





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
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
JOHN TRINH & ASSOCIATES INC. 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.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME

STATUS: BP

SIGNATURES:

X _____

PRINTED: 2026-10-22 4:07:02 PM

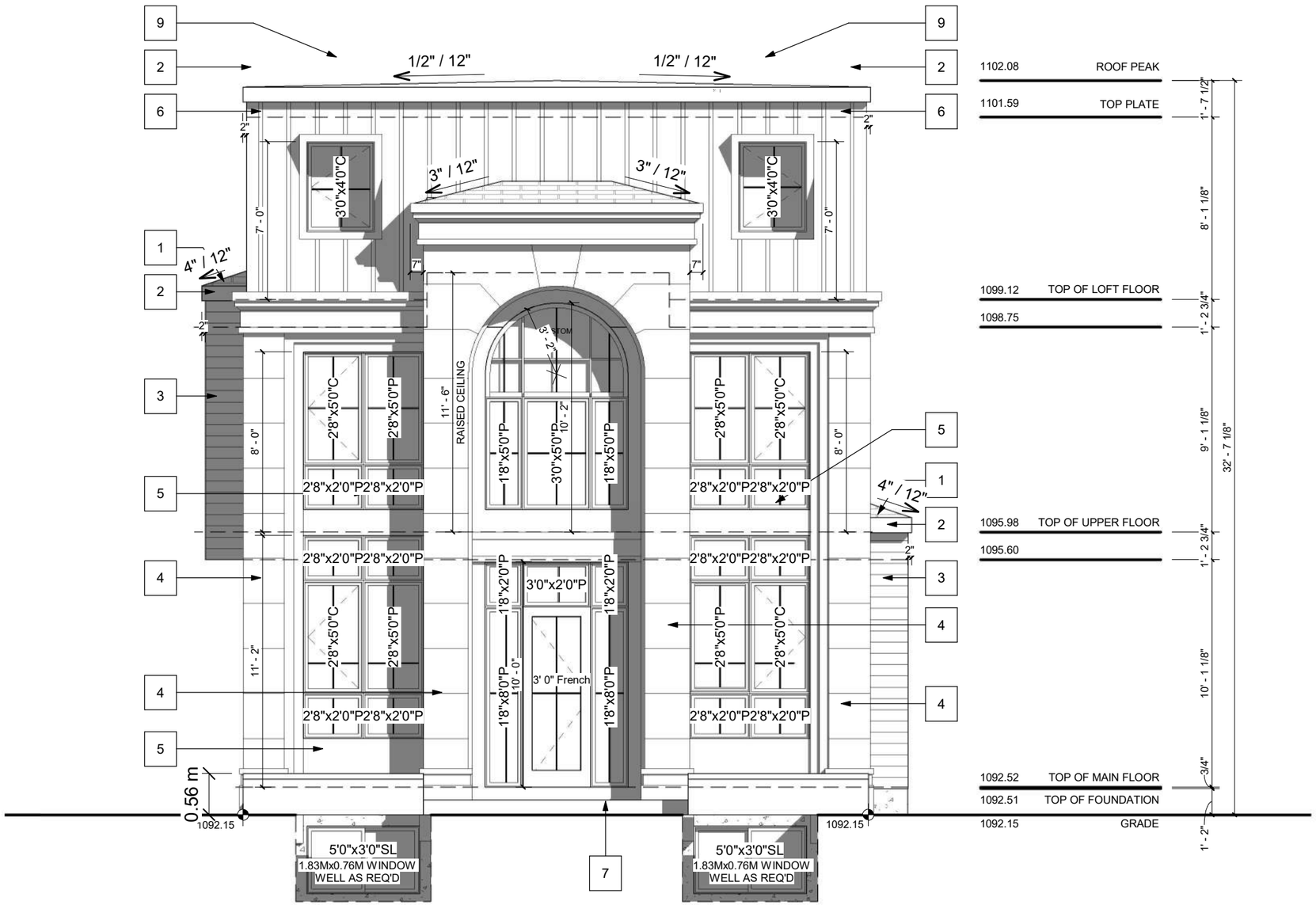
PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

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:

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.
JOHN TRINH & ASSOCIATES INC. 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.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME

STATUS: BP

SIGNATURES:
X _____

PRINTED: 2026-10-22 4:07:06 PM

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:

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.
JOHN TRINH & ASSOCIATES INC. 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.	--	--	--

JTA DESIGN + PERMITS

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY JOHN TRINH & ASSOCIATES INC. AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME

STATUS: BP

SIGNATURES:
X _____

PRINTED: 2026-10-22 4:07:08 PM

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

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

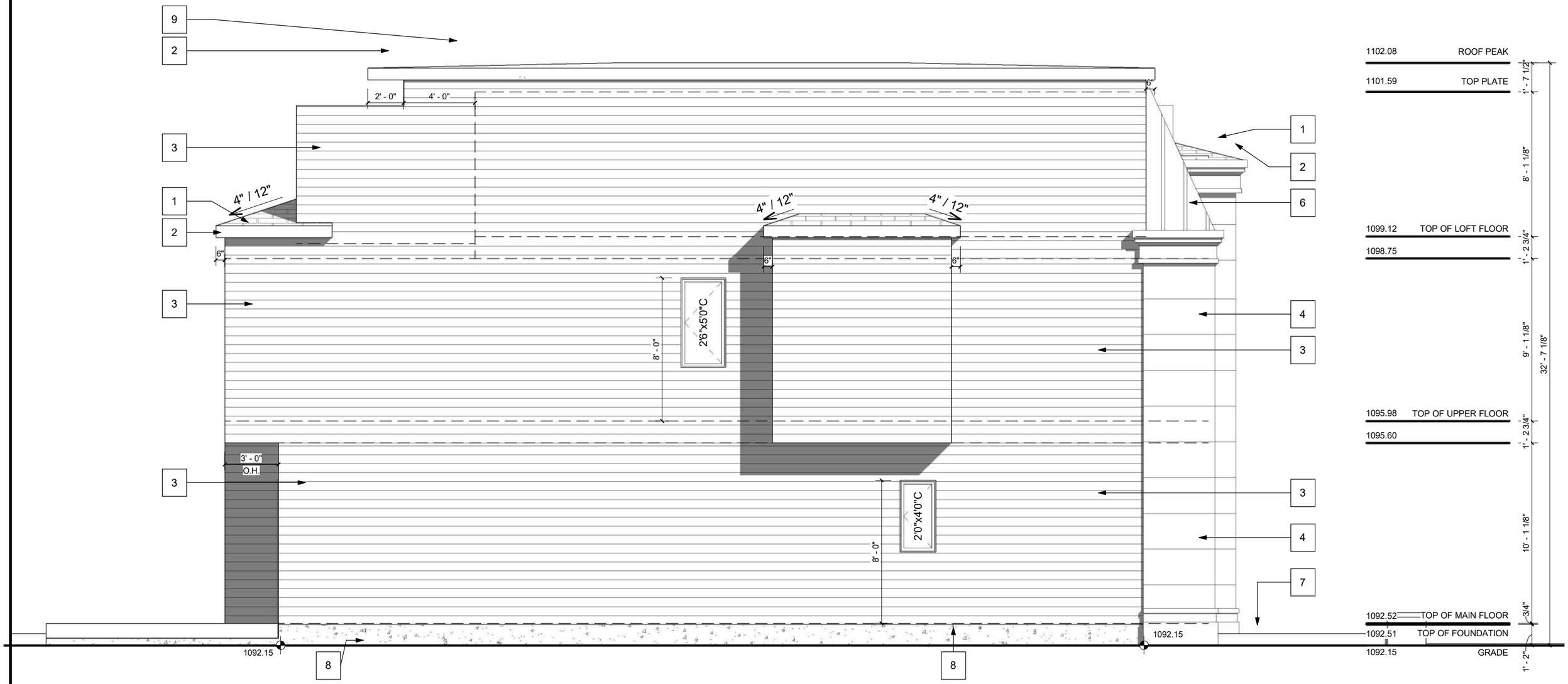
EXTERIOR FINISHES:

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"

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.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME
STATUS: BP
SIGNATURES: X
PRINTED: 2026-10-22 4:07:09 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

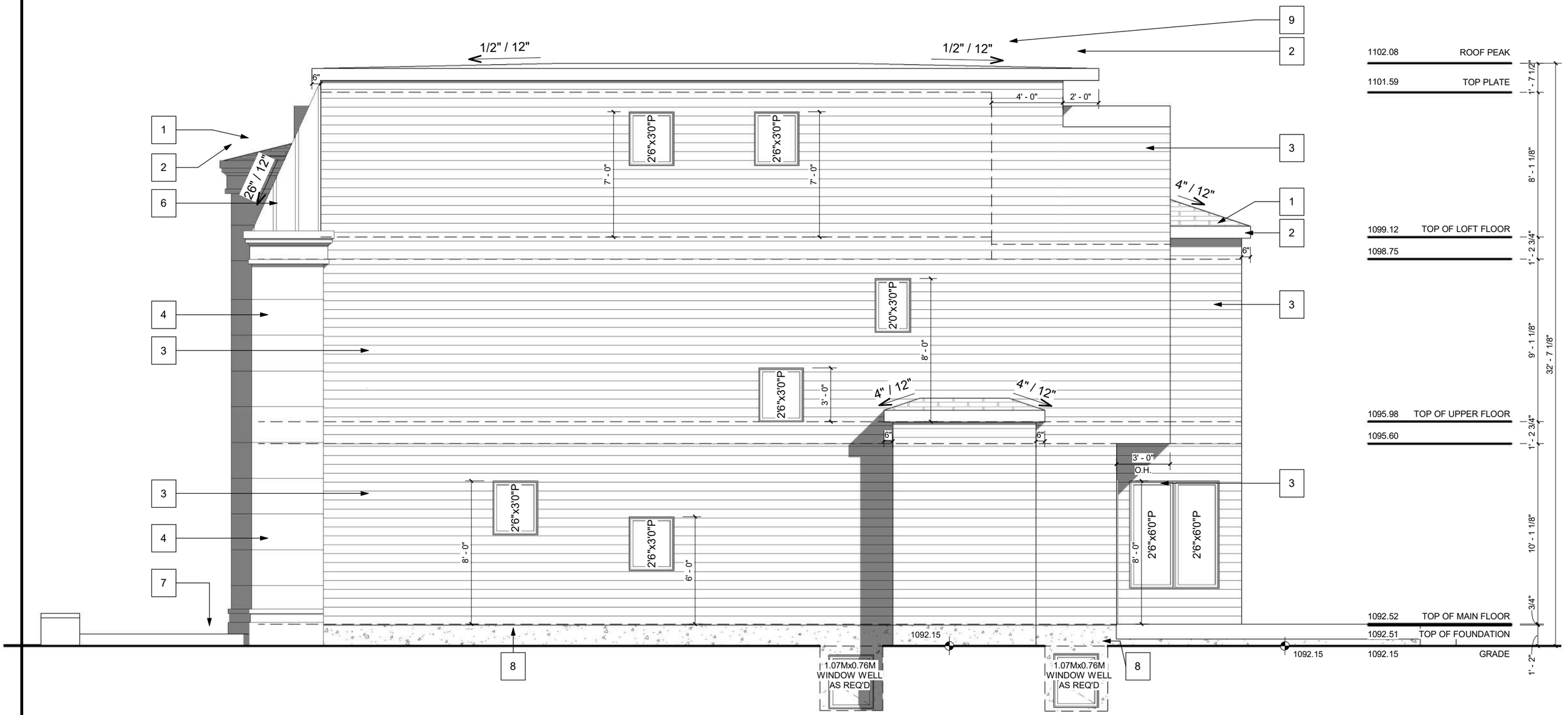
EXTERIOR FINISHES:

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"

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.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME
STATUS: BP
SIGNATURES: X
PRINTED: 2026-10-22 4:07:10 PM

JTA DESIGN + PERMITS

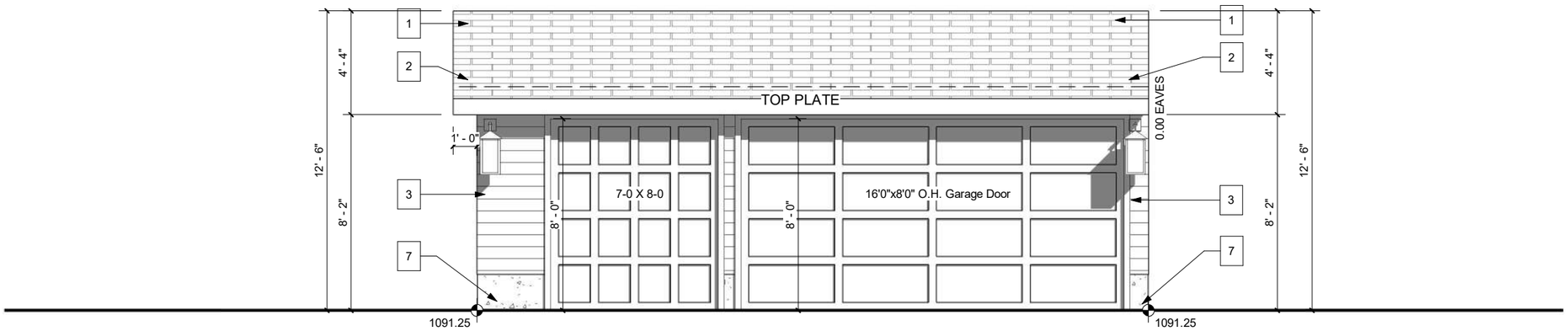
PROJECT NAME:
4422 17 Street SW (North)
CALGARY, ALBERTA

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

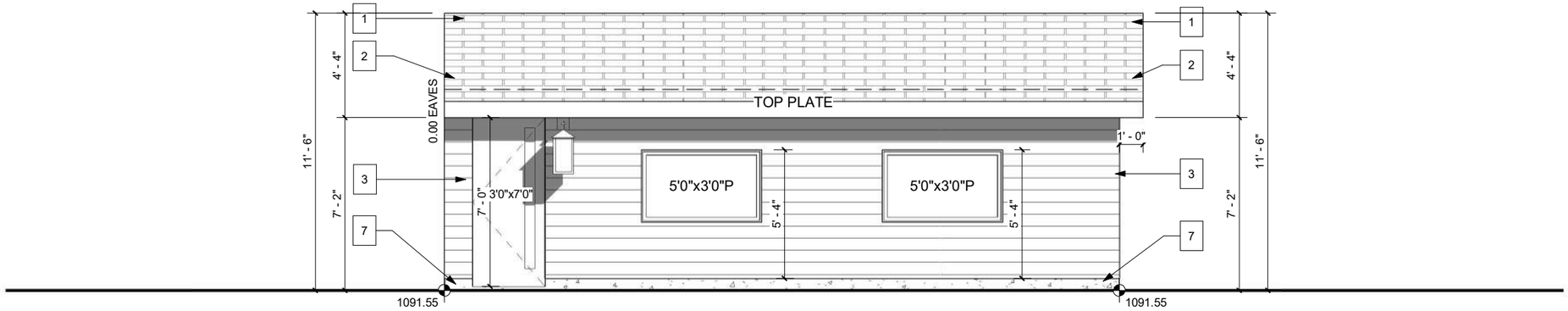
EXTERIOR FINISHES:

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.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME
STATUS: BP
SIGNATURES: X _____
PRINTED: 2026-10-22 4:07:11 PM

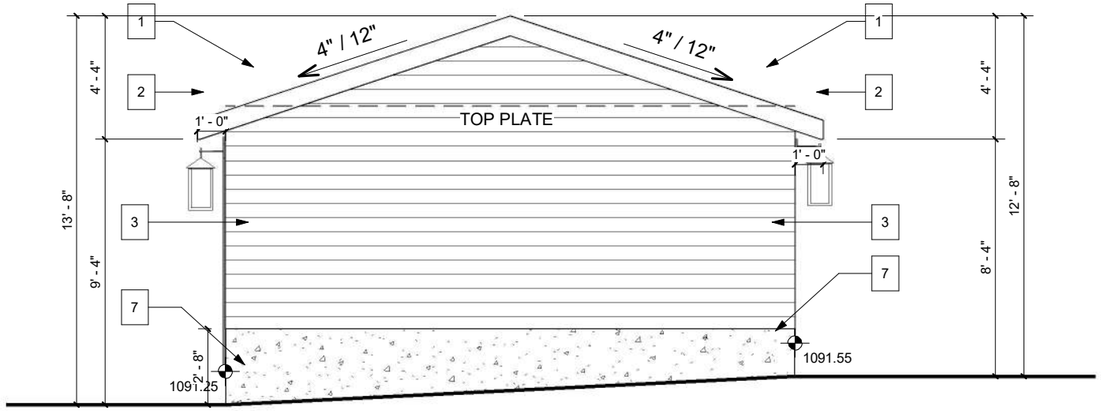
JTA DESIGN + PERMITS

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

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

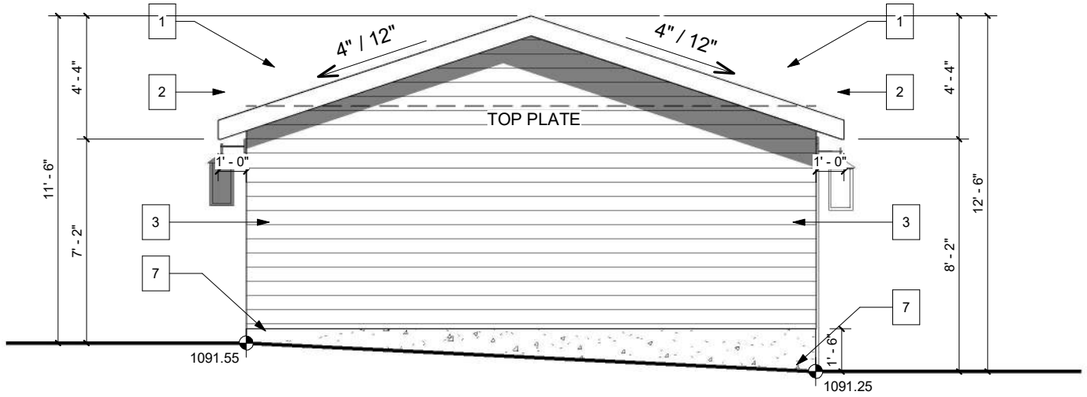
EXTERIOR FINISHES:

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



GARAGE RIGHT 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)



GARAGE LEFT 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.	--	--	--

COPYRIGHT:
ALL IDEAS AND DESIGNS REPRESENTED BY THIS DRAWING ARE OWNED BY AND WERE CREATED FOR USE IN A SPECIFIED PROJECT. NONE OF THE IDEAS AND/OR DESIGNS MAY BE USED BY, OR DISCLOSED TO, ANY OTHER PERSON OR ORGANIZATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION

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

PROJECT: NEW HOME
STATUS: BP
SIGNATURES: X _____
PRINTED: 2026-10-22 4:07:11 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

SITE PLAN

SCALE: 1:200

4416, 4420, 4422 — 17 STREET S.W.

44 AVENUE S.W.

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

FUTURE DEVELOPMENT

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

CONC. PATIO
@ 0.37m HT

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

2.0m HIGH PRIVACY FENCE

CONC. WALKWAY

CONC. APRON

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

6.10M ASPHALT LANE

CURB CUT

CITY SIDEWALK

CATCH BASIN
RIM ELEV.=1091.55

REFER TO TRENCH DETAIL

EXCAVATION TO FOLLOW ENMAX GROUND DISTURBANCE GUIDELINES, INCLUDING FENCING IN PROXIMITY OF POWER POLE. SHOULD POLE STABILISERS BE NECESSARY BUILDER TO USE ENMAX APPROVED SUPPLIER.

LOTS 1 & 2

GARAGE
0.60 EAVES
0.03 STUCCO SIDING

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
- —X—X— denotes Fence
- —S— denotes Sanitary Line
- —ST— denotes Storm Line
- —W— denotes Water Line
- —G— 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

4410

4412

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

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

LOT 41
(NO ACCESS)

LOT 42
(NO ACCESS)

GARAGE
0.40 EAVES
0.02 STUCCO SIDING

90°07'37"
37.94

37.94 P/L
90°07'42"

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

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

37.94 P/L
270°07'57"

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

6.10M ASPHALT LANE

EXCAVATION TO FOLLOW ENMAX GROUND DISTURBANCE GUIDELINES, INCLUDING FENCING IN PROXIMITY OF POWER POLE. SHOULD POLE STABILISERS BE NECESSARY BUILDER TO USE ENMAX APPROVED SUPPLIER.

4416, 4420, 4422
17 STREET S.W.

CURB CUT

CATCH BASIN
RIM. ELEV.=1091.55

CITY SIDEWALK

2.0m HIGH PRIVACY FENCE

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

CONC. PATIO
@ 0.37m HT

CONC. WALKWAY

37.94 P/L
90°08'11"

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

3.76 BW

5.12 BC

5.63 LG

CITY SIDEWALK

CURB CUT

44 AVENUE S.W.

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

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"

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