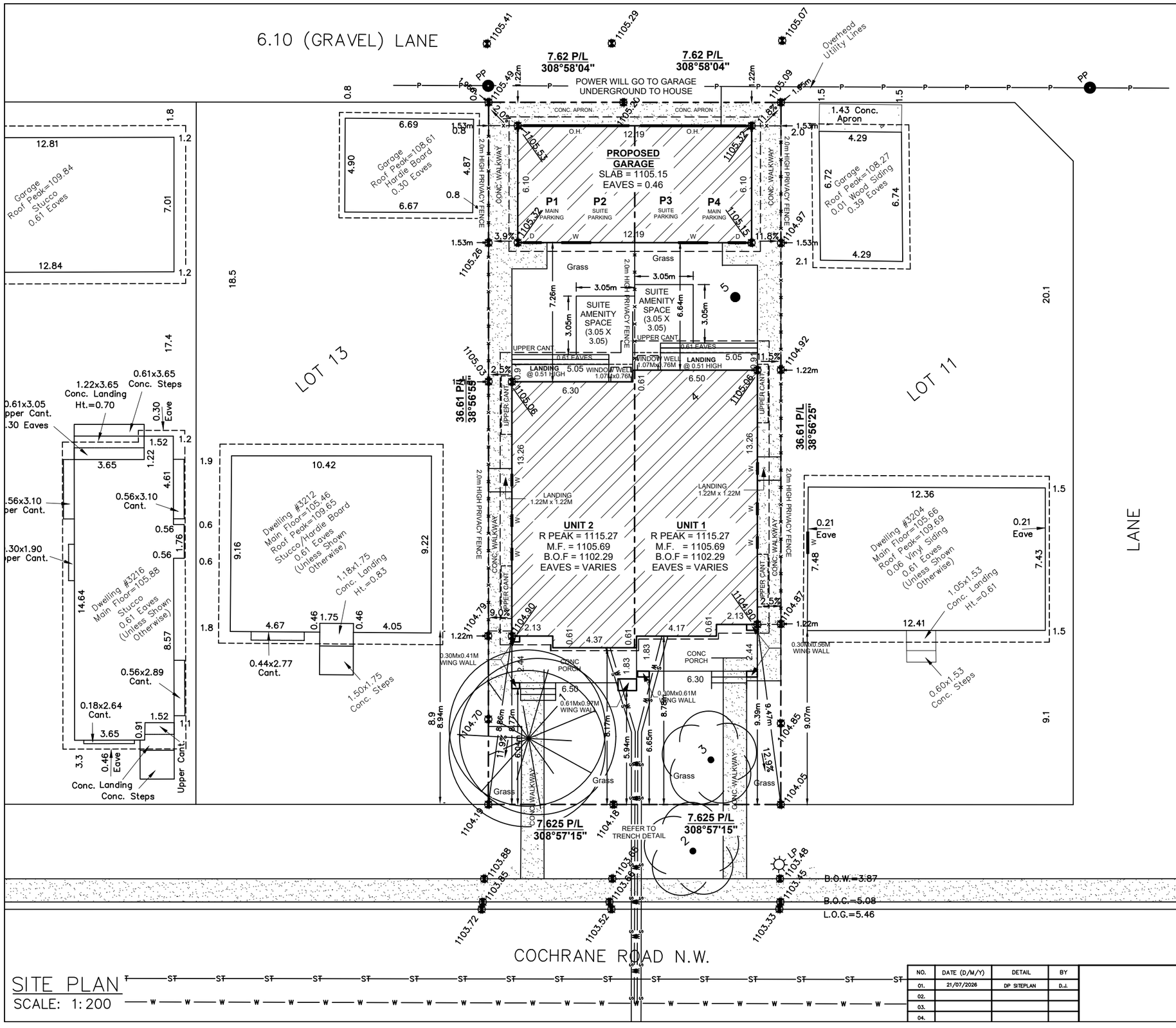


SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 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
- 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:

Lot 12
Block 10
Plan 907 GS

MUNICIPAL ADDRESS:

3208 COCHRANE ROAD N.W.
Calgary, Alberta

LOT COVERAGE DETAIL: UNIT#1
(SINGLE LOT AND HOUSE)

LOT SIZE: 279.079 SQ M
HOUSE SIZE: 87.53 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.8955 SQ M

= 125.5865/279.079
= 45.00%

LOT COVERAGE DETAIL: UNIT#2
(SINGLE LOT AND HOUSE)

LOT SIZE: 279.079 SQ M
HOUSE SIZE: 87.53 SQ M
COVERED PORCH: 0.000 SQ M
CANT.: 0.000 SQ M
GARAGE: 37.161 SQ M
WING WALL: 0.8955 SQ M

= 125.5865/279.079
= 45.00%

SITE PLAN
SCALE: 1: 200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	21/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
3208 COCHRANE ROAD N.W.
Calgary, Alberta
Lot 12
Block 10
Plan 907 GS

PROJECT: SEMI-DETACHED

SCALE: 1: 200

DATE: JUL 21, 2026

DIVISION: S NUMBER: 01

6.10 (GRAVEL) LANE

7.62 P/L
308°58'04"

7.62 P/L
308°58'04"

POWER WILL GO TO GARAGE
UNDERGROUND TO HOUSE

Overhead Utility Lines

PROPOSED
GARAGE
SLAB = 1105.15
EAVES = 0.46

P1 MAIN PARKING
P2 SUITE PARKING
P3 SUITE PARKING
P4 MAIN PARKING

SUITE AMENITY SPACE (3.05 X 3.05)

SUITE AMENITY SPACE (3.05 X 3.05)

UNIT 2
R PEAK = 1115.27
M.F. = 1105.69
B.O.F = 1102.29
EAVES = VARIES

UNIT 1
R PEAK = 1115.27
M.F. = 1105.69
B.O.F = 1102.29
EAVES = VARIES

Garage
Roof Peak=108.61
Hardie Board
0.30 Eaves

Garage
Roof Peak=109.84
Stucco
0.61 Eaves

Garage
Roof Peak=108.27
0.01 Wood Siding
0.39 Eaves

Dwelling #3212
Main Floor=105.46
Roof Peak=109.65
Stucco/Hardie Board
0.61 Eaves
(Unless Shown Otherwise)

Dwelling #3216
Main Floor=105.88
Stucco
0.61 Eaves
(Unless Shown Otherwise)

Dwelling #3204
Main Floor=105.66
Roof Peak=109.69
Vinyl Siding
0.06 Eaves
(Unless Shown Otherwise)

1.43 Conc. Apron

1.22x3.65 Conc. Landing Ht.=0.70

0.61x3.65 Conc. Steps

0.61x3.05 Upper Cant. 0.30 Eaves

0.56x3.10 Upper Cant.

0.56x3.10 Cant.

0.30x1.90 Upper Cant.

0.56x2.89 Cant.

0.18x2.64 Cant.

1.18x1.75 Conc. Landing Ht.=0.83

0.44x2.77 Cant.

1.50x1.75 Conc. Steps

1.05x1.53 Conc. Landing Ht.=0.61

0.60x1.53 Conc. Steps

0.30Mx0.41M WING WALL

0.61Mx0.97M WING WALL

0.30Mx0.61M WING WALL

0.30Mx0.55M WING WALL

LOT 13

LOT 14

LOT 11

LANE

36.61 P/L
38°56'58"

36.61 P/L
38°56'25"

7.625 P/L
308°57'15"

7.625 P/L
308°57'15"

REFER TO TRENCH DETAIL

B.O.W.=3.87
B.O.C.=5.08
L.O.G.=5.46

COCHRANE ROAD N.W.

BLOCK PLAN
SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	21/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

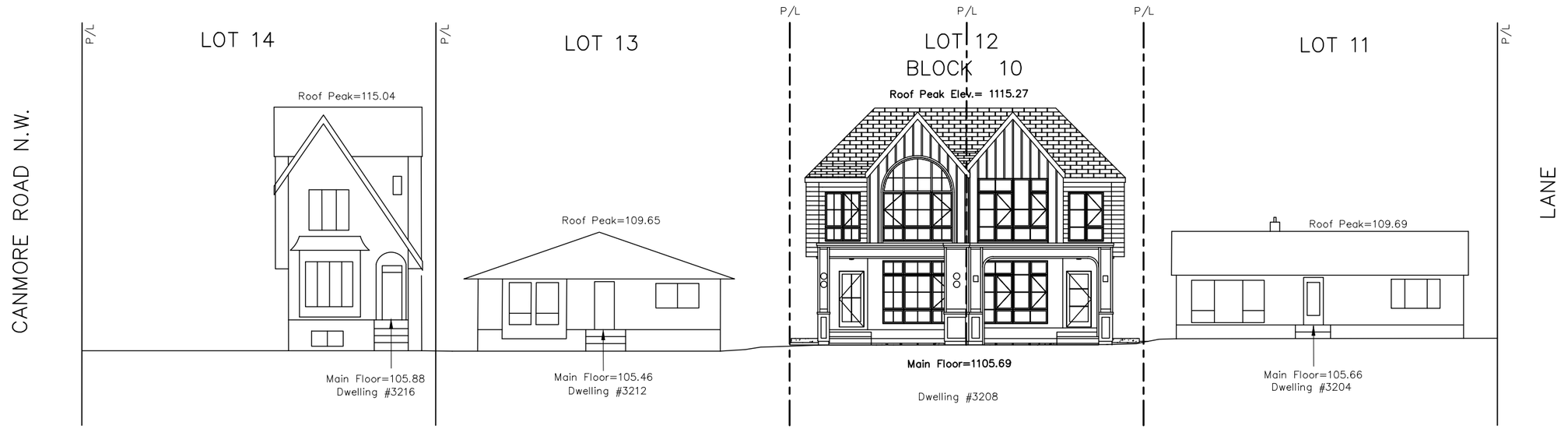
PROJECT NAME AND ADDRESS:
3208 COCHRANE ROAD N.W.
Calgary, Alberta
Lot 12
Block 10
Plan 907 GS

PROJECT: SEMI-DETACHED

SCALE: 1: 250

DATE: JUL 21, 2026

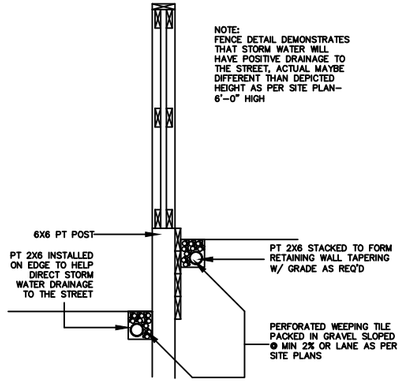
DIVISION: S NUMBER: 02



STREETSCAPE
SCALE: 1:200

NEW HOME SQFT.

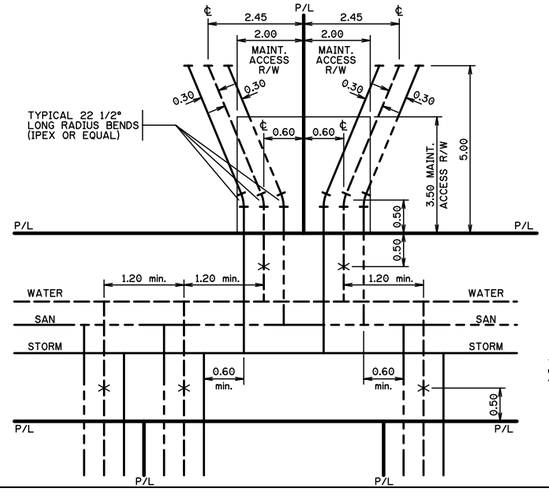
	UNIT #1 & 1B	UNIT #2
GARAGES	400.00 SQ FT	400.00 SQ FT
BASEMENT	956.17 SQ FT	956.17 SQ FT
MAIN FLOOR	942.17 SQ FT	942.17 SQ FT
UPPER FLOOR	1040.00 SQ FT	1040.00 SQ FT
TOTAL	1982.17 SQ FT	1982.17 SQ FT



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: 1:200

Tree Schedule

Tree No.	Tree Type	Canopy Dia	Height	Diameter	Disposition
1	Coniferous	6	9	0.45	To Be Removed
2	Deciduous	5	5	0.10	To Stay
3	Deciduous	5	6	0.15	To Be Removed
4	Coniferous	4	6	0.20	To Be Removed
5	Deciduous	8	6	0.30	To Be Removed

NOTE:
"AN URBAN FORESTRY TECHNICIAN MUST BE ON–SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING DEEP SERVICE AND WALKWAY INSTALLATION. PRIOR TO CONSTRUCTION, CONTACT URBAN FORESTRY AT 311 AND ASK TO SPEAK TO AN URBAN FORESTRY TECHNICIAN. URBAN FORESTRY REQUIRES MINIMUM TWO BUSINESS DAYS' NOTICE PRIOR TO MEETING ONSITE."

NO.	DATE (D/M/Y)	DETAIL	BY
01.	21/07/2026	DP SITEPLAN	D.J.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
3208 COCHRANE ROAD N.W.
Calgary, Alberta
Lot 12
Block 10
Plan 907 GS

PROJECT: SEMI–DETACHED

SCALE: AS SHOWN

DATE: JUL 21, 2026

DIVISION: S NUMBER: 03



LIST OF DRAWINGS

A-0.0	Cover Page
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-3.0	Garage Plan
A-3.1	Garage Elevation 1
A-3.2	Garage Elevation 2
A-3.3	Garage Section

FLOOR AREA - UNIT #1
BASEMENT = 956.17 SQ. FT.

FLOOR AREA - UNIT #2
BASEMENT = 956.17 SQ. FT.

FLOOR AREA - UNIT #1
MAIN = 942.17 SQ. FT.
UPPER = 1040.00 SQ. FT.
TOTAL = 1982.17 SQ. FT.

FLOOR AREA - UNIT #2
MAIN = 942.17 SQ. FT.
UPPER = 1040.00 SQ. FT.
TOTAL = 1982.17 SQ. FT.





PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-23 5:00:55 PM

PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

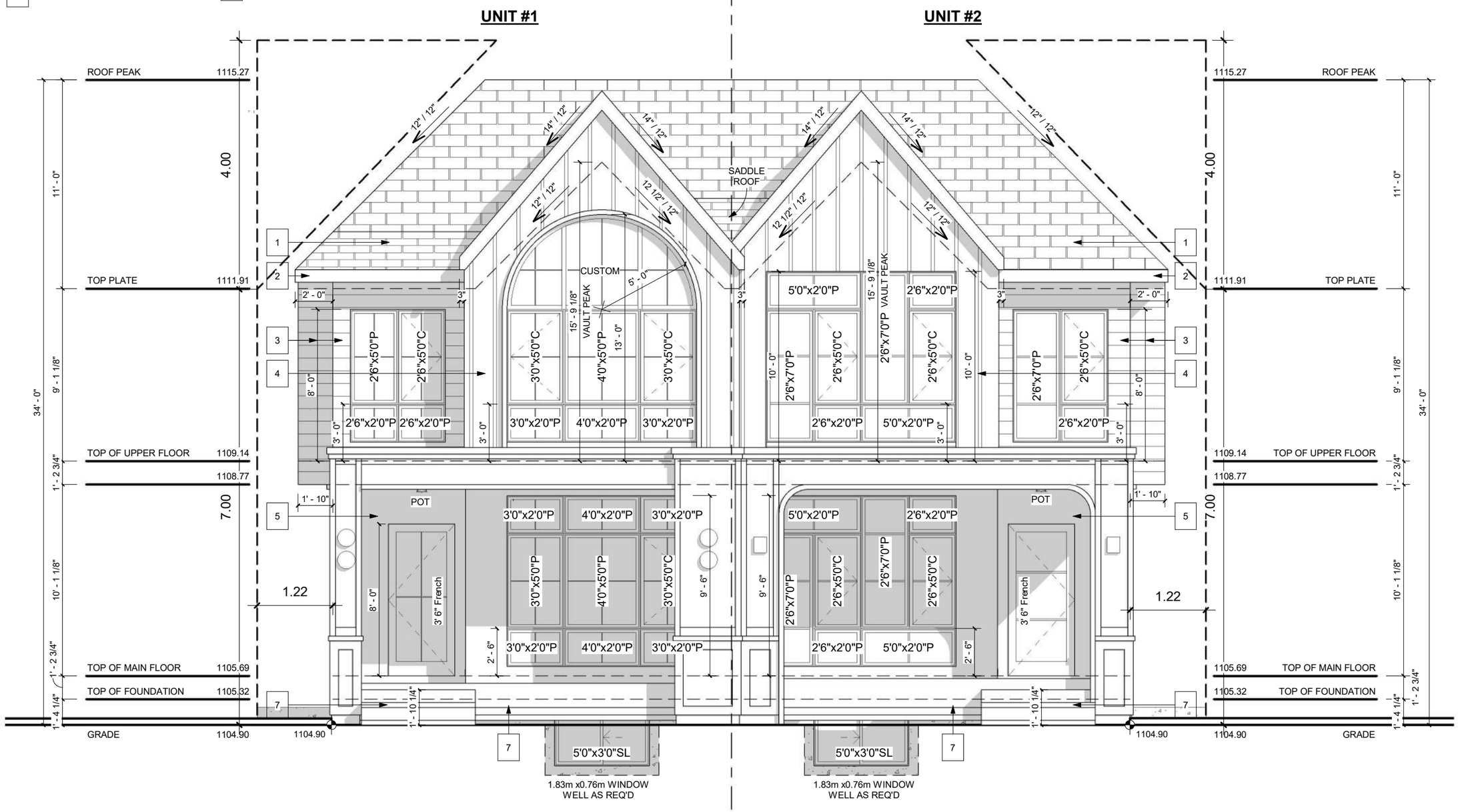
DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-0.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	HARDIE SIDING - GREY (HORZONTAL)
4	HARDIE SIDING - GREY (VERICAL)
5	BOARD AND BATTEN - DARK GREY / BLACK
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	WOOD SLATS - DARK GREY / BLACK

NOTE*
-SEMI-FLUSH WINDOW HEADERS TO BE DESIGNED TO ACCOMMODATE CUSTOM WINDOWS

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"

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	21/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

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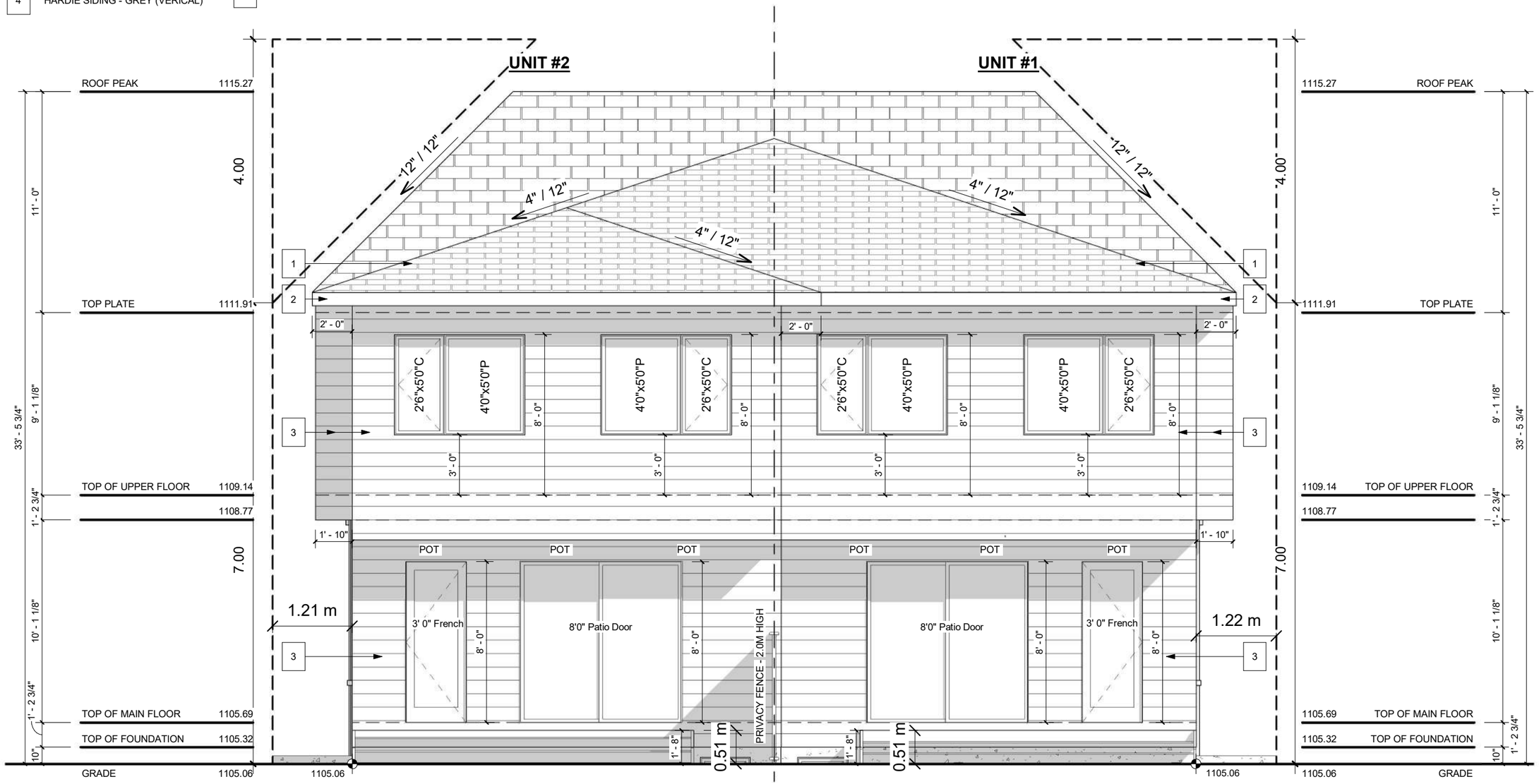
PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	333-26
SCALE: AS SHOWN	SHEET: A-2.0

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	5	BOARD AND BATTEN - DARK GREY / BLACK
2	8" ALUMNIMUM FASCIA	6	CONC. PARGING
3	HARDIE SIDING - GREY (HORZONTAL)	7	CAST IN PLACE CONCRETE
4	HARDIE SIDING - GREY (VERICAL)	8	WOOD SLATS - DARK GREY / BLACK

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.	21/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-23 5:01:05 PM

PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

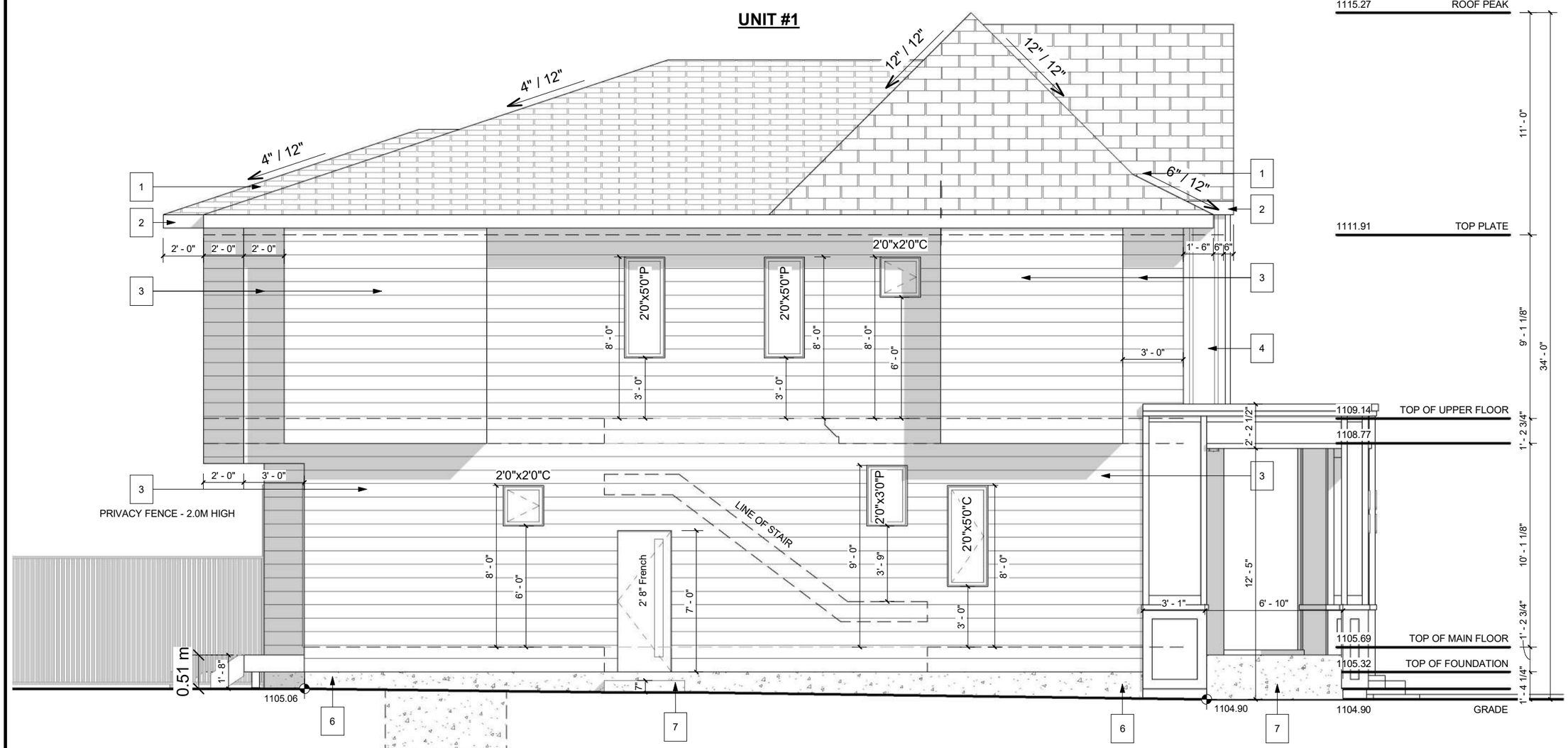
DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-2.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	HARDIE SIDING - GREY (HORZONTAL)
4	HARDIE SIDING - GREY (VERICAL)
5	BOARD AND BATTEN - DARK GREY / BLACK
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	WOOD SLATS - DARK GREY / BLACK

WINDOW CALCULATION
WALL AREA = 1113.64 SQ. FT.
WINDOW AREA = 46.88 SQ. FT.
TOTAL: 46.88 / 1113.64= 4.21%

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.	21/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT:
SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

PRINTED: 2026-09-23 5:01:06 PM

PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

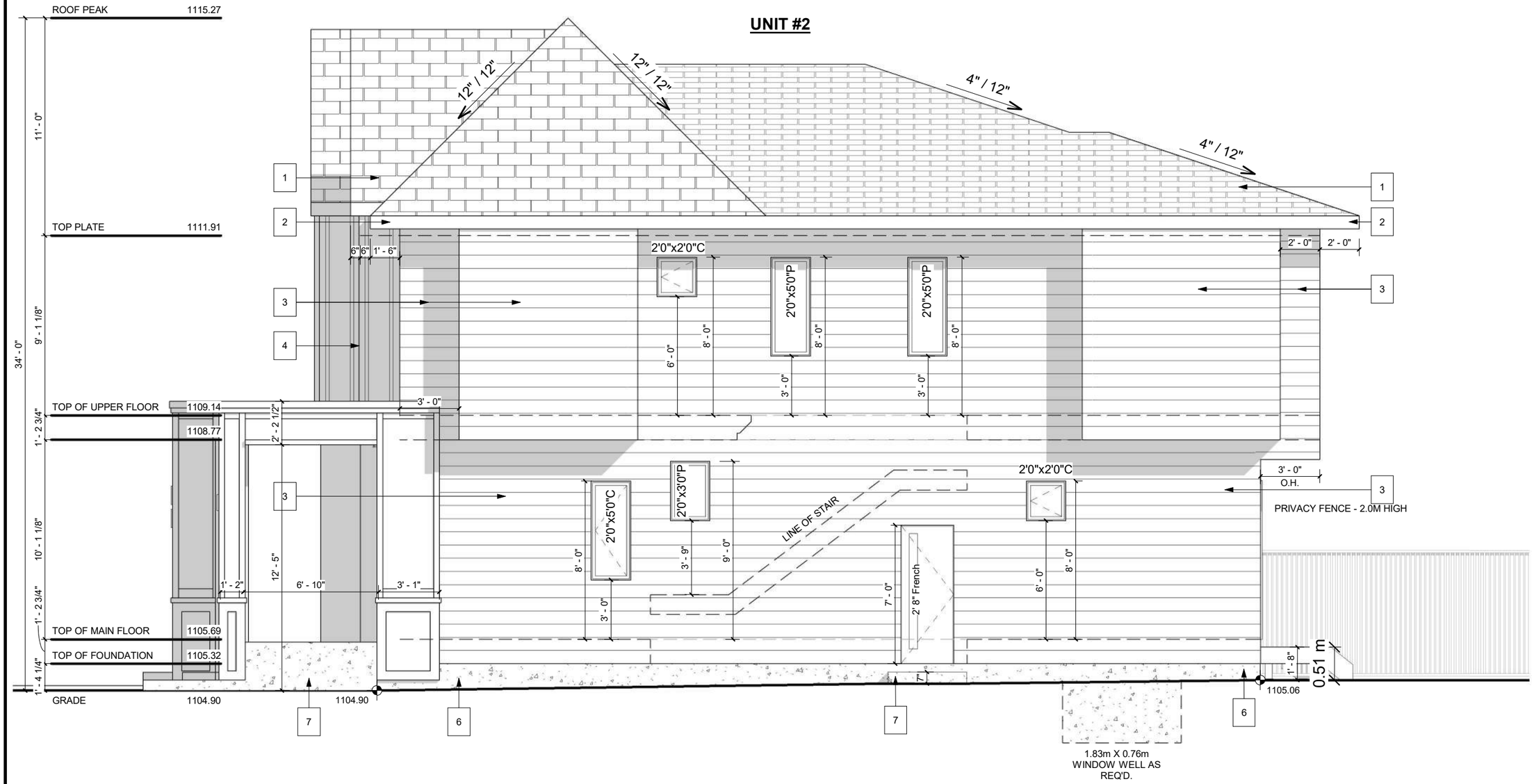
DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-2.2

EXTERIOR FINISHES:

1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	HARDIE SIDING - GREY (HORZONTAL)
4	HARDIE SIDING - GREY (VERICAL)
5	BOARD AND BATTEN - DARK GREY / BLACK
6	CONC. PARGING
7	CAST IN PLACE CONCRETE
8	WOOD SLATS - DARK GREY / BLACK

WINDOW CALCULATION
WALL AREA = 1113.64 SQ. FT.
WINDOW AREA = 46.88 SQ. FT.
TOTAL: 46.88 / 1113.64= 4.21%

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.	21/07/2026	DP PLANS	D.J.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:
X _____

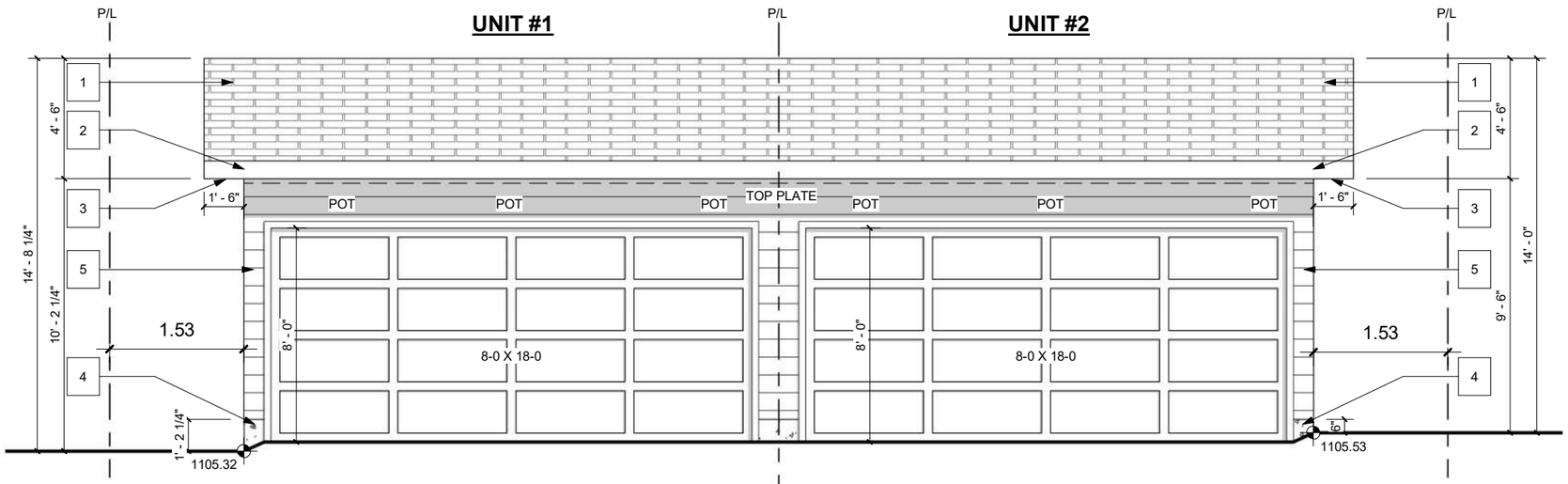
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PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-2.3

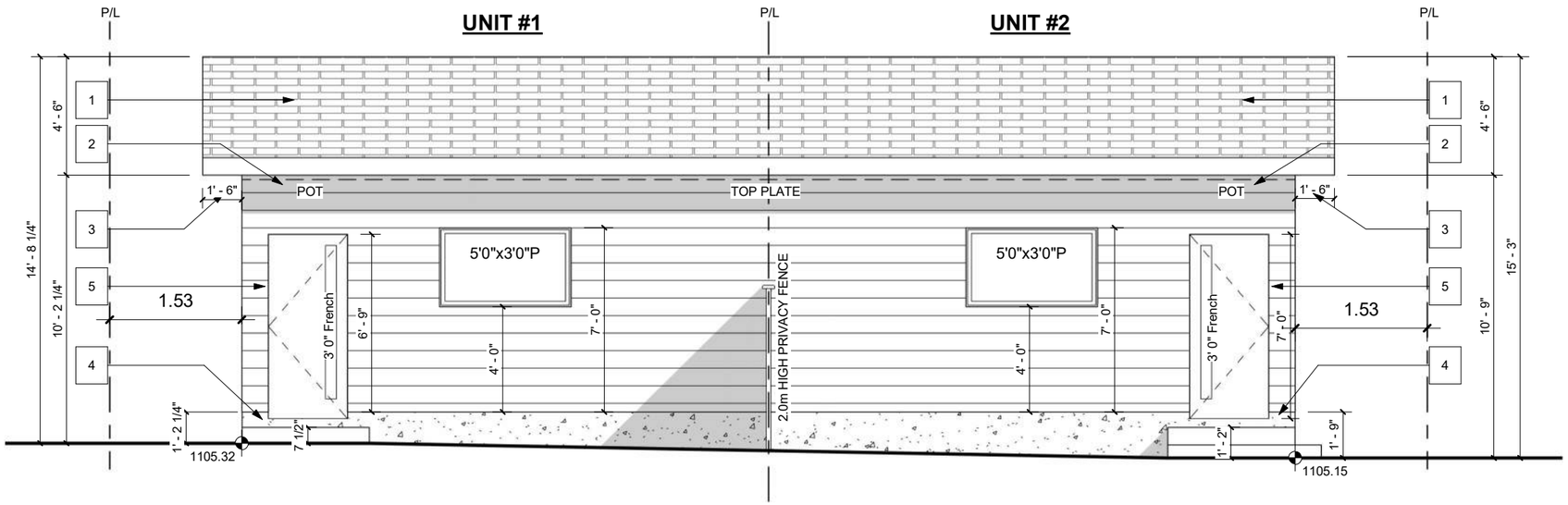
EXTERIOR FINISHES:

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



GARAGE FRONT - BACK LANE

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



GARAGE REAR

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.
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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.	21/07/2026	DP PLANS	D.J.
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: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

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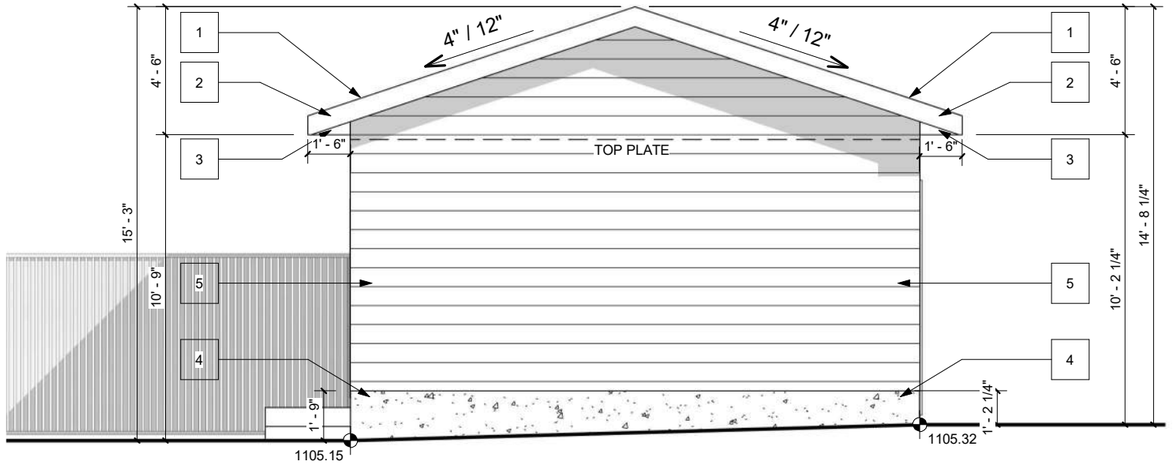
PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-3.1

EXTERIOR FINISHES:

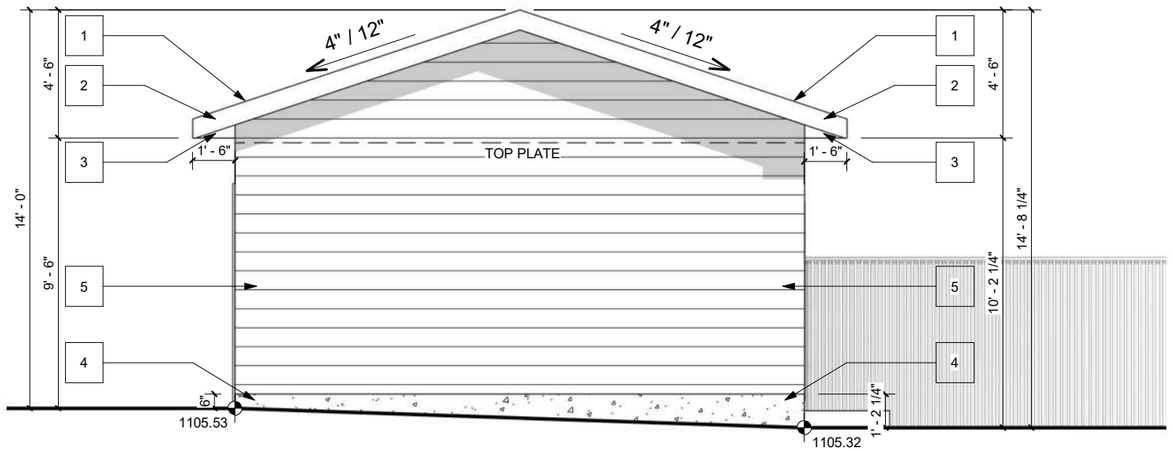
1	ASPHALT SHINGLES
2	8" ALUMNIMUM FASCIA
3	ALUMINUM EAVE'S
4	CONC. PARGING
5	HARDIE SIDING FINISH

UNIT #2



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

UNIT #1



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

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02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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PROJECT: SEMI DETACHED

STATUS: DP

SIGNATURES:

X _____

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PROJECT NAME:
3208 COCHRANE ROAD NW.
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	333-26
SCALE:	SHEET:
AS SHOWN	A-3.2