4-PLEX BUILDING

3939 19 AVENUE S.W.
CALGARY, ALBERTA
PLAN 8429GQ , BLOCK 11 , LOT 19



DEVELOPMENT PERMIT SET

ISSUE DATE : **2026-09-08**

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

AMENDED DRAWINGS

DP No	Date Received
DP2025-07156	SEPT 10, 2026

THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

TRICOR DESIGN GROUP

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

LIST OF DRAWINGS:

G-001 GENERAL NOTES
A-001 EXISTING SURVEY
A-002 EXISTING AND PROPOSED SITE PLAN
A-003 PROPOSED SITE PLAN
A-004 PROPOSED GRADES
A-005 PROPOSED STREETSCAPE
A-006 PROPOSED LANDSCAPE PLAN
A-007 PROPOSED LANDSCAPE ZONES
A-008 LANDSCAPE DETAILS
A-009 APRON & BOULEVARD SECTIONS
A-010 CONSTRUCTION ACCESS AREA
A-011 FIRE ACCESS
A-101 PROPOSED LEGAL SUITE & MAIN FLOOR PLANS
A-102 PROPOSED UPPER FLOOR & ROOF PLANS
A-201 PROPOSED FRONT & REAR ELEVATIONS
A-202 PROPOSED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 PROPOSED ACCESSORY BUILDING GARAGE

UNIT 1

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	485.00	45.06
	UPPER FLOOR	600.00	55.74
	TOTAL	1085.00	100.80
	LEGAL SUITE FLOOR	432.00	40.13
	GRAND TOTAL	1517.00	140.93

UNIT 2

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	485.00	45.06
	UPPER FLOOR	632.00	58.71
	TOTAL	1117.00	103.77
	LEGAL SUITE FLOOR	452.00	41.99
	GRAND TOTAL	1569.00	145.76

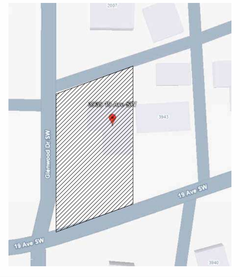
UNIT 3

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	485.00	45.06
	UPPER FLOOR	632.00	58.71
	TOTAL	1117.00	103.77
	LEGAL SUITE FLOOR	432.00	40.13
	GRAND TOTAL	1549.00	143.91

UNIT 4

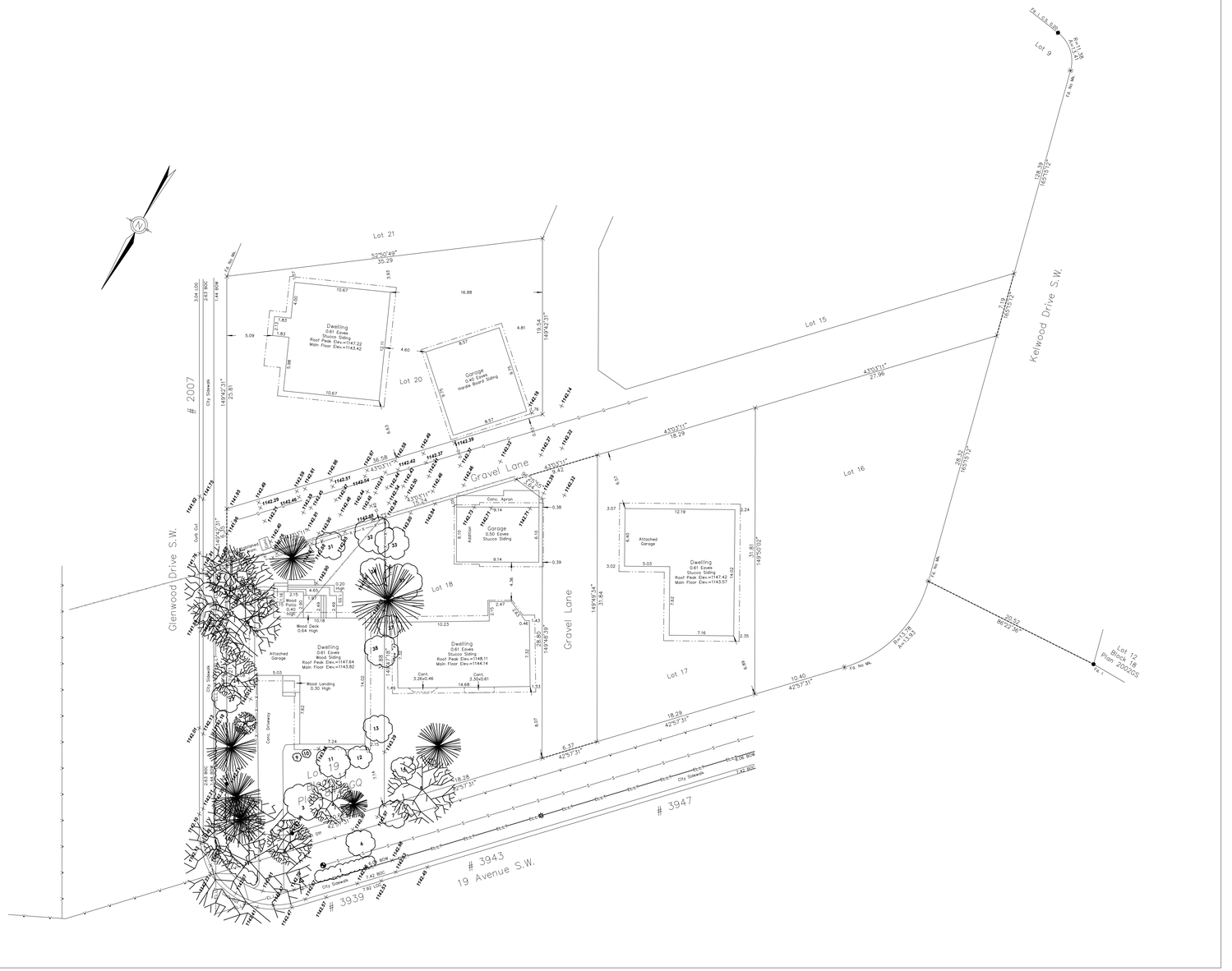
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	485.00	45.06
	UPPER FLOOR	632.00	58.71
	TOTAL	1117.00	103.77
	LEGAL SUITE FLOOR	452.00	41.99
	GRAND TOTAL	1569.00	145.76

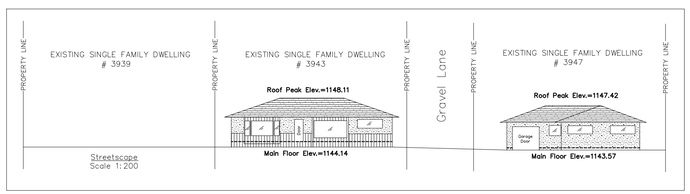
KEY PLAN :

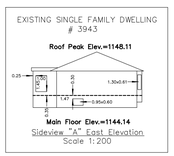


PROJECT NO. :

26-1056







DEVELOPMENT PERMIT PLAN

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

LEGAL DESCRIPTION: Lot 19
Block 11
Plan 8429GQ

MUNICIPAL ADDRESS: 3939 19 Avenue S.W.
Calgary, Alberta

DATE OF SURVEY: August 12th, 2024.

DATE OF UPDATE: February 12th, 2026.

LEGEND

Elevations are shown thus: x 1000.00 = Metres. (Geodetic)
Elevations are referred to ASCM 21170 Elev.=1142.05
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114°W) and Derived from GNSS Observations.
Found Iron Posts are shown thus: _____
Drill Holes are shown thus: _____
Found Iron Bars are shown thus: _____
Magnetic Nails are shown thus: _____
Calculation points are shown thus: _____
Fire Hydrants are shown thus: _____
Water Valves are shown thus: _____
Gas Valves are shown thus: _____
Power Poles are shown thus: _____
Manholes are shown thus: _____
Lamp Standards are shown thus: _____
Street Signs are shown thus: _____
Property lines are shown thus: _____
Utility Right of Ways are shown thus: _____
Eaves are shown thus: _____
Fences are shown thus: _____
Streetlight Cables are shown thus: _____
Underground Electrical lines shown thus: _____
Stormline are shown thus: _____
Sanitaryline are shown thus: _____
Combined Storm/Sanitary are shown thus: _____
Telephone Lines are shown thus: _____
Waterline are shown thus: _____
Gasline are shown thus: _____
Overhead Electrical lines shown thus: _____
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T. 241 273 500 which was searched on the 12th day of February, 2026, and is subject to:
No Pertinent Registration.

ABBREVIATIONS

A---Arc Length
Acc.---Accessory
A/C---Air Conditioner
Bldg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc.---Calculated
Cant.---Cantilever
Conc.---Concrete
C.S.---Countersunk
DH---Drill Hole
Enc.---Encroaches
Fd.---Found
I.---Iron Post
I.B.---Iron Bar
M.A.---Maintenance Access
Mk.---Mark
M.N.---Magnetic Nail
O.D.---Overland Drainage
R---Radius
Reg.---Registration
Ret.---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W.---Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

--- denotes Coniferous

--- denotes Deciduous

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia	Height
1	Bush	~~~	1.00	1.20
2	Deciduous	0.20	5.00	6.00
3	Bush	~~~	4.50	4.00
4	Deciduous	0.20	5.00	6.00
5	Coniferous	0.15	3.00	5.00
6	Bush	~~~	3.00	3.50
7	Bush	~~~	3.00	3.50
8	Deciduous	0.35	7.50	7.00
9	Bush	~~~	0.90	3.00
10	Bush	~~~	0.90	3.00
11	Bush	~~~	3.50	3.00
12	Bush	~~~	2.50	2.00
13	Bush	~~~	3.00	3.50
14	Bush	~~~	2.50	3.00
15	Coniferous	0.30	5.00	5.00
16	Bush	~~~	1.00	1.20
17	Deciduous	0.45	14.00	10.00
18	Deciduous	0.40	7.00	9.00
19	Coniferous	0.25	5.50	7.00
20	Coniferous	0.25	5.50	7.00
21	Coniferous	0.25	5.50	7.00
22	Deciduous	0.40	2.50	5.00
23	Bush	~~~	3.00	3.50
24	Deciduous	0.25	5.00	5.00
25	Bush	~~~	2.00	2.00
26	Deciduous	0.35	8.00	8.00
27	Deciduous	0.40	8.00	8.00
28	Deciduous	0.40	10.00	10.00
29	Deciduous	0.30	5.50	6.00
30	Coniferous	0.30	5.00	8.00
31	Bush	~~~	3.00	3.00
32	Bush	~~~	4.00	4.00
33	Bush	~~~	3.50	3.50
34	Bush	~~~	3.00	1.60
35	Bush	~~~	4.00	4.00
36	Coniferous	0.40	8.00	10.00
37	Bush	~~~	2.50	3.00
38	Bush	~~~	3.50	3.50

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Ph.: 403-277-1272
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www.arcsurveys.co

Surveyed: HA/ML | Drawn: JW/LC | Checked by: RB | Scale: 1: 200 | File No.: 243526

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
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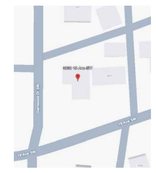
EMAIL: info@tricordg.ca

KEY PLAN



NOTES:
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- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO RESPONSIBILE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 – ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. IS STRICTLY PROHIBITED.
- THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-09-08	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
**3939 19 AVENUE S.W. ,
CALGARY, ALBERTA
PLAN 8429GQ , BLOCK 11 , LOT 19**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING SURVEY

DRAWING NO.
A-001

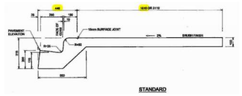
PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-09-08
	DRAWN BY: E.R.	SCALE: 1:250

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-
3939 19 AVENUE S.W. , CALGARY, ALBERTA
LEGAL ADDRESS:-
PLAN 8429GQ , BLOCK 11 , LOT 19
ZONNING:- R-CG

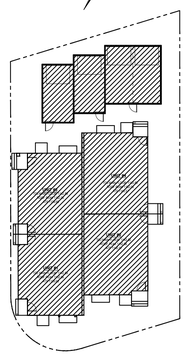
Note : Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in metres and decimals thereof.

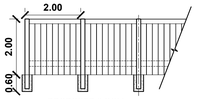


COVERAGE CALCULATION:
LOT AREA = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 223.94 m²
GARAGE AREA = 75.56 m²
TOTAL COVERAGE = 299.50 m² = 54.99%

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 1.20 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
4.MINIMUM 0.60 m SIDE SETBACK WITH A STREET

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.

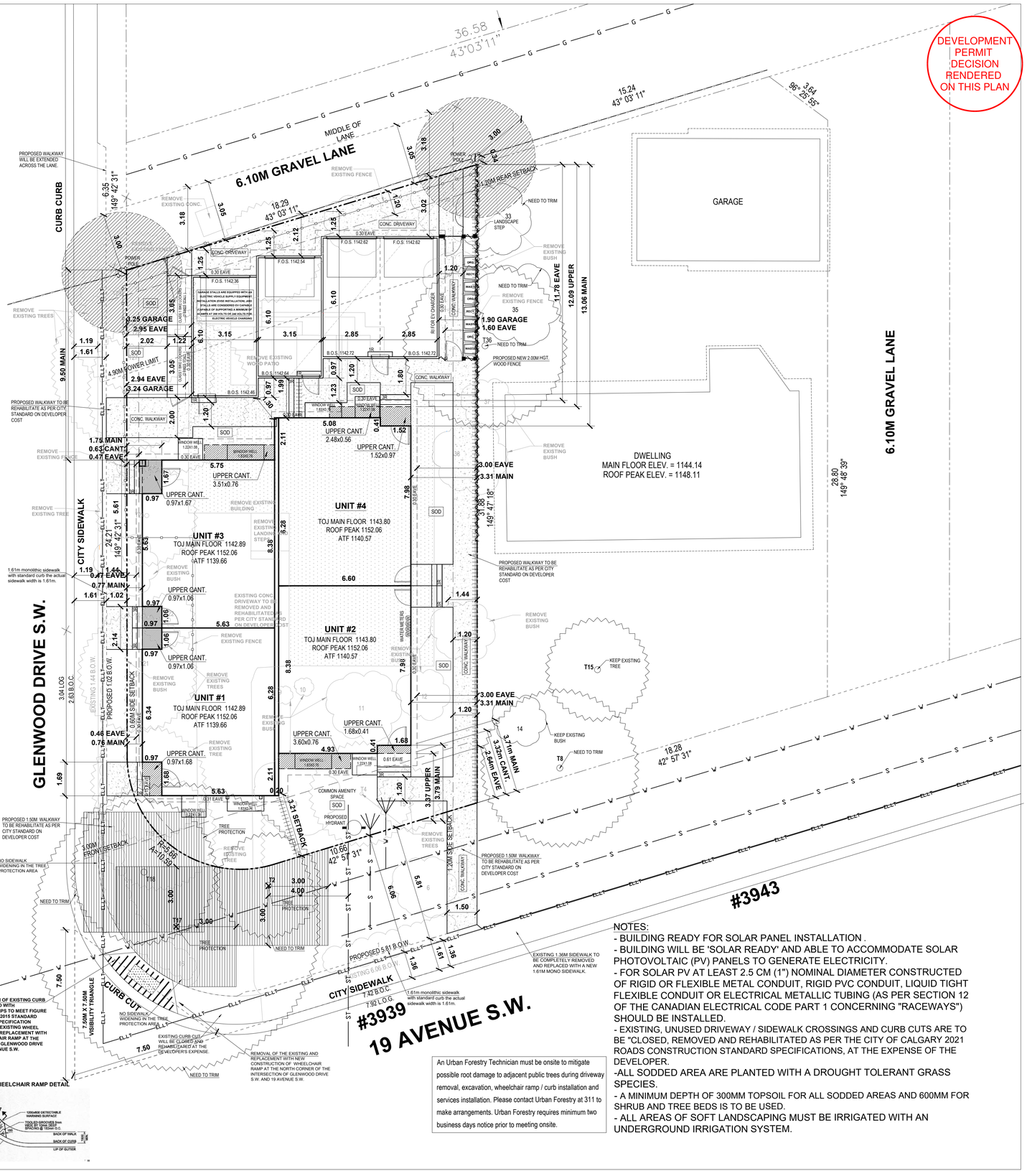




PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)

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

Tree No.	Variety	Trunk(Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	ELM, SIBERIAN	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
T4	DECIDUOUS	0.20	5.00	6.00	IN SUBJECT PROPERTY	REMOVED
T5	CONIFEROUS	0.15	3.00	5.00	IN SUBJECT PROPERTY	REMOVED
T6	SCHUBERT CHOKECHERRY	-	3.00	3.50	IN CITY BOULEVARD	REMOVED
T7	BUSH	-	3.00	3.50	IN SUBJECT PROPERTY	REMOVED
T8	DECIDUOUS	0.35	7.50	7.00	IN ADJACENT PROPERTY	REMAINED
T9	BUSH	-	0.90	3.00	IN SUBJECT PROPERTY	REMOVED
T10	BUSH	-	0.90	3.00	IN SUBJECT PROPERTY	REMOVED
T11	BUSH	-	3.50	3.00	IN SUBJECT PROPERTY	REMOVED
T12	BUSH	-	2.50	2.00	IN SUBJECT PROPERTY	REMOVED
T13	BUSH	-	3.00	3.50	IN SUBJECT PROPERTY	REMOVED
T14	BUSH	-	2.50	3.00	IN ADJACENT PROPERTY	REMAINED
T15	CONIFEROUS	0.30	5.00	5.00	IN ADJACENT PROPERTY	REMAINED
T16	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T17	POPLAR SPECIES	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T18	POPLAR SPECIES	0.40	7.00	9.00	IN CITY BOULEVARD	PROTECTED
T19	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T20	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T21	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T22	DECIDUOUS	0.40	2.50	5.00	IN SUBJECT PROPERTY	REMOVED
T23	BUSH	-	3.00	3.50	IN CITY BOULEVARD	REMOVED
T24	DECIDUOUS	0.25	5.00	5.00	IN SUBJECT PROPERTY	REMOVED
T25	BUSH	-	2.00	2.00	IN SUBJECT PROPERTY	REMOVED
T26	DECIDUOUS	0.35	8.00	8.00	IN SUBJECT PROPERTY	REMOVED
T27	DECIDUOUS	0.40	8.00	8.00	IN SUBJECT PROPERTY	REMOVED
T28	DECIDUOUS	0.40	10.00	10.00	IN SUBJECT PROPERTY	REMOVED
T29	DECIDUOUS	0.30	5.50	6.00	IN SUBJECT PROPERTY	REMOVED
T30	CONIFEROUS	0.30	5.00	8.00	IN SUBJECT PROPERTY	REMOVED
T31	BUSH	-	3.00	3.00	IN SUBJECT PROPERTY	REMOVED
T32	BUSH	-	4.00	4.00	IN SUBJECT PROPERTY	REMOVED
T33	BUSH	-	3.50	3.50	IN ADJACENT PROPERTY	TRIMMED
T34	BUSH	-	3.00	1.60	IN SUBJECT PROPERTY	REMOVED
T35	BUSH	-	4.00	4.00	IN ADJACENT PROPERTY	TRIMMED
T36	CONIFEROUS	0.40	8.00	10.00	IN ADJACENT PROPERTY	TRIMMED
T37	BUSH	-	2.50	3.00	IN SUBJECT PROPERTY	REMOVED
T38	BUSH	-	3.50	3.50	IN SUBJECT PROPERTY	REMOVED



An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during driveway removal, excavation, wheelchair ramp / curb installation and services installation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days notice prior to meeting onsite.

NOTES:
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- 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.
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 18H STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (03)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-09-08	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
3939 19 AVENUE S.W. , CALGARY, ALBERTA PLAN 8429GQ , BLOCK 11 , LOT 19

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED AND EXISTING SITE PLAN

DRAWING NO.
A-002

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-09-08
	DRAWN BY: E.R.	SCALE: 1:100

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-
3939 19 AVENUE S.W. , CALGARY, ALBERTA
LEGAL ADDRESS:-
PLAN 8429GQ , BLOCK 11 , LOT 19
ZONNING:- R-CG

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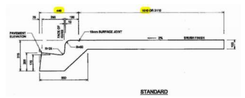
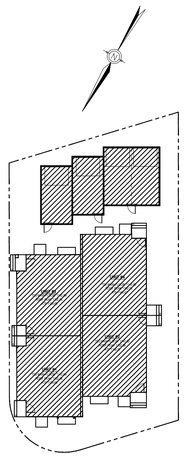


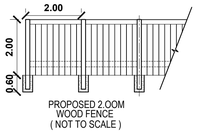


COVERAGE CALCULATION:
LOT AREA = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 223.94 m²
GARAGE AREA = 75.56 m²
TOTAL COVERAGE = 299.50 m² = 54.99%

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 1.20 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
4.MINIMUM 0.60 m SIDE SETBACK WITH A STREET

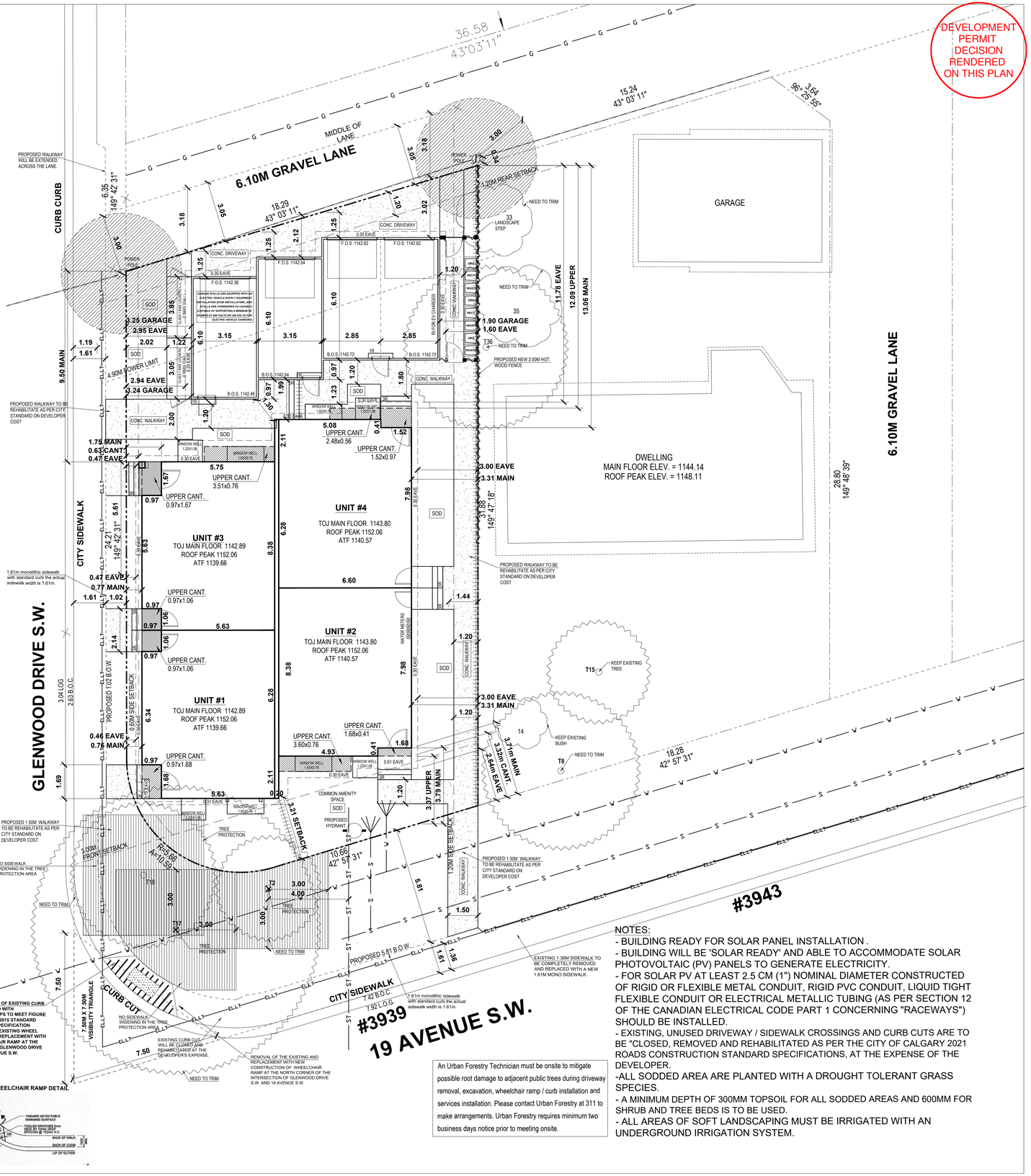
NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

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



PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	ELM, SIBERIAN	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
T4	DECIDUOUS	0.20	5.00	6.00	IN SUBJECT PROPERTY	REMOVED
T5	CONIFEROUS	0.15	3.00	5.00	IN SUBJECT PROPERTY	REMOVED
T6	SCHUBERT CHOKECHERRY	-	3.00	3.50	IN CITY BOULEVARD	REMOVED
T7	BUSH	-	3.00	3.50	IN SUBJECT PROPERTY	REMOVED
T8	DECIDUOUS	0.35	7.50	7.00	IN ADJACENT PROPERTY	REMAINED
T9	BUSH	-	0.90	3.00	IN SUBJECT PROPERTY	REMOVED
T10	BUSH	-	0.90	3.00	IN SUBJECT PROPERTY	REMOVED
T11	BUSH	-	3.50	3.00	IN SUBJECT PROPERTY	REMOVED
T12	BUSH	-	2.50	2.00	IN SUBJECT PROPERTY	REMOVED
T13	BUSH	-	3.00	3.50	IN SUBJECT PROPERTY	REMOVED
T14	BUSH	-	2.50	3.00	IN ADJACENT PROPERTY	REMAINED
T15	CONIFEROUS	0.30	5.00	5.00	IN ADJACENT PROPERTY	REMAINED
T16	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T17	POPLAR SPECIES	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T18	POPLAR SPECIES	0.40	7.00	9.00	IN CITY BOULEVARD	PROTECTED
T19	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T20	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T21	CONIFEROUS	0.25	5.50	7.00	IN SUBJECT PROPERTY	REMOVED
T22	DECIDUOUS	0.40	2.50	5.00	IN SUBJECT PROPERTY	REMOVED
T23	BUSH	-	3.00	3.50	IN CITY BOULEVARD	REMOVED
T24	DECIDUOUS	0.25	5.00	5.00	IN SUBJECT PROPERTY	REMOVED
T25	BUSH	-	2.00	2.00	IN SUBJECT PROPERTY	REMOVED
T26	DECIDUOUS	0.35	8.00	8.00	IN SUBJECT PROPERTY	REMOVED
T27	DECIDUOUS	0.40	8.00	8.00	IN SUBJECT PROPERTY	REMOVED
T28	DECIDUOUS	0.40	10.00	10.00	IN SUBJECT PROPERTY	REMOVED
T29	DECIDUOUS	0.30	5.50	6.00	IN SUBJECT PROPERTY	REMOVED
T30	CONIFEROUS	0.30	5.00	8.00	IN SUBJECT PROPERTY	REMOVED
T31	BUSH	-	3.00	3.00	IN SUBJECT PROPERTY	REMOVED
T32	BUSH	-	4.00	4.00	IN SUBJECT PROPERTY	REMOVED
T33	BUSH	-	3.50	3.50	IN ADJACENT PROPERTY	TRIMMED
T34	BUSH	-	3.00	1.60	IN SUBJECT PROPERTY	REMOVED
T35	BUSH	-	4.00	4.00	IN ADJACENT PROPERTY	TRIMMED
T36	CONIFEROUS	0.40	8.00	10.00	IN ADJACENT PROPERTY	TRIMMED
T37	BUSH	-	2.50	3.00	IN SUBJECT PROPERTY	REMOVED
T38	BUSH	-	3.50	3.50	IN SUBJECT PROPERTY	REMOVED



NOTES:
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- 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.
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.
-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during driveway removal, excavation, wheelchair ramp / curb installation and services installation. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days notice prior to meeting onsite.

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 18H STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (03)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES:
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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-09-08	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
3939 19 AVENUE S.W. , CALGARY, ALBERTA PLAN 8429GQ , BLOCK 11 , LOT 19

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

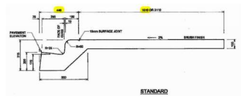
PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-09-08
	DRAWN BY: E.R.	SCALE: 1:100

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-
3939 19 AVENUE S.W. , CALGARY, ALBERTA
LEGAL ADDRESS:-
PLAN 8429GQ , BLOCK 11 , LOT 19
ZONNING:- R-CG

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 = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 223.94 m²
GARAGE AREA = 75.56 m²
TOTAL COVERAGE = 299.50 m² = 54.99%

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 1.20 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
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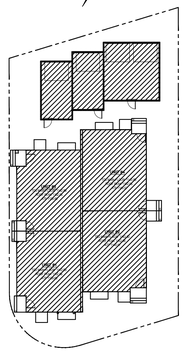
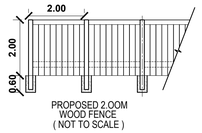


LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		REMOVE FENCE		CONCRETE
	SETBACK		UTILITY LINES WATER		BULDING REMOVE
	EAVES		REMOVE EXISTING TREE		AREA OF TREE PROTECTION
	UTILITY LINES POWER		NEED TO TRIM		UPPER CANT



PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	ELM, SIBERIAN	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
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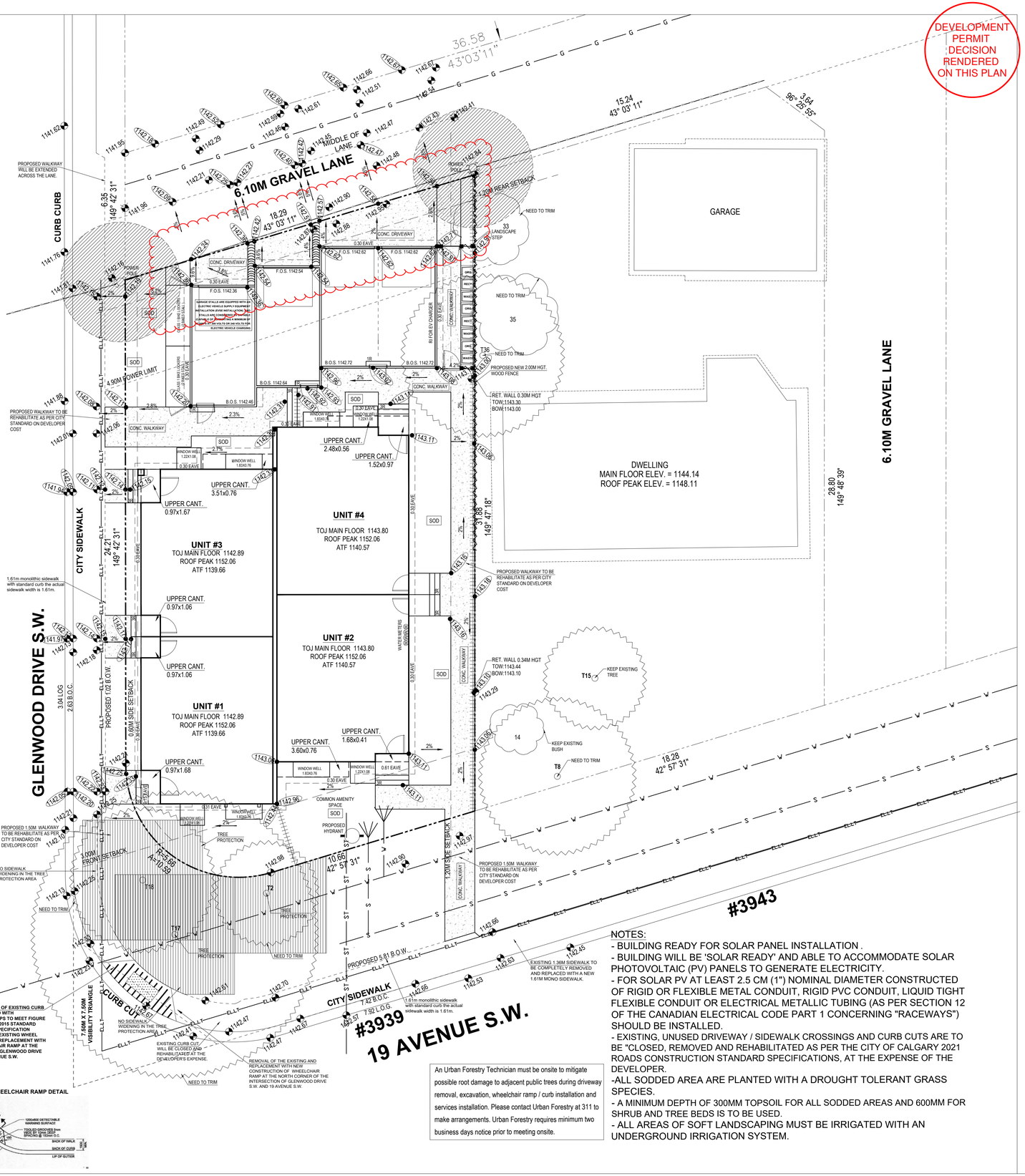

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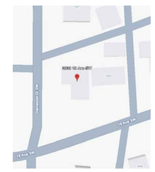
PROPOSED WHEELCHAIR RAMP DETAIL

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 18H 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

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-09-08	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
3939 19 AVENUE S.W. , CALGARY, ALBERTA PLAN 8429GQ , BLOCK 11 , LOT 19

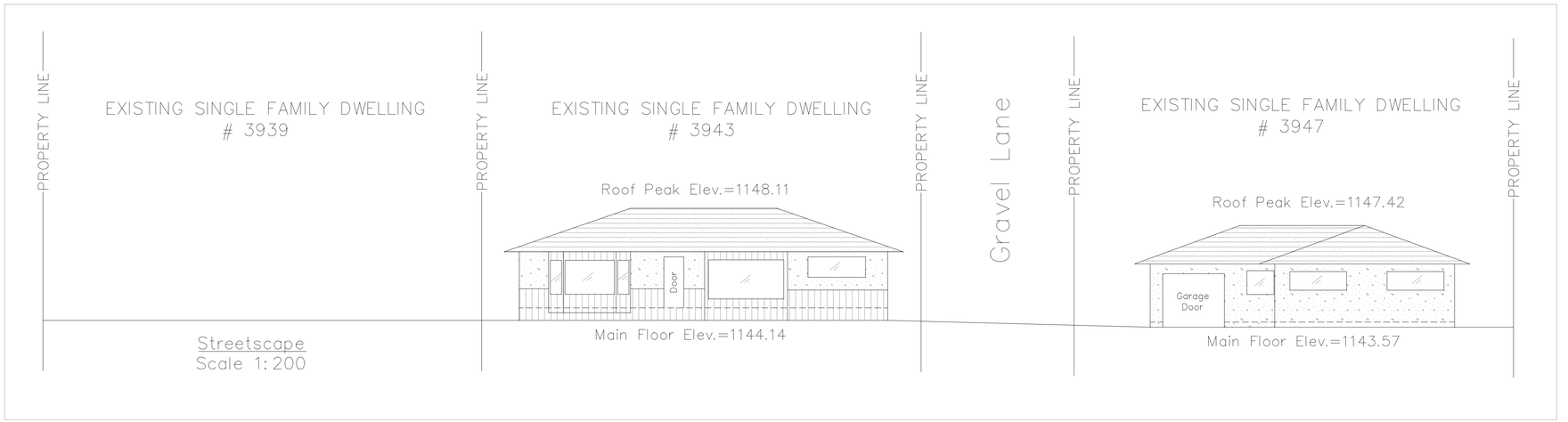
DRAWING SET :
DEVELOPMENT PERMIT SET

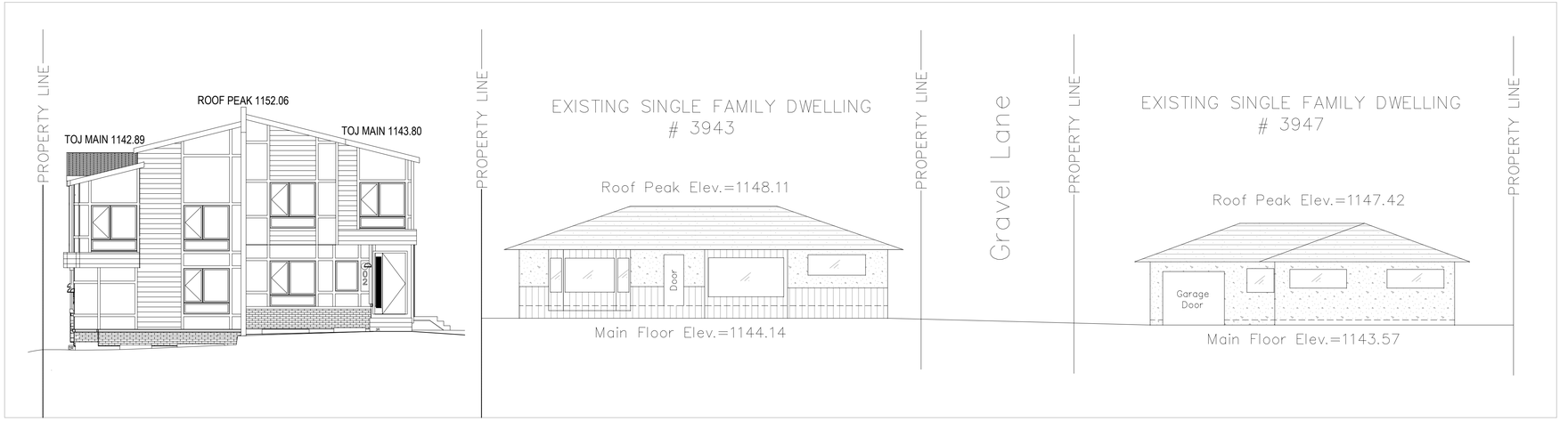
DRAWING TITLE :
PROPOSED GRADES

DRAWING NO.
A-004

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-09-08
	DRAWN BY: E.R.	SCALE: 1:100

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN





DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 18H STREET NE
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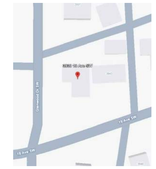
KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-09-08	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
3939 19 AVENUE S.W. ,
CALGARY, ALBERTA
PLAN 8429GQ , BLOCK 11 , LOT 19

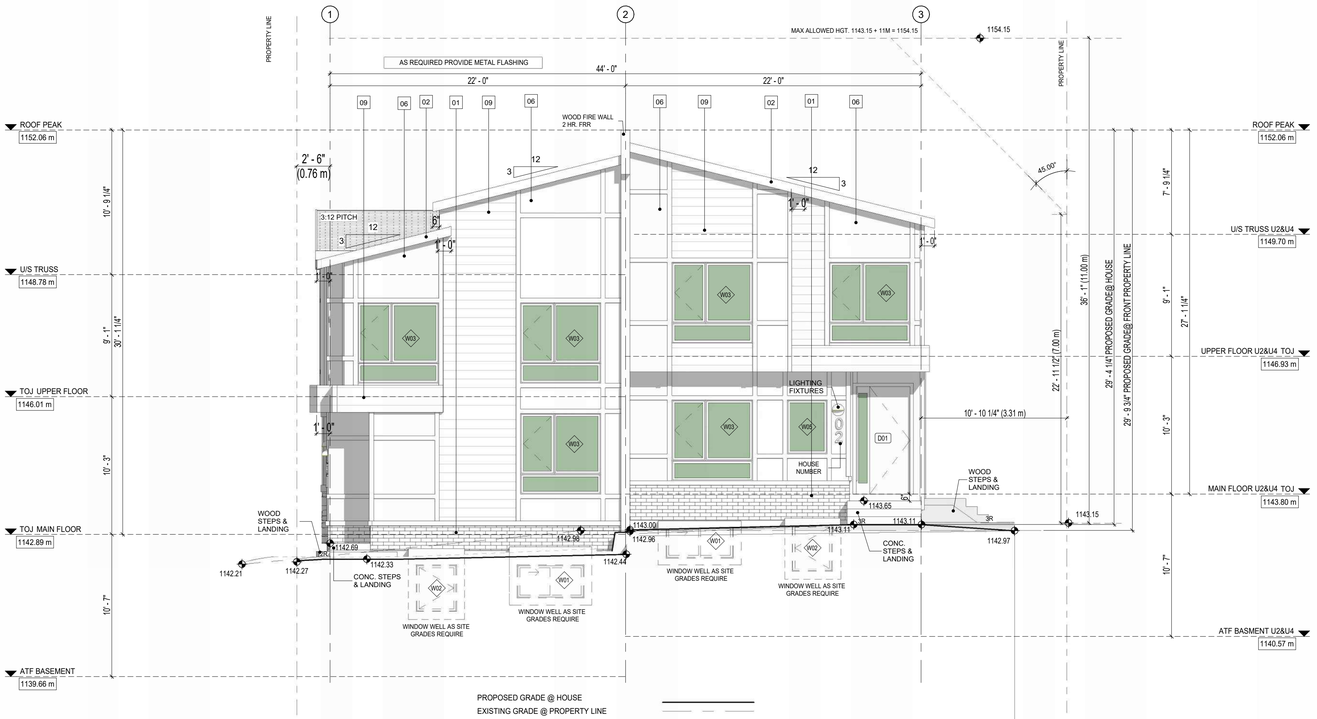
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
STREETSCAPE

DRAWING NO.
A-005

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-09-08
	DRAWN BY: E.R.	SCALE: 1:100

SCHEDULE OF FINISHES	
MARK	NAME
01	ASPHALT SHINGLE ROOFING black
01	EXTERIOR MANUFACTURED BRICK VENEER
02	8" FASCIA BLACK
04	HORIZONTAL SIDING - HARDIE
06	SMART BOARD LIGHT GRAY
08	4" TRIM LIGHT GRAY
09	LUX PANELS -HARDIE
10	4" CORNER BOARD LIGHT GRAY
11	4" CORNER BOARD WHITE



PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

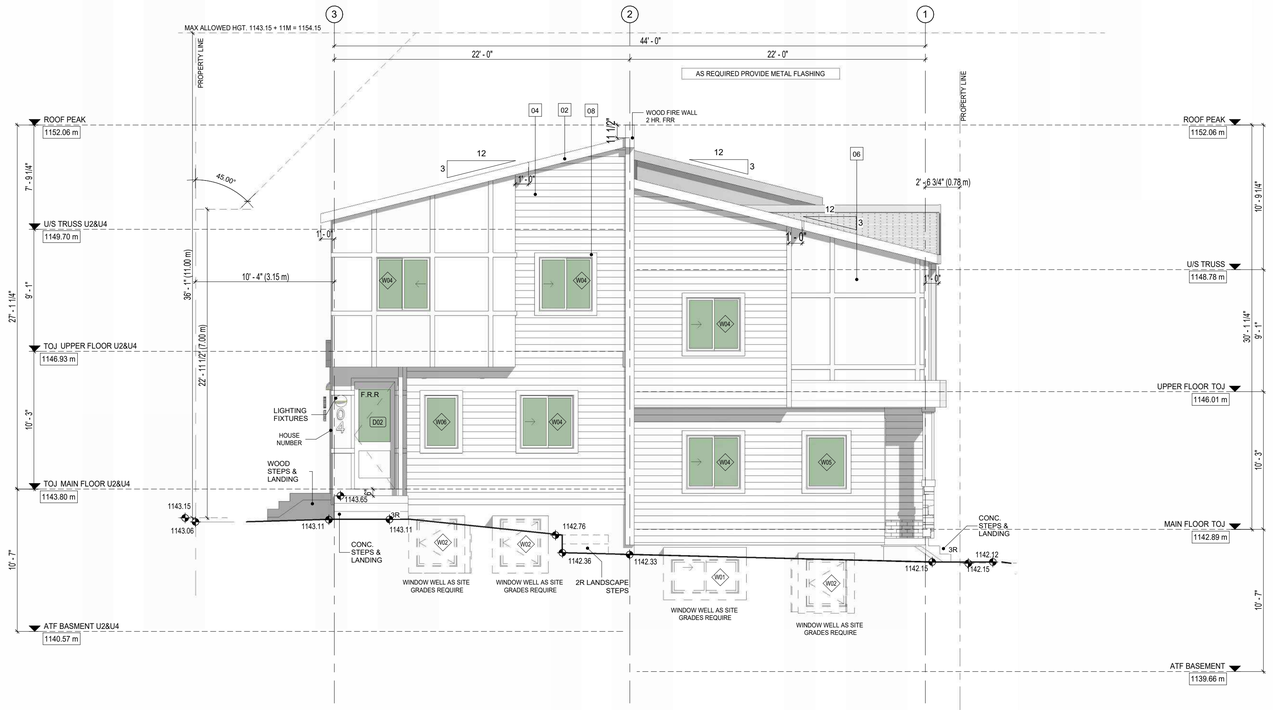
1 PROPOSED FRONT (N. EAST) ELEVATION
3/16" = 1'-0"

UNIT 3

UNPROTECTED OPENINGS REAR ELE.		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	488 SQ. FT. 8'-10" FT 17.17% 83.73 SQ. FT.	45.30 SQ.M² 2.69 M 7.78 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	44.00 SQ. FT.	4.09 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	41.87 SQ. FT.	3.89 SQ.M²

UNIT 4

UNPROTECTED OPENINGS REAR ELE.		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	539.71 SQ. FT. 6'-11" FT 10.90% 58.83 SQ. FT.	50.14 SQ.M² 2.10 M 5.47 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	58.00 SQ. FT.	5.39 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	29.41 SQ. FT.	2.73 SQ.M²



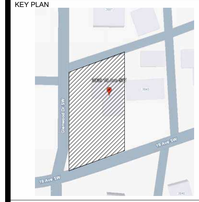
PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

2 PROPOSED REAR (S. WEST) ELEVATION
3/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-07-30	COMMENT	M.M	

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-23	DEVELOPMENT PERMIT SET	E.R/R.E/M.M	A.K

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
3939 19 AVENUE S.W.
CALGARY, ALBERTA
PLAN 8429GQ , BLOCK 11 , LOT 19

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.
A-201

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-07-30
	DRAWN BY: R.E/E.R/M.M	SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES	
MARK	NAME
01	ASPHALT SHINGLE ROOFING black
01	EXTERIOR MANUFACTURED BRICK VENEER
02	8" FASCIA BLACK
04	HORIZONTAL SIDING - HARDIE
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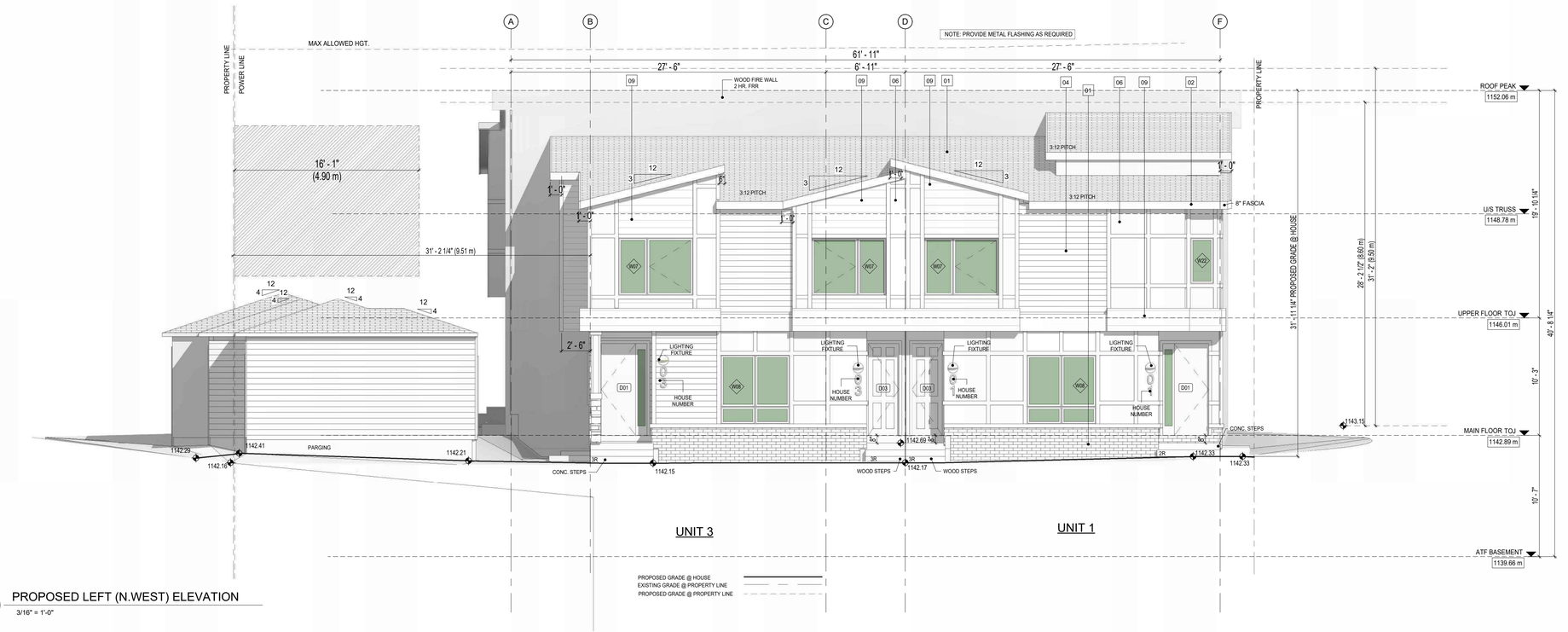
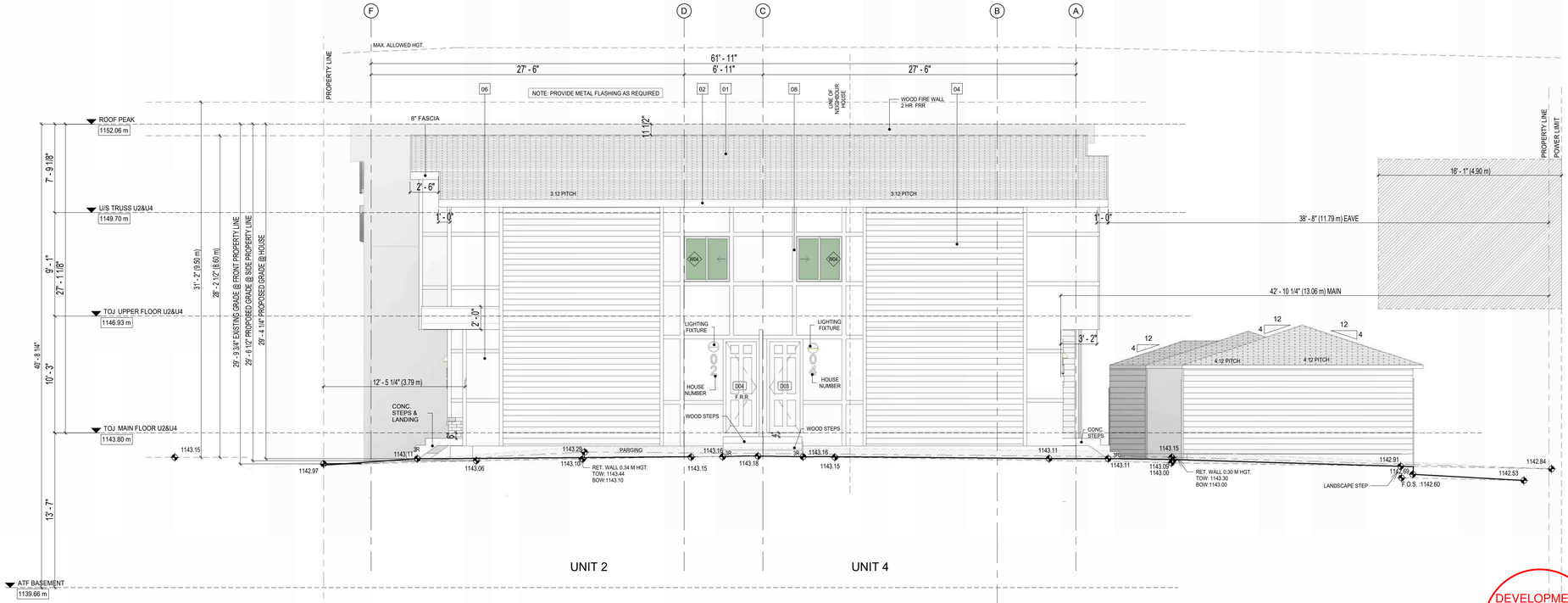


1 PROPOSED LEFT (N.WEST) ELEVATION

3/16" = 1'-0"

UNPROTECTED OPENINGS RIGHT ELE. INCL. 1 DOOR		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	1138 SQ. FT. 5'-1" 7.08% 80.59 SQ. FT.	105.75 SQ.M² 1.54 M 7.49 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	53.33 SQ. FT.	4.95 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	40.29 SQ. FT.	3.74 SQ.M²



2 PROPOSED RIGHT (S. EAST) ELEVATION

3/16" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DESIGNED BY:

TRICOR DESIGN GROUP

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T2E 6K3

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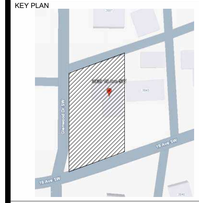
KEY PLAN



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THE CLIENT :

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PROJECT :

4-PLEX BUILDING

ADDRESS:

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CALGARY, ALBERTA
PLAN 8429GQ , BLOCK 11 , LOT 19

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-07-30
	DRAWN BY: R.E/E.R/M.M	SCALE: 3/16" = 1'-0"