

4-PLEX BUILDING
8012 25 STREET S.E. ,
CALGARY, ALBERTA



DEVELOPMENT PERMIT SET

ISSUE DATE : 2025-12-19



#202 - 4216 10 STREET NE,
CALGARY, AB
T2E 6K3
P:403.203.1970 F:403.203.1990
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LIST OF DRAWINGS:

- G-001 GENERAL NOTES
- G-002 3D SHOTS
- A-000 EXISTING SURVEY
- A-001 SITE PLAN
- A-002 LANDSCAPE PLAN
- A-003 STREETSCAPE
- A-004 LANDSCAPE DETAILS
- A-005 APRON AND LVD. SECTIONS
- A-101 LEGAL SUITE AND MAIN FLOOR PLANS
- A-102 UPPER FLOOR PLAN AND ROOF PLANS
- A-103 PLANS AREA
- A-201 FRONT AND REAR ELEVATION
- A-202 LEFT AND RIGHT ELEVATION
- A-301 BUILDING SECTION

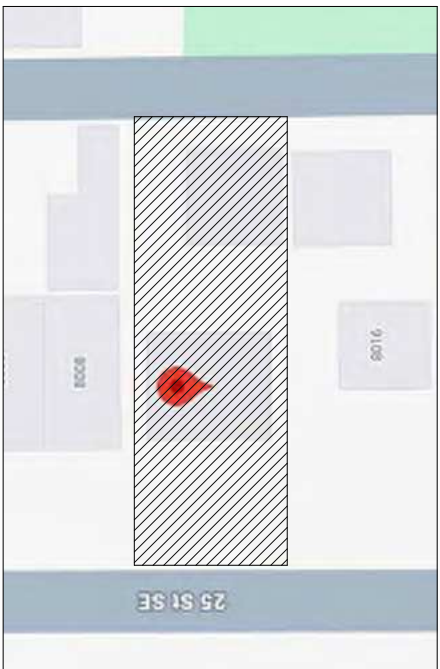
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	689.09	64.02
	TOTAL	1289.39	119.79
	LEGAL SUITE FLOOR	494.03	45.90
	GRAND TOTAL	1783.42	165.69
	GARAGE	73.74	6.85

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	689.09	64.02
	TOTAL	1289.39	119.79
	LEGAL SUITE FLOOR	494.03	45.90
	GRAND TOTAL	1783.42	165.69
	GARAGE	73.74	6.85

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	689.09	64.02
	TOTAL	1289.39	119.79
	LEGAL SUITE FLOOR	494.03	45.90
	GRAND TOTAL	1783.42	165.69
	GARAGE	73.74	6.85

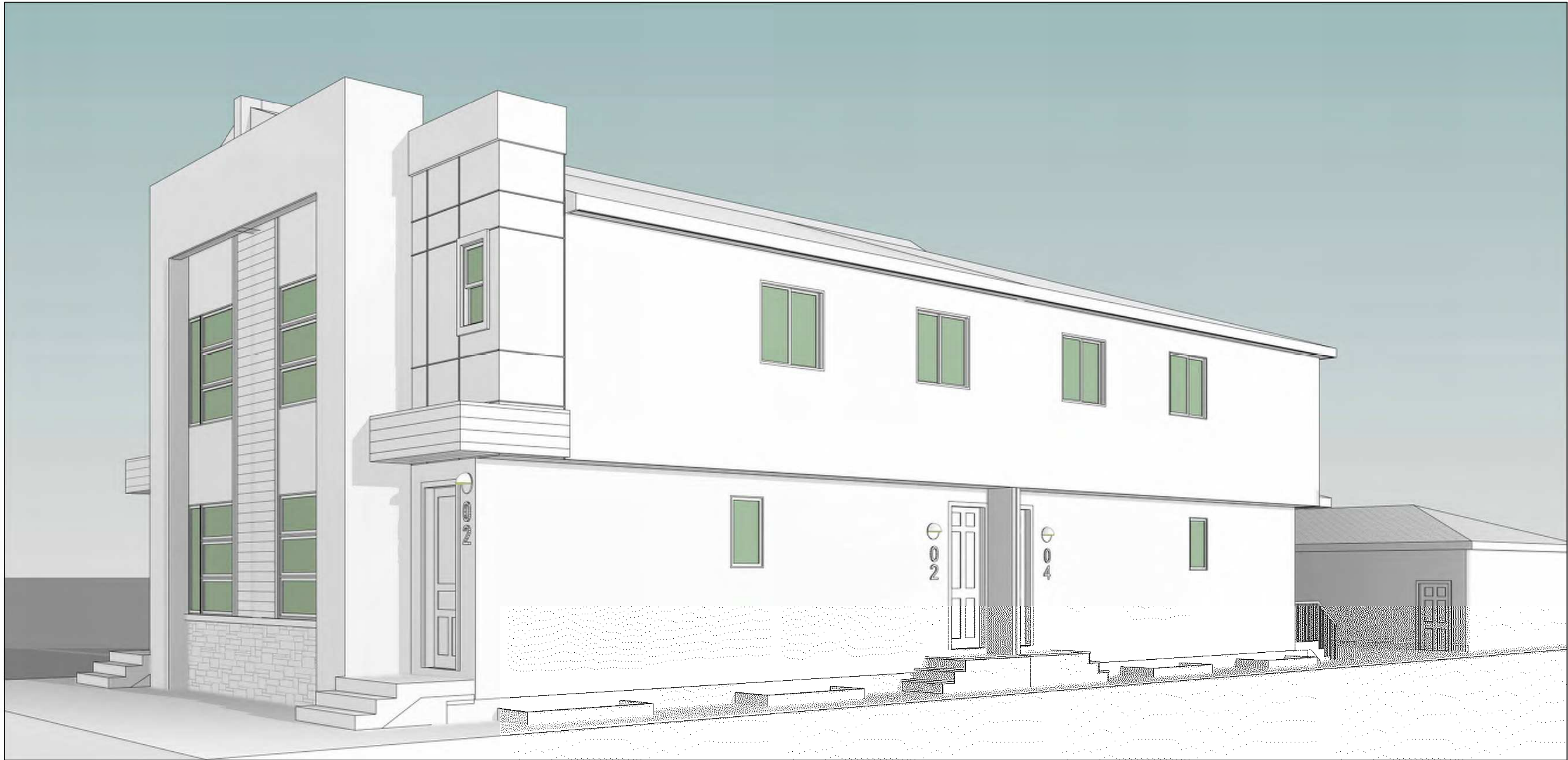
UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	689.09	64.02
	TOTAL	1289.39	119.79
	LEGAL SUITE FLOOR	494.03	45.90
	GRAND TOTAL	1783.42	165.69
	GARAGE	73.74	6.85

KEY PLAN :



PROJECT NO. :

25-01833



DESIGNED BY:

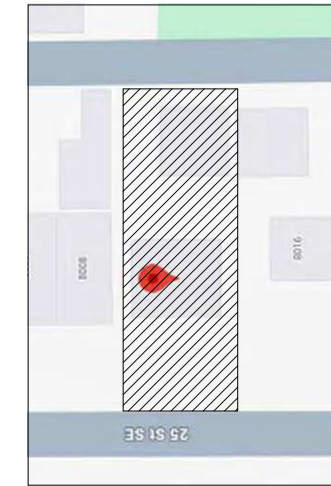


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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-11-24	DEVELOPMENT PERMIT SET	R.NIE.R	A.K.E.Z

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

8012 25 STREET S.E. ,
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

25-01833

CHECKED BY:

E.Z

DATE:

2025-12-15

DRAWN BY:

E.R

SCALE:

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

8012 35TH ST SE. , CALGARY, ALBERTA

ZONNING:- R-CG

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 metres and decimals thereof.

COVERAGE CALCULATION:

LOT AREA = 561.53 m²
MAXIMUM COVERAGE (60%) = 336.918 m²
BUILDING COVERAGE = 233.48 m²
GARAGE COVERAGE = 71.492 m²
BIKE LOCKERS COVERAGE = 7.44 m²
TOTAL COVERAGE = 312.41 m² = 55.63%

PROJECT SETBACK REQUIREMENTS:

1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.22 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.22 M
B) 3.0 M ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING.
C) SIDE PROPERTY LINE SHARED WITH A STREET IS 0.60 M.

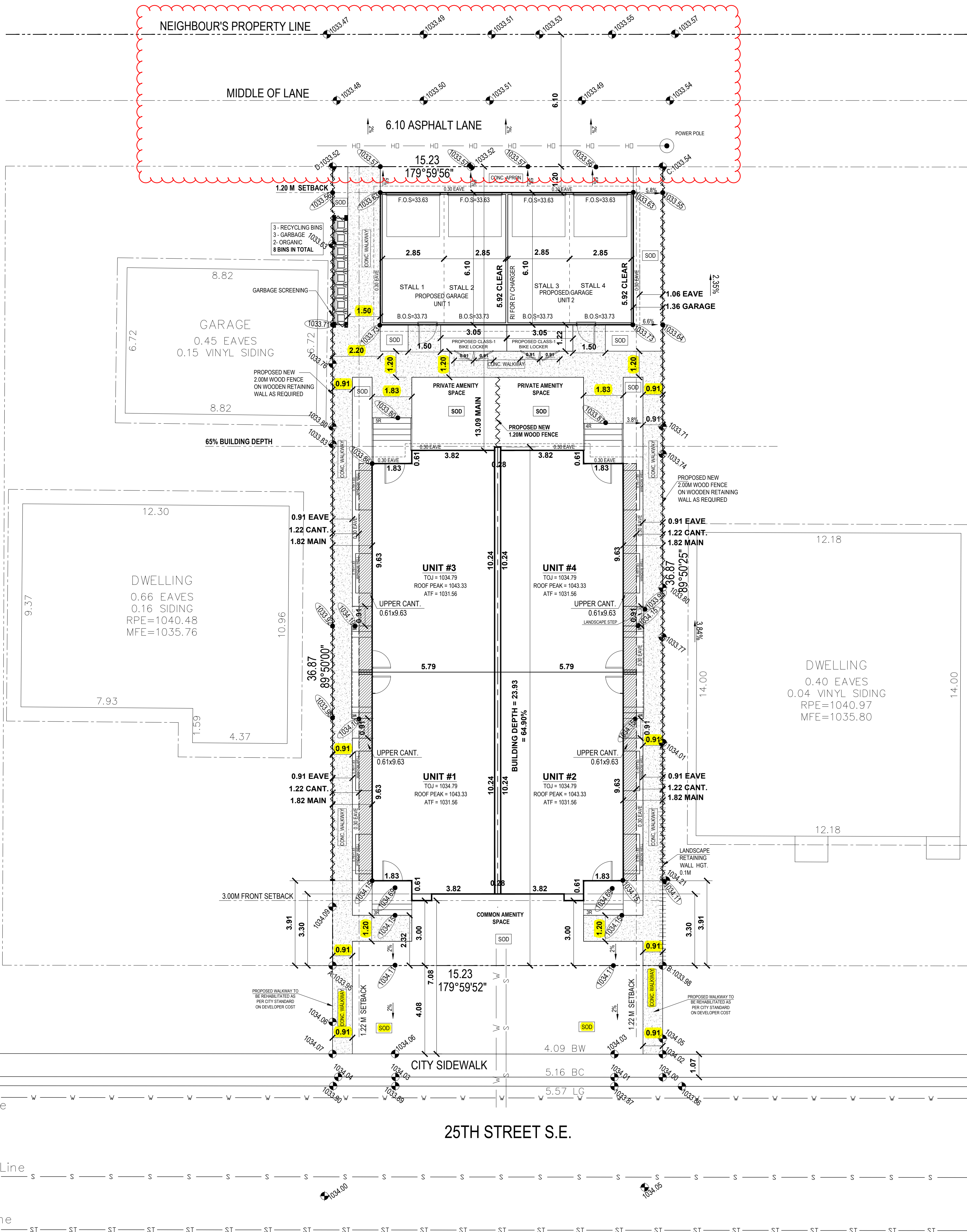
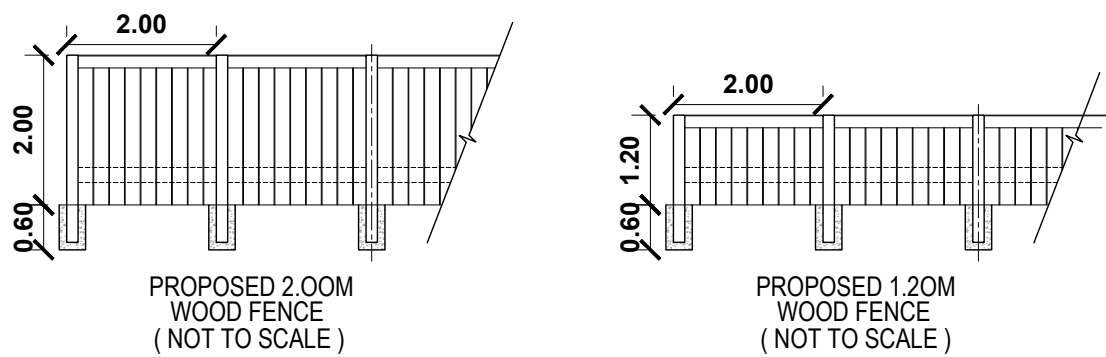
NOTE:

- 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		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		REMOVE FENCE		CONCRETE
	SETBACK		UTILITY LINES WATER		BUILDING REMOVE
	EAVES		REMOVE EXISTING TREE		AREA OF TREE PROTECTION
	UTILITY LINES POWER		NEED TO TRIM		UPPER CANT

NOTE:

- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- 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.
- ALL STALLS EQUIPPED WITH EVSE INSULATION & EV CAPABLE.



DESIGNED BY:

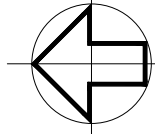


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01	2025-11-25	DEVELOPMENT PERMIT SET	E.R	A.K

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

8012 25 STREET S.E. ,
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-001

PROJECT NO. :

CHECKED BY:

DATE:

DRAWN BY:

SCALE:

1:100

552- PLANTING REQUIREMENTS

Trees required by this section:
-may be provided though the planting of new trees or the preservation of existing trees; and
-where approved by the Development Authority, may be provided on a boulevard adjacent to the parcel.
-A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
-Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
-The requirement for the provision of 1.0 tree is met where:
a deciduous tree has a minimum calliper of 60 millimetres; or
a coniferous tree has a minimum height of 2.0 metres.
-The requirement for the provision of 2.0 trees is met where:
a deciduous tree has a minimum calliper of 85 millimetres; or
a coniferous tree has a minimum height of 4.0 metres.
-The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100 millimeters is preserved.
-For landscaped areas with a building below, planting areas must have the following minimum soil depths:
1.2 metres for trees;
0.6 metres for shrubs; and
0.3 metres for all other planting areas.
-The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
-All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

PLANTING CALCULATION:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):

1 TREE & 3 SHRUBS / 110 SQ. M. OF LOT AREA PROVIDED
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM RATIO OF 1/3 CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:

561.53 m² / 110 m² = 5.10 = 6 TREES & 18 SHRUBS

BROKEN DOWN AS:

4 DECIDUOUS

2 CONIFEROUS

18 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:

4 DECIDUOUS

2 CONIFEROUS

23 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	NP		Northwest Poplar	Populus x jackii 'Northwest'	60mm CAL.	B&B/WIRE BASKET
02	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	

CONIFEROUS TREES						
02	CS		COLORADO BLUE SPRUCE	PICEA PUNGENS	3000MM HGT.	

DECIDUOUS SHURBS						
08	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

CONIFEROUS SHRUBS						
10	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LANDSCAPE CALCULATIONS:

LOT AREA: 561.53 m²

LOT ZONING: R-CG

1. COVERAGE= 312.41 m² = 55.63% OF LOT AREA

- BUILDING AREA = 233.48 m² or 41.58% OF LOT AREA
- GARAGE = 71.492 m² or 12.73% OF LOT AREA
- BIKES LOCKERS = 7.44 m² = 2.65% OF LOT AREA

2.NON- LANDSCAPE AREA= 25.18 m² = 4.48% OF LOT AREA

- APRON (CONCRETE) = 14.06 m² = 55.84% OF NON-LANDSCAPE AREA
- WINDOW WELLS = 11.12 m² = 44.16% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 223.94 m² = 39.88% OF LOT AREA

3.1 HARD-LANDSCAPE = 129.47 m² = 57.81% OF LANDSCAPE AREA

- WOOD ENTRANCE STEPS = 7.59 m² = 5.86% OF HARD-LANDSCAPE AREA
- WASTE AND RECYCLING = 3.45m² = 2.66% OF HARD-LANDSCAPE AREA
- CONCRETE ENTRANCE STEPS = 11.68 m² = 9.02% OF HARD-LANDSCAPE AREA
- EXPOSED AGGREGATED CONCRETE WALKWAYS = 101.95 m² = 78.74% OF HARD-LANDSCAPE AREA
- SITING AREA (COMPACTED 10mm RUNDLE ROCK) = 4.80 m² or 3.70% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 94.47 m² = 42.18% OF LANDSCAPE AREA

- S.O.D. = 77.84 m² =82.39% OF SOFT-LANDSCAPE AREA
- MULCH = 16.63 m² = 17.60% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)

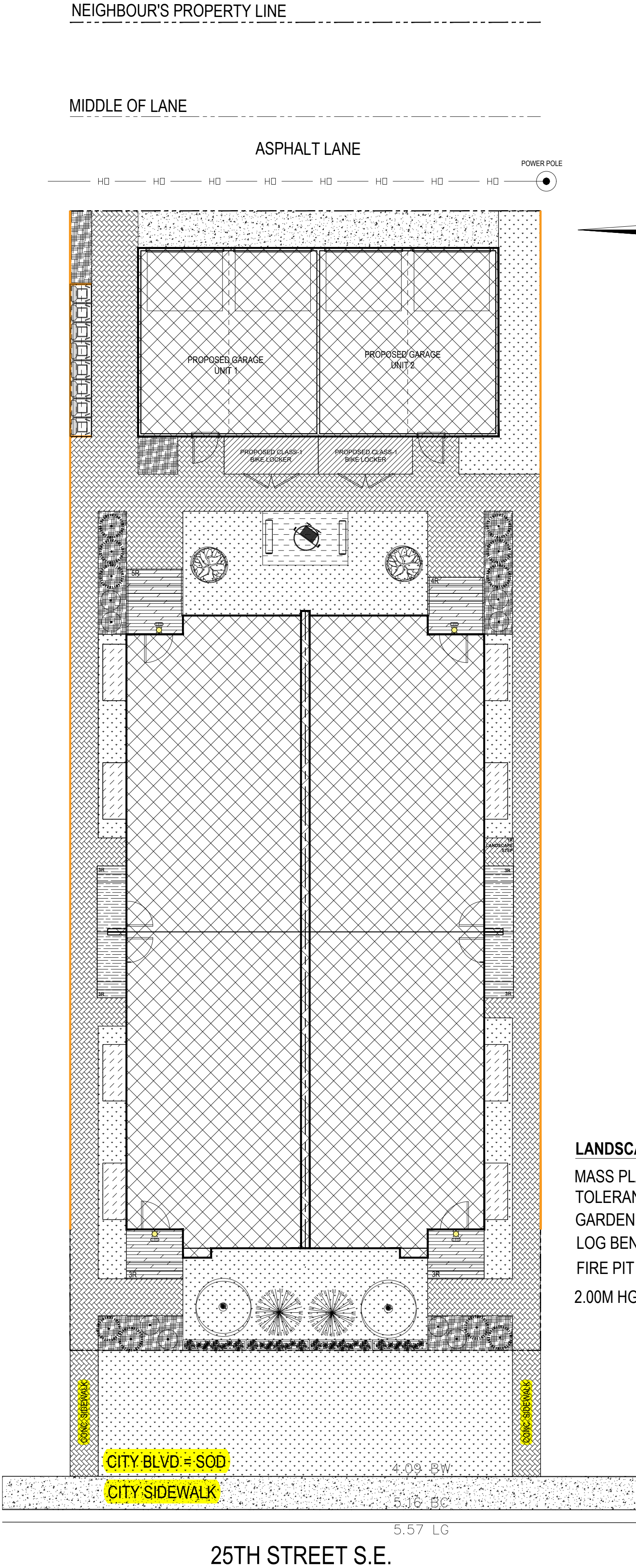
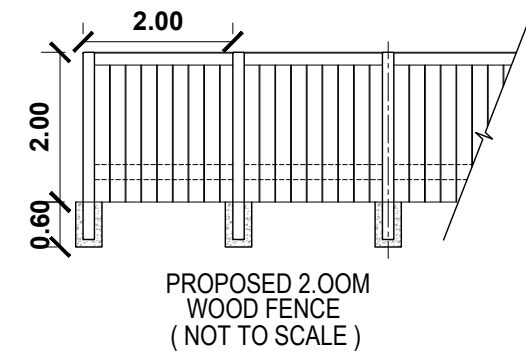


PATHWAY LIGHTS

IRRIGATION SYSTEM:

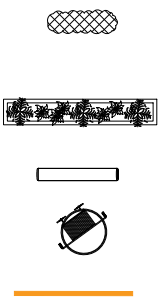
Underground Standard Irrigation System to be used, which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

NOTE:-
ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.



LANDSCAPE LEGENDS:

- MASS PLANTING OF SHADE TOLERANT PERENNIALS
- GARDEN BEDS
- LOG BENCH
- FIRE PIT
- 2.00M HGT. WOOD FENCE



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THE CLIENT : PRIVATE CLIENT

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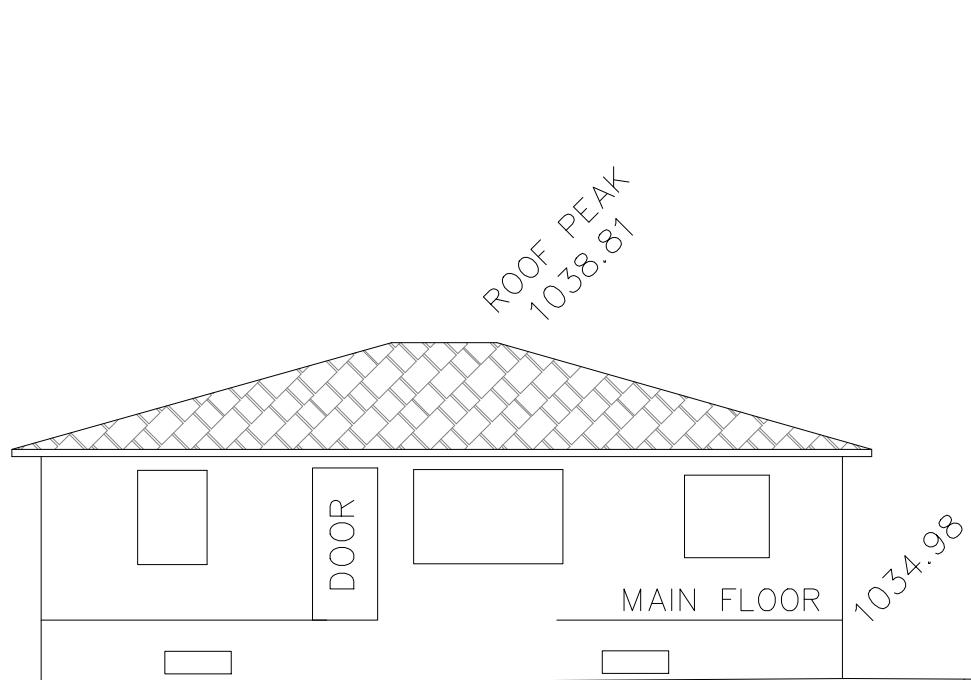
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DRAWING TITLE : LANDSCAPE PLAN

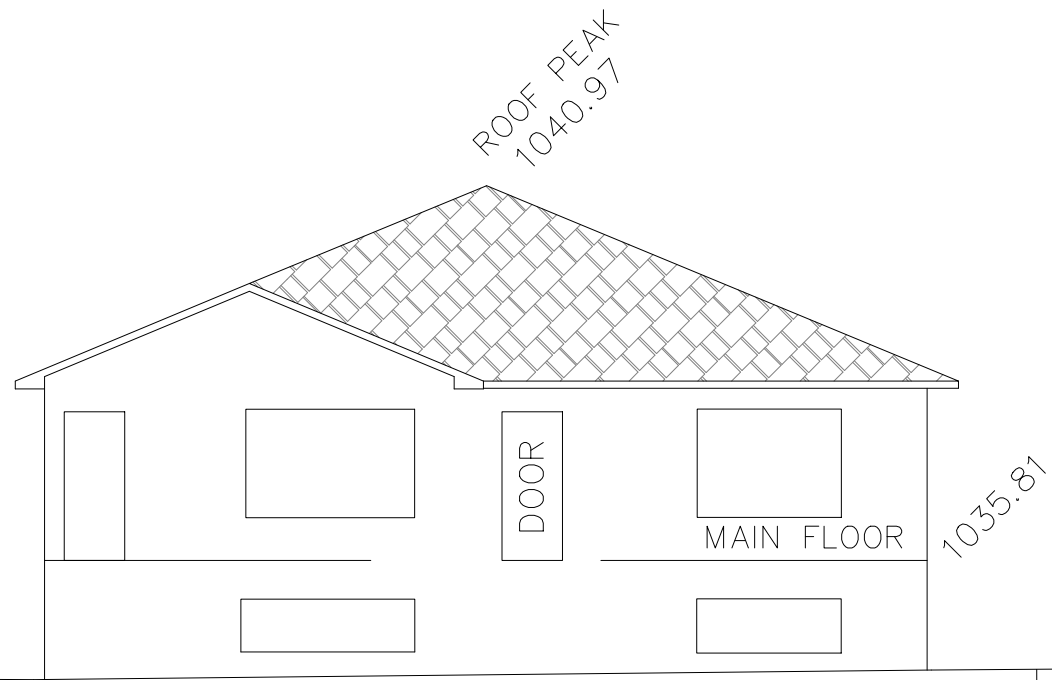
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80 AVENUE S.E.

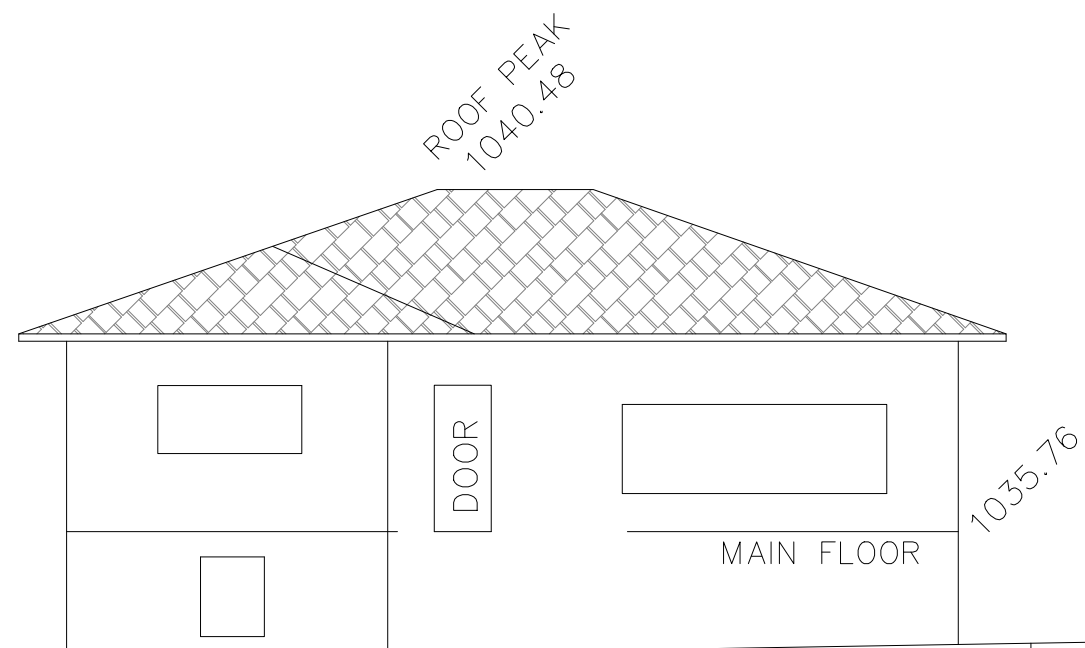


8004 & 8008 25 STREET S.E.
(LOTS 47 & 48, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.

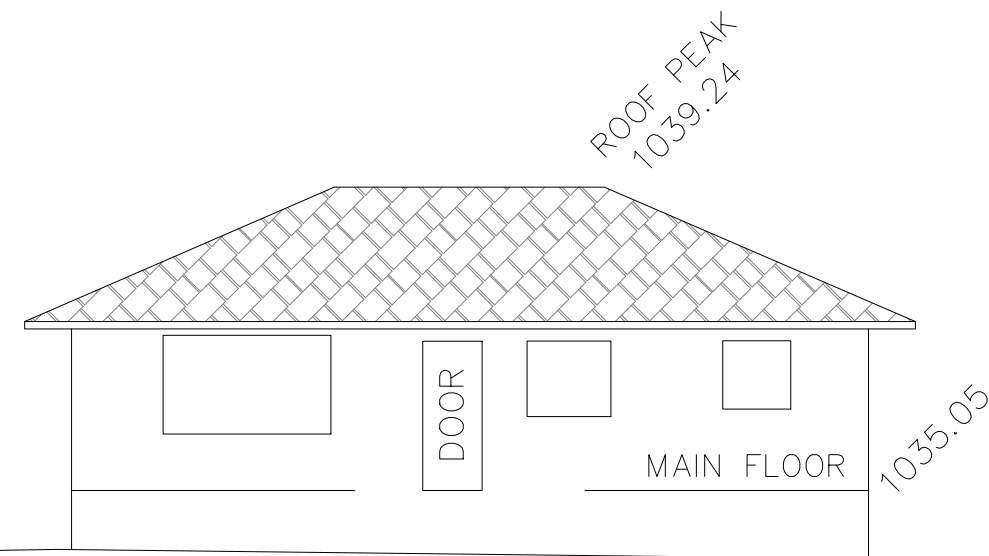


8006 & 8008 25 STREET S.E.
(LOTS 45 & 46, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.

TO BE DEMOLISHED



8016 25 STREET S.E.
(LOTS 41 & 42, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.



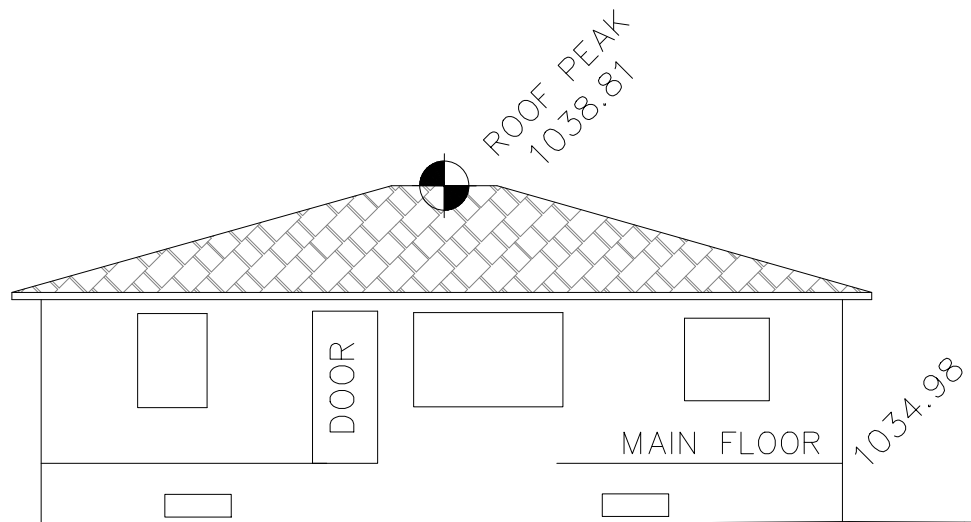
8020 25 STREET S.E.
(LOTS 39 & 40, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.

LOT 38

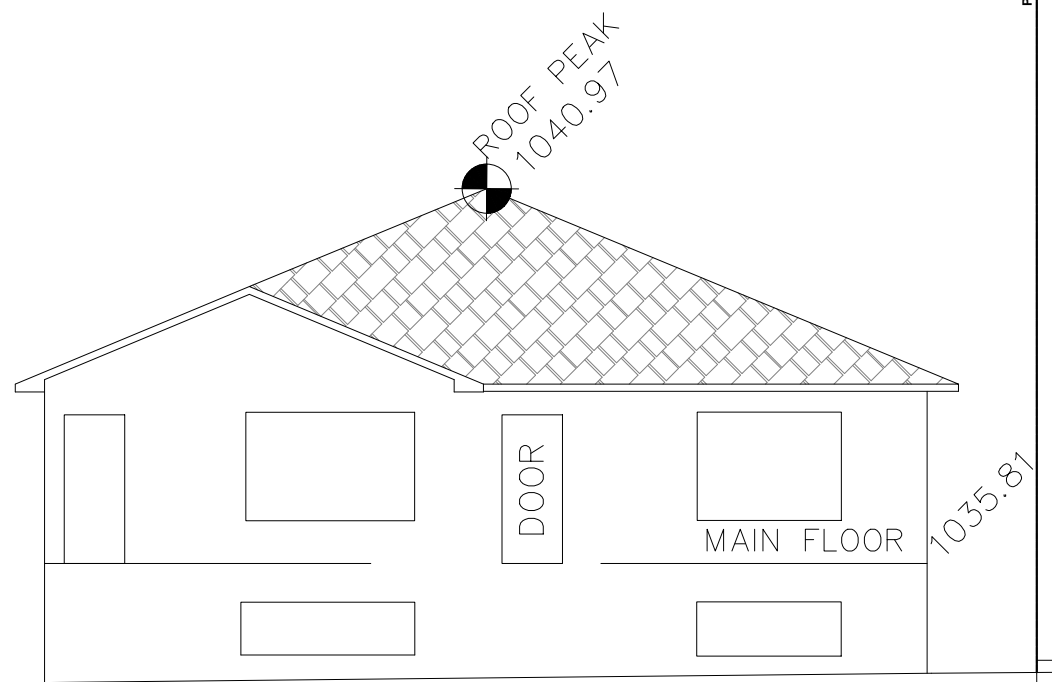
WEST STREETSCAPE

EXISTING STREETSCAPE

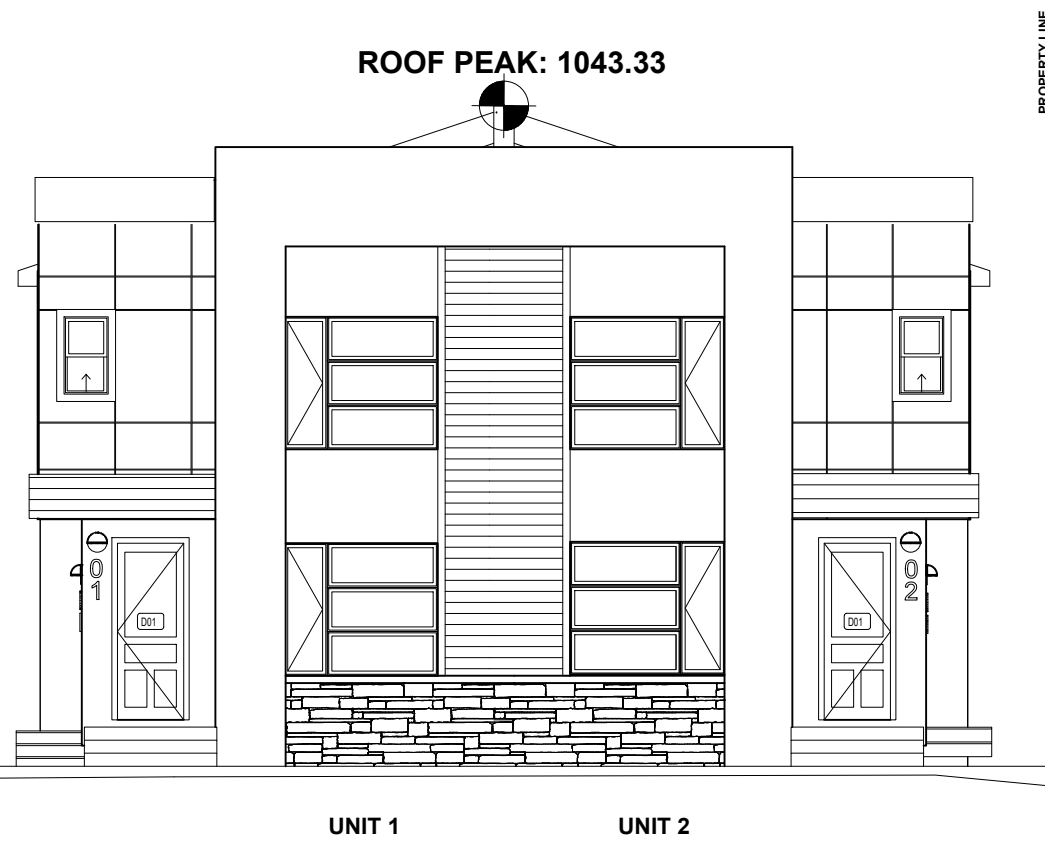
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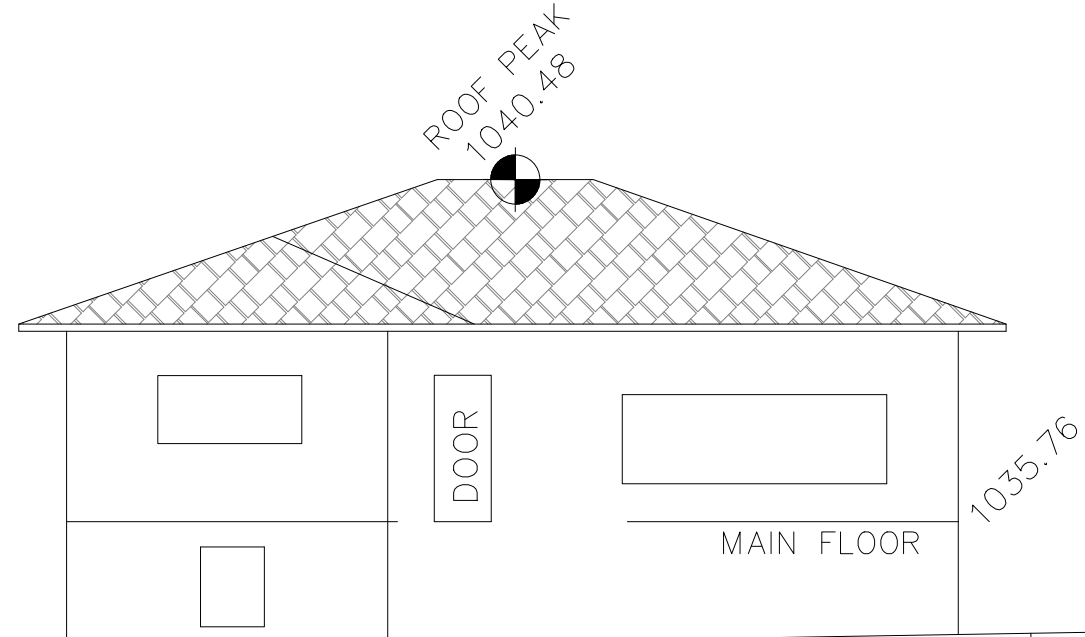
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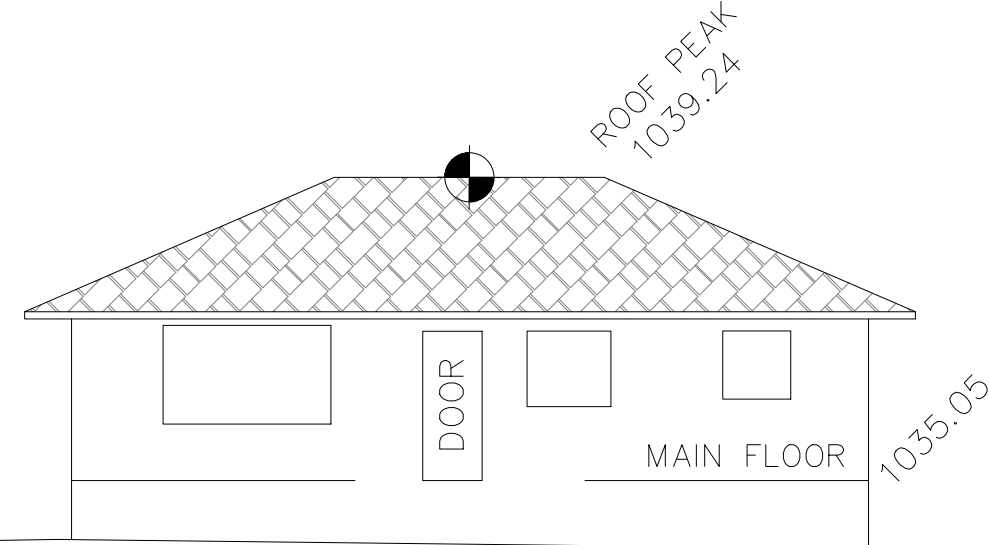
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FACING 25 STREET S.E.



8012 25 STREET S.E.
(LOTS 43 & 44, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.



8016 25 STREET S.E.
(LOTS 41 & 42, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.



8020 25 STREET S.E.
(LOTS 39 & 40, BLOCK 21, PLAN 375 AM)
FACING 25 STREET S.E.

LOT 38

WEST STREETSCAPE

PROPOSED STREETSCAPE

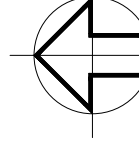
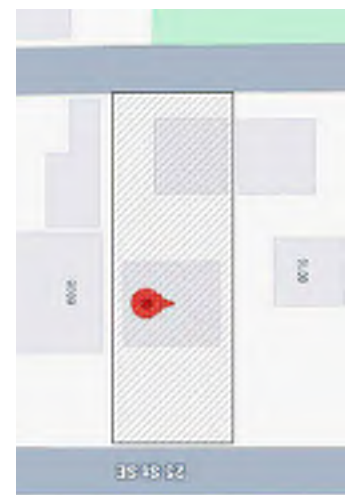


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25 PLAN



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4-PLEX BUILDING

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DRAWING SET :

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DRAWING TITLE :

STREETSCAPE

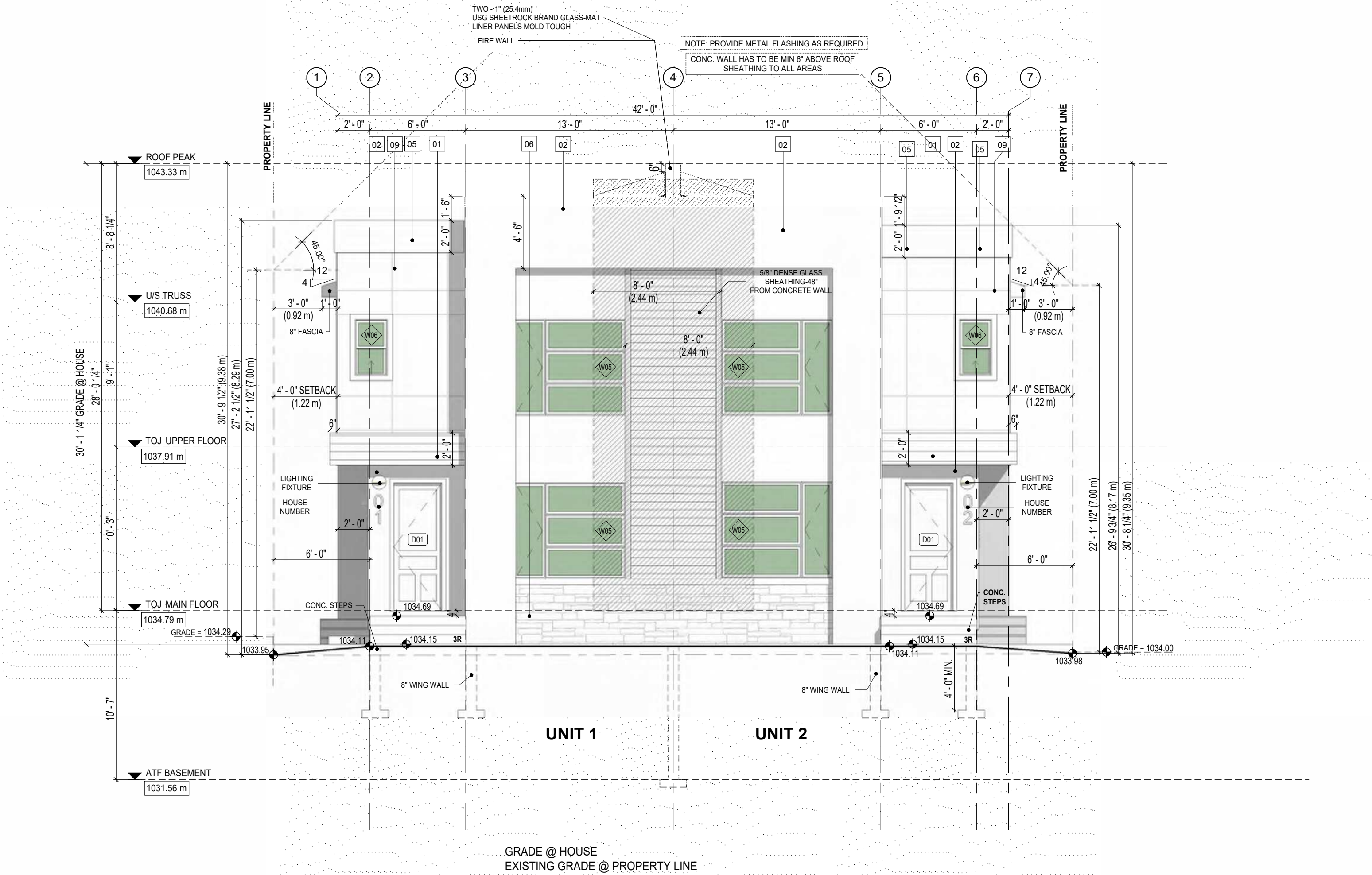
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A-003

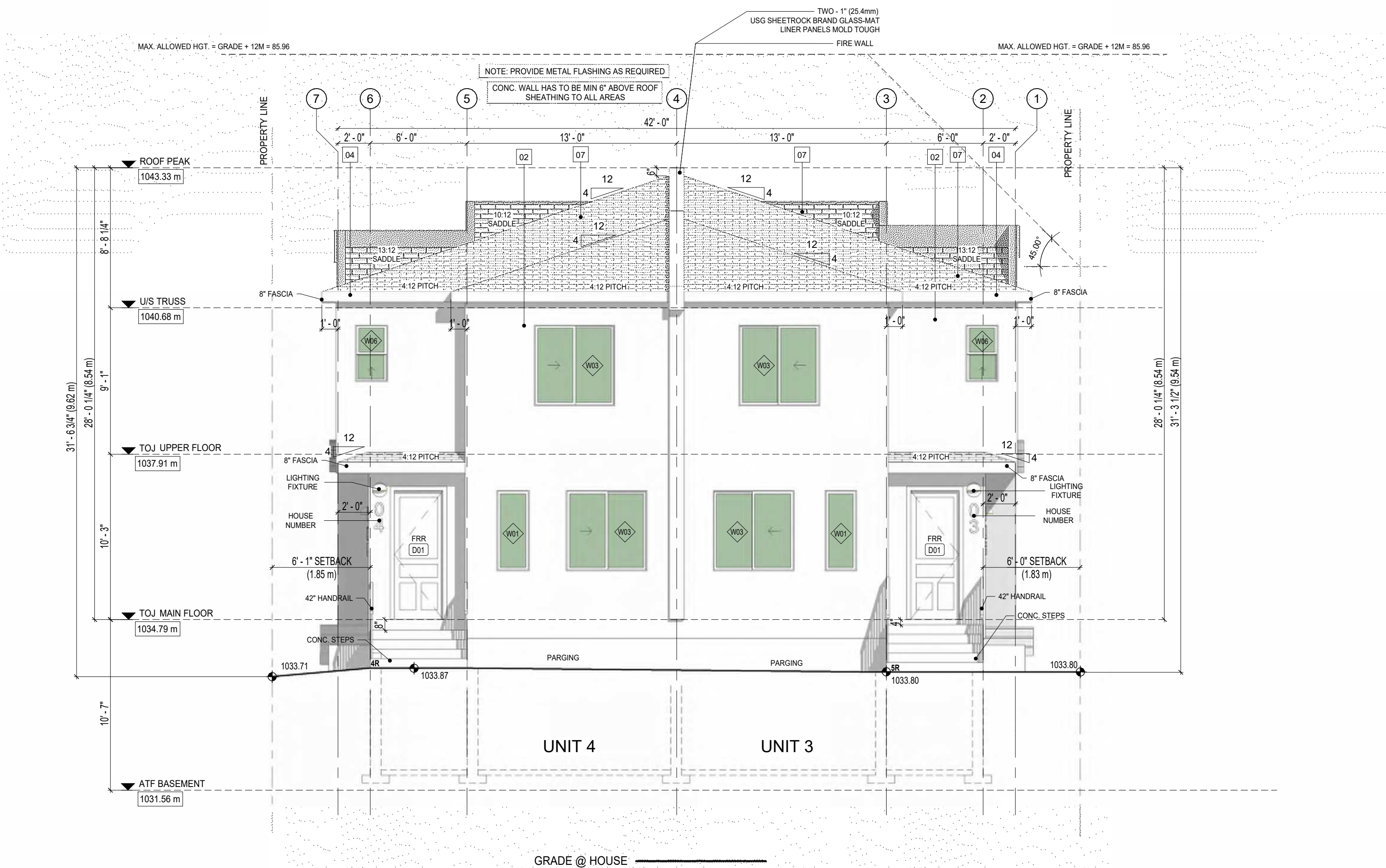
OBJECT NO. :	CHECKED BY:	DATE:
	DRAWN BY:	SCALE:

1:100

SCHEDULE OF FINISHES	
MARK	NAME
01	HORIZONTAL SIDING - HARDIE (LUX PANELS)
02	STUCCO CLADDING WHITE
03	TRIM LIGHT
04	8" PRE-FINISHED METAL FASCIA
05	TRIM DARK
06	EXTERIOR MANUFACTURED STONE VENEER
07	ASHPHALT ROOFING SHINGLE
08	4" TRIM
09	PANELS -WHITE



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



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

DESIGNED BY:

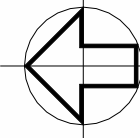
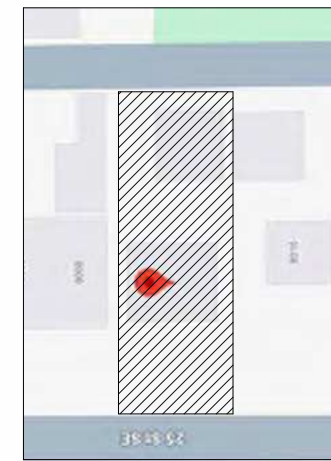


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EMAIL: info@tricordp.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-11-25	DEVELOPMENT PERMIT SET	E.R	A.K
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

8012 25 STREET S.E. ,
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2025-12-15

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

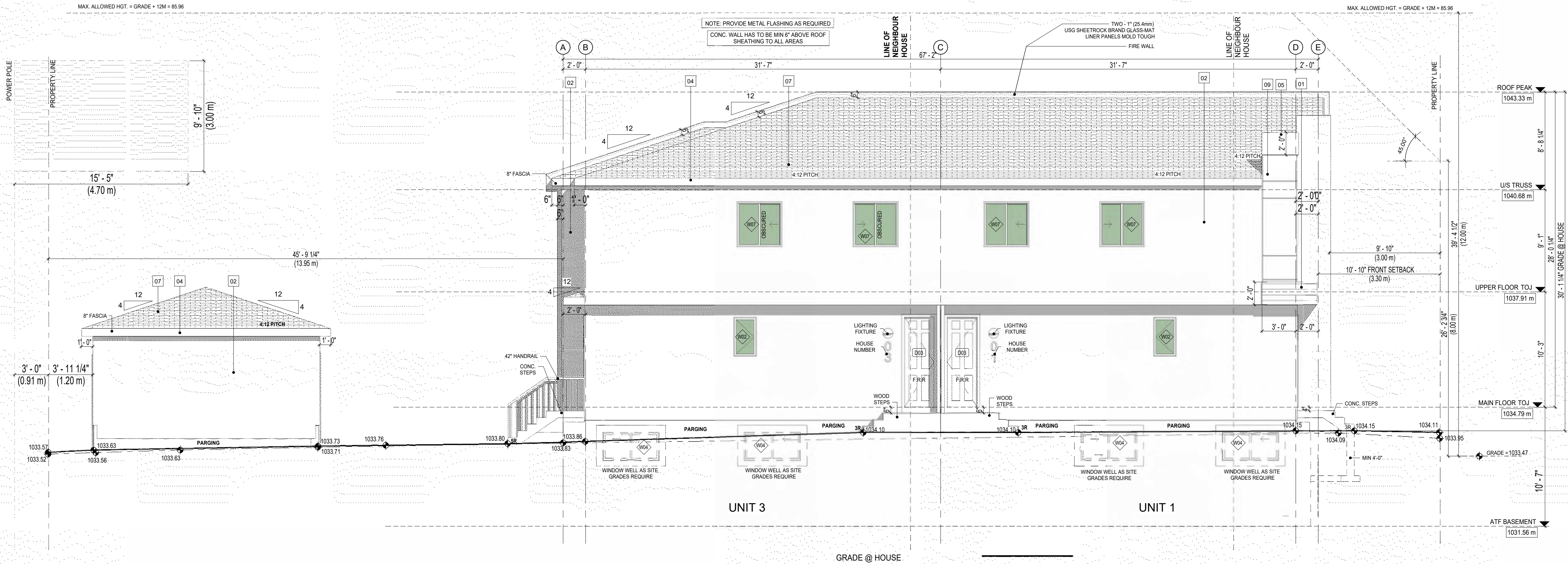
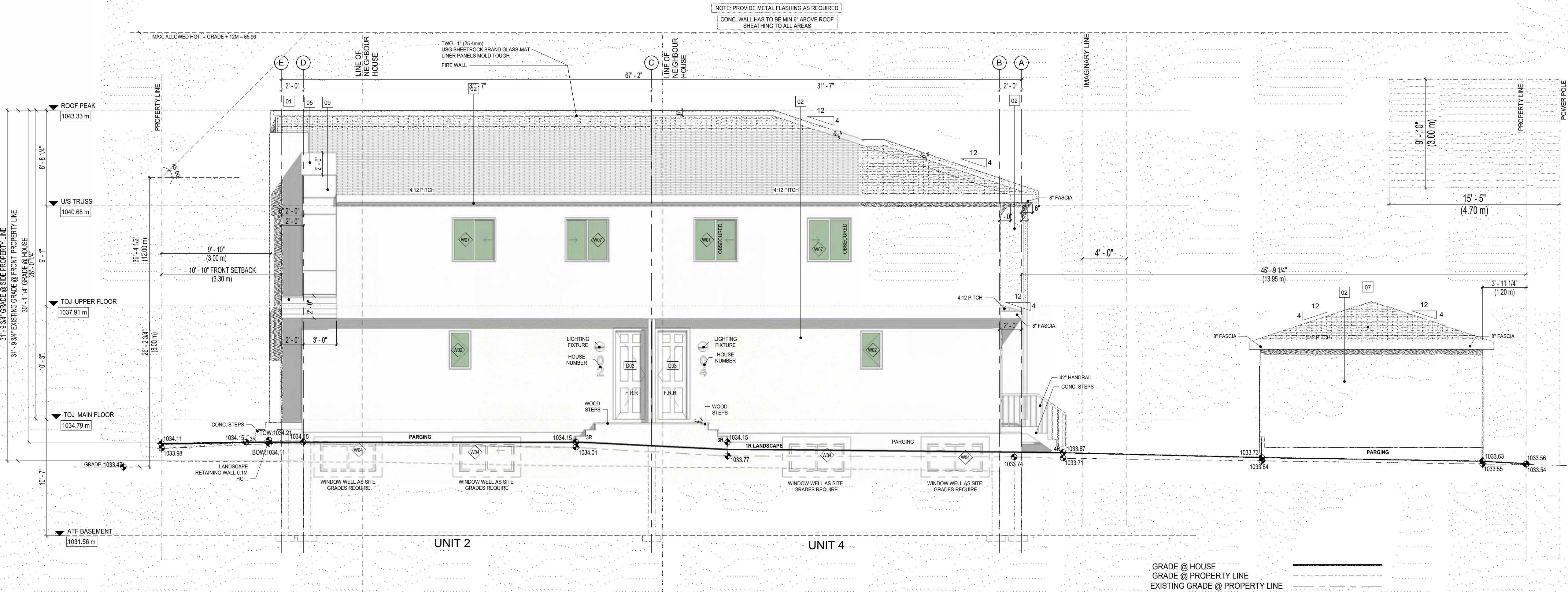
SCHEDULE OF FINISHES		
MARK	NAME	
01	HORIZONTAL SIDING - HARDIE (LUX PANELS)	
02	STUCCO CLADDING WHITE	
03	TRIM LIGHT	
04	8" PRE-FINISHED METAL FASCIA	
05	TRIM DARK	
06	EXTERIOR MANUFACTURED STONE VENEER	
07	ASPHALT ROOFING SHINGLE	
08	4" TRIM	
09	PANELS - WHITE	

UNPROTECTED OPENINGS RIGHT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1481.09 SQ. FT.	137.80 SQ.M²	
MINIMUM SETBACK	4'-0"	1.22 M	
PERCENTAGE OF ALLOWED OPENINGS	7%	103.67 SQ. FT.	9.63 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	100.49 SQ. FT.	9.33 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	51.84 SQ. FT.	4.81 SQ.M²	

UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1488.79 SQ. FT.	138.31 SQ.M²	
MINIMUM SETBACK	4'-0"	1.22 M	
PERCENTAGE OF ALLOWED OPENINGS	7%	104.21 SQ. FT.	9.68 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	102.48 SQ. FT.	9.52 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	52.11 SQ. FT.	4.84 SQ.M²	

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

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



DESIGNED BY:

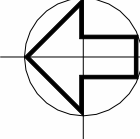
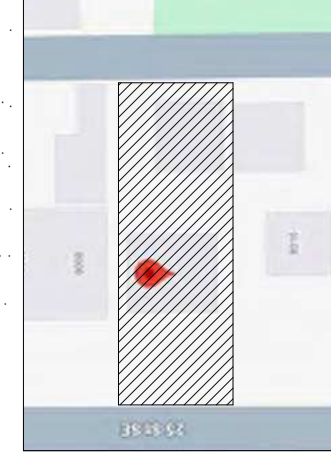


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CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2025-12-15

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