



723 7th Ave N.E.

| DRAWING LIST |                                             |
|--------------|---------------------------------------------|
| 0            | COVER SHEET                                 |
| 1            | SITE PLAN                                   |
| 2            | EXTERIOR ELEVATIONS<br>AND GARAGE ROOF PLAN |

blackcollar  
works

phone 403.463.1040  
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General Notes

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| Issued |            |                          |
|--------|------------|--------------------------|
| No.    | Date       | Description              |
| 1.     | 2025.09.03 | Issued for DP-Relaxation |
| 2.     | 2026.04.02 | Issued for DTR Response  |

| Revisions |      |             |
|-----------|------|-------------|
| No.       | Date | Description |
| 1.        |      |             |

BUILDING INFORMATION:

MUNICIPAL ADDRESS  
723 7th Ave N.E.  
Calgary, AB  
T2E 0N6

LEGAL DESCRIPTION  
Lot 21  
Block 150  
Plan 6548GS

Project

PROPOSED  
SINGLE DETACHED  
RESIDENTIAL INFILL  
DEVELOPMENT

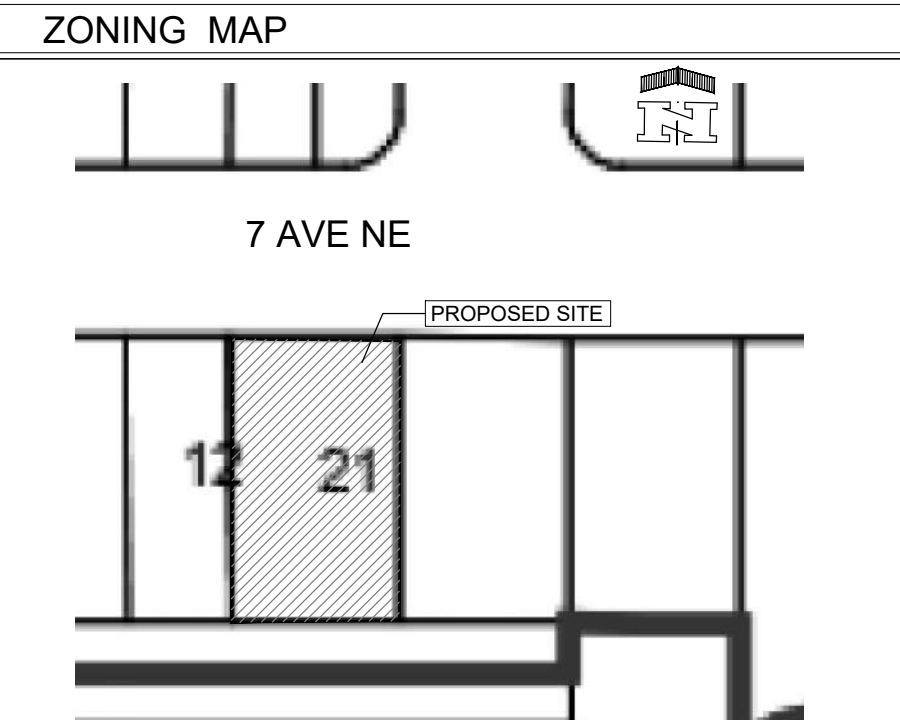
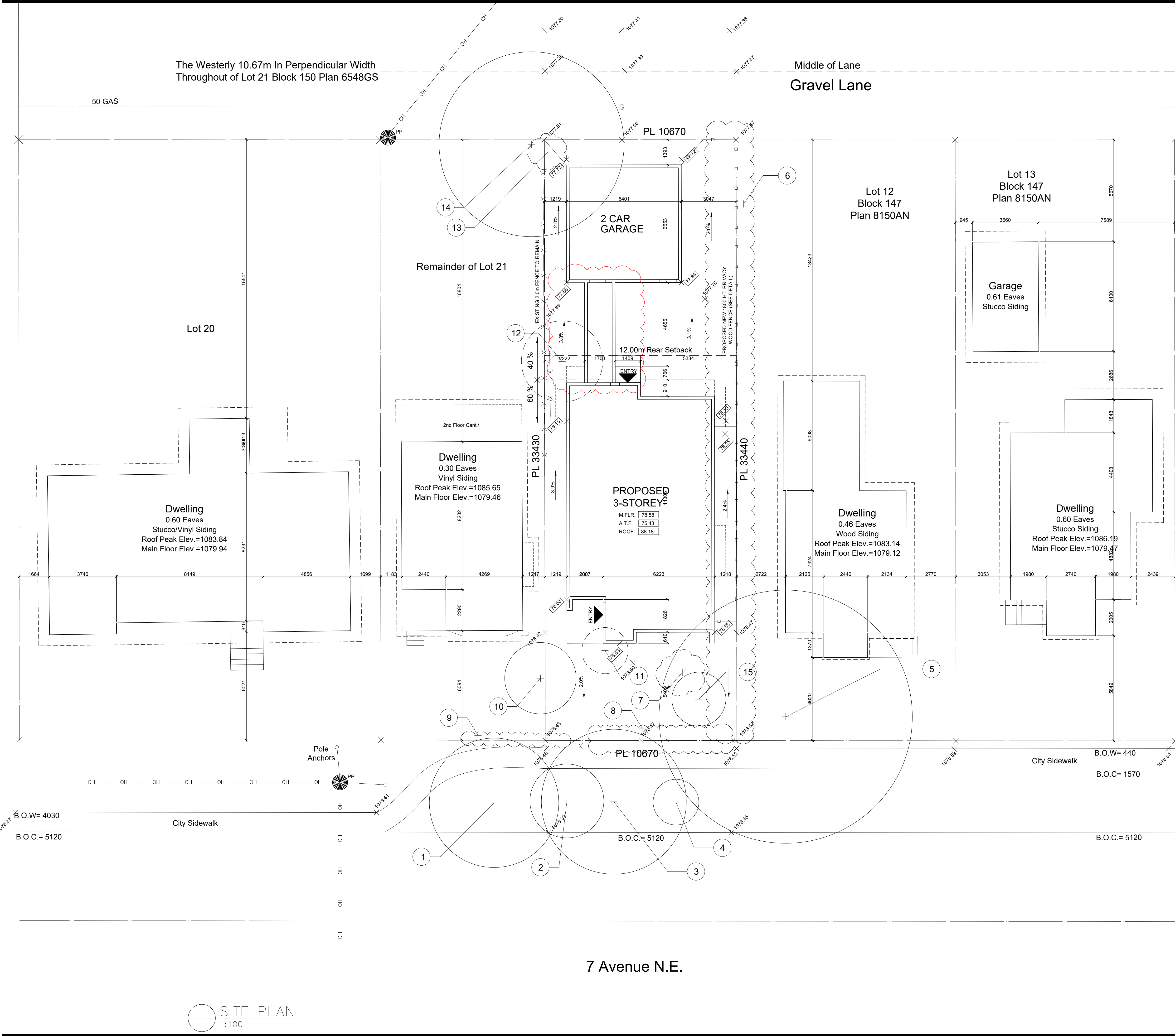
Project Number

1131

Drawing

COVER SHEET

|                    |                  |
|--------------------|------------------|
| Drawn by<br>MS     | Checked by<br>MS |
| Scale<br>N/A       | ID0              |
| Date<br>2025.08.15 |                  |



| LEGAL DESCRIPTION   |                                   |
|---------------------|-----------------------------------|
| LOT:                | 21                                |
| BLOCK:              | 150                               |
| PLAN:               | 6548GS                            |
| ADDRESS:            | 723 7th Ave NE                    |
| ZONING:             | R-C2                              |
| - LOT AREA -        |                                   |
| SITE AREA:          | 356.98 SQ.M.                      |
| MAX SITE COVERAGE = | 356.98 SQ.M. x 0.45=160.461 SQ.M. |
| - PROPOSED HOUSE -  |                                   |
| HOUSE               | 109.03 SQ.M. (1174 SQ.FT.)        |
| BREEZEWAY           | 9.47 SQ.M. (102 SQ.FT.)           |
| GARAGE              | 41.94 SQ.M. (451 SQ.FT.)          |
| TOTAL               | 160.44 SQ.M. = 44.99%             |

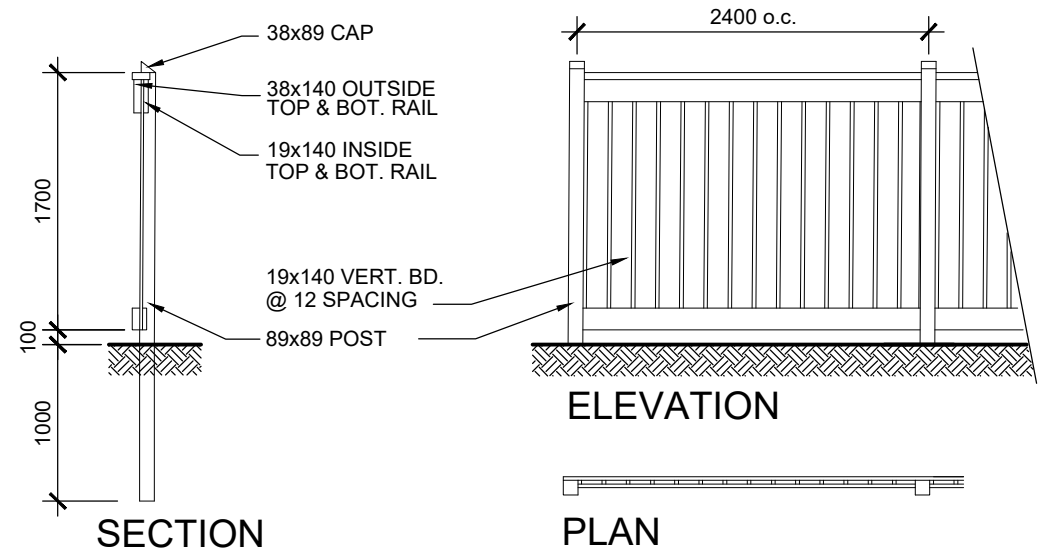
| GROSS FLOOR AREA   |                            |
|--------------------|----------------------------|
| - PROPOSED HOUSE - |                            |
| MAIN FLOOR         | 108.66 SQ.M. (1169 SQ.FT.) |
| 2nd FLOOR          | 173.45 SQ.M. (1867 SQ.FT.) |
| 3rd FLOOR          | 66.89 SQ.M. (720 SQ.FT.)   |
| BREEZEWAY          | 9.47 SQ.M. (102 SQ.FT.)    |
| TOTAL              | 358.47 SQ.M. (3858 SQ.FT.) |
| GARAGE             | 41.94 SQ.M. (451 SQ.FT.)   |

**NOTES:**

- EXISTING BLVD. TREES TO BE PROTECTED DURING CONSTRUCTION TO CITY OF CALGARY PARKS STANDARDS.
- CONSTRUCTION ACCESS FROM LANE ONLY
- ANY EXISTING TREES ON SITE THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED TO CITY OF CALGARY STANDARDS
- NO SITE DRAINAGE ONTO NEIGHBOURING PROPERTIES

| TREE SCHEDULE |            |              |               |           |           |
|---------------|------------|--------------|---------------|-----------|-----------|
| REF           | TREE TYPE  | TREE SPECIES | TRUNK DIA.(M) | CANOPY(M) | HEIGHT(M) |
| 1             | Deciduous  | Green Ash    | 0.20          | 7.00      | 6.00      |
| 2             | Deciduous  | Mayday       | 0.15          | 4.00      | 3.50      |
| 3             | Deciduous  | Green Ash    | 0.40          | 8.00      | 9.00      |
| 4             | Deciduous  | Mayday       | 0.08          | 2.50      | 2.30      |
| 5             | Deciduous  | ----         | 0.50          | 14.00     | 11.00     |
| 6             | Shrub      | ----         | 2.30          | 2.50      | -         |
| 7             | Bush       | ----         | 2.50          | 1.80      | -         |
| 8             | Hedge      | ----         | 1.30          | 1.70      | -         |
| 9             | Hedge      | ----         | 0.50          | 0.50      | -         |
| 10            | Coniferous | Pine         | 0.15          | 3.00      | 6.00      |
| 11            | Deciduous  | Crabapple    | 0.15          | 2.50      | 3.00      |
| 12            | Deciduous  | Maple        | 0.15          | 4.50      | 4.00      |
| 13            | Bush       | ----         | 2.00          | 2.00      | -         |
| 14            | Deciduous  | Maple        | 0.60          | 10.00     | 10.00     |
| 15            | Deciduous  | Crabapple    | 0.85          | -         | -         |
| 19            | Deciduous  | White Spruce | ----          | -         | 3.0       |

| LEGEND |                   |
|--------|-------------------|
| 00.00  | EXISTING GRADES   |
| 00.00  | NEW FINISH GRADES |



FENCE DETAIL  
1:50

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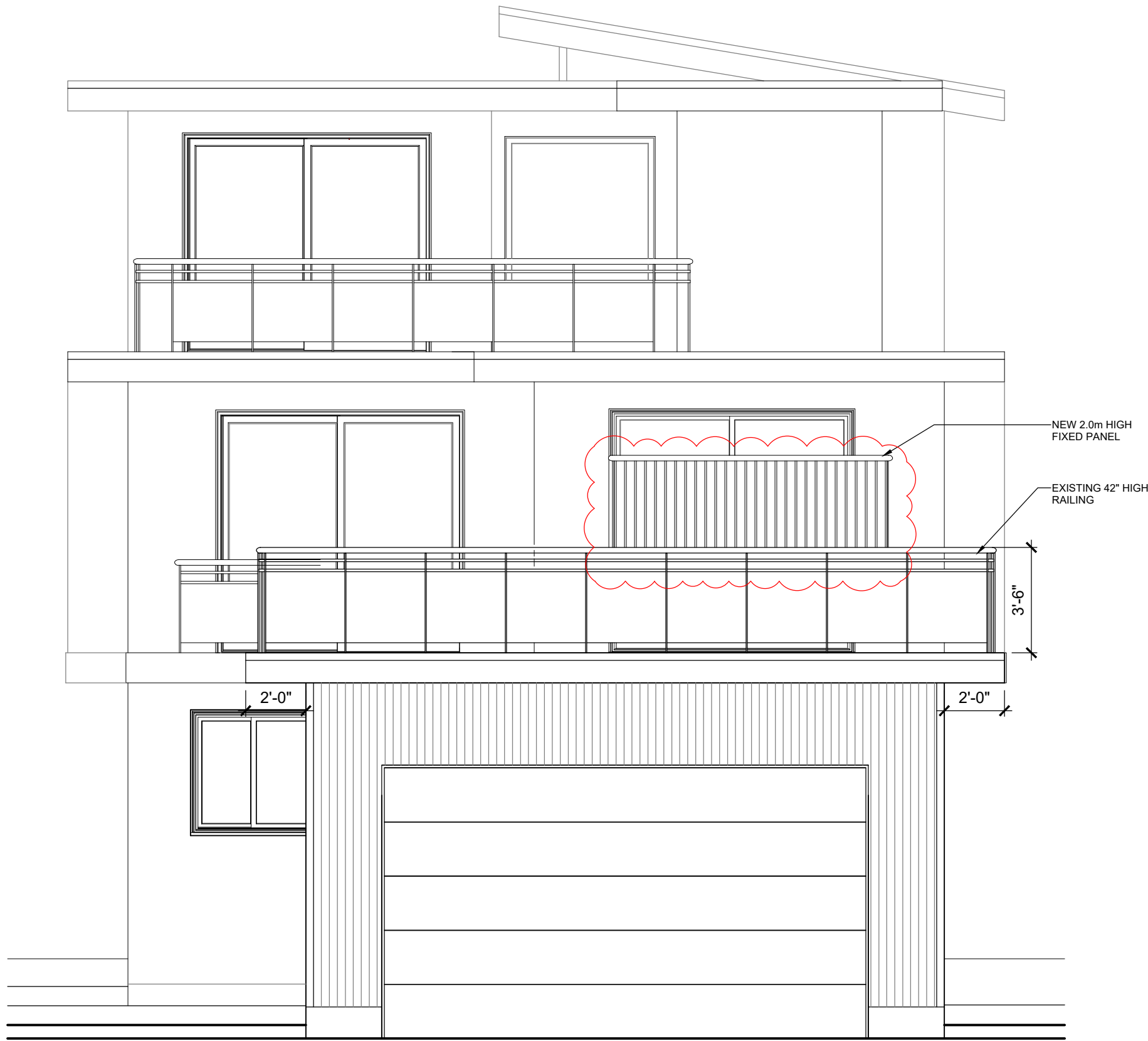
Drawing  
**SITE  
PLAN**

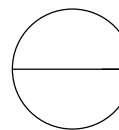
Drawn by  
MS

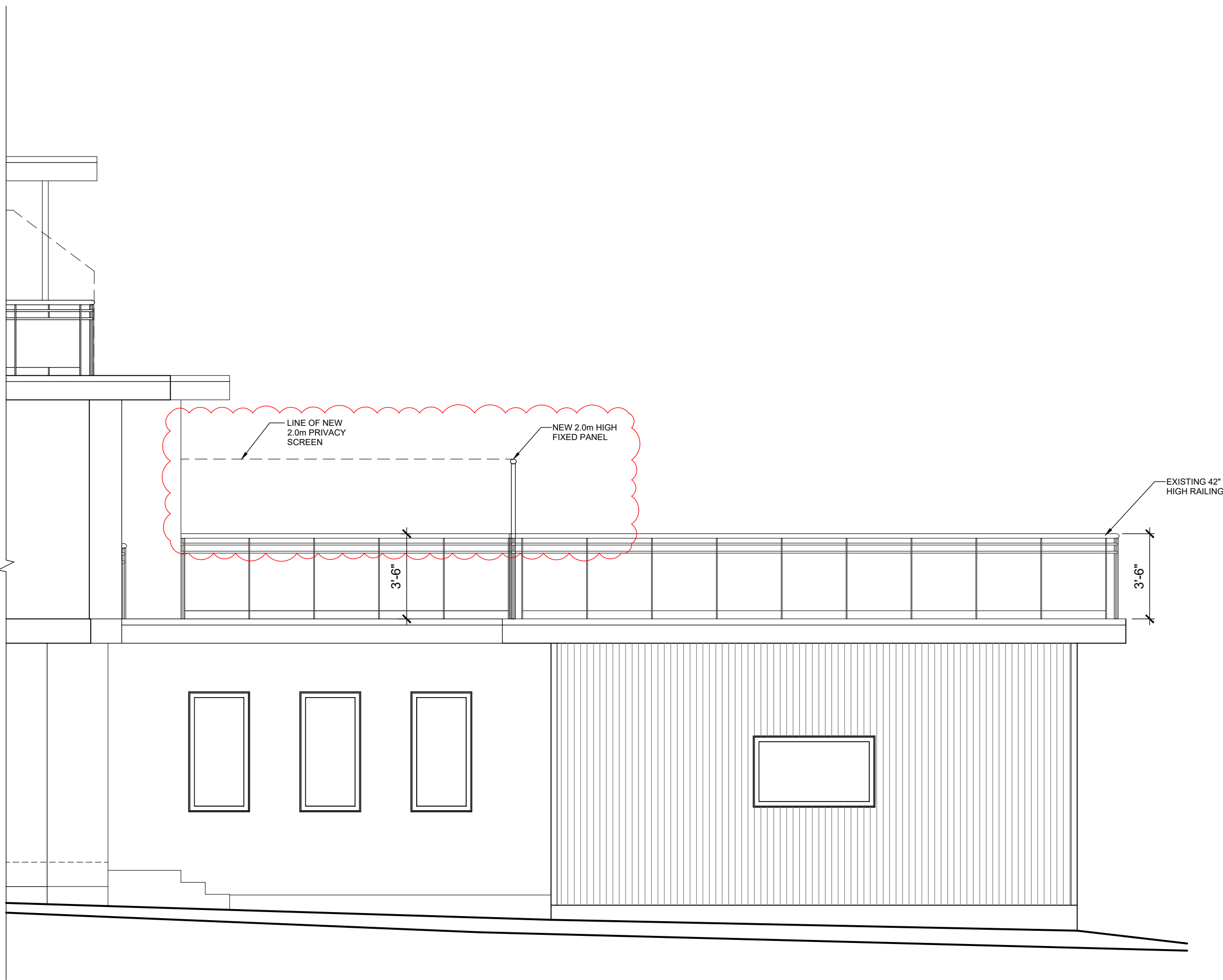
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MS

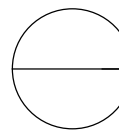
Scale  
AS SHOWN

Date  
2025.08.15

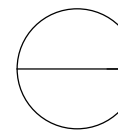


 SOUTH ELEVATION  
1/4" = 1'-0"



 WEST ELEVATION  
1/4" = 1'-0"



 EAST ELEVATION  
1/4" = 1'-0"

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AS SHOWN

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2/2