

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



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-05-26

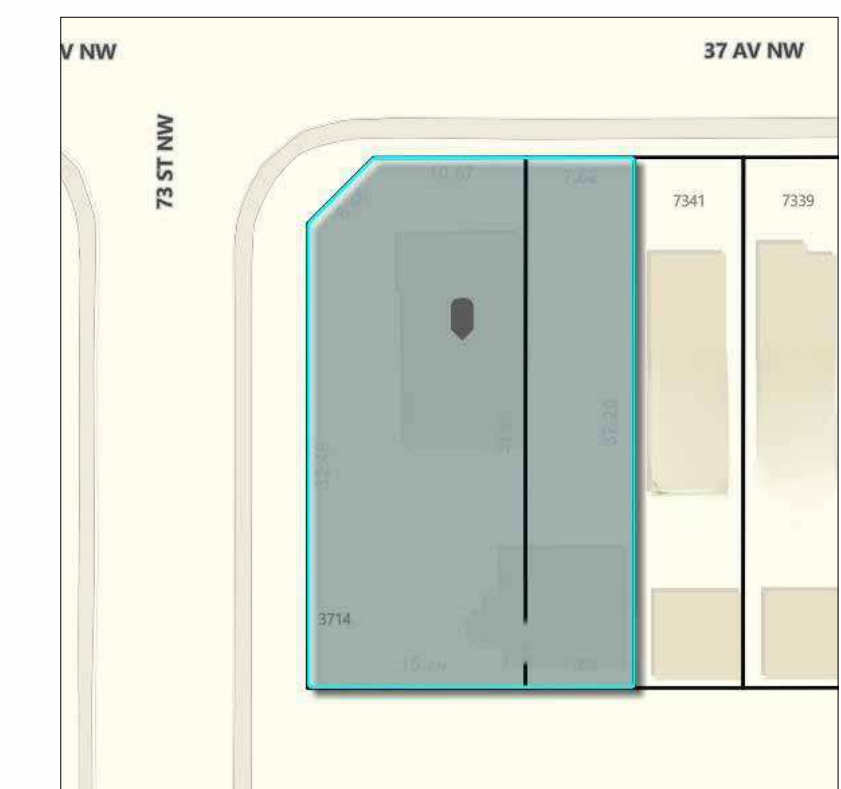


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LIST OF DRAWINGS:

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

KEY PLAN :



PROJECT NO.: 26-1038



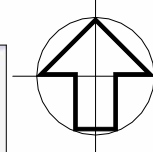
DESIGNED BY:

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
01				
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03				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-22	DEVELOPMENT PERMIT SET	T.J.	T.J./A.S.
02				
03				
04				
05				

THE CLIENT:

BADWAN CONSTRUCTION

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

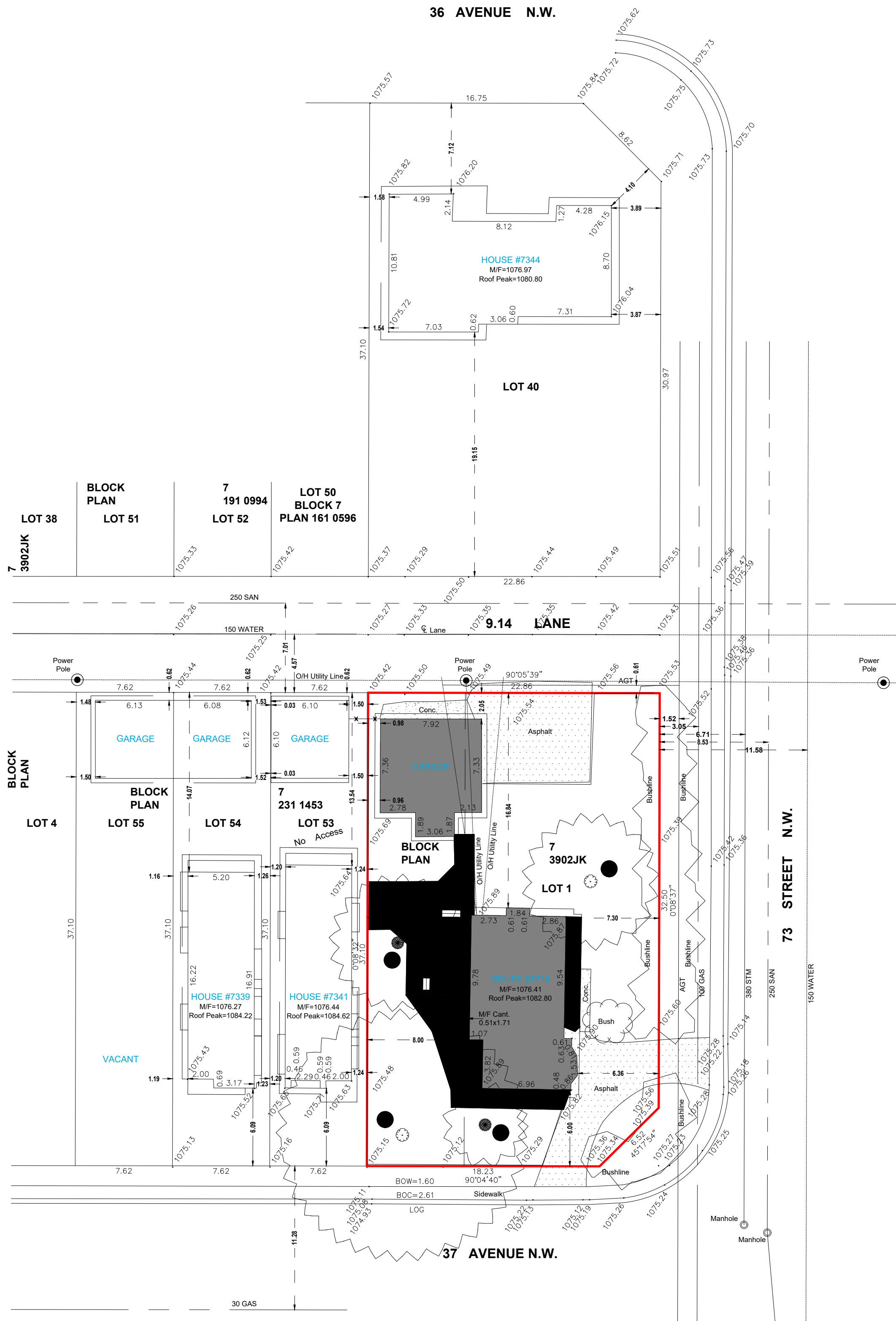
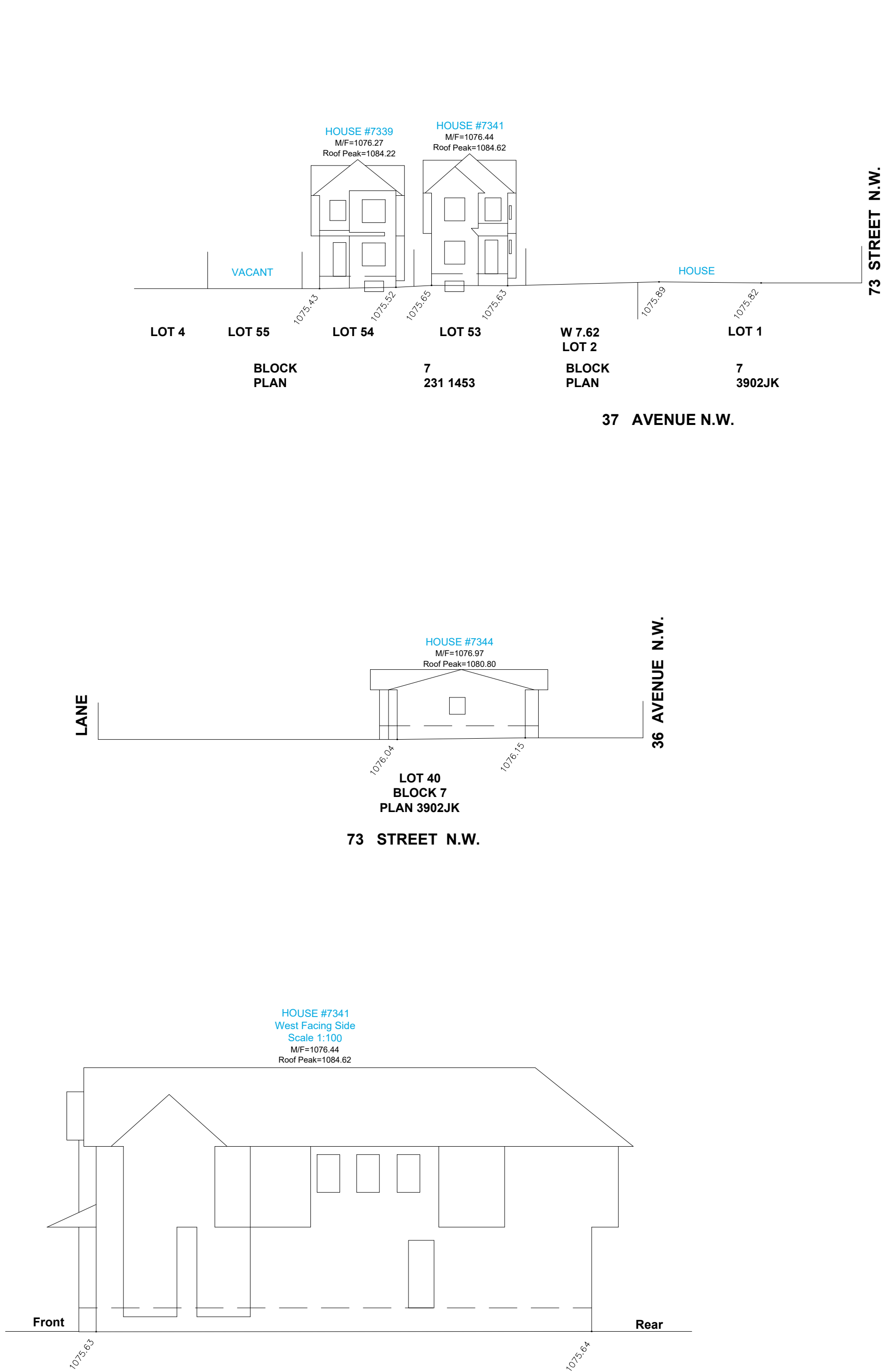
DATE:

2026-05-22

DRAWN BY:

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

SCALE:



CITY OF CALGARY ALBERTA PLAN SHOWING SITE SURVEY AFFECTING

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

NOTES:

Distances shown are in metres and decimls thereof.
Location of underground utilities are copied from City of Calgary Block Profile sheets.
All elevations are geodetic elevations and are referred to ASGM 15752, Elevation = 1075841

PROPERTY DESCRIPTION:

CLIENT:

BAIDWAN CONSTRUCTION

MUNICIPAL ADDRESS:

3714 - 73 STREET N.W.
CALGARY, ALBERTA

DATE OF SURVEY:

FEBRUARY 24-27, 2026

SCALE 1:200

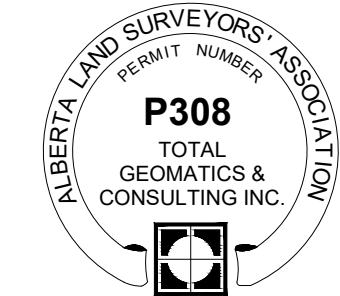


LEGEND

- Spot elevations are shown thus
- Subject Property is shown thus
- Eave Fascia is shown thus
- Fences are shown thus
- Building foundation shown thus
- Overhead Utilities shown thus
- Gas line shown thus
- Sanitary Lines shown thus
- Storm lines shown thus
- Water lines shown thus
- AGT Lines shown thus
- E.L. Lines shown thus
- Coniferous trees are shown thus
- Deciduous trees are shown thus
- Shrubs are shown thus
- Tree Canopy shown thus
- Power Poles shown thus
- Manhole shown thus
- Light Standards shown thus
- Sign shown thus
- Catch Basins shown thus
- Fire Hydrant shown thus

TREE SCHEDULE

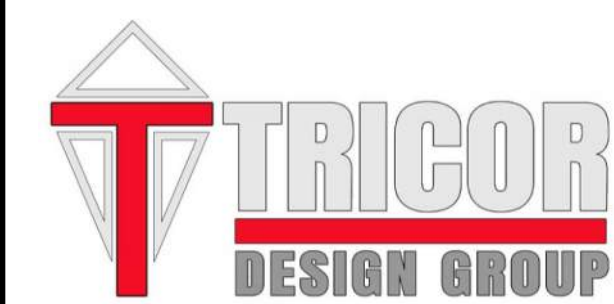
Tree #	Variety	Canopy (m)	Trunk (m)	Height (m)
1	DEC	19	0.8	17
2	CON	6	0.4	17
3	CON	10	0.7	21
4	DEC	10	0.4	10



Total Geomatics & Consulting Inc.

NITIN BANSAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: MARCH 3, 2026
DWN BY:CD	Unit 5, 1339-40 Ave. NE, Calgary, AB, T2E 8N6	JOB NO: TG26-0046
CK'D BY:NB	Ph.: +1 403-798-1110	ACAD FILE NO: TG26-0046DP

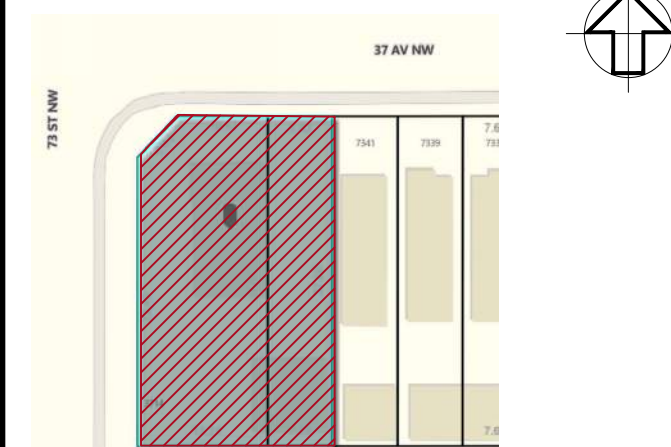
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ISSUES:

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

THE CLIENT:

BAIDWAN CONSTRUCTION

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:

EXISTING SURVEY

DRAWING NO.

A-001

PROJECT NO.:

26-0000

CHECKED BY:

DRAWN BY:

DATE:

2026-03-19

SCALE:

1:250

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
PROPOSED BUILDING COVERAGE =360.33 m²
PROPOSED GARAGE COVERAGE = 91.26 M²
PROPOSED BICYCLE LOCKER COVERAGE = 11.16m²
TOTAL PROPOSED COVERAGE = 462.75 m² OR 55.27% 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
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.

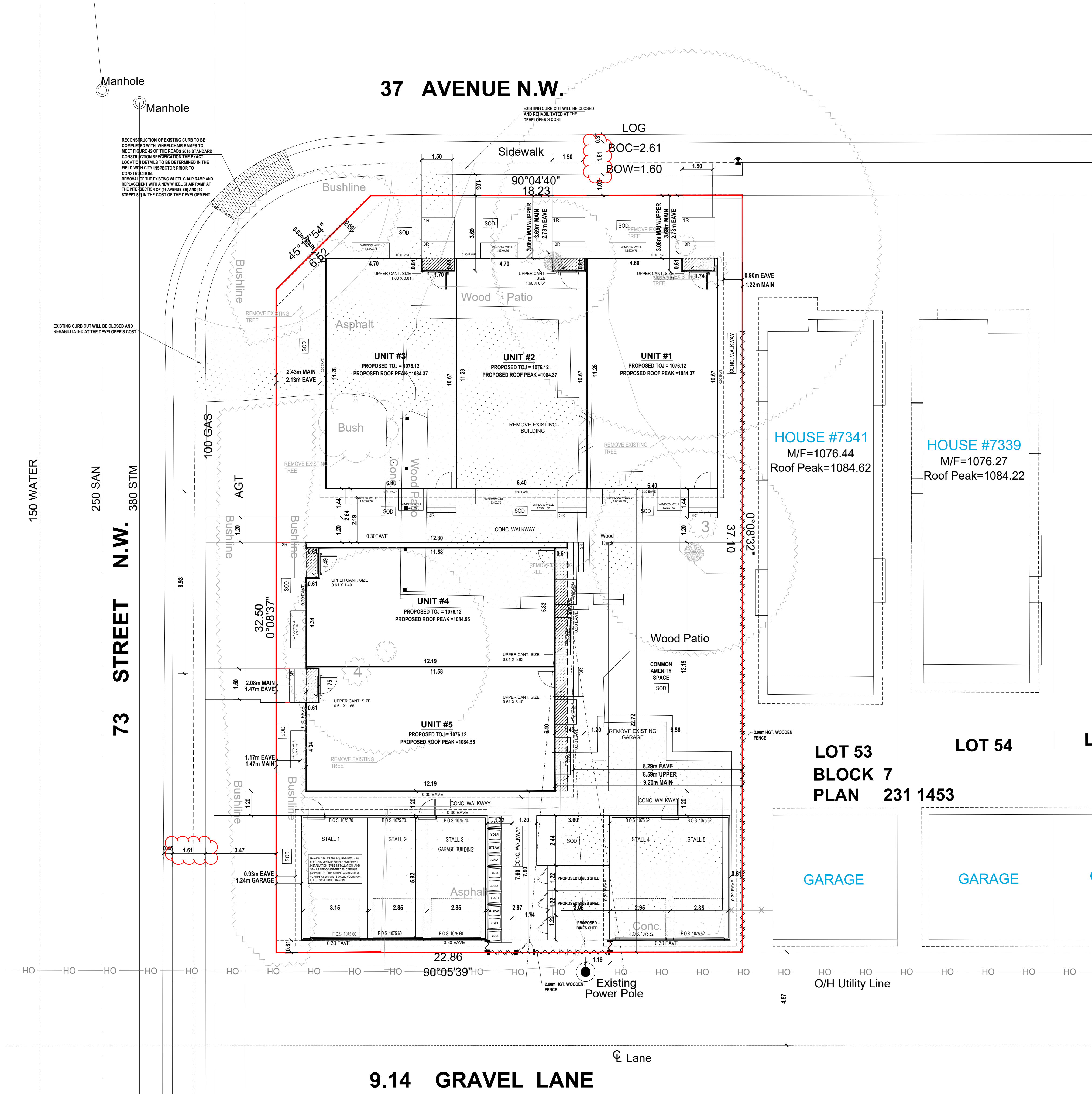
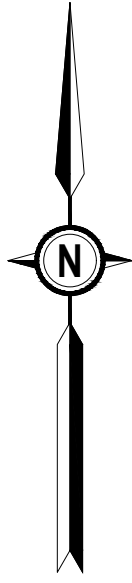
LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BUILDING REMOVE
	UTILITY LINES POWER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



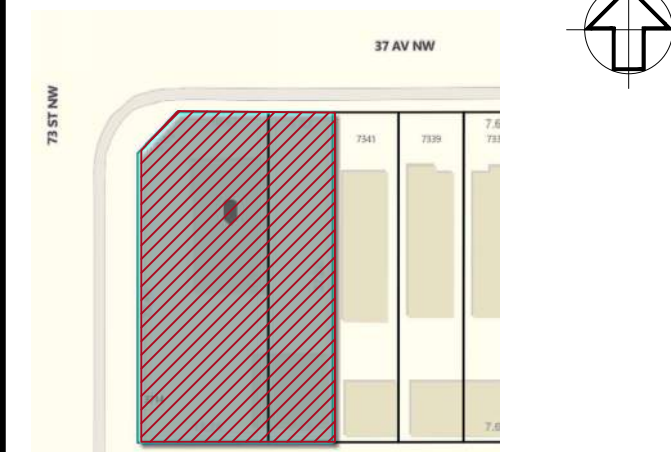
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KEY PLAN



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THE CLIENT:

BAIDWAN CONSTRUCTION

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:

2026-03-19

DRAWN BY:

SCALE: 1:100

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:
 - 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.
- 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"

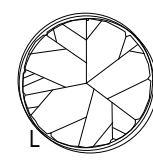
THEREFORE MINIMUM PLANTING REQUIRED ARE:
837.184 m² / 110 m² = 7.61 = 8 TREES & 24 SHRUBS

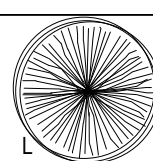
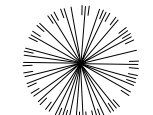
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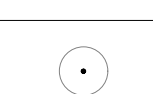
6 DECIDUOUS
2 CONIFEROUS
24 SHRUBS (Shrubs must be a minimum height or spread of 0.60 meters at the time of planting)

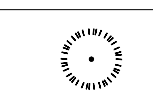
PROPOSED PLANTING:

6 DECIDUOUS
2 CONIFEROUS
25 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						
03	PC		PIN CHERRY	PRUNUS PENNSYLVANICA	85mm CAL.	
03	BO		BUR OAK	Quercus macrocarpa	70mm CAL.	

CONIFEROUS TREES						
01	BS		BLUE SPRUCE	PICEA PUNGENS	4.0M HGT.	
01	LP		LODGEPOLE PINE	PINUS CONTORTA VAR. LATIFOLIA	3.0M HGT.	

DECIDUOUS SHRUBS						
11	RC		RUBY CAROUSEL JAPANESE BARBERRY	BERBERIS THUNBERGII 'BAILONE'	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

CONIFEROUS SHRUBS						
11	SJ		JUNIPER	JUNIPERUS SPP.	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

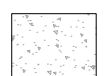
LOT AREA:837.184 m² LOT ZONING: R-CG

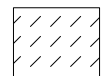
1.BUILDINGS COVERAGE = 464.67 M2 OR 55.50% FROM LOT AREA

 PROPOSED BUILDING AREA = 360.72 m²

 PROPOSED GARAGE COVERAGE = 90.95 m²

2.NON- LANDSCAPE AREA =31.25 m² = 3.73 % OF LOT AREA

 CONCRETE APRON = 10.82 m²

 WINDOW WELLS = 20.43 m²

3.LANDSCAPE AREA = 353.94 m² = 42.27 % OF LOT AREA

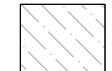
3.1 HARD-LANDSCAPE = 170.03 m² = 48.03 % OF LANDSCAPE AREA

 EXPOSED AGGREGATED CONCRETE WALKWAYS = 111.59m²

 BIKE LOCKERS (CONCRETE BASE) = 11.16 m²

 CONC. ENTRANCE STEPS = 12.65 m²

 WOOD ENTRANCE STEPS = 10.07 m²

 WASTE/RECYCLE (CONCRETE) = 8.16 m²

 SITTING AREA (10MM RUNDLE ROCK) = 16.40 m²

3.2 SOFT-LANDSCAPE= 183.91 m² = 51.96 % OF LANDSCAPE AREA

 S.O.D = 153.64m²

 MULCH = 30.27 m²

LIGHTING LEGEND:



 LED Down light (ON WALL)



 PATHWAY LIGHTS

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

IRRIGATION SYSTEM:

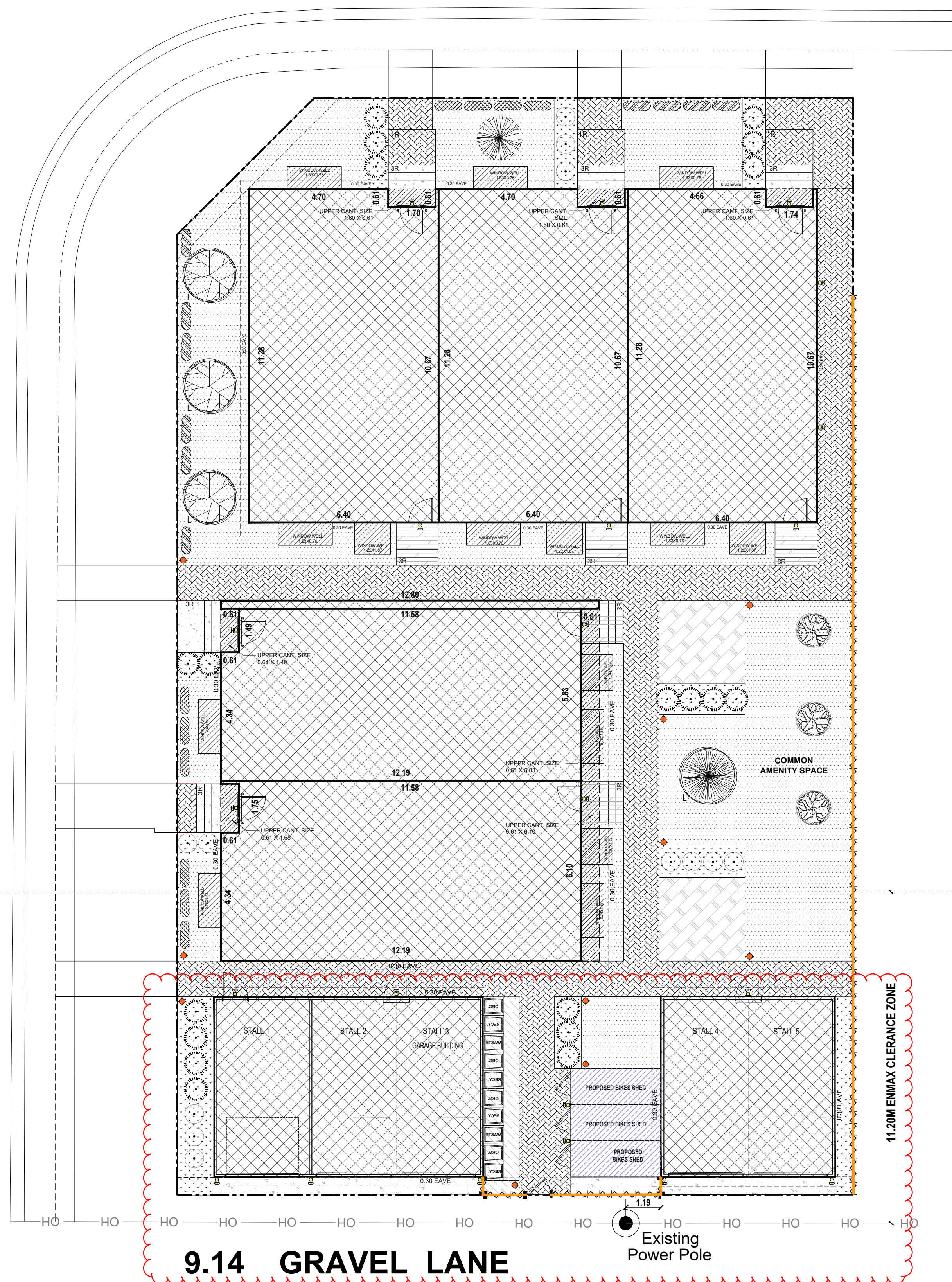
Underground Low Water Irrigation System to be used, which includes:

- 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.

37 AVENUE N.W.



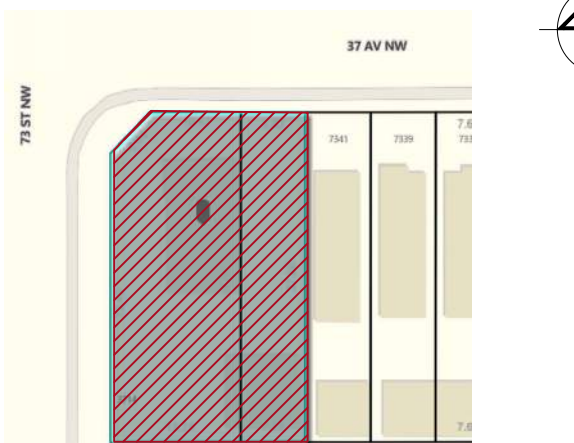
DESIGNED BY:



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@tricordg.ca

KEY PLAN



NOTES

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
01				
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04				
05				

ISSUES:

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

THE CLIENT:

BAIWDAN CONSTRUCTION

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 LANDSCAPE

DRAWING NO.

A-006

PROJECT NO.:

CHECKED BY:

DATE: 2025-03-19

26-0000

DRAWN BY:

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

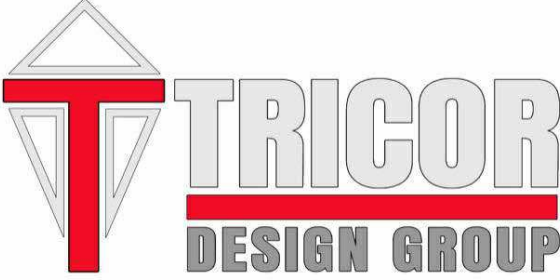


1 PROPOSED FRONT ELEVATION B1
3/16" = 1'-0"



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

DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL.

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KEY PLAN



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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	2026-05-22	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K.T.I
02				
03				
04				
05				

THE CLIENT:

BAIDWAN CONSTRUCTION

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 FRONT & REAR
ELEVATIONS B1**

DRAWING NO.

A-201

PROJECT NO.:

26-1038

CHECKED BY:

A.K.T.I

DATE:

2026-05-22

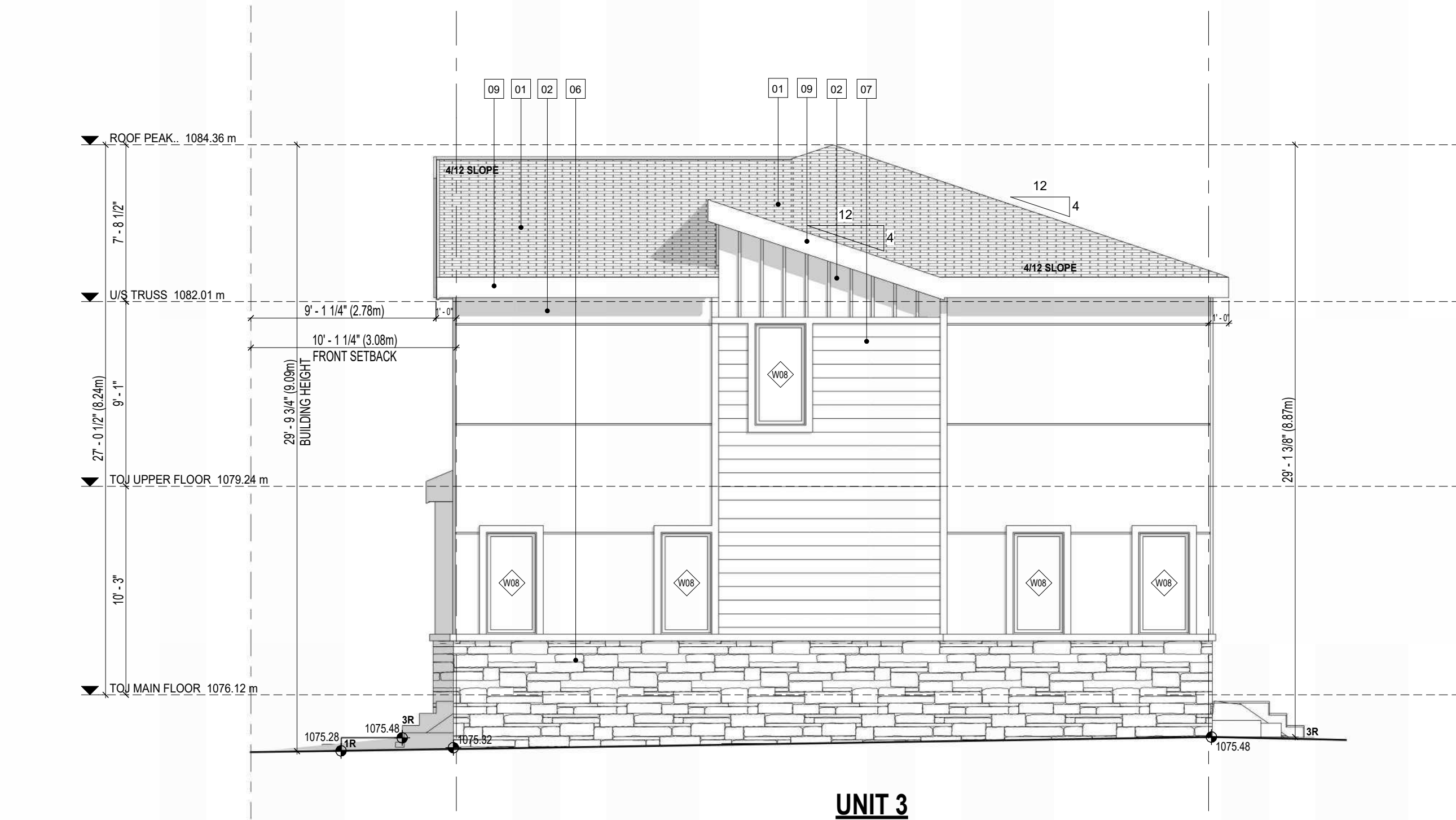
DRAWN BY:

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

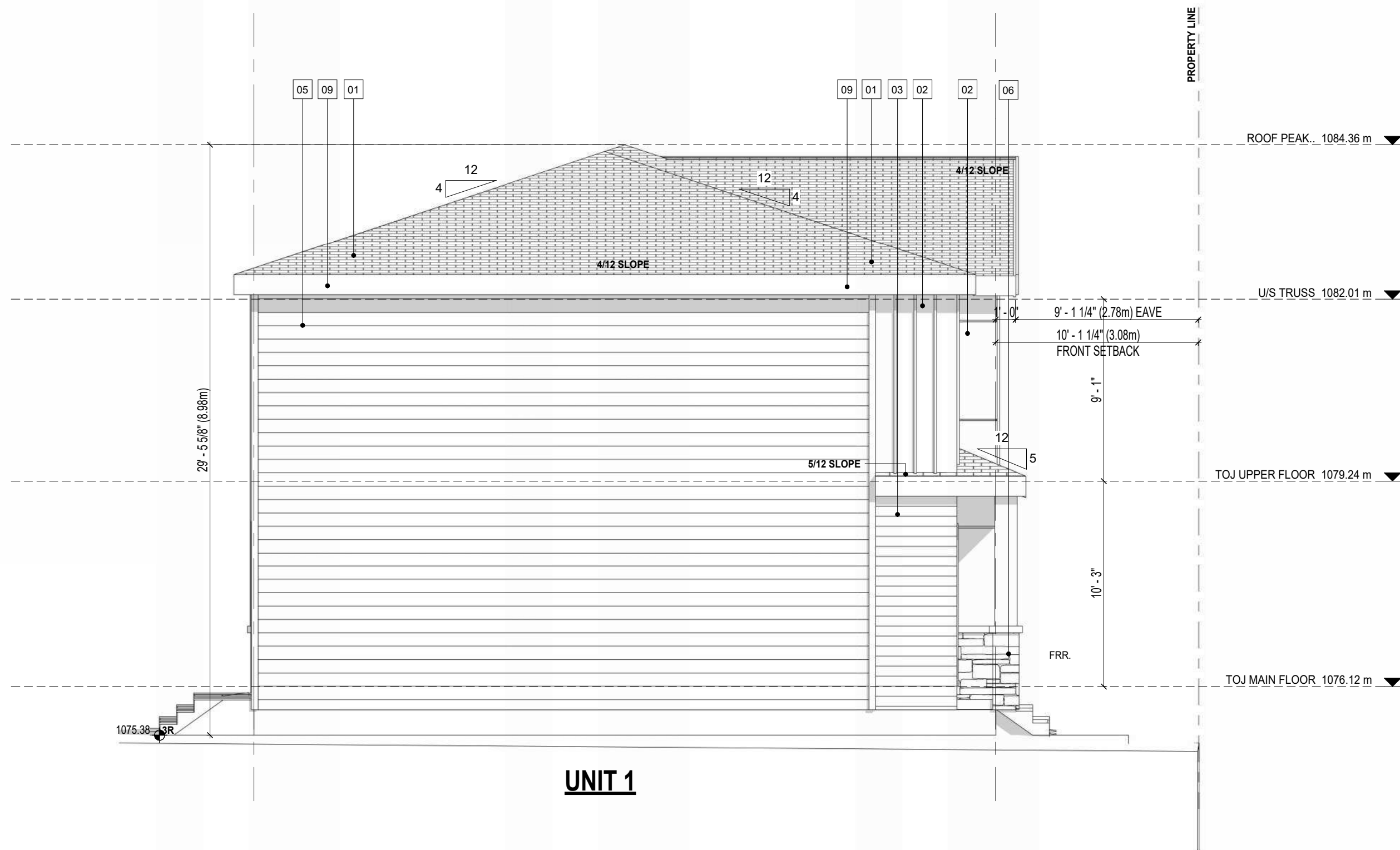
SCALE:

3/16" = 1'-0"

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

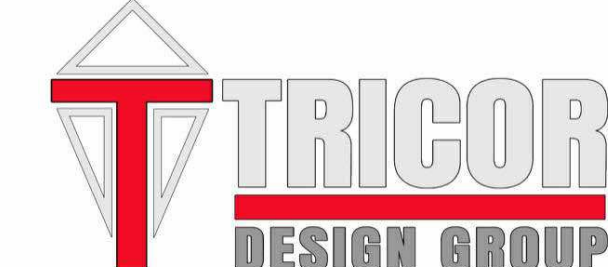


1 PROPOSED RIGHT ELEVATION B1
3/16" = 1'-0"



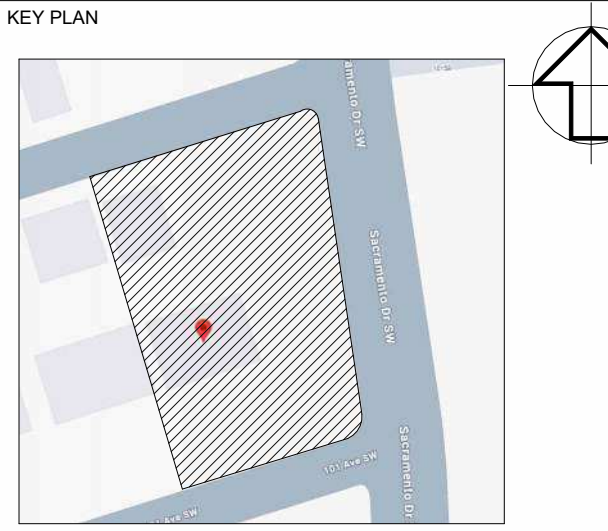
2 PROPOSED LEFT ELEVATION B1
3/16" = 1'-0"

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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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	2026-05-22	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
02				
03				
04				
05				

THE CLIENT :
Baidwan Construction

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: 2026-05-22
	DRAWN BY: R.N / R.E / N.F / M.A	SCALE: 3/16" = 1'-0"

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 B2
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION B2
3/16" = 1'-0"

DESIGNED BY:



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CALGARY, AB

T2E 6K3

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KEY PLAN



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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-05-22	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
02				
03				
04				
05				

THE CLIENT:

BAIDWAN CONSTRUCTION

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 FRONT AND REAR
ELEVATION B-02**

DRAWING NO.

A-203

PROJECT NO.:

26-1038

CHECKED BY:

A.K/T.I

DATE:

2026-05-22

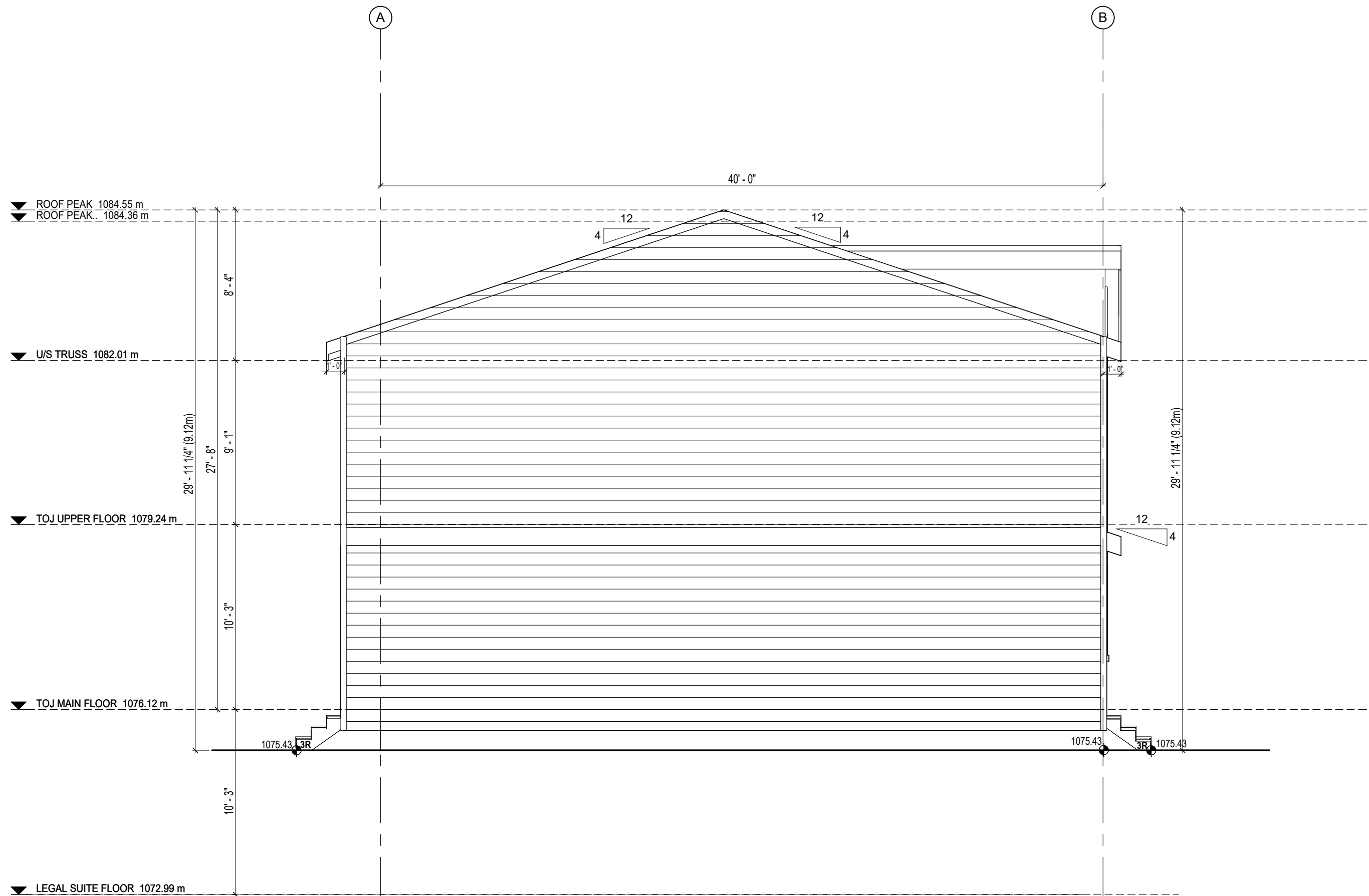
DRAWN BY:

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

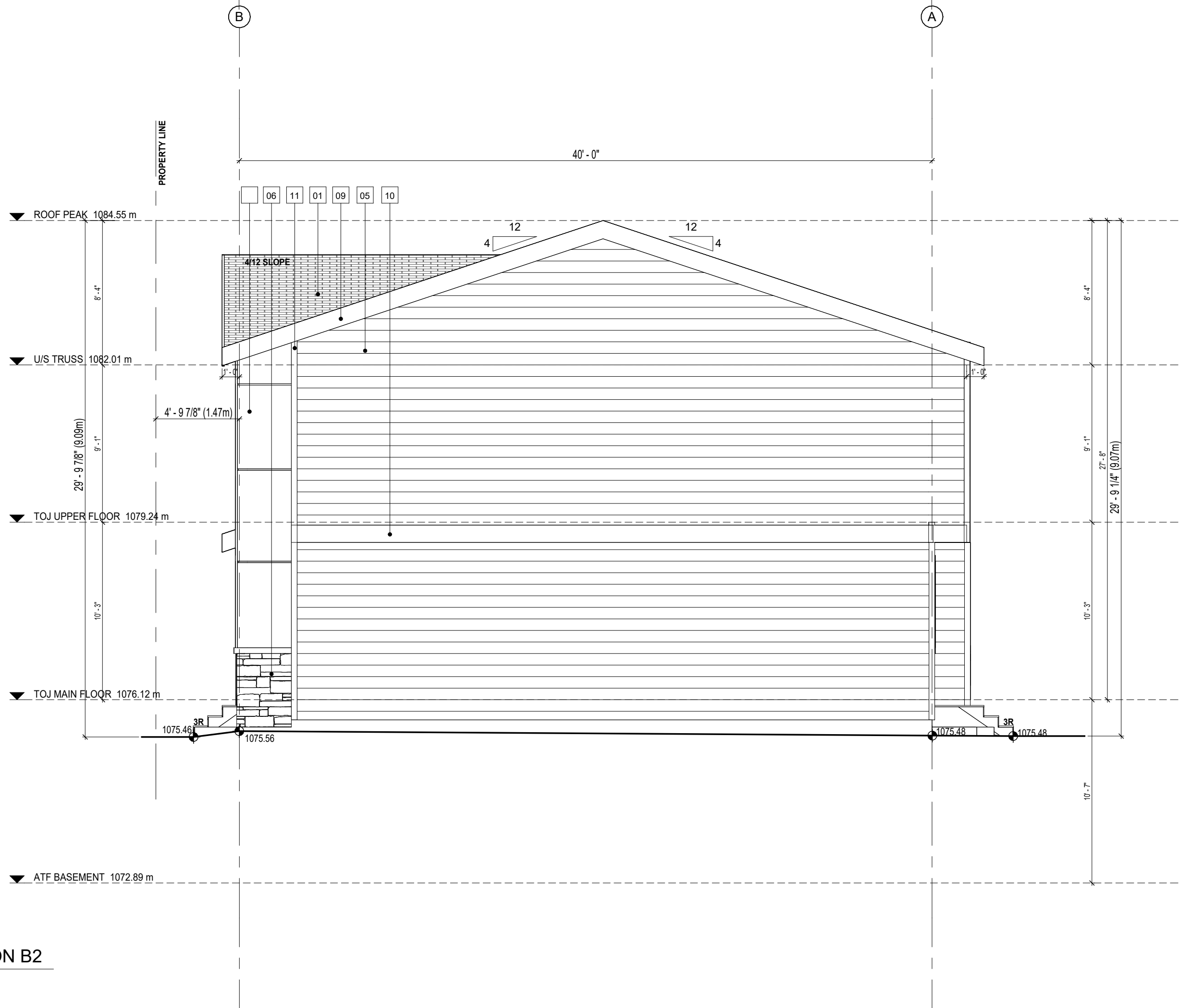
SCALE:

3/16" = 1'-0"

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
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11	TRIM - HORIZONTAL /VERTICAL 4" BLACK
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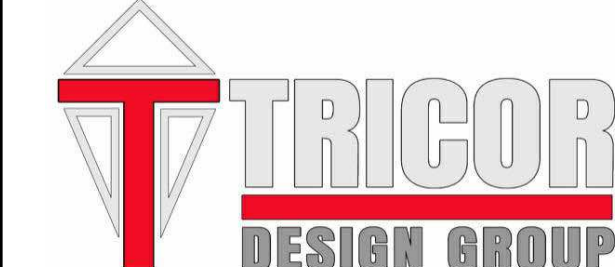


1 PROPOSED LEFT ELEVATION B2
3/16" = 1'-0"



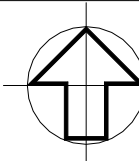
2 PROPOSED RIGHT ELEVATION B2
3/16" = 1'-0"

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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T2E 6K3
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KEY PLAN



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01	2026-05-22	DEVELOPMENT PERMIT	R.N / R.E / N.F / M.A	A.K/T.I
02				
03				
04				
05				

THE CLIENT:

Baidwan Construction

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 AND RIGHT
ELEVATION B-02**

DRAWING NO.

A-204

PROJECT NO.:

26-1038

CHECKED BY:

A.K/T.I

DATE:

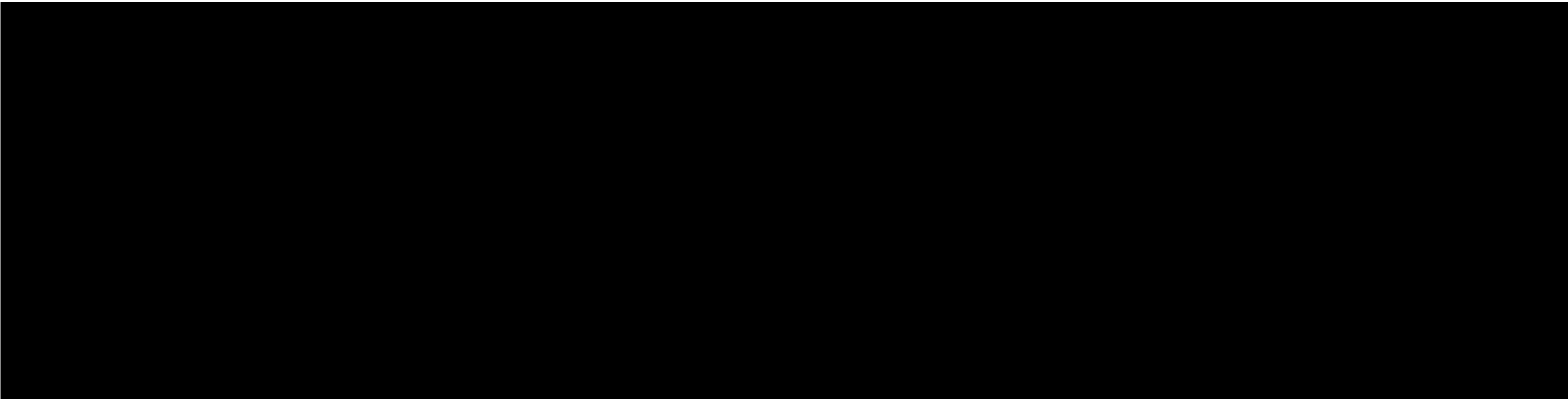
2026-05-22

DRAWN BY:

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

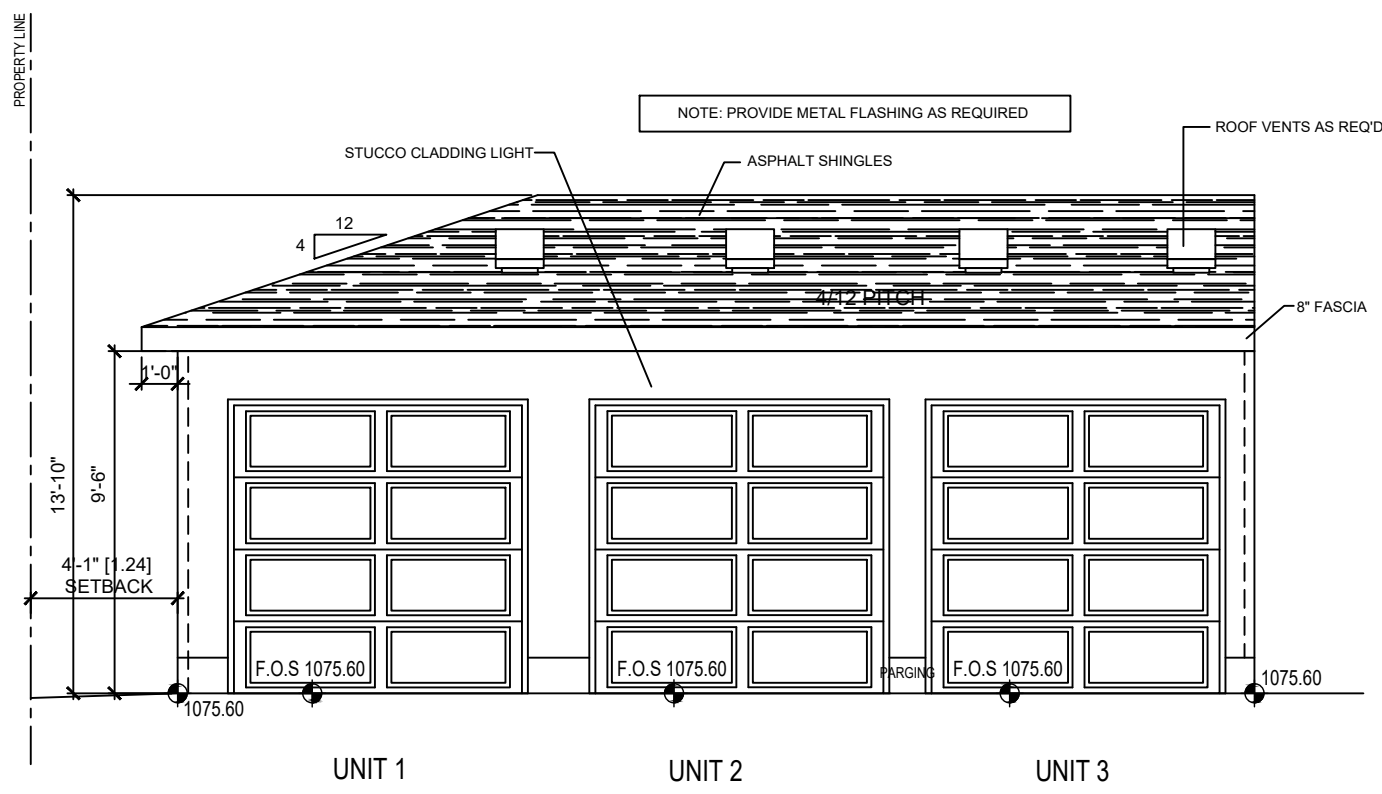
SCALE:

3/16" = 1'-0"



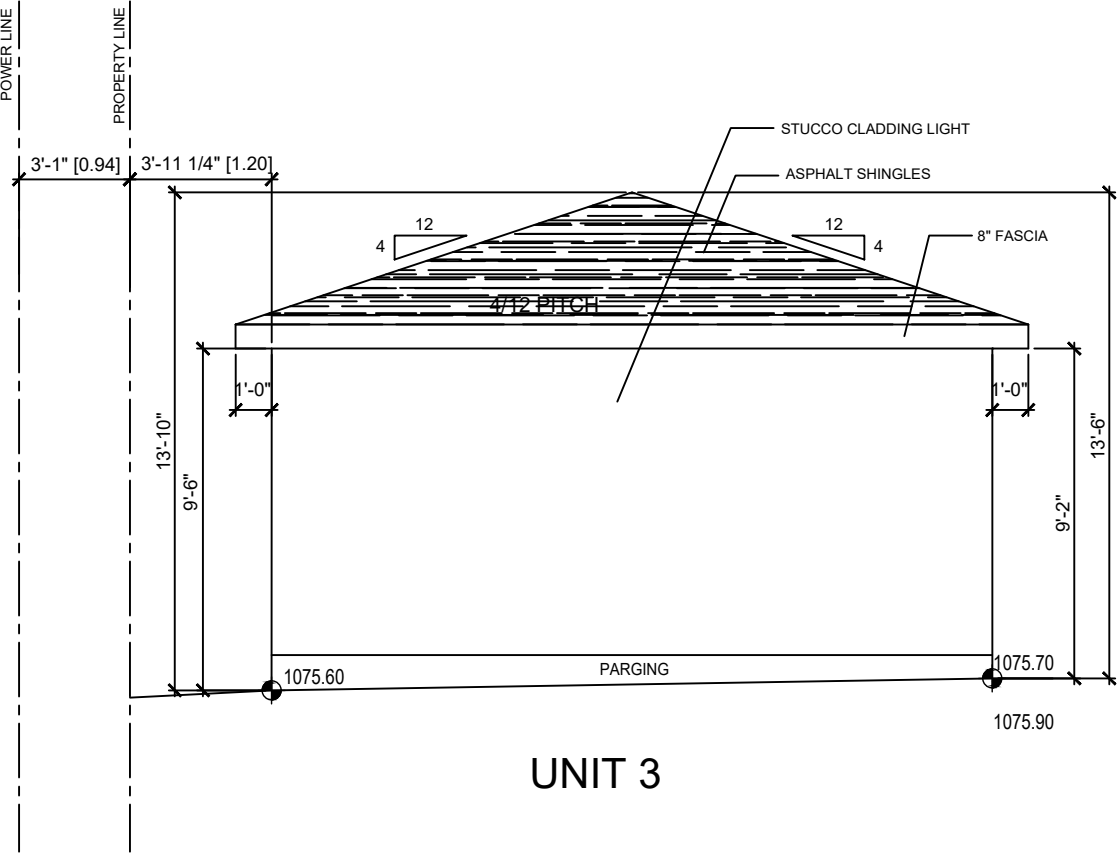
SCALE: 3/16"=1'-0"

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



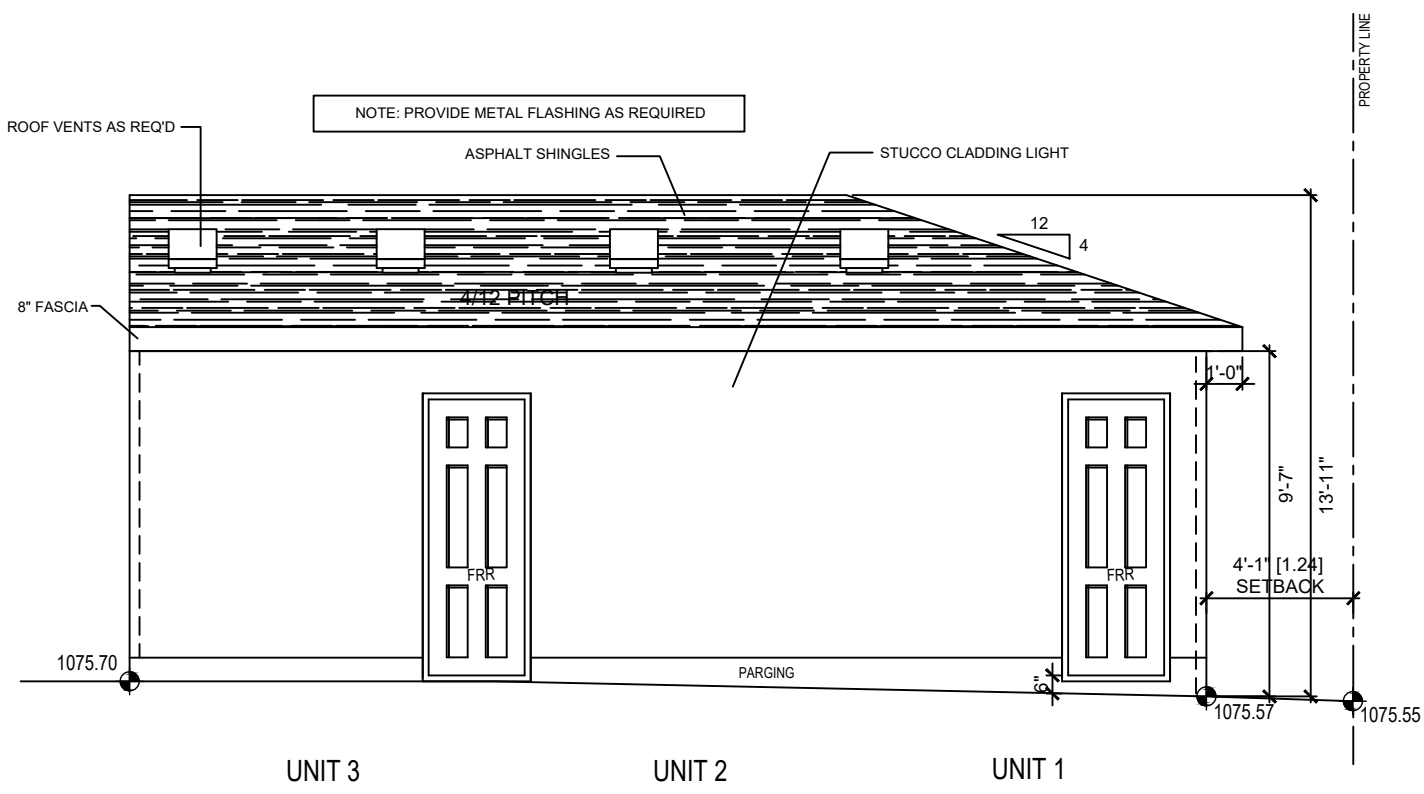
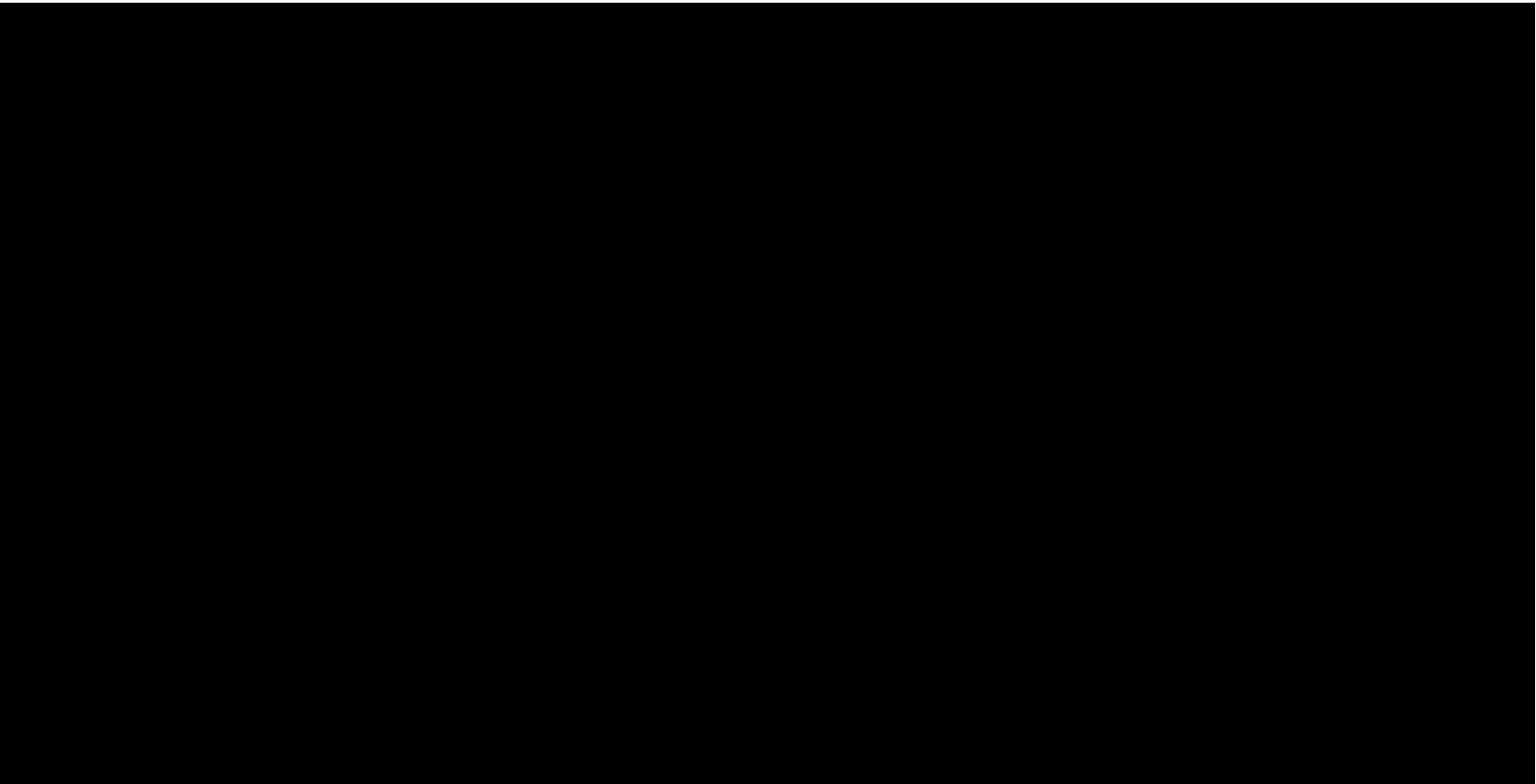
PROPOSED FRONT (SOUTH WEST) ELEVATION

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



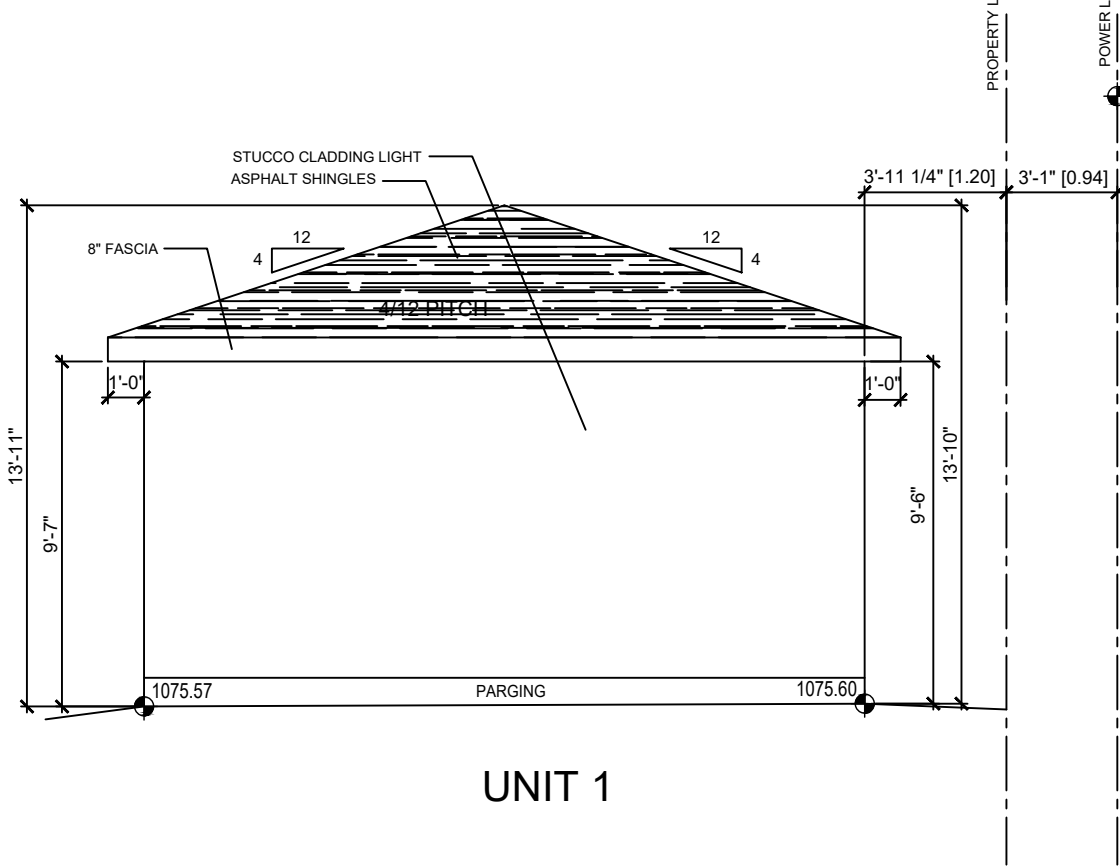
PROPOSED RIGHT (SOUTH EAST) ELEVATION

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



PROPOSED FRONT (SOUTH WEST) ELEVATION

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



PROPOSED LEFT (NORTH WEST) ELEVATION

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

NOTE:

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

GR-1

ROOF AND CEILINGS AS PER SPV003

- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 1 LAYER 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (EXTERIOR SHEATHING)
- APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL) 2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 5/8" TYPE 'X' DRYWALL

GF-4

GARAGE SLAB

4" DURACRETE CONC. SLAB
5" COMP. GRAVEL (SLOPE 4")
(EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)

WA-13

SPV-003 EXTERIOR WALL

UL U465, ULC W415 1-HOUR

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

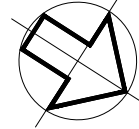
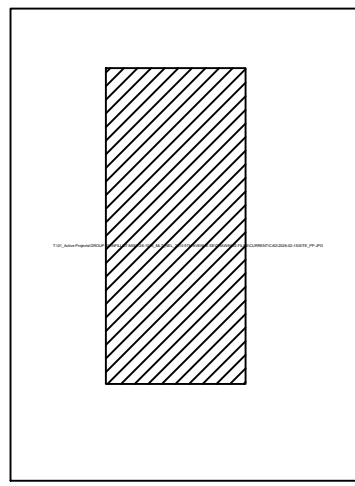
- SOIL BEARING CAPACITY : 2000 # FT²

DESIGNED BY:



#202 - 4216 10 STREET NE.
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-03-05	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :

BAIDWAN CONSTRUCTION

PROJECT :

5-PLEX BUILDING

ADDRESS:

**3714 73th STREET N.W.
CALGARY, ALBERTA**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

ACCESSORY BUILDING GARAGE

DRAWING NO.

A-401

PROJECT NO. :

28-1030

CHECKED BY:

A.K.

DATE:

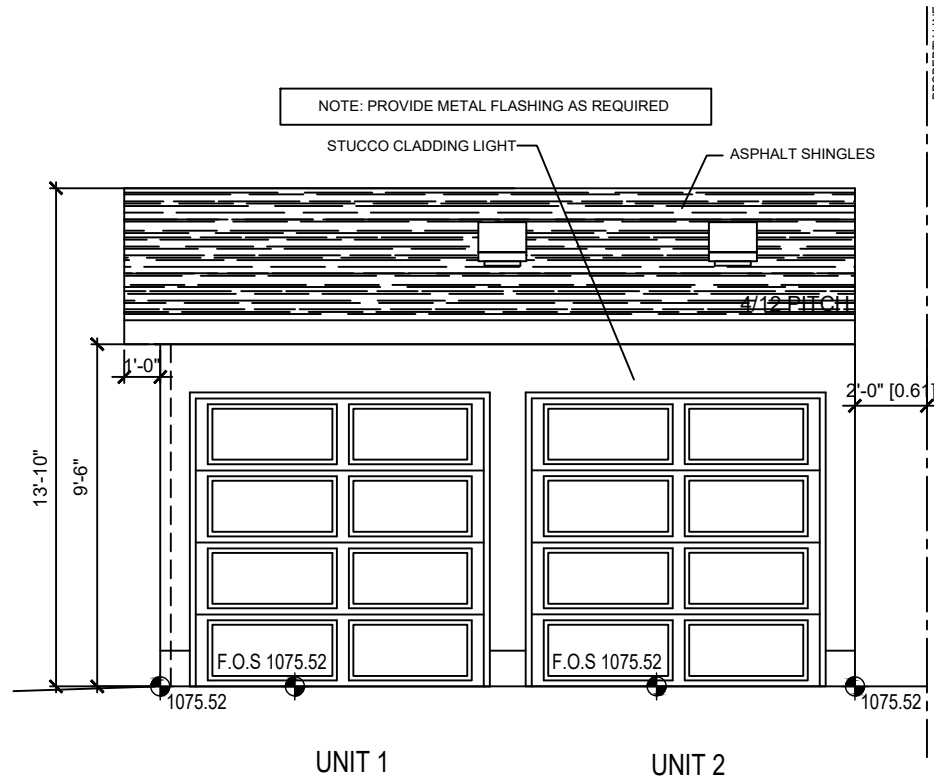
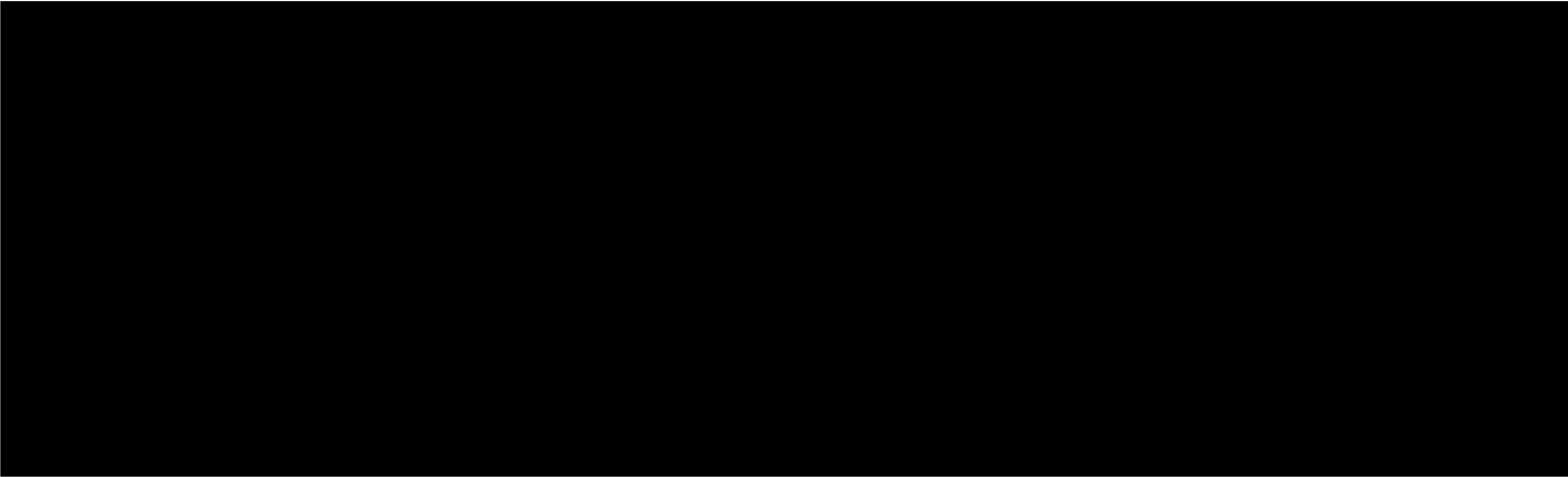
2026-03-05

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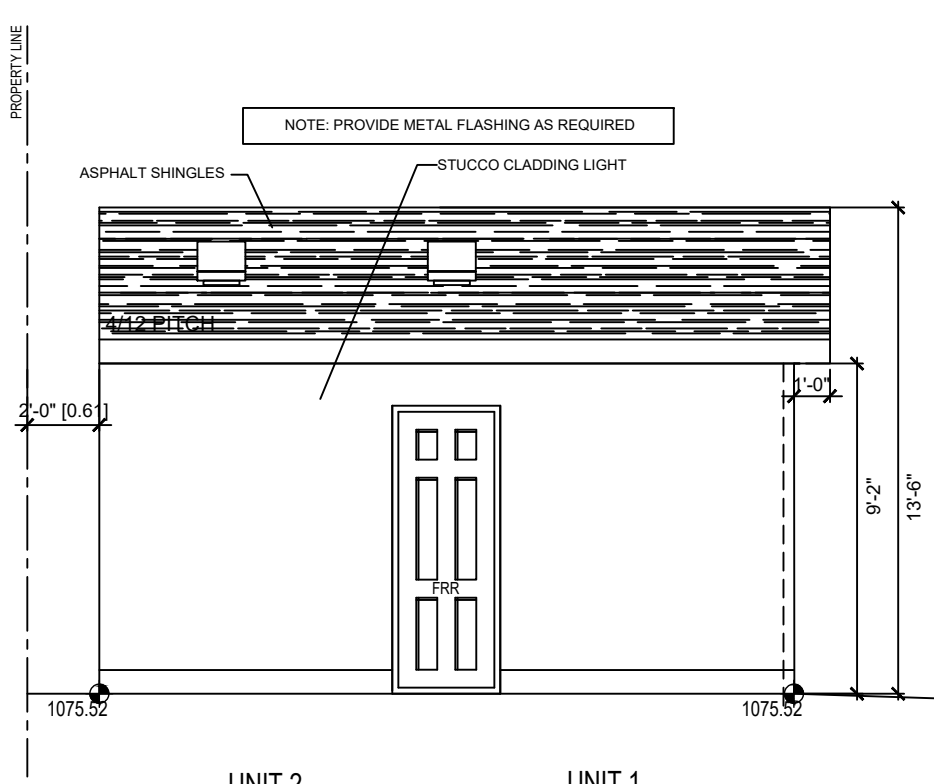
SCALE:

3/16" = 1'-0"



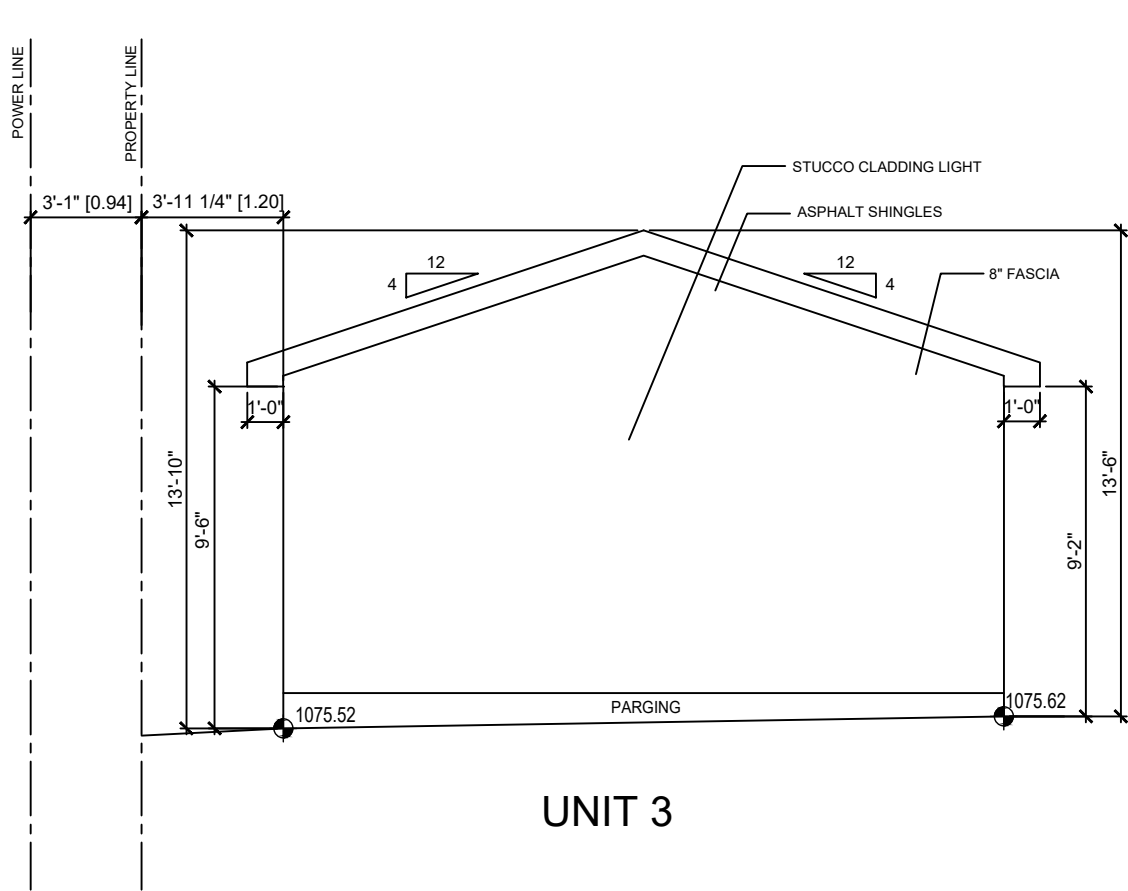
PROPOSED FRONT ELEVATION

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



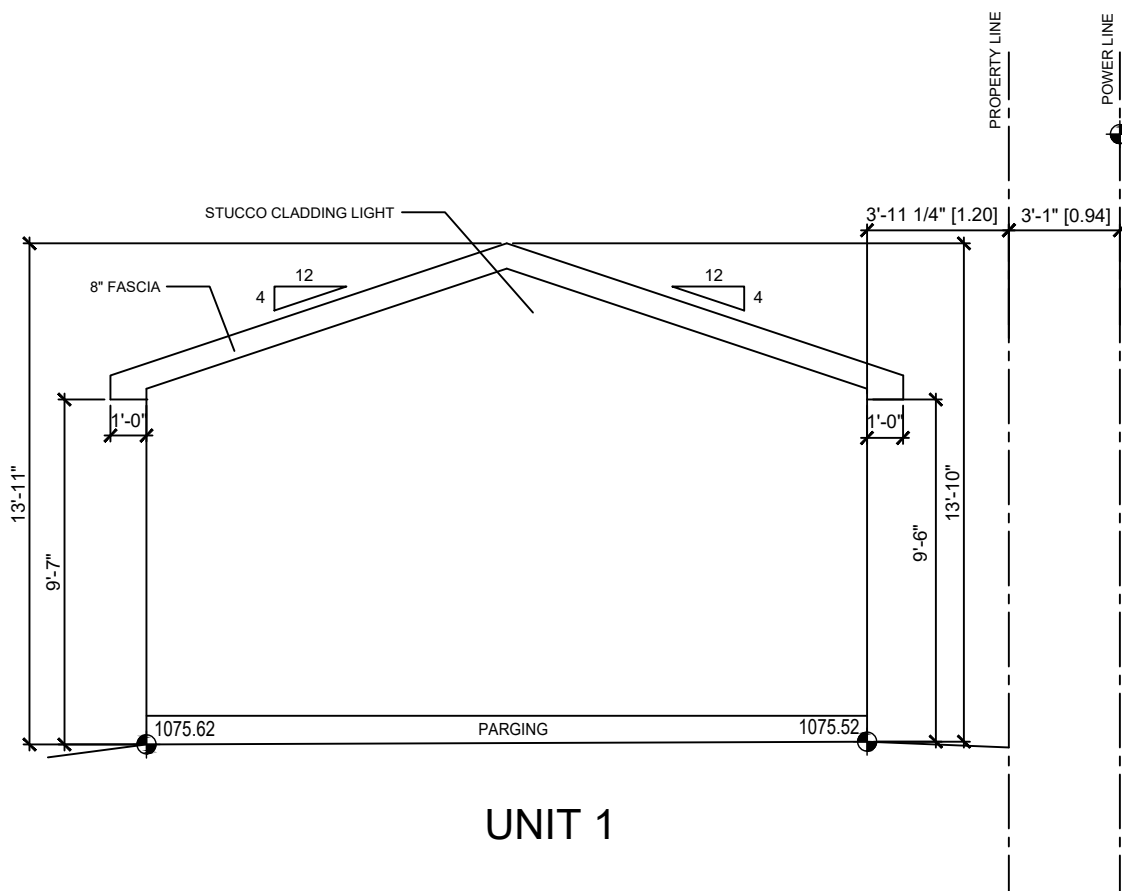
PROPOSED REAR ELEVATION

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



PROPOSED RIGHT (SOUTH EAST) ELEVATION

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



PROPOSED LEFT (NORTH WEST) ELEVATION

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

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

GR-1 ROOF AND CEILINGS AS PER SPV003

- ASPHALT SHINGLE ROOFING AS SPEC'D
- BUILDING PAPER
- 1 LAYER 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (EXTERIOR SHEATHING)
- APPROVED WOOD TRUSSES @ 24" O/C (EAVE PROTECTION TO EXTEND MIN. 3'-0" UP ROOF SURFACE TO A LINE NOT LESS THAN 12" BEYOND INNER FACE OF EXTERIOR WALL)(2X4 TRUSS BRACING TO OCCUR @ 7'-0" O.C. AT BOTTOM CHORD)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES
- MIN R35 LOOSE FILL/ OR CELLULOSE INSUL.
- VAPOUR BARRIER (6 MIL POLY)
- 5/8" TYPE 'X' DRYWALL

GF-4 GARAGE SLAB
4" DURACRETE CONC. SLAB
5" COMP. GRAVEL (SLOPE 4")
(EXCAVATE UNDER FOOTINGS ONLY UNEXCAVATED SOIL UNDER SLAB AREA)

WA-13 SPV-003 EXTERIOR WALL
UL U465, ULC W415 1-HOUR

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

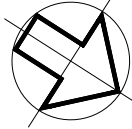
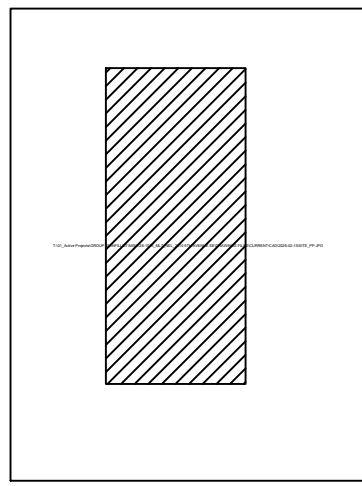
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28-1030

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DATE:

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DRAWN BY:

E.R

SCALE:

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