# 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 :** 2025-12-16


TRICOR DESIGN GROUP

**#202 - 4216 10 STREET NE,**
**CALGARY, AB**
**T2E 6K3**
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**www.tricordesigns.com**


## LIST OF DRAWINGS:


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G-002 3D SHOTS
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A-002 EXISTING AND PROPOSED SITE PLAN
A-003 PROPOSED SITE PLAN
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A-005 STREETSCAPE
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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 | 193.00 | 17.93 |

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 |

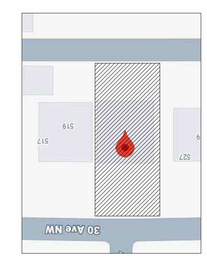
UNIT 3

| 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**

## ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| AFF | ABOVE FINISHED FLOOR |
| ALUM | ALUMINUM |
| APPROX | APPROXIMATED |
| ARCH | ARCHITECTURAL |
| BLDG | BUILDING |
| C/W | COMPLETE WITH |
| CJ | CONTROL JOINT |
| CL | CENTRE LINE |
| CLG | CEILING |
| CLT | CLOSET |
| COL | COLUMN |
| CONC | CONCRETE |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| CORR | CORRIDOR |
| CPT | CARPET |
| D | DEPTH / DEEP |
| D/W | DISHWASHER |
| DN | DOWN |
| DWG | DRAWING |
| EA | EACH |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| F | FRIDGE |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FG | FIBREGLASS |
| FLR | FLOOR |
| FRR | FIRE RESISTANCE RATING |
| GALV | GALVANIZED |
| GL | GLASS |
| GWB | GYPSUM WALL BOARD |
| HT | HEIGHT |
| INSUL | INSULATION |
| L | LONG |
| MAX | MAXIMUM |
| MC | MEDICINE CABINET |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MTD | MOUNTED |
| N/A | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| OC | ON CENTRE |
| OD | OUTSIDE DIAMETER |
| OH | OVERHEAD |
| PL | PROPERTY LINE |
| PT | PAINT / PAINTED |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS OR RISER |
| R/H | RANGE AND HOOD FAN |
| RD | ROOF DRAIN |
| REQD | REQUIRED |
| REV | REVERSE |
| RI | RIGID INSULATION |
| RO | ROUGH OPENING |
| RWL | RAINWATER LEADER |
| S | SINK |
| SIM | SIMILAR |
| SPEC | SPECIFICATIONS |
| ST | STEEL |
| STD | STANDARD |
| STRUCT | STRUCTURAL |
| T&G | TONGUE & GROOVE |
| T/O | TOP OF |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| USJ | UNDERSIDE OF JOIST |
| VB | VAPOUR BARRIER |
| VEST | VESTIBULE |
| W | WIDTH |
| W/ | WITH |
| W/D | WASHER AND DRYER |
| W/O | WALL OVEN |
| WIC | WALK IN CLOSET |

## GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY

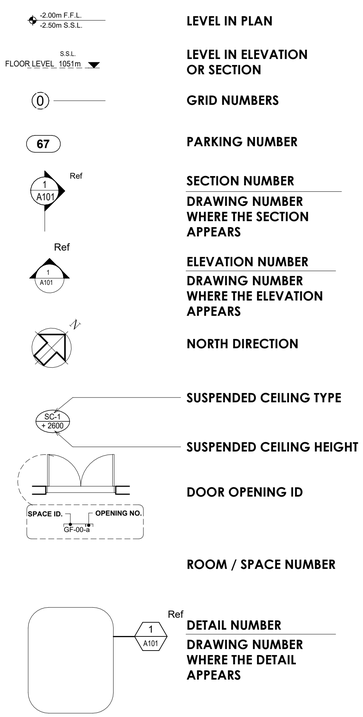
## GENERAL NOTES (CONT.)

9. PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.
10. PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.
11. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.
12. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
13. ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.
15. CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT
16. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING
17. INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.
18. EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.
19. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.
20. PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH
21. BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.
22. FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGIH GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".

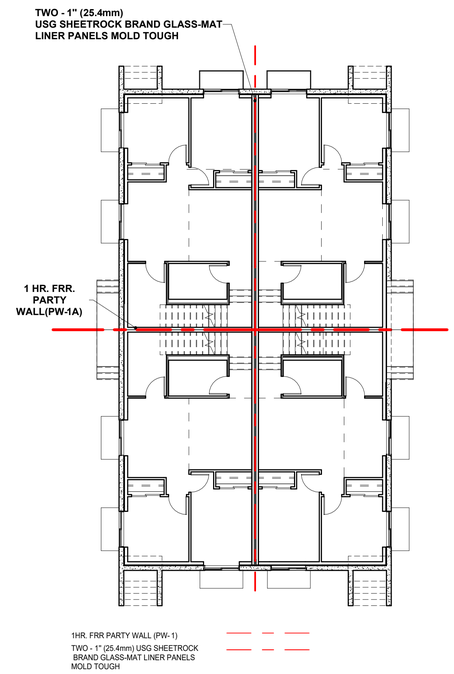
## WALL AND PARTATION NOTES

A. ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.
B. FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.
C. MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.
D. WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.
E. GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.
F. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.
G. ALL OSB SHEATHING SHALL BE 0-2 GRADE.
H. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.

## ARCHITECTURAL SYMBOLS

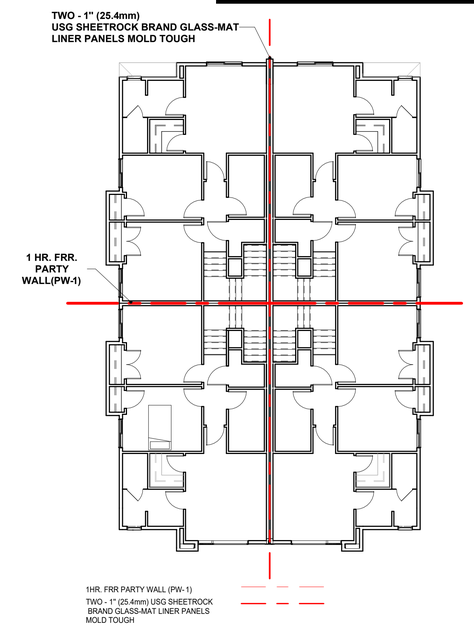



## KEY PLANS




01 LEGAL SUITE KEY PLAN
1" = 10'-0"

[redacted]




03 UPPER KEY PLAN
1" = 10'-0"


DESIGNED BY:
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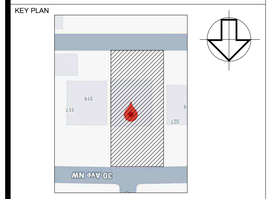
KEY PLAN




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 | DESCRITION | DRAWN BY | CHK'D BY |
|---|---|---|---|---|
| 01 | 2025-12-08 | COMMENTS | E.R | A.K |

ISSUES:

| NO. | DATE | DESCRITION | 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**
**LOTS 28&29, BLOCK 16, PLAN 3955R**

DRAWING SET :
**DEVELOPMENT PERMIT SET**

DRAWING TITLE :
**GENERAL NOTES**

DRAWING NO.
**G-001**

| PROJECT NO. : | CHECKED BY: | DATE: |
|---|---|---|
| 25-01837 | E.Z | 2025-12-11 |
| | DRAWN BY: E.R | SCALE: |

DESIGNED BY:

TRICOR DESIGN GROUP

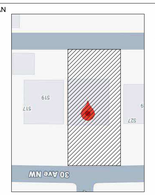
**RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.**

**tricordesigns.com**

#202 - 4216 10 STREET NE,
CALGARY AB ,
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN

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| NO. | DATE | DESCRITION | 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**
**LOTS 28&29, BLOCK 16, PLAN 3955R**

DRAWING SET :

**DEVELOPMENT PERMIT SET**

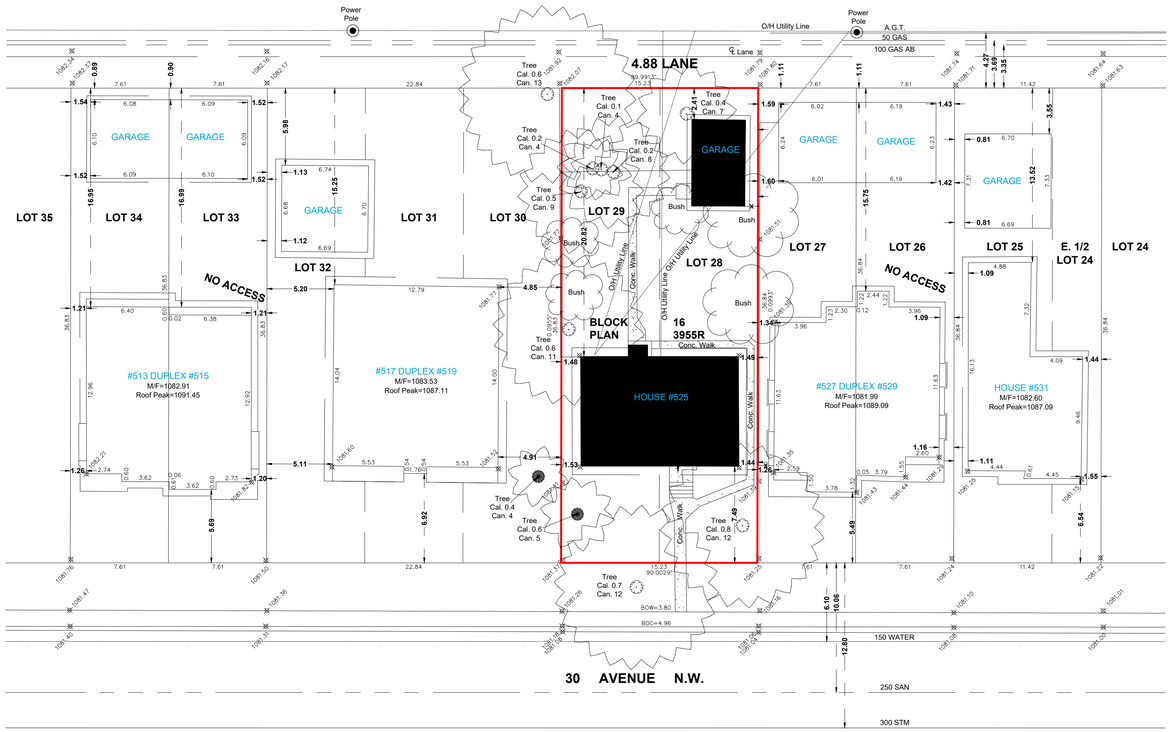
DRAWING TITLE :

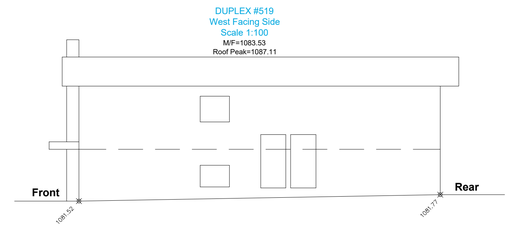
**3D SHOTS**

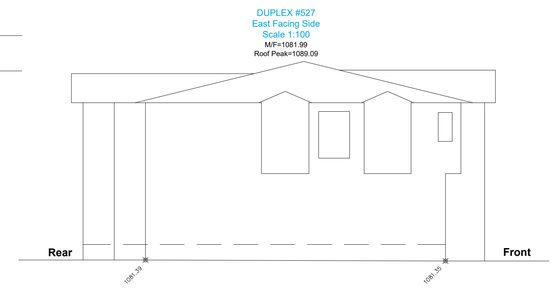
DRAWING NO.

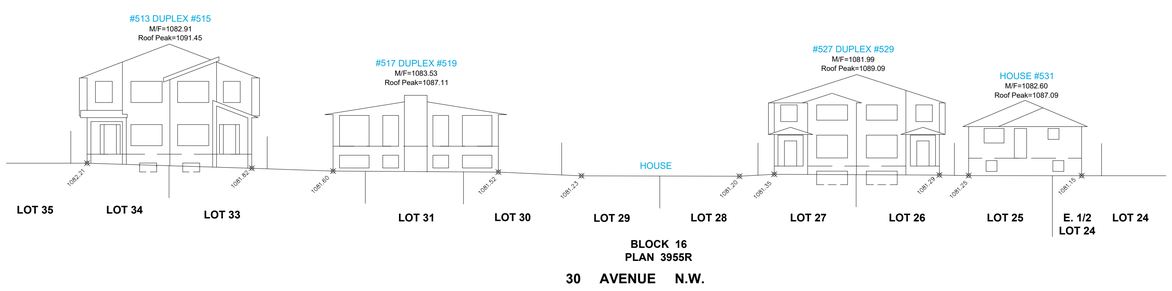
# G-002

| PROJECT NO. : | CHECKED BY: | DATE: |
|---|---|---|
| 25-01837 | E.Z | 2025-12-11 |
| | DRAWN BY: E.R | SCALE: |

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# 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 [0071, Elevation = 1080.697

**PROPERTY DESCRIPTION:**

**CLIENT:**
HARMEET BRAR

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

**DATE OF SURVEY:**
OCTOBER 17, 2023

SCALE 1:200

5 0 10 20

METRES

**LEGEND**

- Spot elevations are shown thus — 100.00
- 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

TOTAL
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 | T3G 5W5, ALBERTA, PH.:(403) 478 3635 | ACAD FILE NO: TG23-0313DP |

DESIGNED BY:

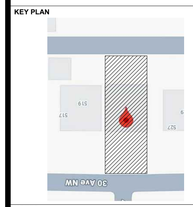
TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

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

KEY PLAN

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REVISIONS:

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

ISSUES:

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|---|---|---|---|---|
| 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: 2025-12-11 |
|---|---|---|
| | DRAWN BY: E.R/R.E | SCALE: 1:200 |

# SITE - PLAN

## SURVEY INFORMTION :-

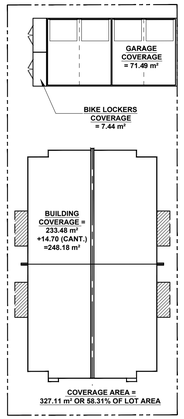
MUNICIPAL ADDRESS:-
525 - 30 AVENUE N.W. , CALGARY, ALBERTA
LEGAL ADDRESS:-
LOTS 28&29, BLOCK 16, PLAN 3955R
ZONNING:- R-CG
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in metres and decimals thereof.

N

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:
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.

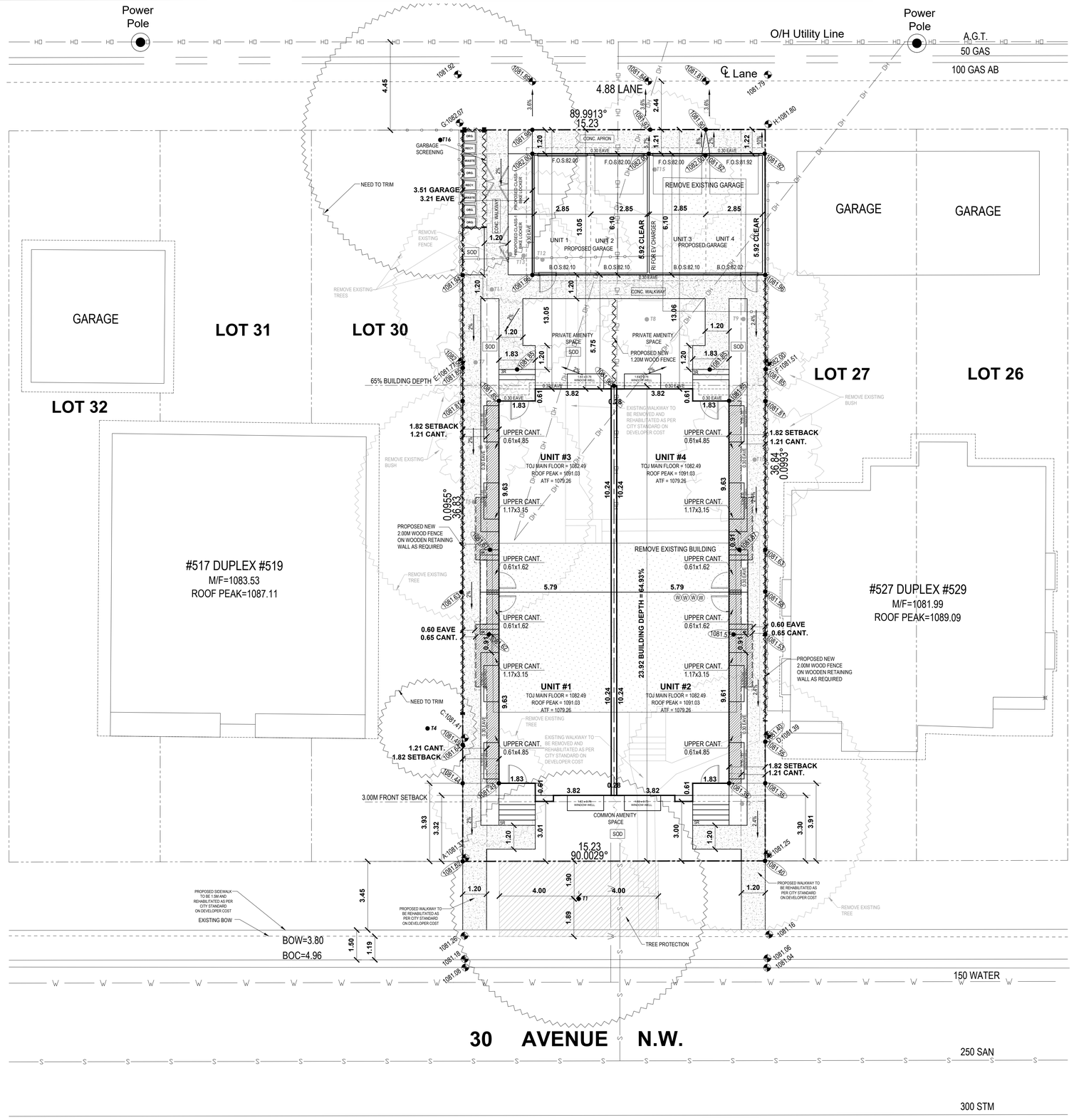



| LEGEND | | LEGEND | | LEGEND | |
|---|---|---|---|---|---|
| | PROPOSED NEW FENCE | G | UTILITY LINES GAS | | EXISTING GRADES |
| | PWF LANDSCAPE RETAINING WALL | S | UTILITY LINES SANITARY | | CALCULATED GRADES |
| | CANTILEVERS | | REMOVE FENCE | | CONCRETE |
| | SETBACK | W | UTILITY LINES WATER | | BULDING REMOVE |
| | EAVES | | REMOVE EXISTING TREE | | AREA OF TREE PROTECTION |
| P | 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 | |

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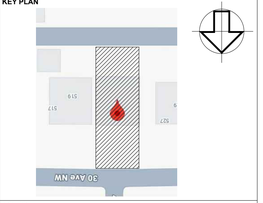
tricordesigns.com


#202 - 4216 10 STREET NE, CALGARY,AB., T2E 6K3
PHONE: (403)203-1970
FAX: #(03)203-1990
EMAIL: info@tricordg.ca


KEY PLAN



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- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE2023– ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

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

ISSUES:

| NO. | DATE | DESCRITION | 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: A.K | DATE: 2025-12-11 |
|---|---|---|
| | DRAWN BY: E.R/R.E | SCALE: 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:
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.

N

COVERAGE CALCULATION:
LOT AREA = 560.94 m²
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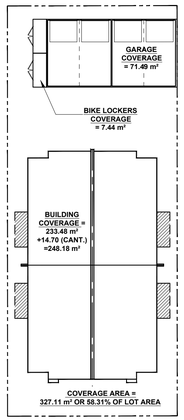


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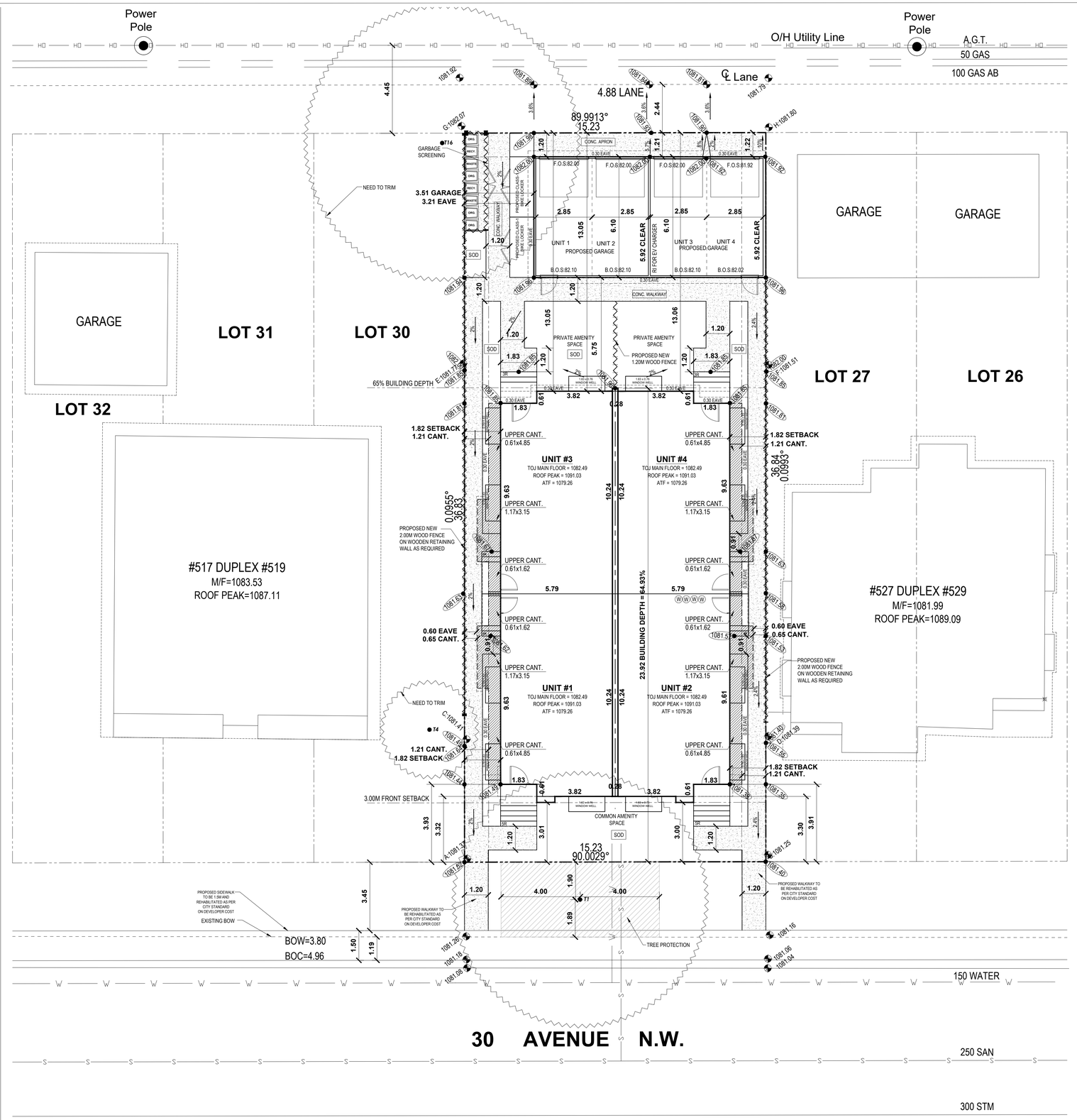


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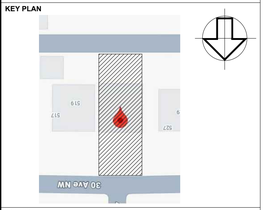
KEY PLAN

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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 |

THE CLIENT : PRIVATE CLIENT

PROJECT : 4-PLEX BUILDING

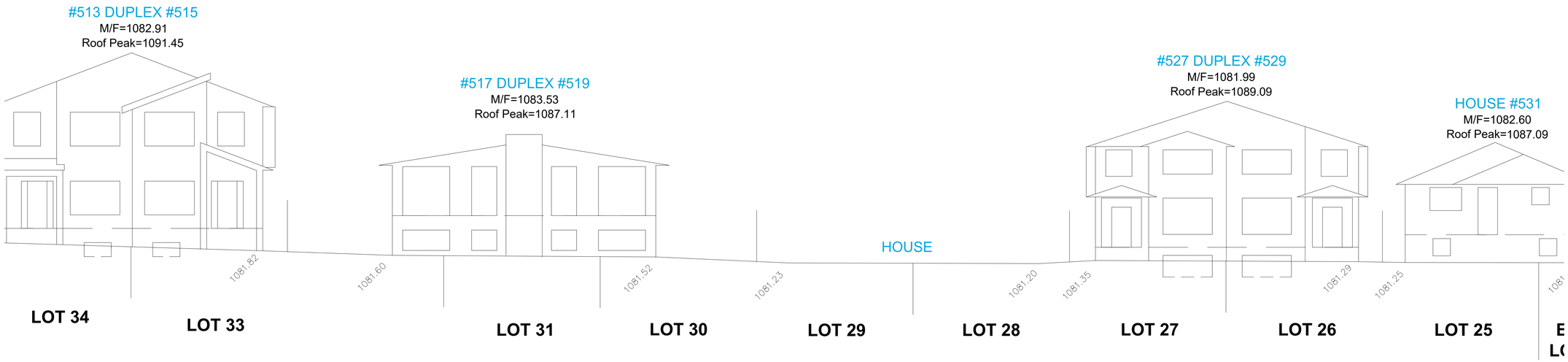
ADDRESS: 525 - 30 AVENUE N.W. CALGARY, ALBERTA

DRAWING SET : DEVELOPMENT PERMIT SET

DRAWING TITLE : PROPOSED SITE PLAN

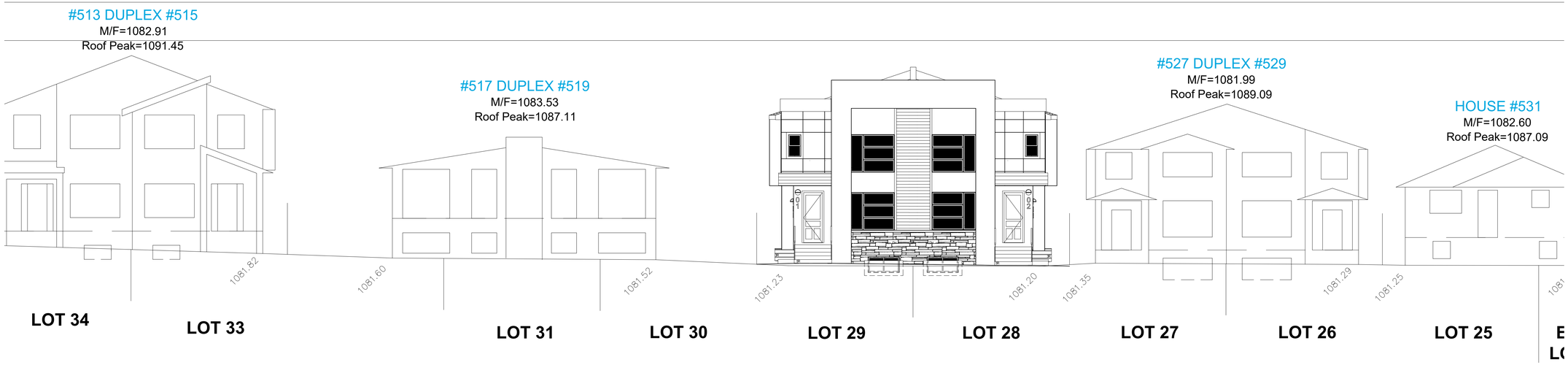
DRAWING NO. A-003

| PROJECT NO. : | CHECKED BY: A.K | DATE: 2025-12-11 |
|---|---|---|
| | DRAWN BY: E.R/R.E | SCALE: 1:100 |




**BLOCK 16**
**PLAN 3955R**

**30 AVENUE N.W.**




**BLOCK 16**
**PLAN 3955R**

**30 AVENUE N.W.**

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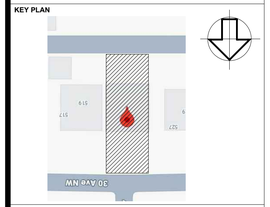
KEY PLAN

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REVISIONS:

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

ISSUES:

| NO. | DATE | DESCRITION | 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 : STREETSCAPE

DRAWING NO. A-005

| PROJECT NO. : | CHECKED BY: A.K | DATE: 2025-12-11 |
|---|---|---|
| | 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
27 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 | | | | | | |
| 09 | RC | | RUBY CAROUSEL JAPANESE BARBERRY | BERBERIS THUNBERGII 'BAILONE' | #05 CONT. | MINIMUM 0.6m HEIGHT OR SPREAD |
| 03 | CL | | CHARISMA LILAC | SYRINGA PRESTONIAE | #05 CONT. | MINIMUM 0.6m HEIGHT OR SPREAD |
| CONIFEROUS SHRUBS | | | | | | |
| 15 | 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) = 14.19 m² = 56.06% OF NON-LANDSCAPE AREA

WINDOW WELLS = 16.69 m² = 43.93% OF NON-LANDSCAPE AREA

**3. LANDSCAPE AREA= 217.66 m² = 38.80% OF LOT AREA**

**3.1 HARD-LANDSCAPE = 135.88 m² = 62.42% OF LANDSCAPE AREA**

WOOD ENTRANCE STEPS = 7.84 m² = 5.78% OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING = 5.36 m² = 4.43% OF HARD-LANDSCAPE AREA

CONCRETE ENTRANCE STEPS = 13.58 m² = 10.01% OF HARD-LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 98.63 m² = 73.39 F HARD-LANDSCAPE AREA

SITING AREA (COMPACTED 10mm RUNDLE ROCK) = 10.47 m² or 6.38% OF HARD-LANDSCAPE AREA

**3.2 SOFT-LANDSCAPE = 81.76 m² = 37.56% OF LANDSCAPE AREA**

S.O.D. = 69.29 m² =84.74% OF SOFT-LANDSCAPE AREA

MULCH = 12.47 m² = 15.25% OF SOFT-LANDSCAPE AREA

## LIGHTING LEGEND:

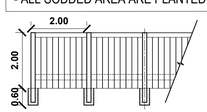
**LED Down light (ON WALL)**

**PATHWAY LIGHTS**

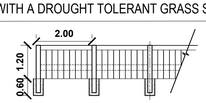
## IRRIGATION SYSTEM:

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.

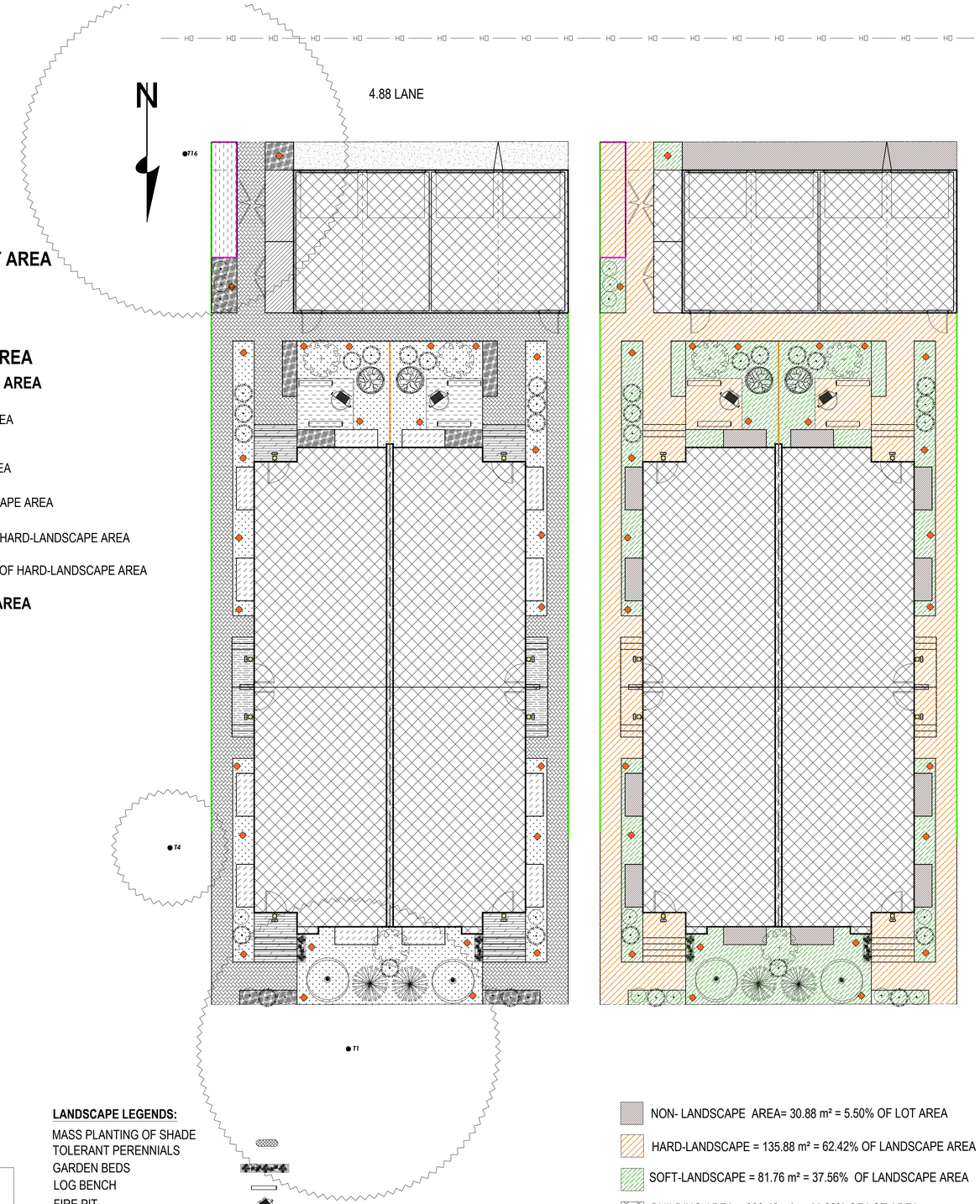
**NOTE:-**
ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.




PROPOSED 2.OOM WOOD FENCE
( NOT TO SCALE )




PROPOSED 1.20M WOOD FENCE
( NOT TO SCALE )




**LANDSCAPE LEGENDS:**
MASS PLANTING OF SHADE TOLERANT PERENNIALS
GARDEN BEDS
LOG BENCH
FIRE PIT
SCREENING FENCE
2M HGT. WOOD FENCE
1.20M HGT. WOOD FENCE

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

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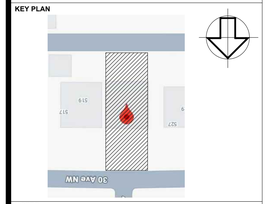
EMAIL: info@tricordg.ca


KEY PLAN




NOTES
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REVISIONS:

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

ISSUES:

| NO. | DATE | DESCRITION | 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**

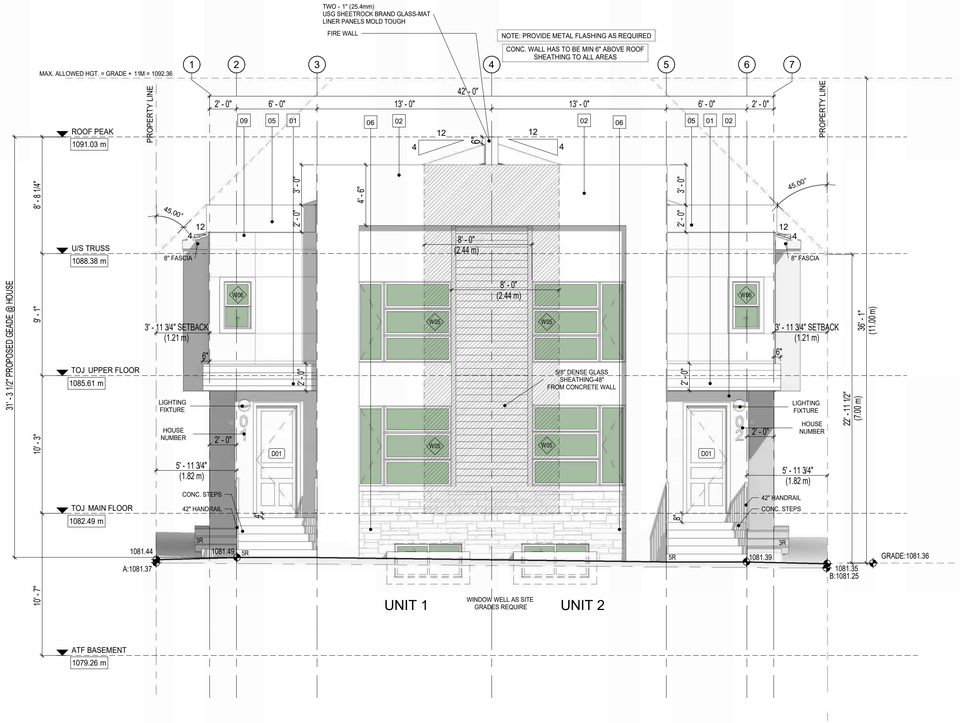
DRAWING SET : **DEVELOPMENT PERMIT SET**

DRAWING TITLE : **LANDSCAPE PLAN**

DRAWING NO. **A-006**

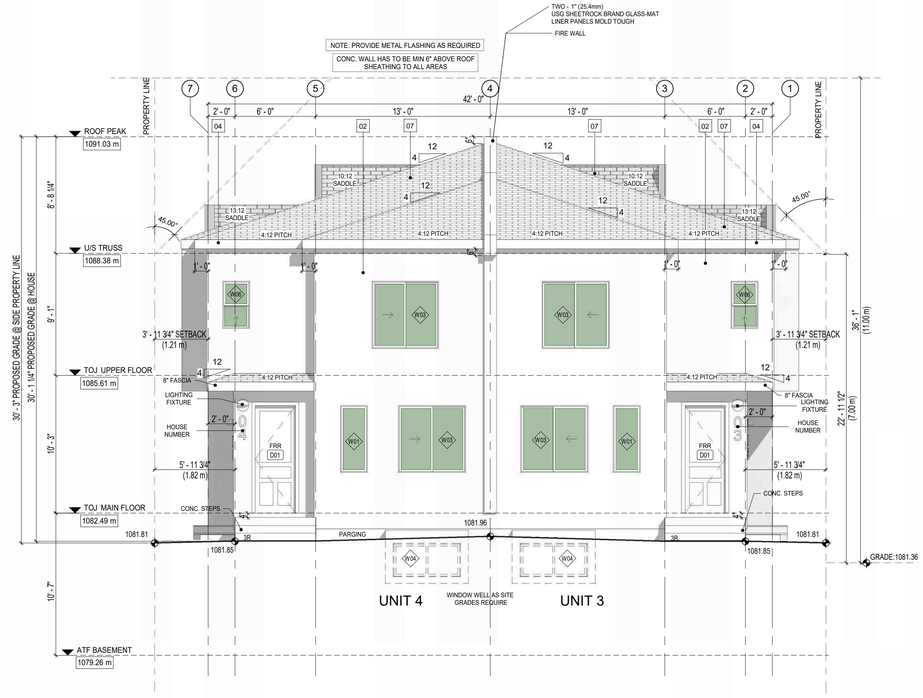
| PROJECT NO. : | CHECKED BY: A.K | DATE: 2025-12-11 |
|---|---|---|
| | DRAWN BY: E.R/R.E | SCALE: 1:100 |

| 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:

TRICOR DESIGN GROUP

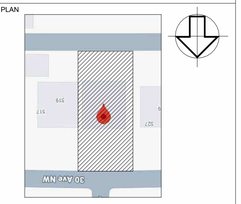
**RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.**


**tricordesigns.com**

#202 - 4216 10 STREET NE,
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca


KEY PLAN

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REVISIONS:

| NO. | DATE | DESCRIPTION | DRAWN BY | CHK'D BY |
|---|---|---|---|---|
| 01 | 2025-12-08 | 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 |
| 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.

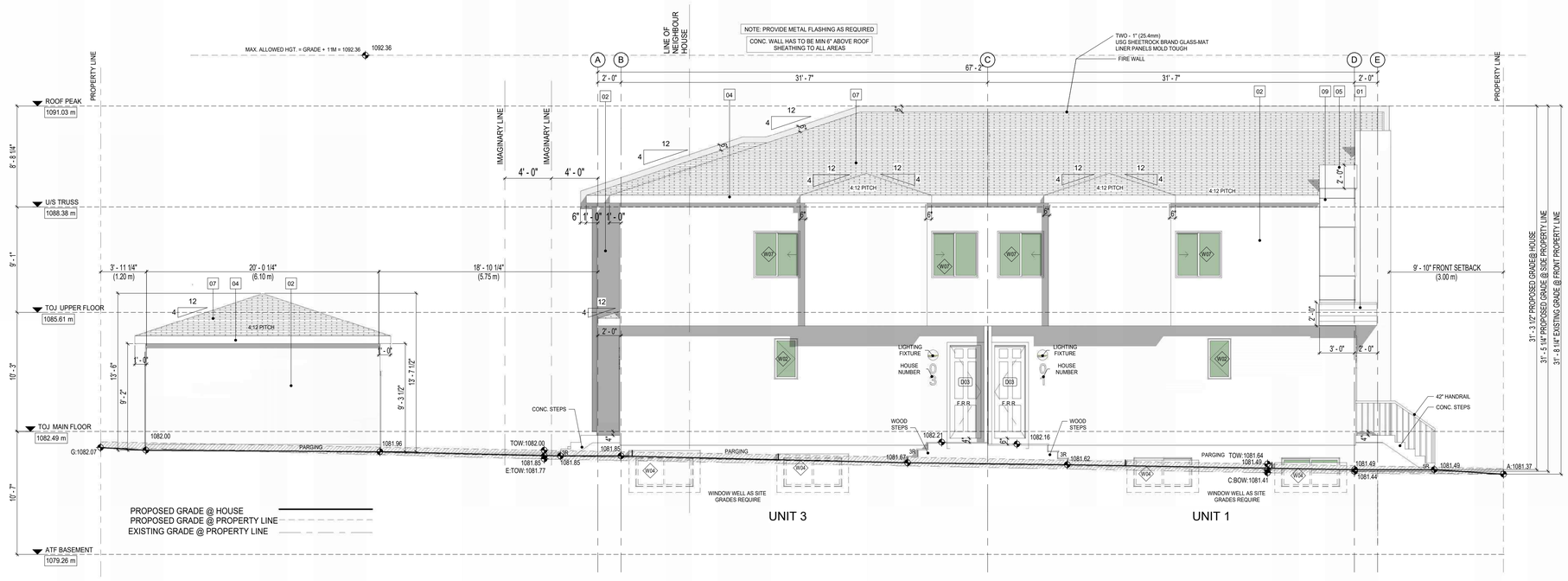
# A-201

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| E.R | E.Z | 2025-12-11 |

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 |

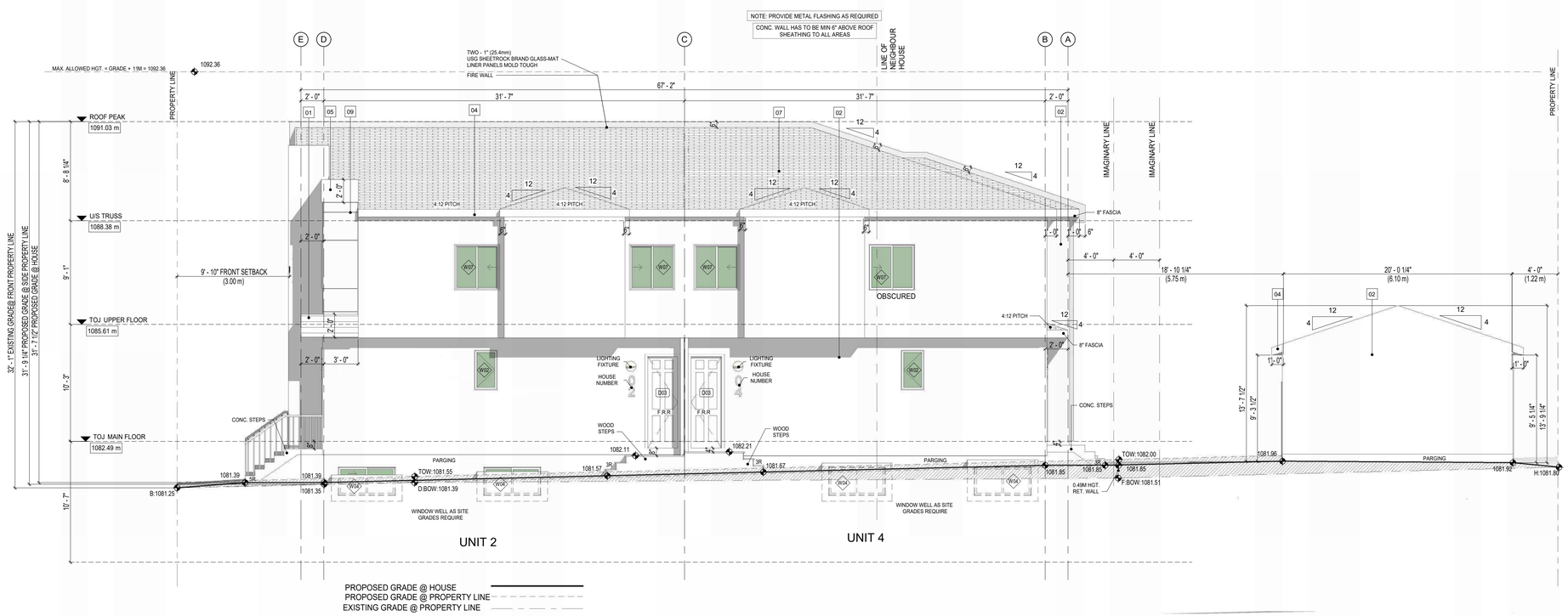
| UNPROTECTED OPENINGS LEFT ELE. | | |
|---|---|---|
| CODE CHECK<br>EXPOSED BUILDING FACE<br>MINIMUM SETBACK<br>PERCENTAGE OF ALLOWED OPENINGS<br>SQ. FTG. OF ALLOWED OPENINGS | <br>1394.18 SQ. FT.<br>3'-11 3/4"<br>7%<br>97.59 SQ. FT. | <br>129.52 SQ.M²<br>1.21 M<br><br>9.06 SQ.M² |
| ACTUAL SQ. FTG. 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<br>EXPOSED BUILDING FACE<br>MINIMUM SETBACK<br>PERCENTAGE OF ALLOWED OPENINGS<br>SQ. FTG. OF ALLOWED OPENINGS | <br>1401.50 SQ. FT.<br>3'-11 3/4"<br>7%<br>98.10 SQ. FT. | <br>130.20 SQ.M²<br>1.21 M<br><br>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:

TRICOR DESIGN GROUP

**RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.**

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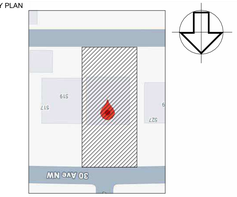
KEY PLAN

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REVISIONS:

| NO. | DATE | DESCRIPTION | DRAWN BY | CHK'D BY |
|---|---|---|---|---|
| 01 | 2025-12-08 | 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 |
| 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 :

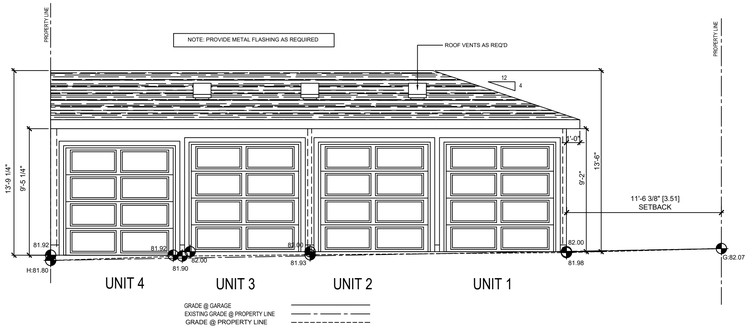
**RIGHT & LEFT ELEVATIONS**

DRAWING NO.

# A-202

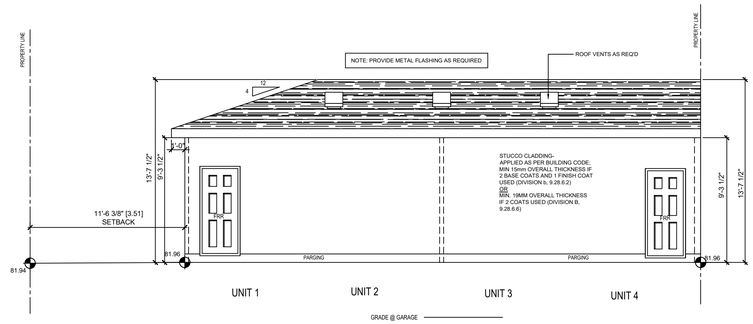
| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| E.R | E.Z | 2025-12-11 |

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



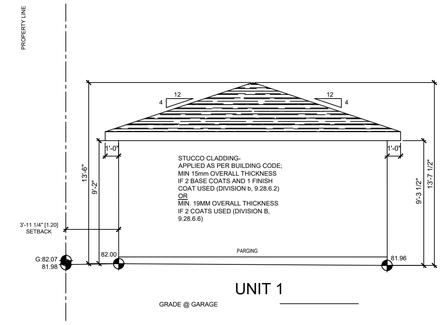

## FRONT (SOUTH) ELEVATION

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



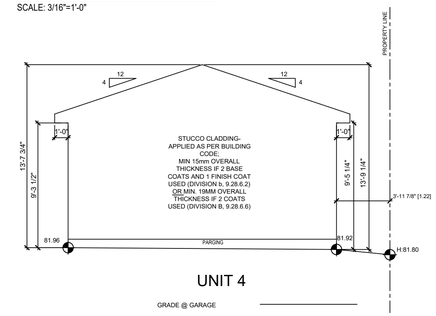

## REAR (NORTH) ELEVATION

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




## RIGHT (EAST) ELEVATION

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




## LEFT (WEST) ELEVATION

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

[redacted]

NOTE:
**GARAGE TO BE BUILT AS PER VARIANCE (SPV-003)**

**GR-1**

ROOF AND CEILINGS AS PER SPV003

- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 1 LAYER 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (EXTERIOR SHEATHING )
- APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 5/8" TYPE 'X' DRYWALL

**GF-4**

GARAGE SLAB

4" DURACRETE CONC. SLAB
5" COMP. GRAVEL (SLOPE 4")
(EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)

**GW-1**

EXTERIOR WALLS

- EXTERIOR FINISH AS SPEC'D ( STUCCO FINISH )
- 1 LAYER 5/8" TYPE X EXTERIOR GYPSUM BOARD OR EQUIVALENT TO PROVIDE A MIN. 45 min FRR
- 1 PLY AIR BARRIER
- 2X4" WOOD STUDS @16" OC.
- R12 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLYETHYLENE )
- 1 LAYERS 5/8" TYPE 'X' DRYWALL ( INTERIOR
- SHEATHING)

**GW-4**

EXTERIOR WALLS NON-COMBUSTIBLE WALL

- EXTERIOR FINISH AS SPEC'D ( STUCCO FINISH )
- 5/8" DENSGLASS OR EQUIVALENT
- 2X6" STEEL STUDS STUDS @16" OC.
- R12 FRICTION-FIT FIBERGLASS INSULATION
- VAPOUR BARRIER (6 MIL POLYETHYLENE )
- 1 LAYERS 5/8" TYPE 'X' DRYWALL

**W-7**

(W13-A) 1HR FRR STC-57

- 5/8" TYPE 'X' DRYWALL
- 6 MIL POLY V-B
- 2X4 STUDS ON EDGE @ 24" OC
- 6 MIL POLY V-B
- 5/8" TYPE 'X' DRYWALL

NOTE

- SOIL BEARING CAPACITY 2000 # FT²

DESIGNED BY:

TRICOR DESIGN GROUP

**RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.**

**tricordesigns.com**

#202,-4216 10 STREET NE
CALGARY, AB.
T2E 6K3

PHONE: (403)203-1970
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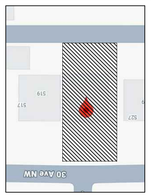
EMAIL: info@tricordg.ca

KEY PLAN

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REVISIONS:

| No. | Date | Description | DRAWN By | Chk'd By |
|---|---|---|---|---|
| 01 | 2025-12-11 | COMMENTS | E.R | A.K. |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |

ISSUES:

| No. | Date | Description | DRAWN By | Chk'd 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 :

**ACCESSORY BUILDING (GARAGE)**

DRAWING NO.

**A-401**

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| E.R | A.K | 2025-12-11 |

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