4_PLEX
3819 - 12 AVENUE S.E.
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-04-07

TRICOR DESIGN GROUP

#202, 4216 10th Street NE,
Calgary, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

G-001 GENERAL NOTES
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 APRON & BOULEVARD SECTIONS
A-007 LANDSCAPE PLAN
A-008 LANDSCAPE ZONES
A-009 LANDSCAPE DETAILS
A-010 CONSTRUCTION ACCESS AREA
A-101 LEGAL SUITE FLOOR PLAN
A-102 MAIN FLOOR PLAN
A-103 UPPER FLOOR PLAN
A-104 ROOF FLOOR PLAN
A-105 AREA PLANS
A-201 FRONT & REAR ELEVATIONS
A-202 RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 DOORS SCHEDULE
A-402 WINDOWS SCHEDULE
A-501 GARAGE

UNIT 1

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	676.00	62.80
	UPPER FLOOR	675.00	62.71
	TOTAL	1351.00	125.51
	LEGAL FLOOR	534.00	49.61
	GRAND TOTAL	1885.00	175.12

UNIT 2

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	682.00	63.36
	UPPER FLOOR	682.00	63.36
	TOTAL	1364.00	126.72
	LEGAL FLOOR	581.00	53.98
	GRAND TOTAL	1945.00	180.70

UNIT 3

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	681.00	63.27
	UPPER FLOOR	681.00	63.27
	TOTAL	1362.00	126.53
	LEGAL FLOOR	579.00	53.79
	GRAND TOTAL	1941.00	180.32

UNIT 4

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	670.00	62.25
	UPPER FLOOR	670.00	62.25
	TOTAL	1340.00	124.49
	LEGAL FLOOR	546.00	50.73
	GRAND TOTAL	1886.00	175.22

KEY PLAN :







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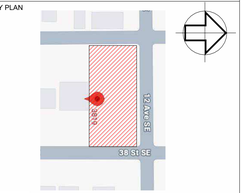

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
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07				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-01-05	DEVELOPMENT PERMIT SET	E.R.	E.Z.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

4_PLEX

ADDRESS:

3819 - 12 AVENUE S.E.
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

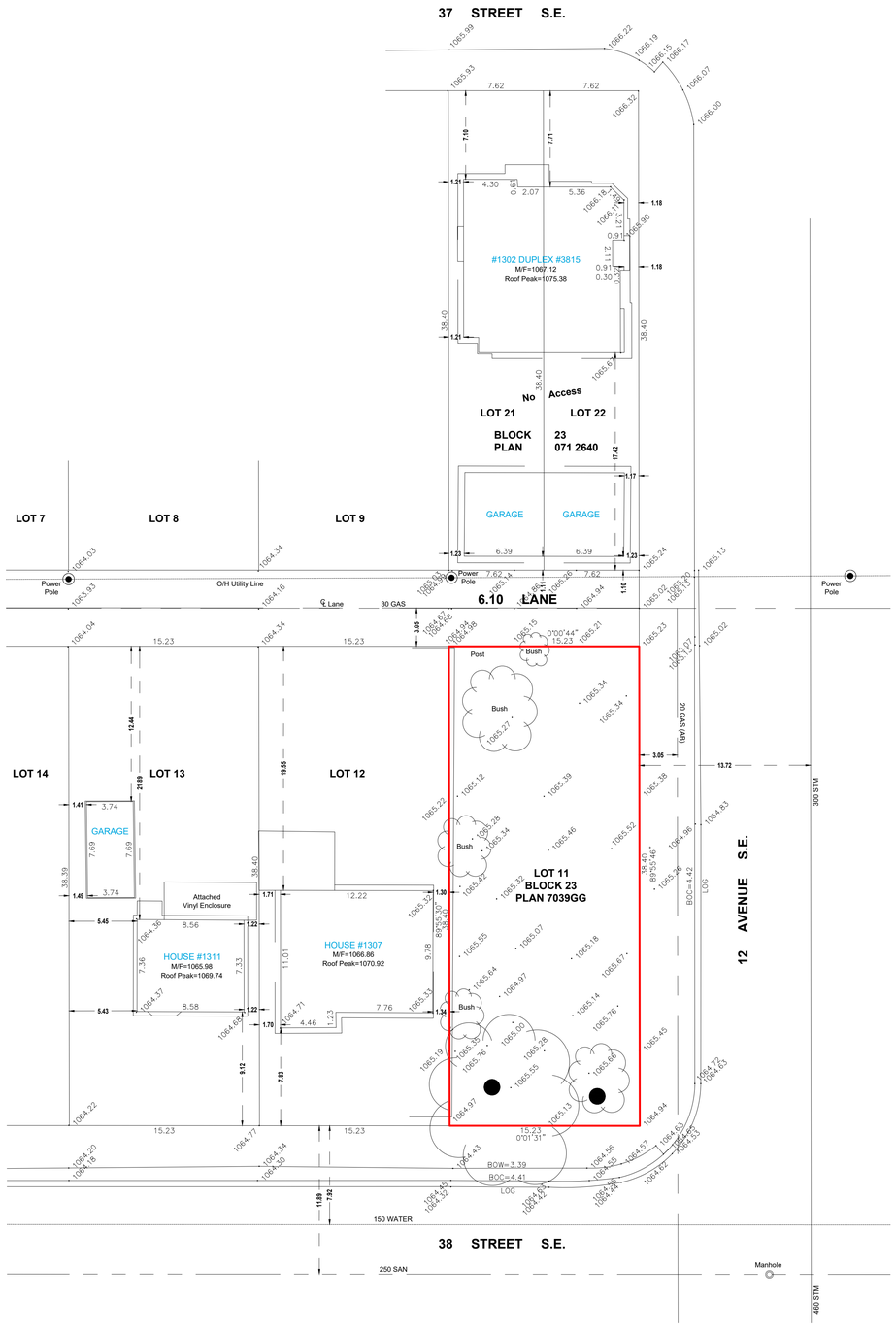
3D SHOTS

DRAWING NO.

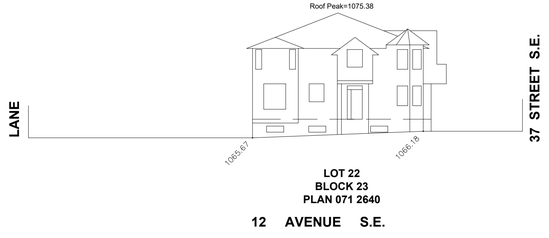
G-002

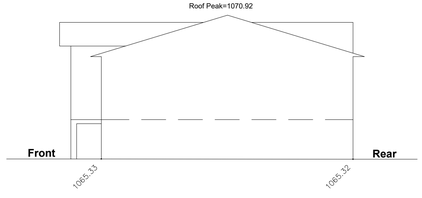
DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z.	2026-01-05

SCALE:









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CITY OF CALGARY
ALBERTA
PLAN SHOWING
SITE SURVEY
AFFECTING

LOT 11, BLOCK 23, PLAN 7039GG

WITHIN

S.W. 1/4

SEC.15-24-29-W4M

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 are referred to ASCM 53207, Elevation = 1063.290

PROPERTY DESCRIPTION:

CLIENT:

HOMES BY ART

MUNICIPAL ADDRESS:

3819 - 12 AVENUE S.E.
CALGARY, ALBERTA

DATE OF SURVEY:

DECEMBER 10-11, 2025

SCALE 1:200

-5 0 10 20

METRES

LEGEND

- Spot elevations are shown thus — 105.00
- 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
- Power Poles shown thus
- Manhole shown thus

TREE SCHEDULE

Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)
1	DEC	13	CLUMP	9
2	DEC	5	CLUMP	6

[redacted] this plan 7

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P308
TOTAL GEOMATICS & CONSULTING INC.

TOTAL
Total Geomatics & Consulting Inc

NITIN BANSAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: December 15, 2025
DWN BY:CD	Unit 1, 1339-40 Ave. NE, Calgary, AB, T2E 8N6	JOB NO: TG25-0409
CK'D BY:NB	Ph.: +1 403-798-1118	ACAD FILE NO:TG25-0409DP

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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-30	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

4_PLEX

ADDRESS:

**3819 - 12 AVENUE S.E. ,
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING SURVEY

DRAWING NO.

A-001

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-30

SCALE: 1:200

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

3819 - 12 AVENUE S.E. , CALGARY, ALBERTA

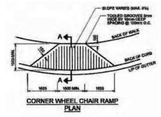
ZONING : R-CG

LEGAL ADDRESS:-

LOT 11, BLOCK 23 , PLAN 7039GG

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 meters and decimals thereof.



COVERAGE CALCULATION:
LOT AREA = 584.81 m²
MAXIMUM COVERAGE (60%) = 350.88 m²
BUILDING COVERAGE = 252.37m²
GARAGE COVERAGE = 71.49 m²
BIKE LOCKERS COVERAGE =2x1.22x3.05= 7.44 m²
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1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES. (BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
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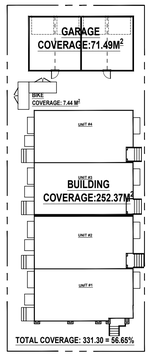

LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE

TREE NO.	TREE TYPE	TRUNK (Ø±)	CANOPY (Ø±)	HEIGHT	LOCATION	
1	DEC	CLUMP	13	9	In Subject Property	REMOVED
2	DEC	CLUMP	5	6	In Subject Property	REMOVED

NOTE:

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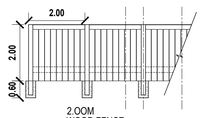
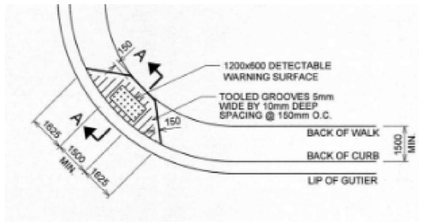
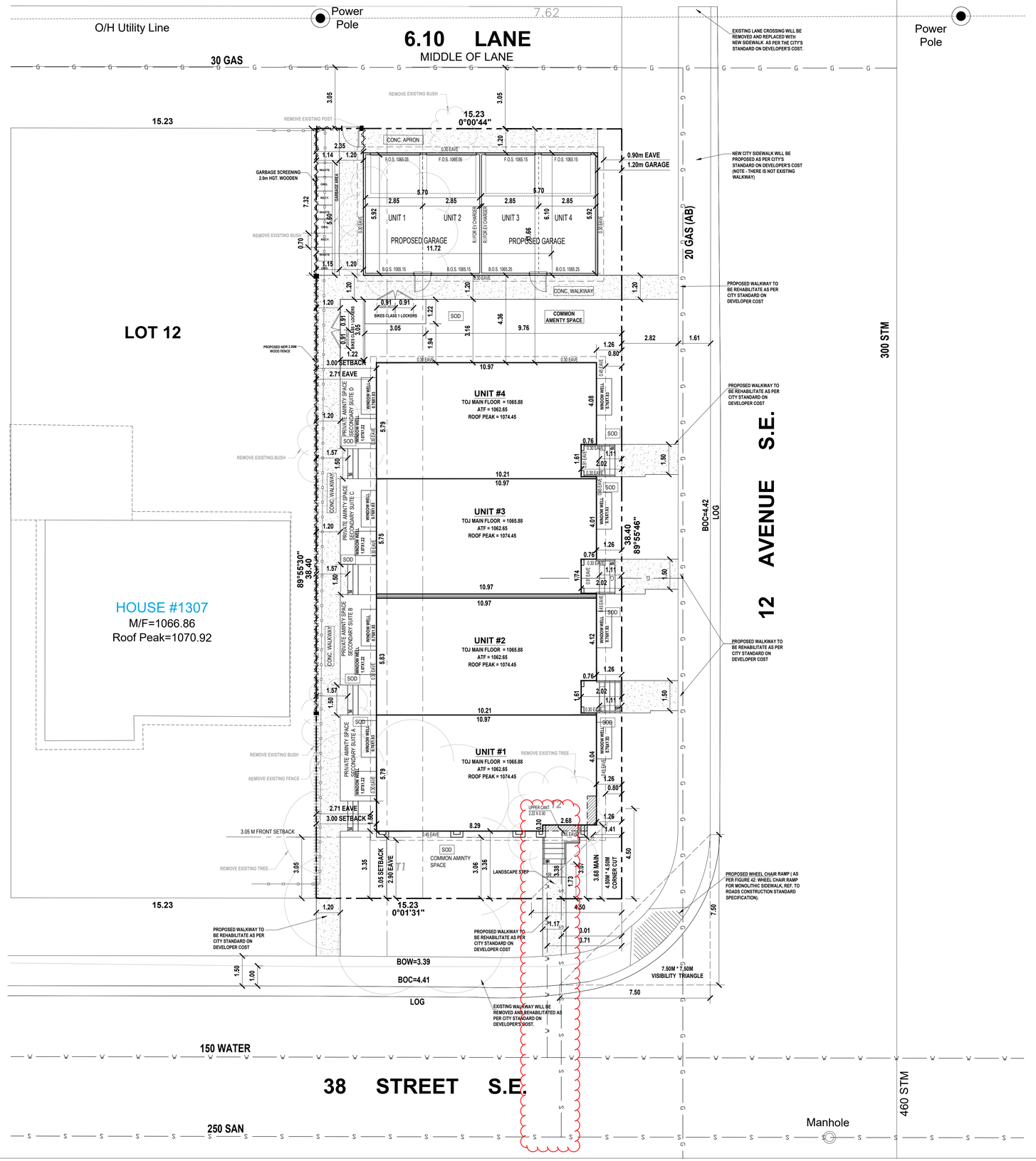




WHEELCHAIR RAMP DETAIL



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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-30	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

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ADDRESS:

3819 - 12 AVENUE S.E. , CALGARY, ALBERTA LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED & EXISTING SITE PLAN

DRAWING NO.

A-002

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-30

SCALE:1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
3819 - 12 AVENUE S.E. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
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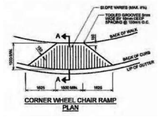

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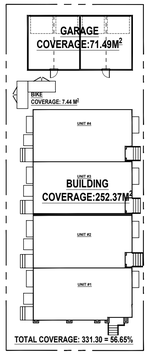

LEGEND		LEGEND		LEGEND	
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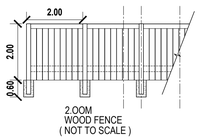
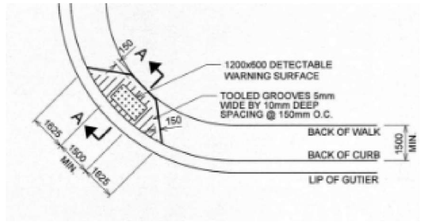
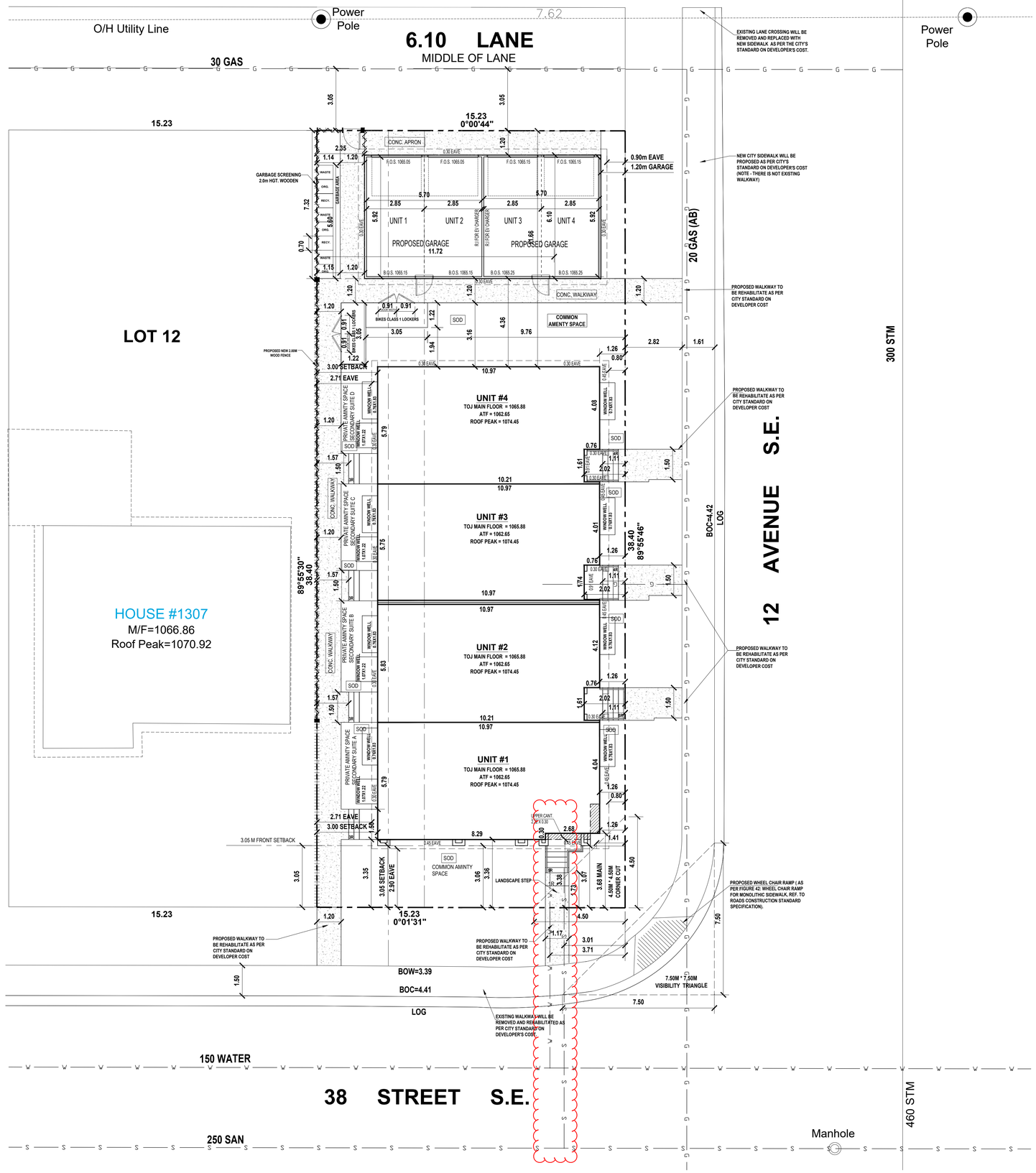




WHEELCHAIR RAMP DETAIL



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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	2025-12-30	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
HOMES BY ART

PROJECT :
4_PLEX

ADDRESS:
3819 - 12 AVENUE S.E. , CALGARY, ALBERTA LOT 11, BLOCK 23 , PLAN 7039GG

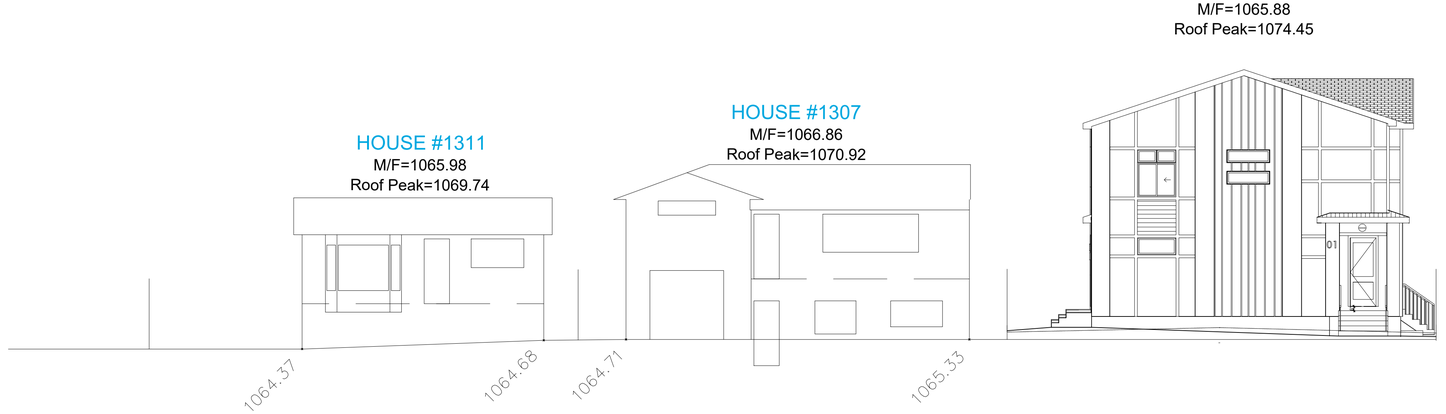
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-30

SCALE:1:100

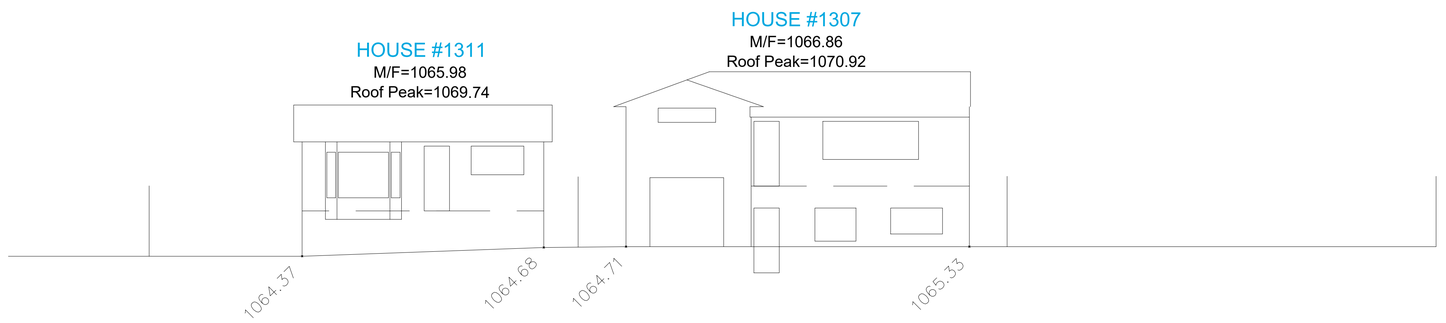


LOT 14 **LOT 13** **LOT 12**

LOT 11
BLOCK 23
PLAN 7039GG

12 AVENUE S.E.

38 STREET S.E.



LOT 14 **LOT 13** **LOT 12**

LOT 11
BLOCK 23
PLAN 7039GG

12 AVENUE S.E.

38 STREET S.E.

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



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ISSUES:

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01	2025-12-30	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
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DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

4_PLEX

ADDRESS:

**3819 - 12 AVENUE S.E. ,
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-005

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-30

SCALE:1:100

552- PLANTING REQUIREMENTS

(1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area
(3) A minimum of 25.0 per cent of all trees provided must be coniferous.
(4) The requirement for the provision of 1.0 tree is met where:
(a) a deciduous tree has a minimum calliper of 60 millimetres; or
(b) a coniferous tree has a minimum height of 2.0 metres.
(5) The requirement for the provision of 2.0 trees is met where:
(a) a deciduous tree has a minimum calliper of 85 millimetres; or
(b) a coniferous tree has a minimum height of 4.0 metres.
(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100 millimeters is preserved.
(7) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
(8) For landscaped areas with a building below, planting areas must have the following minimum soil depths:
(a) 1.2 metres for trees;
(b) 0.6 metres for shrubs; and
(c) 0.3 metres for all other planting areas.
(9) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

PLANTING CALCULATION:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):

1 TREE & 3 SHRUBS / 110 SQ. M. OF LOT AREA PROVIDED
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)
MINIMUM RATIO OF 1/3 CONIFEROUS TO DECIDUOUS TREES
MINIMUM SIZE OF SMALL DECIDUOUS: 65mm
MINIMUM SIZE OF LARGE DECIDUOUS: 85mm
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 10'-0"
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:
584.81 m² / 110 m² = 5.03 = 6 TREES & 18 SHRUBS
BROKEN DOWN AS:
4 DECIDUOUS
2 CONIFEROUS
18 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

PROPOSED PLANTING:
4 DECIDUOUS
2 CONIFEROUS
18 SHRUBS (Shrubs must be a minimum height or spread of 0.6 meters at the time of planting)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	F		FOOTHILLS GREEN ASH	Fraxinus pennsylvanica 'Heuver'	85mm CAL.	B&B/WIRE BASKET
02	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	
CONIFEROUS TREES						
02	CS		MONTGOMERY BLUE SPRUCE	PICEA PURGENS	3.0M HGT.	
DECIDUOUS SHURBS						
06	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
06	CL		CHARISMA LILAC	SYRINGA PRESTONIAE	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
06	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

NOTE:- ALL SOFT SURFACED LANDSCAPED AREA MUST BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM, UNLESS OTHERWISE PROVIDED BY A LOW WATER IRRIGATION SYSTEM.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES

LANDSCAPE CALCULATIONS:

N

LOT AREA: 584.81 m² LOT ZONING: RC-G

PROPOSED BUILDING AREA = 252.97 m² or 43.26% OF LOT AREA

PROPOSED GARAGE = 71.49 m² or 12.22% OF LOT AREA

BIKES LOCKERS = 7.44 m² = 1.27% OF LOT AREA

2.NON- LANDSCAPE AREA = 30.36m² = 5.19% OF LOT AREA

CONCRETE APRON = 14.01m² = 46.14% OF NON-LANDSCAPE AREA

WINDOW WELLS = 16.35 m² = 53.85% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA = 222.55 m² = 38.05% OF LOT AREA

3.1 HARD-LANDSCAPE = 100.40 m² =45.11% OF LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 68.26 m² = 67.98% OF HARD-LANDSCAPE AREA

ENTRANCE STEPS = 11.28 m² = 11.23% OF HARD-LANDSCAPE AREA

WOOD ENTRANCE STEPS = 6.43 m² = 6.40% OF HARD-LANDSCAPE AREA

WASTE/RECYCLE = 6.43 m² = 6.41% OF HARD LANDSCAPE AREA

SITING AREA (COMPACTED 10mm RUNDLE ROCK)= 8.00 m² =7.96% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE= 122.15 m² = 54.88% OF LANDSCAPE AREA

MULCH = 16.38m² = 13.40 % OF SOFT-LANDSCAPE AREA

S.O.D = 105.77 m² =85.59 % OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)



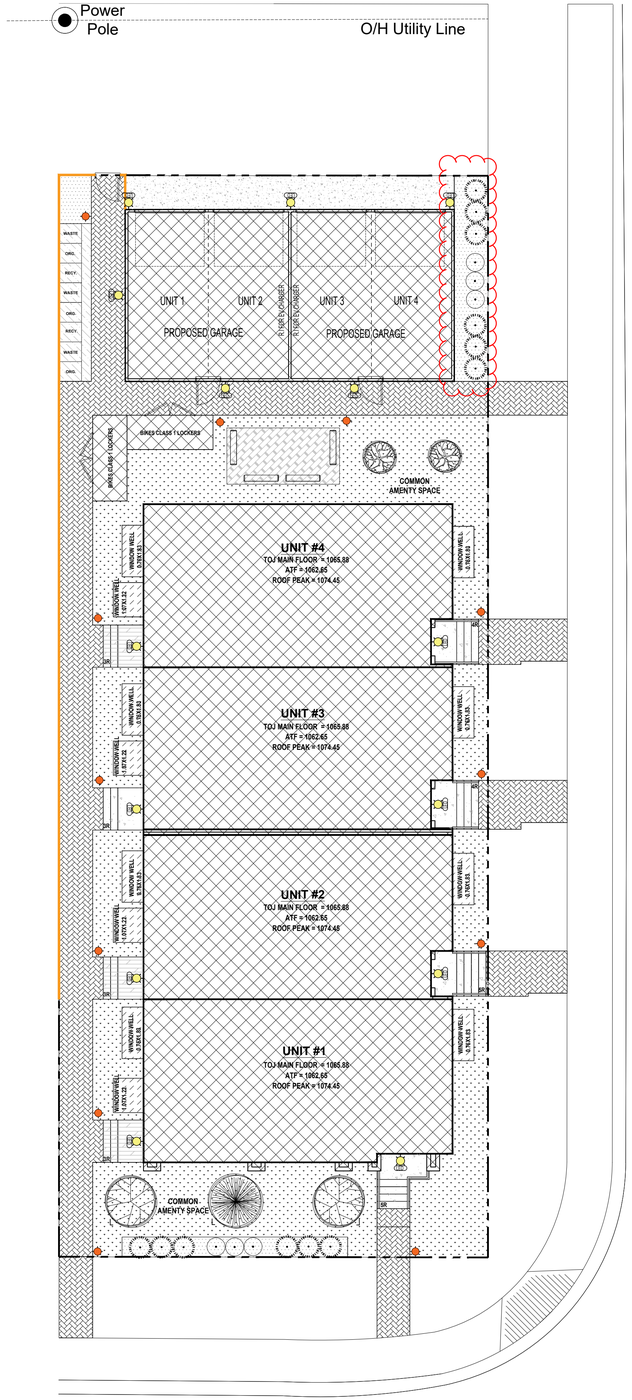
PATHWAY LIGHTS

2.0M STEEL ROD FENCE

GARDEN BEDS

LOG BENCH

IRRIGATION SYSTEM:
Underground Standard Irrigation System to be used,
which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.



38 STREET S.E.

12 AVENUE S.E.

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KEY PLAN



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01	2025-12-30	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
HOMES BY ART

PROJECT :
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ADDRESS:
3819 - 12 AVENUE S.E. ,
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :
DEVELOPMENT PERMIT SET

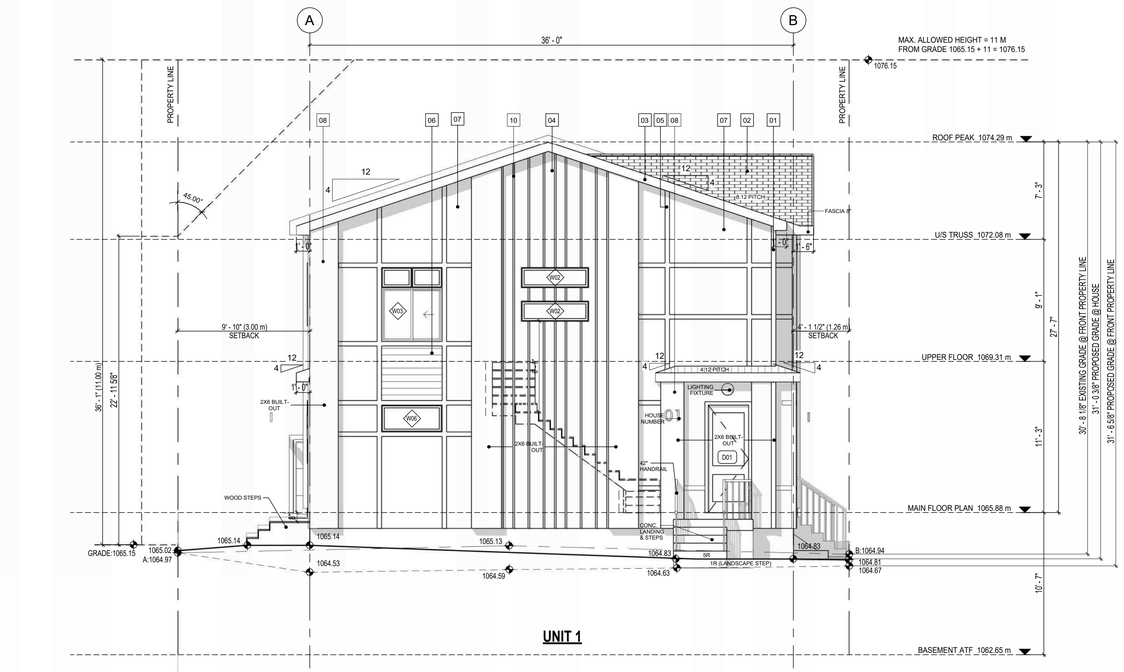
DRAWING TITLE :
LANDSCAPE PLAN

DRAWING NO.
A-007

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-30

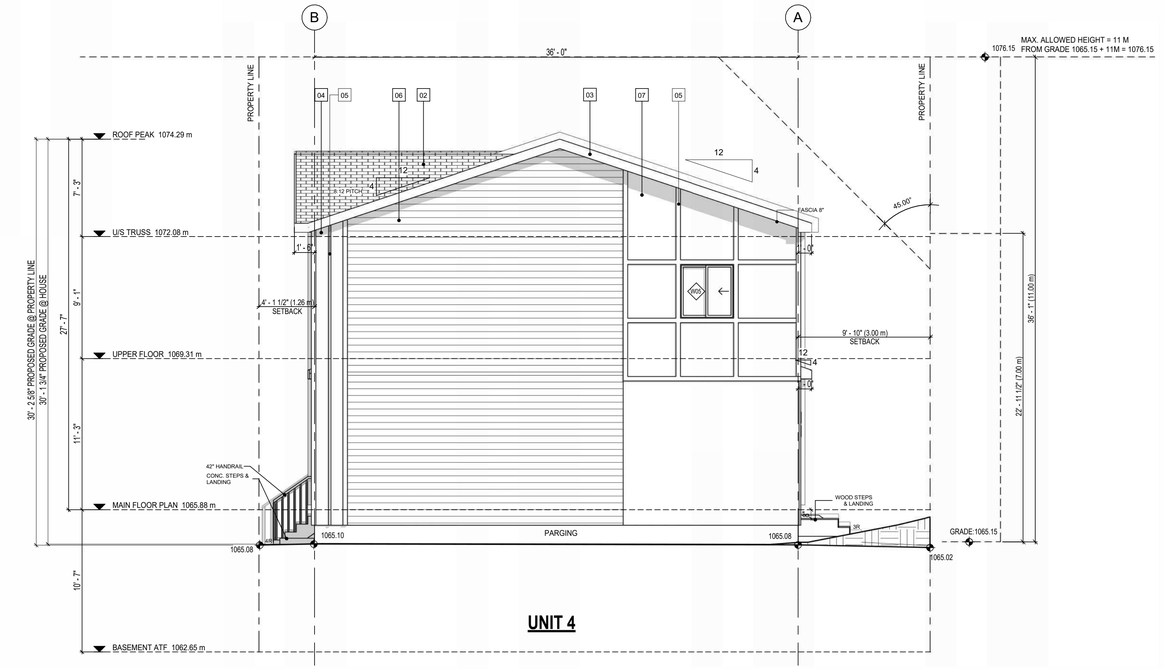
SCALE: 1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4"
02	ASPHALT SHINGLES
03	8" PRE-FINISHED METAL FASCIA
04	BOARD AND BATTEN
05	4" TRIM
06	HORIZONTAL SIDING GRAY - HARDIE
07	SMART BOARD
08	SMART BOARD GRAY
09	METAL ROOF
10	1.5" BATTEN
11	4" TRIM DARK GRAY



1 PROPOSED FRONT (EAST) ELEVATION

3/16" = 1'-0"



2 PROPOSED REAR (WEST) ELEVATION

3/16" = 1'-0"

UNPROTECTED OPENINGS		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	825.27 SQ. FT. 7.15 FT 10.65% 87.89 SQ. FT.	76.67 SQ.M² 2.18 M 8.16 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	12.84 SQ. FT.	1.19 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	43.94 SQ. FT.	4.08 SQ.M²

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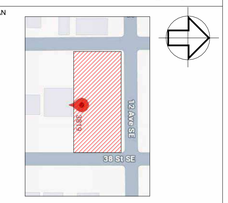
KEY PLAN



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01	2025-12-30	DEVELOPMENT PERMIT SET	E.R.	E.Z.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

4_PLEX

ADDRESS:

3819 - 12 AVENUE S.E.
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2026-01-05

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

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4"
02	ASPHALT SHINGLES
03	8" PRE-FINISHED METAL FASCIA
04	BOARD AND BATTEN
05	4" TRIM
06	HORIZONTAL SIDING GRAY - HARDIE
07	SMART BOARD
08	SMART BOARD GRAY
09	METAL ROOF
10	1.5" BATTEN
11	4" TRIM DARK GRAY

UNPROTECTED OPENINGS		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	1762.80 SQ. FT. 9.84 FT 10.00% 176.28 SQ. FT.	163.77 SQ.M 3.00 M 16.37 SQ.M
ACTUAL SQ. FTG. OF OPENINGS	160.00 SQ. FT.	14.86 SQ.M
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	88.14 SQ. FT.	8.18 SQ.M



1 PROPOSED LEFT (SOUTH) ELEVATION

3/16" = 1'-0"



2 PROPOSED RIGHT (NORTH) ELEVATION

3/16" = 1'-0"

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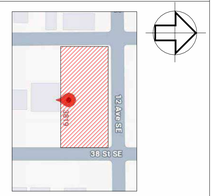
KEY PLAN



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01	2025-12-30	DEVELOPMENT PERMIT SET	E.R.	E.Z.

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :

HOMES BY ART

PROJECT :

4_PLEX

ADDRESS:

3819 - 12 AVENUE S.E.
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

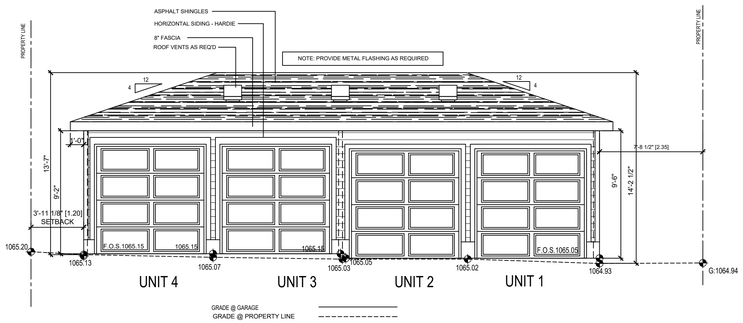
RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

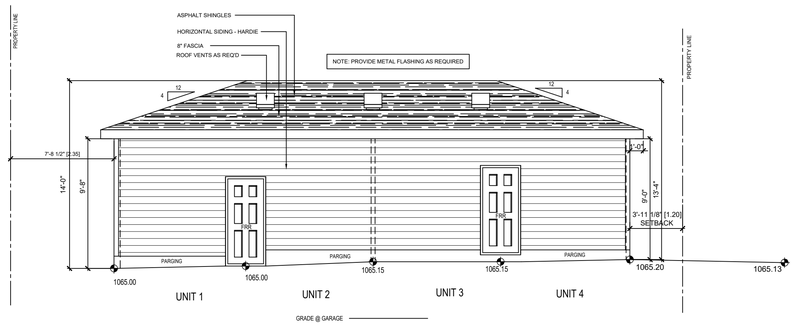
DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.R.	2026-01-05

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



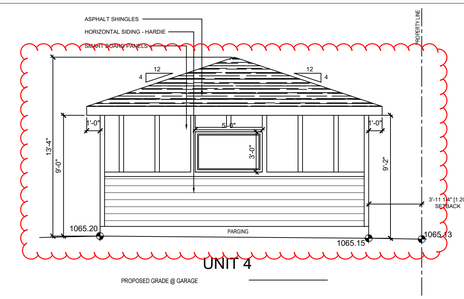
PROPOSED FRONT (EAST) ELEVATION

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



PROPOSED REAR (WEST) ELEVATION

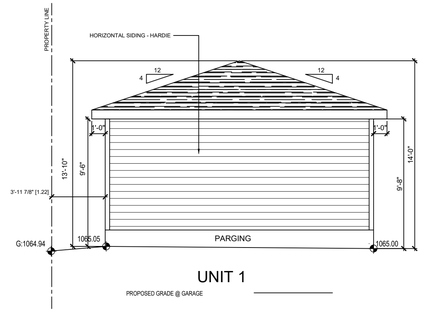
SCALE: 3/16"=1'-0"



UNIT 4

PROPOSED LEFT (NORTH) ELEVATION

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



UNIT 1

PROPOSED RIGHT (SOUTH) ELEVATION

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



ROOF PLAN

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)
WA-13	SPV-003 EXTERIOR 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. 2- SINGLE PLY AIR BARRIER. 3- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE. 4- 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. 5- 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 6- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.
GW-4	EXTERIOR WALLS NON-COMBUSTIBLE WALL - EXTERIOR FINISH AS SPEC'D (STUCCO FINISH) - 5/8" DENSGLASS OR EQUIVALENT - 2X6" STEEL STUDS STUDS @16" OC. - R12 FRICTION-FIT FIBERGLASS INSULATION - VAPOUR BARRIER (6 MIL POLYETHYLENE) - 1 LAYERS 5/8" TYPE 'X' DRYWALL
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:

TRICOR DESIGN GROUP

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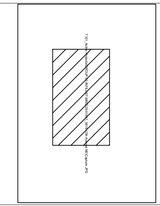
KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
03				
04				
05				
06				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-12-31	DEVELOPMENT PERMIT SET	E.R	E.Z.
02				
03				
04				
05				

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

THE CLIENT :
HOMES BY ART

PROJECT :
4_PLEX

ADDRESS:
3819 - 12 AVENUE S.E. ,
CALGARY, ALBERTA
LOT 11, BLOCK 23 , PLAN 7039GG

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GARAGE

DRAWING NO.
A-501

DRAWN BY:	CHECKED BY:	DATE:
E.R.	E.Z	2025-12-31

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