

4-PLEX BUILDING
3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 H.K. , BLOCK 4 , LOT 10



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-26

REVISION DATE : 2026-06-12

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 LANDSCAPE ZONES

A-007 PROPOSED LANDSCAPE PLAN

A-008 LANDSCAPE DETAILS

A-009 APRON & BOULEVARD SECTIONS

A-010 CONSTRUCTION ACCESS AREA
- A-101 PROPOSED LEGAL SUITE & MAIN FLOOR PLANS

A-102 PROPOSED UPPER FLOOR PLAN & ROOF PLAN

A-103 AREA PLANS

A-201 PROPOSED FRONT & REAR ELEVATIONS

A-202 PROPOSED RIGHT & LEFT ELEVATIONS

A-301 BUILDING SECTIONS

A-401 ACCESSORY BUILDING GARAGE 1

A-402 ACCESSORY BUILDING GARAGE 2

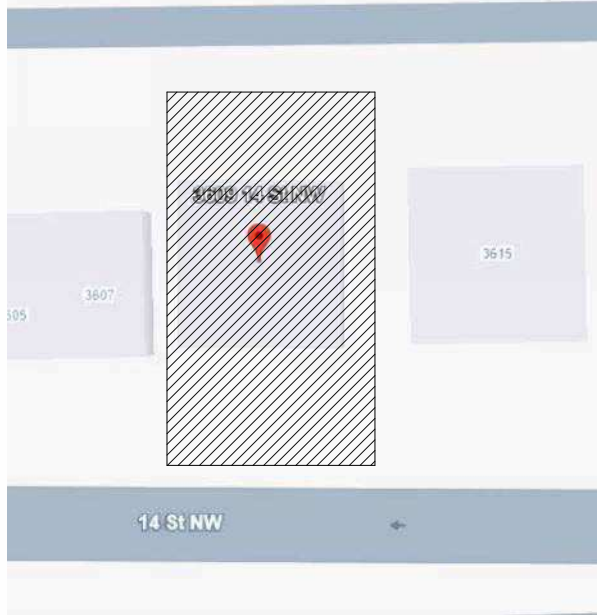
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	586.00	54.44
	UPPER FLOOR	697.50	64.80
	TOTAL	1283.50	119.24
	LEGAL SUITE FLOOR	519.24	48.24
	GRAND TOTAL	1802.74	167.48
	GARAGE	192.99	17.93

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	586.00	54.44
	UPPER FLOOR	697.50	64.80
	TOTAL	1283.50	119.24
	LEGAL SUITE FLOOR	519.24	48.24
	GRAND TOTAL	1802.74	167.48
	GARAGE	192.99	17.93

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	586.00	54.44
	UPPER FLOOR	697.50	64.80
	TOTAL	1283.50	119.24
	LEGAL SUITE FLOOR	519.24	48.24
	GRAND TOTAL	1802.74	167.48
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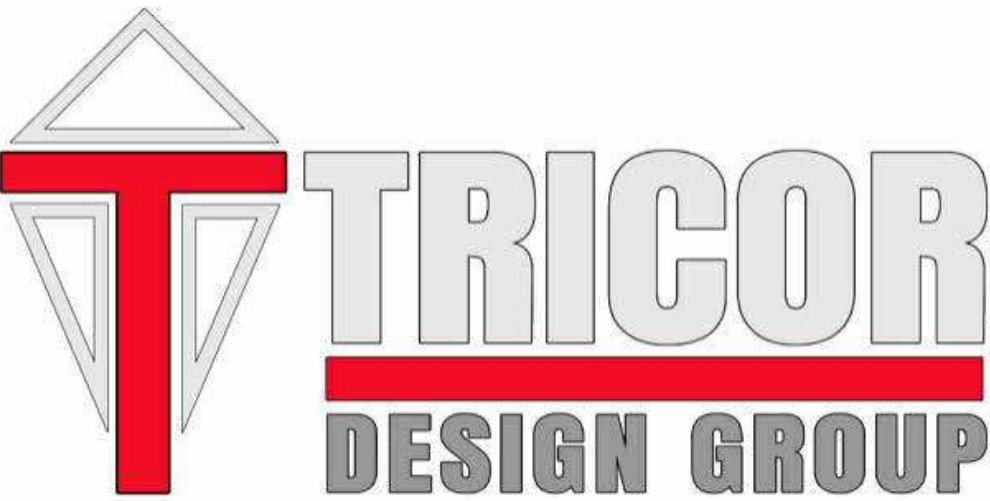
UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	586.00	54.44
	UPPER FLOOR	697.50	64.80
	TOTAL	1283.50	119.24
	LEGAL SUITE FLOOR	519.24	48.24
	GRAND TOTAL	1802.74	167.48
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KEY PLAN :

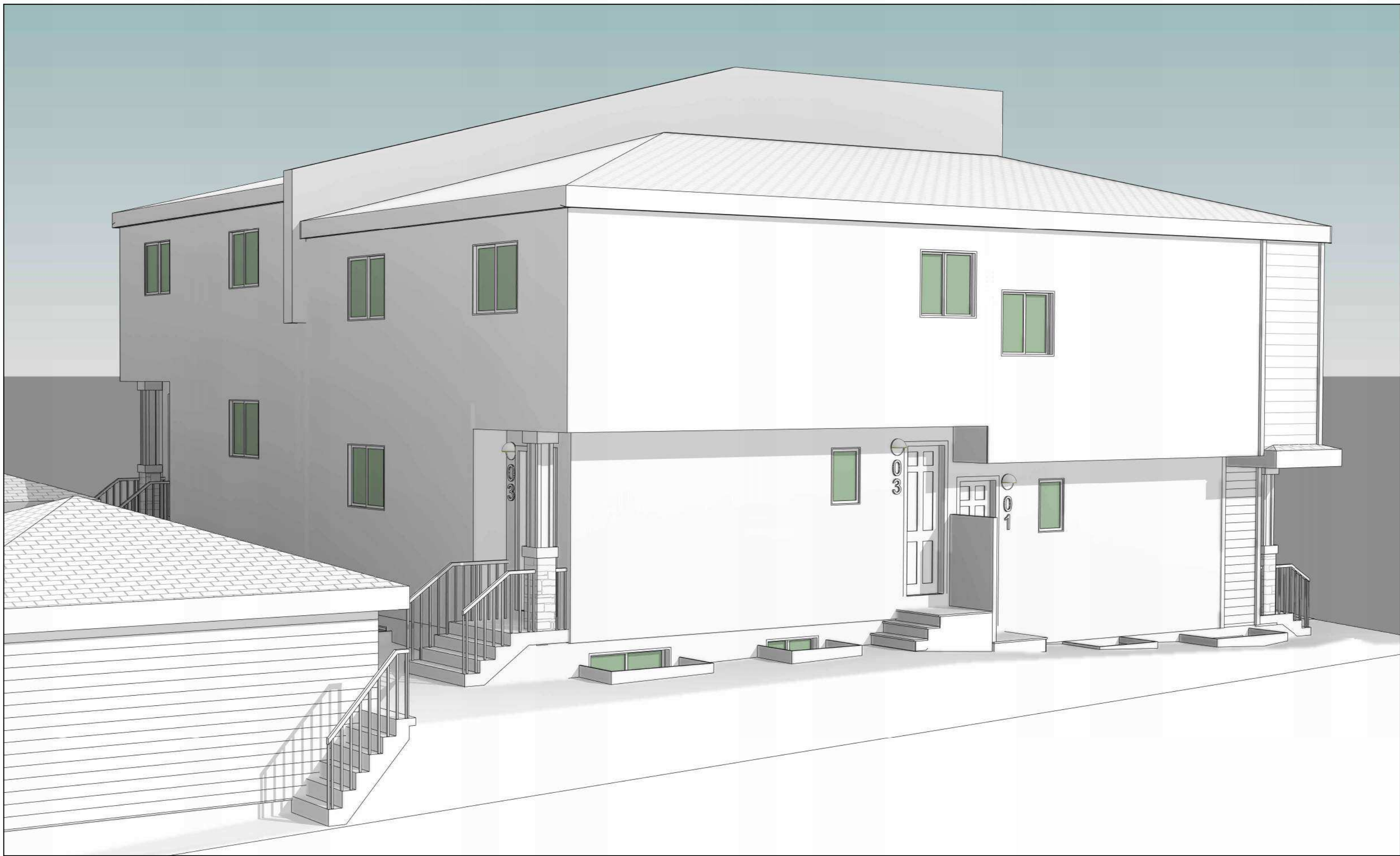


PROJECT NO. :

26-1028



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



DESIGNED BY:

TRICOR
DESIGN GROUP

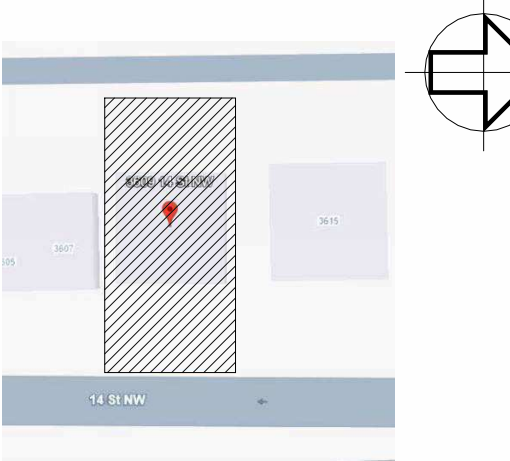
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-04-15	CLIENT COMMENTS	R.E	A.K/T.I
02	2026-05-14	DTR 1	R.N	A.K/T.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R/R.E	A.K

THE CLIENT :



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CALGARY, ALBERTA
PLAN 1362 H.K. , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1028

CHECKED BY:

A.K/T.I

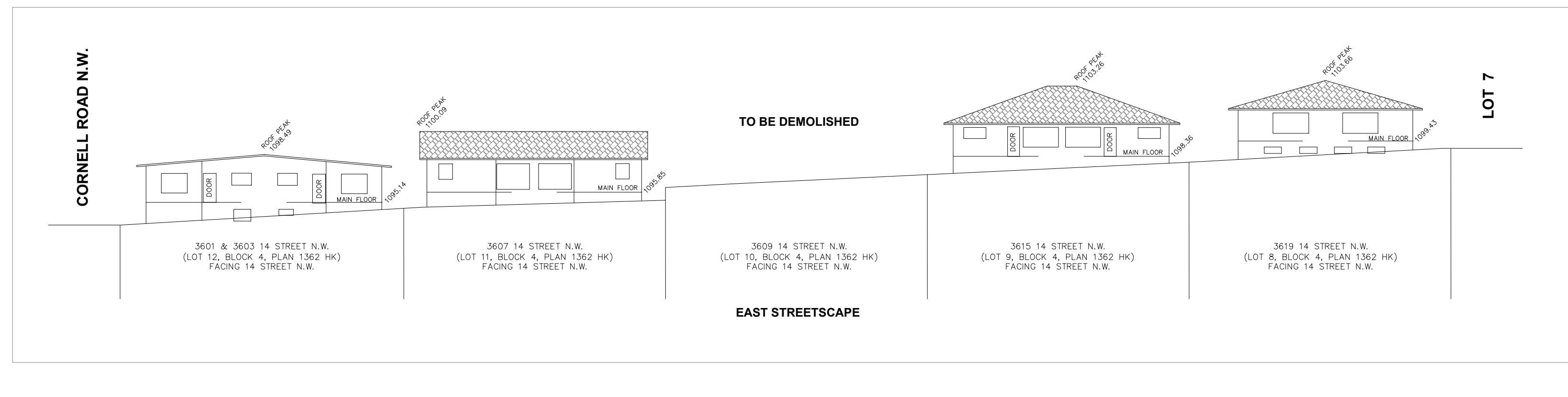
DATE:

2026-05-14

DRAWN BY:

E.R/R.E

SCALE:



NOTE:

1. The basis of this plan is as follows:
 - Location: North American Datum 1983 (original)
 - Projection: 3° Transverse Mercator
 - Reference Meridian: 114° west longitude
 - Combined Scale Factor: 0.999732
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 ASC 113278.
5. Existing spot elevations are shown thus: M

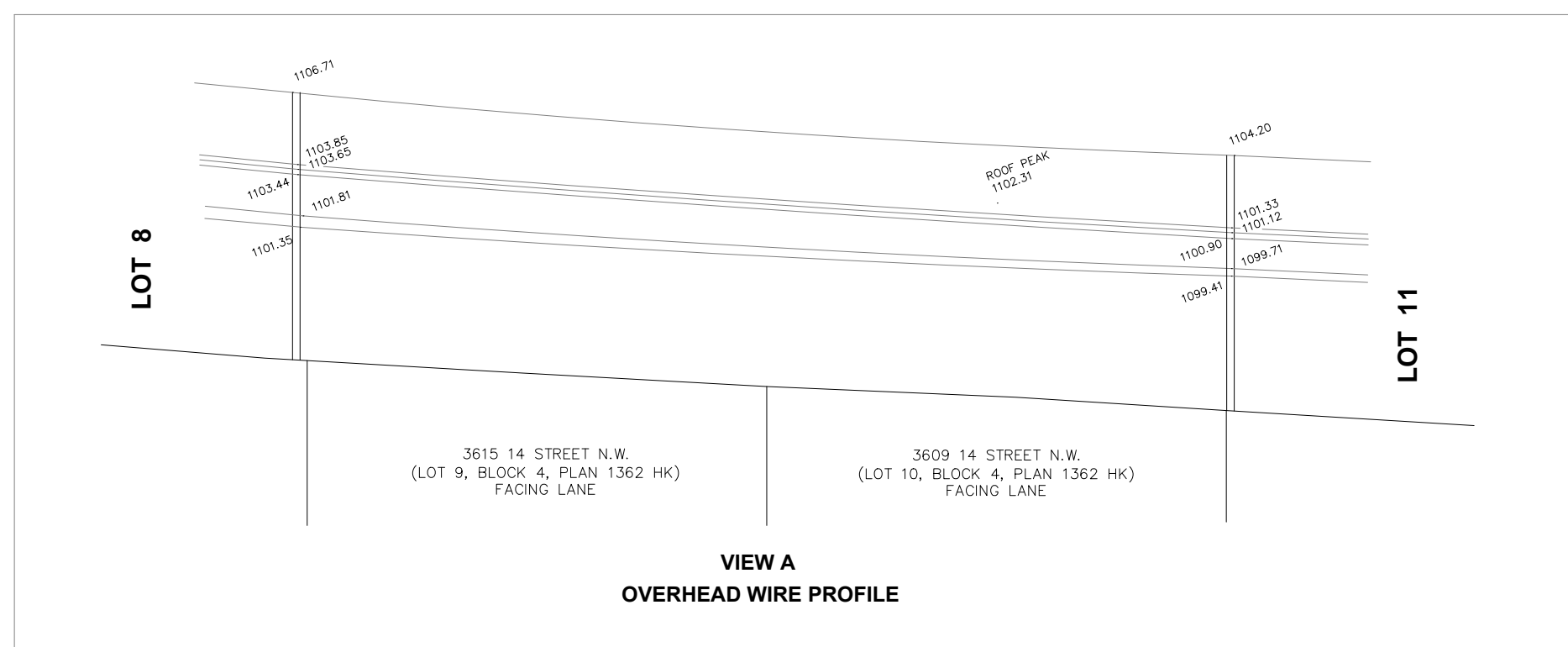
The Certificate of Title 221 059 373 was Searched on the 26th day of January 2006, and includes the following instruments:

Restrictive Covenant No. 8767 HJ
 Mortgage No. 221 059 973

The utilities information is acquired from "The City of Calgary Engineering Department" Drawing No. 110, 913 & 200 in Case 32-Twp.24-Rge.1-W5M. And in Case 33-Twp.24-Rge.1-W5M.

(Hortland Land Survey Inc. accepts no responsibility for its accuracy. It is the responsibility of the user to verify the accuracy of the data to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

Tree No.	Variety	Trunk (cm)	Canopy (cm)	Height (m)	Location
1	Discobolus	0.20	4.50	6.00	In Subject Property
12	Discobolus	0.45	6.00	10.00	In Adjacent Property
13	Discobolus	0.15	4.50	6.00	In Subject Property
14	Discobolus	0.55	5.00	8.50	In Subject Property
15	Discobolus	0.22	4.00	6.00	In Subject Property
16	Discobolus	0.12	4.50	5.50	In Subject Property
77	Discobolus	0.28	4.00	9.50	In Subject Property
78	Discobolus	0.22	8.00	9.50	In Subject Property
79	Discobolus	0.30	4.00	10.00	In Subject Property
110	Discobolus	0.18	4.00	10.00	In Subject Property
111	Discobolus	0.10	10.00	10.00	In Subject Property
112	Discobolus	0.12	5.00	7.00	In Subject Property
113	Discobolus	0.00	8.00	8.50	In Subject Property
114	Discobolus	0.55	8.00	8.00	In Subject Property
115	Discobolus	0.17	3.00	5.00	In Subject Property
116	Discobolus	0.09	1.50	2.00	In Subject Property
117	Discobolus	0.10	4.50	5.00	In Subject Property
118	Discobolus	1.20	12.00	11.50	In Adjacent Property
119	Discobolus	0.58	6.00	17.00	In Subject Property
120	Discobolus	0.13	4.00	4.50	In Subject Property



Copyright Horizon Land Surveys Inc., 2026
 File No.: 260109 Date: 04/Feb/2026
 Surveyed: RM/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 INFORMTION :-

MUNICIPAL ADDRESS:-

3609 14 STREET N.W , CALGARY, ALBERTA

LEGAL ADDRESS:-

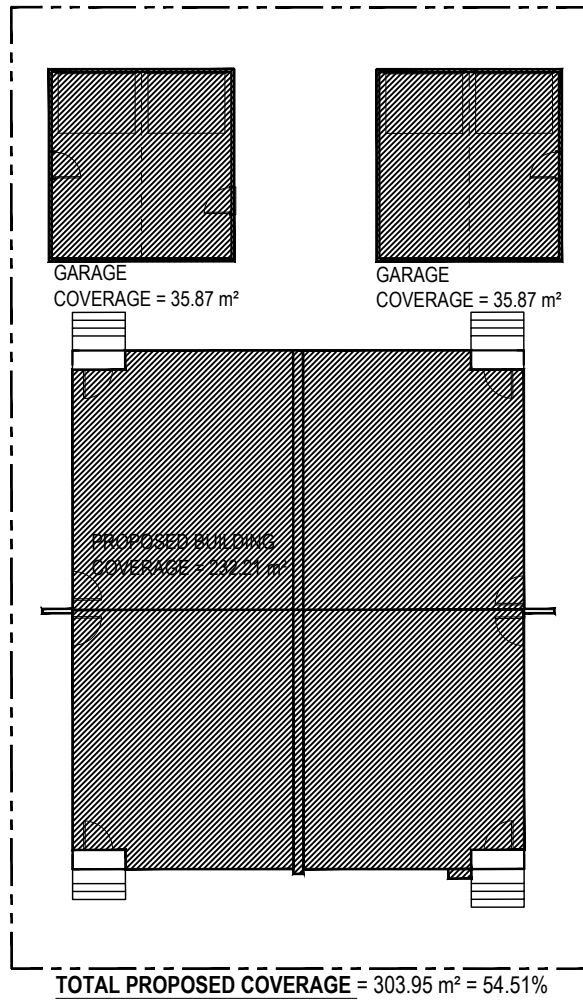
PLAN 1362 HK , BLOCK 4 , LOT 10

ZONNING:- R-CG

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 metres and decimals thereof.

KEY PLAN



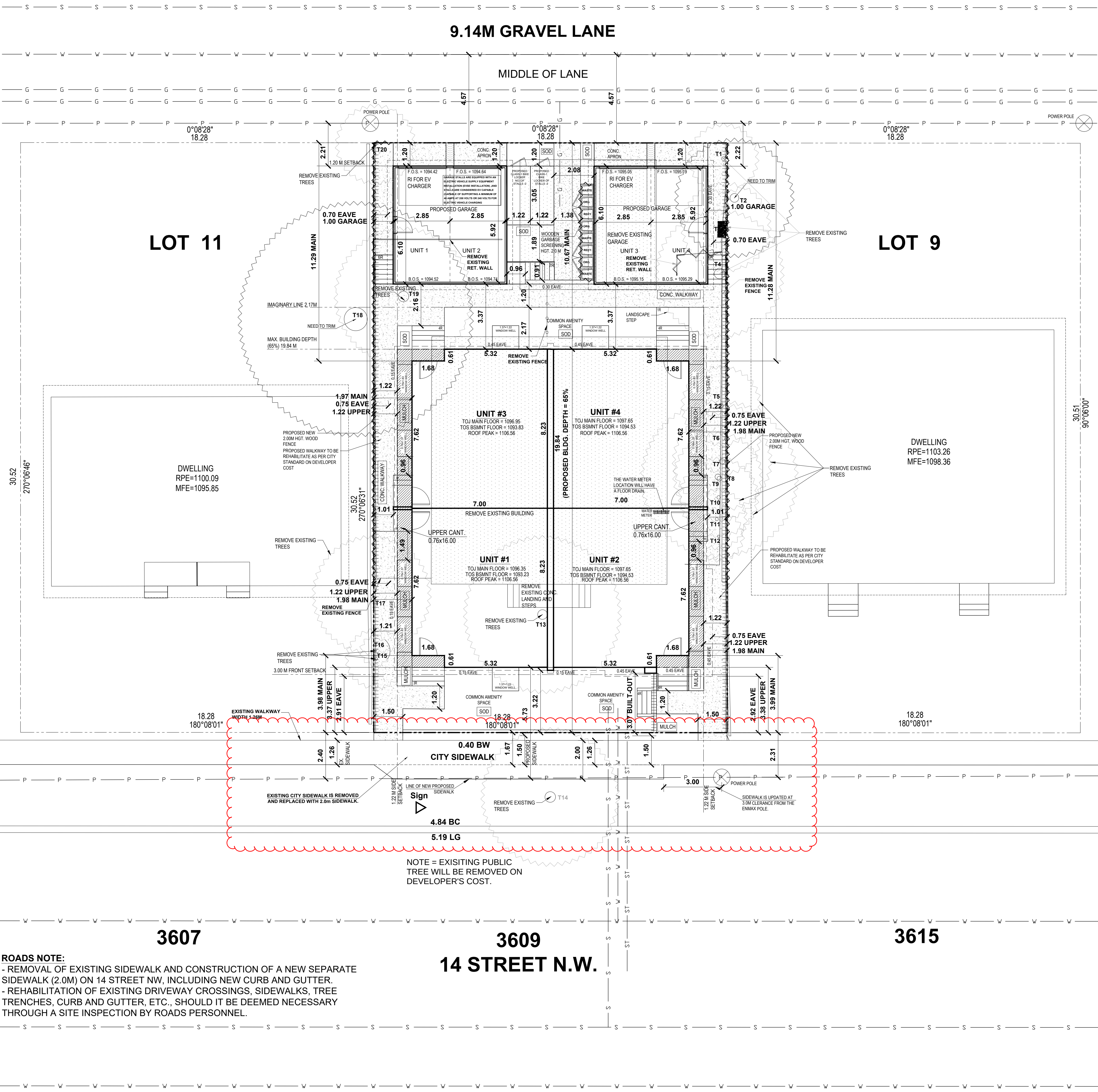
LEGEND		LEGEND		LEGEND	
	NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER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

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Status	Tree Specy
T1	Deciduous	0.20	3.50	6.50	In Subject Property	REMOVED	-
T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	NEED TO TRIM	-
T3	Deciduous	0.15	4.50	6.00	In Subject Property	REMOVED	-
T4	Clump	0.55	6.50	8.50	In Subject Property	REMOVED	-
T5	Deciduous	0.22	4.00	9.00	In Subject Property	REMOVED	-
T6	Deciduous	0.12	3.50	4.50	In Subject Property	REMOVED	-
T7	Deciduous	0.28	5.00	9.50	In Subject Property	REMOVED	-
T8	Deciduous	0.25	8.00	9.50	In Subject Property	REMOVED	-
T9	Deciduous	0.30	4.50	10.00	In Subject Property	REMOVED	-
T10	Deciduous	0.18	4.00	10.00	In Subject Property	REMOVED	-
T11	Deciduous	0.17	3.00	10.00	In Subject Property	REMOVED	-
T12	Deciduous	0.12	2.50	7.00	In Subject Property	REMOVED	-
T13	Deciduous	0.50	8.00	8.50	In Subject Property	REMOVED	-
T14	Coniferous	0.55	7.00	8.00	In City Property	REMOVED	SPRUCE SPECIES
T15	Deciduous	0.17	3.00	5.00	In Subject Property	REMOVED	-
T16	Deciduous	0.09	1.50	5.00	In Subject Property	REMOVED	-
T17	Bush	-	6.00	4.50	On Property Line	REMOVED	-
T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	NEED TO TRIM	-
T19	Coniferous	0.55	7.00	13.00	In Subject Property	REMOVED	-
T20	Deciduous	0.13	4.00	4.50	In Subject Property	REMOVED	-

NOTES:

- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- BUILDING WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
- THE WATER METER LOCATION WILL HAVE A FLOOR DRAIN.



ROADS NOTE:

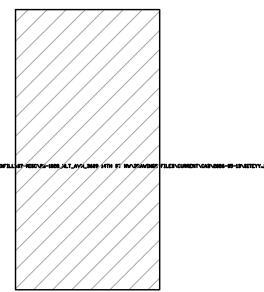
- REMOVAL OF EXISTING SIDEWALK AND CONSTRUCTION OF A NEW SEPARATE SIDEWALK (2.0M) ON 14 STREET NW, INCLUDING NEW CURB AND GUTTER.
- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, TREE TRENCHES, CURB AND GUTTER, ETC., SHOULD IT BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

DESIGNED BY:



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KEY PLAN



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01	2026-04-15	CLIENT COMMENTS	R.E	A.K.T.I
02	2026-05-14	DTR 1	R.N	A.K.T.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R.	A.K.T.I

THE CLIENT :

PROJECT :

4-PLEX BUILDING

ADDRESS:

3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING AND PROPOSED
SITE PLAN

DRAWING NO.

A-002

PROJECT NO. :

26-1028

CHECKED BY:

A.K.T.I

DRAWN BY:

E.R

DATE:

2026-05-14

SCALE:

1:100

SITE - PLAN

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LEGAL ADDRESS:-

PLAN 1362 HK , BLOCK 4 , LOT 10

ZONNING:- R-CG

NOTES:

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COVERAGE CALCULATION:
LOT AREA = 557.63 m²
MAXIMUM COVERAGE (60%) = 342.77 m²
PROPOSED BUILDING COVERAGE = 232.21 m²
PROPOSED GARAGE COVERAGE = 71.74 m²
TOTAL PROPOSED COVERAGE = 303.95 m² = 54.51%

PROJECT ZONING REQUIREMENTS:

1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.22 m REAR SETBACK
3. MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.22 M
B) 3.0 M ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING.
C) SIDE PROPERTY LINE SHARED WITH A STREET IS 0.60 M.
4. MAXIMUM BUILDING DEPTH IS 65.0 PER CENT OF THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT.

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	
	NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
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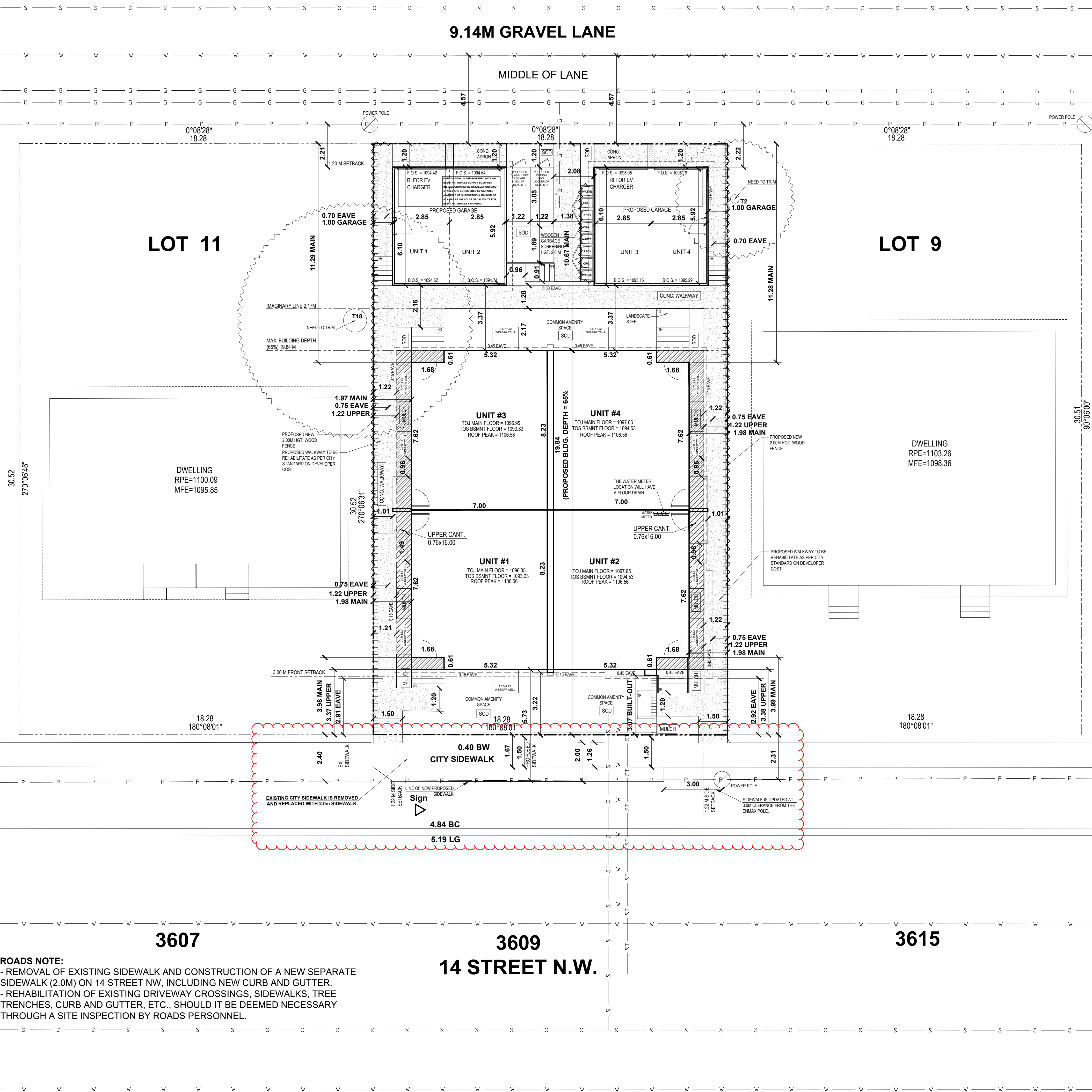
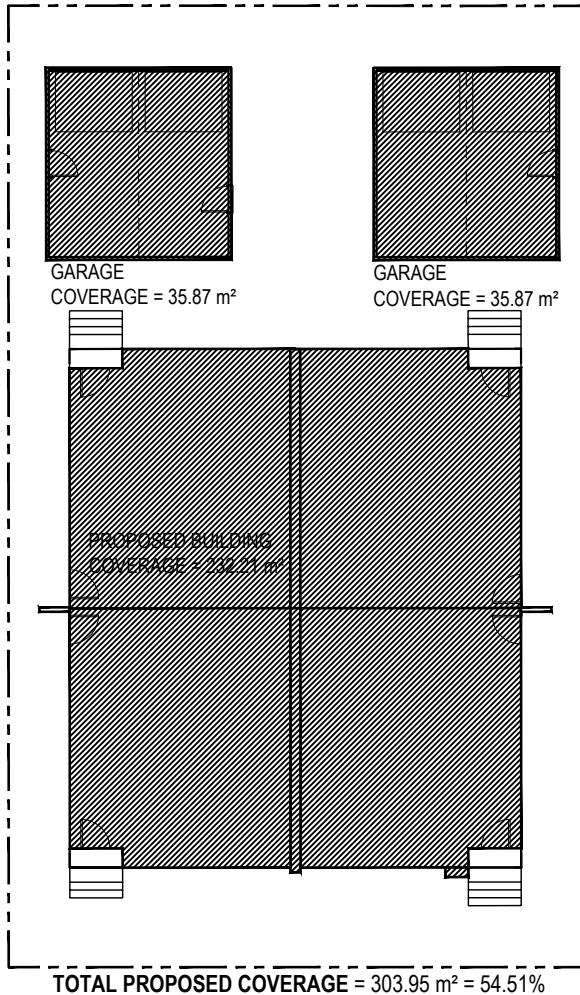
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T10	Deciduous	0.18	4.00	10.00	In Subject Property	REMOVED	-
T11	Deciduous	0.17	3.00	10.00	In Subject Property	REMOVED	-
T12	Deciduous	0.12	2.50	7.00	In Subject Property	REMOVED	-
T13	Deciduous	0.50	8.00	8.50	In Subject Property	REMOVED	-
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T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	NEED TO TRIM	-
T19	Coniferous	0.55	7.00	13.00	In Subject Property	REMOVED	-
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KEY PLAN



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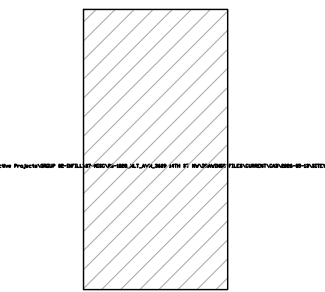
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01	2026-04-15	CLIENT COMMENTS	R.E	A.K.T.I
02	2026-05-14	DTR 1	R.N	A.K.T.I

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R.	A.K.T.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R.	A.K.T.I

THE CLIENT :

PROJECT :

4-PLEX BUILDING

ADDRESS :

3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

26-1028

CHECKED BY:

A.K.T.I

DRAWN BY:

E.R

DATE:

2026-05-14

SCALE:

1:100

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

3609 14 STREET N.W , CALGARY, ALBERTA

LEGAL ADDRESS:-

PLAN 1362 HK , BLOCK 4 , LOT 10

ZONNING:- R-CG

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 metres and decimals thereof.

COVERAGE CALCULATION:
LOT AREA = 557.63 m²
MAXIMUM COVERAGE (60%) = 342.77 m²
PROPOSED BUILDING COVERAGE = 232.21 m²
PROPOSED GARAGE COVERAGE = 71.74 m²
TOTAL PROPOSED COVERAGE = 303.95 m² = 54.51%

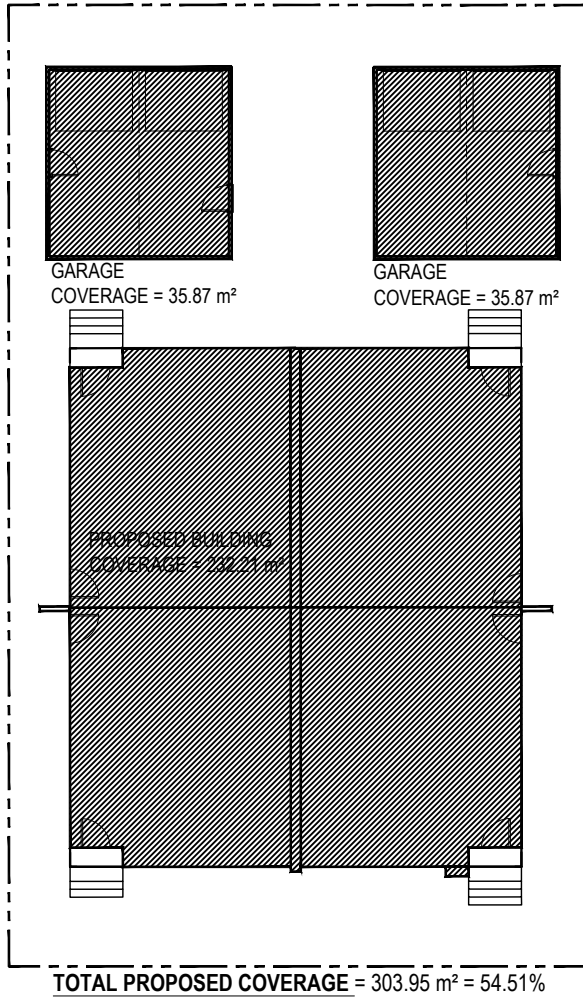
PROJECT ZONING REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
- MINIMUM 1.22 m REAR SETBACK
- MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS : A) 1.22 M
B) 3.0 M ON ONE SIDE OF THE PARCEL WHEN NO PROVISION IS MADE FOR A PRIVATE GARAGE ON THE FRONT OR SIDE OF A BUILDING.
C) SIDE PROPERTY LINE SHARED WITH A STREET IS 0.60 M.
- MAXIMUM BUILDING DEPTH IS 65.0 PER CENT OF THE PARCEL DEPTH FOR A BUILDING CONTAINING A UNIT.

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.

KEY PLAN



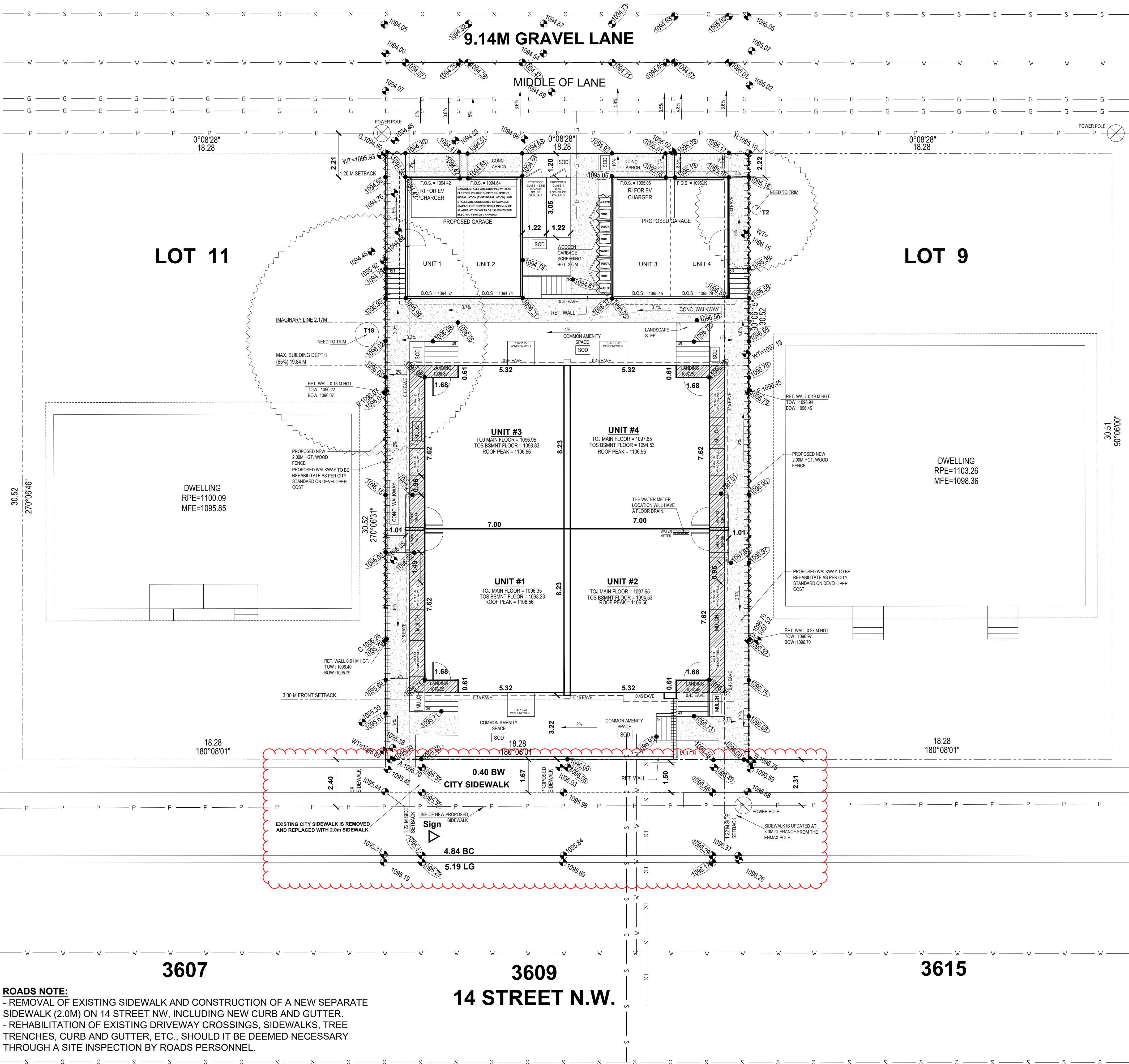
LEGEND	LEGEND	LEGEND	LEGEND
	NEW FENCE		UTILITY LINES GAS
	PWLF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY
	CANTILEVERS		STORM LINE
	SETBACK		UTILITY LINES WATER
	EAVES		REMOVE FENCE
	UTILITY LINES POWER		UPPER CANT
	EXISTING GRADES		CALCULATED GRADES
	NEED TO TRIM		REMOVE EXISTING TREE
	BUILDING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

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	Status	Tree Specy
T1	Deciduous	0.20	3.50	6.50	In Subject Property	REMOVED	-
T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	NEED TO TRIM	-
T3	Deciduous	0.15	4.50	6.00	In Subject Property	REMOVED	-
T4	Clump	0.55	6.50	8.50	In Subject Property	REMOVED	-
T5	Deciduous	0.22	4.00	9.00	In Subject Property	REMOVED	-
T6	Deciduous	0.12	3.50	4.50	In Subject Property	REMOVED	-
T7	Deciduous	0.28	5.00	9.50	In Subject Property	REMOVED	-
T8	Deciduous	0.25	8.00	9.50	In Subject Property	REMOVED	-
T9	Deciduous	0.30	4.50	10.00	In Subject Property	REMOVED	-
T10	Deciduous	0.18	4.00	10.00	In Subject Property	REMOVED	-
T11	Deciduous	0.17	3.00	10.00	In Subject Property	REMOVED	-
T12	Deciduous	0.12	2.50	7.00	In Subject Property	REMOVED	-
T13	Deciduous	0.50	8.00	8.50	In Subject Property	REMOVED	-
T14	Coniferous	0.55	7.00	8.00	In City Property	REMOVED	SPRUCE SPECIES
T15	Deciduous	0.17	3.00	5.00	In Subject Property	REMOVED	-
T16	Deciduous	0.09	1.50	5.00	In Subject Property	REMOVED	-
T17	Bush	-	6.00	4.50	On Property Line	REMOVED	-
T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	NEED TO TRIM	-
T19	Coniferous	0.55	7.00	13.00	In Subject Property	REMOVED	-
T20	Deciduous	0.13	4.00	4.50	In Subject Property	REMOVED	-

NOTES:

- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- BUILDING WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.
- THE WATER METER LOCATION WILL HAVE A FLOOR DRAIN.



ROADS NOTE:

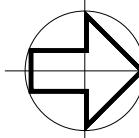
- REMOVAL OF EXISTING SIDEWALK AND CONSTRUCTION OF A NEW SEPARATE SIDEWALK (2.0M) ON 14 STREET NW, INCLUDING NEW CURB AND GUTTER.
- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, TREE TRENCHES, CURB AND GUTTER, ETC., SHOULD IT BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202.4216 10TH STREET NE
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EMAIL: info@tricordc.ca

KEY PLAN



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ISSUES:

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01	2026-03-26	DEVELOPMENT PERMIT SET	E.R.	A.K.T.I

THE CLIENT :

PROJECT :

4-PLEX BUILDING

ADDRESS:

3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED GRADES

DRAWING NO.

A-004

PROJECT NO. :

26-1028

CHECKED BY:

A.K.T.I

DATE:

2026-05-14

DRAWN BY:

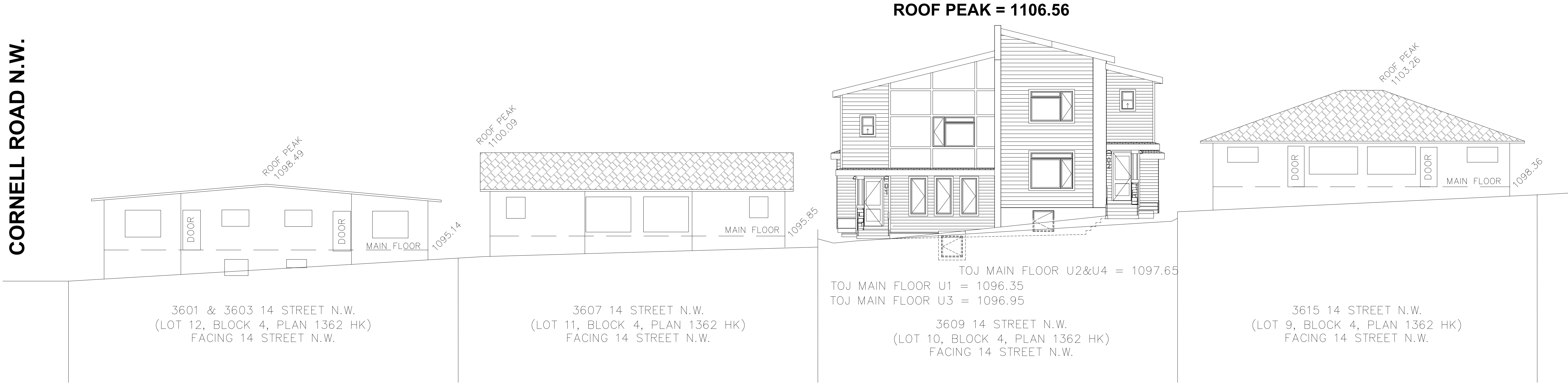
E.R

SCALE:

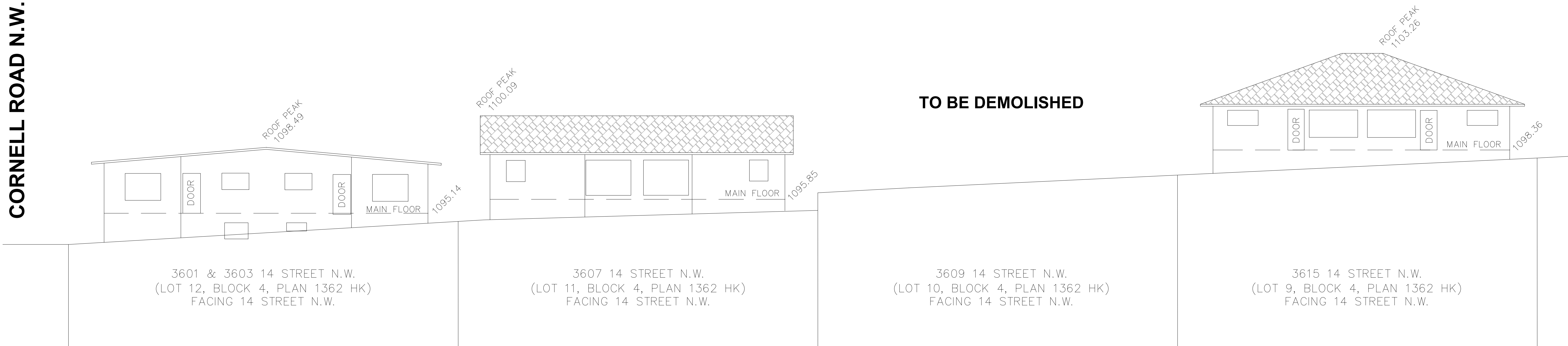
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CORNELL ROAD N.W.

CORNELL ROAD N.W.



EAST STREETSCAPE



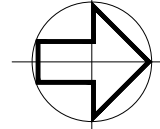
EAST STREETSCAPE

DESIGNED BY:



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THE CLIENT :



PROJECT :

4-PLEX BUILDING

ADDRESS:

3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-005

PROJECT NO. :

26-1028

CHECKED BY:

A.K.T.I

DATE:

2026-05-14

DRAWN BY:

E.R

SCALE:

1:100

552- PLANTING REQUIREMENTS

Trees required by this section:
-may be provided though the planting of new trees or the preservation of existing trees; and
-where approved by the Development Authority, may be provided on a boulevard adjacent to the parcel.
-A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
-Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
-The requirement for the provision of 1.0 tree is met where:
a deciduous tree has a minimum calliper of 60 millimetres; or
a coniferous tree has a minimum height of 2.0 metres.
-The requirement for the provision of 2.0 trees is met where:
a deciduous tree has a minimum calliper of 85 millimetres; or
a coniferous tree has a minimum height of 4.0 metres.
-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.
-For landscaped areas with a building below, planting areas must have the following minimum soil depths:
1.2 metres for trees;
0.6 metres for shrubs; and
0.3 metres for all other planting areas.
-The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
-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.

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:
557.63 m² / 110 m² = 5.07 = 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)

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
02	NP		Northwest Poplar	Populus x jackii 'Northwest'	60mm CAL.	B&B/WIRE BASKET
02	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	

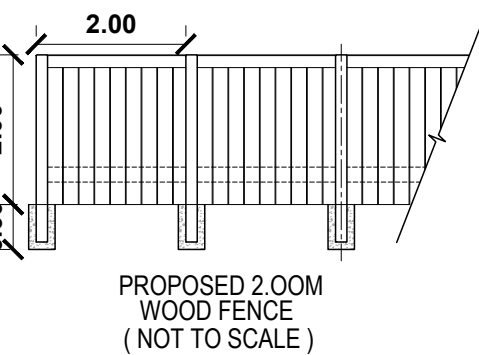
CONIFEROUS TREES						
02	CS		COLORADO BLUE SPRUCE	PICEA PUNGENS	3000MM HGT.	

DECIDUOUS SHRUBS						
12	RC		RUBY CAROUSEL JAPANESE BARBERRY	'BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
02	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

LANDSCAPE LEGENDS:

MASS PLANTING OF SHADE TOLERANT PERENNIALS
GARDEN BEDS
2M HGT. GARBAGE SCREENING FENCE
2M HGT. WOOD FENCE
LOG BENCH



LANDSCAPE CALCULATIONS:

LOT AREA: 557.63 m² LOT ZONING: R-CG

1. COVERAGE = 303.95 m² = 54.51% OF LOT AREA

PROPOSED BUILDING AREA = 232.21 m² or 41.64% OF LOT AREA

PROPOSED GARAGE = 71.74 m² or 12.86% OF LOT AREA

2.NON- LANDSCAPE AREA = 28.98 m² = 5.20% OF LOT AREA

APRON (CONCRETE) = 14.17 m² = 48.89% OF NON-LANDSCAPE AREA

WINDOW WELLS = 14.81 m² = 51.10% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA = 224.70 m² = 40.29% OF LOT AREA

3.1 HARD-LANDSCAPE = 153.15 m² = 68.15% OF LANDSCAPE AREA

WOOD ENTRANCE STEPS = 5.86 m² = 3.82% OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING = 3.47 m² = 2.26% OF HARD-LANDSCAPE AREA

CONC. ENTRANCE STEPS = 11.79 m² = 7.69% OF HARD-LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 113.47m² = 74.09% OF HARD-LANDSCAPE AREA

BIKES LOCKERS = 7.46 m² = 4.87% OF HARD-LANDSCAPE AREA

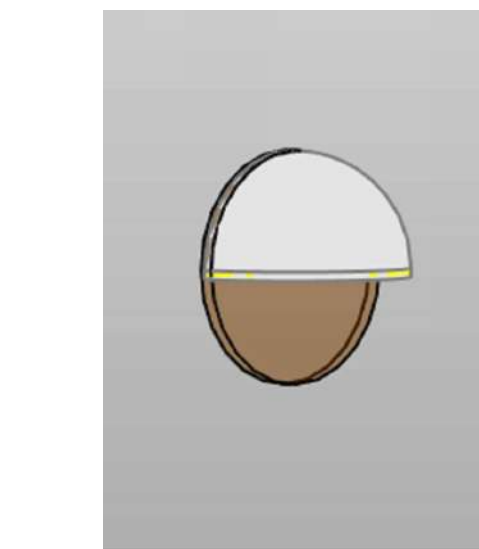
CONC. LANDSCAPE STEPS = 11.10 m² = 7.24% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 71.55 m² = 31.84% OF LANDSCAPE AREA

S.O.D. = 48.16 m² = 67.30% OF SOFT-LANDSCAPE AREA

MULCH = 23.39 m² = 32.69% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)



PATHWAY LIGHTS

IRRIGATION SYSTEM:

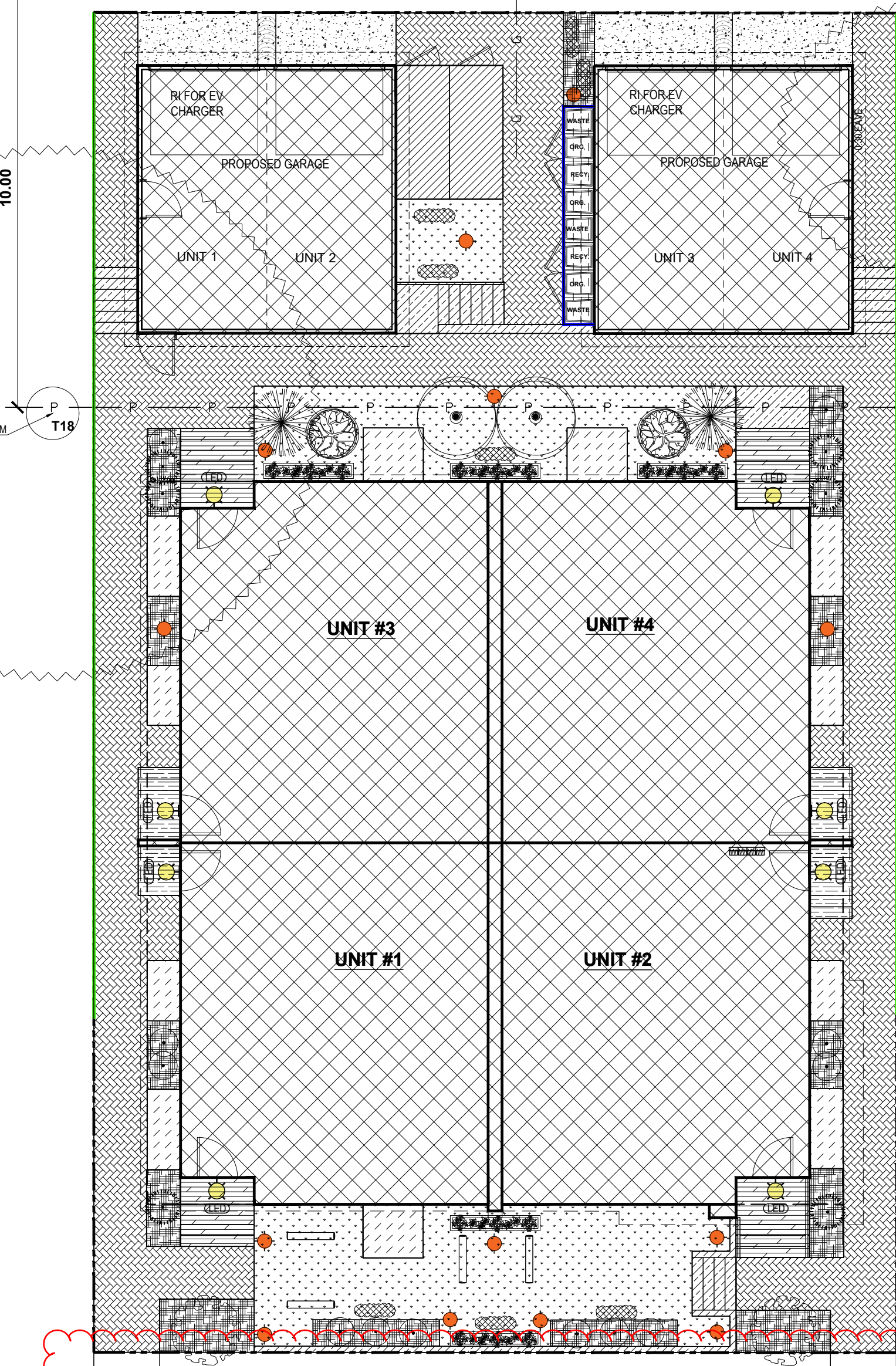
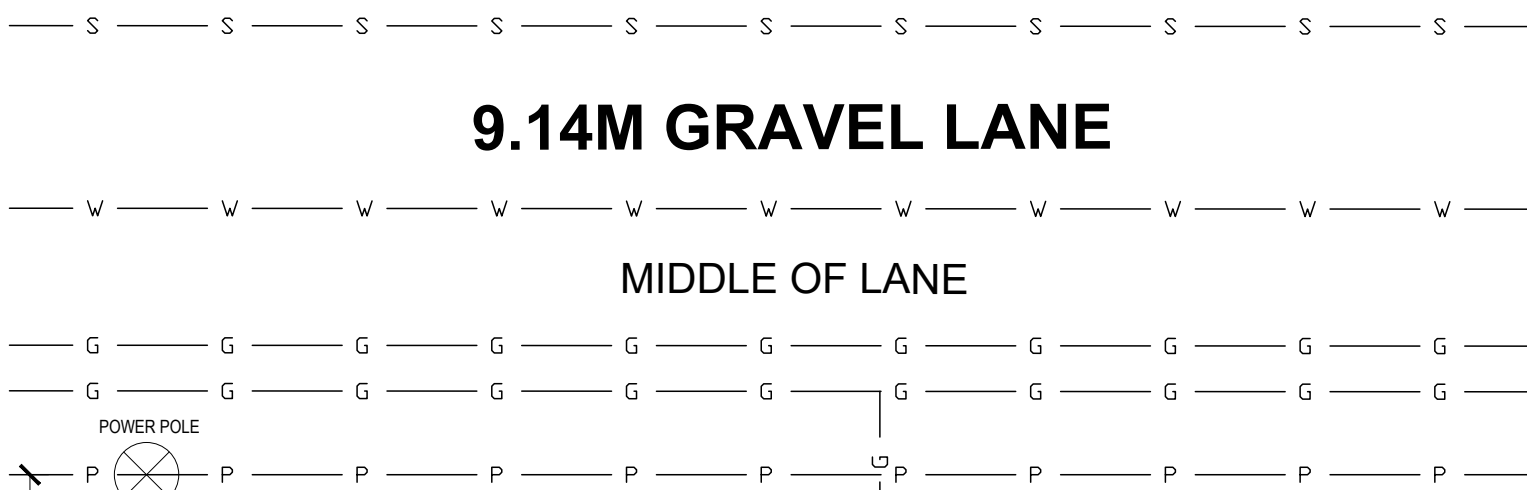
Underground Standard Irrigation System to be used, which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

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.
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.

EXISTING TREE SCHEDULE

T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	NEED TO TRIM	-
T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	NEED TO TRIM	-



4.84 BC

5.19 LG

3609

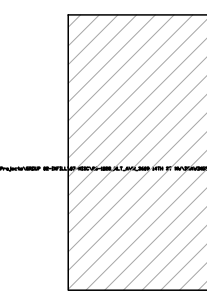
14 STREET N.W.

DESIGNED BY:



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KEY PLAN



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02	2026-05-14	DTR 1	R.N	A.K/T.J

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-26	DEVELOPMENT PERMIT SET	E.R.	A.K/T.J

THE CLIENT :

4-PLEX BUILDING

ADDRESS:
3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE PLAN

DRAWING NO.

A-006

PROJECT NO. :

26-1028

CHECKED BY:

A.K/T.J

DATE:

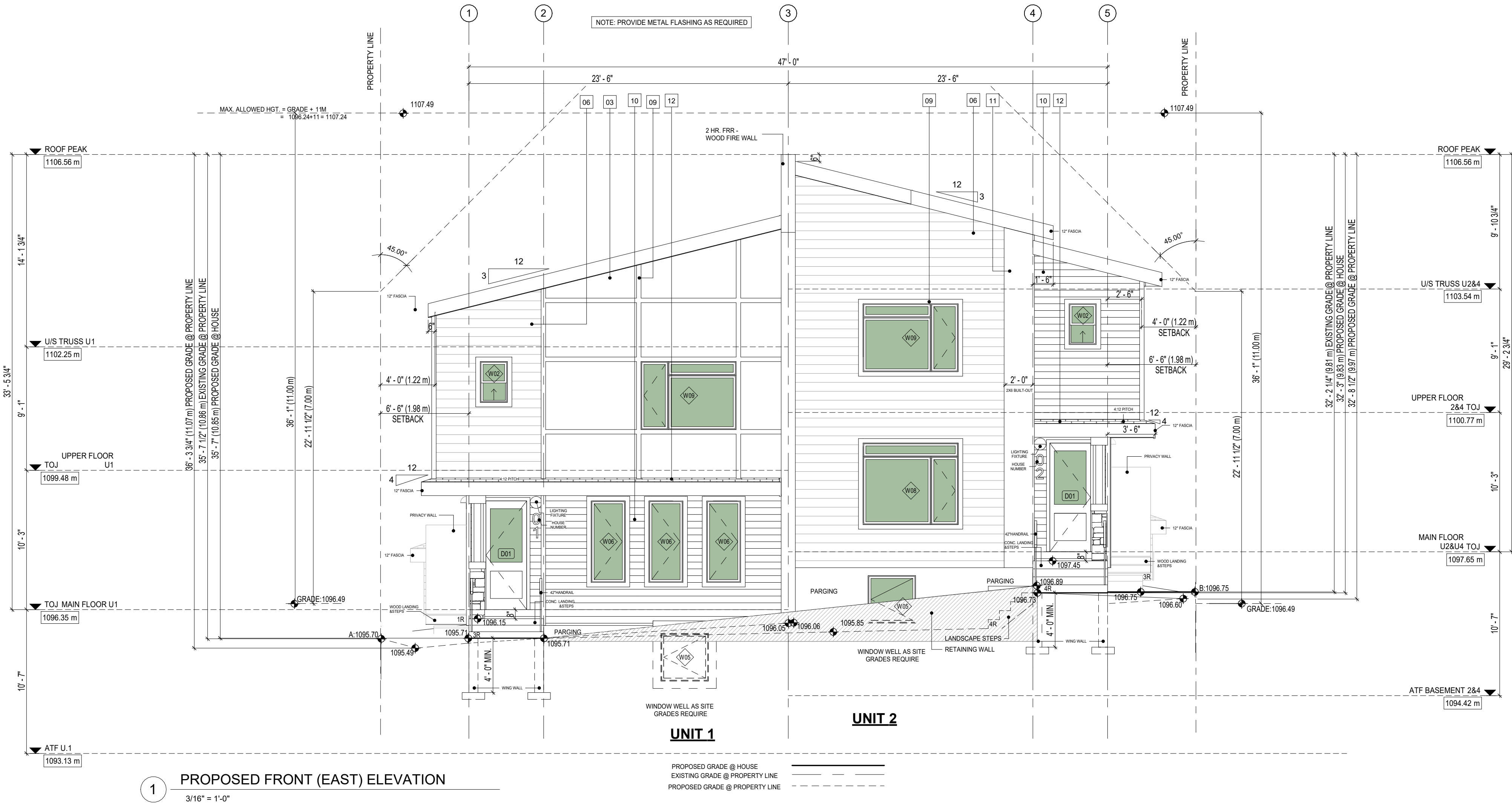
2026-05-14

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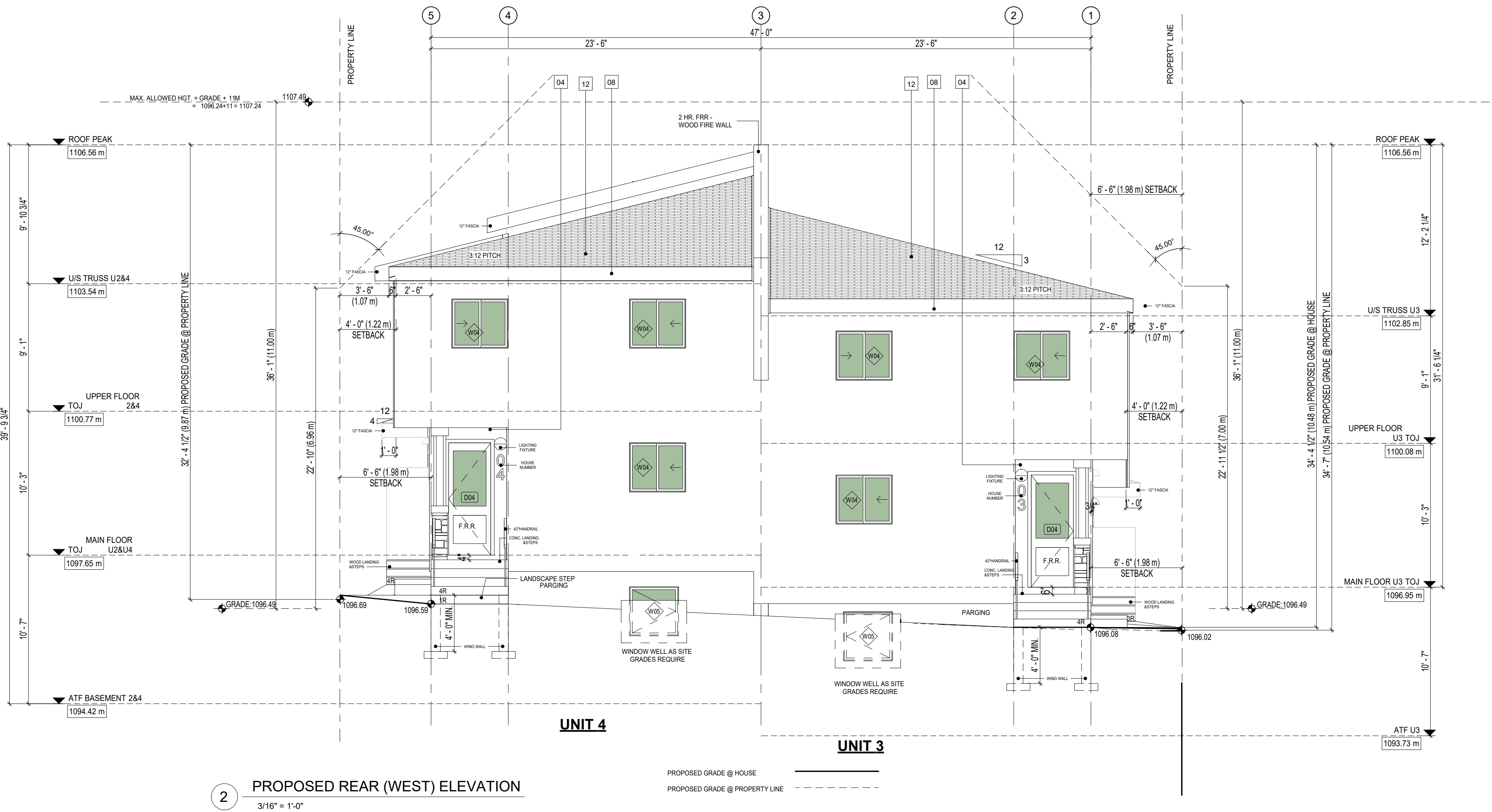
E.R

SCALE:

SCHEDULE OF FINISHES	
MARK	NAME
01	8" PRE-FINISHED METAL FASCIA
02	HORIZONTAL SIDING - VINYL
03	SMART BOARD GRAY
04	STUCCO CLADDING WHITE
06	LUX PANELS -HARDIE
08	12" PRE-FINISHED METAL FASCIA BLACK
09	4" TRIM WHITE
10	HORIZONTAL SIDING - HARDIE - GRAY LIGHT
11	STUCCO CLADING BLACK
12	ASPHALT SHINGLE ROOFING black
13	4" TRIM



UNPROTECTED OPENINGS REAR ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1096.51 SQ. FT.	101.87 SQ. M ²	
MINIMUM SETBACK	7.1 12" FT	2.17 M	
PERCENTAGE OF ALLOWED OPENINGS	8.34%		
SQ. FT. OF ALLOWED OPENINGS	91.44 SQ. FT.	8.49 SQ. M ²	
ACTUAL SQ. FT. OF OPENINGS	87.42 SQ. FT.	8.07 SQ. M ²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	45.72 SQ. FT.	4.24 SQ. M ²	

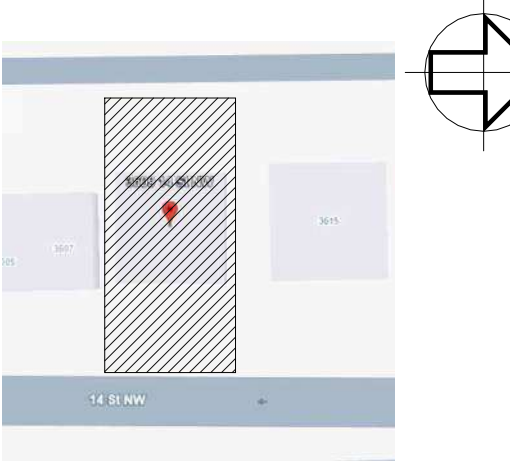


DESIGNED BY:

TRICOR
DESIGN GROUP

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

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-04-15	CLIENT COMMENTS	R.E	A.K/T.I
02	2026-05-14	DTR 1	R.N	A.K/T.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R/R.E	A.K

THE CLIENT :



PROJECT :

4-PLEX BUILDING
3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 H.K. , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

CHECKED BY:

DATE:

A.K/T.I

2026-05-14

26-1028

DRAWN BY:

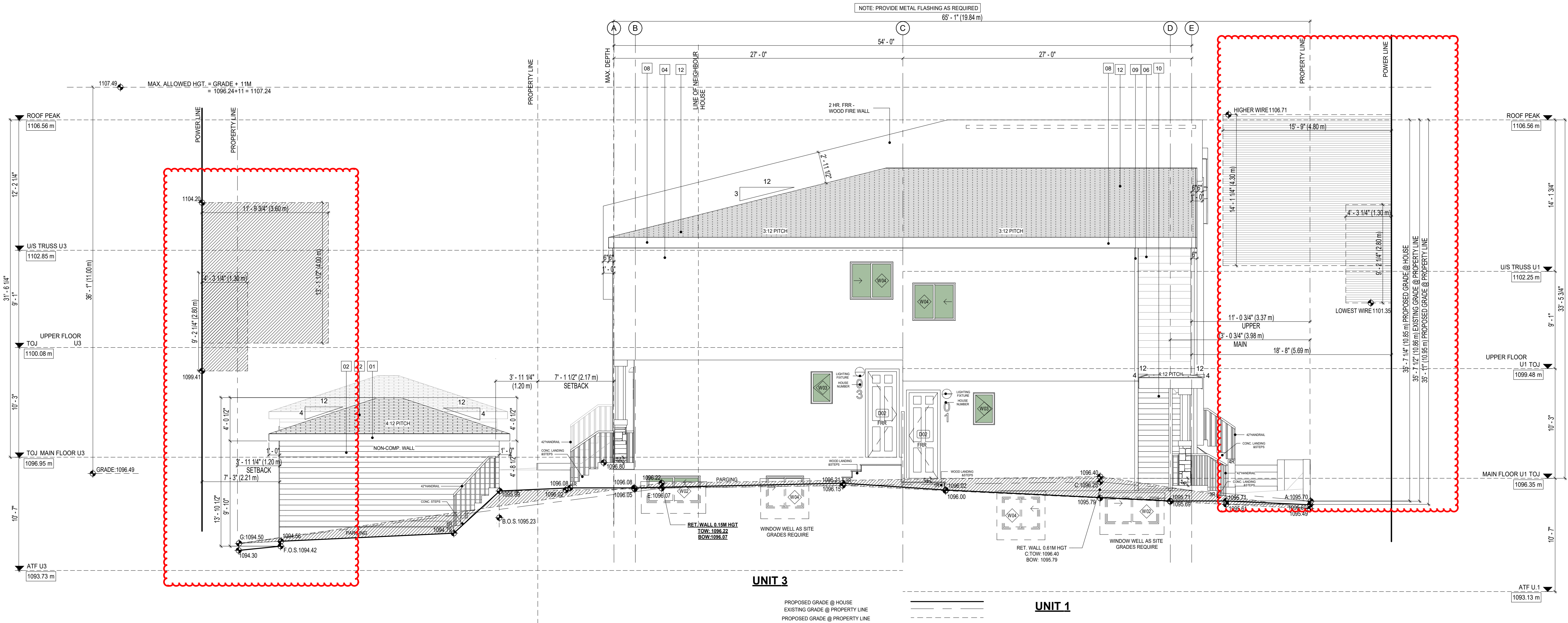
SCALE:

E.R/R.E

3/16" = 1'-0"

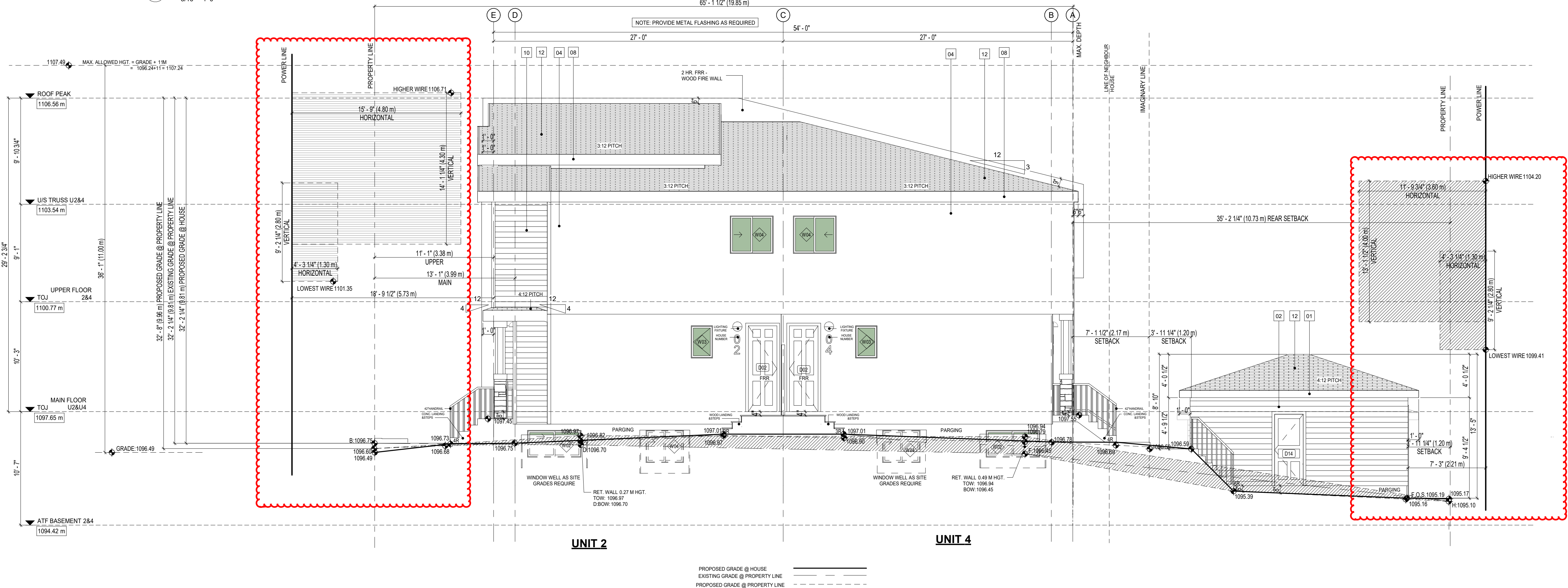
SCHEDULE OF FINISHES	
MARK	NAME
01	8" PRE-FINISHED METAL FASCIA
02	HORIZONTAL SIDING - VINYL
03	SMART BOARD GRAY
04	STUCCO CLADDING WHITE
06	LUX PANELS -HARDIE
08	12" PRE-FINISHED METAL FASCIA BLACK
09	4" TRIM WHITE
10	HORIZONTAL SIDING - HARDIE - GRAY LIGHT
11	STUCCO CLADING BLACK
12	ASPHALT SHINGLE ROOFING black
13	4" TRIM

UNPROTECTED OPENINGS LEFT ELE.		
CODE CHECK		
EXPOSED BUILDING FACE	1102.78 SQ. FT.	107.1 SQ.M²
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	80.89 SQ. FT.	7.5 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	42.62 SQ. FT.	3.95 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	40.35 SQ. FT.	3.75 SQ.M²



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

UNPROTECTED OPENINGS RIGHT ELE.		
CODE CHECK		
EXPOSED BUILDING FACE	1175.69 SQ. FT.	109.32 SQ.M²
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	7.00%	82.36 SQ. FT.
ACTUAL SQ. FTG. OF OPENINGS	40.00 SQ. FT.	3.71 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	41.18 SQ. FT.	3.83 SQ.M²



2 PROPOSED RIGHT (NORTH) ELEVATION
3/16" = 1'-0"

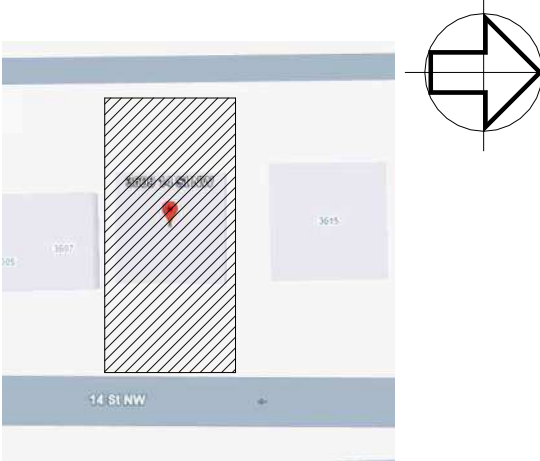
DESIGNED BY:



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02	2026-05-14	DTR 1	R.N	A.K/T.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-26	DEVELOPMENT PERMIT SET	E.R/R.E	A.K

THE CLIENT:



PROJECT:

4-PLEX BUILDING

ADDRESS:

3609 14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 H.K., BLOCK 4, LOT 10

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

CHECKED BY:

DATE:

26-1028

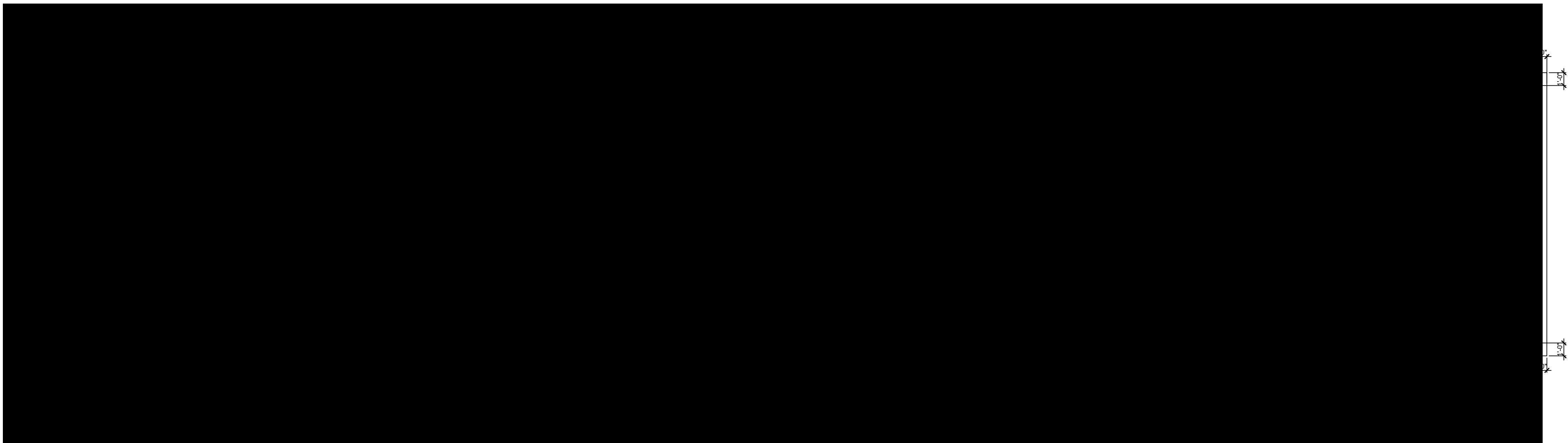
A.K/T.I

2026-05-14

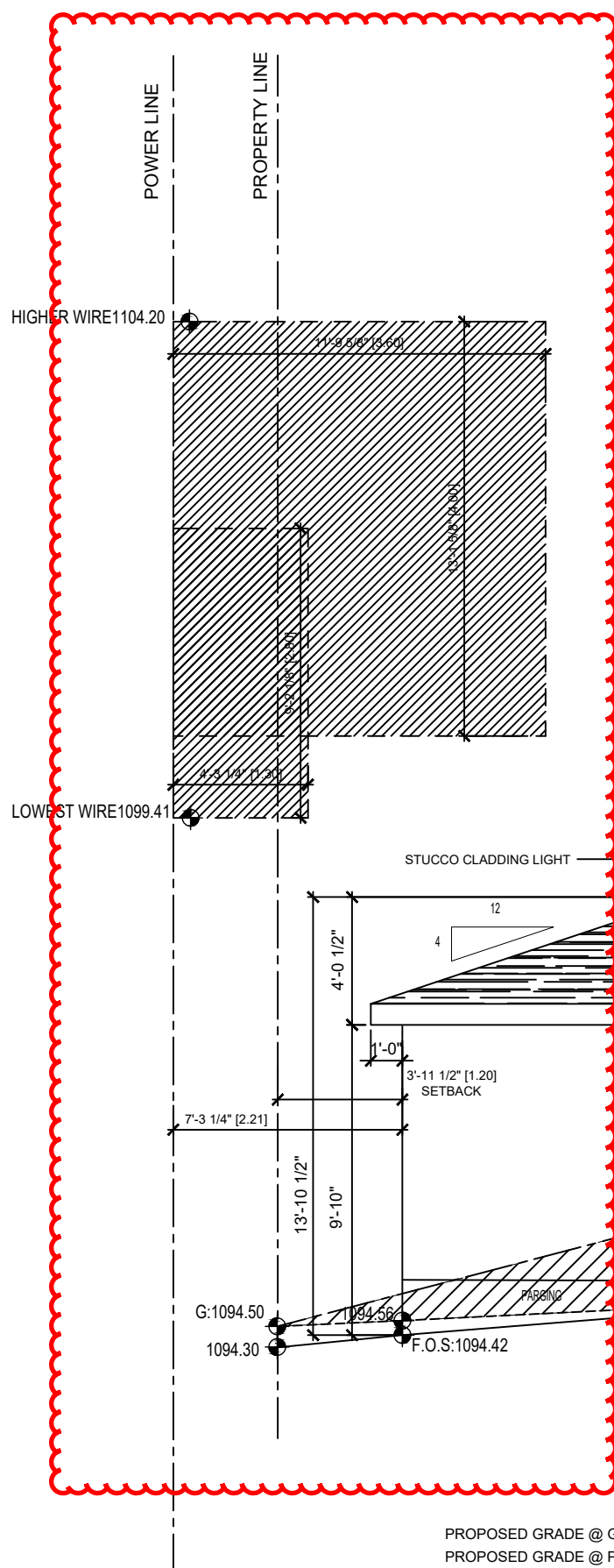
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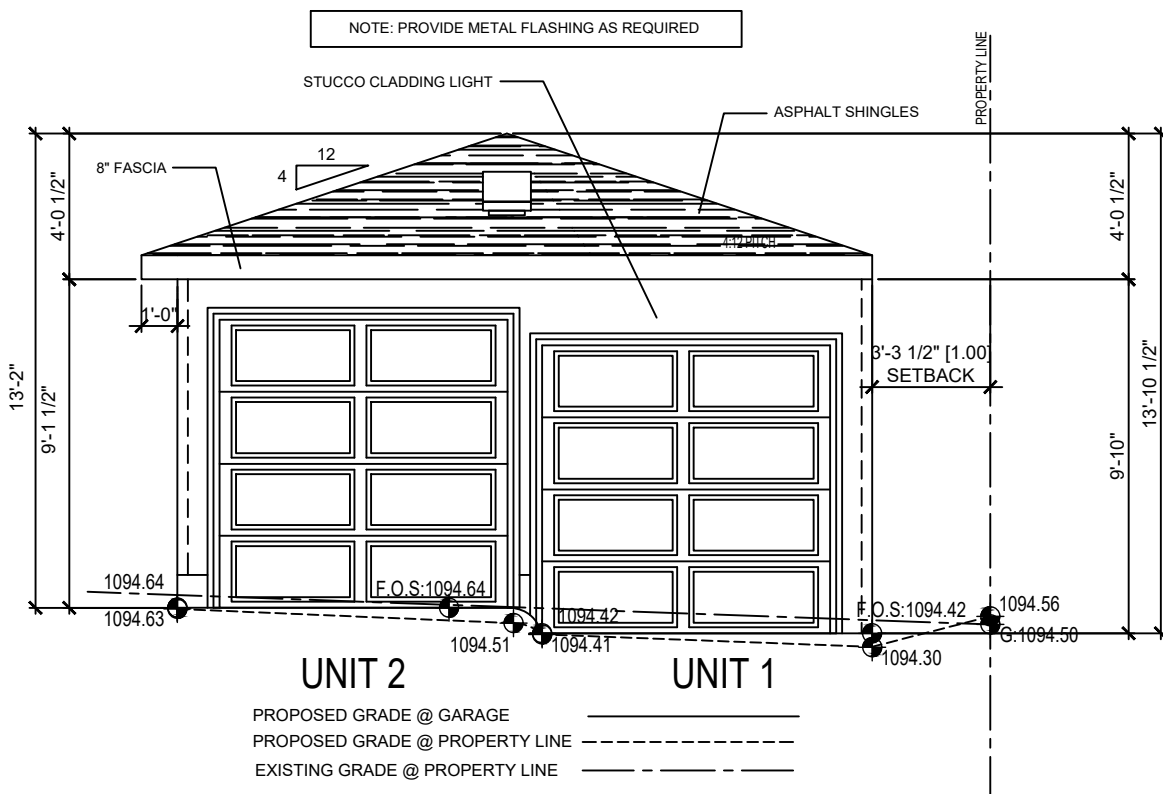
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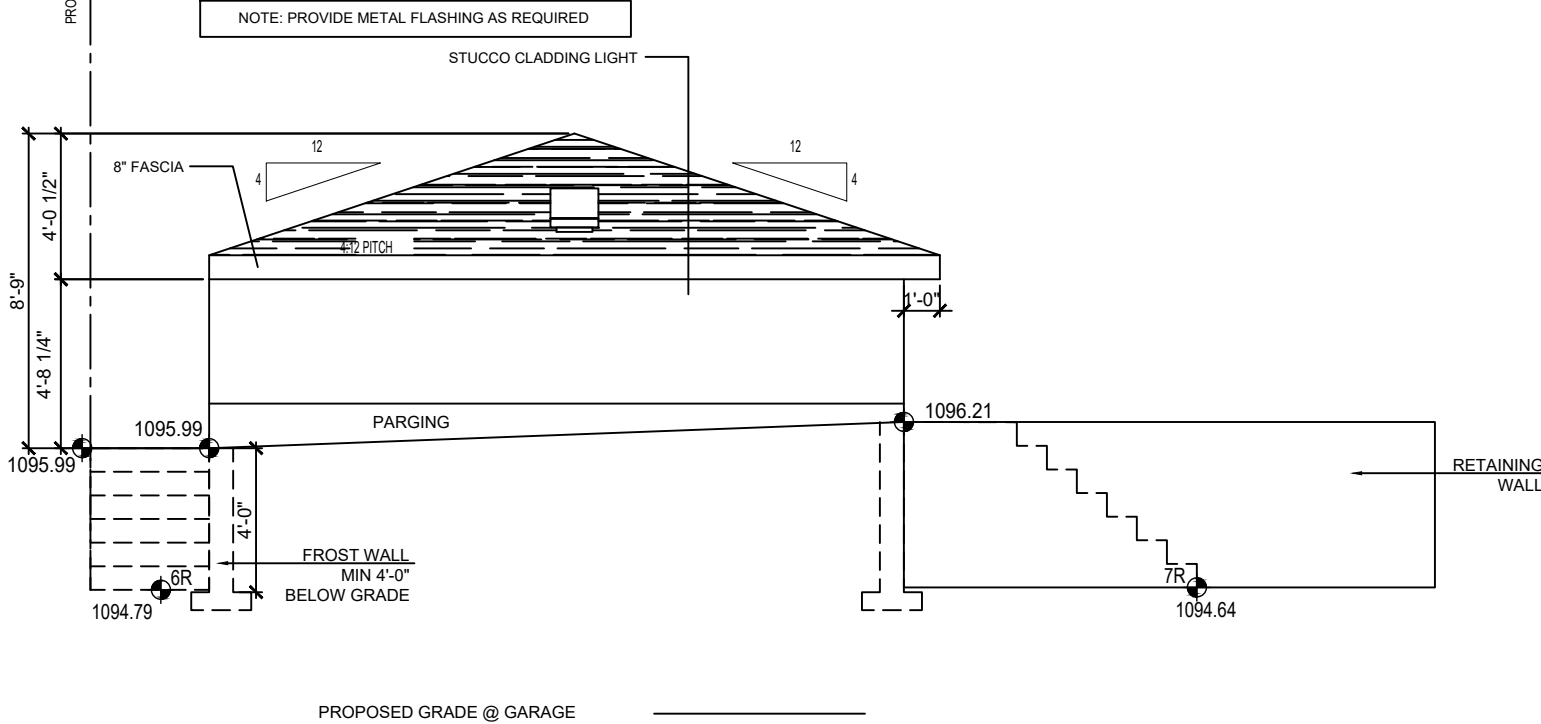
SCALE: 3/16"=1'-0"



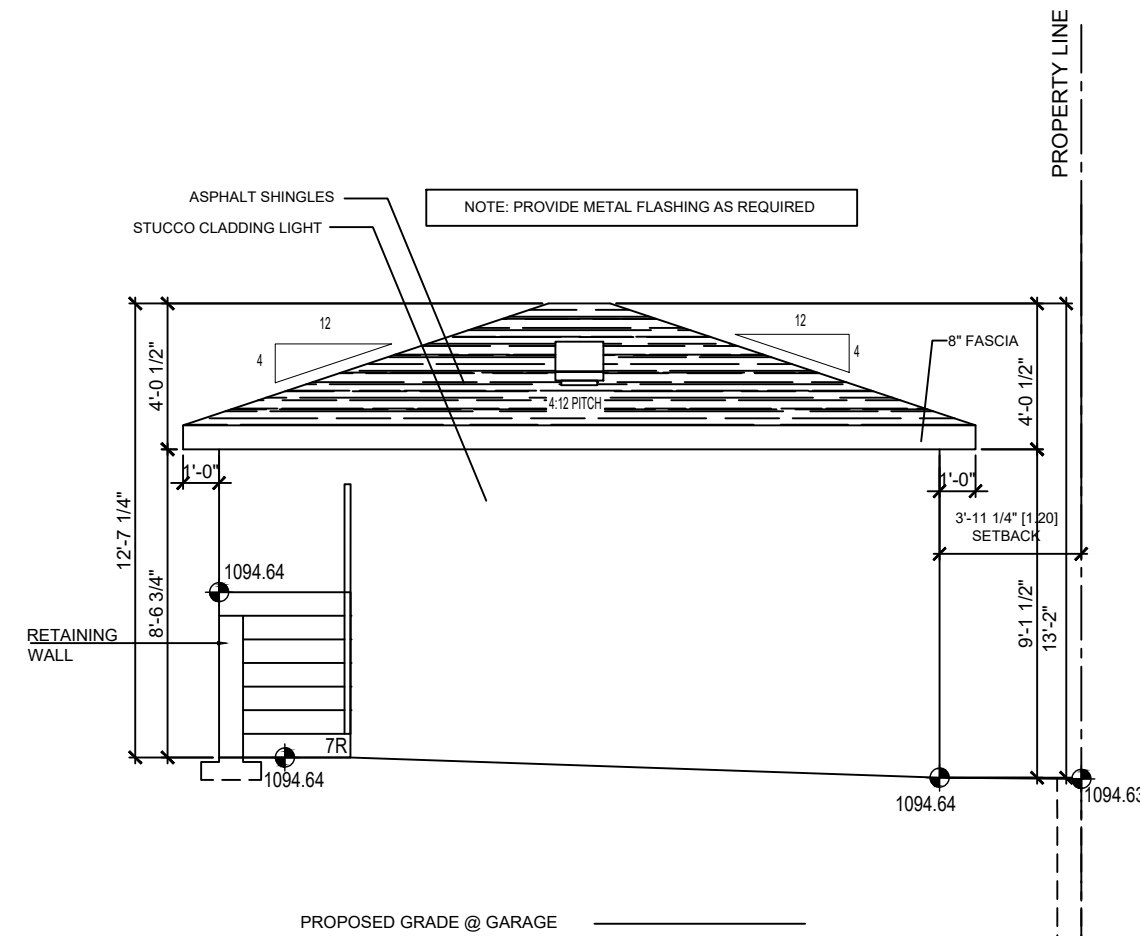
PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 3/16"=1'-0"



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



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



PROPOSED LEFT (NORTH) ELEVATION
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.

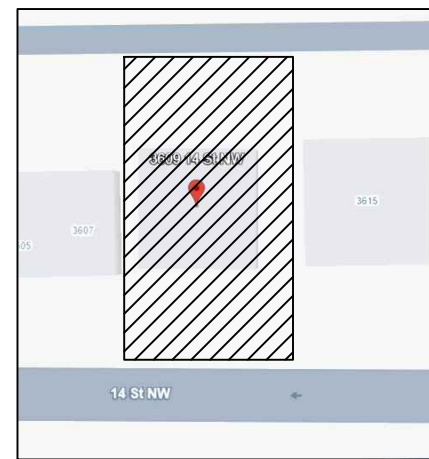
NOTE:
- SOIL BEARING CAPACITY 2000 # FT²

DESIGNED BY:



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01	2026-04-15	CLIENT COMMENTS	R.E	A.KIT.I
02	2026-05-14	DTR 1	R.N	A.KIT.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-15	DEVELOPMENT PERMIT SET	E.R	A.KIT.I

THE CLIENT:



PROJECT:

4-PLEX BUILDING

ADDRESS:

3609 -14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

ACCESSORY BUILDING GARAGE 1

DRAWING NO:

A-401

PROJECT NO.:

26-1028

CHECKED BY:

A.KIT.I

DATE:

2026-05-14

DRAWN BY:

E.R/R.E

SCALE:

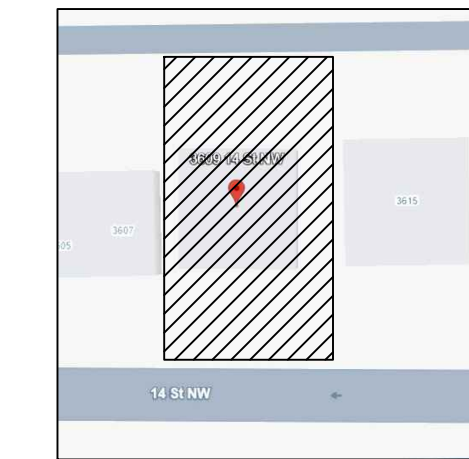
3/16" = 1'-0"

DESIGNED BY:



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02	2026-05-14	DTR 1	R.N	A.KIT.I

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-15	DEVELOPMENT PERMIT SET	E.R	A.KIT.I

THE CLIENT:

PROJECT:

4-PLEX BUILDING

ADDRESS:

**3609 -14 STREET N.W.
CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

ACCESSORY BUILDING GARAGE 2

DRAWING NO.

A-402

PROJECT NO.:

26-1028

CHECKED BY:

A.KIT.I

DATE:

2026-05-14

DRAWN BY:

E.R/R.E

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

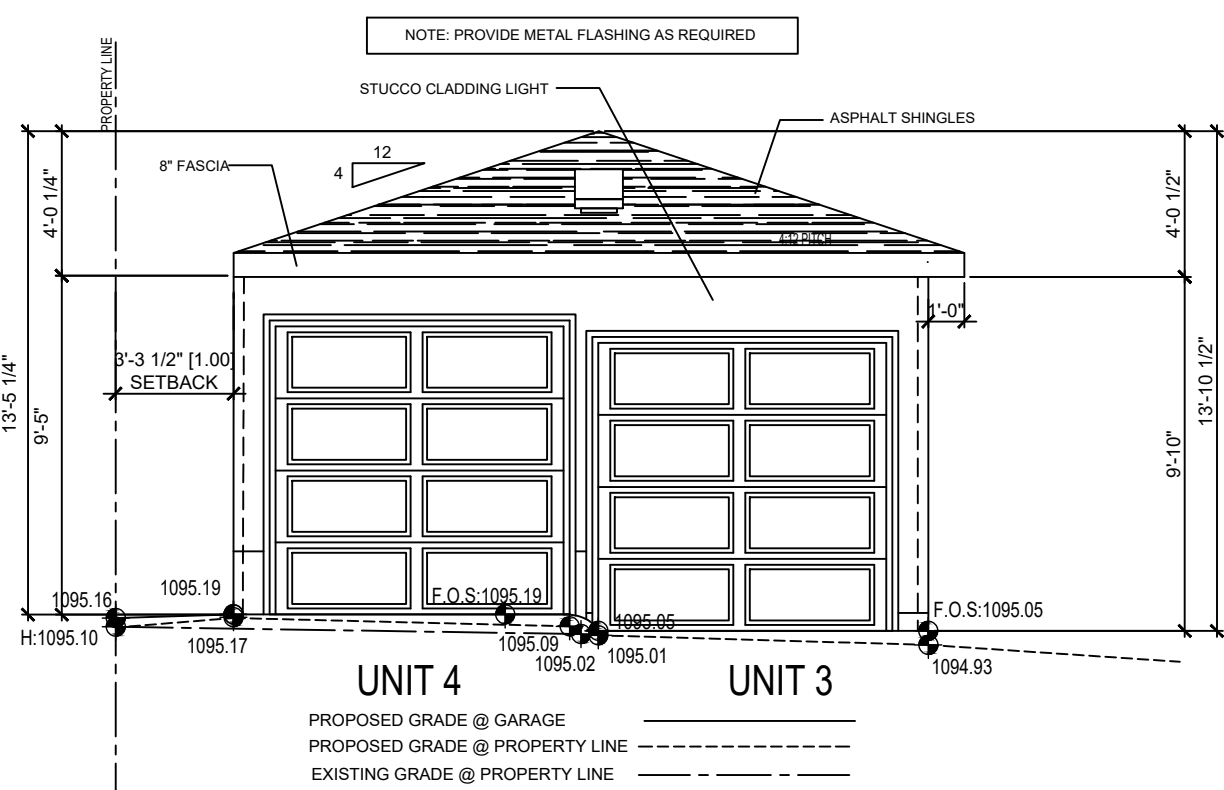
SPV-003 EXTERIOR WALL

UL U465, ULC W415 1-HOUR

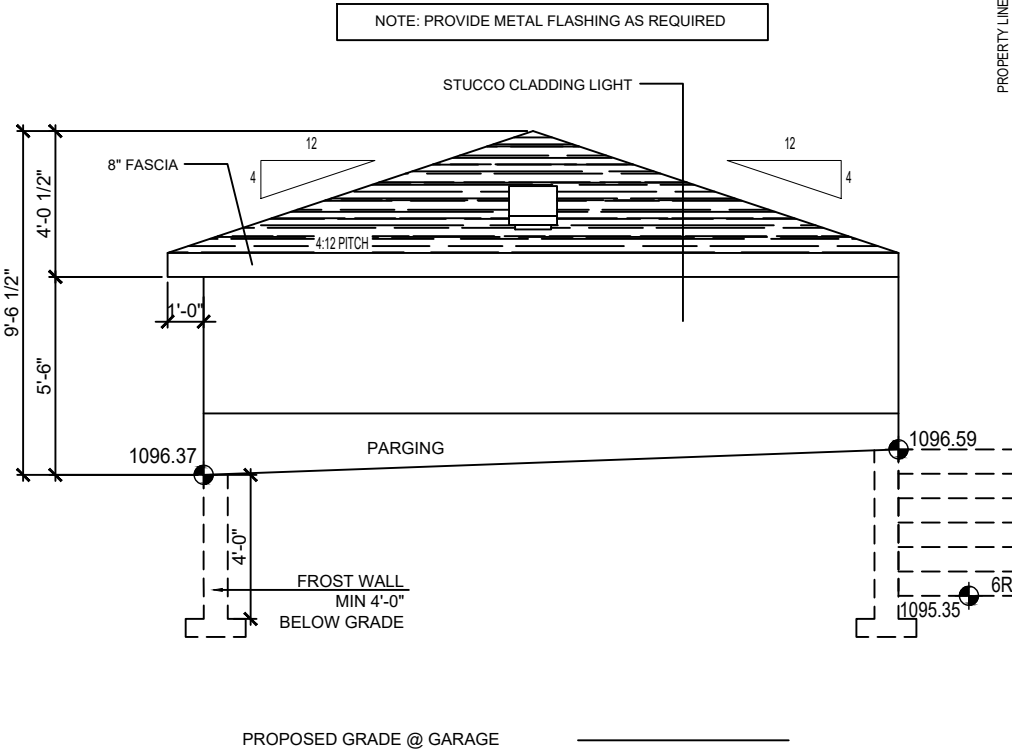
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NOTE:

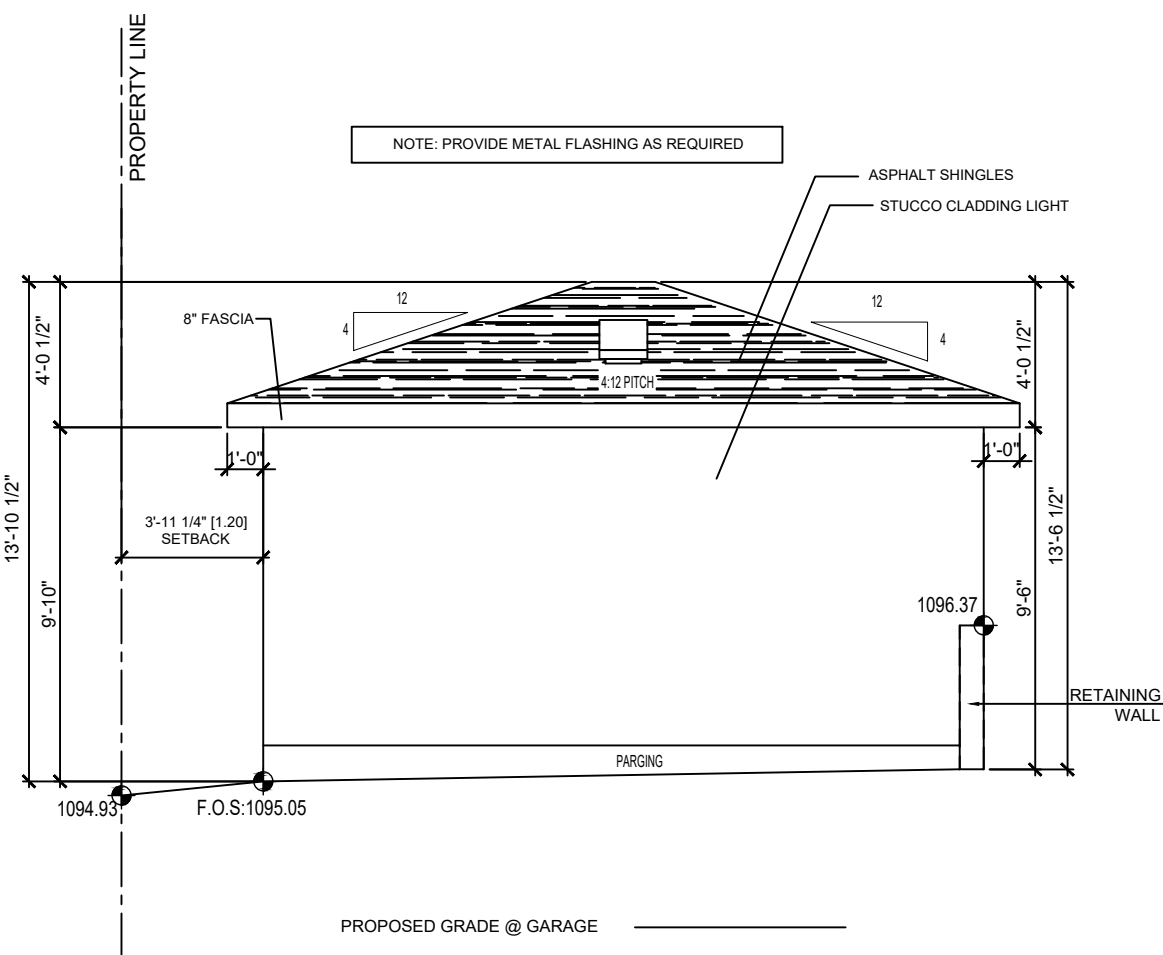
- SOIL BEARING CAPACITY 2000 # FT²



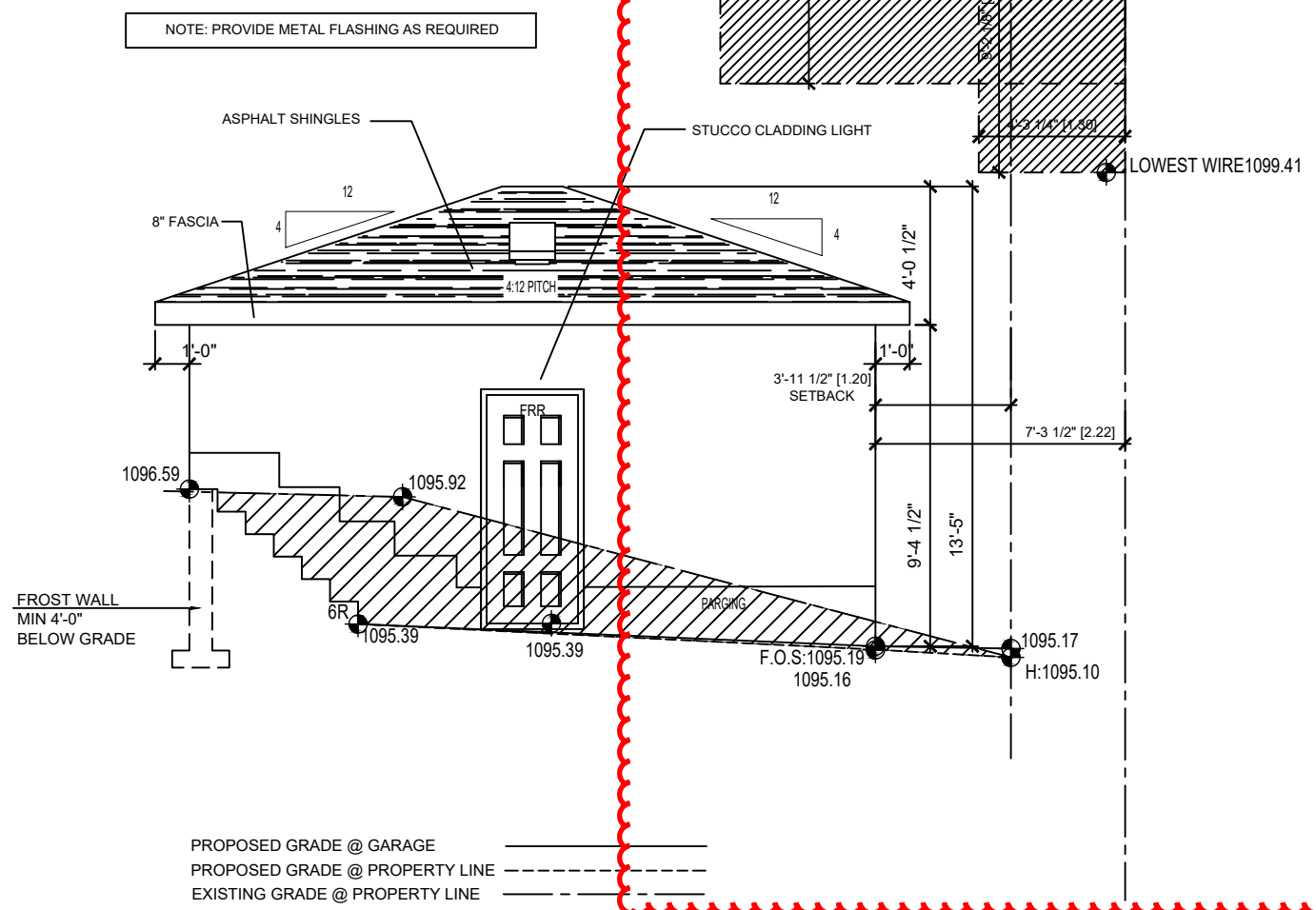
PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



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



PROPOSED RIGHT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



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

WA-13