SITE PLAN

32mm Gas Line

6.40 GRAVEL LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

Overhead Wire

PROPOSED GARAGE
EAVES = 0.30, U.N.O.
T.O. SLAB = 1118.48

PROPOSED DWELLING
R.P. = 1128.64
M.F. = 1120.26
B.O.F = 1116.74
EAVES = 0.61

Lots 81
Block 9
Plan 732 GN

FUTURE DEVELOPMENT

LOT 55

NORTHERN PORTION OF LOT 53

LOT 52

GARAGE 0.30 EAVES 0.03 VINYL SIDING 0.02 STUCCO SIDING

GARAGE 0.3 EAVES WOOD SIDING

GARAGE 0.0-0.5 EAVES VINYL SIDING

DWELLING 0.6 EAVES 0.03 VINYL SIDING 0.02 STUCCO SIDING

DWELLING 0.6 EAVES WOOD SIDING

DWELLING 0.6 EAVES VINYL SIDING

WOOD DECK 0.97 HT

UPP. CANT.

CONC. PATIO 5.79x2.44

WING WALL 0.30X9.60

CONCRETE APRON

CONC. WALKWAY

2.0m HIGH PRIVACY FENCE

Grass

SLOPE AWAY FROM HOUSE (TYP.)

WINDOW WELL 3.100/.56

REFER TO TRENCH DETAIL

CURB CUT

2827

2825 30 STREET S.W.

2819

2815

375mm Sanitary Line
200mm Sanitary Line
A.G.T. Line
150mm Water Line

SITE PLAN
SCALE: 1:200

LEGEND

ELEVATIONS ARE SHOWN THUS: 1000.00 = 1000.00 METRES. (GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 55269 AND 179085
ASCM 55269 IS HELD FOR HORIZONTAL AND VERTICAL POSITIONING.
WINDOWS AND DOORS ARE DESCRIBED AS WIDTH x HEIGHT.

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- denotes Calculation points
- denotes Water Valve
- denotes Gas Valve
- denotes Manhole
- denotes Tree
- denotes Power Pole
- denotes Sign
- denotes Light Standard
- denotes Fence
- denotes Sanitary Line
- denotes Storm Line
- denotes Water Line
- denotes Gas Line
- denotes Electrical Line
- denotes A.G.T Line
- denotes Utility Right of Way Line
- denotes Property Line
- denotes Door
- denotes Main Floor Windows
- denotes Second Floor Windows
- denotes Basement Floor Windows
- denotes Shed Hatch
- denotes Detached Garage Hatch
- denotes Main Building Hatch
- denotes Concrete and Asphalt Hatch
- denotes Wood Hatch

'Cant.' denotes Cantilevers
'Enc.' denotes Encroach(es)
'BW' denotes Back of Walkway
'BOW' denotes Bottom of Wall
'Conc.' denotes Concrete
'Ret.' denotes Retaining
'BC' denotes Back of Curb
'TOW' denotes Top of Wall

Disclaimer

The gas line information shown on this sheet is compiled from records maintained by ATCO GAS NO warrantee or guarantee is given as to the accuracy or completeness of those records. service lines, water lines, storm, sanitary, electrical and cable as shown are schematic representation only, and do not indicate the actual location or length of the service line. Dial-before-you-dig services should be utilized before commencement of any excavation or construction.

LAND USE: R–C2 Residential
Contextual One/Two

The rezoning file number is LOC2026-0009

SCALE 1:200

LEGAL DESCRIPTION:

Lots 81
Block 9
Plan 732 GN

MUNICIPAL ADDRESS:

2825 30 ST S.W. (South)
Calgary, Alberta

LOT COVERAGE DETAIL:
(SINGLE LOT AND HOUSE)

LOT SIZE: 311.384 SQ M
HOUSE SIZE: 96.414 SQ M
COVERED PORCH: 0.573 SQ M
CANT.: 3.463 SQ M
CARAGE: 40.965Q M
WING WALL: 0.166 SQ M

TOTAL: 141.41/311.384
= 45.00%

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09.02.26	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2825 30 ST S.W. (South)
Calgary, Alberta

Lots 81
Block 9
Plan 732 GN

PROJECT: SINGLE FAMILY

DATE:

SCALE: 1: 200

DIVISION S NUMBER 01

32mm Gas Line

6.40 GRAVEL LANE

POWER WILL GO TO GARAGE UNDERGROUND TO HOUSE

Overhead Wire

8.505 P/L 0°04'31"

8.505 P/L 0°04'31"

0°04'31" 11.58

0°04'31" 13.41

180°04'31" 15.24

315°05'05" 6.47

PROPOSED GARAGE
EAVES = 0.30, U.N.O.
T.O. SLAB = 1118.48

CONCRETE APRON

0.30 EAVES

O/H 6.40

2.0m HIGH PRIVACY FENCE

CONC. WALKWAY

FUTURE DEVELOPMENT

GARAGE 0.03 VINYL SIDING 0.02 STUCCO SIDING 0.30 EAVES

GARAGE 0.3 EAVES WOOD SIDING

GARAGE 0.0-0.5 EAVES VINYL SIDING

Grass

SLOPE AWAY FROM HOUSE (TO REAR PROPERTY)

WOOD DECK 0.97 HT

UPP. CANT.

36.48 P/L 270°07'10"

36.48 P/L 90°07'10"

LOT 55

LOT 52

LOT 51

NORTHERN PORTION OF LOT 53

90°07'04" 36.49

90°06'58" 36.49

31.91 270°07'10" LANE

Lots 81
Block 9
Plan 732 GN

PROPOSED DWELLING
R.P. = 1128.64
M.F. = 1120.26
B.O.F = 1116.74
EAVES = 0.61

DWELLING 0.6 EAVES WOOD SIDING RPE=1124.87 MFE=1120.68

DWELLING 0.6 EAVES VINYL SIDING RPE=1125.40 MFE=1120.92

DWELLING 0.03 VINYL SIDING 0.02 STUCCO SIDING 0.6 EAVES RPE=1124.15 MFE=1120.11

WINDOW WELL 3.10x0.56

WING WALL 0.30X9.66

CONC. PATIO 5.79x2.44

REFER TO TRENCH DETAIL

8.505 P/L 180°05'25"

8.505 P/L 180°05'25"

16.15 180°05'25"

13.41 180°05'25"

15.24 180°05'25"

2827

CURB CUT

2825 30 STREET S.W.

2819

2815

375mm Sanitary Line

200mm Sanitary Line

A.G.T. Line

150mm Water Line

SITE/BLOCK PLAN

SCALE: 1: 200

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09.02.26	DP SITEPLAN	S.W.
02.			
03.			
04.			

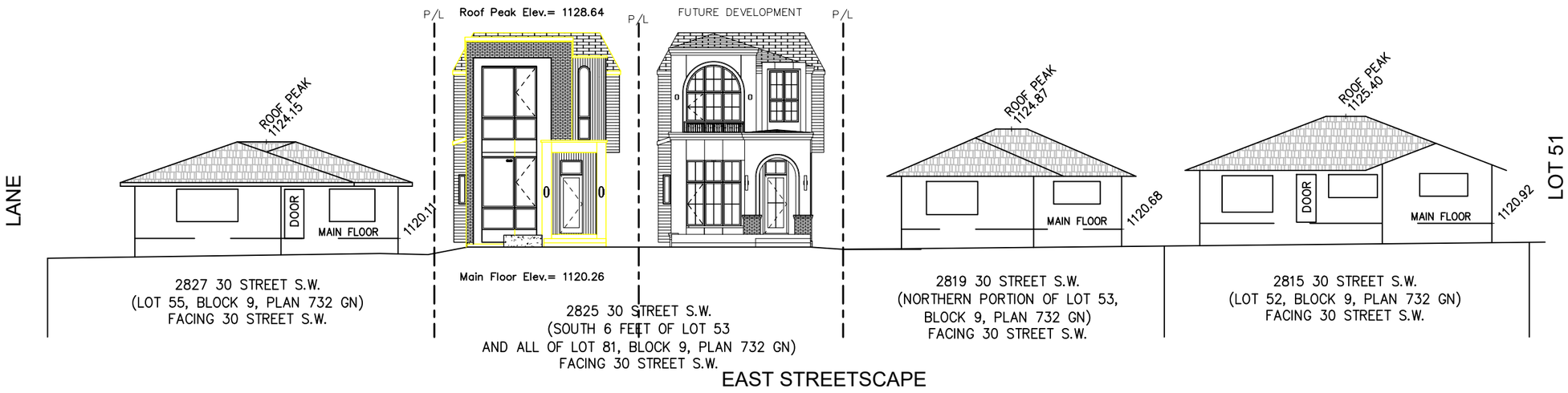
PROJECT NAME AND ADDRESS:
2825 30 ST S.W. (South)
Calgary, Alberta
Lots 81
Block 9
Plan 732 GN

PROJECT: SINGLE FAMILY

SCALE: 1: 200

DATE:

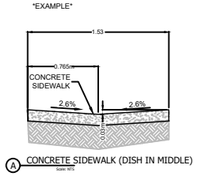
DIVISION S NUMBER 01



EAST STREETSCAPE

SINGLE FAMILY SQFT.

	NEW HOME
BASEMENT	1028.00 SQ FT
MAIN FLOOR	1075.05 SQ FT
UPPER FLOOR	1131.69 SQ FT
TOTAL AREA	2206.74 SQ FT

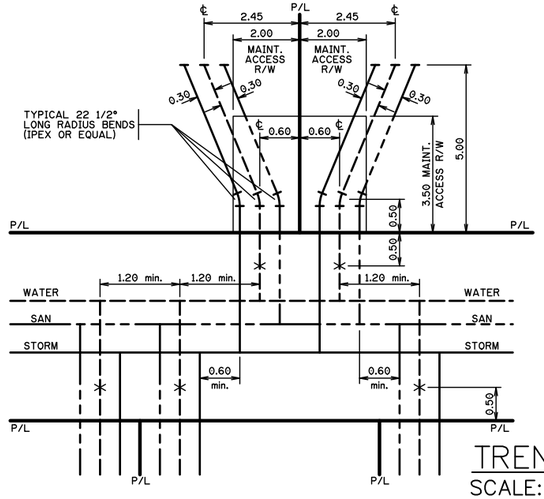


FENCE SECTION DETAIL

SCALE: NTS

NOTES:

1. A COMMON ACCESS AGREEMENT SHALL BE REGISTERED ON THE TITLE OF EACH LOT. THE EASEMENT SHALL BE 4.0m WIDE (2.0m PER LOT) AND EXTEND 3.5m INTO EACH LOT.
2. DEEP SERVICES TO BE INSTALLED IN A COMMON TRENCH CENTRED ON P/L SEPARATING TWO FRONT SERVICED LOTS. SERVICE ENTRY SHALL BE ON THE FRONT OF THE DWELLING.
3. SHALLOW UTILITY SERVICING IS TO BE INSTALLED FROM THE LANE OR ON THE OPPOSITE SIDE OF EACH LOT TO AVOID CONFLICT.
4. THE VERTICAL SEPARATION BETWEEN WATER, SANITARY AND STORM MAINS IN THE STREET SHALL NOT EXCEED 1.5m.
5. DEEP SERVICE LINES SHALL BE CONNECTED TO MAINS IN THE STREET AND INSTALLED IN A COMMON TRENCH WITH MINIMUM SEPARATION OF 300mm WITHOUT CROSSING.
6. WATER SERVICE VALVES TO BE LOCATED ON STANDARD LINE ASSIGNMENT IN THE ROAD RIGHT OF WAY.
7. THE DEEP SERVICE LINES ARE TO BE FLARED INTO SEPARATE TRENCHES INSIDE THE PROPERTY AND EXTENDED TO 3.5m INSIDE OF P/L OR 5.0m INSIDE OF P/L WHEN CROSSING THE SHALLOW UTILITY EASEMENT. A SINGLE LONG RADIUS 22½° DEGREE BEND IS PERMITTED ON THE STORM AND SANITARY SERVICES RESPECTIVELY, AND SHALL BE LOCATED ON PROPERTY AT THE P/L WITHIN THE MAINTENANCE RIGHT OF WAY.
8. WATER SERVICES SHALL MAINTAIN A MIN. OF 1.2m SEPARATION BETWEEN OPPOSING SINGLE OR DUAL WATER SERVICES.



TRENCH DETAIL

SCALE: 1:200

TREE SCHEDULE:

Tree No.	Variety	Trunk (ø±)	Canopy (ø±)	Height (±)	Location	Disposition
T1	Deciduous	0.20	3.50	5.00	In City Property	To Stay
T2	Bush	–	1.00	2.00	In City Property	To Stay
T3	Bush	–	1.00	2.00	On Property Line	To be Removed
T4	Deciduous	0.30	4.00	4.50	In Subject Property	To be Removed
T5	Deciduous	0.40	4.00	7.00	On Property Line	To be Removed
T6	Deciduous	0.25	2.00	7.00	In Subject Property	To be Removed
T7	Deciduous	0.40	3.50	7.00	In Subject Property	To be Removed
T8	Deciduous	0.25	4.00	7.00	In Subject Property	To be Removed
T9	Bush	–	1.20	2.70	On Property Line	To be Removed
T10	Deciduous	0.15	2.00	7.00	In Subject Property	To be Removed
T11	Deciduous	0.50	7.50	10.00	In Subject Property	To be Removed
T12	Bush	–	1.10	3.00	In Subject Property	To be Removed
T13	Bush	–	0.30	2.00	In Subject Property	To be Removed
T14	Deciduous	0.10	4.00	5.00	In Subject Property	To be Removed
T15	Deciduous	0.40	4.00	7.00	In Subject Property	To be Removed
T16	Deciduous	0.20	3.50	2.00	In Subject Property	To be Removed
T17	Deciduous	0.50	4.50	8.00	In Subject Property	To be Removed
T18	Bush	–	2.00	3.00	In Adjacent Property	To Stay
T19	Deciduous	0.60	6.00	8.00	In Adjacent Property	To Stay
T20	Deciduous	0.15	2.50	2.50	In Adjacent Property	To Stay
T21	Coniferous	0.80	6.50	13.00	In Adjacent Property	To Stay
T22	Deciduous	0.15	4.00	5.00	In Subject Property	To be Removed
T23	Deciduous	0.40	4.50	6.00	In Subject Property	To be Removed
T24	Deciduous	0.50	7.50	8.00	In Subject Property	To be Removed
T25	Deciduous	0.40	6.00	8.00	In Subject Property	To be Removed
T26	Deciduous	0.60	9.00	9.00	In City Property	To Stay
T27	Deciduous	0.20	1.50	2.00	In Subject Property	To be Removed
T28	Bush	–	1.10	2.00	On Property Line	To be Removed
T29	Bush	–	1.10	2.00	In City Property	To Stay

NO.	DATE (D/M/Y)	DETAIL	BY
01.	09.02.26	DP SITEPLAN	S.W.
02.			
03.			
04.			

PROJECT NAME AND ADDRESS:
2825 30 ST S.W. (South)
Calgary, Alberta
Lots 81
Block 9
Plan 732 GN

PROJECT: SINGLE FAMILY

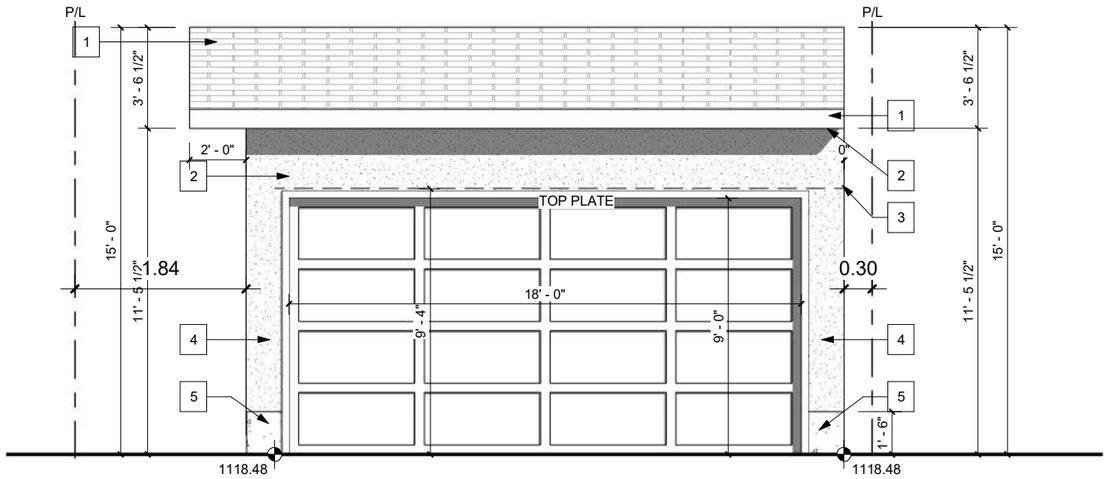
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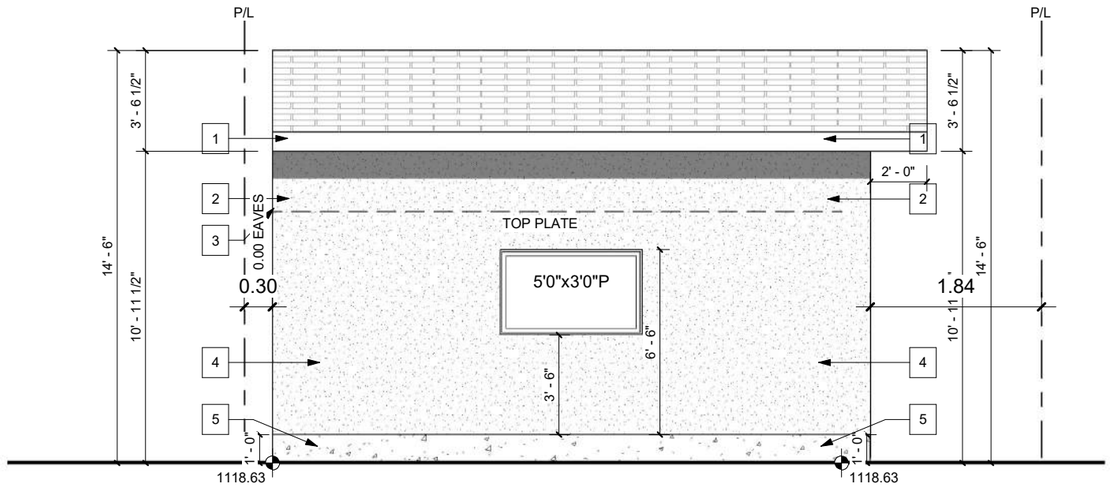
DIVISION S NUMBER 02

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	6" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	STUCCO FINISH	5	CONC. PARGING



GARAGE FRONT - BACK LANE
SCALE: 3/16" = 1'-0"



GARAGE REAR
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

DO NOT SCALE DRAWINGS.
DRAWINGS ARE TO BE READ IN CONJUCTION WITH ALL OTHER APPLICABLE CONSULTANT DRAWINGS
CONTRACTOR IS TO CONFIRM AND COORDINATE ALL DETAILS WITH SITE CONDITIONS AND OTHER CONSULTANT DRAWINGS PRIOR TO STARTING CONSTRUCTION.
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ALL FRAMING, ELECTRICAL ROUGH-IN AND PLUMBING ROUGH-IN NEEDS TO BE CONFIRMED BY TRADES/CONTRACTOR AND HOME OWNER. ANY ISSUE NEEDS TO BE NOTIFIED TO THE DESIGNER TO BE RESOLVED BEFORE PROCEEDING

ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/02/26	CONCEPT	S.W.
02.	09/02/26	DP PLAN	S.W.
03.	10/07/26	BP PLAN	A.A.
04.	--	--	--
05.	--	--	--

JTA DESIGN + PERMITS

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ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE ALBERTA BUILDING CODE AND ANY OTHER GOVERNING AUTHORITIES.

PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

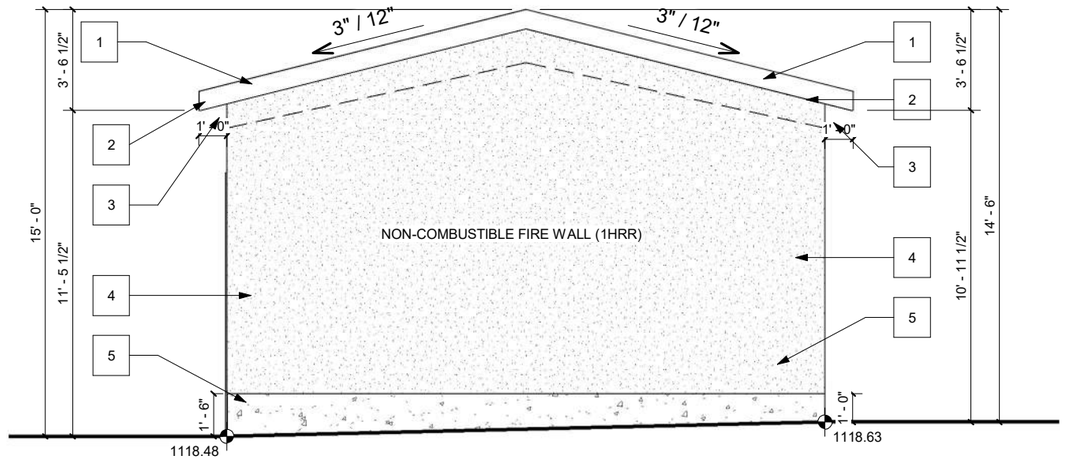
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PROJECT NAME:
2825 30 ST SW (SOUTH)
CALGARY, ALBERTA

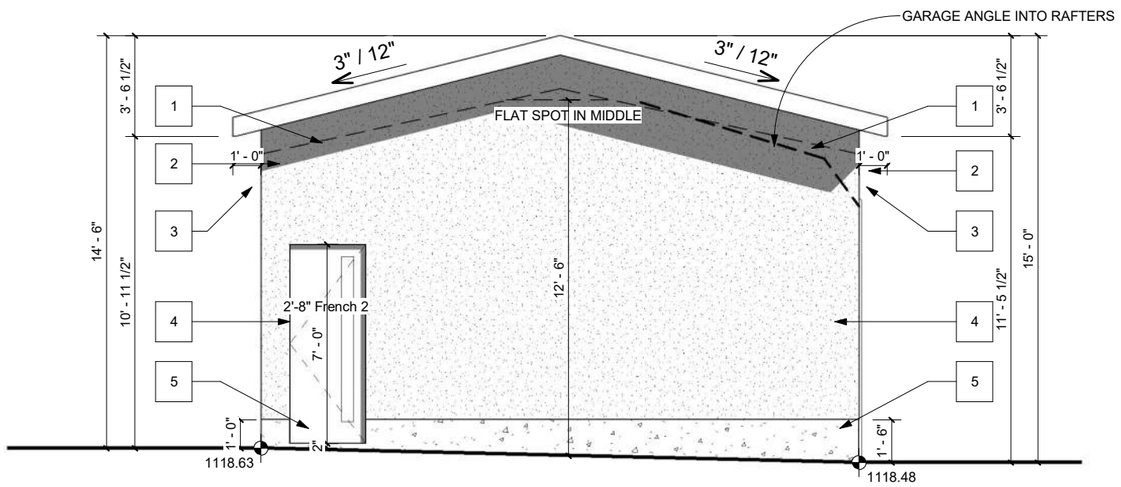
DESIGNER:	JOB #:
JT	94-26
SCALE: AS SHOWN	SHEET: A-4.1

EXTERIOR FINISHES:

1	ASPHALT SHINGLES	2	6" ALUMINUM FASCIA	3	ALUMINUM SOFFIT	4	STUCCO FINISH	5	CONC. PARGING



GARAGE RIGHT
SCALE: 3/16" = 1'-0"



GARAGE LEFT
SCALE: 3/16" = 1'-0"

PROJECT NOTES:

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ISSUES:

NO.	DATE(D/M/Y)	DETAIL	BY
01.	09/02/26	CONCEPT	S.W.
02.	09/02/26	DP PLAN	S.W.
03.	10/07/26	BP PLAN	A.A.
04.	--	--	--
05.	--	--	--

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PROJECT:
NEW HOME

STATUS: -

SIGNATURES:
X _____

PRINTED: 2026-10-02 1:48:39 PM

PROJECT NAME:
2825 30 ST SW (SOUTH)
CALGARY, ALBERTA

DESIGNER:	JOB #:
JT	94-26
SCALE: AS SHOWN	SHEET: A-4.2