



PROPOSED SINGLE FAMILY DWELLING

631 53 AVE SW CALGARY, AB.

LOT 52, BLOCK 18

ISSUED FOR DEVELOPMENT PERMIT

JULY 29, 2026

AMENDED DRAWINGS
DP No Date Received
DP2026-02462 July 29, 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATUMS, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE
FAMILY DWELLING

PROJECT NO. 0001

REVISIONS		
No.	Description	YY-MM-DD
1	IIFCR	25-11-25
2	RIFDP	26-06-30

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: M.O.



2 3D VIEW 1



1 3D VIEW 2

AMENDED DRAWINGS
DP No DP2026-02462 Date Received July 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATUMS, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE
FAMILY DWELLING
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD
1	IIFCR	25-11-25
2	RIFDP	26-06-30



1 SOUTH VIEW FROM LANE



2 NORTH VIEW FROM 53 AV SW



3 EAST VIEW FROM 53 AV



4 WEST VIEW FROM 53 AV SW



PRIME
DESIGN SOLUTIONS

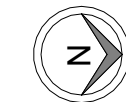


T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 26 ST. N.E. UNIT #128 CALGARY, AB

CONSULTANT

SEAL

TRUE NORTH



THIS DRAWING MUST NOT BE SCALE
THE CONTRACTOR SHALL VERIFY ALL LEVEL
DATUMS, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNERS IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNERS AND MUST NOT BE REPRODUCED
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
P R I M E D E S I G N S O L U T I O N S L T D © 2021

**PROPOSED SINGLE
FAMILY DWELLING**
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS

1	IFCR	25-11-25
---	------	----------

	1999	2000

--	--	--

SITE PLAN

SCALE: As indicated

A 1 1

Alt. 1

DRYAN ST. M.C.

NOTE: AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING WALKWAY EXCAVATION AND SERVICE INSTALLATION.

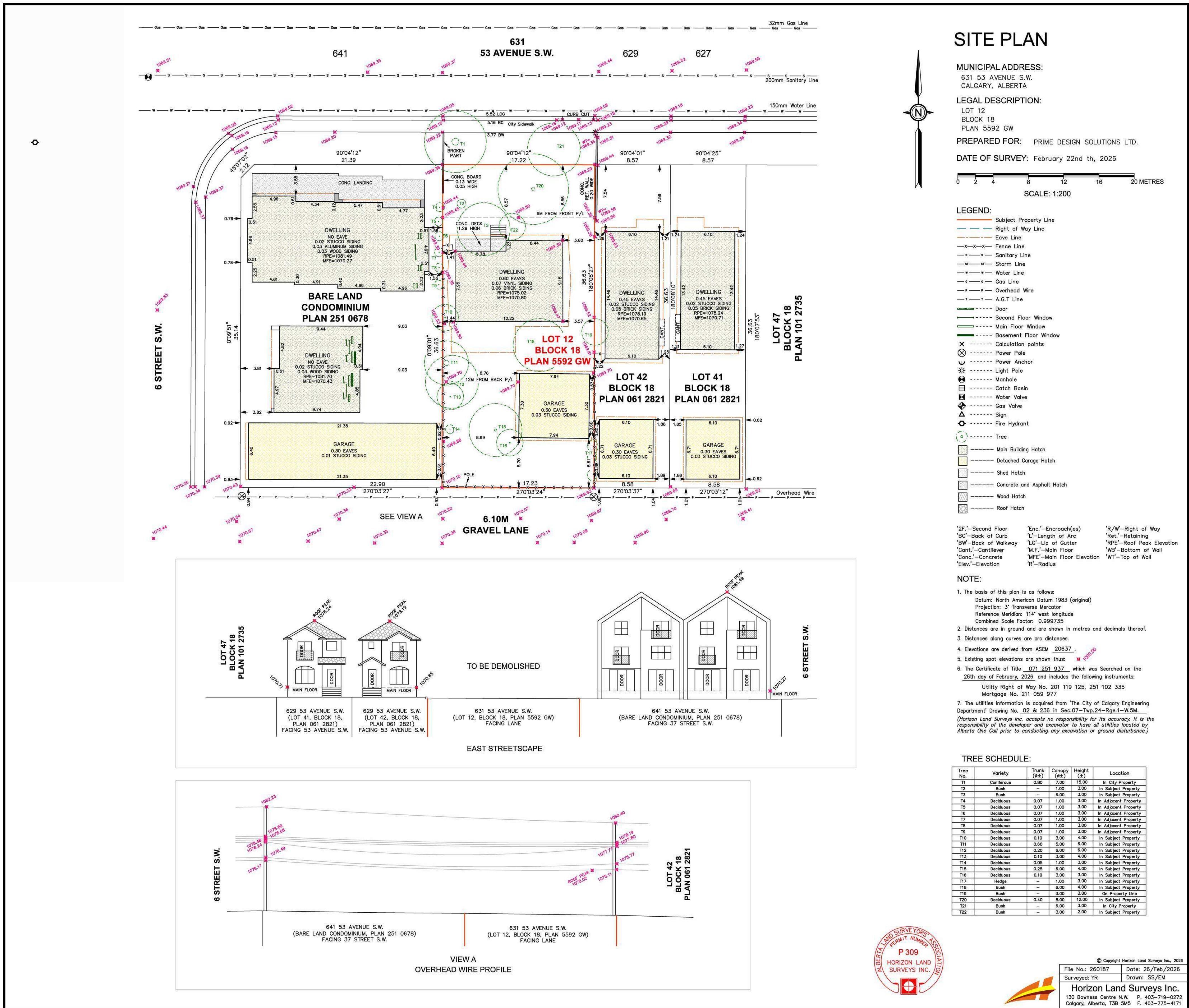


1. EXISTING TREES TO BE PROTECTED FROM CONSTRUCTION WITH THE INSULATION OF A
1200mm (4'-0") HIGH SNOW FENCE HELD IN PLACE WITH 1800mm (6'-0") T-BAR.
THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION & MUST REMAIN IN PLACE
UNTIL ALL CONSTRUCTION IS COMPLETED.
2. ALL SUPPORT AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH
SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
3. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF
ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
4. NO MOVEMENT OF MATERIALS OR STORAGE OF EQUIPMENT, OR
DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THE FENCE LINE.
5. WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREA SUBJECT TO INTENSIVE
CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS
FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING.
6. FENCES TO BE INSTALLED BY ENVIRONMENTAL CONSULTANT ON REGULAR BASIS AND
BE MAINTAINED BY THE BUILDER.

GRADE LEGEND	
XXXX.XX	EXISTING GRADE
XXXX.XX	PROPOSED GRADE

<u>LOT 52 SITE COVERAGE</u>	
SITE AREA:	3,395 ft ²
BUILDING FOOTPRINT:	1,100 ft ²
GARAGE FOOTPRINT:	410 ft ²
TOTAL LOT COVERAGE:	1,510 ft ²
LOT COVERAGE % :	44.5% (MAX. 45% PERMITTED)

TRUNK DIAMETER (CM): 10
SCIENTIFIC NAME: COTONEASTER
SIZE AT MATURITY: SHRUB
MAINTAINED BY: CALGARY PARKS
TREE ID #: T-32048181
(TO REMAIN AS IS)





SITE PLAN

MUNICIPAL ADDRESS:
631 53 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 12
BLOCK 18
PLAN 5592 GW

PREPARED FOR: PRIME DESIGN SOLUTIONS LTD.

DATE OF SURVEY: February 22nd th, 2026

SCALE: 1:200

LEGEND:

- Subject Property Line
- Right of Way Line
- Eave Line
- Fence Line
- Sanitary Line
- Storm Line
- Water Line
- Gas Line
- Overhead Wire
- A.G.T. Line
- Door
- Second Floor Window
- Main Floor Window
- Basement Floor Window
- Calculation points
- Power Pole
- Power Anchor
- Light Pole
- Manhole
- Catch Basin
- Water Valve
- Gas Valve
- Sign
- Fire Hydrant
- Tree
- Main Building Hatch
- Detached Garage Hatch
- Shed Hatch
- Concrete and Asphalt Hatch
- Wood Hatch
- Roof Hatch

'2F.'-Second Floor
'BC'-Back of Curb
'BW'-Back of Walkway
'Cont'-Conteiner
'Conc'-Concrete
'Elev'-Elevation
'Enc'-Encroach(es)
'L'-Length of Arc
'LG'-Lip of Gutter
'M.F'-Main Floor
'MFE'-Main Floor Elevation
'R'-Radius
'R/W'-Right of Way
'Ret'-Retaining
'RPE'-Roof Peak Elevation
'WB'-Bottom of Wall
'WT'-Top of Wall

NOTE:

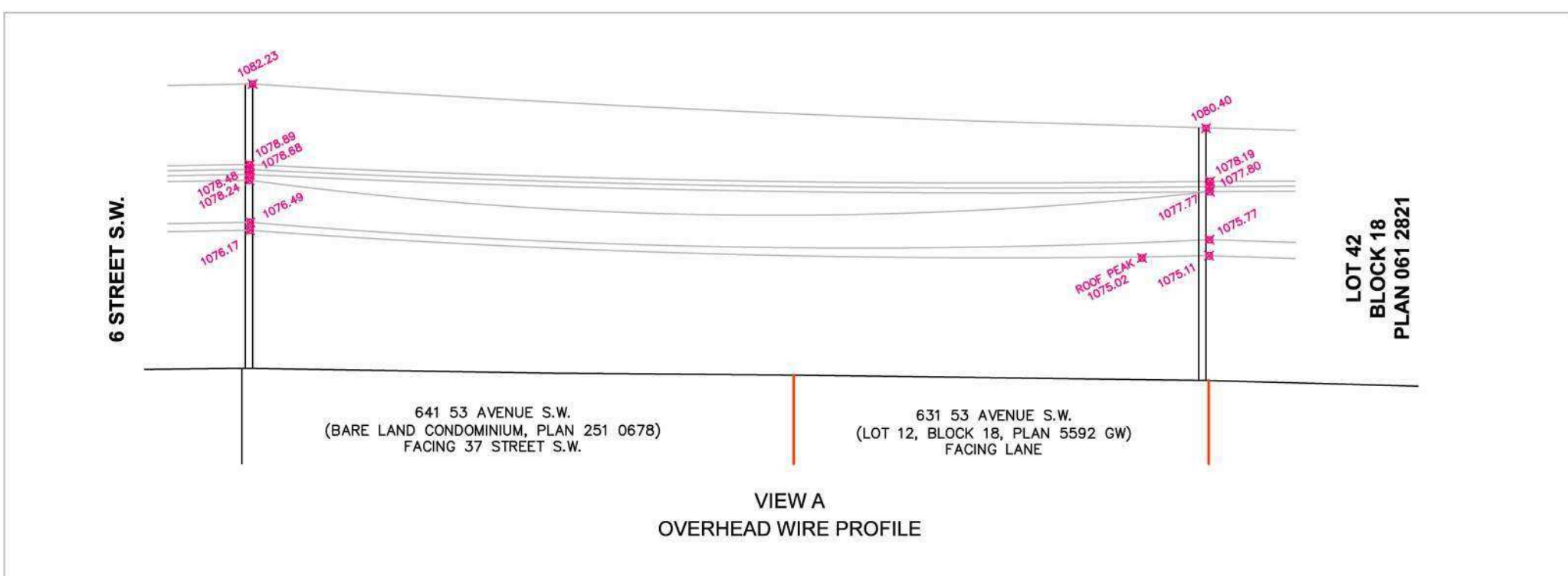
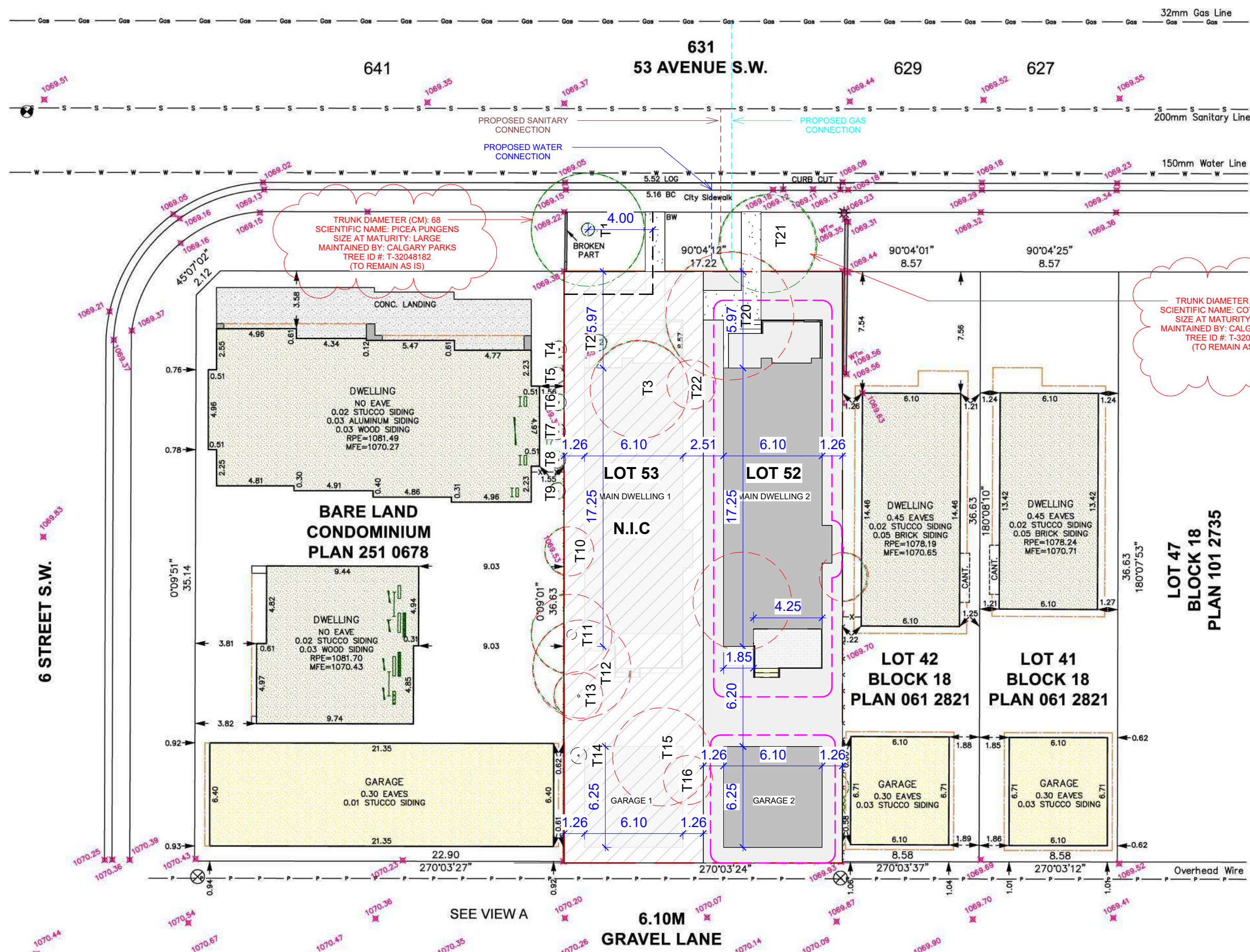
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3' Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASGM 20637.
- Existing spot elevations are shown thus: $\times 1000.00$
- The Certificate of Title 071 251 937 which was Searched on the 26th day of February, 2026, and includes the following instruments:
Utility Right of Way No. 201 119 125, 251 102 335
Mortgage No. 211 059 977
- The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 02 & 236 in "Sec 07" Tap 24-10-1-W-54.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (cm)	Canopy (m)	Height (m)	Location
TO BE REMOVED	11	Coniferous	0.60	7.00	In City Property
TO BE REMOVED	12	Bush	1.00	3.00	In Subject Property
TO BE REMOVED	13	Bush	6.00	3.00	In Subject Property
TO REMAIN AS IS	14	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO REMAIN AS IS	15	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO REMAIN AS IS	16	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO REMAIN AS IS	17	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO REMAIN AS IS	18	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO REMAIN AS IS	19	Deciduous	0.07	1.00	3.00 In Adjacent Property
TO BE REMOVED	20	Deciduous	0.10	3.00	4.00 In Subject Property
TO BE REMOVED	21	Deciduous	0.60	9.00	6.00 In Subject Property
TO BE REMOVED	22	Deciduous	0.20	6.00	8.00 In Subject Property
TO BE REMOVED	23	Deciduous	0.10	3.00	4.00 In Subject Property
TO BE REMOVED	24	Deciduous	0.05	1.00	3.00 In Subject Property
TO BE REMOVED	25	Deciduous	0.25	6.00	4.00 In Subject Property
TO BE REMOVED	26	Deciduous	0.10	3.00	3.00 In Subject Property
TO BE REMOVED	27	Hedge	1.00	3.00	In Subject Property
TO BE REMOVED	28	Bush	6.00	4.00	In Subject Property
TO BE REMOVED	29	Bush	3.00	3.00	In Subject Property
TO BE REMOVED	30	Deciduous	0.40	8.00	12.00 In Subject Property
TO REMAIN AS IS	31	Bush	6.00	3.00	In City Property
TO BE REMOVED	32	Bush	3.00	2.00	In Subject Property



© Copyright Horizon Land Surveys Inc., 2006
File No.: 260187 Date: 26/Feb/2026
Surveyed: YR Drawn: SS/EM
Horizon Land Surveys Inc.
130 Business Centre N.W. P. 403-719-0272
Calgary, Alberta, T2B 5M5 F. 403-775-4171



PROPOSED BLOCK PLAN

1" = 20'-0"



PRIME
DESIGN SOLUTIONS

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
ELEVATIONS, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNERS IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNERS AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

**PROPOSED SINGLE
FAMILY DWELLING**
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS		
No.	Description	YY-MM-DD
	IFCR	25-11-25
	RIFDP	26-06-30

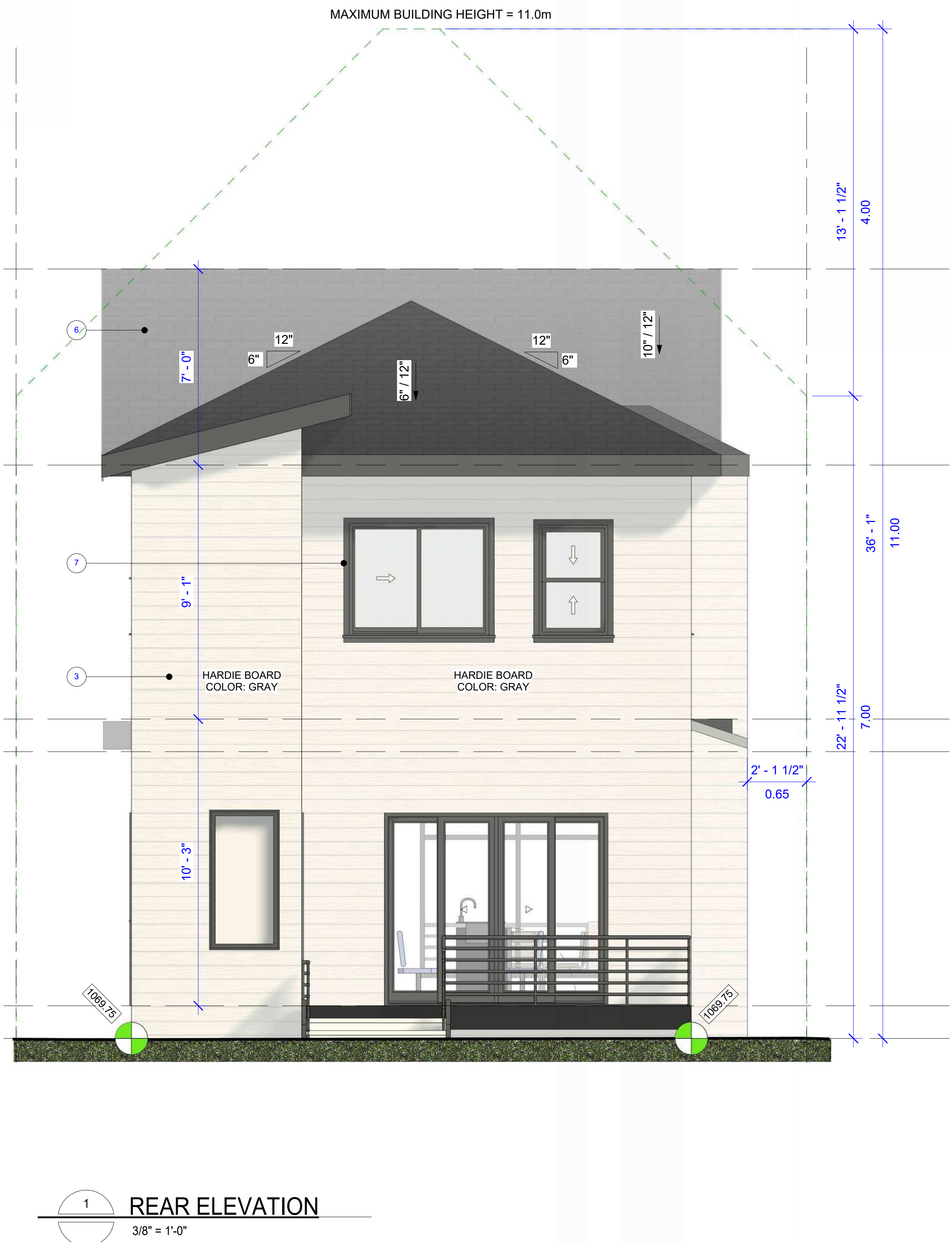
ELEVATIONS

SCALE: $3/8" = 1'-0"$

A3.1

DATE: 2025-09-02

DRAWN BY: M.O.



MATERIAL LEGEND	
NO	DESCRIPTION
1	BOARD & BATTEN: DARK GREY
2	STONE VENEER: BROWN
3	HARDIE BOARD SIDING: GREY
4	HARDIE BOARD SIDING: DARK GREY
5	STONE VENEER: OFF WHITE
6	ASPHALT SHINGLES - COLOR: BLACK
7	SMART BOARD TRIM
8	CONCRETE

AMENDED DRAWINGS
DP No Date Received
DP2026-02462 July 29, 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATES, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE
FAMILY DWELLING
631 53 AVE SW CALGARY, AB.

PROJECT NO.		0001
REVISIONS		
No.	Description	YY-MM-DD
2	RIFDP	26-06-30

ELEVATION

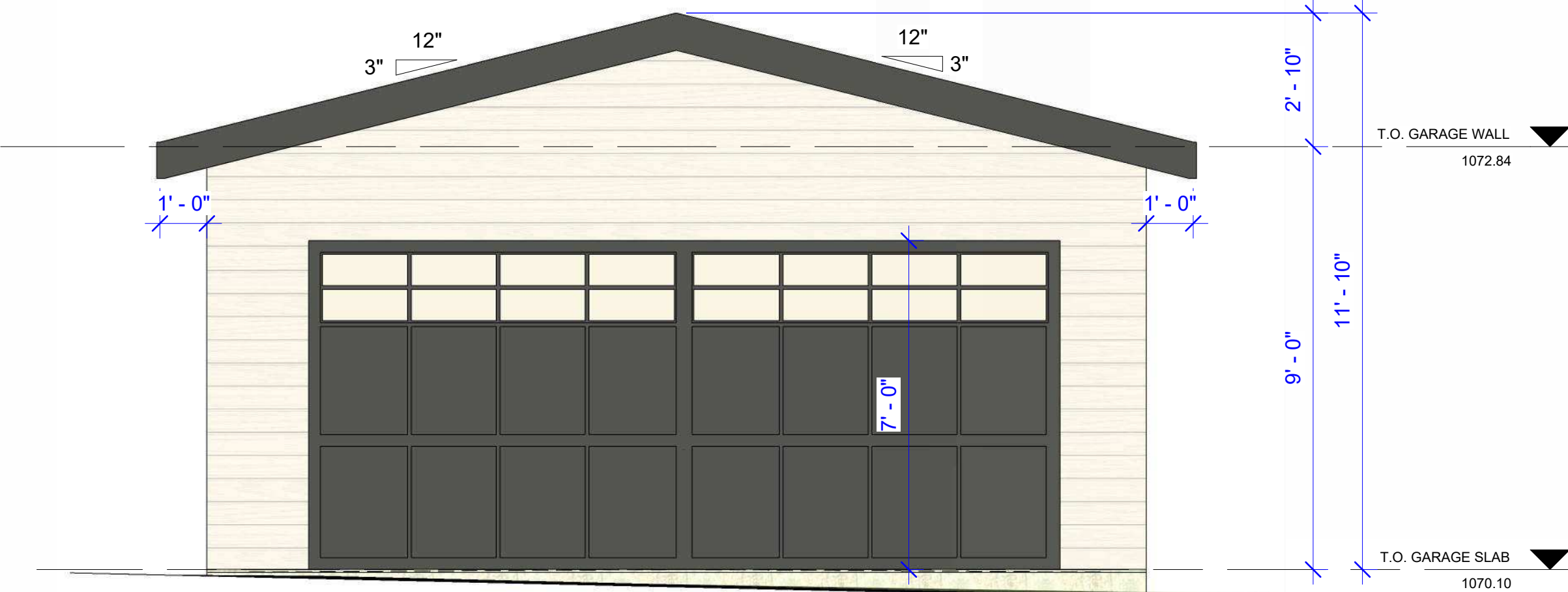
SCALE: 3/8" = 1'-0"

A3.3

DATE: 2025-09-02

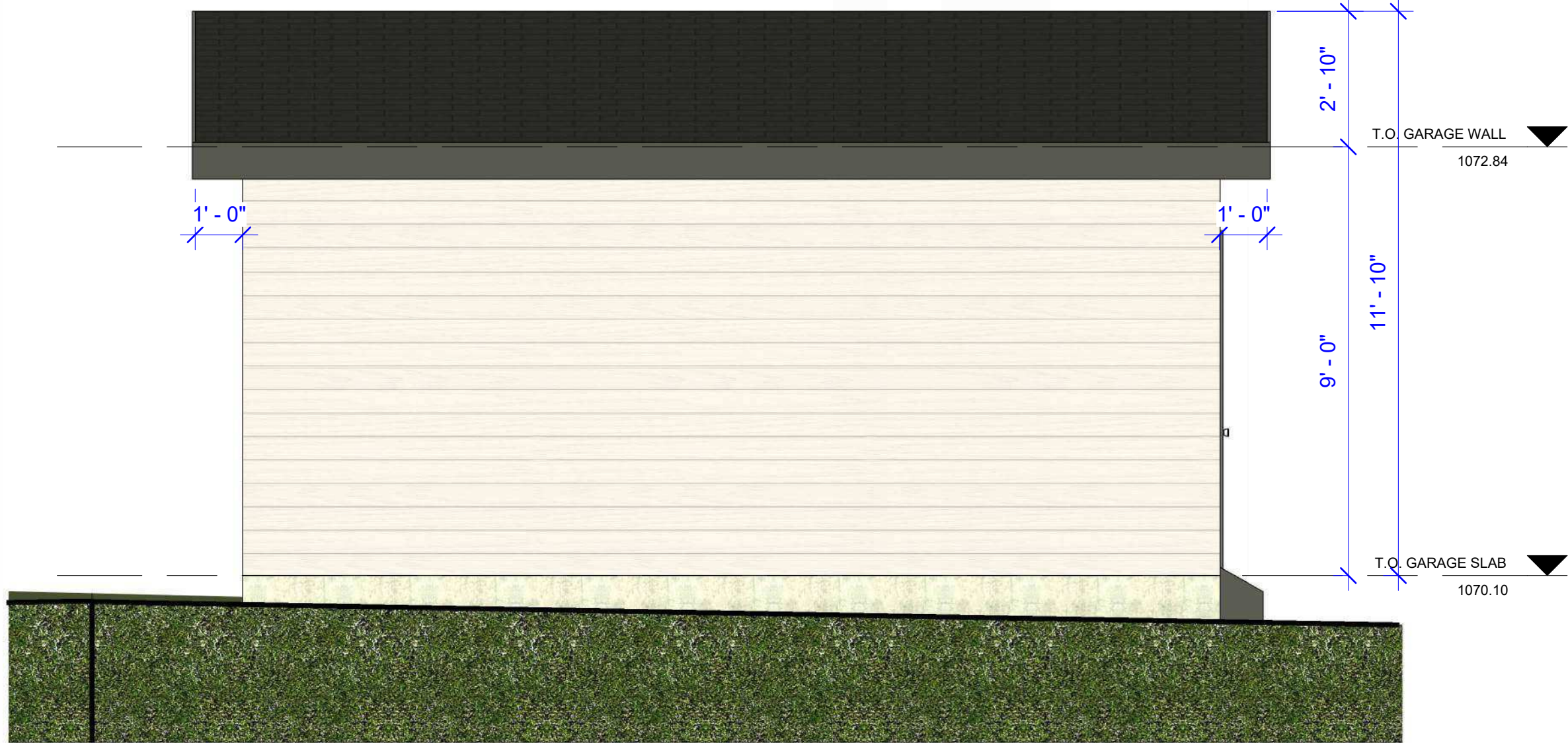
DRAWN BY: Author



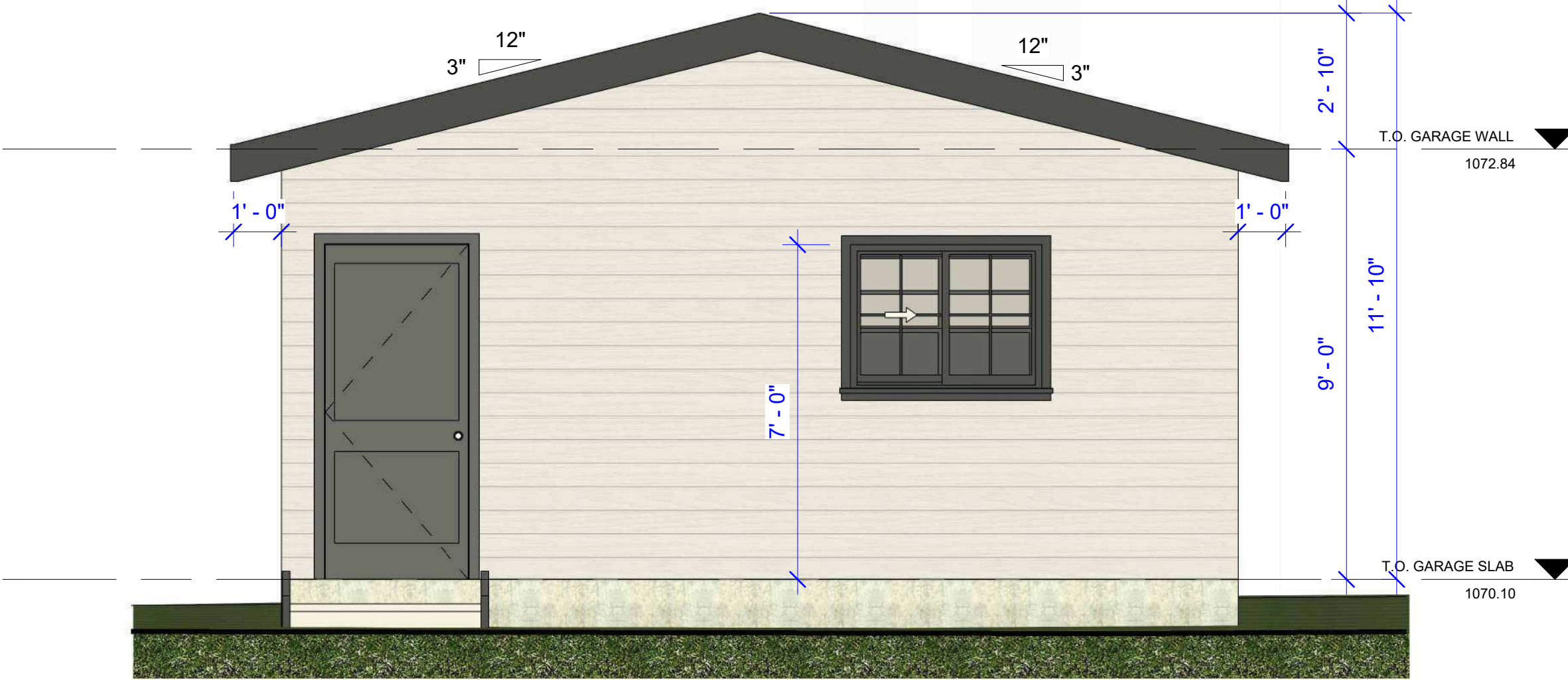


3 GARAGE 2 FRONT ELEVATION
3/8" = 1'-0"

AMENDED DRAWINGS
DP No DP2026-02462 Date Received July 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



4 GARAGE 2 SIDE ELEVATION
3/8" = 1'-0"



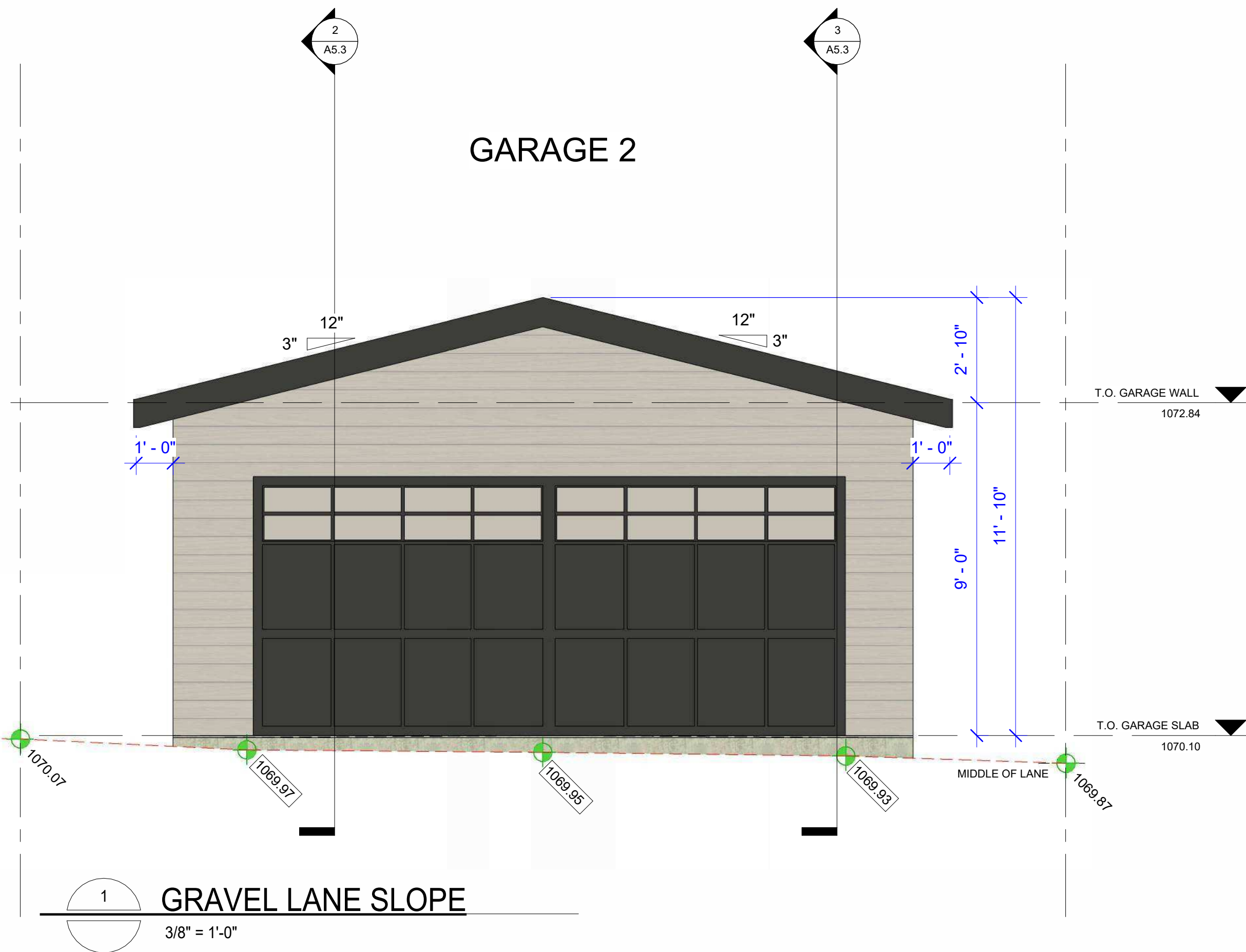
5 GARAGE 2 REAR ELEVATION
3/8" = 1'-0"

PROJECT NO.		0001
REVISIONS		
No.	Description	YY-MM-DD
1	IFCR	25-11-25
2	RIFDP	26-06-30

GARAGE

SCALE: 3/8" = 1'-0"

A5.1



MATERIAL LEGEND	
NO	DESCRIPTION
1	BOARD & BATTEN: DARK GREY
2	STONE VENEER: BROWN
3	HARDIE BOARD SIDING: GREY
4	HARDIE BOARD SIDING: DARK GREY
5	STONE VENEER: OFF WHITE
6	ASPHALT SHINGLES - COLOR: BLACK
7	SMART BOARD TRIM
8	CONCRETE

SEAL

TRUE NORTH

THIS DRAWING MUST NOT BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL LEVELS,
DATES, AND DIMENSIONS PRIOR TO
COMMENCEMENT OF WORK. ALL ERRORS AND
OMISSIONS MUST BE REPORTED TO THE
DESIGNER IMMEDIATELY.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF
THE DESIGNER AND MUST NOT BE REPRODUCED,
IN WHOLE OR IN PART, WITHOUT THEIR WRITTEN
CONSENT.
PRIME DESIGN SOLUTIONS LTD © 2022

PROPOSED SINGLE
FAMILY DWELLING
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS		
No.	Description	YY-MM-DD
2	RIFDP	26-06-30

GARAGE

SCALE: 3/8" = 1'-0"

A5.3

DATE: 2025-09-02

DRAWN BY: Author