

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 : 2026-07-01



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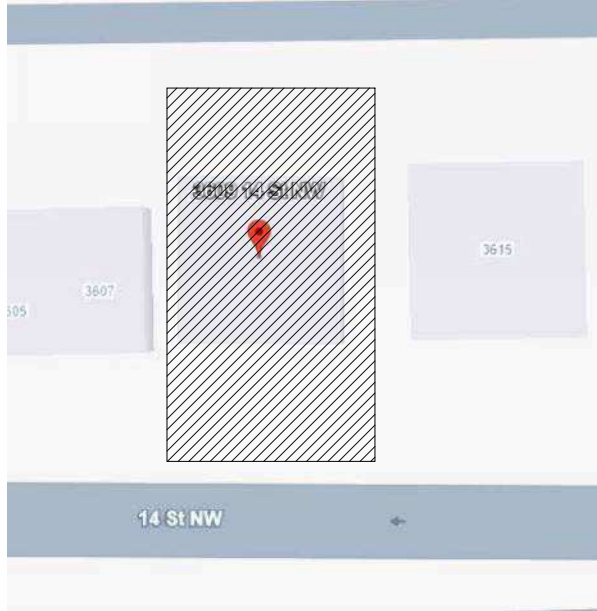
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	565.69	52.55
	UPPER FLOOR	697.50	64.80
	TOTAL	1263.19	117.35
	LEGAL SUITE FLOOR	483.45	44.91
	GRAND TOTAL	1746.64	162.27
	GARAGE	192.99	17.93

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	565.69	52.55
	UPPER FLOOR	697.50	64.80
	TOTAL	1263.19	117.35
	LEGAL SUITE FLOOR	483.45	44.91
	GRAND TOTAL	1746.64	162.27
	GARAGE	192.99	17.93

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	565.69	52.55
	UPPER FLOOR	697.50	64.80
	TOTAL	1263.19	117.35
	LEGAL SUITE FLOOR	483.45	44.91
	GRAND TOTAL	1746.64	162.27
	GARAGE	192.99	17.93

UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	565.69	52.55
	UPPER FLOOR	697.50	64.80
	TOTAL	1263.19	117.35
	LEGAL SUITE FLOOR	483.45	44.91
	GRAND TOTAL	1746.64	162.27
	GARAGE	192.99	17.93

KEY PLAN :



PROJECT NO. :
26-1028



DESIGNED BY:

TRICOR
DESIGN GROUP

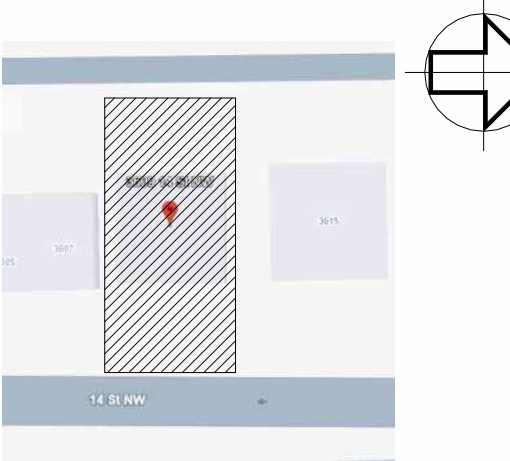
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02	2026-05-14	DTR 1	R.N	A.K/T.I
03	2026-07-01	BTD	M.A	

ISSUES:

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

THE CLIENT :

AVI MANN

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 :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1028

CHECKED BY:

A.K/T.I

DATE:

2026-07-01

DRAWN BY:

E.R/R.E

SCALE:

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:

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
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER CANT		CONCRETE

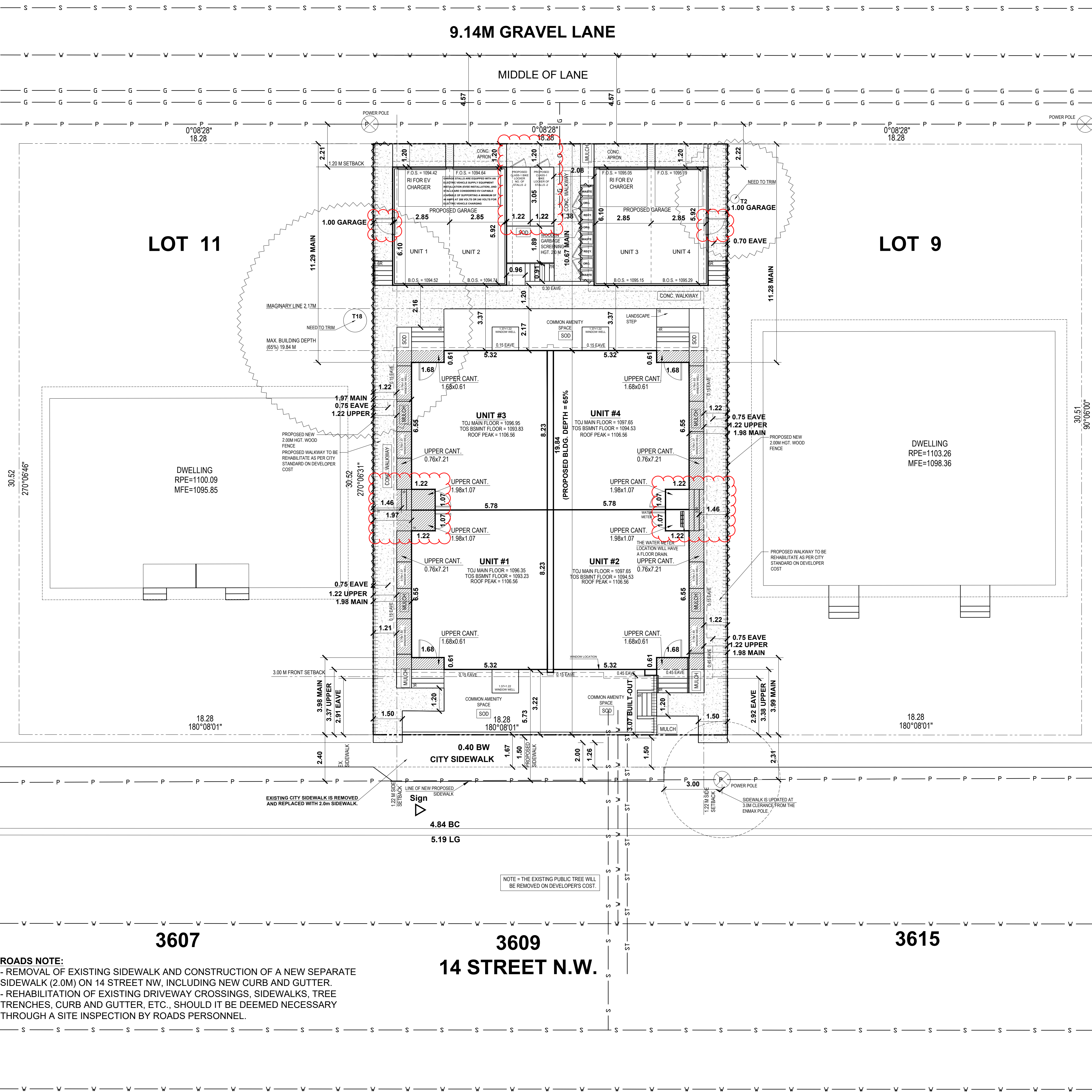
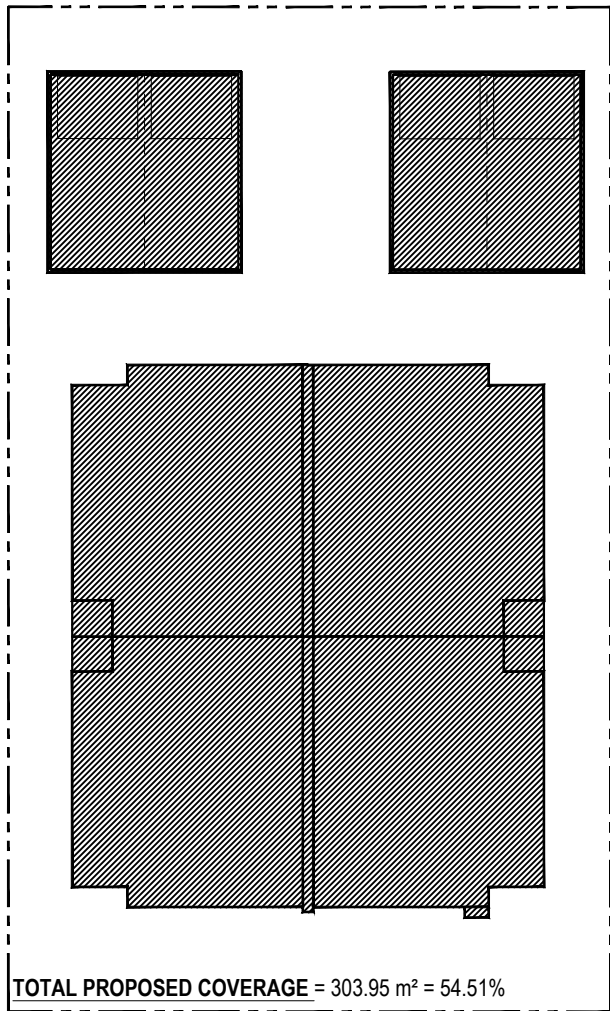
EXISTING TREE SCHEDULE

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.

KEY PLAN



ROADS NOTE:

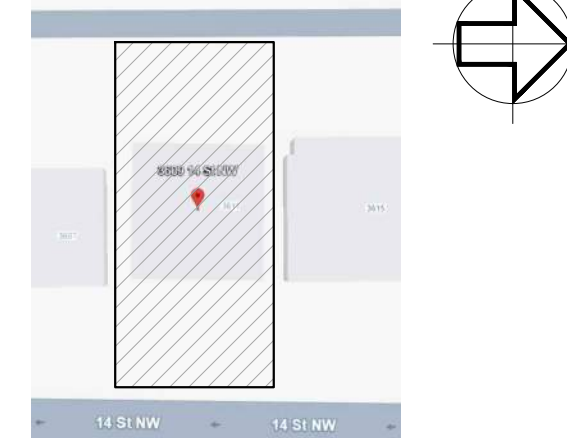
- REMOVAL OF EXISTING SIDEWALK AND CONSTRUCTION OF A NEW SEPARATE SIDEWALK (2.0M) ON 14 STREET NW, INCLUDING NEW CURB AND GUTTER.
- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, TREE TRENCHES, CURB AND GUTTER, ETC., SHOULD IT BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

DESIGNED BY:



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

THE CLIENT :

AVI MANN

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

ER

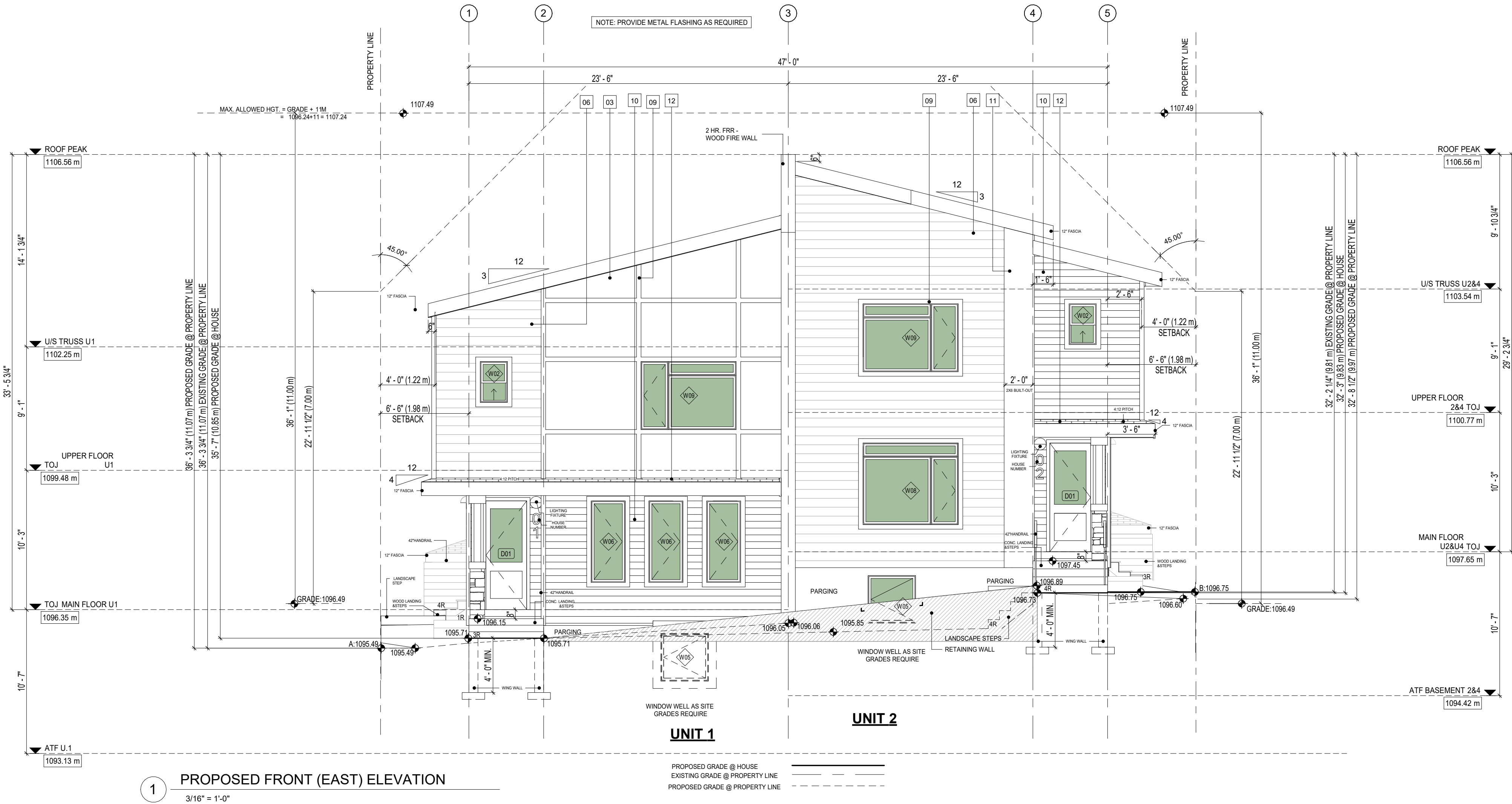
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2026-07-01

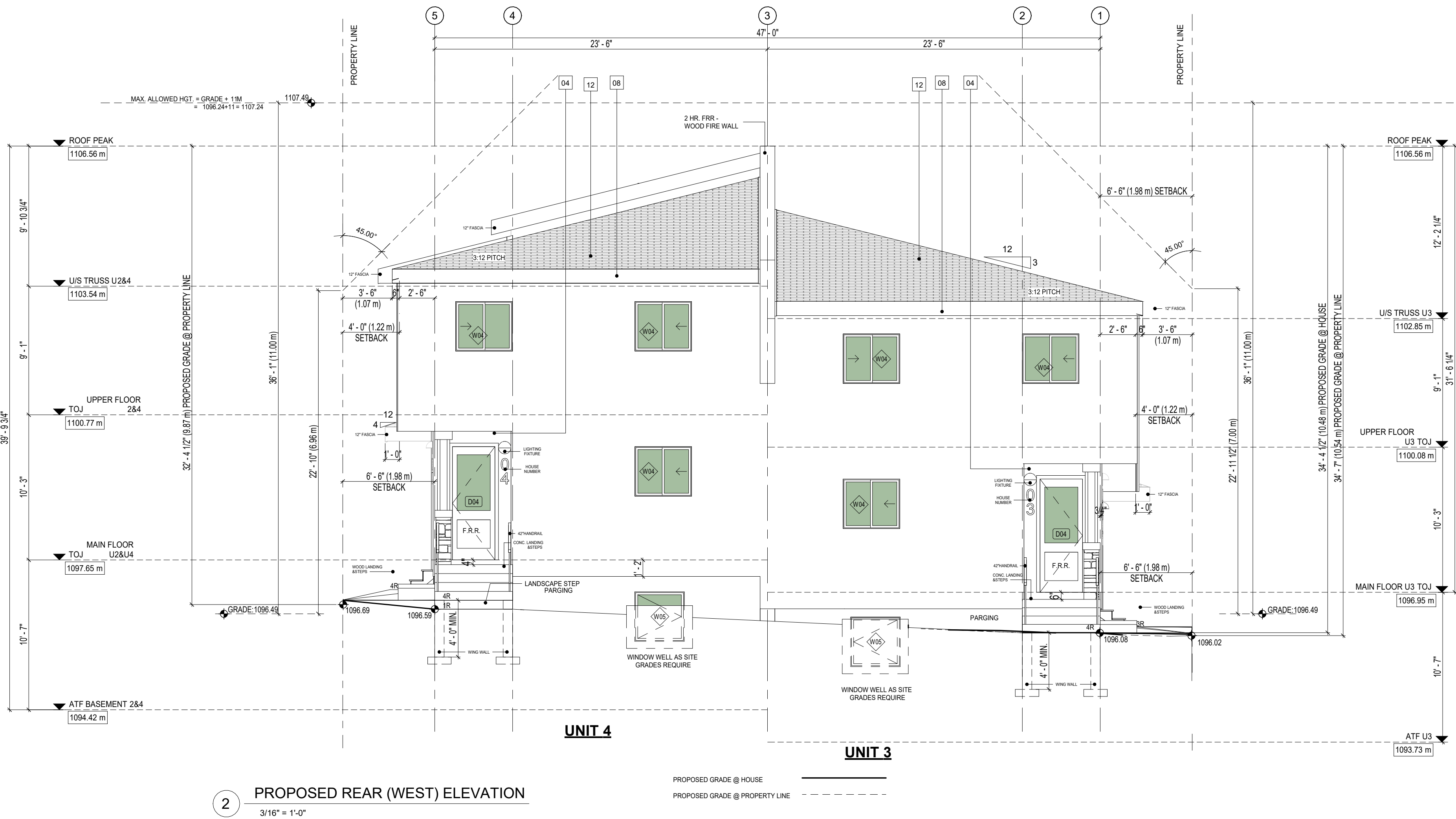
SCALE:

1:100

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.M²
MINIMUM SETBACK	7'-1 1/2" FT.	2.37 M
PERCENTAGE OF ALLOWED OPENINGS	8.34%	
SQ. FT.G. OF ALLOWED OPENINGS	91.44 SQ. FT.	8.49 SQ.M²
ACTUAL SQ. FT.G. OF OPENINGS	87.42 SQ. FT.	8.07 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	45.72 SQ. FT.	4.24 SQ.M²



DESIGNED BY:

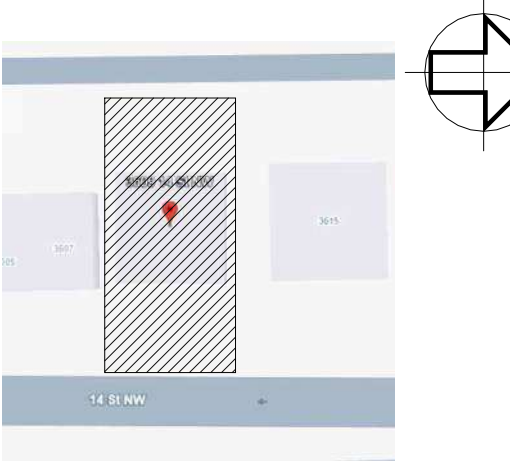


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THE CLIENT :

AVI MANN

PROJECT :

4-PLEX BUILDING

ADDRESS:

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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. :

26-1028

CHECKED BY:

A.K/T.I

DATE:

2026-07-01

DRAWN BY:

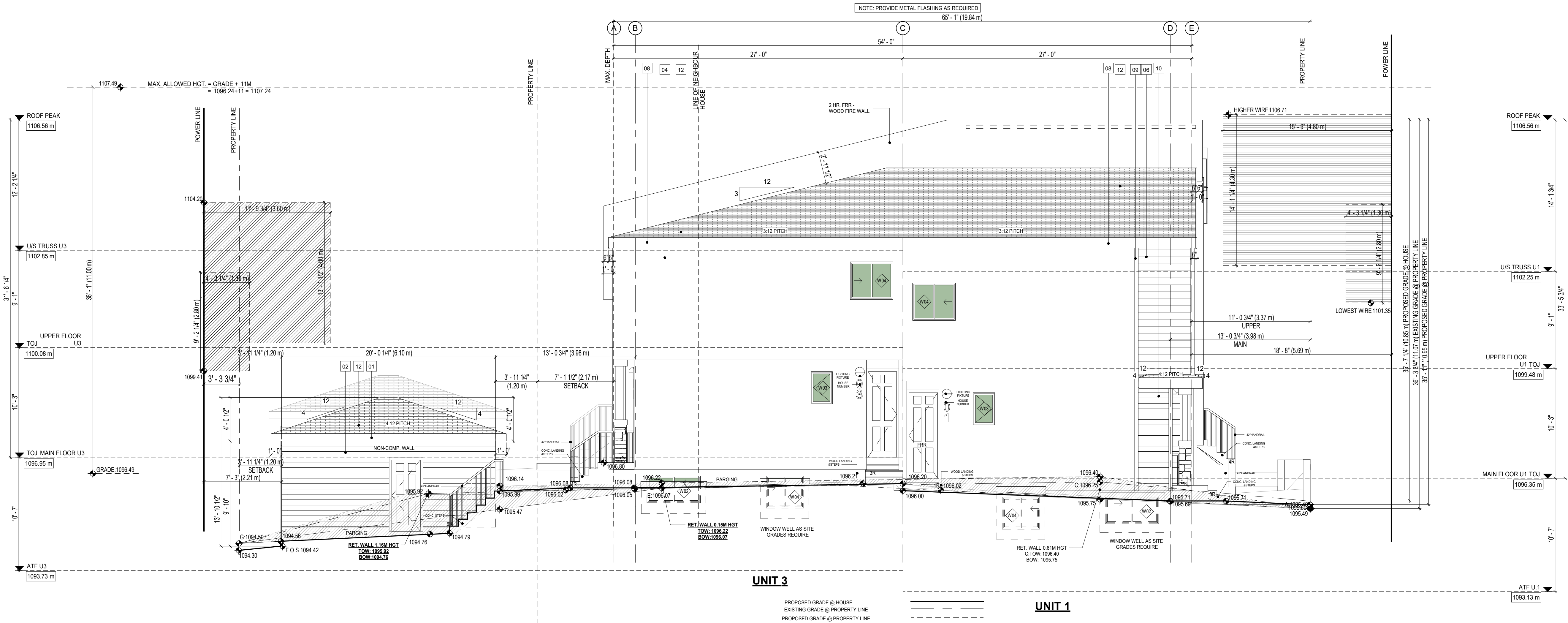
E.R/R.E

SCALE:

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
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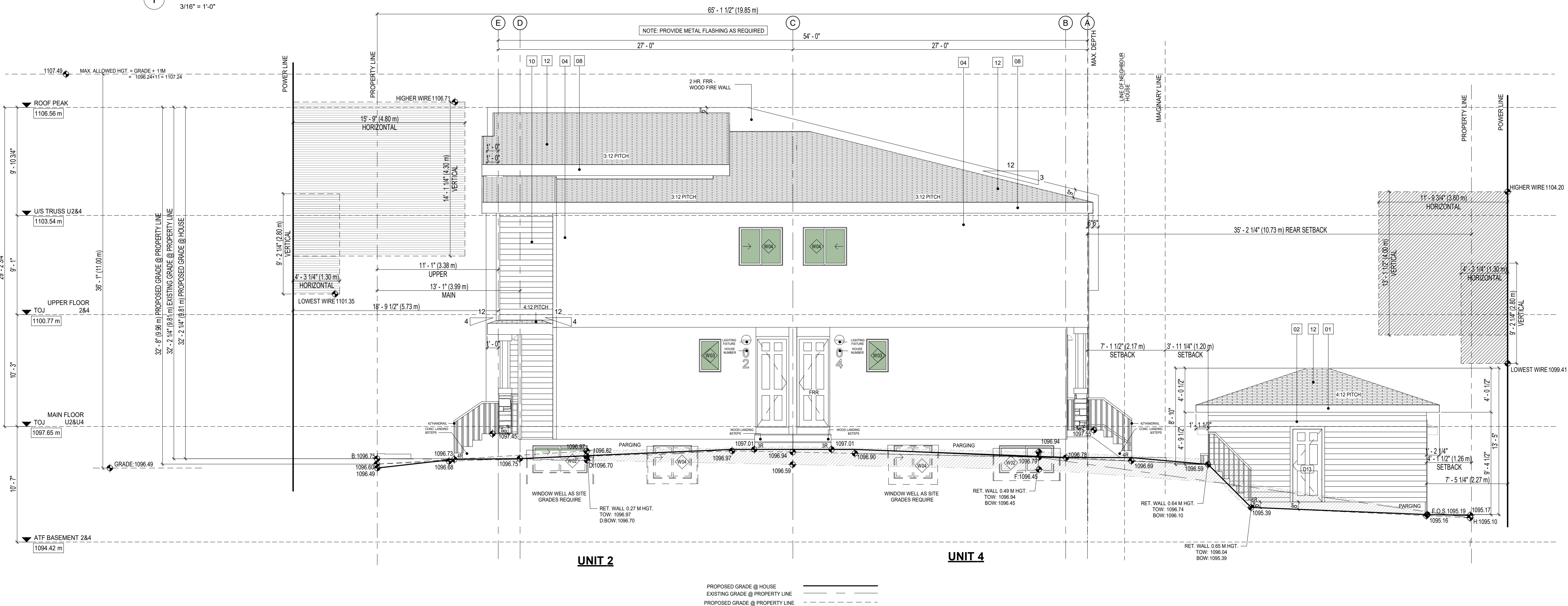
UNPROTECTED OPENINGS LEFT ELE. ENC. 1 DOOR		
CODE CHECK		
EXPOSED BUILDING FACE	1102.78 SQ. FT.	107.1 SQ.M²
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	80.89 SQ. FT.	7.5 SQ.M²
SQ. FTG. OF ALLOWED OPENINGS	81.30 SQ. FT.	5.69 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	61.30 SQ. FT.	5.69 SQ.M²
MAX 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. ENC. 1 DOOR		
CODE CHECK		
EXPOSED BUILDING FACE	1175.69 SQ. FT.	109.32 SQ.M²
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	82.36 SQ. FT.	7.65 SQ.M²
SQ. FTG. OF ALLOWED OPENINGS	81.33 SQ. FT.	5.70 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	61.33 SQ. FT.	5.70 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"

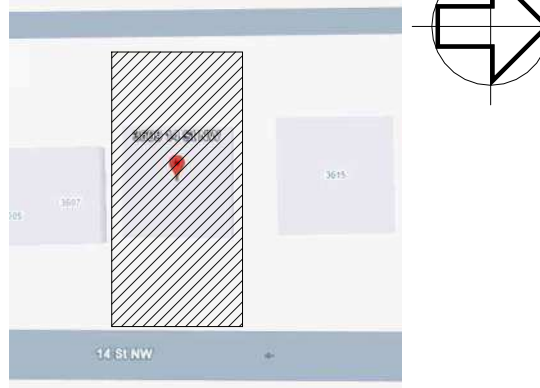
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01	2026-03-26	DEVELOPMENT PERMIT SET	E.R.R.E	A.K

THE CLIENT :

AVI MANN

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. :

26-1028

CHECKED BY:

A.K/T.I

DATE:

2026-07-01

DRAWN BY:

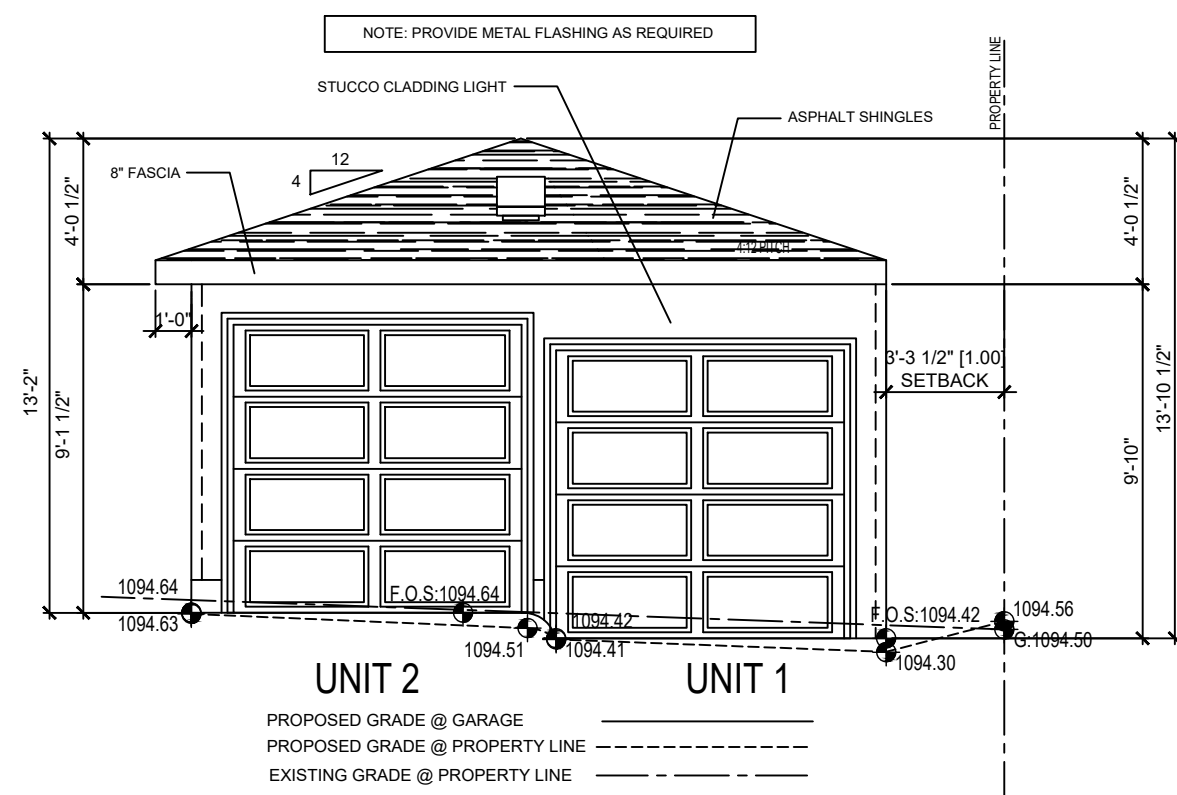
E.R.R.E

SCALE:

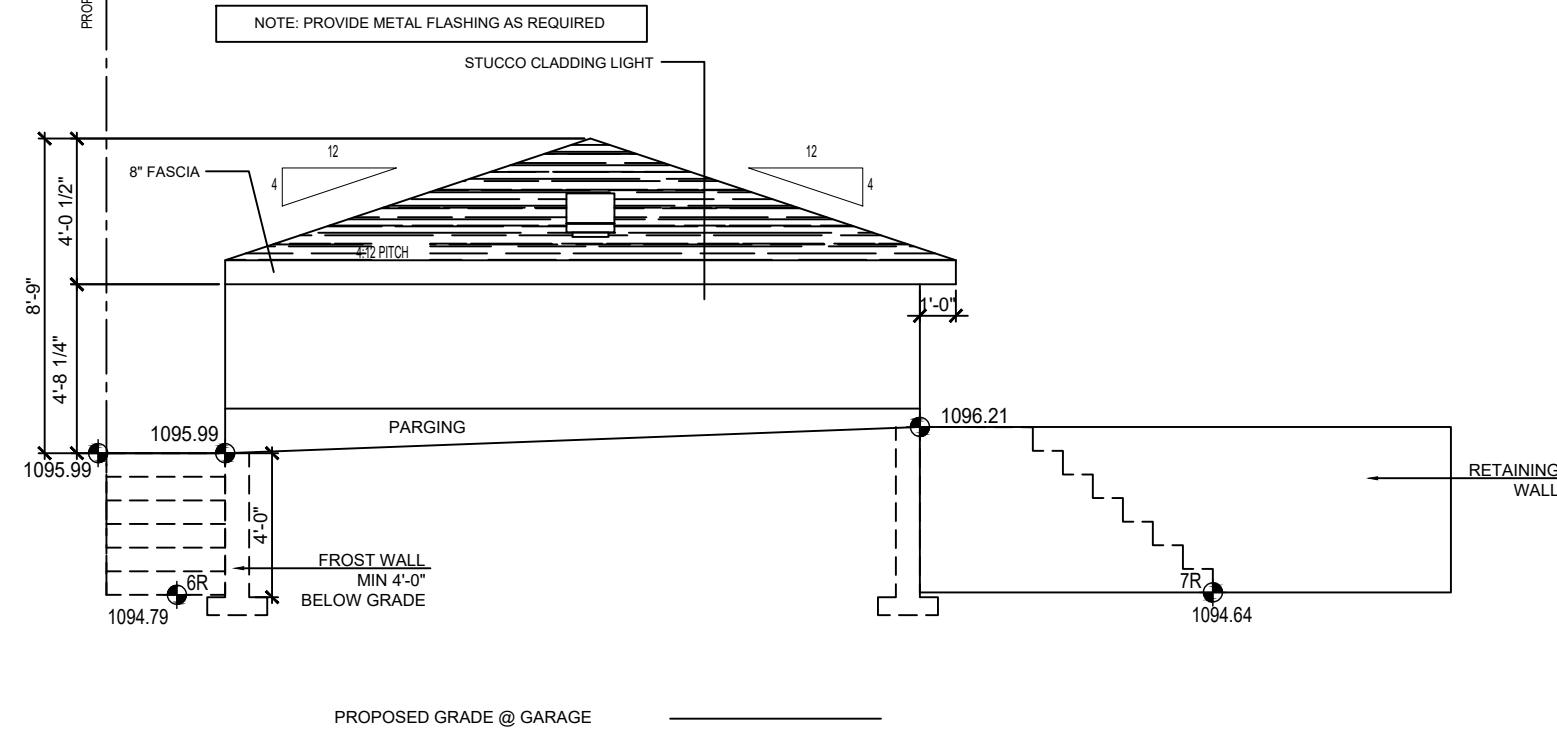
3/16" = 1'-0"



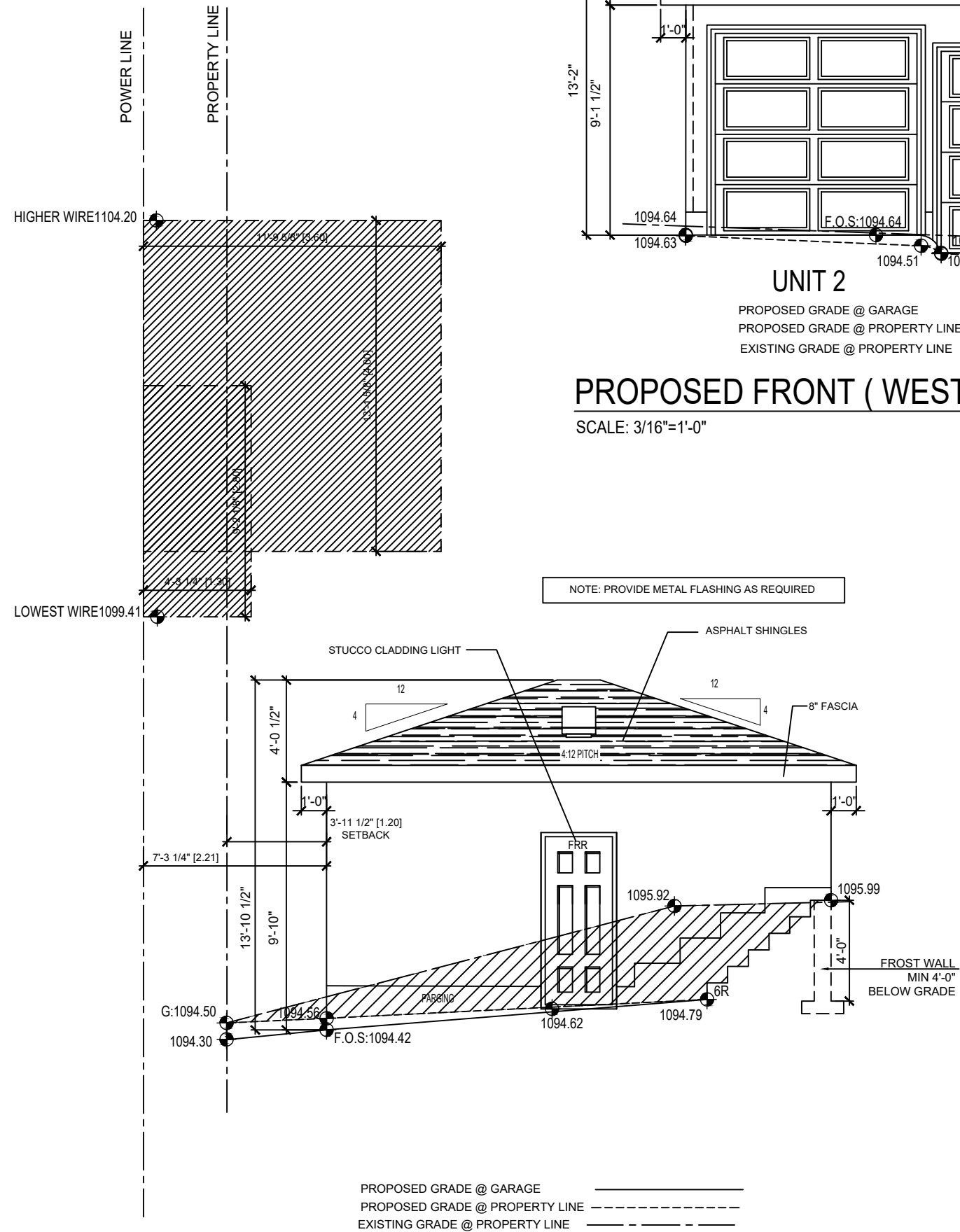
SCALE: 3/16"=1'-0"



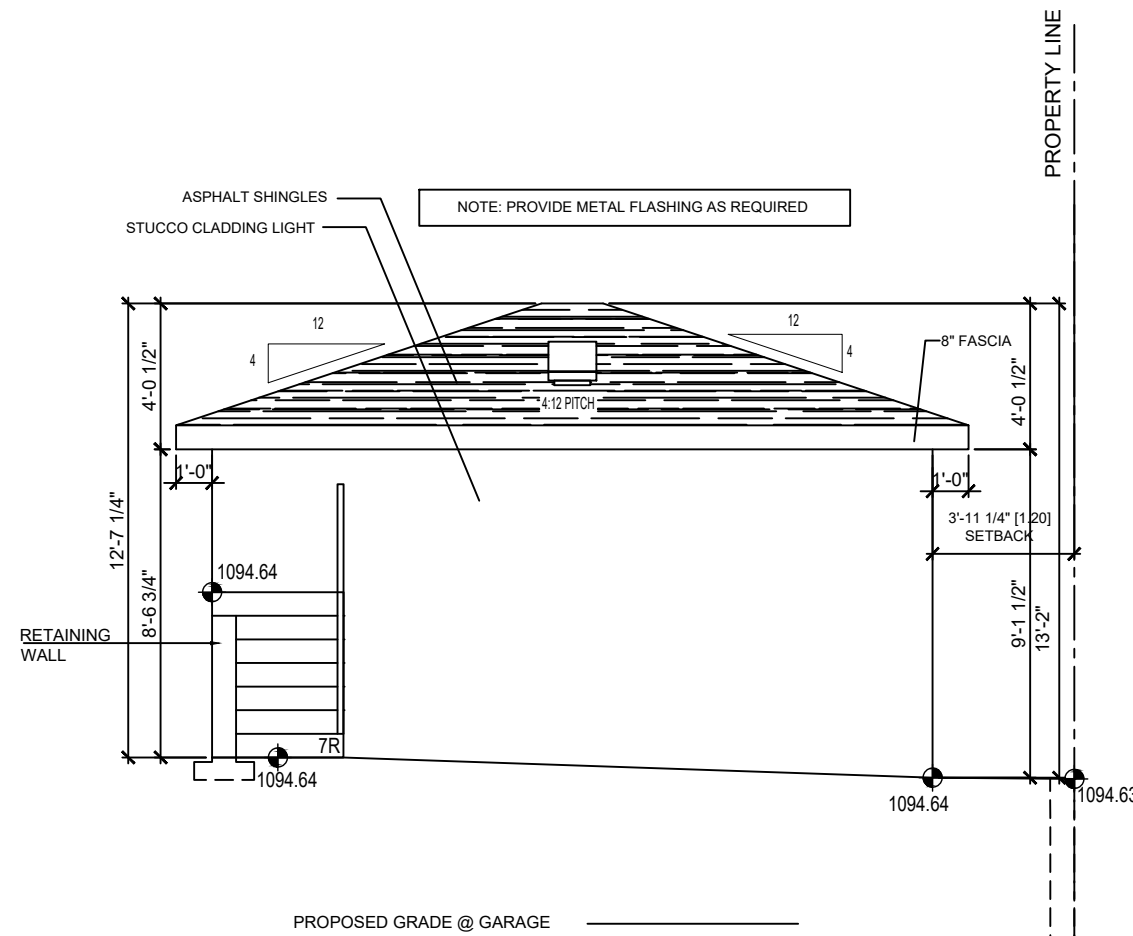
PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



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



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



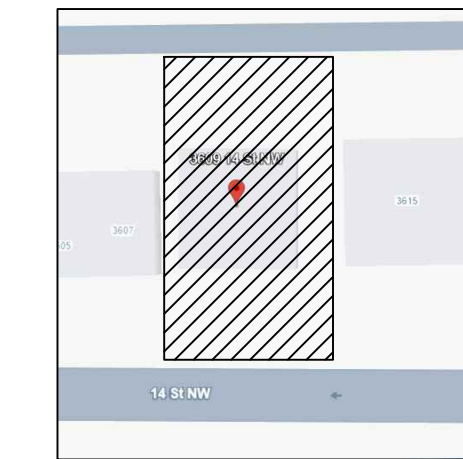
PROPOSED LEFT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"

DESIGNED BY:



#202 - 4216 10 STREET NE,
CALGARY AB,
T2E 8K3
P: 403.203.1970 FAX: 403.203.1990
info@tricordg.ca
www.tricordesigns.com

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.
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- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 - ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-15	CLIENT COMMENTS	R.E	A.KIT.I
02	2026-05-14	DTR 1	R.N	A.KIT.I
03	2026-07-01	BTD	M.A	

ISSUES:

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

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

THE CLIENT :

AVI MANN

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:

2026-07-01

DRAWN BY :

E.R/R.E

SCALE:

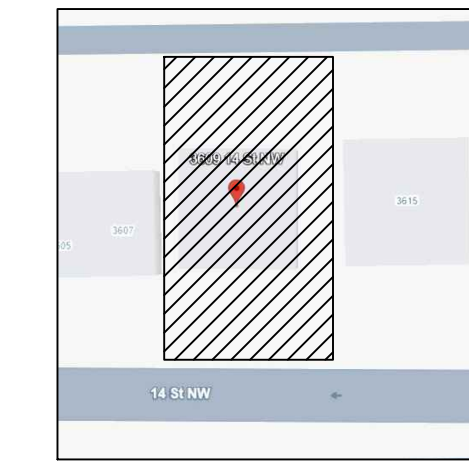
3/16" = 1'-0"

DESIGNED BY:



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KEY PLAN



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02	2026-05-14	DTR 1	R.N	A.KIT.I
03	2026-07-01	BTD	M.A	

ISSUES:

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

THE CLIENT:

AVI MANN

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:

2026-07-01

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

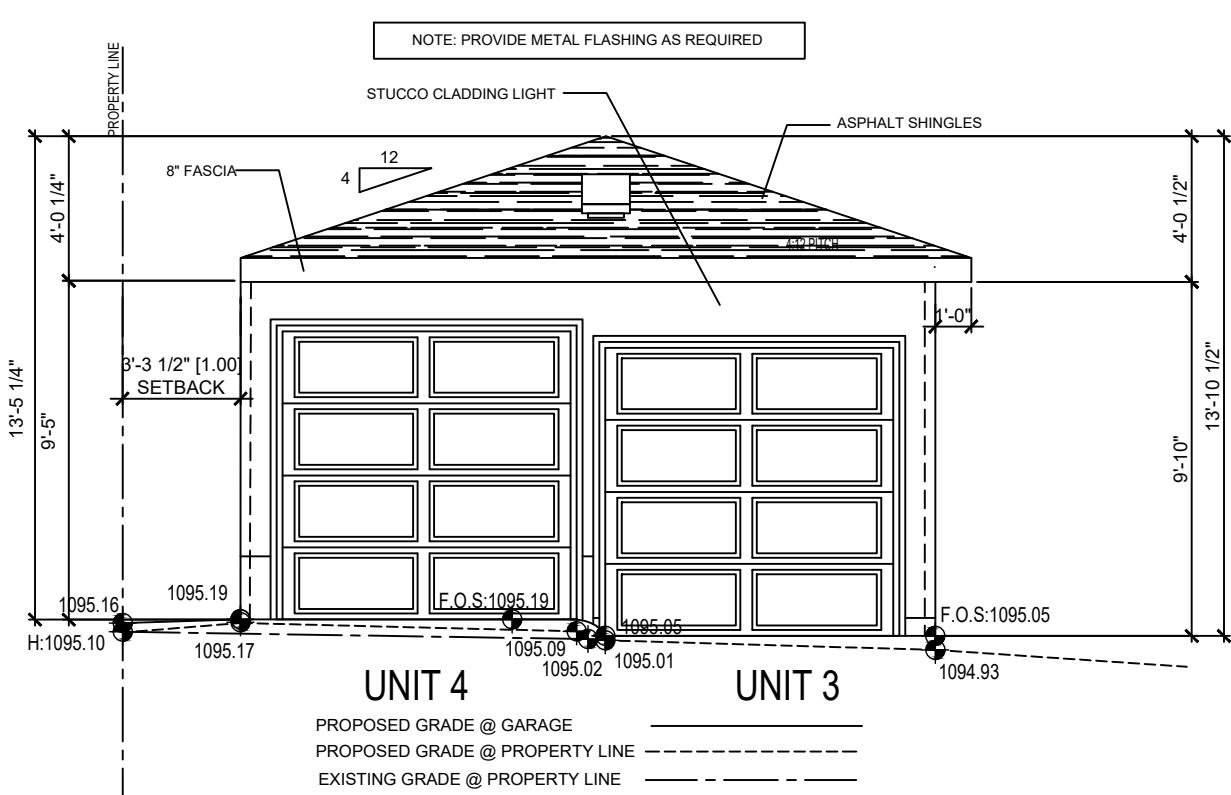
SPV-003 EXTERIOR WALL

UL U465, ULC W415 1-HOUR

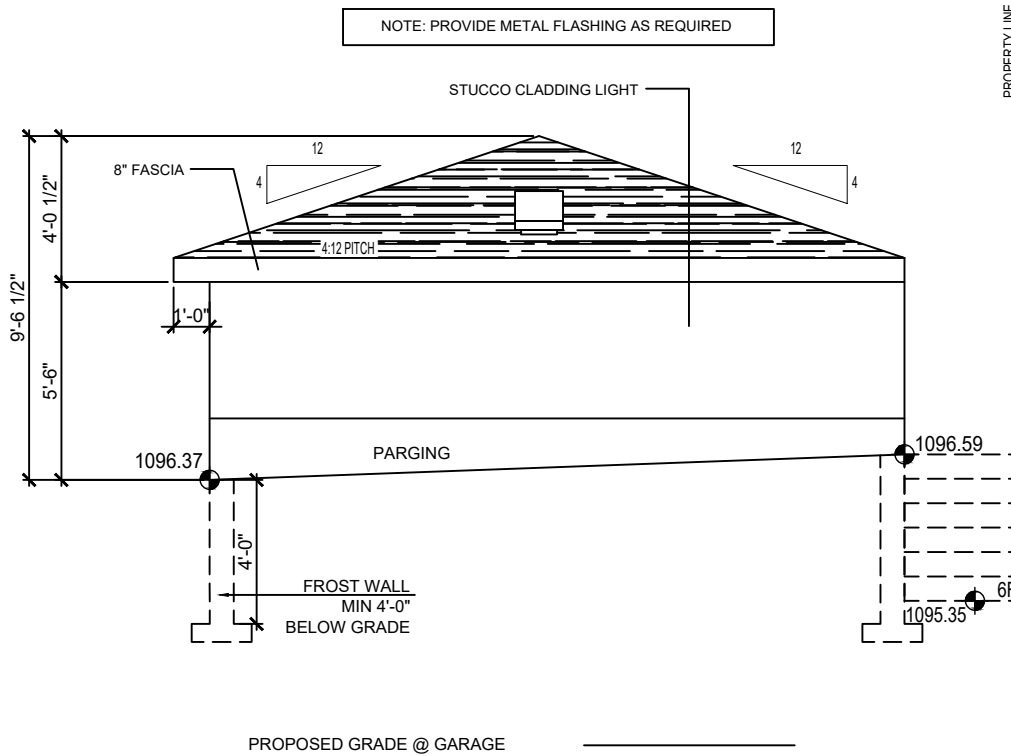
- 1- LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
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- 6- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

NOTE:

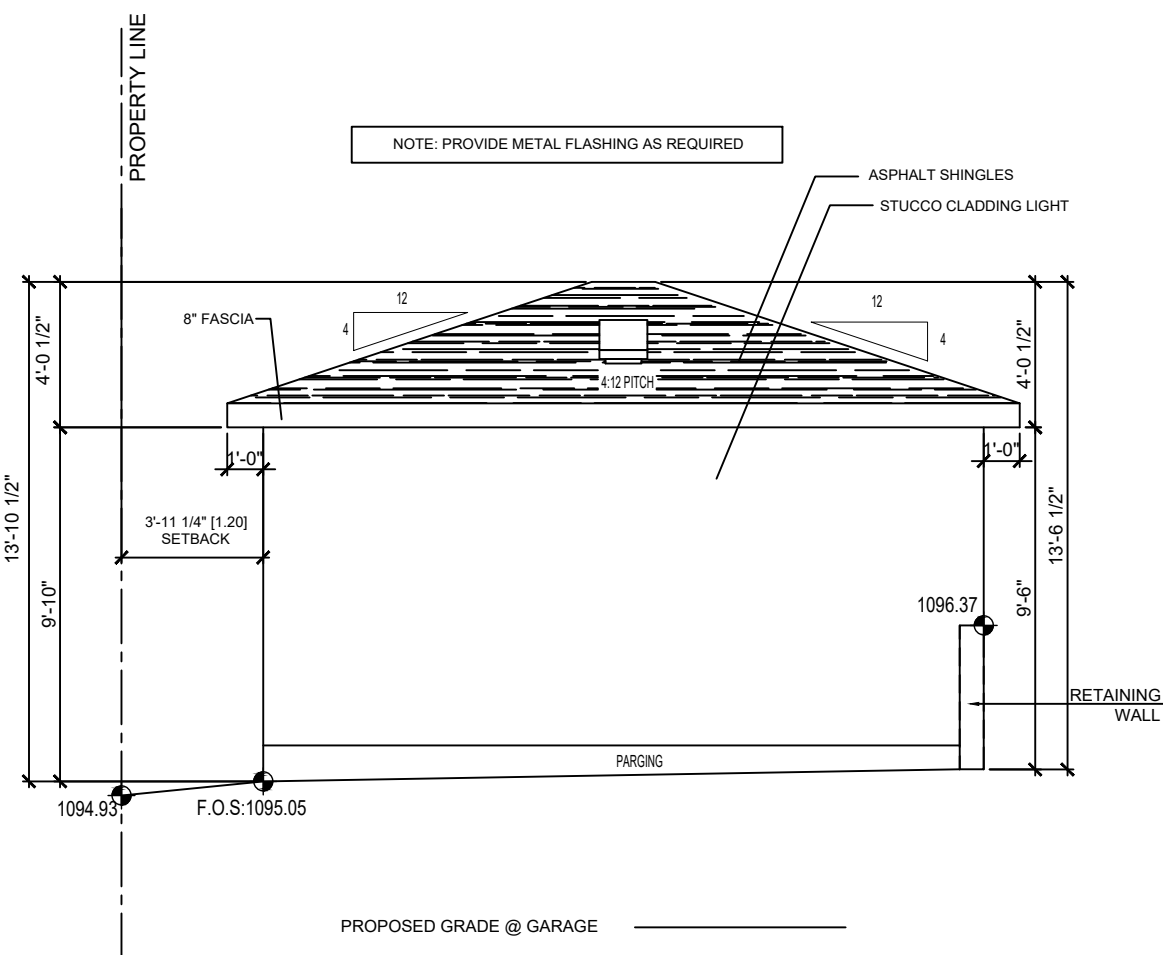
- SOIL BEARING CAPACITY 2000 # FT²



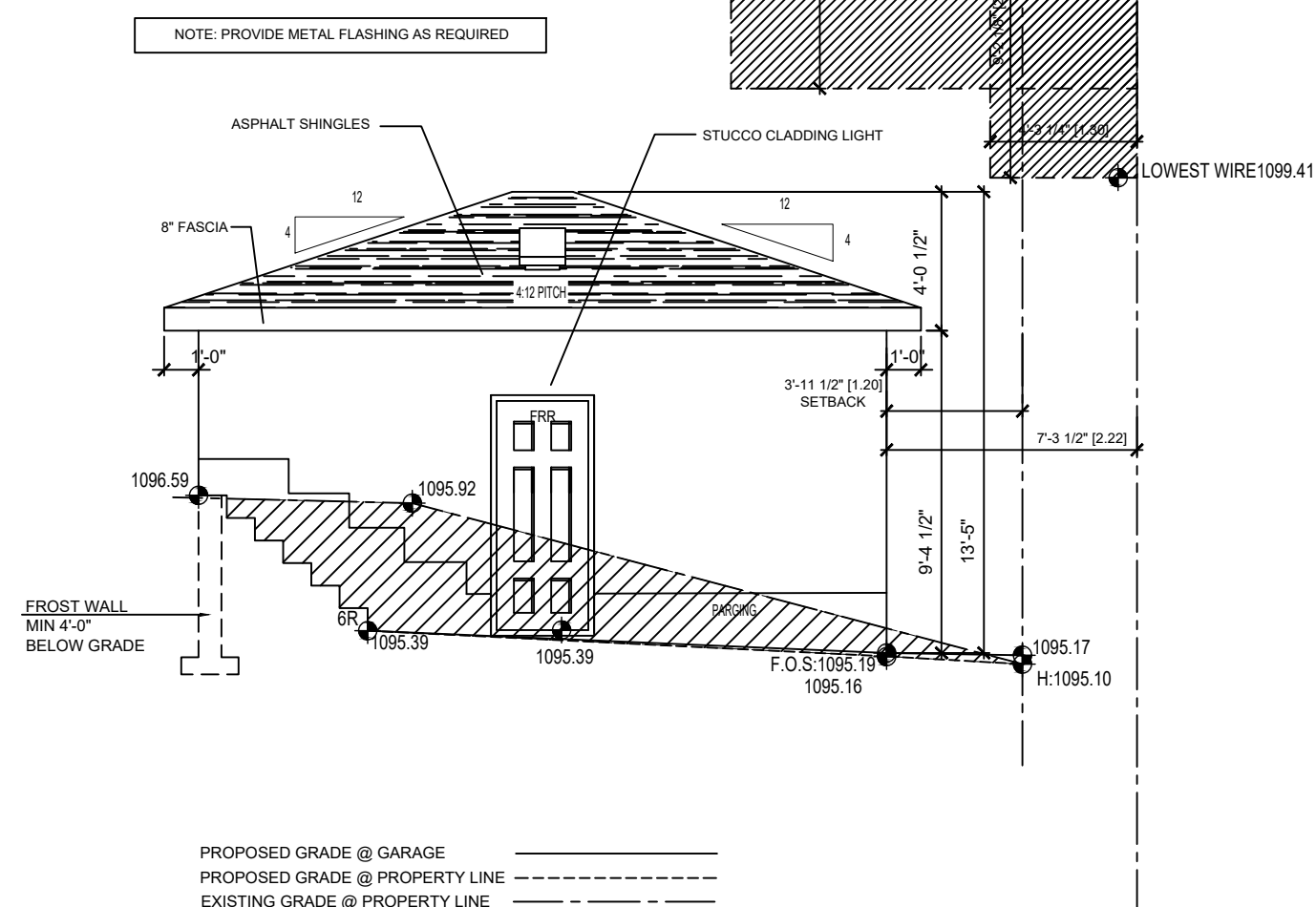
PROPOSED FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



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"