24/08/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
6636 18 STREET S.E.
Calgary, Alberta
Lot 41 & 40
Block 5
Plan 2515 AM

PROJECT: DUPLEX + SUITES

SCALE: AS SHOWN

DATE: AUG 24th 2026

DIVISION: S NUMBER: 02