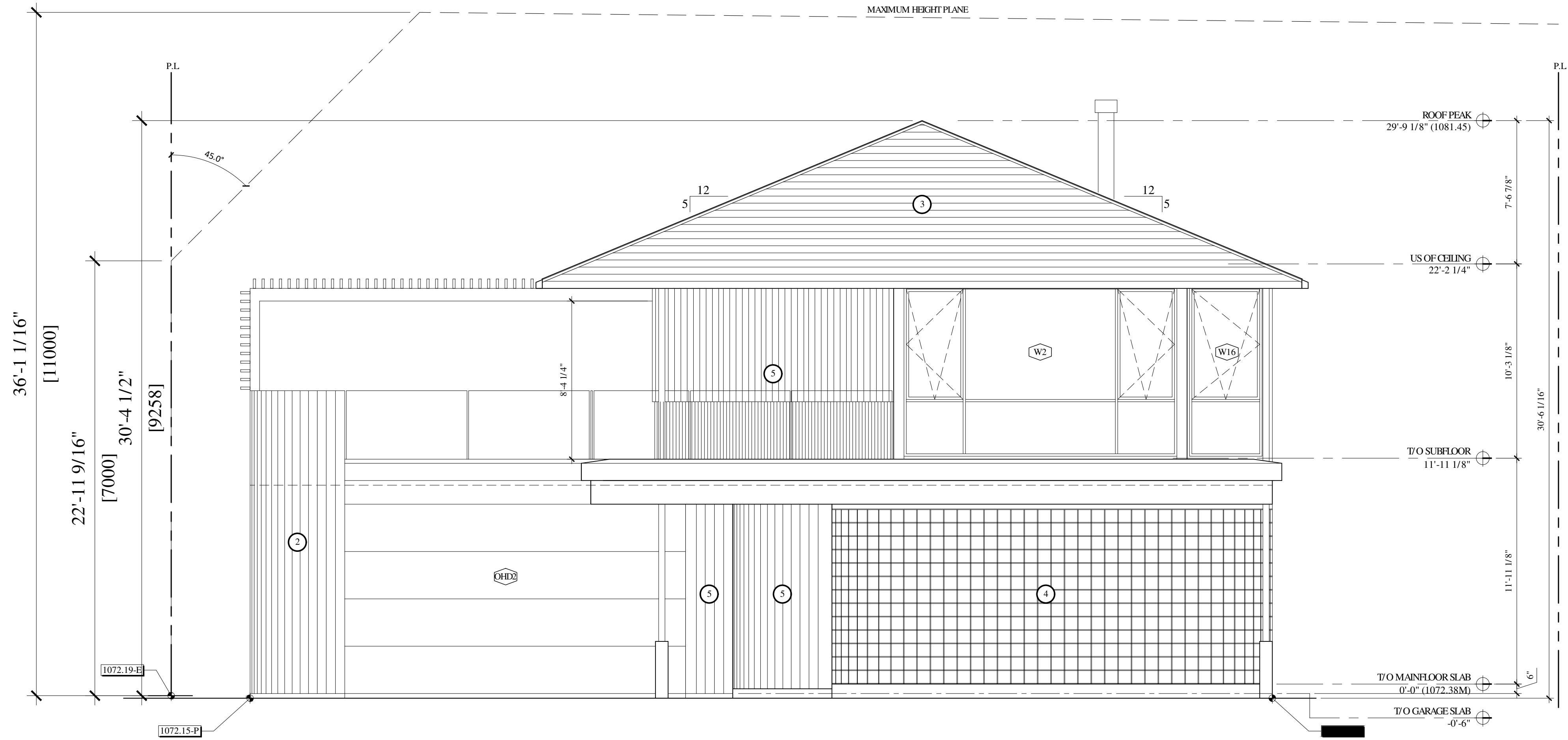
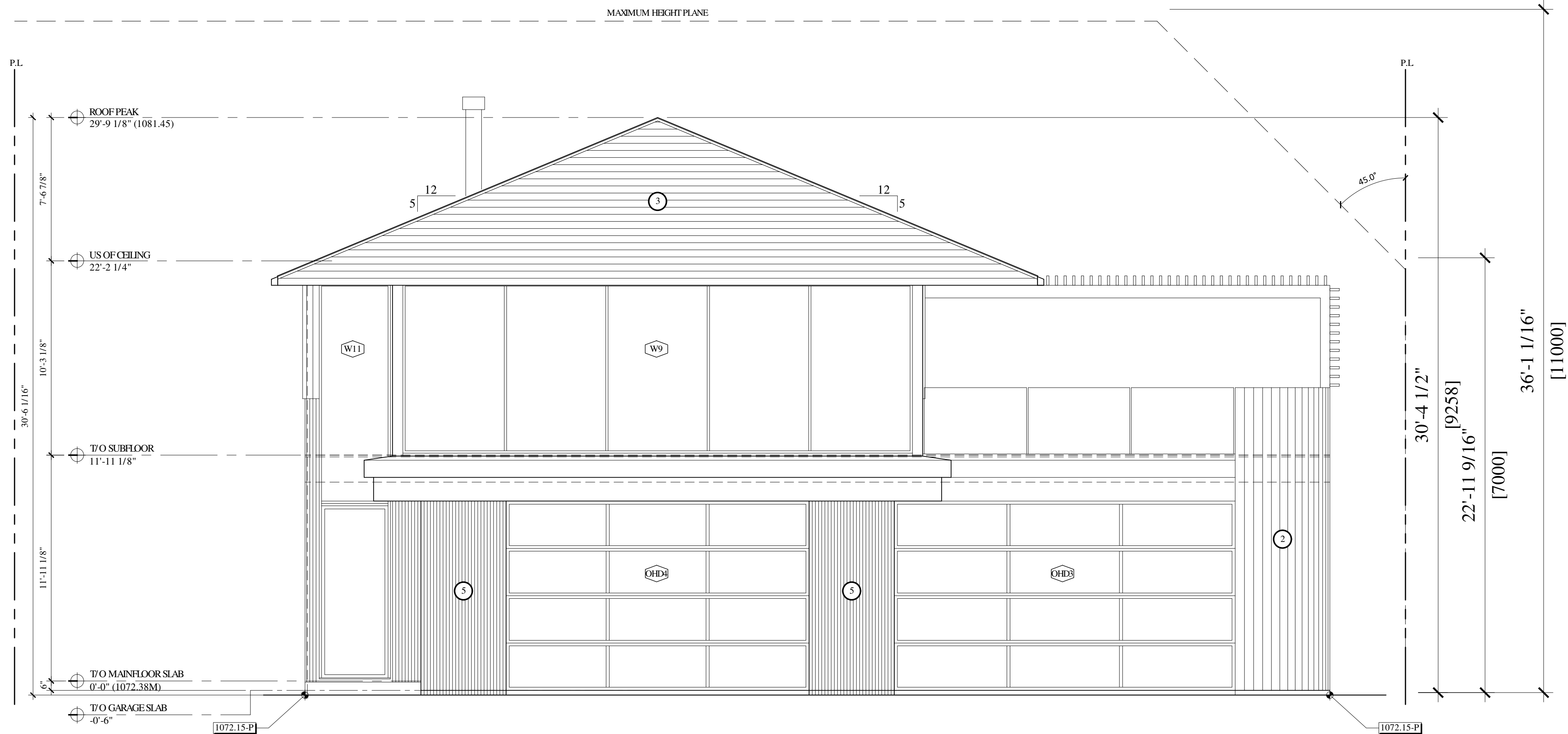




A SOUTH ELEVATION
A3.1 SCALE 1/4" = 1'-0"



B NORTH ELEVATION
A3.1 SCALE 1/4" = 1'-0"

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NOT FOR
CONSTRUCTION

ELEVATION KEYNOTES:	
1	STANDING SEAM METAL ROOF
2	CORRUGATED METAL SIDING
3	METAL PANEL/ PLANK SIDING
4	GLASS BLOCKS
5	STAINED WOOD SIDING

REVISIONS:

ISSUED FOR:

DEVELOPMENT PERMIT FEB 10 2026

PROJECT:

SINGLE FAMILY
RESIDENCE
8018 48th AVE
N.W.
CALGARY, AB

TITLE:

SOUTH AND NORTH
ELEVATIONS

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A3.1
DRAWN:	BAM	
DATE:	DATE:	

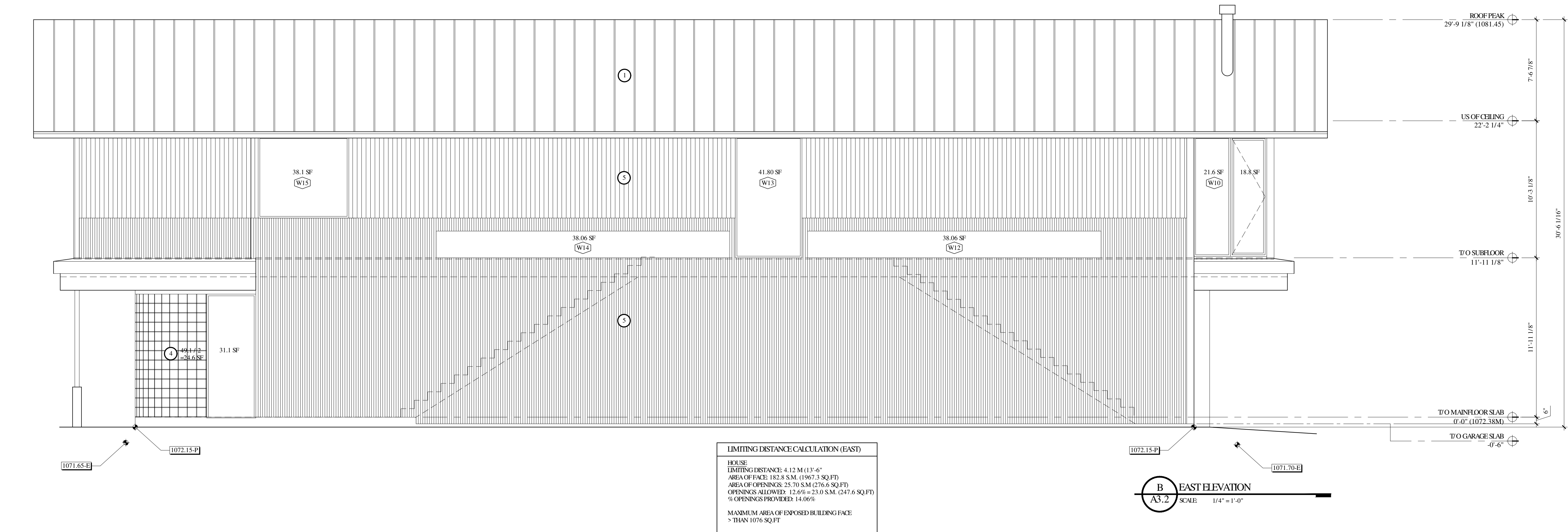
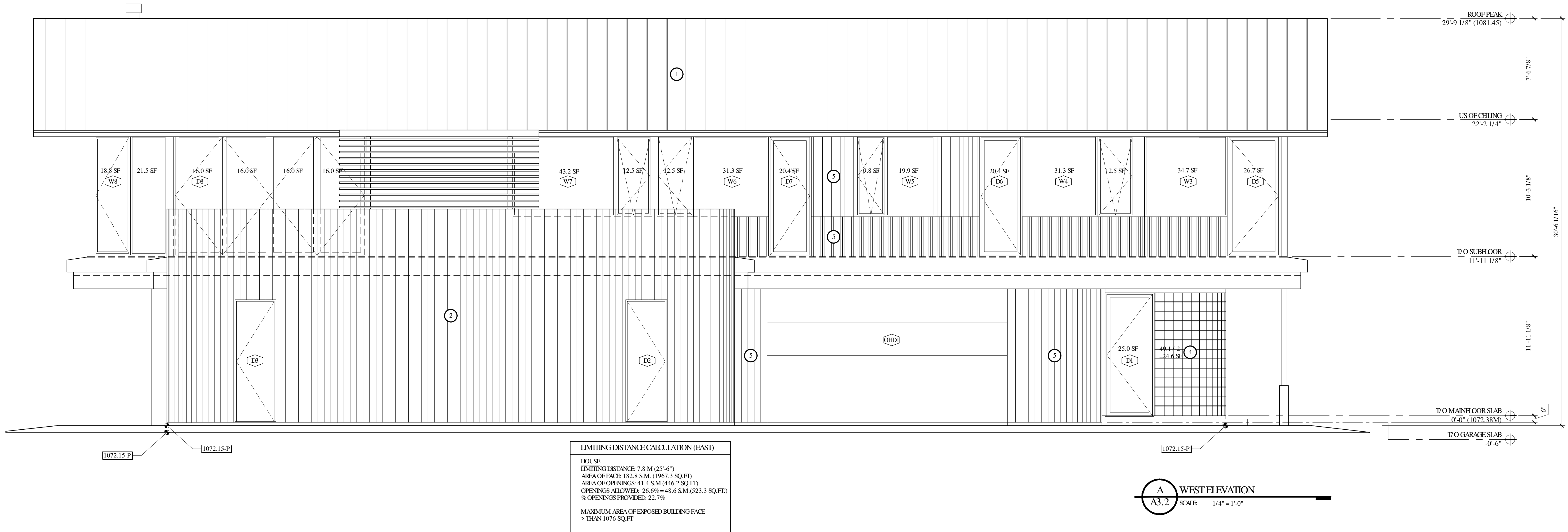
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LEGAL DESCRIPTION: LOT 63, BLOCK 38, PLAN 981 0273

Dda

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T: 403.640.9440 :: www.Ddaarch.com :: F: 403.640.9049

Dda ARCHITECTURE
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ELEVATION KEYNOTES:	
1	STANDING SEAM METAL ROOF
2	CORRUGATED METAL SIDING
3	METAL PANEL/ PLANK SIDING
4	GLASS BLOCKS
5	STAINED WOOD SIDING

--	--

REVISIONS:

ISSUED FOR:

DEVELOPMENT PERMIT FEB 10 2026

PROJECT:

SINGLE FAMILY RESIDENCE
8018 48th AVE N.W.
CALGARY, AB

TITLE:

WEST AND EAST ELEVATIONS

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A3.2
DRAWN:	BAM	
DATE:	DATE:	

LEGAL DESCRIPTION: LOT 63, BLOCK 38, PLAN 981 0273

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BUILDING INFORMATION ::

DEVELOPMENT PERMIT NUMBER::	TBD
BUILDING CLASSIFICATION::	GROUP-C (RESIDENTIAL)
BUILDING CODE REFERENCE:	PART 9
TYPE OF CONSTRUCTION::	COMBUSTIBLE
FACING NUMBER OF STREETS::	ONE
BUILDING SPRINKLERED::	YES
REQUIRED FIRE SEPARATIONS::	N/A

SITE STATISTICS:

MUNICIPAL ADDRESS::	#8018 48TH AVE N.W. CALGARY, ALBERTA
LEGAL DESCRIPTION::	LOT 63 BLOCK 38 PLAN 9810273
COMMUNITY:	BOWNESS
ZONING::	R-CG
AREA OF PARCEL / LOT::	47,298.5- Sq.ft (4,394.3 - Sq.M)
AREA OF EXISTING DWELLING (TO REMAIN)::	2,359.8 Sq.ft (219.2 - Sq.M)
AREA OF EXISTING GARAGE (TO REMAIN)::	450.9 Sq.ft (41.9 - Sq.M)
PROPOSED AREA OF NEW HOUSE FOOTPRINT::	3491.1 Sq.ft (304.3 - Sq.M)
PROPOSED AREA OF CANTILEVERS AND COVERED DECKS::	500.2 Sq.ft (46.5 - Sq.M)
PROPOSED AREA OF EAVES PAST 1M DEPTH::	131.7 Sq.ft (12.2 - Sq.M)
TOTAL AREA OF LOT COVERAGE::	6,617.8 Sq.ft (624.1 - Sq.M)
PERCENTAGE OF LOT COVERAGE::	14.2%
SURVEY INFORMATION PROVIDED BY::	ARC SURVEYS
CONTACT::	403-277-1272
REFERENCE::	233909

GENERAL NOTES ::

- THESE DOCUMENTS ARE IN IMPERIAL AND ALL DIMENSIONS ARE IN INCHES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS TO CARRY OUT THE WORK AND CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE PROVINCIAL BUILDING CODE AND ITS SUPPLEMENTS AS WELL AS ENSURING ALL REQUIREMENTS OUTLINED BY THE AUTHORITY HAVING JURISDICTION PERTAINING TO THIS PROJECT.
- THE CONTRACTOR MUST EXAMINE THE SITE TO FAMILIARIZE THEMSELVES WITH THE ACTUAL CONDITIONS TO ENSURE THEY ARE SATISFIED WITH THE REQUIREMENTS OF THE PROJECT.
- THE CONTRACTOR MUST VERIFY ALL UTILITIES BOTH UNDERGROUND AND OVERHEAD (IF APPLICABLE) AND SHALL ASSUME RESPONSIBILITY FOR THE SAME DURING CONSTRUCTION.
- THE CONTRACTOR MUST COMPLY WITH ALL CITY AND PROVINCIAL PUBLIC SAFETY BY-LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING, SHORING AND BRACING, TREE PROTECTION ETC. AS REQUIRED DURING CONSTRUCTION.
- ALL ROOFING TO MEET CURRENT PROVINCIAL STANDARDS. ALL ROOFING MATERIALS MUST COME COMPLETE WITH A 25 YEAR WARRANTY.
- ALL DIMENSIONS ARE TO FACE OF EXTERIOR SHEATHING OR FOUNDATION WALL ON THE EXTERIOR OF THE STRUCTURE AND FACE STUDS ON THE INTERIOR. DIMENSIONS TO WINDOW AND DOORS ARE TO THE CENTER OF THE ASSEMBLY UNLESS NOTES OTHERWISE.

DRAWING REFERENCE SYMBOLS ::

X

XXXX

SCALE 1/4"=1'-0"

X

XXX

A

AS.2

ROOM

20' 0" x 10' 0"

W2

WINDOW AND EXTERIOR DOOR TAG (REFERS TO WINDOW AND DOOR TYPES ON SCHEDULE)

W6

WALL TYPE TAG. (REFERS TO CONSTRUCTION ASSEMBLIES)

X

KEYNOTE TAG. (REFERS TO KEYNOTES ON EACH PAGE)

1/0 MAIN FLOOR

0'-0" (90.90M)

VERTICAL DATUM LOCATION DESCRIPTION

GEODETIC DATUM ELEVATION IN METERS WHEN NOTED. (REFERENCES SITE PLAN)

VERTICAL ELEVATION EITHER UP OR DOWN IN FEET AND INCHES FROM MAIN FLOOR WHICH IS SET AT 0'-0"

90.20 - E

EXISTING GRADE GEODETIC DATUM ELEVATION OBTAINED FROM PROVIDED SURVEY. (REFERENCES SITE PLAN)

90.20 - P

PROPOSED GRADE GEODETIC ELEVATION

TOP OF FINISH

3'-0" (90.90M)

VERTICAL DATUM LOCATION DESCRIPTION

GEODETIC DATUM ELEVATION IN METERS WHEN NOTED. (REFERENCES SITE PLAN)

VERTICAL ELEVATION EITHER UP OR DOWN IN FEET AND INCHES FROM MAIN FLOOR WHICH IS TAGGED AS 0'-0"

5/8"

INTERIOR DOOR SLAB HEIGHT IN FEET & INCHES

5/8"

INTERIOR DOOR SLAB WIDTH IN FEET & INCHES

DRAWING INDEX ::

- ARCHITECTURAL::
- A0.0 COVER PAGE AND SITE INFORMATION
 - A1.1 SITE PLAN 1:250
 - A1.2 SITE PLAN 1:100
 - A1.3 BLOCK PLAN AND CONTEXTUAL BUILDING DEPTH
 - A1.4 CITY OF CALGARY FLOOD MAP
 - A1.5 FLOOD FRINGE MAP
 - A1.6 SITE PHOTOS
 - A2.0 FOUNDATION PLAN
 - A2.1 LOWER FLOOR PLAN
 - A2.2 MAIN FLOOR PLAN
 - A2.3 ROOF PLAN
 - A3.1 SOUTH AND NORTH ELEVATIONS
 - A3.2 WEST AND EAST ELEVATIONS

BUILDING AREAS ::

MAIN FLOOR ::	
FINISHED AREA:	366 ft ²
GARAGE/ MECH:	3125 ft ²
SECOND FLOOR ::	
FINISHED AREA:	2417 ft ²
DECK SPACE:	1255 ft ²
TOTAL INTERIOR AREA:	5908 FT ²



NW IMAGE OF PROPOSED RESIDENCE



SW IMAGE OF PROPOSED RESIDENCE

Dda Architecture Ltd.
8018 48TH AVE NW
CALGARY, ALBERTA

Dda

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REVISIONS::

ISSUED FOR::

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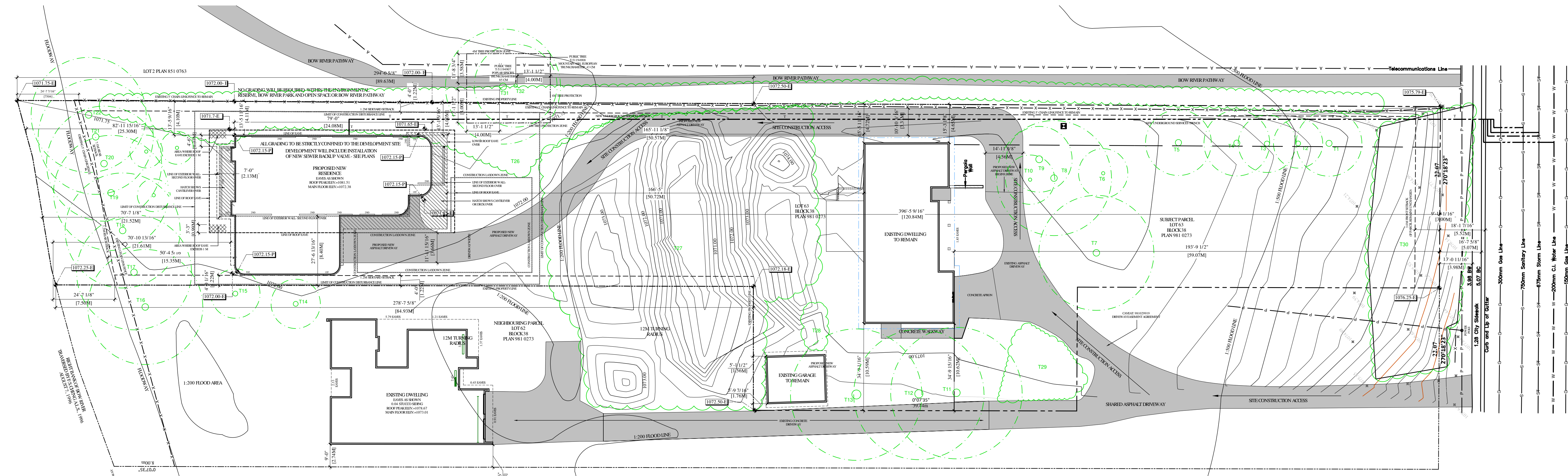
PROJECT:

SINGLE FAMILY
RESIDENCE
8018 48th AVE
N.W.
CALGARY, AB

TITLE:

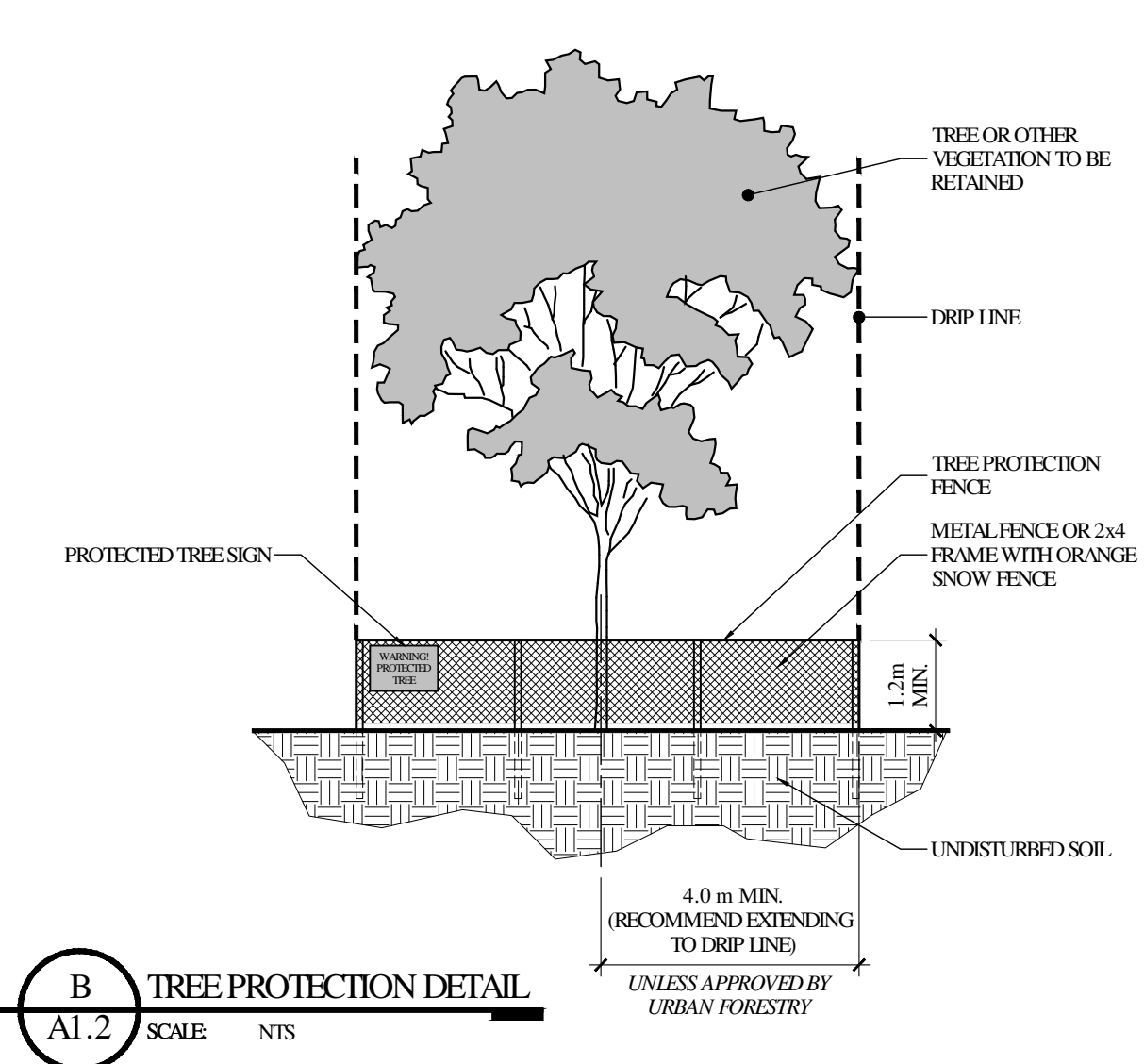
COVER PAGE AND
SITE INFORMATION

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A0.0
DRAWN::	BAM	
DATE:	DATE	

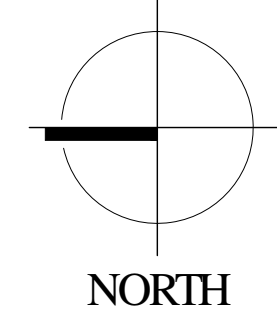


SITE LEGEND	
	PROPERTY LINE
	EXISTING OVERHEAD POWER LINE AND POWER POLE
	SITE BUILDING SETBACK REFER TO KEYNOTES
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING TO BE REMOVED
	NEW TRENCH LINE FOR ALL UNDERGROUND SERVICES
	INDICATES GLAZED OPENINGS ON BUILDING FACE FACING ADJACENT PROPERTY FOR LIMITING DISTANCE REFER TO ELEVATIONS
	EXISTING SITE CONTOUR
	EXISTING GEODETIC GRADE TAG
	PROPOSED NEW GEODETIC GRADE TAG
	GRADING SLOPE TAG
	EXISTING CHAIN LINK FENCE TO REMAIN AS IS
	TONE INDICATES PROPOSED CONCRETE PATIO OR SIDEWALK
	TONE INDICATES EXISTING CITY OF CALGARY CONCRETE SIDEWALK
	HATCH INDICATES PROPOSED LANDSCAPE PAVERS
	HATCH INDICATES PROPOSED WOOD DECKING OR STAIRS
	HATCH INDICATES AREA OF MAIN FLOOR ADDITION

TREE IDENTIFICATION CHART						
NOTE: ASTERISK (*) DENOTES PUBLIC TREES. ALL TREES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED						
NO.	VARIETY	CALLIPER M(±)	CANOPY M(±)	HEIGHT M(±)	LOCATION	STATUS
T1	CONIFEROUS	0.37	4.0	9.0	ON SUBJECT PROPERTY	TO REMAIN
T2	CONIFEROUS	0.30	3.0	7.0	ON SUBJECT PROPERTY	TO REMAIN
T3	CONIFEROUS	0.32	3.5	8.0	ON SUBJECT PROPERTY	TO REMAIN
T4	CONIFEROUS	0.32	4.0	9.0	ON SUBJECT PROPERTY	TO REMAIN
T5	CONIFEROUS	0.38	4.0	9.0	ON SUBJECT PROPERTY	TO REMAIN
T6	DECIDUOUS	0.20	3.0	4.0	ON SUBJECT PROPERTY	TO REMAIN
T7	DECIDUOUS	0.40	7.0	13.0	ON SUBJECT PROPERTY	TO REMAIN
T8	CONIFEROUS	0.40	4.0	14.0	ON SUBJECT PROPERTY	TO REMAIN
T9	CONIFEROUS	0.42	4.0	14.0	ON SUBJECT PROPERTY	TO REMAIN
T10	DECIDUOUS	0.20	3.0	7.0	ON SUBJECT PROPERTY	TO REMAIN
T11	CONIFEROUS	0.45	8.0	12.0	ON SUBJECT PROPERTY	TO REMAIN
T12	CONIFEROUS	0.50	7.6	12.0	ON SUBJECT PROPERTY	TO REMAIN
T13	CONIFEROUS	0.55	8.0	12.0	ON SUBJECT PROPERTY	TO REMAIN
T14	CONIFEROUS	0.30	3.0	10.0	On Adjacent Property	TO REMAIN
T15	CONIFEROUS	0.30	3.0	10.0	On Adjacent Property	TO REMAIN
T16	DECIDUOUS	0.40	7.0	15.0	On Adjacent Property	TO REMAIN
T17	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T18	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T19	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T20	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T21	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T22	DECIDUOUS	0.40	7.0	15.0	ON SUBJECT PROPERTY	TO REMAIN
T23	CONIFEROUS	0.20	2.0	6.0	ON SUBJECT PROPERTY	TO REMAIN
T24	CONIFEROUS	0.20	2.0	6.0	ON SUBJECT PROPERTY	TO REMAIN
T25	CONIFEROUS	0.20	2.0	6.0	ON SUBJECT PROPERTY	TO REMAIN
T26	BUSH/TREE AREA	AVG. 0.30	AVG. 6.0	AVG. 13.0	ALONG PROPERTY LINE	PARTIAL REMOVAL
T27	BUSH/TREE AREA	AVG. 0.30	AVG. 5.0	AVG. 10.0	ON SUBJECT PROPERTY	TO REMAIN
T28	BUSH/TREE AREA	AVG. 0.40	AVG. 4.0	AVG. 12.0	ON SUBJECT PROPERTY	TO REMAIN
T29	BUSH	N/A	6.2	1.0	ON SUBJECT PROPERTY	TO REMAIN
T30	BUSH/TREE AREA	AVG. 0.30	AVG. 5.0	AVG. 14.0	ALONG PROPERTY LINE	TO REMAIN
*T31	DECIDUOUS (POPLAR)	0.83	NOT AVAILABLE	NOT AVAILABLE	ON ADJ. CITY PROPERTY	TO REMAIN AND BE PROTECTED
*T32	DECIDUOUS (MOUNTAIN ASH)	0.43	NOT AVAILABLE	NOT AVAILABLE	ON ADJ. CITY PROPERTY	TO REMAIN AND BE PROTECTED



A BLOCK PLAN
SCALE: 1:250



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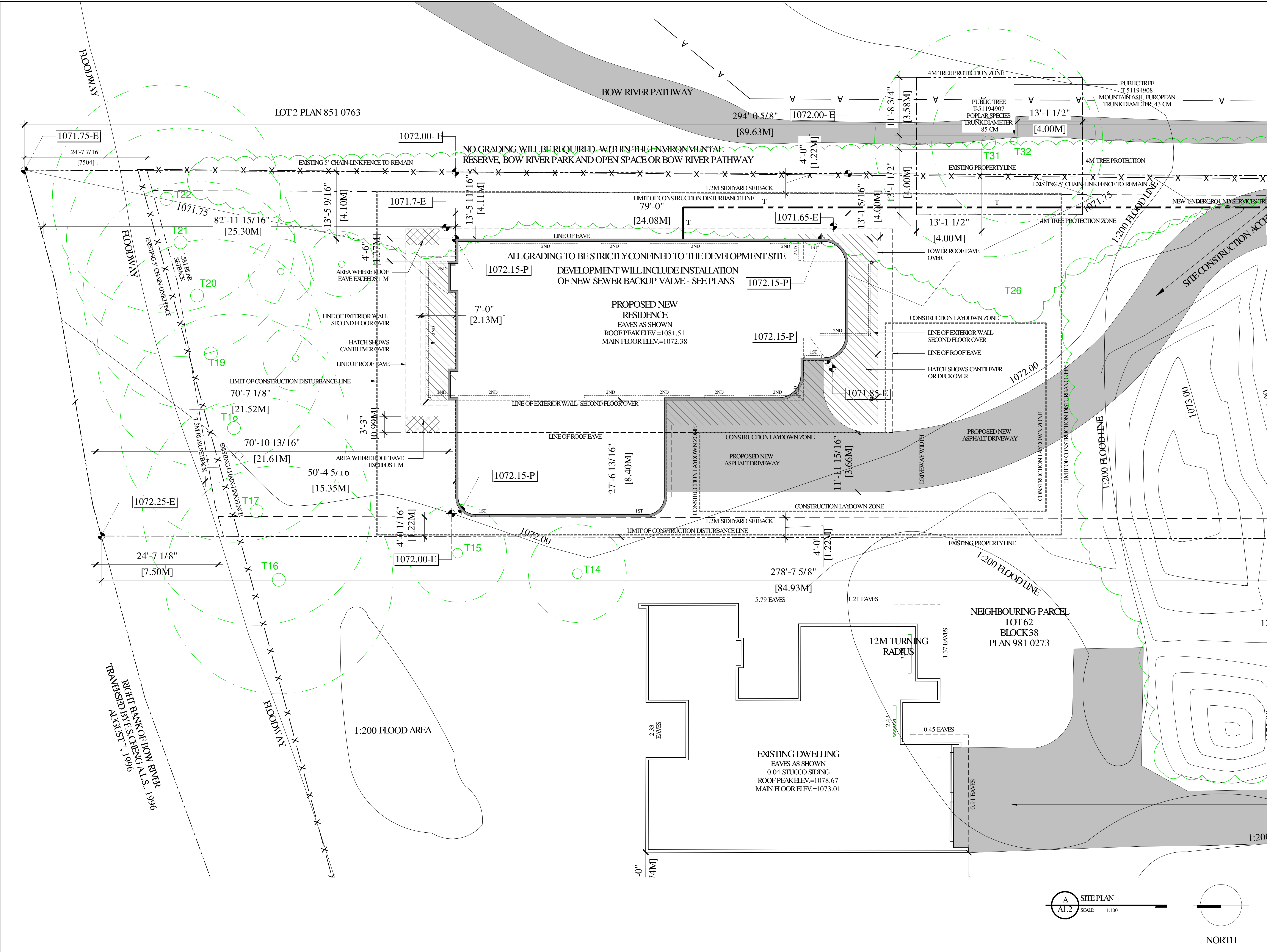
48th AVENUE, W.

REVISIONS:	
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DEVELOPMENT PERMIT	FEB 10 2026

PROJECT:
SINGLE FAMILY RESIDENCE
8018 48th AVE N.W.
CALGARY, AB

BLOCK PLAN
1:250 SCALE

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A1.1
DRAWN:	BAM	
DATE:	DATE	



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8018 48th AVE N.W.	
CALGARY, AB	
TITLE:	
SITE PLAN	
1:100 SCALE	
SCALE: AS NOTED	SHEET: A1.2
FILE: MONT	
DRAWN: BAM	
DATE: DATE	

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My Property 3.0 Instant App

8018 48 AV NW

Clear search location

Results:6

My Property Details

1

Property:

8018 48 AV NW

There is 1 registered lot in this parcel.

Plan:9810273;Block:38;Lot:63

In the community of BOWNESS

In WARD 1

Councillor: Kim Tyers

Ward Website

My Calgary Services

Collection Schedule

Permit Map

Registered Secondary Suites

Property Assessment search

Land Use Class

R-CG Residential - Grade-Oriented Infill

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

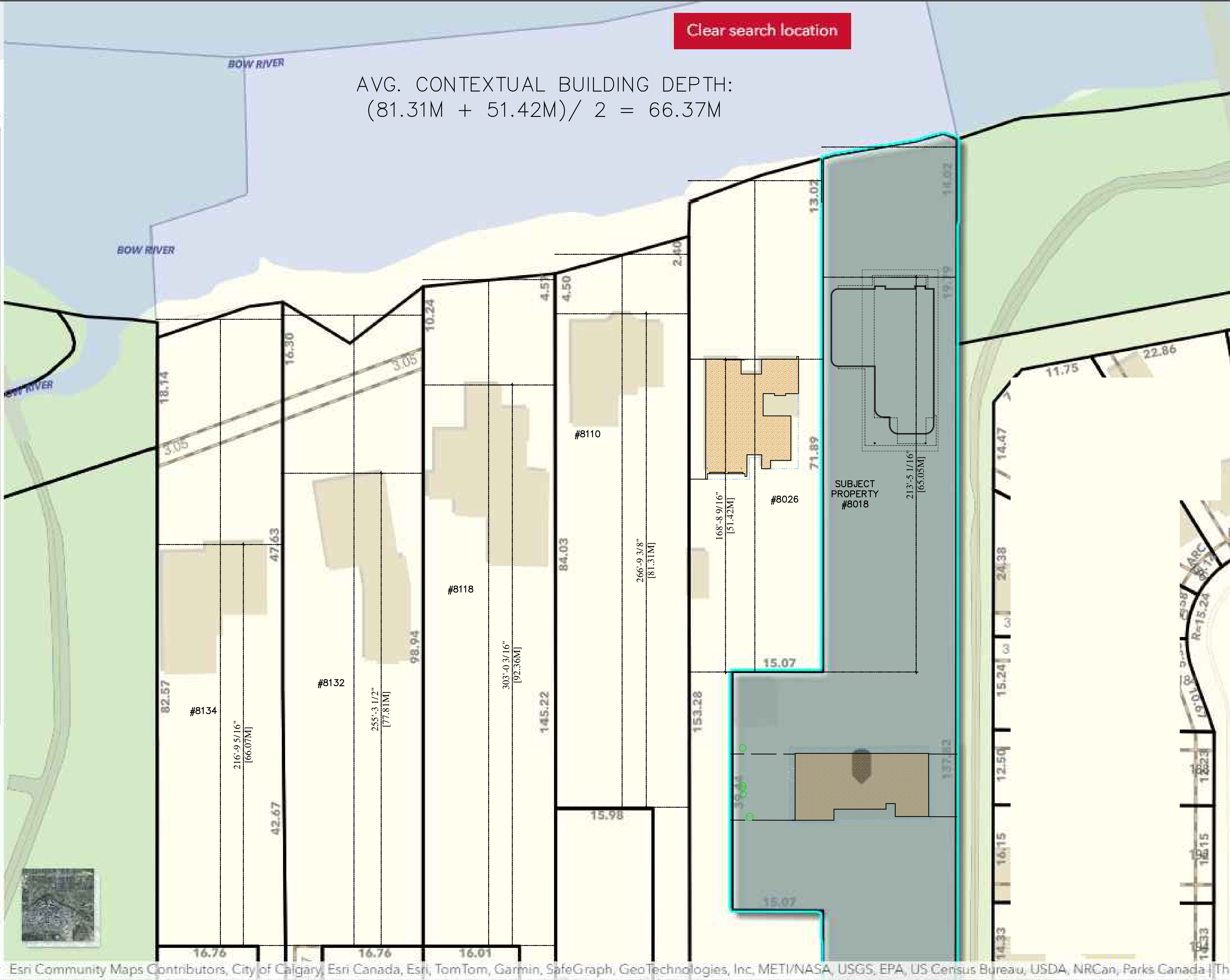
Link to Interactive Land Use Bylaw

Policy

Municipal Development Plan

Calgary Transportation Plan

Planning Policies



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CALGARY, AB	
TITLE:	

BLOCK PLAN AND CONTEXTUAL BUILDING DEPTH

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A1.3
DRAWN:	BAM	
DATE:	DATE	

A

A1.3

BLOCK PLAN

SCALE NTS

NORTH



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RESIDENCE
8018 48th AVE
N.W.
CALGARY, AB

TITLE:

FLOOD
FRINGE MAP

SCALE:	AS NOTED	SHEET:
FILE:	MONT	A1.5
DRAWN:	BAM	
DATE:	DATE:	