4645 SARCEE SW



ICM PROPERTY DEVELOPMENTS

pLAnt studio
landscape architecture + planning

McElhanney

EMBE Consulting Engineers Inc.

CTZN architecture

Suite 1130
140 4th Avenue SW
CALGARY, ALBERTA CANADA
T2P 3N3

4645 Sarcee Road S.W. Calgary, Alberta CTZN26-0006

ISSUED FOR: ISSUED FOR DEVELOPMENT PERMIT 2026-10-02

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S1 | SITE PHOTO | VIEW FROM SOUTH



S2 | SITE PHOTO | VIEW FROM SOUTH



S3 | SITE PHOTO | VIEW FROM SOUTH



S4 | SITE PHOTO | VIEW FROM SOUTHEAST



S5 | SITE PHOTO | VIEW FROM EAST



S6 | SITE PHOTO | VIEW FROM NORTHWEST



S7 | SITE PHOTO | VIEW FROM NORTH



S8 | SITE PHOTO | VIEW FROM SOUTHWEST



S9 | SITE PHOTO | VIEW FROM SOUTHWEST



S10 | SITE AERIAL PHOTO | VIEW FROM RICHRADSON WAY SW



NOTES:
- DIMENSION TO FACE OF STUD (INTERIOR PARTITIONS), CONCRETE, CONCRETE BLOCK, EXTERIOR WALL SHEATHING - UNLESS NOTED OTHERWISE
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- DO NOT SCALE DRAWINGS.
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Project Component

Key Plan

Seal(s)

CTZN Architecture Inc.
Suite 1130
140 4th Avenue SW
CALGARY, AB
T2P 3N3
P: 403-861-6930
DAN LALONDE
PRINCIPAL, ARCHITECT, AAA, B.Sc., M.ARCH

DATE	ISSUED FOR	REV
2026-10-02	ISSUED FOR DEVELOPMENT PERMIT	0

Client
ICM PROPERTY DEVELOPMENTS

Project
4645 SARCEE SW

4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
SITE PHOTOS

Project Manager KYLE THORPE	Drawn KT
Project Leader KYLE THORPE	Checked DL

Scale 1 : 1

Project No. CTZN26-0006

Drawing No. DP00.01

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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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2026-10-02	ISSUED FOR DEVELOPMENT PERMIT	0

Client
ICM PROPERTY DEVELOPMENTS
-

Project
4645 SARCEE SW
4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
3D VIEWS
-

Project Manager KYLE THORPE	Drawn KT
Project Leader KYLE THORPE	Checked DL

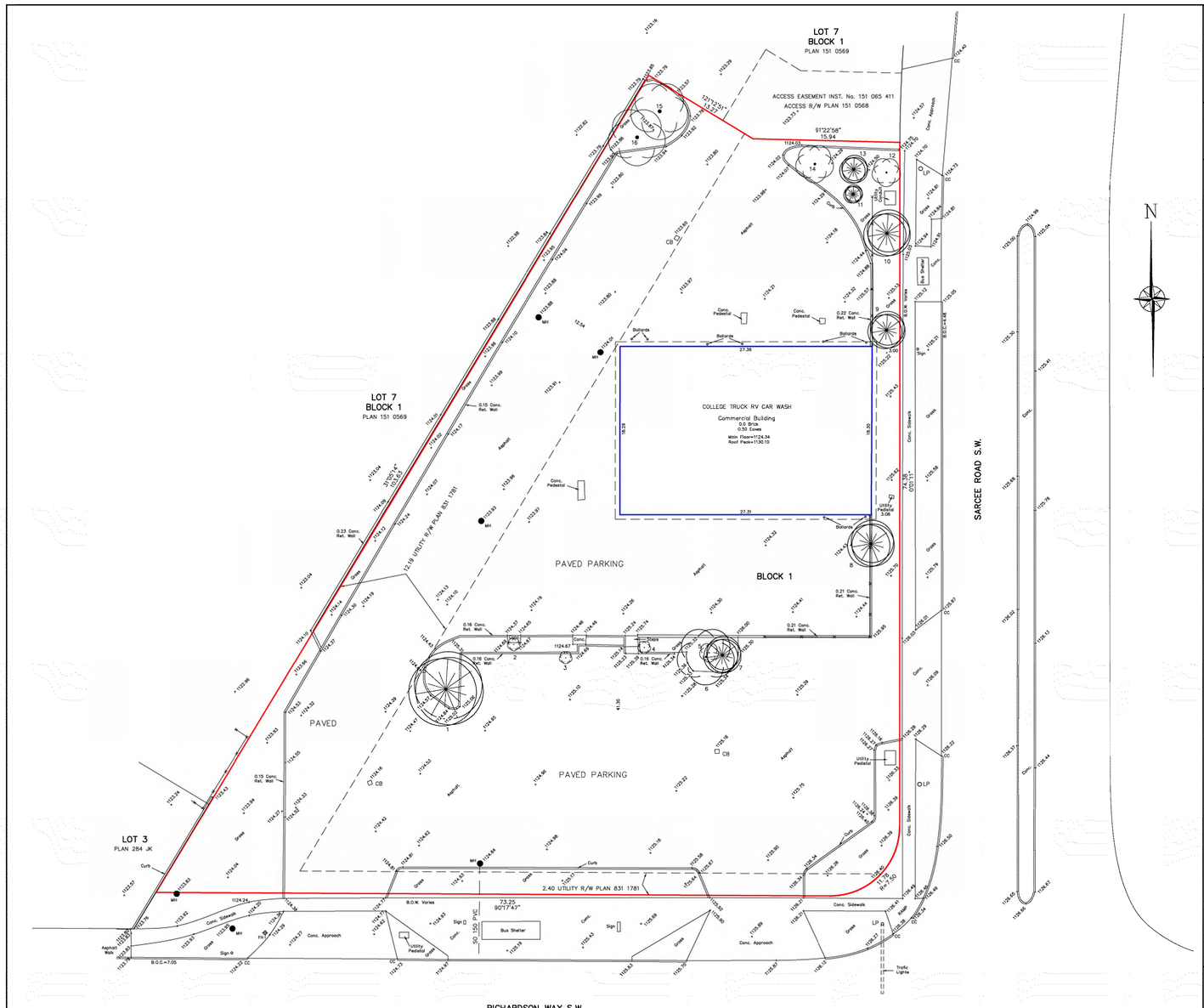
Scale

Project No. CTZN26-0006

Drawing No. DP00.02

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SITE PLAN

MUNICIPAL ADDRESS:
4645 SARCEE ROAD S.W.
CALGARY, ALBERTA

CLIENT: ICM PROPERTY DEVELOPMENTS

LEGAL DESCRIPTION:

BLOCK 1, PLAN 831 1780
EXCEPTING THEREOUT ROAD PLAN 841 1278

WITHIN THE

S.W.1/4 SEC.6, TWP.24, RGE.1, W.5thM.

SCALE 1 : 200

Legend:

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	SEC.	DENOTES SECTION.
B.O.C	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.	TEST HOLE SHOWN THUS:	TH
CC	DENOTES CURB CUT	WATER VALVE SHOWN THUS:	WV
Ck.M.	DENOTES CHECK MEASURED.	POWER POLE SHOWN THUS:	PP
C/L	DENOTES CENTRE LINE.	MANHOLE SHOWN THUS:	MH
Hc.	DENOTES HECTARES.	GAS VALVE SHOWN THUS:	GV
L.O.G	DENOTES LIP OF GUTTER	FIRE HYDRANT SHOWN THUS:	FH
LP	DENOTES LAMP POLE	FENCE IS SHOWN THUS:	
m	DENOTES METRES.	PROPERTY LINE IS SHOWN THUS:	
M.	DENOTES MERIDIAN.	WATER LINE IS SHOWN THUS:	
Mkd.	DENOTES MARKED.	SANITARY LINE IS SHOWN THUS:	
PA	DENOTES POLE ANCHOR.	GAS LINE SHOWN THUS:	
Pl.	DENOTES PLACED.		
P/L	DENOTES PROPERTY LINE.		
Rad.	DENOTES RADIAL.		
Rge.	DENOTES RANGE.		
R/W	DENOTES RIGHT-OF-WAY.		

NOTES:
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM A.S.C.M. #27664
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 011 112 925
TITLE SEARCH DATED 26 AUG 22

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:
–RESTRICTIVE COVENANT INST. No. 831 212 924
–UTILITY R/W INST. No. 831 212 927 (PLAN 831 1781)
–EASEMENT INST. No. 151 065 411 (PLAN 151 0568)

LOCATIONS OF UNDERGROUND SERVICES ARE FROM THE CITY OF CALGARY RECORDS, AND THEIR ACCURACIES CAN NOT BE VERIFIED.

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THUS: + 1128.49 = 1128.49 METRES (GEODETIC)

TREE DATA

TREE	Type	Diameter	Height	Canopy
1	Coniferous	0.52	13	8.0
2	Deciduous	Clump	1.4	1.7
3	Deciduous	Clump	4	3.0
4	Deciduous	Clump	5	2.2
5	Deciduous	0.15	6	2.0
6	Deciduous	0.24	9	6.0
7	Coniferous	0.33	13	4.0
8	Coniferous	0.38	10	5.0
9	Coniferous	0.30	9	4.0
10	Coniferous	0.30	10	5.0
11	Coniferous	0.20	2	2.0
12	Deciduous	0.25	5	3.0
13	Coniferous	0.18	3.5	3.0
14	Deciduous	0.38	3	4.0
15	Deciduous	0.50	4	6.0
16	Deciduous	0.35	4	6.0

DATE: JUNE 8, 2026
DATE OF SURVEY: MAY 28, 2026
SURVEYOR'S INITIALS: DW/JG/WD

Jones Geomatics Ltd.
Alberta Land Surveyor
#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. G12212-26

NOTES:
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Project Component

Key Plan

Seal(s)

CTZN architecture
CTZN Architecture Inc.
Suite 1130
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DAN LALONDE
PRINCIPAL, ARCHITECT, AAA, B.Sc., M.ARCH

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Client
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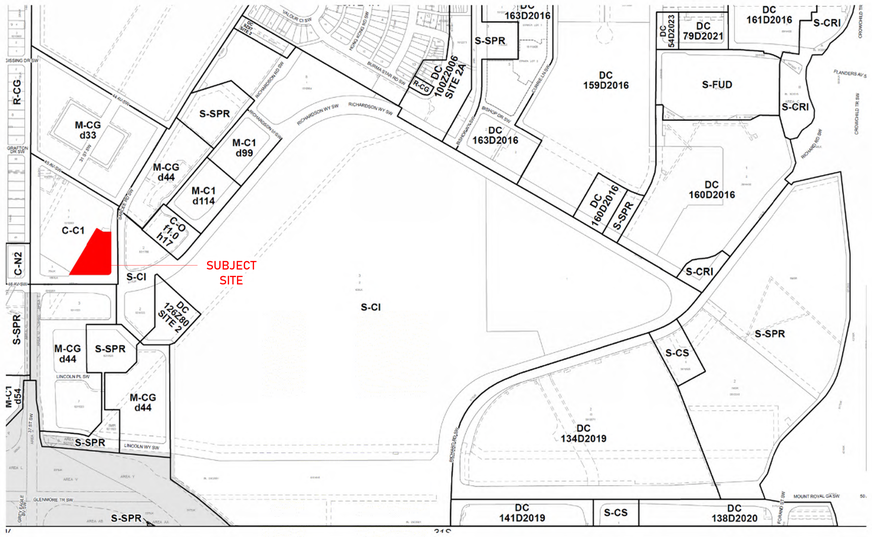
Project
4645 SARCEE SW
4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
SITE SURVEY
-

Project Manager: KYLE THORPE	Drawn: KT
Project Leader: KYLE THORPE	Checked: DL
Scale	
Project No.: CTZN26-0006	
Drawing No.: DP01.01	

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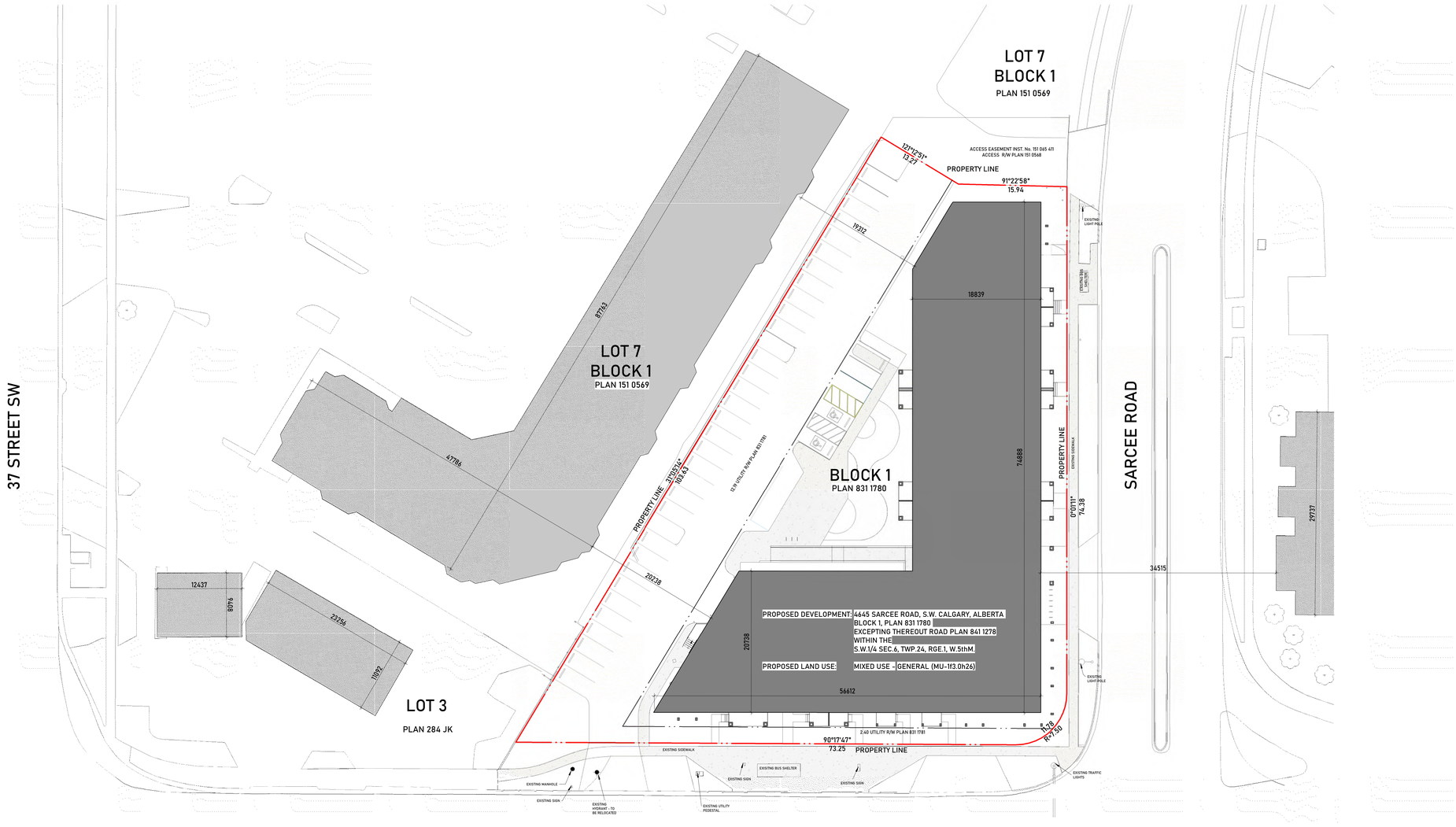
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1 DP01.02 LAND USE MAP - DP
SCALE: 1 : 100



3 DP01.02 Context Plan
SCALE: 1 : 1



2 DP01.02 BLOCK PLAN
SCALE: 1 : 250

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ICM PROPERTY DEVELOPMENTS

Project
4645 SARCEE SW
4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
BLOCK PLAN, CONTEXT PLAN, LAND USE MAP

Project Manager KYLE THORPE	Drawn KT
Project Leader KYLE THORPE	Checked DL
Scale	As indicated
Project No.	CTZN26-0006
Drawing No.	DP01.02

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1 DP03.01 **NORTH ELEVATION**
SCALE: 1 : 100



3 DP03.01 **NW ELEVATION**
SCALE: 1 : 100

MATERIAL LEGEND

FC-1	PANEL - COLOR: GREEN	GL-1	WINDOW GLAZING - COLOR: CLEAR
FC-2	PANEL - COLOR: DARK GREY	MT-1	METAL RAILING - COLOR: DARK GREY
WD-1	PANEL - COLOR: WOODLIKE	PC-1	PRIVACY SCREEN - COLOR: DARK GREY/BROWN
SH-1	ASPHALT SHINGLES - COLOR: GREY MIX		
FA-1	FACIA - COLOR: CHARCOAL		
PA-1	PARGING - COLOR: GREY		



2 DP03.01 **EAST ELEVATION**
SCALE: 1 : 100

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Project
4645 SARCEE SW
4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
EXTERIOR ELEVATIONS
-

Project Manager KYLE THORPE	Drawn KT
Project Leader KYLE THORPE	Checked DL

Scale: As indicated
Project No.: CTZN26-0006
Drawing No.: DP03.01

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2 DP03.02 SOUTH ELEVATION

SCALE: 1 : 100

MATERIAL LEGEND

FC-1	PANEL - COLOR: GREEN
FC-2	PANEL - COLOR: DARK GREY
WD-1	PANEL - COLOR: WOODLIKE
SH-1	ASPHALT SHINGLES - COLOR: GREY MIX
FA-1	FACIA - COLOR: CHARCOAL
PA-1	PARGING - COLOR: GREY
GL-1	WINDOW GLAZING - COLOR: CLEAR
MT-1	METAL RAILING - COLOR: DARK GREY
PC-1	PRIVACY SCREEN - COLOR: DARK GREY/BROWN



3 DP03.02 WEST ELEVATION

SCALE: 1 : 100

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Client
ICM PROPERTY DEVELOPMENTS
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Project
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4645 Sarcee Road S.W. Calgary, Alberta

Drawing Title
EXTERIOR ELEVATIONS
-

Project Manager KYLE THORPE	Drawn KT
Project Leader KYLE THORPE	Checked DL

Scale: As indicated

Project No.: CTZN26-0006

Drawing No.: DP03.02

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