

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



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026/01/12

LIST OF DRAWINGS:

- | | |
|--|---|
| G-001 GENERAL NOTS | A104 PROPOSED ROOF FLOOR PLAN BUILDING #1 |
| G-002 3D SHOTS | A105 PROPOSED BASEMENT FLOOR PLAN BUILDING #2 |
| A-001 EXISTING SURVEY | A106 PROPOSED MAIN FLOOR PLAN BUILDING #2 |
| A-002 PROPOSED & EXISTING SITE PLAN | A107 PROPOSED UPPER FLOOR PLAN BUILDIN #2 |
| A-003 PROPOSED SITE PLAN | A108 PROPOSED ROOF FLOOR PLAN BUILDING #2 |
| A-004 PROPOSED GRADES | A201 PROPOSED FRONT & REAR ELEVATIONS (BUILDING 1) |
| A-005 PROPOSED STREETSCAPE | A202 PROPOSED FRONT & REAR ELEVATIONS (BUILDING 2) |
| A-006 BOULEVARD SECTIONS | A203 PROPOSED RIGHT & LEFT ELEVATIONS (BUILDING 1) |
| A-007 APRON SECTIONS | A204 PROPOSED RIGHT & LEFT ELEVATIONS (BUILDING 2) |
| A-008 PROPOSED LANDSCAPE | A301 BUILDING #1 SECTIONS |
| A-009 LANDSCAPE DETAILS | A302 BUILDING #2 SECTIONS |
| A-010 CONSTRUCTION ACCESS AREA | A401 DOORS SCHEDULE |
| A101 PROPOSED BASEMENT FLOOR PLAN BUILDING #1 | A402 WINDOWS SCHEDULE |
| A102 PROPOSED MAIN FLOOR PLAN BUILDING #1 | A501 ACCESSORY BUILDING #1 GARAGE |
| A103 PROPOSED UPPER FLOOR PLAN BUILDIN #1 | A502 ACCESSORY BUILDING #2 GARAGE) |

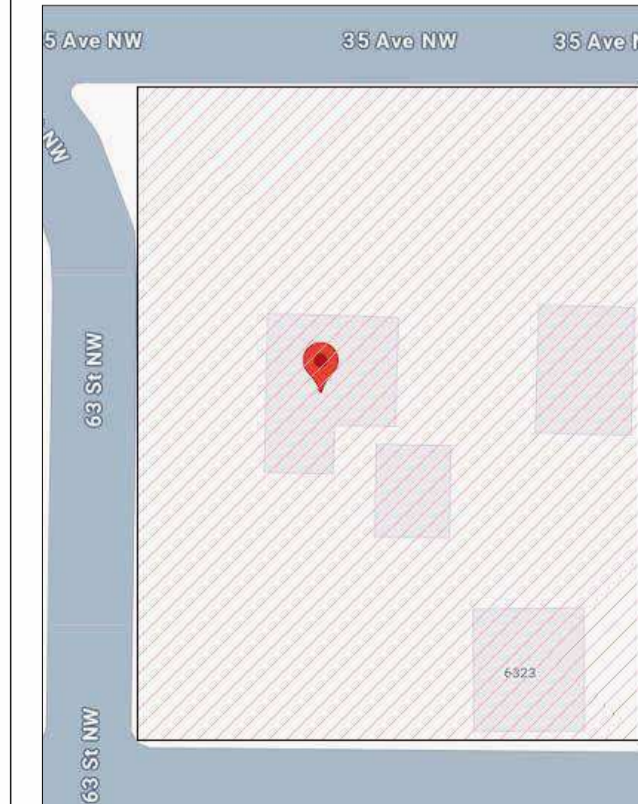
BUILDING #1

UNIT 5			UNIT 6			UNIT 7			UNIT 8		
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	702.00	65.22		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
	TOTAL	1417.00	131.64		TOTAL	1388.00	128.95		TOTAL	1388.00	128.95
	LEGAL SUITE FLOOR	585.00	52.49		LEGAL SUITE FLOOR	588.00	54.63		LEGAL SUITE FLOOR	588.00	52.03
	GRAND TOTAL	1982.00	184.13		GRAND TOTAL	1976.00	183.58		GRAND TOTAL	1948.00	180.98
	GARAGE	195.67	18.18		GARAGE	189.14	17.57		GARAGE	195.67	18.18

BUILDING #2

UNIT 1			UNIT 2			UNIT 3			UNIT 4		
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	539.00	50.07		MAIN FLOOR	539.00	50.07		MAIN FLOOR	540.00	50.17
	UPPER FLOOR	663.00	61.59		UPPER FLOOR	663.00	61.59		UPPER FLOOR	664.00	61.69
	TOTAL	1202.00	111.67		TOTAL	1202.00	111.67		TOTAL	1204.00	111.86
	LEGAL SUITE FLOOR	550.00	51.10		LEGAL SUITE FLOOR	550.00	51.10		LEGAL SUITE FLOOR	550.00	51.10
	GRAND TOTAL	1752.00	162.77		GRAND TOTAL	1752.00	162.77		GRAND TOTAL	1754.00	162.95
	GARAGE	181.00	16.82		GARAGE	181.00	16.82		GARAGE	181.00	16.82

KEY PLAN :

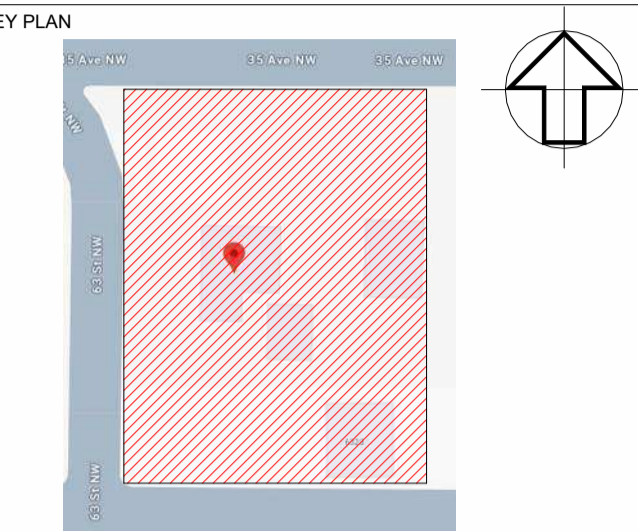


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NOTES
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	24-12-05	DEVELOPMENT PERMIT	H.K.	E.Z

THE CLIENT: **BADWAN CONSTRUCTION**

PROJECT: **8_PLEX**

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

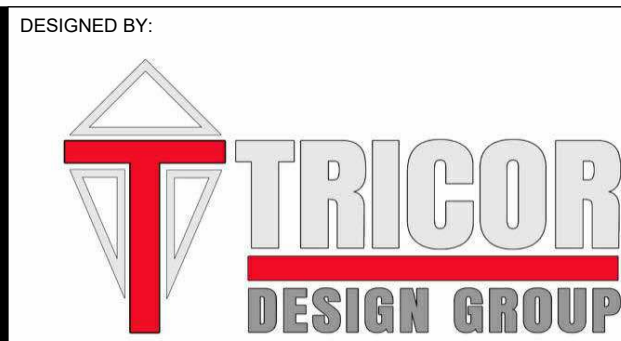
DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **3D SHOTS 01**

DRAWING NO. **G-002**

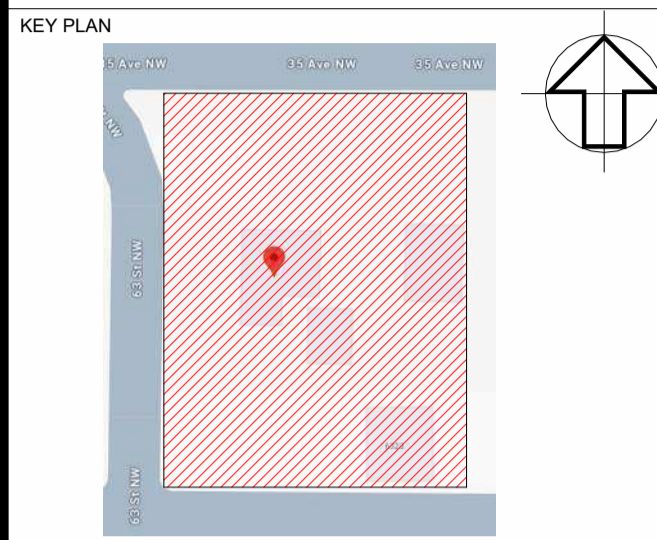
DRAWN BY: H.K. CHECKED BY: Checker DATE: 2026/01/12

SCALE:



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NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
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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 02**

DRAWING NO. **G-003**

DRAWN BY: H.K. CHECKED BY: Checker DATE: 2026/01/12

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: X
 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: ---
 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:
 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

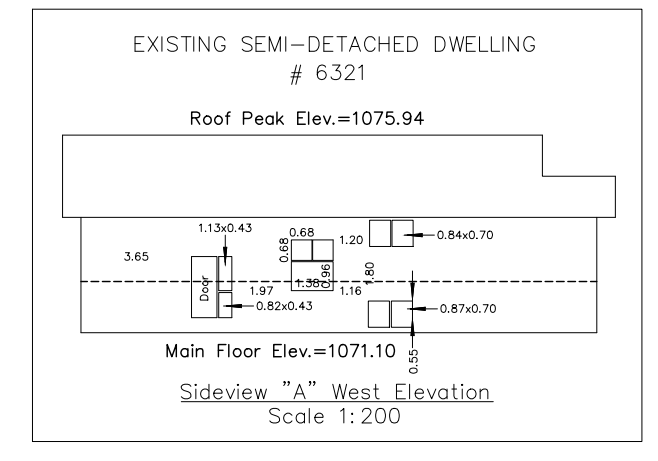
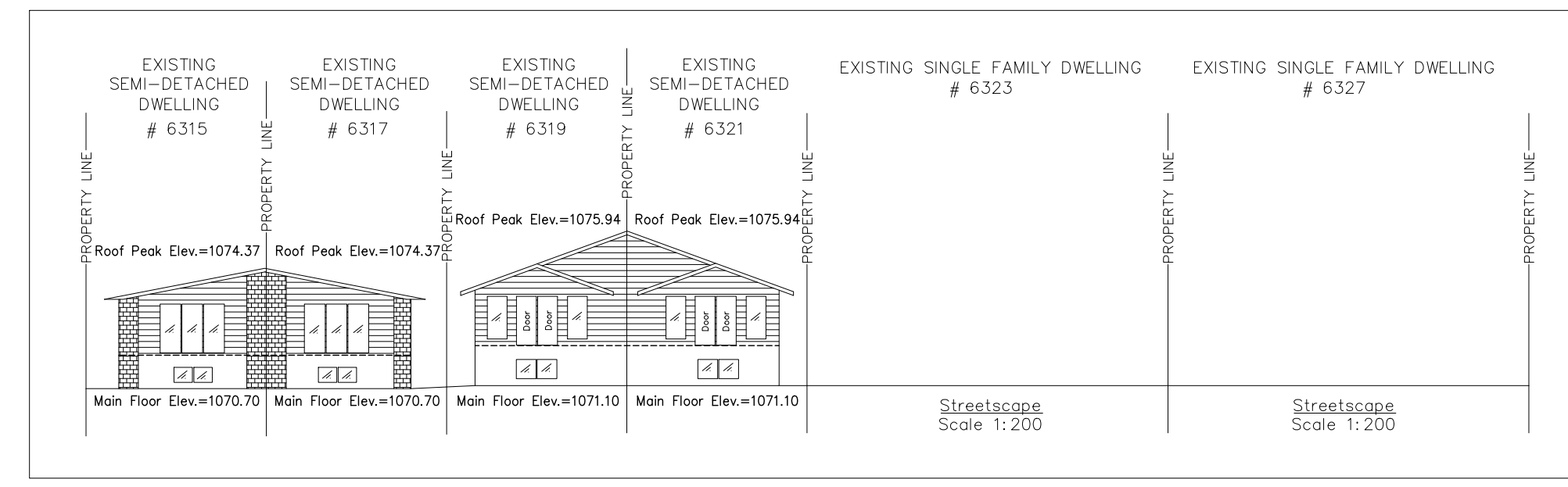
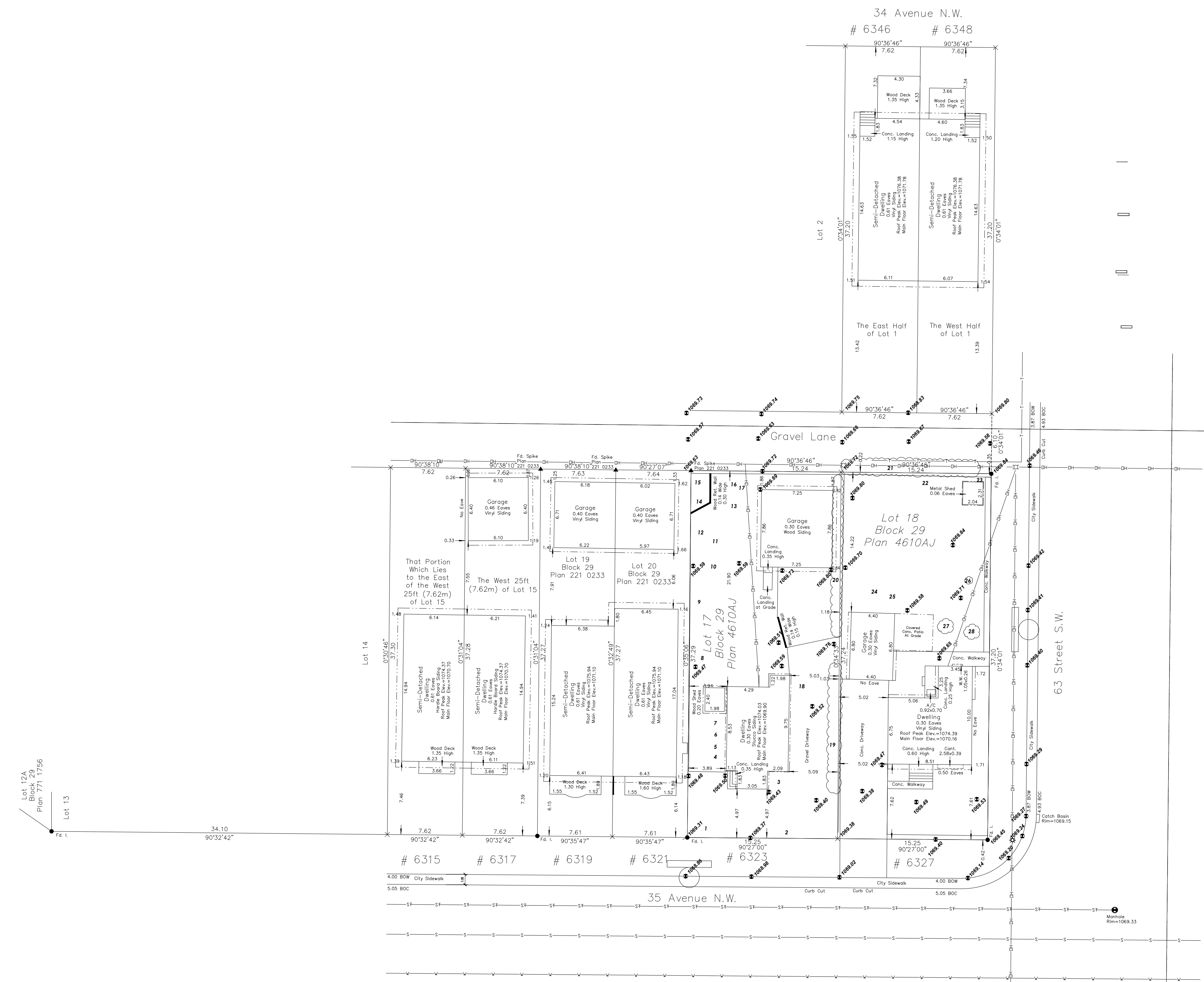
ABBREVIATIONS
 A---Arc Length
 Acc---Accessory
 A/C---Air Conditioner
 Bldg---Building
 BOC---Book of Curb
 BOW---Book of Walk
 Calc---Calculated
 Cont---Conteiner
 Conc---Concrete
 C.S---Countersunk
 Dh---Drill Hole
 Ent---Entrapment
 Fd---Found
 I---Iron Post
 IB---Iron Bar
 M.A---Maintenance Access
 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.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

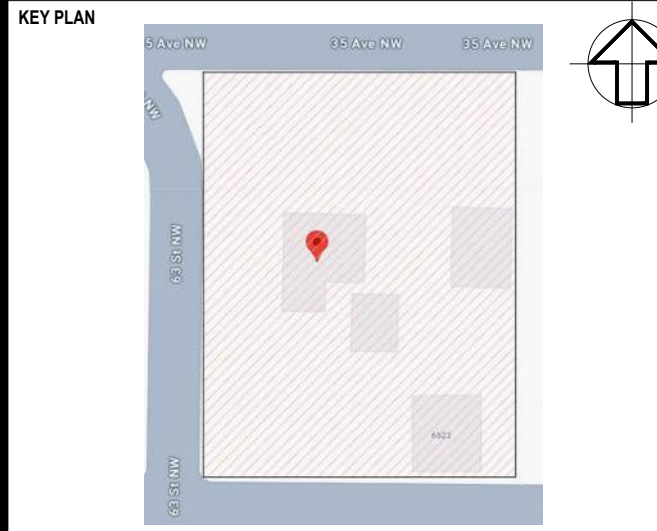
Tree Schedule

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	2.30
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:

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

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:
EXISTING SURVEY

DRAWING NO.
A-001
 DRAWN BY: H.K. CHECKED BY: E.Z./E.R. DATE: 2024-01-12
 SCALE: 1:250

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.

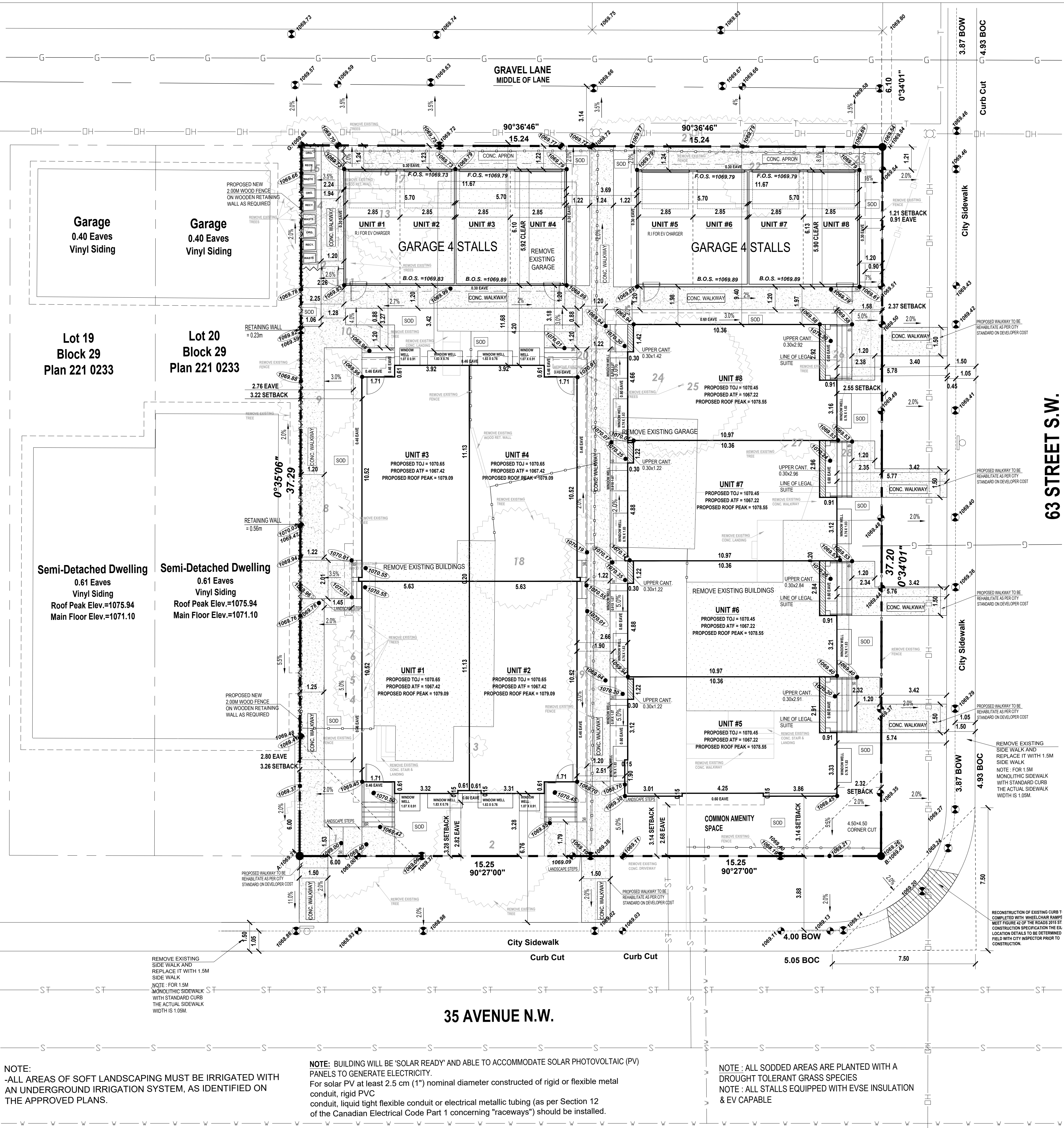
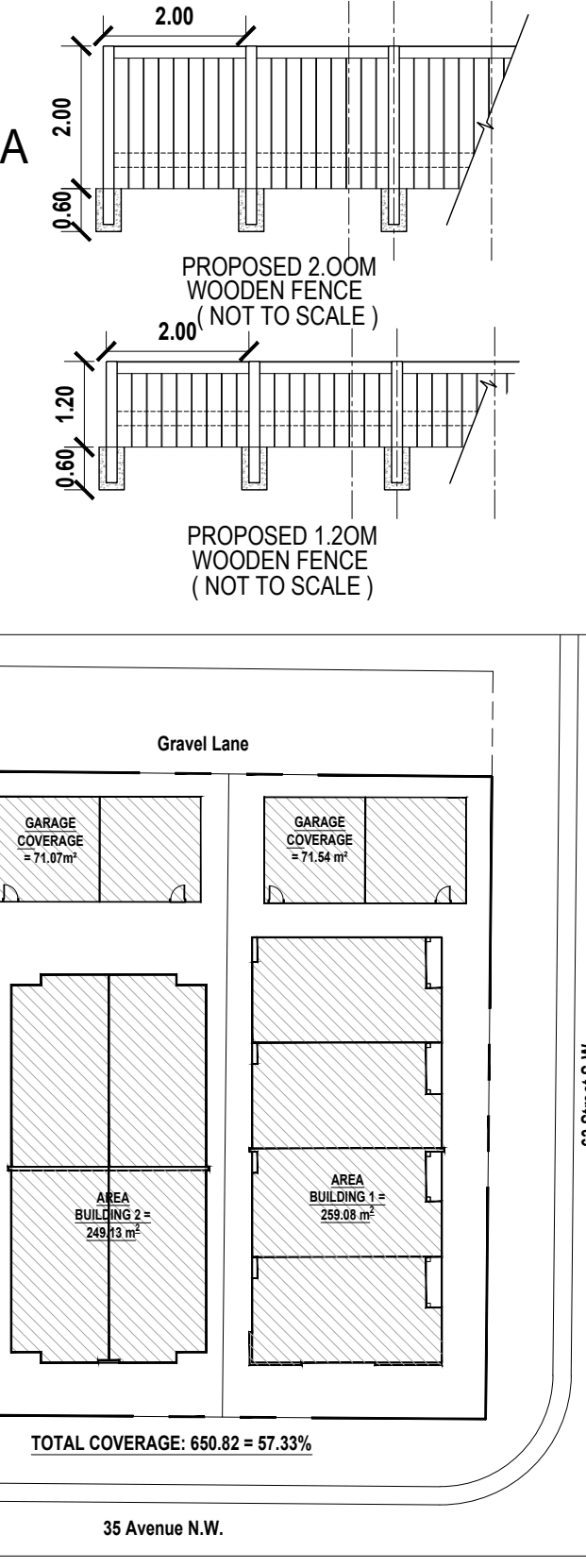
PROPOSED COVERAGE CALCULATION:
LOT AREA = 1135.04 m²
MAXIMUM COVERAGE (60%) = 681.02 m²
PROPOSED BUILDINGS COVERAGE = 508.21 m²
PROPOSED GARAGE COVERAGE = 142.61 m²
TOTAL PROPOSED COVERAGE = 650.82 m² = 57.33%

PROJECT SETBACK REQUIREMENTS:
1. 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)
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	LEGEND	LEGEND

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
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



NOTE:
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM, AS IDENTIFIED ON THE APPROVED PLANS.

NOTE: BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
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: ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
NOTE: ALL STALLS EQUIPPED WITH EVSE INSULATION & EV CAPABLE

DESIGNED BY:
TRICOR DESIGN GROUP
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KEY PLAN

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ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
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THE CLIENT:
BAIDWAN CONSTRUCTION

PROJECT:
8 PLEX

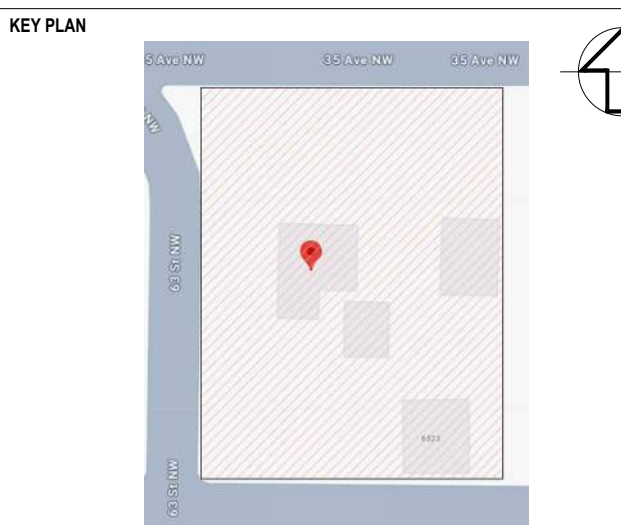
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CALGARY, ALBERTA
PLAN 4610AJ, BLOCK 29, LOTS 17 & 18**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED AND EXISTING SITE PLAN

DRAWING NO.
A-002

DRAWN BY: H.K. CHECKED BY: E.Z./E.R. DATE: 2024-01-12
SCALE: 1:100



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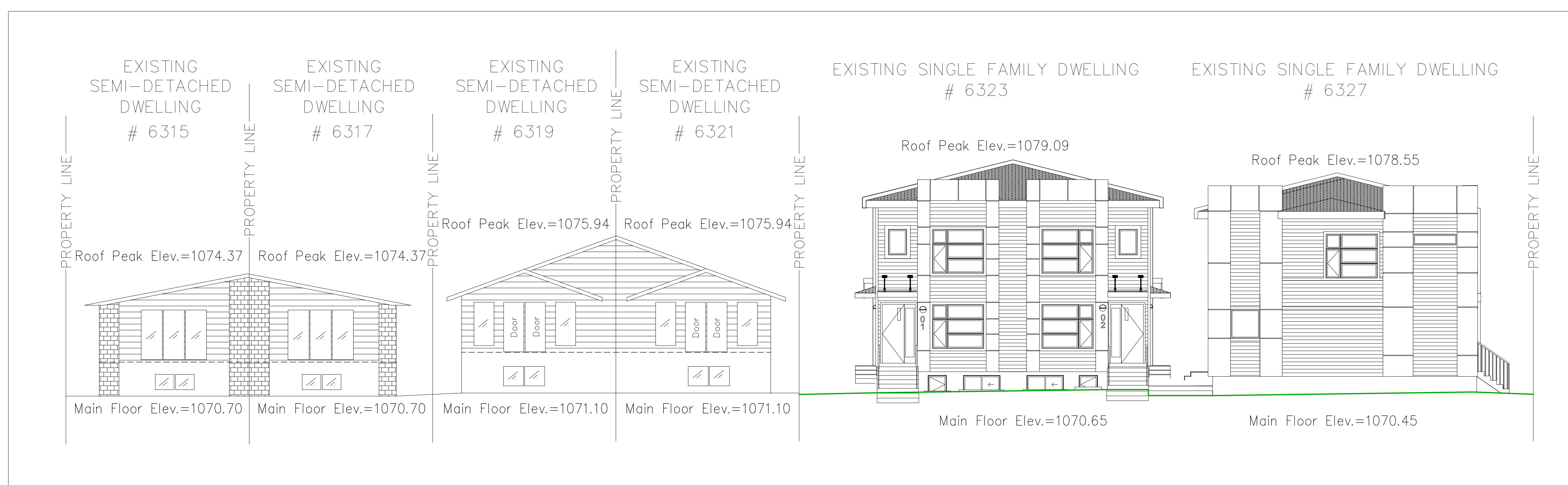
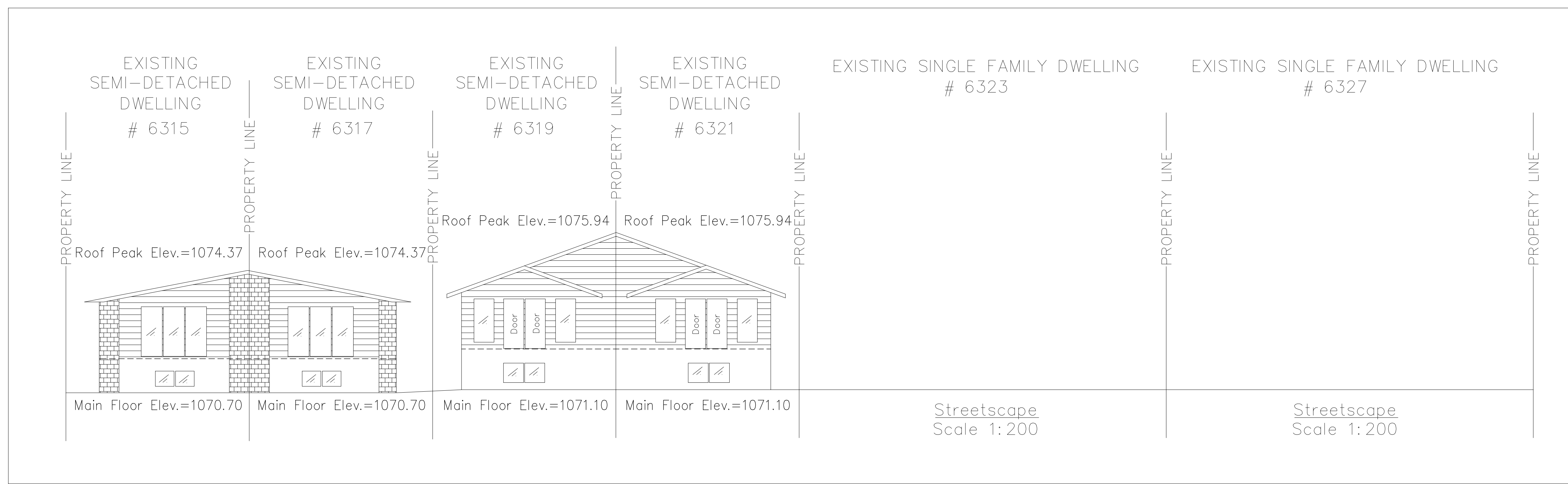
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CALGARY, ALBERTA
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DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED STREETScape

DRAWING NO.
A-005

DRAWN BY: H.K. CHECKED BY: E.Z./E.R. DATE: 2024-01-12
SCALE: 1:100



AREA CALCULATION

LOT AREA: 1135.04 m² LOT ZONING: R-CG

- PROPOSED BUILDINGS AREA = 508.21 m² or 44.77% OF LOT AREA
- PROPOSED GARAGE = 142.61 m² or 12.56% OF LOT AREA

2. NON- LANDSCAPE AREA= 53.23 m² = 4.92 % OF LOT AREA

- APRON (CONCRETE) = 28.76 m² = 56.22 % OF NON-LANDSCAPE AREA
- WINDOW WELL = 24.47 m² = 43.78 % OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 429.90 m² =37.87% OF LOT AREA

3.1 HARD-LANDSCAPE= 235.51m² = 54.78% OF LANDSCAPE AREA

- EXPOSED AGGREGATED CONCRETE WALKWAYS = 160.66 m² = 68.21% OF HARD LANDSCAPE AREA
- WASTE AND RECYCLING (CONCRETE)=6.73 m² OR 2.85% OF HARD LANDSCAPE
- CONCRETE STEPS = 33.42 m² = 14.19% OF HARD LANDSCAPE
- WOOD STEPS =7.87 m² = 3.34% OF HARD LANDSCAPE
- SITTING AREA (10MM RUNDLE ROCK) =26.83 m² = 11.39% OF HARD LANDSCAPE

3.2 SOFT-LANDSCAPE= 194.39 m² = 45.21% OF LANDSCAPE AREA

- S.O.D. = 168.20 m² = 86.52% OF SOFT-LANDSCAPE AREA
- MULCH = 26.19 m² = 13.47% 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 rain sensor or a soil moisture sensor.
- a flow sensor for leak detection; and
- a master valve to secure the system if a leak is detected.

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
 36 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.	
CONIFEROUS TREES						
06	CS		COLORADO SPRUCE	PICEA PURGENS	4.0M HGT. at the time of planting	
DECIDUOUS SHRUBS						
18	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BALONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
18	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LANDSCAPE LEGENDS:

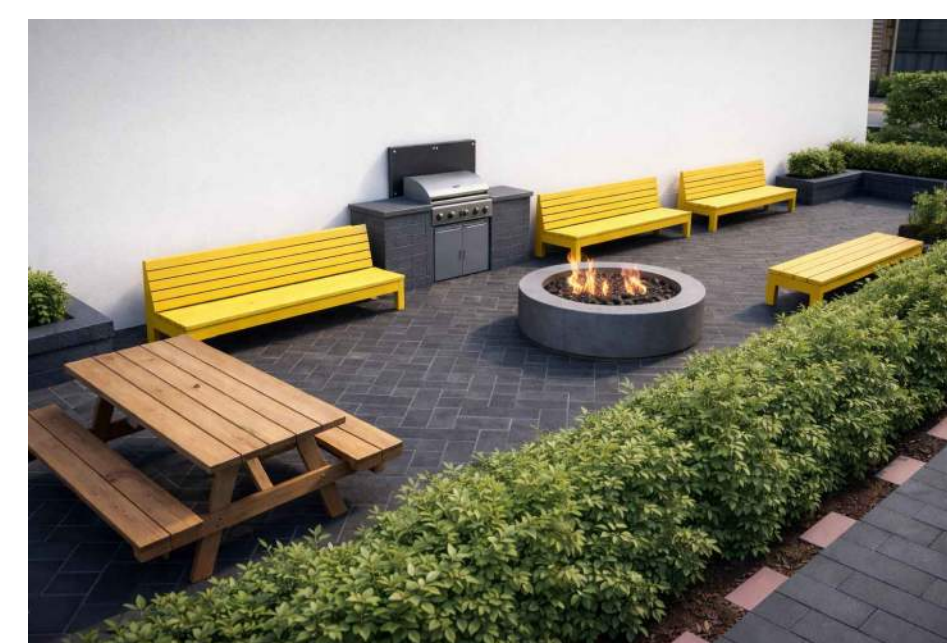
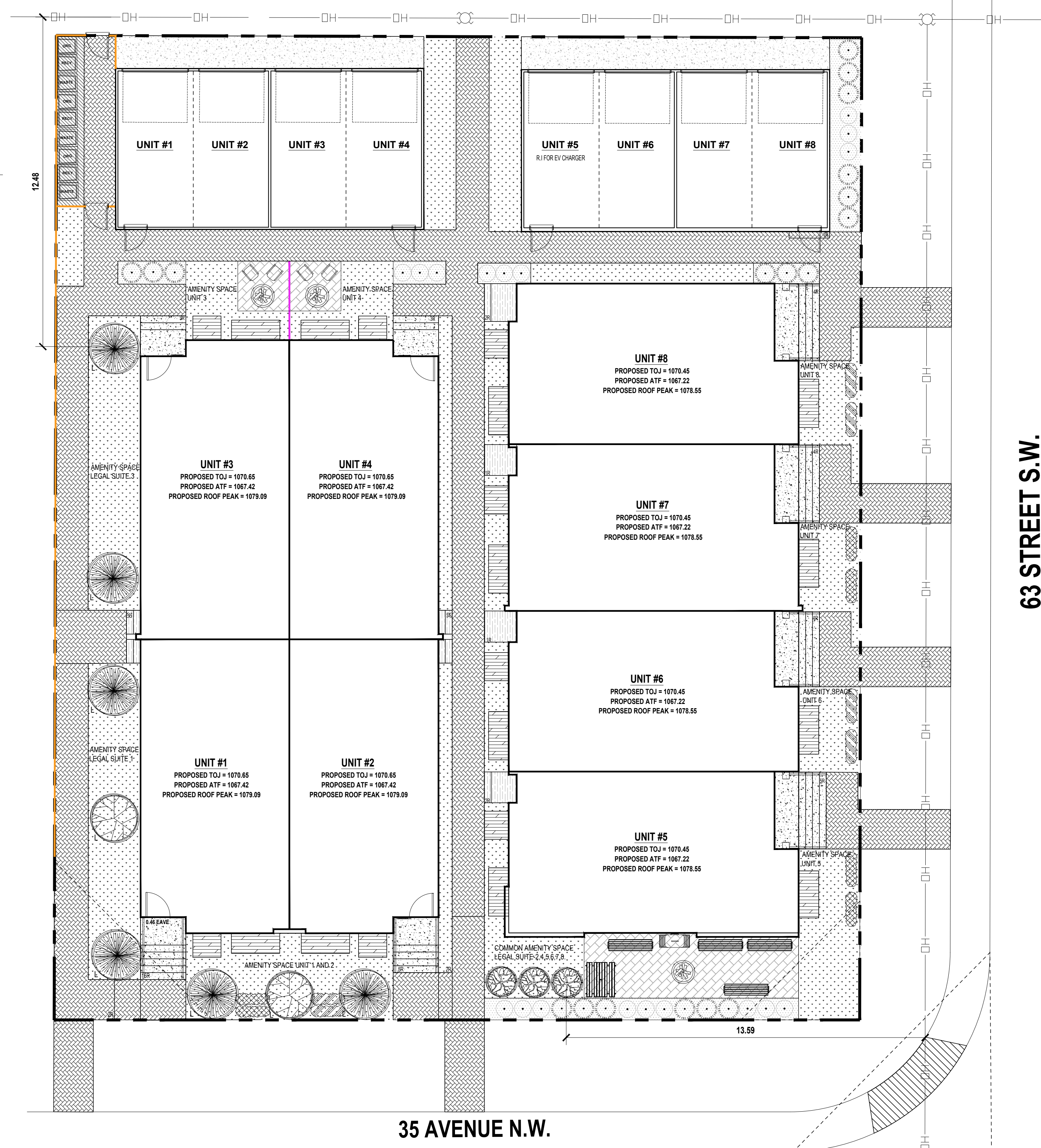
- 2M HGT. WOODEN FENCE
- 1.20 M HGT. WOODEN FENCE
- MASS PLANTING OF SHADE TOLERANT PERENNIALS
- MASS PLANTING OF BLUE GRASS

NOTE:

THE IRRIGATION IS CONFINED TO THE TREES AND SHRUBS ONLY.

NOTE:

-ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM, AS IDENTIFIED ON THE APPROVED PLANS.



FRONT COMMON AMENITY SPACE CONCEPT

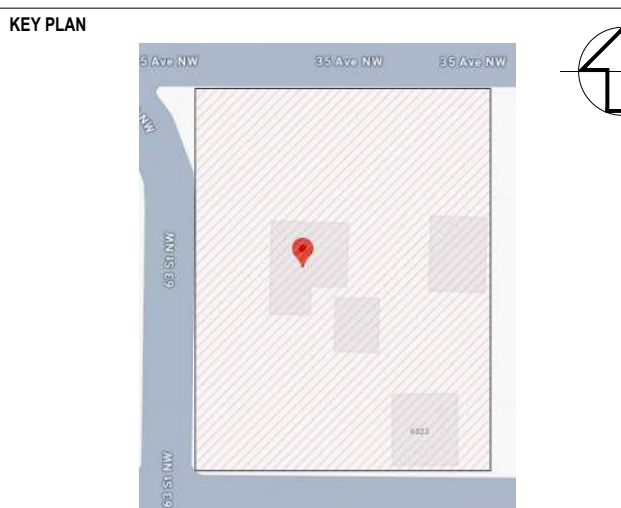
LANDSCAPE FURNITURE LEGENDS:

- BENCH
- PICNIC TABLE
- FIRE PIT
- BARBEQUE
- OUTDOOR CHAIRS



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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY

ISSUES:

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

THE CLIENT: **BAIWDAN CONSTRUCTION**

PROJECT: **8 PLEX**

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

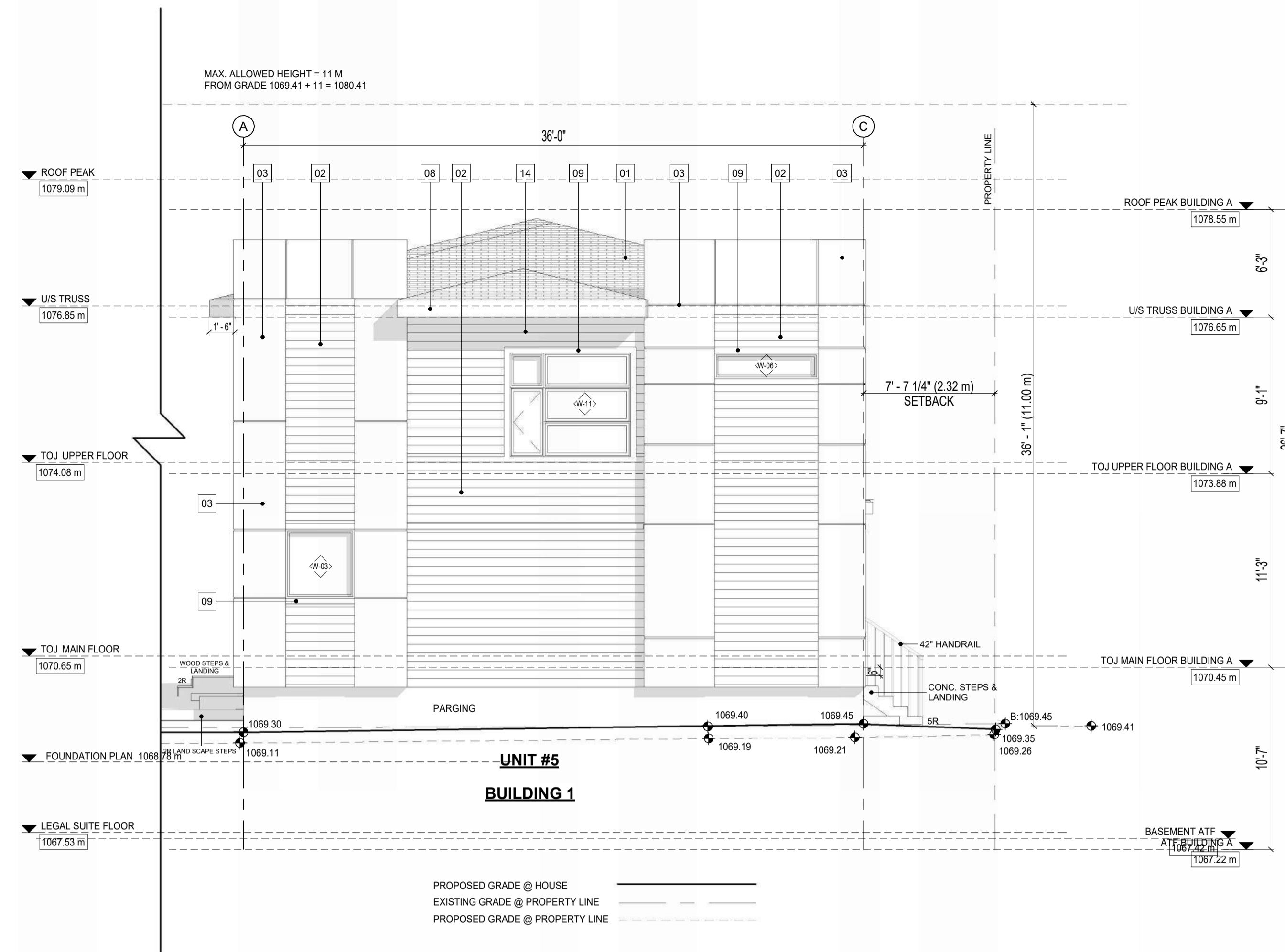
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DRAWING TITLE: **PROPOSED LANDSCAPE**

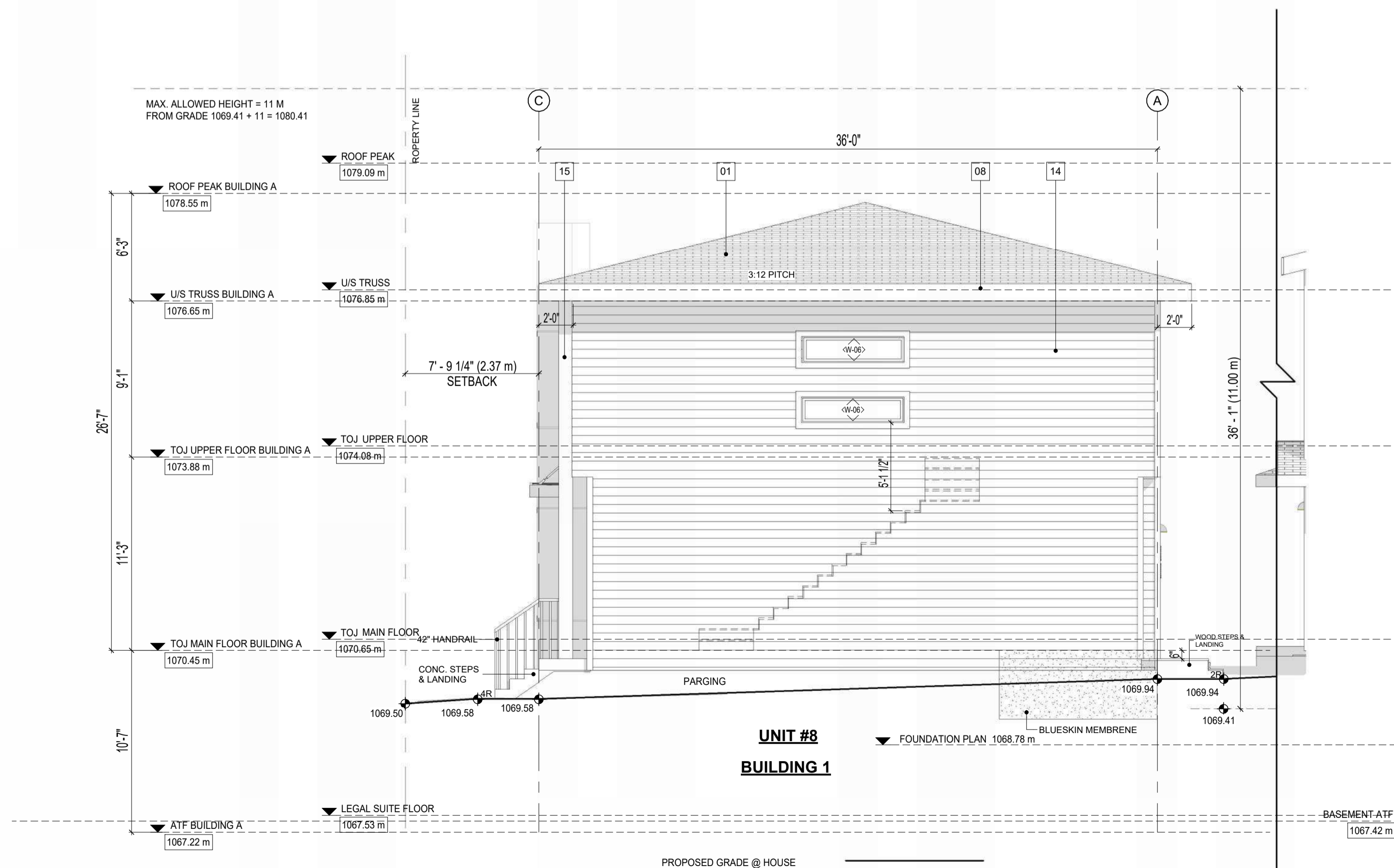
DRAWING NO.: **A-008**

DRAWN BY: H.K. CHECKED BY: E.Z.I.E.R. DATE: 2024-01-12
 SCALE: 1:100

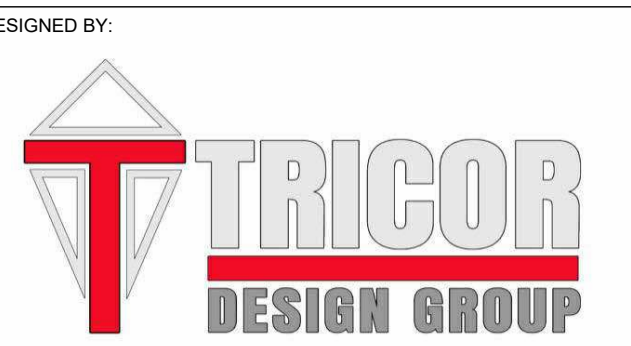
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL 03
03	STUCCO WHITE
04	HORIZONTAL SIDING - VINYL 01
05	SMART BOARD
06	EXTERIOR MANUFACTURED STONE VENEER
07	STUCCO CLADDING
08	PRE-FINISHED METAL FASCIA
09	TRIM - HORIZONTAL /VERTICAL 4" WHITE
10	CORNER BOARD 4" DARK GRAY
11	WALL SWEEP 4" TRIM DARK
12	HORIZONTAL SIDING - HARDIE DARK GRAY
13	EXTERIOR MANUFACTURED BRICK VENEER
14	HORIZONTAL SIDING - VINYL 02
15	SMART BOARD DARK



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

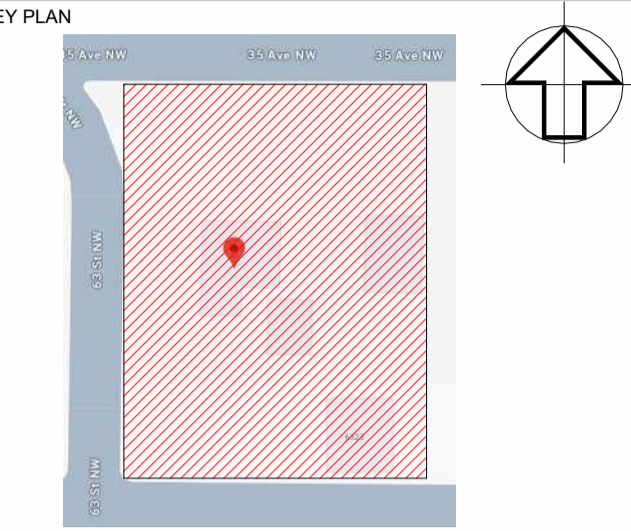


2 REAR (SOUTH) ELEVATION BUILDING #1
3/16" = 1'-0"



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REVISIONS:			
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ISSUES:			
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
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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**

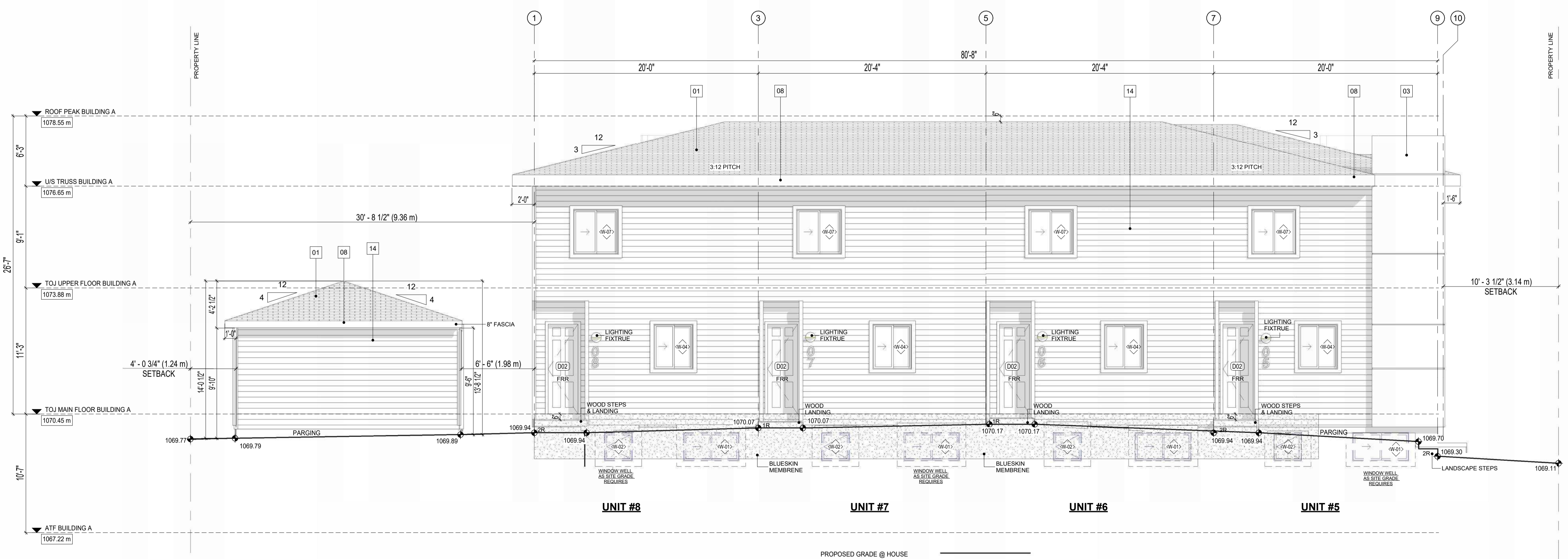
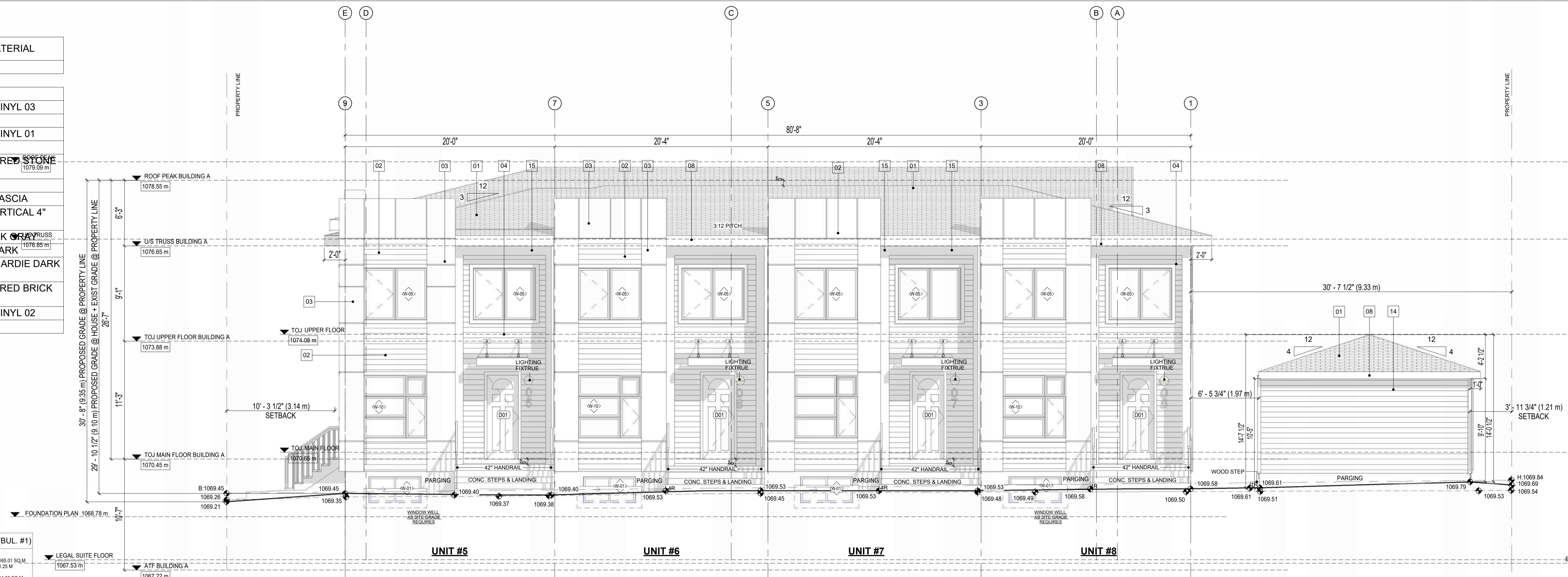
DRAWING TITLE: **PROPOSED FRONT & REAR
ELEVATIONS (BUILDING 1)**

DRAWING NO. **A201**

DRAWN BY: H.K. CHECKED BY: Checker DATE: 2026/01/12
SCALE: 3/16"=1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL 03
03	STUCCO WHITE
04	HORIZONTAL SIDING - VINYL 01
05	SMART BOARD
06	EXTERIOR MANUFACTURED STONE VENEER
07	STUCCO CLADDING
08	PRE-FINISHED METAL FASCIA
09	TRIM - HORIZONTAL /VERTICAL 4" WHITE
10	CORNER BOARD 4" DARK GRAY
11	WALL SWEEP 4" TRIM DARK GRAY
12	HORIZONTAL SIDING - HARDIE DARK GRAY
13	EXTERIOR MANUFACTURED BRICK VENEER
14	HORIZONTAL SIDING - VINYL 02
15	SMART BOARD DARK

UNPROTECTED OPENINGS LEFT ELEV. (BUL. #1)		
CODE CHECK		
EXPOSED BUILDING FACE	1776.20 SQ. FT.	185.01 SQ.M.
MINIMUM SETBACK	4.11%	1.25 M
PERCENTAGE OF ALLOWED OPENINGS	7.00%	
SQ. FT. OF ALLOWED OPENINGS	124.3 SQ. FT.	11.55 SQ.M.
ACTUAL SQ. FT. OF OPENINGS	120.00 SQ. FT.	11.12 SQ.M.
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	62.15 SQ. FT.	5.8 SQ.M.

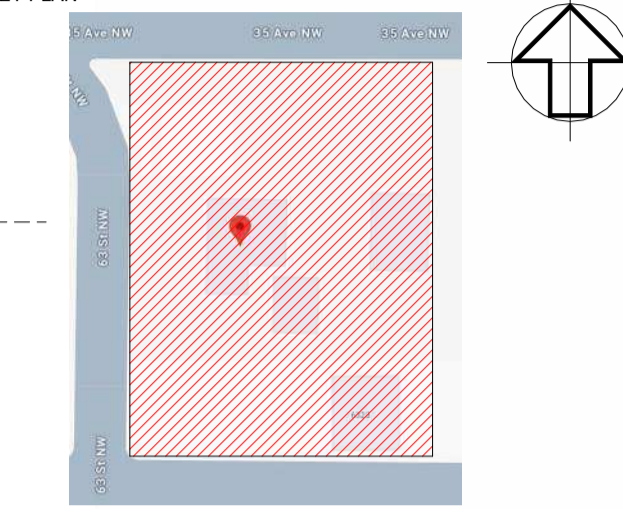


DESIGNED BY:

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REVISIONS:			
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY

ISSUES:			
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
107	24-12-05	DEVELOPMENT PERMIT	H.K. E.Z

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

DRAWING NO.
A202

DRAWN BY:
H.K.

CHECKED BY:
Checker

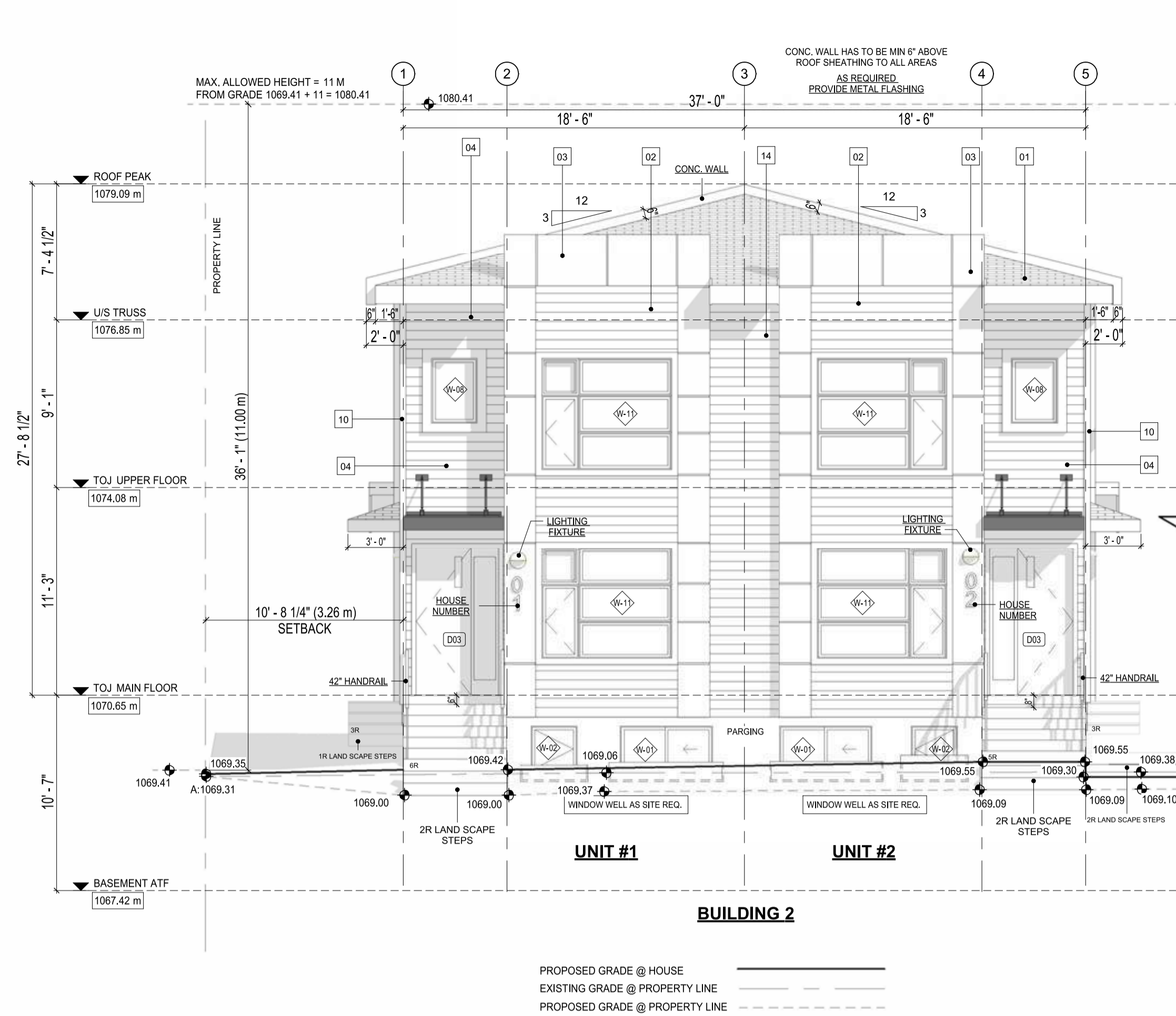
DATE:
2026/01/12

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

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
00U	CONCRETE FIRE WALL
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL 03
03	STUCCO WHITE
04	HORIZONTAL SIDING - VINYL 01
05	SMART BOARD
06	EXTERIOR MANUFACTURED STONE VENEER
07	STUCCO CLADDING
08	PRE-FINISHED METAL FASCIA
09	TRIM - HORIZONTAL /VERTICAL 4" WHITE
10	CORNER BOARD 4" DARK GRAY
11	WALL SWEEP 4" TRIM DARK
12	HORIZONTAL SIDING - HARDIE DARK GRAY
13	EXTERIOR MANUFACTURED BRICK VENEER
14	HORIZONTAL SIDING - VINYL 02
15	SMART BOARD DARK

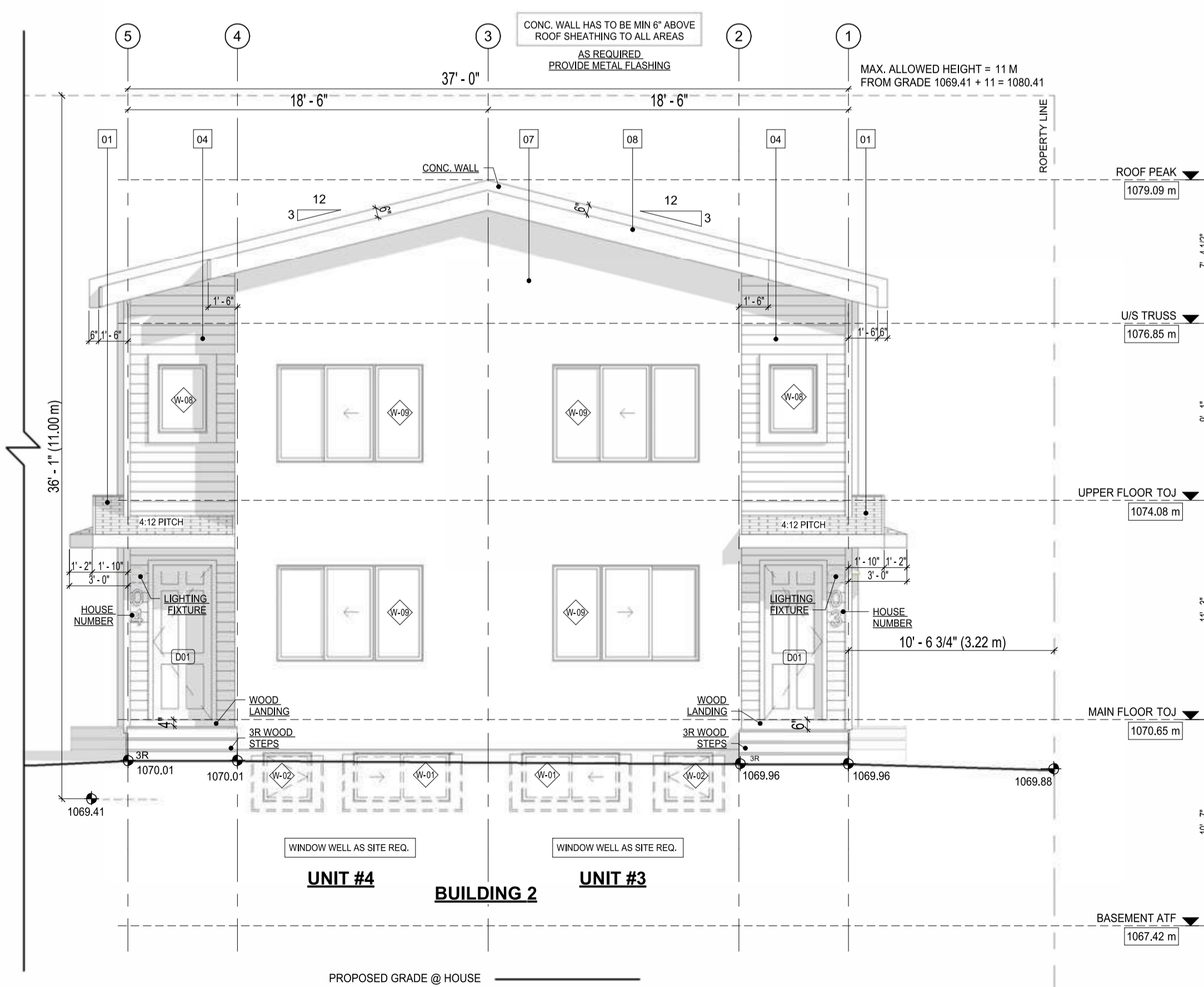
WINDOWS SCHEDULE.

TYPE MARK	WIDTH	HEIGHT
W-01	5' - 0"	2' - 6"
W-02	2' - 6"	2' - 6"
W-03	4' - 0"	4' - 0"
W-04	3' - 6"	4' - 0"
W-05	6' - 0"	5' - 0"
W-06	6' - 0"	1' - 6"
W-07	4' - 0"	4' - 0"
W-08	2' - 6"	3' - 6"
W-09	7' - 6"	5' - 0"
W-10	6' - 0"	6' - 0"
W-11	7' - 0"	6' - 0"



1 FRONT (NORTH) ELEVATION BUILDING #2

3/16" = 1'-0"



2 REAR (SOUTH) ELEVATION BUILDING #2

3/16" = 1'-0"

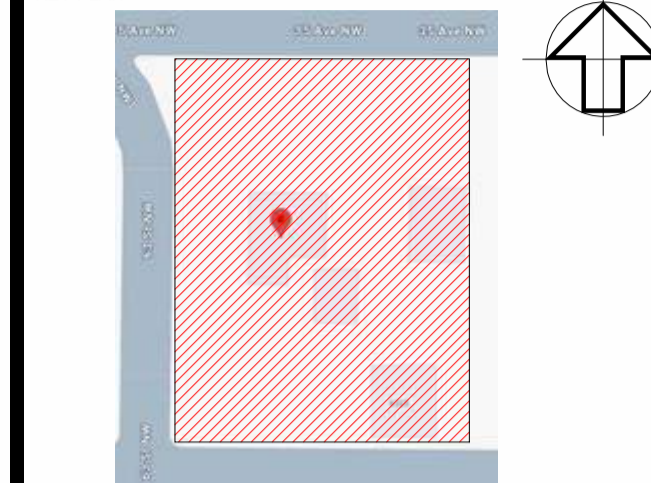
DESIGNED BY:



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KEY PLAN



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REVISIONS:

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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	24-12-05	DEVELOPMENT PERMIT	H.K.	E.Z.

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 2)**

DRAWING NO.

A201

DRAWN BY:

H.K.

CHECKED BY:

Checker

DATE:

24-12-11

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

ELEVATIONS FINISHES MATERIAL	
MARK	NAME

00U	CONCRETE FIRE WALL
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL 03
03	STUCCO WHITE
04	HORIZONTAL SIDING - VINYL 01
05	SMART BOARD
06	EXTERIOR MANUFACTURED STONE VENEER
07	STUCCO CLADDING
08	PRE-FINISHED METAL FASCIA
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12	HORIZONTAL SIDING - HARDIE DARK GRAY
13	EXTERIOR MANUFACTURED BRICK VENEER
14	HORIZONTAL SIDING - VINYL 02
15	SMART BOARD DARK

WINDOWS SCHEDULE.

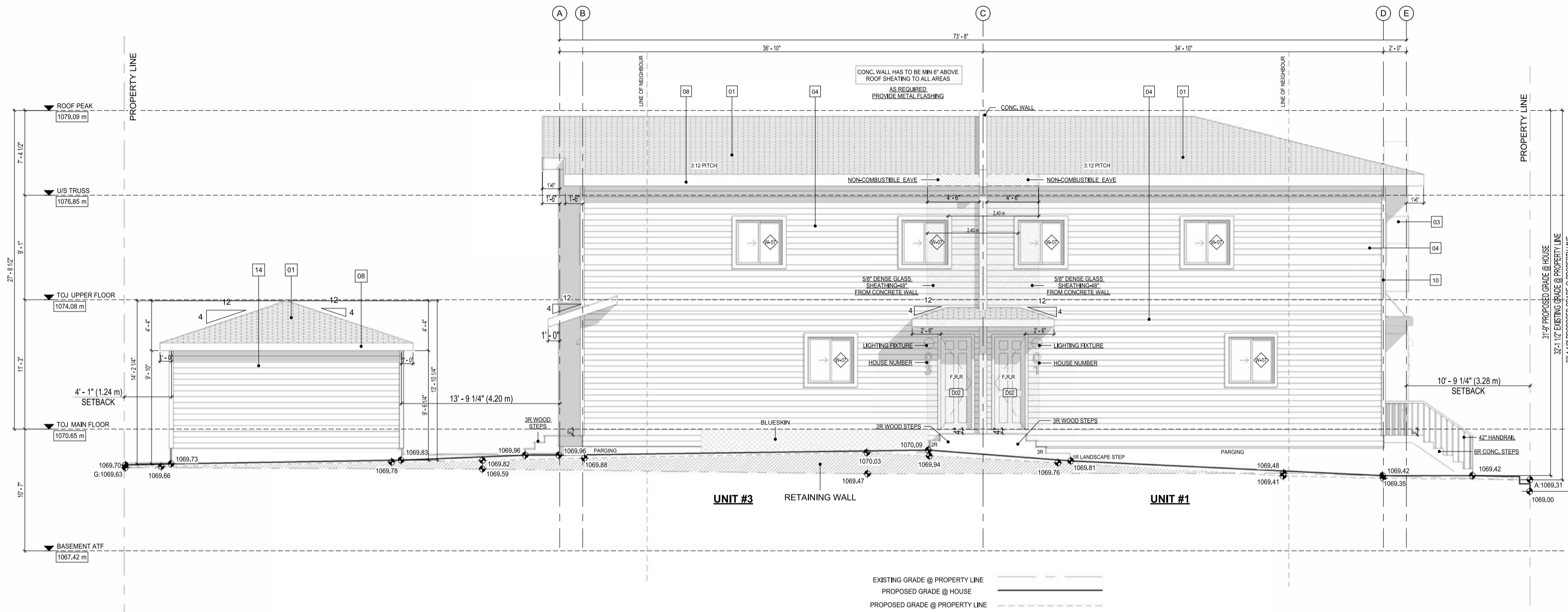
TYPE MARK	WIDTH	HEIGHT
W-01	5' - 0"	2' - 6"
W-02	2' - 6"	2' - 6"
W-03	4' - 0"	4' - 0"
W-04	3' - 6"	4' - 0"
W-05	6' - 0"	5' - 0"
W-06	6' - 0"	1' - 6"
W-07	4' - 0"	4' - 0"
W-08	2' - 6"	3' - 6"
W-09	7' - 6"	5' - 0"
W-10	6' - 0"	6' - 0"
W-11	7' - 0"	6' - 0"

UNPROTECTED OPENINGS LEFT ELEV. (BUL. #2)

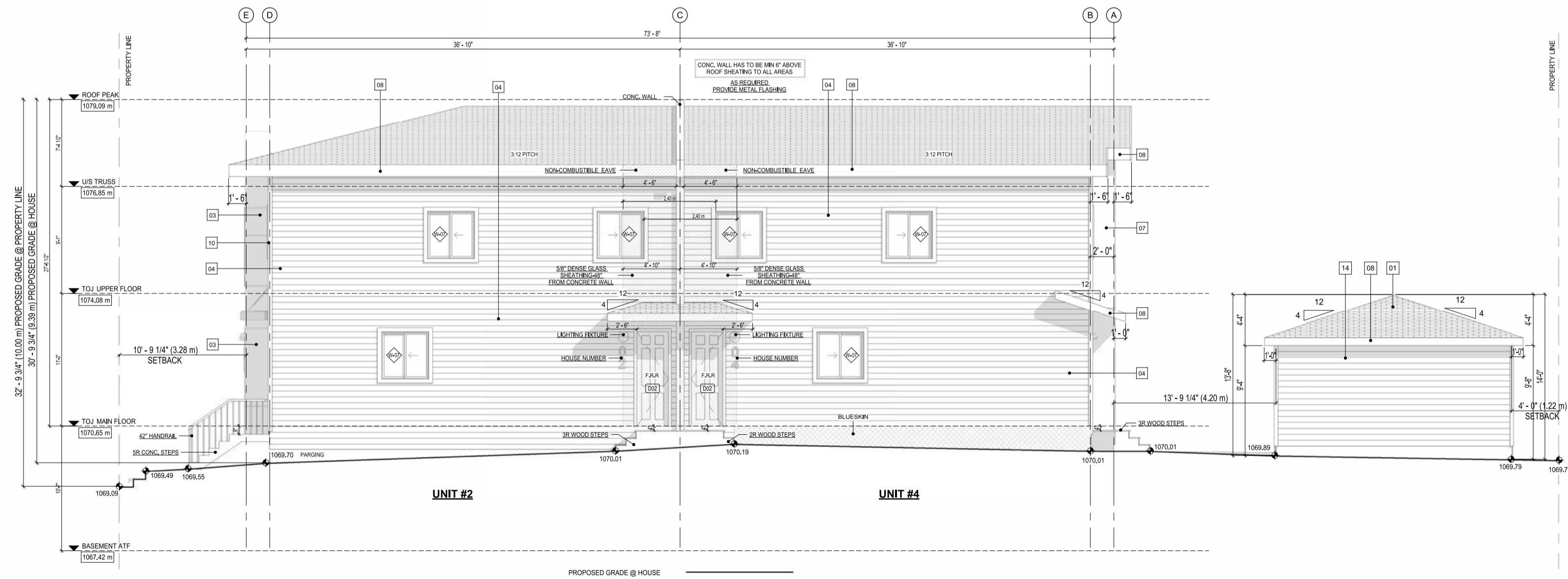
CODE CHECK	EXPOSED BUILDING FACE	1807.38 SQ. FT.	148.32 SQ.M
	MINIMUM SETBACK	84.07	3.014
	PERCENTAGE OF ALLOWED OPENINGS	6.3%	
	SQ. FT. OF ALLOWED OPENINGS	115.82 SQ. FT.	12.69 SQ.M
	ACTUAL SQ. FT. OF OPENINGS	96.00 SQ. FT.	8.92 SQ.M
	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	48.31 SQ. FT.	4.54 SQ.M

UNPROTECTED OPENINGS RIGHT ELEV.(BUL. #2)

CODE CHECK	EXPOSED BUILDING FACE	1574.27 SQ. FT.	146.26 SQ.M
	MINIMUM SETBACK	41.1"	1.0514
	PERCENTAGE OF ALLOWED OPENINGS	7.00%	
	SQ. FT. OF ALLOWED OPENINGS	110.24 SQ. FT.	10.24 SQ.M
	ACTUAL SQ. FT. OF OPENINGS	96.00 SQ. FT.	8.92 SQ.M
	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	55.1 SQ. FT.	5.12 SQ.M



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

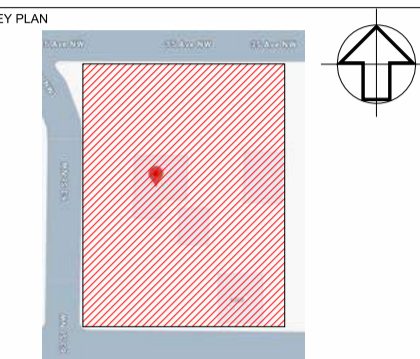


2 RIGHT (WEST) ELEVATION BUILDING #2
3/16" = 1'-0"



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REVISIONS:

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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	24-12-11	DEVELOPMENT PERMIT	H.K.	E.Z.

THE CLIENT: **BAIDWAN CONSTRUCTION**

PROJECT: **8_PLEX**

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

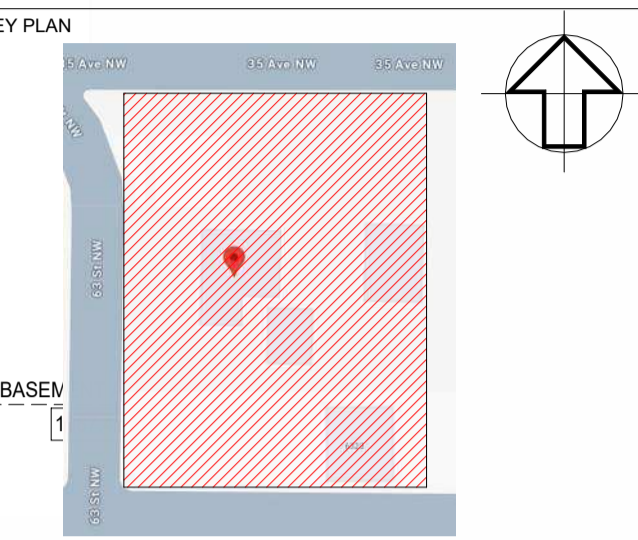
DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED RIGHT & LEFT ELEVATIONS (BUILDING 2)**

DRAWING NO. **A202**

DRAWN BY: H.K. CHECKED BY: Checker DATE: 24-12-11

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



NOTES

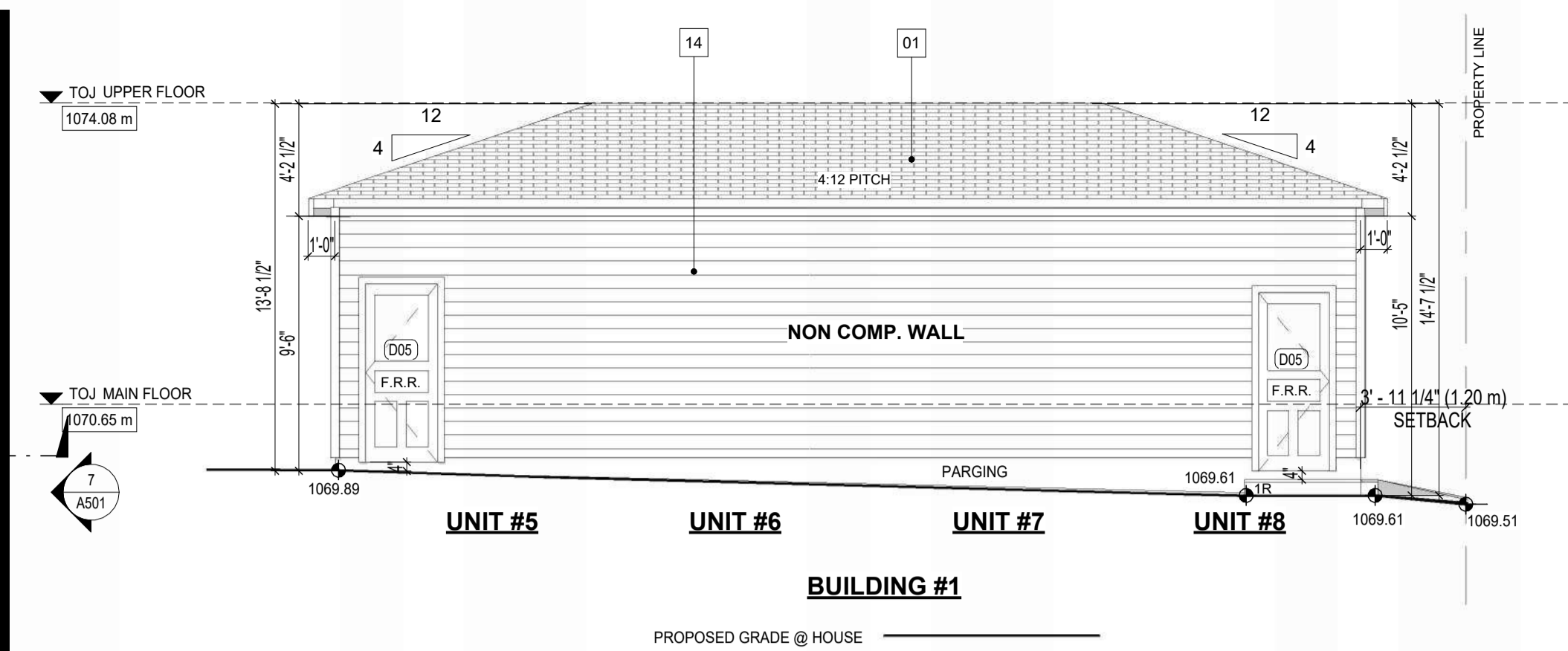
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REVISIONS:

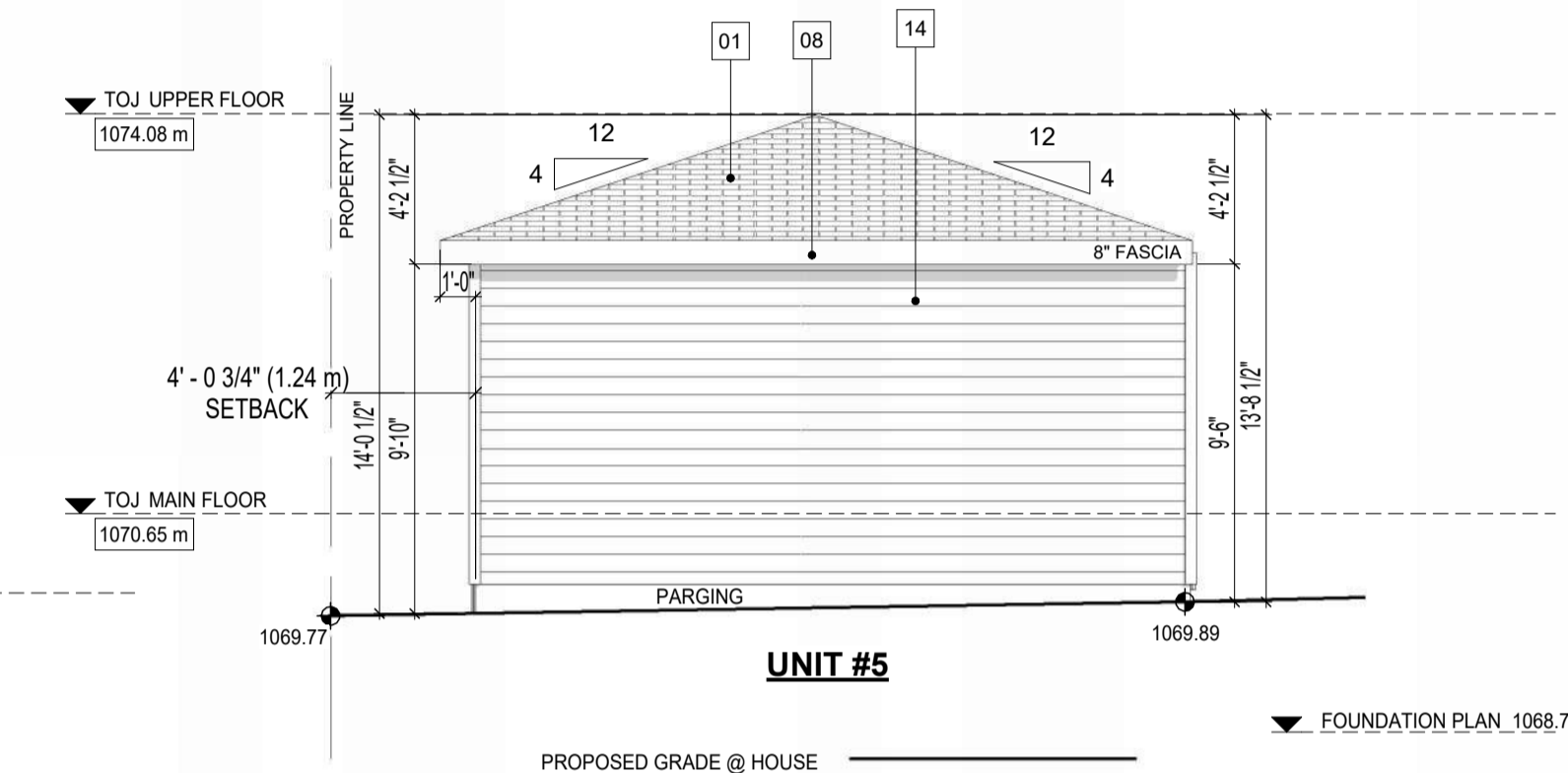
NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

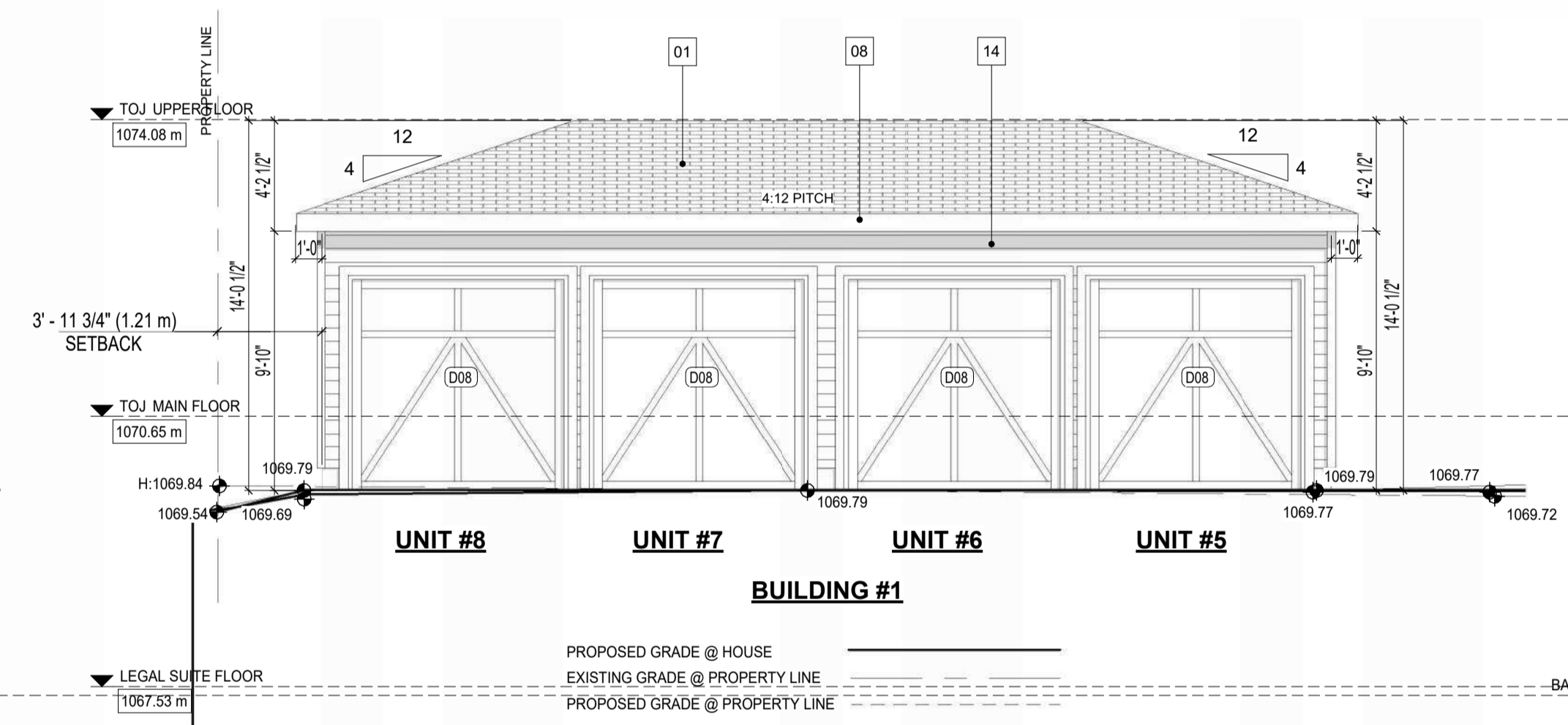
NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	24-12-05	DEVELOPMENT PERMIT	H.K.	E.Z.



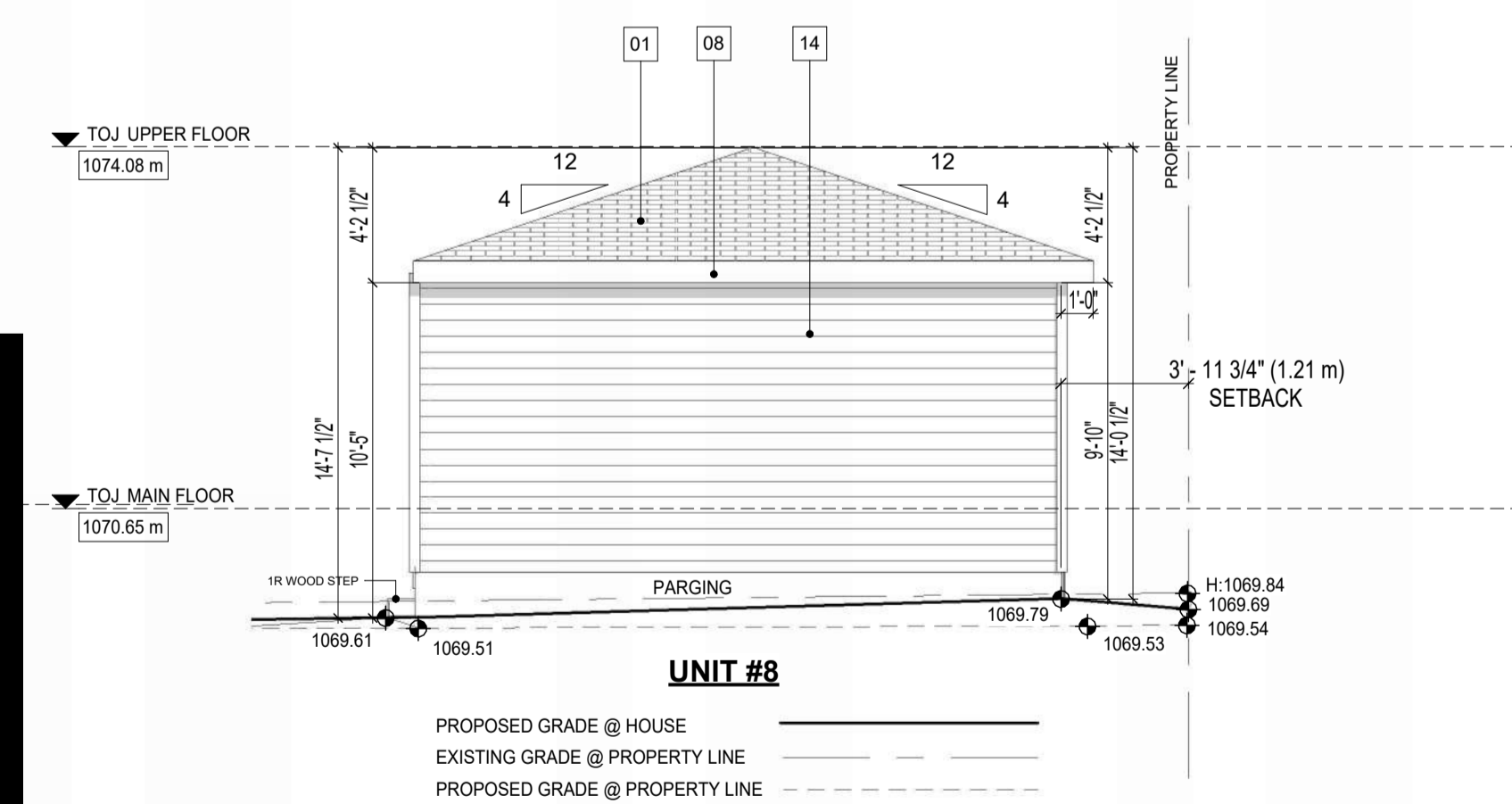
5 BUILDING #1 GARAGE REAR (NORTH) ELEVATION
3/16" = 1'-0"



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"

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

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

THE CLIENT: **Baidwan Construction**

PROJECT: **8_PLEX**

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

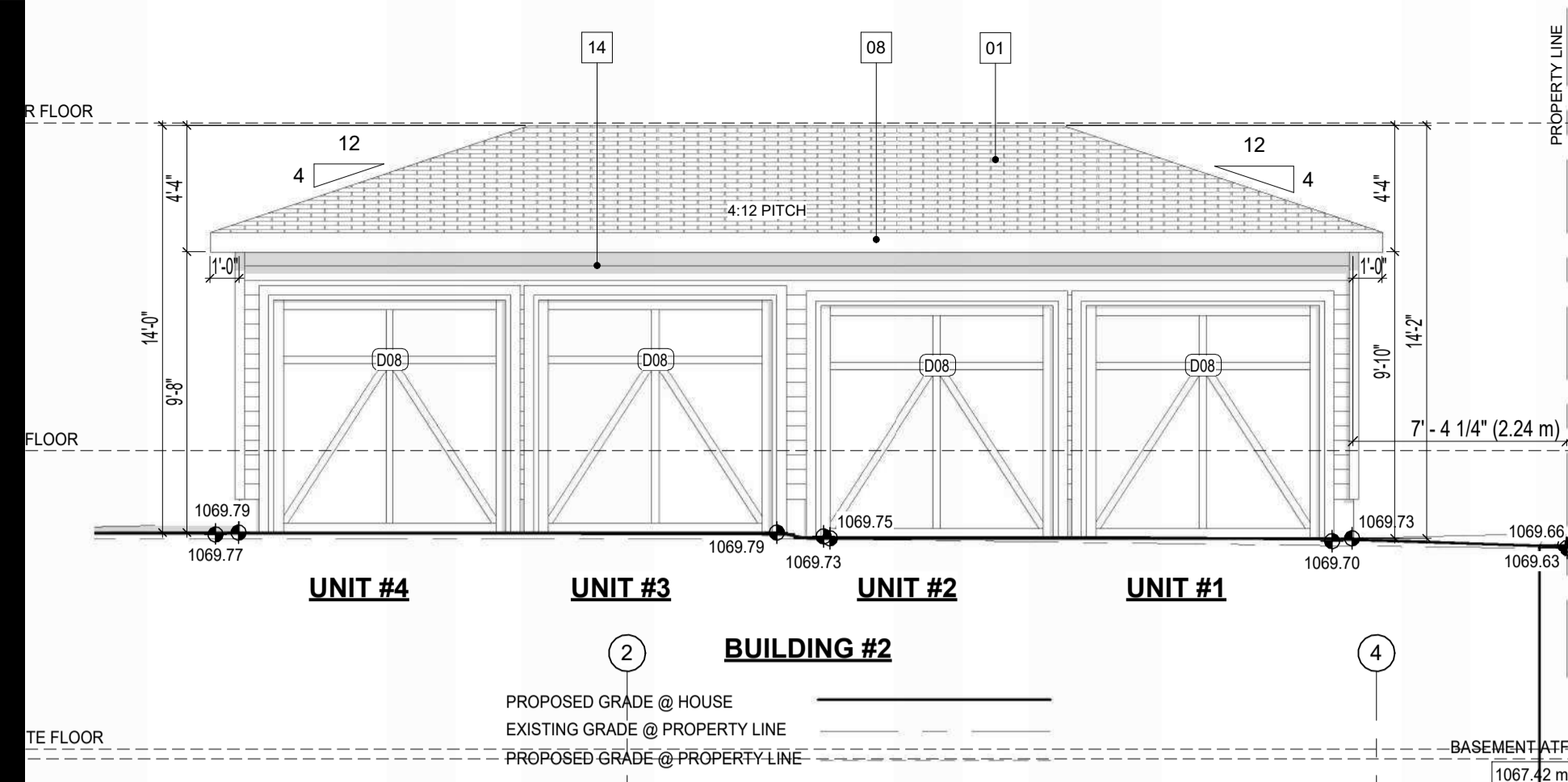
DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **ACCESSORY BUILDING #1 GARAGE**

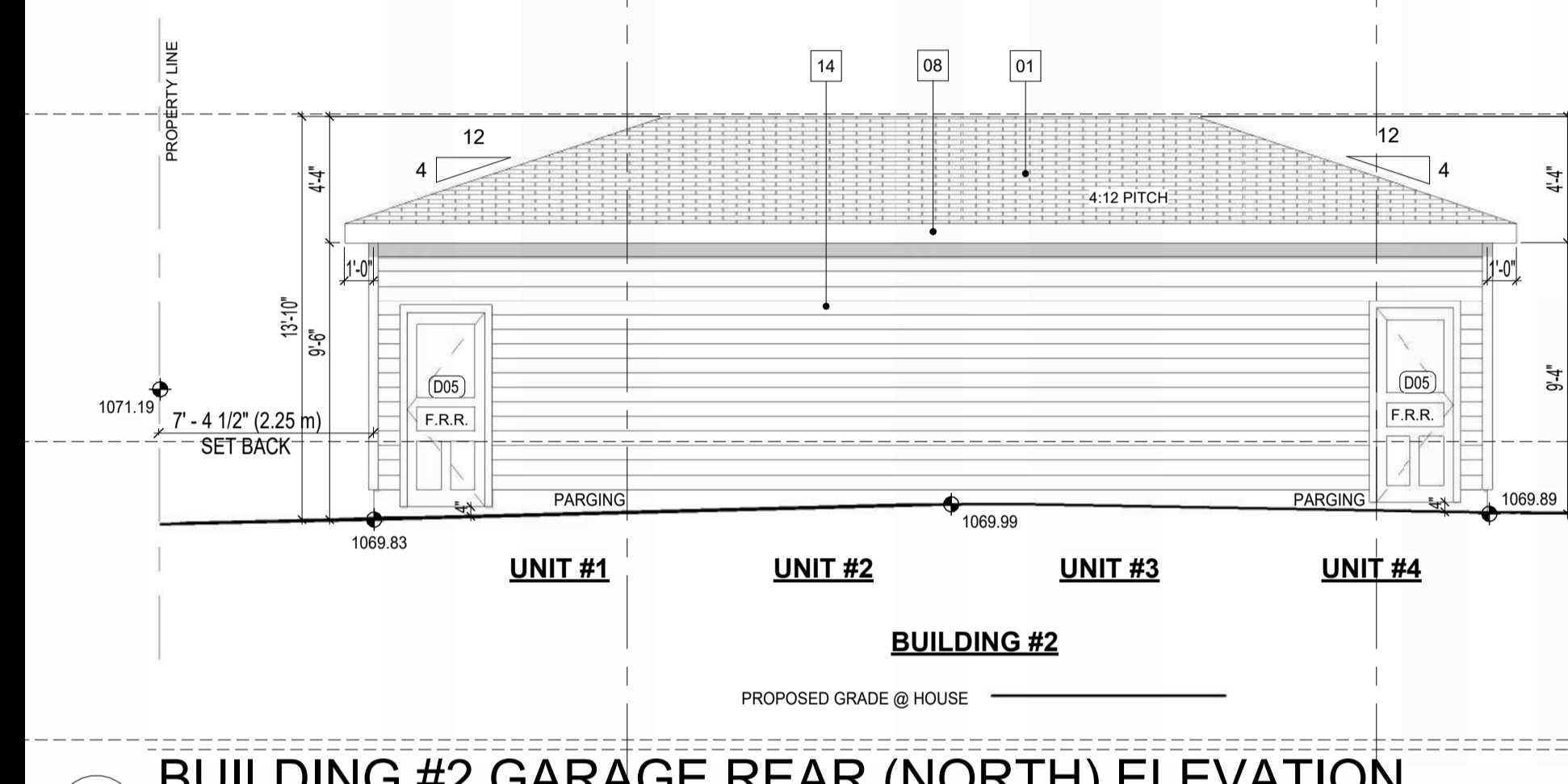
DRAWING NO. **A501**

DRAWN BY: H.K. CHECKED BY: E.R./E.Z. DATE: 2026/01/12

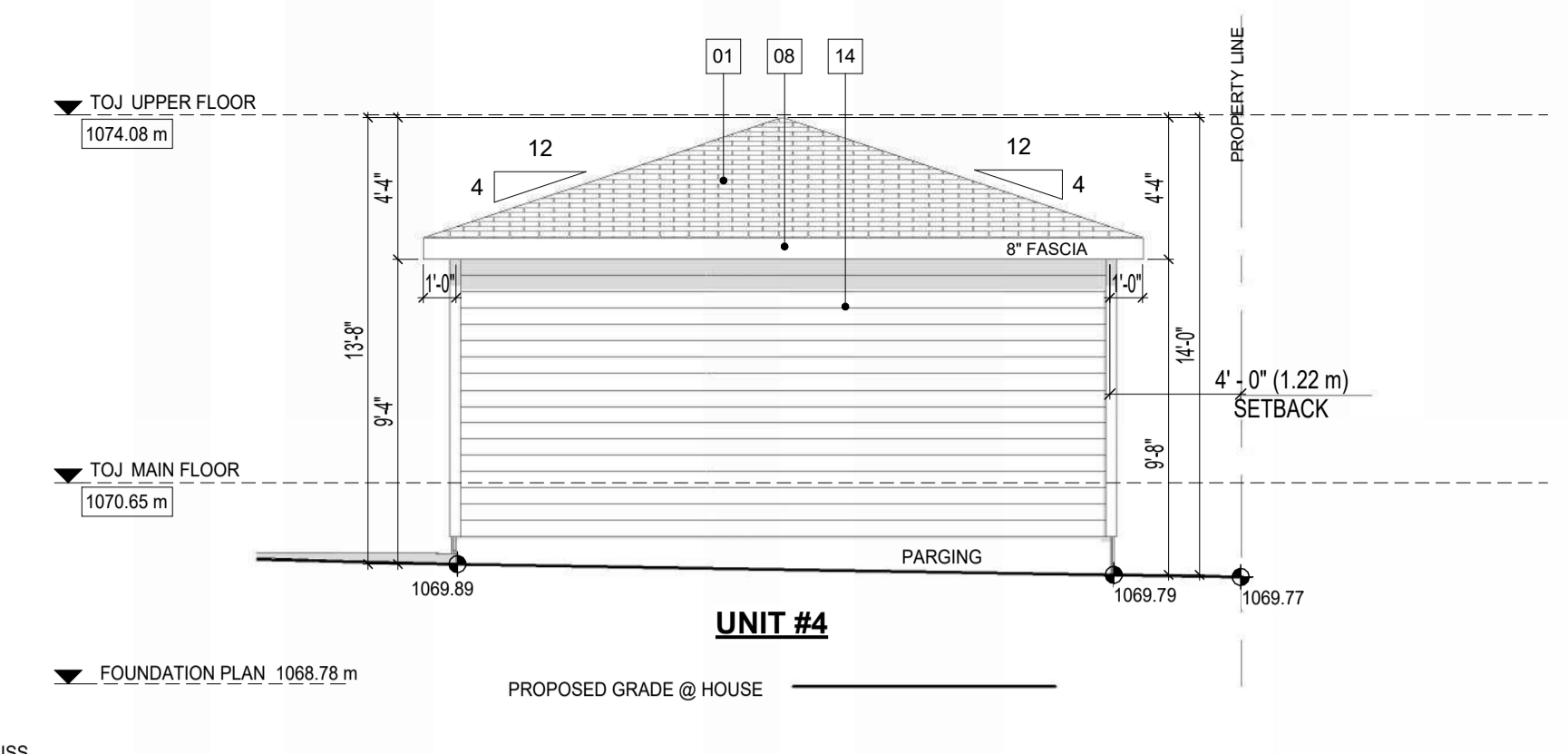
SCALE:



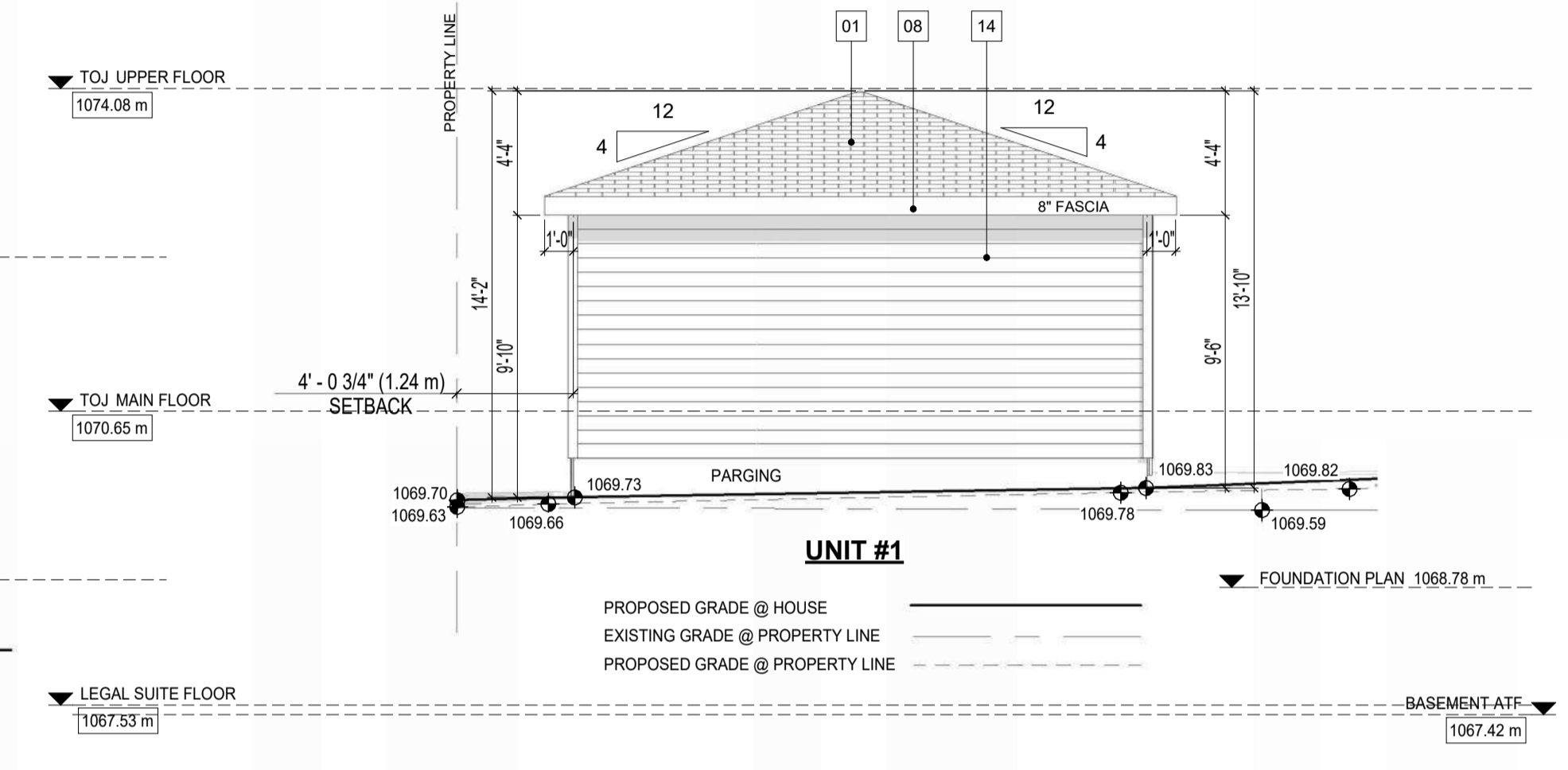
4 BUILDING #2 GARAGE FRONT (SOUTH) ELEVATION
3/16" = 1'-0"



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"

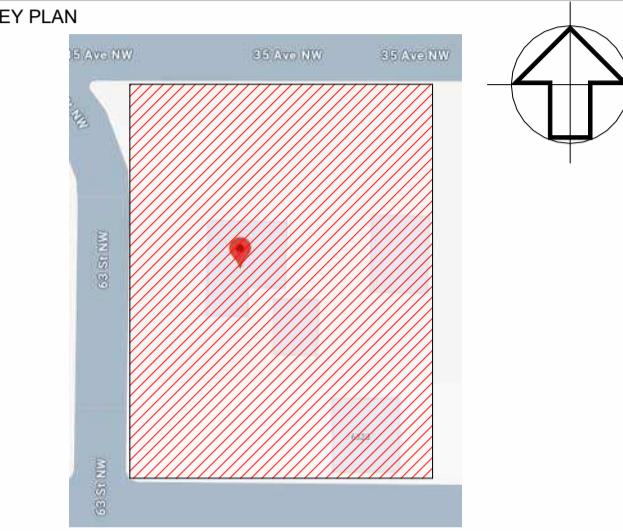
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
08	PRE-FINISHED METAL FASCIA
14	HORIZONTAL SIDING - VINYL 02

NOTE	
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:

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

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NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	24-12-05	DEVELOPMENT PERMIT	H.K.	E.Z

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:
ACCESSORY BUILDING #2 GARAGE

DRAWING NO.
A502

DRAWN BY:
H.K.

CHECKED BY:
Checker

DATE:
2026/01/12

SCALE: