

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



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-16



#202 - 4216 10 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 AND 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 AND MAIN FLOOR PLANS
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- A-201 PROPOSED FRONT AND REAR ELEVATIONS
- A-202 PROPOSED RIGHT AND LEFT ELEVATIONS
- A-301 BUILDING SECTION
- A-401 ACCESSORY BUILDING GARAGE

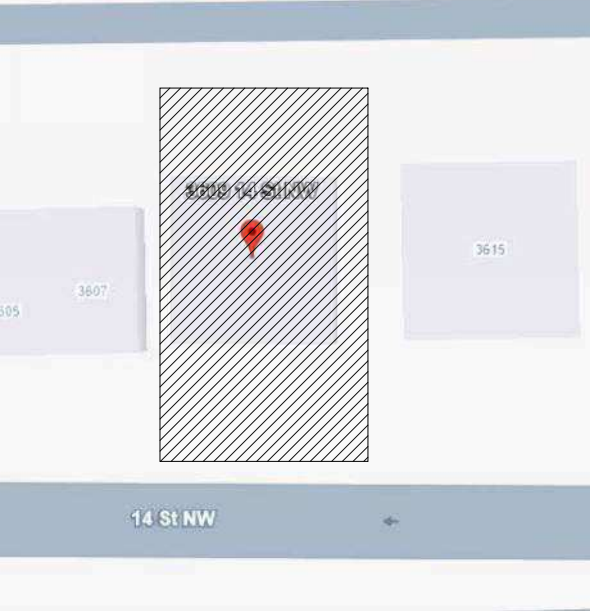
UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	614.14	57.06
	UPPER FLOOR	701.35	65.16
	TOTAL	1315.49	122.21
	LEGAL SUITE FLOOR	497.31	46.20
	GRAND TOTAL	1812.80	168.41
	GARAGE	192.99	17.93

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	608.24	56.51
	UPPER FLOOR	701.35	65.16
	TOTAL	1309.59	121.66
	LEGAL SUITE FLOOR	590.26	54.84
	GRAND TOTAL	1899.85	176.50
	GARAGE	192.99	17.93

UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	614.14	57.06
	UPPER FLOOR	701.35	65.16
	TOTAL	1315.49	122.21
	LEGAL SUITE FLOOR	497.31	46.20
	GRAND TOTAL	1812.80	168.41
	GARAGE	190.09	17.66

UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	608.24	56.51
	UPPER FLOOR	701.35	65.16
	TOTAL	1309.59	121.66
	LEGAL SUITE FLOOR	590.26	54.84
	GRAND TOTAL	1899.85	176.50
	GARAGE	190.09	17.66

KEY PLAN :

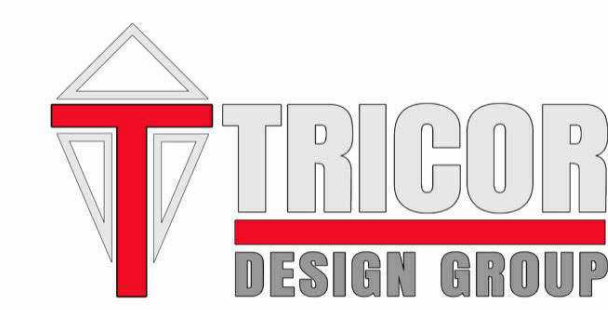


PROJECT NO. :

26-1028



DESIGNED BY:

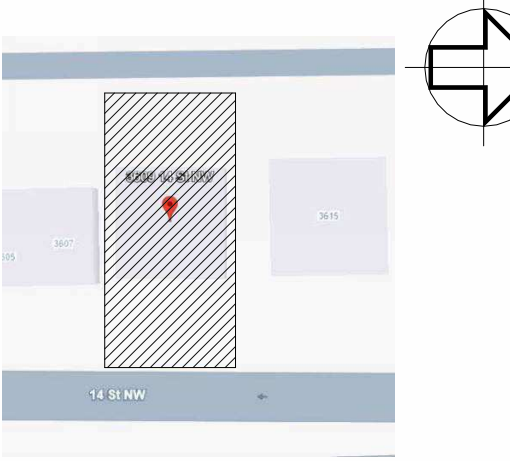


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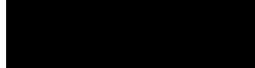
REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-16	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 :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1028

CHECKED BY:

E.Z

DATE:

2026-03-16

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 = 241.63 m²
PROPOSED GARAGE COVERAGE = 71.19 m²
TOTAL PROPOSED COVERAGE = 312.82 m² = 56.10%

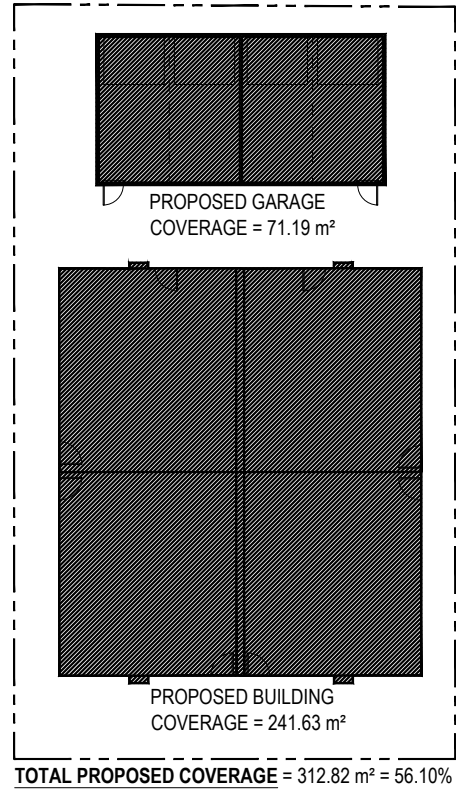
PROJECT ZONING REQUIREMENTS:

- 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.
- 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
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KEY PLAN



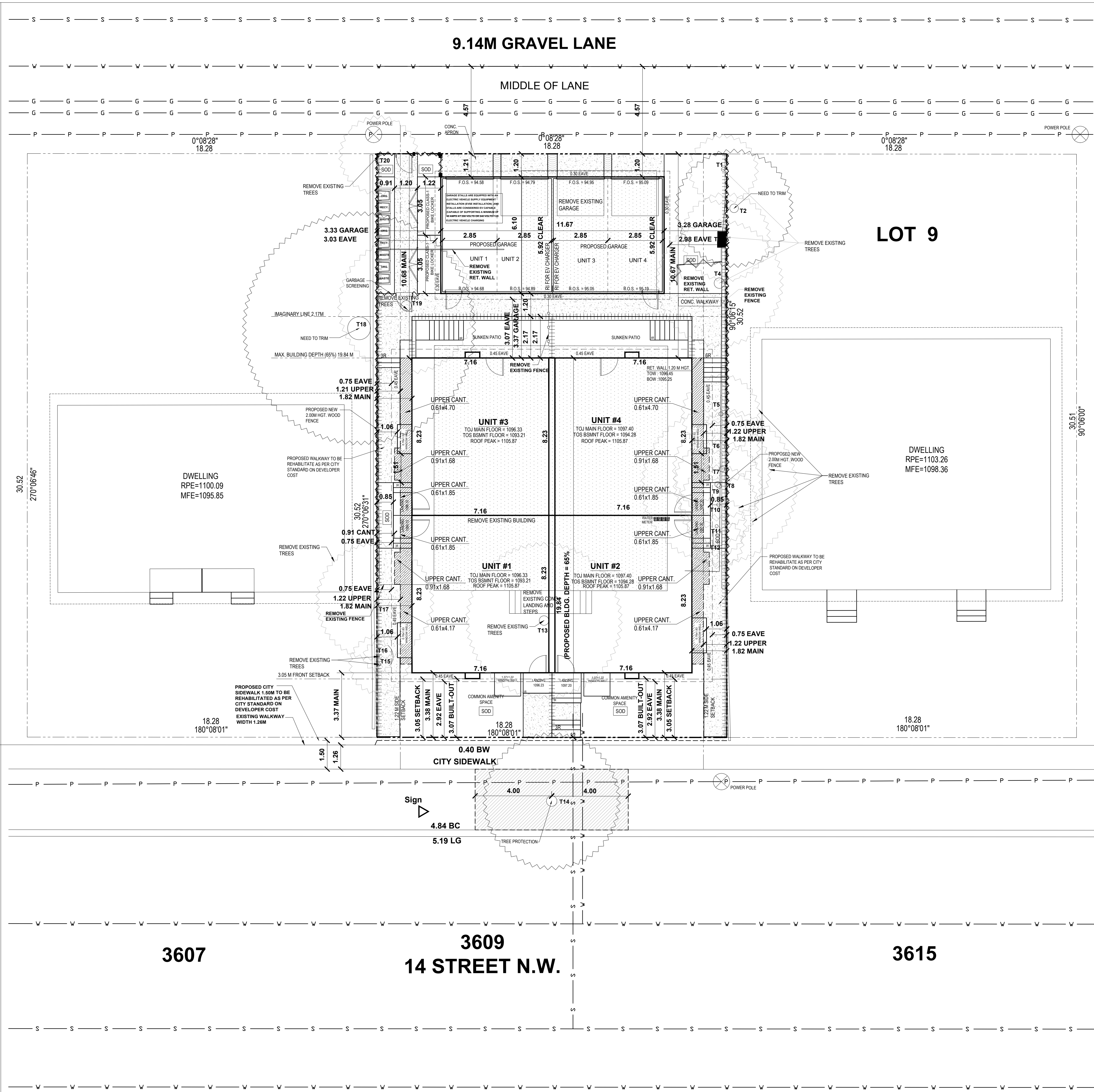
LEGEND	LEGEND	LEGEND	LEGEND

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Deciduous	0.20	3.50	6.50	In Subject Property	REMOVED
T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	TRIMMED
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	PROTECTED
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	TRIMMED
T19	Coniferous	0.55	7.00	13.00	In Subject Property	REMOVED
T20	Deciduous	0.13	4.00	4.50	In Subject Property	REMOVED

NOTE:

- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
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- BUILDING WILL BE "SOLAR READY" AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.

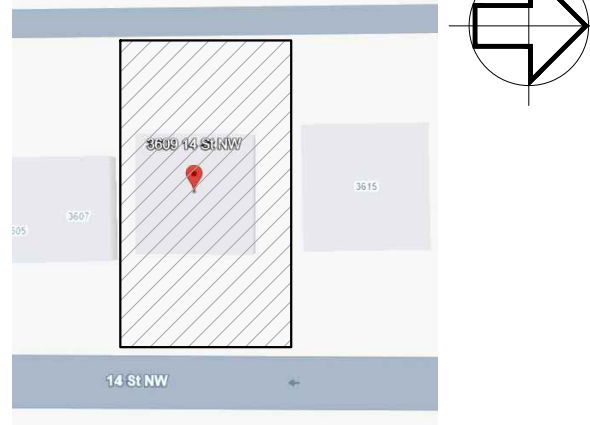


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T2E 6K3
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KEY PLAN



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01	2026-03-16	DEVELOPMENT PERMIT SET	E.R.	A.K/T.J

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.J

DATE:

2026-03-16

DRAWN BY:

E.R

SCALE:

1:100

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

3609 14 STREET N.W , CALGARY, ALBERTA

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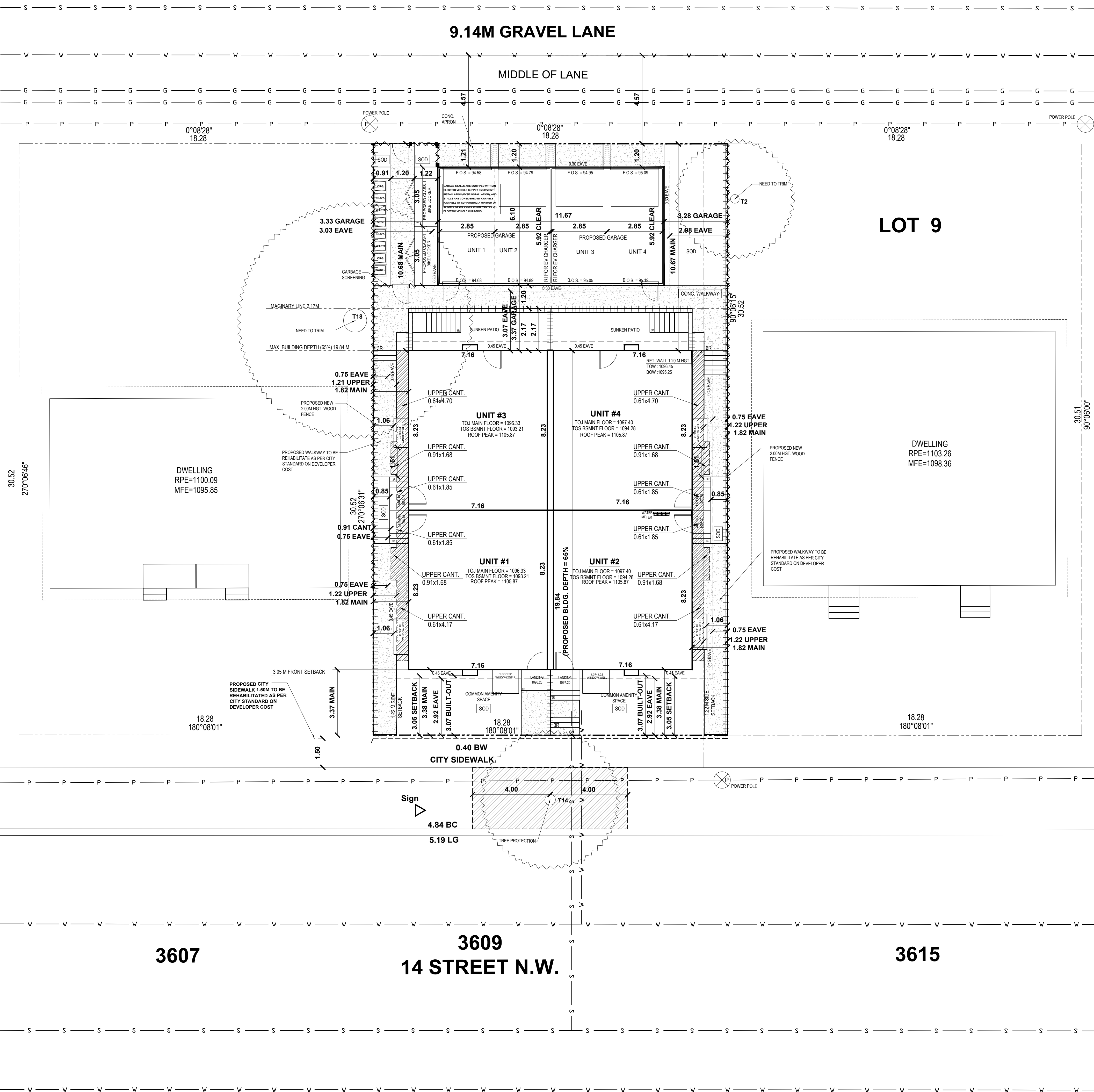
LEGEND	LEGEND	LEGEND	LEGEND

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Deciduous	0.20	3.50	6.50	In Subject Property	REMOVED
T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	TRIMMED
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T13	Deciduous	0.50	8.00	8.50	In Subject Property	REMOVED
T14	Coniferous	0.55	7.00	8.00	In City Property	PROTECTED
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T16	Deciduous	0.09	1.50	5.00	In Subject Property	REMOVED
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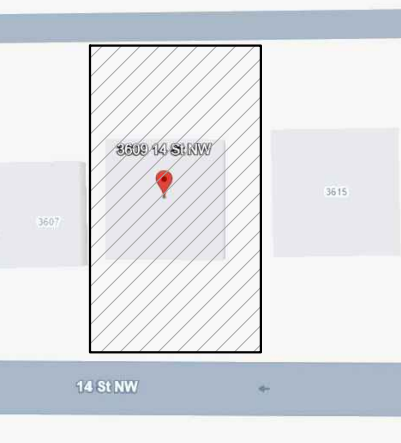


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PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

26-1028

CHECKED BY:

A.K.T.I

DATE:

2026-03-16

DRAWN BY:

E.R.

SCALE:

1:100

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

3609 14 STREET N.W , CALGARY, ALBERTA

LEGAL ADDRESS:-

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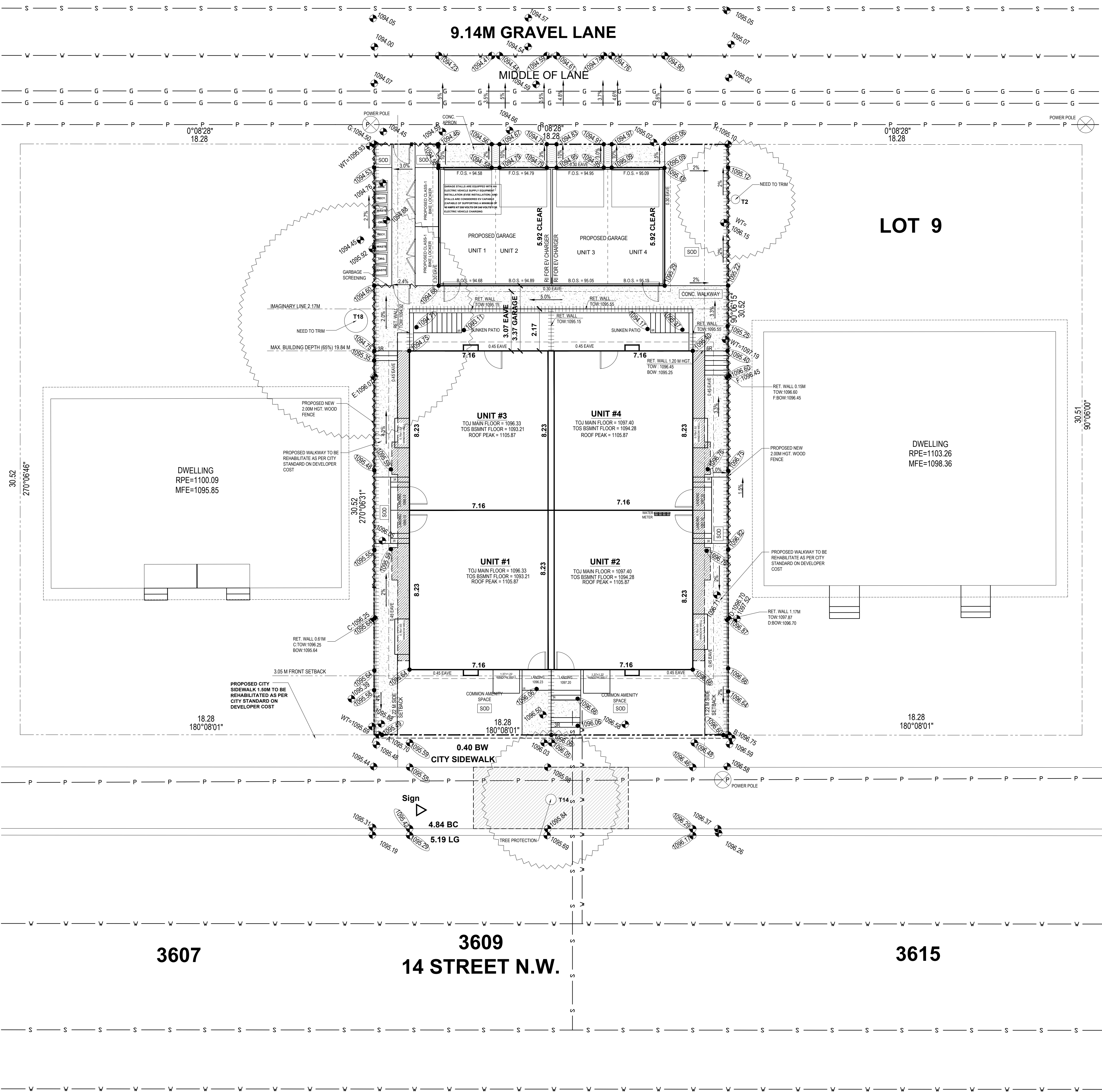
LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		REMOVE FENCE		CONCRETE
	SETBACK		UTILITY LINES WATER		BUILDING REMOVE
	EAVES		REMOVE EXISTING TREE		AREA OF TREE PROTECTION
	UTILITY LINES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

EXISTING TREE SCHEDULE

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
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T17	Bush	-	6.00	4.50	On Property Line	REMOVED
T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	TRIMMED
T19	Coniferous	0.55	7.00	13.00	In Subject Property	REMOVED
T20	Deciduous	0.13	4.00	4.50	In Subject Property	REMOVED

NOTE:

- 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.

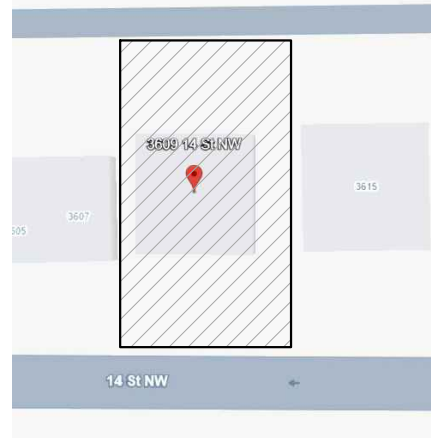


DESIGNED BY:



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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-16	DEVELOPMENT PERMIT SET	E.R.	A.K/T.J

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.J

DATE:

2026-03-16

DRAWN BY:

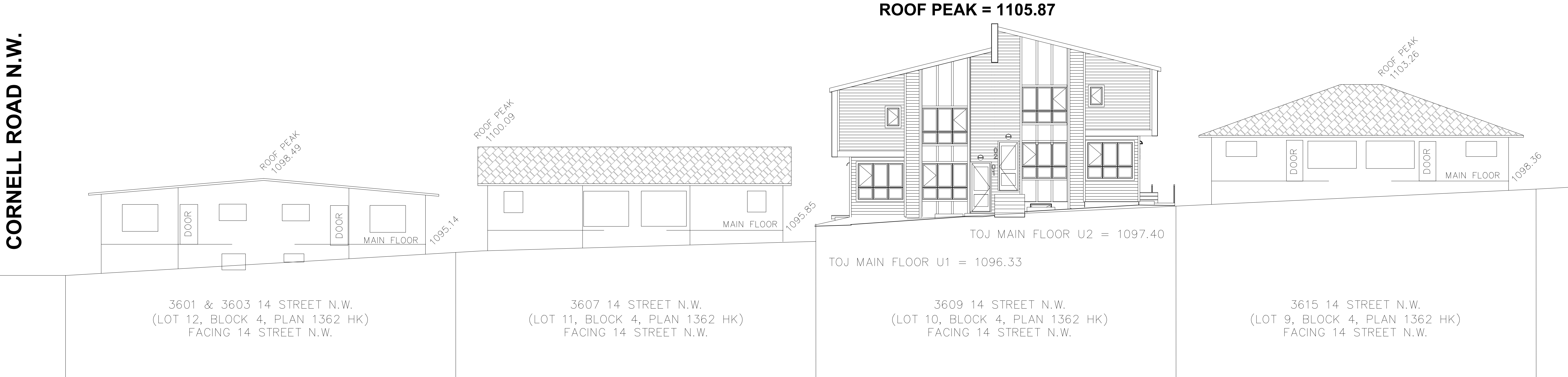
E.R

SCALE:

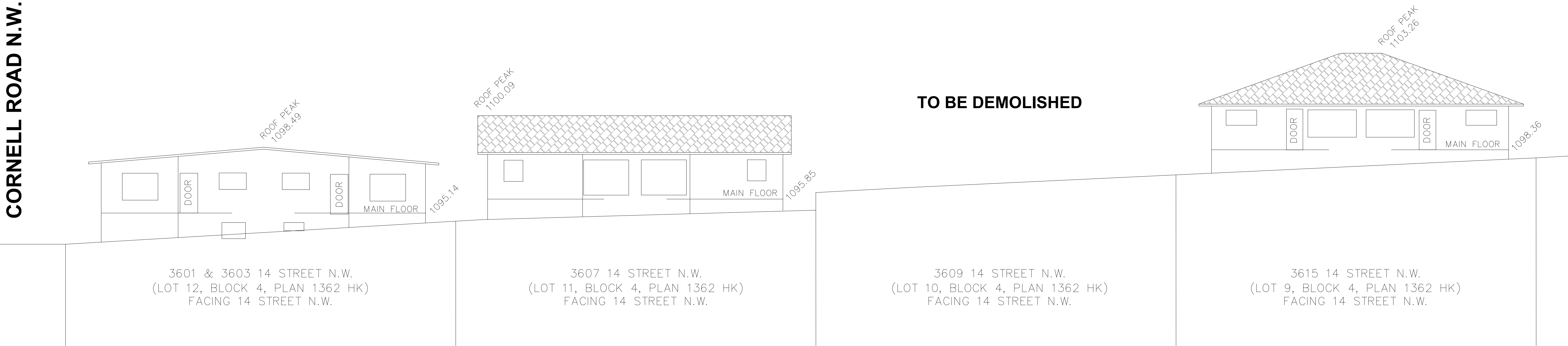
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CORNELL ROAD N.W.

CORNELL ROAD N.W.



EAST STREETSCAPE



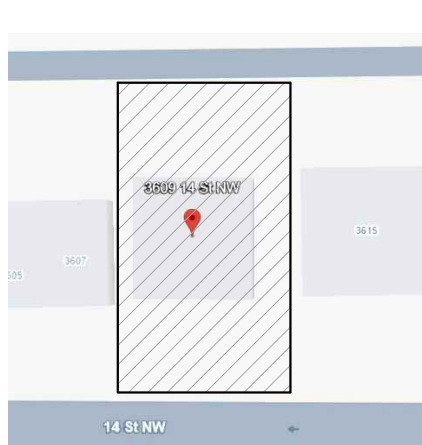
EAST STREETSCAPE

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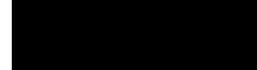
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THE CLIENT :



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.J

DATE:

2026-03-16

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.	

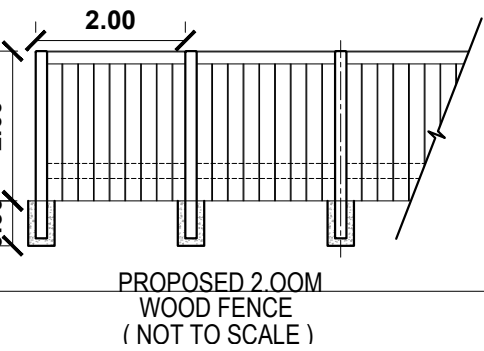
CONIFEROUS TREES						
02	CS		COLORADO BLUE SPRUCE	PICEA PUNGENS	3000MM HGT.	

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						
05	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LANDSCAPE LEGENDS:

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



LANDSCAPE CALCULATIONS:

LOT AREA: 557.63 m² LOT ZONING: R-CG

1. COVERAGE= 310.33 m² = 55.65% OF LOT AREA

BUILDING AREA = 239.14 m² or 42.88% OF LOT AREA

GARAGE = 71.19 m² or 12.77% OF LOT AREA

2.NON- LANDSCAPE AREA= 22.50 m² = 4.03% OF LOT AREA

APRON (CONCRETE) = 14.05 m² = 62.44% OF NON-LANDSCAPE AREA

WINDOW WELLS = 8.45 m² = 37.55% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 222.61 m² = 39.92% OF LOT AREA

3.1 HARD-LANDSCAPE = 145.88 m² = 65.53% OF LANDSCAPE AREA

WOOD ENTRANCE STEPS = 9.40 m² = 6.35% OF HARD-LANDSCAPE AREA

WASTE AND RECYCLING = 5.56 m² = 4.45% OF HARD-LANDSCAPE AREA

CONCRETE ENTRANCE STEPS = 4.00 m² = 6.69% OF HARD-LANDSCAPE AREA

EXPOSED AGGREGATED CONCRETE WALKWAYS = 85.63 m² = 60.91%

BIKES LOCKERS = 7.44 m² = 5.96% OF HARD-LANDSCAPE AREA

CONC. LANDSCAPE STEPS = 2.12 m² = 7.16 % OF HARD-LANDSCAPE AREA

SUNKEN PATIO (CONC. FLOORING) = 24.54 m² = 21.38% OF HARD LANDSCAPE AREA

PERMEABLE PAVERS = 7.19 m² = 8.89 % OF SOFT LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 76.73 m² = 34.47% OF LANDSCAPE AREA

S.O.D. = 69.34 m² =85.68% OF SOFT-LANDSCAPE AREA

MULCH = 7.39 m² = 14.31% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:



LED Down light (ON WALL)



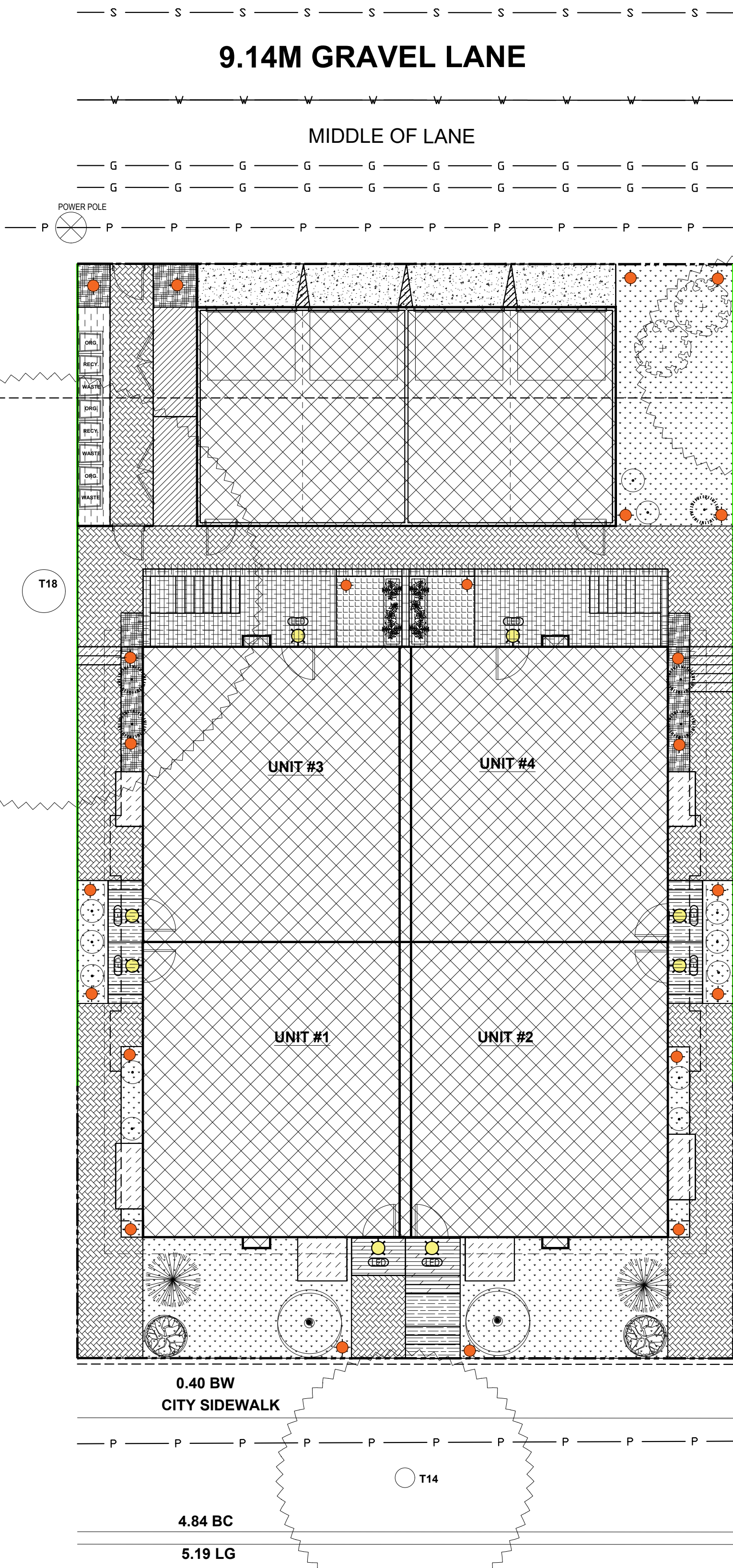
PATHWAY LIGHTS

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.

EXISTING TREE SCHEDULE						
T2	Deciduous	0.45	6.00	10.00	In Adjacent Property	TRIMMED
T14	Coniferous	0.55	7.00	8.00	In City Property	PROTECTED
T18	Deciduous	1.20	12.00	11.50	In Adjacent Property	TRIMMED



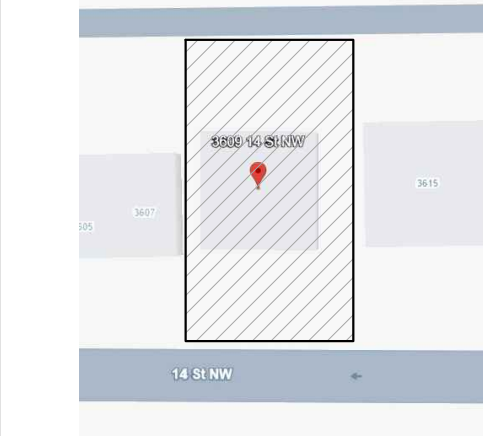
3609
14 STREET N.W.

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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 :

LANDSCAPE PLAN

DRAWING NO.

A-006

PROJECT NO. :

26-1028

CHECKED BY:

A.KIT.I

DATE:

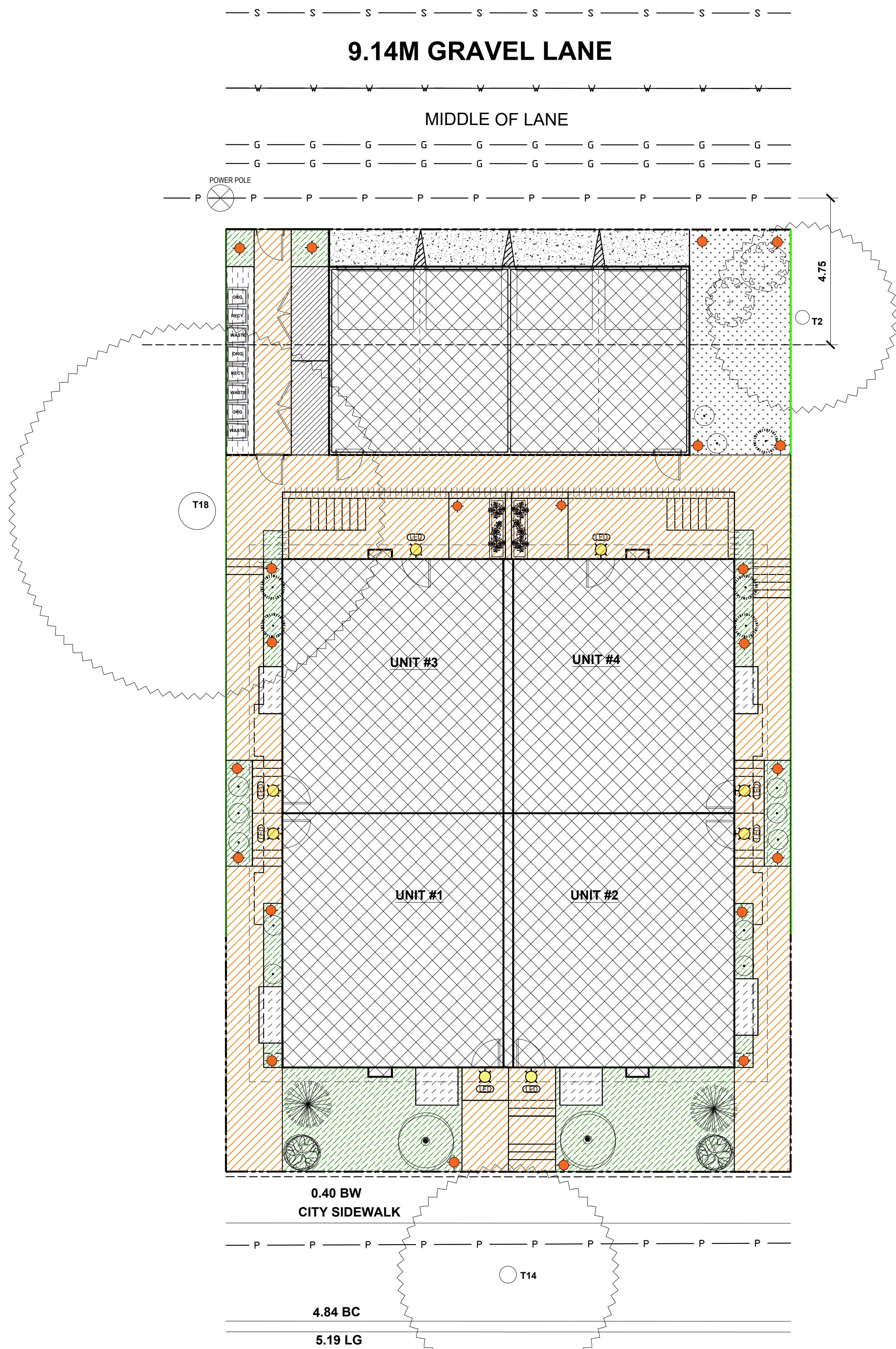
2026-03-16

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E.R.

SCALE:

AS SHOWN

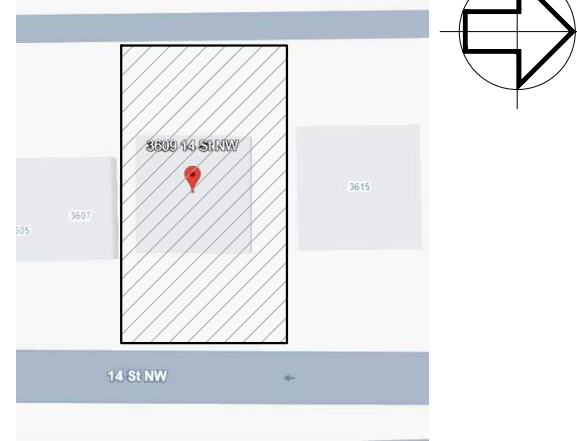


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- GARAGE = 71.19 m² or 12.77% OF LOT AREA
- NON- LANDSCAPE AREA= 22.50 m² = 4.03% OF LOT AREA
- ▨ HARD-LANDSCAPE = 145.88 m² = 65.53% OF LANDSCAPE AREA
- ▩ SOFT-LANDSCAPE = 76.73 m² = 34.47% OF LANDSCAPE AREA



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CALGARY, ALBERTA
PLAN 1362 HK , BLOCK 4 , LOT 10

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE ZONES

DRAWING NO.

A-007

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26-1028

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A.K.T.I

DATE:

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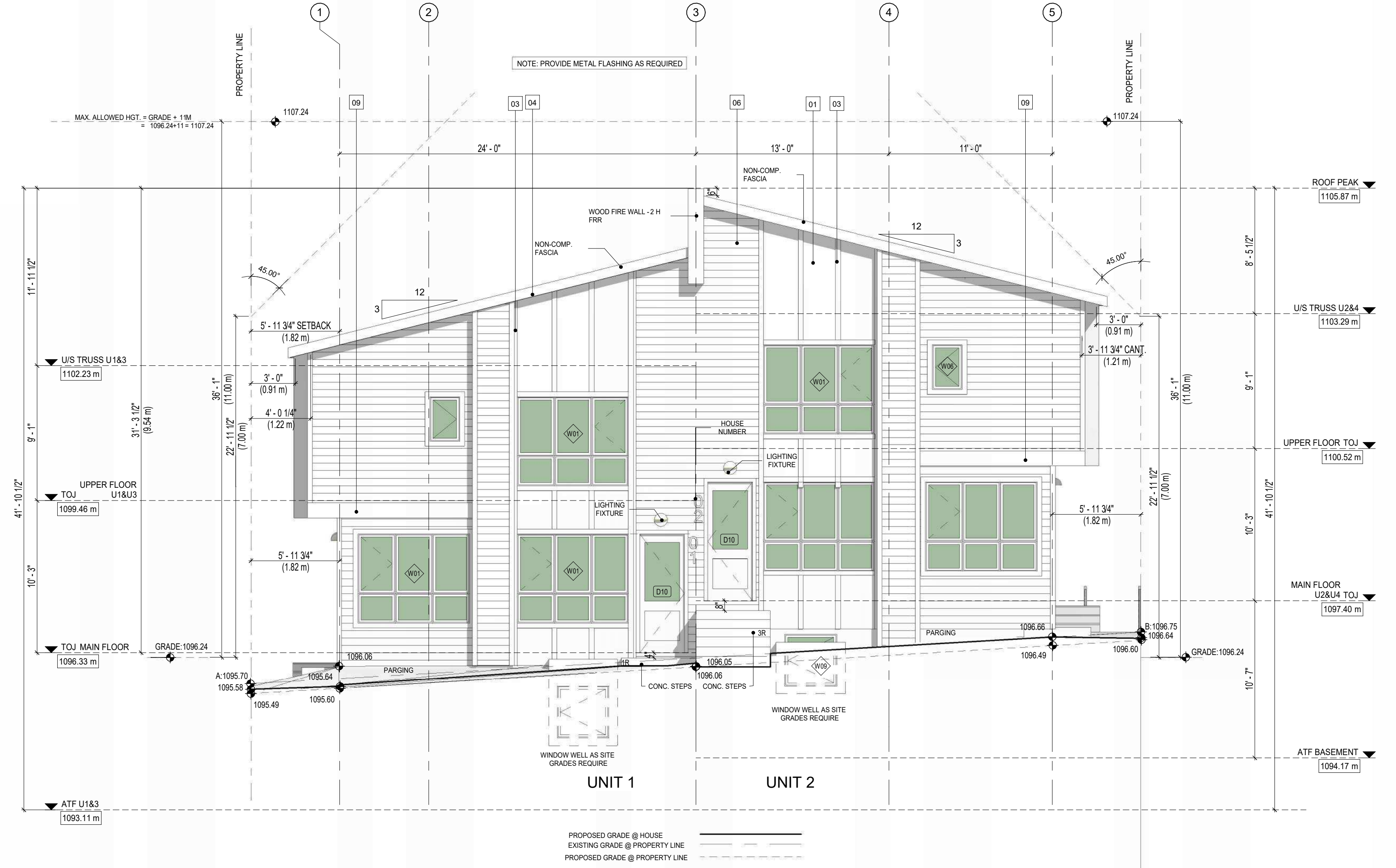
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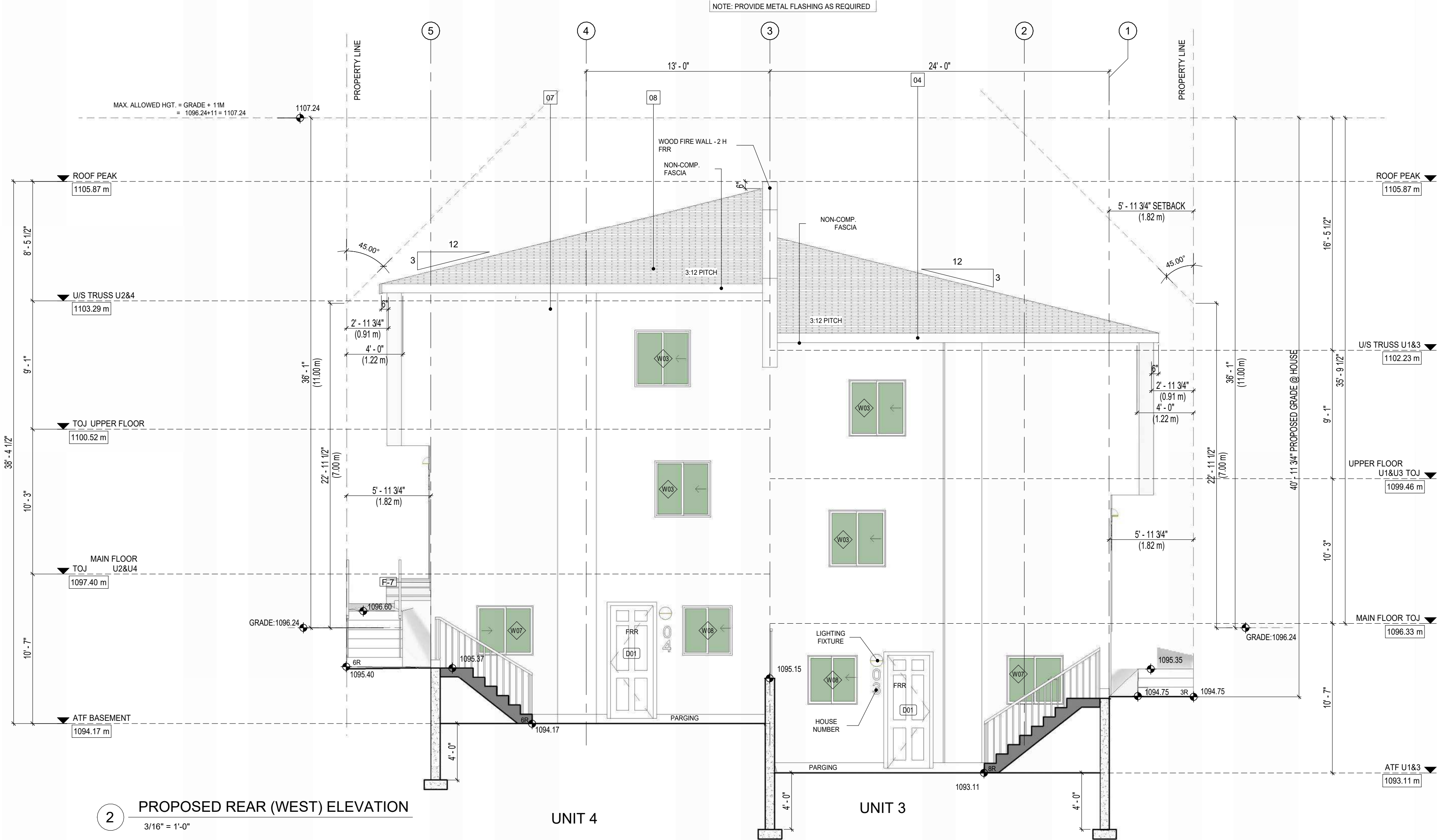
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SCHEDULE OF FINISHES	
MARK	NAME
01	SMART BOARD
02	HORIZONTAL SIDING - HARDIE GREY
03	4" TRIM - HORIZONTAL /VERTICAL
04	8" PRE-FINISHED METAL FASCIA
06	HORIZONTAL SIDING - HARDIE (LUX PANELS)
07	STUCCO CLADDING WHITE
08	ASPHALT ROOFING SHINGLE
09	12" TRIM - HORIZONTAL /VERTICAL



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



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

UNPROTECTED OPENINGS REAR ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1438.04 SQ. FT.	133.60 SQ. M²	
MINIMUM SETBACK	7'-1 1/2" FT.	2.17 M	
PERCENTAGE OF ALLOWED OPENINGS	8.34%	11.14 SQ. M²	
SQ. FT. OF ALLOWED OPENINGS	119.93 SQ. FT.	11.14 SQ. M²	
ACTUAL SQ. FT. OF OPENINGS	116.50 SQ. FT.	10.82 SQ. M²	
MAX. SQ. FT. OF INDIVIDUAL OPENING (50%)	59.97 SQ. FT.	5.57 SQ. M²	

TRICOR

DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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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 FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :

26-1028

CHECKED BY:

A.K.

DATE:

2026-03-16

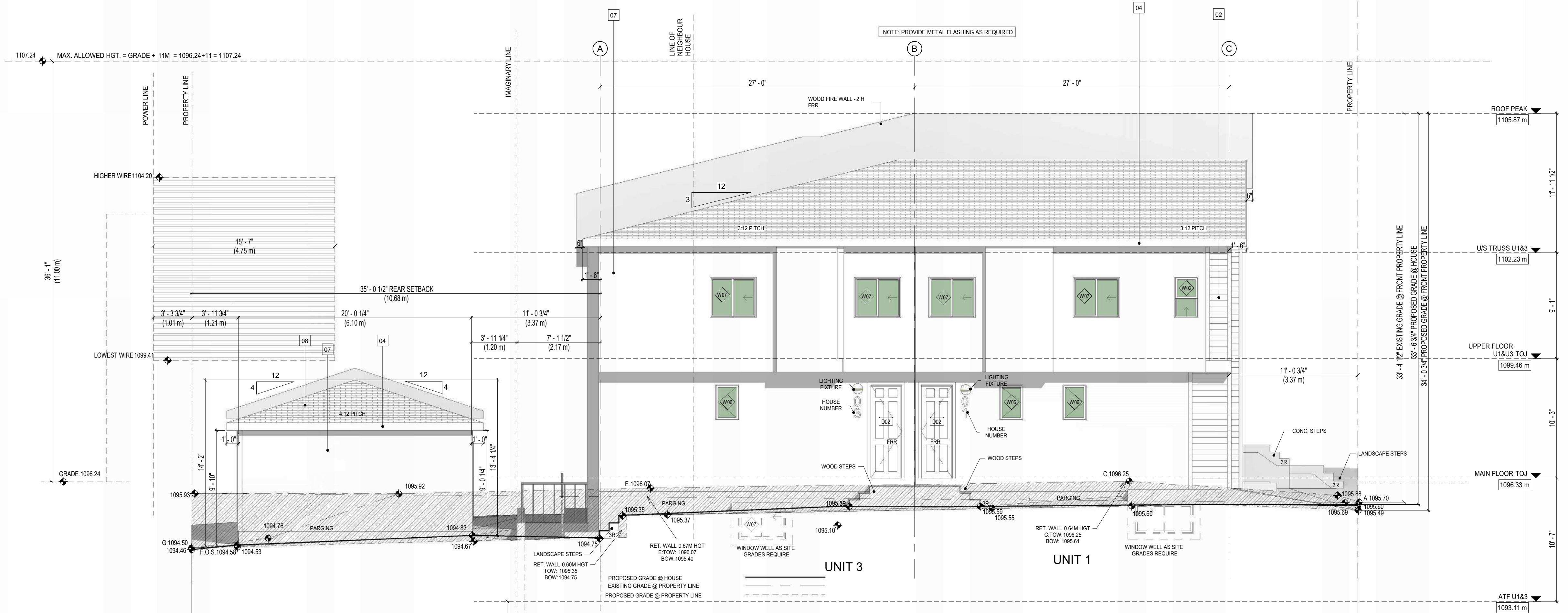
DRAWN BY:

E.R.R.E

SCALE:

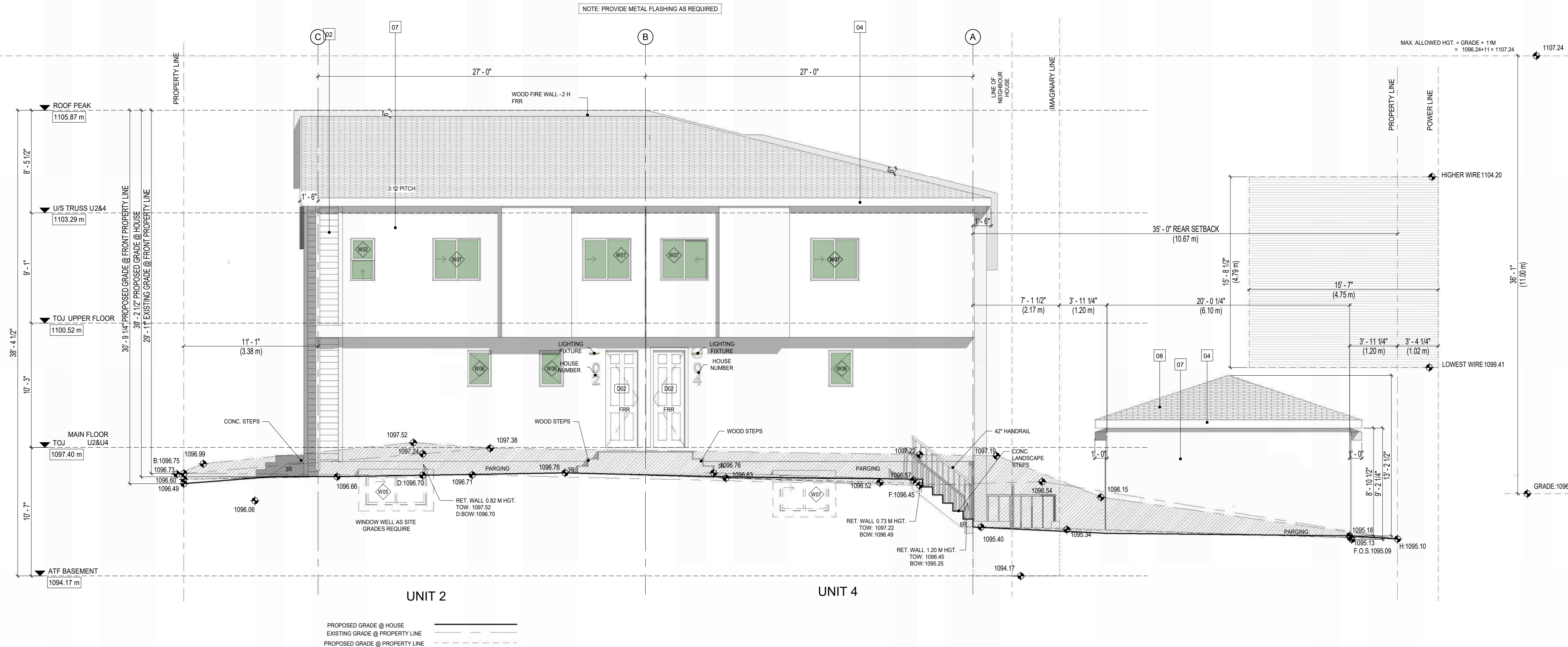
SCHEDULE OF FINISHES	
MARK	NAME
01	SMART BOARD
02	HORIZONTAL SIDING - HARDIE GREY
03	4" TRIM - HORIZONTAL /VERTICAL
04	8" PRE-FINISHED METAL FASCIA
06	HORIZONTAL SIDING - HARDIE (LUX PANELS)
07	STUCCO CLADDING WHITE
08	ASPHALT ROOFING SHINGLE
12	12" TRIM - HORIZONTAL /VERTICAL

UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK	EXPLODED BUILDING FACE	1192.08 SQ. FT.	109.82 SQ.M²
MINIMUM SETBACK	4' 0"	7.00%	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	82.74 SQ. FT.	7.68 SQ.M²	
SQ. FT.G. OF ALLOWED OPENINGS	80.97 SQ. FT.	7.62 SQ.M²	
ACTUAL SQ. FT.G. OF OPENINGS	80.97 SQ. FT.	7.62 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	41.37 SQ. FT.	3.84 SQ.M²	



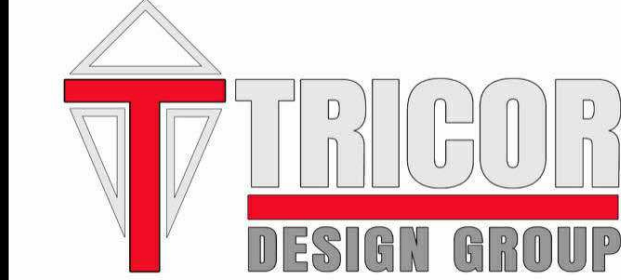
1 PROPOSED LEFT (SOUTH) ELEVATION
3/16" = 1'-0"

UNPROTECTED OPENINGS RIGHT ELE.			
CODE CHECK	EXPLODED BUILDING FACE	1180.25 SQ. FT.	109.68 SQ.M²
MINIMUM SETBACK	4' 0"	7.00%	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	82.81 SQ. FT.	7.67 SQ.M²	
SQ. FT.G. OF ALLOWED OPENINGS	80.97 SQ. FT.	7.62 SQ.M²	
ACTUAL SQ. FT.G. OF OPENINGS	80.97 SQ. FT.	7.62 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	41.30 SQ. FT.	3.83 SQ.M²	



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

DESIGNED BY:

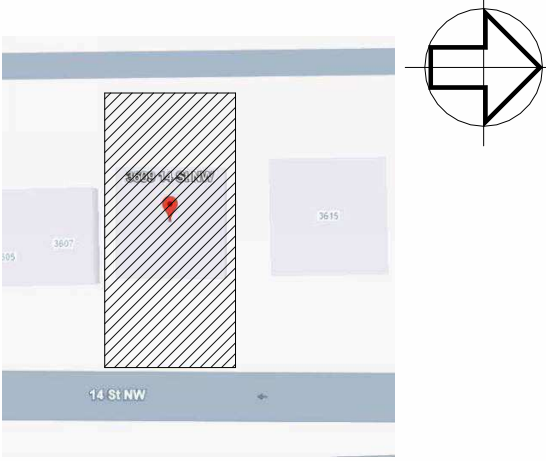


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#202 - 4216 10 STREET NE.
CALGARY AB.,
T2E 6K3

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KEY PLAN



NOTES

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- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-03-16	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

2026-03-16

DRAWN BY:

SCALE:

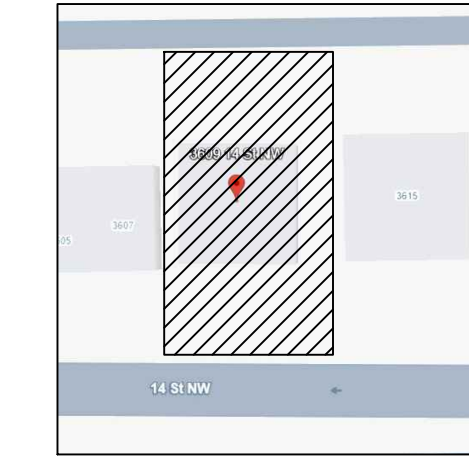
E.R.R.E

DESIGNED BY:



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CALGARY AB,
T2E 8K3
P: 403.203.1970 FAX: 403.203.1990
info@tricordg.ca
www.tricordesigns.com

KEY PLAN



NOTES

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AUTHORITIES HAVING JURISDICTION

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-16	DEVELOPMENT PERMIT SET	E.R/R.N	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:

ACCESSORY BUILDING GARAGE

DRAWING NO.

A-401

PROJECT NO.:

26-1028

CHECKED BY:

A.K/T.I

DATE:

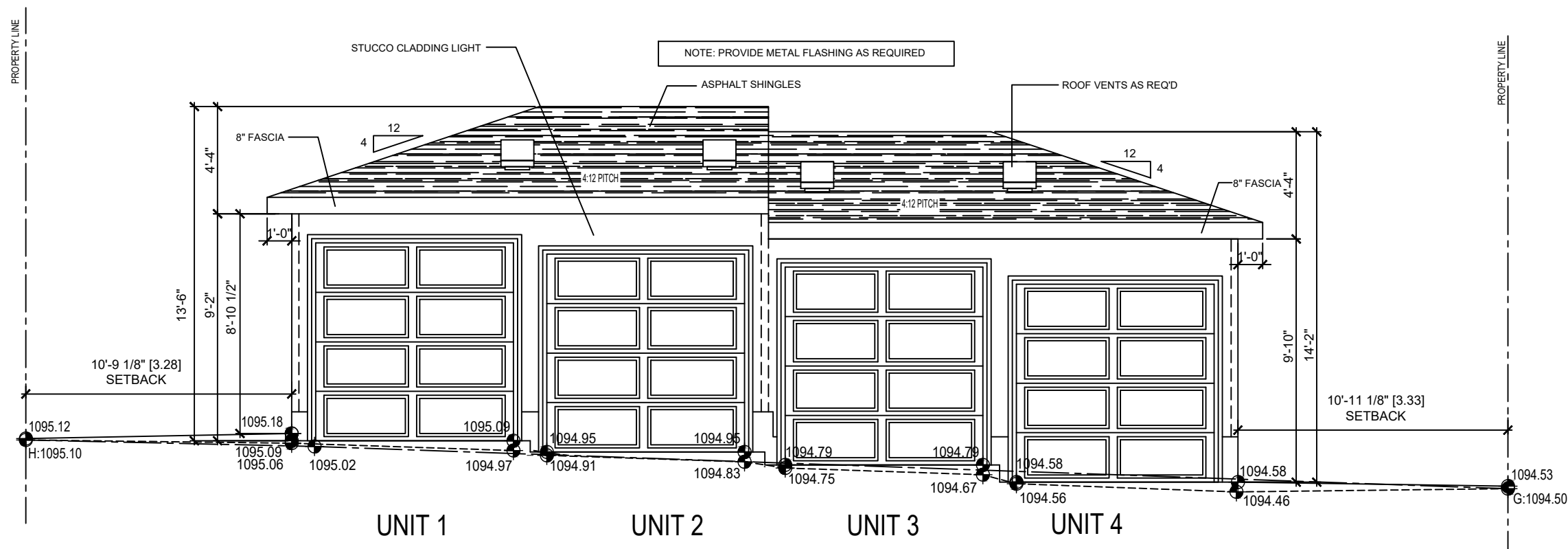
2026-03-16

DRAWN BY:

E.R/R.N

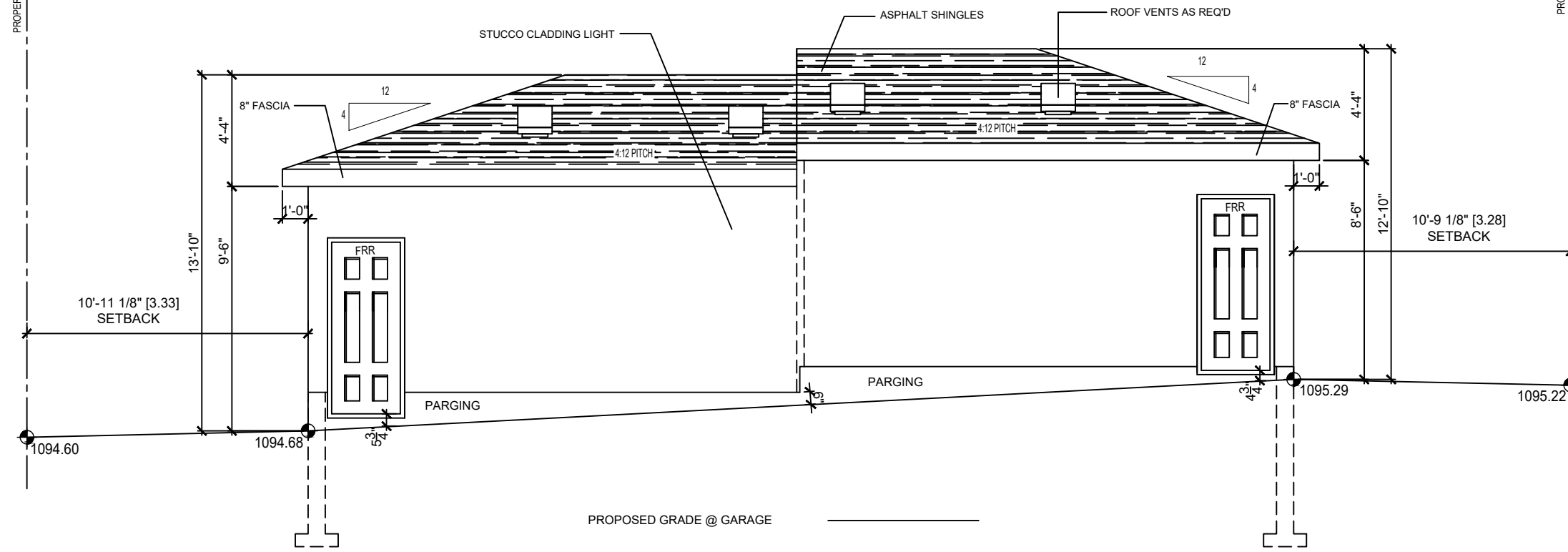
SCALE:

3/16" = 1'-0"



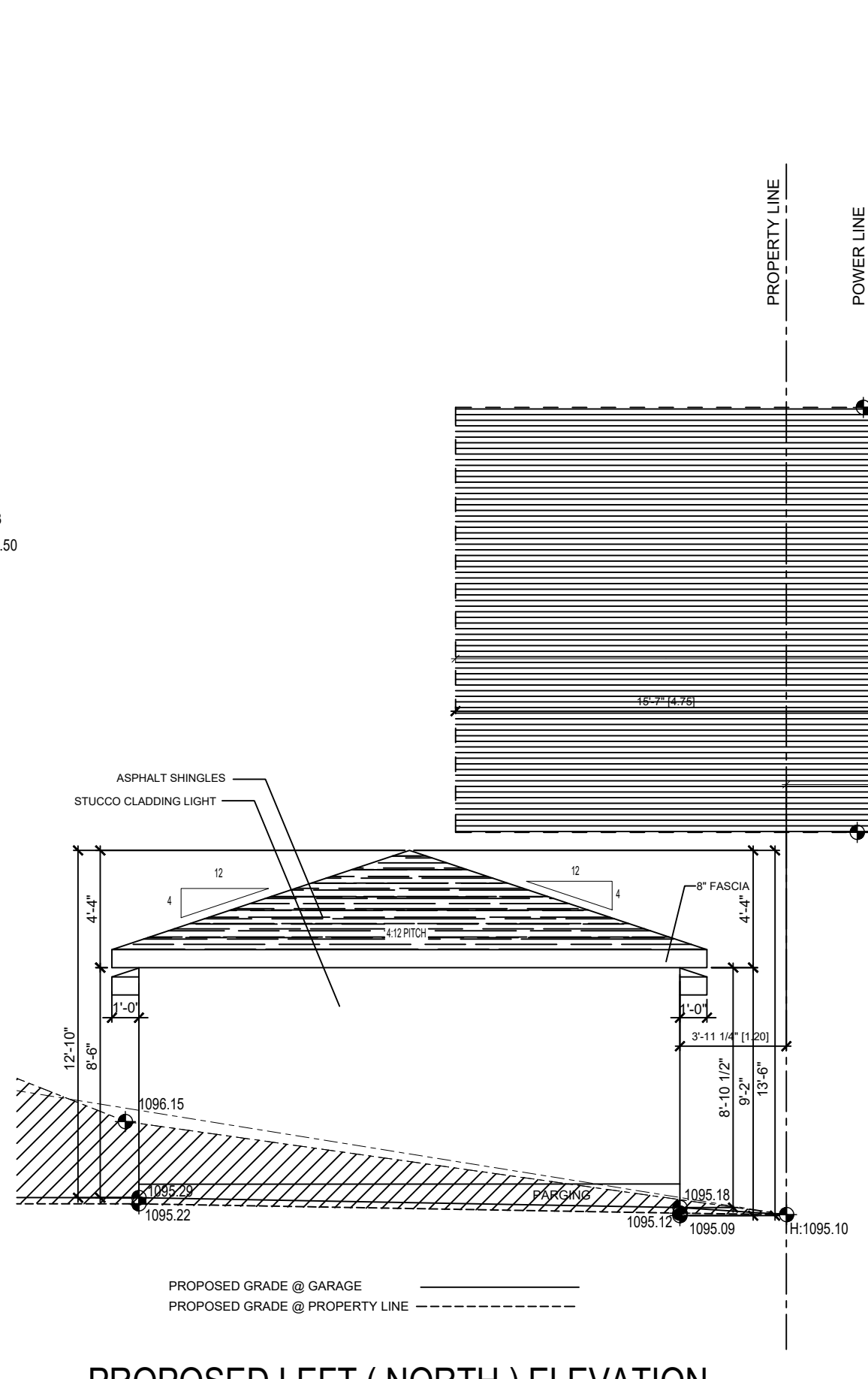
PROPOSED FRONT (WEST) ELEVATION

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



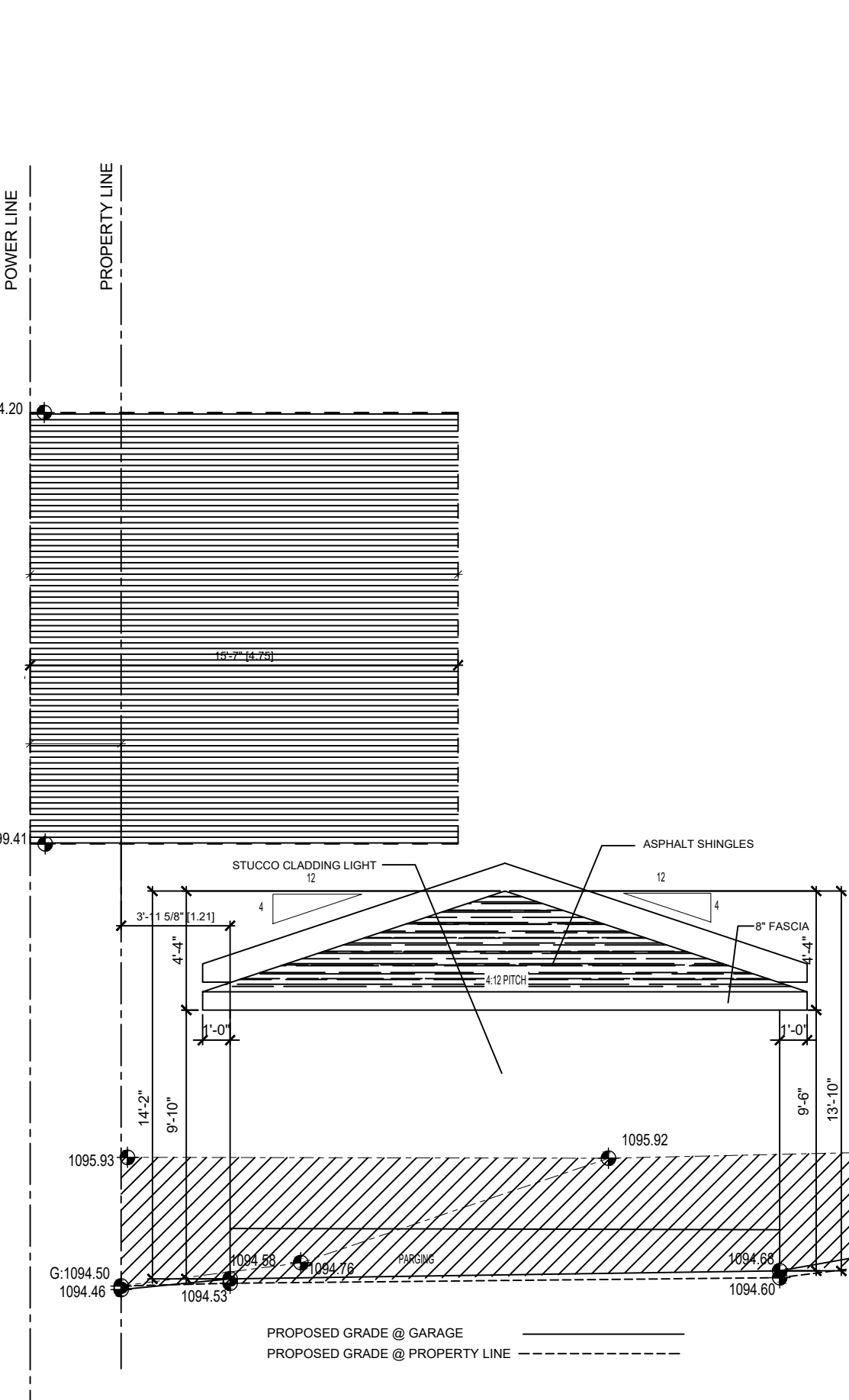
PROPOSED REAR (EAST) ELEVATION

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



PROPOSED LEFT (NORTH) ELEVATION

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



PROPOSED RIGHT (SOUTH) ELEVATION

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

GR-1

NOTE:

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

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 R36 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.

W-7

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