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PROPOSED

VERA I RESIDENTIAL, SPYHILL

403 SPYHILL ROAD N.W. CALGARY, AB

LOTS 6; BLOCK 7; PLAN 1943GV

ISSUED FOR DEVELOPMENT PERMIT

DRAWING INDEX

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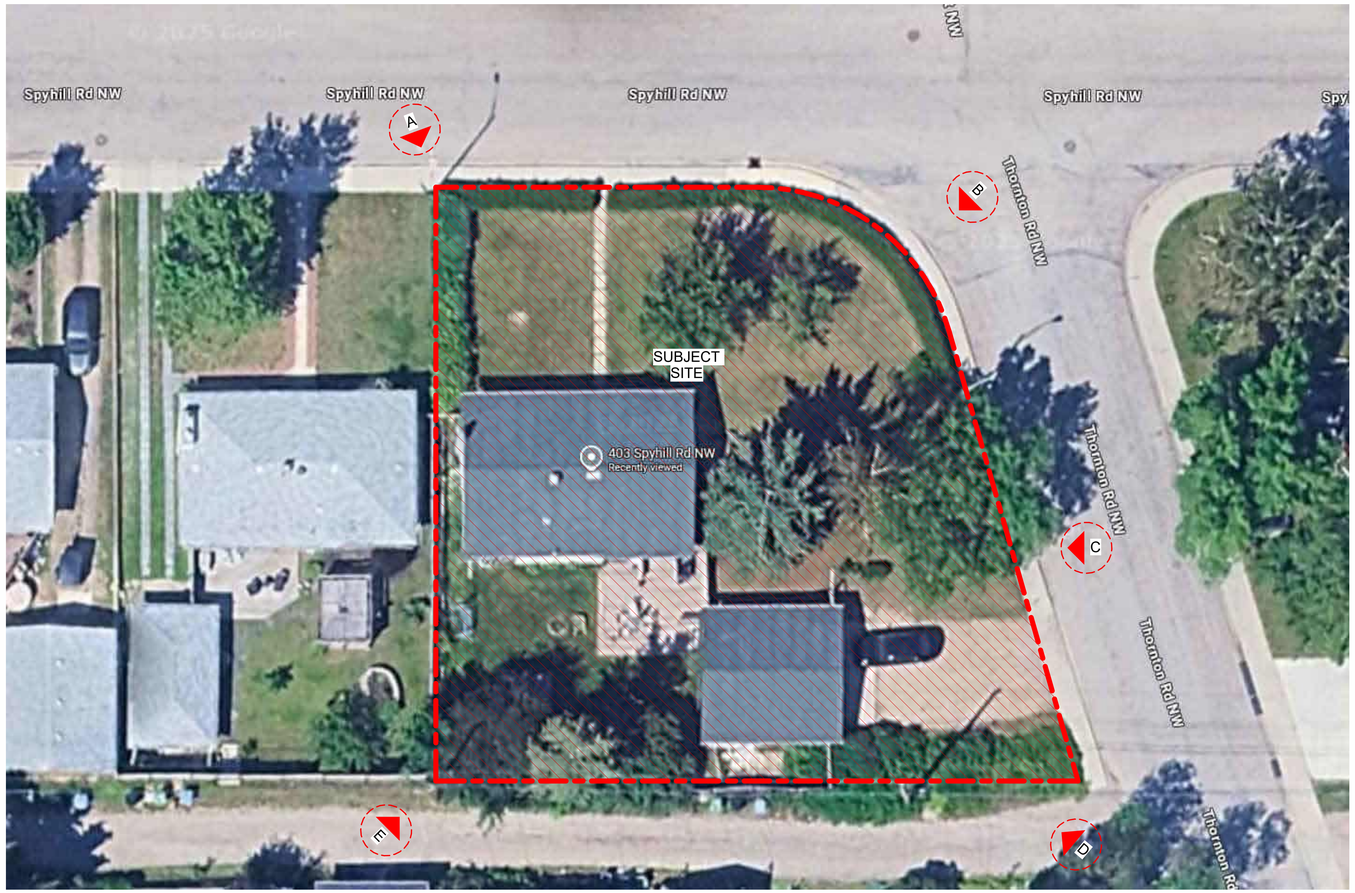
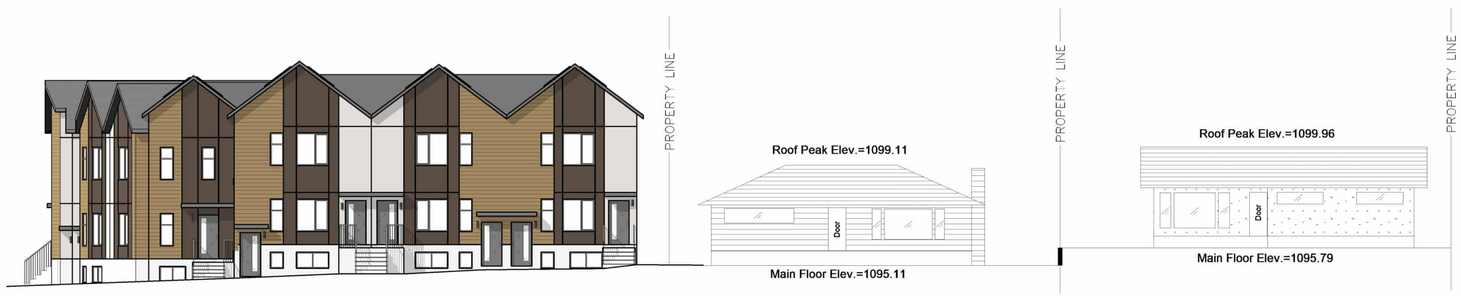


N

1 **KEY PLAN**
1 : 4



2 **STREETSCAPE ELEVATION** (SPYHILL ROAD N.W.)
1 : 125











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Key Plan:

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Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
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NOT FOR CONSTRUCTION

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6 Issued for DP	24 Oct 2025
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Drawing Title:
KEY PLAN

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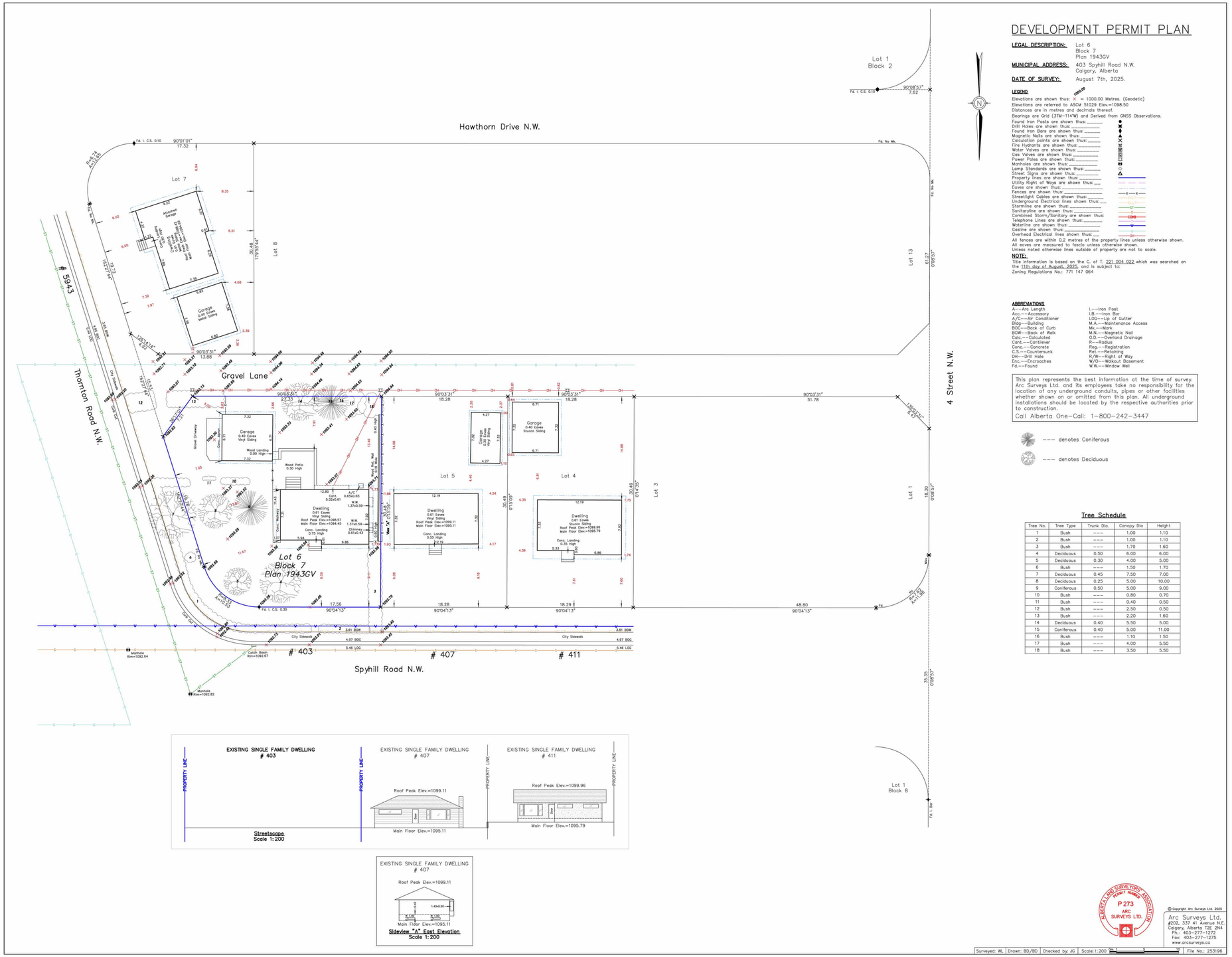

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 6
Block 7
Plan 1943GV

MUNICIPAL ADDRESS: 403 Spyhill Road N.W.
Calgary, Alberta

DATE OF SURVEY: August 7th, 2025.

LEGEND 1000.00

Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 51029 Elev.=1098.50
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114W) and Derived from GNSS Observations.

Found Iron Posts are shown thus:
Drill Holes are shown thus:
Found Iron Bars are shown thus:
Magnetic Nails are shown thus:
Calculation points are shown thus:
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Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 221 004 022 which was searched on the 11th day of August, 2025, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A.—Arc Length	I.—Iron Post
Acc.—Accessory	I.B.—Iron Bar
A/C—Air Conditioner	LOG—Lip of Gutter
Bldg.—Building	M.A.—Maintenance Access
BOC—Back of Curb	Mk.—Mark
BOW—Back of Walk	M.N.—Magnetic Nail
Calc.—Calculated	O.D.—Overland Drainage
Cant.—Cantilever	R.—Radius
Conc.—Concrete	Reg.—Registration
C.S.—Countersunk	Ret.—Retaining
DH—Drill Hole	R/W—Right of Way
Enc.—Encroaches	W/O—Walkout Basement
Fd.—Found	W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	----	1.00	1.10
2	Bush	----	1.00	1.10
3	Bush	----	1.70	1.60
4	Deciduous	0.50	6.00	6.00
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13	Bush	----	2.20	1.60
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15	Coniferous	0.40	5.00	11.00
16	Bush	----	1.10	1.50
17	Bush	----	4.00	5.50
18	Bush	----	3.50	5.50

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT HOLDER
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ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

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SURVEY PLAN

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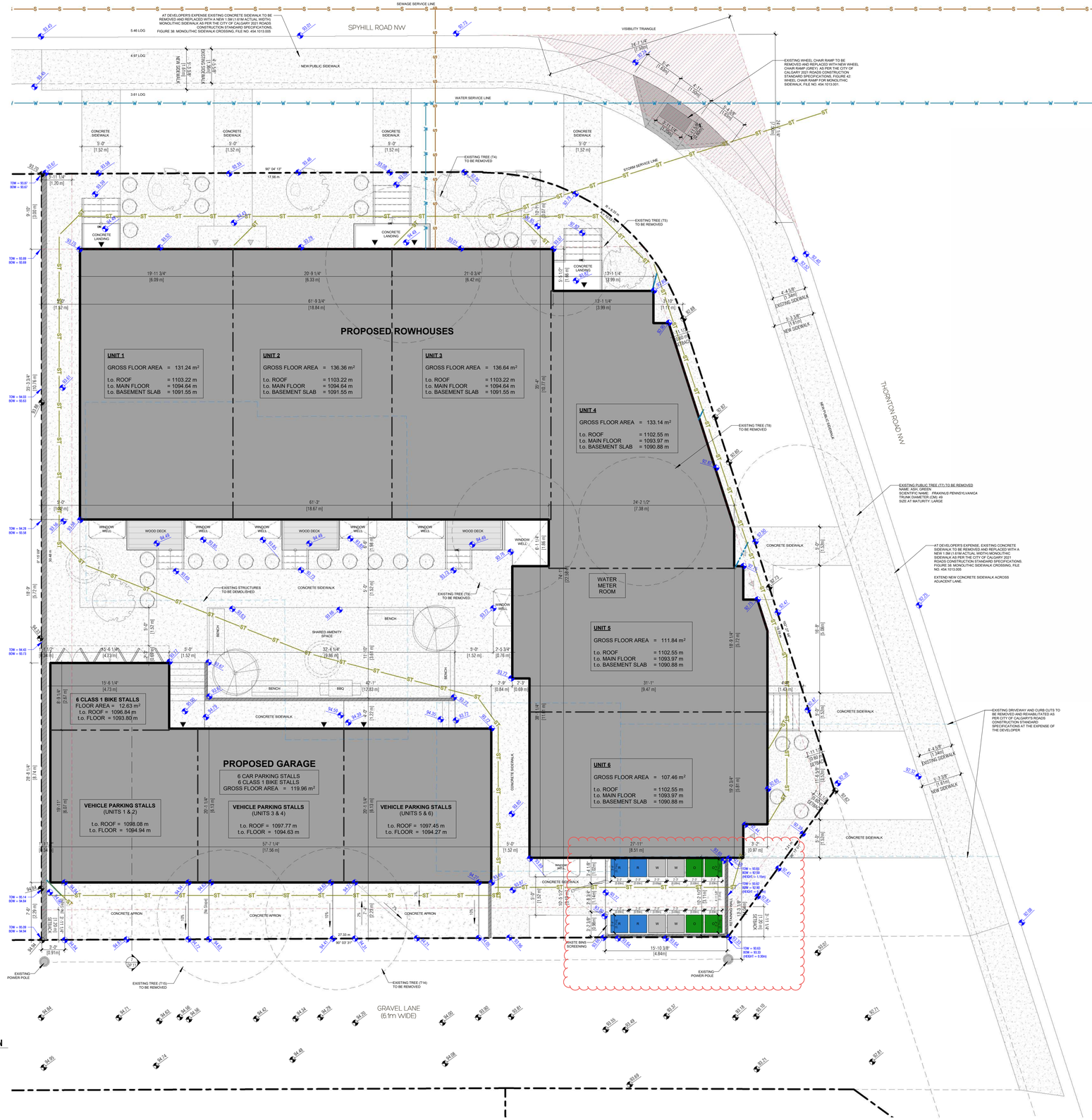

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Legal Address:
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SITE PLAN

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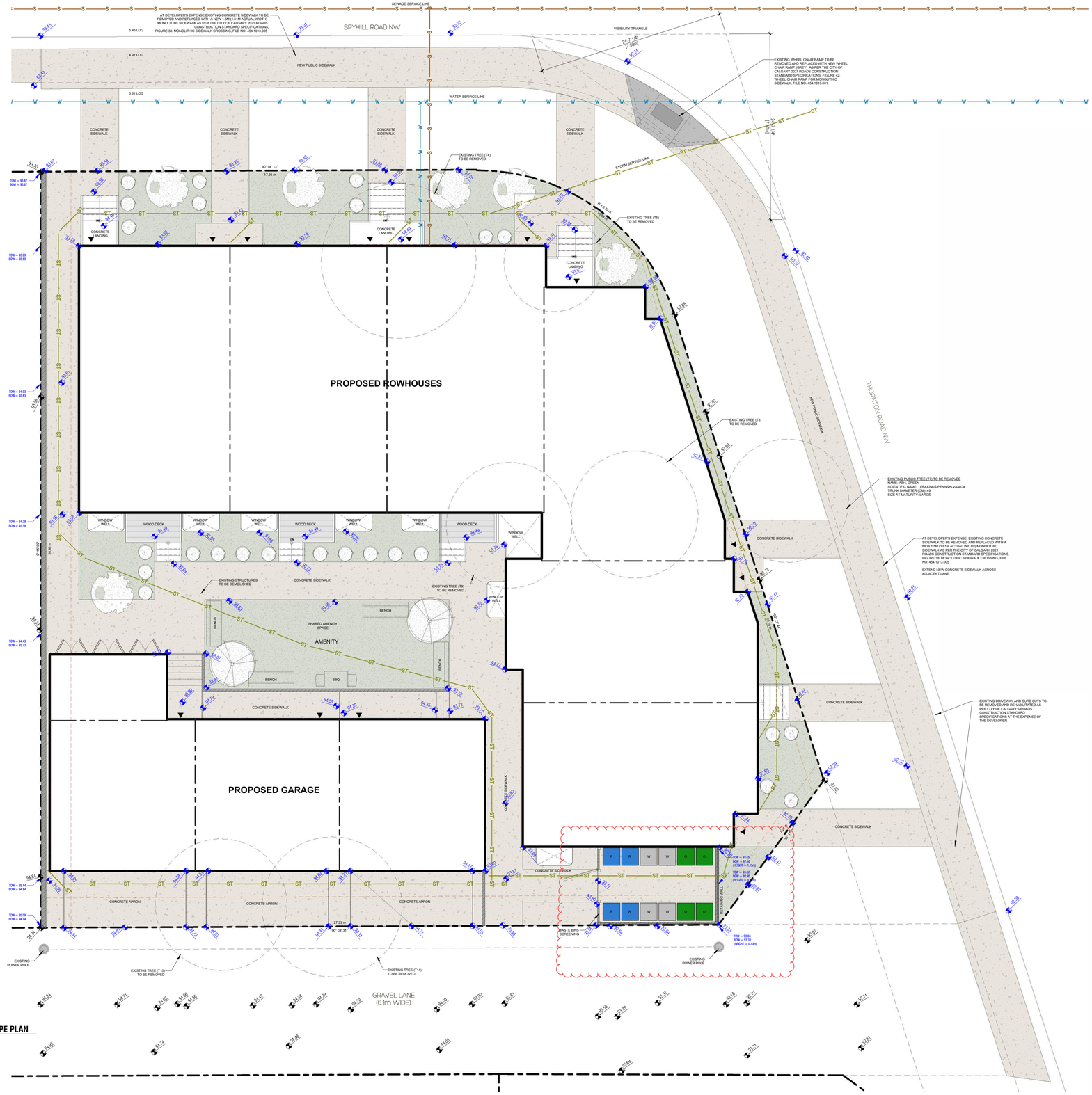

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1 **LANDSCAPE PLAN**
1 : 75

LANDSCAPE PLAN LEGEND:

- PROPOSED BUILDING
- SOD (SOFTSCAPE)
- MULCH (SOFTSCAPE)
- CONCRETE (HARDSCAPE)
- WASHED ROCK (HARDSCAPE)
- ▲ PROPOSED ENTRY

LANDSCAPING STAT:

PARCEL AREA:	846.16 m²
BUILDING FOOTPRINT:	377.54 m²
GARAGE FOOTPRINT:	119.96 m²
GARAGE APRON:	33.22 m²
WASTE/RECYCLING PAD:	15.42 m²
LANDSCAPING AREA:	262.02 m²

HARD LANDSCAPE
CONCRETE SIDEWALK: 141.61 m²

SOFT LANDSCAPE
SOD: 120.41 m²

COVERAGE: 45.95 %

NOTES:

1. ALL SOFT LANDSCAPED AREA TO BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
2. ALL PLANT MATERIALS MUST BE OF A SPECIES CAPABLE OF HEALTHY GROWTH IN CALGARY AND MUST CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
3. MIN. SOIL DEPTH REQUIRED FOR SOD = 300 mm
4. MIN. SOIL DEPTH REQUIRED FOR SHRUBS = 600 mm
5. MIN. SOIL DEPTH REQUIRED FOR TREES = 1,200 mm

PROPOSED PLANTING LEGEND:

TREES DECIDUOUS
REQUIRED: 1 per 110m² OF PARCEL = 5 TREES
PROVIDED: 8 TREES

CALLIPER: 60mm MINIMUM

PROPOSED TREE PLANTING
NAME: COLORADO SPRUCE *(Picea pungens)*
QTY: 6
HEIGHT: 2.0m minimum
TYPE: CONIFEROUS

NAME: AMERICAN MOUNTAIN ASH *(Sorbus Americana)*
QTY: 2
CALLIPER: 0.06m minimum
TYPE: DECIDUOUS

SHRUBS
REQUIRED: 3 per 110m² OF PARCEL = 20 SHRUBS
PROVIDED: 25
HEIGHT: 0.6m MINIMUM @ PLANTING

PROPOSED SHRUBS
NAME: MUGO PINE *(Pinus mugo)*
QTY: 25
SIZE: Min. Height or Spread of 0.60m at time of planting

PROPOSED SOD
NAME: KENTUCK BLUEGRASS *(Poa pratensis)*

TREE TABLE

#	Variety	Species	Caliper	Canopy	Height	Owner	Status
T4	Deciduous		0.50	6.00	6.00	Private	Removed
T5	Deciduous		0.30	4.00	5.00	Private	Removed
T7	Deciduous	Ash, Green	0.45	7.50	7.00	Public	Removed
T8	Deciduous		0.25	5.00	10.00	Private	Removed
T9	Coniferous		0.50	5.00	9.00	Private	Removed
T14	Deciduous		0.40	5.50	5.00	Private	Removed
T15	Deciduous		0.40	5.00	11.00	Private	Removed

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587.582.6630 tenitayo@gnbarch.com

Key Plan:

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SITE PLAN

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1 **NORTH ELEVATION**
1 : 75



2 **WEST ELEVATION**
1 : 75

LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	75.71 m²
UNPROTECTED OPENING:	1.86 m²
% OPENINGS ALLOWED:	8.00 %
% OPENINGS PROVIDED:	2.46 %

LIMITING DISTANCE:	1.50 m
EXPOSING BLDG FACE:	33.64 m²
UNPROTECTED OPENING:	2.41 m²
% OPENINGS ALLOWED:	9.00 %
% OPENINGS PROVIDED:	7.16 %



3 **SOUTH ELEVATION**
1 : 75

LIMITING DISTANCE:	6.00 m
EXPOSING BLDG FACE:	50.00 m²
UNPROTECTED OPENING:	2.32 m²
% OPENINGS ALLOWED:	57.00 %
% OPENINGS PROVIDED:	4.64 %



4 **EAST ELEVATION**
1 : 75



MATERIAL LEGEND:

AS-1	ROOFING	SC-1	WALL CLADDING 2	TR-1	TRIM
	MAT'L 30-YR ASPHALT SHINGLES		MAT'L STUCCO CLADDING		MAT'L SMART TRIM
	MFR IKO - DYNASTY		MFR STUCCO		MFR LP SMARTSIDE
	COLOR GRANITE BLACK		COLOR WHEAT		COLOR GREY
MP-1	WALL CLADDING 1	SC-2	WALL CLADDING 3		
	MAT'L METAL SIDING (VERTICAL)		MAT'L STUCCO CLADDING		
	MFR LONGBOARD		MFR STUCCO		
	COLOR LIGHT FIR		COLOR BROWN		
FR-1	RAILINGS / RAINWARE	CP-1	CONCRETE PARGING		
	MAT'L ALUMINUM / METAL		MAT'L PARGING		
	MFR MITTEN		COLOR GREY		
	COLOR IRON ORE				

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Drawing Title:
BUILDING ELEVATIONS & SECTIONS

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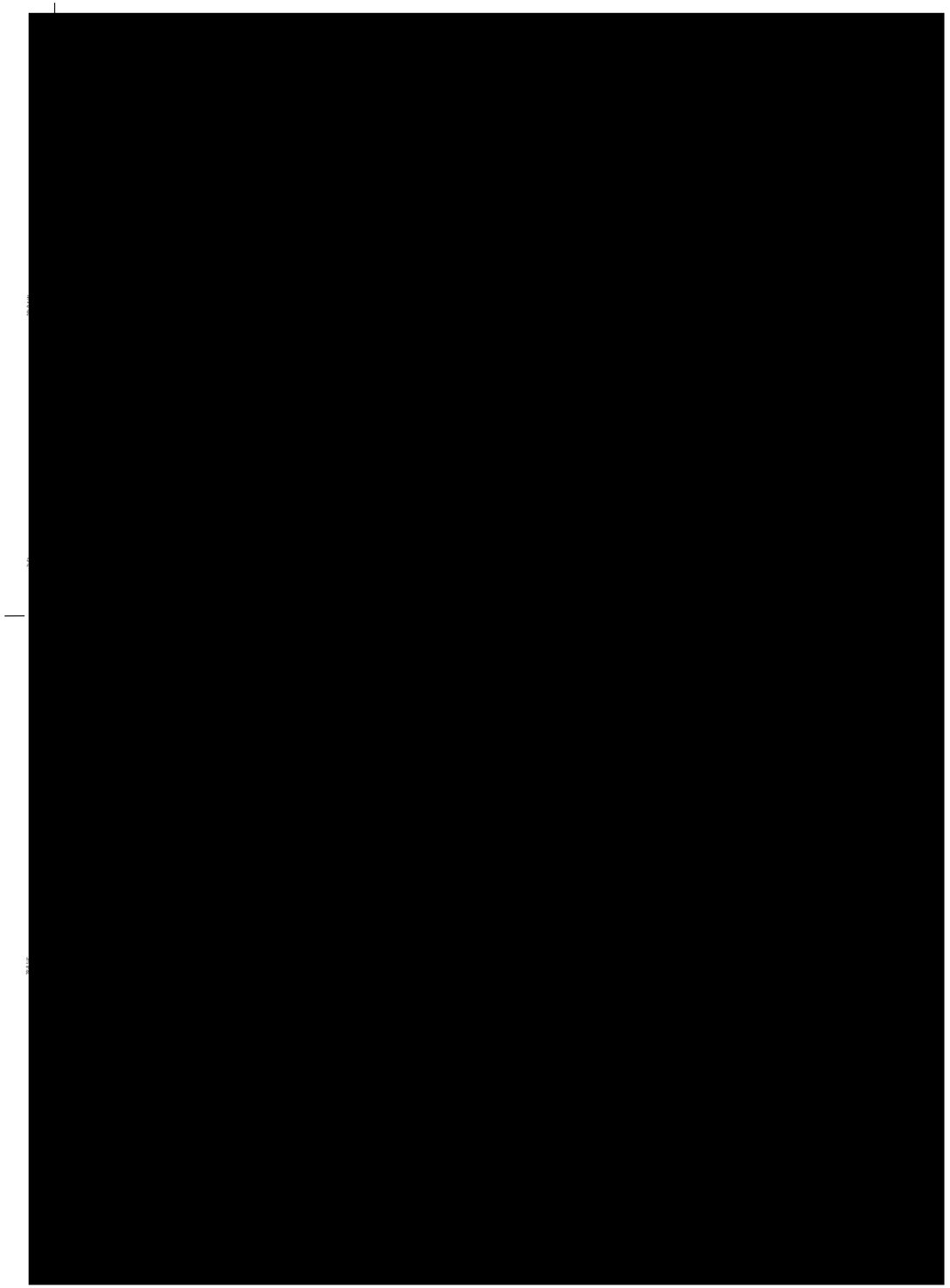
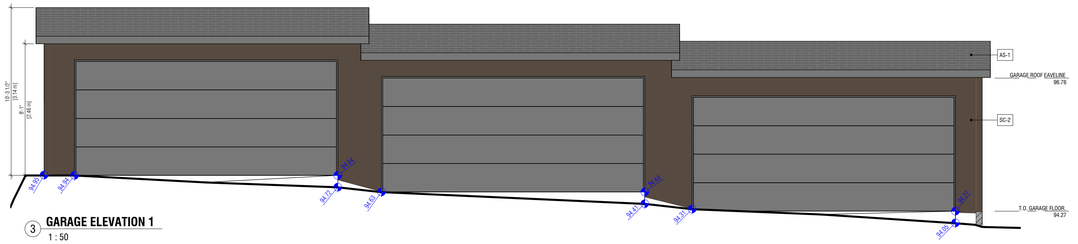
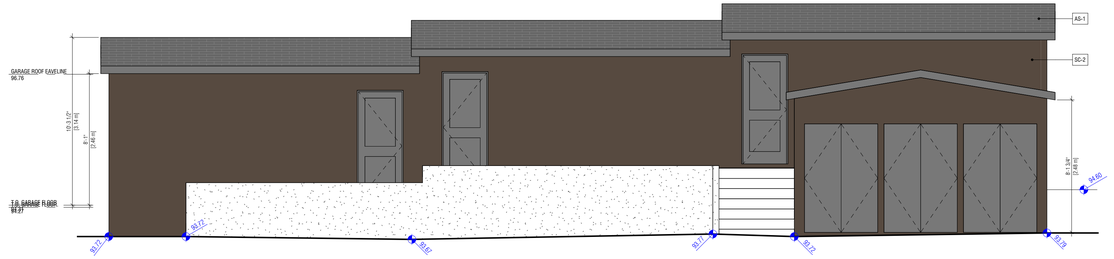
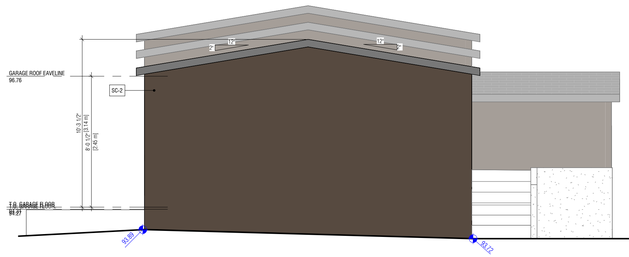




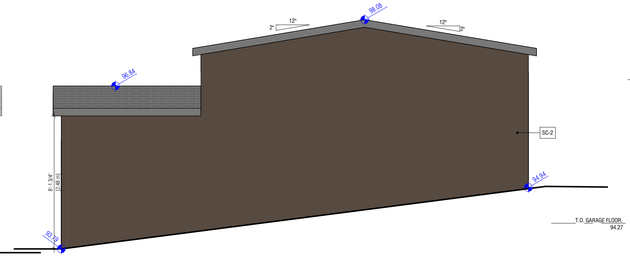
3 GARAGE ELEVATION 1
1 : 50



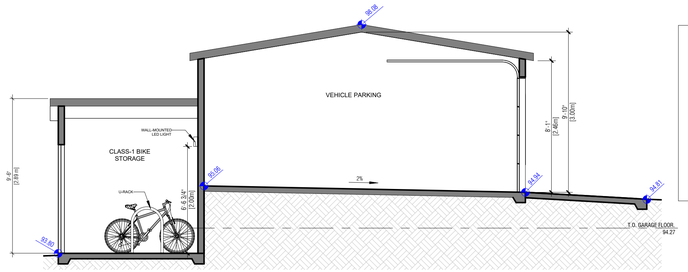
4 GARAGE ELEVATION 2
1 : 50



5 GARAGE ELEVATION 3
1 : 50



6 GARAGE ELEVATION 4
1 : 50



7 GARAGE SECTION
1 : 50

MATERIAL LEGEND:

AS-1	ROOFING MAT'L: 30-YR ASPHALT SHINGLES MFR: IKO - DYNASTY COLOR: GRANITE BLACK	SC-1	WALL CLADDING 2 MAT'L: STUCCO CLADDING MFR: STUCCO COLOR: WHEAT
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FR-1	RAILINGS / RAINWARE MAT'L: ALUMINUM / METAL MFR: MITTEN COLOR: IRON ORE	CP-1	CONCRETE PARGING MAT'L: PARGING COLOR: GREY
TR-1	TRIM MAT'L: SMART TRIM MFR: LP SMARTSIDE COLOR: GREY		

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Key Plan

Seal

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Drawing Title
GARAGE

Scale
As Indicated

Date
16 April 2026

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DP.11

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DEVELOPMENT PERMIT PLAN

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8	Deciduous	0.25	5.00	10.00
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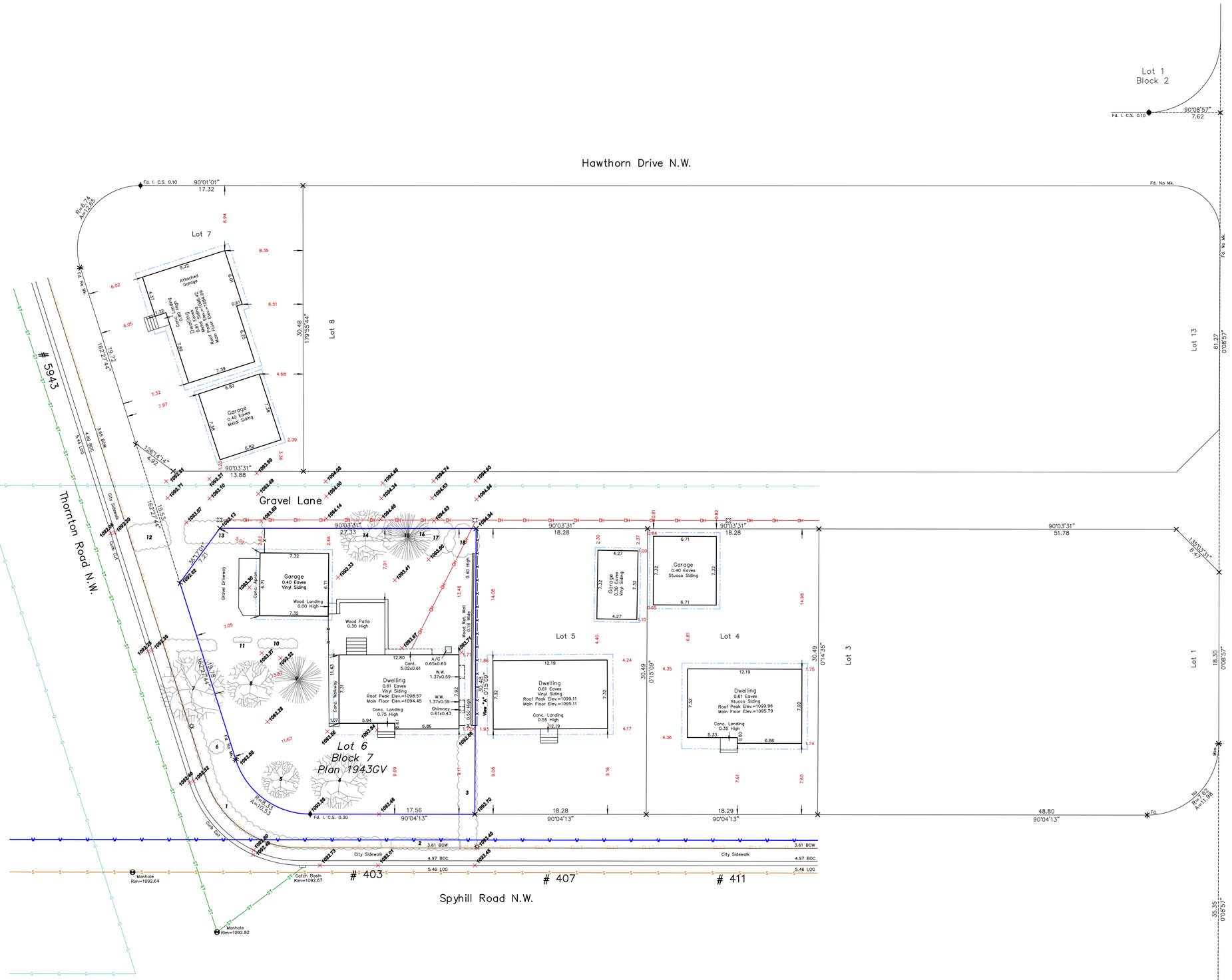
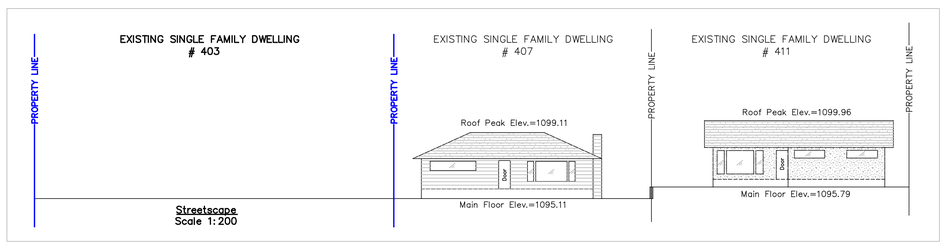
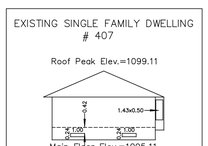
10	Bush	---	0.80	0.70
11	Bush	---	0.40	0.50
12	Bush	---	2.50	0.50
13	Bush	---	2.20	1.60
14	Deciduous	0.40	5.50	5.00
15	Coniferous	0.40	5.00	11.00
16	Bush	---	1.10	1.50
17	Bush	---	4.00	5.50
18	Bush	---	3.50	5.50





Streetscape
Scale 1:200



Sideview "A" East Elevation
Scale 1:200

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272
Fax: 403–277–1275
www.arcsurveys.ca

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