

Title Sheet	DP/Architectural - 36"x24"
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Exterior 3D Model	
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Exterior Elevations	
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Floor Plans	
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Proposed New Project
@
2603 4 Avenue NW
Calgary, AB



DP/Arch Approval Drawings
Not for Construction



DESIGNER:
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ARCHITECTURAL DESIGN & PLANNING
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BUILDER:
TBD

NOTES:
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PROJECT INFO:
PROJECT ADDRESS:
2603 4 Avenue NW
Calgary, AB
LEGAL DESCRIPTION:
Lot 38 Block 9 Plan 7525 GE
PROJECT FILE:
GDP-2023-133-001.pdf
PROJECT TYPE:
Proposed New Project

BUILDING INFO:
FLOOR PLAN AREAS:
1st FLOOR PLAN 1,682
2nd FLOOR PLAN 1,710
2,392 sq. ft.
GARAGE & BASEMENT AREAS:
BASMT FINISH 1,160
GARAGE 776

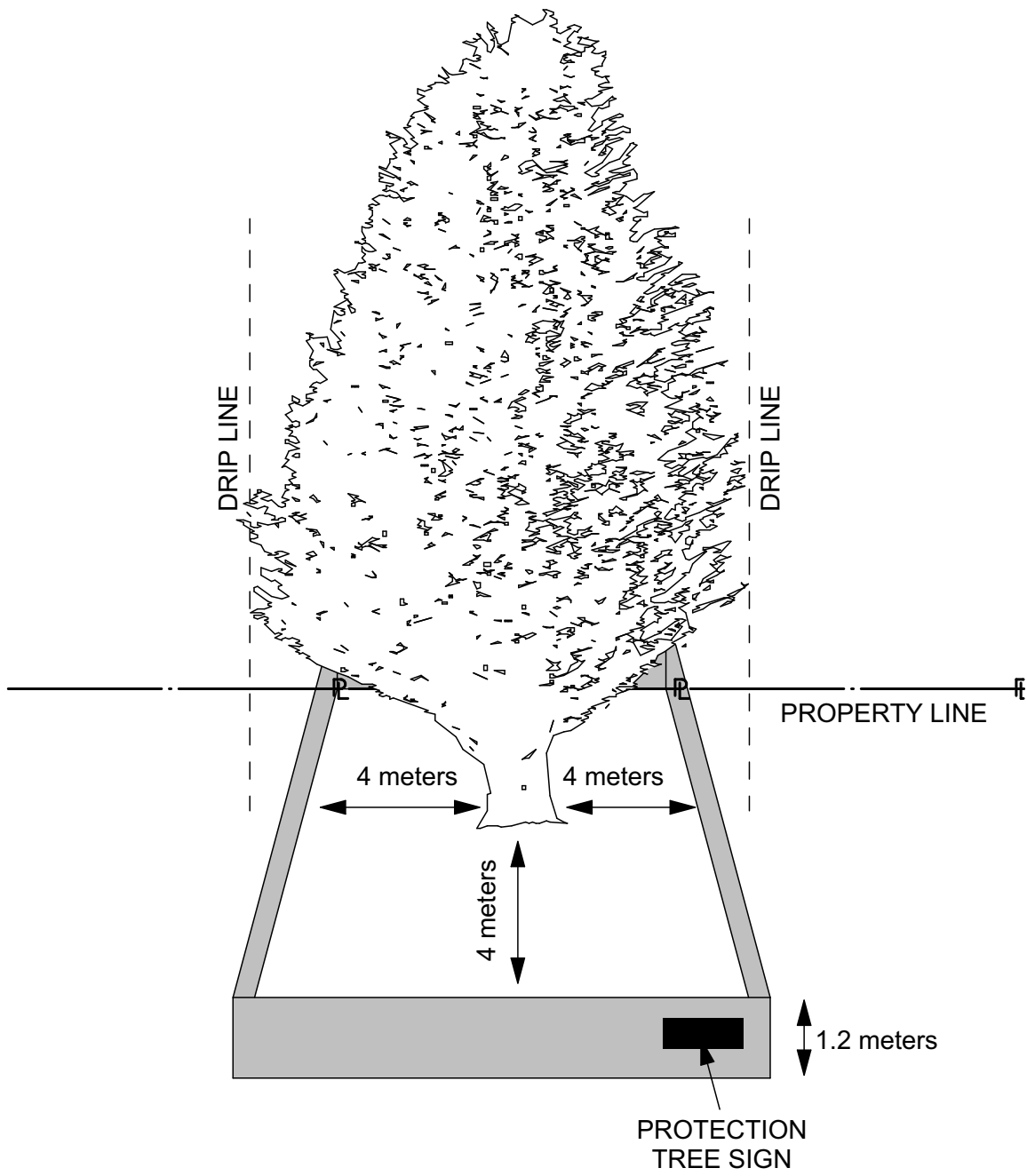
DRAWING INFO:
DP & Arch Approval
Title Sheet

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: 7/8/2028
SCALE: AS NOTED
SHEET SIZE: 36"x24"
DRAWN BY: TDG
NOTE: ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE INDICATED OTHERWISE.

ARCHITECTURAL PLANS
A:1

Sheet

PRINTED: Monday, July 8, 2025 1:38 PM



TREE PROTECTION FENCE

Details Tree Protection

SCALE: 1:100

LEGEND

Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 30627 Elev.=1056.75
Distances are in metres and decimals thereof.
Bearings are Grid (31M-114°W) 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: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes 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: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline 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:

Title information is based on the C. of T. 991_127_265 which was searched on the 8th day of April, 2026, and is subject to:
Restrictive Covenant No.: 7845AG
Order No.: 5426I

ABBREVIATIONS

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

--- denotes Coniferous
--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Deciduous	0.55	8.00	8.00
2	Deciduous	0.30	5.00	6.00
3	Deciduous	0.40	6.00	8.00
4	Deciduous	0.24	5.00	4.00
5	Deciduous	0.48	5.00	7.00
6	Deciduous	0.17	4.00	6.00
7	Deciduous	0.40	6.00	8.00

Trunk Diameter (CM): 66
Scientific Name: ULMUS AMERICANA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-32068017
Trunk Diameter (CM): 31
Scientific Name: FRAXINUS PENNSYLVANICA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-S1112260
Trunk Diameter (CM): 43
Scientific Name: FRAXINUS PENNSYLVANICA
Size at Maturity: LARGE
Maintained by: CALGARY PARKS
Tree ID #: T-32106466

Streetscape - Front

SCALE: 1:200

PLOT PLAN LEGEND

PROPERTY LINE
FENCE
CONTOUR LINE & GRADE
SETBACK/RIGHT-AWAY/HARDSCAPE LINE
RIGHT-AWAY
SIDEWALK/VALE
SETBACK
STRUCTURE
STRUCTURE - PROPOSED
STRUCTURE - EXISTING
RETAINING WALL
PARKING - CONCRETE
PARKING - GRAVEL
UTILITY LINE
WATER
SANITARY
STORM
GAS
CABLE
ELECTRICAL-BELOW
ELECTRICAL-ABOVE
DWELLING OUTLINE & OPENING
FOUNDATION
1st FLOOR
2nd FLOOR
3rd FLOOR
ROOF

PROJECT INFO:

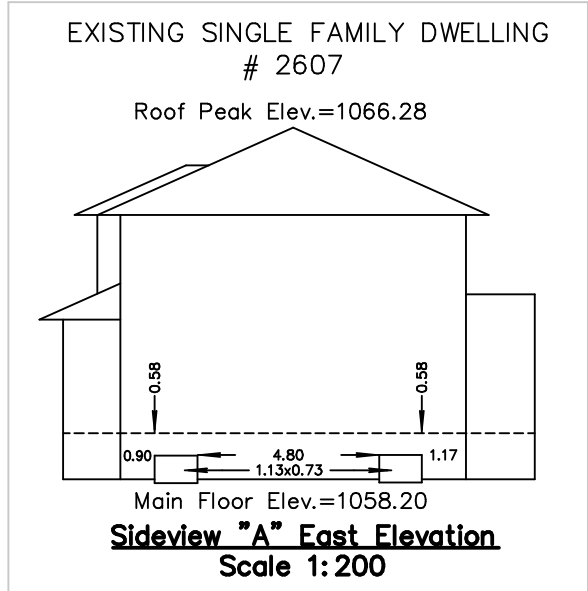
PROJECT ADDRESS:
2603 4 Avenue NW
City: Calgary, AB
LEGAL DESCRIPTION:
Lot 38 Block 9 Plan 7525 GE
PROJECT FILE:
GDP2025-133-001.pjn
PROJECT TYPE:
Proposed New Project

BUILDING INFO:

FLOOR PLAN AREAS:
1st FLOOR PLAN 1,682
2nd FLOOR PLAN 1,710
3rd FLOOR PLAN 3,382
GARAGE & BASEMENT AREAS:
REAR FINISH 1,160
GARAGE 776

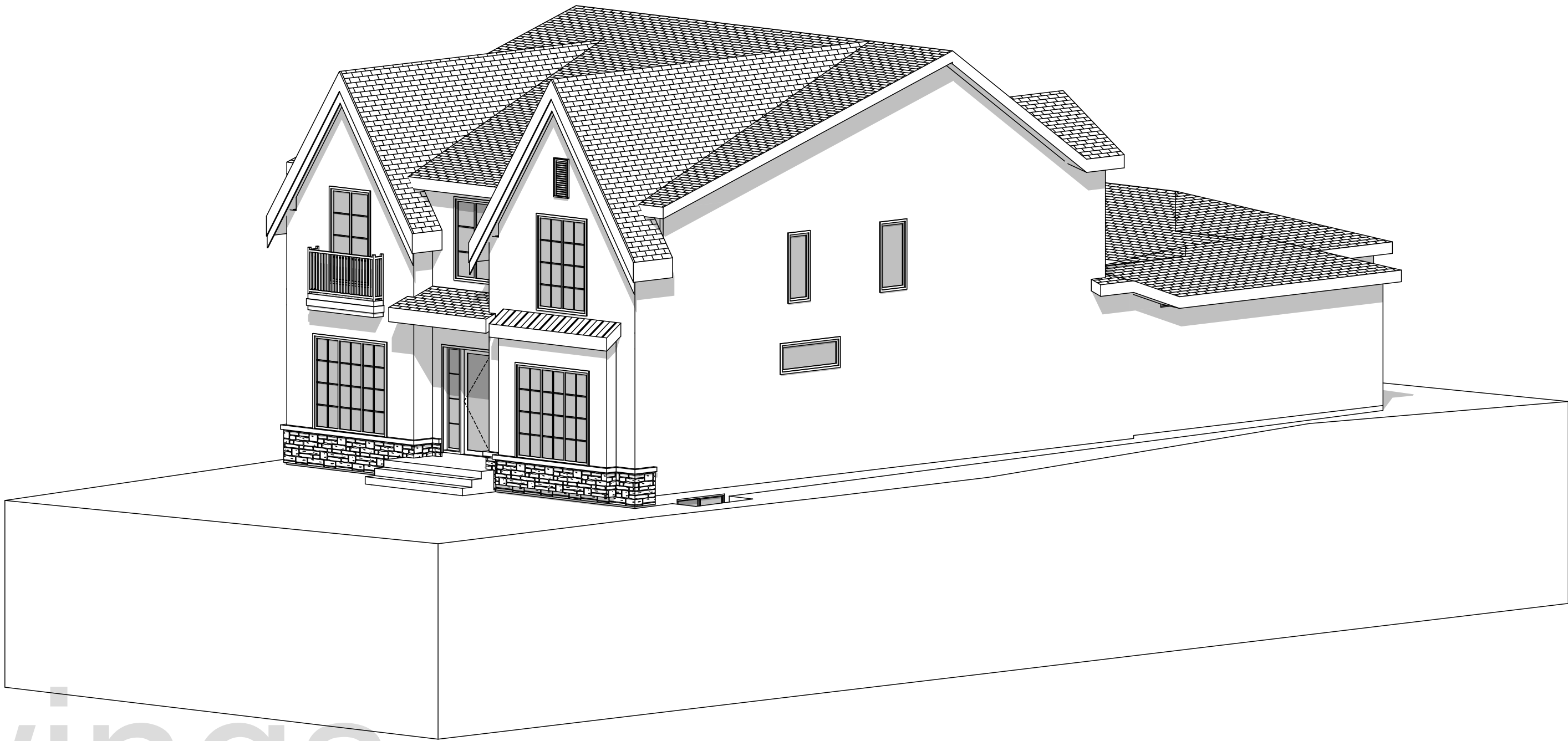
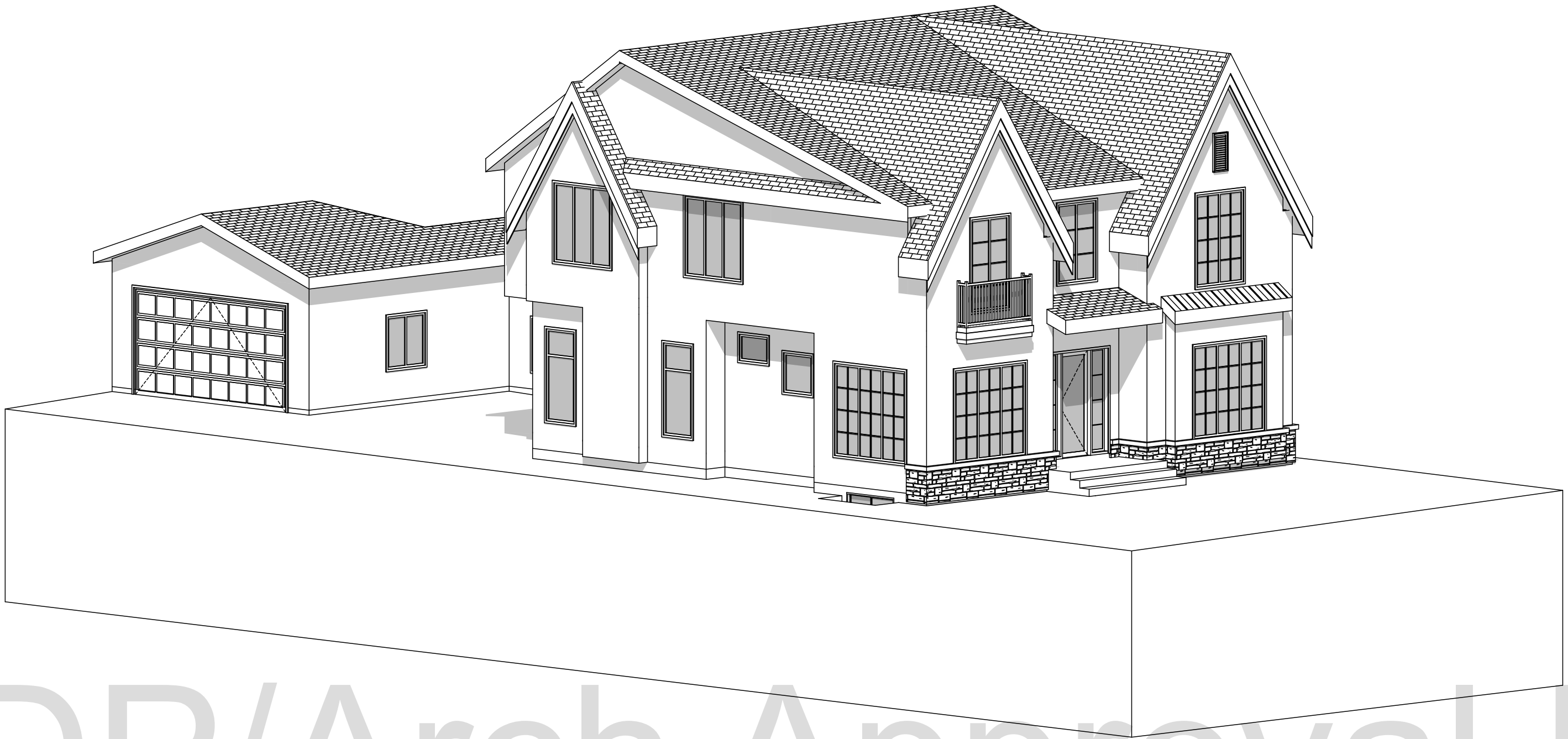
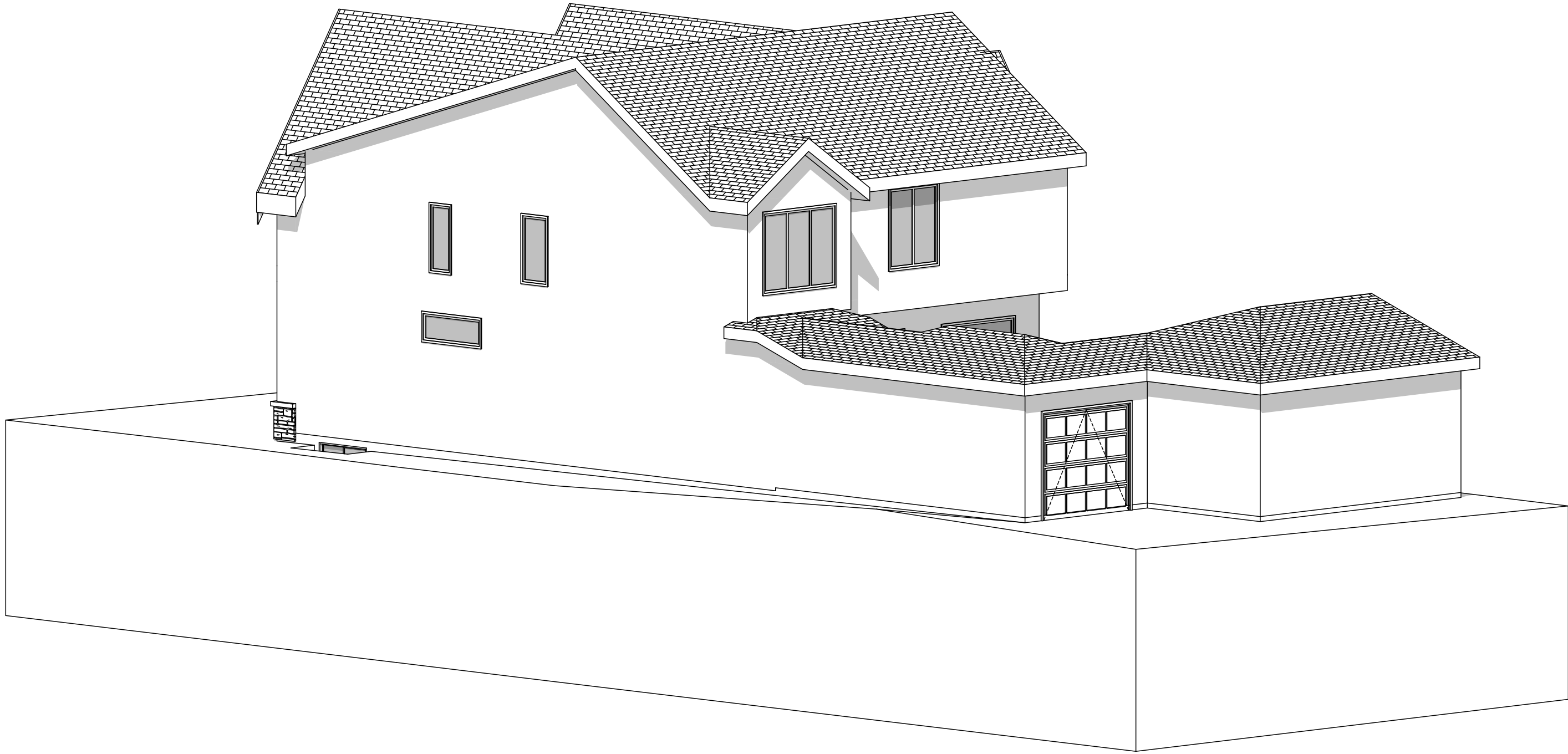
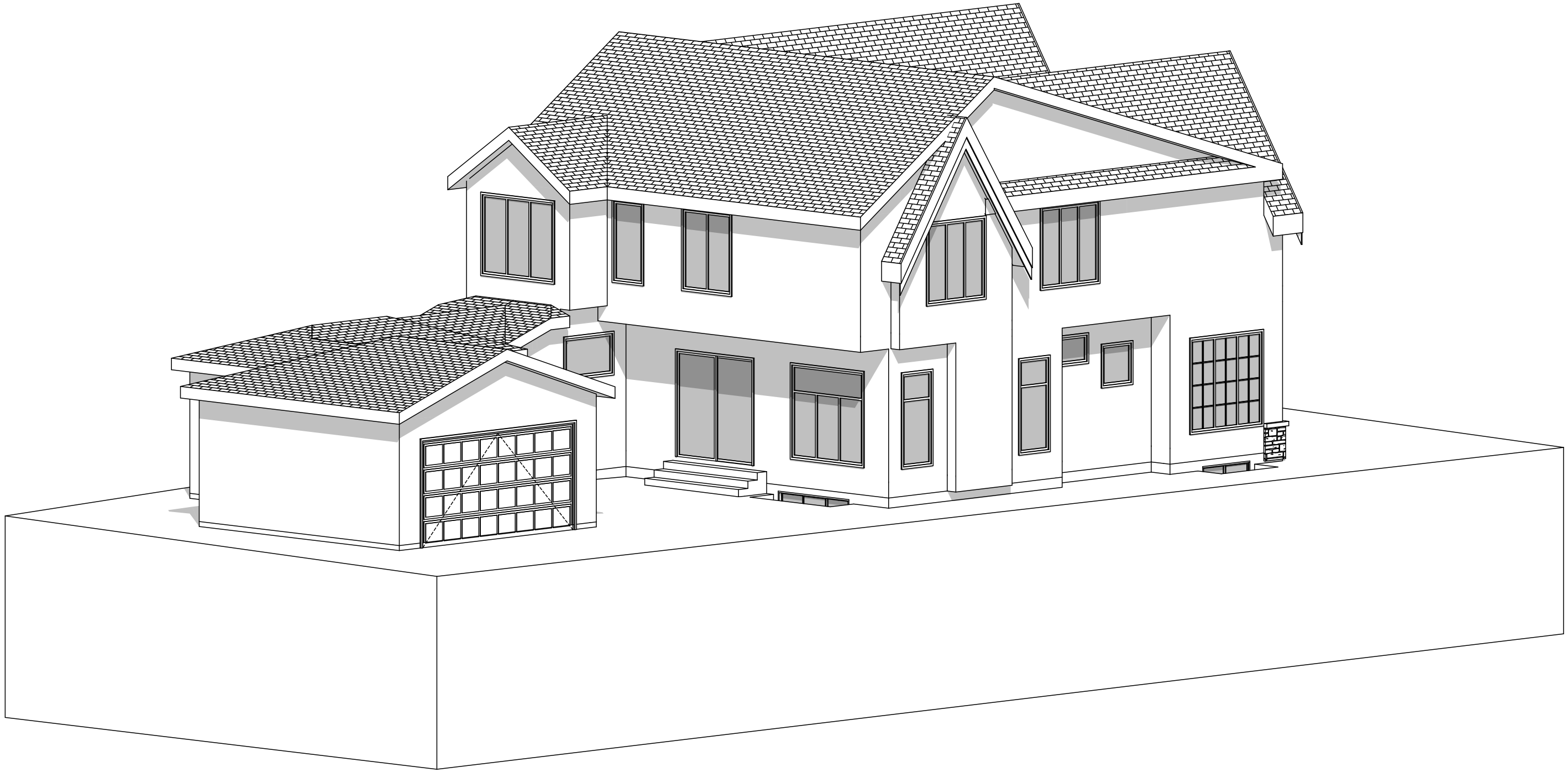
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ARCHITECTURAL PLANS
A:2



2D Plan - Block

SCALE: 1:200



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2nd FLOOR PLAN	1,710
TOTAL	3,392 sq. ft.

GARAGE & BASEMENT AREAS:

BASEMENT FINISH	1,160
GARAGE	776

DRAWING INFO:

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Exterior 3D Model

1" ACTUAL

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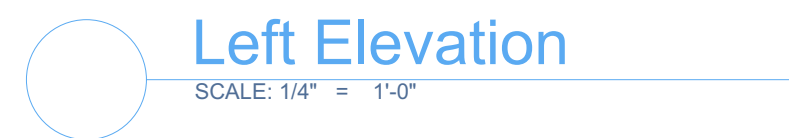
ARCHITECTURAL PLANS
A:3

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3D Elevations



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DP/Arch Approval Drawings
Not for Construction



DP/Arch Approval Drawings
Not for Construction