

5_PLEX
4648 - 29 Avenue N.W.,
CALGARY, ALBERTA
Plan 485 GR, Block 1, Lot 10



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-03-19
REVISION DATE : 2026-05-27



#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 | A-101 : PROPOSED LEGAL SUITE FLOOR PLAN |
| G-002 : 3D SHOTS | A-102 : PROPOSED MAIN FLOOR PLAN |
| A-001 : EXISTING SURVEY | A-103 : PROPOSED UPPER FLOOR PLAN |
| A-002 : PROPOSED & EXISTING SITE PLAN | A-104 : PROPOSED LOFT FLOOR PLAN |
| A-003 : PROPOSED SITE PLAN | A-105 : PROPOSED ROOF FLOOR |
| A-004 : PROPOSED GRADES | A-106 : PROPOSED AREA PLANS |
| A-005 : STREETSCAPE | A-201 : PROPOSED FRONT & REAR ELEVATIONS |
| A-006 : PROPOSED LANDSCAPE | A-202 : PROPOSED RIGHT & LEFT ELEVATIONS |
| A-007 : LANDSCAPE ZONES | A-301 : PROPOSED BUILDING SECTIONS |
| A-008 : LANDSCAPE DETAILS | |
| A-009 : CONSTRUCTION ACCESS AREA | |
| A-010 : BOULEVARD&APRON SECTIONS | |
| A-011 : MOVEMENT ROUTES | |

UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	681.51	63.31
	UPPER FLOOR	734.21	68.21
	LOFT FLOOR	552.69	51.35
	TOTAL	1968.41	182.87
	LEGAL SUITE FLOOR	531.86	49.41
	GRAND TOTAL	2500.27	232.28

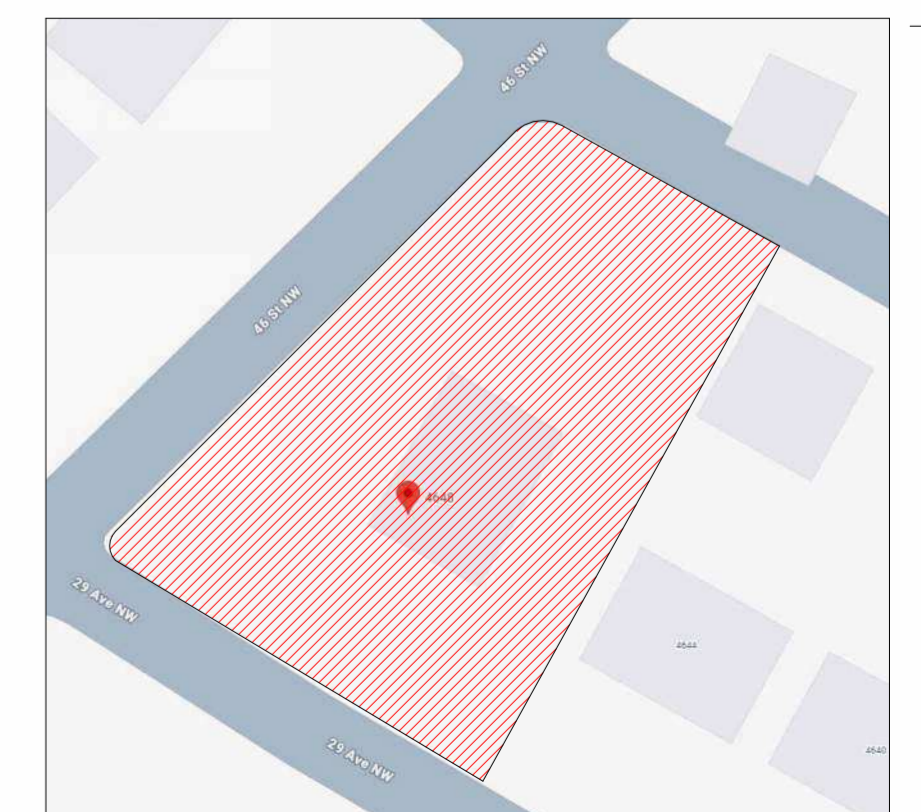
UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	689.67	64.07
	UPPER FLOOR	743.53	69.08
	LOFT FLOOR	560.52	52.07
	TOTAL	1993.72	185.22
	LEGAL SUITE FLOOR	559.38	51.97
	GRAND TOTAL	2553.10	237.19

UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	694.67	64.54
	UPPER FLOOR	743.80	69.10
	LOFT FLOOR	565.30	52.52
	TOTAL	2003.77	186.16
	LEGAL SUITE FLOOR	564.53	52.45
	GRAND TOTAL	2568.30	238.60

UNIT 5			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	608.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	TOTAL	1703.63	158.27
	LEGAL SUITE FLOOR	487.01	45.24
	GRAND TOTAL	2190.64	203.52

UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	608.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	TOTAL	1703.63	158.27
	LEGAL SUITE FLOOR	487.01	45.24
	GRAND TOTAL	2190.64	203.52

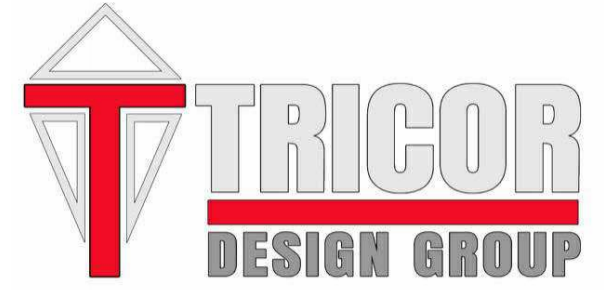
KEY PLAN :



PROJECT NO. : 26-1037



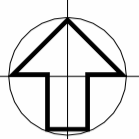
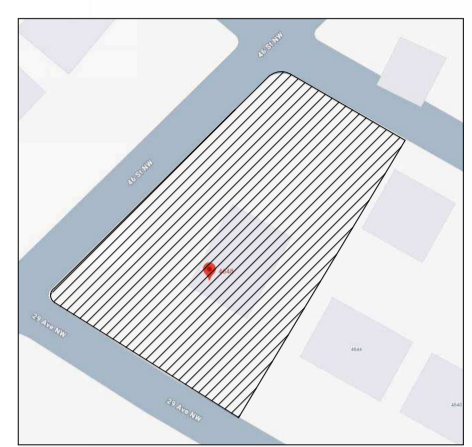
DESIGNED BY:



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



NOTES

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-05-27	DTR	N.F	T.J
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M	
02				
03				
04				
05				

THE CLIENT :

SK ARCHITECT LTD

PROJECT :

5_PLEX

ADDRESS:

**4648 - 29 Avenue N.W.,
 CALGARY, ALBERTA
 Plan 485 GR, Block 1, Lot 10**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1037

CHECKED BY:

E.Z.

DATE:

2026-05-27

DRAWN BY:

S.A / R.N / A.M

SCALE:

DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lot 10
Block 1
Plan 485GR

MUNICIPAL ADDRESS: 4648 29 Avenue N.W.
Calgary, Alberta

CLIENT: SK Architect Ltd

DATE OF SURVEY: September 10th, 2024.

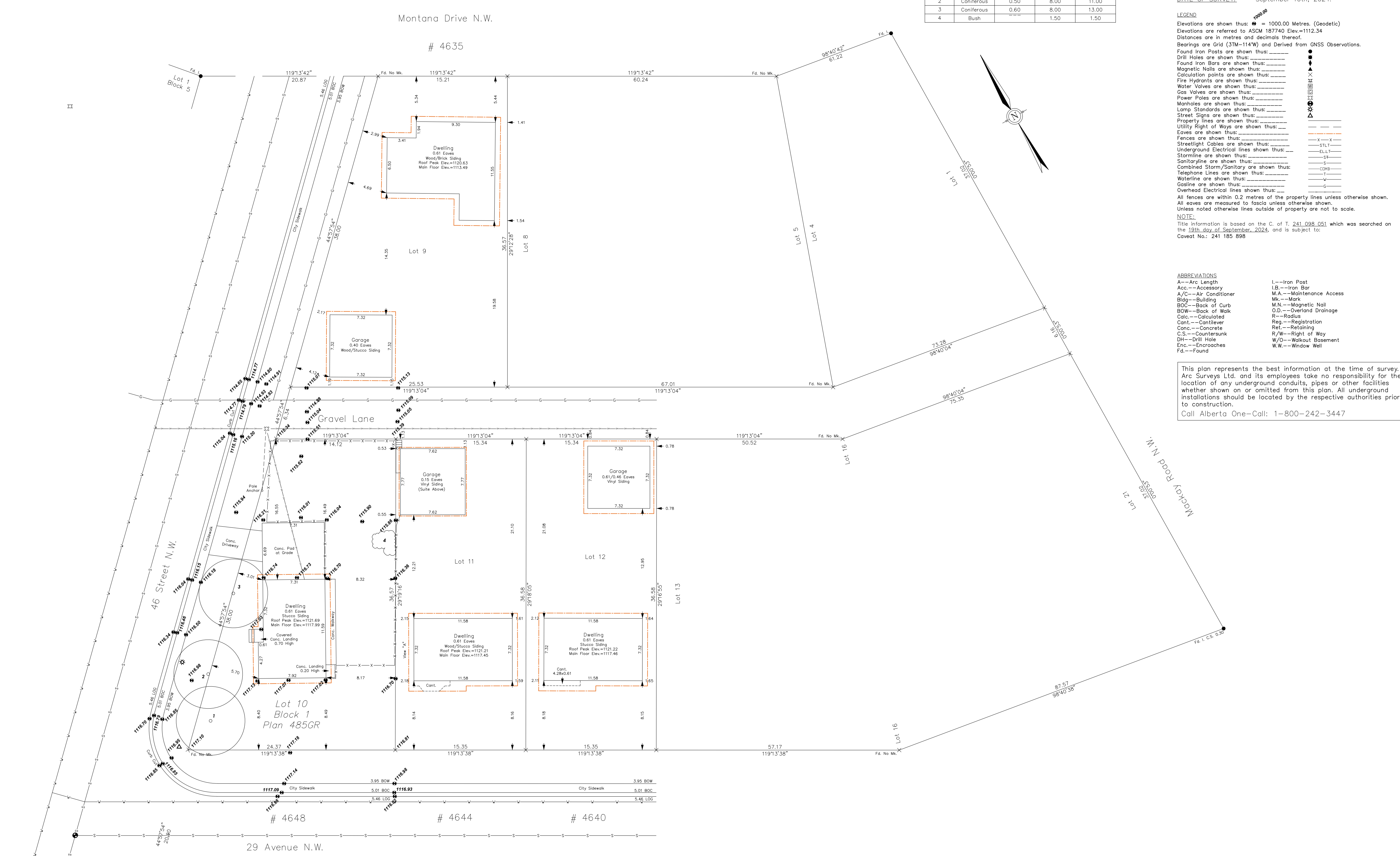
LEGEND

Elevations are shown thus: \bullet = 1000.00 Metres. (Geodetic)
Elevations are referred to ASCA 187740 Elev.=1112.34
Distances are in metres and decimals thereof.
Bearings are Grid (3TM-114W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: \bullet
Found Iron Bars are shown thus: \bullet
Magnetic Nails are shown thus: \times
Calculation points are shown thus: \times
Fire Hydrants are shown thus: \times
Water Valves are shown thus: \times
Gas Valves are shown thus: \times
Power Poles are shown thus: \times
Manholes are shown thus: \times
Lamp Standards are shown thus: \times
Street Signs are shown thus: \times
Property lines are shown thus: ---
Utility Right of Ways are shown thus: ---
Fences are shown thus: ---
Streelight Cables are shown thus: ---
Underground Electrical lines shown thus: ---
Stormline are shown thus: ---
Sanitaryline are shown thus: ---
Combined Storm/Sanitary are shown thus: ---
Telephone Lines are shown thus: ---
Waterline are shown thus: ---
Gasline are shown thus: ---
Overhead Electrical lines shown thus: ---

Tree Schedule

Tree No.	Tree Type	Trunk Dia.	Canopy Dia.	Height
1	Coniferous	0.45	8.00	12.00
2	Coniferous	0.50	8.00	11.00
3	Coniferous	0.60	8.00	13.00
4	Bush	1.50	1.50	1.50



This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

Call Alberta One-Call: 1-800-242-3447

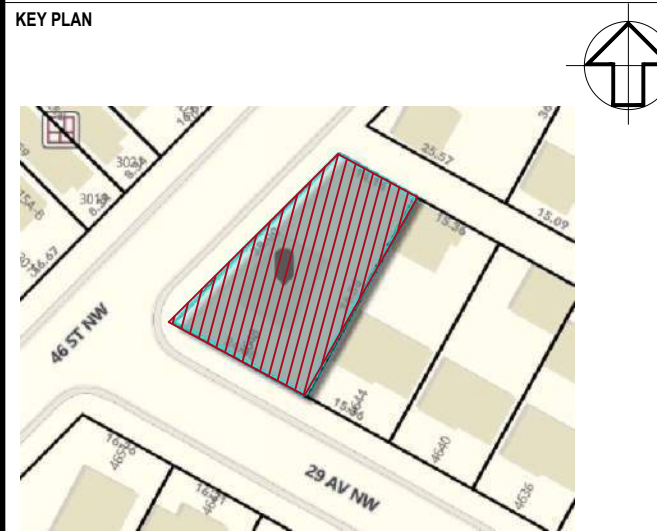
TRICOR DESIGN GROUP

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tricordesigns.com

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-24	DTR	N.F	T.J
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A.R/N.A.M	
02				
03				
04				
05				

THE CLIENT:

PROJECT: 5- PLEX BUILDING

ADDRESS: 4648 29 Avenue N.W. CALGARY, ALBERTA Plan 485 GR, Block 1, Lot 10

DRAWING SET: DEVELOPMENT PERMIT SET

DRAWING TITLE: EXISTING SURVEY

DRAWING NO.: A-001

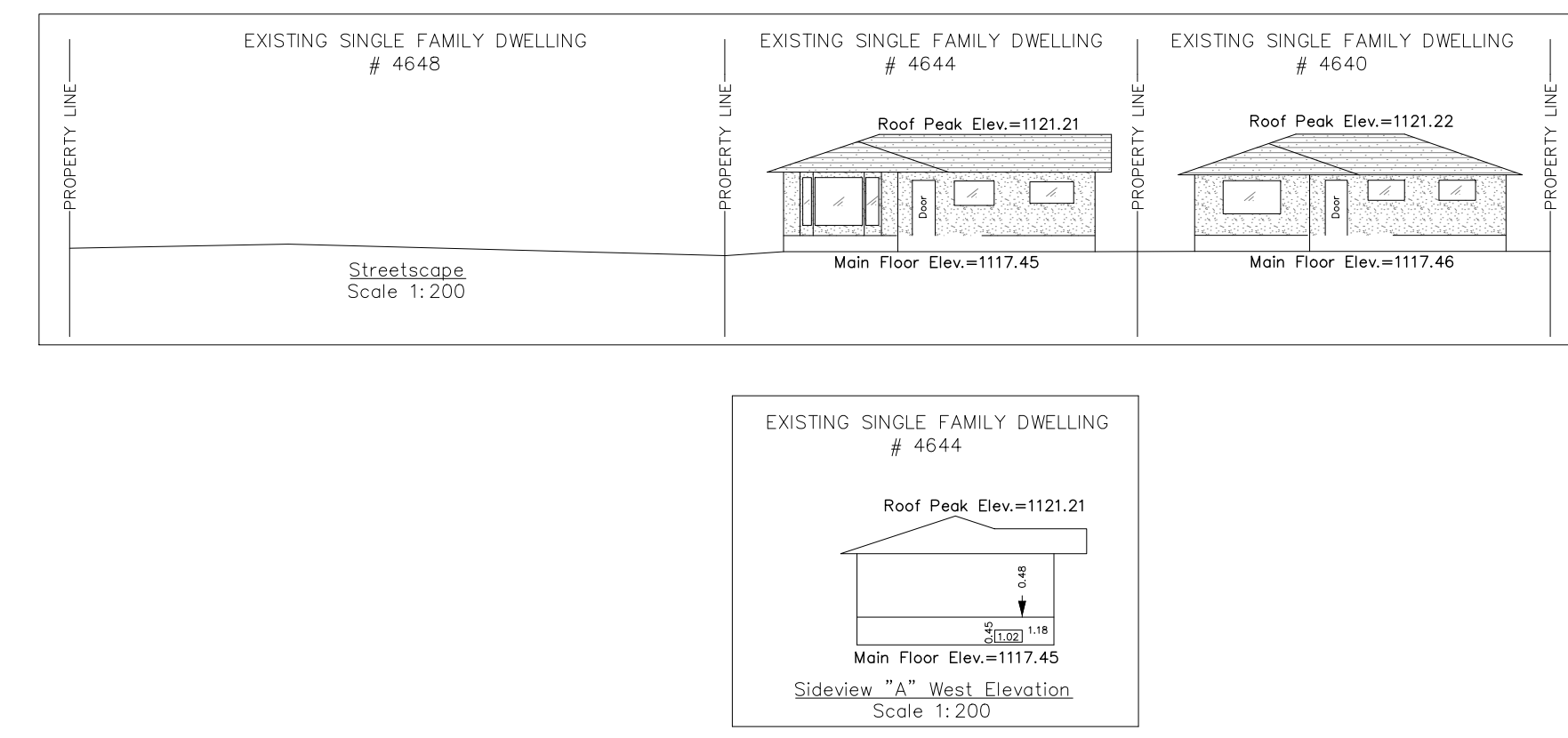
PROJECT NO.: 26-1037

CHECKED BY: TJ

DATE: 2026-05-25

DRAWN BY: NF

SCALE: 1:250



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Arc Surveys Ltd. #202, 337 41 Avenue N.E. Calgary, Alberta T2E 2N4 Ph: 403-277-1272 Fax: 403-277-1275 www.arcsurveys.ca

SITE - PLAN

SURVEY INFORMATION :-

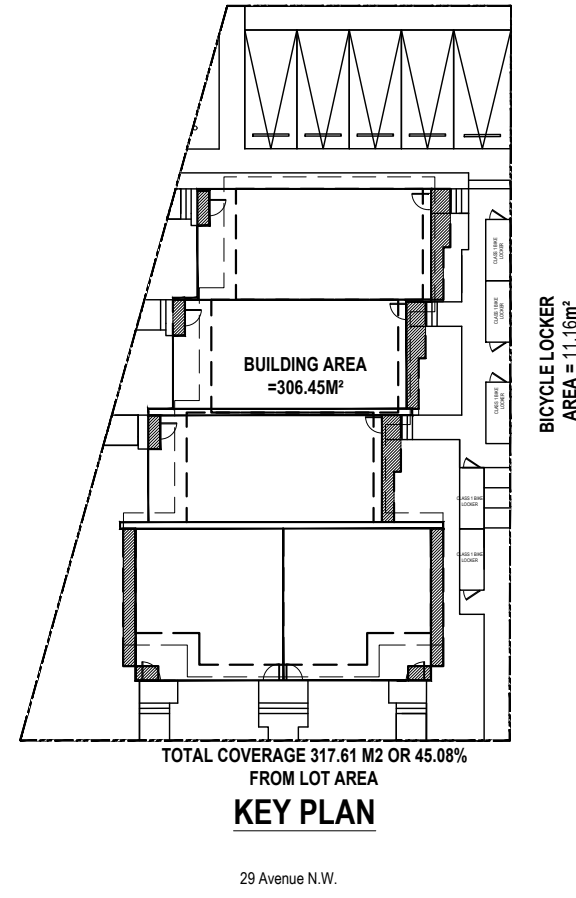
MUNICIPAL ADDRESS:-
4648 29 AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-CG
LEGAL ADDRESS:-
PLAN 485 GR,BLOCK 1, LOT 10

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 = 703.44 m²
THE MAXIMUM COVERAGE AREA (60%) = 421.88
MAXIMUM ALLOWABLE COVERAGE 421.88-105 =316.88 M²
PROPOSED BUILDING COVERAGE =306.45 m²
PROPOSED BICYCLE LOCKER COVERAGE = 11.16m²
TOTAL PROPOSED COVERAGE = 317.61 M2 OR 45.08% FROM LOT AREA

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 1.2 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.

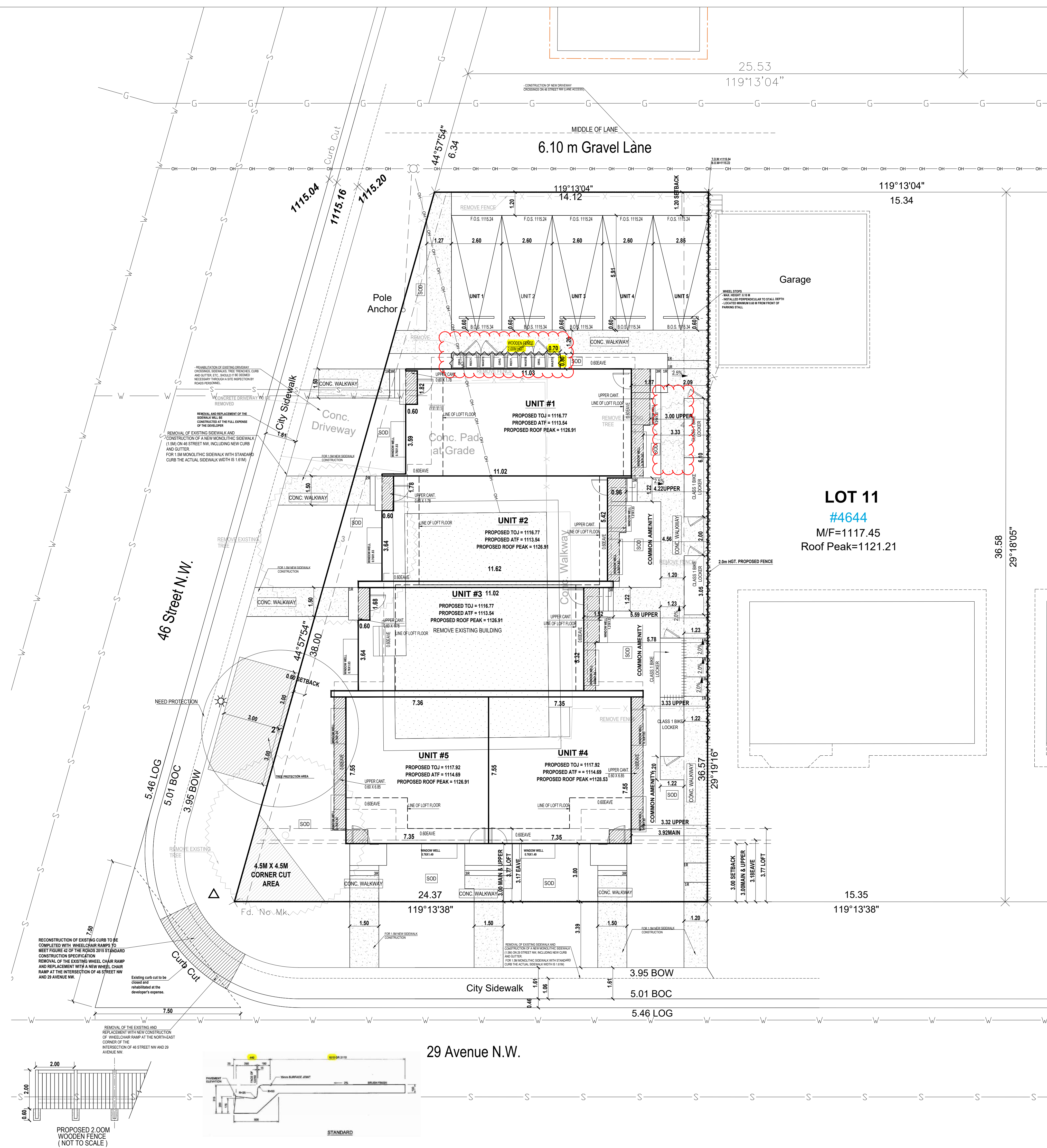


LEGEND	LEGEND	LEGEND	LEGEND	LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY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

TREE SCHEDULE:

Tree No.	Tree Type	Location	Trunk Dia.	Canopy Dia.	Height	CASE
1	Coniferous	In Subject Property	0.45	8.00	12.00	REMOVED
2	WHITE SPRUCE	In City Property	0.50	8.00	11.00	RETAINED
3	Coniferous	In Subject Property	0.60	8.00	13.00	REMOVED
4	Bush	In Subject Property	---	1.50	1.50	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.
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- 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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tricordesigns.com

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KEY PLAN

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01	2026-05-24	DTR	N.F	T.J
02				
03				
04				
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No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.AIR.N.A.M	
02				
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THE CLIENT:
PROJECT:
5- PLEX BUILDING
ADDRESS:
**4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10**
DRAWING SET:
DEVELOPMENT PERMIT SET
DRAWING TITLE:
**PROPOSED & EXISTING
SITE PLAN**
DRAWING NO.
A-002
PROJECT NO.:
26-1037
CHECKED BY:
T.J
DATE:
2026-05-25
DRAWN BY:
N.F
SCALE:
1:100

SITE - PLAN

SURVEY INFORMATION :-

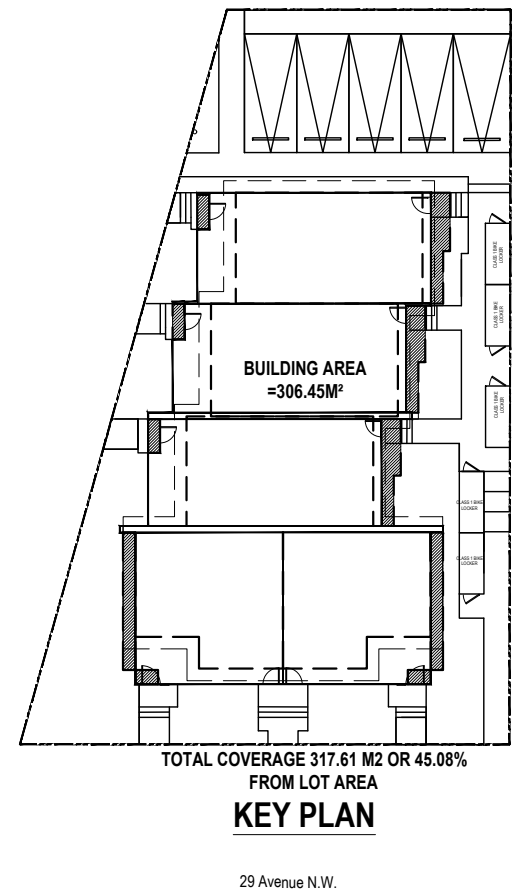
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ZONING : R-CG
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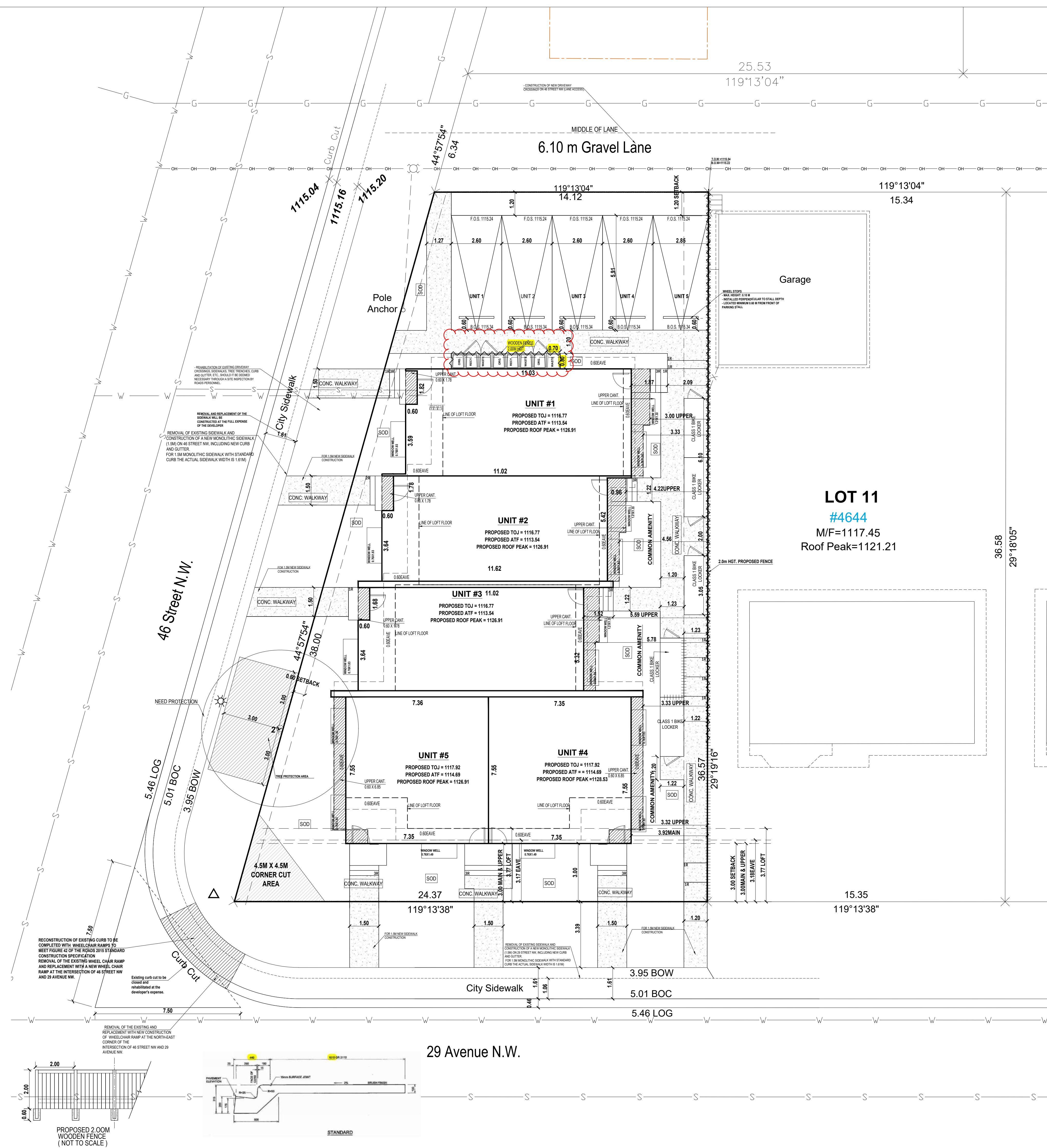


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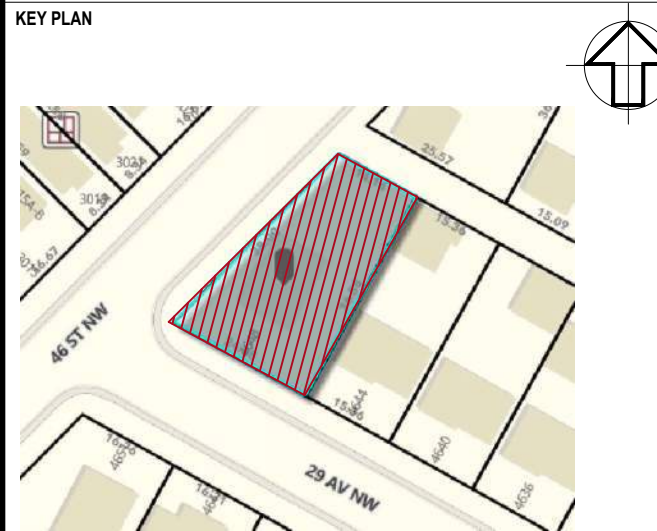
TREE SCHEDULE:

Tree No.	Tree Type	Location	Trunk Dia.	Canopy Dia.	Height	CASE
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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-05-24	DTR	N.F	T.J
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2025-03-18	DEVELOPMENT PERMIT SET	S.AIR/NA/M	
02				
03				
04				
05				

THE CLIENT:

PROJECT:
5- PLEX BUILDING

ADDRESS:
**4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10**

DRAWING SET:
DEVELOPMENT PERMIT SET

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO.:
26-1037

CHECKED BY:
TJ

DATE:
2025-05-25

DRAWN BY:
NF

SCALE:
1:100

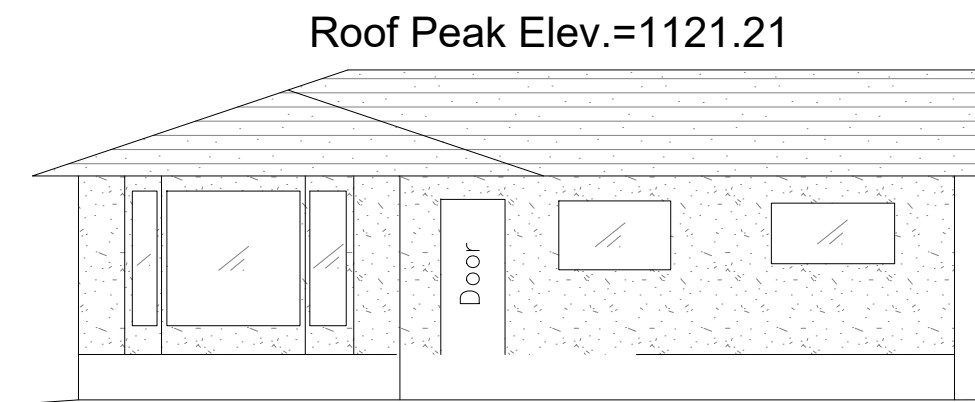
46 STREET N.W.

PROPERTY LINE

TO BE DEMOLISHED

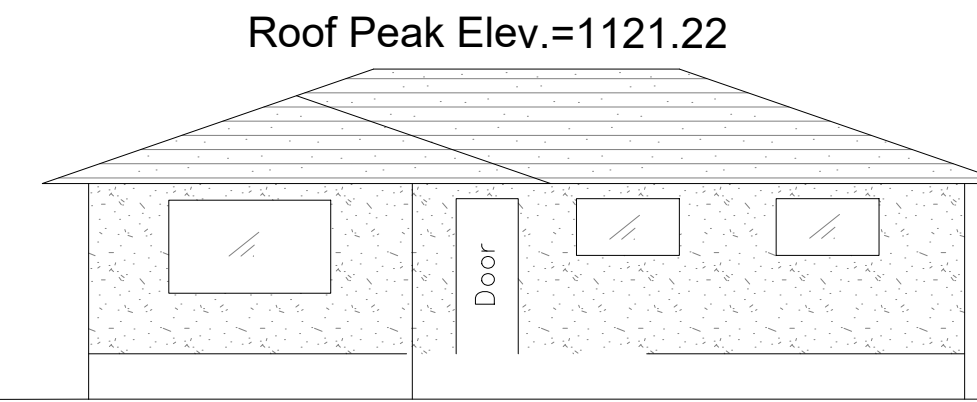
EXISTING SINGLE FAMILY DWELLING
4648
Streetscape
Scale 1:200

PROPERTY LINE



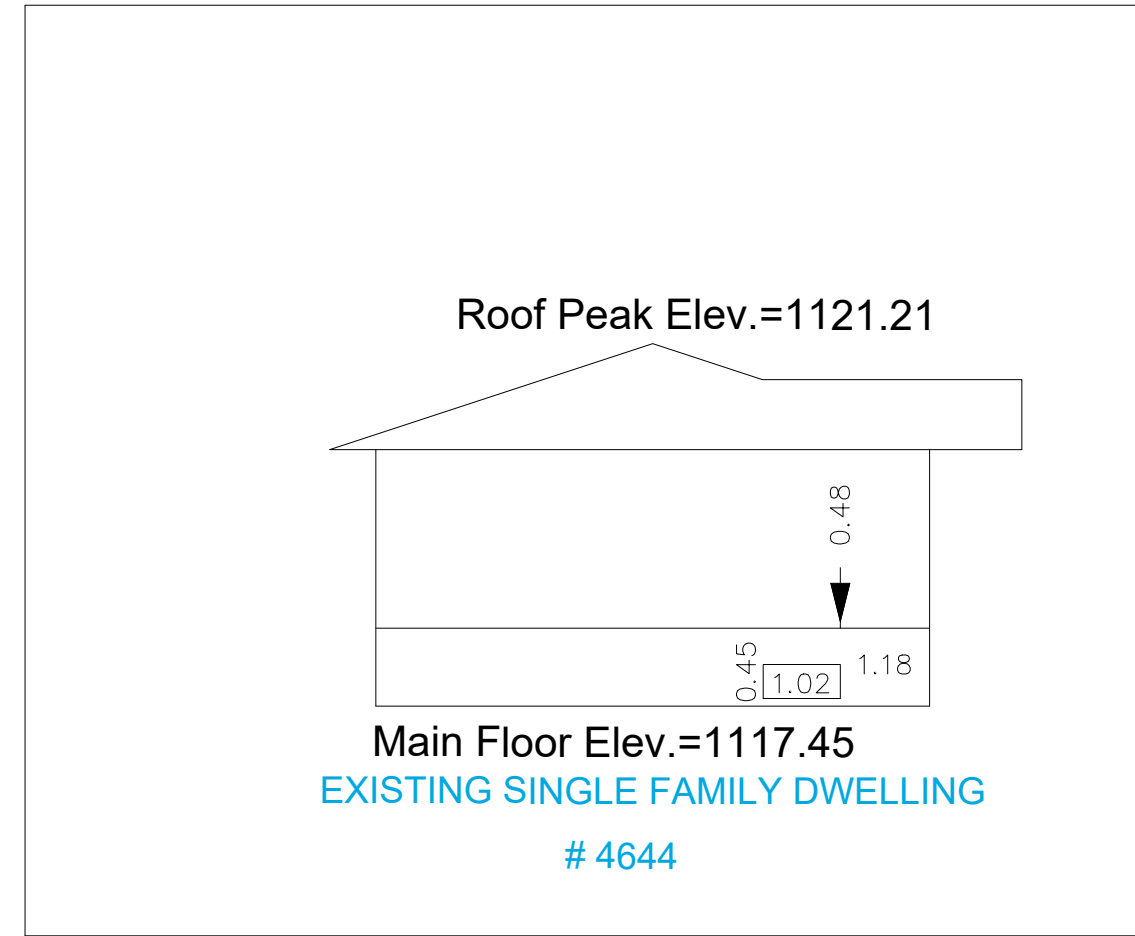
Main Floor Elev.=1117.45
EXISTING SINGLE FAMILY DWELLING
4644

PROPERTY LINE



Main Floor Elev.=1117.46
EXISTING SINGLE FAMILY DWELLING
4640

PROPERTY LINE

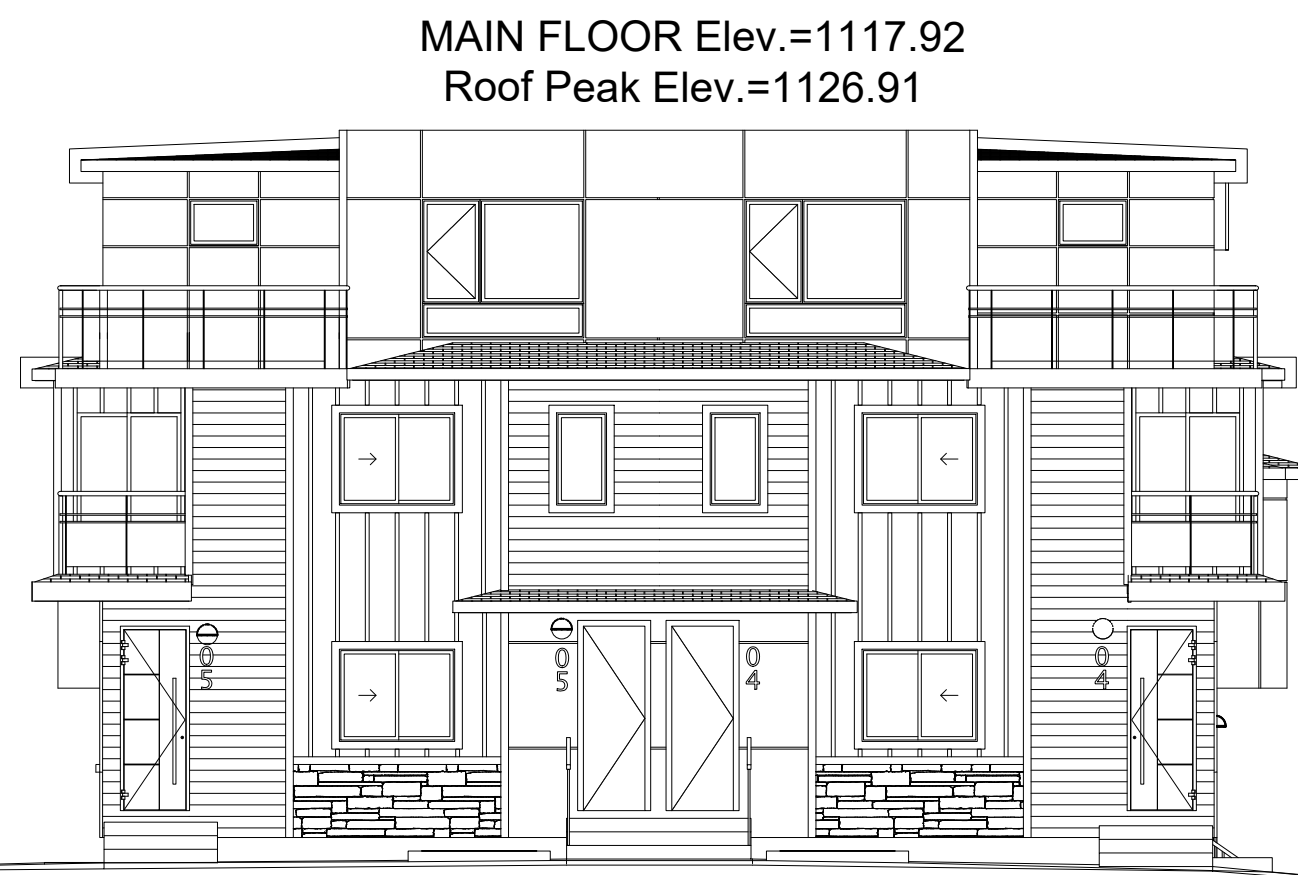


Main Floor Elev.=1117.45
EXISTING SINGLE FAMILY DWELLING
4644

Sideview "A" West Elevation
Scale 1:200

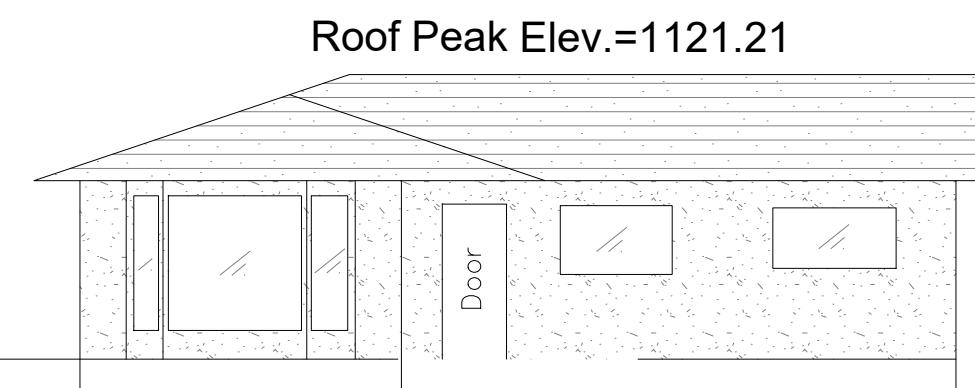
46 STREET N.W.

PROPERTY LINE



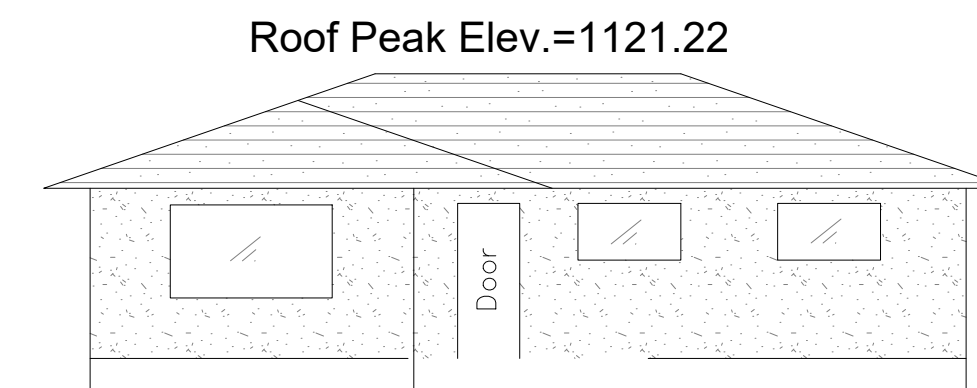
29 AVENUE NW
Streetscape
Scale 1:200

PROPERTY LINE



Main Floor Elev.=1117.45
EXISTING SINGLE FAMILY DWELLING
4644

PROPERTY LINE



Main Floor Elev.=1117.46
EXISTING SINGLE FAMILY DWELLING
4640

PROPERTY LINE

PROPERTY LINE



46 Street N.W.
Sideview "A" West Elevation
Scale 1:200

PROPERTY LINE

29 AVENUE NW

DESIGNED BY:



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

#202, 4216 10TH STREET NE
CALGARY, AB T2E 6K3
PHONE: (403) 263-1970
FAX: (403) 263-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-05-24	DTR	N.F	T.J
02				
03				
04				
05				

ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01	2026-03-18	DEVELOPMENT PERMIT SET	S.AIR.N.A.M	
02				
03				
04				
05				

THE CLIENT:

PROJECT:

5- PLEX BUILDING

ADDRESS:

4648 29 Avenue N.W.
CALGARY, ALBERTA
Plan 485 GR,Block 1, Lot 10

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

STREETScape

DRAWING NO.

A-005

PROJECT NO.:

26-1037

CHECKED BY:

T.J

DATE:

2026-05-25

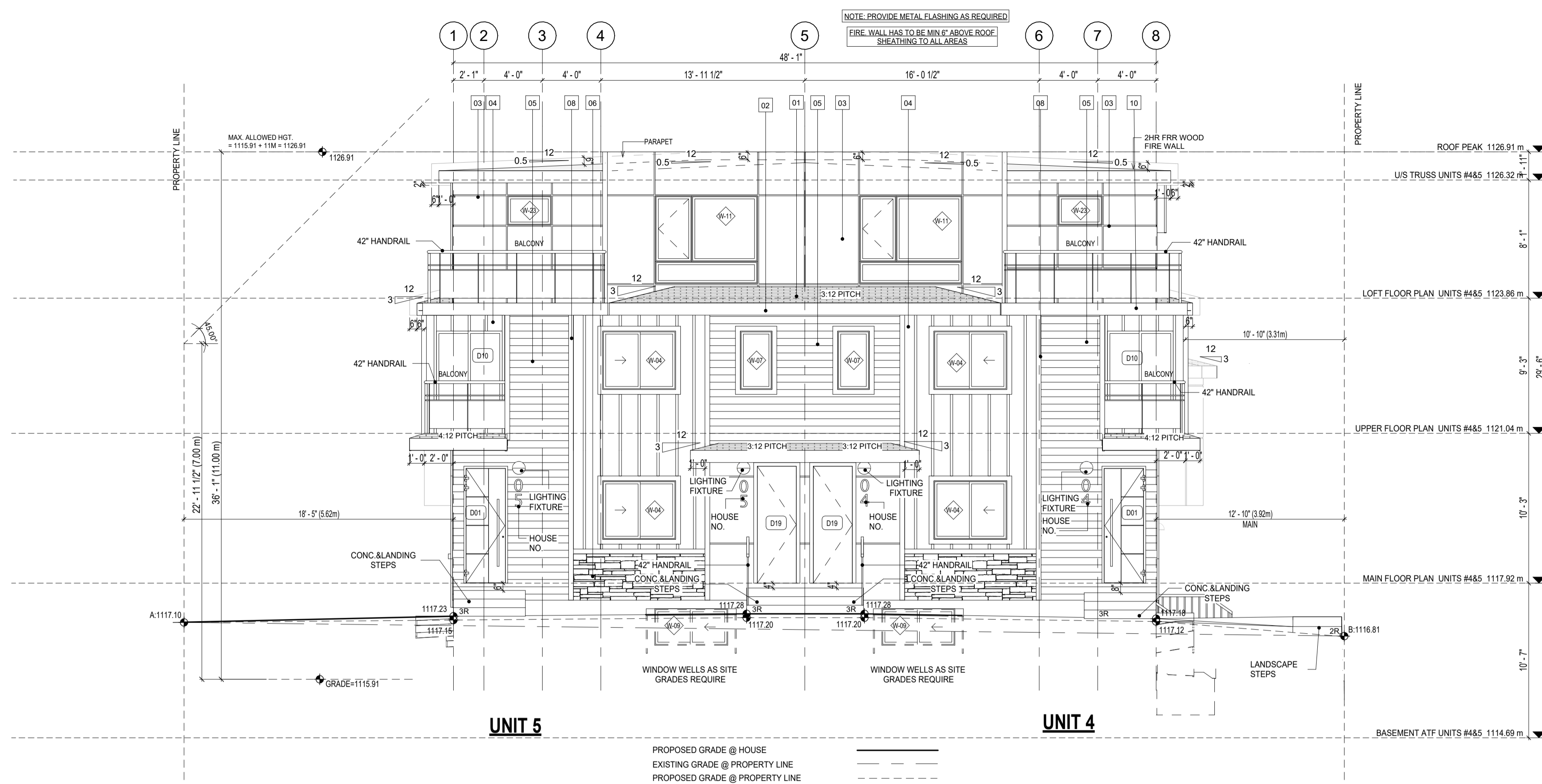
DRAWN BY:

N.F

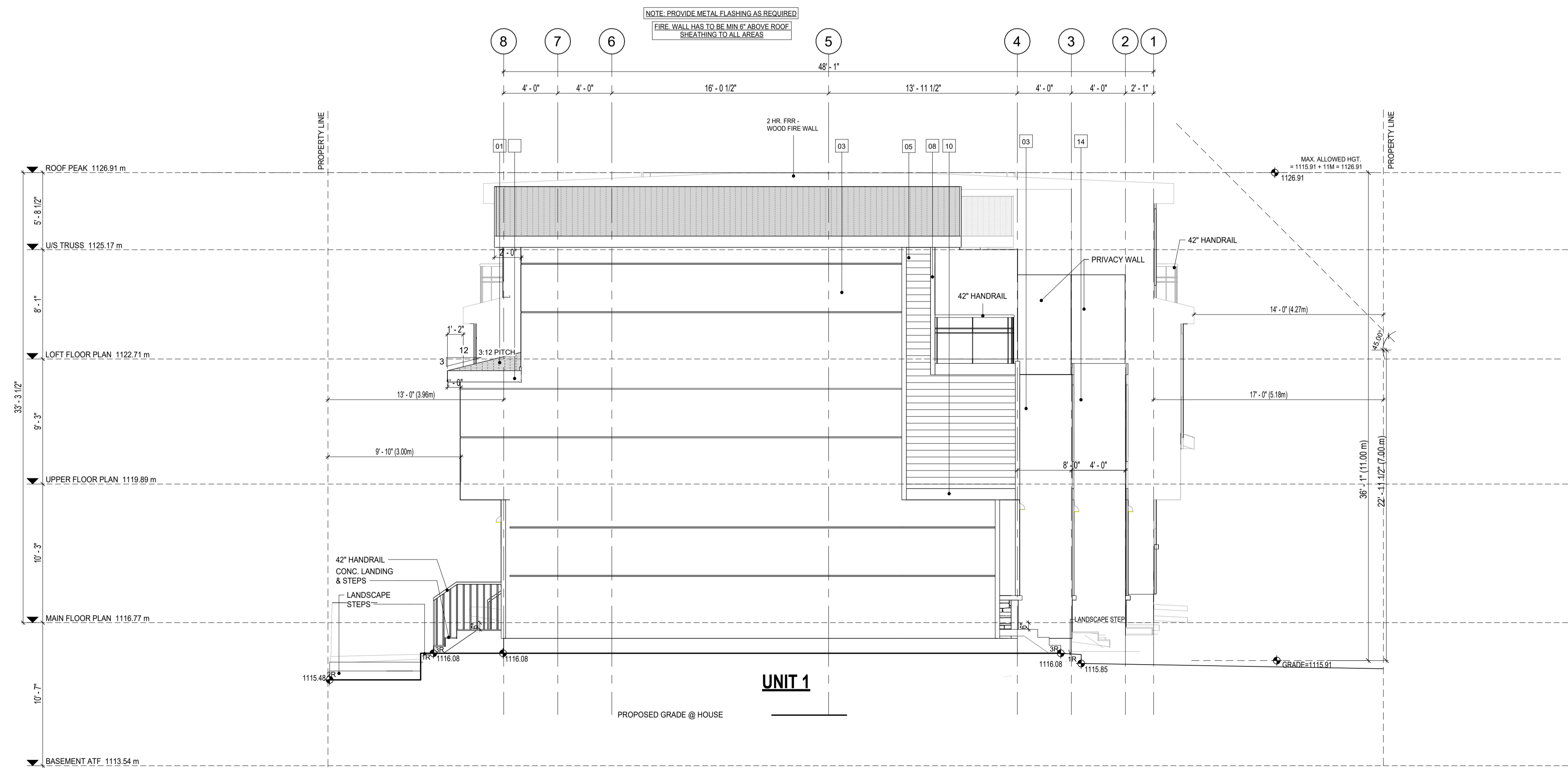
SCALE:

1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	STUCCO CLADDING LIGHT GRAY WITH GROOVES
04	BOARD AND BATTEN LIGHT GRAY
05	HORIZONTAL SIDING - HARDIE (LUX PANELS)
06	EXTERIOR MANUFACTURED STONE VENEER
08	CORNER BOARD LIGHT GRAY
09	4" STONE CAP
10	SHADOW BOARD 10"



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

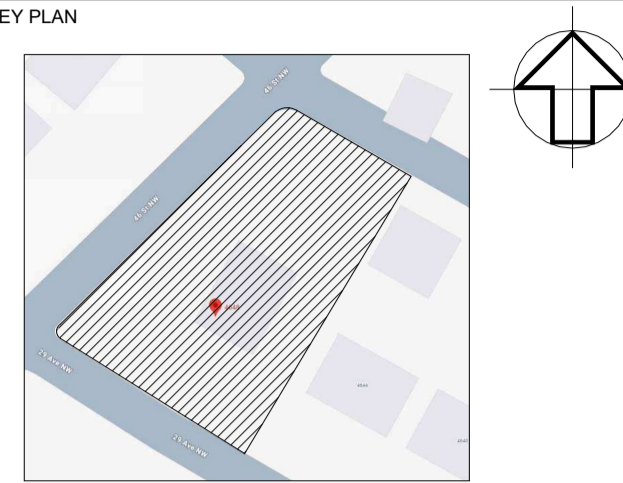


2 PROPOSED REAR (NORTH EAST) ELEVATION
3/16" = 1'-0"

DESIGNED BY:

RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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



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NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY	
01	2026-05-27	DTR	N.F.	T.J.
02				
03				
04				
05				

ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY	
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A / R.N / A.M.	
02				
03				
04				
05				

THE CLIENT: **SK ARCHITECT LTD**

PROJECT: **5_PLEX**

ADDRESS: **4648 - 29 Avenue N.W., CALGARY, ALBERTA Plan 485 GR, Block 1, Lot 10**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED FRONT & REAR ELEVATIONS**

DRAWING NO. **A-201**

PROJECT NO.:	CHECKED BY:	DATE:
26-1037	E.Z.	2026-05-27
	DRAWN BY:	SCALE:
	S.A / R.N / A.M	3/16" = 1'-0"

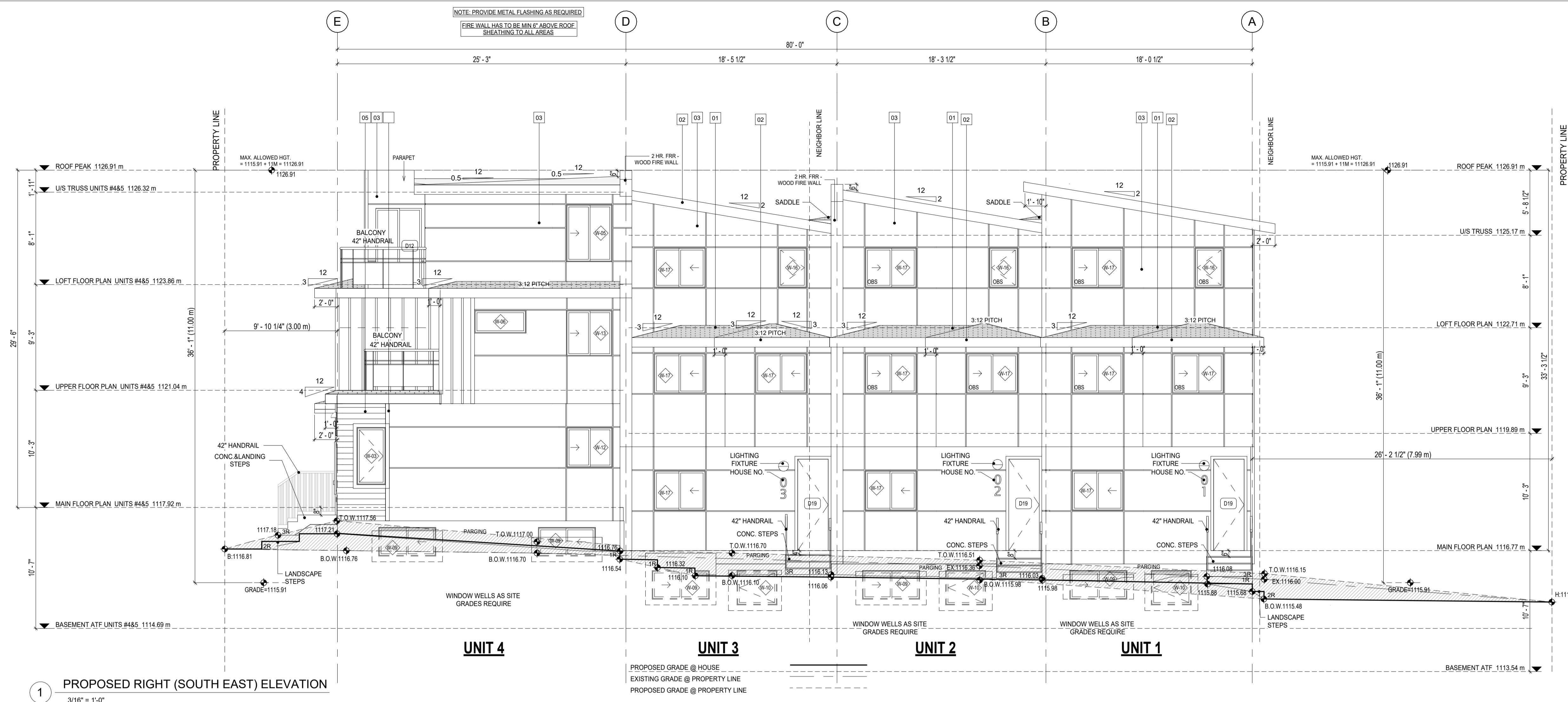
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	FIRE-FINISHED METAL FASCIA
03	STUCCO CLADDING LIGHT GRAY WITH GROOVES
04	BOARD AND BATTEN LIGHT GRAY
05	HORIZONTAL SIDING - HARDIE LUX PANELS
06	EXTERIOR MANUFACTURED STONE VENEER
08	CORNER BOARD LIGHT GRAY
09	4" STONE CAP
10	SHADOW BOARD 10"

UNPROTECTED OPENINGS REAR ELE. UNIT 1 (INC. DOORS)	
CODE CHECK	
EXPOSED BUILDING FACE	542.75 SQ. FT. 50.42 SQ.M ²
MINIMUM SETBACK	9' 10" 3.00 M
PERCENTAGE OF ALLOWED OPENINGS	18%
SQ. FTG. OF ALLOWED OPENINGS	97.68 SQ. FT. 23.84 SQ.M ²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT. 8.64 SQ.M ²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	48.54 SQ. FT. 11.92 SQ.M ²

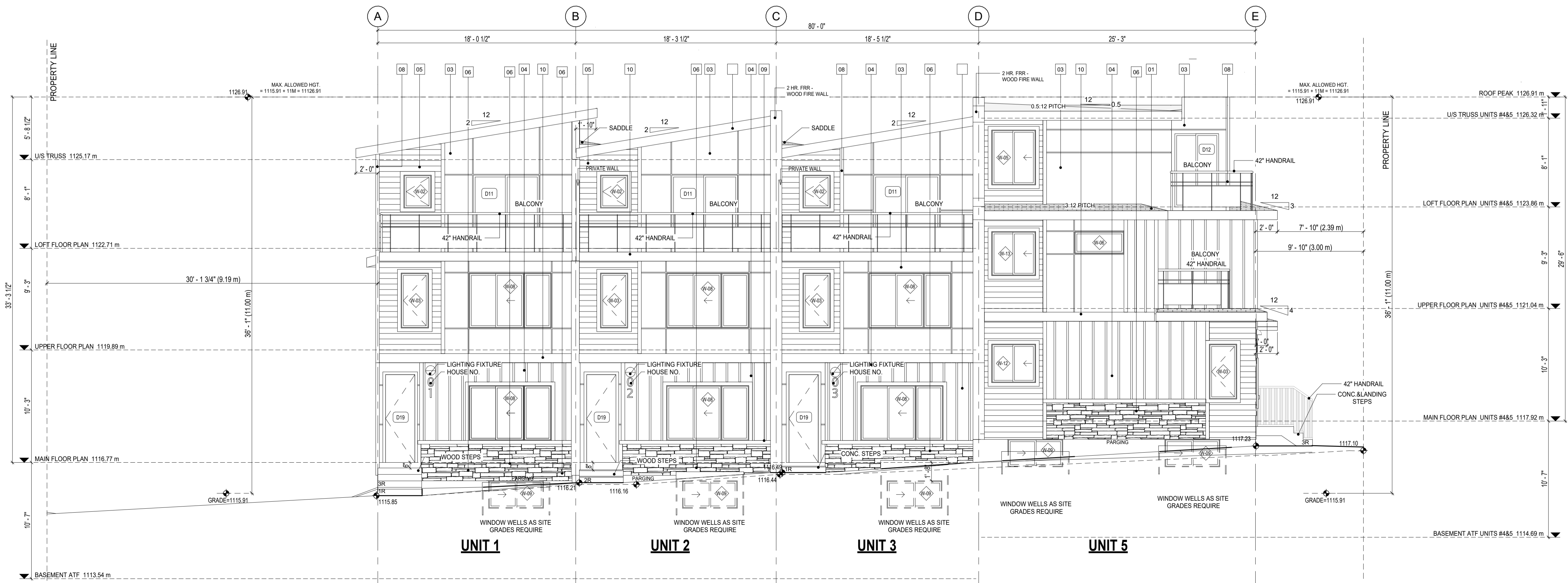
UNPROTECTED OPENINGS REAR ELE. UNIT 2 (INC. DOORS)	
CODE CHECK	
EXPOSED BUILDING FACE	546.60 SQ. FT. 50.7 SQ.M ²
MINIMUM SETBACK	10' 3" 3.12 M
PERCENTAGE OF ALLOWED OPENINGS	30.9%
SQ. FTG. OF ALLOWED OPENINGS	169.89 SQ. FT. 15.69 SQ.M ²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT. 8.64 SQ.M ²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	84.44 SQ. FT. 7.84 SQ.M ²

UNPROTECTED OPENINGS REAR ELE. UNIT 3 (INC. DOORS)	
CODE CHECK	
EXPOSED BUILDING FACE	515.87 SQ. FT. 47.9 SQ.M ²
MINIMUM SETBACK	10' 3" 3.12 M
PERCENTAGE OF ALLOWED OPENINGS	49.75%
SQ. FTG. OF ALLOWED OPENINGS	256.64 SQ. FT. 23.84 SQ.M ²
ACTUAL SQ. FTG. OF OPENINGS	93.08 SQ. FT. 8.64 SQ.M ²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	128.32 SQ. FT. 11.92 SQ.M ²

UNPROTECTED OPENINGS REAR ELE. UNIT 5 (INC. DOORS)	
CODE CHECK	
EXPOSED BUILDING FACE	705.19 SQ. FT. 65.51 SQ.M ²
MINIMUM SETBACK	10' 3" 3.12 M
PERCENTAGE OF ALLOWED OPENINGS	14.8%
SQ. FTG. OF ALLOWED OPENINGS	104.36 SQ. FT. 9.69 SQ.M ²
ACTUAL SQ. FTG. OF OPENINGS	77.14 SQ. FT. 7.16 SQ.M ²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	52.18 SQ. FT. 4.84 SQ.M ²



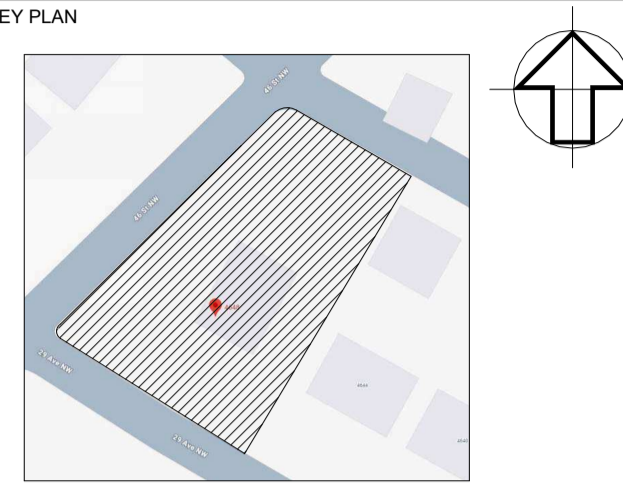
1 PROPOSED RIGHT (SOUTH EAST) ELEVATION
3/16" = 1'-0"



2 PROPOSED LEFT (NORTH 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
 FAX: (403)203-1990
 EMAIL: info@tricordesigns.com



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REVISIONS:				
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY	
01	2026-05-27	DTR	N.F.	T.J.
02				
03				
04				
05				

ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY	
01	2026-03-18	DEVELOPMENT PERMIT SET	S.A./R.N./A.M.	
02				
03				
04				
05				

THE CLIENT: **SK ARCHITECT LTD**

PROJECT: **5_PLEX**

ADDRESS: **4648 - 29 Avenue N.W., CALGARY, ALBERTA Plan 485 GR, Block 1, Lot 10**

DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED RIGHT & LEFT ELEVATIONS**

DRAWING NO. **A-202**

PROJECT NO.:	26-1037	CHECKED BY:	E.Z.	DATE:	2026-05-27
		DRAWN BY:	S.A./R.N./A.M.	SCALE:	3/16" = 1'-0"