

4-PLEX BUILDING
525 - 30 AVENUE N.W. ,
CALGARY, ALBERTA
LOTS 28&29, BLOCK 16, PLAN 3955R



DEVELOPMENT PERMIT SET

ISSUE DATE : 2025-12-02

REVISION DATE : 2026-02-24



AMENDED DRAWINGS
DP No DP2025-07090 Date Received FEB 24 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



#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-001 EXISTING SURVEY
- A-002 EXISTING AND PROPOSED SITE PLAN
- A-003 PROPOSED SITE PLAN
- A-004 PROPOSED GRADES
- A-005 STREETSCAPE
- A-006 LANDSCAPE PLAN
- A-007 LANDSCAPE DETAILS
- A-008 APRON/BOULEVARD 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 ELEVATIONS
- A-202 LEFT AND RIGHT ELEVATIONS
- A-301 BUILDING SECTION

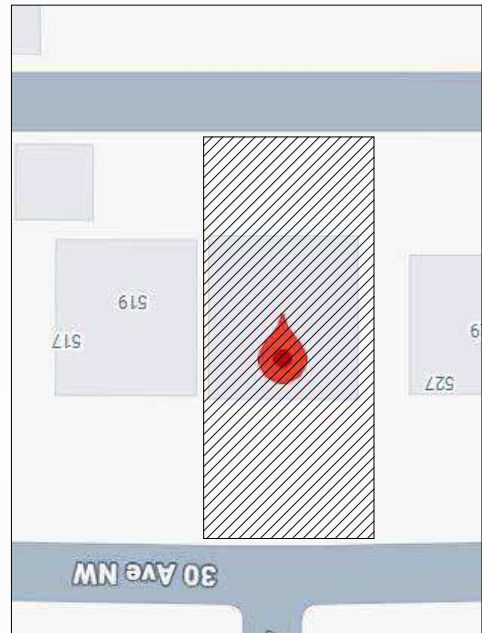
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	708.25	65.80
	TOTAL	1308.55	121.57
	LEGAL SUITE FLOOR	497.84	46.25
	GRAND TOTAL	1806.39	167.82
	GARAGE	190.09	17.66

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	708.25	65.80
	TOTAL	1308.55	121.57
	LEGAL SUITE FLOOR	497.84	46.25
	GRAND TOTAL	1806.39	167.82
	GARAGE	190.09	17.66

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	708.25	65.80
	TOTAL	1308.55	121.57
	LEGAL SUITE FLOOR	497.84	46.25
	GRAND TOTAL	1806.39	167.82
	GARAGE	190.09	17.66

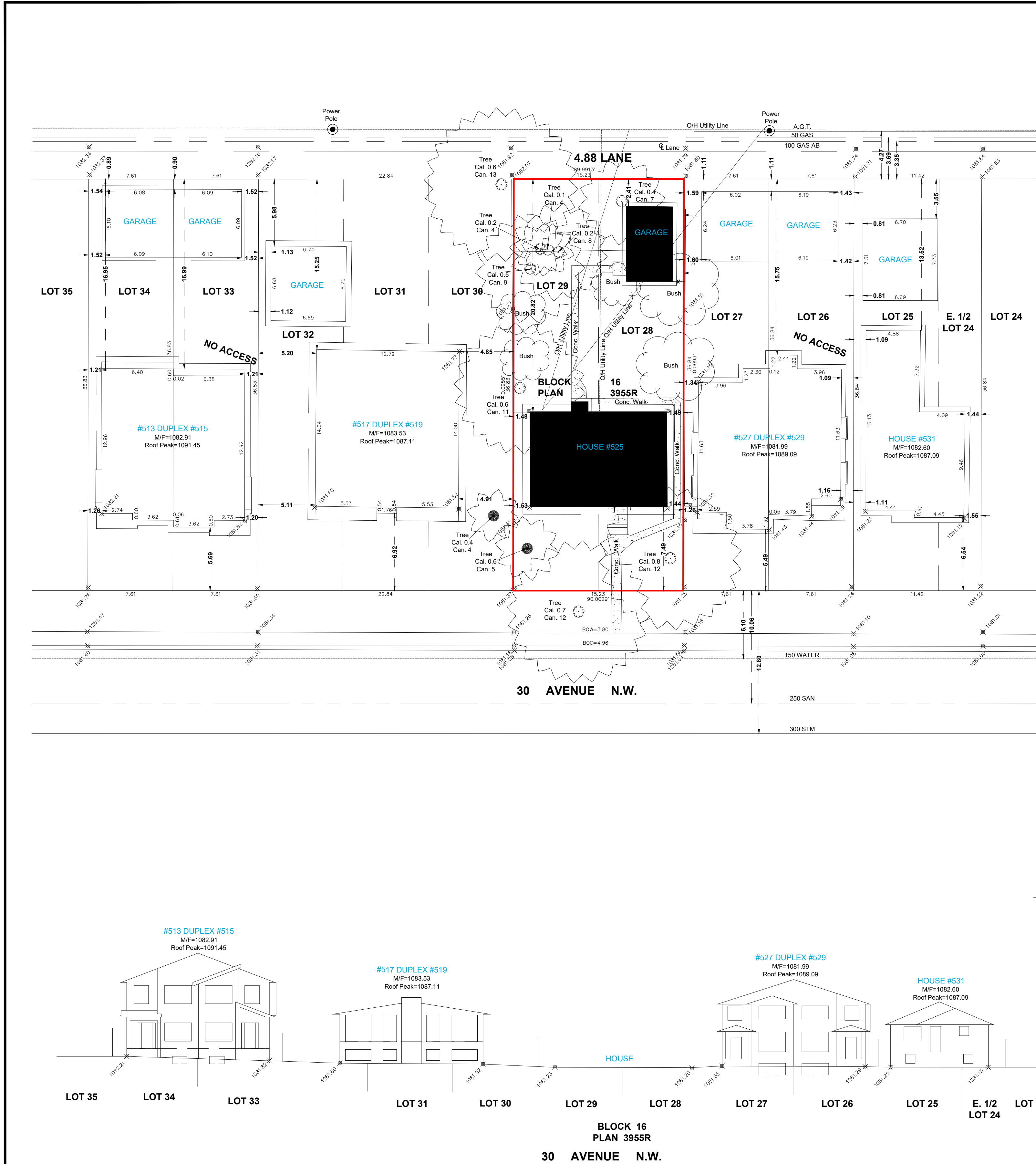
UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	708.25	65.80
	TOTAL	1308.55	121.57
	LEGAL SUITE FLOOR	497.84	46.25
	GRAND TOTAL	1806.39	167.82
	GARAGE	196.33	18.24

KEY PLAN :



PROJECT NO. :

25-01837



CITY OF CALGARY
ALBERTA

PLAN SHOWING
SITE SURVEY

AFFECTING
LOTS 28&29, BLOCK 16, PLAN 3955R
WITHIN
N.E. 1/4 SEC.28-24-1-W5M

NOTES:

Distances shown are in metres and decimals thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
All Elevations are geodetic elevations and are derived from ASCM (1007), Elevation = 1086.697

PROPERTY DESCRIPTION:

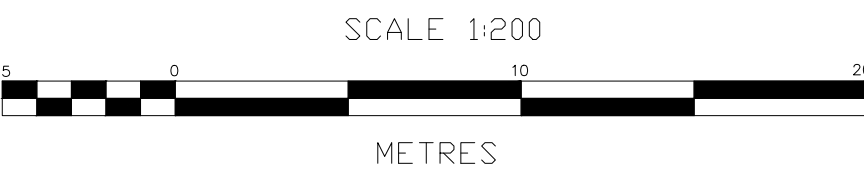
CLIENT:

MUNICIPAL ADDRESS:

525 - 30 AVENUE N.W.
CALGARY, ALBERTA

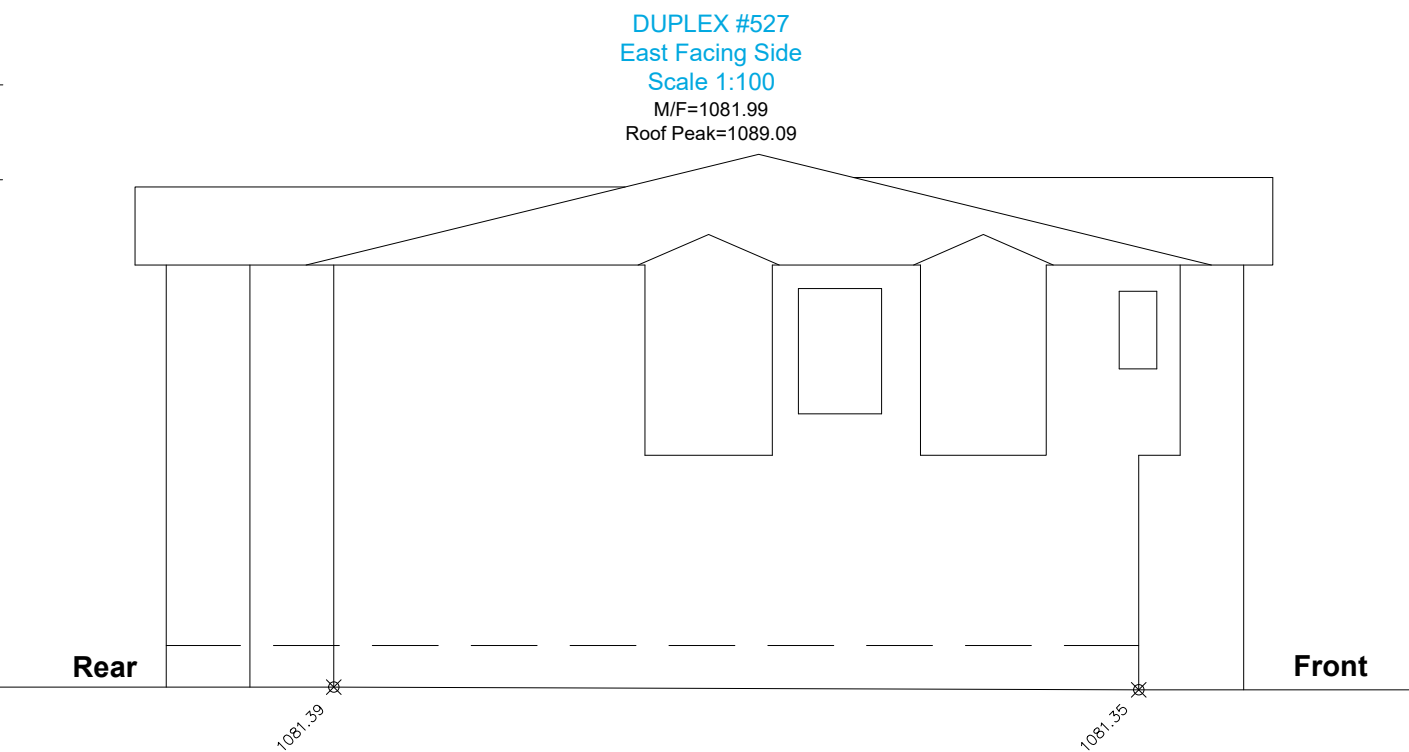
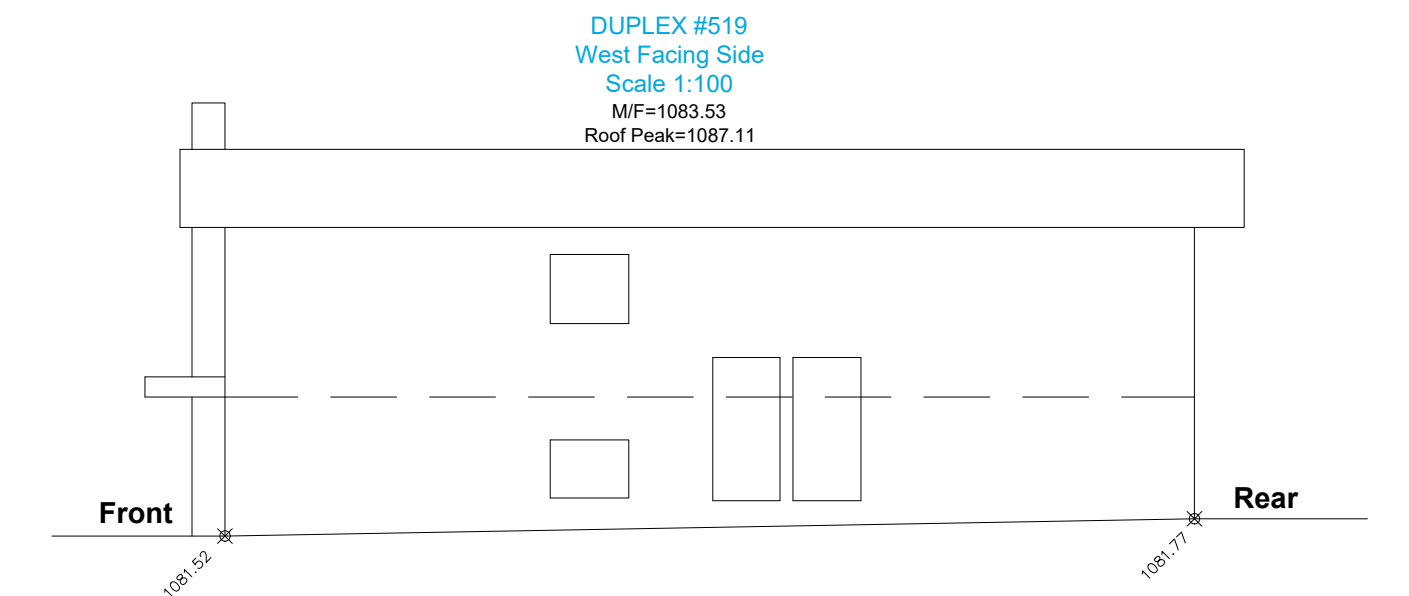
DATE OF SURVEY:

OCTOBER 17, 2023



LEGEND

Spot elevations are shown thus	.....	108.00
Subject Property is shown thus	.....	108.00
Eave Fascia are shown thus	.....	108.00
Fences are shown thus	.....	108.00
Building foundation shown thus	.....	108.00
Overhead Utilities shown thus	.....	108.00
Gas line shown thus	.....	108.00
Sanitary Lines shown thus	.....	108.00
Storm lines shown thus	.....	108.00
Water lines shown thus	.....	108.00
AGT Lines shown thus	.....	108.00
E.L. Lines shown thus	.....	108.00
Coniferous trees are shown thus	.....	108.00
Deciduous trees are shown thus	.....	108.00
Shrubs are shown thus	.....	108.00
Tree Canopy shown thus	.....	108.00
Power Poles shown thus	.....	108.00



Total Geomatics & Consulting Inc.

NITIN BANSAL A.L.S. TOTAL GEOMATICS & CONSULTING INC. DATE: OCTOBER 24, 2023
DWN BY:CD 93 ROYAL CREST VIEW N.W., CALGARY JOB NO: TG23-0313
CK'D BY:NB T36 5W5, ALBERTA, PH: (403) 478 3635 ACAD FILE NO: TG23-0313DP

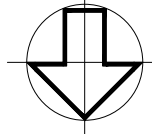
DESIGNED BY:



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#202 - 4216 10 STREET NE. PHONE: (403)203-1970
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KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-11	COMMENTS	E.R.	A.K.

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R.	A.K.

DEVELOPMENT
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ON THIS PLAN

AMENDED DRAWINGS

DP No Date Received
DP2025-07090 FEB 24 2026

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ABOVE DEVELOPMENT PERMIT NO.

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

525 - 30 AVENUE N.W.
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING SURVEY

DRAWING NO.

A-001

PROJECT NO. :

CHECKED BY:

A.K.

DATE:

2025-12-16

DRAWN BY:

E.R./E

SCALE:

1:200

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

525 - 30 AVENUE N.W. , CALGARY, ALBERTA

LEGAL ADDRESS:-

LOTS 28&29, BLOCK 16, PLAN 3955R

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 = 560.94 m²
MAXIMUM COVERAGE (60%) = 336.564 m²
BUILDING COVERAGE = 233.48 m² + 14.70 (CANT.) = 248.18 m²
GARAGE COVERAGE = 71.49 m²
BIKE LOCKERS COVERAGE = 7.44 m²
TOTAL COVERAGE = 327.11 m² = 58.31%

PROJECT SETBACK REQUIREMENTS:

- 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)
- MINIMUM 1.22 m REAR SETBACK
- 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:

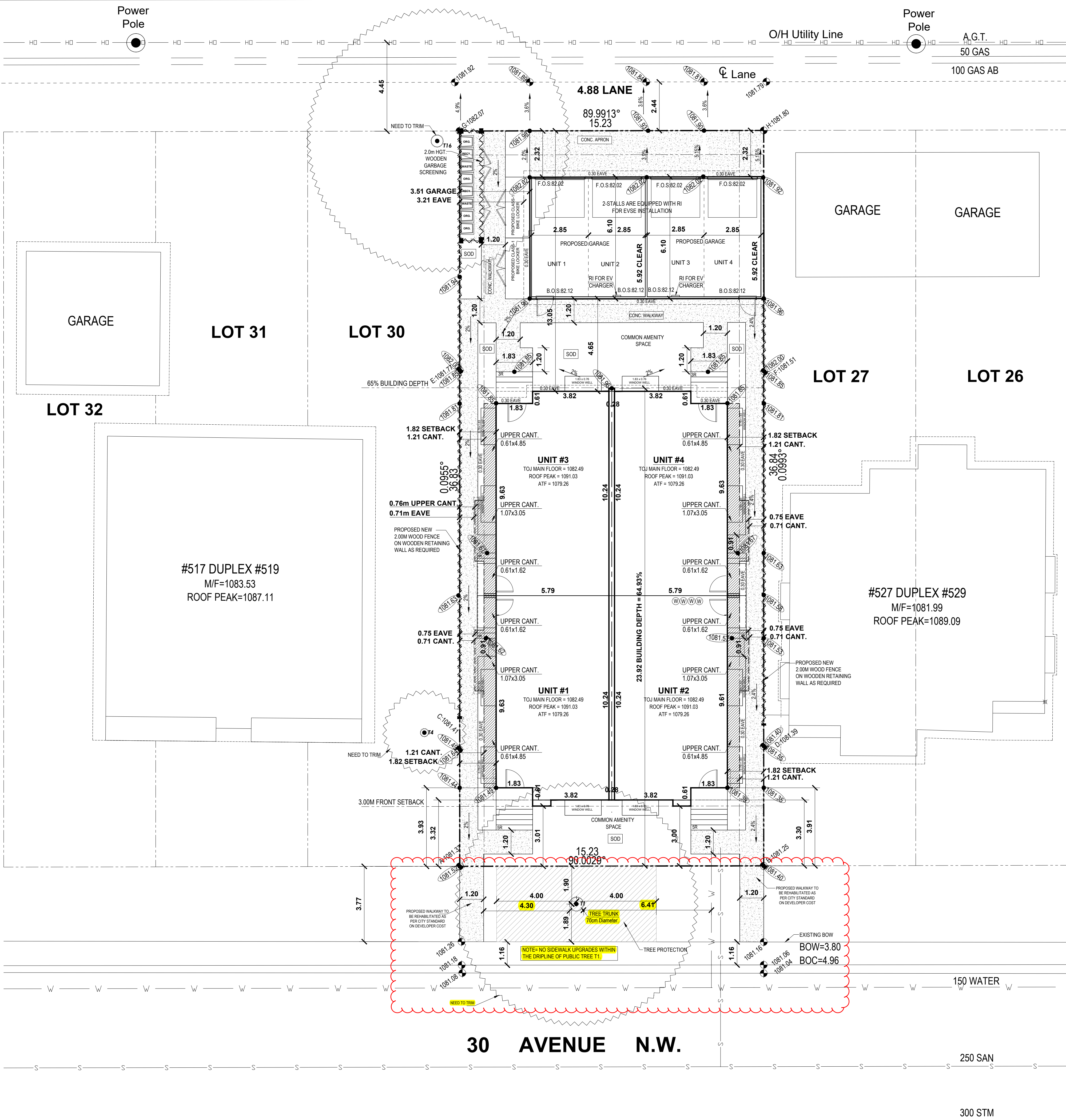
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

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		BULDING 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.

TREE SCHEDULE						
Tree No.	Species	Canopy (±m)	CAL. (±m)	ACTION	PROPERTY	NOTES
1	ASH, GREEN	12.00	0.58	PROTECTION	PUBLIC	CITYID: T-32065499 FRAXINUS PENNSYLVANICA
2	Deciduous	12.00	0.80	REMOVED	PRIVATE	
3	Coniferous	5.00	0.60	REMOVED	PRIVATE	
4	Coniferous	4.00	0.40	TRIMMED	NEIGHBOUR	
5	Deciduous	11.00	0.60	REMOVED	PRIVATE	
6	BUSH	-	-	REMOVED	PRIVATE	
7	BUSH	-	-	REMOVED	PRIVATE	
8	BUSH	-	-	REMOVED	PRIVATE	
9	BUSH	-	-	REMOVED	PRIVATE	
10	BUSH	-	-	REMOVED	PRIVATE	
11	Deciduous	9.00	0.50	REMOVED	PRIVATE	
12	Deciduous	8.00	0.20	REMOVED	PRIVATE	
13	Deciduous	4.00	0.10	REMOVED	PRIVATE	
14	Deciduous	4.00	0.20	REMOVED	PRIVATE	
15	Deciduous	7.00	0.40	REMOVED	PRIVATE	
16	Deciduous	13.00	0.60	TRIMMED	NEIGHBOUR	



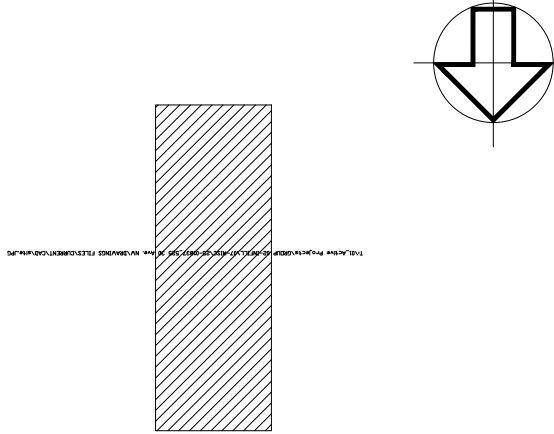
NOTE:- RI IS INSTALLED FOR LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT TO SUPPORT LEVEL 2 ELECTRIC VEHICLE CHARGING. EV CAPABLE STALLS MUST INCLUDE THE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND WALL AND FLOOR PENETRATIONS TO ACCOMMODATE FUTURE CHARGING CABLING, AND MAY INCLUDE AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM FOR FUTURE LEVEL 2 EVSE INSTALLATION.



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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-11	COMMENTS	E.R	A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R	A.K

DEVELOPMENT
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AMENDED DRAWINGS

DP No Date Received
DP2025-0709 FEB 24 2026
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THE CLIENT : PRIVATE CLIENT

PROJECT : 4-PLEX BUILDING

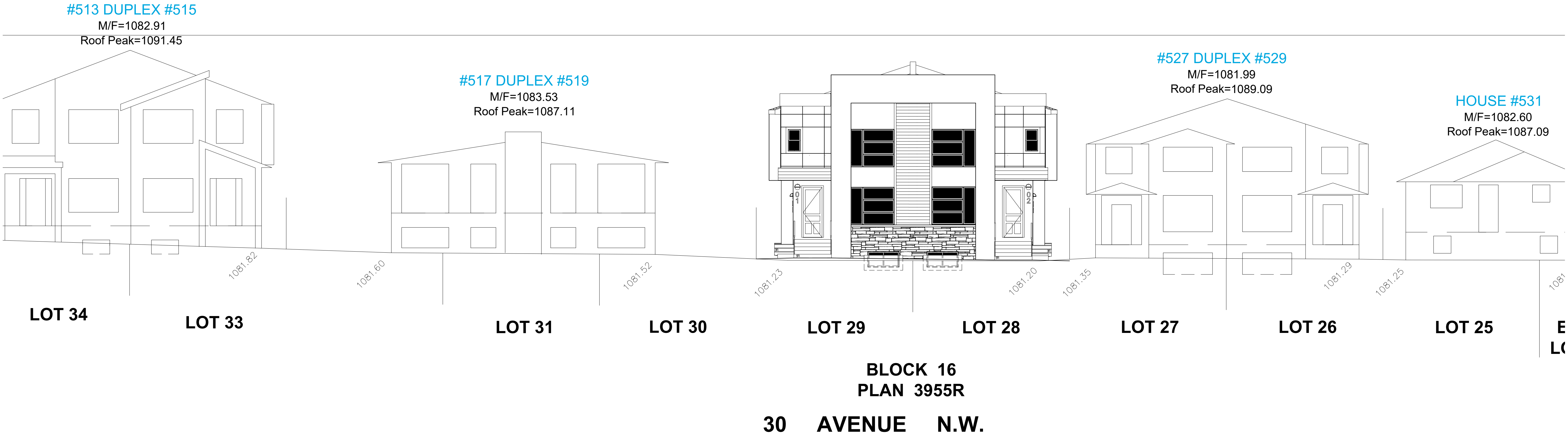
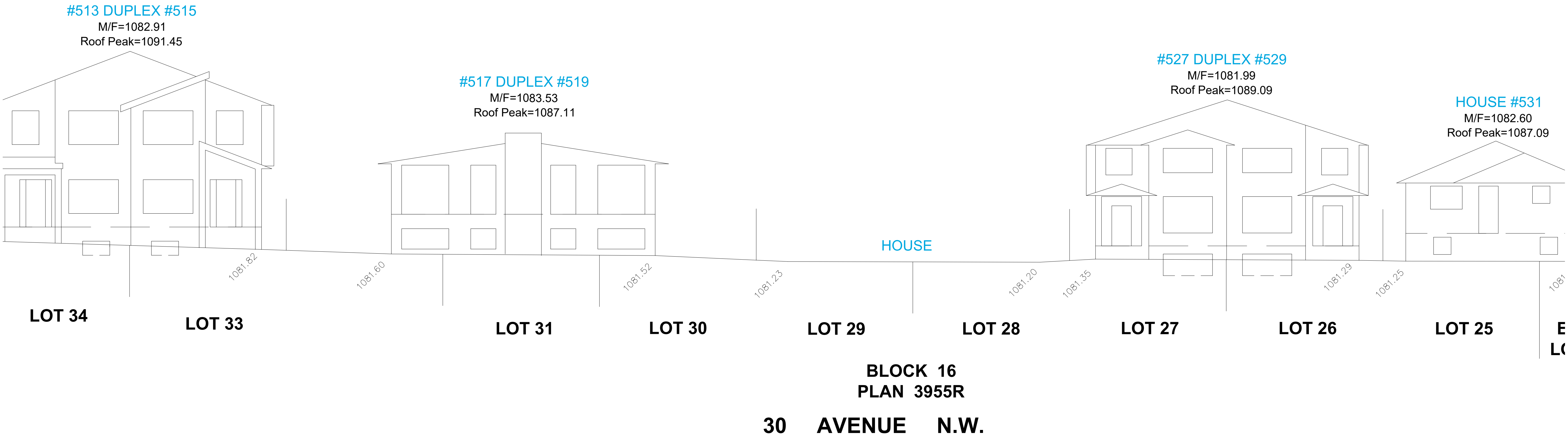
ADDRESS : 525 - 30 AVENUE N.W.
CALGARY, ALBERTA

DRAWING SET : DEVELOPMENT PERMIT SET

DRAWING TITLE : PROPOSED SITE PLAN

DRAWING NO. A-003

PROJECT NO. :
CHECKED BY: A.K
DATE: 2025-12-16
DRAWN BY: E.R./R.E
SCALE: 1:100



DESIGNED BY:

TRICOR
DESIGN GROUP

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THE CLIENT : PRIVATE CLIENT		
PROJECT : 4-PLEX BUILDING		
ADDRESS: 525 - 30 AVENUE N.W. CALGARY, ALBERTA		
DRAWING SET : DEVELOPMENT PERMIT SET		
DRAWING TITLE : STREETSCAPE		
DRAWING NO. A-005		
PROJECT NO. :	CHECKED BY: A.K	DATE: 2025-12-16
	DRAWN BY: E.R/R.E	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:

560.94 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:

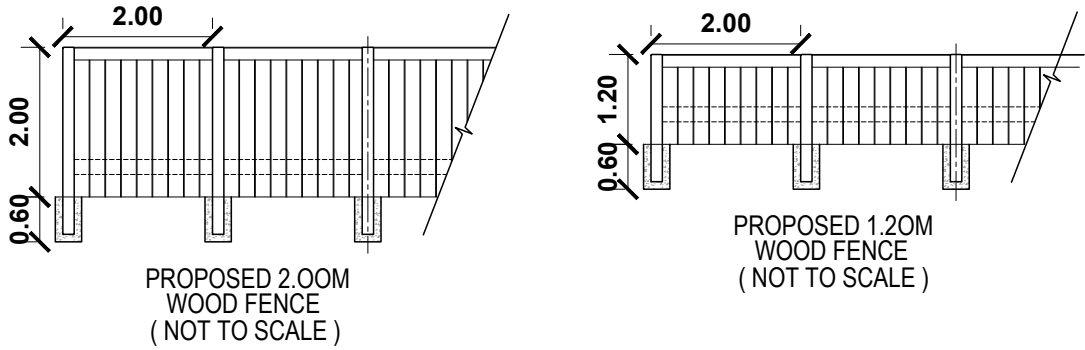
4 DECIDUOUS
2 CONIFEROUS
26 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

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						
10	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
02	CL		CHARISMA LILAC	SYRINGA PRESTONIAE	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

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



LANDSCAPE CALCULATIONS:

LOT AREA: 560.94 m² LOT ZONING: R-CG

1. COVERAGE= 312.41 m² = 55.69% OF LOT AREA

- BUILDING AREA = 233.48 m² or 41.62% OF LOT AREA
- GARAGE = 71.492 m² or 12.74% OF LOT AREA
- BIKES LOCKERS = 7.44 m² = 1.32% OF LOT AREA

2.NON- LANDSCAPE AREA= 30.88 m² = 5.50% OF LOT AREA

- APRON (CONCRETE) = 27.08 m² = 56.06% OF NON-LANDSCAPE AREA
- WINDOW WELLS = 16.69 m² = 43.93% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 204.62 m² = 36.47% OF LOT AREA

3.1 HARD-LANDSCAPE = 133.23 m² = 65.11% OF LANDSCAPE AREA

- WOOD ENTRANCE STEPS = 7.84 m² = 5.88% OF HARD-LANDSCAPE AREA
- WASTE AND RECYCLING = 5.98 m² = 4.48% OF HARD-LANDSCAPE AREA
- CONCRETE ENTRANCE STEPS = 13.58 m² = 10.19 OF HARD-LANDSCAPE AREA
- EXPOSED AGGREGATED CONCRETE WALKWAYS = 95.36 m² = 71.55 F HARD-LANDSCAPE AREA
- SITING AREA (COMPACTED 10mm RUNDLE ROCK) = 10.47 m² or 7.85% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 71.39 m² = 34.88% OF LANDSCAPE AREA

- S.O.D. = 34.38 m² =48.15% OF SOFT-LANDSCAPE AREA
- MULCH = 37.01 m² = 51.84% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)
LED



PATHWAY LIGHTS

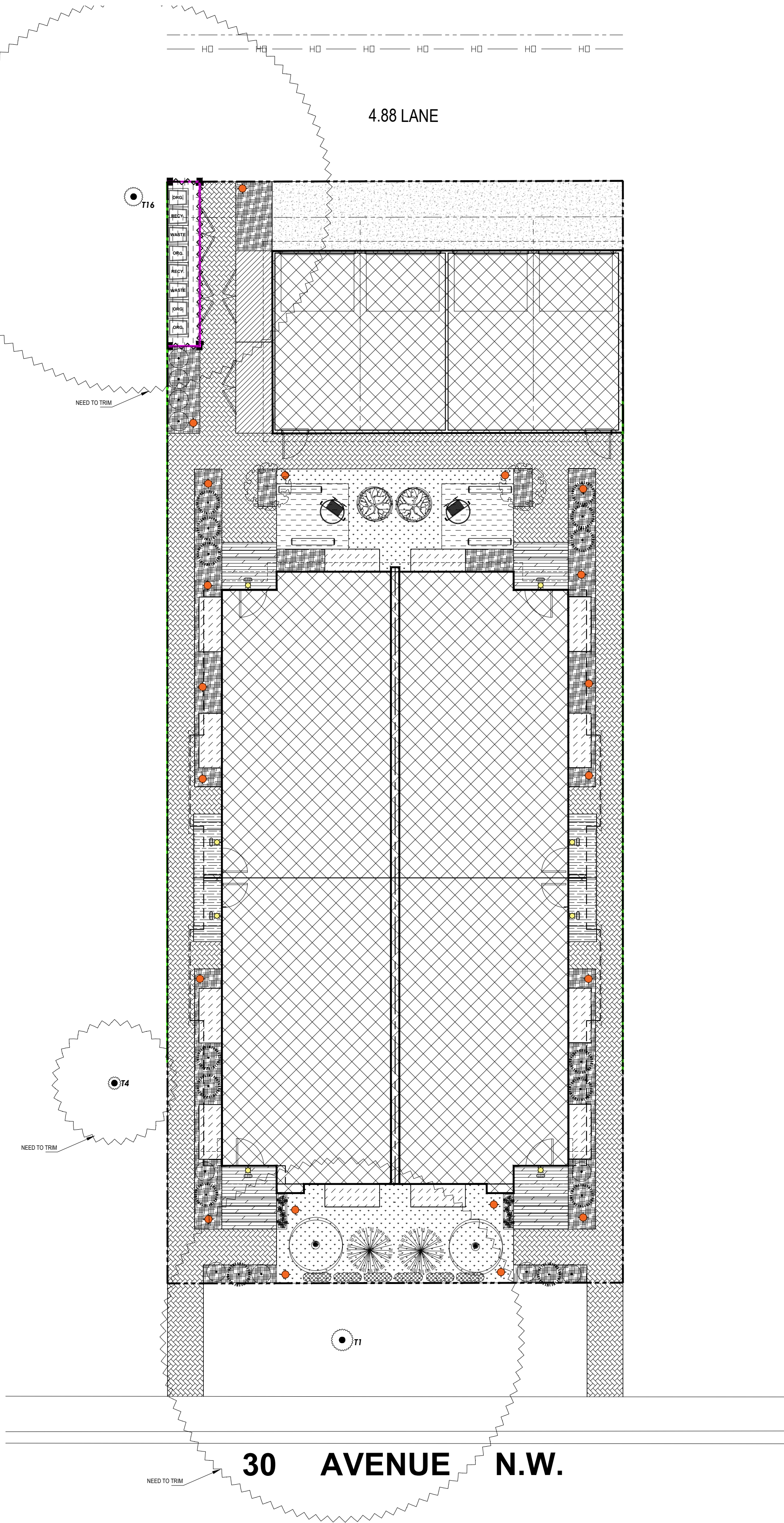
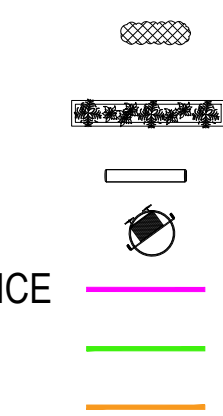
IRRIGATION SYSTEM:

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.
-INDICATE A MIN. TOPSOIL DEPTH OF 600M FOR ALL TREES AND SHRUB BEDS AND 300MM FOR ALL THE SODDED AREAS.

LANDSCAPE LEGENDS:

- MASS PLANTING OF SHADE TOLERANT PERENNIALS
- GARDEN BEDS
- LOG BENCH
- FIRE PIT
- 2.0M WOODEN SCREENING FENCE
- 2M HGT. WOOD FENCE
- 1.20M HGT. WOOD FENCE



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KEY PLAN

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01	2025-12-11	COMMENTS	E.R	A.K

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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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PROJECT : 4-PLEX BUILDING

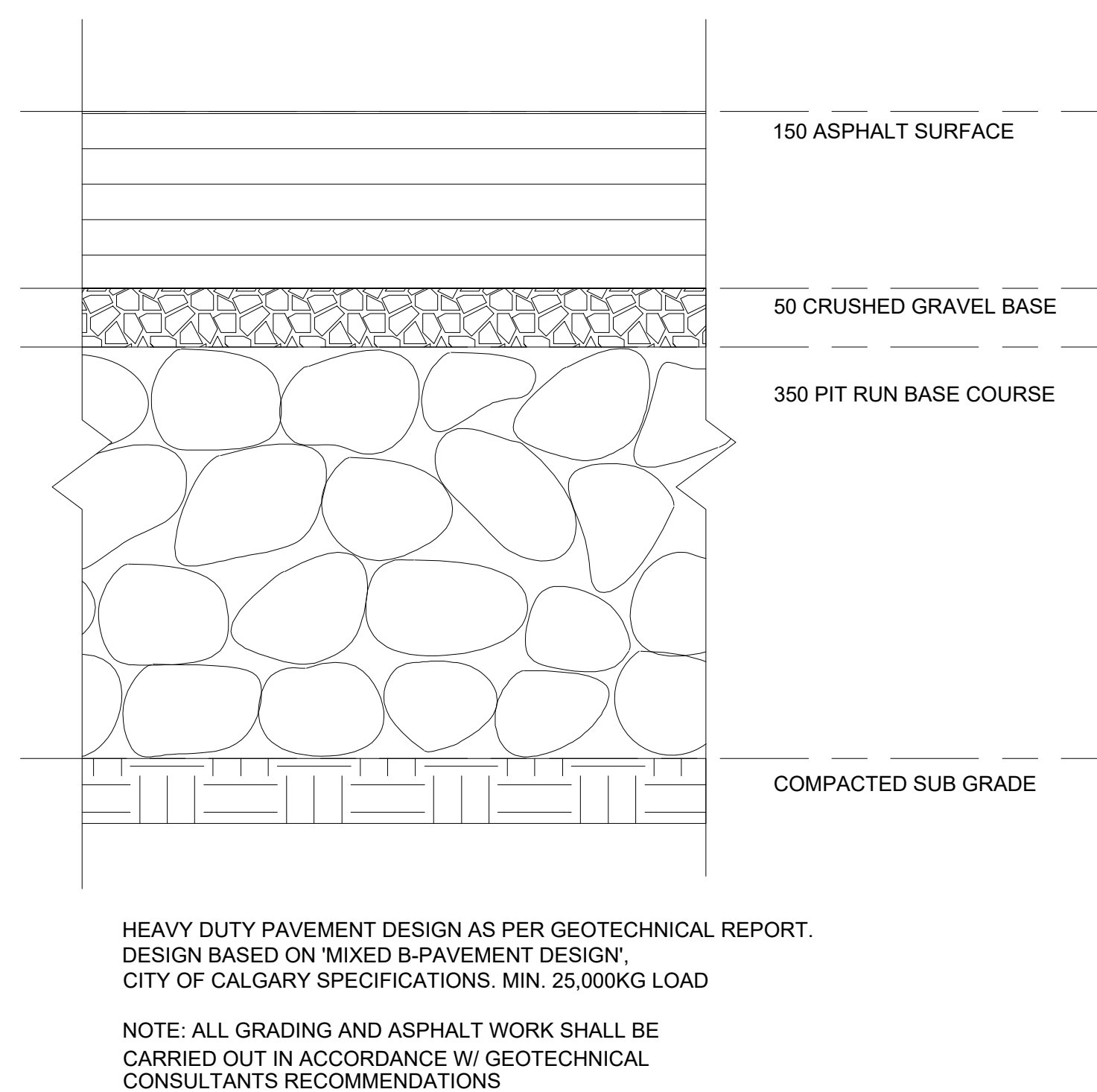
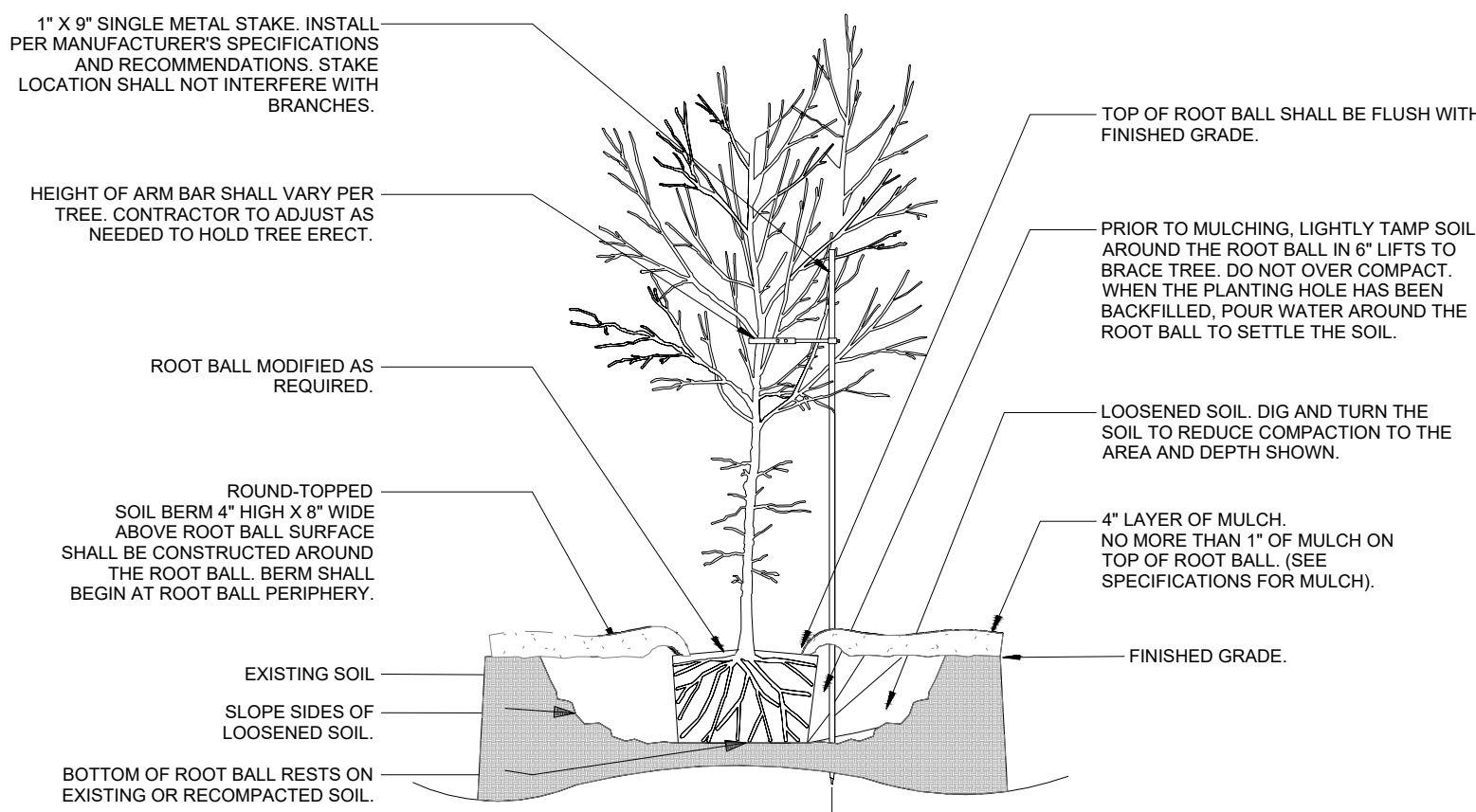
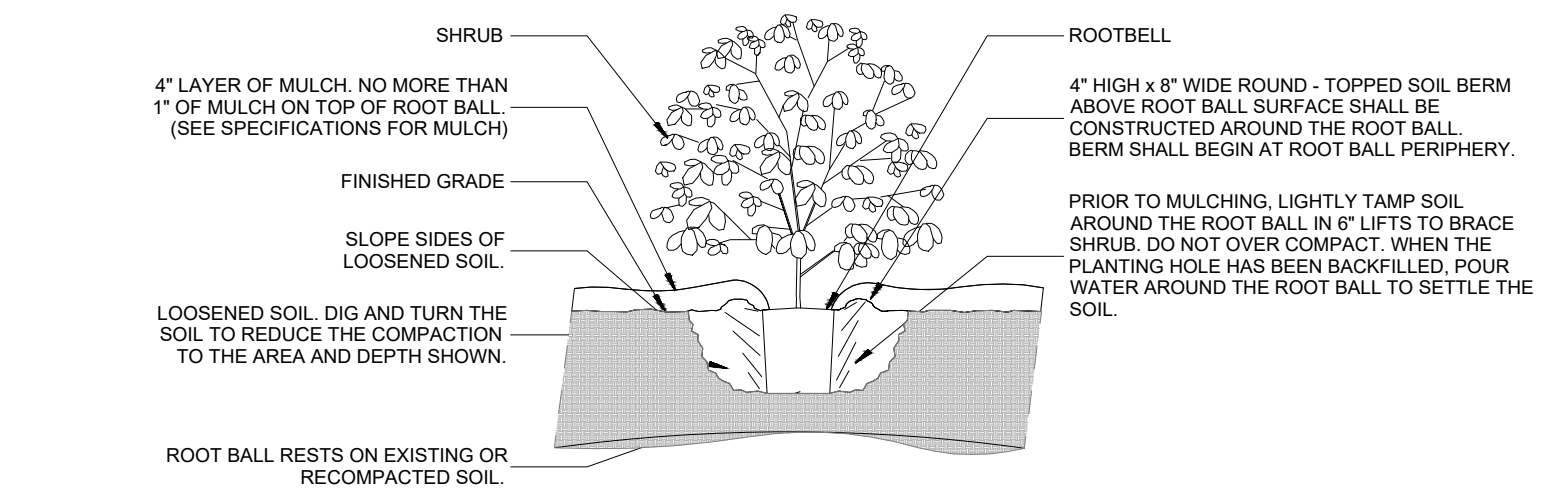
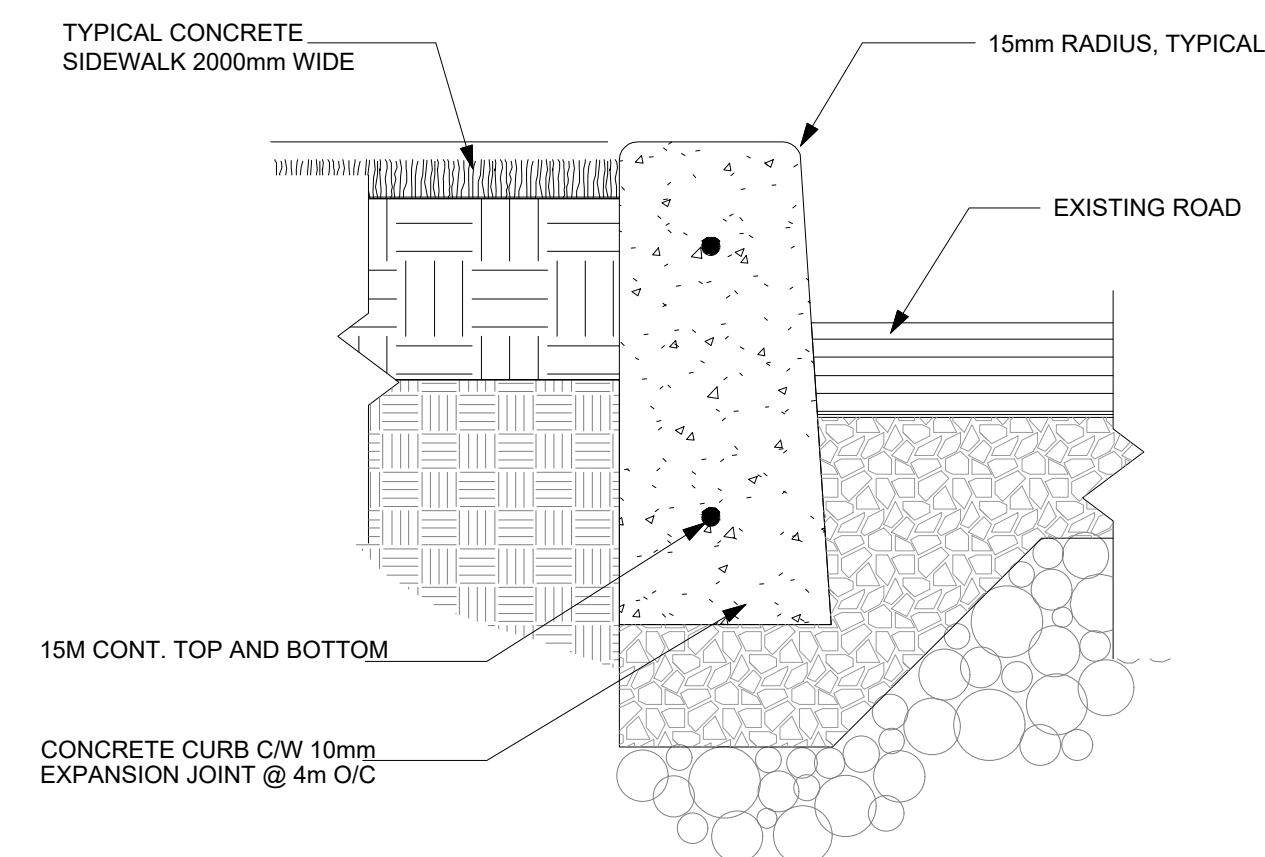
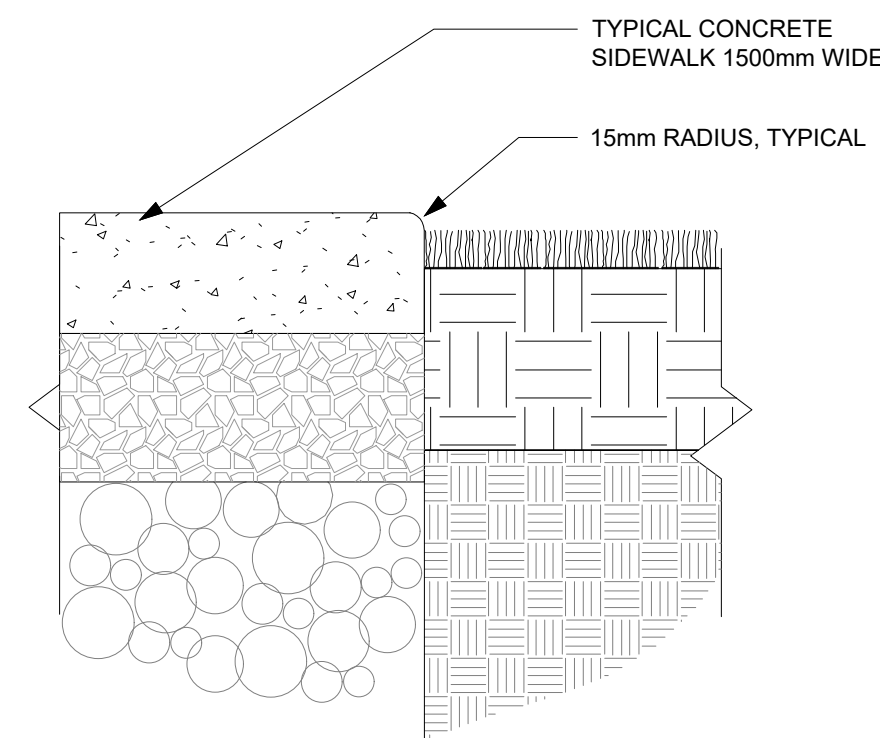
ADDRESS: 525 - 30 AVENUE N.W. CALGARY, ALBERTA

DRAWING SET : DEVELOPMENT PERMIT SET

DRAWING TITLE : LANDSCAPE PLAN

DRAWING NO. A-006

PROJECT NO. :	CHECKED BY: A.K	DATE: 2025-12-16
	DRAWN BY: E.R/R.E	SCALE: 1:100



WOOD FENCE DETAIL

DESIGNED BY

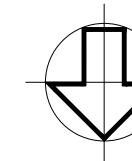


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EMAIL: info@tricordg.ca

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-11	COMMENTS	E.R	A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R	A.K

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2025-07090	FEB 24 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

THE CLIENT : **PRIVATE CLIENT**

PROJECT : **4-PLEX BUILDING**

ADDRESS: **525 - 30 AVENUE N.W.**
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

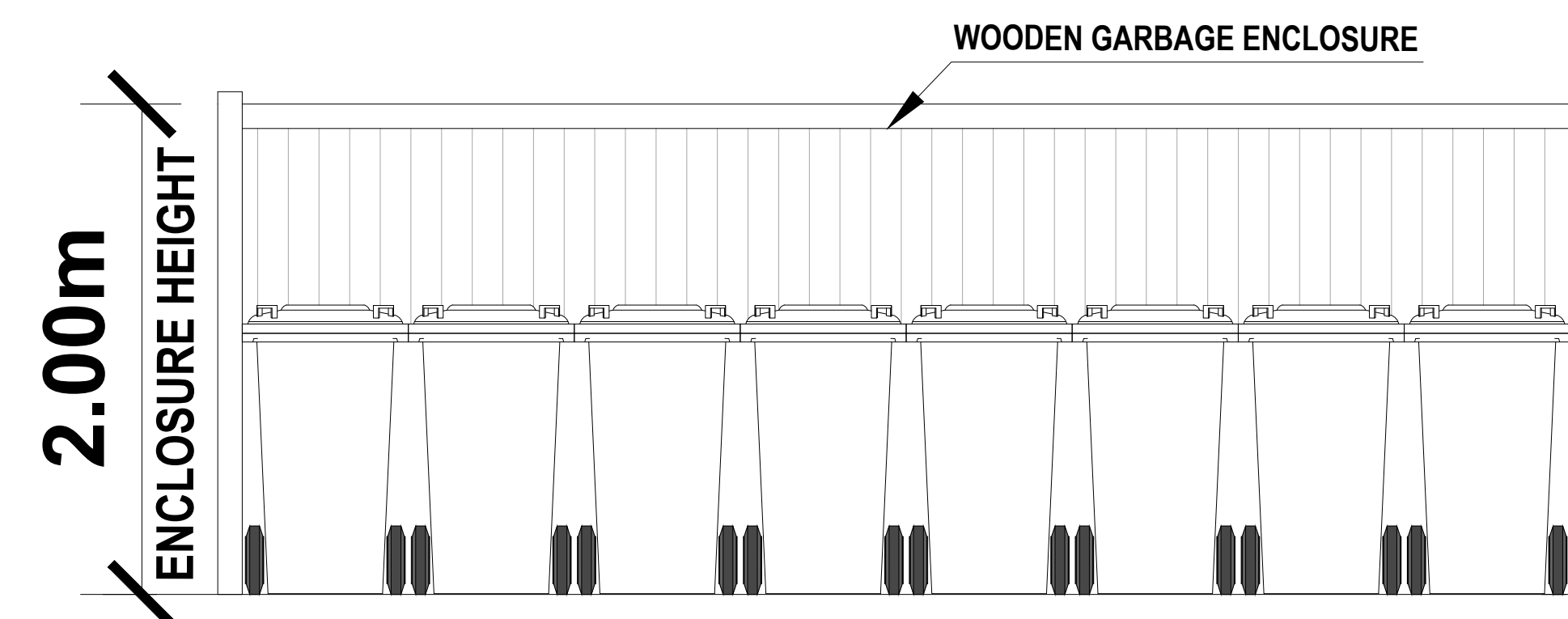
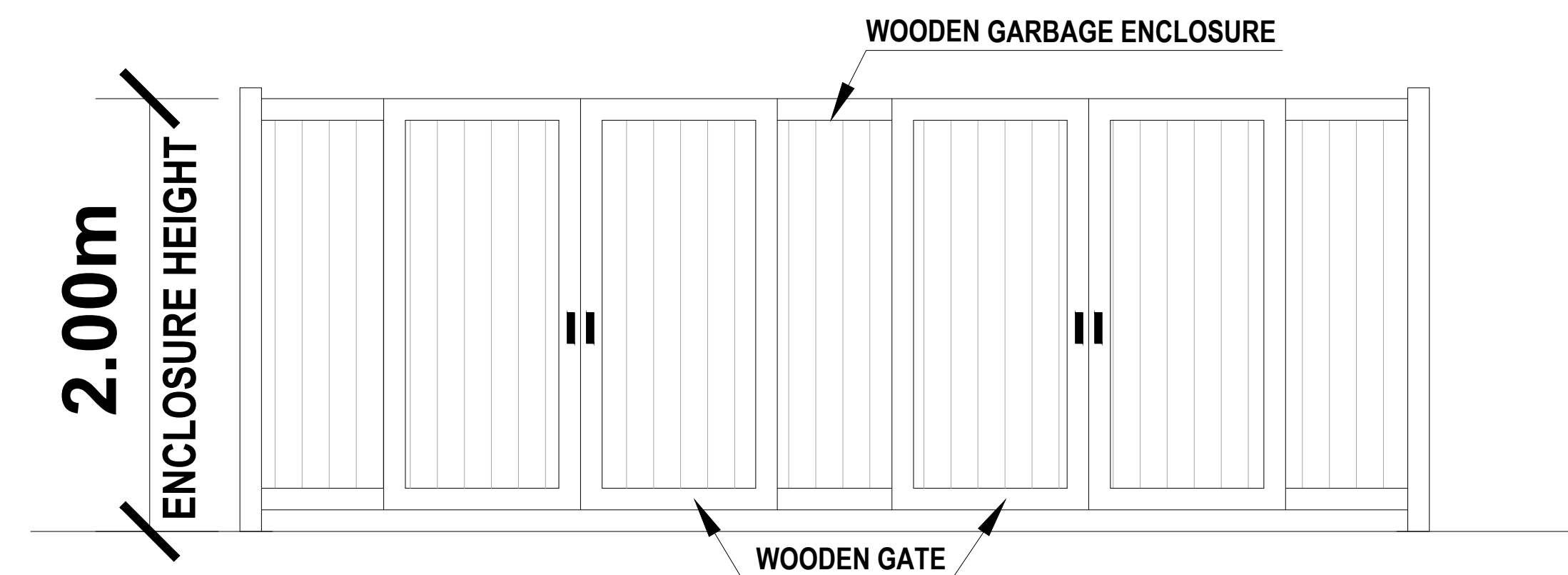
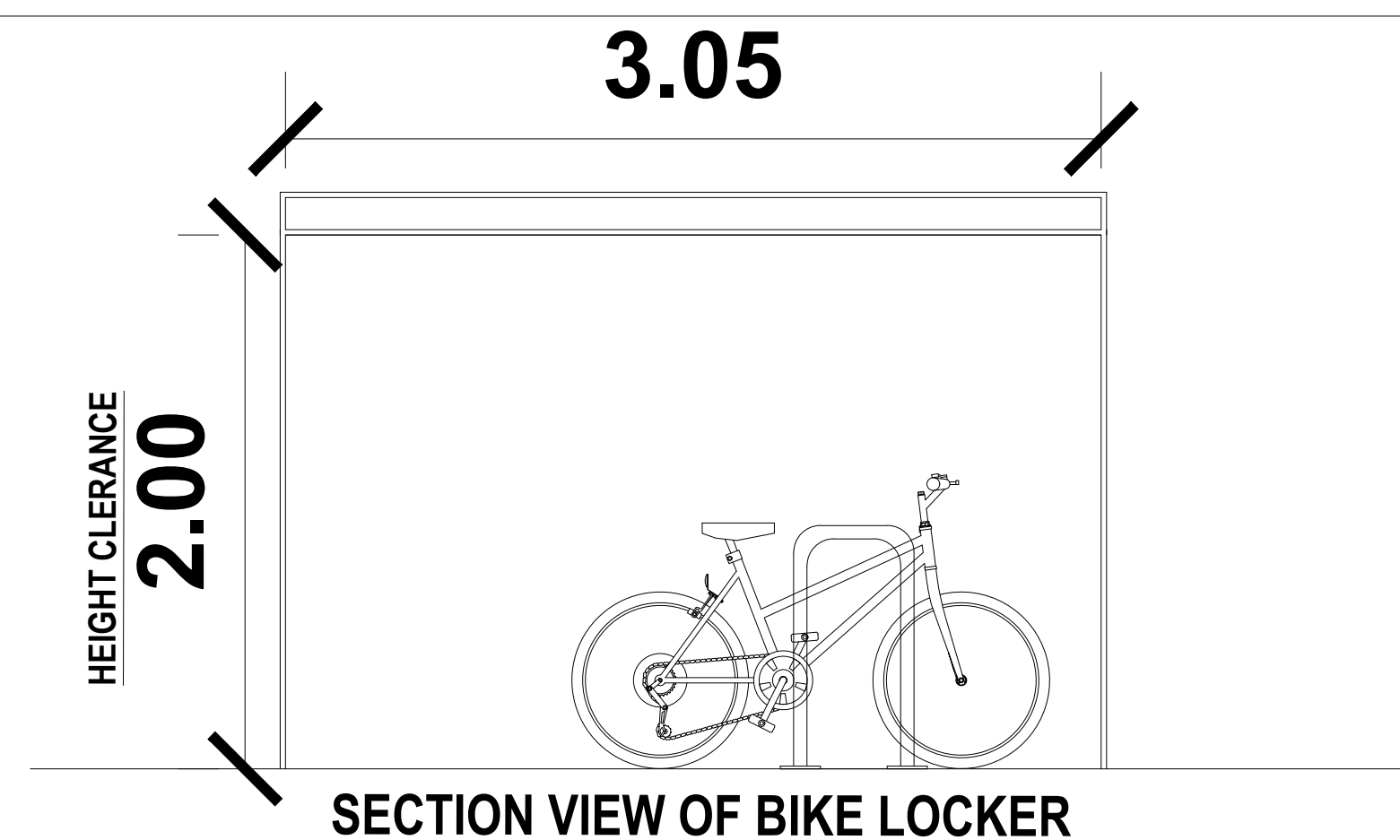
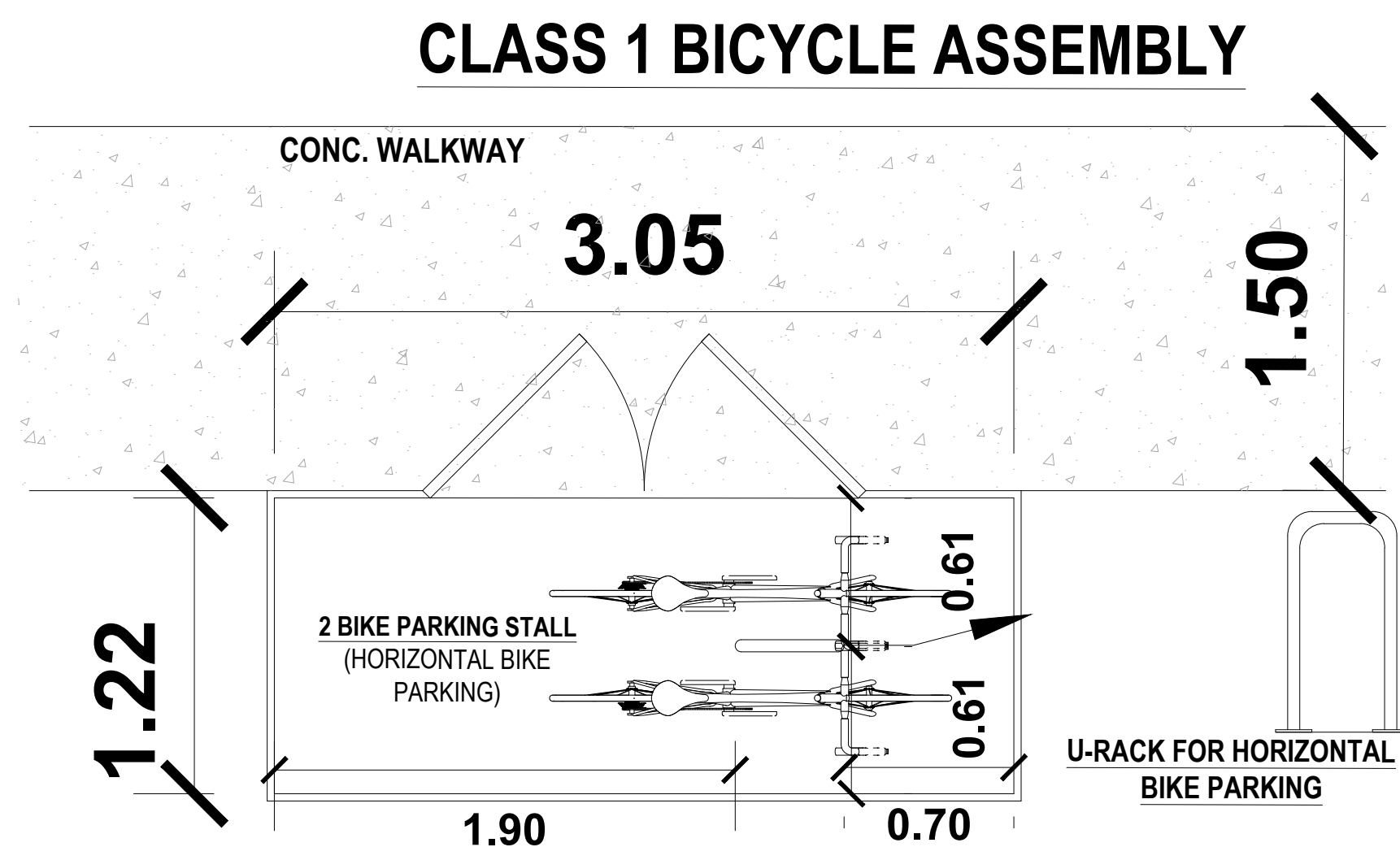
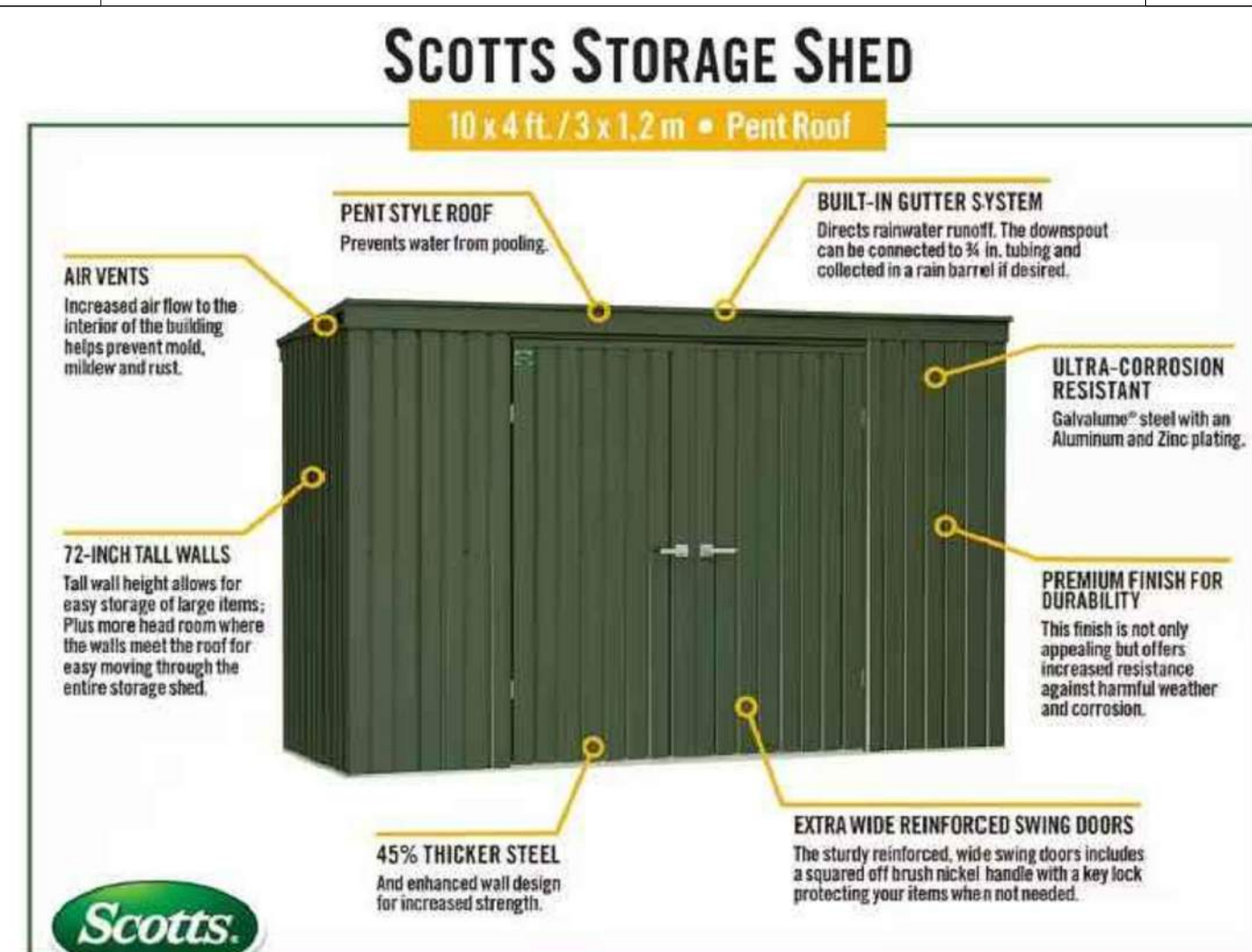
DRAWING TITLE :

LANDSCAPE DETAILS

DRAWING NO.

A-007

PROJECT NO. :	CHECKED BY: A.K	DATE: 2025-12-16
	DRAWN BY: E.R/R.E	SCALE:



PROJECT NO.

CHECKED BY

DATE:

DRAWN BY:

SCALE:

E.R./I

SCALE.

DESIGNED BY:

TRICOR

DESIGN GROUP

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KEY PLAN

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-11	COMMENTS	E.R	A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R	A.K

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2025-07090 FEB 24 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

525 - 30 AVENUE N.W.
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

APRON/BOULEVARD
SECTIONS

DRAWING NO.

A-008

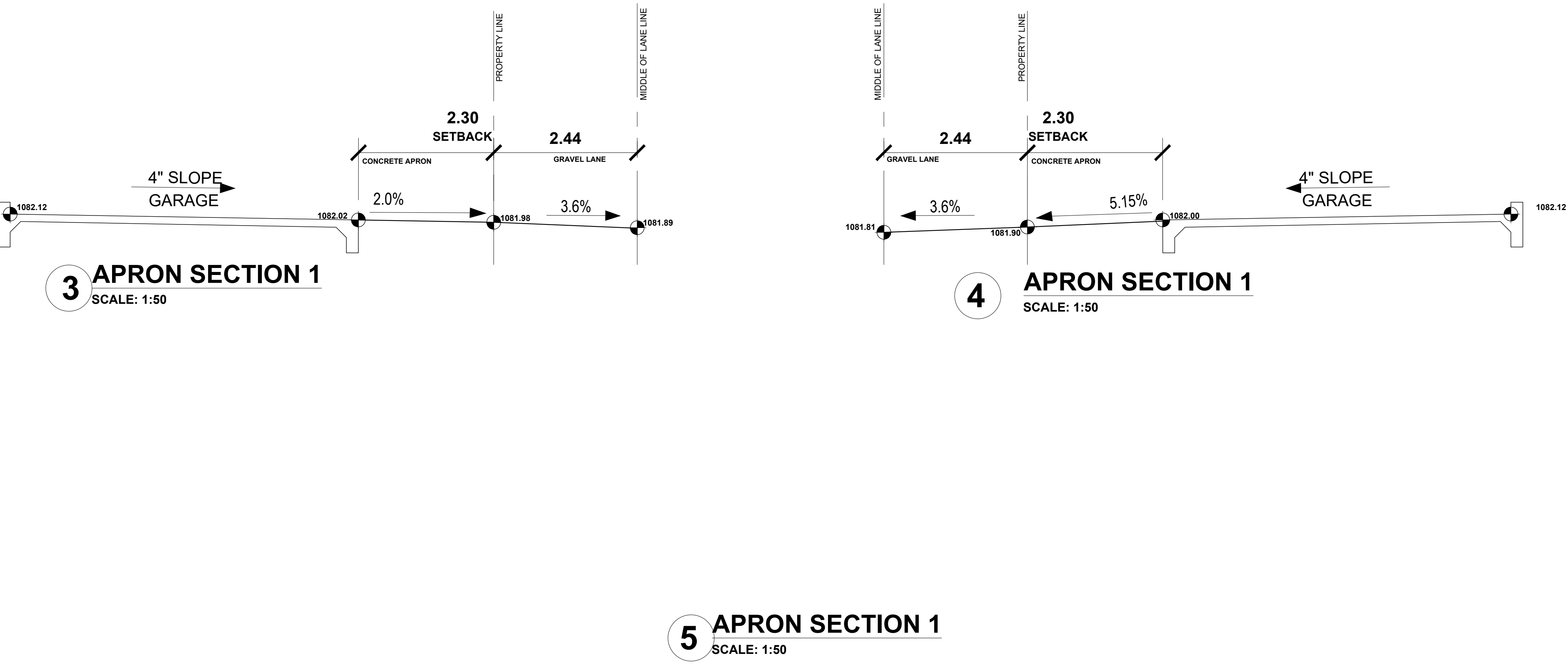
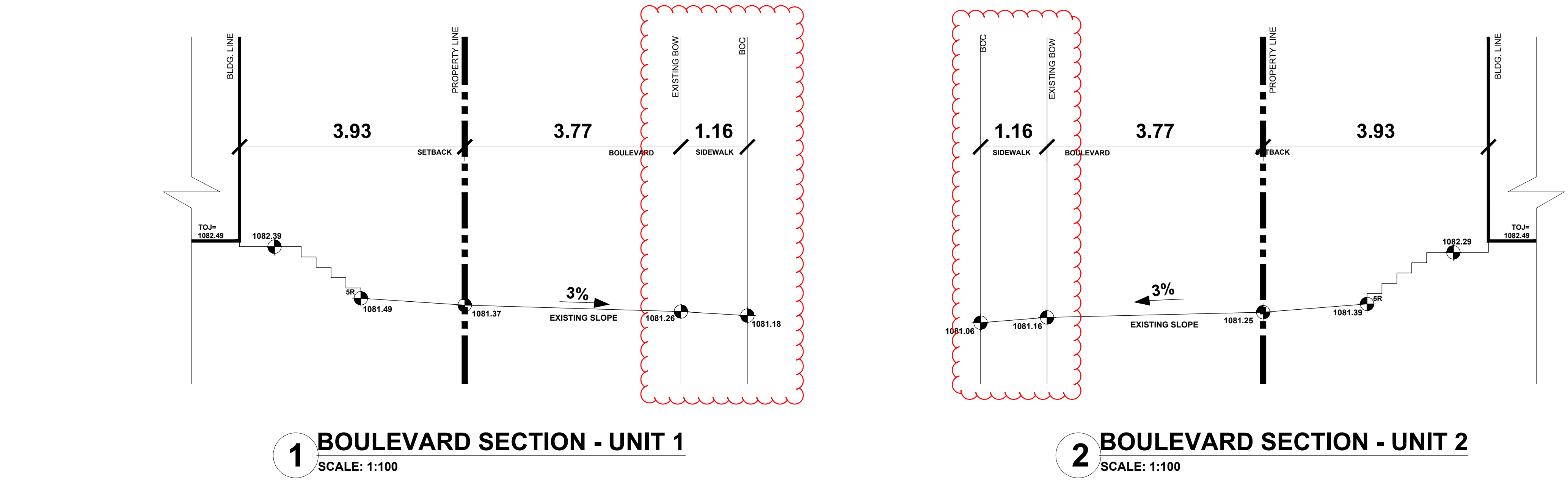
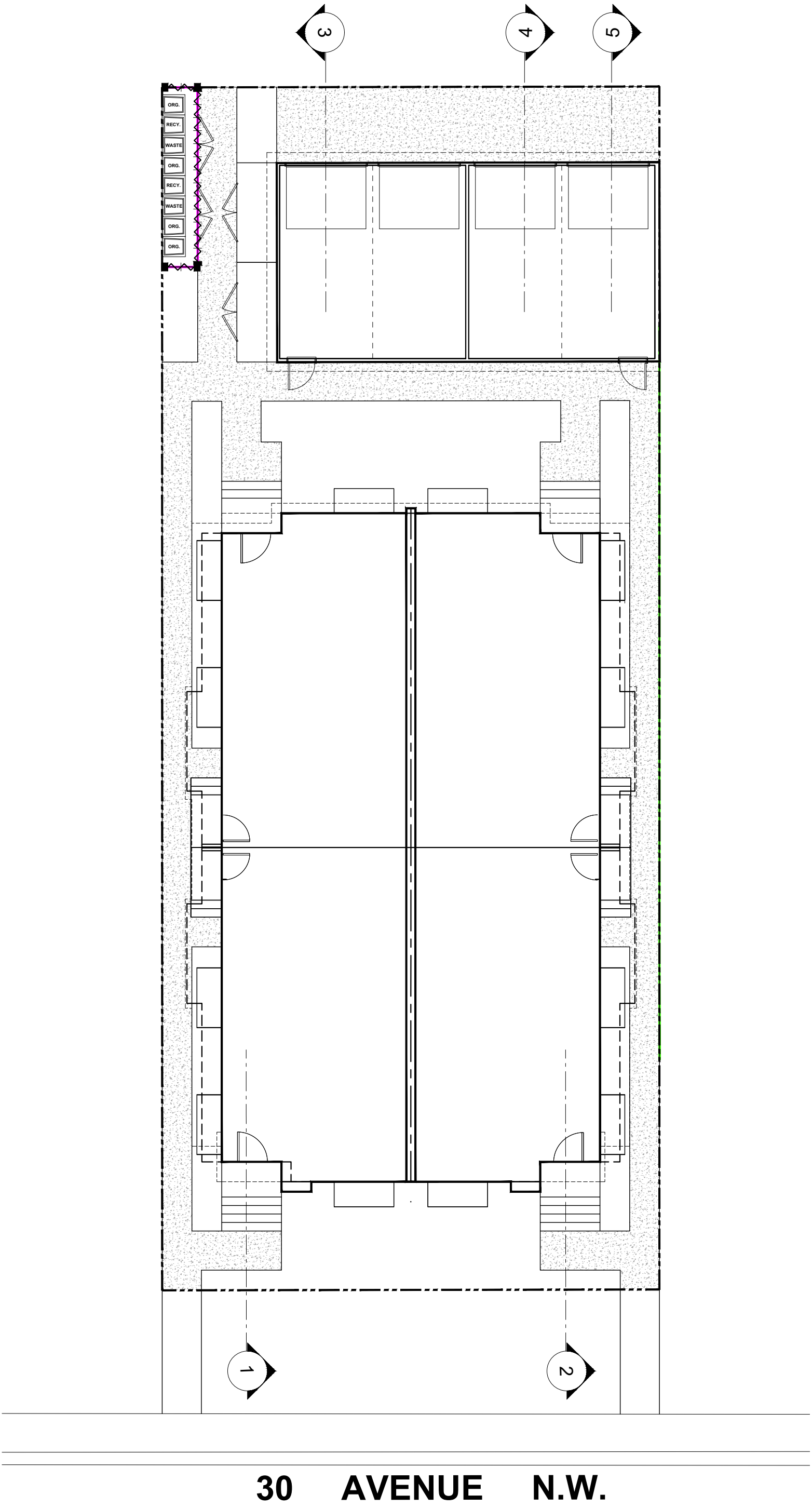
PROJECT NO. :

CHECKED BY:
A.K

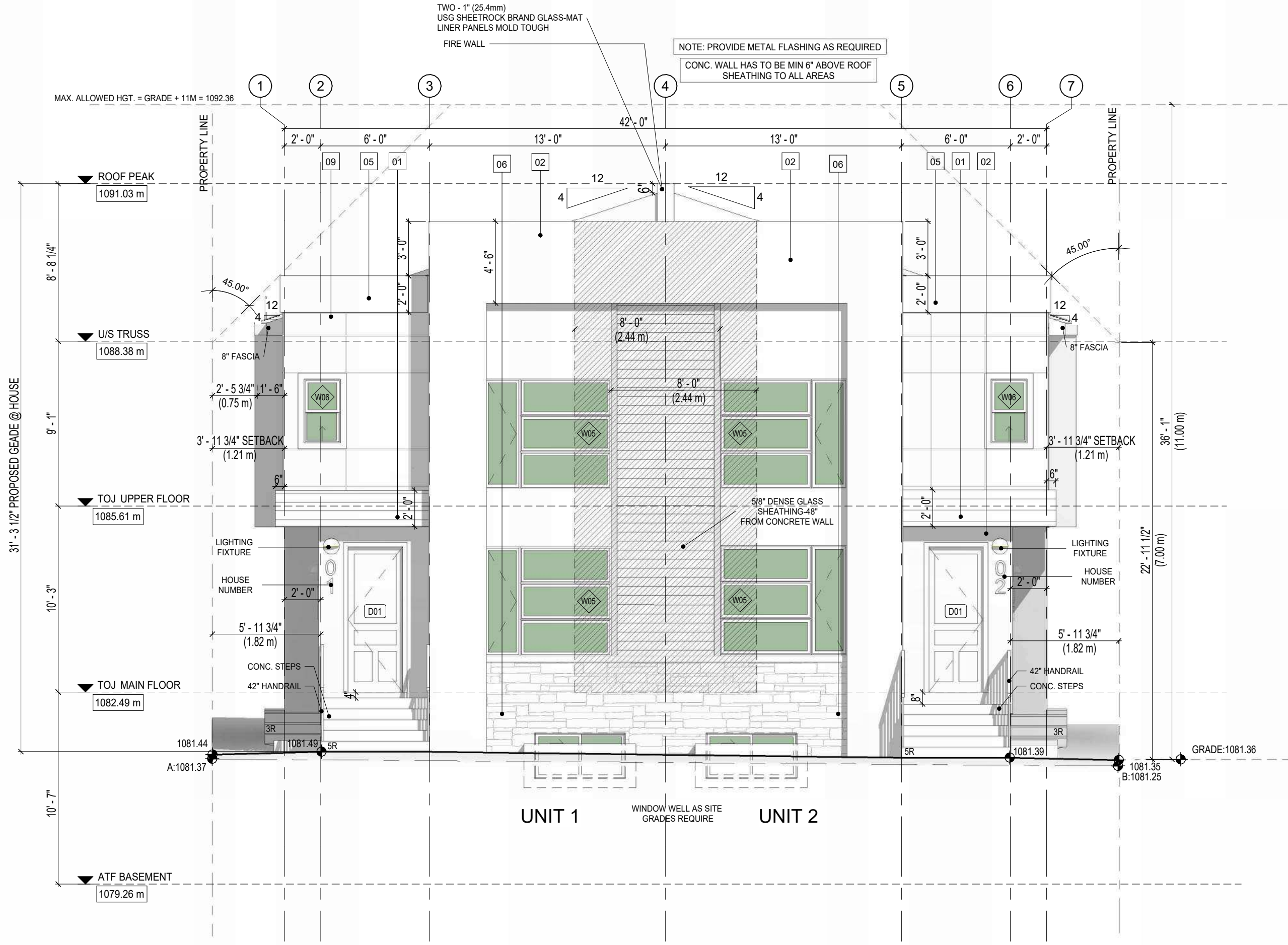
DATE:
2025-12-16

DRAWN BY:
E.R/R.E

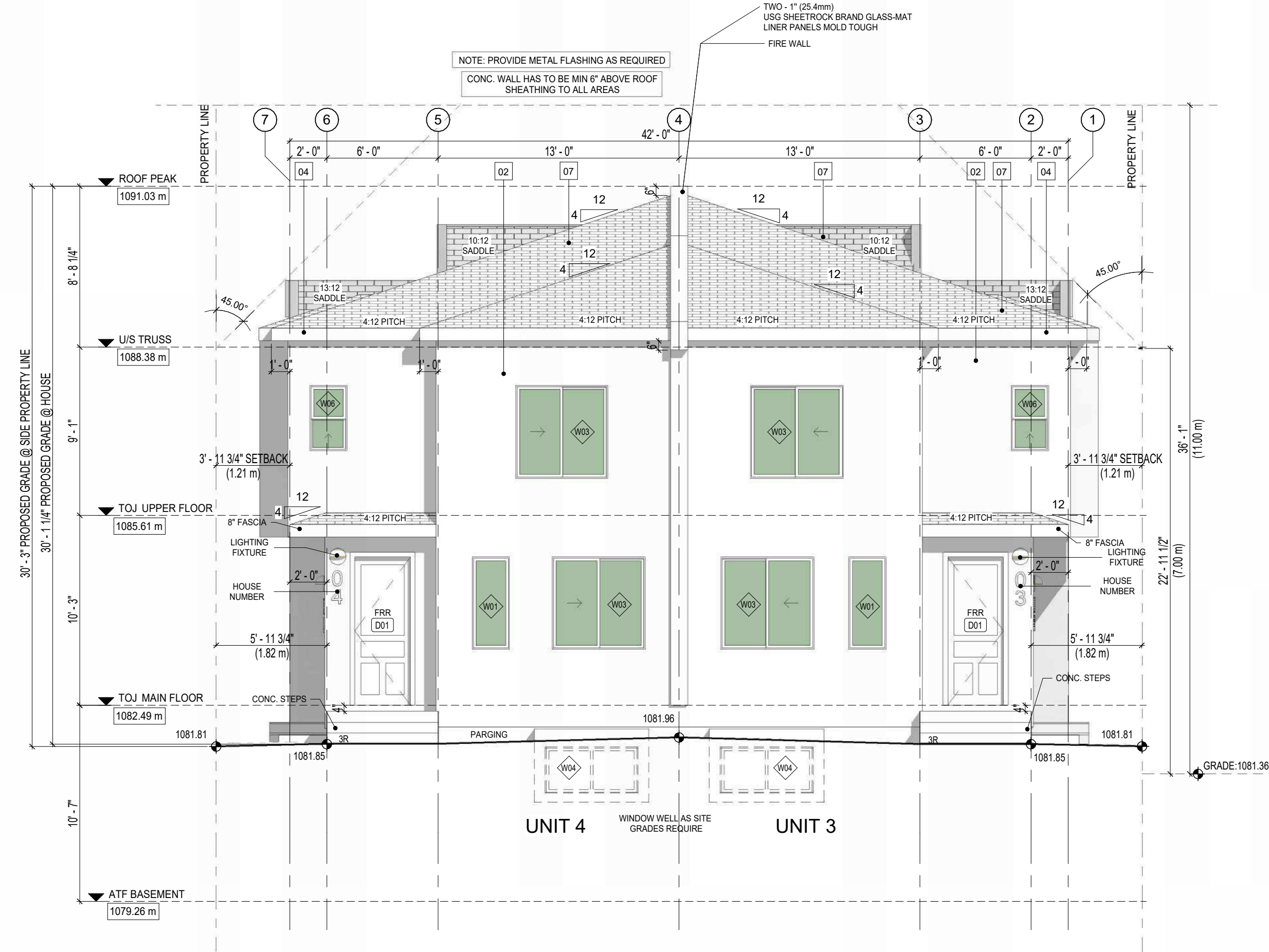
SCALE:
1:100



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



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

DESIGNED BY:

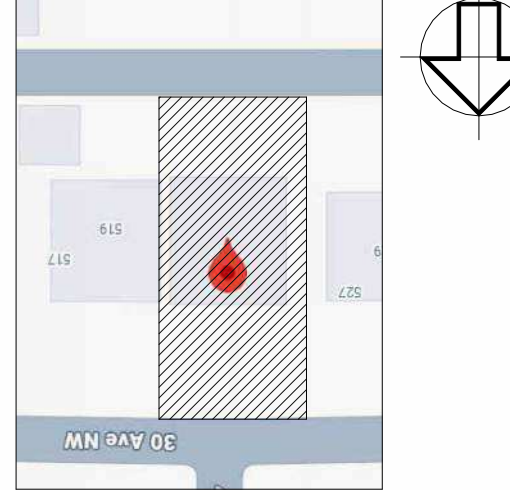


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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-08	COMMENTS	E.R	A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R	A.K
02				
03				
04				
05				

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS

DP No Date Received
DP2025-07090 FEB 24 2026

THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

525 - 30 AVENUE N.W. ,
CALGARY, ALBERTA
LOTS 28&29, BLOCK 16, PLAN 3955R

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2026-01-22

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

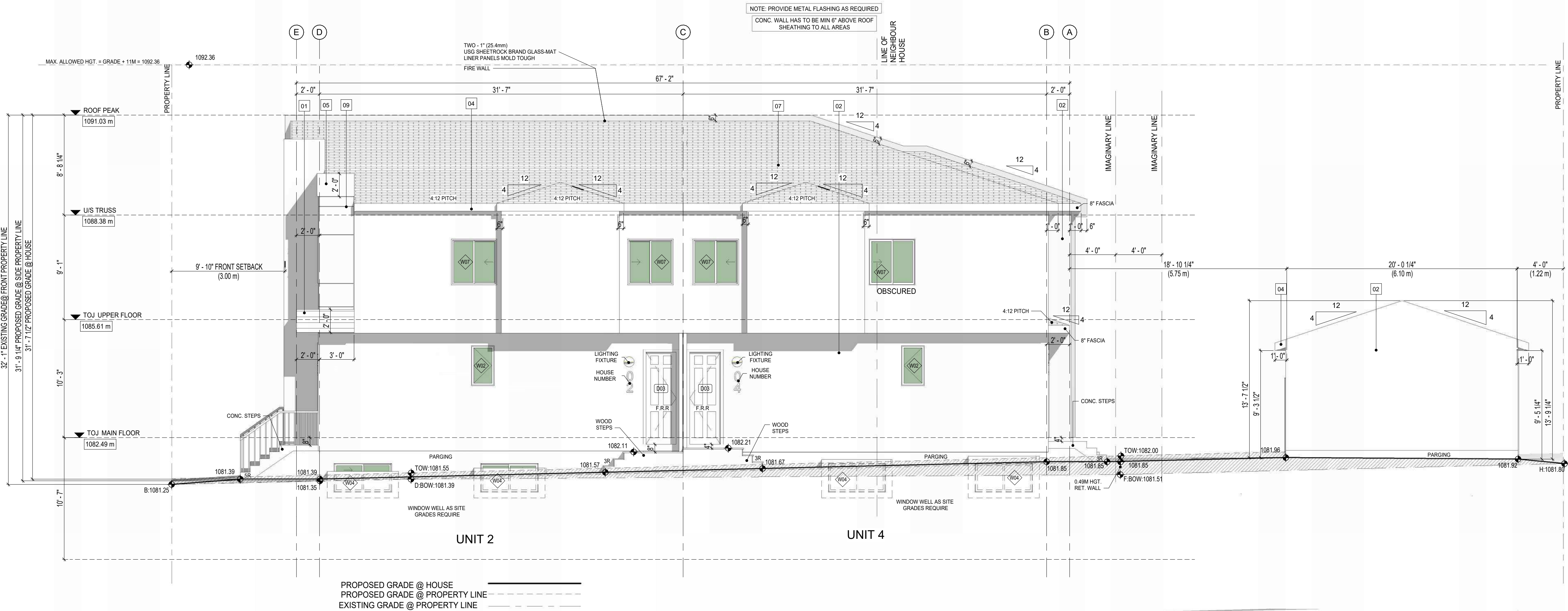
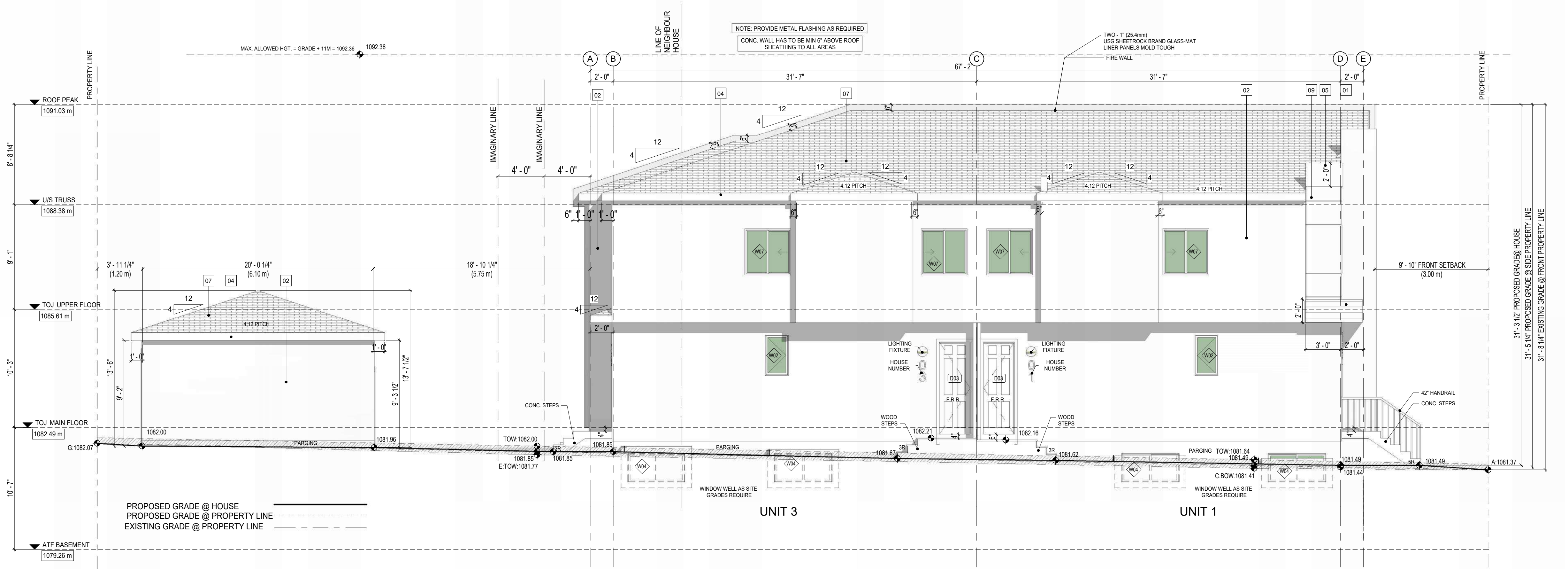
SCHEDULE OF FINISHES		
MARK	NAME	
01	HORIZONTAL SIDING - HARDIE (LUX PANELS)	
02	STUCCO CLADDING WHITE	
03	TRIM LIGHT	
04	8" PRE-FINISHED METAL FASCIA	
05	TRIM DARK	
06	EXTERIOR MANUFACTURED STONE VENEER	
07	ASPHALT ROOFING SHINGLE	
08	4" TRIM	
09	PANELS -WHITE	

UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1394.18 SQ. FT.	129.52 SQ.M²	
MINIMUM SETBACK	2'-11 3/4"	1.21 M	
PERCENTAGE OF ALLOWED OPENINGS	7%	97.59 SQ. FT.	9.06 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	81.05 SQ. FT.	7.53 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	48.79 SQ. FT.	4.53 SQ.M²	

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

UNPROTECTED OPENINGS RIGHT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1401.50 SQ. FT.	130.20 SQ.M²	
MINIMUM SETBACK	2'-11 3/4"	1.21 M	
PERCENTAGE OF ALLOWED OPENINGS	7%	98.10 SQ. FT.	9.11 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	83.41 SQ. FT.	7.74 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	49.05 SQ. FT.	4.55 SQ.M²	

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



DESIGNED BY:

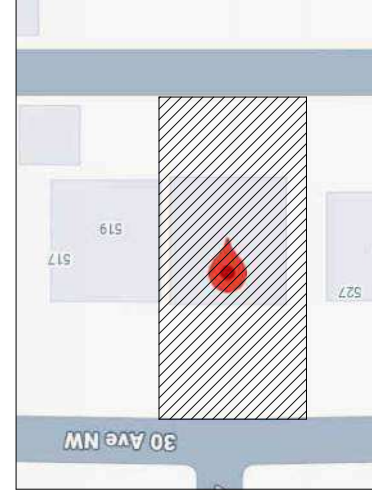


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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-08	COMMENTS	E.R	A.K

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-02	DEVELOPMENT PERMIT SET	E.R	A.K
02				
03				
04				
05				

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

AMENDED DRAWINGS
DP No Date Received
DP2025-07090 FEB 24 2026
THESE DRAWINGS REFER TO THE
ABOVE DEVELOPMENT PERMIT NO.

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

525 - 30 AVENUE N.W. ,
CALGARY, ALBERTA
LOTS 28&29, BLOCK 16, PLAN 3955R

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2026-01-22

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