

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

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

CLIENT:



P-403.560.0189
midasyyc@gmail.com

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DP DTR1 SET

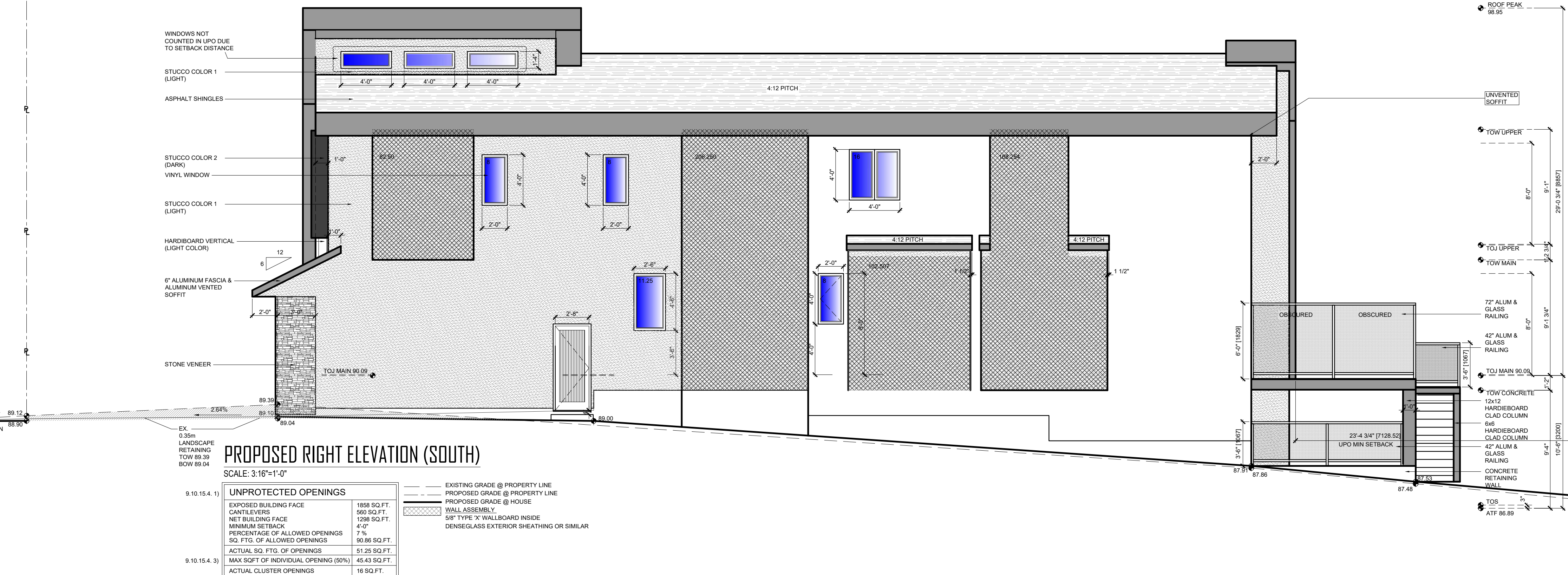
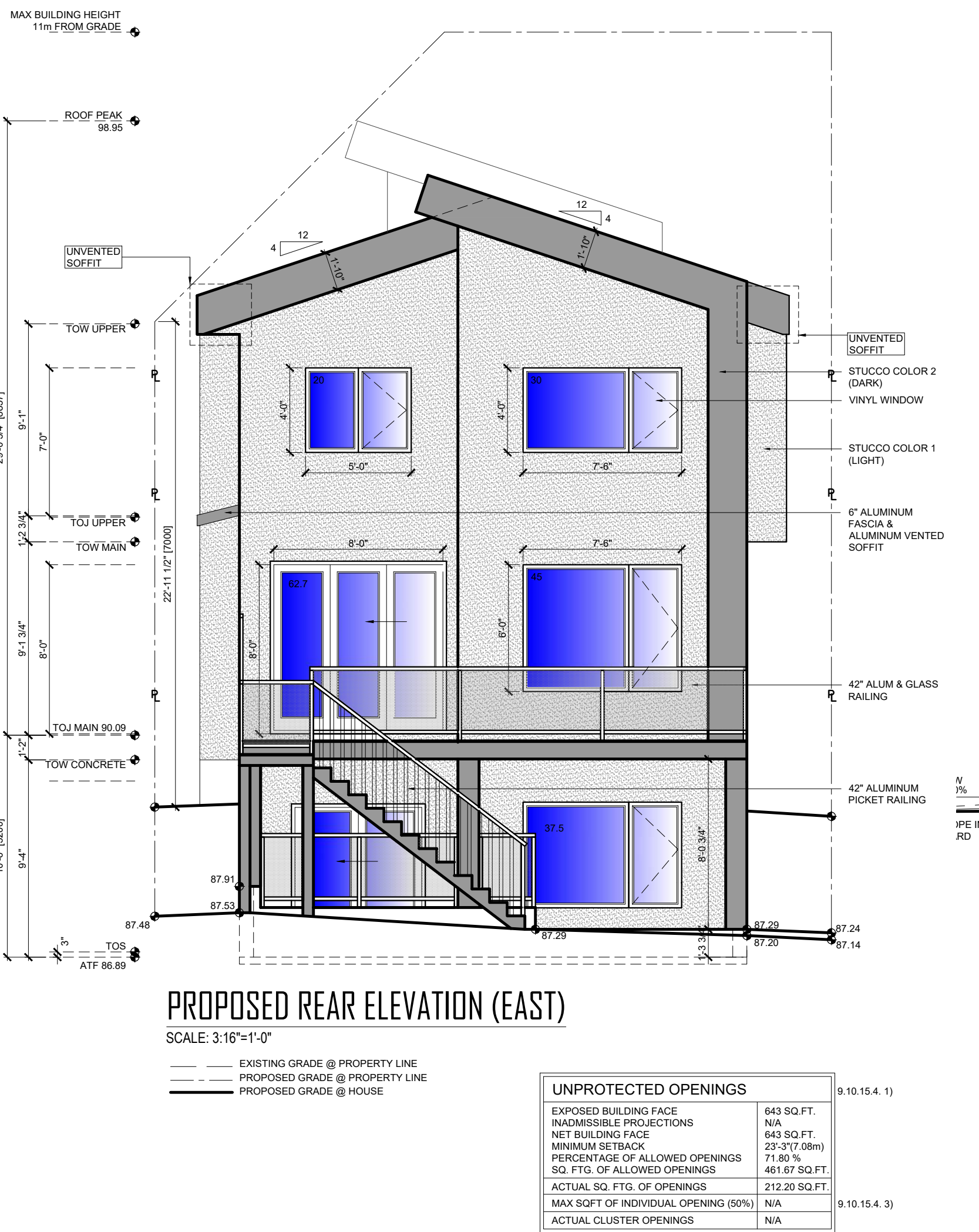
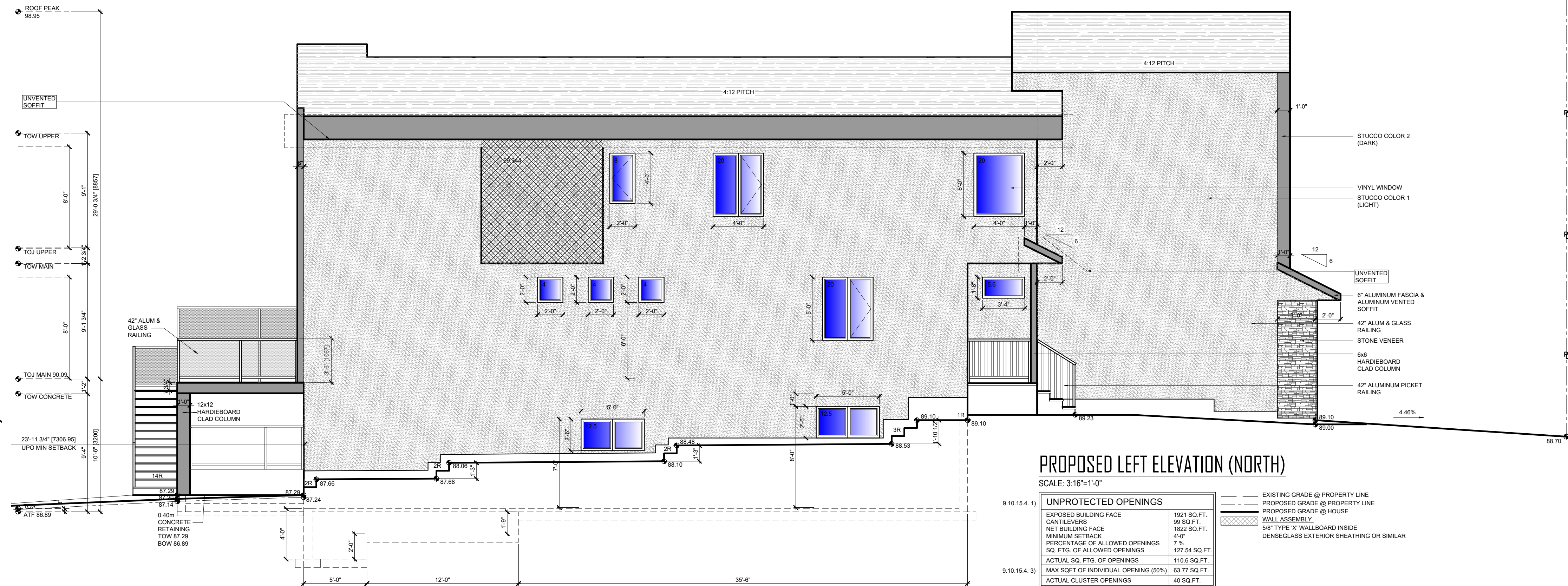
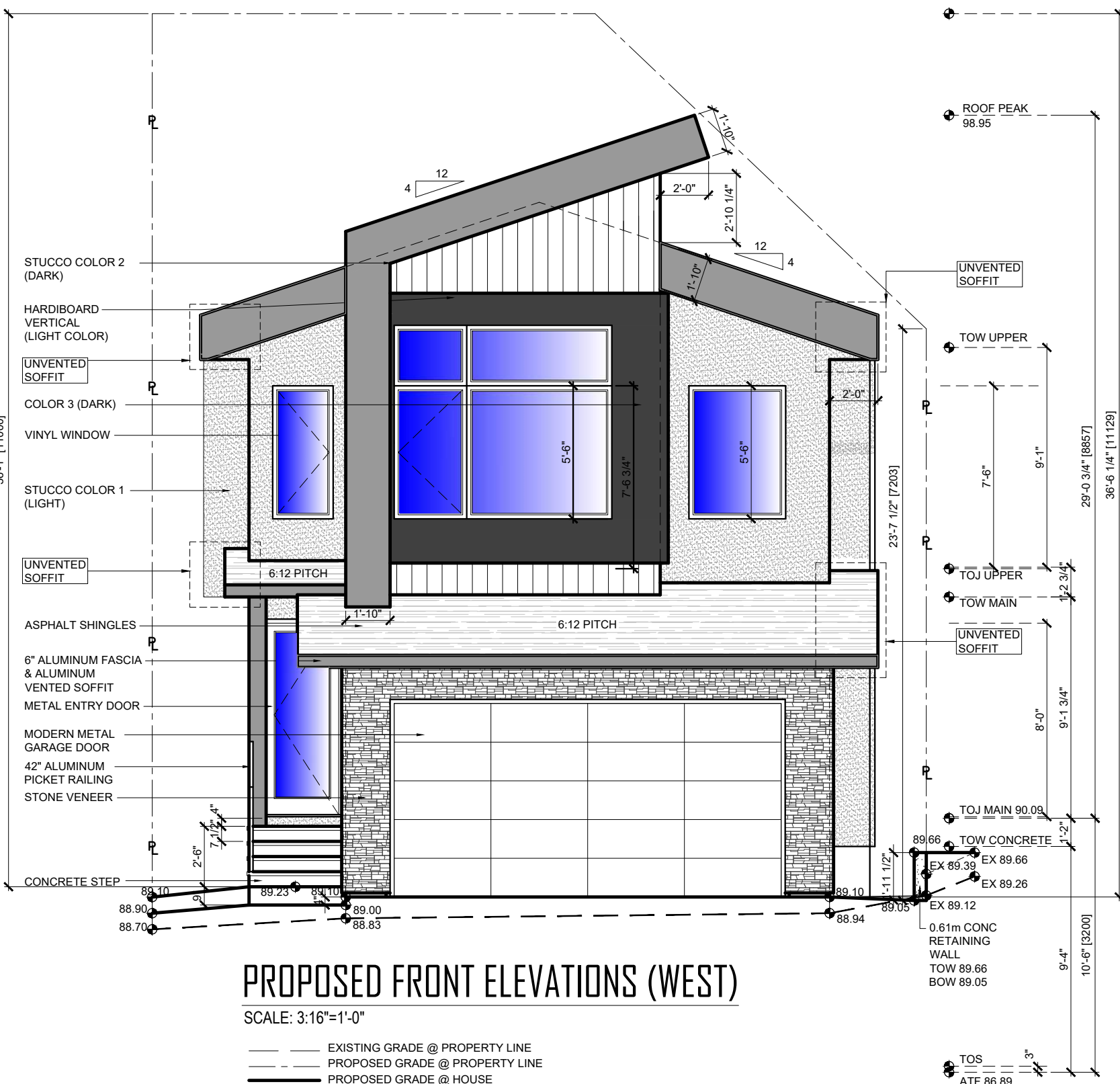
REVISION:	DATE: (Y/M/D)
1. DTR1	2026.05.31

DRAWING TITLE:

ELEVATIONS

PROJECT #:	2026-2895
DATE:	2026.05.31
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP5



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DP DTR1 SET

REVISION: DATE: (Y/M/D)
1. DTR1 2026.05.31

DRAWING TITLE:

FULL ELEVATIONS

PROJECT #: 2026-2895
DATE: 2026.05.31
SCALE: AS SHOWN
DRAWN BY: LL
DRAWING #:

DP6

PROPOSED BYS #2

0.30 Eaves
Main Floor= 87.15
Roof Peak= 94.28

SUITE 2 - RIGHT (NORTH) ELEVATION

UNPROTECTED OPENINGS	
EXPOSED BUILDING FACE	360 SQ.FT.
CANTILEVERS	0 SQ.FT.
NET BUILDING FACE	360 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	25.20 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	8 SQ.FT.
MAX SQFT OF INDIVIDUAL OPENING (50%)	12.6 SQ.FT.
ACTUAL CLUSTER OPENINGS	8 SQ.FT.

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

PROPOSED LEFT ELEVATION (NORTH)

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

UNPROTECTED OPENINGS	
EXPOSED BUILDING FACE	1921 SQ.FT.
CANTILEVERS	99 SQ.FT.
NET BUILDING FACE	1922 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	127.54 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	110.6 SQ.FT.
MAX SQFT OF INDIVIDUAL OPENING (50%)	63.77 SQ.FT.
ACTUAL CLUSTER OPENINGS	40 SQ.FT.

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY:
5/8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR

PROPOSED RIGHT ELEVATION (SOUTH)

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

UNPROTECTED OPENINGS	
EXPOSED BUILDING FACE	1858 SQ.FT.
CANTILEVERS	560 SQ.FT.
NET BUILDING FACE	1298 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	90.86 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	51.25 SQ.FT.
MAX SQFT OF INDIVIDUAL OPENING (50%)	43.43 SQ.FT.
ACTUAL CLUSTER OPENINGS	16 SQ.FT.

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY:
5/8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR

PROPOSED BYS #2

0.30 Eaves
Main Floor= 87.15
Roof Peak= 94.28

SUITE 2 - LEFT (SOUTH) ELEVATION

UNPROTECTED OPENINGS	
EXPOSED BUILDING FACE	373 SQ.FT.
FACE WITHIN 1.2m	0 SQ.FT.
NET BUILDING FACE	373 SQ.FT.
MINIMUM SETBACK	4'-0"
PERCENTAGE OF ALLOWED OPENINGS	7%
SQ. FTG. OF ALLOWED OPENINGS	26.11 SQ.FT.
ACTUAL SQ. FTG. OF OPENINGS	14.5 SQ.FT.
MAX SQFT OF INDIVIDUAL OPENING (50%)	13.06 SQ.FT.
ACTUAL CLUSTER OPENINGS	5.6 SQ.FT.

EXISTING GRADE @ PROPERTY LINE
PROPOSED GRADE @ PROPERTY LINE
PROPOSED GRADE @ HOUSE
WALL ASSEMBLY:
5/8" TYPE 'X' WALLBOARD INSIDE
DENSEGLASS EXTERIOR SHEATHING OR SIMILAR
STUCCO CLADDING

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DP DTR1 SET

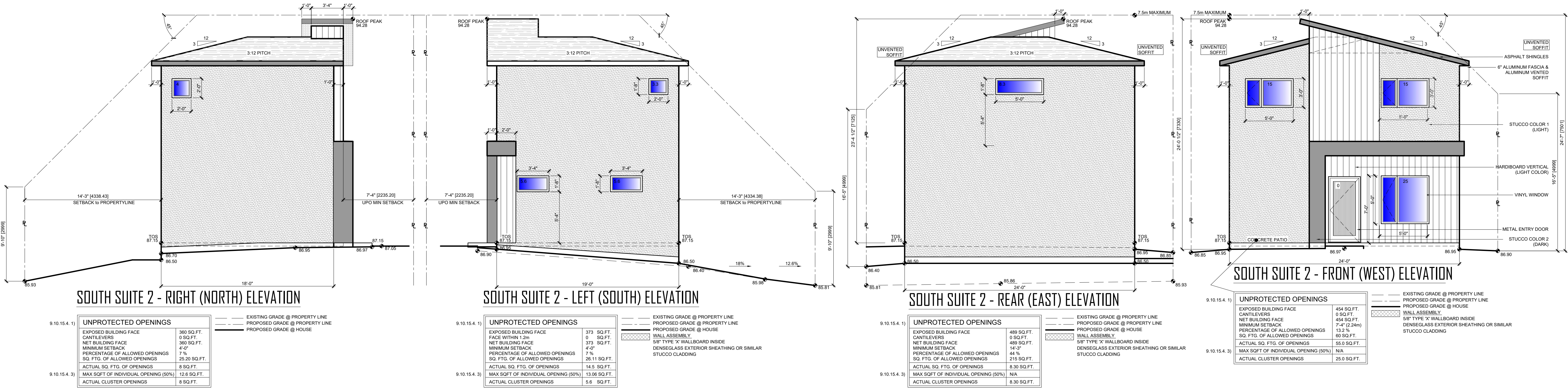
REVISION:	DATE: (Y/M/D)
1. DTR1	2026.05.31

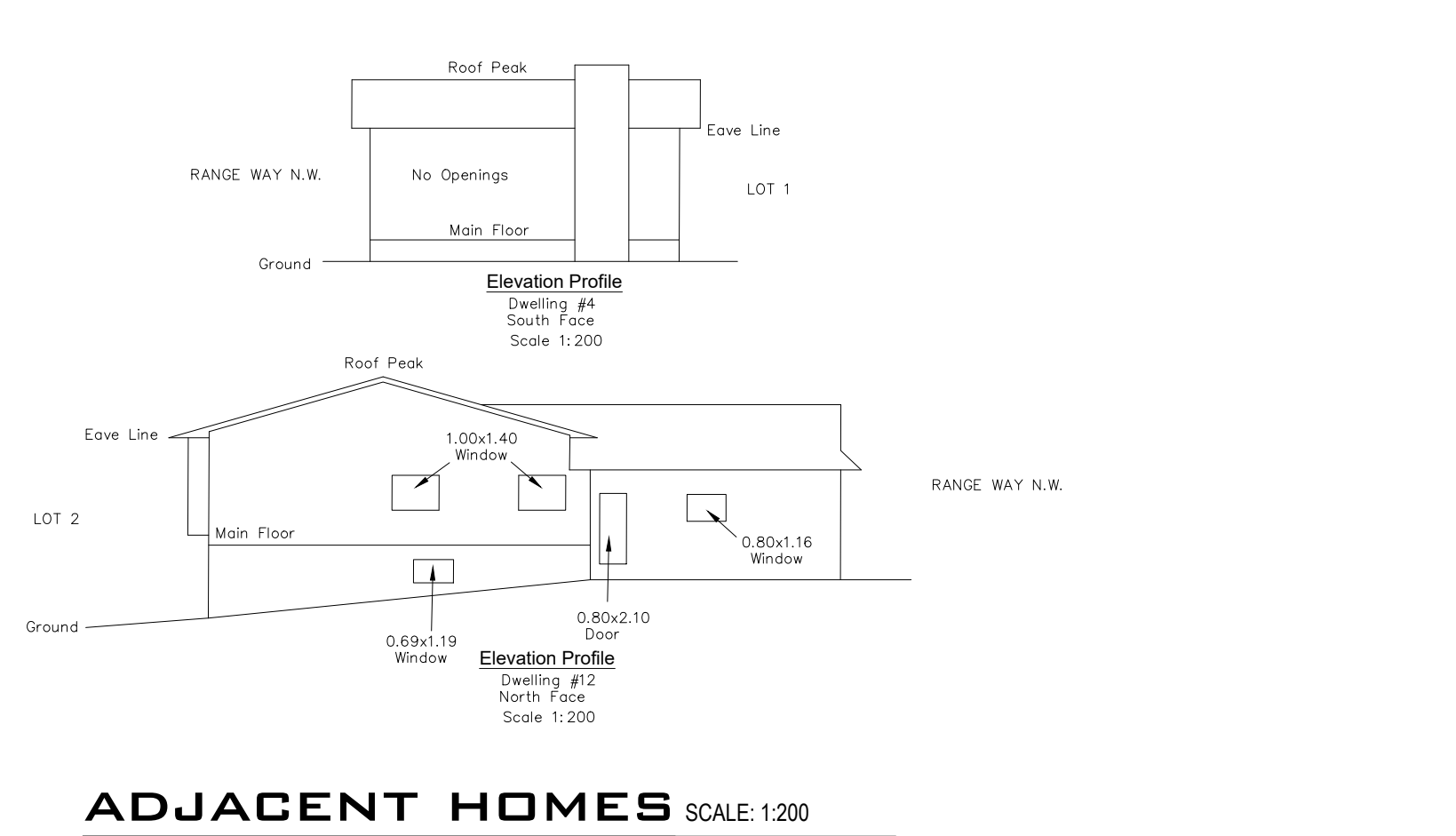
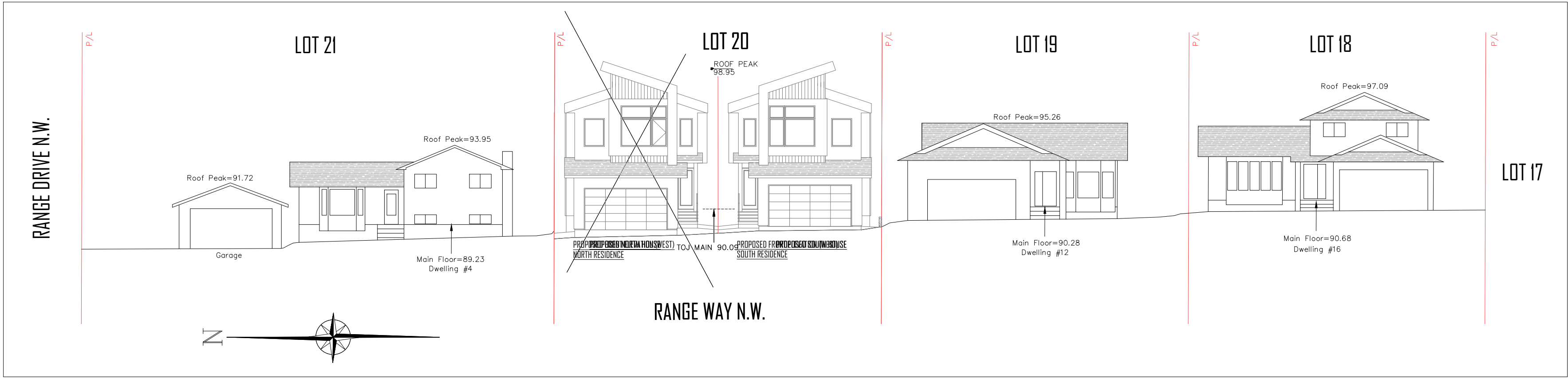
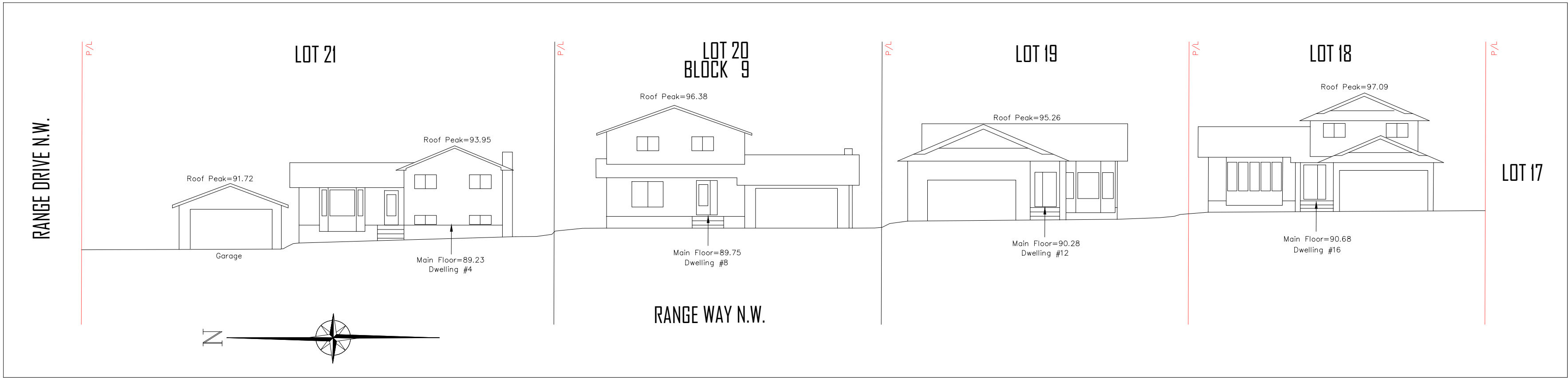
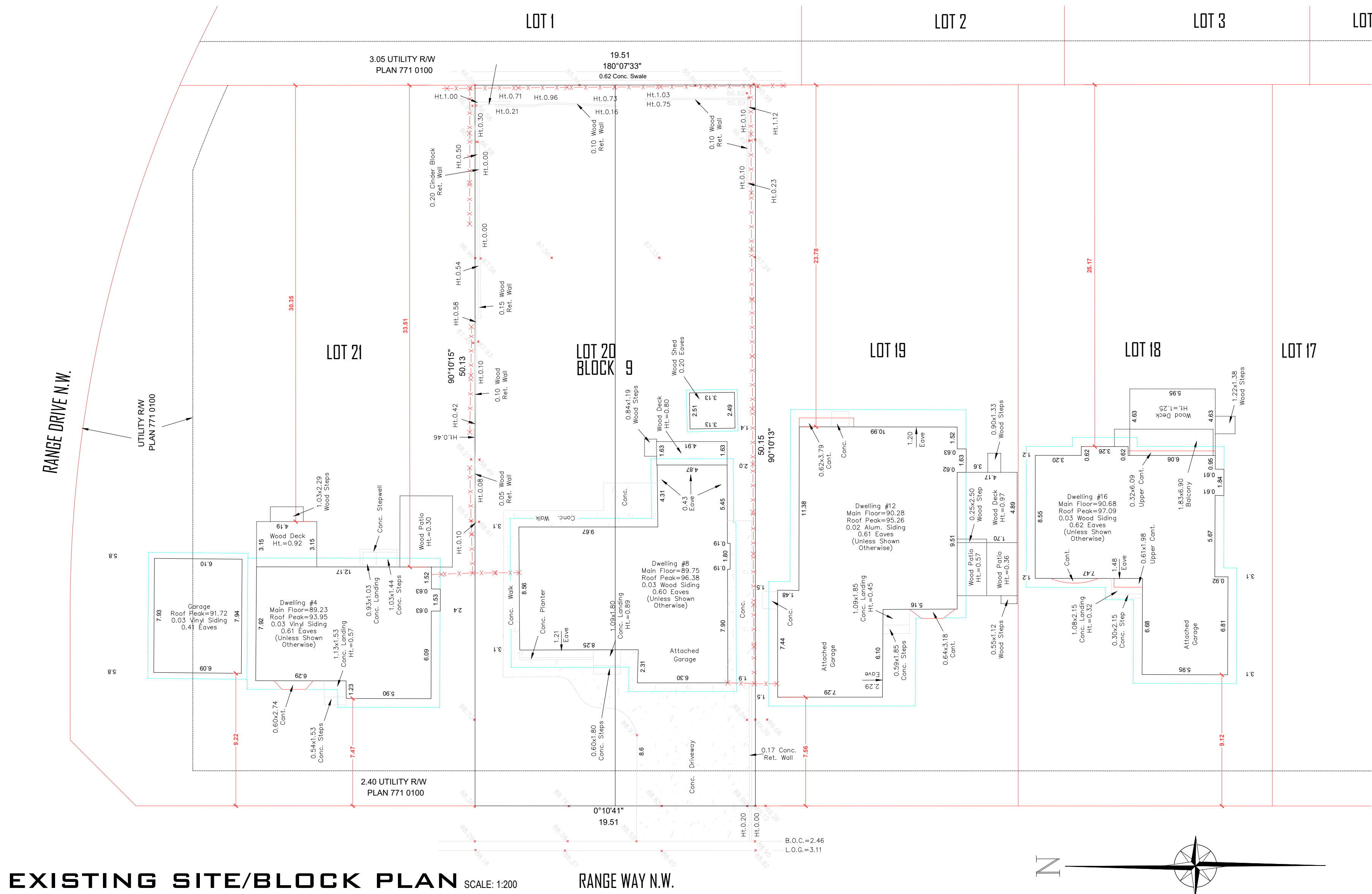
DRAWING TITLE:

SECTION & BYS

PROJECT #:	2026-2895
DATE:	2026.05.31
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	

DP8





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	TV	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	GP	GAS VALVE SHOWN THUS:
LP	DENOTES LAMP POLE	FH	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.	F	FENCE IS SHOWN THUS:
PL	DENOTES PLACED.	U	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' = 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

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DP DTR1 SET

REVISION:	DATE: (Y/M/D)
1. DTR1	2026.05.31

DRAWING TITLE:

EXISTING SITE PLAN

PROJECT #:	2026-2895
DATE:	2026.05.31
SCALE:	AS SHOWN
DRAWN BY:	LL
DRAWING #:	DP1

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DP DTR1 SET

REVISION:	DATE: (Y/M/D)
1. DTR1	2026.05.31

DRAWING TITLE:

SITE PLAN / BLOCK PLAN

PROJECT #: 2026-2895

DATE: 2026.05.31

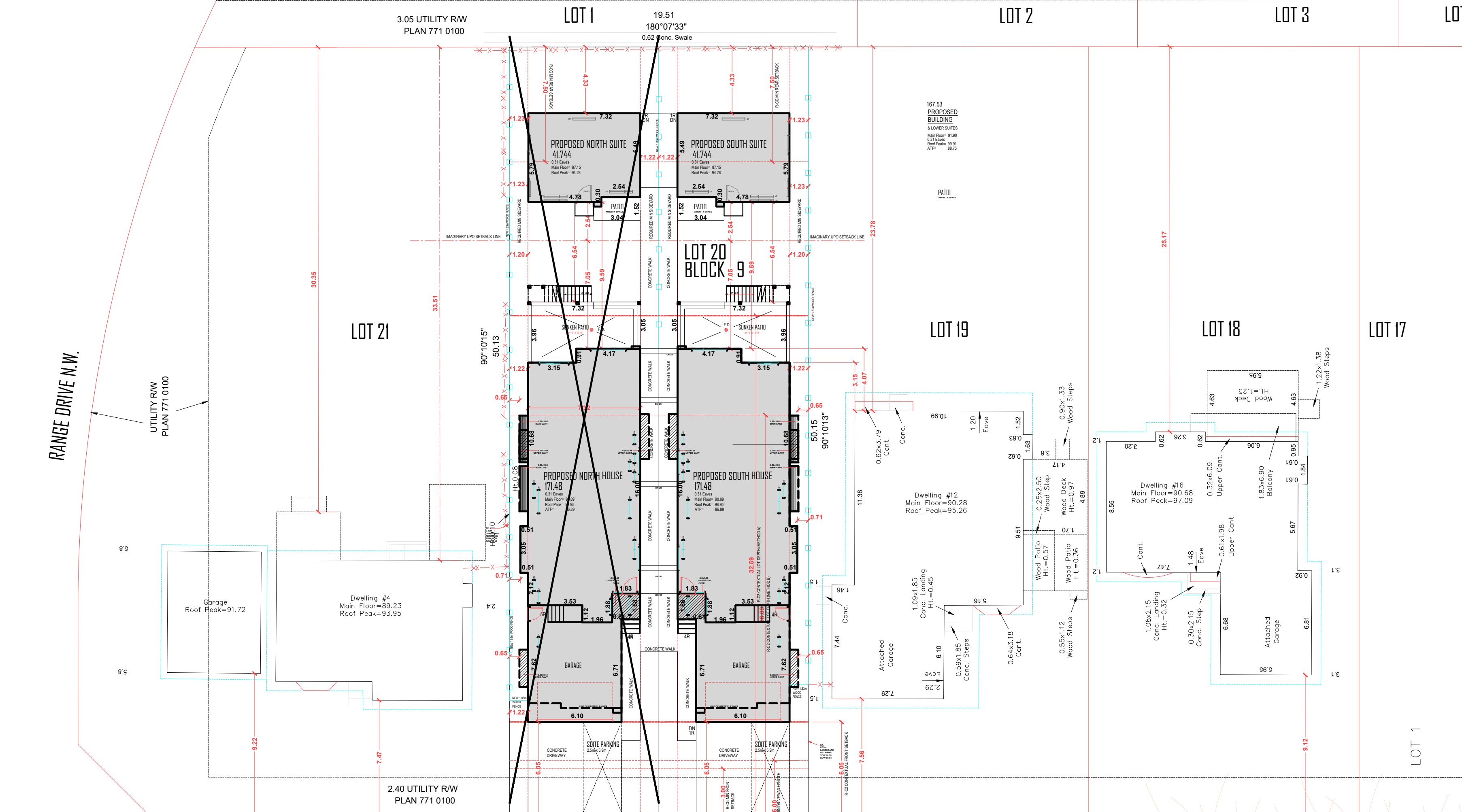
SCALE: AS SHOWN

DRAWN BY: LL

DRAWING #:

DP2

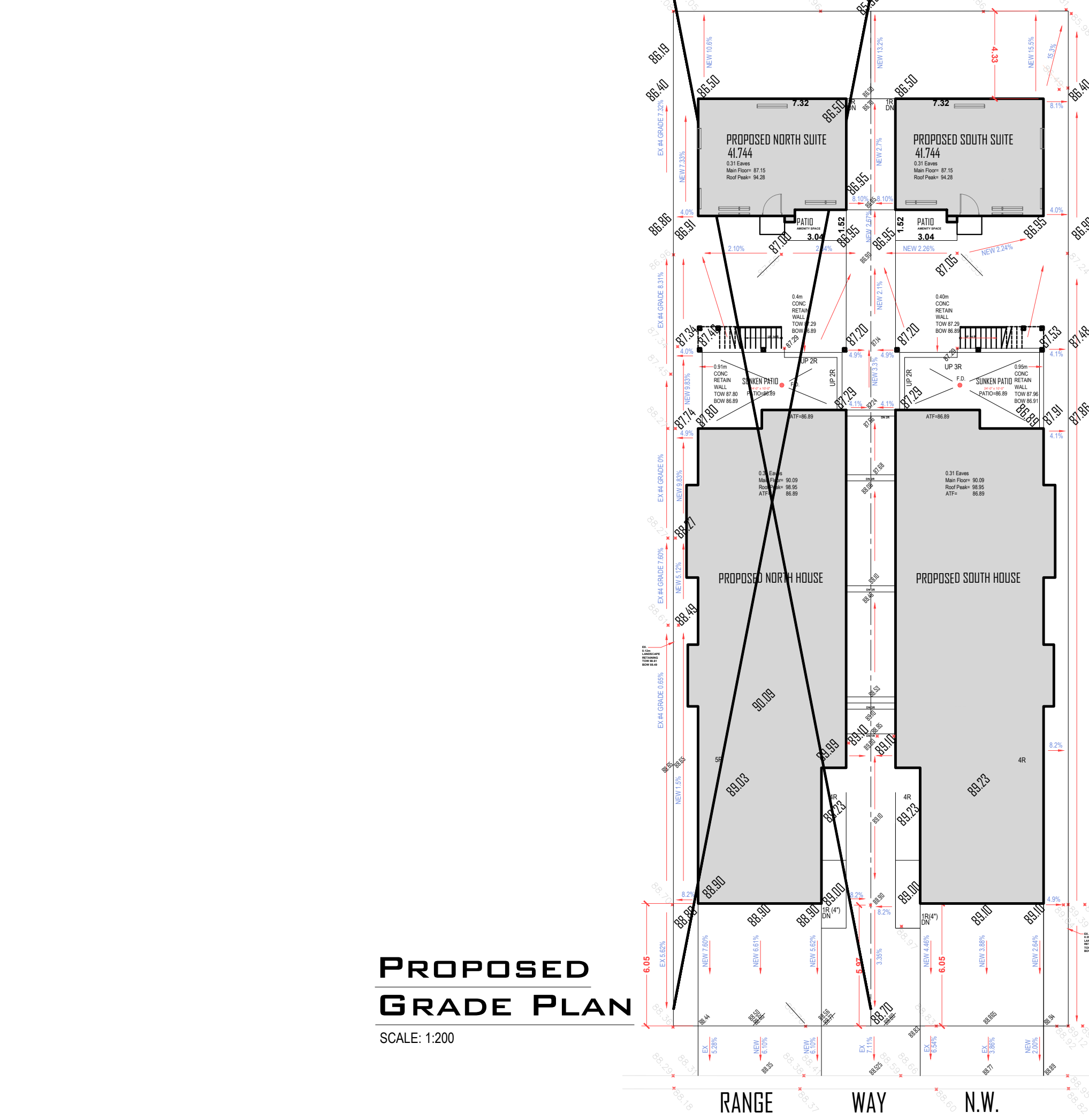
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PROPOSED SITE/

BLOCK PLAN

SCALE: 1:200



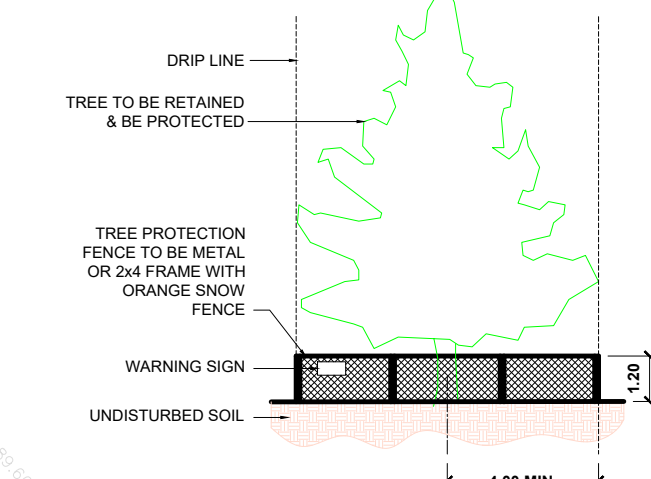
PROPOSED GRADE PLAN

SCALE: 1:200

TREE PROTECTION MEASURES

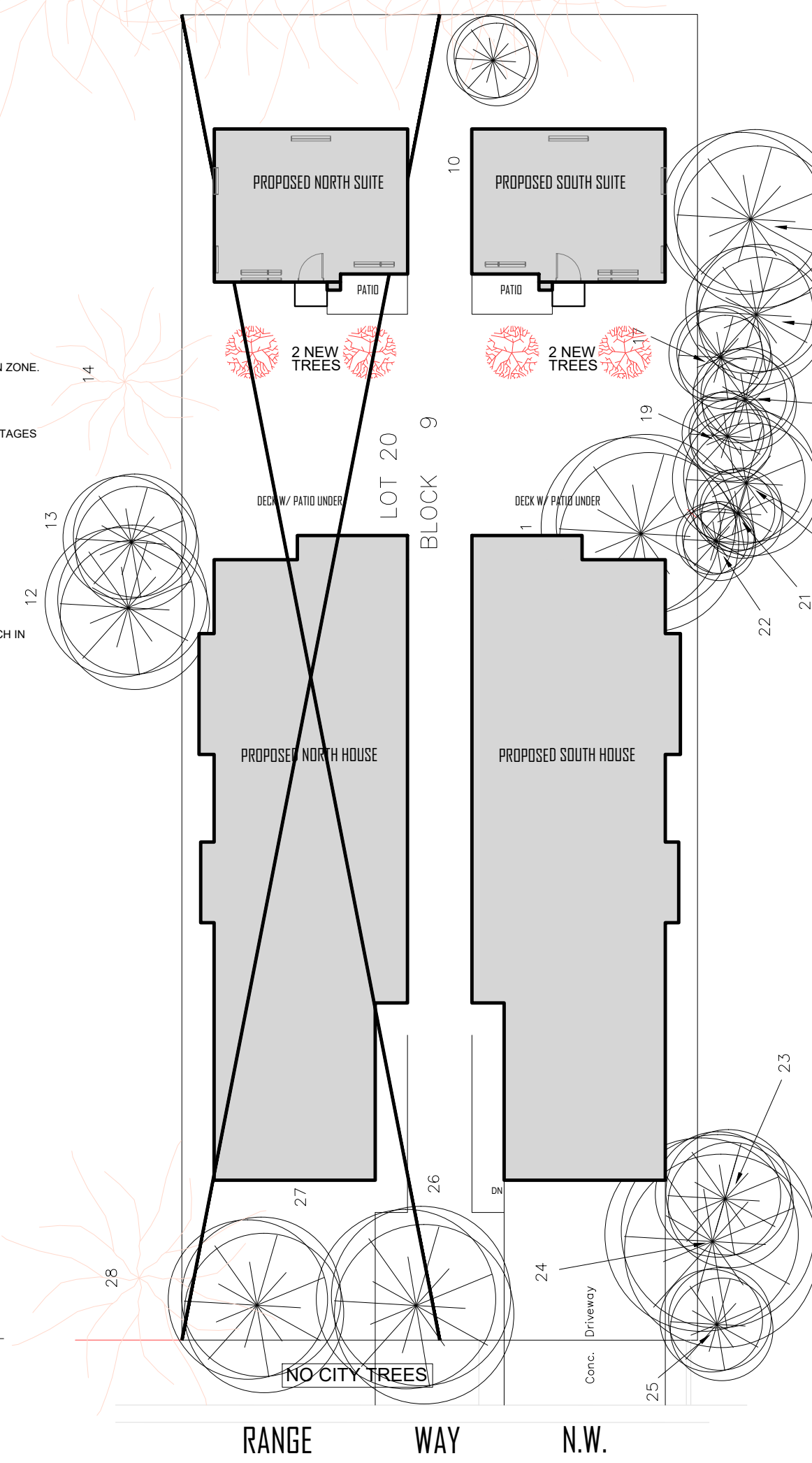
- A. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STORED IN THE TREE PROTECTION ZONE.
- B. ALL STAGING, HOARDING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE ON PRIVATE PROPERTY.
- C. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
1. COMMENCEMENT
 2. WHEN CLEARANCE PRUNING COMMENCES
 3. WHEN CLEARANCE PRUNING COMPLETES
- D. TREE PROTECTION MEASURES PRIOR TO AND DURING CONSTRUCTION:
1. BRANCH PRUNING IS REQUIRED FOR CLEARANCE OF NEW BUILDINGS
 2. IF ELEVATION PRUNING IS REQUIRED FOR INSTALLATION OF SERVICES, AN INDENTIFIED CONTRACTOR FROM THE CITY APPROVED CONTRACTORS LIST MUST BE USED AND WRITTEN APPROVAL MUST BE GIVEN FROM PARKS AND URBAN FORESTRY PRIOR TO PRUNING.
 3. NO ROOT PRUNING SHALL OCCUR WITHOUT THE APPROVAL OF URBAN FORESTRY.
 4. APPLY PROTECTIVE MULCH OVER TREE PROTECTION ZONE
 5. SUPPLEMENTAL WATERING WHEN REQUIRED
 6. SOIL CORRECTION WHERE REQUIRED
 7. PROVIDE SIGNAGE INSTRUCTING NO CONSTRUCTION WORK OR MATERIAL IS TO ENCRoACH IN THE TREE PROTECTION ZONE UNLESS AUTHORIZED BY AN URBAN FORESTRY REPRESENTATIVE.
- E. TREE PROTECTION MEASURES POST CONSTRUCTION:
1. SUPPLEMENTAL WATERING WHEN REQUIRED
 2. SOIL CORRECTION, WHERE REQUIRED
- F. ON-SITE TREE PROTECTION ADMINISTRATOR:
1. CONTACT # 403-000-0000

THE TREE PROTECTION ADMINISTRATOR SHALL ENSURE ALL CONSTRUCTION WORK ADHERES TO THE APPROVED TREE PROTECTION PLAN AND THAT ALL CONTRACTED STAFF WORKING ON-SITE ARE AWARE OF THE TREE PROTECTION BYLAW AND THE APPROVED TREE PROTECTION PLAN.



PROPOSED TREE PROTECTION PLAN

SCALE: 1:200



Parking

One parking stall for the tenant(s) on the parcel, in addition to the parking stall(s) required for the property, with the following minimum dimensions:
2.5 m (8'3") x 5.9 m (20') when not abutting a structure (like a house or garage)
2.85 m (9'5") x 5.9 m (20') when abutting a structure on one side
3.0 m (9'10") x 5.9 m (20') when abutting a structure on both sides
Street parking does not count toward the requirement, nor tandem parking stalls located directly behind or in front of other required stalls.

Amenity space

Secondary suite amenity space is an outdoor space designed for the tenants' active or passive recreational use. The area must be shown on the site plan drawing, and The amenity space must be at least 7.5 m² (81 ft²), with no side smaller than 1.5 m (5').

Key Details Regarding Density and Backyard Suites:

Permitted Density Increase: They are allowed in various residential districts (e.g., R-1, R-CL, R-S) to help densely developed and developing neighbourhoods. Unit Count: Each allowed property can have one, self-contained backyard suite with its own kitchen and bathroom, acting as a second unit on that lot. Planning Definition: The City of Calgary classifies them as a, "discretionary use," which can be added to existing residential parcels to increase the total number of units.

Regulations: They require development permits and must meet specific size, setback, and safety standards to be approved.

The City of Calgary

The City of Calgary

-5

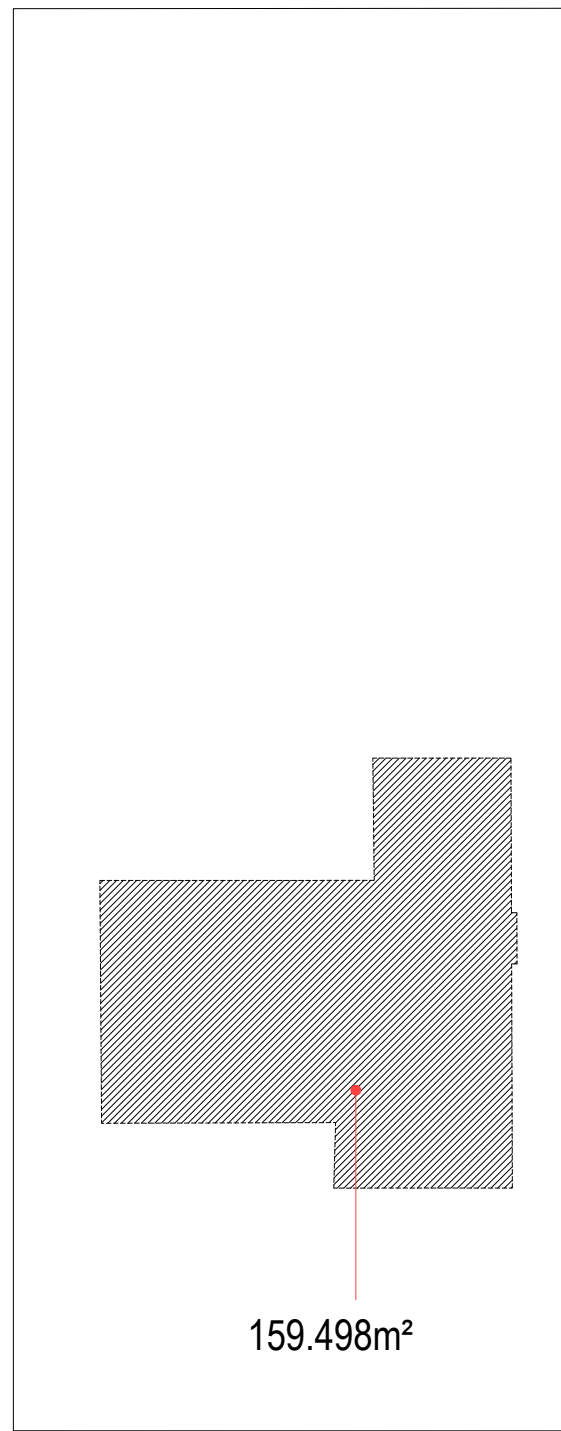
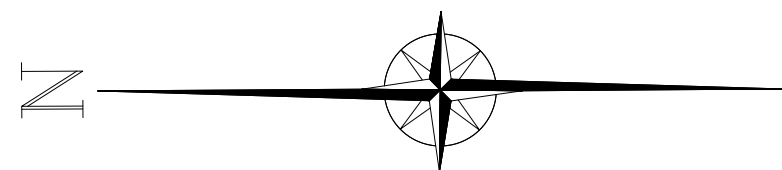
Therefore, for planning and density purposes, a backyard suite converts a single-unit property into a two-unit property, directly increasing density.

The City of Calgary

The City of Calgary

-1

LOT AREA(m)	489.02
MAX COVERAGE	220.06 45%
HOUSE AREA	171.48 35.07%
SUITE AREA	60.50 12.37%
TOTAL AREA	231.98 47.43%



RANGE WAY N.W. HOUSE REMOVAL

SCALE: 1:150

Legend:

- 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.
M. DENOTES MERIDIAN.
Mkd. DENOTES MARKED.
PA. DENOTES POLE ANCHOR.
PL. DENOTES PLACED.
PIL. DENOTES PROPERTY LINE.
Rad. DENOTES RADIAL.
Rge. DENOTES RANGE.
R/W. DENOTES RIGHT-OF-WAY.

- SEC. DENOTES SECTION.
SP. DENOTES SIGN POST.
Twp. DENOTES TOWNSHIP.
- TEST HOLE SHOWN THUS: TH
- WATER VALVE SHOWN THUS: W
- POLE ANCHOR SHOWN THUS: PA
- MANHOLE SHOWN THUS: MH
- GAS VALVE SHOWN THUS: G
- FIRE HYDRANT SHOWN THUS: FH
- LAMP POLE SHOWN THUS: LP
- CONIFEROUS TREE SHOWN THUS: C
- DECIDUOUS TREE SHOWN THUS: D
- EXISTING FENCE IS SHOWN THUS: F
- OVERHEAD UTILITIES SHOWN THUS: U

SITEPLAN LEGEND - NEW ITEMS:

- BASEMENT WINDOW: BW
MAIN FLOOR WINDOW: MW
UPPER FLOOR WINDOW: UW
WINDOW WELL: WW
EXISTING ELEVATIONS ARE METRIC AND ARE SHOWN: E
NEW ELEVATIONS ARE METRIC AND ARE SHOWN: N
PRESSURE TREATED LANDSCAPE RETAINING WALL: P
NEW 1.8m WOOD FENCE: F
- denotes Coniferous --- denotes Deciduous

NOTES:

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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: E = 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