

TENTATIVE PLAN

LEGAL DESCRIPTION:

LOT 12
BLOCK 18
PLAN 5592 GW

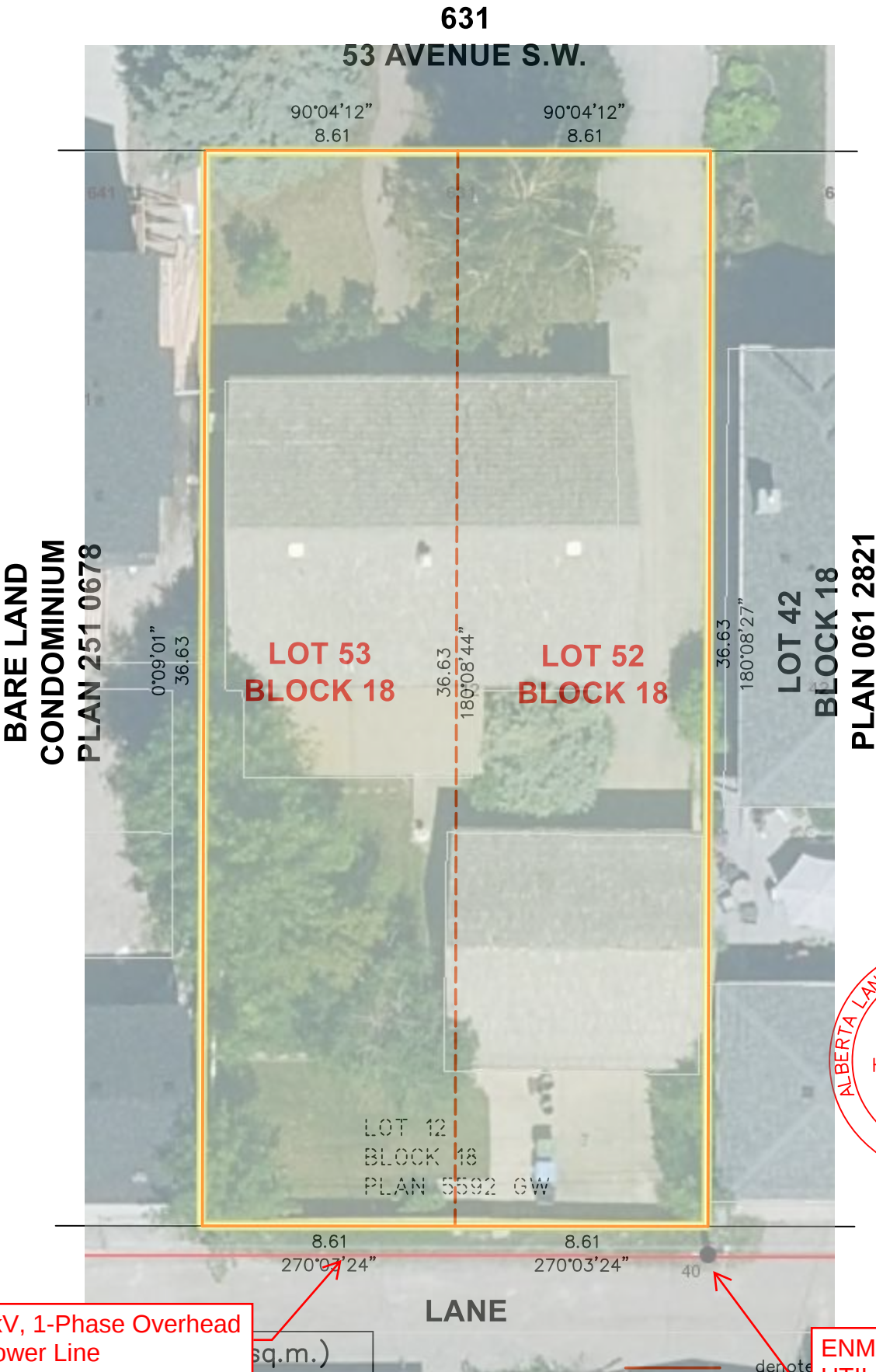
MUNICIPAL ADDRESS:

631 53 AVE S.W.
CALGARY, ALBERTA

SCALE:

1:200

ENMAX FILE: 2026-33S-03
CITY FILE: SB2026-0097



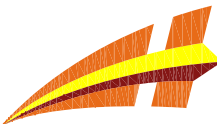
8kV, 1-Phase Overhead
Power Line

ENMAX
UTILITY POLE
40'

AREA REQUESTED		FROM
		LOT 12
FOR	LOT 52	315.4
	LOT 53	315.4
	TOTAL	630.8

File No.: 260187	Date: 05/Mar/2026
Surveyed: _	Drawn: SS
Horizon Land Surveys Inc.	
130 Bowness Centre N.W.	P. 403-719-0272
Calgary, Alberta, T3B 5M5	F. 403-775-4171

260187-735-TENT-REV0.dwg





PROPOSED SINGLE FAMILY DWELLING
LOT 53, BLOCK 18
631 53 AVE SW CALGARY, AB.
ISSUED FOR DEVELOPMENT PERMIT
MAY 07, 2026

SEAL

TRUE NORTH

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PROPOSED SINGLE
FAMILY DWELLING

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD
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1	IFCR	25-11-25
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1 3D VIEW 1.



2 3D VIEW 2.

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**PROPOSED SINGLE
FAMILY DWELLING**

LOT 53, BLOCK 18
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

DRAWN BY: Author



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

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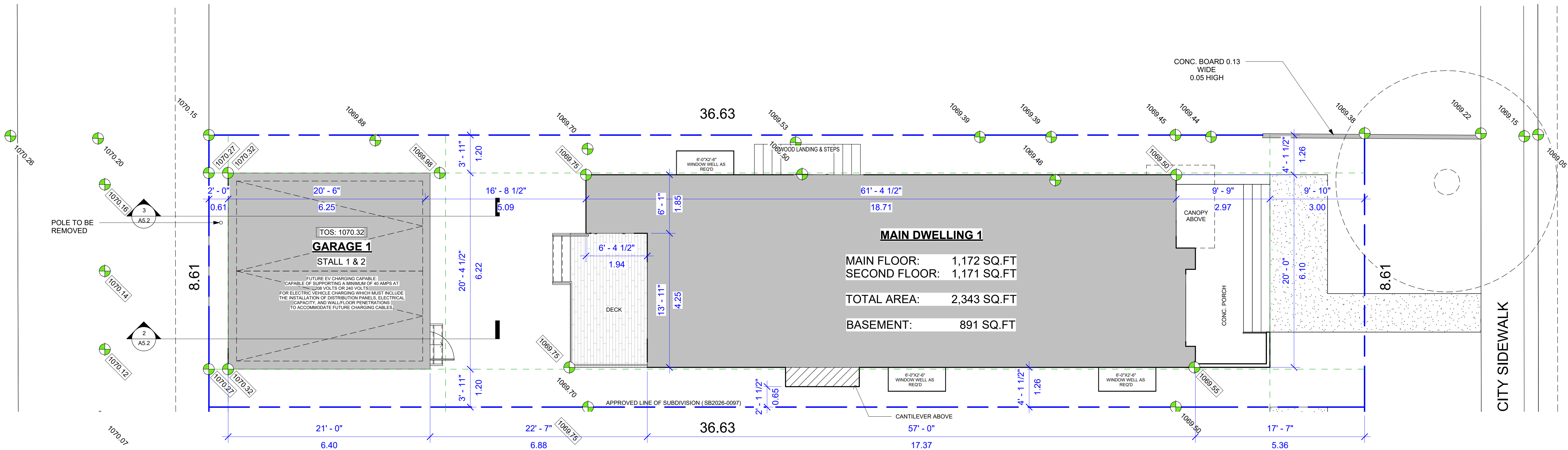
PROJECT NO.		0001
REVISIONS		
No.	Description	YY-MM-DD
1	IFCR	25-11-25

SITE PHOTOS

SCALE:

A0.2

DATE: 2025-09-02
DRAWN BY: M.O.



1 SITE PLAN.
3/16" = 1'-0"

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

LOT 53 SITE COVERAGE	
SITE AREA:	3,395 ft²
BUILDING FOOTPRINT:	1,156 ft²
GARAGE FOOTPRINT:	410 ft²
TOTAL LOT COVERAGE:	1,566 ft²
LOT COVERAGE % :	46% (MAX. 45% PERMITTED)

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PROJECT NO. 0001

REVISIONS

No. Description YY-MM-DD

1 IFCR 25-11-25

EXISTING BLOCK
PLAN

SCALE: 1" = 20'-0"

A1.2

DATE: 2025-09-02

DRAWN BY: M.O.

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

0 2 4 8 12 16 20 METRES
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
'Can'--Canilever
'Conc'--Concrete
'Elev'--Elevation
'Enc'--Encroachment
'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
'WS'--Bottom of Wall
'WT'--Top of Wall

NOTE:

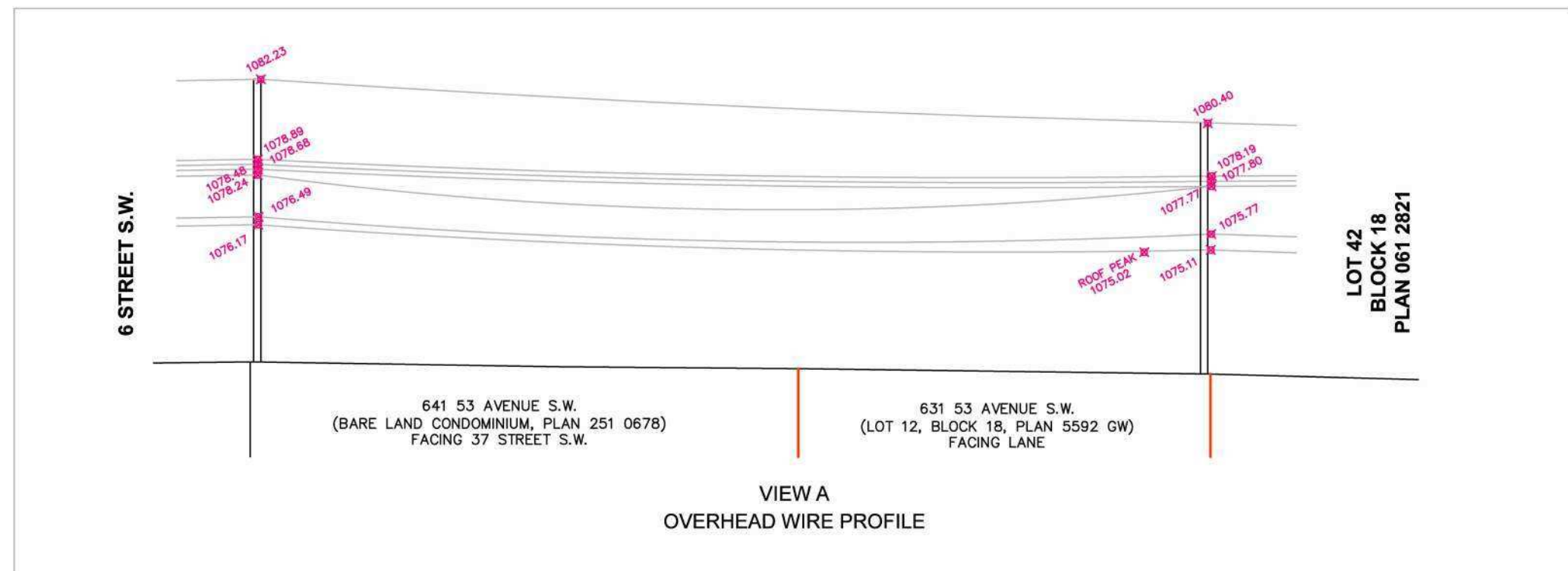
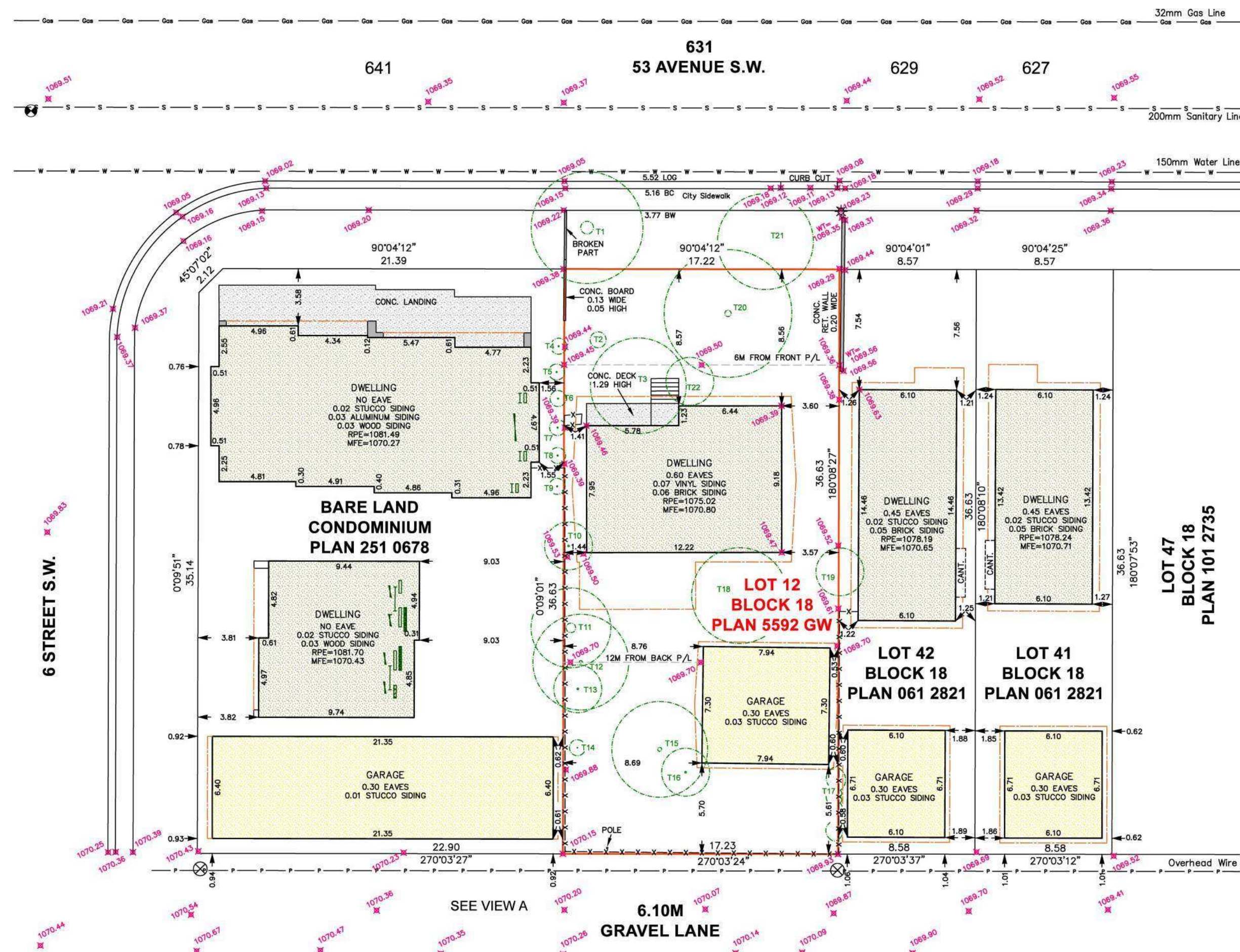
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASCM 20637.
- Existing spot elevations are shown thus: 1070.44
- 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--Twp.24--Rge.1--W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and encroachment to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (ft)	Canopy (ft)	Height (ft)	Location
T1	Coniferous	0.85	7.00	15.00	In City Property
T2	Bush	1.00	3.00	3.00	In Subject Property
T3	Bush	1.00	3.00	3.00	In Subject Property
T4	Deciduous	0.07	1.00	3.00	In Adjacent Property
T5	Deciduous	0.07	1.00	3.00	In Adjacent Property
T6	Deciduous	0.07	1.00	3.00	In Adjacent Property
T7	Deciduous	0.07	1.00	3.00	In Adjacent Property
T8	Deciduous	0.07	1.00	3.00	In Adjacent Property
T9	Deciduous	0.07	1.00	3.00	In Adjacent Property
T10	Deciduous	0.10	3.00	4.00	In Subject Property
T11	Deciduous	0.80	8.00	8.00	In Subject Property
T12	Deciduous	0.20	8.00	8.00	In Subject Property
T13	Deciduous	0.10	3.00	4.00	In Subject Property
T14	Deciduous	0.05	1.00	3.00	In Subject Property
T15	Deciduous	0.25	6.00	4.00	In Subject Property
T16	Deciduous	0.10	3.00	3.00	In Subject Property
T17	Hedge	1.00	3.00	3.00	In Subject Property
T18	Bush	1.00	4.00	4.00	In Subject Property
T19	Bush	1.00	3.00	3.00	On Property Line
T20	Deciduous	0.40	8.00	12.00	In Subject Property
T21	Bush	1.00	3.00	3.00	In City Property
T22	Bush	1.00	3.00	3.00	In Subject Property



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File No.: 260187 Date: 26/Feb/2026
Surveyed: YR Drawn: SS/EM
Horizon Land Surveys Inc.
130 Bowmans Centre N.W. P. 403-718-0272
Calgary, Alberta, T2B 0M5 F. 403-775-4171



EXISTING BLOCK PLAN

1" = 20'-0"

SEAL

TRUE NORTH



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PROPOSED SINGLE
FAMILY DWELLING
LOT 53, BLOCK 18
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No. Description YY-MM-DD

1 IFCR 25-11-25

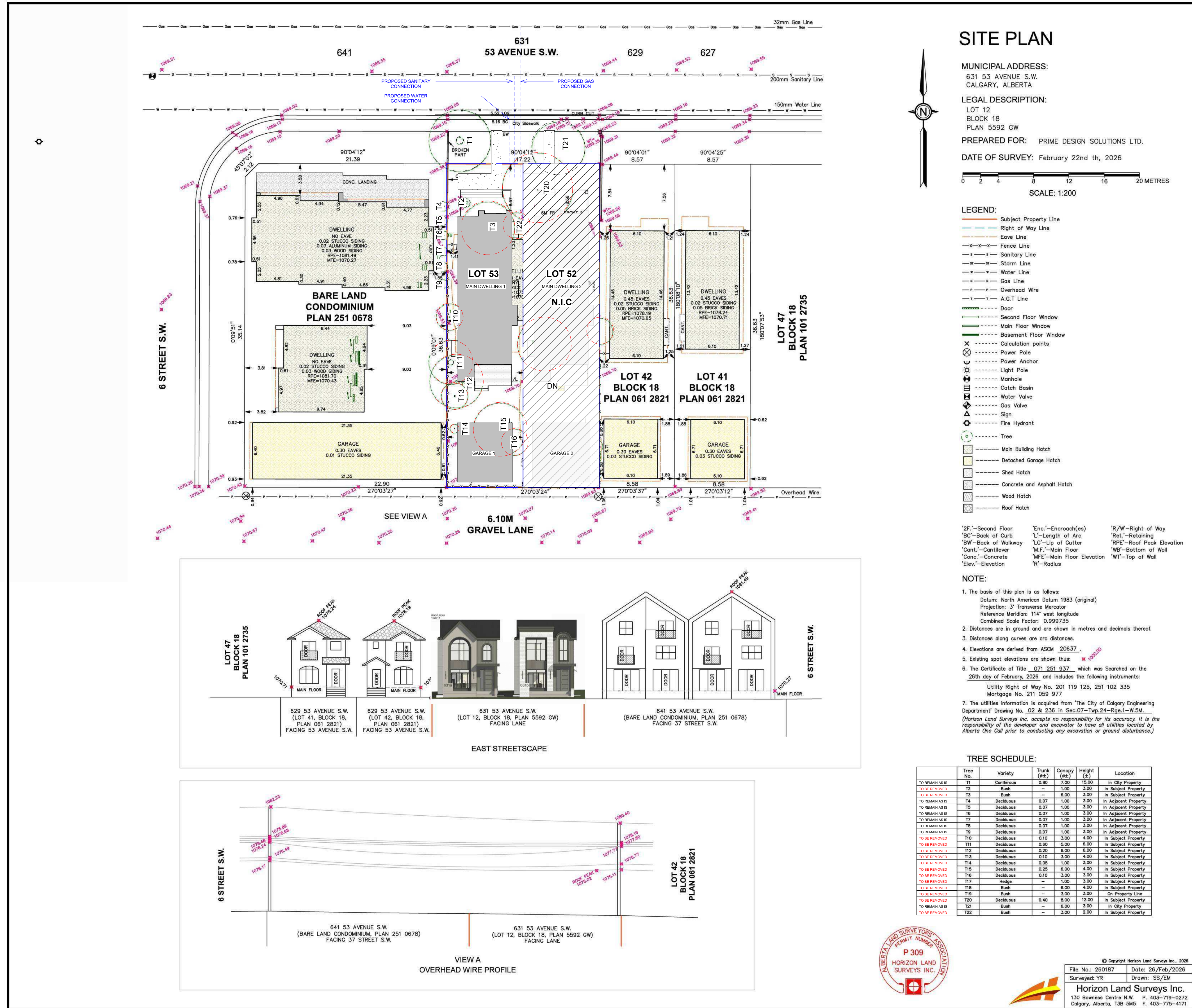
PROPOSED BLOCK
PLAN

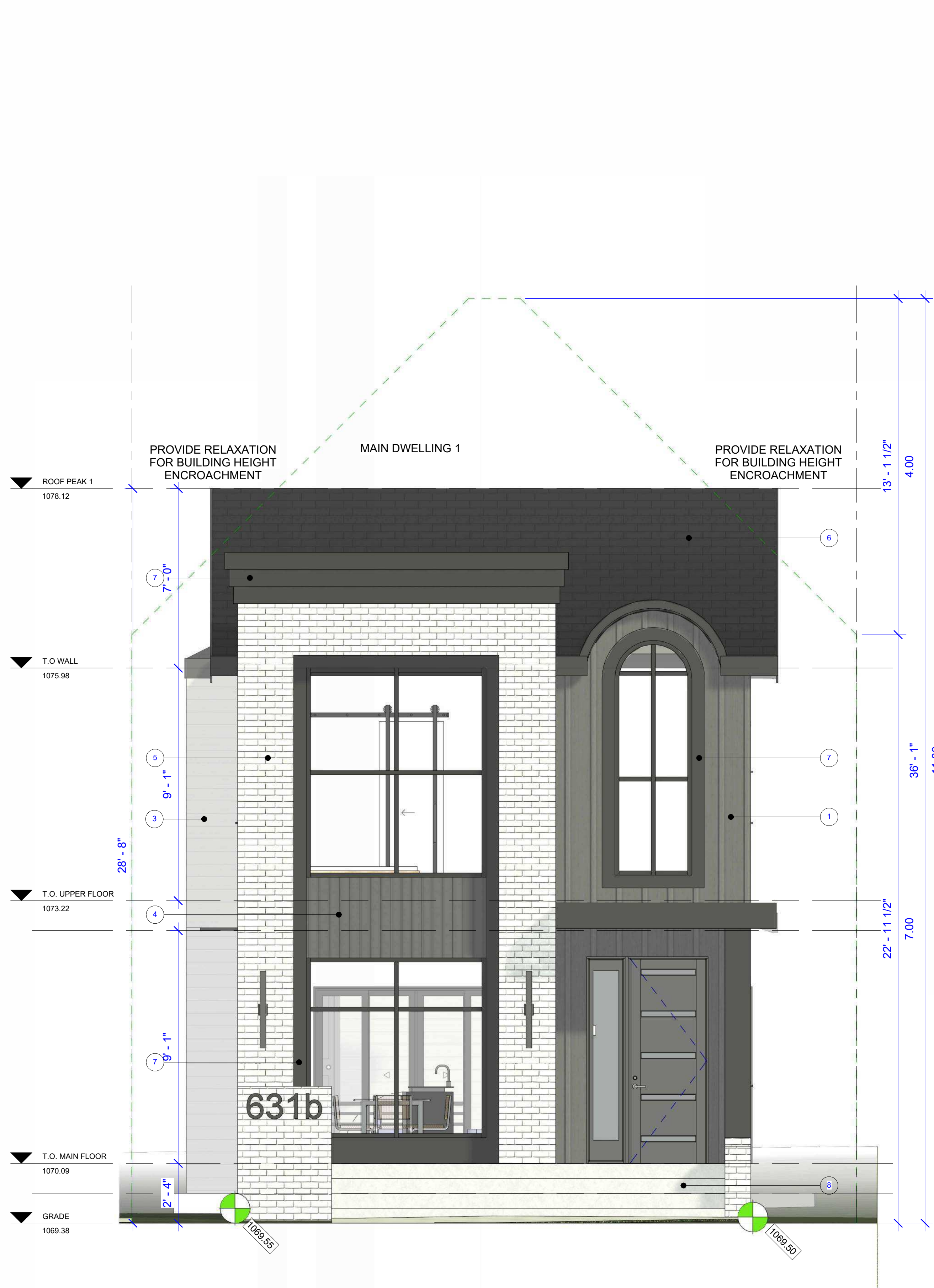
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A1.3

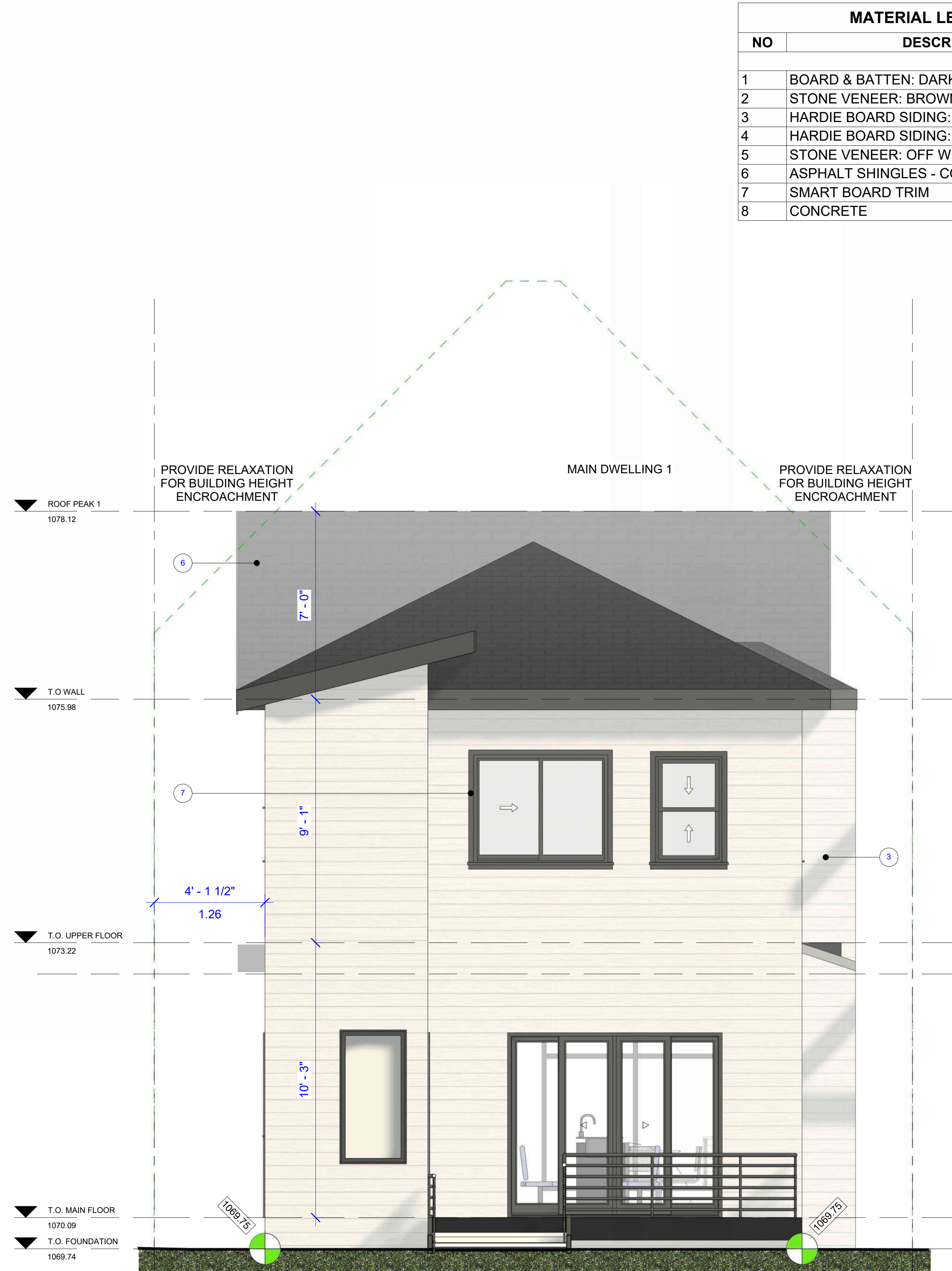
DATE: 2025-09-02

DRAWN BY: M.O.





1 FRONT ELEVATION.
3/8" = 1'-0"



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

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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PROJECT NO.	0001
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No. Description YY-MM-DD	
1 IFCR 25-11-25	

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
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8	CONCRETE

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PROPOSED SINGLE FAMILY DWELLING

LOT 53, BLOCK 18
631 53 AVE SW CALGARY, AB.

PROJECT NO.		0001
REVISIONS		
No.	Description	YY-MM-DD

ELEVATION

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

A3.2

DATE: 2025-09-02
DRAWN BY: Author



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
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8	CONCRETE

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ELEVATION

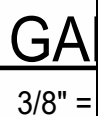
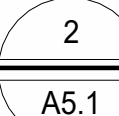
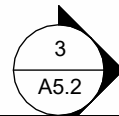
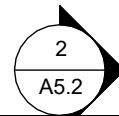
SCALE: 3/8" = 1'-0"

A3.3

DATE: 2025-09-02
DRAWN BY: Author



1 LEFT ELEVATION 2.
3/8" = 1'-0"



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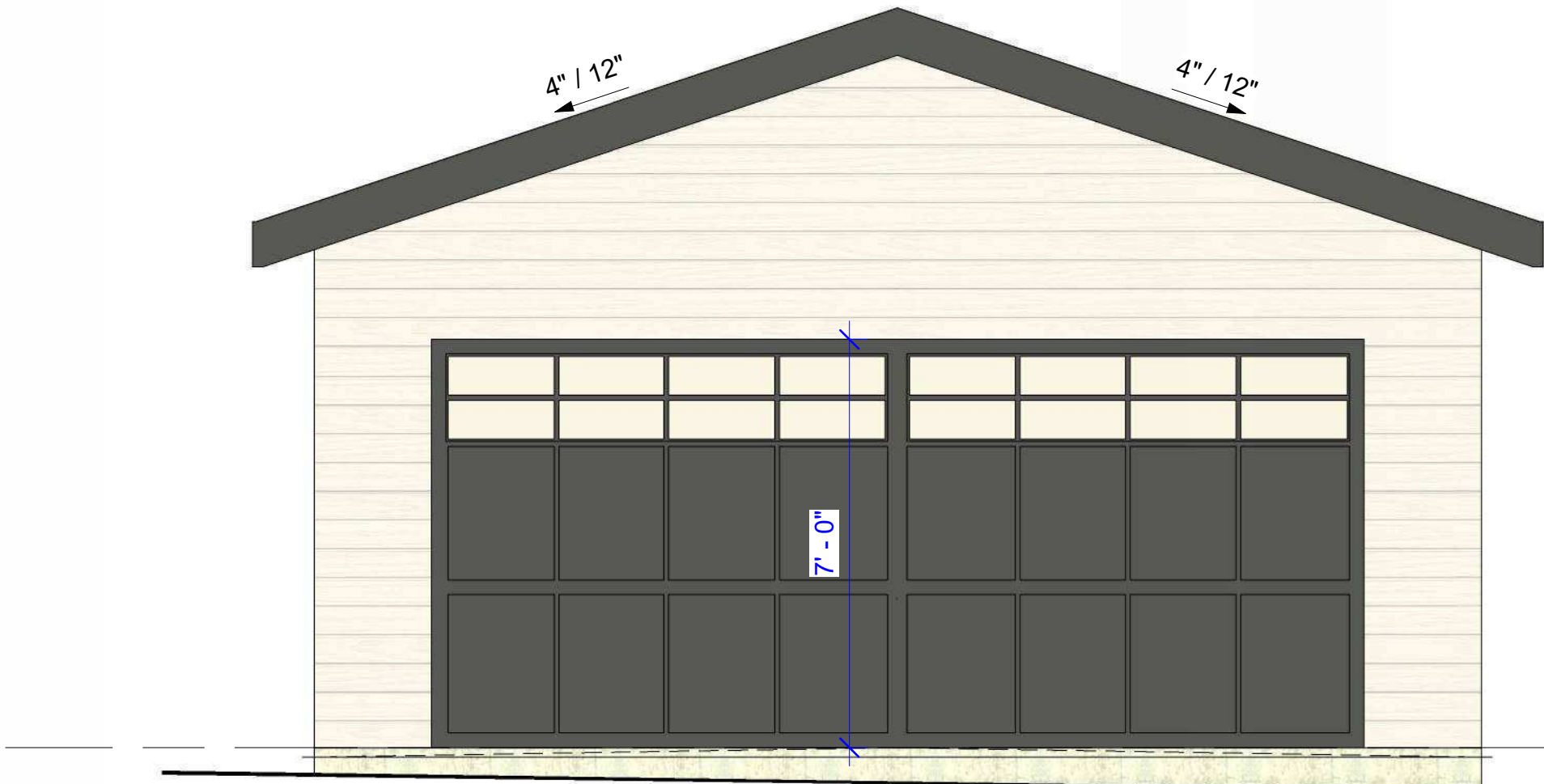
GARAGE

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

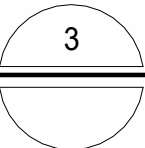
A5.1

DATE: 2025-09-02

DRAWN BY: Author

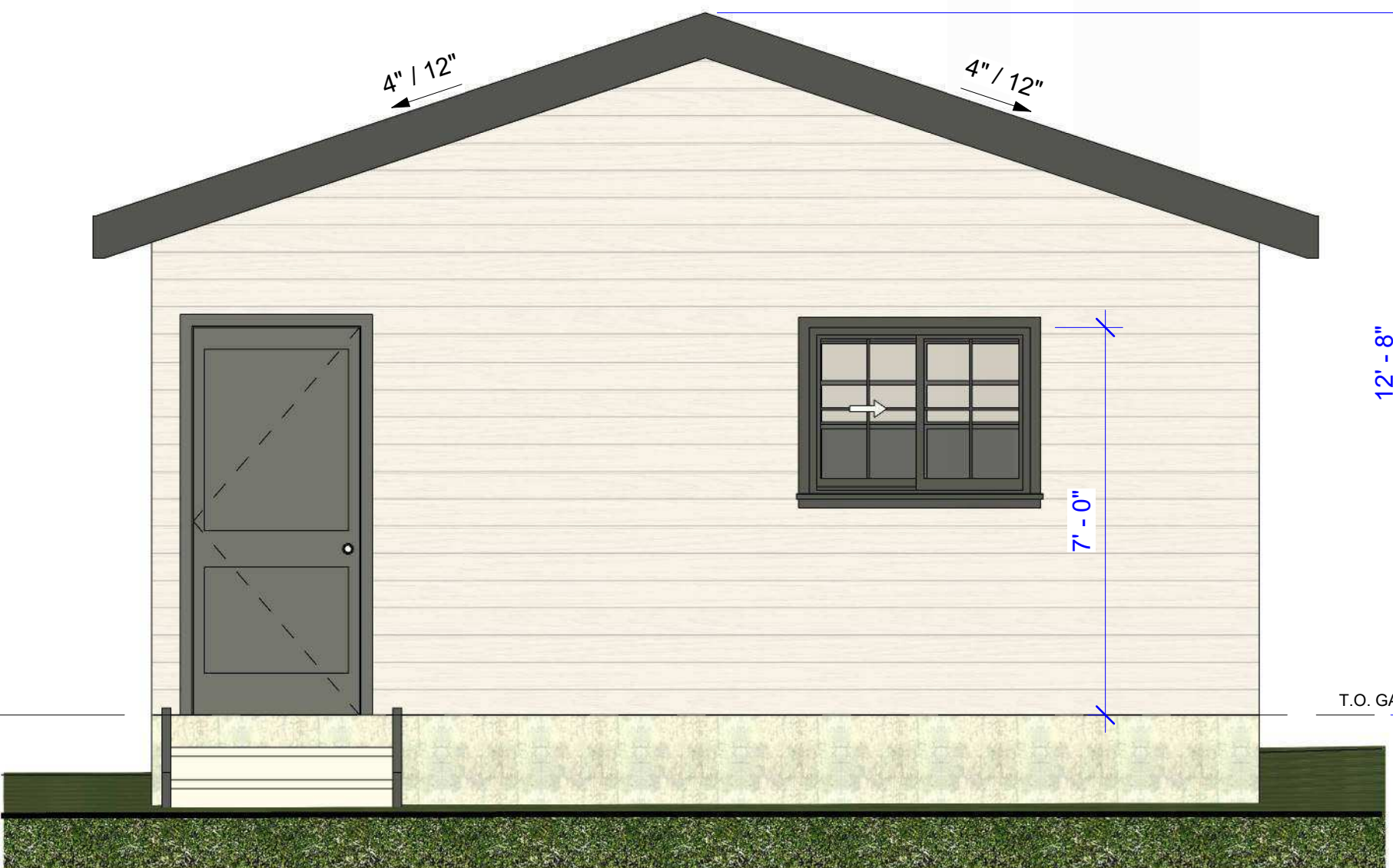


T.O. GARAGE SLAB 2
1070.32

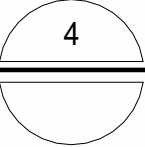


GARAGE 1. FRONT ELEVATION

3/8" = 1'-0"

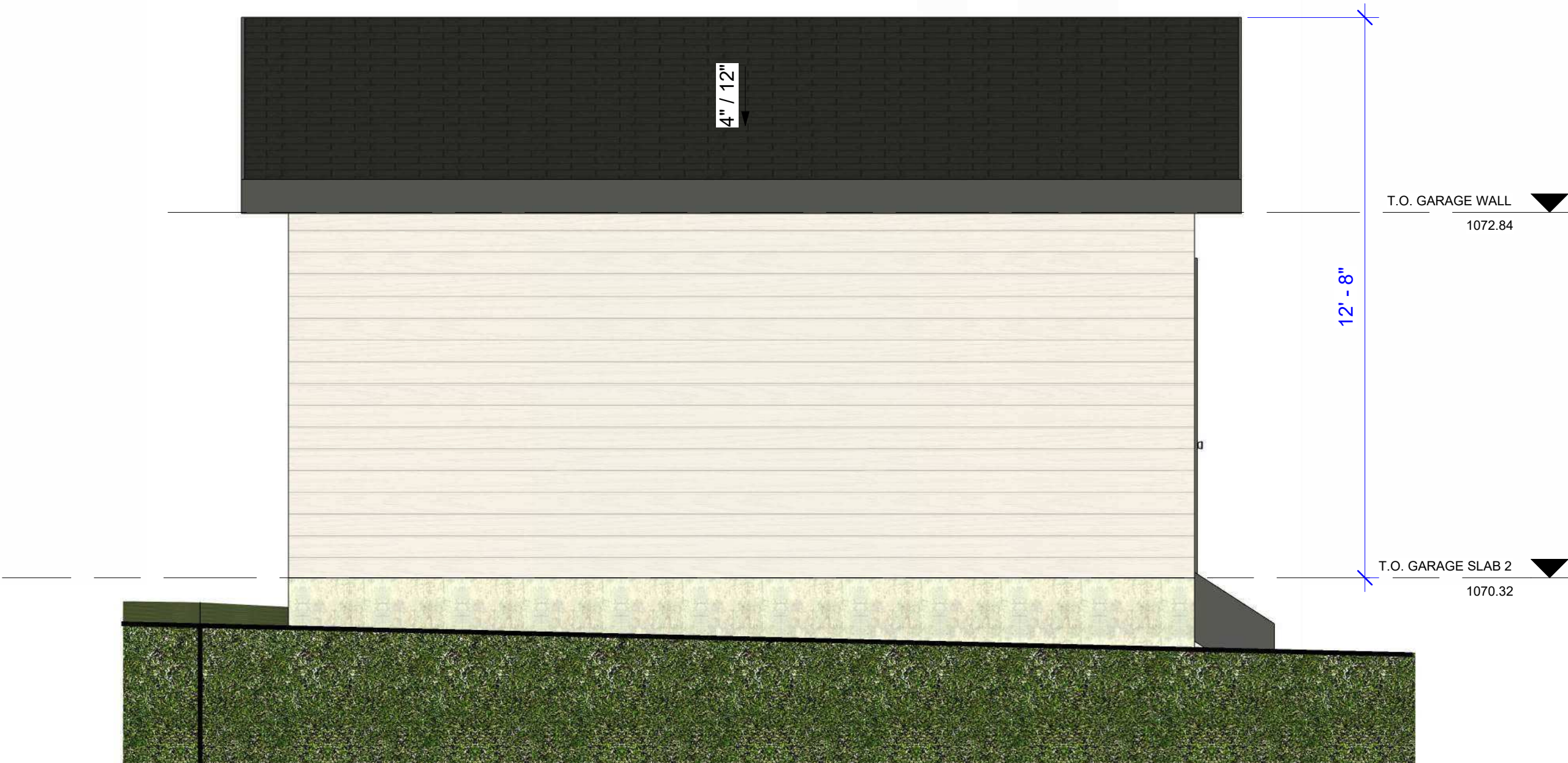


T.O. GARAGE SLAB 2
1070.32



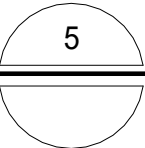
GARAGE 1. REAR ELEVATION

3/8" = 1'-0"



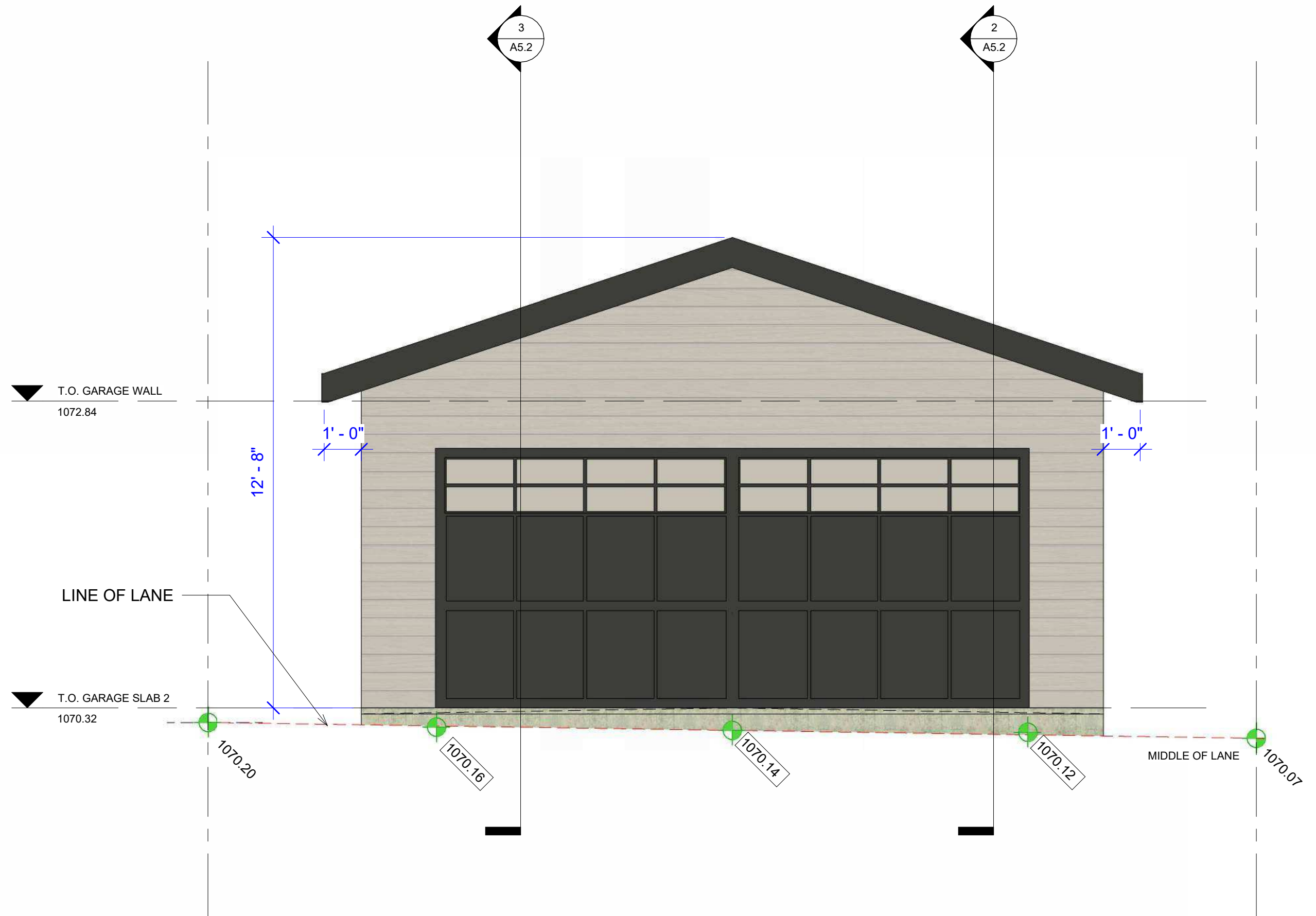
T.O. GARAGE WALL
1072.84

T.O. GARAGE SLAB 2
1070.32



GARAGE 1. SIDE ELEVATION

3/8" = 1'-0"



1 GRAVEL LANE SLOPE.
3/8" = 1'-0"

2

3

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GARAGE

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

A5.2

DATE: 2025-09-02

DRAWN BY: Author