

4_PLEX
706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43



DEVELOPMENT PERMIT SET
ISSUE DATE : 2025-10-15
REVISION DATE : 2025-12-24

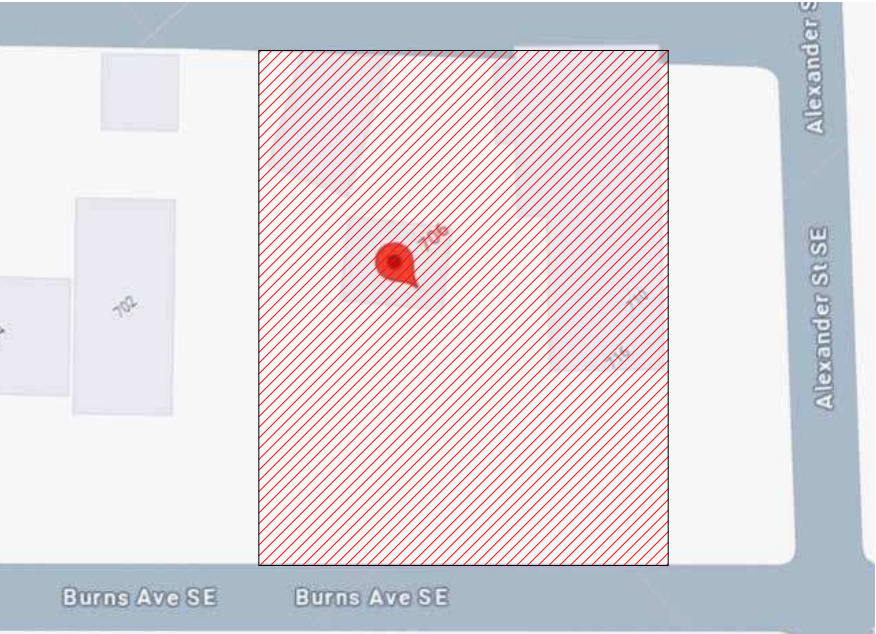
LIST OF DRAWINGS:

- G-001 GENERAL NOTES
- G-002 3D SHOTS BLDG.1
- G-003 3D SHOTS BLDG.2
- A-001 EXISTING SURVEY
- A-002 PROPOSED & EXISTING SITE PLAN
- A-003 PROPOSED SITE PLAN
- A-004 PROPOSED GRADES
- A-005 STREETScape
- A-006 BOULEVARD SECTIONS
- A-007 APRON SECTIONS
- A-008 PROPOSED LANDSCAPE PLAN
- A-009 LANDSCAPE ZONING
- A-010 LANDSCAPE DETAILS

- A-011 CONSTRUCTION ACCESS AREAS
- A-101 PROPOSED DEV. BASEMENT & MAIN FLOOR PLANS BLDG.1
- A-102 PROPOSED UPPER FLOOR & ROOF PLANS BLDG.1
- A-103 AREA PLANS BLDG.1
- A-201 PROPOSED FRONT & REAR ELEVATIONS BLDG.1&2
- A-202 PROPOSED FRONT & REAR ELEVATIONS BLDG.1
- A-203 PROPOSED RIGHT & LEFT ELEVATIONS BLDG.1
- A-301 BUILDING SECTIONS BLDG. 1
- A-104 PROPOSED DEV. BASEMENT & MAIN FLOOR PLANS BLDG.2
- A-105 PROPOSED UPPER FLOOR & ROOF PLANS BLDG.2
- A-106 AREA PLANS BLDG.2
- A-204 PROPOSED FRONT & REAR ELEVATIONS BLDG.2
- A-205 PROPOSED RIGHT & LEFT ELEVATIONS BLDG.2
- A-302 BUILDING SECTIONS BLDG. 2

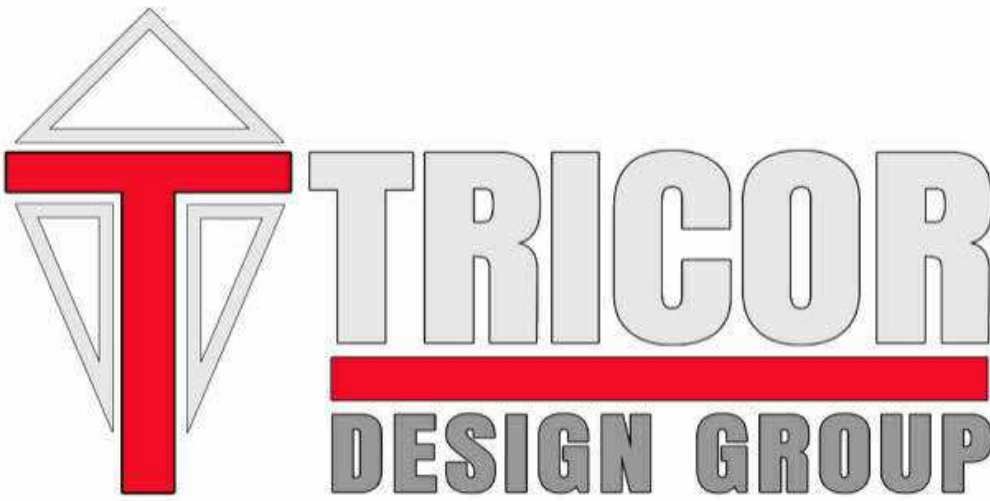
- A-302 BUILDING SECTIONS BLDG. 2
- A-401 DOORS SCHEDULE
- A-402 WINDOWS SCHEDULE
- A-501 ACCESSORY BUILDING (GARAGE 1)
- A-502 ACCESSORY BUILDING (GARAGE 2)

KEY PLAN :



PROJECT NO. :

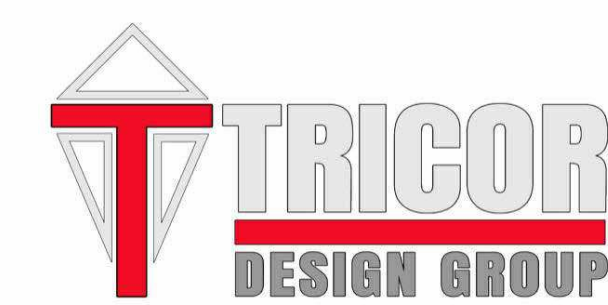
24-09800



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Alta T2E 6K3
P:403.203.1970 F:403.203.1990
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DESIGNED BY:

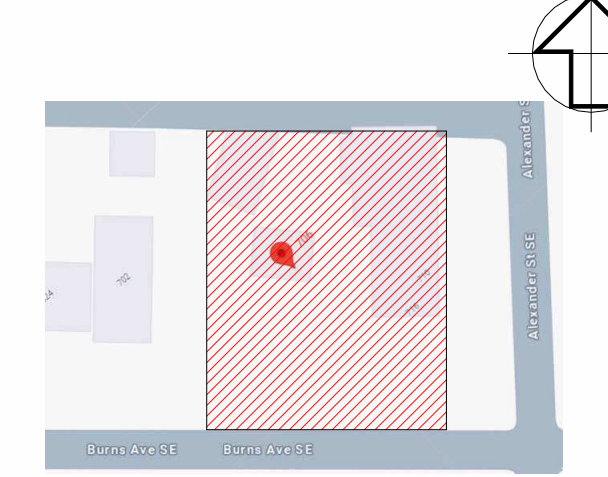


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#202, 4216 10TH STREET NE
CALGARY, AB
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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N	E.Z.
02	2025-12-24	REVISION DATE	R.E	E.Z.
03				
04				
05				

THE CLIENT :

BURJ HOMES

PROJECT :

4_PLEX

ADDRESS:

**706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS 1

DRAWING NO.

G-002

PROJECT NO. :

24-09800

CHECKED BY:

E.R.

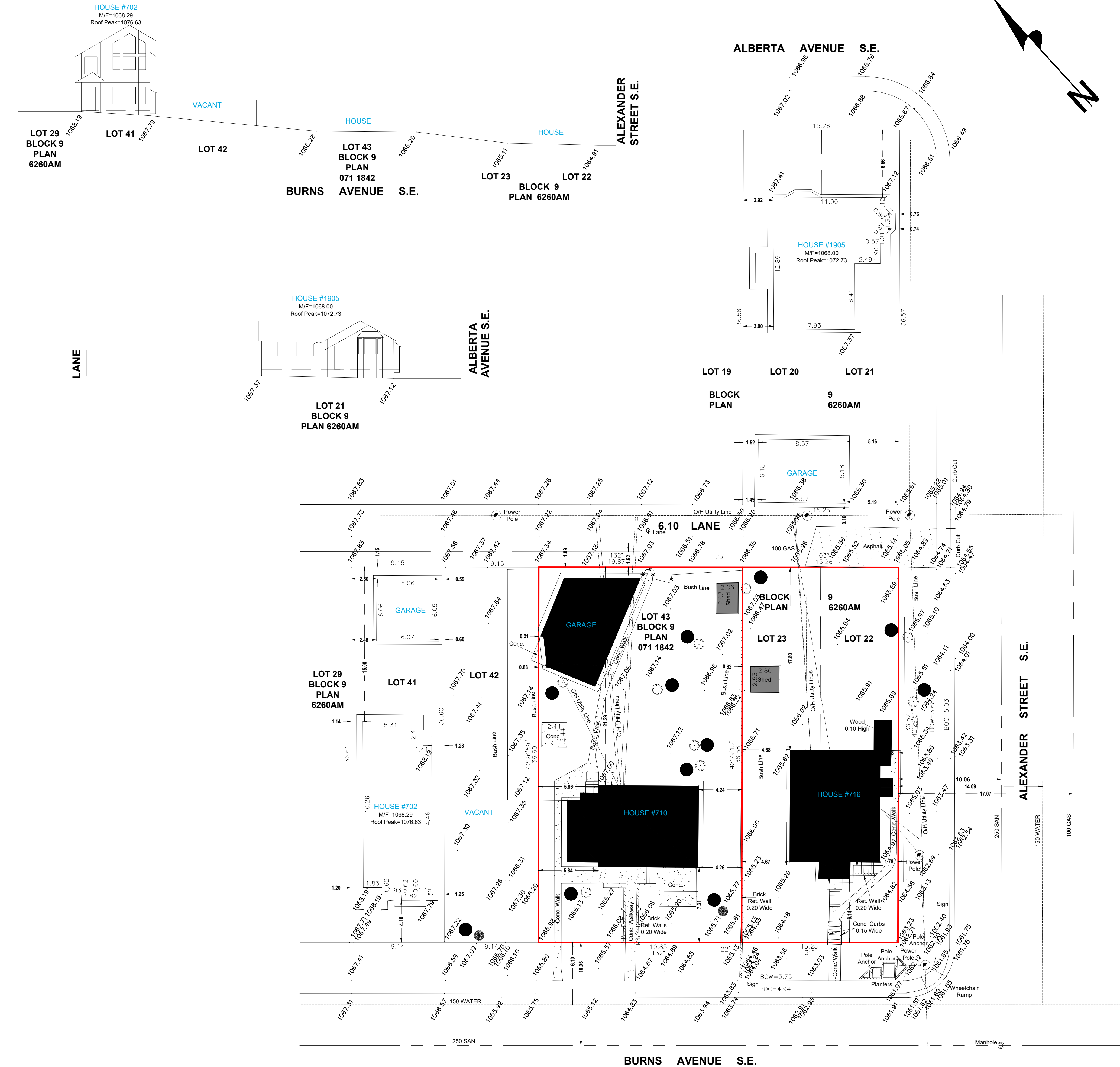
DATE:

2025-12-24

DRAWN BY:

G.K.R.N

SCALE:



CITY OF CALGARY
ALBERTA

PLAN SHOWING
SITE SURVEY
AFFECTING

LOT 43, BLOCK 9, PLAN 071 1842 &
LOTS 22/23, BLOCK 9, PLAN 6260AB

WITHIN
N.W. 1/4 SEC.11-24-1-W5M

NOTES:

Distances shown are in metres and decimals thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
All elevations are geodetic elevations and referred to ASCM 271924, Elevation = 1070.520

PROPERTY DESCRIPTION:

CLIENT:

ENCON HOMES

MUNICIPAL ADDRESS:

716 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA

DATE OF SURVEY:

JUNE 12-14, 2024

SCALE 1:200



LEGEND

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

TREE SCHEDULE				
Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)
1	CON	7	0.5	15
2	DEC	16	0.8	15
3	CON	8	0.4	14
4	DEC	13	0.7	9
5	DEC	6	0.2	6
6	DEC	7	0.2	9
7	DEC	16	0.5	10
8	DEC	7	0.2	11
9	DEC	11	0.4	9
10	DEC	9	0.4	10
11	DEC	10	0.6	6



Total Geomatics & Consulting Inc.

NITIN BANSAL A.L.S. TOTAL GEOMATICS & CONSULTING INC. DATE: JUNE 25, 2024
DWN BY: CD 93 ROYAL CREST VIEW N.W., CALGARY JOB NO: TG24-0222
CK'D BY: NB T36 5W5, ALBERTA, PH: (403) 478 3635 ACAD FILE NO: TG24-0222DP

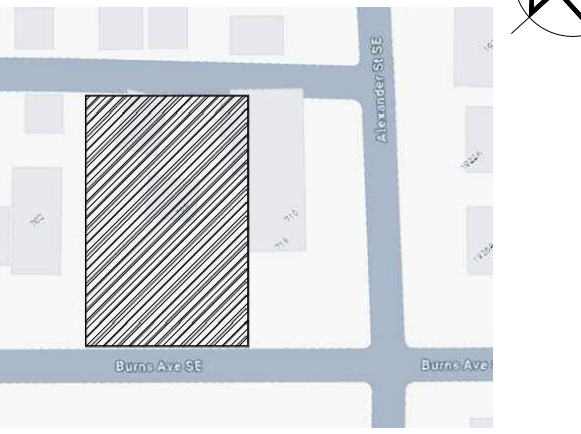
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#202 - 4216 10TH STREET NE, CALGARY AB, T2E 0K3. PHONE: (403) 203-1970 FAX: (403) 203-1990 EMAIL: info@tricordesigns.com

KEY PLAN



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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-10-16	DEVELOPMENT PERMIT SET	R.N.G.K	E.Z.E.R
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT:

ENCON HOMES

PROJECT:

4-PLEX BUILDINGS

ADDRESS:

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842, BLOCK 9, LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

SURVEY

DRAWING NO.:

A-001

PROJECT NO.:

24-09800

DRAWN BY:

R.N.G.K

CHECKED BY:

E.R / E.Z

DATE:

2025-10-16

SCALE:

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA

LEGAL ADDRESS:-
PLAN 071 1842, BLOCK 9, LOT 42.43
ZONING : M-CGD80

PROPOSED COVERAGE CALCULATION:

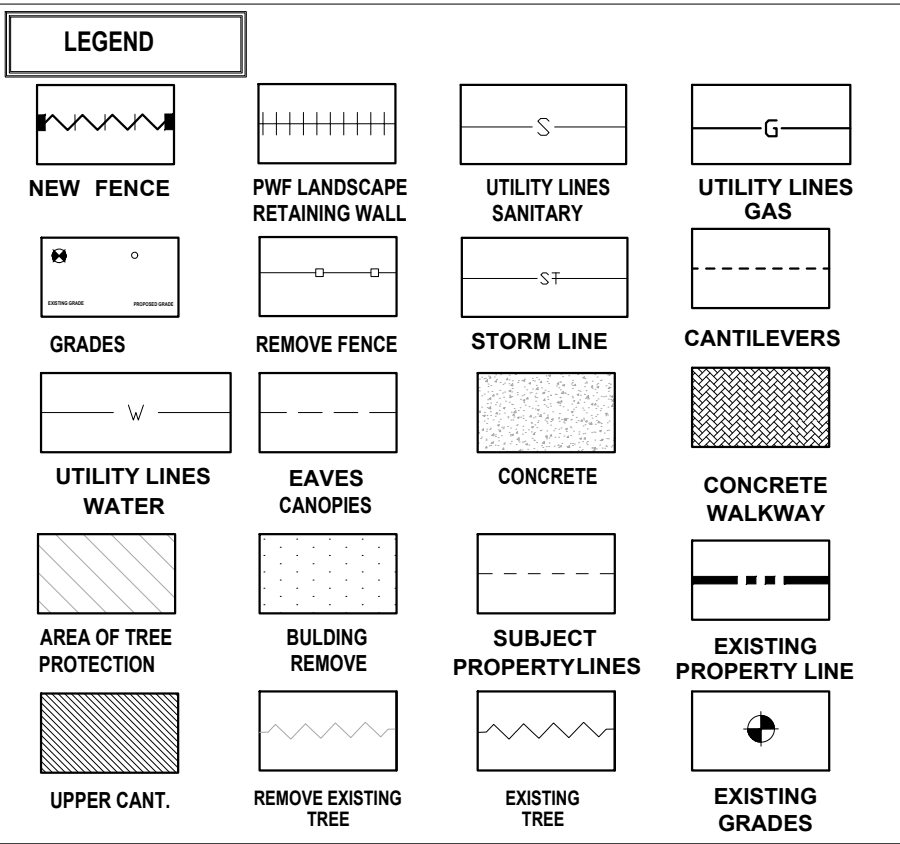
LOT AREA = 1061.524 m²
MAX. DENSITY IS 80 UNIT / HECTAR
MAX. DENSITY IS 8 UNIT
MAXIMUM COVERAGE (60%) = 636.91 m²
PROPOSED BUILDINGS COVERAGE = 203.35X2 = 406.70 m²
PROPOSED GARAGES COVERAGE = 78.44X2 = 156.88 m²
TOTAL PROPOSED COVERAGE = 563.58 m² OR 53.09% FROM LOT AREA
EXISTING HOUSE TO BE REMOVED = 77.55 m²
EXISTING GARAGE TO BE REMOVED = 65.94 m²

PROJECT SETBACK REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.00 M.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.60m INTO THE FRONT SETBACK AREA)
- MINIMUM 3.00 m REAR SETBACK
- MINIMUM 0.60 m SIDE SETBACK WITH A STREET
- 1.20m GARAGE SETBACK

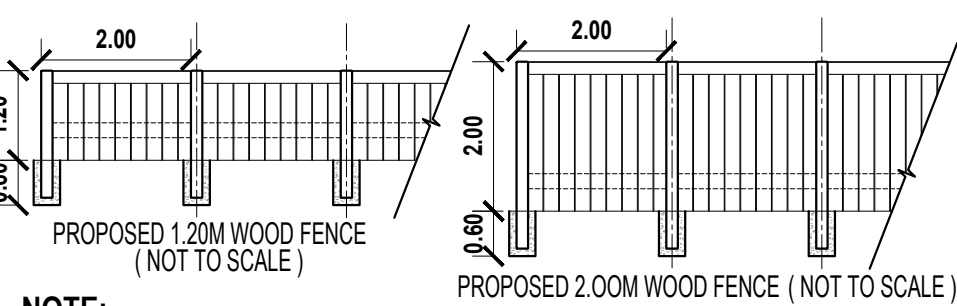
NOTE:

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- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.



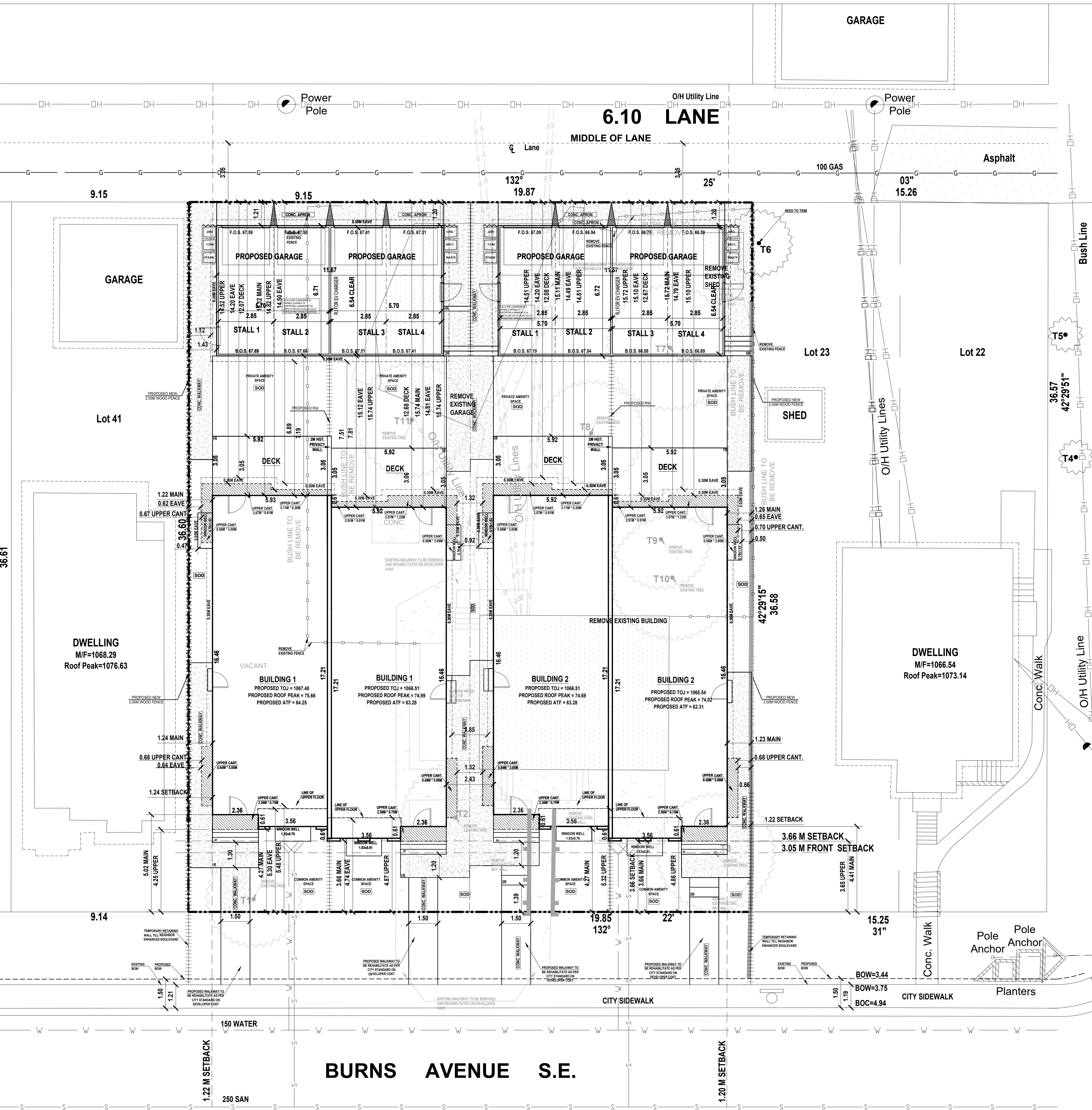
TREE SCHEDULE:

NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	STATE	TREE LOCATION
1	CONIFEROUS	0.50	7.00	15.00	REMOVED	PRIVATE
2	DECIDUOUS	0.80	16.00	15.00	REMOVED	PRIVATE
3	CONIFEROUS	0.40	8.00	14.00	REMOVED	PRIVATE
4	DECIDUOUS	0.70	13.00	9.00	REMAINED	PUBLIC
5	DECIDUOUS	0.20	6.00	6.00	REMAINED	PUBLIC
6	DECIDUOUS	0.20	7.00	9.00	REMAINED	NEIGHBOR
7	DECIDUOUS	0.50	16.00	10.00	REMOVED	PRIVATE
8	DECIDUOUS	0.20	7.00	11.00	REMOVED	PRIVATE
9	DECIDUOUS	0.40	11.00	9.00	REMOVED	PRIVATE
10	DECIDUOUS	0.40	9.00	10.00	REMOVED	PRIVATE
11	DECIDUOUS	0.60	10.00	6.00	REMOVED	PRIVATE



NOTE:

- 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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- ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.



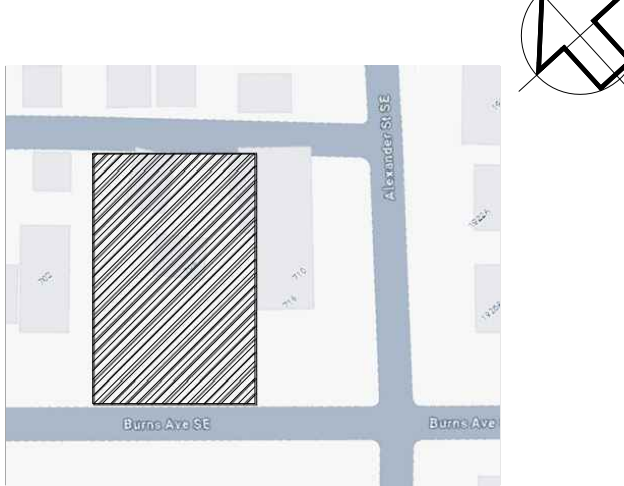
DESIGNED BY:



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KEY PLAN



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01	2025-10-16	DEVELOPMENT PERMIT SET	R.N/G.K	E.Z/E.R
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THE CLIENT :

ENCON HOMES

PROJECT :

4-PLEX BUILDINGS

ADDRESS:

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CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE:

EXISTING & PROPOSED
SITE PLAN

DRAWING NO. :

A-002

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

2025-10-16

CHECKED BY:

E.R / E.Z

SCALE:

1:100

SITE - PLAN

SURVEY INFORMATION :-

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CALGARY, ALBERTA

LEGAL ADDRESS:-

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ZONING : M-CGD80

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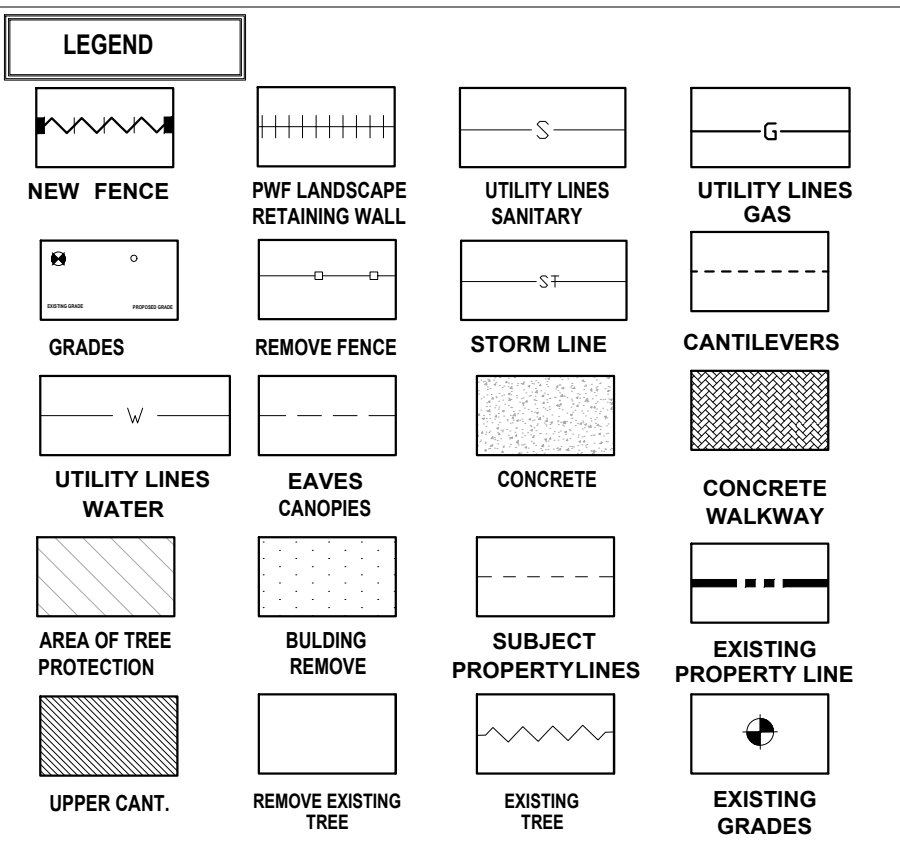
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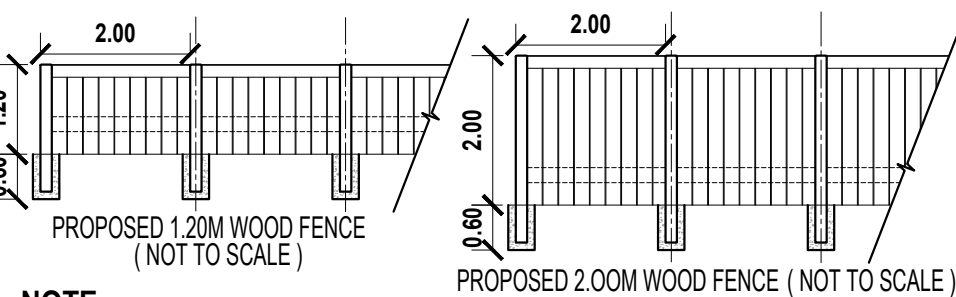
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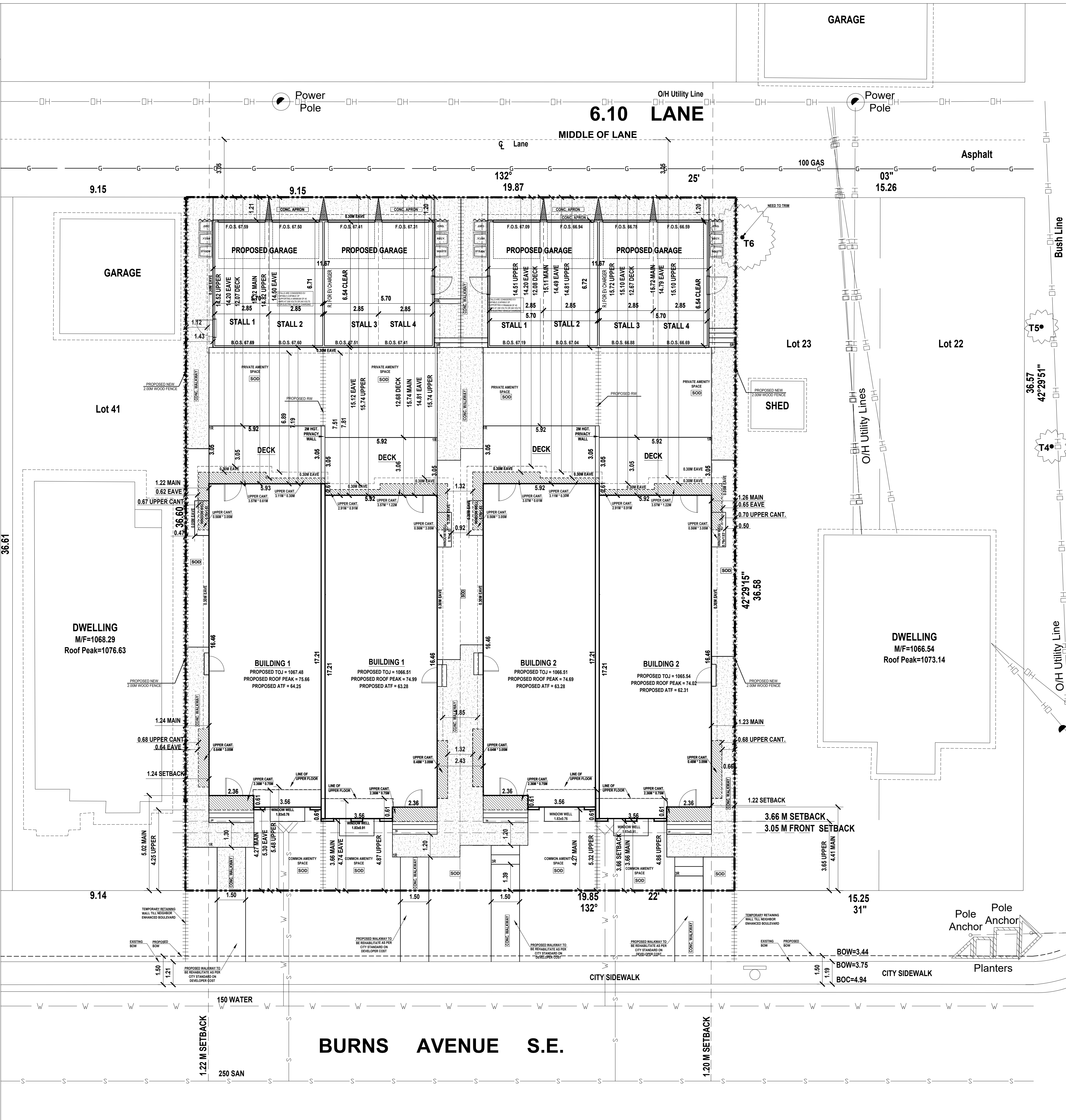
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3	CONIFEROUS	0.40	8.00	14.00	REMOVED	PRIVATE
4	DECIDUOUS	0.70	13.00	9.00	REMAINED	PUBLIC
5	DECIDUOUS	0.20	6.00	6.00	REMAINED	PUBLIC
6	DECIDUOUS	0.20	7.00	9.00	REMAINED	NEIGHBOR
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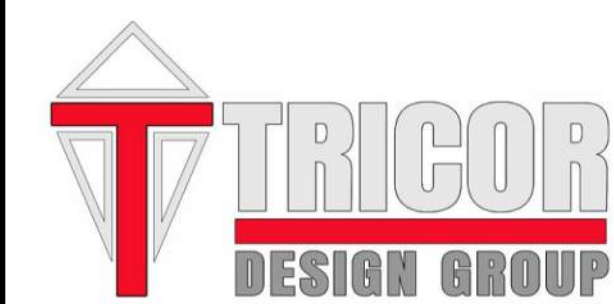


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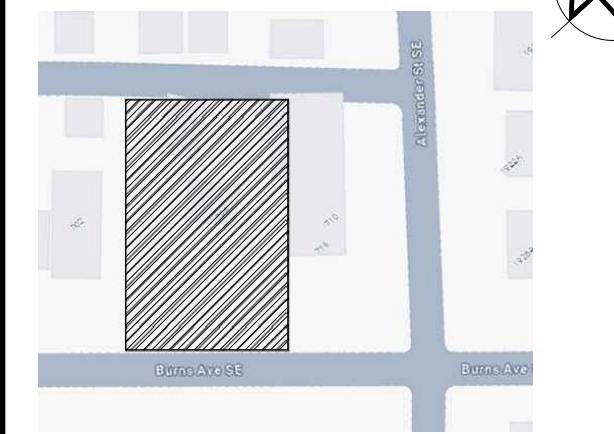


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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-10-16	DEVELOPMENT PERMIT SET	R.N.G.K	E.Z.E.R
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT:

ENCON HOMES

PROJECT:

4-PLEX BUILDINGS

ADDRESS:

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842, BLOCK 9, LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NO.:

A-003

PROJECT NO.:

24-09800

DRAWN BY:

R.N.G.K

CHECKED BY:

E.R / E.Z

DATE:

2025-10-16

SCALE:

1:100

SITE - PLAN

LANDSCAPE CALCULATIONS:

LOT AREA = 1061.524 m² ZONING : M-CGD80

PROPOSED BUILDING AREA = 406.70 M² or 38.31% OF LOT AREA

PROPOSED GARAGE = 156.88 m² or 14.78% OF LOT AREA

2. NON-LANDSCAPE AREA= 39.67 m² = 3.74 % OF LOT AREA

CONCRETE APRON = 28.17 m² = 71.01% OF NON-LANDSCAPE AREA

WINDOW WELLS = 11.5 m² OR 28.99% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 458.31 m² = 43.17 % OF LOT AREA

3.1 HARD-LANDSCAPE: 231.46 m² = 50.50 % OF LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 134.80 m² = 58.24% OF HARD -LANDSCAPE AREA

CONC. ENTRANCE STEPS = 13.58 m² = 5.87 % OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING (CONCRETE)= 12.08 m² or 5.22% OF HARD LANDSCAPE

LANDSCAPE STEPS = 6.17 m² or 2.67 % OF HARD-LANDSCAPE AREA

WOOD DECK =72.1 m² = 31.15% OF HARD LANDSCAPE

WOODEN ENTRANCE STEPS = 1.73 m² = 0.75% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE: 226.85 m² = 49.50 % OF LANDSCAPE AREA

S.O.D. = 192.21 m² = 84.73% OF SOFT-LANDSCAPE AREA

MULCH = 34.64 m² = 15.27% OF SOFT-LANDSCAPE AREA

LANDSCAPING RULES: (AS OUTLINED BELOW)

1 TREE & 3 SHRUBS / 110 SQ. M. OF PARCEL AREA

MINIMUM SIZE OF SMALL DECIDIOUS: 50mm

MINIMUM SIZE OF LARGE DECIDIOUS: 75mm

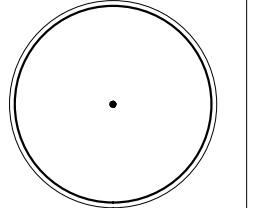
MINIMUM HEIGHT OF SMALL CONIFEROUS: 2.0m OR 6'-7"

MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 10'-0"

THEREFORE MINIMUM PLANTING REQUIRED ARE:

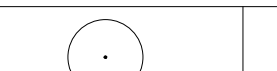
1061.524 m² / 110 m² ~ 9.65 = 10 TREES & 30 SHRUBS

PLANTING SCHEDULE:

QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
04		SWEETHEART MAYDAY	PRUNUS PADUS 'SEL'	75MM CAL.

CONIFEROUS TREES				
06		COLUMNAR BLUE SPRUCE	PICEA PUNGENS 'FASTIGIATA'	3000MM HGT.

DECIDUOUS SHRUBS				
15		SNOWBERRY	SYMPHORICARPOS ALBUS	600MM HGT.

CONIFEROUS SHRUBS				
15		DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	600MM HGT.

TREE SCHEDULE:

NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	STATE	TREE LOCATION
1	CONIFEROUS	0.50	7.00	15.00	REMOVED	PRIVATE
2	DECIDUOUS	0.80	16.00	15.00	REMOVED	PRIVATE
3	CONIFEROUS	0.40	8.00	14.00	REMOVED	PRIVATE
4	DECIDUOUS	0.70	13.00	9.00	REMAINED	PUBLIC
5	DECIDUOUS	0.20	6.00	6.00	REMAINED	PUBLIC
6	DECIDUOUS	0.20	7.00	9.00	REMAINED	NEIGHBOR
7	DECIDUOUS	0.50	16.00	10.00	REMOVED	PRIVATE
8	DECIDUOUS	0.20	7.00	11.00	REMOVED	PRIVATE
9	DECIDUOUS	0.40	11.00	9.00	REMOVED	PRIVATE
10	DECIDUOUS	0.40	9.00	10.00	REMOVED	PRIVATE
11	DECIDUOUS	0.60	10.00	6.00	REMOVED	PRIVATE

LIGHTING LEGEND:

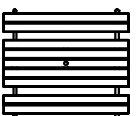


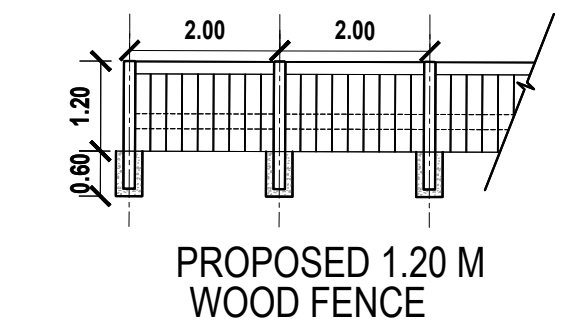
LED Down light (ON WALL)
(WALL MOUNTED LIGHT)



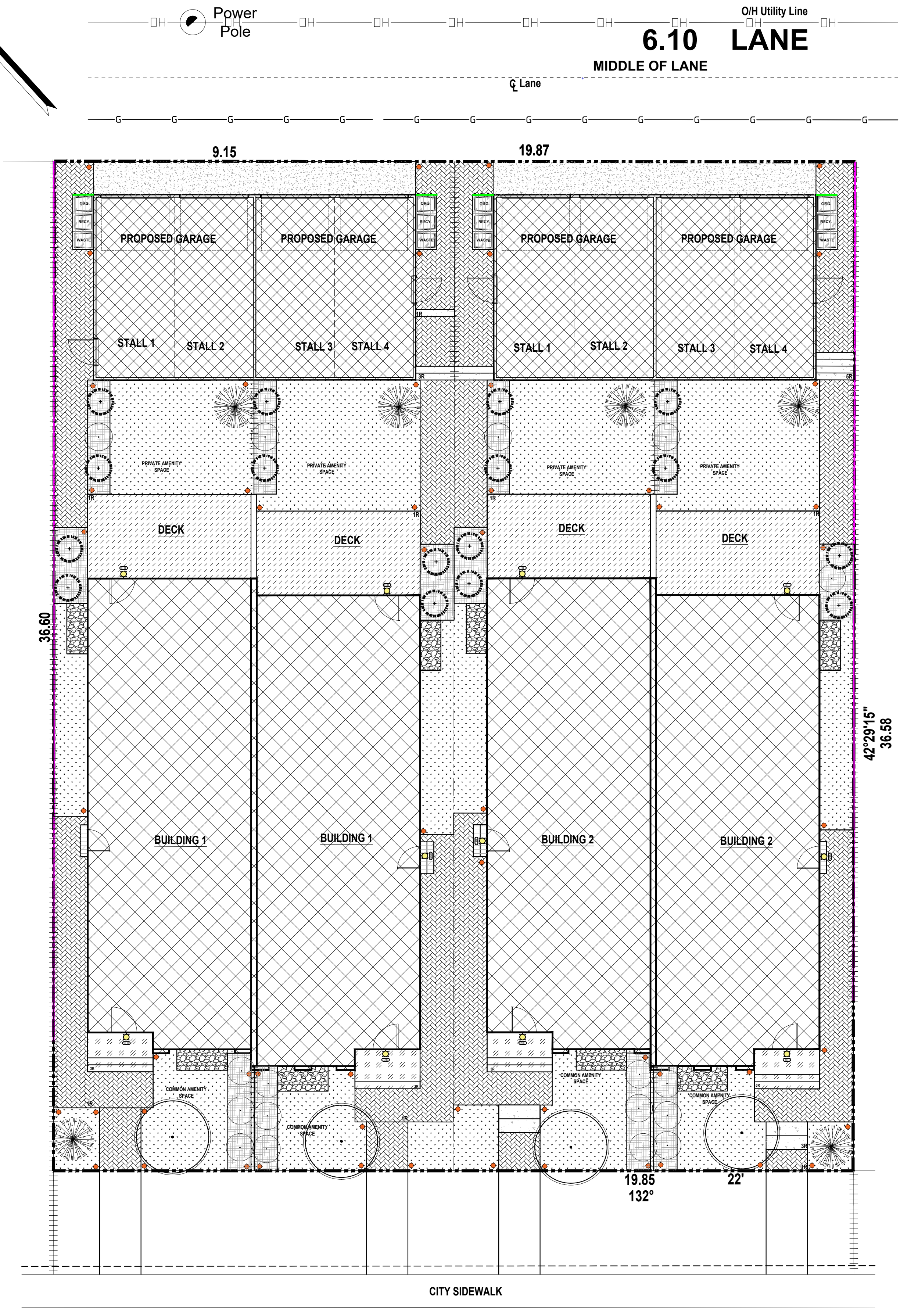
PATHWAY LIGHTS
(APPROX. HGT. 24")

LANDSCAPE LEGENDS:

	GARBAGE SCREENING FENCE
	1.2M HGT. WOODEN FENCE
	2M HGT. WOODEN FENCE
	LOG BENCH
	PICNIC TABLE
	FIRE PIT
	MASS PLANTING OF BLUE GRASS
	MASS PLANTING OF SHADE TOLERANT PERENNIALS
	GARDEN BEDS



PROPOSED 1.20 M
WOOD FENCE



BURNS AVENUE S.E.

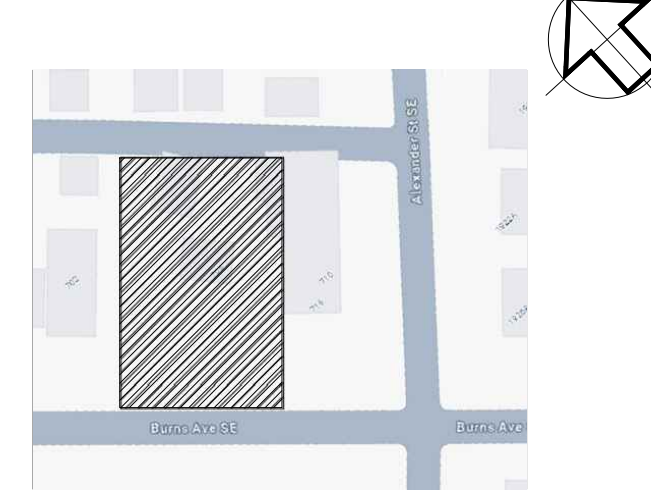
DESIGNED BY:



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

#202 - 4216 16TH STREET NE, CALGARY AB, T2E 6K3. PHONE: (403) 203-1970 FAX: (403) 203-1990 EMAIL: info@tricordesigns.com

KEY PLAN



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ISSUES:

No.	Date	Description	DRAWN By	CHK'd By
01	2025-10-16	DEVELOPMENT PERMIT SET	R.N.G.K	E.Z/E.R
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT :

ENCON HOMES

PROJECT :

4-PLEX BUILDINGS

ADDRESS:

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE &
LIGHTING PLAN

DRAWING NO. :

A-008

PROJECT NO. :

24-09800

DRAWN BY:

R.N.G.K

DATE:

2025-10-16

CHECKED BY:

E.R / E.Z

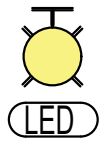
SCALE:

1:100

LOT AREA = 1061.524 m² ZONING : M-CGD80

- NON-LANDSCAPE AREA = 39.67 m² = 3.74 % OF LOT AREA
- HARD-LANDSCAPE = 231.46 M² = 50.50 % OF LANDSCAPE AREA
- SOFT-LANDSCAPE AREA = 226.85 M² = 49.50 % OF LANDSCAPE AREA
- PROPOSED BUILDING AREA = 406.70 m² or 38.31% OF LOT AREA
- PROPOSED GARAGE = 156.88 m² or 14.78% OF LOT AREA

LIGHTING LEGEND:

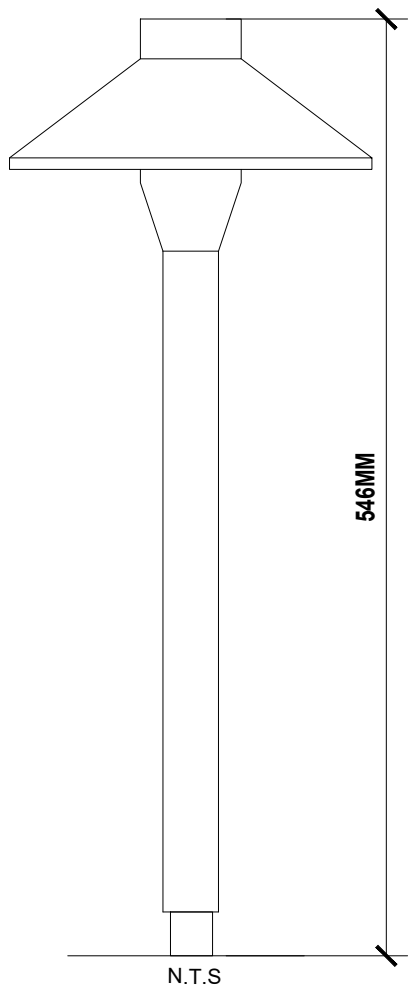


LED Down light (ON WALL)



PATHWAY LIGHTS

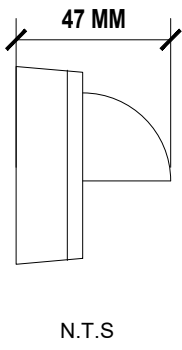
PATHWAY LIGHTS DETAILS



SPECIFICATIONS:

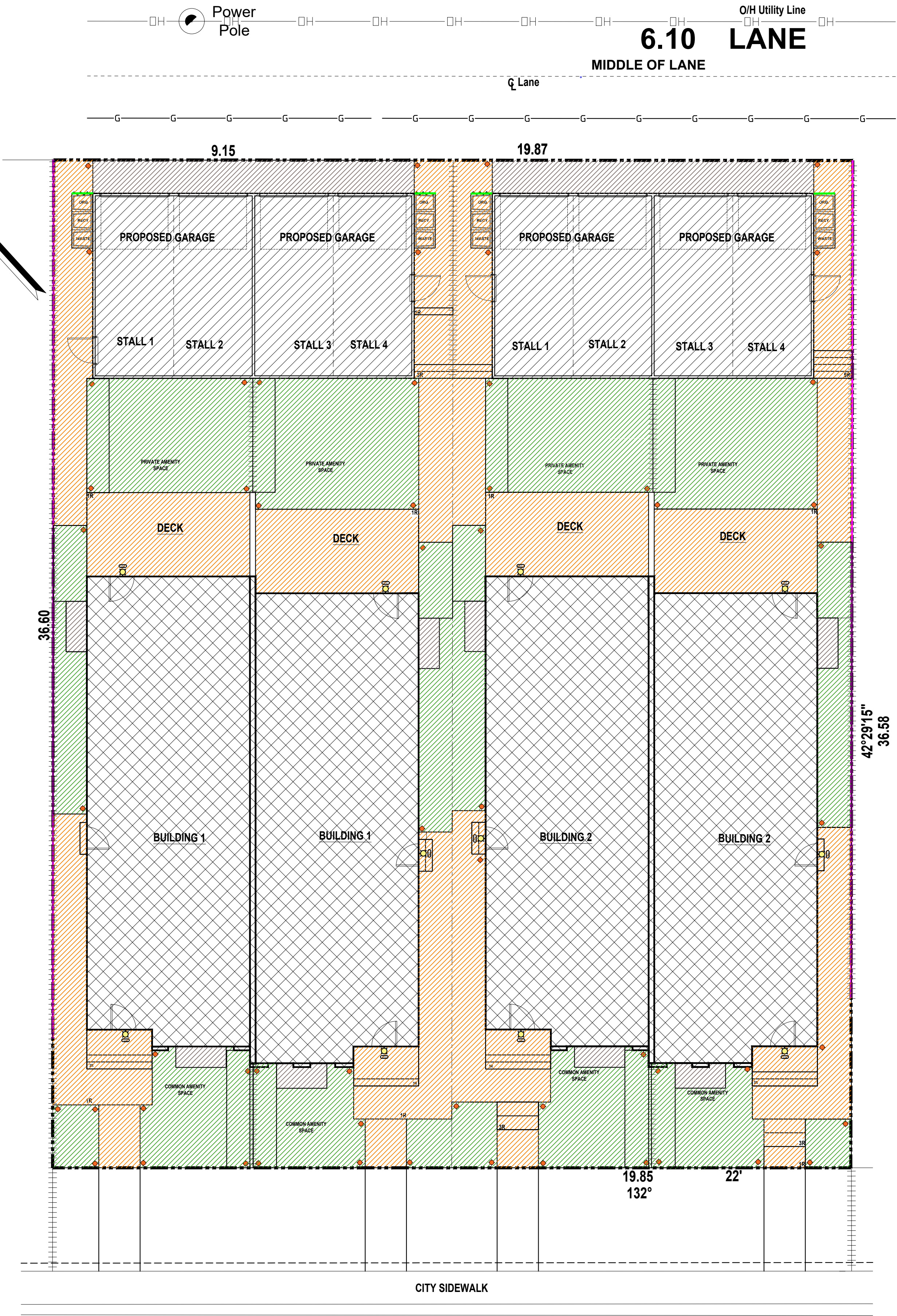
MATERIAL: Solid Cast Brass
DIMENSIONS: 21.5" X 6.5"
WEIGHT: 2.35 LBS
SOCKET: Beryllium Copper Pre-Greased
WATTAGE: MAX. 20 Watts
LENS: Clear Tempered Glass
VOLTAGE: 12V

LED Down light (ON WALL)



SPECIFICATIONS:

MATERIAL: Solid Cast Brass
DIMENSIONS: 20" - 30" X 5.98"
WEIGHT: 1.4 LBS
SOCKET: Beryllium Copper Pre-Greased
WATTAGE: MAX. 10 Watts
LENS: Clear Tempered linear Glass
VOLTAGE: 12V



BURNS AVENUE S.E.

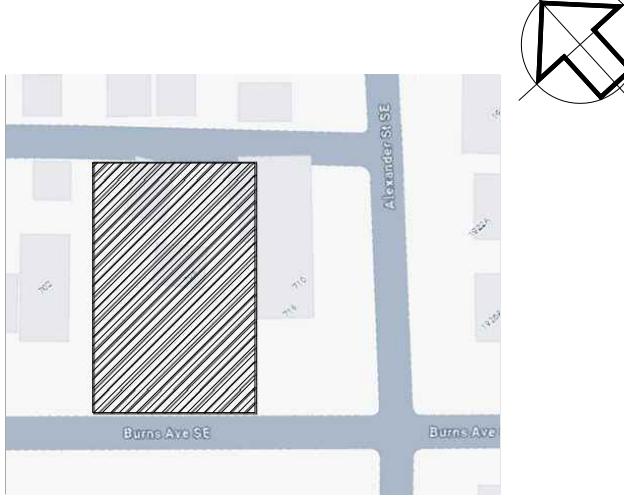
DESIGNED BY:



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tricordesigns.com

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CALGARY AB, T2E 6K3.
PHONE: (403) 235-1970
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EMAIL: info@tricordesigns.com

KEY PLAN



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01				
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ISSUES:

No.	Date	Description	DRAWN By	CHK'd By
01	2025-10-16	DEVELOPMENT PERMIT SET	R.N.G.K	E.Z/E.R
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT :

ENCON HOMES

PROJECT :

4-PLEX BUILDINGS

ADDRESS:

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE
ZONING

DRAWING NO. :

A-009

PROJECT NO. :

24-09800

DRAWN BY:

R.N.G.K

DATE:

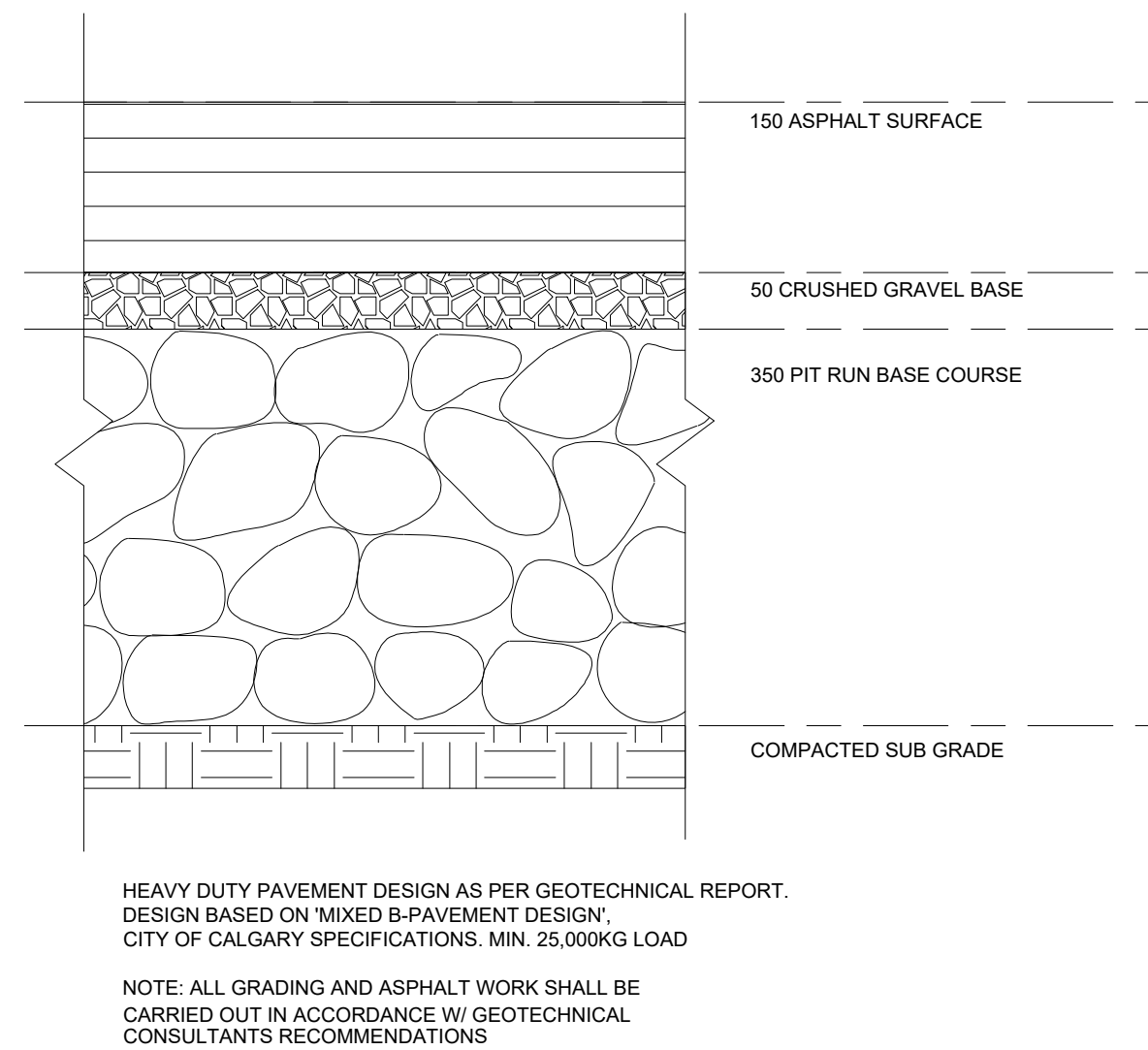
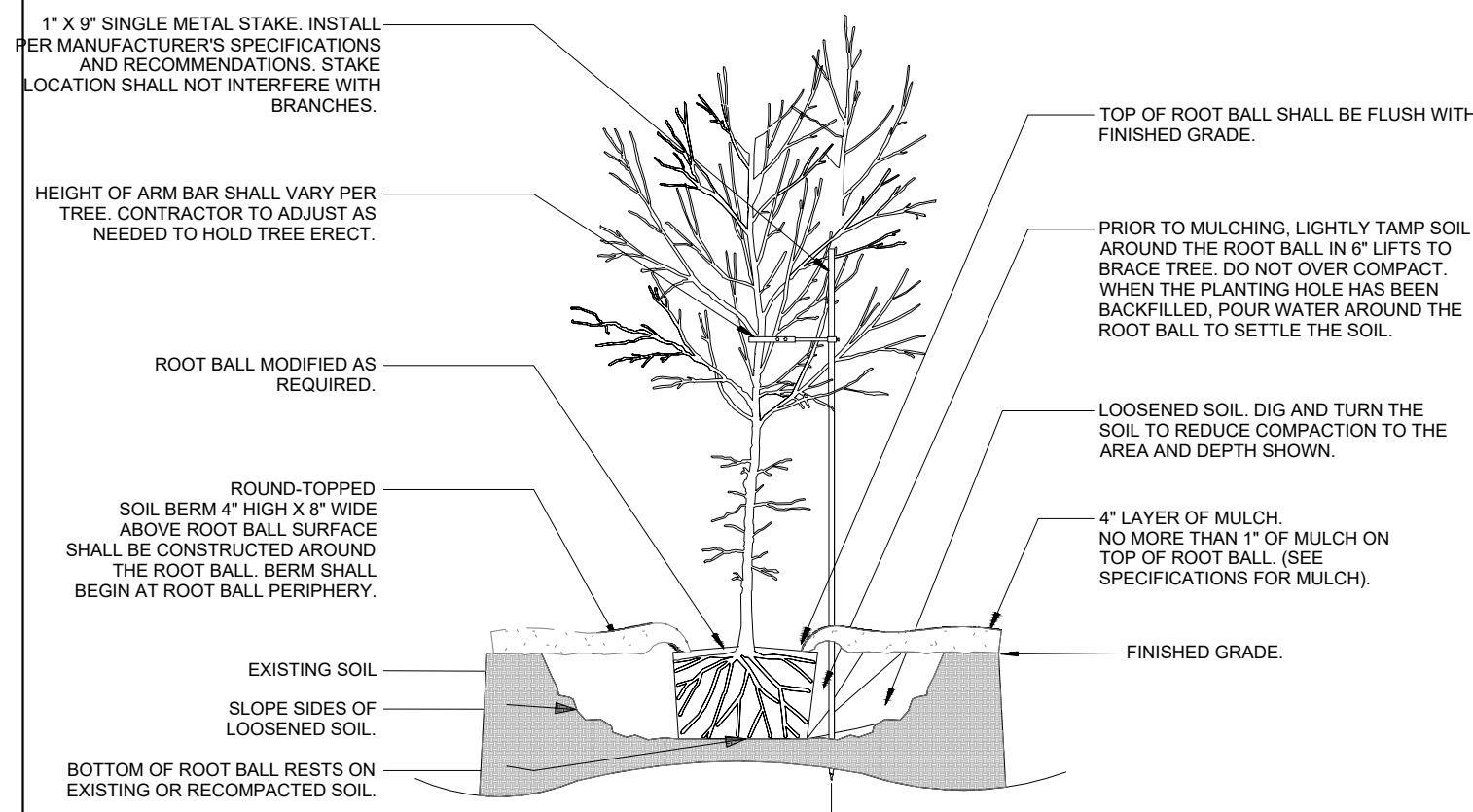
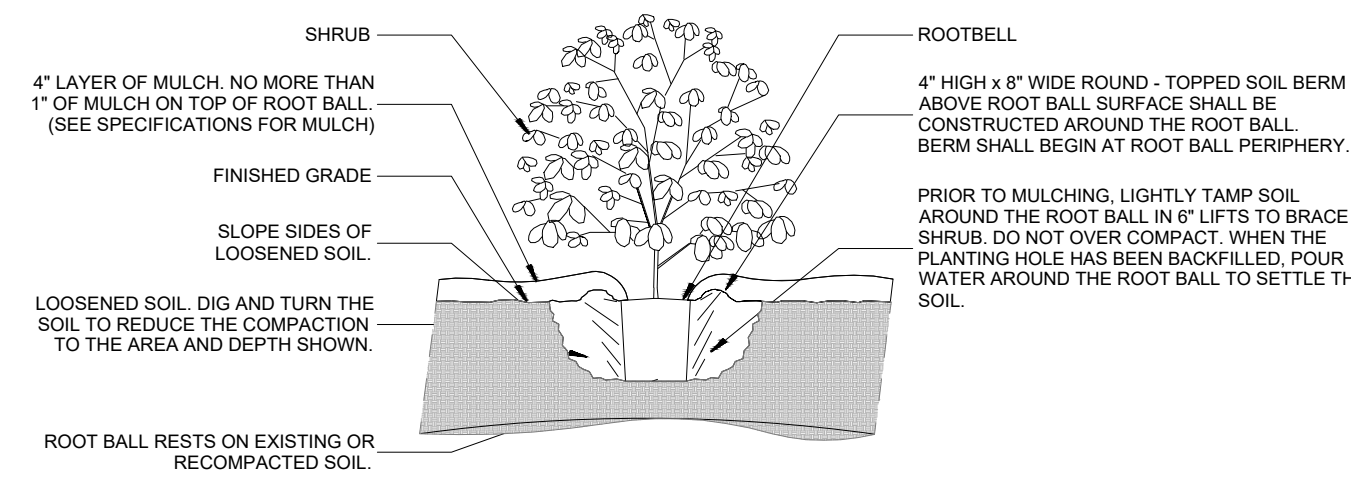
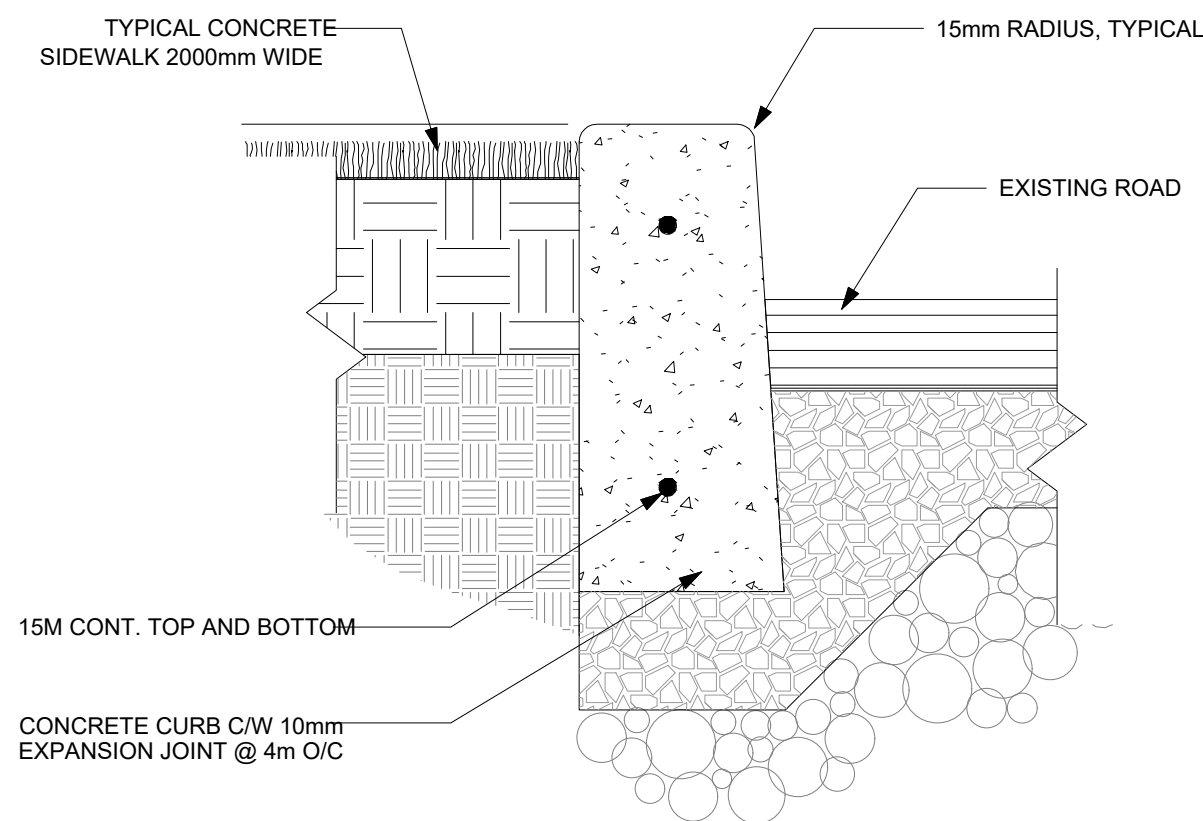
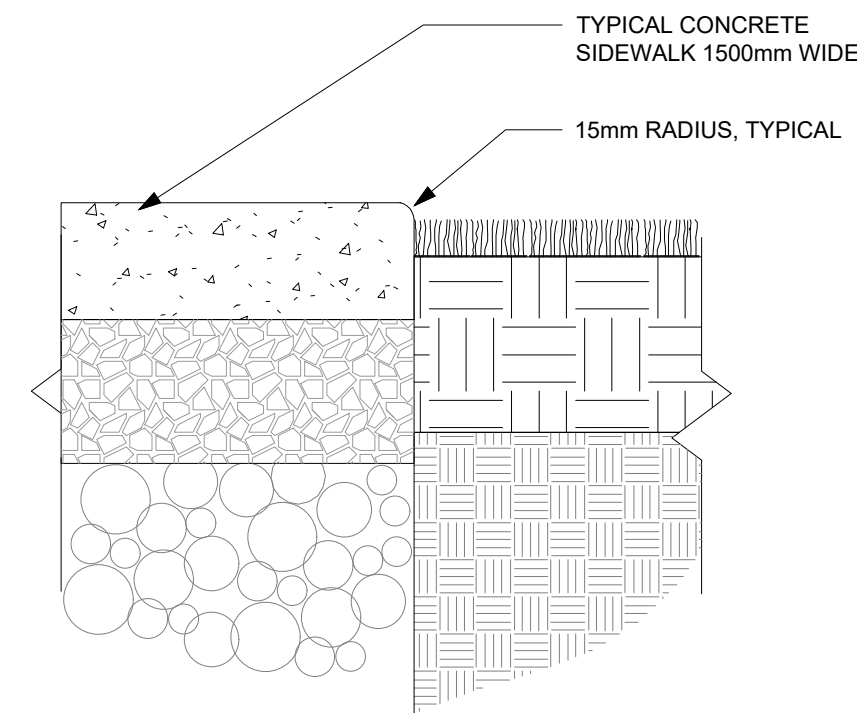
2025-10-16

CHECKED BY:

E.R / E.Z

SCALE:

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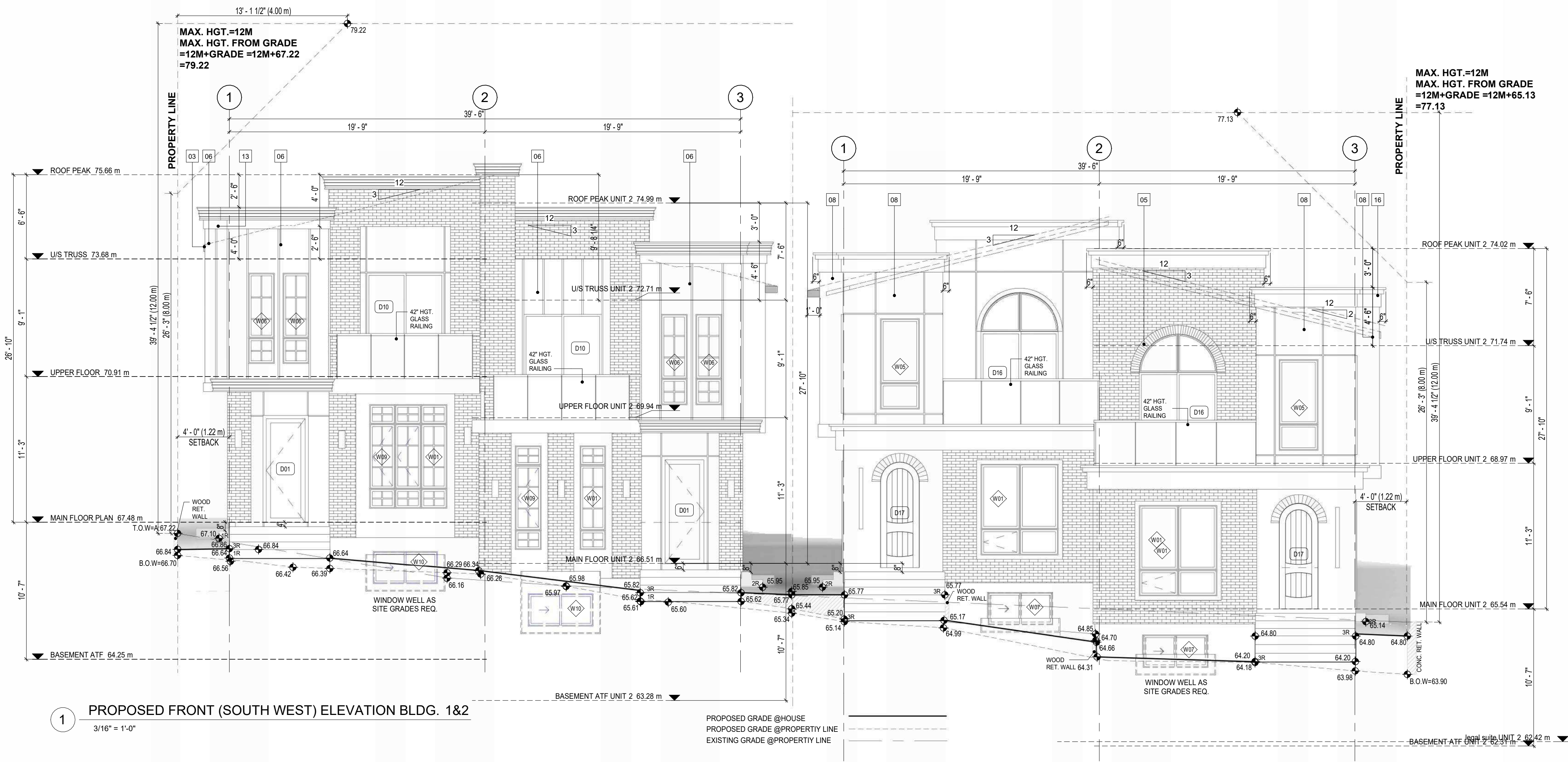


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02					
03					
04					
05					

ISSUES:					
No.	Date	Description	DRAWN By	Chk'd By	
01	2025-10-16	DEVELOPMENT PERMIT SET	R.NIG K	E.Z/E R	
02	2025-12-24	REVISION	R.E	E.Z	
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04					
05					

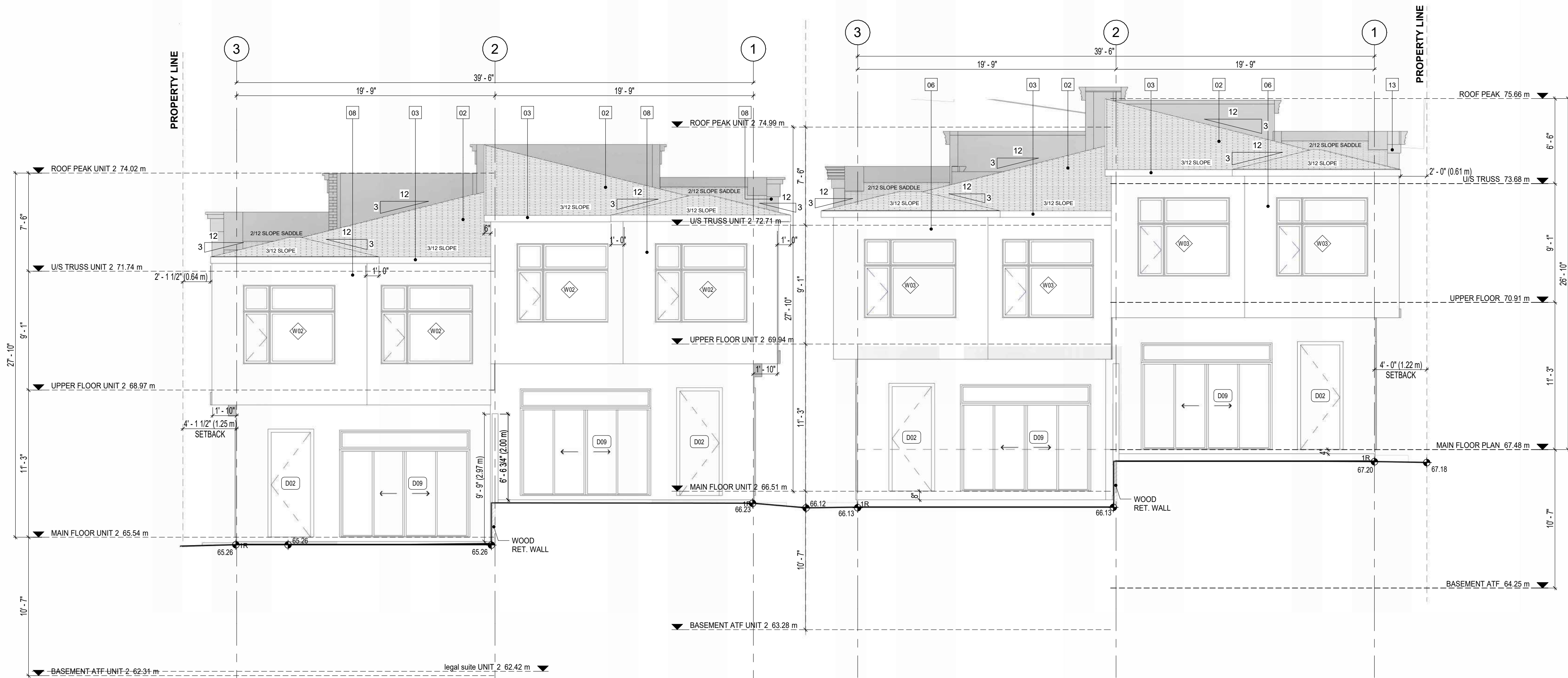
THE CLIENT :		
ENCON HOMES		
PROJECT :		
4-PLEX BUILDINGS		
ADDRESS:		
706 / 710 BURNS AVENUE S.E. CALGARY, ALBERTA PLAN 071 1842 , BLOCK 9 , LOT 42&43		
DRAWING SET :		
DEVELOPMENT PERMIT SET		
DRAWING TITLE :		
LANDSCAPE DETAILS		
DRAWING NO. :		
A-010		
PROJECT NO. :	DRAWN BY:	DATE:
24-09800	R.N/G.K	2025-10-16
CHECKED BY:	SCALE:	
ER / EZ		NTS

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	EXTERIOR MANUFACTURED BRICK VENEER
02	ASPHALT SHINGLES
03	PRE-FINISHED METAL FASCIA
04	4" TRIM
05	LUX PANEL
06	1.5" BATTEN
06	SMART BOARD DARK GRAY
07	STUCCO CLADING LIGHT
08	SMART BOARD WHITE
13	TRIM - HORIZONTAL /VERTICAL 8"
16	SHADOW BOARD 1"



1 PROPOSED FRONT (SOUTH WEST) ELEVATION BLDG. 1&2
3/16" = 1'-0"

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



2 PROPOSED REAR (NORTH EAST) ELEVATION BLDG. 1&2
3/16" = 1'-0"

PROPOSED GRADE @HOUSE

DESIGNED BY:

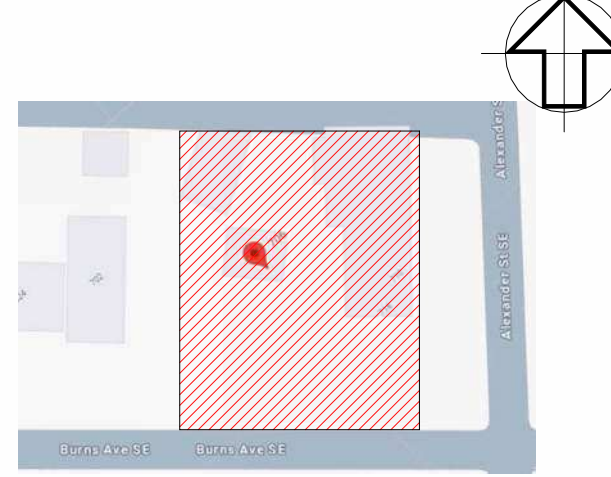


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CALGARY, AB
T2E 6K3

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FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N	E.Z.
02	2025-12-24	REVISION DATE	R.E	E.Z.
03				
04				
05				

THE CLIENT:

BURJ HOMES

PROJECT:

4_PLEX

ADDRESS:

706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

FRONT & REAR ELEVATIONS
BLDG.1&2

DRAWING NO.

A-201

PROJECT NO.:

24-09800

CHECKED BY:

E.R.

DATE:

2025-12-24

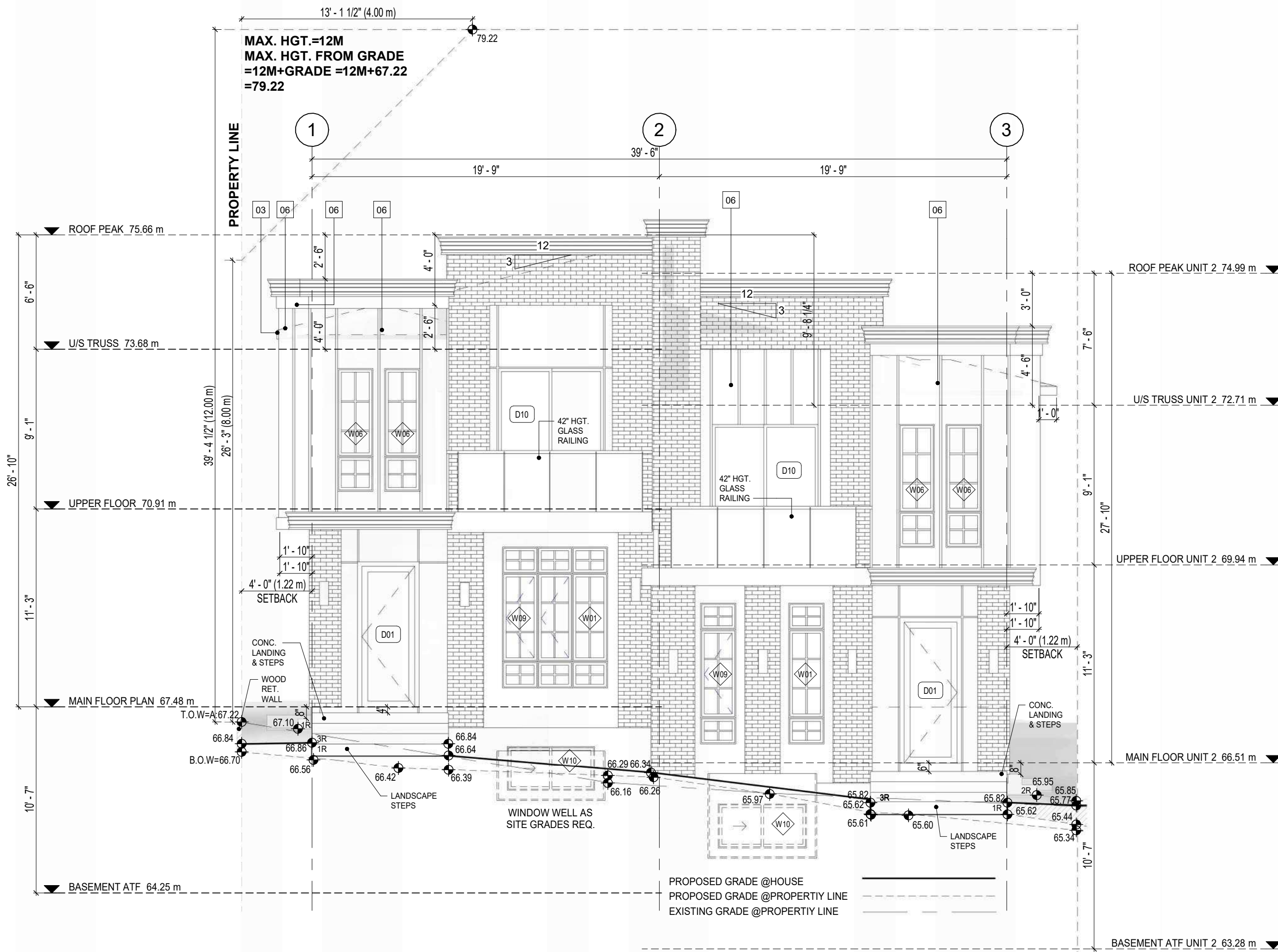
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G.K.R.N

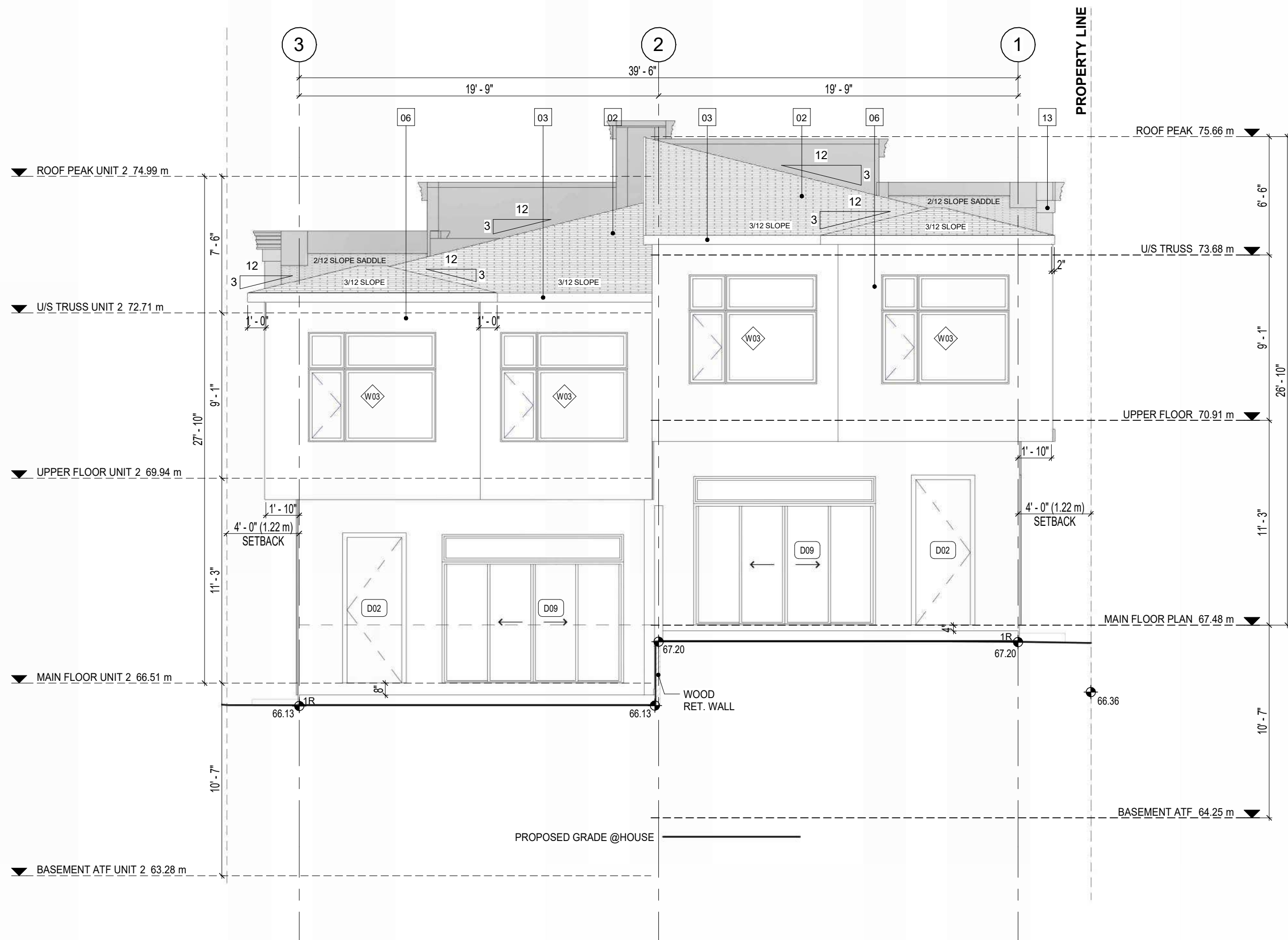
SCALE:

3/16"=1'-0"

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MARK	NAME
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02	ASPHALT SHINGLES
03	PRE-FINISHED METAL FASCIA
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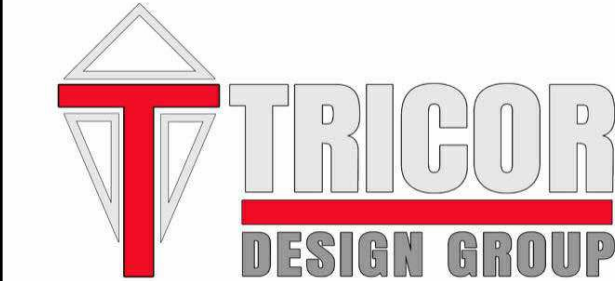


1 PROPOSED FRONT (SOUTH WEST) ELEVATION BLDG. 1
3/16" = 1'-0"



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

DESIGNED BY:



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

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

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N	E.Z.
02	2025-12-24	REVISION DATE	R.E	E.Z.
03				
04				
05				

THE CLIENT :

BURJ HOMES

PROJECT :

4_PLEX

ADDRESS:

706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

FRONT & REAR ELEVATIONS BLDG.1

DRAWING NO.

A-202

PROJECT NO. :

24-09800

CHECKED BY:

E.R.

DATE:

2025-12-24

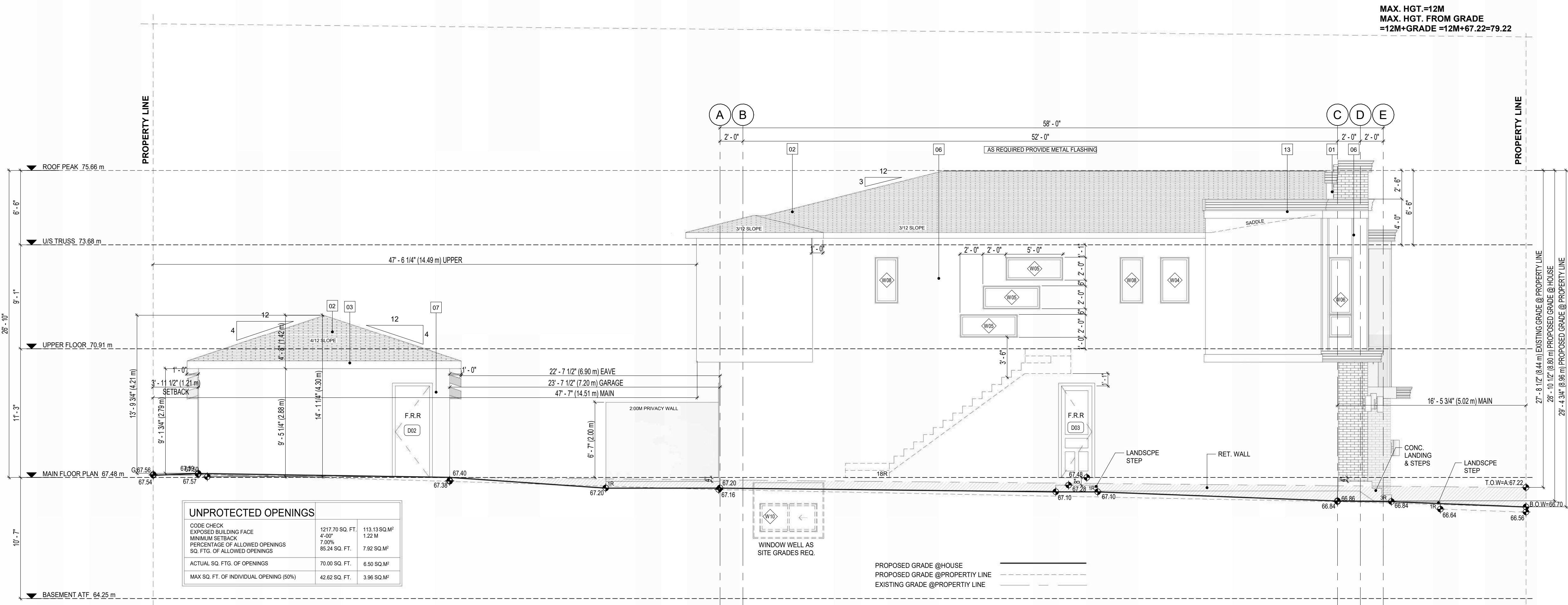
DRAWN BY:

G.K.R.N

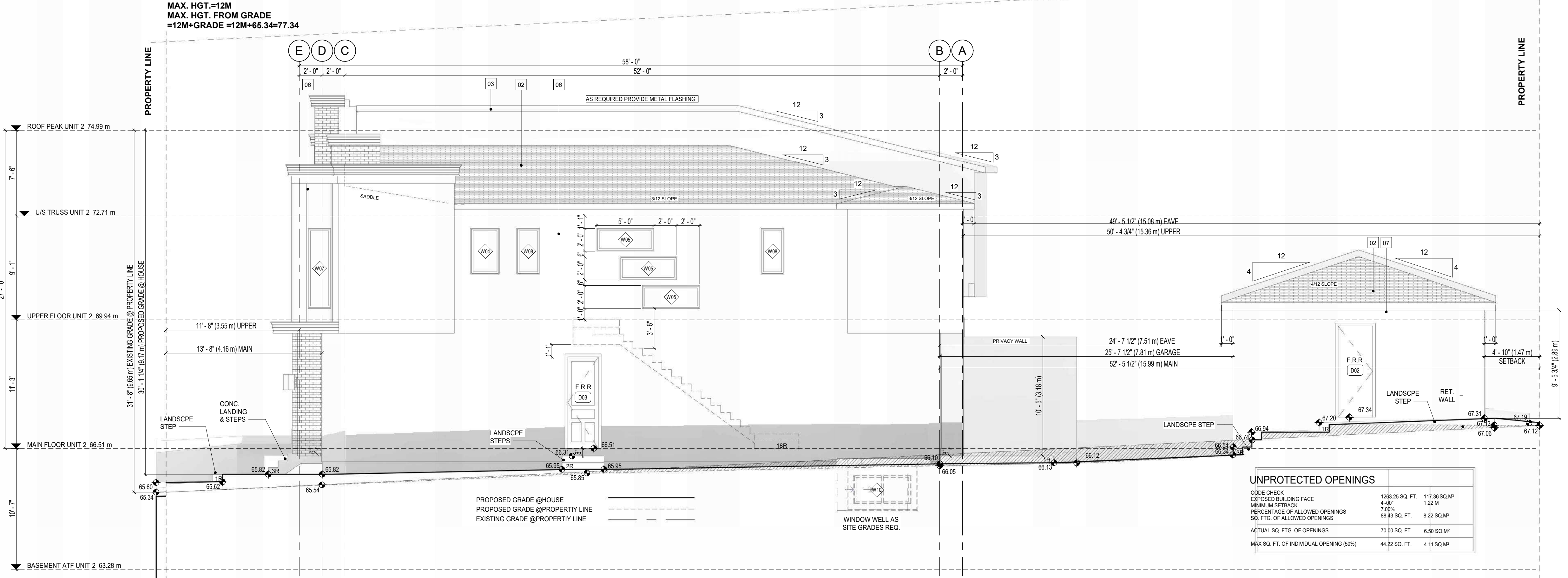
SCALE:

3/16"=1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	EXTERIOR MANUFACTURED BRICK VENEER
02	ASPHALT SHINGLES
03	PRE-FINISHED METAL FASCIA
04	4" TRIM
05	LUX PANEL
06	1.5" BATTEN
07	SMART BOARD DARK GRAY
08	STUCCO CLADING LIGHT
09	SMART BOARD WHITE
10	TRIM - HORIZONTAL /VERTICAL 8"
11	SHADOW BOARD 1"



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



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

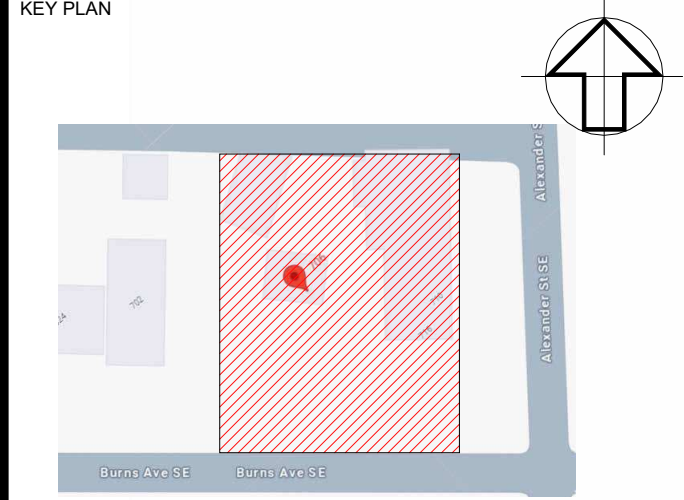
DESIGNED BY:

TRICOR
DESIGN GROUP

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

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

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com



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REVISIONS:			
NO.	DATE	DESCRIPTION	DRAWN BY/CHK'D BY
01			
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ISSUES:			
NO.	DATE	DESCRIPTION	DRAWN BY/CHK'D BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N. E.Z.
02	2025-12-24	REVISION DATE	R.E. E.Z.
03			
04			
05			

THE CLIENT: **BURJ HOMES**

PROJECT: **4_PLEX**

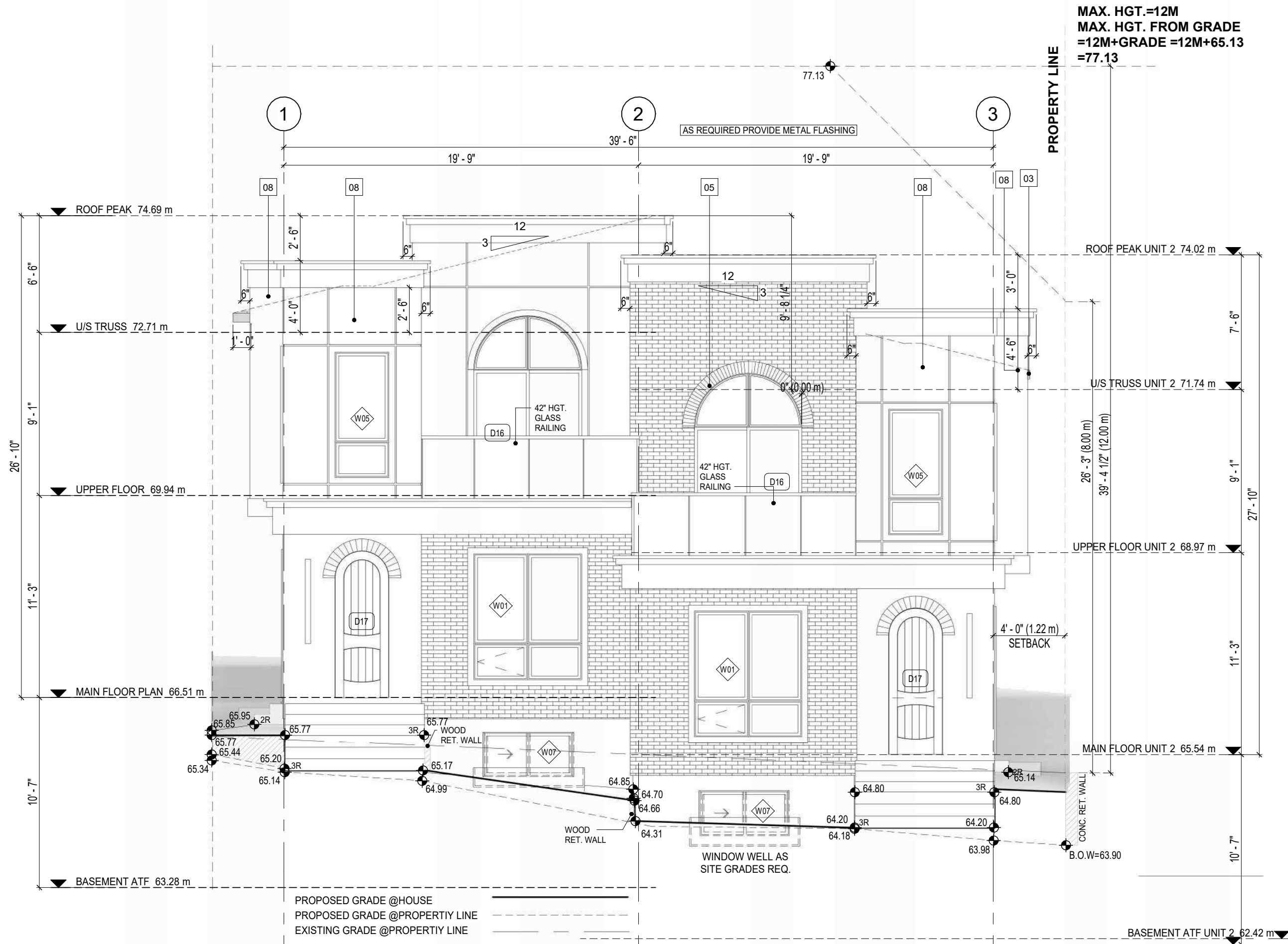
ADDRESS: **706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43**

DRAWING SET: **DEVELOPMENT PERMIT SET**

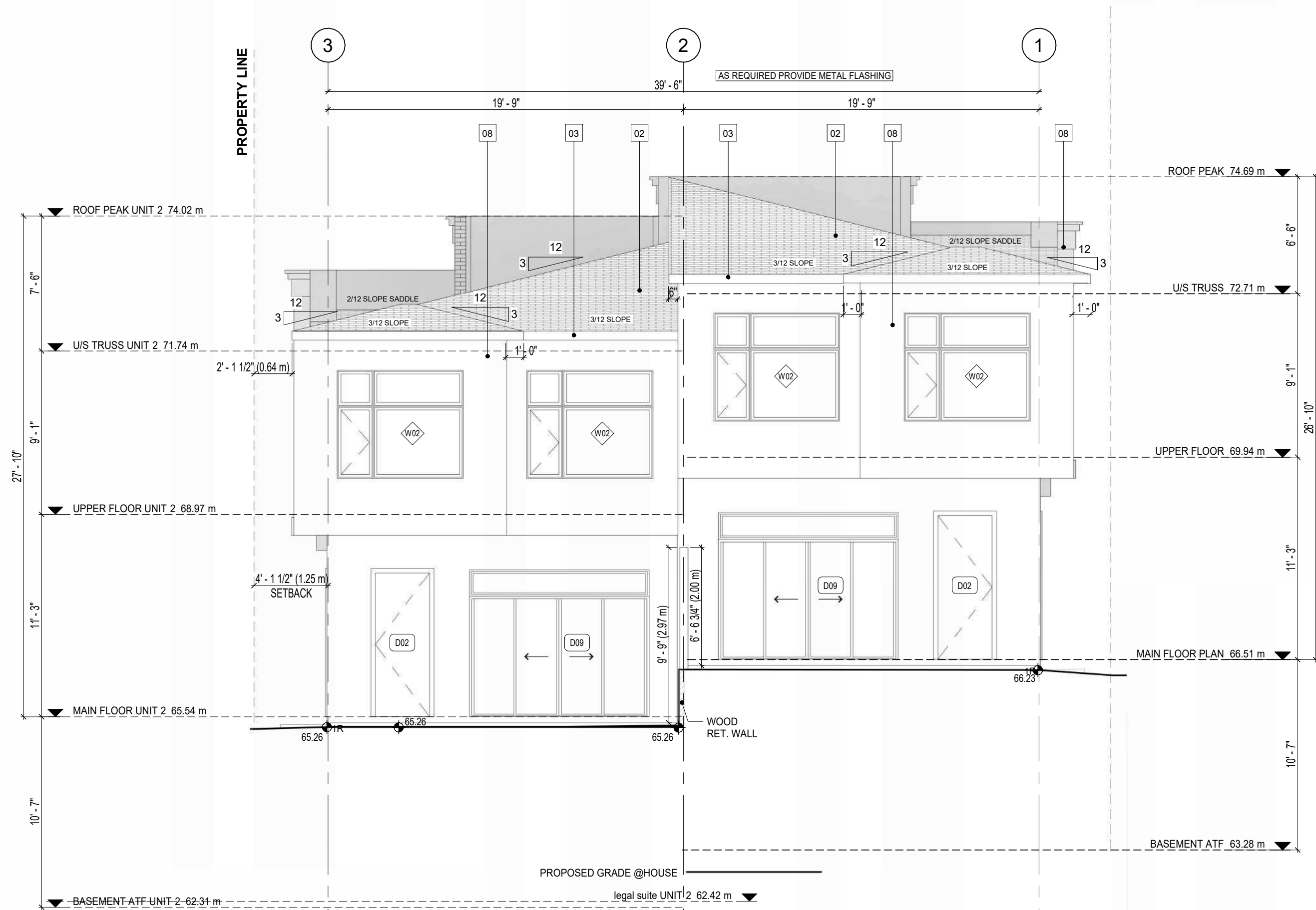
DRAWING TITLE: **PROPOSED RIGHT & LEFT ELEVATIONS BLDG.1**

DRAWING NO. A-203		
PROJECT NO. : 24-09800	CHECKED BY: E.R.	DATE: 2025-12-24
	DRAWN BY: G.K.R.N.	SCALE: 3/16"=1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	EXTERIOR MANUFACTURED BRICK VENEER
02	ASPHALT SHINGLES
03	PRE-FINISHED METAL FASCIA
04	4" TRIM
05	LUX PANEL
06	1.5" BATTEN
06	SMART BOARD DARK GRAY
07	STUCCO CLADING LIGHT
08	SMART BOARD WHITE
13	TRIM - HORIZONTAL /VERTICAL 8"
16	SHADOW BOARD 1"

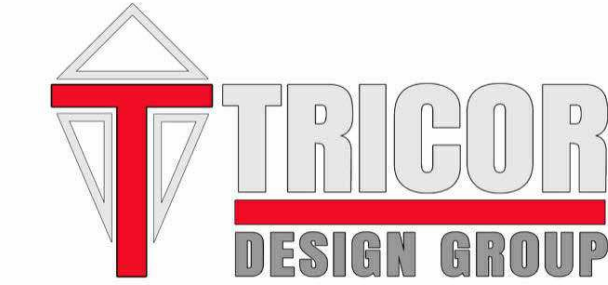


1 PROPOSED FRONT (SOUTH WEST) ELEVATION BLDG. 2
3/16" = 1'-0"



2 PROPOSED REAR (NORTH EAST) ELEVATION BLDG. 2
3/16" = 1'-0"

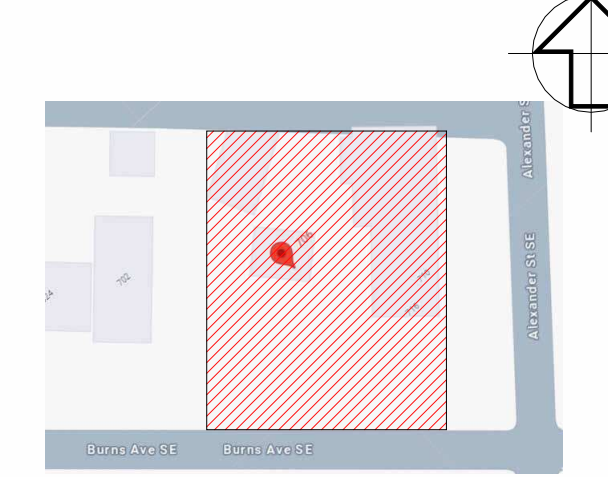
DESIGNED BY:



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tricordesigns.com

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

KEY PLAN



NOTES:

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N	E.Z.
02	2025-12-24	REVISION DATE	R.E	E.Z.
03				
04				
05				

THE CLIENT :

BURJ HOMES

PROJECT :

4_PLEX

ADDRESS:

706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

FRONT & REAR ELEVATIONS BLDG.2

DRAWING NO.

A-204

PROJECT NO. :

24-09800

CHECKED BY:

E.R.

DATE:

2025-12-24

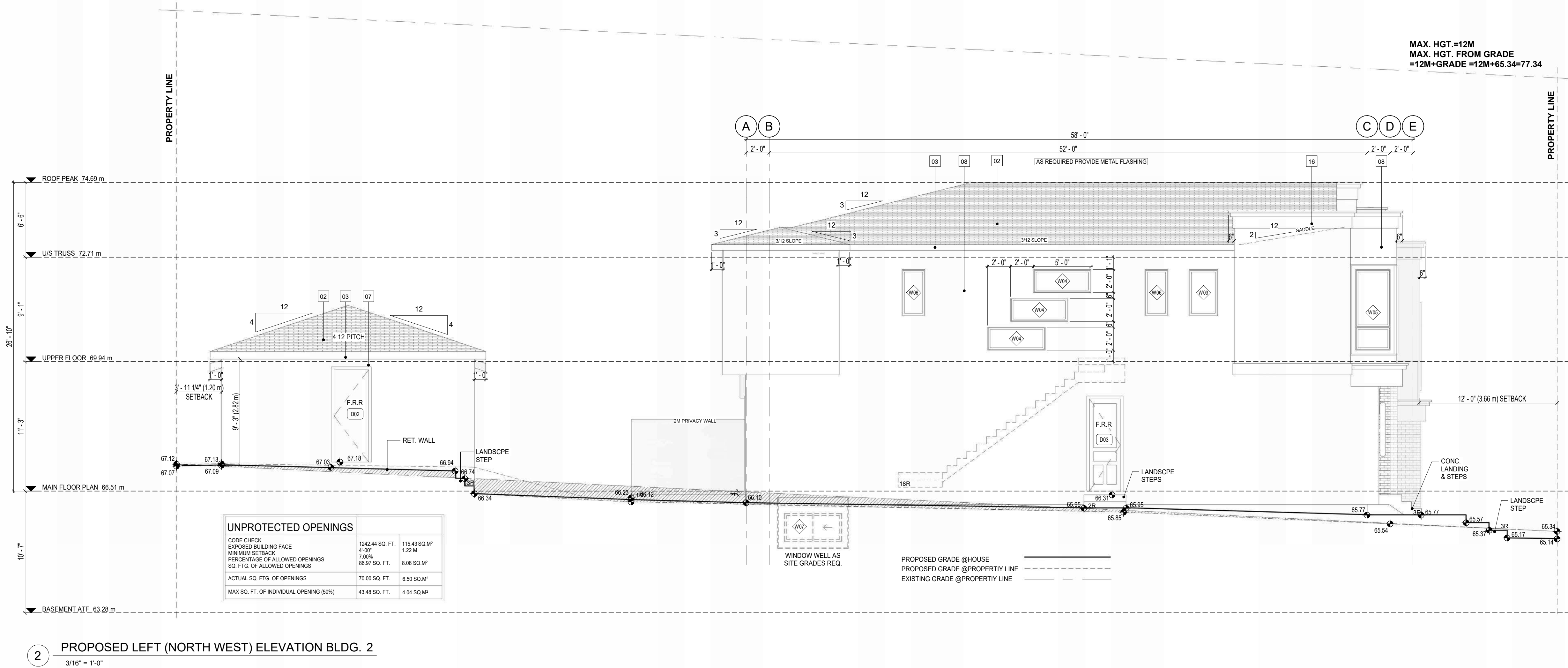
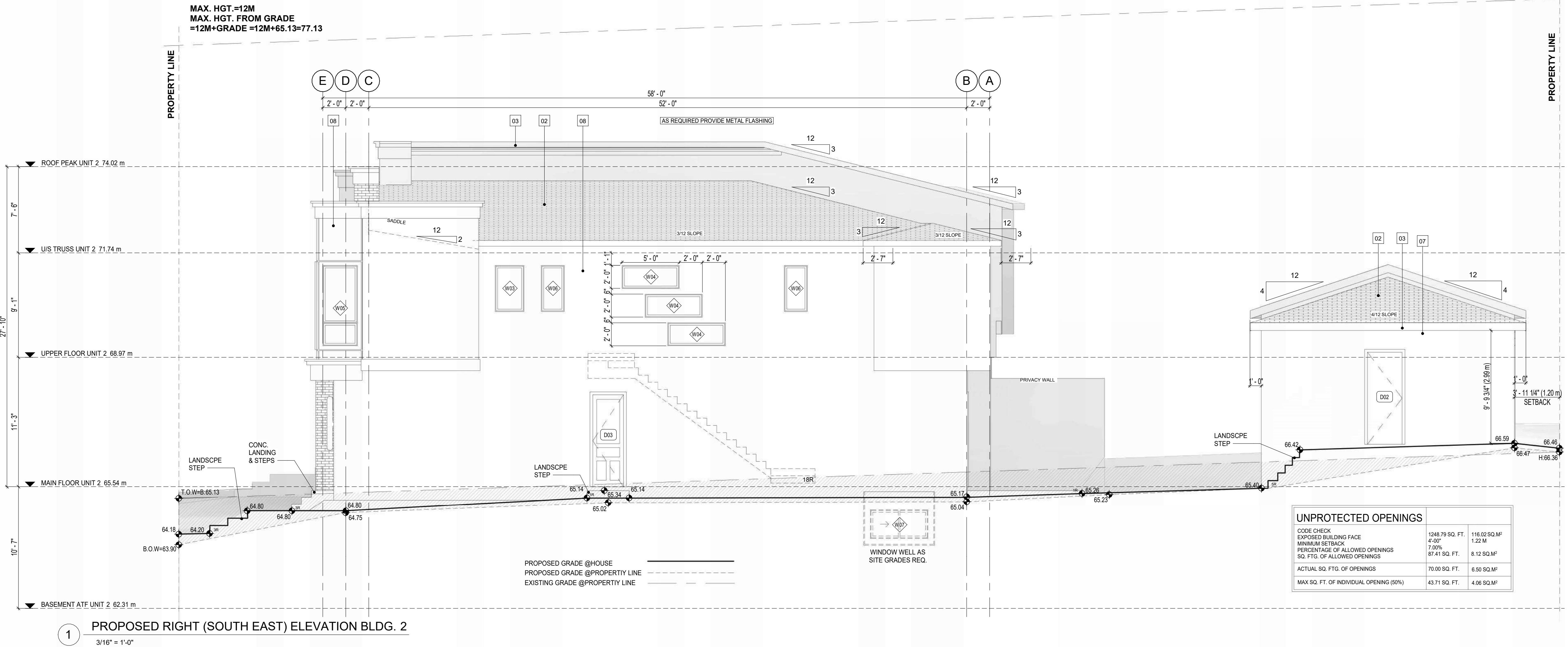
DRAWN BY:

G.K.R.N

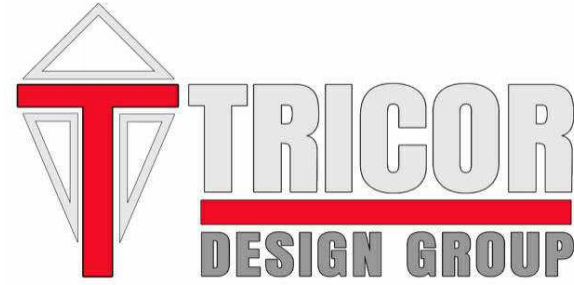
SCALE:

3/16"=1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	EXTERIOR MANUFACTURED BRICK VENEER
02	ASPHALT SHINGLES
03	PRE-FINISHED METAL FASCIA
04	4" TRIM
05	LUX PANEL
06	1.5" BATTEN
07	SMART BOARD DARK GRAY
08	STUCCO CLADDING LIGHT
09	SMART BOARD WHITE
10	TRIM - HORIZONTAL /VERTICAL 8"
11	SHADOW BOARD 1"



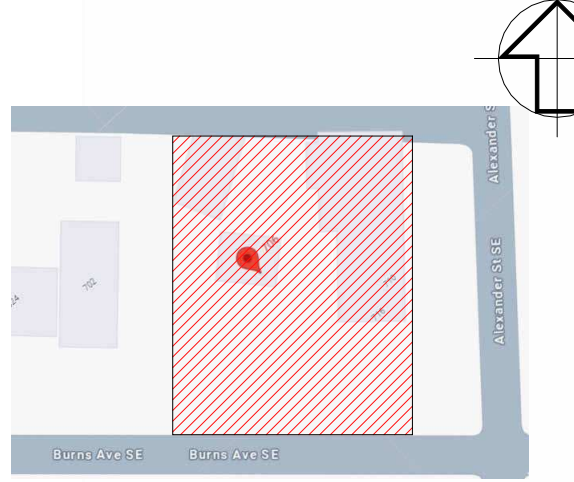
DESIGNED BY:



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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2025-10-15	DEVELOPMENT PERMIT	G.K.R.N	E.Z.
02	2025-12-24	REVISION DATE	R.E	E.Z.
03				
04				
05				

THE CLIENT:

BURJ HOMES

PROJECT:

4_PLEX

ADDRESS:

706 - 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 LOT 42&43

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS BLDG. 2

DRAWING NO.

A-205

PROJECT NO.:

24-09800

CHECKED BY:

E.R.

DATE:

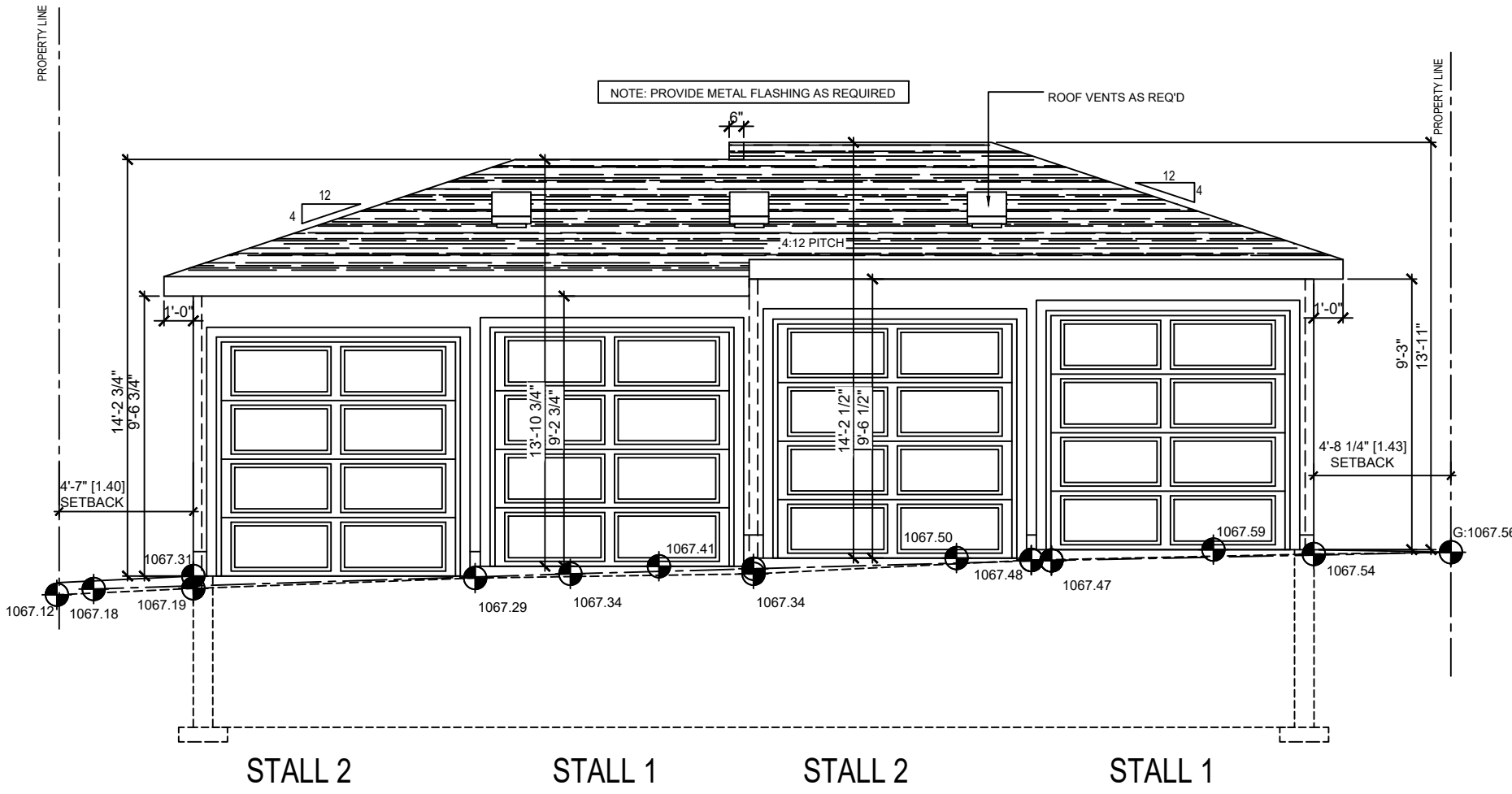
2025-12-24

DRAWN BY:

G.K.R.N

SCALE:

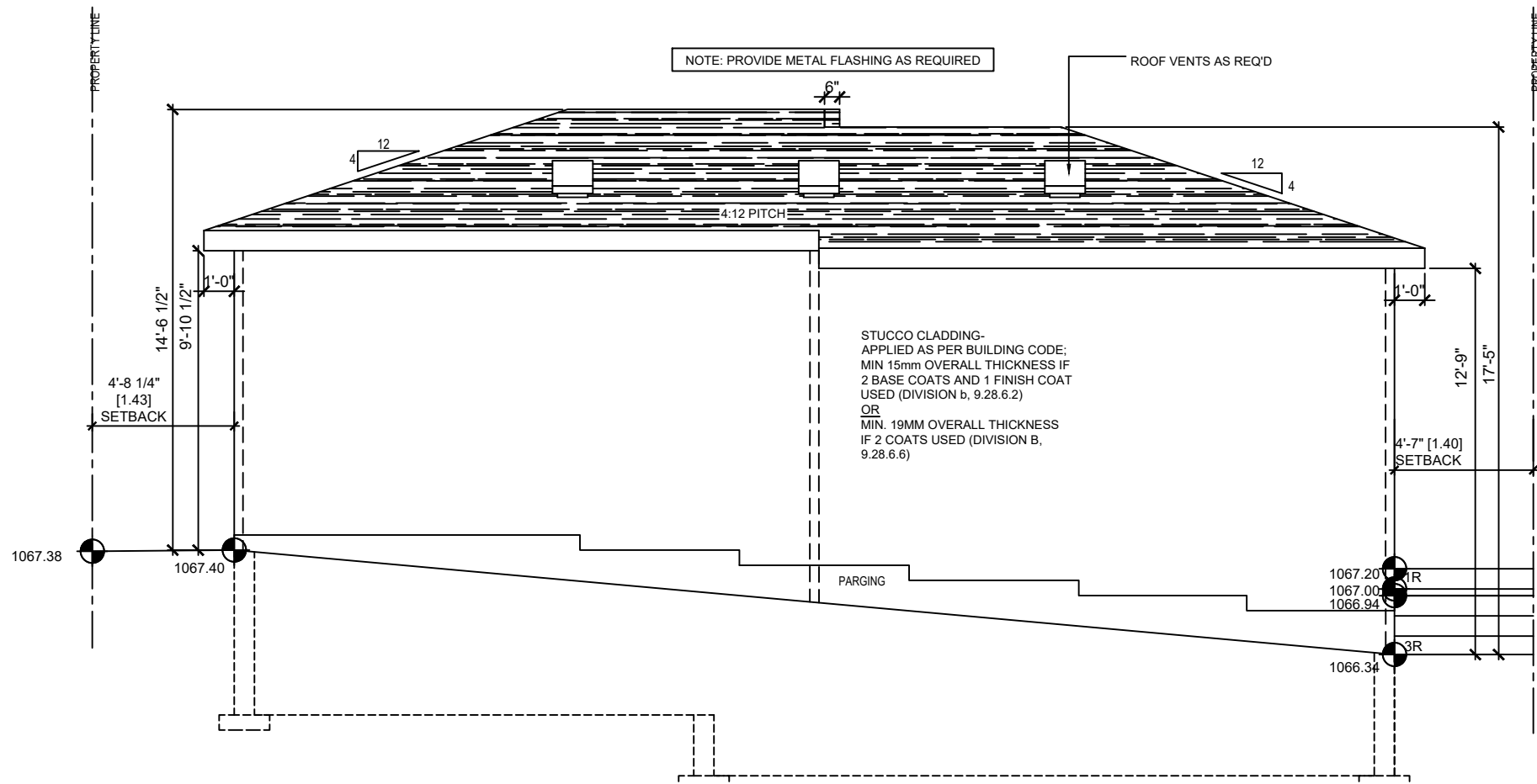
3/16"=1'-0"



FRONT (NORTH EAST) ELEVATION

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

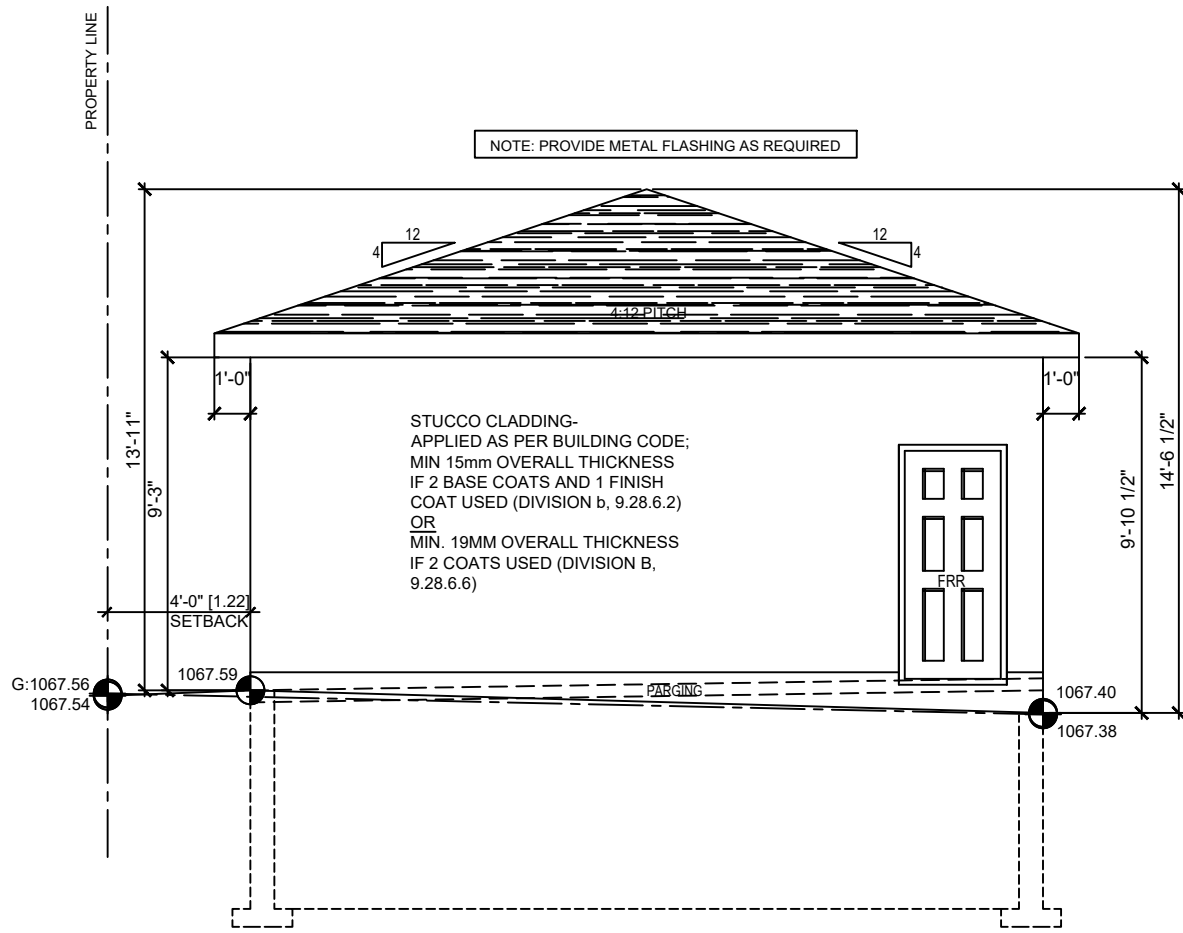
ATTIC SPACE
ENG. APPROVED ROOF TRUSS
SHEATHED EACH SIDE WITH



REAR (SOUTH WEST) ELEVATION

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

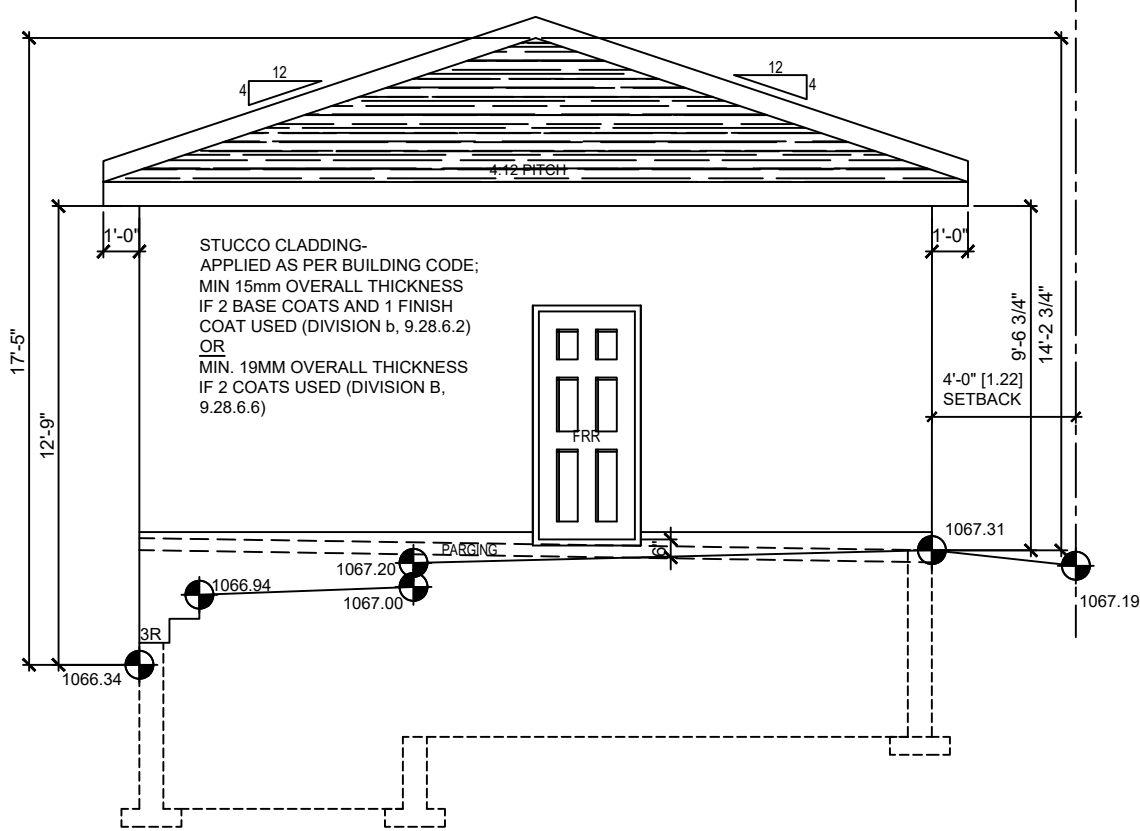
PROPOSED GRADE @ GARAGE



RIGHT (NORTH WEST) ELEVATION UNIT 1

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

PROPOSED GRADE @ GARAGE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE



LEFT (SOUTH EAST) ELEVATION UNIT 2

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

PROPOSED GRADE @ GARAGE

NOTE:

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

GR-1

ROOF AND CEILINGS AS PER SPV003

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

GF-4

GARAGE SLAB

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

GW-1

EXTERIOR WALLS (SPV003)

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

W-7

(W13-A) 1HR FRR STC-57

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

NOTE

- SOIL BEARING CAPACITY 2000 # FT²

DESIGNED BY:



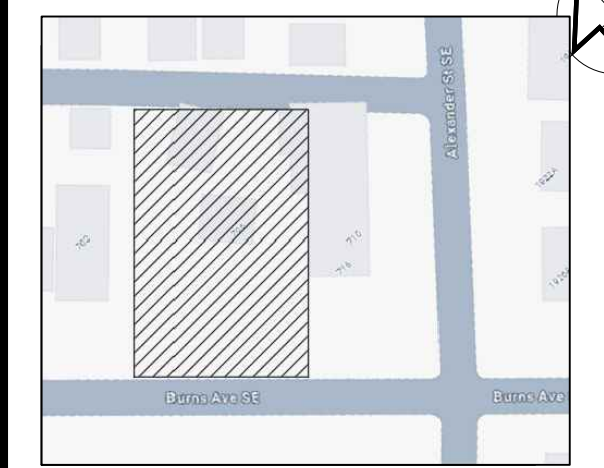
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tricordesigns.com

#202 - 4216 10TH STREET NE, CALGARY AB, T2E 0K3

PHONE: (403)203-1970 FAX: (403)203-1990 EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

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

No.	Date	Description	DRAWN By	Chk'd By
01	2025-10-15	DEVELOPMENT PERMIT SET	R.N/G.K	
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT :

ENCON HOMES

PROJECT :

4-PLEX BUILDINGS

ADDRESS:

**706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

GARAGE 1

DRAWING NO. :

A-501

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

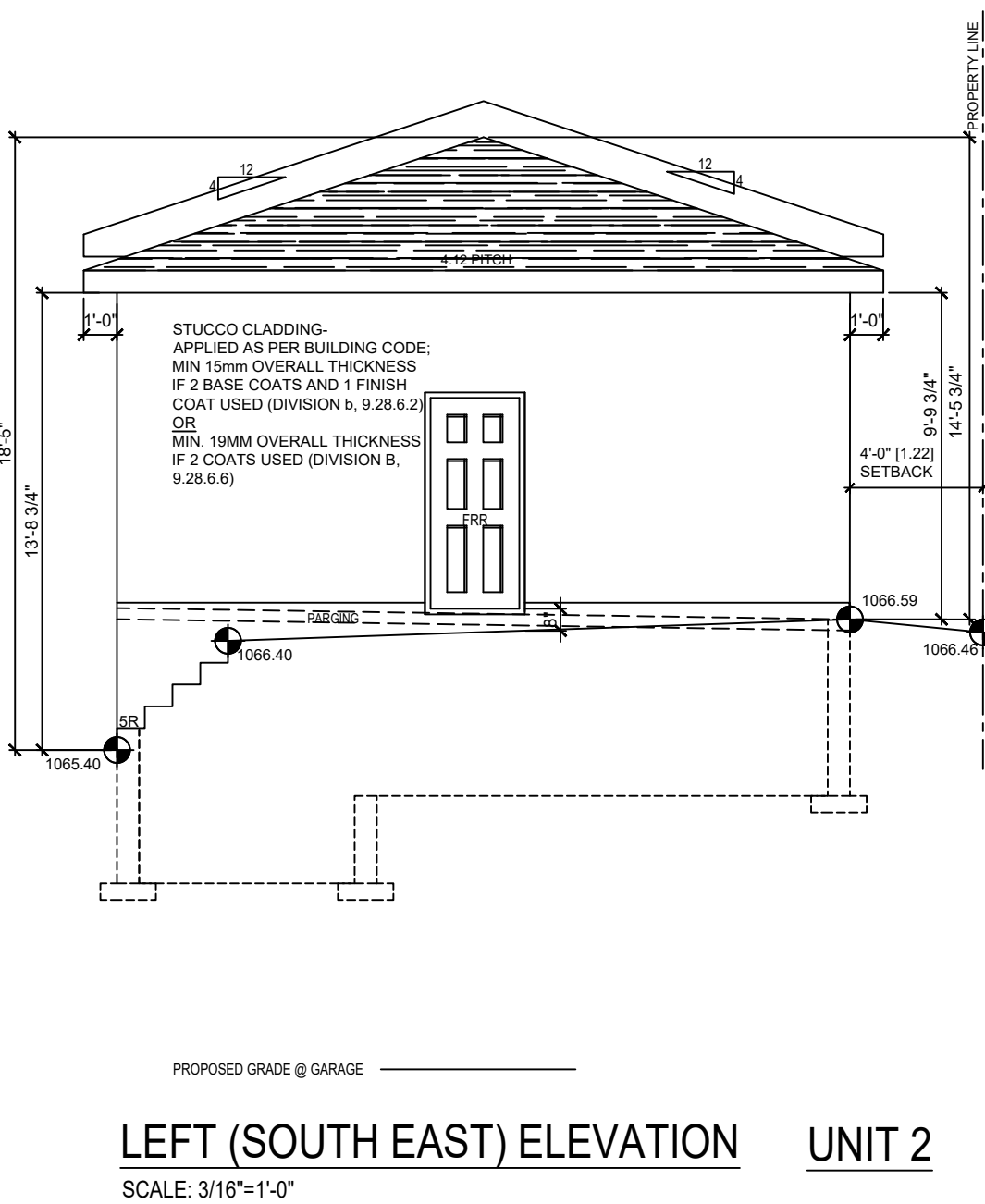
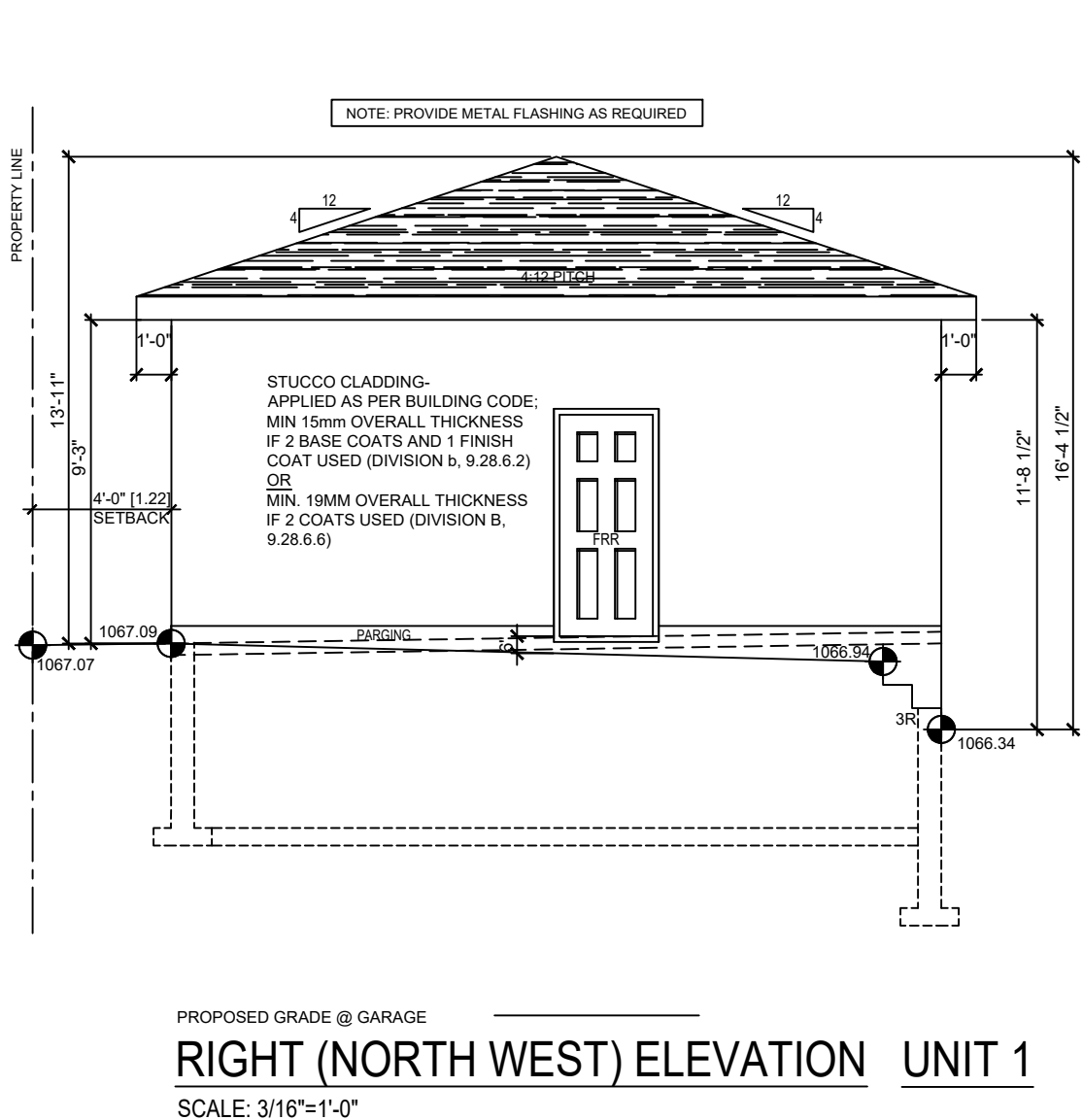
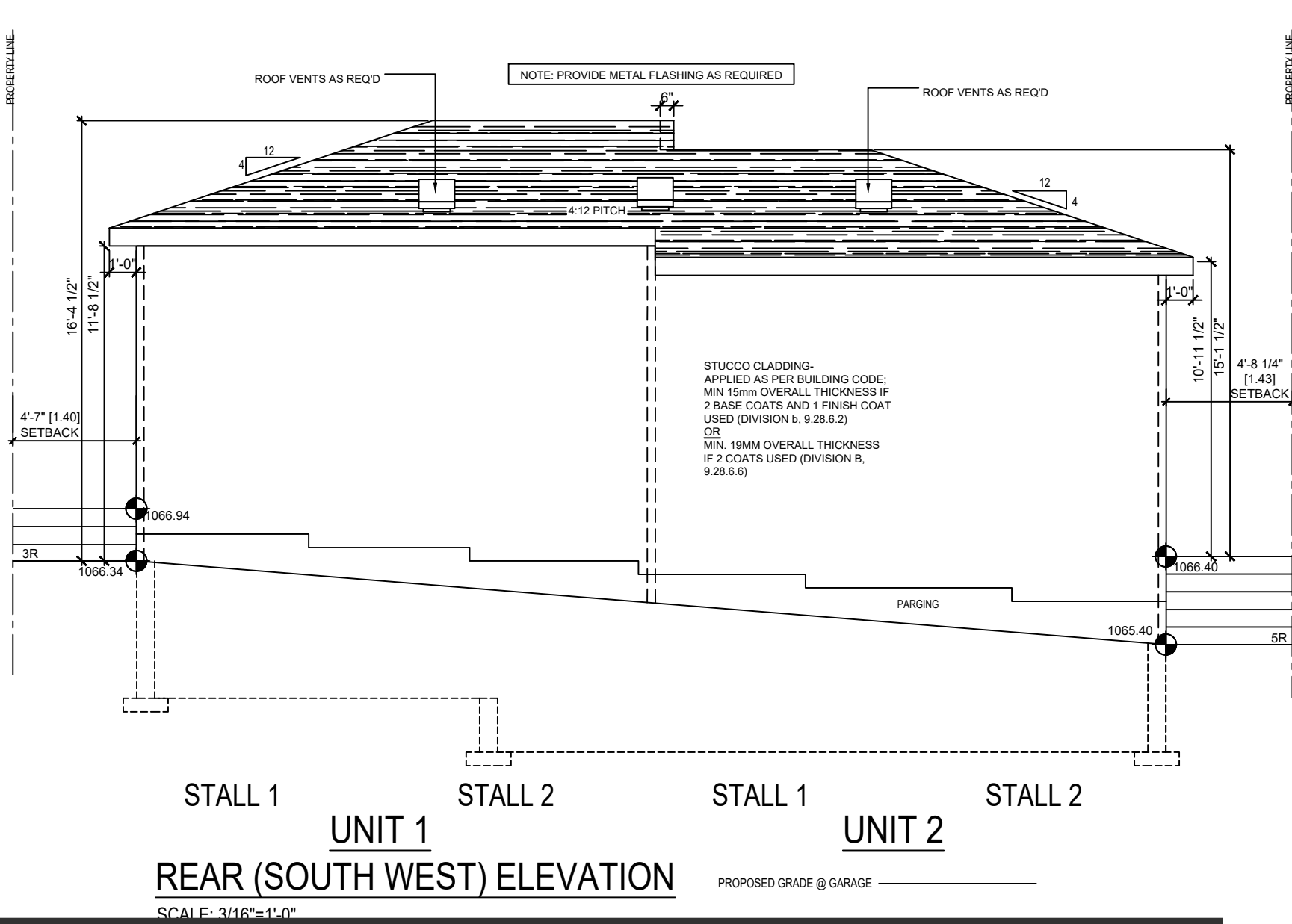
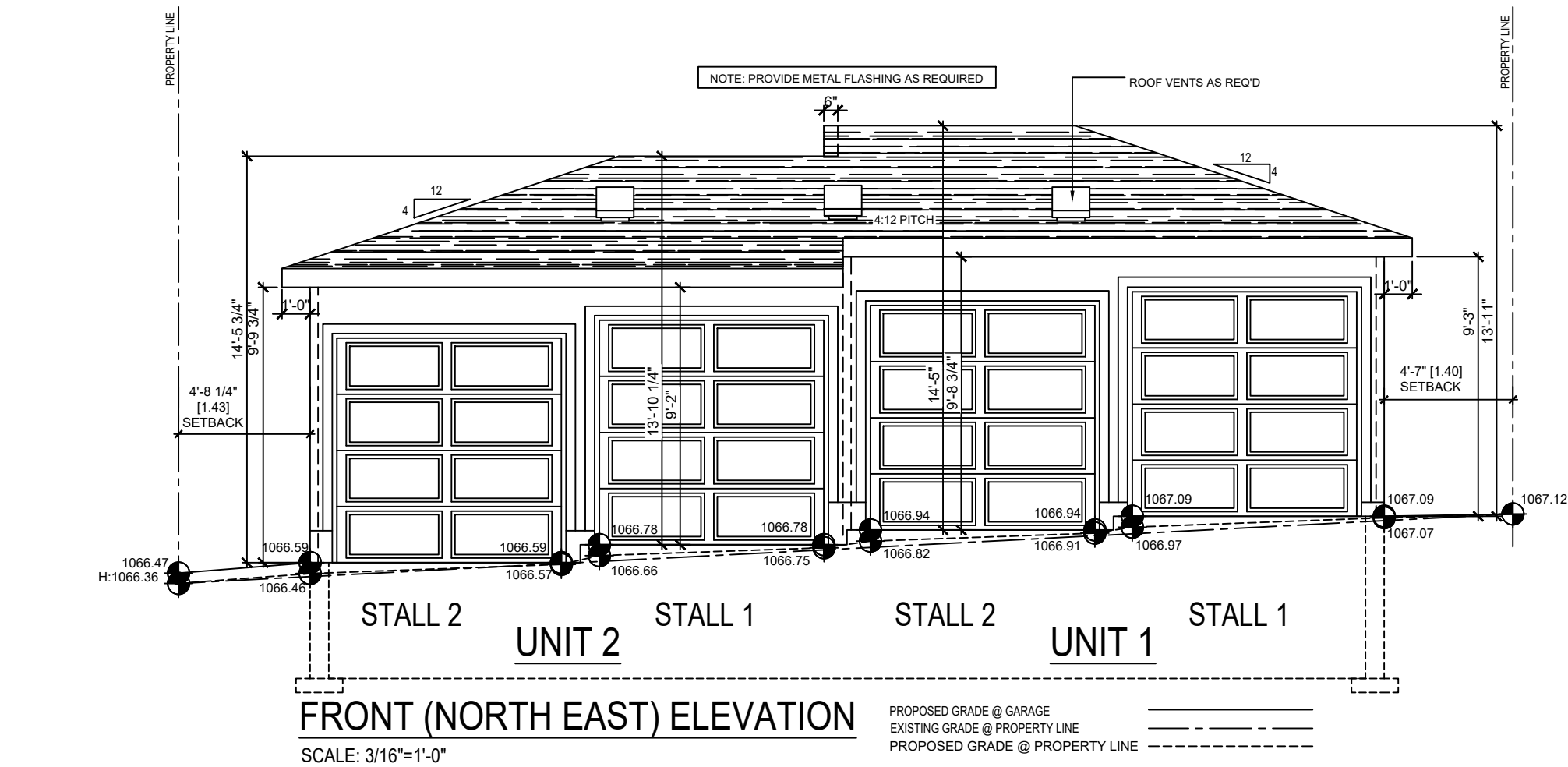
DATE:

2025-10-15

CHECKED BY:

SCALE:

3/16"=1'-0"



NOTE: GARAGE TO BE BUILT AS PER VARIANCE (SPV-003)	
GR-1	ROOF AND CEILINGS AS PER SPV003 - ASPHALT SHINGLE ROOFING AS SPEC'D - BUILDING PAPER - 1 LAYER 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (EXTERIOR SHEATHING) - APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)/2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD) - ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES - MIN R35 LOOSE FILL/ OR CELLULOSE INSUL. - VAPOUR BARRIER (6 MIL POLY) - 5/8" TYPE 'X' DRYWALL
GF-4	GARAGE SLAB 4" DURACRETE CONC. SLAB 5" COMP. GRAVEL (SLOPE 4") (EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)
GW-1	EXTERIOR WALLS (SPV003) - EXTERIOR FINISH AS SPEC'D (STUCCO FINISH) - 1 LAYER 5/8" TYPE X EXTERIOR GYPSUM BOARD OR EQUIVALENT TO PROVIDE A MIN. 45 min FRR - 1 PLY AIR BARRIER - 2X4" WOOD STUDS @16" OC. - R12 FRICTION-FIT FIBERGLASS INSULATION - VAPOUR BARRIER (6 MIL POLYETHYLENE) - 1 LAYERS 5/8" TYPE 'X' DRYWALL (INTERIOR SHEATHING)
W-7	(W13-A) 1HR FRR STC-57 - 5/8" TYPE 'X' DRYWALL - 6 MIL POLY V-B - 2X4 STUDS ON EDGE @ 24" OC - 6 MIL POLY V-B - 5/8" TYPE 'X' DRYWALL
NOTE - SOIL BEARING CAPACITY 2000 # FT²	

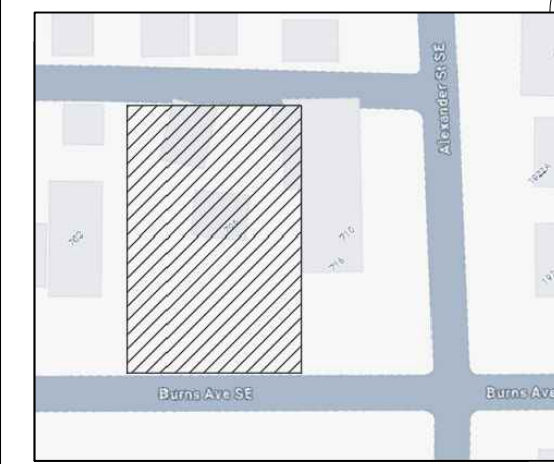
DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



NOTES

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- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-10-15	DEVELOPMENT PERMIT SET	R.N/G.K	
02	2025-12-24	REVISION	R.E	E.Z
03				
04				
05				

THE CLIENT :

ENCON HOMES

PROJECT :

4-PLEX BUILDINGS

ADDRESS:

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

GARAGE 2

DRAWING NO. :

A-502

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

2025-10-15

CHECKED BY:

SCALE:

3/16"=1'-0"