

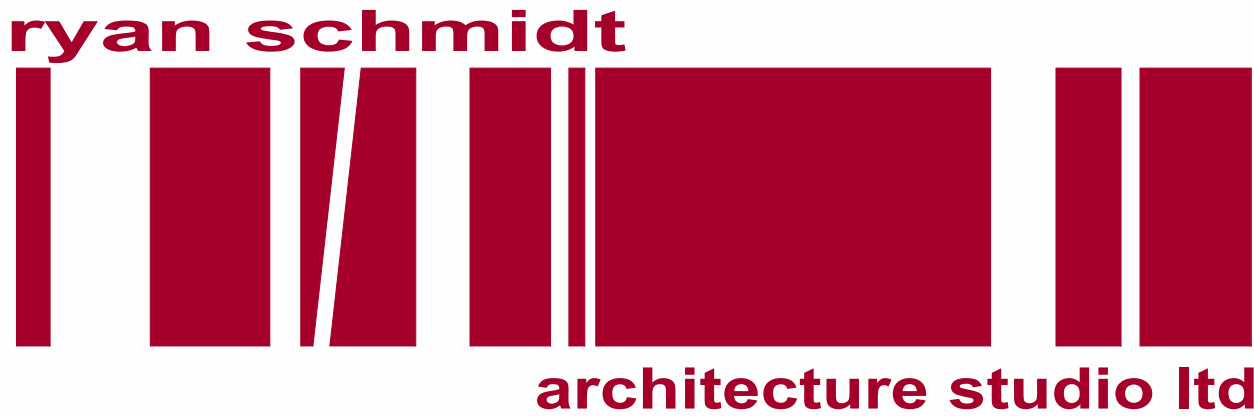
**CAR DEALERSHIP
2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431 , UNIT 1 CONDOMINIUM**



DEVELOPMENT PERMIT SET

ISSUE DATE : 2025-06-30

REVISION DATE : 2026-05-12

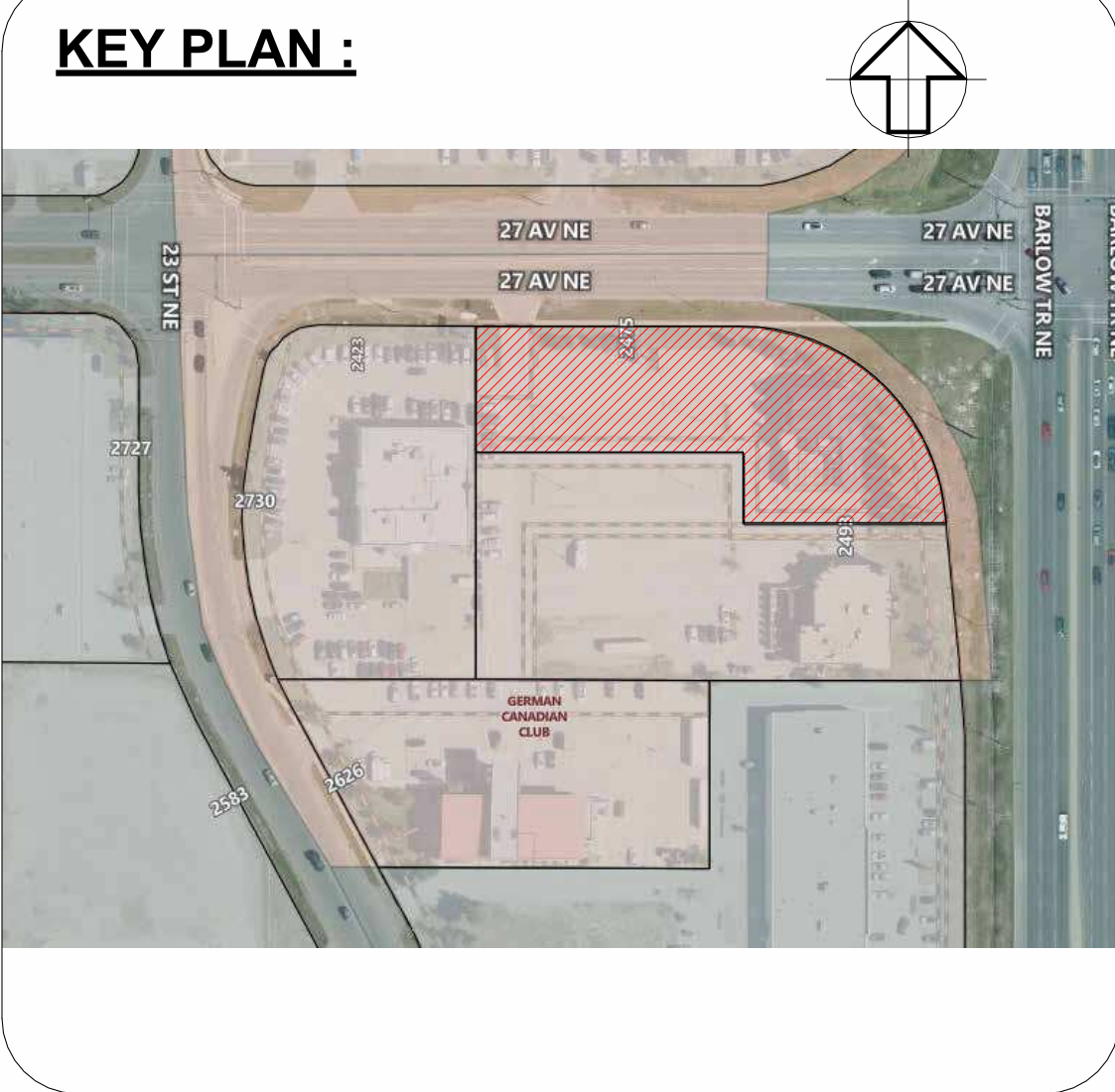


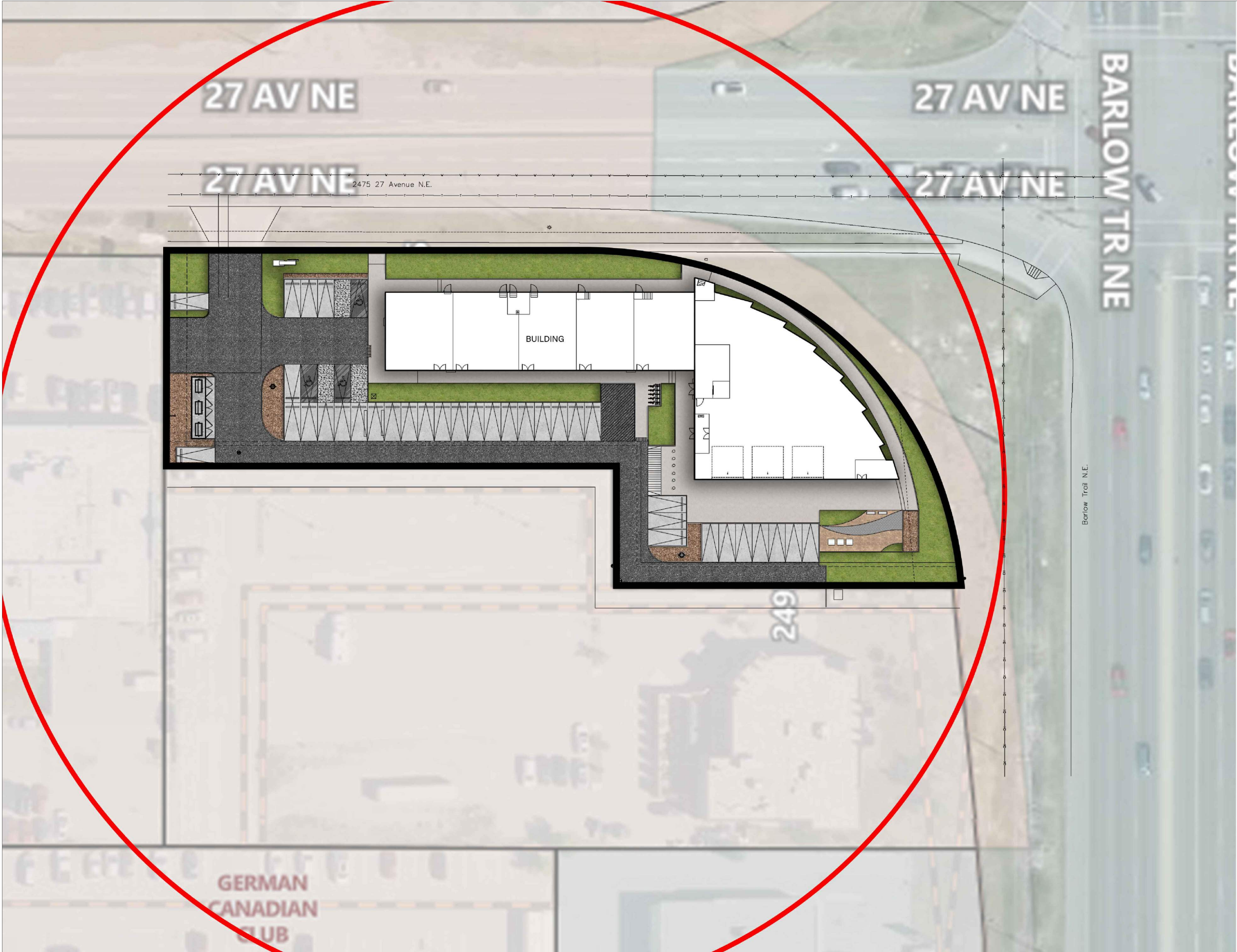
#202 - 4216 10 Street NE, Calgary, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

G-001	GENERAL NOTES	A-010	DELIVERY VEHICLE SWEEP PATHS
G-002	LOCATION MAP	A-011	FIRE ACCESS ROUTE
G-003	3D SHOTS 01	A-012	PUBLIC REALM ENHANCEMENT CITY SIDEWALK
G-004	3D SHOTS 02	A-013	CONSTRUCTION
G-005	3D SHOTS 03	A-014	DETAILS
G-006	3D SHOTS 04	A-101	MAIN FLOOR PLAN
A-001	SURVEY	A-102	FIRST FLOOR PLAN
A-002	EXISTING-PROPOSED SITE PLAN	A-103	ROOF FLOOR PLAN
A-003	PROPOSED SITE PLAN / DIMENSIONS	A-201	FRONT- RIGHT ELEVATIONS
A-004	PROPOSED GRADES	A-202	REAR- LEFT ELEVATIONS
A-005	STREET CROSS SECTIONS DETAILS	A-203	FRONT- RIGHT ELEVATIONS - COLOR ELEVATION
A-006	LIGHTING	A-204	REAR- LEFT ELEVATIONS - COLOR ELEVATION
A-007	LANDSCAPE	A-301	BUILDING SECTIONS
A-008	COMMERCIAL BIN	A-401	SIGNAGE DIM. DETAILS
A-009	SIGNAGE	A-402	DOORS TYPES
		A-403	CURTAIN WALL TYPES

KEY PLAN :





ARCHITECT ON RECORD

ryan schmidt

architecture studio ltd

MAIN CONSULTANT

TRICOR

DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202, 4216 10 STREET NE
CALGARY, AB.
T2E 0K3

PHONE: (403)203-1970
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KEY PLAN

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REVISIONS:

No.	Date	Description	DRAWN BY	Chk'd By
01	2025-09-09	DTR 1	N.S	H.A / E.Z
02	2025-11-24	REVISED DP	Z.R	H.A / E.Z

ISSUES:

No.	Date	Description	DRAWN BY	Chk'd By
01	2025-06-30	DEVELOPMENT PERMIT	H.A / N.S	H.A / E.Z

THE CLIENT :

1837707 ALBERTA LTD

PROJECT:

CAR DEALERSHIP

ADDRESS :

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431,UNIT 1 CONDOMINIUM

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LOCATION MAP

DRAWING NO.

G-002

PROJECT NO:

25-0113

DRAWN BY:

H.A / N.S,Z.R

DATE:

2025-03-16

CHECKED BY:

H.A / E.Z

SCALE:

1:100



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No.	Date	Description	DRAWN BY	Chk'd By
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01	2025-09-09	DTR 1	N.S	H.A / E.Z
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02	2025-11-24	REVISED DP	Z.R	H.A / E.Z
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SITE PLAN

LEGAL DESCRIPTION:

Unit 1
Condominium
Plan 051 0431

MUNICIPAL ADDRESS:

2475 27 Avenue N.E.
Calgary, Alberta

CLIENT:

Faiz Ahmad

DATE OF SURVEY:

March 19th, 2025.

DATE OF SURVEY:

October 29th, 2025.

LEGEND

Elevations are shown thus: X = 1000.00 Metres. (Geodetic)
Elevations are referred to ASOM 162123 Elev.=1090.12
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ●
Found Iron Bars are shown thus: X
Calculation points are shown thus: X
Fire Hydrants are shown thus: H
Water Valves are shown thus: V
Gas Valves are shown thus: G
Power Poles are shown thus: P
Manholes are shown thus: M
Lamp Standards are shown thus: L
Street Signs are shown thus: S
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. 051 303 744 which was searched on the 21st day of March, 2025, and is subject to:
Restrictive Covenant No.: 741 085 766, 871 233 380, 021 408 978
Restrictive Covenant No.: 051 039 524, 051 153 060, 051 153 061
Zoning Regulations No.: 771 147 064
Utility Right of Way No.: 871 233 381
Easement No.: 991 298 706, 011 140 284, 051 039 523
Caveat No.: 991 311 066, 991 310 702, 011 272 534, 021 401 076

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
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



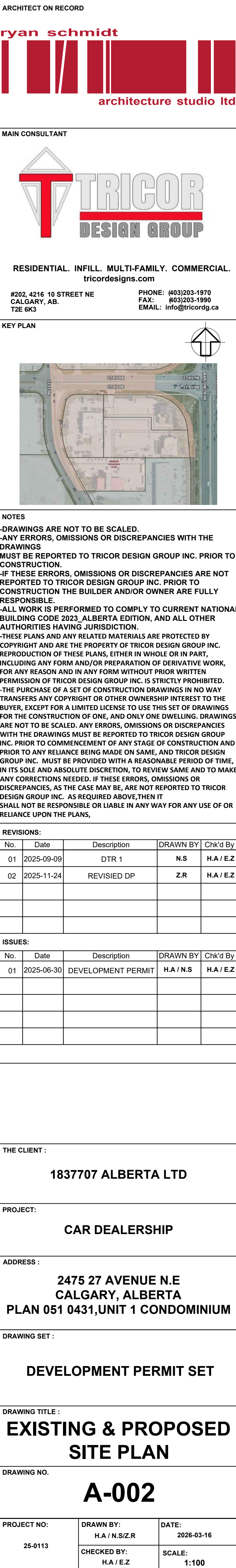
--- denotes Coniferous

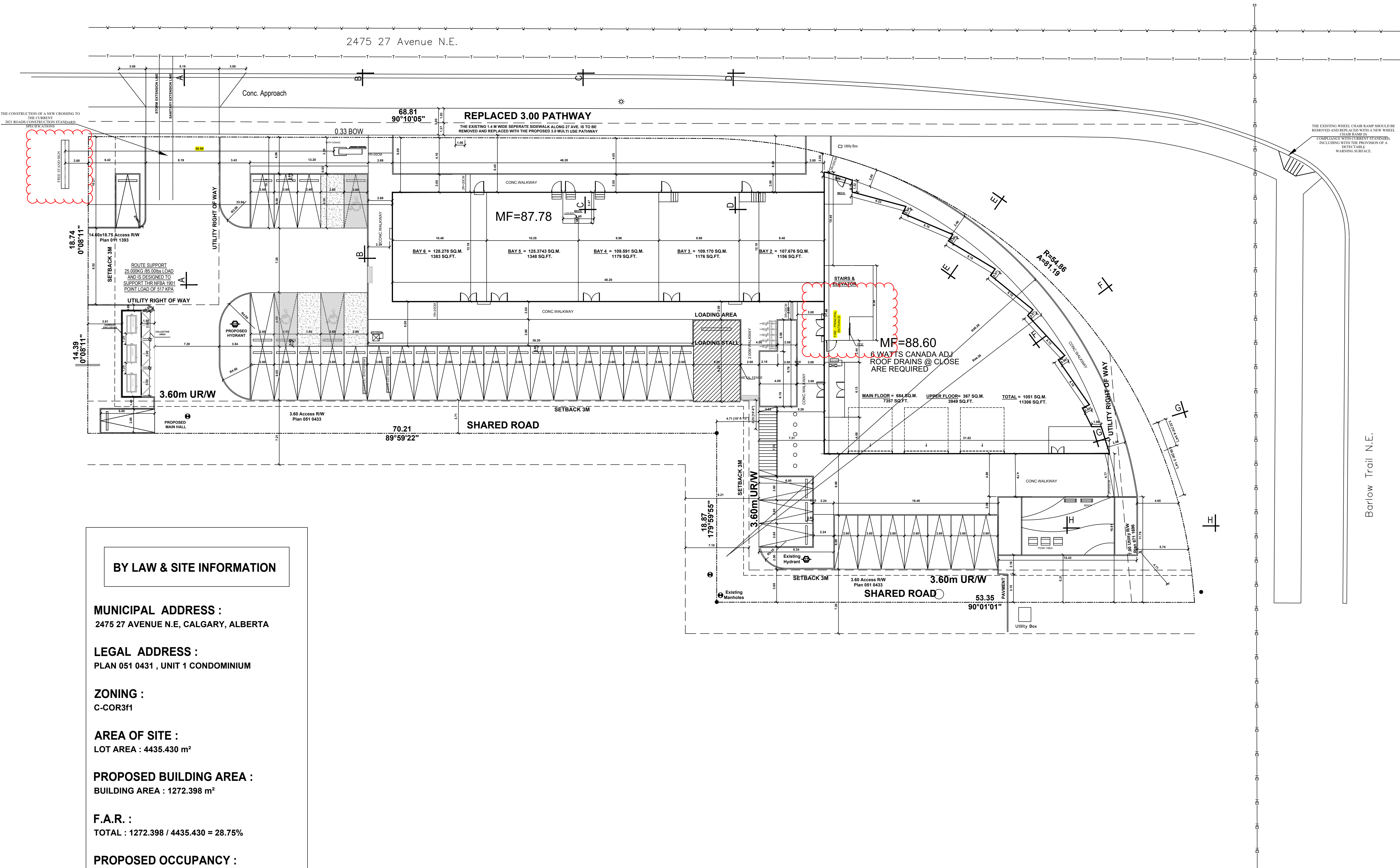


--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Deciduous	0.15	5.00	5.00
2	Coniferous	0.20	4.00	6.00
3	Deciduous	0.15	4.00	6.00
4	Deciduous	0.15	4.00	6.00
5	Coniferous	0.30	4.00	7.00
6	Coniferous	0.30	4.00	8.00
7	Deciduous	0.10	4.00	5.00
8	Deciduous	0.15	5.00	6.00
9	Coniferous	0.30	3.00	10.00
10	Coniferous	0.15	2.00	6.00
11	Coniferous	0.25	4.00	8.00
12	Bush	---	1.00	1.50
13	Bush	---	1.00	1.50
14	Coniferous	0.25	4.00	8.00
15	Deciduous	0.15	5.00	6.00
16	Deciduous	0.15	4.00	6.00
17	Deciduous	0.15	6.00	7.00
18	Coniferous	0.30	5.00	10.00
19	Coniferous	0.10	4.00	7.00
20	Deciduous	0.10	4.00	5.00
21	Deciduous	0.15	5.00	7.00
22	Deciduous	0.10	5.00	7.00
23	Coniferous	0.35	5.00	10.00
24	Coniferous	0.30	5.00	10.00
25	Coniferous	0.30	5.00	10.00
26	Bush	---	5.00	6.00
27	Bush	---	---	2.00
28	Deciduous	0.10	2.00	6.00
29	Deciduous	0.15	2.00	6.00
30	Deciduous	0.15	4.00	6.00





BY LAW & SITE INFORMATION

MUNICIPAL ADDRESS :
2475 27 AVENUE N.E, CALGARY, ALBERTA

LEGAL ADDRESS :
PLAN 051 0431 , UNIT 1 CONDOMINIUM

ZONING :
C-COR3f1

AREA OF SITE :
LOT AREA : 4435.430 m²

PROPOSED BUILDING AREA :
BUILDING AREA : 1272.398 m²

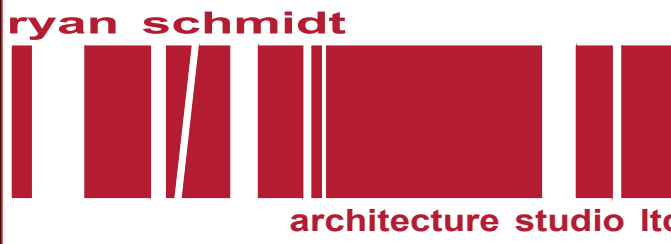
F.A.R. :
TOTAL : 1272.398 / 4435.430 = 28.75%

PROPOSED OCCUPANCY :
VEHICLE SHOWROOM : 683.53 m²
RETAIL : 579.11 m²

MAXIMUM HEIGHT :
BUILDING HEIGHT (MAXIMUM)= 12M

SETBACK :
SIDE SETBACK : 3.0 M
REAR SETBACK : 3.0 M

ARCHITECT ON RECORD



MAIN CONSULTANT



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

#202, 4216 10 STREET NE
CALGARY, AB. T2E 0K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



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No.	Date	Description	DRAWN BY	Chk'd By
01	2025-09-09	DTR 1	N.S	H.A / E.Z
02	2025-11-24	REVISED DP	Z.R	H.A / E.Z

ISSUES:

No.	Date	Description	DRAWN BY	Chk'd By
01	2025-06-30	DEVELOPMENT PERMIT	H.A / N.S	H.A / E.Z

THE CLIENT :

1837707 ALBERTA LTD

PROJECT:

CAR DEALERSHIP

ADDRESS :

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431, UNIT 1 CONDOMINIUM

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED
SITE PLAN/ DIMENSIONS

DRAWING NO.

A-003

PROJECT NO:

25-0113

DRAWN BY:

H.A / N.S / Z.R

DATE:

2026-03-16

CHECKED BY:

H.A / E.Z

SCALE:

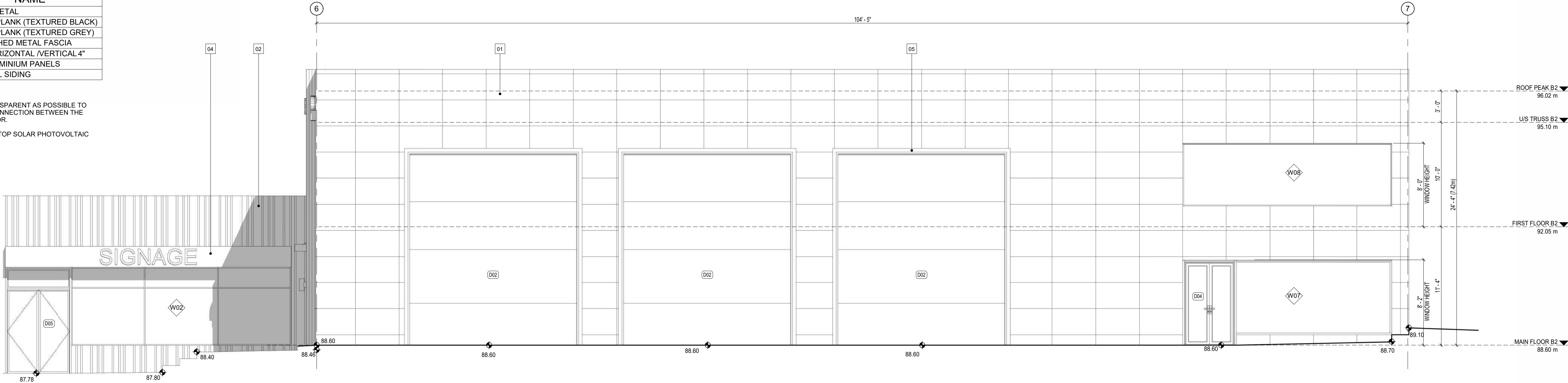
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SCHEDULE OF FINISHES1	
MARK	NAME
01	RUSTED METAL
02	RANDOM PLANK (TEXTURED BLACK)
03	RANDOM PLANK (TEXTURED GREY)
04	PRE-FINISHED METAL FASCIA
05	TRIM - HORIZONTAL /VERTICAL 4"
06	BLACK ALUMINIUM PANELS
07	LUX METAL SIDING

NOTE

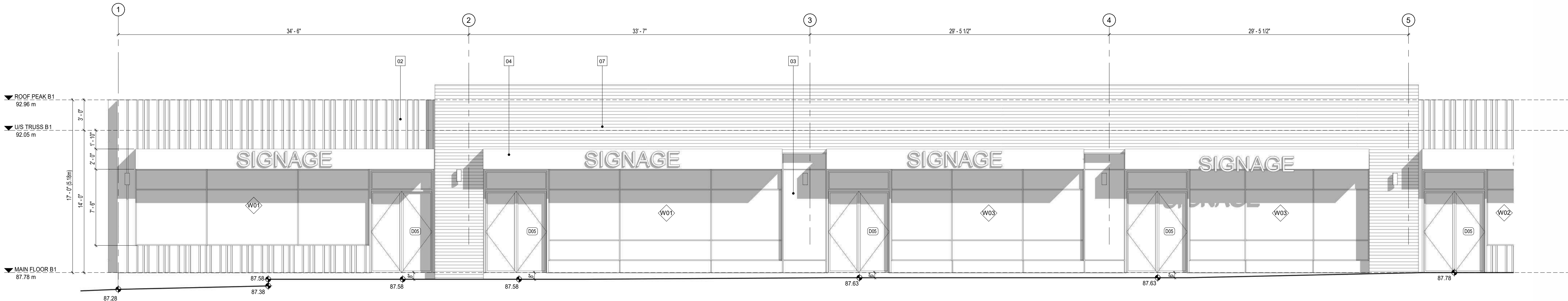
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- INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



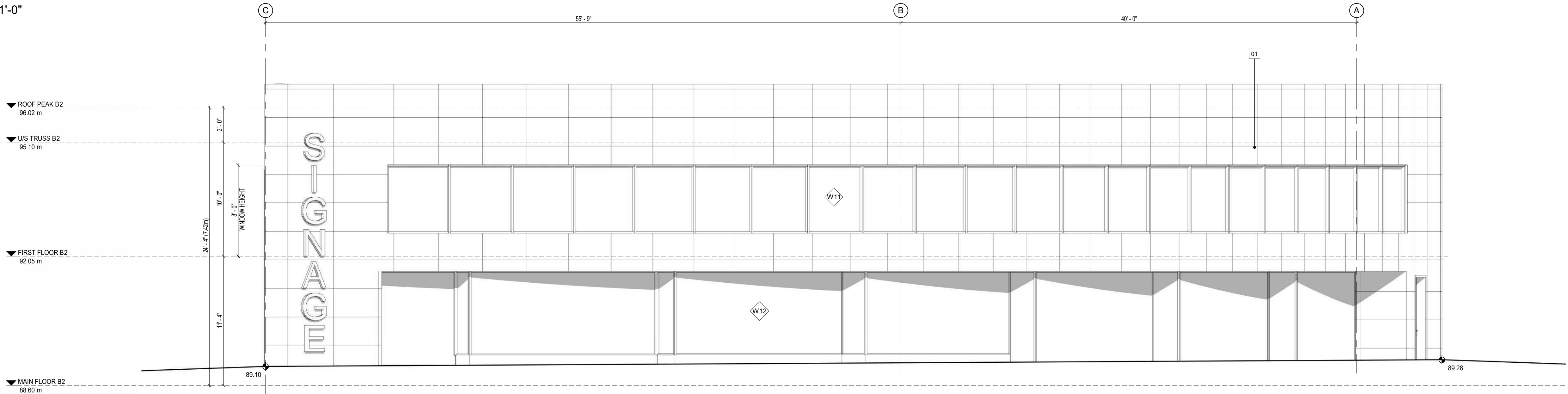
1 FRONT ELEVATION

3/16" = 1'-0"



2 FRONT ELEVATION.

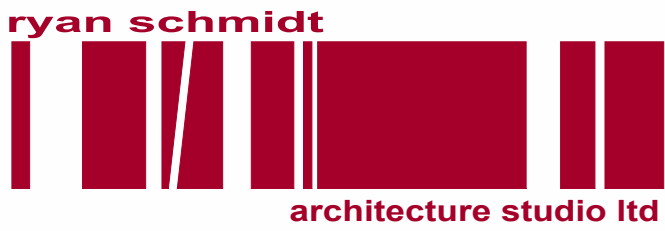
3/16" = 1'-0"



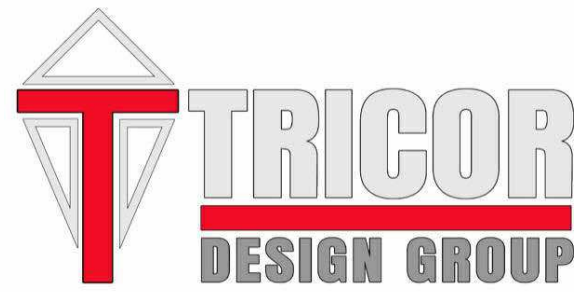
3 RIGHT ELEVATION

3/16" = 1'-0"

ARCHITECT ON RECORD:



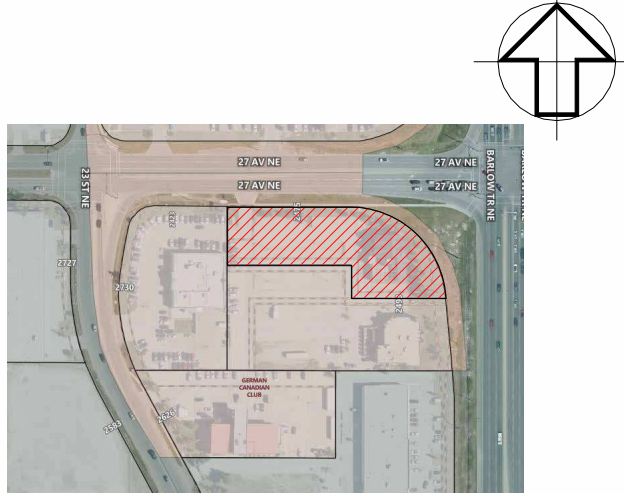
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CALGARY, AB. FAX: (403)203-1990
T: 403 T: 403 E: info@tricordesigns.ca

KEY PLAN



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01	2025-09-09	DTR 1	A.A.N.S.	E.Z.H.A.
02	2025-11-24	REVISED D.P.	M.M.	E.Z.H.A.
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-06-30	DEVELOPMENT PERMIT	N.S.I.A.	E.Z.H.A.
02				
03				
04				
05				

THE CLIENT:

1837707 ALBERTA LTD

PROJECT

CAR DEALERSHIP

ADDRESS

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431, UNIT 1 CONDOMINIUM

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWING NO.

A-201

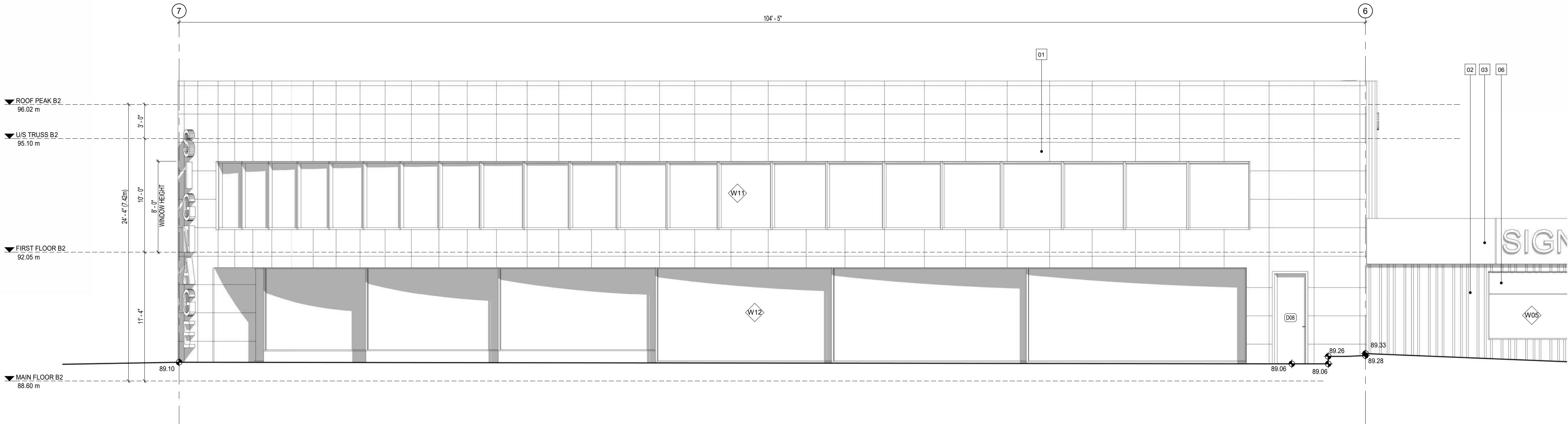
PROJECT NO.	DRAWN BY:	DATE:
2475 27	H.A.N./S.A.M.M.	2026-03-12
	CHECKED BY:	SCALE:
	E.Z.H.A.	3/16" = 1'-0"

SCHEDULE OF FINISHES1	
MARK	NAME
01	RUSTED METAL
02	RANDOM PLANK (TEXTURED BLACK)
03	RANDOM PLANK (TEXTURED GREY)
04	PRE-FINISHED METAL FASCIA
05	TRIM - HORIZONTAL /VERTICAL 4"
06	BLACK ALUMINIUM PANELS
07	LUX METAL SIDING

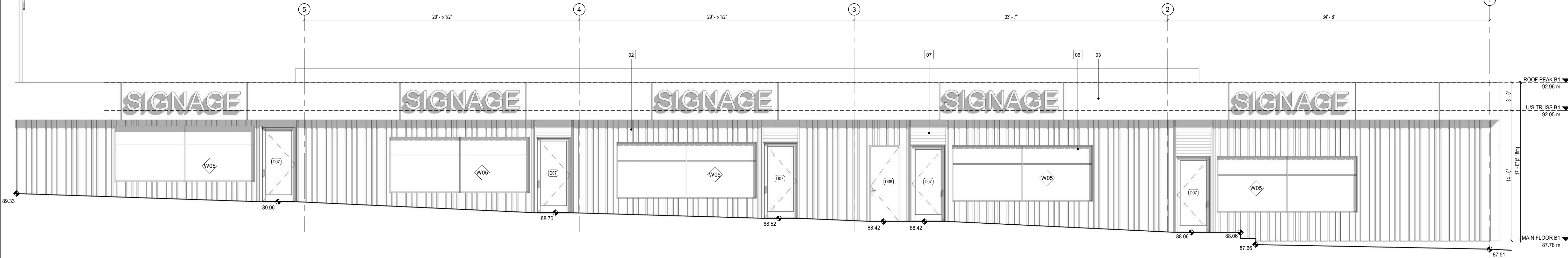
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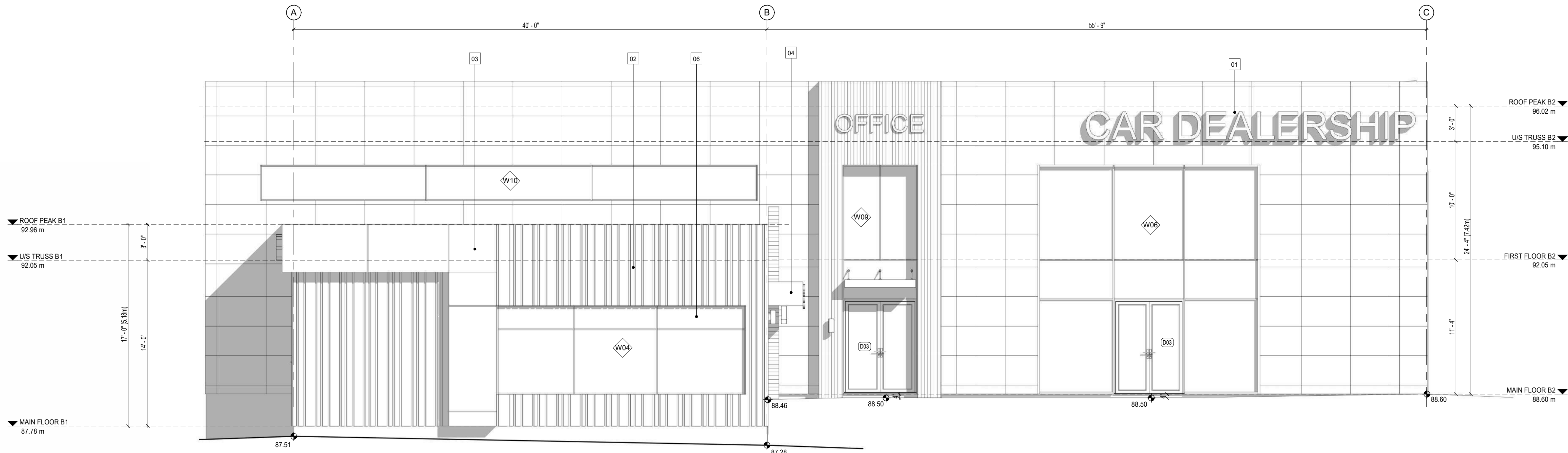
INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



1 REAR ELEVATION
3/16" = 1'-0"

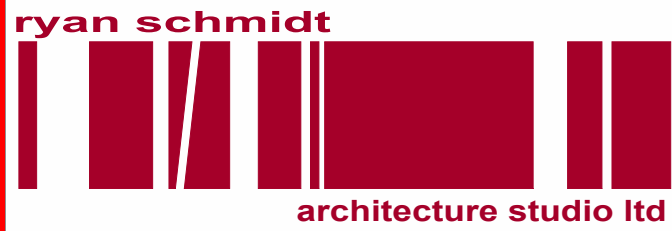


2 REAR ELEVATION .
3/16" = 1'-0"

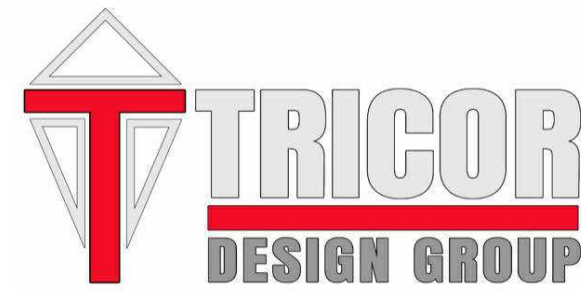


3 LEFT ELEVATION
3/16" = 1'-0"

ARCHITECT ON RECORD:



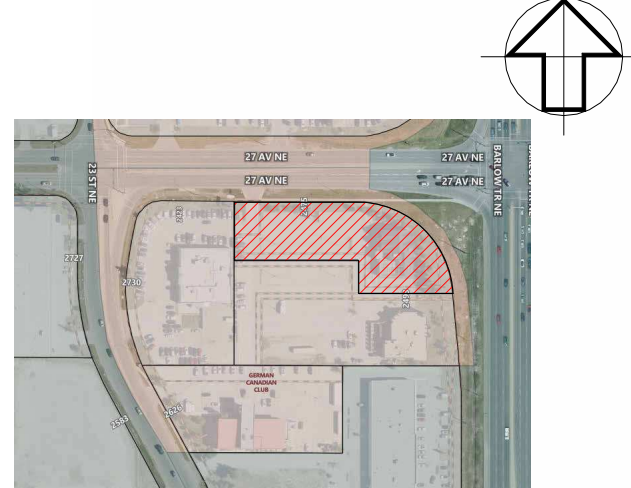
MAIN CONSULTANT:



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

#202 - 4216 10 STREET NE. PHONE: (403)203-1970
CALGARY, AB. T2E 6K3 FAX: (403)203-1990
T2E 6K3 EMAIL: info@tricorg.ca

KEY PLAN



NOTES

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- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-09-09	DTR 1	A.A.N.S.	E.Z.H.A.
02	2025-11-24	REVISED D.P.	M.M.	E.Z.H.A.
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-06-30	DEVELOPMENT PERMIT	N.S.I.A.	E.Z.H.A.
02				
03				
04				
05				

THE CLIENT :

1837707 ALBERTA LTD

PROJECT

CAR DEALERSHIP

ADDRESS

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431 , UNIT 1 CONDOMINIUM

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

BUILDING ELEVATIONS

DRAWING NO.

A-202

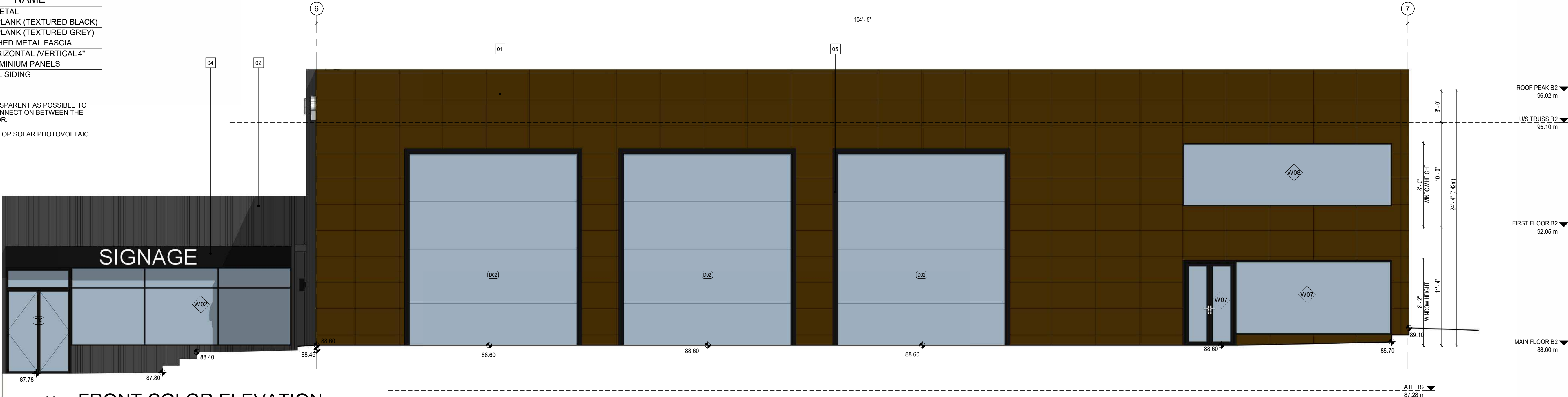
PROJECT NO.	DRAWN BY:	DATE:
2475 27	H.A.N./S.A./M.M.	2026-03-12
	CHECKED BY:	SCALE:
	E.Z.H.A.	3/16" = 1'-0"

SCHEDULE OF FINISHES1	
MARK	NAME
01	RUSTED METAL
02	RANDOM PLANK (TEXTURED BLACK)
03	RANDOM PLANK (TEXTURED GREY)
04	PRE-FINISHED METAL FASCIA
05	TRIM - HORIZONTAL /VERTICAL 4"
06	BLACK ALUMINIUM PANELS
07	LUX METAL SIDING

NOTE

ALL GLAZING AS TRANSPARENT AS POSSIBLE TO PROMOTE A VISUAL CONNECTION BETWEEN THE INTERIOR AND EXTERIOR.

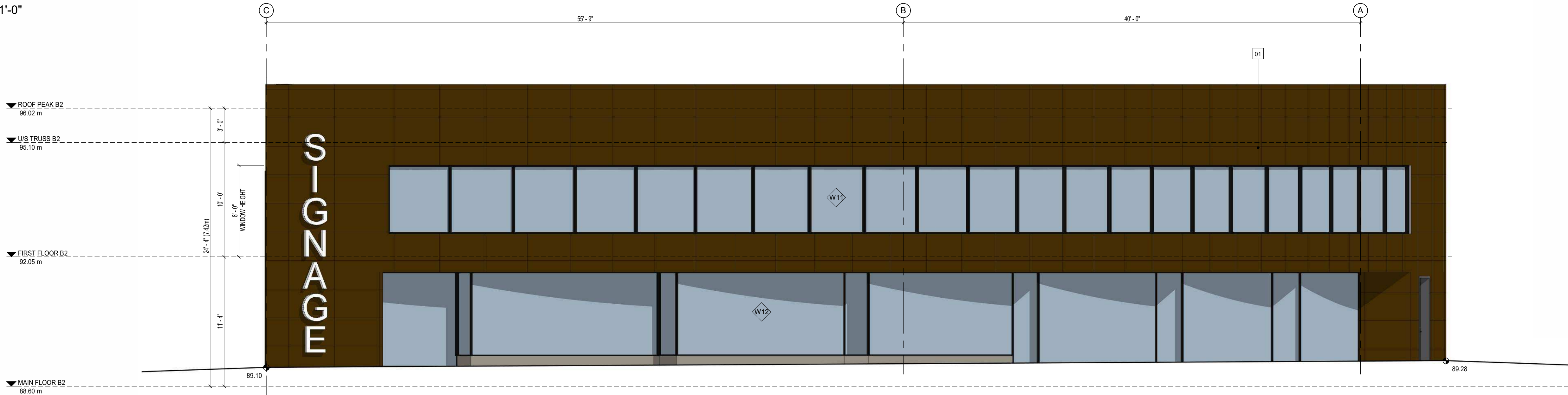
INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



1 FRONT COLOR ELEVATION
3/16" = 1'-0"

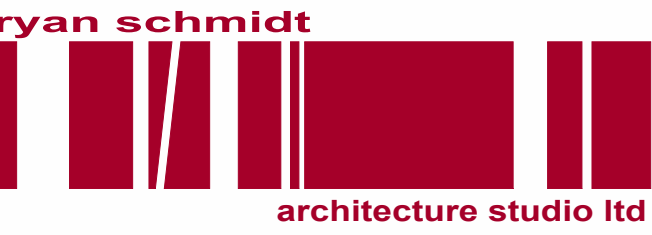


2 FRONT COLOR ELEVATION.
3/16" = 1'-0"

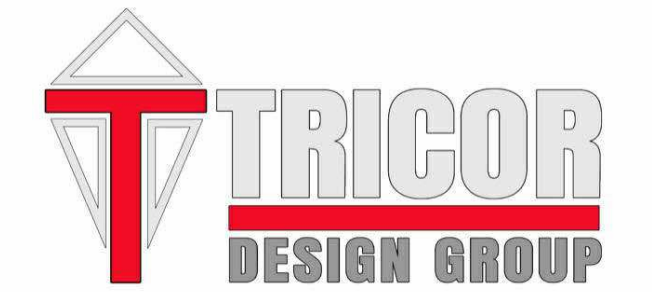


3 RIGHT COLOR ELEVATION
3/16" = 1'-0"

ARCHITECT ON RECORD:



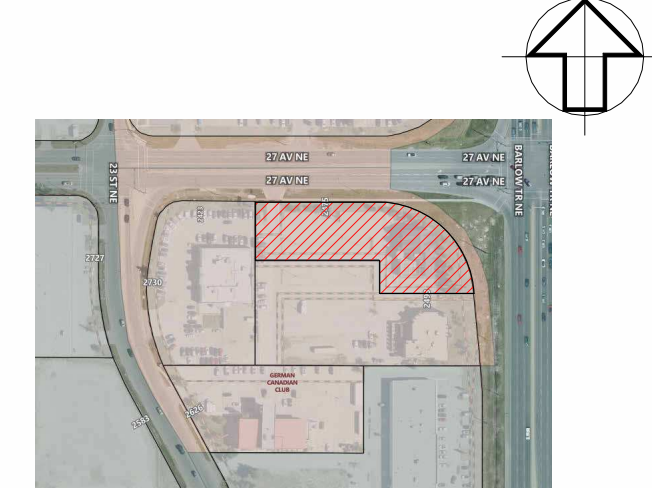
MAIN CONSULTANT:



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tricordesigns.com

#202 - 4216 10 STREET NE. PHONE: (403) 203-1970
CALGARY, AB. FAX: (403) 203-1990
T: 403-203-1970 E: info@tricorg.ca

KEY PLAN



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02	2025-11-24	REVISED D.P.	M.M.	E.Z.H.A.
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-06-30	DEVELOPMENT PERMIT	N.S.I.A.	E.Z.H.A.
02				
03				
04				
05				

THE CLIENT:

1837707 ALBERTA LTD

PROJECT

CAR DEALERSHIP

ADDRESS

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431, UNIT 1 CONDOMINIUM

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

BUILDING COLOR ELEVATIONS

DRAWING NO.

A-203

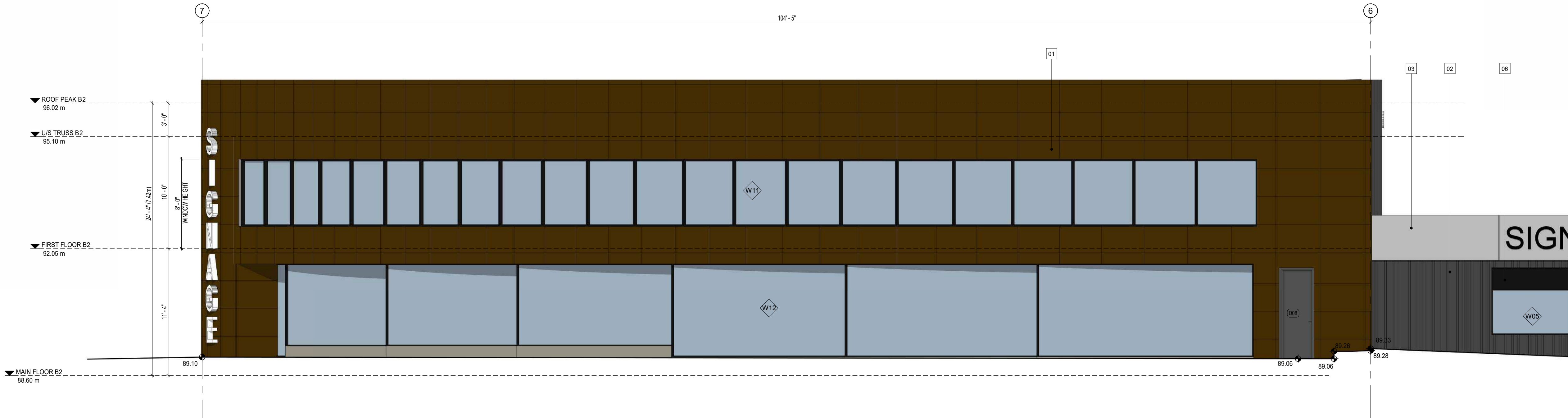
PROJECT NO.	DRAWN BY:	DATE:
2475 27	H.A.N.S./A.M.M.	2026-03-12
	CHECKED BY:	SCALE:
	E.Z.H.A.	3/16" = 1'-0"

SCHEDULE OF FINISHES1	
MARK	NAME
01	RUSTED METAL
02	RANDOM PLANK (TEXTURED BLACK)
03	RANDOM PLANK (TEXTURED GREY)
04	PRE-FINISHED METAL FASCIA
05	TRIM - HORIZONTAL /VERTICAL 4"
06	BLACK ALUMINIUM PANELS
07	LUX METAL SIDING

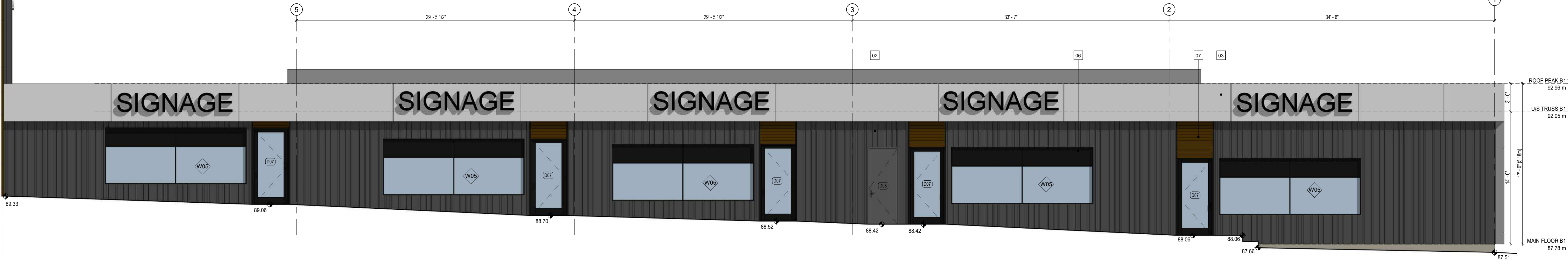
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INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



1 REAR COLOR ELEVATION
3/16" = 1'-0"

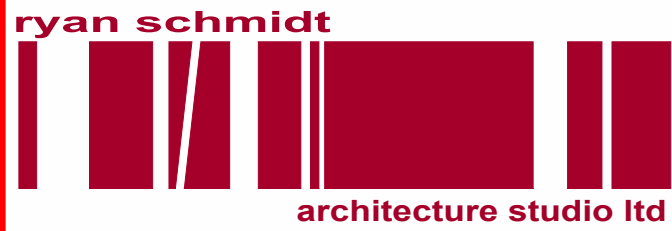


2 REAR COLOR ELEVATION .
3/16" = 1'-0"

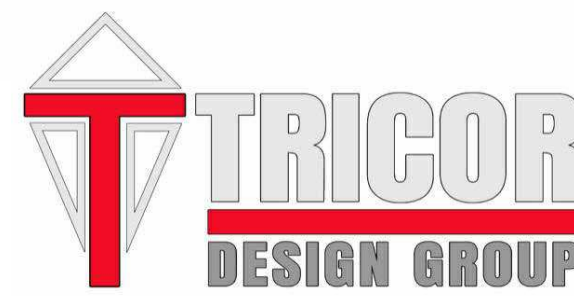


3 LEFT COLOR ELEVATION
3/16" = 1'-0"

ARCHITECT ON RECORD:



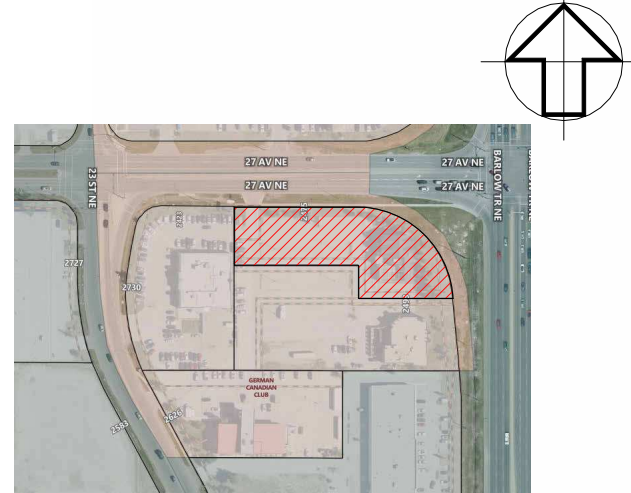
MAIN CONSULTANT:



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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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04				
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THE CLIENT :

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PROJECT

CAR DEALERSHIP

ADDRESS

2475 27 AVENUE N.E
CALGARY, ALBERTA
PLAN 051 0431, UNIT 1 CONDOMINIUM

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

BUILDING COLOR ELEVATIONS

DRAWING NO.

A-204

PROJECT NO.	DRAWN BY:	DATE:
2475 27	H.A.N./S.A.M./M	2026-03-12
	CHECKED BY:	SCALE:
	E.Z.H.A.	3/16" = 1'-0"