

SITE PLAN

MUNICIPAL ADDRESS:
34 GRANLEA PLACE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 21
BLOCK 5
PLAN 6182 HM

PREPARED FOR: Birch Hill Custom Ltd.

DATE OF SURVEY: March 06th, 2026

0 2 4 6 8 10 12 14 16 18 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 'Enc.'--Encroachment 'R/W'--Right of Way
'B.C.'--Back of Curb 'L'--Length of Arc 'Ret.'--Retaining
'B.W.'--Back of Walkway 'L&S'--Up of Gutter 'R.P.E.'--Roof Peak Elevation
'Cont.'--Contour 'M.F.'--Main Floor 'WB'--Bottom of Wall
'Cont.'--Contour 'M.F.'--Main Floor 'WT'--Top of Wall
'Elev.'--Elevation 'R'--Radius

- 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: 0.999723
 - Distances are in ground and are shown in metres and decimals thereof.
 - Distances along curves are arc distances.
 - Elevations are derived from ASCM 43059.
 - Existing spot elevations are shown thus: 'X'
 - The Certificate of Title 221 022 300, which was searched on the 03rd day of March, 2026, and includes the following instruments:
No Registrations.
 - The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 152, 156, 174, 179 & 285 in Sec.12-Tap.24-Reg.2-W.2M.
(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 (in.)	Canopy (ft)	Height (ft)	Location
11	Coniferous	0.80	6.00	12.00	In Subject Property
12	Coniferous	0.80	8.00	12.00	In Subject Property
13	Deciduous	0.30	8.00	7.00	In Subject Property
14	Shrub	-	4.00	6.00	In Subject Property
15	Burn	-	4.00	6.00	On Property Line
16	Deciduous	0.30	8.00	6.00	In Subject Property
17	Deciduous	0.30	8.00	6.00	In Subject Property
18	Deciduous	0.30	7.00	6.00	In Subject Property
19	Burn	-	1.00	2.00	In Subject Property
20	Burn	-	1.00	2.00	On Property Line
21	Coniferous	0.30	5.00	10.00	In Subject Property
22	Coniferous	0.30	5.00	10.00	In Subject Property
23	Coniferous	0.30	5.00	10.00	In Subject Property
24	Burn	-	2.00	1.00	On Property Line
25	Burn	-	2.00	1.00	On Property Line
26	Coniferous	0.30	5.00	11.00	In Subject Property
27	Coniferous	0.30	6.00	12.00	In Subject Property
28	Burn	-	4.00	2.00	On Property Line
29	Deciduous	0.40	10.00	11.00	In City Property
30	Deciduous	0.30	3.00	3.00	In Subject Property



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File No.: 260263-3 Date: 09/Mar/2026
Surveyed: 18/7/21 Drawn: L.Z./EM
Horizon Land Surveys Inc.
130 Business Centre N.W. P. 403-719-0272
Calgary, Alberta, T2B 5A5 F. 403-725-4171

MUNICIPAL ADDRESS:

34 GRANLEA PLACE S.W.
CALGARY, ALBERTA

CLIENT: BIRCH HILL CUSTOM LTD.

LEGAL DESCRIPTION:

LOT 21; BLOCK 5; PLAN 6182 HM

WITHIN THE

N.E. ¼ SEC. 12, TWP. 24, RGE. 2, W. 5th M.

SCALE: 1:200

DESIGN & DRAWINGS BY: JENNIFER HANNAH

BIRCH HILL HOMES

(C) 778-212-4131

(E) JEN@BIRCHHILLHOMES.COM

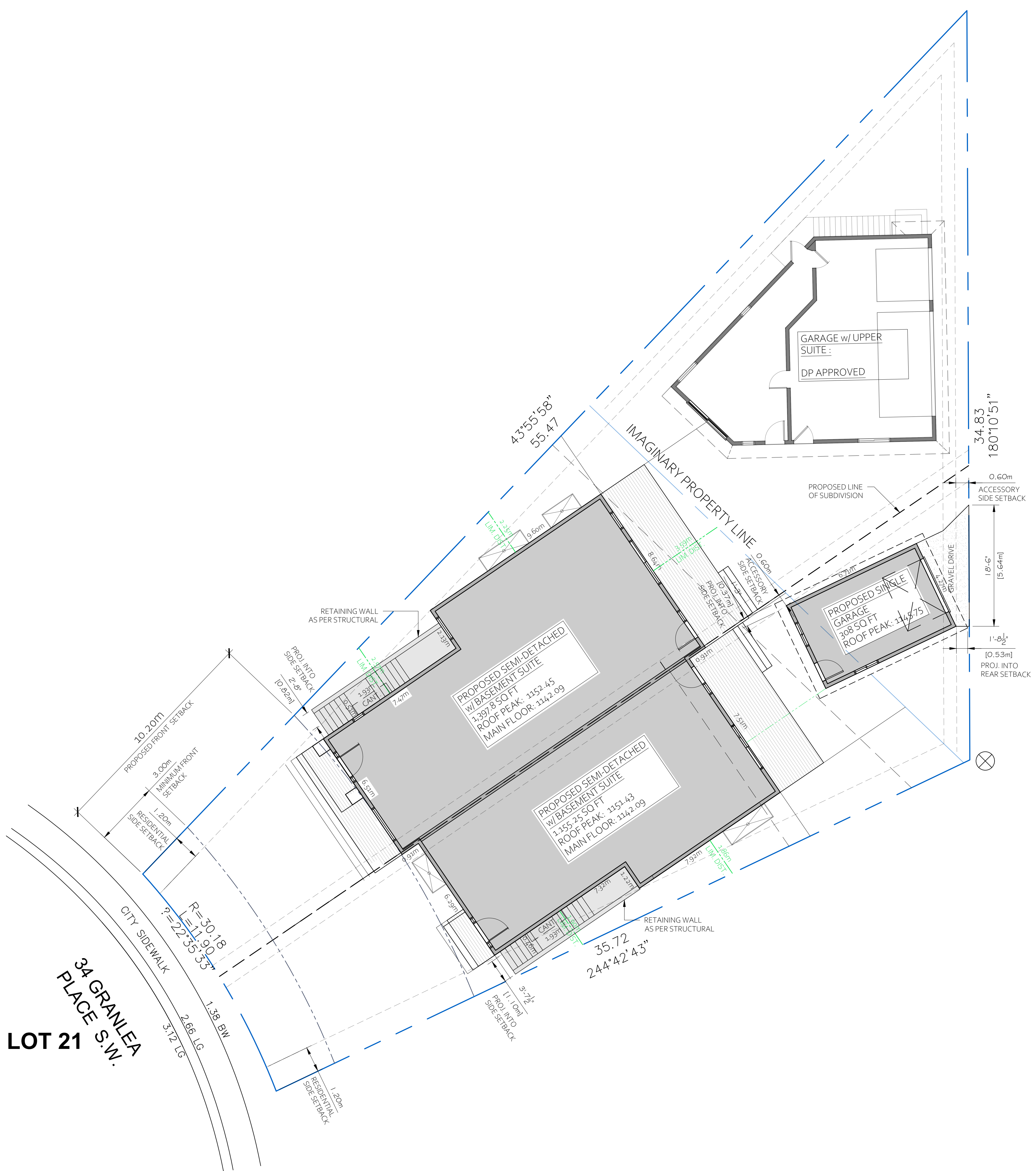
DATE: MAY 22, 2026

ISSUE FOR DEVELOPMENT PERMIT

REVISION HISTORY:



A003
BLOCK-
PROPOSED

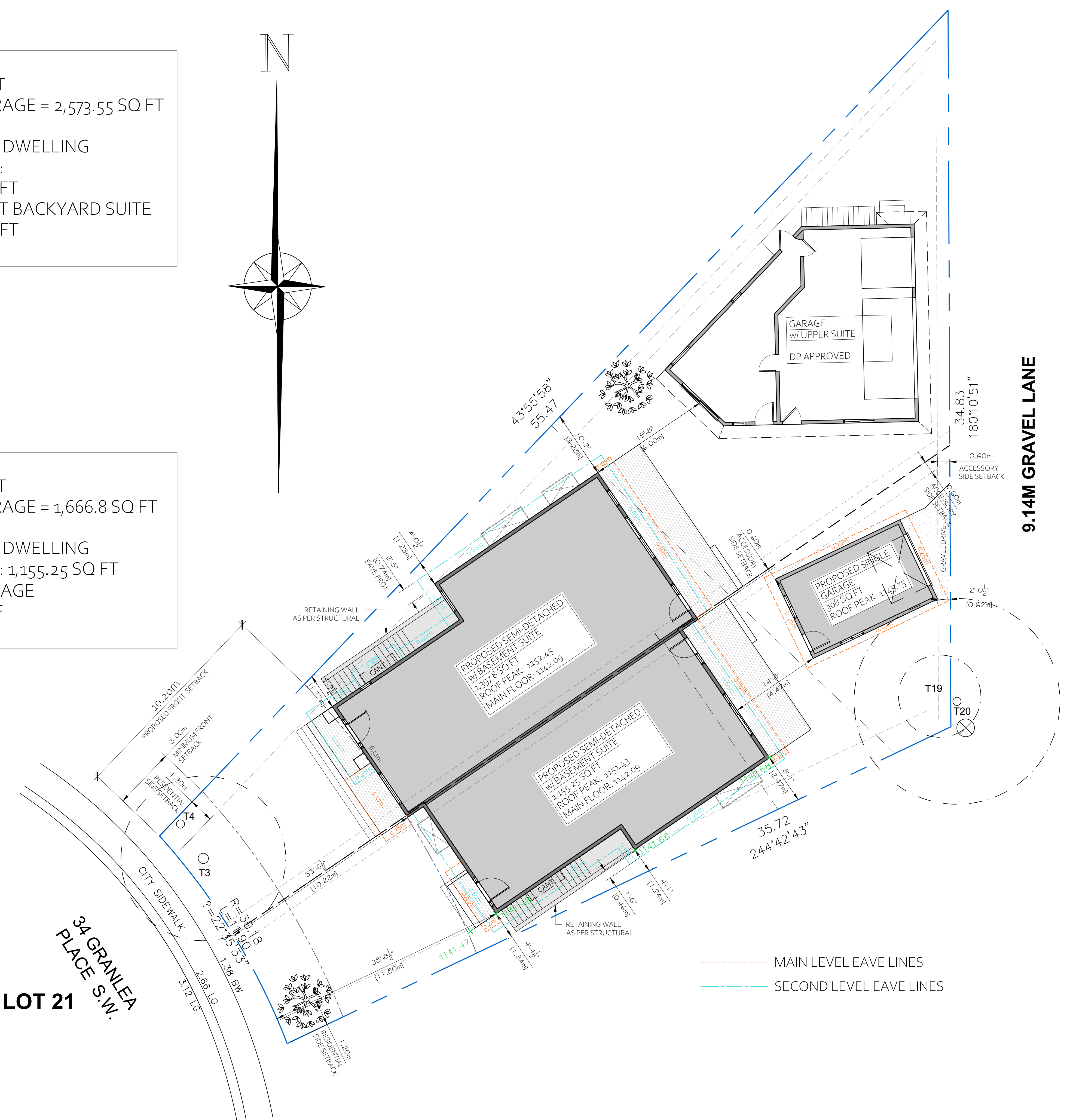


LOT 1:
~ 5719 SQ FT
45% COVERAGE = 2,573.55 SQ FT

PROPOSED DWELLING
COVERAGE:
=1,397.8 SQ FT
+976.9 SQ FT BACKYARD SUITE
=2,374.7 SQ FT
=41.5%

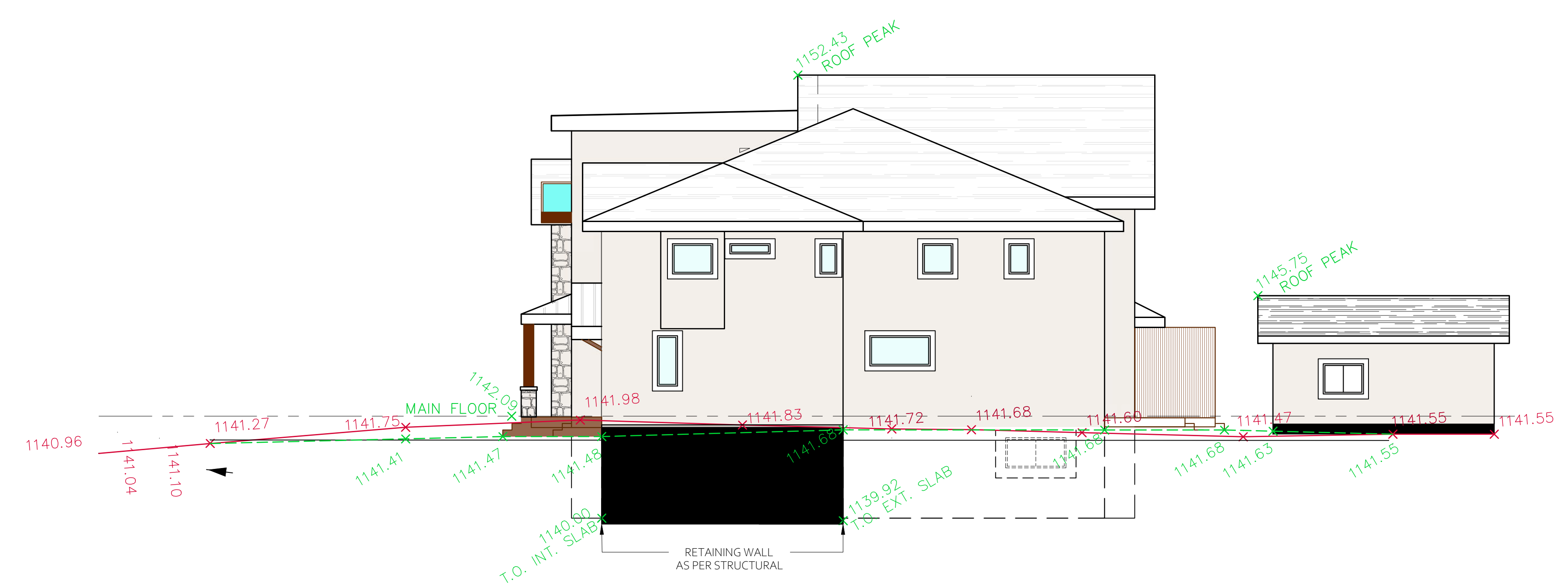
LOT 2:
~ 3704 SQ FT
45% COVERAGE = 1,666.8 SQ FT

PROPOSED DWELLING
COVERAGE: 1,155.25 SQ FT
~ 308 sf GARAGE
=1,463.25 SF
=39.5%



PROPOSED SITE PLAN:
SETBACKS, PROJECTIONS, BUILDING DIMENSIONS;
DRIVEWAY DIMENSIONS & LIMITING DISTANCE LINES
ON NON-PERPENDICULAR PROPERTY LINES

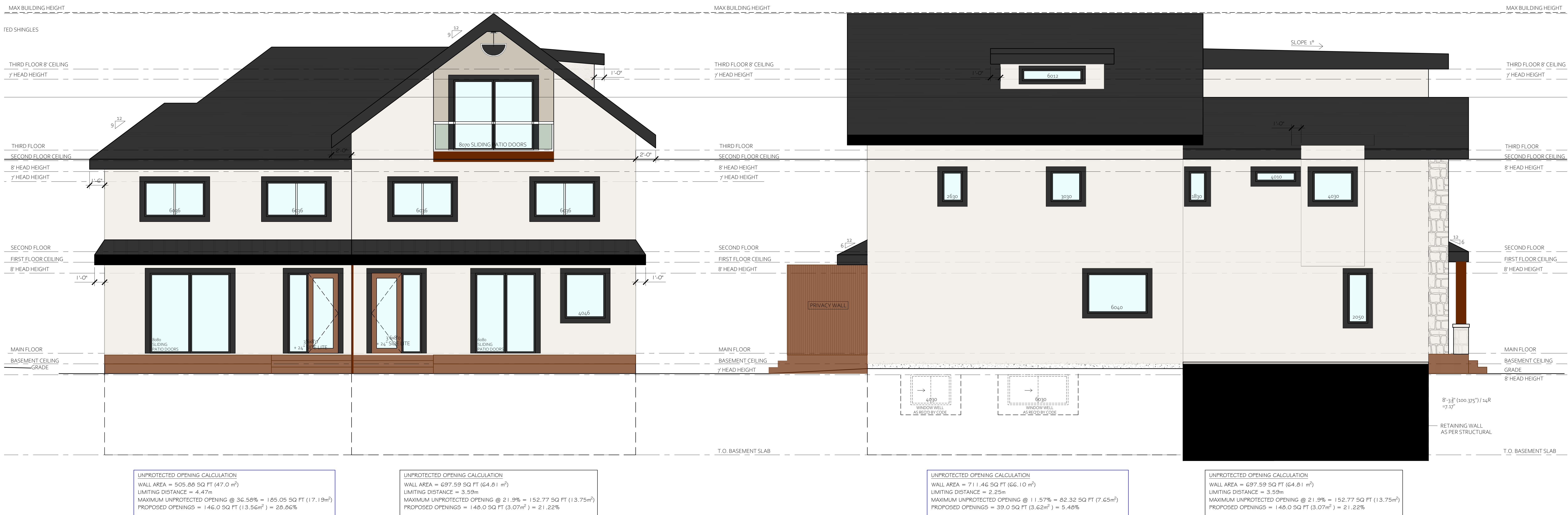
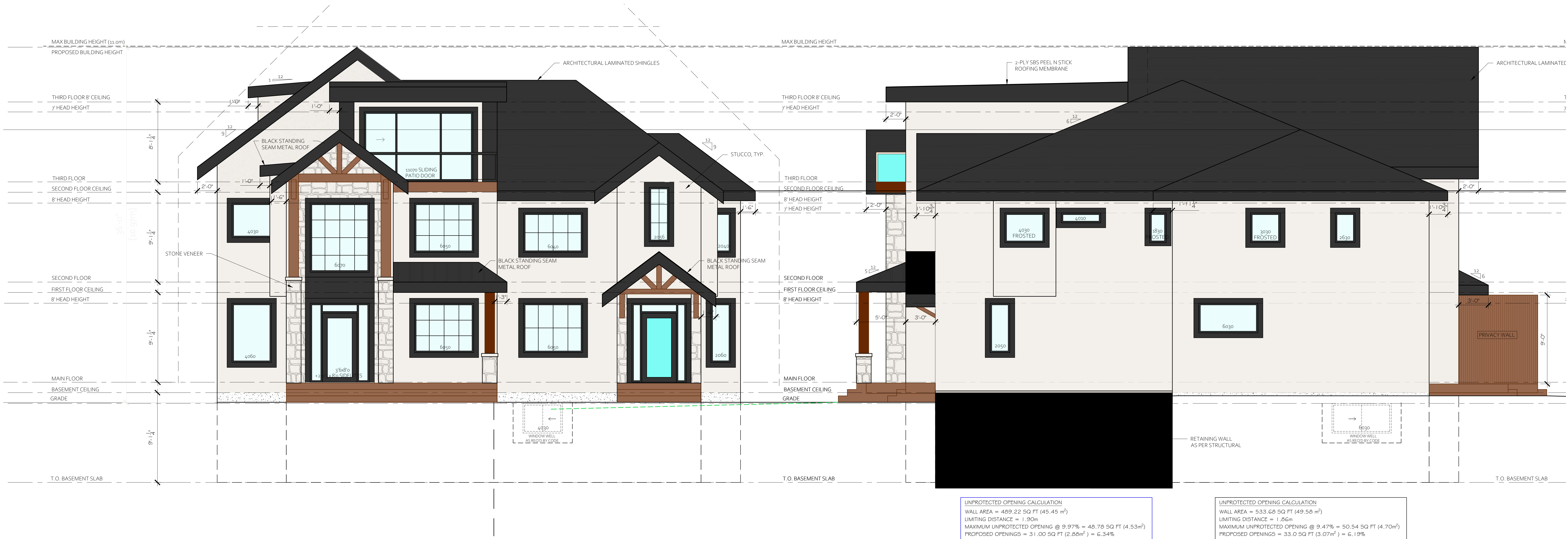
PROPOSED SITE PLAN:
DIMENSIONS FROM PROPERTY LINES;
DISTANCE BETWEEN BUILDINGS; EAVES; TREES
& GEODETICS



SITE ELEVATION
SCALE - 1:100

— EXISTING GRADE
--- PROPOSED GRADE

PROJECT INFORMATION :	
PROJECT : SEMI-DETACHED w. SUITES	
SCALE : 1:100	
CLIENT INFORMATION :	
NAME : BIRCH HILL HOMES	
ADDRESS: 34 GRANLEA PLACE, NW, CALGARY, AB	
WELLSPRING DEVELOPMENTS	Jennifer Hannah 778-212-4131 jenhannah.rise@gmail.com
DRAWN BY : JENNIFER HANNAH	DATE : MAY 24, 2026
A004 PROPOSED SITE PLAN	





BIRCH HILL
DEVELOPMENTS INC.

PROJECT INFORMATION :

PROJECT : SEMI-DETACHED w/ SUITES

SCALE : 1/4" = 1'-0"

CLIENT INFORMATION :

NAME : BIRCH HILL HOMES

ADDRESS: 34 GRANOLA PLACE, NW, CALGARY, AB

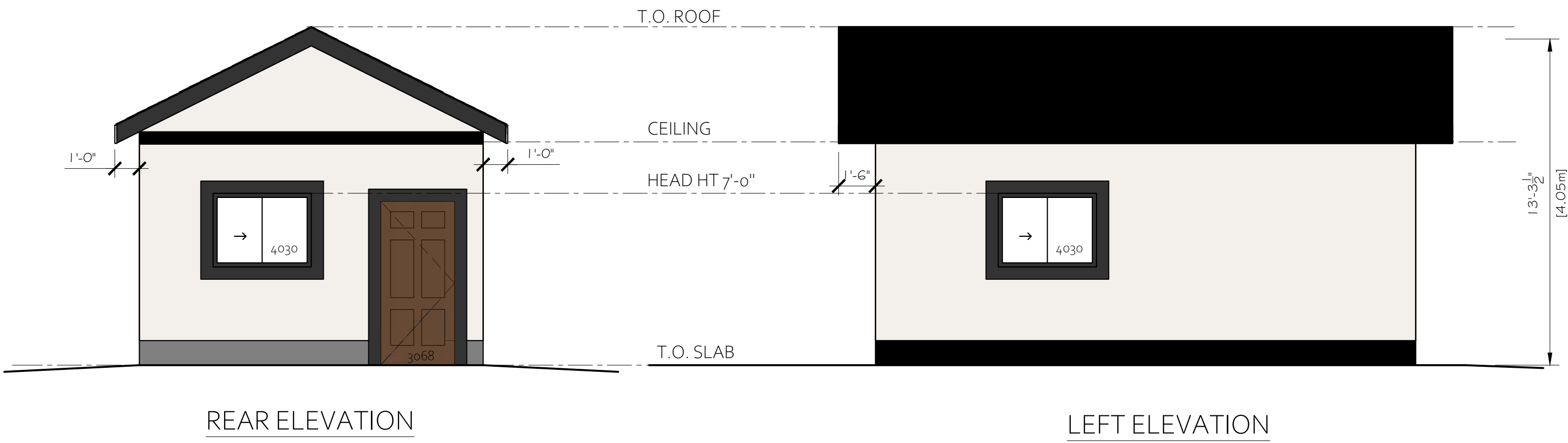
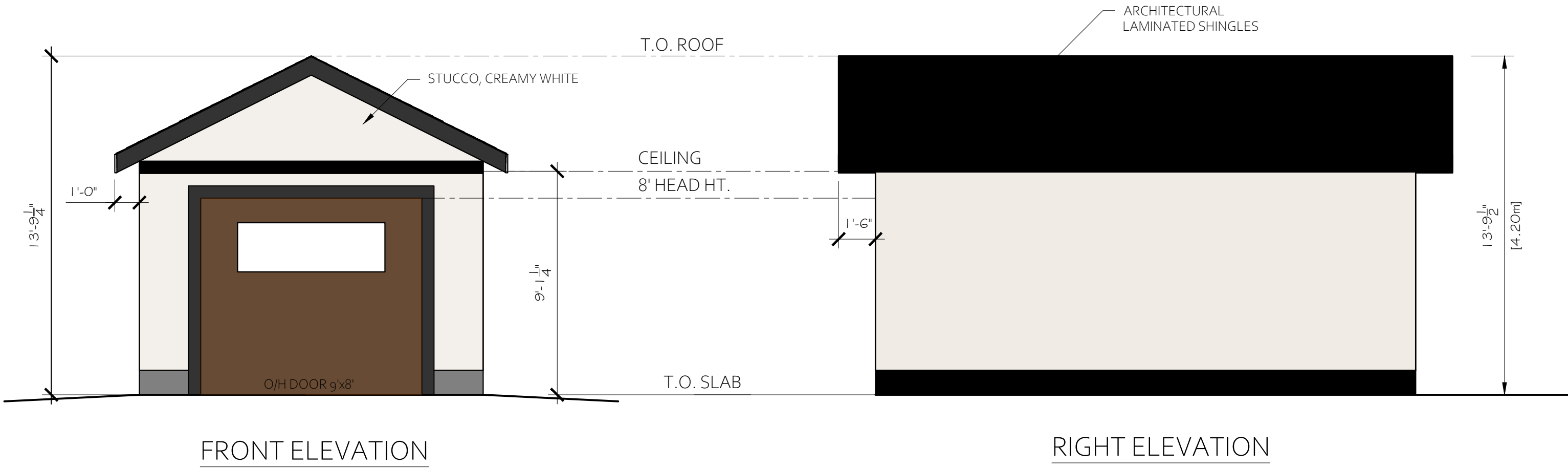
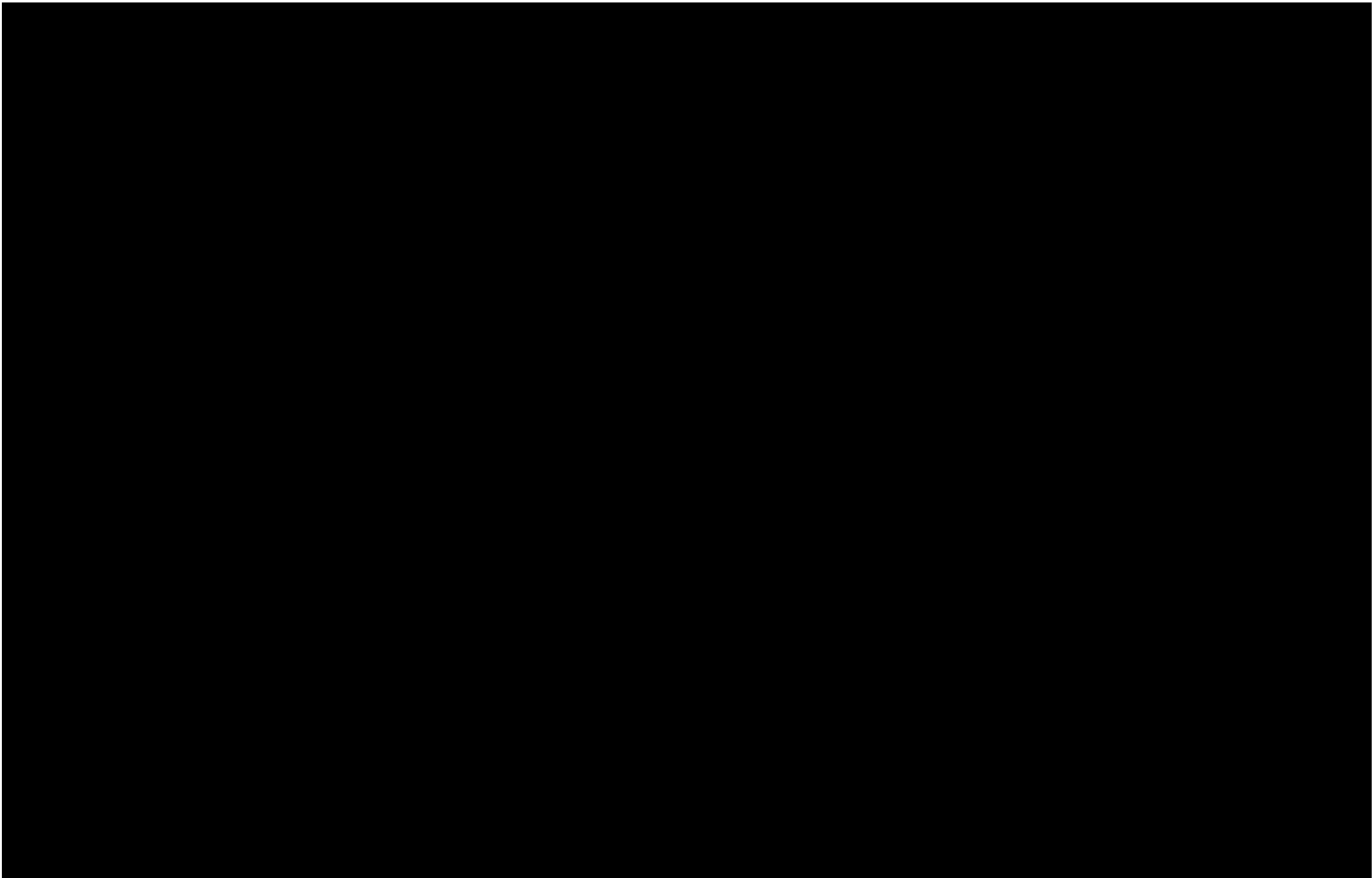
WELLSPRING DEVELOPMENTS

Jennifer Hannah
778-212-4131
jennamh.rise@gmail.com

DRAWN BY : JENNIFER HANNAH

DATE : MAY 24, 2026

A201
ELEVATIONS



 BIRCH HILL DEVELOPMENTS INC.			
PROJECT INFORMATION :		NAME : BIRCH HILL HOMES ADDRESS: 34 GRANELA PLACE, NW, CALGARY, AB	
PROJECT : SEMI-DETACHED w/ SUITES SCALE : 1/4" = 1'-0"			
CLIENT INFORMATION :			
WELLSPRING DEVELOPMENTS Jennifer Hannah 778-212-4131 jenhannah.rise@gmail.com		DRAWN BY : JENNIFER HANNAH	
		DATE : MAY 24, 2026	
A201 SINGLE GARAGE			