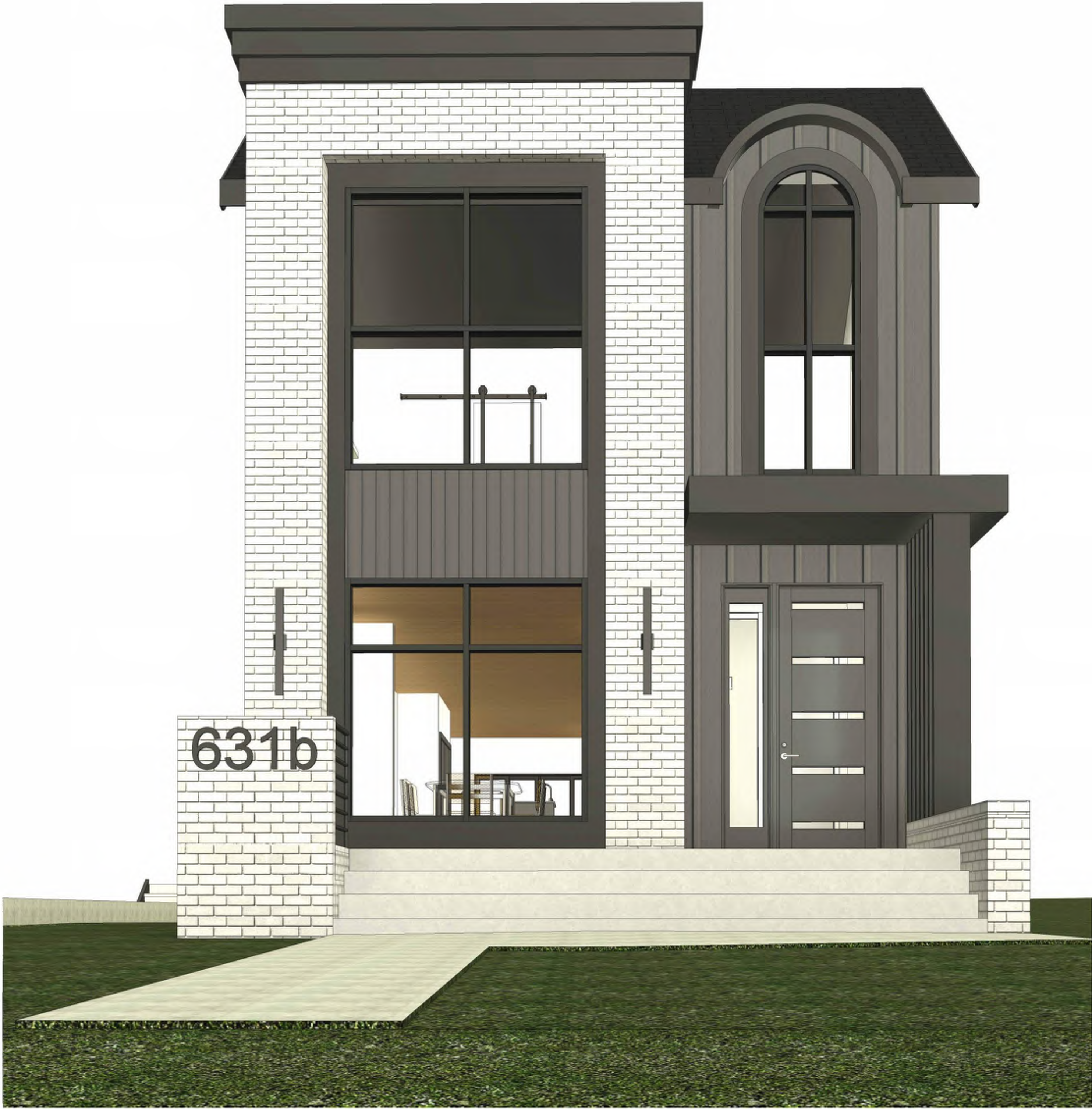




PROPOSED SINGLE FAMILY DWELLING

631 53 AVE SW CALGARY, AB.

LOT 53, BLOCK 18

ISSUED FOR DEVELOPMENT PERMIT

JULY 29, 2026

AMENDED DRAWINGS

DP No Date Received

DP2026-02781 July 29, 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	IFCR	25-11-25
2	RIFDP	26-06-30

COVER PAGE

SCALE:

A0.0

DATE: 2025-09-02

DRAWN BY: M.O.



1 3D VIEW 1.



2 3D VIEW 2.

AMENDED DRAWINGS
DP No Date Received
DP2026-02781 July 29, 2026
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**PROPOSED SINGLE
FAMILY DWELLING**
631 53 AVE SW CALGARY, AB.

PROJECT NO. 0001

REVISIONS

No. Description YY-MM-DD

2 R/FDP 26-06-30

3D VISUALIZATION

SCALE:

A0.1

DATE: 2025-09-02

DRAWN BY: Author

AMENDED DRAWINGS

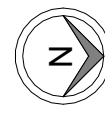
DP No DP2026-02781 Date Received July 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB
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SEAL

TRUE NORTH



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

PROJECT NO. 0001

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

SITE PLAN

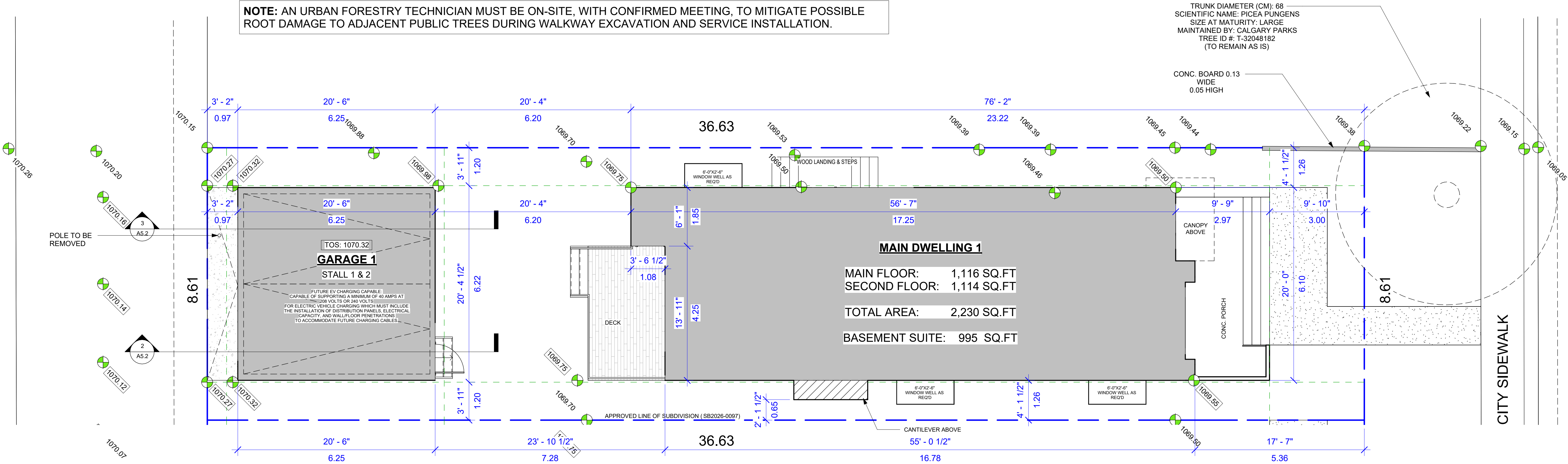
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A1.1

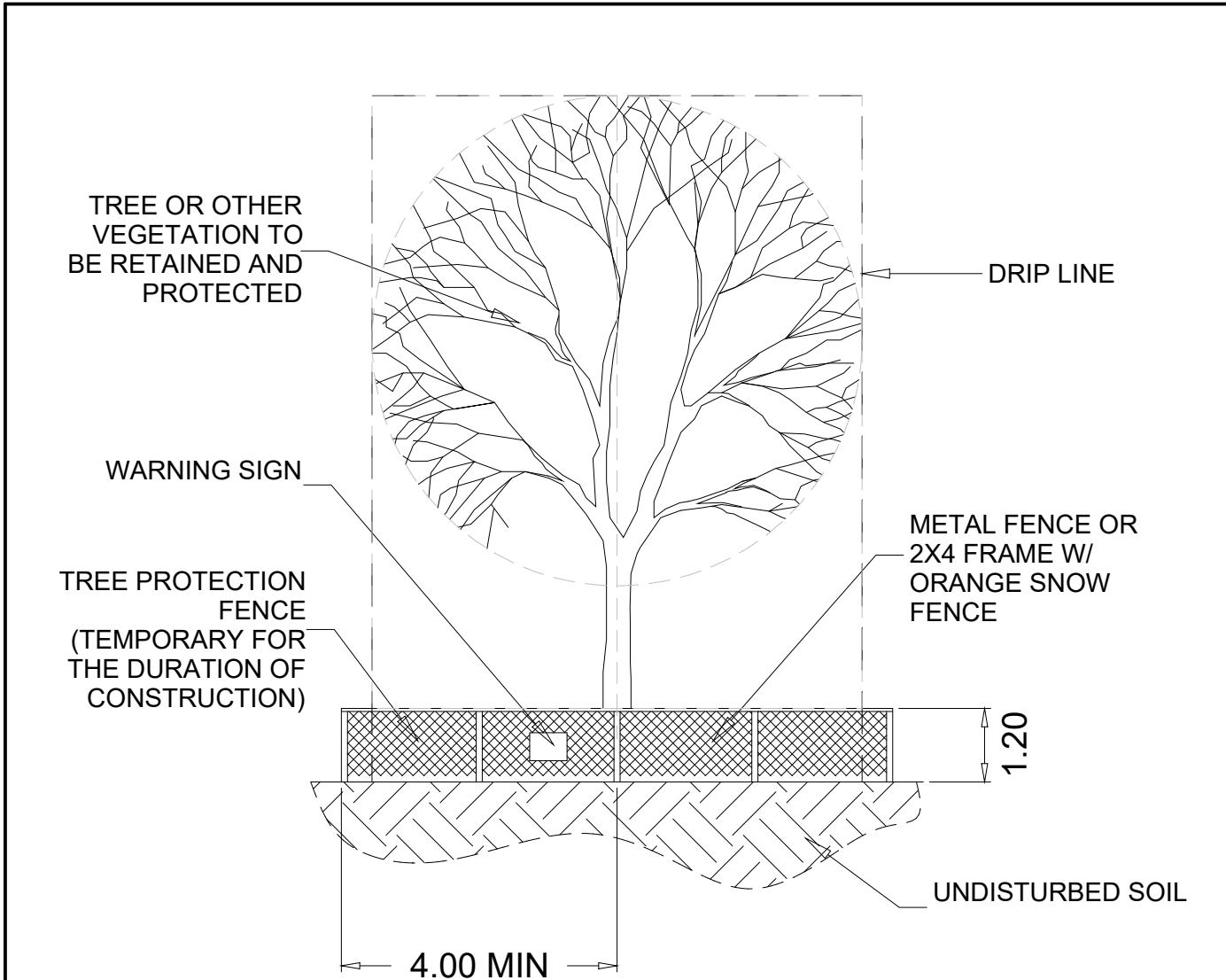
DATE: 2025-09-02

DRAWN BY: Author

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



TREE PROTECTION ZONE
DETAIL
SCALE : N.T.S.

- 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.
- ALL SUPPORT & BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF SUPPLIES, CLEANING OF EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE ETC. MAY OCCUR WITHIN THE FENCE LINE.
- 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. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE BUILDER.
-

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

LOT 53 SITE COVERAGE	
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)

SEAL

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

PROJECT NO. 0001

REVISIONS

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

EXISTING BLOCK
PLAN

SCALE: 1" = 20'-0"

A1.2

DATE: 2025-09-02

DRAWN BY: M.O.

AMENDED DRAWINGS
DP No. DP2026-02781 Date Received July 29, 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

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, 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
'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
'WB'--Bottom of Wall
'WT'--Top of Wall

NOTE:

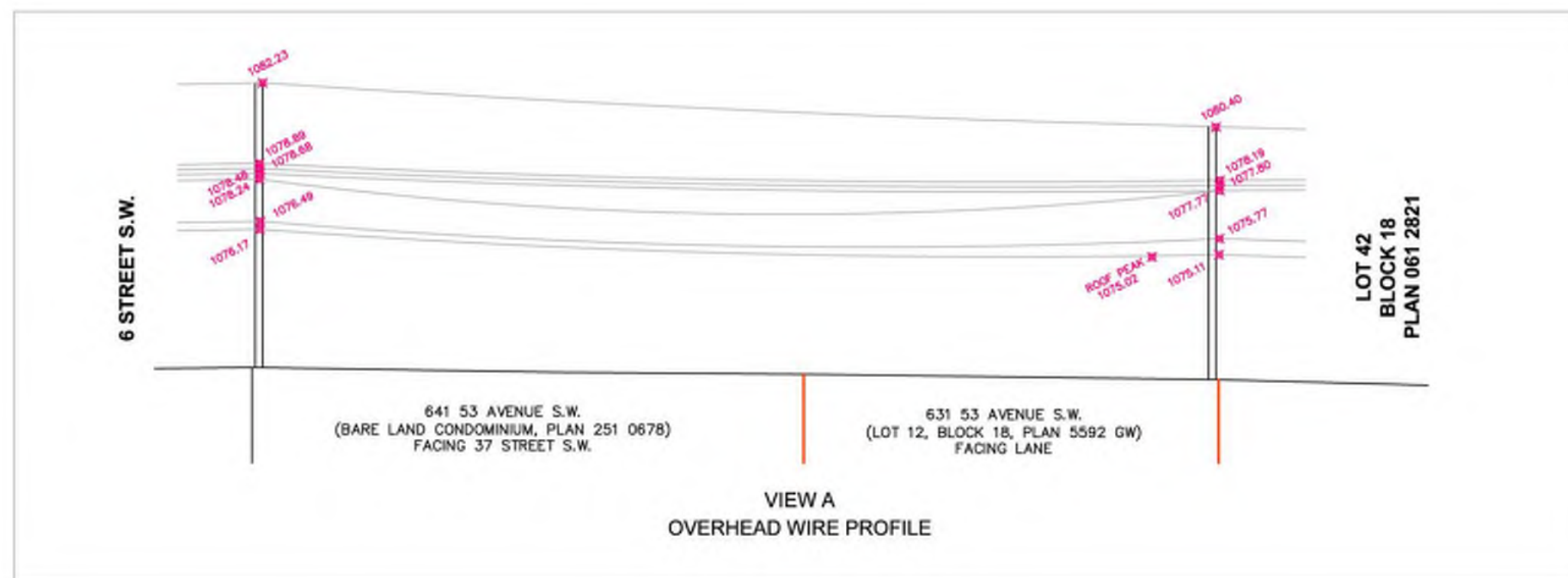
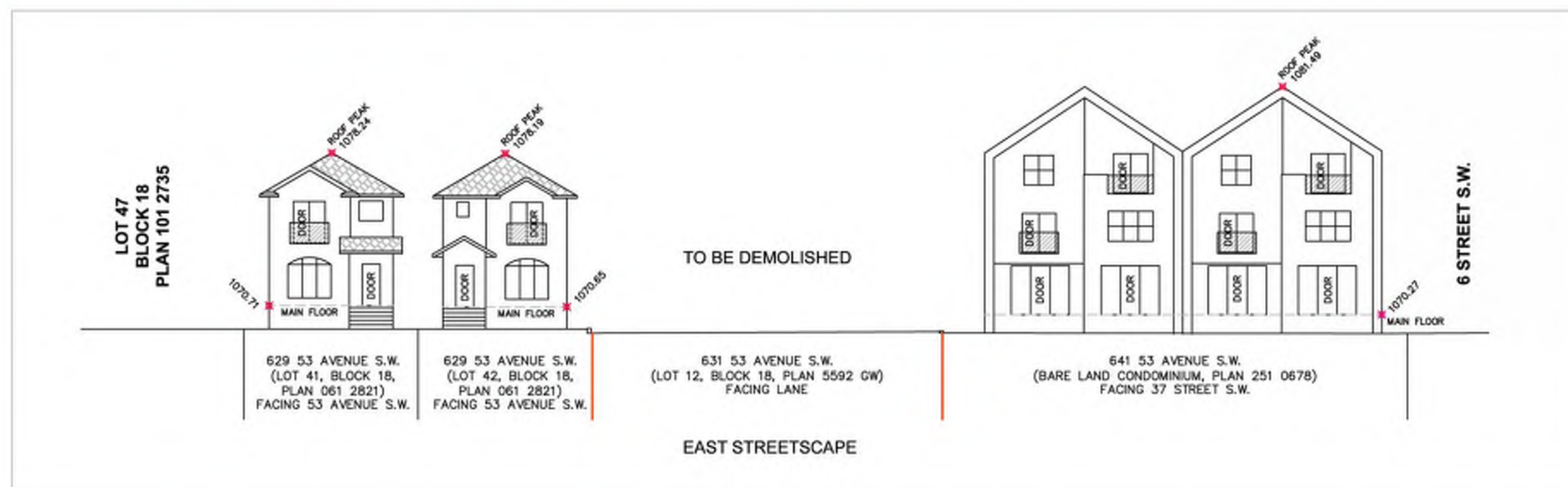
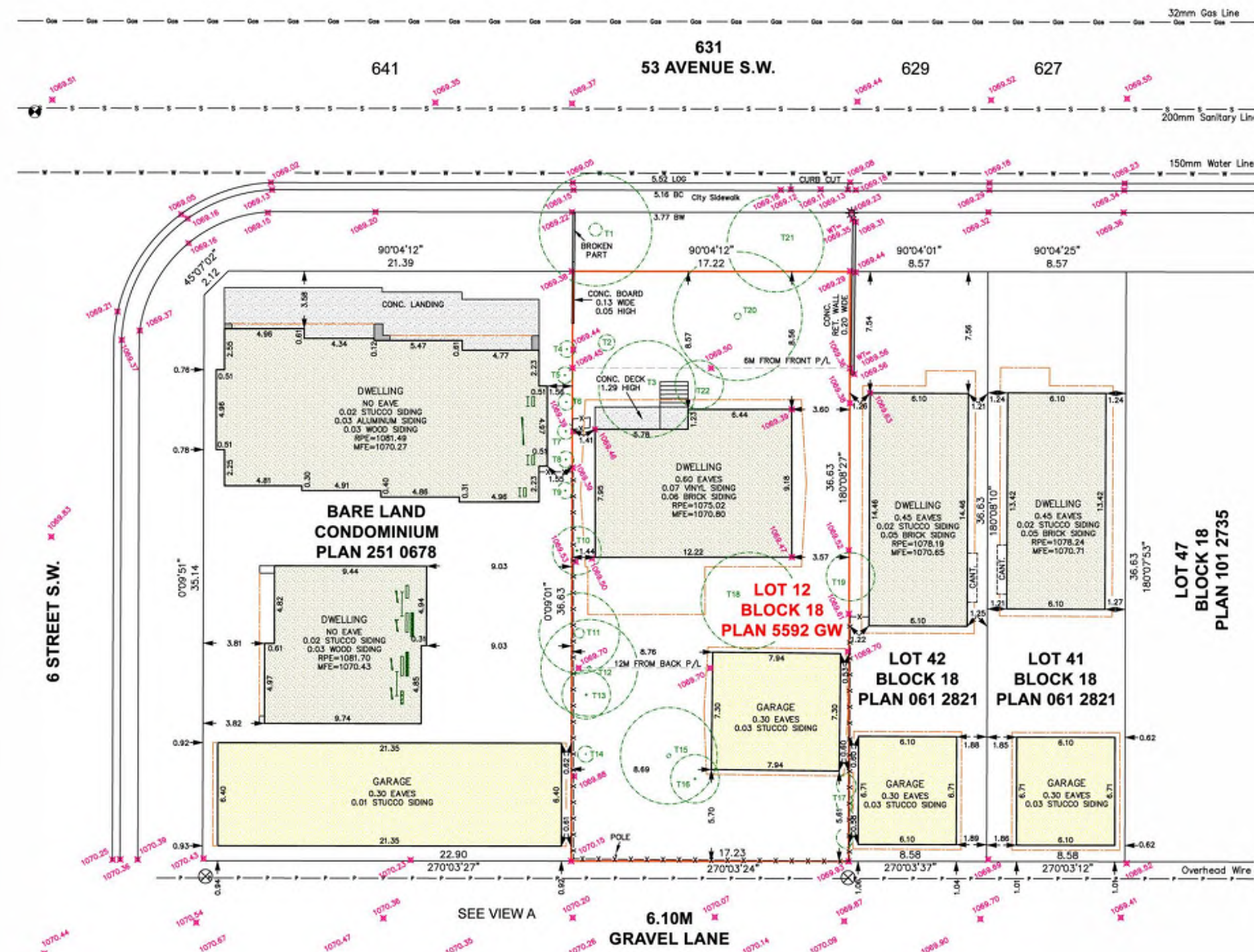
- The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735
- Distances are in ground and are shown in metres and decimals thereof.
- Distances along curves are arc distances.
- Elevations are derived from ASOM 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-Rgt.1-W.5M.
(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
T1	Canterbury	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	5.00	8.00	In Subject Property
T12	Deciduous	0.30	8.00	6.00	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	3.00	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 0A5 F. 403-775-4171



EXISTING BLOCK PLAN

1" = 20'-0"

AMENDED DRAWINGS

DP No Date Received

DP2026-02781 July 29, 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

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, 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." - Contour
"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
"WB" - Bottom of Wall
"WT" - Top of Wall

NOTE:

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TREE SCHEDULE:

Tree No.	Variety	Trunk (cm)	Canopy (m)	Height (m)	Location
TO REMAIN AS IS	11	Comptonia	0.80	7.00	In City Property
TO BE REMOVED	12	Bush	—	1.00	In Subject Property
TO BE REMOVED	13	Bush	—	6.00	In Subject Property
TO REMAIN AS IS	14	Deciduous	0.07	1.00	In Adjacent Property
TO REMAIN AS IS	15	Deciduous	0.07	1.00	In Adjacent Property
TO REMAIN AS IS	16	Deciduous	0.07	1.00	In Adjacent Property
TO REMAIN AS IS	17	Deciduous	0.07	1.00	In Adjacent Property
TO REMAIN AS IS	18	Deciduous	0.07	1.00	In Adjacent Property
TO REMAIN AS IS	19	Deciduous	0.07	1.00	In Adjacent Property
TO BE REMOVED	20	Deciduous	0.10	3.00	In Subject Property
TO BE REMOVED	21	Deciduous	0.60	5.00	In Subject Property
TO BE REMOVED	22	Deciduous	0.30	6.00	In Subject Property
TO BE REMOVED	23	Deciduous	0.10	3.00	In Subject Property
TO BE REMOVED	24	Deciduous	0.08	1.00	In Subject Property
TO BE REMOVED	25	Deciduous	0.35	6.00	In Subject Property
TO BE REMOVED	26	Deciduous	0.10	3.00	In Subject Property
TO BE REMOVED	27	Hedge	—	1.00	In Subject Property
TO BE REMOVED	28	Bush	—	6.00	In Subject Property
TO BE REMOVED	29	Bush	—	3.00	In Subject Property
TO BE REMOVED	30	Deciduous	0.40	8.00	In Subject Property
TO REMAIN AS IS	31	Bush	—	6.00	In City Property
TO BE REMOVED	32	Bush	—	3.00	In Subject Property

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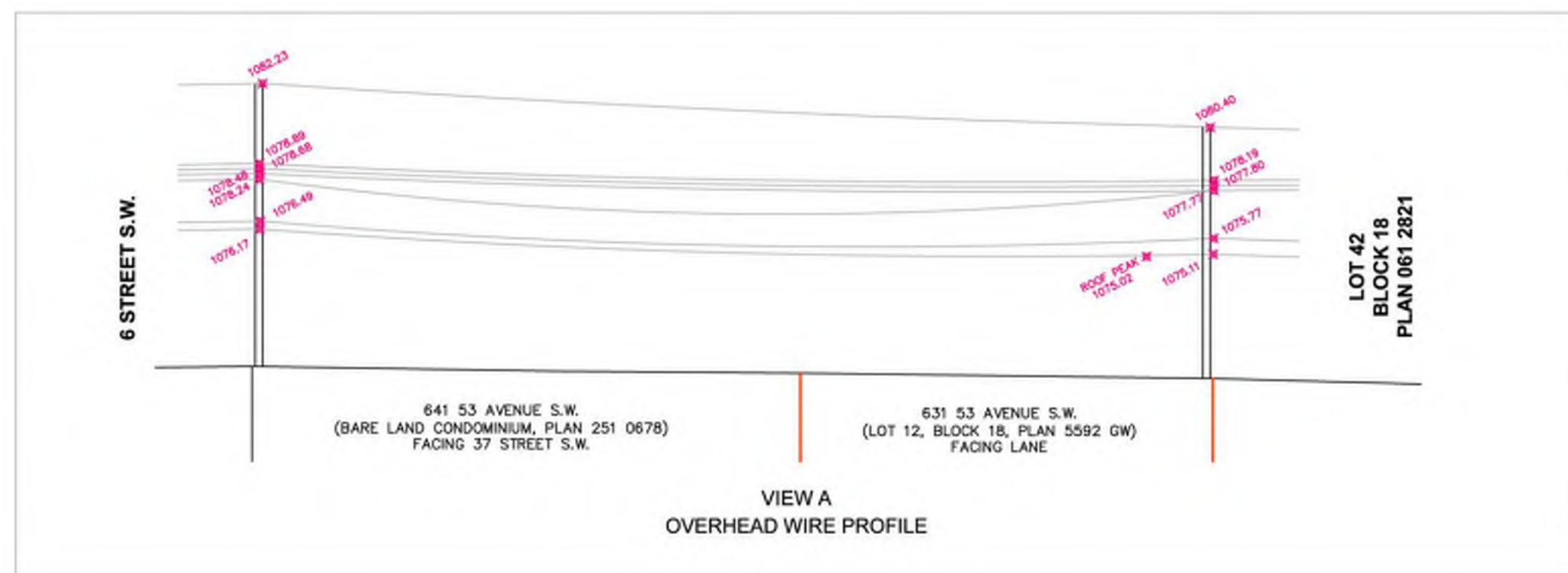
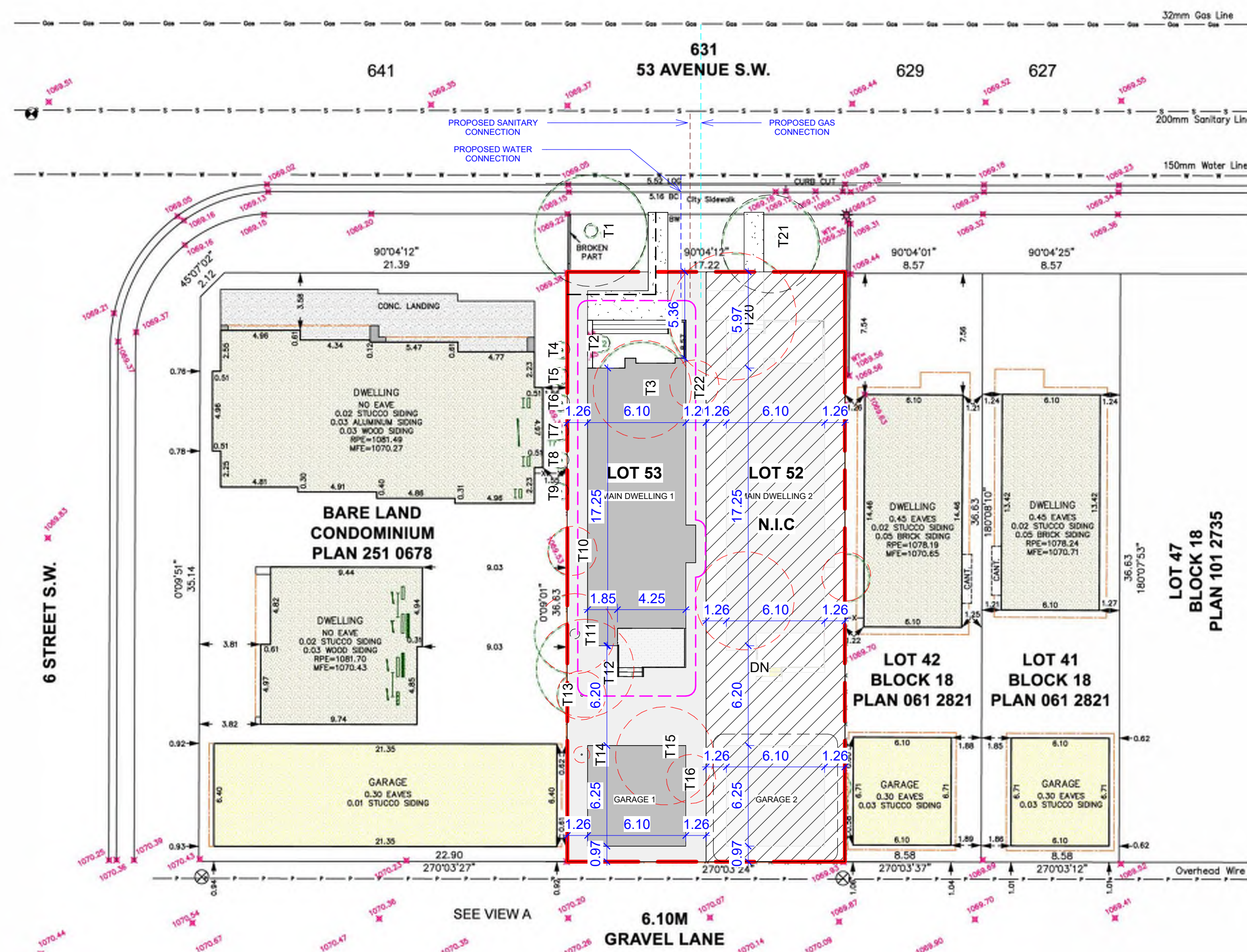
File No.: 260187 Date: 26/Feb/2026

Surveyed: YR Drawn: SS/EM

Horizon Land Surveys Inc.

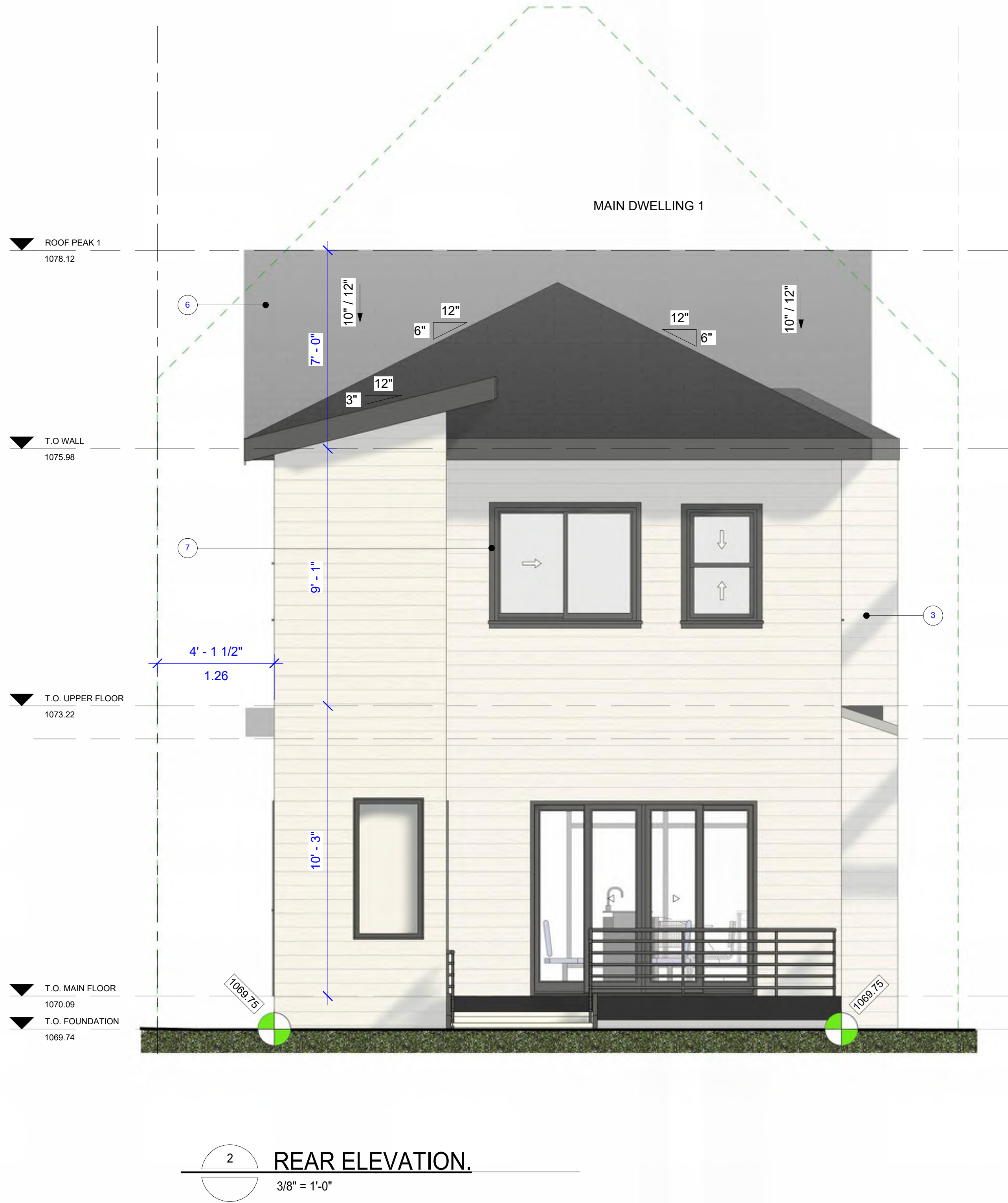
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Calgary, Alberta, T2B 5M5 F. 403-775-4171



PROPOSED BLOCK PLAN

1" = 20'-0"



AMENDED DRAWINGS
DP No DP2026-02781 Date Received July 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

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

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

PROJECT NO.	0001
REVISIONS	
No. Description YY-MM-DD	
1 IFCR 25-11-25	
2 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
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3	HARDIE BOARD SIDING: GREY
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AMENDED DRAWINGS
DP No Date Received
DP2026-02781 July 29, 2026
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T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
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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"

A3.2

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

ELEVATION

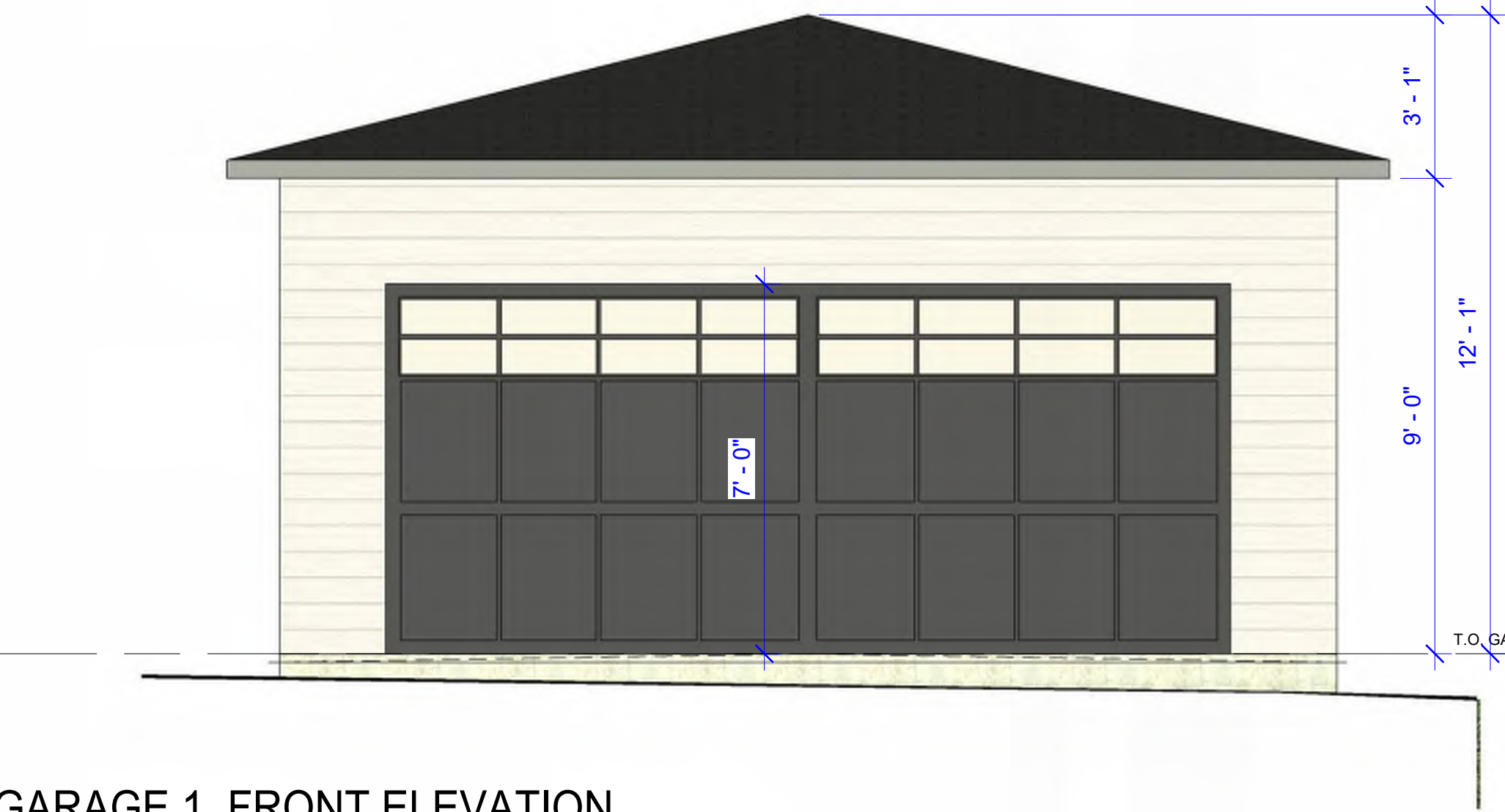
SCALE: 3/8" = 1'-0"

A3.3

DATE: 2025-09-02
DRAWN BY: Author



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

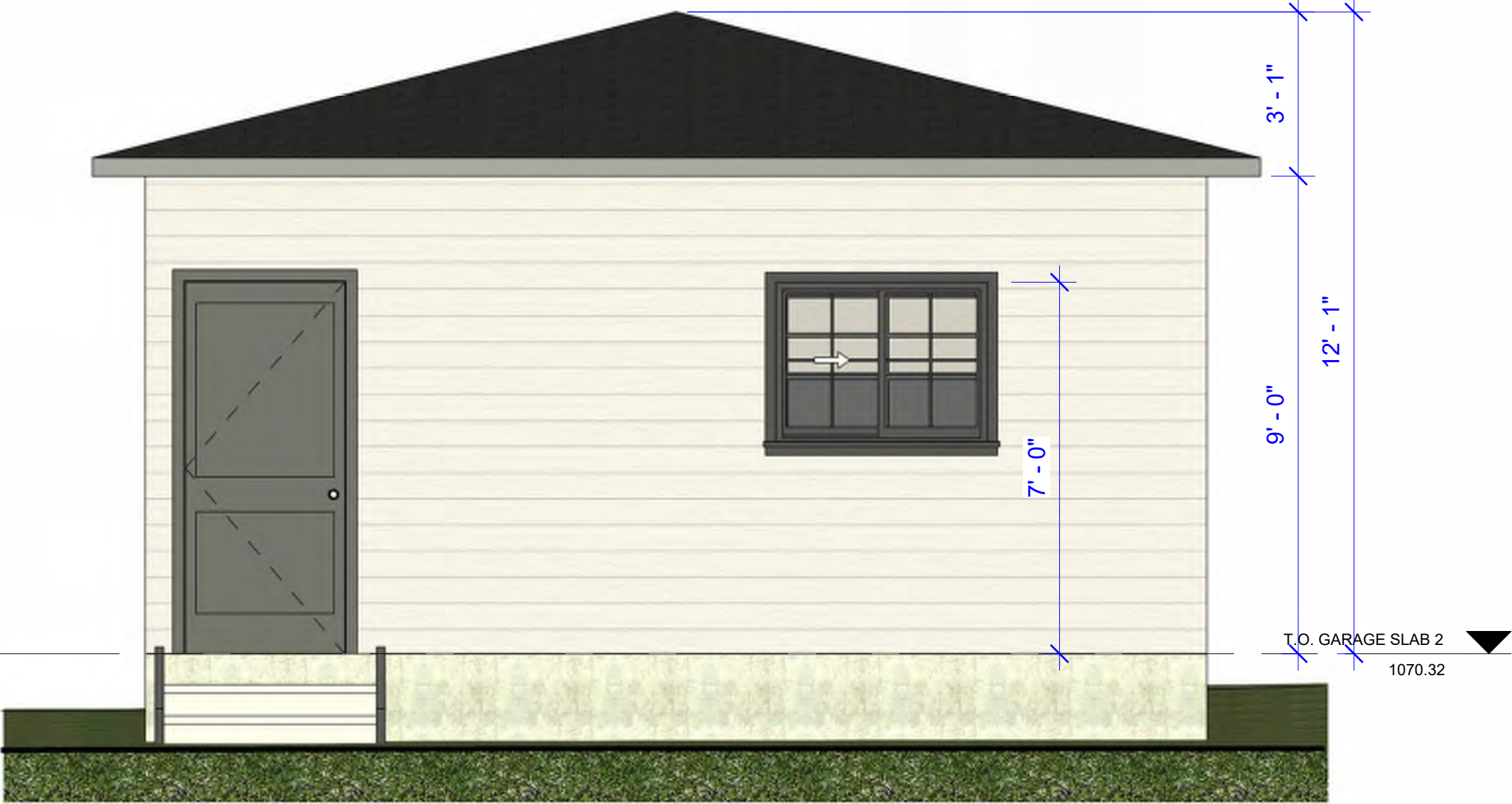


AMENDED DRAWINGS
DP No DP2026-02781 Date Received July 29, 2026
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3

GARAGE 1. FRONT ELEVATION

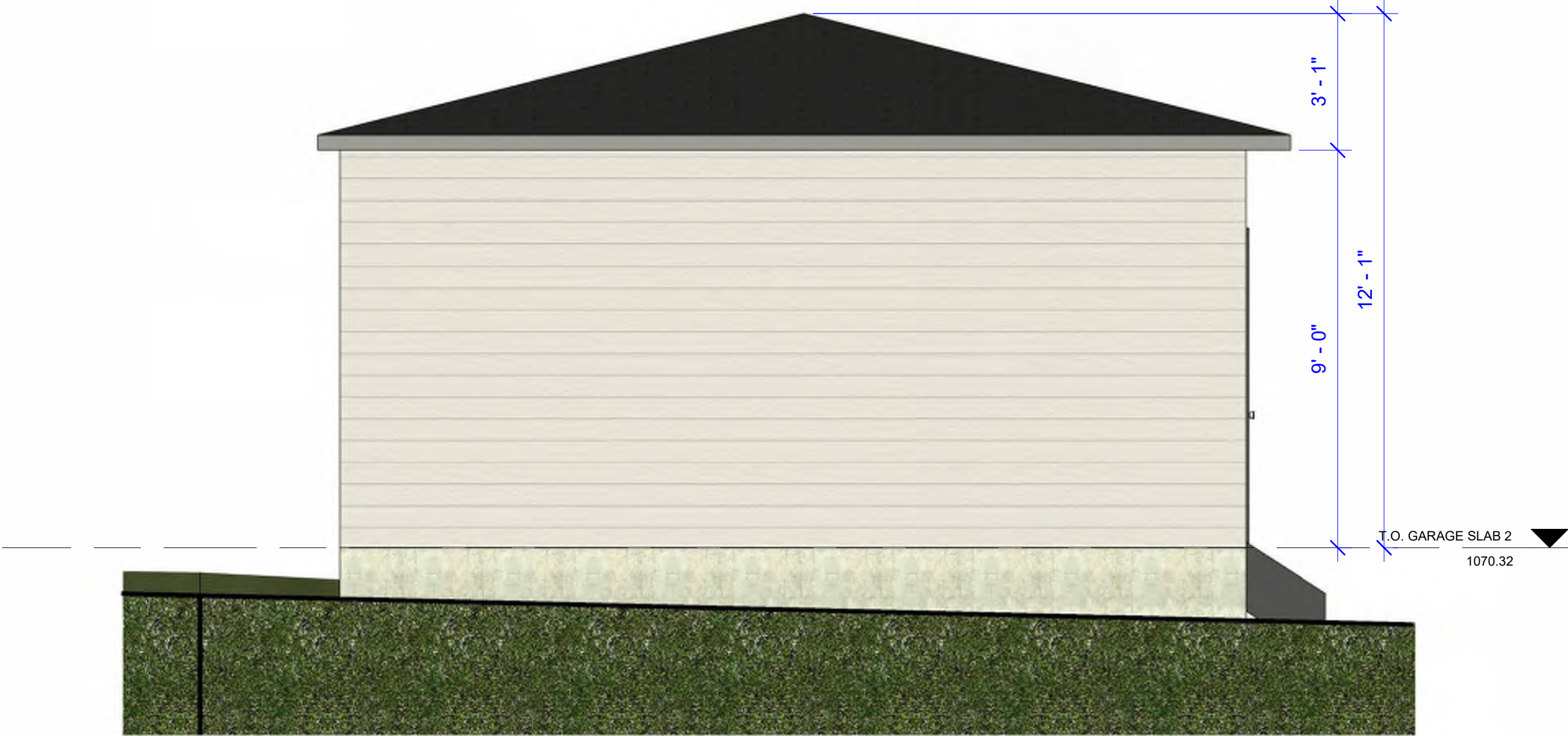
3/8" = 1'-0"



4

GARAGE 1. REAR ELEVATION

3/8" = 1'-0"



5

GARAGE 1. SIDE ELEVATION

3/8" = 1'-0"



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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"

A5.1

DATE: 2025-09-02

DRAWN BY: Author