

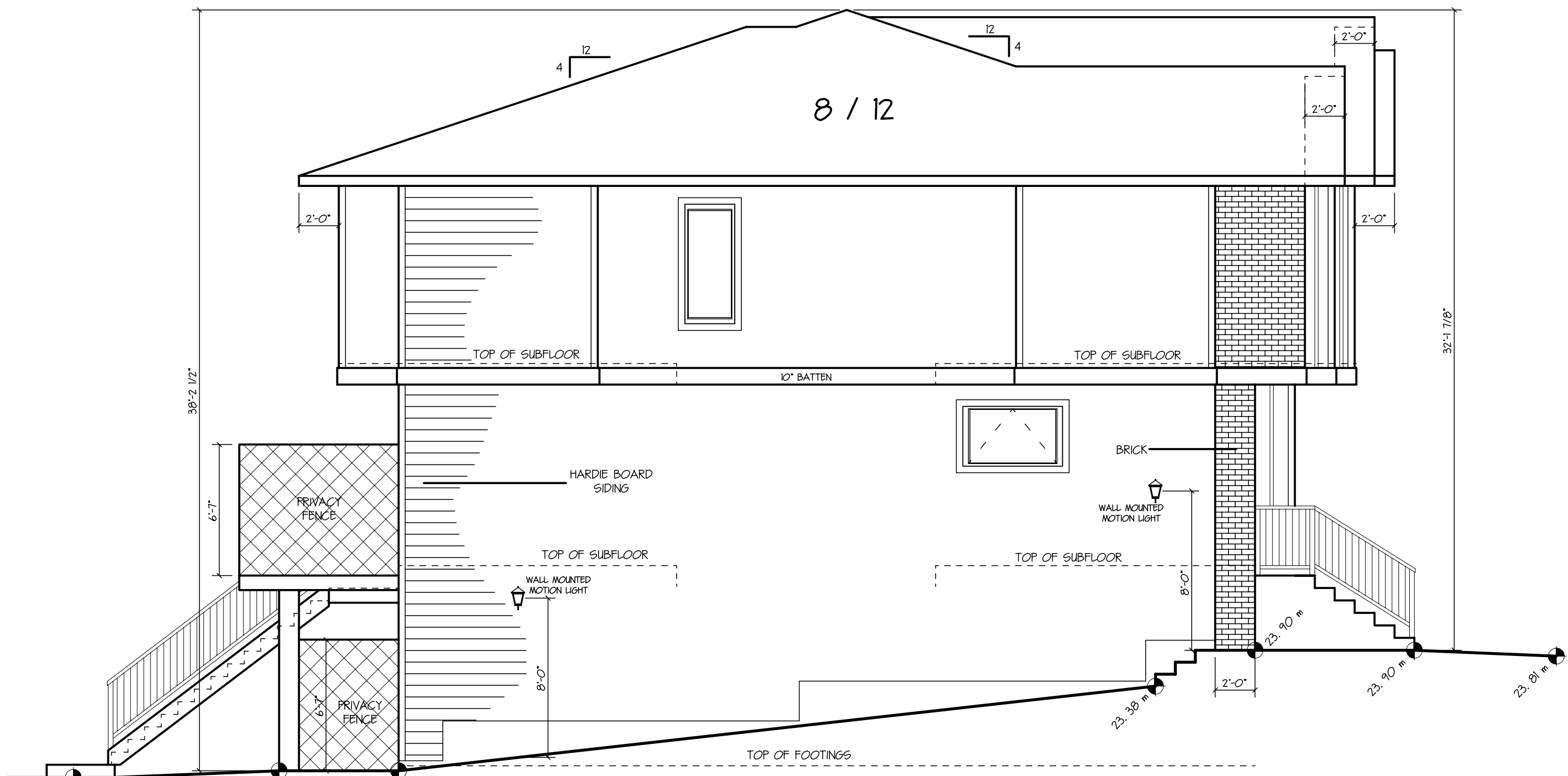
* NOTE - SOLAR PANEL READY, ROUGH-IN CONDUIT TO BE INSTALLED. *

** NOTE **
ALL ROOFING MATERIALS WILL MEET OR EXCEED THE IMPACT RESISTANCE OF A CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR UL2218 OR FM4473



FRONT ELEVATION

WINDOW FENESTRATION INFORMATION & U-VALUE KEY	
PRODUCT HEIGHT	12 m
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1200 ps
MINIMUM NEGATIVE DESIGN PRESSURE	1200 ps
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	240 ps
MINIMUM CANADIAN AIR INFILTRATION / EXFILTRATION	A2
* AS PER NORTH AMERICAN FENESTRATION STANDARDS (NAFS)	
WINDOW or SKYLIGHT SIZE AS PER PLAN (TYPICAL)	
MAXIMUM or BETTER U-VALUE @:	
- WINDOWS & DOORS = 1.6	
- SKYLIGHTS = 2.7	

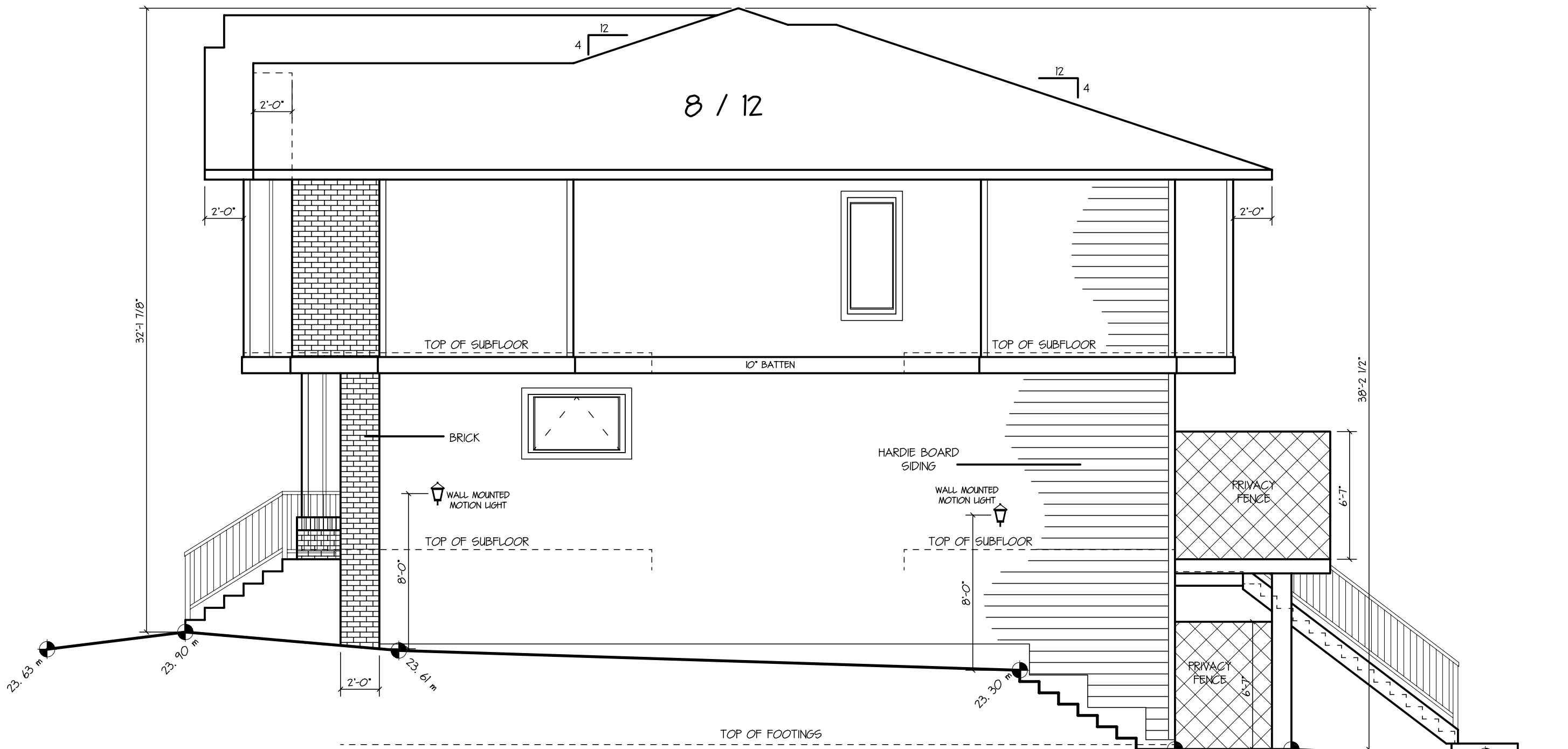


LEFT ELEVATION

30.0 SQFT. OF GLAZED AREA
DIVIDED BY
1208.85 SQFT. OF WALL AREA
= 2.5 % OF UNPROTECTED OPENING AREA ON BUILDING FACE

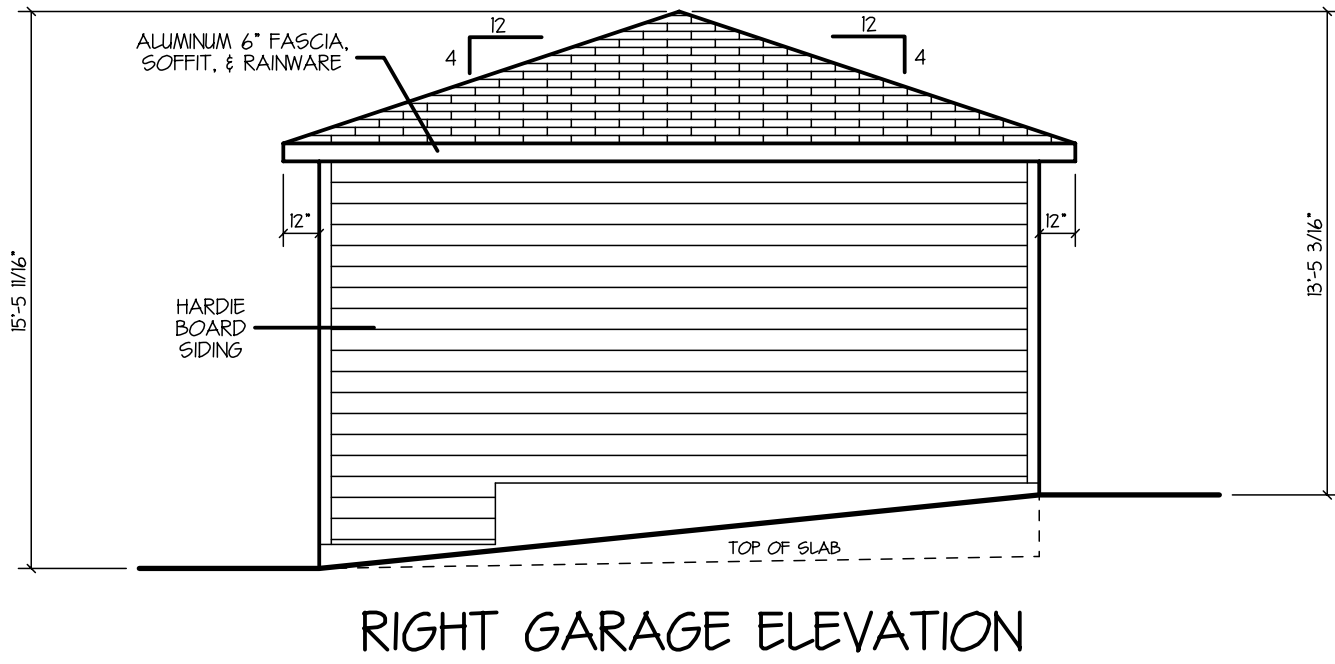
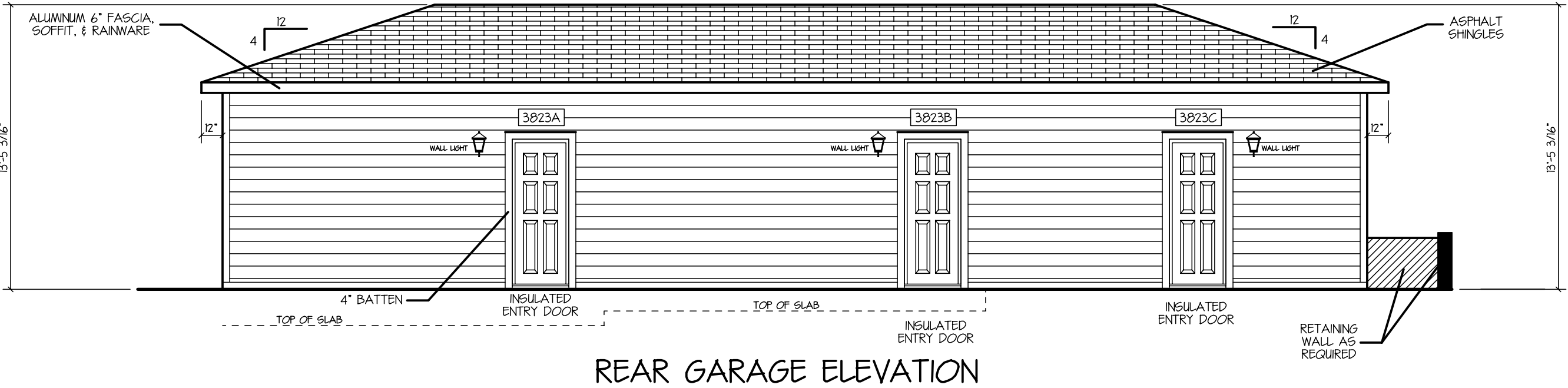
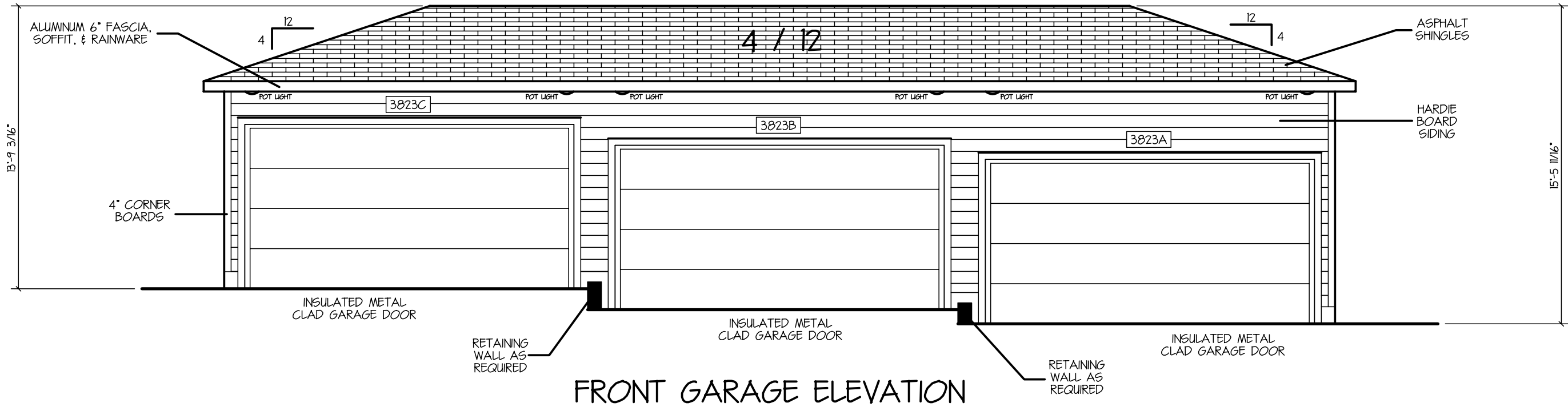
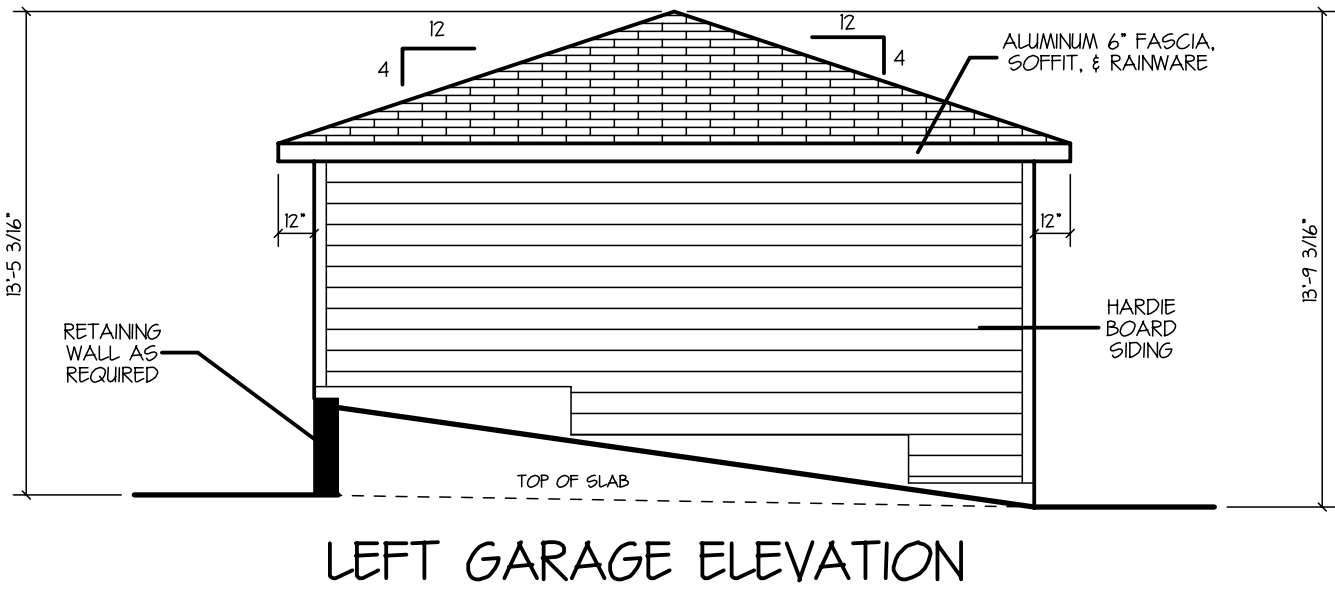


REAR ELEVATION



RIGHT ELEVATION

30.0 SQFT. OF GLAZED AREA
DIVIDED BY
1143.11 SQFT. 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' FIREGUARD 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' FIREGUARD DRYWALL

- 1 ROOF

ASPHALT SHINGLES OR AS SPECIFIED

3/8" SHEATHING C/W H CLIPS

ENGINEER APPROVED ROOF TRUSSES @ 24" O.C.

R-34 LOOSE FILL / BATT INSULATION

6 MIL POLY VAPOUR BARRIER

1/2" CD DRYWALL

ROOF SPACE TO BE VENTED @ MIN 1:300 RATIO

ATTIC ACCESS
- 2 EXTERIOR WALL

EXTERIOR FINISH AS PER ELEVATION

BUILDING PAPER

3/8" SHEATHING

2x6 WOOD STUDS @ 24" O.C.

OR AS SPECIFIED

R-20 BATT INSULATION

6 MIL POLY VAPOUR BARRIER

1/2" DRYWALL
- 3 FOUNDATION

CONCRETE SLAB ON GRADE C/W

20" x 12" CONT. CONC. STRIP FOOTING
- 4 FLOORS

FINISHED FLOORING AS SPECIFIED

3/8" K-3 BOARD UNDERLAY

6 MIL POLY VAPOUR BARRIER

3/8" PLYWOOD UNDERLAY

(TO TILE AREAS)

T&G SUBFLOOR OR AS SPECIFIED

FLOOR JOISTS (SEE ENGINEER'S PLANS)
- 5 BASEMENT SLAB

3" CONCRETE SLAB

(4" FOR UNDERSLAB HEATING)

TO UNDERSIDE OF CANTILEVER

C/W 3/8" SHEATHING AND PREFINISHED ALUMINUM SOFFIT
- 6 GARAGE SLAB

4" CONCRETE SLAB

COMPACTED GRAVEL

SLOPE GARAGE 4" TO OVERHEAD GARAGE DOOR
- 7 CANTILEVERED FLOOR AREAS

2 x 6 FRAMING & R-28 INSULATION

TO UNDERSIDE OF CANTILEVER

C/W 3/8" SHEATHING AND PREFINISHED ALUMINUM SOFFIT
- 8 INTERIOR PARTITIONS

1/2" GYPSUM BOARD

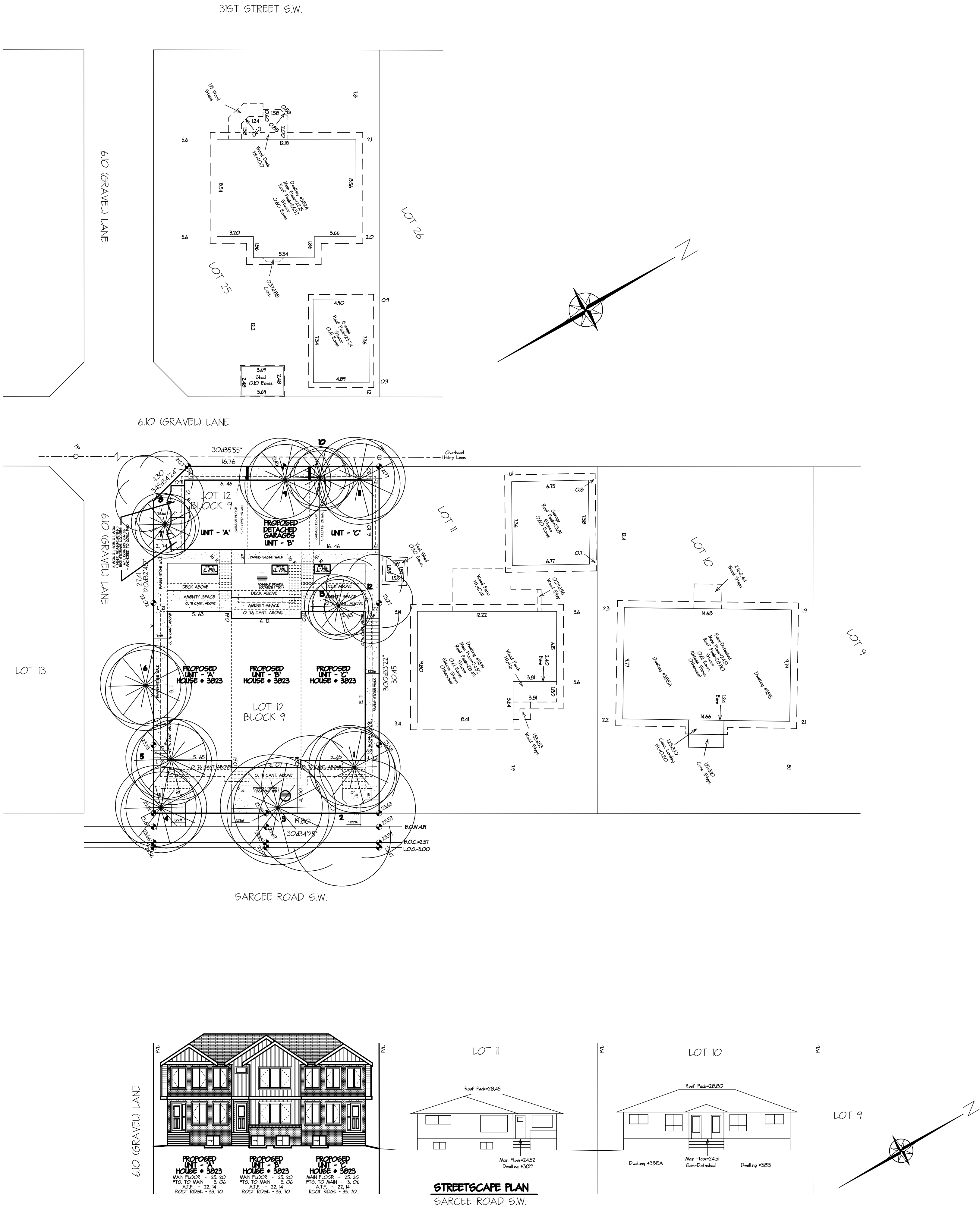
2x4 STUDS @ 24" O.C.

1/2" GYPSUM BOARD

(ALL WALLS SUPPORTING KITCHEN CABINETS TO BE FRAMED @ 16" O.C.)
- GENERAL NOTES

DOOR BETWEEN THE GARAGE AND THE HOUSE TO HAVE A CLOSER & WEATHERSTRIPPING

WINDOW SIZES ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH OPENING SIZES



DEVELOPMENT PERMIT PLAN

SITE PLAN & STREET SCAPE

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.
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.

CONIFEROUS 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 12/03/25.

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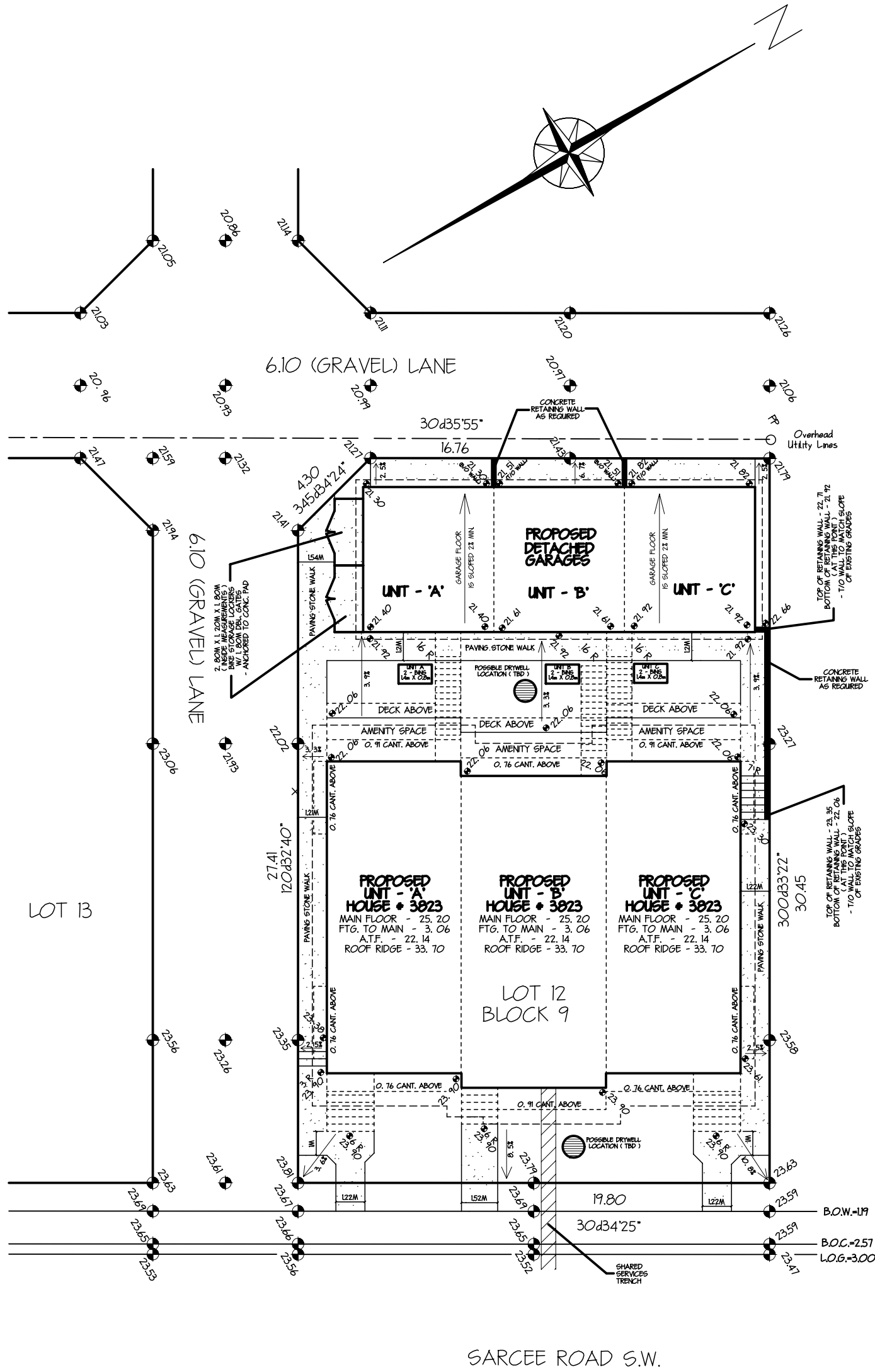
TREE DATA					
TREE	Type	Canopy	Height	Diameter	Status
1	Coniferous	8	12	0.45	Removed
2	Deciduous	14	9	0.56	Removed
3	Coniferous	10	11	0.50	Removed
4	Coniferous	8	12	0.40	Removed
5	Coniferous	8	12	0.60	Removed
6	Coniferous	8	12	0.50	Removed
7	Coniferous	6	10	0.25	Removed
8	Deciduous	8	6	0.35	Removed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

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 %

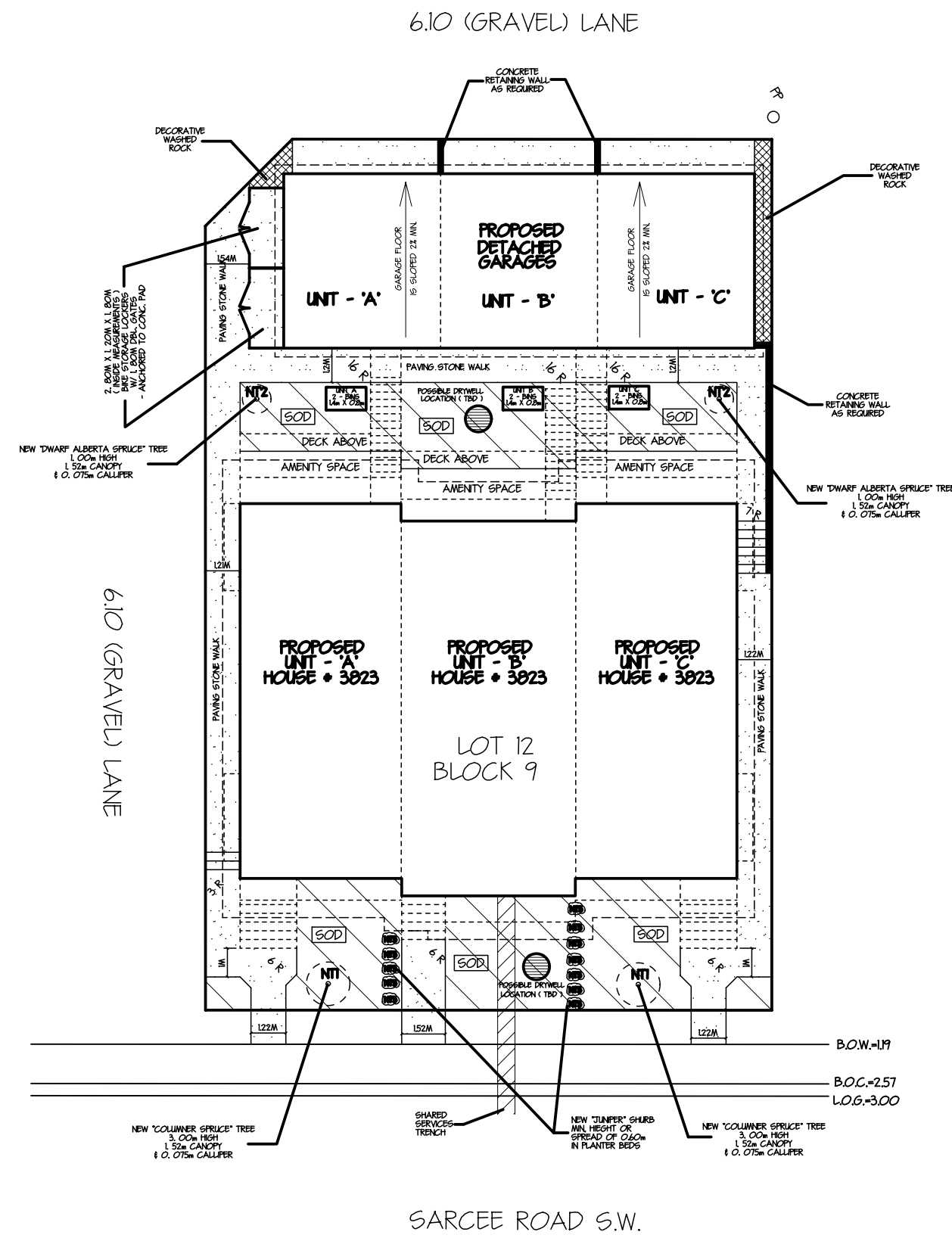


LANDSCAPE PLAN

LANDSCAPE TREES & SHRUBS SCHEDULE:

Tree No.	Variety	Caliper	Canopy	Height	Quantity
NT1	Coniferous Tree	0.075	182	3.00	2
NT2	Dwarf Alberta Spruce	0.075	182	1.00	2
NT3	Shrub	--	--	0.60	12

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



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:

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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:	
Cw.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.		
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TITLE SEARCH DATED 12/08/25

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

LEFT VIEW

FRONT VIEW

RIGHT VIEW

BIKE STORAGE LOCKER - FRAMING DETAILS

SCALE : N.T.S.

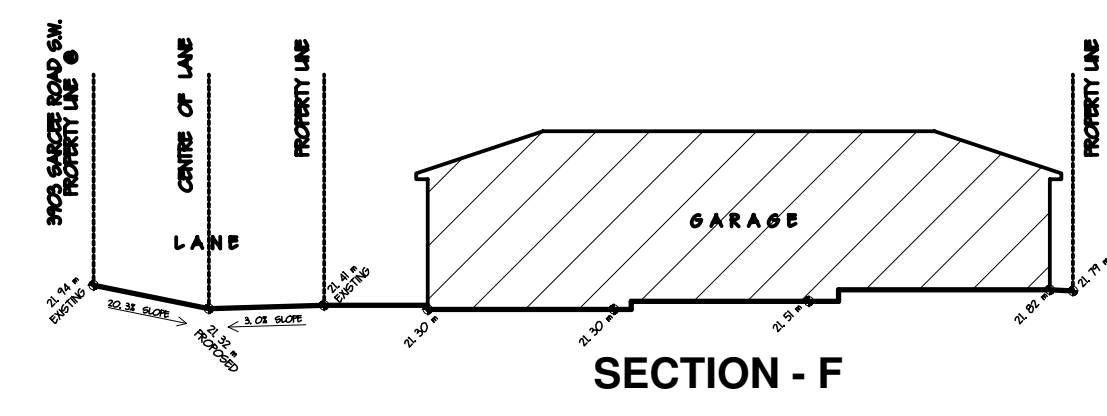
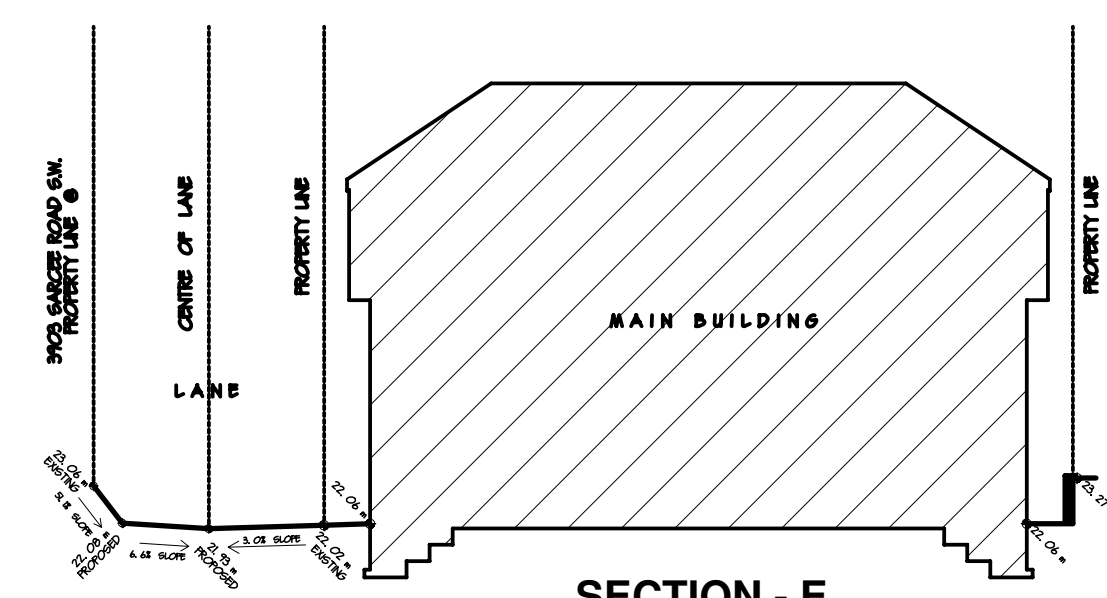
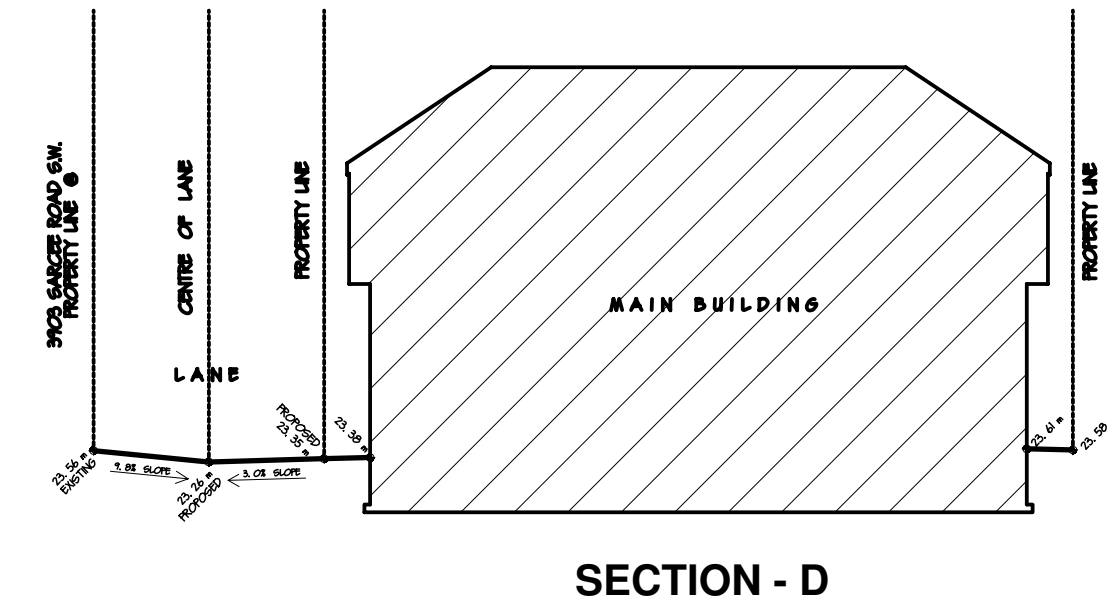
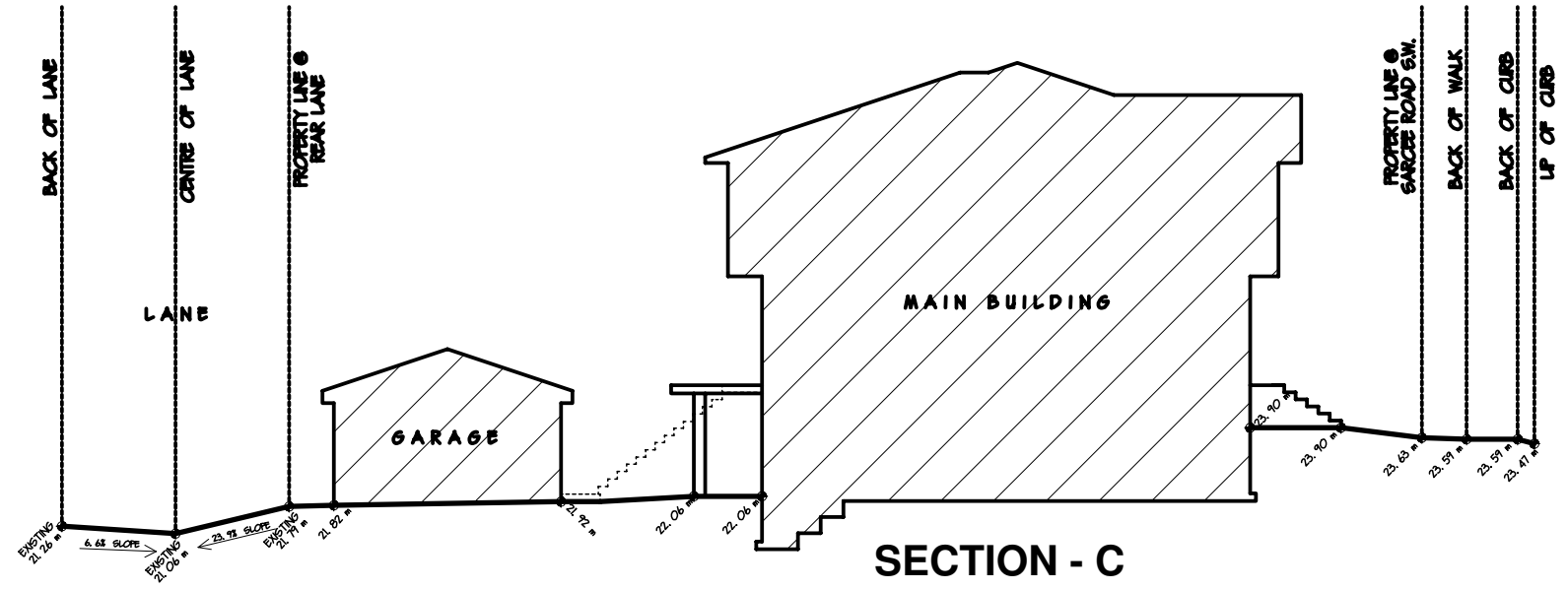
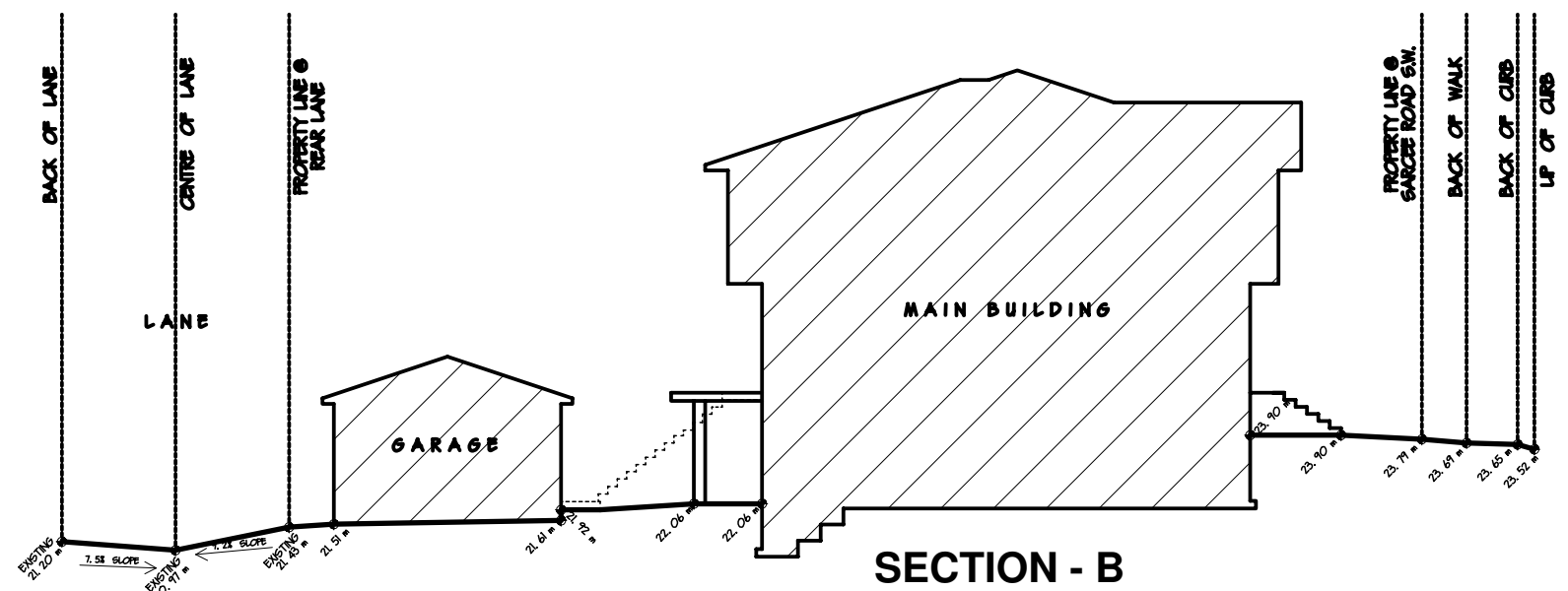
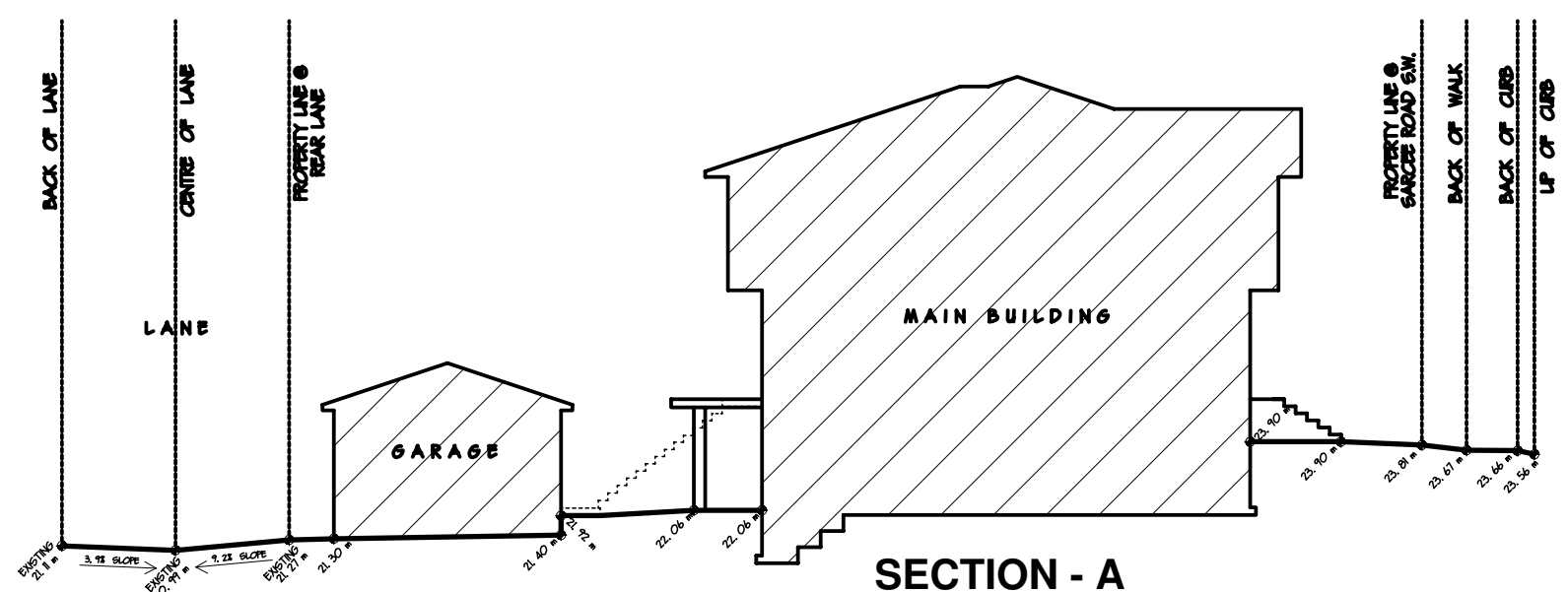
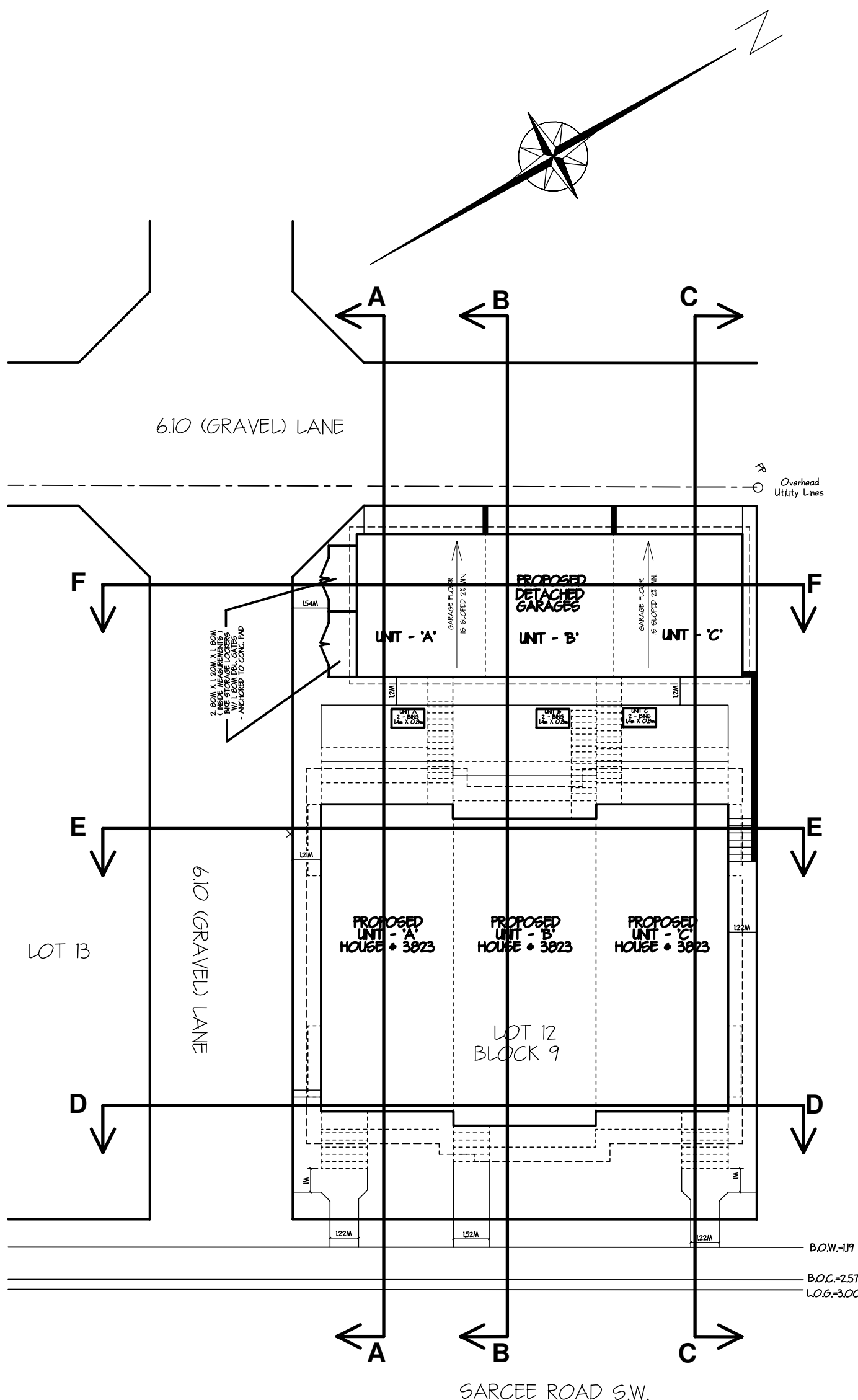
* NOTE *
ENSURE INTERIOR DIMENSIONS OF BIKE STORAGE LOCKER IS 2.80M X 12.0M X 1.80M



Jones Geomatics Ltd.
Alberta Land Surveyor

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

#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



DEVELOPMENT PERMIT PLAN

GRADE SECTIONS

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

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SCALE 1 : 200

- Legend:**
- | | | | |
|----------|--|--------------------------------|--------------------|
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| C/L | DENOTES CENTRE LINE. | FENCE IS SHOWN THUS: | |
| Ha | DENOTES HECTARES. | OVERHEAD UTILITIES SHOWN THUS: | |
| LO.G | DENOTES LAMP POLE | | |
| LP | DENOTES LAMP POLE | | |
| m | DENOTES METRES. | | |
| M. | DENOTES MERIDIAN. | | |
| Md. | DENOTES MARKED. | | |
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