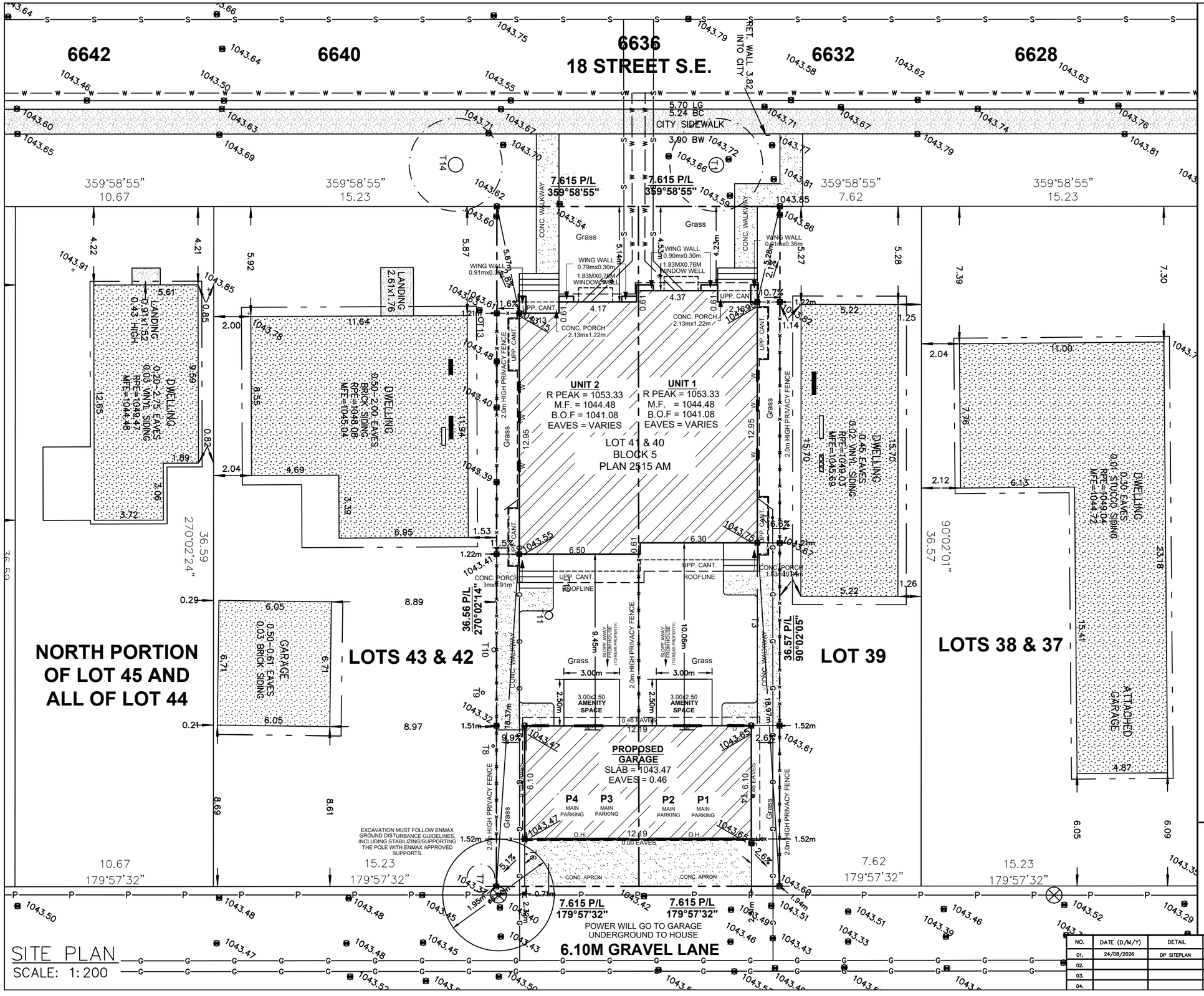


SITE PLAN
SCALE: 1: 200

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
- —X—X— 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

3.90 BW

359°58'55"
10.67

359°58'55"
15.23

7.615 P/L
359°58'55"

359°58'55"
7.62

359°58'55"
15.23

T14

T1

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

LANDING
2.61x1.76

UPP. CANT.

CONC. PORCH
2.13mx1.22m

LOT 13

UNIT 2
R PEAK = 1053.33
M.F. = 1044.48
B.O.F = 1041.08
EAVES = VARIES

UNIT 1
R PEAK = 1053.33
M.F. = 1044.48
B.O.F = 1041.08
EAVES = VARIES

LOT 41 & 40
BLOCK 5
PLAN 2515 AM

2.0m HIGH PRIVACY FENCE

LANDING
0.91x1.52
0.43 HIGH

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

ATTACHED GARAGE

SOUTH 14.96 FEET OF LOT 45

36.59
270°02'24"

36.59
270°02'33"

NORTH PORTION OF LOT 45 AND ALL OF LOT 44

LOTS 43 & 42

36.56 P/L
270°02'14"

T11

T10

T9

T8

SLOPE AWAY FROM HOUSE (TO REAR PROPERTY)

3.00x2.50
AMENITY SPACE

0.46 EAVES

PROPOSED GARAGE
SLAB = 1043.47
EAVES = 0.46

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

O.H.

0.00 EAVES

EXCAVATION MUST FOLLOW ENMAX GROUND DISTURBANCE GUIDELINES, INCLUDING STABILIZING/SUPPORTING THE POLE WITH ENMAX APPROVED SUPPORTS.

CONC. APRON

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

36.57 P/L
90°02'05"

LOT 39

LOTS 38 & 37

LOT 36

90°02'01"
36.57

90°01'51"
36.56

10.67
179°57'32"

15.23
179°57'32"

7.62
179°57'32"

15.23
179°57'32"

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.			

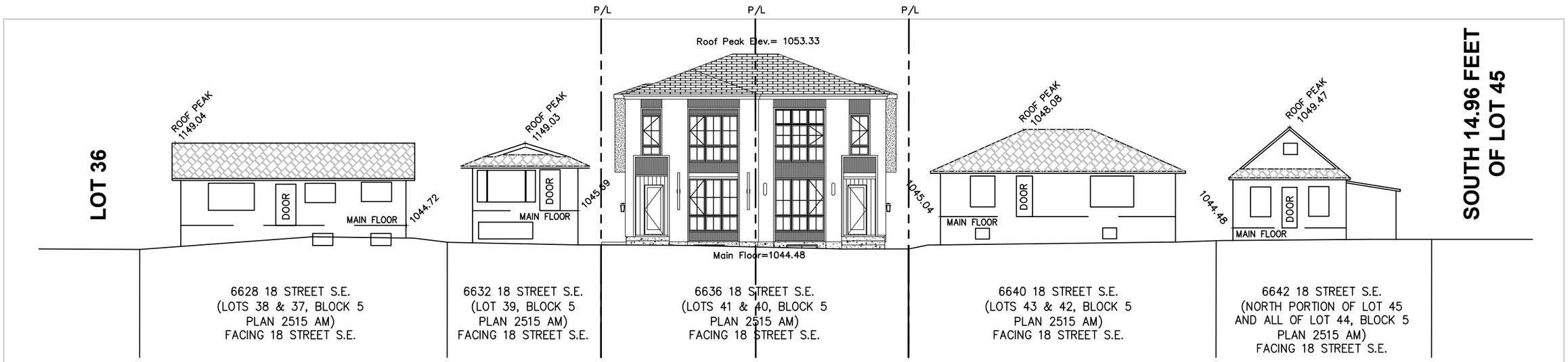
PROJECT NAME AND ADDRESS:
6636 18 STREET S.E.
Calgary, Alberta
Lot 41 & 40
Block 5
Plan 2515 AM

PROJECT: DUPLEX + SUITES

SCALE: AS SHOWN

DATE: AUG 24th 2026

DIVISION: S NUMBER: 02



STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

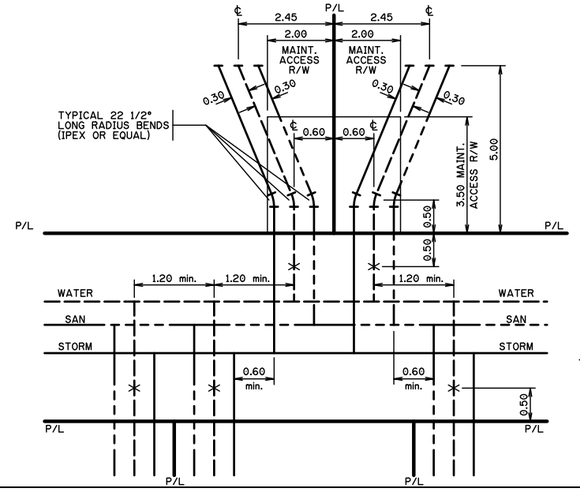
	UNIT 1	UNIT 2
GARAGES	395.00 SQ FT	395.00 SQ FT
BASEMENT	934.50 SQ FT	934.50 SQ FT
MAIN FLOOR	920.50 SQ FT	920.50 SQ FT
UPPER FLOOR	1032.33 SQ FT	1032.33 SQ FT
TOTAL	1952.83 SQ FT	1952.83 SQ FT

TREE SCHEDULE:

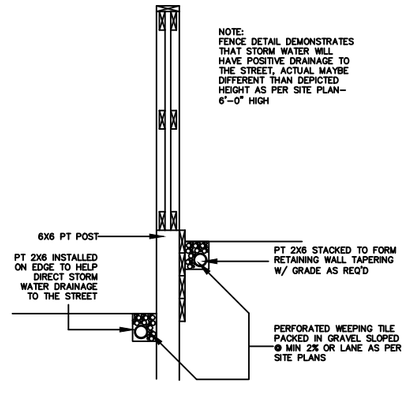
Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.79	5.00	15.00	In City Property	To Stay
T2	Deciduous	0.12	2.00	3.00	In Subject Property	To Be Removed
T3	Tree Line	0.20	2.00	8.00	In Subject Property	To Be Removed
T4	Deciduous	0.13	4.00	4.00	In Subject Property	To 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







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.

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

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

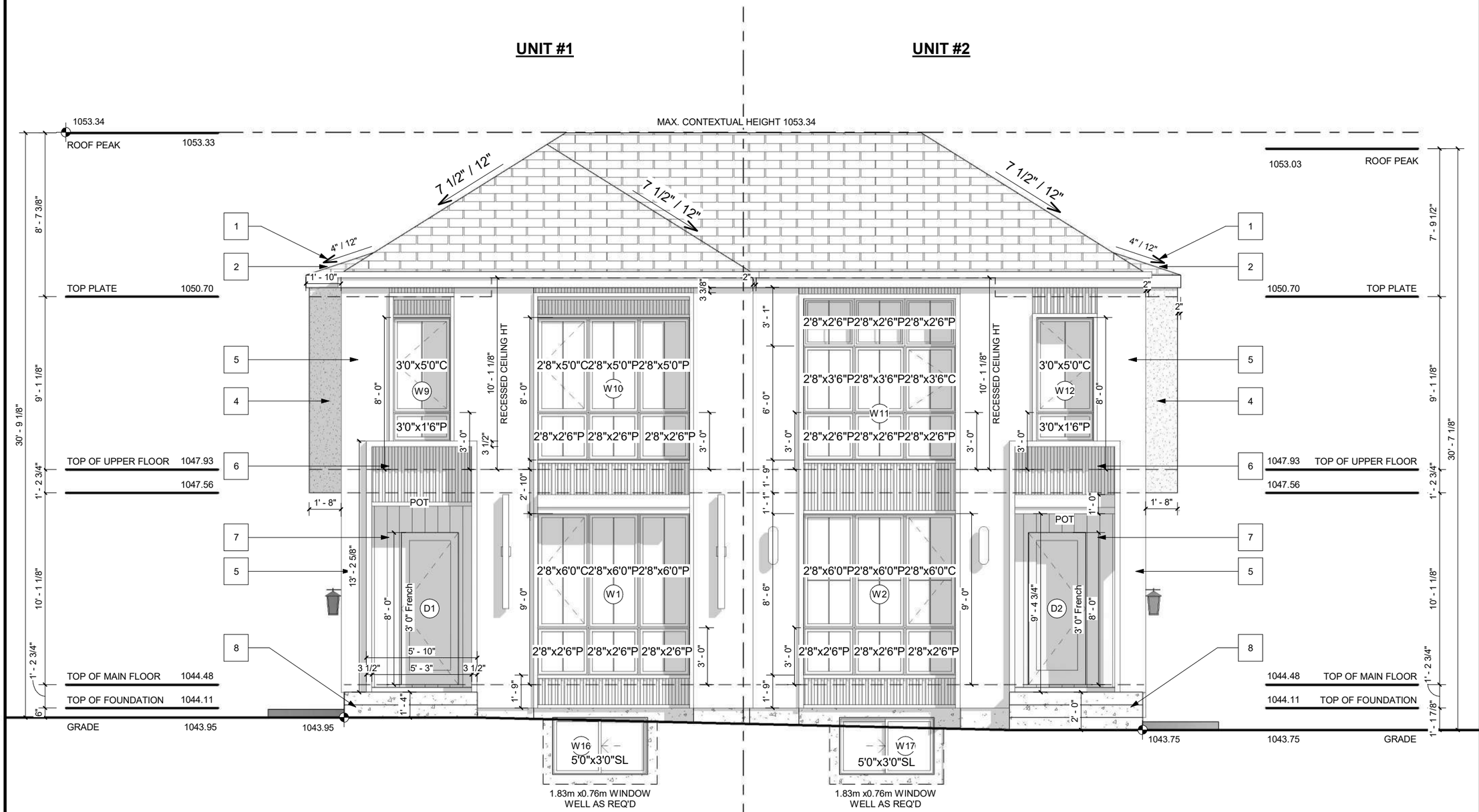
DESIGNER:	JOB #:
JT	361-26
SCALE:	SHEET:
AS SHOWN	A-0.0

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:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

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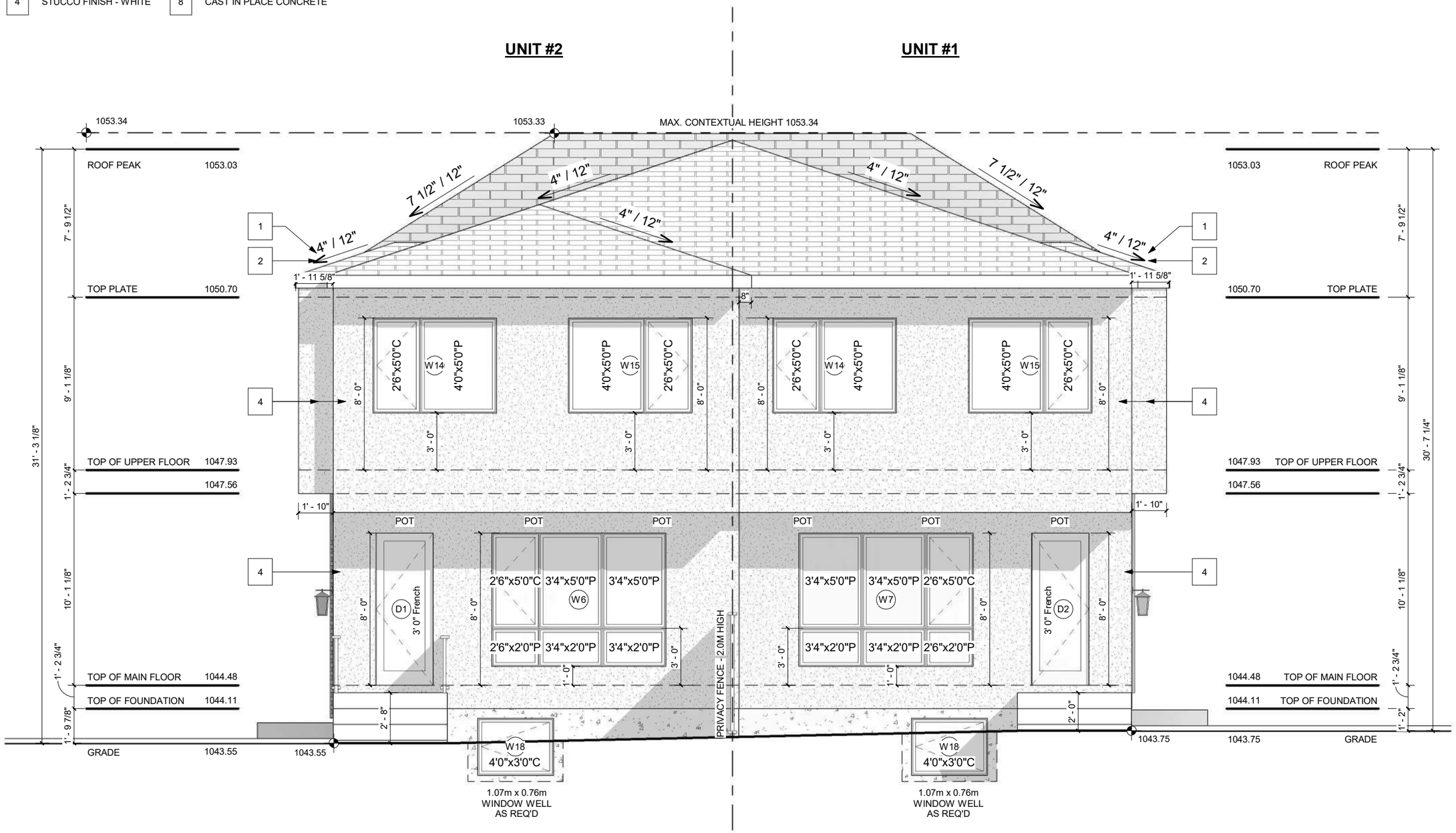
PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

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:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

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

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

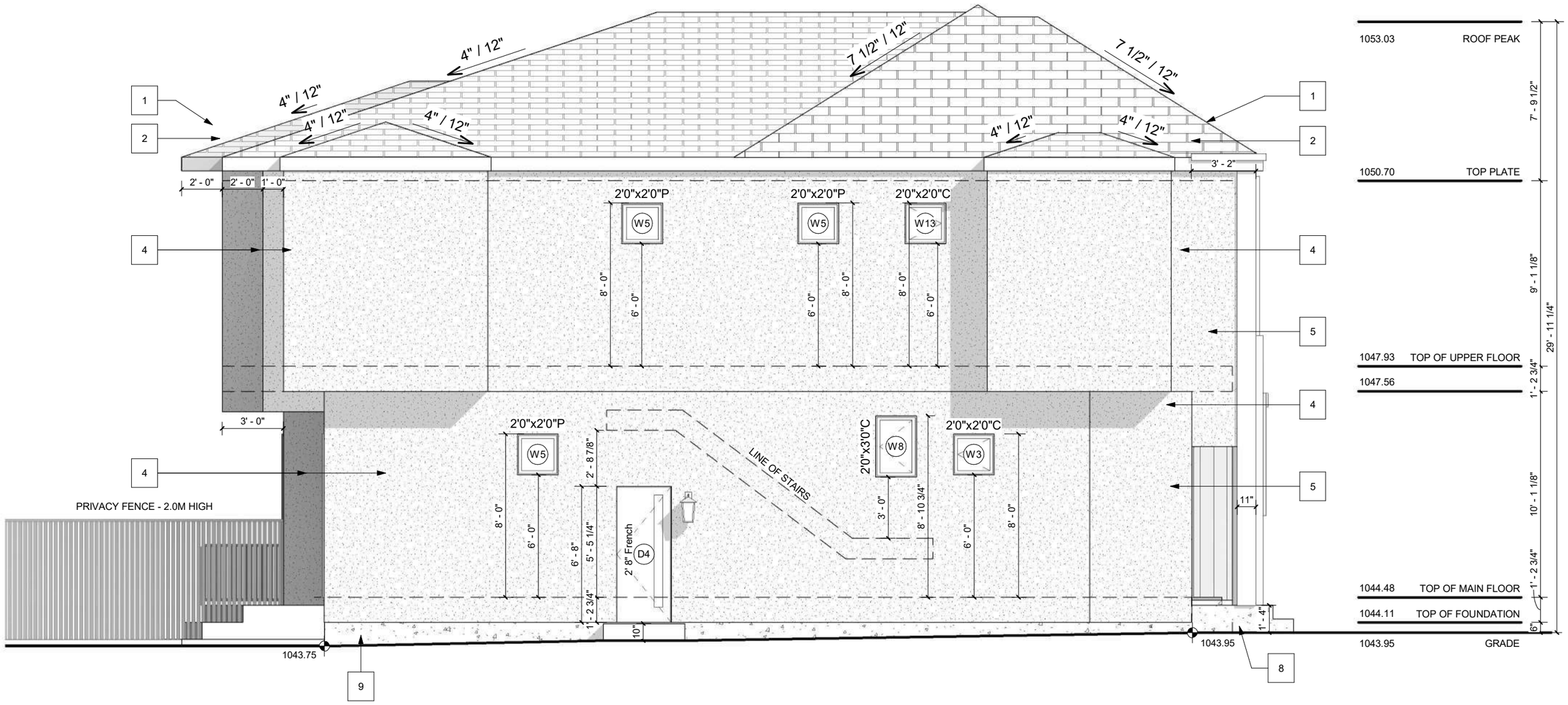
EXTERIOR FINISHES:

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:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-10-29 3:11:39 PM

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

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

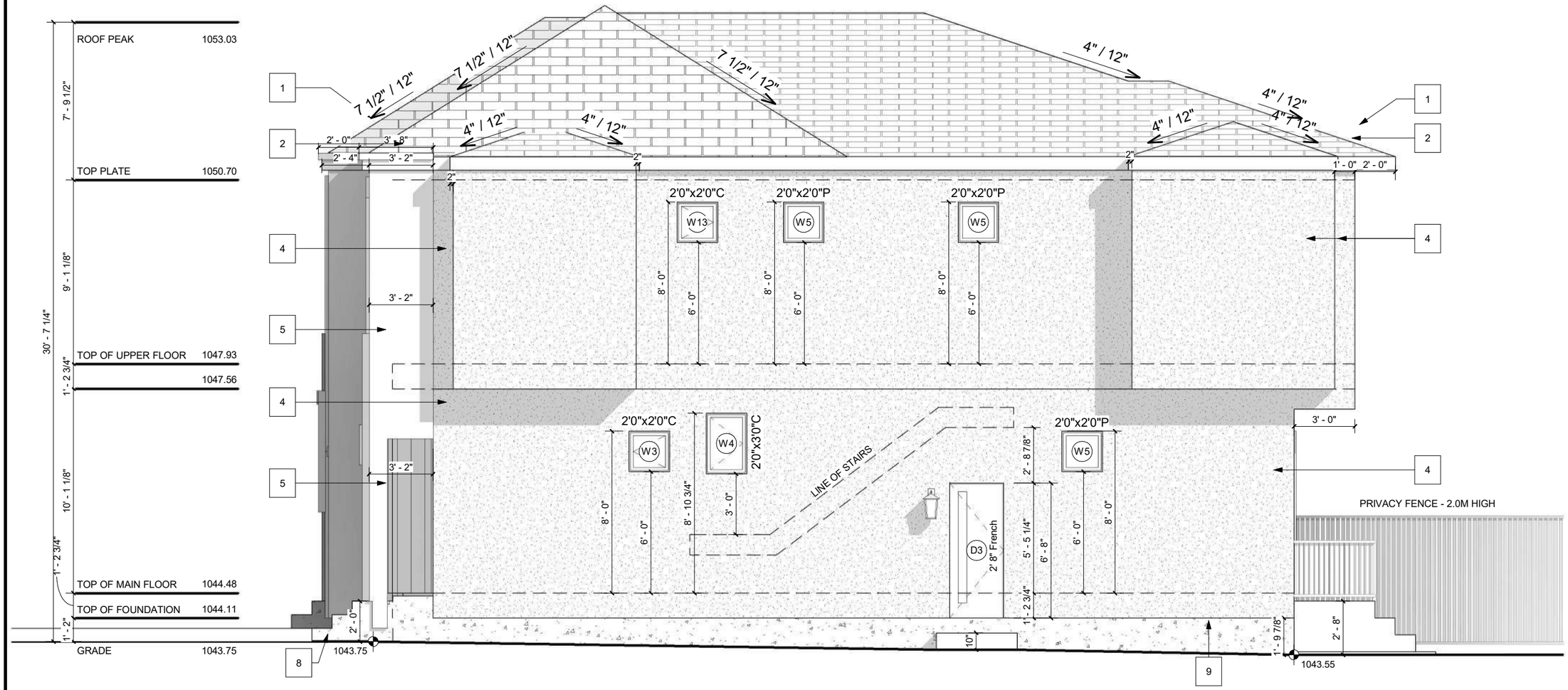
EXTERIOR FINISHES:

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:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	24/08/2026	DP PLANS	D.J.
02.	--	--	--
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: DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

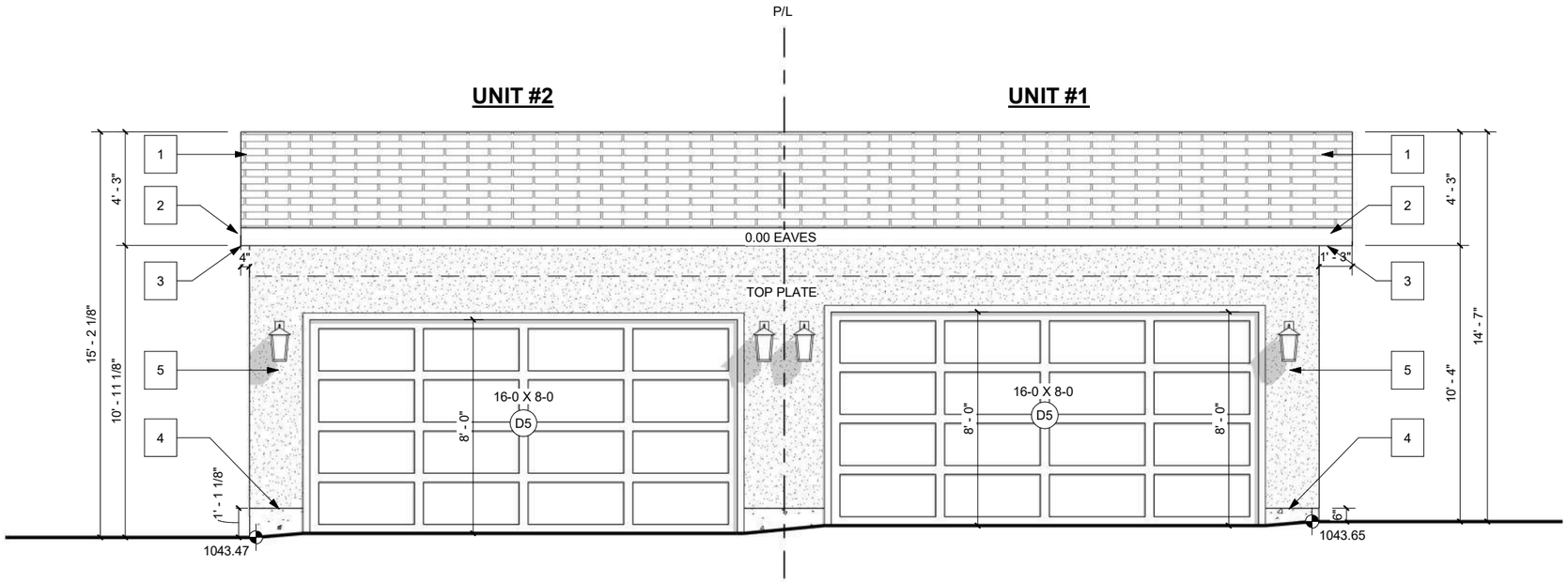
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PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

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

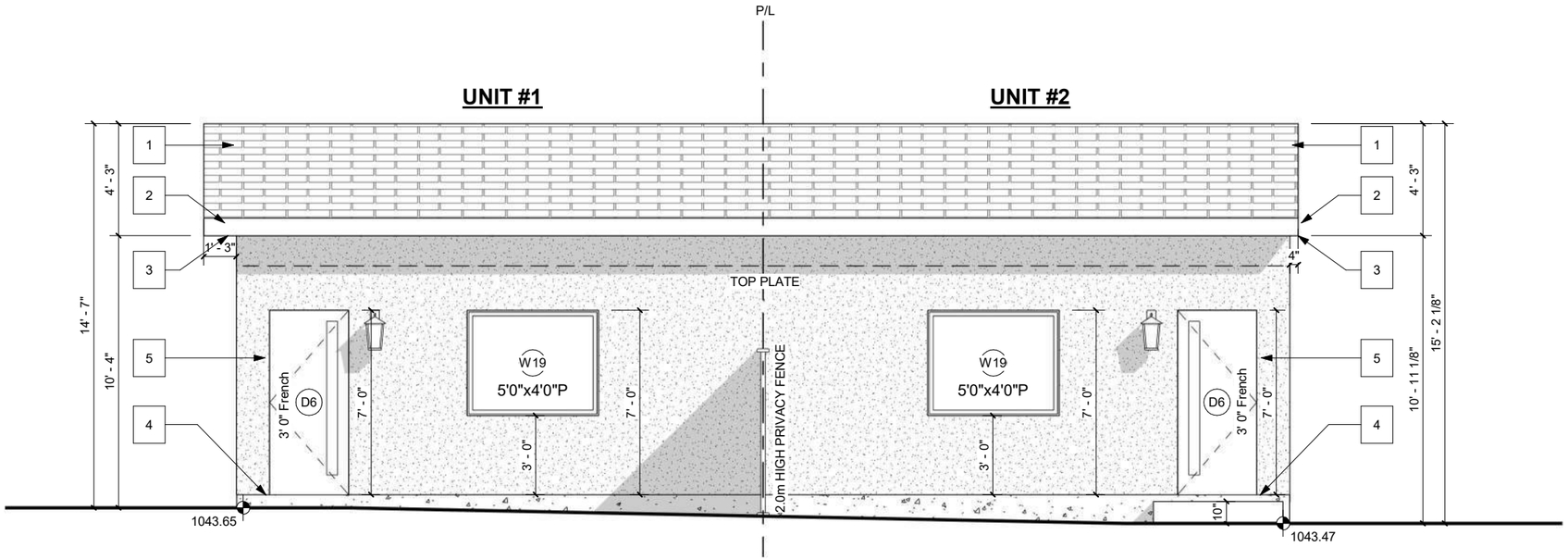
EXTERIOR FINISHES:

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:

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DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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04.	--	--	--
05.	--	--	--

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PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

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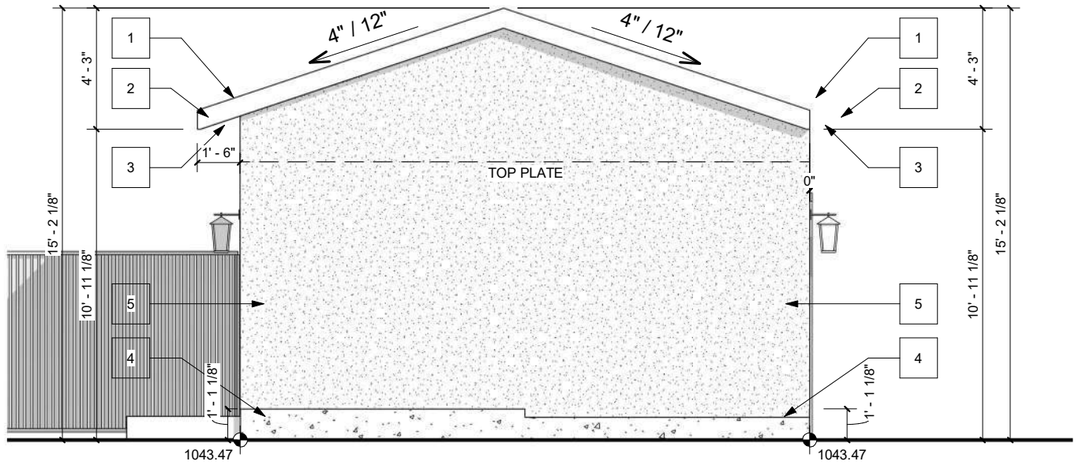
PROJECT NAME:
6636 18 STREET S.E.
CALGARY, ALBERTA

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

EXTERIOR FINISHES:

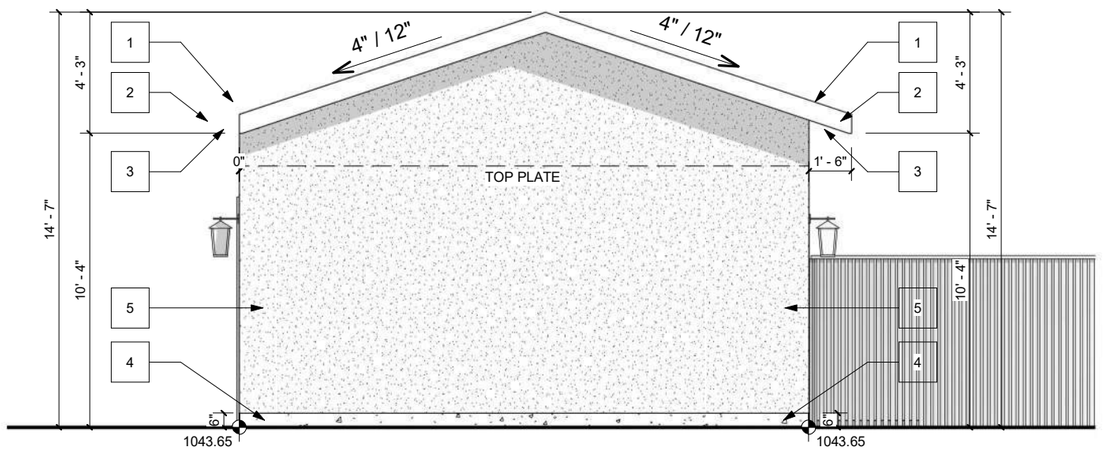
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	SIDING FINISH

UNIT #2



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

UNIT #1



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

PROJECT NOTES:

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PROJECT:
DUPLEX + SUITES

STATUS: DP

SIGNATURES:
X _____

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

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