

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 : 2026-01-22

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
- A-401 GARAGE

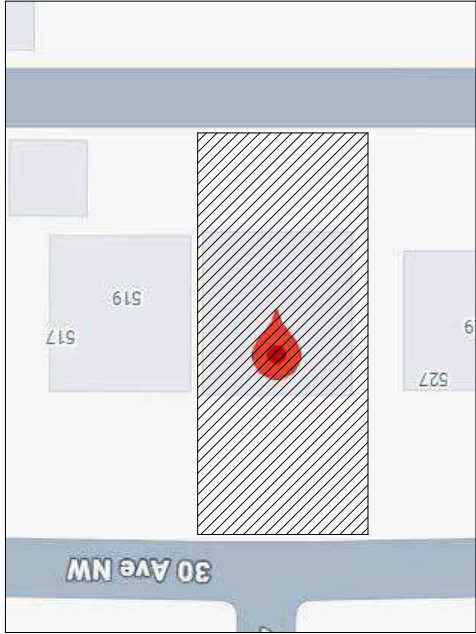
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	600.30	55.77
	UPPER FLOOR	708.25	65.80
	TOTAL	1308.55	121.57
	LEGAL SUITE FLOOR	497.84	46.25
	GRAND TOTAL	1806.39	167.82
	GARAGE	190.00	17.66

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	190.00	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	190.00	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	190.00	17.66

KEY PLAN :

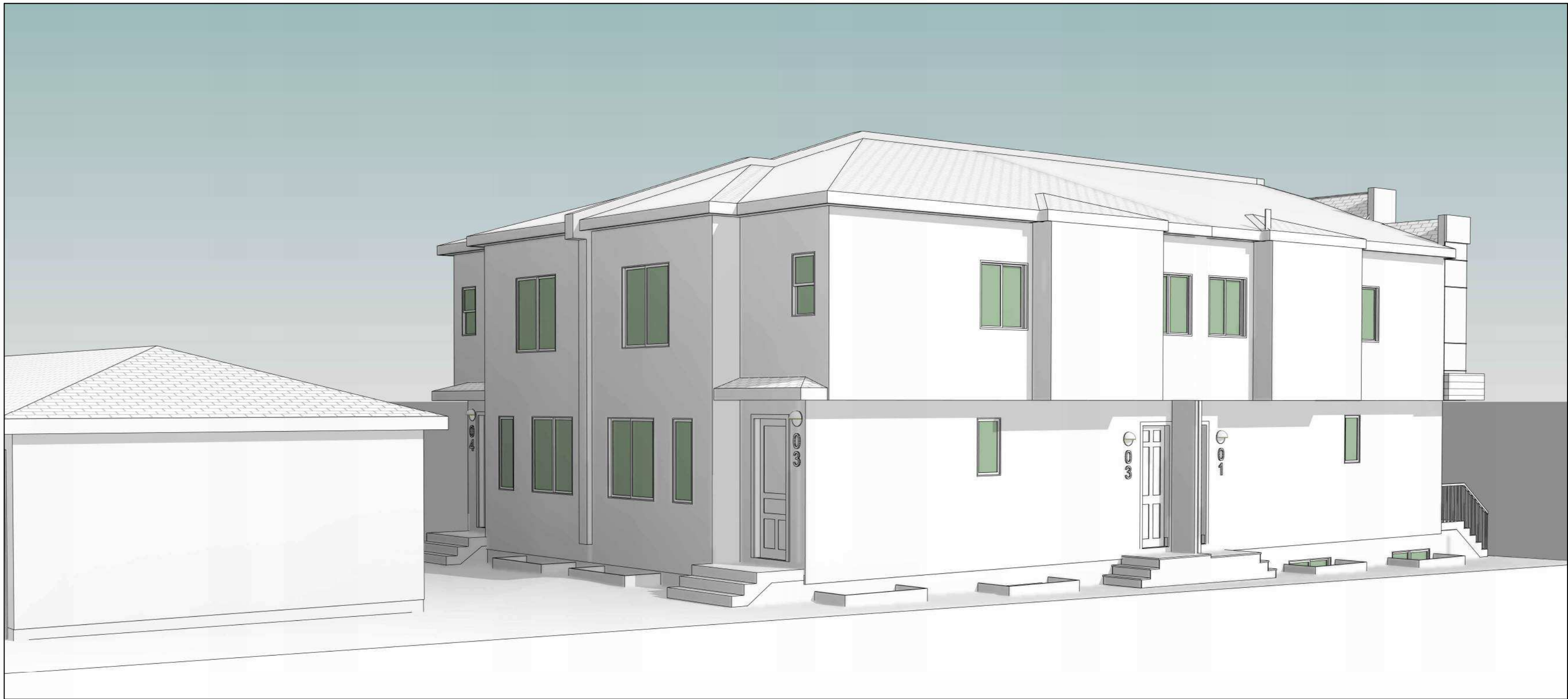


PROJECT NO. :

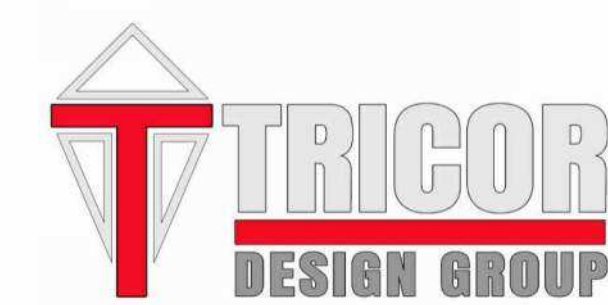
25-01837



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



DESIGNED BY:

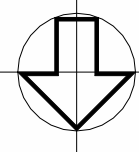
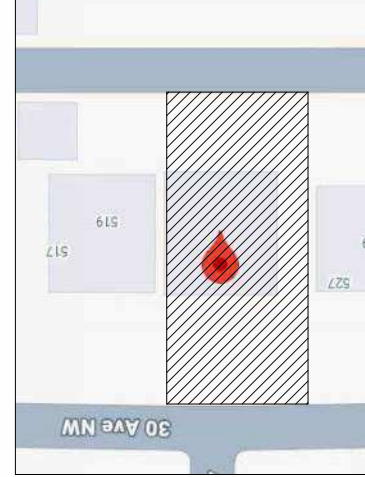


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KEY PLAN



NOTES

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- 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	
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

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 :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

25-01837

CHECKED BY:

E.Z

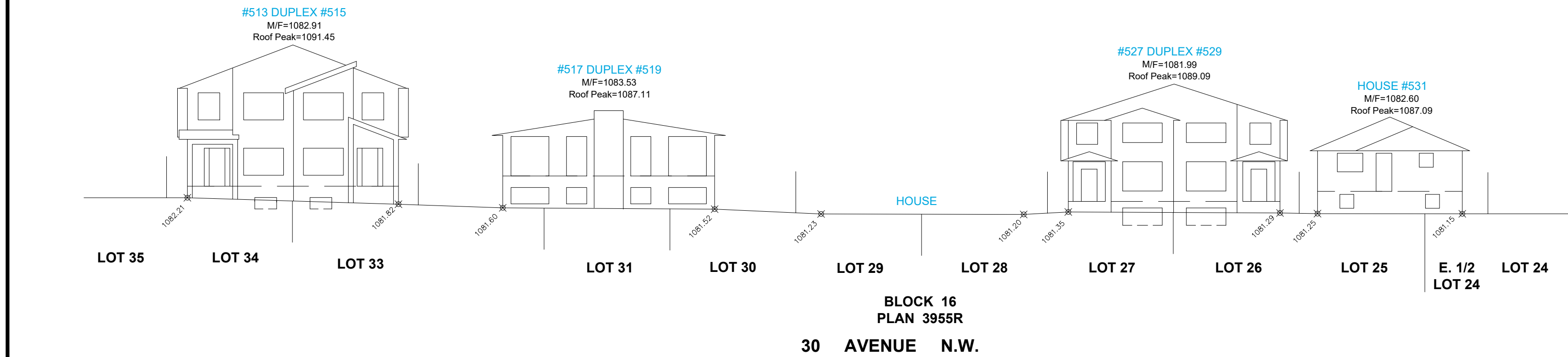
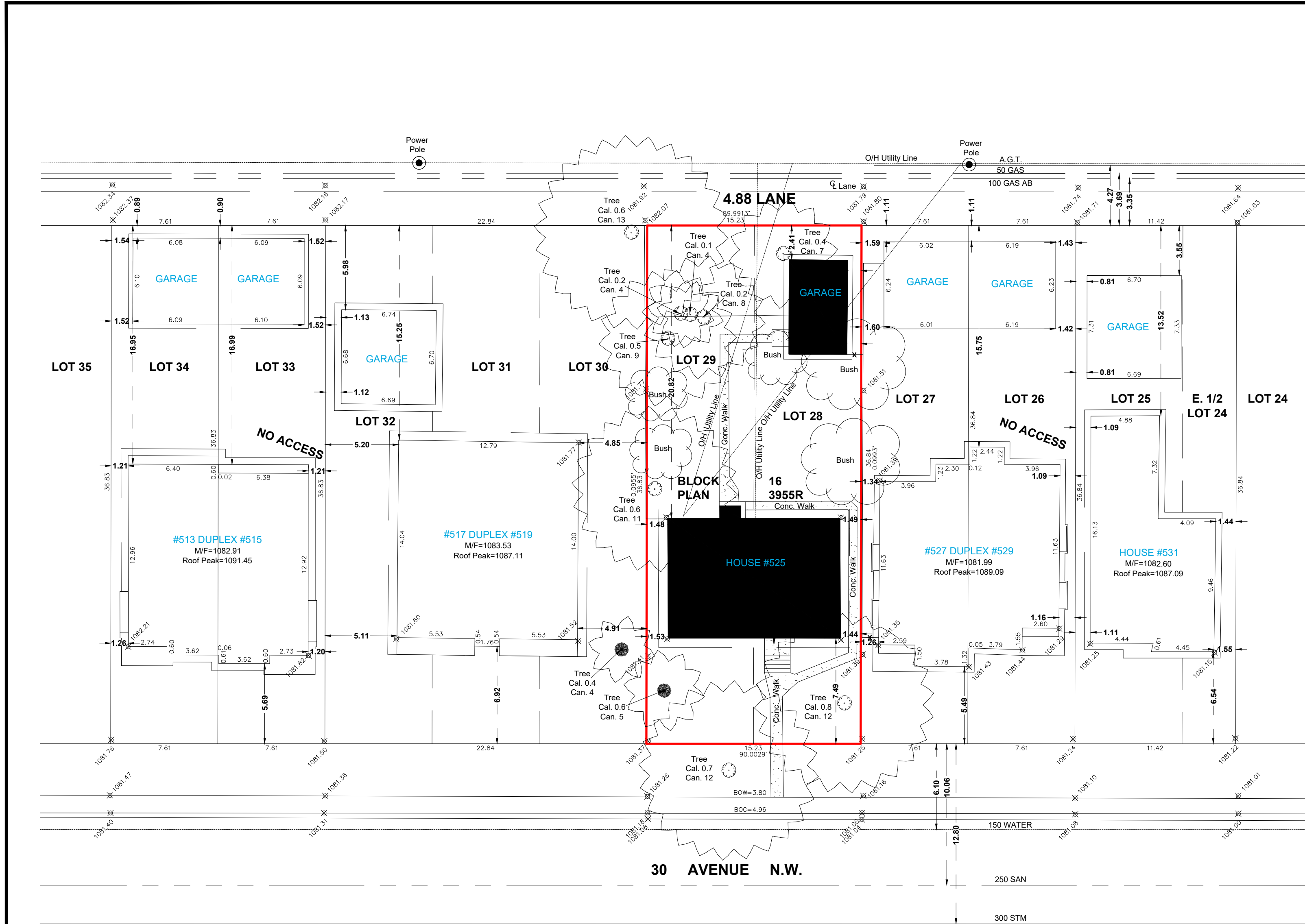
DATE:

2026-01-22

DRAWN BY:

E.R

SCALE:



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

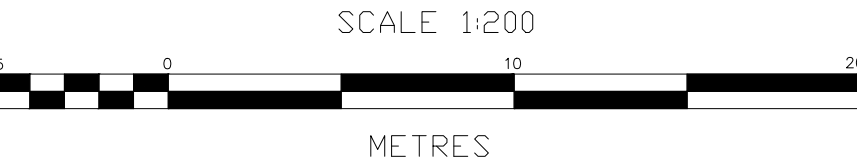
NOTES:

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

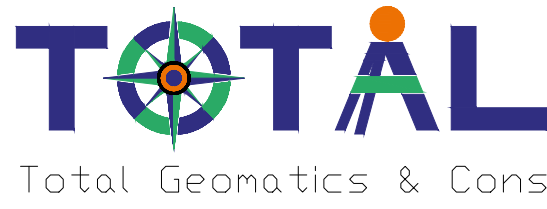
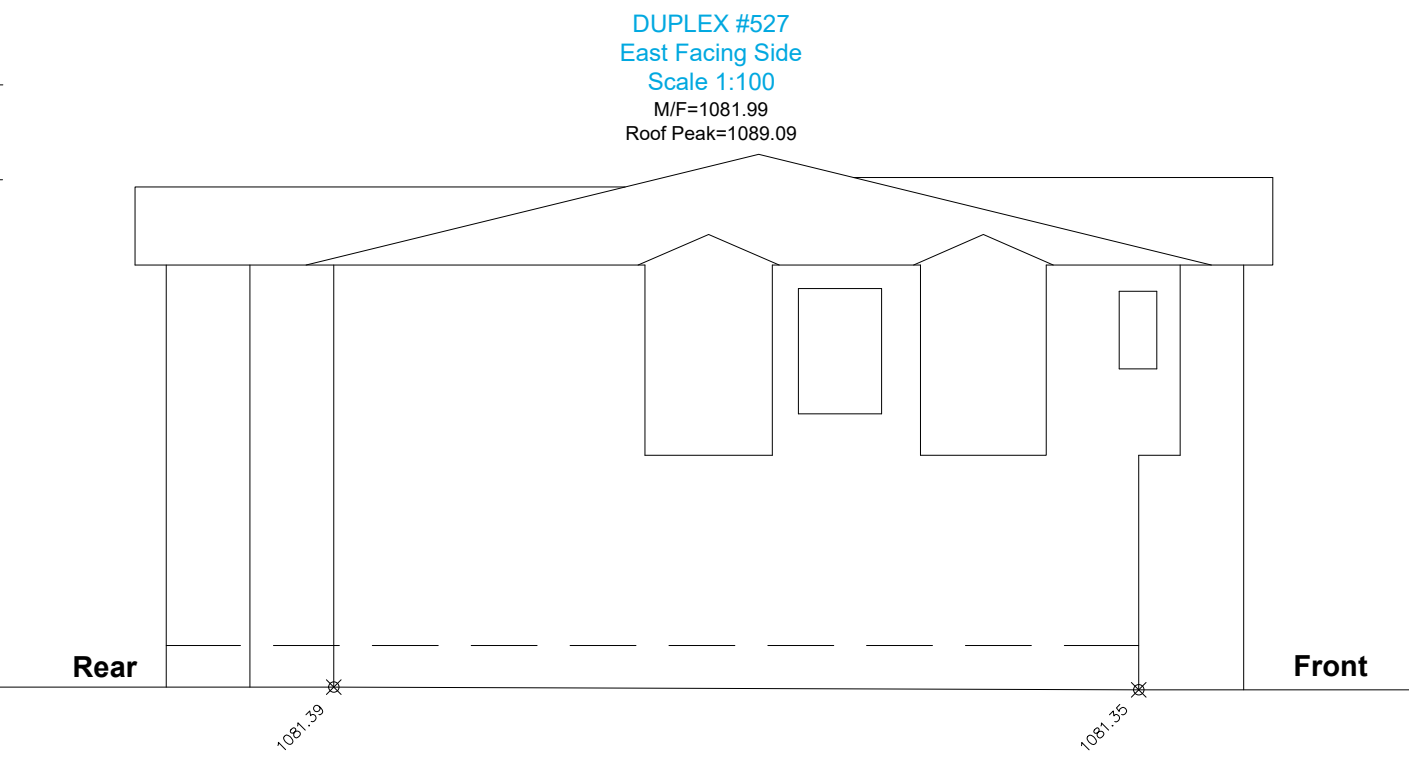
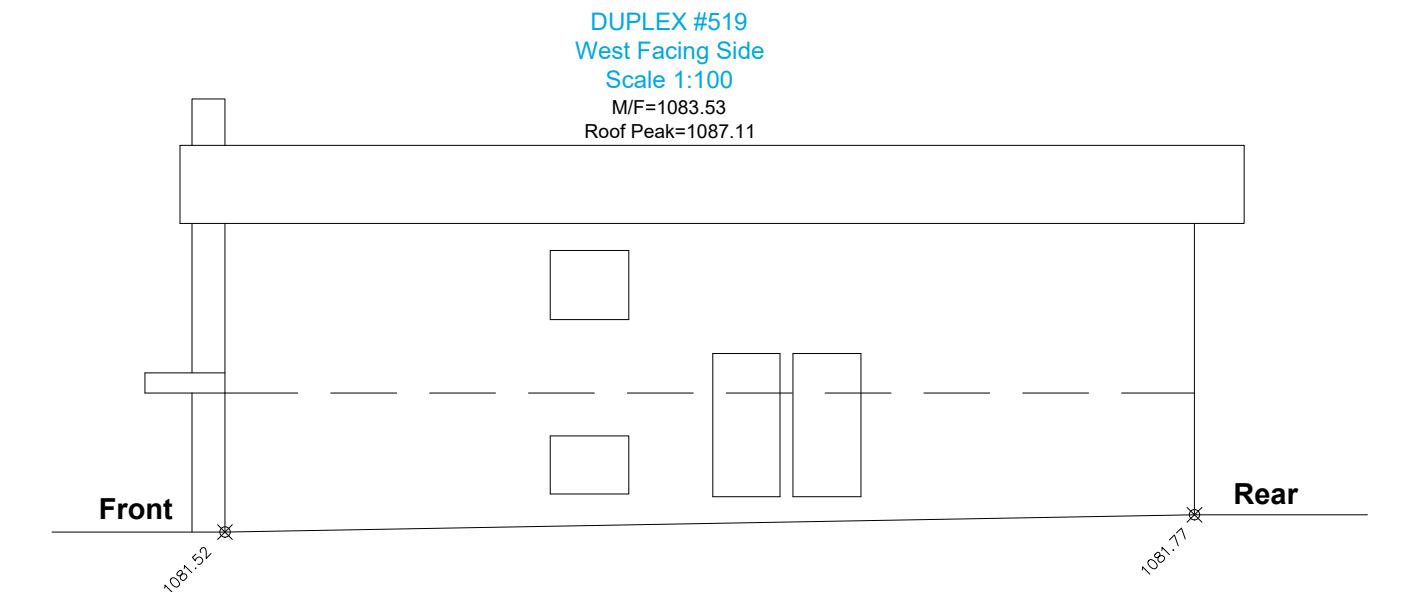
PROPERTY DESCRIPTION:
CLIENT:

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

DATE OF SURVEY:
OCTOBER 17, 2023



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



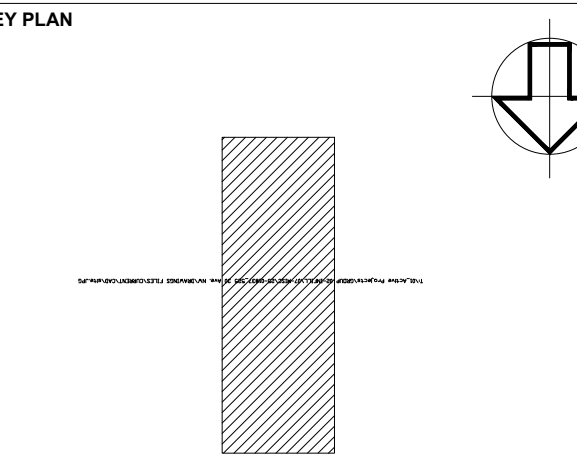
NITIN BANSAL A.L.S. TOTAL GEOMATICS & CONSULTING INC. DATE: OCTOBER 24, 2023
DWN BY:CD 93 ROYAL CREST VIEW N.W., CALGARY JOB NO: TG23-0313
CK'D BY:NB T36 5W5, ALBERTA, PH: (403) 478 3635 ACAD FILE NO: TG23-0313DP

DESIGNED BY:

TRICOR
DESIGN GROUP

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CALGARY AB, T2E 6K3 FAX: (403) 203-1990
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REVISIONS:				
NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY

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

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

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:

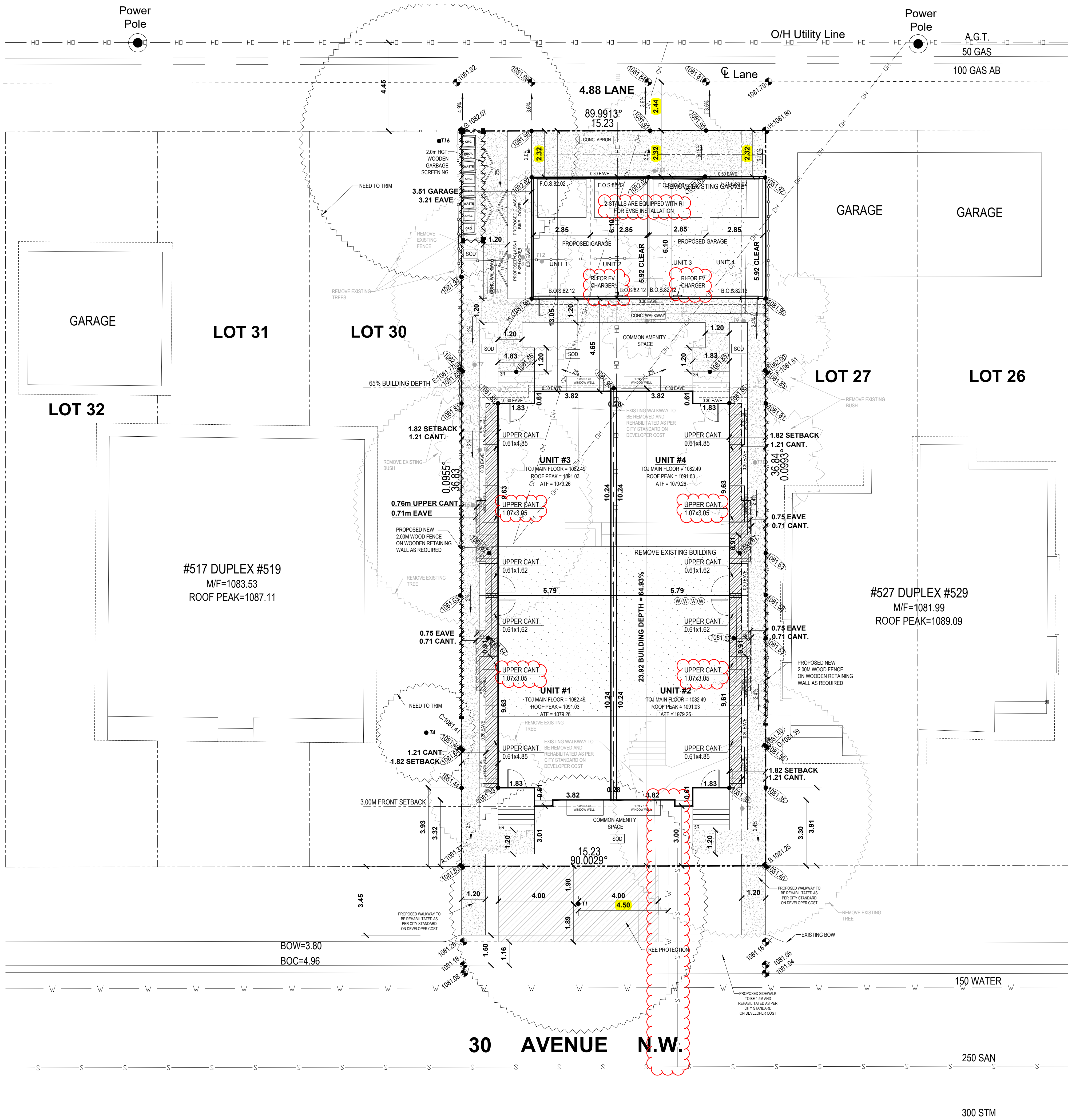
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

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	0.70	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	



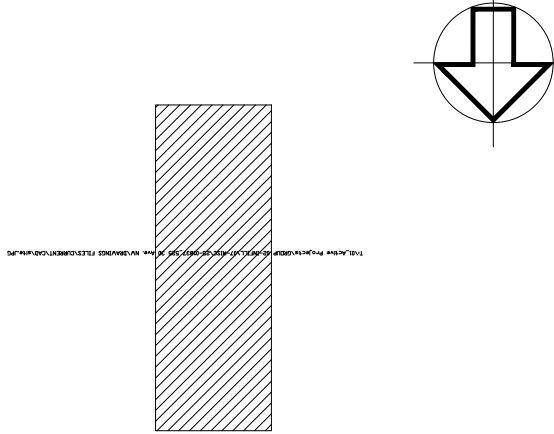
NOTE:- RI IS INSTALLED FOR LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT TO SUPPORT LEVEL 2 ELECTRIC VEHICLE CHARGING. EV CAPABLE STALLS MUST INCLUDE THE INSTALLATION OF DISTRIBUTION PANELS, ELECTRICAL CAPACITY, AND WALL AND FLOOR PENETRATIONS TO ACCOMMODATE FUTURE CHARGING CABLING, AND MAY INCLUDE AN ELECTRIC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



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FAX: (403)203-1990
EMAIL: info@tricordg.ca

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

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

525 - 30 AVENUE N.W.
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING & PROPOSED SITE
PLAN

DRAWING NO.

A-002

PROJECT NO. :

CHECKED BY:

DATE:

A.K

2025-12-16

DRAWN BY:

SCALE:

E.R/E

1:100

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:

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 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

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

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.

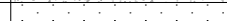
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EXISTING FENCE, TO BE REMOVED AS NOTED
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EXCAVATED MATERIAL AND STORAGE OF
CONSTRUCTION MATERIAL IS NOT PERMITTED.

LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
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	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

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ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

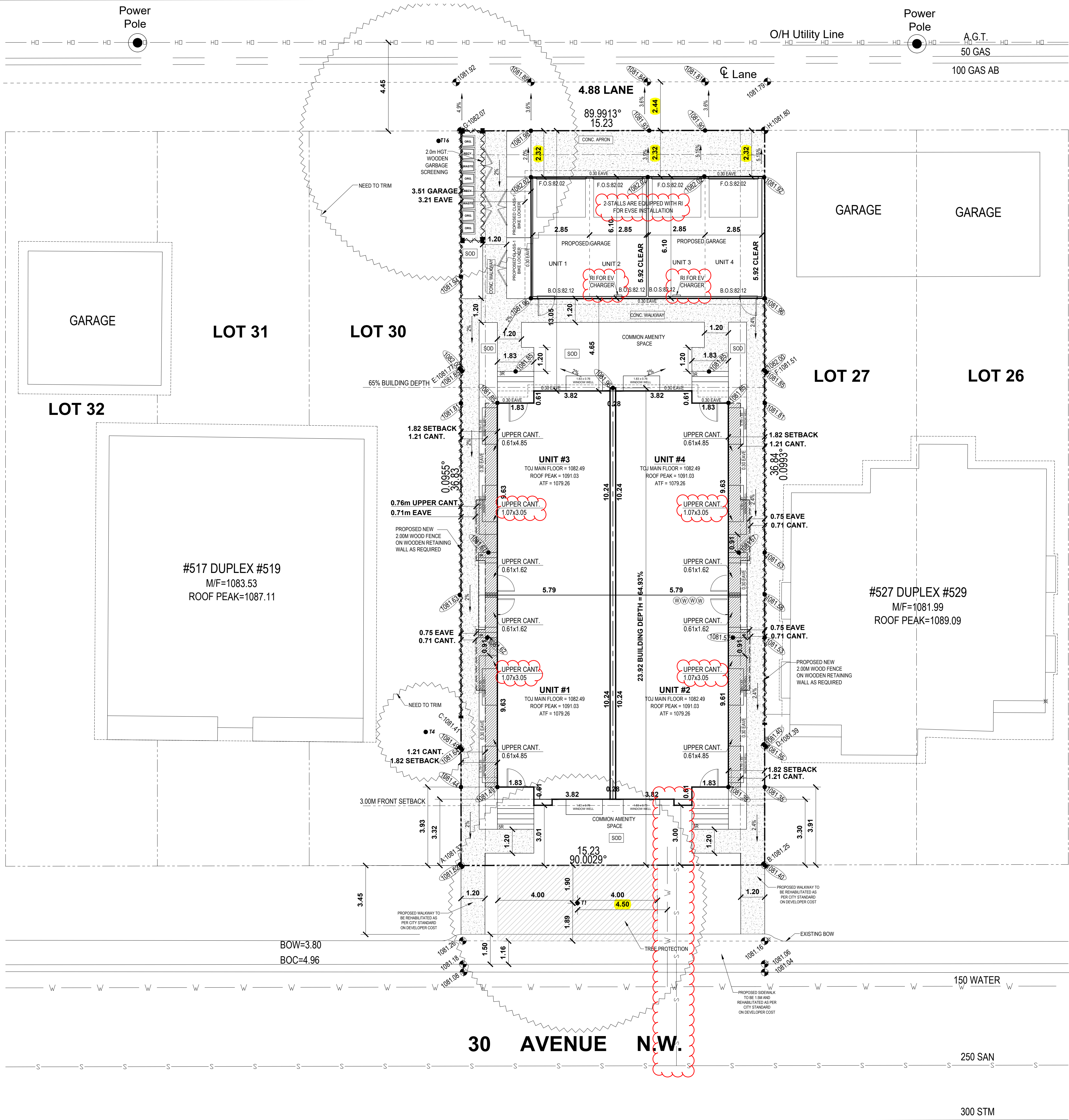
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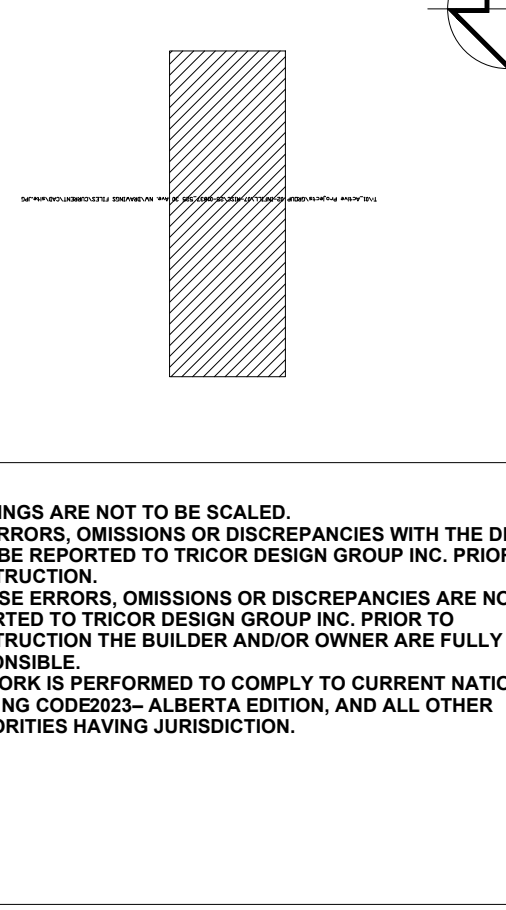
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ALL STALLS EQUIPPED WITH EVSE INSULATION & EV CAPABLE.

TREE SCHEDULE						
Tree No.	Species	Canopy (±m)	CAL. (±m)	ACTION	PROPERTY	NOTES
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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	
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DESIGNED BY:							
 TRICOR DESIGN GROUP							
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.							
tricordesigns.com							
#202 - 4216 10 STREET NE, CALGARY AB, T2E 6K3				PHONE: #403203-1970 FAX: #403203-1986 EMAIL: info@tricordg.ca			
KEY PLAN							
							
NOTES							
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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	
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:		DATE:			
		A.K		2025-12-16			
		DRAWN BY:		SCALE:			
		E.R./R.E		1:100			

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:

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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:

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:

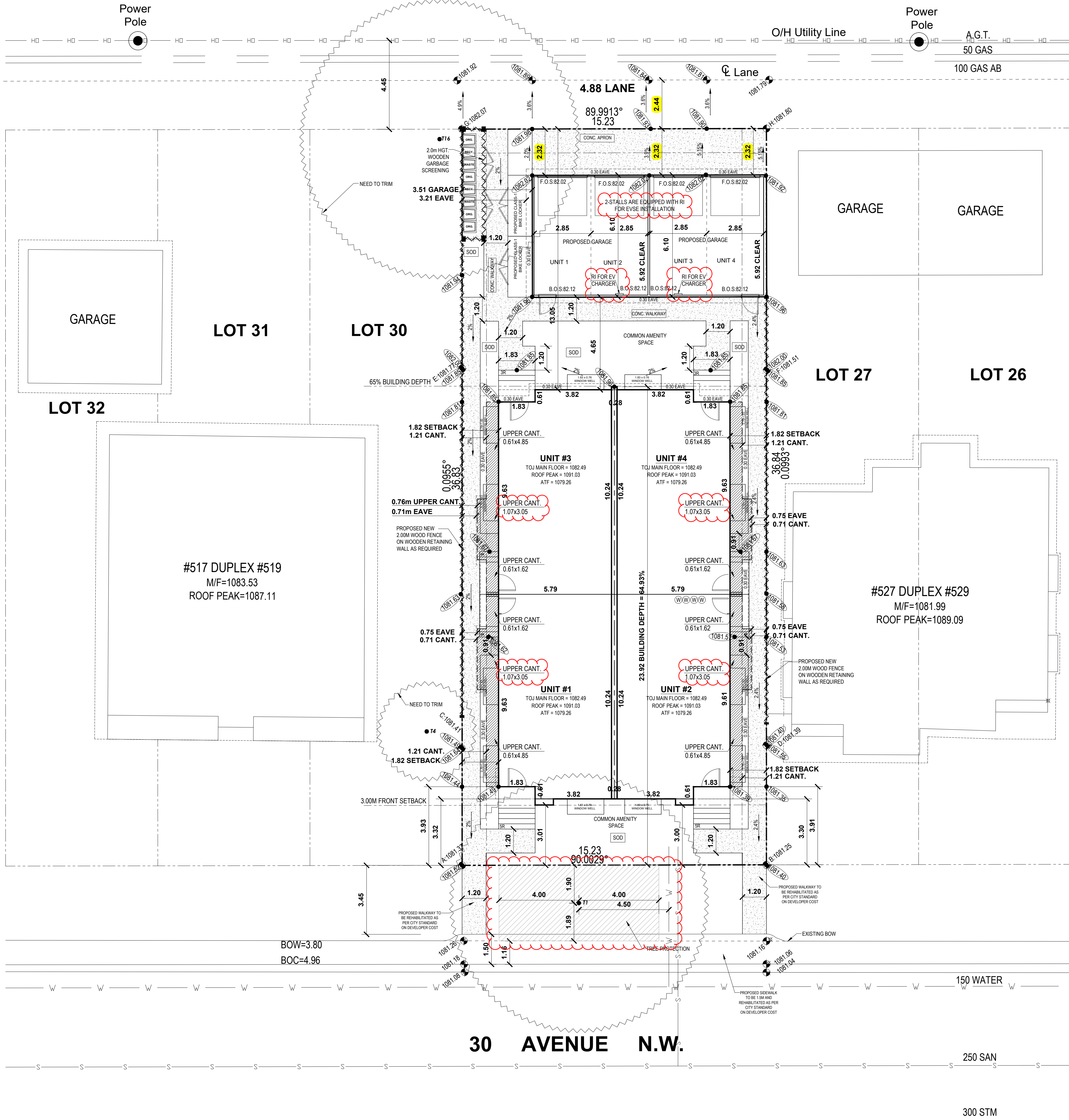
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

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.

TREE SCHEDULE						
Tree No.	Species	Canopy (±m)	CAL. (±m)	ACTION	PROPERTY	NOTES
1	ASH, GREEN	12.00	0.70	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 CABLEING, AND MAY INCLUDE AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM FOR FUTURE LEVEL 2 EVSE INSTALLATION.

DESIGNED BY:

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

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	CHK'D BY
01	2025-12-11		E.R	A.K

ISSUES:

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

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

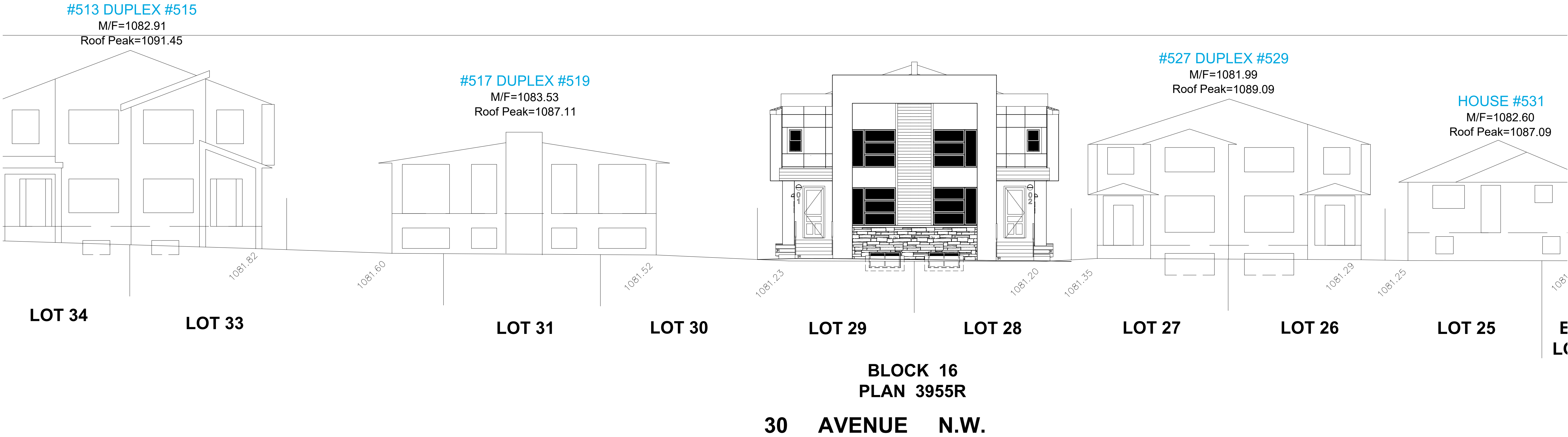
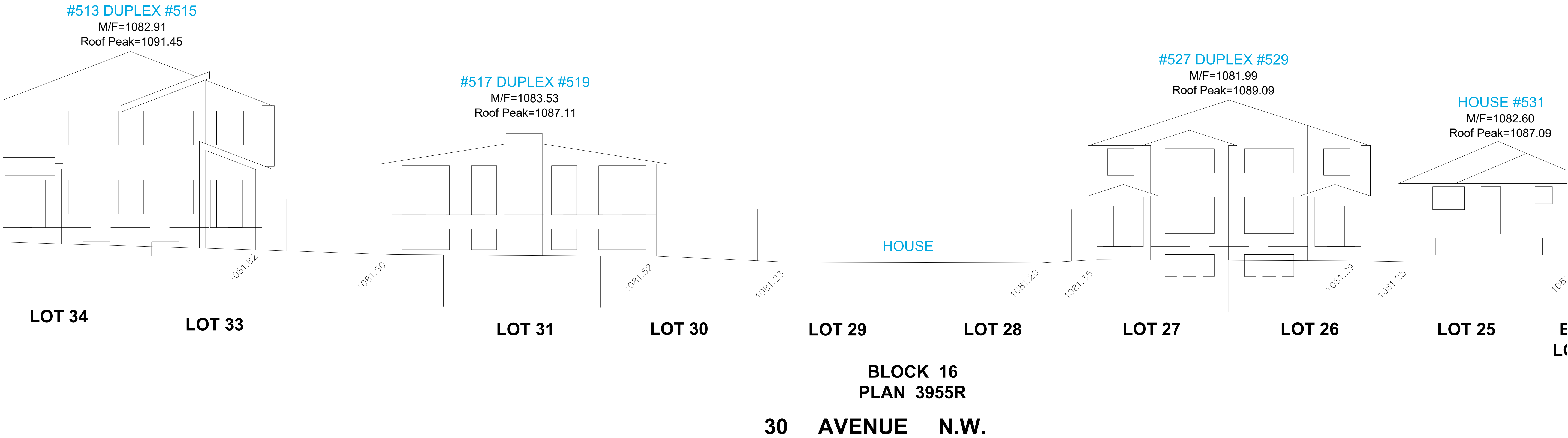
ADDRESS:
**525 - 30 AVENUE N.W.
CALGARY, ALBERTA**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED GRADES

DRAWING NO.
A-004

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



DESIGNED BY:



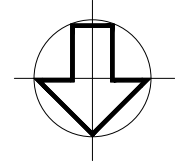
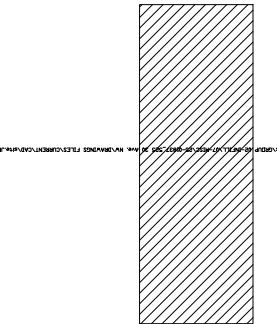
TRICOR
DESIGN GROUP

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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

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. :

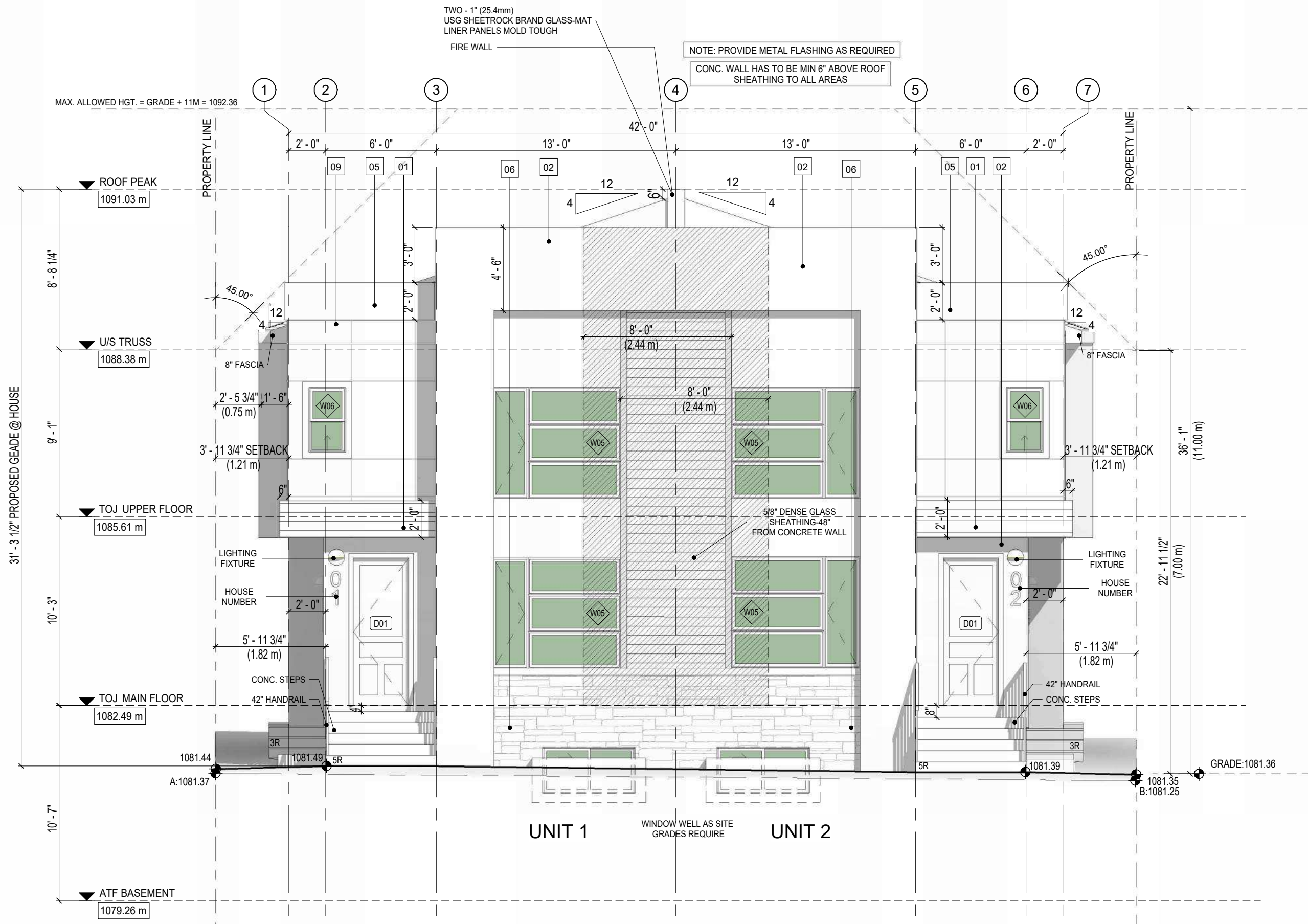
CHECKED BY:
A.K

DATE:
2025-12-16

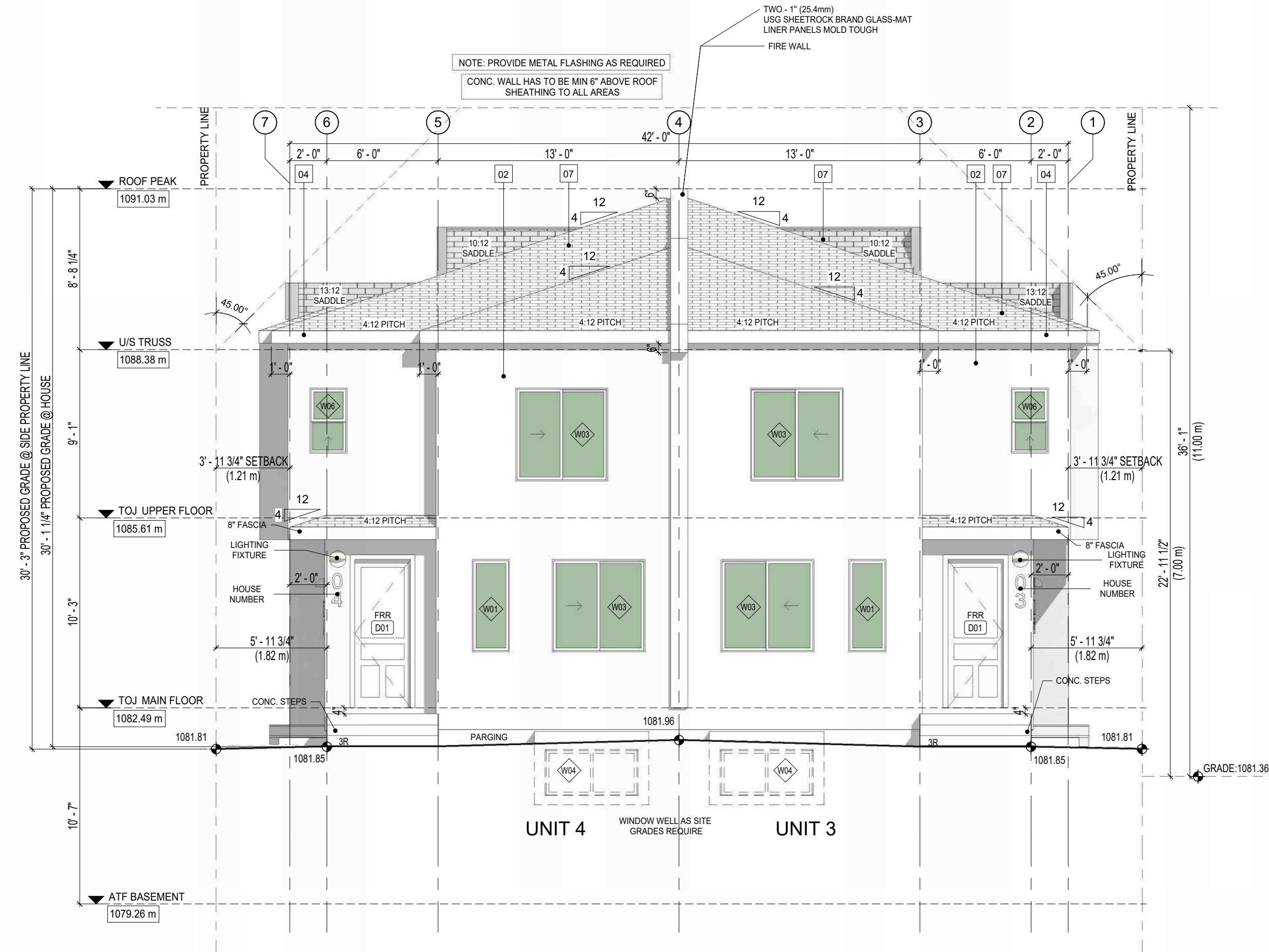
DRAWN BY:
E.R/R.E

SCALE:
1:100

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:

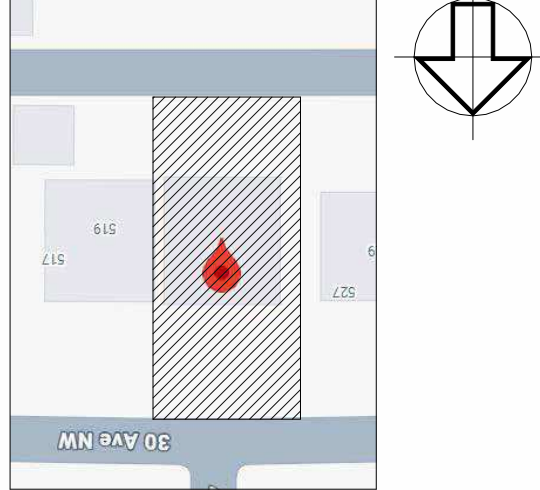


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KEY PLAN



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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				

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

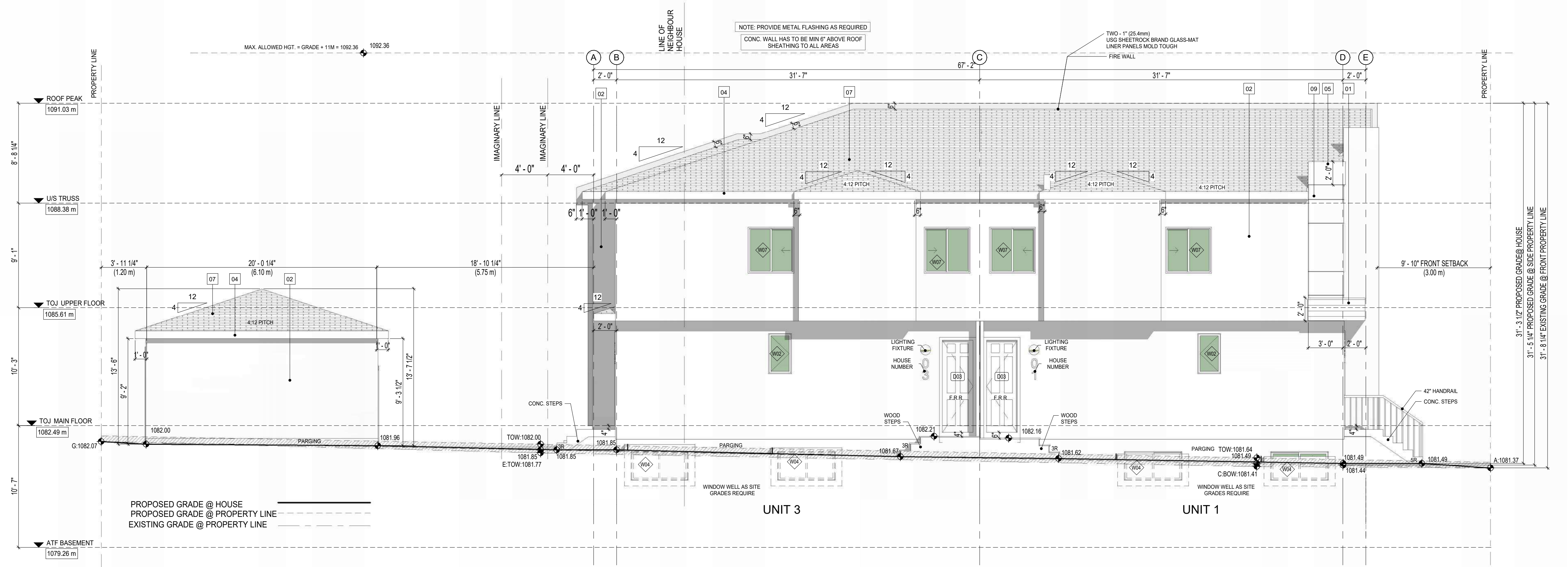
DRAWN BY: E.R
CHECKED BY: E.Z
DATE: 2026-01-22

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	ASHPHALT ROOFING SHINGLE	
08	4" TRIM	
09	PANELS -WHITE	

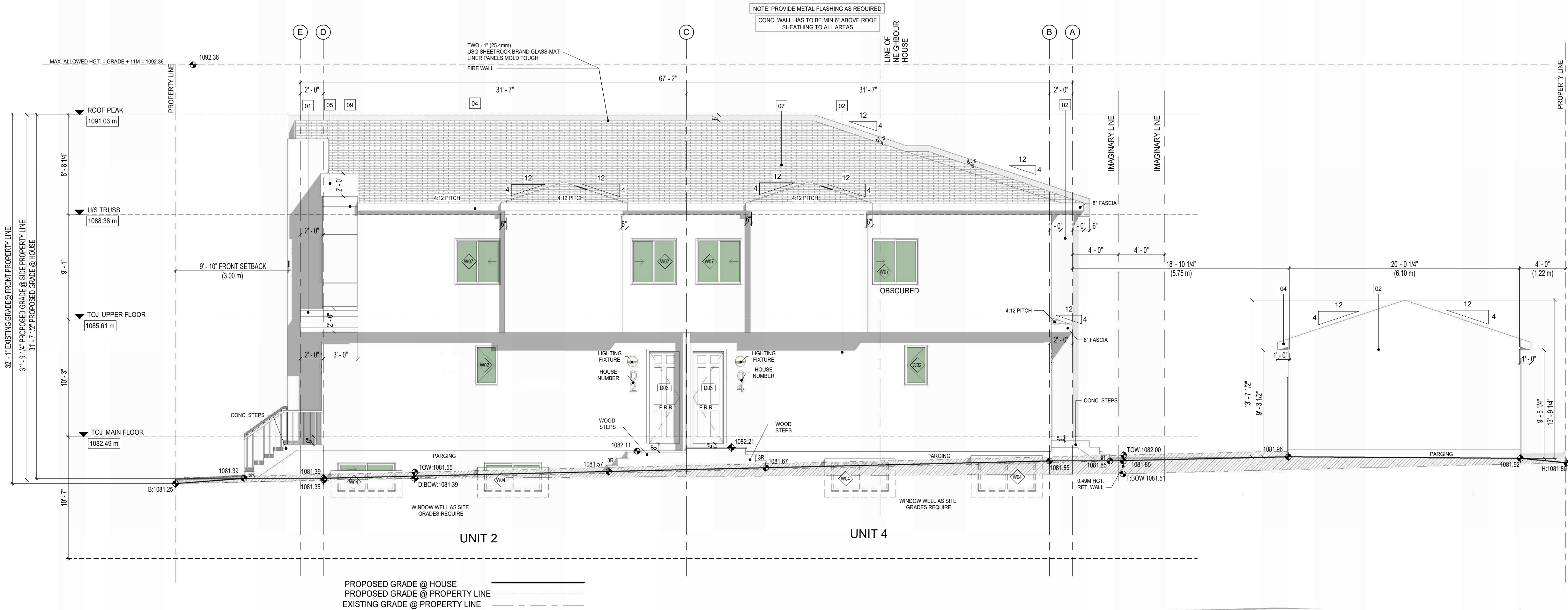
UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1394.18 SQ. FT.	129.52 SQ.M²	
MINIMUM SETBACK	3'-11 3/4"	1.21 M	
PERCENTAGE OF ALLOWED OPENINGS	7%	97.59 SQ. FT.	9.06 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	81.05 SQ. FT.	7.53 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	48.79 SQ. FT.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

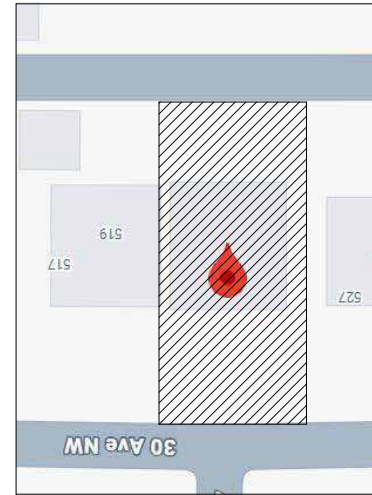


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REVISIONS:

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				

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"