

**5_PLEX
3714 73 STREET NW
CALGARY, ALBERTA
PLAN 3902JK, BLK7, LOT1 & W7.62 OF
LOT 2**



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-07-10

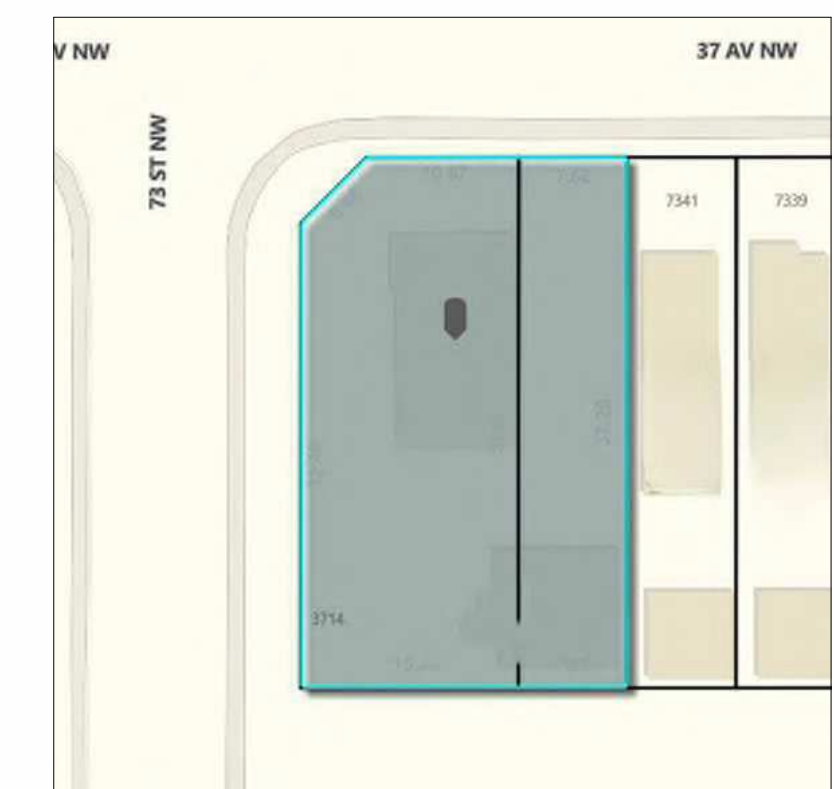


#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

LIST OF DRAWINGS:

- | | |
|-------------------------------------|---|
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| A-010 BOULEVARD SECTIONS | |

KEY PLAN :



PROJECT NO. : 26-1038



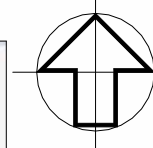
DESIGNED BY:

TRICOR
DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



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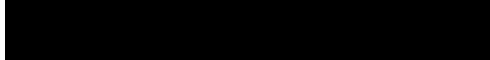
REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-07-07	DEVELOPMENT PERMIT SET	T.J.	T.J./A.S.
02				
03				
04				
05				

THE CLIENT:



PROJECT :

5_PLEX

ADDRESS:

3714 73 STREET NW
CALGARY, ALBERTA
PLAN 3902JK, BLK7, LOT1 & W7.62 OF
LOT 2

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1038

CHECKED BY:

A.K/T.J.

DATE:

2026-07-07

DRAWN BY:

R.N / R.E / N.F /

M.A.

SCALE:

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
3714 - 73 STREET N.W. , CALGARY, ALBERTA
ZONING : R-CG

LEGAL ADDRESS:-
PLAN 3902 JK ,BLOCK 7, LOT 1 AND THE W 7.62 OF LOT 2
WITHIN S.E. 1/4 SEC.34-24-2-W5M

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 = 837.184 m²
THE MAXIMUM COVERAGE AREA (60%) = 502.31 M²
MAX BUILDING COVERAGE = 502.31-105 = 397.31 M²
PROPOSED BUILDING COVERAGE =360.33 m²
PROPOSED BICYCLE LOCKER COVERAGE = 11.16m²
TOTAL PROPOSED COVERAGE = 371.49 m² OR 44.37% OF LOT AREA

PROJECT SETBACK REQUIREMENTS:

1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METERS.
(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
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NOTE:

- ALL EXISTING STRUCTURES ON SITE, INCLUDING
EXISTING FENCE, TO BE REMOVED AS NOTED
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- CITY BOULEVARD IS TO REMAIN FREE OF
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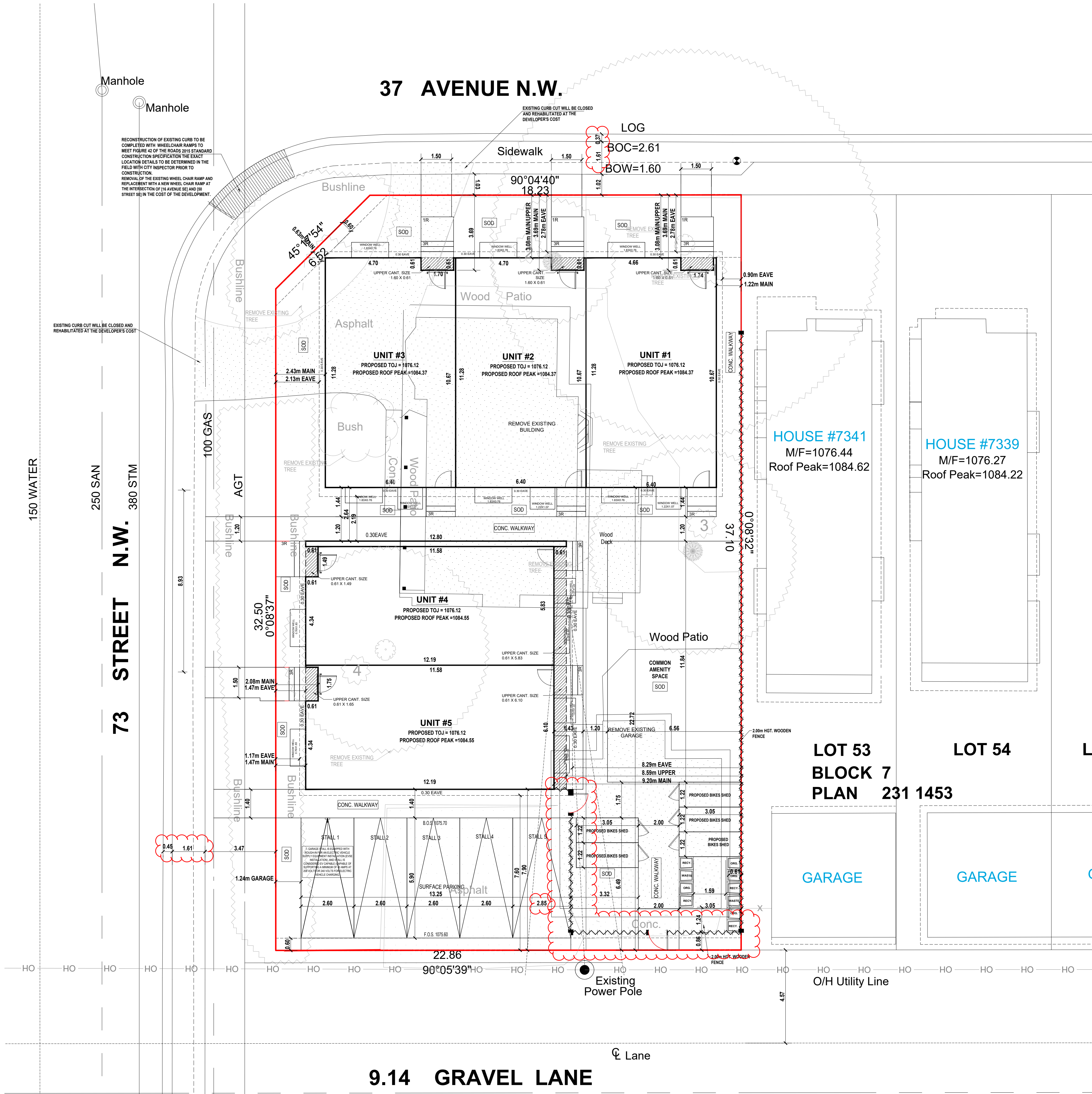
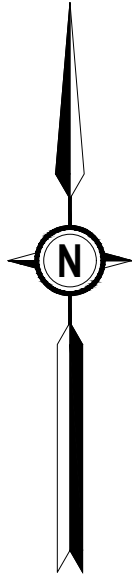
LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER		UPPER CANT		CONCRETE

TREE SCHEDULE:

Tree No.	Tree Type	Location	CASE
1	DEC	In Subject Property	REMOVED
2	CON	In Subject Property	REMOVED
3	CON	In Subject Property	REMOVED
4	DEC	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.
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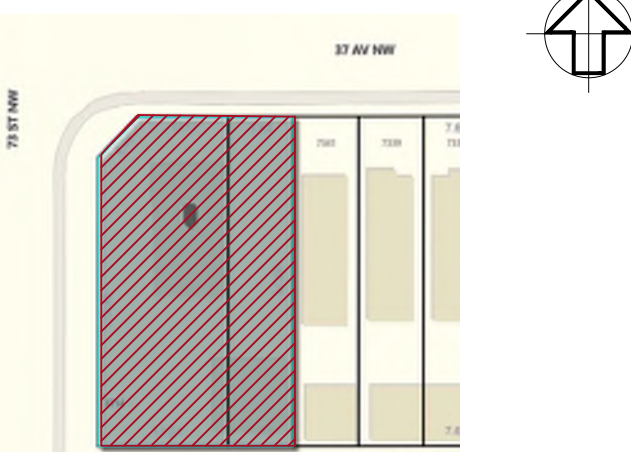
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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01		DTR		
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05				

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01		DEVELOPMENT PERMIT SET		
02				
03				
04				
05				

THE CLIENT:

PROJECT:

5- PLEX BUILDING

ADDRESS:

**3714 - 73 STREET N.W.
CALGARY, ALBERTA
Plan 3902 JK ,Block 7,
Lot 1 and the w 7.62 of Lot 2
within S.E. 1/4 SEC.34-24-2-W5M**

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

**PROPOSED & EXISTING
SITE PLAN**

DRAWING NO.

A-002

PROJECT NO.:

26-0000

CHECKED BY:

DRAWN BY:

DATE:

2025-07-07

SCALE:

1:100

SITE - PLAN

SURVEY INFORMATION :-

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3714 - 73 STREET N.W. , CALGARY, ALBERTA
ZONING : R-CG

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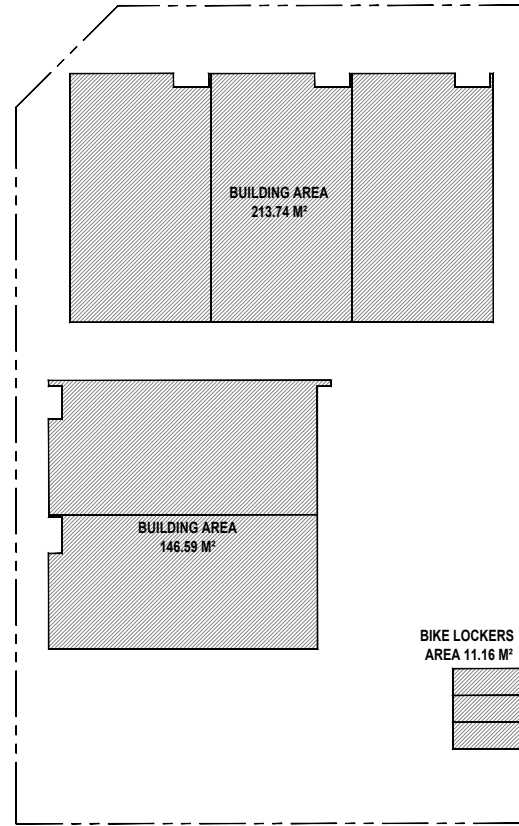
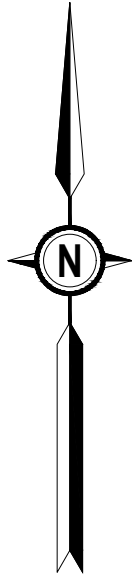
LEGEND		LEGEND		LEGEND	
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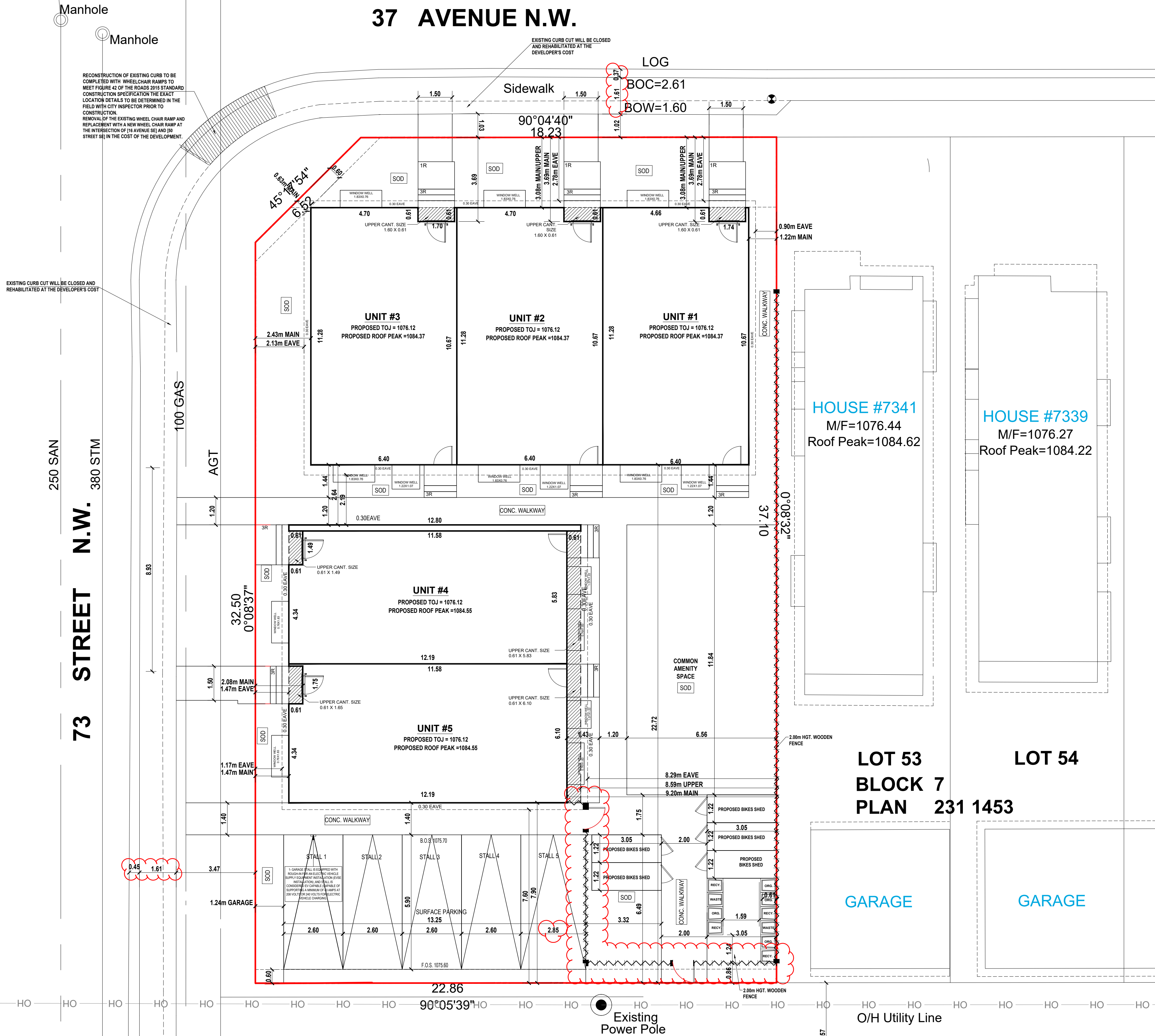


150 WATER

250 SAN

73 STREET N.W. 380 STM

37 AVENUE N.W.



9.14 GRAVEL LANE

DESIGNED BY:

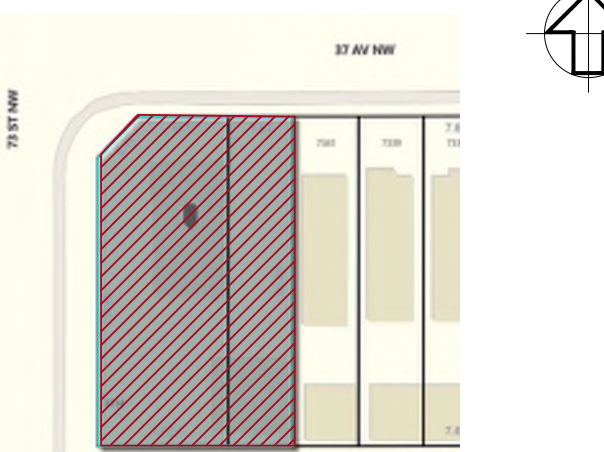


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T2E 6K3

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KEY PLAN



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No.	Date	Description	DRAWN By	Chk'd By
01		DTI		
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01		DEVELOPMENT PERMIT SET		
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5- PLEX BUILDING

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Plan 3902 JK ,Block 7,
Lot 1 and the w 7.62 of Lot 2
within S.E. 1/4 SEC.34-24-2-W5M

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

26-0000

CHECKED BY :

DRAWN BY :

DATE:

2025-07-07

SCALE:

1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PANELS
03	LUX PANELS-BROWN
05	HARDIE LIGHT GRAY
06	EXTERIOR MANUFACTURED STONE VENEER
07	HARDIE DARK GRAY
08	CORNER BOARD 4"BLACK
09	PRE-FINISHED METAL FASCIA BLACK
10	SHADOW BOARD 10"
11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
12	PRE-FINISHED METAL FASCIA
13	4" TRIM



1 PROPOSED FRONT ELEVATION B1
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION B1
3/16" = 1'-0"

DESIGNED BY:



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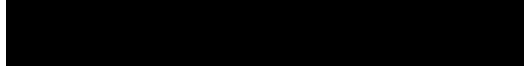
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DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS B1

DRAWING NO.

A-201

PROJECT NO.:

26-1038

CHECKED BY:

A.K.T.I

DATE:

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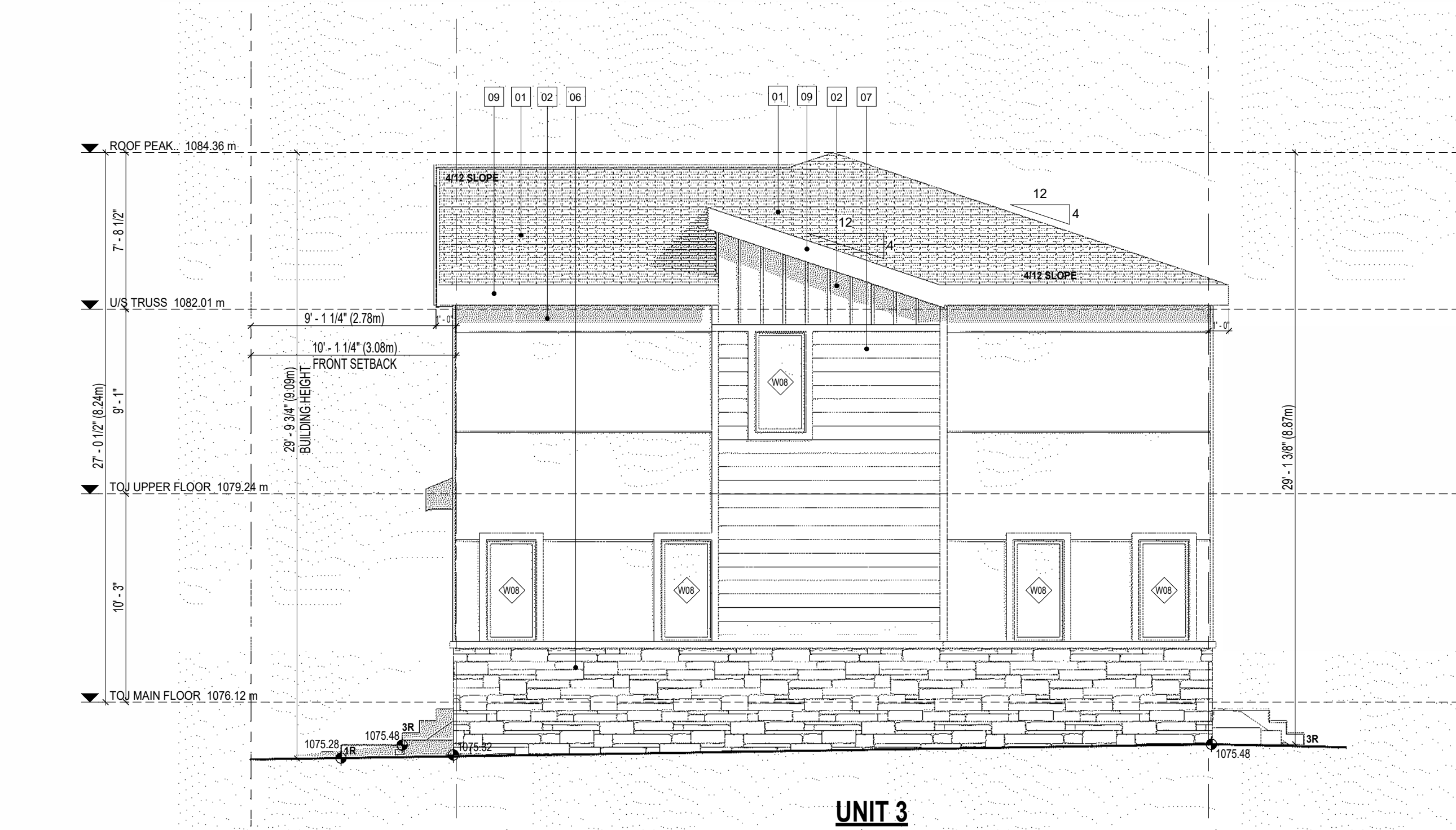
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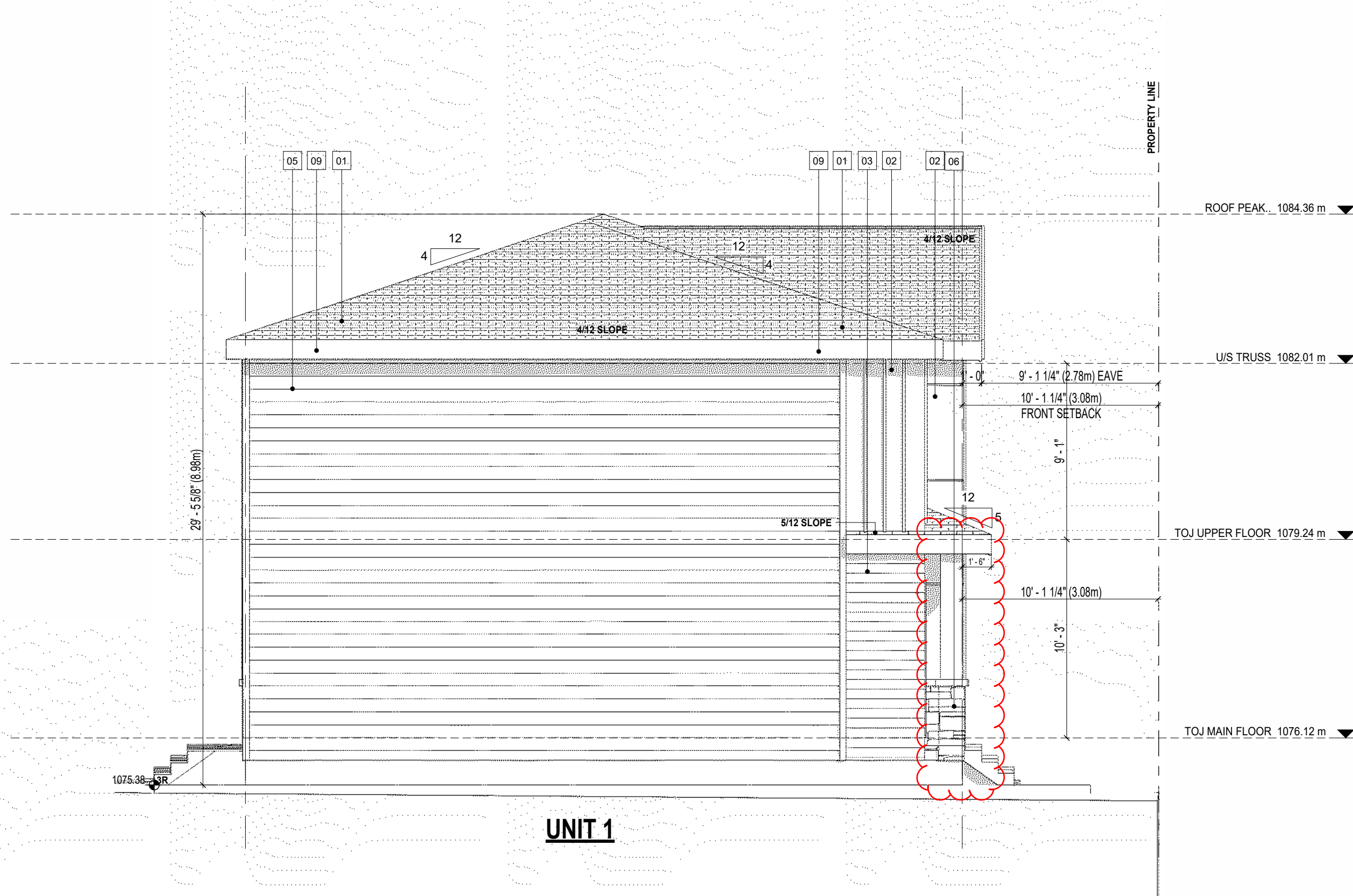
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3/16" = 1'-0"

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06	EXTERIOR MANUFACTURED STONE VENEER
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08	CORNER BOARD 4"BLACK
09	PRE-FINISHED METAL FASCIA BLACK
10	SHADOW BOARD 10"
11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
12	PRE-FINISHED METAL FASCIA
13	4" TRIM



1 PROPOSED RIGHT ELEVATION B1
3/16\"/>



2 PROPOSED LEFT ELEVATION B1
3/16\"/>

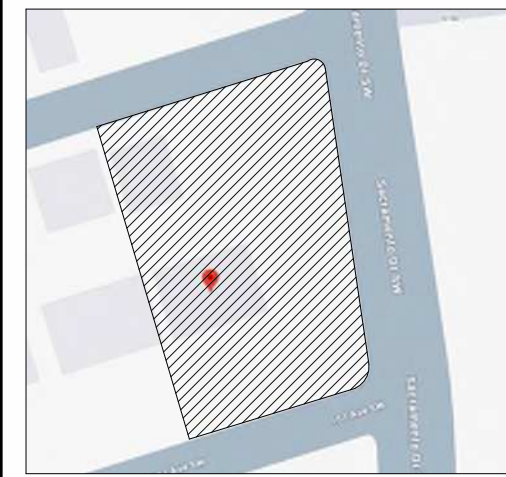
DESIGNED BY:



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:

- 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				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-07-07	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K.T.I
02				
03				
04				
05				

THE CLIENT :

PROJECT :

5_PLEX

ADDRESS:

3714 73 STREET NW
CALGARY, ALBERTA
PLAN 3902JK, BLK7, LOT1 & W7.62
OF LOT 2

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS B1

DRAWING NO.

A-202

PROJECT NO. :

26-1038

CHECKED BY:

A.K.T.I

DATE:

2026-07-07

DRAWN BY:

R.N / R.E / N.F / M.A

SCALE:

3/16\"/>

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL GR LIGHT
03	STUCCO CLADDING WHITE
05	HARDIE LIGHT GRAY
06	EXTERIOR MANUFACTURED STONE VENEER
07	HARDIE DARK GRAY
08	CORNER BOARD 4"BLACK
09	PRE-FINISHED METAL FASCIA BLACK
10	SHADOW BOARD 10"
11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
13	4" TRIM

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

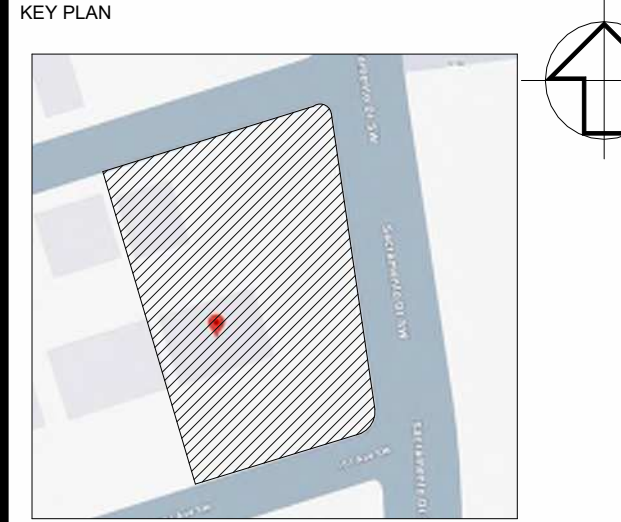
2 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

DESIGNED BY:



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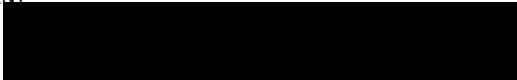


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ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-04-01	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
02				
03				
04				
05				

THE CLIENT:


PROJECT :
5_PLEX

ADDRESS:
**3714 73 STREET NW
CALGARY, ALBERTA
PLAN 3902JK, BLK7, LOT1 & W7.62
OF LOT 2**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
**PROPOSED LEFT & RIGHT
ELEVATIONS
B02**

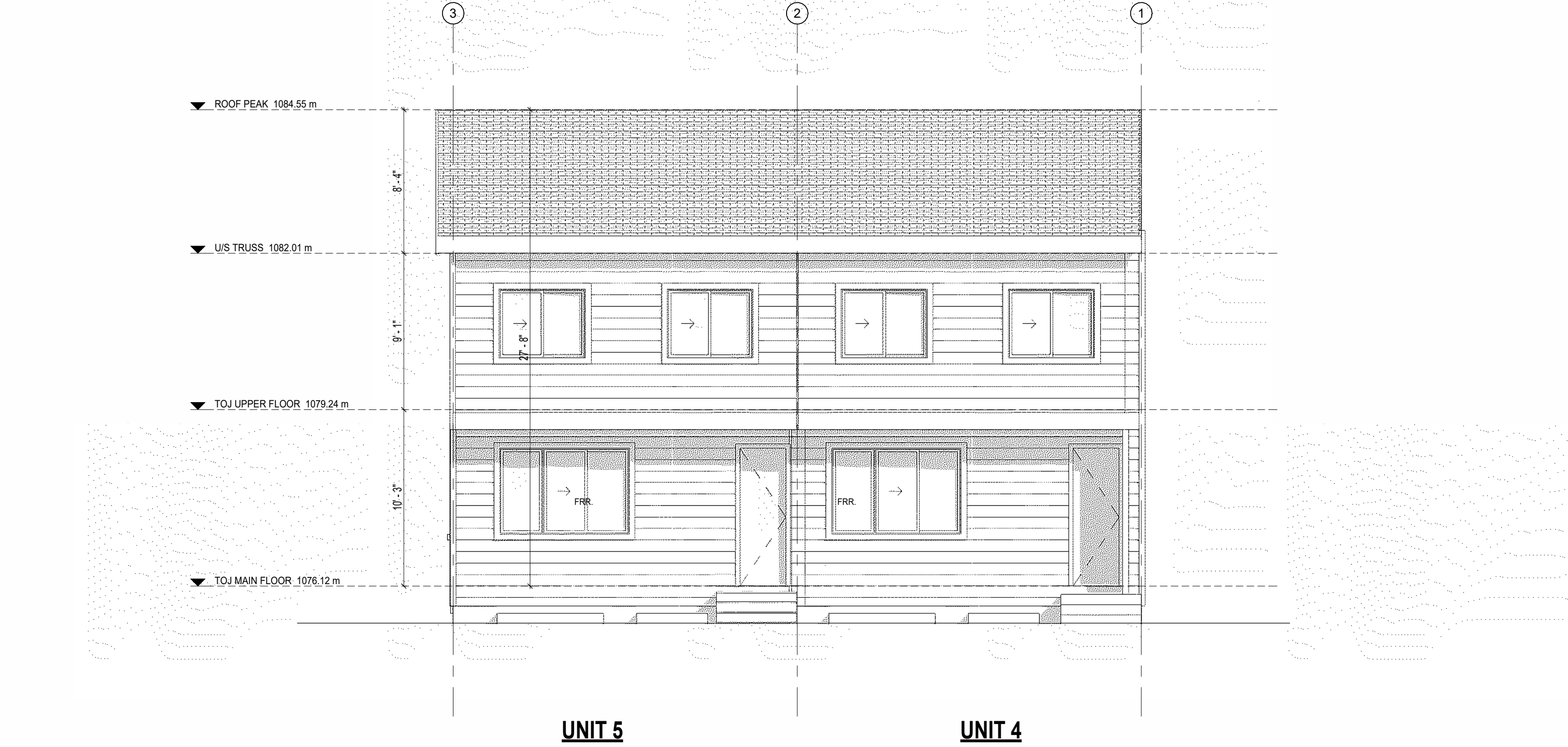
DRAWING NO.
A-201

PROJECT NO. : 26-1038	CHECKED BY: A.K/T.I	DATE: 2026-04-01
	DRAWN BY: R.N / R.E / N.F / M.A	SCALE: 3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	HORIZONTAL SIDING - VINYL GR LIGHT
03	STUCCO CLADDING WHITE
05	HARDIE LIGHT GRAY
06	EXTERIOR MANUFACTURED STONE VENEER
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10	SHADOW BOARD 10"
11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
13	4" TRIM



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



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

DESIGNED BY:



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01	2026-04-01	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
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OF LOT 2

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS
B02

DRAWING NO.

A-202

PROJECT NO. :

26-1038

CHECKED BY:

A.K/T.I

DATE:

2026-04-01

DRAWN BY:

R.N / R.E / N.F / M.A

SCALE:

3/16" = 1'-0"