

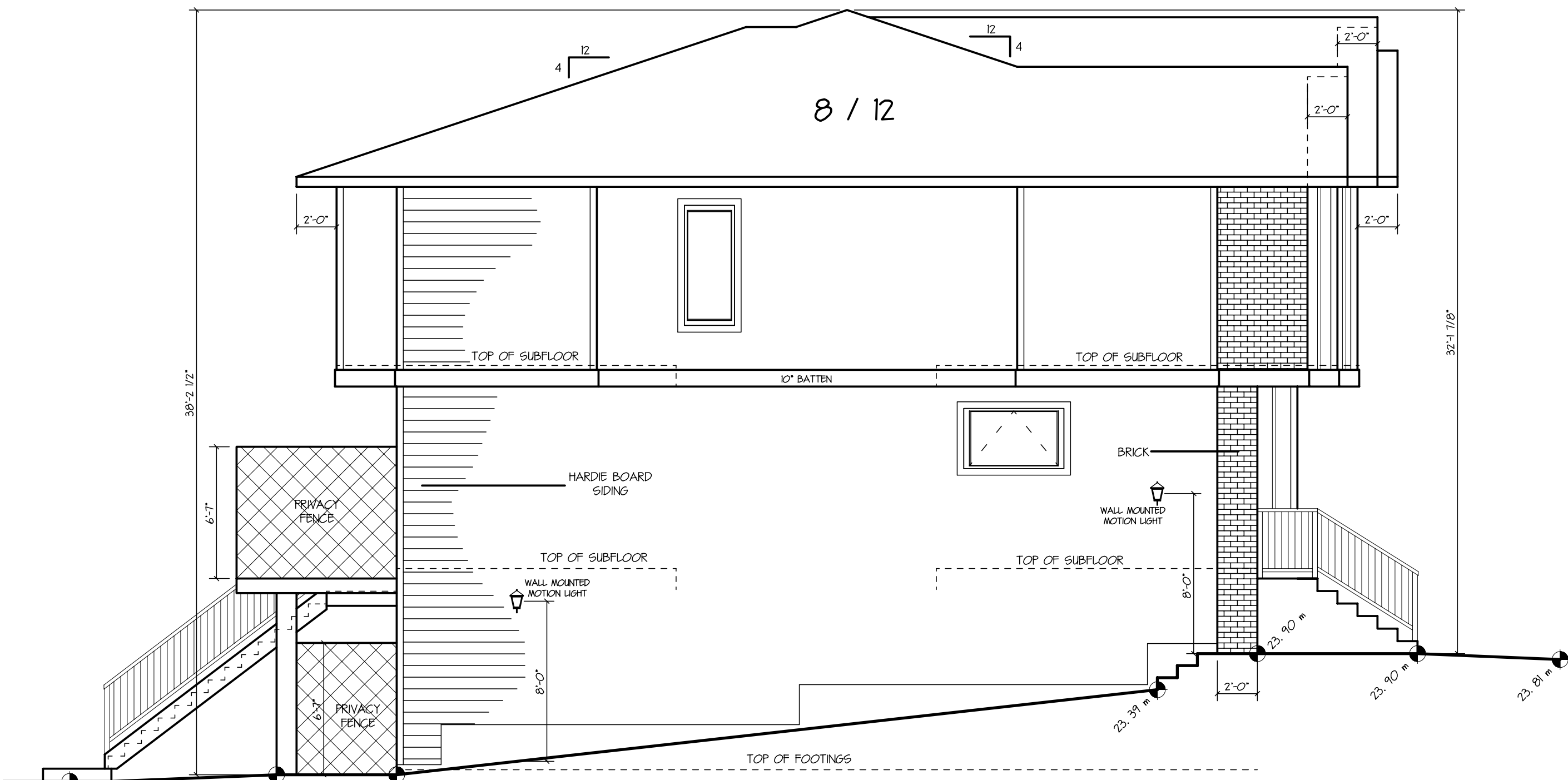
* NOTE - SOLAR PANEL READY, ROUGH-IN CONDUIT TO BE INSTALLED. *

** NOTE **
ALL ROOFING MATERIALS WILL MEET OR EXCEED THE IMPACT RESISTANCE OF A CLASS 4 RATED ROOFING SYSTEM WITH IMPACT RATING FOR U222B OR FM4473



FRONT ELEVATION

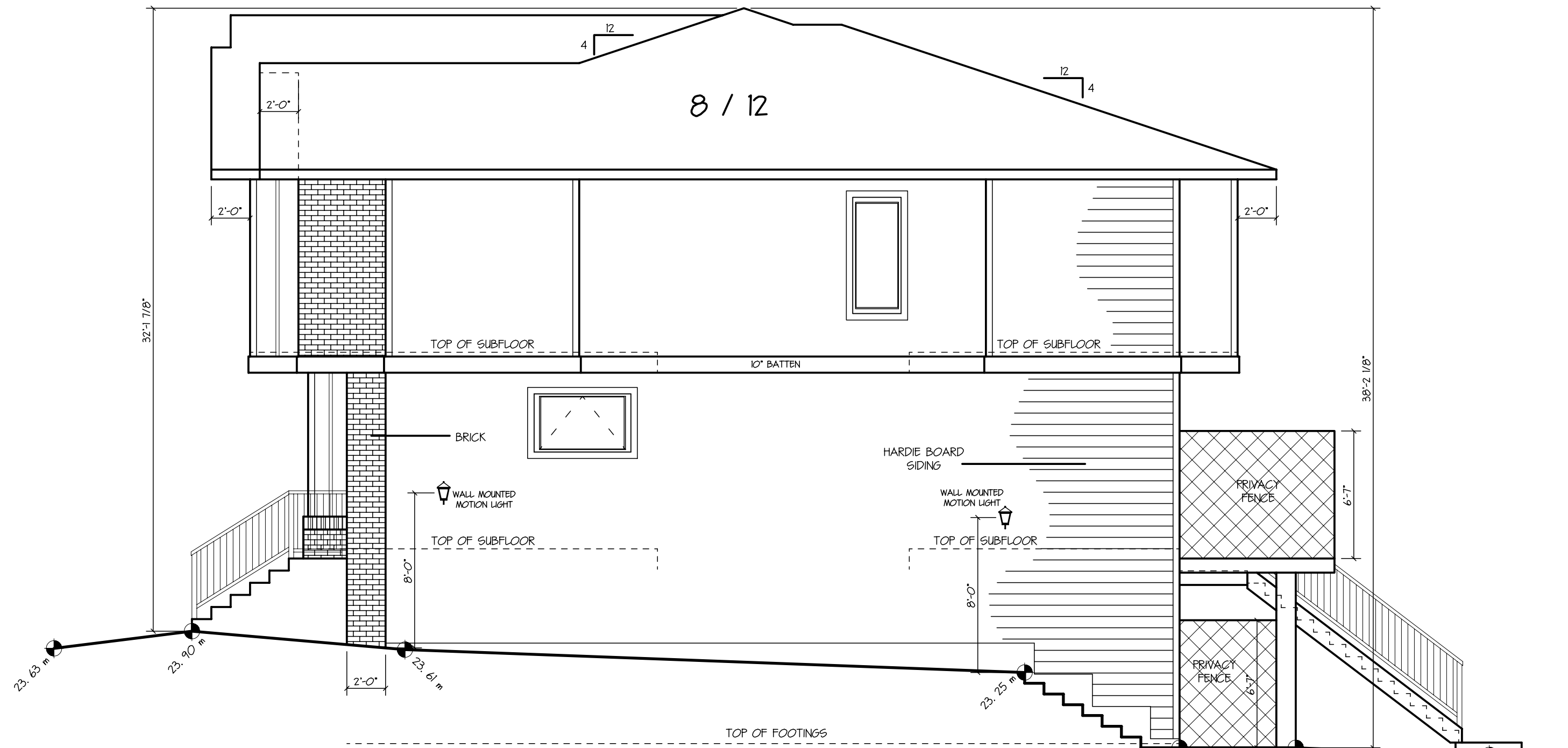
WINDOW FENESTRATION INFORMATION & U-VALUE KEY	
PRODUCT HEIGHT	12 m
TERRAIN TYPE	ROUGH
PERFORMANCE CLASS	R
MINIMUM PERFORMANCE GRADE (PG)	25
MINIMUM POSITIVE DESIGN PRESSURE	1200 ps
MINIMUM NEGATIVE DESIGN PRESSURE	1200 ps
MINIMUM WATER PENETRATION RESISTANT TEST PRESSURE	240 ps
MINIMUM CANADIAN AIR INFILTRATION / 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

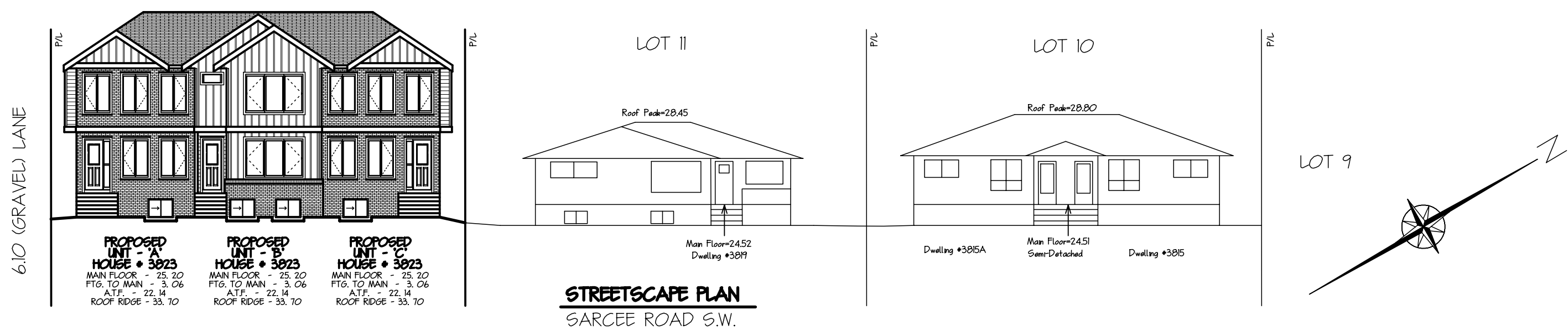
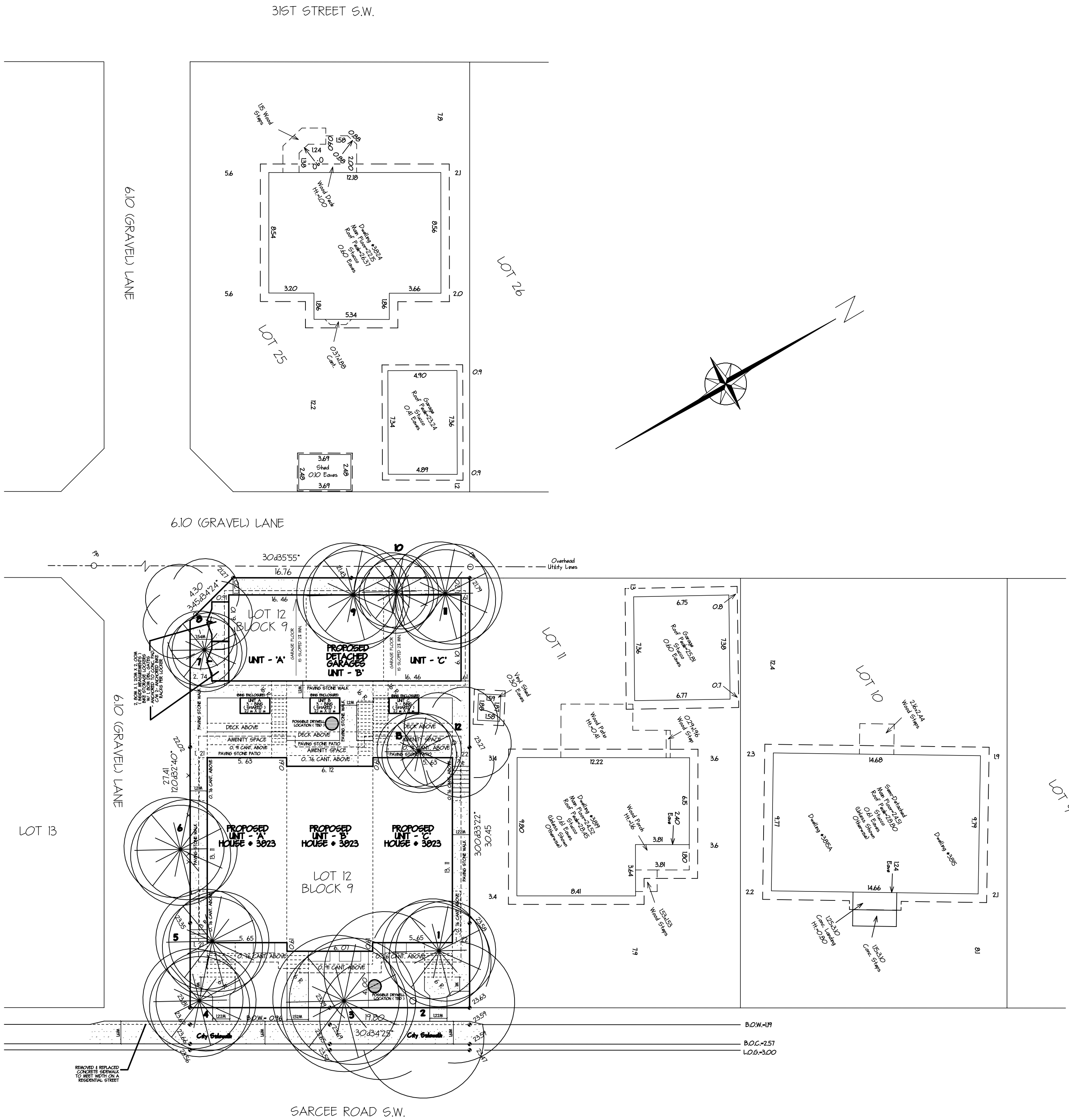
A FIRE SEPARATION @ ROOF (TYP)

- 1/2" DRYWALL
- R-20 ACoustICAL FIBERGLASS BATT INSU
- 2 x 4 FRAMED WALL (STAGGERED)
- 5/8" TYPE "X" FREGUARD DRYWALL
- 1" ASPCE
- 5/8" TYPE "X" FREGUARD DRYWALL
- 2 x 4 FRAMED WALL (STAGGERED)
- R-20 ACoustICAL FIBERGLASS BATT INSU
- 1/2" DRYWALL

B FIRE SEPARATION @ WALL (TYP)

- 1/2" DRYWALL
- R-20 ACoustICAL FIBERGLASS BATT INSU
- 2 x 4 FRAMED WALL (STAGGERED)
- 5/8" TYPE "X" FREGUARD DRYWALL
- 1" ASPCE
- 5/8" TYPE "X" FREGUARD DRYWALL
- 2 x 4 FRAMED WALL (STAGGERED)
- R-20 ACoustICAL FIBERGLASS BATT INSU
- 1/2" DRYWALL

PROJECT NO.	CUSTOMER	* *	DESIGN NAME	DRAWN BY	SHEET
JAG CUSTOM HOMES LTD.	A08656		GARAGE ELEVATIONS, PLANS & SECTIONS	SQUARE ONE DESIGN PM - 409 - 803 - 2746 Jag Custom Homes Inc. SQUARE ONE DESIGN LTD. DATE 2016-01-20	7
CONTRACT NO.	ADDRESS	3973 GARFIELD ROAD SW	LEGAL		7



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:

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.

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 12/20/25.

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: 122.87 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: 56/TS/YK

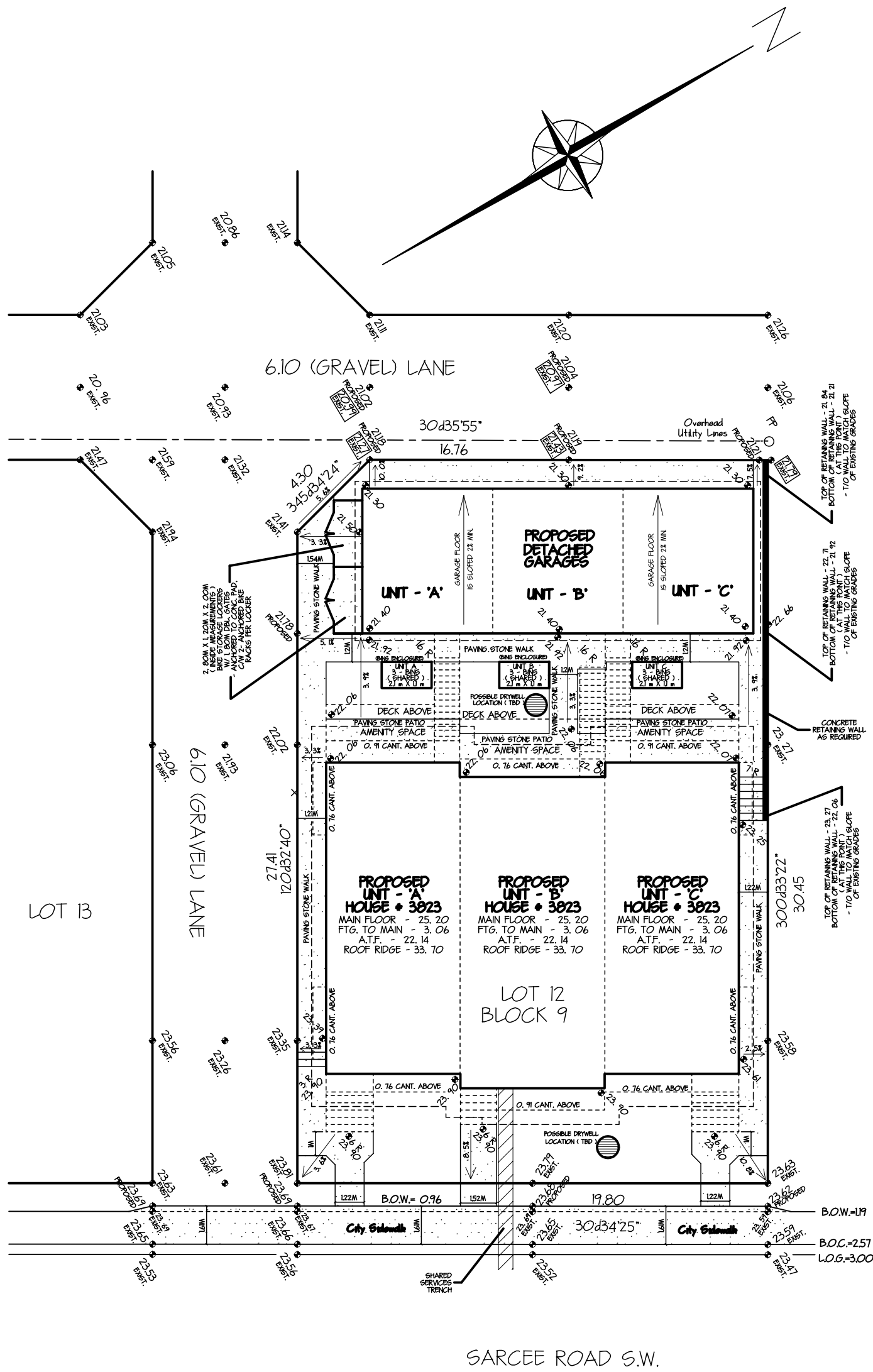


Jones Geomatics Ltd.
Alberta Land Surveyor

#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 %



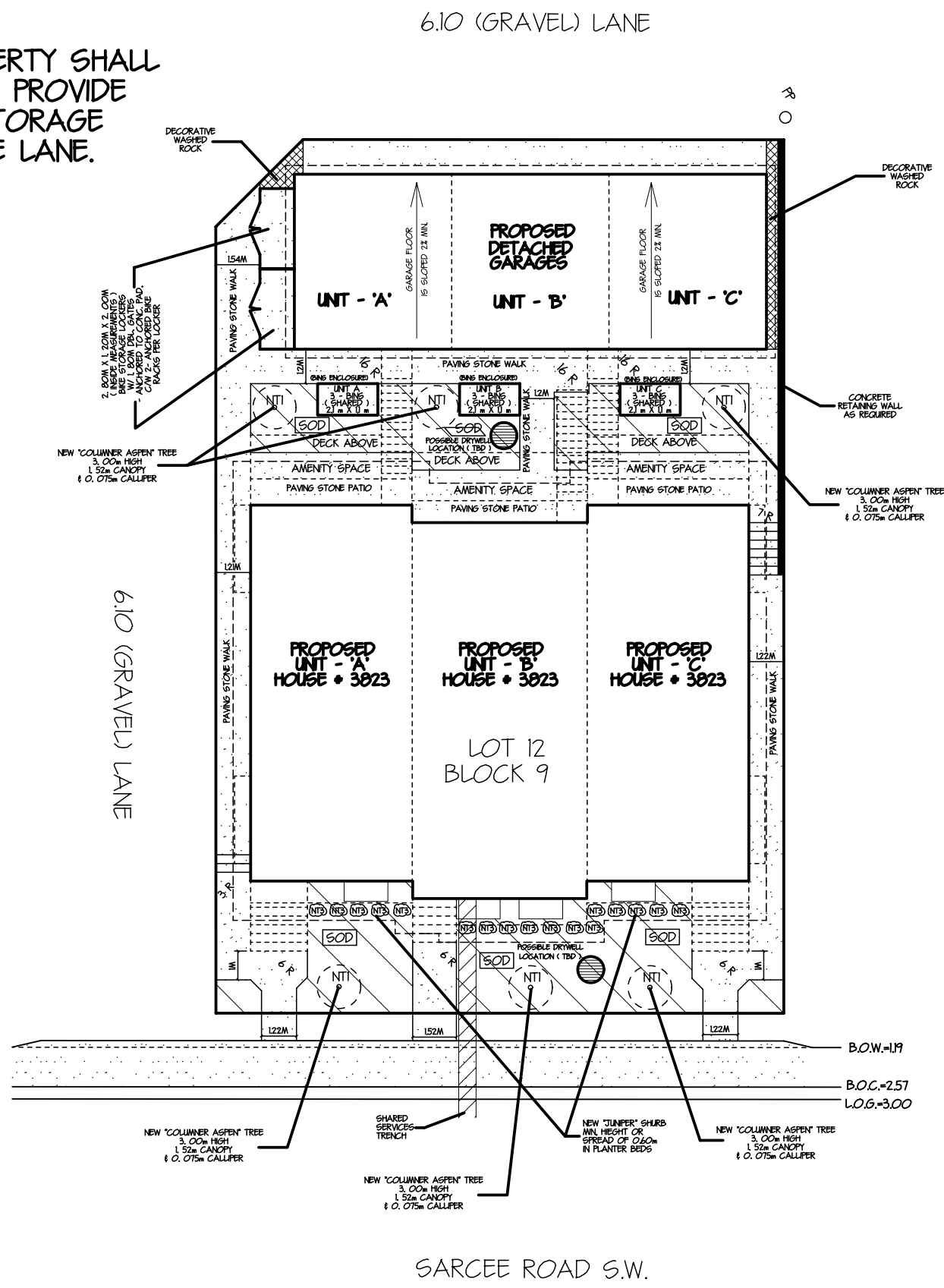
LANDSCAPE PLAN

** 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 Spruce	---	---	0.60	17

* 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:

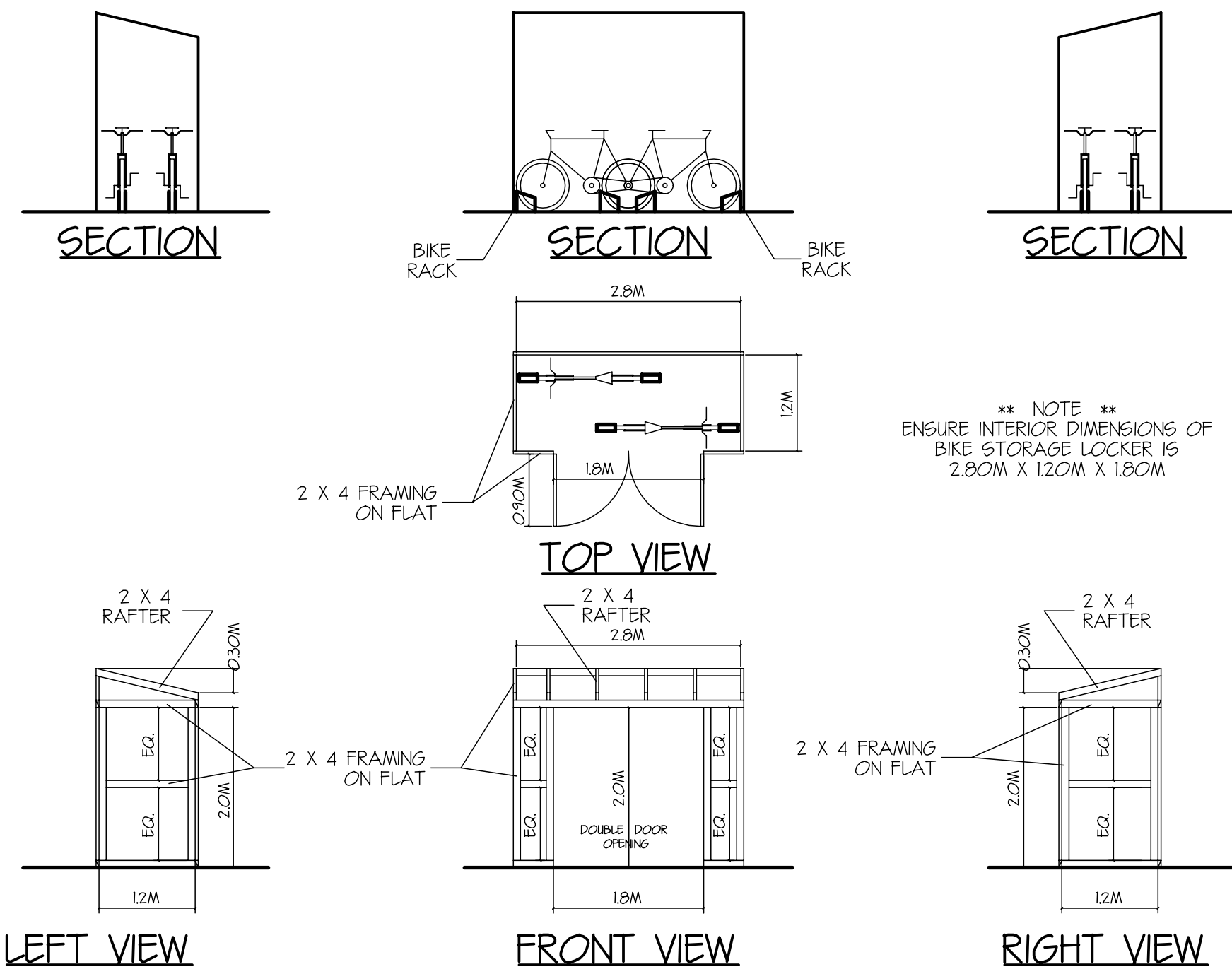
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B.O.C.	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W.	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.		
CC	DENOTES CURB CUT	CONFEROUS TREE SHOWN THUS:	
Ck.M.	DENOTES CHECK MEASURED.	DECIDUOUS TREE SHOWN THUS:	
C/L	DENOTES CENTRE LINE.		
Ha	DENOTES HECTARES.	FENCE IS SHOWN THUS:	
L.O.G.	DENOTES LP OF GUTTER	OVERHEAD UTILITIES SHOWN THUS:	
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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TITLE SEARCH DATED 12/25/25

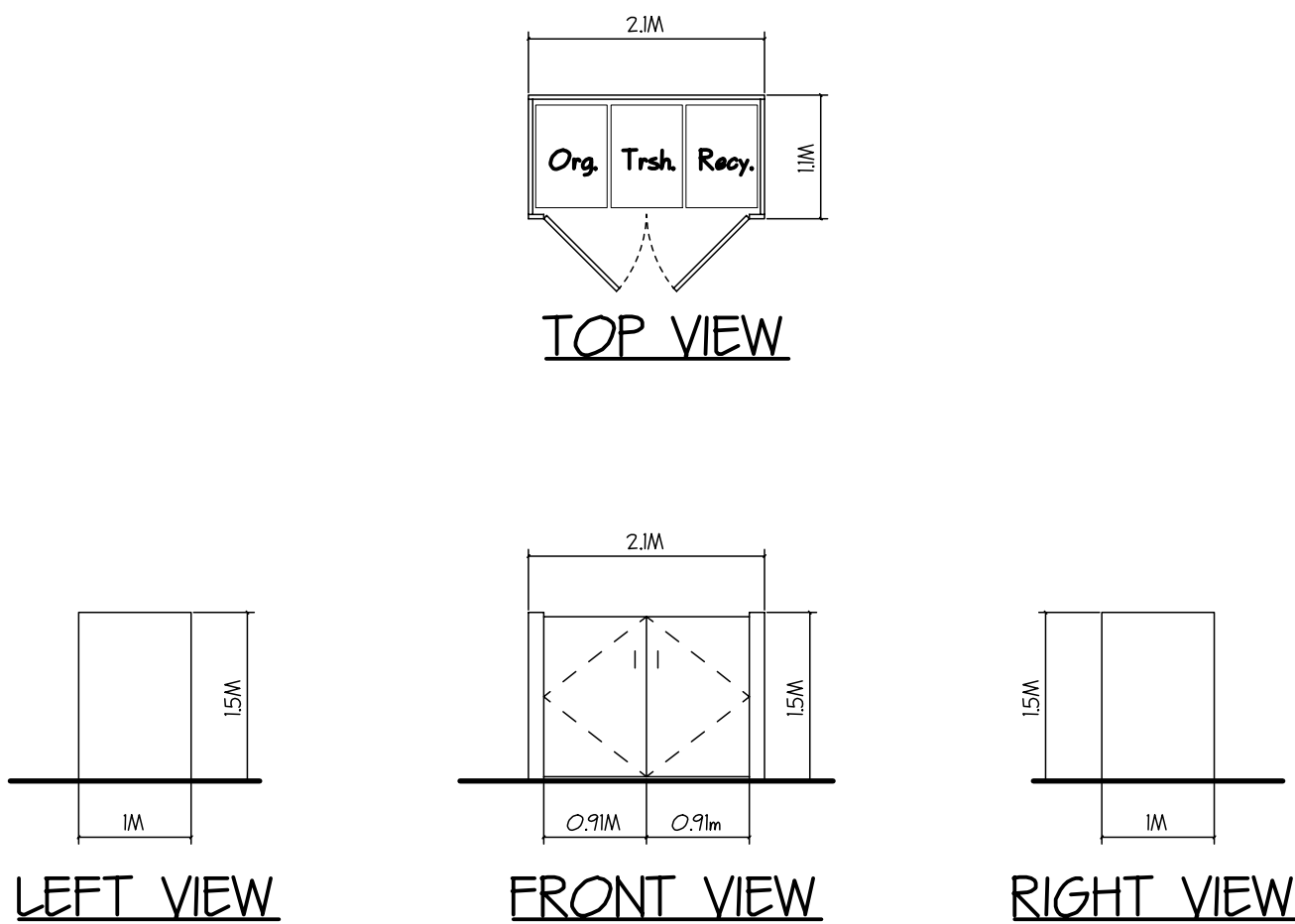
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ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.
ELEVATIONS ARE SHOWN THUS: 122.87' = 122.87 METRES (GEODETIC)

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



BIKE STORAGE LOCKER - FRAMING DETAILS
SCALE : N.T.S.

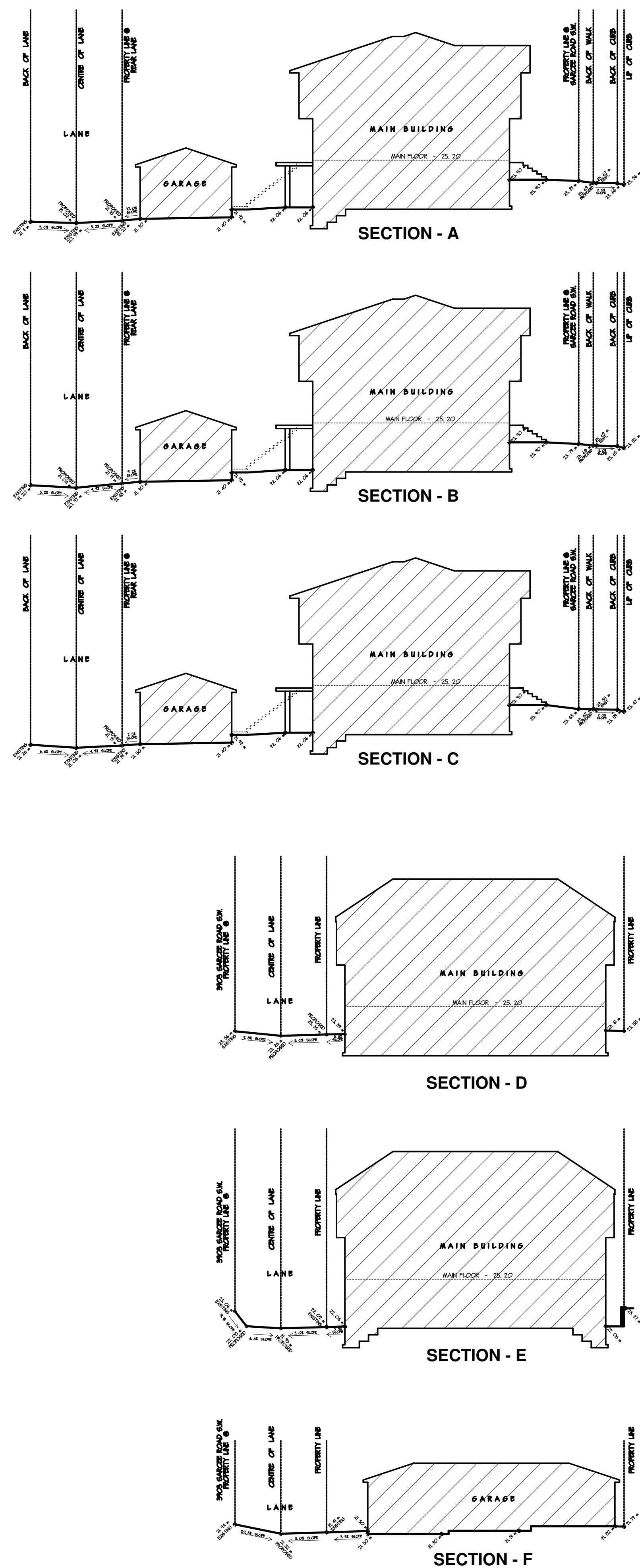


BIN ENCLOSURE DETAIL
SCALE : N.T.S.

* 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/STK

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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 THUS: |
| ChM. | DENOTES CHECK MEASURED. | | |
| C/L | DENOTES CENTRE LINE. | | DECIDUOUS TREE SHOWN THUS: |
| Hta. | DENOTES HECTARES. | | |
| L.O.G. | DENOTES LIP OF GUTTER | | FENCE IS SHOWN THUS: |
| LP | DENOTES LAMP POLE | | OVERHEAD UTILITIES SHOWN THUS |
| m | DENOTES METRES. | | |
| M. | DENOTES MERIDIAN. | | |
| Mkd. | DENOTES MARKED. | | |
| PA | DENOTES POLE ANCHOR. | | |
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ELEVATIONS ARE SHOWN THUS: $12.87 \times = 1122.87$ METRES (GEODETIC)

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