

# SITE PLAN

## LEGEND

ELEVATIONS ARE SHOWN THUS:  $\bullet$  = 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:

- $\bullet$  ----- 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-S- denotes Sanitary Line
- ST-ST- denotes Storm Line
- W-W- denotes Water Line
- G-G- denotes Gas Line
- E-E- denotes Electrical Line
- A.A.T.- 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

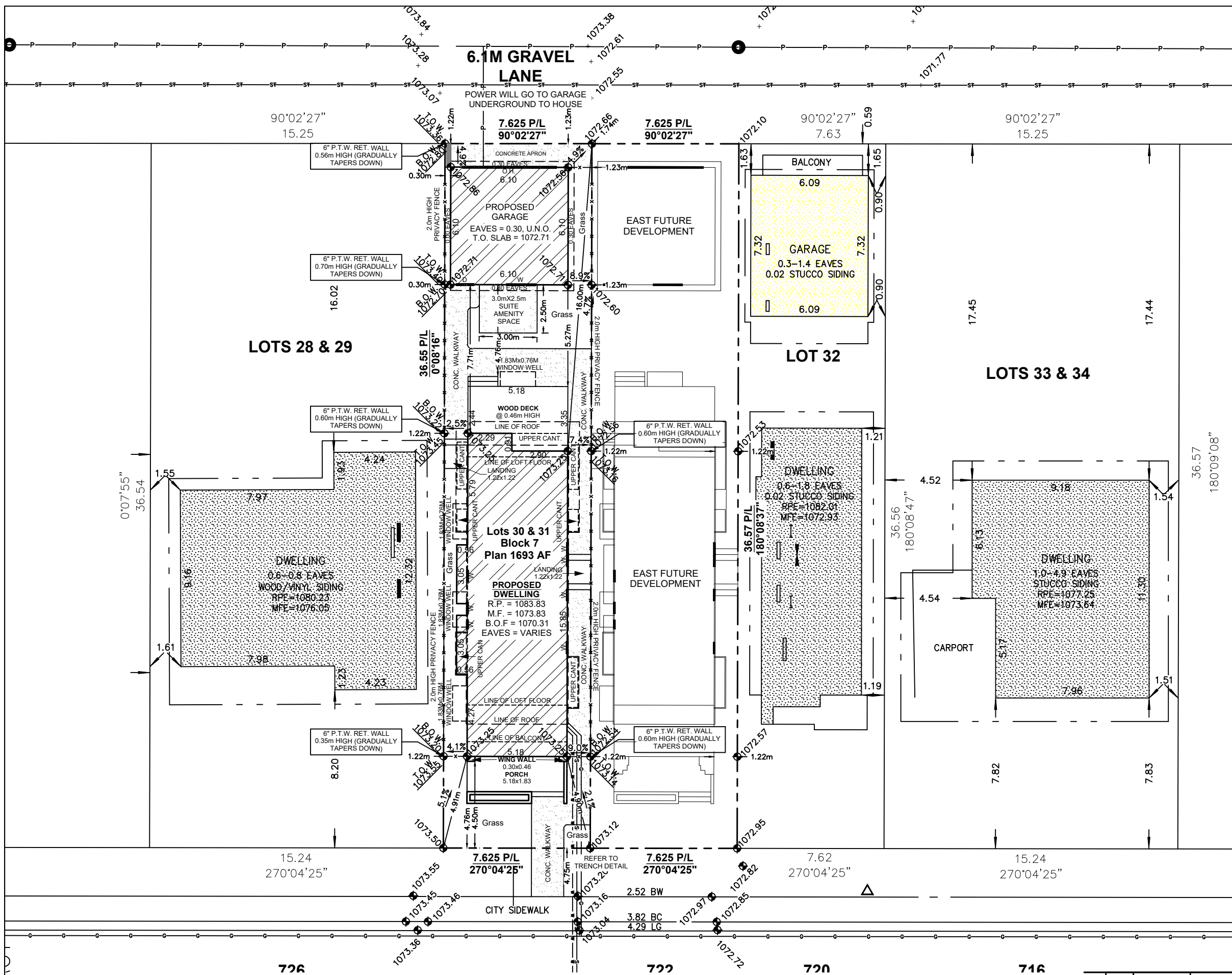
SCALE 1:200

LEGAL DESCRIPTION:

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

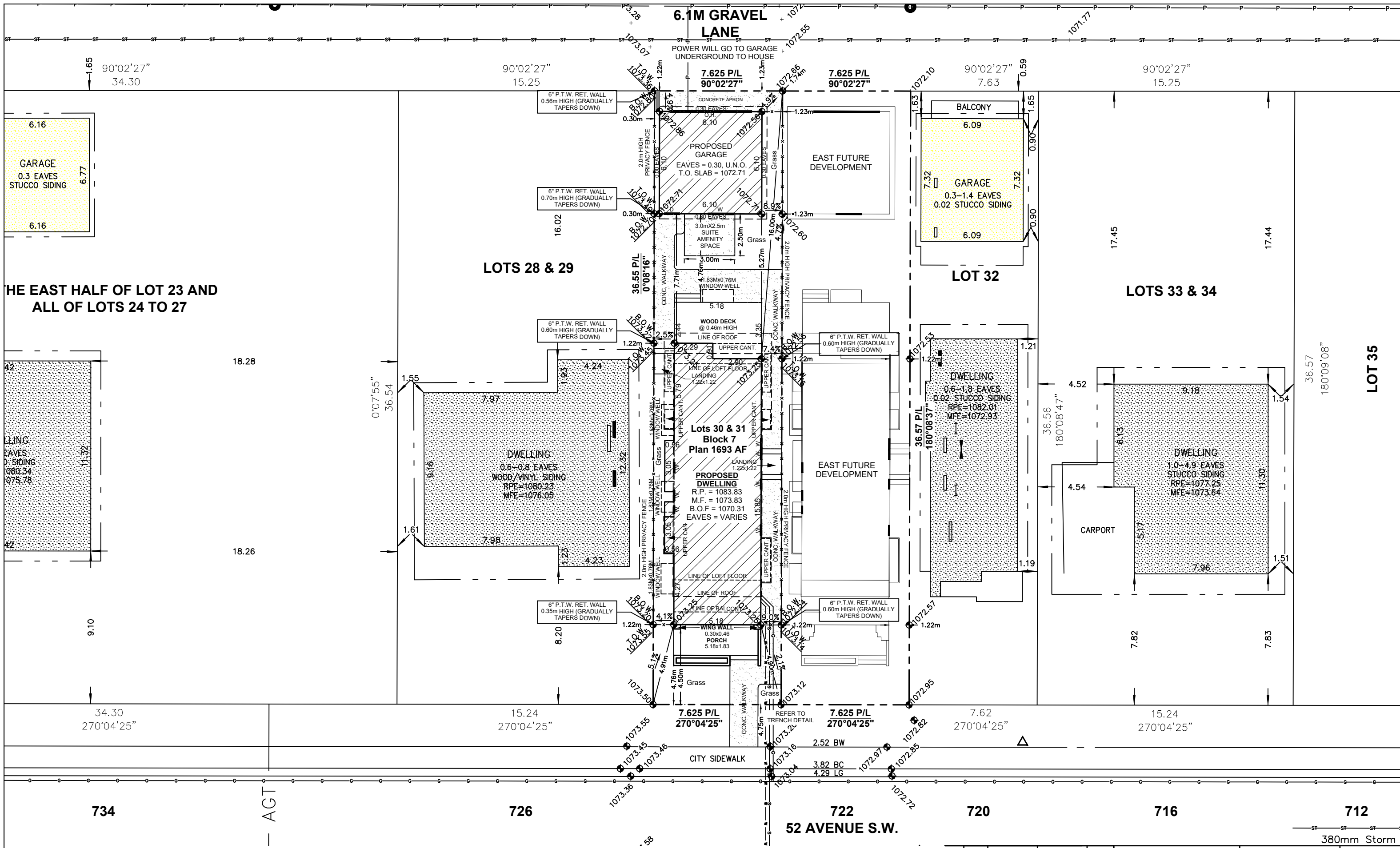
LOT COVERAGE DETAIL:  
 (SINGLE LOT AND HOUSE)

LOT SIZE: 278.605 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: 0.206 SQ M  
 TOTAL: 124.990/278.605  
 = 44.86%



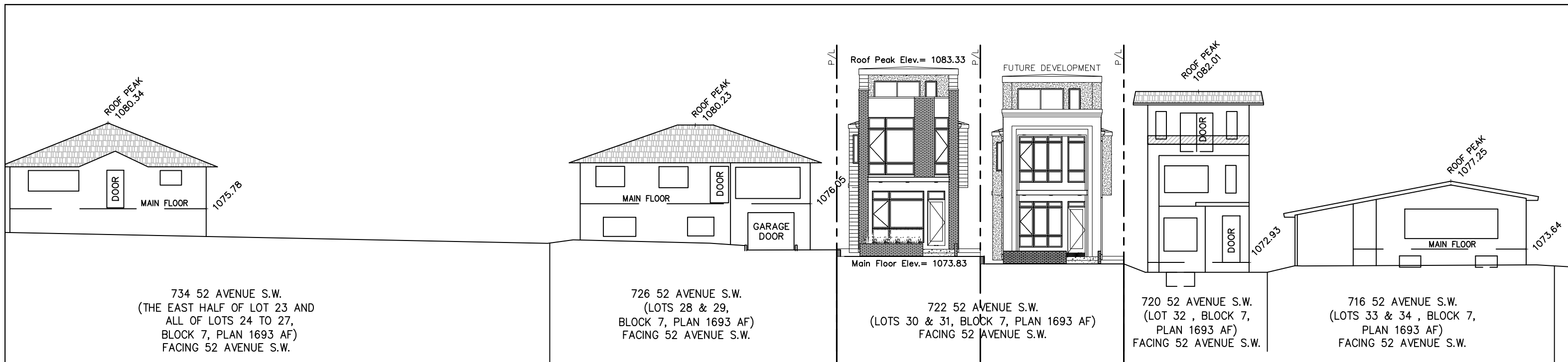
SITE/BLOCK PLAN  
 SCALE: 1:200

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.						



**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. 2026	S 01
04.						



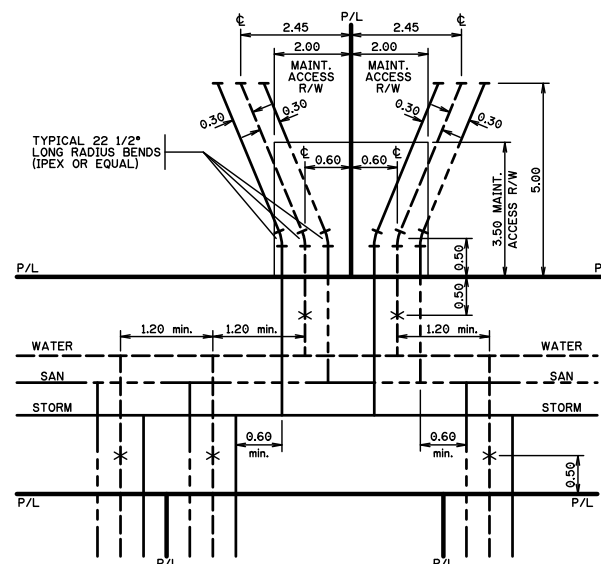
**SOUTH STREETSCAPE**

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:

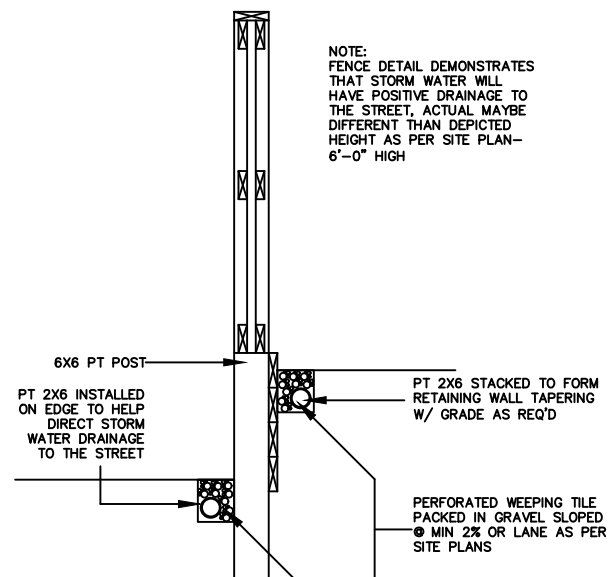
- A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
- DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
- 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.



TRENCH DETAIL  
SCALE: NTS

**TREE SCHEDULE:**

Tree No.	Variety	Trunk (±)	Canopy (±)	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

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.						



## 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 and Rear Elevations
A-2.1	Right Elevation
A-2.2	Left Elevation
A-4.0	Garage Plan
A-4.1	Garage Elevations
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.
<b>TOTAL =</b>	<b>3067.92 SQ. FT.</b>

DO NOT SCALE DRAWINGS.  
DRAWINGS ARE TO BE READ IN CONJUNCTION 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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### ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	25/02/2026	DP PLANS	K.G.
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: 2026-03-02 2:04:50 PM

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

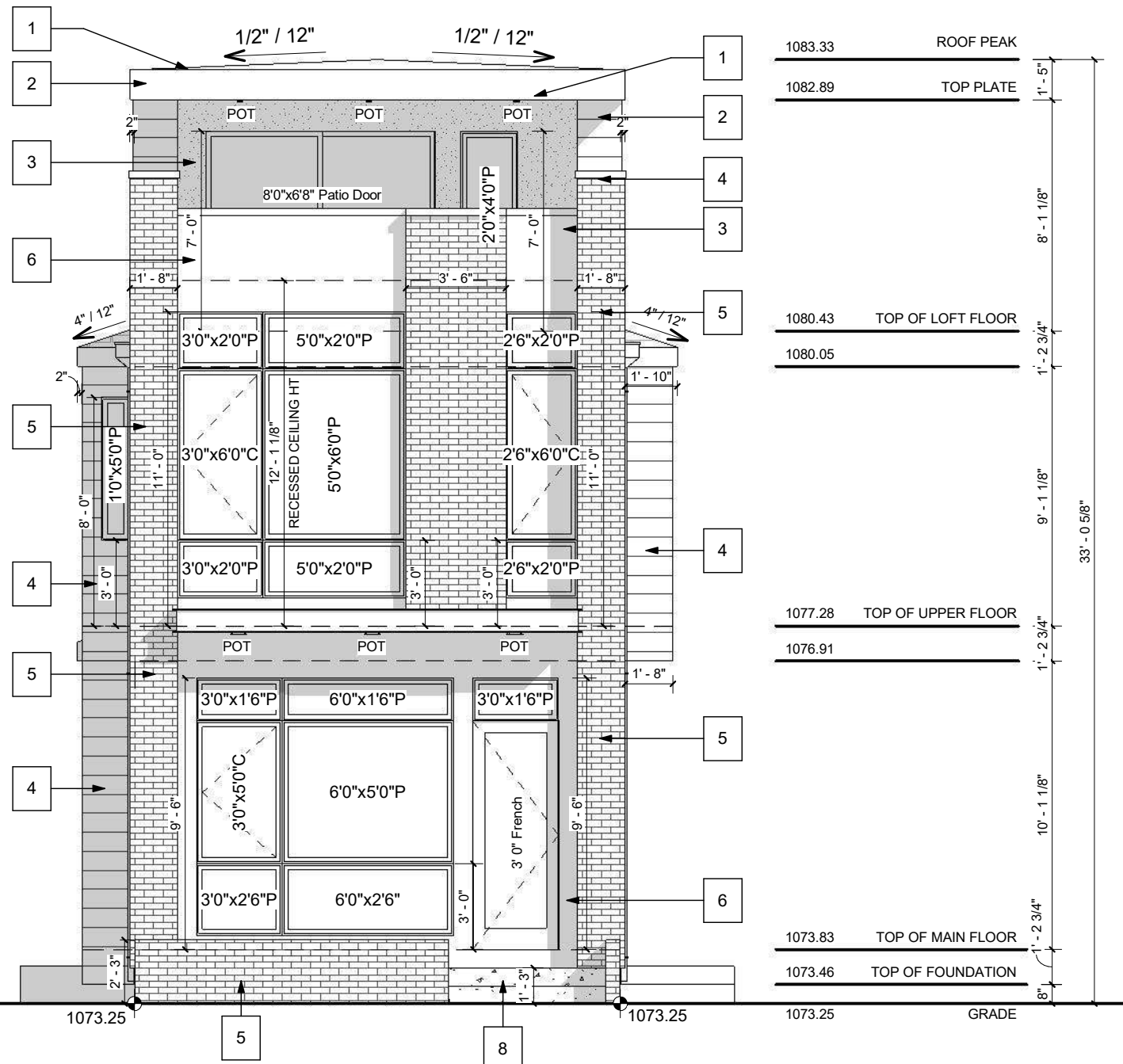
DESIGNER: JT JOB #: #73-26

SCALE: AS SHOWN SHEET: A-0.0

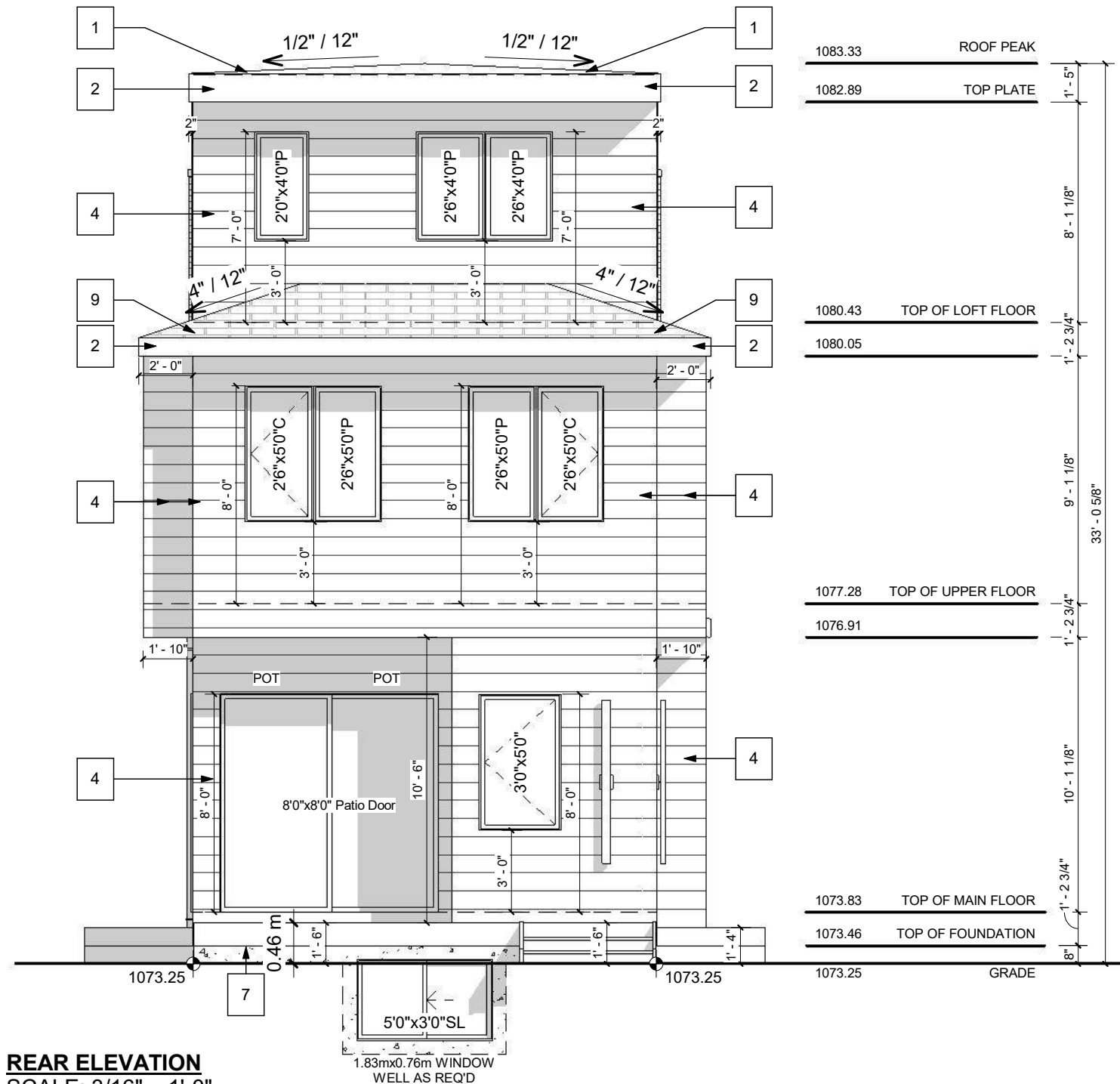
**EXTERIOR FINISHES:**

1	TORCH ON ROOF	4	HARDIE FINISH - BLACK	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)



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



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

**PROJECT NOTES:**

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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 2:04:53 PM



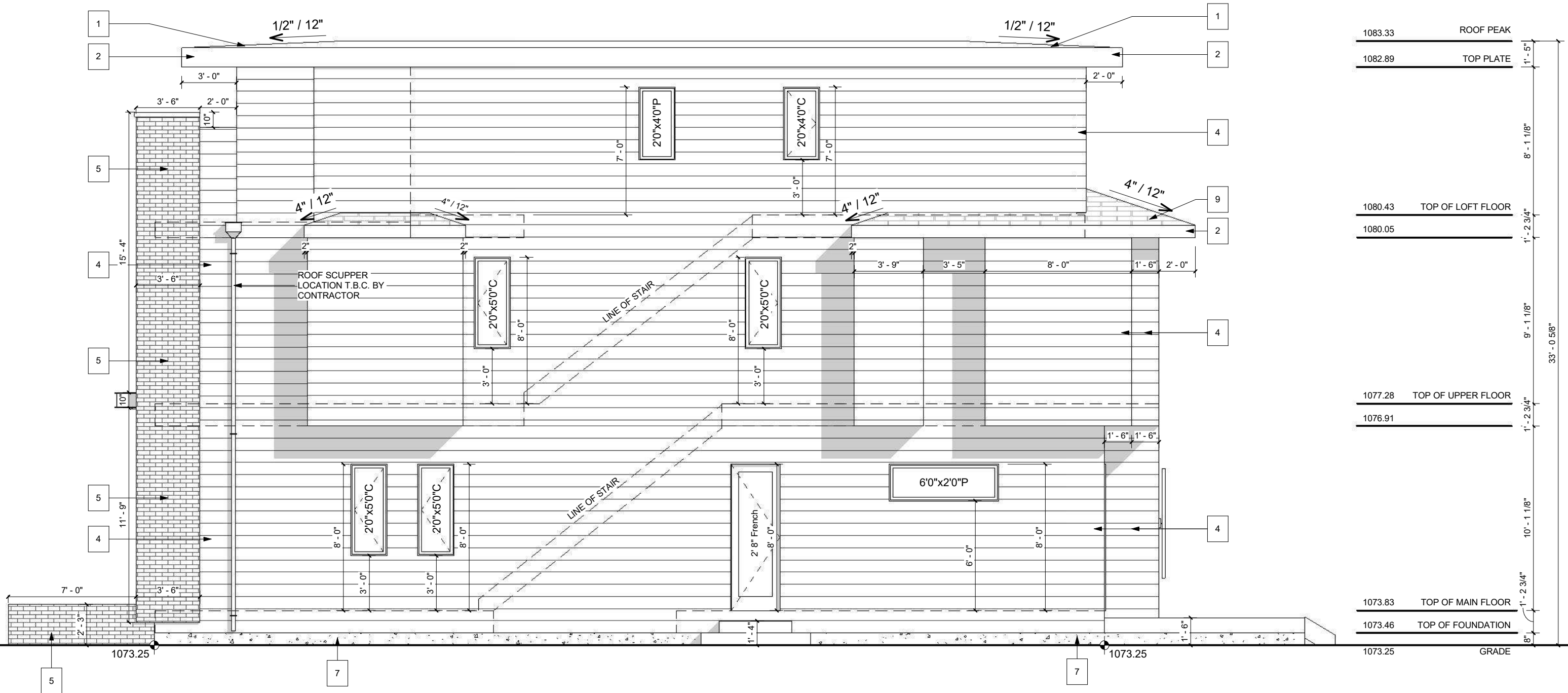
PROJECT NAME: 722 52 Ave SW (WEST) Calgary, Alberta	
DESIGNER: JT	JOB #: #73-26
SCALE: AS SHOWN	SHEET: A-2.0

**EXTERIOR FINISHES:**

- |                             |                                |                          |
|-----------------------------|--------------------------------|--------------------------|
| 1 TORCH ON ROOF             | 4 HARDIE FINISH - BLACK        | 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 = 1709.85 SQ. FT.  
 WINDOW AREA = 72.05 SQ. FT.  
 TOTAL: 72.05 / 1709.85 = 4.2%

**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)



1083.33	ROOF PEAK	
1082.89	TOP PLATE	1'-5"
1080.43	TOP OF LOFT FLOOR	
1080.05		1'-2 3/4"
1077.28	TOP OF UPPER FLOOR	
1076.91		1'-2 3/4"
1073.83	TOP OF MAIN FLOOR	
1073.46	TOP OF FOUNDATION	1'-2 3/4"
1073.25	GRADE	8"

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

**PROJECT NOTES:**

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**ISSUES:**

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01.	25/02/2026	DP PLANS	K.G.
02.	--	--	--
03.	--	--	--
04.	--	--	--
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**PROJECT:**

NEW HOME

**STATUS:**

-

**SIGNATURES:**

X

PRINTED: 2026-03-02 2:04:54 PM



**PROJECT NAME:**

722 52 Ave SW (WEST)  
 Calgary, Alberta

**DESIGNER:**

JT

**JOB #:**

#73-26

**SCALE:**

AS SHOWN

**SHEET:**

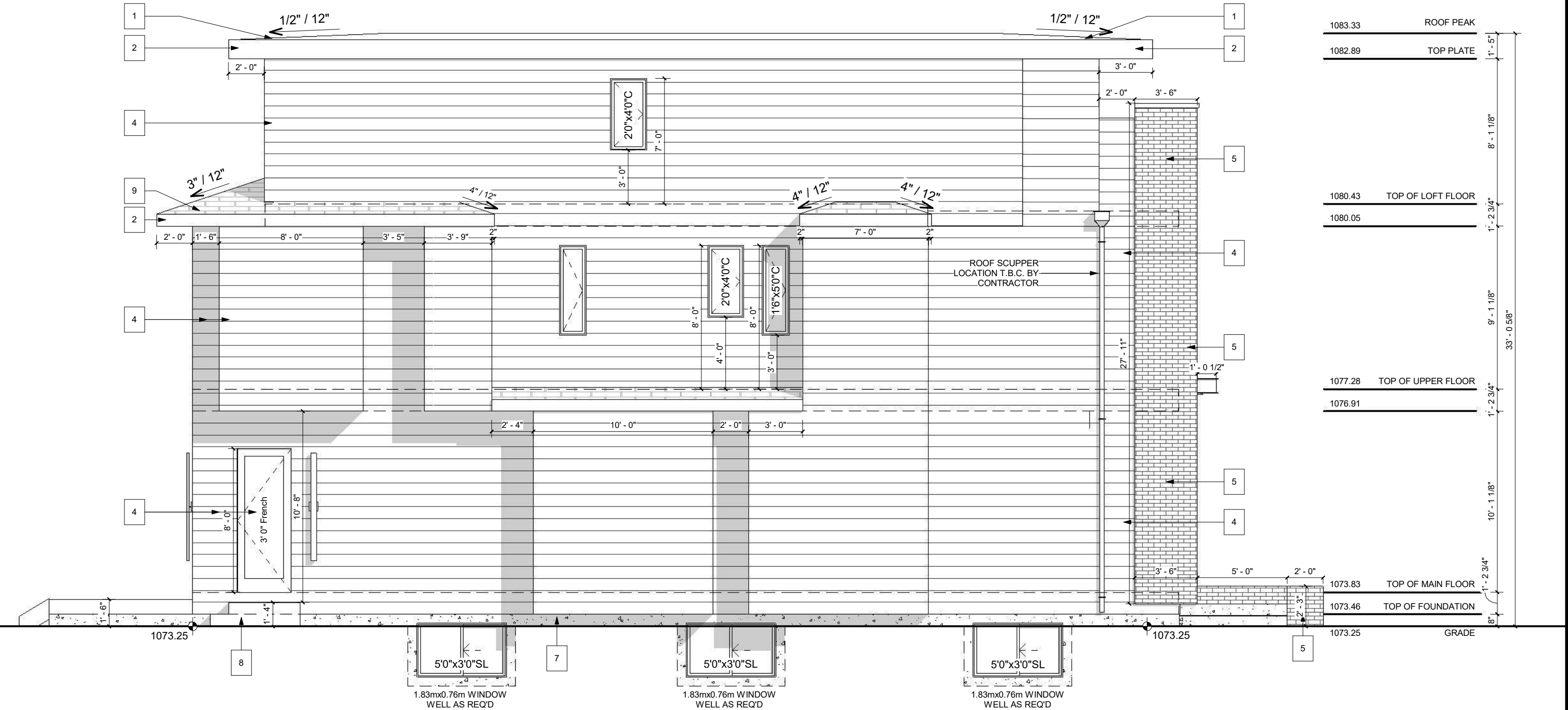
A-2.1

**EXTERIOR FINISHES:**

- |                             |                                |                          |
|-----------------------------|--------------------------------|--------------------------|
| 1 TORCH ON ROOF             | 4 HARDIE FINISH - BLACK        | 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 = 1691.46 SQ. FT.  
 WINDOW AREA = 36.35 SQ. FT.  
 TOTAL: 36.35 / 1691.46 = 2.15%

**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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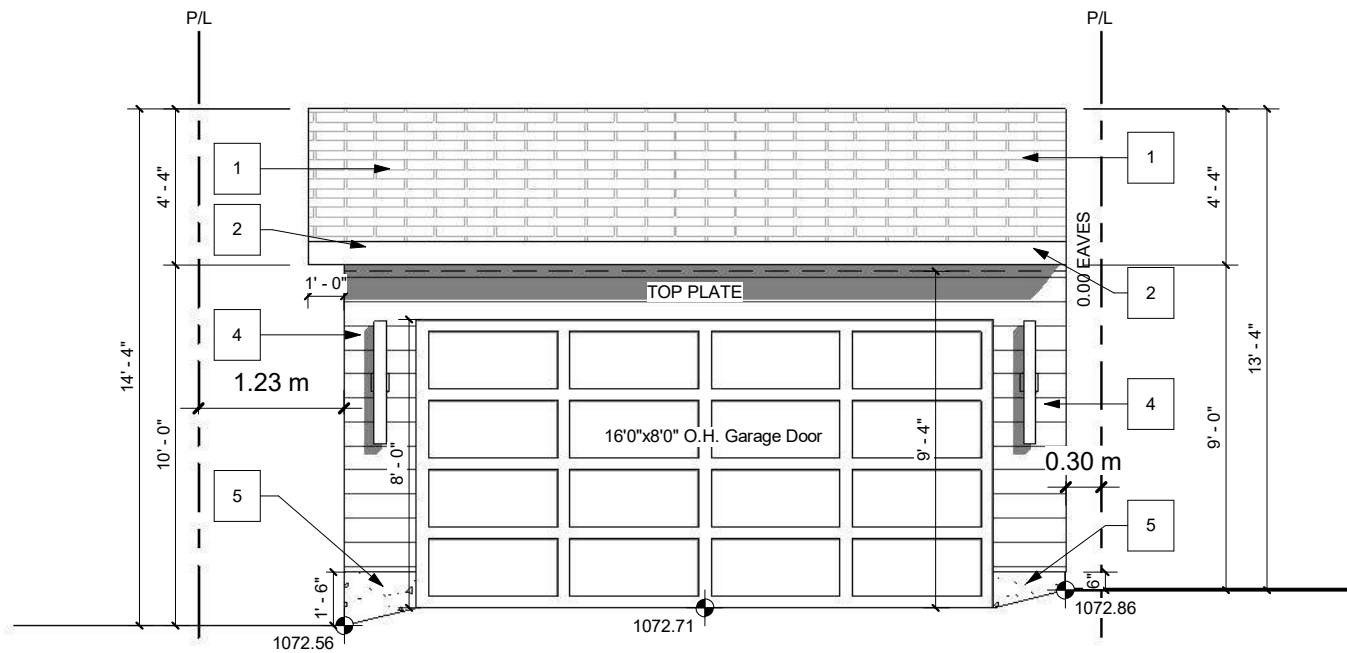
PROJECT: **NEW HOME**  
 STATUS: -  
 SIGNATURES: X  
 PRINTED: 2026-03-02 2:04:54 PM



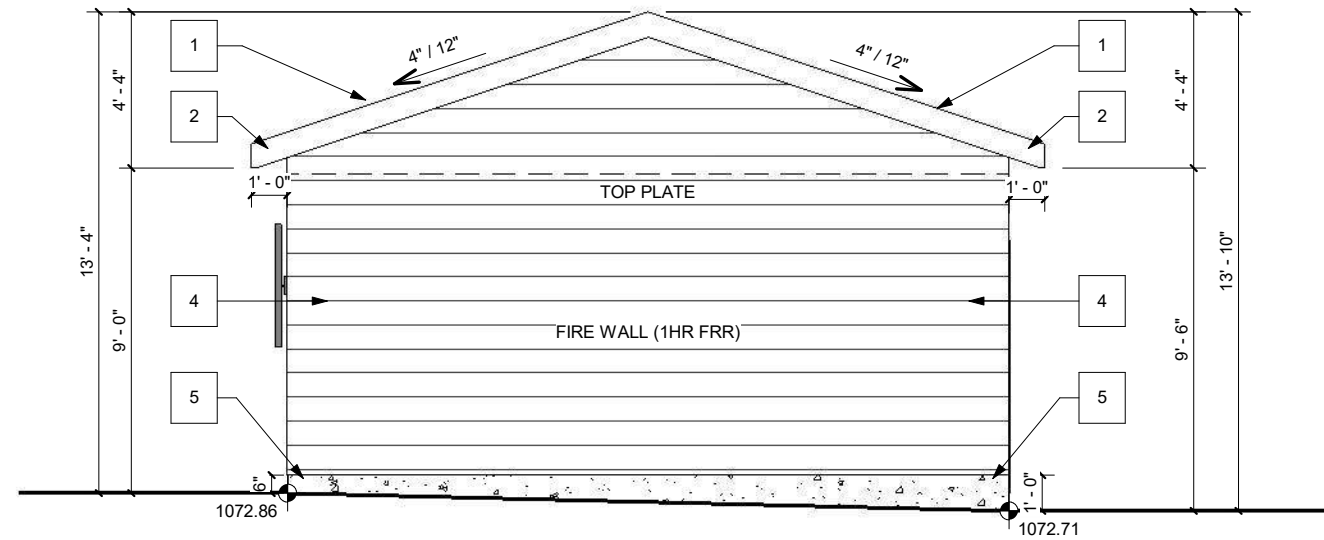
PROJECT NAME:  
**722 52 Ave SW (WEST)**  
 Calgary, Alberta  
 DESIGNER: JT JOB #: #73-26  
 SCALE: AS SHOWN SHEET: A-2.2

**EXTERIOR FINISHES:**

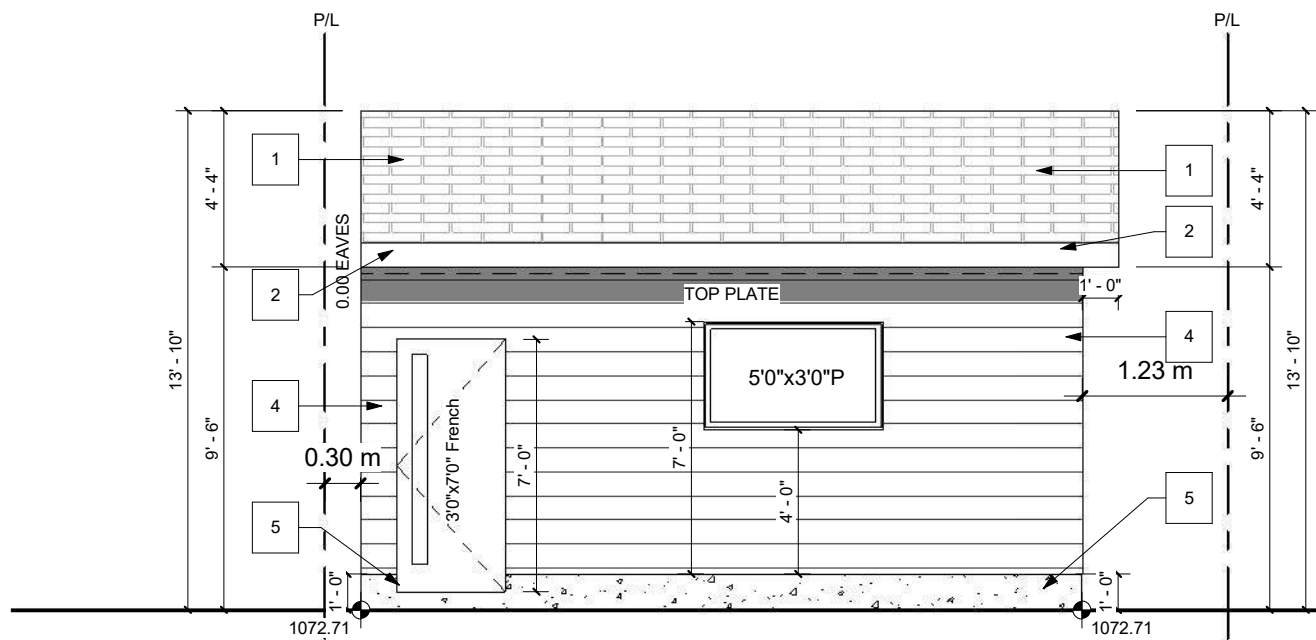
- 1 ASPHALT SHINGLES
- 2 8" ALUMNIMUM FASCIA
- 3 ALUMINUM EAVE'S
- 4 HARDIE FINISH
- 5 CONC. PARGING



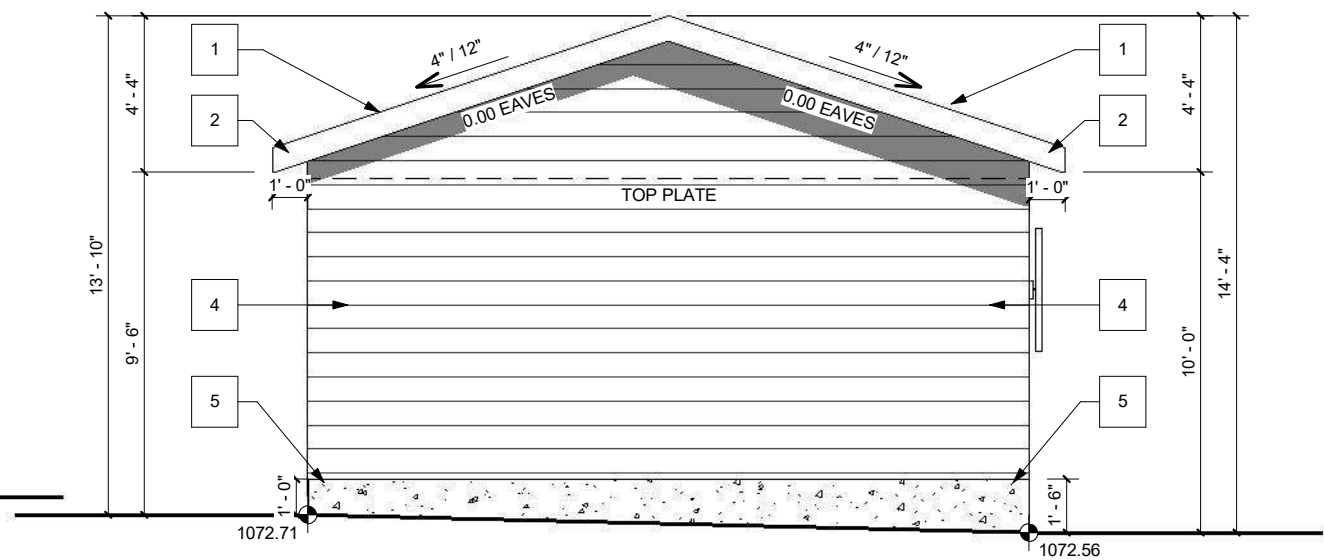
**GARAGE FRONT - BACK LANE**  
SCALE: 3/16" = 1'-0"



**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 2:04:55 PM

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

DESIGNER: JT      JOB #: #73-26

SCALE: AS SHOWN      SHEET: A-4.1