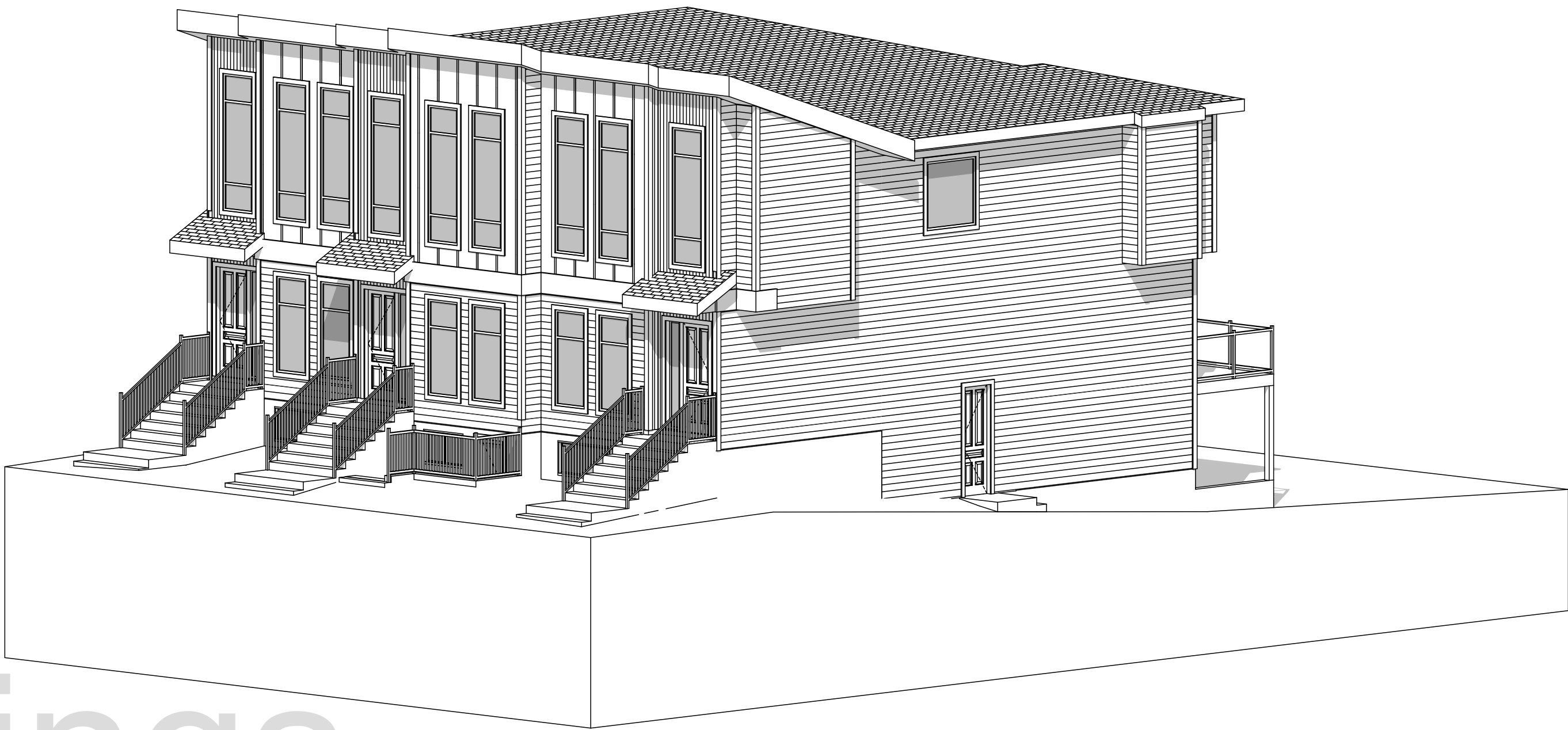
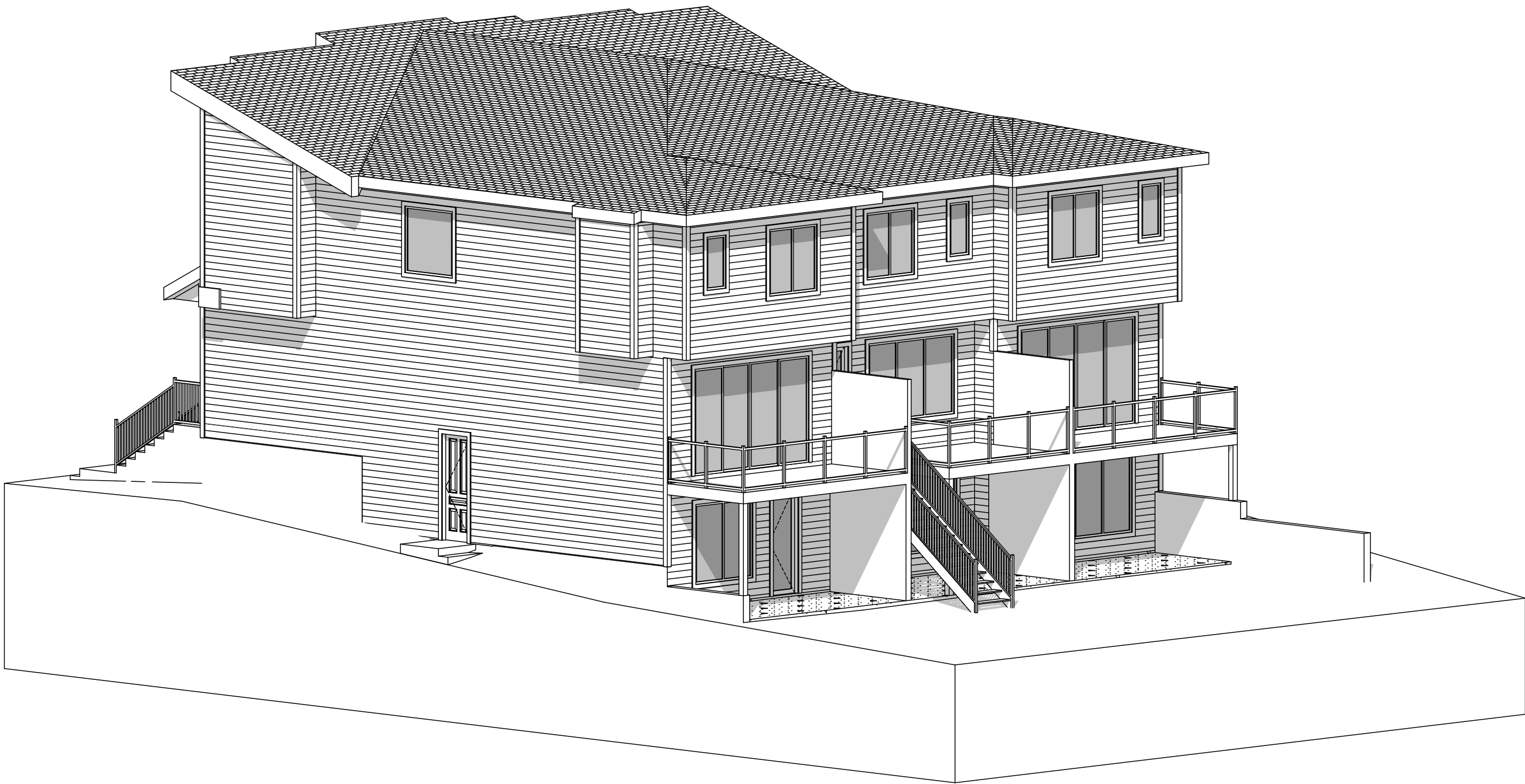
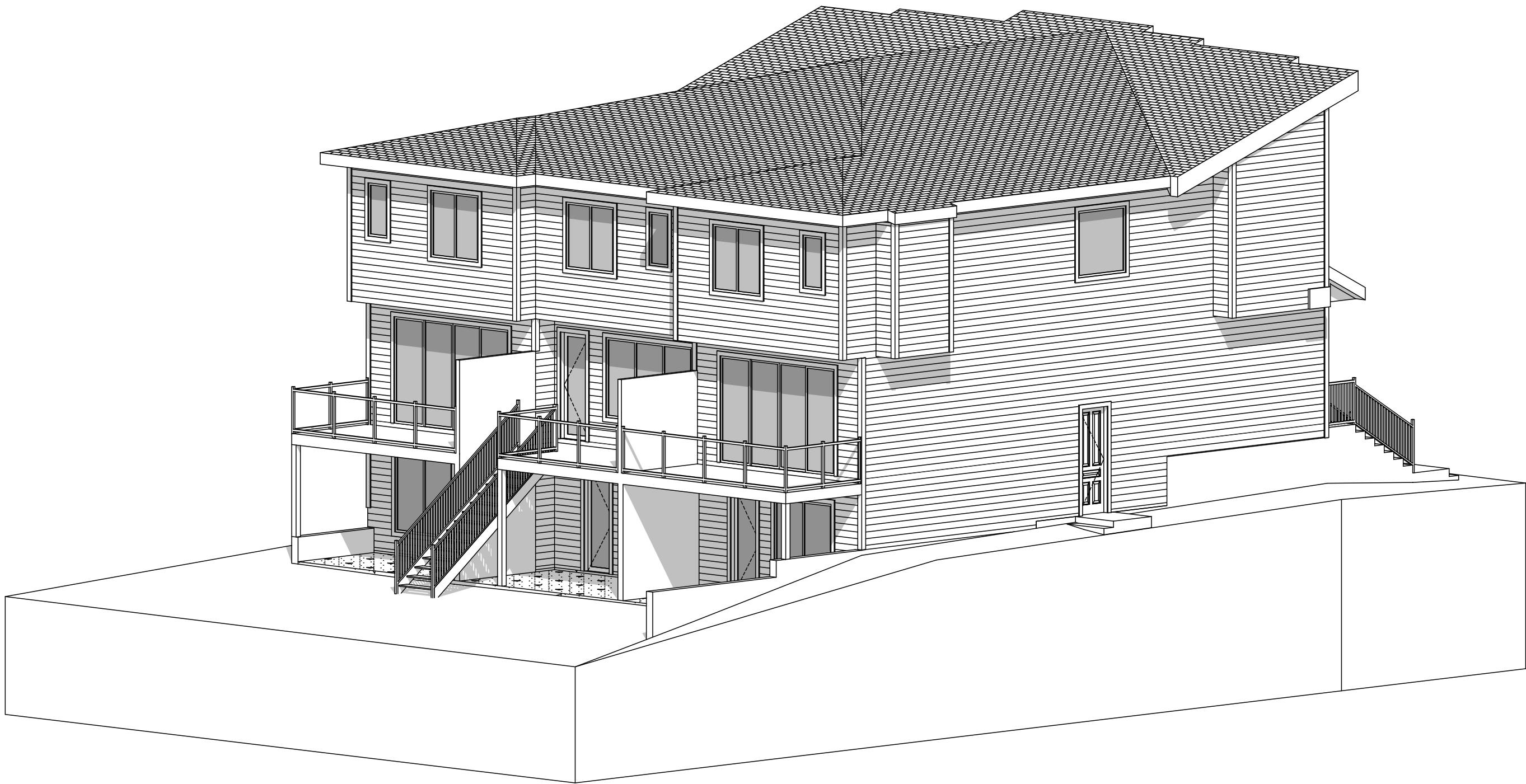


**Proposed 3-Plex
@
488 Northmount Drive NW
Calgary, AB**

DP/Architectural - 36"x24"	
Title Sheet	
A:1	Title Sheet
Site Plan	
A:2	DP Block Plan & Streetscape
A:3	Landscape Plan
Exterior 3D Model	
A:4	3D Elevations
Exterior Elevations	
A:5	Front Elevation
A:6	Rear Elevation
A:7	Left Elevation
A:8	Right Elevation
Floor Plans	
A:9	Basement Plan
A:10	1st Floor Plan
A:11	2nd Floor Plan
Building Sections	
A:12	Building Section A-A
A:13	Building Section B-B
A:14	Building Section C-C
A:15	Building Section D-D
A:16	Building Section E-E
A:17	Building Section F-F
A:18	Building Section G-G
A:19	Building Section H-H

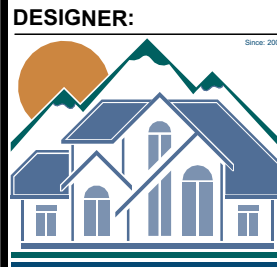


DP/Arch Approval Drawings
Not for Construction



DP/Arch Approval Drawings

Not for Construction



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DESIGNER:
TBD

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PROJECT INFO:
PROJECT ADDRESS:
488 Northmount Drive
NW
Calgary, AB
LEGAL DESCRIPTION:
Lot 21 Block 17 Plan 1277 GW
PROJECT FILE:
GDPP2023-309-001.pln
PROJECT TYPE:
Proposed 3-Plex

BUILDING INFO:
FLOOR PLAN AREAS:
1st FLOOR PLAN 2.584
2nd FLOOR PLAN 2.752
3.336 m²
GARAGE & BASEMENT AREAS:

DRAWING INFO:
DP & Arch Approval
Exterior 3D Model
1" ACTUAL
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL UNLABELLED SCALES.
DATE: 1/26/2024
SCALE: AS NOTED
SHEET SIZE: 36"x24"
DRAWN BY: TDG
NOTE: ALL DIMENSIONS ARE TO FINISHES UNLESS OTHERWISE INDICATED OTHERWISE.
ARCHITECTURAL PLANS
A:4

3D Elevations

NOTES:
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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 21 Block 17 Plan 1277GW
MUNICIPAL ADDRESS: 488 Northmount Drive N.W. Calgary, Alberta
DATE OF SURVEY: December 31st, 2025.

LEGEND:
Elevations are shown thus: _____ = 1000.00 Metres (Geodetic)
Elevations are referred to ASGM 35402 Elev.=1104.24
Distances are in metres and decimals thereof.
Bearings are GNS (GTM-1149) and Derived from GNS 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: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Mastheads are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetsight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormlines are shown thus: _____
Sanitarylines are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterlines are shown thus: _____
Gaslines are shown thus: _____
Overhead Electrical lines shown thus: _____
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:
This information is based on the C. of T. 131,261,492, which was searched on the 28th day of January, 2025, and is subject to:
No Pertinent Registration.

ABBREVIATIONS:
A---Arc Length
A/C---Air Conditioner
Bldg---Building
B/C---Back of Curb
B/W---Back of Walk
C/C---Calculated
Cont---Conteiner
C/C---Concrete
C/S---Countersunk
D/H---Drill Hole
Enc---Encroaches
F/L---Found
L---Iron Post
LB---Iron Bar
L/G---Lip of Gutter
M.A---Maintenance Access
M/L---Mark
M.N---Magnetic Nail
O.D---Overhead Drainage
R---Radius
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W/L---Window Well

This plan represents the best information at the time of survey. Any Surveyor 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

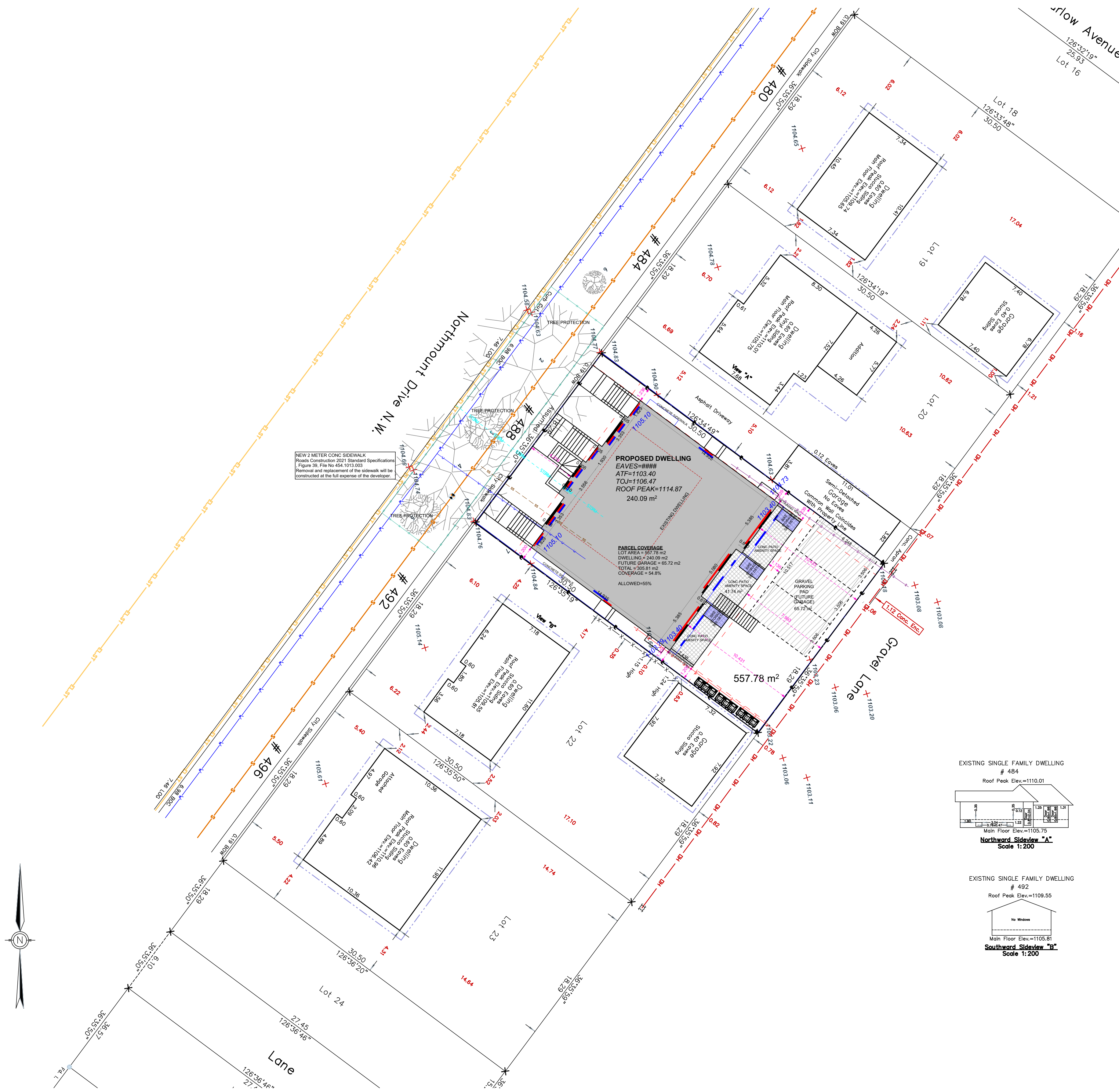
Tree Schedule				
Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Deciduous	0.40	5.00	4.00
2	Deciduous	0.60	12.00	10.00
3	Deciduous	0.80	3.50	2.00
4	Deciduous	0.35	10.00	8.50
5	Deciduous	0.50	1.10	1.10
6	Deciduous	0.80	2.00	1.40
7	Hedge	---	0.80	1.10

PROJECT INFO:
PROJECT ADDRESS: 488 Northmount Drive NW Calgary, AB
LEGAL DESCRIPTION: Lot 21 Block 17 Plan 1277 GW
PROJECT FILE: G092025-309-001.pln
PROJECT TYPE: Proposed 3-Plex

BUILDING INFO:
FLOOR PLAN AREAS:
1st FLOOR PLAN 2.584
2nd FLOOR PLAN 2.752
TOTAL AREA: 5.336 m²

DRAWING INFO:
DP & Arch Approval
DP Site Plans - 36x24

DATE: 2/20/2026
SCALE: AS NOTED
SHEET SIZE: 36"x24"
DRAWN BY: TDG
NOTE: ALL DIMENSIONS ARE TO FINISHES AND CONCRETE UNLESS INDICATED OTHERWISE.
ARCHITECTURAL PLANS
SHEET NUMBER C:1

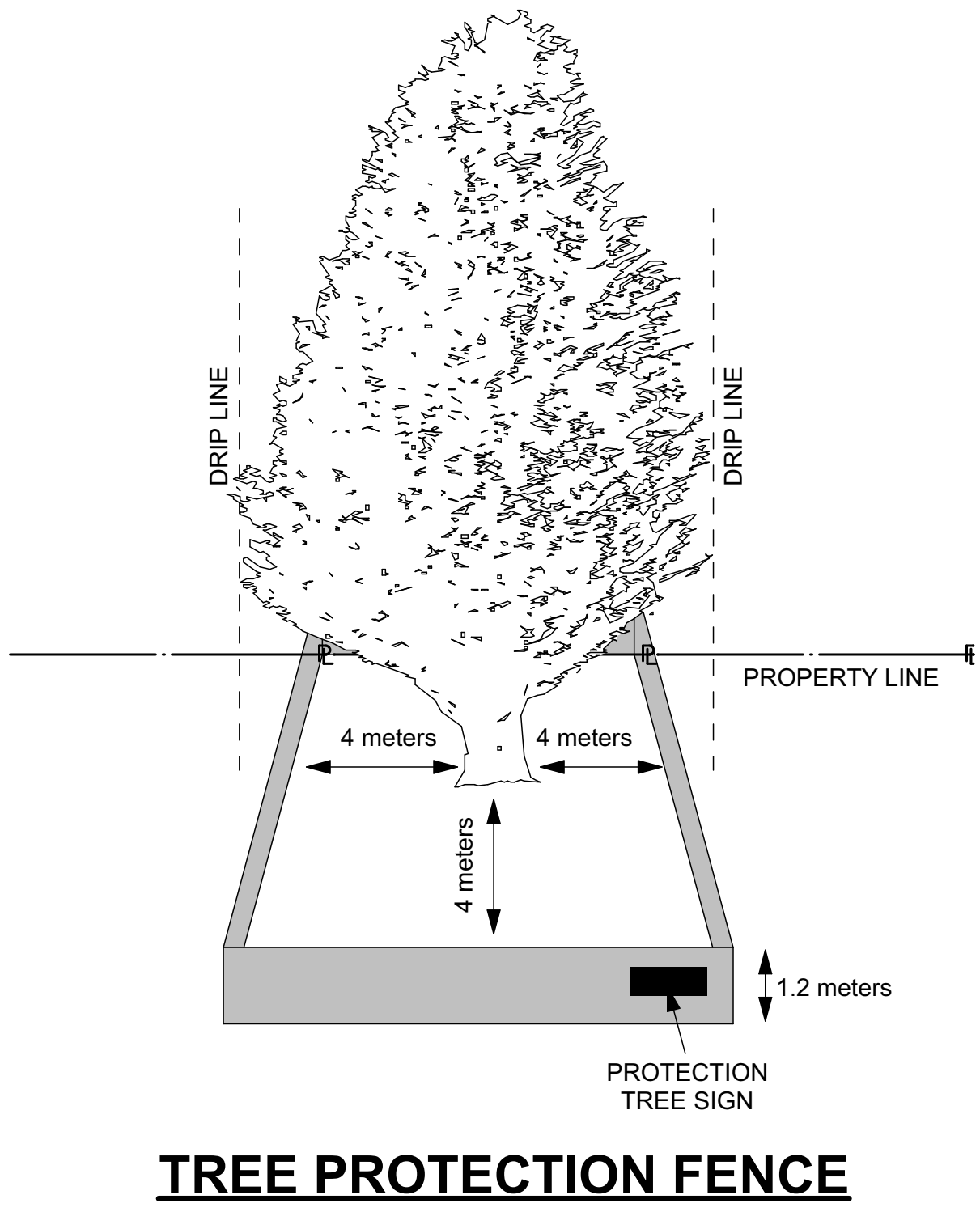


2D Plan - Block
SCALE: 1:200



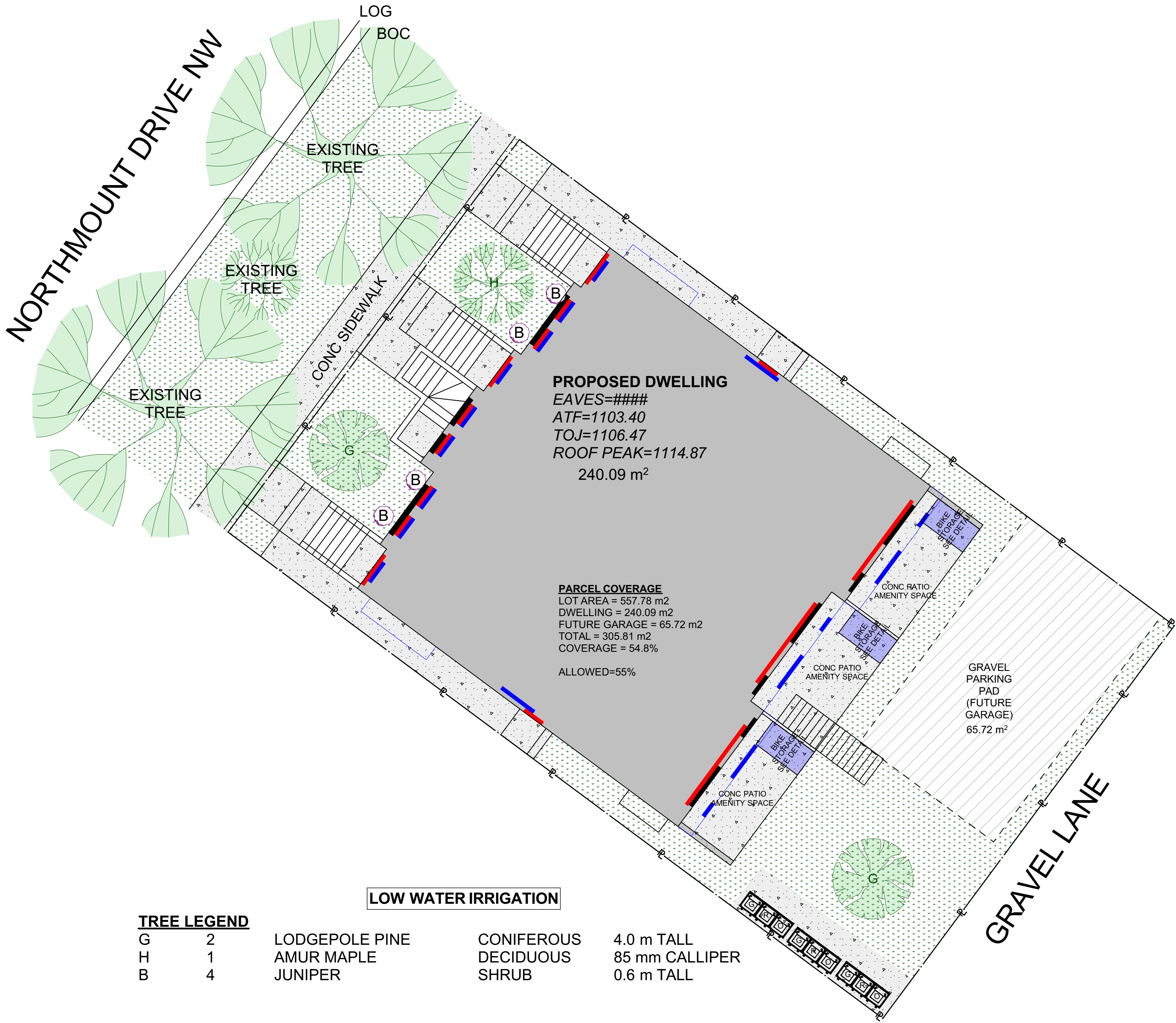
Streetscape - Front
SCALE: 1:200

DP/Arch Approval Drawings
Not for Construction



TREE PROTECTION FENCE

Tree Protection
SCALE: 1/8" = 1'-0"



TREE LEGEND

G	2	LODGEPOLE PINE	CONIFEROUS	4.0 m TALL
H	1	AMUR MAPLE	DECIDUOUS	85 mm CALLIPER
B	4	JUNIPER	SHRUB	0.6 m TALL

LOW WATER IRRIGATION

2D Plan - Landscape
SCALE: 1:100

DP/Arch Approval Drawings
Not for Construction

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DESIGNER:

BUILDER:

TBD

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PROJECT INFO:

PROJECT ADDRESS:
488 Northmount Drive NW
Calgary, AB

LEGAL DESCRIPTION:
Lot 21 Block 17 Plan 1277 GW

PROJECT FILE:
GDP2025-309-001.pln

PROJECT TYPE:
Proposed 3-Plex

BUILDING INFO:

FLOOR PLAN AREAS:	
1st FLOOR PLAN	2,584
2nd FLOOR PLAN	2,752
3,336 sq. ft.	

GARAGE & BASEMENT AREAS:

DRAWING INFO:

DP & Arch Approval
DP Site Plans - 36x24

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL UNLABLED SCALES.

DATE:	2/20/2026
SCALE:	AS NOTED
SHEET SIZE:	36"x24"
DRAWN BY:	TDG

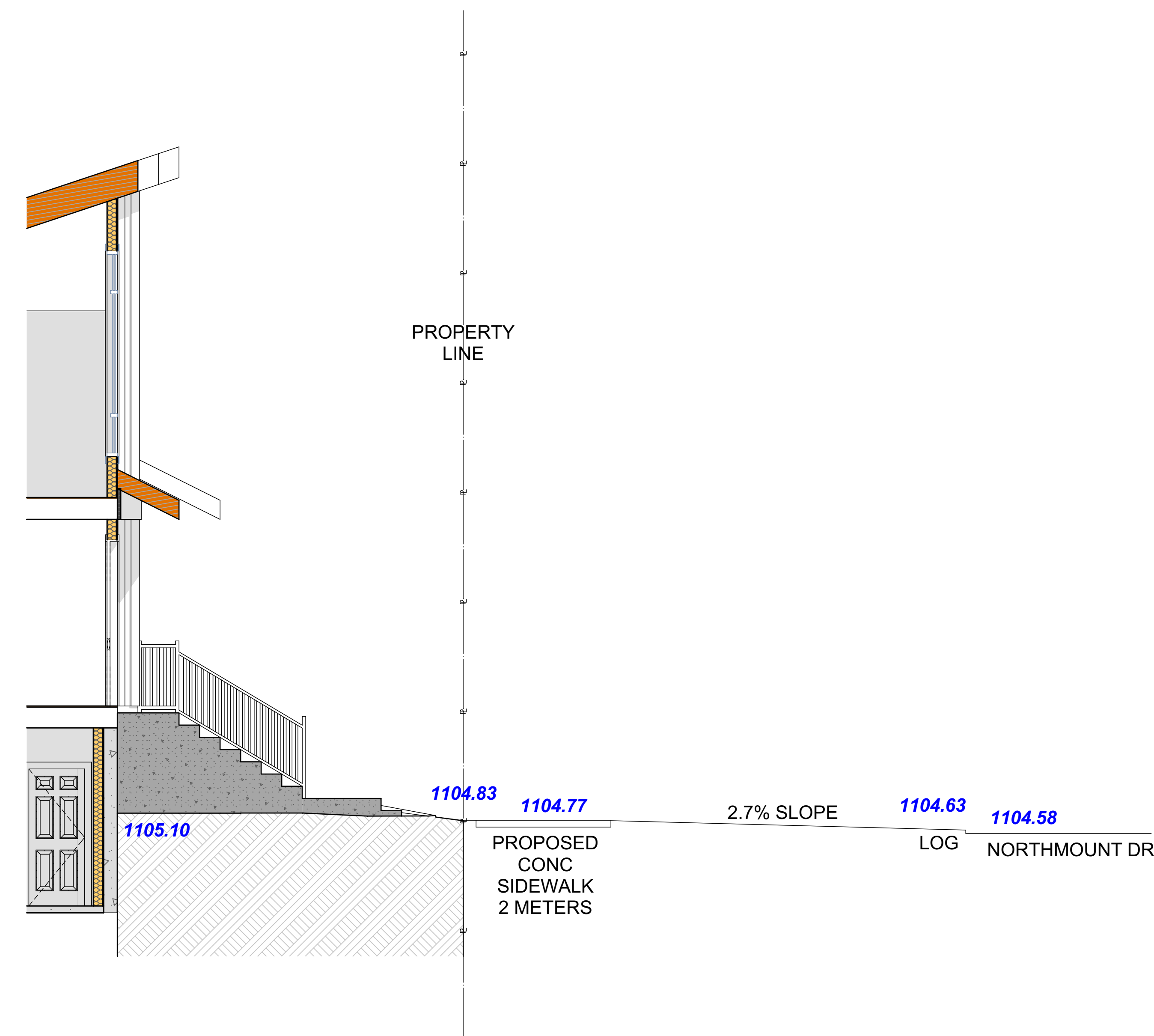
NOTE: ALL DIMENSIONS ARE TO FINISH AND CONCRETE UNLESS INDICATED OTHERWISE.

ARCHITECTURAL PLANS

C:2

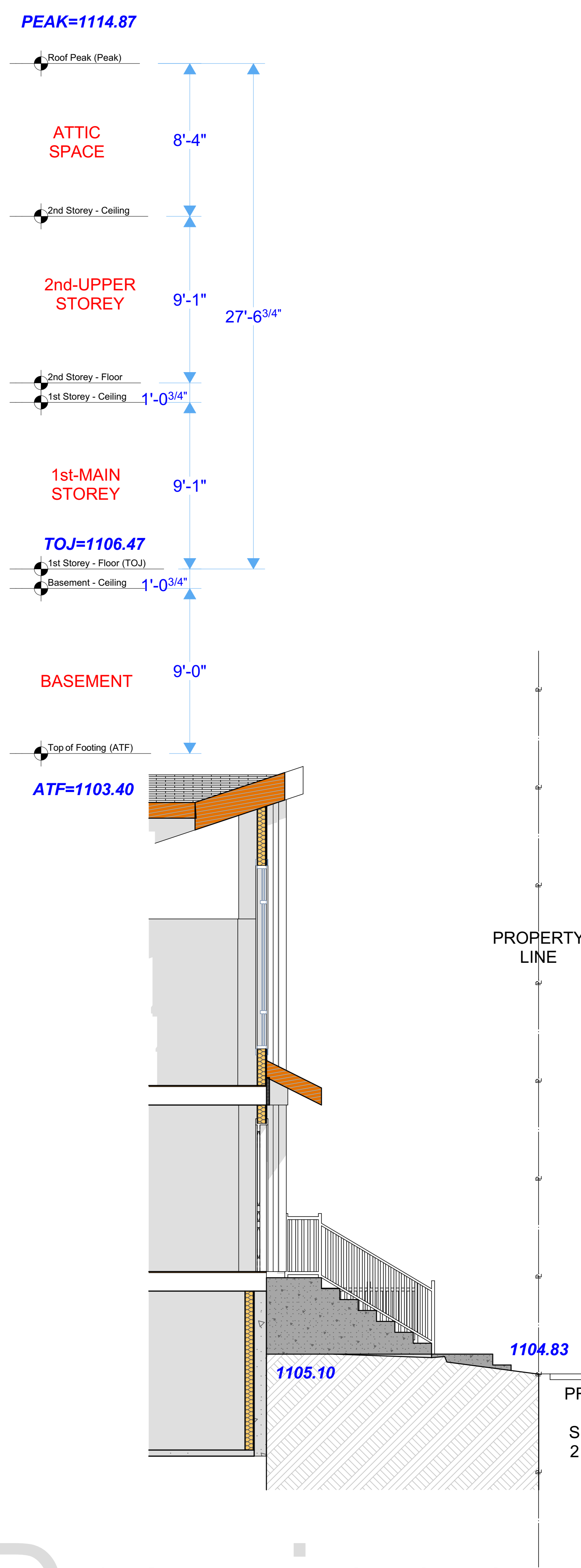
Landscape Plan

PRINTED: Friday, February 20, 2026 - 2:41 PM

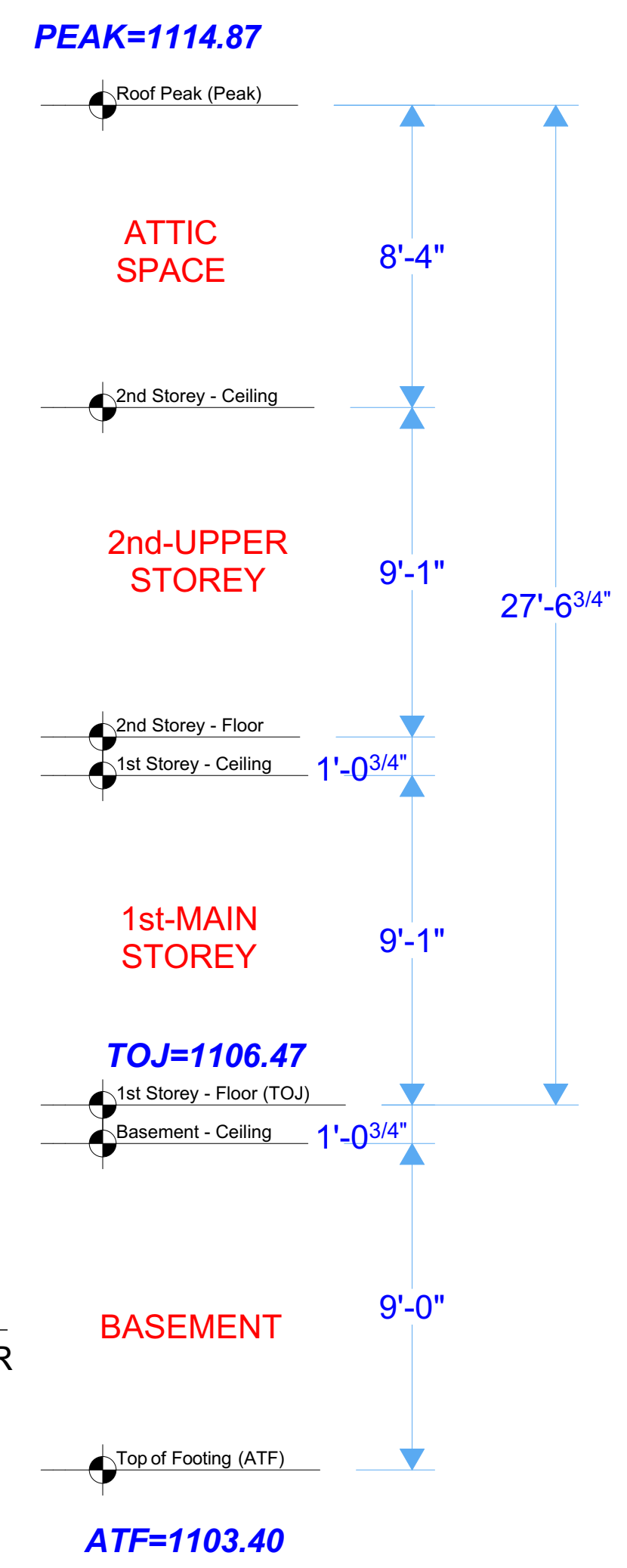


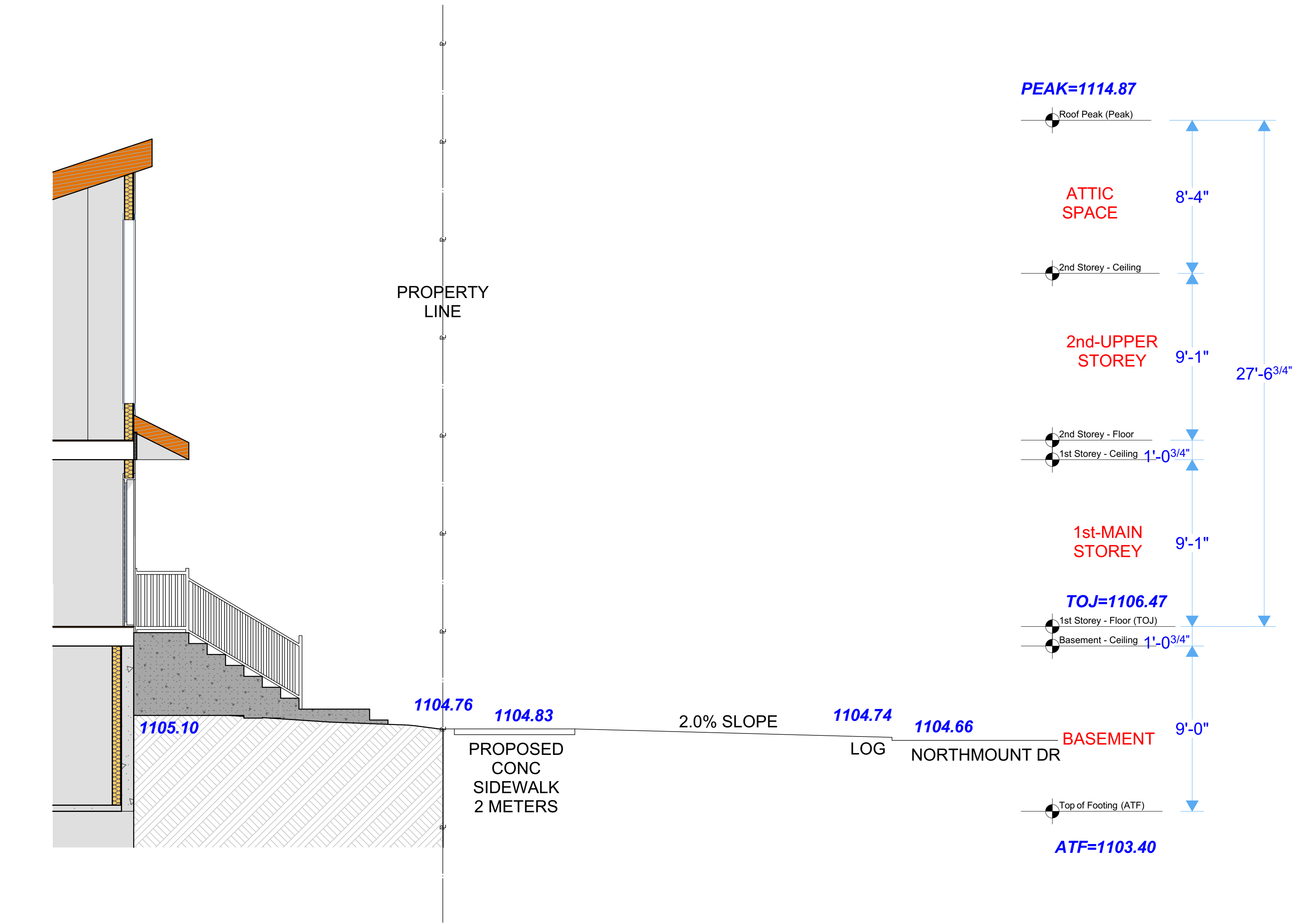
Sidewalk - A

SCALE: 1/4" = 1'-0"

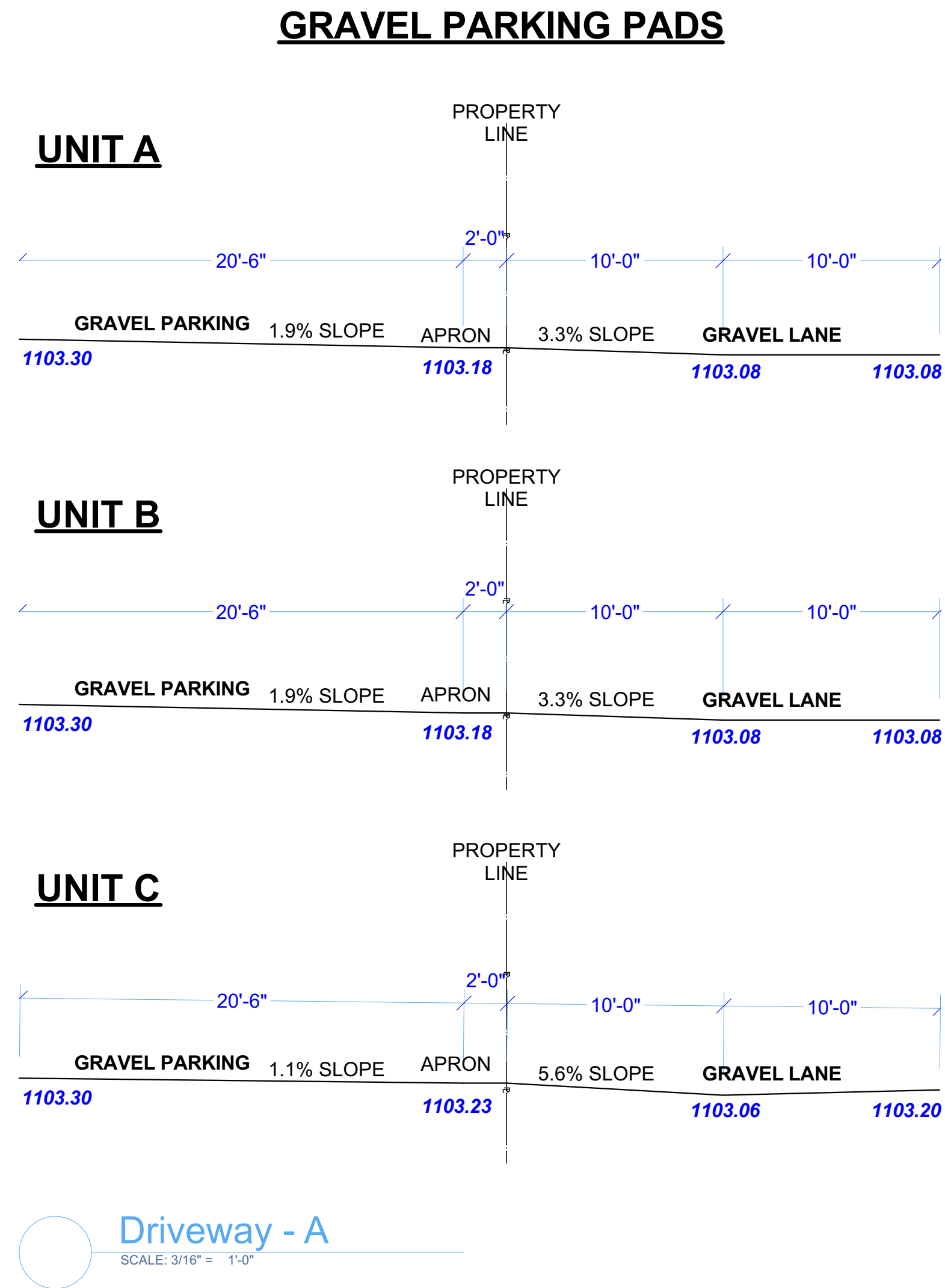


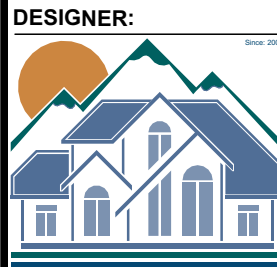
Sidewalk - B





Sidewalk - C
SCALE: 1/4" = 1'-0"





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PROJECT INFO:

PROJECT ADDRESS:
488 Northmount Drive NW
Calgary, AB

LEGAL DESCRIPTION:
Lot 21 Block 17 Plan 1277 GW

PROJECT FILE:
GDP2025-309-001.pln

PROJECT TYPE:
Proposed 3-Plex

BUILDING INFO:

FLOOR PLAN AREAS	
1st FLOOR PLAN	2,584
2nd FLOOR PLAN	2,752
TOTAL	5,336 sq. ft.

GARAGE & BASEMENT AREAS:

DRAWING INFO:

BP & Construction
DP Site Plans - 36x24

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL UNLABLED SCALES.

DATE:	2/22/2025
SCALE:	AS NOTED
SHEET SIZE:	36"x24"
DRAWN BY:	TDG

NOTE: ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE INDICATED OTHERWISE.

ARCHITECTURAL PLANS

C:4

Sidewalk Section

DP/Arch Approval Drawings

Not for Construction



Front Elevation - Proposed

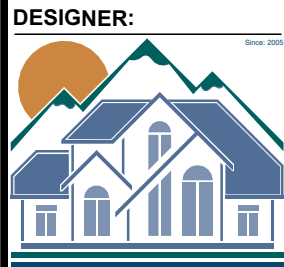
SCALE: 1/4" = 1'-0"

Exterior Windows, Doors & Skylights: Performance Requirements (ABC 9.7.4.3)

- Geographical Location:	Zones 6 & 7A
- Product Height above grade:	10 m
- Terrain Exposure Type:	Rough
- Min Performance Class:	R
- Min Performance Grade:	25
- Min Positive Design Pressure:	1200 Pa
- Min Negative Design Pressure:	1200 Pa
- Min Water Penetration Test Pressure:	260 Pa
- Min Canadian Air Infiltration/Exfiltration Rating:	A2*
- Max U-Value (Doors & Windows):	1.6
- Max U-Value (Skylights):	2.7
- Max U-Value (Glass Block):	2.9
- Max U-Value (Overhead Doors):	1.1

* An A3 or fixed rating exceeds the performance of an A2 rating.

Supplier to ensure conformity to AAMA/WDMA/CSA 101/I.S.2/A440 "NAFS - North American Fenestration Standard/Specification for Windows, Doors & Skylight" (Harmonized Standard)



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PROJECT INFO:

PROJECT ADDRESS:

488 Northmount Drive NW
Calgary, AB

LEGAL DESCRIPTION:

Lot 21 Block 17 Plan 1277 GW

PROJECT FILE:

02072025-309-001.pln

PROJECT TYPE:

Proposed 3-Plex

BUILDING INFO:

FLOOR PLAN AREAS:	
1st FLOOR PLAN	2,584
2nd FLOOR PLAN	2,752
GARAGE & BASEMENT AREAS:	5,336 sq. ft.

DRAWING INFO:

DP & Arch Approval
Exterior Elevations

DATE:	1/26/2026
SCALE:	AS NOTED
SHEET SIZE:	36"x24"
DRAWN BY:	TDG

NOTE: ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE INDICATED.

ARCHITECTURAL PLANS

A:5

Front Elevation

PRINTED: Monday, January 26, 2026 10:58 AM



- Geographical Location:	Zones 6 & 7A
- Product Height above grade:	10 m
- Terrain Exposure Type:	Rough
- Min Performance Class:	R
- Min Performance Grade:	25
- Min Positive Design Pressure:	1200 Pa
- Min Negative Design Pressure:	1200 Pa
- Min Water Penetration Test Pressure:	260 Pa
- Min Canadian Air Infiltration/Exfiltration Rating:	A2*
- Max U-Value (Doors & Windows):	1.6
- Max U-Value (Skylights):	2.7
- Max U-Value (Glass Block):	2.9
- Max U-Value (Overhead Doors):	1.1

Supplier to ensure conformity to AAMA/WDMA/CSA 101/I.S.2/A440 "NAFS - North American Fenestration Standard/Specification for Windows, Doors & Skylight" (Harmonized Standard)



DP/Arch Approval Drawings
Not for Construction

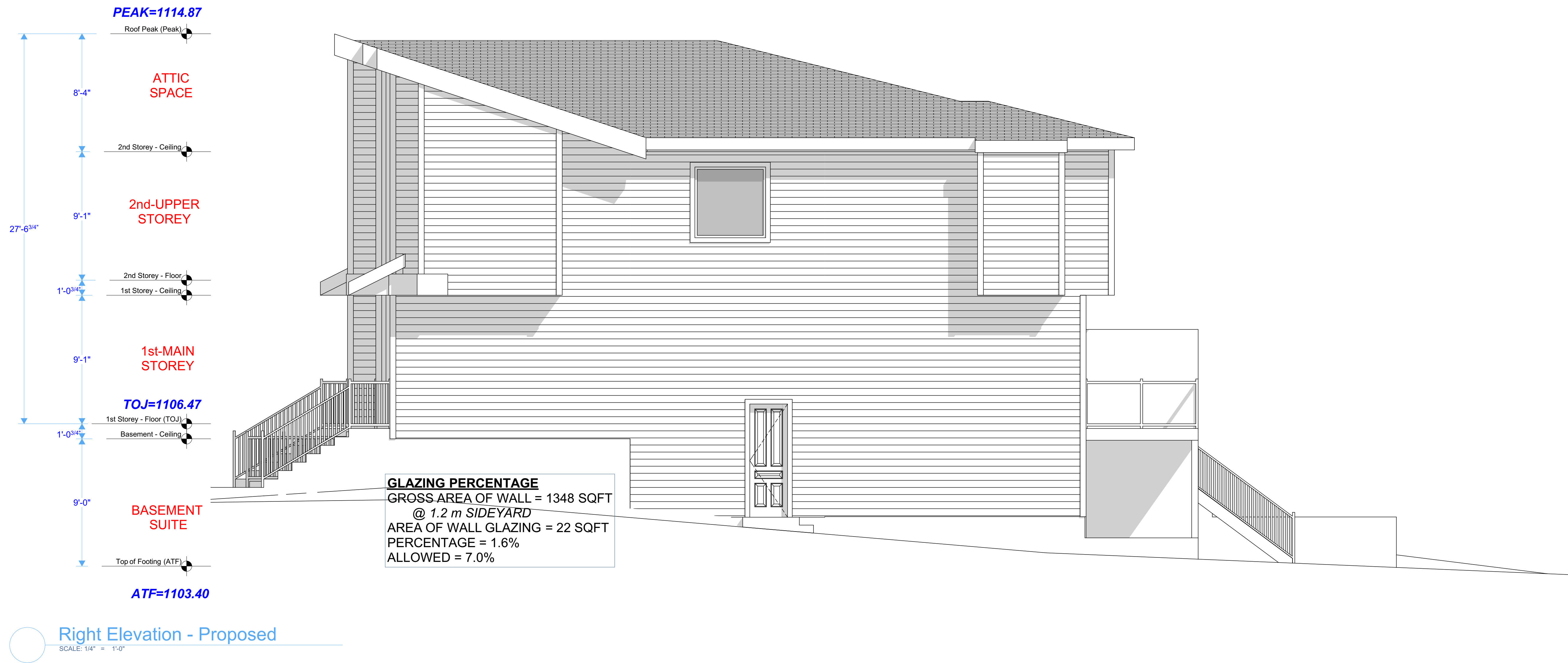
- Geographical Location:	Zones 6 & 7A
- Product Height above grade:	10 m
- Terrain Exposure Type:	Rough
- Min Performance Class:	R
- Min Performance Grade:	25
- Min Positive Design Pressure:	1200 Pa
- Min Negative Design Pressure:	1200 Pa
- Min Water Penetration Test Pressure:	260 Pa
- Min Canadian Air Infiltration/Exfiltration Rating:	A2*
- Max U-Value (Doors & Windows):	1.6
- Max U-Value (Skylights):	2.7
- Max U-Value (Glass Block):	2.9
- Max U-Value (Overhead Doors):	1.1

* An A3 or fixed rating exceeds the performance of an A2 rating.

Supplier to ensure conformity to AAMA/WDMA/CSA 101/I.S.2/A440 "NAFS - North American Fenestration Standard/Specification for Windows, Doors & Skylight" (Harmonized Standard)

DP/Arch Approval Drawings

Not for Construction

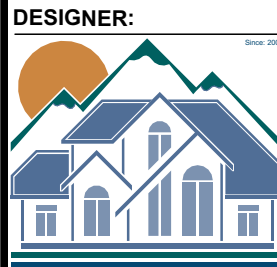


Exterior Windows, Doors & Skylights: Performance Requirements (ABC 9.7.4.3)

- Geographical Location:	Zones 6 & 7A
- Product Height above grade:	10 m
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PROJECT INFO:

PROJECT ADDRESS:
488 Northmount Drive
NW
Calgary, AB

LEGAL DESCRIPTION:
Lot 21 Block 17 Plan 1277 GW

PROJECT FILE:
GDP-2025-309-001.pln

PROJECT TYPE:
Proposed 3-Plex

BUILDING INFO:

FLOOR PLAN AREAS	
1st FLOOR PLAN	2,584
2nd FLOOR PLAN	2,752
	5,336 sq. ft.

GARAGE & BASEMENT AREAS:

DRAWING INFO:

DP & Arch Approval
Exterior Elevations

DATE:	1/28/2026
SCALE:	AS NOTED
SHEET SIZE:	36"x24"
DRAWN BY:	TDG

NOTE: ALL DIMENSIONS ARE TO FINISHES UNLESS INDICATED OTHERWISE.

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ARCHITECTURAL PLANS
A:8

PRINTED Monday, January 20, 2024 10:24 AM