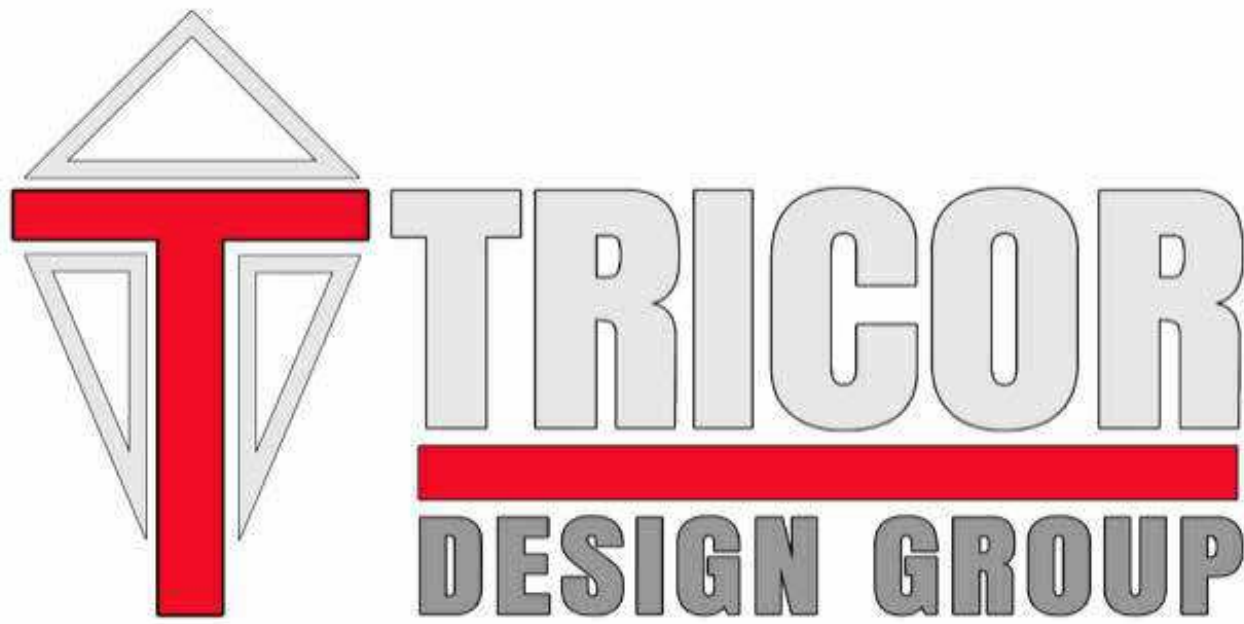


**7_PLEX BUILDING
1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL**



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-04-30

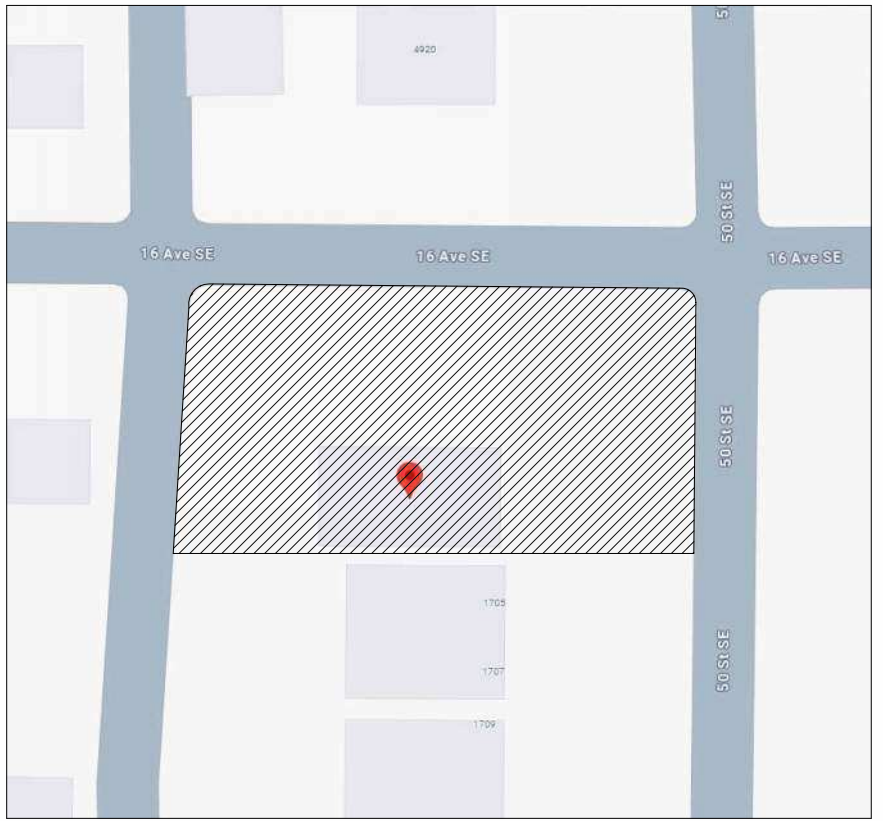


**#202 - 4216 10TH STREET NE,
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T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com**

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 ROOF FLOOR PLAN |
| A-003 PROPOSED SITE PLAN | A-105 PROPOSED AREA PLANS |
| A-004 PROPOSED GRADES | A-201 PROPOSED FRONT & REAR ELEVATIONS |
| A-005 PROPOSED LANDSCAPE | A-202 PROPOSED RIGHT & LEFT ELEVATIONS |
| A-006 LANDSCAPE ZONES | A-301 BUILDING SECTIONS |

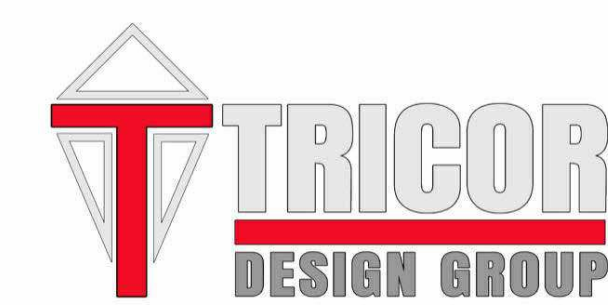
KEY PLAN :



PROJECT NO.: 25-01781



DESIGNED BY:

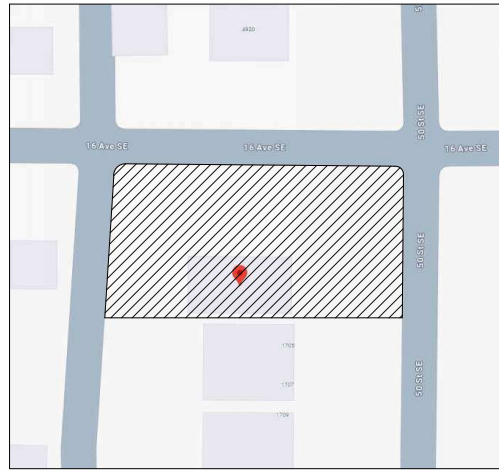


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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHKD BY
01	2026-04-30	DEVELOPMENT PERMIT SET	T.J	E.Z
02				
03				
04				
05				

THE CLIENT :

GREEN CEDAR HOMES

PROJECT :

7_PLEX BUILDING

ADDRESS:

**1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

25-01781

CHECKED BY:

E.Z.

DATE:

2026-04-30

DRAWN BY:

M.A / E.R.

SCALE:

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

1913 - ASH CRESCENT S.E., CALGARY, ALBERTA

LEGAL ADDRESS:-

LOT 9; BLOCK 11; PLAN 4346 GL

ZONNING:- M-CG

NOTES:

Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

COVERAGE CALCULATION:
LOT AREA = 663.55 m²
ZONING = M-CG
PROPOSED BUILDING AREA + BALCONY = 353.00 + 18.57 + 10.22 = 381.79 M²
PROPOSED BIKES LOCKER AREA = 7.44 M²
TOTAL COVERAGE = 389.23 M² OR 58.66 %
DENSITY : 111 / 1 HECTARE
111 X 0.066355 HECTARE = 7.36 = 8 UNITS
PROPOSED : 7 UNITS

PROJECT SETBACK REQUIREMENTS:

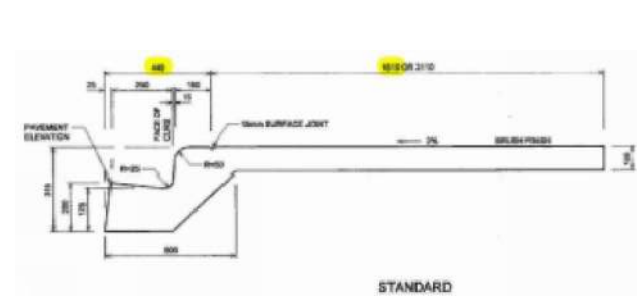
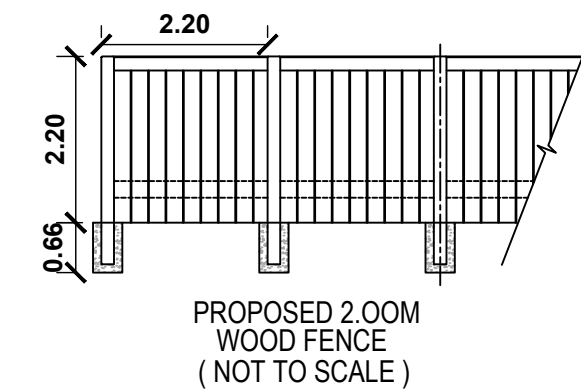
1. CALCULATE FRONT SETBACK = (A+ B)/2 - 1.5
= (7.82+10.52) / 2 - 1.5 = 7.67 m
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 3.0m FRONT SETBACK
3. MINIMUM 1.20m REAR SETBACK
4. MINIMUM 1.20m SIDEYARD SETBACK

NOTE:

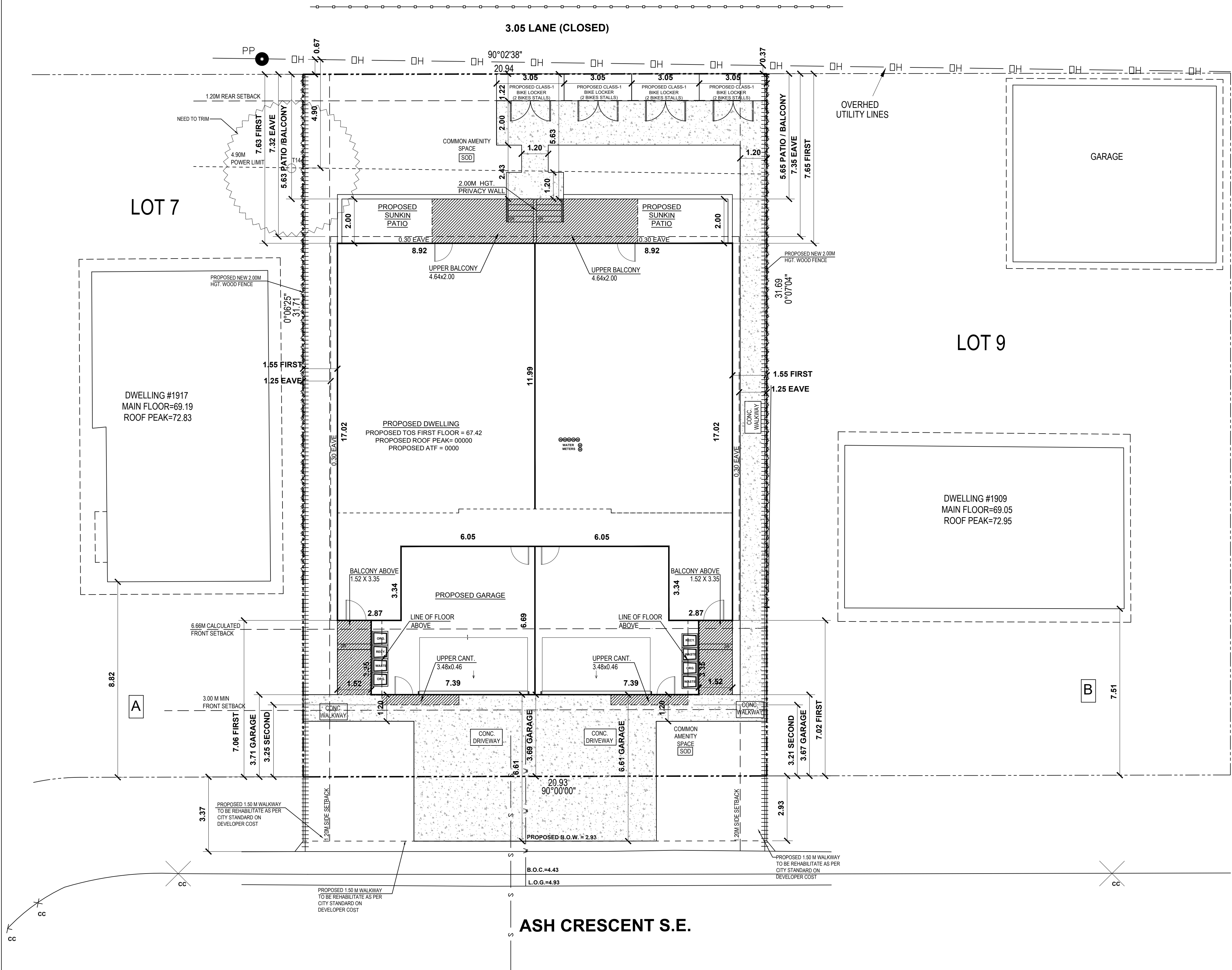
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

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

TREE DATA						
TREE	TYPE	CANOPY	HEIGHT	DIAMETER	LOCATION	
1	Coniferous	2	2	Clump.	IN SUBJECT PROPERTY	REMOVED
2	Coniferous	16	14	0.63	IN CITY BOULEVARD	REMOVED
3	Coniferous	3	3	0.27	IN CITY BOULEVARD	REMOVED
4	Coniferous	20	14	0.58	IN CITY BOULEVARD	REMOVED
5	Deciduous	3	13	0.24	IN CITY BOULEVARD	REMOVED
6	Coniferous	1	2.5	Clump.	IN SUBJECT PROPERTY	REMOVED
7	Deciduous	1.5	4	0.10	IN SUBJECT PROPERTY	REMOVED
8	Deciduous	0.8	2.5	0.10	IN SUBJECT PROPERTY	REMOVED
9	Coniferous	14	15	0.44	IN SUBJECT PROPERTY	REMOVED
10	Deciduous	2.3	5	0.10	IN SUBJECT PROPERTY	REMOVED
11	Deciduous	1	3	0.10	IN SUBJECT PROPERTY	REMOVED
12	Coniferous	14	18	1.00	IN SUBJECT PROPERTY	REMOVED
13	Coniferous	8	3	Clump.	IN SUBJECT PROPERTY	REMOVED
14	Deciduous	6	7	0.90	IN ADJACENT PROPERTY	TRIMMED
15	Stump	-	-	1.37	IN SUBJECT PROPERTY	REMOVED
16	Coniferous	1.5	4	0.15	IN SUBJECT PROPERTY	REMOVED



STANDARD



- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH ANUNDERGROUND IRRIGATION SYSTEM.
- 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 OFFRIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THECANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BEINSTALLED.

ROADS NOTE:

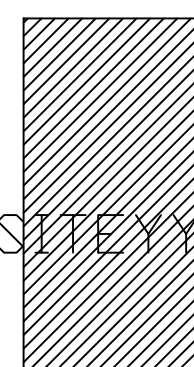
- CONSTRUCTION OF NEW SIDEWALKS ADJACENT TO ASH CRESCENT S.E.
- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, CURB AND GUTTER, ETC., SHOULD IT BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

DESIGNED BY:



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KEY PLAN



ASITEPLAN.JPG

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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By

ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01	2026-05-04	DEVELOPMENT PERMIT SET	E.R.	A.K.

THE CLIENT :

GREEN CEDAR HOMES

PROJECT :

7-PLEX BUILDING

ADDRESS:

1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

25-01781

CHECKED BY:

E.R.

DATE:

2026-05-22

DRAWN BY:

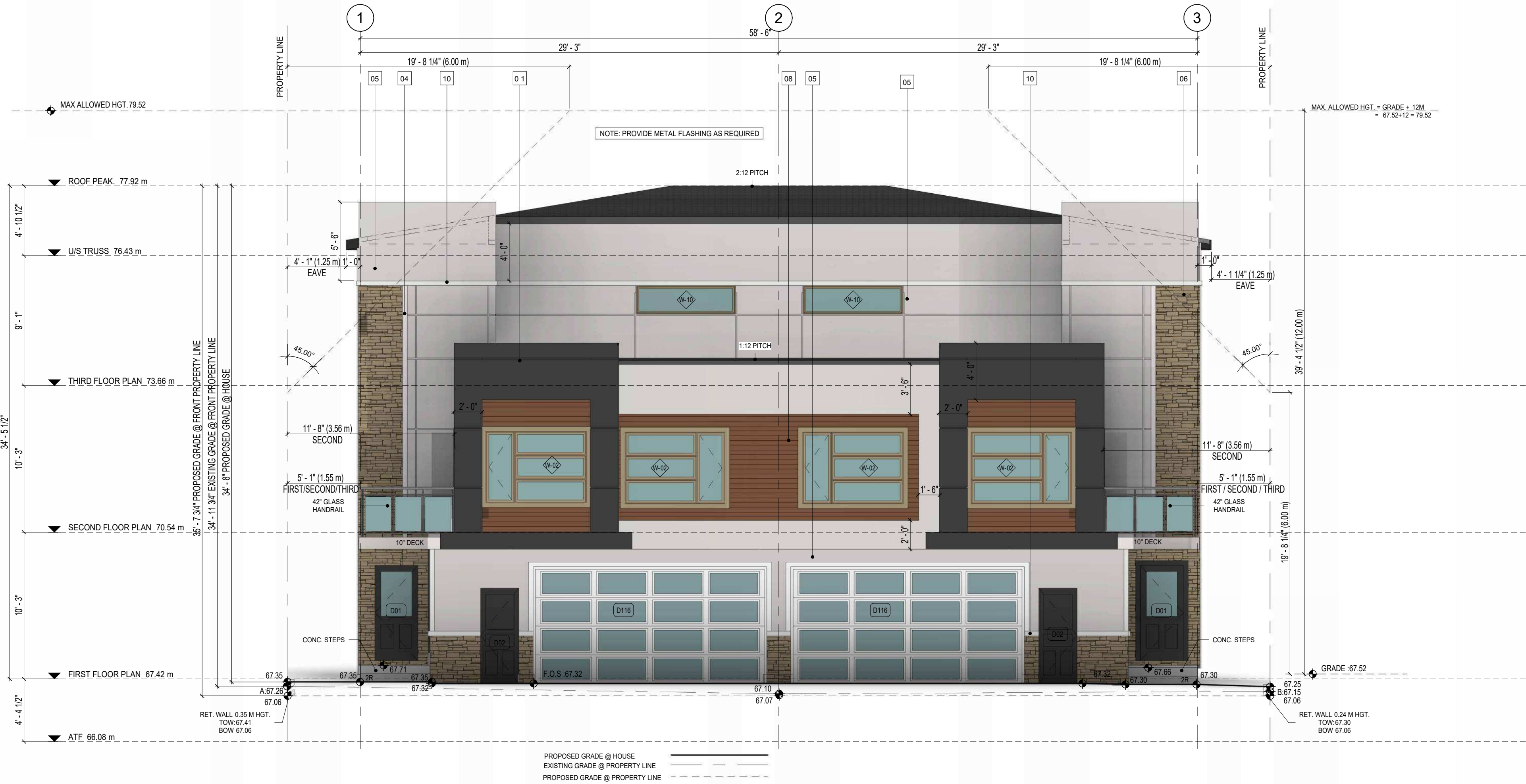
E.R.

SCALE:

1:100

ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	4" TRIM(1)
05	STUCCO CLADDING
06	EXTERIOR MANUFACTURED STONE VENEER
07	4" TRIM
08	LUX PANEL
09	CORNER BOARD 4"
10	4" STONE CAP



PROPOSED FRONT (NORTH) ELEVATION

3/16" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION

3/16" = 1'-0"

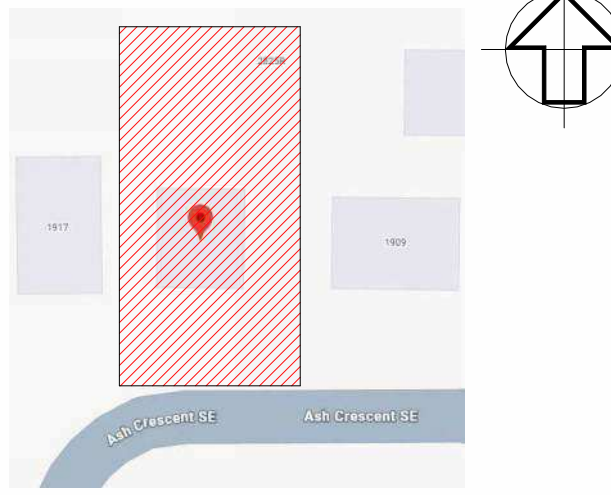
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02				
03				
04				
05				

THE CLIENT:

GREEN CEDAR HOMES

PROJECT:

7_PLEX BUILDING

ADDRESS:

1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:

25-01781

CHECKED BY:

A.K.

DATE:

2026-04-30

DRAWN BY:

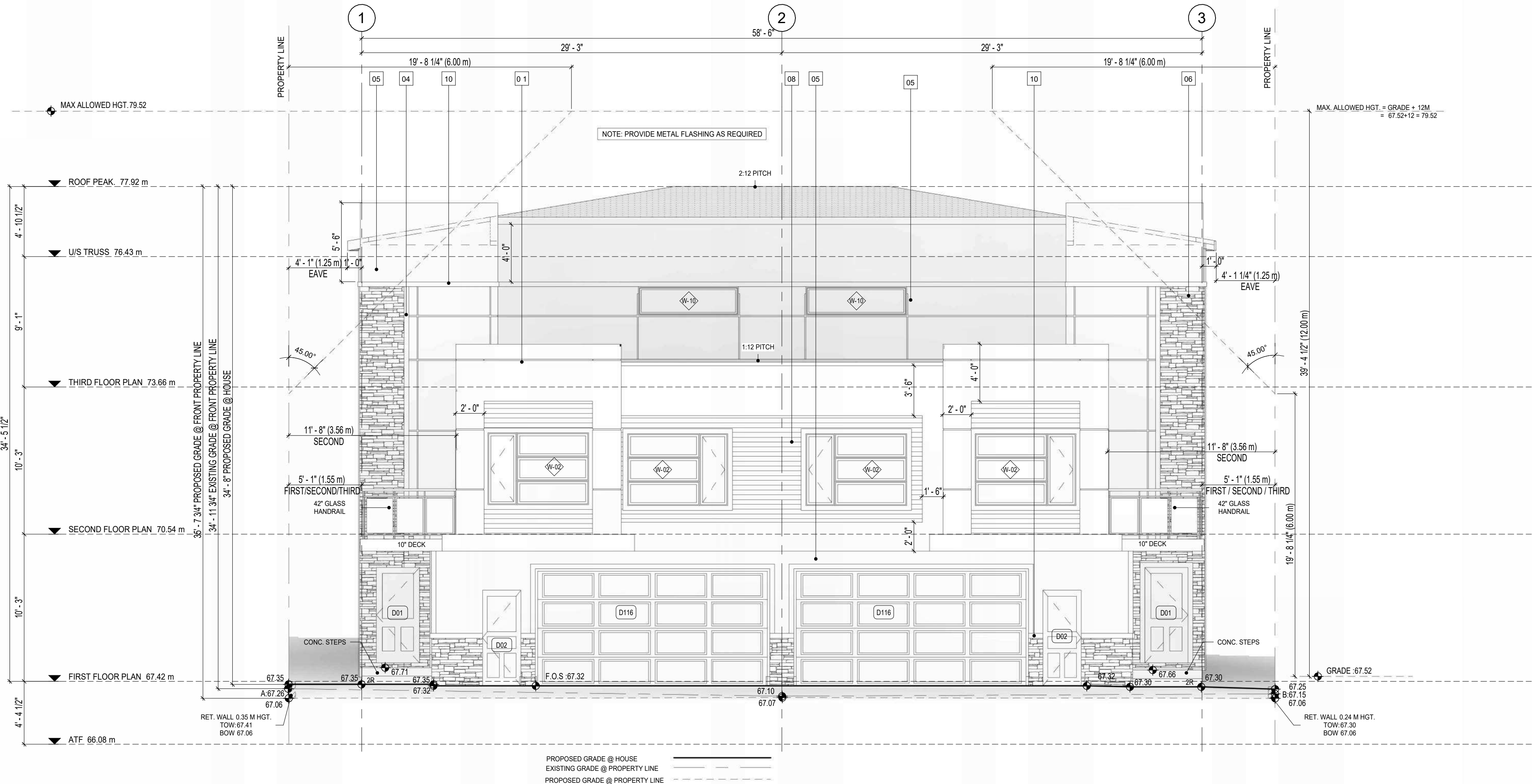
M.A. / E.R.

SCALE:

3/16" = 1'-0"

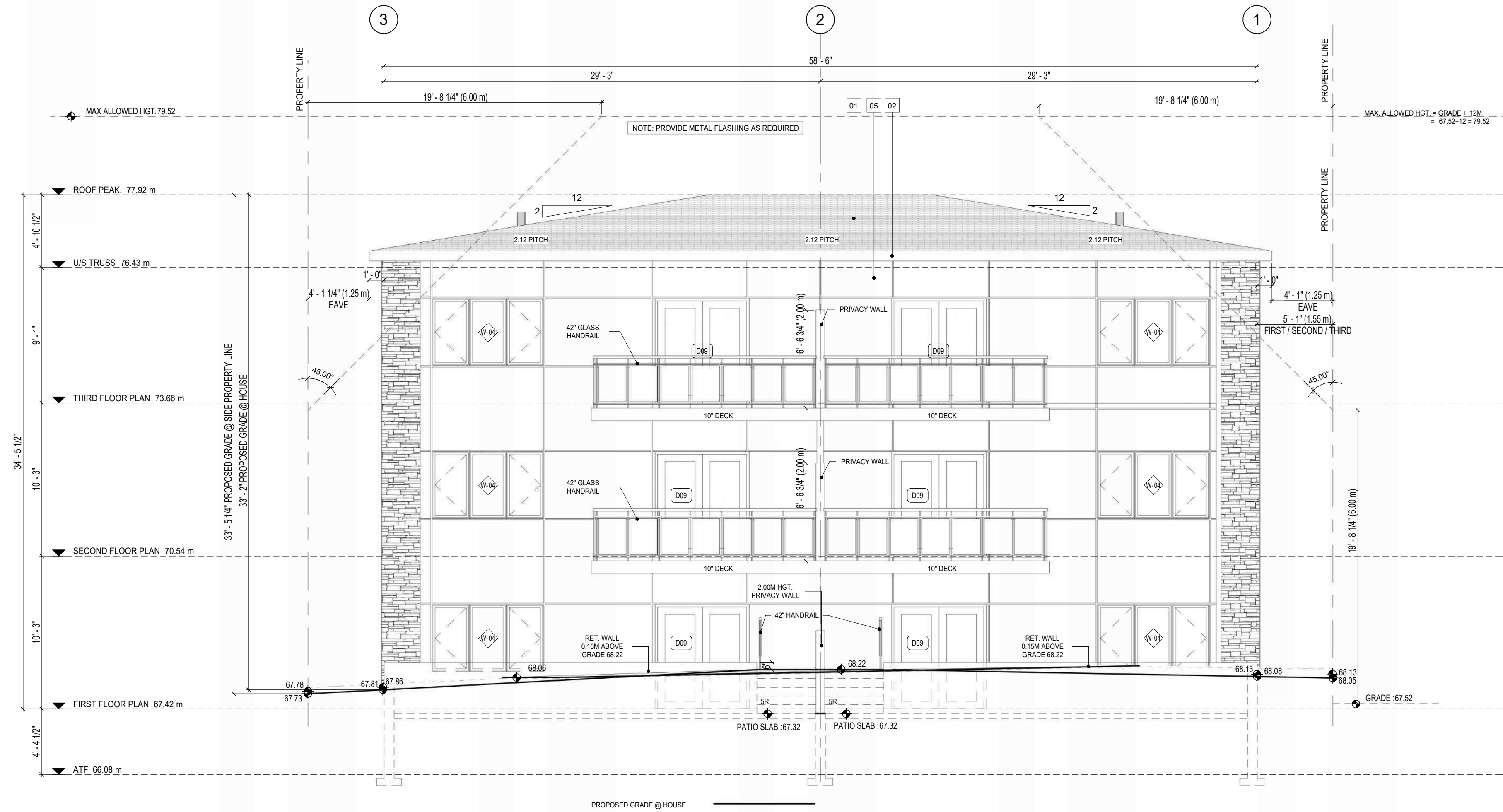
ELEVATIONS FINISHES MATERIAL

MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	4" TRIM(1)
05	STUCCO CLADDING
06	EXTERIOR MANUFACTURED STONE VENEER
07	4" TRIM
08	LUX PANEL
09	CORNER BOARD 4"
10	4" STONE CAP



PROPOSED FRONT (NORTH) ELEVATION

3/16" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION

3/16" = 1'-0"

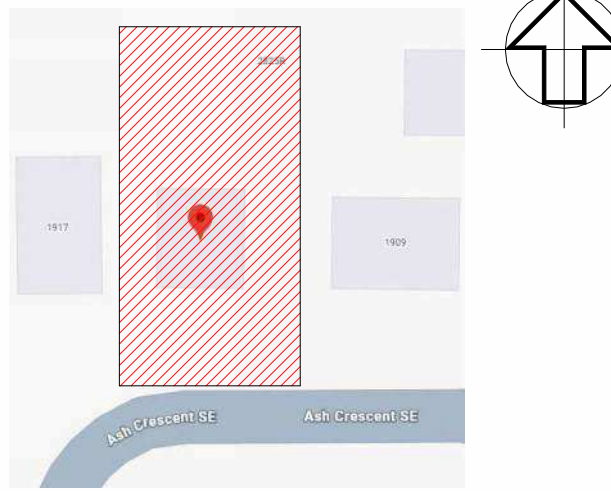
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KEY PLAN



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THE CLIENT:

GREEN CEDAR HOMES

PROJECT:

7_PLEX BUILDING

ADDRESS:

1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:

25-01781

CHECKED BY:

A.K.

DATE:

2026-04-30

DRAWN BY:

M.A. / E.R.

SCALE:

3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	4" TRIM (1)
05	STUCCO CLADDING
06	EXTERIOR MANUFACTURED STONE VENEER
07	4" TRIM
08	LUX PANEL
09	CORNER BOARD 4"
10	4" STONE CAP

UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1596.84 SQ. FT.	148.35 SQ.M²	
MINIMUM SETBACK	5'-1"	1.55 M.	
PERCENTAGE OF ALLOWED OPENINGS	7.10%	113.37 SQ. FT.	10.53 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	105.00 SQ. FT.	9.75 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	56.68 SQ. FT.	5.26 SQ.M²	

UNPROTECTED OPENINGS RIGHT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1626.67 SQ. FT.	151.12 SQ.M²	
MINIMUM SETBACK	5'-1"	1.55 M.	
PERCENTAGE OF ALLOWED OPENINGS	7.10%	115.49 SQ. FT.	10.73 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	105.00 SQ. FT.	9.75 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	57.74 SQ. FT.	5.36 SQ.M²	

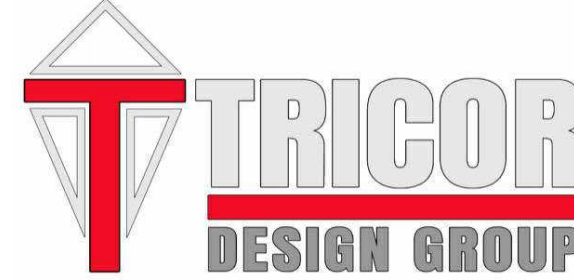


1 PROPOSED LEFT (WEST) ELEVATION
3/16" = 1'-0"



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

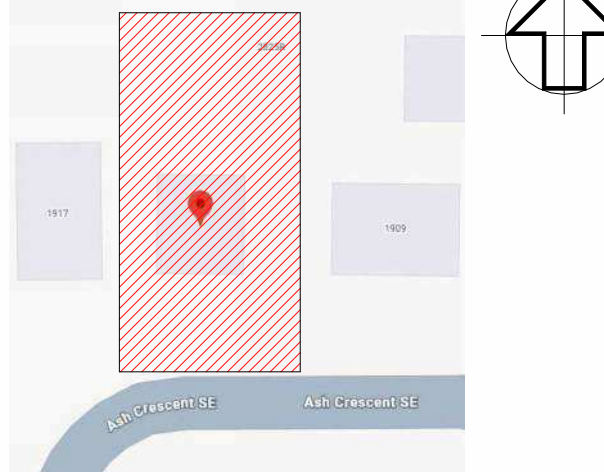
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05				

THE CLIENT:

GREEN CEDAR HOMES

PROJECT:

7_PLEX BUILDING

ADDRESS:

1913 - ASH CRESCENT S.E.
CALGARY, ALBERTA
LOT 9; BLOCK 11; PLAN 4346 GL

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED LEFT & RIGHT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

25-01781

CHECKED BY:

A.K.

DATE:

2026-04-30

DRAWN BY:

M.A. / E.R.

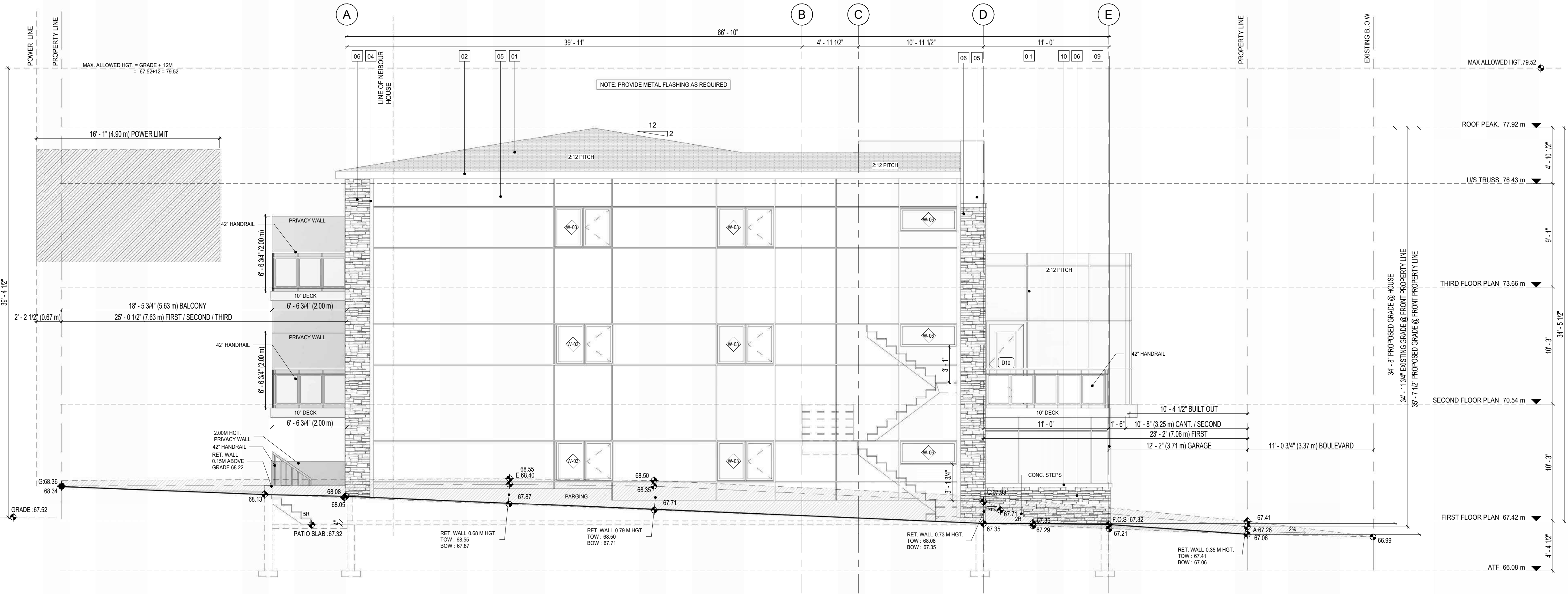
SCALE:

3/16" = 1'-0"

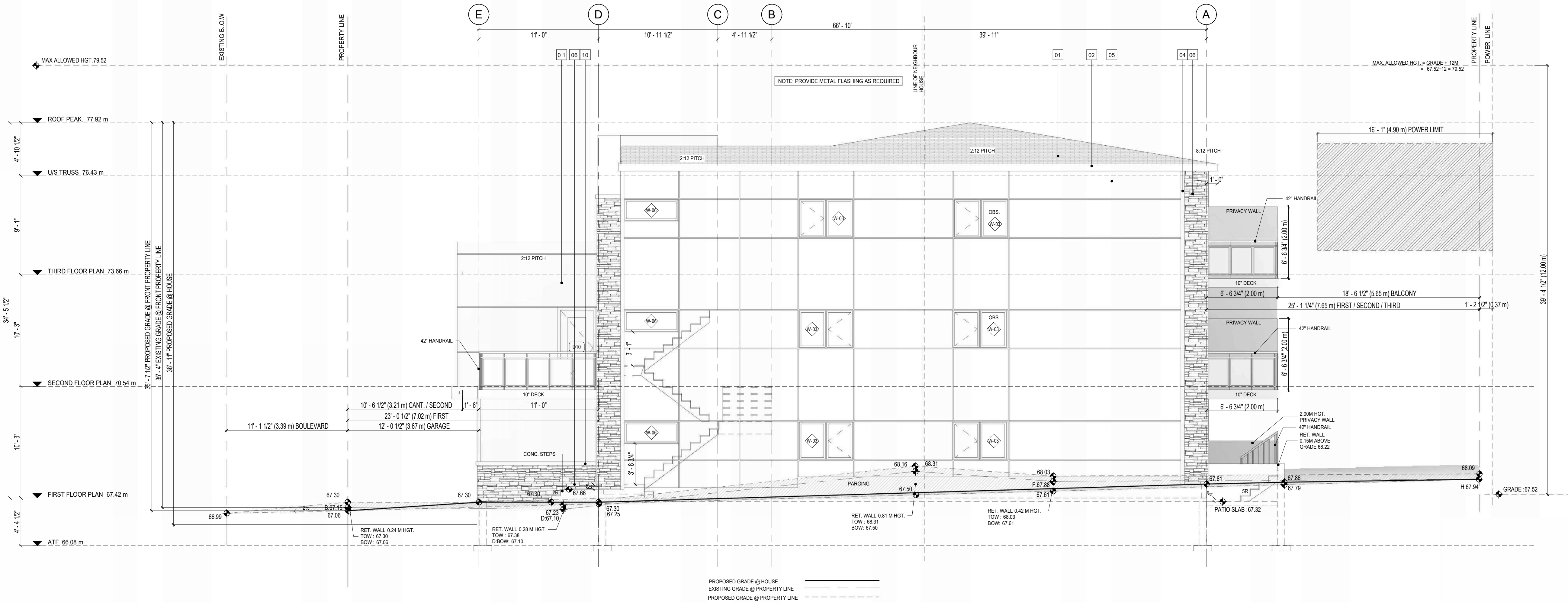
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
04	4" TRIM (1)
05	STUCCO CLADDING
06	EXTERIOR MANUFACTURED STONE VENEER
07	4" TRIM
08	LUX PANEL
09	CORNER BOARD 4"
10	4" STONE CAP

UNPROTECTED OPENINGS LEFT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1596.84 SQ. FT.	148.35 SQ.M²	
MINIMUM SETBACK	5'-1"	1.55 M.	
PERCENTAGE OF ALLOWED OPENINGS	7.10%	113.37 SQ. FT.	10.53 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	105.00 SQ. FT.	9.75 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	56.68 SQ. FT.	5.26 SQ.M²	

UNPROTECTED OPENINGS RIGHT ELE.			
CODE CHECK			
EXPOSED BUILDING FACE	1626.67 SQ. FT.	151.12 SQ.M²	
MINIMUM SETBACK	5'-1"	1.55 M.	
PERCENTAGE OF ALLOWED OPENINGS	7.10%	115.49 SQ. FT.	10.73 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	105.00 SQ. FT.	9.75 SQ.M²	
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	57.74 SQ. FT.	5.36 SQ.M²	

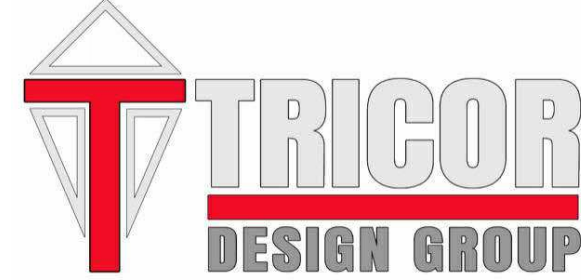


1 PROPOSED LEFT (WEST) ELEVATION
3/16" = 1'-0"



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

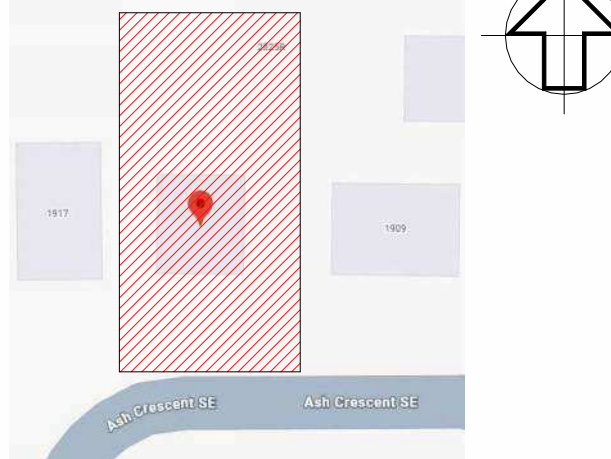
DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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CALGARY, AB
T2E 6K3
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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.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
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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	2026-04-30	DEVELOPMENT PERMIT	M.A. / E.R.	A.K.
02				
03				
04				
05				

THE CLIENT:

GREEN CEDAR HOMES

PROJECT:

7_PLEX BUILDING

ADDRESS:

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