TRICOR DESIGN GROUP

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24-09868 67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

ISSUE DATE : 24/11/04

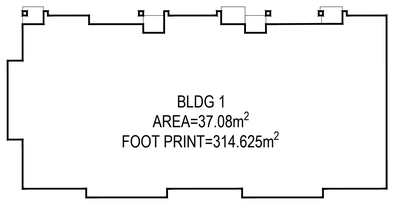
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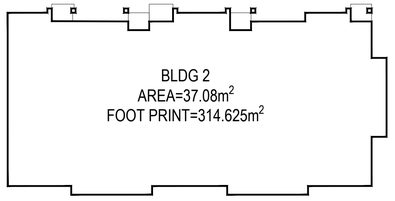
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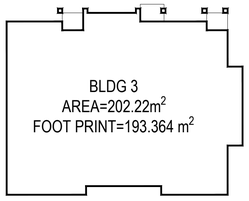


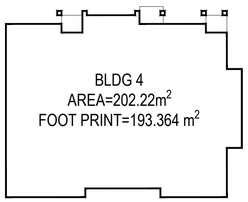
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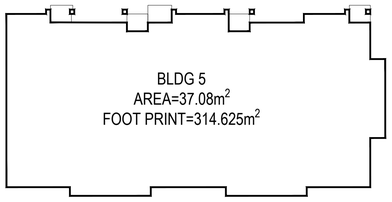
A-001	SITE PLAN / GRADES
A-002	SITE PLAN / DIMENSTIONS
A-003	FIRE ACCESS ROUTE DISTANCE
A-004	FIRE TRUCK MANEUVER
A-005	PROPOSED SILO TRUCK ROUTE/COLLECTION
A-006	LIMITING DISTANCE
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BUILDING 1	A-014 : A-023
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BUILDING 4	A-043 : A-051
BUILDING 5	A-052 : A-061
BUILDING 6	A-062 : A-072

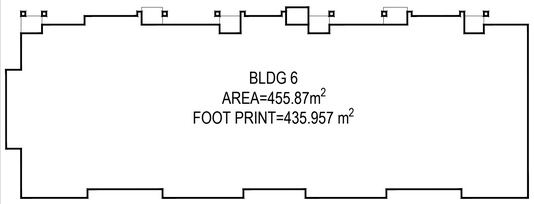


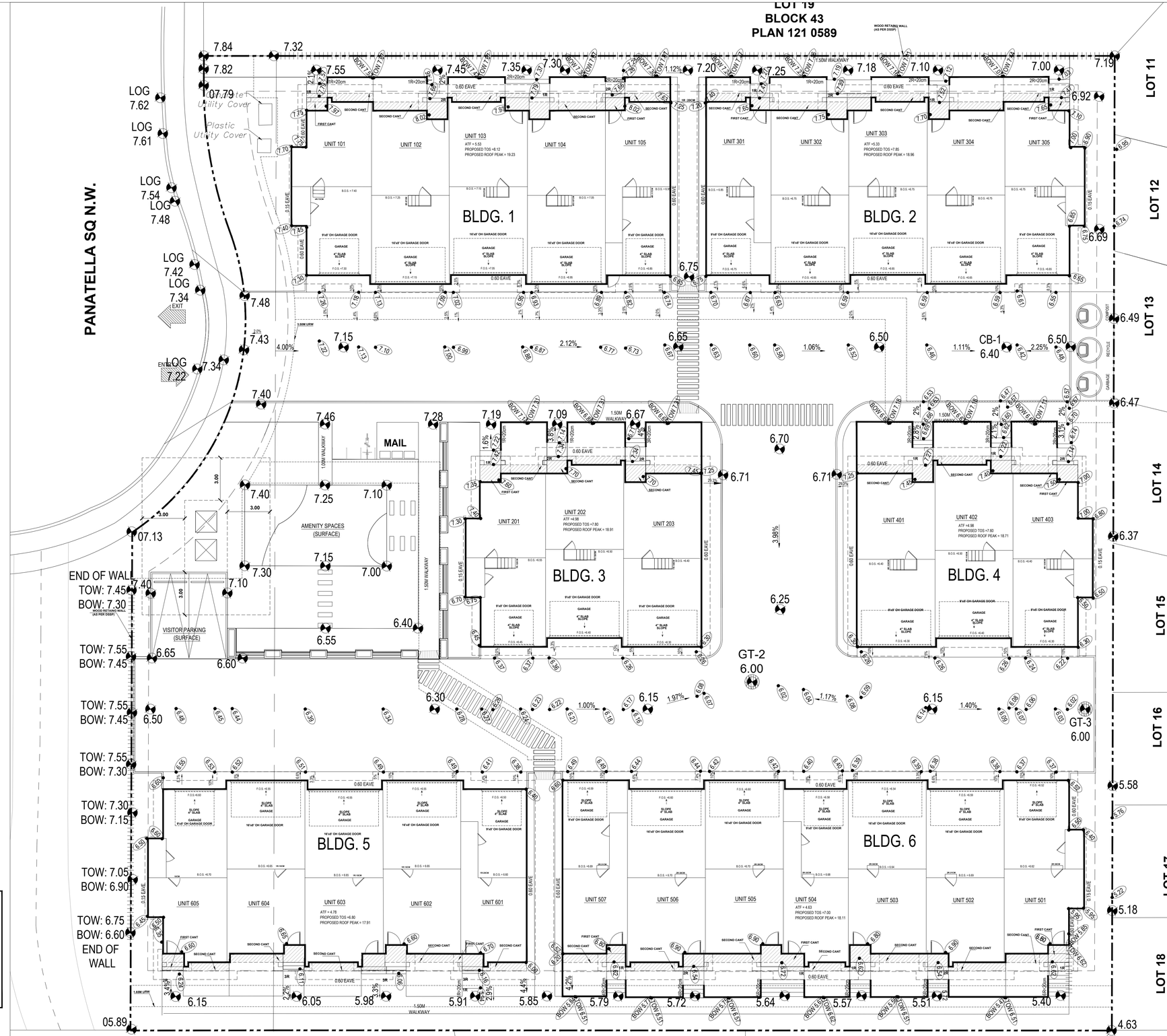












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KEY PLAN



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04	24-12-12	EDIT PHASES		E.Z / H.A
05	25-03-17	REVISED DP	A.M	E.Z
06	26-09-09	REVISED DP		E.Z / A.M

ISSUES:

No.	Date	Description	DRAWN BY	Chk'd By
01	24-02-18	DEVELOPMENT PERMIT	S.W/A.F/ Z.R/H.A.	E.Z

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW,CALGARY, AB
PLAN 5; BLOCK 1 ; LOTS 25,34

DRAWING SET :

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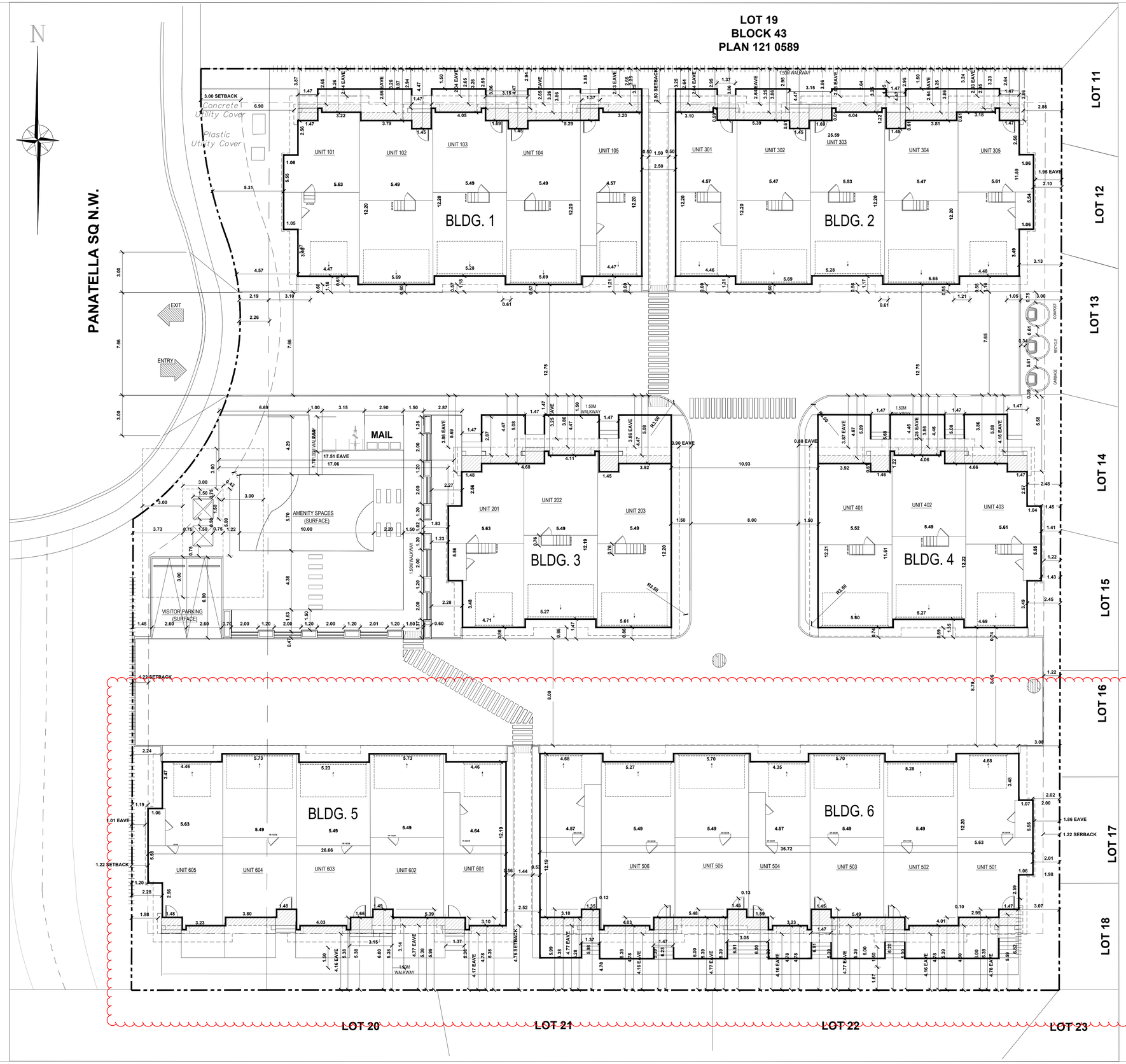
DRAWING TITLE :

SITE PLAN / GRADES

DRAWING NO.

A-001

PROJECT NO.	DRAWN BY:	DATE:
24-09868	H.F / A.M	26-09-09
	CHECKED BY: E.Z /A.M	SCALE : 1:150



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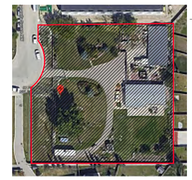
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THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW,CALGARY, AB
PLAN 5; BLOCK 1 ; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

SITE PLAN / DIMENSIONS

DRAWING NO.

A-002

PROJECT NO.	DRAWN BY:	DATE:
24-09868	H.F / A.M	26-09-09
	CHECKED BY: E.Z /A.M	SCALE: 1:150

LEGEND FOR LANDSCAPE

PROPOSED BUILDINGS	= 1765.50m² or 38.90%
ASPHALT LANE	= 1166.340 m² or 25.70%
CONCRETE APRON	= 132.750 m² or 2.92%
SOD	=581.000 m² or 12.80%
PLANTING BEDS	=104.740 m² or 2.31%
CONCRETE SIDEWALK	= 492.500 or 10.82%
CURB	= 36.681 m² or 0.83%
BARKCHIP / MULCH	=218.420 m² or 4.81%
DECORATIVE PAVING	=41.430 m² or 0.91%

TOTAL = 4539.361 m² or 100%

AREA CALCULATION:

TOTAL LOT AREA	= 4539.361 m²	= 100.00%
1. BUILDING AREA	= 1765.50m²	= 38.90%
2. NON-LANDSCAPE AREA	= 1337.701 m²	= 29.43%
3. LANDSCAPE	= 1438.09 m²	= 31.67%

AREA BREAKDOWN:

2. NON-LANDSCAPE AREA	= 1335.771 m²	= 29.43%
ASPHALT LANE	= 1166.340 m²	= 87.32%
CONCRETE APRON	= 132.750 m²	= 9.94%
CURB	= 36.681 m²	= 2.74%
3. LANDSCAPE	= 1438.09 m²	= 31.67%
A. HARDSCAPE:		
CONCRETE SIDEWALK	= 492.500 m²	= 34.25%
DECORATIVE PAVING	=41.430 m²	=2.88%
B. SOFTSCAPE:		
SOD	= 581.00m²	=40.40%
PLANTING BEDS	= 104.740 m²	= 7.28%
BARK CHIP MULSH	= 218.420 m²	= 15.19%

LANDSCAPE CALCULATION:

LANDSCAPE REQUIRED	= 1815.788 m²	= 40.00%
LANDSCAPE REDUCTION	= 272.37 m²	= -6.00%
NEW LANDSCAPE REQUIRED	= 1543.418 m²	= 34.00%
LANDSCAPE PROVIDED	= 1438.09 m²	= 31.67%

LANDSCAPE CALCULATIONS: MU-1

	BYLAW	REQUIRED	PROVIDED
555 (a)	1.0 trees and 2.0 shrubs are planted for every 25.0 square metres of landscaped area provided	Total landscape area provided = 1438.09 sq.m. No. of trees required 1438.09 / 25 = 58 Trees No. of shrubs required 58x 2 = 116 Shrubs	- No. of trees provided=58Trees - No. of shrubs provided= 116 Shrubs
555 (b)	Deciduous trees have a minimum caliper of 65 millimetres and at least of 50.0 per cent of the provided deciduous trees must have a minimum caliper of 85 millimetres at the time of planting.		Total deciduous trees= 31 No. of required 65mm trees=13. No. of required 85mm trees= 18
555(c)	Coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting.		Total coniferous trees=31 NO. of required 3m trees=15 NO. of required 4m trees= 16

Landscaped Area Reductions – Multi-Residential Development

- 553 The minimum landscaped area of 40.0 per cent for Multi-Residential Development may be reduced by the three options as referenced in sections 554, 555 and 556 individually or in combination, to a total available reduction of 10.0 per cent of the area of a parcel.

Enhanced Landscaping Option - 555

For the Enhanced Landscaping Option, the required 40.0 per cent landscaped area may be reduced by 3.0 per cent of the area of the parcel where:

(a) 1.0 trees and 2.0 shrubs are planted for every 25.0 square metres of landscaped area provided;
(b) deciduous trees have a minimum caliper of 65 millimetres and at least of 50.0 per cent of the provided deciduous trees must have a minimum caliper of 85 millimetres at the time of planting; and
(c) coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting.

IRRIGATION SYSTEM:

(a) FOR COMMON AREAS AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED:
- a rain sensor or a soil moisture sensor;
- a flow sensor for leak detection; and
- a master valve to secure the system if a leak is detected.

(b) FOR PRIVATE YARDS/AMENITY SPACES STANDARD IRRIGATION SYSTEM TO BE USED BY HOME OWNERS.

WASTE MANAGEMENT:

(a) WASTE AND RECYCLING COLLECTING AREA TO BE LOCATED ENTIRELY ON SUBJECT PARCEL.
(b) WASTE AND RECYCLING CONTAINERS ARE TO BE PROVIDED AND COLLECTED BY A PRIVATE SERVICE PROVIDER.
(c) PICK UP TO BE PROVIDED MULTIPLE TIMES A MONTH.

LOW WATER LANDSCAPING OPTION:

556 For the Low Water Landscaping Option, the required 40.0 per cent landscaped area may be reduced by 3.0 per cent of the area of the parcel where:

(a) a low water irrigation system is provided;

(b) the delivery of the irrigated water is confined to trees and shrubs;

(c) trees and shrubs with similar water requirements are grouped together;

(d) a maximum of 30.0 per cent of the required landscaped area is planted with sod and the remainder is covered with plantings, mulch or hard surfaces;

(e) a minimum of 30.0 per cent of required trees are selected from the list in Table 3: Low Water Trees; and

(f) a minimum of 30.0 per cent of required shrubs are selected from the list in Table 4: Low Water Shrubs.

LOW WATER DECIDUOUS TREES;

NEW / EXISTING	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE (HT AT	DESCRIPTION
NEW		9	Prunus padus commutate	Mayday	B&B	min 85mm caliper	deciduous trees have a minimum caliperof 65 millimetres and at least of 50.0 per cent of the provided deciduous trees must have a minimum caliper of 85 millimetres at the time of planting
NEW		9	Acer ginnala	Amur Maple	B&B	min 85mm caliper	

DECIDUOUS TREES;

NEW / EXISTING	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE (HT AT	DESCRIPTION
NEW		13	Guardian Columnar Aspen	Populous 'Jefguard'	B&B	min 65mm caliper	

LOW WATER CONIFEROUS TREES:

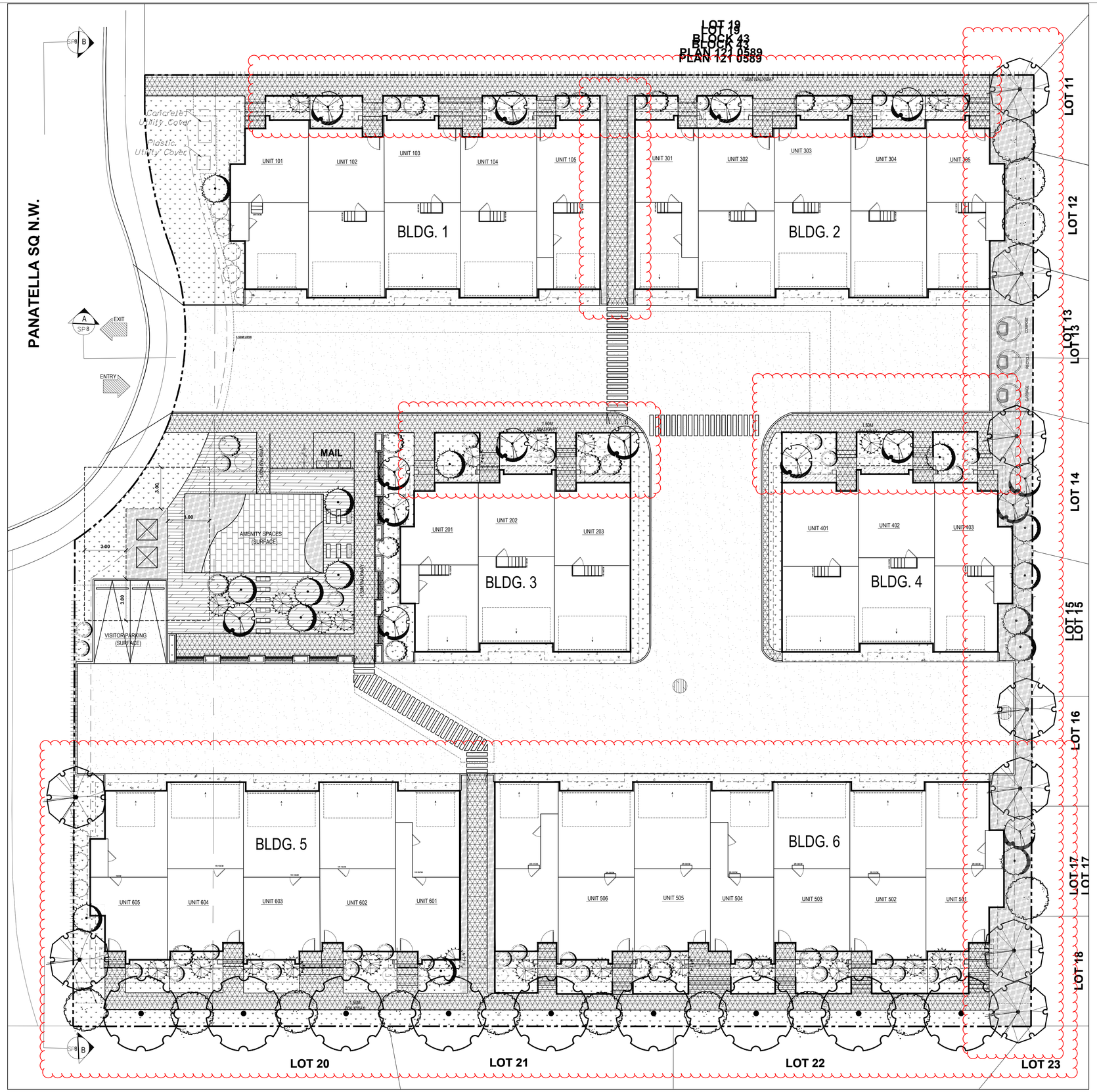
NEW / EXISTING	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE (HT. X SPR.)	DESCRIPTION
NEW		15	Picea Pungens	Blue Spruce	B&B	3m height at planting	coniferous trees have a minimum height of 3.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum height of 4.0 metres at the time of planting.
NEW		16	Pinus contorta var. latifolia	Lodgepole pine	B&B	4m height at planting	

LOW WATER SHRUBS:

NEW / EXISTING	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE (HT. X SPR.)	
NEW		15	Elaeagnus commutate	Wolf willow	POTTED	0.60m height and 0.60m caliper at planting	a minimum of 30.0 per cent of required shrubs are selected from the list in Table 4: Low Water Shrubs.
NEW		15	Ribes alpinum	Alpine currant	POTTED	0.60m height and 0.60m caliper at planting	
NEW		32	Amelanchier alnifolia	Saskatoon berry		0.60m height and 0.60m caliper at planting	

CONIFEROUS SHRUBS; TOTAL 2:

NEW / EXISTING	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE (HT. X SPR.)	
NEW		23	Calgary Carpet Juniper	Juniperus sabina 'calgary carpet'	POTTED	0.60m height and 0.60m caliper at planting	
NEW		39	Dwarf Mugo Pine	pinus mugo 'var. pumilio'	POTTED	0.60m height and 0.60m caliper at planting	



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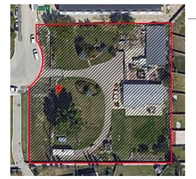
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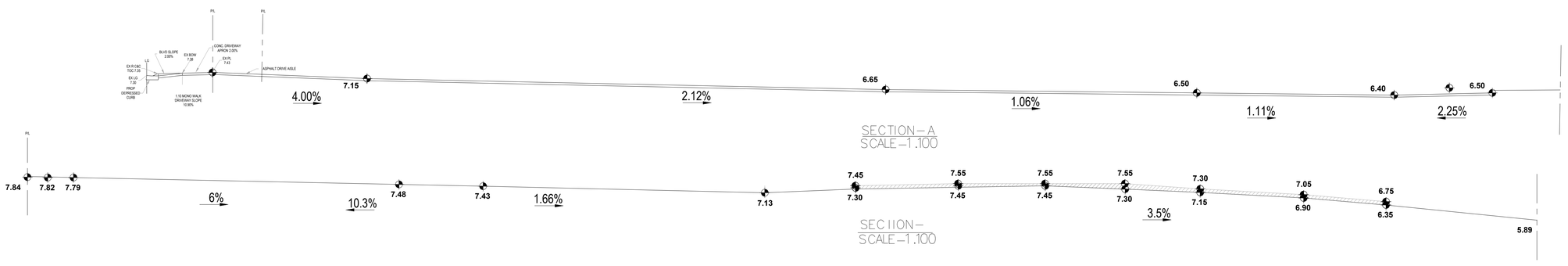
DRAWING TITLE :

LANDSCAPE

DRAWING NO.

A-007

PROJECT NO.	DRAWN BY:	DATE:
24-09868	H.F / A.M	26-09-09
	CHECKED BY: E.Z /A.M	SCALE : 1:150



SECTION–A
SCALE–1:100



SECTION–A
SCALE–1:100

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06	26-09-09	REVISED DP		E.Z / A.M

ISSUES:

No.	Date	Description	DRAWN BY	Chk'd By
01	24-02-18	DEVELOPMENT PERMIT	S.W/A.F/ Z.R/H.A	E.Z

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW,CALGARY, AB
PLAN 5; BLOCK 1 ; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

SECTIONS / STREETSCAPE

DRAWING NO.

A-008

PROJECT NO.	DRAWN BY:	DATE:
24-09868	H.F / A.M	26-09-09
	CHECKED BY: E.Z /A.M	SCALE :





DESIGNED BY:

TRICOR DESIGN GROUP

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tricordesigns.com

#202, 4216 10 STREET NE,
CALGARY, AB.
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EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 1)**

DRAWING NO.

A-014

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/H.I/N.E	E.Z/A.M	26/09/09

SCALE:

MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND 12"

W08 :WILL BE (WOCD).



1 FRONT(NORTH)ELEVATION

3/16" = 1'-0"



2 REAR(SOUTH)ELEVATION

3/16" = 1'-0"

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT/ REAR ELEVATIONS (BUILDING 1)

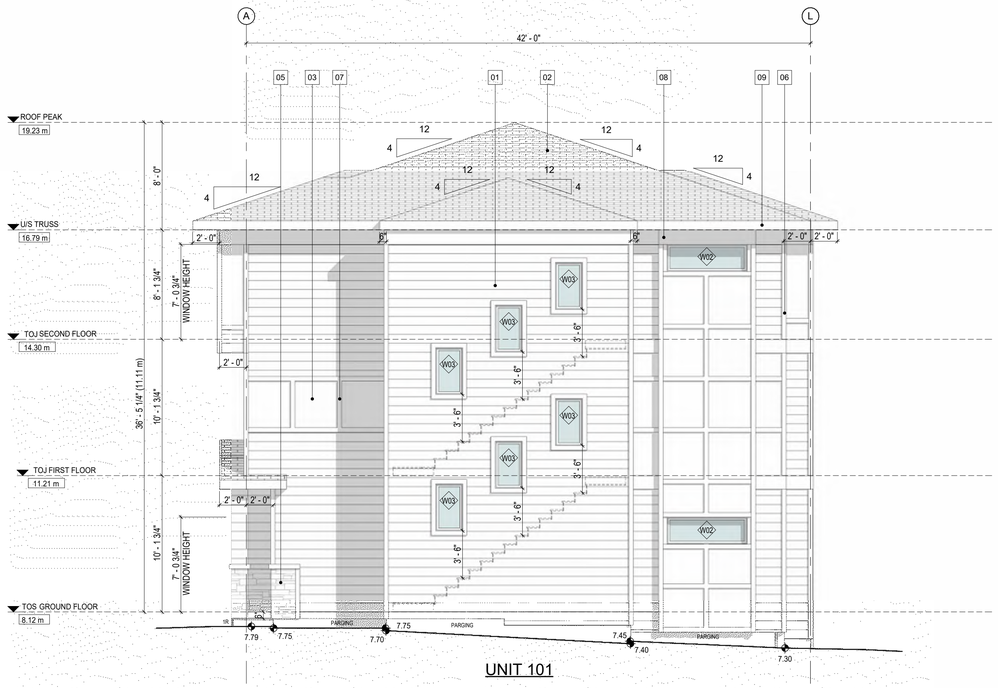
DRAWING NO.

A-019

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/H.I/N.E	E.Z/A.M	26/09/09

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

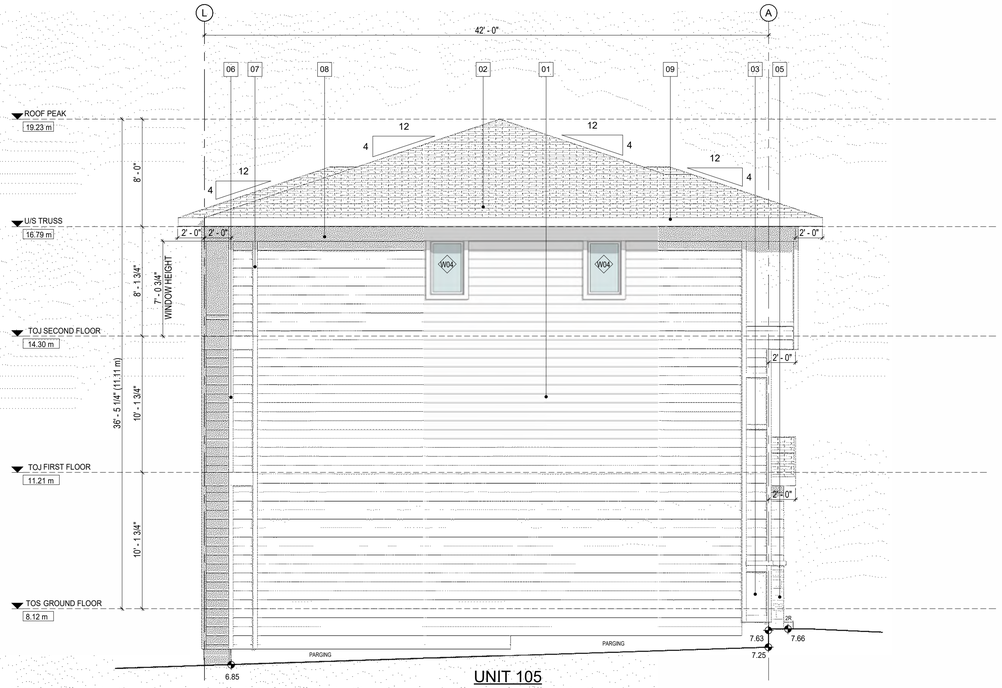
MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND 12"



UNIT 101

1 RIGHT(WEST) ELEVATION

3/16" = 1'-0"



UNIT 105

2 LEFT(EAST)ELEVATION

3/16" = 1'-0"

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

RIGHT / LEFT ELEVATIONS (BUILDING 1)

DRAWING NO.

A-020

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/H.I/N.E	E.Z/A.M	26/09/09

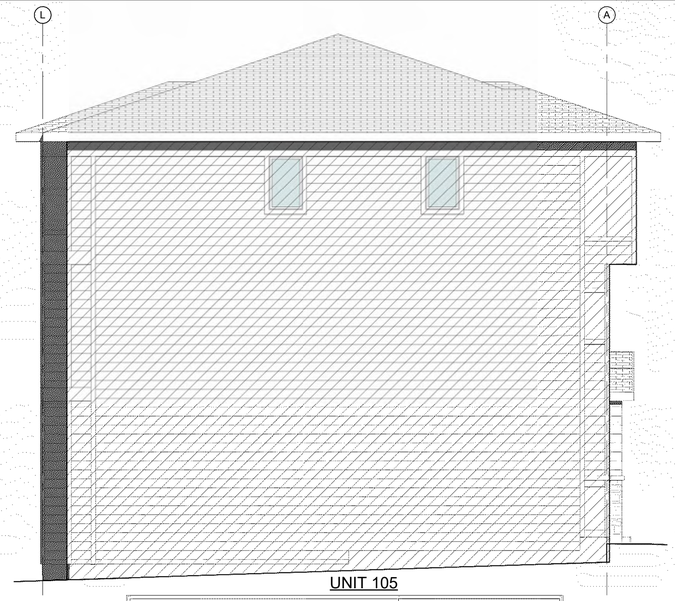
SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 105		UNIT 104		UNIT 103		UNIT 102		UNIT 101	
CODE CHECK EXPOSED BUILDING FACE	469 SQ.FT	43.58 SQ.M	503 SQ.FT	46.74 SQ.M	565 SQ.FT	52.48 SQ.M	507 SQ.FT	47.06 SQ.M	465 SQ.FT	43.17 SQ.M
SETBACK	8' - 8"	2.65 m	10' - 8"	3.26 m	8' - 8"	2.65 m	10' - 8"	3.26 m	8' - 8"	2.65 m
PERCENTAGE OF ALLOWED OPENINGS	17.12%		22.28%		15.66%		22.19%		17.2%	
SQ.FTG.OF ALLOWED OPENING	80.30 SQ.FT	7.46 SQ.M	112.10 SQ.FT	10.41 SQ.M	88.47 SQ.FT	8.22 SQ.M	112.40 SQ.FT	10.44 SQ.M	79.92 SQ.FT	7.42 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	58.00 SQ.FT	5.39 SQ.M	88.00 SQ.FT	8.18 SQ.M	88.00 SQ.FT	8.18 SQ.M	88.00 SQ.FT	8.18 SQ.M	58.00 SQ.FT	5.39 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	40.15 SQ.FT	3.73 SQ.M	56.05 SQ.FT	5.21 SQ.M	44.23 SQ.FT	4.11 SQ.M	56.20 SQ.FT	5.22 SQ.M	39.96 SQ.FT	3.71 SQ.M

1 FRONT ELEVATION LIMITING DISTANCE

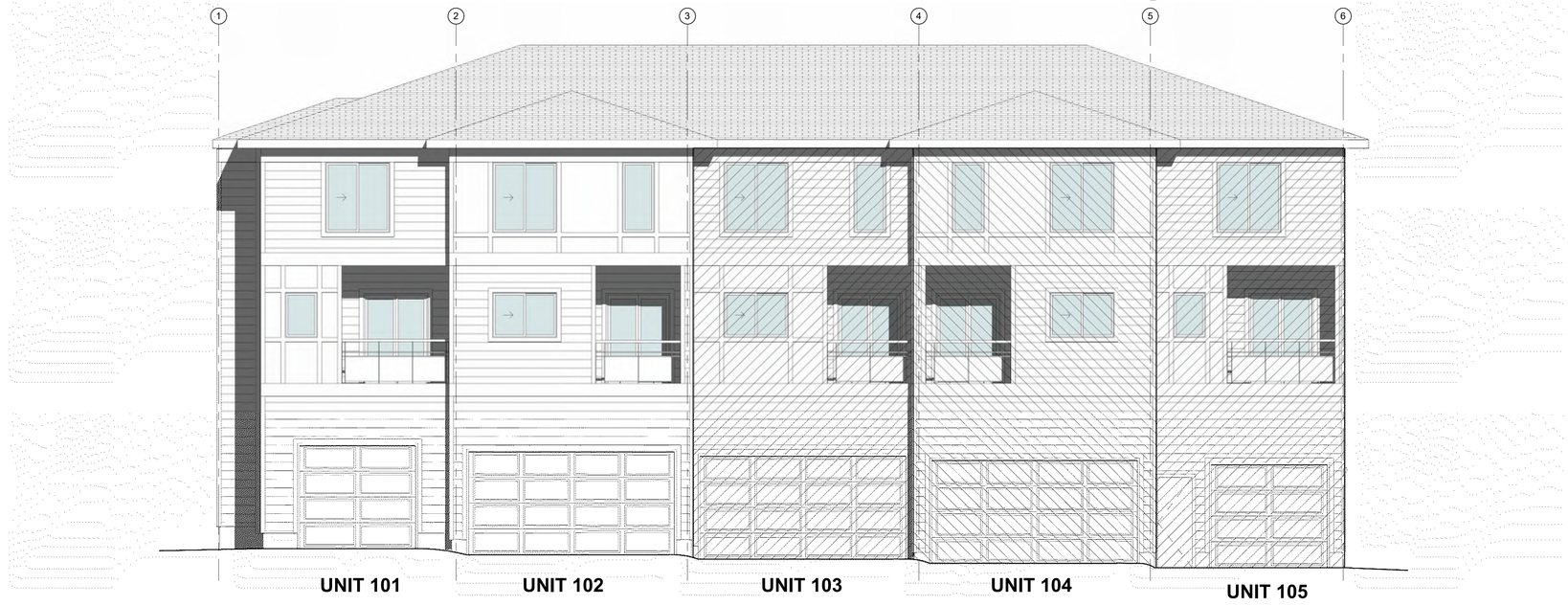
3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 105	
CODE CHECK EXPOSED BUILDING FACE	1310 SQ.FT	121.67 SQ.M
SETBACK	4' - 1"	1.25 m
PERCENTAGE OF ALLOWED OPENINGS	7%	
SQ.FTG.OF ALLOWED OPENING	91.68 SQ.FT	8.52 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	20.00 SQ.FT	1.86 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	45.84 SQ.FT	4.26 SQ.M

3 LEFT ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 103		UNIT 104		UNIT 105	
CODE CHECK EXPOSED BUILDING FACE	547 SQ.FT	50.78 SQ.M	609 SQ.FT	56.62 SQ.M	478 SQ.FT	44.43 SQ.M
SETBACK	21' - 11"	6.67 m	19' - 11"	6.06 m	20' - 10"	6.36 m
PERCENTAGE OF ALLOWED OPENINGS	70.94%		55.16%		70.22%	
SQ.FTG.OF ALLOWED OPENING	387.75 SQ.FT	36.02 SQ.M	336.18 SQ.FT	31.23 SQ.M	335.85 SQ.FT	31.20 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M	71.25 SQ.FT	6.62 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	193.87 SQ.FT	18.01 SQ.M	168.09 SQ.FT	15.62 SQ.M	167.92 SQ.FT	15.60 SQ.M

2 REAR ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

DESIGNED BY:

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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**UN PROTECTED OPENIINGS
FRONT/ REAR ELEVATIONS
(BUILDING 1)**

DRAWING NO.

A-021

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/H.I/N.E	E.Z/A.M	26/09/09

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





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1	25/03/17	REVISED DP	E.M	E.Z/H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 2)**

DRAWING NO.

A-024

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/E.M/H.I/N.E	E.Z/A.M	26/09/09

SCALE:

MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 1'
09	PRE-FINISHED METAL FASCIA
10	BAND 12"

W08 :WILL BE (WOCD).



1 FRONT (NORTH) ELEVATION

3/16" = 1'-0"



2 REAR (SOUTH) ELEVATION

3/16" = 1'-0"

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT/ REAR ELEVATIONS (BUILDING 2)

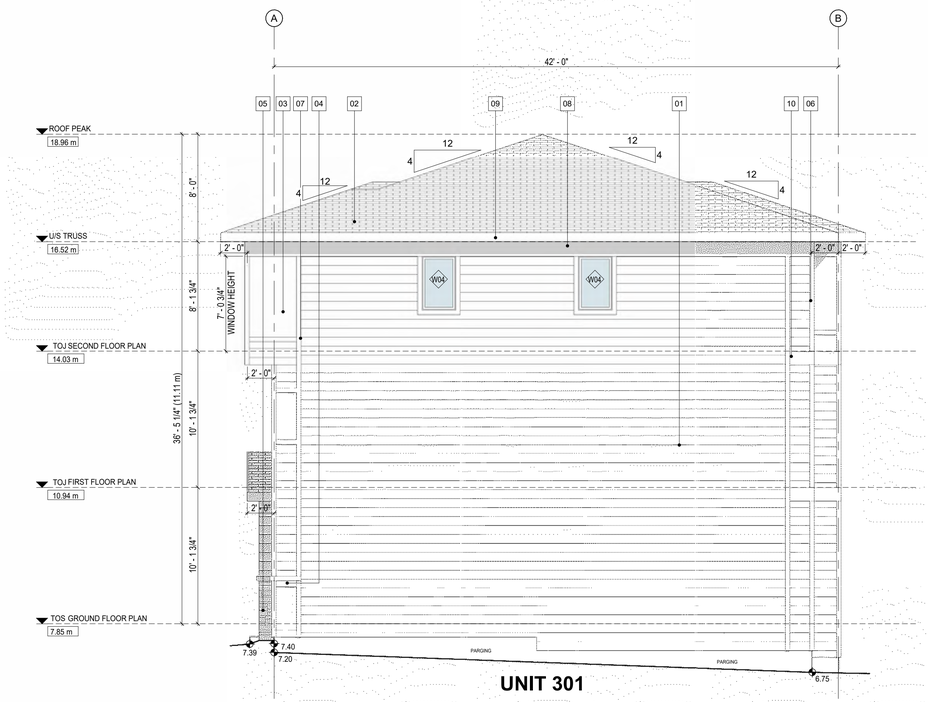
DRAWING NO.

A-029

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/E.M/H.I/N.E	E.Z/A.M	26/09/09

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

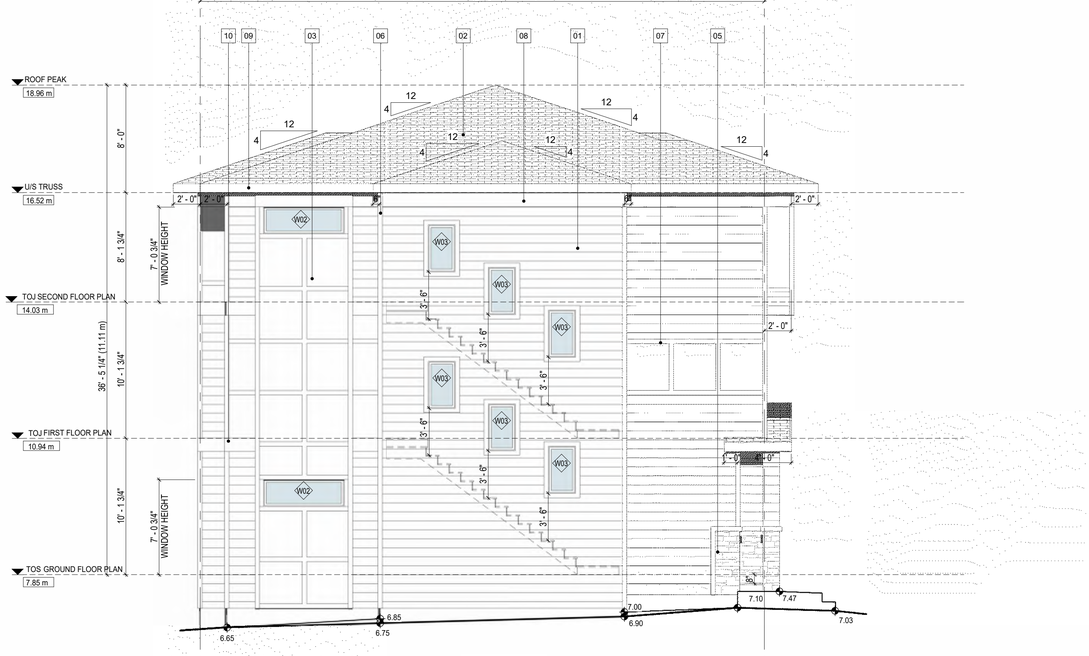
MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 1'
09	PRE-FINISHED METAL FASCIA
10	BAND 12"



UNIT 301

1 RIGHT (WEST) ELEVATION

3/16" = 1'-0"



UNIT 305

2 LEFT (EAST) ELEVATION

3/16" = 1'-0"

DESIGNED BY:

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

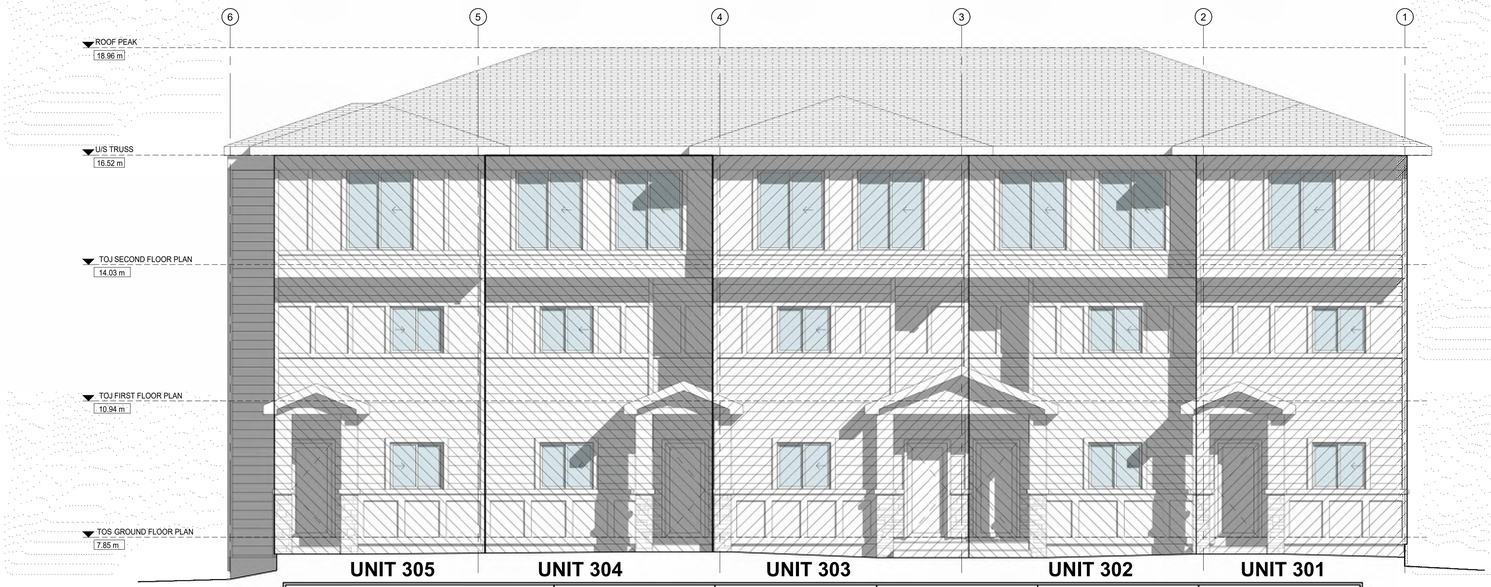
RIGHT / LEFT ELEVATIONS (BUILDING 2)

DRAWING NO.

A-030

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/E.M/H.I/N.E	E.Z/A.M	26/09/09

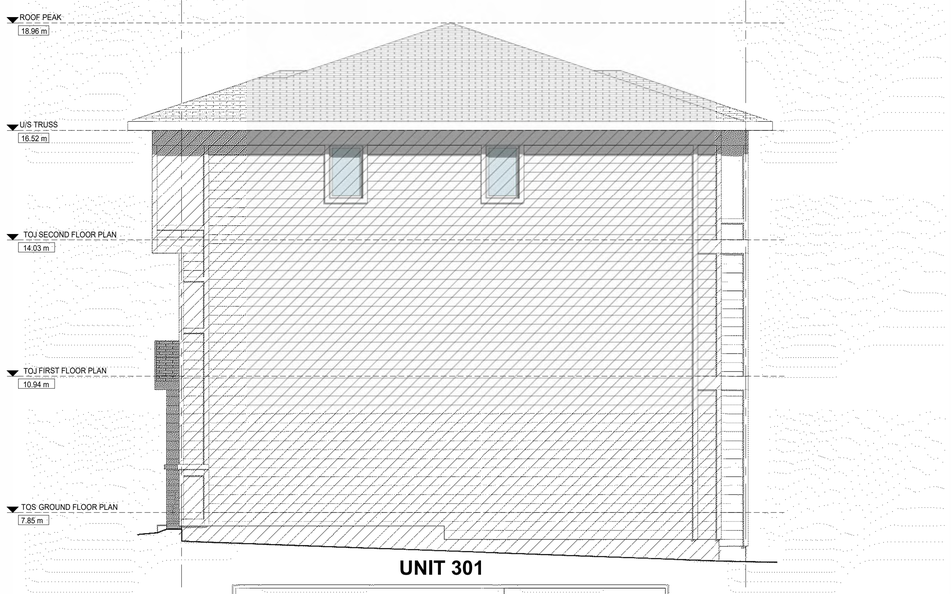
SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 305		UNIT 304		UNIT 303		UNIT 302		UNIT 301	
CODE CHECK EXPOSED BUILDING FACE	466 SQ.FT	43.29 SQ.M	501 SQ.FT	46.55 SQ.M	567 SQ.FT	52.71 SQ.M	506 SQ.FT	47.04 SQ.M	467 SQ.FT	43.40 SQ.M
SETBACK	8' - 8"	2.64 m	10' - 8"	3.25 m	8' - 8"	2.64 m	10' - 8"	3.25 m	8' - 8"	2.64 m
PERCENTAGE OF ALLOWED OPENINGS	17.08%		22.24%		15.55%		22.1%		17.05%	
SQ.FTG.OF ALLOWED OPENING	79.58 SQ.FT	7.39 SQ.M	111.45 SQ.FT	10.35 SQ.M	88.22 SQ.FT	8.20 SQ.M	111.90 SQ.FT	10.40 SQ.M	79.65 SQ.FT	7.40 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	58.00 SQ.FT	5.39 SQ.M	88.00 SQ.FT	8.18 SQ.M	88.00 SQ.FT	8.18 SQ.M	88.00 SQ.FT	8.18 SQ.M	58.00 SQ.FT	5.39 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	39.79 SQ.FT	3.70 SQ.M	55.72 SQ.FT	5.18 SQ.M	44.11 SQ.FT	4.10 SQ.M	55.95 SQ.FT	5.20 SQ.M	39.83 SQ.FT	3.70 SQ.M

1 FRONT (NORTH) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 301	
CODE CHECK EXPOSED BUILDING FACE	1283 SQ.FT	119.16 SQ.M
SETBACK	4' - 1"	1.25 m
PERCENTAGE OF ALLOWED OPENINGS	7%	
SQ.FTG.OF ALLOWED OPENING	89.78 SQ.FT	8.34 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	20.00 SQ.FT	1.86 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	44.89 SQ.FT	4.17 SQ.M

2 RIGHT (WEST) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

DESIGNED BY:

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

UNPROTECTED OPENIINGS (FRONT& RIGHT ELEVATIONS)

DRAWING NO.

A-031

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/E.M/H.I/N.E	E.Z/A.M	26/09/09

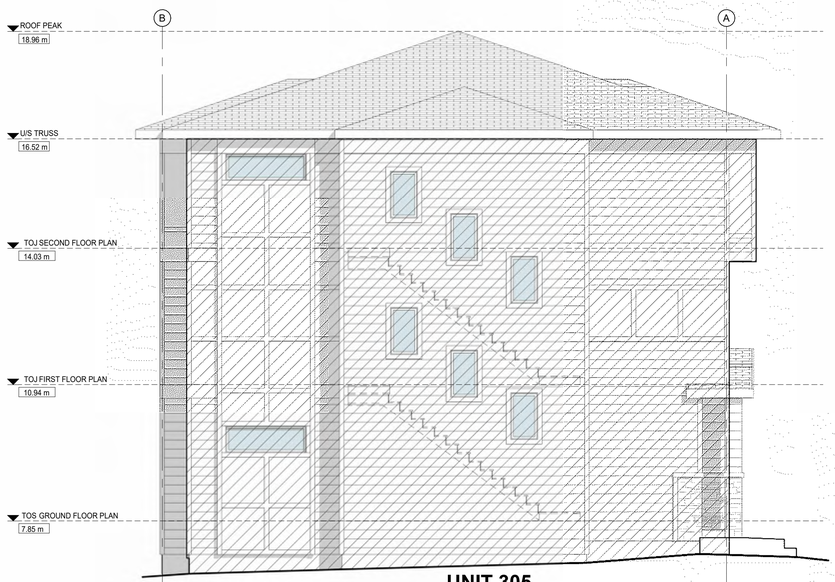
SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 303		UNIT 304		UNIT 305	
CODE CHECK EXPOSED BUILDING FACE	549 SQ.FT	51.01 SQ.M	614 SQ.FT	57.08 SQ.M	490 SQ.FT	45.49 SQ.M
SETBACK	21' - 11"	6.67 m	19' - 11"	6.06 m	20' - 10"	6.36 m
PERCENTAGE OF ALLOWED OPENINGS	70.8%		54.94%		69.18%	
SQ.FTG.OF ALLOWED OPENING	388.70 SQ.FT	36.11 SQ.M	337.56 SQ.FT	31.36 SQ.M	338.75 SQ.FT	31.47 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M	71.25 SQ.FT	6.62 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	194.35 SQ.FT	18.06 SQ.M	168.78 SQ.FT	15.68 SQ.M	169.37 SQ.FT	15.74 SQ.M

1 REAR (SOUTH) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 305	
CODE CHECK EXPOSED BUILDING FACE	1300 SQ.FT	120.80 SQ.M
SETBACK	6' - 10"	2.08 m
PERCENTAGE OF ALLOWED OPENINGS	8.16%	
SQ.FTG.OF ALLOWED OPENING	106.10 SQ.FT	9.86 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	66.00 SQ.FT	6.13 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	53.05 SQ.FT	4.93 SQ.M

2 LEFT (EAST) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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#202, 4216 10 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
1	25/03/17	REVISED DP	E.M	E.Z/H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

UNPROTECTED OPENIINGS (REAR & LEFT ELEVATION)

DRAWING NO.

A-032

DRAWN BY:	CHECKED BY:	DATE:
H.H/M.M/E.M/H.I/N.E	E.Z/A.M	26/09/09

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





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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	E.M	E.Z/ H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 3)**

DRAWING NO.

A-035

DRAWN BY:	CHECKED BY:	DATE:
M.E/S.S/H.H/M.M/N.A/N.E	E.Z/A.M	26/09/09

SCALE:

MATERIAL LEGEND2	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12'
09	PRE-FINISHED METAL FASCIA
10	BAND 12"

W08:WILL BE (WOCD).



1 FRONT(NORTH)ELEVATION

3/16" = 1'-0"



2 REAR(SOUTH)ELEVATION

3/16" = 1'-0"

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2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT/ REAR ELEVATION (BUILDING 3)

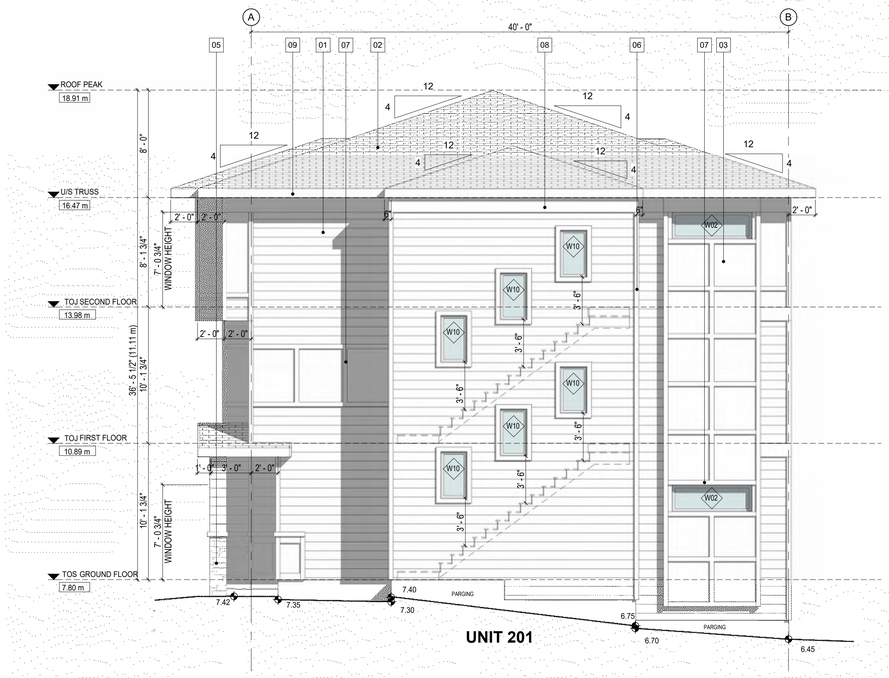
DRAWING NO.

A-038

DRAWN BY:	CHECKED BY:	DATE:
M.E/S.S/H.H/M.M/N.A/N.E	E.Z/A.M	26/09/09

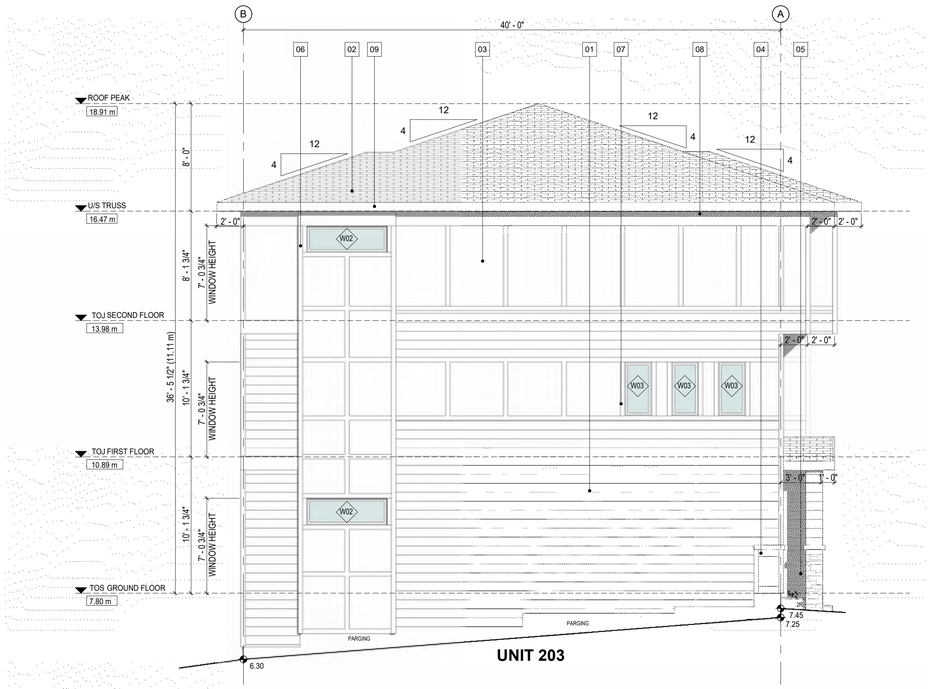
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND2	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12'
09	PRE-FINISHED METAL FASCIA
10	BAND 12"



1 RIGHT(WEST)ELEVATION

3/16" = 1'-0"



2 LEFT(EAST)ELEVATION

3/16" = 1'-0"

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2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

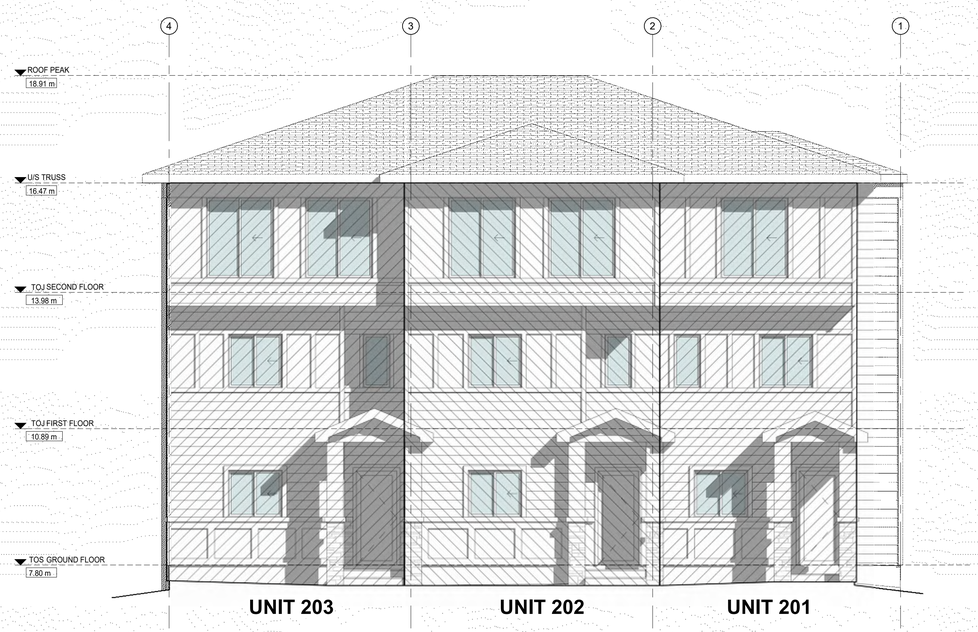
RIGHT / LEFT ELEVATION (BUILDING 3)

DRAWING NO.

A-039

DRAWN BY:	CHECKED BY:	DATE:
M.E/S.S/H.H/M.M/N.A/N.E	E.Z/A.M	26/09/09

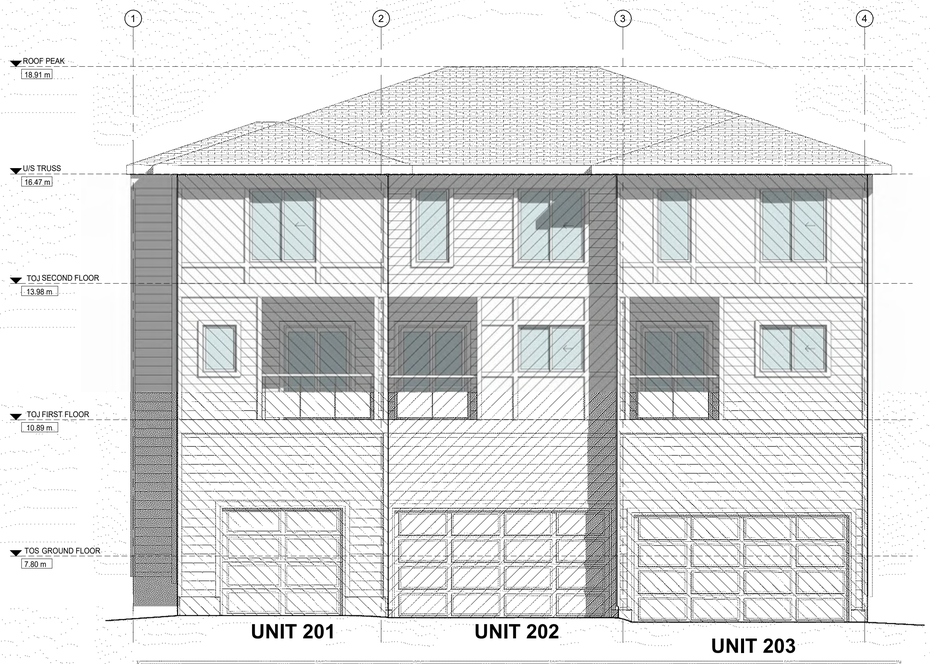
SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 203		UNIT 202		UNIT 201	
CODE CHECK EXPOSED BUILDING FACE	526 SQ.FT	48.90 SQ.M	570 SQ.FT	52.98 SQ.M	435 SQ.FT	40.46 SQ.M
SETBACK	21' - 11"	6.67 m	19' - 11"	6.06 m	20' - 10"	6.36 m
PERCENTAGE OF ALLOWED OPENINGS	72.28%		56.88%		74.13%	
SQ.FT.OF ALLOWED OPENING	380.41 SQ.FT	35.34 SQ.M	324.35 SQ.FT	30.13 SQ.M	322.83 SQ.FT	29.99 SQ.M
ACTUAL SQ.FT.OF OPENINGS	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M	68.00 SQ.FT	6.32 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	190.21 SQ.FT	17.67 SQ.M	162.17 SQ.FT	15.07 SQ.M	161.42 SQ.FT	15.00 SQ.M

1 FRONT(NORTH) ELEVATION LIMITING DISTANCE

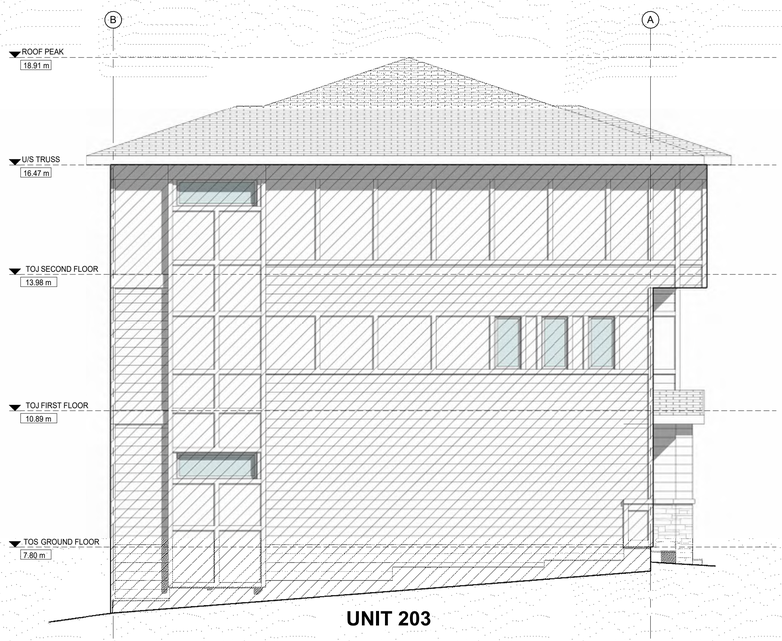
3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 201		UNIT 202		UNIT 203	
CODE CHECK EXPOSED BUILDING FACE	516 SQ.FT	47.98 SQ.M	562 SQ.FT	52.24 SQ.M	622 SQ.FT	57.76 SQ.M
SETBACK	15' - 1"	4.60 m	15' - 1"	4.60 m	14' - 1"	4.30 m
PERCENTAGE OF ALLOWED OPENINGS	37.99%		36.08%		30.5%	
SQ.FT.OF ALLOWED OPENING	196.19 SQ.FT	18.23 SQ.M	202.88 SQ.FT	18.85 SQ.M	189.61 SQ.FT	17.62 SQ.M
ACTUAL SQ.FT.OF OPENINGS	71.25 SQ.FT	6.62 SQ.M	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	98.10 SQ.FT	9.11 SQ.M	101.44 SQ.FT	9.42 SQ.M	94.81 SQ.FT	8.81 SQ.M

2 REAR(SOUTH) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 203	
CODE CHECK EXPOSED BUILDING FACE	1321 SQ.FT	122.69 SQ.M
SETBACK	18' - 1"	5.50 m
PERCENTAGE OF ALLOWED OPENINGS	17.25%	
SQ.FT.OF ALLOWED OPENING	227.81 SQ.FT	21.16 SQ.M
ACTUAL SQ.FT.OF OPENINGS	48.00 SQ.FT	4.46 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	113.90 SQ.FT	10.58 SQ.M

3 LEFT(EAST) ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

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REVISIONS:

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1	25/03/17	REVISED DP	E.M	E.Z/ H.A
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

UN PROTECTED OPENINGS FRONT/REAR ELEVATION (BUILDING 3)

DRAWING NO.

A-040

DRAWN BY:	CHECKED BY:	DATE:
M.E/S.S/H.H/M.M/N.A/N.E	E.Z/A.M	26/09/09

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





DESIGNED BY:

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NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	H.I	E.Z/ H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/ A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 4)**

DRAWING NO.

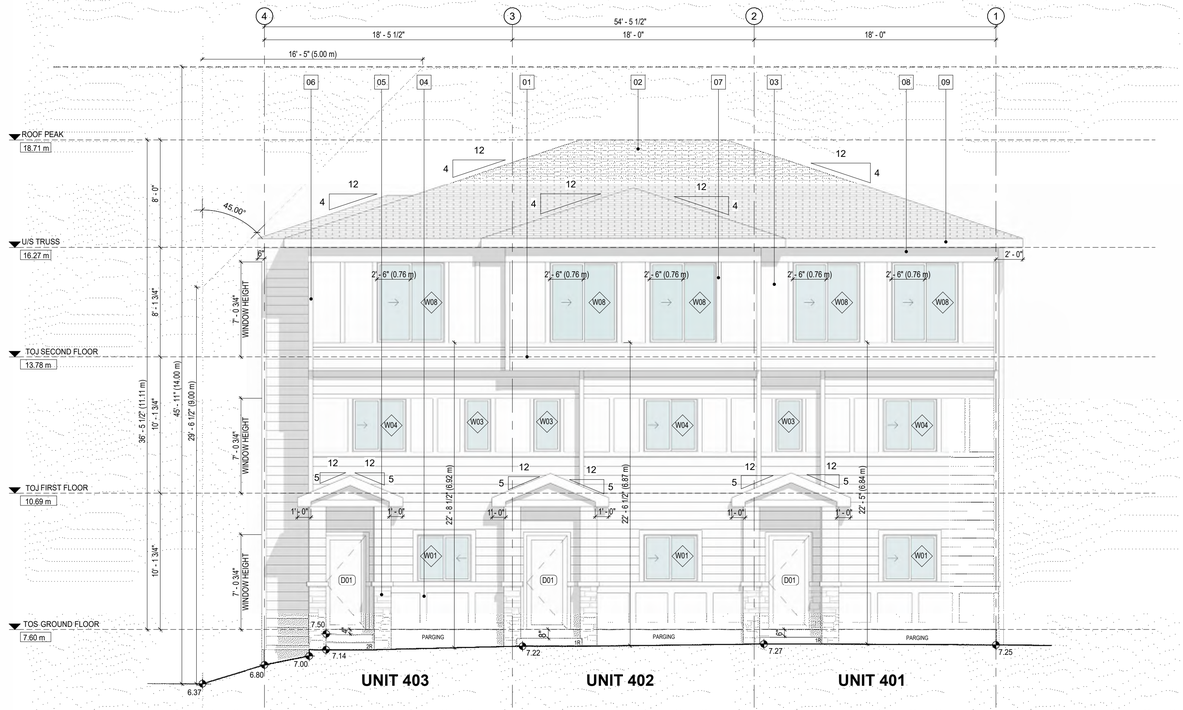
A-043

DRAWN BY:	CHECKED BY:	DATE:
N.S/S.S/H.H/N.A/N.E	E.Z/A.M	26/09/09

SCALE:

MATERIALS LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND12"

W08:WILL BE (WOCD).



1 FRONT(NORTH)ELEVATION

3/16" = 1'-0"



2 REAR(SOUTH)ELEVATION

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

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REVISIONS:

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2	26/09/09	REVISED DP	N.E	E.Z/ A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT/ REAR ELEVATION (BUILDING 4)

DRAWING NO.

A-046

DRAWN BY:	CHECKED BY:	DATE:
N.S/S.S/H.H/N.A/N.E	E.Z/A.M	26/09/09

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

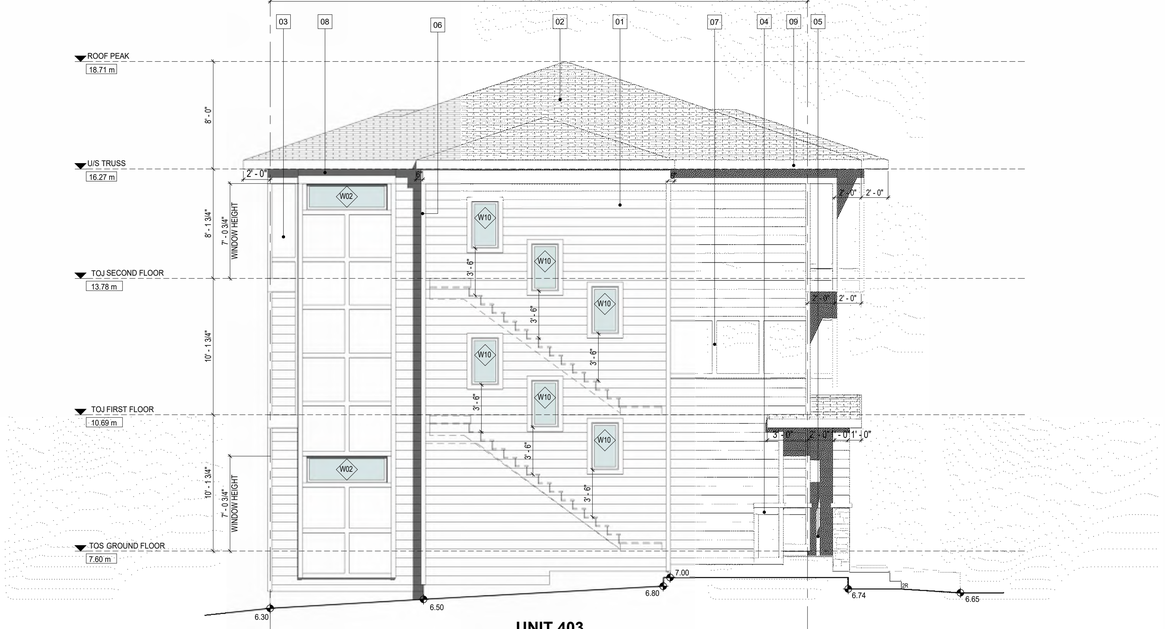
MATERIALS LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND12"



UNIT 401

1 RIGHT(WEST)ELEVATION

3/16" = 1'-0"



UNIT 403

2 LEFT(EAST)ELEVATION

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	H.I	E.Z/ H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/ A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

RIGHT / LEFT ELEVATION (BUILDING 4)

DRAWING NO.

A-047

DRAWN BY:	CHECKED BY:	DATE:
N.S/S.S/H.H/N.A/N.E	E.Z/A.M	26/09/09

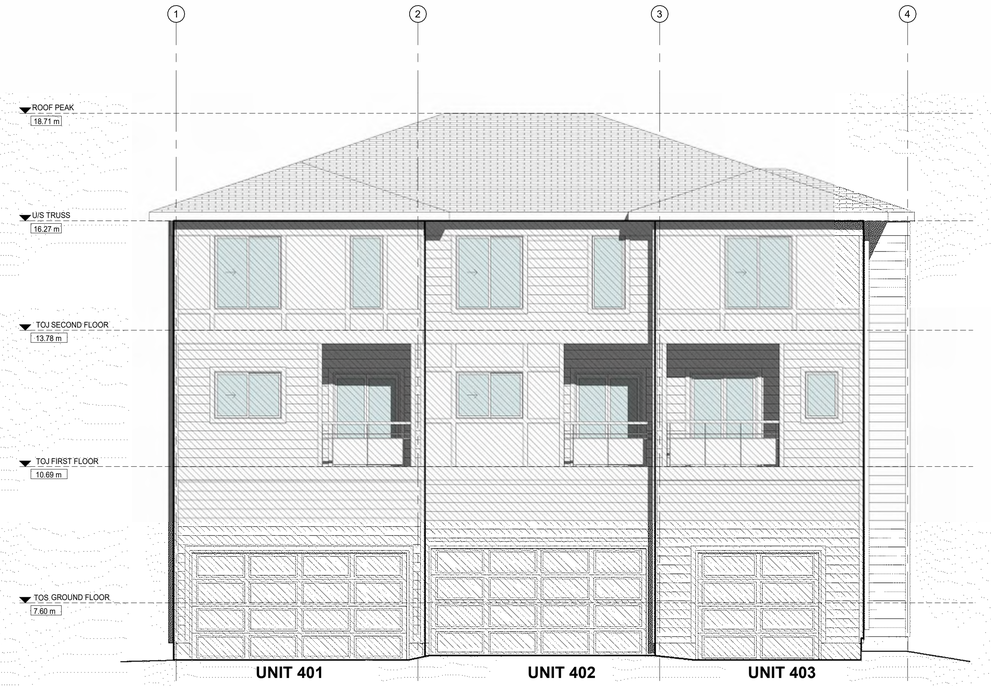
SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 403		UNIT 402		UNIT 401	
CODE CHECK EXPOSED BUILDING FACE	438 SQ.FT	40.70 SQ.M	561 SQ.FT	52.14 SQ.M	525 SQ.FT	48.78 SQ.M
SETBACK	21' - 11"	6.67 m	19' - 11"	6.06 m	20' - 10"	6.36 m
PERCENTAGE OF ALLOWED OPENINGS	78.83%		57.28%		65.94%	
SQ.FTG.OF ALLOWED OPENING	345.31 SQ.FT	32.08 SQ.M	321.48 SQ.FT	29.87 SQ.M	346.21 SQ.FT	32.16 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	68.00 SQ.FT	6.32 SQ.M	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	172.65 SQ.FT	16.04 SQ.M	160.74 SQ.FT	14.93 SQ.M	173.10 SQ.FT	16.08 SQ.M

1 FRONT LIMITING DISTANCE ELEVATION

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 401		UNIT 402		UNIT 403	
CODE CHECK EXPOSED BUILDING FACE	611 SQ.FT	56.81 SQ.M	555 SQ.FT	51.57 SQ.M	507 SQ.FT	47.08 SQ.M
SETBACK	14' - 1"	4.30 m	15' - 1"	4.60 m	14' - 1"	4.30 m
PERCENTAGE OF ALLOWED OPENINGS	30.72%		36.26%		33.87%	
SQ.FTG.OF ALLOWED OPENING	187.84 SQ.FT	17.45 SQ.M	201.27 SQ.FT	18.70 SQ.M	171.64 SQ.FT	15.95 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M	71.25 SQ.FT	6.62 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	93.92 SQ.FT	8.73 SQ.M	100.63 SQ.FT	9.35 SQ.M	85.82 SQ.FT	7.97 SQ.M

2 REAR LIMITING DISTANCE ELEVATION

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	H.I	E.Z/ H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/ A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

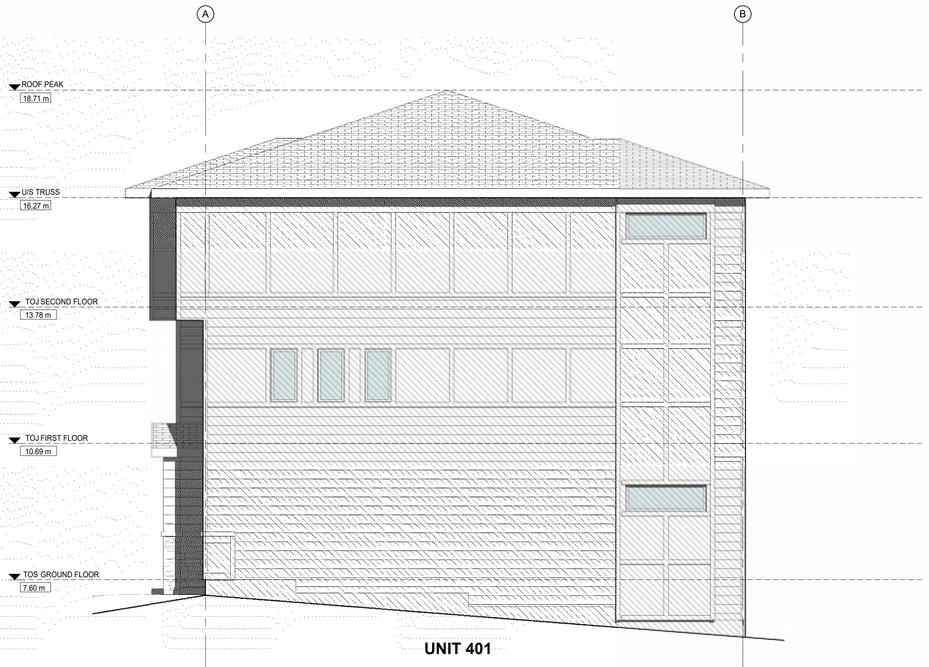
**UN PROTECTED OPENINGS
FRONT/REAR ELEVATION
(BUILDING 4)**

DRAWING NO.

A-048

DRAWN BY:	CHECKED BY:	DATE:
N.S/S.S/H.H/N.A/N.E	E.Z/A.M	26/09/09

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

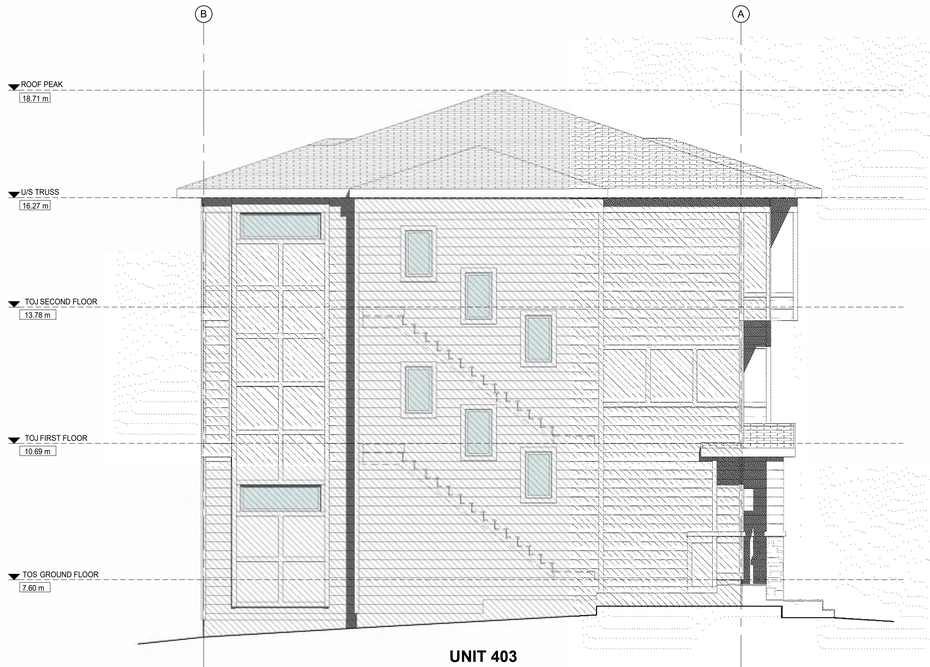


UNIT 401

UNPROTECTED OPENINGS	UNIT 401	
CODE CHECK EXPOSED BUILDING FACE	1276 SQ.FT	118.50 SQ.M
SETBACK	18' - 1"	5.50 m
PERCENTAGE OF ALLOWED OPENINGS	17.25%	
SQ.FTG.OF ALLOWED OPENING	220.03 SQ.FT	20.44 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	48.00 SQ.FT	4.46 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	110.01 SQ.FT	10.22 SQ.M

1 RIGHT LIMITING DISTANCE ELEVATION

3/16" = 1'-0"



UNIT 403

UNPROTECTED OPENINGS	UNIT 403	
CODE CHECK EXPOSED BUILDING FACE	1282 SQ.FT	119.14 SQ.M
SETBACK	4' - 8"	1.42 m
PERCENTAGE OF ALLOWED OPENINGS	7%	
SQ.FTG.OF ALLOWED OPENING	89.77 SQ.FT	8.34 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	66.00 SQ.FT	6.13 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	44.88 SQ.FT	4.17 SQ.M

2 LEFT LIMITING DISTANCE ELEVATION

3/16" = 1'-0"

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ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**UN PROTECTED OPENINGS
RIGHT/LEFT ELEVATION
(BUILDING 4)**

DRAWING NO.

A-049

DRAWN BY:	CHECKED BY:	DATE:
N.S/S.S/H.H/N.A/N.E	E.Z/A.M	26/09/09

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





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ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 5)**

DRAWING NO.

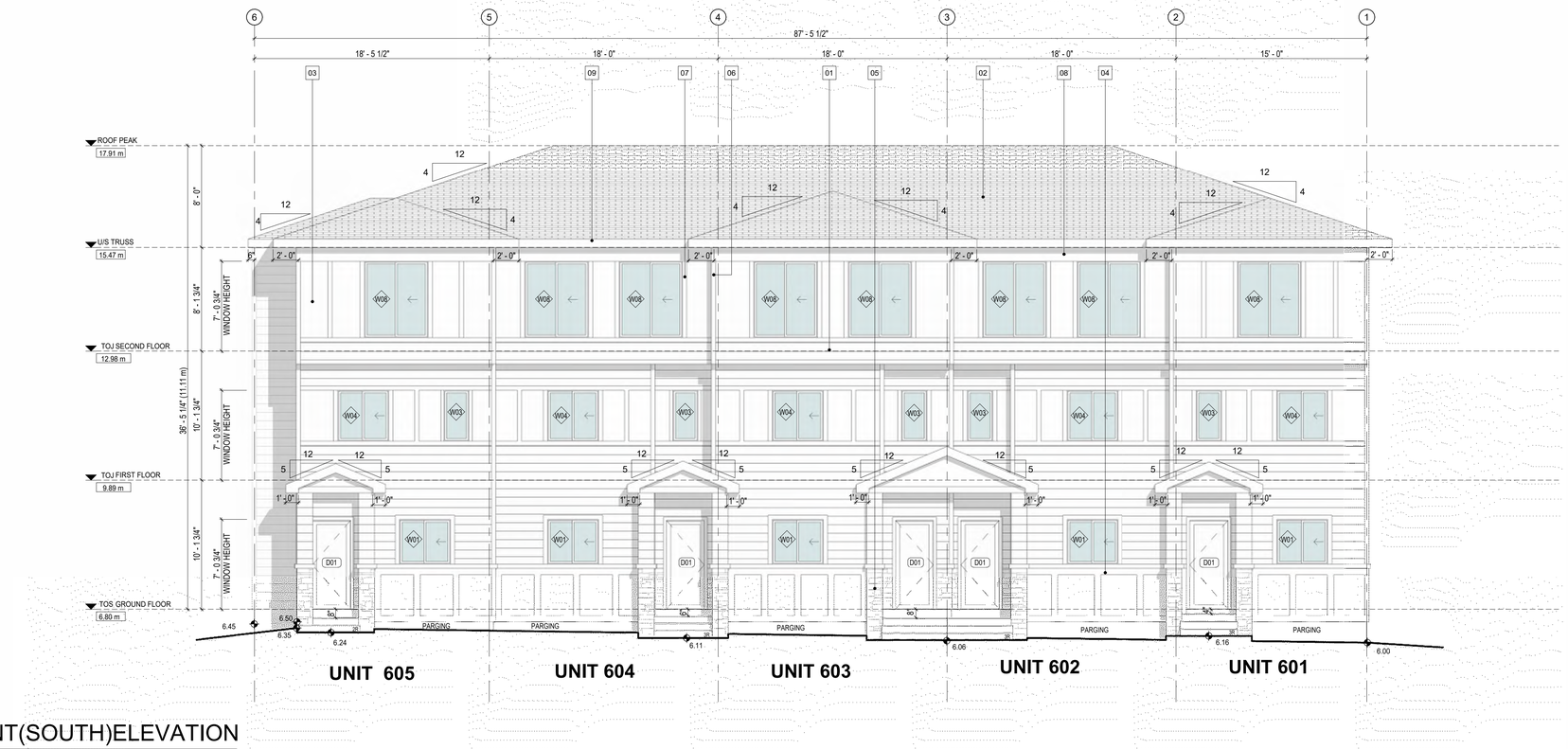
A-052

DRAWN BY:	CHECKED BY:	DATE:
H.H/Z.R/M.A/N.E	E.Z / A.M	26/09/09

SCALE:

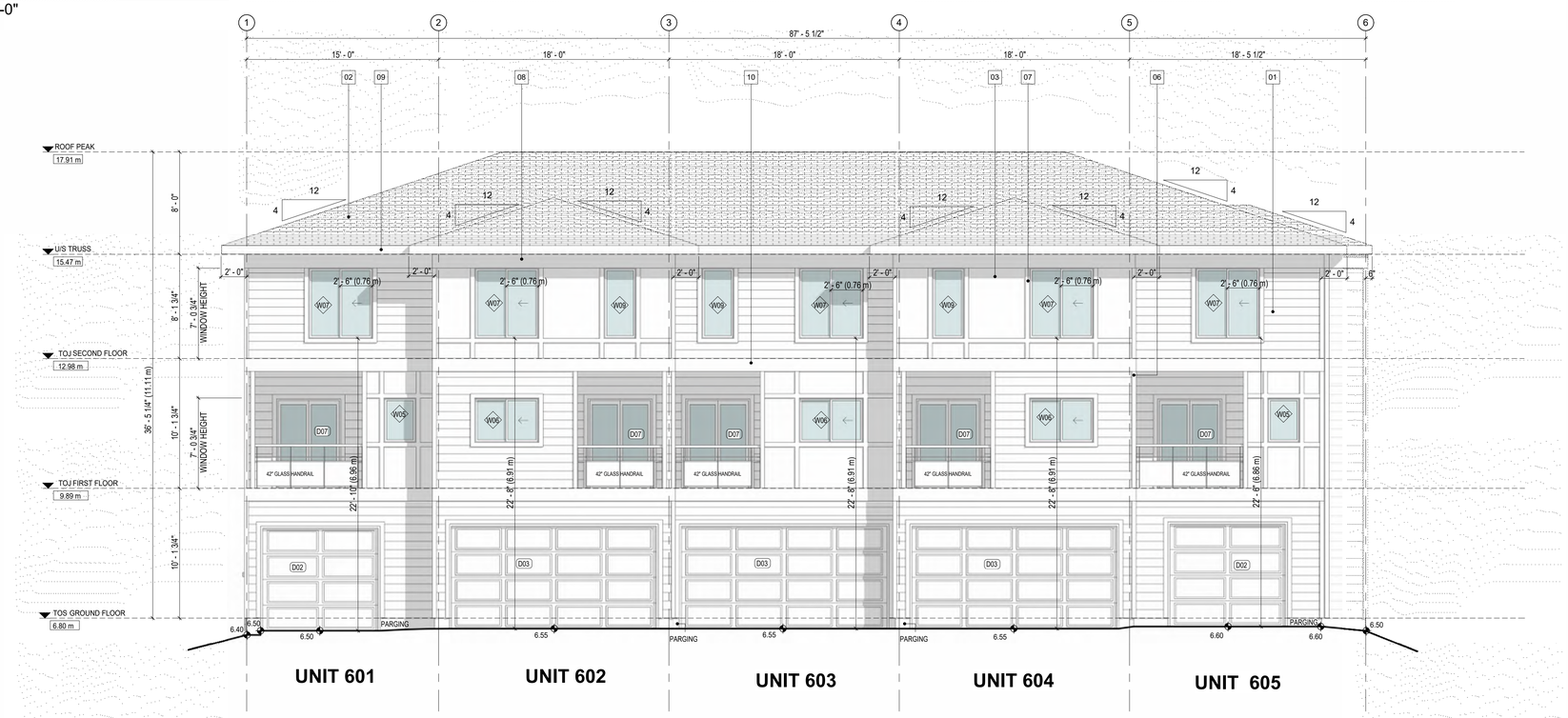
MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND12"

W08:WILL BE (WOCD).



1 FRONT(SOUTH)ELEVATION

3/16" = 1'-0"



2 REAR(NORTH) ELEVATION

3/16" = 1'-0"

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KEY PLAN



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2	26/09/09	REVISED DP	N.E	E.Z /A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT/ REAR ELEVATION (BUILDING5)

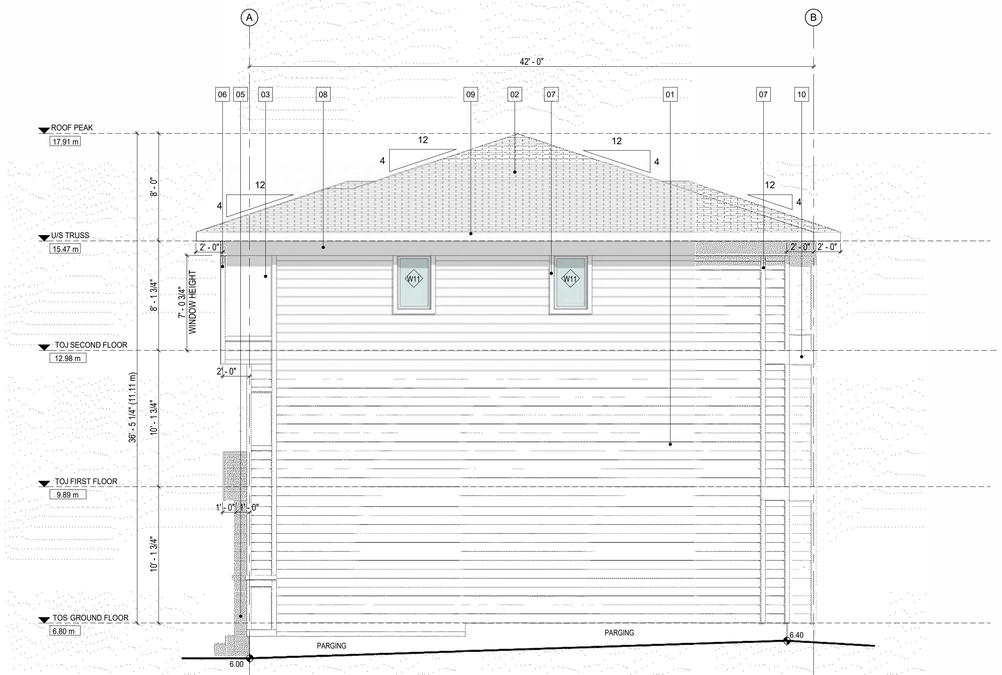
DRAWING NO.

A-057

DRAWN BY:	CHECKED BY:	DATE:
H.H/Z.R/M.A/N.E	E.Z / A.M	26/09/09

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

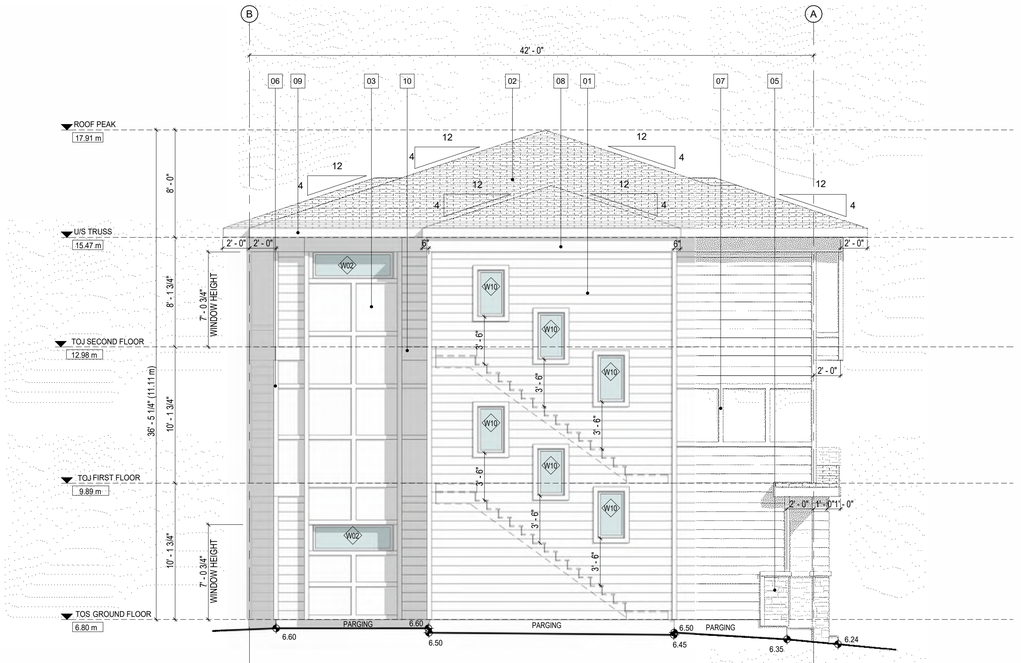
MATERIAL LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL /VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND12"



UNIT 601

1 RIGHT(EAST)ELEVATION

3/16" = 1'-0"



UNIT 605

2 LEFT(WEST)ELEVATION

3/16" = 1'-0"

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KEY PLAN



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2	26/09/09	REVISED DP	N.E	E.Z /A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :

[redacted]

PROJECT NAME :

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

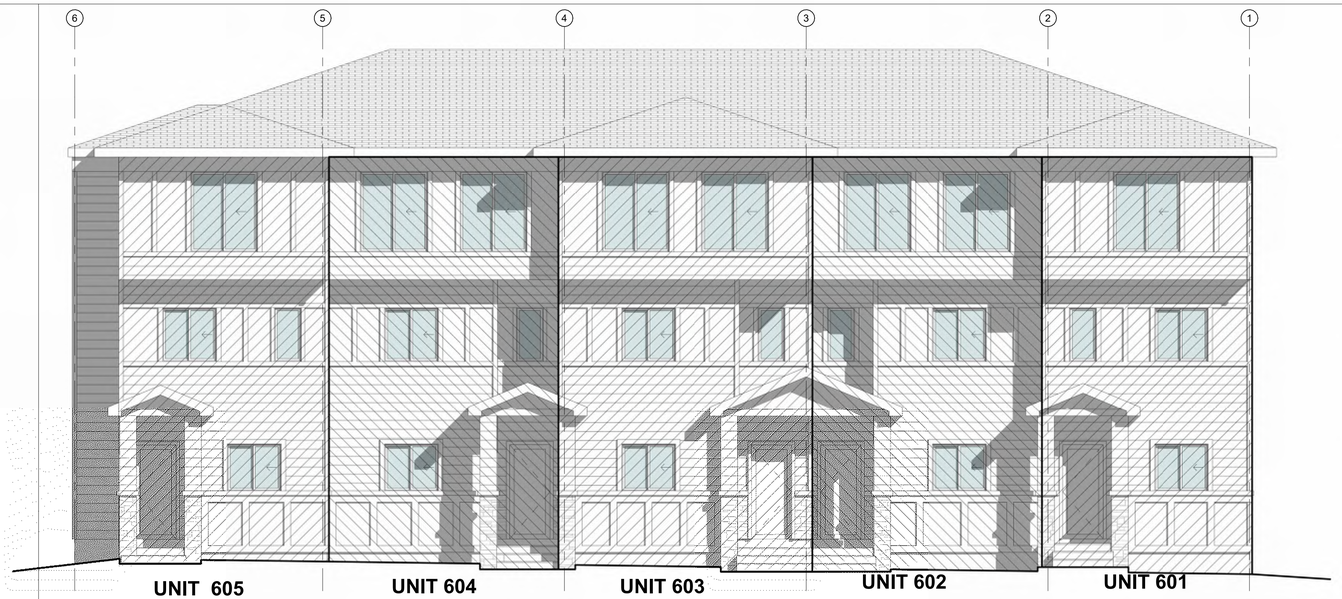
RIGHT / LEFT ELEVATION (BUILDING 5)

DRAWING NO.

A-058

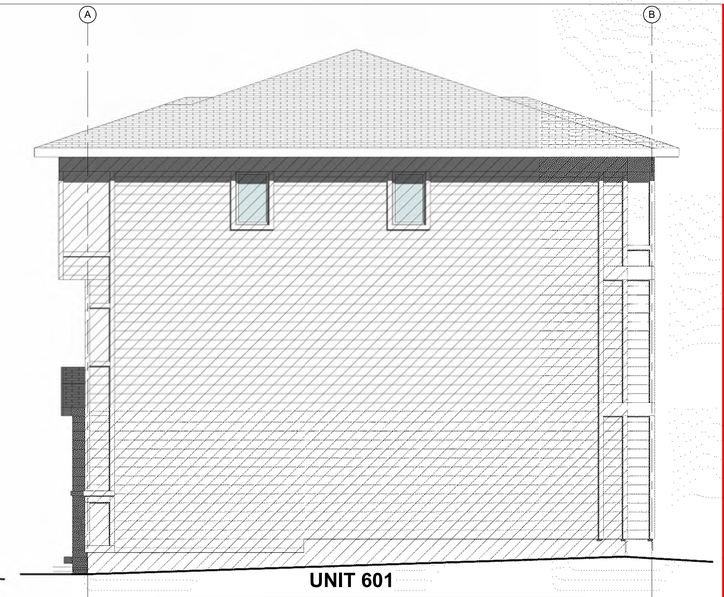
DRAWN BY:	CHECKED BY:	DATE:
H.H/Z.R/M.A/N.E	E.Z / A.M	26/09/09

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



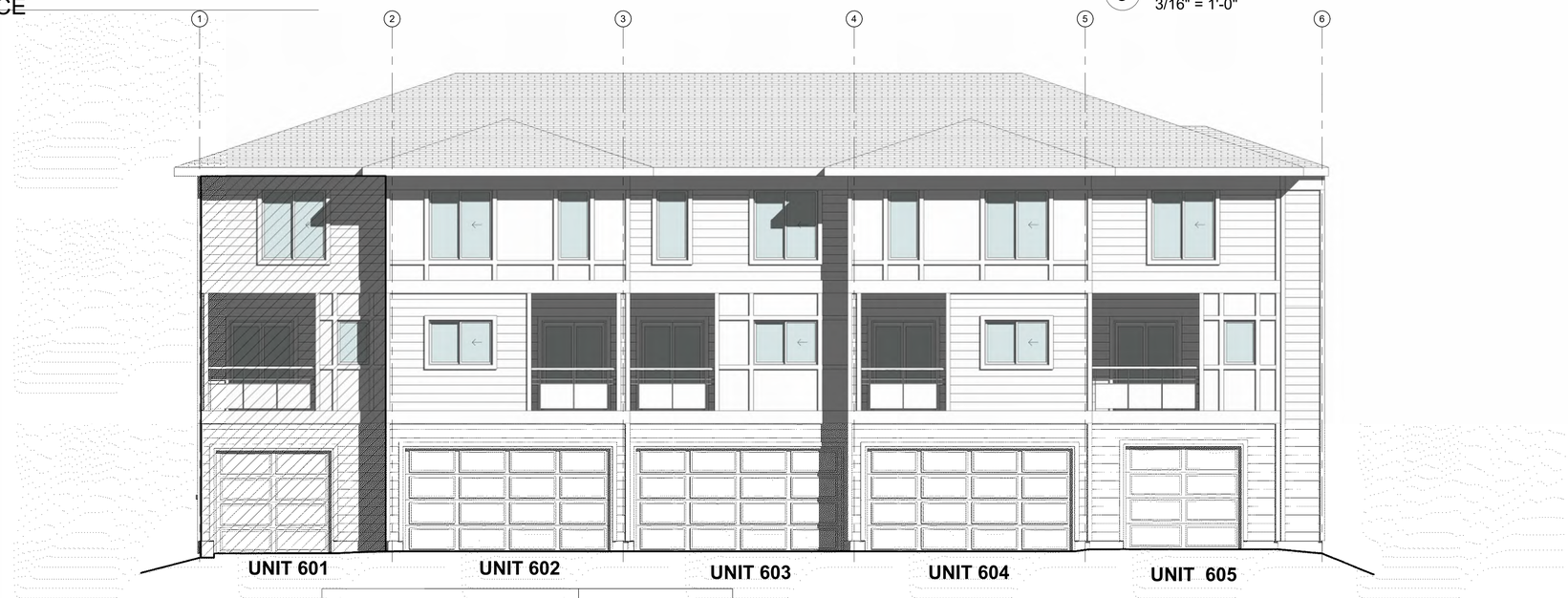
UNPROTECTED OPENINGS	UNIT 605		UNIT 604		UNIT 603		UNIT 602		UNIT 601	
CODE CHECK EXPOSED BUILDING FACE	472 SQ.FT	43.82 SQ.M	519 SQ.FT	48.21 SQ.M	579 SQ.FT	53.81 SQ.M	526 SQ.FT	48.88 SQ.M	482 SQ.FT	44.79 SQ.M
SETBACK	13' - 8"	4.16 m	15' - 8"	4.77 m	13' - 8"	4.16 m	15' - 8"	4.77 m	13' - 8"	4.17 m
PERCENTAGE OF ALLOWED OPENINGS	33.19%		40.43%		29.48%		39.96%		32.9%	
SQ.FTG.OF ALLOWED OPENING	156.54 SQ.FT	14.54 SQ.M	209.78 SQ.FT	19.49 SQ.M	170.74 SQ.FT	15.86 SQ.M	210.25 SQ.FT	19.53 SQ.M	158.60 SQ.FT	14.73 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	68.00 SQ.FT	6.32 SQ.M	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M	68.00 SQ.FT	6.32 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	78.27 SQ.FT	7.27 SQ.M	104.89 SQ.FT	9.74 SQ.M	85.37 SQ.FT	7.93 SQ.M	105.13 SQ.FT	9.77 SQ.M	79.30 SQ.FT	7.37 SQ.M

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



UNPROTECTED OPENINGS	UNIT 601	
CODE CHECK EXPOSED BUILDING FACE	1246 SQ.FT	115.75 SQ.M
SETBACK	4' - 2"	1.26 m
PERCENTAGE OF ALLOWED OPENINGS	7%	
SQ.FTG.OF ALLOWED OPENING	87.21 SQ.FT	8.10 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	20.00 SQ.FT	1.86 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	43.61 SQ.FT	4.05 SQ.M

3 RIGHT(EAST) ELEVATION LIMITING DISTANCE
3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 601	
CODE CHECK EXPOSED BUILDING FACE	424 SQ.FT	39.37 SQ.M
SETBACK	16' - 5"	5.00 m
PERCENTAGE OF ALLOWED OPENINGS	51.32%	
SQ.FTG.OF ALLOWED OPENING	217.50 SQ.FT	20.21 SQ.M
ACTUAL SQ.FTG.OF OPENINGS	71.25 SQ.FT	6.62 SQ.M
MAX SOFT OF INDIVIDUAL OPENING (50%)	108.75 SQ.FT	10.10 SQ.M

2 REAR(NORTH) ELEVATION LIMITING DISTANCE
3/16" = 1'-0"

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2	26/09/09	REVISED DP	N.E	E.Z /A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT :
[redacted]

PROJECT NAME :
BAINS VALLY

ADDRESS :
67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
UNPROTECTED OPENIINGS

DRAWING NO.
A-059

DRAWN BY:	CHECKED BY:	DATE:
H.H/Z.R/M.A/N.E	E.Z / A.M	26/09/09

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





DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

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CALGARY, AB.
T2E 6K3

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	25/03/17	REVISED DP	H.I	E.Z/ H.A/A.M
2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE C[redacted]

PROJECT

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**3D VIEWS
(BUILDING 6)**

DRAWING NO.

A-062

PROJ. NO.	DRAWN BY:	DATE:
24-09868	N.S/H.H /N.E	26_09_09
	CHECKED BY: E.Z/A.M	SCALE:

MATERIALS LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL / VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND 12"

W08:WILL BE (WOCD).



1 FRONT(SOUTH)ELEVATION

3/16" = 1'-0"



2 REAR(NORTH)ELEVATION

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

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

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordg.ca

KEY PLAN



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1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIENT:

[redacted]

PROJECT

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

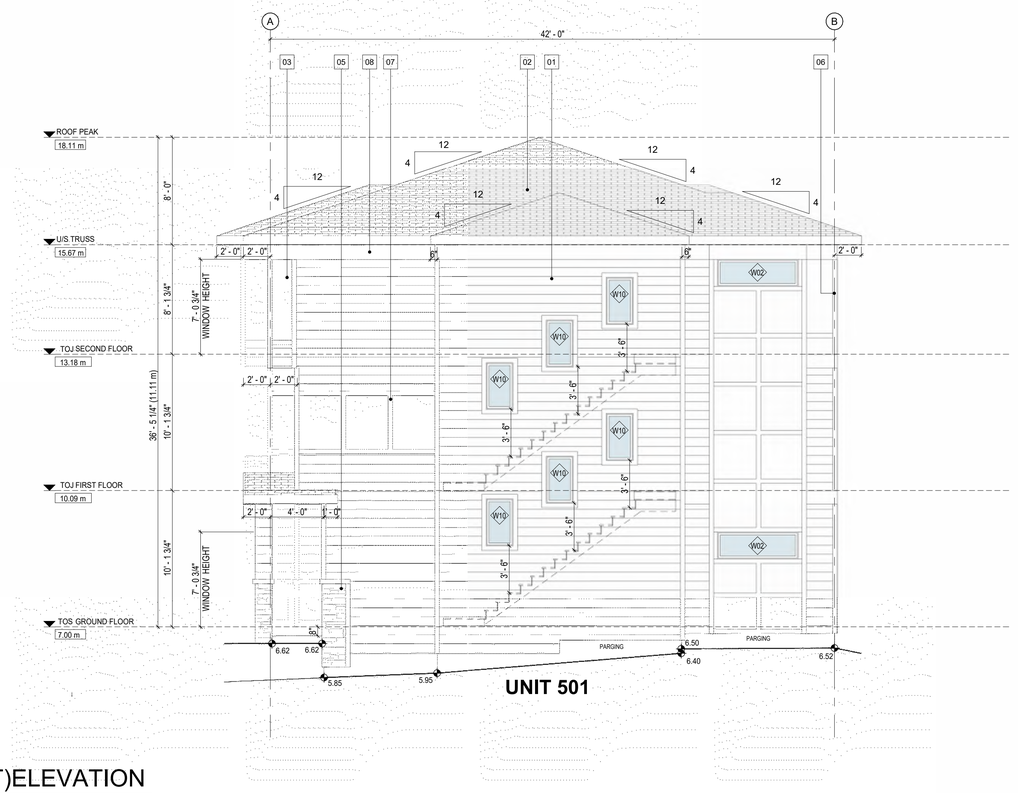
FRONT/ REAR ELEVATIONS (BUILDING 6)

DRAWING NO.

A-067

PROJ. NO..	DRAWN BY:	DATE:
24-09868	N.S/H.H /N.E	26_09_09
	CHECKED BY: E.Z/A.M	SCALE: 3/16" = 1'-0"

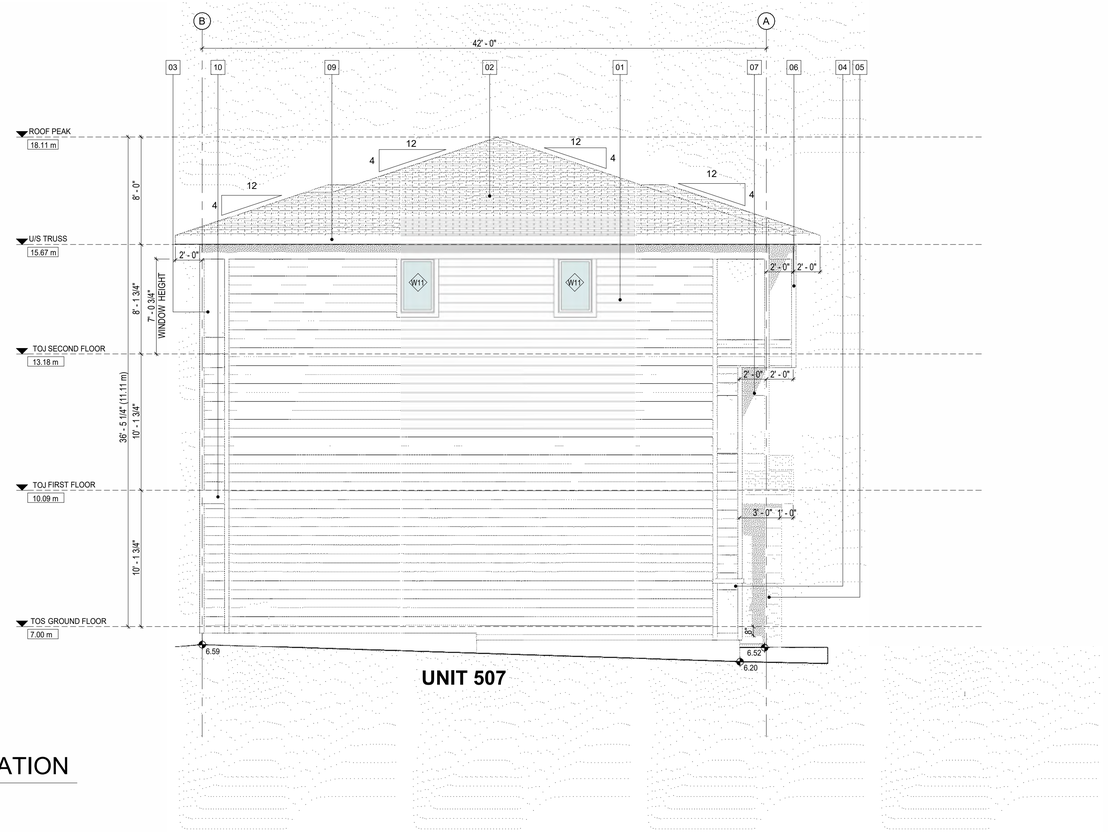
MATERIALS LEGEND	
NO.	NAME
01	HORIZONTAL SIDING - VINYL
02	ASPHALT SHINGLE
03	PANELS
04	TRIM - HORIZONTAL /VERTICAL 6"
05	EXTERIOR MANUFACTURED STONE VENEER
06	CORNER BOARD 4"
07	TRIM - HORIZONTAL / VERTICAL 4"
08	SHADOW BOARD 12"
09	PRE-FINISHED METAL FASCIA
10	BAND 12"



UNIT 501

1 RIGHT(EAST)ELEVATION

3/16" = 1'-0"



UNIT 507

2 LEFT(WEST)ELEVATION

3/16" = 1'-0"

DESIGNED BY:

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tricordesigns.com

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CALGARY, AB.
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KEY PLAN



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2	26/09/09	REVISED DP	N.E	E.Z/A.M

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

THE CLIE

PROJECT

BAINS VALLY

ADDRESS :

67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :

DEVELOPMENT PERMIT SET

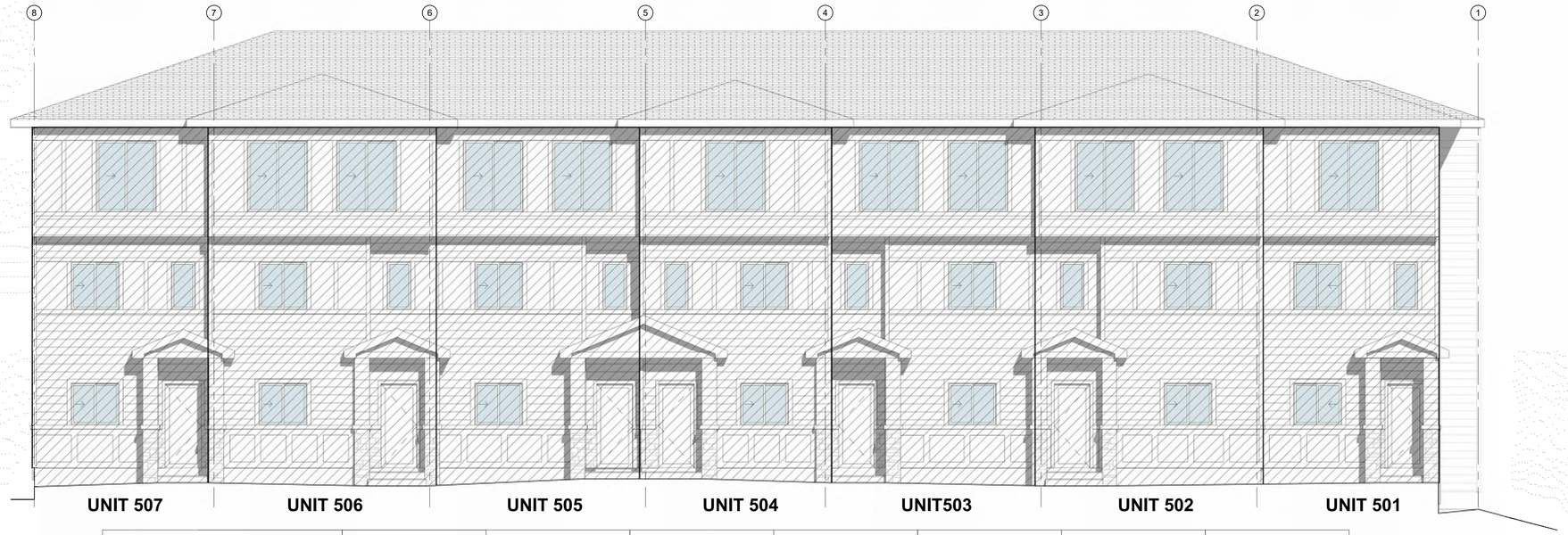
DRAWING TITLE :

RIGHT / LEFT ELEVATION (BUILDING 6)

DRAWING NO.

A-068

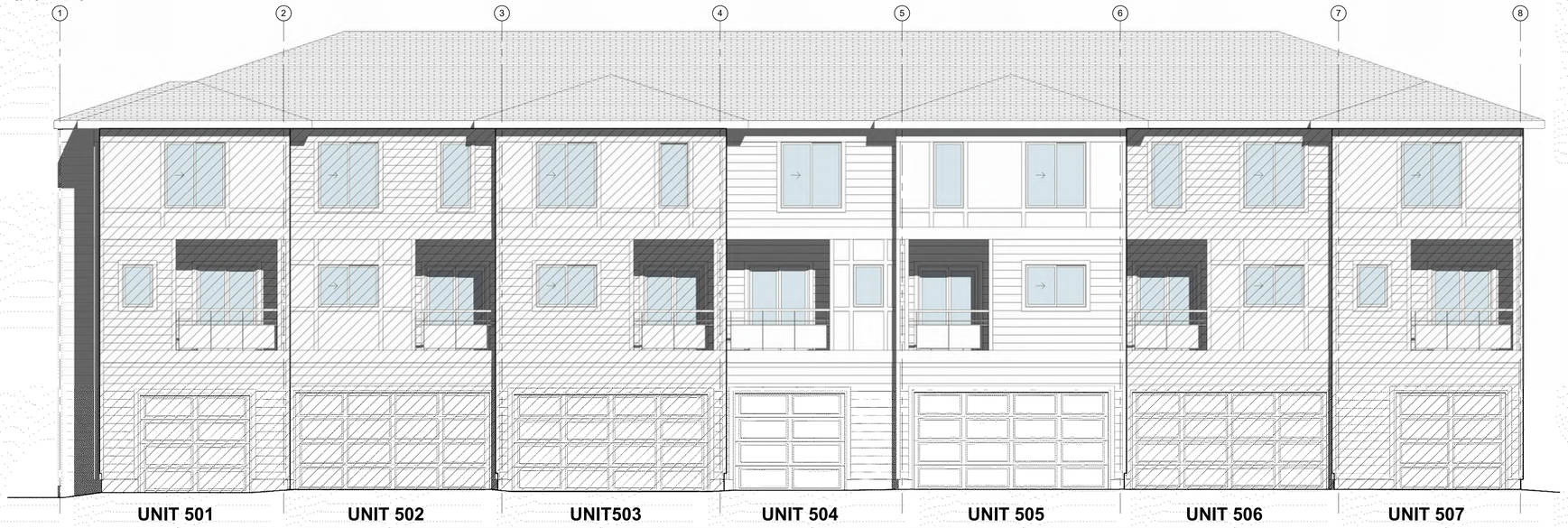
PROJ. NO.	DRAWN BY:	DATE:
24-09868	N.S/H.H /N.E	26_09_09
	CHECKED BY: E.Z/A.M	SCALE: 3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 507		UNIT 506		UNIT 505		UNIT 504		UNIT 503		UNIT 502		UNIT 501	
CODE CHECK EXPOSED BUILDING FACE	437 SQ.FT	40.58 SQ.M	568 SQ.FT	52.81 SQ.M	501 SQ.FT	46.57 SQ.M	472 SQ.FT	43.83 SQ.M	505 SQ.FT	46.95 SQ.M	569 SQ.FT	52.88 SQ.M	436 SQ.FT	40.50 SQ.M
SETBACK	15' - 7"	4.76 m	13' - 7"	4.15 m	15' - 8"	4.77 m	13' - 8"	4.16 m	15' - 8"	4.77 m	13' - 8"	4.16 m	15' - 8"	4.77 m
PERCENTAGE OF ALLOWED OPENINGS	45.65%		29.56%		41.59%		33.18%		41.32%		29.68%		45.89%	
SQ.FT OF ALLOWED OPENING	199.40 SQ.FT	18.52 SQ.M	168.04 SQ.FT	15.61 SQ.M	208.46 SQ.FT	19.37 SQ.M	156.54 SQ.FT	14.54 SQ.M	208.80 SQ.FT	19.40 SQ.M	168.94 SQ.FT	15.70 SQ.M	200.03 SQ.FT	18.58 SQ.M
ACTUAL SQ.FT OF OPENINGS	68.00 SQ.FT	6.32 SQ.M	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M	68.00 SQ.FT	6.32 SQ.M	98.00 SQ.FT	9.10 SQ.M	98.00 SQ.FT	9.10 SQ.M	68.00 SQ.FT	6.32 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	99.70 SQ.FT	9.26 SQ.M	84.02 SQ.FT	7.81 SQ.M	104.23 SQ.FT	9.68 SQ.M	78.27 SQ.FT	7.27 SQ.M	104.40 SQ.FT	9.70 SQ.M	84.47 SQ.FT	7.85 SQ.M	100.02 SQ.FT	9.29 SQ.M

1 FRONT ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNPROTECTED OPENINGS	UNIT 501		UNIT 502		UNIT 503		UNIT 506		UNIT 507	
CODE CHECK EXPOSED BUILDING FACE	472 SQ.FT	43.80 SQ.M	505 SQ.FT	46.89 SQ.M	569 SQ.FT	52.87 SQ.M	508 SQ.FT	47.18 SQ.M	467 SQ.FT	43.39 SQ.M
SETBACK	15' - 5"	4.70 m	16' - 5"	5.00 m	15' - 5"	4.70 m	16' - 5"	5.01 m	15' - 5"	4.70 m
PERCENTAGE OF ALLOWED OPENINGS	42.37%		44.99%		37.31%		44.91%		42.64%	
SQ.FT OF ALLOWED OPENING	199.78 SQ.FT	18.56 SQ.M	227.09 SQ.FT	21.10 SQ.M	212.31 SQ.FT	19.72 SQ.M	228.07 SQ.FT	21.19 SQ.M	199.16 SQ.FT	18.50 SQ.M
ACTUAL SQ.FT OF OPENINGS	71.25 SQ.FT	6.62 SQ.M	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M	93.75 SQ.FT	8.71 SQ.M	71.25 SQ.FT	6.62 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	99.89 SQ.FT	9.28 SQ.M	113.54 SQ.FT	10.55 SQ.M	106.16 SQ.FT	9.86 SQ.M	114.04 SQ.FT	10.59 SQ.M	99.58 SQ.FT	9.25 SQ.M

2 REAR ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

DESIGNED BY:
TRICOR DESIGN GROUP
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202 - 4216 10 STREET NE, CALGARY, AB. T2E 6K3
PHONE: (403)203-1970
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
1	24/02/18	DEVELOPMENT PERMIT	S.W/ A.F / Z.R / H.A	R.A

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[redacted]

PROJECT
BAINS VALLY

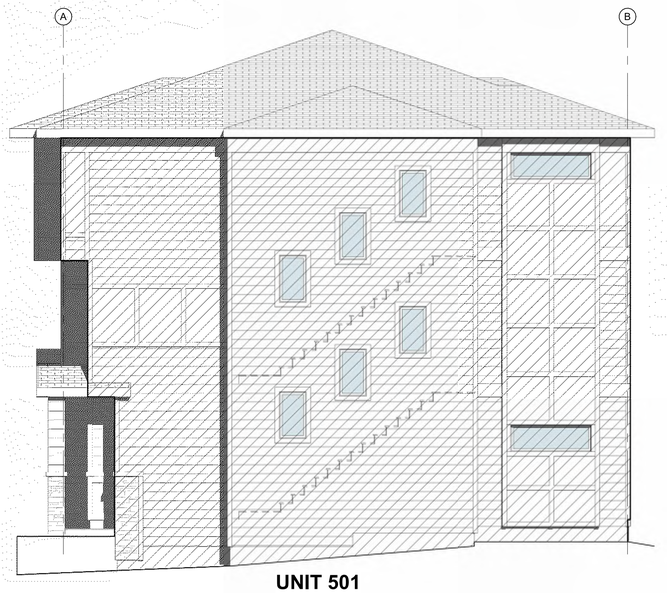
ADDRESS :
67 PANATELLA SQ NW, CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
UNPROTECTED OPENIINGS FRONT / REAR ELEVATIONS (BUILDING 6)

DRAWING NO.
A-069

PROJ. NO.	DRAWN BY:	DATE:
24-09868	N.S/H.H /N.E	26_09_09
	CHECKED BY: E.Z/A.M	SCALE: 3/16" = 1'-0"

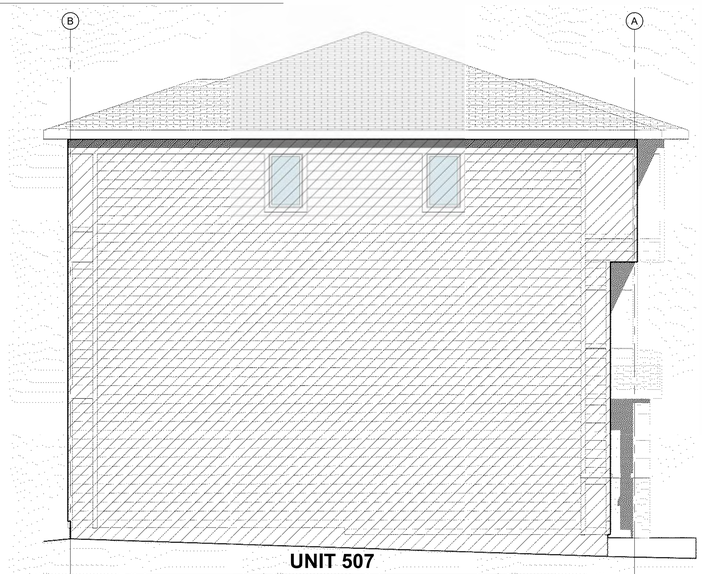


UNIT 501

UNPROTECTED OPENINGS	UNIT 501	
CODE CHECK EXPOSED BUILDING FACE	1247 SQ.FT	115.86 SQ.M
SETBACK	6' - 7"	2.00 m
PERCENTAGE OF ALLOWED OPENINGS	8%	
SQ.FT OF ALLOWED OPENING	99.77 SQ.FT	9.27 SQ.M
ACTUAL SQ.FT OF OPENINGS	66.00 SQ.FT	6.13 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	49.88 SQ.FT	4.63 SQ.M

1 RIGHT ELEVATION LIMITING DISTANCE

3/16" = 1'-0"



UNIT 507

UNPROTECTED OPENINGS	UNIT 507	
CODE CHECK EXPOSED BUILDING FACE	1245 SQ.FT	115.70 SQ.M
SETBACK	4' - 1"	1.25 m
PERCENTAGE OF ALLOWED OPENINGS	7%	
SQ.FT OF ALLOWED OPENING	87.17 SQ.FT	8.10 SQ.M
ACTUAL SQ.FT OF OPENINGS	20.00 SQ.FT	1.86 SQ.M
MAX SQ.FT OF INDIVIDUAL OPENING (50%)	43.59 SQ.FT	4.05 SQ.M

2 LEFT ELEVATION LIMITING DISTANCE

3/16" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB.
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ISSUES:

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THE CLIE

[redacted]

PROJECT

BAINS VALLY

ADDRESS :

**67 PANATELLA SQ NW,
CALGARY, AB
PLAN 5; BLOCK 1; LOTS 25,34**

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

**UNPROTECTED OPENIINGS
RIGHT / LIFT ELEVATIONS
(BUILDING 6)**

DRAWING NO.

A-070

PROJ. NO.	DRAWN BY:	DATE:
24-09868	N.S/H.H /N.E	26_09_09
	CHECKED BY: E.Z/A.M	SCALE: 3/16" = 1'-0"