



garage

08.04.26

MUNICIPAL ADDRESS:	115 PRESTWICK LANDING SE CALGARY, AB
LEGAL ADDRESS:	LOT 53 BLOCK 26 PLAN 991 0606

DRAWING LIST

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- right site elevations
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- section a
- a13
- section b and c
- a14
- building assemblies

SQUARE FOOTAGE

total: 1028 sq ft

OTHER

project type: accessory building

dp and bp set



view of garage from se corner of house



view of garage from ne corner of house



view of garage from se from lane

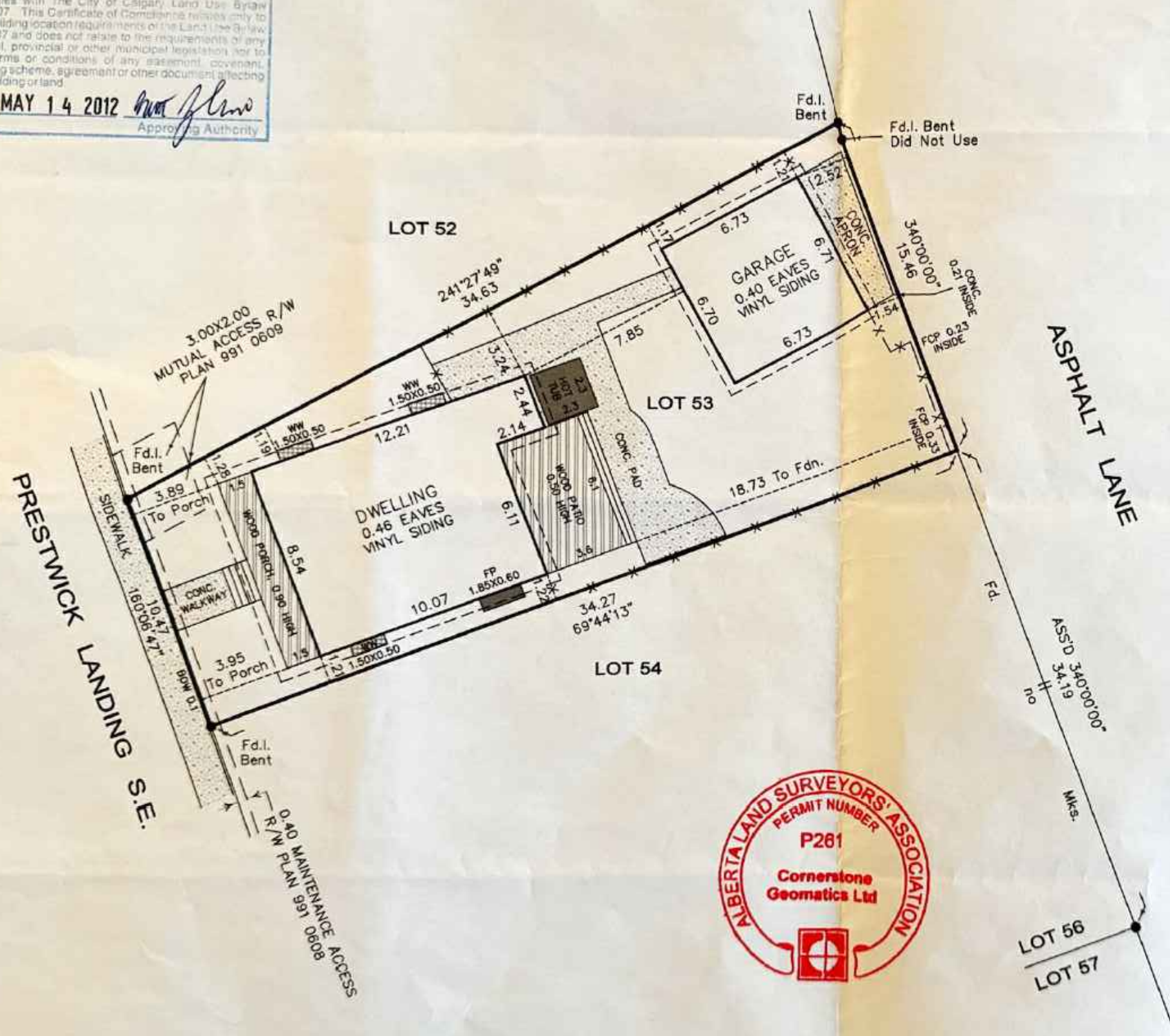


view of back of house from se corner of yard

The City of Calgary Development & Building Approvals
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 City of 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 or conditions of any easement, covenant, building scheme, agreement or other document affecting the building or land.

Date **MAY 14 2012** *[Signature]*
Approving Authority



**ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT
LEGAL DESCRIPTION**

LOT 53, BLOCK 26, PLAN 991 0606

ADDRESS: 115 PRESTWICK LANDING S.E.

CALGARY, ALBERTA

OWNER: [REDACTED]

SCALE: 1:200

BY: Leanne James, A.L.S.

NOTES:

Statutory Iron Posts found shown thus
All distances shown are in metres and decimals thereof.

Title boundary outlined thus

Line not to scale shown thus

Wood fence shown thus

Fence corner post	FCP	Cantilever	CANT.	Concrete	CONC.
Window well	WW	Foundation	FDN.	Back of walk	BOW
Property line	PL	Property corner	PC	Back of curb	BOC
Fire place	FP	Retaining wall	RW	Air conditioning unit	AC
Arc	A	Central Angle	D	Radius	R

Side yard and setback distances are measured to concrete walls, except otherwise shown.
Fences found to be within 0.20m of the property line are shown on the property line.

Date of title search: APRIL 26, 2012.

Title Number: 041 459 903

Date of survey: MAY 6, 2012.

Certification: I, Leanne James, Alberta Land Surveyor, hereby certify that this Report, which includes the Plan and related Survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association 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 D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right of way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the Property:
EXCEPT AS SHOWN OTHERWISE.
- no visible encroachments exist on the Property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements, right-of-way or other registered instruments affecting the extent of property.
EXCEPT AS SHOWN OTHERWISE.

Purpose: This Report and the related 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, a submittal to the municipality for a compliance certificate, etc.

© Copying is permitted only for the benefit of those parties. Where applicable, registered easements and utility right-of-way affecting the extent of the property have been shown on the Plan. Unless shown otherwise, property corner markers have not been placed during the Survey for this report. The Plan should not be used to establish property 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 Real Property Report updated for future requirements.

Registered instrument affecting the extent of property, if any (EXCEPT MORTGAGE).

URW #991 053 875

RESTRICTIVE COVENANT #991 053 876

ENCUMBRANCE #991 053 877

EASEMENT #991 053 886

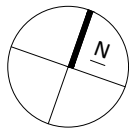
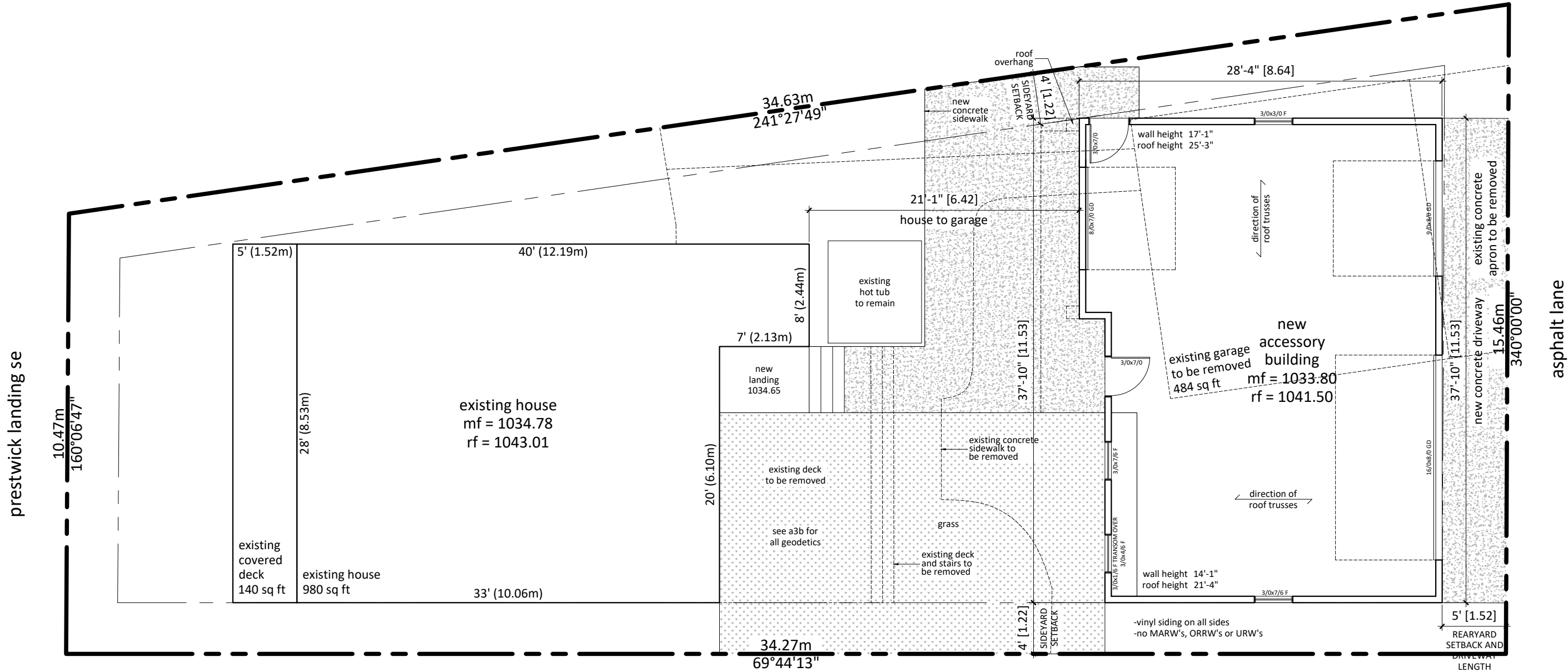
Dated at the City of Calgary, Alberta,
MAY 14, 2012.

[Signature]
Leanne James, A.L.S. (Copyright reserved)

This document is not valid unless it bears an original signature (in blue) and a Cornerstone Geomatics Ltd. permit stamp. (in red)

kayande accessory building
existing real property report
not to scale
08.04.26
a2
dp and bp set

CORNERSTONE GEOMATICS LTD.
656 - 32 AVENUE NE, Calgary, AB T2E 8Y8
Phone: (403) 276-5154 Fax (866) 651-4597
EMAIL: info@cornerstonegeomatics.com
File No.: 12-073



MUNICIPAL ADDRESS:

115 PRESTWICK LANDING SE
CALGARY, AB

LEGAL ADDRESS:

LOT: 53
BLOCK: 26
PLAN: 991 0606

HOUSE IS EXISTING,
NEW GARAGE IS PROPOSED

SITE AREA:

4782 SQ FT

444.3 SQ M

EXISTING BUILDING FOOTPRINT AREA:

EXISTING GARAGE:	484	SQ FT	45.0	SQ M
HOUSE:	980	SQ FT	91.0	SQ M
COVERED DECK:	140	SQ FT	13.0	SQ M
TOTAL:	1604	SQ FT	149.0	SQ M

TOTAL LOT COVERAGE:

1604 SQ FT / 4782 SQ FT = 33.5%
149.0 SQ M / 444.3 SQ M = 33.5%

SITE AREA:

4782 SQ FT

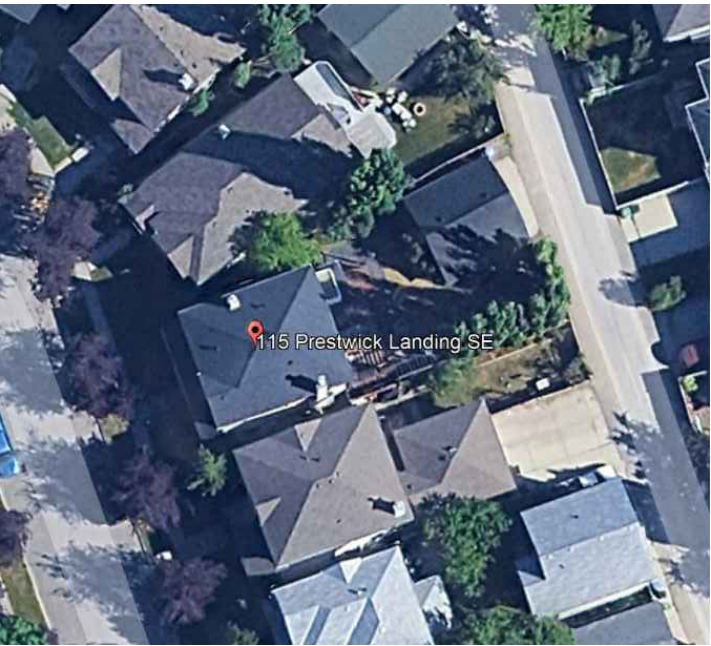
444.3 SQ M

NEW BUILDING FOOTPRINT AREA:

NEW GARAGE:	1028	SQ FT	95.5	SQ M
HOUSE:	980	SQ FT	91.0	SQ M
COVERED DECK:	140	SQ FT	13.0	SQ M
TOTAL:	2148	SQ FT	199.5	SQ M

TOTAL LOT COVERAGE:

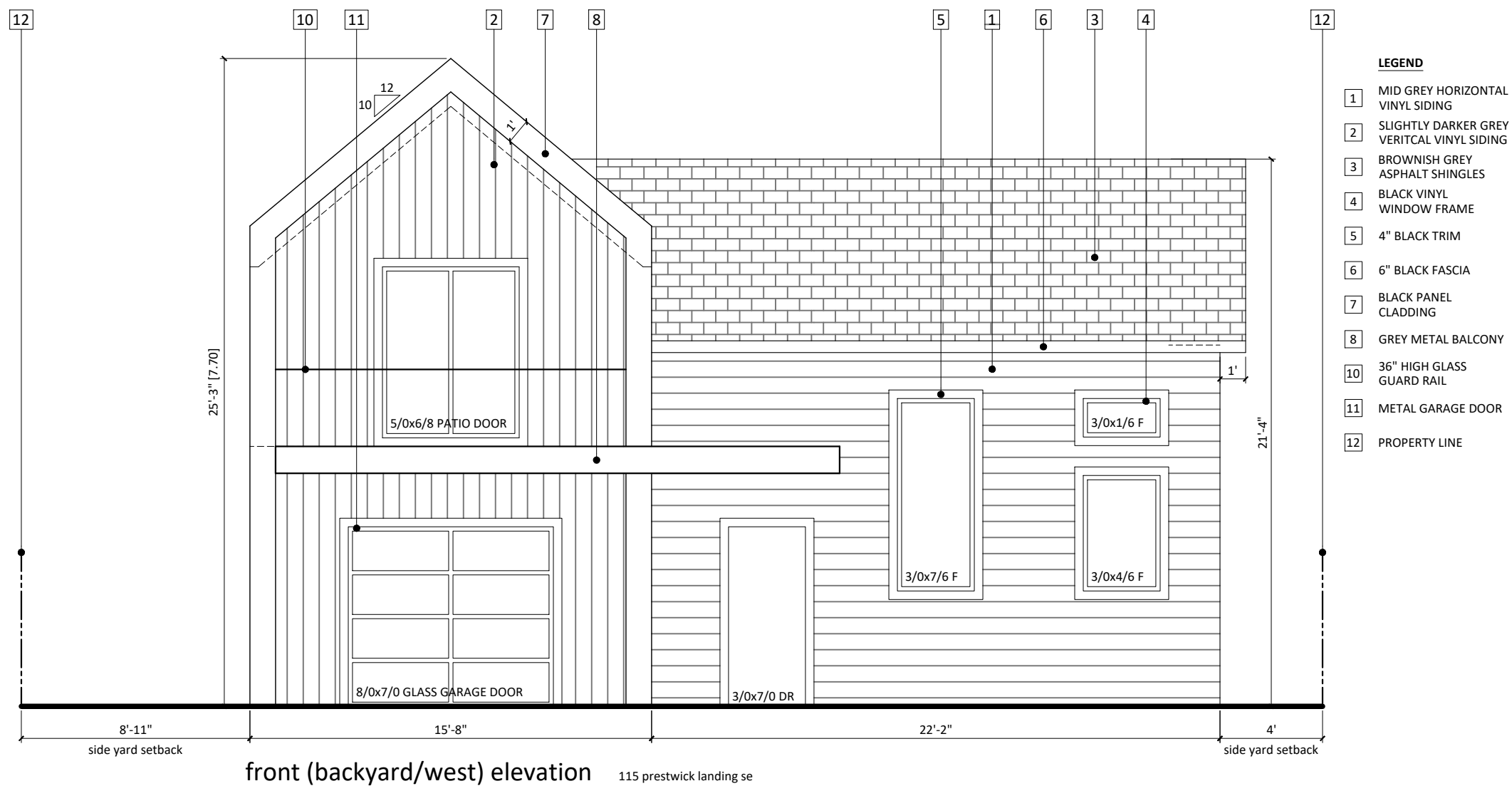
2148 SQ FT / 4782 SQ FT = 44.9%
199.9 SQ M / 444.3 SQ M = 44.9%

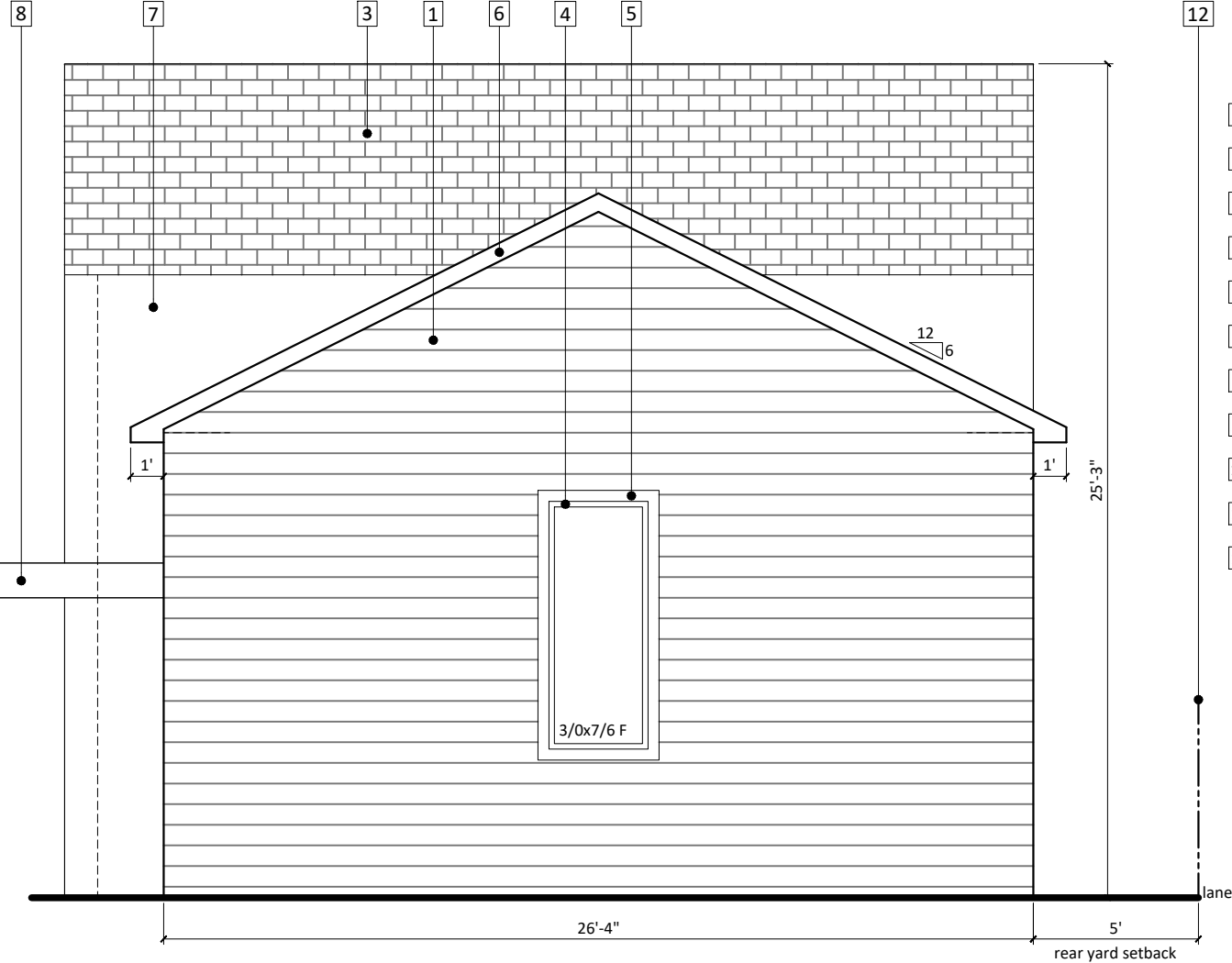


LAND USE BYLAW: 37297 DC SITE 2

#	DESCRIPTION	BYLAW	ACTUAL
2C	SIDE YARD	1.2m MIN	1.2m
2D	REAR YARD	1.5m MIN	1.5m
2E	LOT COVERAGE	45% MAX	44.9%
2F	BUILDING HEIGHT	9.0m MAX	7.7m
2H	DIST FR PRIMARY DWELLING	5.0m MIN	6.42m
2I	OUTDOOR AMENITY SPACE	25m2	YES

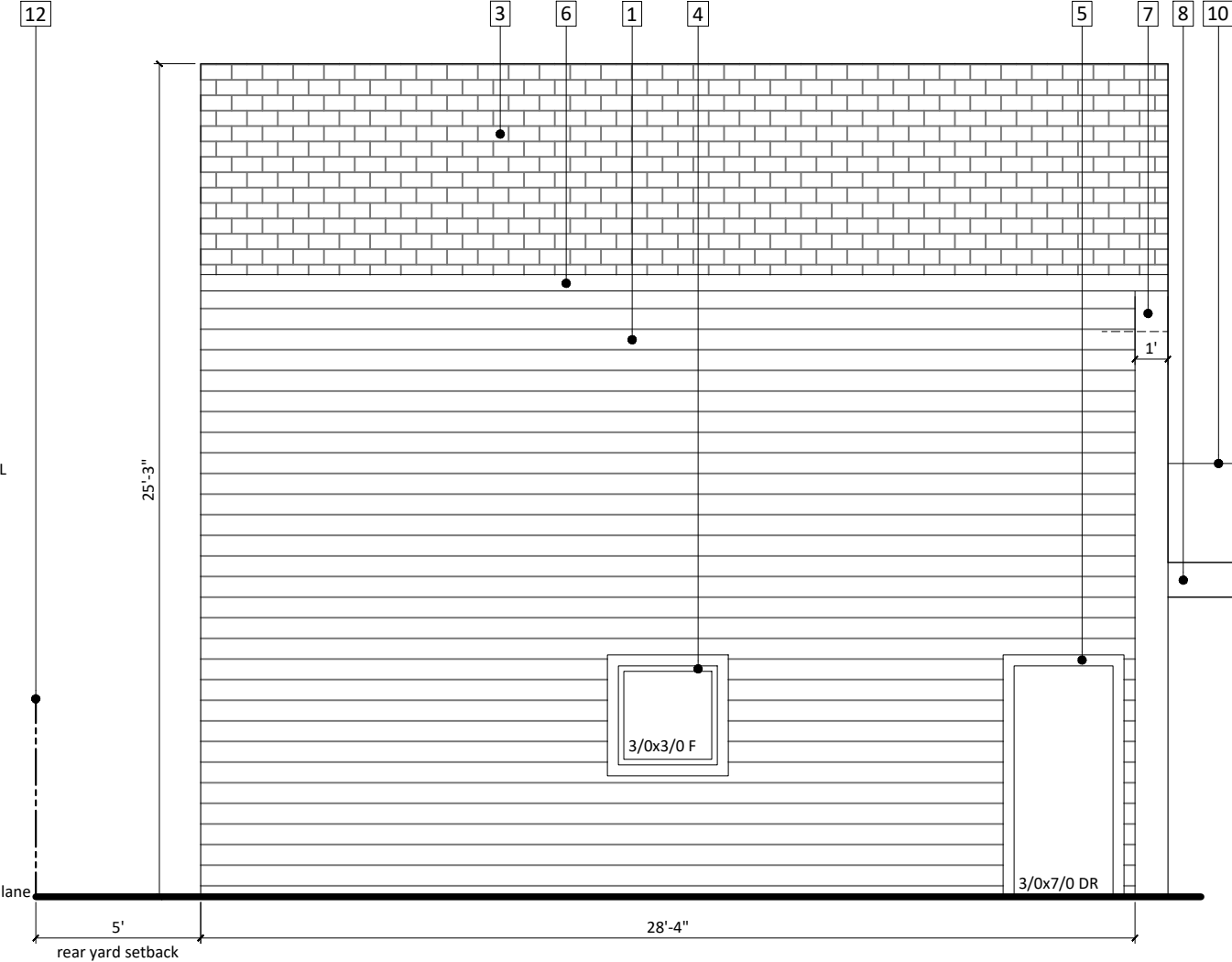
accessory building
new site plan and bylaw
1:100
08.04.26
a3
dp and bp set



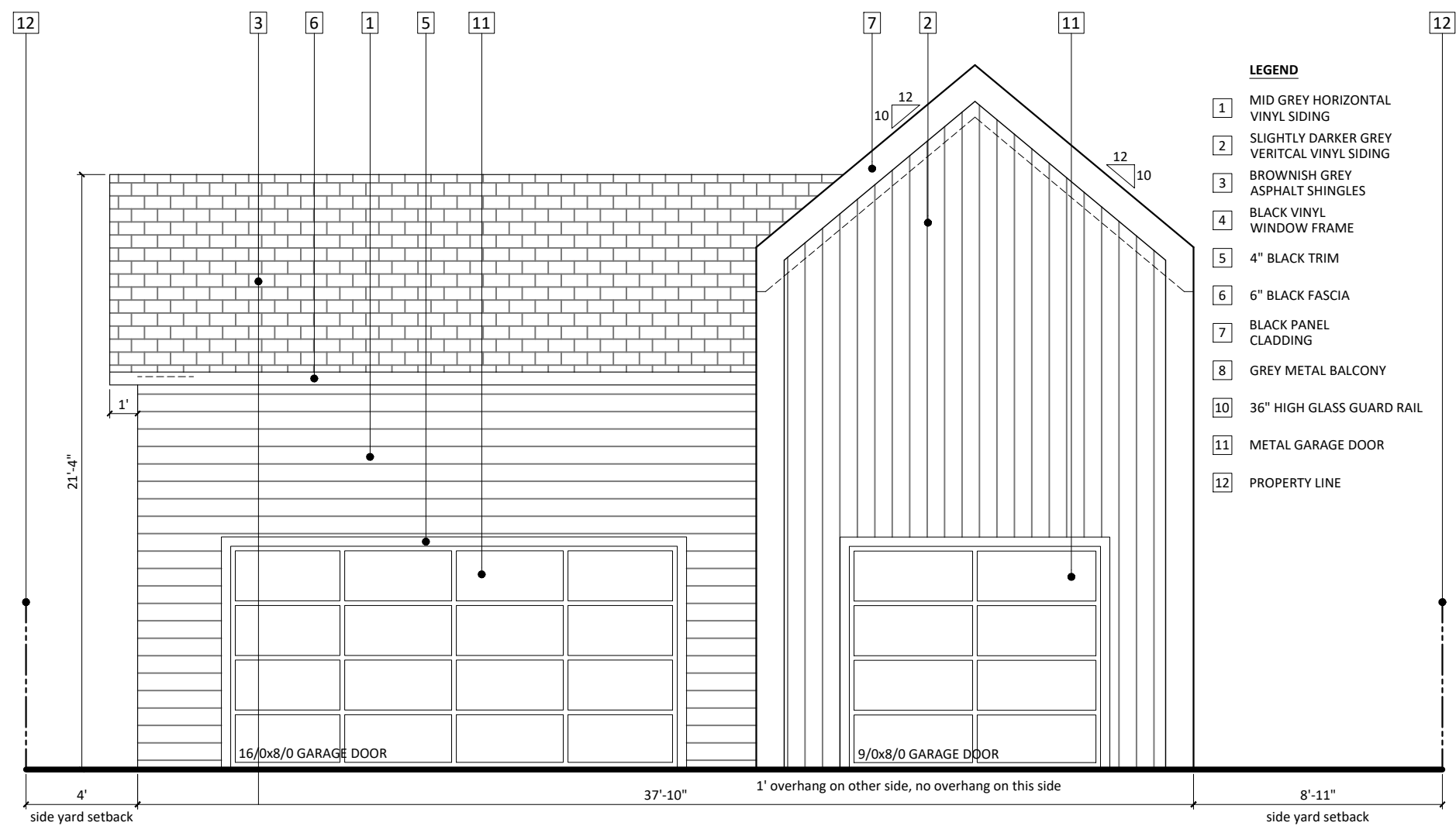


right (south) elevation 115 prestwick landing se

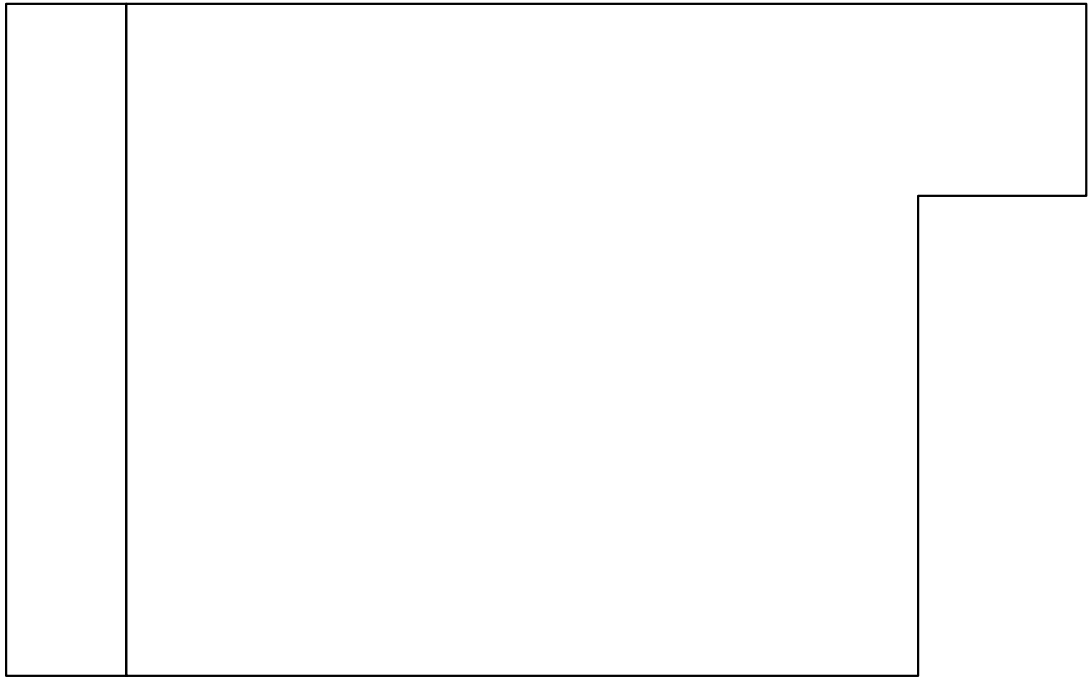
- LEGEND**
- 1 MID GREY HORIZONTAL VINYL SIDING
 - 2 SLIGHTLY DARKER GREY VERITCAL VINYL SIDING
 - 3 BROWNISH GREY ASPHALT SHINGLES
 - 4 BLACK VINYL WINDOW FRAME
 - 5 4" BLACK TRIM
 - 6 6" BLACK FASCIA
 - 7 BLACK PANEL CLADDING
 - 8 GREY METAL BALCONY
 - 10 36" HIGH GLASS GUARD RAIL
 - 11 METAL GARAGE DOOR
 - 12 PROPERTY LINE



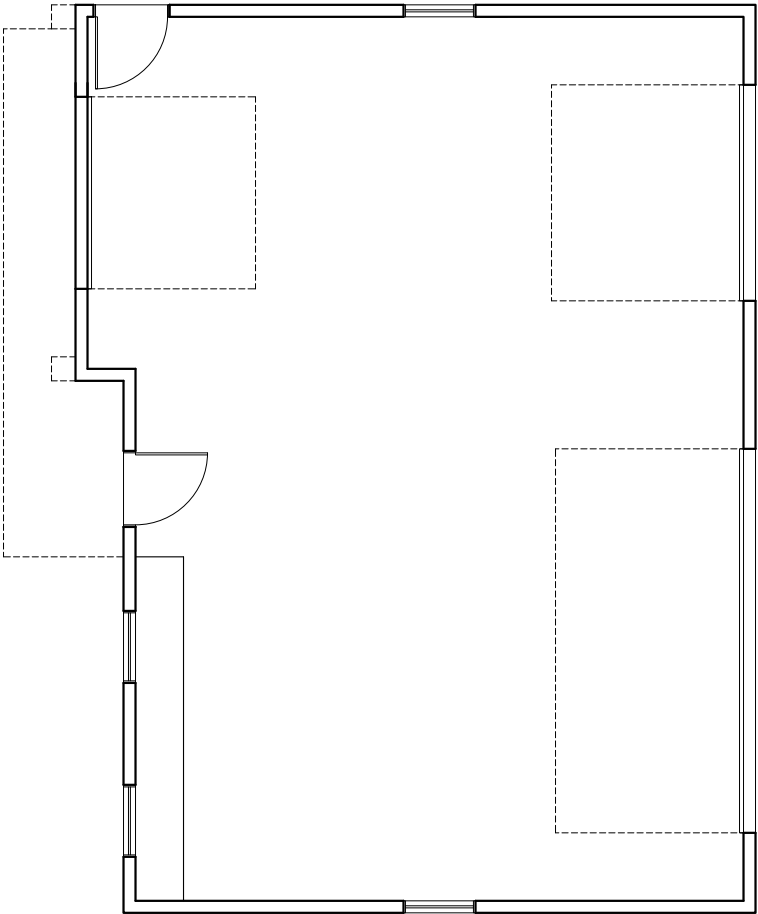
left (north) elevation 115 prestwick landing se



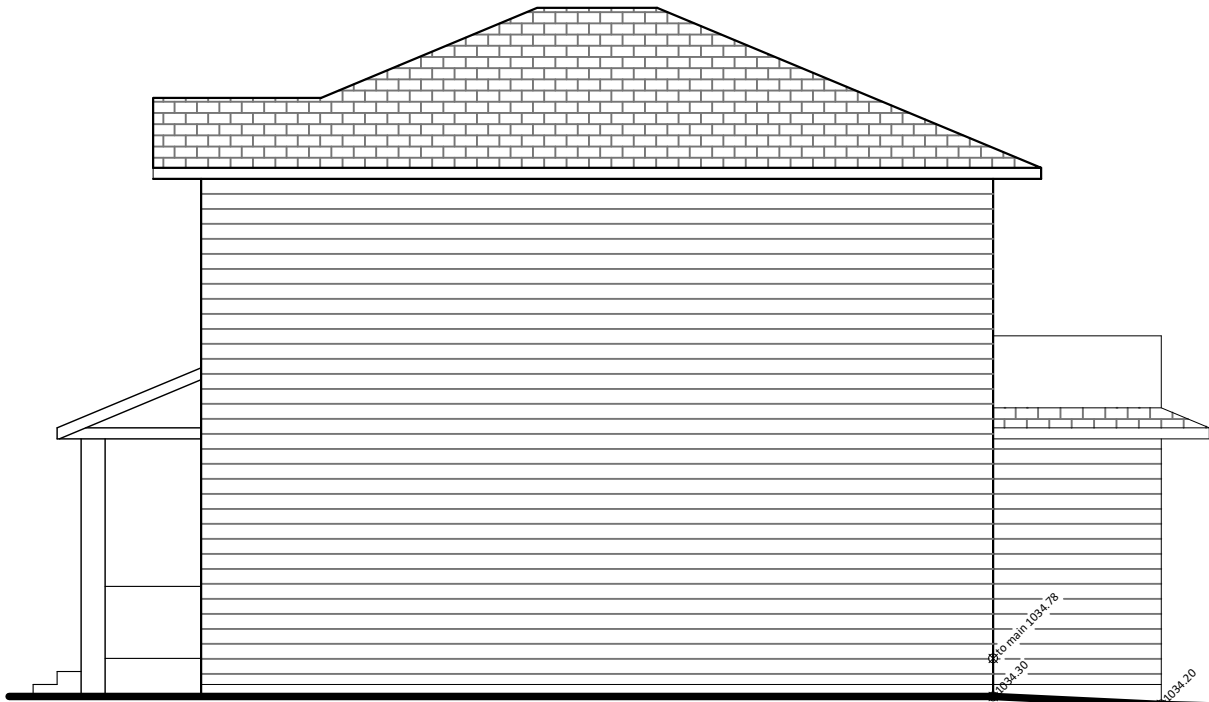
rear (lane/east) elevation 115 prestwick landing se



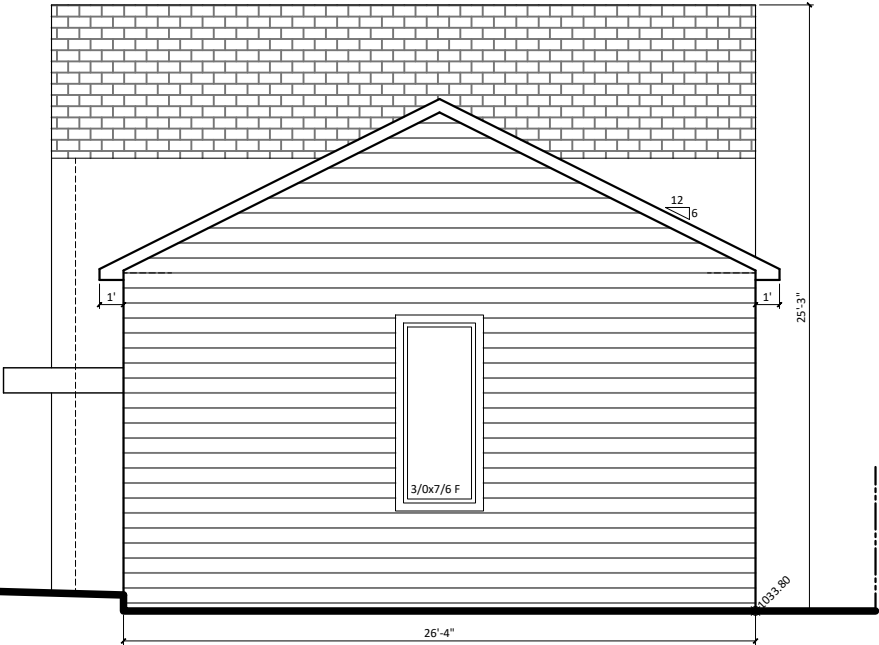
existing house



new garage

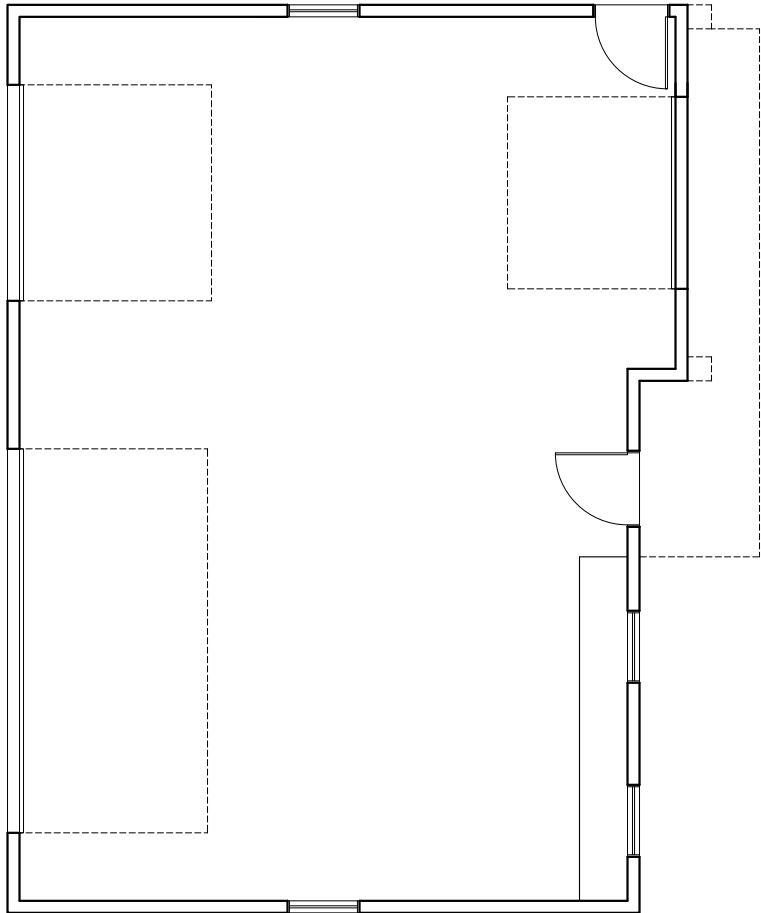


house right (south) elevation

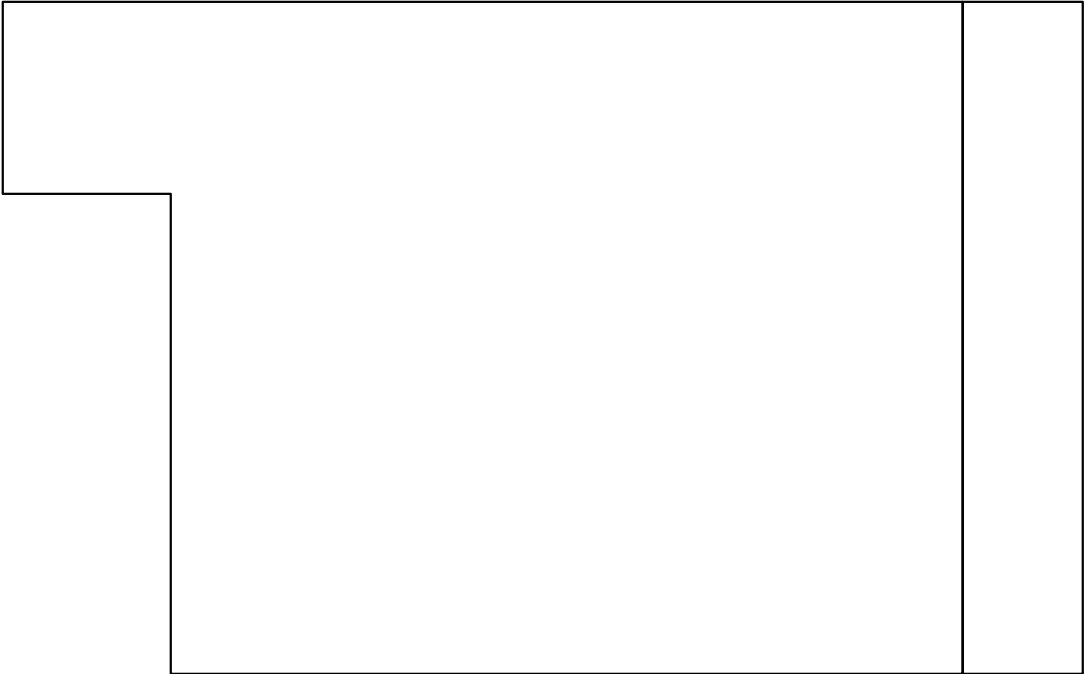


garage right (south) elevation

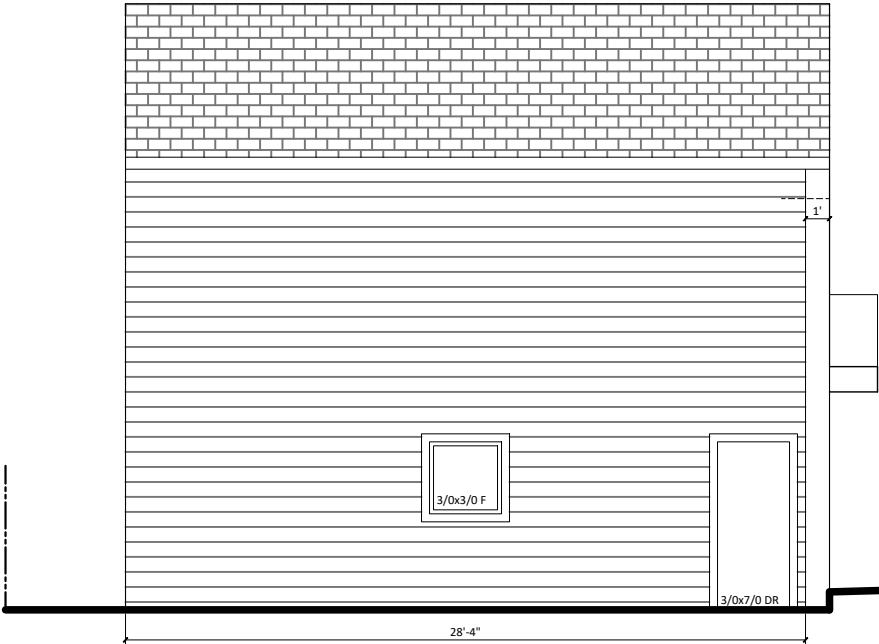
accessory building
right house and
garage elevations
1/8
08.04.26
a10
dp and bp set



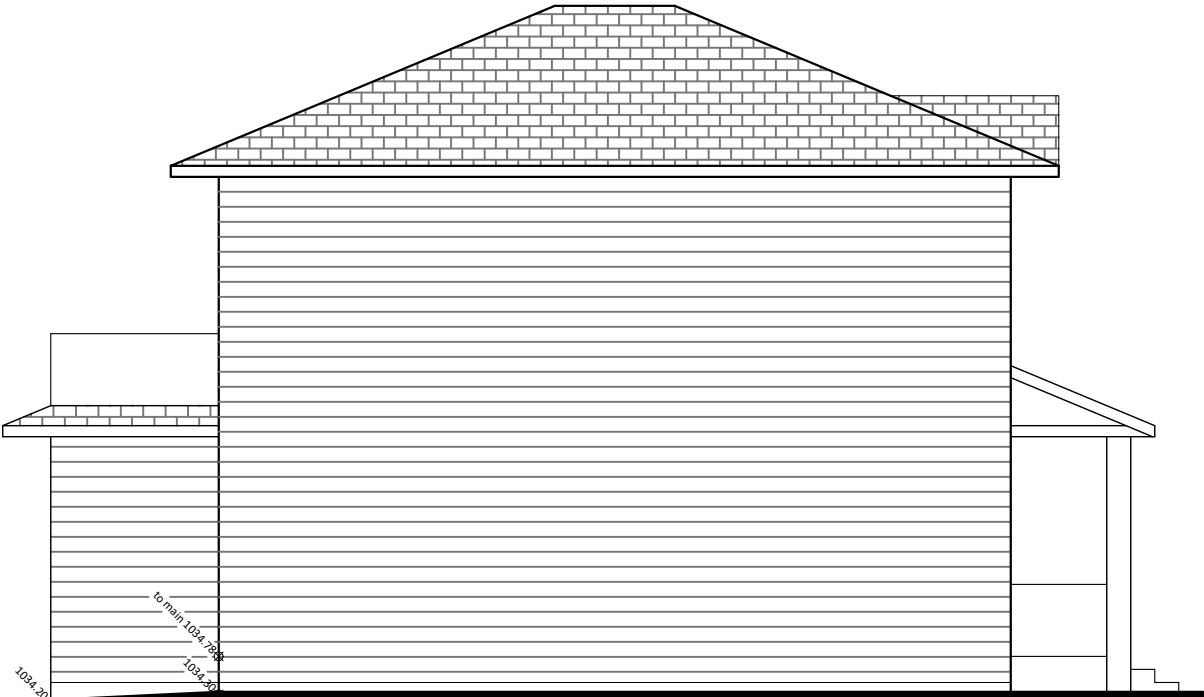
new garage



existing house



garage left (north) elevation



house left (north) elevation

accessory building
left house and
garage elevations
1/8
08.04.26
a11
dp and bp set