

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

6431 & 6435 - BOW CRESCENT N.W. , CALGARY, ALBERTA

LEGAL ADDRESS:-

LOTS 17 AND 18; BLOCK 4; PLAN 4610 AJ

ZONNING:- R-CG

NOTES:

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

COVERAGE CALCULATION:
LOT AREA = 1161.71 m²
MAXIMUM COVERAGE (60%) = 697.03 m²
BUILDING (5PLEX) COVERAGE = 321.49 m²
BUILDING (2PLEX) COVERAGE = 131.75 m²
BUILDING (SINGLE) COVERAGE = 56.06 m²
BUILDINGS COVERAGE = 509.30 m²
GARAGE COVERAGE = 142.50 m²
BIKE LOCKERS COVERAGE = 14.88 m²
TOTAL COVERAGE = 666.68 m² = 57.39%

PROJECT SETBACK REQUIREMENTS:

1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.22 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.22 M
B) 3.0 M ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING.
C) SIDE PROPERTY LINE SHARED WITH A STREET IS 0.60 M.

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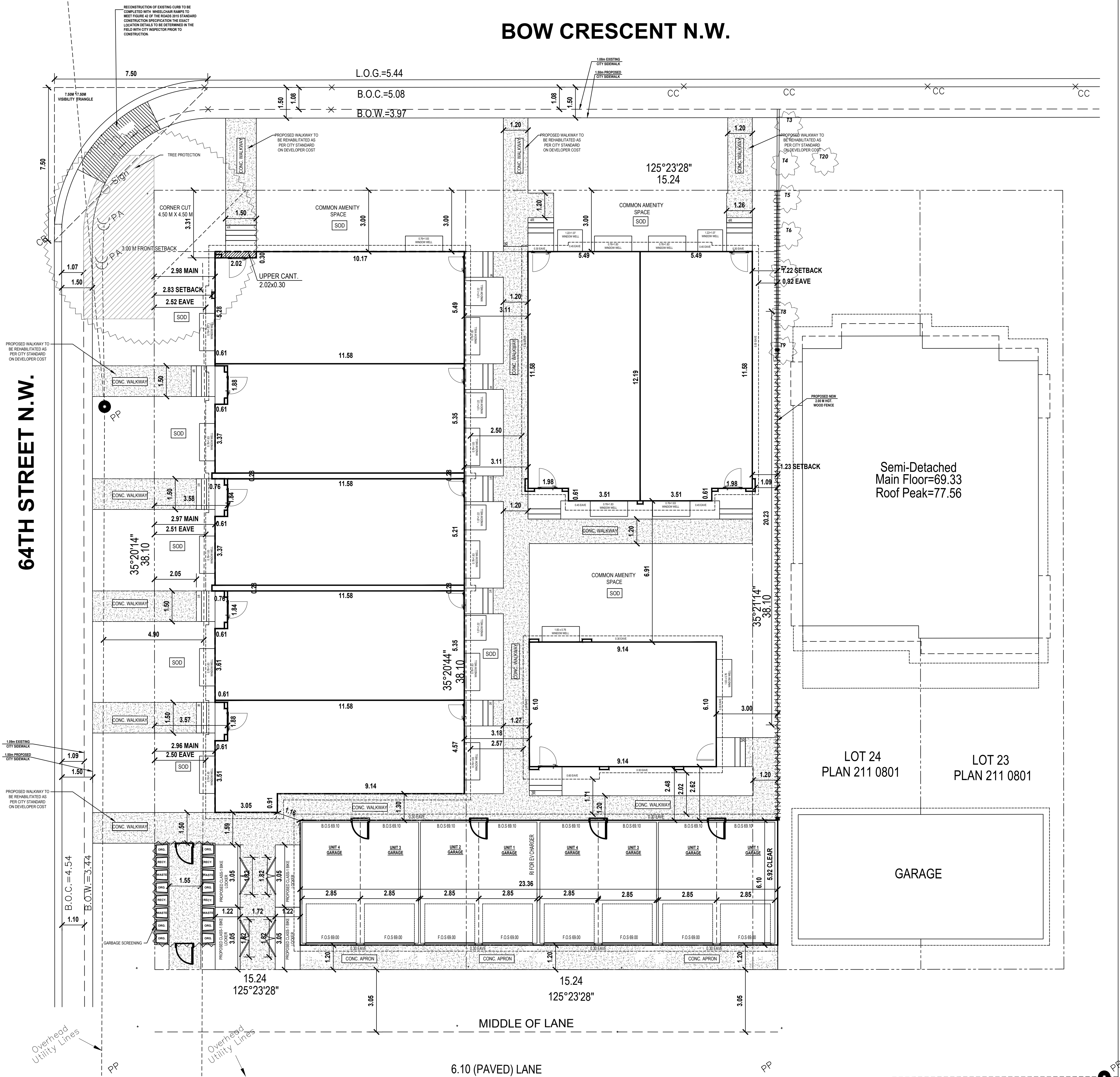
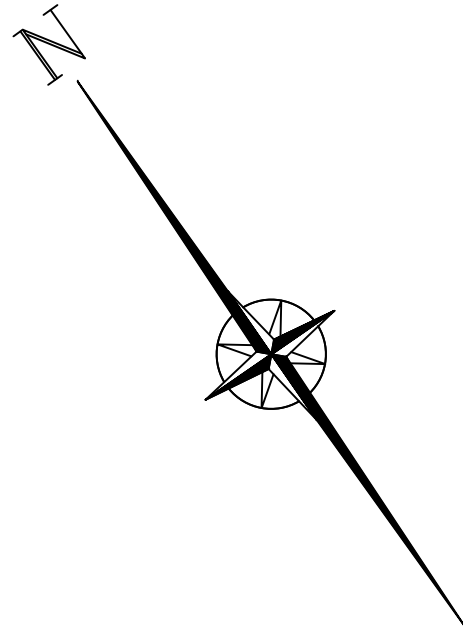
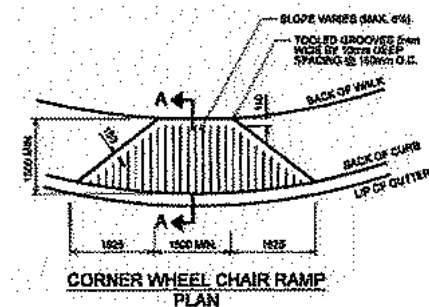
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LEGEND		LEGEND		LEGEND	
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NOTE:

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- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- BUILDING WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.
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TREE DATA						TREE DATA					
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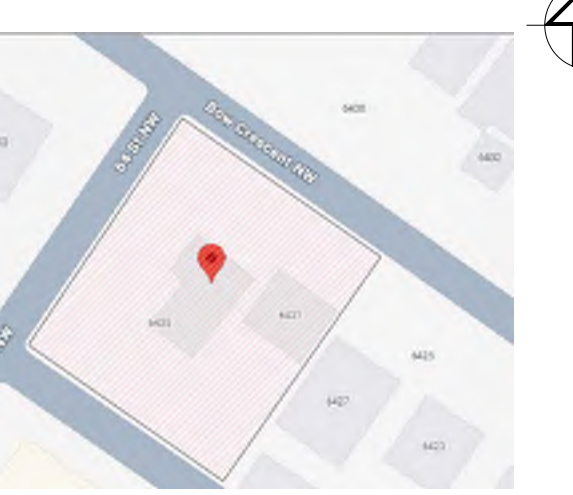
DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com

#202, 4216 16TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403) 205-1970
FAX: (403) 205-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

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- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2021 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-11	DEVELOPMENT PERMIT SET	E.R	E.Z.

THE CLIENT :

KOZEE HOMES LTD.

PROJECT:

8_PLEX

ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 AND 18; BLOCK 4;
PLAN 4610 AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NO.

A-003

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2025-12-11

SCALE: 1:100

8_PLEX
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CALGARY, ALBERTA
LOTS 17&18; BLOCK 4; PLAN 4610 AJ



DEVELOPMENT PERMIT SET

ISSUE DATE : 2025-12-11



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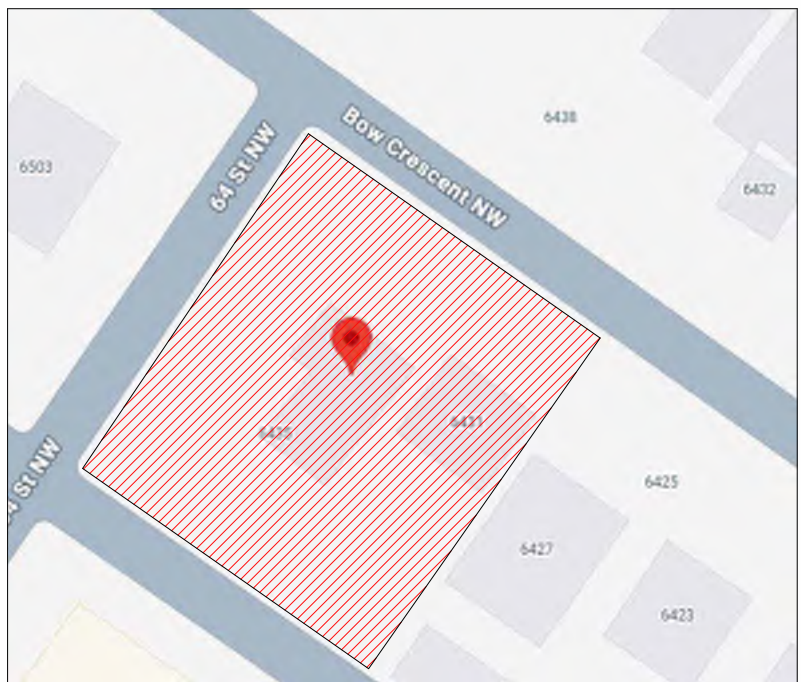
LIST OF DRAWINGS:

G-001 GENERAL NOTES
G-002 3D SHOTS
A-001 EXISTING SURVEY
A-002 PROPOSED & EXISTING SITE PLAN
A-003 PROPOSED SITE PLAN
A-004 PROPOSED GRADES
A-005 STREETScape
A-006 PROPOSED LANDSCAPE
A-007 LANDSCAPE ZONES
A-008 LANDSCAPE DETAILS
A-009 CONSTRUCTION ACCESS AREA
A-010 APRON SECTIONS
A-011 BOULEVARD SECTIONS

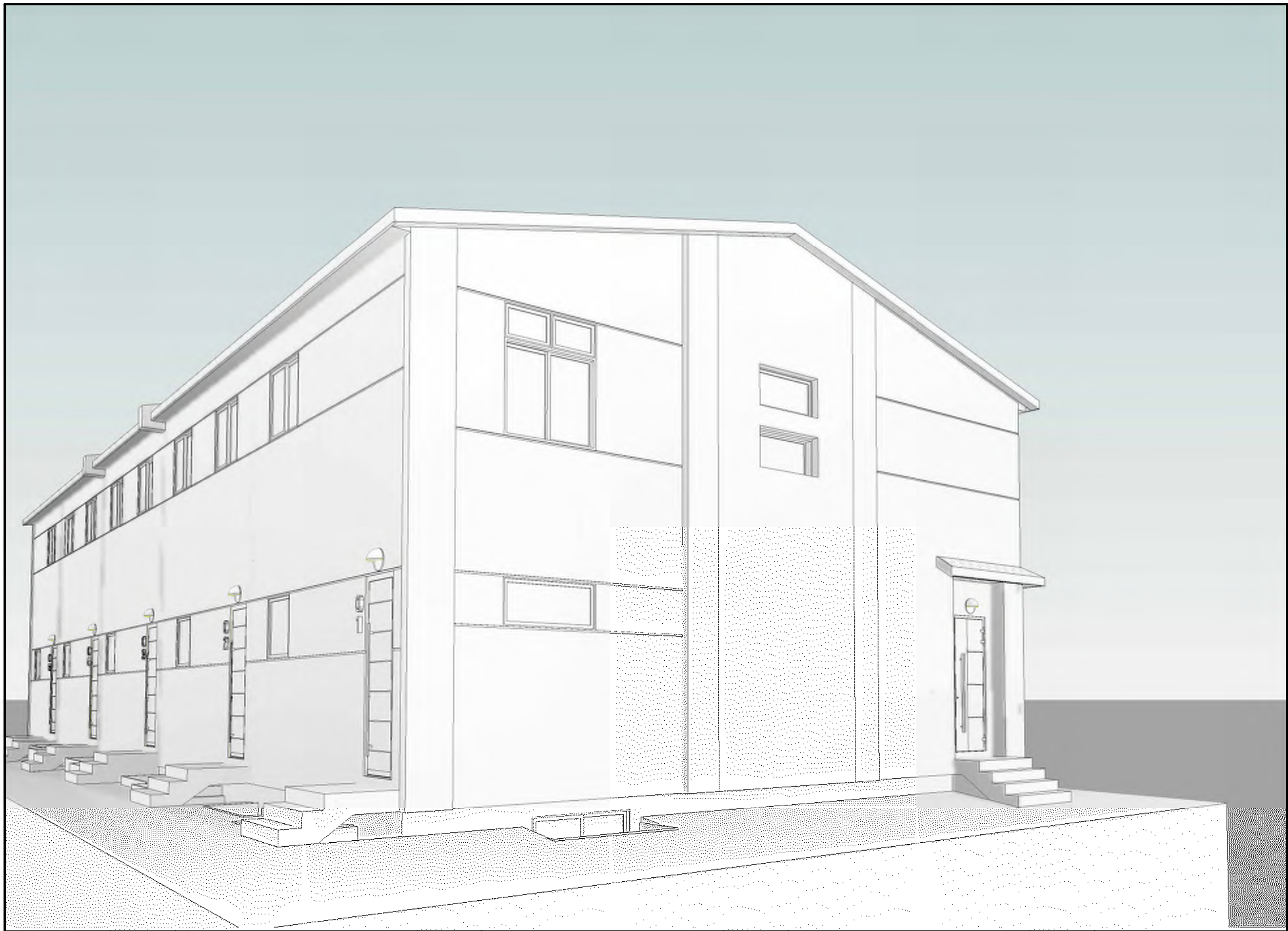
A-101 PROPOSED LEGAL SUITE FLOOR PLAN
A-102 PROPOSED MAIN FLOOR PLAN
A-103 PROPOSED UPPER FLOOR PLAN
A-104 PROPOSED ROOF FLOOR PLAN
A-105 PROPOSED AREA PLANS
A-201 PROPOSED FRONT & REAR ELEVATIONS
A-202 PROPOSED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 DOORS SCHEDULE
A-402 WINDOWS SCHEDULE
A-501 PROPOSED ACCESSORY BUILDING (GARAGE)

UNIT 1				UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	711.7	66.12		MAIN FLOOR	698.75	64.92
	UPPER FLOOR	718.33	66.74		UPPER FLOOR	698.75	64.92
	TOTAL	1430.04	132.86		TOTAL	1397.50	129.83
	LEGAL SUITE FLOOR	553.18	51.39		LEGAL SUITE FLOOR	578.56	53.75
	GRAND TOTAL	1983.22	184.25		GRAND TOTAL	1976.06	183.58
UNIT 3				UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.	AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	694.00	64.47		MAIN FLOOR	698.75	64.92
	UPPER FLOOR	694.00	64.47		UPPER FLOOR	698.75	64.92
	TOTAL	1388.00	128.95		TOTAL	1397.50	129.83
	LEGAL SUITE FLOOR	578.71	53.76		LEGAL SUITE FLOOR	578.56	53.75
	GRAND TOTAL	1966.71	182.71		GRAND TOTAL	1976.06	183.58
UNIT 5							
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.				
	MAIN FLOOR	615.90	57.22				
	UPPER FLOOR	615.90	57.22				
	TOTAL	1231.80	114.4				
	LEGAL SUITE FLOOR	475.91	44.21				
	GRAND TOTAL	1707.71	158.65				

KEY PLAN :



PROJECT NO.: 25-01840



DESIGNED BY:

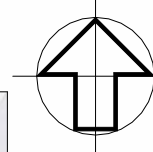


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NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01				
02				
03				
04				
05				

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NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-11	DEVELOPMENT PERMIT SET	T.J.	
02				
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CALGARY, ALBERTA
LOTS 17&18; BLOCK 4; PLAN 4610 AJ**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

CHECKED BY:

DATE:

25-01840

E.Z.

2025-12-11

DRAWN BY:

SCALE:

T.J.

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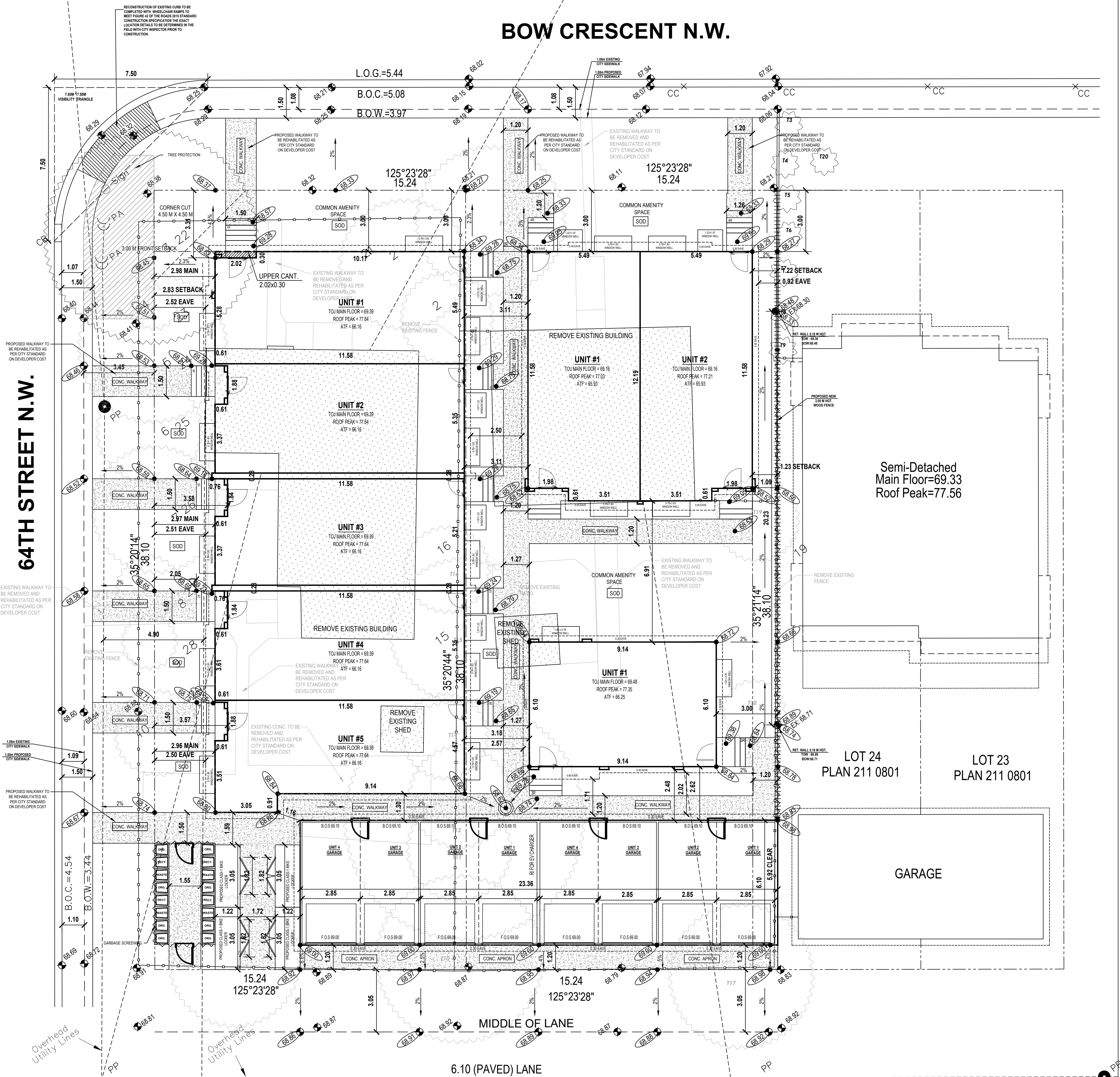
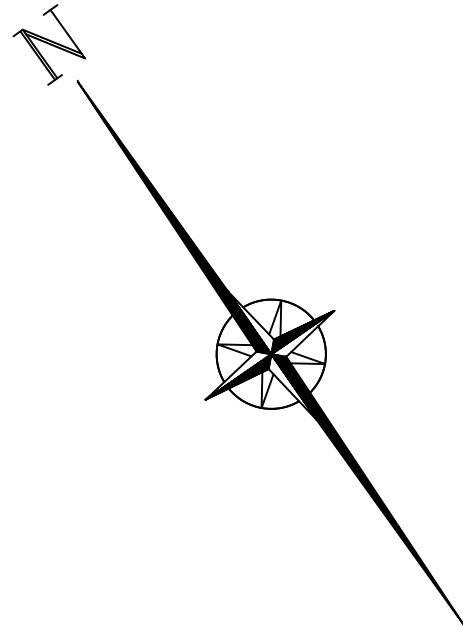
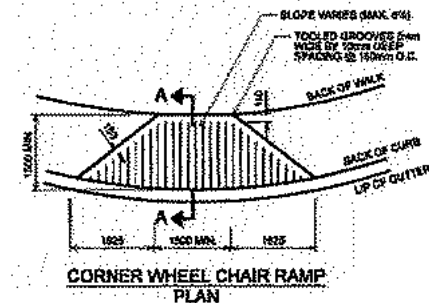
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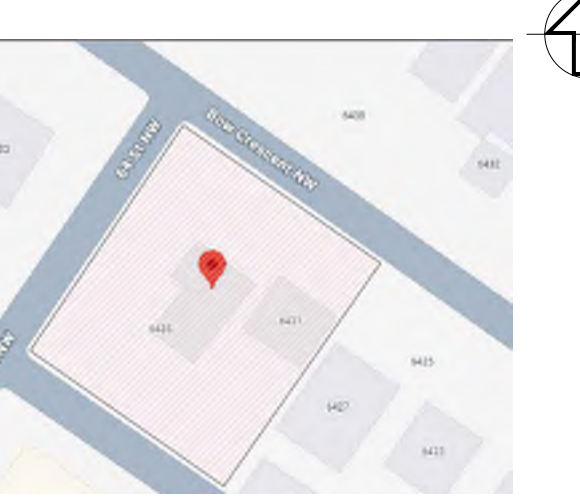


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DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED & EXISTING
SITE PLAN

DRAWING NO.

A-002

DRAWN BY:

CHECKED BY:

DATE:

E.R

E.Z

2025-12-11

SCALE: 1:100

SITE - PLAN

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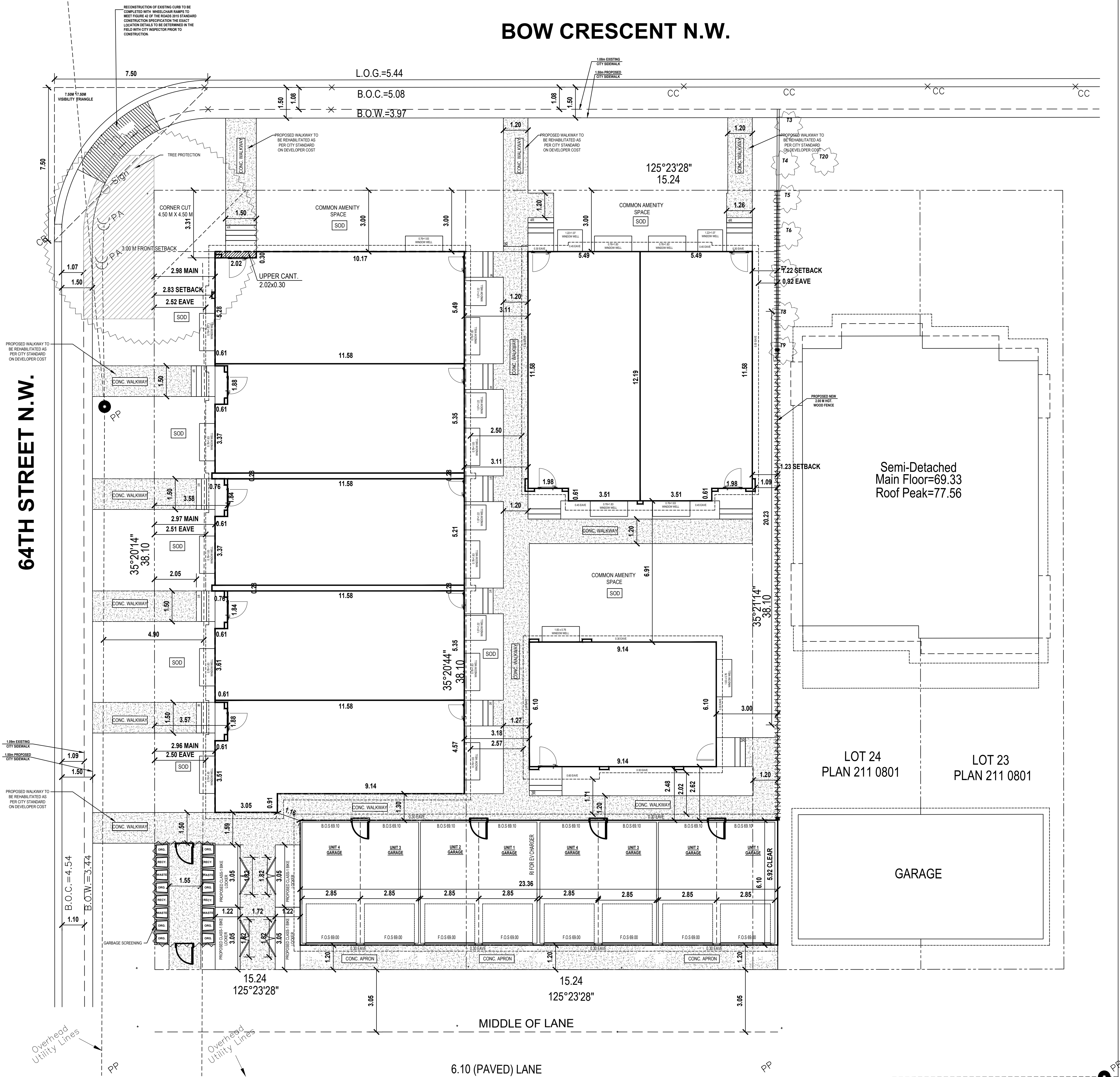
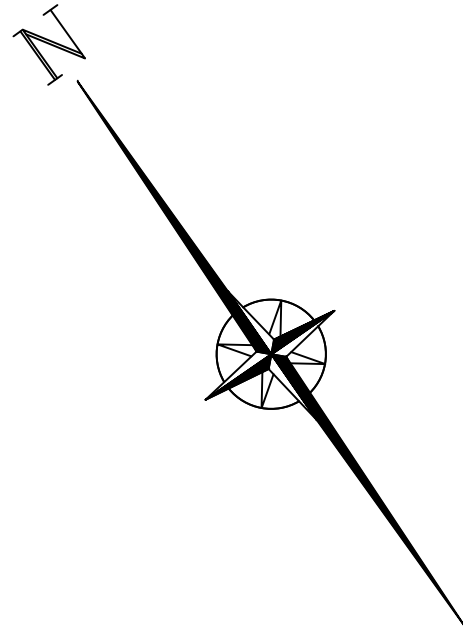
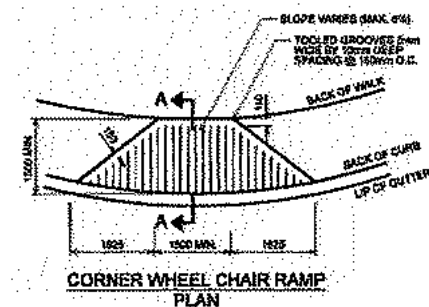
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7	Deciduous	1	2.5	0.08	REMAINED	22	Deciduous	10	8	0.70	PROTECTION
8	Deciduous	1	3	0.08	REMOVED	23	Deciduous	2	4	0.15	REMOVED
9	Deciduous	1	3	0.08	REMOVED	24	Deciduous	7	9	0.35	REMOVED
10	Deciduous	8	7	0.35	REMOVED	25	Deciduous	5	7.5	0.63	REMOVED
11	Deciduous	5	7	0.43	REMOVED	26	Deciduous	6	4	Clump.	REMOVED
12	Deciduous	12	7	0.23	REMOVED	27	Deciduous	3	4.5	0.35	REMOVED
13	Deciduous	5	7	0.22	REMOVED	28	Deciduous	2.5	2	Clump.	REMOVED
14	Deciduous	4	4	0.32	REMOVED	29	Deciduous	4	5.5	0.55	REMOVED
15	Deciduous	7	3.5	0.21	REMOVED	30	Deciduous	6	7	0.24	REMOVED



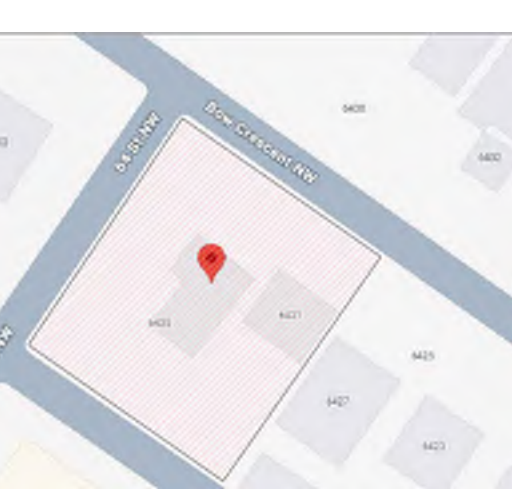
DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.
tricordesigns.com

#202, 4216 16TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403) 205-1970
FAX: (403) 205-1990
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	2025-12-11	DEVELOPMENT PERMIT SET	E.R	E.Z.

THE CLIENT :

KOZEE HOMES LTD.

PROJECT:

8_PLEX

ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 AND 18; BLOCK 4;
PLAN 4610 AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NO.

A-003

DRAWN BY:

E.R

CHECKED BY:

E.Z

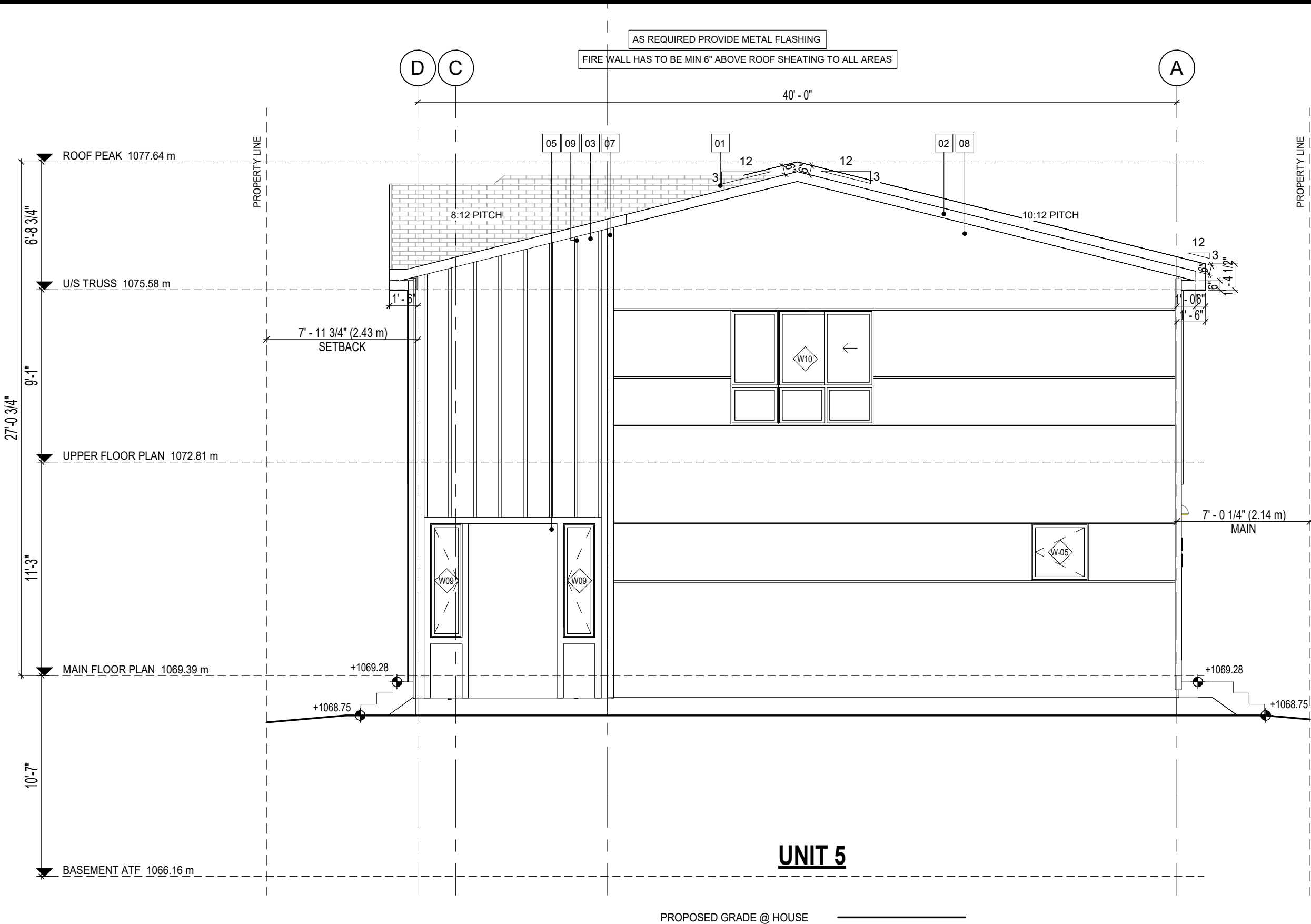
DATE:

2025-12-11

SCALE: 1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	SMART BOARD WHITE
06	STUCCO CLADDING
07	STUCCO CLADDING WHITE
08	4" TRIM
09	CORNER BOARD 4"
08	STUCCO CLADDING LIGHT GRAY
09	2" BATTEN

UNPROTECTED OPENINGS REAR ELEV.			
CODE CHECK			
EXPOSED BUILDING FACE	746.01 SQ. FT.	69.31 SQ.M²	
MINIMUM SETBACK	4'-0"	1.22 M	
PERCENTAGE OF ALLOWED OPENINGS	7.00%		
SQ. FT.G. OF ALLOWED OPENINGS	52.22 SQ. FT.	4.85 SQ.M²	
ACTUAL SQ. FT.G. OF OPENINGS	26.56 SQ. FT.	2.47 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	26.11 SQ. FT.	2.425 SQ.M²	



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

DESIGNED BY:

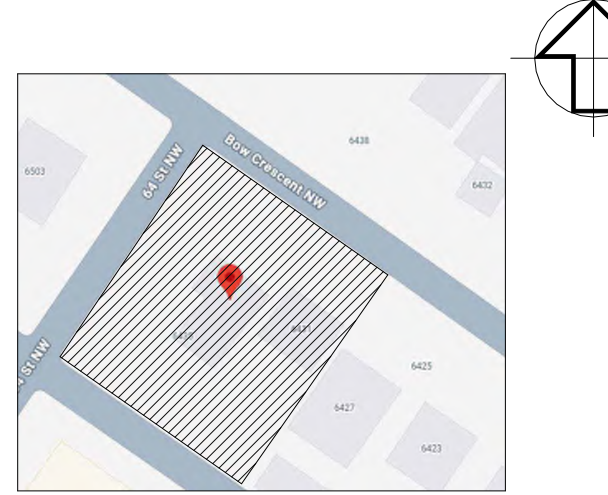


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NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-12-11	DEVELOPMENT PERMIT SET	T.J	
02				
03				
04				
05				

THE CLIENT :

KOZEE HOMES LTD.

PROJECT :

8_PLEX

ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17&18; BLOCK 4; PLAN 4610 AJ

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

5 PLEX
PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

25-01840

CHECKED BY:

E.Z.

DATE:

2025-12-11

DRAWN BY:

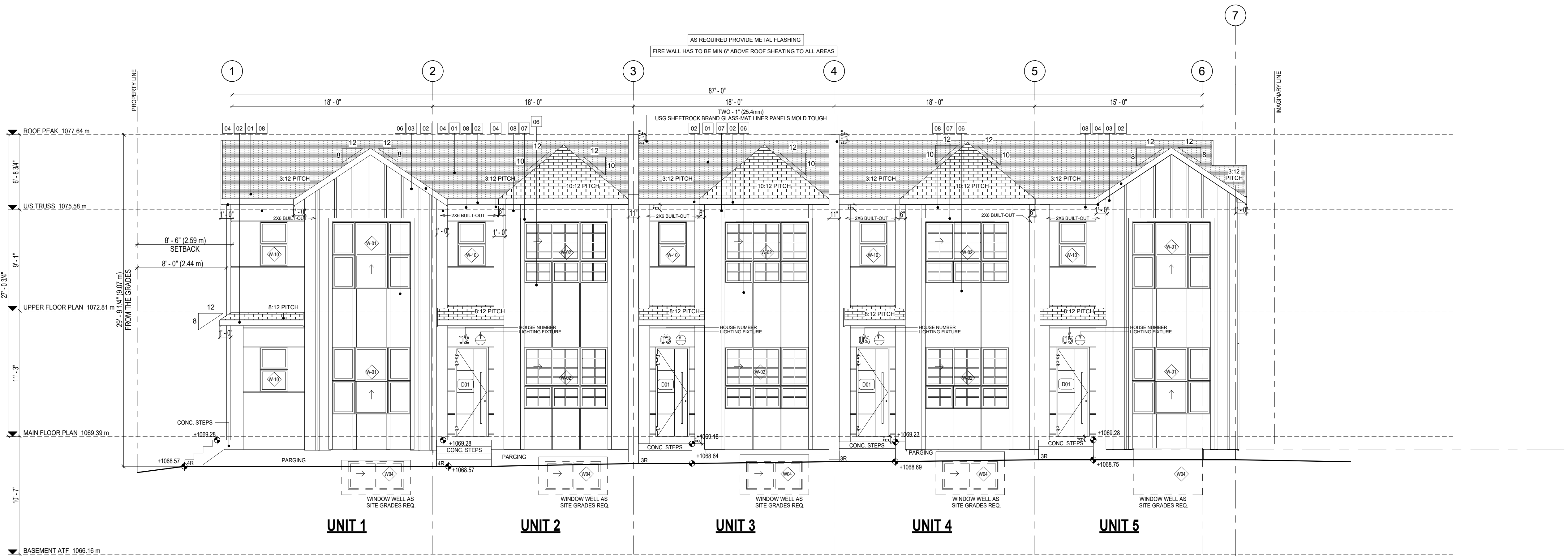
T.J

SCALE:

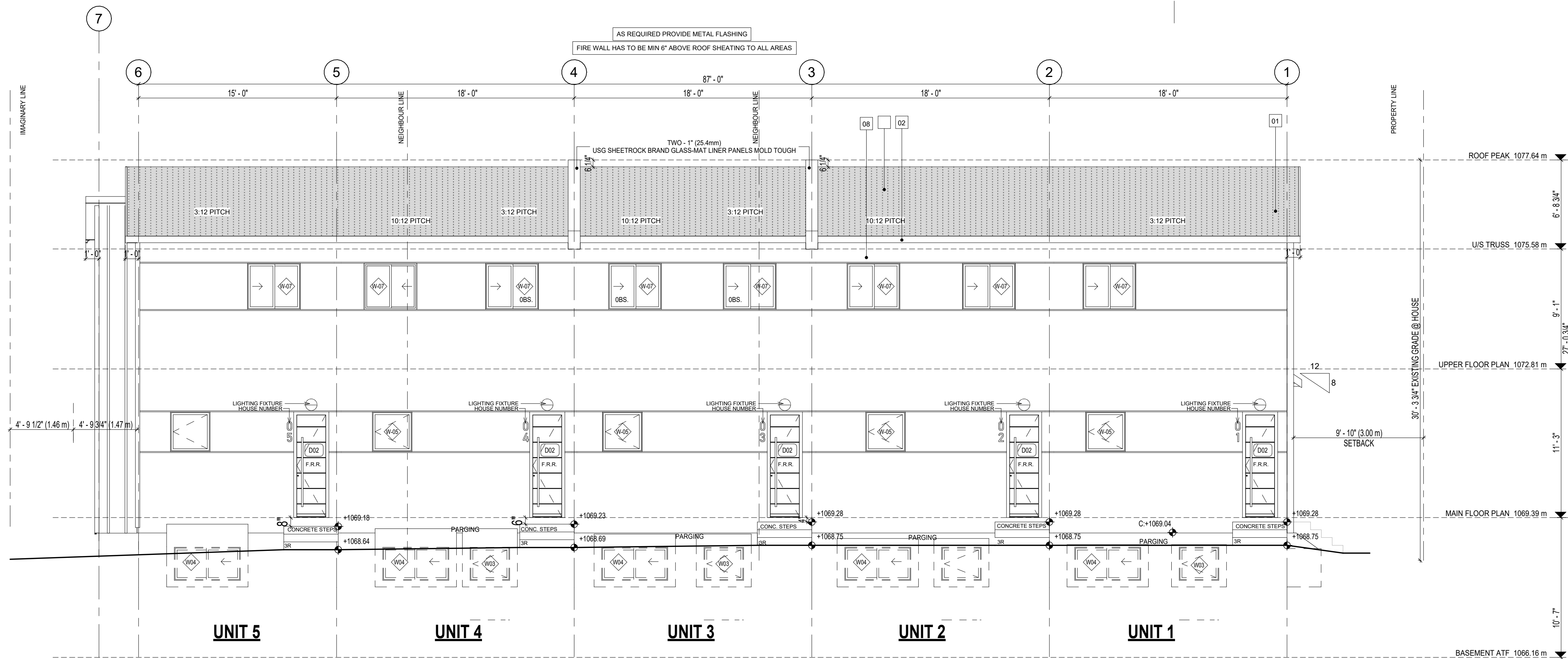
3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	SMART BOARD DARK
05	SMART BOARD WHITE
06	STUCCO CLADDING
07	STUCCO CLADDING WHITE
08	4" TRIM
09	CORNER BOARD 4"
10	STUCCO CLADDING LIGHT GRAY
11	2" BATTEN



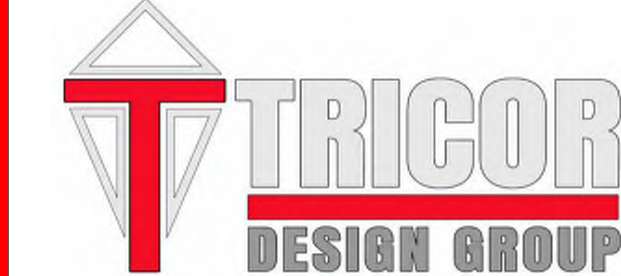
1 PROPOSED RIGHT (NORTH) COLORED ELEVATION
3/16" = 1'-0"



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

UNPROTECTED OPENINGS LEFT ELEV.			
CODE CHECK	1978.64 SQ. FT.	193.82 SQ. M ²	
EXPOSED BUILDING FACE	2.0'	1.76 M	
MINIMUM SETBACK	7.50%	13.82 SQ. M ²	
PERCENTAGE OF ALLOWED OPENINGS	148.79 SQ. FT.	13.75 SQ. M ²	
SQ. FTG. OF ALLOWED OPENINGS	148.00 SQ. FT.	13.75 SQ. M ²	
ACTUAL SQ. FTG. OF OPENINGS	14.395 SQ. FT.	6.875 SQ. M ²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)			

DESIGNED BY:

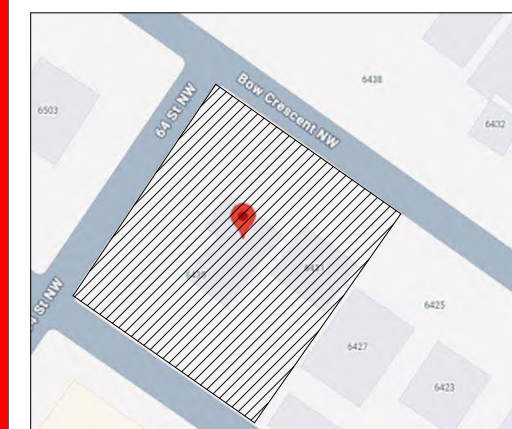


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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
01	2025-12-11	DEVELOPMENT PERMIT SET	T.J.
02			
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05			

THE CLIENT:

KOZEE HOMES LTD.

PROJECT:

8_PLEX

ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17&18; BLOCK 4; PLAN 4610 AJ

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

5 PLEX
PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

25-01840

CHECKED BY:

E.Z.

DATE:

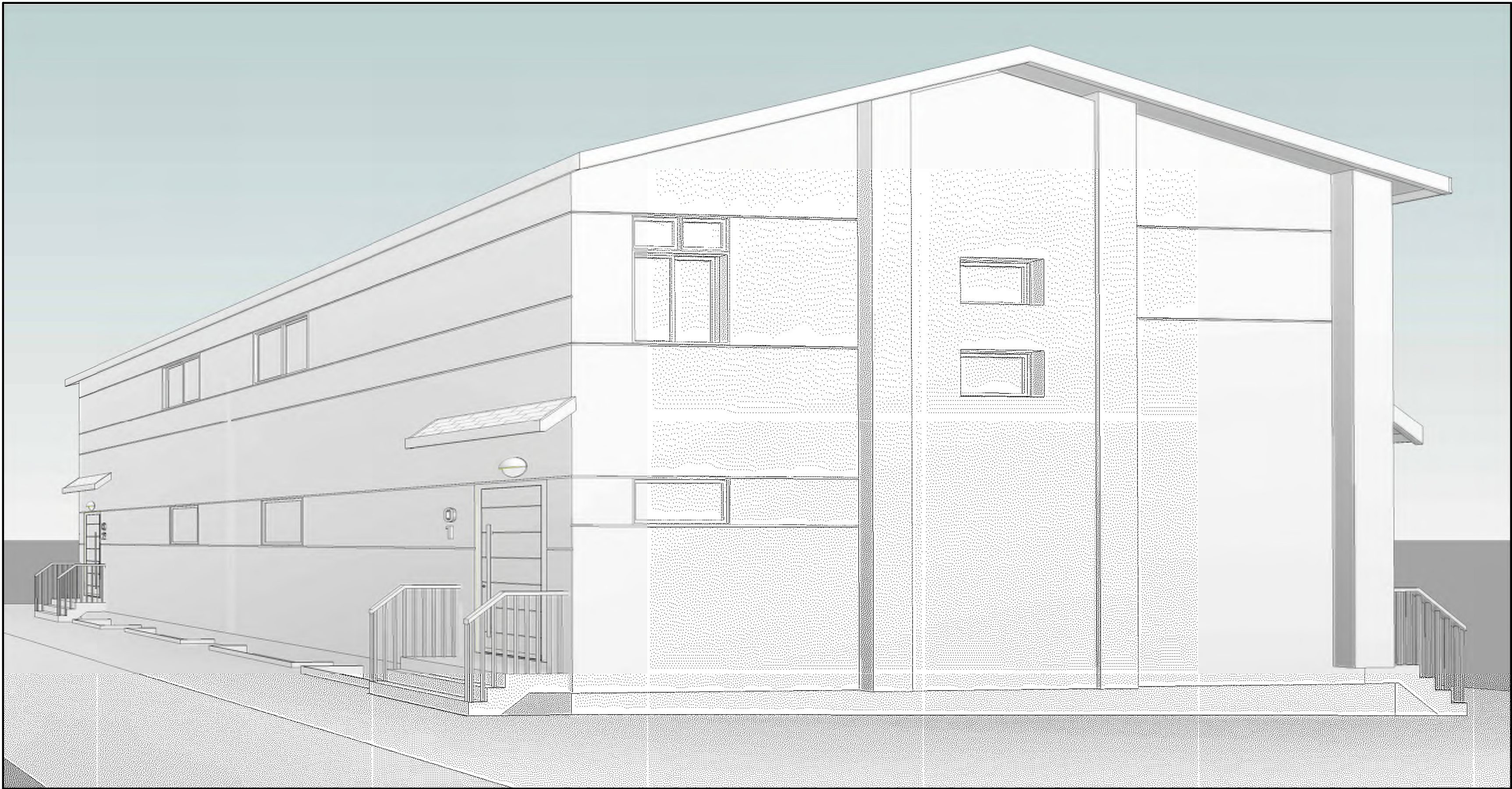
2025-12-11

DRAWN BY:

T.J.

SCALE:

3/16" = 1'-0"



DESIGNED BY:



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ISSUES:

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01	2025-12-11	DEVELOPMENT PERMIT SET	N.F	
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ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 &18; BLOCK 4; PLAN 4610 AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

DUPLEX
3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

25-01840

CHECKED BY:

E.Z.

DATE:

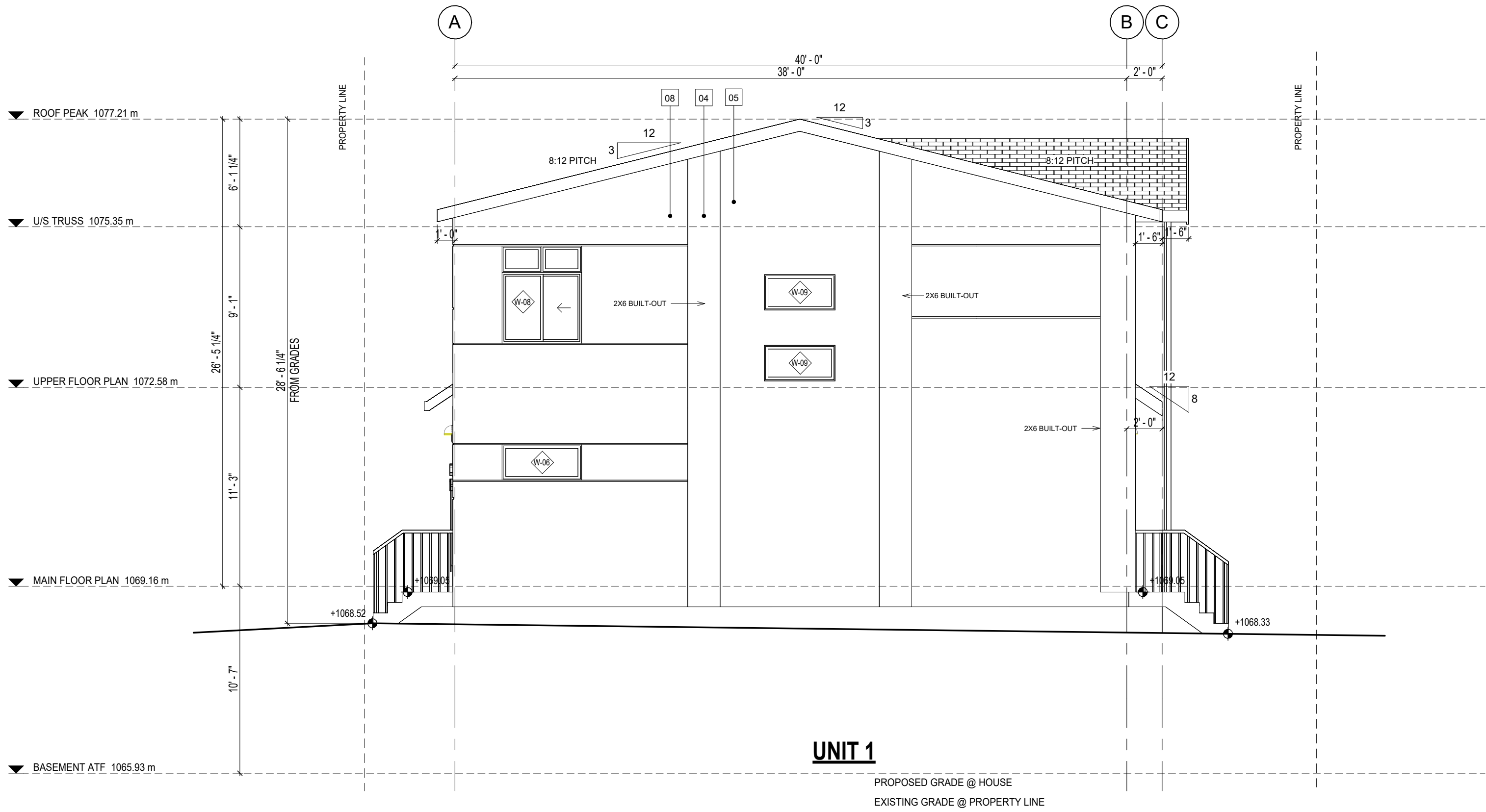
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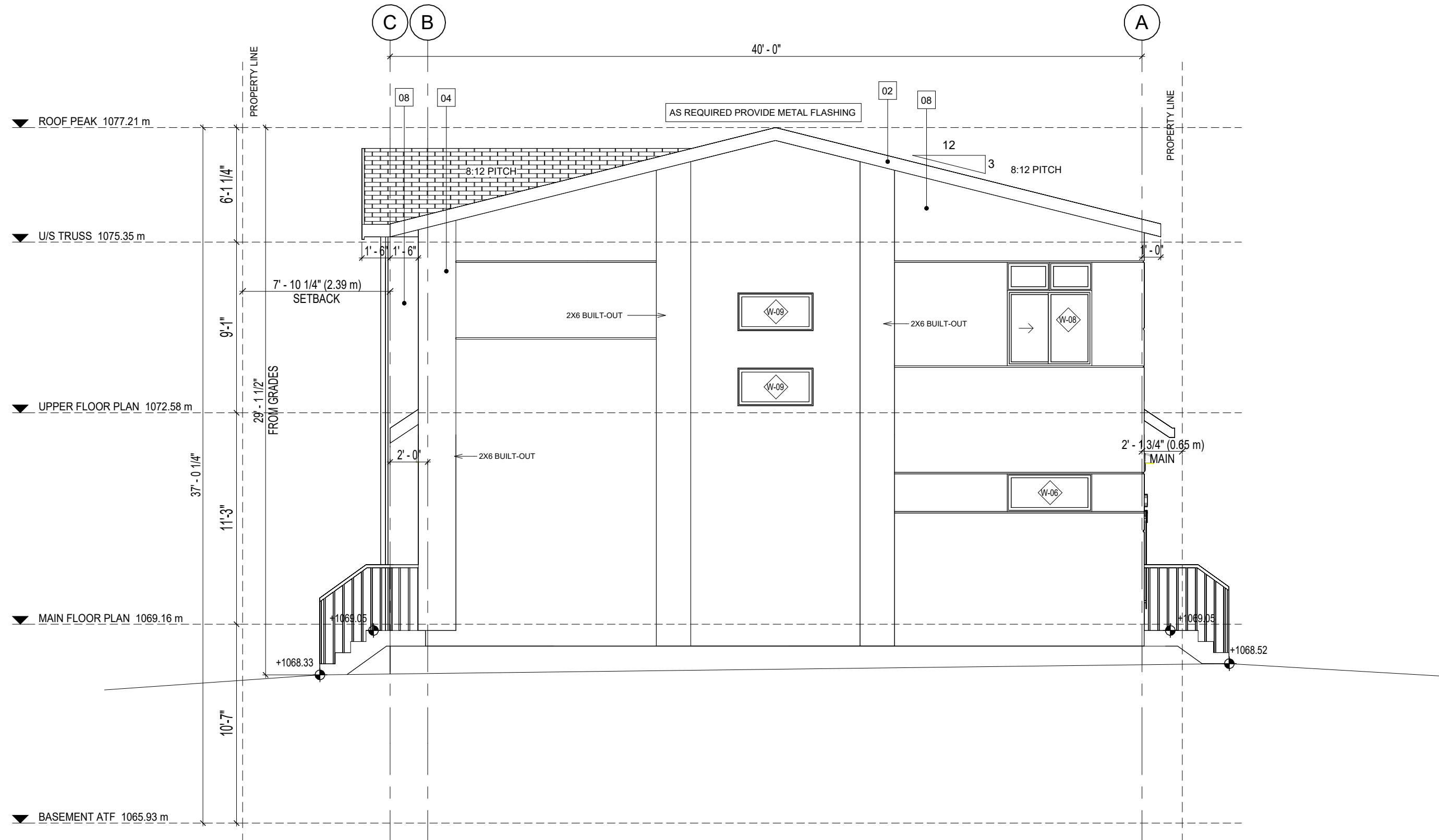
T.J

SCALE:

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	SMART BOARD DARK
05	STUCCO CLADDING
06	STUCCO CLADDING WHITE
07	4" TRIM
08	STUCCO CLADDING LIGHT GRAY



1 PROPOSED FRONT (EAST) COLORED ELEVATION
1 : 64



2 PROPOSED REAR (WEST) COLORED ELEVATION
1 : 64

DESIGNED BY:



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DEVELOPMENT PERMIT SET

DRAWING TITLE :

DUPLEX
PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

CHECKED BY:

DATE:

E.Z.

2025-12-11

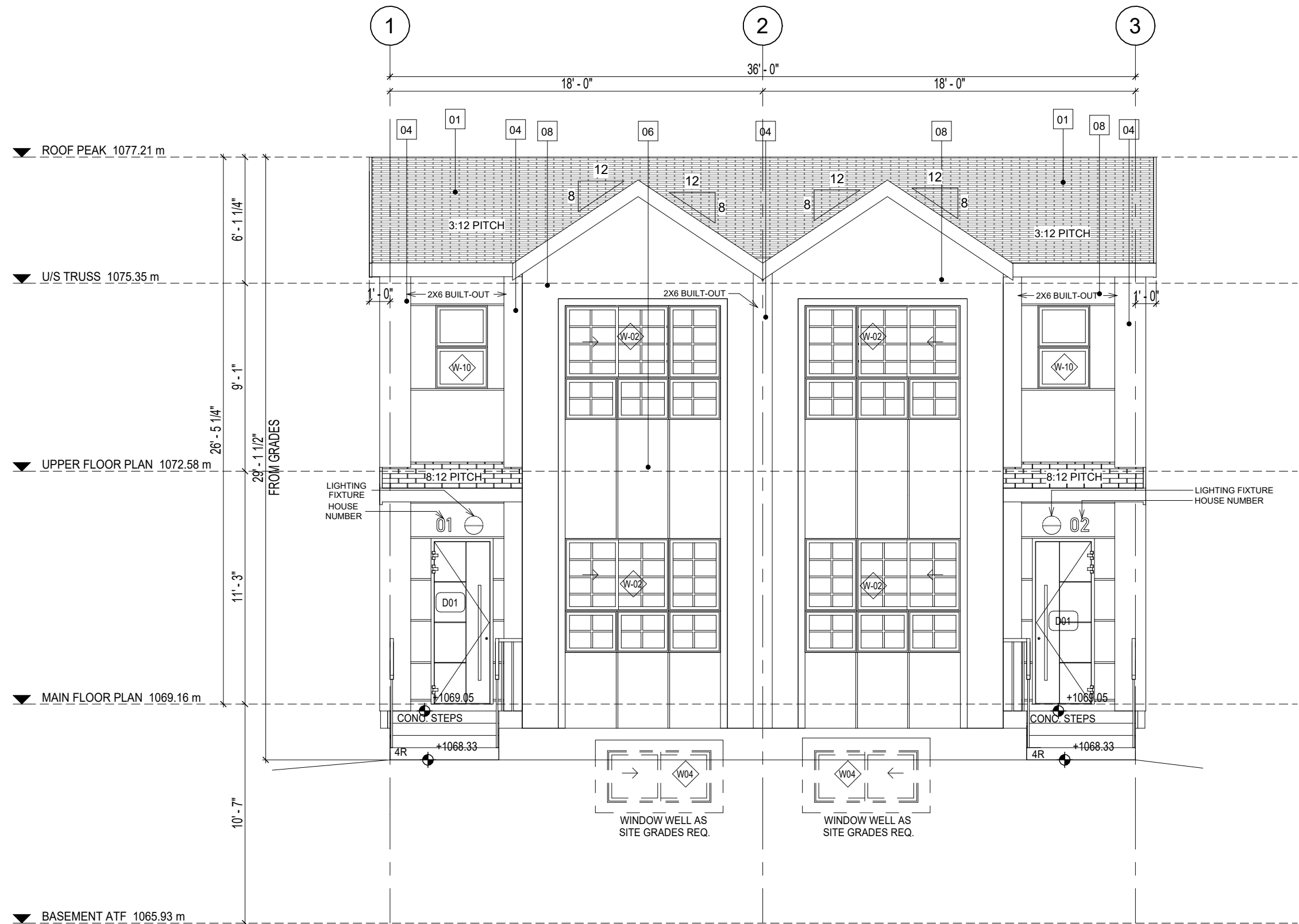
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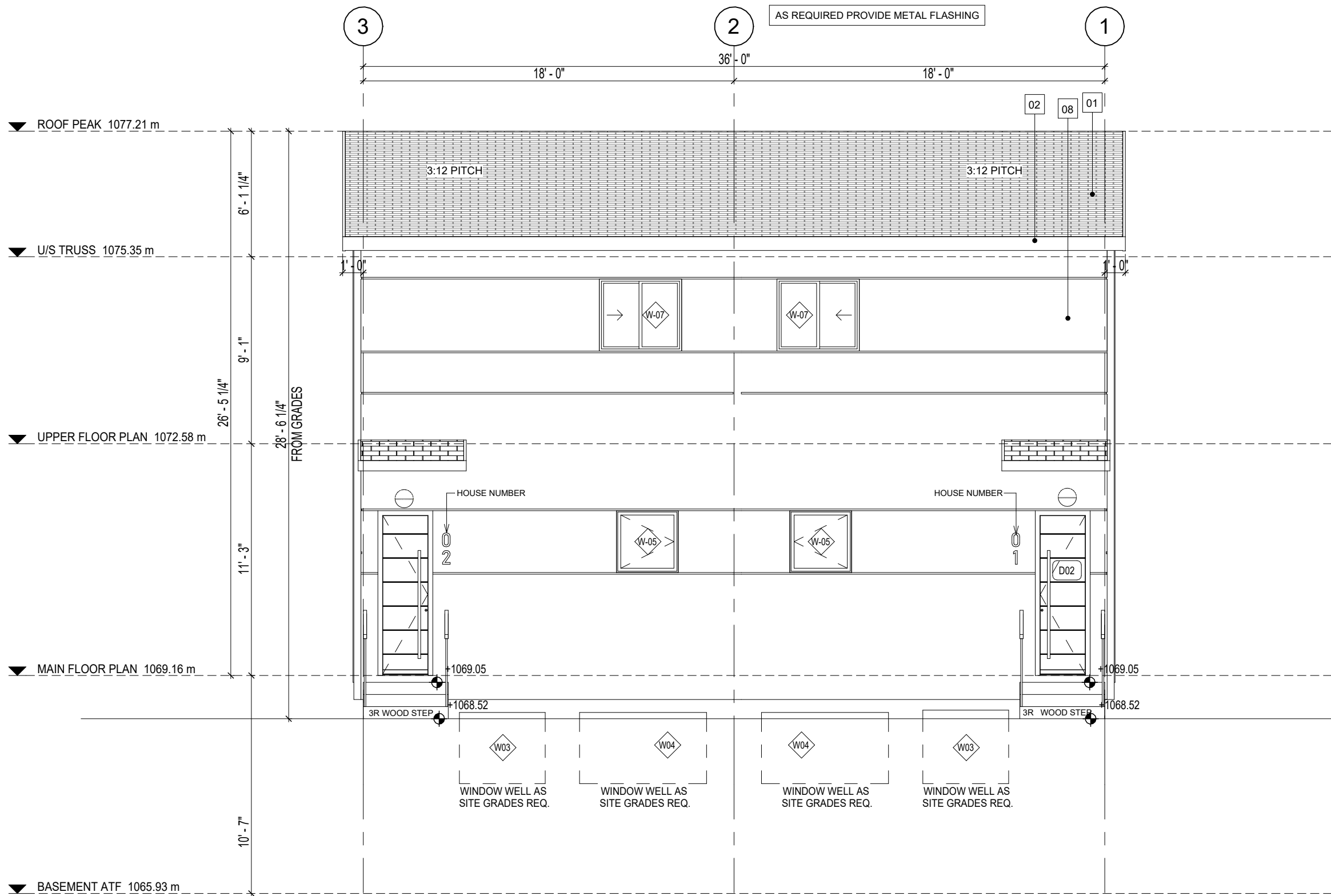
T.J

1 : 64

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	SMART BOARD DARK
05	STUCCO CLADDING
06	STUCCO CLADDING WHITE
07	4" TRIM
08	STUCCO CLADDING LIGHT GRAY



1 PROPOSED RIGHT (NORTH) COLORED ELEVATION
1 : 64



2 PROPOSED LEFT (SOUTH) COLORED ELEVATION
1 : 64

DESIGNED BY:



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DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

DUPLEX
PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO. :

CHECKED BY:

DATE:

E.Z.

2025-12-11

DRAWN BY:

SCALE:

T.J

1 : 64



DESIGNED BY:

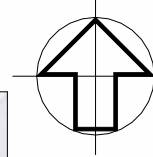


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PROJECT :

8_PLEX

ADDRESS:

**6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 AND 18; BLOCK 4; PLAN 4610
AJ**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**SINGLE
3D SHOTS**

DRAWING NO.

G-002

PROJECT NO. :

25-01840

CHECKED BY:

E.R.

DATE:

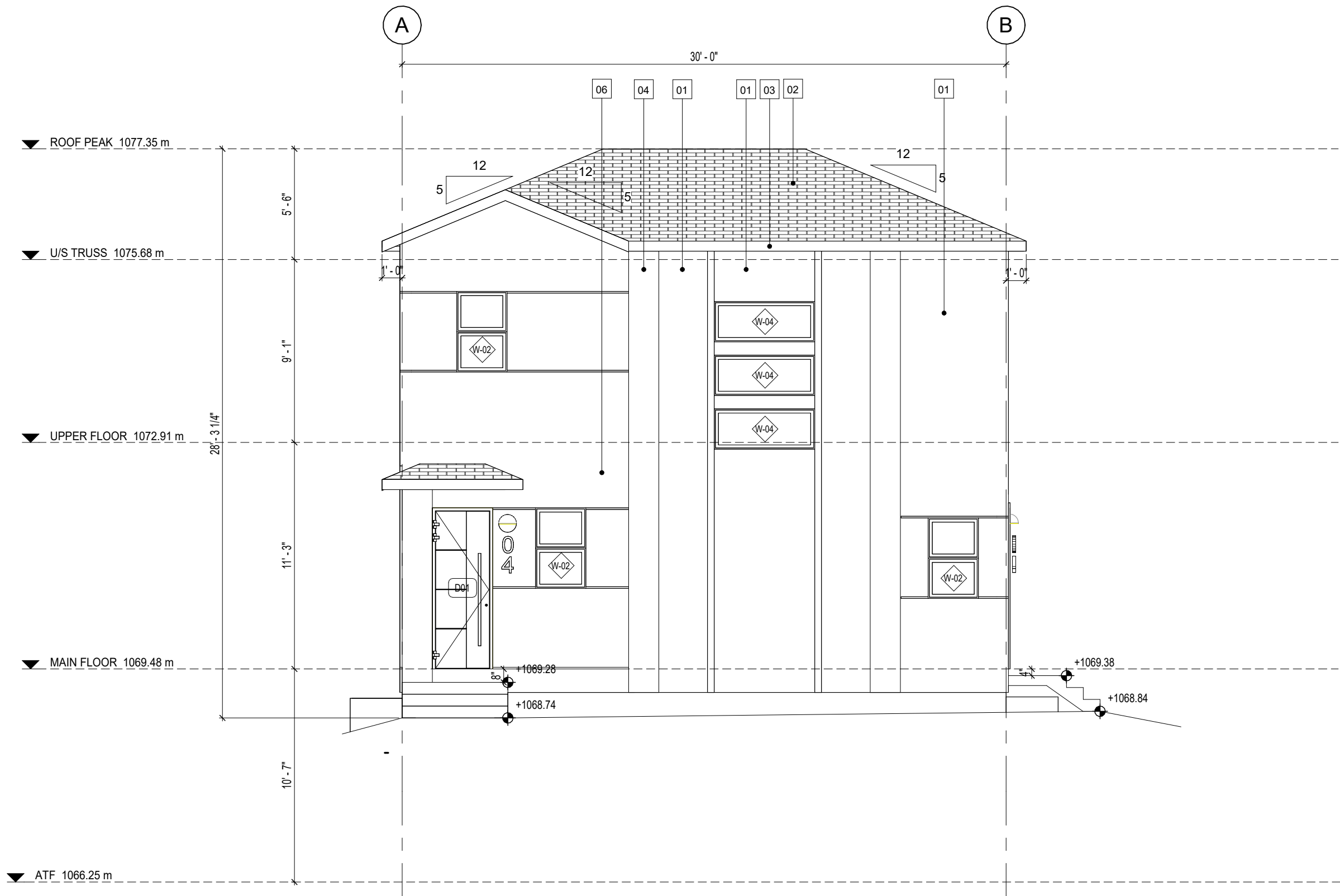
2025-12-11

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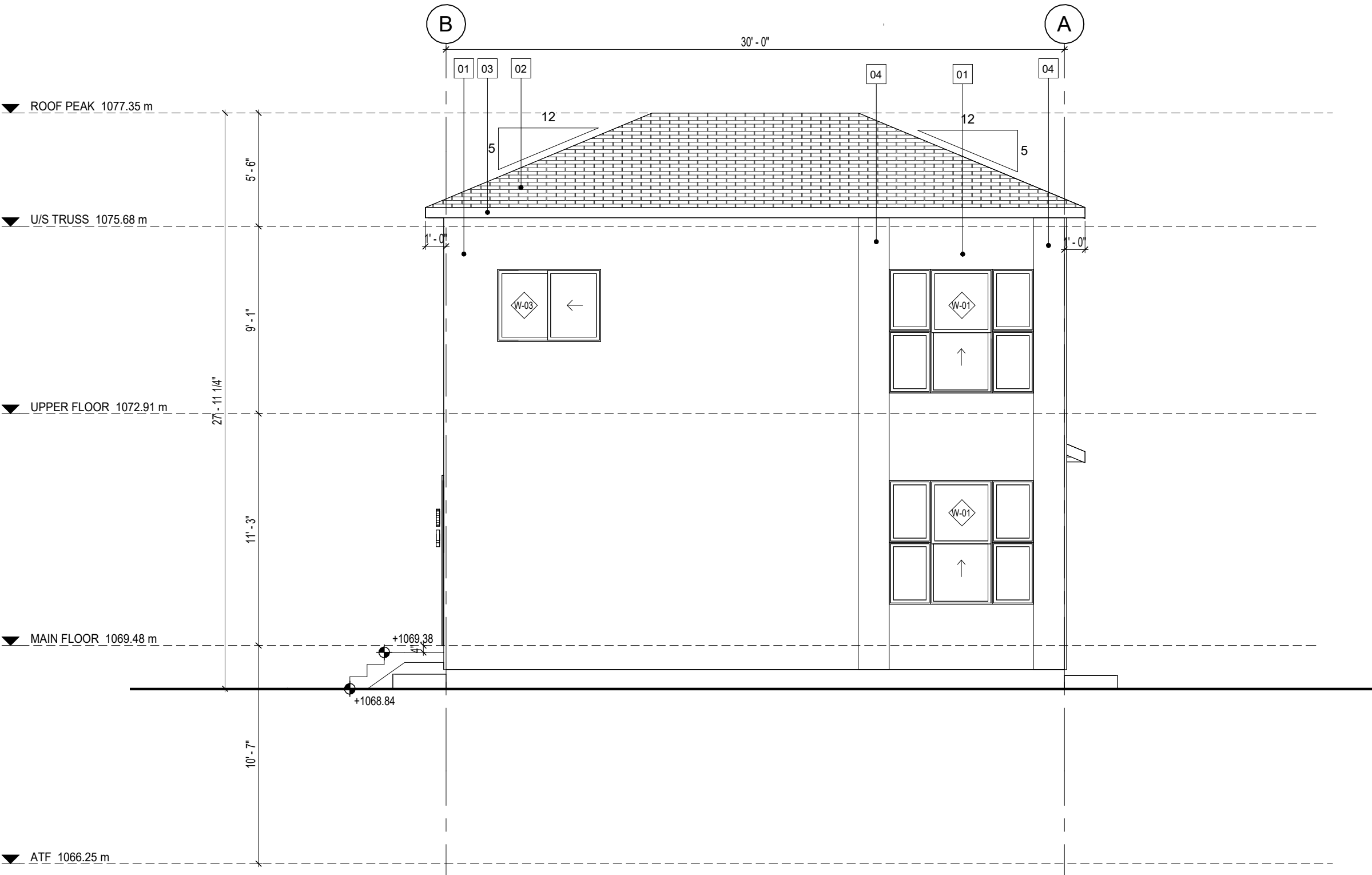
E.R.

SCALE:

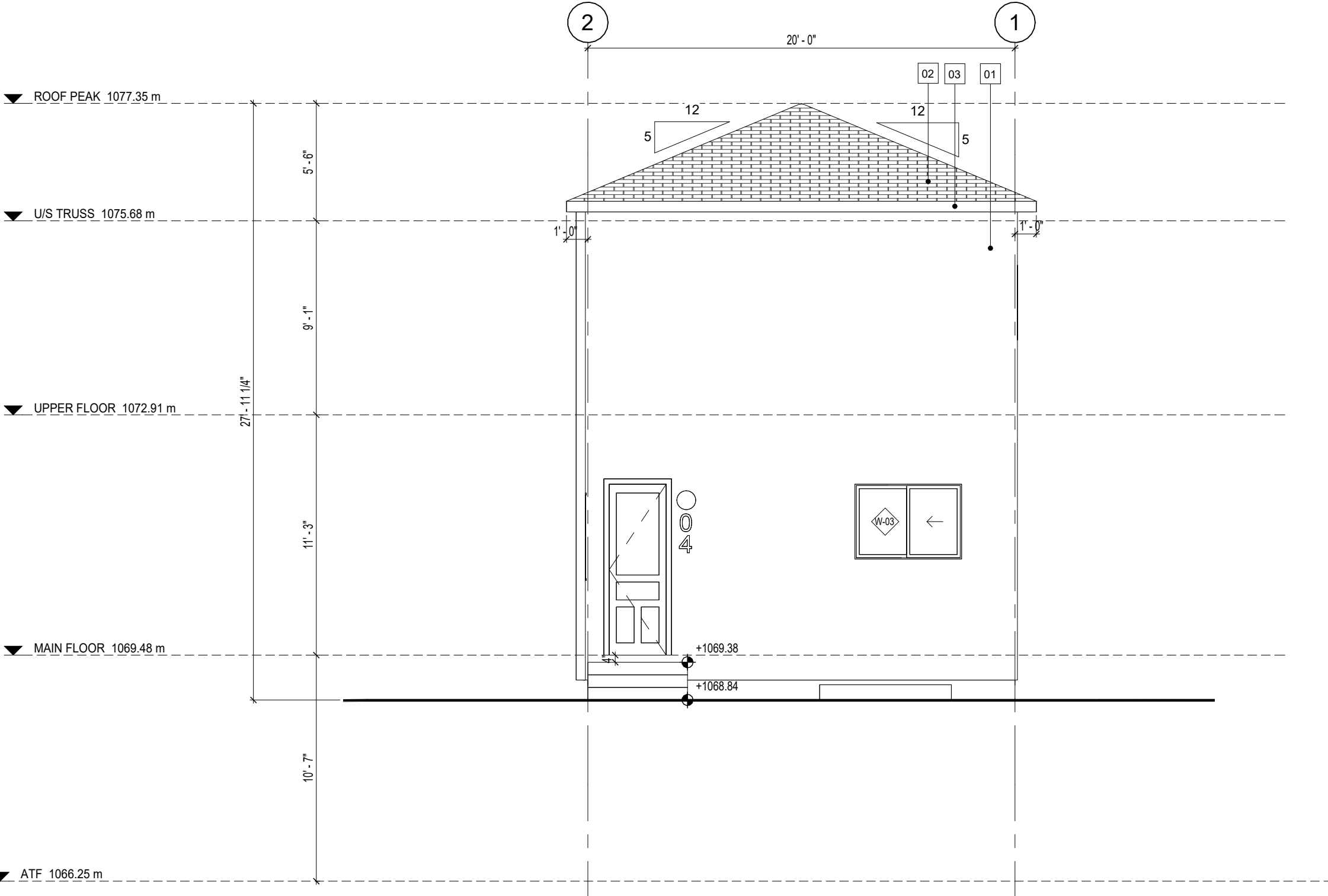
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	STUCCO CLADING LIGHT
02	Asphalt Shingle
02	TRIC Default Roof
03	PRE-FINISHED METAL FASCIA
04	SMART BOARD
04	TRIM - HORIZONTAL /VERTICAL 4"
05	LUX PANEL
06	STUCCO CLADDING dark
08	4" TRIM



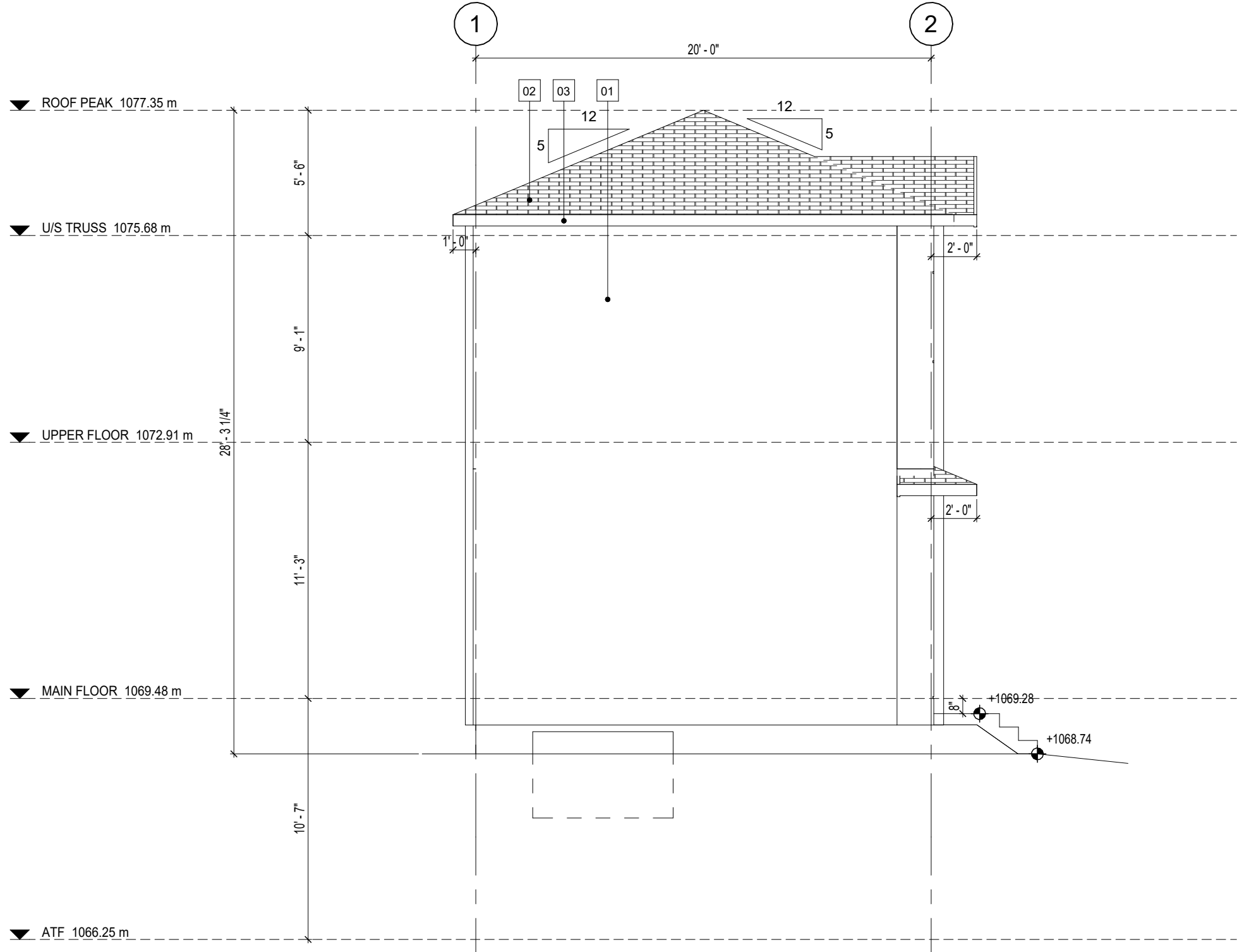
4 PROPOSED FRONT(S.WEST) ELEVATION
3/16" = 1'-0"



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



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



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

DESIGNED BY:



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tricordesigins.com

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PROJECT :

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ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 AND 18; BLOCK 4; PLAN 4610
AJ

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

SINGLE
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

25-01840

3/16"=1'-0"

CHECKED BY:

E.R.

DRAWN BY:

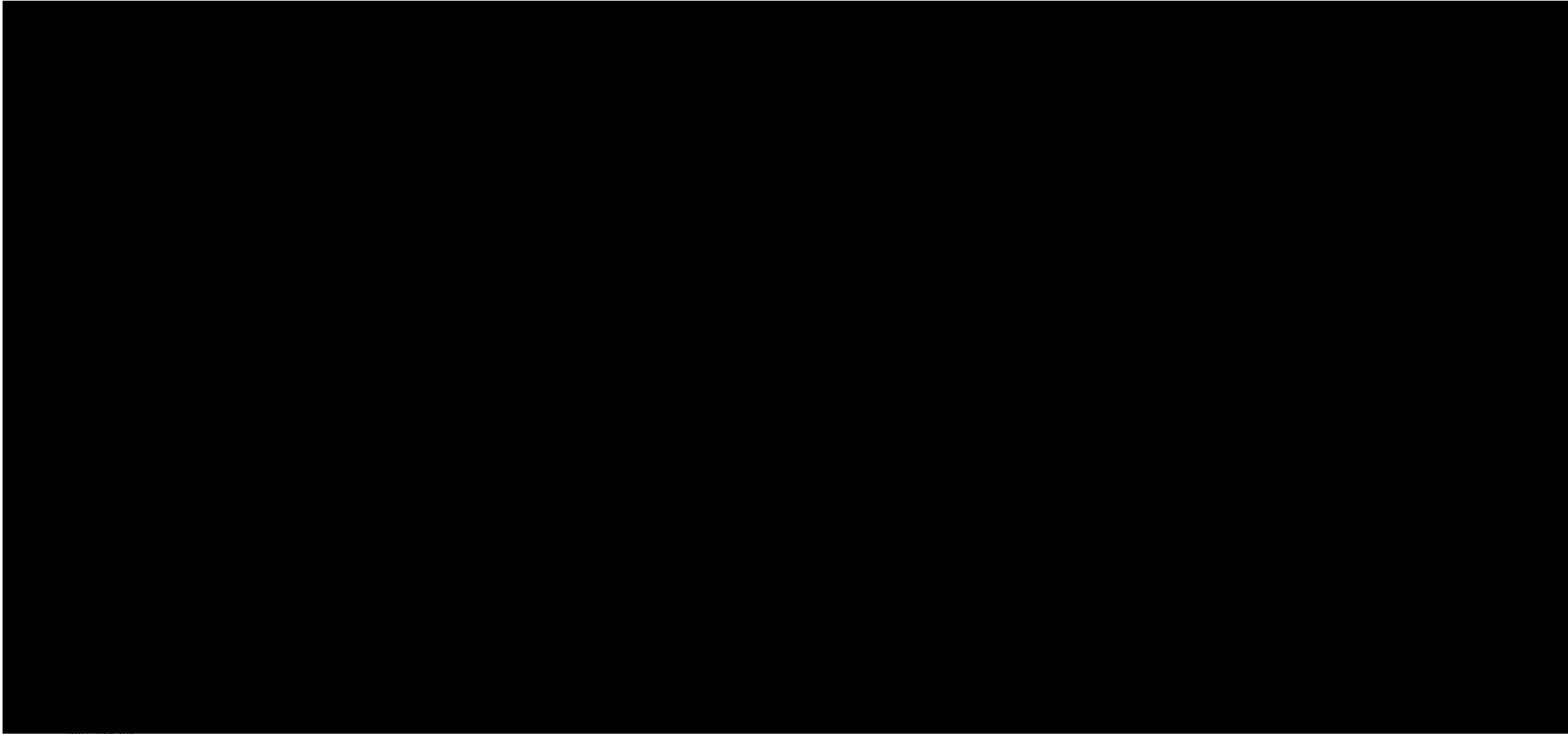
E.R.

DATE:

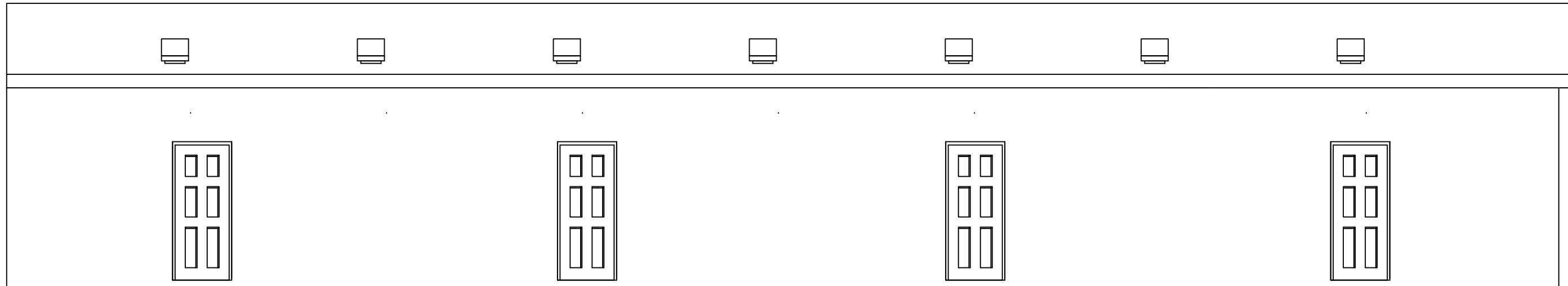
2025-12-11

SCALE:

3/16" = 1'-0"

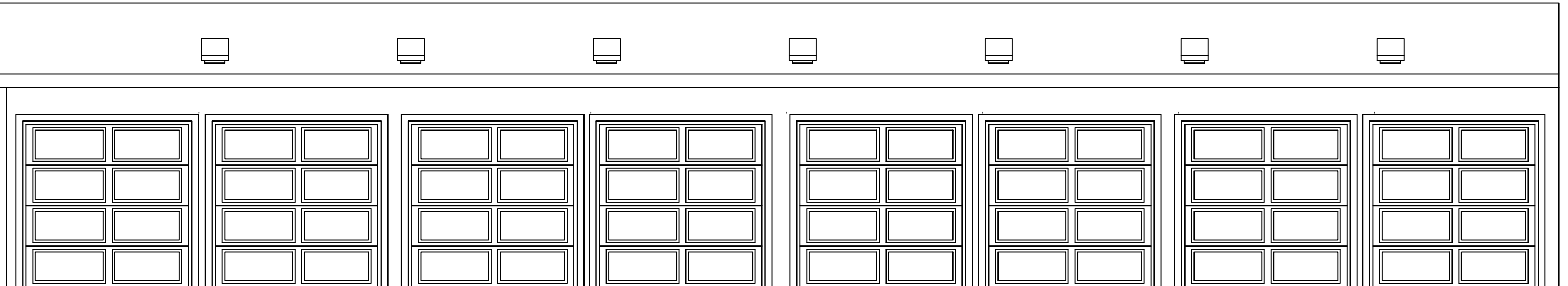


SCALE: 3/16"=1'-0"



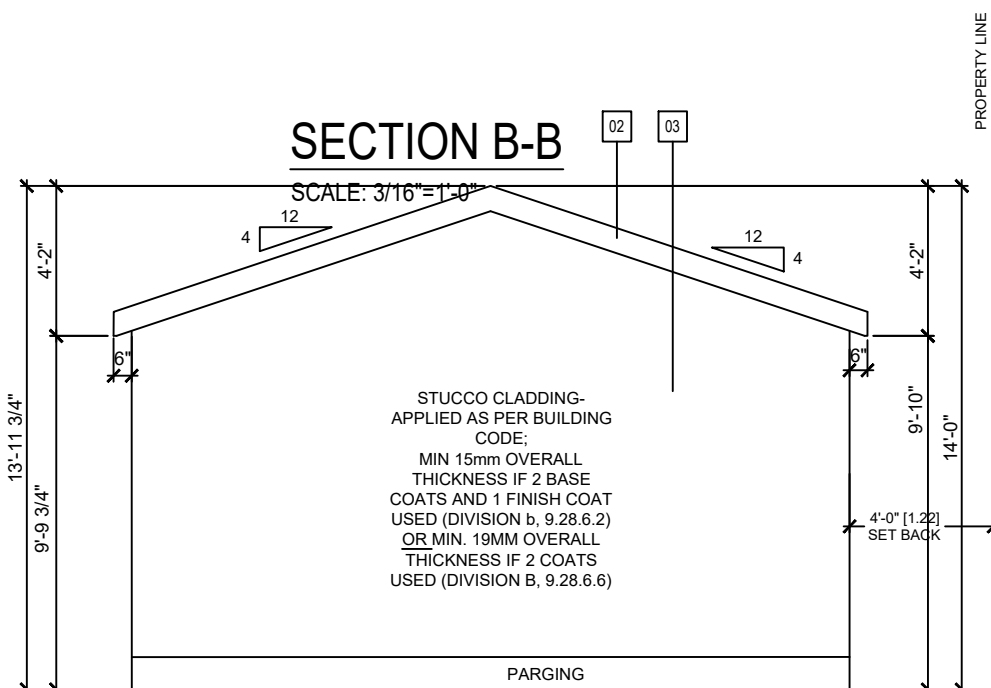
PROPOSED REAR ELEVATION

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



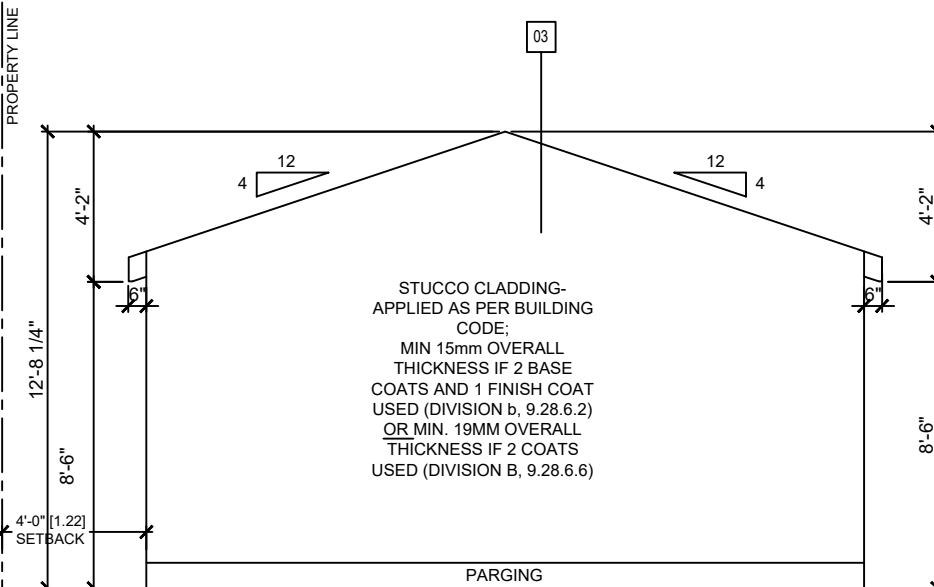
PROPOSED FRONT ELEVATION

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



PROPOSED LEFT (NORTH WEST) ELEVATION

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



PROPOSED RIGHT (SOUTH EAST) ELEVATION

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

TO BE BUILT USING SPV-003

GR-1

ROOF AND CEILINGS

- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 1 LAYER 5/8" (15.9mm) TYPE X GYPSUM BOARD OR EQUIVALENT.
- APPROVED WOOD TRUSSES @ 24" O/C
- (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 5/8" TYPE 'X' DRYWALL

GF-4

GARAGE SLAB

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

GW-1

SPV-003 EXTERIOR WALL

- 1-LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
- SINGLE PLY AIR BARRIER
- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE.
- EXTERIOR WALL STUD CAVITIES TO BE FILLED WITH MINERAL FIBER INSULATION CONFORMING TO CAN/ULC-S702,HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE.
- A SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3 OF DIVISION B OF THE NBC – AE
- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

GW-2

EXTERIOR WALL(NON- COMBUSTIBLE WALL) UL U465, ULC W415 1-HOUR

- 1-LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
- SINGLE PLY AIR BARRIER
- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE.
- EXTERIOR WALL STUD CAVITIES TO BE FILLED WITH MINERAL FIBER INSULATION CONFORMING TO CAN/ULC-S702,HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE.
- A SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3 OF DIVISION B OF THE NBC – AE
- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

W-7

(W13-A) 1HR FRR STC-57

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

NOTES:

- SOIL BEARING CAPACITY 2000 # FT²
- MAN DOOR TO BE MIN. 45 MIN.FRR. WITH SELF CLOSING DEVICE.

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

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KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-11	DEVELOPMENT PERMIT SET	E.R	E.Z.

THE CLIENT :

KOZEE HOMES LTD.

PROJECT :

8_PLEX

ADDRESS:

6431 & 6435 - BOW CRESCENT N.W.
CALGARY, ALBERTA
LOTS 17 AND 18; BLOCK 4;
PLAN 4610 AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED & EXISTING
SITE PLAN

DRAWING NO.

A-501

DRAWN BY:

E.R

CHECKED BY:

E.Z

DATE:

2025-12-11

SCALE: 1:100