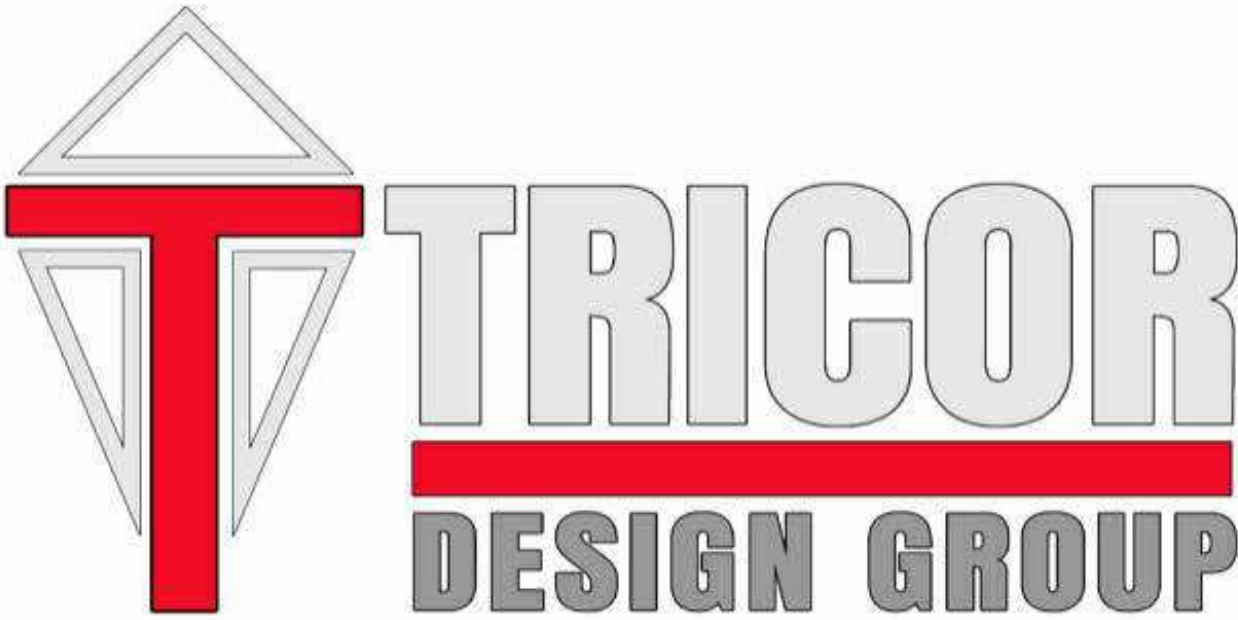


SINGLE FAMILY HOME
285 CAPRI AVENUE N.W.
CALGARY, ALBERTA.
PLAN 1129 HU ,BLOCK 8, LOT 34.



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-05-06



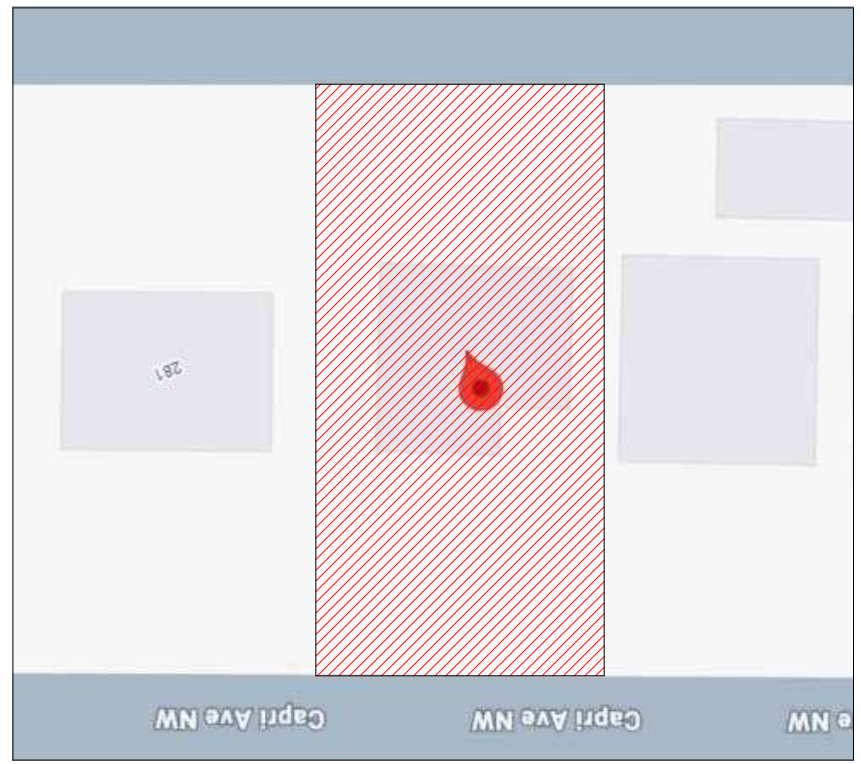
#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

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-101 PROPOSED BASEMENT & MAIN FLOOR PLANS
- A-102 PROPOSED UPPER & ROOF FLOOR PLANS
- A-201 FRONT & REAR ELEVATIONS
- A-202 RIGHT & LEFT ELEVATIONS
- A-301 BUILDING SECTIONS
- A-401 DOOR SCHEDULE
- A-402 WINDOW SCHEDULE

DWELLING			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	1520.00	141.21
	UPPER FLOOR	1631.00	151.52
	TOTAL	3151.00	292.74
	BASEMENT FLOOR	1286.03	119.48
	GRAND TOTAL	4437.03	412.21
	GARAGE	643.61	59.79

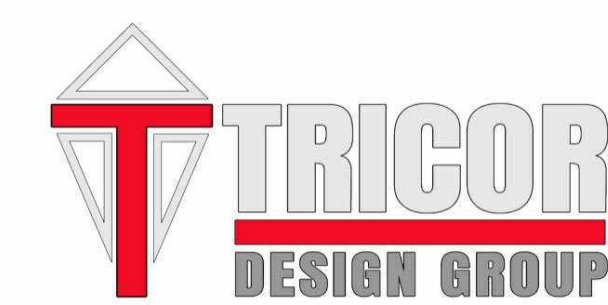
KEY PLAN :



PROJECT NO.: 25-01826



DESIGNED BY:

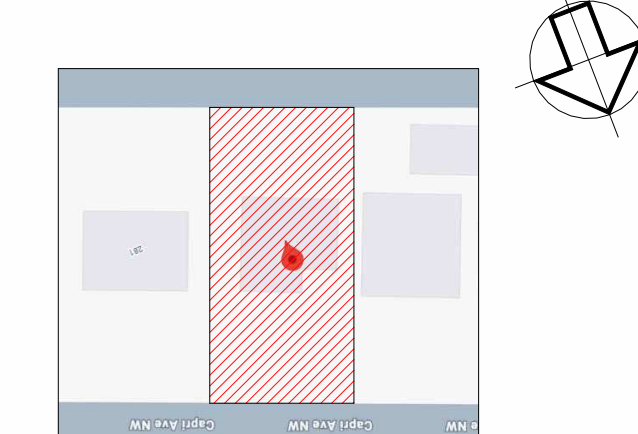


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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-06	DEVELOPMENT PERMIT SET	T.J.R.E	A.K
02				
03				
04				
05				

THE CLIENT :

NASEED DHALIWAL

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

285 CAPRI AVENUE N.W.
CALGARY, ALBERTA.
PLAN 1129 HU ,BLOCK 8, LOT 34.

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

25-01826

CHECKED BY:

T.J.R.E

DATE:

2026-05-06

SCALE:

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
285 CAPRI AVENUE N.W.,CALGARY, ALBERTA.

ZONING : RC-G

LEGAL ADDRESS:-

PLAN 1129 HU ,BLOCK 8, LOT 34.

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PROPOSED COVERAGE CALCULATION:

LOT AREA = 506.272 m²
PROPOSED MAX. COVERAGE =227.82 m² (45%)
PROPOSED BUILDING COVERAGE = 203.78 m² (40.25%) OF LOT AREA

PROJECT SETBACK REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(WINDOW WELLS AND EAVES MAY PROJECT A MAX. OF 0.80M & 0.60m IN ORDER INTO ANY SETBACK AREA)
- MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2 METRES.
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NOTE:

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

LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE

Tree #	Tree Type	Trunk Ø	Canopy(r)	Height	LOCATION	CASE	TREE SPECY
1	Coniferous	0.75m	4.0m	18.00m	In Subject Property	REMOVED	-
2	Deciduous	0.20m	3.5m	8.00m	In Subject Property	REMOVED	-
3	Deciduous	0.20m	2.5m	8.00m	In Subject Property	REMOVED	-
4	Coniferous	0.80m	3.0m	23.00m	In Subject Property	REMOVED	-
5	Deciduous	0.30m	2.0m	3.00m	In Subject Property	REMOVED	-
6	Deciduous	0.25m	2.0m	10.00m	In Boulevard	REMAINED	ASH, GREEN
7	Deciduous	0.50m	3.0m	20.00m	In Boulevard	REMOVED	ASH, GREEN

NOTES:

- BUILDING READY FOR SOLAR PANEL INSTALLATION.
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.

- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.

- FOR A 1.5M MONOLITHIC SIDEWALK WITH A LOW PROFILE ROLLED CURB, THE ACTUAL SIDEWALK WIDTH IS 1.50M. REFER TO THE 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS.
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QTY

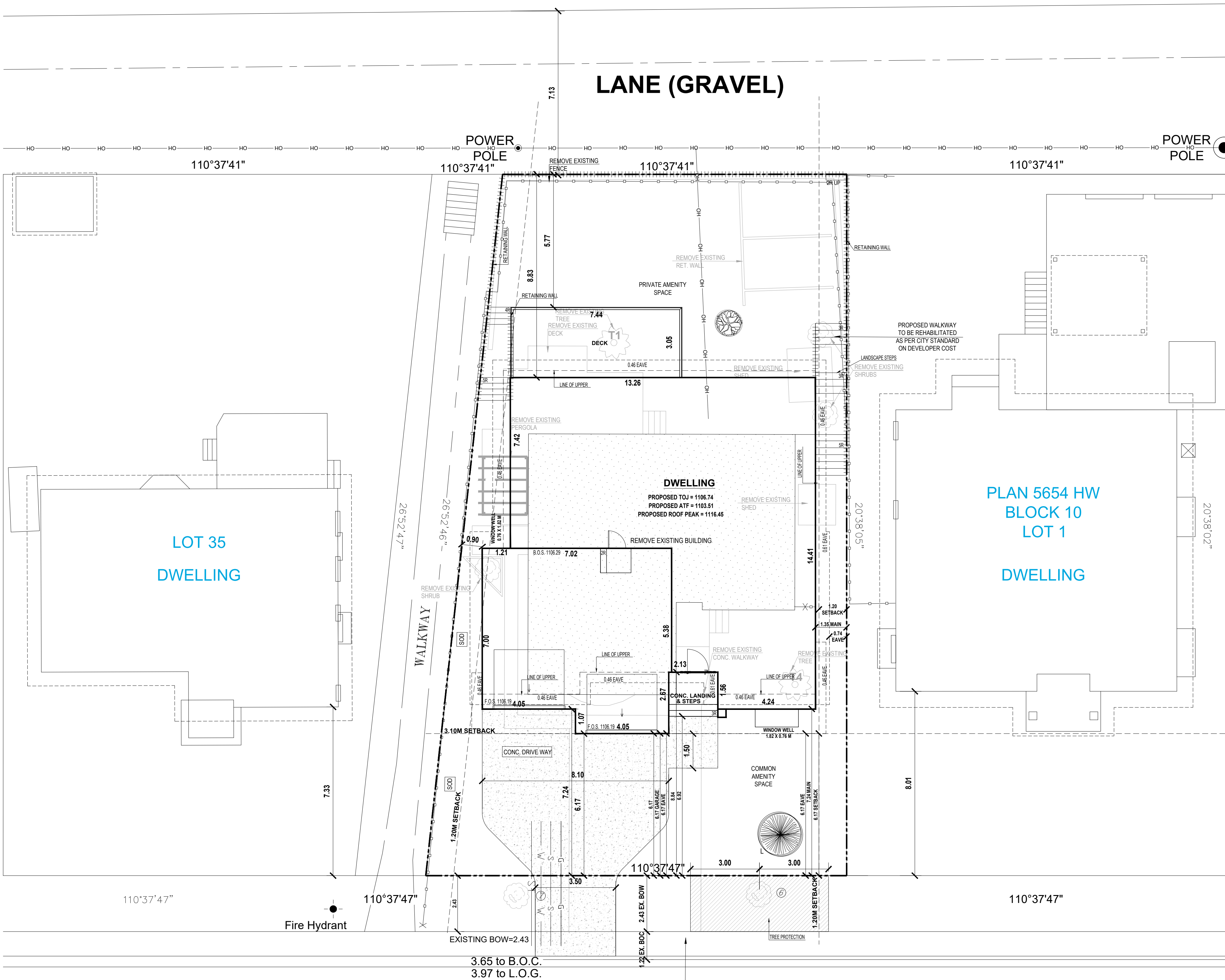
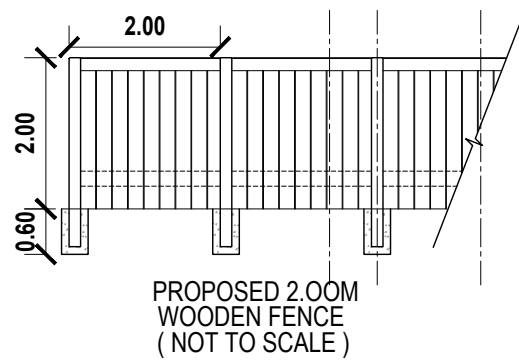
DECIDI

01

CONIFI

01

KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
UOUS TREES				
S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	50mm CAL.
EROUS TREES				
CS		COLORADO SPRUCE	PICEA PURGENS	3.0M HGT.



CAPRI AVENUE N.W.

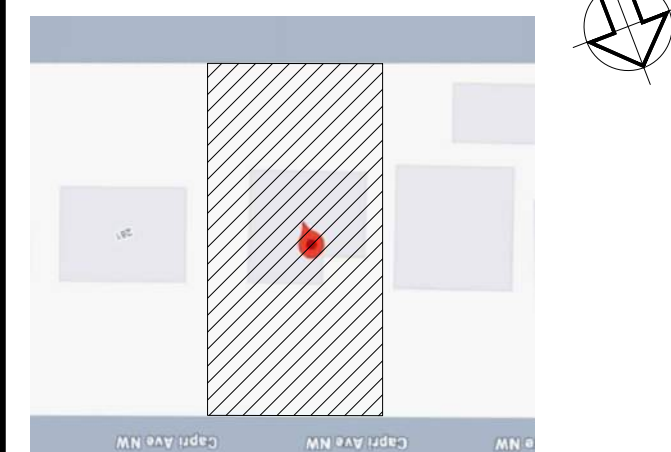
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01	2026-05-05	DSSP	R.E.N.F.	T.I.
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-02-18	DEVELOPMENT PERMIT SET	T.I.R.E	
02				
03				
04				
05				

THE CLIENT:

NASEED DHALIWAL

PROJECT:

SINGLE FAMILY HOME

ADDRESS:

**285 CAPRI AVENUE N.W.
CALGARY, ALBERTA
PLAN 1129 HU ,BLOCK 8, LOT 34.**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

**PROPOSED & EXISTING
SITE PLAN**

DRAWING NO.

A-002

PROJECT NO.:

25-01826

CHECKED BY:

A.K.

DATE:

2026-05-06

DRAWN BY:

T.J.

SCALE:

1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

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ZONING : RC-G

LEGAL ADDRESS:-

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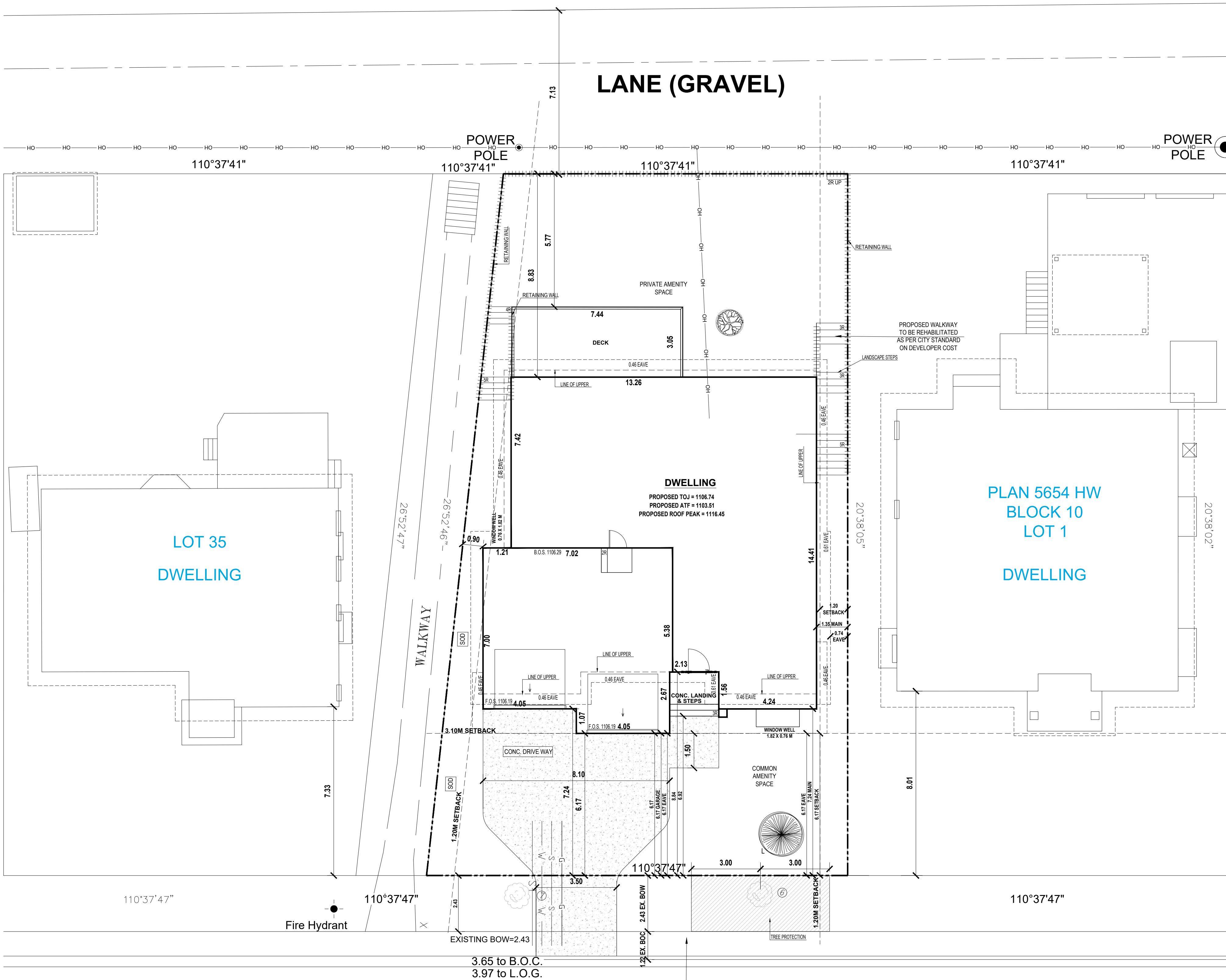
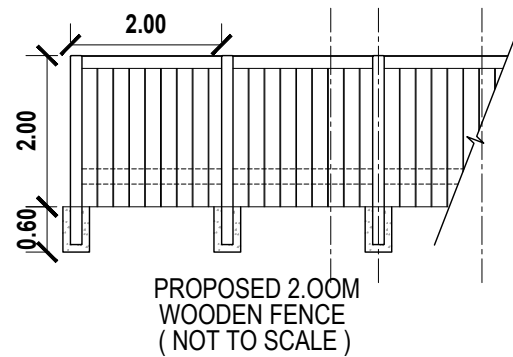
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CONIFEROUS TREES

01	CS		COLORADO SPRUCE	PICEA PURGENS	3.0M HGT.
----	----	--	-----------------	---------------	-----------



CAPRI AVENUE N.W.

A 1.5M MONOLITHIC SIDEWALK WITH LOW PROFILE ROLLED CURB THE ACTUAL SIDEWALK WIDTH IS 1.50M. DIMENSION THE SIDEWALK WIDTH, BACK OF WALK (BOW) AND BACK OF WALK TO PROPERTY LINE (BWL). ACCORDINGLY, REFER TO THE 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, FIGURE 37.
FOR CONSTRUCTION REQUIREMENTS, REFER TO THE ROADS CONSTRUCTION STANDARD SPECIFICATIONS.
THE PROPOSED NEW MONOLITHIC SIDEWALK MUST BE CONSTRUCTED IN ONE OPERATION ALONGSIDE THE NEW PROPOSED CURB AND CUTTER (C&C). THE TRANSITION FROM THE PROPOSED 1.5M SIDEWALK TO THE EXISTING SIDEWALK OVER A TRANSITION LENGTH MAY BE REQUIRED.
THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE CONSTRUCTION OF THE INFRASTRUCTURE USING THEIR OWN FORCES.

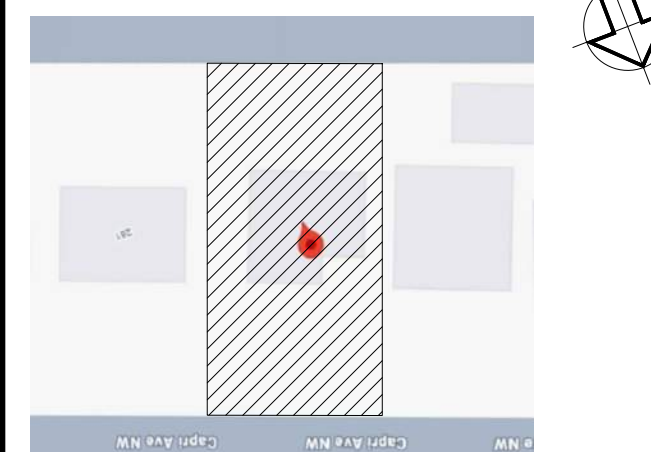
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ADDRESS:

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CALGARY, ALBERTA
PLAN 1129 HU ,BLOCK 8, LOT 34.**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO.:

25-01826

CHECKED BY:

A.K

DATE:

2026-05-06

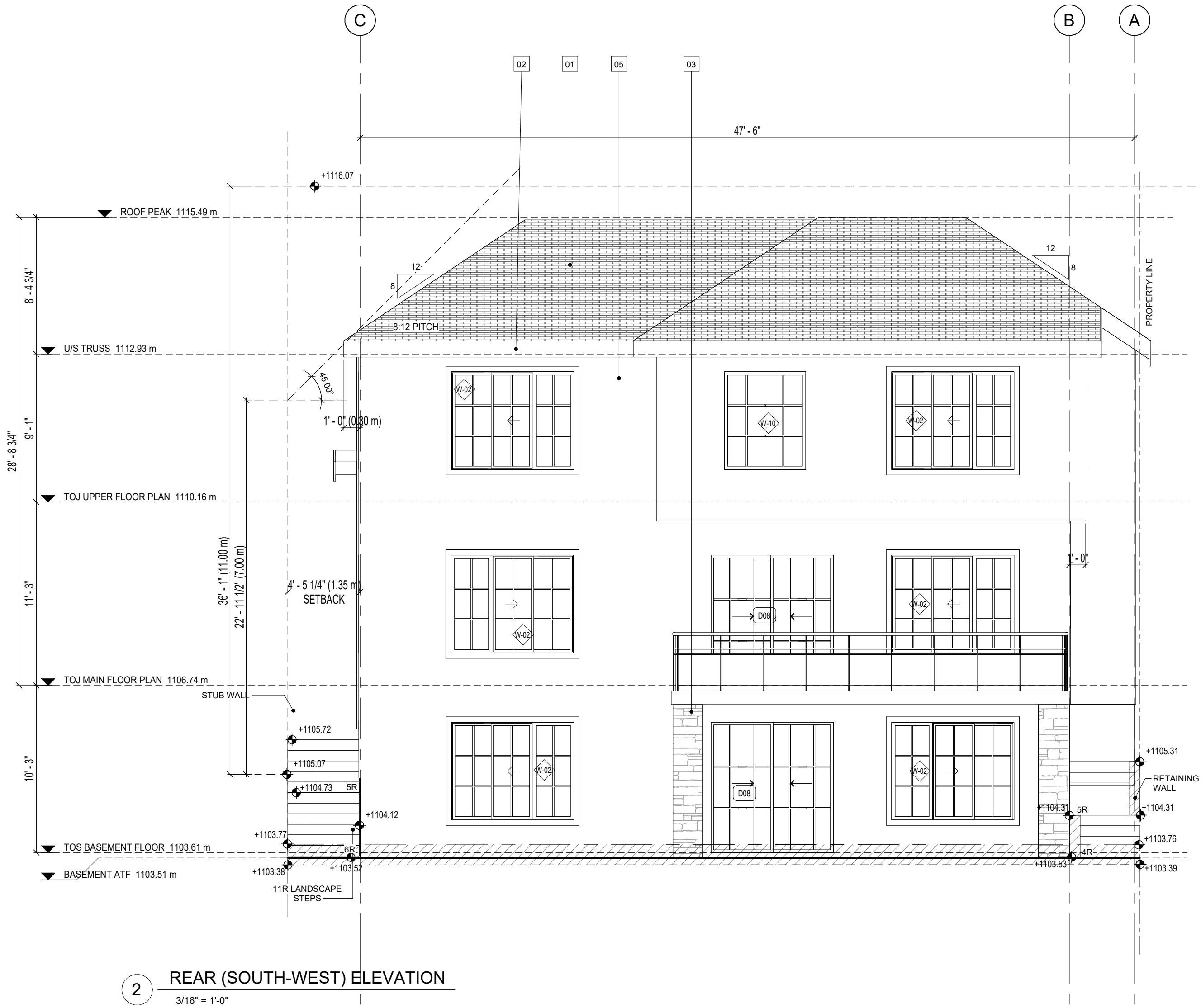
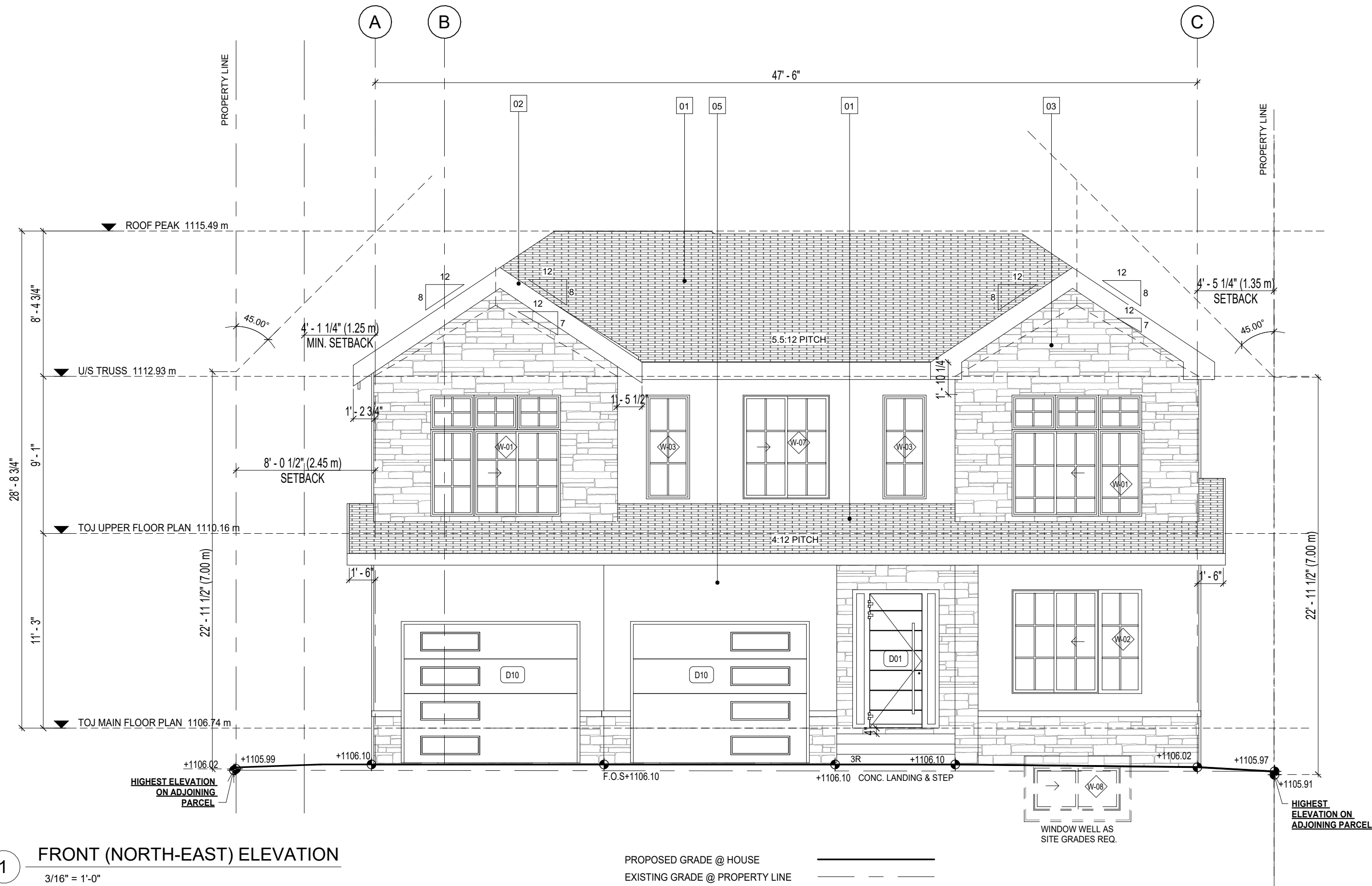
DRAWN BY:

T.J

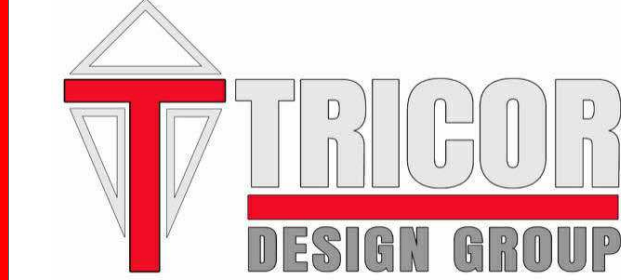
SCALE:

1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	BLACK ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	EXTERIOR MANUFACTURED STONE VENEER
05	STUCCO CLADDING LIGHT GRAY
07	4" TRIM



DESIGNED BY:

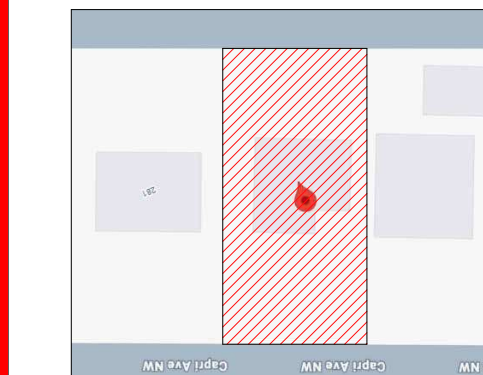


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REVISIONS:

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

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-06	DEVELOPMENT PERMIT SET	T.J.R.E	A.K
02				
03				
04				
05				

THE CLIENT :

NASEED DHALIWAL

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

285 CAPRI AVENUE N.W.
CALGARY, ALBERTA.
PLAN 1129 HU ,BLOCK 8, LOT 34.

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

25-01826

CHECKED BY:

T.J.R.E

DATE:

2026-05-06

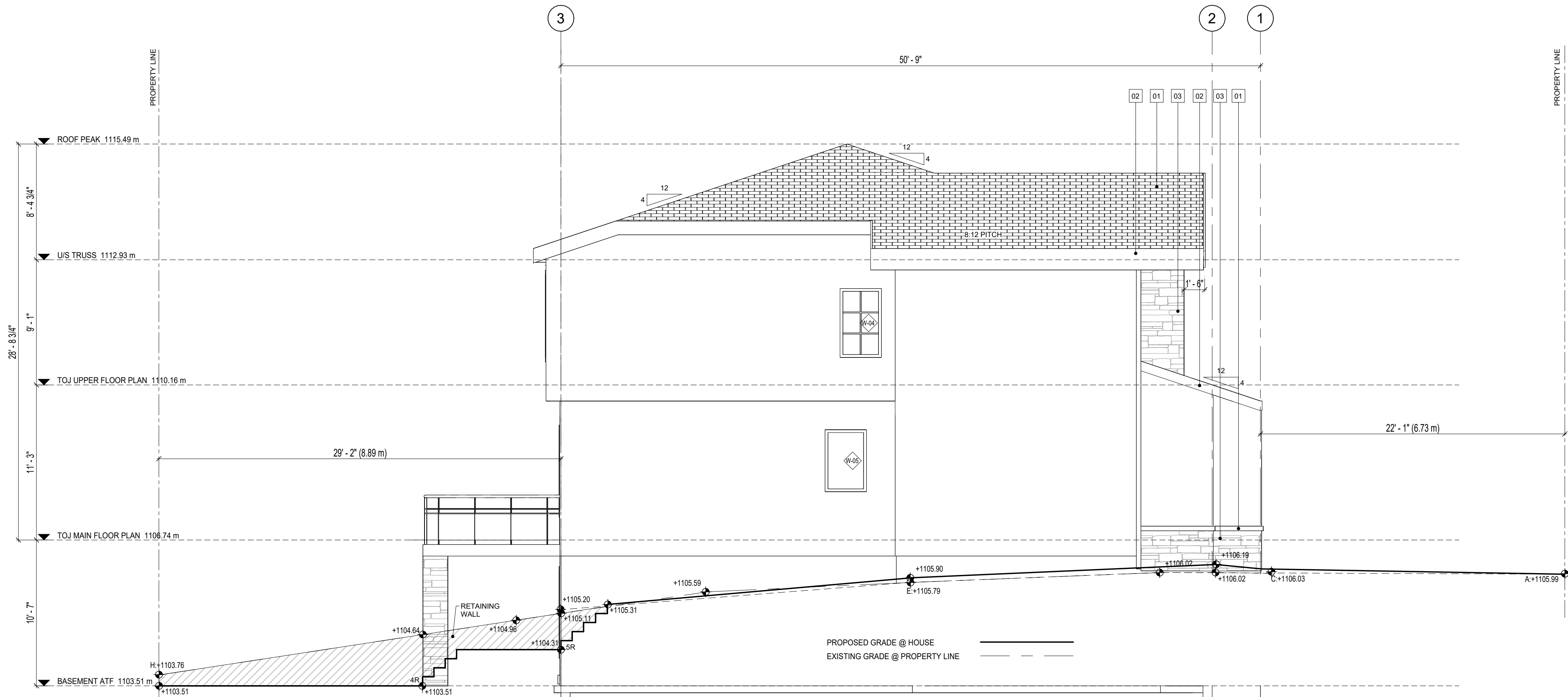
DRAWN BY:

T.J.R.E

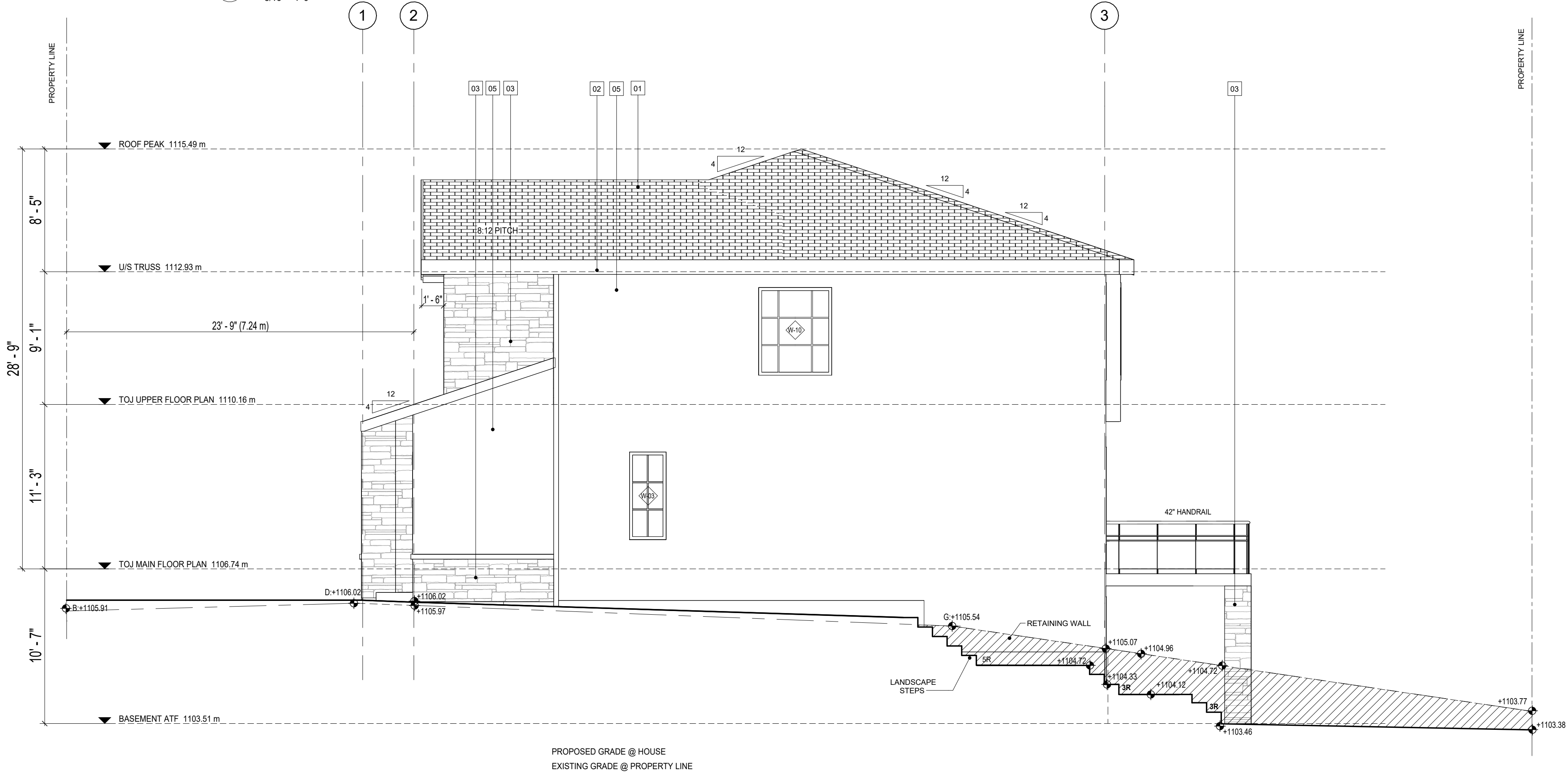
SCALE:

3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	BLACK ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	EXTERIOR MANUFACTURED STONE VENEER LIGHT GRAY
05	STUCCO CLADING LIGHT
07	4" TRIM

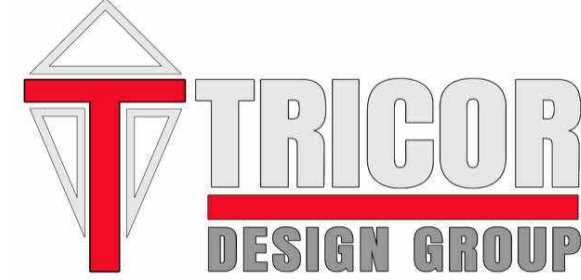


1 LEFT (NORTH-WEST) ELEVATION
3/16" = 1'-0"



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

DESIGNED BY:

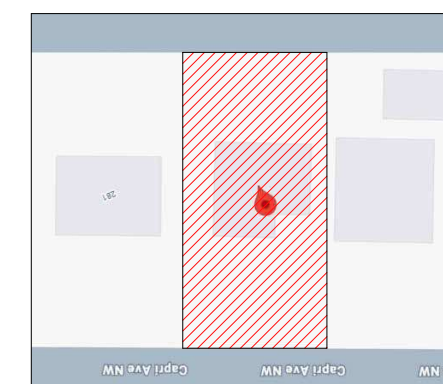


RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigs.com

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

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-06	DEVELOPMENT PERMIT SET	T.J.R.E	A.K
02				
03				
04				
05				

THE CLIENT :

NASEED DHALIWAL

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

285 CAPRI AVENUE N.W.
CALGARY, ALBERTA.
PLAN 1129 HU ,BLOCK 8, LOT 34.

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LEFT & RIGHT ELEVATIONS

DRAWING NO.

A-202

PROJECT NO. :

CHECKED BY:

DATE:

2026-05-06

DRAWN BY:

SCALE:

3/16" = 1'-0"