

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

The City of Calgary Planning and Development CERTIFICATE OF COMPLIANCE

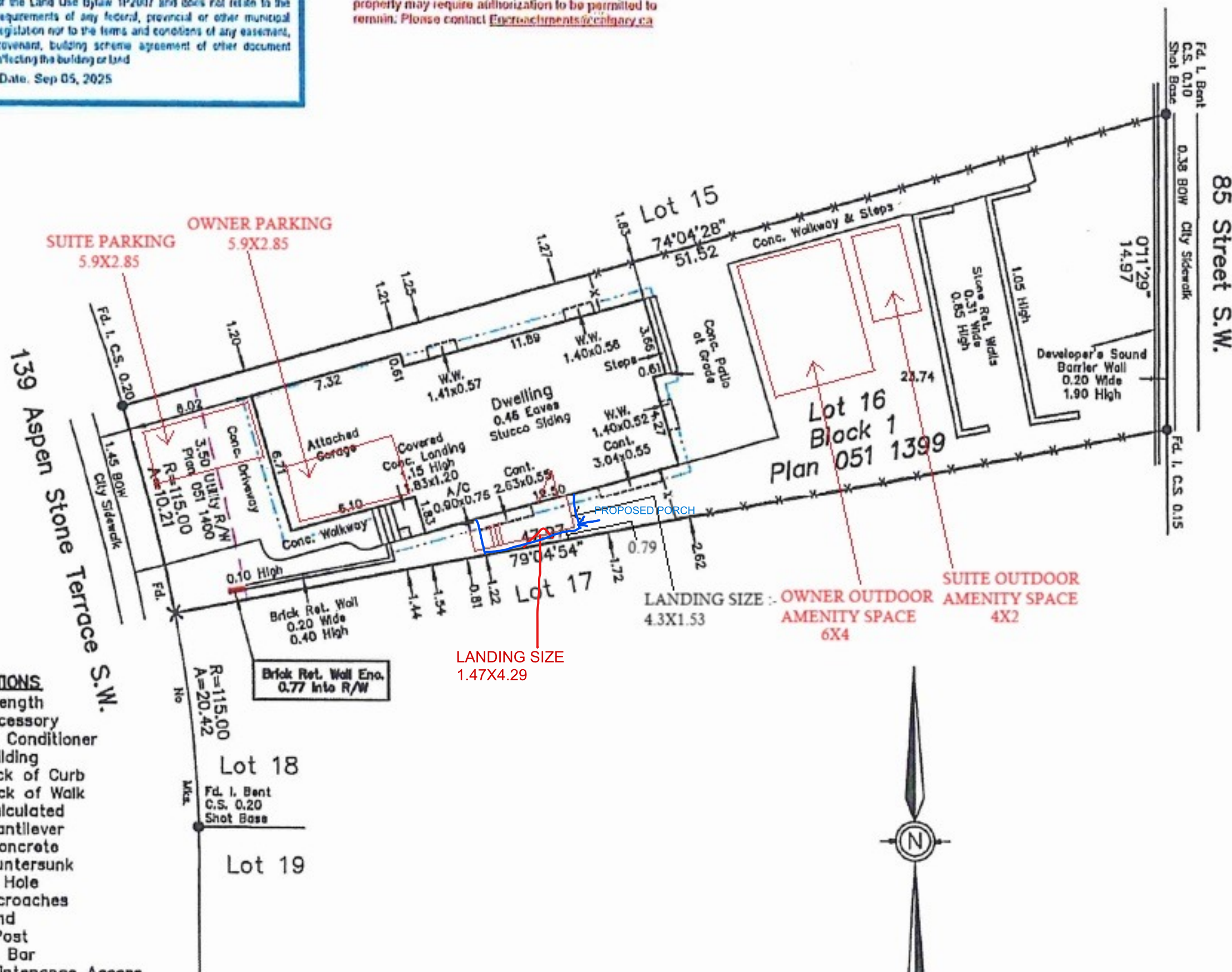
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

Date: Sep 05, 2025

The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. Please contact Encroachments@calgary.ca



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
P/L---Property Line
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.

LEGAL DESCRIPTION:

Lot 16
Block 1
Plan 051 1399

MUNICIPAL ADDRESS:

139 Aspen Stone Terrace S.W.
Calgary, Alberta

SCHEDULE "A"

DATE OF SURVEY: August 31st, 2025.

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. 171 095 171 which was searched on the 2nd day of September, 2025, and is subject to:
Utility Right of Way No.: 051 132 582
Caveat No.: 051 132 589, 051 132 590, 061 145 315

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:

- the Plan illustrates the boundaries of the Property, the Improvements as defined in Part C, Section 6.5 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;
- the Improvements are entirely within the boundaries of the Property
- no visible encroachments exist on the Property from any Improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property (except Brick Ret. Wall)
- 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
2nd day of September, 2025.

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

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Arc Surveys Ltd.

#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca
info@arcsurveys.ca

Surveyed: KX Drawn: JH/JH Scale: 1:250 File No.: 253635

SCHEDULE OF DOORS & WINDOWS

SYMBOL	DESCRIPTION	SIZE	STATUS
D	DOOR	36X80	PROPOSED
D1	DOOR	32X80	PROPOSED
D2	DOOR	32X80	PROPOSED
D3	DOOR	30X80	PROPOSED
W	WINDOW	48X30	EXISTING
W1	WINDOW	48X24	EXISTING

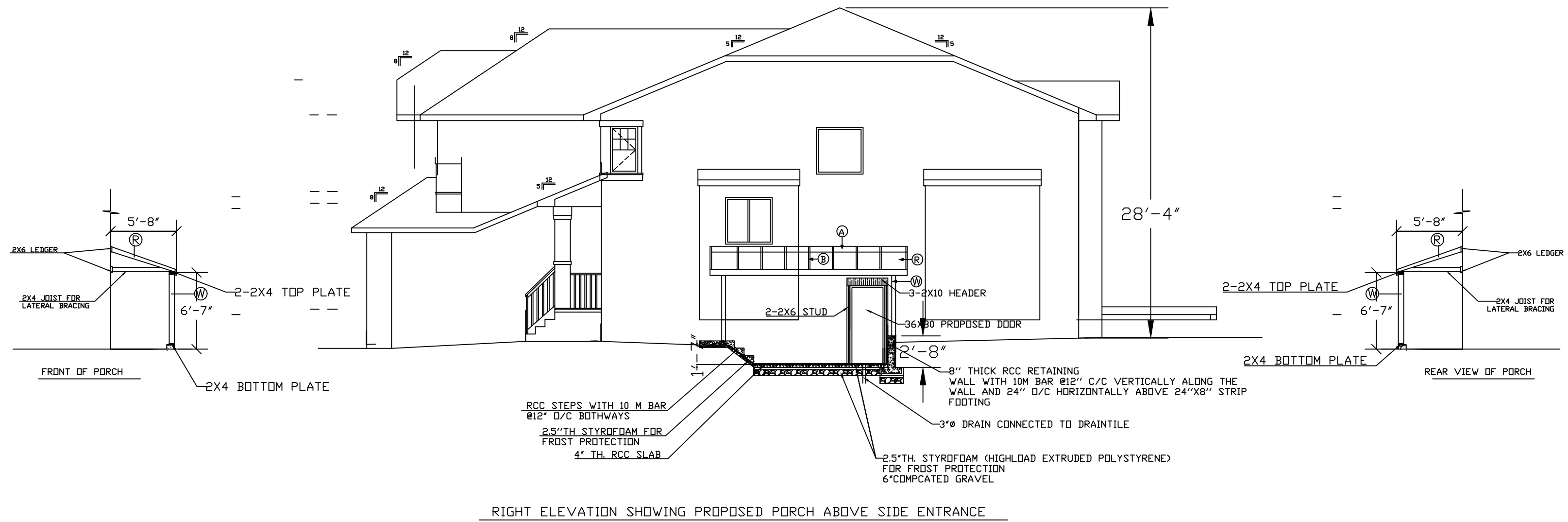
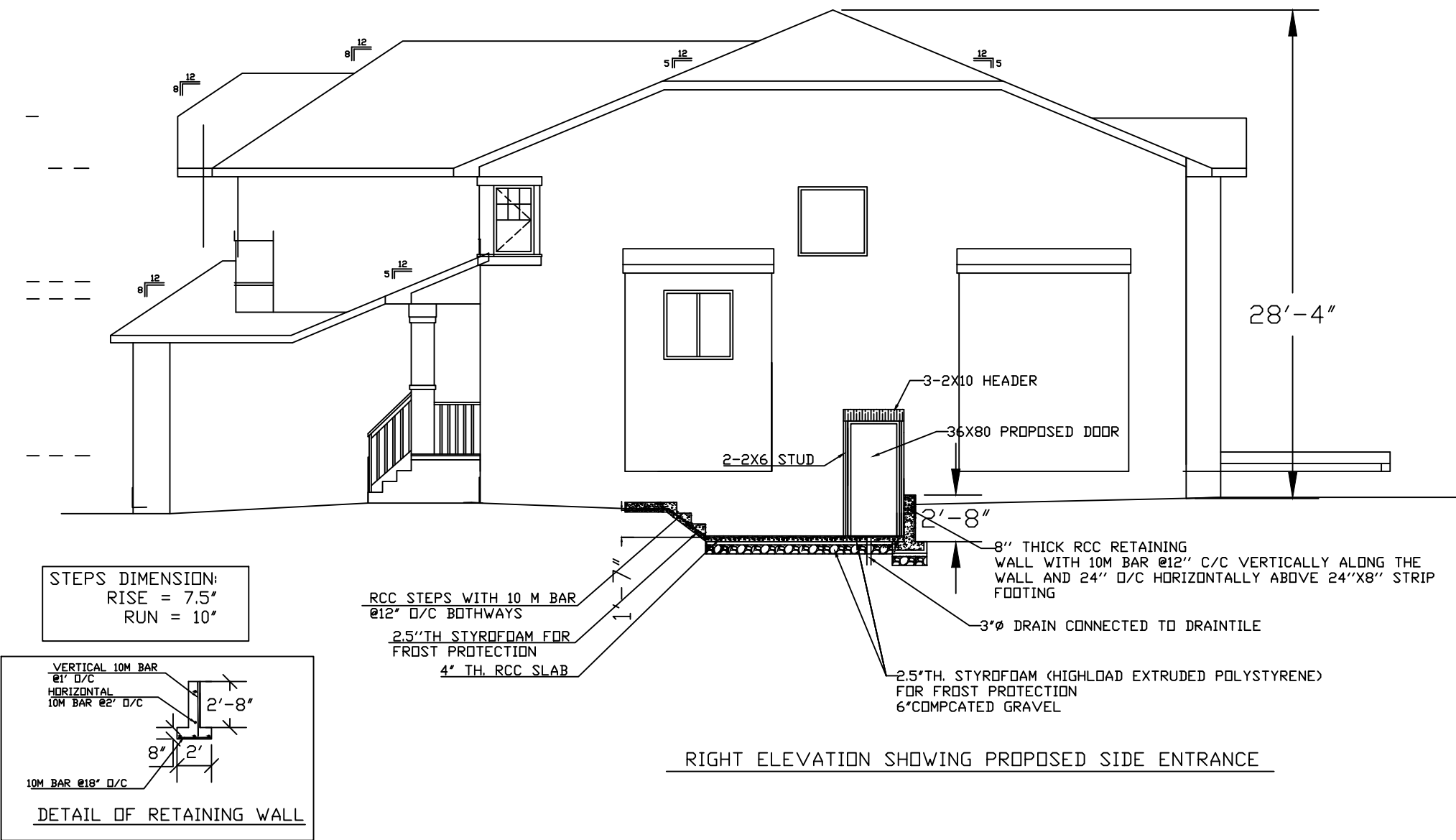
FOR MEETING SOUND PROOFING REQUIREMENTS:

- JOIST SPACES ARE FILLED WITH SOUND ABSORBING MATERIAL OF NOT LESS THAN 150 MM NOMINAL THICKNESS
- STUD SPACES ARE FILLED WITH SOUND ABSORBING MATERIAL
- HAVING A RESILIENT CHANNEL ON ONE SIDE OF THE SEPARATION SPACED 400 MM OR 600 MM O/C.
- INSTALL 12.7 MM THICK GYPSUM BOARD ON CEILING AND ON BOTH SIDE OF WALLS.
- CONSTRUCTION WITH STC NOT LESS THAN 43 OR ASTC NOT LESS THAN 40 (AS PER NOTE A-9.11.1.1(2) OF NATIONAL BUILDING CODE 2023 ALBERTA EDITION
- FOR ACHIVING SOUND PROOF RATING OF STC 43 IN THE CEILING, ASSEMBLY F08h IN TABLE 9.10.3.1-B OF THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION WILL BE APPLIED

THERE WILL BE SEPARATE HEATING AND VENTILATION SYSTEM FOR SECONDARY SUITE AND REST OF THE FLOORS OF HOUSE.

D2 IS 45 MM THICK SOLID CORE SELF CLOSING DOOR 32X80

SECONDARY SUITE AREA



NOTES OF PORCH

Ⓐ ROOF OF PORCH

- ASPHALT SHINGLES ROOFING
- 3/8"DSB SHEATHING C/W H-CLIPS
- 2X4 RAFTER @ 16"O/C

Ⓑ

2X4 RAFTER CONNECTED TO LEDGER BOARD WITH JOIST HANGER AND WITH THE SUPPORTING WALL

Ⓒ EXTERIOR WALL

- VINYL SIDING
- BUILDING PAPER
- 2X4 K.D. SPR. STUDS @16 O/C, W/2 TOP PLATES AND 1 BOTTOM PLATE TO MATCH STUD WIDTH
- 6 MIL POLYETHYLENE VAPOUR BARRIER
- 1/2" DRY WALL

Ⓐ

2X6 LEDGER CONNECTED TO EXISTING WALL STUDS WITH 3.5" LONG SIMPSON STRONG TIE SCREWS (2 SCREWS ON EACH STUD) AND PROPER FLASHING

RITA
DESIGN
AND
DRAFTING

Ritadesignanddrafting@gmail.com

Seal

Important Notice:

Revisions:

Client:

Project Location:

139 ASPEN STONE
TERRACE SW CALGRY

Project No.:

Drawing Title:

SECONDARY SUITE PLAN

Approved by:

Drawn by:

Approved Dated:

Scale:

1/8" = 1'

Sheet No.:

1/2

OXFORD HOMES

RECEIVED
JAN 29 2008
CITY OF CALGARY

CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED
PERMIT CONDITIONS
DATED **FEB 12 2008**
EXAMINED BY **MARIO STAMILE**
B.P. No. **08/00958**

DATE: DEC/07/08

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

MODEL NAME: CUSTOM

ADDRESS: 139 ASPEN STONE TERRACE SW

ALL WINDOW OPENINGS TO HAVE 22X10 #2 SP. LATHES OVER LATHES SPECIFIED OTHERWISE

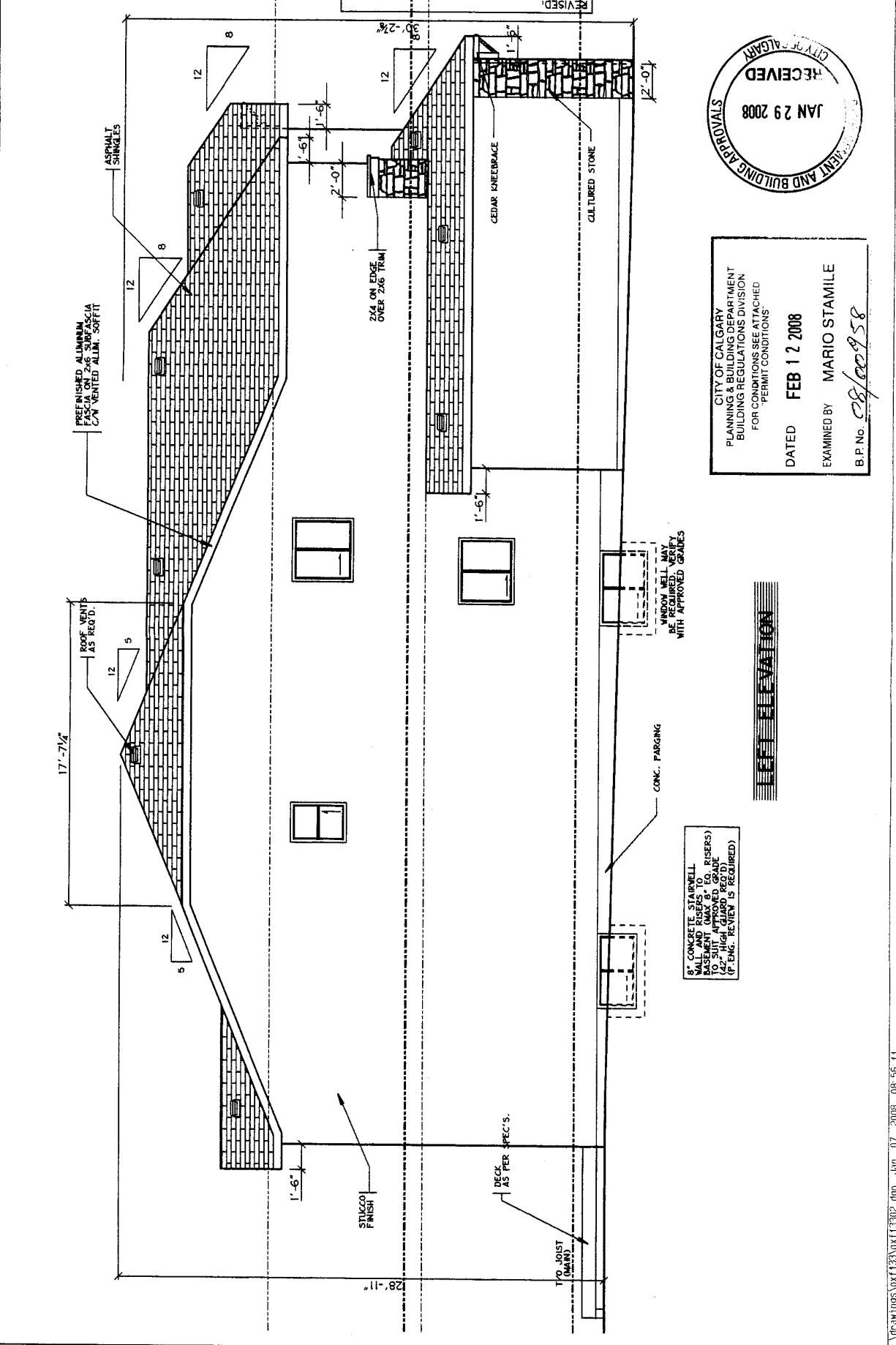
REVISIONS:

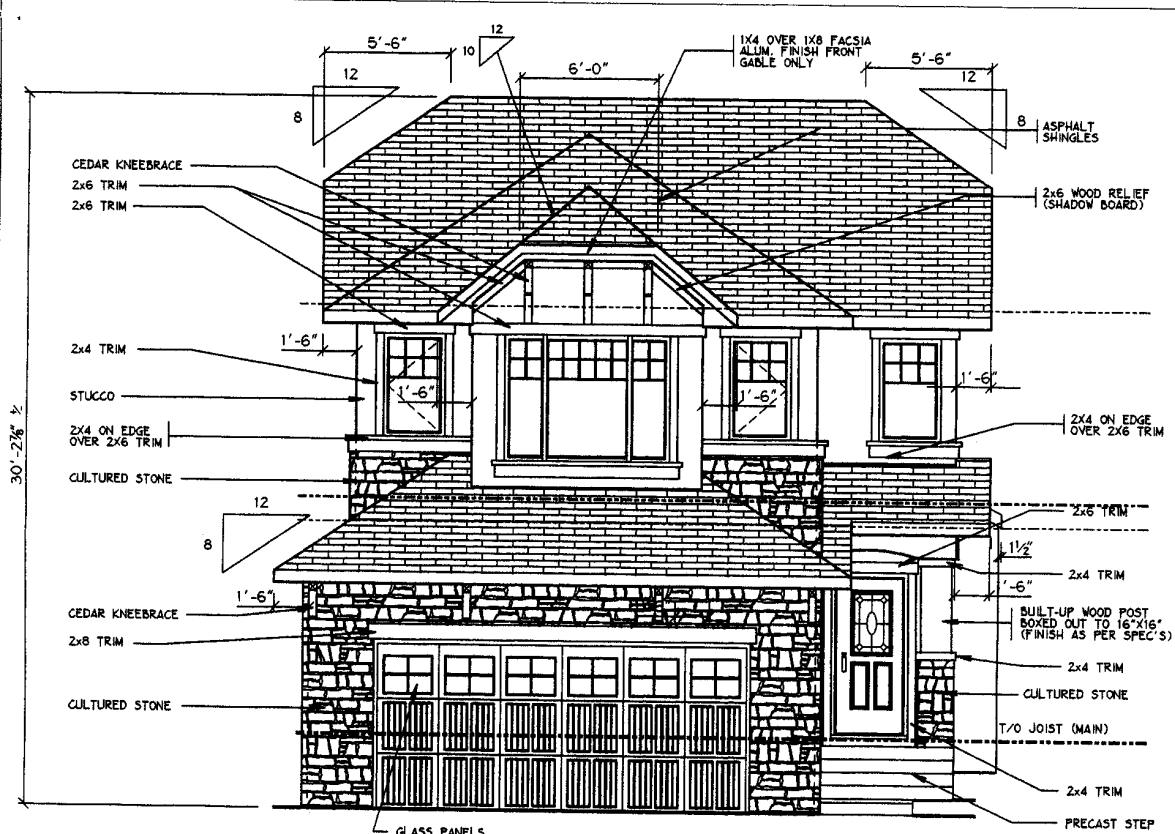
1. BUILDER MUST CHECK AND VERIFY ALL DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO BEGINNING SITE CONSTRUCTION

2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY

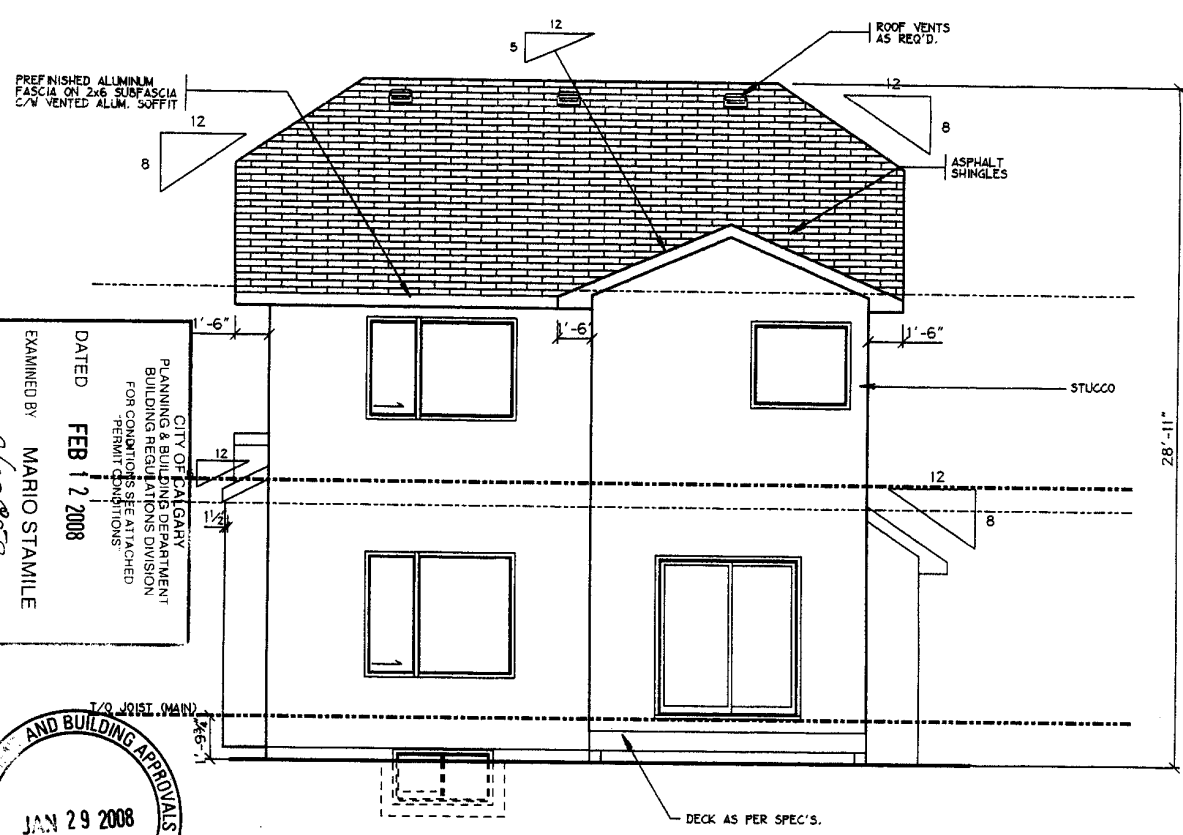
3. DRAWINGS AND SPECS. ARE ISSUED FOR METHODS OF CONSTRUCTION ONLY AND DO NOT IMPLY INSPECTION OR ACCEPTANCE OF SITE WORK

4. METHODS OF CONST. TO CONFORM TO THE CURRENT A.B.C. AND APPLICABLE BYLAWS





FRONT ELEVATION

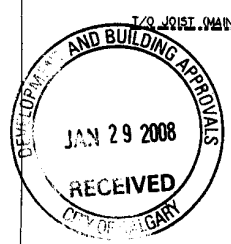


REAR ELEVATION

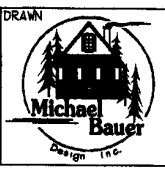
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Development & Building Approvals
City of Calgary
BP2008- 00958

EXAMINED BY MARIO STAMILE
DATED FEB 12 2008
CITY OF CALGARY
PLANNING & BUILDINGS DEPARTMENT
BUILDING REGULATIONS DIVISION
FOR CONDITIONS SEE ATTACHED
PERMIT CONDITIONS
B.P. No. 08/00958



OXFORD HOMES



REVISED:	
MODEL NAME: CUSTOM	ALL WINDOW OPENINGS TO HAVE 2-2X10 #2 SP. SPECIFIED OTHERWISE
DWG. SCALE: 3/8" = 1' - 0"	ADDRESS: 139 ASPEN STONE TERRACE SW
DATE: DEC/07/08	

GENERAL NOTES:
1. BUILDER MUST CHECK AND VERIFY ALL DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO BEGINNING SITE CONSTRUCTION
2. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY
3. DRAWINGS AND SPECS. ARE ISSUED FOR METHODS OF CONSTRUCTION ONLY AND DO NOT IMPLY INSPECTION OR ACCEPTANCE OF SITE WORK
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