

AMENDED DRAWINGS
DP No Date Received
DP2025-07267 SEP 14 2026
**THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.**


$$= \frac{30.0 \text{ SQ.FT. OF GLAZED AREA}}{1240.60 \text{ SQ.FT. OF WALL AREA}} = 2.4 \% \text{ OF UNPROTECTED OPENING AREA ON BUILDING FACE}$$

$$= \frac{30.0 \text{ SQ.FT. OF GLAZED AREA}}{1143.11 \text{ SQ.FT. OF WALL AREA}}$$

= 2.6 % OF UNPROTECTED OPENING AREA ON BUILDING FACE



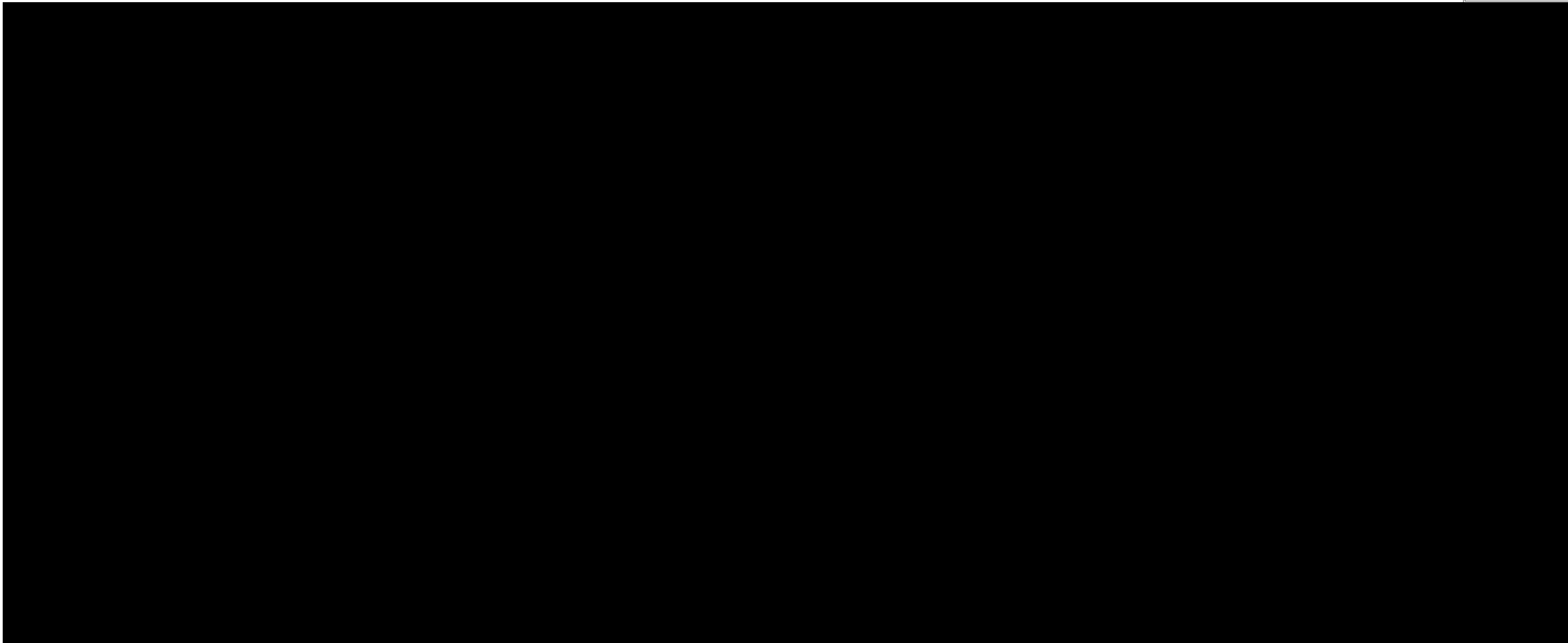
FIRE SEPARATION NOTES

(A) FIRE SEPARATION @ ROOF (TYP.)

- 1/2" DRYWALL
- R-20 ACoustical FIBERGLASS BATT INSUL.
- 2 x 4 FRAMED WALL (STAGGERED)
- 5/8" TYPE 'X' FIREGRAD DRYWALL
- 1" AIRSPACE
- 5/8" TYPE 'X' FIREGRAD DRYWALL
- 2 x 4 FRAMED WALL (STAGGERED)
- R-20 ACoustical FIBERGLASS BATT INSUL.
- 1/2" DRYWALL

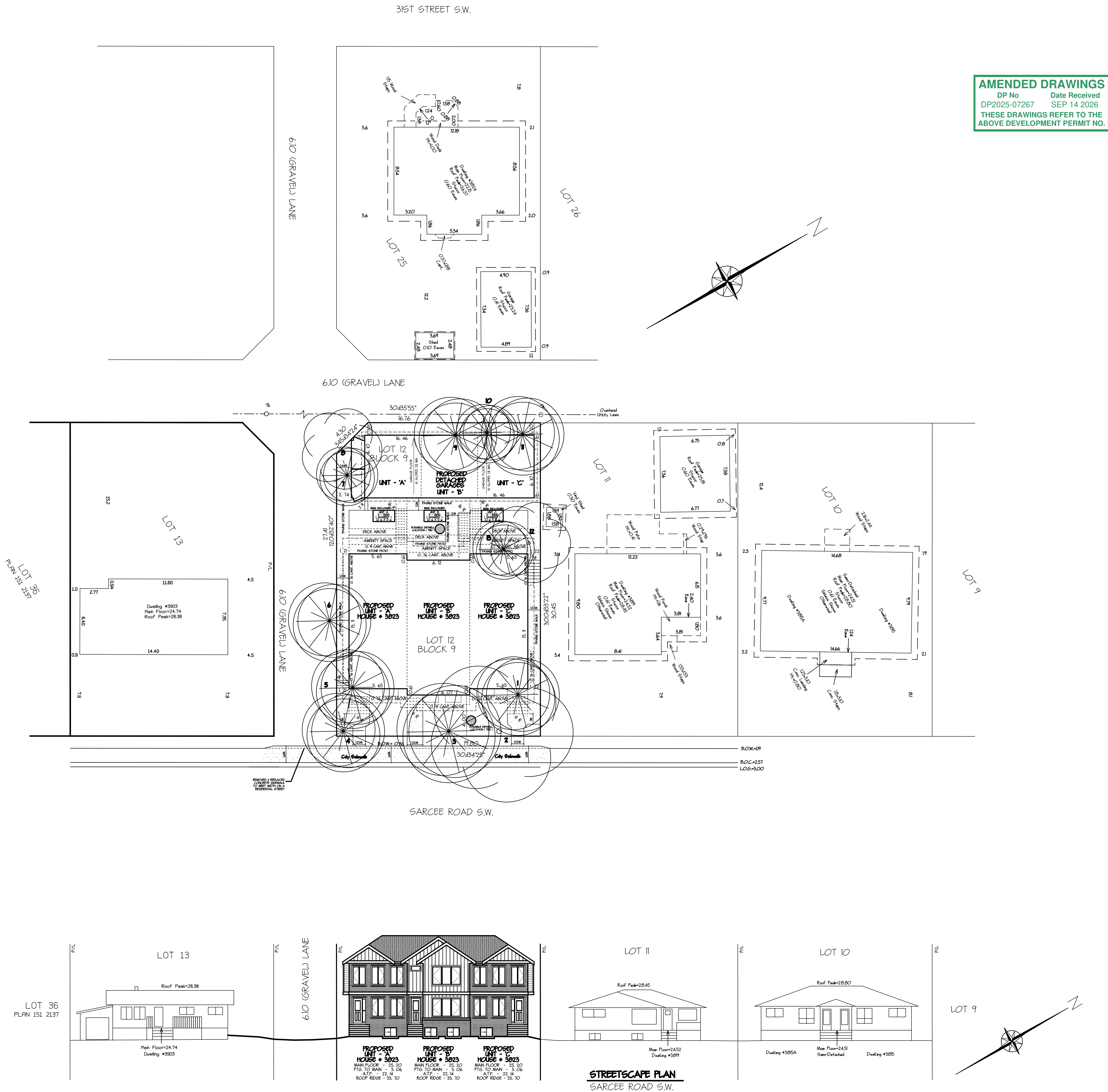
(B) FIRE SEPARATION @ WALL (TYP.)

- 1/2" DRYWALL
- R-20 ACoustical FIBERGLASS BATT INSUL.
- 2 x 4 FRAMED WALL (STAGGERED)
- 5/8" TYPE 'X' FIREGRAD DRYWALL
- 1" AIRSPACE
- 5/8" TYPE 'X' FIREGRAD DRYWALL
- 2 x 4 FRAMED WALL (STAGGERED)
- R-20 ACoustical FIBERGLASS BATT INSUL.
- 1/2" DRYWALL



ASSEMBLY NOTES

- [illegible]



DEVELOPMENT PERMIT PLAN

SITE PLAN & STREET SCAP

MUNICIPAL ADDRESS:

3823 - SARCEE ROAD S.W.

CALGARY, ALBERTA

CLIENT: JAG CUSTOM HOMES

LEGAL DESCRIPTION:

LOT 12; BLOCK 9; PLAN 6498 HA

WITHIN THE

N.W.1/4 SEC.6, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

Legend:

AS.C.M. DENOTES ALBERTA SURVEY CONTROL MARKER.

B.O.C. DENOTES BACK OF CURB.

B.O.W. DENOTES BACK OF WALK.

CB DENOTES CATCH BASIN.

CC DENOTES CURB CUT.

Ck.M. DENOTES CHECK MEASURED.

C/L DENOTES CENTRE LINE.

Ha DENOTES HECTARES.

L.O.G. DENOTES LINE OF GUTTER.

LP DENOTES LAMP POLE.

m DENOTES METRES.

M. DENOTES MERIDIAN.

Mkd. DENOTES MARKED.

PA DENOTES POLE ANCHOR.

PL DENOTES PLACED.

P/L DENOTES PROPERTY LINE.

Rad. DENOTES RADIAL.

Rge. DENOTES RANGE.

R/W DENOTES RIGHT-OF-WAY.

SEC. DENOTES SECTION.

SP DENOTES SIGN POST.

Twp. DENOTES TOWNSHIP.

CONFEROUS TREE SHOWN THIS:

DECIDUOUS TREE SHOWN THIS:

FENCE IS SHOWN THIS:

OVERHEAD UTILITIES SHOWN THIS:

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.

DISTANCES ON CURVES ARE ARC DISTANCES.

ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM #18762.

TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 151 219 091.

TITLE SEARCH DATED 12/01/25.

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:

-CAVEAT (INST. No. 4403HB (RESTRICTIVE COVENANT))

-CAVEAT (INST. No. 151 285 043 (ENCROACHMENT AGREEMENT))

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THIS: 122.871 X = 122.871 METRES (GEODETIC)

TREE DATA

TREE	Type	Canopy	Height	Diameter	Status
1	Coniferous	8	12	0.45	Removed
2	Deciduous	14	9	0.56	Removed
3	Coniferous	10	11	0.50	Removed
4	Coniferous	8	12	0.40	Removed
5	Coniferous	8	12	0.60	Removed
6	Coniferous	8	12	0.50	Removed
7	Coniferous	6	10	0.25	Removed
8	Deciduous	8	6	0.35	Removed
9	Coniferous	8	11	0.40	Removed
10	Coniferous	6	12	0.45	Removed
11	Coniferous	8	12	0.40	Removed
12	Deciduous	8	8	0.25	Removed
13	Deciduous	6	7	0.25	Removed

DATE: DECEMBER 3, 2025

DATE OF SURVEY: DECEMBER 1, 2025

SURVEYOR'S INITIALS: SGT/STYK

Jones Geomatics Ltd.

Alberta Land Surveyor

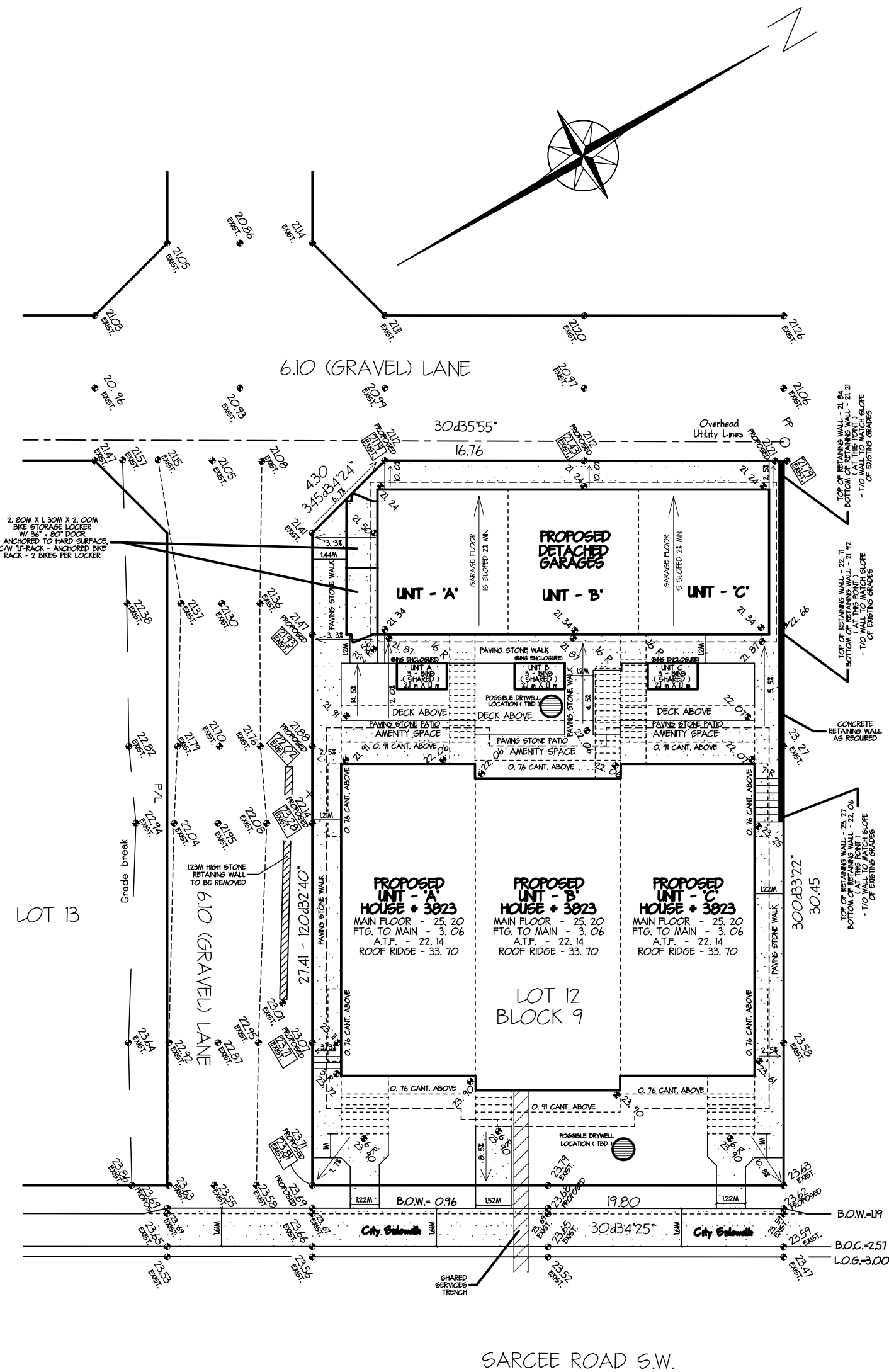
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5

Ph. (403) 230-0778 Fax (403) 230-0714

E-mail: jonesgeo@telus.net Job No. G12246-25

GRADE ELEVATIONS

LOT INFO. FOR PROPOSED DEVELOPEMENTS (* 3823)	
ACTUAL TOP OF FOOTING	22.14
FINISHED GRADE	23.90 / 22.06
TOTAL LOT	598.47 SQ. M.
TOTAL HOUSE	227.67 SQ. M.
TOTAL GARAGE	100.34 SQ. M.
% LOT COVERED	54.8 %



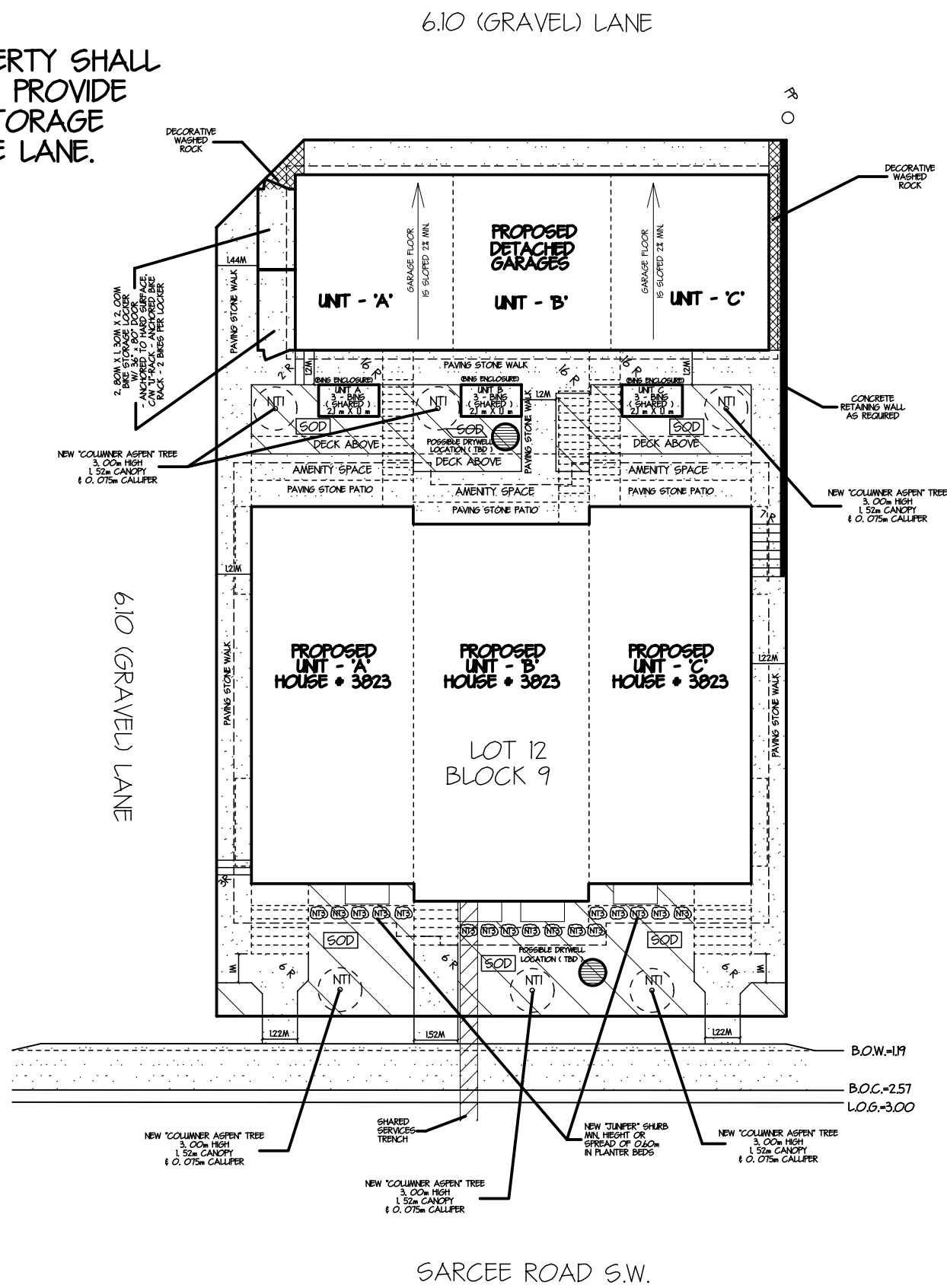
LANDSCAPE PLAN

** NOTE **
DEVELOPER TO PROVIDE UNDERGROUND SPRINKLER SYSTEM FOR SOD AREAS & LOW WATER IRRIGATION FOR TREES & SHRUBS

LANDSCAPE TREES & SHRUBS SCHEDULE:

Tree No.	Variety	Caliper	Canopy	Height	Quantity
NT1	Columner Aspen	0.275	LS2	3.20	6
NT3	Jumper Shrub	---	---	0.60	17

* NOTE *
DEVELOPER TO ENSURE A MIN. OF 300mm OF TOPSOIL ON ALL LANDSCAPING AREAS



AMENDED DRAWINGS
DP No. DP2025-07267 Date Received SEP 14 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DEVELOPMENT PERMIT PLAN
GRADE & LANDSCAPE PLANS

MUNICIPAL ADDRESS:
3823 - SARCEE ROAD S.W.
CALGARY, ALBERTA
CLIENT: JAG CUSTOM HOMES

LEGAL DESCRIPTION:
LOT 12; BLOCK 9; PLAN 6498 HA
WITHIN THE
N.W.1/4 SEC.6, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

Legend:

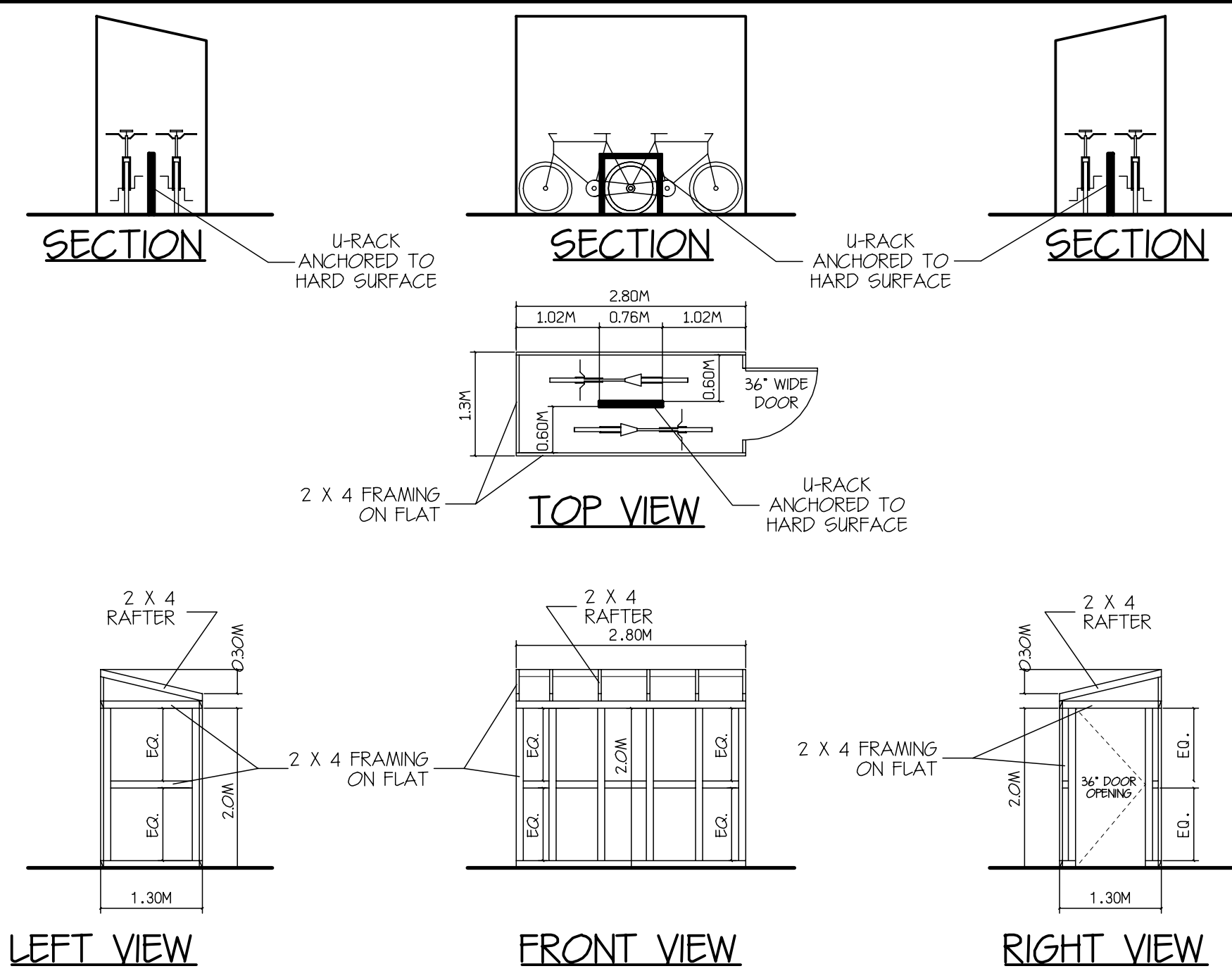
A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	SEC.	DENOTES SECTION.
B.O.C.	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W.	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.		
CC	DENOTES CURB CUT	CONFEROUS TREE SHOWN THIS:	
Ck.M.	DENOTES CHECK MEASURED.	DECIDUOUS TREE SHOWN THIS:	
C/L	DENOTES CENTRE LINE.		
Ha	DENOTES HECTARES.	FENCE IS SHOWN THIS:	
L.O.G.	DENOTES LINE OF GUTTER	OVERHEAD UTILITIES SHOWN THIS:	
LP	DENOTES LAMP POLE		
m	DENOTES METRES.		
M.	DENOTES MERIDIAN.		
Mkd.	DENOTES MARKED.		
PA	DENOTES POLE ANCHOR.		
PL	DENOTES PLACED.		
P/L	DENOTES PROPERTY LINE.		
Rad.	DENOTES RADIAL.		
Rge.	DENOTES RANGE.		
R/W	DENOTES RIGHT-OF-WAY.		

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ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM #18762.
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 151 219 091.
TITLE SEARCH DATED 12/8/25

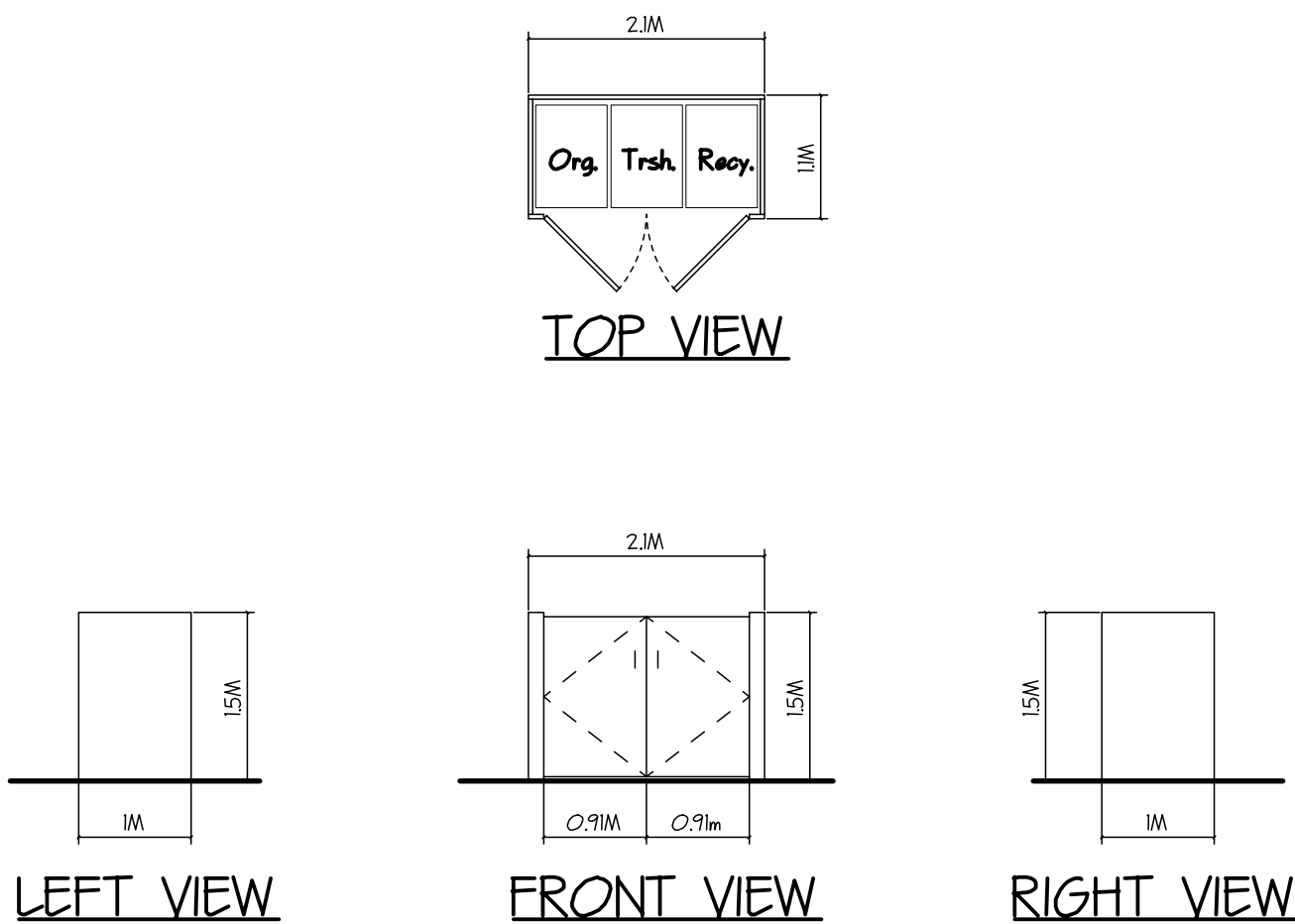
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1	Coniferous	8	12	0.45
2	Deciduous	14	9	0.56
3	Coniferous	10	11	0.50
4	Coniferous	8	12	0.40
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9	Coniferous	8	11	0.40
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HORIZONTAL BIKE STORAGE LOCKER - FRAMING DETAILS
SCALE : N.T.S.

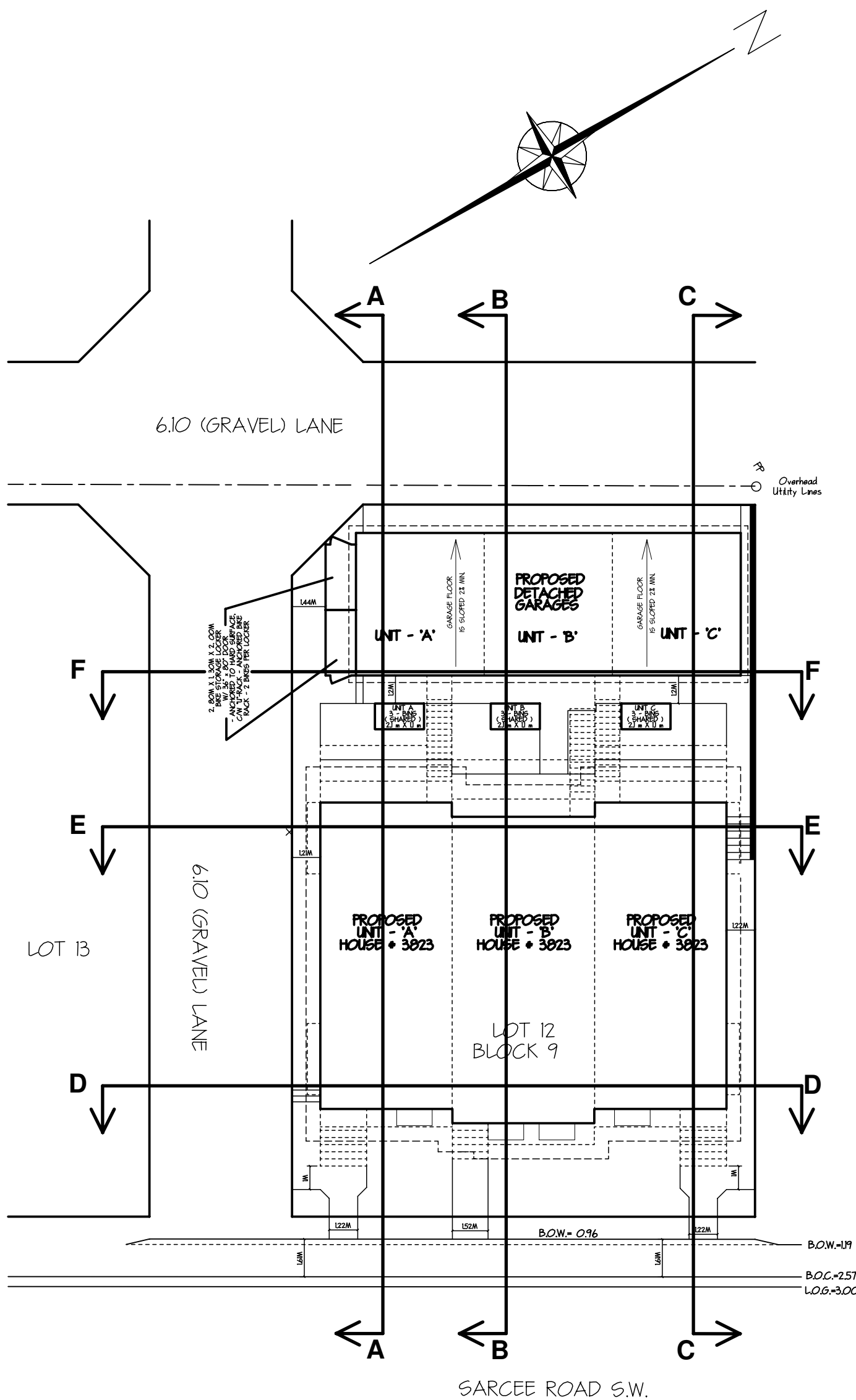


BIN ENCLOSURE DETAIL
SCALE : N.T.S.

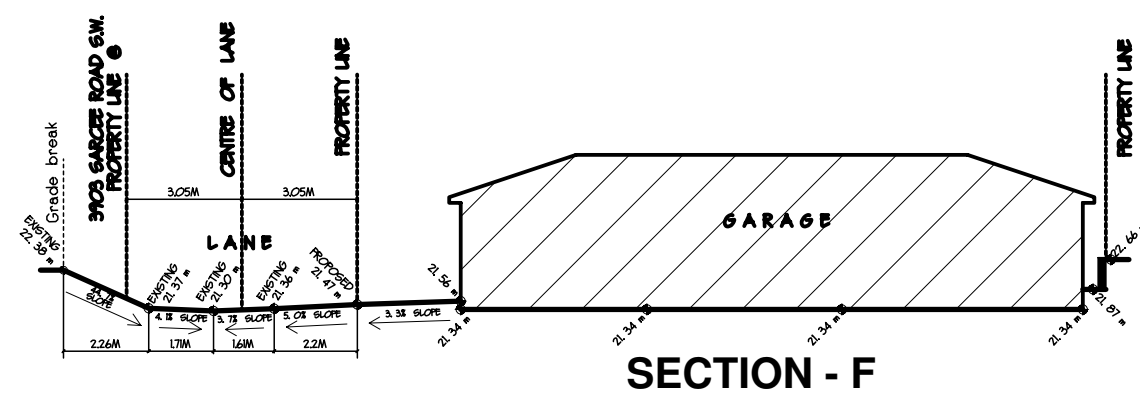
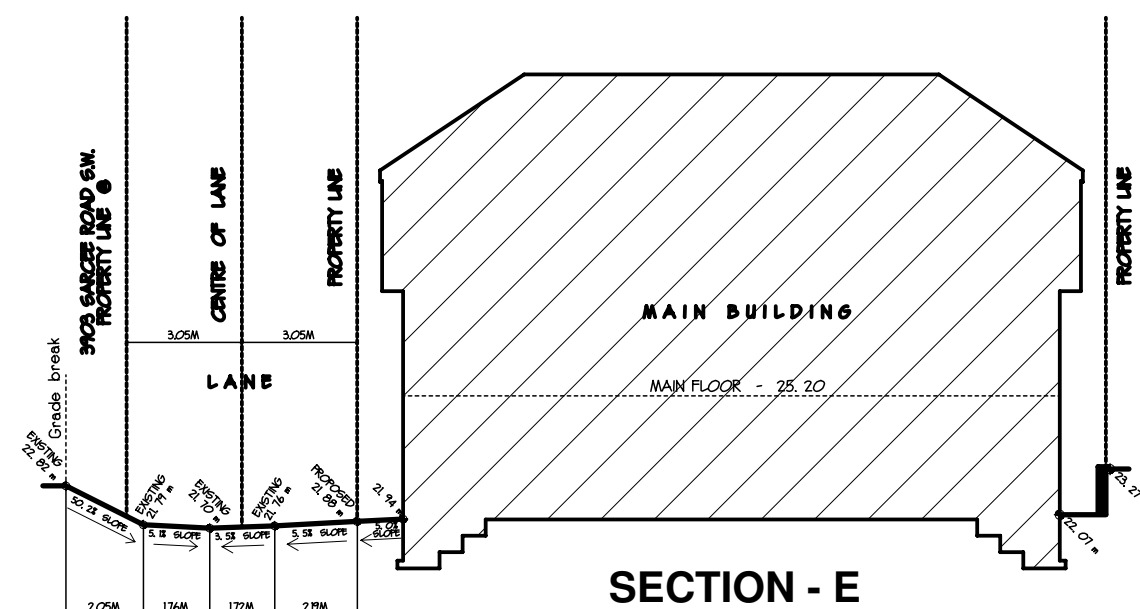
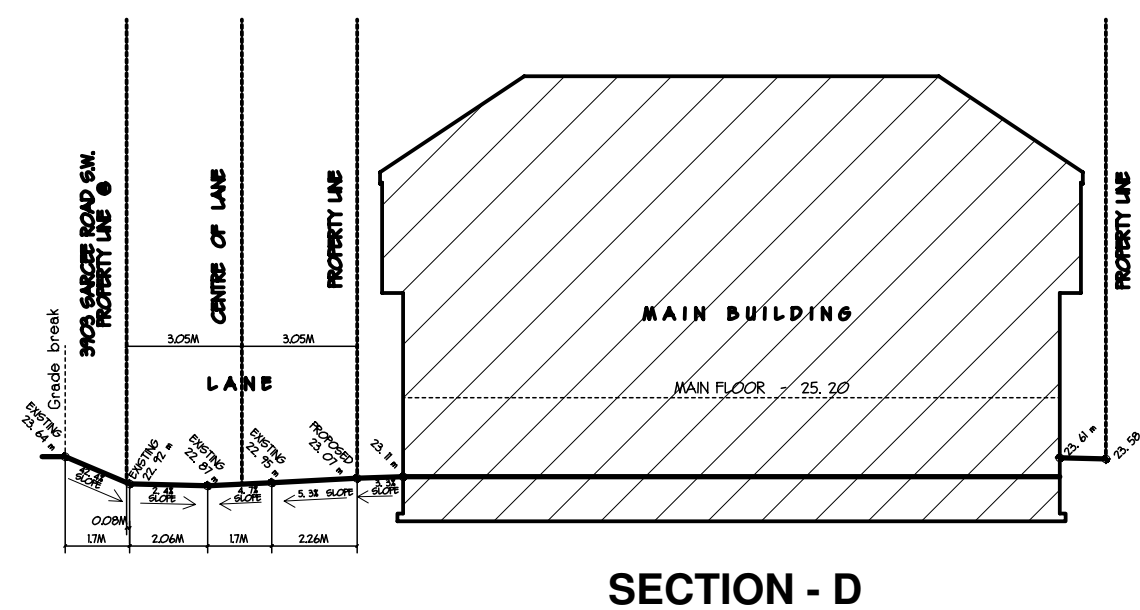
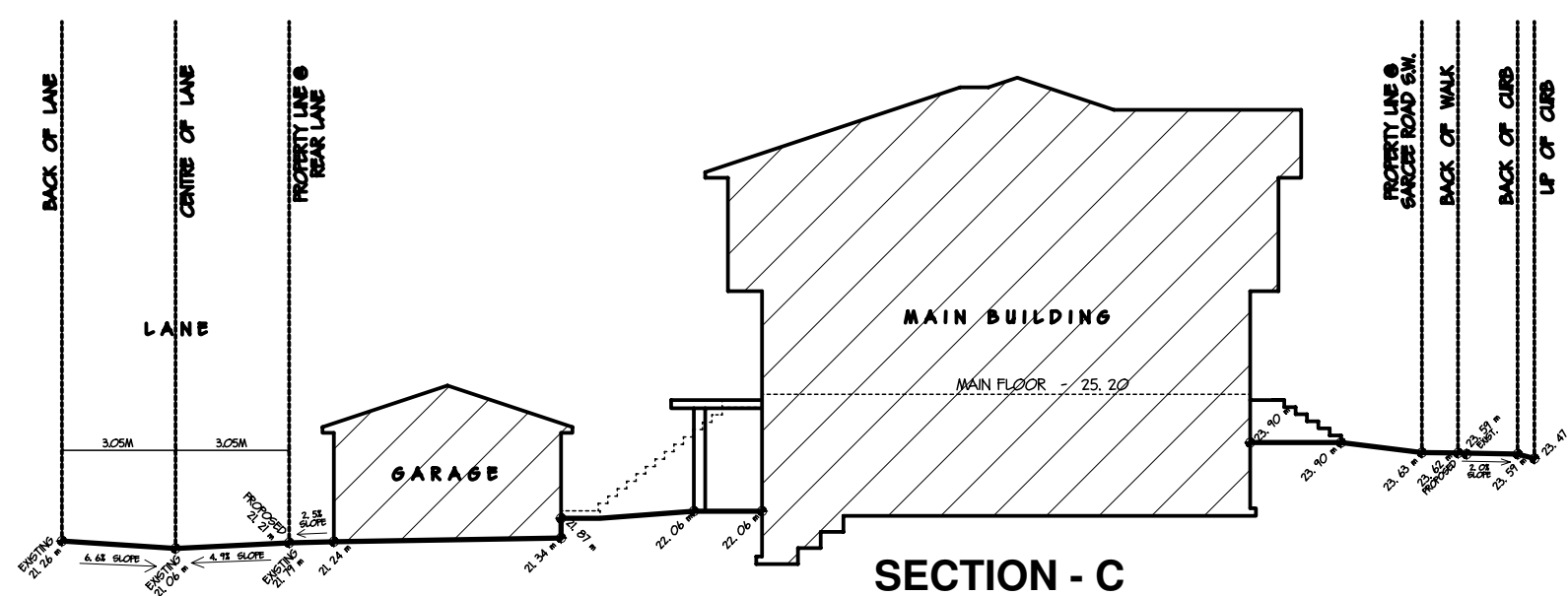
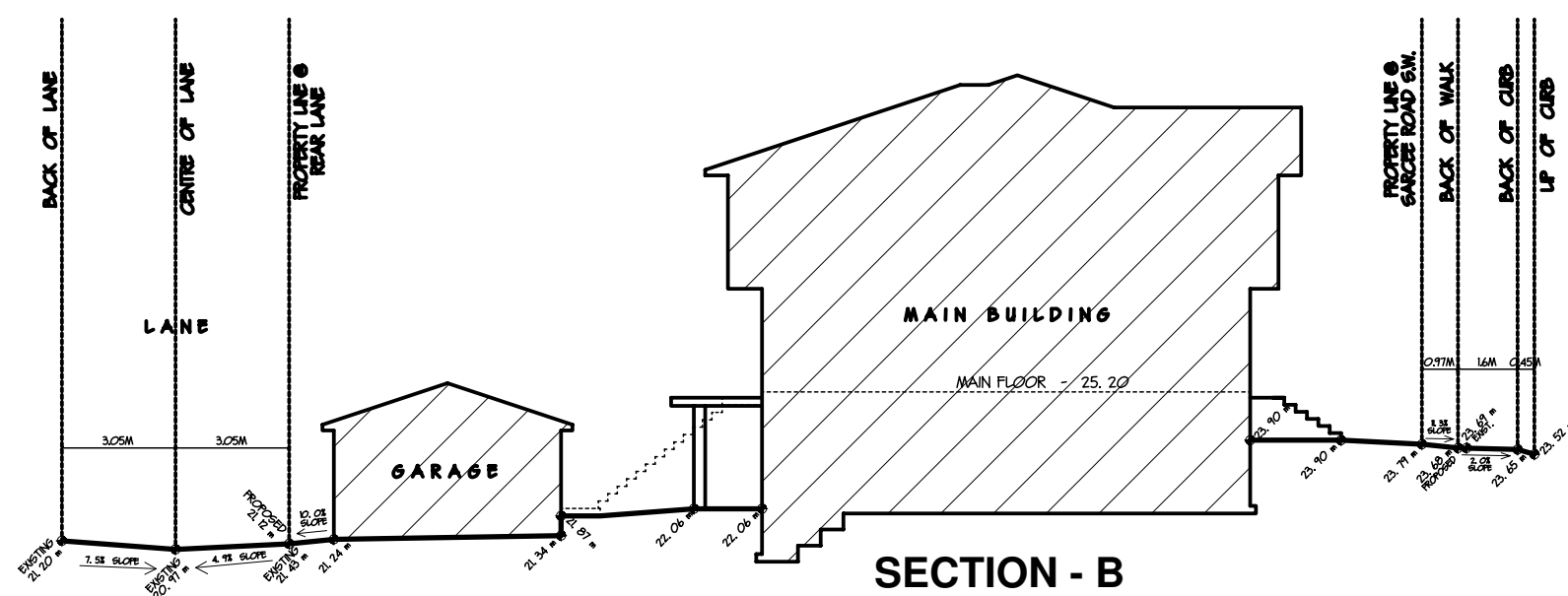
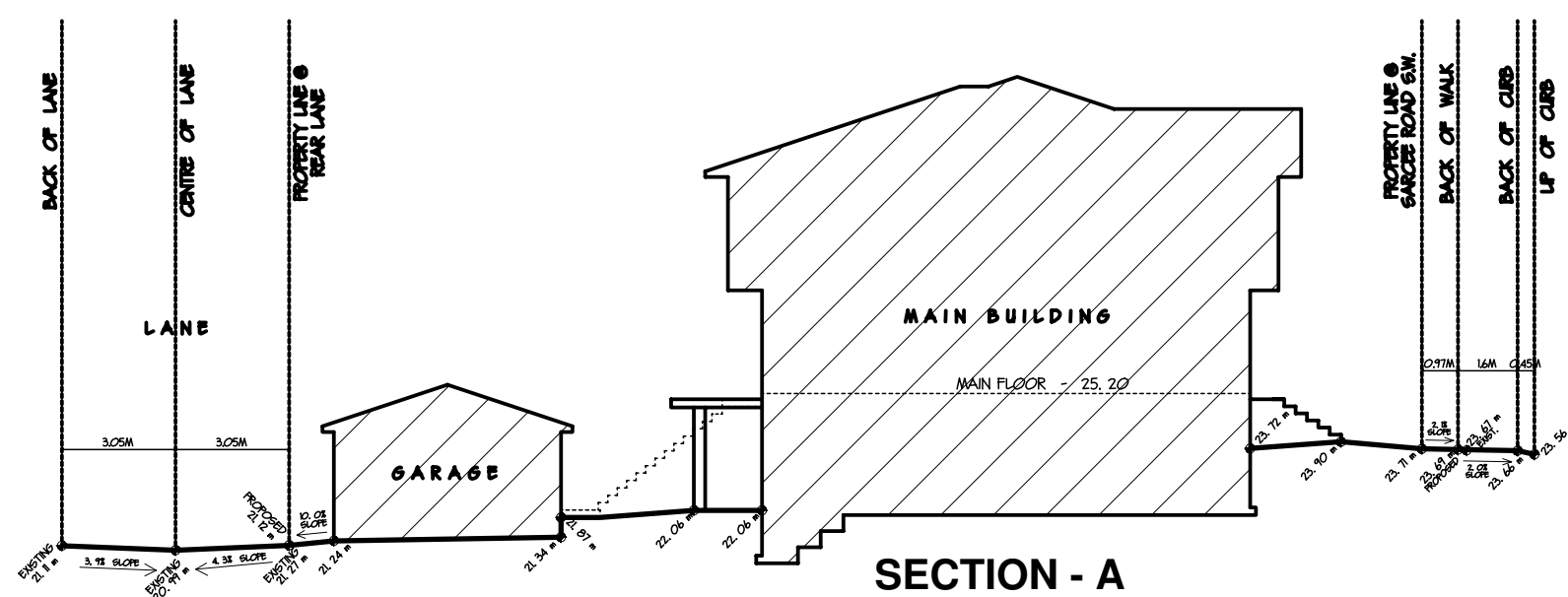
* NOTE *
2 X 4 FRAMED OPEN TOP ENCLOSURE
C/W HEAVY DUTY HINGES FOR DOORS
& PAINTED PANELS ON TOP OF FRAMING

DATE: DECEMBER 3, 2025
DATE OF SURVEY: DECEMBER 1, 2025
SURVEYOR'S INITIALS: SGT/ST/YK

Jones Geomatics Ltd.
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. G12246-25



AMENDED DRAWINGS
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DEVELOPMENT PERMIT PLAN GRADE SECTIONS

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CALGARY, ALBERTA
CLIENT: JAG CUSTOM HOMES

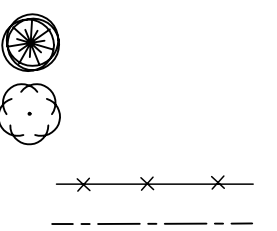
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DATE: DECEMBER 3, 2025
DATE OF SURVEY: DECEMBER 1, 2025
SURVEYOR'S INITIALS: 5675/TK

 **Jones Geomatics Ltd.**
Alberta Land Surveyor
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