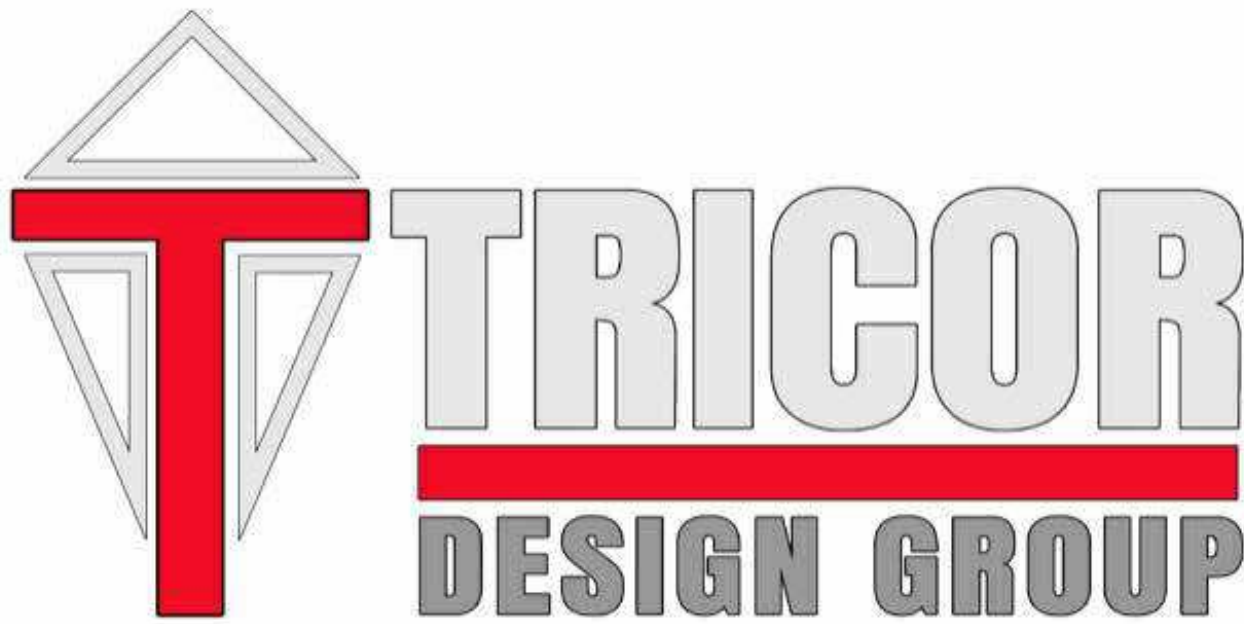


5_PLEX
604 101 AVENUE S.W.
CALGARY, ALBERTA
PLAN 573 JK: BLOCK 11: LOT 26



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-09



#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 EXISTING & PROPOSED SITE PLAN
- A-003 PROPOSED SITE PLAN
- A-004 PROPOSED GRADES
- A-005 STREETSCAPE
- A-006 PROPOSED LANDSCAPE
- A-007 LANDSCAPE ZONES & LIGHTING DETAILS
- A-008 CONSTRUCTION ACCESS AREA
- A-009 LANDSCAPE DETAILS
- A-010 BOULEVARD & ARRON

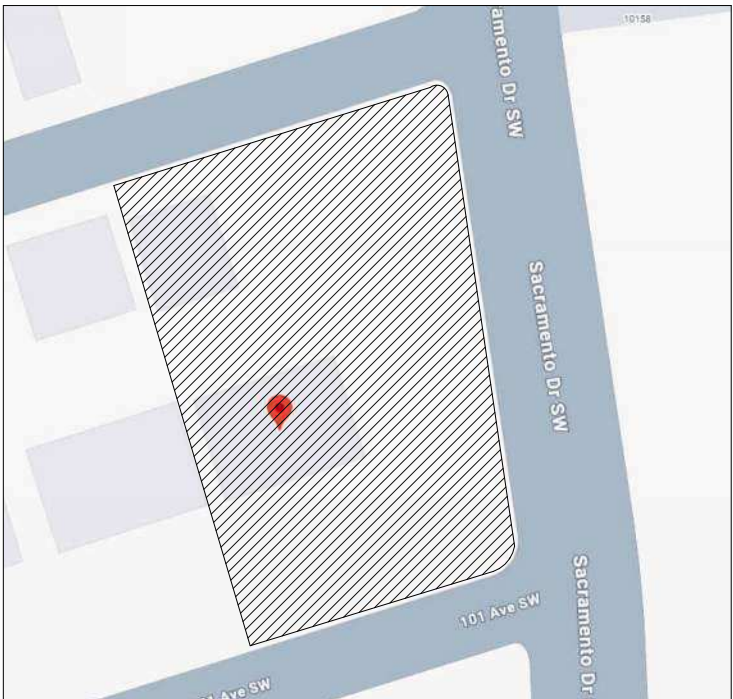
- A-101 PROPOSED LEGAL SUITE FLOOR PLAN
- A-102 PROPOSED MAIN FLOOR PLAN
- A-103 PROPOSED UPPER FLOOR PLAN
- A-104 PROPOSED LOFT FLOOR PLAN
- A-105 PROPOSED ROOF FLOOR PLAN
- A-106 PROPOSED AREA PLANS
- A-201 PROPOSED FRONT & REAR ELEVATIONS
- A-202 PROPOSED RIGHT & LEFT ELEVATIONS
- A-301 BUILDING SECTIONS
- A-401 PROPOSED ACCESSORY BUILDING (GARAGE)

UNIT 2				UNIT 1			
FLOOR PLANS		SQ. FT.	SQ. M.	FLOOR PLANS		SQ. FT.	SQ. M.
AREA SCHEDULE	MAIN FLOOR	512.79	47.64	AREA SCHEDULE	MAIN FLOOR	522.25	48.52
	UPPER FLOOR	585.05	54.35		UPPER FLOOR	594.67	55.25
	LOFT FLOOR	438.41	40.73		LOFT FLOOR	449.89	41.80
	TOTAL	1536.25	142.72		TOTAL	1566.81	145.56
	BASEMENT FLOOR	20.00	1.86		BASEMENT FLOOR	20.00	1.86
GRAND TOTAL		1556.25	144.58	GRAND TOTAL		1586.81	147.42
BALCONY		97.39	9.05	BALCONY		101.06	9.39
GARAGE		2.00	0.19	GARAGE		2.00	0.19

UNIT 5				UNIT 4			
FLOOR PLANS		SQ. FT.	SQ. M.	FLOOR PLANS		SQ. FT.	SQ. M.
AREA SCHEDULE	MAIN FLOOR	597.29	55.49	AREA SCHEDULE	MAIN FLOOR	568.34	52.80
	UPPER FLOOR	545.30	50.66		UPPER FLOOR	541.35	50.29
	LOFT FLOOR	368.45	34.23		LOFT FLOOR	368.45	34.23
	TOTAL	1511.04	140.38		TOTAL	1478.14	137.32
	BASEMENT FLOOR	20.00	1.86		BASEMENT FLOOR	20.00	1.86
GRAND TOTAL		1531.04	142.24	GRAND TOTAL		1498.14	139.18
BALCONY		166.34	15.45	BALCONY		130.20	12.10
GARAGE		2.00	0.19	GARAGE		2.00	0.19

UNIT 3			
FLOOR PLANS		SQ. FT.	SQ. M.
AREA SCHEDULE	MAIN FLOOR	522.83	48.57
	UPPER FLOOR	594.75	55.25
	LOFT FLOOR	445.83	41.42
	TOTAL	1563.41	145.25
	BASEMENT FLOOR	20.00	1.86
GRAND TOTAL		1583.41	147.10
BALCONY		98.04	9.11
GARAGE		2.00	0.19

KEY PLAN :



PROJECT NO.: 26-1026

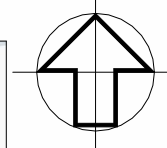


DESIGNED BY:

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				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-09	DEVELOPMENT PERMIT SET	T.J.	T.J./A.S.
02				
03				
04				
05				

THE CLIENT :

Allure Luxury Homes

PROJECT :

5_PLEX

ADDRESS:

604 101 AVENUE S.W.
CALGARY, ALBERTA
PLAN 573 JK: BLOCK 11: LOT 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1026

CHECKED BY:

A.K/T.J.

DATE:

2026-03-09

DRAWN BY:

R.N / R.E / N.F /
M.A

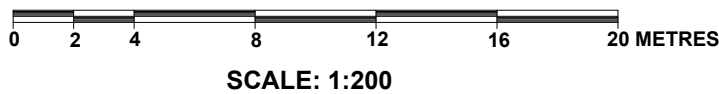
SCALE:

MUNICIPAL ADDRESS:

LEGAL DESCRIPTION:
LOT 26
BLOCK 11
PLAN 573 JK

PREPARED FOR: Allure Luxury Homes

DATE OF SURVEY: January 19th, 2026



LEGEND:

- | | |
|--|----------------------------|
| | Subject Property Line |
| | Right of Way Line |
| | Eave Line |
| | Fence Line |
| | Sanitary Line |
| | Storm Line |
| | Water Line |
| | Gas Line |
| | Overhead Wire |
| | Drain Line |
| | Door |
| | Second Floor Window |
| | Main Floor Window |
| | Basement Floor Window |
| | Calculation points |
| | Power Pole |
| | Power Anchor |
| | Light Pole |
| | Manhole |
| | Catch Basin |
| | Water Valve |
| | Gas Valve |
| | Sign |
| | Fire Hydrant |
| | Tree |
| | Main Building Hatch |
| | Detached Garage Hatch |
| | Shed Hatch |
| | Concrete and Asphalt Hatch |
| | Wood Hatch |
| | Roof Hatch |

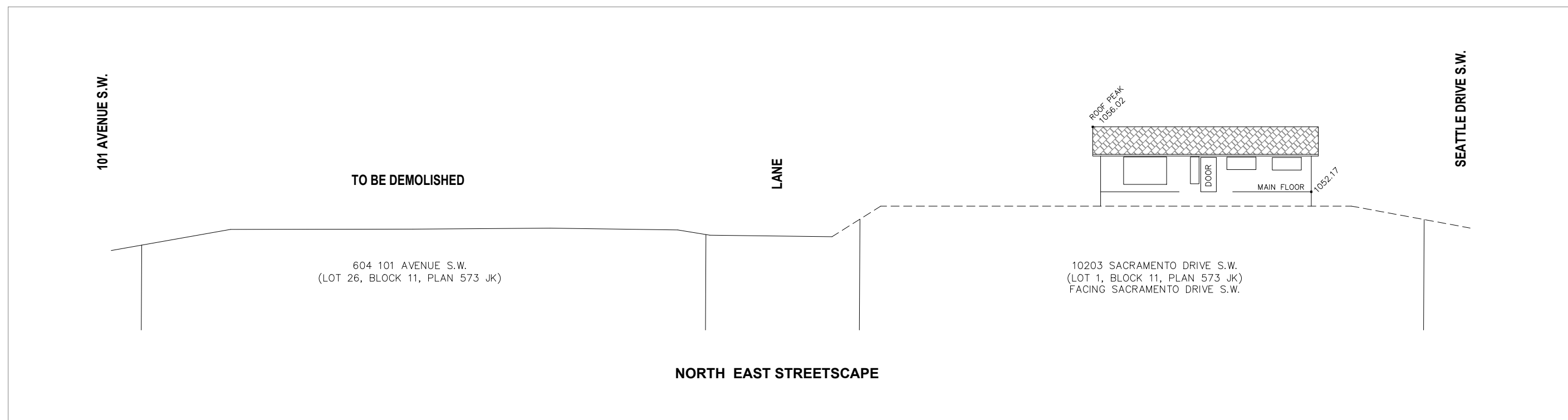
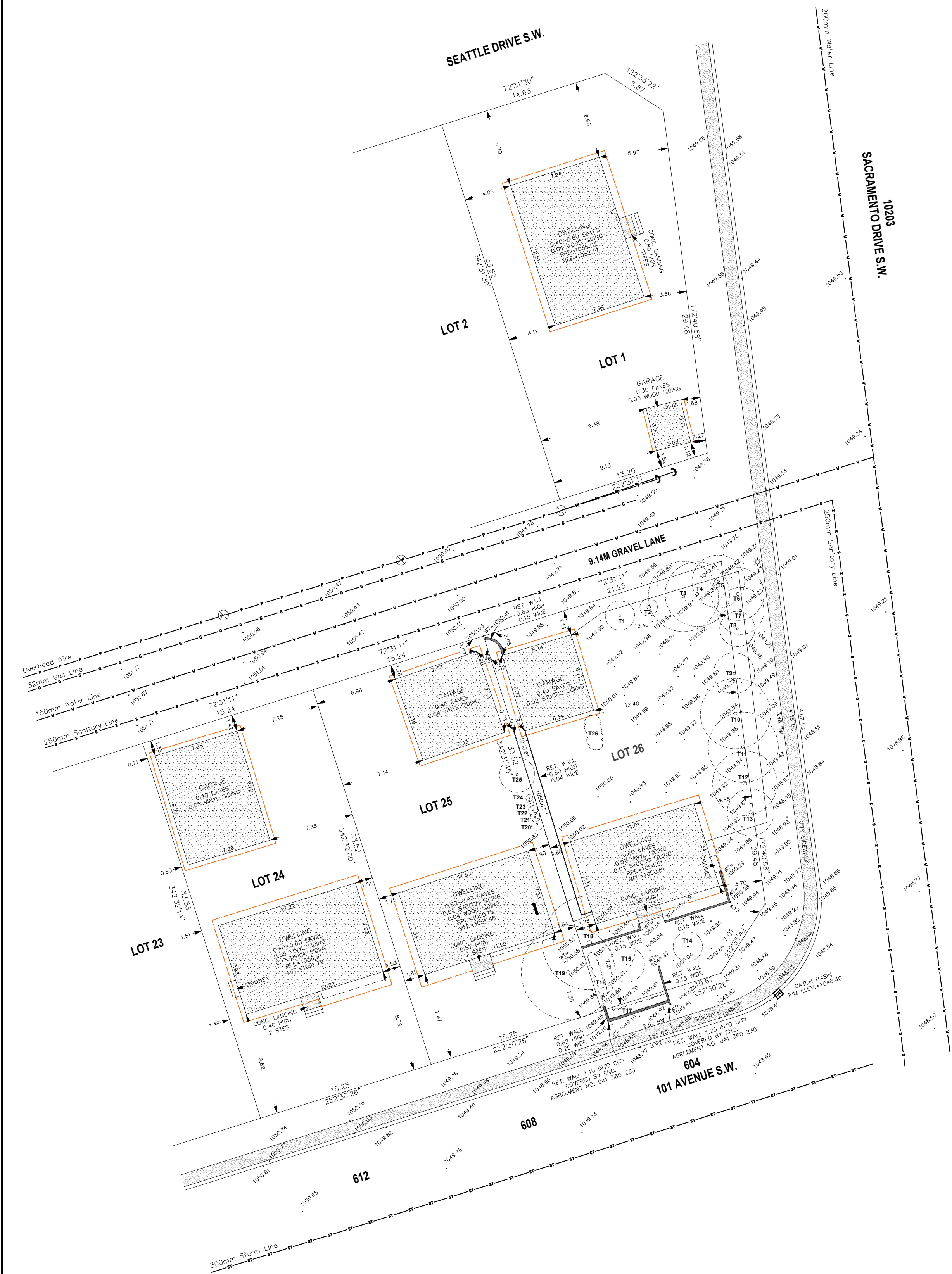
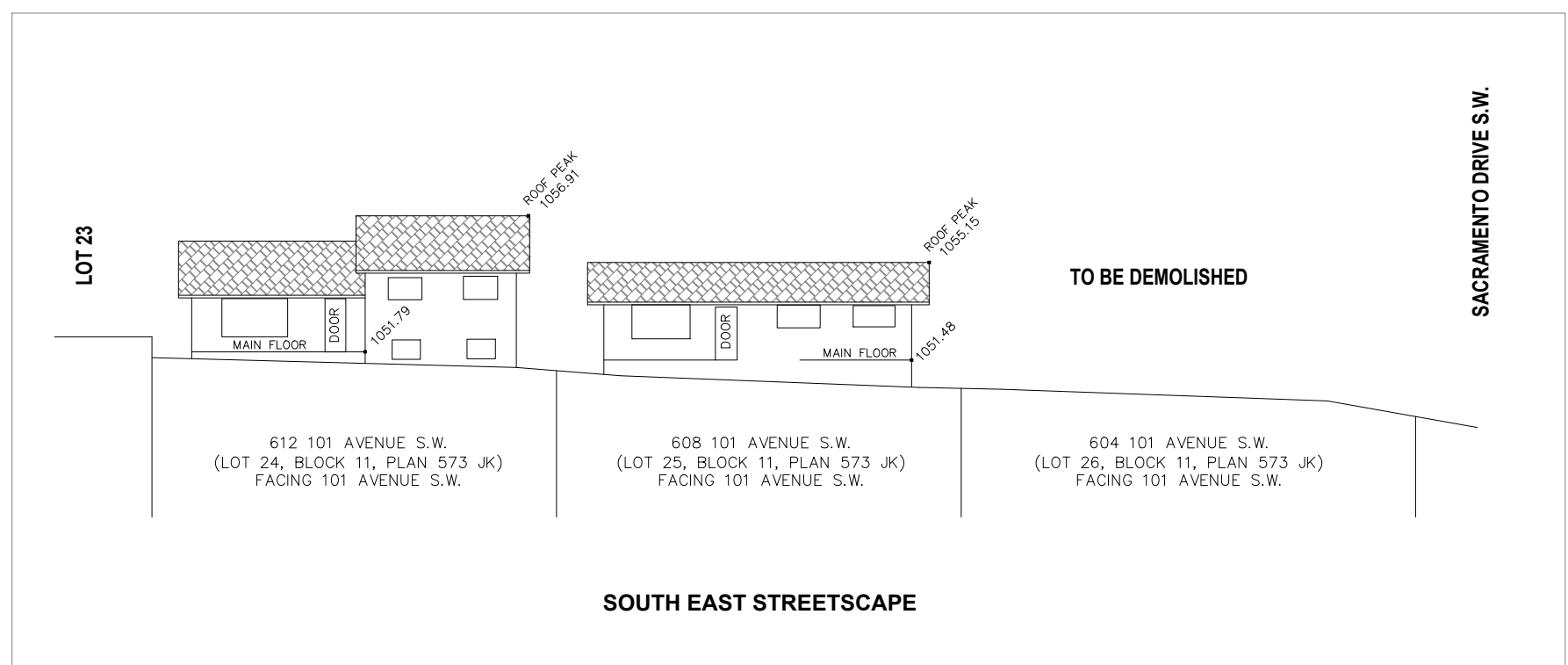
'2F.'-Second Floor	'Enc.'-Encroachment(es)	'R/W'-Right of Way
'BC'-Back of Curb	'L'-Length of Arc	'Ret.'-Retaining
'BW'-Back of Walkway	'LG'-Lip of Gutter	'RPE'-Right Peak Elevation
'Cont.'-Cantilever	'M.F.'-Main Floor	'WB'-Bottom of Wall
'Conc.'-Concrete	'MFE'-Main Floor Elevation	'WT'-Top of Wall
'Elev.'-Elevation	'R'-Radius	

NOTE:

1. The basis of this plan is as follows:
 - Datum: North American Datum 1983 (original)
 - Projection: 3 Transverse Mercator
 - Reference Meridian: 114° west longitude
 - Combined Scale Factor: 0.999738
2. Distances are in ground and are shown in metres and decimals thereof.
3. Distances along curves are arc distances.
4. Elevations are derived from *ASCM 155689*.
5. Existing spot elevations are shown thus: **155690**
6. The Certificate of Title, *041 304 678*, which was searched on the 23rd day of January, 2026 and includes the following instruments:
 - Covenant No. 041 360 230
 - Mortgage No. 077 419 063
 - Release of Lower Rights No. 131 045 262
7. The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 27, 34, 40 & 49 in Section 16-Pop-23-Reg-1 v.1 (*Horizon Land Survey Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by a qualified person and excavate or ground disturbance*).

FREE SCHEDULE:					
Tree No.	Variety	Trunk (cm)	Canopy (cm)	Height (m)	Location
1	Coniferus	0.17	4.00	8.50	In Subject Property
12	Coniferus	0.10	5.00	11.00	In Subject Property
13	Coniferus	0.25	6.00	11.00	In Subject Property
14	Coniferus	0.25	6.00	10.50	In Subject Property
15	Coniferus	0.20	4.50	10.00	In Subject Property
16	Coniferus	0.25	4.50	10.00	In City Property
17	Coniferus	0.32	4.00	10.00	In Subject Property
18	Coniferus	0.15	3.00	8.50	In City Property
19	Coniferus	0.18	3.00	8.00	In Subject Property
20	Coniferus	0.25	6.00	10.00	In Subject Property
21	Coniferus	0.28	6.00	12.00	In Subject Property
22	Coniferus	0.35	5.00	12.00	In Subject Property
313	Coniferus	0.28	4.00	8.50	In Subject Property
314	Coniferus	0.09	2.50	3.00	In Subject Property
315	Coniferus	0.07	3.00	3.00	In Subject Property
116	Hedge	-	0.70	1.00	In Subject Property
117	Hedge	-	0.70	1.00	In Subject Property
118	Hedge	0.40	0.70	12.00	In City Property
219	Deciduous	0.30	8.00	8.00	In Adjacent Property
220	Deciduous	0.15	8.00	8.00	In Adjacent Property
221	Deciduous	0.12	0.80	11.00	In Adjacent Property
222	Deciduous	0.10	0.80	9.00	In Adjacent Property
223	Deciduous	0.08	0.80	9.00	In Adjacent Property
224	Deciduous	0.09	0.60	8.00	In Adjacent Property
225	Deciduous	0.09	0.60	8.00	In Adjacent Property
226	Coniferus	0.20	3.00	10.50	In Adjacent Property
228	Coniferus	0.20	3.00	10.50	In Adjacent Property

TREE SCHEDULE:



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Y PLAN



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 IDENTICAL, IDENTICAL AND IDENTICAL IDENTICAL IDENTICAL IDENTICAL
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 DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME
 TO REVIEW, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE
 ANY CORRECTIONS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS AS
 REQUIRED. HOWEVER, IT SHALL NOT BE REPORTED TO DESIGN GROUP INC. AS REQUIRED
 TO MAKE THEM IT SHALL NOT BE REPORTED OR LIABLE IN ANY WAY FOR ANY USE

VISIONS

No.	Date	Description	DRAWN By	Chk'd By
1				
2				
3				
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UES:

No.	Date	Description	DRAWN By	Chk'd By
1	2026-03-09	DEVELOPMENT PERMIT SET	E.R	A/K/T.J
2				
3				
4				
5				

THE CLIENT :

SUBJECT :

5- PLEX BUILDING

DRESS:

604 101 AVE. SW.
CALGARY, ALBERTA
PLAN 573 JK, BLOCK 11, LOT 26

AWING SET

DEVELOPMENT PERMIT SET

AWING TITLE

EXISTING SURVEY

WING NO.

A-001

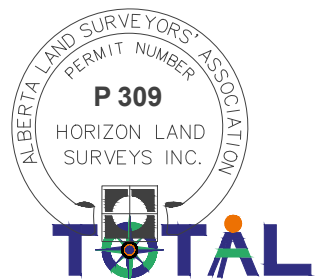
SUBJECT NO.

HECKED BY:

DATE: _____

SCALE:

1:25



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File No.: 260066	Date: 23/Jan/2026
Surveyed: IM/TS	Drawn: LZ/EM

Horizon Land Surveys Inc
130 Bowness Centre N.W. P. 403-719-0272
Calgary, Alberta, T3B 5M5 F. 403-775-4171

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

604 101 AVE S.W. , CALGARY, ALBERTA

ZONING : H-GO

LEGAL ADDRESS:-

PLAN 573 JK , BLOCK 11 , LOT 26

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.

PROPOSED COVERAGE CALCULATION:
LOT AREA = 600.95 m²
THE MAXIMUM FLOOR AREA RATIO IS 1.5.
MAXIMUM COVERAGE (60%) = 360.57 m²
PROPOSED BUILDING COVERAGE =254.81 + 4.89 (CANT.) = 259.70m²
PROPOSED GARAGE COVERAGE = 90.65 m²
PROPOSED BICYCLE LOCKER COVERAGE = 3.72 m²
TOTAL PROPOSED COVERAGE = 354.07 m² OR 58.92 %

PROJECT SETBACK REQUIREMENTS:

1. 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)
2. MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2 METRES.
3. MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 3 M
4. FOR A CORNER PARCEL, THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE SHARED WITH A STREET IS 0.6 METRES.

NOTE:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

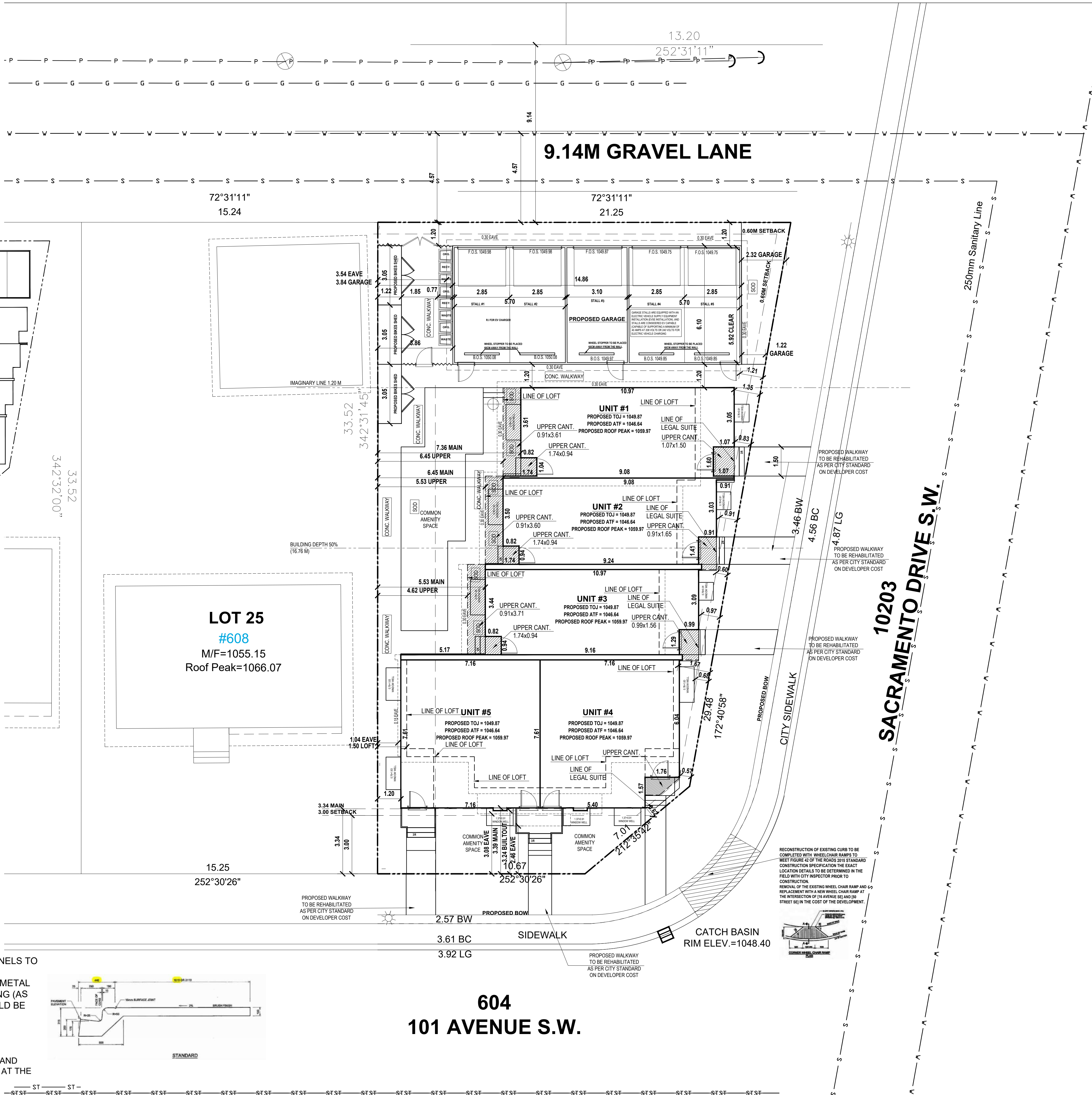
LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER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

TREE SCHEDULE:

Tree No.	Location	CASE	Tree No.	Location	CASE
T1	In Subject Property	REMOVED	T14	In Subject Property	REMOVED
T2	In Subject Property	REMOVED	T15	In Subject Property	REMOVED
T3	In Subject Property	REMOVED	T16	In Subject Property	REMOVED
T4	In Subject Property	REMOVED	T17	In City Property	REMOVED
T5	In Subject Property	REMOVED	T18	In Subject Property	REMOVED
T6	In City Property	KEEP AS IT	T19	In Adjacent Property	NEED TO TRIM
T7	In City Property	KEEP AS IT	T20	In Adjacent Property	KEEP AS IT
T8	In City Property	KEEP AS IT	T21	In Adjacent Property	KEEP AS IT
T9	In Subject Property	REMOVED	T22	In Adjacent Property	KEEP AS IT
T10	In Subject Property	REMOVED	T23	In Adjacent Property	KEEP AS IT
T11	In Subject Property	REMOVED	T24	In Adjacent Property	KEEP AS IT
T12	In Subject Property	REMOVED	T25	In Adjacent Property	NEED TO TRIM
T13	In Subject Property	REMOVED	T26	In Subject Property	REMOVED

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.
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



DESIGNED BY:



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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
02				
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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-09	DEVELOPMENT PERMIT SET	E.R	A.K/T.J
02				
03				
04				
05				

THE CLIENT :

PROJECT :

5- PLEX BUILDING

ADDRESS:

604 101 AVE. SW.
CALGARY, ALBERTA
PLAN 573 JK , BLOCK 11 , LOT 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

26-1026

CHECKED BY:

A.K/T.J

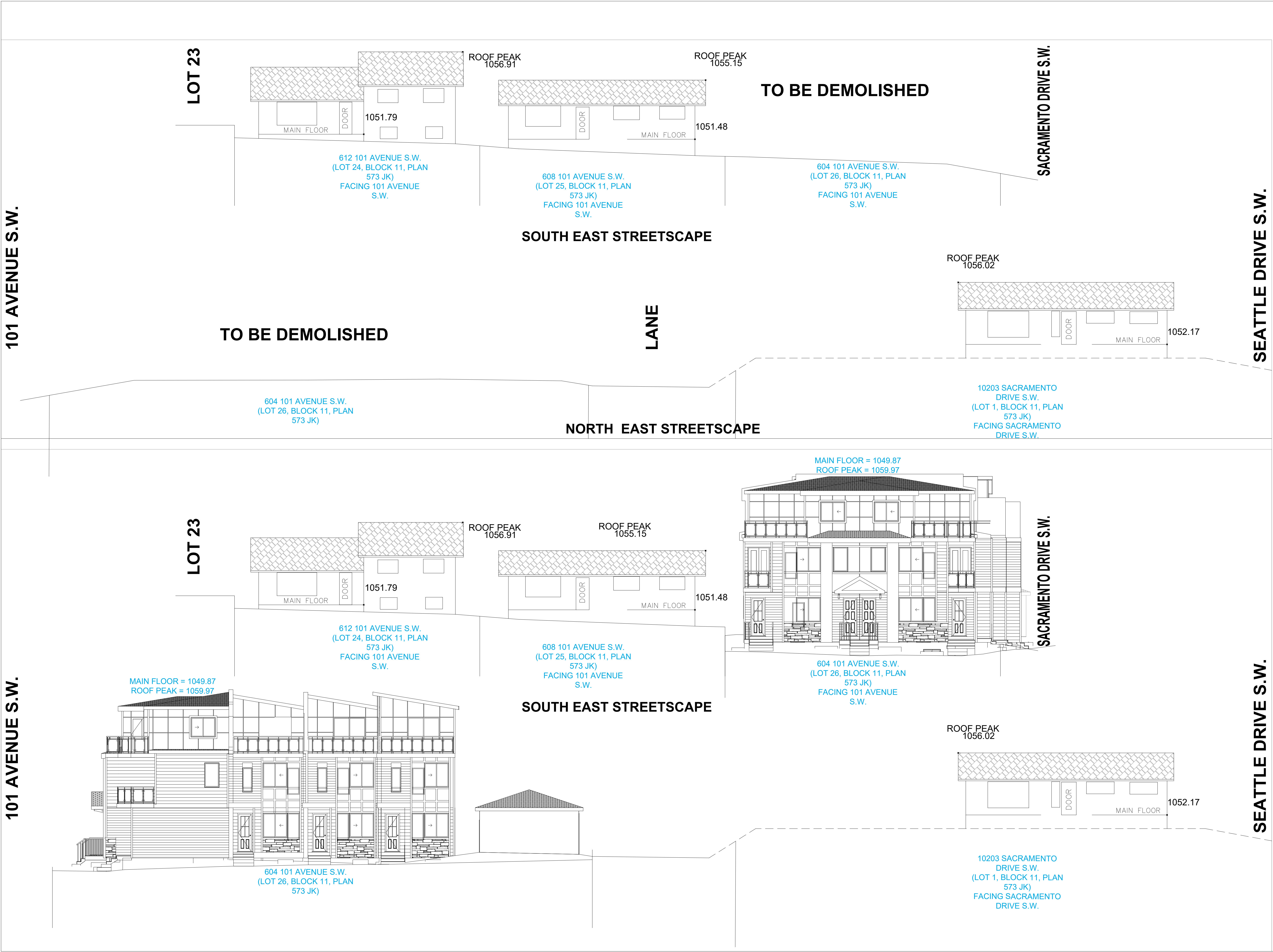
DRAWN BY:

SCALE:

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DATE:

2026-03-09



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REVISIONS:

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

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-09	DEVELOPMENT PERMIT SET	E.R	A.K/T.J
02				
03				
04				
05				

THE CLIENT :

PROJECT :

5- PLEX BUILDING

ADDRESS:

604 101 AVE. SW.
CALGARY, ALBERTA
PLAN 573 JK , BLOCK 11 , LOT 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-005

PROJECT NO. :

26-1026

CHECKED BY:

A.K/T.J

DATE:

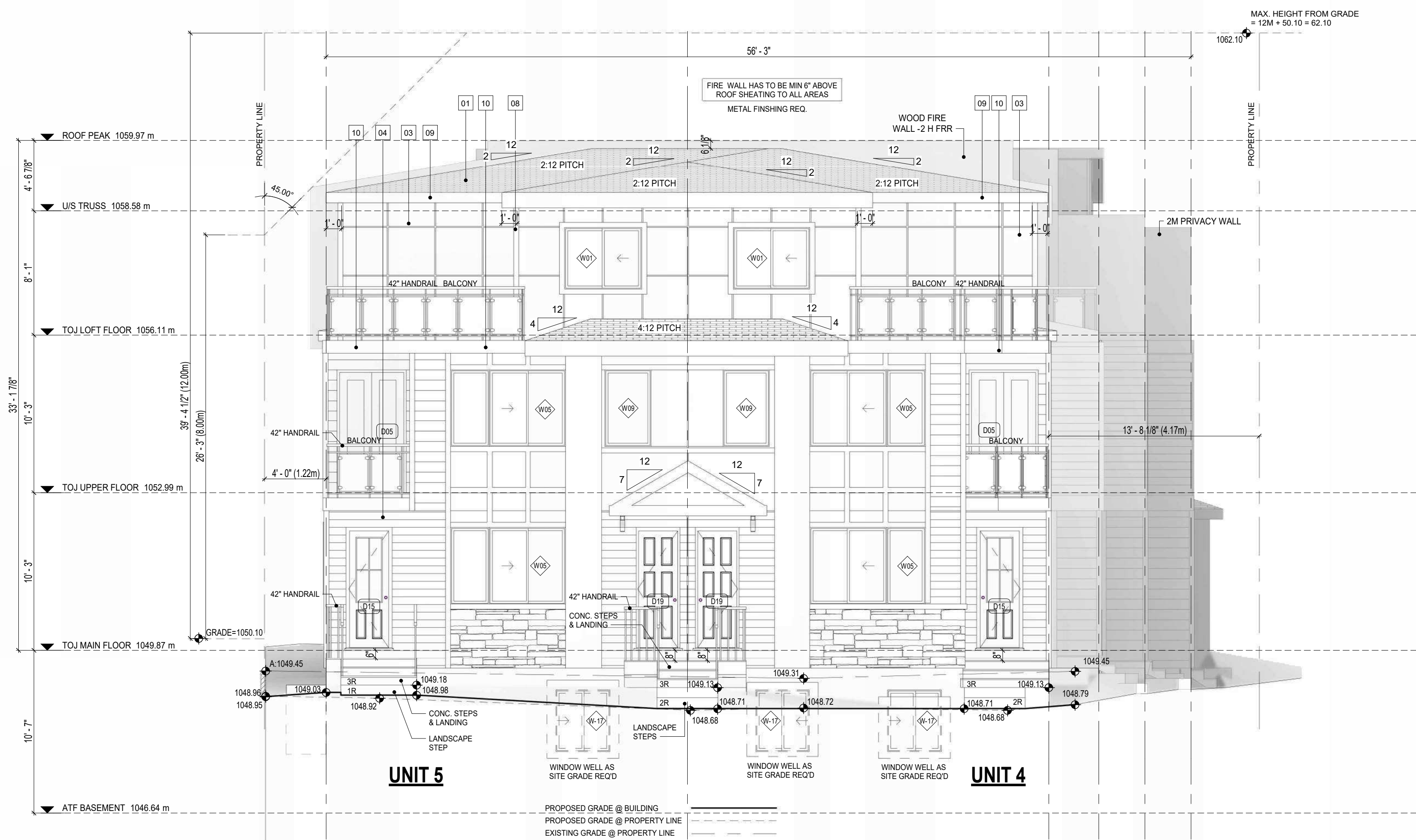
2026-03-09

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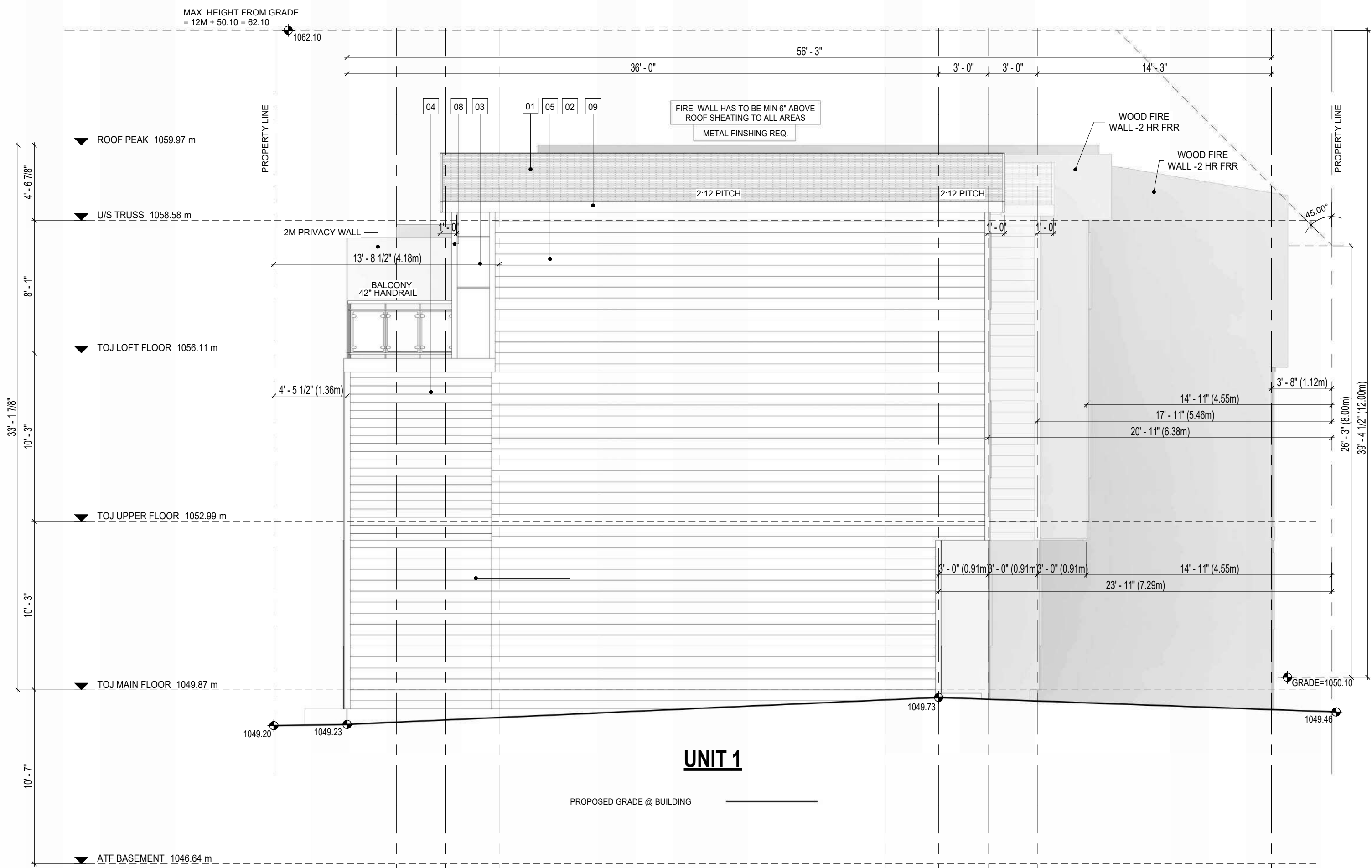
SCALE:

1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL GR LIGHT
03	STUCCO CLADDING WHITE
04	HORIZONTAL SIDING - VINYL DARK GRAY
05	HARDIE LIGHT GRAY
05	SMART BOARD DARK GRAY
06	EXTERIOR MANUFACTURED STONE VENEER
07	HARDIE DARK GRAY
08	CORNER BOARD 4"BLACK
09	PRE-FINISHED METAL FASCIA BLACK
10	SHADOW BOARD 10"
11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
12	PRE-FINISHED METAL FASCIA
13	4" TRIM

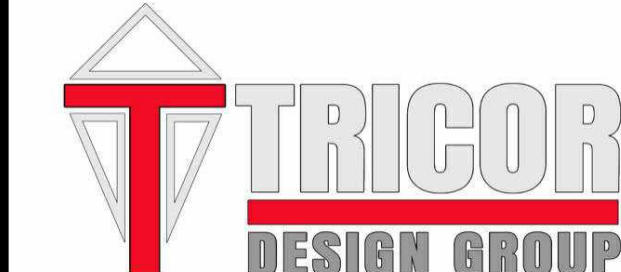


1 PROPOSED FRONT (EAST) ELEVATION
3/16" = 1'-0"



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

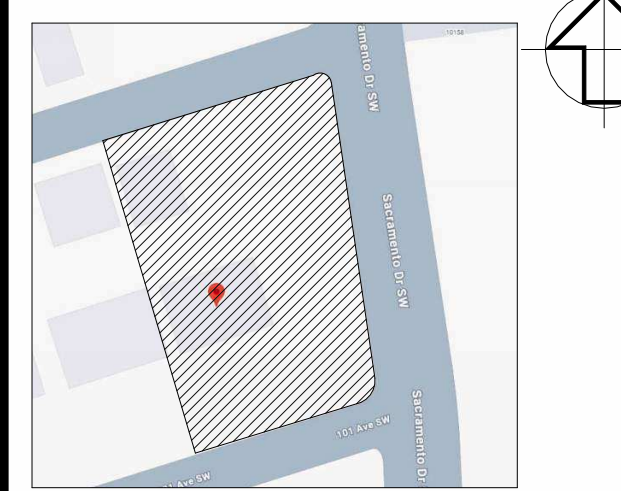
DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)203-1970
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-09	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
02				
03				
04				
05				

THE CLIENT:

Allure Luxury Homes

PROJECT:

5_PLEX

ADDRESS:

604 101 AVENUE S.W.
CALGARY, ALBERTA
PLAN 573 JK: BLOCK 11: LOT 26

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:

26-1026

CHECKED BY:

A.K/T.I

DATE:

2026-03-09

DRAWN BY:

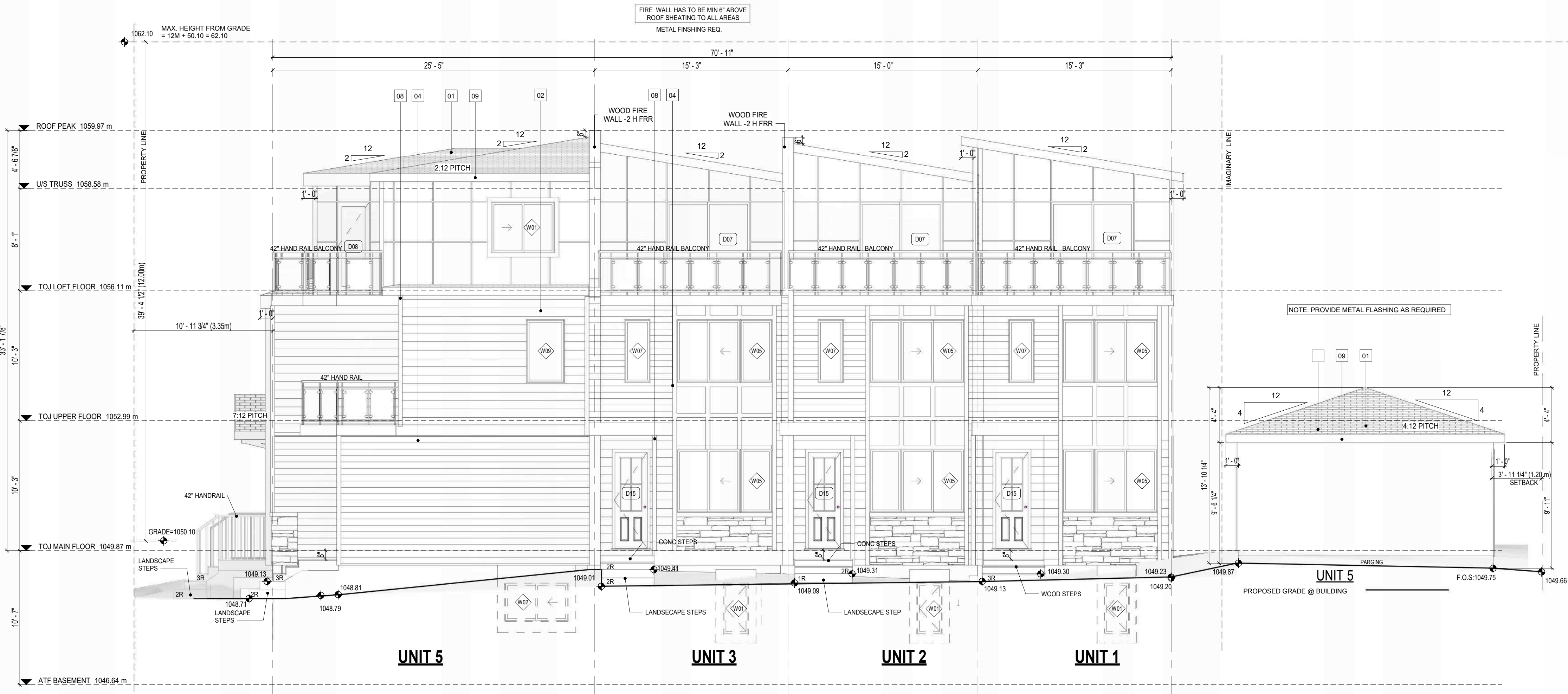
R.N / R.E / N.F / M.A

SCALE:

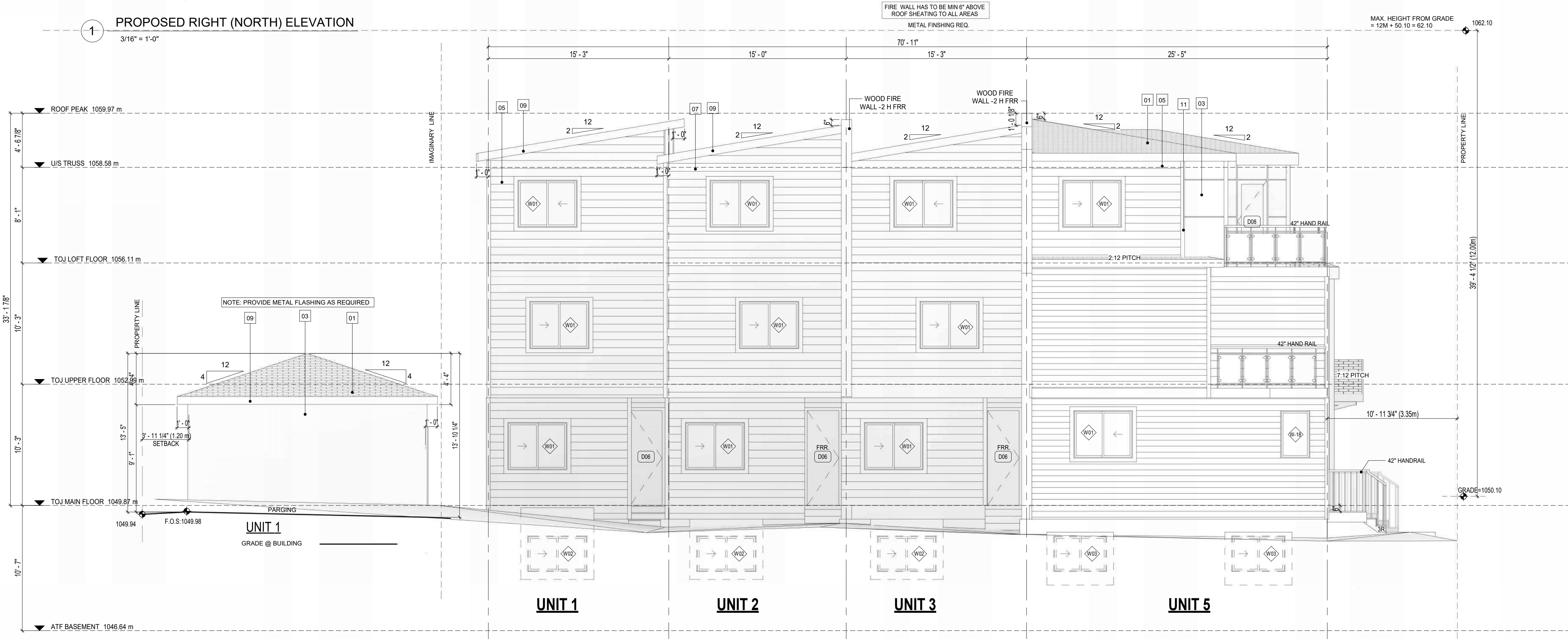
3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL GR LIGHT
03	STUCCO CLADDING WHITE
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10	PRE-FINISHED METAL FASCIA BLACK
11	SHADOW BOARD 10"
12	TRIM - HORIZONTAL VERTICAL 4" BLACK
13	PRE-FINISHED METAL FASCIA
13	4" TRIM



1 PROPOSED RIGHT (NORTH) ELEVATION



2 PROPOSED LEFT (SOUTH) ELEVATION

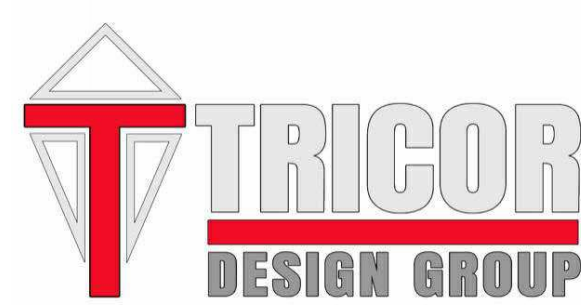
UNPROTECTED OPENINGS LEFT ELEV. UNIT 5			
CODE CHECK	EXPOSED BUILDING FACE	725.69 SQ. FT.	67.41 SQ. M ²
	MINIMUM SETBACK	4.00'	1.20 M
	PERCENTAGE OF ALLOWED OPENINGS	7.07%	4.77 SQ. M ²
	SQ. FT. OF ALLOWED OPENINGS	51.31 SQ. FT.	4.77 SQ. M ²
	ACTUAL SQ. FT. OF OPENINGS	50.00 SQ. FT.	4.64 SQ. M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (60%)	25.39 SQ. FT.	2.35 SQ. M ²

UNPROTECTED OPENINGS LEFT ELEV. UNIT 3			
CODE CHECK	EXPOSED BUILDING FACE	403.35 SQ. FT.	42.11 SQ. M ²
	MINIMUM SETBACK	17'-10"	5.46 M
	PERCENTAGE OF ALLOWED OPENINGS	45.88%	18.95 SQ. M ²
	SQ. FT. OF ALLOWED OPENINGS	204.00 SQ. FT.	18.95 SQ. M ²
	ACTUAL SQ. FT. OF OPENINGS	60.00 SQ. FT.	5.57 SQ. M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (60%)	102.00 SQ. FT.	9.47 SQ. M ²

UNPROTECTED OPENINGS LEFT ELEV. UNIT 2			
CODE CHECK	EXPOSED BUILDING FACE	450.56 SQ. FT.	41.85 SQ. M ²
	MINIMUM SETBACK	20'-11"	6.39 M
	PERCENTAGE OF ALLOWED OPENINGS	73.28%	30.63 SQ. M ²
	SQ. FT. OF ALLOWED OPENINGS	330.89 SQ. FT.	30.63 SQ. M ²
	ACTUAL SQ. FT. OF OPENINGS	60.00 SQ. FT.	5.57 SQ. M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (60%)	104.90 SQ. FT.	15.31 SQ. M ²

UNPROTECTED OPENINGS LEFT ELEV. UNIT 1			
CODE CHECK	EXPOSED BUILDING FACE	441.16 SQ. FT.	40.9 SQ. M ²
	MINIMUM SETBACK	22'-11"	7.29 M
	PERCENTAGE OF ALLOWED OPENINGS	86.73%	36.06 SQ. M ²
	SQ. FT. OF ALLOWED OPENINGS	388.22 SQ. FT.	36.06 SQ. M ²
	ACTUAL SQ. FT. OF OPENINGS	60.00 SQ. FT.	5.57 SQ. M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (60%)	194.11 SQ. FT.	18.03 SQ. M ²

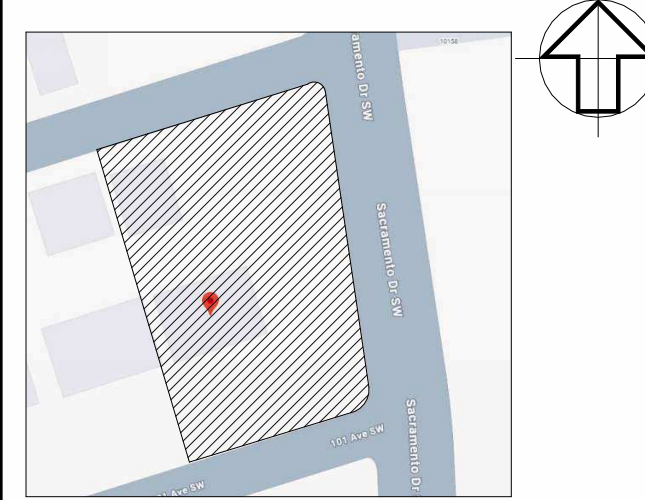
DESIGNED BY:



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KEY PLAN



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NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
01	2026-03-09	DEVELOPMENT PERMIT	R.N / R.E / N.F / A.K.T.I
02			
03			
04			
05			

THE CLIENT:

Allure Luxury Homes

PROJECT:

5_PLEX

ADDRESS:

604 101 AVENUE S.W.
CALGARY, ALBERTA
PLAN 573 JK: BLOCK 11: LOT 26

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

26-1026

CHECKED BY:

A.K.T.I

DATE:

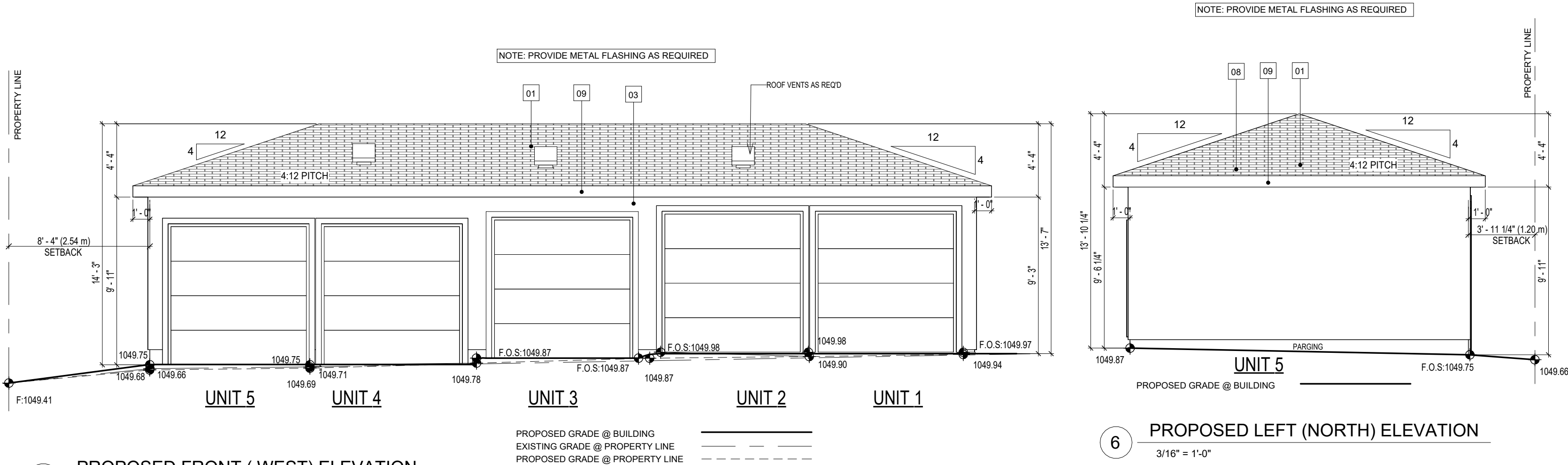
2026-03-09

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R.N / R.E / N.F / M.A

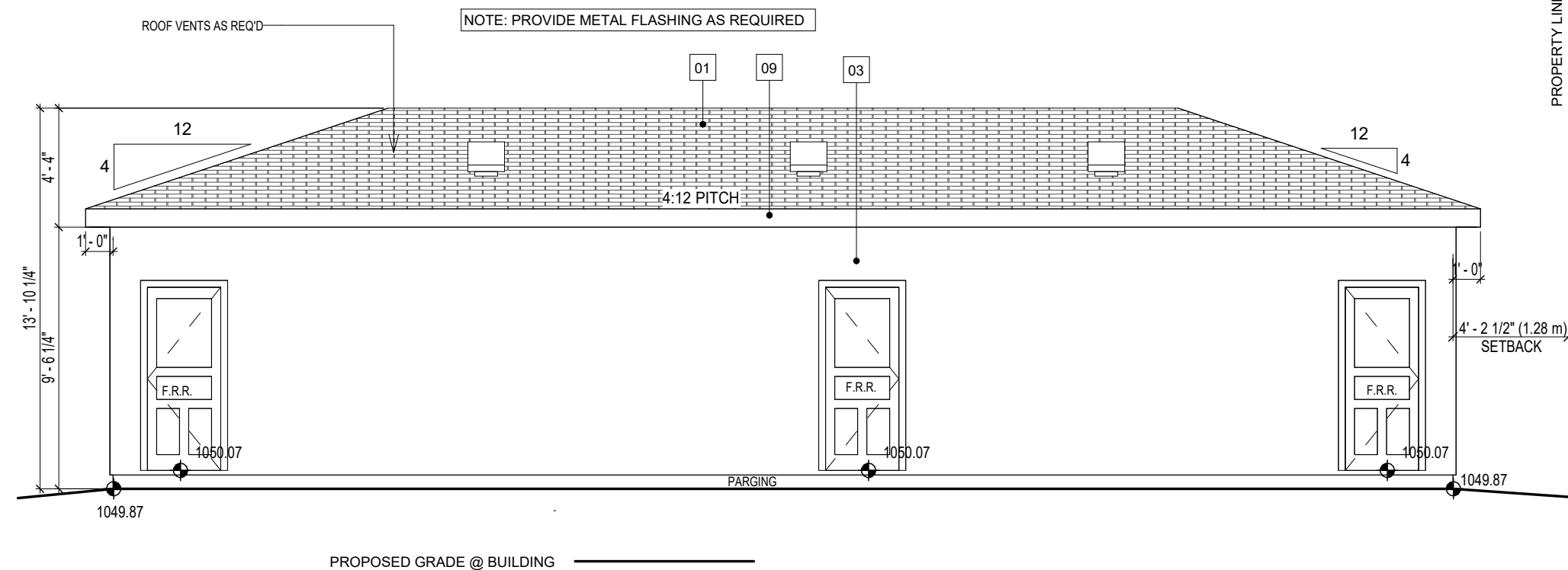
SCALE:

3/16" = 1'-0"

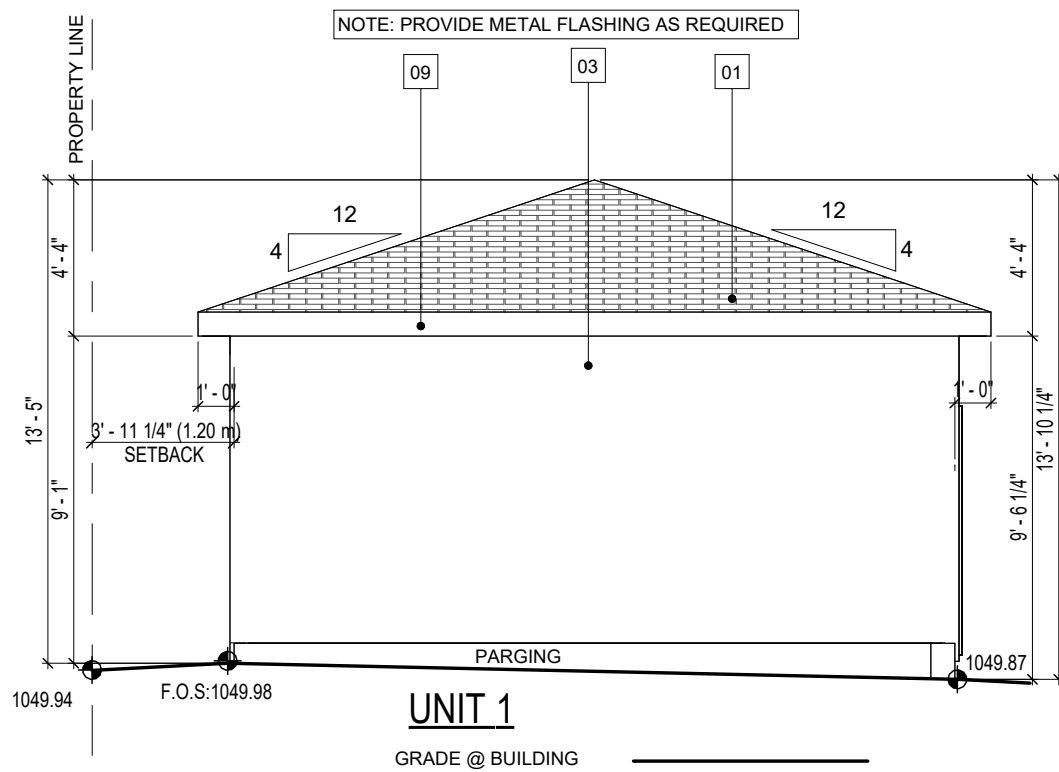


4 PROPOSED FRONT (WEST) ELEVATION
3/16" = 1'-0"

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



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



7 PROPOSED RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"

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

GR-1

ROOF AND CEILINGS

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

GF-4

GARAGE SLAB

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

GW-1

EXTERIOR WALLS AS PER SPV 003
UL U465, ULC W415 1-HOUR

- LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
- SINGLE PLY AIR BARRIER.
- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE.
- EXTERIOR WALL STUD CAVITIES TO BE FILLED WITH MINERAL FIBER INSULATION CONFORMING TO CAN/ULC-S702, HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE.
- A SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-61-34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3 OF DIVISION B OF THE NBC - AE
- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

W-7

(W13-A) 1HR FRR STC-57

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

- NOTE**
- SOIL BEARING CAPACITY 2000 # FT²
 - DOORS TO BE 45 MIN. FRR AND SELF CLOSING

TRC_SCHEDULE OF FINISHES

MARK	NAME
01	ASPHALT SHINGLES
03	STUCCO CLADING WHITE
08	4" TRIM
09	PRE-FINISHED METAL FASCIA

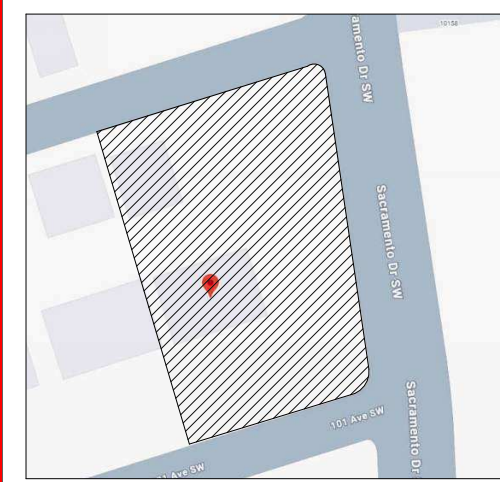
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-09	DEVELOPMENT PERMIT SET	T.J	T.J / A.S
02				
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04				
05				

THE CLIENT :

ALLURE LUXURY HOMES

PROJECT :

5_PLEX

ADDRESS:

604 101 AVENUE S.W.
CALGARY, ALBERTA
PLAN 573 JK: BLOCK 11: LOT 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED ACCESSORY BUILDING
(GARAGE)

DRAWING NO.

A-401

PROJECT NO. :

26-1026

CHECKED BY:

T.J / A.K

DATE:

2026-03-09

DRAWN BY:

R.E

SCALE:

3/16" = 1'-0"