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:

Lots 43-48
Block 3
Plan 85 AG

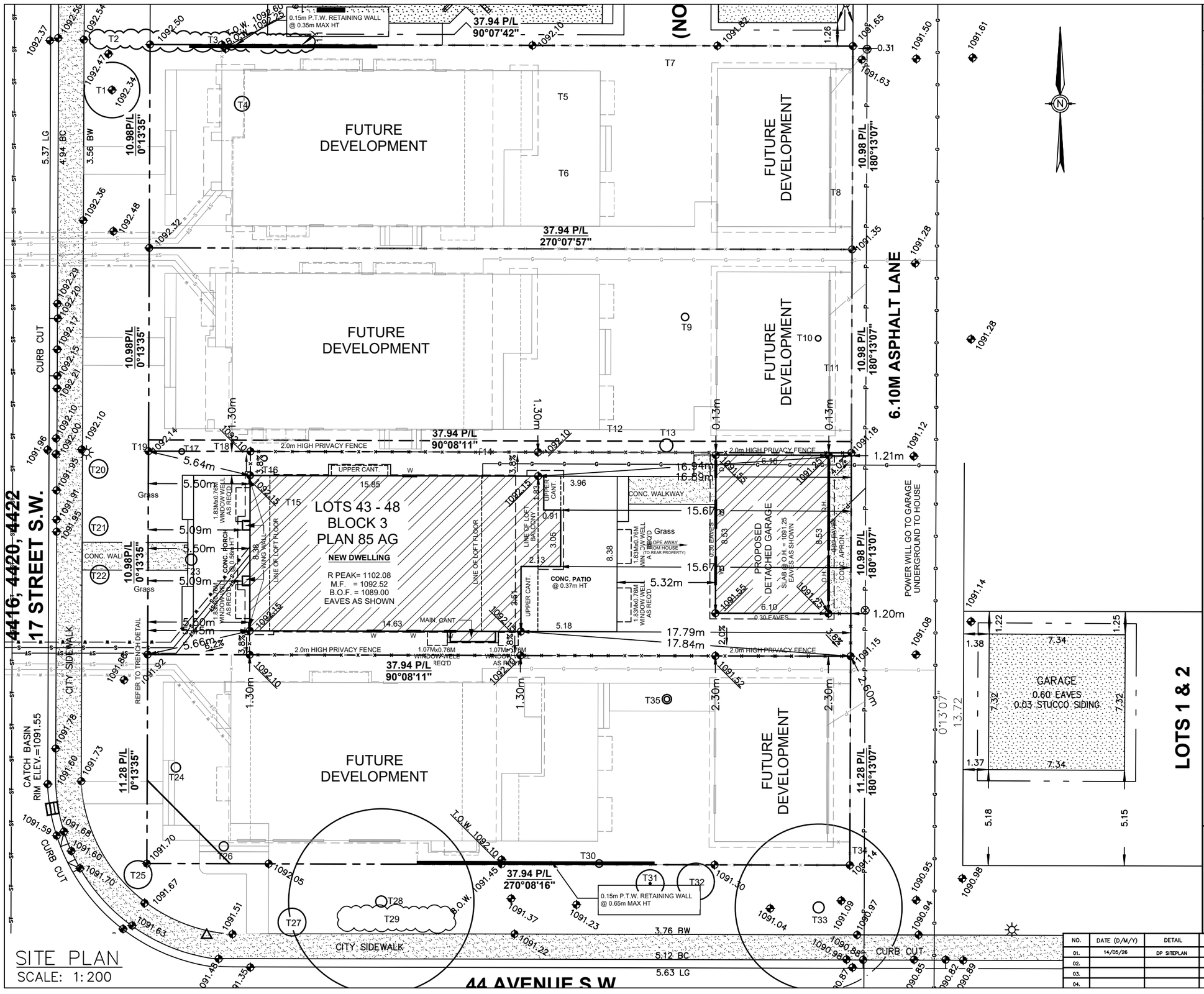
MUNICIPAL ADDRESS:

4416,4420,4422 – 17th STREET S.W.
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 416.201 SQ M
HOUSE: 131.365 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 1.363 SQ M
WING WALL: 0.459 SQ M
GARAGE: 52.026 SQ M

= 185.213/416.201
= 44.50%



NO.	DATE (D/M/Y)	DETAIL	BY
01.	14/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
4422 17th STREET SW (North)
Calgary, Alberta
Lots 43 To 48
Block 3
Plan 85 AG

PROJECT: SINGLE HOUSE

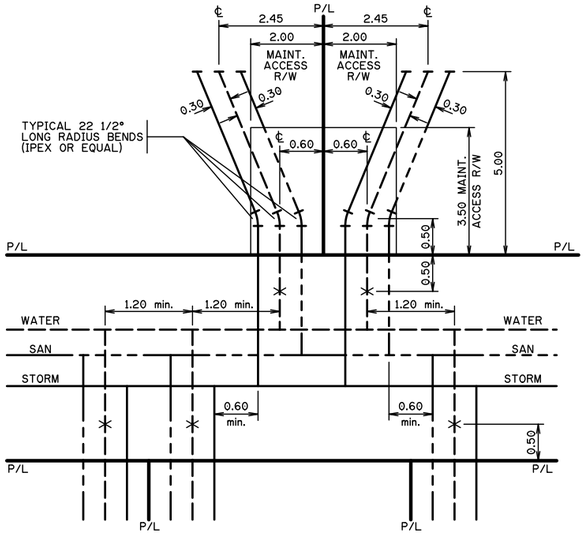
SCALE: 1: 200

DATE: MAY 14, 2026

DIVISION: S NUMBER: 01

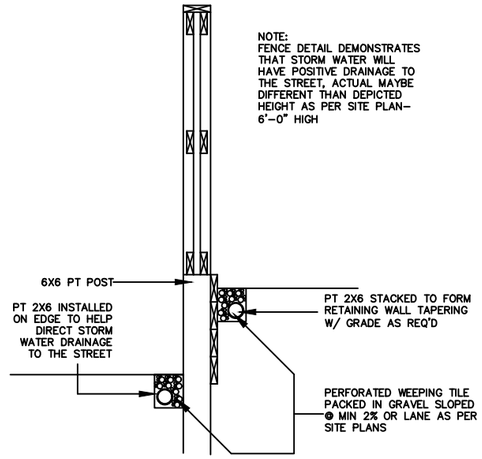
NOTES:

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

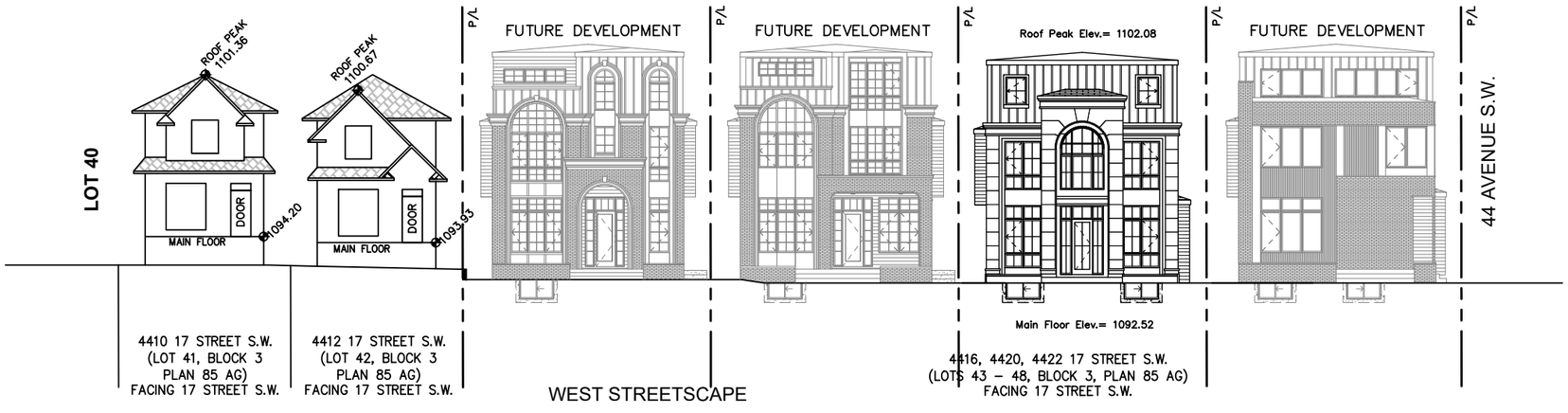


FENCE SECTION DETAIL

SCALE: NTS

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Bush	–	3.00	1.50	In City Property	To Stay
T2	Bush	–	1.00	1.50	In City Property	To Stay
T3	Bush	–	1.00	1.50	On Property Line	To Stay
T4	Deciduous	0.80	14.00	9.00	In Subject Property	To Be Removed
T5	Bush	–	1.50	3.00	In Subject Property	To Be Removed
T6	Bush	–	1.50	3.00	In Subject Property	To Be Removed
T7	Bush	–	0.50	2.00	In Subject Property	To Be Removed
T8	Bush	–	2.00	5.00	In Subject Property	To Be Removed
T9	Deciduous	0.40	5.00	5.00	In Subject Property	To Be Removed
T10	Deciduous	0.30	5.00	5.00	In Subject Property	To Be Removed
T11	Bush	–	2.00	5.00	In Subject Property	To Be Removed
T12	Bush	–	1.50	5.00	In Subject Property	To Be Removed
T13	Deciduous	0.70	8.00	10.00	In Subject Property	To Be Removed
T14	Bush	–	5.00	4.00	In Subject Property	To Be Removed
T15	Bush	–	4.00	5.00	In Subject Property	To Be Removed
T16	Deciduous	0.30	8.00	7.00	In Subject Property	To Be Removed
T17	Deciduous	0.30	8.00	7.00	In Subject Property	To Be Removed
T18	Bush	–	0.50	0.50	In Subject Property	To Be Removed
T19	Bush	–	0.50	0.50	In City Property	To Stay
T20	Bush	–	1.00	1.00	In City Property	To Stay
T21	Bush	–	1.00	1.00	In City Property	To Stay
T22	Bush	–	1.00	1.00	In City Property	To Stay
T23	Coniferous	0.60	8.00	12.00	In Subject Property	To Be Removed
T24	Coniferous	0.50	6.00	12.00	In Subject Property	To Be Removed
T25	Bush	–	1.50	2.00	In City Property	To Be Removed
T26	Coniferous	0.50	6.00	12.00	In Subject Property	To Be Removed
T27	Bush	–	1.50	1.50	In City Property	To Stay
T28	ELM, AMERICAN (ULMUS AMERICANA)	0.66	10.00	10.00	In City Property	To Be removed
T29	Bush	–	1.50	1.50	In City Property	To Stay
T30	Deciduous	0.40	8.00	7.00	On Property Line	To Be Removed
T31	Coniferous	0.10	1.50	3.00	In City Property	To Stay
T32	Bush	–	2.00	3.00	In City Property	To Stay
T33	ELM, AMERICAN (ULMUS AMERICANA)	0.57	9.00	9.00	In City Property	To Stay
T34	Bush	–	1.50	2.00	On Property Line	To Be Removed
T35	Deciduous	0.30	0.50	3.00	In Subject Property	To Be Removed



STREETSCAPE

SCALE: 1:250

SINGLE DETACHED SQFT:

	AREA
BASEMENT	1787.50 SQ FT
MAIN FLOOR	1321.42 SQ FT
UPPER FLOOR	1377.58 SQ FT
LOFT FLOOR	937.12 SQ FT
TOTAL AREA	3636.12 SQ FT

NO.	DATE (D/M/Y)	DETAIL	BY
01.	14/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
4422 17th STREET SW (North)
Calgary, Alberta
Lots 43 To 48
Block 3
Plan 85 AG

PROJECT: SINGLE HOUSE

SCALE: AS SHOWN

DATE: MAY 14, 2026

DIVISION: S NUMBER: 02

4410

4412

LOT 41 (NO ACCESS)

LOT 42 (NO ACCESS)

DWELLING
0.60 EAVES
0.02 STUCCO SIDING
RPE=1101.36
MFE=1094.20

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

DWELLING
0.60 EAVES
0.02 STUCCO SIDING
RPE=1100.67
MFE=1093.93

0.15m P.T.W. RETAINING WALL @ 0.35m MAX HT

37.94 P/L
90°07'42"

90°07'37"
37.94

FUTURE DEVELOPMENT

37.94 P/L
270°07'57"

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

37.94 P/L
90°08'11"

LOTS 43 - 48
BLOCK 3
PLAN 85 AG
NEW DWELLING
R PEAK= 1102.08
M.F. = 1092.52
B.O.F. = 1089.00
EAVES AS SHOWN

PROPOSED DETACHED GARAGE
SLAB @ O.H. = 1091.25
EAVES AS SHOWN

CONC. PATIO
@ 0.37m HT

37.94 P/L
90°08'11"

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

11.28 P/L
0°13'35"

11.28 P/L
180°13'07"

37.94 P/L
270°08'16"

0.15m P.T.W. RETAINING WALL @ 0.65m MAX HT

10.98 P/L
0°13'35"

10.98 P/L
180°13'07"

10.98P/L
0°13'35"

10.98 P/L
180°13'07"

10.98P/L
0°13'35"

10.98 P/L
180°13'07"

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

17 STREET S.W.

4416, 4420, 4422

6.10M ASPHALT LANE

44 AVENUE S.W.

CITY SIDEWALK

CURB CUT

CATCH BASIN
RIM ELEV.=1091.55

REFER TO TREE DETAIL

2.0m HIGH PRIVACY FENCE

CONC. WALKWAY

CONC. WALL

Grass

3.76 BW

5.12 BC

5.63 LG

5.37 LG

4.94 BC

3.56 BW

LOT 3

90°08'05"
37.79

GARAGE
0.60 EAVES
0.03 STUCCO SIDING

LOTS 1 & 2

DWELLING
0.60 EAVES
0.03 STUCCO SIDING
RPE=1099.29
MFE=1092.10

37.79
270°08'16"

13.72
180°12'40"

013'07"
13.72

BLOCK PLAN
SCALE: 1:250

NO.	DATE (D/M/Y)	DETAIL	BY
01.	14/05/26	DP SITEPLAN	D.L.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
4422 17th STREET SW (North)
Calgary, Alberta
Lots 43 To 48
Block 3
Plan 85 AG

PROJECT: SINGLE HOUSE

DATE: MAY 14, 2026

SCALE: 1: 200

DIVISION: S NUMBER: 03







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 Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Floor Plans
A-4.1	Garage Front & Rear Elevation
A-4.2	Garage Left & Right Elevation

FLOOR AREA

BASEMENT	= 1787.50 SQ. FT.
MAIN	= 1321.42 SQ. FT.
UPPER	= 1377.58 SQ. FT.
LOFT	= 937.12 SQ. FT.
TOTAL	= 3636.12 SQ. FT.

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: NEW HOME

STATUS: -

SIGNATURES:

X _____

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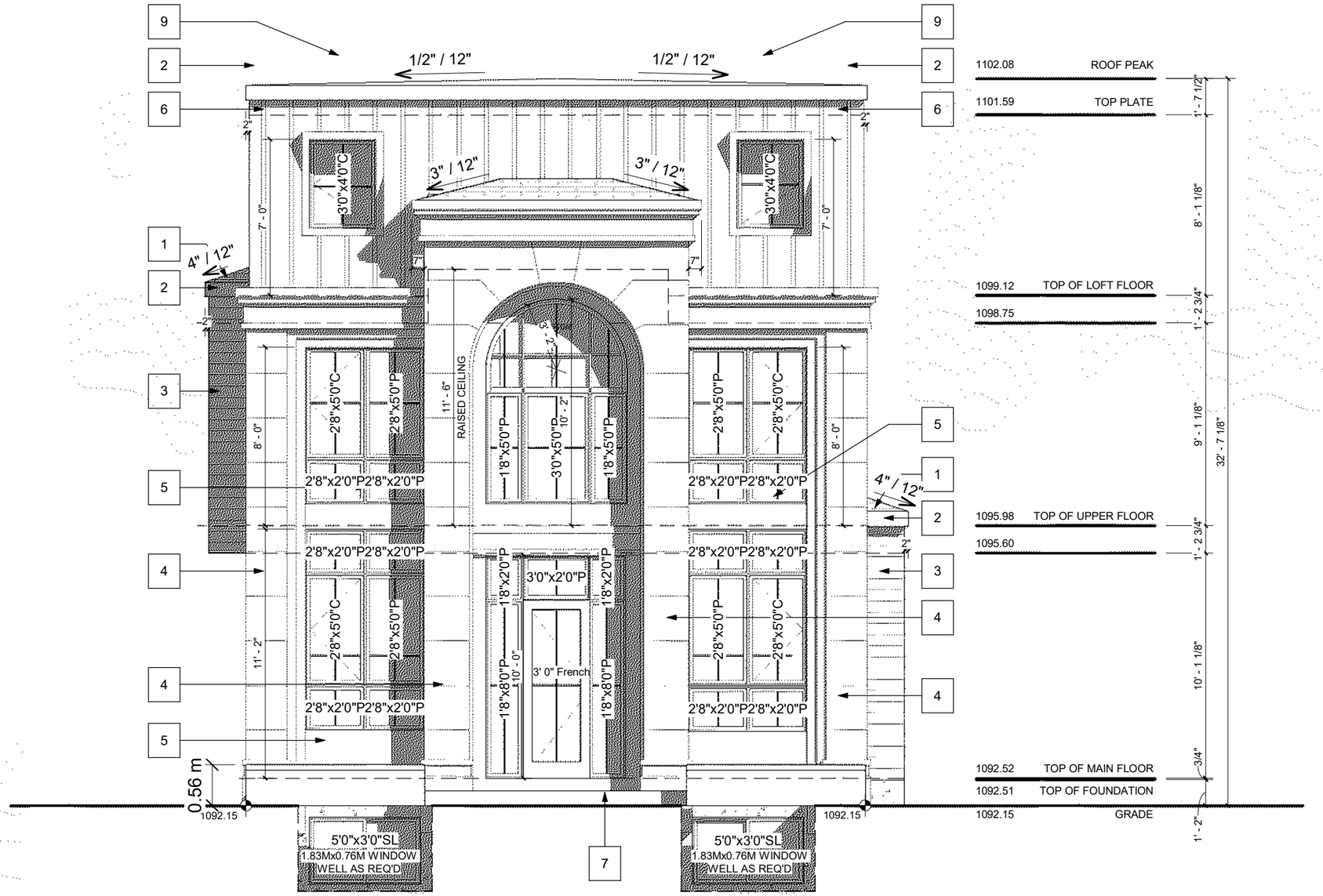
PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
2	8" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	HARDIE FINISH - BLACK	6	VERTICAL HARDIE FINISH - BLACK	9	TORCH ON ROOF

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)



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

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

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PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
2	8" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	HARDIE FINISH - BLACK	6	VERTICAL HARDIE FINISH - BLACK	9	TORCH ON ROOF

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.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-07 4:47:44 PM

PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-2.1

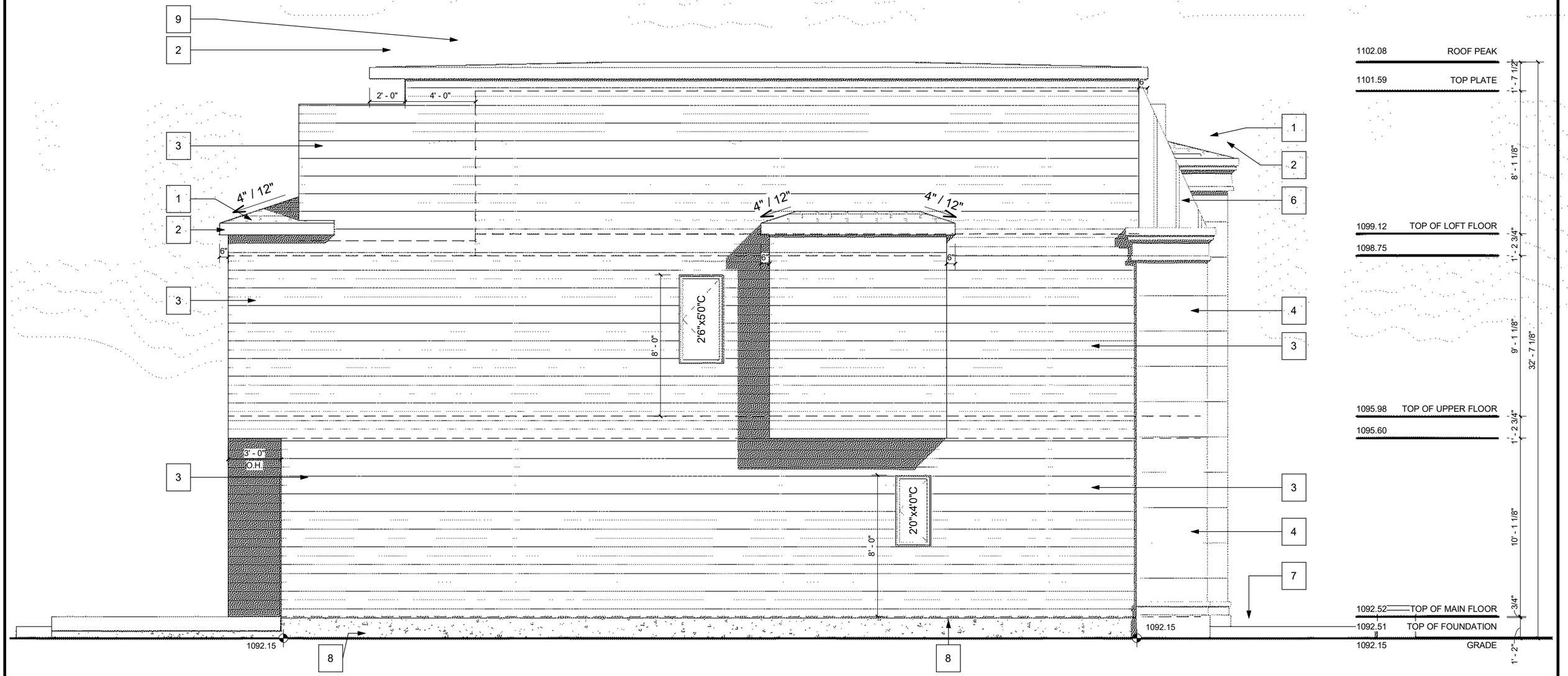
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
2	8" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	HARDIE FINISH - BLACK	6	VERTICAL HARDIE FINISH - BLACK	9	TORCH ON ROOF

WINDOW CALCULATION

WALL AREA = 1582.62 SQ. FT.
WINDOW AREA = 21.64 SQ. FT.
TOTAL: 21.64/1582.62 = 1.37%

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)



PROJECT NOTES:

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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES:
X
PRINTED: 2026-10-07 4:47:45 PM

JTA DESIGN + PERMITS

PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-2.2

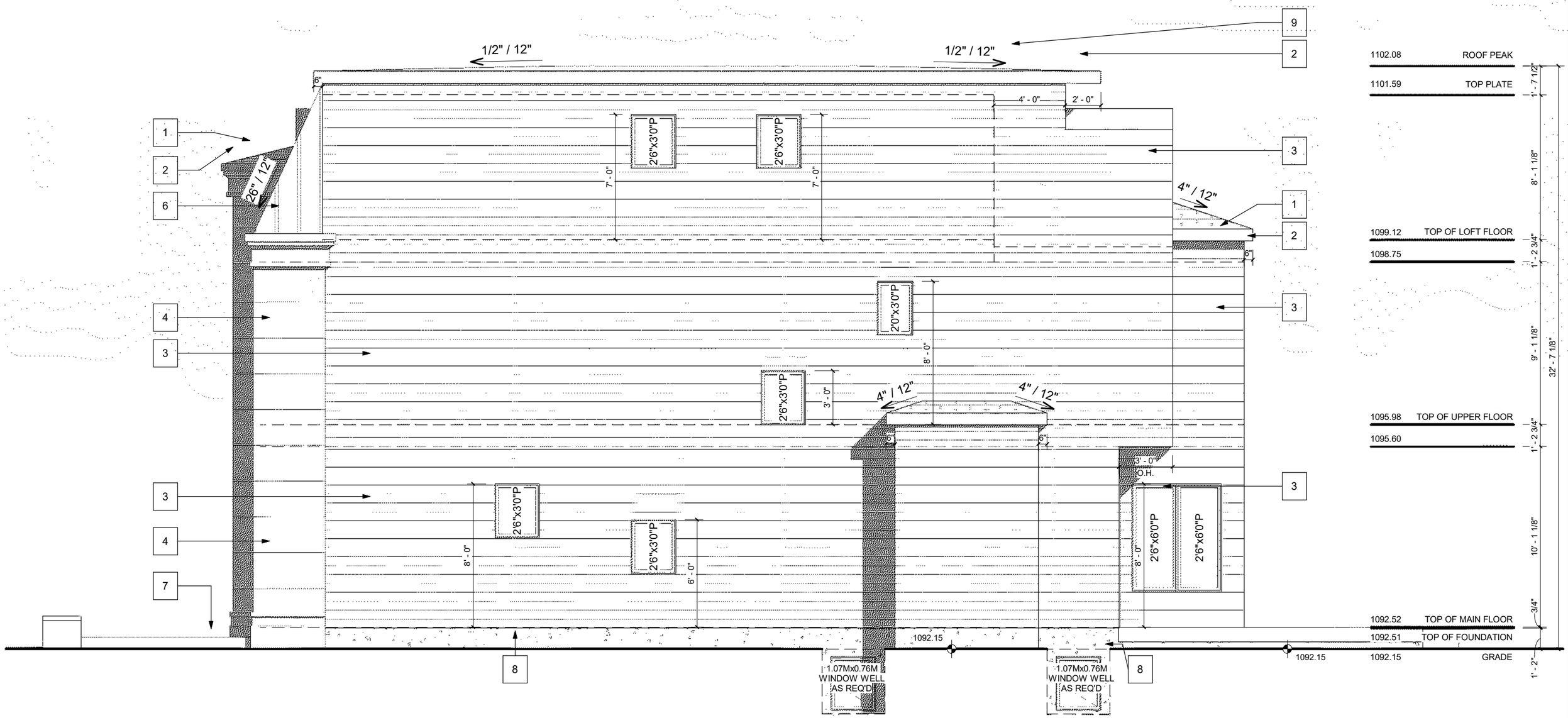
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
2	8" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	HARDIE FINISH - BLACK	6	VERTICAL HARDIE FINISH - BLACK	9	TORCH ON ROOF

WINDOW CALCULATION

WALL AREA = 1616.38 SQ. FT.
WINDOW AREA = 80.77 SQ. FT.
TOTAL: 80.77/1616.38 = 5.00%

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)



PROJECT NOTES:

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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT: NEW HOME
STATUS: -
SIGNATURES: X
PRINTED: 2026-10-07 4:47:46 PM

JTA DESIGN + PERMITS

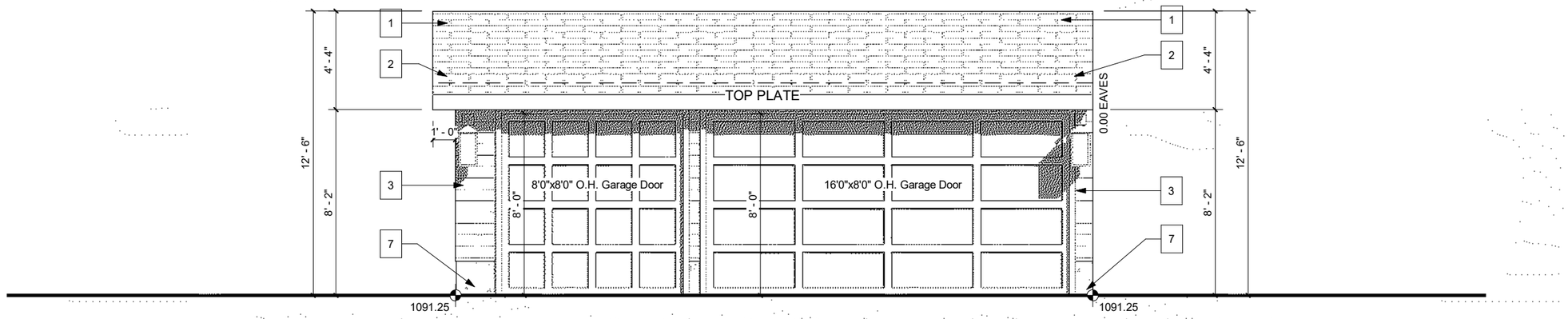
PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-2.3

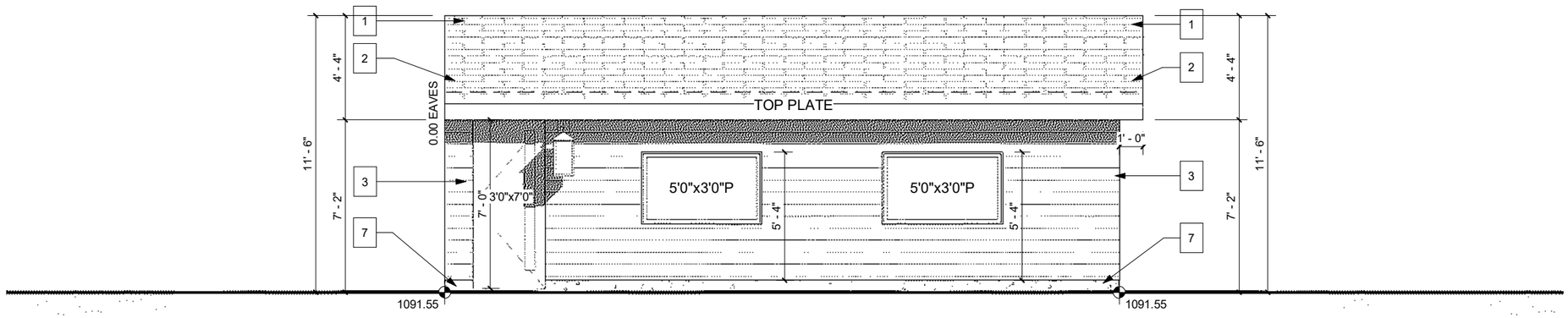
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
2	8" ALUMINUM FASCIA / EAVES	5	BOARD & BATTEN - BLACK/DARK GREY	8	CONCRETE PARGING
3	HARDIE FINISH - BLACK	6	VERTICAL HARDIE FINISH - BLACK	9	TORCH ON ROOF

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)



GARAGE FRONT ELEVATION (LANE)
SCALE: 3/16" = 1'-0"



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

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
ASSUMES NO RESPONSIBILITY, IMPLIED OR DIRECT UNLESS THE DRAWINGS BEAR THE SEAL AND SIGNATURE OF A REGISTERED PROFESSIONAL.
ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING.

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME
STATUS: -
SIGNATURES:
X _____
PRINTED: 2026-10-07 4:47:47 PM

JTA DESIGN + PERMITS

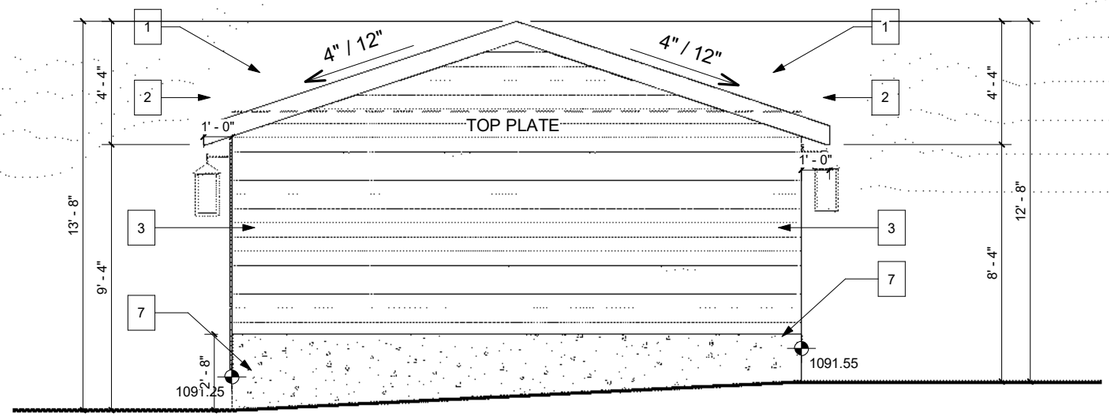
PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-4.1

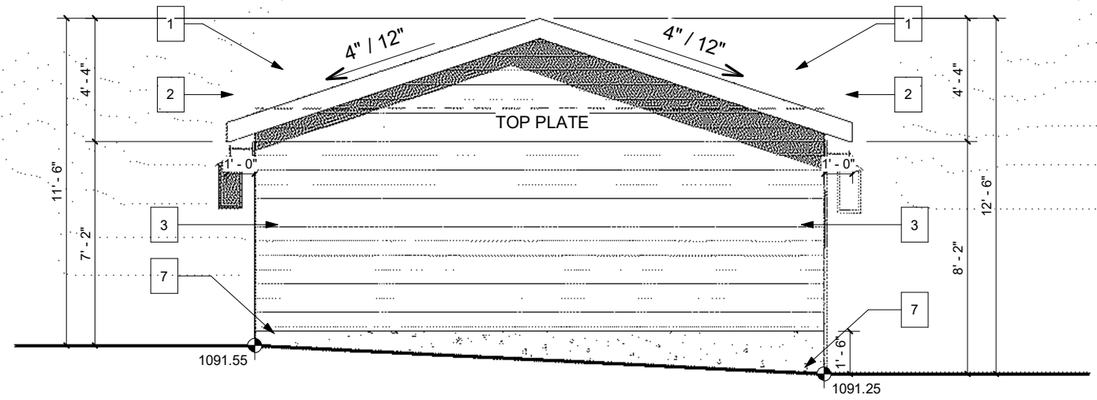
EXTERIOR FINISHES:

1	ASPHALT SHINGLES	4	STONE CLADDING - WHITE	7	CAST-IN PLACE CONCRETE
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-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)



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



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

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	14/05/26	DP PLANS	D.L.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-07 4:47:48 PM

JTA DESIGN + PERMITS

PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	180 - 26
SCALE:	SHEET:
AS SHOWN	A-4.2