AMENDED DRAWINGS
DP No: DP2026-05233
Date Received: Oct 22, 2026
THESE DRAWINGS REFER TO THE ABOVE DEVELOPMENT PERMIT NO.

4_PLEX
6403 35TH AVENUE N.W.,
CALGARY, ALBERTA.
LOT 11 ,BLOCK 28 ,PLAN 4610AJ



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-08-18

REVISION DATE : 2026-10-21

TRICOR DESIGN GROUP

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

LIST OF DRAWINGS:

G-001 GENERAL NOTES
A-001 EXISTING SURVEY
A-002 EXISTING & PROPOSED SITE PLAN
A-003 PROPOSED SITE PLAN
A-004 PROPOSED GRADES
A-005 STREETSCAPE
A-006 PROPOSED LANDSCAPE PLAN
A-007 LANDSCAPE DETAILS
A-008 APRON SECTIONS
A-009 BOULEVARD SECTIONS
A-010 CONSTRUCTION ACCESS AREA
A-101 PROPOSED LEGAL SUITE FLOOR PLAN
A-102 PROPOSED MAIN FLOOR PLAN
A-103 PROPOSED UPPER FLOOR PLAN
A-104 PROPOSED ROOF PLAN
A-105 AREA PLANS
A-201 PROPOSED FRONT & REAR ELEVATIONS
A-202 PROPOSED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 PROPOSED ACCESSORY BUILDING (GARAGE)

UNIT 1

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	640.00	59.46
	UPPER FLOOR	640.00	59.46
	TOTAL	1280.00	118.92
	LEGAL FLOOR	471.00	43.76
	GRAND TOTAL	1751.00	162.67

UNIT 2

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	641.00	59.55
	UPPER FLOOR	641.00	59.55
	TOTAL	1282.00	119.10
	LEGAL FLOOR	504.00	46.82
	GRAND TOTAL	1786.00	165.92

UNIT 3

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	641.00	59.55
	UPPER FLOOR	641.00	59.55
	TOTAL	1282.00	119.10
	LEGAL FLOOR	505.00	46.92
	GRAND TOTAL	1787.00	166.02

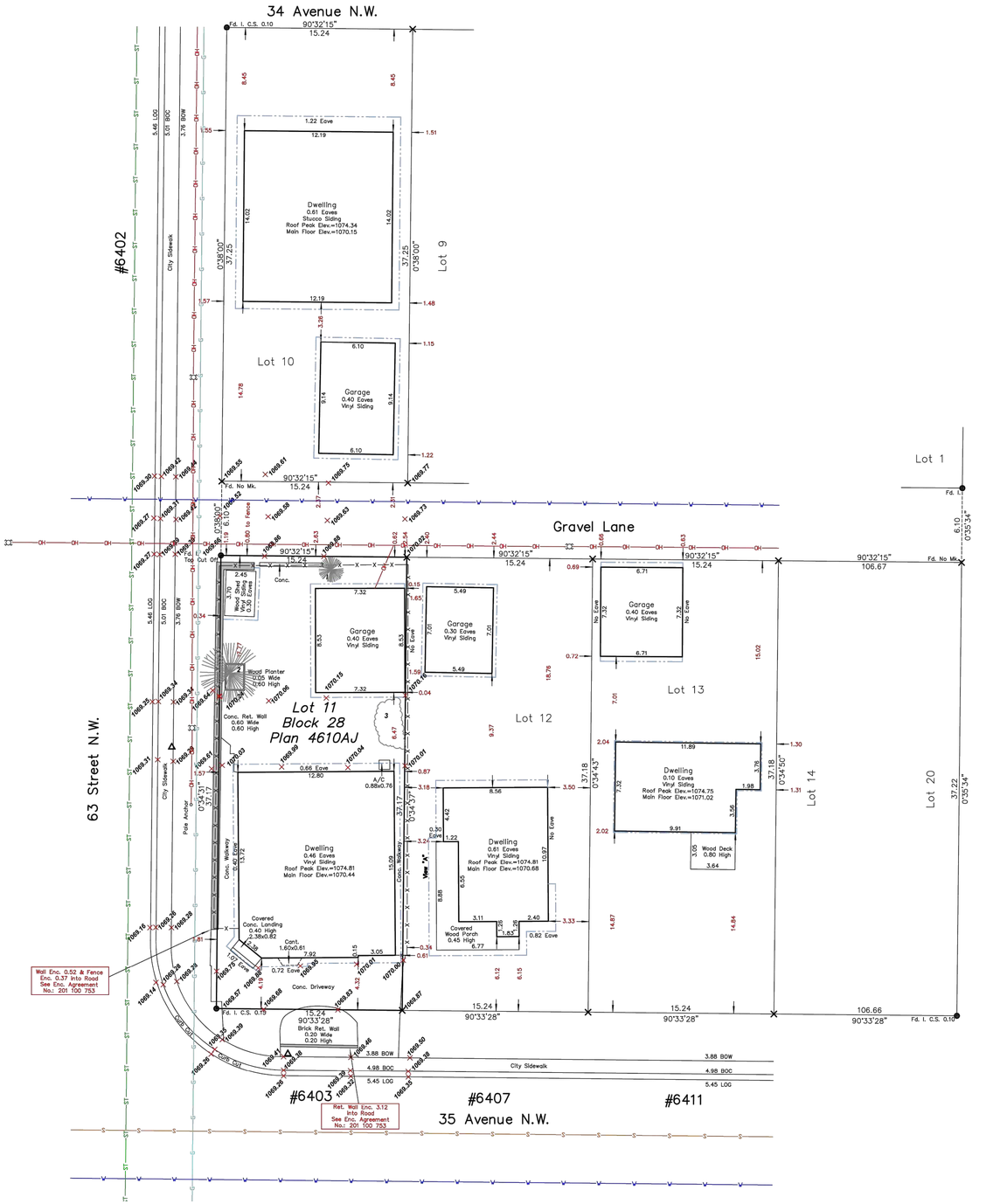
UNIT 4

AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	635.00	58.99
	UPPER FLOOR	635.00	58.99
	TOTAL	1270.00	117.99
	LEGAL FLOOR	475.00	44.13
	GRAND TOTAL	1745.00	162.12

KEY PLAN :



KEY PLAN : 26-1073


34 Avenue N.W.
#6402
Lot 9
Lot 10
Lot 1
Gravel Lane
Lot 11
Block 28
Plan 4610AJ
Lot 12
Lot 13
Lot 14
Lot 20
63 Street N.W.
64 Street N.W.
#6403
#6407
#6411
35 Avenue N.W.
Dwelling
0.61 Eaves
Stucco Siding
Roof Peak Elev.=1074.34
Main Floor Elev.=1070.15
Garage
0.40 Eaves
Vinyl Siding
Dwelling
0.46 Eaves
Vinyl Siding
Roof Peak Elev.=1074.81
Main Floor Elev.=1070.44
Dwelling
0.61 Eaves
Vinyl Siding
Roof Peak Elev.=1074.81
Main Floor Elev.=1070.68
Dwelling
0.10 Eaves
Vinyl Siding
Roof Peak Elev.=1074.75
Main Floor Elev.=1071.02
Garage
0.30 Eaves
Vinyl Siding
Garage
0.40 Eaves
Vinyl Siding
Garage
0.40 Eaves
Vinyl Siding
Wood Planter
0.05 Wide
0.60 High
Conc. Ret. Wall
0.60 Wide
0.60 High
Brick Ret. Wall
0.20 Wide
0.20 High
Covered
Conc. Landing
0.40 High
2.38x0.82
Covered
Wood Porch
0.45 High
6.77
Wood Deck
0.80 High
3.64
Conc. Driveway
Conc. Walkway
City Sidewalk
Pole Anchor
Wall Enc. 0.52 & Fence
Enc. 0.37 Into Road
See Enc. Agreement
No.: 201 100 753
Ret. Wall Enc. 3.12
Into Road
See Enc. Agreement
No.: 201 100 753
Fd. I. C.S. 0.10
Fd. No Mk.
Fd. I. C.S. 0.15
Fd. I. C.S. 0.16
Fd. No Mk.
90°32'15"
15.24
106.67
90°33'28"
0°35'34"
0°38'00"
37.25
0°34'43"
37.17
0°34'50"
37.18
37.22
5.46 LOG
5.01 BOC
3.76 BOW
3.88 BOW
4.98 BOC
5.45 LOG
Tree Cut Off
Fd. Iron Post
Fd. Iron Bar
Fd. Nail
Fd. Spike
Fd. Bolt
Fd. Pinch Top Pipe
Fd. Rebar
Fd. Rebar & Cap
Fd. Rebar & Cap "ALS"
Fd. Rebar & Cap "ARC"
Fd. Rebar & Cap "ARC 2310"
Fd. Rebar & Cap "ARC 2310 AJ"
Fd. Rebar & Cap "ARC 2310 AJ"
Fd. Rebar & Cap "ARC 2310 AJ

SITE - PLAN

SURVEY INFORMATION :-

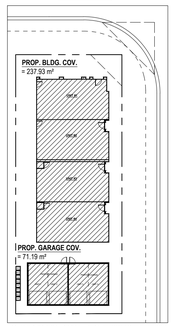
MUNICIPAL ADDRESS:-
6403 35TH AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-C2 (REZONING TO R-CG)
LEGAL ADDRESS:-
LOT 11, BLOCK 28, PLAN 4610AJ

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.

COVERAGE CALCULATION:
LOT AREA = 566.07 m²
MAXIMUM COVERAGE (55%) = 311.34 m²
PROPOSED BUILDING COVERAGE = 237.93 m²
PROPOSED GARAGE COVERAGE = 71.19 m²
TOTAL PROPOSED COVERAGE = 309.12 m² = 54.61%
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 0.60 m SIDE SETBACK WITH A STREET
4. 3.00 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.

KEY PLAN



TOTAL PROPOSED COVERAGE = 309.12 m² = 54.61%

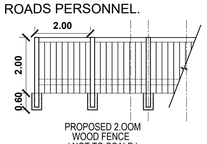
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
	CANTILEVERS	ST	STORM LINE		NEED TO TRIM
	SETBACK	W	UTILITY LINES WATER		REMOVE EXISTING TREE
	EAVES		REMOVE FENCE		BULDING REMOVE
P	UTILITY LINES POWER		UPPER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

NOTES:

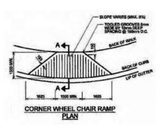
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- FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.
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- 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 TO BE USED.
- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

ROADS NOTE:

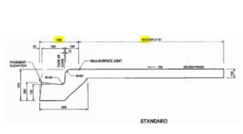
- CONSTRUCTION OF NEW 1.5M WIDE MONO SIDEWALKS ADJACENT TO 35 AVENUE N.W. AND 63 STREET NW, NEW WHEELCHAIR RAMPS, NEW CURB AND GUTTER TO CITY STANDARDS.
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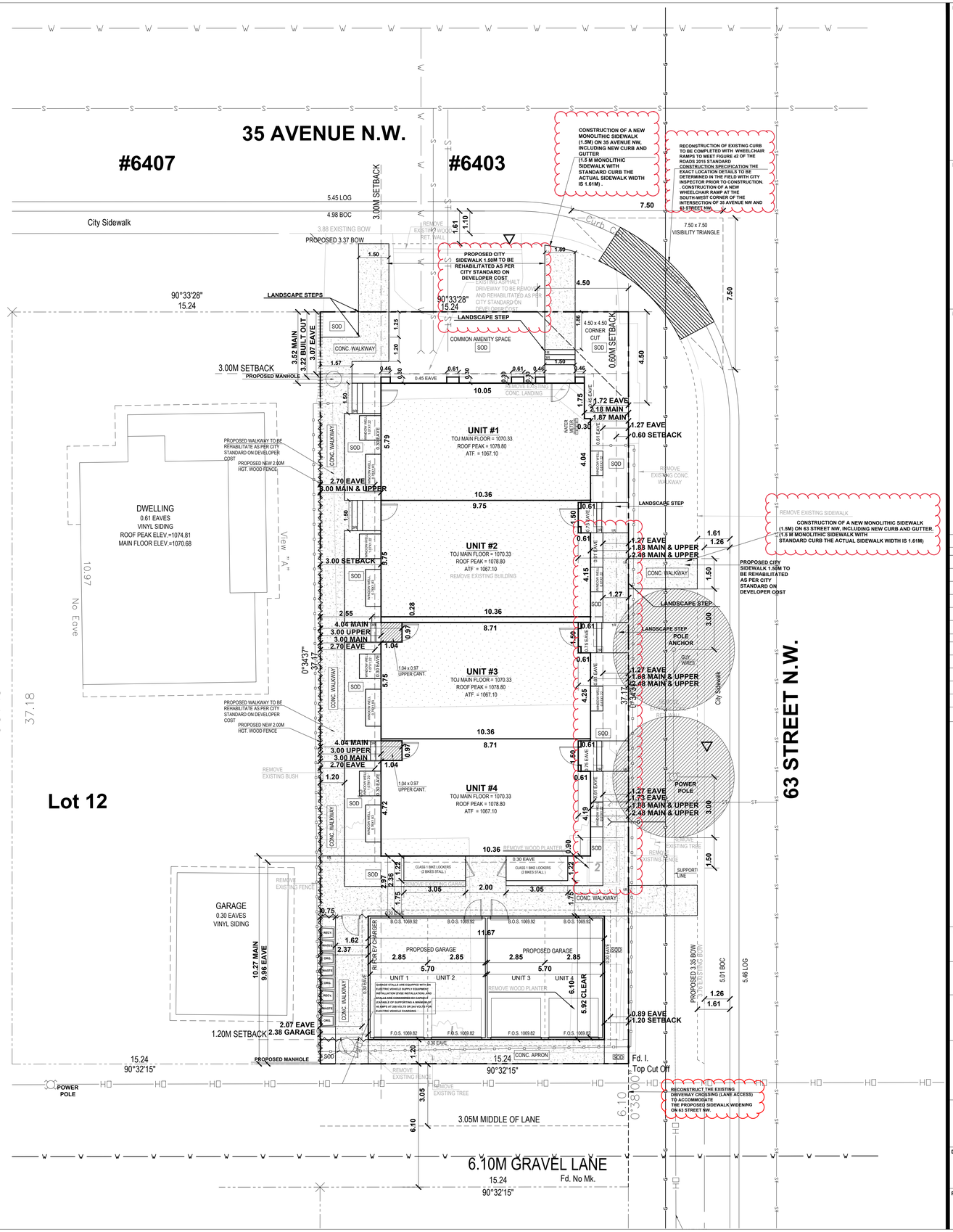
PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)



CORNER WHEEL CHAIR RAMP PLAN



STANDARD



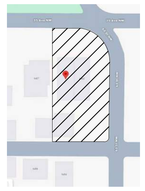
DESIGNED BY:

TRICOR DESIGN GROUP

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

P: 403.203.1970 FAX: 403.203.1990
info@tricordg.ca
www.tricordesigns.com

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-10-21	DTR	R.E	T.I
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / T.I	E.Z.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
6403 - 35TH AVENUE N.W.
CALGARY, ALBERTA
LOT 11 ,BLOCK 28 ,PLAN 4610AJ

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING AND PROPOSED SITE PLAN

DRAWING NO.
A-002

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 1:100

SITE - PLAN

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
6403 35TH AVENUE N.W. , CALGARY, ALBERTA
ZONING : R-C2 (REZONING TO R-CG)
LEGAL ADDRESS:-
LOT 11, BLOCK 28, PLAN 4610AJ

NOTES:

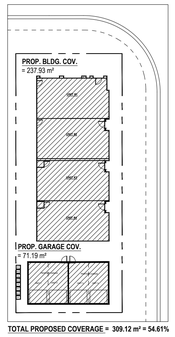
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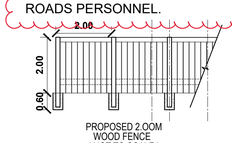
KEY PLAN



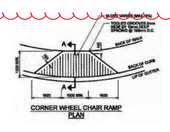
LEGEND		LEGEND		LEGEND	
	NEW FENCE	G	UTILITY LINES GAS		EXISTING GRADES
	PWF LANDSCAPE RETAINING WALL	S	UTILITY LINES SANITARY		CALCULATED GRADES
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P	UTILITY LINES POWER		UPPER CANT		CONCRETE

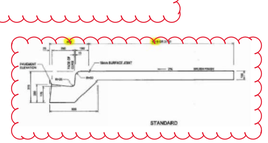
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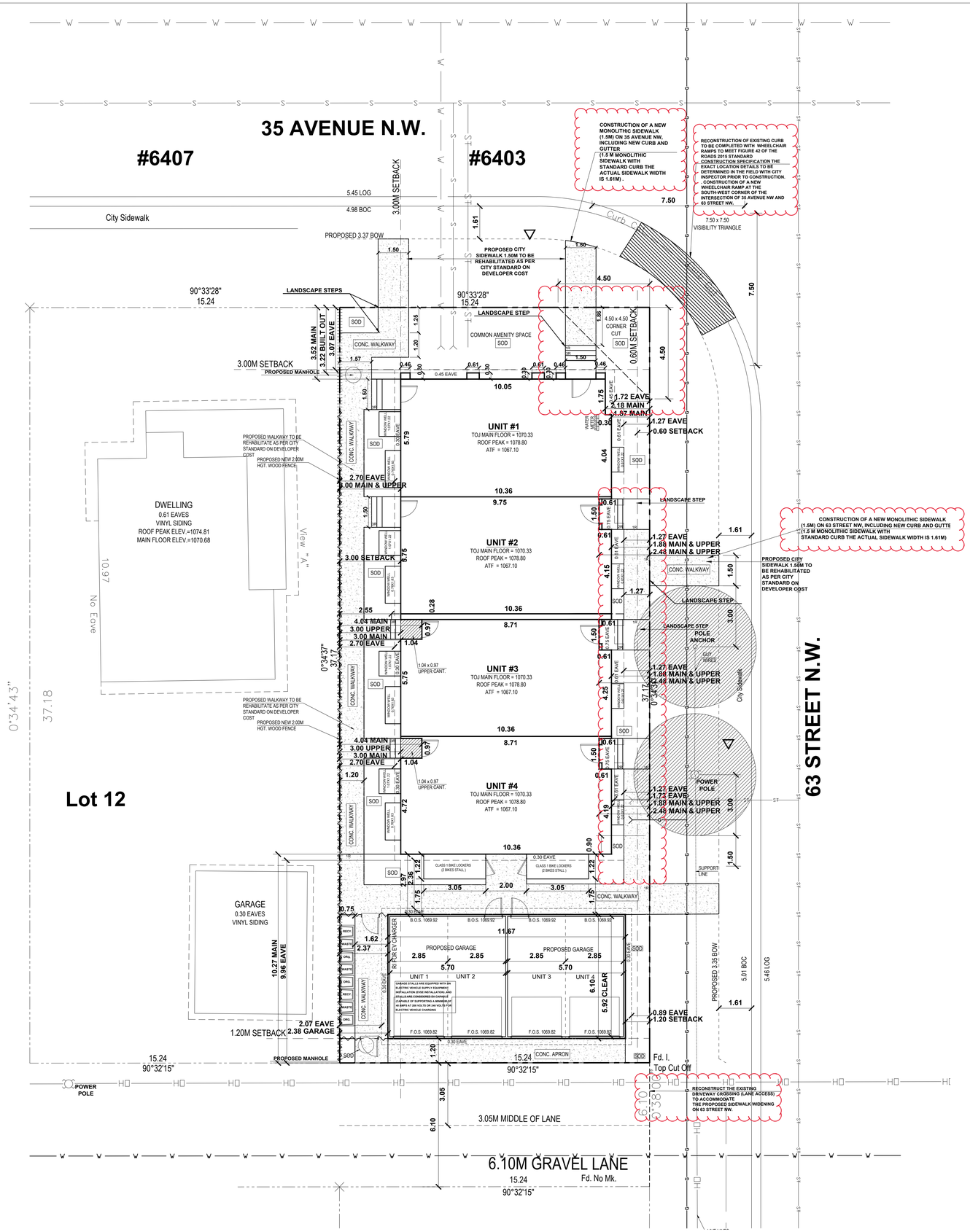
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PROPOSED 2.00M WOOD FENCE (NOT TO SCALE)

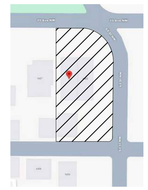






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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-21	DTR	R.E	T.I
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / T.I	E.Z.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

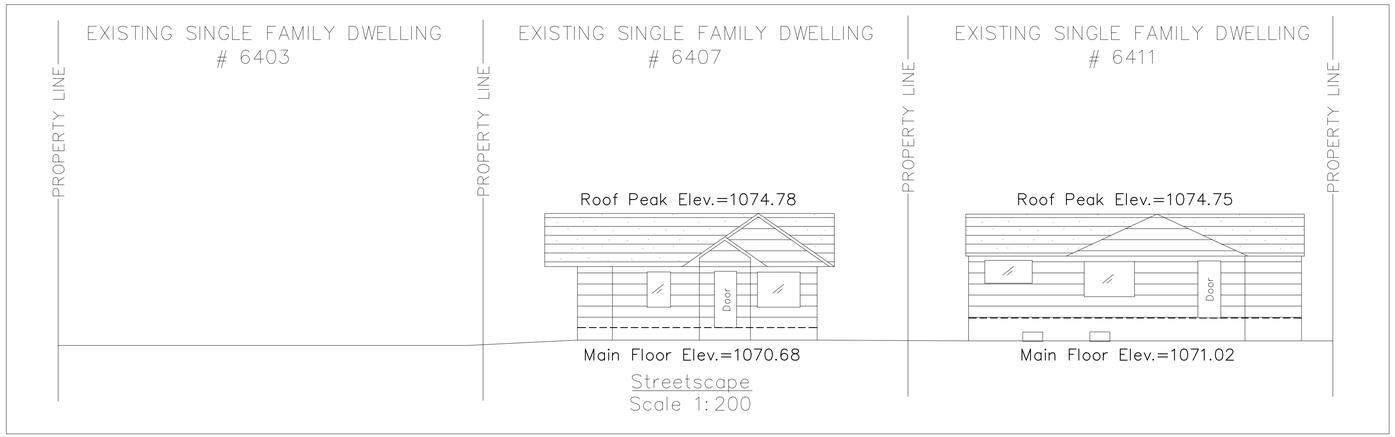
ADDRESS:
6403 - 35TH AVENUE N.W.
CALGARY, ALBERTA
LOT 11 ,BLOCK 28 ,PLAN 4610AJ

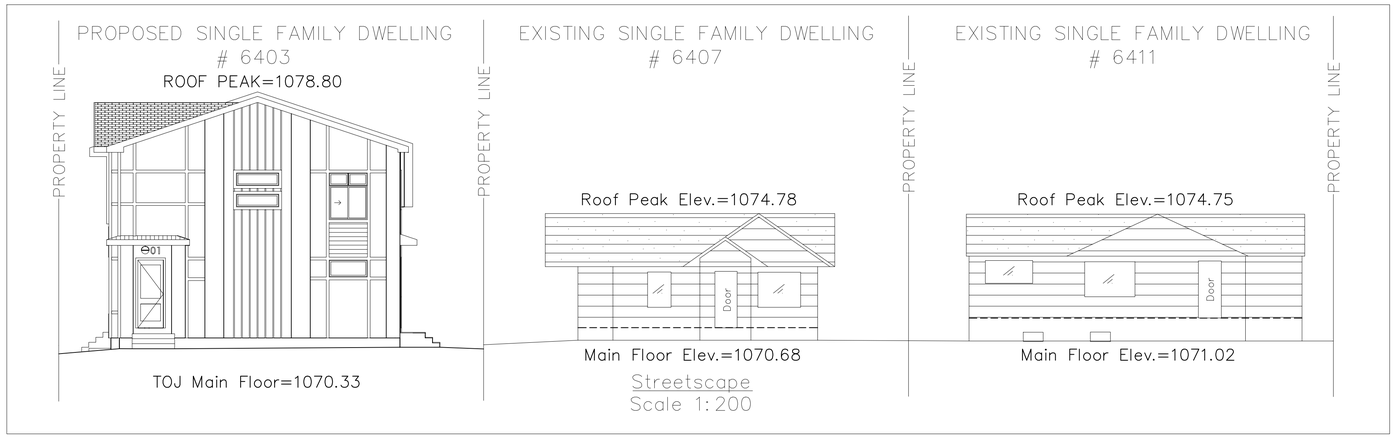
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 1:100



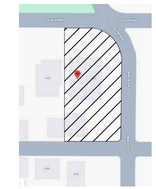


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KEY PLAN



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AUTHORITIES HAVING JURISDICTION.

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-21	DTR	R.E	T.I
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / T.I	E.Z.

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4-PLEX BUILDING

ADDRESS:

6403 - 35TH AVENUE N.W.
CALGARY, ALBERTA
LOT 11 ,BLOCK 28 ,PLAN 4610AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

STREETSCAPE

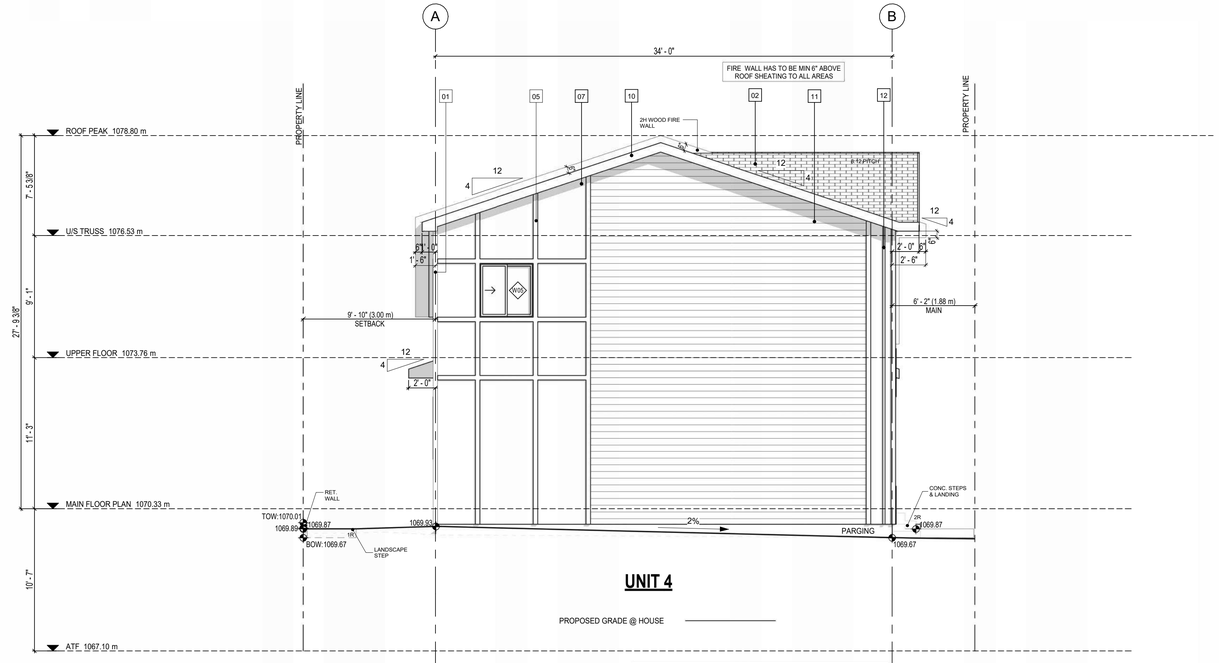
DRAWING NO.

A-005

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4"
02	ASPHALT SHINGLES
03	STUCCO CLADDING
04	BOARD AND BATTEN
05	4" TRIM
06	HORIZONTAL SIDING - HARDIE WHITE
07	SMART BOARD
08	SMART BOARD GRAY
09	METAL ROOF
10	8" PRE-FINISHED METAL FASCIA
11	HORIZONTAL SIDING GRAY - HARDIE
12	1.5" BATTEN

[redacted]



UNIT 4

PROPOSED GRADE @ HOUSE

UNPROTECTED OPENINGS		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	750.64 SQ. FT. 4'-0" 7.07% 53.07 SQ. FT.	70.64 SQ.M² 1.22 M 4.93 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	16.00 SQ. FT.	1.48 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	26.535 SQ. FT.	2.465 SQ.M²

2 PROPOSED REAR (SOUTH) ELEVATION

3/16" = 1'-0"

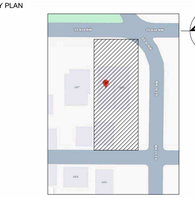
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-10-21	DTR	R.E	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / M.A. / T.I	E.Z.
02				
03				
04				
05				

THE CLIENT :

PRIVATE CLIENT

PROJECT :

4_PLEX

ADDRESS:

6403 35TH AVENUE N.W.,
CALGARY, ALBERTA.
LOT 11 ,BLOCK 28 ,PLAN 4610AJ

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 3/16" = 1'-0"

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	CORNER BOARD 4"
02	ASPHALT SHINGLES
03	STUCCO CLADDING
04	BOARD AND BATTEN
05	4" TRIM
06	HORIZONTAL SIDING - HARDIE WHITE
07	SMART BOARD
08	SMART BOARD GRAY
09	METAL ROOF
10	6" PRE-FINISHED METAL FASCIA
11	HORIZONTAL SIDING GRAY - HARDIE
12	1.5" BATTEN



UNPROTECTED OPENINGS		
CODE CHECK EXPOSED BUILDING FACE MINIMUM SETBACK PERCENTAGE OF ALLOWED OPENINGS SQ. FTG. OF ALLOWED OPENINGS	1732.69 SQ. FT. 9'-10" 10.00% 173.27 SQ. FT.	160.97 SQ.M² 3.00 M 16.10 SQ.M²
ACTUAL SQ. FTG. OF OPENINGS	160.00 SQ. FT.	14.86 SQ.M²
MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	86.63 SQ. FT.	8.05 SQ.M²

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

1 PROPOSED RIGHT (EAST) ELEVATION

3/16" = 1'-0"



2 PROPOSED LEFT (WEST) ELEVATION

3/16" = 1'-0"

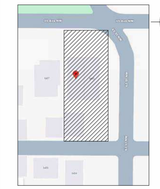
PROPOSED GRADE @ HOUSE
EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-10-21	DTR	R.E	
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / M.A. / T.I	E.Z.
02				
03				
04				
05				

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4_PLEX

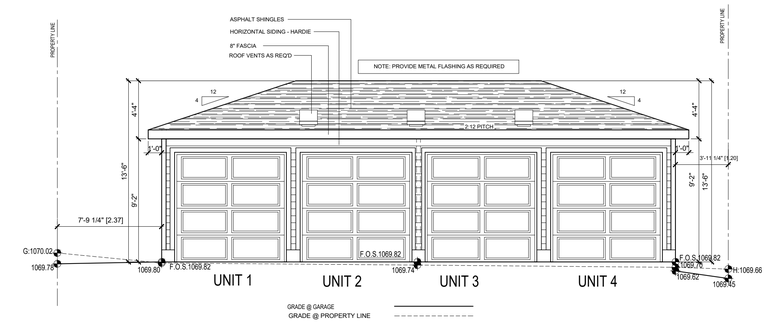
ADDRESS:
**6403 35TH AVENUE N.W.,
CALGARY, ALBERTA.
LOT 11 ,BLOCK 28 ,PLAN 4610AJ**

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
PROPOSED RIGHT & LEFT ELEVATIONS

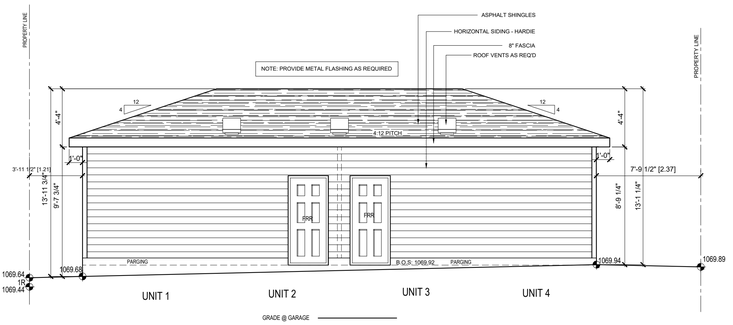
DRAWING NO.
A-202

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 3/16" = 1'-0"



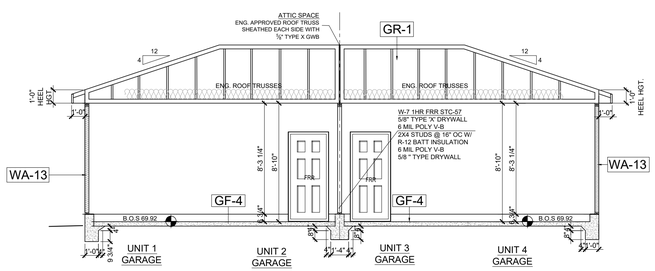
FRONT (SOUTH) ELEVATION

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



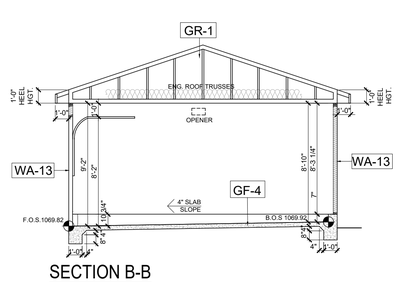
REAR (NORTH) ELEVATION

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



SECTION A-A

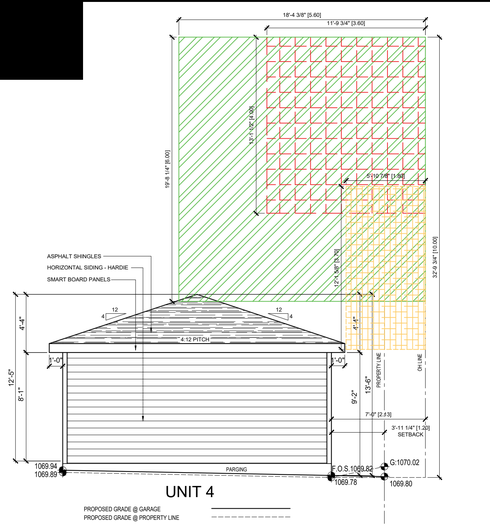
SCALE: 3/16"=1'-0"



SECTION B-B

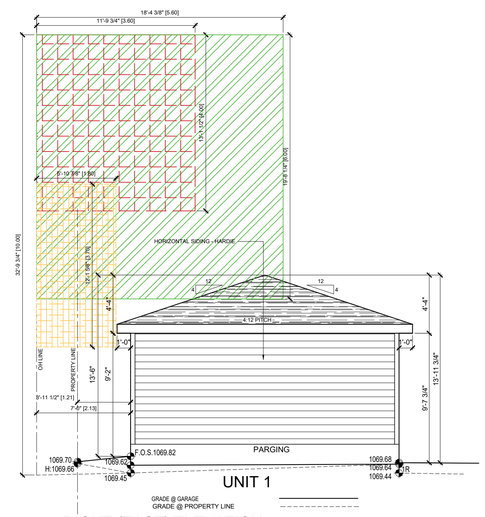
SCALE: 3/16"=1'-0"

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



LEFT (WEST) ELEVATION

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



RIGHT (EAST) ELEVATION

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

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

GR-1 ROOF AND CEILINGS AS PER SPV003

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

GF-4 GARAGE SLAB

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

WA-13 SPV-003 EXTERIOR WALL

UL U465, ULC W415 1-HOUR

1- LAYER 5/8" (15.9MM) TYPE X EXTERIOR GYPSUM BOARD OR THE EQUIVALENT TO PROVIDE A MINIMUM 45 MIN FIRE RESISTANCE RATING (FRR) WITH ALL VERTICAL JOINTS FULLY SUPPORTED.
2- SINGLE PLY AIR BARRIER.
3- MINIMUM 38MM X 89MM (2" X 4") WOOD STUDS AT A MAXIMUM SPACING OF 400MM (16") ON CENTRE.
4- EXTERIOR WALL STUD CAVITIES TO BE FILLED WITH MINERAL FIBER INSULATION CONFORMING TO CAN/ULC-S702, HAVING A MASS NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE.
5- A SINGLE PLY 6MIL (0.15MM) POLYETHYLENE VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34M INSTALLED IN ACCORDANCE WITH ARTICLE 9.25.4.3 OF DIVISION B OF THE NBC – AE
6- INTERIOR SHEATHING TO CONSIST OF 1 LAYER 5/8" (15.9MM) TYPE X GYPSUM BOARD OR EQUIVALENT.

W-7 (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

DESIGNED BY:

TRICOR DESIGN GROUP

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

P: 403.203.1970 FAX: 403.203.1990
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KEY PLAN



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01	2026-10-21	DTR	R.E	T.I
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03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-18	DEVELOPMENT PERMIT SET	E.R. / T.I	E.Z.

THE CLIENT :
PRIVATE CLIENT

PROJECT :
4-PLEX BUILDING

ADDRESS:
6403 - 35TH AVENUE N.W.
CALGARY, ALBERTA
LOT 11 ,BLOCK 28 ,PLAN 4610AJ

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
ACCESSORIES BUILDING GARAGE

DRAWING NO.
A-501

PROJECT NO. :	CHECKED BY:	DATE:
26-1073		2026-10-21
	DRAWN BY: R.E	SCALE: 3/16" = 1'-0"