

4-PLEX BUILDING

3939 19 AVENUE S.W.

CALGARY, ALBERTA

PLAN 8429GQ , BLOCK 11 , LOT 19



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-06-29

LIST OF DRAWINGS:

- | | |
|---|--|
| G-001 GENERAL NOTES | A-103 PLANS AREA |
| A-001 EXISTING SURVEY | A-201 PROPOSED FRONT & REAR ELEVATIONS |
| A-002 EXISTING AND PROPOSED SITE PLAN | A-202 PROPOSED RIGHT & LEFT ELEVATIONS |
| A-003 PROPOSED SITE PLAN | A-301 BUILDING SECTIONS |
| A-004 PROPOSED GRADES | A-401 PROPOSED ACCESSORY BUILDING GARAGE |
| 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 | |

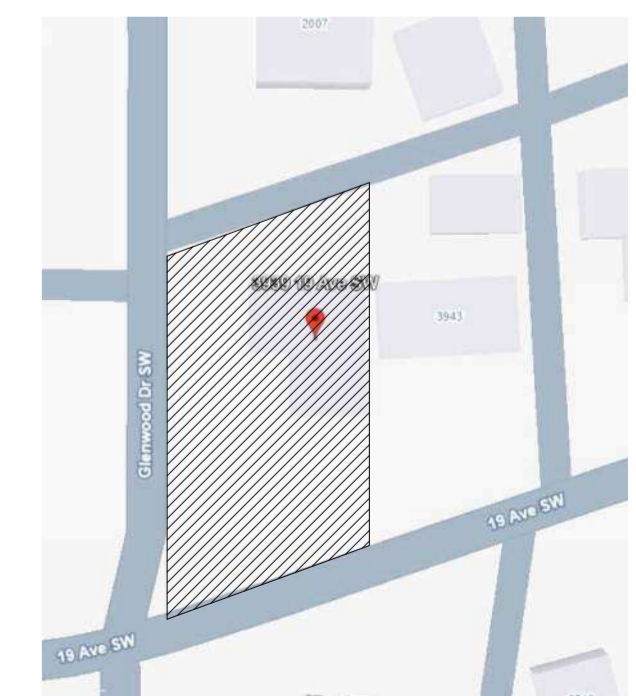
UNIT 1		
FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	534.00	49.61
UPPER FLOOR	662.00	61.50
TOTAL	1196.00	111.11
LEGAL SUITE FLOOR	447.00	41.53
GRAND TOTAL	1643.00	152.64
GARAGE	383.09	35.59

UNIT 2		
FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	536.00	49.80
UPPER FLOOR	660.00	61.32
TOTAL	1196.00	111.11
LEGAL SUITE FLOOR	448.00	41.62
GRAND TOTAL	1644.00	152.73
GARAGE	383.09	35.59

UNIT 3		
FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	541.00	50.26
UPPER FLOOR	660.00	61.32
TOTAL	1201.00	111.58
LEGAL SUITE FLOOR	448.00	41.62
GRAND TOTAL	1649.00	153.20
GARAGE	383.09	35.59

UNIT 4		
FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	536.00	49.80
UPPER FLOOR	662.00	61.50
TOTAL	1198.00	111.30
LEGAL SUITE FLOOR	447.00	41.53
GRAND TOTAL	1645.00	152.83
GARAGE	383.09	35.59

KEY PLAN :

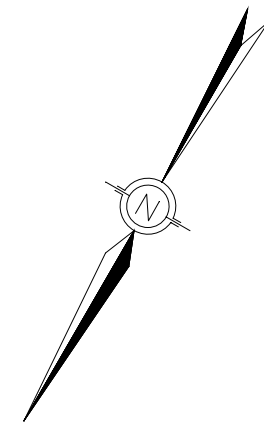


PROJECT NO. :

26-1056



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



DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 19
Block 11
Plan 8429GQ

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

CLIENT: Khalid Isfaq

DATE OF SURVEY: August 12th, 2024.

- LEGEND**
- Elevations are shown thus: X = 1000.00 Metres (Geodetic)
Elevations are referred to ASOM 21170 Elev=1142.05
Distances are in metres and decimals thereof
Bearings are Grid (S1N-114°W) and derived from GNSS Observations.
- Found Iron Posts are shown thus: [Symbol]
 - Drill Holes are shown thus: [Symbol]
 - Found Iron Bars are shown thus: [Symbol]
 - Magnetic Nails are shown thus: [Symbol]
 - Calculation points are shown thus: [Symbol]
 - Fire Hydrants are shown thus: [Symbol]
 - Water Valves are shown thus: [Symbol]
 - Gas Valves are shown thus: [Symbol]
 - Power Poles are shown thus: [Symbol]
 - Manholes are shown thus: [Symbol]
 - Lamp Standards are shown thus: [Symbol]
 - Street Signs are shown thus: [Symbol]
 - Property lines are shown thus: [Symbol]
 - Utility Right of Ways are shown thus: [Symbol]
 - Eaves are shown thus: [Symbol]
 - Fences are shown thus: [Symbol]
 - Streetlight Cables are shown thus: [Symbol]
 - Underground Electrical lines shown thus: [Symbol]
 - Stormline are shown thus: [Symbol]
 - Sanitaryline are shown thus: [Symbol]
 - Combined Storm/Sanitary are shown thus: [Symbol]
 - Telephone Lines are shown thus: [Symbol]
 - Waterline are shown thus: [Symbol]
 - Gasline are shown thus: [Symbol]
 - Overhead Electrical lines shown thus: [Symbol]

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. 221, 062, 091 which was searched on the 13th day of August, 2024, and is subject to No Pertinent Registration.

- ABBREVIATIONS**
- A--Arc Length
 - Acc--Accessory
 - A/C--Air Conditioner
 - Boj--Building
 - BOC--Back of Curb
 - BoW--Back of Walk
 - Calc--Calculated
 - Canl--Caniliter
 - Conc--Concrete
 - C.S.--Counterank
 - Dr--Drill Hole
 - Enc--Encroaches
 - Fa--Found
 - I--Iron Post
 - LB--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
 - Fa--Found

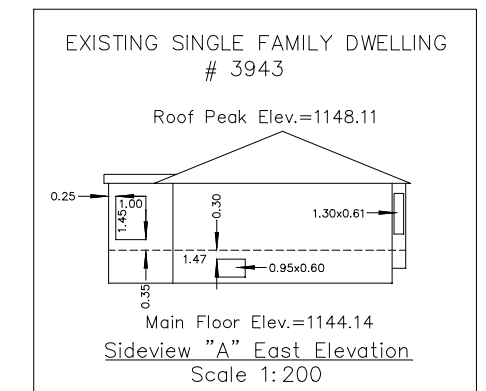
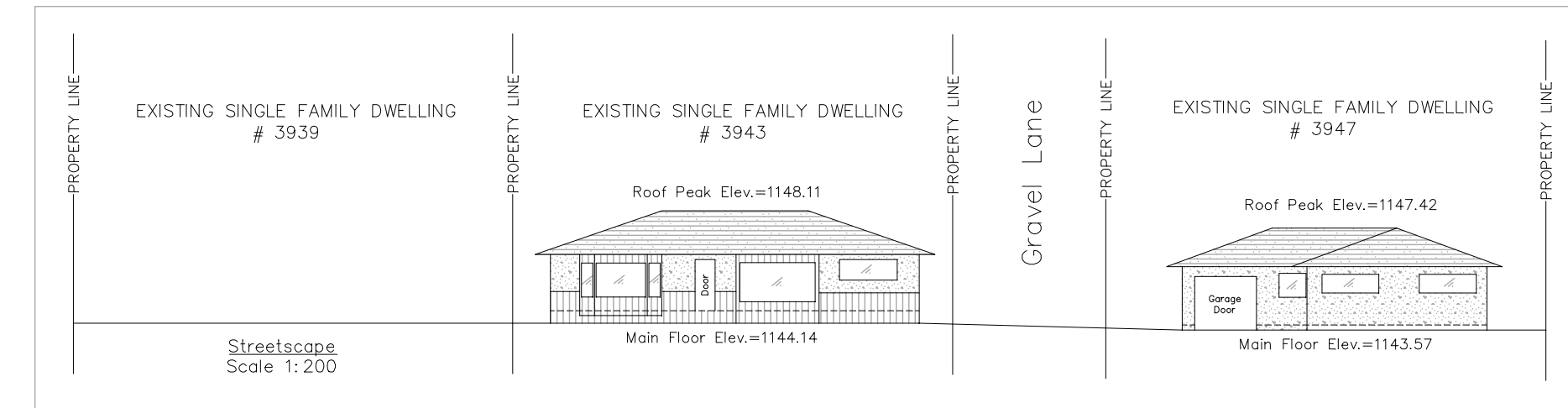
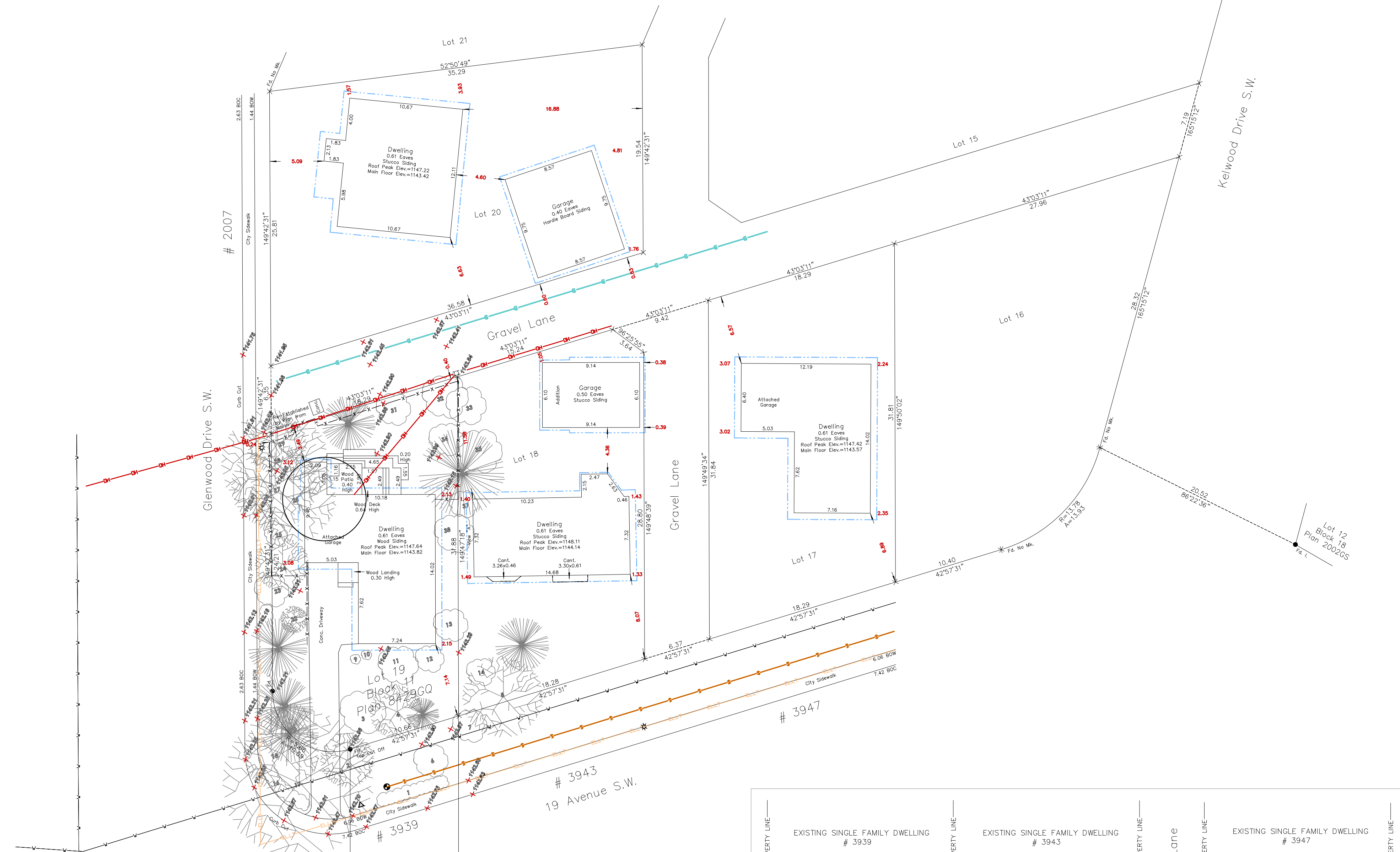
This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective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

Call Alberta One-Call: 1-800-242-3447

- [Symbol] --- denotes Coniferous
- [Symbol] --- 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

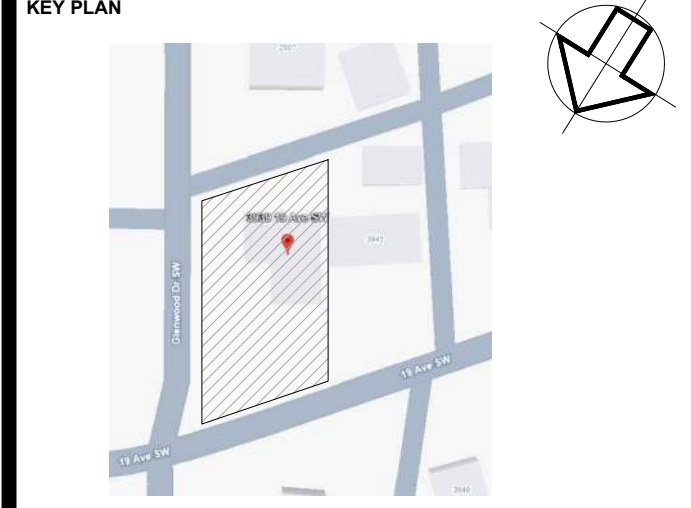


AMENDED DRAWINGS
DP No Date Received
DP2025-07156 JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

tricor@trics.com
#202, 416 18th STREET NE
CALGARY, AB
T2E 6K3
PHONE: 403.203.1970
FAX: 403.203.1990
EMAIL: info@tricorp.ca



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 PURCHASER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS.
- 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	2026-06-29	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT: **PRIVATE CLIENT**

PROJECT: **4-PLEX BUILDING**

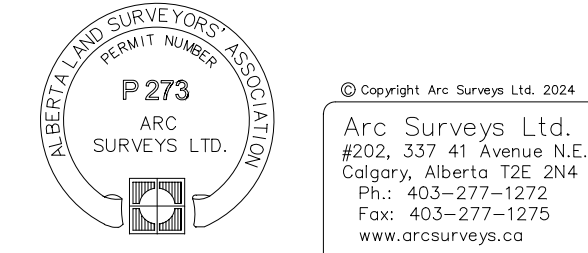
ADDRESS: **3939 19 AVENUE S.W., CALGARY, ALBERTA PLAN 8429GQ, BLOCK 11, LOT 19**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **EXISTING SURVEY**

DRAWING NO. **A-001**

PROJECT NO.:	CHECKED BY:	DATE:
26-1056	A.K.	2026-06-29
DRAWN BY:	SCALE:	
E.R.	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

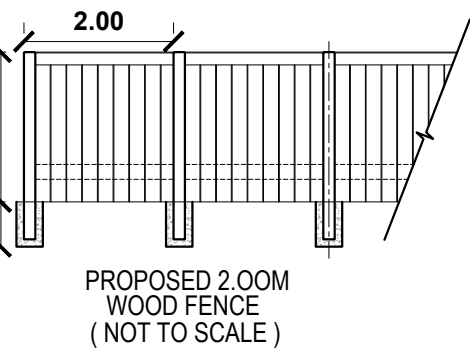
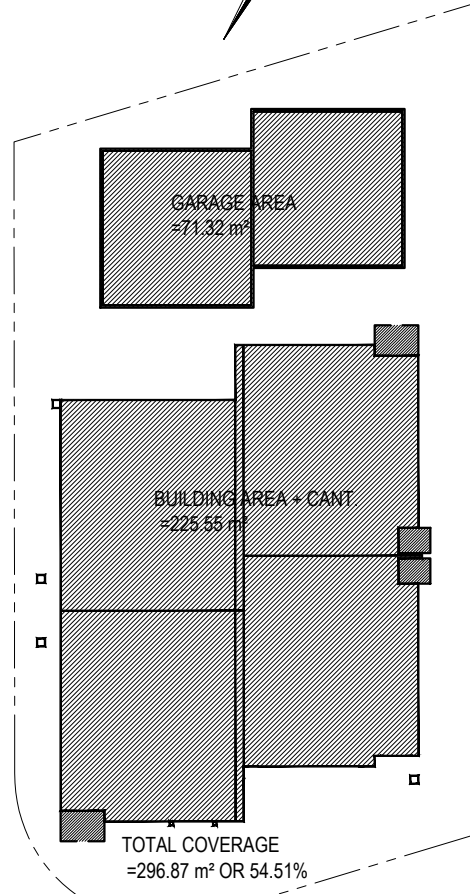
Note : Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

COVERAGE CALCULATION:
LOT AREA = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 219.27 + 6.28 = 225.55 m²
GARAGE AREA = 71.32 m²
TOTAL COVERAGE = 296.87 m² = 54.51%

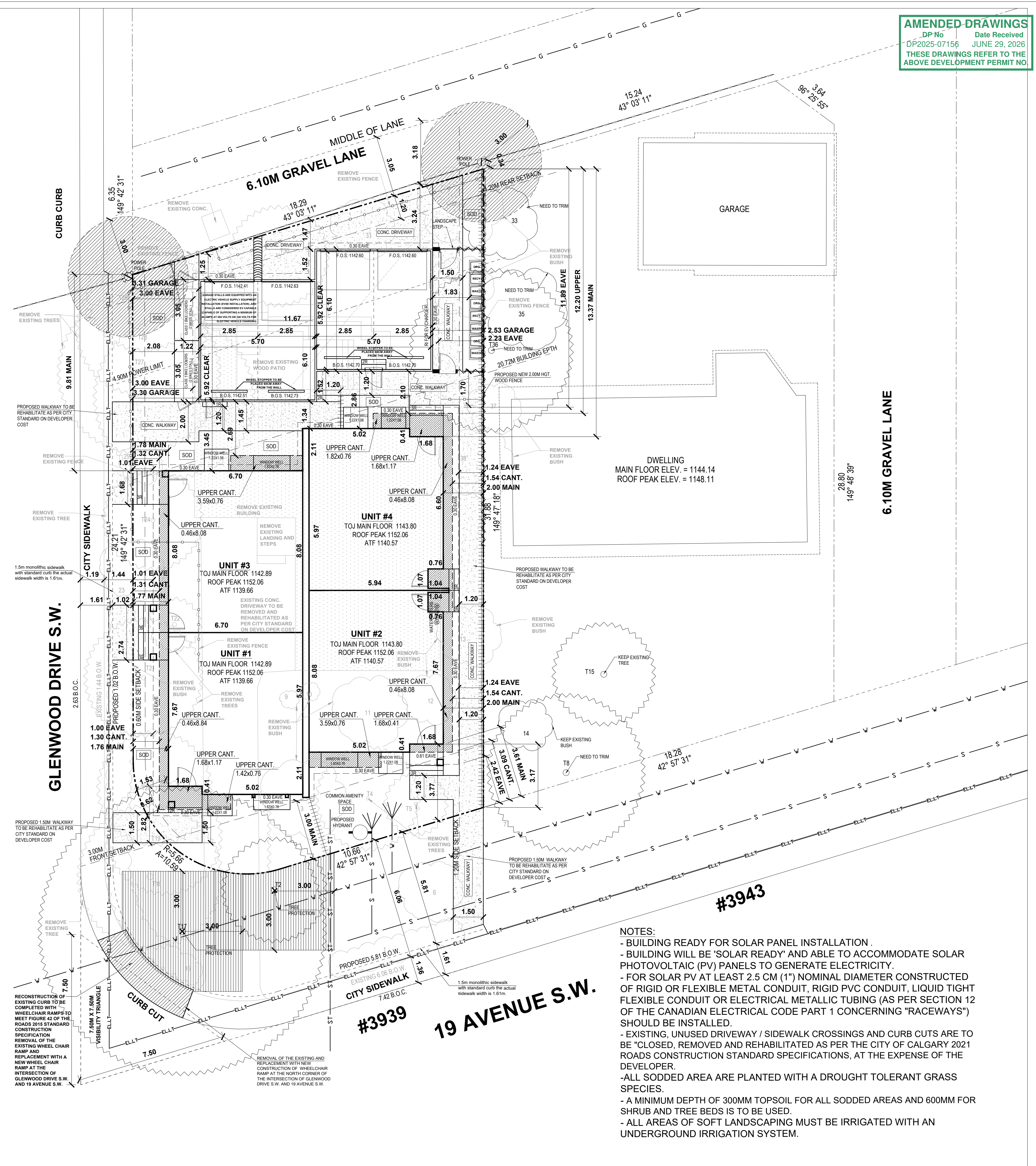
PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.20 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
4. MINIMUM 0.60 m SIDE SETBACK 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	LEGEND
PROPOSED NEW FENCE	UTILITY LINES GAS	EXISTING GRADES	EXISTING GRADES
PWF LANDSCAPE RETAINING WALL	UTILITY LINES SANITARY	CALCULATED GRADES	CALCULATED GRADES
CANTILEVERS	REMOVE FENCE	CONCRETE	CONCRETE
SETBACK	UTILITY LINES WATER	BUILDING REMOVE	BUILDING REMOVE
EAVES	REMOVE EXISTING TREE	AREA OF TREE PROTECTION	AREA OF TREE PROTECTION
UTILITY LINES POWER	NEED TO TRIM	UPPER CANT	UPPER CANT



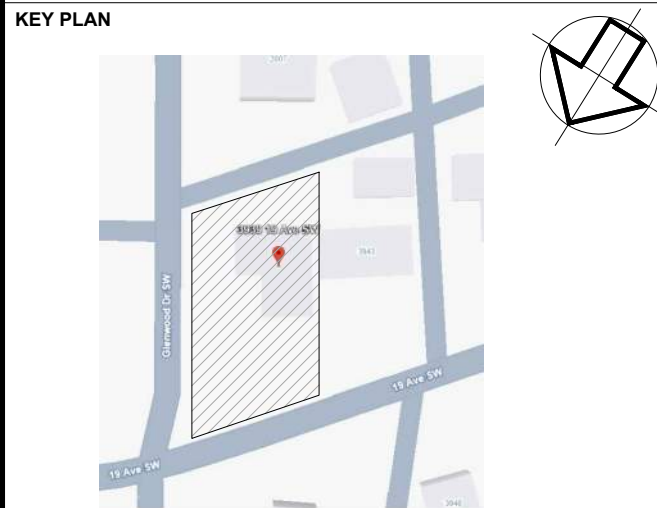
Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	STATUS
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	DECIDUOUS	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
T4	DECIDUOUS	0.20	5.00	6.00	IN SUBJECT PROPERTY	REMOVED
T5	CONIFEROUS	0.15	3.00	5.00	IN SUBJECT PROPERTY	REMOVED
T6	BUSH	-	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	DECIDUOUS	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T18	DECIDUOUS	0.40	7.00	9.00	IN CITY BOULEVARD	REMOVED
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.

AMENDED DRAWINGS
DP No. 2025-07156 Date Received JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com
#202, 4216 18th STREET NE
CALGARY, AB, T2E 6K4
PHONE: #403203-1970
FAX: #403203-1990
EMAIL: info@tricordg.ca



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, TRICOR DESIGN GROUP INC. SHALL NOT BE RESPONSIBLE.
- ALL WORK IS REQUIRED 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	2026-06-29	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. : 26-1056
CHECKED BY : A.K.
DATE : 2026-06-29
DRAWN BY : E.R.
SCALE : 1:100

SITE - PLAN

SURVEY INFORMATION :-

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

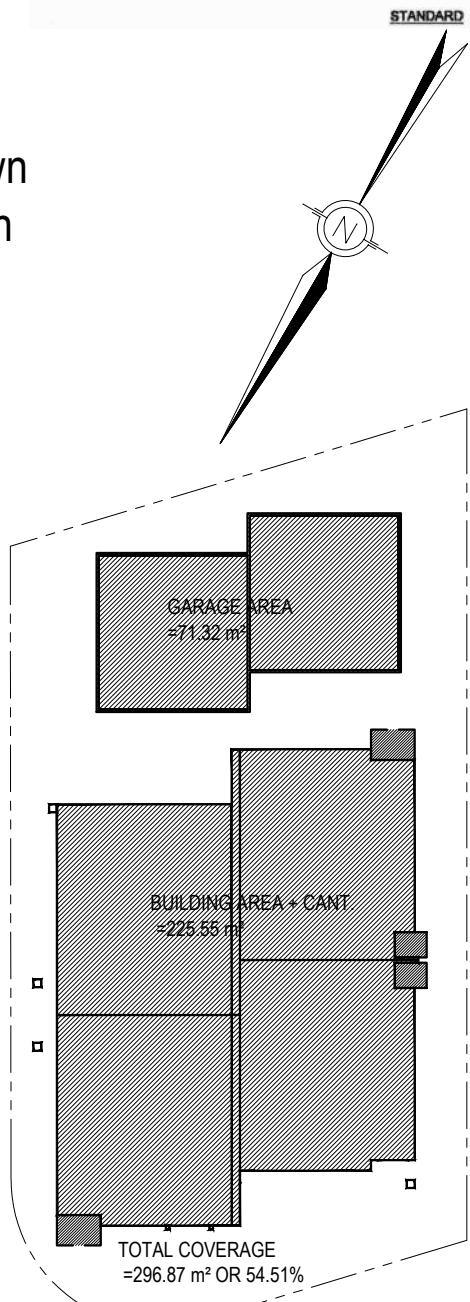
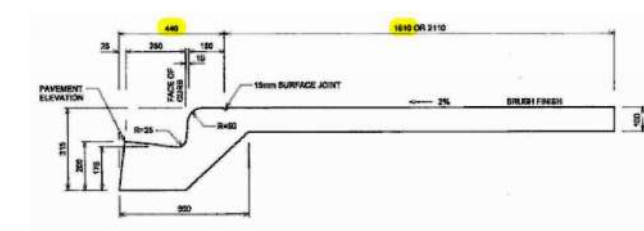
Note : Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

COVERAGE CALCULATION:
LOT AREA = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 219.27 + 6.28 = 225.55 m²
GARAGE AREA = 71.32 m²
TOTAL COVERAGE = 296.87 m² = 54.51%

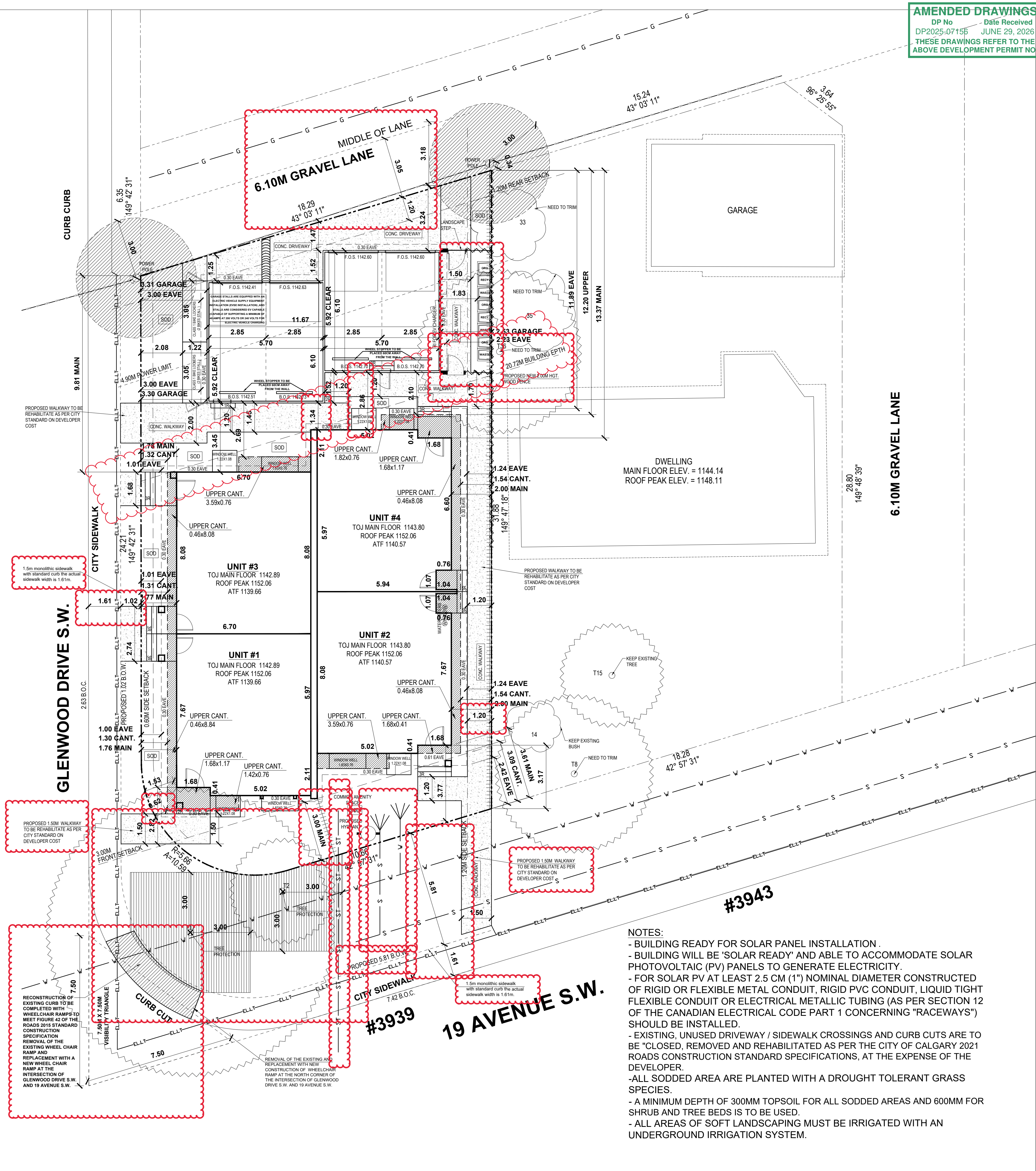
PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.20 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
4. MINIMUM 0.60 m SIDE SETBACK 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	LEGEND
PROPOSED NEW FENCE	UTILITY LINES GAS	EXISTING GRASSES	CALCULATED GRADES
PWF LANDSCAPE RETAINING WALL	UTILITY LINES SANITARY	REMOVE FENCE	CONCRETE
CANTILEVERS	UTILITY LINES WATER	REMOVE EXISTING TREE	BUILDING REMOVE
SETBACK	REMOVE EXISTING TREE	AREA OF TREE PROTECTION	UPPER CANT
EAVES			
UTILITY LINES			

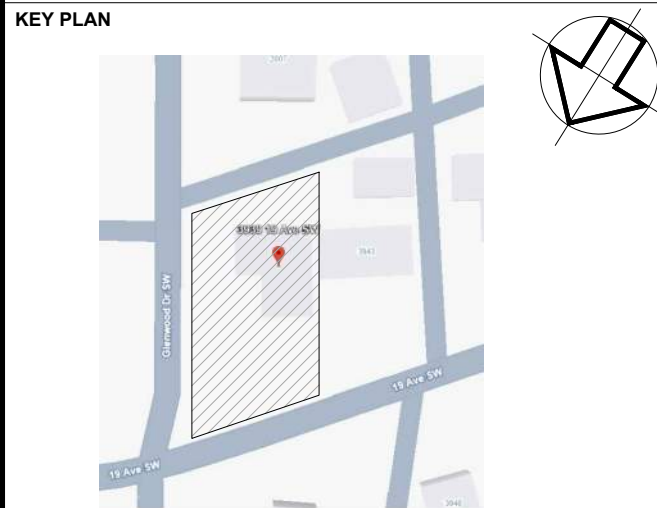


Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	REMARKS
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	DECIDUOUS	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
T4	DECIDUOUS	0.20	5.00	6.00	IN SUBJECT PROPERTY	REMOVED
T5	CONIFEROUS	0.15	3.00	5.00	IN SUBJECT PROPERTY	REMOVED
T6	BUSH	-	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	REMOVED
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	REMOVED
T15	CONIFEROUS	0.30	5.00	5.00	IN ADJACENT PROPERTY	REMOVED
T16	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T17	DECIDUOUS	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T18	DECIDUOUS	0.40	7.00	9.00	IN CITY BOULEVARD	REMOVED
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



AMENDED DRAWINGS
DP No. DP2025-07156 Date Received JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL
tricordesigns.com
#202, 4216 18th STREET NE
CALGARY, AB, T2E 6K6
PHONE: #403203-1970
FAX: #403203-1990
EMAIL: info@tricordg.ca



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 PURCHASER SHALL BE RESPONSIBLE.
- ALL WORK IS REQUIRED 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 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	2026-06-29	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. : 26-1056
CHECKED BY : A.K. DATE: 2026-06-29
DRAWN BY : E.R. SCALE: 1:100

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.

SITE - PLAN

SURVEY INFORMTION :-

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

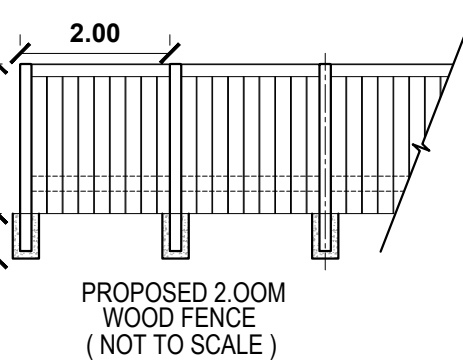
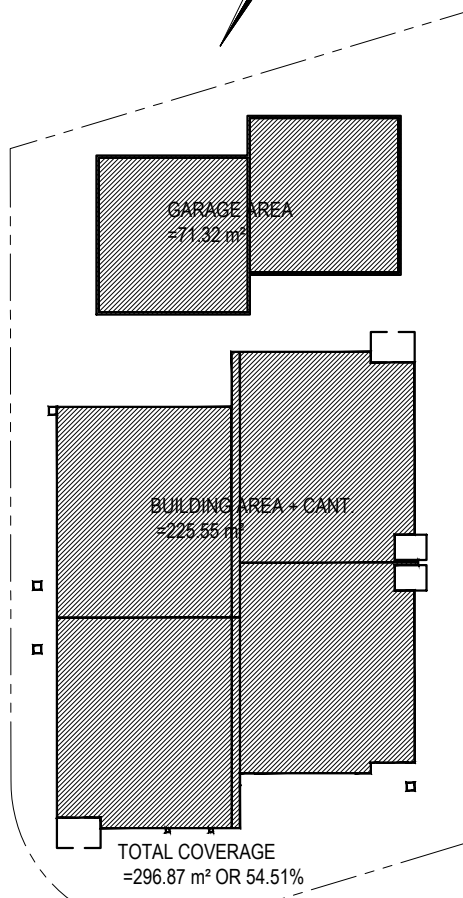
Note : Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

COVERAGE CALCULATION:
LOT AREA = 544.62 m²
MAXIMUM COVERAGE (60%) = 326.77 m²
BUILDING AREA + CANT. = 219.27 + 6.28 = 225.55 m²
GARAGE AREA = 71.32 m²
TOTAL COVERAGE = 296.87 m² = 54.51%

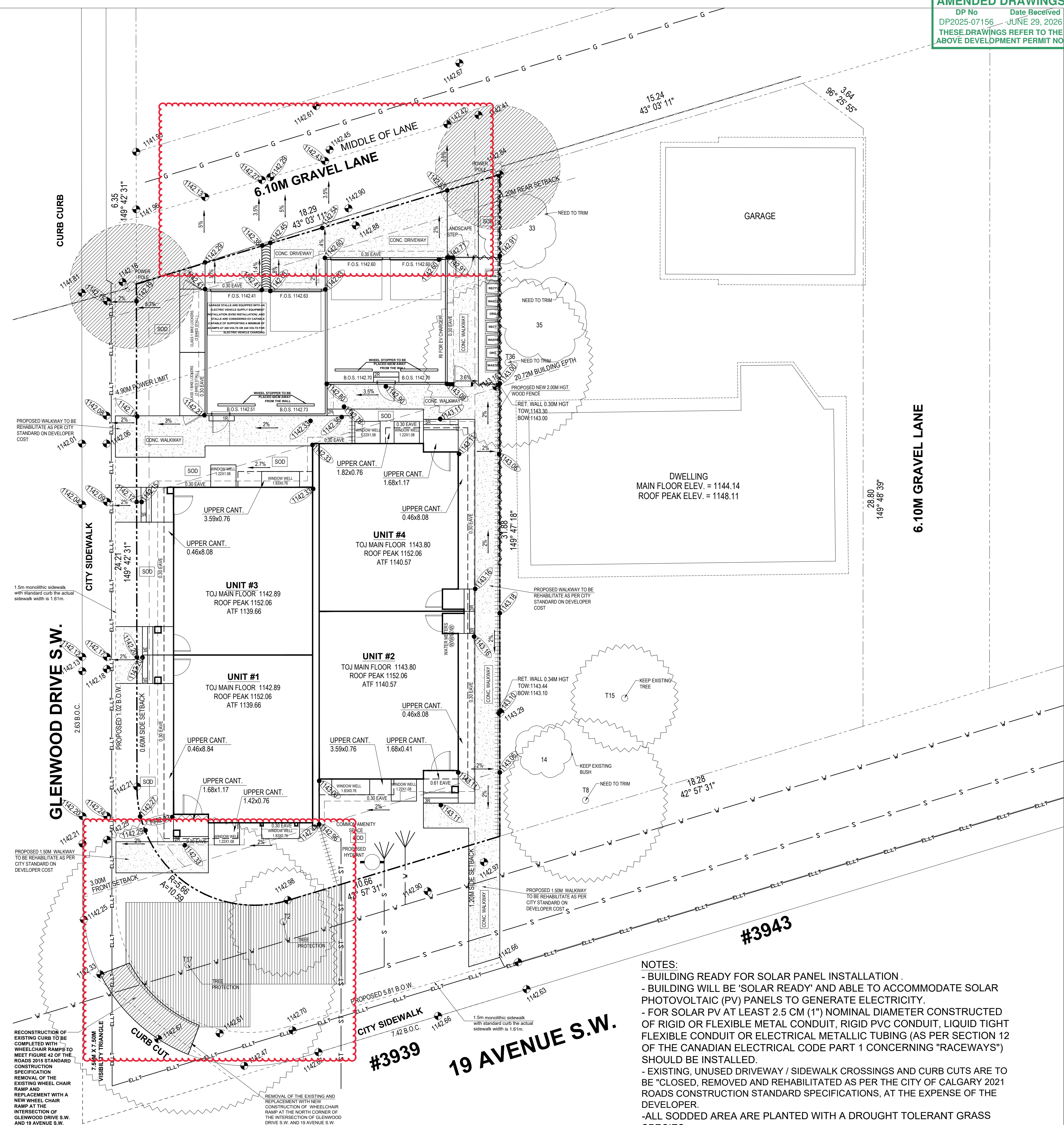
- PROJECT SETBACK REQUIREMENTS:
- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
 - MINIMUM 1.20 m REAR SETBACK
 - MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.20 M
 - MINIMUM 0.60 m SIDE SETBACK 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	LEGEND
PROPOSED NEW FENCE	UTILITY LINES GAS	EXISTING GRADES	
PWT 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.	

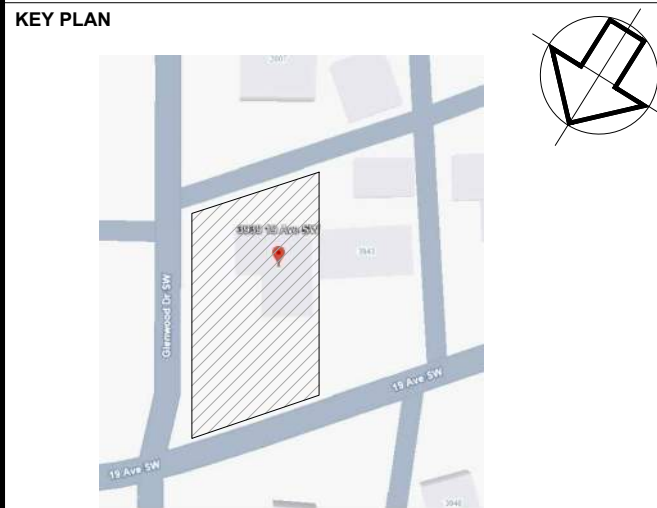


Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Action
T1	BUSH	-	1.00	1.20	IN CITY BOULEVARD	REMOVED
T2	DECIDUOUS	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T3	BUSH	-	4.50	4.00	IN SUBJECT PROPERTY	REMOVED
T4	DECIDUOUS	0.20	5.00	6.00	IN SUBJECT PROPERTY	REMOVED
T5	CONIFEROUS	0.15	3.00	5.00	IN SUBJECT PROPERTY	REMOVED
T6	BUSH	-	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	DECIDUOUS	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T18	DECIDUOUS	0.40	7.00	9.00	IN CITY BOULEVARD	REMOVED
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	5.00	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	-	4.00	4.00	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



AMENDED DRAWINGS
DP No 2025-07156 Date Received JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com
#202, 4216 181 STREET NE
CALGARY, AB.
T2E 0K4
PHONE: #403203-1970
FAX: #403203-1990
EMAIL: info@tricordg.ca



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 PURCHASER 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.
- 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 USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

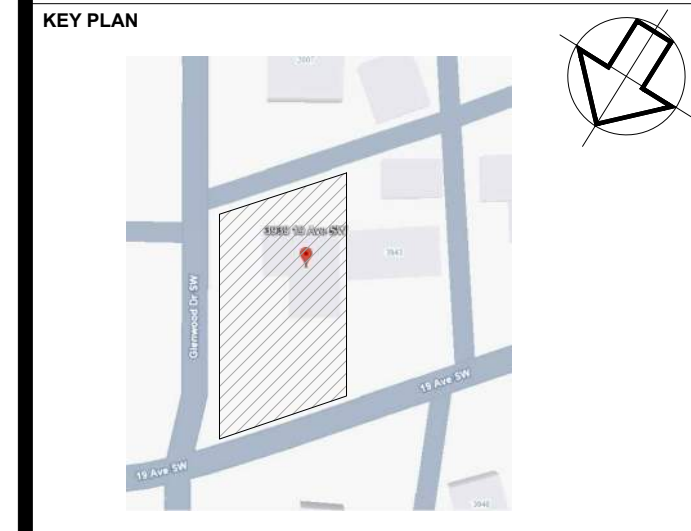
No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-06-29	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. : 26-1056
CHECKED BY : A.K.
DATE : 2026-06-29
DRAWN BY : E.R.
SCALE : 1:100

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.



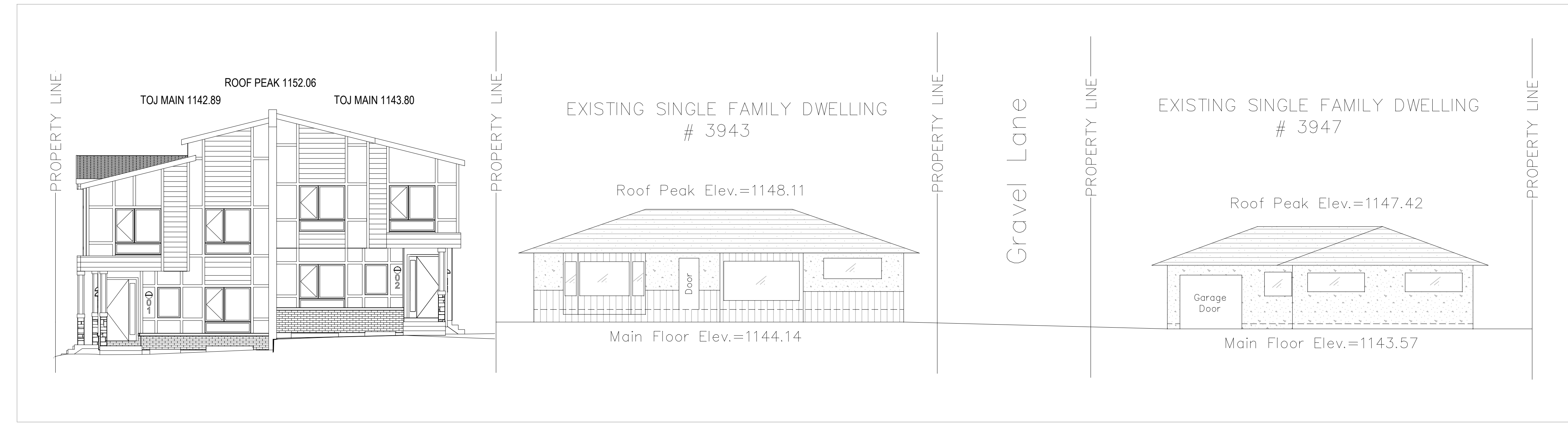
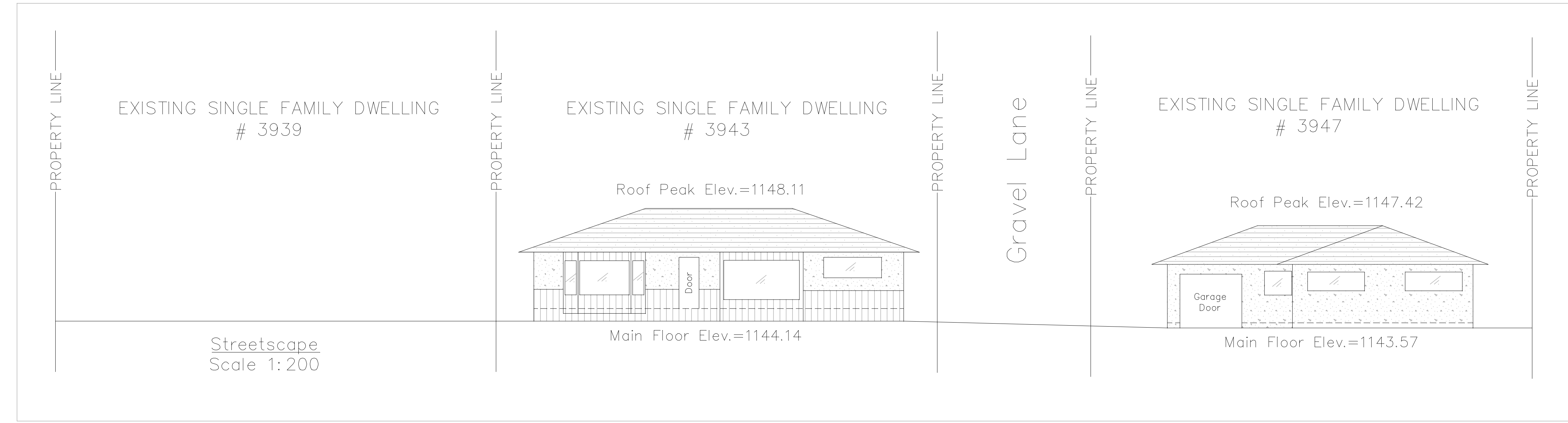
NOTES:
 - DRAWINGS ARE NOT TO BE SCALED.
 - ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
 - IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION, THE PURCHASER AND/OR CONTRACTOR SHALL BE RESPONSIBLE.
 - 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	2026-06-29	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. : 26-1056	CHECKED BY: A.K.	DATE: 2026-06-29
	DRAWN BY: E.R.	SCALE: 1:100

552- PLANTING REQUIREMENTS

- Trees required by this section:
- may be provided through 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 millimetres 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:

544.62 m² / 110 m² = 4.95 = 5 TREES & 15 SHRUBS

BROKEN DOWN AS:

3 DECIDUOUS

2 CONIFEROUS

15 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
01	S		Gladiator Crabapple	Malus 'DurLeo'	80mm CAL.	

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CONIFEROUS TREES						
02	CS		LIMBER PINE	Pinus Flexilis	3000MM HGT.	

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS SHRUBS						
07	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BALD ONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CONIFEROUS SHRUBS						
08	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

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.

TREE NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	LOCATION	STATUS
T2	DECIDUOUS	0.20	5.00	6.00	IN CITY BOULEVARD	PROTECTED
T17	DECIDUOUS	0.45	14.00	10.00	IN CITY BOULEVARD	PROTECTED
T33	BUSH	-	3.50	3.50	IN ADJACENT PROPERTY	TRIMMED
T35	BUSH	-	4.00	4.00	IN ADJACENT PROPERTY	TRIMMED
T36	CONIFEROUS	0.40	8.00	10.00	IN ADJACENT PROPERTY	TRIMMED

LANDSCAPE CALCULATIONS:

LOT AREA: 544.62 m²

1. COVERAGE= 290.21 m² = 53.29% OF LOT AREA

BUILDING AREA = 218.89 m² or 40.19% OF LOT AREA

GARAGE = 71.32 m² or 13.10% OF LOT AREA

2. NON- LANDSCAPE AREA= 36.84 m² = 6.76% OF LOT AREA

CONC. DRIVEWAY = 26.15 m² = 76.98% OF NON-LANDSCAPE AREA

WINDOW WELLS = 10.69 m² = 29.02% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 217.57 m² = 39.95% OF LOT AREA

3.1 HARD-LANDSCAPE = 106.58 m² = 48.99% OF LANDSCAPE AREA

WOOD ENTRANCE STEPS = 7.24 m² = 6.79% OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING (CONCRETE) = 6.29 m² = 5.90% OF HARD-LANDSCAPE AREA

CONCRETE ENTRANCE STEPS = 10.11 m² = 9.48% OF HARD-LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 74.81 m² = 70.19 % OF H.L AREA

BIKES LOCKERS (CONCRETE) = 7.44 m² = 6.98% OF HARD-LANDSCAPE AREA

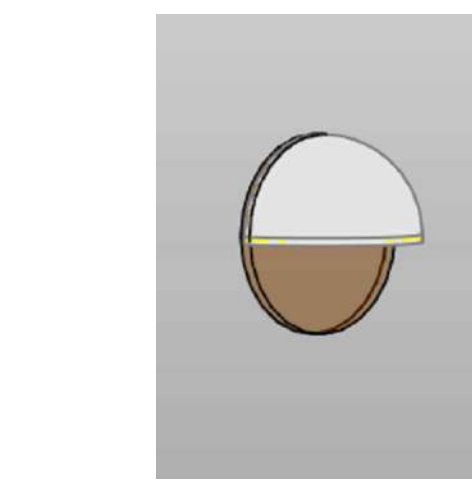
CONC. LANDSCAPE STEPS= 0.69 m² or 0.65% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 110.99 m² = 51.01% OF LANDSCAPE AREA

S.O.D. = 82.43 m² = 74.27% OF SOFT-LANDSCAPE AREA

MULCH = 28.56 m² = 25.73 % OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)



PATHWAY LIGHTS

IRRIGATION SYSTEM:

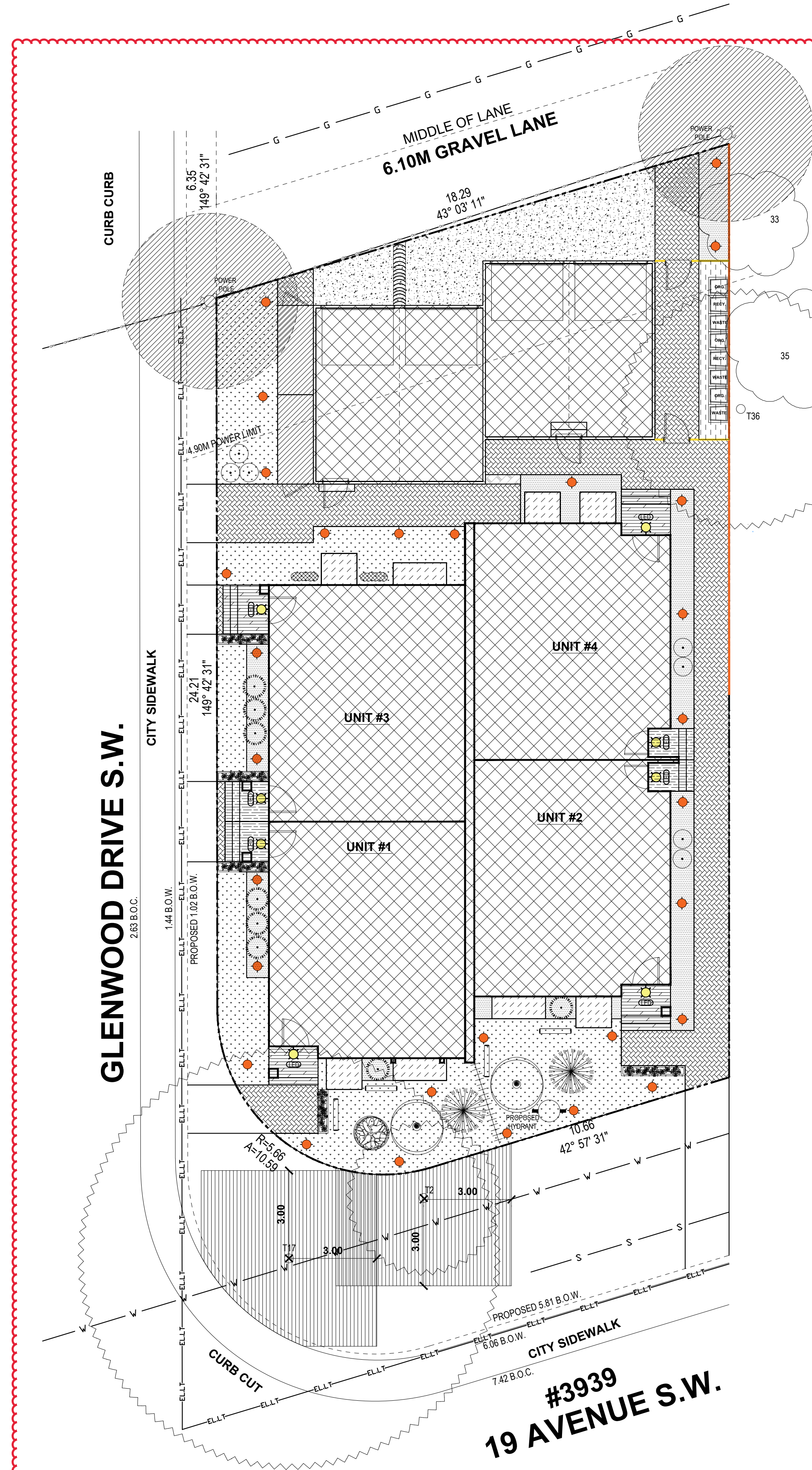
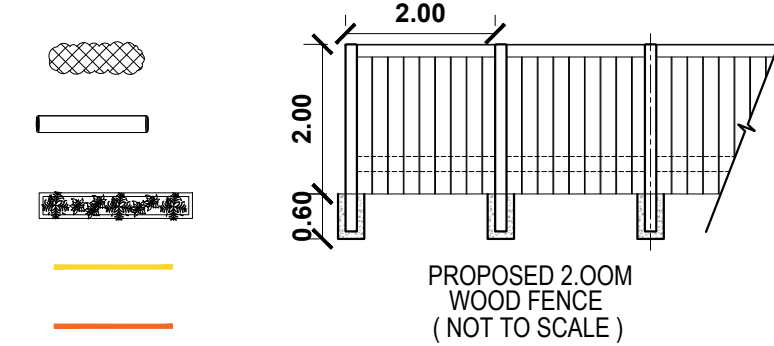
Underground Standard Irrigation System to be used,

which includes:

- a rain sensor or a soil moisture sensor.
- a flow sensor for leak detection; and
- a master valve to secure the system if a leak is detected.

LANDSCAPE LEGENDS:

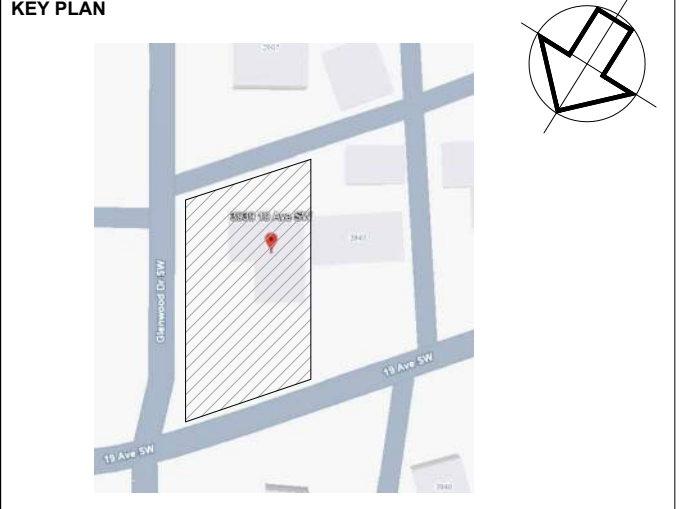
- MASS PLANTING OF SHADE TOLERANT PERENNIALS
- LOG BENCH
- GARDEN BEDS
- GARBAGE SCREENING
- 2M HGT. WOOD FENCE



AMENDED DRAWINGS
DP No: DP2025-07156 Date Received: JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.



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



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.
- 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	2026-06-29	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT: **PRIVATE CLIENT**

PROJECT: **4-PLEX BUILDING**

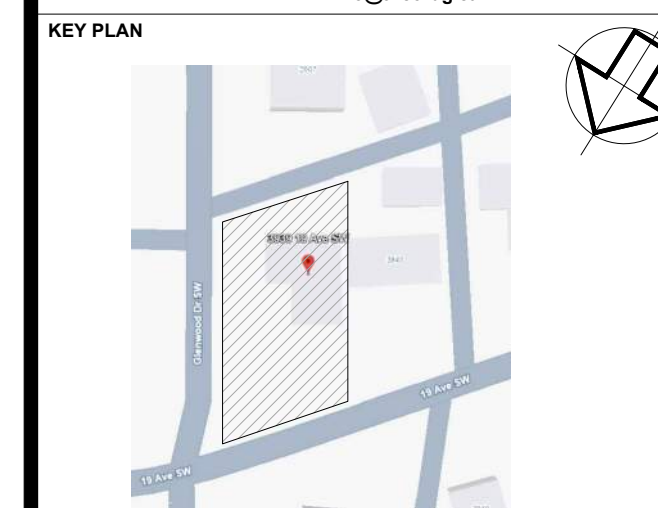
ADDRESS: **3939 19 AVENUE S.W., CALGARY, ALBERTA, PLAN 8429GQ, BLOCK 11, LOT 19**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **LANDSCAPE PLAN**

DRAWING NO.: **A-006**

PROJECT NO.:	CHECKED BY:	DATE:
26-1056	A.K.	2026-06-29
DRAWN BY:	SCALE:	
E.R.	1:100	



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, TRICOR DESIGN GROUP INC. SHALL NOT BE RESPONSIBLE.
 - 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	2026-06-29	DEVELOPMENT PERMIT SET	E.R.	A.K.

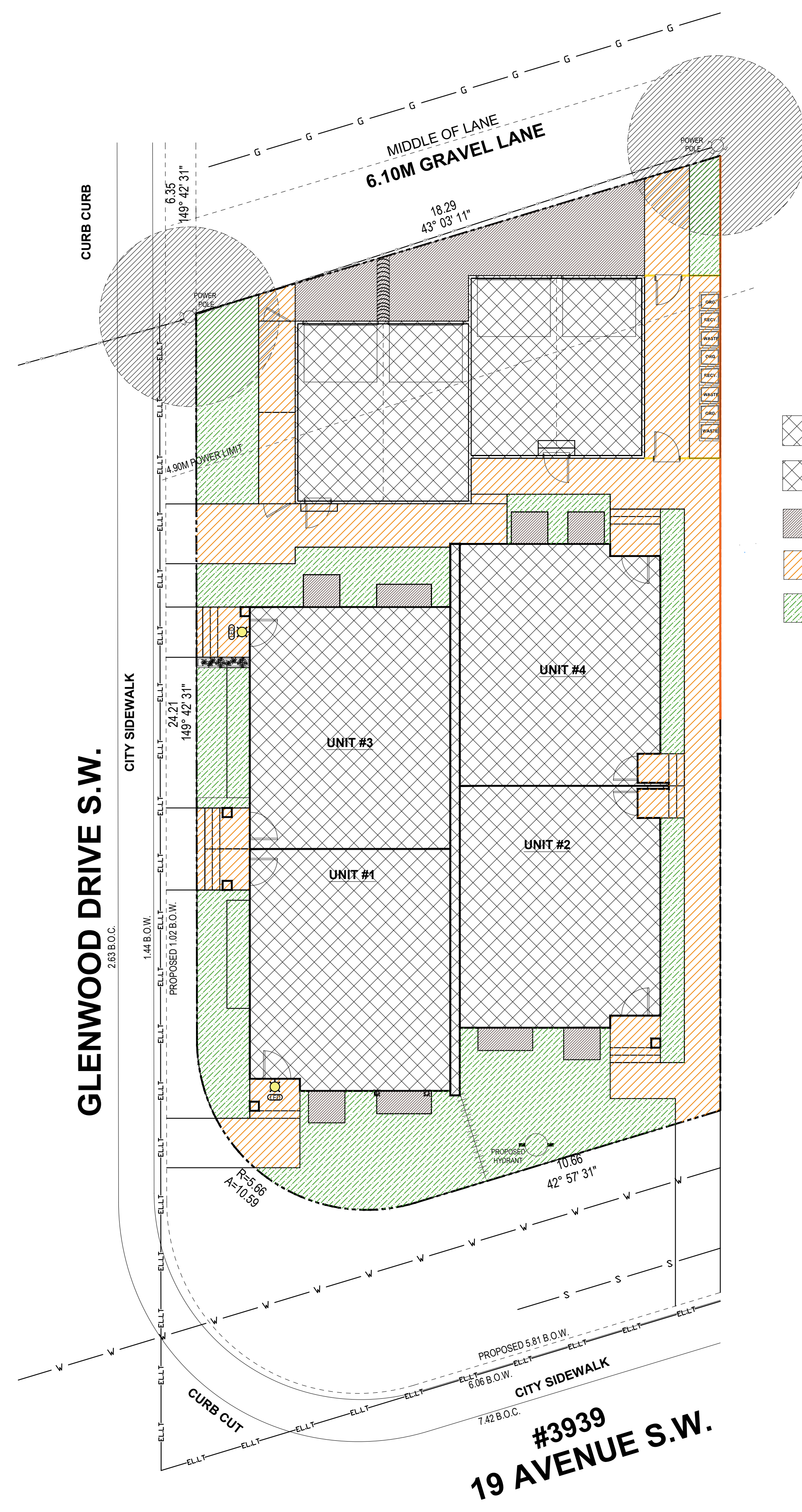
THE CLIENT : PRIVATE CLIENT
 PROJECT : 4-PLEX BUILDING
 ADDRESS : 3939 19 AVENUE S.W. , CALGARY, ALBERTA
 PLAN 8429GQ , BLOCK 11 , LOT 19

DRAWING SET : DEVELOPMENT PERMIT SET

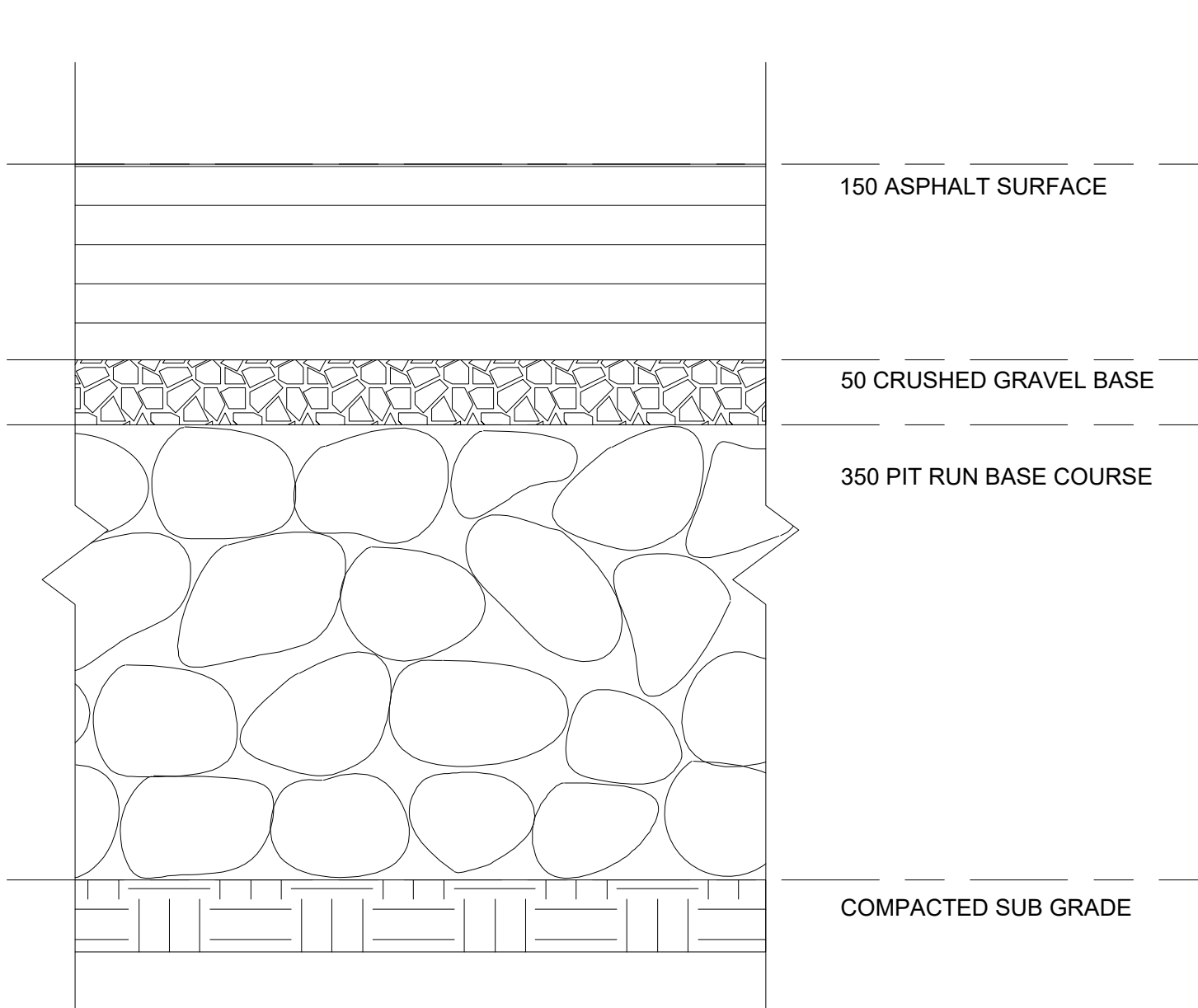
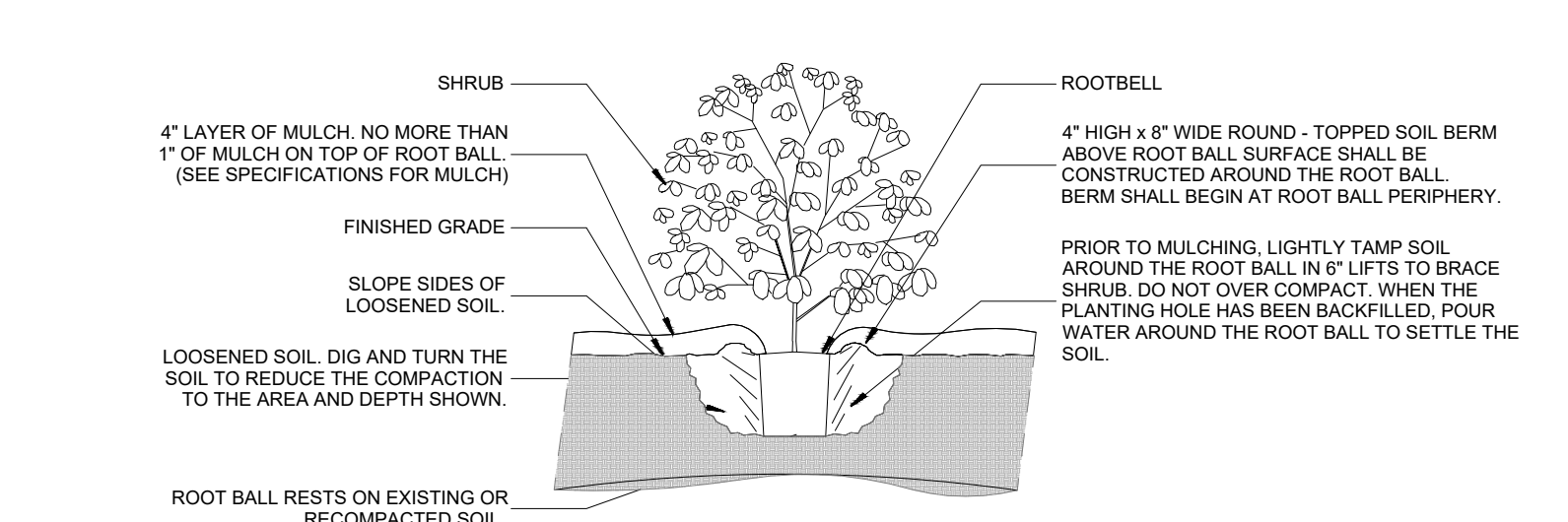
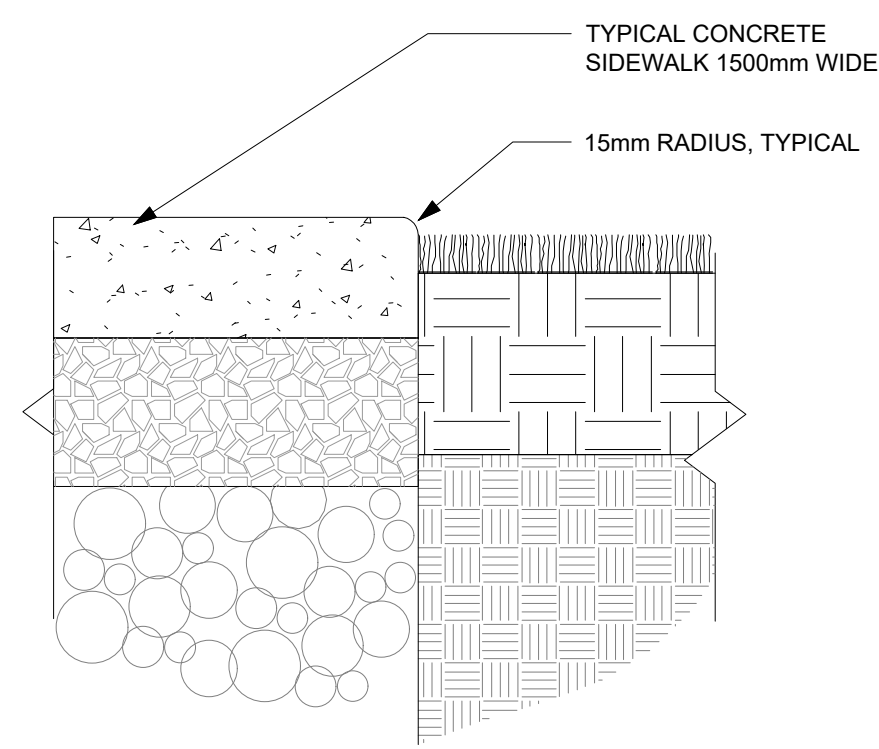
DRAWING TITLE : LANDSCAPE ZONES

DRAWING NO. : A-007

PROJECT NO. : 26-1056	CHECKED BY : A.K.	DATE : 2026-06-29
	DRAWN BY : E.R.	SCALE : 1:100



- BUILDING AREA = 218.89 m² or 40.19% OF LOT AREA
- GARAGE = 71.32 m² or 13.10% OF LOT AREA
- NON- LANDSCAPE AREA = 36.84 m² = 6.76% OF LOT AREA
- HARD-LANDSCAPE = 106.58 m² = 48.99% OF LANDSCAPE AREA
- SOFT-LANDSCAPE = 110.99 m² = 51.01% OF LANDSCAPE AREA



HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT. DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN', CITY OF CALGARY SPECIFICATIONS. MIN. 25,000KG LOAD
NOTE: ALL GRADING AND ASPHALT WORK SHALL BE CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL CONSULTANTS RECOMMENDATIONS



WOOD FENCE DETAIL

AMENDED DRAWINGS
DP No. DP2025-07156 Date Received JUNE 29, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 181 STREET NE
CALGARY, AB.
T2E 0K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

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.
- 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.

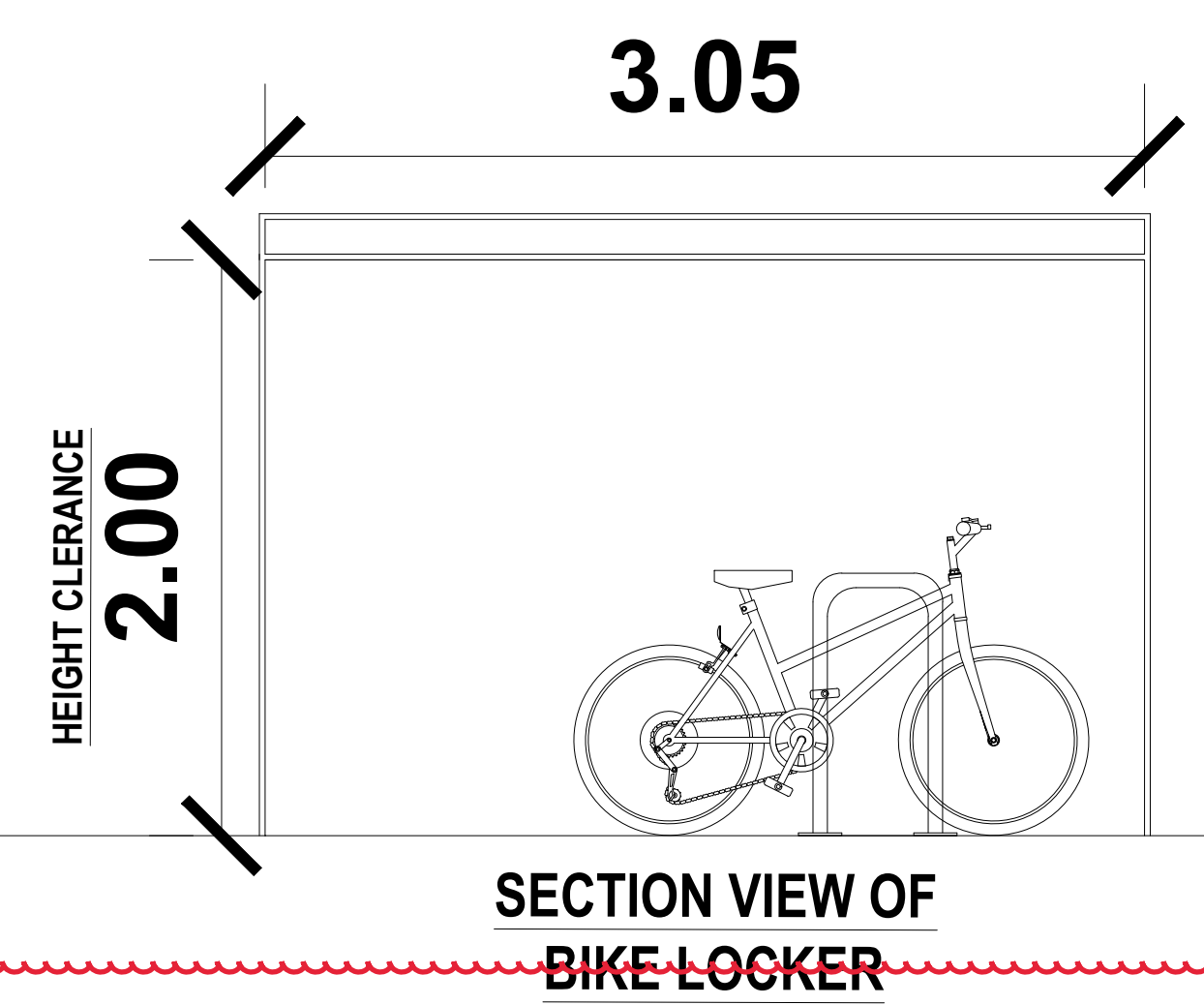
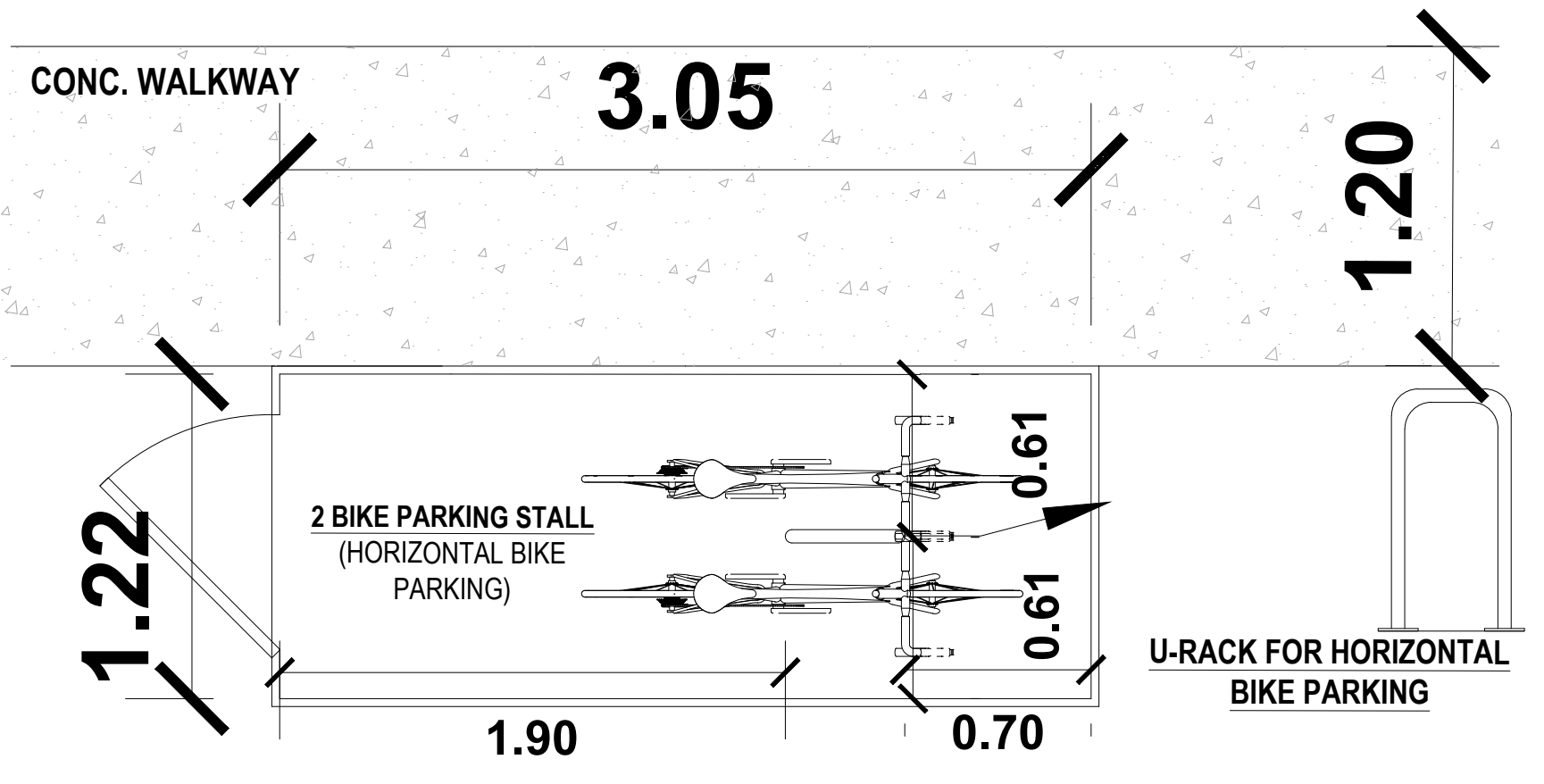
1 CONCRETE CURB

2 PLANTING DETAILS

3 CONCRETE BASE

4 WOOD FENCE DETAIL

CLASS 1 BICYCLE ASSEMBLY



5 BICYCLES STALLS CLASS 1

REVISIONS:

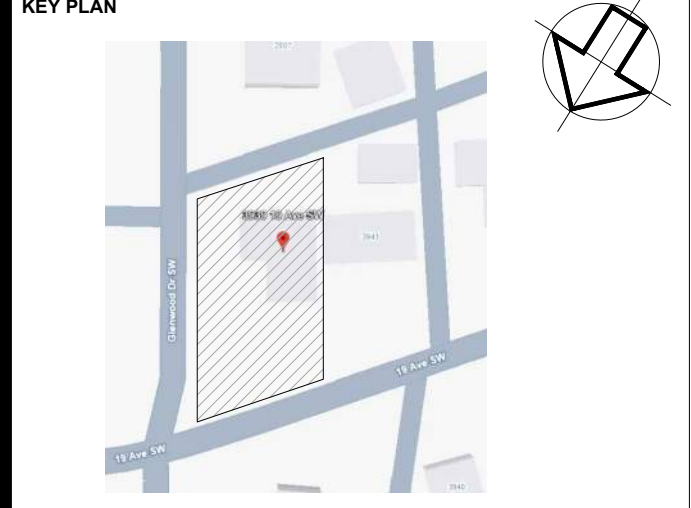
No.	Date	Description	DRAWN BY	CHK'D BY

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-06-29	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 : LANDSCAPE DETAILS
DRAWING NO. : A-008

PROJECT NO. : 26-1056	CHECKED BY: A.K.	DATE: 2026-06-29
	DRAWN BY: E.R.	SCALE: N.T.S



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, TRICOR DESIGN GROUP INC. SHALL NOT BE RESPONSIBLE.
 - 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	2026-06-29	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT : **PRIVATE CLIENT**

PROJECT : **4-PLEX BUILDING**

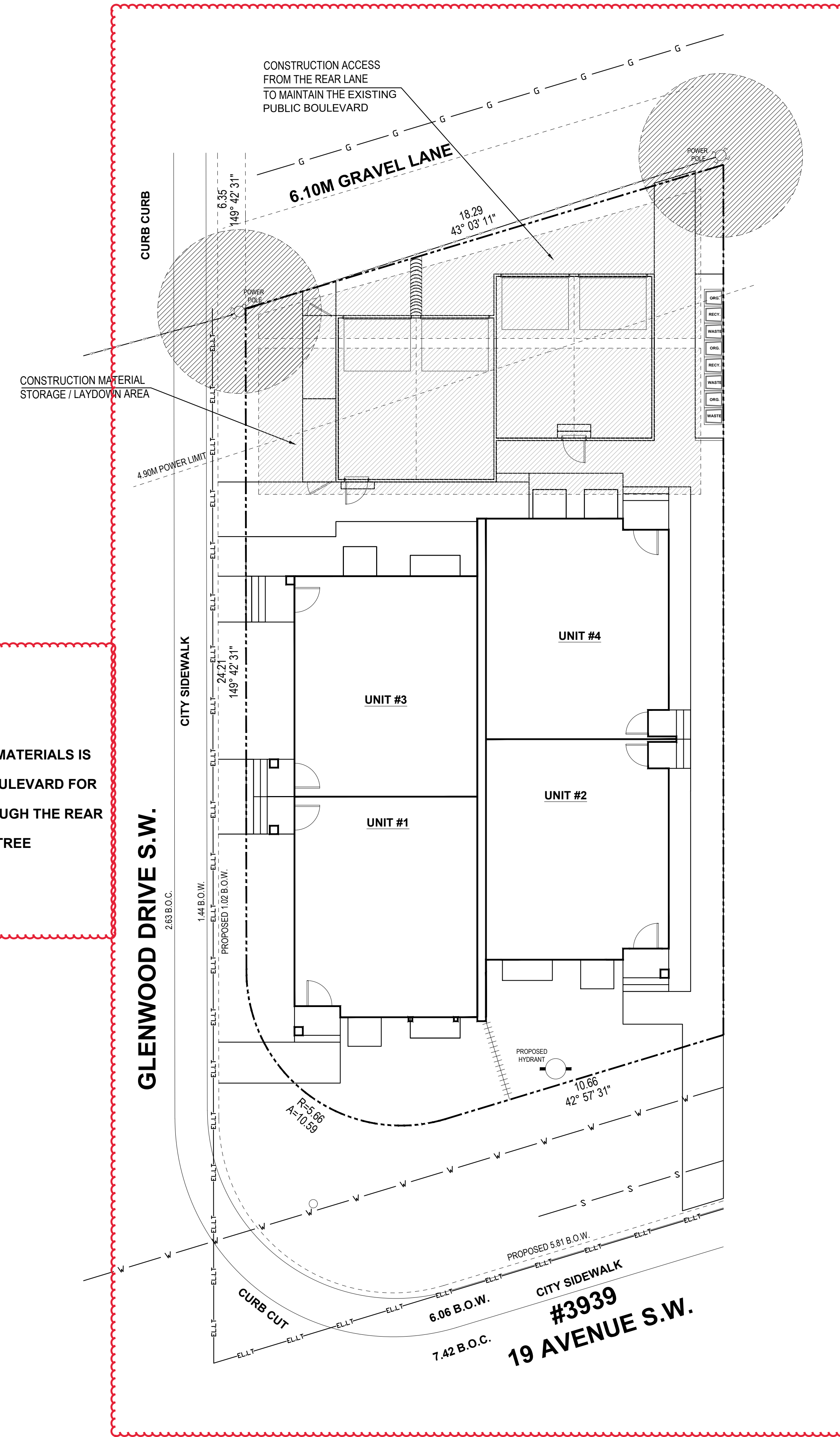
ADDRESS : **3939 19 AVENUE S.W. ,
 CALGARY, ALBERTA
 PLAN 8429GQ , BLOCK 11 , LOT 19**

DRAWING SET : **DEVELOPMENT PERMIT SET**

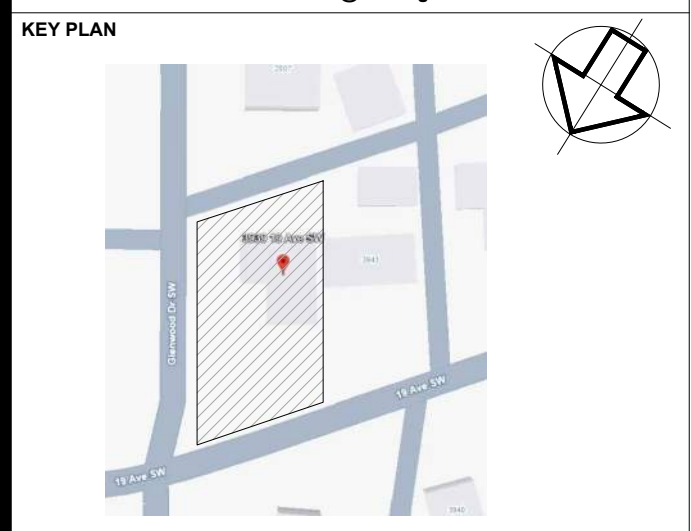
DRAWING TITLE : **CONSTRUCTION ACCESS
 AREA**

DRAWING NO. : **A-010**

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-06-29
	DRAWN BY:	SCALE:
	E.R.	1:100



NO STOCKPILING OR DUMPING OF CONSTRUCTION MATERIALS IS PERMITTED ON THE BOULEVARD.
 - IN ORDER TO ENSURE THE INTEGRITY OF THE BOULEVARD FOR FUTURE TREE PLANTING, CONSTRUCTION ACCESS IS ONLY PERMITTED THROUGH THE REAR LANE AND OUTSIDE THE DRIPLINE OF PUBLIC TREE(S), PER THE APPROVED TREE PROTECTION 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, TRICOR DESIGN GROUP INC. SHALL NOT BE RESPONSIBLE.
 - 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	2026-06-29	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT : **PRIVATE CLIENT**

PROJECT : **4-PLEX BUILDING**

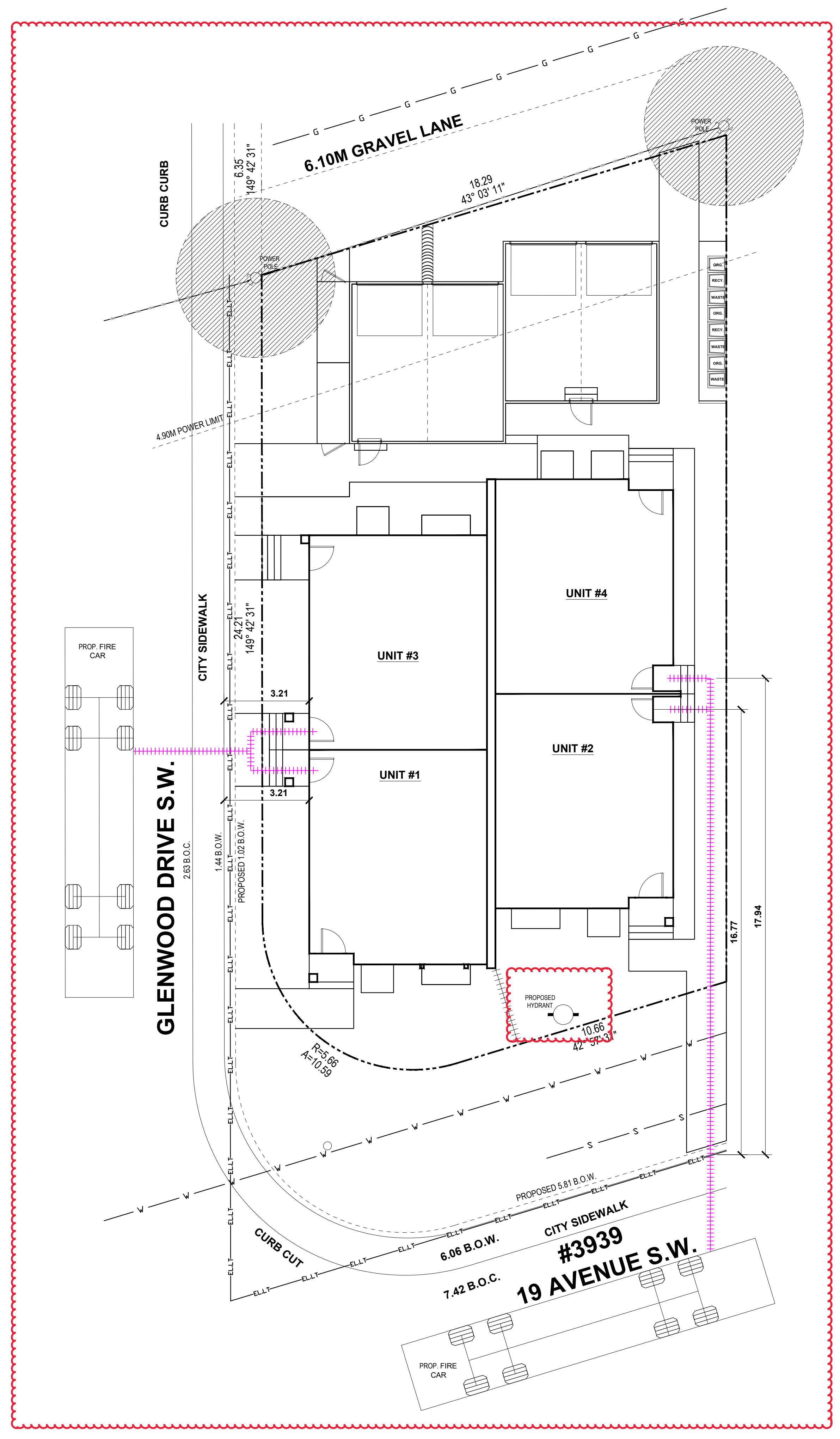
ADDRESS : **3939 19 AVENUE S.W. ,
 CALGARY, ALBERTA
 PLAN 8429GQ , BLOCK 11 , LOT 19**

DRAWING SET : **DEVELOPMENT PERMIT SET**

DRAWING TITLE : **FIRE ACCESS PLAN**

DRAWING NO. : **A-011**

PROJECT NO. :	CHECKED BY:	DATE:
26-1056	A.K.	2026-06-29
	DRAWN BY:	SCALE:
	E.R.	1:100



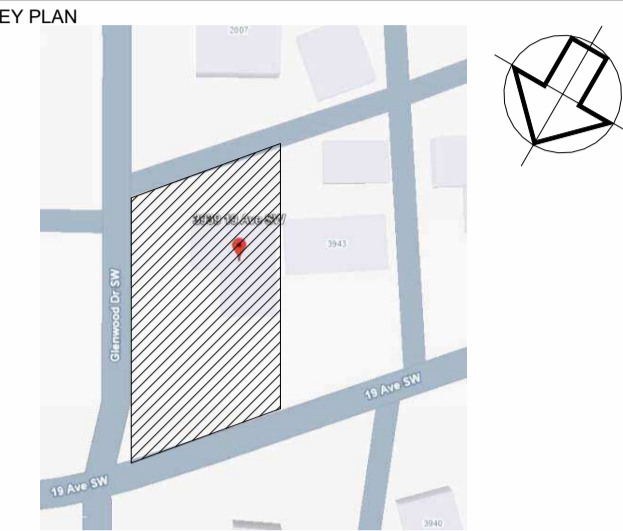
SCHEDULE OF FINISHES	
MARK	NAME
01	ASPHALT SHINGLE ROOFING black
01	EXTERIOR MANUFACTURED BRICK VENEER
02	8" FASCIA BLACK
04	HORIZONTAL SIDING - HARDIE
06	SMART BOARD LIGHT GRAY
08	4" TRIM LIGHT GRAY
09	LUX PANELS - HARDIE
10	4" CORNER BOARD LIGHT GRAY

AMENDED DRAWINGS
 DP No Date Received
 DP2025-07156 JUNE 29, 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:



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



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.
- 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/CHKD BY
01	2026-06-29	COMMENT	MM

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY/CHKD 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

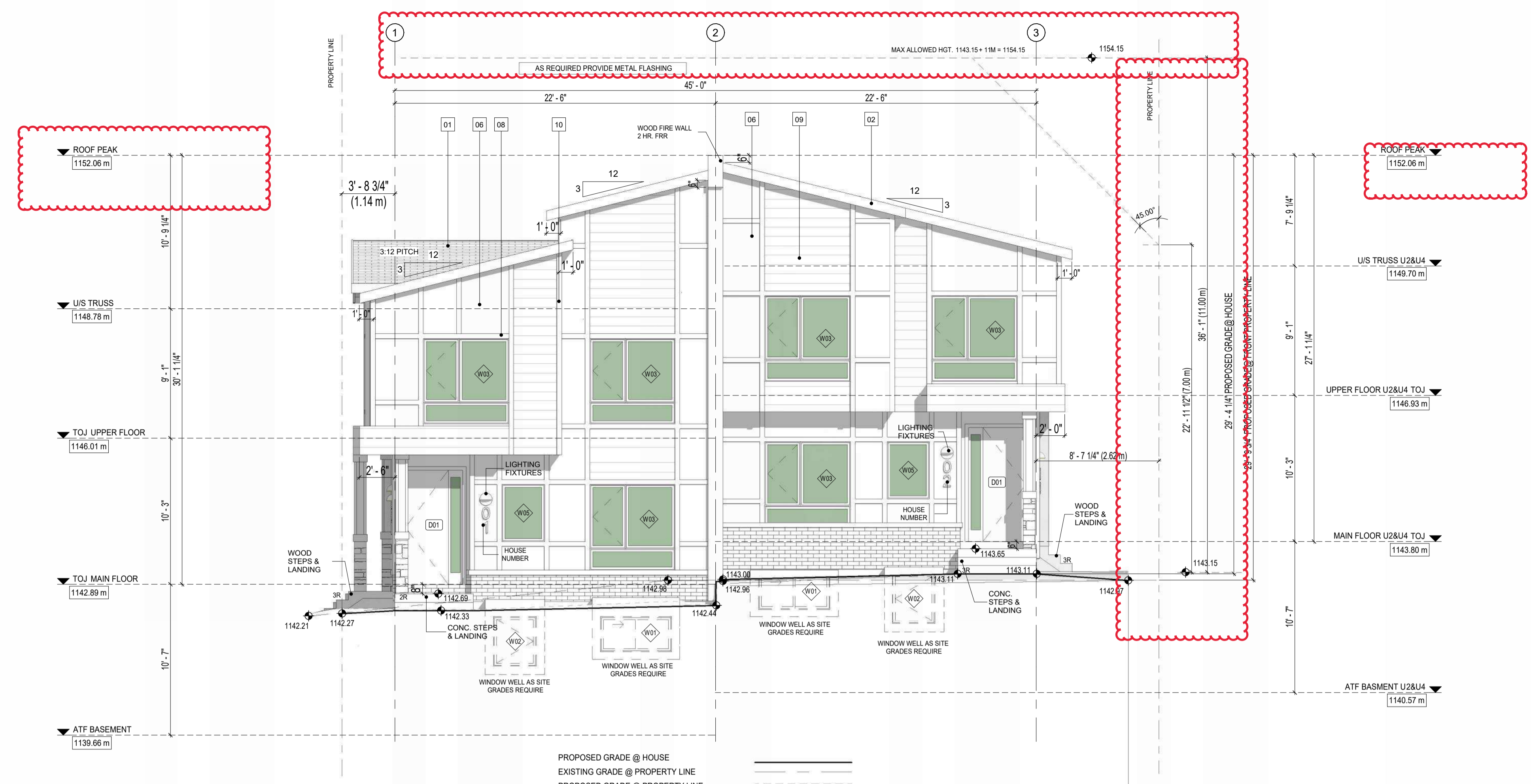
DRAWING TITLE: PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO. A-201

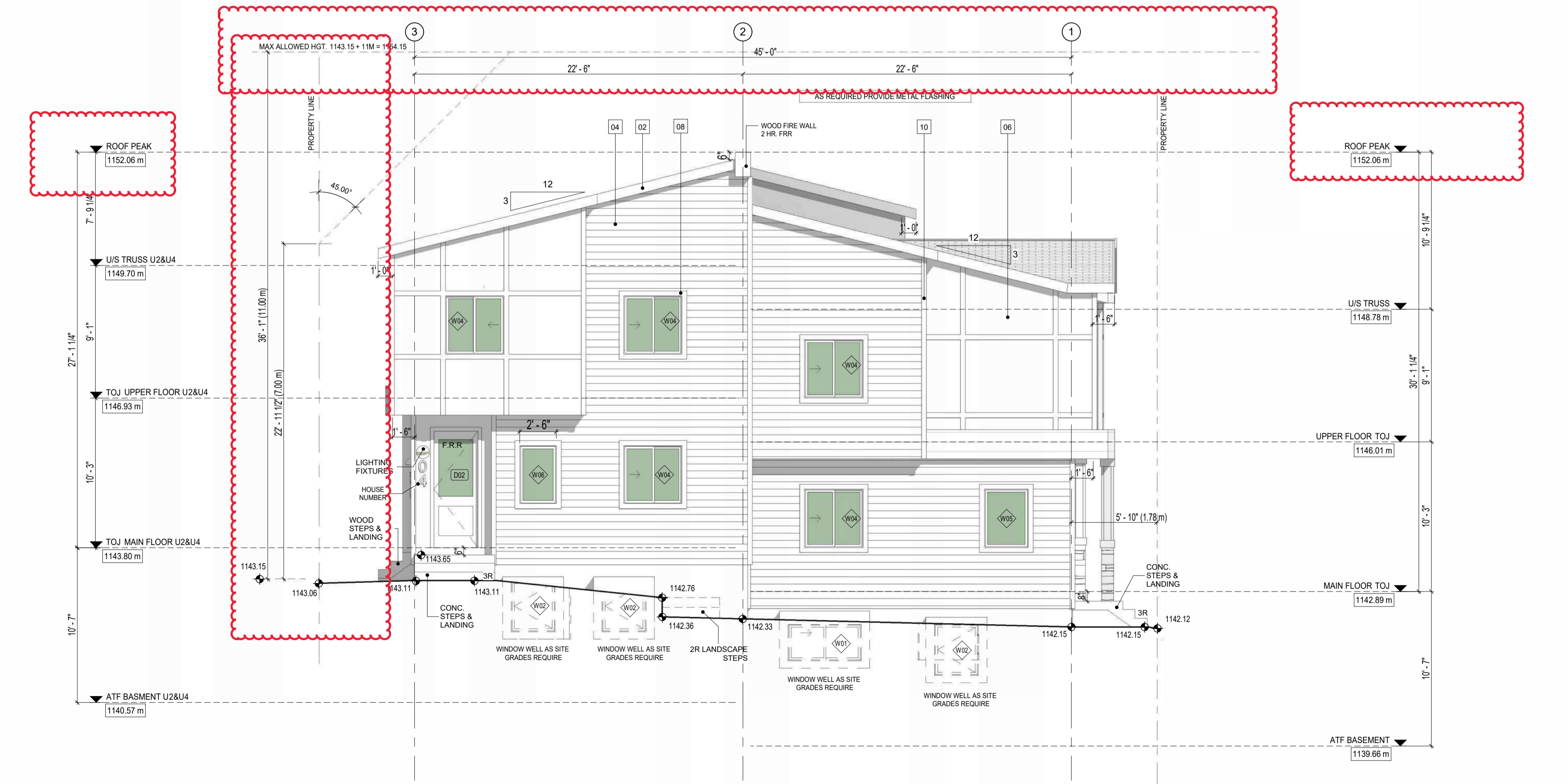
PROJECT NO.: 26-1056

CHECKED BY: A.K. DATE: 2026-06-29

DRAWN BY: R.E./E.M.M. SCALE: 3/16" = 1'-0"



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



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

UNIT 3

UNPROTECTED OPENINGS REAR ELE.

CODE CHECK	EXPOSED BUILDING FACE	488 SQ. FT.	45.30 SQ.M ²
MINIMUM SETBACK	8'-10" FT.	2.69 M	
PERCENTAGE OF ALLOWED OPENINGS	17.57%		
SQ. FTG. OF ALLOWED OPENINGS	83.73 SQ. FT.	7.78 SQ.M ²	
ACTUAL SQ. FTG. OF OPENINGS	44.00 SQ. FT.	4.09 SQ.M ²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	41.87 SQ. FT.	3.89 SQ.M ²	

UNIT 4

UNPROTECTED OPENINGS REAR ELE.

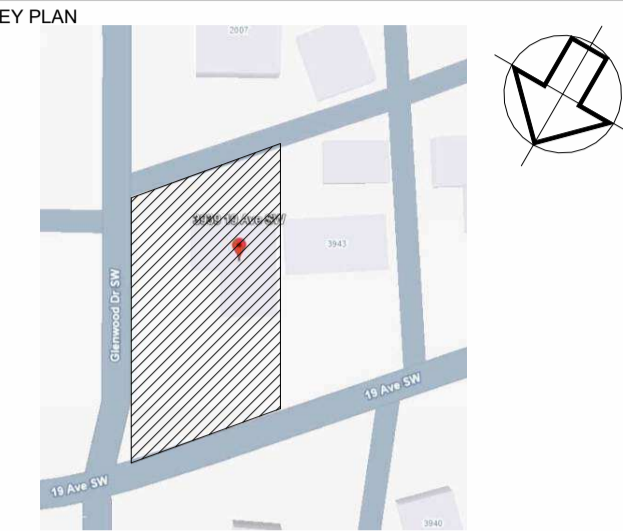
CODE CHECK	EXPOSED BUILDING FACE	539.71 SQ. FT.	50.14 SQ.M ²
MINIMUM SETBACK	8'-11" FT.	2.10 M	
PERCENTAGE OF ALLOWED OPENINGS	10.90%		
SQ. FTG. OF ALLOWED OPENINGS	58.83 SQ. FT.	5.47 SQ.M ²	
ACTUAL SQ. FTG. OF OPENINGS	58.00 SQ. FT.	5.39 SQ.M ²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	29.41 SQ. FT.	2.73 SQ.M ²	

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

AMENDED DRAWINGS
 DP No: DP2025-07156
 Date Received: JUNE 29, 2026
 THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

DESIGNED BY:

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



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.
- 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.

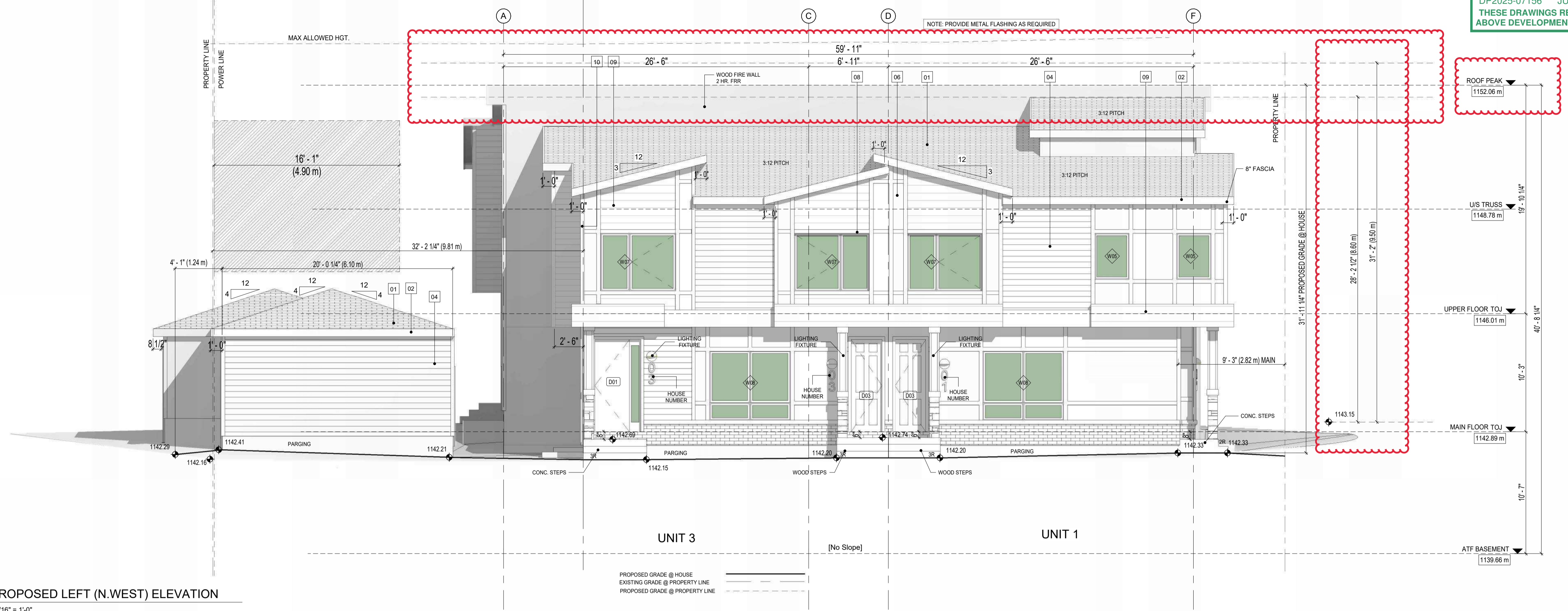
REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-06-29	COMMENT	MM	

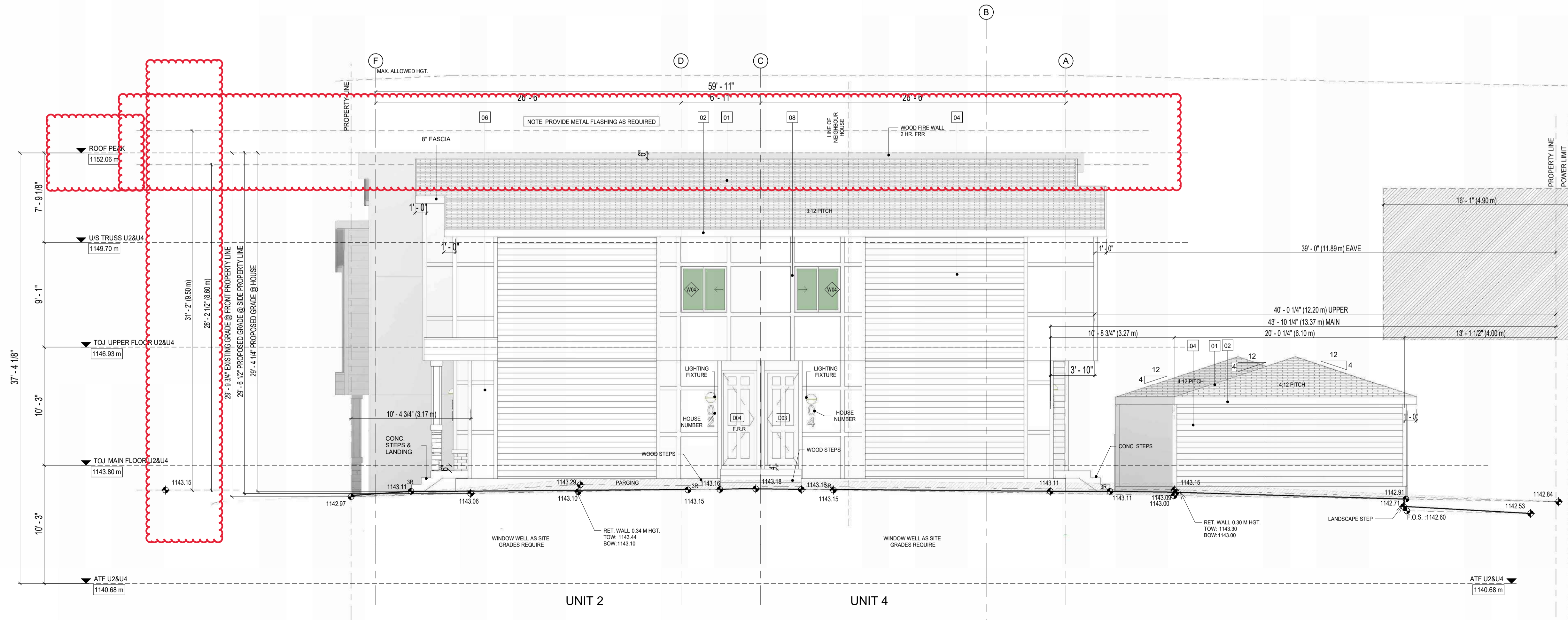
ISSUES:

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

1 PROPOSED LEFT (N.WEST) ELEVATION
 3/16" = 1'-0"



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



UNPROTECTED OPENINGS RIGHT ELE. INCL. 1 DOOR

CODE CHECK	1138 SQ. FT.	105.75 SQ.MP
EXPOSED BUILDING FACE	21.1'	1.54 M
MINIMUM SETBACK	7.88%	
PERCENTAGE OF ALLOWED OPENINGS	80.59 SQ. FT.	7.49 SQ.MP
ACTUAL SQ. FTG. OF OPENINGS	53.31 SQ. FT.	4.95 SQ.MP
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	40.29 SQ. FT.	3.74 SQ.MP

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 RIGHT & LEFT ELEVATIONS

DRAWING NO. A-202

PROJECT NO.: 26-1056

CHECKED BY: A.K. DATE: 2026-06-29

DRAWN BY: R.E./R.M.M. SCALE: 3/16" = 1'-0"