



PROPOSED SINGLE FAMILY DWELLING

631 53 AVE SW CALGARY, AB.

LOT 52, BLOCK 18

ISSUED FOR DEVELOPMENT PERMIT

JUNE 30, 2026

AMENDED DRAWINGS

DP No Date Received

DP2026-02462 June 30, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

SEAL

TRUE NORTH

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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

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3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

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PROJECT NO.	000
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REVISIONS

No.	Description	YY-MM-
1	IECB	25.11.2

2	RIFDP	26-06-30
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SITE PLAN

SCALE: _____ As indicated

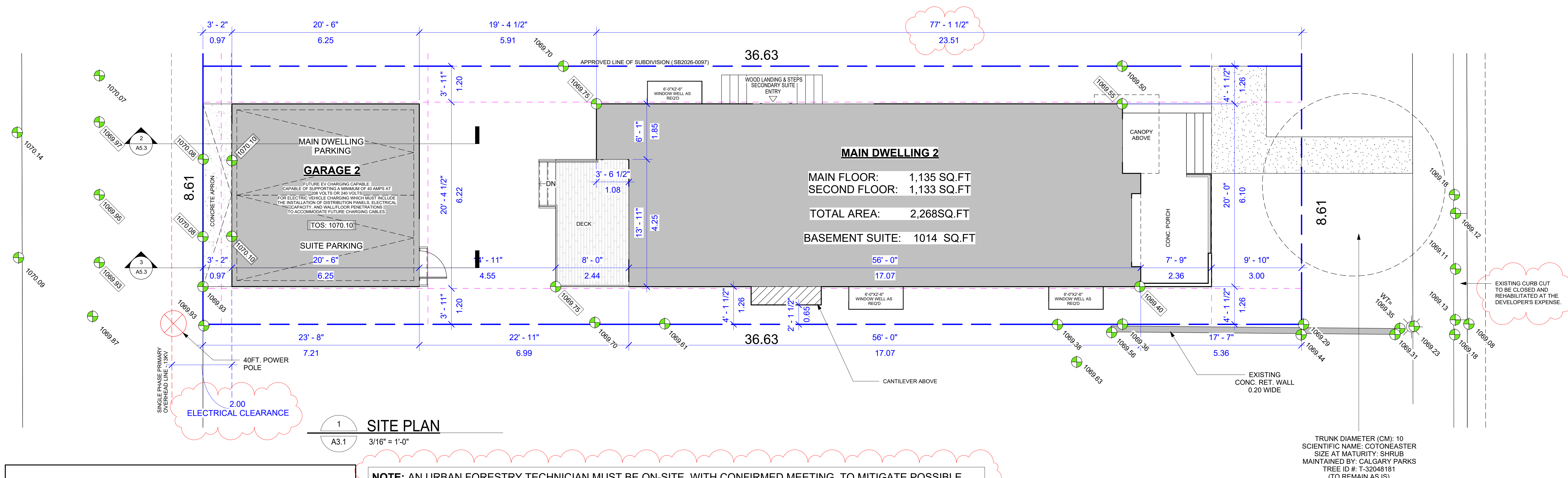
A1.1

1000

DATE: 2025-09

DATE: 2020-09-10

DRAWN BY: 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.

TREE PROTECTION ZONE DETAIL

SCALE : N.T.S.

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 & BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE AND AVOID 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 EQUIPMENT, STORAGE OF SUPPLIES, CLEANING OF EQUIPMENT, OR DUMPING OF SOLID WASTE, INCLUDING ETO, MAY OCCUR WITHIN THE FENCE LINE.
5. WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREA SUBJECTED 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. THE FENCE IS TO BE INSPECTED BY AN ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE BUILDER.

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

LOT 52 SITE COVERAGE

SITE AREA:	3,395 ft ²
BUILDING FOOTPRINT:	1,119 ft ²
GARAGE FOOTPRINT:	410 ft ²
TOTAL LOT COVERAGE:	1,529 ft ²
LOT COVERAGE % :	45% (MAX. 45% PERMITTED)

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A1.1

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

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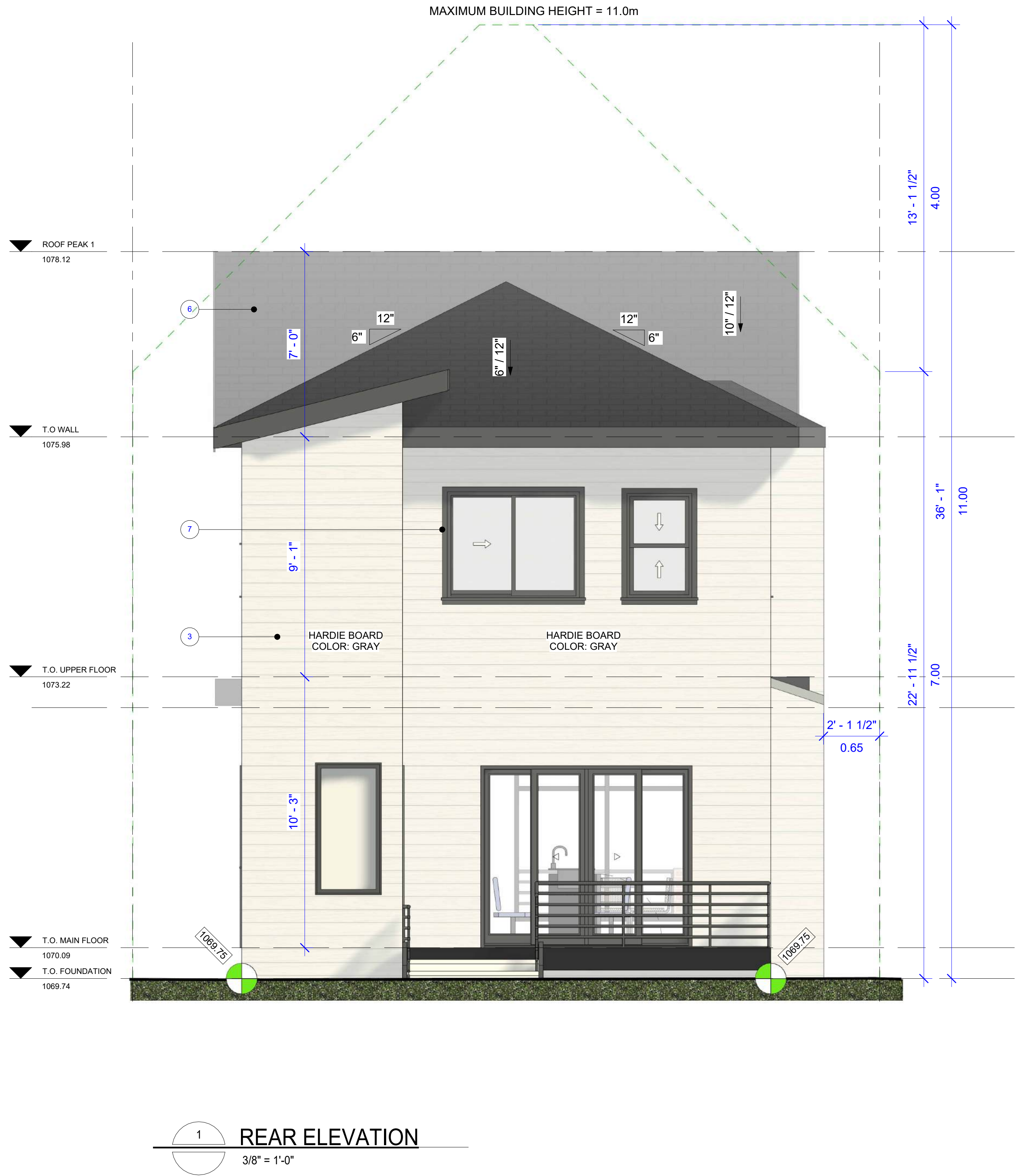
ELEVATIONS

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

A3.1

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PRIMEDESIGN SOLUTIONS

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720 28 ST. N.E. UNIT #128 CALGARY, AB

CONSULTANT

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ELEVATION

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

A3.3

DATE: 2025-09-02

DRAWN BY: Author



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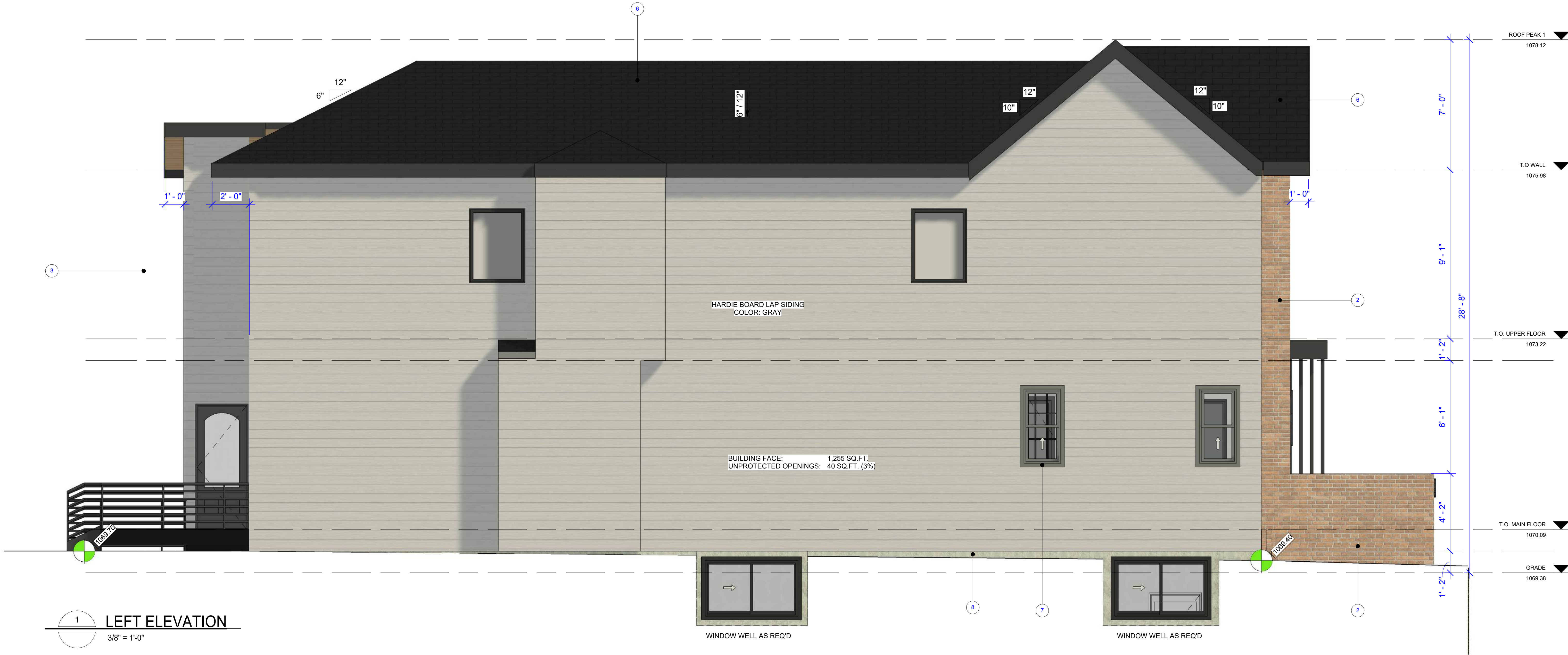
ELEVATION

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

A3.4

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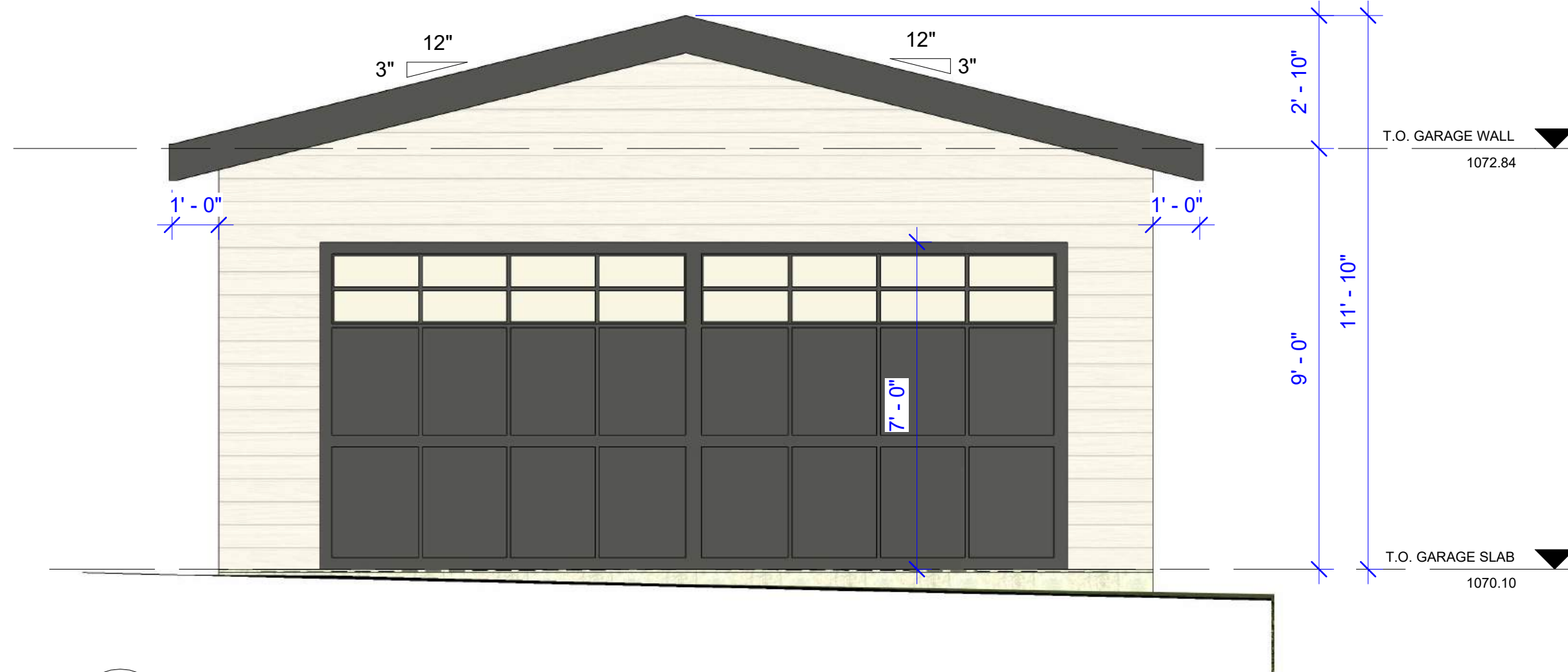
GARAGE

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

A5.1

DATE: 2025-09-02

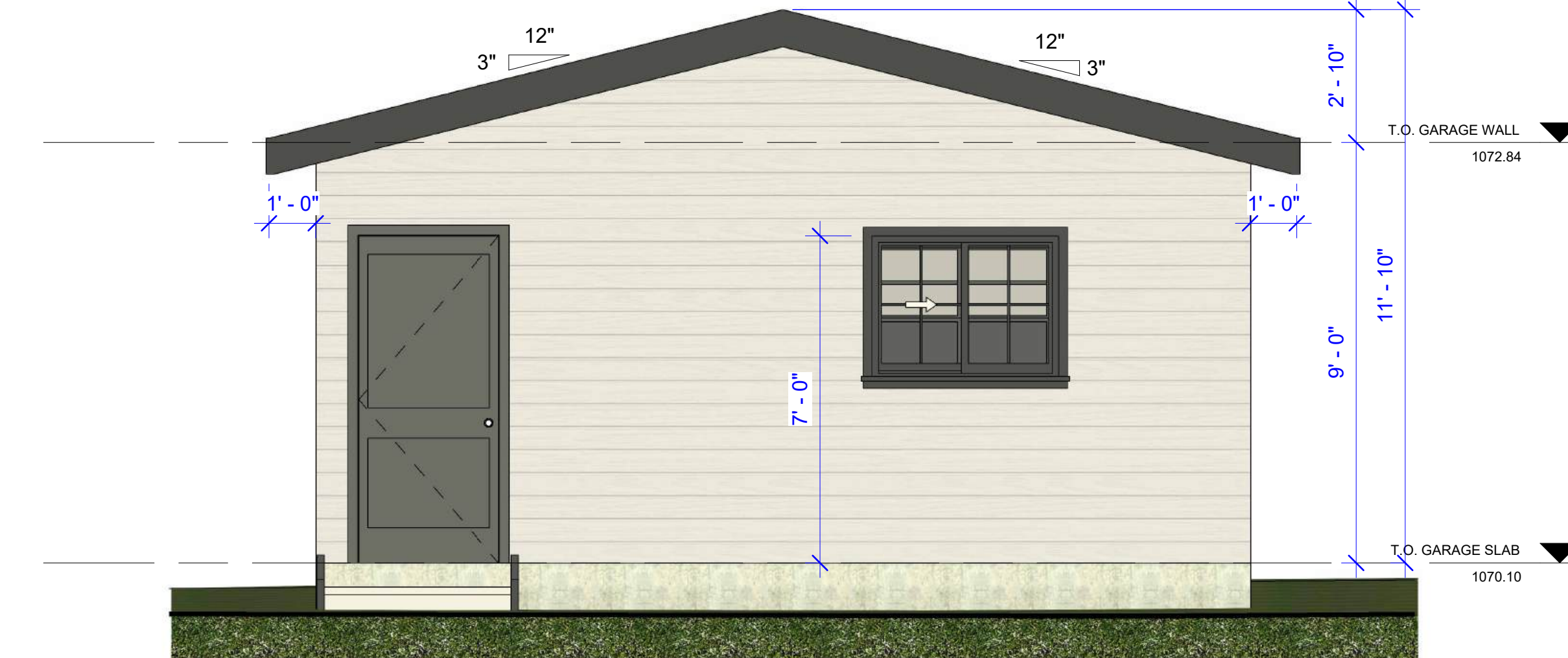
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3 GARAGE 2 FRONT ELEVATION
3/8" = 1'-0"

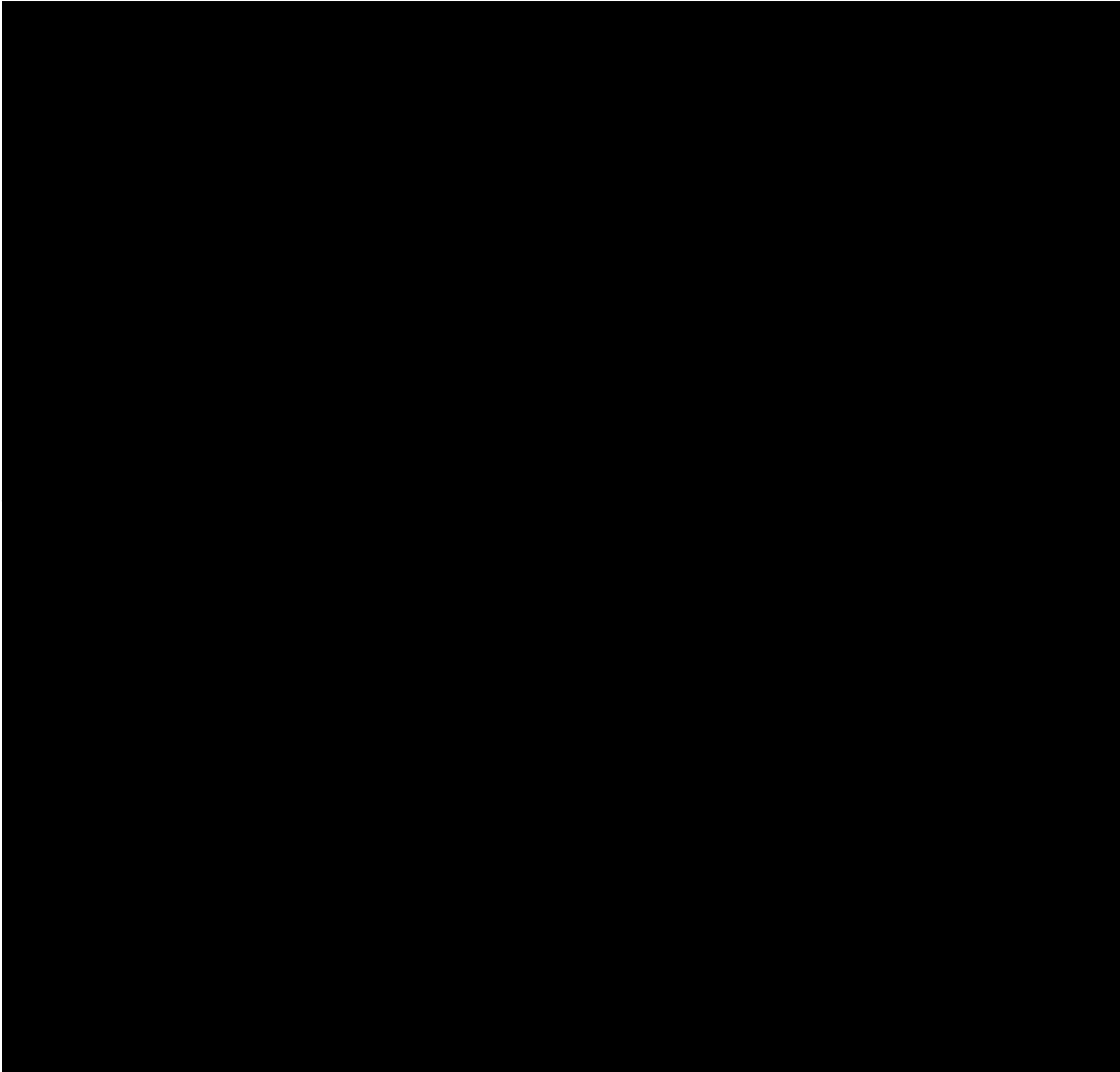
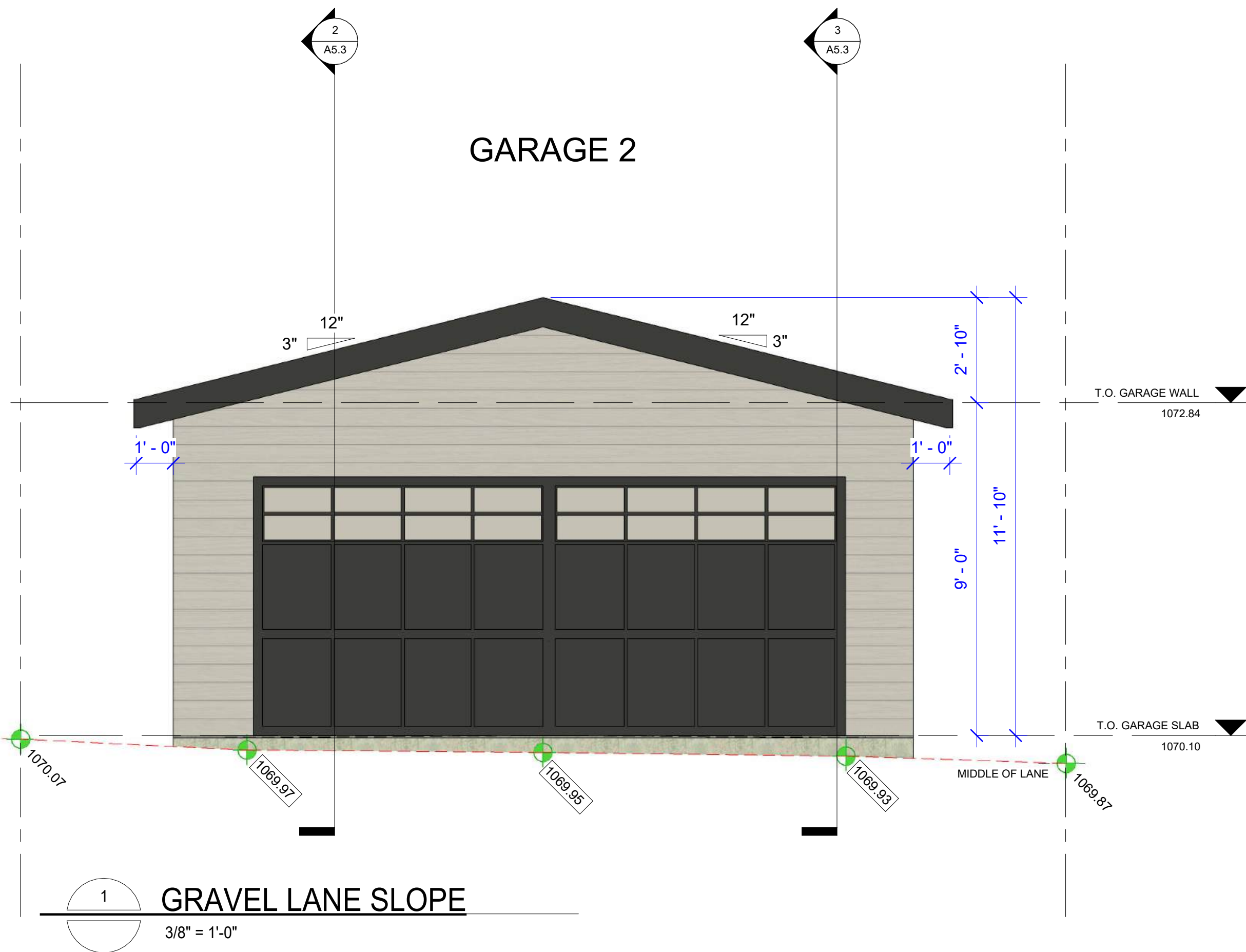


4 GARAGE 2 SIDE ELEVATION
3/8" = 1'-0"



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

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3
A1.1
GARAGE 2 SECTION 2.
3/8" = 1'-0"

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