

**4_PLEX
ENCON HOMES
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 : 2026-08-06**

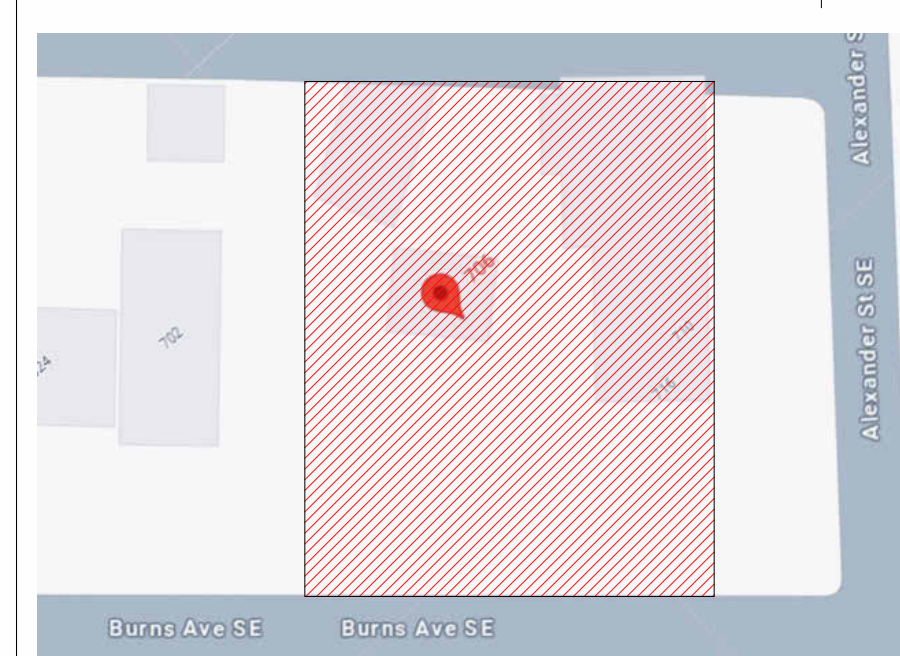
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KEY PLAN :



PROJECT NO. :

24-09800

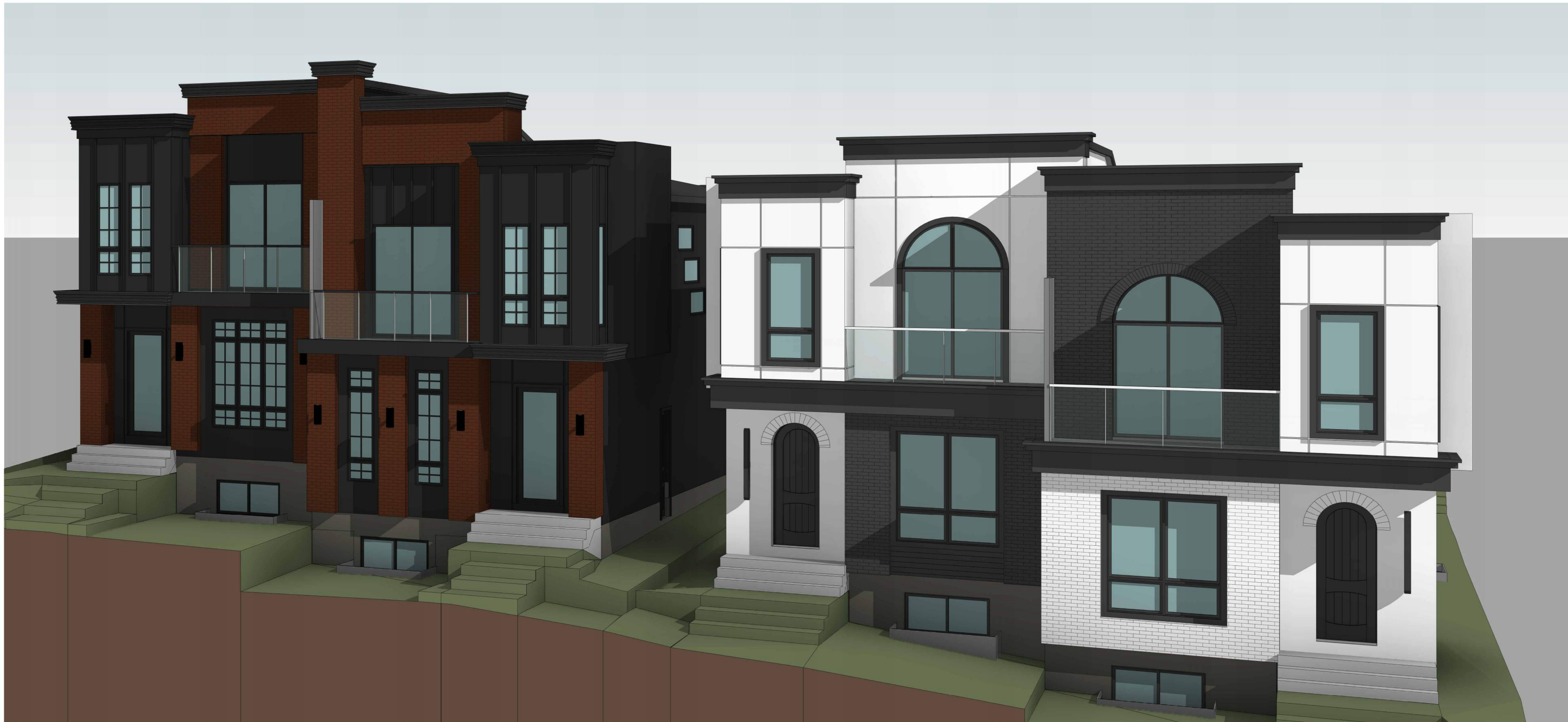


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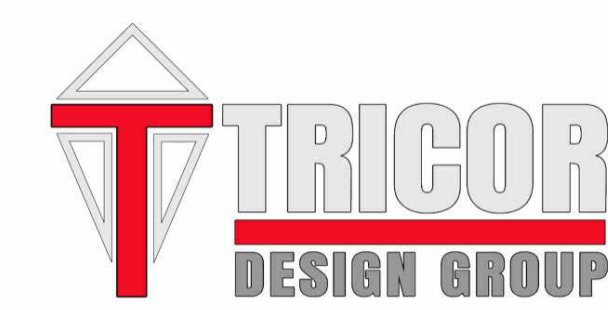
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ARCHITECTURAL ABBREVIATIONS				GENERAL NOTES (CONT.)		WALL AND PARTATION NOTES		ARCHITECTURAL SYMBOLS		KEY PLANS	
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL	9.	PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.	A.	ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.		LEVEL IN PLAN		
ALUM	ALUMINUM	MIN	MINIMUM	10.	PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.	B.	FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.		LEVEL IN ELEVATION OR SECTION		
APPROX	APPROXIMATED	MIR	MIRROR	11.	PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.	C.	MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.		GRID NUMBERS		
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS	12.	ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.	D.	WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.		PARKING NUMBER		
BLDG	BUILDING	MTD	MOUNTED	13.	ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.	E.	GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.		SECTION NUMBER		
C/W	COMPLETE WITH	N/A	NOT APPLICABLE	14.	ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.	F.	REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.		ELEVATION NUMBER		
CJ	CONTROL JOINT	NTS	NOT TO SCALE	15.	CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT	G.	ALL OSB SHEATHING SHALL BE 0-2 GRADE.		DRAWING NUMBER WHERE THE SECTION APPEARS		
CL	CENTRE LINE	OC	ON CENTRE	16.	PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING	H.	REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.		NORTH DIRECTION		
CLG	CEILING	OD	OUTSIDE DIAMETER	17.	INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.				SUSPENDED CEILING TYPE		
CLT	CLOSET	OH	OVERHEAD	18.	EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.				SUSPENDED CEILING HEIGHT		
COL	COLUMN	PL	PROPERTY LINE	19.	MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.				DOOR OPENING ID		
CONC	CONCRETE	PT	PAINT / PAINTED	20.	PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F. FOR AT GRADE PARKING STALLS. PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH				ROOM / SPACE NUMBER		
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE	21.	BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.				DETAIL NUMBER		
CONT	CONTINUOUS	R	RADIUS OR RISER	22.	FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGHI GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".				DRAWING NUMBER WHERE THE SECTION APPEARS		
COORD	COORDINATE	R/H	RANGE AND HOOD FAN						DRAWING NUMBER WHERE THE ELEVATION APPEARS		
CORR	CORRIDOR	RD	ROOF DRAIN						DRAWING NUMBER WHERE THE SECTION APPEARS		
CPT	CARPET	REQD	REQUIRED						DRAWING NUMBER WHERE THE SECTION APPEARS		
D	DEPTH / DEEP	REV	REVERSE						DRAWING NUMBER WHERE THE SECTION APPEARS		
D/W	DISHWASHER	RI	RIGID INSULATION						DRAWING NUMBER WHERE THE SECTION APPEARS		
DN	DOWN	RO	ROUGH OPENING						DRAWING NUMBER WHERE THE SECTION APPEARS		
DWG	DRAWING	RWL	RAINWATER LEADER						DRAWING NUMBER WHERE THE SECTION APPEARS		
EA	EACH	S	SINK						DRAWING NUMBER WHERE THE SECTION APPEARS		
ELEC	ELECTRICAL	SIM	SIMILAR						DRAWING NUMBER WHERE THE SECTION APPEARS		
ELEV	ELEVATION	SPEC	SPECIFICATIONS						DRAWING NUMBER WHERE THE SECTION APPEARS		
EQ	EQUAL	ST	STEEL						DRAWING NUMBER WHERE THE SECTION APPEARS		
F	FRIDGE	STD	STANDARD						DRAWING NUMBER WHERE THE SECTION APPEARS		
FD	FLOOR DRAIN	T&G	TONGUE & GROOVE						DRAWING NUMBER WHERE THE SECTION APPEARS		
FE	FIRE EXTINGUISHER	T/O	TOP OF						DRAWING NUMBER WHERE THE SECTION APPEARS		
FG	FIBREGLOSS	TYP	TYPICAL						DRAWING NUMBER WHERE THE SECTION APPEARS		
FLR	FLOOR	U/S	UNDERSIDE						DRAWING NUMBER WHERE THE SECTION APPEARS		
FRR	FIRE RESISTANCE RATING	USJ	UNDERSIDE OF JOIST						DRAWING NUMBER WHERE THE SECTION APPEARS		
GALV	GALVANIZED	VB	VAPOUR BARRIER						DRAWING NUMBER WHERE THE SECTION APPEARS		
GL	GLASS	VEST	VESTIBULE						DRAWING NUMBER WHERE THE SECTION APPEARS		
GWB	GYPSUM WALL BOARD	W	WIDTH						DRAWING NUMBER WHERE THE SECTION APPEARS		
HT	HEIGHT	W/D	WASHER AND DRYER						DRAWING NUMBER WHERE THE SECTION APPEARS		
INSUL	INSULATION	W/O	WALL OVEN						DRAWING NUMBER WHERE THE SECTION APPEARS		
L	LONG	WIC	WALK IN CLOSET						DRAWING NUMBER WHERE THE SECTION APPEARS		
MAX	MAXIMUM								DRAWING NUMBER WHERE THE SECTION APPEARS		
MC	MEDICINE CABINET								DRAWING NUMBER WHERE THE SECTION APPEARS		
									DRAWING NUMBER WHERE THE SECTION APPEARS		

DESIGNED BY: 				
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KEY PLAN 				
				
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03	2026-02-06	DTR 1	R.N	E.Z.
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01	2025-10-15	DEVELOPMENT PERMIT SET	G.K/R.N	E.Z.
02				
03				
04				
05				
THE CLIENT : ENCON 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 : GENERAL NOTES				
DRAWING NO. G-001				
PROJECT NO. : 24-09800		CHECKED BY: E.R.		DATE: 2026-08-06
		DRAWN BY: G.K/R.N		SCALE: As indicated



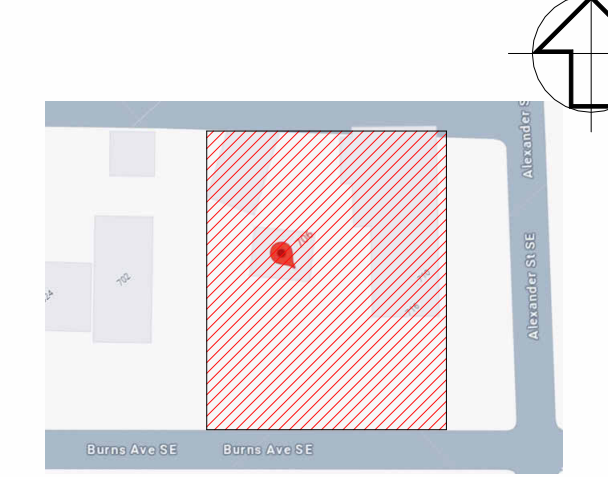
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KEY PLAN



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03	2026-08-06	DTR 1	R.N	E.Z
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THE CLIENT :

ENCON 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:

2026-08-06

DRAWN BY:

G.K/R.N

SCALE:

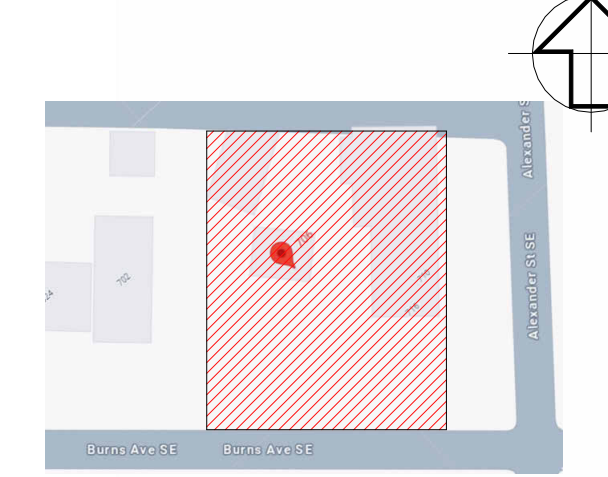


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DESIGN GROUP

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KEY PLAN



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03				
04				
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THE CLIENT :

ENCON HOMES

PROJECT :

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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 2

DRAWING NO.

G-003

PROJECT NO. :

24-09800

CHECKED BY:

E.R.

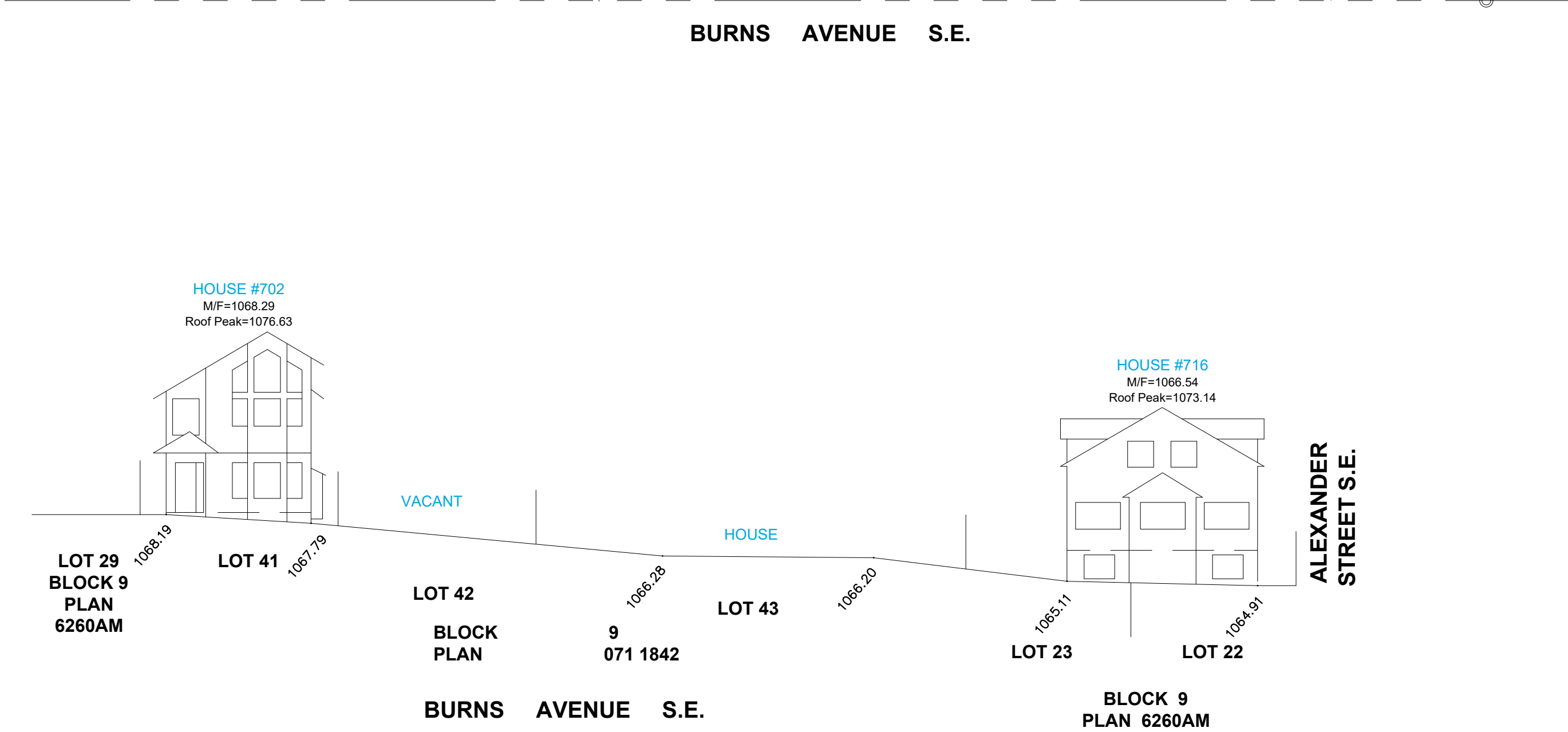
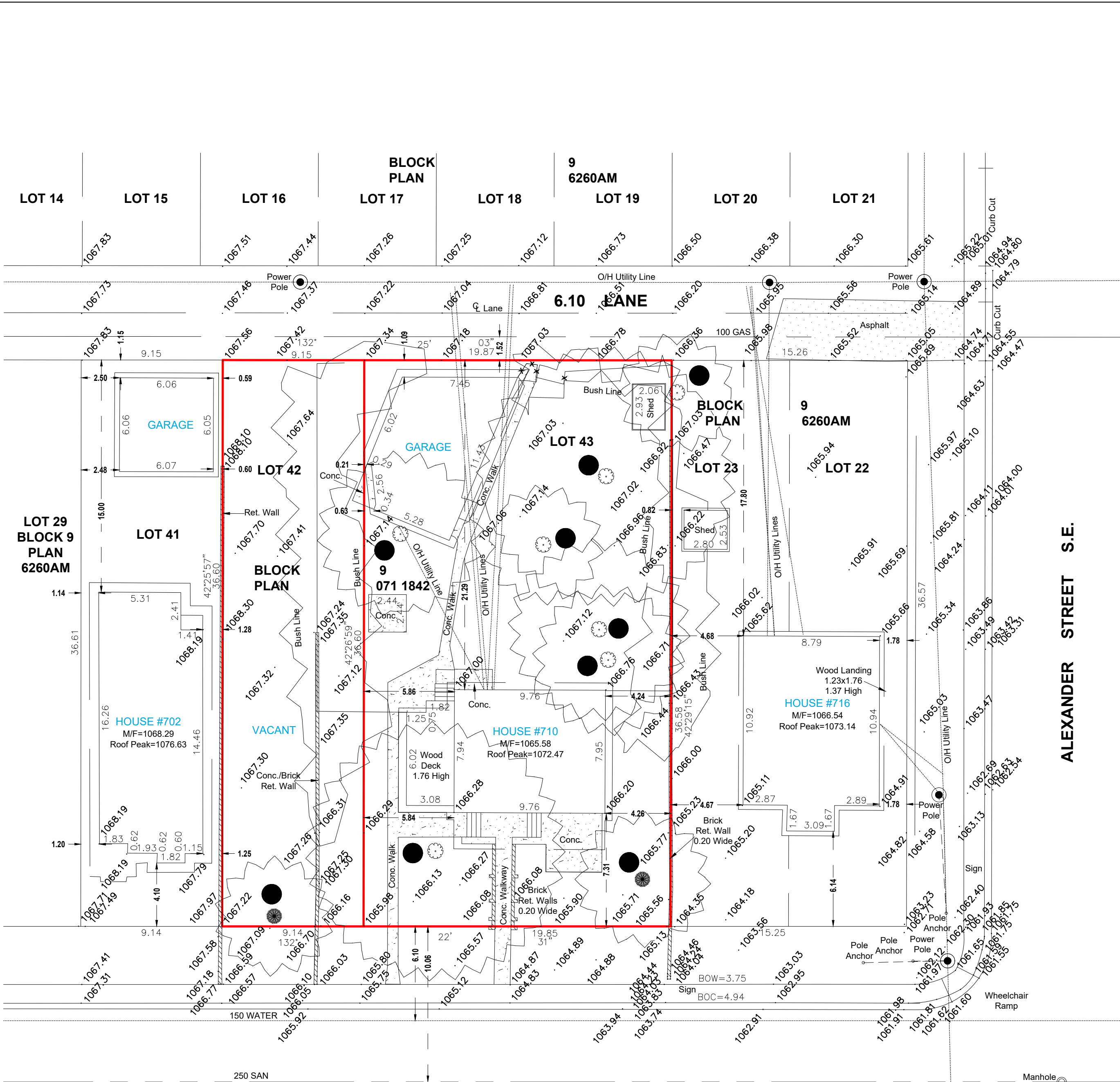
DATE:

2026-08-06

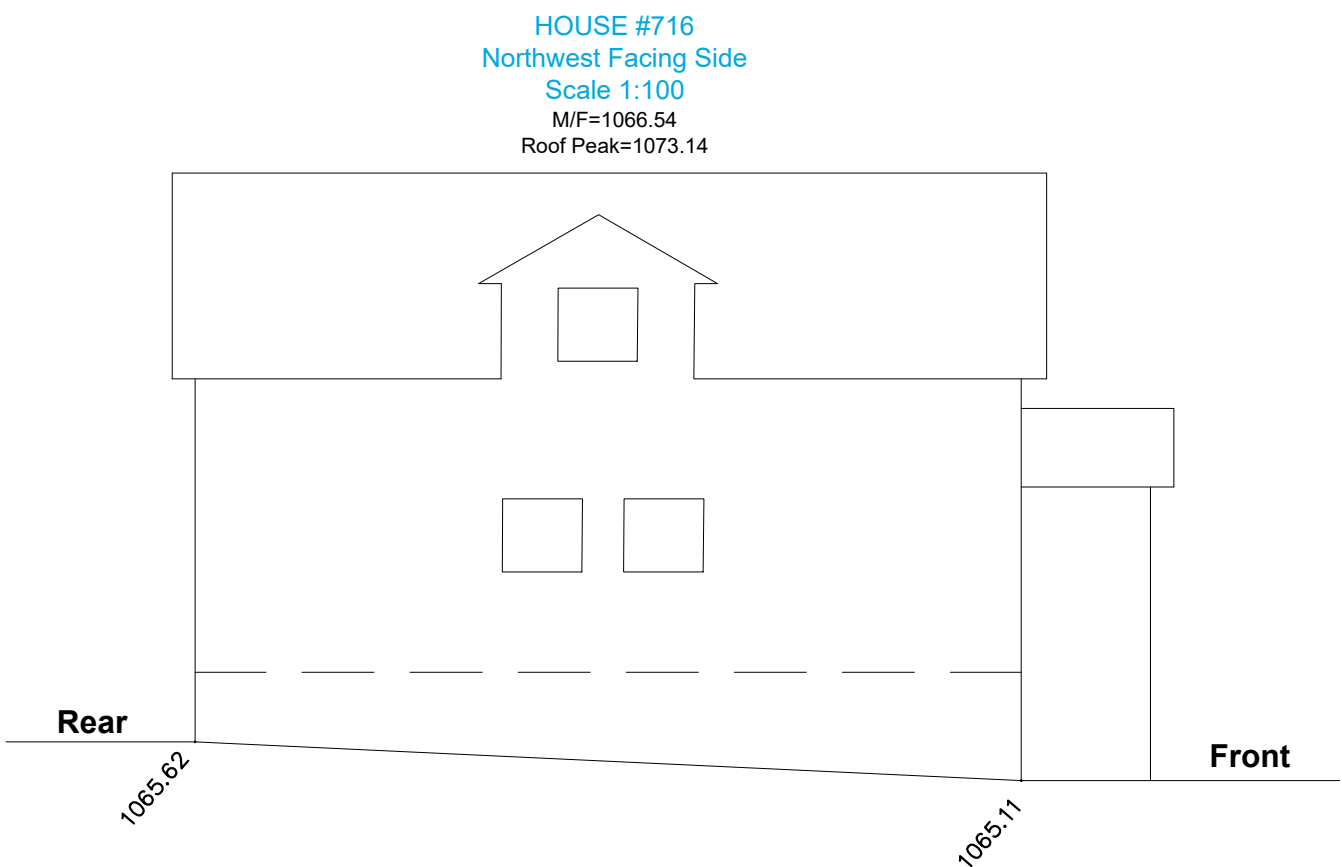
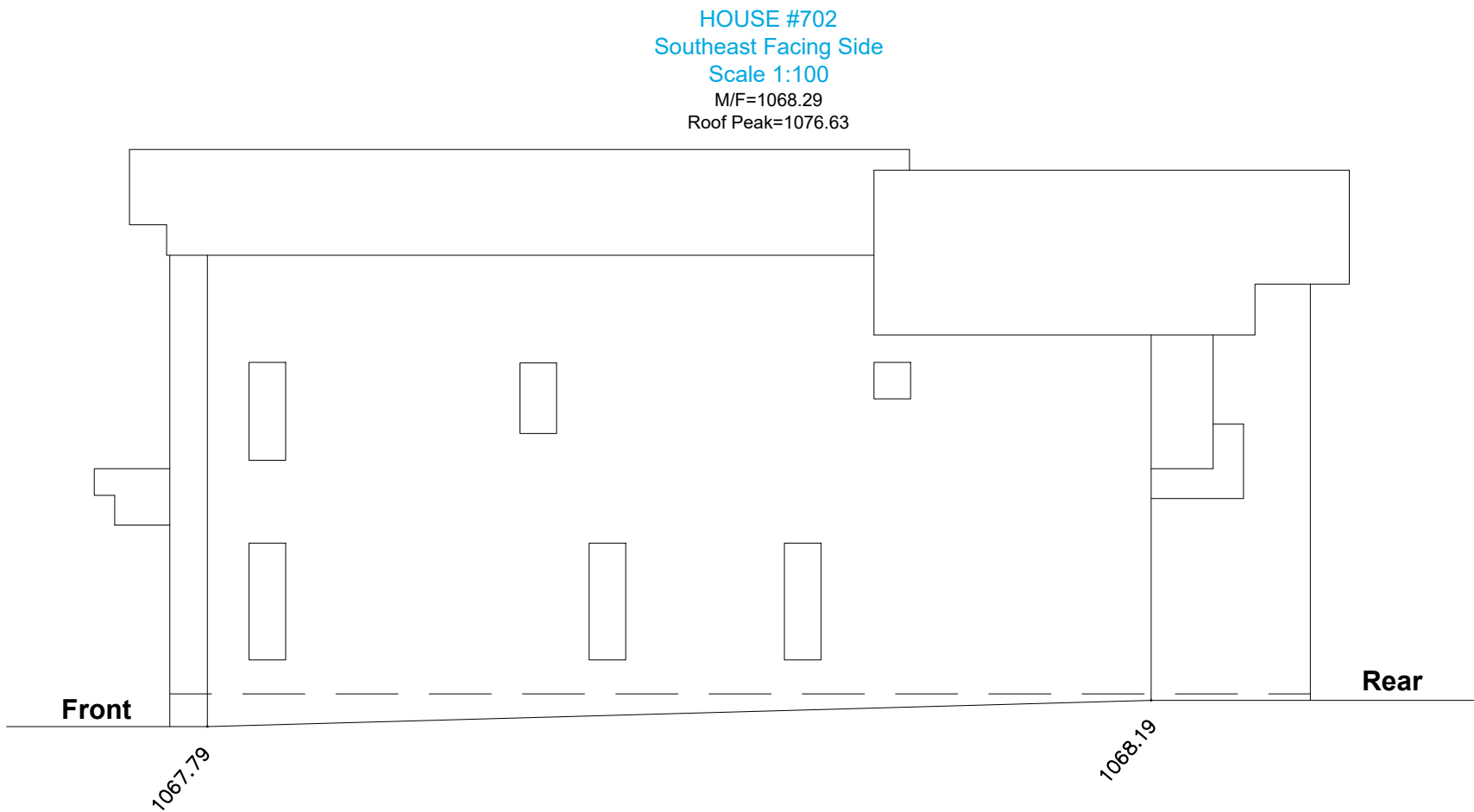
DRAWN BY:

G.K/R.N

SCALE:



DISCLAIMER:
This plan represents best information at the time of Survey. Total geomatics and Consulting Inc. and its employees take no responsibility for the location of any Underground Conduits, Pipes or any other facilities whether shown on or Omitted from this plan.
All underground installation should be located by the respective authorities prior to Construction
CALL ALBERTA ONE CALL:
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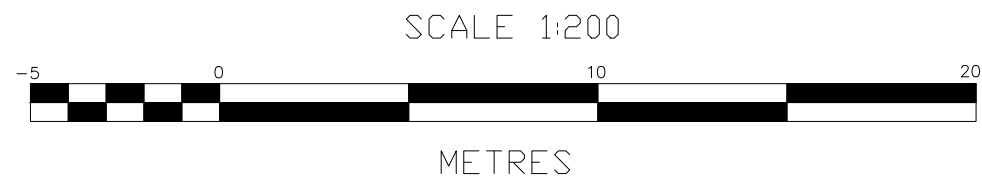
**CITY OF CALGARY
ALBERTA**

**PLAN SHOWING
SITE SURVEY
AFFECTING
LOTS 42&43, BLOCK 9, PLAN 071 1842
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

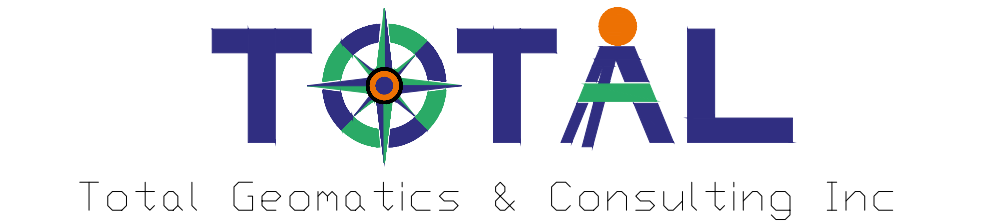
PROPERTY DESCRIPTION:
CLIENT: ENCON HOMES
MUNICIPAL ADDRESS: 706/710 BURNS AVENUE S.E.
CALGARY, ALBERTA

DATE OF SURVEY:
JUNE 12-14, 2024



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	7	0.2	9
5	DEC	16	0.5	10
6	DEC	7	0.2	11
7	DEC	11	0.4	9
8	DEC	9	0.4	10
9	DEC	10	0.6	6



NITIN BANSAL A.L. TOTAL GEOMATICS & CONSULTING INC.		REVISED: MAY 13, 2026	
DWN BY: CD	83 ROYAL CREST VIEW N.W., CALGARY	DATE: JULY 24, 2024	
CK'D BY: NB	T3G SWS, ALBERTA, PH.: (403) 478 3635	JOB NO: TG24-0222	
		ACAD FILE NO: TG24-0222DP	

DESIGNED BY:

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403) 263-1970
FAX: (403) 263-1980
EMAIL: info@tricordg.ca

KEY PLAN

NOTES:
- DRAWINGS ARE NOT TO BE SCALED.
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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2025-12-24	REVISION	R.E	E.Z
02	2026-02-01	CLIENT COMMENTS	R.N	A.K.E.Z
03	2026-08-06	DTR 1	R.N	E.Z
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				
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:

EXISTING SURVEY

DRAWING NO.:

A-001

PROJECT NO.:	DRAWN BY:	DATE:
24-08800	R.N.G.K	2026-08-06
	CHECKED BY:	SCALE:
	E.R./E.Z	1:200

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:

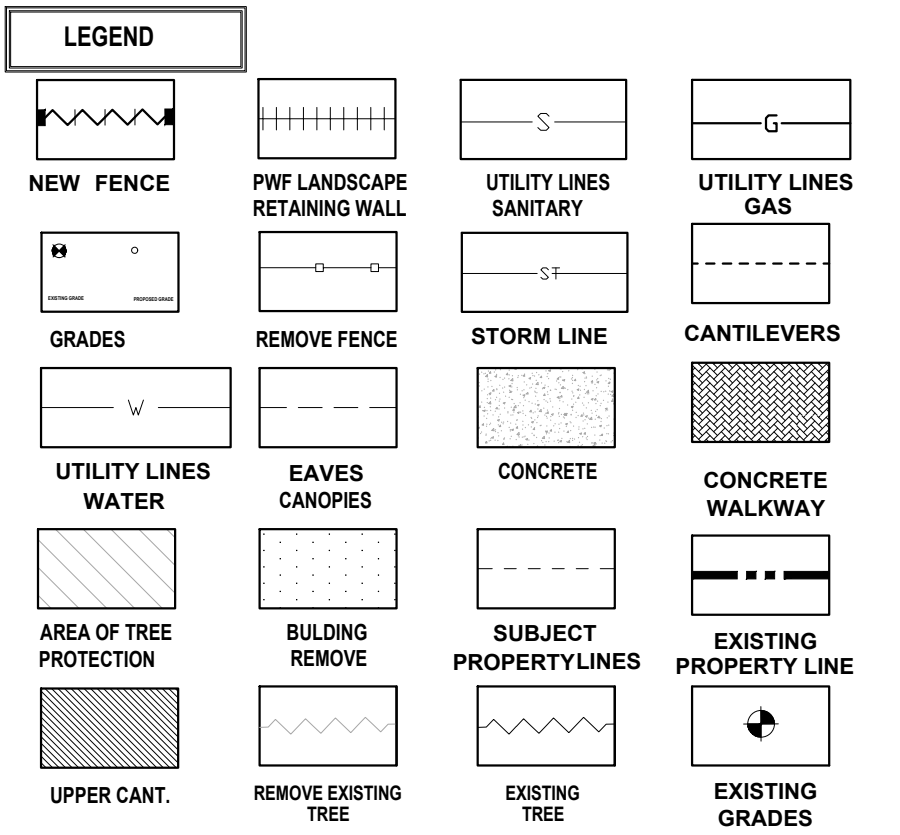
LOT AREA = 1061.524 m²
MAX. DENSITY IS 80 UNIT / HECTAR
MAX. DENSITY IS 8 UNIT
MAXIMUM COVERAGE (60%) = 636.91 m²
PROPOSED BUILDINGS COVERAGE = 209.37X2 = 418.74 M²
PROPOSED GARAGES COVERAGE = 78.44X2 = 156.88 M²
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- MINIMUM 3.00 m REAR SETBACK
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NOTE:

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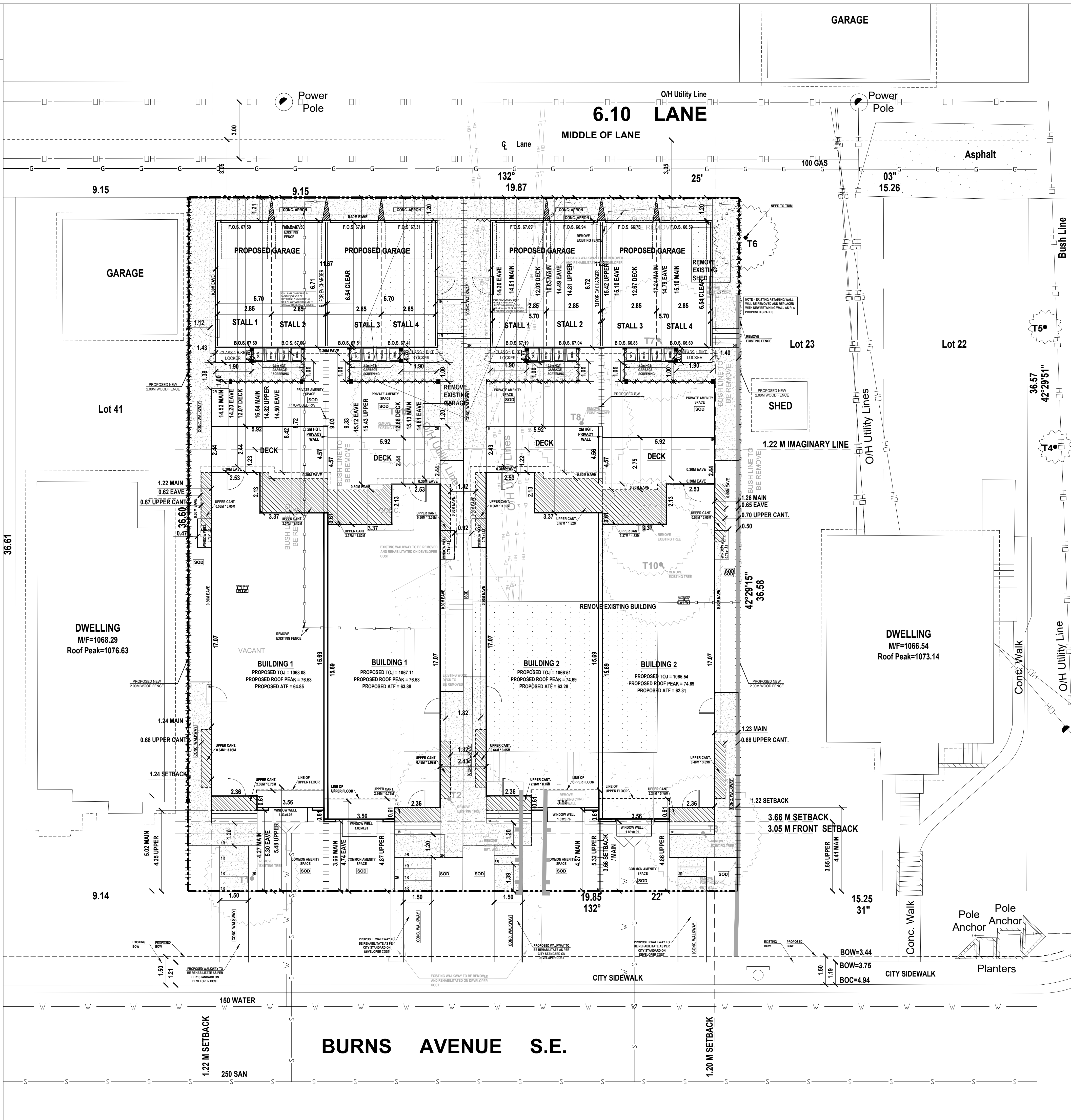


TREE SCHEDULE:

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	0.20	7.00	9.00	REMAINED	NEIGHBOR
5	DECIDUOUS	0.50	16.00	10.00	REMOVED	PRIVATE
6	DECIDUOUS	0.20	7.00	11.00	REMOVED	PRIVATE
7	DECIDUOUS	0.40	11.00	9.00	REMOVED	PRIVATE
8	DECIDUOUS	0.40	9.00	10.00	REMOVED	PRIVATE
9	DECIDUOUS	0.60	10.00	6.00	REMOVED	PRIVATE

NOTES:

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- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE PLANTING.



DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

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KEY PLAN



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02	2026-02-01	CLIENT COMMENTS	R.N	A.K/E.Z
03	2026-08-06	DTR 1	R.N	E.Z
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				
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:

EXISTING & PROPOSED
SITE PLAN

DRAWING NO.:

A-002

PROJECT NO.:

24-09800

DRAWN BY:

R.N/G.K

DATE:

2026-08-06

CHECKED BY:

E.R / E.Z

SCALE:

1:100

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:

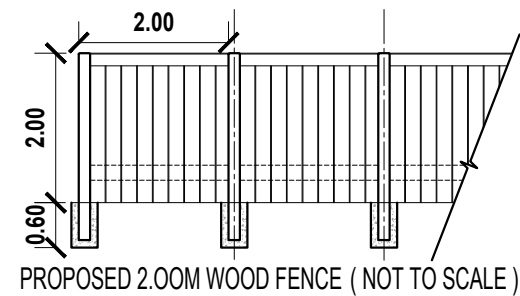
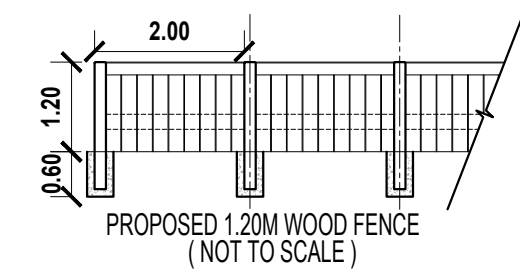
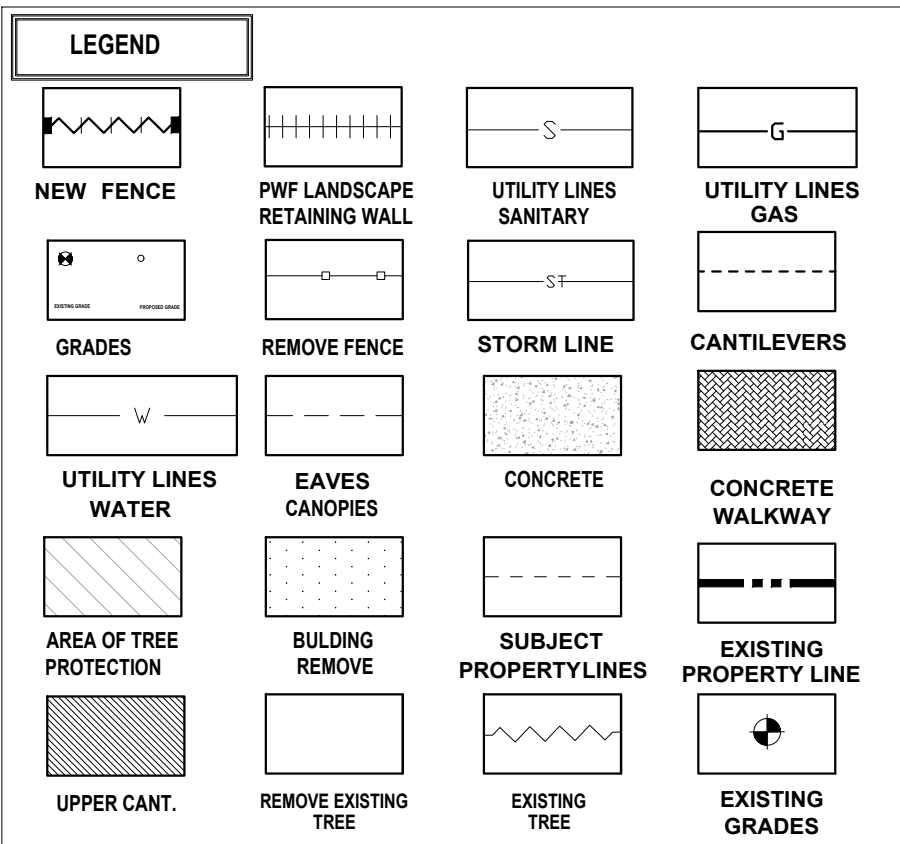
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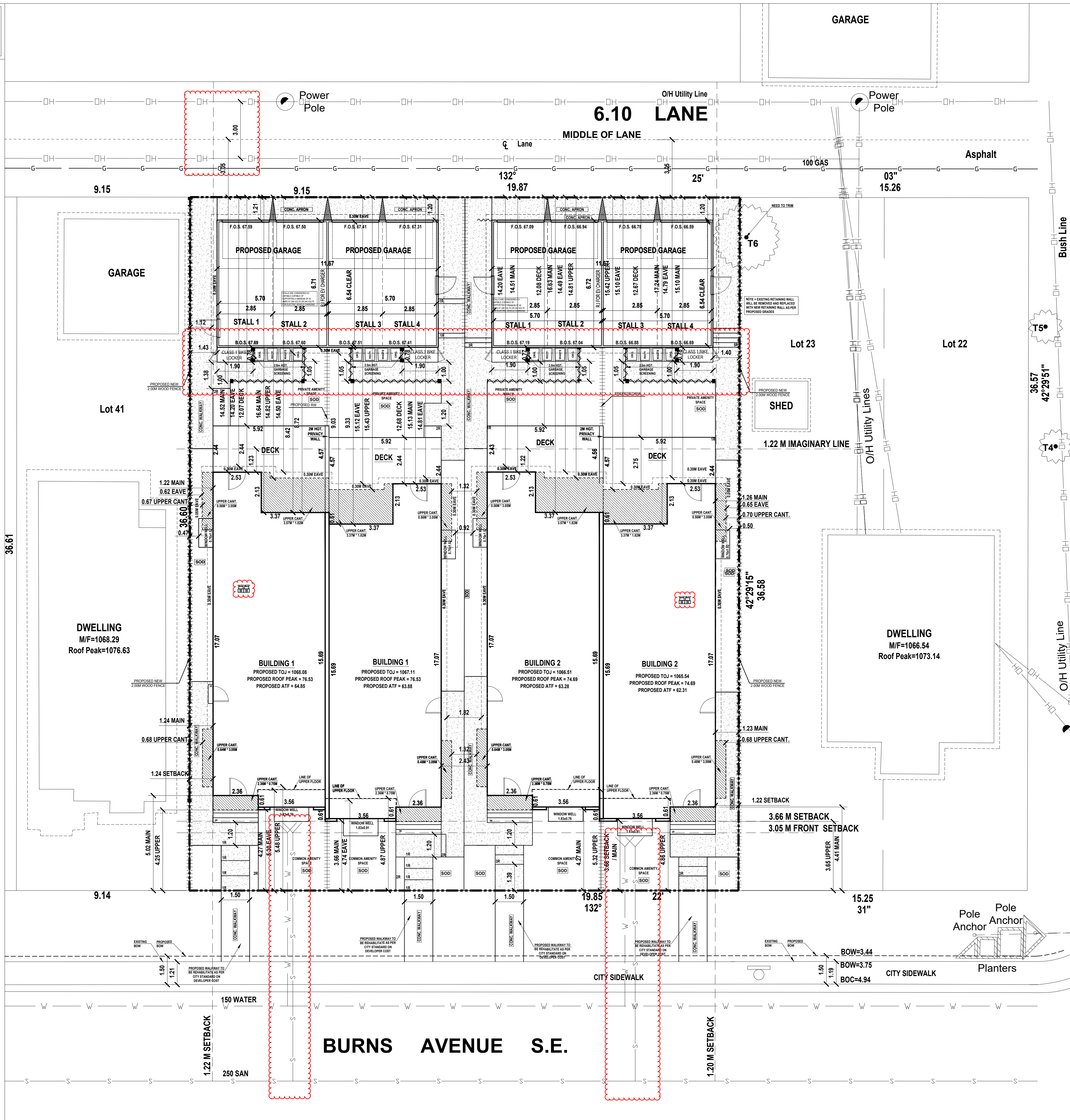


TREE SCHEDULE:

NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	STATE	TREE LOCATION
1	CONIFEROUS	0.50	7.00	15.00	REMOVED	PRIVATE
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3	CONIFEROUS	0.40	8.00	14.00	REMOVED	PRIVATE
4	DECIDUOUS	0.20	7.00	9.00	REMAINED	NEIGHBOR
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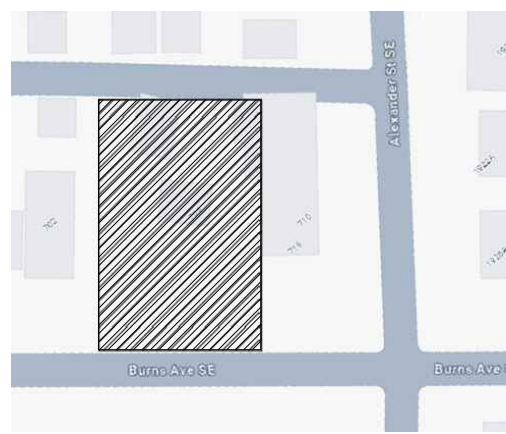
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KEY PLAN



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No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-24	REVISION	R.E	E.Z
02	2026-02-01	CLIENT COMMENTS	R.N	A.K.E.Z
03	2026-08-06	DTR 1	R.N	E.Z
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				
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:

2026-08-06

SCALE:

1:100

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
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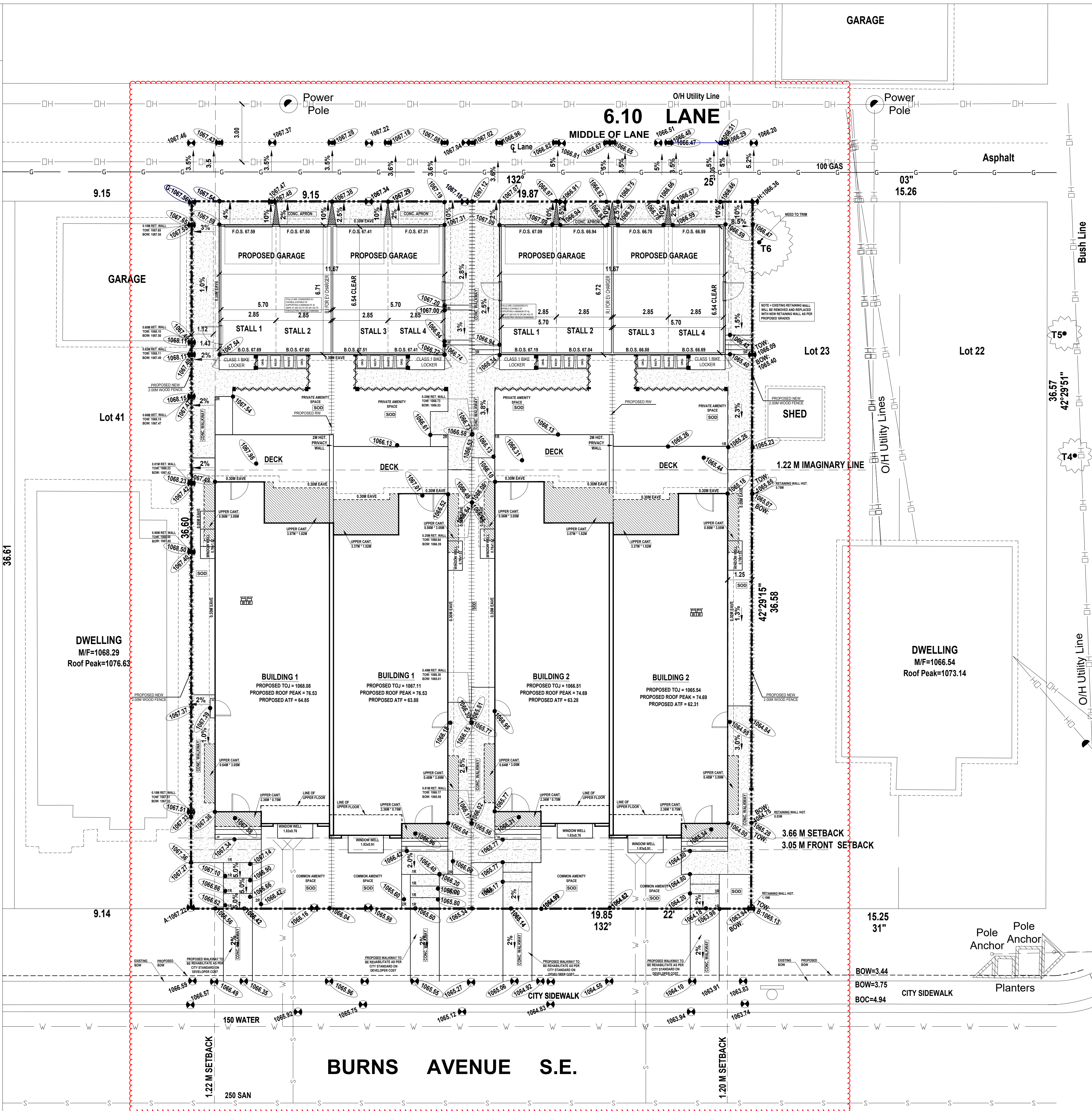
LEGEND			

TREE SCHEDULE:

NO.	TREE TYPE	TRUNK DIA.	CANOPY DIA.	HEIGHT	STATE	TREE LOCATION
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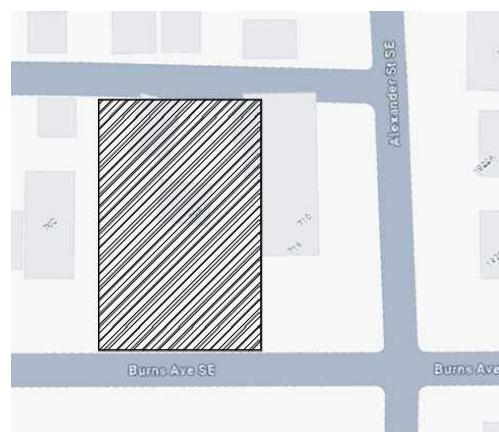
DESIGNED BY:



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03	2026-08-06	DTR 1	R.N	E.Z
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				
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 GRADES

DRAWING NO.:

A-004

PROJECT NO.:

24-09800

DRAWN BY:

R.N.G.K

DATE:

2026-08-06

CHECKED BY:

E.R / E.Z

SCALE:

1:100

TRICOR

DESIGN GROUP

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

#202, 4216 10TH STREET NE
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REVISIONS:

No.	Date	Description	DRAWN By	CHK'd By
01	2025-12-24	REVISION	R.E	E.Z
02	2026-02-01	CLIENT COMMENTS	R.N	A.K/E.Z
03	2026-08-06	DTR 1	R.N	E.Z
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				
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 :

STREETSCAPE

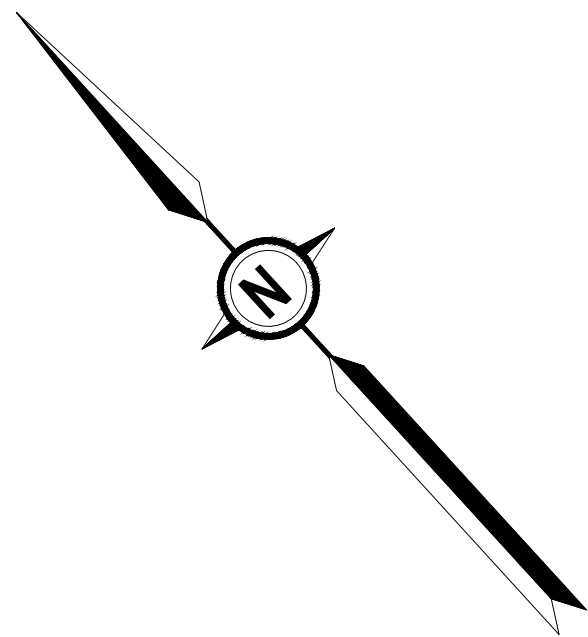
DRAWING NO. :

A-005

PROJECT NO. :	DRAWN BY:	DATE:
24-09800	R.N/G.K	2026-08-06
	CHECKED BY:	SCALE:
	E.R / E.Z	1:100

ALEXANDER
STREET S.E.

ALBERTA
AVENUE S.E.



TRICOR

DESIGN GROUP

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

#202, 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403) 263-1870
FAX: (403) 263-1890
EMAIL: info@tricordg.ca

KEY PLAN

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03	2026-08-06	DTR 1	R.N	E.Z
04				
05				

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02				
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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 :

BOULEVARD SECTIONS

DRAWING NO. :

A-006

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

2026-08-06

CHECKED BY:

E.R / E.Z

SCALE:

1:100

1 BOULEVARD SECTION 1 - BLDG.1
SCALE: 1:100

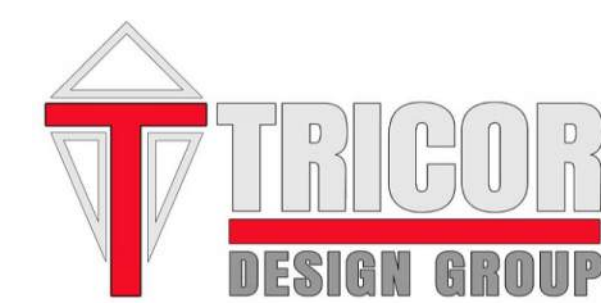
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SCALE: 1:100

3 BOULEVARD SECTION 3 - BLDG.2
SCALE: 1:100

4 BOULEVARD SECTION 4 - BLDG.2
SCALE: 1:100

BURNS AVENUE S.E.

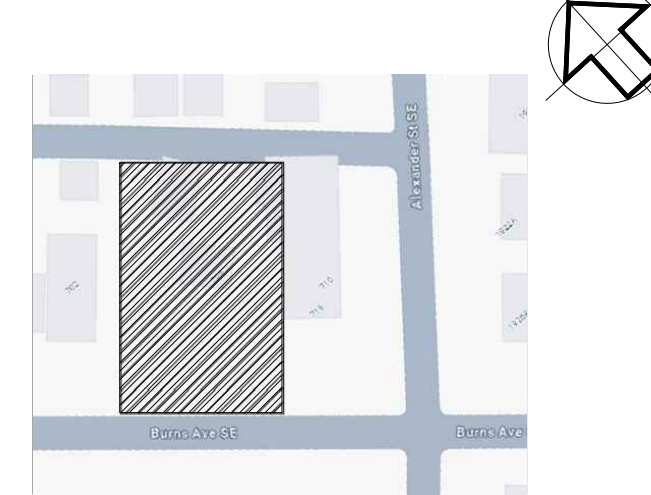
DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

tricordesigns.com
#202, 4216 10TH STREET NE
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T2E 6K3
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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 :

APRON SECTIONS

DRAWING NO. :

A-007

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

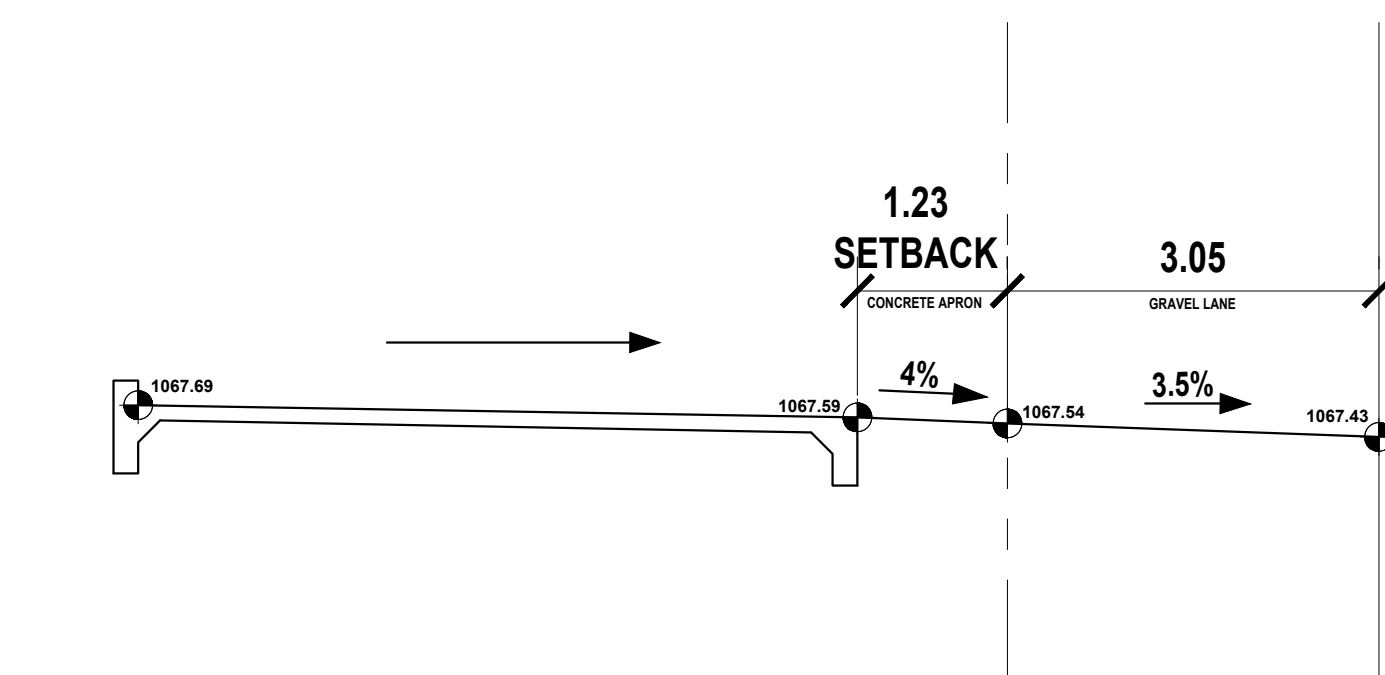
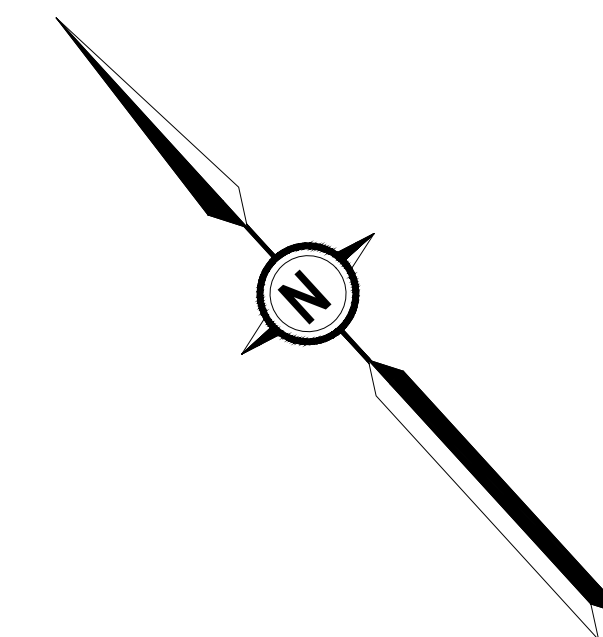
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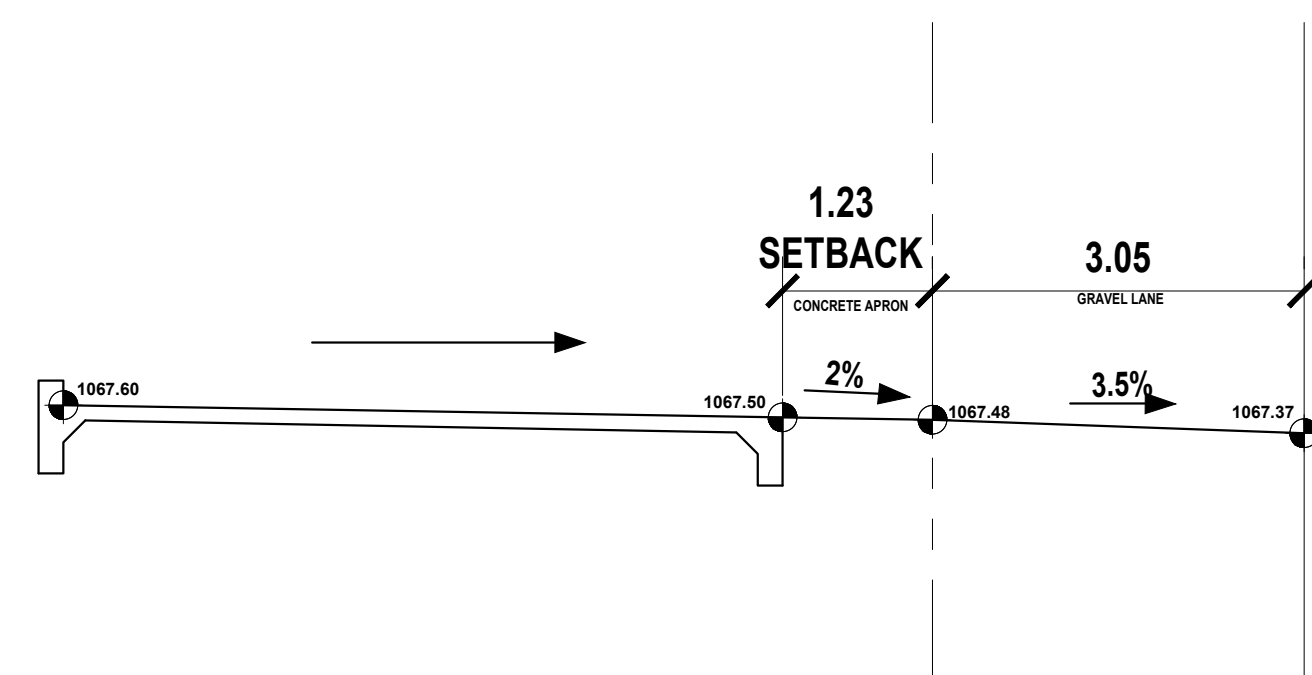
E.R / E.Z

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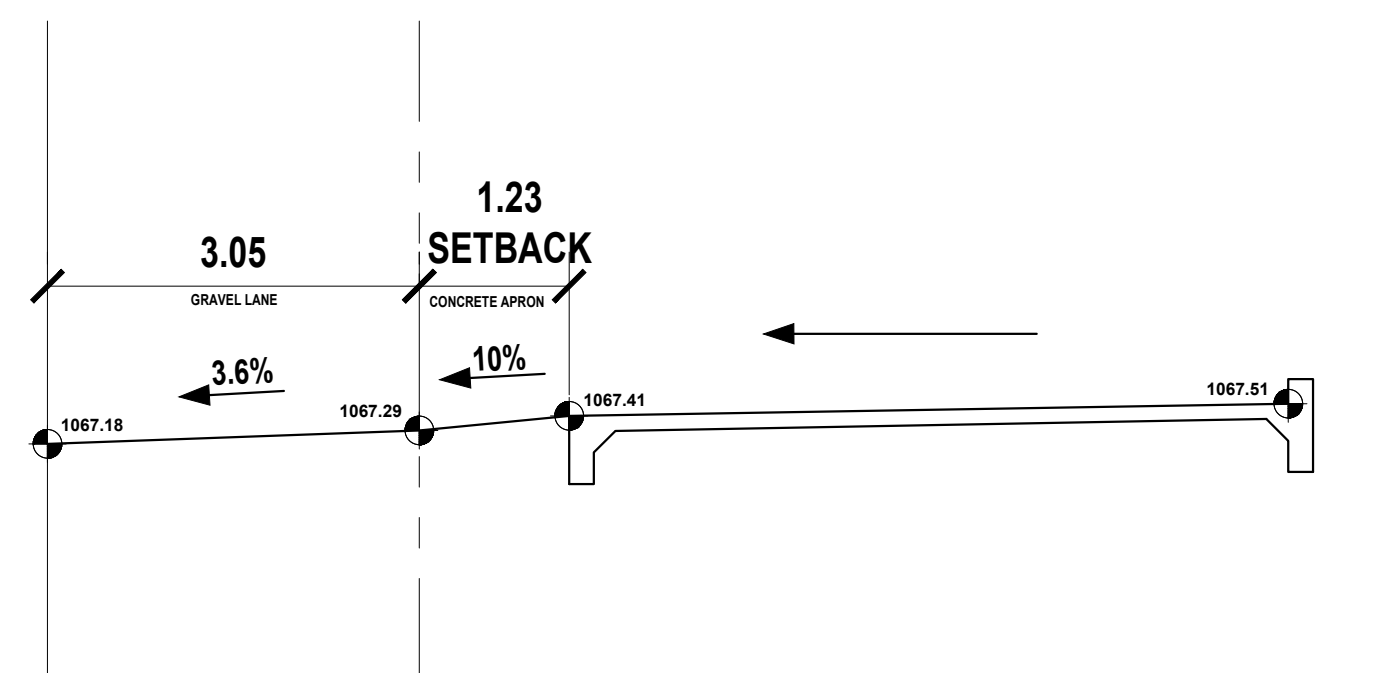
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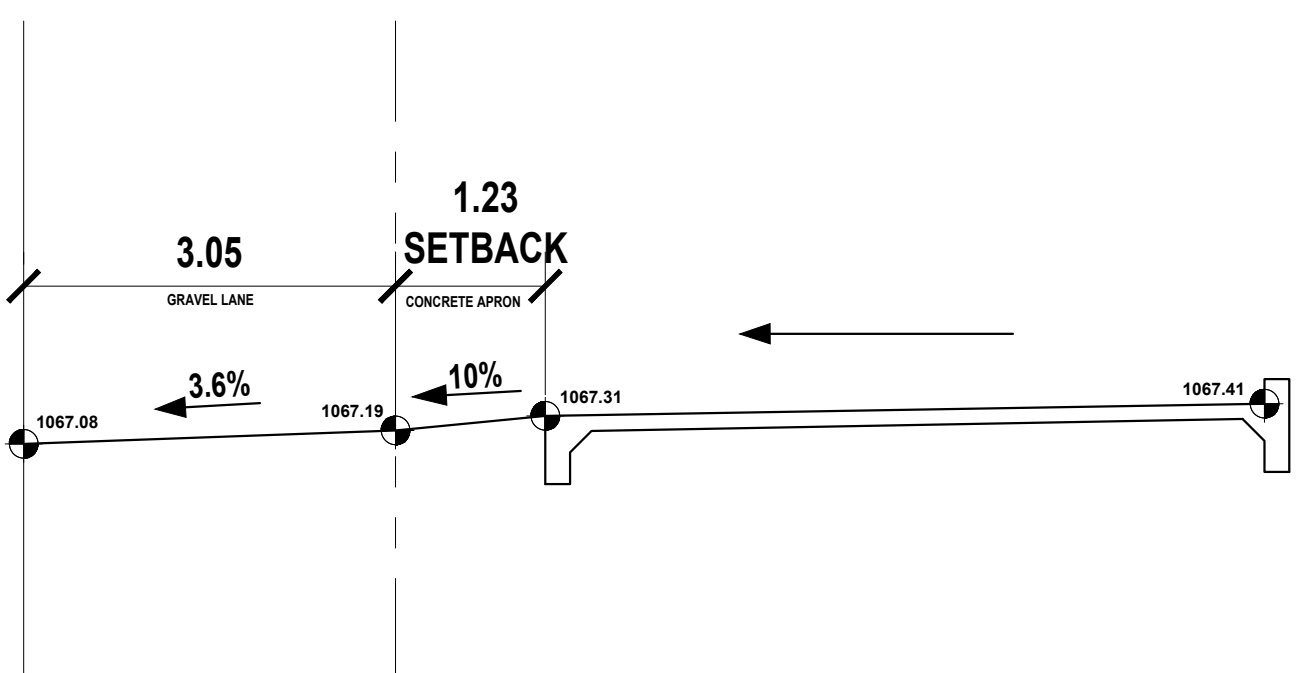
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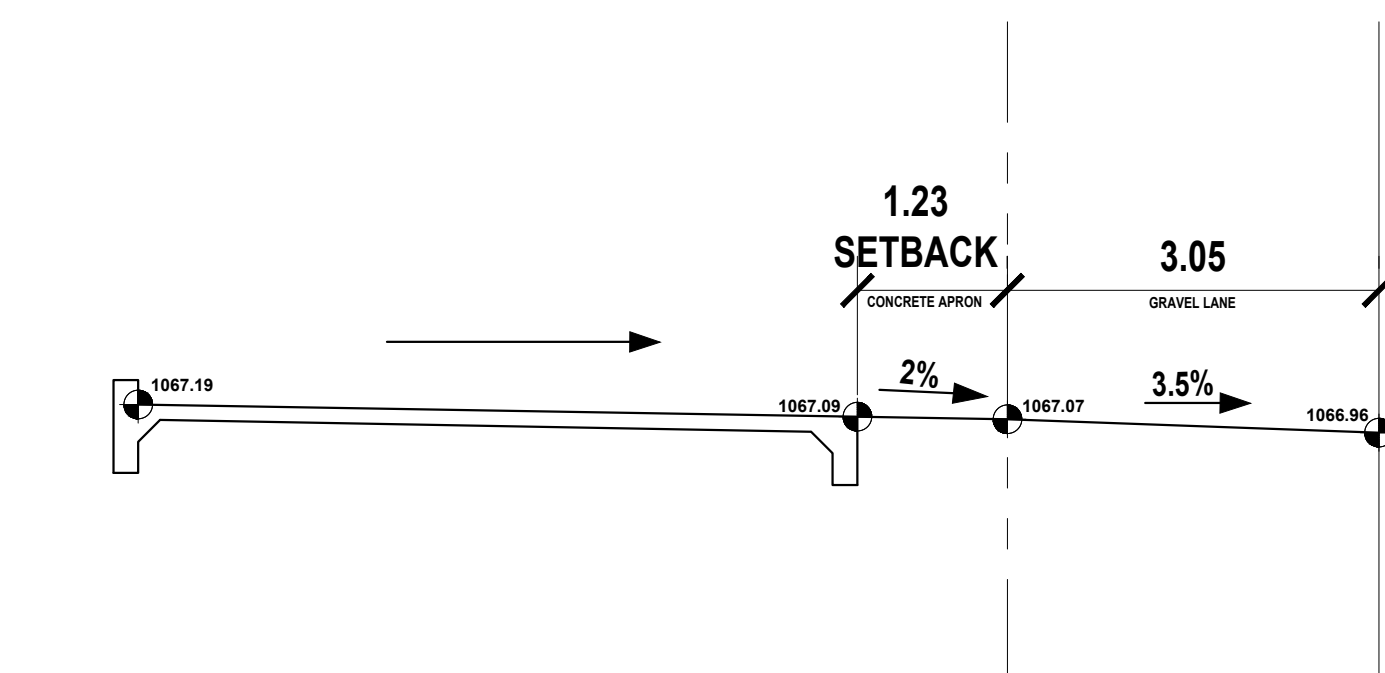
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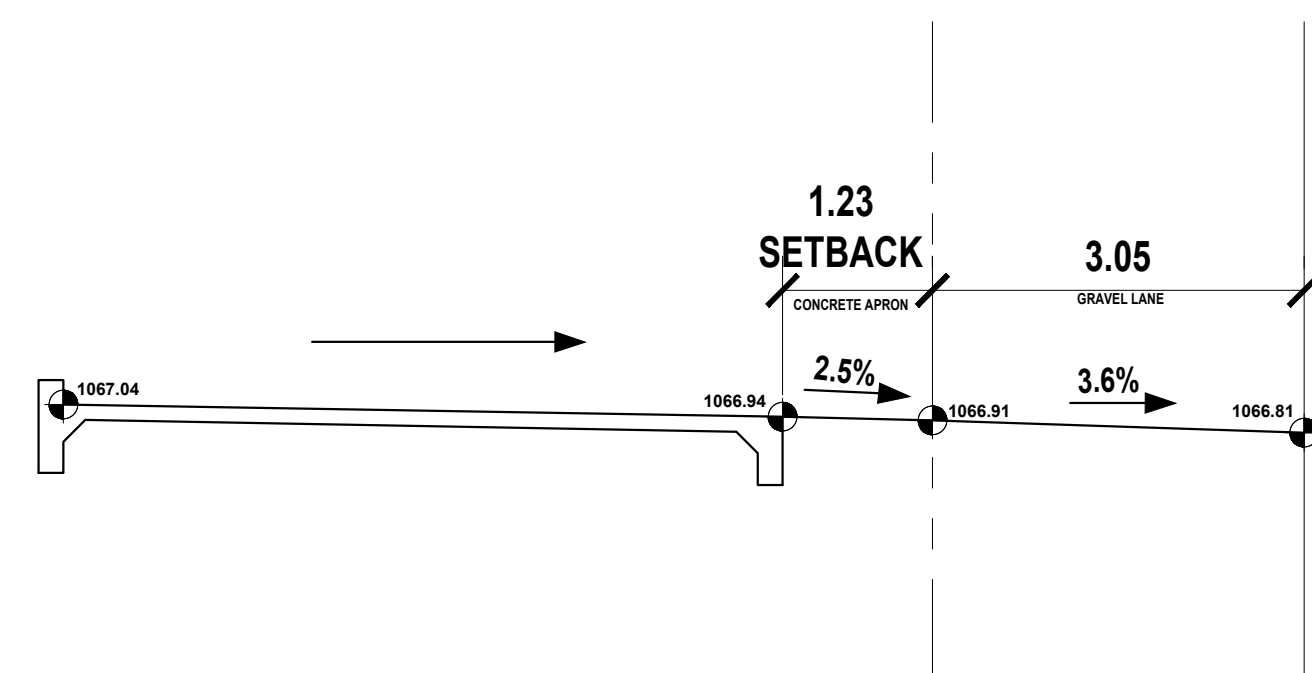
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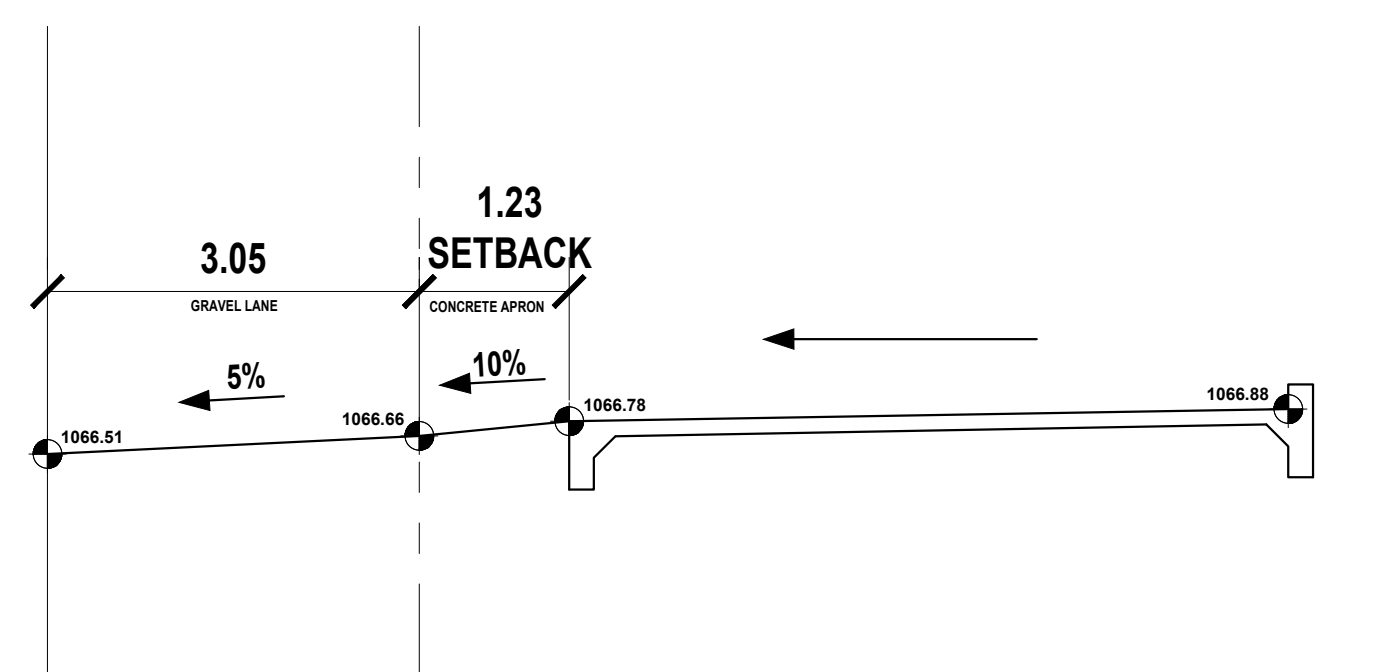
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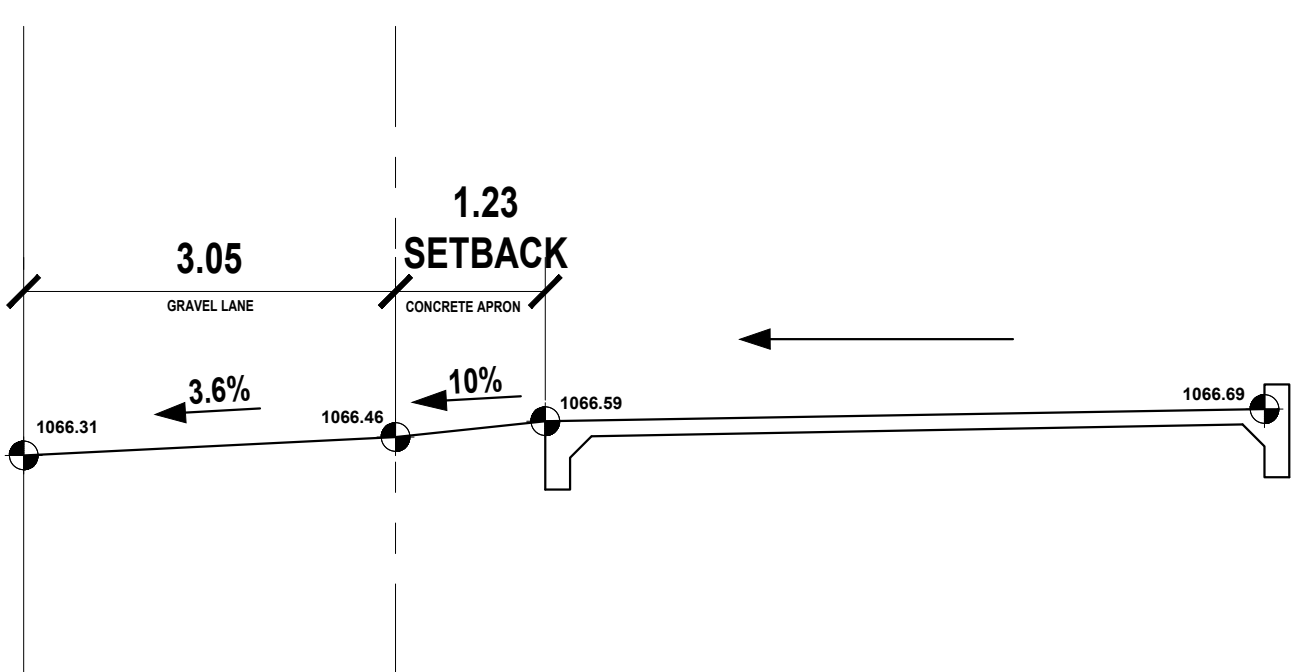
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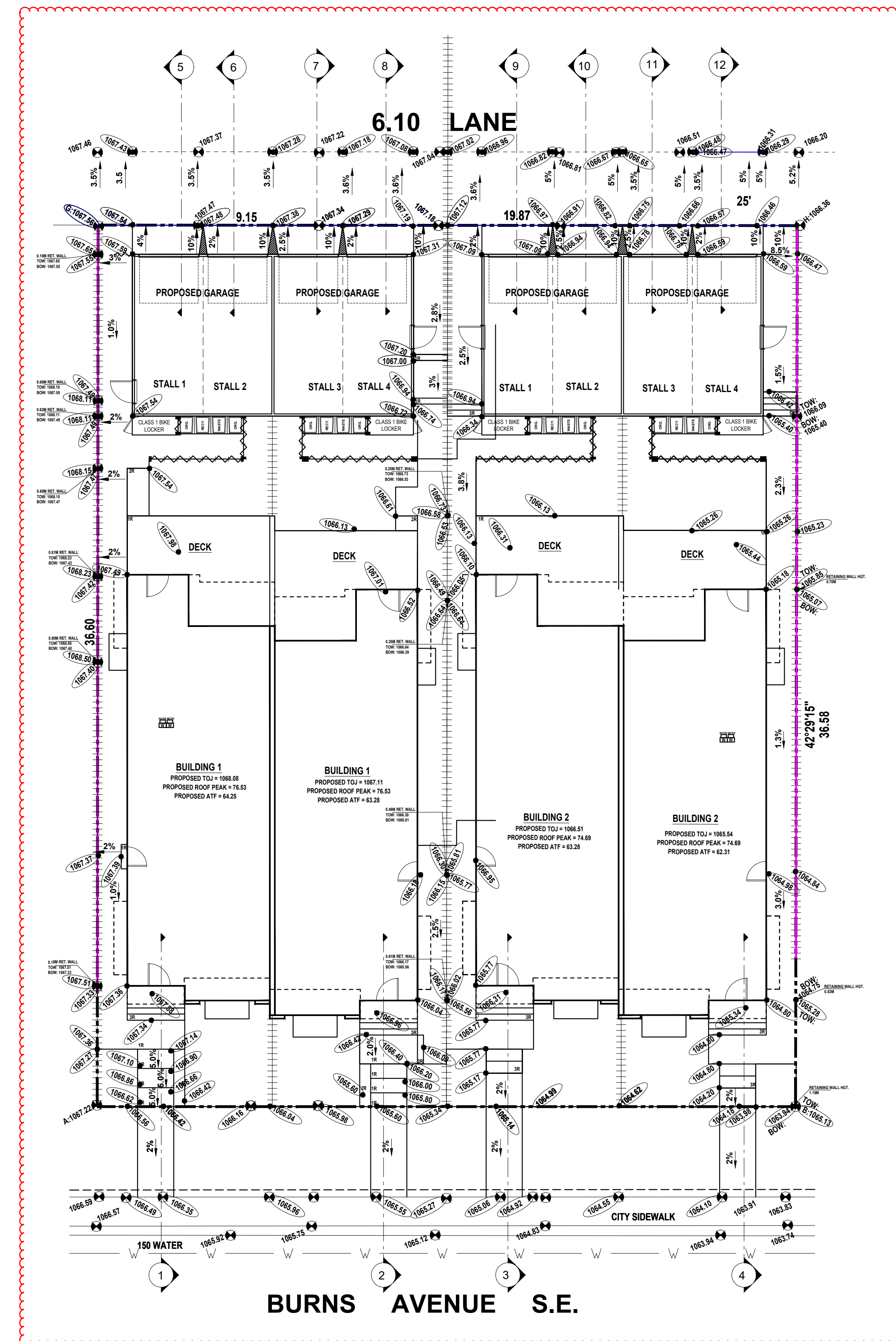
10 APRON SECTION 6- STALL 2
SCALE: 1:100



11 APRON SECTION 7 - STALL 3
SCALE: 1:100



12 APRON SECTION 8 - STALL 4
SCALE: 1:100



LANDSCAPE CALCULATIONS:

LOT AREA = 1061.524 m² ZONING : M-CGD80

- PROPOSED BUILDING AREA = 418.74 m² = 39.45% OF LOT AREA
- PROPOSED GARAGE = 156.88 m² = 14.78% OF LOT AREA

2. NON-LANDSCAPE AREA= 38.87 m² = 3.66 % OF LOT AREA

- CONCRETE APRON = 28.17 m² = 72.47 % OF NON-LANDSCAPE AREA
- WINDOW WELLS = 10.70 m² = 27.53 % OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 472.17 m² = 44.48 % OF LOT AREA

3.1 HARD-LANDSCAPE: 279.67 m² = 59.23% OF LANDSCAPE AREA

- EXPOSED AGGREGATED CONCRETE WALKWAYS = 165.79 m² = 58.42 % OF HARD -LANDSCAPE AREA
- CONC. ENTRANCE STEPS = 13.57 m² = 4.95 % OF HARD-LANDSCAPE AREA
- WASTE AND RECYCLING (CONCRETE)= 7.99 m² = 2.92 % OF HARD LANDSCAPE
- WOOD DECK = 86.39 m² = 31.54% OF HARD LANDSCAPE
- BIKE STORAGE = 5.93 m² = 2.17 % OF HARD LANDSCAPE

3.2 SOFT-LANDSCAPE: 192.50 m² = 40.77% OF LANDSCAPE AREA

- S.O.D. = 156.44 m² = 81.81% OF SOFT-LANDSCAPE AREA
- MULCH = 36.06 m² = 18.19% OF SOFT-LANDSCAPE AREA

LANDSCAPING RULES: (AS OUTLINED BELOW)

1 TREE & 3 SHRUBS / 110 SQ. M. OF PARCEL AREA
MINIMUM SIZE OF SMALL DECIDUOUS: 50mm
MINIMUM SIZE OF LARGE DECIDUOUS: 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

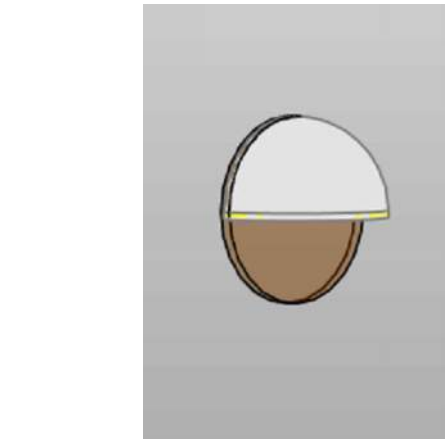
PLANTING SCHEDULE:

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	0.20	7.00	9.00	REMAINED	NEIGHBOR
5	DECIDUOUS	0.50	16.00	10.00	REMOVED	PRIVATE
6	DECIDUOUS	0.20	7.00	11.00	REMOVED	PRIVATE
7	DECIDUOUS	0.40	11.00	9.00	REMOVED	PRIVATE
8	DECIDUOUS	0.40	9.00	10.00	REMOVED	PRIVATE
9	DECIDUOUS	0.60	10.00	6.00	REMOVED	PRIVATE

LIGHTING LEGEND:



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



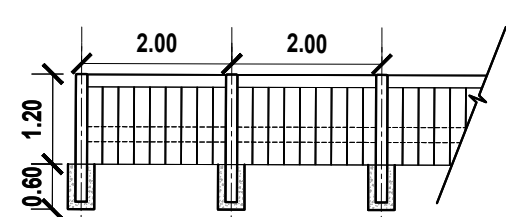
PATHWAY LIGHTS
(APPROX. HGT. 24")

NOTES:

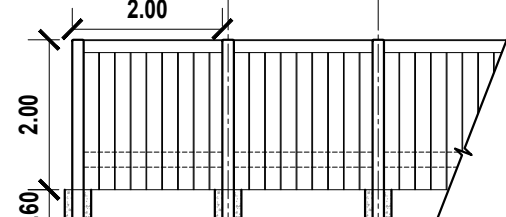
- ALL SODDED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES .
- ALL SOFT SURFACED LANDSCAPED AREA WILL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE PLANTING.

LANDSCAPE LEGENDS:

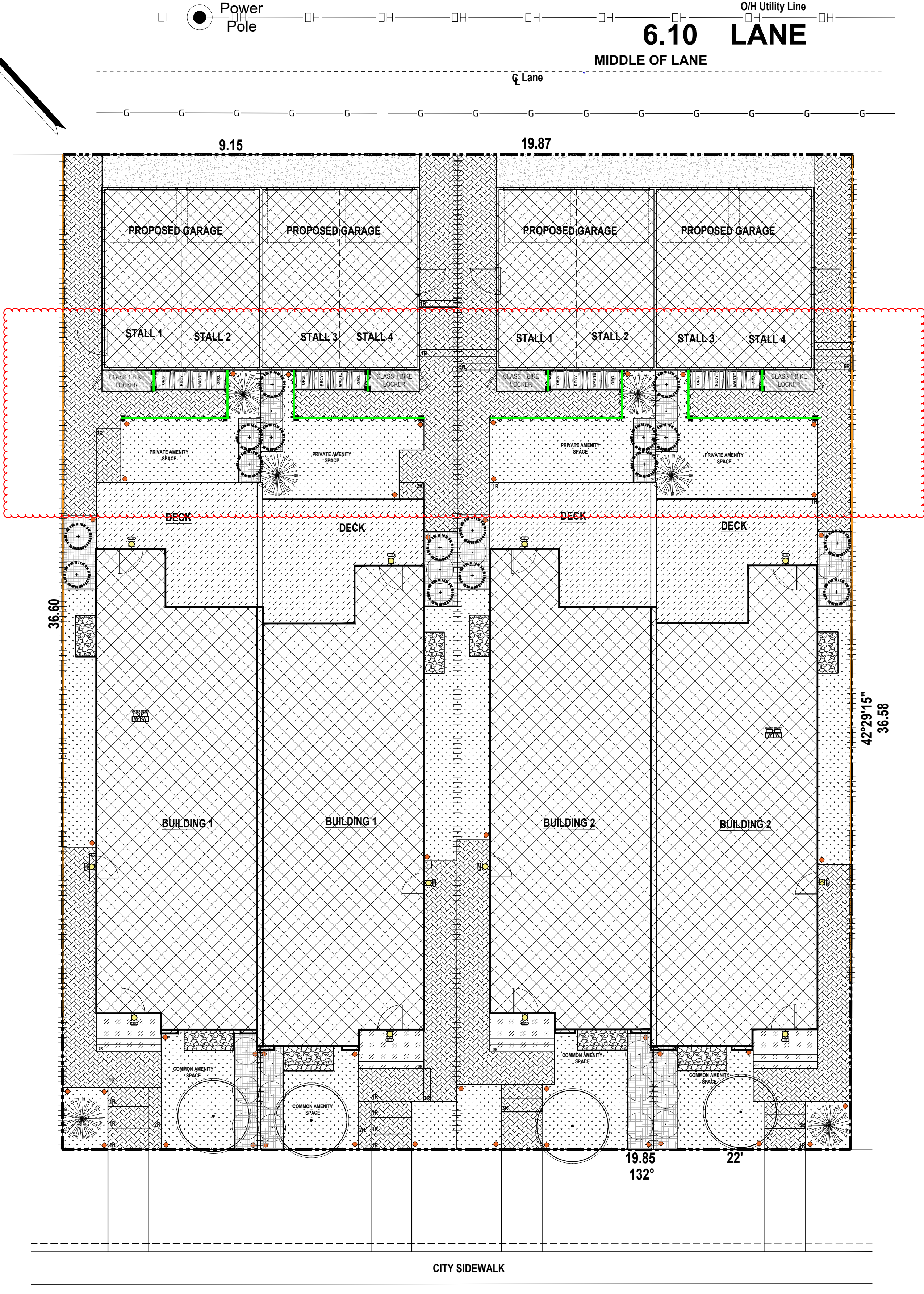
	GARBAGE SCREENING FENCE
	1.2M HGT. WOODEN FENCE
	2M HGT. WOODEN FENCE
	LOG BENCH
	PICNIC TABLE
	FIRE PIT
	MASS PLANTING OF BLUE GRASS
	MASS PLANTING OF SHADE TOLERANT PERENNIALS
	GARDEN BEDS



PROPOSED 1.20 M WOOD FENCE



PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)



BURNS AVENUE S.E.

DESIGNED BY:



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TRICORDesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB, T2E 6K3
PHONE: (403) 283-1870
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KEY PLAN



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04				
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ISSUES:

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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 &
LIGHTING PLAN

DRAWING NO. :

A-008

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

2026-08-06

CHECKED BY:

E.R / E.Z

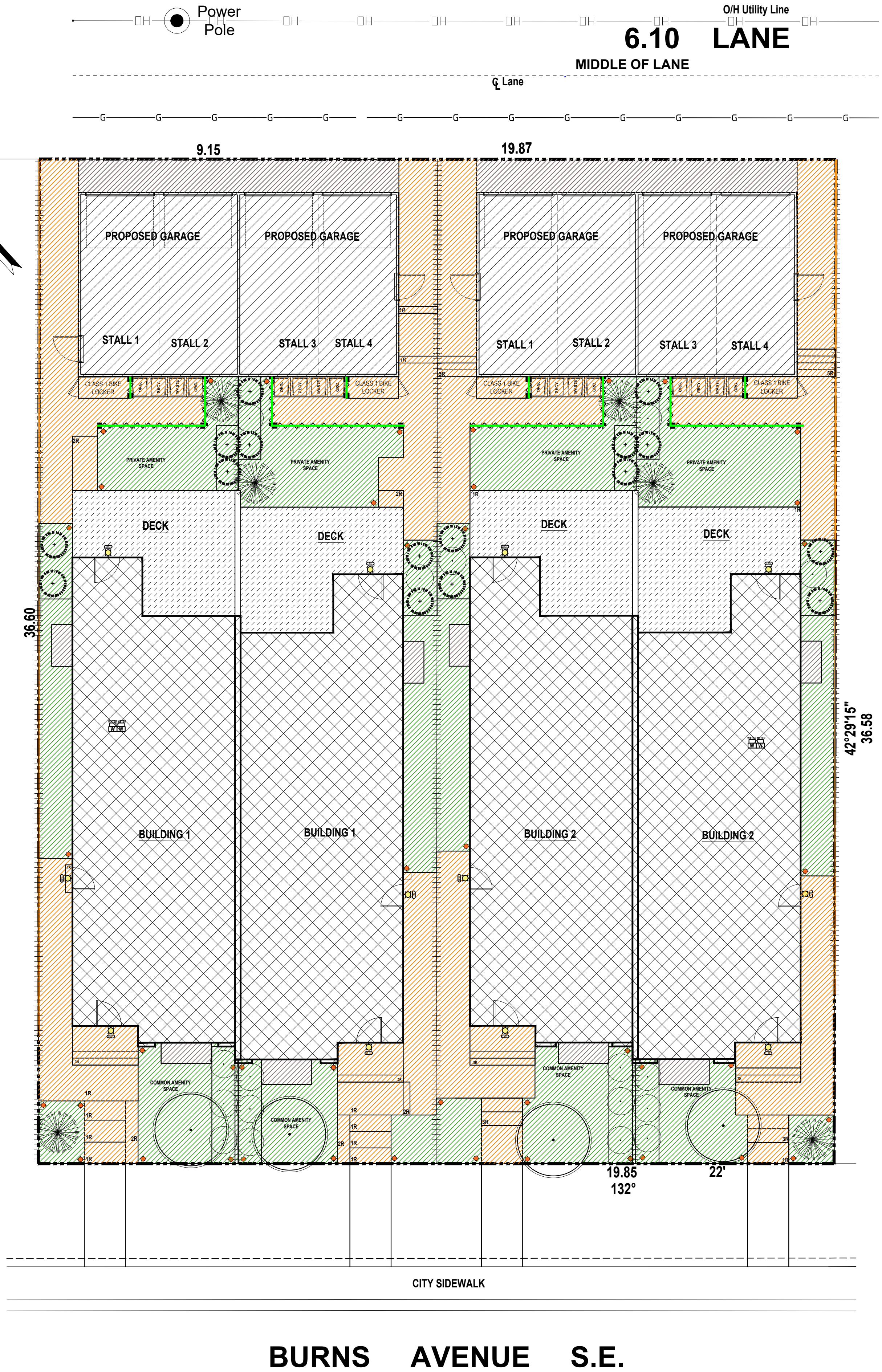
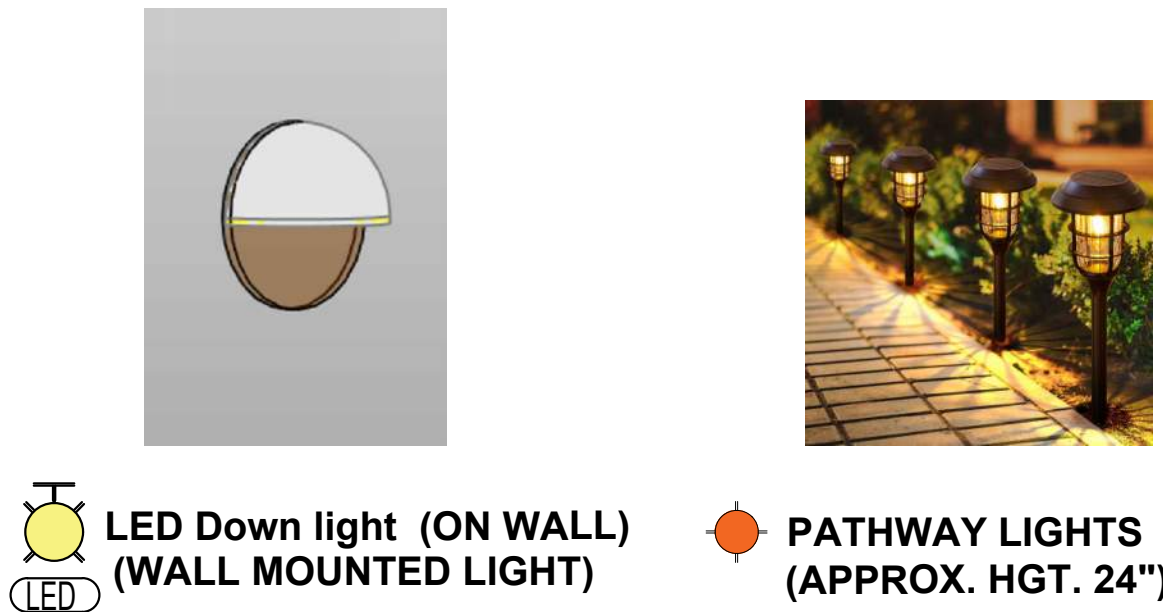
SCALE:

1:100

LOT AREA = 1061.524 m² ZONING : M-CGD80

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LIGHTING LEGEND:



TRICOR
DESIGN GROUP

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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. :	DRAWN BY :	DATE :
24-09800	R.N/G.K	2026-08-06
	CHECKED BY :	SCALE :
	E.R / E.Z	1:100

1 CONCRETE CURB

3 CONCRETE BASE

4 AMENITY SPACE FURNITURE

Specifications:

Height: 55 1/4" [1403mm]
Width: 31" [787mm]
Length: 75" [1906mm]
Weight: 487 lbs [220.9 kg]
Material: Steel

Finish Options:

- Powder Coated

Color Options:

- Grey

5 BIKE LOCKERS DETAILS

6 GARBAGE BINS DETAILS

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

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EMAIL: info@tricordg.ca

KEY PLAN

NOTES

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01	2025-12-24	REVISION	R.E	E.Z
02	2026-02-01	CLIENT COMMENTS	R.N	A.K/E.Z
03	2026-08-06	DTR 1	R.N	E.Z
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				
03				
04				
05				

THE CLIENT : ENCON HOMES

PROJECT : 4-PLEX BUILDINGS

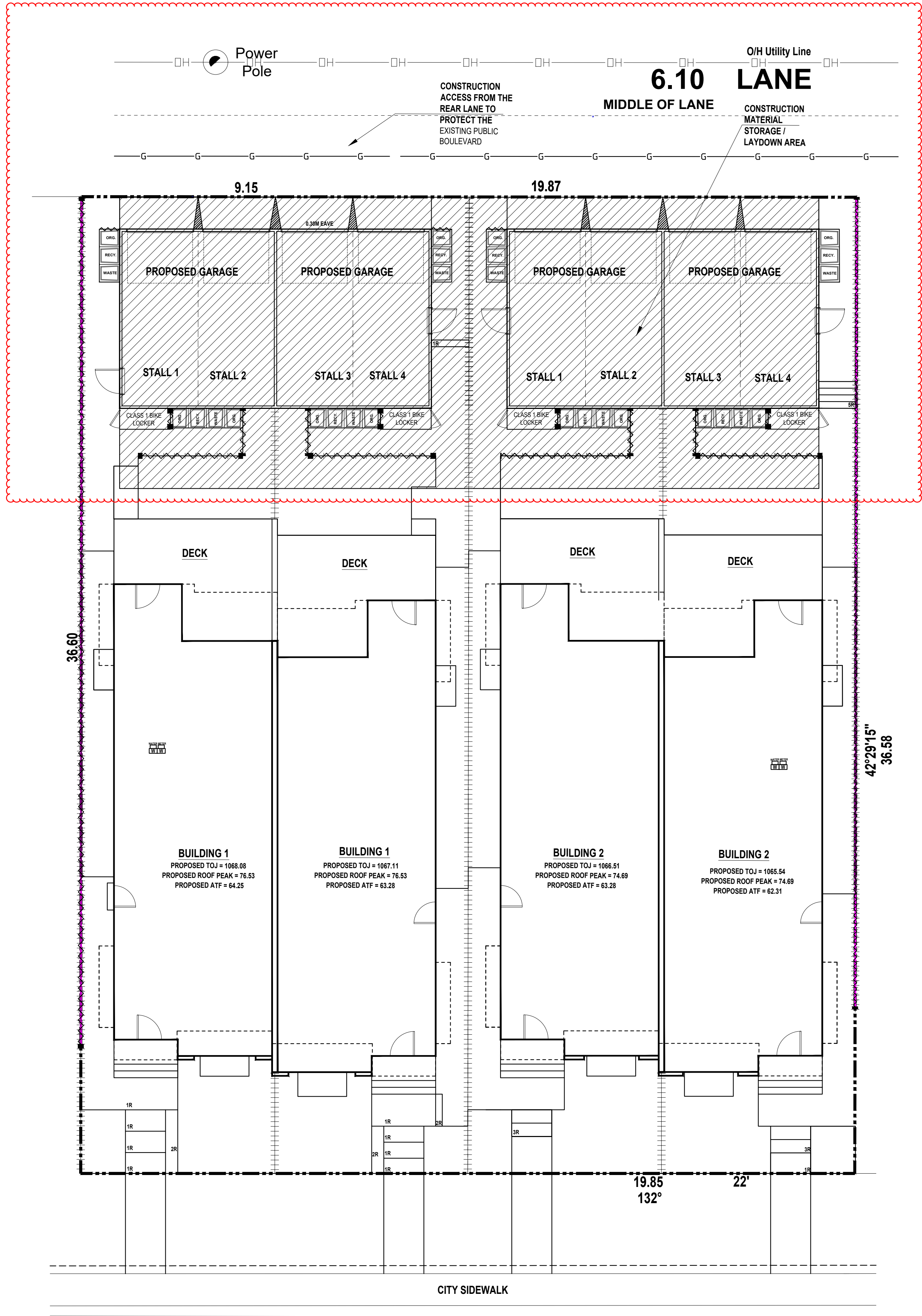
ADDRESS : 706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA
PLAN 071 1842 , BLOCK 9 , LOT 42&43

DRAWING SET : DEVELOPMENT PERMIT SET

DRAWING TITLE : LANDSCAPE DETAILS

DRAWING NO. : A-010

PROJECT NO. :	DRAWN BY :	DATE :
24-09800	R.N/G.K	2026-08-06
	CHECKED BY : E.R / E.Z	SCALE : NTS

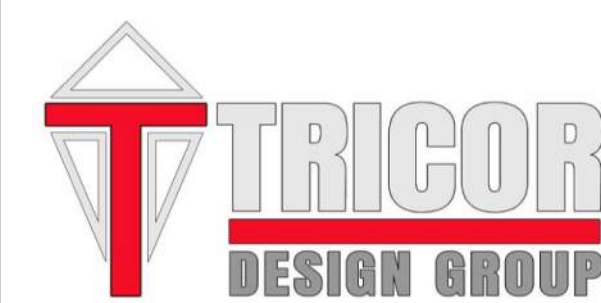


BURNS AVENUE S.E.

NOTE:

NO STOCKPILING OR DUMPING OF CONSTRUCTION MATERIALS IS PERMITTED ON THE ADJACENT BOULEVARD.

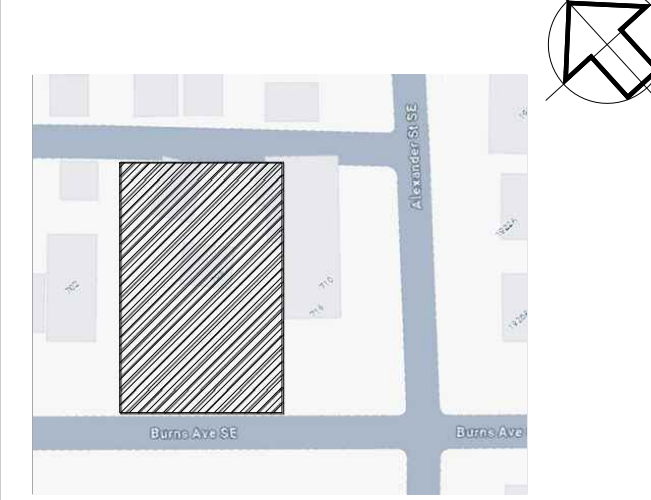
DESIGNED BY:



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KEY PLAN



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03	2026-08-06	DTR 1	R.N	E.Z
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				
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 :

CONSTRUCTION ACCESS
AREAS

DRAWING NO. :

A-011

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

CHECKED BY:

E.R / E.Z

DATE:

2026-08-06

SCALE:

1:100

SITE - PLAN

COVERAGE CALCULATIONS

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

706 / 710 BURNS AVENUE S.E.
CALGARY, ALBERTA

LEGAL ADDRESS:-

PLAN 071 1842, BLOCK 9, LOT 42.43

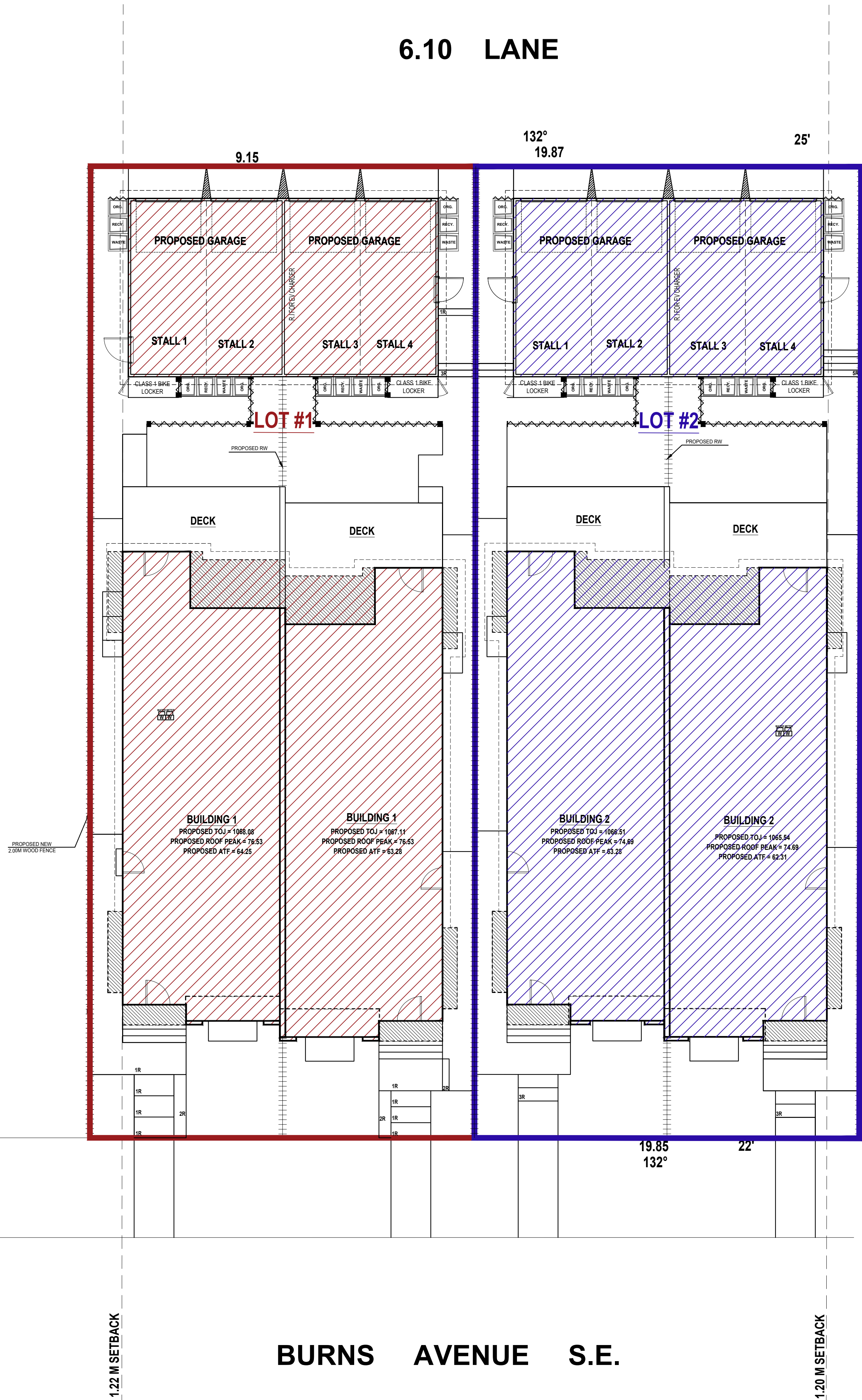
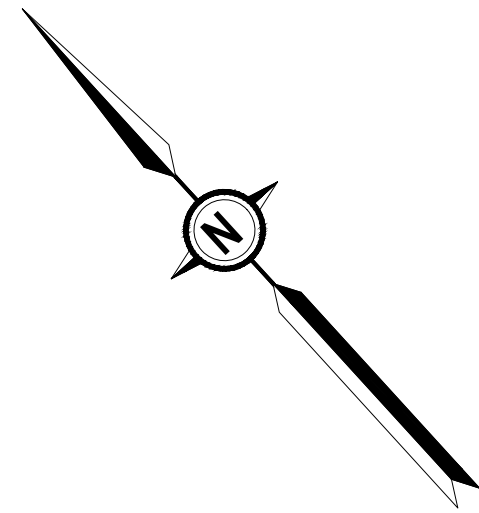
ZONING : M-CGD80

PROPOSED COVERAGE CALCULATION:

LOT # 1 AREA = 530.713 m²
MAX. DENSITY IS 80 UNIT / HECTAR
MAX. DENSITY IS 8 UNIT
MAXIMUM COVERAGE (60%) = 318.43m²
PROPOSED BUILDINGS COVERAGE = 209.37 m²
PROPOSED GARAGES COVERAGE = 78.44 m²
TOTAL PROPOSED COVERAGE = 287.81 m² OR 54.23%

PROPOSED COVERAGE CALCULATION:

LOT # 2 AREA = 530.815 m²
MAX. DENSITY IS 80 UNIT / HECTAR
MAX. DENSITY IS 8 UNIT
MAXIMUM COVERAGE (60%) = 318.49m²
PROPOSED BUILDINGS COVERAGE = 209.37 m²
PROPOSED GARAGES COVERAGE = 78.44 m²
TOTAL PROPOSED COVERAGE = 287.81 m² OR 54.23%



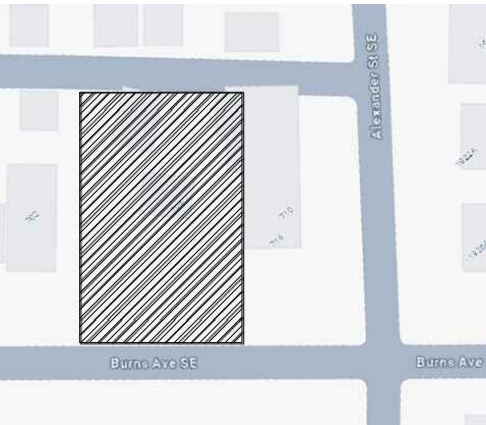
DESIGNED BY:



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KEY PLAN



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03	2026-08-06	DTR 1	R.N	E.Z
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				
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 :

SITE PLAN
COVERAGE CALCULATIONS

DRAWING NO. :

A-012

PROJECT NO. :

24-09800

DRAWN BY:

R.N/G.K

DATE:

2026-08-06

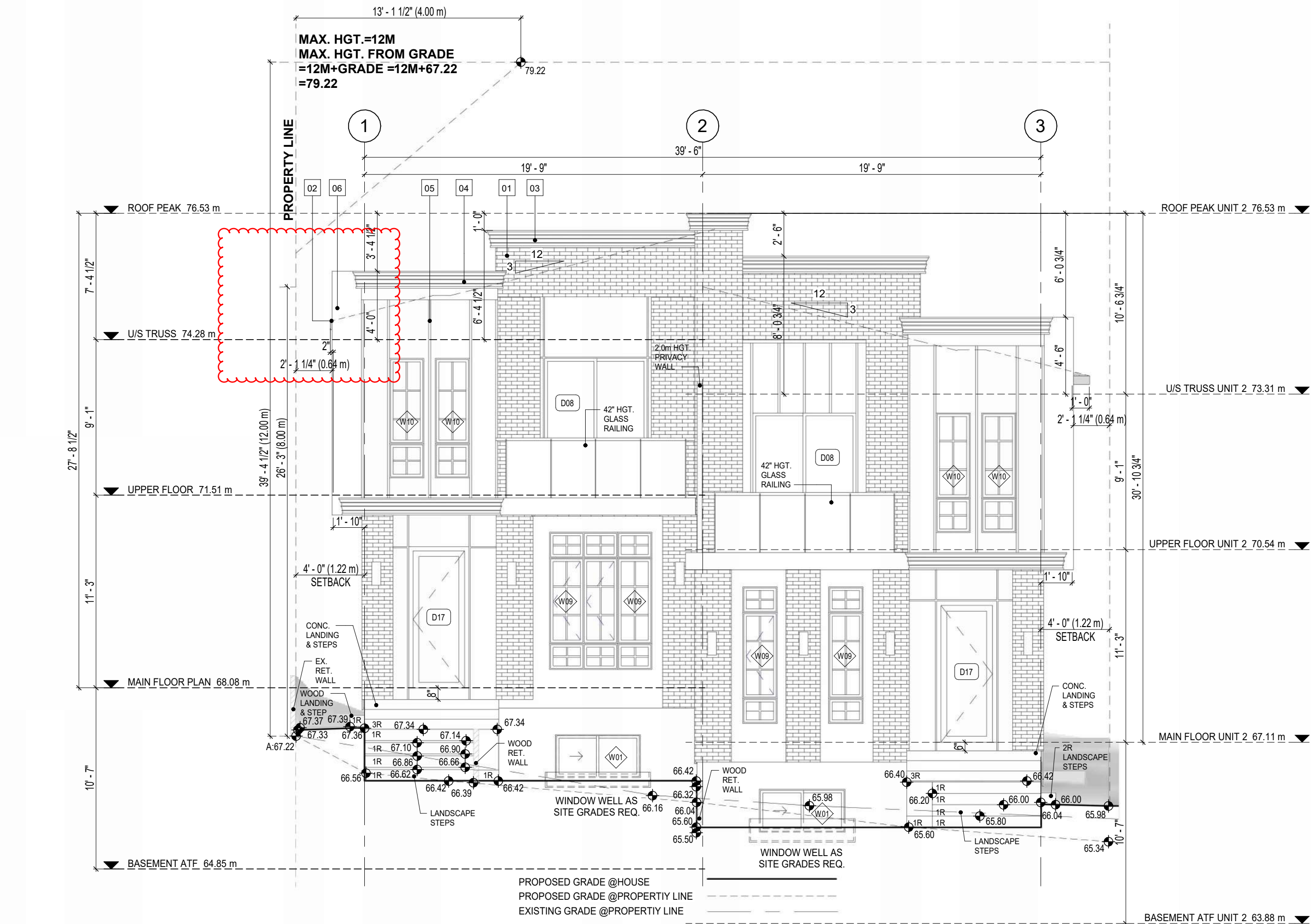
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E.R / E.Z

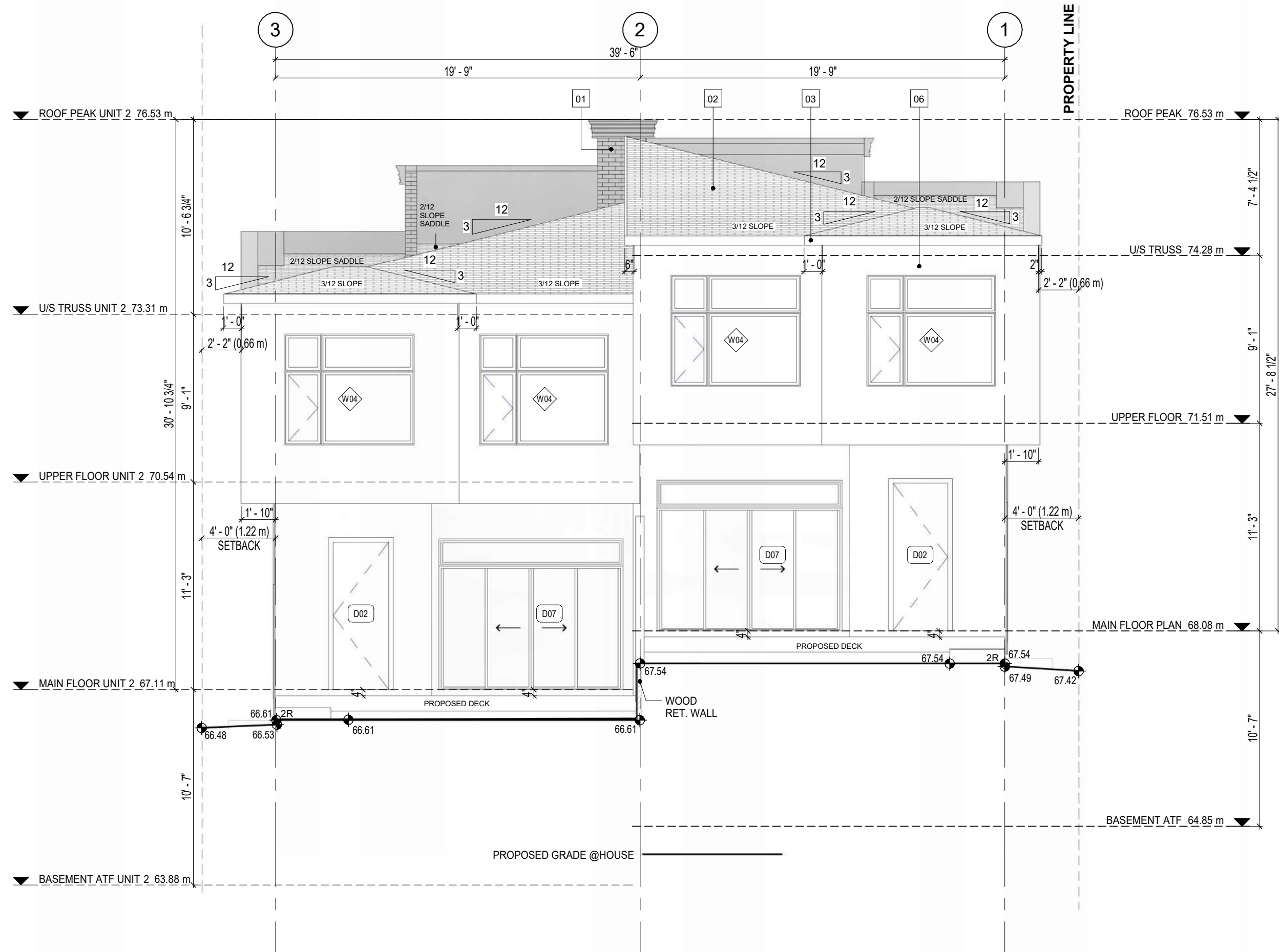
SCALE:

1:100

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



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



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

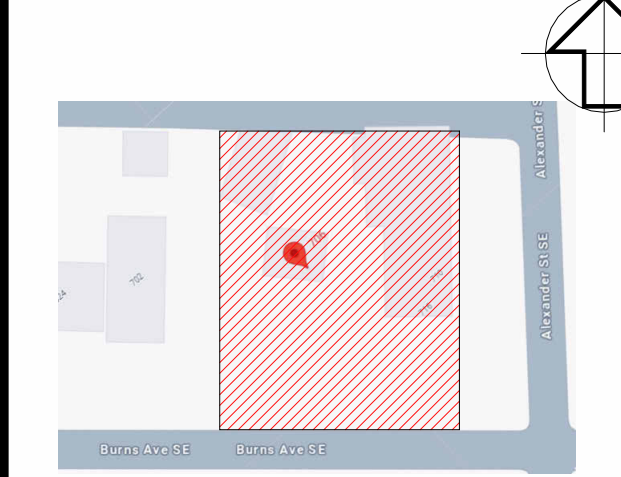
DESIGNED BY:

TRICOR
DESIGN GROUP

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KEY PLAN



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02	2026-02-01	CLIENT COMMENTS	R.N	A.K/E.Z.
03	2026-08-06	DTR 1	R.N	E.Z.
04				
05				

ISSUES:

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

THE CLIENT :

ENCON 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 FRONT & REAR
ELEVATIONS BLDG.1

DRAWING NO.

A-201

PROJECT NO. :

24-09800

CHECKED BY:

E.R.

DATE:

2026-08-06

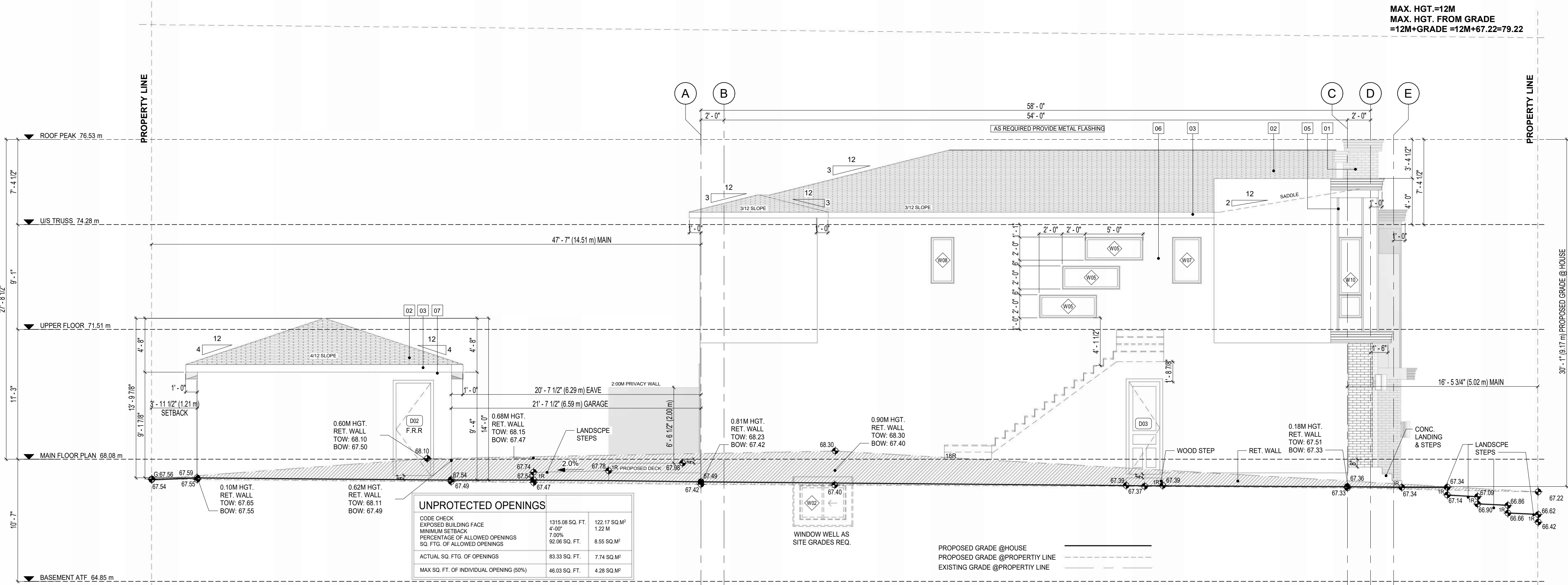
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G.K/R.N

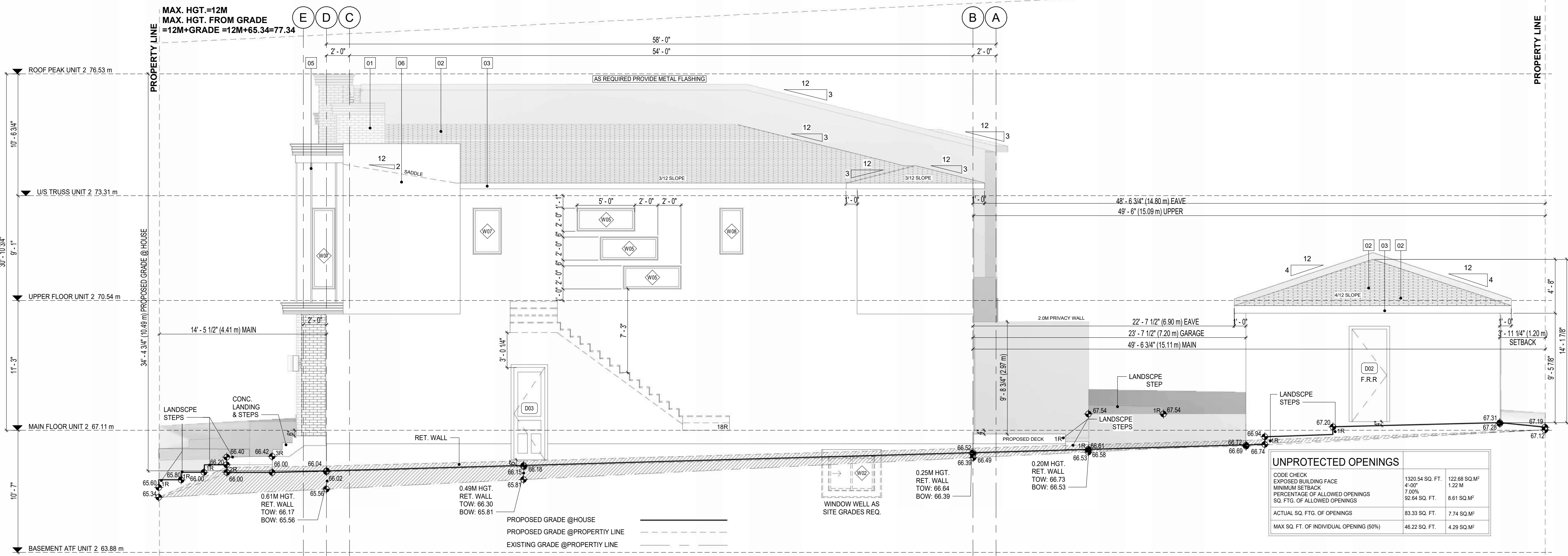
SCALE:

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	1.5" BATTEN
06	SMART BOARD DARK GRAY
07	STUCCO CLADING LIGHT
08	SHADOW BOARD 1"
09	TRIM - HORIZONTAL /VERTICAL 8"



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



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

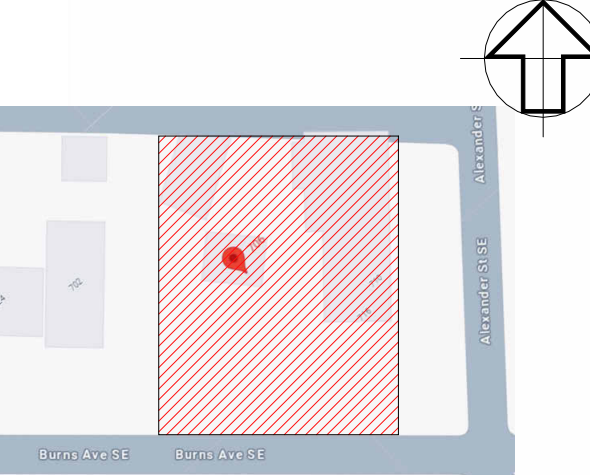
DESIGNED BY:



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04				
05				

ISSUES:

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

THE CLIENT:

ENCON 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-202

PROJECT NO.:

24-09800

CHECKED BY:

E.R.

DATE:

2026-08-06

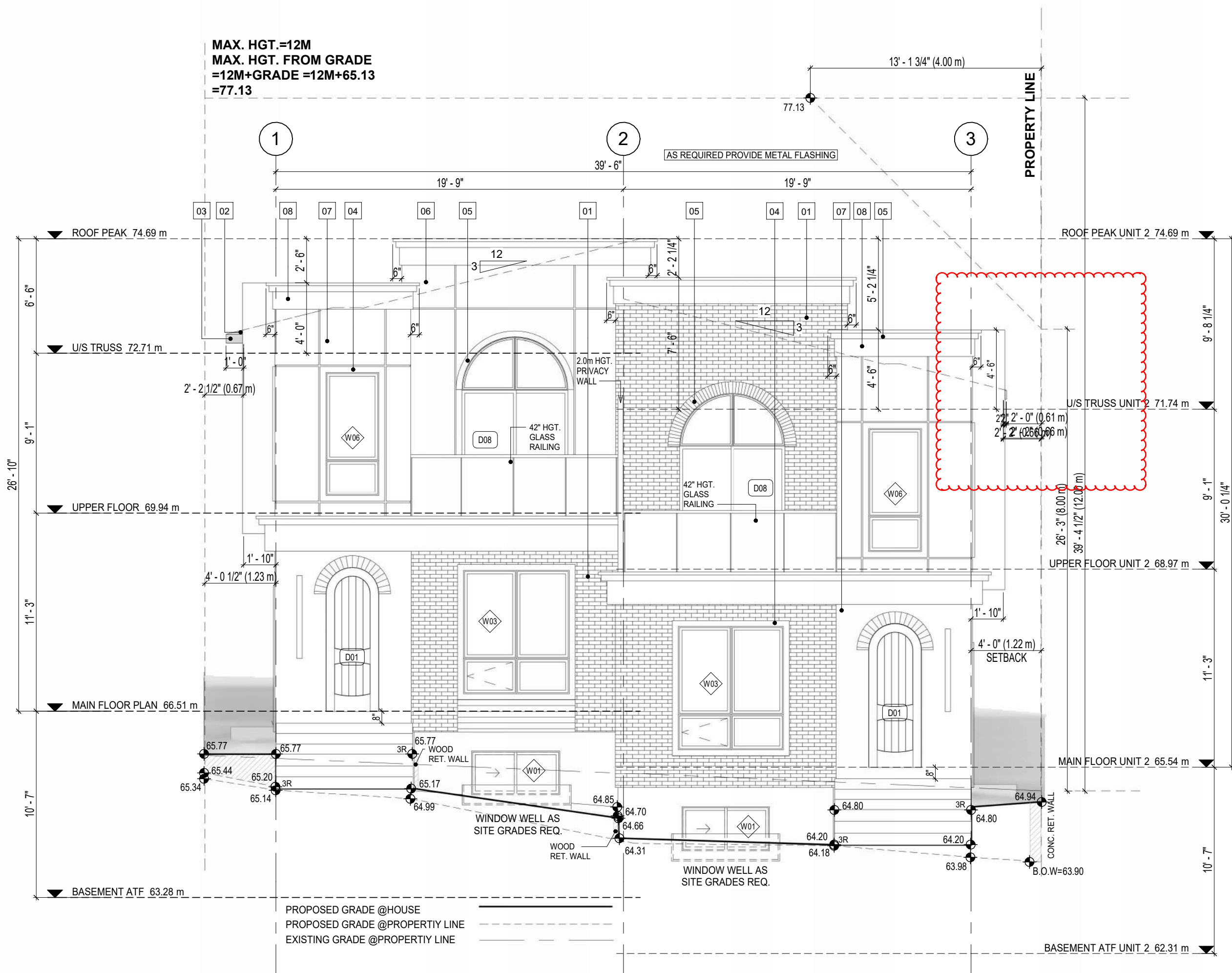
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G.K.R.N

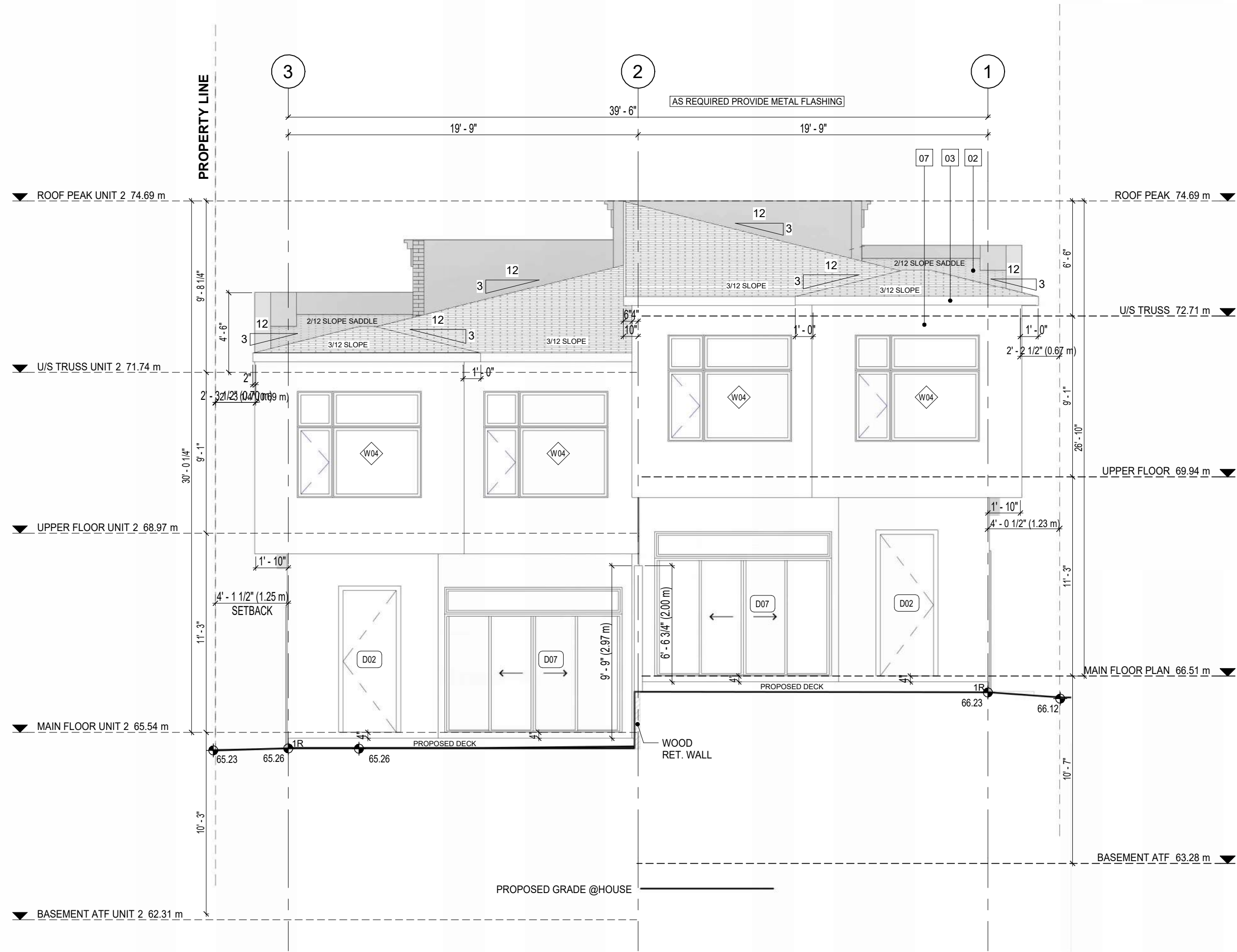
SCALE:

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	1.5" BATTEN
06	SMART BOARD DARK GRAY
07	STUCCO CLADING LIGHT
08	SHADOW BOARD 1"
09	TRIM - HORIZONTAL /VERTICAL 8"

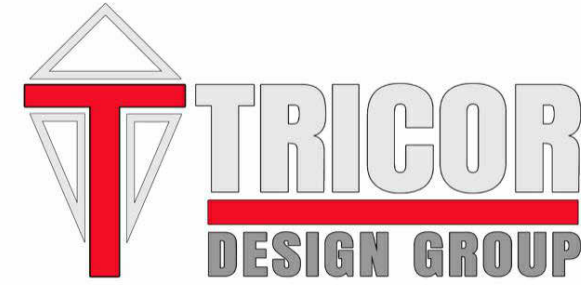


1 PROPOSED FRONT (SOUTH WEST) ELEVATION BLDG. 2
3/16" = 1'-0"



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

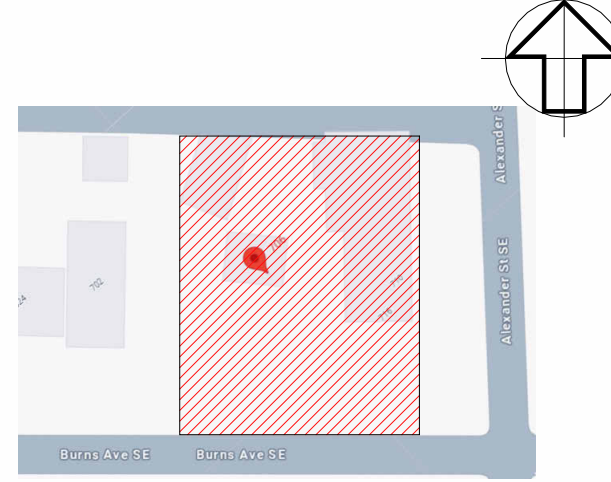
DESIGNED BY:



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-12-24	REVISION	R.E	E.Z.
02	2026-02-01	CLIENT COMMENTS	R.N	A.K/E.Z.
03	2026-08-06	DTR 1	R.N	E.Z.
04				
05				

ISSUES:

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

THE CLIENT:

ENCON 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 FRONT & REAR
ELEVATIONS BLDG.2

DRAWING NO.

A-203

PROJECT NO.:

24-09800

CHECKED BY:

E.R.

DATE:

2026-08-06

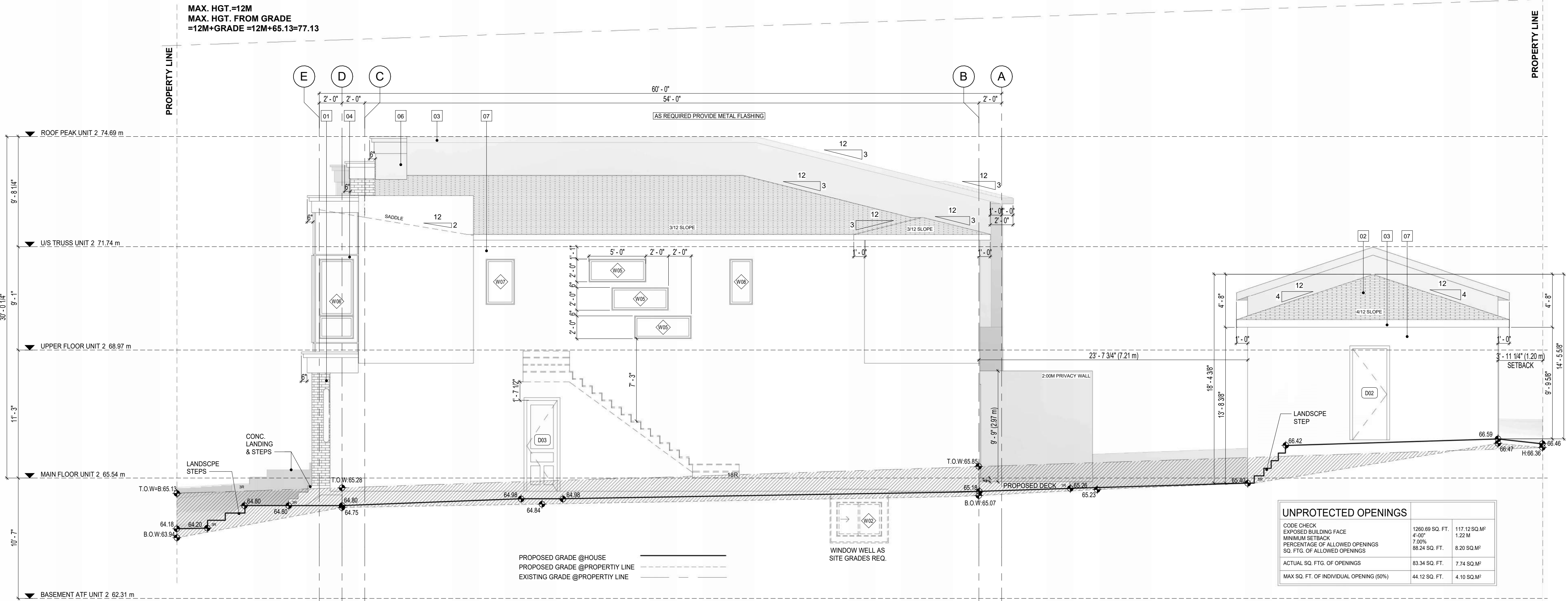
DRAWN BY:

G.K/R.N

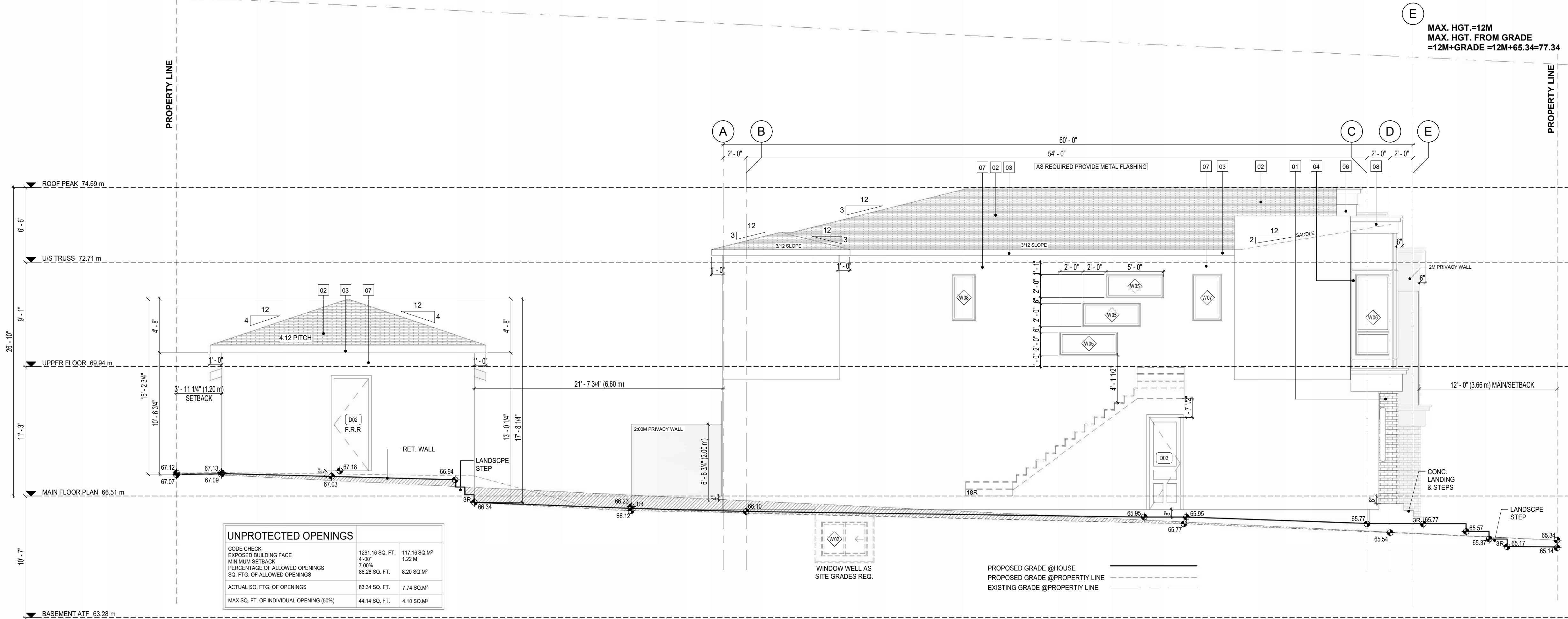
SCALE:

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	1.5" BATTEN
06	SMART BOARD DARK GRAY
07	STUCCO CLADING LIGHT
08	SHADOW BOARD 1"
09	TRIM - HORIZONTAL /VERTICAL 8"



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



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

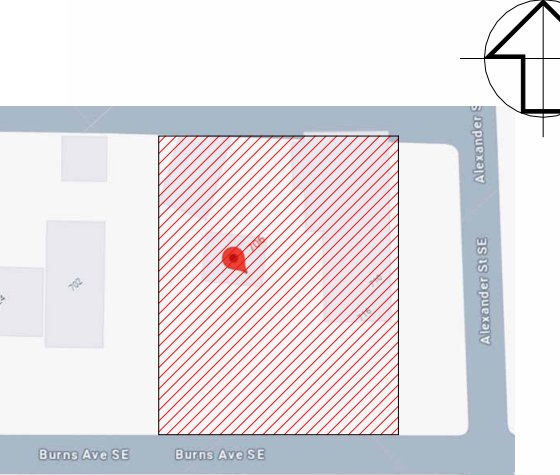
DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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



NOTES:

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04				
05				

ISSUES:

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

THE CLIENT:

ENCON 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-204

PROJECT NO.:

24-09800

CHECKED BY:

E.R.

DATE:

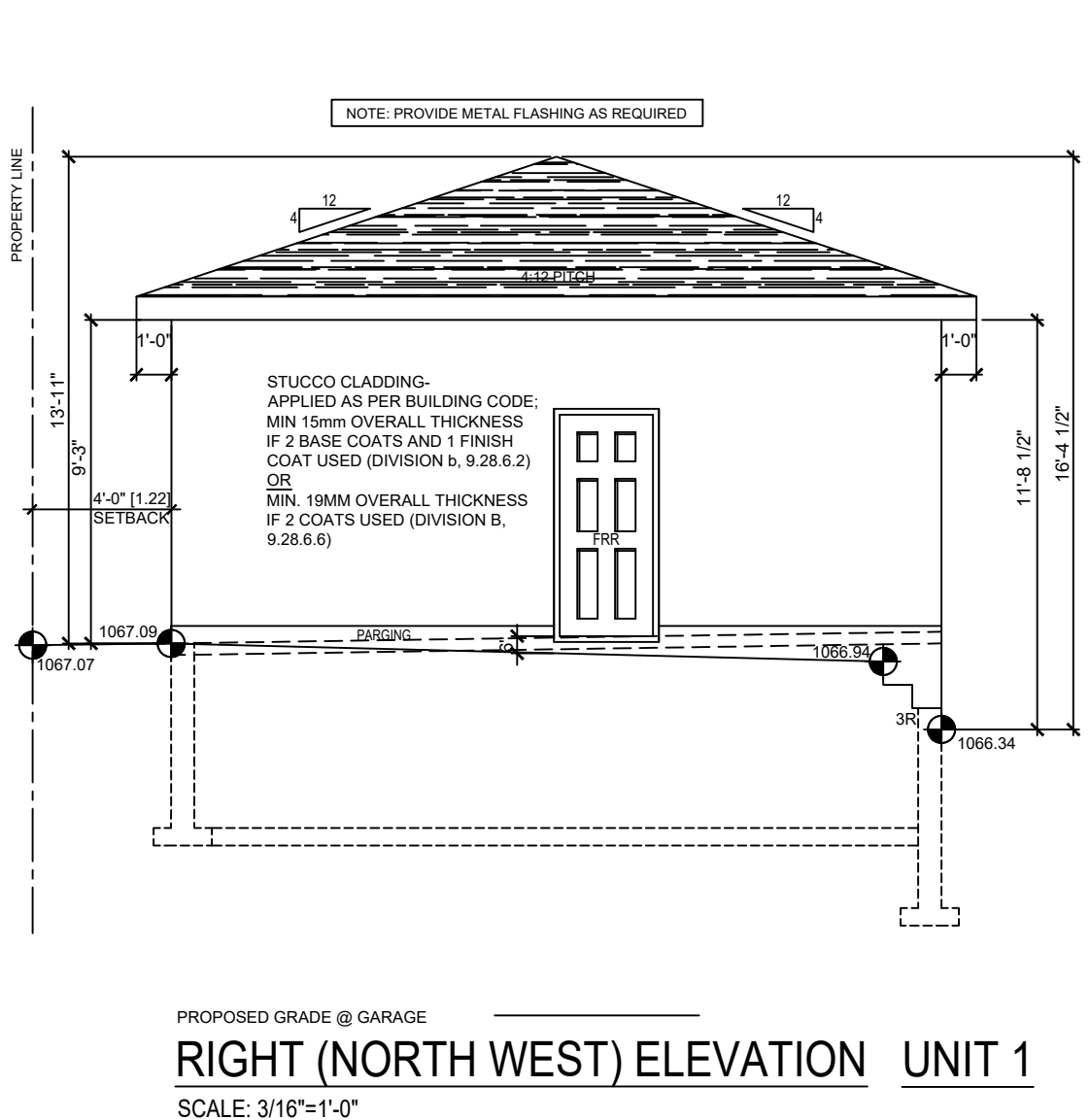
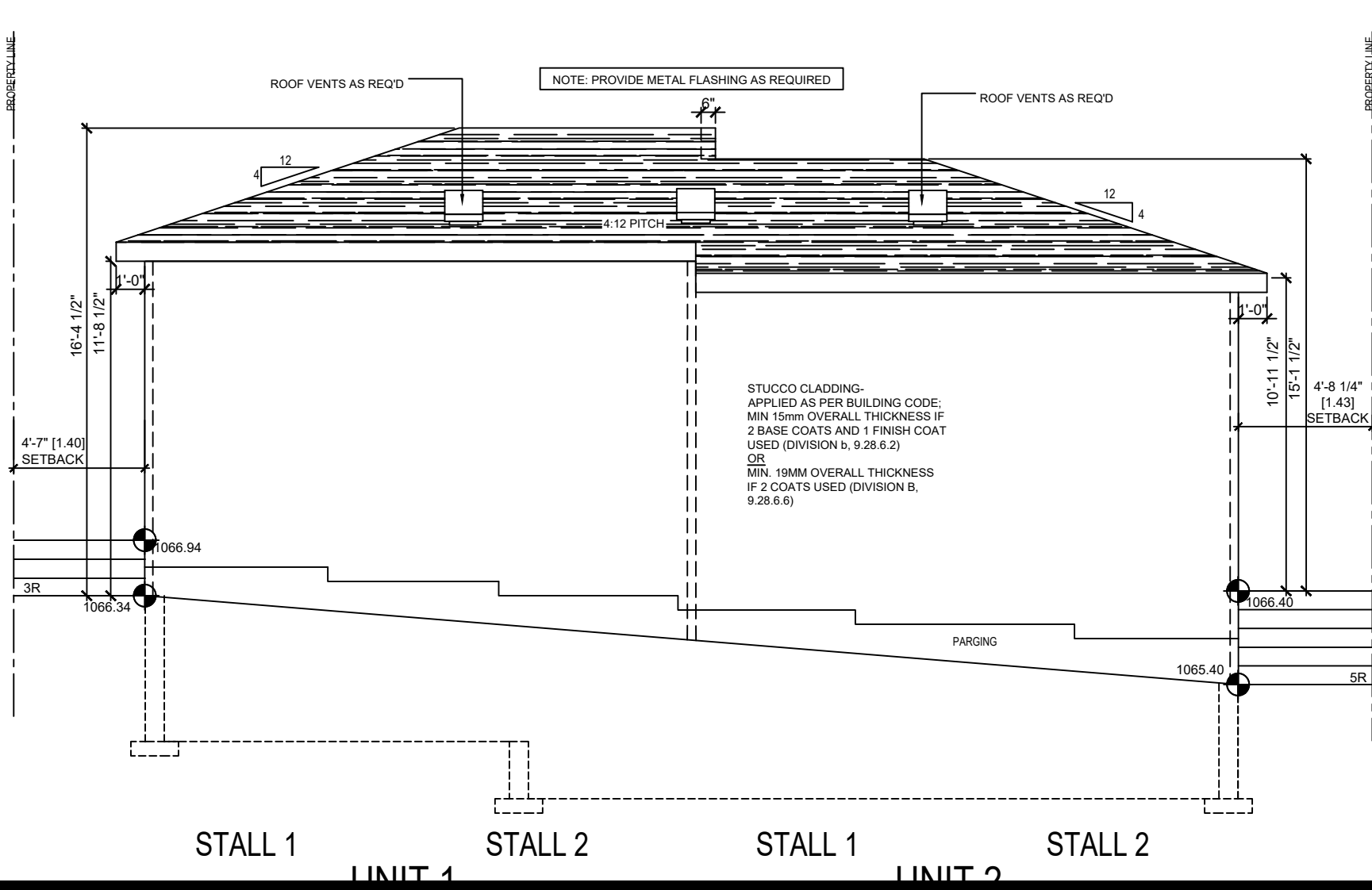
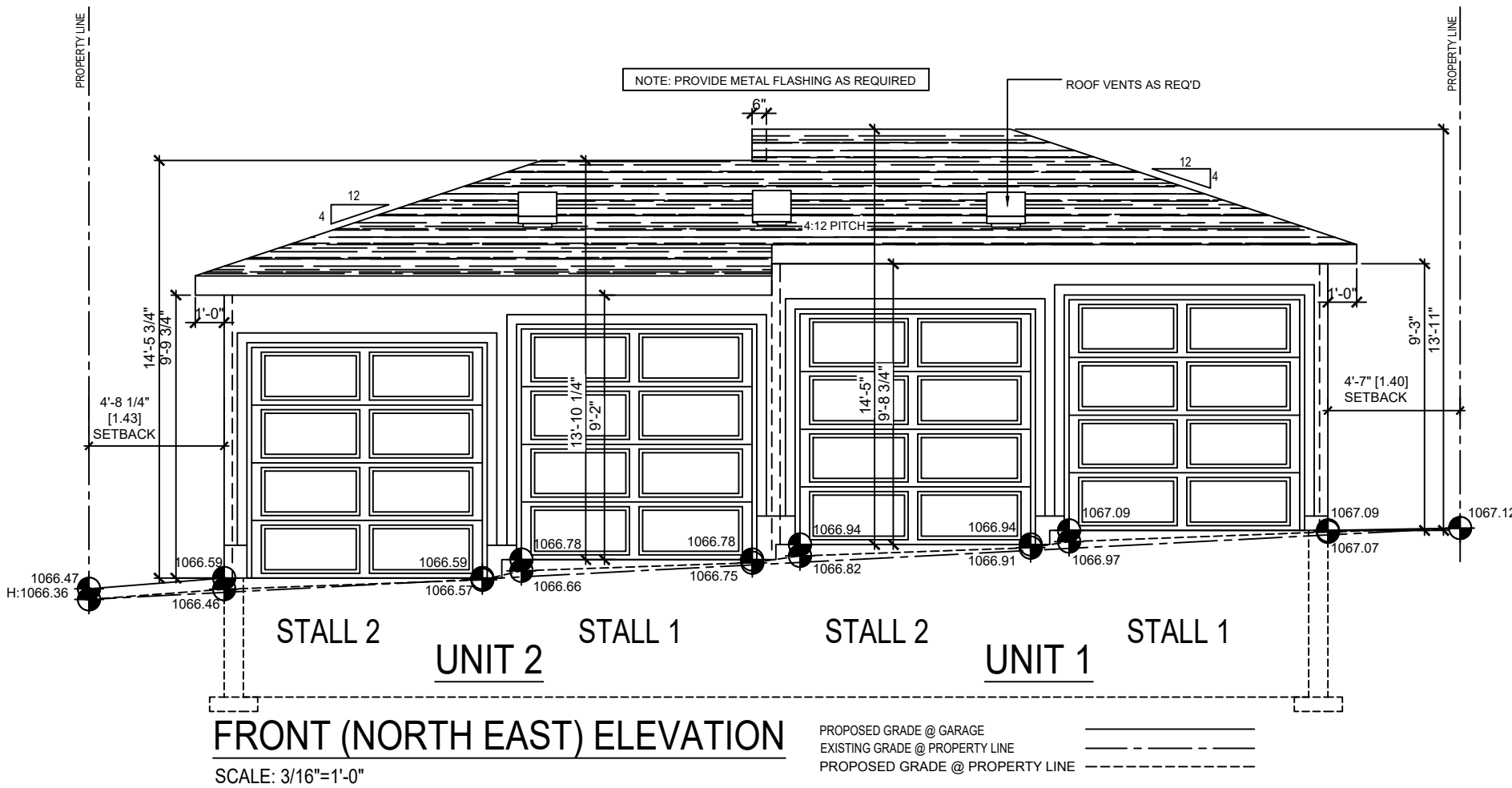
2026-08-06

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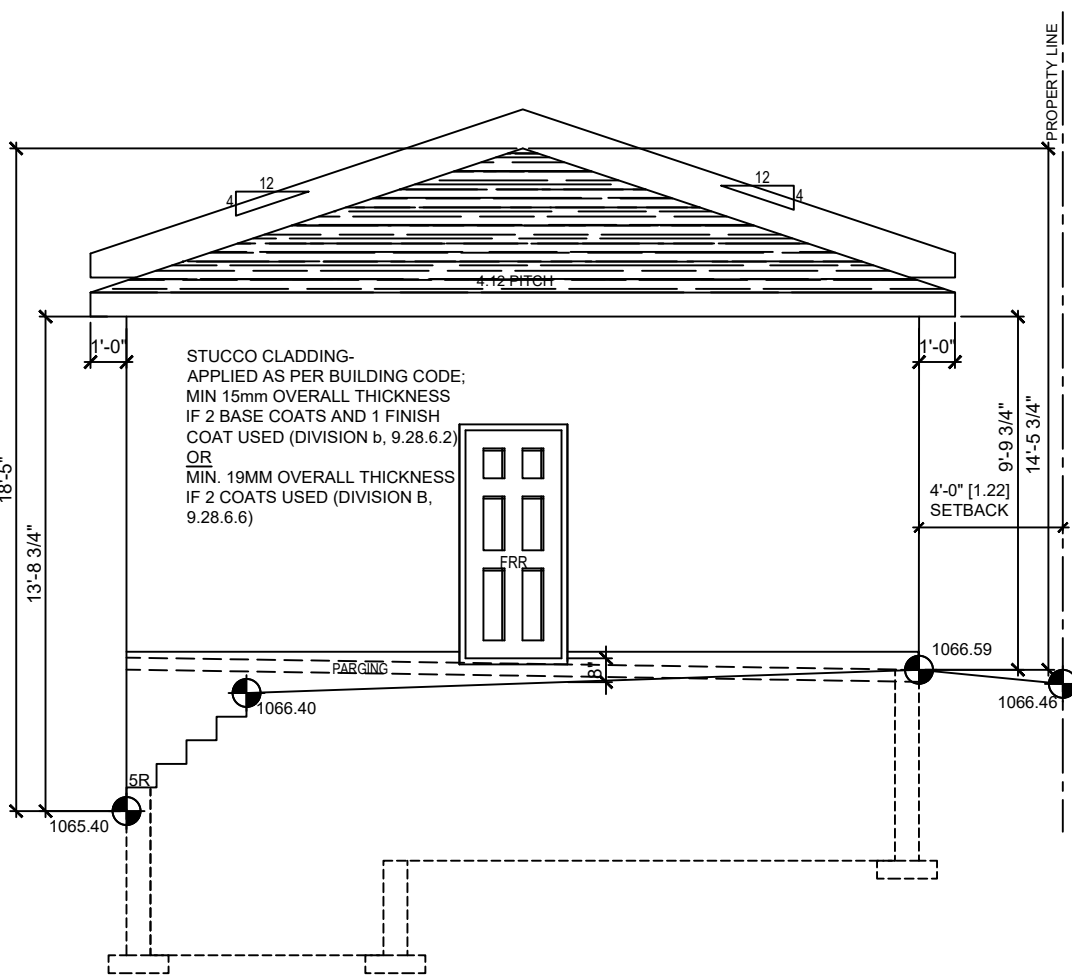
G.K/R.N

SCALE:

3/16" = 1'-0"



PROPOSED GRADE @ GARAGE
RIGHT (NORTH WEST) ELEVATION UNIT 1
SCALE: 3/16"=1'-0"



PROPOSED GRADE @ GARAGE
LEFT (SOUTH EAST) ELEVATION UNIT 2
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

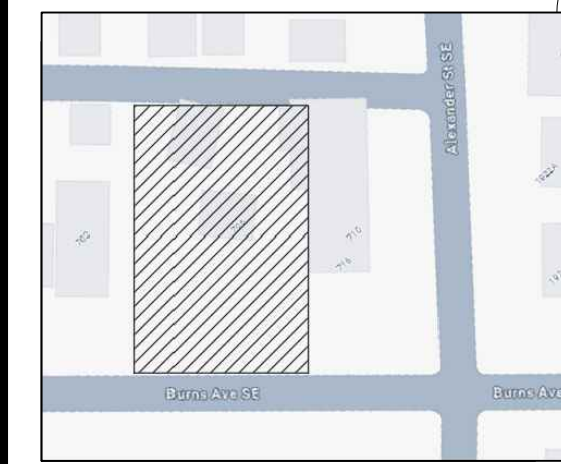
DESIGNED BY:



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KEY PLAN



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No.	Date	Description	DRAWN By	Chk'd By
01	2025-10-15	DEVELOPMENT PERMIT SET	R.N/G.K	E.Z/E.R
02				
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:

ACCESSORY BUILDING (GARAGE 2)

DRAWING NO.:

A-402

PROJECT NO.:

24-09800

DRAWN BY:

R.N/G.K

DATE:

2026-08-06

CHECKED BY:

E.R/E.Z

SCALE:

3/16"=1'-0"