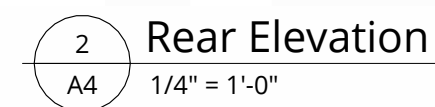
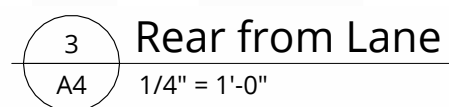
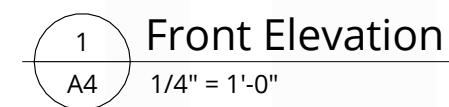


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West Hillhurst Residence
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Lot 15 ; 11 ; 7525GE

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A4

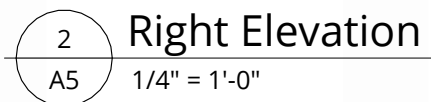
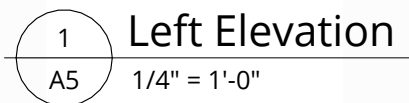
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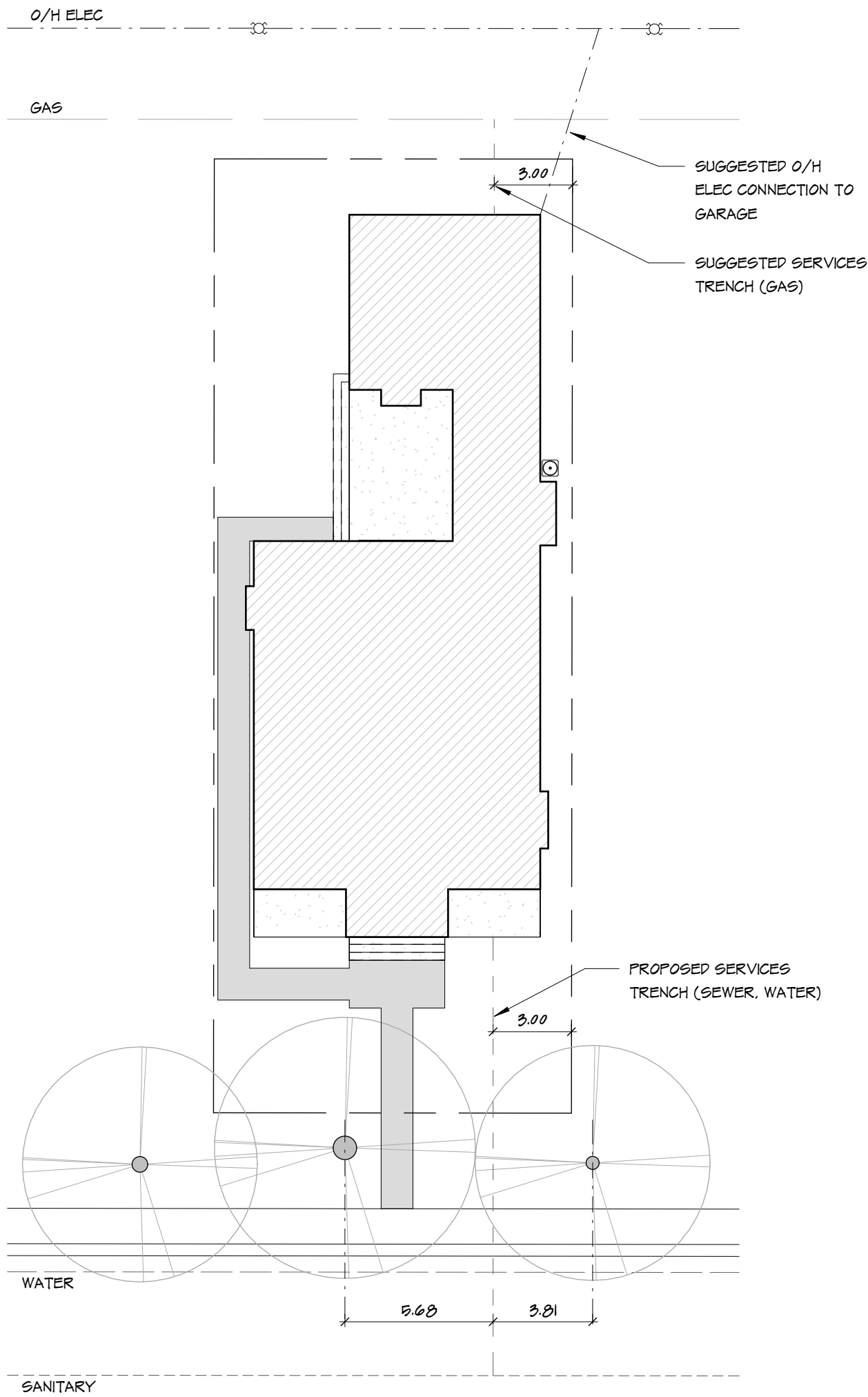
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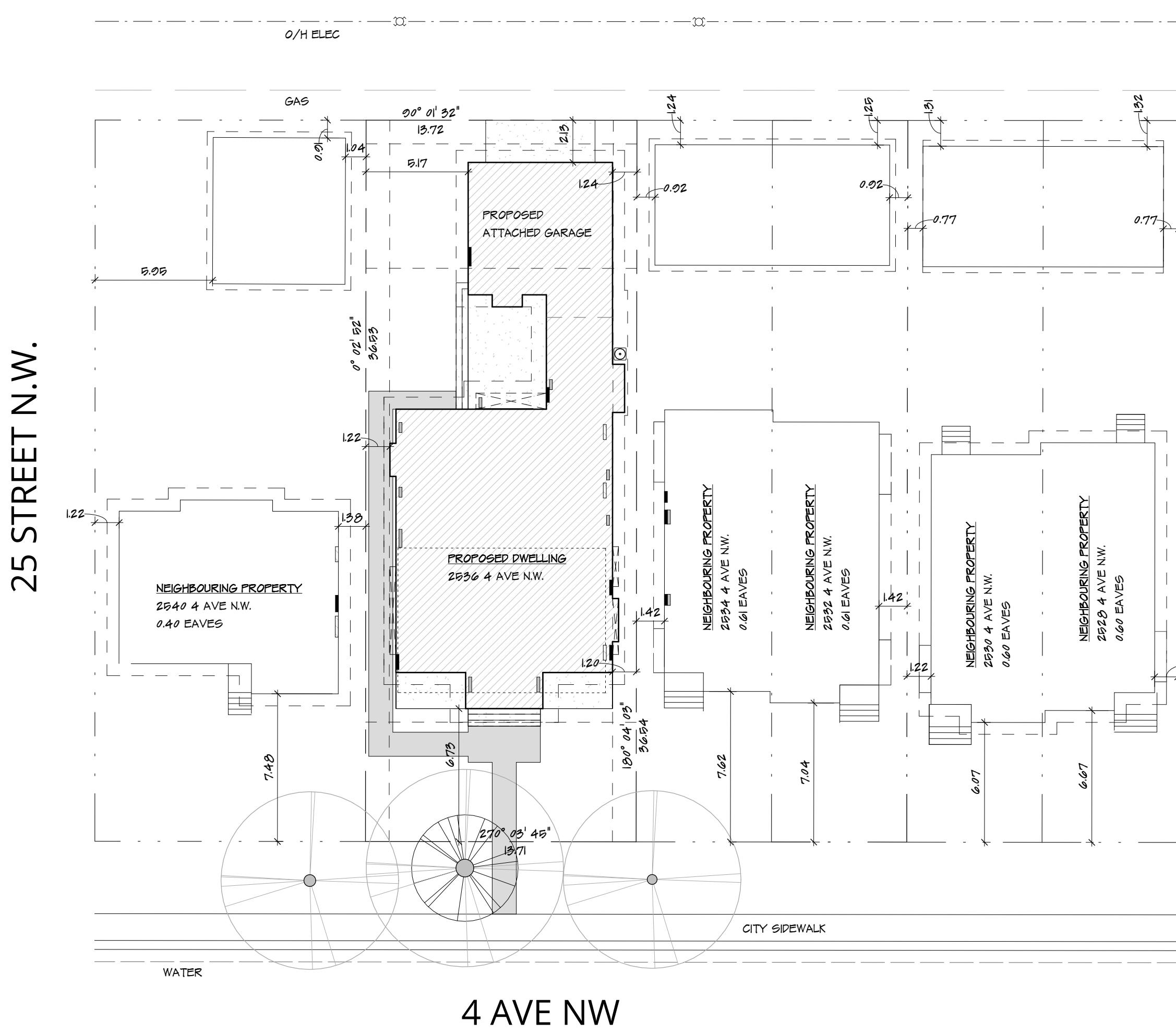
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A5





2 Utilities Plan
S1 1:200



3 Block Plan
S1 1:200



4 Streetscape
S1 1:200

LEGAL DESCRIPTION:

LOT: 18
BLOCK: II
PLAN: 7825GE

ADDRESS: 2536 4 AVE N.W.

U/I: R-C2

LOT AREA: 8010

MAIN HOUSE AREA: 16336 SQM

COV'D PORCH AREA: 827 SQM

GARAGE AREA: 8381 SQM

LOT COVERAGE: 44.98%

L.T.P.I.:--

A.T.P.I.:--

T.O.G.F.: 109786

A.F.G.: 1096683

CALCULATION NOTES:

CONTEXTUAL FRONT SETBACK:
 $(7.48 + 7.62) / 2 = 7.55$
 $7.55 - 1.5 = 6.05m$

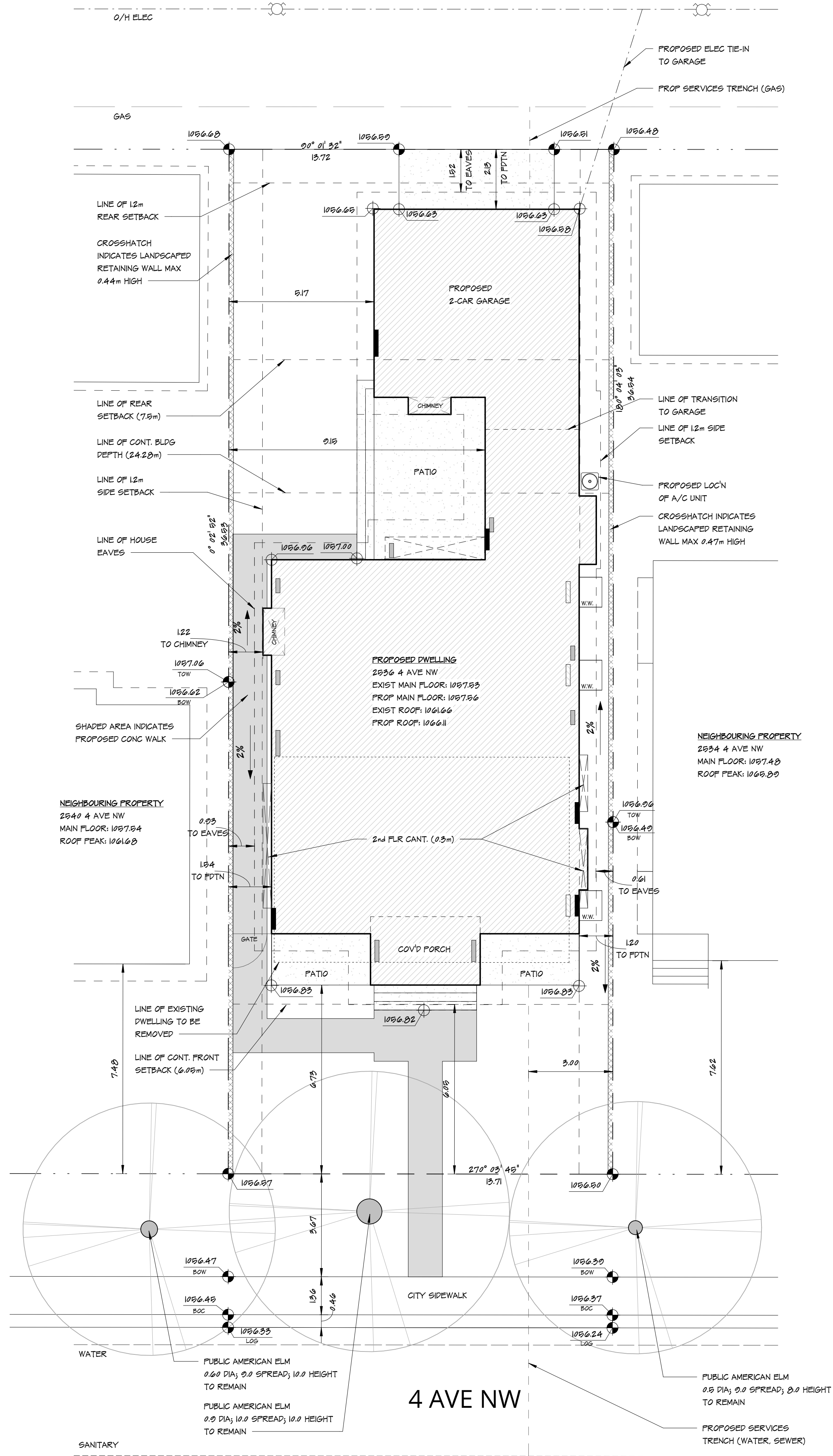
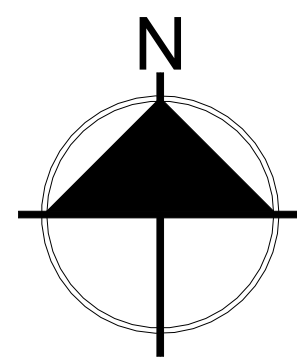
CONTEXTUAL BUILDING DEPTH:
 $(17.28 + 22.88) / 2 = 20.08$
 $20.08 + 4.6 = 24.68$

CONTEXTUAL BUILDING HEIGHT:
 $(106118 + 106889) / 2 = 106554$
 $106554 - 106668 = 6.86$
 $6.86 - 1.5 = 5.36$
 $= 5.60m$

MAXIMUM BUILDING HEIGHT:
 $(109668 + 109648) / 2 = 109658$
 $109658 - 10 + 8.6 = 106618m$

SITE LEGEND

- MAIN FLOOR OPENINGS
- UPPER FLOOR OPENINGS
- BASEMENT OPENINGS
- EXISTING GRADE
- PROPOSED GRADE



1 Site Plan
S1 1:100

RESIDENTIAL DESIGN



firm

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mcdownelldesign.com

project

West Hillhurst Residence
2536 4 Ave N.W.
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PROJECT NO. 126-11 DATE ISSUED.
Sep 17, 2026

DRAWN BY:
C McDowell

builder

GENERAL NOTES

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Site Plan

S1