

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



**DEVELOPMENT PERMIT SET**

**ISSUE DATE : 2026-03-18**



#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:**

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

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
	<b>TOTAL</b>	<b>1968.41</b>	<b>182.87</b>
	LEGAL SUITE FLOOR	531.86	49.41
	<b>GRAND TOTAL</b>	<b>2500.27</b>	<b>232.28</b>

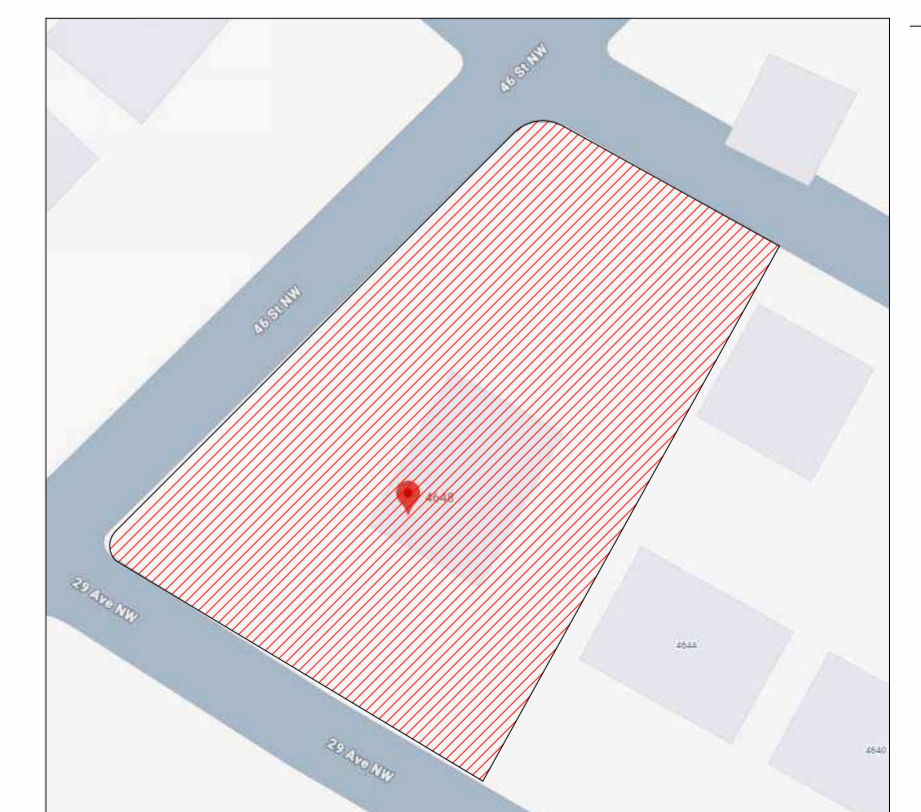
UNIT 3			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	694.67	64.54
	UPPER FLOOR	743.80	69.10
	LOFT FLOOR	565.30	52.52
	<b>TOTAL</b>	<b>2003.77</b>	<b>186.16</b>
	LEGAL SUITE FLOOR	564.53	52.45
	<b>GRAND TOTAL</b>	<b>2568.30</b>	<b>238.60</b>

UNIT 5			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	606.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	<b>TOTAL</b>	<b>1703.63</b>	<b>158.27</b>
	LEGAL SUITE FLOOR	487.01	45.24
	<b>GRAND TOTAL</b>	<b>2190.64</b>	<b>203.52</b>

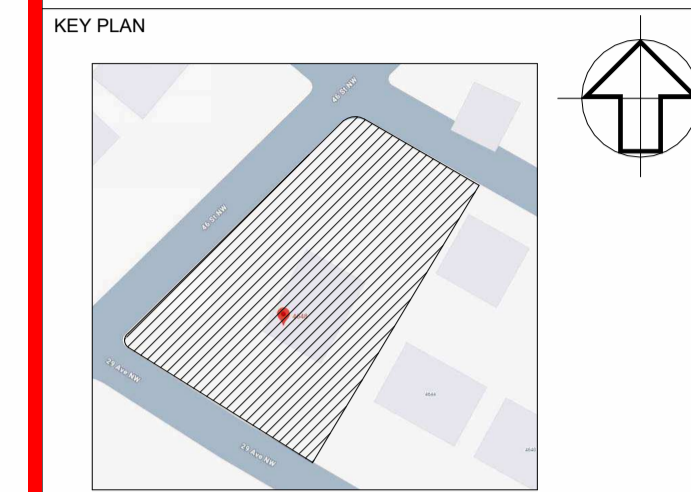
UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	742.53	68.98
	UPPER FLOOR	689.67	64.07
	LOFT FLOOR	560.52	52.07
	<b>TOTAL</b>	<b>1992.72</b>	<b>185.13</b>
	LEGAL SUITE FLOOR	559.38	51.97
	<b>GRAND TOTAL</b>	<b>2552.10</b>	<b>237.10</b>

UNIT 4			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	606.55	56.35
	UPPER FLOOR	605.26	56.23
	LOFT FLOOR	491.82	45.69
	<b>TOTAL</b>	<b>1703.63</b>	<b>158.27</b>
	LEGAL SUITE FLOOR	487.01	45.24
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**KEY PLAN :**



**PROJECT NO. : 26-1037**



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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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
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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 : **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: 2026-03-18
	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  
SK Architect Ltd

**CLIENT:** SK Architect Ltd

**DATE OF SURVEY:** September 10th, 2024.

**LEGEND**

Elevations are shown thus: ● = 1000.00 Metres. (Geodetic)  
Elevations are referred to ASCS 187740 Elev=1112.34  
Distances are in metres and decimals thereof.  
Bearings are Grid (31M-114W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: ●  
Found Iron Bars are shown thus: —●—  
Magnetic Nails are shown thus: —●—  
Calculation points are shown thus: ●  
Fire Hydrants are shown thus: ●  
Water Valves are shown thus: ●  
Gas Valves are shown thus: ●  
Power Poles are shown thus: ●  
Manholes are shown thus: ●  
Lamp Standards are shown thus: ●  
Street Signs are shown thus: ●  
Property lines are shown thus: —  
Utility Right of Ways are shown thus: —  
Fences are shown thus: —  
Streetlight 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: —  
Waterlines are shown thus: —  
Gasline are shown thus: —  
Overhead Electrical lines shown thus: —

All fences are within 0.2 metres of the property lines unless otherwise shown.  
All areas are measured to fascia unless otherwise shown.  
Unless noted otherwise lines outside of property are not to scale.

**NOTE:**  
This information is based on the C. of T. 241 098 061 which was searched on the 19th day of September, 2024, and is subject to:  
Caveat No: 241 185 898

**ABBREVIATIONS**

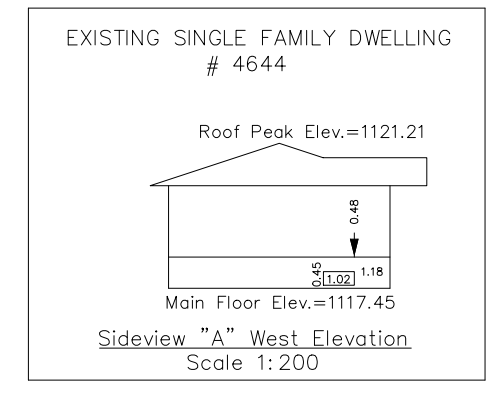
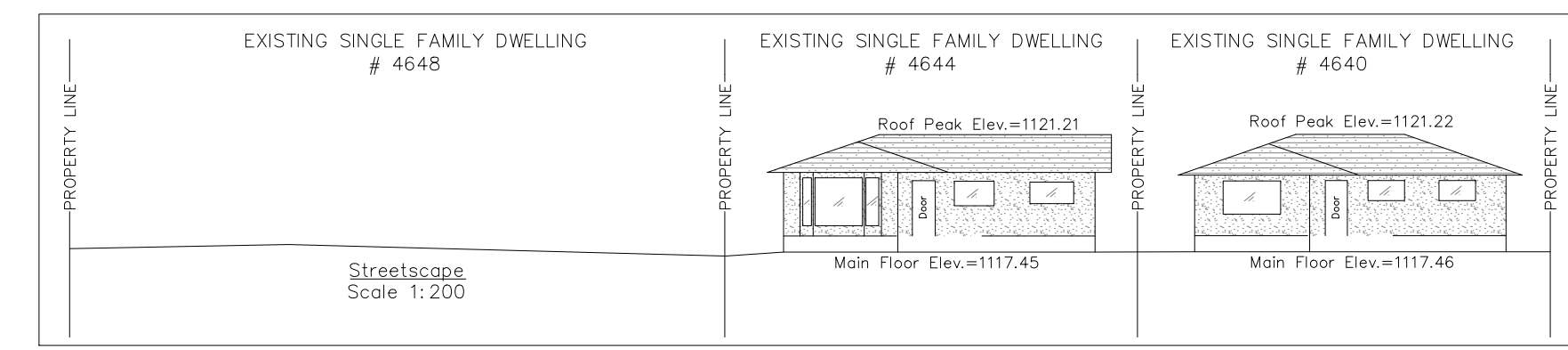
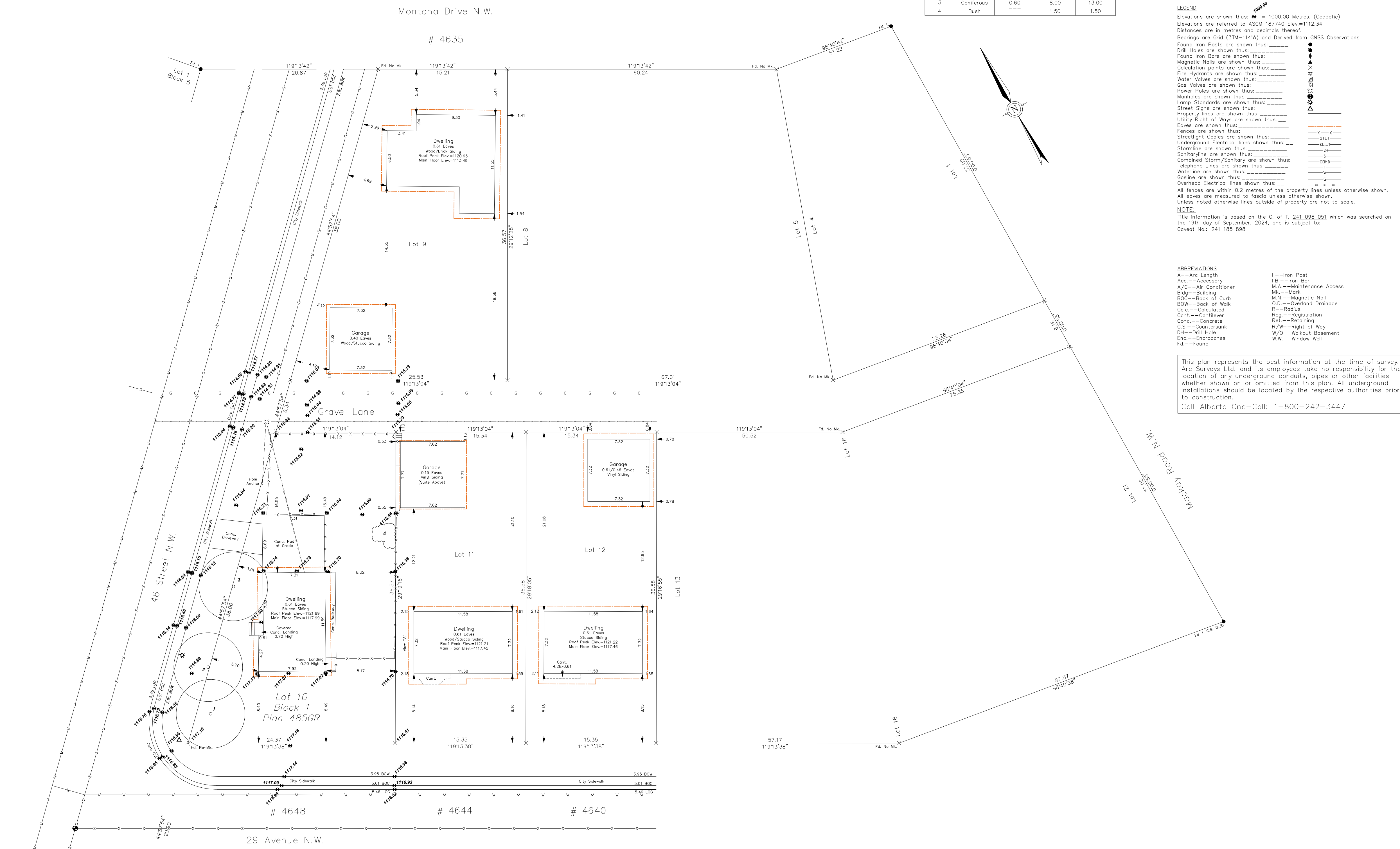
A—Arc Length  
Acc.—Accessory  
A/C—Air Conditioner  
Bldg.—Building  
B/C—Back of Curb  
B/W—Back of Walk  
Calc.—Calculated  
Cant.—Cantilever  
Cnc.—Concrete  
C.S.—Countersink  
DH—Drill Hole  
Enc.—Encroaches  
F.—Fence

I.—Iron Post  
I.B.—Iron Bar  
M.A.—Maintenance Access  
Mx.—Mark  
M.N.—Magnetic Nail  
O.D.—Overland Drainage  
R.—Radius  
Reg.—Registration  
Ret.—Retaining  
R/W—Right of Way  
W/O—Walkout Basement  
W.W.—Window Well

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

**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	0.90	1.50	1.50

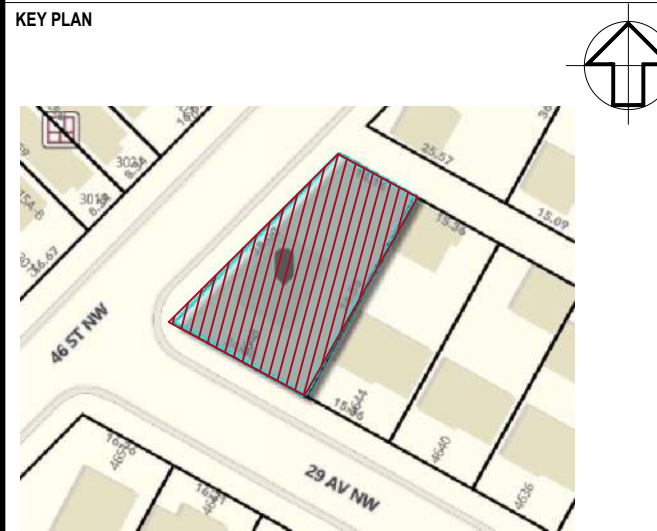


**TRICOR DESIGN GROUP**

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

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PHONE: (403) 263-1970  
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**REVISIONS:**

No.	Date	Description	DRAWN By	Chk'd By
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**ISSUES:**

No.	Date	Description	DRAWN By	Chk'd By
01		DEVELOPMENT PERMIT SET		
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.:** 26-0000

**CHECKED BY:** RB

**DATE:** 2026-03-19

**DRAWN BY:**

**SCALE:** 1:250



# SITE - PLAN

## SURVEY INFORMATION :-

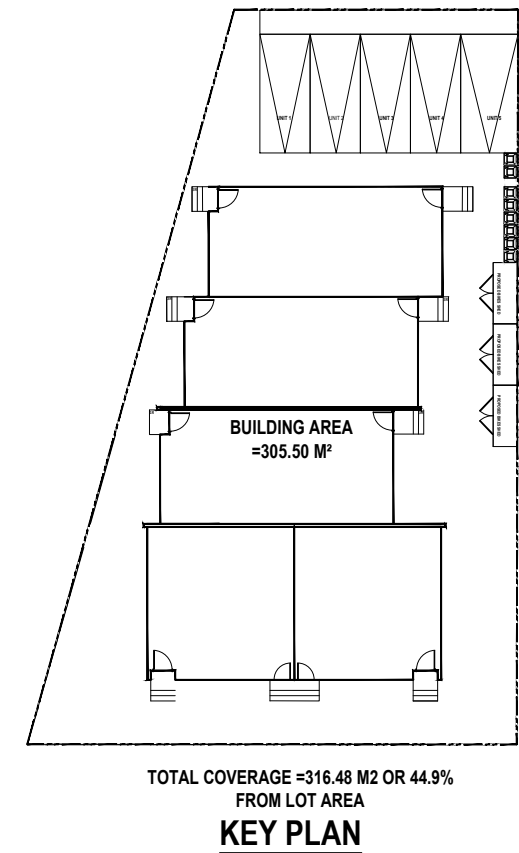
MUNICIPAL ADDRESS:-  
4648 29 AVENUE N.W. , CALGARY, ALBERTA  
ZONING : R-CG  
LEGAL ADDRESS:-  
**PLAN 485 GR,BLOCK 1, LOT 10**

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 m<sup>2</sup>  
THE MAXIMUM COVERAGE AREA (60%) = 421.88  
MAXIMUM ALLOWABLE COVERAGE 421.88-105 =316.88 M<sup>2</sup>  
PROPOSED BUILDING COVERAGE =305.50 m<sup>2</sup>  
PROPOSED BICYCLE LOCKER COVERAGE = 10.98m<sup>2</sup>  
TOTAL PROPOSED COVERAGE = 316.48 M2 OR 44.9% FROM LOT AREA

- PROJECT SETBACK REQUIREMENTS:
- 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)
  - MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2 METRES.
  - 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.

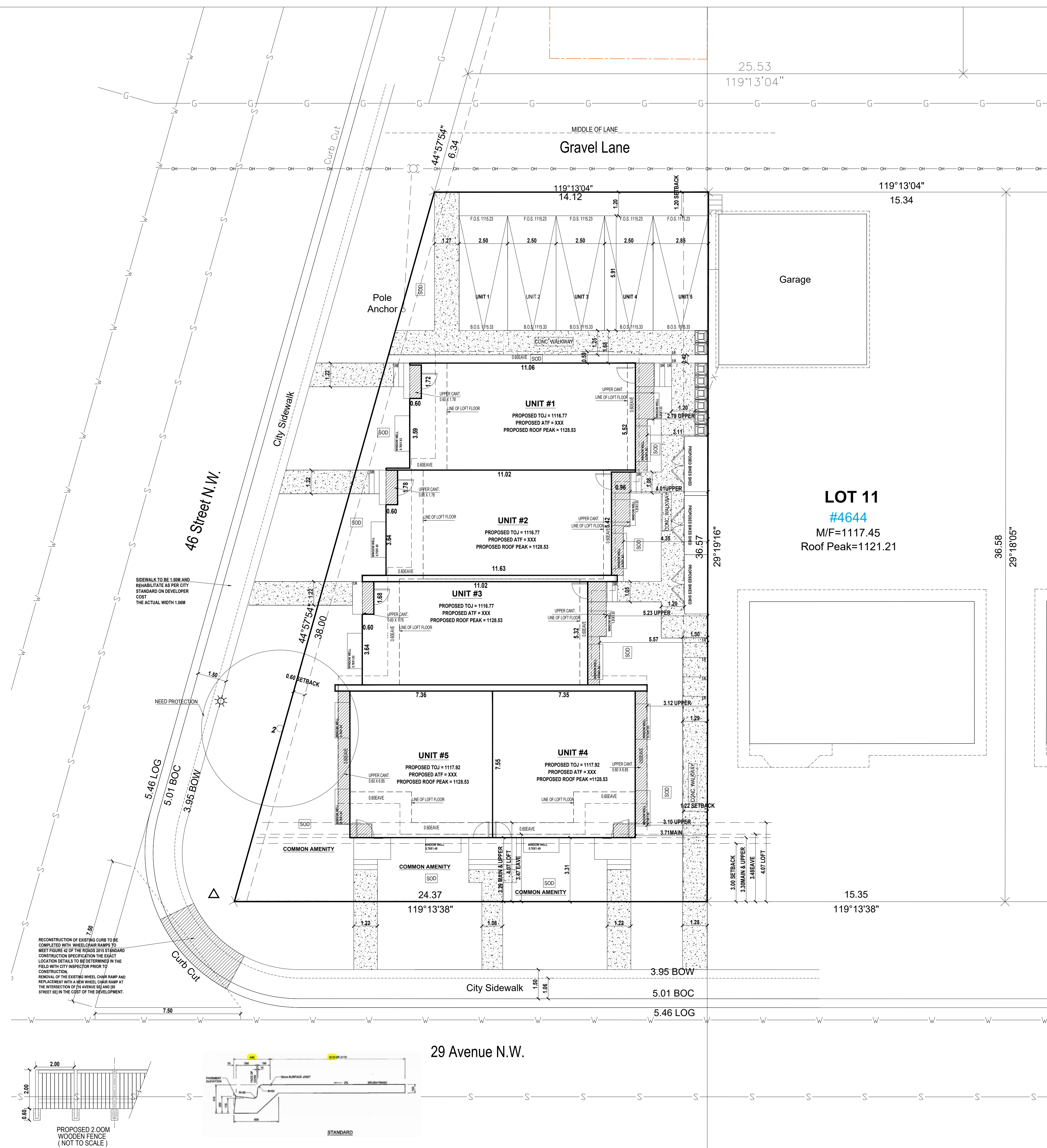


LEGEND	LEGEND	LEGEND	LEGEND	LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY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

## TREE SCHEDULE:

Tree No.	Tree Type	Location	CASE
1	Coniferous	In Subject Property	REMOVED
2	Coniferous	In City Property	KEEP AS IT AND NEED PROTECTION
3	Coniferous	In Subject Property	REMOVED
4	Bush	In Subject Property	REMOVED

NOTES:  
- BUILDING READY FOR SOLAR PANEL INSTALLATION.  
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.  
- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.  
- FOR A 1.5M MONOLITHIC SIDEWALK WITH A LOW PROFILE ROLLED CURB, THE ACTUAL SIDEWALK WIDTH IS 1.50M. REFER TO THE 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS.  
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.  
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.  
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.  
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



DESIGNED BY:

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

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

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KEY PLAN

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01				
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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01		DEVELOPMENT PERMIT SET		
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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 SITE PLAN**

DRAWING NO.

**A-003**

PROJECT NO.:

**26-0000**

CHECKED BY:

DATE:

2026-03-19

DRAWN BY:

SCALE:

1:100

# SITE - PLAN

## SURVEY INFORMATION :-

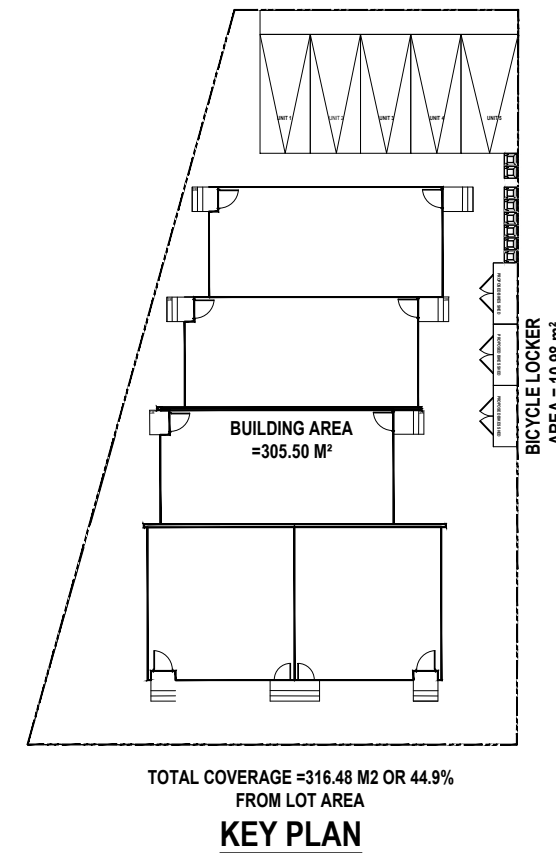
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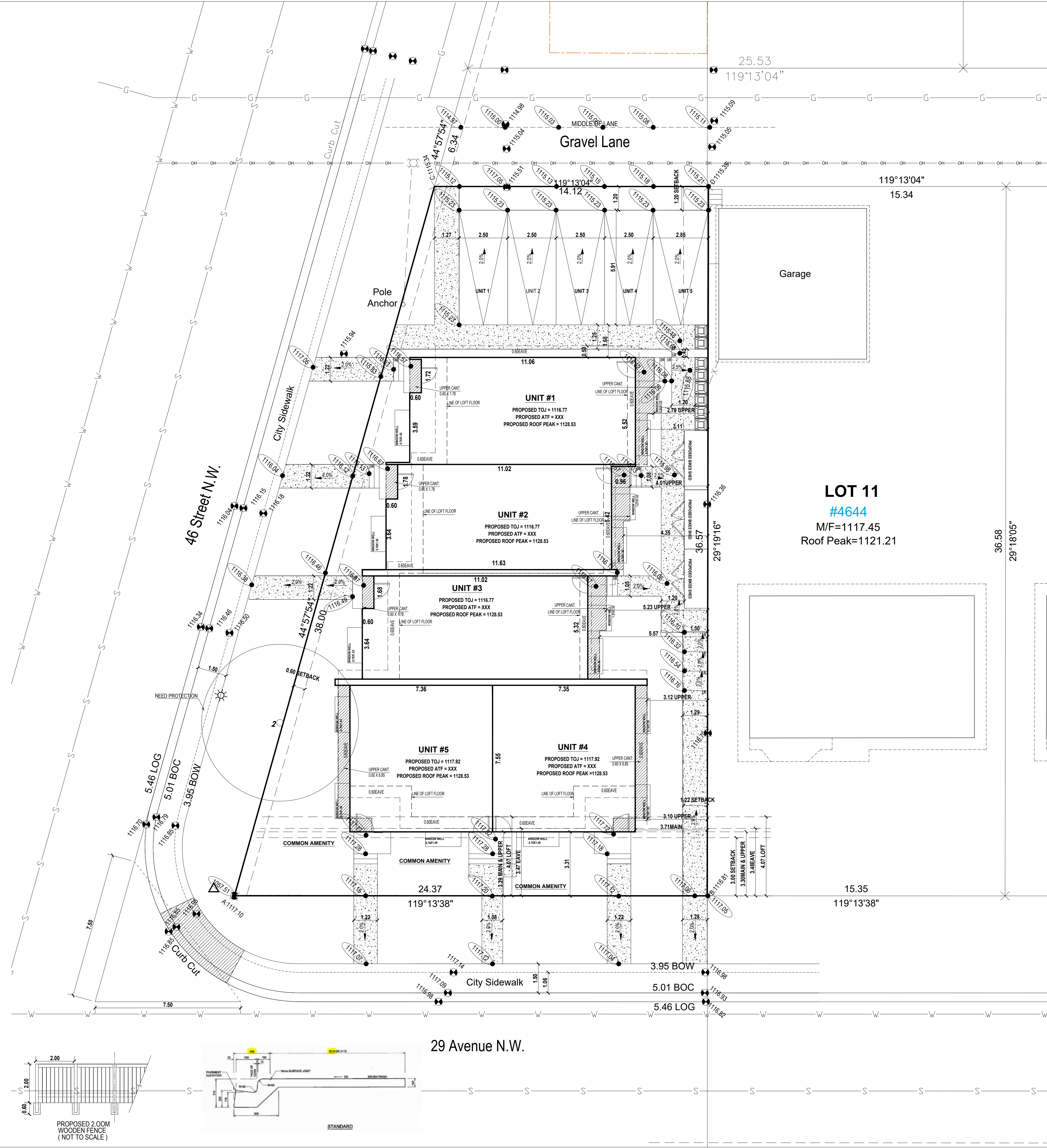


LEGEND	PROPOSED NEW FENCE	LEGEND	UTILITY LINES GAS	LEGEND	EXISTING GRADES
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- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.  
- FOR A 1.5M MONOLITHIC SIDEWALK WITH A LOW PROFILE ROLLED CURB, THE ACTUAL SIDEWALK WIDTH IS 1.50M. REFER TO THE 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS.  
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.  
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.  
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.  
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



DESIGNED BY:

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CALGARY, AB  
T2E 6K3

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KEY PLAN

NOTES

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REVISIONS:

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

No.	Date	Description	DRAWN By	Chk'd By
01		DEVELOPMENT PERMIT SET		
02				
03				
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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 GRADES**

DRAWING NO.

**A-004**

PROJECT NO.:

**26-0000**

CHECKED BY:

DATE:

2026-03-19

DRAWN BY:

SCALE:

1:100

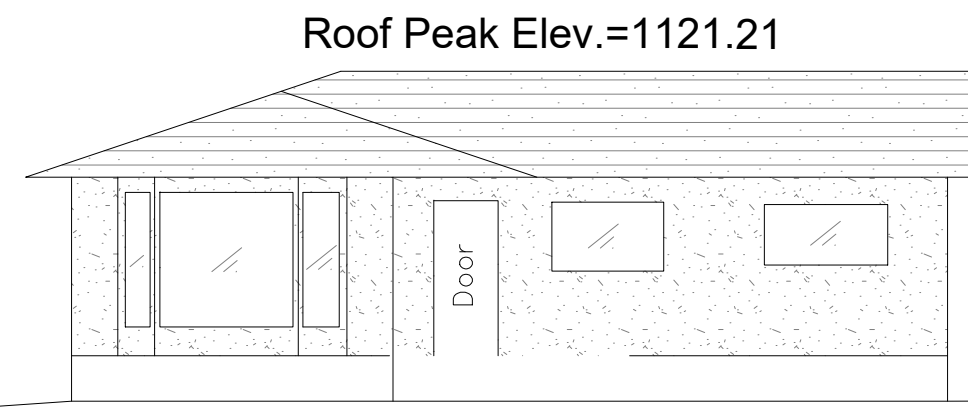
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PROPERTY LINE

TO BE DEMOLISHED

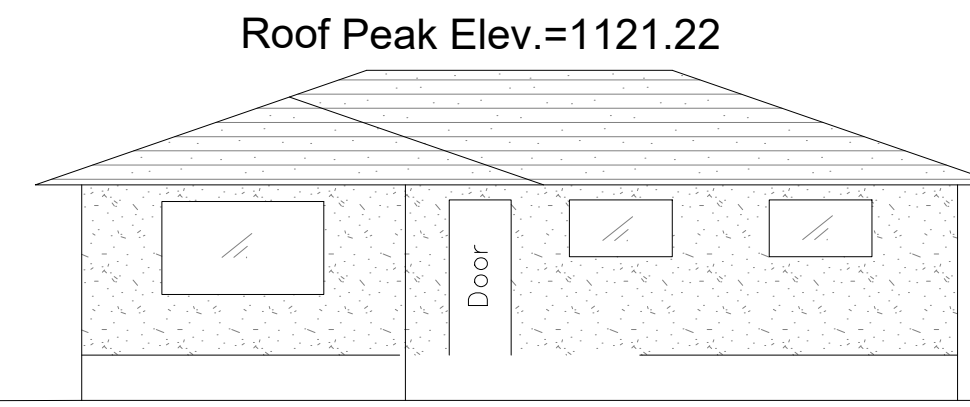
EXISTING SINGLE FAMILY DWELLING  
# 4648  
**Streetscape**  
Scale 1:200

PROPERTY LINE



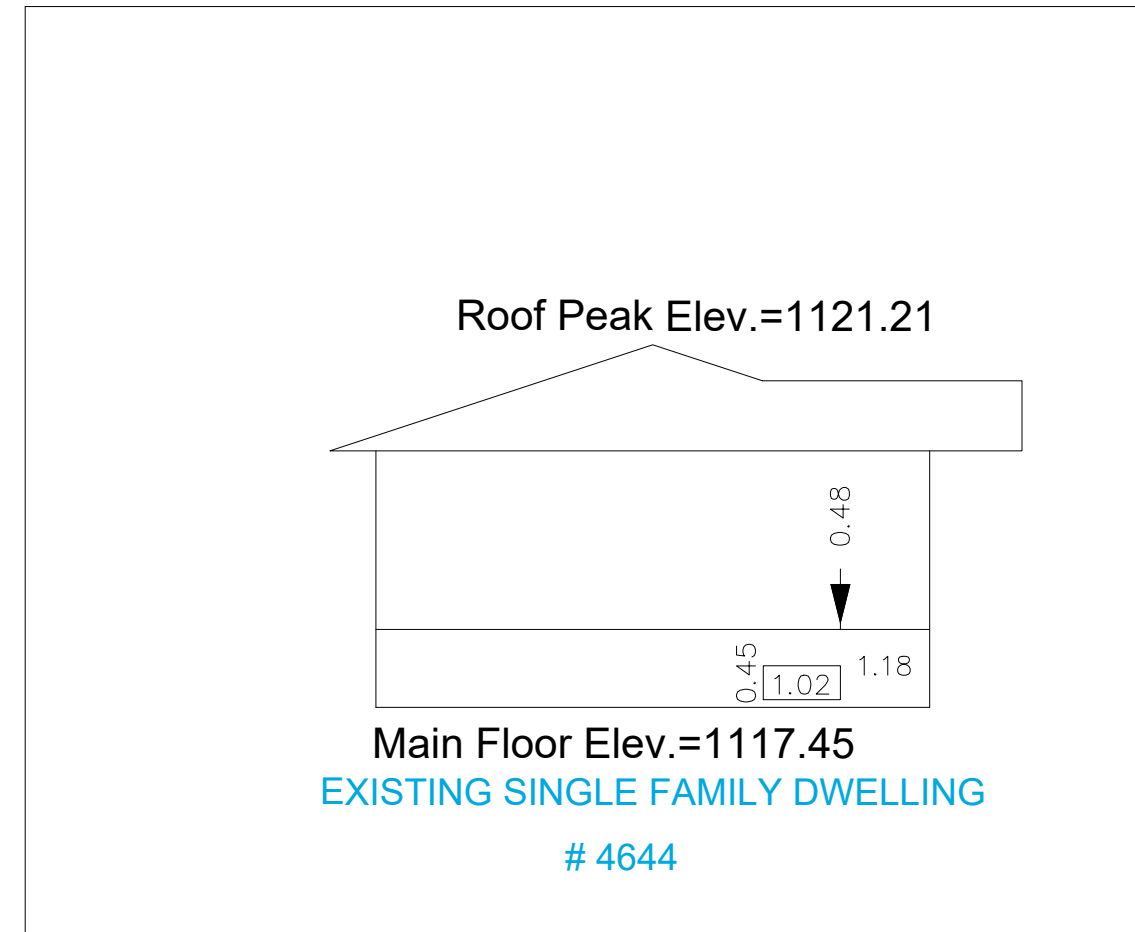
Main Floor Elev.=1117.45  
EXISTING SINGLE FAMILY DWELLING  
# 4644

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

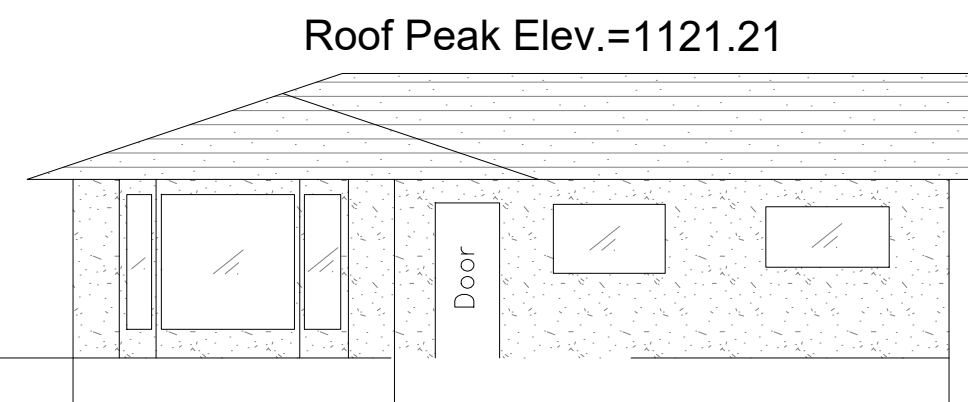
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PROPERTY LINE



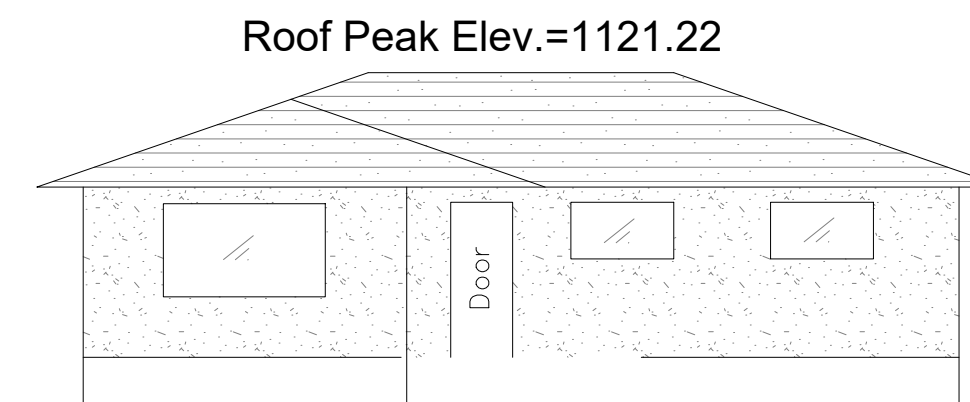
29 AVENUE NW  
**Streetscape**  
Scale 1:200

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

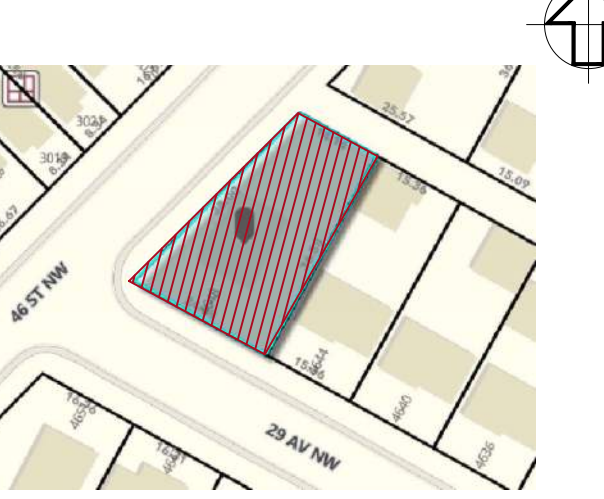
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THE CLIENT:

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:

STREETSCAPE

DRAWING NO.

A-005

PROJECT NO.:

26-0000

CHECKED BY:

DATE:

2026-03-19

DRAWN BY:

SCALE:

1:100

# LANDSCAPE CALCULATIONS

## 552- PLANTING REQUIREMENTS

- 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.
- A minimum of 1.0 trees and 2.0 shrubs must be planted for every 45.0 square metres of landscaped area provided.
- Landscaped areas may include Urban Agriculture.
- A minimum of 25.0 per cent of all trees provided must be coniferous.
- Unless otherwise referenced in section 555, deciduous trees must have a minimum calliper of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.
- Unless otherwise referenced in section 555, coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- For landscaped areas with a building below, planting areas must have the following minimum soil depths:
  - a-1.2 metres for trees;
  - b-0.6 metres for shrubs; and
  - c-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.
- Planting of new trees in an adjacent boulevard to the parcel approved by the Development Authority may be counted towards the planting requirements in this section.

## 555 & 556-PLANTING CALCULATIONS:

(AS PER ENHANCED LANDSCAPING AND LOW WATER LANDSCAPING OPTIONS):  
REQUIRED LANDSCAPE AREA IS 34% OF PARCEL AREA

1 TREE & 2 SHRUBS / 25 SQ. M. OF LANDSCAPED AREA PROVIDED  
MINIMUM 1: 4 TREES MUST BE CONIFEROUS  
MINIMUM 50% LARGE TO SMALL TREES (DECIDUOUS & CONIFEROUS)  
MINIMUM CALIPER OF SMALL DECIDUOUS: 65mm  
MINIMUM CALIPER OF LARGE DECIDUOUS: 85mm  
MINIMUM HEIGHT OF SMALL CONIFEROUS: 3.0m OR 9'-10"  
MINIMUM HEIGHT OF LARGE CONIFEROUS: 4.0m OR 13'-1"

THEREFORE MINIMUM PLANTING REQUIRED ARE:  
703.44 m<sup>2</sup> / 110 m<sup>2</sup> = 6.39 = 7 TREES & 21 SHRUBS  
BROKEN DOWN AS:

- 5 DECIDUOUS
- 2 CONIFEROUS
- 21 SHRUBS (Shrubs must be a minimum height or spread of 0.60 meters at the time of planting)

### PROPOSED PLANTING:

- 5 DECIDUOUS
- 2 CONIFEROUS
- 21 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
<b>DECIDUOUS TREES</b>						
02	PC		PIN CHERRY	PRUNUS PENNSYLVANICA	85mm CAL.	
03	BO		BUR OAK	Quercus macrocarpa	70mm CAL.	

<b>CONIFEROUS TREES</b>						
00	BS		BLUE SPRUCE	PICEA PLUNGENS	4.0M HGT.	
02	LP		LODGEPOLE PINE	PINUS CONTORTA VAR. LATIFOLIA	3.0M HGT.	

<b>DECIDUOUS SHRUBS</b>						
09	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
03	CL		LILAC	SYRINGA SPP.	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

<b>CONIFEROUS SHRUBS</b>						
09	SJ		JUNIPER	JUNIPERUS SPP.	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LOT AREA: 703.44 m<sup>2</sup> LOT ZONING: R-CG

## 1. BUILDINGS COVERAGE = 316.48 M2 OR 44.9% FROM LOT AREA

- PROPOSED BUILDING AREA = 305.5 m<sup>2</sup> or 42.44 % OF LOT AREA
- PROPOSED BICYCLE LOCKER COVERAGE = 10.98 m<sup>2</sup> or 1.82% OF LOT AREA

## 2. NON- LANDSCAPE AREA = 113.23 m<sup>2</sup> = 16.1 % OF LOT AREA

- GARAGE CONCRETE PAD = 75.96 m<sup>2</sup> = 67.07 % OF NON-LANDSCAPE AREA
- CONCRETE APRON = 15.97 m<sup>2</sup> = 14.10 % OF NON-LANDSCAPE AREA
- WINDOW WELLS = 21.6 m<sup>2</sup> = 19.06 % OF NON-LANDSCAPE AREA

## 3. LANDSCAPE AREA = 273.73 m<sup>2</sup> = 38.91 % OF LOT AREA

### 3.1 HARD-LANDSCAPE = 103.23 m<sup>2</sup> = 37.71 % OF LANDSCAPE AREA

- EXPOSED AGGREGATED CONCRETE WALKWAYS = 73.15 m<sup>2</sup> = 70.86 % OF HARD-LANDSCAPE AREA
- BIKE LOCKERS (CONCRETE BASE) = 10.98 m<sup>2</sup>
- CONC. ENTRANCE STEPS = 17.55 m<sup>2</sup> = 17.12% OF HARD-LANDSCAPE AREA
- WOOD ENTRANCE STEPS = 3.36 m<sup>2</sup> = 3.25 % OF HARD-LANDSCAPE AREA
- WASTE/RECYCLE = 3.35 m<sup>2</sup> = 3.24% OF HARD-LANDSCAPE AREA
- LANDSCAPE STEPS = 5.71 m<sup>2</sup> = 5.53 % OF HARD-LANDSCAPE AREA

### 3.2 SOFT-LANDSCAPE = 170.5 m<sup>2</sup> = 62.29 % OF LANDSCAPE AREA

- S.O.D = 131.82 m<sup>2</sup> = 77.3 % OF SOFT-LANDSCAPE AREA
- MULCH = 38.68 m<sup>2</sup> = 22.7 % OF SOFT-LANDSCAPE AREA

## LIGHTING LEGEND:



LED Down light (ON WALL)



PATHWAY LIGHTS

- 1.20M SCREENING
- 2.0M FENCE
- GARDEN BEDS
- MASS PLANTING OF SHADE TOLERANT PERENNIALS
- MASS PLANTING OF BLUE GRASS
- FIRE PIT

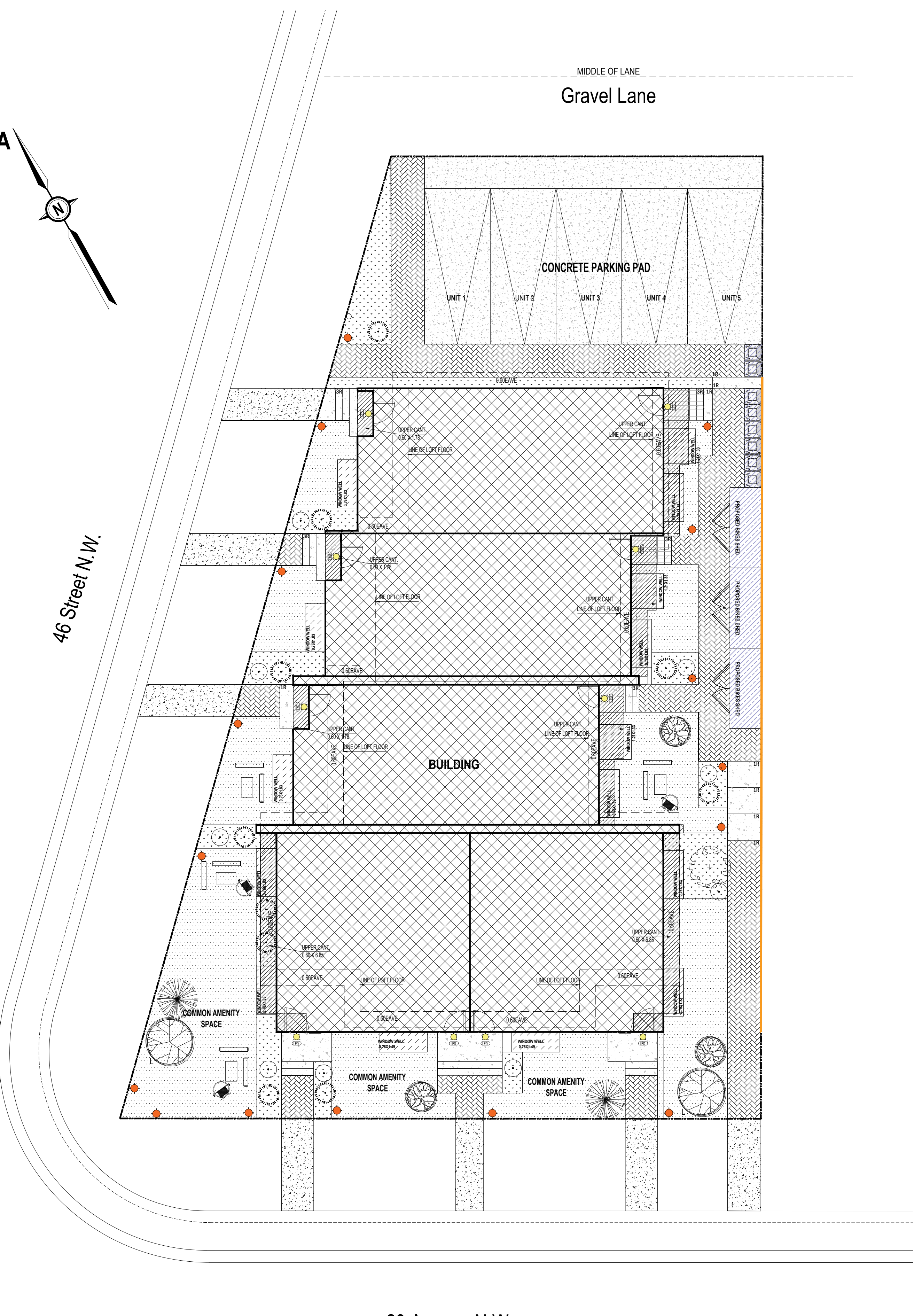
### IRRIGATION SYSTEM:

Underground Low Water Irrigation System to be used, which includes:

- a rain sensor or a soil moisture sensor.
- a flow sensor for leak detection; and
- 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.

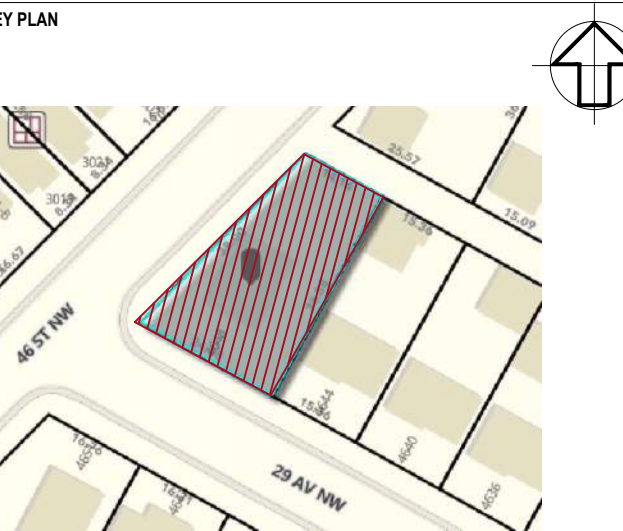


29 Avenue N.W.



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01		DEVELOPMENT PERMIT SET		
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THE CLIENT:

PROJECT: **5- PLEX BUILDING**

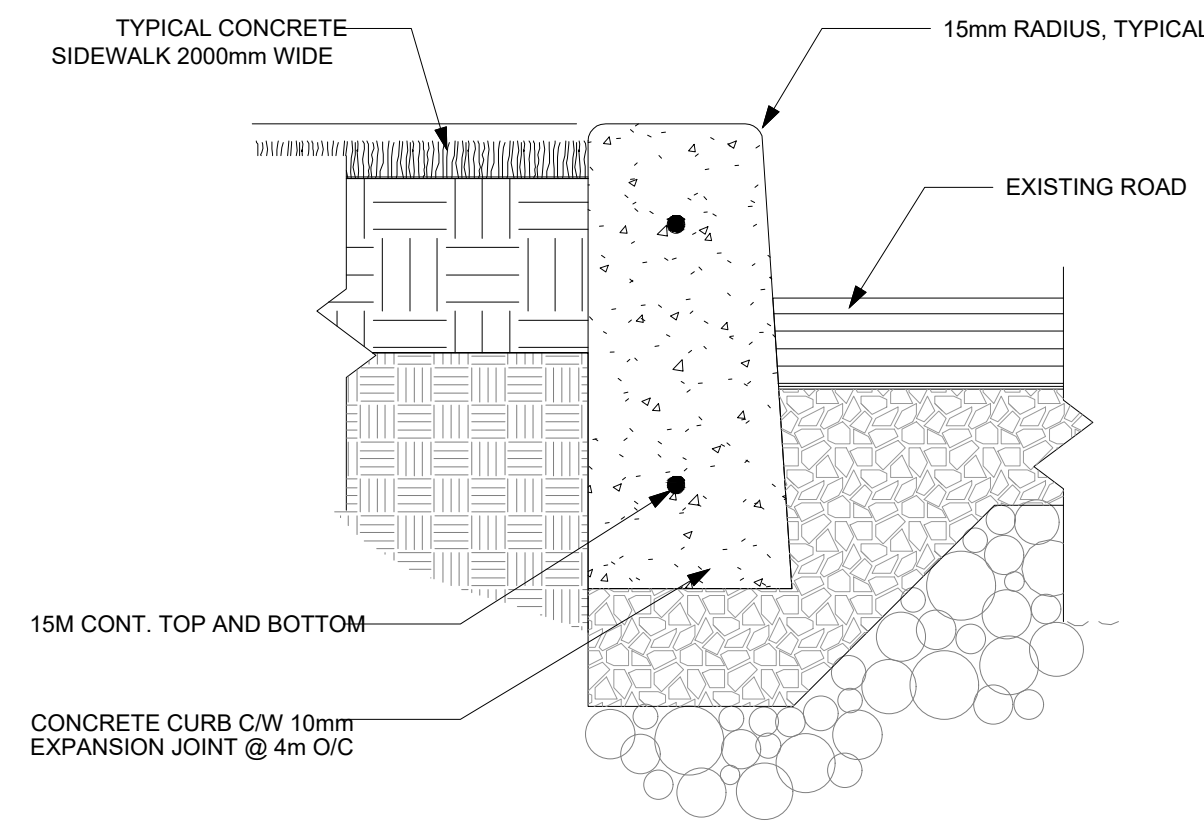
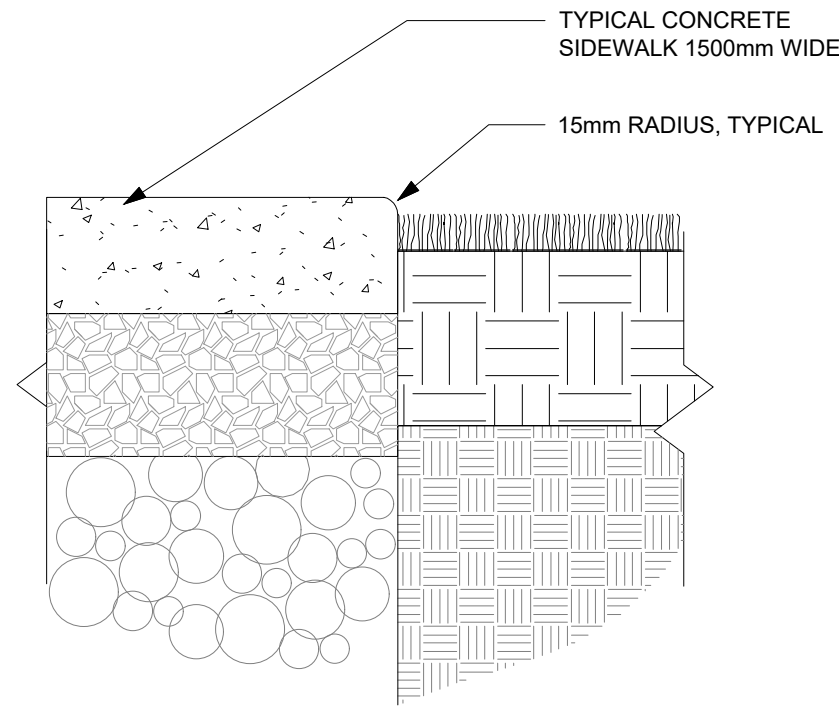
ADDRESS: **4648 29 Avenue N.W. CALGARY, ALBERTA Plan 485 GR, Block 1, Lot 10**

DRAWING SET: **DEVELOPMENT PERMIT SET**

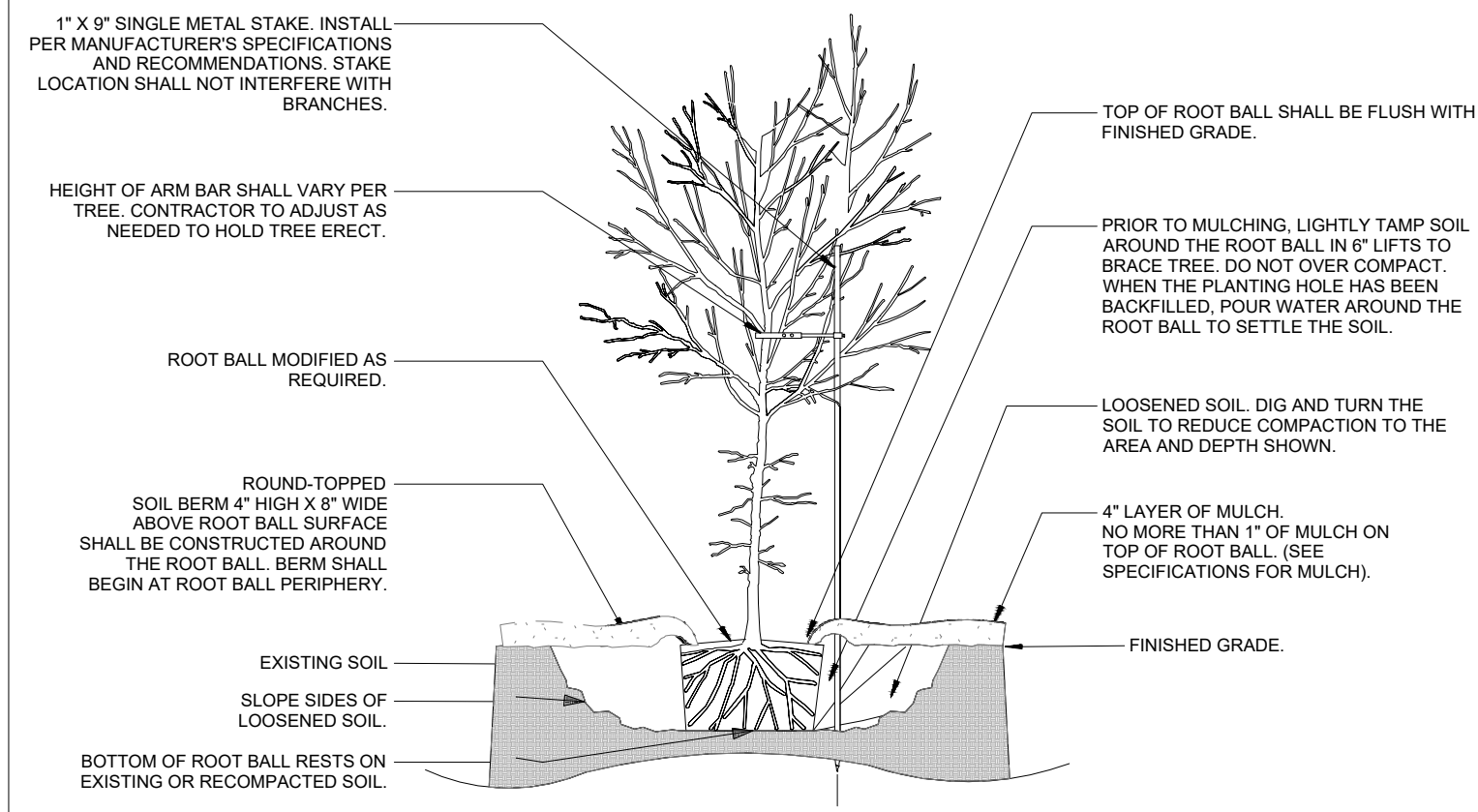
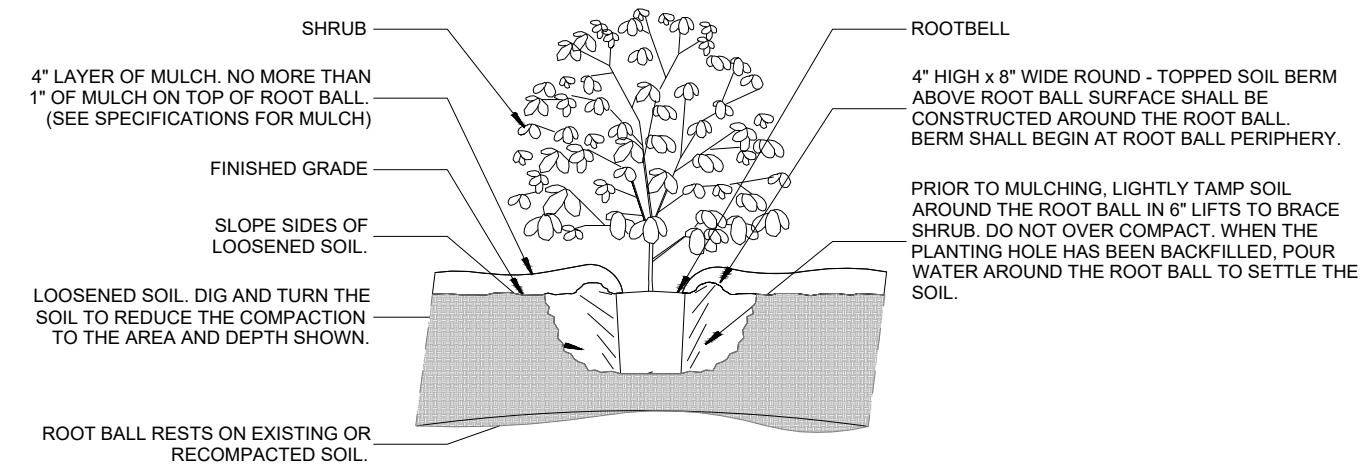
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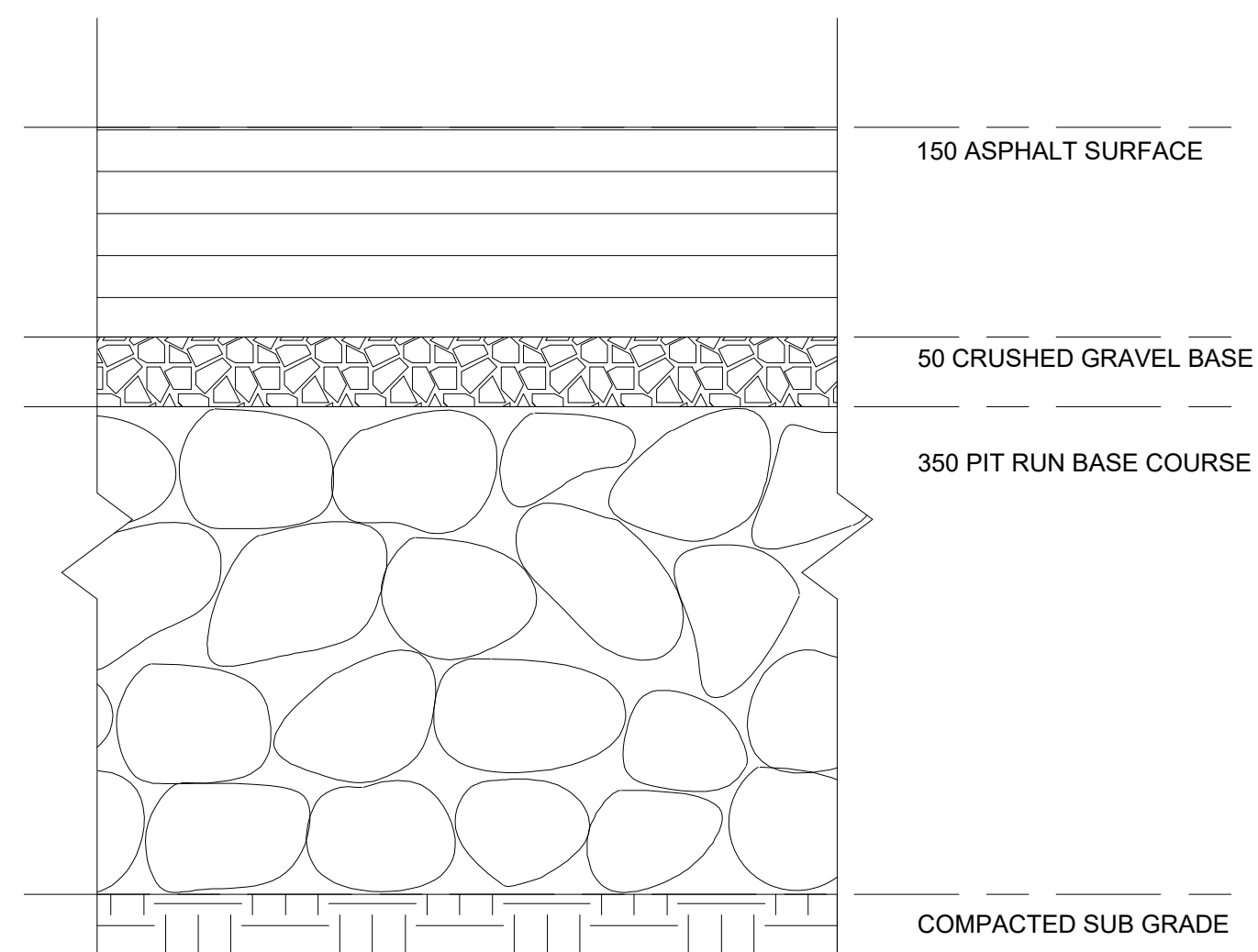
PROJECT NO.: **26-0000** CHECKED BY: DATE: **2026-03-19**  
DRAWN BY: SCALE: **1:100**



**1 CONCRETE CURB**



**2 PLANTING DETAILS**



HEAVY DUTY PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.  
DESIGN BASED ON 'MIXED B-PAVEMENT DESIGN',  
CITY OF CALGARY SPECIFICATIONS, MIN. 25,000KG LOAD

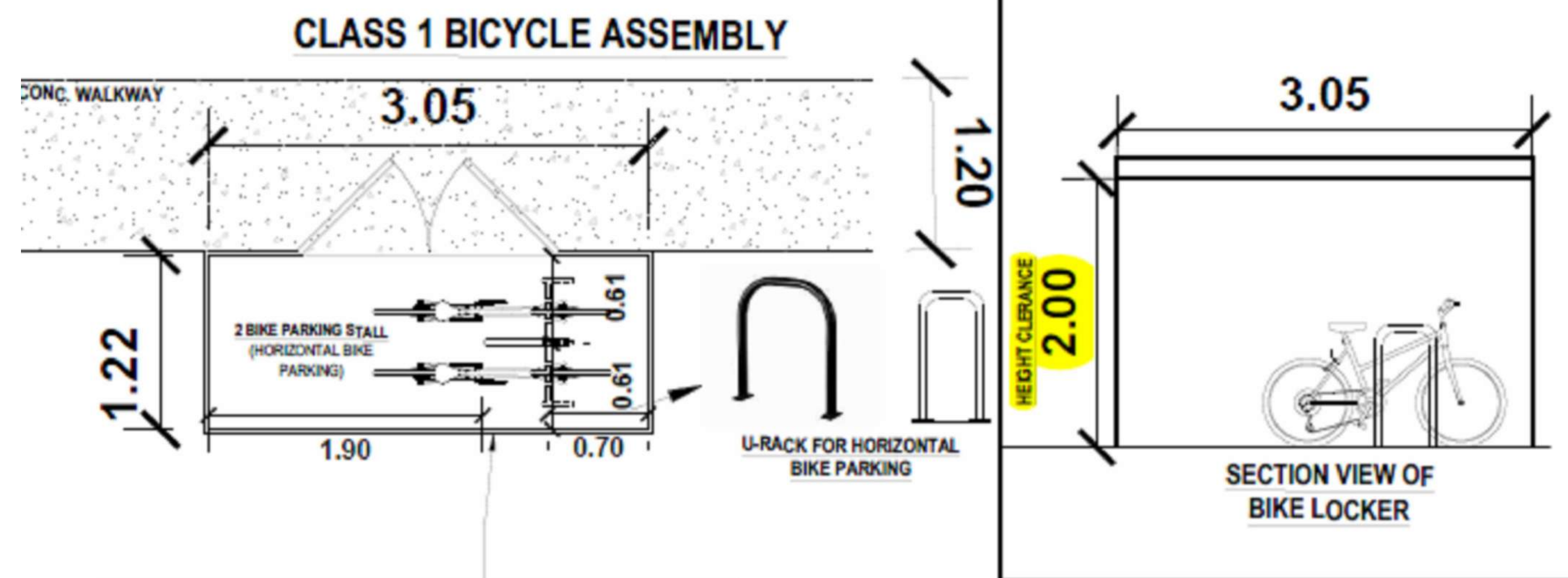
NOTE: ALL GRADING AND ASPHALT WORK SHALL BE CARRIED OUT IN ACCORDANCE W/ GEOTECHNICAL CONSULTANTS RECOMMENDATIONS

**3 CONCRETE BASE**

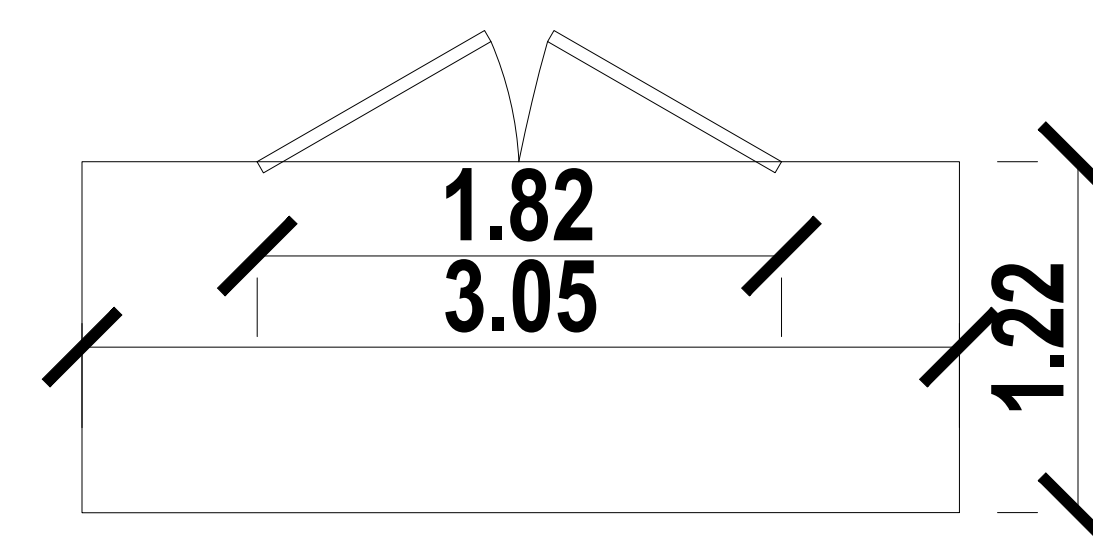


**WOOD FENCE DETAIL**

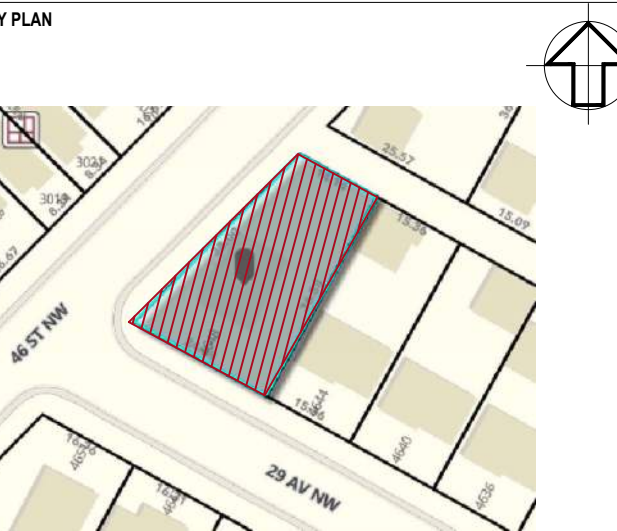
**4 WOOD FENCE DETAIL**



**VERTICAL BIKE RACK**



**5 BICYCLES STALLS CLASS 1**



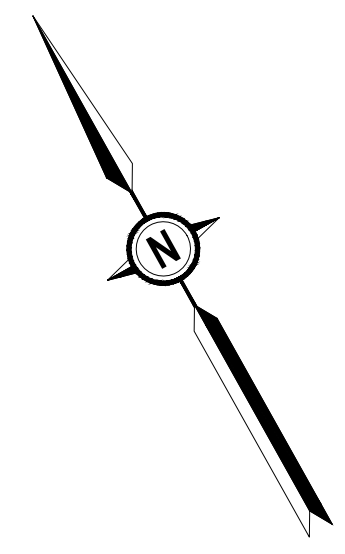
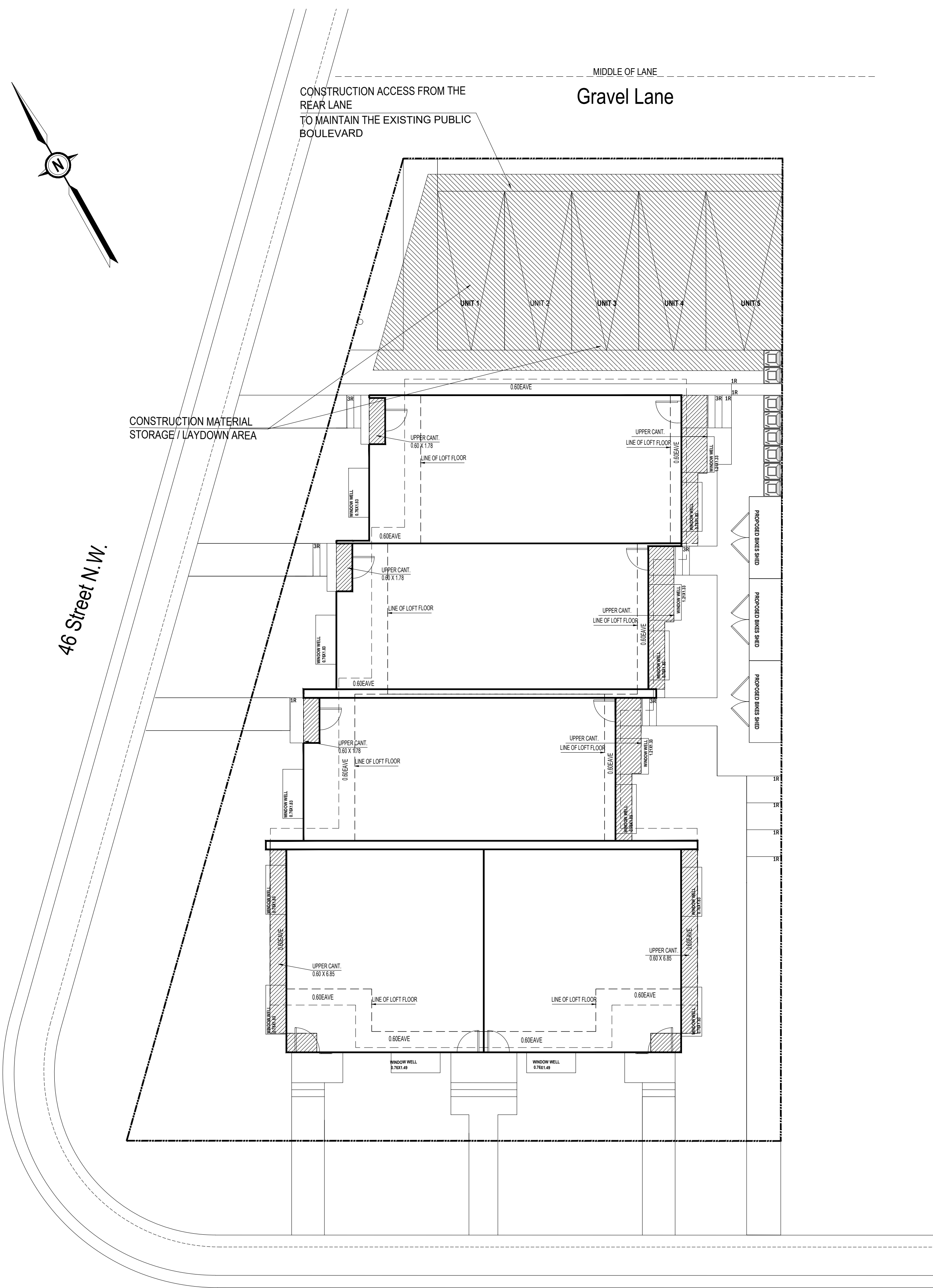
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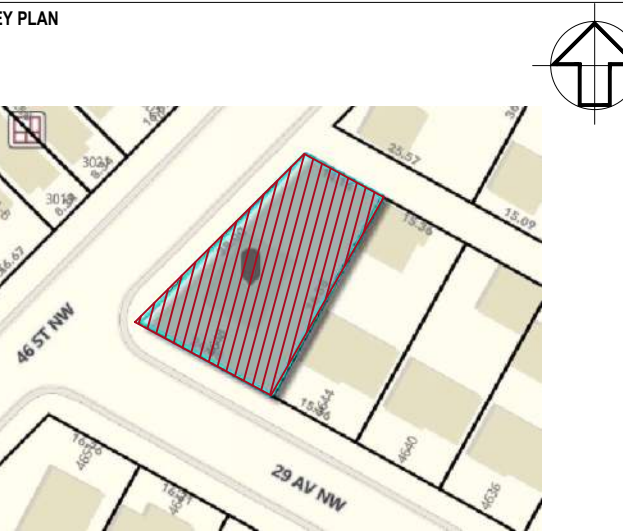
**NOTE:**  
 - NO STOCKPILING OR DUMPING OF CONSTRUCTION MATERIALS IS PERMITTED ON THE BOULEVARD.  
 - IN ORDER TO ENSURE THE INTEGRITY OF THE BOULEVARD FOR FUTURE TREE PLANTING, CONSTRUCTION ACCESS IS ONLY PERMITTED THROUGH THE REAR LANE AND OUTSIDE THE DRIPLINE OF PUBLIC TREE(S), PER THE APPROVED TREE PROTECTION PLAN.

DESIGNED BY:

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

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 T2E 6K3

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REVISIONS:

No.	Date	Description	DRAWN BY	CHK'D BY
01				
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ISSUES:

No.	Date	Description	DRAWN BY	CHK'D BY
01		DEVELOPMENT PERMIT SET		
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:  
**CONSTRUCTION ACCESS  
 AREA**

DRAWING NO.  
**A-009**

PROJECT NO.: **26-0000**

CHECKED BY:

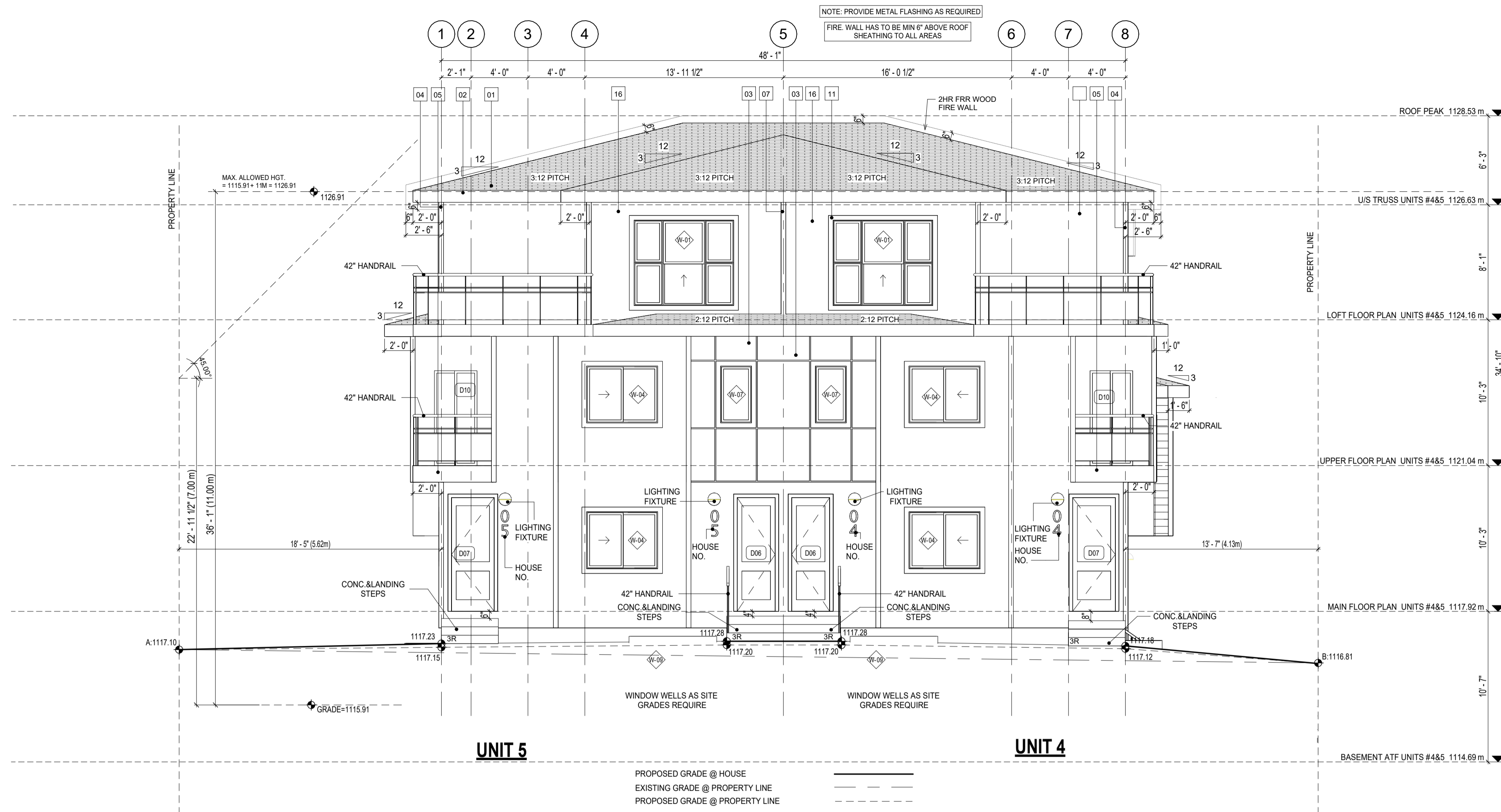
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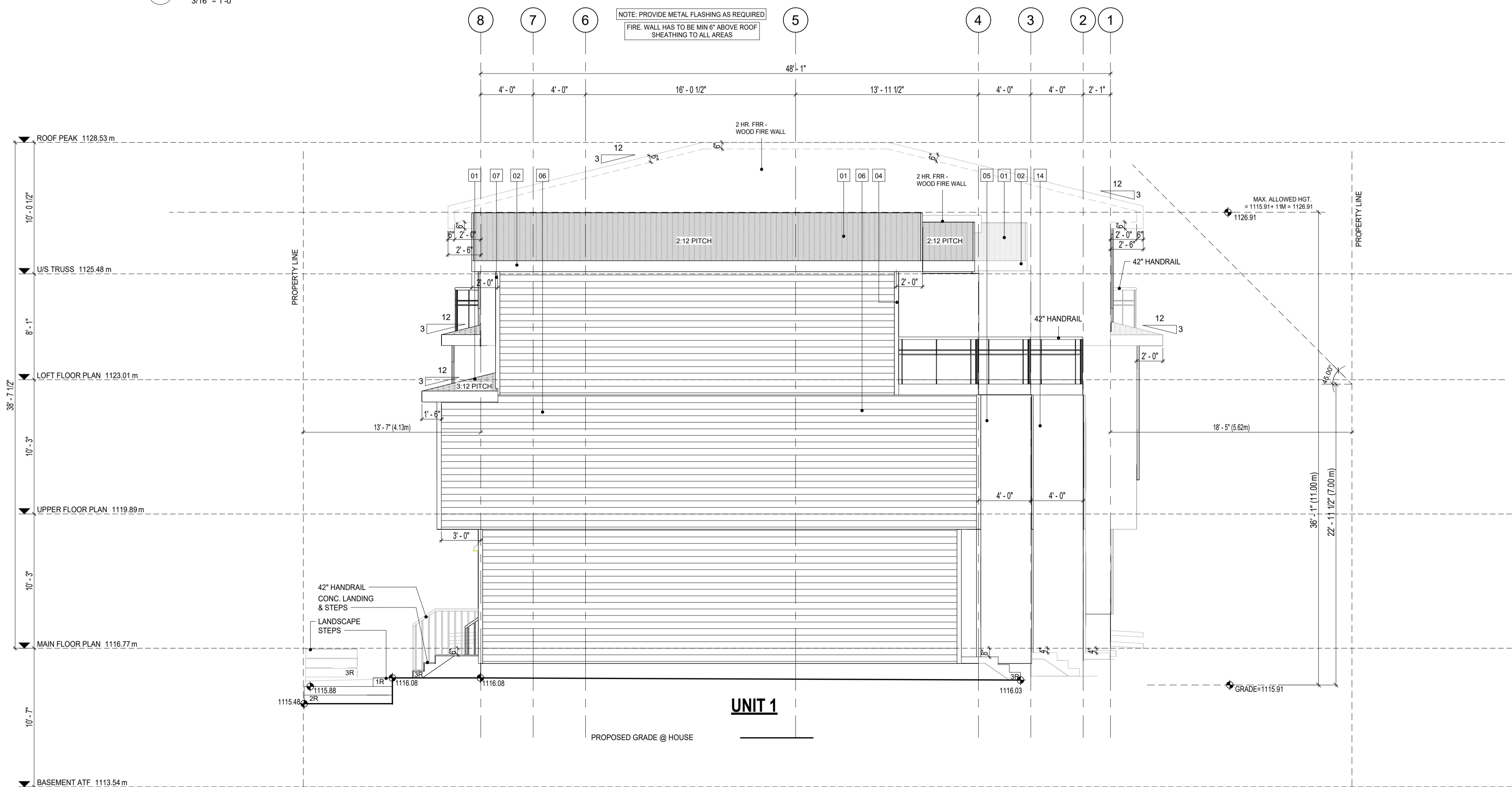
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**ELEVATIONS FINISHES MATERIAL**

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	SMART BOARD LIGHT
04	CORNER BOARD SMART BOARD LIGHT
05	SMART BOARD WHITE
06	HARDIE SIDING
07	TRIM SMART BOARD LIGHT
08	4" TRIM
09	4" GRAY TRIM
10	STUCCO CLADDING LIGHT GRAY
11	4" TRIM WHITE
12	4" TRIM DARK
12	BOARD AND BATTEN

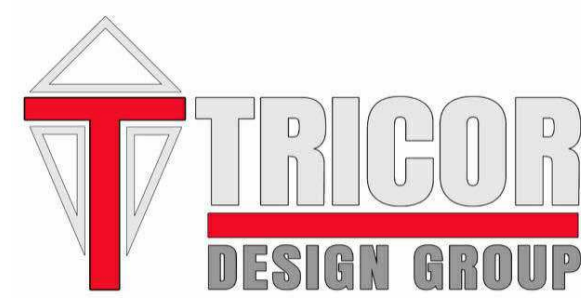


**1 PROPOSED FRONT (SOUTH WEST) ELEVATION**  
3/16" = 1'-0"



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

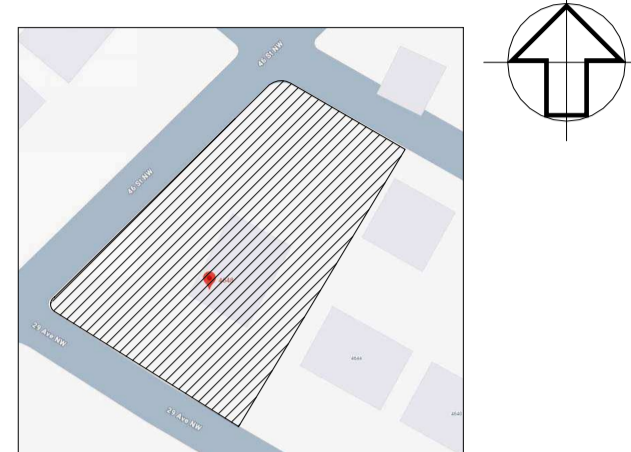
DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

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CALGARY, AB  
T2E 0K3  
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EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
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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. :

26-1037

CHECKED BY:

E.Z.

DATE:

2026-03-18

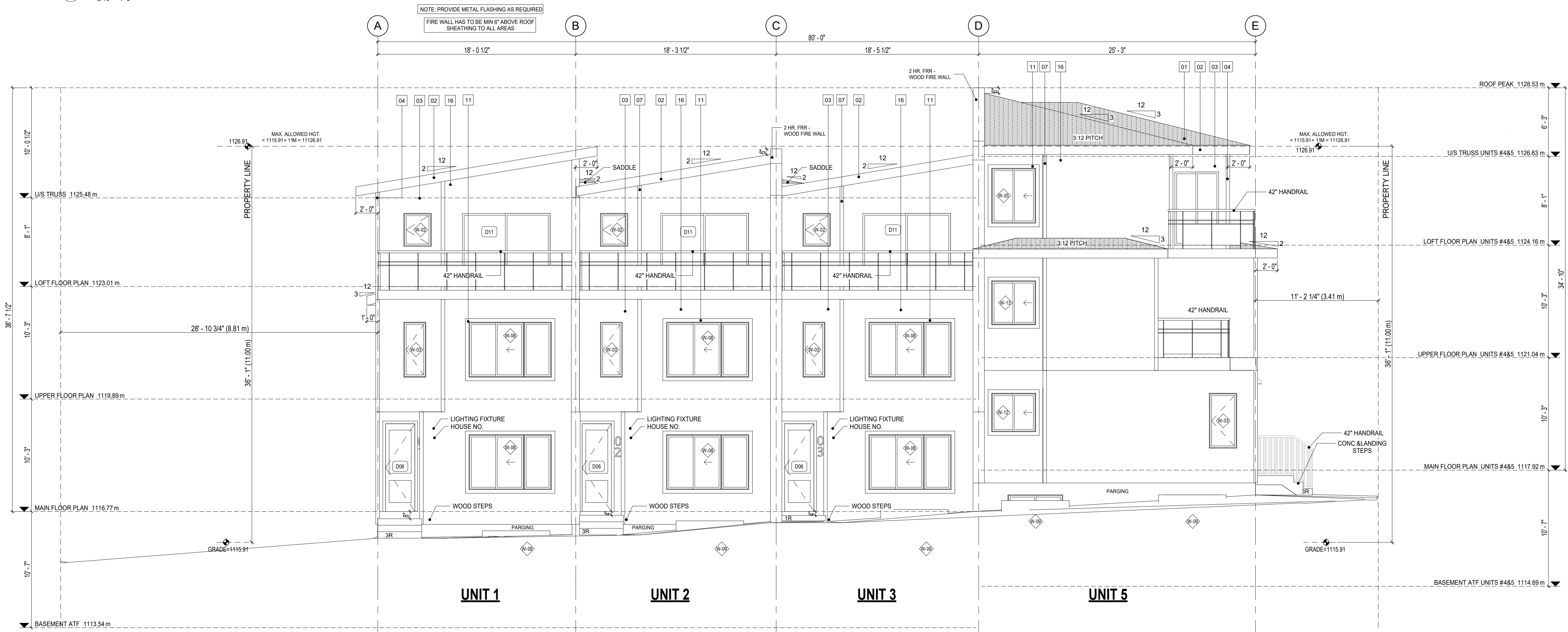
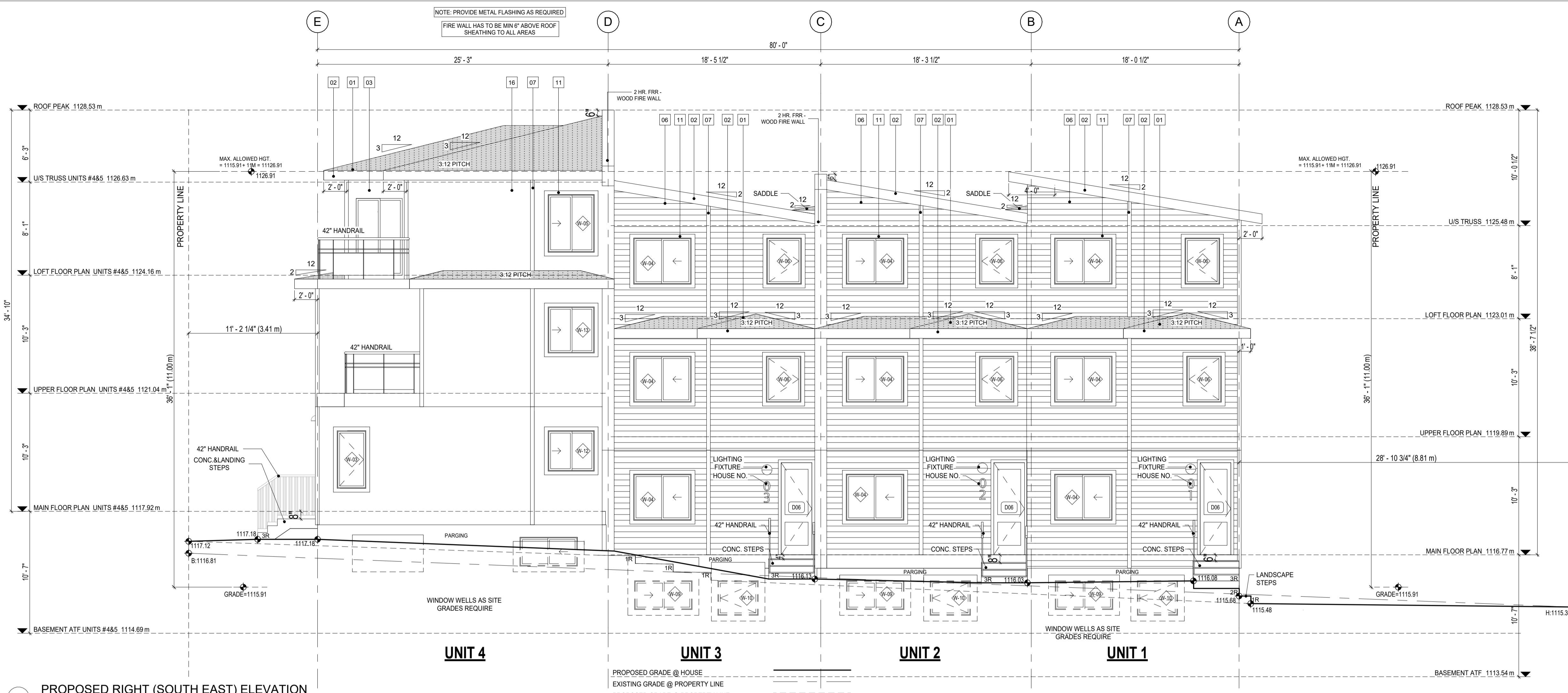
DRAWN BY:

S A / R N / A M

SCALE:

3/16" = 1'-0"

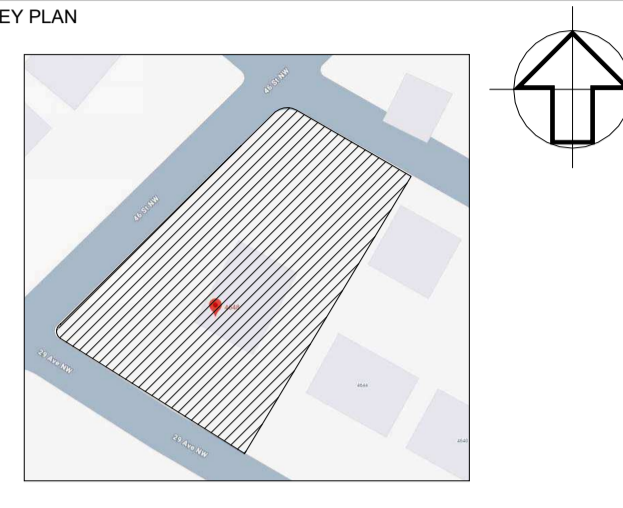
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	FIRE-FINISHED METAL FASCIA
03	SMART BOARD LIGHT
04	CORNER BOARD SMART BOARD LIGHT
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07	TRIM SMART BOARD LIGHT
08	4" TRIM
09	4" GRAY TRIM
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11	4" TRIM WHITE
12	BOARD AND BATTEN



DESIGNED BY:

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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: 2026-03-18  
DRAWN BY: S A / R N / A M  
SCALE: 3/16" = 1'-0"

# SITE - PLAN

## SURVEY INFORMATION :-

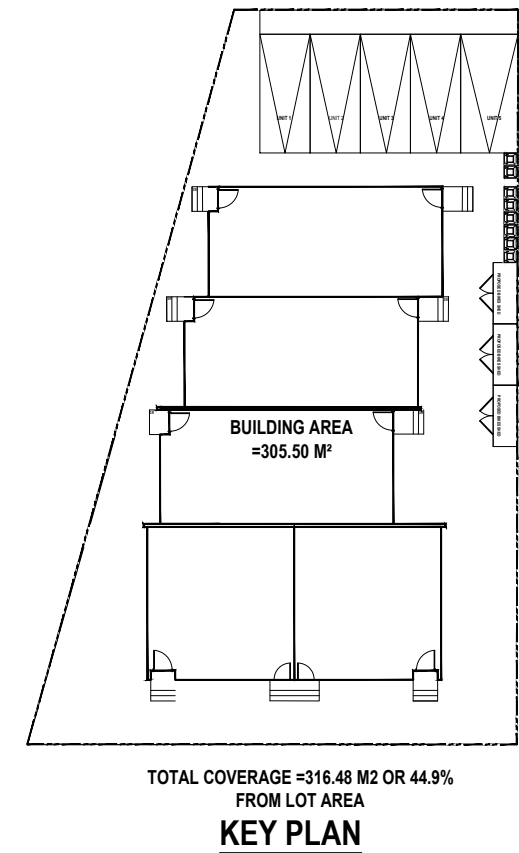
MUNICIPAL ADDRESS:-  
4648 29 AVENUE N.W. , CALGARY, ALBERTA  
ZONING : R-CG  
LEGAL ADDRESS:-  
**PLAN 485 GR,BLOCK 1, LOT 10**

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 m<sup>2</sup>  
THE MAXIMUM COVERAGE AREA (60%) = 421.88  
MAXIMUM ALLOWABLE COVERAGE 421.88-105 =316.88 M<sup>2</sup>  
PROPOSED BUILDING COVERAGE =305.50 m<sup>2</sup>  
PROPOSED BICYCLE LOCKER COVERAGE = 10.98m<sup>2</sup>  
TOTAL PROPOSED COVERAGE = 316.48 M2 OR 44.9% FROM LOT AREA

- PROJECT SETBACK REQUIREMENTS:
- 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)
  - MINIMUM SETBACK FROM A PROPERTY LINE SHARED WITH A LANE IS 1.2 METRES.
  - 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.

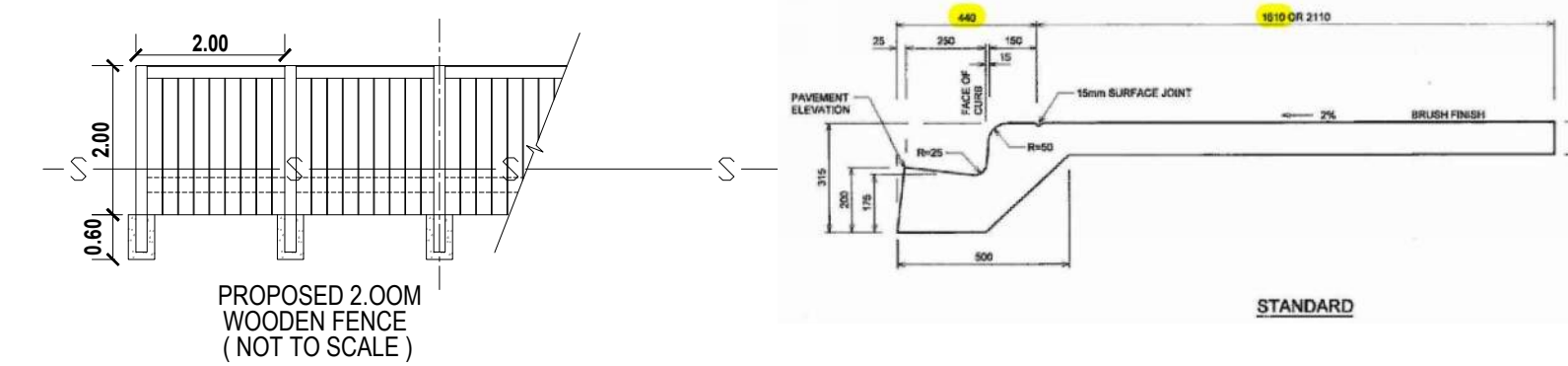
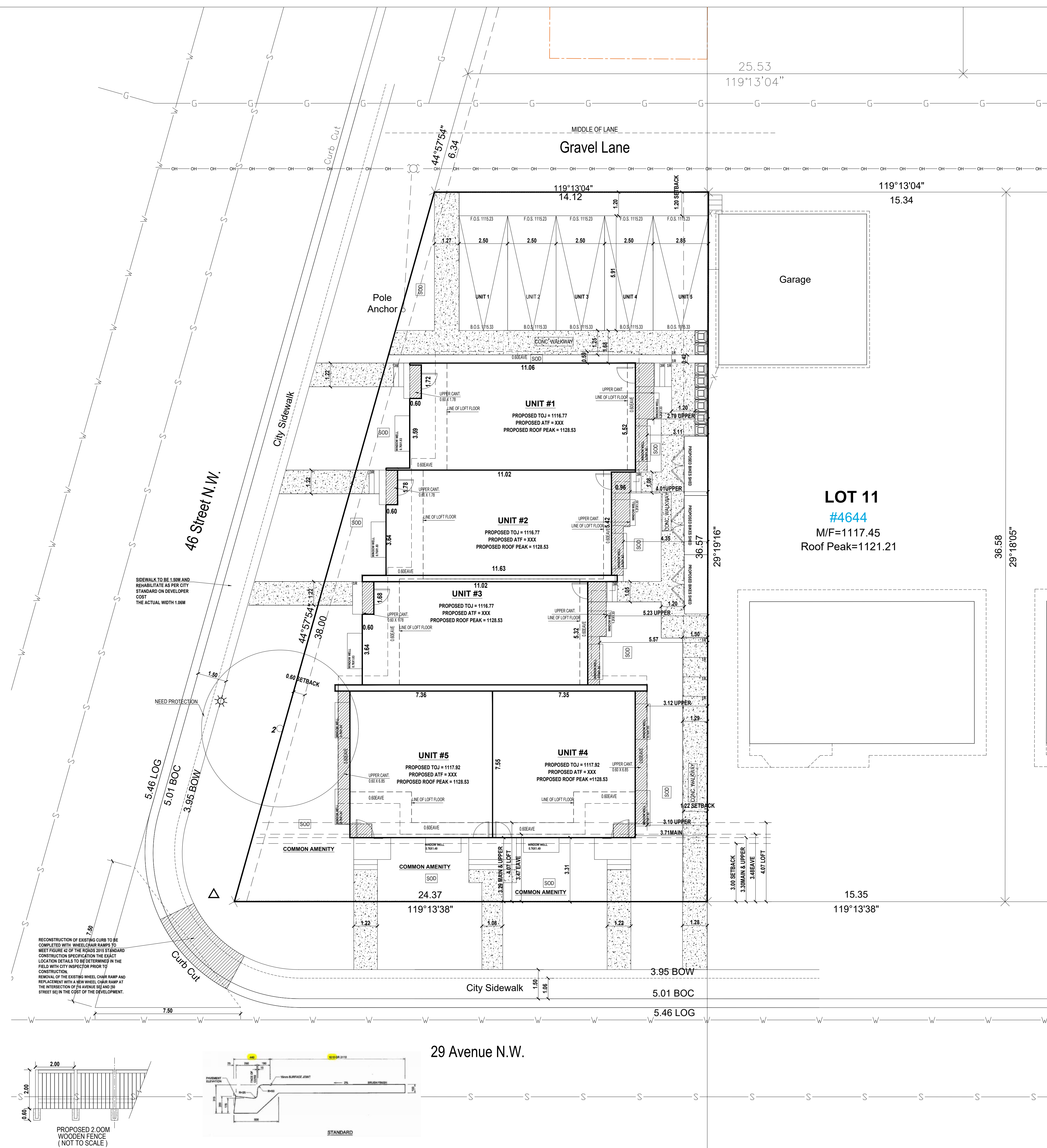


LEGEND	LEGEND	LEGEND	LEGEND	LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY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

## TREE SCHEDULE:

Tree No.	Tree Type	Location	CASE
1	Coniferous	In Subject Property	REMOVED
2	Coniferous	In City Property	KEEP AS IT AND NEED PROTECTION
3	Coniferous	In Subject Property	REMOVED
4	Bush	In Subject Property	REMOVED

NOTES:  
- BUILDING READY FOR SOLAR PANEL INSTALLATION.  
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.  
- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.  
- FOR A 1.5M MONOLITHIC SIDEWALK WITH A LOW PROFILE ROLLED CURB, THE ACTUAL SIDEWALK WIDTH IS 1.50M. REFER TO THE 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS.  
- EXISTING, UNUSED DRIVEWAY / SIDEWALK CROSSINGS AND CURB CUTS ARE TO BE "CLOSED, REMOVED AND REHABILITATED AS PER THE CITY OF CALGARY 2021 ROADS CONSTRUCTION STANDARD SPECIFICATIONS, AT THE EXPENSE OF THE DEVELOPER.  
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.  
- A MINIMUM DEPTH OF 300MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR SHRUB AND TREE BEDS IS TO BE USED.  
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.



DESIGNED BY:  
**TRICOR DESIGN GROUP**  
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tricordesigns.com

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KEY PLAN

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THE CLIENT:  
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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.:  
**26-0000**  
CHECKED BY:  
DATE:  
2026-03-19  
DRAWN BY:  
SCALE:  
1:100