

8_PLEX
6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18



DEVELOPMENT
 PERMIT
 DECISION
 RENDERED
 ON THIS PLAN

DEVELOPMENT PERMIT SET

ISSUE DATE : 2024-12-05

REVISION DATE : 2026-05-07

LIST OF DRAWINGS:

- | | |
|---|--|
| G-001 GENERAL NOTES | A-103 PROPOSED UPPER FLOOR PLAN BUILDIN #1 |
| G-002 3D SHOTS | A-104 PROPOSED ROOF FLOOR PLAN BUILDING #1 |
| A-001 EXISTING SURVEY | A-201 PROPOSED FRONT & REAR ELEVATIONS (BUILDING 1) |
| A-002 PROPOSED & EXISTING SITE PLAN | A-202 PROPOSED RIGHT & LEFT ELEVATIONS (BUILDING 1) |
| A-003 PROPOSED SITE PLAN | A-301 BUILDING #1 SECTIONS |
| A-004 PROPOSED GRADES | A-105 PROPOSED LEGAL SUITE FLOOR PLAN BUILDING #2 |
| A-005 PROPOSED STREETScape | A-106 PROPOSED MAIN FLOOR PLAN BUILDING #2 |
| A-006 BOULEVARD SECTIONS | A-107 PROPOSED UPPER FLOOR PLAN BUILDIN #2 |
| A-007 APRON SECTIONS | A-108 PROPOSED ROOF FLOOR PLAN BUILDING #2 |
| A-008 PROPOSED LANDSCAPE | A-203 PROPOSED FRONT & REAR ELEVATIONS (BUILDING 2) |
| A-009 PROPOSED LIGHTING | A-204 PROPOSED RIGHT & LEFT ELEVATIONS (BUILDING 2) |
| A-010 LANDSCAPE ZONES | A-302 BUILDING #2 SECTIONS |
| A-011 LANDSCAPE DETAILS | A-401 ACCESSORY BUILDING #1 GARAGE |
| A-012 CONSTRUCTION ACCESS AREA | A-402 ACCESSORY BUILDING #2 GARAGE) |
| A-101 PROPOSED BASEMENT FLOOR PLAN BUILDING #1 | |
| A-102 PROPOSED MAIN FLOOR PLAN BUILDING #1 | |

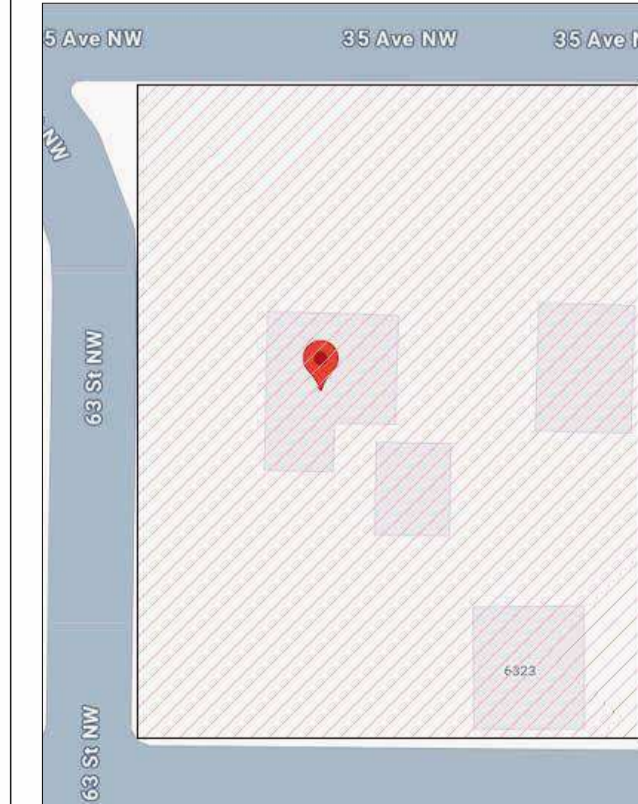
BUILDING #1

UNIT 5			UNIT 6			UNIT 7			UNIT 8		
FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	702.00	65.22	MAIN FLOOR	687.00	63.82	MAIN FLOOR	687.00	63.82	MAIN FLOOR	687.00	63.82
UPPER FLOOR	715.00	66.43	UPPER FLOOR	701.00	65.13	UPPER FLOOR	701.00	65.13	UPPER FLOOR	701.00	65.13
TOTAL	1417.00	131.64	TOTAL	1388.00	128.95	TOTAL	1388.00	128.95	TOTAL	1388.00	128.95
BASEMENT FLOOR	595.00	52.49	BASEMENT FLOOR	588.00	54.63	BASEMENT FLOOR	588.00	54.63	BASEMENT FLOOR	580.00	52.03
GRAND TOTAL	1982.00	184.13	GRAND TOTAL	1976.00	183.58	GRAND TOTAL	1976.00	183.58	GRAND TOTAL	1948.00	180.98
GARAGE	195.67	18.18	GARAGE	189.14	17.57	GARAGE	189.14	17.57	GARAGE	195.67	18.18

BUILDING #2

UNIT 1			UNIT 2			UNIT 3			UNIT 4		
FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.	FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	657.17	61.05	MAIN FLOOR	657.17	61.05	MAIN FLOOR	657.17	61.05	MAIN FLOOR	657.17	61.05
UPPER FLOOR	659.88	61.30	UPPER FLOOR	659.88	61.30	UPPER FLOOR	659.88	61.30	UPPER FLOOR	659.88	61.30
TOTAL	1317.05	122.36	TOTAL	1317.05	122.36	TOTAL	1317.05	122.36	TOTAL	1317.05	122.36
LEGAL SUITE FLOOR	517.43	48.07	LEGAL SUITE FLOOR	517.43	48.07	LEGAL SUITE FLOOR	517.43	48.07	LEGAL SUITE FLOOR	517.43	48.07
GRAND TOTAL	1834.48	170.43	GRAND TOTAL	1834.48	170.43	GRAND TOTAL	1834.48	170.43	GRAND TOTAL	1834.48	170.43
GARAGE	181.00	16.82	GARAGE	181.00	16.82	GARAGE	181.00	16.82	GARAGE	181.00	16.82

KEY PLAN :

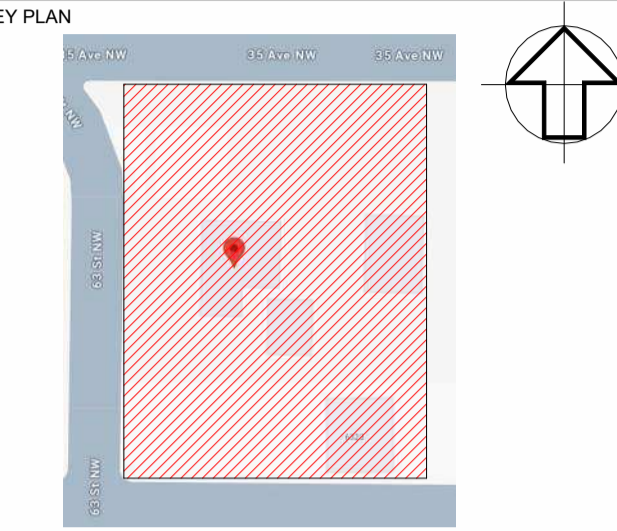


PROJECT NO.:

24-09899



#202, 4216 10th Street NE,
 Calgary, AB.
 T2E 6K3
 P:403.203.1970 F:403.203.1990
 info@tricordesigns.com
 www.tricordesigns.com



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-13	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

THE CLIENT: **BADWAN CONSTRUCTION**

PROJECT: **8_PLEX**

ADDRESS: **6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **3D SHOTS 01**

DRAWING NO. **G-002**

PROJECT NO. : 24-09899	CHECKED BY: E.Z	DATE: 2026-04-13
	DRAWN BY: H.K.	SCALE:



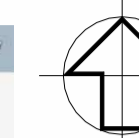
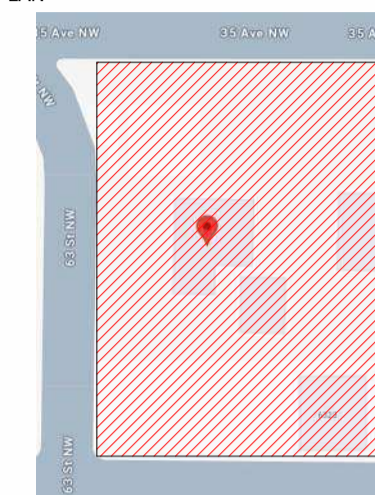
DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

tricordesigns.com
 #202, 4216 10TH STREET NE
 CALGARY, AB
 T2E 6K3
 PHONE: (403)203-1970
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 EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-13	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

THE CLIENT:

BADWAN CONSTRUCTION

PROJECT:

8_PLEX

ADDRESS:

**6323 & 6327 35 AVENUE NW
 CALGARY, ALBERTA
 PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

3D SHOTS 02

DRAWING NO.:

G-003

PROJECT NO.:

24-09899

CHECKED BY:

E.Z

H.K.

DATE:

2026-04-13

SCALE:

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lots 17 & 18
Block 29
Plan 4610AJ
MUNICIPAL ADDRESS: 6323 & 6327 35 Avenue NW
Calgary, Alberta
CLIENT: Baidwan Construction
DATE OF SURVEY: September 22nd, 2024.

LEGEND
Elevations are shown thus: = 1000.00 Metres. (Geodetic)
Elevations are referred to ASGM 119545 Elev=1066.24
Distances are in metres and decimals thereof.
Bearings are Grid (31M-114W) and Derived from GNSS Observations.
Found Iron Posts 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: —●—
Streight Cabers 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.

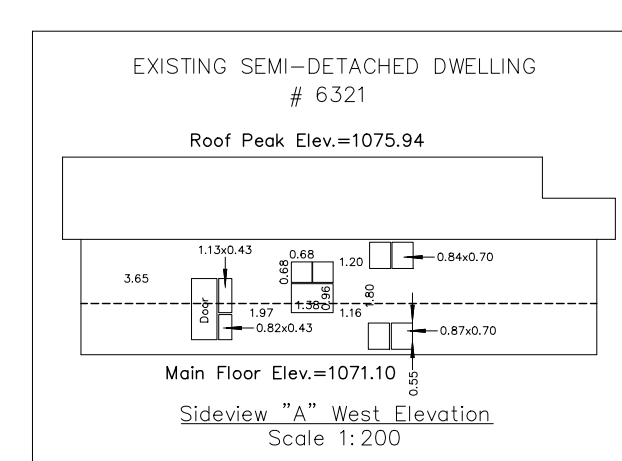
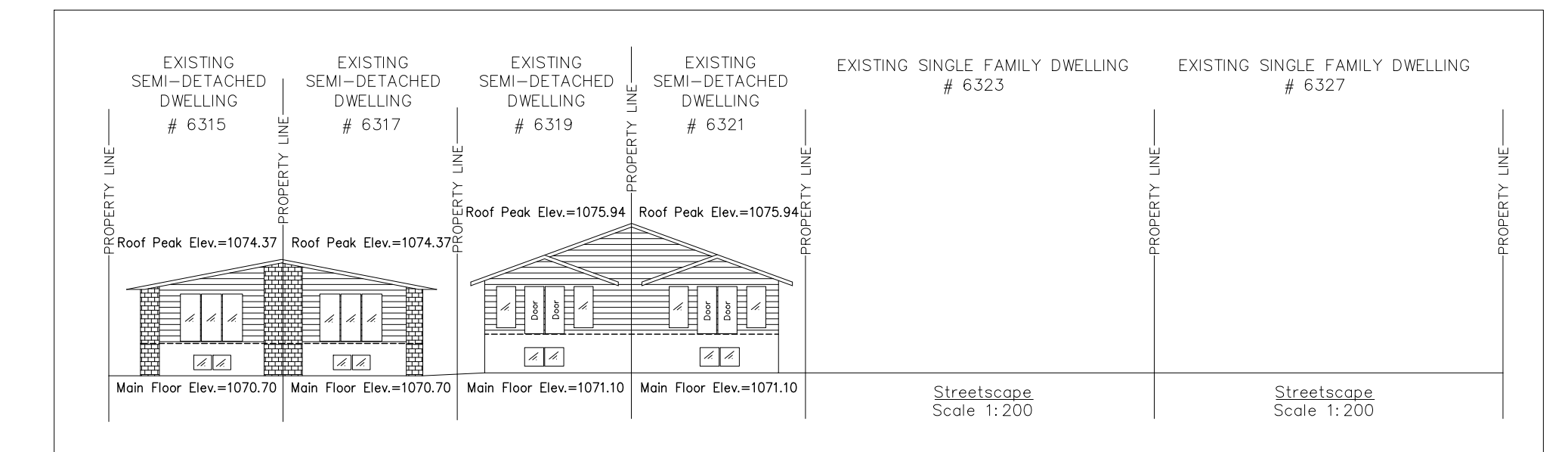
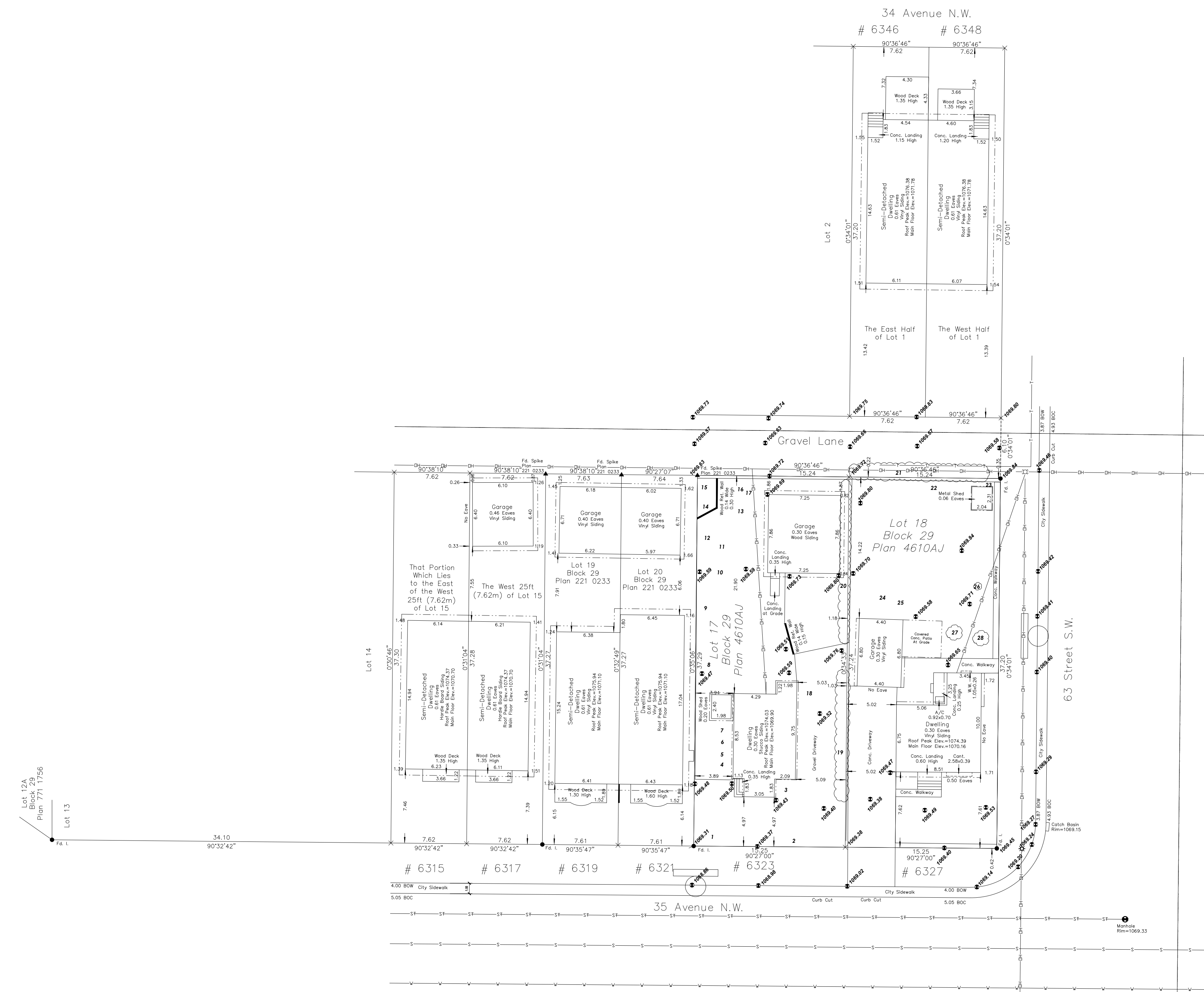
NOTE:
This information is based on the C. of T. 211 114 825 & 221 121 6 which was searched on the 27th day of September, 2024, and is subject to:
Restrictive Covenant No: 6357FF

ABBREVIATIONS
A—Arc Length
Acc—Accessory
A/C—Air Conditioner
Bldg—Building
BOC—Back of Curb
COC—Calculated
Cont.—Contleaver
Cnc.—Concrete
C.S.—Countersunk
Dri—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
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.—Window Well

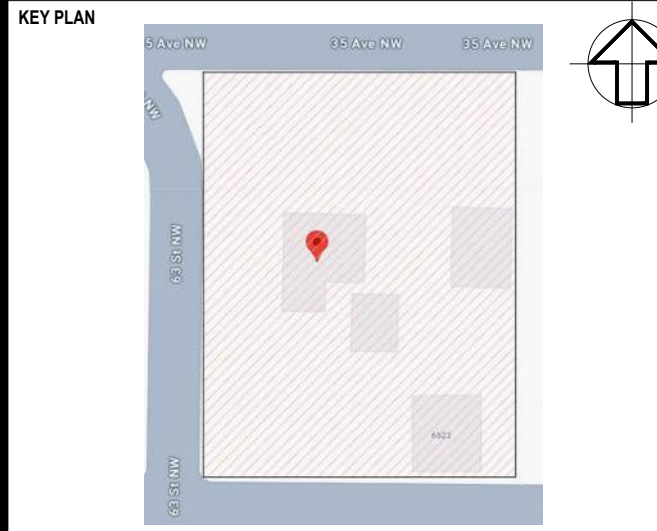
This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One—Call: 1-800-242-3447

--- denotes Coniferous
--- denotes Deciduous

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Coniferous	0.40	6.00	9.00
2	Coniferous	0.40	6.00	8.00
3	Coniferous	0.08	1.00	3.00
4	Deciduous	0.08	2.00	3.50
5	Deciduous	0.08	2.00	3.50
6	Deciduous	0.08	2.00	3.50
7	Deciduous	0.08	2.00	3.50
8	Coniferous	0.24	2.50	11.00
9	Deciduous	0.36	4.00	6.00
10	Deciduous	0.21	3.00	8.00
11	Coniferous	0.24	4.50	12.00
12	Coniferous	0.25	4.00	10.00
13	Deciduous	0.15	4.70	3.00
14	Coniferous	0.15	3.00	6.00
15	Coniferous	0.23	5.00	10.00
16	Coniferous	0.08	2.00	2.00
17	Deciduous	0.30	4.00	6.00
18	Deciduous	0.37	5.00	10.00
19	Bush	---	1.05	2.00
20	Bush	---	0.80	2.50
21	Bush	---	1.70	2.30
22	Deciduous	0.05	4.00	3.70
23	Deciduous	0.05	1.50	3.00
24	Deciduous	0.08	8.00	4.00
25	Deciduous	0.08	7.00	4.50
26	Bush	---	1.20	1.00
27	Bush	---	1.50	1.40
28	Bush	---	1.50	1.40



DESIGNED BY:
TRICOR DESIGN GROUP
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REVISIONS:

No.	Date	Description	DRAWN By	CHK'd By
01	2026-04-02	DTR 1	R.N	T.J.A.K

ISSUES:

No.	Date	Description	DRAWN By	CHK'd By
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.I.E.R

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
Baidwan Construction
PROJECT:
8 PLEX
ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
EXISTING SURVEY

DRAWING NO.:
A-001
PROJECT NO.:
24-09899
CHECKED BY:
E.Z.E.R
DATE:
2026-04-02
DRAWN BY:
H.K
SCALE:
1:250

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph: 403-277-1272
Fax: 403-277-1275
www.arcsurveys.ca

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
6323 & 6327 35 AVENUE NW , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18

NOTES:

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in meters and decimals thereof.

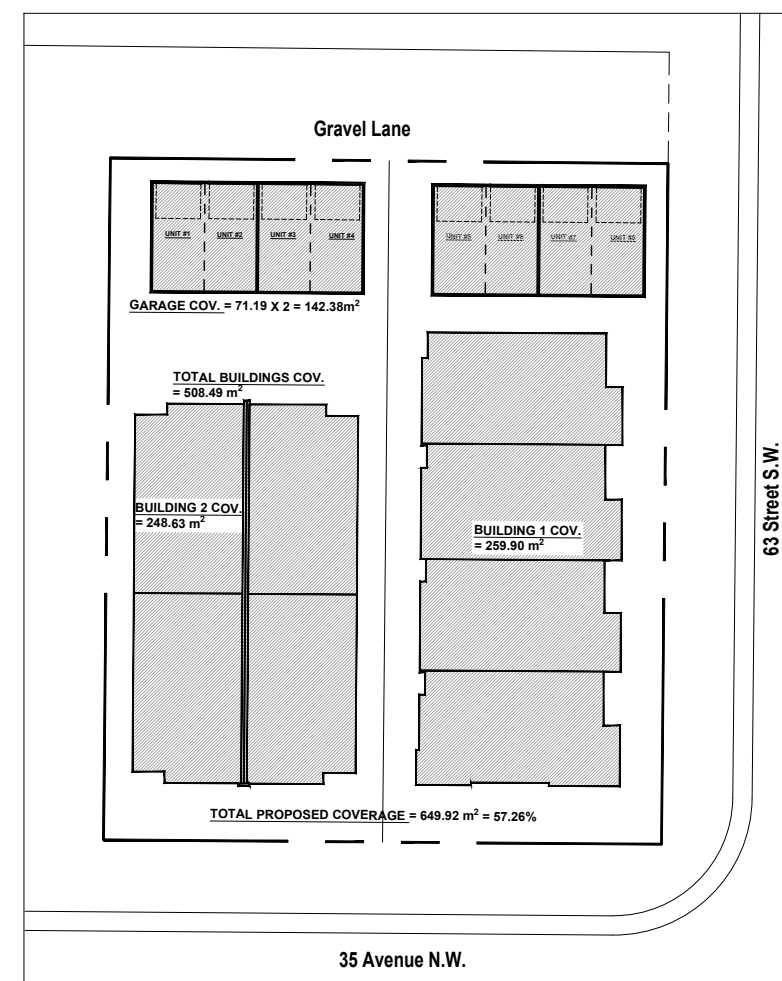
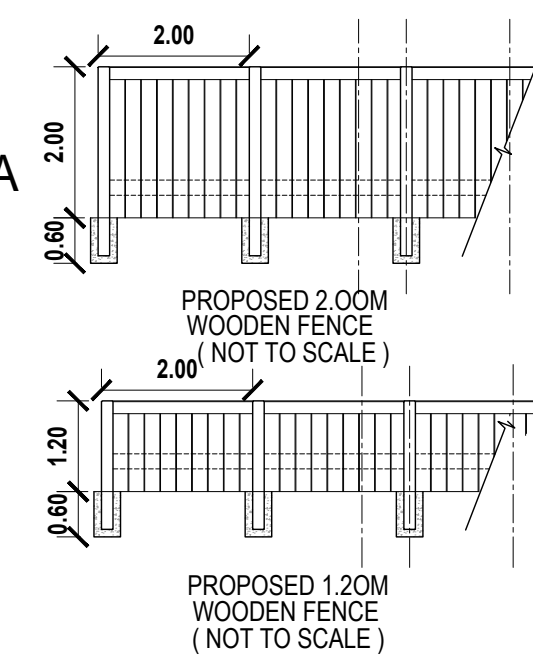
PROPOSED COVERAGE CALCULATION:
LOT AREA = 1135.04 m²
MAXIMUM COVERAGE (60%) = 681.02 m²
PROPOSED BUILDINGS COVERAGE = 508.49 m²
PROPOSED GARAGE COVERAGE = 142.38 m²
TOTAL PROPOSED COVERAGE = 651.87 m² = 57.43%

PROJECT SETBACK REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
- MINIMUM 1.2 m REAR SETBACK
- MINIMUM 0.60 m SIDE SETBACK WITH A STREET
- MINIMUM 1.22 m SIDE SETBACK

NOTE:

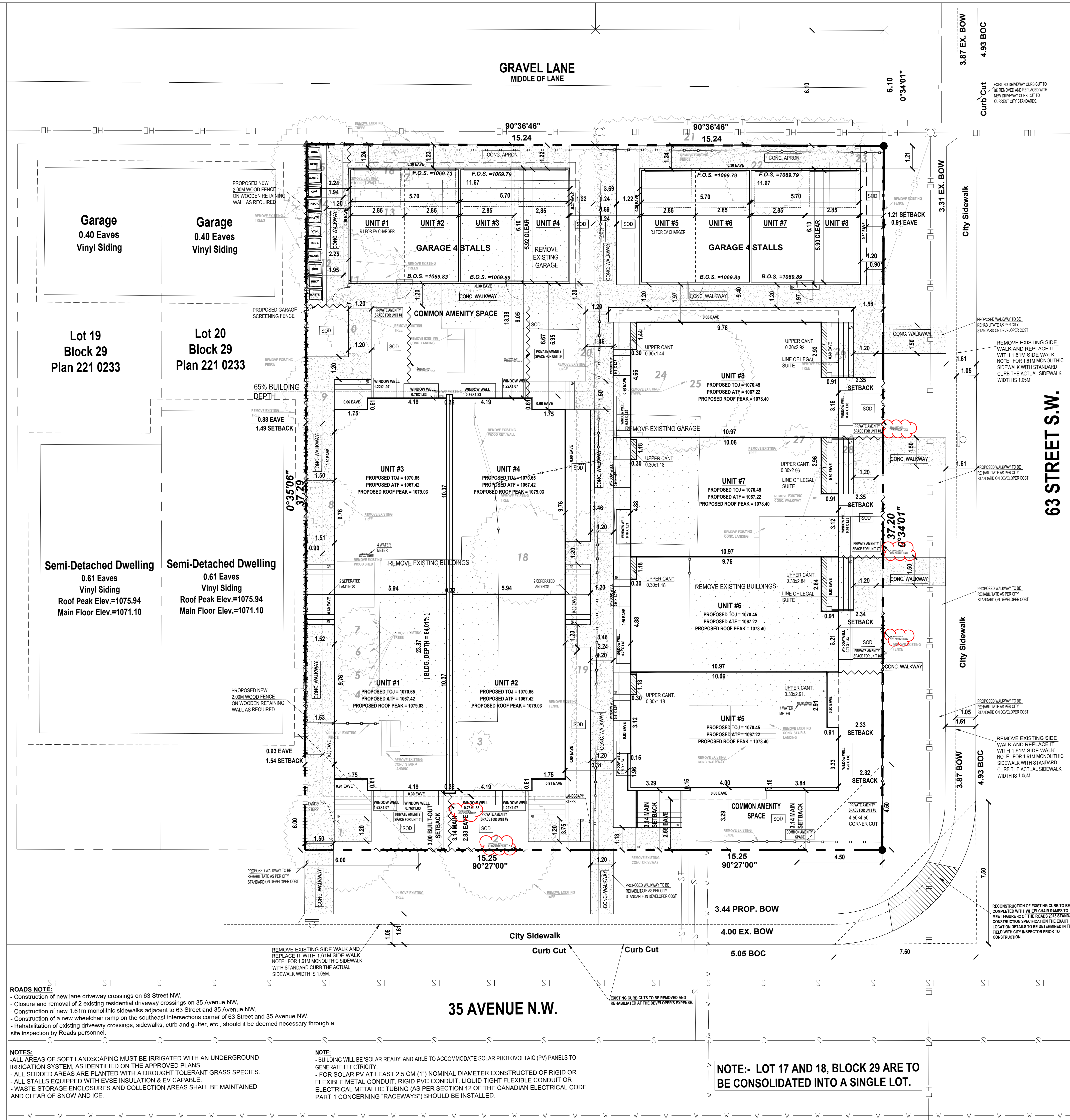
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.



LEGEND	LEGEND	LEGEND
	PROPOSED NEW FENCE	UTILITY LINES GAS
	PWF LANDSCAPE RETAINING WALL	UTILITY LINES SANITARY
	CANTILEVERS	STORM LINE
	SETBACK	UTILITY LINES WATER
	EAVES	REMOVE FENCE
	UTILITY LINES POWER	UPPER CANT
	EXISTING GRADES	CONCRETE
	CALCULATED GRADES	
	NEED TO TRIM	
	REMOVE EXISTING TREE	
	BUILDING REMOVE	

TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK (Ø±)	CANOPY (Ø±)	HEIGHT	Location	
T1	CONIFEROUS	0.40	6.00	9.00	In Subject Property	REMOVED
T2	CONIFEROUS	0.40	6.00	8.00	In Subject Property	REMOVED
T3	CONIFEROUS	0.08	1.00	3.00	In Subject Property	REMOVED
T4	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T5	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T6	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T7	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T8	CONIFEROUS	0.24	2.50	11.00	In Subject Property	REMOVED
T9	DECIDUOUS	0.36	4.00	6.00	In Subject Property	REMOVED
T10	DECIDUOUS	0.21	3.00	8.00	In Subject Property	REMOVED
T11	CONIFEROUS	0.24	4.50	12.00	In Subject Property	REMOVED
T12	CONIFEROUS	0.25	4.00	10.00	In Subject Property	REMOVED
T13	DECIDUOUS	0.15	4.70	5.00	In Subject Property	REMOVED
T14	CONIFEROUS	0.15	3.00	6.00	In Subject Property	REMOVED
T15	CONIFEROUS	0.23	5.00	10.00	In Subject Property	REMOVED
T16	CONIFEROUS	0.08	2.00	2.00	In Subject Property	REMOVED
T17	DECIDUOUS	0.30	4.00	6.00	In Subject Property	REMOVED
T18	DECIDUOUS	0.37	5.00	10.00	In Subject Property	REMOVED
T19	BUSH	---	1.05	2.00	In Subject Property	REMOVED
T20	BUSH	---	0.80	2.30	In Subject Property	REMOVED
T21	BUSH	---	1.70	2.30	In City Property	REMOVED
T22	DECIDUOUS	0.05	4.00	3.70	In Subject Property	REMOVED
T23	DECIDUOUS	0.05	1.50	3.00	In Subject Property	REMOVED
T24	DECIDUOUS	0.08	8.00	4.00	In Subject Property	REMOVED
T25	DECIDUOUS	0.08	7.00	4.50	In Subject Property	REMOVED
T26	BUSH	---	1.20	1.00	In Subject Property	REMOVED
T27	BUSH	---	1.50	1.40	In Subject Property	REMOVED
T28	BUSH	---	1.50	1.40	In Subject Property	REMOVED



ROADS NOTE:
- Construction of new lane driveway crossings on 63 Street NW,
- Closure and removal of 2 existing residential driveway crossings on 35 Avenue NW,
- Construction of new 1.61m monolithic sidewalks adjacent to 63 Street and 35 Avenue NW,
- Construction of a new wheelchair ramp on the southeast intersections corner of 63 Street and 35 Avenue NW,
- Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

NOTES:
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM, AS IDENTIFIED ON THE APPROVED PLANS.
- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- ALL STALLS EQUIPPED WITH EVSE INSULATION & EV CAPABLE.
- WASTE STORAGE ENCLOSURES AND COLLECTION AREAS SHALL BE MAINTAINED AND CLEAR OF SNOW AND ICE.

NOTE:
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- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.

NOTE:- LOT 17 AND 18, BLOCK 29 ARE TO BE CONSOLIDATED INTO A SINGLE LOT.

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

TRICORDESIGN.COM
#202, 4216 10TH STREET NE
CALGARY, AB, T2E 1K3
PHONE: (403) 263-1970
FAX: (403) 263-1966
EMAIL: info@tricorg.com

KEY PLAN

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REVISED:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-04-02	DTR 1	R.N	T.J.A.K

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.E.R

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8 PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
**PROPOSED AND EXISTING
SITE PLAN**

DRAWING NO.
A-002

PROJECT NO.:
24-09899

CHECKED BY:
E.Z.E.R

DATE:
2026-04-02

DRAWN BY:
H.K

SCALE:
1:100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SITE - PLAN

SURVEY INFORMATION :-

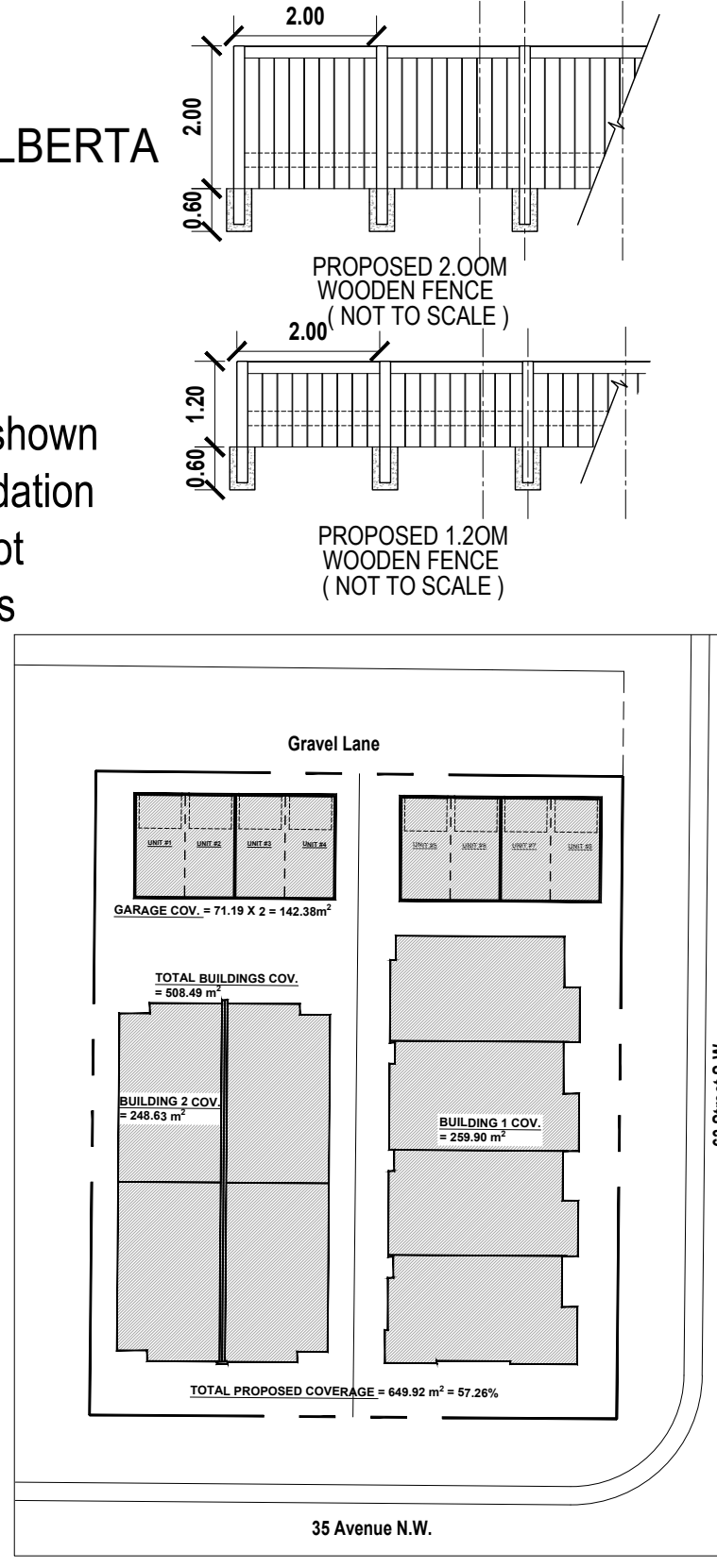
MUNICIPAL ADDRESS:-
6323 & 6327 35 AVENUE NW , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18

NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in meters and decimals thereof.

PROPOSED COVERAGE CALCULATION:
LOT AREA = 1135.04 m²
MAXIMUM COVERAGE (60%) = 681.02 m²
PROPOSED BUILDINGS COVERAGE = 508.49 m²
PROPOSED GARAGE COVERAGE = 142.38 m²
TOTAL PROPOSED COVERAGE = 651.87 m² = 57.43%

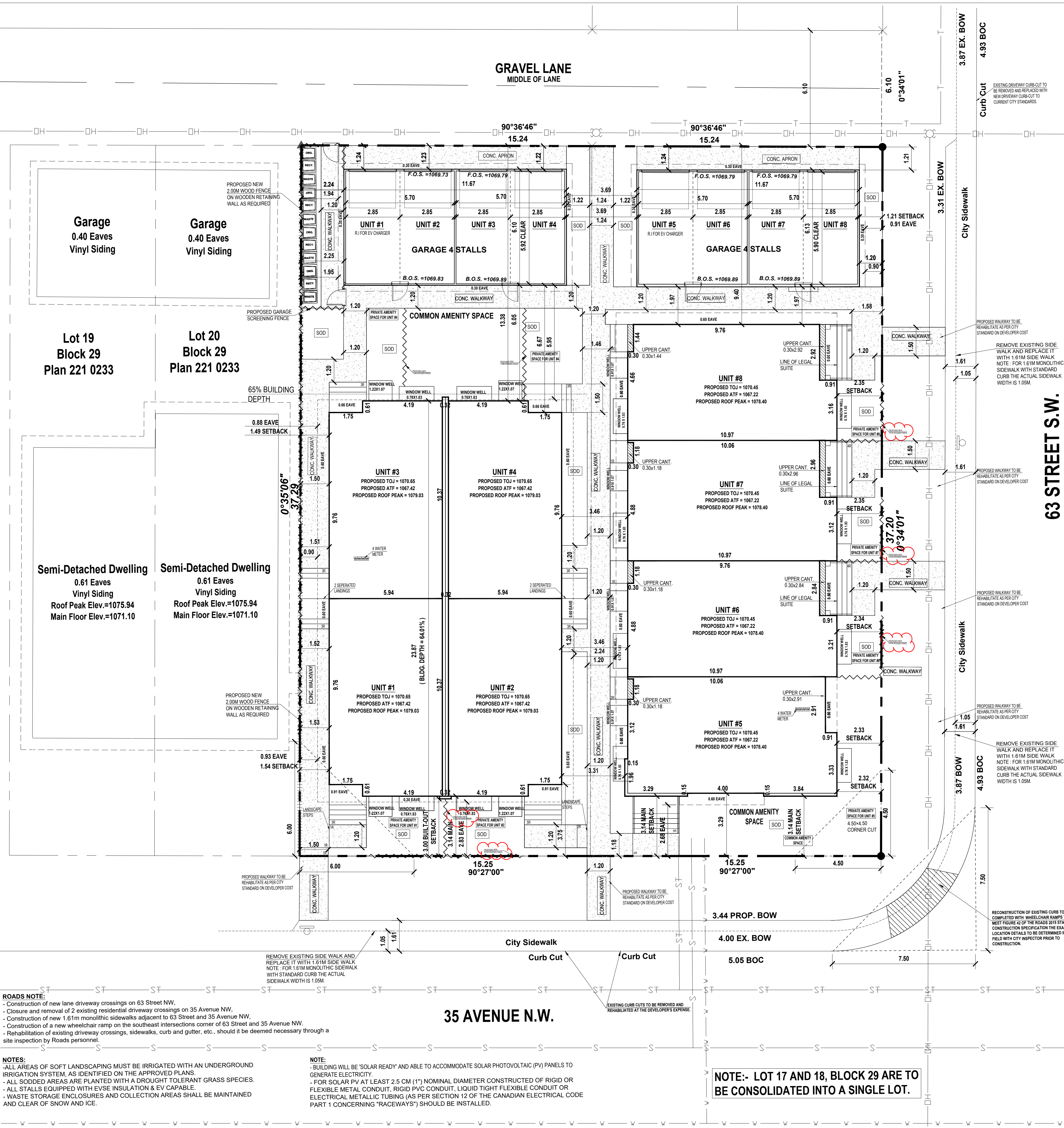
PROJECT SETBACK REQUIREMENTS:
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2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 0.60 m SIDE SETBACK WITH A STREET
4. MINIMUM 1.22 m SIDE SETBACK

NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.



LEGEND	LEGEND	LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY
	CANTILEVERS		STORM LINE
	SETBACK		UTILITY LINES WATER
	EAVES		REMOVE FENCE
	UTILITY LINES POWER		UPPER CANT
	EXISTING GRADES		CONCRETE
	CALCULATED GRADES		NEED TO TRIM
	REMOVE EXISTING TREE		BUILDING REMOVE

TREE NO.	TREE TYPE	TRUNK (Ø±)	CANOPY (Ø±)	HEIGHT	Location	REMOVED
T1	CONIFEROUS	0.40	6.00	9.00	In Subject Property	REMOVED
T2	CONIFEROUS	0.40	6.00	8.00	In Subject Property	REMOVED
T3	CONIFEROUS	0.08	1.00	3.00	In Subject Property	REMOVED
T4	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T5	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T6	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T7	DECIDUOUS	0.08	2.00	3.50	In Subject Property	REMOVED
T8	CONIFEROUS	0.24	2.50	11.00	In Subject Property	REMOVED
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T10	DECIDUOUS	0.21	3.00	8.00	In Subject Property	REMOVED
T11	CONIFEROUS	0.24	4.50	12.00	In Subject Property	REMOVED
T12	CONIFEROUS	0.25	4.00	10.00	In Subject Property	REMOVED
T13	DECIDUOUS	0.15	4.70	5.00	In Subject Property	REMOVED
T14	CONIFEROUS	0.15	3.00	6.00	In Subject Property	REMOVED
T15	CONIFEROUS	0.23	5.00	10.00	In Subject Property	REMOVED
T16	CONIFEROUS	0.08	2.00	2.00	In Subject Property	REMOVED
T17	DECIDUOUS	0.30	4.00	6.00	In Subject Property	REMOVED
T18	DECIDUOUS	0.37	5.00	10.00	In Subject Property	REMOVED
T19	BUSH	---	1.05	2.00	In Subject Property	REMOVED
T20	BUSH	---	0.80	2.30	In Subject Property	REMOVED
T21	BUSH	---	1.70	2.30	In City Property	REMOVED
T22	DECIDUOUS	0.05	4.00	3.70	In Subject Property	REMOVED
T23	DECIDUOUS	0.05	1.50	3.00	In Subject Property	REMOVED
T24	DECIDUOUS	0.08	8.00	4.00	In Subject Property	REMOVED
T25	DECIDUOUS	0.08	7.00	4.50	In Subject Property	REMOVED
T26	BUSH	---	1.20	1.00	In Subject Property	REMOVED
T27	BUSH	---	1.50	1.40	In Subject Property	REMOVED
T28	BUSH	---	1.50	1.40	In Subject Property	REMOVED



ROADS NOTE:
- Construction of new lane driveway crossings on 63 Street NW,
- Closure and removal of 2 existing residential driveway crossings on 35 Avenue NW,
- Construction of new 1.61m monolithic sidewalks adjacent to 63 Street and 35 Avenue NW,
- Construction of a new wheelchair ramp on the southeast intersections corner of 63 Street and 35 Avenue NW,
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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-04-02	OTR-1	R.N	T.I.A.K

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.E.R

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8 PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO.:
24-09899

CHECKED BY:
E.Z.E.R

DATE:
2026-04-02

DRAWN BY:
H.K

SCALE:
1:100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
6323 & 6327 35 AVENUE NW , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18

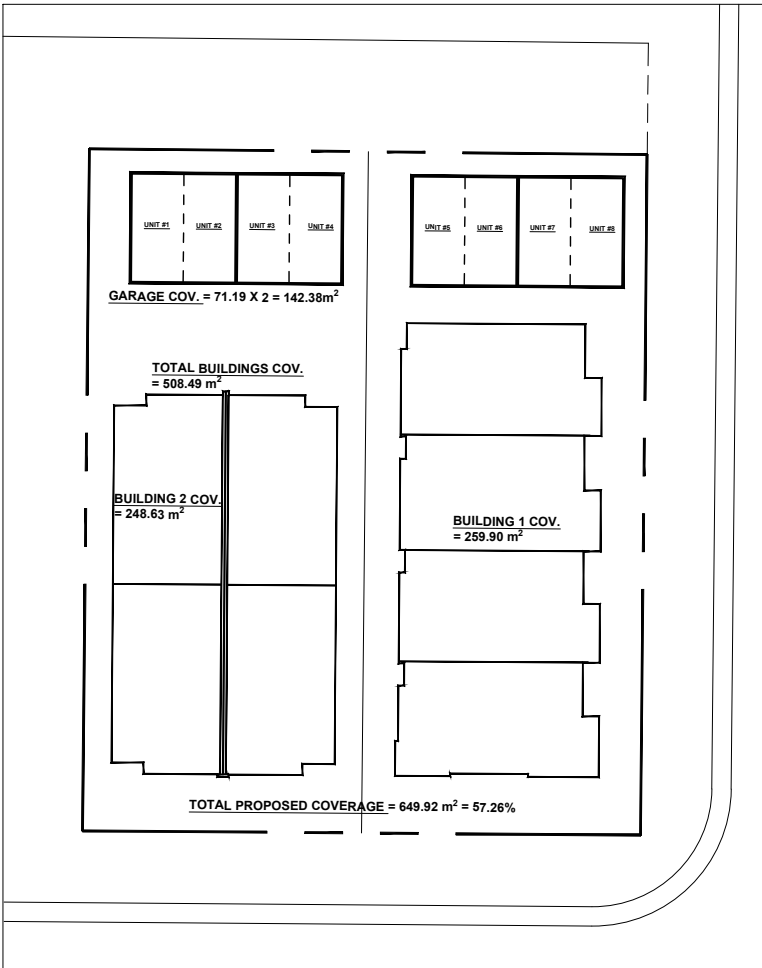
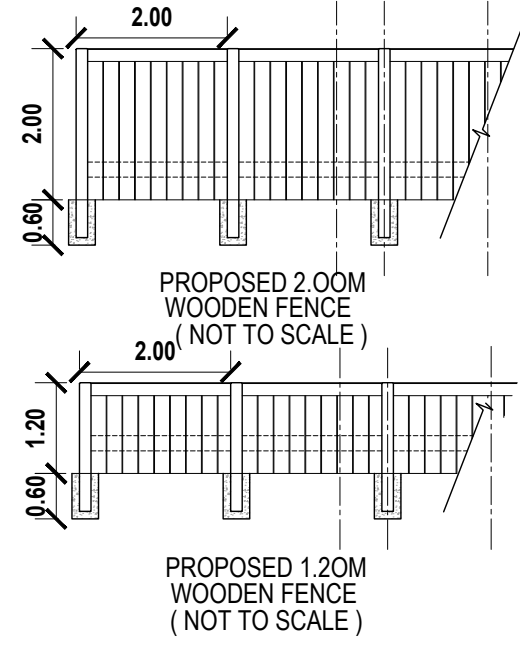
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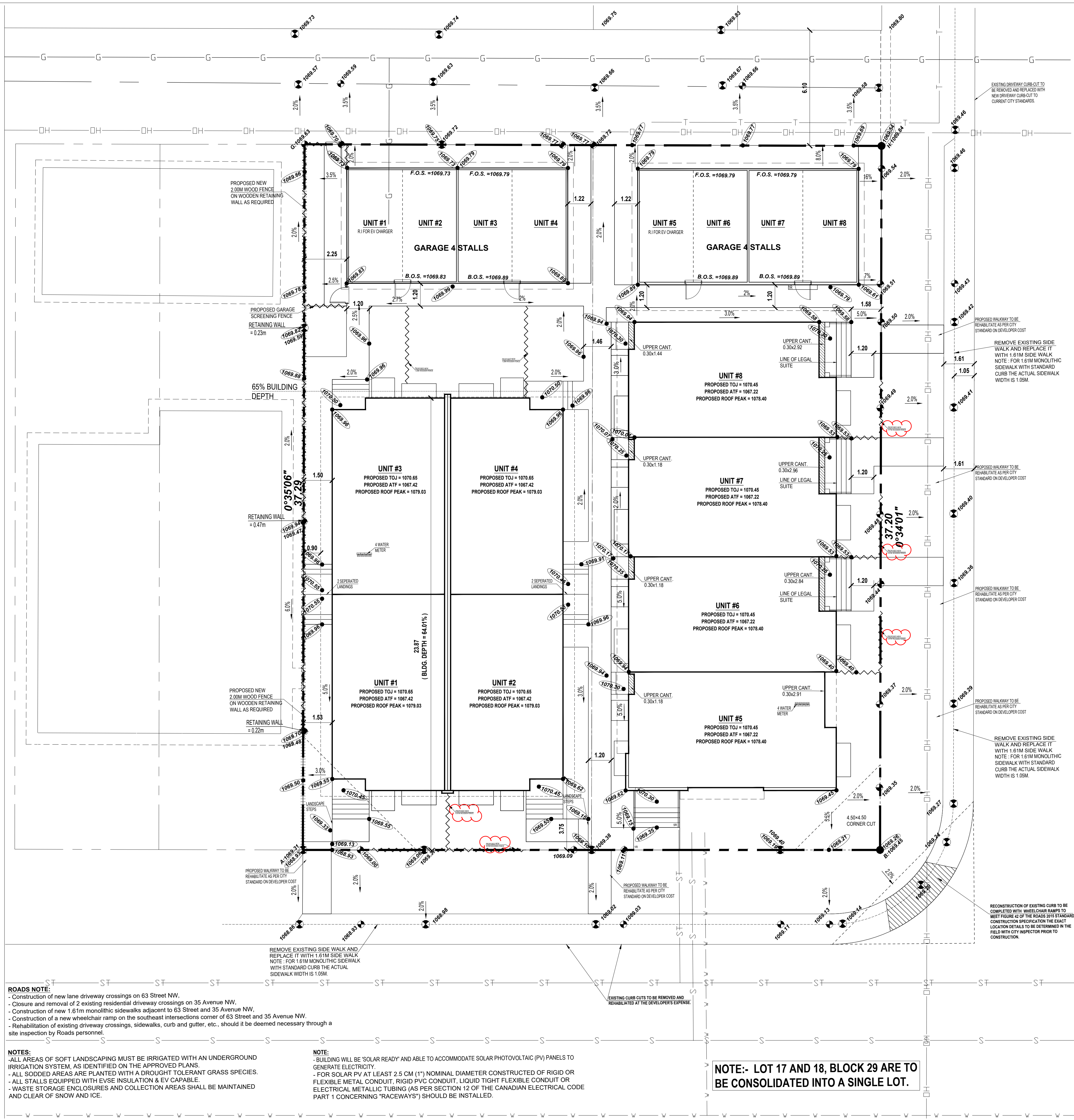
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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-04-02	DTR-1	R.N	T.I.A.K

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.E.R

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8 PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

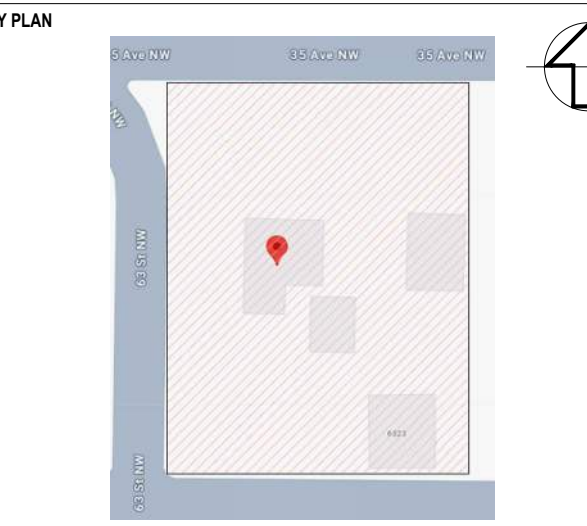
DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED GRADES

DRAWING NO.:
A-004

PROJECT NO.: 24-09899
CHECKED BY: E.Z.E.R
DATE: 2026-04-02
DRAWN BY: H.K
SCALE: 1:100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



NOTES

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01	2026-04-02	DTR1	R.N	T.IA.K

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.E.R

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8 PLEX

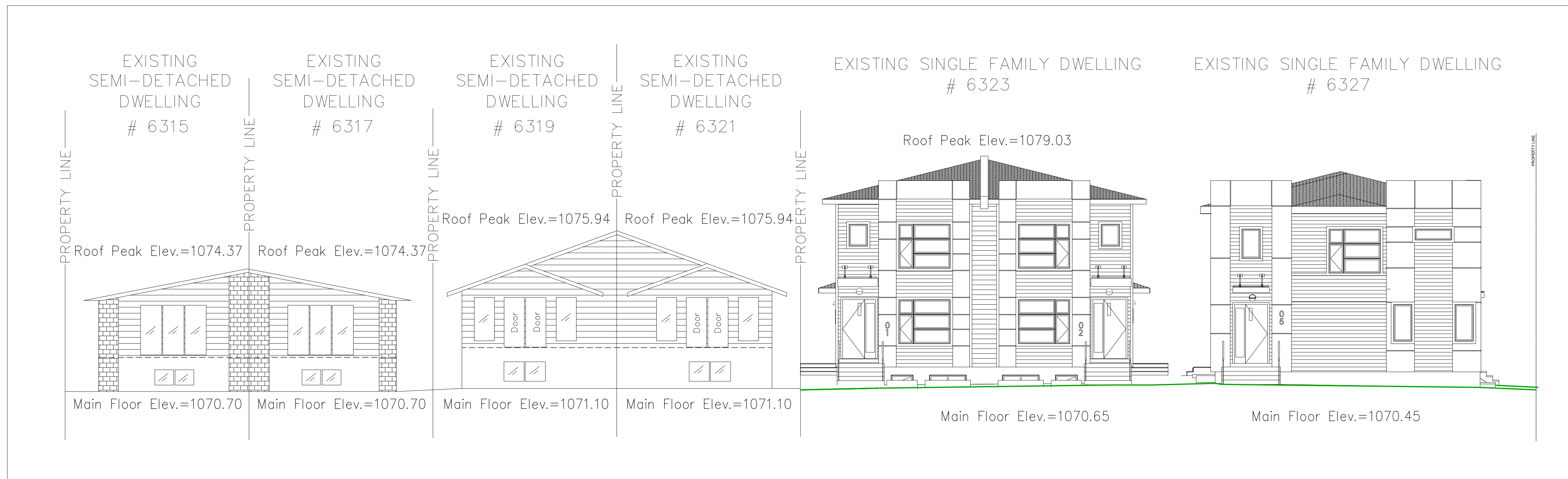
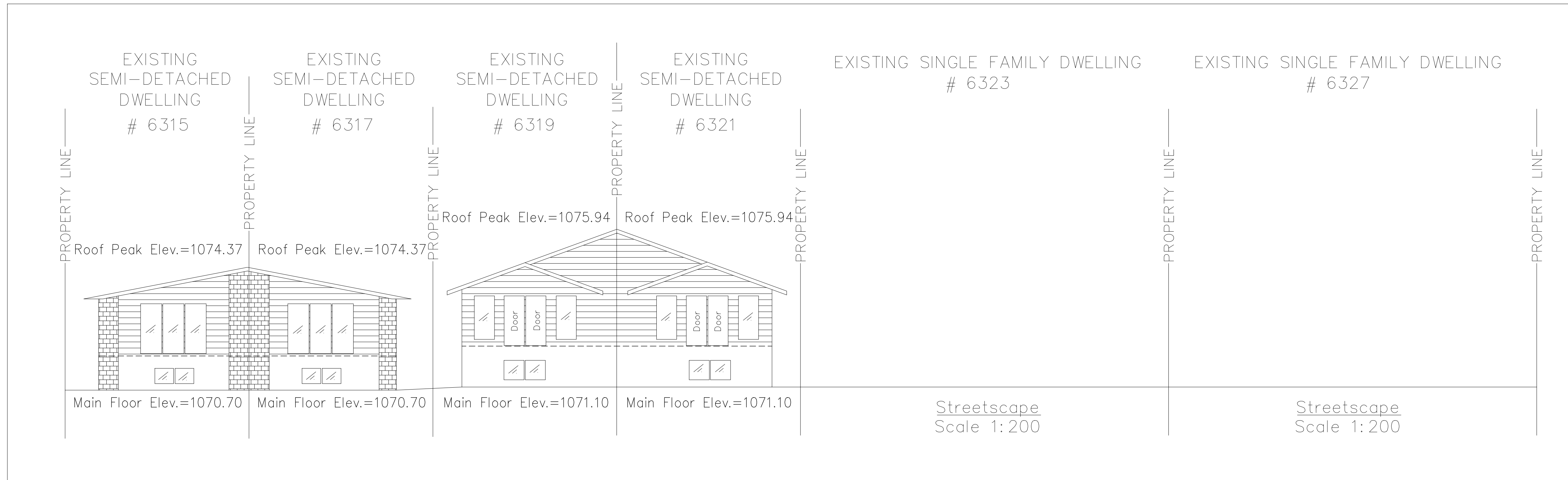
ADDRESS:
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 PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED STREETScape

DRAWING NO.:
A-005

PROJECT NO.:	CHECKED BY:	DATE:
24-09899	E.Z.E.R	2026-04-02
	DRAWN BY:	SCALE:
	H.K	1:100



LANDSCAPE - PLAN

LANDSCAPING RULES: (AS OUTLINED BELOW)

1 TREE & 3 SHRUBS / 110 SQ. M. OF PARCEL AREA
 MINIMUM SIZE OF SMALL DECIDUOUS: 60mm
 MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
 MINIMUM HEIGHT OF SMALL CONIFEROUS: 2.0m OR 6'-7"
 MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 10'-0"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
 1135.04 m² / 110 m² = 10.31 = 11 TREES & 33 SHRUBS

BROKEN DOWN AS:

5 DECIDUOUS
 6 CONIFEROUS
 33 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:

5 DECIDUOUS
 6 CONIFEROUS
 33 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	F		FOOTHILLS GREEN ASH	Fraxinus pennsylvanica 'Heuver'	85mm CAL.	B&B/WIRE BASKET
03	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CONIFEROUS TREES						
06	CS		COLORADO SPRUCE	PICEA PURGENS	4.0M HGT. at the time of planting	

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS SHRUBS						
17	RC		RUBY CAROUSEL JAPANESE BARBERRY	Berberis thunbergii 'Bailone'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CONIFEROUS SHRUBS						
16	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

NOTES:

- THE IRRIGATION IS CONFINED TO THE TREES AND SHRUBS ONLY.
 - ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM, AS IDENTIFIED ON THE APPROVED PLANS.
 - A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.

LANDSCAPE CALCULATION

LOT AREA: 1135.04 m² LOT ZONING: R-CG

PROPOSED BUILDINGS AREA = 508.49 m² or 44.72% OF LOT AREA
 PROPOSED GARAGE = 142.38 m² or 12.54% OF LOT AREA

2. NON- LANDSCAPE AREA= 54.44 m² = 4.79% OF LOT AREA

APRON (CONCRETE) = 28.66 m² = 52.64% OF NON-LANDSCAPE AREA
 WINDOW WELL = 25.78 m² = 47.35% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 428.35 m² = 37.73% OF LOT AREA

3.1 HARD-LANDSCAPE= 239.91 m² = 56.00% OF LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 157.26 m² = 65.54% OF HARD LANDSCAPE AREA
 WASTE AND RECYCLING (CONCRETE)= 9.01 m² = 3.75% OF HARD LANDSCAPE
 CONCRETE STEPS = 34.17 m² = 14.24% OF HARD LANDSCAPE
 WOOD STEPS =15.06 m² = 6.27% OF HARD LANDSCAPE
 PERMEABLE PAVERS =24.41 m² = 10.17% OF HARD LANDSCAPE

3.2 SOFT-LANDSCAPE= 188.44 m² = 44.00% OF LANDSCAPE AREA

S.O.D. = 164.56 m² = 87.32% OF SOFT-LANDSCAPE AREA
 MULCH = 23.88 m² = 12.67% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:

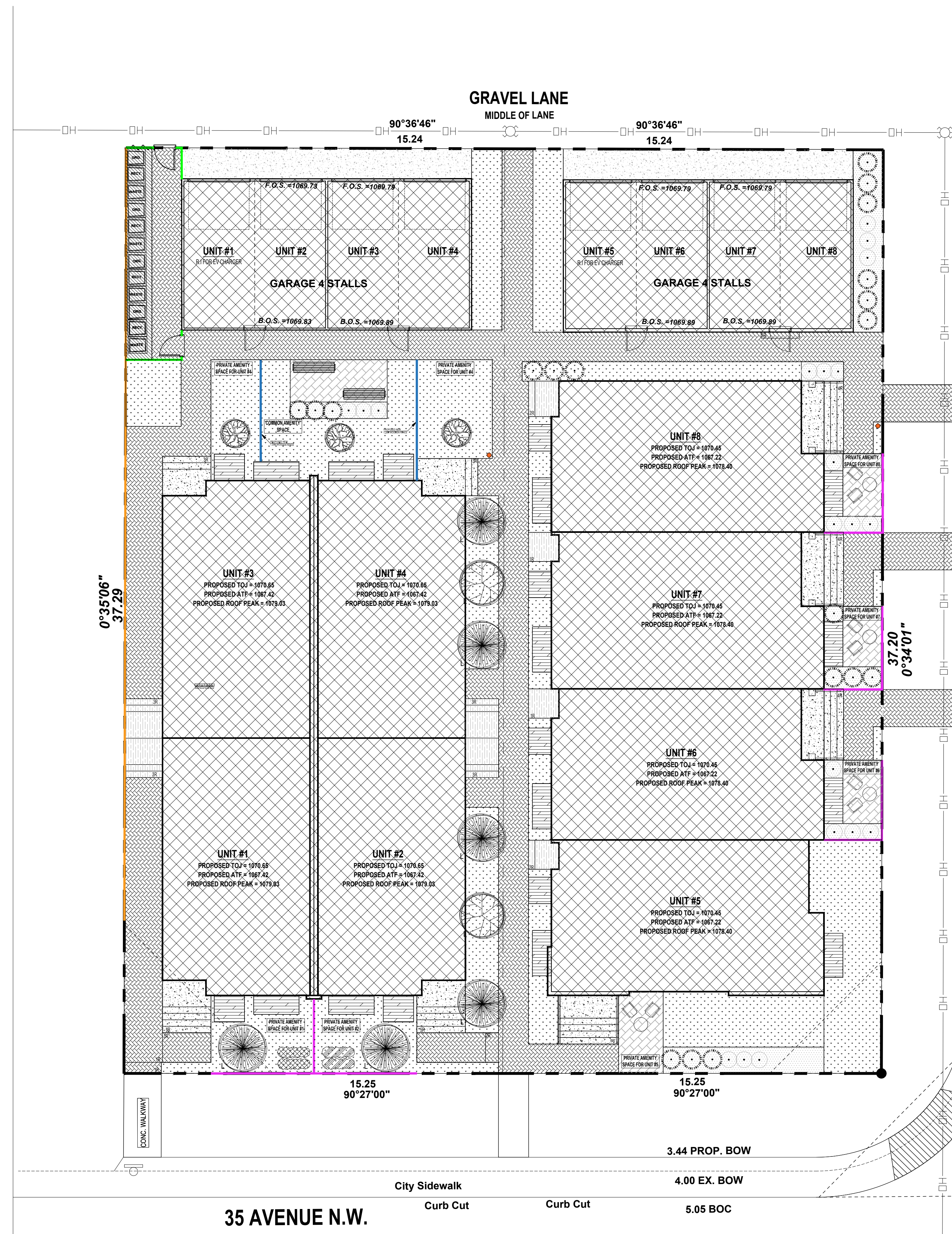
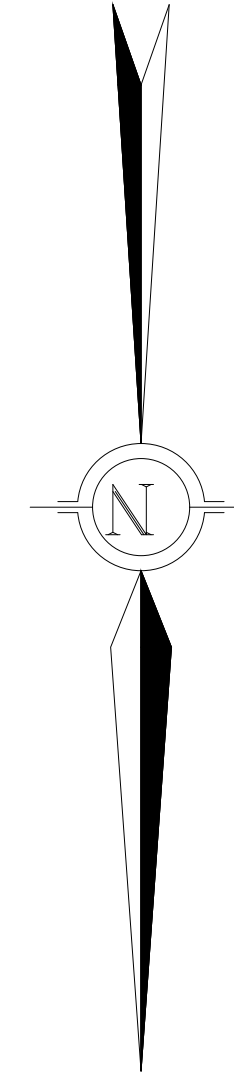


LED Down light (ON WALL)

PATHWAY LIGHTS

IRRIGATION SYSTEM:

Underground Standard Irrigation System to be used, which includes:
 (a) a rain sensor or a soil moisture sensor.
 (b) a flow sensor for leak detection; and
 (c) a master valve to secure the system if a leak is detected.



LANDSCAPE LEGENDS:

BENCH

PICNIC TABLE

MASS PLANTING OF SHADE TOLERANT PERENNIALS

MASS PLANTING OF BLUE GRASS

2.0M HGT. WOOD FENCE

0.91M HGT. WOOD FENCE

1.20M HGT. WOOD FENCE

GARBAGE SCREENING FENCE

LANDSCAPE FURNITURE



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KEY PLAN

NOTES
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No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-04-02	DTR1	R.N	T.I.A.K

No.	Date	Description	DRAWN BY	CHK'D BY
01	2024-12-04	DEVELOPMENT PERMIT SET	H.K	E.Z.E.R

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT: **BAIDWAN CONSTRUCTION**

PROJECT: **8 PLEX**

ADDRESS: **6323 & 6327 35 AVENUE NW
 CALGARY, ALBERTA
 PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

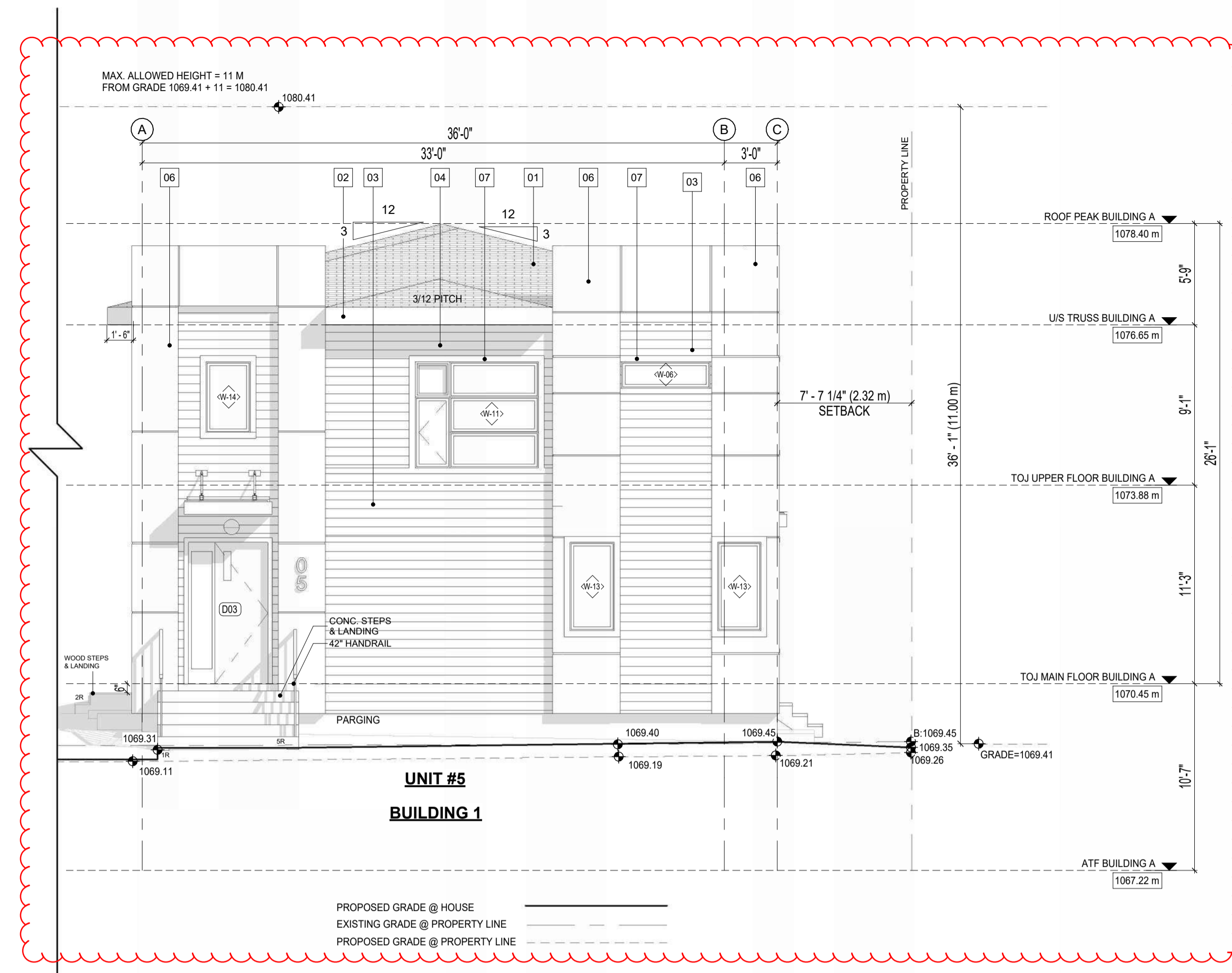
DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED LANDSCAPE**

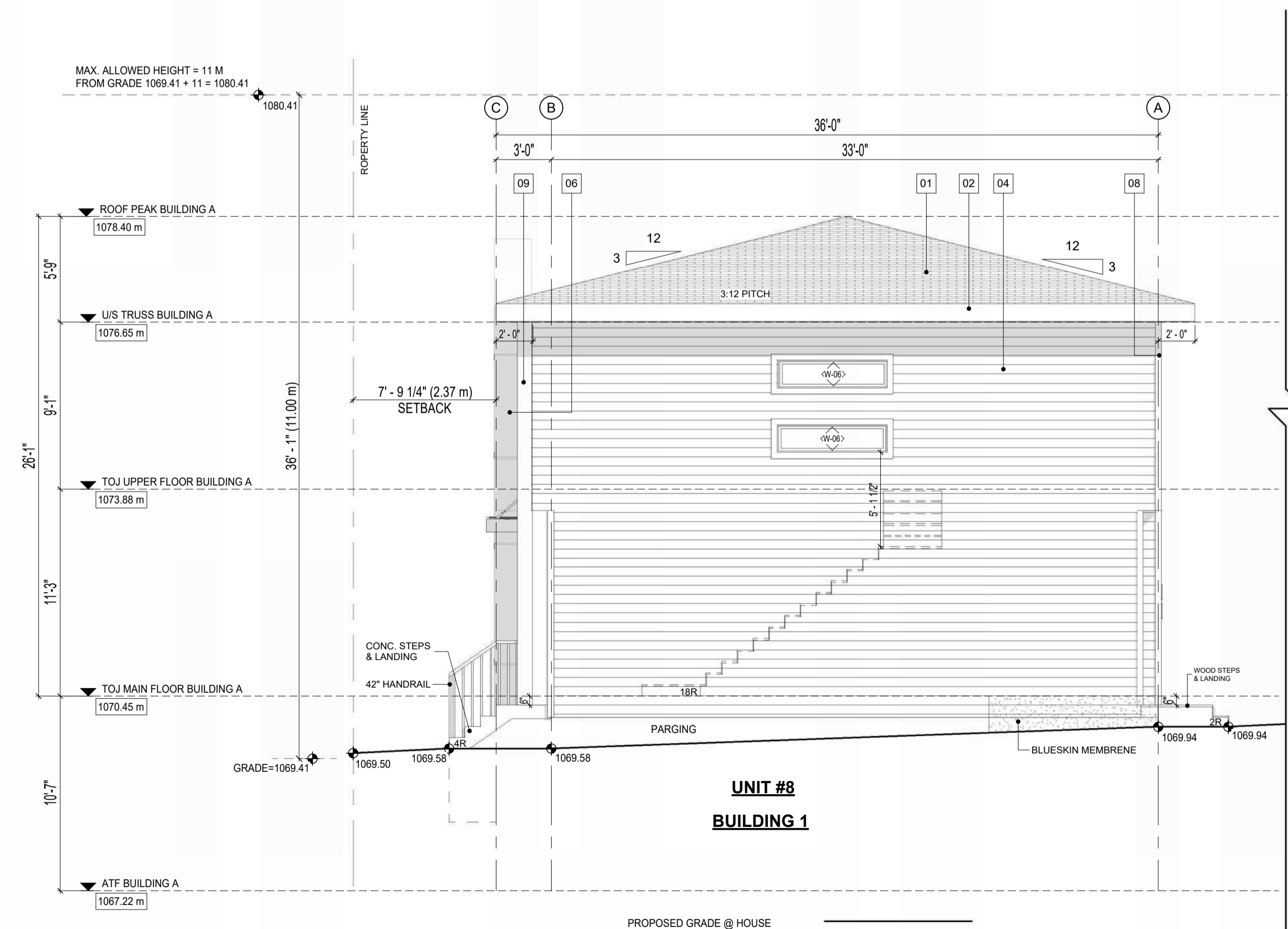
DRAWING NO.: **A-008**

PROJECT NO.:	CHECKED BY:	DATE:
24-09899	E.Z.E.R	2026-04-02
DRAWN BY:	SCALE:	
H.K	1:100	

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	HORIZONTAL SIDING - VINYL BEIGE
04	HORIZONTAL SIDING - HARDIE WHITE
05	HORIZONTAL SIDING - HARDIE LIGHT GRAY
06	STUCCO WHITE
07	TRIM - HORIZONTAL /VERTICAL 4" WHITE
08	CORNER BOARD 4" DARK
09	SMART BOARD DARK



1 FRONT (NORTH) ELEVATION BUILDING #1
3/16" = 1'-0"

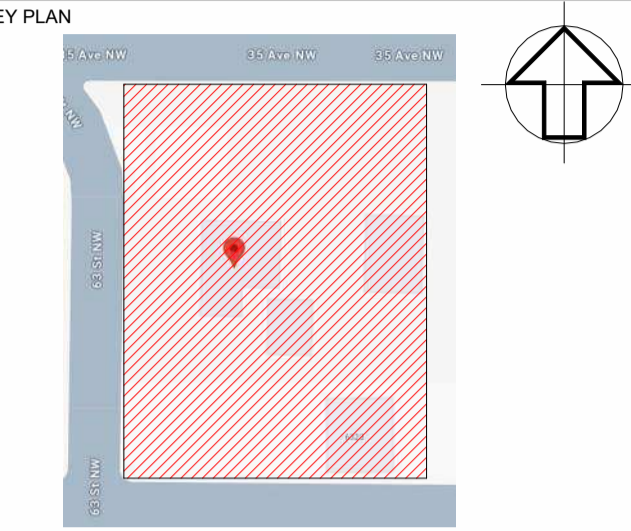


2 REAR (SOUTH) ELEVATION BUILDING #1
3/16" = 1'-0"

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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CALGARY, AB
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EMAIL: info@tricordesigns.com



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-13	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8_PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
**PROPOSED FRONT & REAR
ELEVATIONS (BUILDING 1)**

DRAWING NO. **A-201**

PROJECT NO.:	CHECKED BY:	DATE:
24-09899	E.Z	2026-04-13
	DRAWN BY:	SCALE:
	H.K.	3/16" = 1'-0"

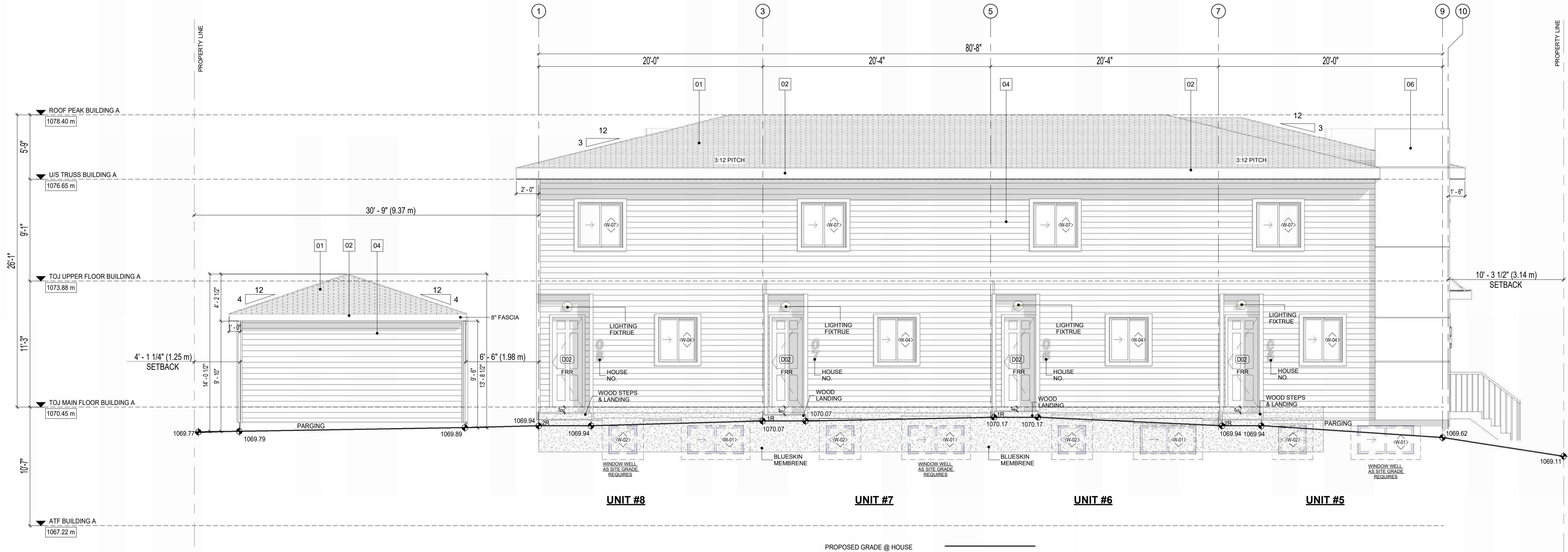
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	HORIZONTAL SIDING - VINYL BEIGE
04	HORIZONTAL SIDING - HARDIE WHITE
05	HORIZONTAL SIDING - HARDIE LIGHT GRAY
06	STUCCO WHITE
07	TRIM - HORIZONTAL /VERTICAL 4" WHITE
08	CORNER BOARD 4" DARK
09	SMART BOARD DARK



1 RIGHT (WEST) ELEVATION BUILDING #1
3/16" = 1'-0"

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

UNPROTECTED OPENINGS LEFT ELEV. (BLDG. #1)		
CODE CHECK		
EXPOSED BUILDING FACE	1778.86 SQ. FT.	165.26 SQ.M
MINIMUM SETBACK	4'-11"	1.55 M
PERCENTAGE OF ALLOWED OPENINGS	7.90%	
SQ. FTG. OF ALLOWED OPENINGS	124.52 SQ. FT.	11.57 SQ.M
ACTUAL SQ. FTG. OF OPENINGS	120.00 SQ. FT.	11.15 SQ.M
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	62.26 SQ. FT.	5.78 SQ.M

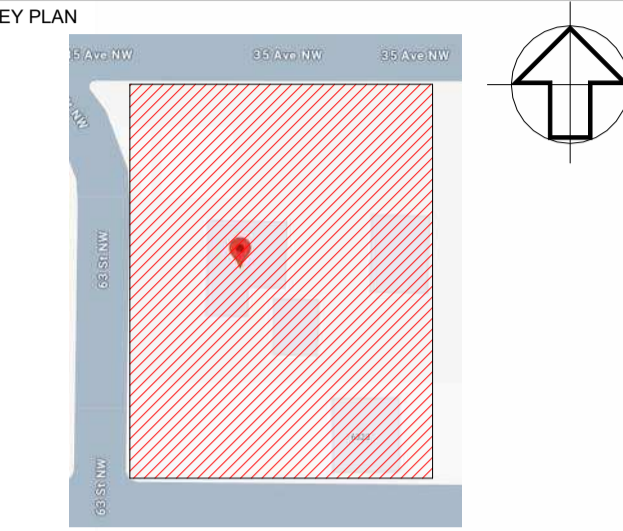


2 LEFT (EAST) ELEVATION BUILDING #1
3/16" = 1'-0"

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-13	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8_PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
**PROPOSED RIGHT & LEFT
ELEVATIONS (BUILDING 1)**

DRAWING NO.
A-202

PROJECT NO.:
24-09899

CHECKED BY:
E.Z

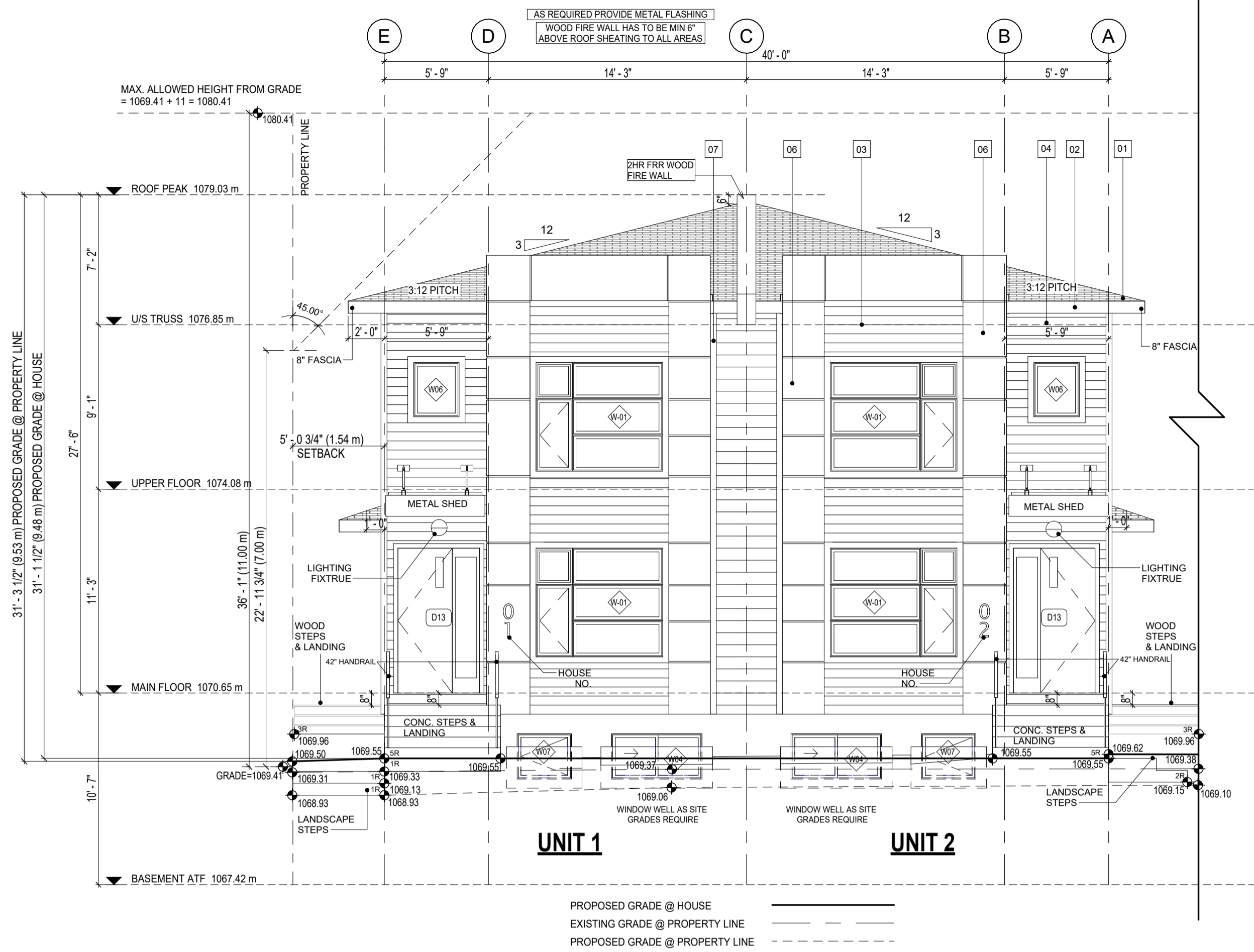
DATE:
2026-04-13

DRAWN BY:
H.K.

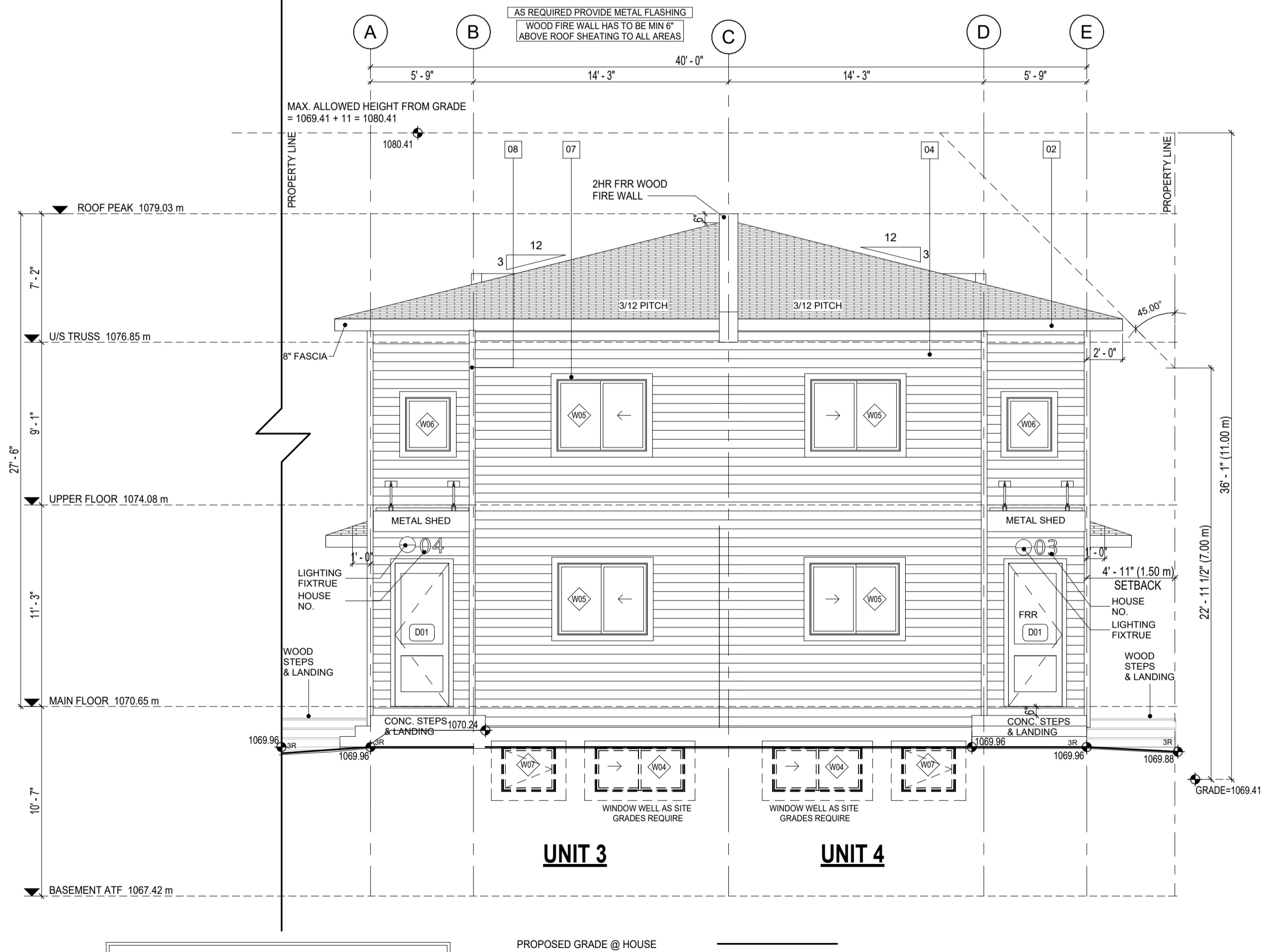
SCALE:
3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	HORIZONTAL SIDING - VINYL BEIGE
04	HORIZONTAL SIDING - HARDIE WHITE
05	HORIZONTAL SIDING - HARDIE LIGHT GRAY
06	STUCCO WHITE
07	TRIM - HORIZONTAL /VERTICAL 4" WHITE
08	CORNER BOARD 4" DARK



1 PROPOSED FRONT (NORTH) ELEVATION
3/16" = 1'-0"



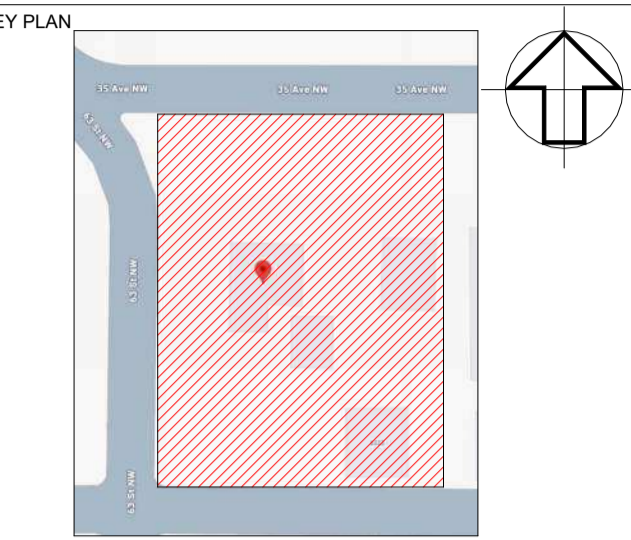
2 PROPOSED REAR (SOUTH) ELEVATION
3/16" = 1'-0"

UNPROTECTED OPENINGS (INC. 1 DOOR)	
CODE CHECK	
EXPOSED BUILDING FACE	803.88 SQ. FT. 83.97 SQ.M ²
MINIMUM SETBACK	12'-0"
PERCENTAGE OF ALLOWED OPENINGS	15.47% SQ. FT. 13.00 SQ.M ²
ACTUAL SQ. FTG. OF OPENINGS	119.00 SQ. FT. 11.05 SQ.M ²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	69.91 SQ. FT. 6.53 SQ.M ²

DESIGNED BY:

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-02	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT: **BAIDWAN CONSTRUCTION**

PROJECT: **8_PLEX**

ADDRESS: **6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED FRONT & REAR ELEVATIONS**

DRAWING NO. **A-201**

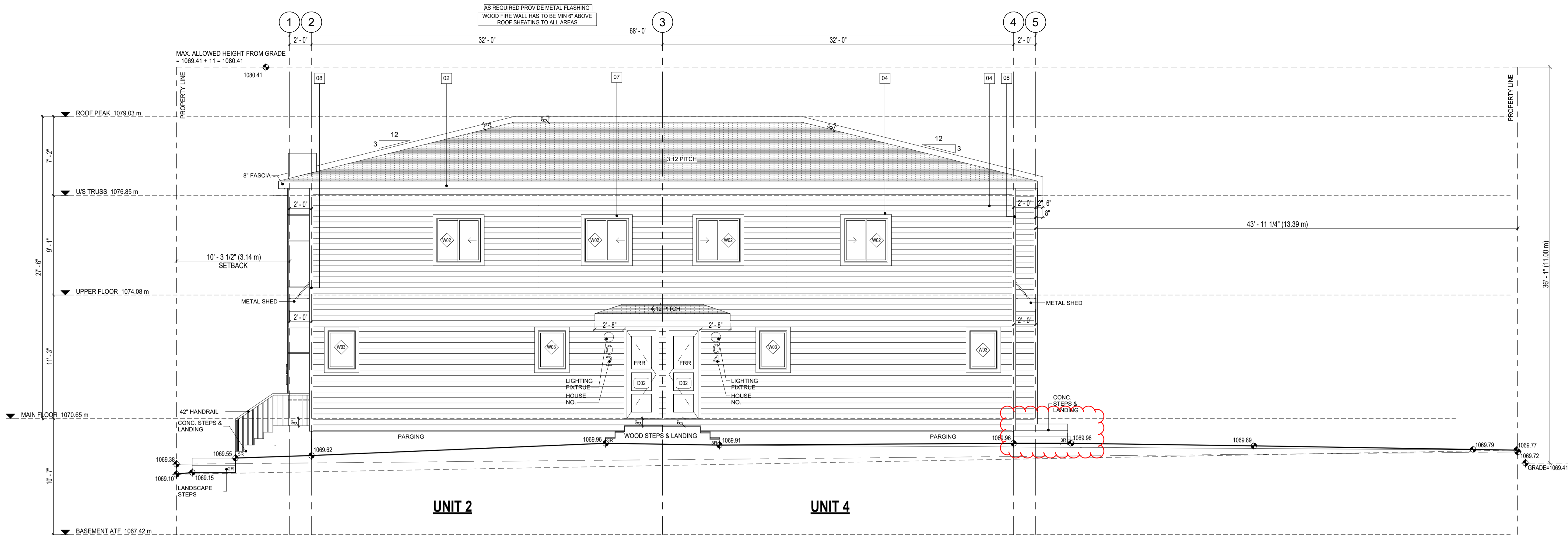
PROJECT NO.: **24-09899**

CHECKED BY: **E.Z** DATE: **2026-04-02**

DRAWN BY: **H.K** SCALE: **3/16" = 1'-0"**

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	HORIZONTAL SIDING - VINYL BEIGE
04	HORIZONTAL SIDING - HARDIE LIGHT GRAY
05	STUCCO WHITE
07	TRIM - HORIZONTAL VERTICAL 4" WHITE
08	CORNER BOARD 4" DARK

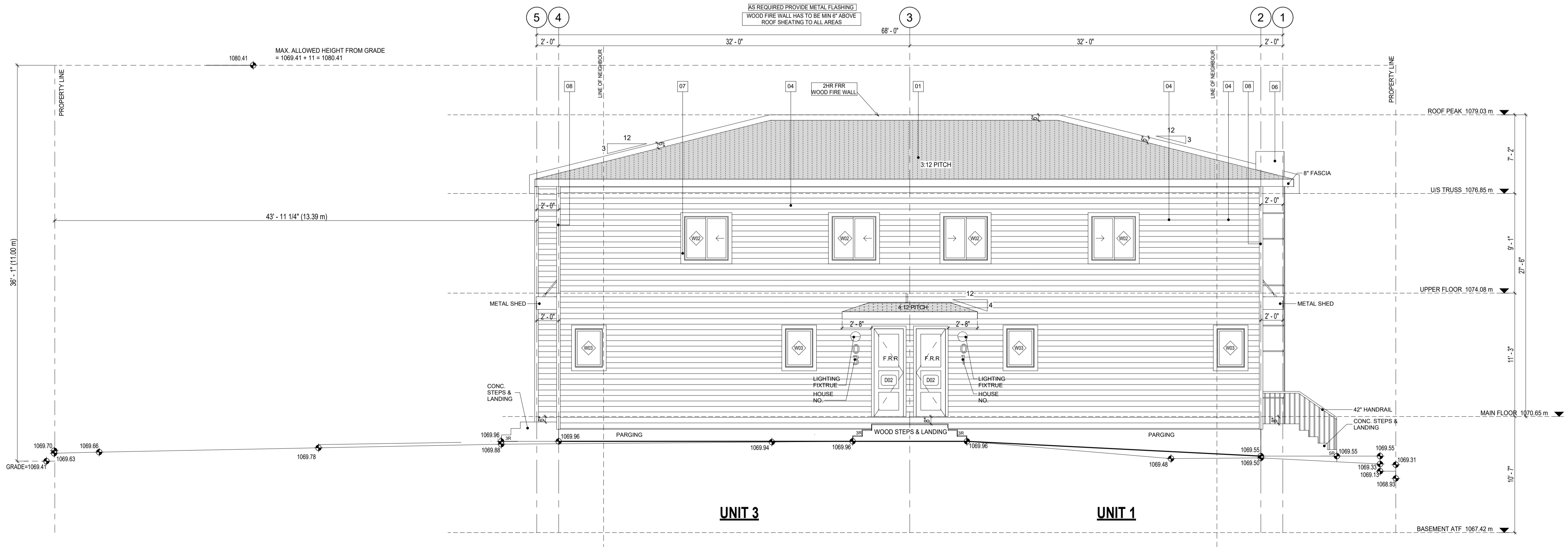


RIGHT ELEV. UNPROTECTED OPENINGS

CODE CHECK	EXPOSED BUILDING FACE	MINIMUM SETBACK	PERCENTAGE OF ALLOWED OPENINGS	SQ. FTG. OF ALLOWED OPENINGS	ACTUAL SQ. FTG. OF OPENINGS	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)
1464.21 SQ. FT.	136.03 SQ. M ²	5'-0"	7.50%	109.82 SQ. FT.	9.58 SQ. M ²	4.79 SQ. M ²
92.13 SQ. FT.	8.56 SQ. M ²					
51.57 SQ. FT.	4.79 SQ. M ²					

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE

1 PROPOSED RIGHT (WSET) ELEVATION
3/16" = 1'-0"



LEFT ELEV. UNPROTECTED OPENINGS

CODE CHECK	EXPOSED BUILDING FACE	MINIMUM SETBACK	PERCENTAGE OF ALLOWED OPENINGS	SQ. FTG. OF ALLOWED OPENINGS	ACTUAL SQ. FTG. OF OPENINGS	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)
1464.28 SQ. FT.	136.03 SQ. M ²	4'-11 1/2"	7.00%	102.90 SQ. FT.	9.20 SQ. M ²	4.60 SQ. M ²
99.00 SQ. FT.	9.20 SQ. M ²					
49.50 SQ. FT.	4.60 SQ. M ²					

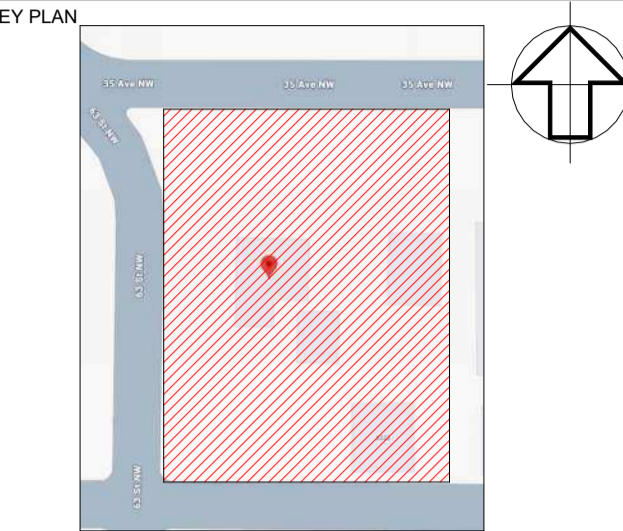
PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

2 PROPOSED LEFT (EAST) ELEVATION
3/16" = 1'-0"

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-02	DTR 1	R.N	T.I/A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:
BADWAN CONSTRUCTION

PROJECT:
8_PLEX

ADDRESS:
**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.
A-202

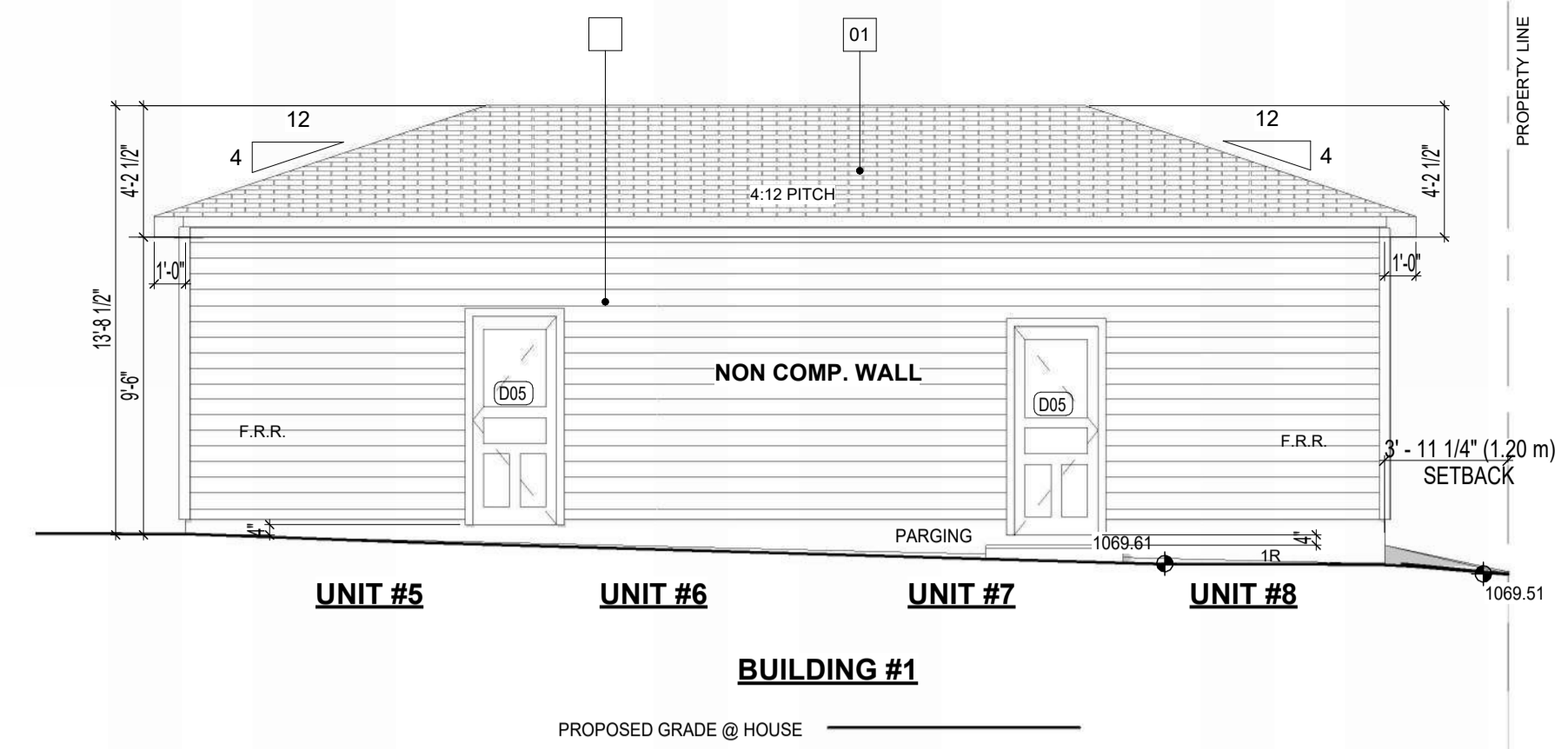
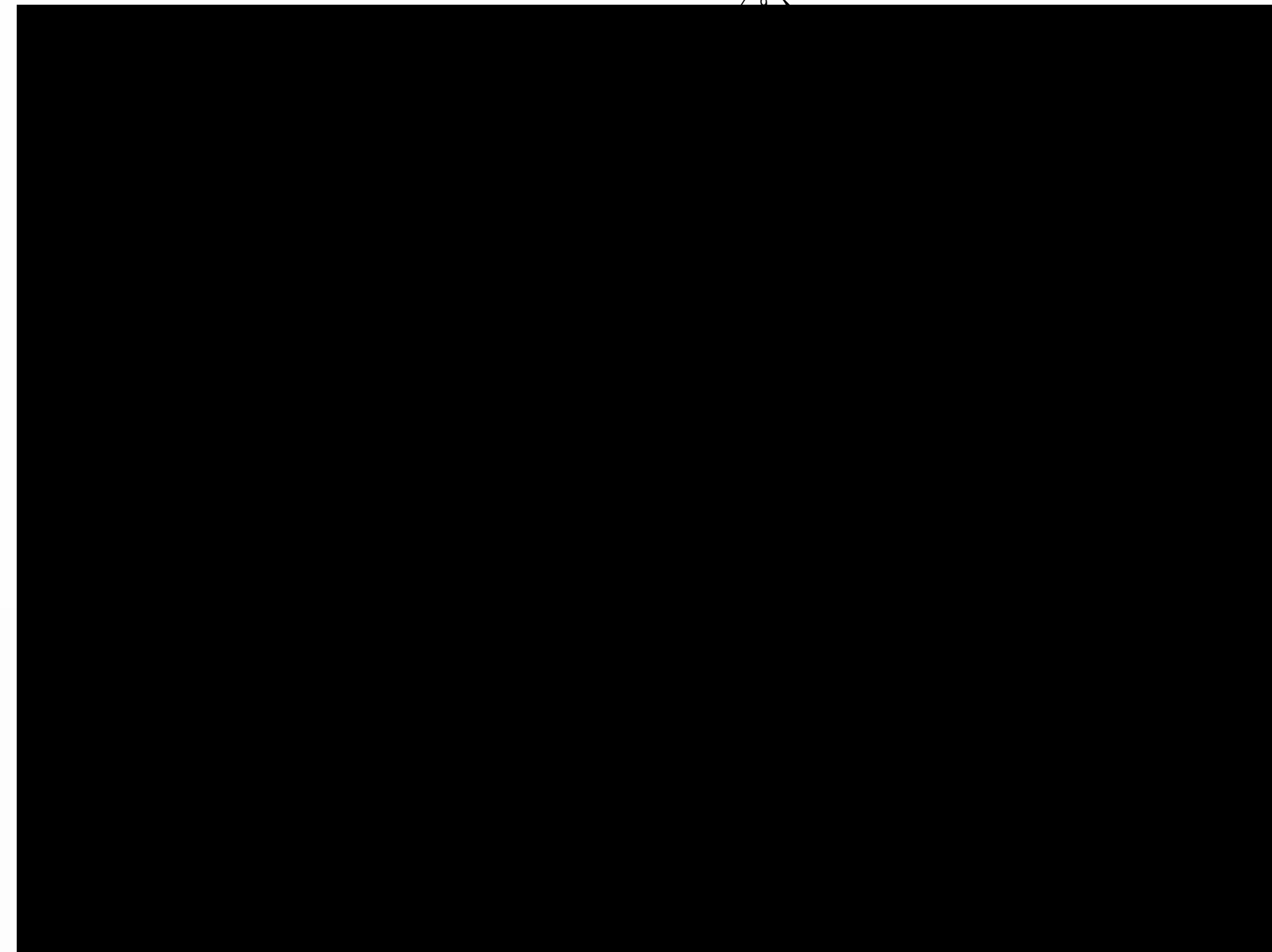
PROJECT NO.:
24-09899

CHECKED BY:
E.Z

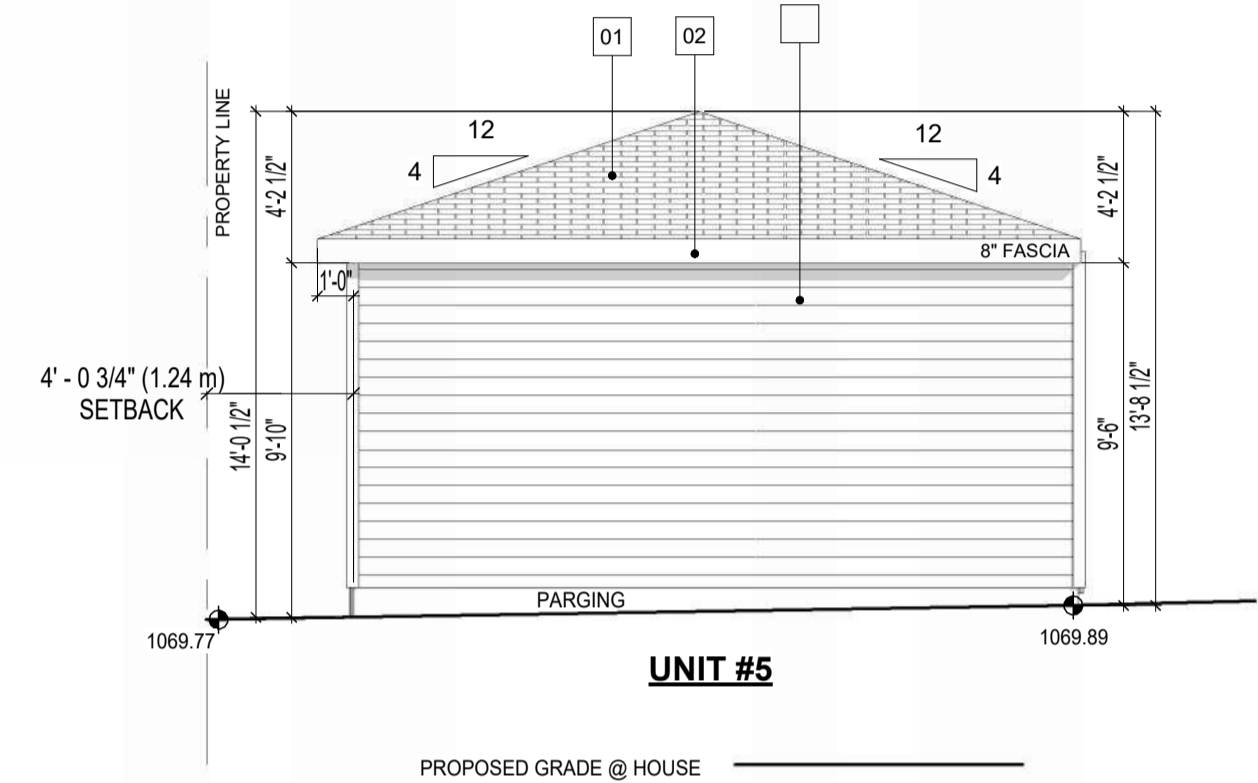
DATE:
2026-04-02

DRAWN BY:
H.K

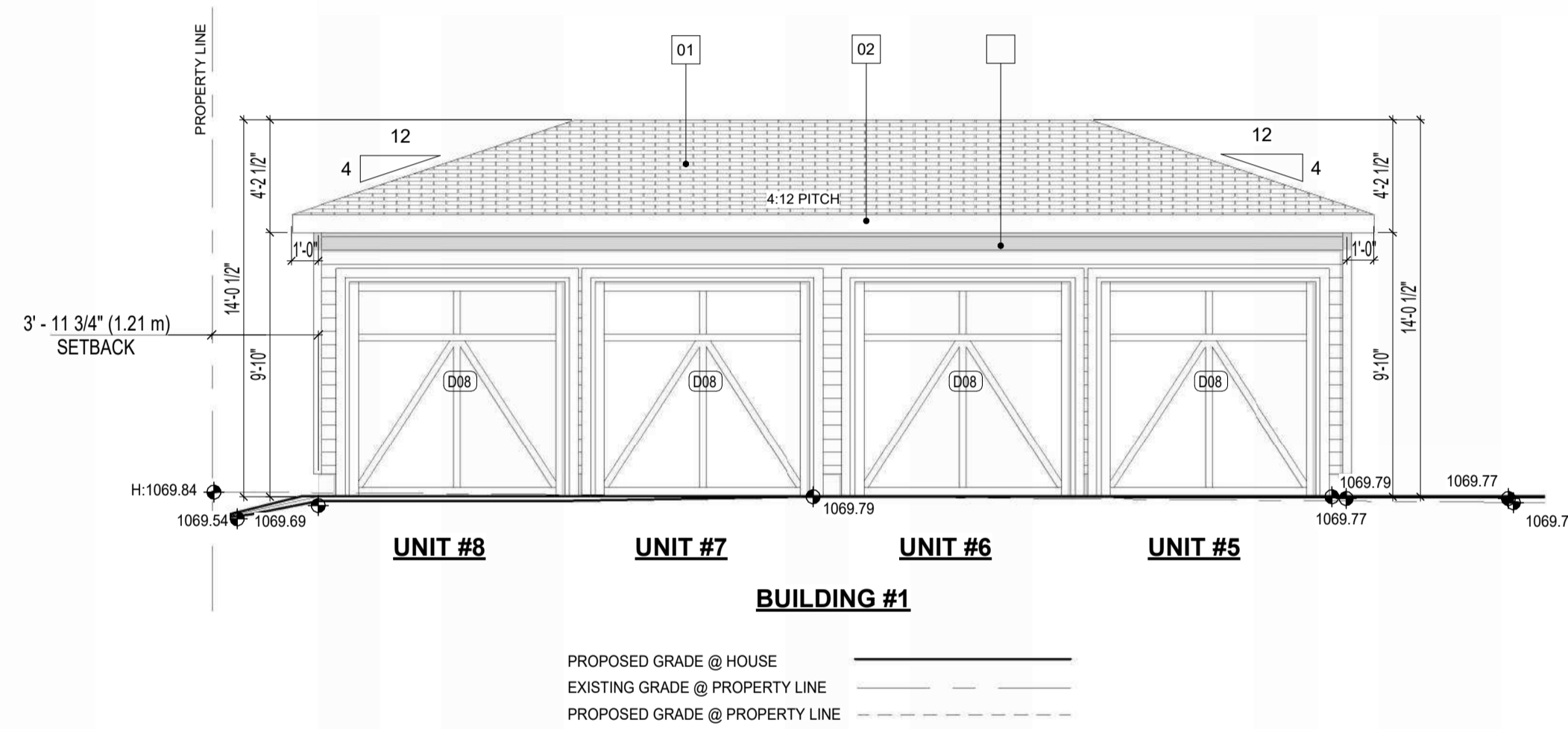
SCALE:
3/16" = 1'-0"



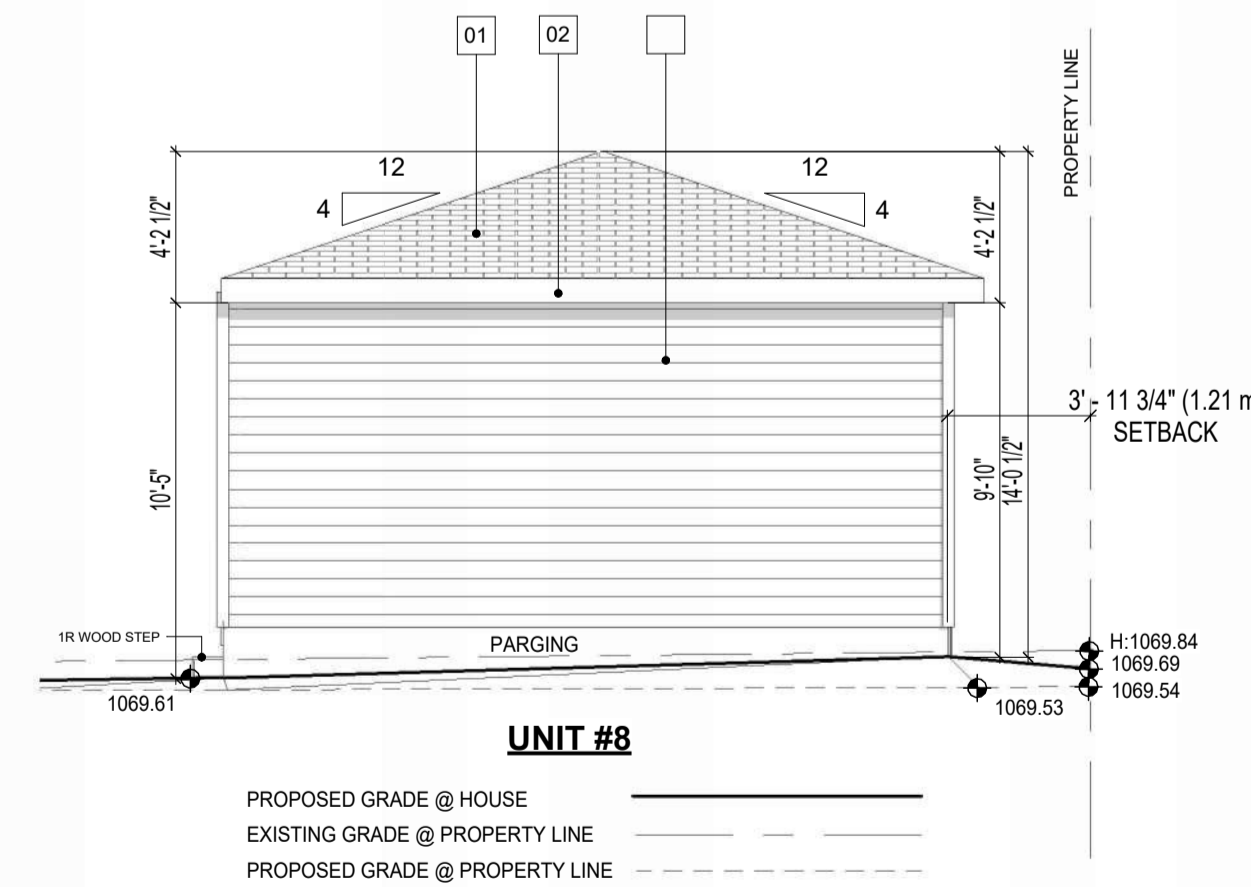
5 BUILDING #1 GARAGE REAR (NORTH) ELEVATION
3/16" = 1'-0"



6 BUILDING #1 GARAGE RIGHT (EAST) ELEVATION
3/16" = 1'-0"



4 BUILDING #1 GARAGE FRONT (SOUTH) ELEVATION
3/16" = 1'-0"



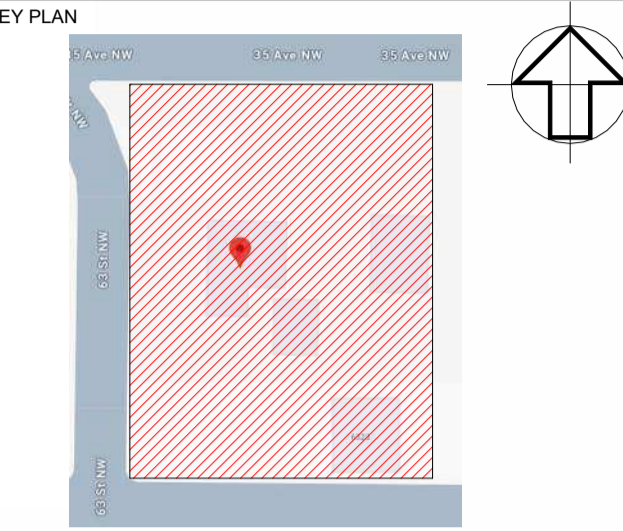
7 BUILDING #1 GARAGE LEFT (WEST) ELEVATION
3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
08	PRE-FINISHED METAL FASCIA
14	HORIZONTAL SIDING - VINYL 02

NOTE	
GARAGE TO BE BUILT AS PER VARIANCE (SPV-003)	
GR-1	ROOF AND CEILINGS - ASPHALT SHINGLE ROOFING AS SPEC'D - BUILDING PAPER - 1 LAYER 5/8" (15.9mm) TYPE X GYPSUM BOARD OR EQUIVALENT. - APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL) 2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD) - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES - MIN R35 LOOSE FILL OR CELLULOSE INSUL. - VAPOUR BARRIER (6 MIL POLY) - 5/8" TYPE X DRYWALL
GF-4	GARAGE SLAB 4" DURACRETE CONC. SLAB 5" COMP. GRAVEL (SLOPE 4") (EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)
GW-1	EXTERIOR WALLS AS PER SPV003 - EXTERIOR FINISH AS SPEC'D (STUCCO FINISH) - 1 LAYER 5/8" TYPE X EXTERIOR GYPSUM BOARD OR EQUIVALENT TO PROVIDE A MIN. 45 min FRR - 1 PLY AIR BARRIER - 2X4" WOOD STUDS @16" OC. - R12 FRICTION-FIT FIBERGLASS INSULATION - VAPOUR BARRIER (6 MIL POLYETHYLENE) - 1 LAYERS 5/8" TYPE X DRYWALL (INTERIOR SHEATHING)
GW-5	EXTERIOR WALLS AS PER SPV003 - STUCCO FINISH - METAL LATH - MOISTURE BARRIER - 5/8" DENS GLASS SHEATHING (SEE STRUCT.) - 3 5/8" STEEL STUD (SEE STRUCT. FOR SPACING) - R24 FIBERGLASS BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 5/8" DENS GLASS SHEATHING
W-7	(W13-A) 1HR FRR STC-57 - 5/8" TYPE X DRYWALL - 6 MIL POLY V-B - 2X4 STUDS ON EDGE @ 24" OC - 6 MIL POLY V-B - 5/8" TYPE X DRYWALL
NOTE - SOIL BEARING CAPACITY 2000 # FT² - DOORS TO 45 MIN. FRR AND SELF CLOSING	

DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com



NOTES

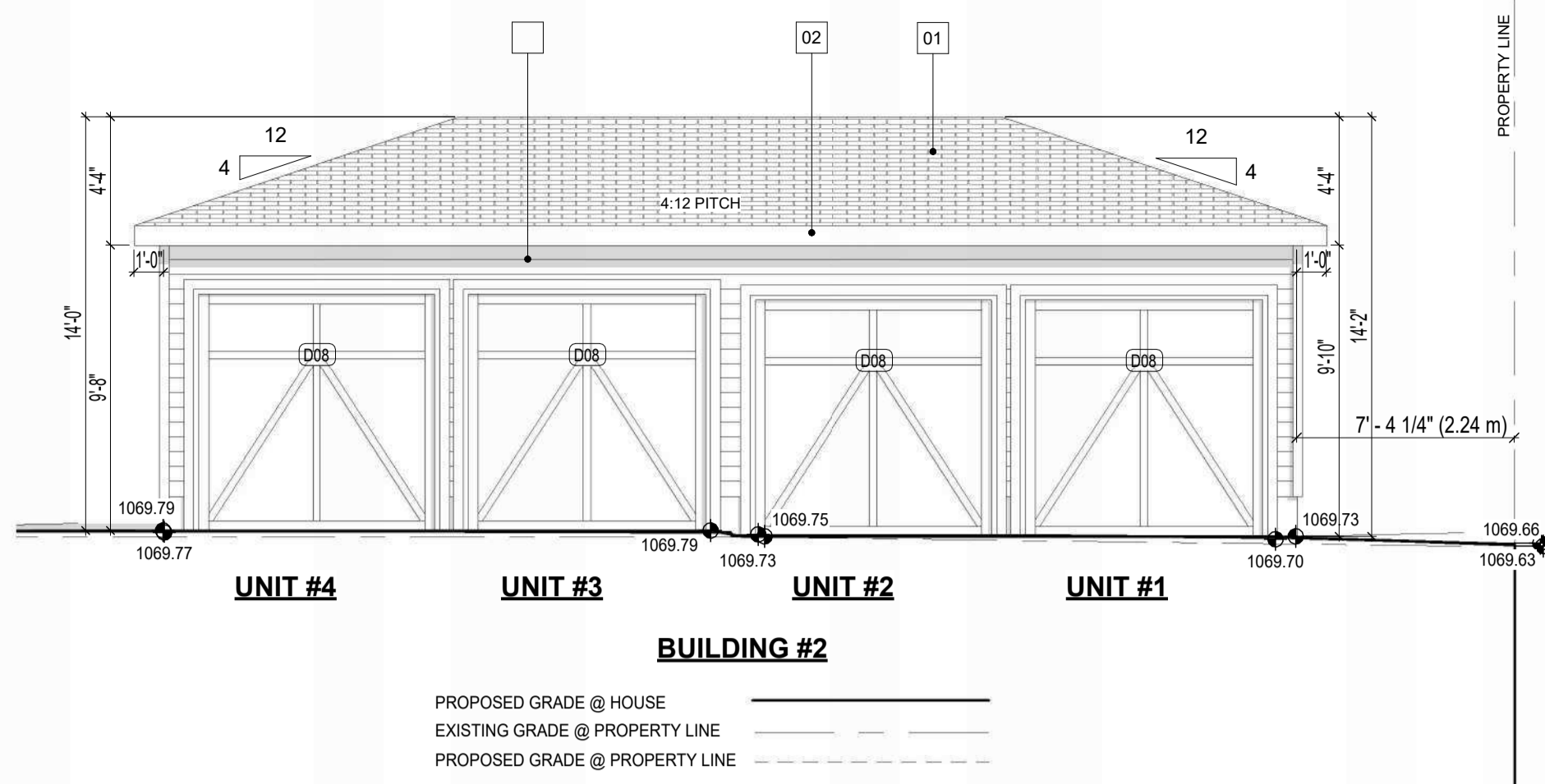
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01	2026-04-13	DTR 1	R.N	T.I/A.K

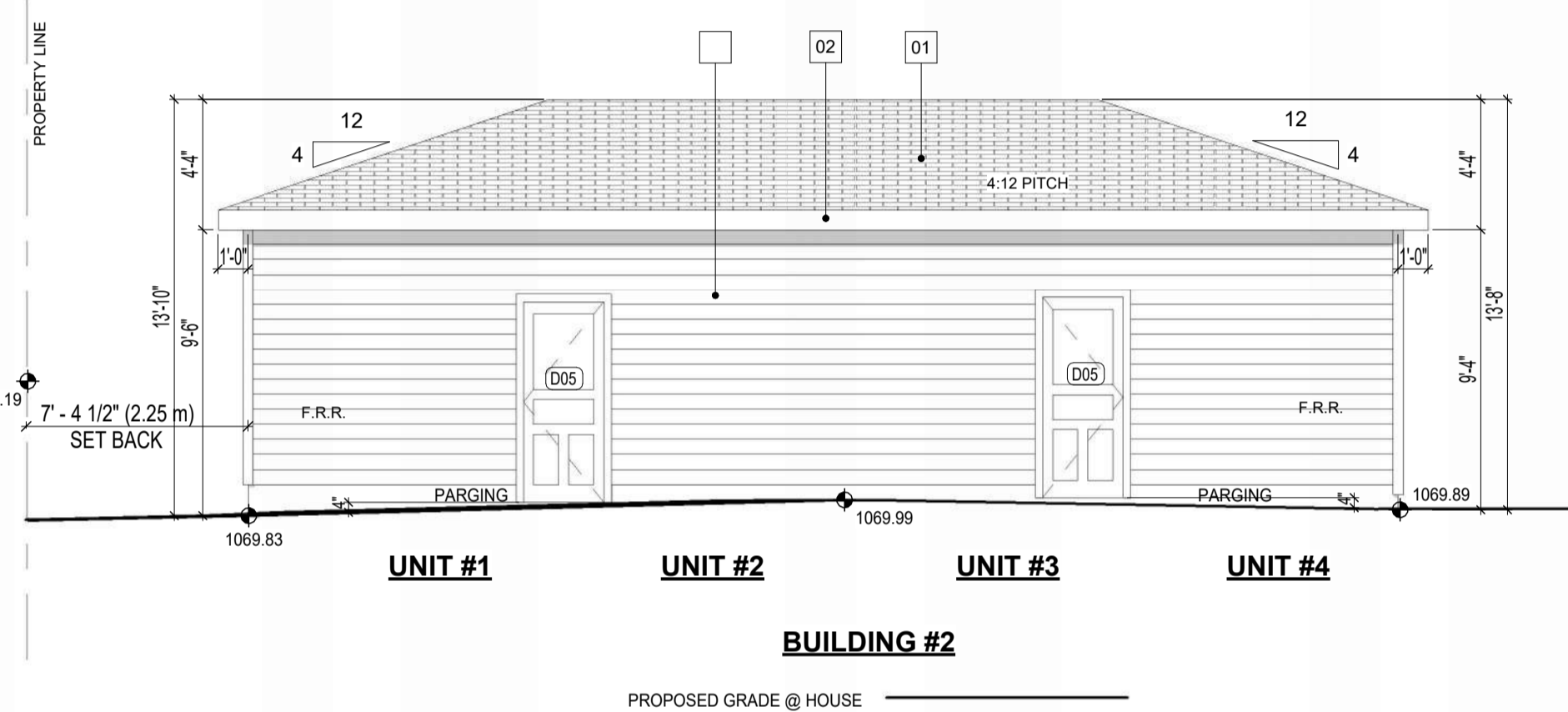
ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

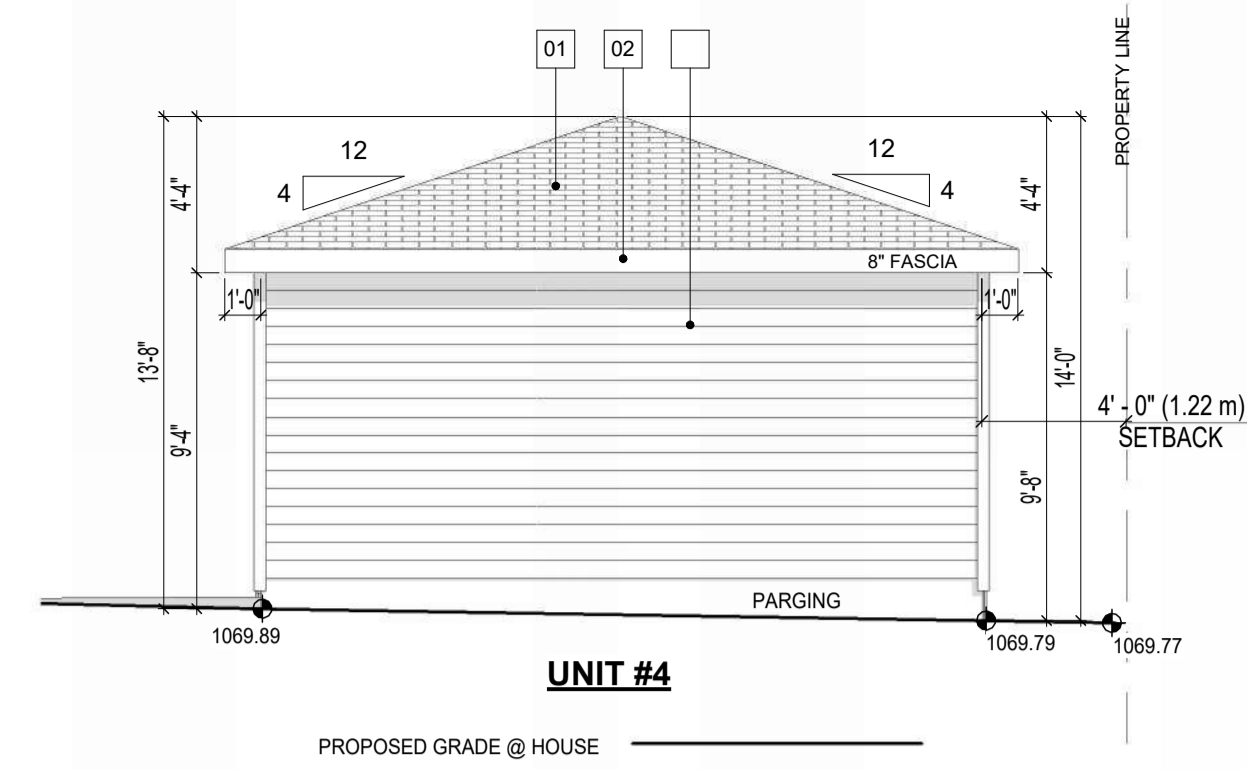
THE CLIENT:	BAIDWAN CONSTRUCTION		
PROJECT:	8_PLEX		
ADDRESS:	6323 & 6327 35 AVENUE NW CALGARY, ALBERTA PIAN 4610AJ, BLOCK 29, LOTS 17 & 18		
DRAWING SET:	DEVELOPMENT PERMIT SET		
DRAWING TITLE:	ACCESSORY BUILDING #1 GARAGE		
DRAWING NO.:	A-501		
PROJECT NO.:	CHECKED BY:	DATE:	
24-09899	E.Z	2026-04-13	
	DRAWN BY:	SCALE:	
	H.K.	3/16" = 1'-0"	



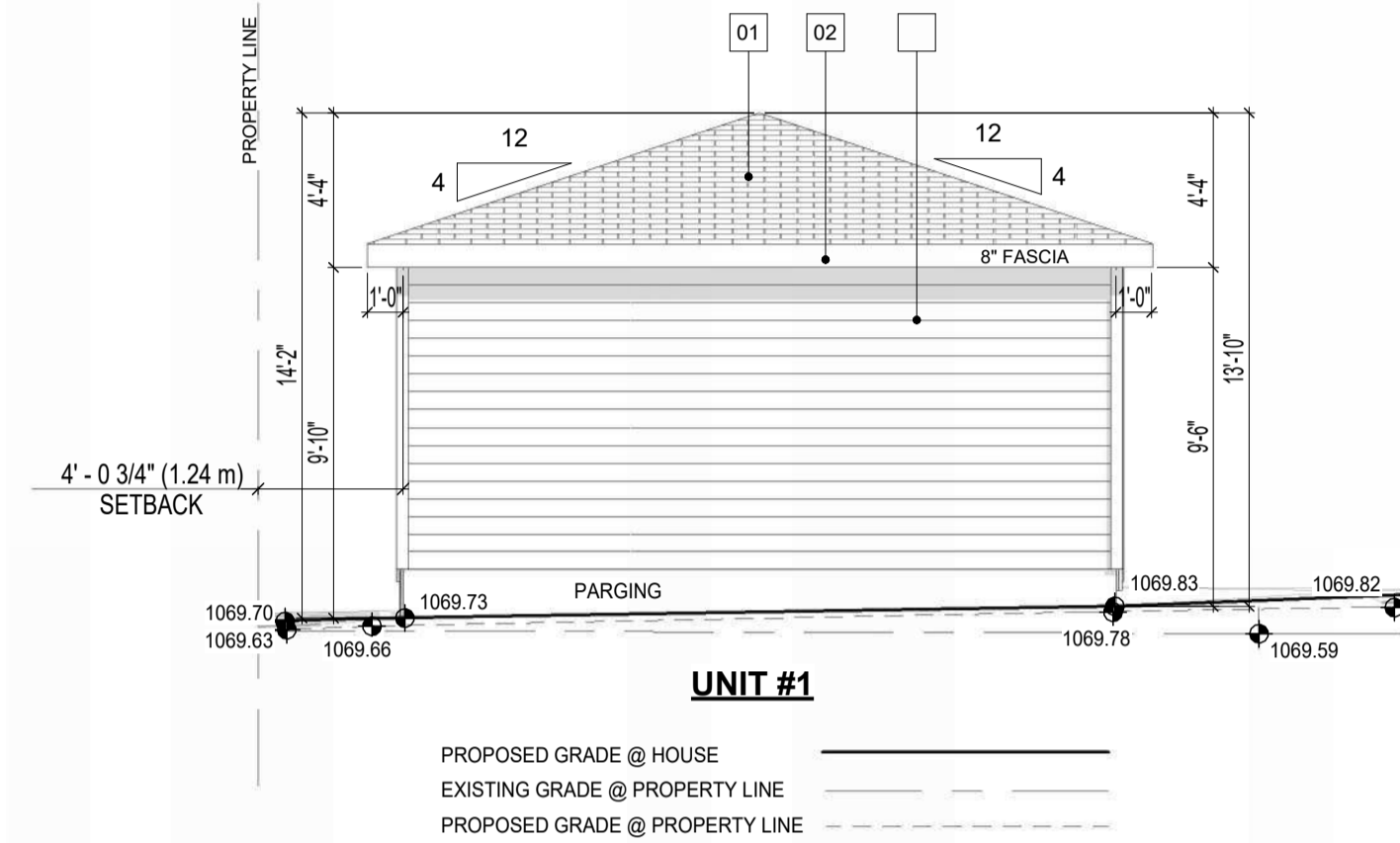
4 BUILDING #2 GARAGE FRONT (SOUTH) ELEVATION
3/16" = 1'-0"



5 BUILDING #2 GARAGE REAR (NORTH) ELEVATION
3/16" = 1'-0"



6 BUILDING #2 GARAGE RIGHT (EAST) ELEVATION
3/16" = 1'-0"



7 BUILDING #2 GARAGE LEFT (WEST) ELEVATION
3/16" = 1'-0"

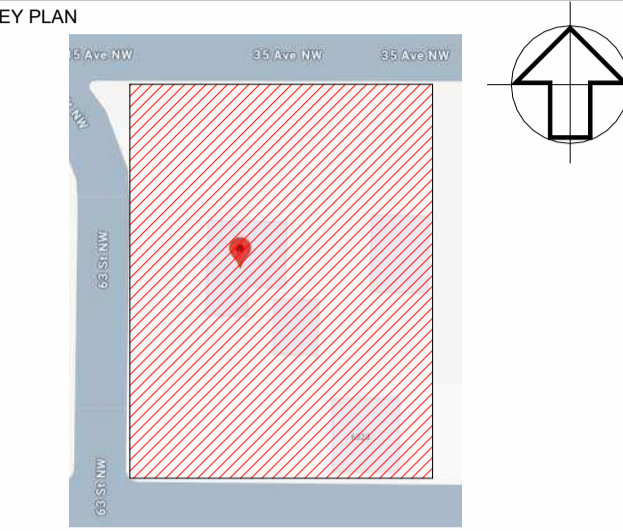
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
08	PRE-FINISHED METAL FASCIA
14	HORIZONTAL SIDING - VINYL 02

NOTE	
GR-1	<p>ROOF AND CEILINGS</p> <ul style="list-style-type: none"> -ASPHALT SHINGLE ROOFING AS SPEC'D -BUILDING PAPER -1 LAYER 5/8" (15.9mm) TYPE X GYPSUM BOARD OR EQUIVALENT. -APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES -MIN R35 LOOSE FILL/ OR CELLULOSE INSUL. -VAPOUR BARRIER (6 MIL POLY) -5/8" TYPE 'X' DRYWALL
GF-4	<p>GARAGE SLAB</p> <ul style="list-style-type: none"> 4" DURACRETE CONC. SLAB 5" COMP. GRAVEL (SLOPE 4") (EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)
GW-1	<p>EXTERIOR WALLS AS PER SPV003</p> <ul style="list-style-type: none"> - EXTERIOR FINISH AS SPEC'D (STUCCO FINISH) - 1 LAYER 5/8" TYPE X EXTERIOR GYPSUM BOARD OR EQUIVALENT TO PROVIDE A MIN. 45 min FRR - 1 PLY AIR BARRIER - 2X4" WOOD STUDS @16" OC. - R12 FRICTION-FIT FIBERGLASS INSULATION - VAPOUR BARRIER (6 MIL POLYETHYLENE) - 1 LAYERS 5/8" TYPE 'X' DRYWALL (INTERIOR SHEATHING)
GW-5	<p>EXTERIOR WALLS AS PER SPV003</p> <ul style="list-style-type: none"> - STUCCO FINISH - METAL LATH - MOISTURE BARRIER - 5/8" DENS GLASS SHEATHING (SEE STRUCT.) - 3 5/8" STEEL STUD (SEE STRUCT. FOR SPACING) - R24 FIBERGLASS BATT INSULATION - 6 MIL POLY VAPOUR BARRIER - 5/8" DENS GLASS SHEATHING
W-7	<p>(W13-A) 1HR FRR STC-57</p> <ul style="list-style-type: none"> - 5/8" TYPE 'X' DRYWALL - 6 MIL POLY V-B - 2X4 STUDS ON EDGE @ 24" OC - 6 MIL POLY V-B - 5/8" TYPE 'X' DRYWALL <p>NOTE</p> <ul style="list-style-type: none"> - SOIL BEARING CAPACITY 2000 # FT² - DOORS TO 45 MIN. FRR AND SELF CLOSING

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2024-12-05	DEVELOPMENT PERMIT SET	H.K	E.Z

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT:

BAIDWAN CONSTRUCTION

PROJECT:

8_PLEX

ADDRESS:

**6323 & 6327 35 AVENUE NW
CALGARY, ALBERTA
PIAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

ACCESSORY BUILDING #2 GARAGE

DRAWING NO.:

A-502

PROJECT NO.:

24-09899

CHECKED BY:

E.Z

DATE:

2026-04-13

DRAWN BY:

H.K.

SCALE:

3/16" = 1'-0"

3/16" = 1'-0"

3/16" = 1'-0"