





## LIST OF DRAWINGS

| | |
|---|---|
| A-0.0 | Cover Page |
| A-1.0 | Foundation Plan |
| A-1.1 | Basement Plan |
| A-1.2 | Main Floor Plan |
| A-1.3 | Upper Floor Plan |
| A-1.4 | Loft Floor Plan |
| A-1.5 | Roof Plan |
| A-2.0 | Front and Rear Elevations |
| A-2.1 | Left Elevation |
| A-2.2 | Right Elevation |
| A-4.0 | Garage Plan |
| A-4.1 | Garage Details |
| A-4.2 | Garage Elevation 1 |
| A-4.3 | Garage Elevation 2 |
| A-4.4 | Garage Section |

**FLOOR AREA**

BASEMENT = 901.00 SQ. FT.

MAIN = 941.94 SQ. FT.
UPPER = 1028.08 SQ. FT.
LOFT = 606.33 SQ.FT.

TOTAL = 2576.35 SQ. FT.

PROJECT NOTES:

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ISSUES:

| NO. | DATE(D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 22/06/26 | DP PLANS | D.L. |
| 02. | -- | -- | -- |
| 03. | -- | -- | -- |
| 04. | -- | -- | -- |
| 05. | -- | -- | -- |

JTA DESIGN + PERMITS

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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

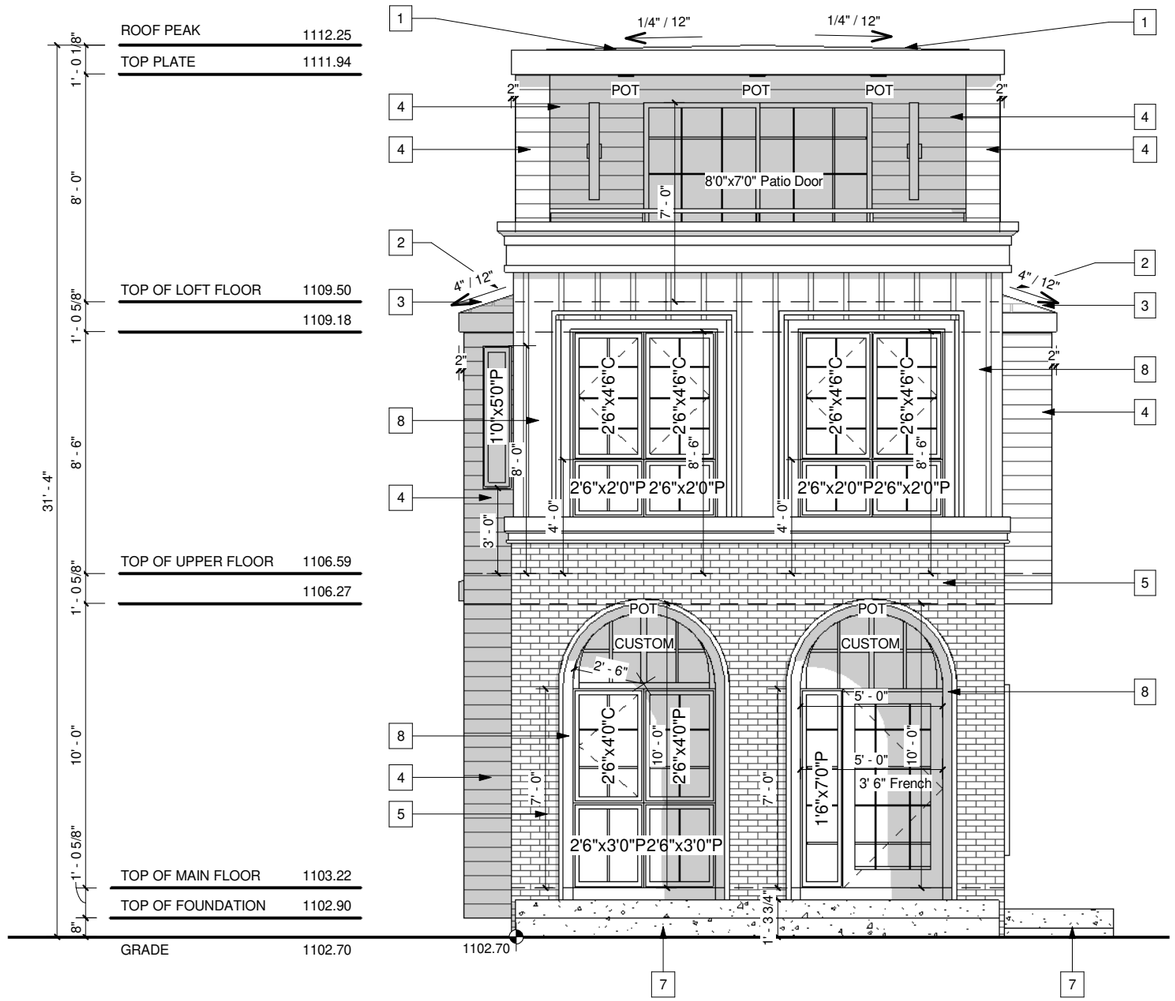
PRINTED: 2026-09-03 1:08:19 PM

PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

| DESIGNER: | JOB #: |
|---|---|
| JT | 308 - 26 |
| SCALE: | SHEET: |
| AS SHOWN | A-0.0 |

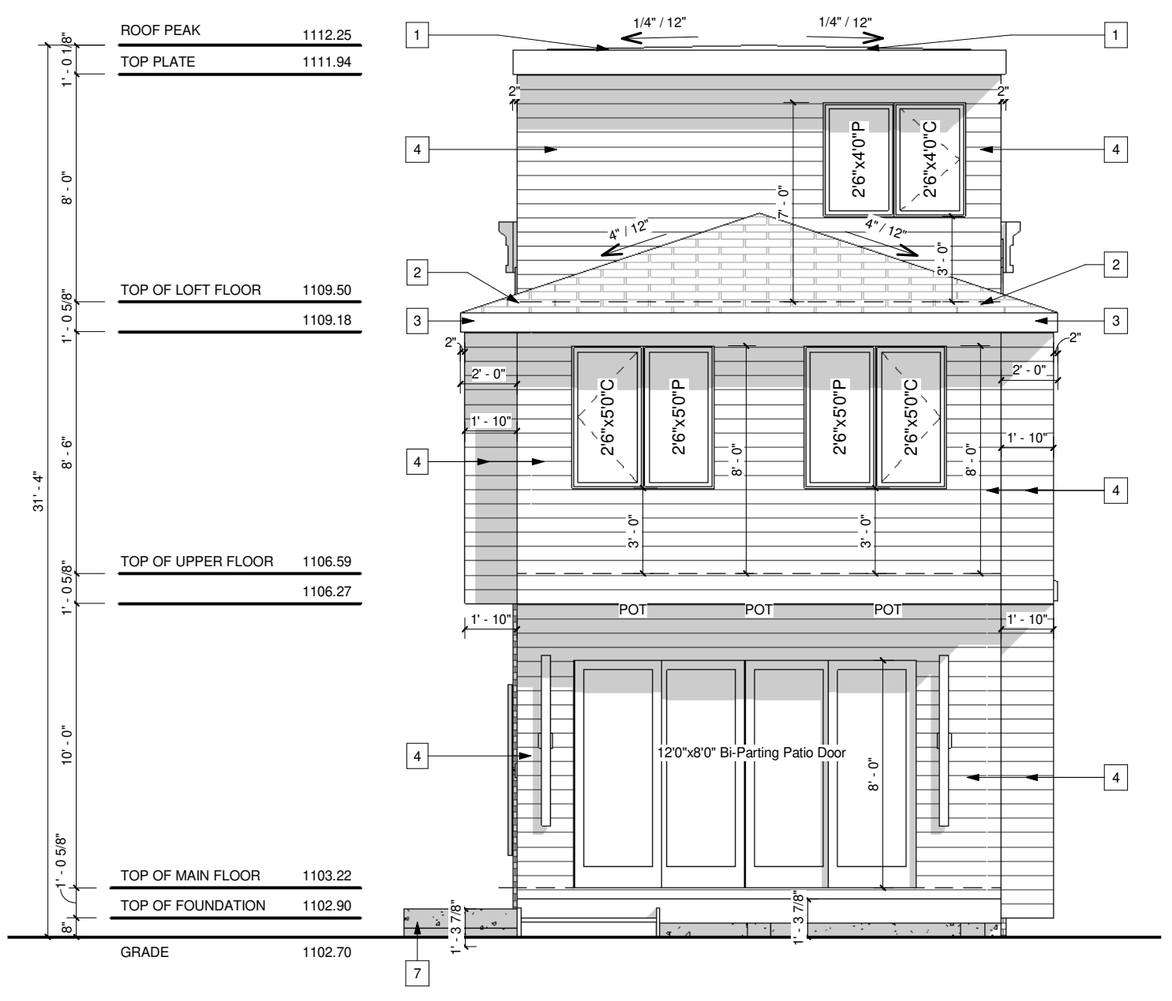
**EXTERIOR FINISHES:**

| | | | | | |
|---|---|---|---|---|---|
| 1 | TORCH ON ROOF | 4 | HARDIE FINISH - DARK GREY | 7 | CAST-IN-PLACE CONCRETE |
| 2 | ASPHALT SHINGLES | 5 | BRICK CLADDING - RED | 8 | SMART BOARD & BATTENS |
| 3 | 8" ALUMNIMUM FASCIA | 6 | CONCRETE PARGING | | |




## FRONT ELEVATION
SCALE: 3/16" = 1'-0"

**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. | 22/06/26 | DP PLANS | D.L. |
| 02. | -- | -- | -- |
| 03. | -- | -- | -- |
| 04. | -- | -- | -- |
| 05. | -- | -- | -- |

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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JTA DESIGN + PERMITS

PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

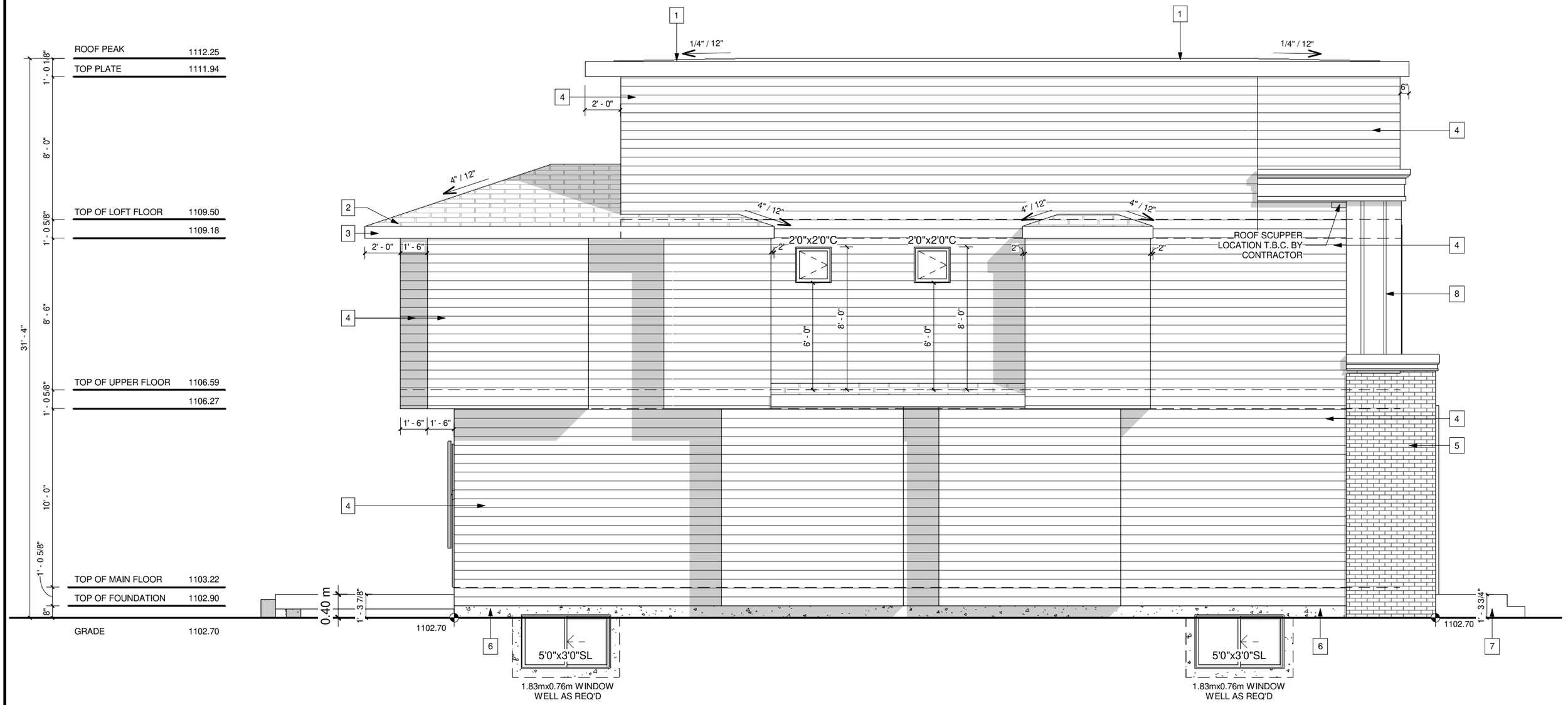
| DESIGNER: | JOB #: |
|---|---|
| JT | 308 - 26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.0 |

**EXTERIOR FINISHES:**

| | | | | | |
|---|---|---|---|---|---|
| 1 | TORCH ON ROOF | 4 | HARDIE FINISH - DARK GREY | 7 | CAST-IN-PLACE CONCRETE |
| 2 | ASPHALT SHINGLES | 5 | BRICK CLADDING - RED | 8 | SMART BOARD & BATTENS |
| 3 | 8" ALUMNIMUM FASCIA | 6 | CONCRETE PARGING | | |

**WINDOW CALCULATION**
WALL AREA = 1415.47 SQ. FT.
WINDOW AREA = 10.80 SQ. FT.
TOTAL: 10.80 / 1415.47 = 0.76%

**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)




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

PROJECT NOTES:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
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JTA DESIGN + PERMITS

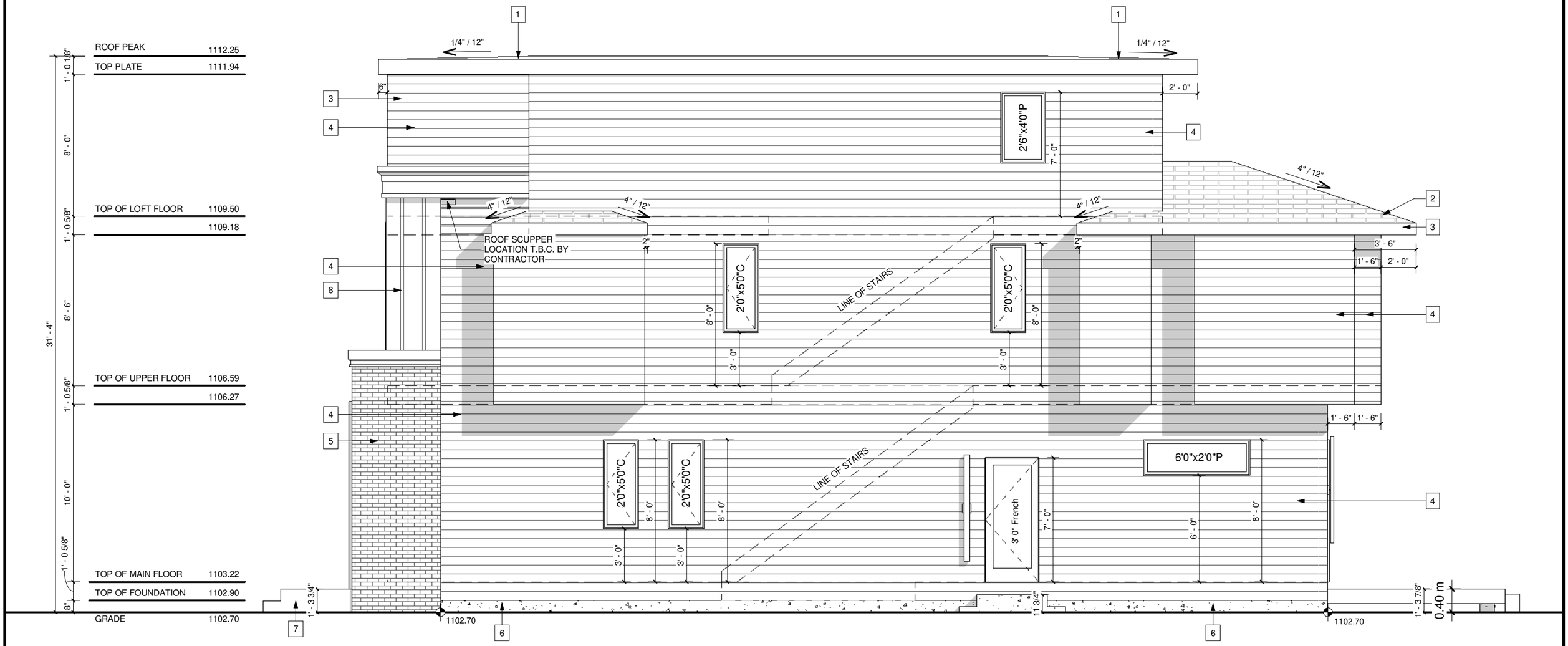
PROJECT NAME: 2820 Cochrane Road NW Calgary, Alberta
DESIGNER: JT
JOB #: 308 - 26
SCALE: AS SHOWN
SHEET: A-2.1

**EXTERIOR FINISHES:**

| | | | | | |
|---|---|---|---|---|---|
| 1 | TORCH ON ROOF | 4 | HARDIE FINISH - DARK GREY | 7 | CAST-IN-PLACE CONCRETE |
| 2 | ASPHALT SHINGLES | 5 | BRICK CLADDING - RED | 8 | SMART BOARD & BATTENS |
| 3 | 8" ALUMNIMUM FASCIA | 6 | CONCRETE PARGING | | |

**WINDOW CALCULATION**
WALL AREA = 1415.47 SQ. FT.
WINDOW AREA = 87.42 SQ. FT.
TOTAL: 87.42 / 1415.47 = 6.18%

**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)




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

PROJECT NOTES:

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PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-09-03 1:08:23 PM

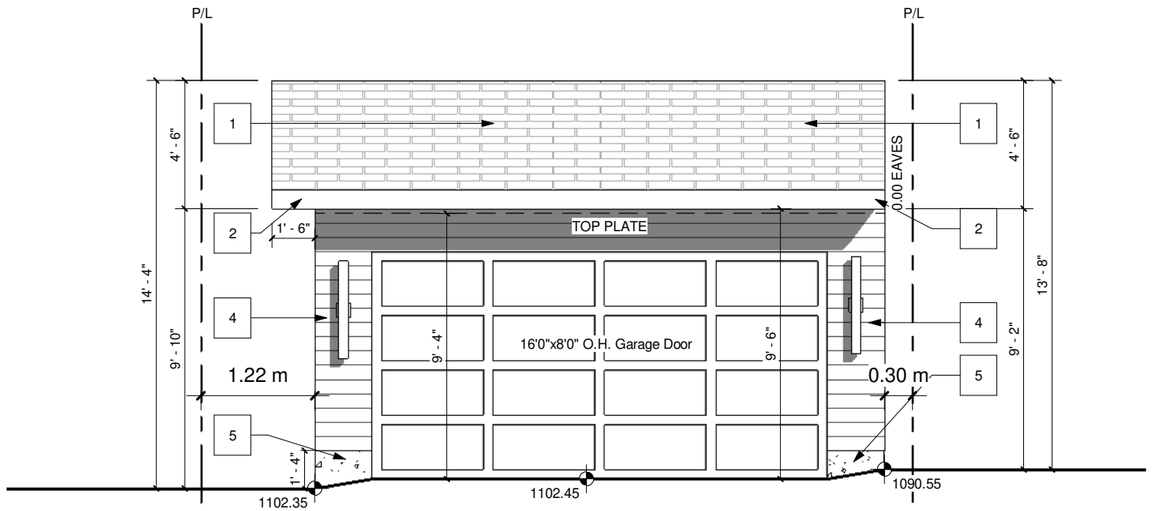
JTA DESIGN + PERMITS

PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

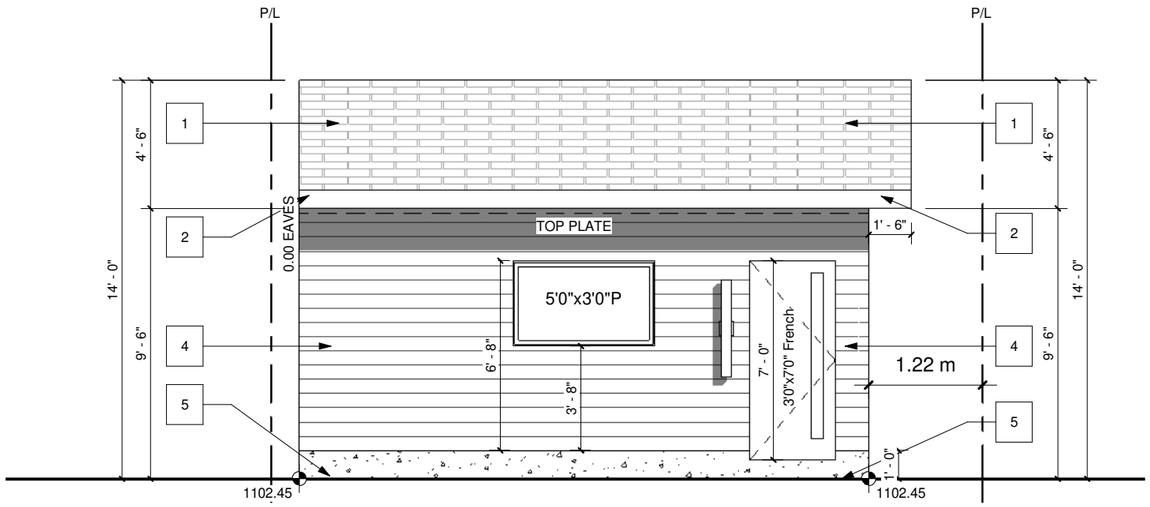
| DESIGNER: | JOB #: |
|---|---|
| JT | 308 - 26 |
| SCALE: | SHEET: |
| AS SHOWN | A-2.2 |

**EXTERIOR FINISHES:**

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




**GARAGE FRONT - BACK LANE**
SCALE: 3/16" = 1'-0"




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

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

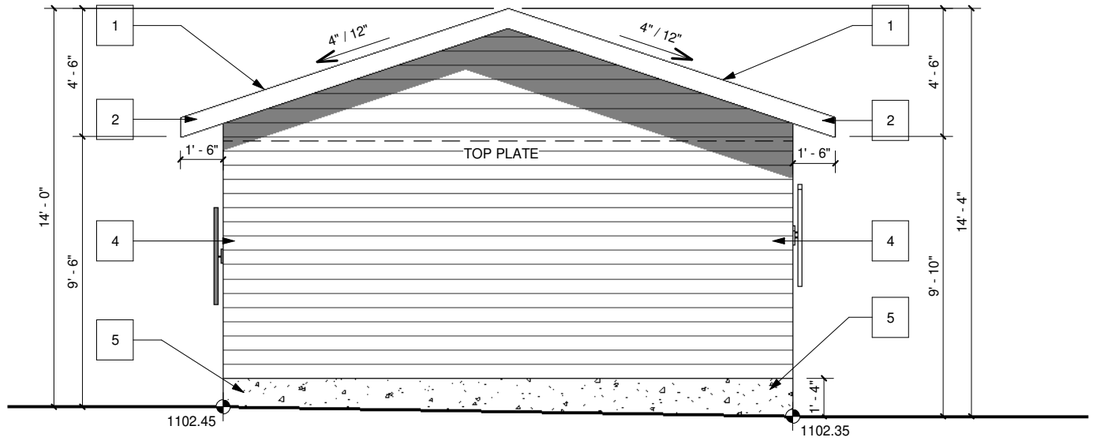
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PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

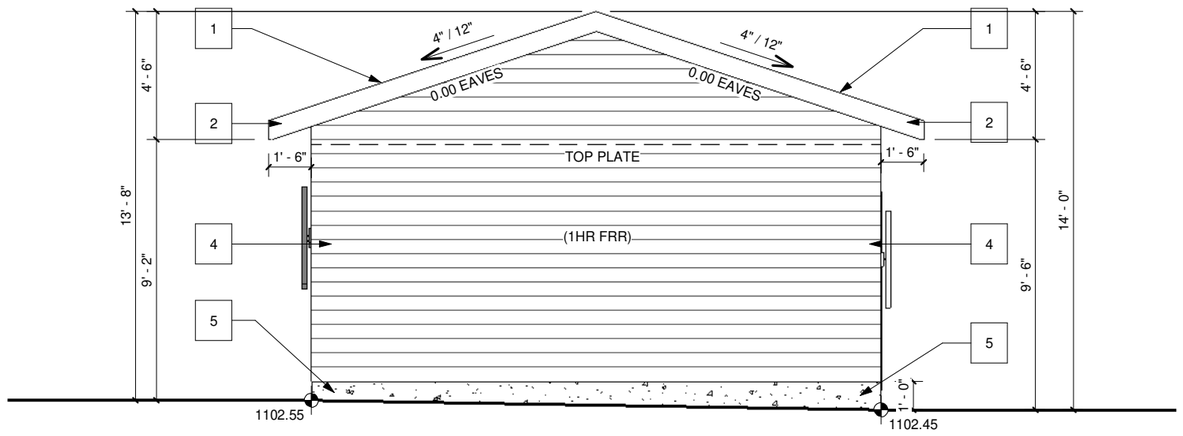
| DESIGNER: | JOB #: |
|---|---|
| JT | 308 - 26 |
| SCALE: | SHEET: |
| AS SHOWN | A-4.2 |

**EXTERIOR FINISHES:**

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




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




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

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| 01. | 22/06/26 | DP PLANS | D.L. |
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PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

PRINTED: 2026-09-03 1:08:24 PM

PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

| DESIGNER: | JOB #: |
|---|---|
| JT | 308 - 26 |
| SCALE: | SHEET: |
| AS SHOWN | A-4.3 |

# SITE PLAN

6.1M GRAVEL LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

7.625 P/L 128°54'05"

36.61 P/L 38°53'31"

36.60 P/L 38°53'36"

36.60 P/L 38°53'41"

36.60 38°53'52"

36.61 38°53'21"

7.625 P/L 308°53'10"

15.25 308°53'10"

PROPOSED DETACHED GARAGE
SLAB @ O.H. = 1102.45
EAVES AS SHOWN

FUTURE DEVELOPMENT

LOT 4
BLOCK 9
PLAN 907 GS
NEW DWELLING
R PEAK= 1112.25
M.F. = 1103.22
B.O.F. = 1099.75
EAVES AS SHOWN

LOT 3

LOT 2

LOT 6

LOT 5

GARAGE
0.20 EAVES
0.02 WOOD SIDING

GARAGE
0.35 EAVES
0.02 WOOD SIDING

GARAGE
0.30 EAVES
0.01 STUCCO SIDING

GARAGE
0.40 EAVES
0.02 VINYL SIDING

DWELLING
0.62 EAVES
0.01 BRICK SIDING
RPE=1107.65
MFE=1103.66

DWELLING
0.42 EAVES
0.01 STUCCO SIDING
RPE=1111.95
MFE=1103.34

DWELLING
0.60 EAVES
0.03 STUCCO SIDING
RPE=1107.57
MFE=1103.51

CONC. APRON

CONC. WALKWAY

CONC. PORCH

WINGWALL

WOOD DECK
0.56M HT
0.61 EAVES
UPP. CANT.

LINE OF LOFT

2.0m HIGH PRIVACY FENCE

Grass
SLOPE AWAY FROM HOUSE (TO REAR PROPERTY)

Grass
SLOPE AWAY FROM HOUSE (TO FRONT PROPERTY)

CONC. LANDING
0.85 HIGH

CONC. LANDING
0.70 HIGH

WINDOW WELL

5.81 BW

CITY SIDEWALK

5.01 BC

5.41 LOC

REFER TO TRENCH DETAIL

EXISTING DRIVEWAY CURB-CUT TO BE CLOSED AND REHABILITATED AT DEVELOPERS EXPENSE

CURB CUT

2828 2824 2816 2812

2820 COCHRANE ROAD N.W.

SITE PLAN
SCALE: 1:200

## LEGEND

1000.00

ELEVATIONS ARE SHOWN THUS: = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 140368
ASCM 140368 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
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- 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
Grade-Oriented Infill

SCALE 1:200

LEGAL DESCRIPTION:
Lot 4
Block 9
Plan 907 GS

MUNICIPAL ADDRESS:
2820 – COCHRANE ROAD N.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 278.950 SQ M
HOUSE: 83.706 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.463 SQ M
WING WALL: 0.852 SQ M
GARAGE: 37.161 SQ M

TOTAL: 125.182/278.950 = 44.88%

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 22/06/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2820 COCHRANE ROAD NW (East)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

PROJECT: SINGLE HOUSE

SCALE: 1: 200

DATE: JUN 22, 2026

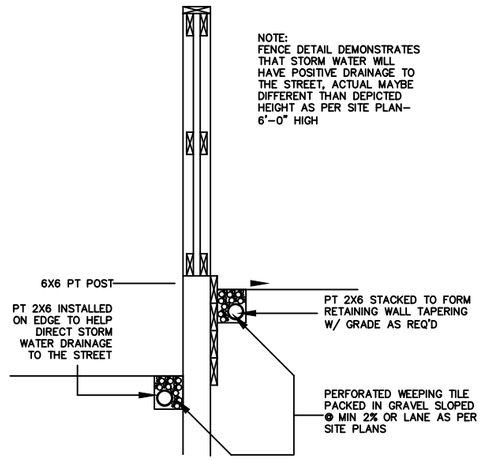
DIVISION: S NUMBER: 01

## TREE SCHEDULE:

| Tree No. | Variety | Trunk (ø±) | Canopy (ø±) | Height (±) | Location | Disposition |
|---|---|---|---|---|---|---|
| T1 | Deciduous | 0.20 | 1.5 | 10.0 | In City Property | To Stay |
| T2 | Deciduous | 0.30 | 1.5 | 10.0 | In City Property | To Stay |
| T3 | Deciduous | 0.40 | 1.5 | 10.0 | In Adjacent Property | To Stay |
| T4 | Bush | – | 2.0 | 2.0 | In Subject Property | To be Removed |
| T5 | Deciduous | 0.10 | 2.5 | 3.5 | In Subject Property | To be Removed |
| T6 | Hedge | – | 2.0 | 2.0 | On Property Line | To be Removed |
| T7 | Bush | – | 2.0 | 2.0 | In Subject Property | To be Removed |
| T8 | Bush | – | 2.0 | 2.0 | In Subject Property | To be Removed |
| T9 | Deciduous | 0.40 | 7.0 | 4.0 | In Subject Property | To be Removed |
| T10 | Hedge | – | 2.5 | 2.5 | On Property Line | To be Removed |
| T11 | Hedge | – | 2.0 | 2.0 | In City Property | To be Removed |

## SINGLE DETACHED SQFT:

| | AREA |
|---|---|
| BASEMENT | 901.00 SQ FT |
| MAIN FLOOR | 941.94 SQ FT |
| UPPER FLOOR | 1028.08 SQ FT |
| LOFT FLOOR | 606.33 SQ FT |
| TOTAL AREA | 2576.35 SQ FT |

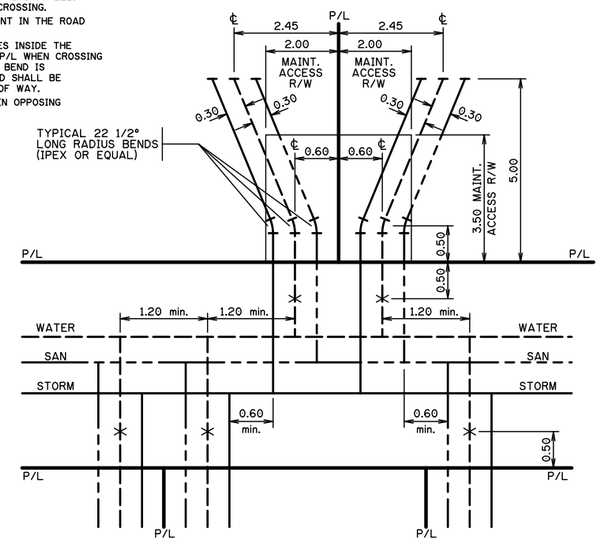



FENCE SECTION DETAIL

SCALE: NTS

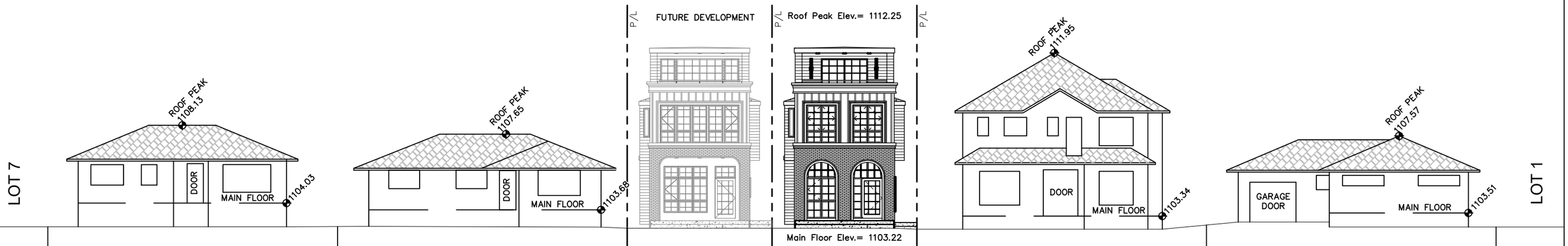
NOTES:

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




SOUTH-WEST STREETSCAPE

STREETSCAPE

SCALE: 1:200

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 22/06/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2820 COCHRANE ROAD NW (East)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

PROJECT: SINGLE HOUSE

SCALE: AS SHOWN

DATE: JUN 22, 2026

DIVISION S NUMBER 02

# BLOCK PLAN

SCALE: 1:250

| NO. | DATE (D/M/Y) | DETAIL | BY |
|---|---|---|---|
| 01. | 22/06/26 | DP SITEPLAN | D.L. |
| 02. | | | |
| 03. | | | |
| 04. | | | |

PROJECT NAME AND ADDRESS:
2820 COCHRANE ROAD NW (East)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

PROJECT: SINGLE HOUSE

SCALE: 1: 200

DATE: JUN 22, 2026

DIVISION: S NUMBER: 03