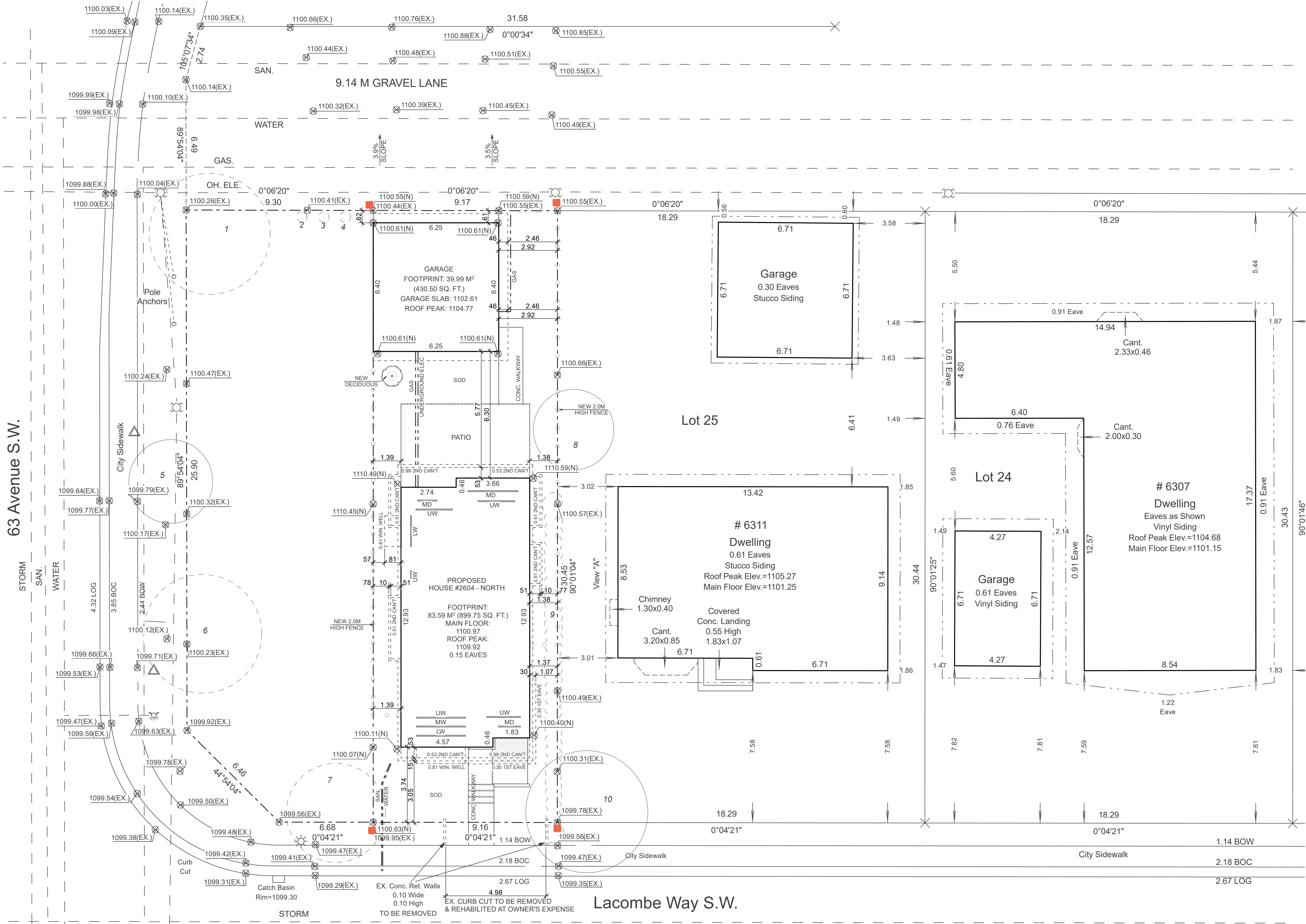




SITE PLAN/ BLOCK PLAN
SCALE: 1:100

AREA CALCULATIONS

BASEMENT:	613 sq.ft.
MAIN FLOOR:	900 sq.ft.
2nd FLOOR:	1052 sq.ft.
TOTAL DEVELOPED:	2565 sq.ft.
TOTAL DEVELOPED ABOVE GRADE:	1952 sq.ft.

2ND FLOOR CANT:	2.37 M ²
GARAGE:	39.99 M ²
HOUSE FOOTPRINT:	83.59 M ²

TOTAL FOOTPRINT:	125.95 M ²
LOT AREA:	279.01 M ²
PERCENT COVERAGE:	45.14%

LEGAL SITE DESCRIPTION: MUNICIPAL ADDRESS:
LOT 26 2604 63 AVENUE S.W.
BLOCK 3
PLAN 181JK

EXISTING LANDSCAPING						
Tree No.	TYPE (±)	CAL.	CAN. (±)	HT. (±)	LOCATION	Disposition
T1	CONIFEROUS	0.50	6.0	12.0	In Subject Property	To Remain
T2	DECIDUOUS	0.10	0.50	5.0	In Subject Property	To Be Removed
T3	DECIDUOUS	0.10	0.50	5.0	In Subject Property	To Be Removed
T4	DECIDUOUS	0.10	0.50	5.0	In Subject Property	To Be Removed
T5	DECIDUOUS	0.40	4.0	9.0	In City Property	To Remain
T6	CONIFEROUS	0.50	6.0	12.0	In Subject Property	To Be Removed
T7	DECIDUOUS	0.60	5.0	13.0	In Subject Property	To Be Removed
T8	DECIDUOUS	0.40	4.0	8.0	In Adj. Property	To Remain
T9	BUSH	---	0.60	1.6	In Subject Property	To Be Removed
T10	DECIDUOUS	0.60	6.0	10.0	In Adj. Property	To Remain

TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES:

1. TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS.

2. DO NOT SCALE DRAWINGS.

3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL BUILDING CODE - ALBERTA EDITION.

4. THE MUNICIPAL AUTHORITY, BUILDER, TRADES, ENGINEER (S) OR ANY PROFESSIONAL OR NON PROFESSIONAL IN POSSESSION OF THESE DRAWINGS SHALL REVIEW EACH PAGE IN THEIR ENTIRETY AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO START OF CONSTRUCTION

5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES THAT ARE NOT REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THEY ARE THE RESPONSIBILITY OF THE BUILDER.

6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.

7. CONTRACTOR MUST CHECK ALL DRAWINGS PRIOR TO BUILDING PERMIT APPLICATION AND CONSTRUCTION OF PROJECT

8. DRAWINGS MUST BE REVIEWED IN THEIR ENTIRETY

9. ALL BEAM AND POST LOCATIONS TO BE VARIFIED ON SITE DURING CONSTRUCTION

10. THE DESIGNER WILL NOT BE RESPONSIBLE FOR MINOR DRAWING ERRORS AFTER CONSTRUCTION START. ANY ERRORS OR DISCREPANCIES MUST BE COMMUNICATED TO THE DESIGNER PRIOR TO CONSTRUCTION START IF THIS IS NOT COMMUNICATED TO THE DESIGNER THE RESPONSIBILITY OF THESE ERRORS ARE THE CONTRACTORS OR CLIENTS



ADDRESS:

2604 63 AVE S.W.
CALGARY, AB (NORTH)

DWG. TITLE:

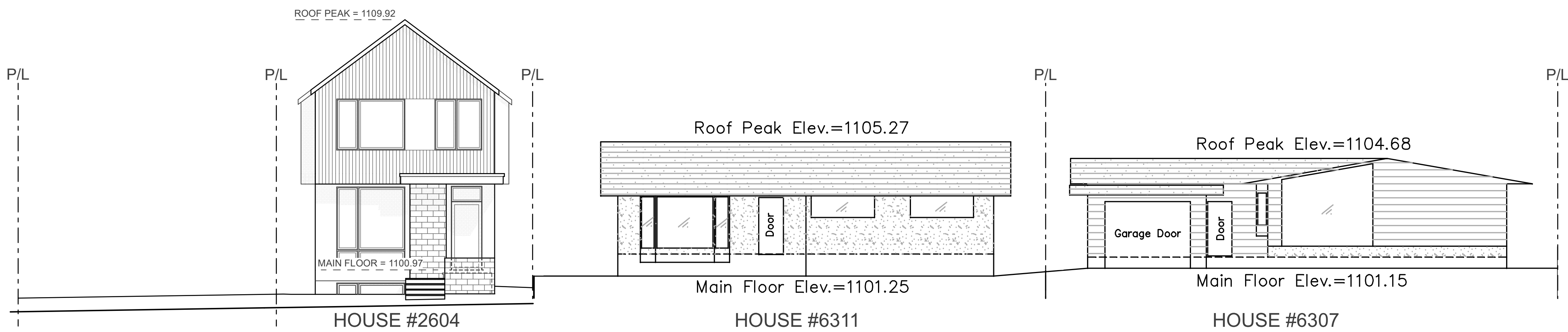
SITE PLAN

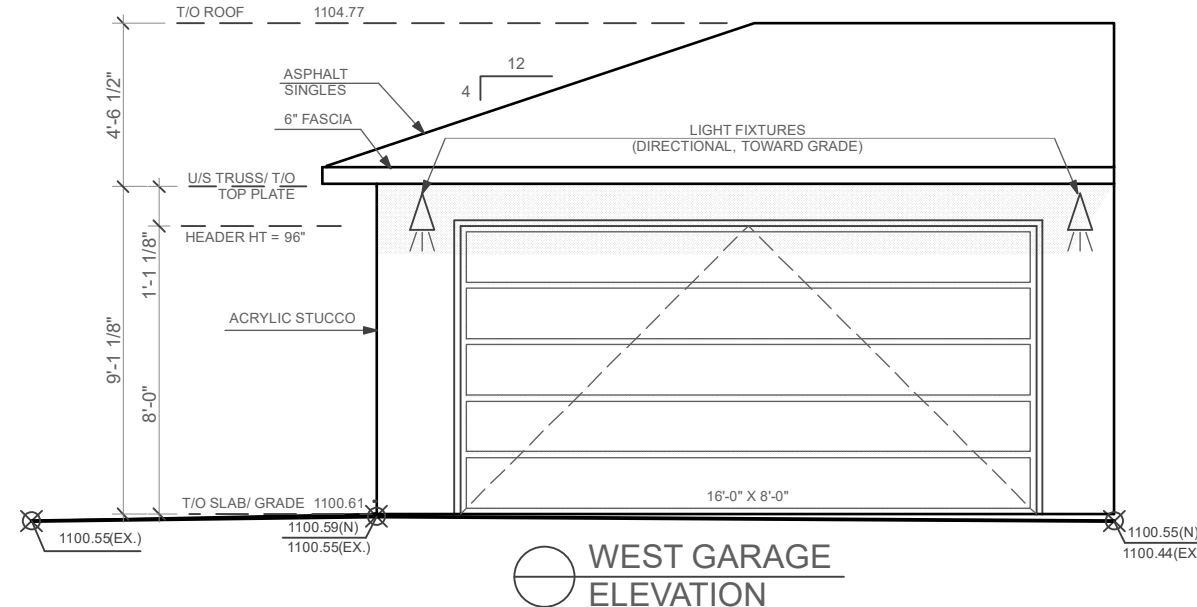
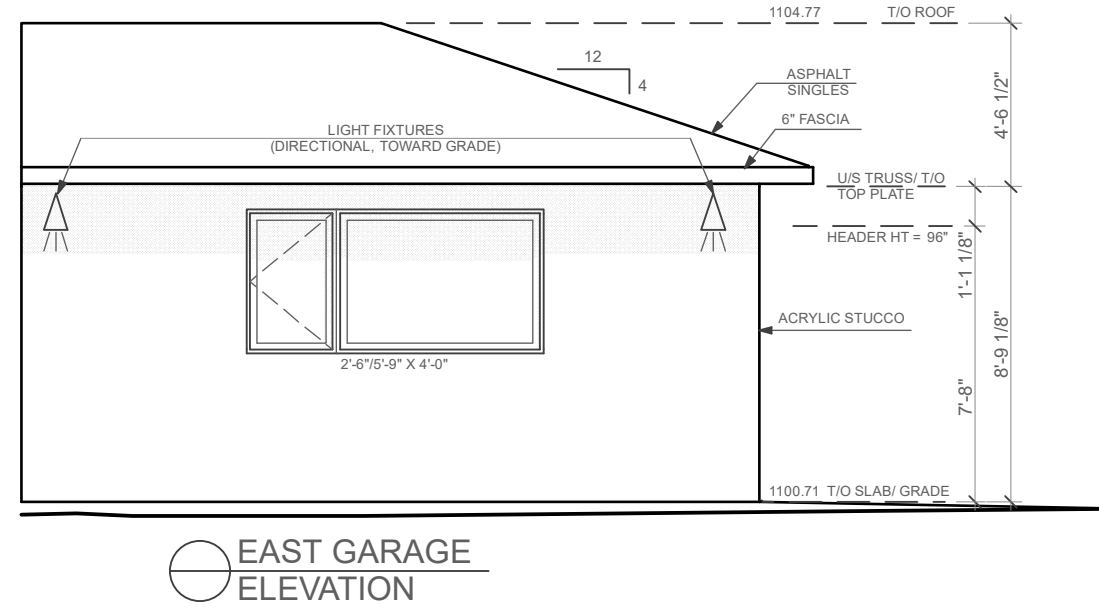
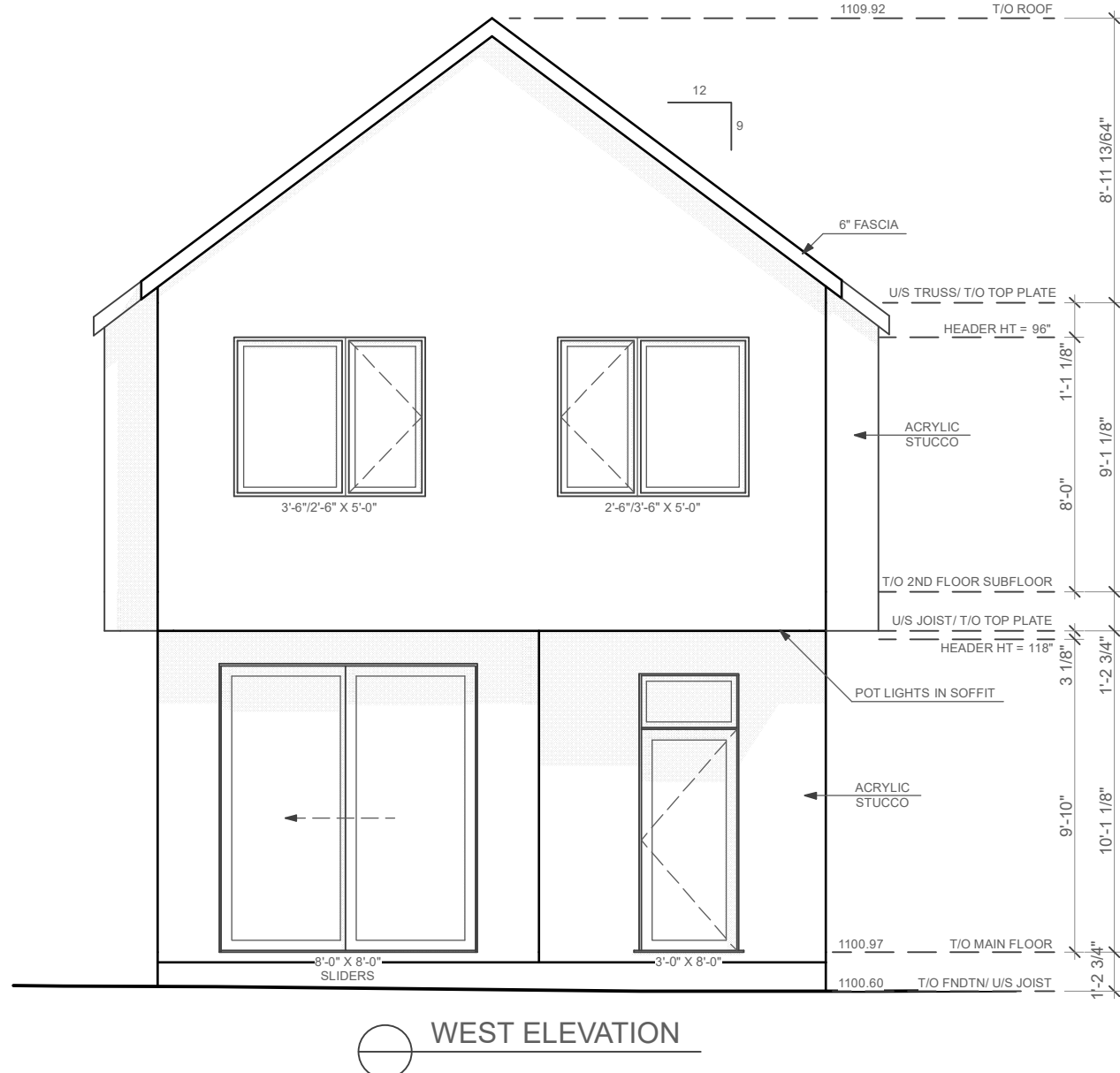
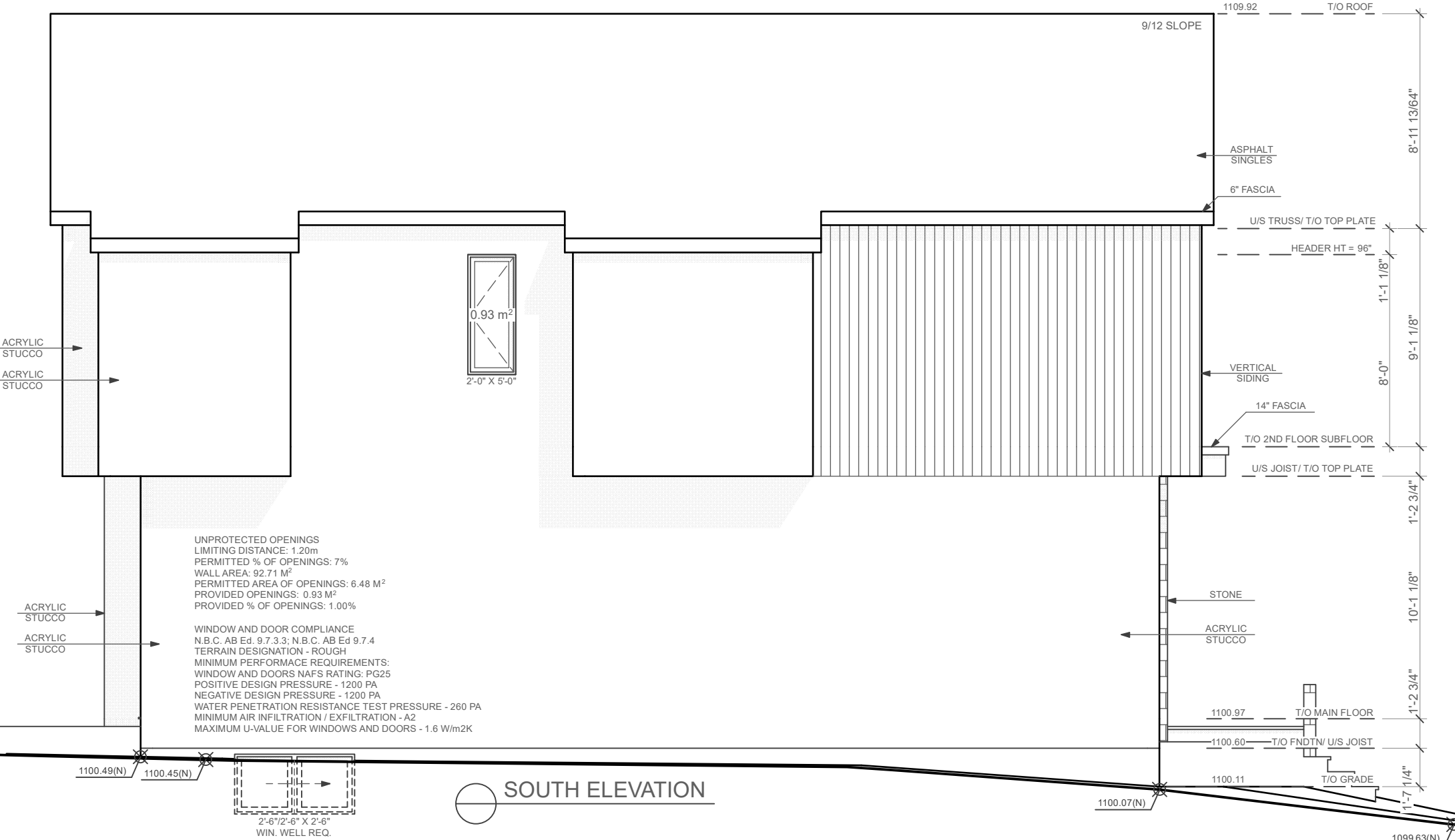
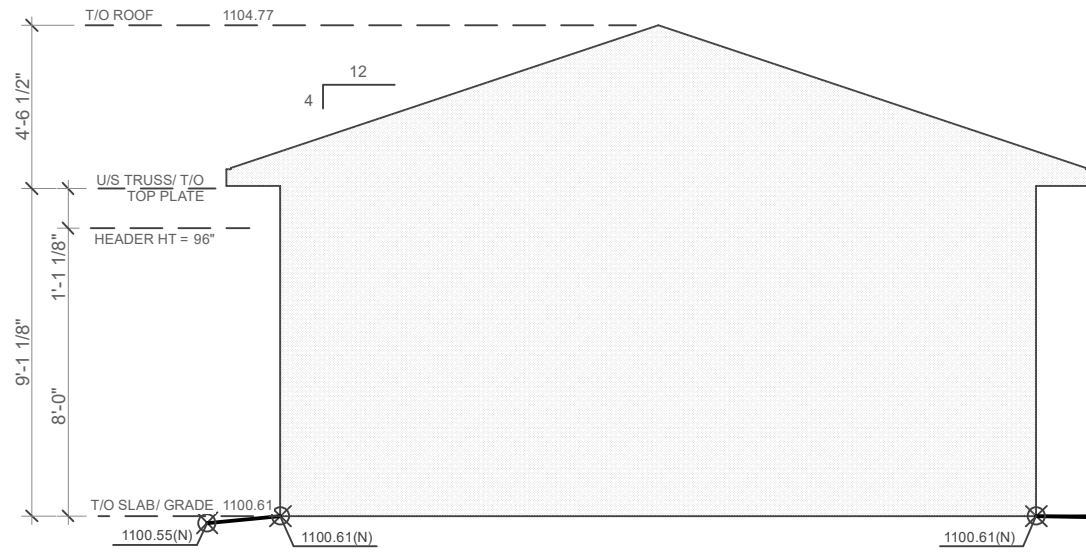
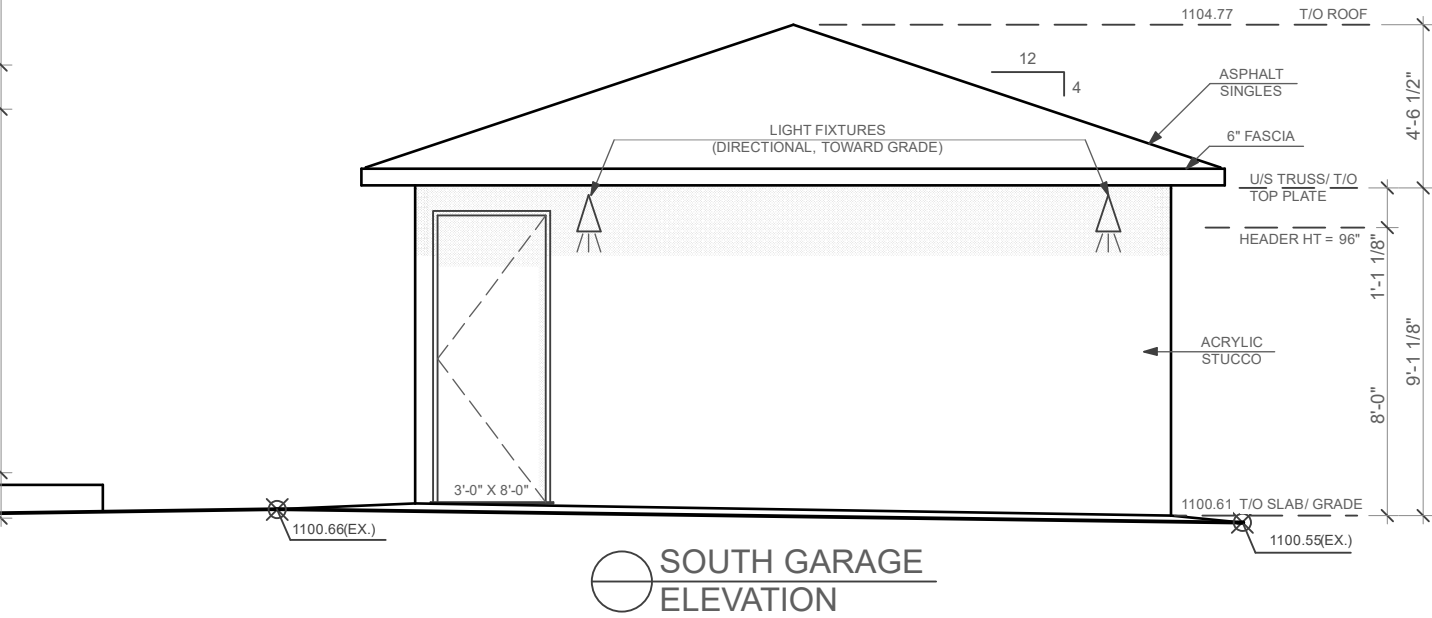
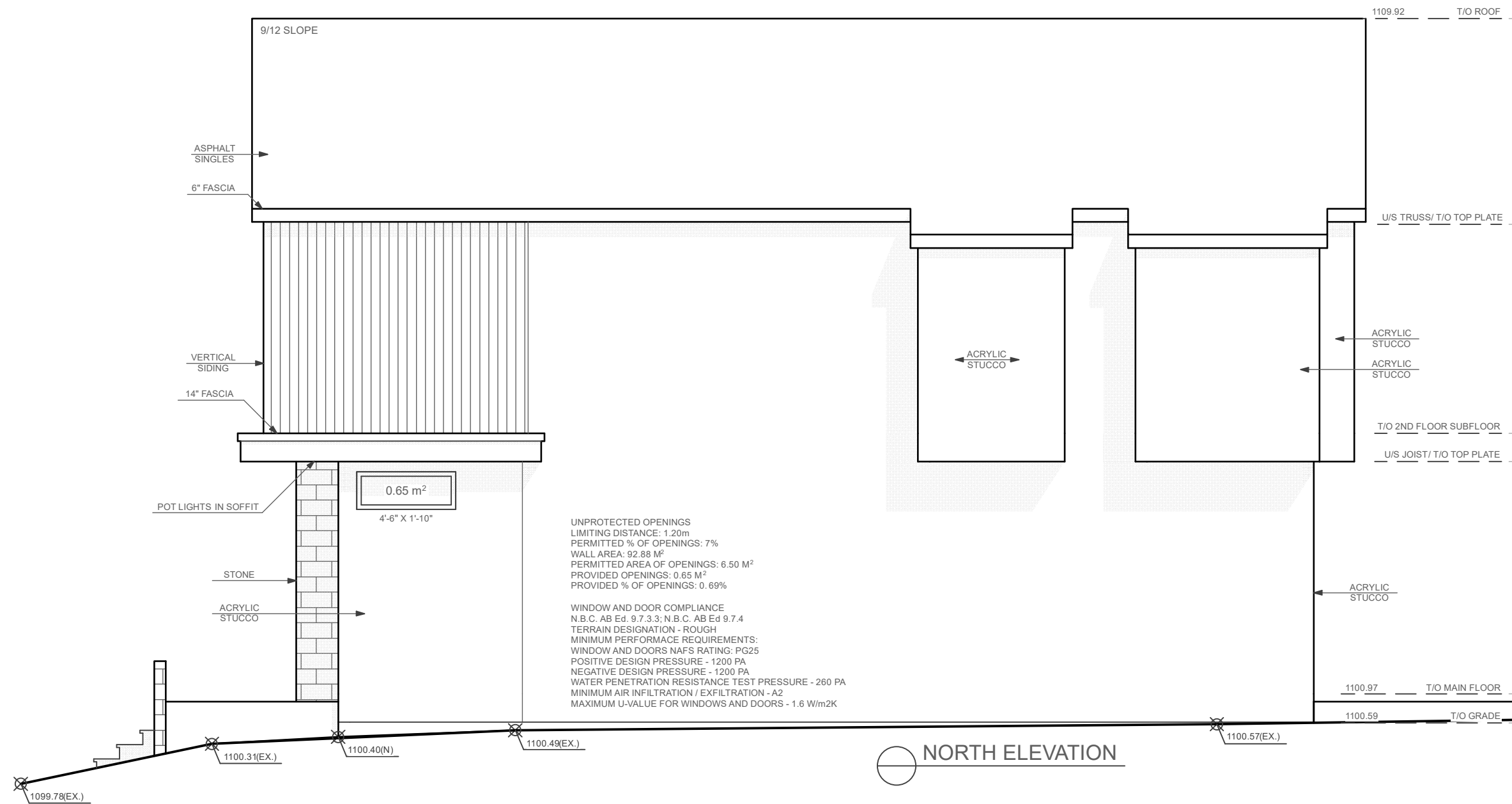
SCALE: 1:100

DATE: JUNE 17, 2026

DRAWN BY: A.D.

SHEET NO.:





TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES: 1. TERMS OF POSSESSION OF THESE DRAWINGS & GENERAL NOTES MUST BE READ PRIOR TO REVIEWING THESE DRAWINGS. 2. DO NOT SCALE DRAWINGS. 3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT ALBERTA BUILDING CODE. 4. THE MUNICIPAL AUTHORITY, BUILDER, TRADES, ENGINEER(S) OR ANY PROFESSIONAL OR NON PROFESSIONAL IN POSSESSION OF THESE DRAWINGS SHALL REVIEW EACH PAGE AND REPORT ANY ERRORS OR DISCREPANCIES TO THE DESIGNER PRIOR TO START OF CONSTRUCTION 5. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR DISCREPANCIES THAT ARE NOT REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THEY ARE THE RESPONSIBILITY OF THE BUILDER. 6. ANY CHANGES DURING CONSTRUCTION SHALL BE REPORTED BY THE BUILDER TO THE DESIGNER PRIOR TO MAKING THAT CHANGE.	DWG. TITLE:	SCALE: 3/16" = 1'-0"	REVISIONS:	SHEET NO.: 2	ADDRESS: 2604 63 AVE S.W. CALGARY, AB (NORTH)	
	ELEVATIONS	DATE: JUNE 17, 2026				
		DRAWN BY: A.D.				