

SW IMAGE OF PROPOSED RESIDENCE

NW IMAGE OF PROPOSED RESIDENCE

Dda Architecture Ltd.

8018 48TH AVE NW
CALGARY, ALBERTA

Dda

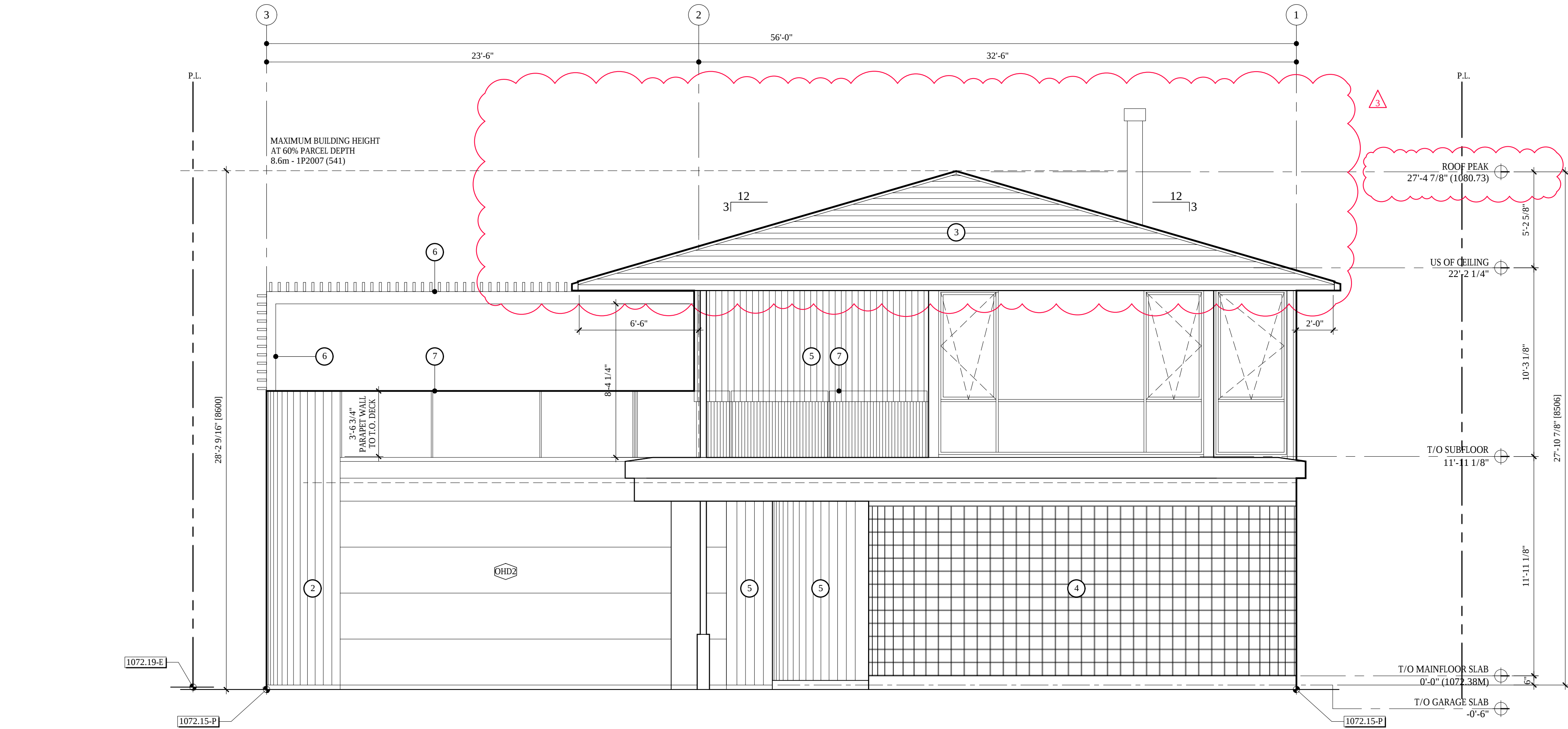
NOT FOR
CONSTRUCTION



SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A0.0
DRAWN::	BM/JH	
DATE::	2024.05	

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K:\AcadNew\1\o_P\Montasser\4-DEVELOPMENT PERMIT\MONTASSER - A3.1 - ELEVATIONS.dwg



ELEVATION KEYNOTES:

- 1 STANDING SEAM METAL ROOF
- 2 CORRUGATED METAL SIDING
- 3 METAL PANEL/PLANK SIDING
- 4 GLASS BLOCKS
- 5 STAINED WOOD SIDING
- 6 PRIVACY SCREEN AND TRELLIS
- 7 GLASS BALCONY RAILING

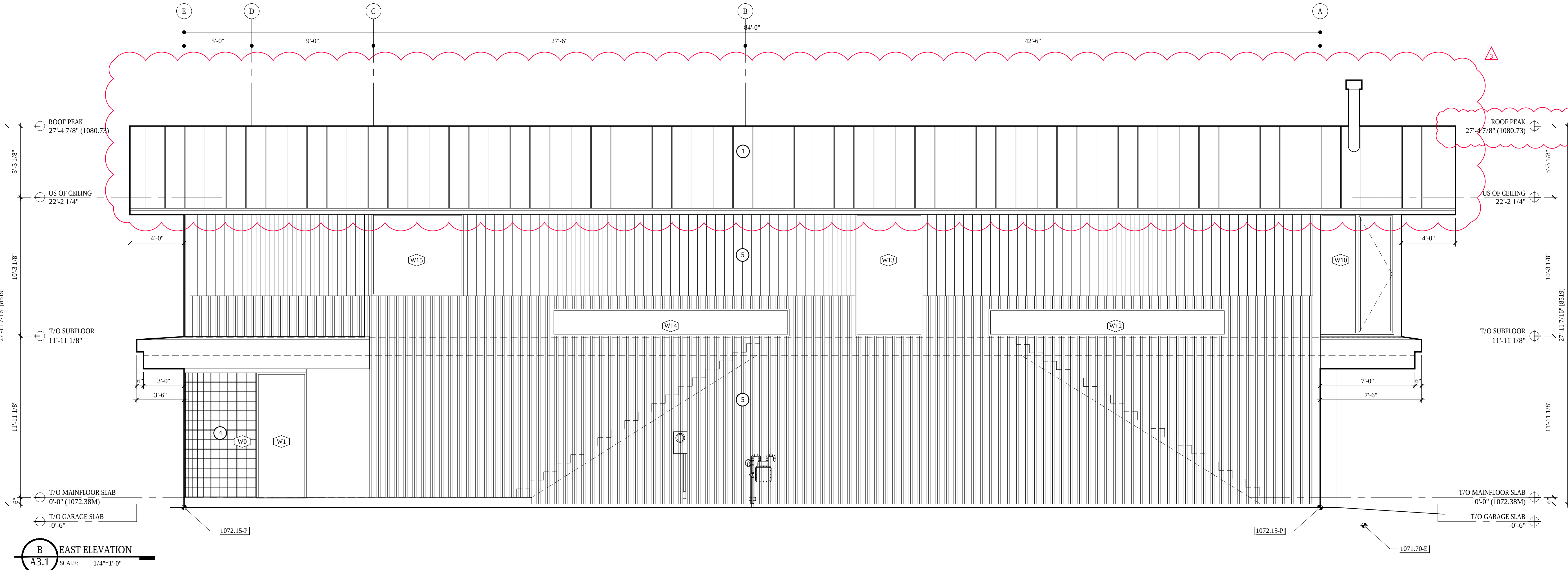
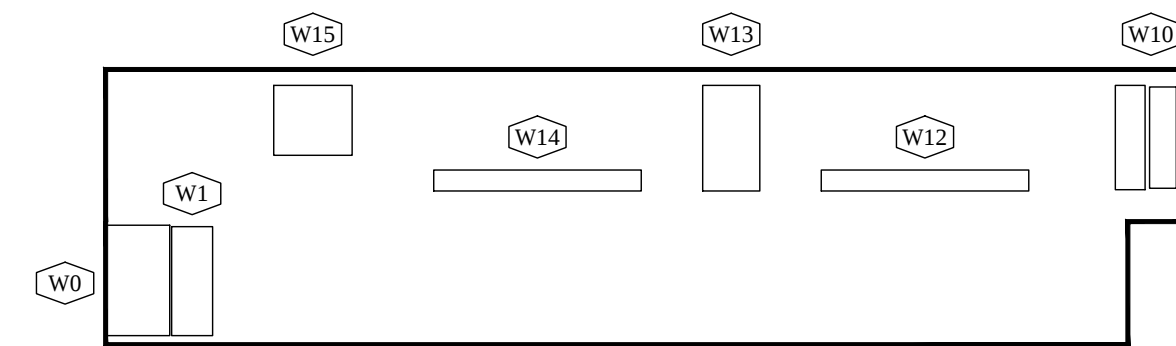
UNPROTECTED OPENINGS:

SPATIAL SEPARATION
*BUILDING IS SPRINKLERED (9.10.15.4.(7))
LIMITING DISTANCE: 3.99m (13'-1 1/8")
AREA OF EXPOSED BUILDING FACE: 187.24 m² (2014.65 ft²)
OPENINGS ALLOWED: 24% (12.0% x2*) = 44.94m² (483.52ft²)
AREA OF PROPOSED OPENINGS: 24.26m² (261.02ft²)
OPENINGS PROPOSED: 13.0%

CALCULATION:

W0	4.56m ² (49.10ft ²)
W1	2.89m ² (31.10ft ²)
W10	3.75m ² (40.40ft ²)
W12	2.81m ² (30.26ft ²)
W13	3.88m ² (41.80ft ²)

W14	2.81m ² (30.26ft ²)
W15	3.54m ² (38.10ft ²)
TOTAL:	24.26m ² (261.02ft ²)



NOTES ::

Verify all dimensions, elevations, and datum's; report any errors and/ or discrepancies to the designer prior to construction.

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REVISIONS::	
ISSUED FOR::	
DEVELOPMENT PERMIT	2026.02.13
DR RESPONSE - UTILITY ENG.	2026.06.19
DR RESPONSE	2026.06.25

8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE::

SOUTH &
EAST ELEVATIONS

SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A3.1
DRAWN::	BM/JH	
DATE::	2024.05	

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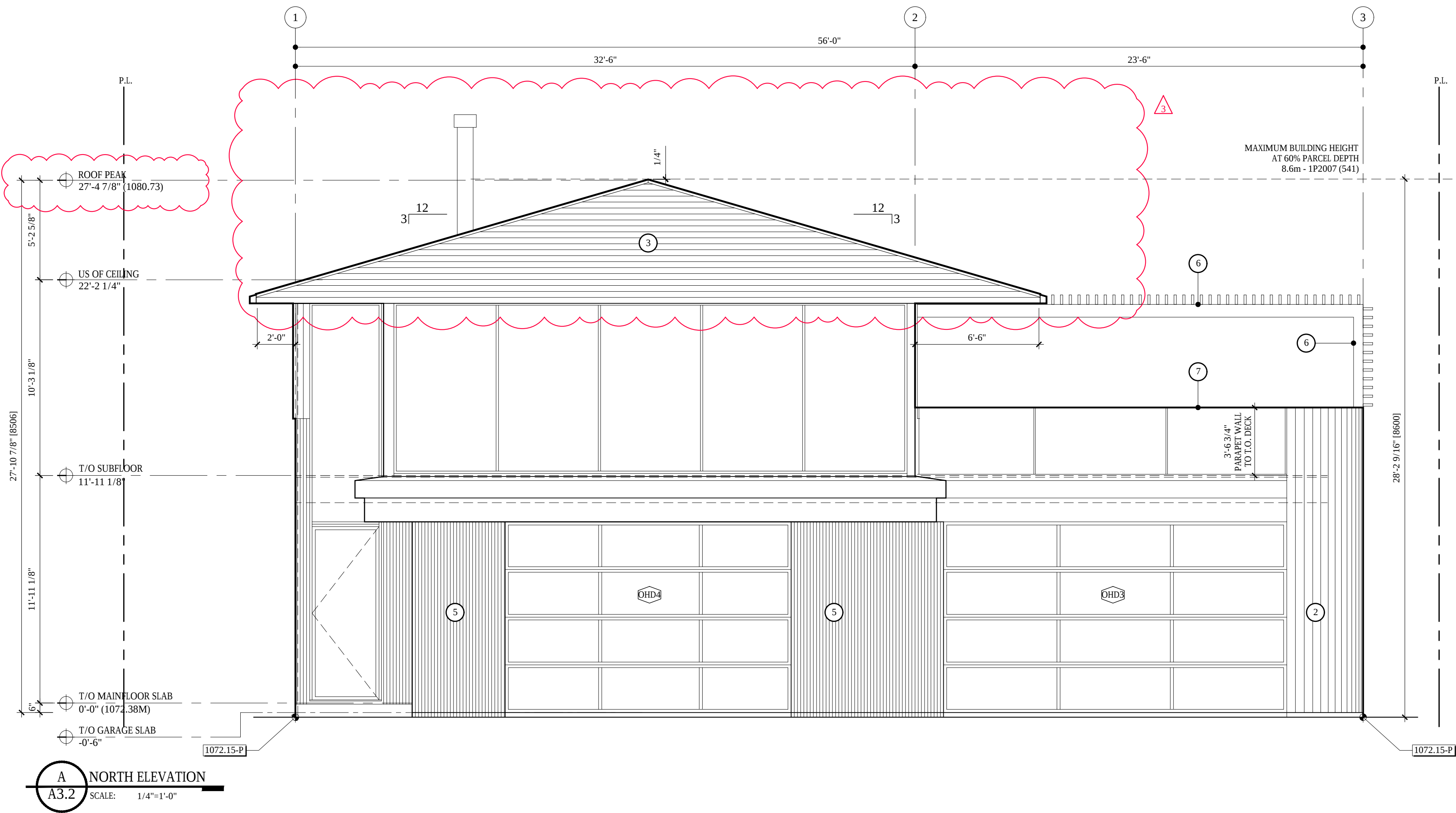
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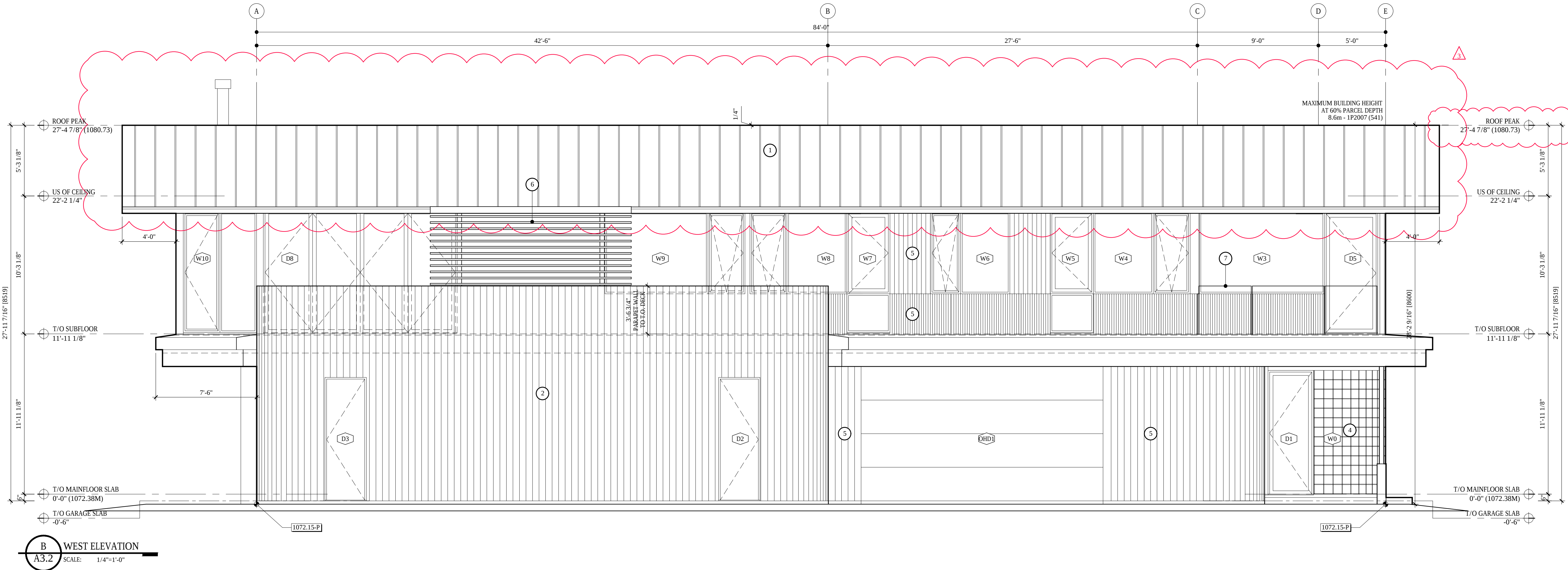
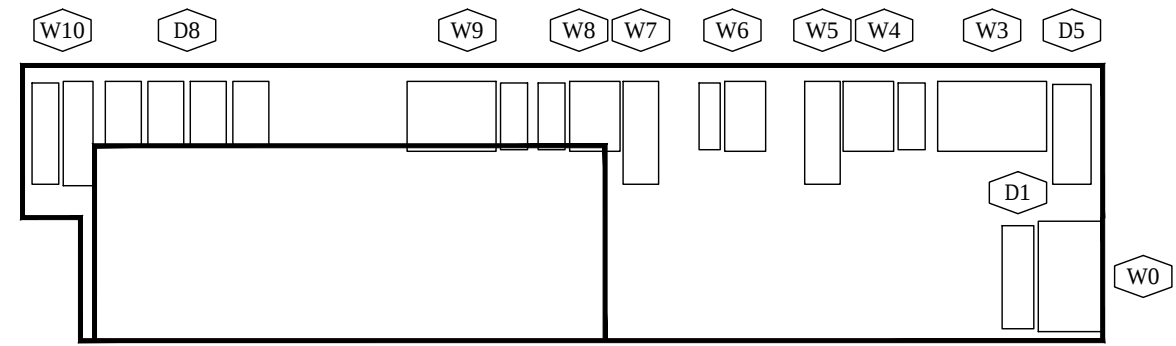
8018 48 AVE NW - DP DR RESPONSE - 2026.06.25

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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
6	PRIVACY SCREEN AND TRELLIS
7	GLASS BALCONY RAILING

UNPROTECTED OPENINGS:	
SPATIAL SEPARATION *BUILDING IS SPRINKLERED (9.10.15.4.(7))	
LIMITING DISTANCE: 8.43m (27'-7 7/8")	W5 2.36M ² (25.36FT ²)
AREA OF EXPOSED BUILDING FACE: 187.24 m ² (2014.65 ft ²)	W6 2.75M ² (29.64FT ²)
OPENINGS ALLOWED: 100% (62% x2*)=187.24m ² (2014.65ft ²)	W7 2.36M ² (25.36FT ²)
AREA OF PROPOSED OPENINGS: 42.92m ² (461.81ft ²)	W8 3.44M ² (37.04FT ²)
OPENINGS PROPOSED: 22.9%	W9 4.01M ² (43.18FT ²)
CALCULATION:	D8 4.95M ² (64.00FT ²)
W0 4.56m ² (49.10ft ²)	W10 3.75M ² (40.39FT ²)
D1 2.89M ² (31.10FT ²)	TOTAL: 42.92m ² (461.81ft ²)
D5 2.48M ² (26.70FT ²)	
W3 4.92M ² (52.89FT ²)	
W4 3.44M ² (37.04FT ²)	



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REVISIONS::

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DR RESPONSE - UTILITY ENG.	2026.06.19
DR RESPONSE	2026.06.25

PROJECT::

8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE::

NORTH &
WEST ELEVATIONS

SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A3.2
DRAWN::	BM/JH	
DATE::	2024.05	

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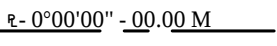
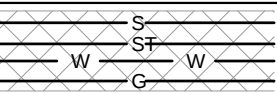
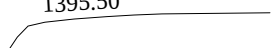
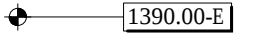
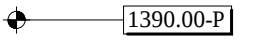
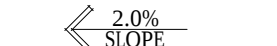
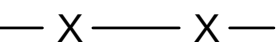
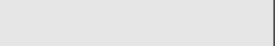
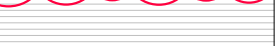
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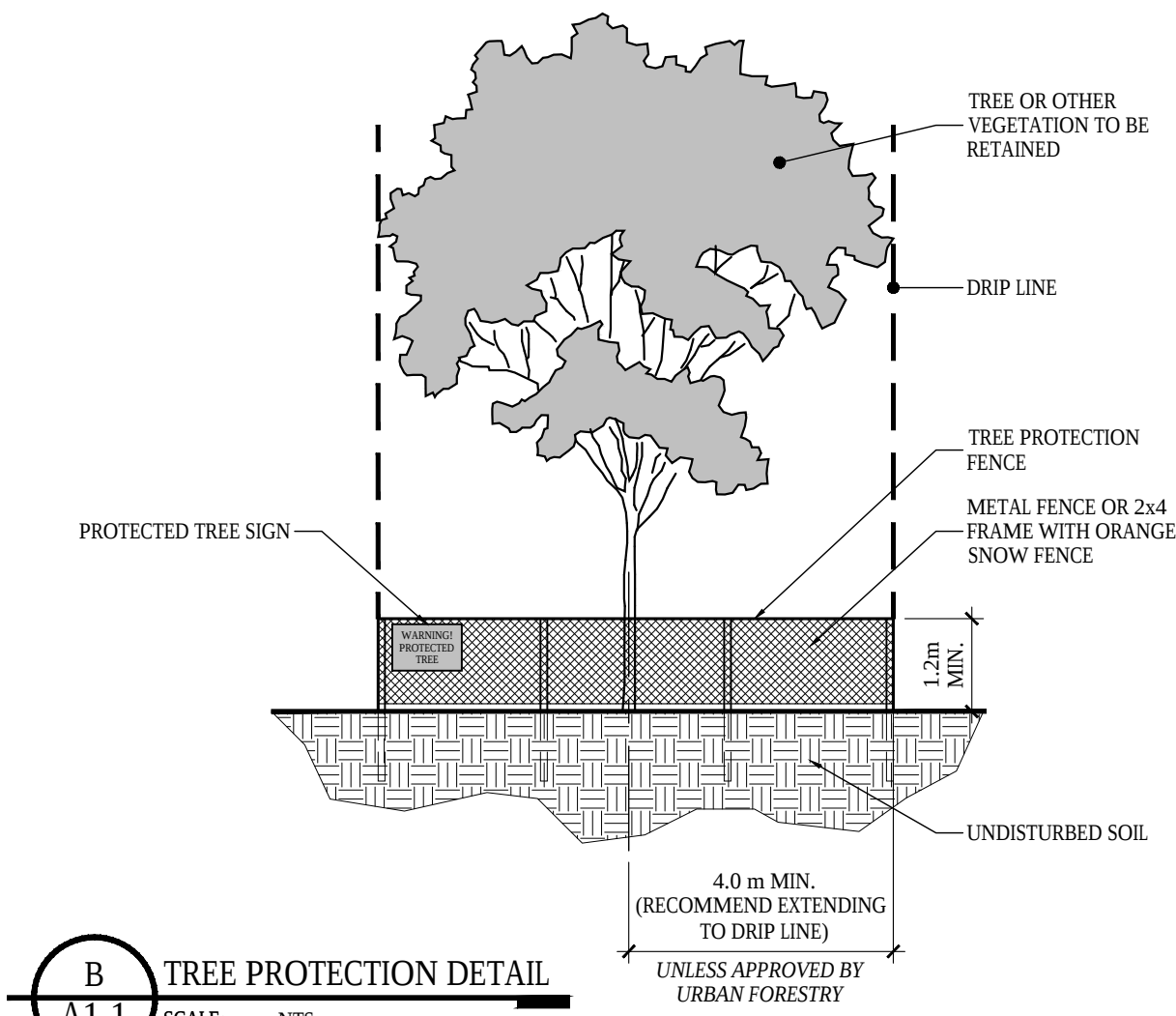
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K:\AcadNew\L to P\Montasser\4-DEVELOPMENT PERMIT\MONTASSER - A1.0 - SITE.dwg

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 EXISTING CITY OF CALGARY CONCRETE SIDEWALK
	TONE INDICATES PROPOSED
	TONE INDICATES PROPOSED NEW ASPHALT DRIVEWAY
	HATCH INDICATES NEW FIRE TRUCK ACCESS ROUTE ASPHALT PAVING - DESIGNED TO SUPPORT 38,556kg (85,000lbs) LOAD AND NFPA 1901 POINT LOAD OF 517 kPa (75psi) OVER 2'-0" x 2'-0" (4 ft²) AREA
	HATCH INDICATES PROPOSED WOOD DECKING OR STAIRS

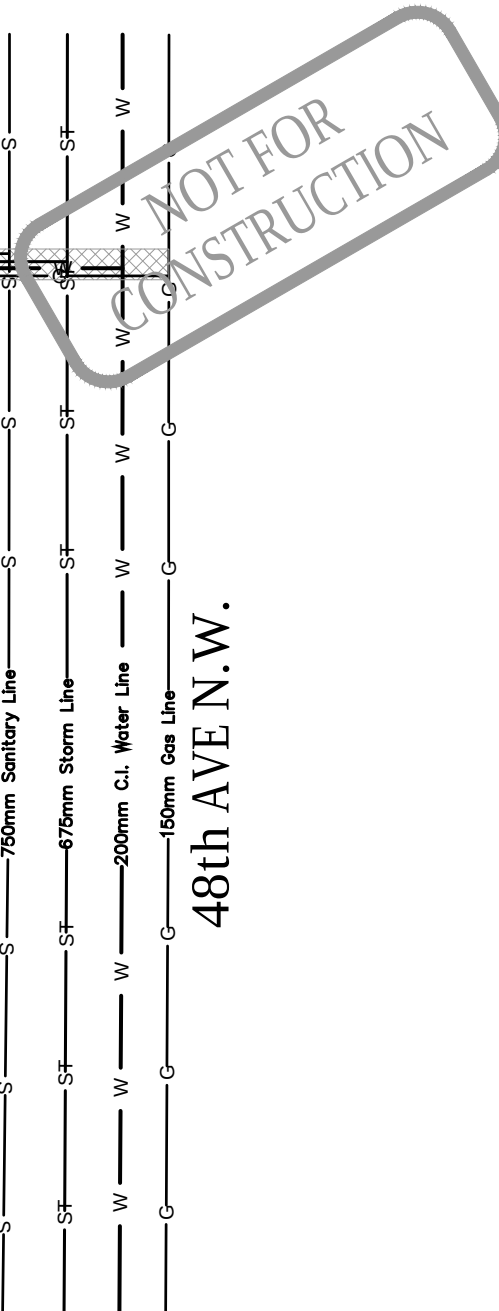
TREE IDENTIFICATION CHART						
NOTE: ASTERISK (*) DENOTES PUBLIC TREES.						
ALL TREES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED						
NO.	VARIETY	CANOPY M(±)	HEIGHT M(±)	LOCATION	STATUS	
T1	CONIFEROUS	0.37	4.0	ON SUBJECT PROPERTY	TO REMAIN	
T2	CONIFEROUS	0.30	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T3	CONIFEROUS	0.32	3.5	ON SUBJECT PROPERTY	TO REMAIN	
T4	CONIFEROUS	0.32	4.0	ON SUBJECT PROPERTY	TO REMAIN	
T5	CONIFEROUS	0.38	4.0	ON SUBJECT PROPERTY	TO REMAIN	
T6	DECIDUOUS	0.20	3.0	ON SUBJECT PROPERTY	TO REMAIN	
T7	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T8	CONIFEROUS	0.40	4.0	ON SUBJECT PROPERTY	TO REMAIN	
T9	CONIFEROUS	0.42	4.0	ON SUBJECT PROPERTY	TO REMAIN	
T10	DECIDUOUS	0.20	3.0	ON SUBJECT PROPERTY	TO REMAIN	
T11	CONIFEROUS	0.45	8.0	ON SUBJECT PROPERTY	TO REMAIN	
T12	CONIFEROUS	0.50	7.6	ON SUBJECT PROPERTY	TO REMAIN	
T13	CONIFEROUS	0.55	8.0	ON SUBJECT PROPERTY	TO REMAIN	
T14	CONIFEROUS	0.30	3.0	On Adjacent Property	TO REMAIN	
T15	CONIFEROUS	0.30	3.0	On Adjacent Property	TO REMAIN	
T16	DECIDUOUS	0.40	7.0	On Adjacent Property	TO REMAIN	
T17	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T18	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T19	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T20	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T21	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T22	DECIDUOUS	0.40	7.0	ON SUBJECT PROPERTY	TO REMAIN	
T23	CONIFEROUS	0.20	2.0	ON SUBJECT PROPERTY	TO REMAIN	
T24	CONIFEROUS	0.20	2.0	ON SUBJECT PROPERTY	TO REMAIN	
T25	CONIFEROUS	0.20	2.0	ON SUBJECT PROPERTY	TO REMAIN	
T26	BUSH/TREE AREA	AVG. 0.30	AVG. 6.0	ALONG PROPERTY LINE	PARTIAL REMOVAL	
T27	BUSH/TREE AREA	AVG. 0.30	AVG. 5.0	ON SUBJECT PROPERTY	TO REMAIN	
T28	BUSH/TREE AREA	AVG. 0.40	AVG. 12.0	ON SUBJECT PROPERTY	TO REMOVE	
T29	BUSH	N/A	6.2	ON SUBJECT PROPERTY	TO REMOVE	
*T30	BUSH/TREE AREA	AVG. 0.30	AVG. 5.0	ALONG PROPERTY LINE	TO REMAIN	
*T31	CITY ID: T-51194907 DECIDUOUS (POPLAR)	0.85	7.5	ON ADJ. CITY PROPERTY	TO REMAIN AND BE PROTECTED	
*T32	CITY ID: T-51194808 DECIDUOUS (MOUNTAIN ASH)	0.56	4.5	ON ADJ. CITY PROPERTY	TO REMAIN AND BE PROTECTED	



B
A1.1
TREE PROTECTION DETAIL
SCALE: NTS



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8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

BLOCK / SITE PLAN
1:250 SCALE

SCALE:: AS NOTED
FILE:: MONT.
DRAWN:: BM/JH
DATE:: 2024.05
SHEET:: A1.1

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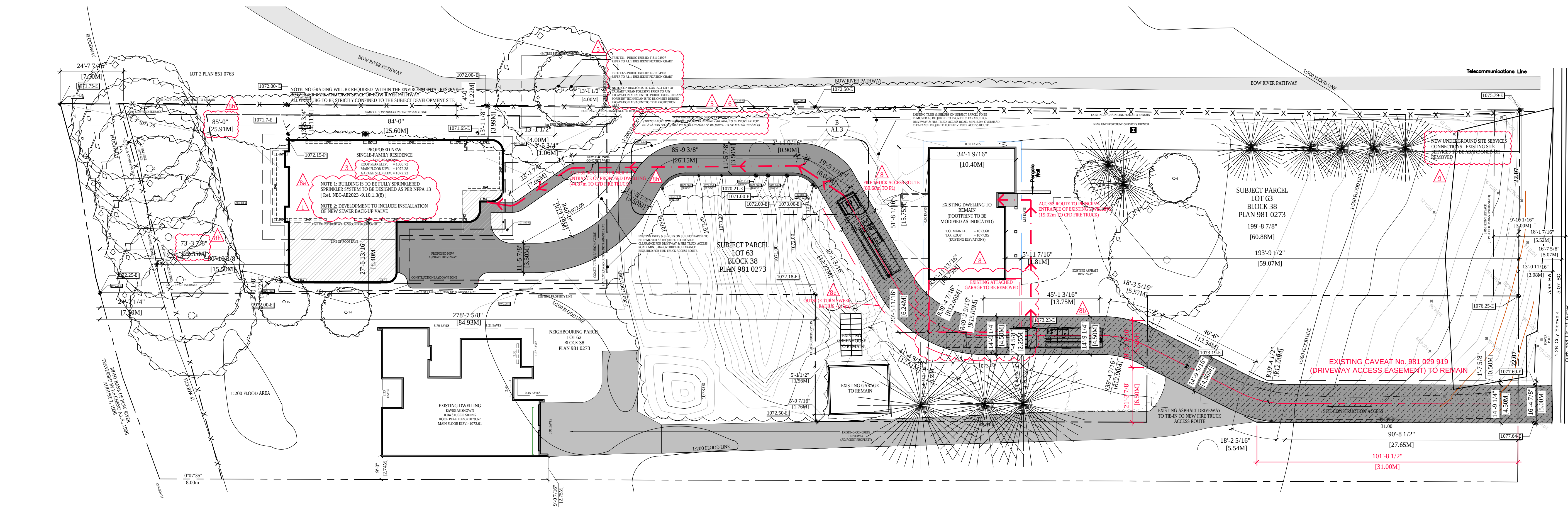
8018 48 AVE NW - DP DR RESPONSE - 2026.06.25

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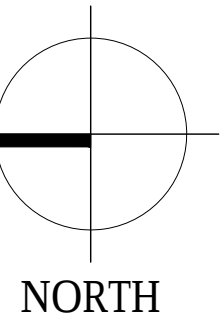
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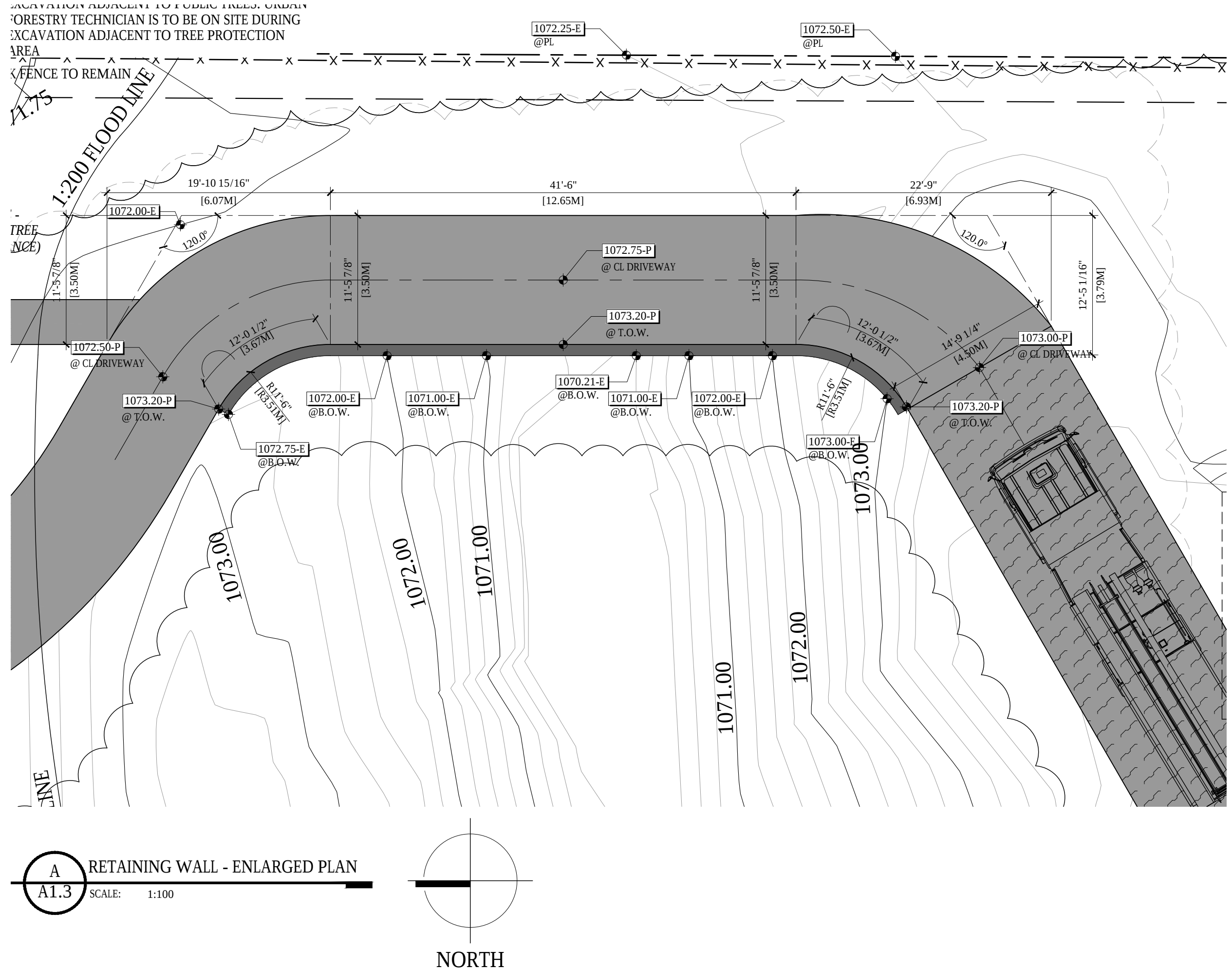
K:\AcadNew\L to P\Montasser\4-DEVELOPMENT PERMIT\MONTASSER - A1.0 - SITE.dwg



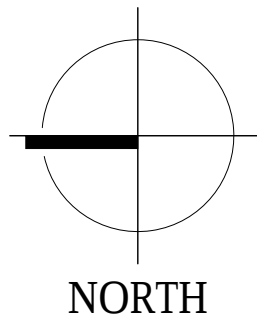
A
A1.3
FIRE TRUCK ACCESS ROUTE
SCALE: 1:250



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
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	TONE INDICATES EXISTING CITY OF CALGARY CONCRETE SIDEWALK
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	HATCH INDICATES PROPOSED WOOD DECKING OR STAIRS



A
A1.3
RETAINING WALL - ENLARGED PLAN
SCALE: 1:100



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48th AVE N.W.

REVISIONS::	
ISSUED FOR::	
DEVELOPMENT PERMIT	2026.02.13
DR RESPONSE - UTILITY ENG.	2026.06.19
DR RESPONSE	2026.06.25
PROJECT::	

8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE:
FIRE TRUCK
ACCESS ROUTE
& RETAINING
WALL PLAN

SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A1.3
DRAWN::	BM/JH	
DATE::	2024.05	

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K:\AcadNew\Uo_P\Montasser\4-DEVELOPMENT PERMIT\MONTASSER - A1.4 - SITE MAPS PHOTOS.dwg

My Property 3.0 Instant App

8018 48 AV NW

Results:6

My Property Details

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.

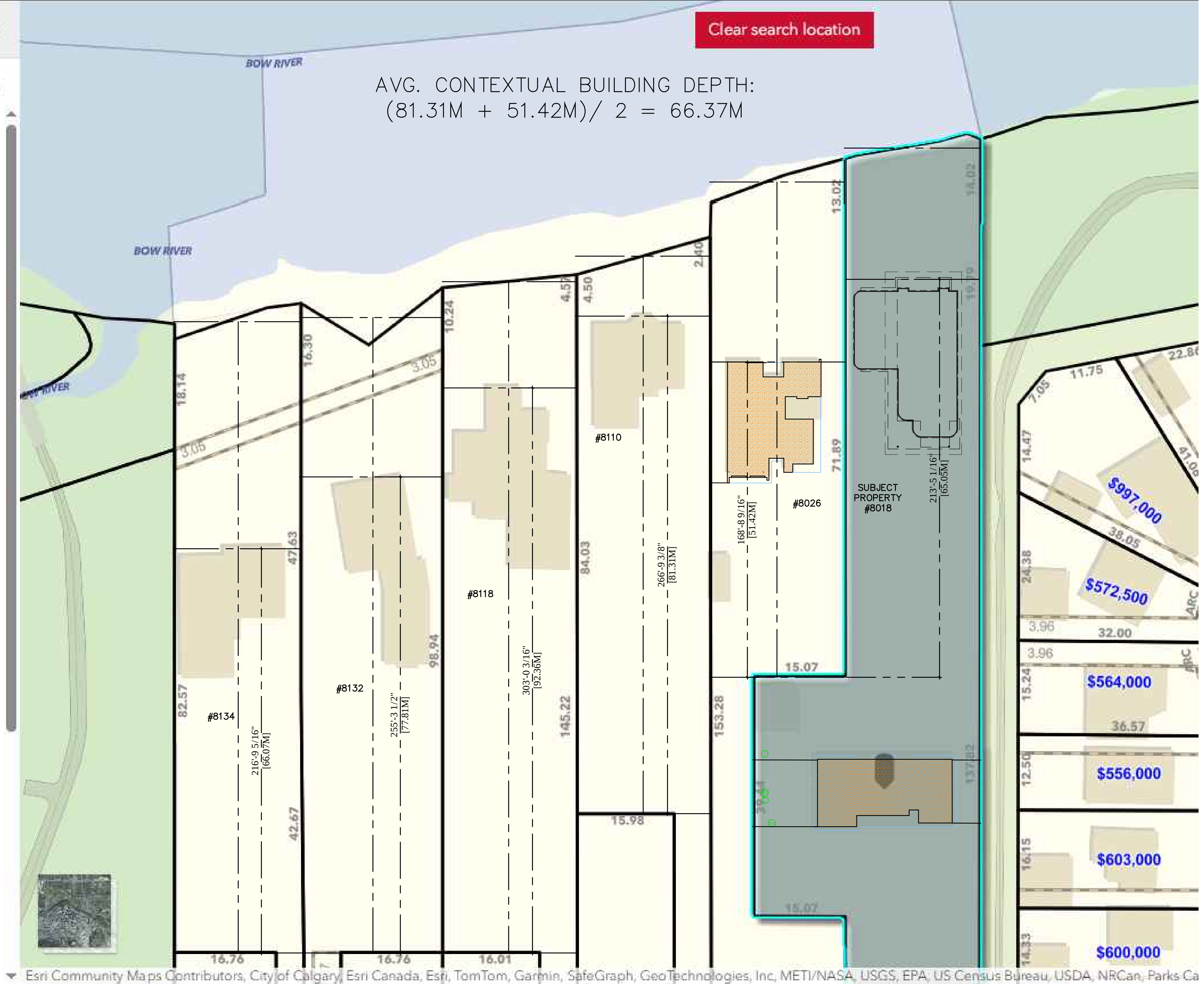
[Link to Interactive Land Use Bylaw](#)

Policy

[Municipal Development Plan](#)

[Calgary Transportation Plan](#)

[Planning Policies](#)



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DR RESPONSE	2026.06.25

PROJECT:

8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE:

BLOCK PLAN

SCALE:	AS NOTED	SHEET:
FILE:	MONT.	A1.4
DRAWN:	BM/JH	
DATE:	2024.05	

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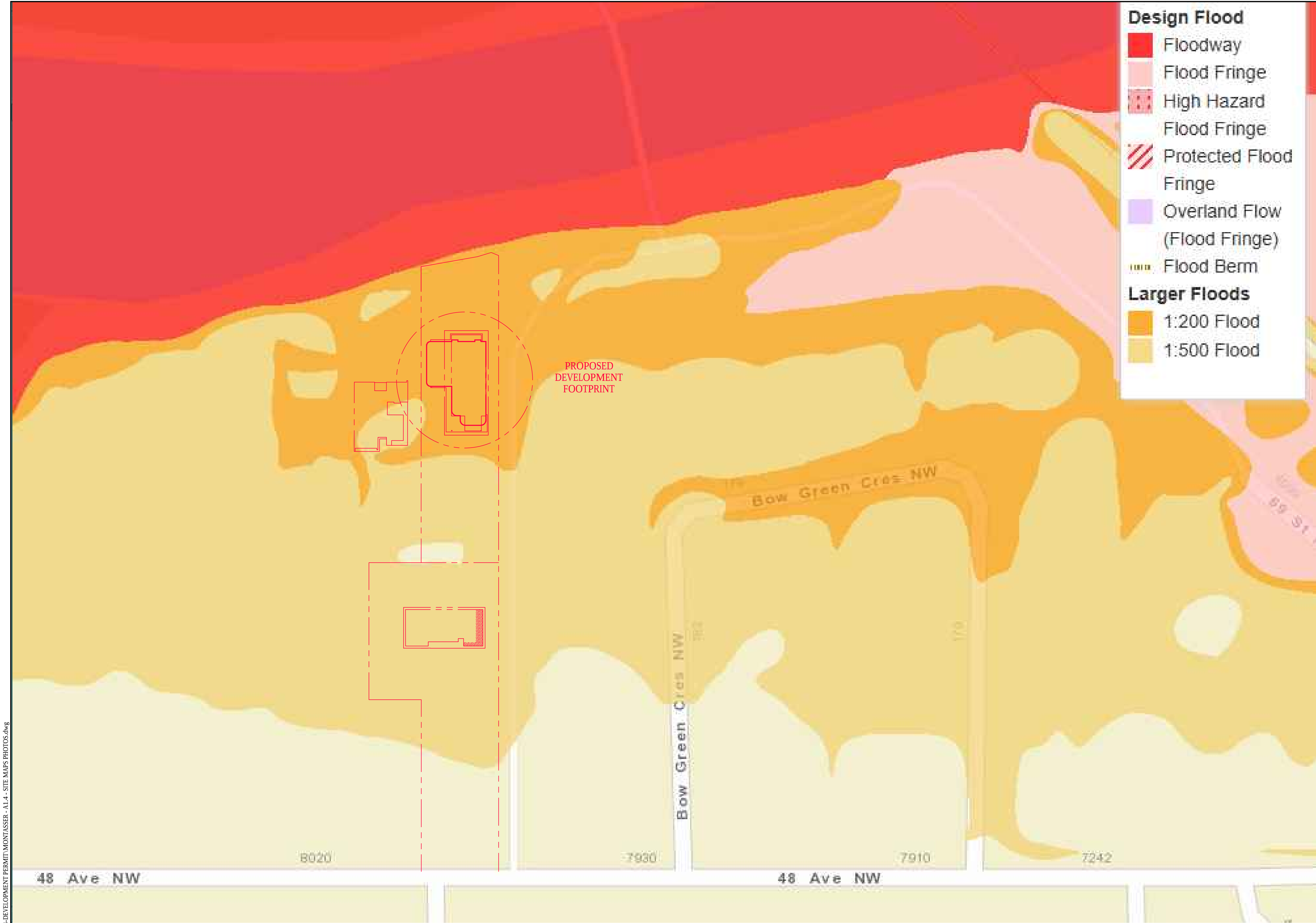
Each flood event can be toggled on and off in the mapping tool

LEGEND	Chance of Flooding in any year (based on AEPA maps, does not account for mitigation)	Chance of flooding at least once in 25 years (based on AEPA maps, does not account for mitigation)	Flowrate (Bow River upstream of the Elbow River)	Flowrate (Bow River downstream of the Elbow River)	Flowrate (Elbow River downstream of Glenmore Dam)
	1:10 (10%)	93%	845 m³/s	996 m³/s	253 m³/s
	1:20 (5%)	72%	1120 m³/s	1310 m³/s	379 m³/s
	1:50 (2%)	40%	1610 m³/s	1860 m³/s	610 m³/s
	1:75 (1.33%)	29%	1880 m³/s	2150 m³/s	738 m³/s
	1:100 (1%)	22%	2090 m³/s	2390 m³/s	841 m³/s
	1:200 (0.5%)	12%	2710 m³/s	3050 m³/s	1140 m³/s
	1:500 (0.2%)	5%	3790 m³/s	4190 m³/s	1660 m³/s
	1:1000 (0.1%)	2.5%	4880 m³/s	5310 m³/s	2150 m³/s

The likelihood or chance of a flood occurring is the probability that natural conditions (like rainfall and snowmelt) will produce this much flow in our rivers. This probability is shown as a per cent chance of flooding in a time period ("1% chance in any given year"), or a "one-in-X" chance of flooding ("1 in 100 chance in any given year"). This size flood is sometimes called a "one-in-one-hundred flood", or "1:100 flood", or sometimes a 100-year flood.

Reservoirs and flood barriers can lower the risk of flooding. This





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CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE::

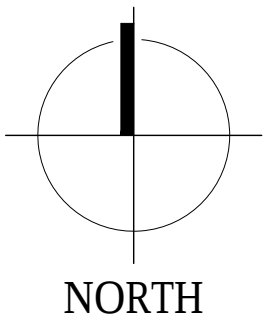
FLOOD FRINGE
MAP

SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A1.6
DRAWN::	BM/JH	
DATE::	2024.05	

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K:\AcadNew\U_o_P\Montasser\4-DEVELOPMENT PERMIT\MONTASSER - A1.4 - SITE MAPS PHOTOS.dwg

A
A1.6
SCALE: NTS



NORTH

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EXISTING PANHANDLE APPROACH
FROM 48 AVE NW



EXISTING PANHANDLE APPROACH
FROM 48 AVE NW



#8081 48 AVE NW - SW ELEVATION



#8081 48 AVE NW - NW ELEVATION



#8081 48 AVE NW - SE ELEVATION



PANHANDLE ACCESS TO
#8025 48 AVE NW



#8025 48 AVE NW - SE ELEVATION



#8025 48 AVE NW - NE ELEVATION



#8110 48 AVE NW - NE VIEW FROM
REAR PL



#8110 48 AVE NW - VIEW FROM EAST



REAR PL OF SUBJECT PROPERTY LOOKING EAST



REAR PL OF SUBJECT PROPERTY LOOKING EAST



#8081 48 AVE NW - PROPOSED LOCATION
OF NEW HOME LOOKING SOUTH



#8081 48 AVE NW -TREE LINE
ALONG EAST PL

NOTES ::
Verify all dimensions, elevations, and datum's; report any errors and/ or discrepancies to the designer prior to construction.
All drawings remain the property of the designer.
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Do not scale drawings.
This drawing supersedes previous issues.

NOT FOR
CONSTRUCTION

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REVISIONS::

ISSUED FOR::

DEVELOPMENT PERMIT	2026.02.13
DR RESPONSE - UTILITY ENG.	2026.06.19
DR RESPONSE	2026.06.25
-	-
-	-

PROJECT::

8018 48 AVE NW
CALGARY, AB
LOT 63|BLOCK 38|
PLAN 9810273

TITLE::

SITE PHOTOS

SCALE::	AS NOTED	SHEET::
FILE::	MONT.	A1.7
DRAWN::	BM/JH	
DATE::	2024.05	

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8018 48 AVE NW - DP DR RESPONSE - 2026.06.25