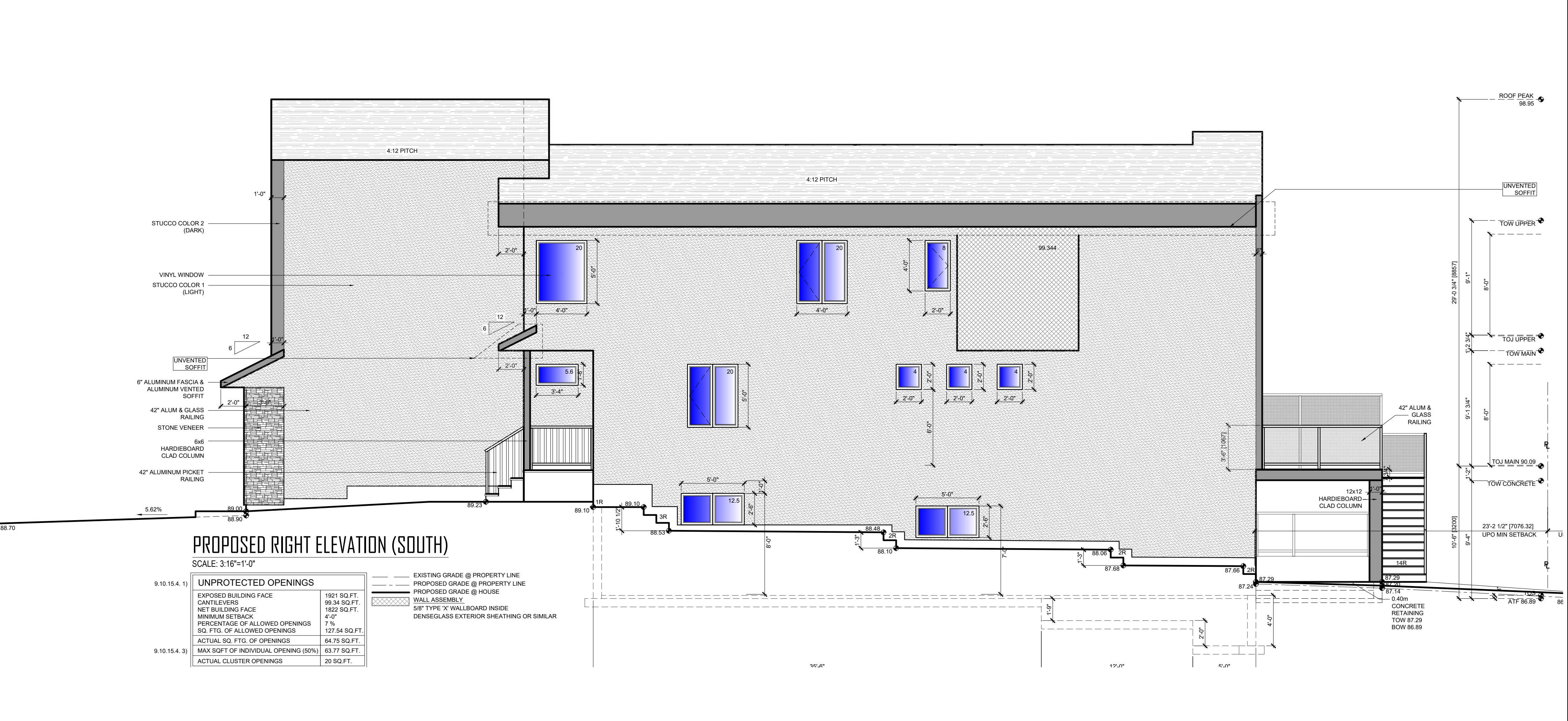
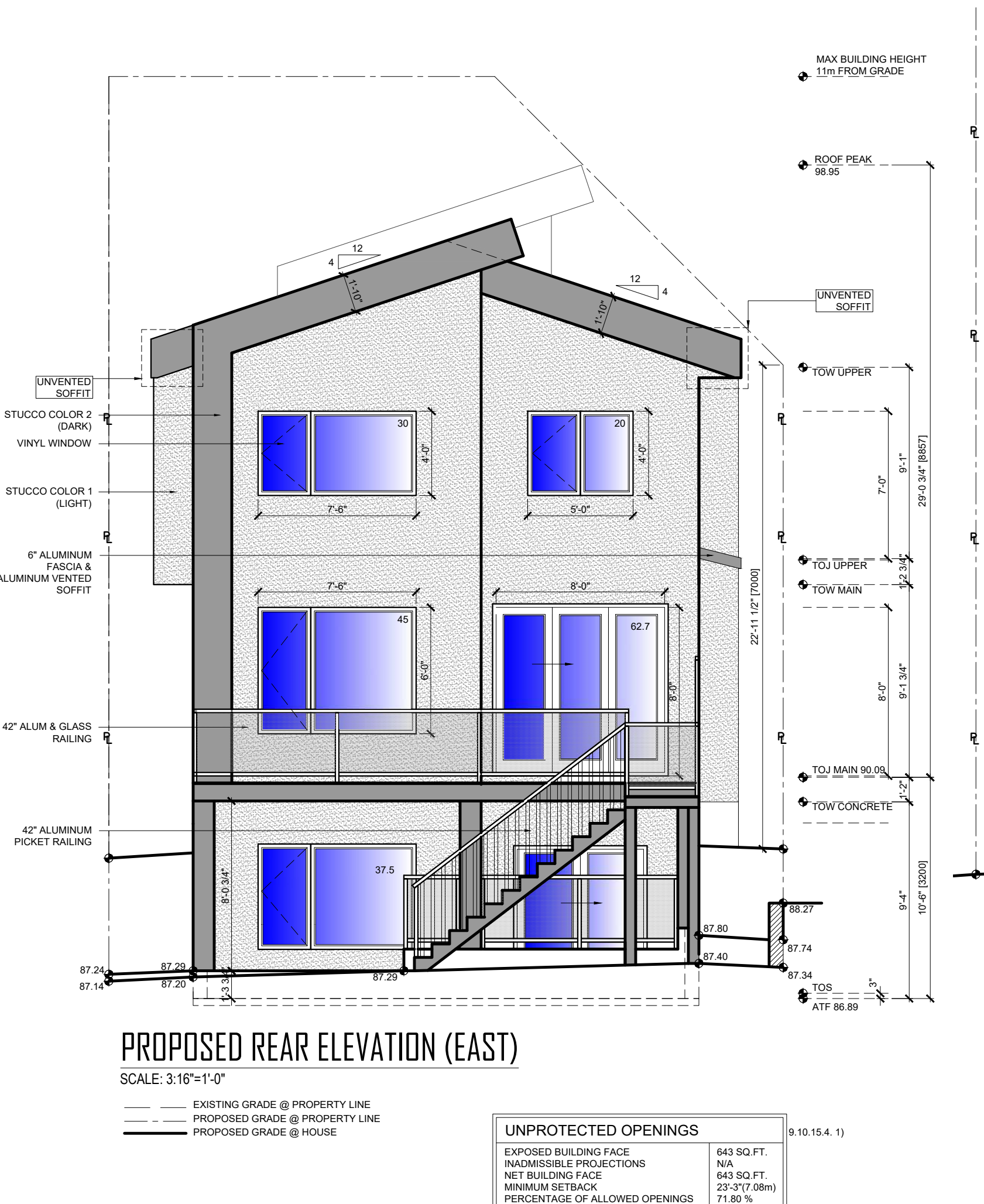
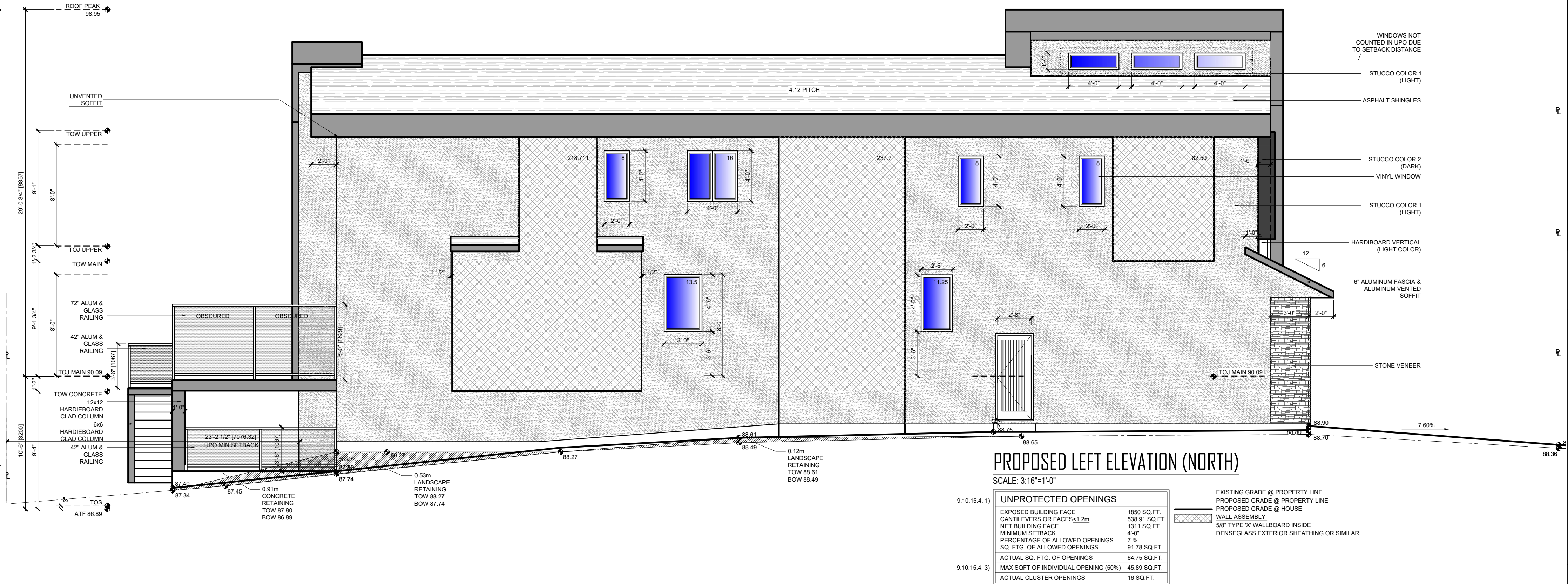
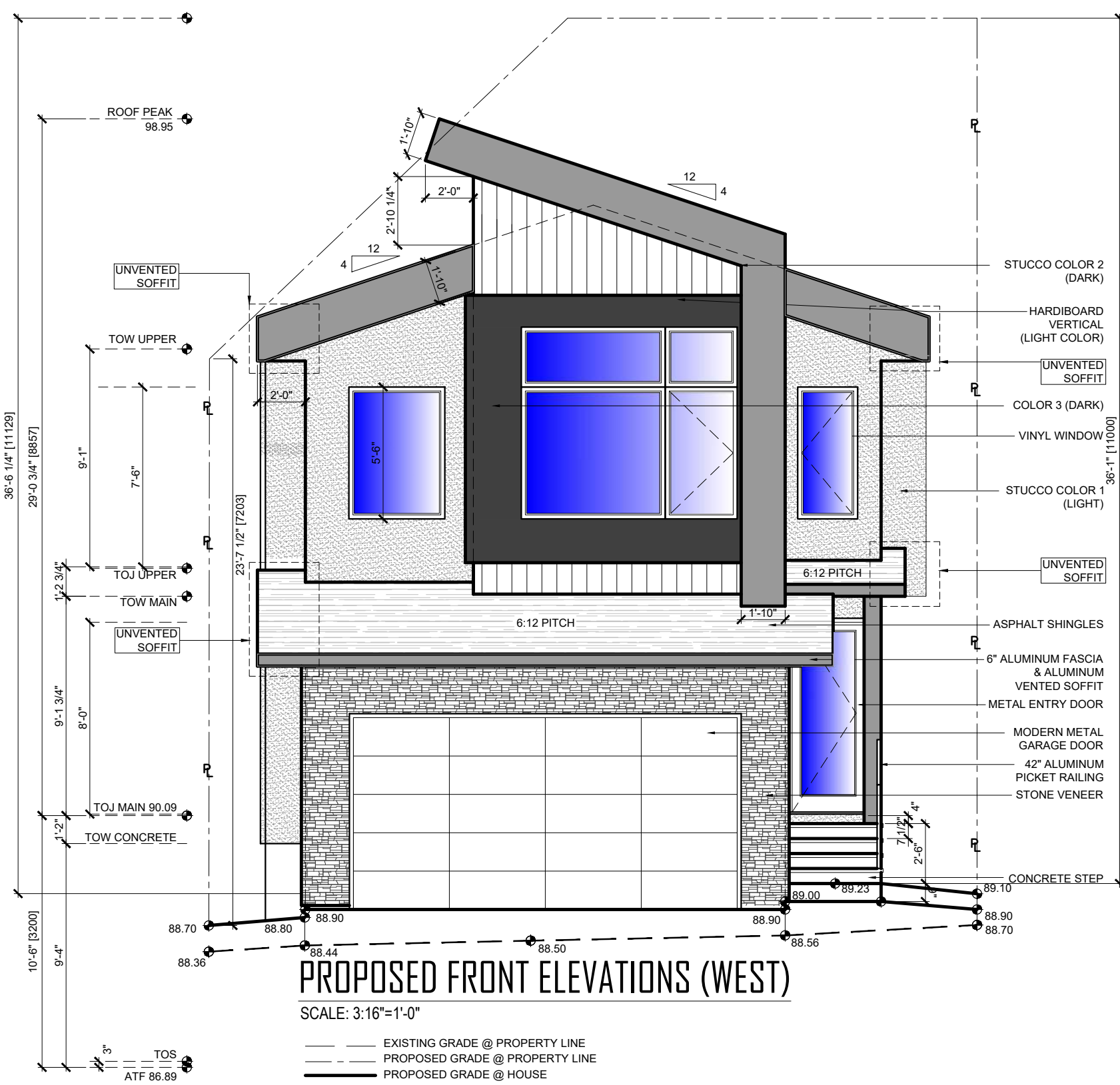




246 Royal Abbey Court NW,
Calgary, Alta, T3G 4Y3
P:403.369.6679
LegaciesDesign@gmail.com

S.F.H & B.Y.S.
(North)
8 Range Way NW
CALGARY,
ALBERTA
L 20 B 9
P 771 0099

CLIENT:



P:403.560.0189
midasyyc@gmail.com

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

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 LEGACIES DESIGN PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DEVELOPMENT PERMIT SET

REVISION:	DATE: (Y/M/D)
1.	

DRAWING TITLE:

ELEVATIONS

PROJECT #:	2026-2895
DATE:	2026.03.12
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP5

246 Royal Abbey Court NW.
Calgary, Alta, T3G 4Y3
P:403.369.6679
LegaciesDesign@gmail.com

S.F.H & B.Y.S.
(North)
8 Range Way NW
CALGARY,
ALBERTA
L 20 B 9
P 771 0099

CLIENT:



P:403.560.0189
midassy@gmail.com

LEGACIES RESIDENTIAL
thoughtful creative home design

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

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 LEGACIES DESIGN PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - AB EDITION BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DEVELOPMENT PERMIT SET

REVISION:	DATE: (Y/M/D)
1.	

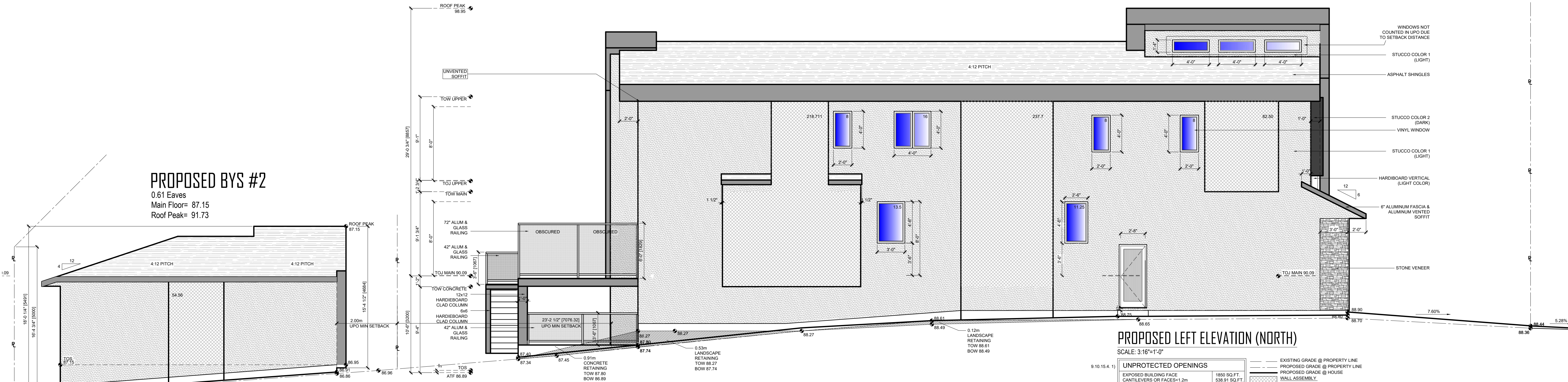
DRAWING TITLE:

FULL ELEVATIONS

PROJECT #:	2026-2895
DATE:	2026.03.12
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP6

© LEGACIES DESIGN 2026



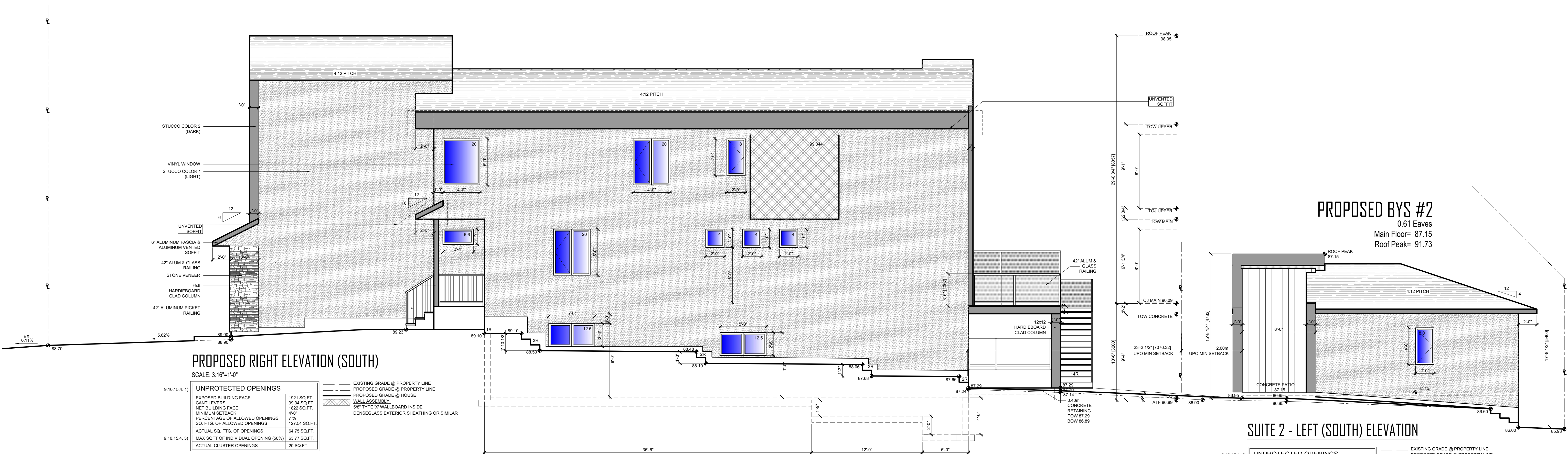
PROPOSED LEFT ELEVATION (NORTH)

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

UNPROTECTED OPENINGS

EXPOSED BUILDING FACE	1850 SQ.FT.
CANTILEVERS OR FACES<1.2m	538.91 SQ.FT.
NET BUILDING FACE	1311.09 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	91.78 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	64.75 SQ.FT.
MAX SOFT OF INDIVIDUAL OPENING (50%)	45.89 SQ.FT.
ACTUAL CLUSTER OPENINGS	16.92 SQ.FT.

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY
8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR



PROPOSED BYS #2

0.61 Eaves

Main Floor= 87.15

Roof Peak= 91.73

SUITE 2 - LEFT (SOUTH) ELEVATION

UNPROTECTED OPENINGS

EXPOSED BUILDING FACE	316 SQ.FT.
CANTILEVERS	0 SQ.FT.
NET BUILDING FACE	316 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	22.12 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	8 SQ.FT.
MAX SOFT OF INDIVIDUAL OPENING (50%)	11.06 SQ.FT.
ACTUAL CLUSTER OPENINGS	8 SQ.FT.

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY
8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR
STUCCO CLADDING

S.F.H & B.Y.S.
(North)
8 Range Way NW
CALGARY,
ALBERTA
L 20 B 9
P 771 0099



GAC RESIDENTIAL design
thoughtful, creative, home.

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.

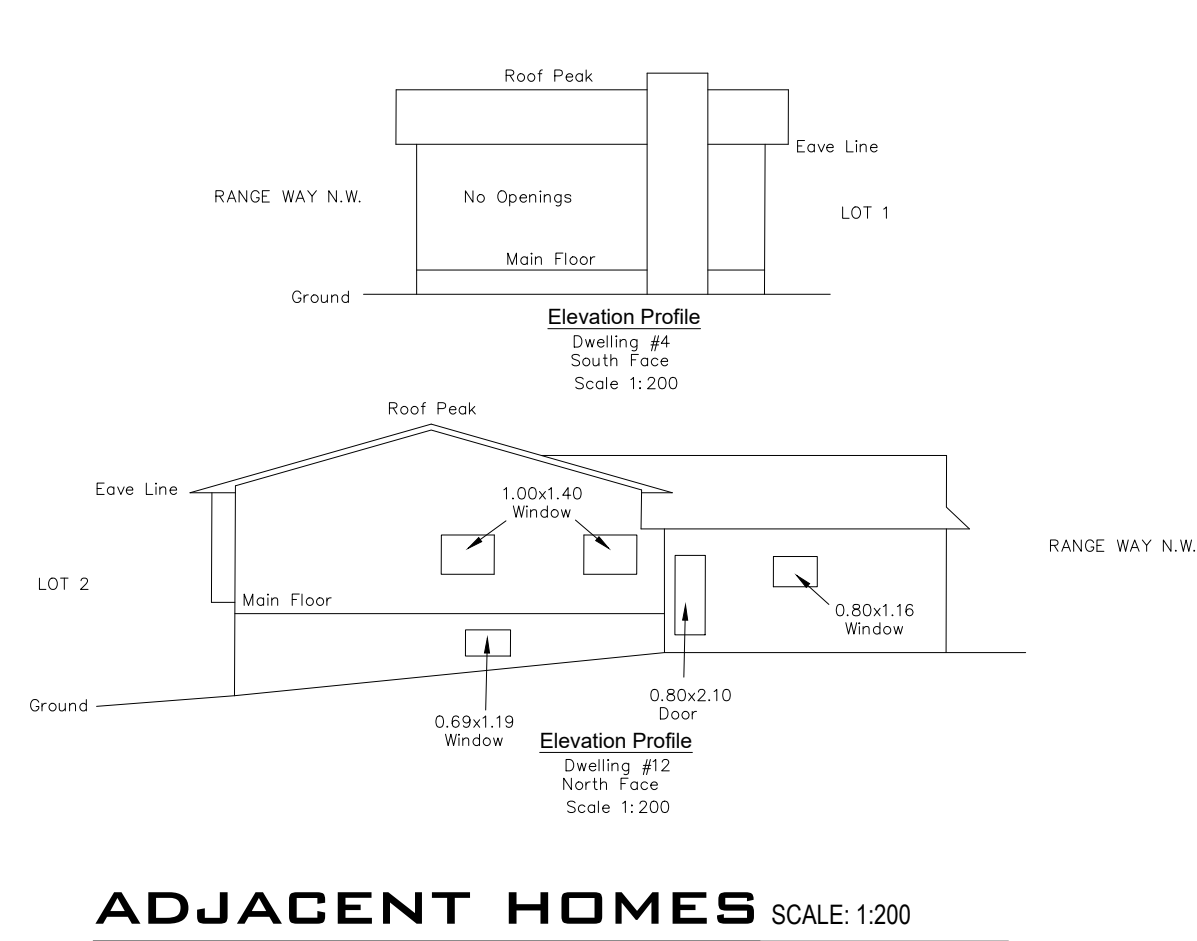
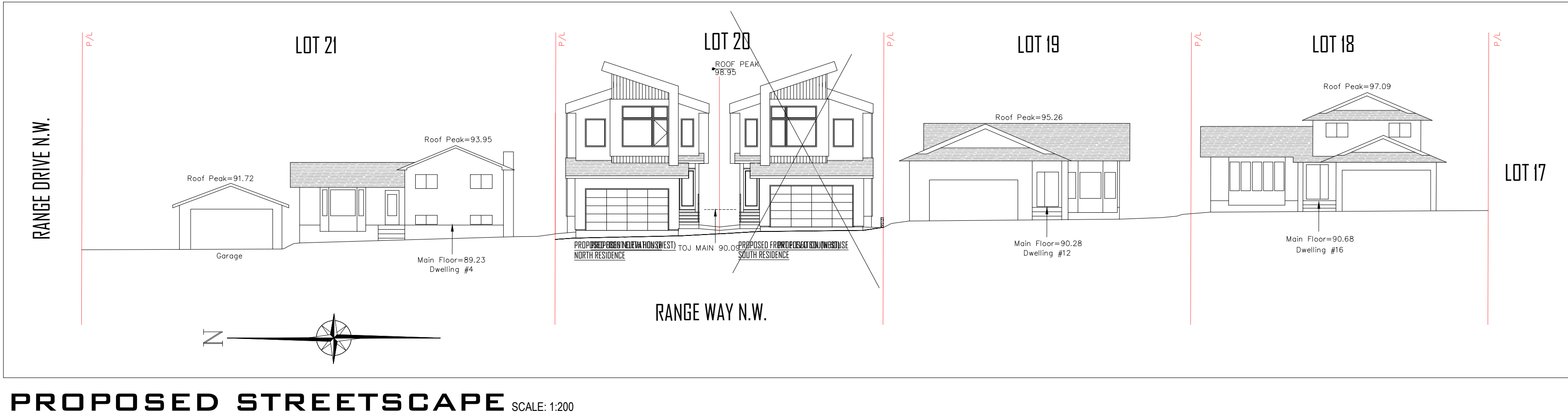
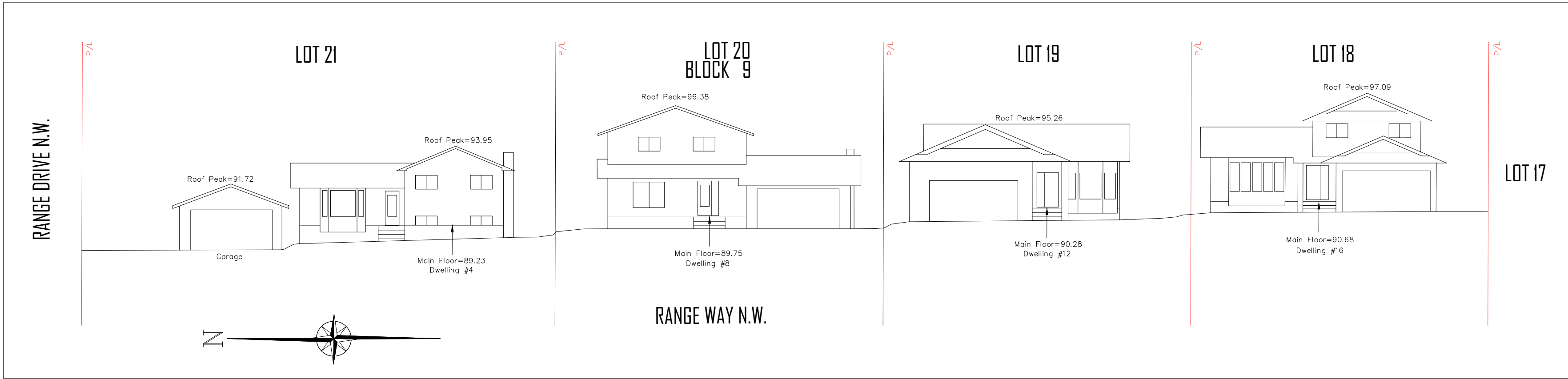
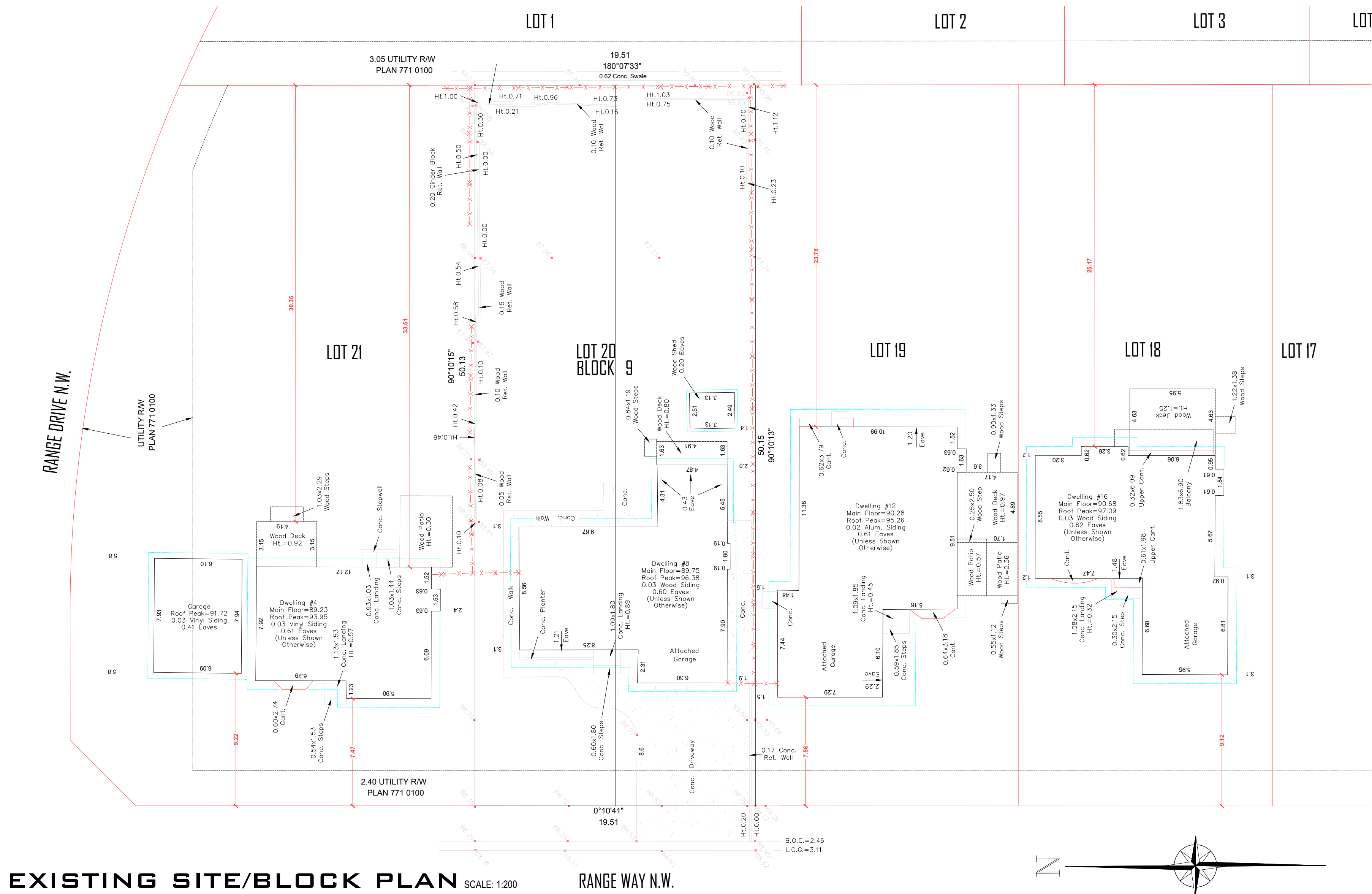
ALL WORK IS PERFORMED TO COMPLY
TO NBC 2023 - AB EDITION BUILDING
CODE, AND ALL OTHER AUTHORITIES
HAVING JURISDICTION.

REVISION:	DATE: (Y/M/D)
1.	.

PROJECT #:	2026-2895
DATE:	2026.03.12
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

© LEGACIES DESIGN 2026





DEVELOPMENT PERMIT PLAN

MUNICIPAL ADDRESS:
8 – RANGE WAY N.W.
CALGARY, ALBERTA
CLIENT: MIDAS HOMES

LEGAL DESCRIPTION:
SCALE 1 : 200
LOT 20; BLOCK 9; PLAN 771 0099
WITHIN THE
N.E.1/4 SEC.10, TWP.25, RGE.2, W.5thM.

Legend:

A.S.C.M.	DENOTES ALBERTA SURVEY CONTROL MARKER.	SEC.	DENOTES SECTION.
B.O.C.	DENOTES BACK OF CURB.	SP	DENOTES SIGN POST.
B.O.W.	DENOTES BACK OF WALK.	Twp.	DENOTES TOWNSHIP.
CB	DENOTES CATCH BASIN.	TH	TEST HOLE SHOWN THUS:
CC	DENOTES CURB CUT	VM	WATER VALVE SHOWN THUS:
Ck.M.	DENOTES CHECK MEASURED.	PP	POWER POLE SHOWN THUS:
C/L	DENOTES CENTRE LINE.	PA	POLE ANCHOR SHOWN THUS:
Ha.	DENOTES HECTARES.	MH	MANHOLE SHOWN THUS:
L.O.G	DENOTES LIP OF GUTTER	FM	GAS VALVE SHOWN THUS:
LP	DENOTES LAMP POLE	FM	FIRE HYDRANT SHOWN THUS:
m	DENOTES METRES.	LP	LAMP POLE SHOWN THUS:
M.	DENOTES MERIDIAN.	CT	CONIFEROUS TREE SHOWN THUS:
Mkd.	DENOTES MARKED.	DT	DECIDUOUS TREE SHOWN THUS:
PA	DENOTES POLE ANCHOR.	FE	FENCE IS SHOWN THUS:
PL	DENOTES PLACED.	OU	OVERHEAD UTILITIES SHOWN THUS:
P/L	DENOTES PROPERTY LINE.		
Rad.	DENOTES RADIAL.		
Rge.	DENOTES RANGE.		
R/W	DENOTES RIGHT-OF-WAY.		

NOTES:

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN.
DISTANCES ON CURVES ARE ARC DISTANCES
ELEVATIONS ARE GEODETIC AND DERIVED FROM ASCM # 169037
TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 181 064 002
TITLE SEARCH DATED 05/02/25

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS:

-UTILITY R/W INST. No. 771 007 715 (PLAN 771 0100)

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

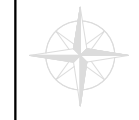
ELEVATIONS ARE SHOWN THUS: x' y" = 1190.54 METRES (GEODETIC)

TREE DATA					TREE DATA				
TREE	Type	Canopy	Height	Diameter	TREE	Type	Canopy	Height	Diameter
1	Deciduous	14.4	18	0.40	15	Coniferous	7	15	0.30
2	Deciduous	10.7	19	0.40	16	Coniferous	5.4	15	0.30
3	Deciduous	8.6	19	0.40	17	Coniferous	4	15	0.20
4	Deciduous	10.7	18	0.40	18	Coniferous	4	13	0.30
5	Deciduous	13.9	18	0.50	19	Coniferous	3.4	16	0.30
6	Deciduous	11.3	18	0.50	20	Coniferous	5.6	18	0.40
7	Deciduous	10.9	18	0.40	21	Coniferous	3.3	18	0.20
8	Deciduous	11	16	0.50	22	Coniferous	3	17	0.20
9	Deciduous	11.7	0	0.50	23	Coniferous	5.3	15	0.30
10	Coniferous	3.4	4	0.20	24	Coniferous	8.3	15	0.40
11	Coniferous	7.6	16	0.40	25	Coniferous	5.3	13	0.30
12	Coniferous	6.2	10	0.20	26	Coniferous	7.7	13	0.40
13	Coniferous	5.2	13	0.20	27	Coniferous	6.7	14	0.40
14	Deciduous	7.7	11	0.50	28	Deciduous	11.2	10	0.40

DATE: MARCH 18, 2025

DATE OF SURVEY: FEBRUARY 28, 2025

SURVEYOR'S INITIALS: DE/MH/YK



Jones Geomatics Ltd.
Alberta Land Surveyor

#20,1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. D05043-25

246 Royal Abbey Court NW,
Calgary, Alta. T3G 4Y3
P-403.369.6679
LegaciesDesign@gmail.com

S.F.H & B.Y.S.
(North)
8 Range Way NW
CALGARY,
ALBERTA
L 20 B 9
P 771 0099

CLIENT:



P-403.560.0189
midasyrc@gmail.com

THE PLANS AND RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF LEGACIES DESIGN. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

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 LEGACIES DESIGN PRIOR TO CONSTRUCTION. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO LEGACIES DESIGN PRIOR TO CONSTRUCTION THE BUYER AND/OR OWNER ARE FULLY RESPONSIBLE.

ALL WORK IS PERFORMED TO COMPLY TO NBC 2023 - 18 EDITION BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

DEVELOPMENT PERMIT SET

REVISION: DATE: (Y/M/D)

1. .

DRAWING TITLE:

EXISTING SITE PLAN

PROJECT #: 2026-2895

DATE: 2026.03.10

SCALE: AS SHOWN

DRAWN BY: LL

DRAWING #:

DP1

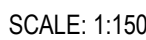
ALL WORK IS PERFORMED TO COMPLY
TO NBC 2023 - AB EDITION BUILDING
CODE, AND ALL OTHER AUTHORITIES
HAVING JURISDICTION.

REVISION:	DATE: (Y/M/D)
1.	.

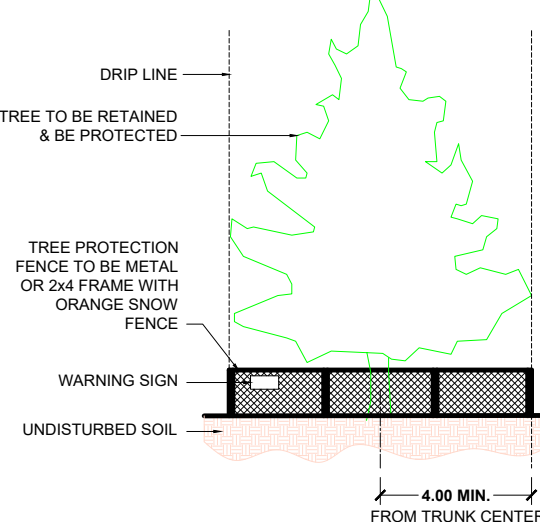
DRAWN BY:	LL
-----------	----

© LEGACIES DESIGN 2026

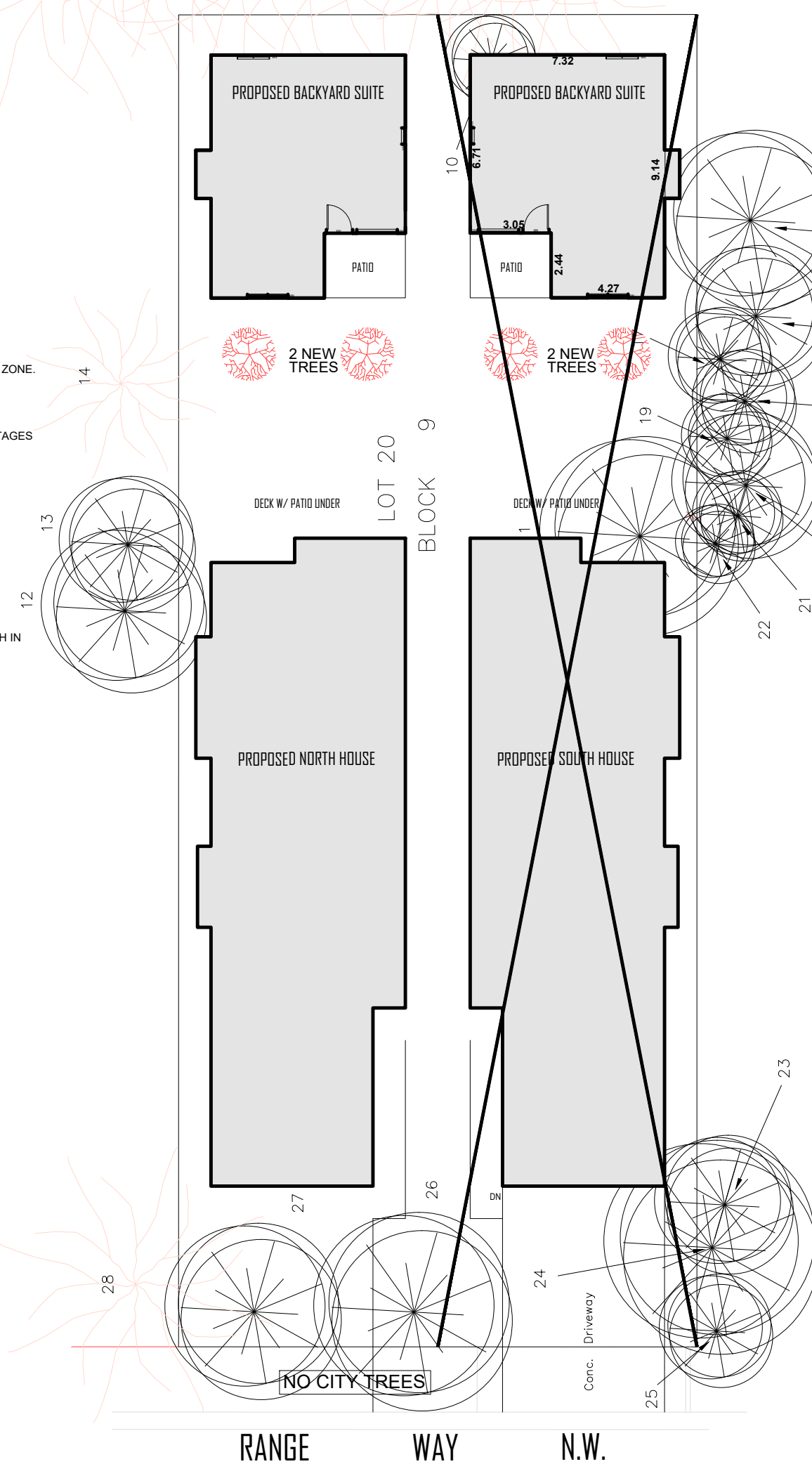
LOT AREA(m)	489.02	
MAX COVERAGE	244.51	50%
HOUSE AREA	171.48	35.07%
SUITE AREA	60.50	12.37%
TOTAL AREA	231.98	47.43%



BLOCK PLAN SCALE: 1:200



SCALE: 1:200



A.S.C.M	DENOTES ALBERTA SURVEY CONTROL MARKER
B.O.C	DENOTES BACK OF CURB.
B.O.W	DENOTES BACK OF WALK.
CB	DENOTES CATCH BASIN.
CC	DENOTES CURB CUT
CK.M	DENOTES CHECK MEASURED.
CL	DENOTES CENTRE LINE.
Ha.	DENOTES HECTARES.
L.O.G	DENOTES LIP OF GUTTER
LP	DENOTES LAMP POLE
m	DENOTES METRES.
n	DENOTES MERIDIAN.
Mkd.	DENOTES MARKED.
PA	DENOTES POLE ANCHOR.
PI.	DENOTES PLACED.
P/L	DENOTES PROPERTY LINE.
Rad.	DENOTES RADIAL
Rge.	DENOTES RANGE.
R/W	DENOTES RIGHT-OF-WAY.

BASEMENT WINDOW
MAIN FLOOR WINDOW
UPPER FLOOR WINDOW
WINDOW WELL
EXISTING ELEVATIONS ARE METRIC AND ARE SHOWN:
NEW ELEVATIONS ARE METRIC AND ARE SHOWN:
PRESSURE TREATED LANDSCAPE RETAINING WALL:
NEW 1.83m WOOD FENCE

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE SHOWN

ELEVATIONS ARE GEODETIC AND DERIVED FROM ACGM # 160020

TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 181 064 002

FILE SEARCH DATED 05/02/25
D M Y

PROPERTIES ARE SUBJECT TO THE FOLLOWING INSTRUMENTS

-UTILITY R/W INST. No. 771 007 715 (PLAN 771 0100)

ALL UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION.

ELEVATIONS ARE SHOWN THUS: $\checkmark 90.54 = 1190.54$ METRES (GEODETIC

EXISTING TREE SCHEDULE							EXISTING TREE SCHEDULE						
TREE	Type	Canopy	Height	Diameter	Location	Status	TREE	Type	Canopy	Height	Diameter	Location	Status
1	Deciduous	14.4	18	0.40	Neighbors Yard	KEEP	15	Coniferous	7	15	0.30	Neighbors Yard	KEEP
2	Deciduous	10.7	19	0.40	Neighbors Yard	KEEP	16	Coniferous	5.4	15	0.30	Neighbors Yard	KEEP
3	Deciduous	8.6	19	0.40	Neighbors Yard	KEEP	17	Coniferous	4	15	0.20	Neighbors Yard	KEEP
4	Deciduous	10.7	18	0.40	Neighbors Yard	KEEP	18	Coniferous	4	13	0.30	Neighbors Yard	KEEP
5	Deciduous	13.9	18	0.50	Neighbors Yard	KEEP	19	Coniferous	3.4	16	0.30	Neighbors Yard	KEEP
6	Deciduous	11.3	18	0.50	Neighbors Yard	KEEP	20	Coniferous	5.6	18	0.40	Neighbors Yard	KEEP
7	Deciduous	10.9	18	0.40	Neighbors Yard	KEEP	21	Coniferous	3.3	18	0.20	Neighbors Yard	KEEP
8	Deciduous	11	16	0.50	Neighbors Yard	KEEP	22	Coniferous	3	17	0.20	Neighbors Yard	KEEP
9	Deciduous	11.7	0	0.50	Neighbors Yard	KEEP	23	Coniferous	5.3	15	0.30	Neighbors Yard	KEEP
10	Coniferous	3.4	4	0.20	Subject Property	REMOVE	24	Coniferous	8.3	15	0.40	Neighbors Yard	KEEP
11	Coniferous	7.6	16	0.40	Subject Property	REMOVE	25	Coniferous	5.3	13	0.30	Neighbors Yard	KEEP
12	Coniferous	6.2	10	0.20	Neighbors Yard	KEEP	26	Coniferous	7.7	13	0.40	Subject Property	REMOVE
13	Coniferous	5.2	13	0.20	Neighbors Yard	KEEP	27	Coniferous	6.7	14	0.40	Subject Property	REMOVE
14	Deciduous	7.7	11	0.50	Neighbors Yard	KEEP	28	Deciduous	11.2	10	0.40	Neighbors Yard	KEEP

design
thoughtful creative home.

LEGACIES RESIDENTIAL

707.441.1111
www.legaciesresidential.com