

38 DALRYMPLE GREEN N.W., CALGARY, ALBERTA
LOT-31, BLK-36, PLAN 1779LK



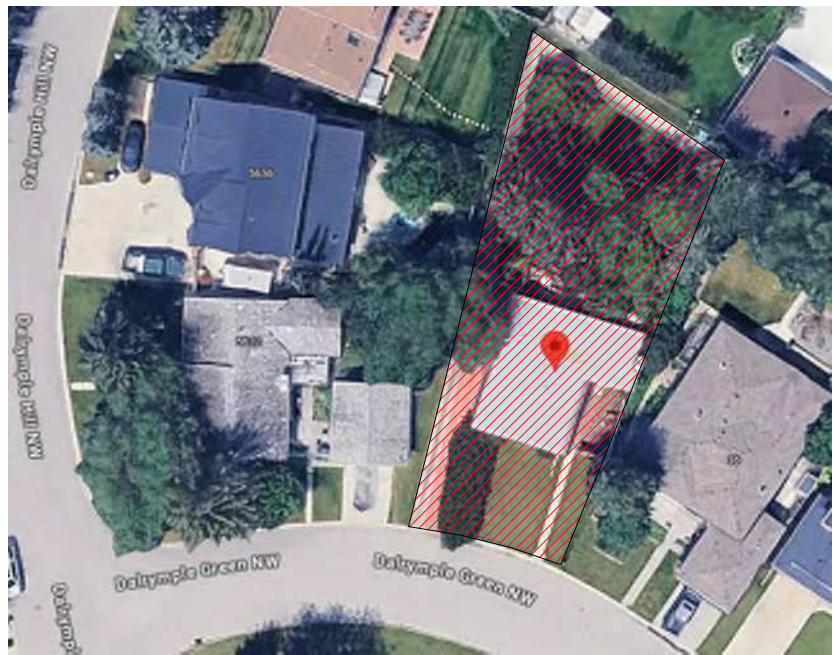
DEVELOPMENT PERMIT SET
ISSUE DATE : 09/03/2026

LIST OF DRAWINGS:

- G001 : 3D SHOTS
- G002 : 3D SHOTS-2
- G003 : GENERAL NOTES
- A001 : EXISTING SURVEY
- A002 : EXISTING AND PROPOSED SITE PLAN
- A003 : PROPOSED SITE PLAN
- A101 : BASEMENT& FOUNDATION FLOOR PLANS
- A102 : MAIN & SECOND FLOOR PLAN
- A201 : FRONT AND REAR ELEVATIONS
- A203 : LEFT AND RIGHT ELEVATIONS
- A301 : BUILDING SECTIONS / ROOF PLAN

DEVELOPMENT PERMIT SET			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	1676.00	155.71
	UPPER FLOOR	1632.00	151.62
	TOTAL	3308.00	307.32
	BASEMENT FLOOR	0.00	0.00
	GRAND TOTAL	3308.00	307.32
	GARAGE	730.00	67.82
	DECK	216.00	20.07
	PORCH	60.00	5.57
	BALCONY	346.00	32.14

KEY PLAN :



PROJECT NO. :

26-1077



#202, 4216 10th Street NE Calgary,
Alta T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com



DESIGNED BY:

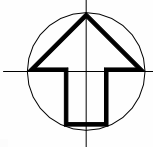


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#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3

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/CHKD BY
01			
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03			
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05			

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY/CHKD BY
01	09/02/2026	BUILDING PERMIT	G.K
02			
03			
04			
05			

THE CLIENT:



PROJECT:

SINGLE DWELLING

ADDRESS:

38 DALRYMPLE GREEN N.W.,
CALGARY, ALBERTA
LOT-31, BLK-36, PLAN 1779LK

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

3D SHOTS

DRAWING NO.

G001

PROJECT NO.:

26-1077

CHECKED BY:

-

DRAWN BY:

G.K

DATE:

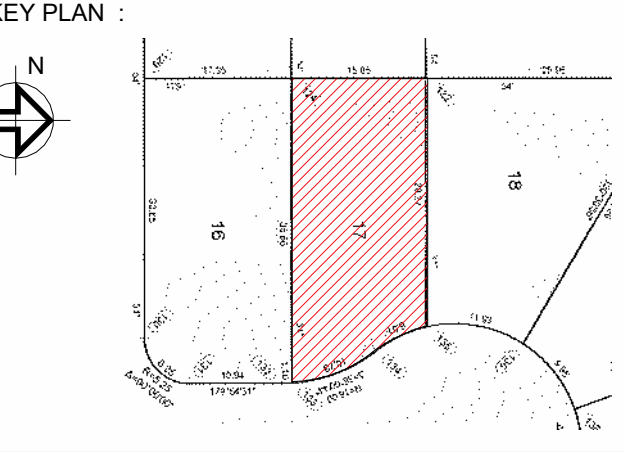
09/02/2026

SCALE:



RESIDENTIAL . INFILL . MULTI-FAMILY . COMMERCIAL
#201, 4216 12th Street NE Calgary, Alta T2E 6K9
P:403.203.1970 F:403.203.1990
info@tricordesigns.com www.tricordesigns.com

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DRAWING SET :

DEVELOPMENT PERMIT SET

REVISION

NO.	Date	Description	Chk'd By

ISSUES

01	03/26/23	BUILDING PERMIT	
NO.	Date	Description	Chk'd By

PROJECT :

SINGLE DWELLING

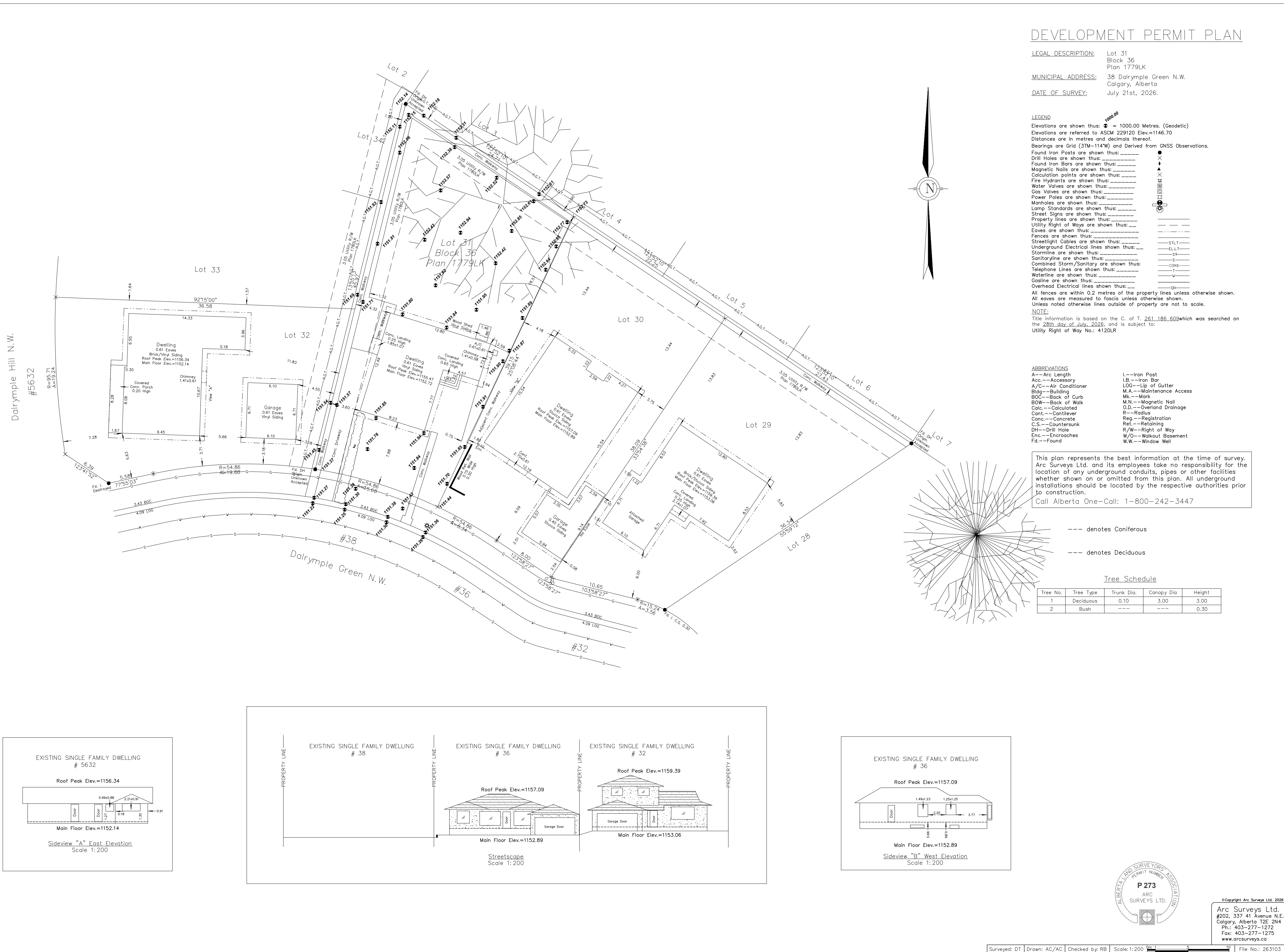
THE CLIENT :



DRAWING TITLE :

3D SHOTS 2

DRAWN BY	CHECKER	APPROVED BY	DATE(M-D-Y)
AK	-	-	09/02/2026
JOB NO.	DRAWING NO.	SCALE	
26-1077	G002		
SHEET SIZE	REV. NO.		
36 X 24			



TRICOR

DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

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KEY PLAN

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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
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THE CLIENT :

PROJECT:

SINGLE FAMILY

ADDRESS:

38 DALRYMPLE GREEN N.W.
CALGARY, ALBERTA

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

EXISTING SURVEY

DRAWING NO.

A-001

DRAWN BY:

S.K.

CHECKED BY:

S.K.

DATE:

2026-09-02

SCALE: 1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
38 DALRYMPLE GREEN N.W., CALGARY, ALBERTA
ZONING : R-C1
LEGAL ADDRESS:-
PLAN 1779LK, BLOCK 36, LOT 31

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 =830.317 m²
MAXIMUM COVERAGE (45%) = 373.64 m²
PROPOSED BUILDING COVERAGE = 225.58 m² = 27.16%
COVERED DECK = 27.37 m²
TOTAL COVERAGE = 252.95 m² = 30.46% OF LOT AREA

PROJECT SETBACK REQUIREMENTS:
1. BUILDING SETBACK FROM A FRONT PROPERTY LINE IS 3.0 METRES.
(BAY WINDOWS AND EAVES MAY PROJECT A MAX. OF .6m INTO THE FRONT SETBACK AREA)
2. MINIMUM 1.2 m REAR SETBACK
3. MINIMUM 1.20 m SIDE SETBACK

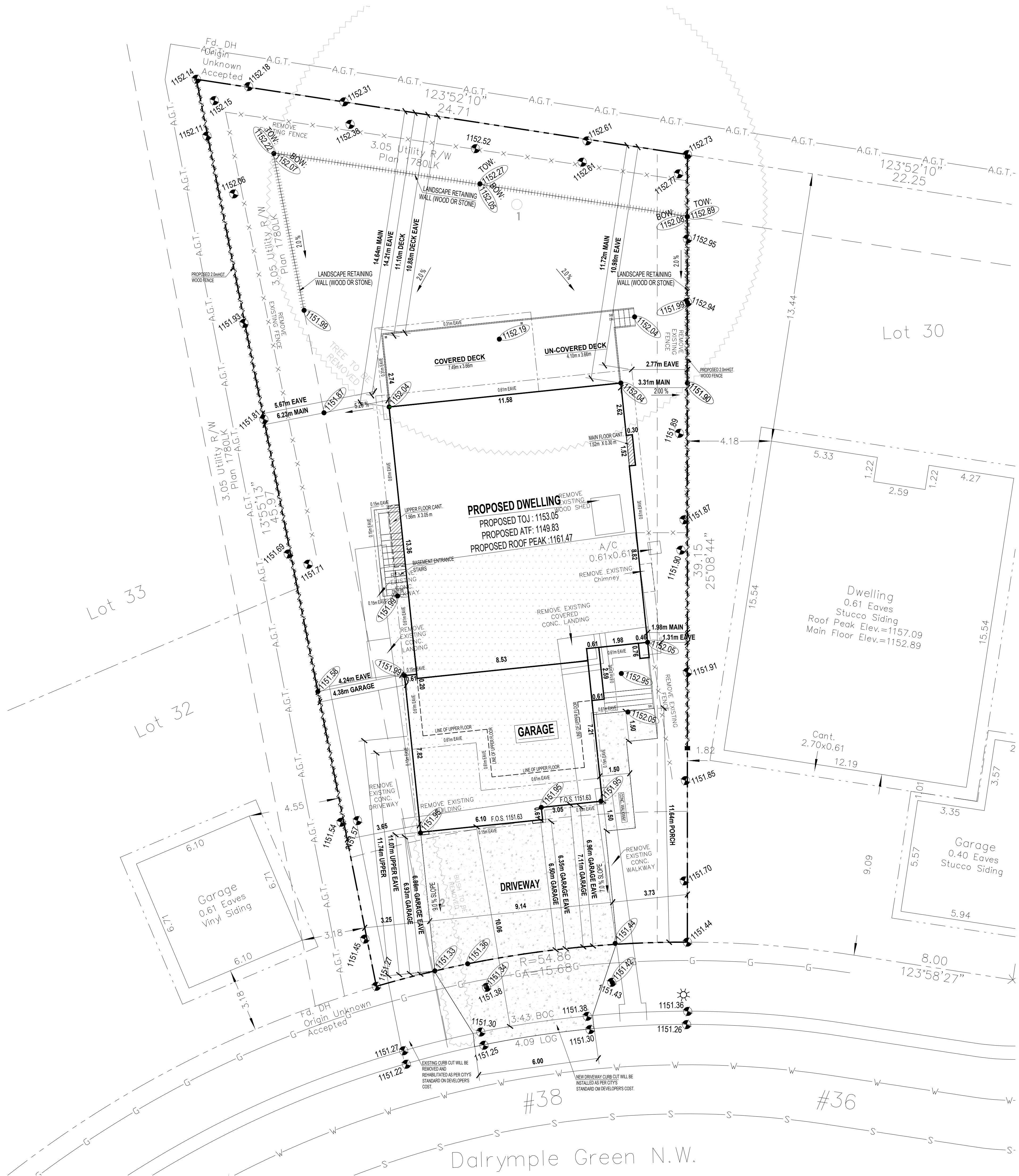
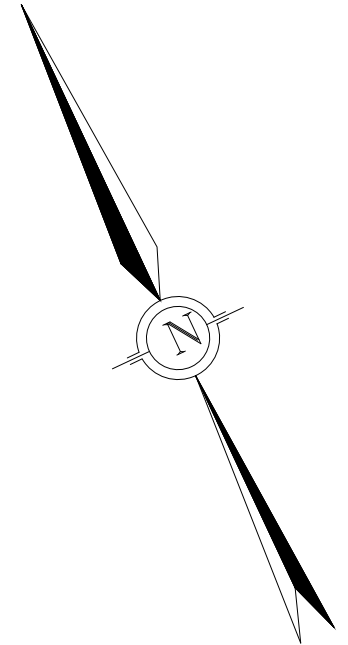
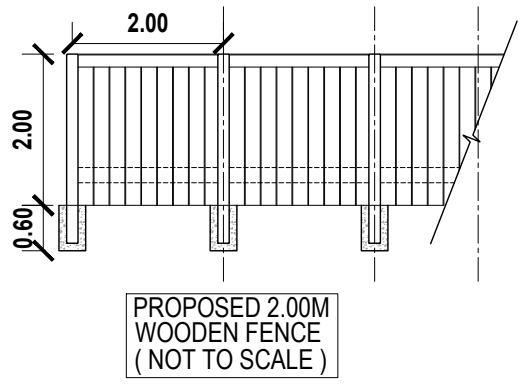
NOTE:
- ALL EXISTING STRUCTURES ON SITE, INCLUDING EXISTING FENCE, TO BE REMOVED AS NOTED
- CONSTRUCTION ACCESS TO BE FROM REAR LANE.
- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

LEGEND		LEGEND		LEGEND	
	PROPOSED NEW FENCE		UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS		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	Trunk Dia.	Canopy Dia	Height	LOCATION	
1.	Deciduous	0.10	3.00	3.00	IN SUBJECT PROPERTY	REMOVED
2.	Bush	---	---	0.30	IN SUBJECT PROPERTY	REMOVED

NOTE= ALL EXISTING TREES WITHIN THE SUBJECT PROPERTY WILL BE REMOVED ON DEVELOPER'S COST.
- THERE IS NO EXISTING PUBLIC TREE IN SUBJECT LOT.



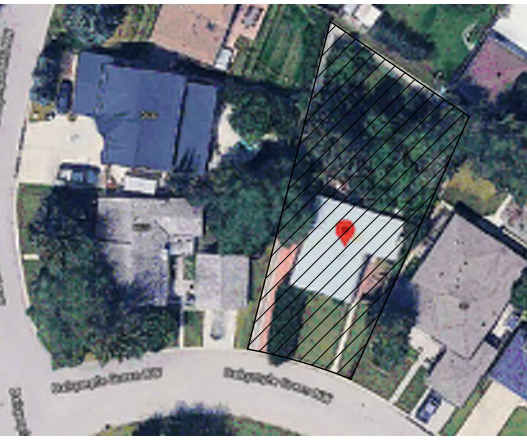
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T2E 6K3
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KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chkd By
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05				

ISSUES:

No.	Date	Description	DRAWN By	Chkd By
01				
02				
03				
04				
05				

THE CLIENT :

PROJECT:

SINGLE FAMILY

ADDRESS:

38 DALRYMPLE GREEN N.W.
CALGARY, ALBERTA

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED &
EXISTING SITE PLAN

DRAWING NO.

A-001

DRAWN BY:

S.K

CHECKED BY:

S.K

DATE:

2025-09-02

SCALE: 1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-

38 DALRYMPLE GREEN N.W., CALGARY, ALBERTA

ZONING : R-C1

LEGAL ADDRESS:-

PLAN 1779LK, BLOCK 36, LOT 31

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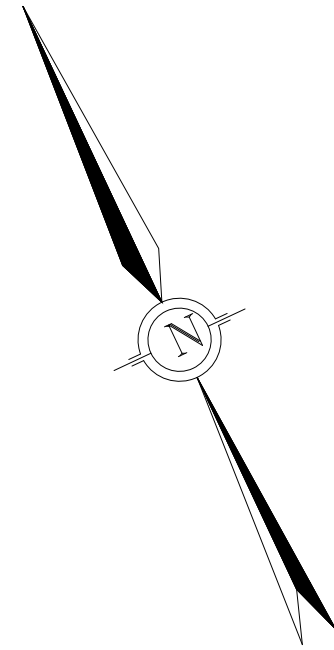
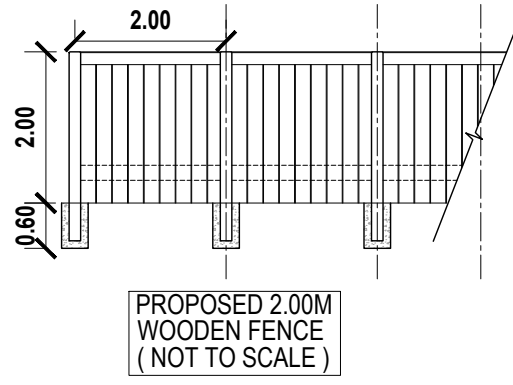
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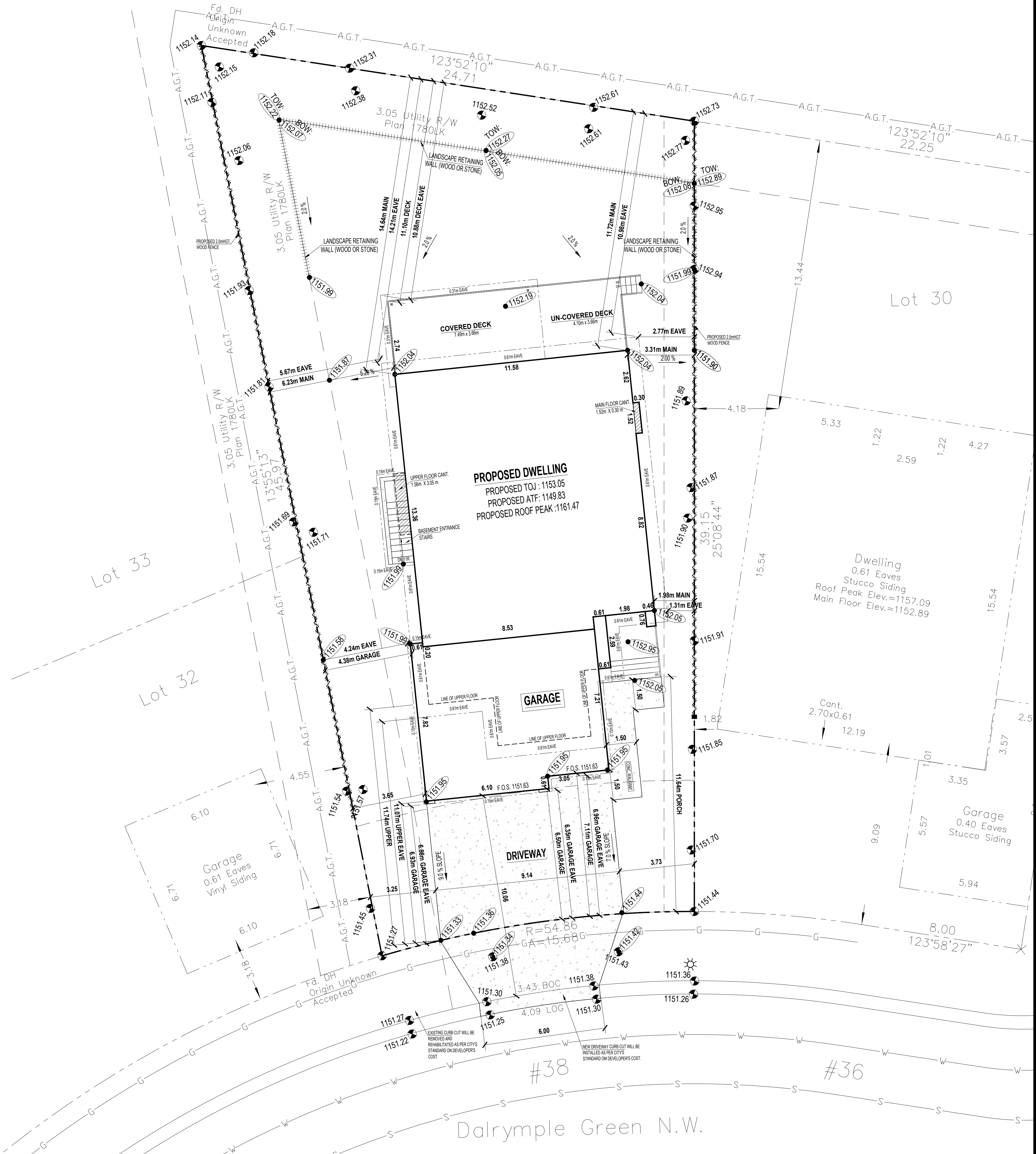


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	CANTILEVERS		STORM LINE		NEED TO TRIM
	SETBACK		UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
	UTILITY LINES POWER		UPPER CANT.		CONCRETE

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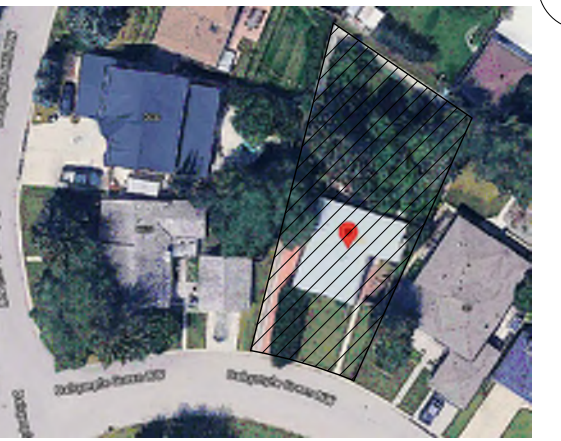
DESIGNED BY:



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#202, 4216 16TH STREET NE,
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T2E 6K3
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EMAIL: info@tricordg.ca

KEY PLAN



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REVISIONS:

No.	Date	Description	DRAWN By	Chk'd By
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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01				
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03				
04				
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THE CLIENT :

PROJECT:

SINGLE FAMILY

ADDRESS:

38 DALRYMPLE GREEN N.W.
CALGARY, ALBERTA

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

DRAWN BY:

S.K

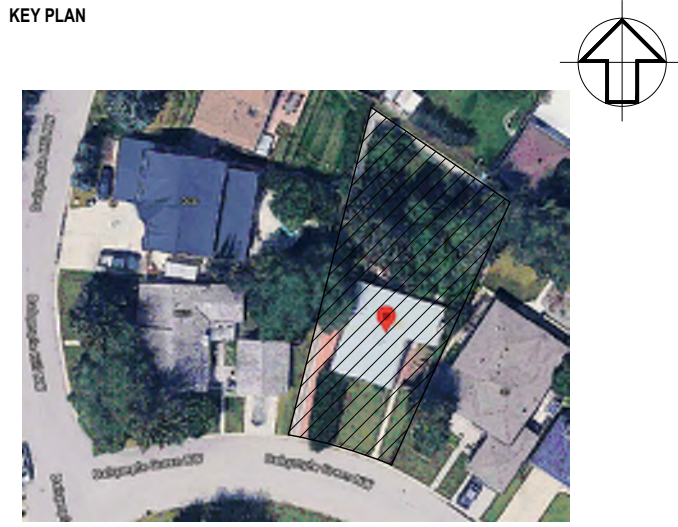
CHECKED BY:

S.K

DATE:

2026-09-02

SCALE: 1:100



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ISSUES:

No.	Date	Description	DRAWN By	Chk'd By
01				
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03				
04				
05				

THE CLIENT :

PROJECT:
SINGLE FAMILY

ADDRESS:
38 DALRYMPLE GREEN N.W.
CALGARY, ALBERTA

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
STREETSCAPE

DRAWING NO.
A-004

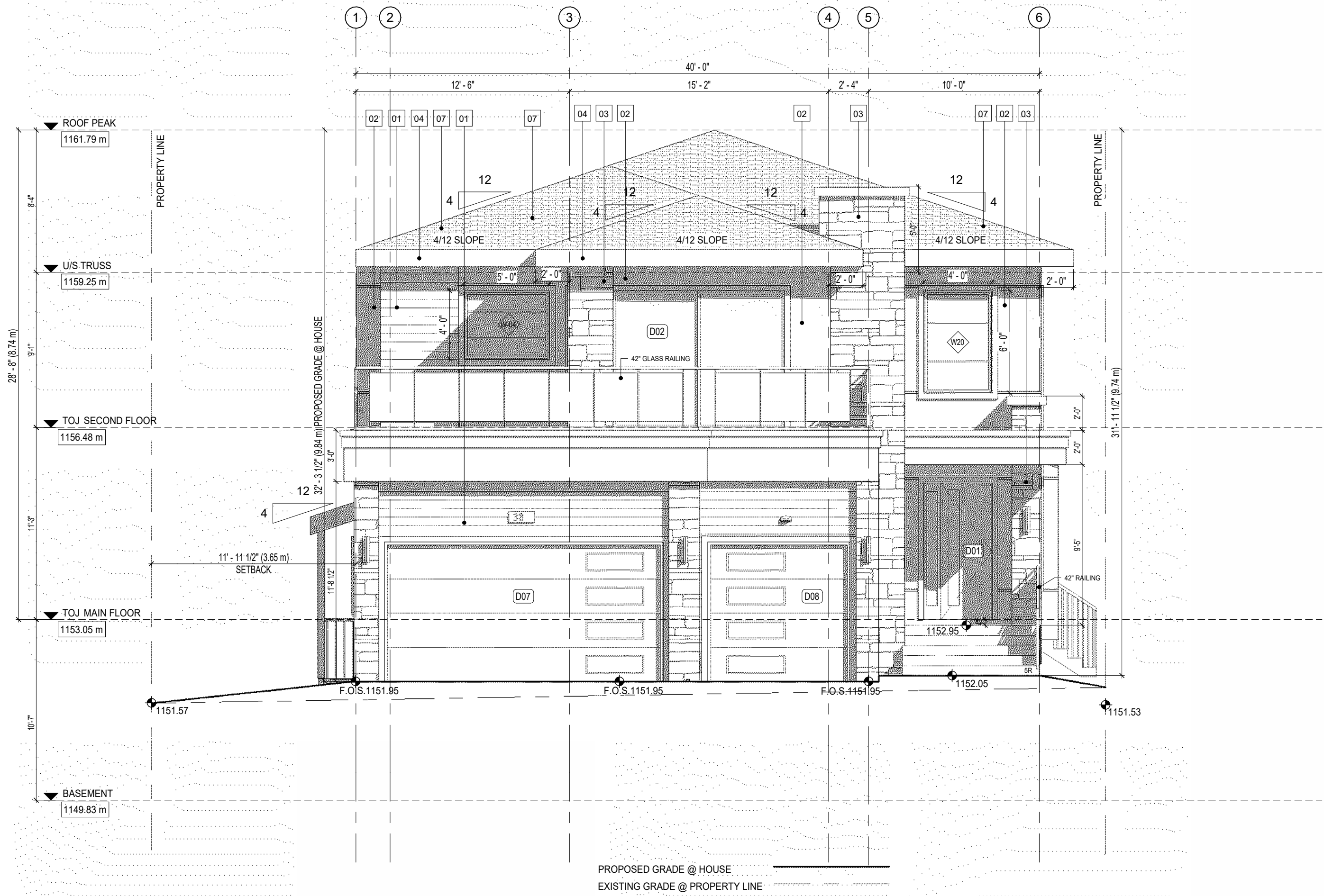
DRAWN BY:
S.K

CHECKED BY:
S.K

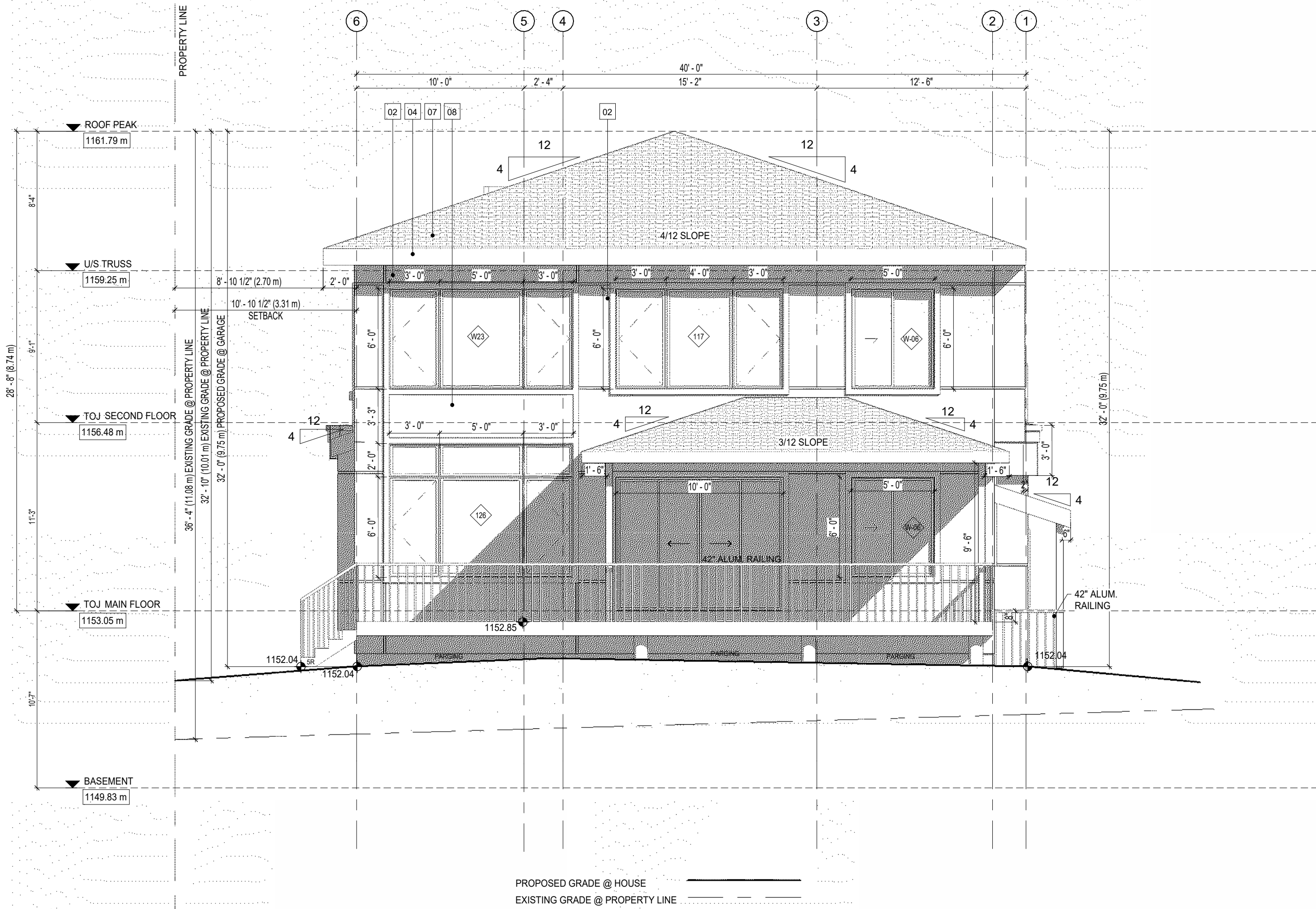
DATE:
2026-09-02

SCALE: N.T.S

MATERIAL LEGEND	
Mark	Material Name
01	WOOD GRAIN LUX PANELS
02	<varies>
03	STONE VENEER
04	12" FASCIA
05	4" TRIM
07	ASPHALT SHINGLE
08	SMART BOARD
16	SHADOW BOARD 1"
19	PRE-FINISHED METAL FASCIA



01 FRONT ELEVATION (SOUTH)
3/16" = 1'-0"



03 REAR ELEVATION (NORTH)
3/16" = 1'-0"

DESIGNED BY:

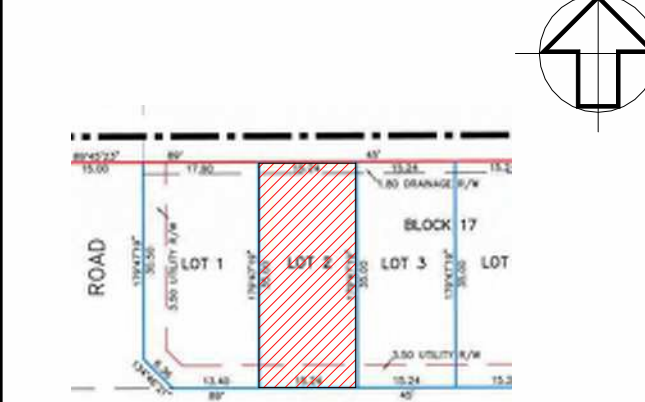


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THE CLIENT:

PROJECT:

SINGLE DWELLING

ADDRESS:

38 DALRYMPLE GREEN N.W.,
CALGARY, ALBERTA
LOT-31, BLK-36, PLAN 1779LK

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

FRONT/ REAR ELEVATIONS

DRAWING NO.

A201

PROJECT NO.:

26-1077

CHECKED BY:

A.K.E.Z.

DATE:

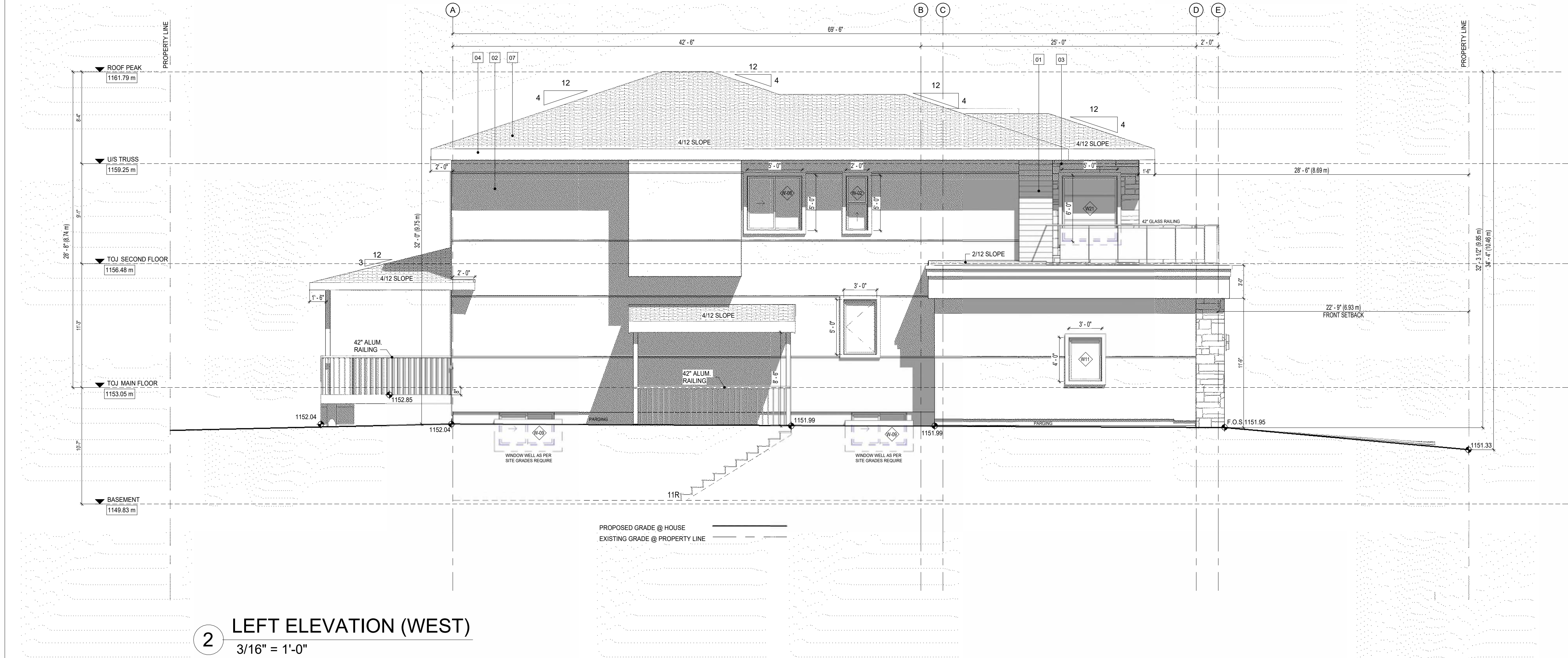
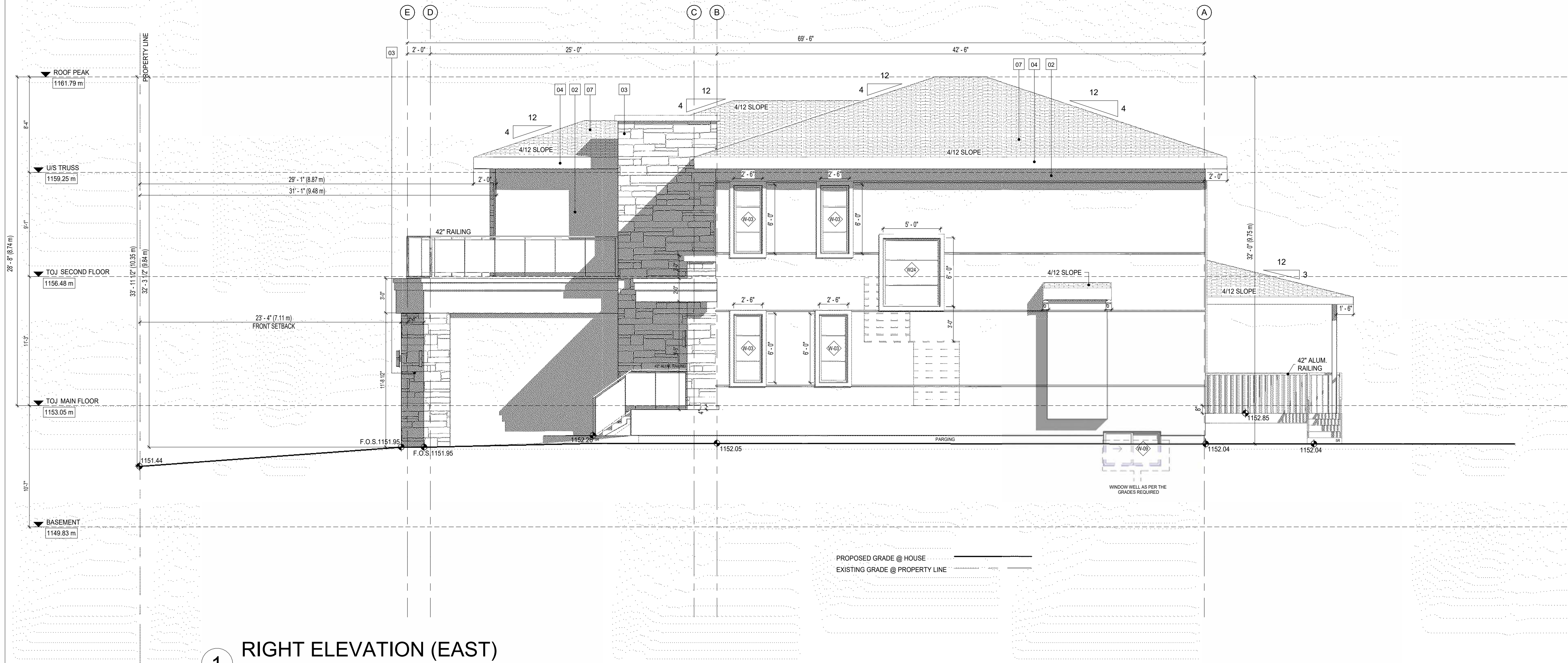
09/02/2026

DRAWN BY:

G.K.

SCALE:

MATERIAL LEGEND	
Mark	Material Name
01	WOOD GRAIN LUX PANELS
02	<varies>
03	STONE VENEER
04	12" FASCIA
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DESIGNED BY:

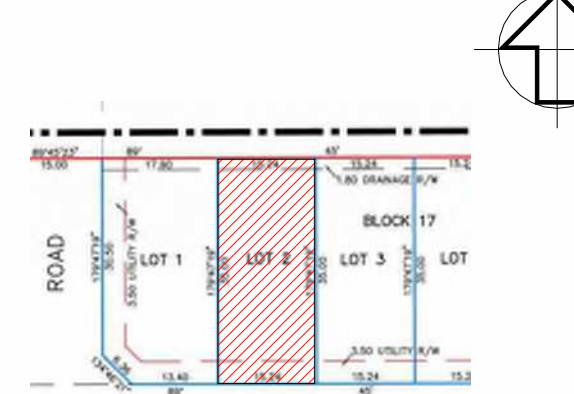


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ADDRESS:

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CALGARY, ALBERTA
LOT-31, BLK-36, PLAN 1779LK

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

LEFT / RIGHT ELEVATION

DRAWING NO.

A203

PROJECT NO.:

26-1077

CHECKED BY:

A.K.E.Z.

DATE:

09/02/2026

DRAWN BY:

G.K.

SCALE: