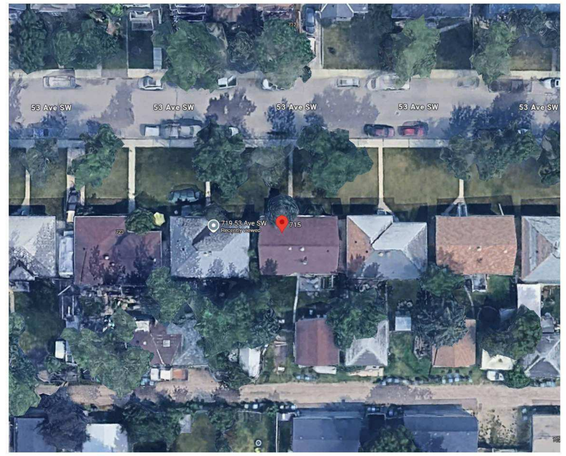
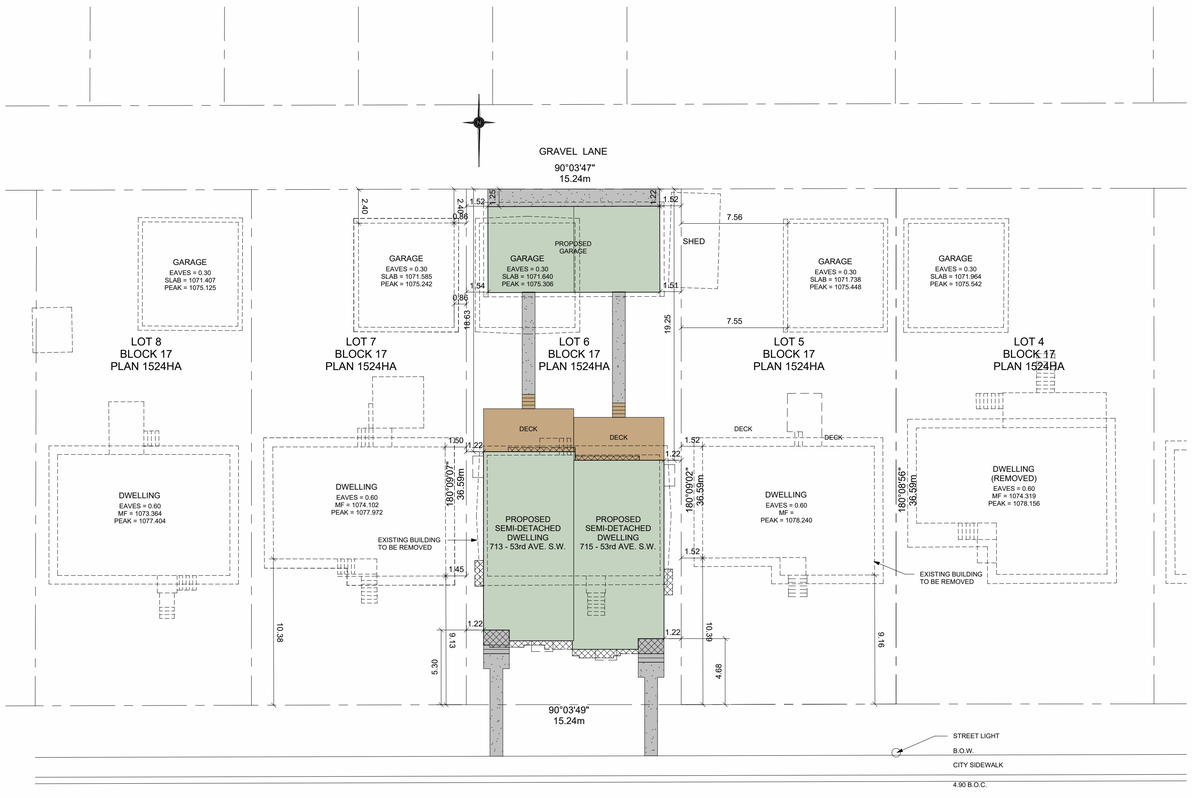








53rd AVE S.W.

1 BLOCK PLAN
1 : 200

SHEET LIST	
SHEET NUMBER	SHEET NAME
1	COVER
2	SITE PLAN
3	ELEVATIONS
4	FLOOR PLANS
5	GARAGE

SURVEY INFORMATION

PROPERTY INFORMATION

MUNICIPAL ADDRESS:
717, 719 - 53rd. AVENUE S.W.

LEGAL ADDRESS:
LOT 5, BLOCK 17 PLAN 1524HA

LAND USE DESIGNATION: R-CG,
Residential - Grade-Oriented

COMMUNITY: Windsor Park
INFILL: Yes

Ward: #11
Councillor: Rob Ward

SURVEY INFORMATION

Survey completed by:

TRONNES GEOMATICS
6135 - 10th STREET S.E.
Calgary, Alberta T2H 2Z9
Phone: (403) 207-0303

Dated: Feb. 7, 2025

Note: Unless otherwise specified, the dimensions shown relate to distances form property boundary to foundation walls only at the date of the survey.

Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

PARCEL COVERAGE

TOTAL LOT:	557.4m²
BUILDING FOOTPRINT:	169.0m²
GARAGE:	74.3m²
COVERED PORCH:	4.1m²
CANTILEVER OVER DECK:	2.8m²
TOTAL COVERAGE:	250.2m²
ALLOWABLE %:	45.0%
LOT COVERAGE %:	44.9%

RENOVA
HOMES | RENOVATIONS

DRAWN BY:	DATE:
G.A.	JULY 6, 2026

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SCALE: As indicated

MODEL:

AREAS (EACH SIDE):

MAIN:	909 ft²
UPPER:	982 ft²
TOTAL:	1891 ft²
OPT. BSMT:	N/A ft²
GARAGE:	400 ft²

STATUS: DP SUBMISSION

CLIENT:

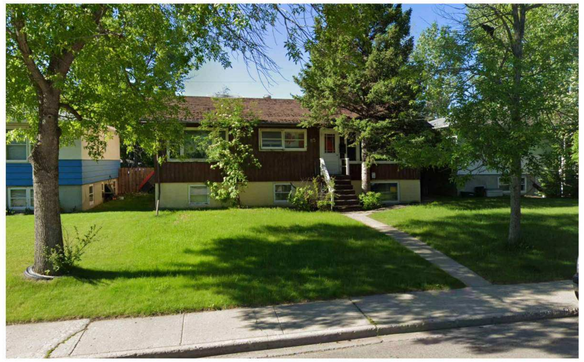
ADDRESS:
713, 715 - 53rd AVE. SW. CALGARY, AB

LEGAL:
LOT 6 BLK 17, PLAN 1524 HA

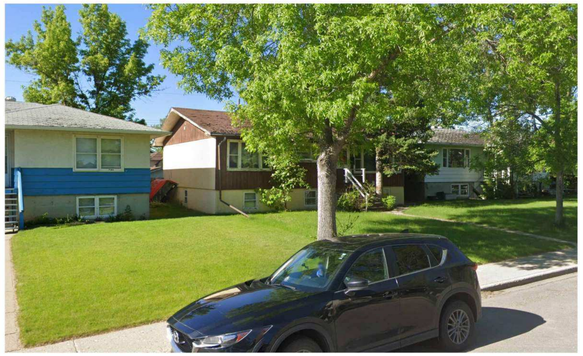
JOB #:

DRAWING NAME:
COVER

SHEET:
1



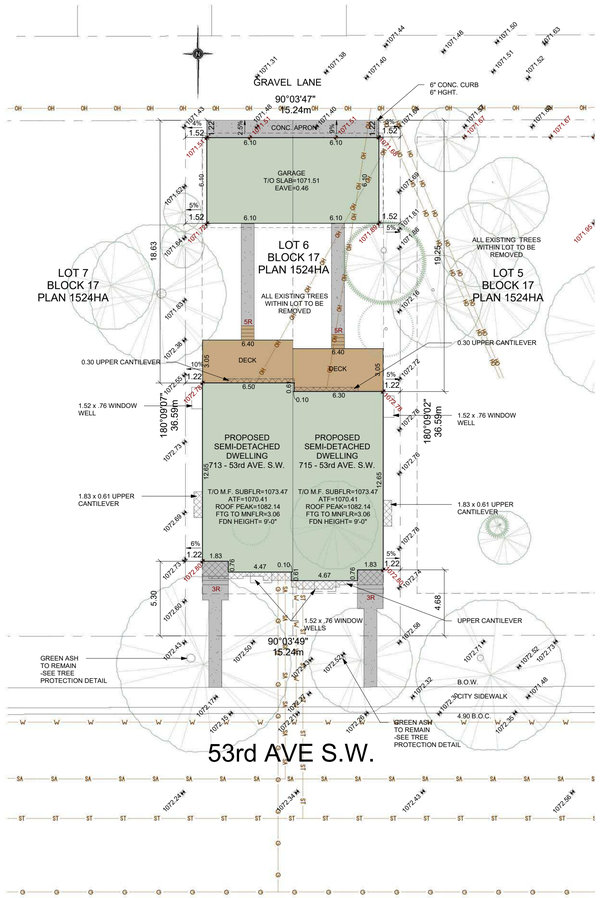
FRONT VIEW LOOKING SOUTH



FRONT VIEW LOOKING SOUTHWEST



VIEW FROM ALLEY LOOKING NORTH



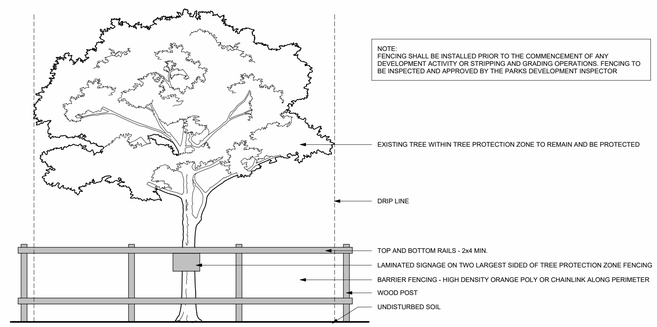
1 SITE PLAN
1 : 200

LINE TYPES

- Property Lines
- Cantilevers / Projections
- Eaves / Canopies
- P — Utility Lines - Power
- OH — Utility Lines - Overhead
- WW — Utility Lines - Water
- SA — Utility Lines - Sanitary
- G — Utility Lines - Gas
- Existing Building To Be Removed

SPOT ELEVATION / GEODETICS

- 112.63 Existing Grade
- 112.70 Proposed Grade



2 TREE PROTECTION DETAIL
1/4" = 1'-0"

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HOMES | RENOVATIONS

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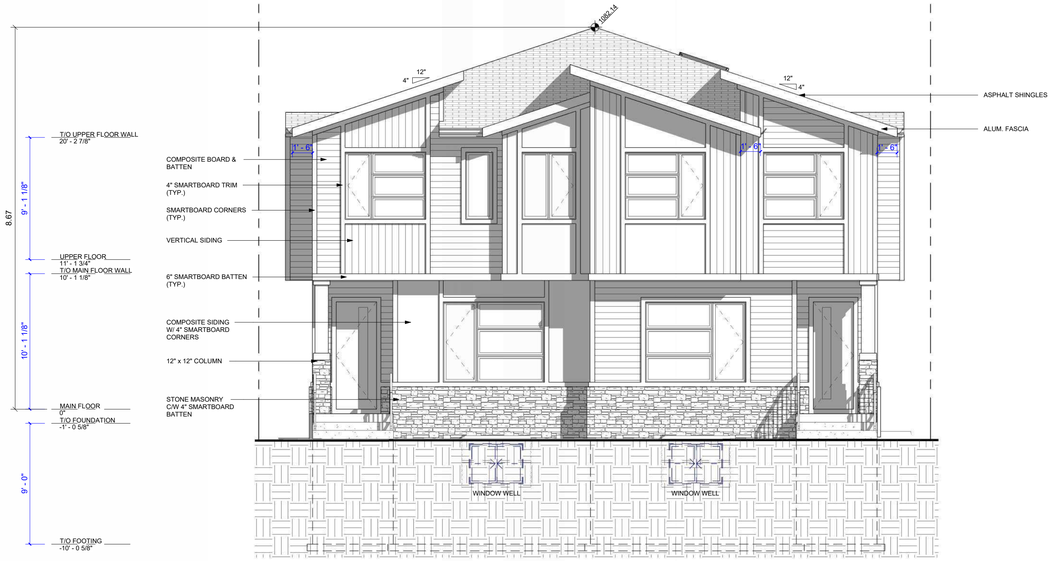
ADDRESS: 713, 715 - 53rd AVE. SW. CALGARY, AB

LEGAL: LOT 6 BLK 17, PLAN 1524 HA

JOB #:

DRAWING NAME: SITE PLAN

SHEET: 2



1 FRONT ELEVATION
3/16" = 1'-0"

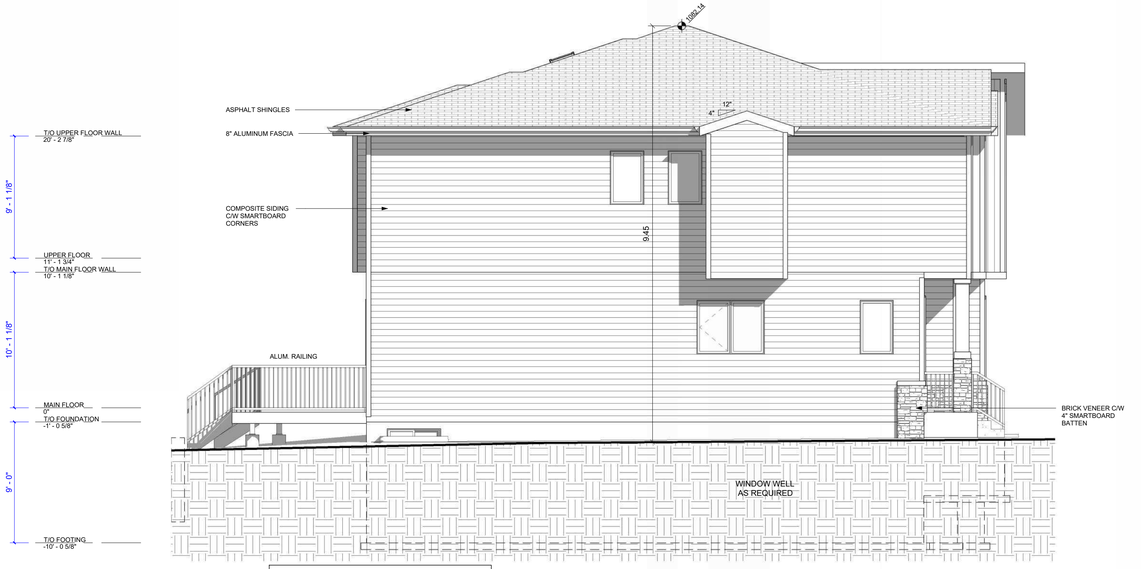


LIMITING DISTANCE - 1.2 m
WALL AREA - 98.2 sq. m.
UNPROTECTED OPENINGS - 4.65 sq. m.
ALLOWABLE UNPROTECTED OPENINGS - 7 %
UNPROTECTED OPENINGS - 4.7 %

2 RIGHT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



LIMITING DISTANCE - 1.2 m
WALL AREA - 100.2 sq. m.
UNPROTECTED OPENINGS - 4.65 sq. m.
ALLOWABLE UNPROTECTED OPENINGS - 7 %
UNPROTECTED OPENINGS - 4.6 %

4 LEFT ELEVATION
3/16" = 1'-0"

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DATE: JULY 6, 2026

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CLIENT:

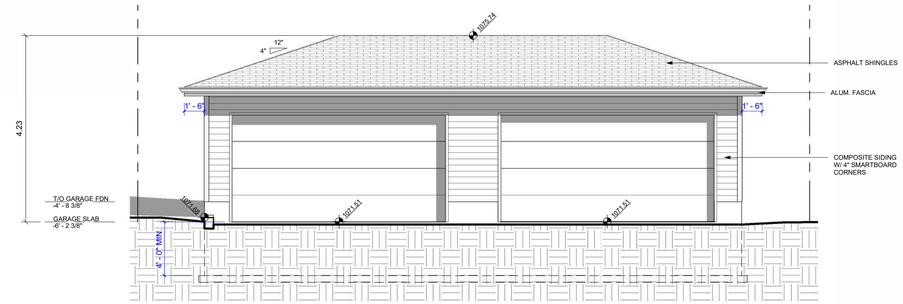
ADDRESS:
713, 715 - 53rd AVE.
SW. CALGARY, AB

LEGAL:
LOT 6 BLK 17, PLAN 1524 HA

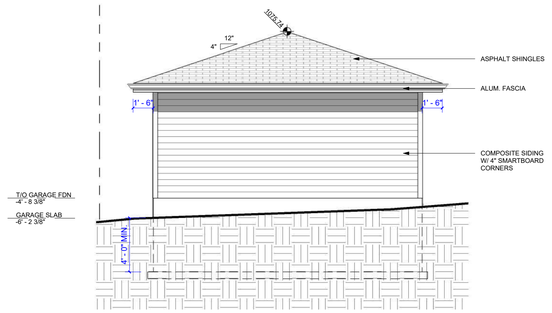
JOB #:

DRAWING NAME:
ELEVATIONS

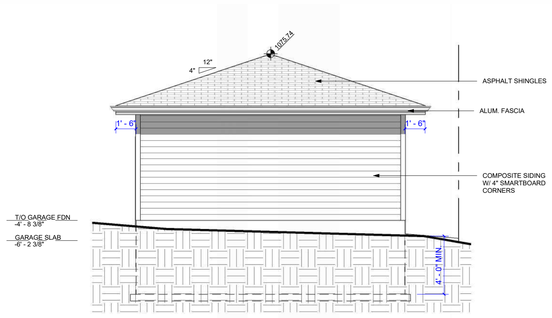
SHEET:
3



2 GARAGE FRONT ELEVATION
3/16" = 1'-0"

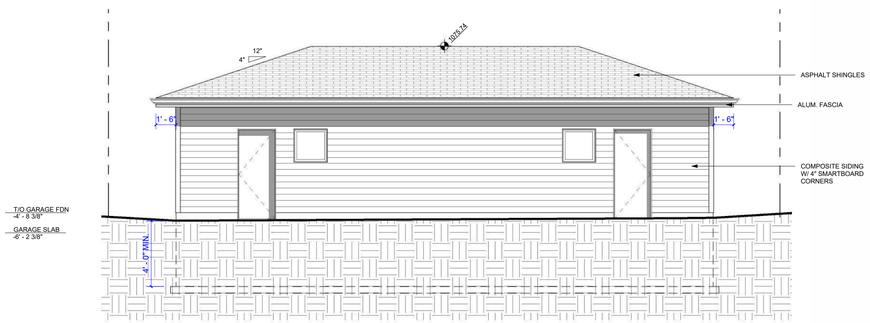


3 GARAGE RIGHT ELEVATION
3/16" = 1'-0"



4 GARAGE LEFT ELEVATION
3/16" = 1'-0"





5 GARAGE REAR ELEVATION
3/16" = 1'-0"

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LEGAL: LOT 6 BLK 17, PLAN 1524 HA

JOB #:

DRAWING NAME: GARAGE

SHEET: 5