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PROPOSED

VERA I RESIDENTIAL, SPYHILL

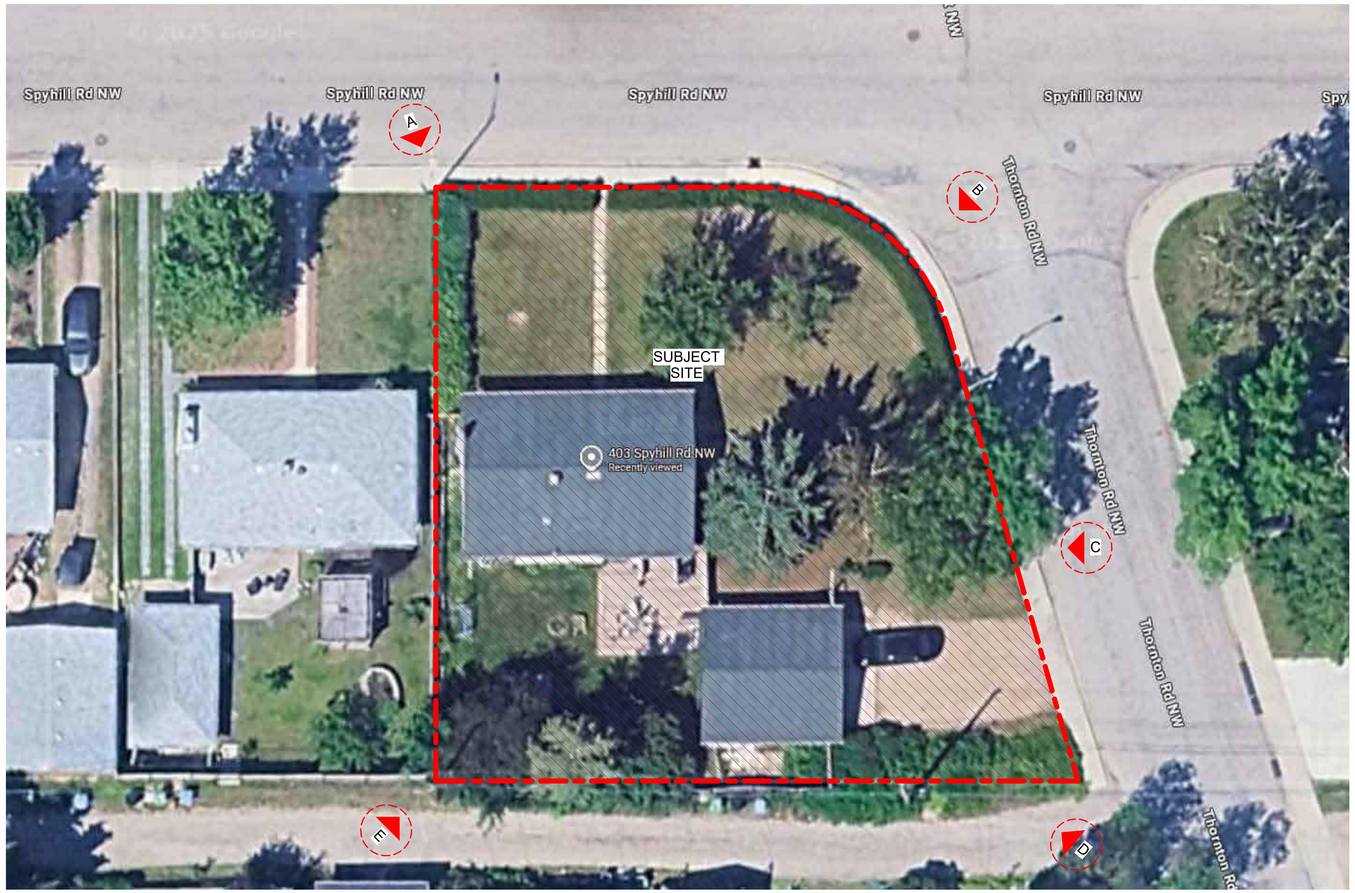
403 SPYHILL ROAD N.W. CALGARY, AB

LOTS 6; BLOCK 7; PLAN 1943GV

ISSUED FOR DEVELOPMENT PERMIT

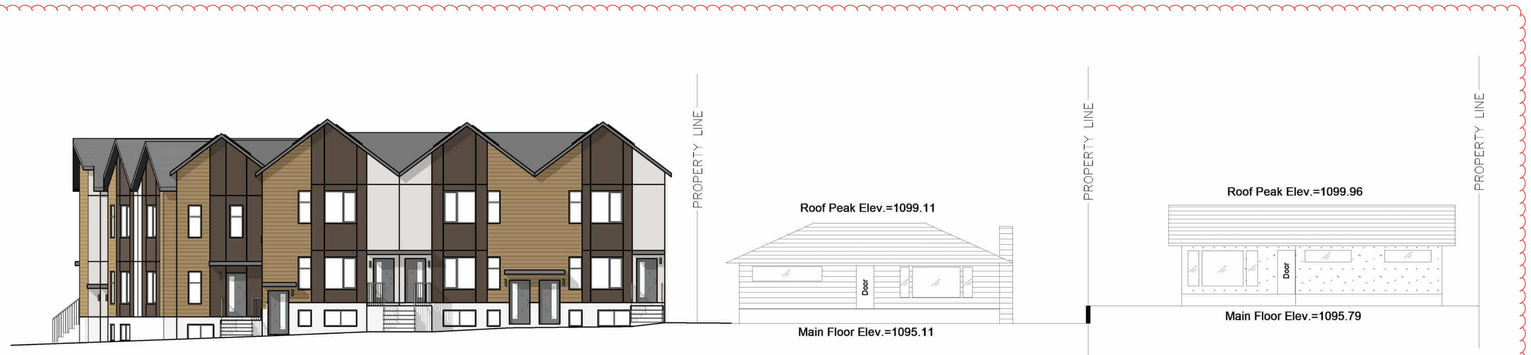
DRAWING INDEX

SHEET #	SHEET NAME
DP.01	Cover Sheet
DP.02	Review & Analysis
DP.03	Key Plan
DP.04	Survey Plan
DP.05	Site Plan
DP.06	Landscape Plan
DP.07	Floor Plans
DP.08	Floor Plans
DP.09	Elevations
DP.10	Sections
DP.11	Garage
DP.12	Shadow Study
DP.13	Shadow Study



N

1 **KEY PLAN**
1 : 4



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











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#200, 1212 1st Street S.E. Calgary, AB T2G 2H8
5875826630 temitayo@grnbarch.com

Key Plan:

Seal:

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Project Title:
Vera I Residential - Spyhill

Legal Address:
Lot 6
Block 7
Plan 1943 GV

Municipal Address:
403 Spyhill Road N.W. Calgary, AB

NOT FOR CONSTRUCTION

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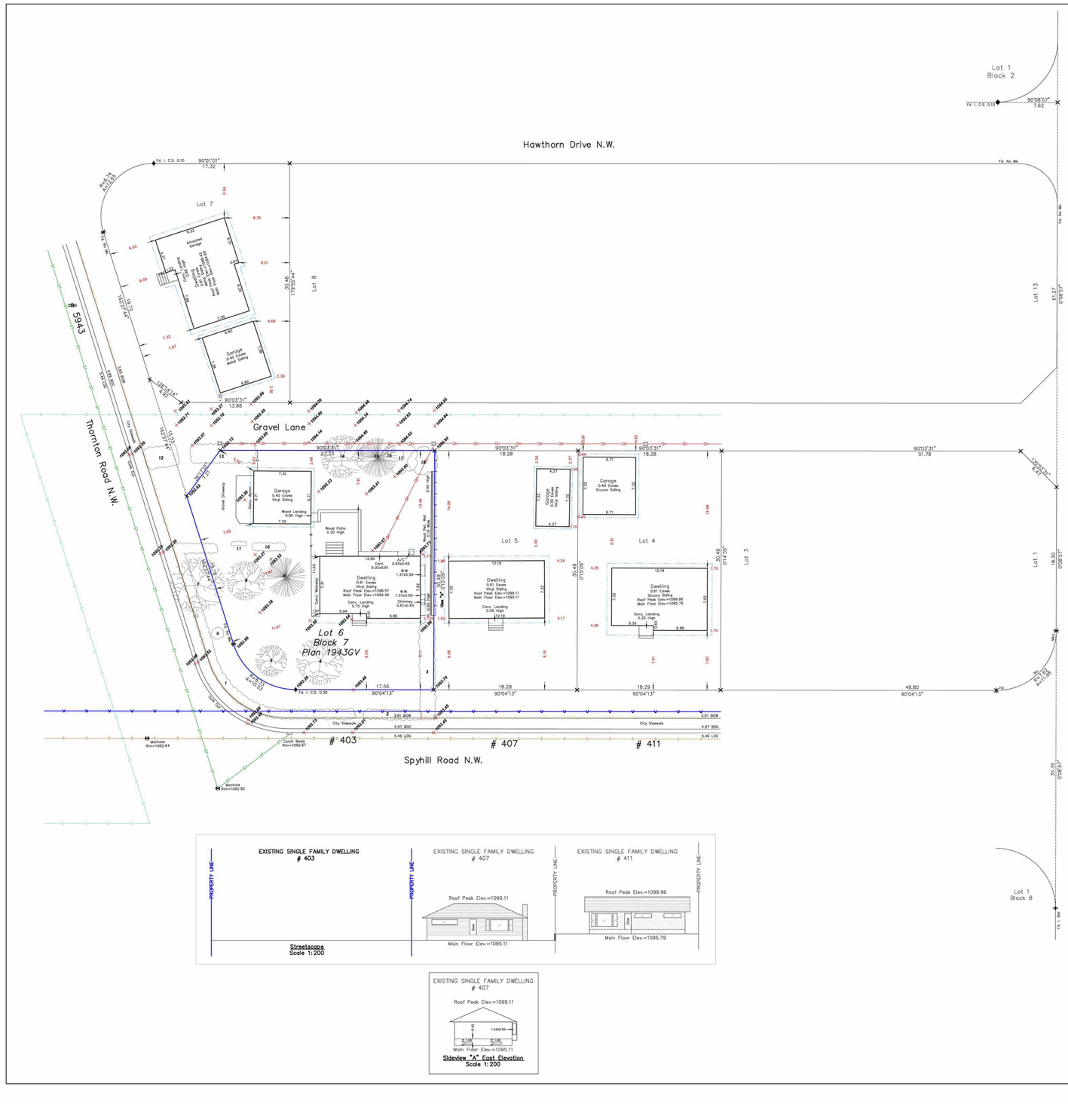
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KEY PLAN

Scale: As indicated	Sheet No. **DP.03**
Date: 18 March 2026	
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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

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: _____
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All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
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
5	Deciduous	0.30	4.00	5.00
6	Bush	---	1.50	1.70
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9	Coniferous	0.50	5.00	9.00
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

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT HOLDER
P 273
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

Surveyed: WL | Drawn: BD/BD | Checked by: JG | Scale: 1:200 | File No.: 253196

Key Plan:

Seal:

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Project Title:
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Legal Address:
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Block 7
Plan 1943 GV

Municipal Address:
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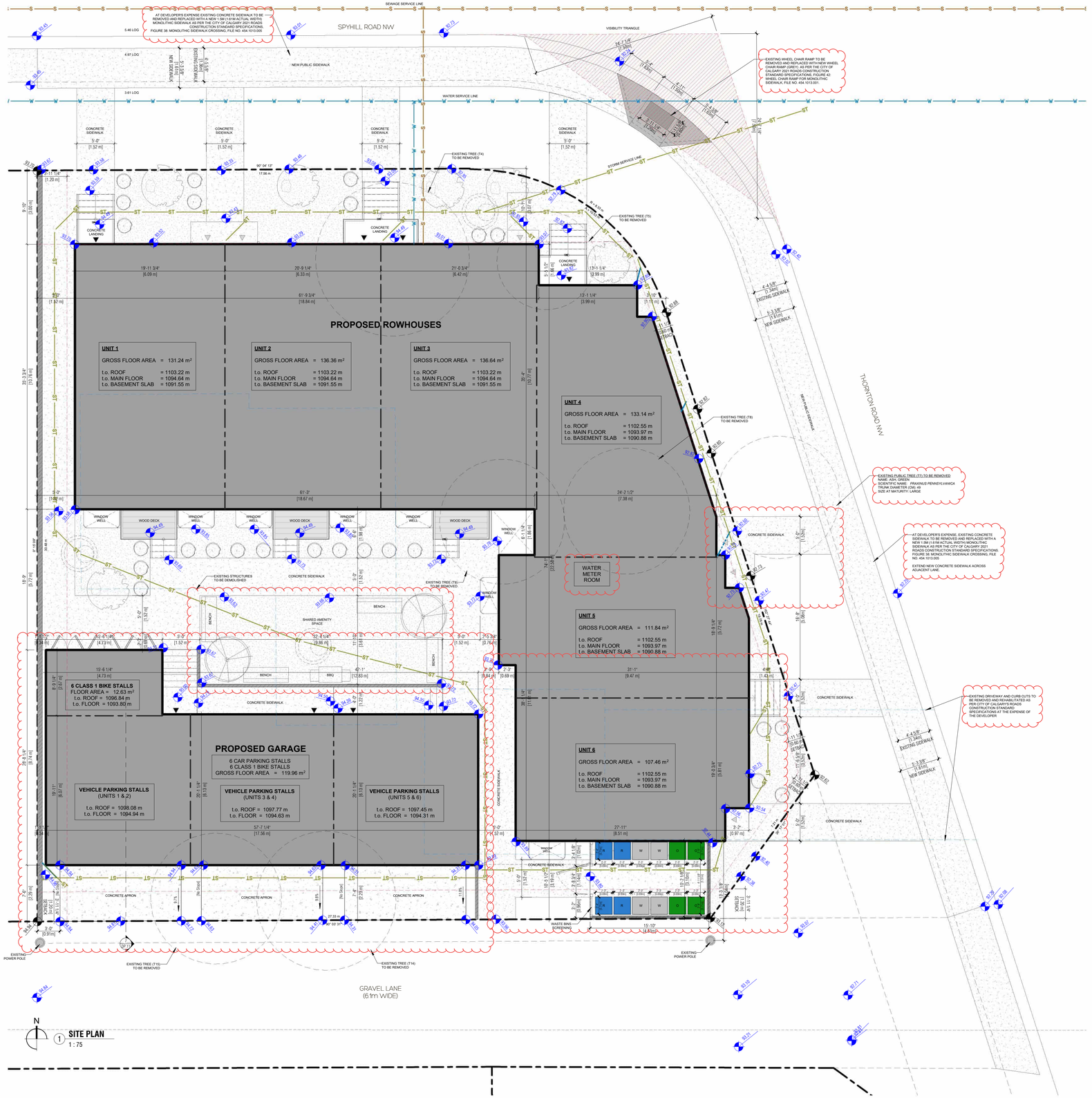
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Drawing Title:
SURVEY PLAN

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Project Title:
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Legal Address:
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Block 7
Plan 1913 GV

Municipal Address:
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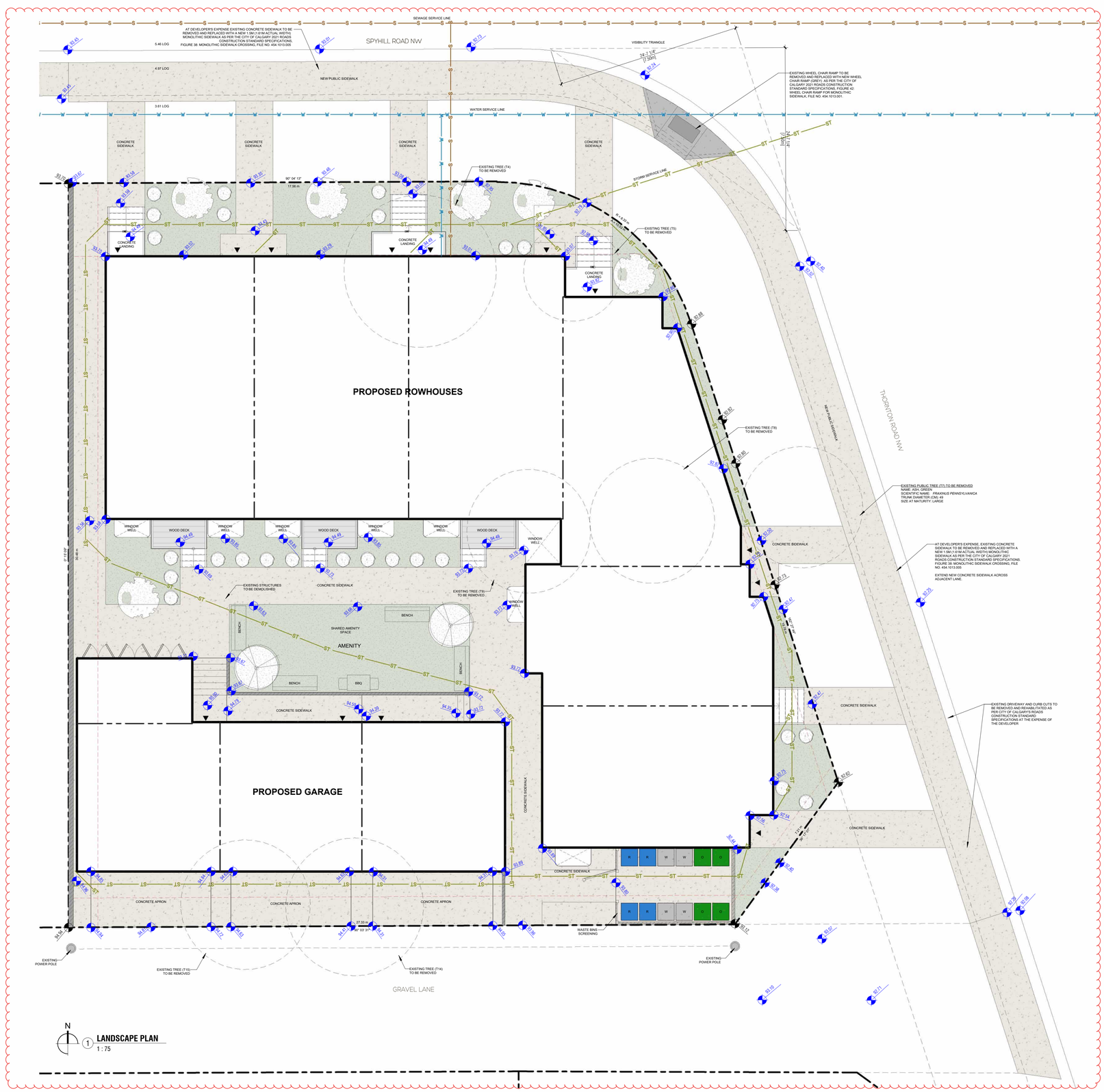
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SITE PLAN

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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:

Seal:

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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
MAT'L 30-YR ASPHALT SHINGLES
MFR IKO - DYNASTY
COLOR GRANITE BLACK

MP-1 WALL CLADDING 1
MAT'L METAL SIDING (VERTICAL)
MFR LONGBOARD
COLOR LIGHT FIR

FR-1 RAILINGS / RAINWARE
MAT'L ALUMINUM / METAL
MFR MITTEN
COLOR IRON ORE

SC-1 WALL CLADDING 2
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR WHEAT

SC-2 WALL CLADDING 3
MAT'L STUCCO CLADDING
MFR STUCCO
COLOR BROWN

CP-1 CONCRETE PARGING
MAT'L PARGING
COLOR GREY

TR-1 TRIM
MAT'L SMART TRIM
MFR LP SMARTSIDE
COLOR GREY

GreenBirch ARCHITECTURE INC.
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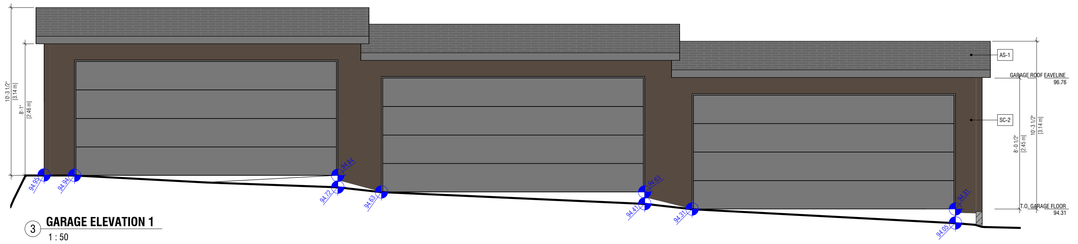
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Drawing Title:
BUILDING ELEVATIONS & SECTIONS

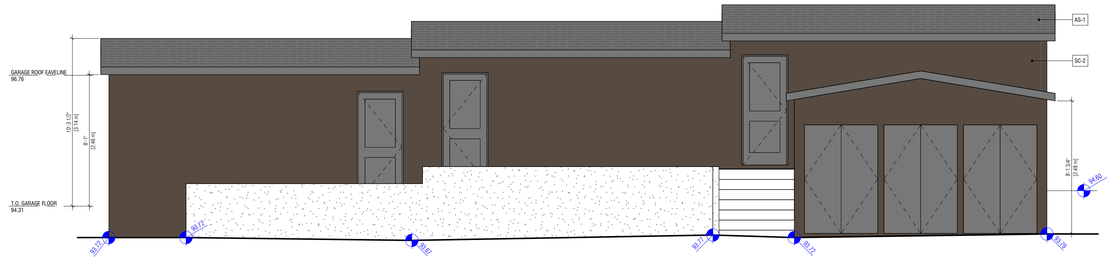
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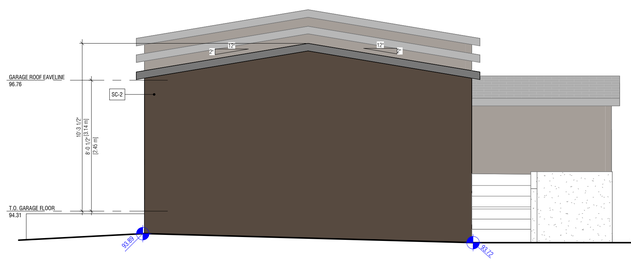
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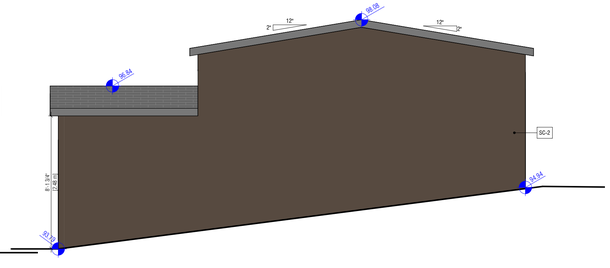
3 **GARAGE ELEVATION 1**
1 : 50



4 **GARAGE ELEVATION 2**
1 : 50



5 **GARAGE ELEVATION 3**
1 : 50



6 **GARAGE ELEVATION 4**
1 : 50

MATERIAL LEGEND:

AS-1 ROOFING
MAT'L 30-YR ASPHALT SHINGLES
MFR IKO - DYNASTY
COLOR GRANITE BLACK

MP-1 WALL CLADDING 1
MAT'L METAL SIDING (VERTICAL)
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MAT'L STUCCO CLADDING
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COLOR BROWN

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MAT'L PARGING
COLOR GREY

TR-1 TRIM
MAT'L SMART TRIM
MFR LP SMARTSIDE
COLOR GREY

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Drawing Title:
GARAGE

Scale: As Indicated
Date: 18 March 2026
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DEVELOPMENT PERMIT PLAN

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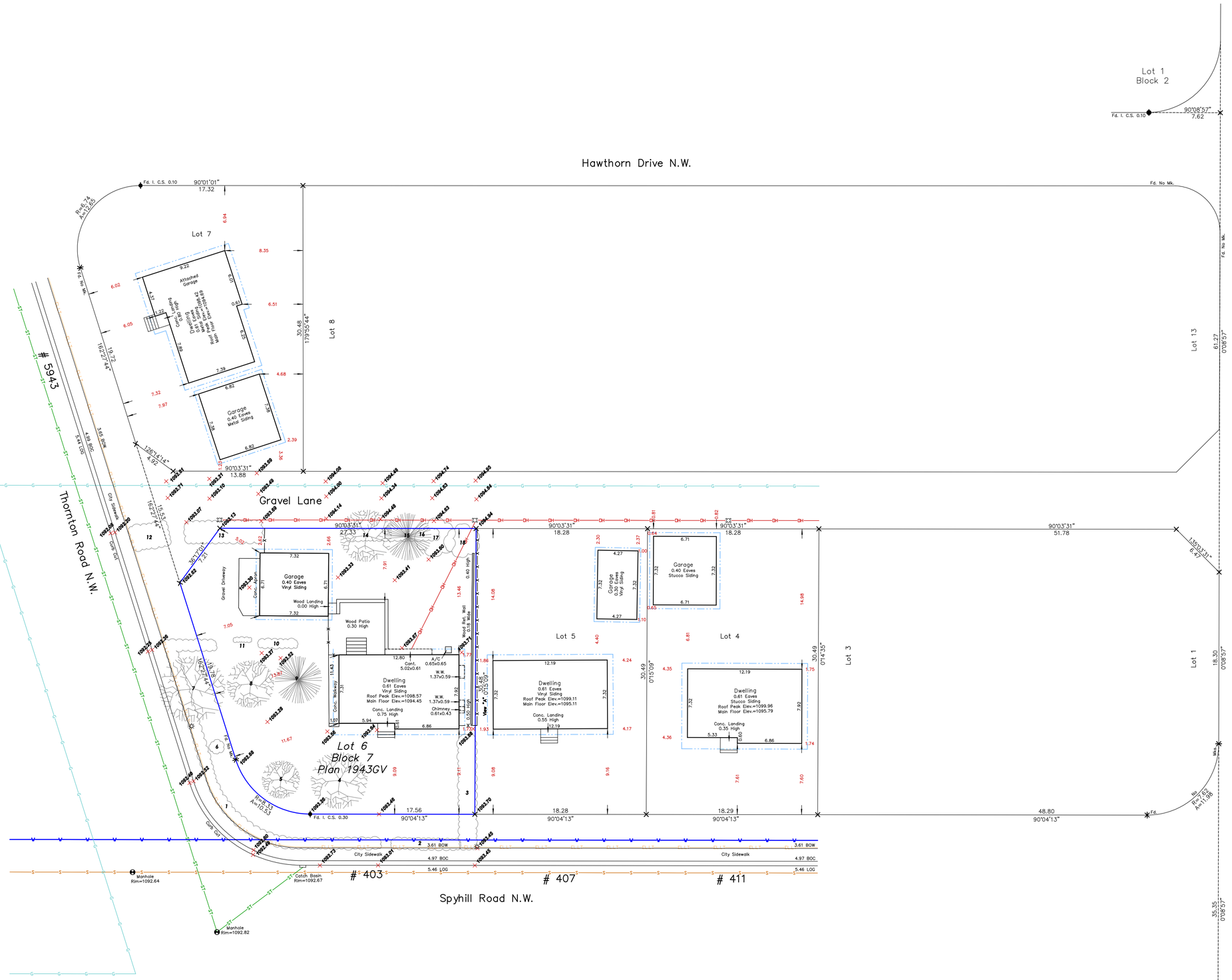
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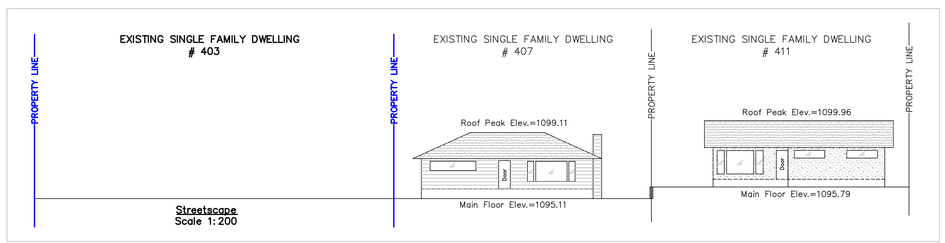
--- denotes Coniferous

--- denotes Deciduous

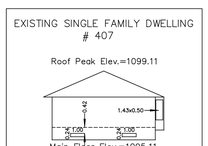
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4	Deciduous	0.50	6.00	6.00
5	Deciduous	0.30	4.00	5.00
6	Bush	---	1.50	1.70
7	Deciduous	0.45	7.50	7.00
8	Deciduous	0.25	5.00	10.00
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10	Bush	---	0.80	0.70
11	Bush	---	0.40	0.50
12	Bush	---	2.50	0.50
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

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Surveyed: WL | Drawn: BD/BD | Checked by: JG | Scale: 1:200 | File No.: 253196