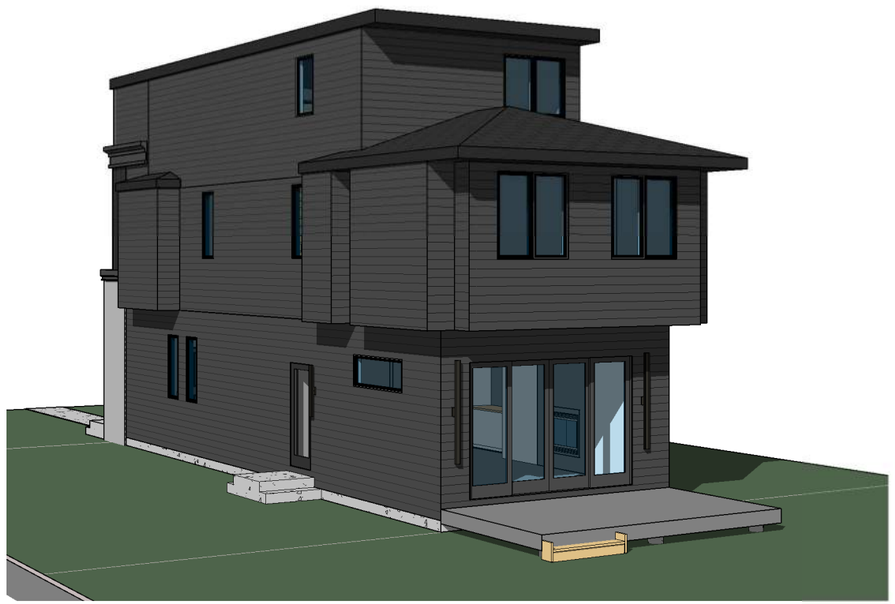






LIST OF DRAWINGS

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 _____

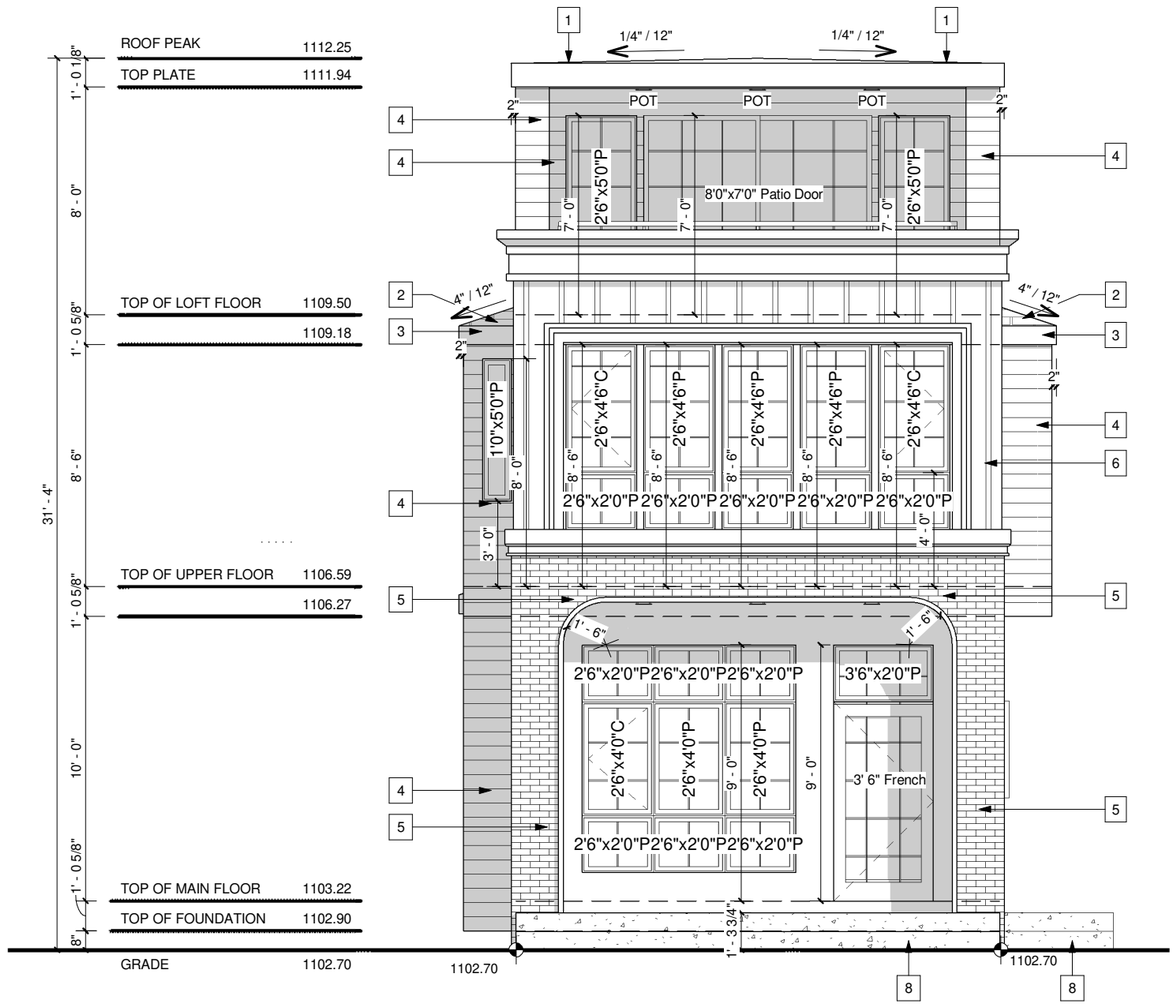
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PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

DESIGNER:	JOB #:
JT	309 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

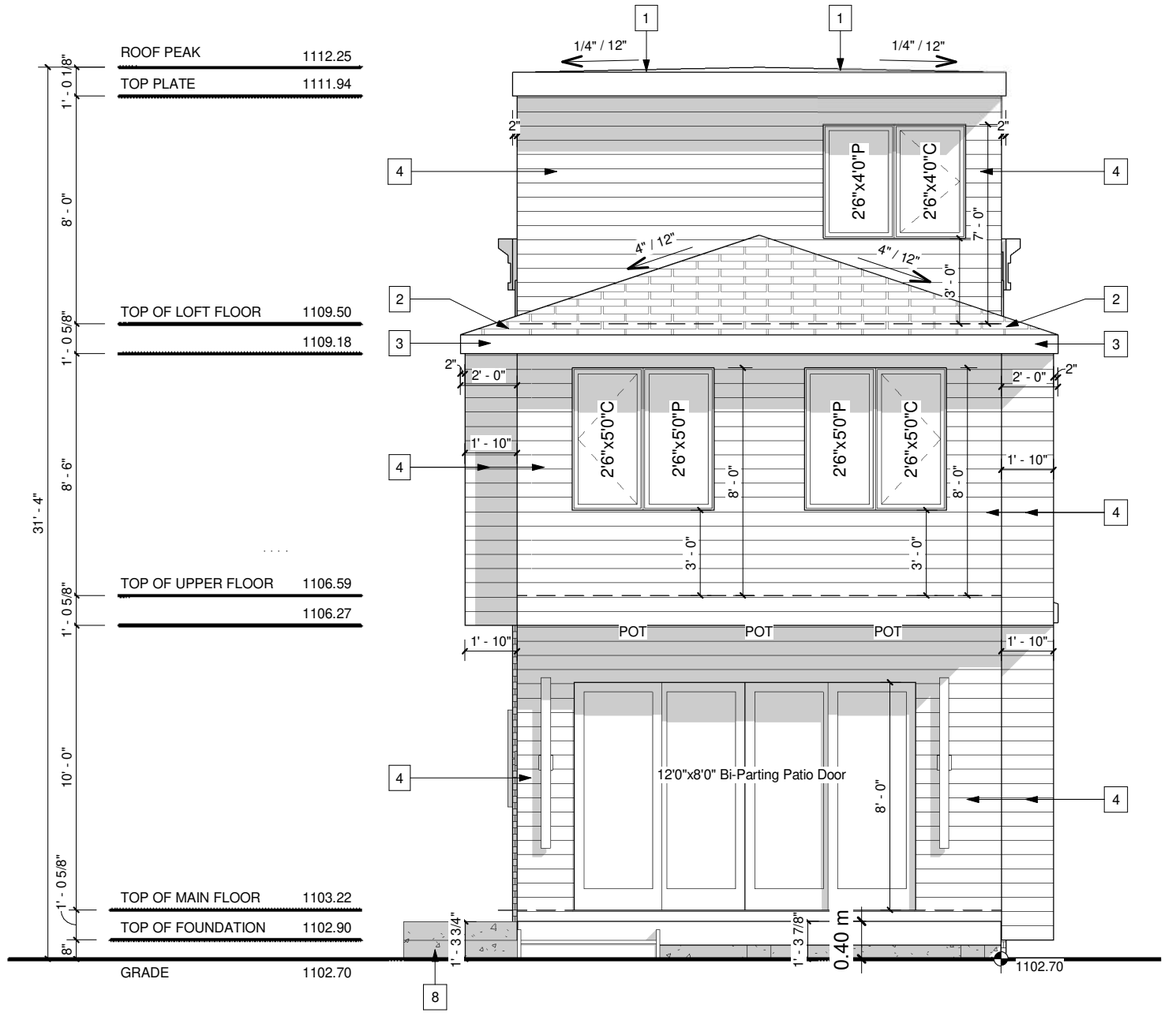
EXTERIOR FINISHES:

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



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

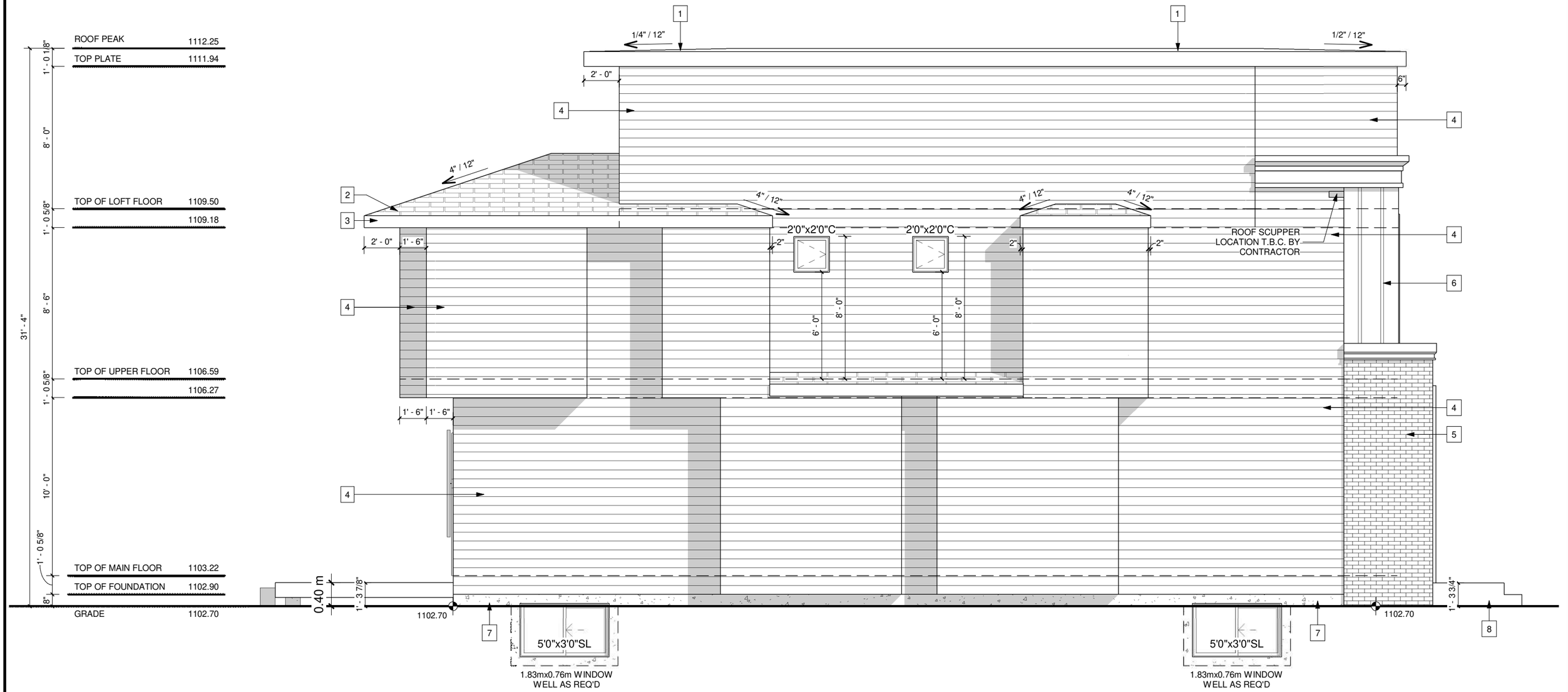
DESIGNER:	JOB #:
JT	309 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

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

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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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

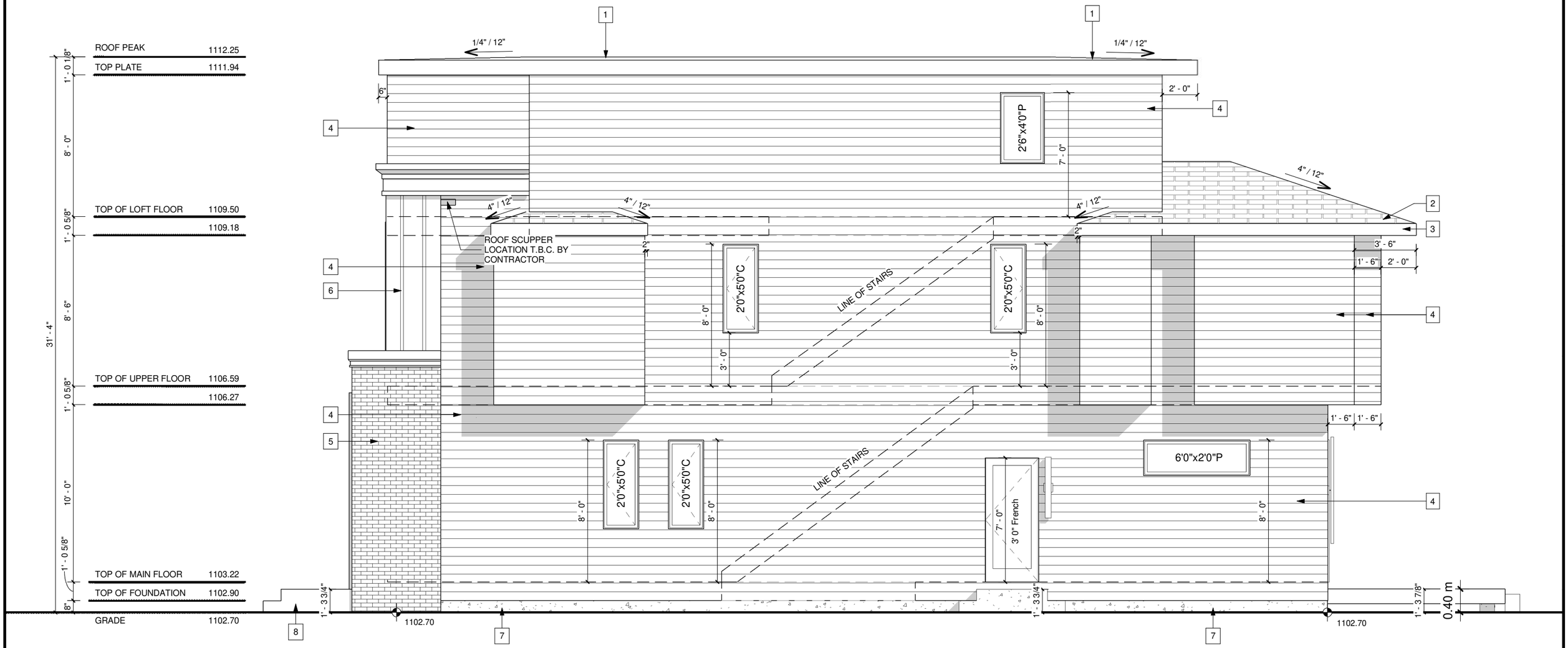
DESIGNER:	JOB #:
JT	309 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

EXTERIOR FINISHES:

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

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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ISSUES:

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

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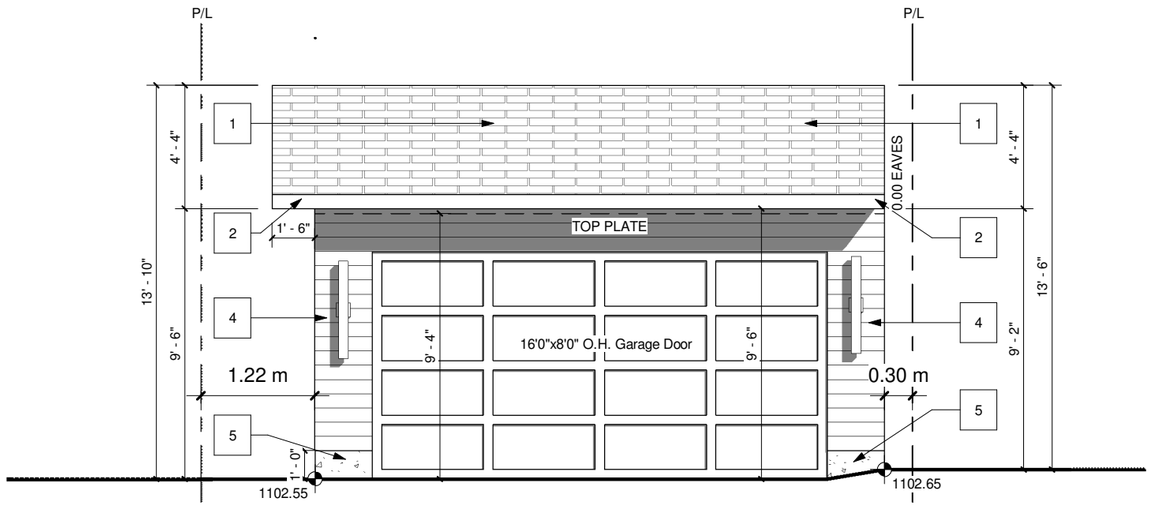
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STATUS: -
SIGNATURES: X
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JTA DESIGN + PERMITS

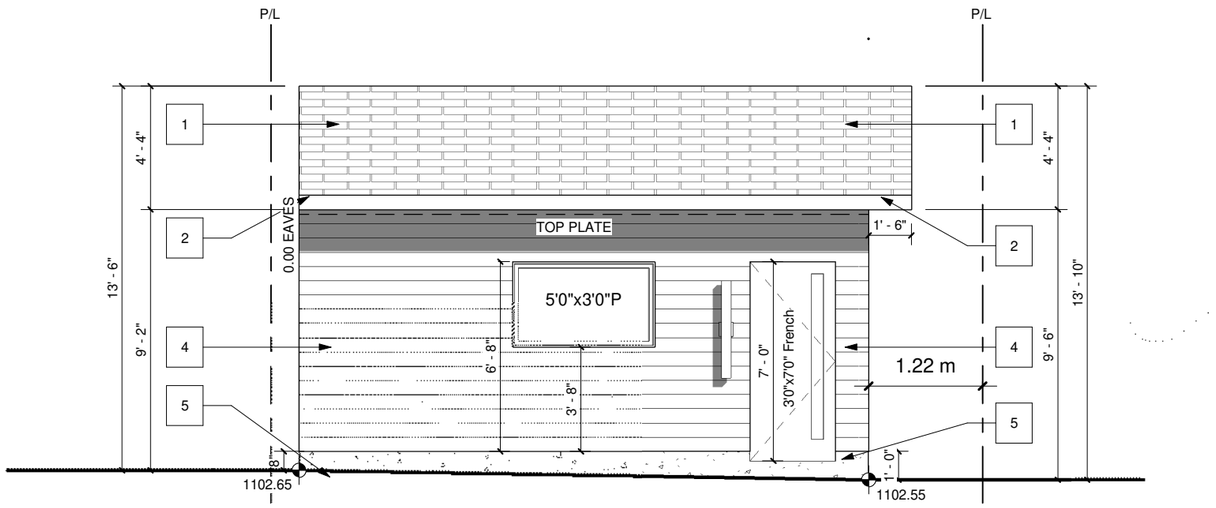
PROJECT NAME: 2820 Cochrane Road NW Calgary, Alberta
DESIGNER: JT
JOB #: 309 - 26
SCALE: AS SHOWN
SHEET: A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	8" ALUMNIMUM FASCIA	3	ALUMINUM EAVES	4	HARDIE FINISH	5	CONC. PARGING



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



GARAGE REAR
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 _____

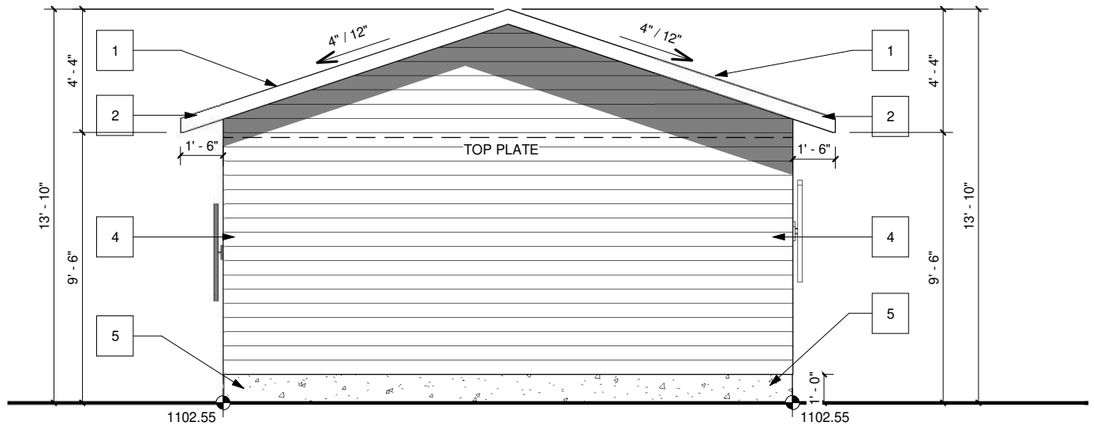
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PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

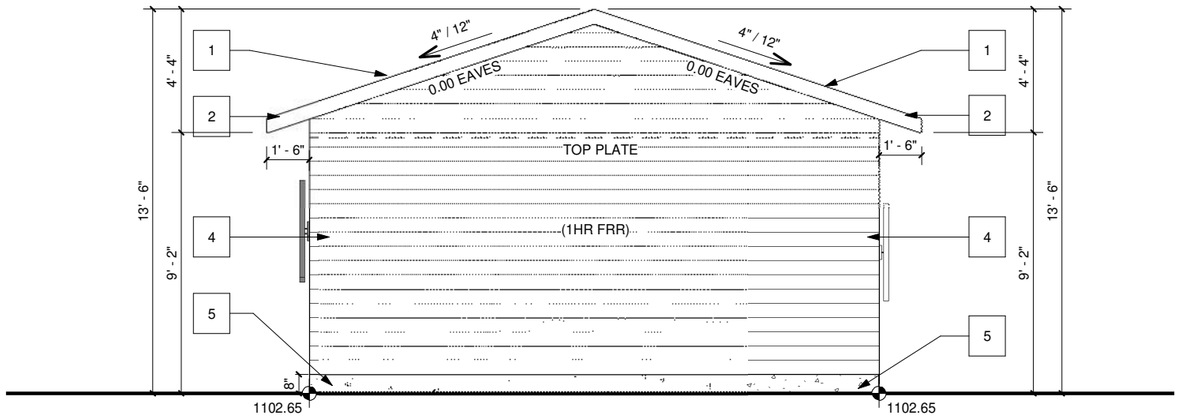
DESIGNER:	JOB #:
JT	309 - 26
SCALE:	SHEET:
AS SHOWN	A-4.2

EXTERIOR FINISHES:

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



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



GARAGE RIGHT
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.	--	--	--

JTA DESIGN + PERMITS

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PROJECT:
NEW HOME

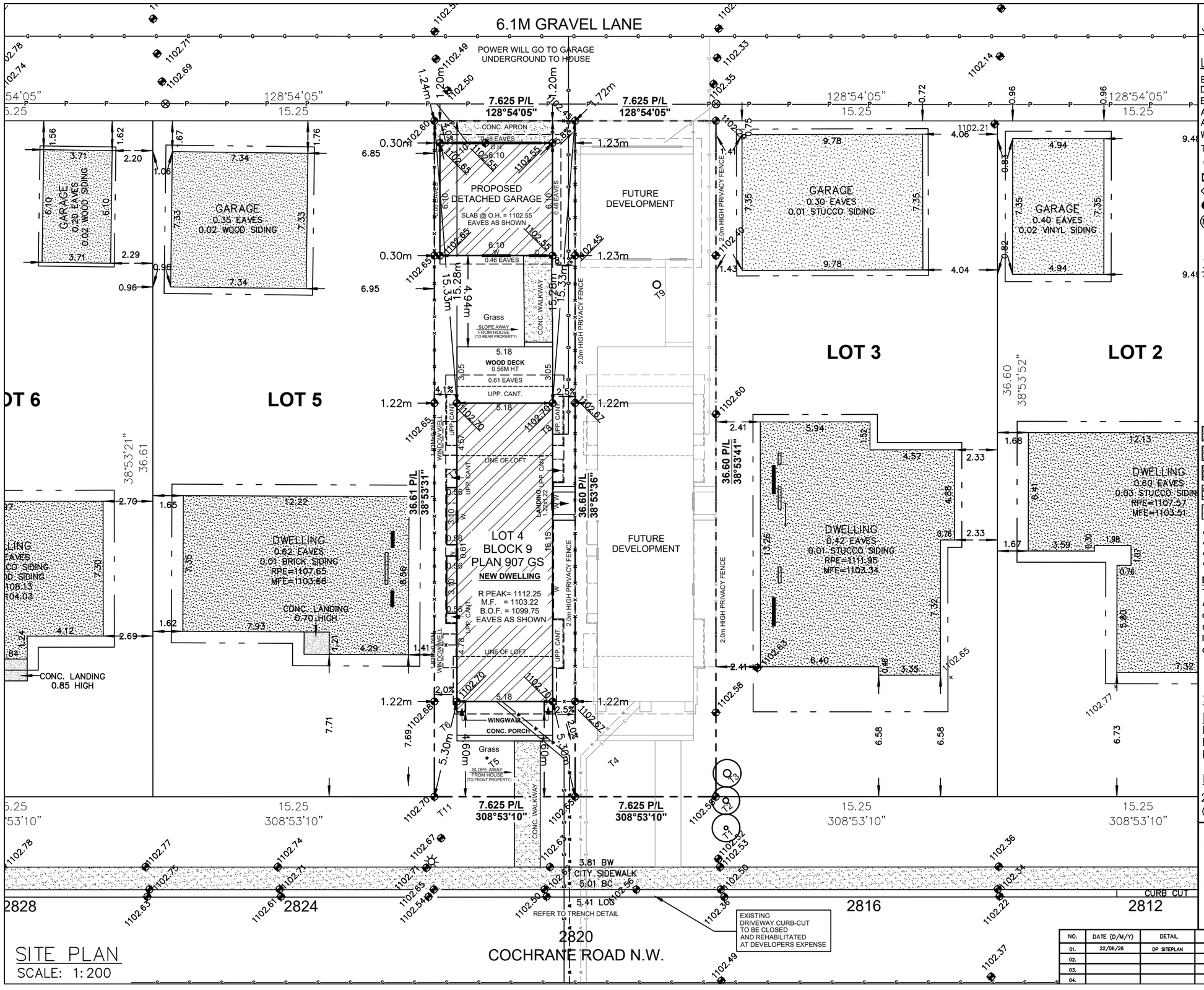
STATUS: -

SIGNATURES:
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PRINTED: 2026-09-03 1:14:44 PM

PROJECT NAME:
2820 Cochrane Road NW
Calgary, Alberta

DESIGNER:	JOB #:
JT	309 - 26
SCALE:	SHEET:
AS SHOWN	A-4.3



SITE PLAN

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: 278.965 SQ M
HOUSE: 83.706 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 3.463 SQ M
WING WALL: 0.511 SQ M
GARAGE: 37.161 SQ M

TOTAL: 124.841/278.965 = 44.75%

SITE PLAN
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 (West)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

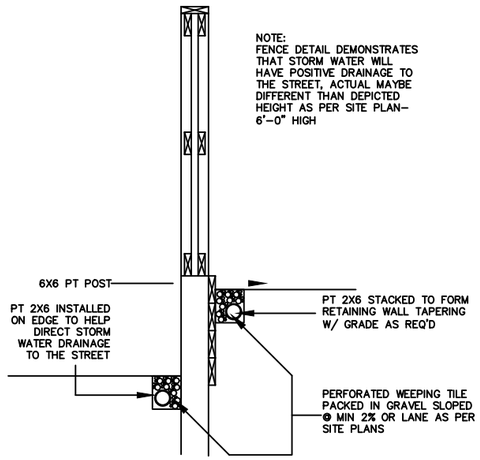
PROJECT: SINGLE HOUSE
SCALE: 1: 200
DATE: JUN 22, 2026
DIVISION: S NUMBER: 01

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

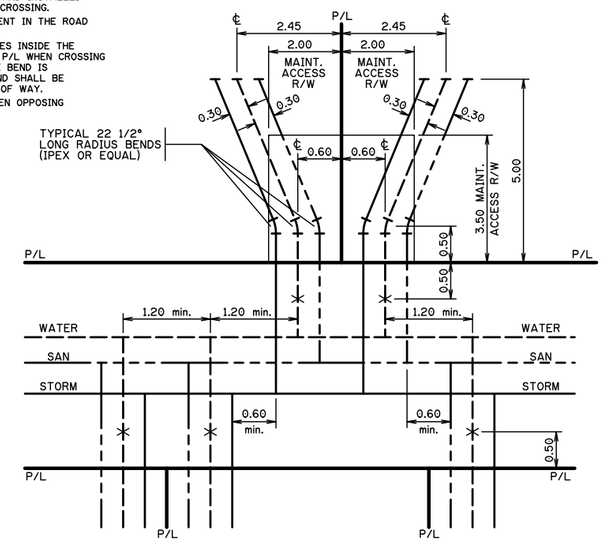


FENCE SECTION DETAIL

SCALE: NTS

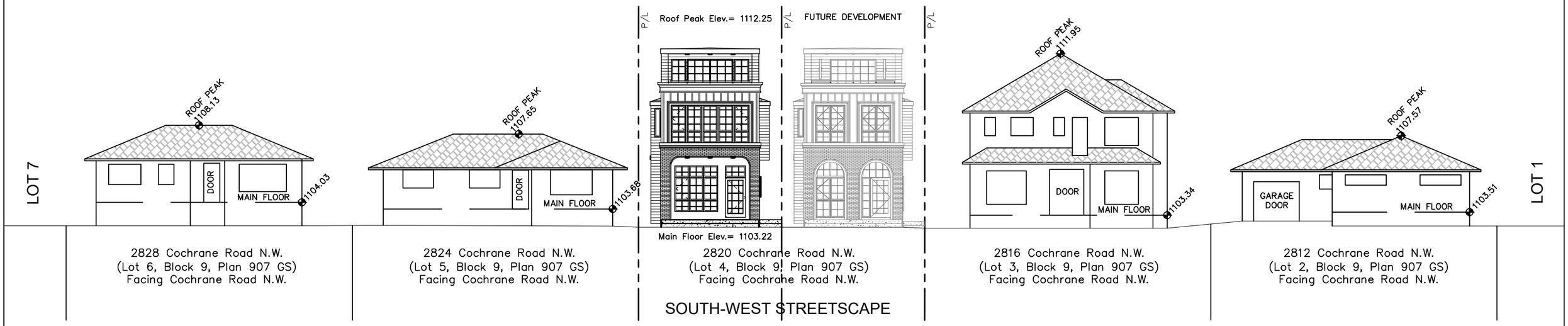
NOTES:

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



2828 Cochrane Road N.W.
(Lot 6, Block 9, Plan 907 GS)
Facing Cochrane Road N.W.

2824 Cochrane Road N.W.
(Lot 5, Block 9, Plan 907 GS)
Facing Cochrane Road N.W.

2820 Cochrane Road N.W.
(Lot 4, Block 9, Plan 907 GS)
Facing Cochrane Road N.W.

2816 Cochrane Road N.W.
(Lot 3, Block 9, Plan 907 GS)
Facing Cochrane Road N.W.

2812 Cochrane Road N.W.
(Lot 2, Block 9, Plan 907 GS)
Facing Cochrane Road N.W.

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.			

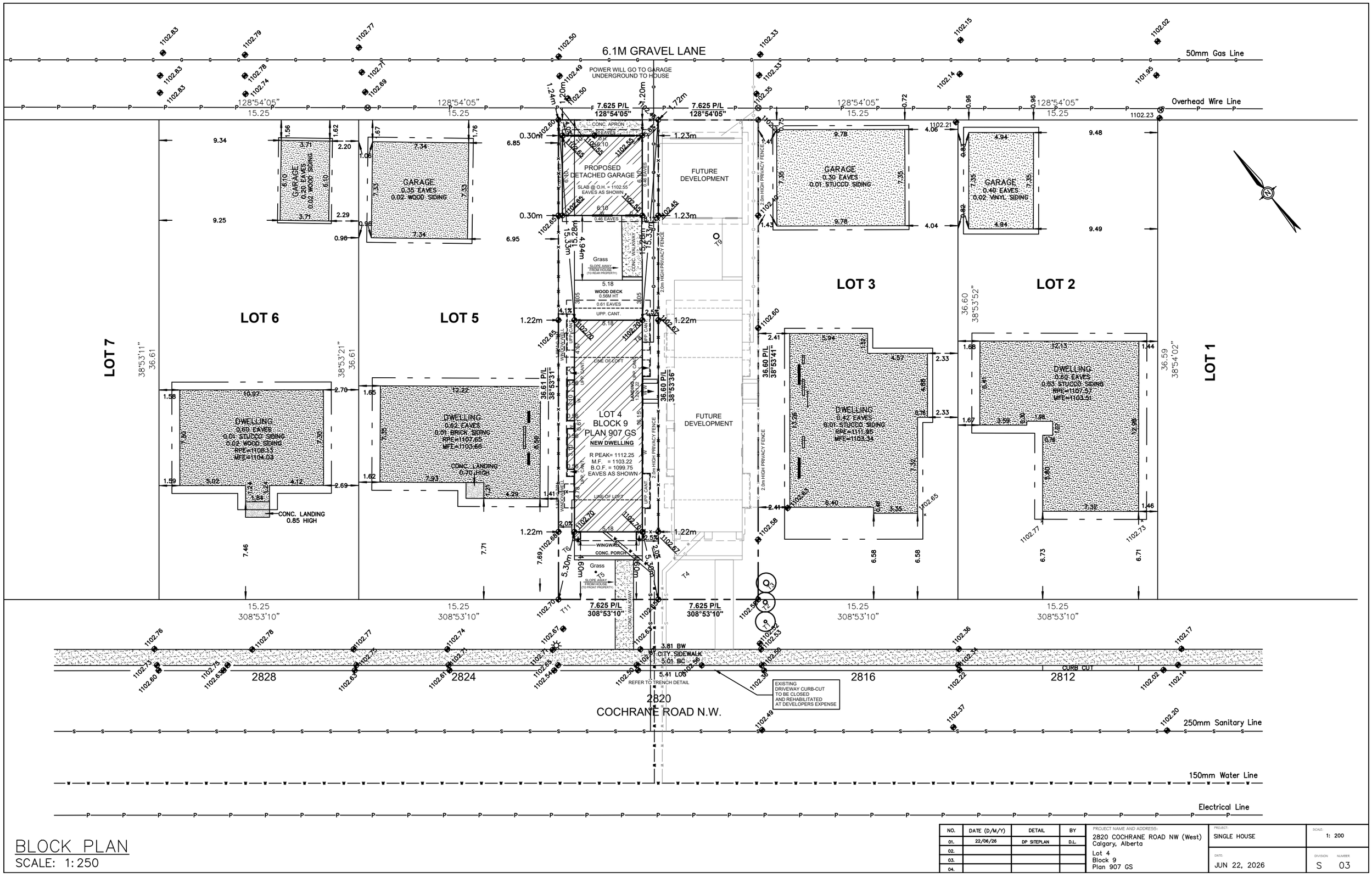
PROJECT NAME AND ADDRESS:
2820 COCHRANE ROAD NW (West)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

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 (West)
Calgary, Alberta
Lot 4
Block 9
Plan 907 GS

PROJECT: SINGLE HOUSE

DATE: JUN 22, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03