4_PLEX
7448 21TH STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-06-17

REVISION DATE : 2026-08-31

TRICOR DESIGN GROUP

#202, 4216 10th Street NE,
Calgary, AB.
T2E 6K3
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info@tricordesigns.com
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LIST OF DRAWINGS:

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UNIT 1

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	681.21	63.29
	UPPER FLOOR	732.42	68.04
	TOTAL	1413.63	131.33
	LEGAL SUITE FLOOR	529.84	49.22
	GRAND TOTAL	1943.47	180.55

UNIT 2

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	690.06	64.1
	UPPER FLOOR	731.88	67.99
	TOTAL	1421.94	132.10
	LEGAL SUITE FLOOR	566.40	52.62
	GRAND TOTAL	1988.34	184.72

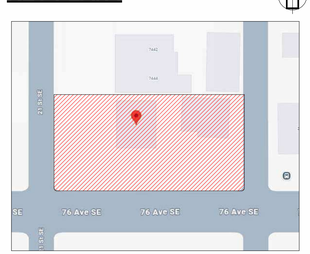
UNIT 3

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	687.28	63.85
	UPPER FLOOR	730.27	67.84
	TOTAL	1417.55	131.69
	LEGAL SUITE FLOOR	568.12	52.78
	GRAND TOTAL	1985.67	184.47

UNIT 4

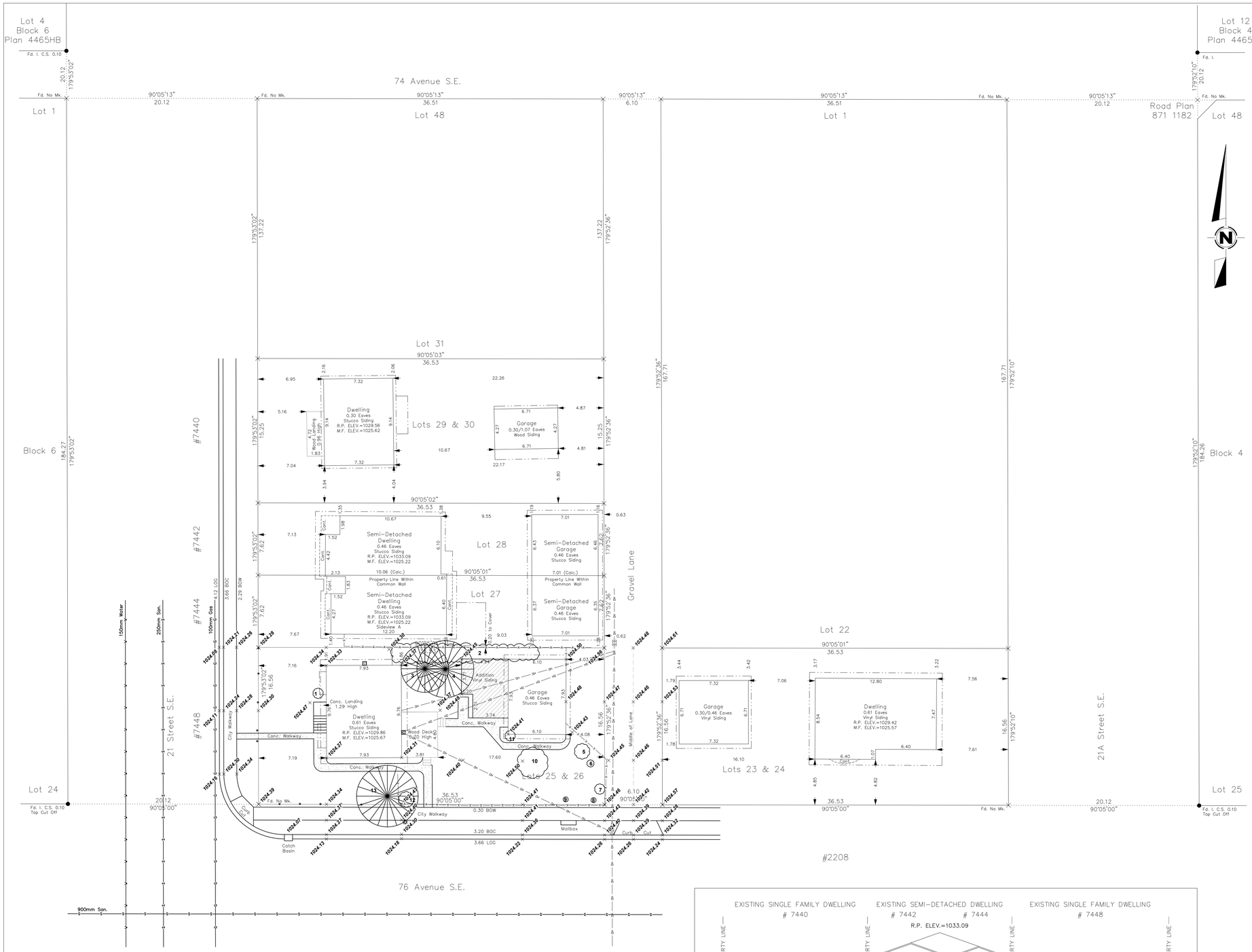
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	685.07	63.65
	UPPER FLOOR	727.72	67.61
	TOTAL	1412.79	131.25
	LEGAL SUITE FLOOR	538.87	50.06
	GRAND TOTAL	1951.66	181.32

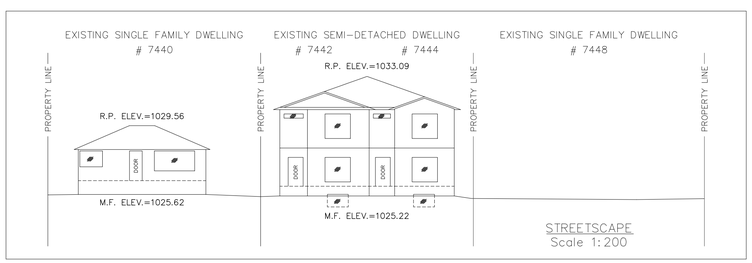
KEY PLAN :

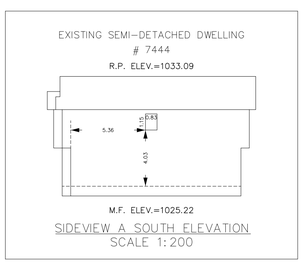


PROJECT NO. :

26-1057







DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: Lots 25 & 26
Block 5
Plan 955AV

MUNICIPAL ADDRESS: 7448 21 Street S.E.
Calgary, Alberta

DATE OF SURVEY: June 5th, 2026.

SCALE: 1:200 (0 5 10 15 20 METRES)

NOTES:

Elevations are shown thus: × 1000.00 metres. (Geodetic)
Elevations are geodetic and derived from ASCM: 22152 ELEV.: 1024.642
All dimensions are ground in metres and decimals thereof unless otherwise shown.
All distances on curves are arc distances.
Bearings are grid (3TM, CM114°) and derived from GNSS Observations.
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc. – Accessory
A/C – Air conditioner
Bldg – Building
BOC – Back of curb
BOW – Back of walk
Calc. – Calculated
Cant.– Cantilever
Conc.– Concrete
C.S. – Countersunk
DH – Drill hole
Enc. – Encrooches
ELEV.– Elevation
Fd. – Found
I. – Iron post
LOG – Lip of gutter
M.A. – Maintenance access
M.F. – Main floor
Mk. – Mark
O.D. – Overland drainage
Ret. – Retaining
R.P. – Roof peak
R/W – Right of way
W/O – Walkout basement
W.W. – Window well

Calculation points shown thus: ×
Elevations shown thus: ×
Found iron posts shown thus: ●
Fire hydrants shown thus:
Lamp standards shown thus:
Manholes shown thus:
Power poles shown thus:
Street signs shown thus:
Electrical meter shown thus:
Gas meter shown thus:
Property lines shown thus:
Right of ways shown thus:
Eaves shown thus:
Fences shown thus:
Overhead lines shown thus:
Gasline shown thus:
Sanitaryline shown thus:
Stormline shown thus:
Waterline are shown thus:

Coniferous Tree
Deciduous Tree

This plan represents the best information at the time of survey.
ZOOM 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 UTILITY SAFETY PARTNERS: 1-800-242-3477

2819A Centre Street N.W.
Calgary, Alberta T2E 2V7
Phone: 403-837-8599
E-mail: office@zoomsurveys.ca
Website: www.zoomsurveys.ca

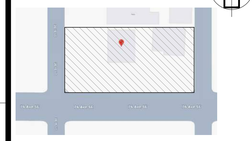
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Job: 26-0373 | Surveyed: DN | Drawn: VH | Checked by: AB

DESIGNED BY:

TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 19H STREET NE
CALGARY, AB.
T2E 6K3
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FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
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- 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.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE2023– ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

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-THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTERESST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING. DRAWINGS ARE NOT TO BE SCALED. ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME, AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE,THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-07-06	CLIENT CHANGES	M.A/R.E	A.K
02	2026-08-31	DTR 1	E.R.	

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	R.N/E.R	E.Z/E.R

THE CLIENT :
ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
**7448 21TH STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING SURVEY

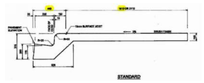
DRAWING NO.
A-001

PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:250

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-
7448 - 21 STREET S.E., CALGARY, ALBERTA
LEGAL ADDRESS:-
PLAN 955AV , BLOCK 5 , LOTS 25 & 26
ZONNING:- R-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.

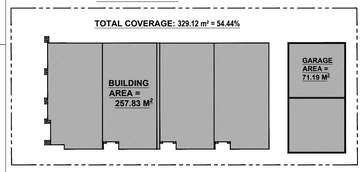


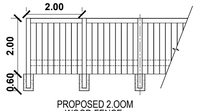
COVERAGE CALCULATION:
LOT AREA = 604.54m²
MAXIMUM COVERAGE (55%) = 332.50m²
PROPOSED BUILDING COVERAGE = 257.83m²
PROPOSED GARAGE COVERAGE = 71.19 m²
TOTAL PROPOSED COVERAGE = 329.02 m² = 54.42%

PROJECT SETBACK REQUIREMENTS:
1. MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE
IS 3.0m.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.20m REAR SETBACK
3. MINIMUM 1.20m SIDE SETBACK
4. FOR A CORNER PARCEL,THE MINIMUM IS 0.60m FROM A SIDE PROPERTY LINE SHARED WITH A STREET.
5. FOR A CORNER PARCEL, THERE IS NO MAX. BLDG. DEPTH WHERE MIN. BLDG. SETBACK FROM SIDE PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 3.0m FOR ANY PORTION OF BLDG.

NOTES:
- 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.

KEY PLAN





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

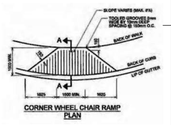
TREE NO.	TREE TYPE	Ø	SPREAD	HEIGHT	LOCATION	
1	Bush	---	1.00	1.30	In Subject Property	REMOVED
2	Bush	---	1.00	2.00	In Subject Property	REMOVED
3	Coniferous	0.35	5.00	10.00	In Subject Property	REMOVED
4	Coniferous	0.35	6.00	10.00	In Subject Property	REMOVED
5	Bush	---	1.50	2.00	In Subject Property	REMOVED
6	Bush	---	0.70	1.50	In Subject Property	REMOVED
7	Bush	---	1.00	1.50	In Subject Property	REMOVED
8	Bush	---	0.50	1.50	In Subject Property	REMOVED
9	Bush	---	0.50	1.50	In Subject Property	REMOVED
10	Bush	---	3.00	3.00	In Subject Property	REMOVED
11	Bush	---	1.00	2.00	In Subject Property	REMOVED
12	Bush	---	1.50	1.50	In Subject Property	REMOVED
13	Coniferous	0.40	6.50	10.00	In Subject Property	REMOVED

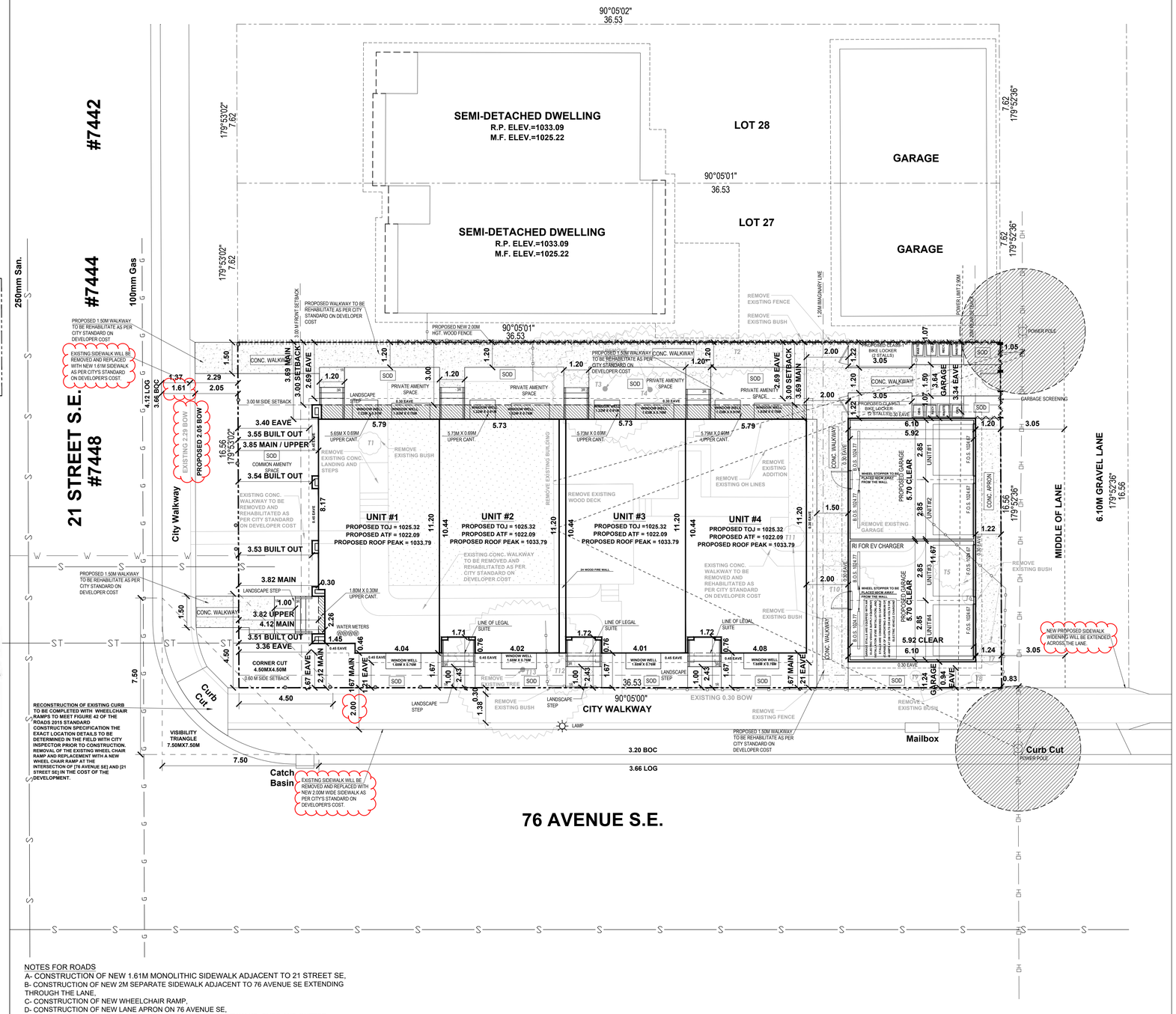
NOTES:
- BUILDING READY FOR SOLAR PANEL INSTALLATION .
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.

- 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.



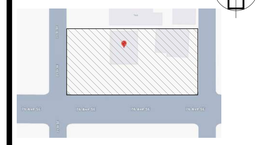


76 AVENUE S.E.

NOTES FOR ROADS
A- CONSTRUCTION OF NEW 1.61M MONOLITHIC SIDEWALK ADJACENT TO 21 STREET SE,
B- CONSTRUCTION OF NEW 2M SEPARATE SIDEWALK ADJACENT TO 76 AVENUE SE EXTENDING THROUGH THE LANE,
C- CONSTRUCTION OF NEW WHEELCHAIR RAMP,
D- CONSTRUCTION OF NEW LANE APRON ON 76 AVENUE SE,
E- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, CURB AND GUTTER,
ETC., SHOULD IT BE DEEMED NECESSARY THROUGH SITE INSPECTION BY ROADS PERSONNEL,

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
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CALGARY, AB.
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KEY PLAN



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01	2026-07-06	CLIENT CHANGES	M.A/R.E	A.K
02	2026-08-31	DTR 1	E.R.	

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	R.N/E.R	E.Z/E.R

THE CLIENT :
ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
7448 21TH STREET S.E., CALGARY, ALBERTA PLAN 955AV, BLOCK 5, LOTS 25 & 26

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING & PROPOSED SITE PLAN

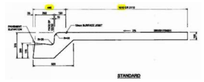
DRAWING NO.
A-002

PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:100

SITE - PLAN

SURVEY INFORMTION :-

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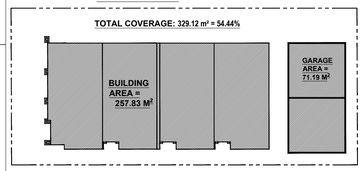


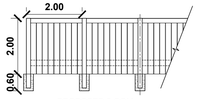
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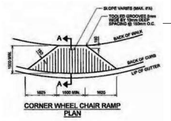
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KEY PLAN





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



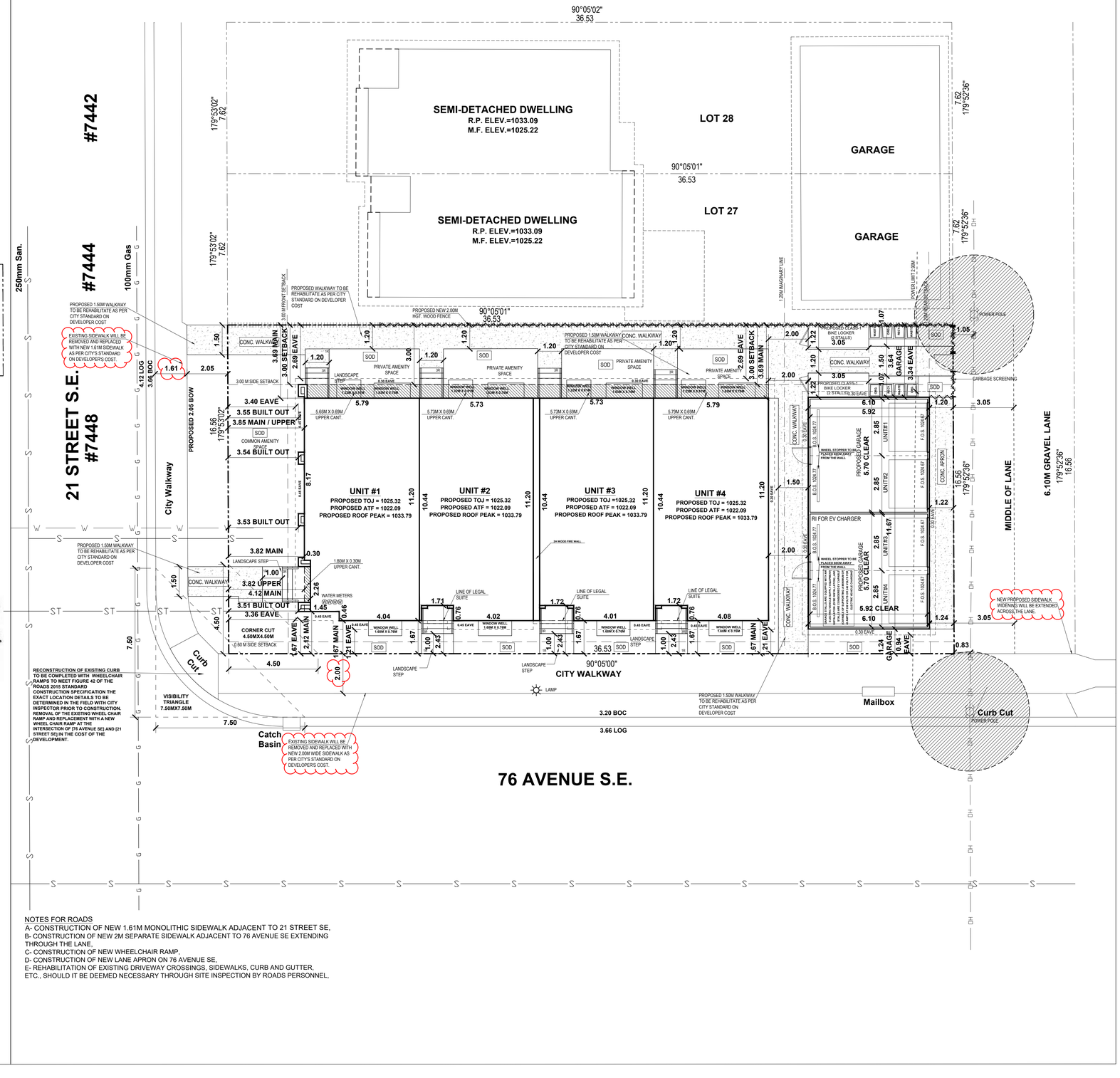
TREE NO.	TREE TYPE	Ø	SPREAD	HEIGHT	LOCATION	
1	Bush	---	1.00	1.30	In Subject Property	REMOVED
2	Bush	---	1.00	2.00	In Subject Property	REMOVED
3	Coniferous	0.35	5.00	10.00	In Subject Property	REMOVED
4	Coniferous	0.35	6.00	10.00	In Subject Property	REMOVED
5	Bush	---	1.50	2.00	In Subject Property	REMOVED
6	Bush	---	0.70	1.50	In Subject Property	REMOVED
7	Bush	---	1.00	1.50	In Subject Property	REMOVED
8	Bush	---	0.50	1.50	In Subject Property	REMOVED
9	Bush	---	0.50	1.50	In Subject Property	REMOVED
10	Bush	---	3.00	3.00	In Subject Property	REMOVED
11	Bush	---	1.00	2.00	In Subject Property	REMOVED
12	Bush	---	1.50	1.50	In Subject Property	REMOVED
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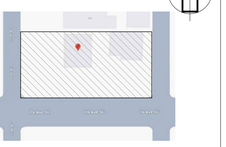
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ETC., SHOULD IT BE DEEMED NECESSARY THROUGH SITE INSPECTION BY ROADS PERSONNEL,

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KEY PLAN



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02	2026-08-31	DTR 1	E.R.	

ISSUES:

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01	2026-06-17	DEVELOPMENT PERMIT SET	R.N/E.R	E.Z/E.R

THE CLIENT :
ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
7448 21TH STREET S.E., CALGARY, ALBERTA PLAN 955AV, BLOCK 5, LOTS 25 & 26

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:100

SITE - PLAN

SURVEY INFORMTION :-

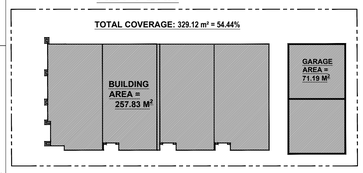
MUNICIPAL ADDRESS:-
7448 - 21 STREET S.E., CALGARY, ALBERTA
LEGAL ADDRESS:-
PLAN 955AV , BLOCK 5 , LOTS 25 & 26
ZONNING:- R-CG
NOTES:
Note: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey.Positions of spot elevations are approximate.Distances are in metres and decimals thereof.

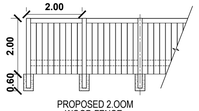
COVERAGE CALCULATION:
LOT AREA = 604.54m²
MAXIMUM COVERAGE (55%) = 332.50m²
PROPOSED BUILDING COVERAGE = 257.83m²
PROPOSED GARAGE COVERAGE = 71.19 m²
TOTAL PROPOSED COVERAGE = 329.02 m² = 54.42%

PROJECT SETBACK REQUIREMENTS:
1. MINIMUM BUILDING SETBACK FROM A FRONT PROPERTY LINE
IS 3.0m.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.20m REAR SETBACK
3. MINIMUM 1.20m SIDE SETBACK
4. FOR A CORNER PARCEL,THE MINIMUM IS 0.60m FROM A SIDE PROPERTY LINE SHARED WITH A STREET.
5. FOR A CORNER PARCEL, THERE IS NO MAX. BLDG. DEPTH WHERE MIN. BLDG. SETBACK FROM SIDE PROPERTY LINE SHARED WITH ANOTHER PARCEL IS 3.0m FOR ANY PORTION OF BLDG.

NOTES:
- 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.

KEY PLAN





PROPOSED 2.0OM WOOD FENCE (NOT TO SCALE)

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

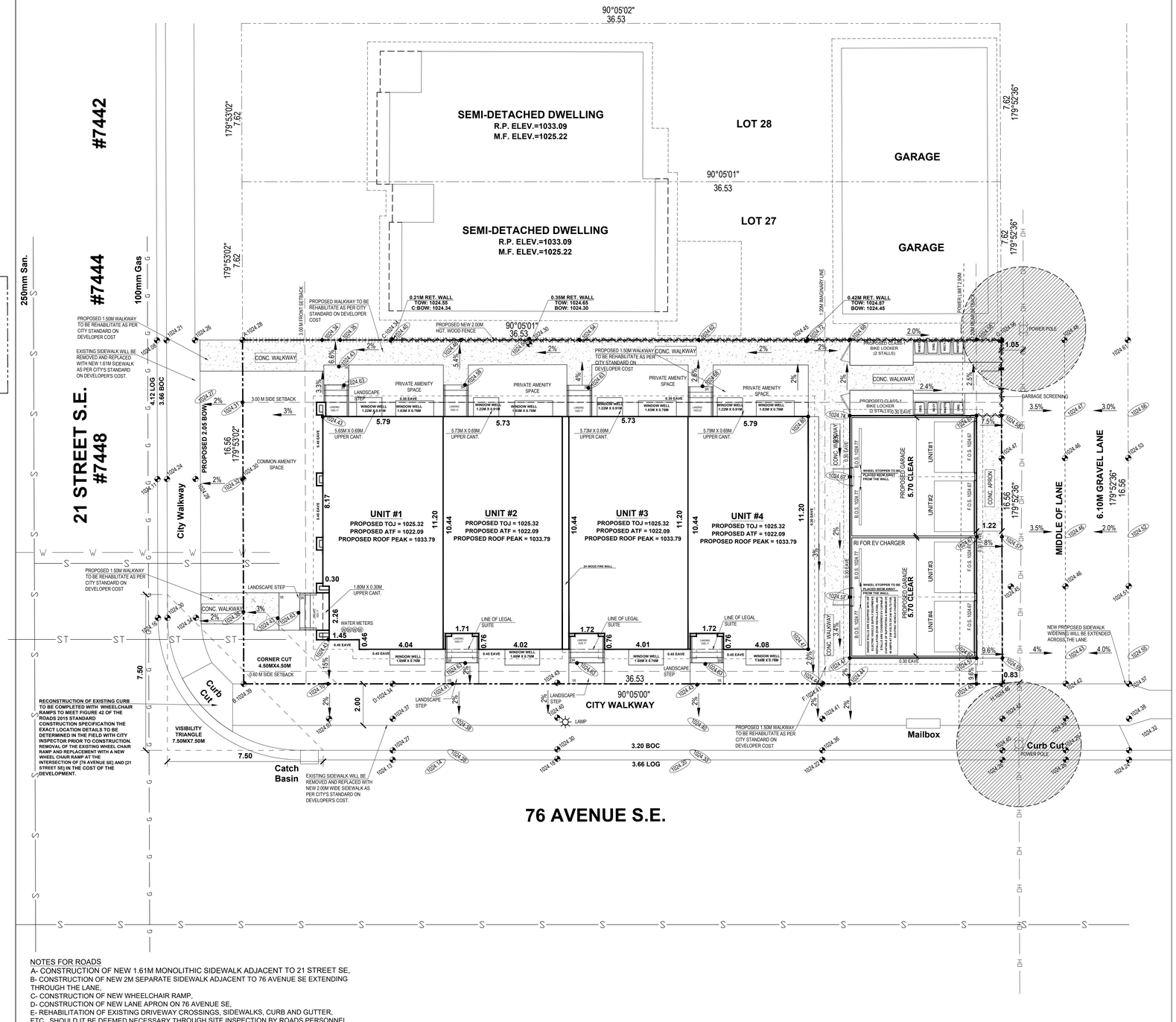
TREE NO.	TREE TYPE	Ø	SPREAD	HEIGHT	LOCATION	
1	Bush	---	1.00	1.30	In Subject Property	REMOVED
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3	Coniferous	0.35	5.00	10.00	In Subject Property	REMOVED
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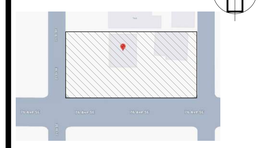
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THE CLIENT :
ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
7448 21TH STREET S.E., CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26

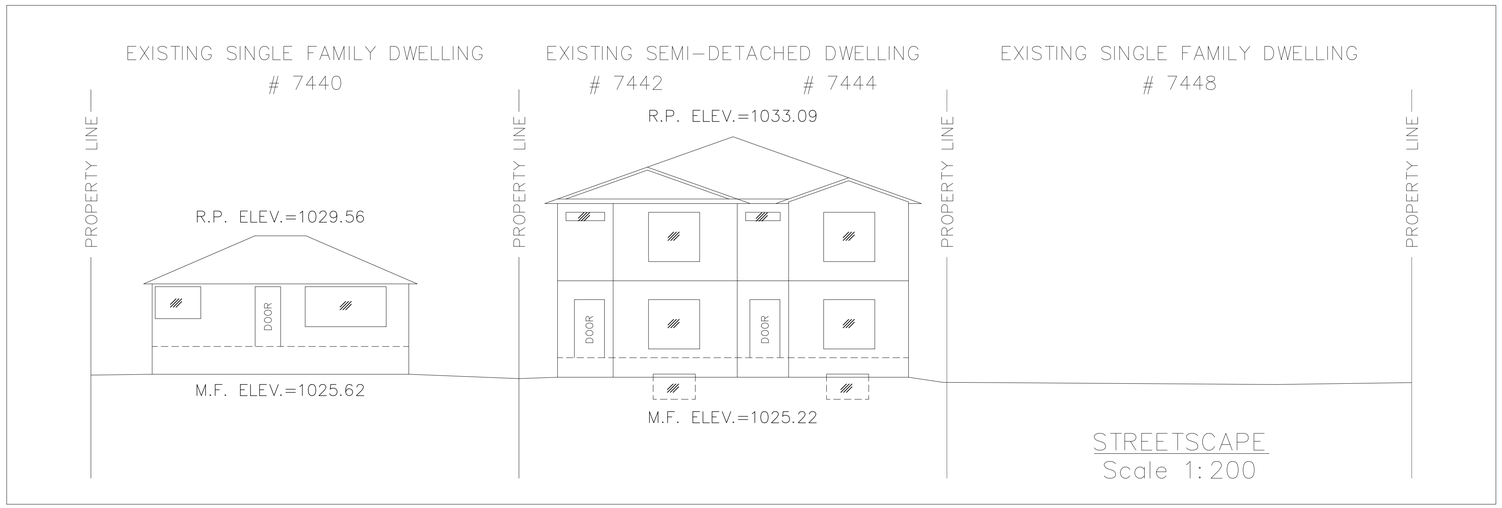
DRAWING SET :
DEVELOPMENT PERMIT SET

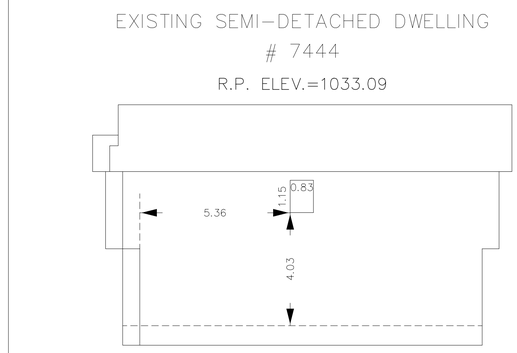
DRAWING TITLE :
PROPOSED GRADES

DRAWING NO.
A-004

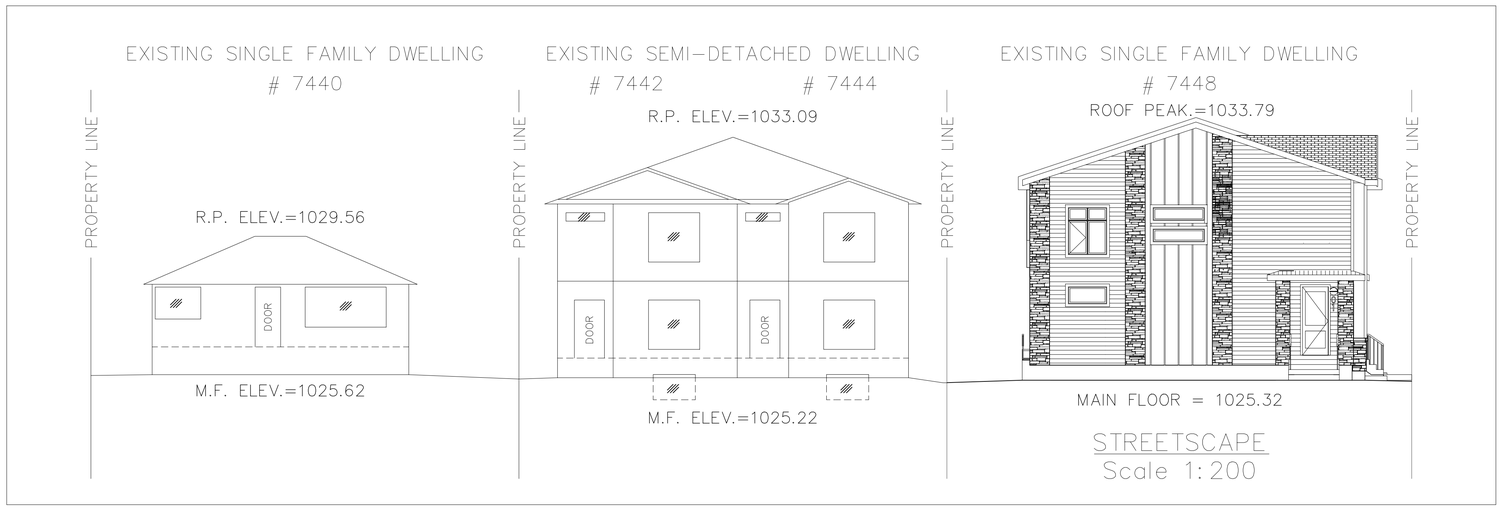
PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:100

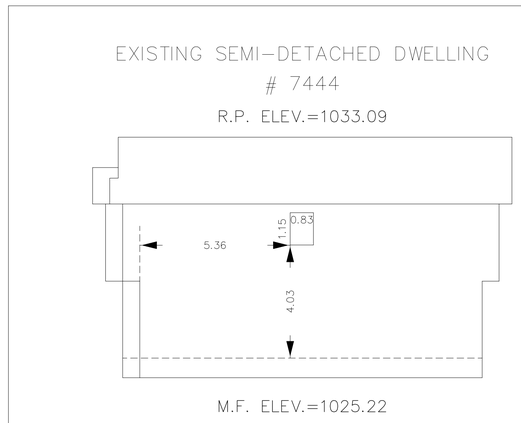
EXISTING STREETSCAPE





PROPOSED STREETSCAPE





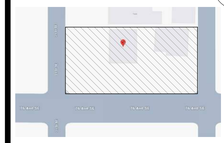
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ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
7448 21TH STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
STREETSCAPE

DRAWING NO.
A-005

PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:100

542.2 PLANTING REQUIREMENTS

Trees required by this section:
-may be provided though the planting of new trees or the preservation of existing trees; and
-where approved by the Development Authority, may be provided on a boulevard adjacent to the parcel.
-A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of parcel area.
-Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
-The requirement for the provision of 1.0 tree is met where:
a deciduous tree has a minimum calliper of 60 millimetres; or
a coniferous tree has a minimum height of 2.0 metres.
-The requirement for the provision of 2.0 trees is met where:
a deciduous tree has a minimum calliper of 85 millimetres; or
a coniferous tree has a minimum height of 4.0 metres.
-The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100 millimeters is preserved.
-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.
-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.

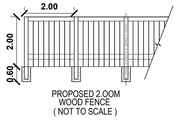
THEREFORE MINIMUM PLANTING REQUIRED ARE:

604.54 m² / 110 m² = 5.49 = 6 TREES & 18 SHRUBS
BROKEN DOWN AS:
4 DECIDUOUS
2 CONIFEROUS
18 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						
02	NP		Northwest Poplar	Populus x jackii 'Northwest'	60mm CAL.	B&B/WIRE BASKET
04	S		SWEDISH COLUMNAR ASPEN	Populus tremula 'Erecta'	80mm CAL.	
CONIFEROUS TREES						
02	CS		COLORADO BLUE SPRUCE	PICEA PUNGENS	3000MM HGT.	
DECIDUOUS SHURBS						
08	RC		SNOWBERRY	Symphoricarpos albus	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
02	CL		CHARISMA LILAC	SYRINGA PRESTONIAE	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD
CONIFEROUS SHRUBS						
08	SJ		SAVIN JUNIPER	JUNIPERUS SABINA	#05 CONT.	MINIMUM 0.6m HEIGHT OR SPREAD

LANDSCAPE LEGENDS:

MASS PLANTING OF SHADE TOLERANT PERENNIALS
GARDEN BEDS
2M HGT. GARBAGE SCREENING FENCE
2M HGT. WOOD FENCE
LOG BENCH
FIRE PIT



PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)

LANDSCAPE CALCULATIONS:

LOT AREA: 604.54 m² **LOT ZONING: R-CG**

1. COVERAGE= 329.02 m² = 54.42% OF LOT AREA

- PROPOSED BUILDING AREA = 257.83 m² = 42.65% OF LOT AREA
- PROPOSED GARAGE AREA = 71.19 m² = 11.77% OF LOT AREA

2. NON- LANDSCAPE AREA = 29.37 m² = 4.86% OF LOT AREA

- APRON (CONCRETE) = 14.25 m² = 56.10% OF NON-LANDSCAPE AREA
- WINDOW WELLS = 15.12 m² = 43.90% OF NON-LANDSCAPE AREA

3. LANDSCAPE AREA= 246.15 m² = 40.72% OF LOT AREA

3.1 HARD-LANDSCAPE = 124.28 m² = 50.49% OF LANDSCAPE AREA

- WOOD ENTRANCE STEPS = 5.42 m² = 4.36% OF HARD-LANDSCAPE AREA
- WASTE AND RECYCLING = 5.31 m² = 4.27% OF HARD-LANDSCAPE AREA
- CONC. ENTRANCE STEPS = 11.12 m² = 8.95% OF HARD-LANDSCAPE AREA
- LANDSCAPE STEPS = 7.90 m² = 6.36% OF HARD-LANDSCAPE AREA
- EXPOSED AGGREGATED CONCRETE WALKWAYS = 77.09 m² = 62.03% OF HARD-LANDSCAPE AREA
- BIKES LOCKERS = 7.44 m² = 5.99% OF HARD-LANDSCAPE AREA
- SITTING AREA = 10.00 m² = 8.05% OF HARD-LANDSCAPE AREA

3.2 SOFT-LANDSCAPE = 121.87 m² = 49.51% OF LANDSCAPE AREA

- S.O.D. = 98.12 m² = 80.51% OF SOFT-LANDSCAPE AREA
- MULCH = 23.75 m² = 19.49% OF SOFT-LANDSCAPE AREA

LIGHTING LEGEND:

LED Down light (ON WALL)

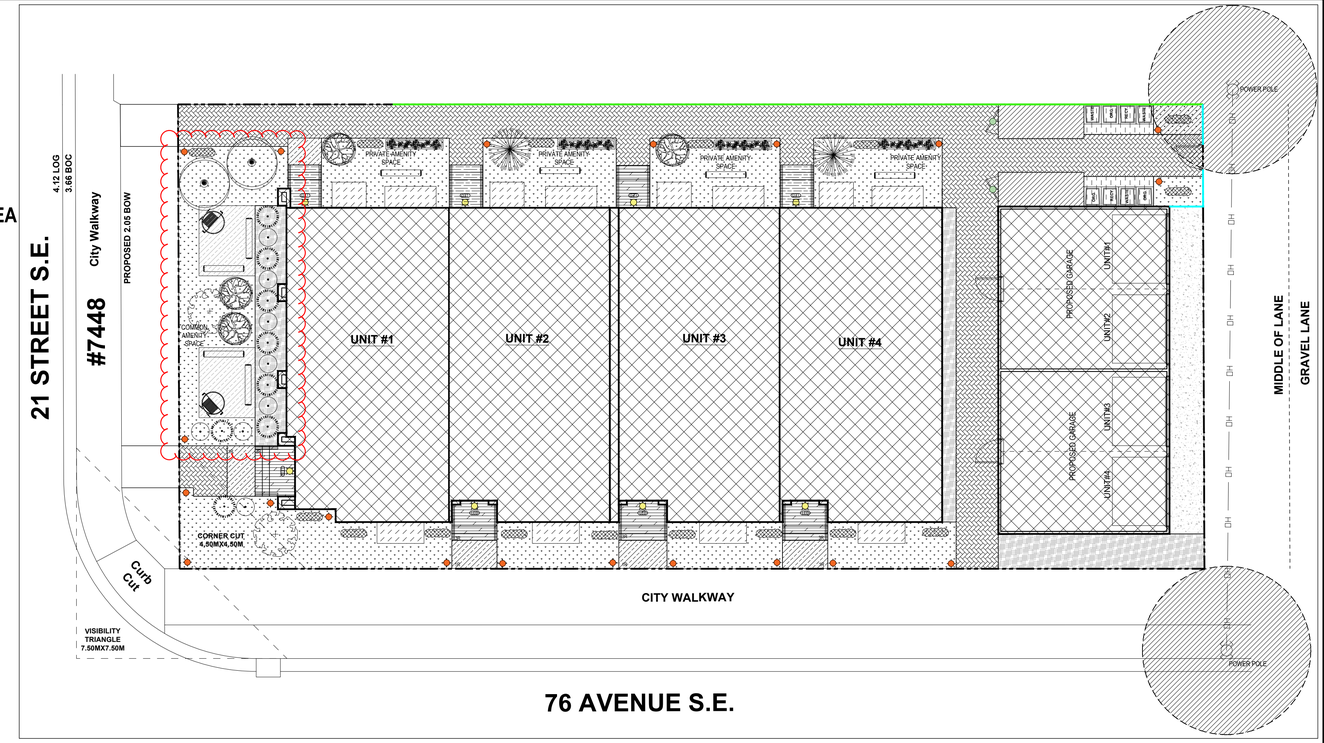
PATHWAY LIGHTS

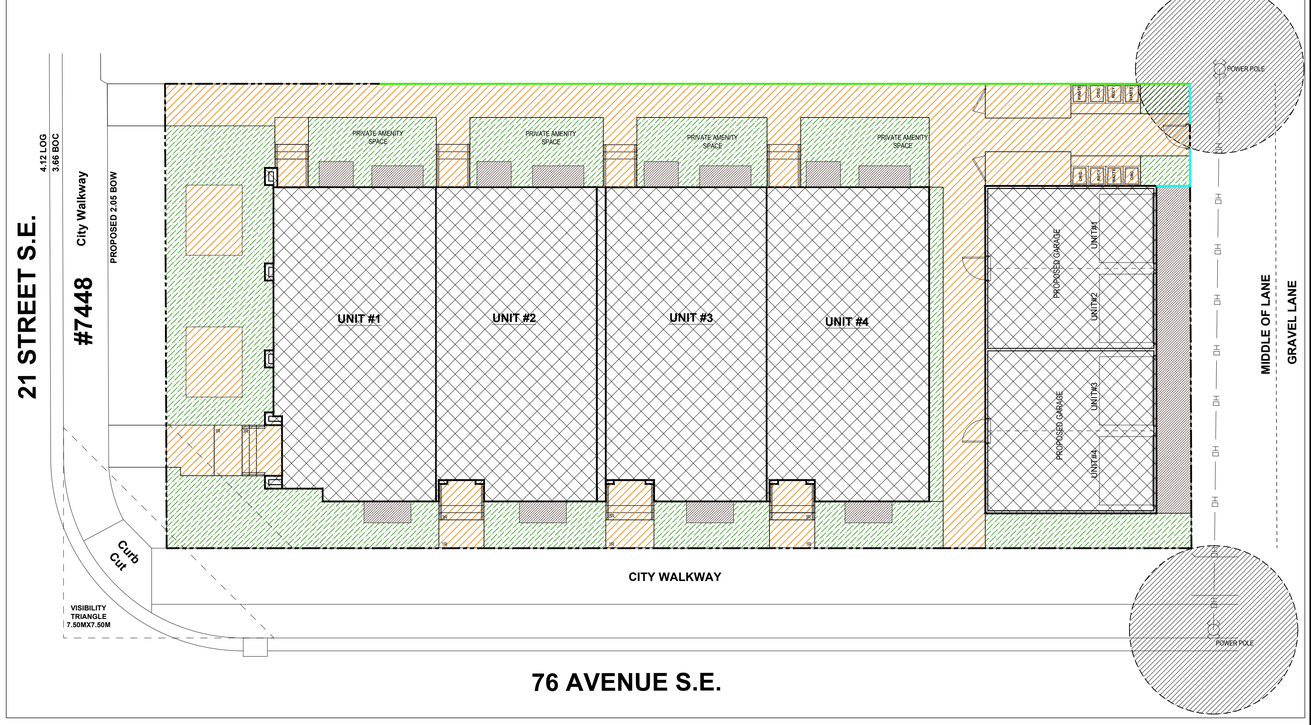
BIKE LIGHTING (ABOVE DOOR)

IRRIGATION SYSTEM:

Underground Standard Irrigation System to be used,
which includes:
(a) a rain sensor or a soil moisture sensor.
(b) a flow sensor for leak detection; and
(c) 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 300 MM TOPSOIL FOR ALL SODDED AREAS AND 600MM FOR

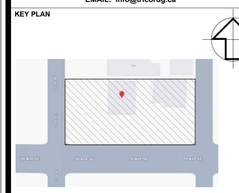




- PROPOSED BUILDING AREA = 257.83 m² = 42.65% OF LOT AREA
- PROPOSED GARAGE AREA = 71.19 m² = 11.77% OF LOT AREA
- NON- LANDSCAPE AREA=**29.37 m² = 4.86% OF LOT AREA**
- HARD-LANDSCAPE = **124.28 m² = 50.49% OF LANDSCAPE AREA**
- SOFT-LANDSCAPE = **121.87 m² = 49.51% OF LANDSCAPE AREA**

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 18H 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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AUTHORITIES HAVING JURISDICTION.

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-07-06	CLIENT CHANGES	M.A/R.E	A.K
02	2026-08-31	DTR 1	E.R.	

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	R.N/E.R	E.Z/E.R

THE CLIENT :
ACCORD HOMES LTD.

PROJECT :
4_PLEX

ADDRESS:
7448 21TH STREET S.E., CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26

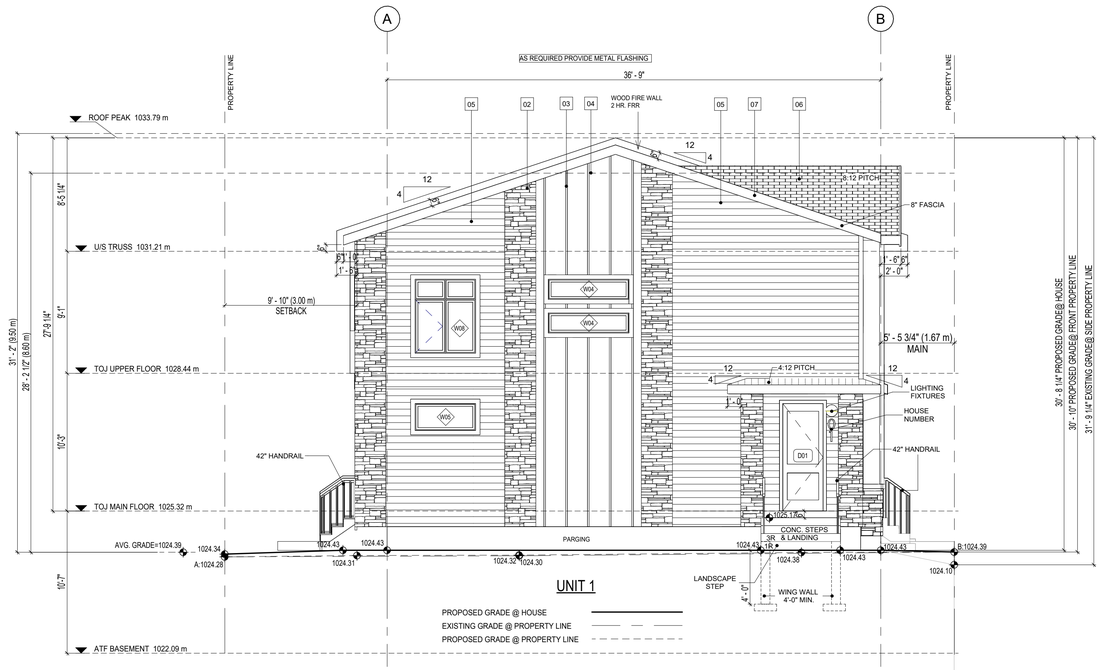
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED LANDSCAPE PLAN

DRAWING NO.
A-006

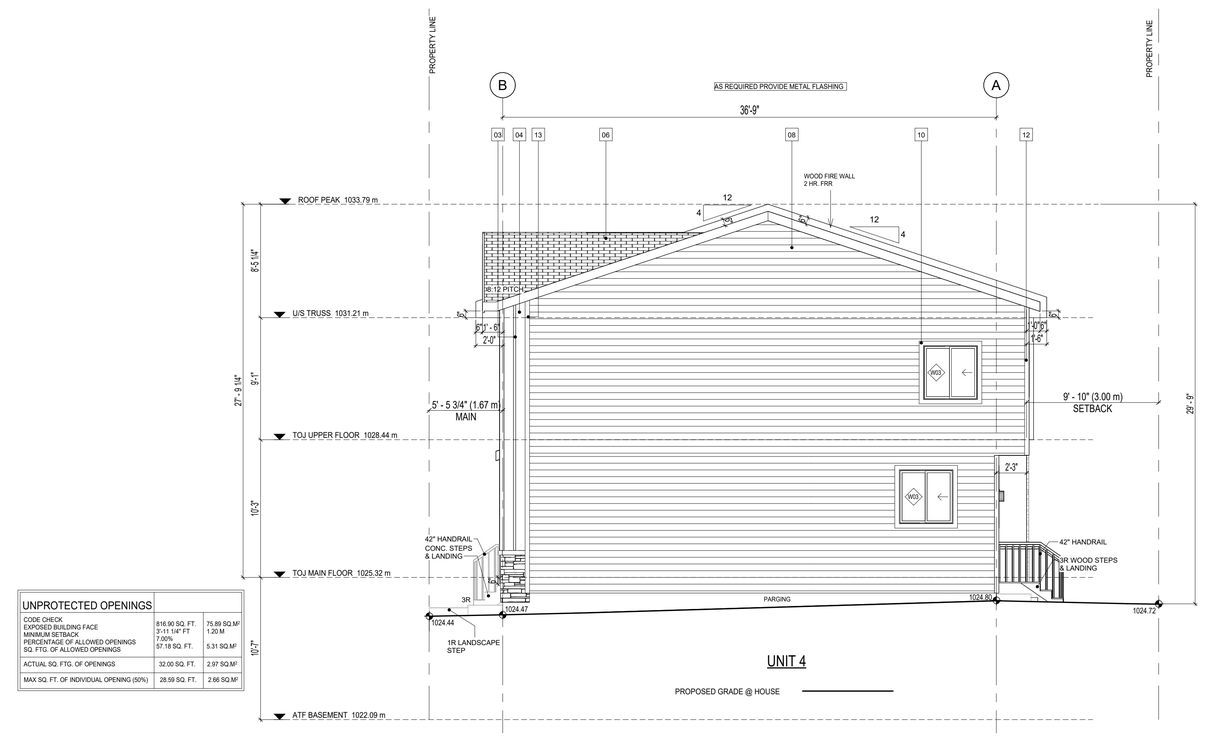
PROJECT NO. :	CHECKED BY:	DATE:
26-1057	A.K	2026-08-13
	DRAWN BY: M.A/R.E	SCALE: 1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4" WHITE
02	STONE VENEER BLACK
03	1.5" BATTEN
04	BOARD AND BATTEN
05	HORIZONTAL SIDING WHITE - HARDIE
06	ASPHALT SHINGLES
07	PRE-FINISHED METAL FASCIA
08	HORIZONTAL SIDING GRAY - HORIZONTAL HARDIE
09	METAL ROOF
10	4" TRIM DARK GRAY
11	SMART BOARD GRAY
12	CORNER BOARD 4" GRAY
13	4" TRIM



1 PROPOSED FRONT (WEST) ELEVATION

3/16" = 1'-0"



UNPROTECTED OPENINGS		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	816.90 SQ. FT. 3'-11 1/4" FT. 7.00% 57.18 SQ. FT.	75.89 SQ.M² 1.20 M. 5.31 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	32.00 SQ. FT.	2.97 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	28.59 SQ. FT.	2.66 SQ.M²

2 PROPOSED REAR (EAST) ELEVATION

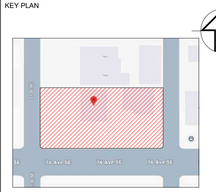
3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-31	CLIENT CHANGES	M.A/R.E	A.K
02				
03				
04				
05				
06				
07				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	R.E/R.N	E.Z/E.R
02				
03				
04				
05				

THE CLIENT :

ACCORD HOMES LTD.

PROJECT :

4_PLEX

ADDRESS:

7448 21TH STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:	CHECKED BY:	DATE:
26-1057	A.K	2026-08-31
	DRAWN BY: M.A/R.E	SCALE: 3/16" = 1'-0"

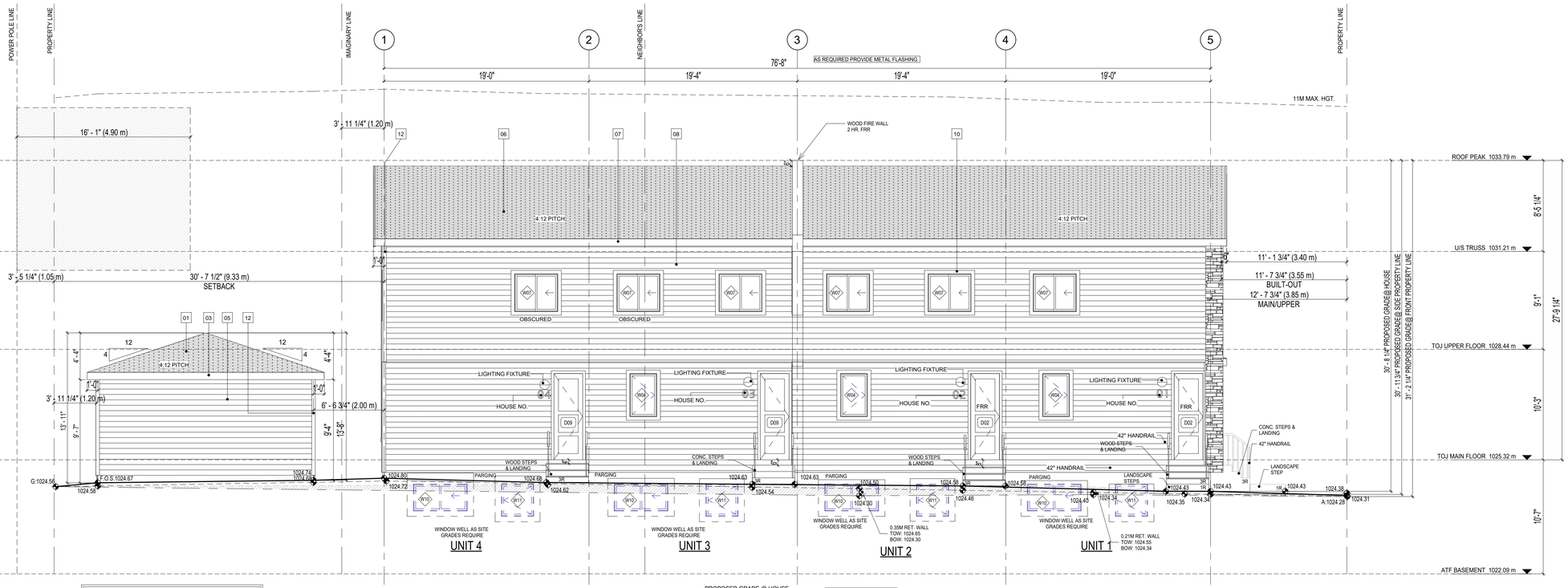
ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4" WHITE
02	STONE VENEER BLACK
03	1.5" BATTEN
04	BOARD AND BATTEN
05	HORIZONTAL SIDING WHITE - HARDIE
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09	METAL ROOF
10	4" TRIM DARK GRAY
11	SMART BOARD GRAY
12	CORNER BOARD 4" GRAY
13	4" TRIM



1 PROPOSED RIGHT (SOUTH) ELEVATION

3/16" = 1'-0"

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE



UNPROTECTED OPENINGS(INC. 2 DOORS)		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	1684.20 SQ. FT. 9'-10" FT 10.00% 168.42 SQ. FT.	156.47 SQ.M² 3.00 M 15.65 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	156.35 SQ. FT.	14.52 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	84.21 SQ. FT.	7.82 SQ.M²

2 PROPOSED LEFT (NORTH) ELEVATION

3/16" = 1'-0"

PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

DESIGNED BY:

TRICOR DESIGN GROUP

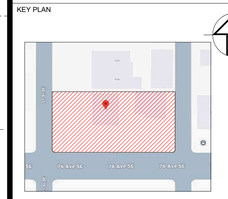
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

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KEY PLAN



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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-31	CLIENT CHANGES	M.A/R.E	A.K
02				
03				
04				
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06				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	R.E/R.N	E.Z/E.R
02				
03				
04				
05				

THE CLIENT :

ACCORD HOMES LTD.

PROJECT :

4_PLEX

ADDRESS:

**7448 21TH STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV, BLOCK 5, LOTS 25 & 26**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-202

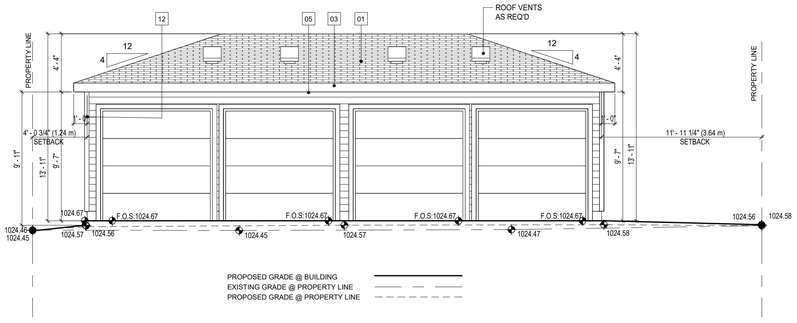
PROJECT NO.:	CHECKED BY:	DATE:
26-1057	A.K	2026-08-31
	DRAWN BY: M.A/R.E	SCALE: 3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS



	NOTE GARAGE TO BE BUILT AS PER VARIANCE (SPV003)
GR-1	ROOF AND CEILINGS -ASPHALT SHINGLE ROOFING AS SPEC'D -BUILDING PAPER - 1 LAYER 5/8" (15.9mm) TYPE X GYPSUM BOARD OR EQUIVALENT. -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)
GW-13	EXTERIOR WALLS AS PER SPV 003 UL U465, ULC W415 1-HOUR - 1-LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED. - SINGLE PLY AIR BARRIER - MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE. - 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. - 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 - INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.
W-7	(W13-A) 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 - DOORS TO 45 MIN. FRR AND SELF CLOSING

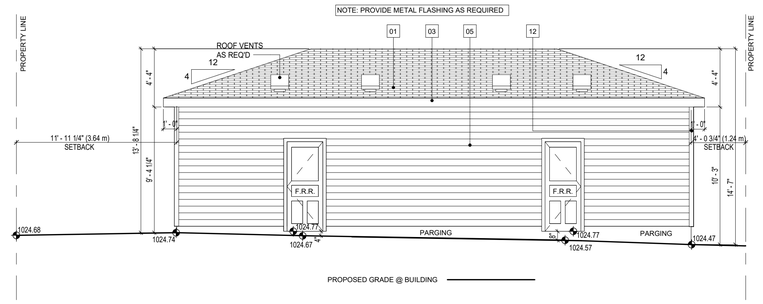
NOTE: PROVIDE METAL FLASHING AS REQUIRED



4 PROPOSED FRONT (EAST) ELEVATION

3/16" = 1'-0"

NOTE: PROVIDE METAL FLASHING AS REQUIRED

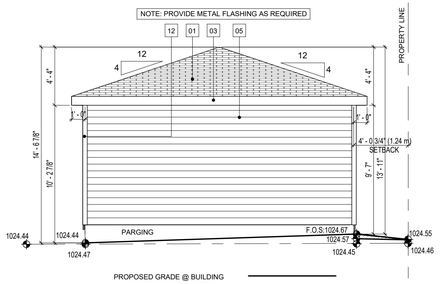


5 PROPOSED REAR (WEST) ELEVATION

3/16" = 1'-0"



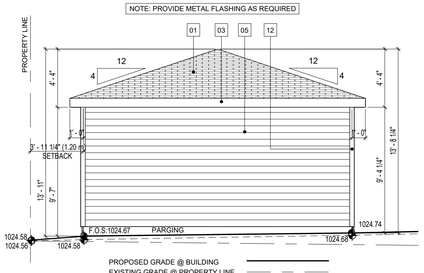
NOTE: PROVIDE METAL FLASHING AS REQUIRED



8 PROPOSED LEFT (SOUTH) ELEVATION

3/16" = 1'-0"

NOTE: PROVIDE METAL FLASHING AS REQUIRED



9 PROPOSED RIGHT (NORTH) ELEVATION

3/16" = 1'-0"

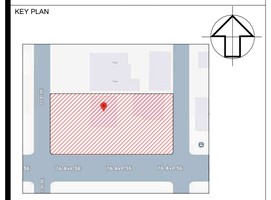
TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	ASPHALT SHINGLE BLACK
03	8" PRE-FINISHED METAL FASCIA
05	HORIZONTAL SIDING -WHITE HARDIE
12	4" CORNER BOARD LIGHT

DESIGNED BY:

TRICOR DESIGN GROUP

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01				
02	2026-07-06	CLIENT CHANGES	M.A/R.E	A.K
03				
04				
05				
06				
07				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-17	DEVELOPMENT PERMIT SET	H.E	E.Z/E.R
02				
03				
04				
05				

THE CLIENT :

ACCORD HOMES LTD.

PROJECT :

4_PLEX

ADDRESS:

7448 - 21 STREET S.E.,
CALGARY, ALBERTA
PLAN 955AV , BLOCK 5 , LOTS 25 & 26

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

GARAGE (ACCESSORY BUILDING)

DRAWING NO.

A-501

PROJECT NO.:	CHECKED BY:	DATE:
26-1057	A.K	2026-07-06
	DRAWN BY: M.A	SCALE: 3/16" = 1'-0"