



LIST OF DRAWINGS

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A-1.4	Loft Floor Plan
A-1.5	Roof Plan
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A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
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A-4.3	Garage Section

PROJECT NOTES:

FLOOR AREA

BASEMENT =	1071.00 SQ. FT.
MAIN =	1343.17 SQ. FT.
UPPER =	1006.50 SQ. FT.
LOFT =	718.25 SQ. FT.
TOTAL =	3067.92 SQ. FT.

DO NOT SCALE DRAWINGS.
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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
05.	--	--	--



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PROJECT: NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-03-02 1:05:32 PM

PROJECT NAME:
722 52 Ave SW (EAST)
Calgary, Alberta

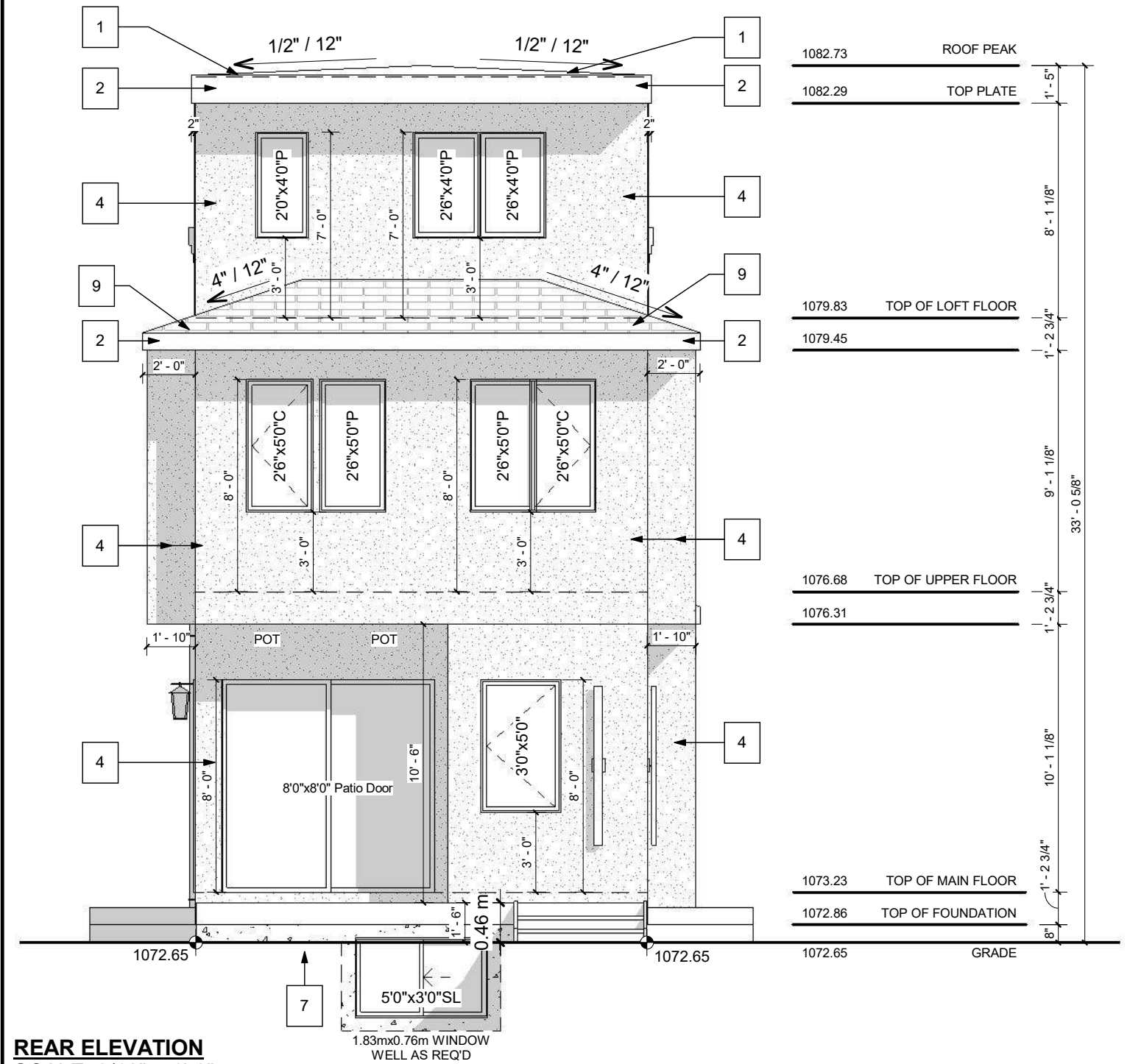
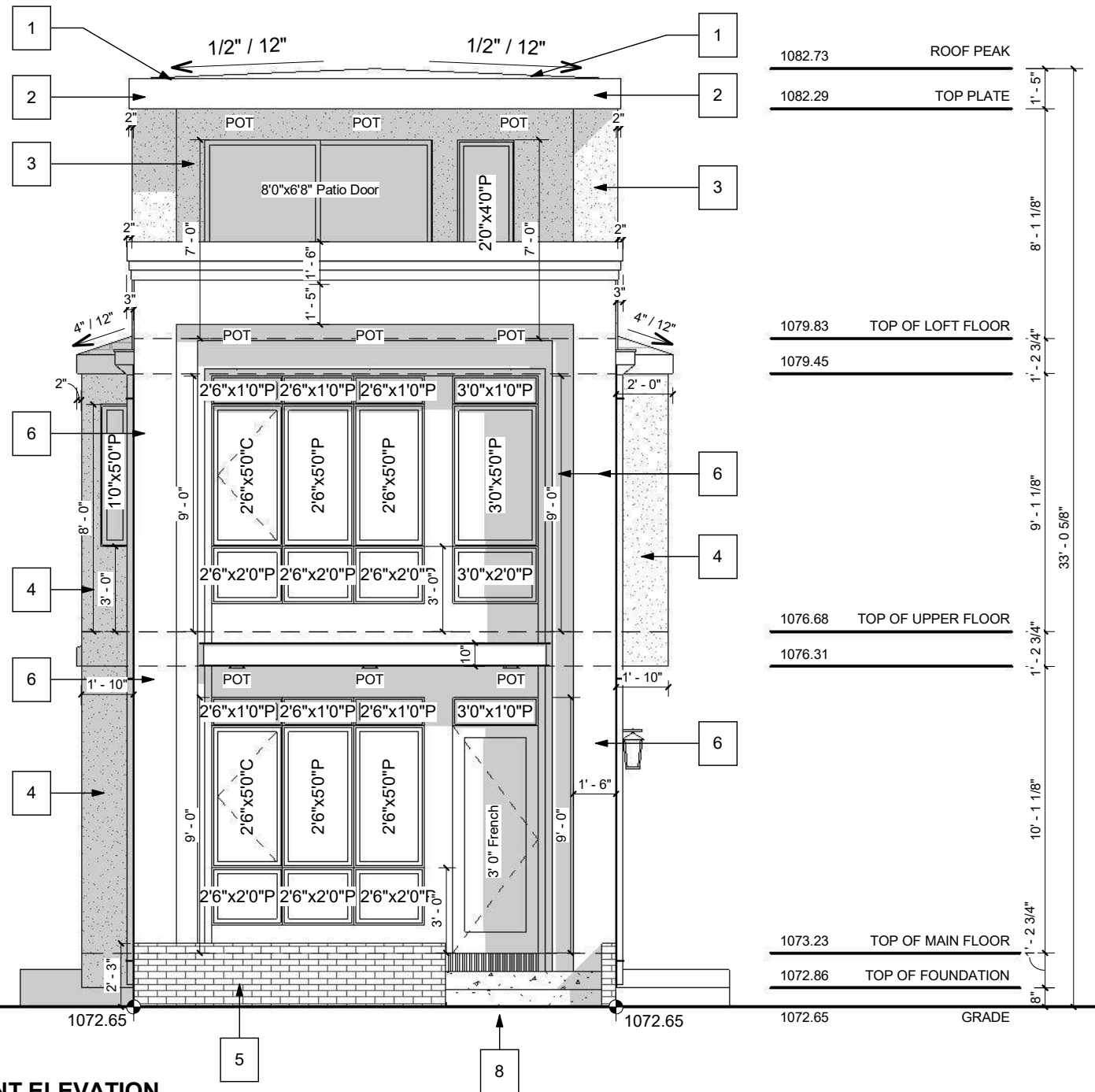
DESIGNER: JT JOB #: 74-26

SCALE: AS SHOWN SHEET: A-0.0

EXTERIOR FINISHES:

1	TORCH ON ROOF	4	HARDIE FINISH - WHITE	7	CONCRETE PARGING
2	8" ALUMNIMUM FASCIA	5	BRICK FINISH - GREY	8	CAST-IN-PLACE CONCRETE
3	STUCCO FINISH - DARK GREY	6	SMOOTH STUCCO FINISH - BLACK	9	ASPHALT SHINGLE

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:

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-02 1:05:36 PM



PROJECT NAME:

722 52 Ave SW (EAST)
 Calgary, Alberta

DESIGNER:

JT

JOB #:

74-26

SCALE:

AS SHOWN

SHEET:

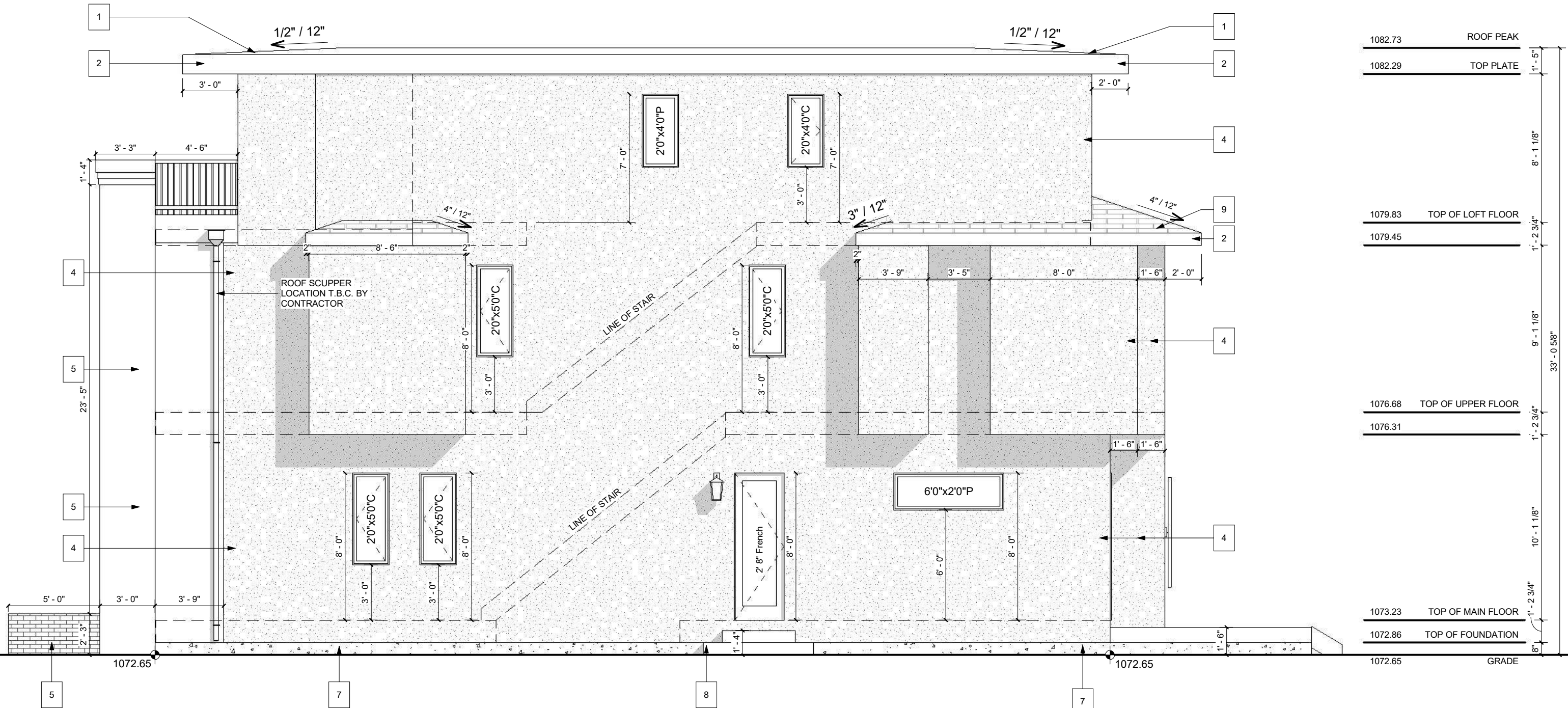
A-2.0

EXTERIOR FINISHES:

- | | | |
|-----------------------------|--------------------------------|--------------------------|
| 1 TORCH ON ROOF | 4 HARDIE FINISH - WHITE | 7 CONCRETE PARGING |
| 2 8" ALUMNIMUM FASCIA | 5 BRICK FINISH - GREY | 8 CAST-IN-PLACE CONCRETE |
| 3 STUCCO FINISH - DARK GREY | 6 SMOOTH STUCCO FINISH - BLACK | 9 ASPHALT SHINGLE |

WINDOW CALCULATION
 WALL AREA = 1624.27 SQ. FT.
 WINDOW AREA = 72.05 SQ. FT.
 TOTAL: 72.05 / 1624.27 = 4.44%

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)



1082.73	ROOF PEAK	
1082.29	TOP PLATE	1'-5"
1079.83	TOP OF LOFT FLOOR	8'-1 1/8"
1079.45		1'-2 3/4"
1076.68	TOP OF UPPER FLOOR	9'-1 1/8"
1076.31		1'-2 3/4"
1073.23	TOP OF MAIN FLOOR	10'-1 1/8"
1072.86	TOP OF FOUNDATION	1'-2 3/4"
1072.65	GRADE	8'

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

PROJECT NOTES:

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ISSUES:

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05.	--	--	--

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PROJECT:	NEW HOME
STATUS:	-
SIGNATURES:	X
PRINTED:	2026-03-02 1:05:36 PM



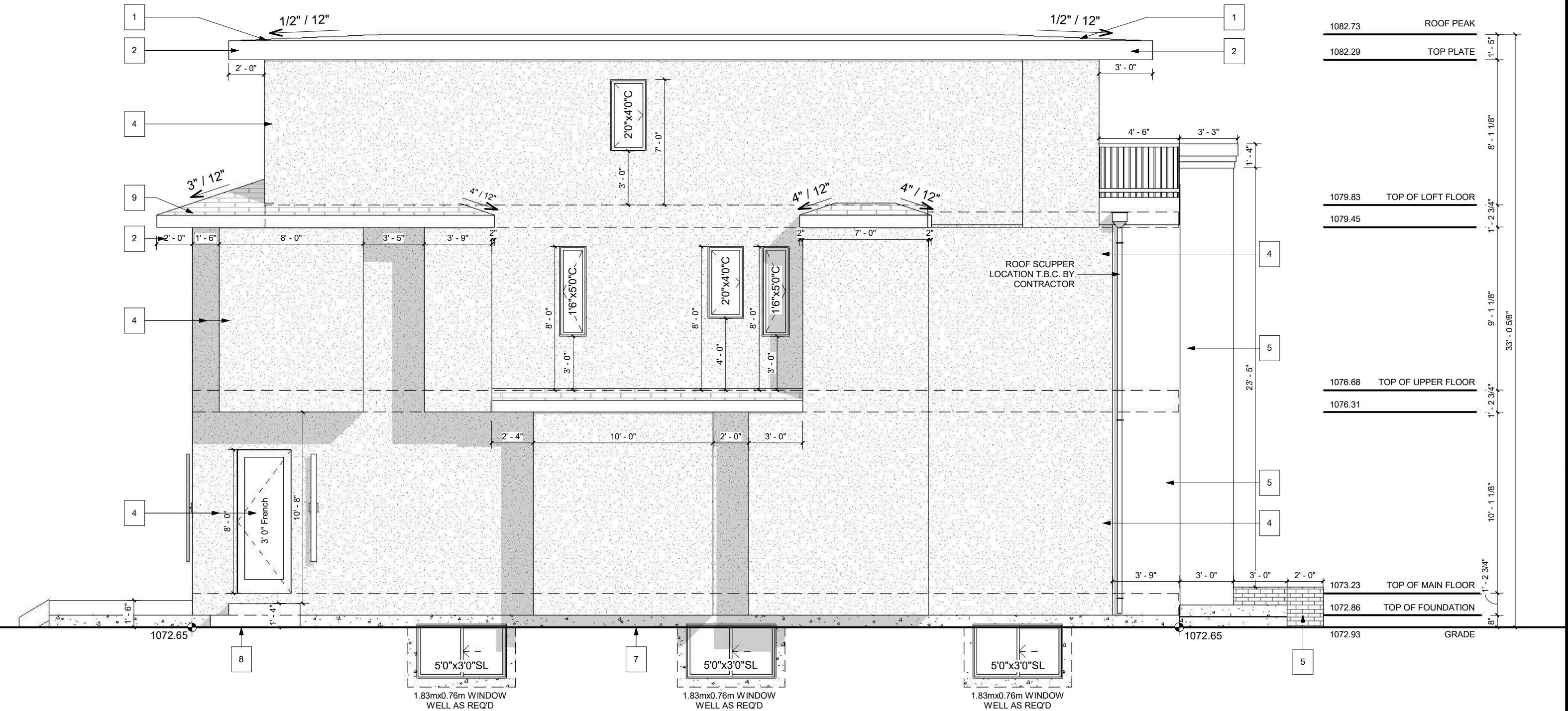
PROJECT NAME: 722 52 Ave SW (EAST) Calgary, Alberta	
DESIGNER: JT	JOB #: 74-26
SCALE: AS SHOWN	SHEET: A-2.1

EXTERIOR FINISHES:

- | | | | | | |
|---|---------------------------|---|------------------------------|---|------------------------|
| 1 | TORCH ON ROOF | 4 | HARDIE FINISH - WHITE | 7 | CONCRETE PARGING |
| 2 | 8" ALUMNIMUM FASCIA | 5 | BRICK FINISH - GREY | 8 | CAST-IN-PLACE CONCRETE |
| 3 | STUCCO FINISH - DARK GREY | 6 | SMOOTH STUCCO FINISH - BLACK | 9 | ASPHALT SHINGLE |

WINDOW CALCULATION
 WALL AREA = 1623.20 SQ. FT.
 WINDOW AREA = 40.88 SQ. FT.
 TOTAL: 40.88 / 1623.20 = 2.45%

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"

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PROJECT:

NEW HOME

STATUS:

-

SIGNATURES:

X

PRINTED: 2026-03-02 1:05:36 PM



PROJECT NAME:

722 52 Ave SW (EAST)
 Calgary, Alberta

DESIGNER:

JT

JOB #:

74-26

SCALE:

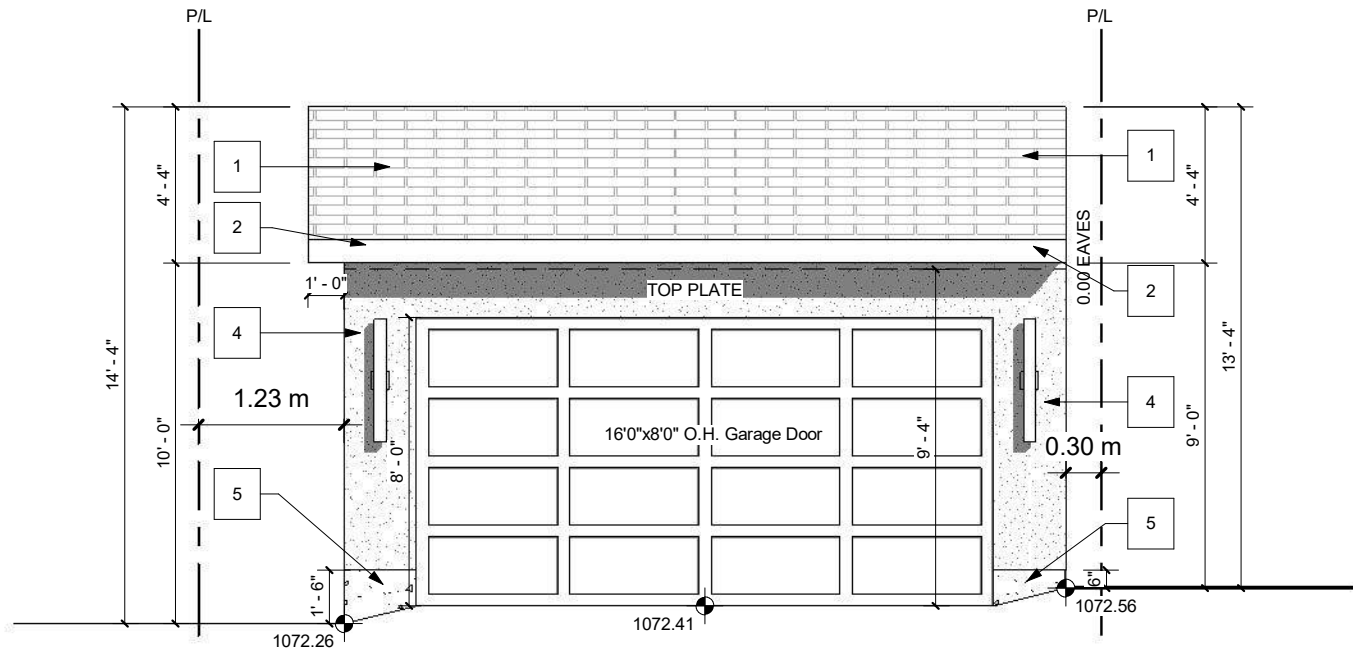
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SHEET:

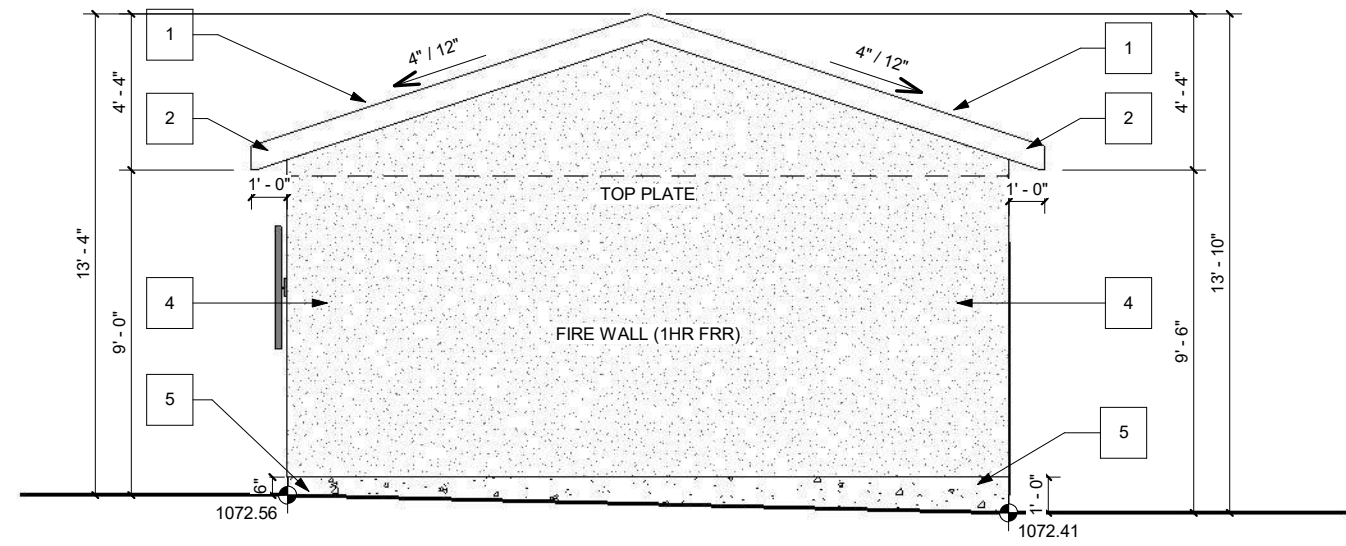
A-2.2

EXTERIOR FINISHES:

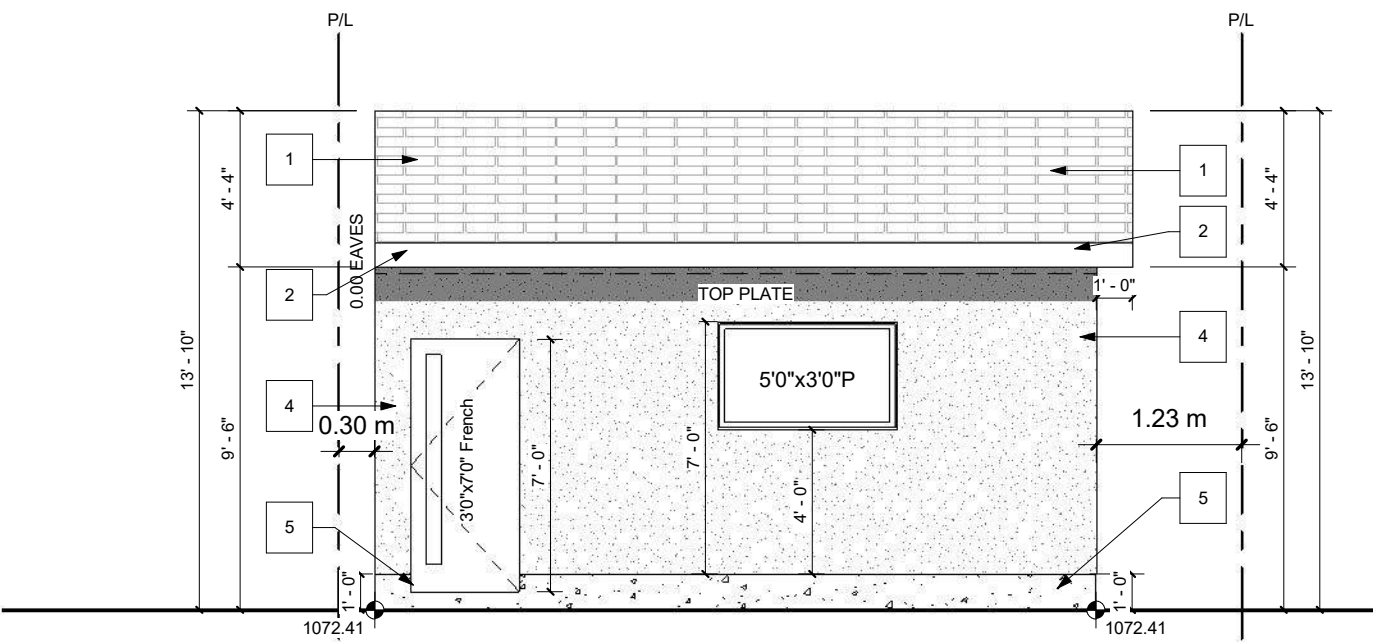
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 ALUMINUM EAVE'S
- 4 STUCCO FINISH
- 5 CONC. PARGING



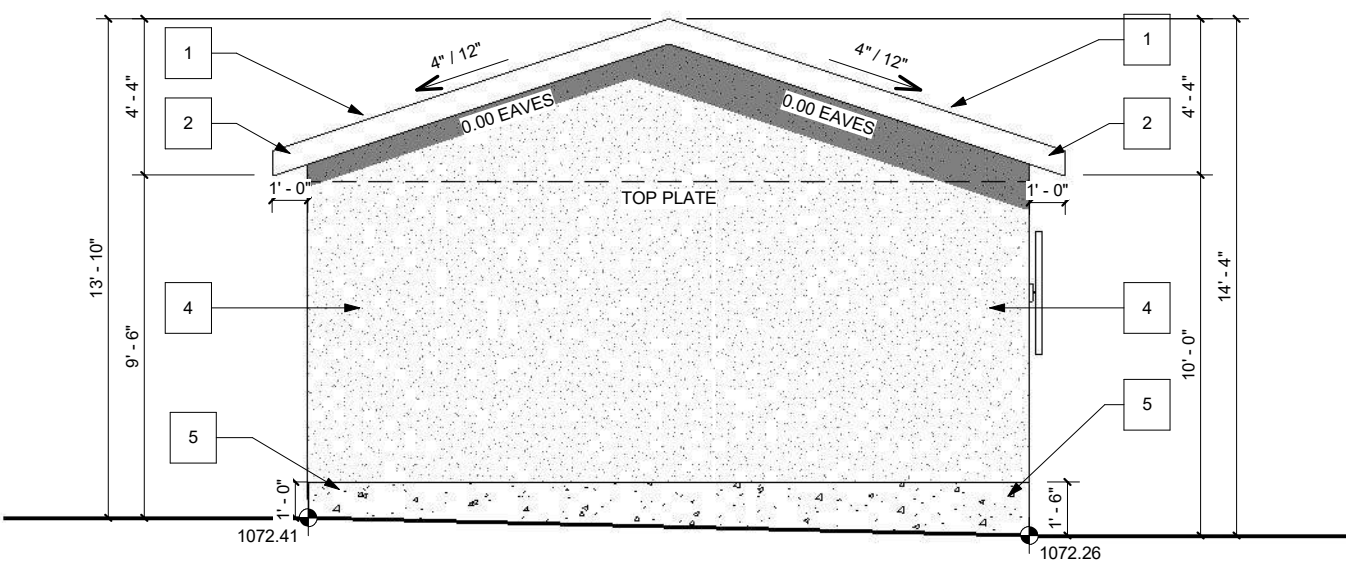
GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



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



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



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

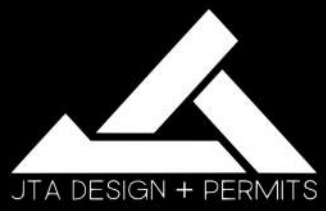
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PROJECT: **NEW HOME**

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-03-02 1:05:37 PM

PROJECT NAME:
722 52 Ave SW (EAST)
Calgary, Alberta

DESIGNER: JT JOB #: 74-26

SCALE: AS SHOWN SHEET: A-4.1

SITE PLAN

LEGEND

ELEVATIONS ARE SHOWN THUS: E = 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:

- \square ----- denotes Calculation points
- \boxtimes ----- denotes Water Valve
- \blacklozenge ----- denotes Gas Valve
- \odot ----- denotes Manhole
- \odot ----- denotes Tree
- \bullet ----- denotes Power Pole
- \triangle ----- denotes Sign
- \odot ----- 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

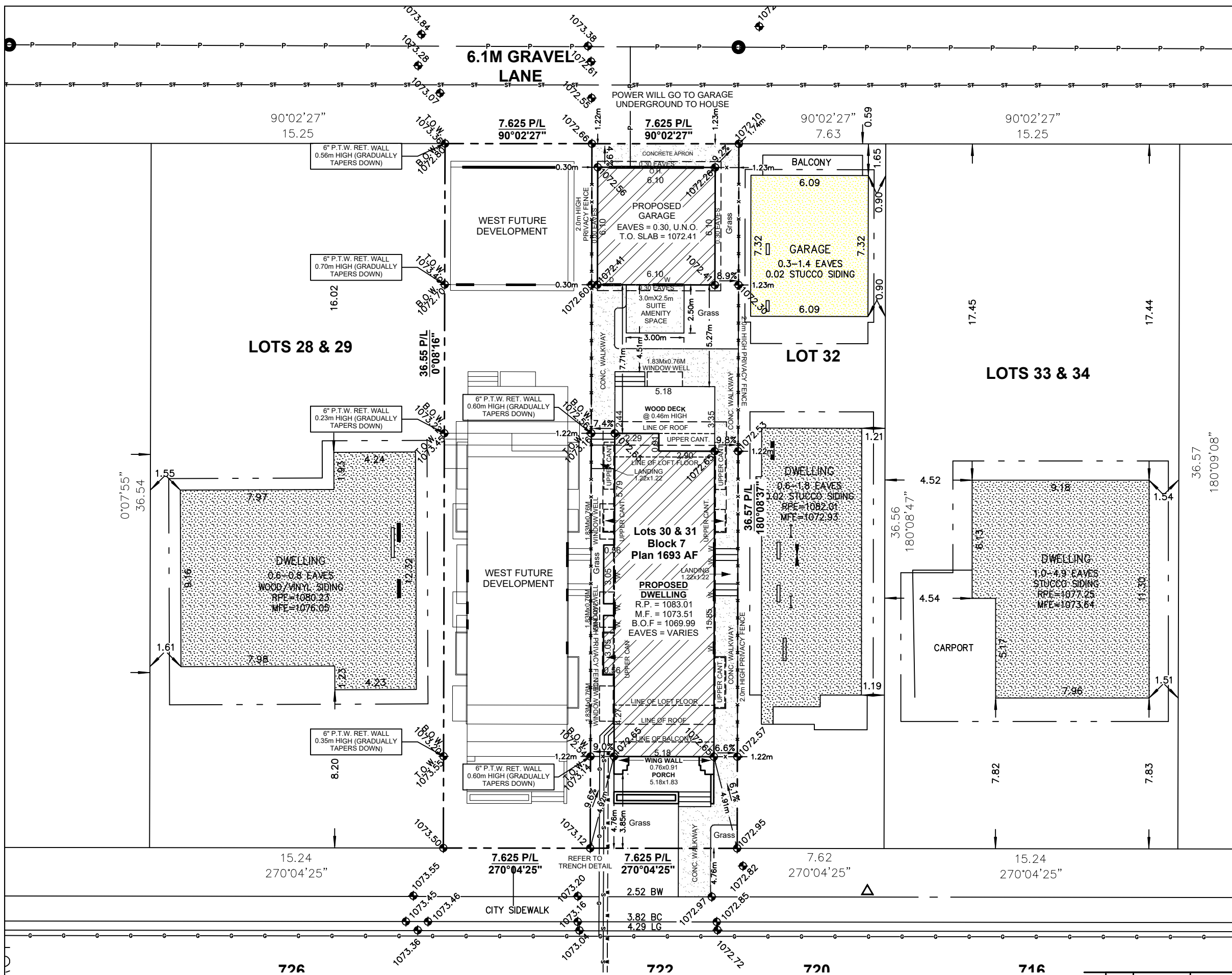
LEGAL DESCRIPTION:

Lots 30 & 31
 Block 7
 Plan 1693 AF
 MUNICIPAL ADDRESS:
 722 52 AVE S.W.
 Calgary, Alberta

LOT COVERAGE DETAIL:

(SINGLE LOT AND HOUSE)

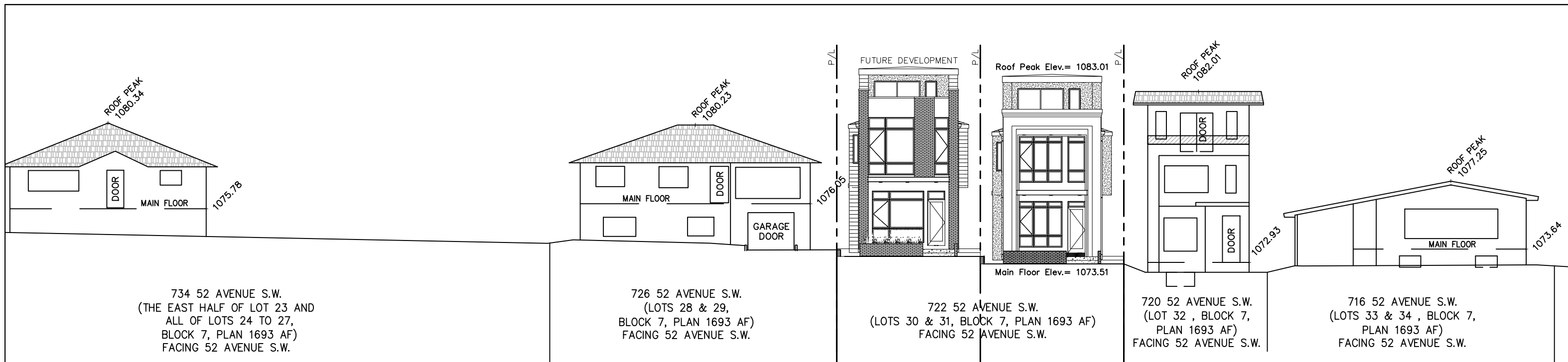
LOT SIZE: 278.638 SQ M
 HOUSE SIZE: 87.623 SQ M
 COVERED PORCH: 0.00 SQ M
 CANT.: 3.406 SQ M
 GARAGE: 37.161 SQ M
 WING WALL: 0.511 SQ M
 TOTAL: 125,295/278,638
 = 44.90%



SITE/BLOCK PLAN

SCALE: 1:200

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT:	SCALE:
01.	26.02.2026	DP SITEPLAN	K.G.	722 52 AVE S.W. Calgary, Alberta	SINGLE FAMILY	1: 200
02.				Lots 30 & 31 Block 7 Plan 1693 AF	DATE:	DIVISION NUMBER
03.					26 FEB. 2025	S 01
04.						



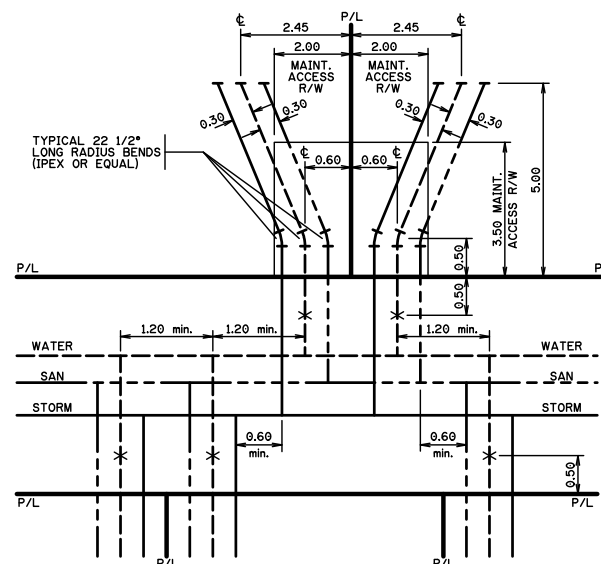
SOUTH STREETSCAPE

SINGLE FAMILY SQFT.

	NEW HOME
GARAGE	400.00 SQ FT
BASEMENT	1071.00 SQ FT
MAIN FLOOR	1343.17 SQ FT
UPPER FLOOR	1006.50 SQ FT
LOFT FLOOR	718.25 SQ FT
TOTAL AREA	3067.92 SQ FT

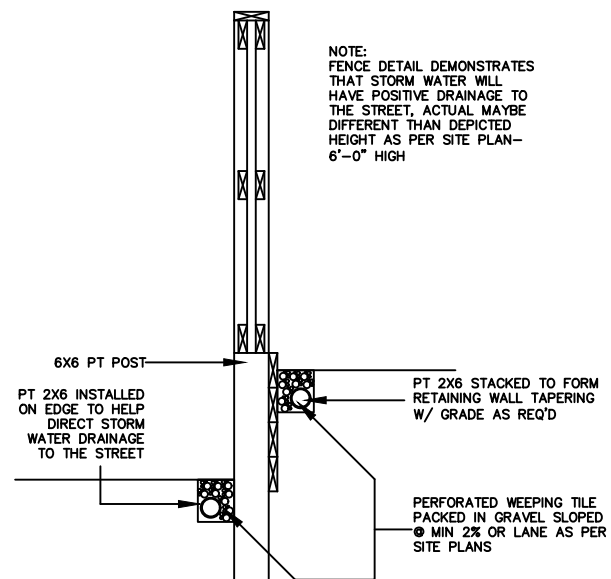
NOTES:

- 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.
- 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.
- SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
- THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
- DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 350mm WITHOUT CROSSING.
- WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
- 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 22° 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.
- WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Location
T1	Deciduous	0.25	3.0	4.0	In Subject Property	To Be Removed
T2	Bush	---	4.0	4.0	On Property Line	To Be Removed
T3	Deciduous	0.25	5.0	5.0	In Subject Property	To Be Removed
T4	Bush	---	3.0	4.0	On Property Line	To Be Removed
T5	Bush	---	5.0	4.0	On Property Line	To Be Removed



FENCE SECTION DETAIL
SCALE: NTS

TRENCH DETAIL
SCALE: NTS

NO.	DATE (D/M/Y)	DETAIL	BY	PROJECT NAME AND ADDRESS:	PROJECT	SCALE
01.	26.02.2026	DP SITEPLAN	K.G.	722 52 AVE S.W. Calgary, Alberta	SINGLE FAMILY	AS SHOWN
02.				Lots 30 & 31 Block 7		
03.				Plan 1693 AF		
04.					DATE: 26th Feb. 2026	DIVISION NUMBER: S 02