

#1128-1140 38 STREET SE

LOTS 1-4, BLOCK 27,
PLAN 1902HI

FOREST LAWN, SE CALGARY

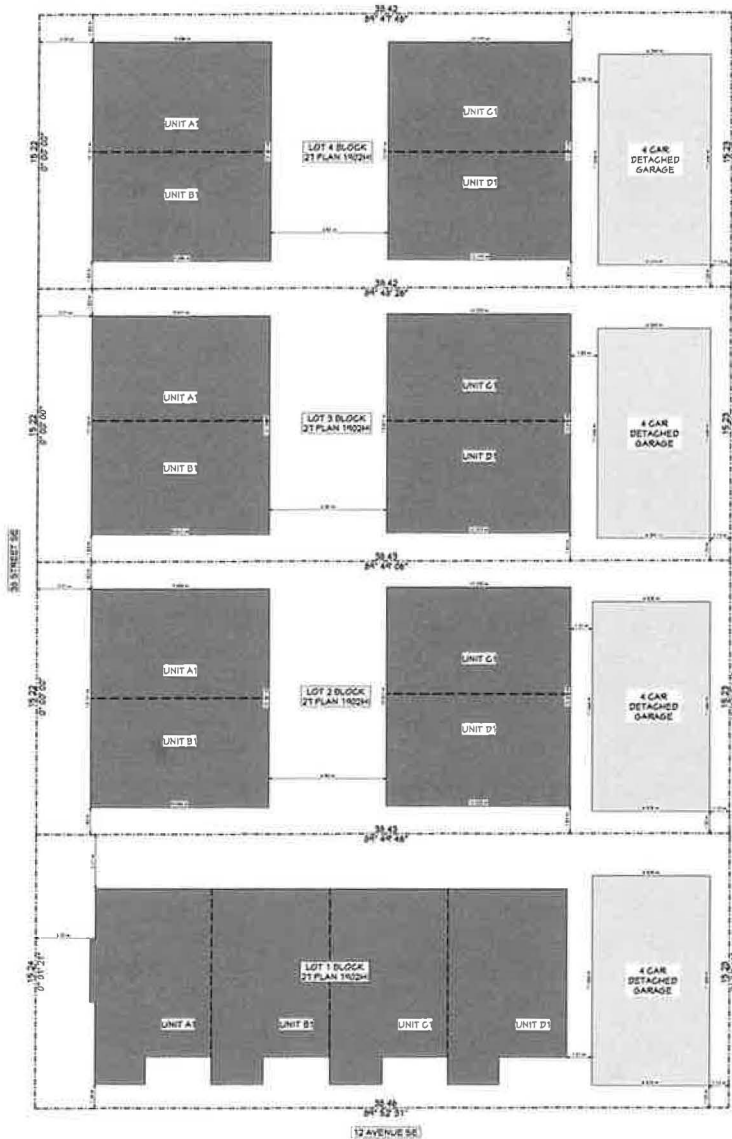
Contents

A1 COVER PAGE & SITE PLAN

Lot Areas

LOT 1 - 586.67 m2
 LOT 2 - 585.02 m2
 LOT 3 - 587.31 m2
 LOT 4 - 584.92 m2
 TOTAL AREA - 2343.92 m2

**CITY OF CALGARY
 RECEIVED
 IN COUNCIL CHAMBER
 APR 04 2023
 ITEM: 6.1.1 CPC2023-0155
 Distrib - Presentation 2
 CITY CLERK'S DEPARTMENT**



SITE PLAN
SCALE: 1 = 125

RESPONSIBILITIES

NEW CENTURY DESIGN
 It is NCD's responsibility to ensure these drawings meet or exceed the current Provincial Building Code and Land Use Bylaws. NCD will make all revisions, additions, or corrections required due to minor code or bylaw changes etc. due to discretionary interpretations by Approving Authorities having jurisdiction and be at the expense of the Homeowner or General Contractor.
ALL TRADES AND SUPPLIERS
 These drawings form only PART of the construction documents. A Specification should be provided by the General Contractor (see below). Specific brands, models and trade names where used in these drawings are subject to availability and change orders, and should be confirmed in ALL cases.
THE SPECIFICATION OVERRIDES THESE DRAWINGS. NCD is not responsible for errors, omissions, or misstatement of any material or supplies when no specification has been provided.
HOMEOWNER AND GENERAL CONTRACTOR
 It is the responsibility of the Homeowner and General Contractor to review these drawings PRIOR TO START OF CONSTRUCTION. Any discrepancies between these drawings and the Specifications are to be provided in writing to New Century Design. Any errors or omissions due to items not specified by the above parties are not the responsibility of NCD.
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ISSUED
 LOC Submission: 08/19/22
 Concept Plan: 03/15/23

AREAS	S.F.
MAIN (incl. stair to upper)	
UPPER (incl. inc. open to below / stair)	
TOTAL (above grade etc.)	
LOWER DEV.	
REAR DECK	
VERANDA / PORCH	
GARAGE (attached)	
Detached Garage / Outbuilding	

STREET ADDRESS
1128-1140 38 STREET SE

LOTS 1-4, BLOCK 27, PLAN 1902HI

PROJECT
LOC SUBMISSION

DRAWN: CI **CHECKED:** CI
PROJECT # 22-3-TK-PB-036
SCALE 1 = 125

TITLE
COVER PAGE & SITE PLAN

ZONING R-C2
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