

PROPOSED GARAGE SUITE DEVELOPMENT

PROJECT INFORMATION

MUNICIPAL ADDRESS:
7215 HUNTRIDGE HILL NE

LEGAL ADDRESS:
LOT 21, BLOCK 41, PLAN 6573JK

LAND USE DESIGNATION:
RESIDENTIAL – GRADE-ORIENTED INFILL (R-CG) DISTRICT

SITE COVERAGE CALCULATION

BYLAW REQUIREMENT:

SITE AREA: 581.29 SQ.M

PERMITTED COVERAGE: 60% = 348.774 SQ.M

EXISTING BUILDING COVERAGE = 129.30 SQ.M (1391.73 SQ.FT)

PROPOSED GARAGE COVERAGE = 73.83 SQ.M (794.67 SQ.FT)

PROPOSED COVERAGE = 203.13 SQ.M (34.95%)

TREE SCHEDULE

TO RETAIN (PRIVATE TREE)

Tree NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION
T1	CONIFEROUS TREE	--	--	--	IN PROPERTY
T2	CONIFEROUS TREE	--	--	--	IN PROPERTY
T4	CONIFEROUS TREE	--	--	--	IN PROPERTY

TO DISPOSITION (PRIVATE TREE)

Tree NO.	VARIETY	CALIPER (±)	CANOPY (±)	HEIGHT (±)	LOCATION
T3	CONIFEROUS TREE	--	--	--	IN PROPERTY

AREA SCHEDULE

GARAGE SUITE	SQM	SQFT
GARAGE AREA	61.48	661.72
SUITE AREA	74.61	803.06

DRAWING LIST	
Sheet Number	Sheet Name
A001	SITE PLAN
A002	FLOOR PLAN & SECTION
A003	ELEVATION
A004	REAL PROPERTY REPORT



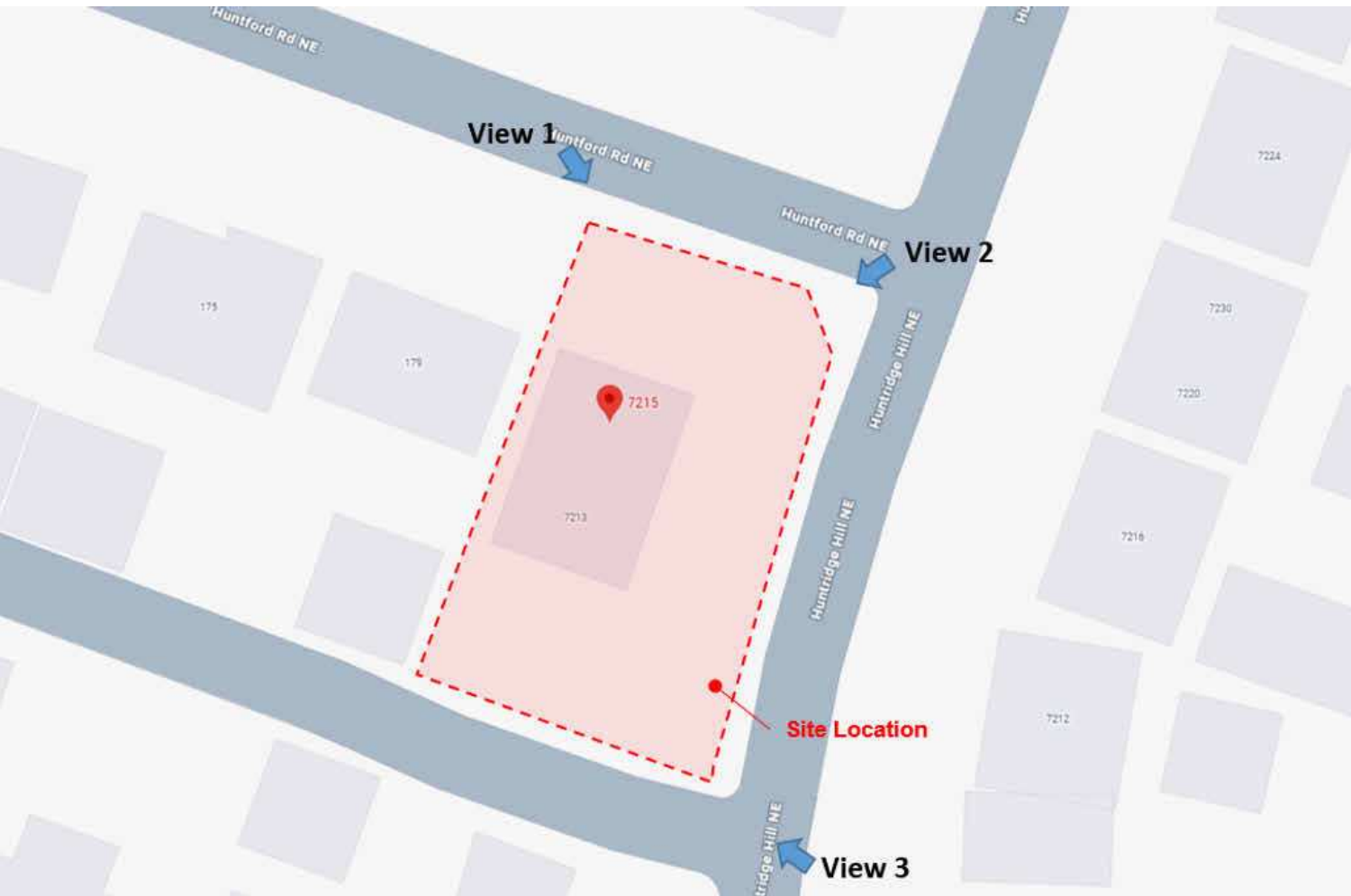
VIEW 1



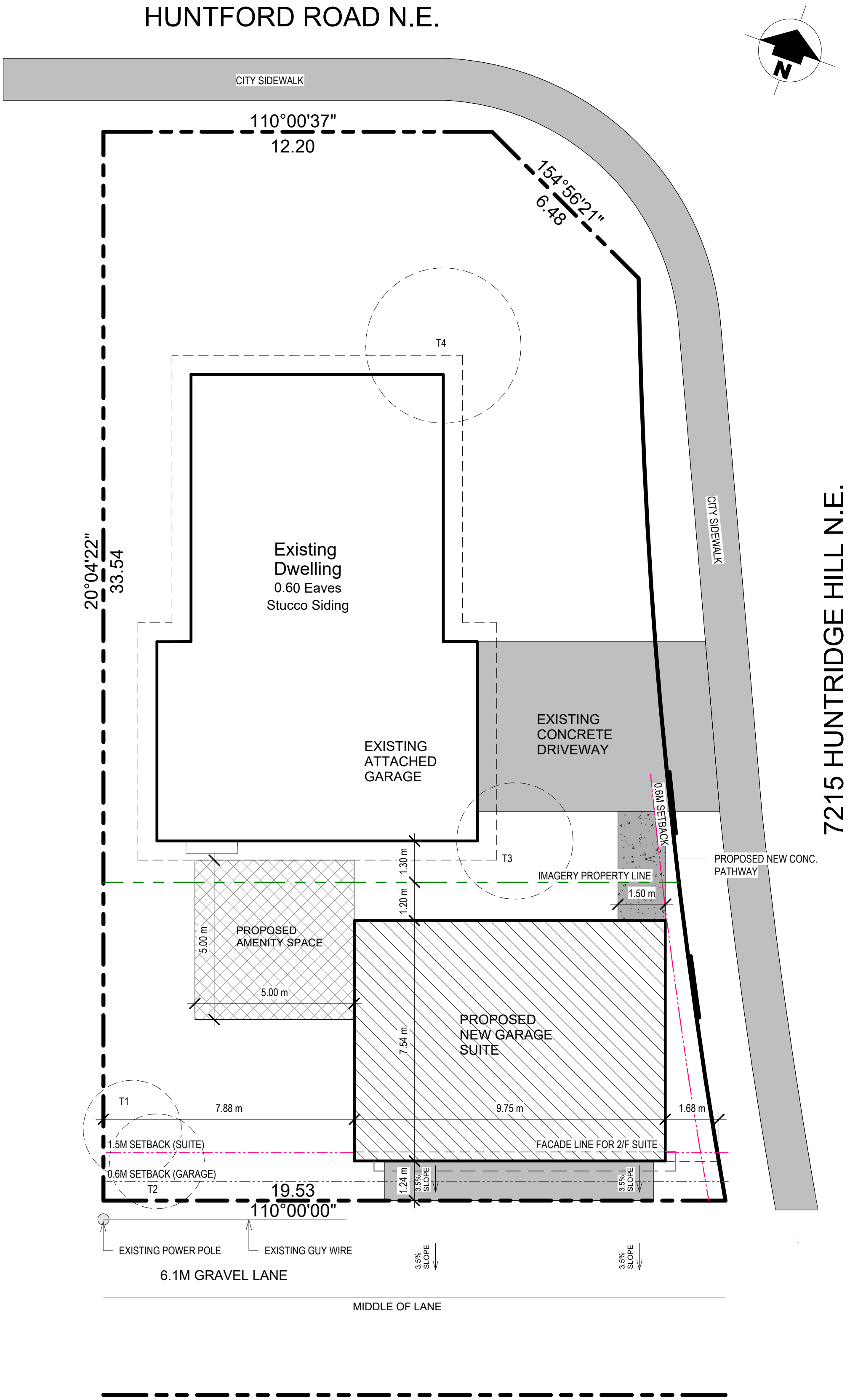
VIEW 3



VIEW 2



LOCATION PLAN



1 SITE PLAN
1 : 100

SITE LEGEND

- PROPERTY LINES
- SETBACKS
- ROOF OVERHANG
- CONC. PATHWAY
- PROPOSED BUILDING

REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

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ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE, LANDUSE BYLAW AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

PERMIT NUMBERS:

ENGINEER CONSULTANT

DATE	No	REVISION	BY
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SEALS

SCALE	PROJECT
AS NOTED	Project Number

DATE 2026-05-15 6:58:23 AM

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PROJECT

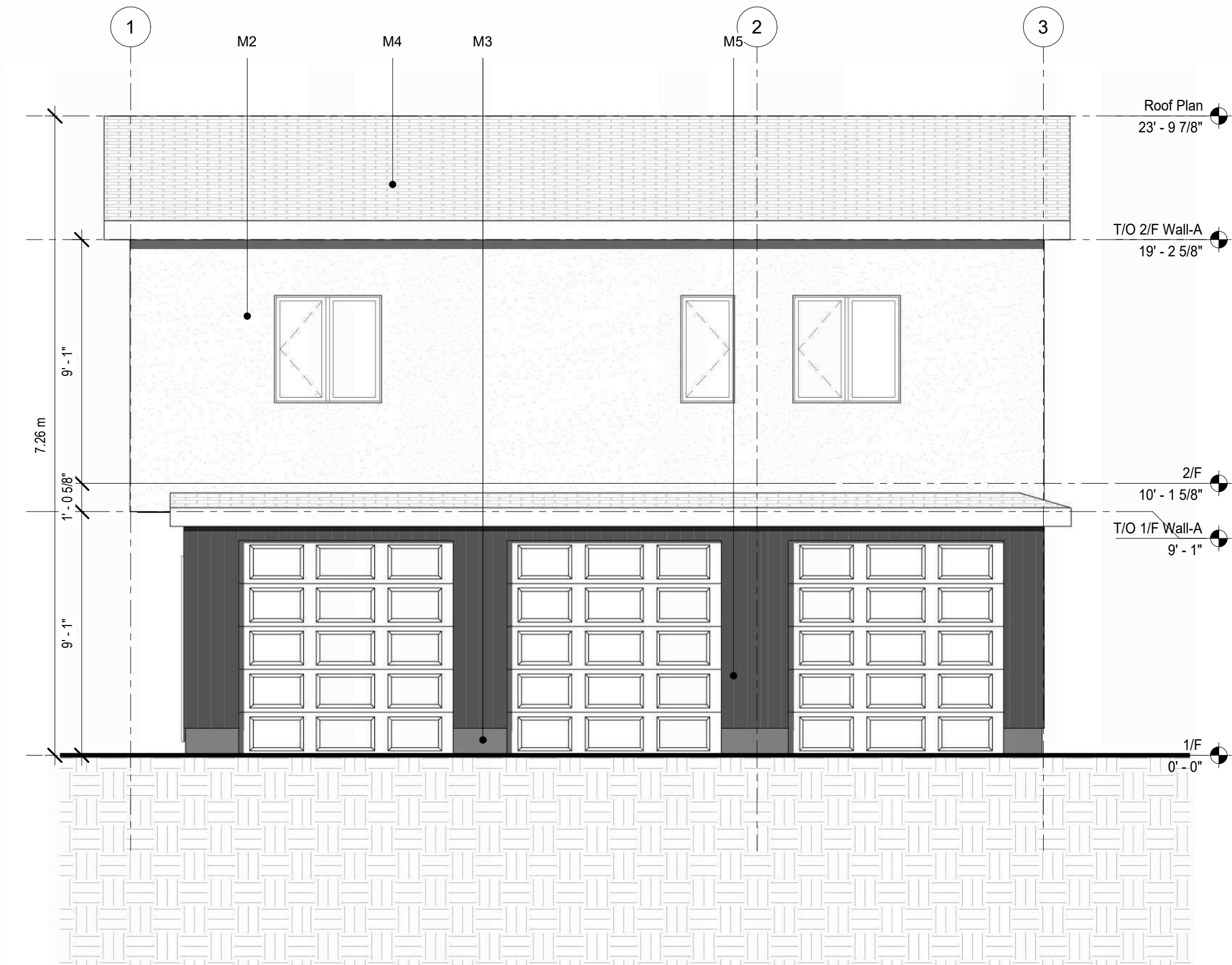
GARAGE SUITE DEVELOPMENT

7215 HUNTRIDGE HILL NE, CALGARY, AB

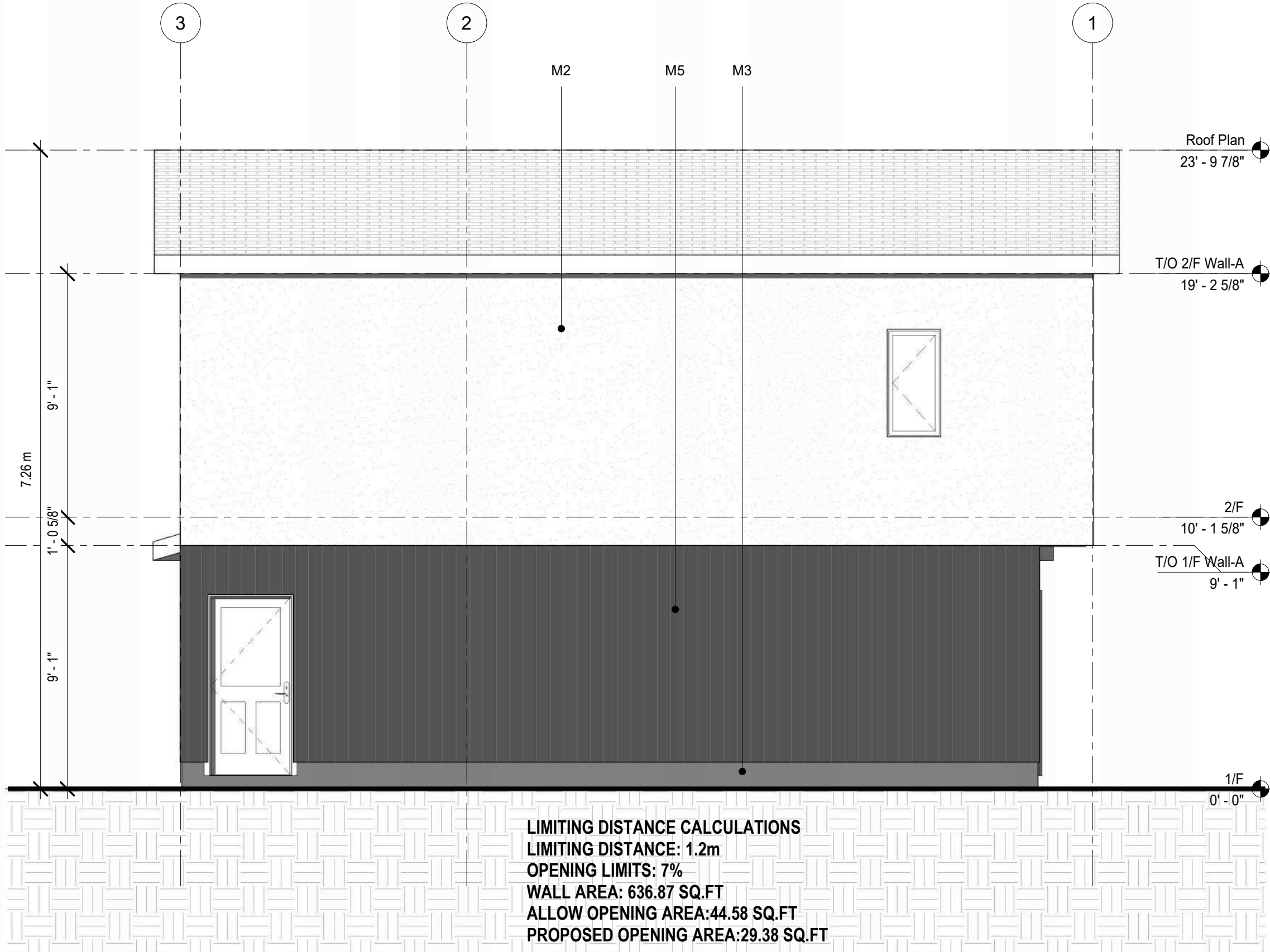
DRAWING TITLE	DWG No
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SITE PLAN

A001

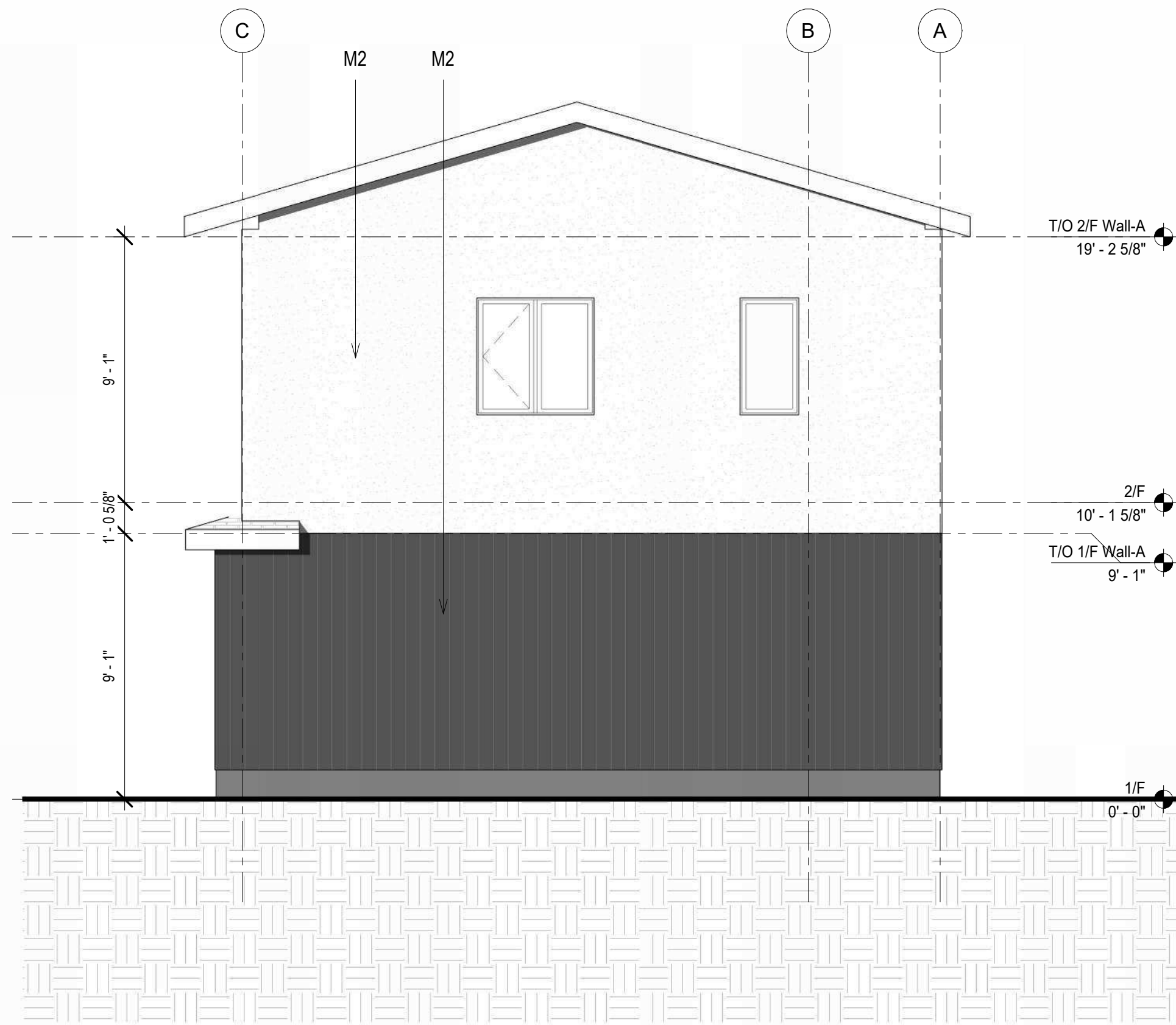


1 SOUTH ELEVATION
1/4" = 1'-0"

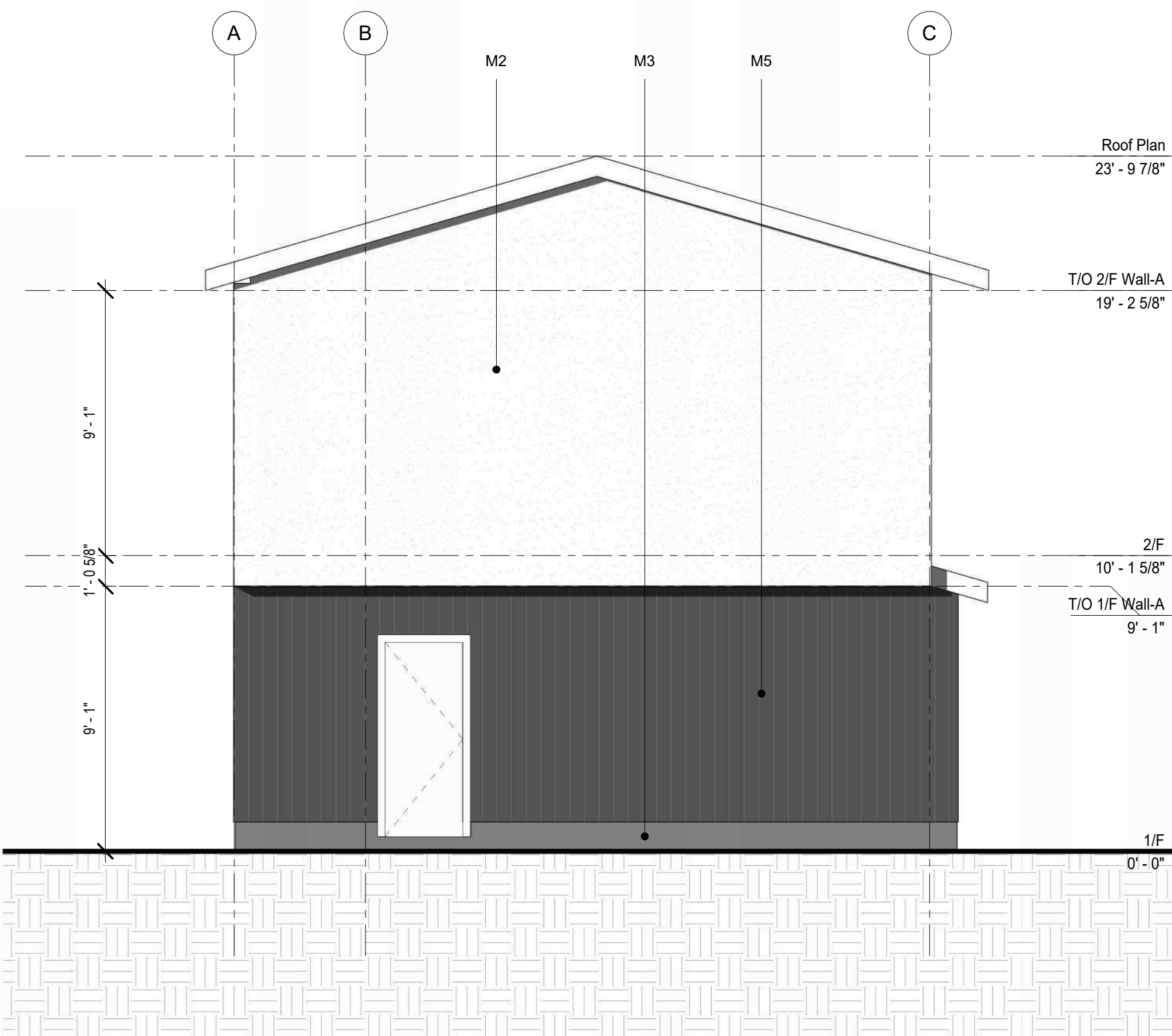


3 NORTH ELEVATION
1/4" = 1'-0"

LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE: 1.2m
OPENING LIMITS: 7%
WALL AREA: 636.87 SQ.FT
ALLOW OPENING AREA: 44.58 SQ.FT
PROPOSED OPENING AREA: 29.38 SQ.FT



2 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
M1	DARK GREY STUCCO
M2	WHITE STUCCO
M3	PARGING
M4	ASPHALT SHINGLE
M5	DARK GREY GROOVED HARDIE PANEL

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PROJECT

GARAGE SUITE DEVELOPMENT

7215 HUNTRIDGE HILL NE,
CALGARY, AB

DRAWING TITLE

ELEVATION

DWG No

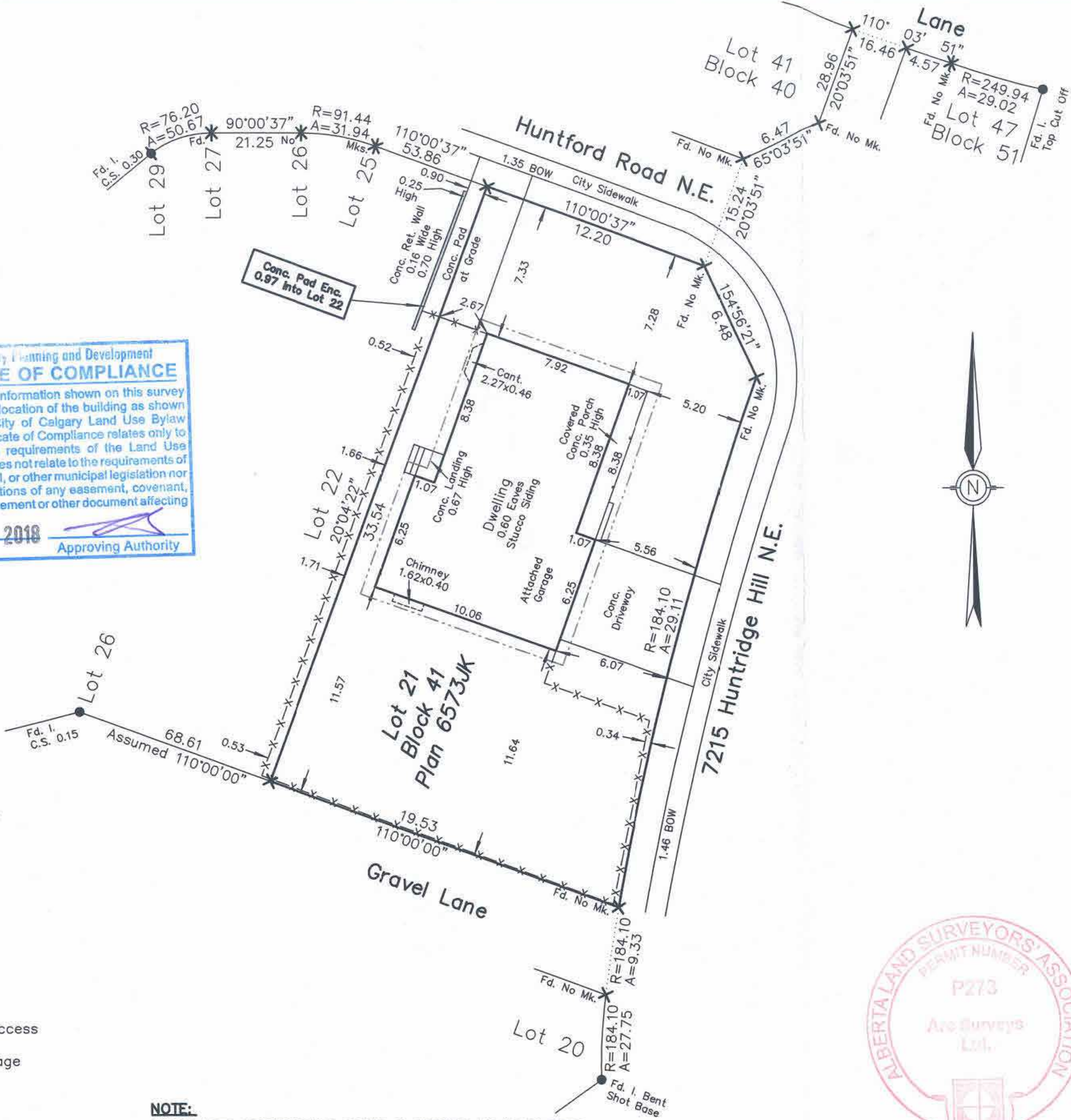
A003

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



ABBREVIATIONS
A---Arc Length
Acc---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
Fd---Found
I---Iron Post
I.B---Iron Bar
M.A---Maintenance Access
Mk---Mark
O.D---Overland Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well

NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.
*THE BUILDING(S) CONSTRUCTED ON THE LANDS DESCRIBED ABOVE HAVE BEEN CONSTRUCTED WITHIN THE HEIGHT RESTRICTIONS AND IN ACCORDANCE WITH THE REQUIREMENT AS SET FORTH IN THE CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS.



LEGAL DESCRIPTION:

Lot 21
Block 41
Plan 6573JK

MUNICIPAL ADDRESS:

7215 Huntridge Hill N.E.
Calgary, Alberta

DATE OF SURVEY: December 21st, 2017.

DATE OF UPDATE: November 30th, 2018.

LEGEND

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Found Concrete Nails are shown thus:
Calculation points are shown thus:
Pillars and posts are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:

All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 181 010 044 which was searched on the 5th day of December, 2018, and is subject to:
Zoning Regulations No.: 771 147 064

CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:
1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the Property (except Conc. Pad)
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this
5th day of December, 2018.

Rheal Bourgoin, A.L.S.
This document is not valid unless it bears an original signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

Arc Surveys Ltd.
201B 38th Avenue NE, Calgary, AB T2E 2M3
Ph.: 403-277-1272 www.arcsurveys.ca
Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JF Drawn: YY Scale: 1:250 File No.: 183065

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7215 HUNTRIDGE HILL NE, CALGARY, AB

DRAWING TITLE REAL PROPERTY REPORT DWG No. A004