



PROPOSED SINGLE FAMILY DWELLING

631 53 AVE SW CALGARY, AB.

LOT 53, BLOCK 18

ISSUED FOR DEVELOPMENT PERMIT

JUNE 30, 2026

AMENDED DRAWINGS

DP No Date Received

DP2026-02781 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	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.

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No. Description YY-MM-DD

2 RIFDP 26-06-30

3D VISUALIZATION

SCALE:

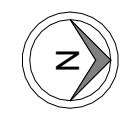
A0.1

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SITE PLAN

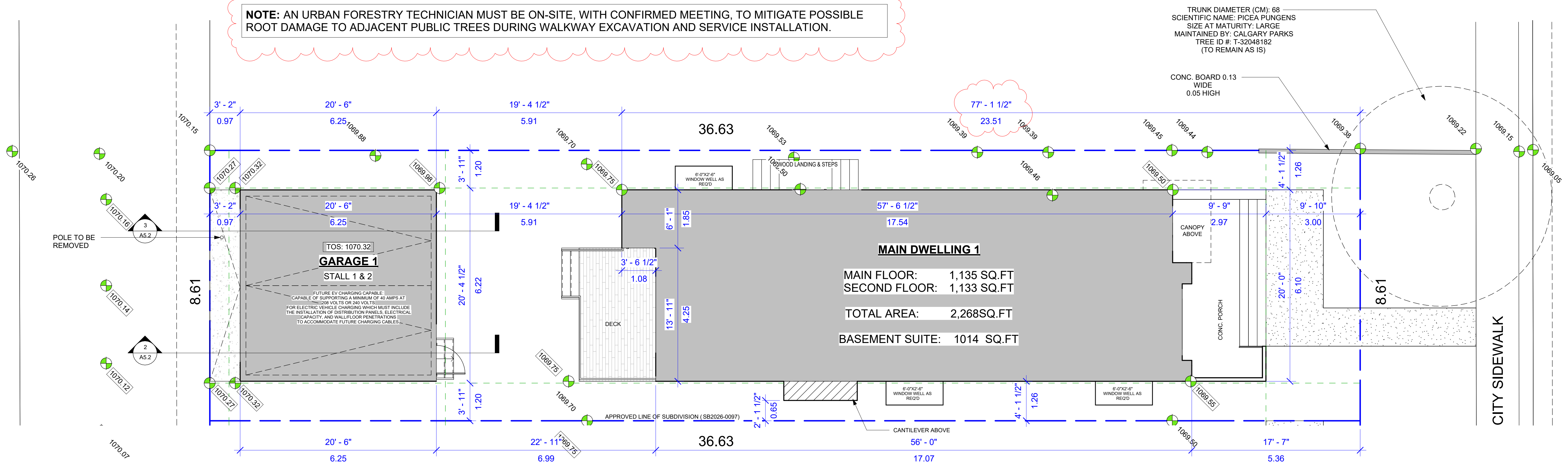
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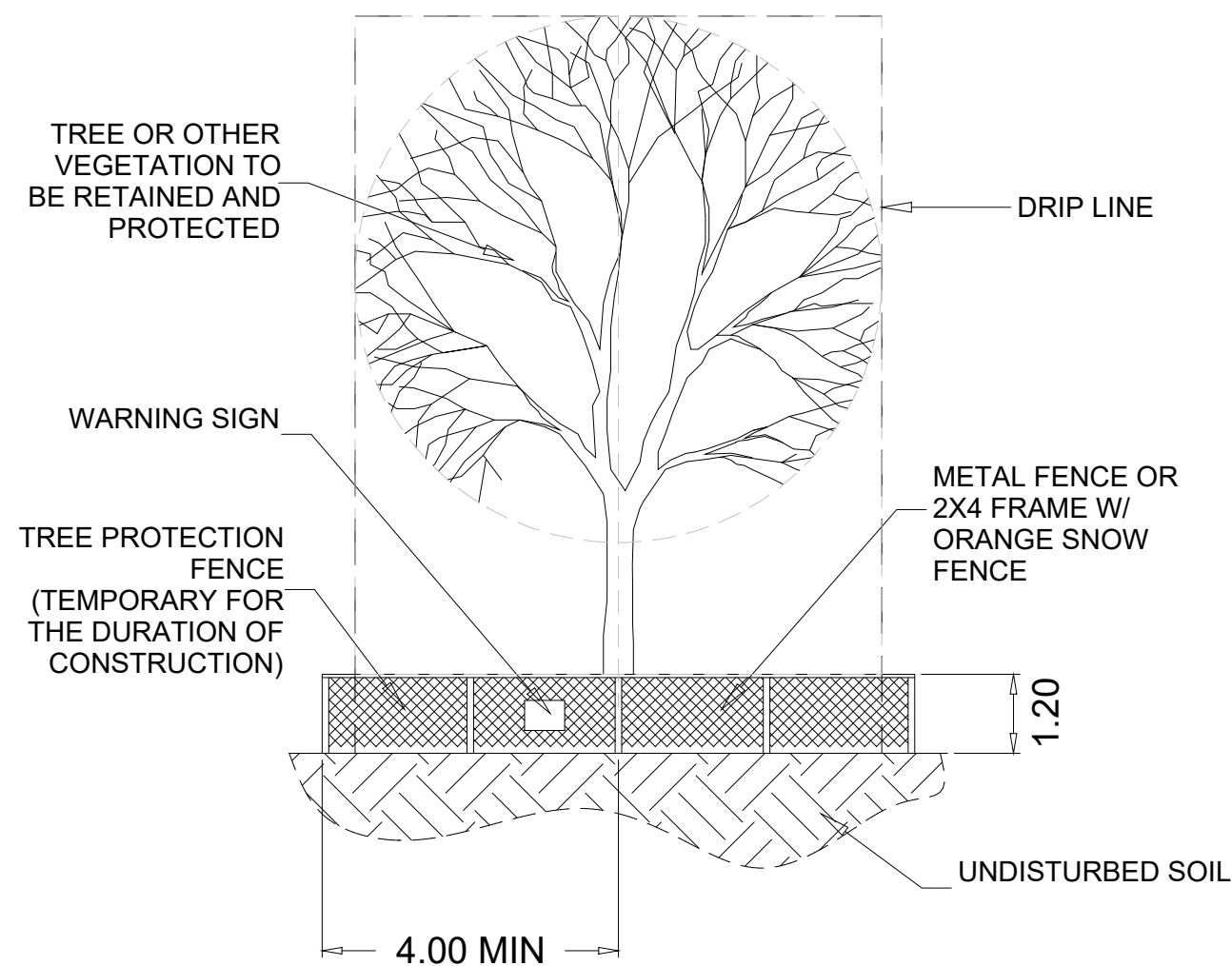
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NOTE: AN URBAN FORESTRY TECHNICIAN MUST BE ON-SITE, WITH CONFIRMED MEETING, TO MITIGATE POSSIBLE ROOT DAMAGE TO ADJACENT PUBLIC TREES DURING WALKWAY EXCAVATION AND SERVICE INSTALLATION.



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



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

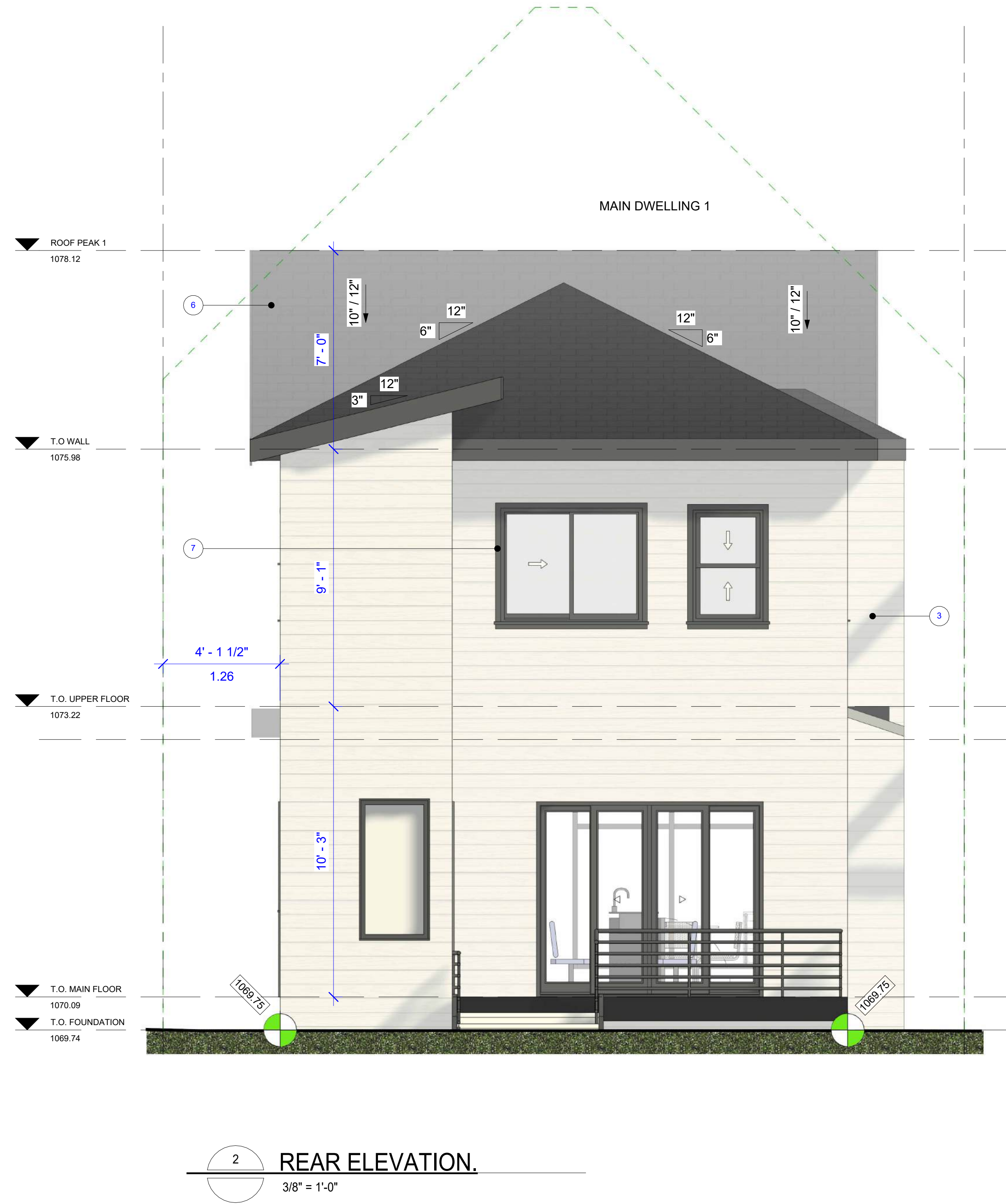
- EXISTING TREES TO BE PROTECTED FROM CONSTRUCTION WITH THE INSULATION OF A 1200mm (4'-0") HIGH SNOW FENCE HELD IN PLACE WITH 1800mm (6'-0") T-BAR.
- THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION & MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORT & BRACING SHOULD BE 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:	1,119 ft ²
GARAGE FOOTPRINT:	410 ft ²
TOTAL LOT COVERAGE:	1,529 ft ²
LOT COVERAGE % :	45% (MAX. 45% PERMITTED)



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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A3.2

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ELEVATION

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

A3.3

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BUILDING FACE: 1,255 SQ.FT.
UNPROTECTED OPENINGS: 40 SQ.FT. (3%)

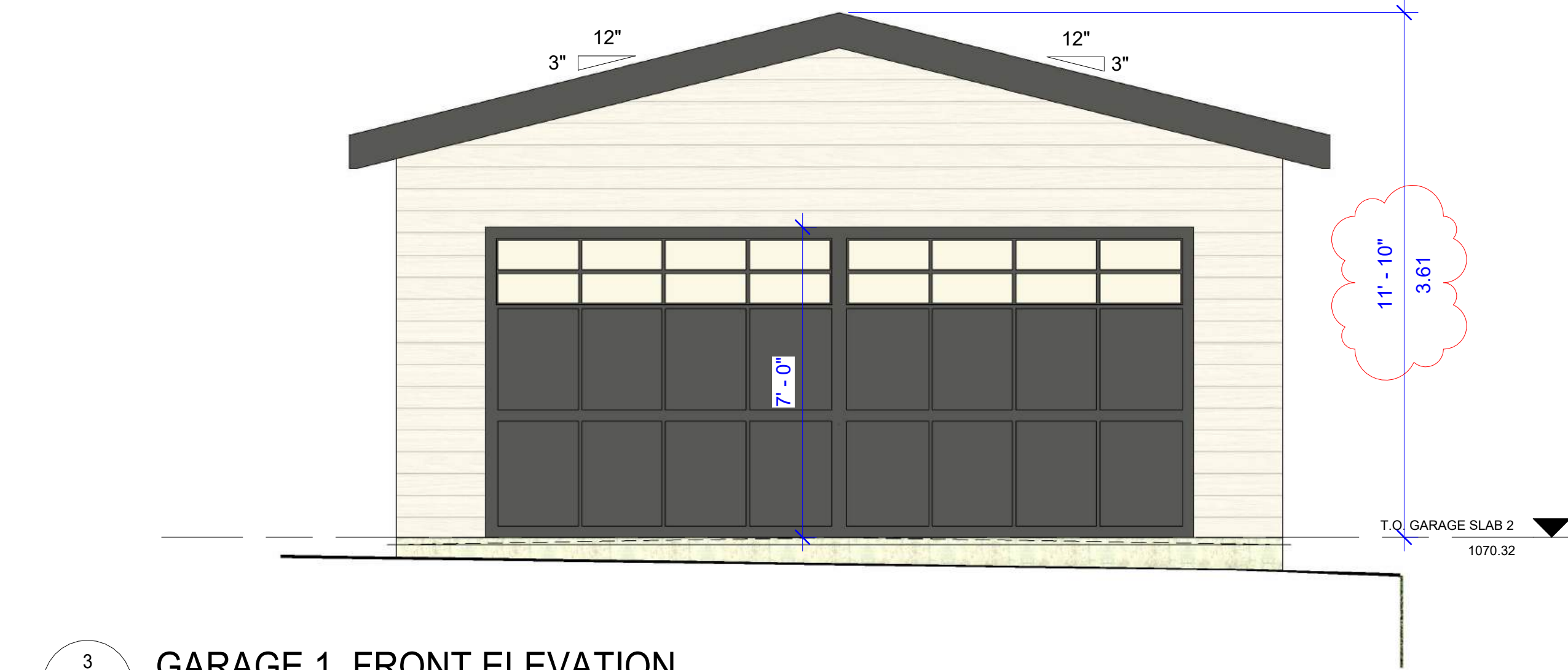
WINDOW WELL AS REQ'D

WINDOW WELL AS REQ'D

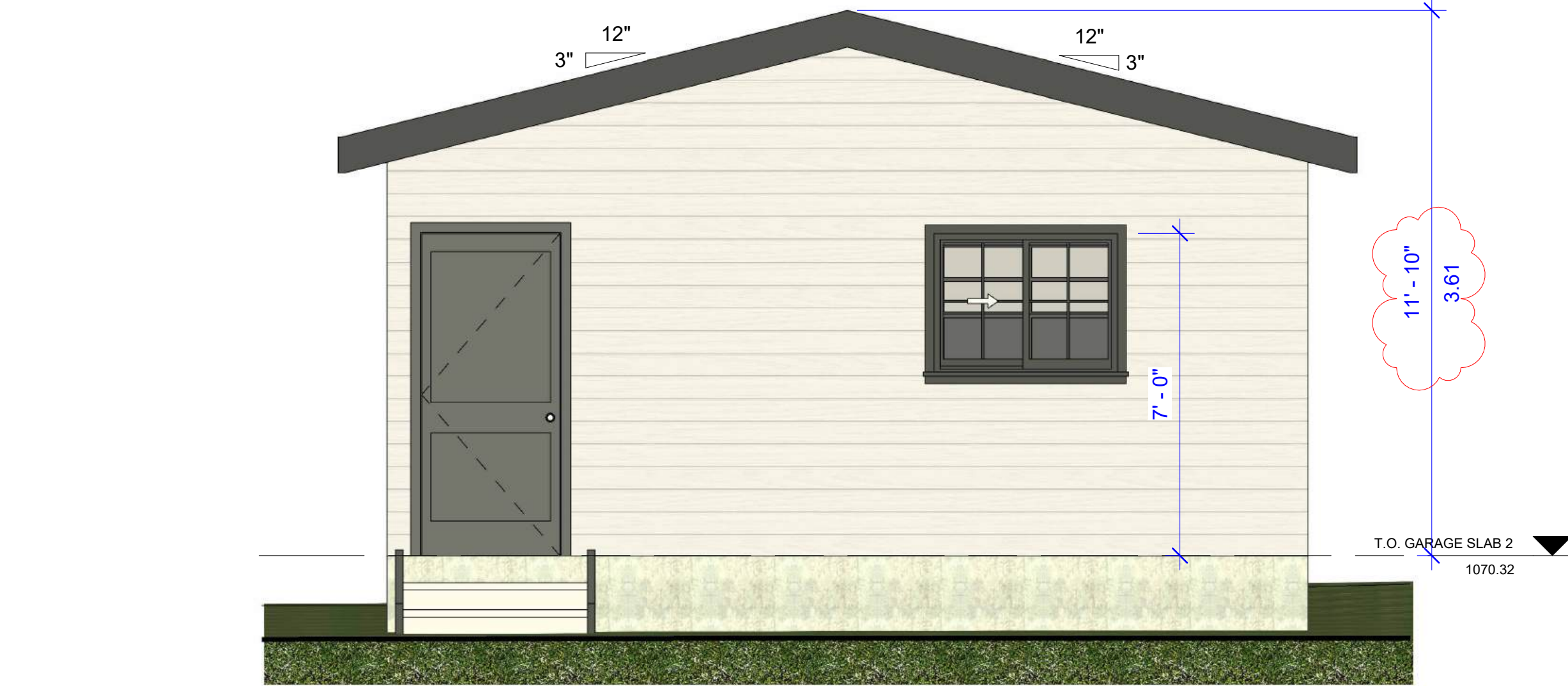
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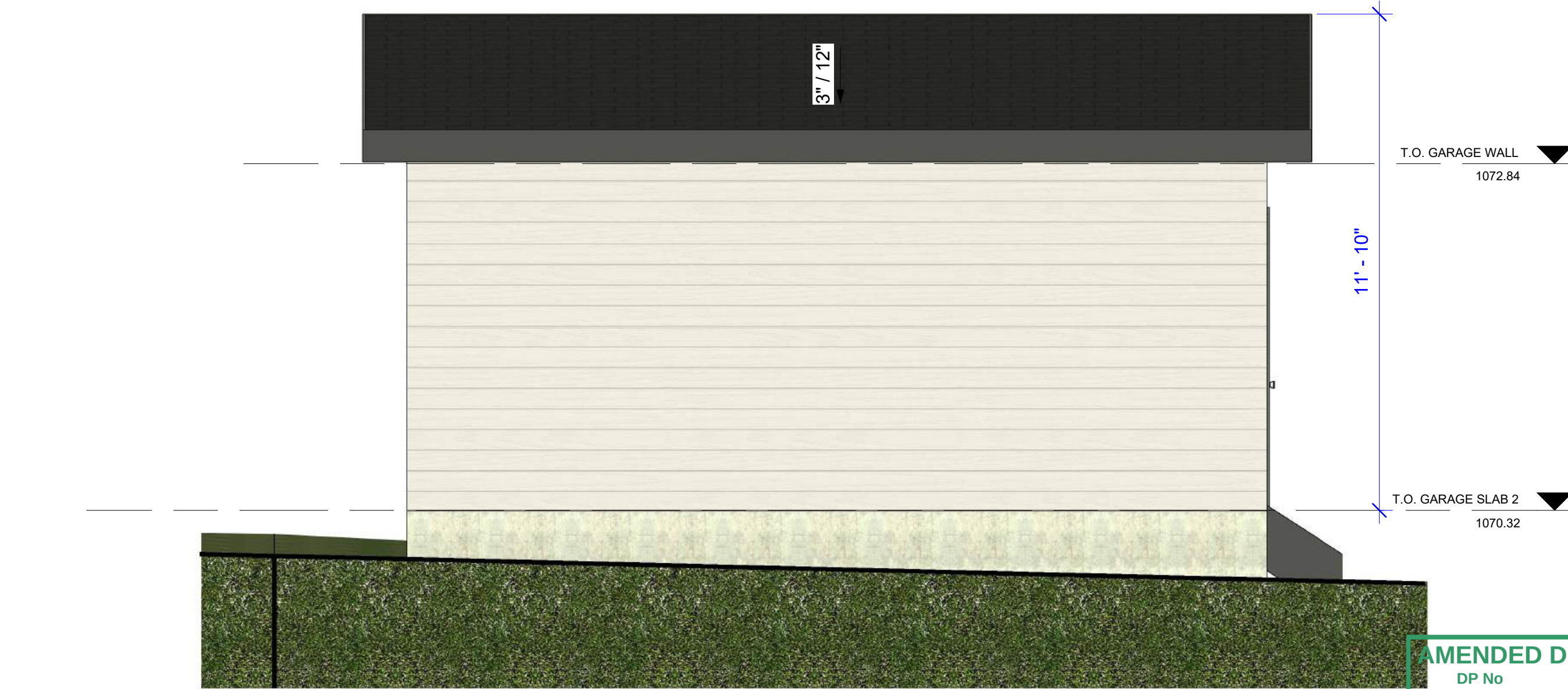
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3 GARAGE 1. FRONT ELEVATION
3/8" = 1'-0"



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



5 GARAGE 1. SIDE ELEVATION
3/8" = 1'-0"

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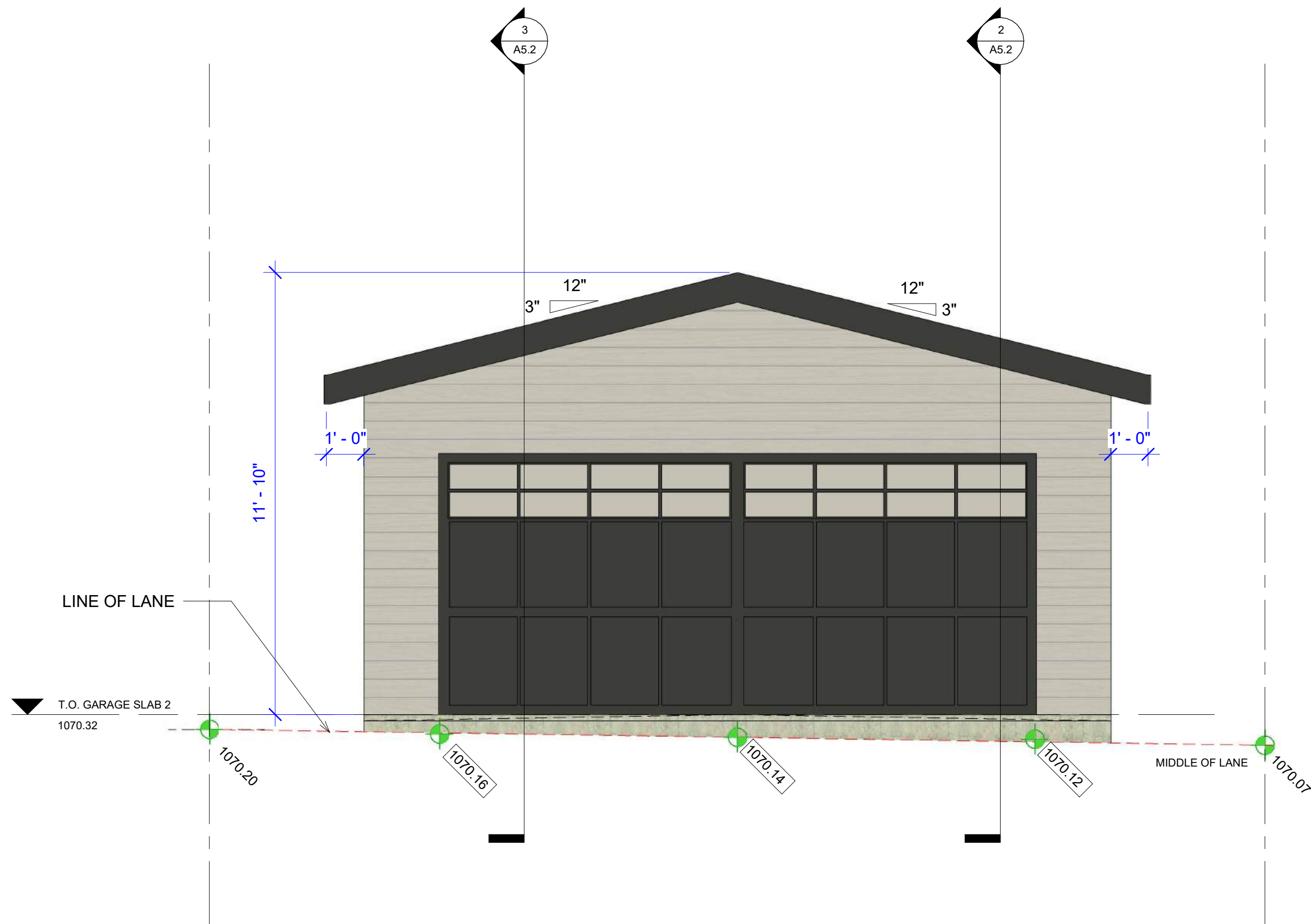
GARAGE

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

A5.1

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

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