

**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 : 2026-03-16

ryan schmidt
architecture studio ltd

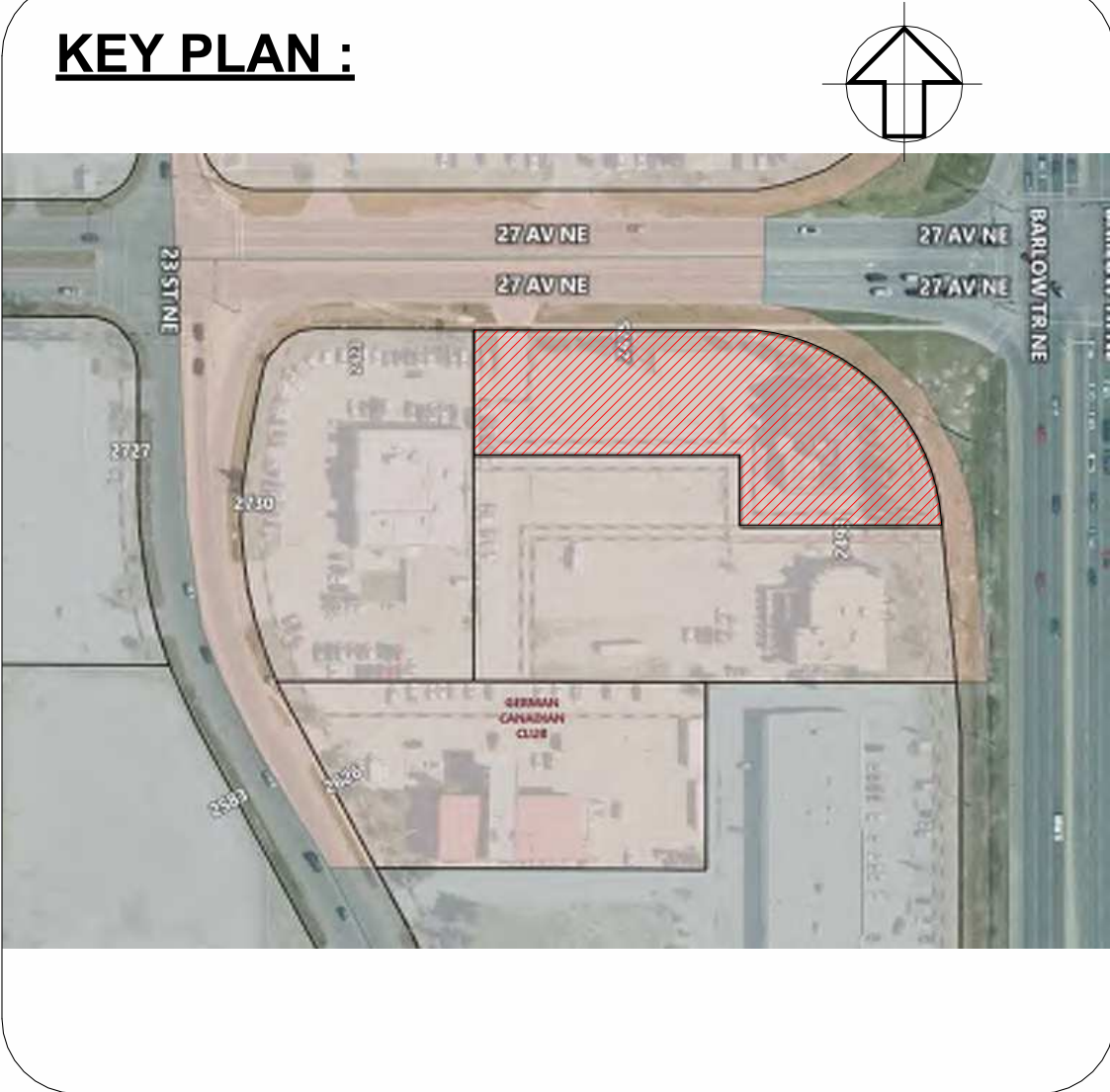


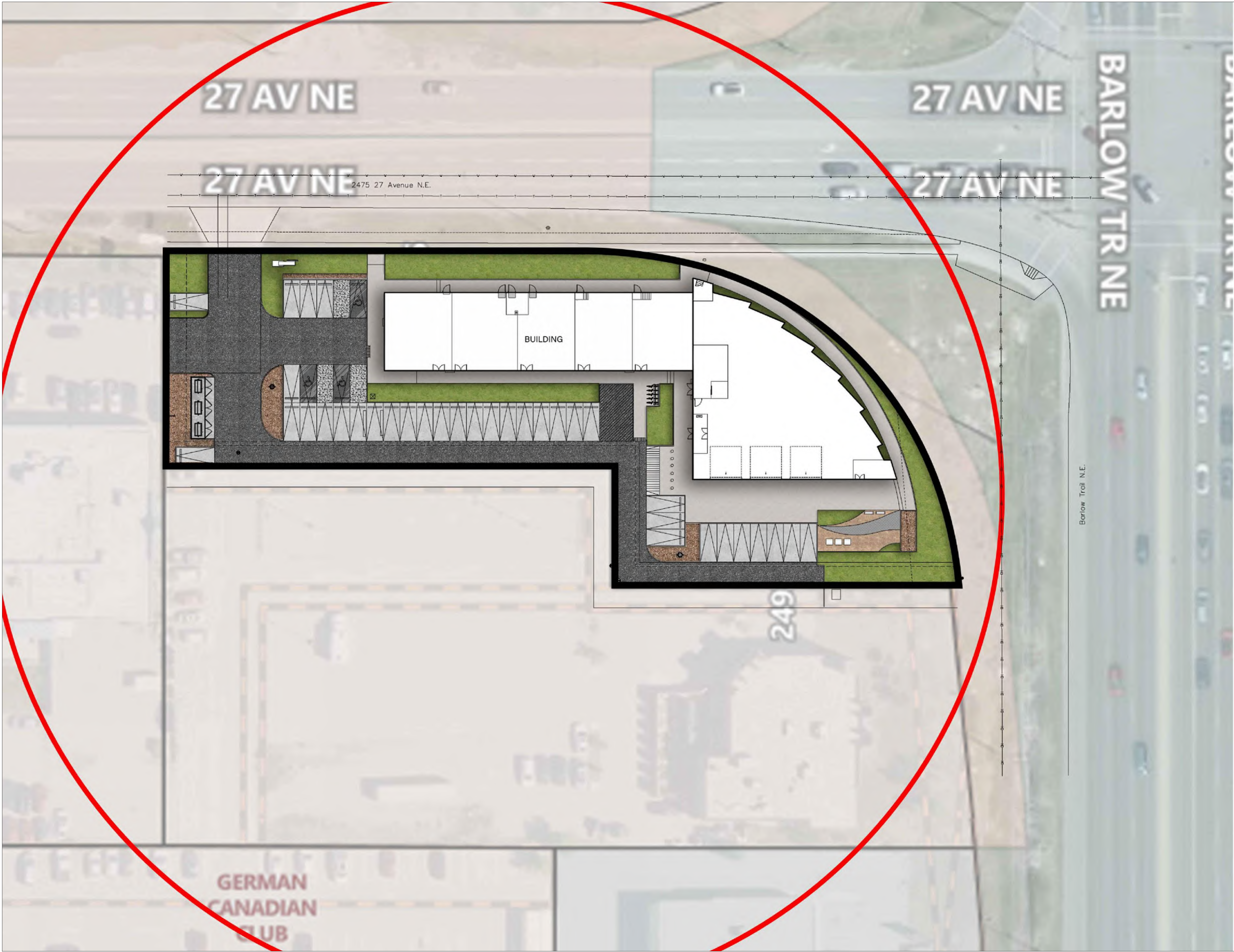
#202 - 4216 10 Street NE, Calgary, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
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www.tricordesigns.com

LIST OF DRAWINGS:

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KEY PLAN :





ARCHITECT ON RECORD

ryan schmidt

architecture studio ltd

MAIN CONSULTANT

TRICOR

DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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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 :

LOCATION MAP

DRAWING NO.

G-002

PROJECT NO:

25-0113

DRAWN BY:

H.A / N.S,Z.R

DATE:

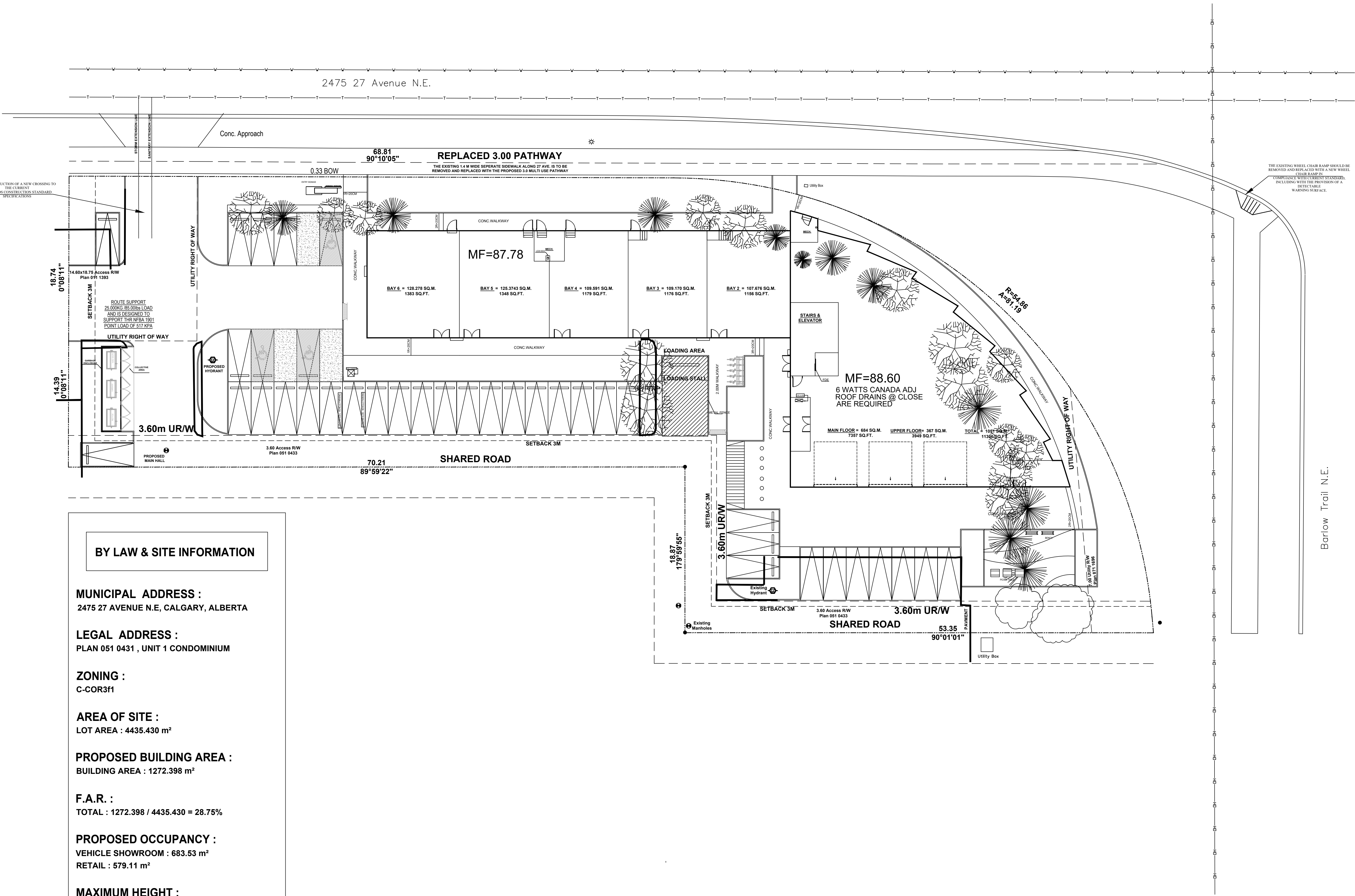
2025-03-16

CHECKED BY:

H.A / E.Z

SCALE:

1:100



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

ryan schmidt



MAIN CONSULTANT



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DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING & PROPOSED
SITE PLAN

DRAWING NO.

A-002

PROJECT NO:

25-0113

DRAWN BY:

H.A / N.S/Z.R

DATE:

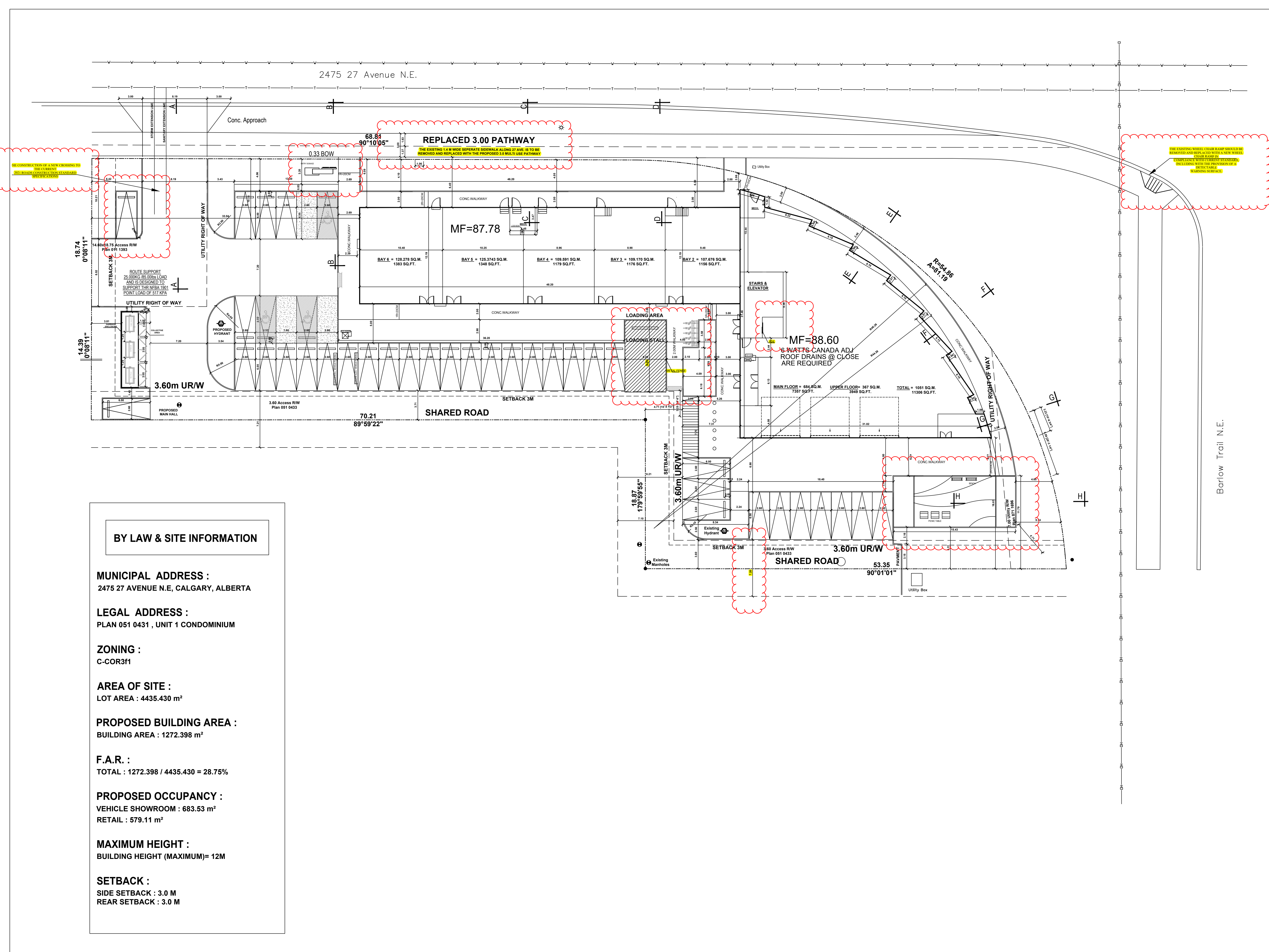
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CHECKED BY:

H.A / E.Z

SCALE:

1:100



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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 :

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:

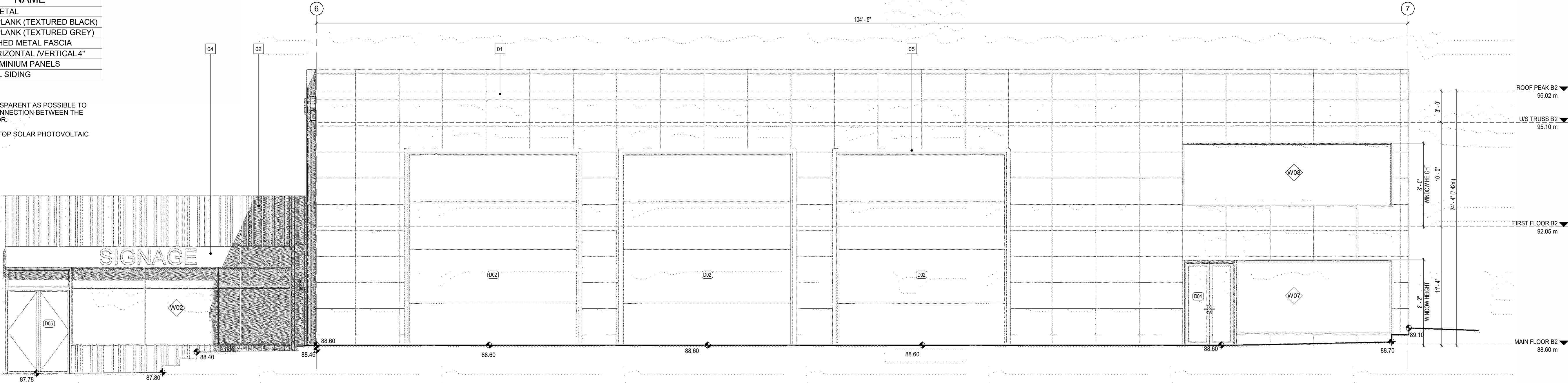
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SCHEDULE OF FINISHES1	
MARK	NAME
01	RUSTED METAL
02	RANDOM PLANK (TEXTURED BLACK)
03	RANDOM PLANK (TEXTURED GREY)
04	PRE-FINISHED METAL FASCIA
05	TRIM - HORIZONTAL /VERTICAL 4"
06	BLACK ALUMINIUM PANELS
07	LUX METAL SIDING

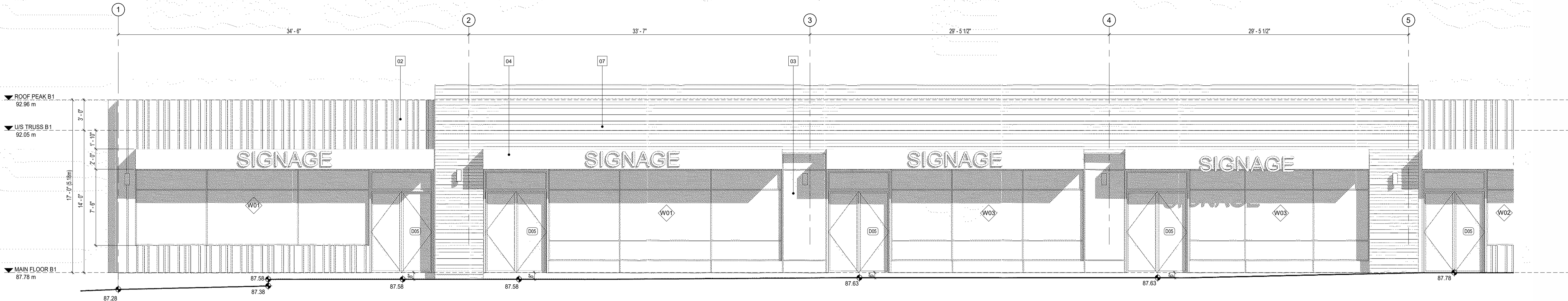
NOTE

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

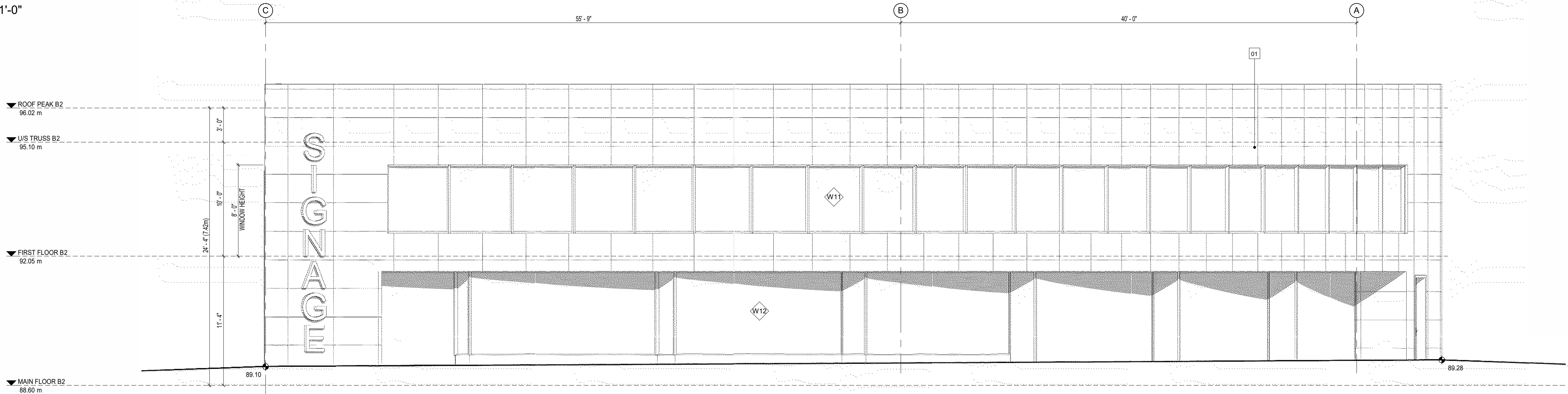
INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



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

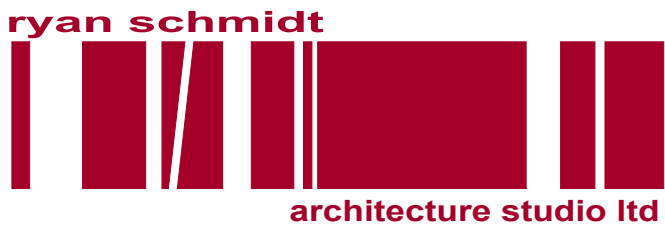


2 FRONT ELEVATION.
3/16" = 1'-0"



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

ARCHITECT ON RECORD:



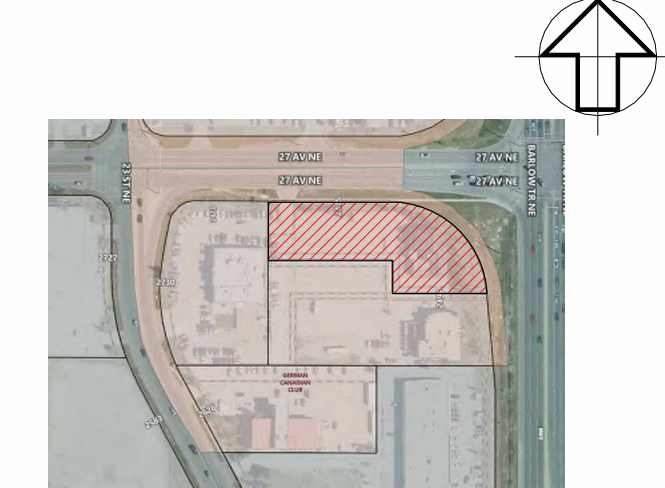
MAIN CONSULTANT:



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tricordesigns.com

#202 - 4216 10 STREET NE. PHONE: (403)203-1970
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T:EE RKS EMAIL: 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

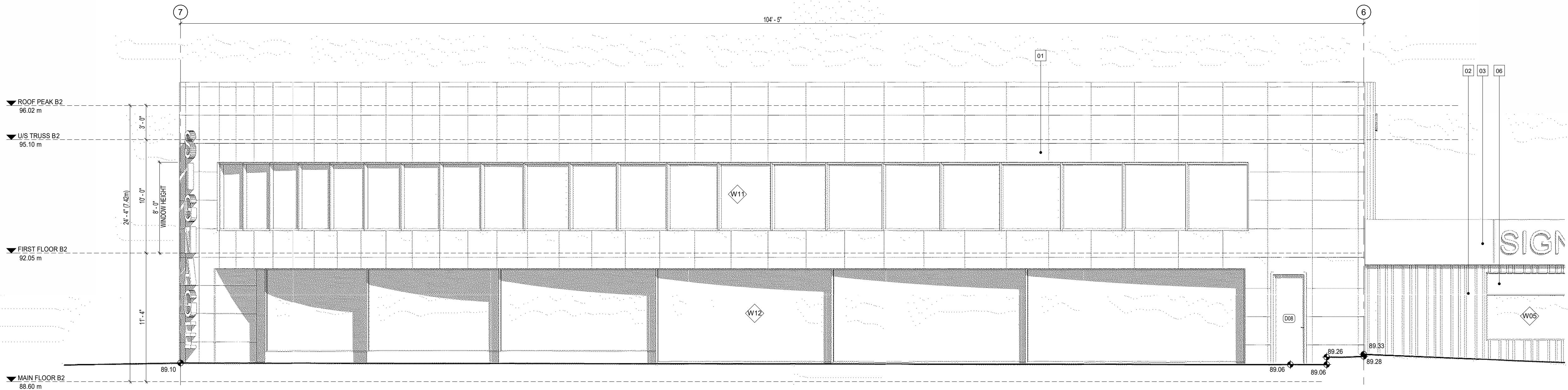
PROJECT NO.	DRAWN BY:	DATE:
2475 27	H.A.N./S.A.A./M.M	2026-03-12
	CHECKED BY:	SCALE:
	E.Z.H.A	3/16" = 1'-0"

SCHEDULE OF FINISHES 1	
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 ALIUMINIUM PANELS
07	LUX METAL SIDING

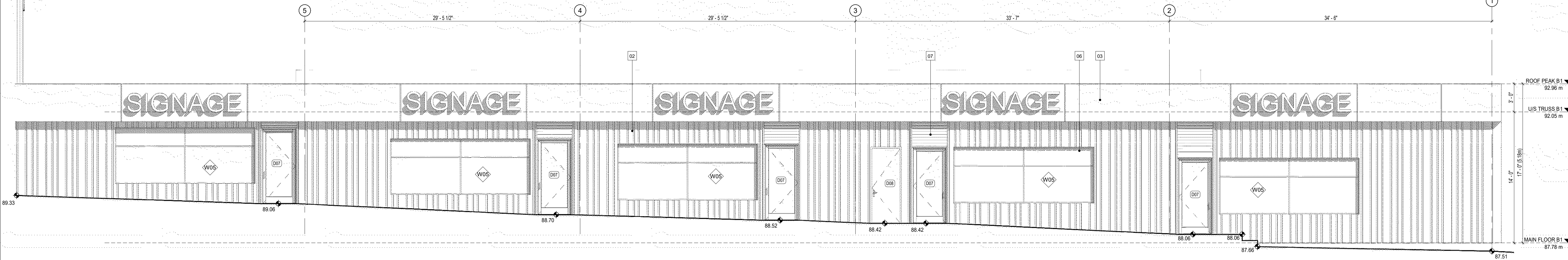
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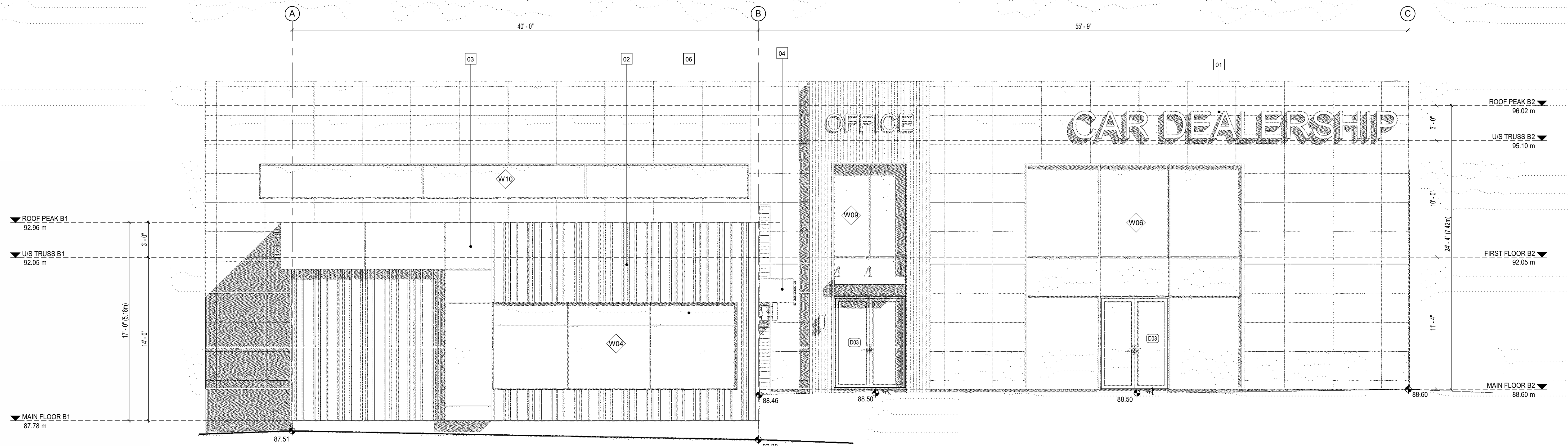
INCORPORATE ROOFTOP SOLAR PHOTOVOLTAIC (PV) PANELS.



1 REAR ELEVATION

$$3/16'' = 1'-0''$$


2 REAR ELEVATION .

$$3/16'' = 1'-0''$$


3 LEFT ELEVATION

$$3/16'' = 1'-0''$$

ARCHITECT ON RECORD:

ryan schmidt



architecture studio ltd

MAIN CONSULTANT:



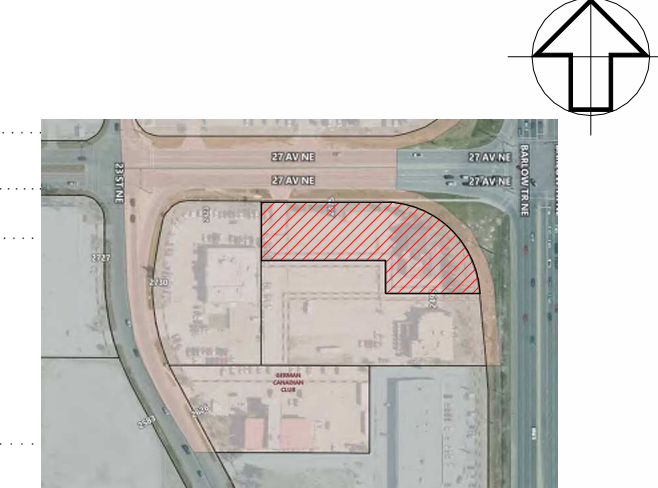
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DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NO.

A-202

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