

4\_PLEX  
1324 37 STREET S.E. , CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-07-29

REVISION DATE : 2026-09-28

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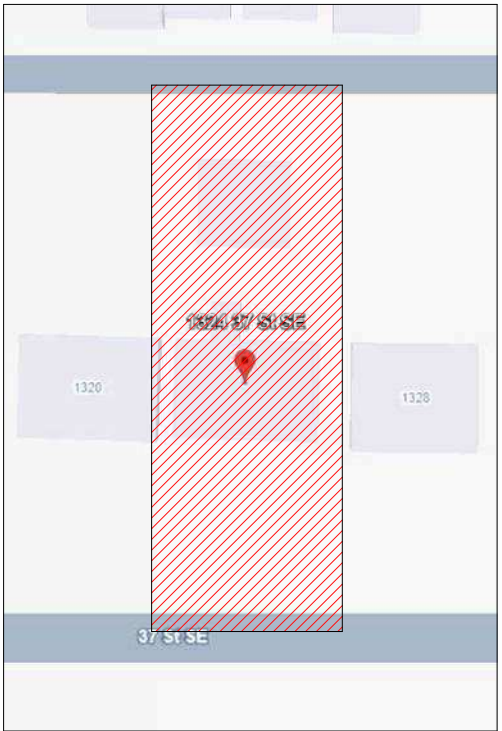
| UNIT #1       |                   |         |        |
|---------------|-------------------|---------|--------|
| AREA SCHEDULE | FLOOR PLANS       | SQ. FT. | SQ. M. |
|               | MAIN FLOOR        | 579.65  | 53.85  |
|               | UPPER FLOOR       | 602.82  | 56.00  |
|               | TOTAL             | 1182.47 | 109.86 |
|               | LEGAL SUITE FLOOR | 583.68  | 54.23  |
|               | GRAND TOTAL       | 1766.15 | 164.08 |
|               | SUNKEN PATIO      | 172.93  | 16.07  |

| UNIT #2       |                   |         |        |
|---------------|-------------------|---------|--------|
| AREA SCHEDULE | FLOOR PLANS       | SQ. FT. | SQ. M. |
|               | MAIN FLOOR        | 579.65  | 53.85  |
|               | UPPER FLOOR       | 602.82  | 56.00  |
|               | TOTAL             | 1182.47 | 109.86 |
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|               | GRAND TOTAL       | 1766.15 | 164.08 |
|               | SUNKEN PATIO      | 131.39  | 12.21  |

| UNIT #3       |                   |         |        |
|---------------|-------------------|---------|--------|
| AREA SCHEDULE | FLOOR PLANS       | SQ. FT. | SQ. M. |
|               | MAIN FLOOR        | 579.65  | 53.85  |
|               | UPPER FLOOR       | 602.82  | 56.00  |
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|               | SUNKEN PATIO      | 172.93  | 16.07  |

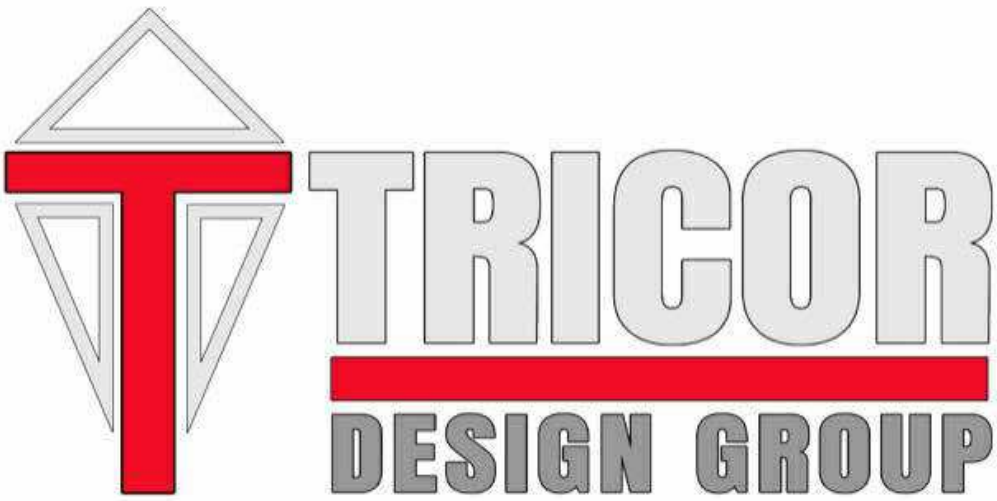
| UNIT #4       |                   |         |        |
|---------------|-------------------|---------|--------|
| AREA SCHEDULE | FLOOR PLANS       | SQ. FT. | SQ. M. |
|               | MAIN FLOOR        | 579.65  | 53.85  |
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|               | GRAND TOTAL       | 1766.15 | 164.08 |
|               | SUNKEN PATIO      | 131.39  | 12.21  |

KEY PLAN :



KEY PLAN :

26-1058



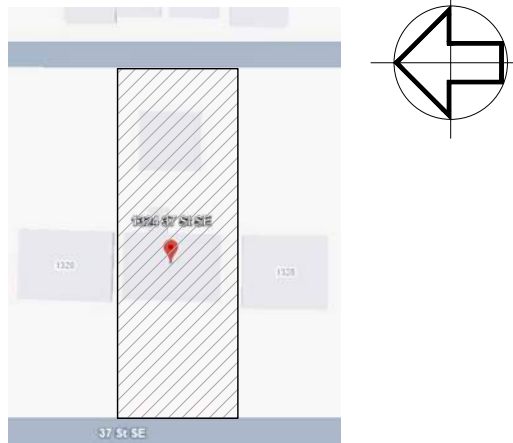
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KEY PLAN



NOTES:

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- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023 - 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 INTEREST 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       | Description | DRAWN By | Chk'd By |
|-----|------------|-------------|----------|----------|
| 01  | 2026-09-23 | DTR 1       | R.N      |          |
|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |

ISSUES:

| No. | Date       | Description            | DRAWN By | Chk'd By |
|-----|------------|------------------------|----------|----------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | E.R./T.J | A.K.     |
|     |            |                        |          |          |
|     |            |                        |          |          |
|     |            |                        |          |          |
|     |            |                        |          |          |

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

EXISTING SURVEY

DRAWING NO.

A-001

PROJECT NO. :

26-1058

CHECKED BY:

A.K

DATE:

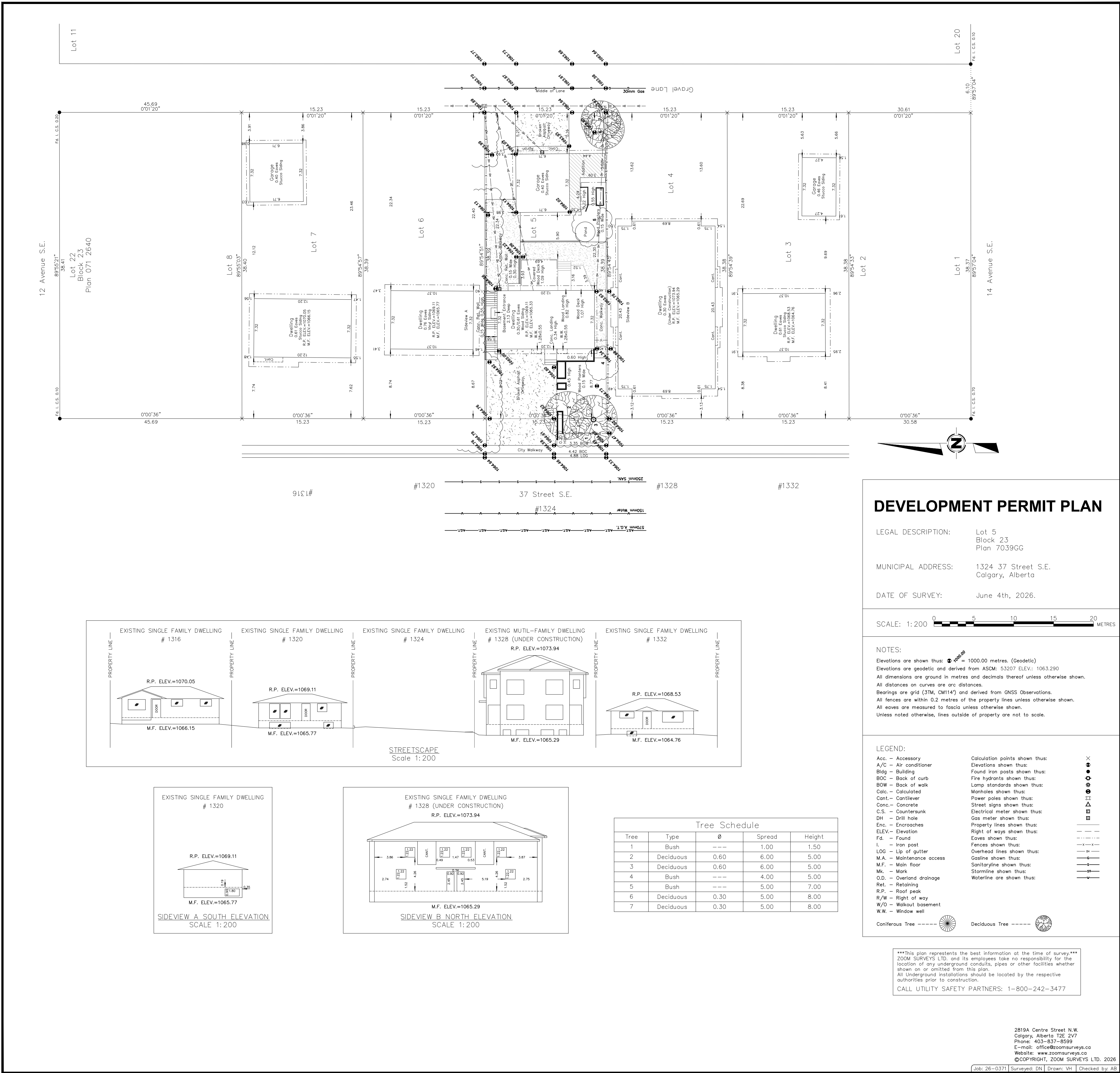
2026-09-23

DRAWN BY:

E.R./T.J

SCALE:

1:200



## DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION:

Lot 5  
Block 23  
Plan 7039GG

MUNICIPAL ADDRESS:

1324 37 Street S.E.  
Calgary, Alberta

DATE OF SURVEY:

June 4th, 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: 53207 ELEV.: 1063.290  
All dimensions are ground in metres and decimals thereof unless otherwise shown.  
All distances on curves are arc distances.  
Bearings are grid (STM, CAN14) 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          | Calculation points shown thus: |  |
| A/C - Air conditioner     | Elevations shown thus:         |  |
| Blg - Building            | Found iron posts shown thus:   |  |
| BOC - Back of curb        | Fire hydrants shown thus:      |  |
| BOW - Back of walk        | Lamp standards shown thus:     |  |
| Calc. - Calculated        | Manholes shown thus:           |  |
| Canl - Cantilever         | Power poles shown thus:        |  |
| Conc. - Concrete          | Street signs shown thus:       |  |
| C.S. - Countersunk        | Electrical meter shown thus:   |  |
| DH - Drill hole           | Gas meter shown thus:          |  |
| Enc. - Encroaches         | Property lines shown thus:     |  |
| ELEV. - Elevation         | Right of ways shown thus:      |  |
| Fd. - Found               | Eaves shown thus:              |  |
| I. - Iron post            | Fences shown thus:             |  |
| LOG - Lip of gutter       | Overhead lines shown thus:     |  |
| M.A. - Maintenance access | Gasline shown thus:            |  |
| M.F. - Main floor         | Sanitaryline shown thus:       |  |
| Mk. - Mark                | Stormline shown thus:          |  |
| O.D. - Overland drainage  | Waterline shown thus:          |  |
| Ret. - Retaining          |                                |  |
| R.P. - Roof peak          |                                |  |
| R/W - Right of way        |                                |  |
| W/O - Walkout basement    |                                |  |
| W.W. - Window well        |                                |  |

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

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Calgary, Alberta T2E 3V7  
Phone: 403-837-8599  
E-mail: office@zoomsurveys.ca  
Website: www.zoomsurveys.ca  
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Job: 26-0371 | Surveyed: DN | Drawn: WT | Checked by: AB

# SITE - PLAN

## SURVEY INFORMTION :-

### MUNICIPAL ADDRESS:-

1324 37 STREET S.E. , CALGARY, ALBERTA

### LEGAL ADDRESS:-

PLAN 7039GG , BLOCK 23 , LOT 5

### 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.

#### PROPOSED COVERAGE CALCULATION:

LOT AREA = 584.35 m<sup>2</sup>  
THE MAXIMUM COVERAGE AREA (55%) = 321.39  
PARKING AREA = 21 X 4 = 84 M<sup>2</sup>  
MAXIMUM ALLOWABLE COVERAGE= 321.39-84 =237.39 M<sup>2</sup>  
PROPOSED BUILDING AREA =229.705 M<sup>2</sup>  
TOTAL PROPOSED COVERAGE = 237.145 M<sup>2</sup> OR 40.58% OF LOT AREA  
BIKE LOCKER AREA =3.72 X 2= 7.44 M<sup>2</sup>

#### PROJECT SETBACK REQUIREMENTS:

- BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.  
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF 0.6m INTO THE FRONT SETBACK AREA)
- MINIMUM 1.20 m REAR SETBACK
- MINIMUM BUILDING SETBACK FROM ANY SIDE PROPERTY LINE IS :  
A) 1.20 M

#### 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.

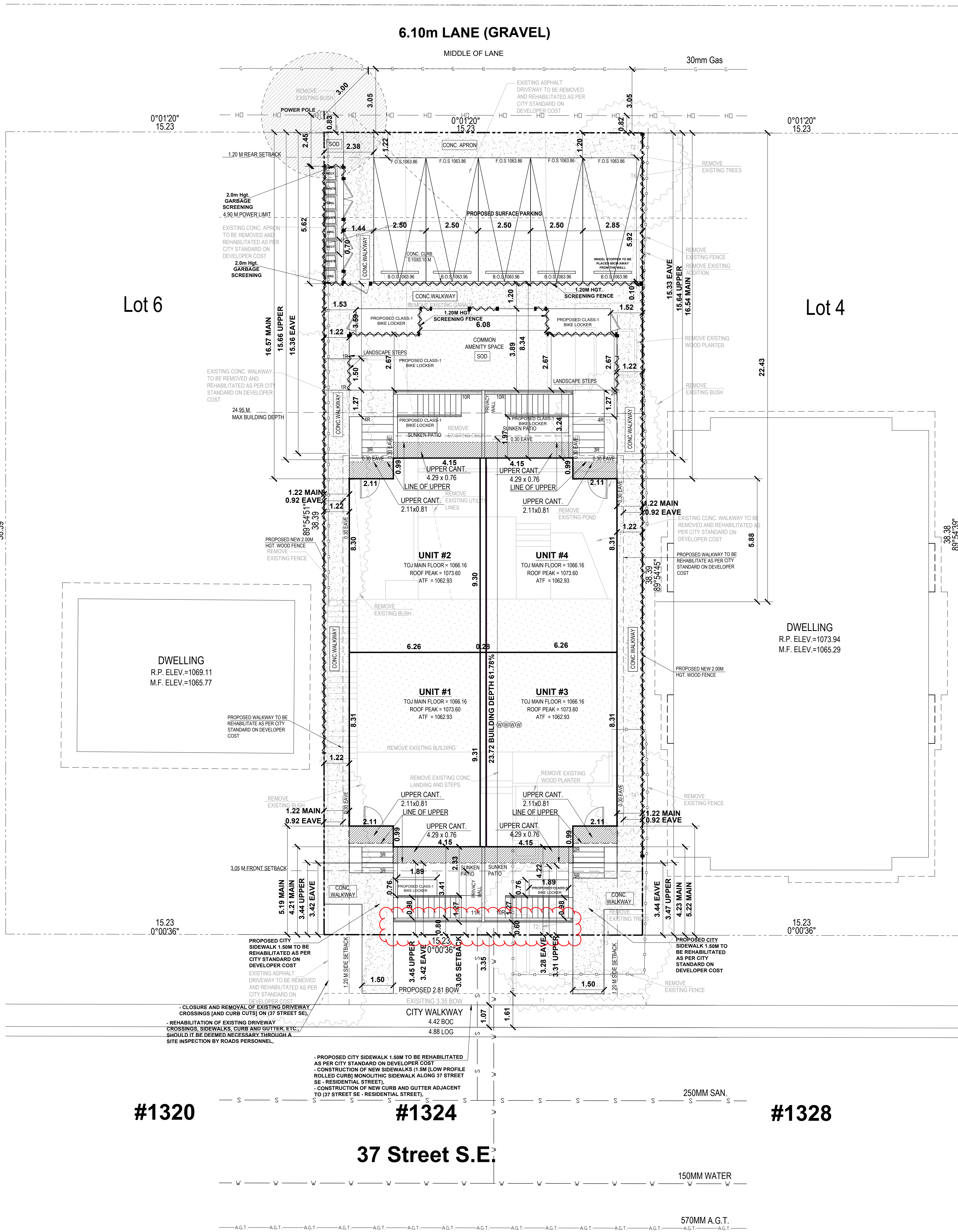
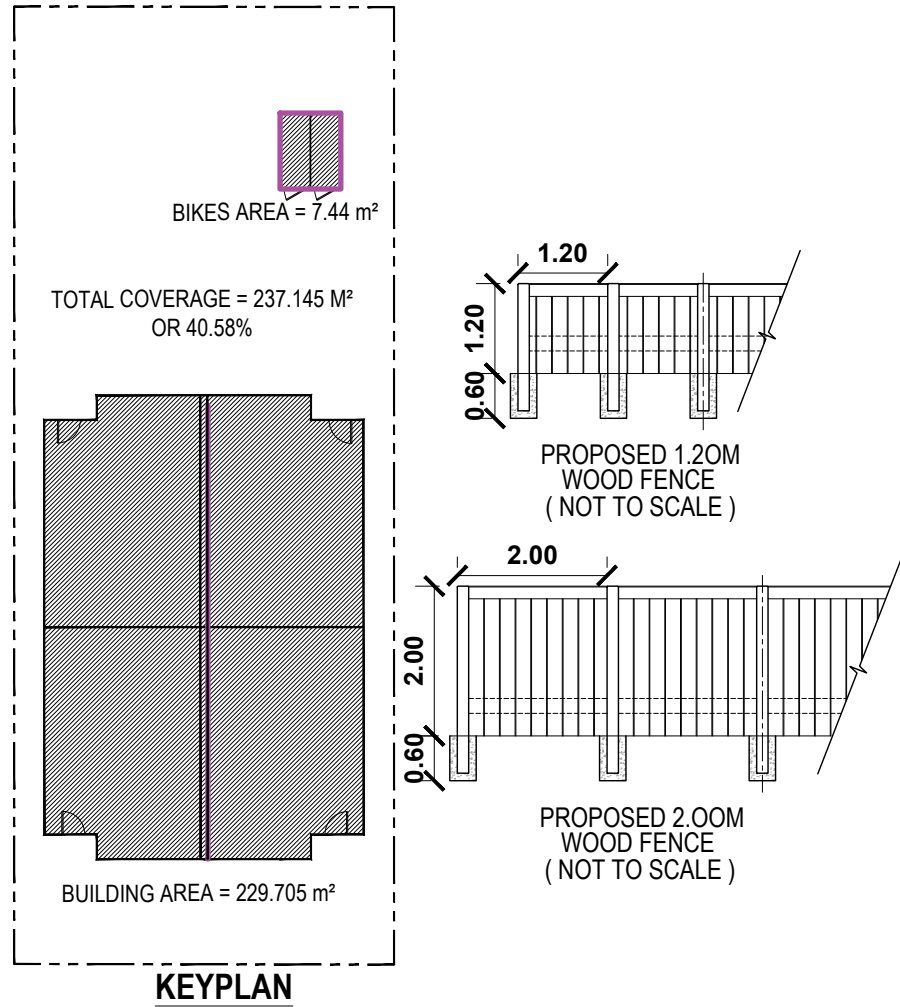
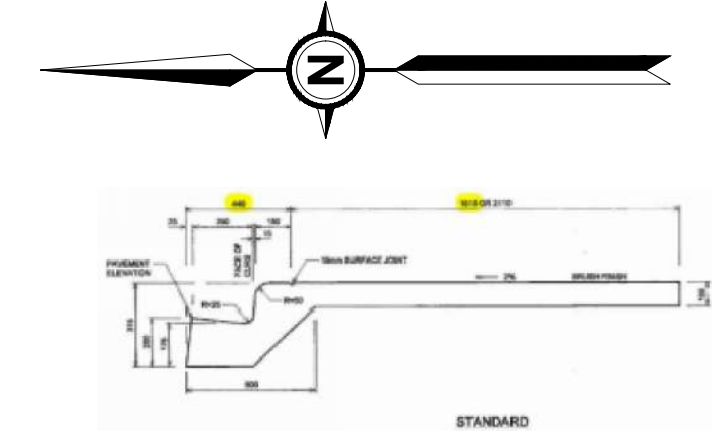
| LEGEND |                              | LEGEND |                        | LEGEND |                      |
|--------|------------------------------|--------|------------------------|--------|----------------------|
|        | PROPOSED NEW FENCE           |        | UTILITY LINES GAS      |        | 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             |

#### EXISTING TREE SCHEDULE

| Tree No. | Variety   | (Ø±) | SPREAD | HEIGHT | LOCATION            | CASE    |
|----------|-----------|------|--------|--------|---------------------|---------|
| T1       | BUSH      | ---  | 1.00   | 1.50   | In City Boulevard   | REMOVED |
| T2       | DECIDUOUS | 0.60 | 6.00   | 5.00   | In Subject Property | REMOVED |
| T3       | DECIDUOUS | 0.60 | 6.00   | 5.00   | On Property         | REMOVED |
| T4       | BUSH      | ---  | 4.00   | 5.00   | In Subject Property | REMOVED |
| T5       | BUSH      | ---  | 5.00   | 7.00   | In Subject Property | REMOVED |
| T6       | DECIDUOUS | 0.30 | 5.00   | 8.00   | In Subject Property | REMOVED |
| T7       | DECIDUOUS | 0.30 | 5.00   | 8.00   | 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 OFRIGID 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 BE INSTALLED.
- A MINIMUM DEPTH OF 300 MM 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.
- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- WASTE STORAGE ENCLOSURES AND COLLECTION AREAS SHALL BE MAINTAINED AND CLEAR OF SNOW AND ICE.



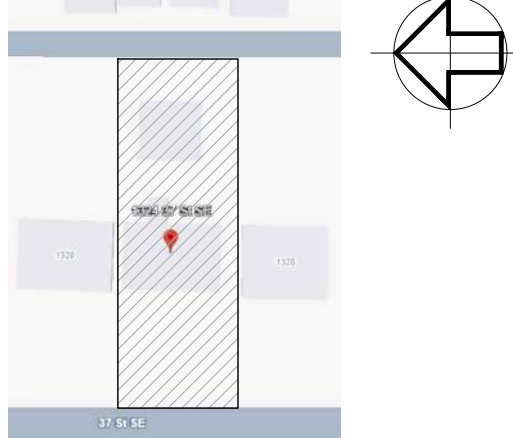
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#### KEY PLAN



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#### REVISIONS:

| No. | Date       | Description | DRAWN By | Chk'd By |
|-----|------------|-------------|----------|----------|
| 01  | 2026-09-23 | DTR 1       | R.N      |          |

#### ISSUES:

| No. | Date       | Description            | DRAWN By | Chk'd By |
|-----|------------|------------------------|----------|----------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | E.R./T.J | A.K.     |

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PRIVATE CLIENT

#### PROJECT :

4-PLEX BUILDING

#### ADDRESS:

1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

#### DRAWING SET :

DEVELOPMENT PERMIT SET

#### DRAWING TITLE :

EXISTING AND PROPOSED  
SITE PLAN

#### DRAWING NO.

A-002

#### PROJECT NO. :

26-1058

#### CHECKED BY:

A.K

#### DATE:

2026-09-23

#### DRAWN BY:

E.R./T.J

#### SCALE:

1:100

# SITE - PLAN

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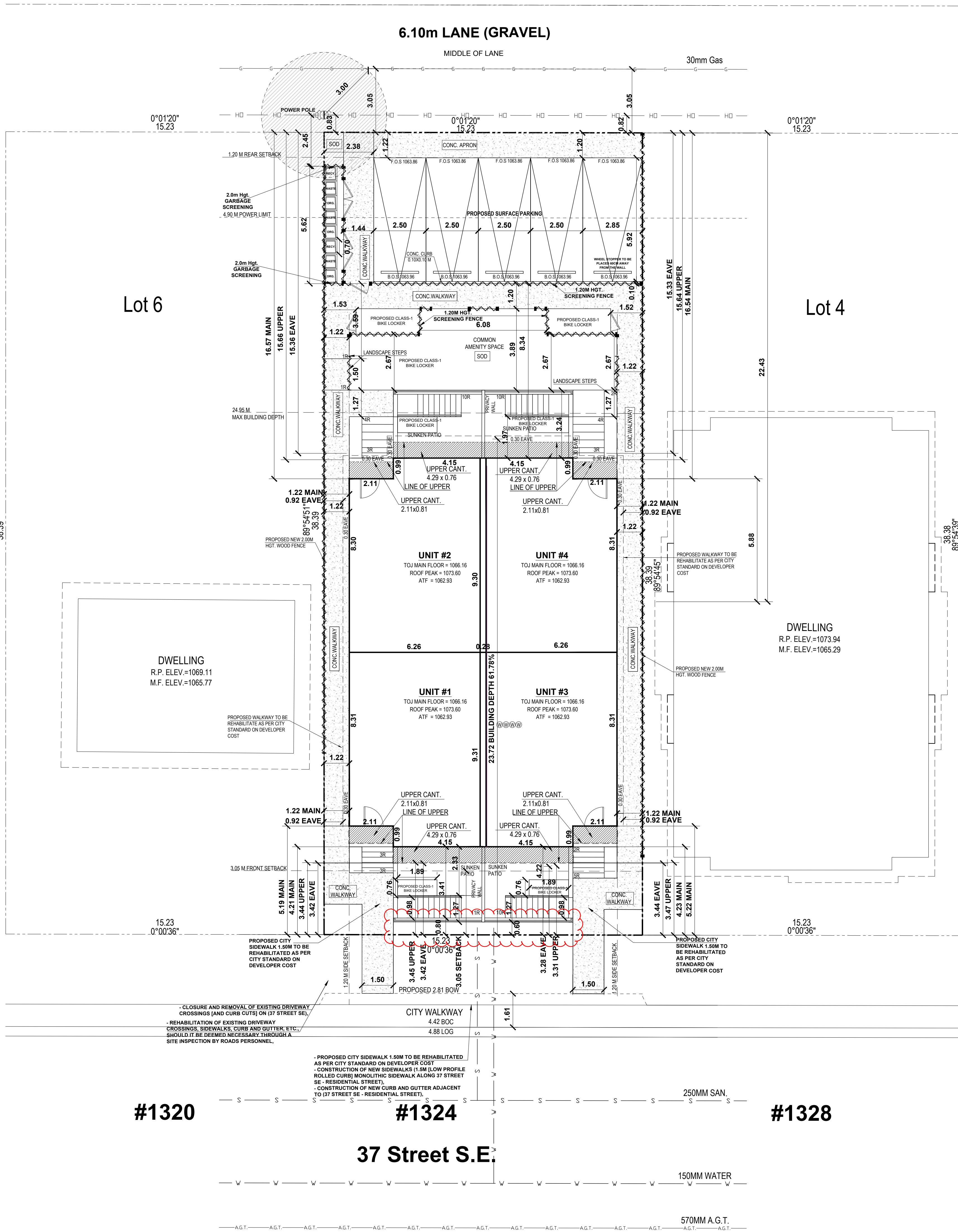
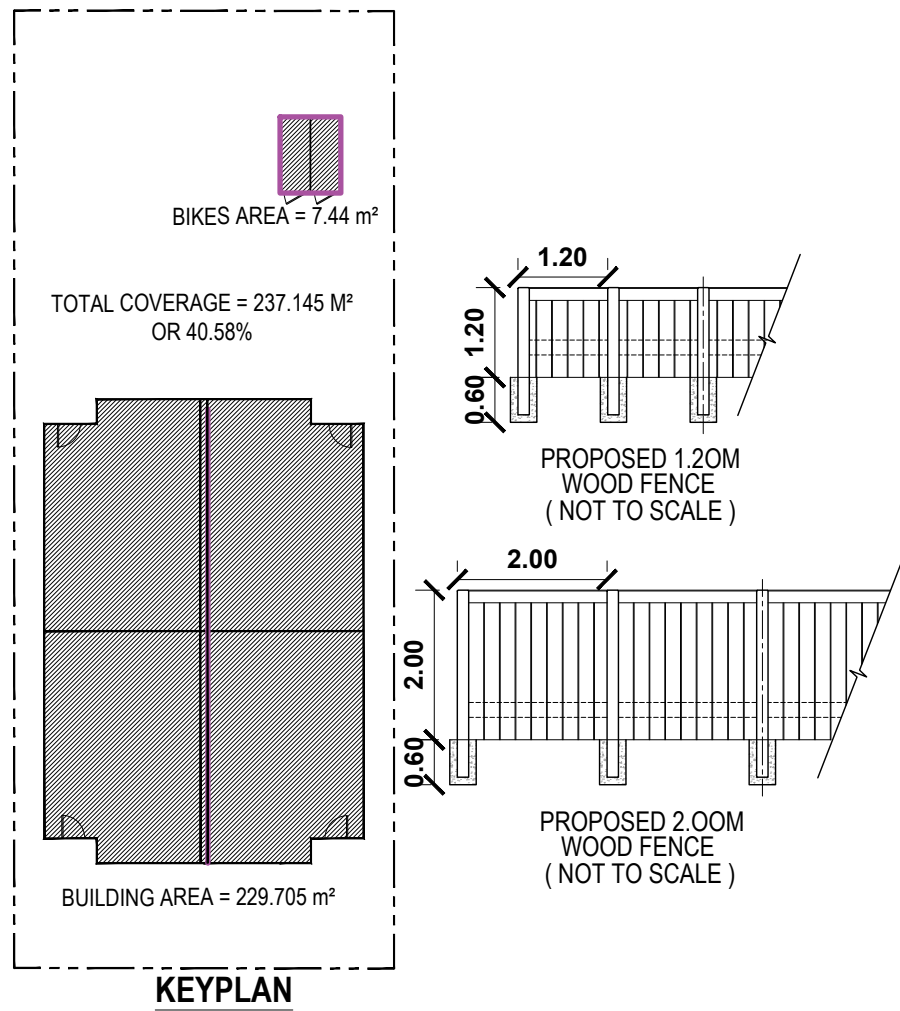
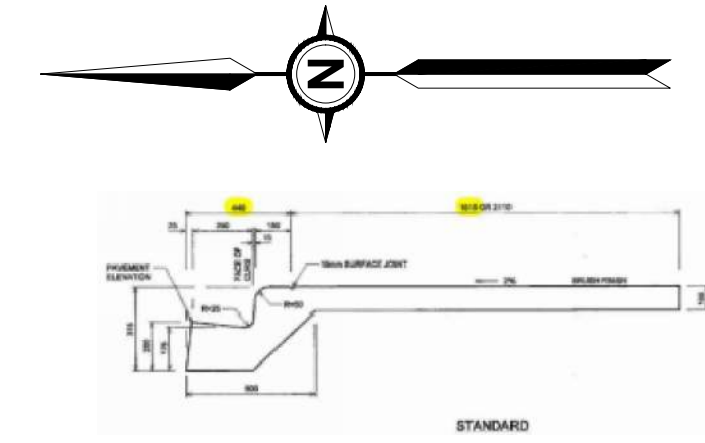
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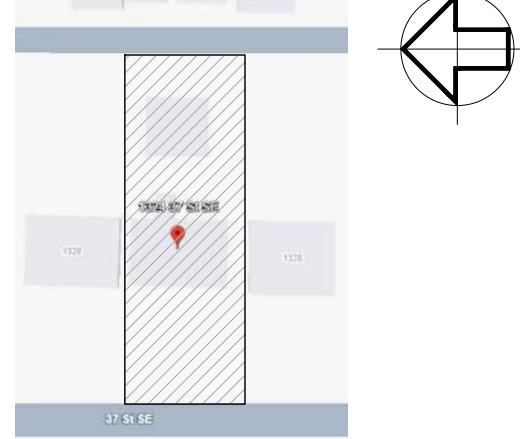
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#### REVISIONS:

| No. | Date       | Description | DRAWN By | Chk'd By |
|-----|------------|-------------|----------|----------|
| 01  | 2026-09-23 | DTR 1       | R.N      |          |

#### ISSUES:

| No. | Date       | Description            | DRAWN By | Chk'd By |
|-----|------------|------------------------|----------|----------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | E.R./T.J | A.K.     |

#### THE CLIENT :

PRIVATE CLIENT

#### PROJECT :

4-PLEX BUILDING

#### ADDRESS:

1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

#### DRAWING SET :

DEVELOPMENT PERMIT SET

#### DRAWING TITLE :

PROPOSED SITE PLAN

#### DRAWING NO.

A-003

#### PROJECT NO. :

26-1058

CHECKED BY:

A.K

DATE:

2026-09-23

DRAWN BY:

E.R./T.J

SCALE:

1:100



DESIGNED BY:

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.  
tricordesigns.com  
#202, 4216 19th STREET NE  
CALGARY, AB  
T2E 6K3  
PHONE: (403)203-1970  
FAX: (403)203-1990  
EMAIL: info@tricordg.ca

KEY PLAN

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REVISIONS:

| No. | Date       | Description | DRAWN By | Chk'd By |
|-----|------------|-------------|----------|----------|
| 01  | 2026-09-23 | DTR 1       | R.N      |          |
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|     |            |             |          |          |

ISSUES:

| No. | Date       | Description            | DRAWN By | Chk'd By |
|-----|------------|------------------------|----------|----------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | E.R./T.J | A.K.     |
|     |            |                        |          |          |
|     |            |                        |          |          |
|     |            |                        |          |          |

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

DRAWING NO.

A-005

| PROJECT NO. : | CHECKED BY: | DATE:      |
|---------------|-------------|------------|
| 26-1058       | A.K         | 2026-09-23 |
|               | DRAWN BY:   | SCALE:     |
|               | E.R./T.J    | 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.

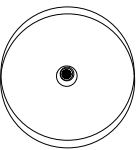
THEREFORE MINIMUM PLANTING REQUIRED ARE:  
584.35m² / 110 m² = 5.03 = 6 TREES & 18 SHRUBS

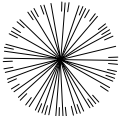
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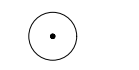
4 DECIDUOUS

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              | PK  |  | PRINCESS KAY PLUM      | PRUNUS NIGRA "PRINCESS KAY" | 4.00m HGT. | 2.50m SPREAD |
| 02              | S   |  | SWEDISH COLUMNAR ASPEN | POPULUS TREMULA "RECTA"     | 80mm CAL.  |              |

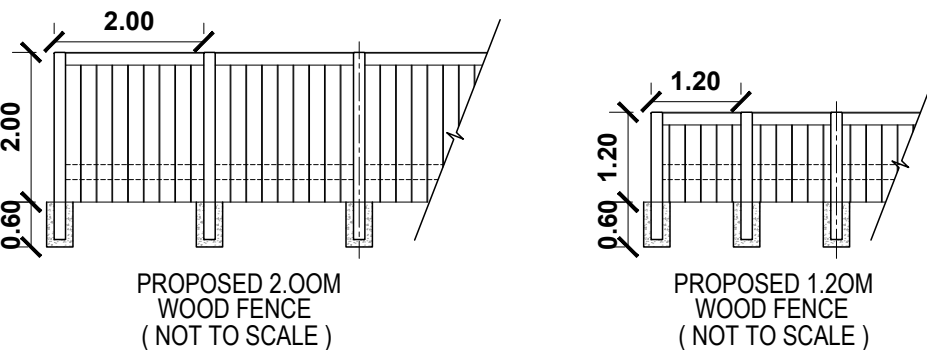
|                  |    |                                                                                     |                      |               |             |  |
|------------------|----|-------------------------------------------------------------------------------------|----------------------|---------------|-------------|--|
| CONIFEROUS TREES |    |                                                                                     |                      |               |             |  |
| 02               | CS |  | COLORADO BLUE SPRUCE | PICEA PUNGENS | 3000mm HGT. |  |

|                  |    |                                                                                     |             |                          |            |              |
|------------------|----|-------------------------------------------------------------------------------------|-------------|--------------------------|------------|--------------|
| DECIDUOUS SHURBS |    |                                                                                     |             |                          |            |              |
| 14               | NS |  | NEST SPRUCE | PICEA ABIES "NIDIFORMIS" | 1.22m HGT. | 1.83m SPREAD |

|                   |    |                                                                                     |               |                  |           |                               |
|-------------------|----|-------------------------------------------------------------------------------------|---------------|------------------|-----------|-------------------------------|
| CONIFEROUS SHRUBS |    |                                                                                     |               |                  |           |                               |
| 14                | SJ |  | SAVIN JUNIPER | JUNIPERUS SABINA | #05 CONT. | MINIMUM 0.6m HEIGHT OR SPREAD |

LANDSCAPE LEGENDS:

MASS PLANTING OF SHADE  
GARDEN BEDS  
2M HGT. GARBAGE SCREENING  
1.20M HGT. SCREENING FENCE  
2M HGT. WOOD FENCE



LANDSCAPE CALCULATIONS:

LOT AREA: 584.35m² LOT ZONING: R-CG

1. COVERAGE= 229.705 m² = 39.30% OF LOT AREA

BUILDING AREA = 229.705 m²

2.NON- LANDSCAPE AREA = 159.18 m² = 27.24% OF LOT AREA

SURFACE PARKING (CONCRETE) = 76.07 m²

CONCRETE APRON = 15.53 m²

CONC. CURB = 1.28 m²

SUNKEN PATIO = 58.86 m²

BIKES LOCKERS = 7.44 m²

3. LANDSCAPE AREA= 195.37 m² = 33.43% OF LOT AREA

3.1 HARD-LANDSCAPE = 137.98 m² = 70.62 % OF LANDSCAPE AREA

WASTE AND RECYCLING = 5.22 m²

CONCRETE ENTRANCE STEPS = 18.42 m²

EXPOSED AGGREGATED CONCRETE WALKWAYS = 109.86 m²

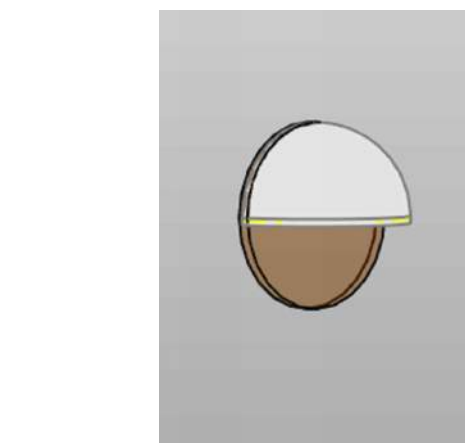
CONC. LANDSCAPE STEPS = 4.48 m²

3.2 SOFT-LANDSCAPE = 57.39 m² = 29.37% OF LANDSCAPE AREA

S.O.D. = 43.44 m²

MULCH = 13.95 m²

LIGHTING LEGEND:



LED Down light (ON WALL)



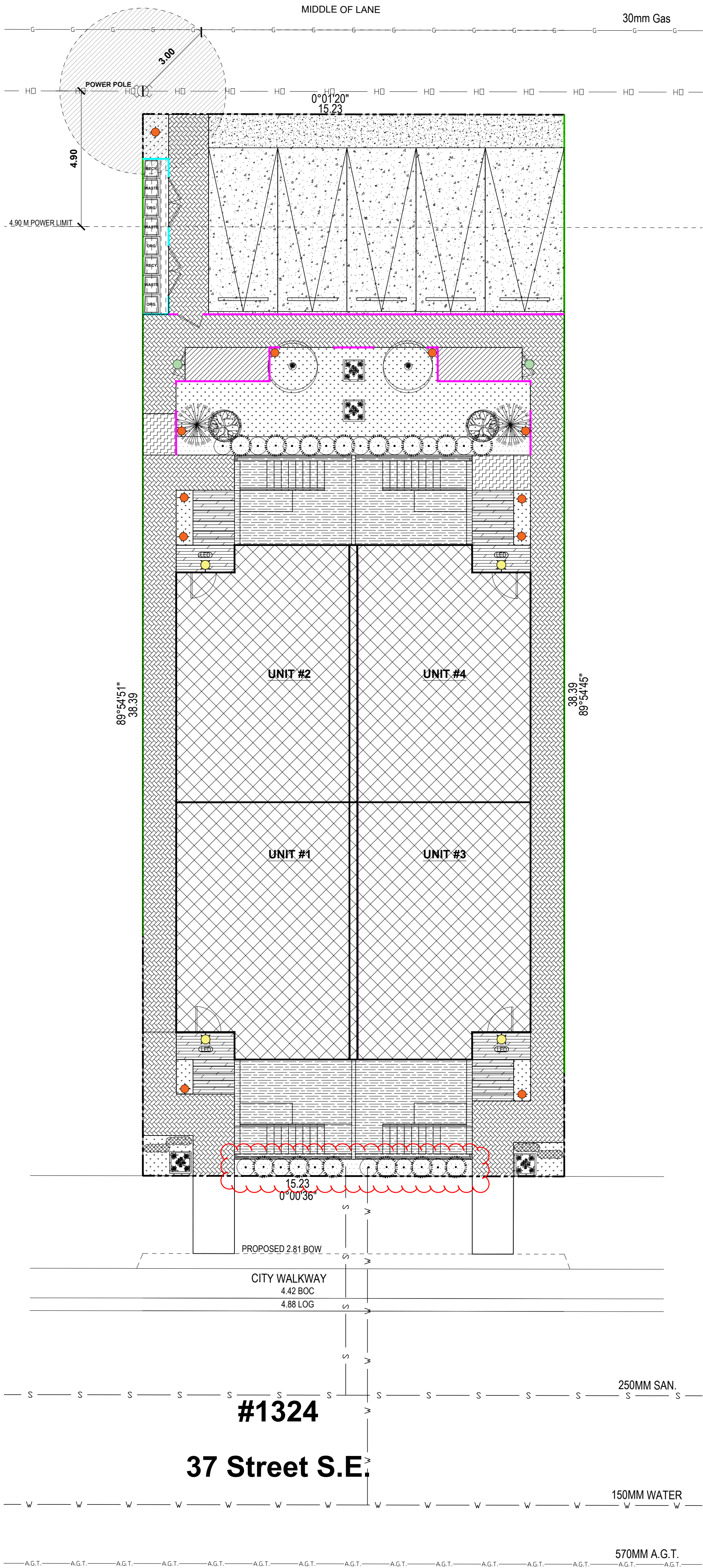
PATHWAY LIGHTS

BIKE LIGHTING (ABOVE DOOR)

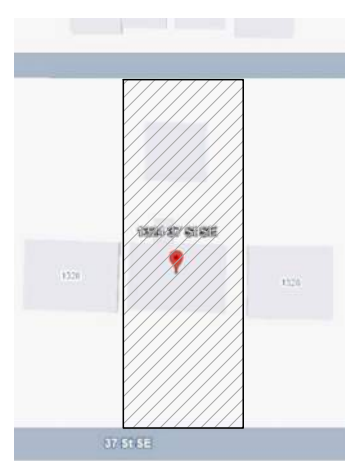
IRRIGATION SYSTEM:

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 SHRUB AND TREE BEDS IS TO BE USED.



DESIGNED BY:  
  
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.  
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KEY PLAN  


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| 01  | 2026-09-23 | DTR 1       | R.N      |          |

ISSUES:  

| No. | Date       | Description            | DRAWN By | Chk'd By |
|-----|------------|------------------------|----------|----------|
| 01  | 2026-07-28 | DEVELOPMENT PERMIT SET | E.R./T.I | A.K.     |

THE CLIENT :  
PRIVATE CLIENT

PROJECT :  
4-PLEX BUILDING

ADDRESS:  
1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

DRAWING SET :  
DEVELOPMENT PERMIT SET

DRAWING TITLE :  
PROPOSED LANDSCAPE  
PLAN

DRAWING NO.  
A-006

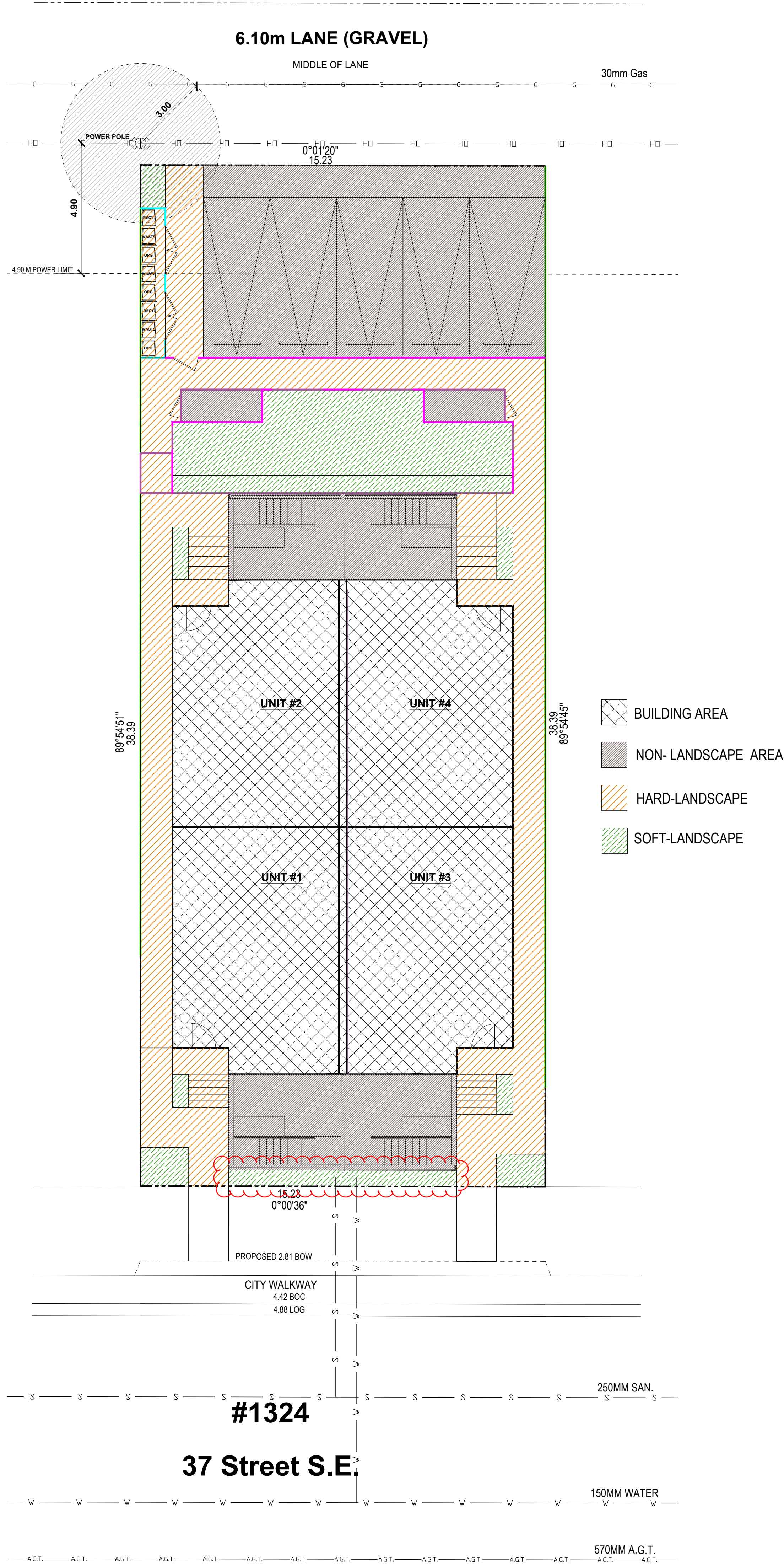
PROJECT NO. :  
26-1058

CHECKED BY:  
A.K

DATE:  
2026-09-23

DRAWN BY:  
E.R./T.I

SCALE:  
1:100



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

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| 01  | 2026-09-23 | DTR 1       | R.N      |          |
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ISSUES:

| No. | Date       | Description            | DRAWN By | Chk'd By |
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| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | E.R./T.I | A.K.     |
|     |            |                        |          |          |
|     |            |                        |          |          |
|     |            |                        |          |          |

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

1324 37 STREET S.E. ,  
CALGARY, ALBERTA  
PLAN 7039GG , BLOCK 23 , LOT 5

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

LANDSCAPE ZONES

DRAWING NO.

A-007

PROJECT NO. :

26-1058

CHECKED BY:

A.K

DATE:

2026-09-23

DRAWN BY:

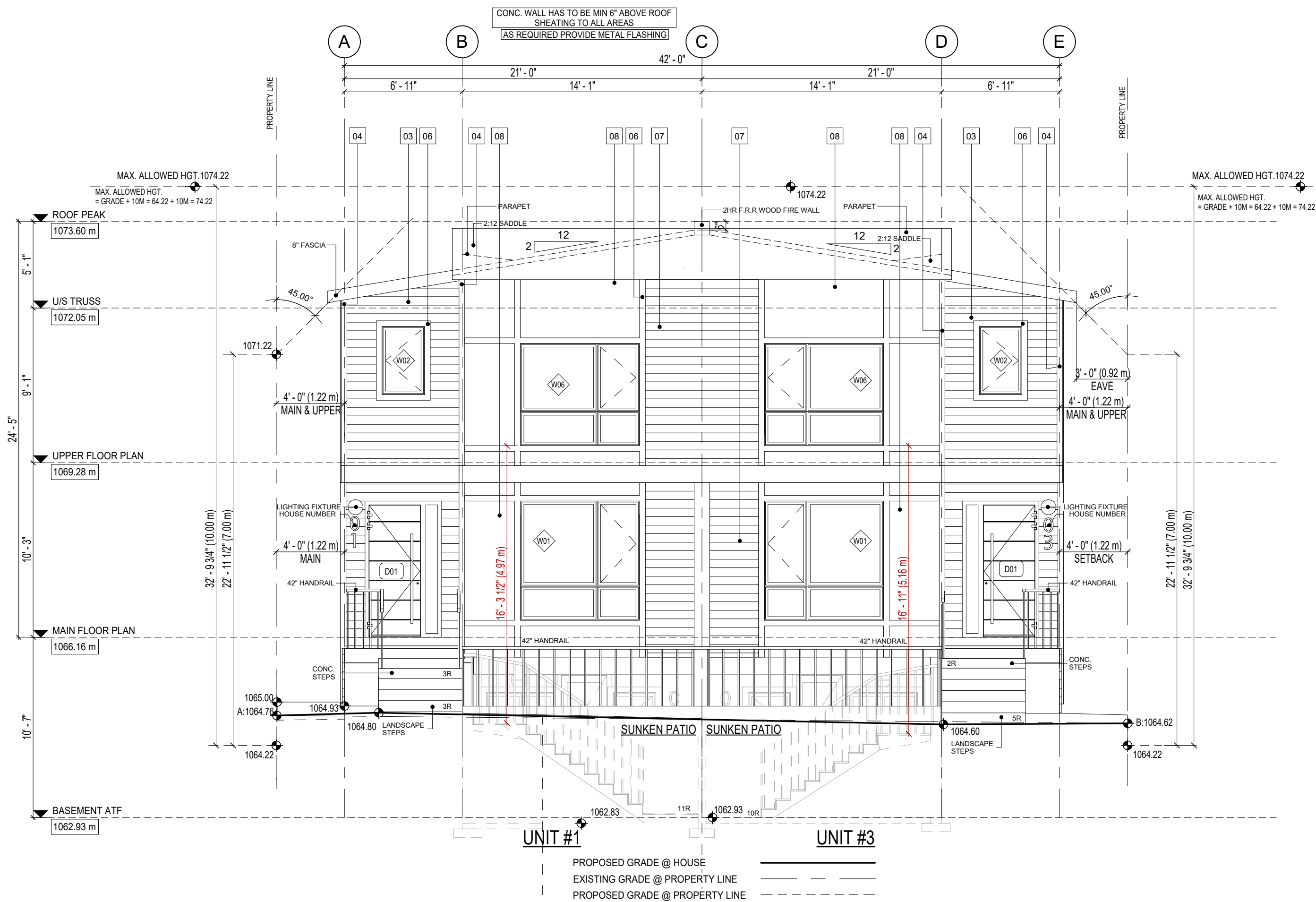
E.R./T.I

SCALE:

1:100

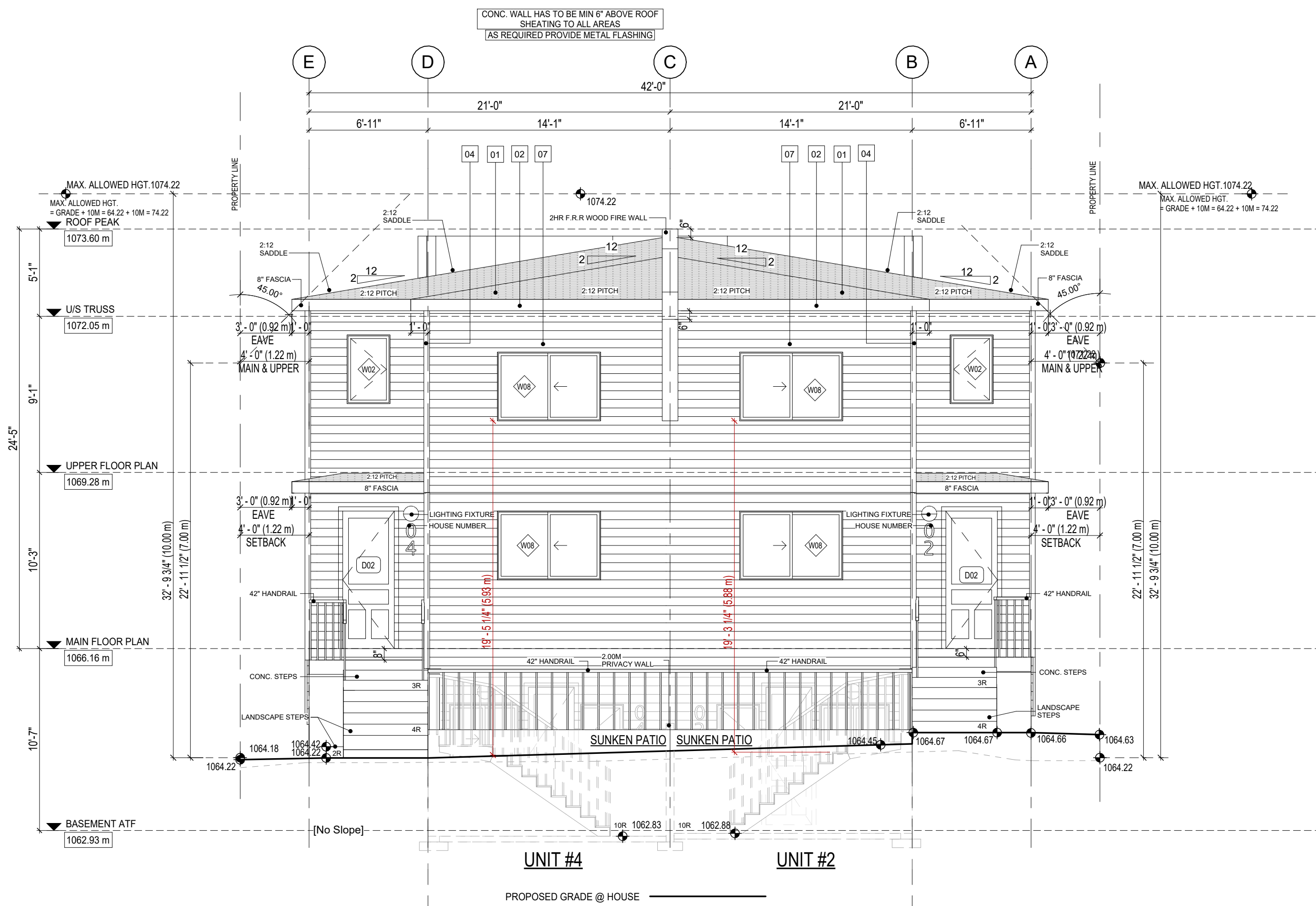
## ELEVATIONS FINISHES MATERIAL

| MARK | NAME                              |
|------|-----------------------------------|
| 01   | ASPHALT SHINGLES                  |
| 02   | PRE-FINISHED METAL FASCIA         |
| 03   | LUX PANELS                        |
| 04   | 4" CORNER BOARD LIGHT             |
| 05   | STUCCO CLADING DARK               |
| 06   | 4" TRIM WHITE                     |
| 06   | SHADOW BOARD 1"                   |
| 07   | HORIZONTAL SIDING - HARDIE - DARK |
| 08   | SMART BOARD WHITE                 |



1 PROPOSED FRONT (WEST) ELEVATION

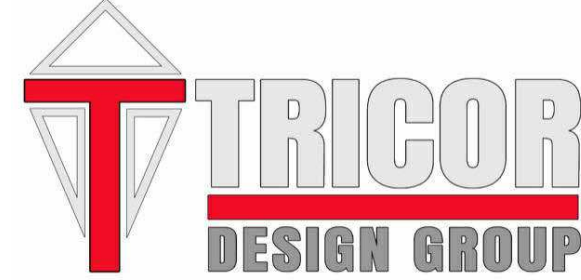
3/16" = 1'-0"



2 PROPOSED REAR (EAST) ELEVATION

3/16" = 1'-0"

DESIGNED BY:



RESIDENTIAL, INFILL, MULTI-FAMILY, COMMERCIAL

tricordesigns.com

#202, 4216 10TH STREET NE

CALGARY, AB

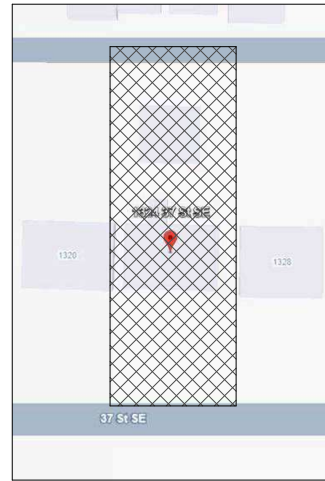
T2E 0K3

PHONE: (403)203-1970

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EMAIL: info@tricordg.ca

KEY PLAN



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| NO. | DATE       | DESCRIPTION | DRAWN BY | CHKD BY |
|-----|------------|-------------|----------|---------|
| 01  | 2026-09-23 | DTR 1       | R.N      |         |
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ISSUES:

| NO. | DATE       | DESCRIPTION            | DRAWN BY      | CHKD BY |
|-----|------------|------------------------|---------------|---------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | M.M./E.R./T.I | A.K.    |
|     |            |                        |               |         |
|     |            |                        |               |         |
|     |            |                        |               |         |
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|     |            |                        |               |         |
|     |            |                        |               |         |

THE CLIENT:

PRIVATE CLIENT

PROJECT:

4\_PLEX

ADDRESS:

1324 37 STREET S.E., CALGARY,  
ALBERTA  
PLAN 7039GG, BLOCK 23, LOT 5

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR  
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:

26-1058

CHECKED BY:

A.K.

DATE:

2026-09-23

DRAWN BY:

M.M./E.R./T.I

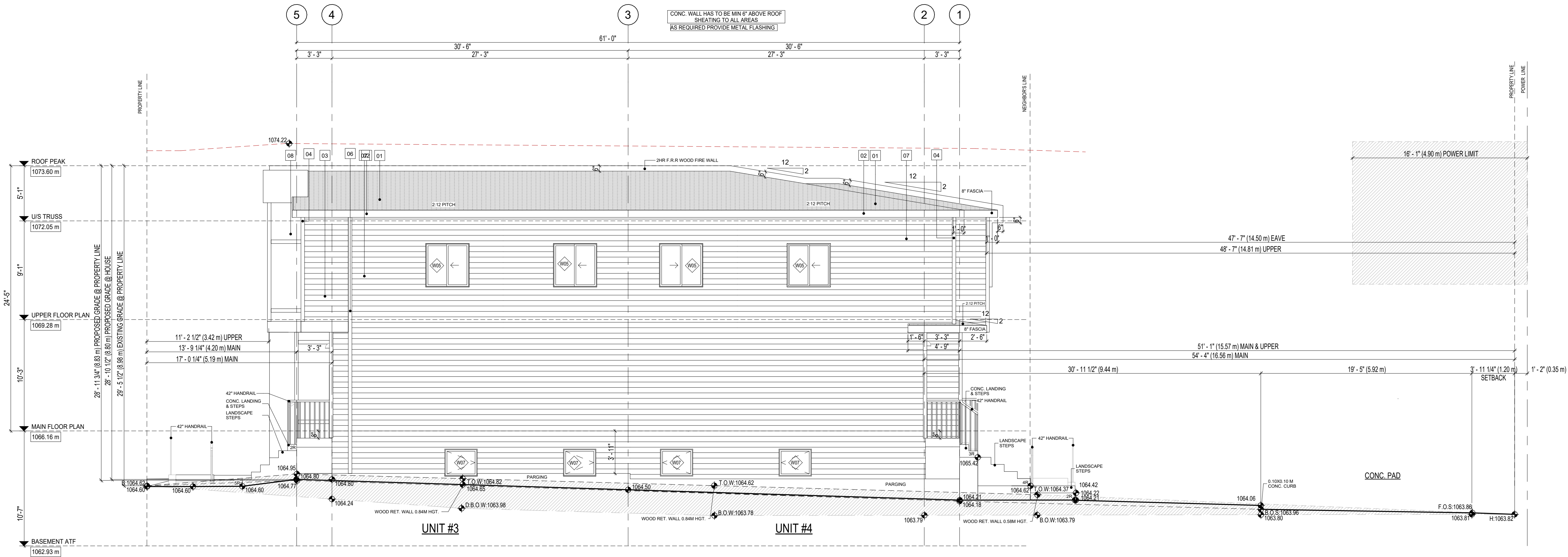
SCALE:

3/16" = 1'-0"

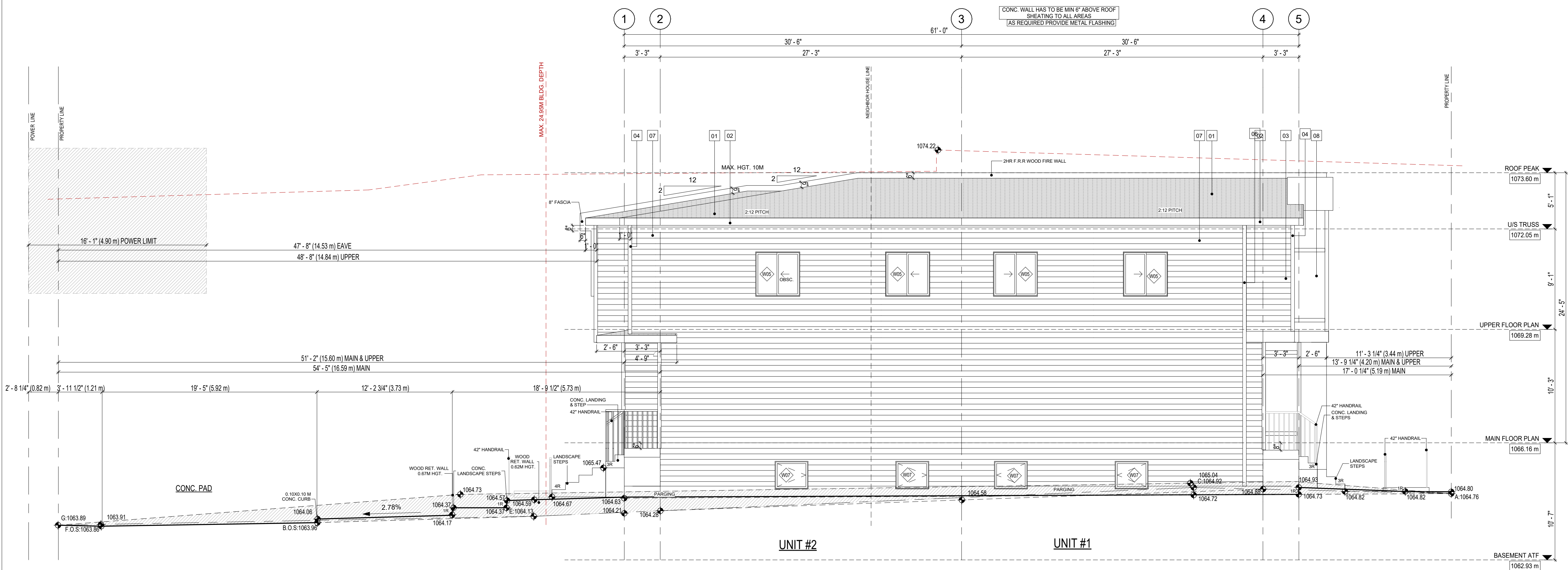
| ELEVATIONS FINISHES MATERIAL |                                   |
|------------------------------|-----------------------------------|
| MARK                         | NAME                              |
| 01                           | ASPHALT SHINGLES                  |
| 02                           | PRE-FINISHED METAL FASCIA         |
| 03                           | LUX PANELS                        |
| 04                           | 4" CORNER BOARD LIGHT             |
| 05                           | STUCCO CLADDING DARK              |
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| 07                           | SHADOW BOARD 1"                   |
| 08                           | HORIZONTAL SIDING - HARDIE - DARK |
|                              | SMART BOARD WHITE                 |

| UNPROTECTED OPENINGS RIGHT ELE. |                                         |                 |               |
|---------------------------------|-----------------------------------------|-----------------|---------------|
| CODE CHECK                      | EXPOSED BUILDING FACE                   | 1430.49 SQ. FT. | 132.80 SQ. M² |
|                                 | MINIMUM SETBACK                         | 4'-0"           | 1.20 M        |
|                                 | PERCENTAGE OF ALLOWED OPENINGS          | 7.00%           | 9.30 SQ. M²   |
|                                 | SQ. FTG. OF ALLOWED OPENINGS            | 100.13 SQ. FT.  | 9.30 SQ. M²   |
|                                 | ACTUAL SQ. FTG. OF OPENINGS             | 94.09 SQ. FT.   | 8.73 SQ. M²   |
|                                 | MAX SQ. FT. OF INDIVIDUAL OPENING (50%) | 50.07 SQ. FT.   | 4.65 SQ. M²   |

| UNPROTECTED OPENINGS LEFT ELE. |                                         |                 |               |
|--------------------------------|-----------------------------------------|-----------------|---------------|
| CODE CHECK                     | EXPOSED BUILDING FACE                   | 1435.51 SQ. FT. | 133.38 SQ. M² |
|                                | MINIMUM SETBACK                         | 4'-0"           | 1.20 M        |
|                                | PERCENTAGE OF ALLOWED OPENINGS          | 7.00%           | 9.33 SQ. M²   |
|                                | SQ. FTG. OF ALLOWED OPENINGS            | 100.45 SQ. FT.  | 9.33 SQ. M²   |
|                                | ACTUAL SQ. FTG. OF OPENINGS             | 94.00 SQ. FT.   | 8.73 SQ. M²   |
|                                | MAX SQ. FT. OF INDIVIDUAL OPENING (50%) | 50.24 SQ. FT.   | 4.66 SQ. M²   |

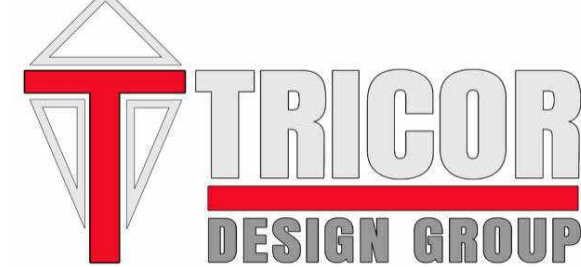


1 PROPOSED RIGHT (SOUTH) ELEVATION  
3/16" = 1'-0"



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

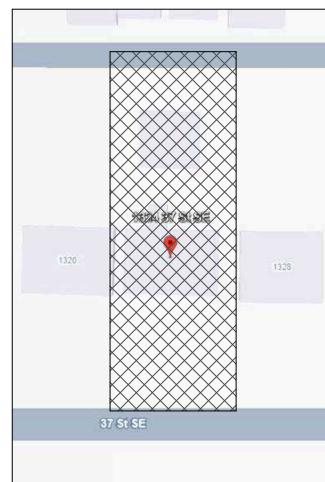
DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com  
#202, 4216 10TH STREET NE  
CALGARY, AB  
T2E 6K3  
PHONE: (403)203-1970  
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EMAIL: info@tricordg.ca

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  | 2026-09-23 | DTR 1       | R.N      |          |
|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |
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|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |
|     |            |             |          |          |

ISSUES:

| NO. | DATE       | DESCRIPTION            | DRAWN BY      | CHK'D BY |
|-----|------------|------------------------|---------------|----------|
| 01  | 2026-07-29 | DEVELOPMENT PERMIT SET | M.M./E.R./T.I | A.K.     |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |
|     |            |                        |               |          |

THE CLIENT:

PRIVATE CLIENT

PROJECT:

4\_PLEX

ADDRESS:

1324 37 STREET S.E., CALGARY,  
ALBERTA  
PLAN 7039GG, BLOCK 23, LOT 5

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT  
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

26-1058

CHECKED BY:

A.K.

DATE:

2026-09-23

DRAWN BY:

M.M./E.R./T.I

SCALE:

3/16" = 1'-0"