

246 Royal Abbey Court NW,
Calgary, Alta. T3G 4Y3
P-403.369.6679
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

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

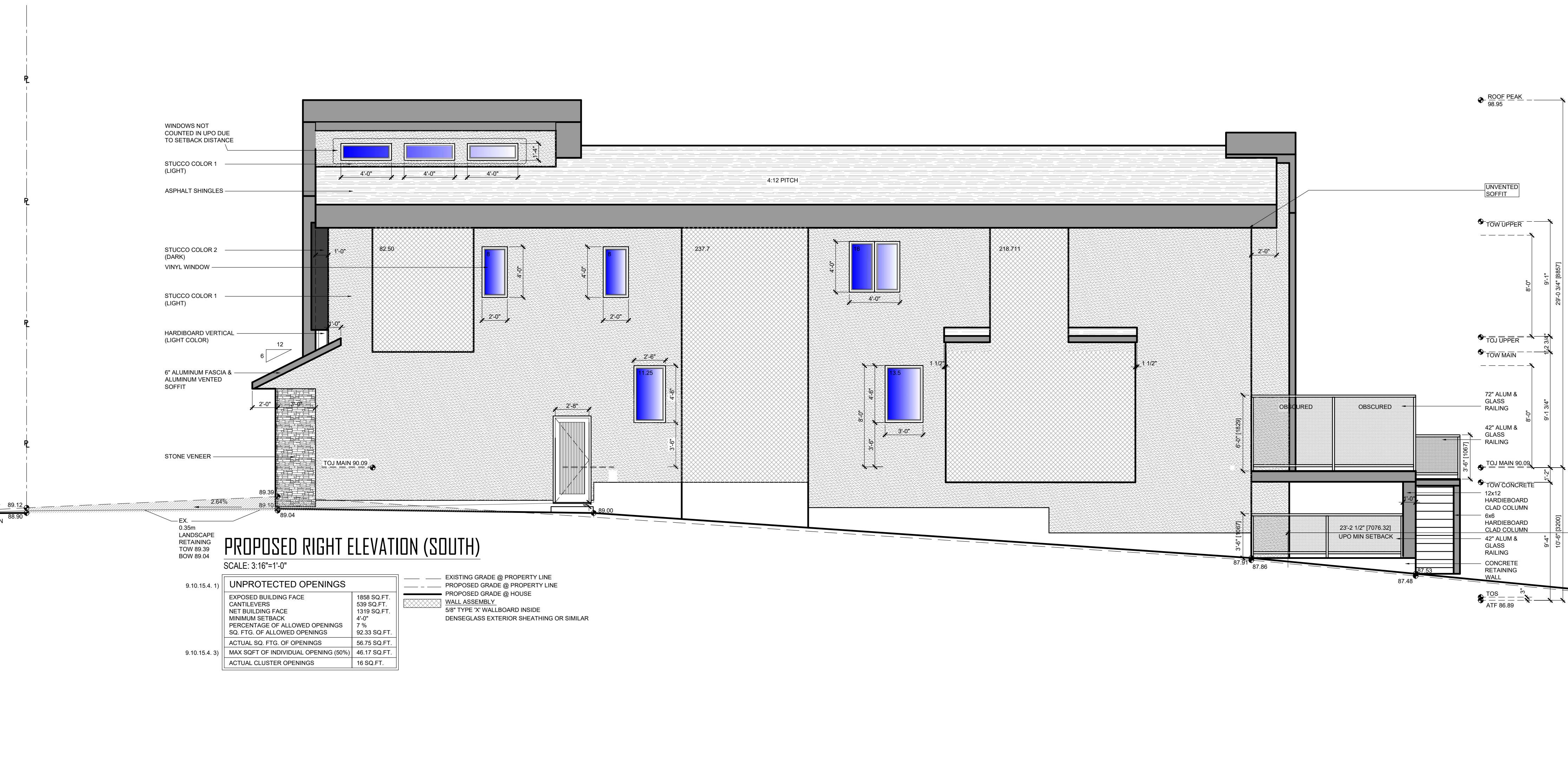
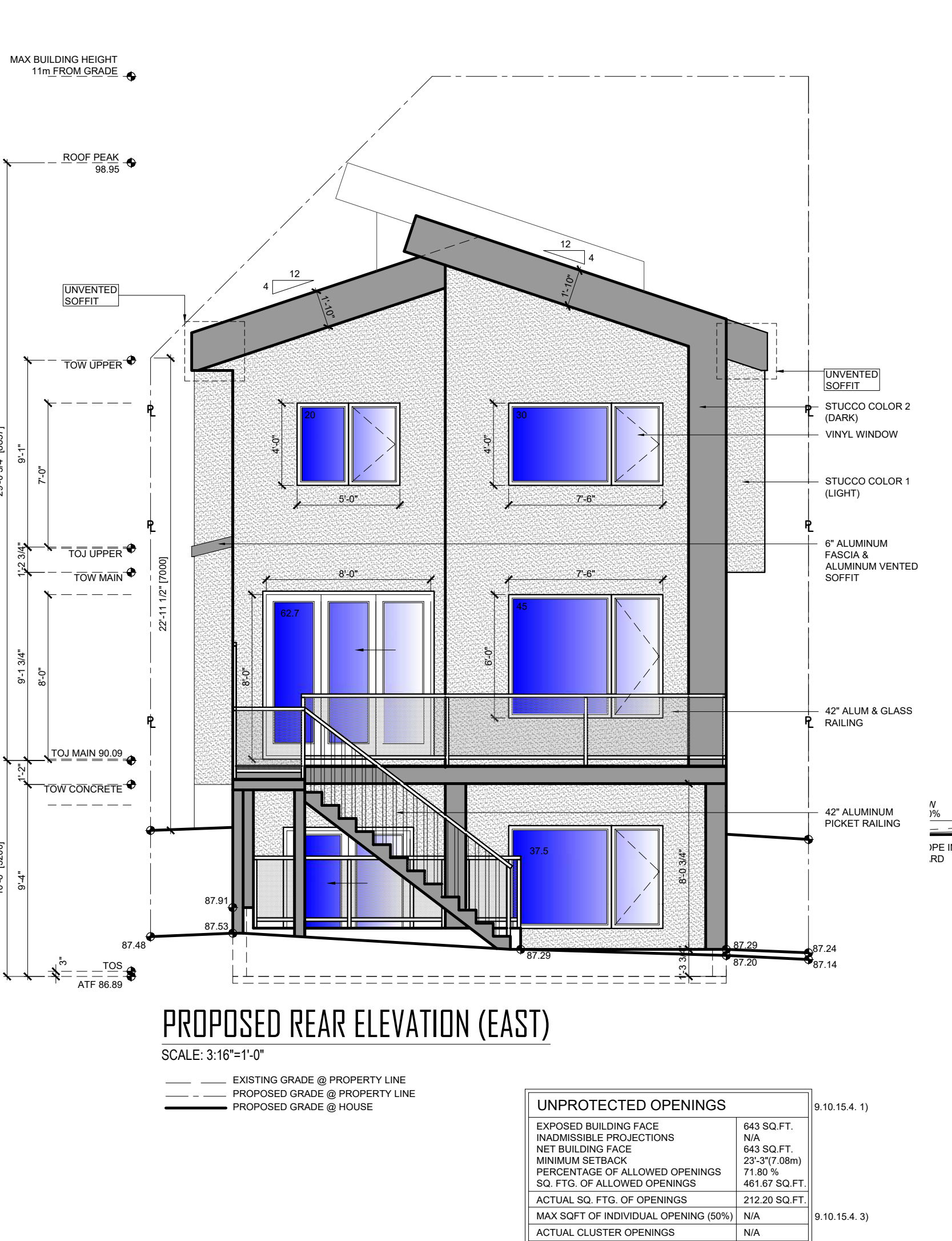
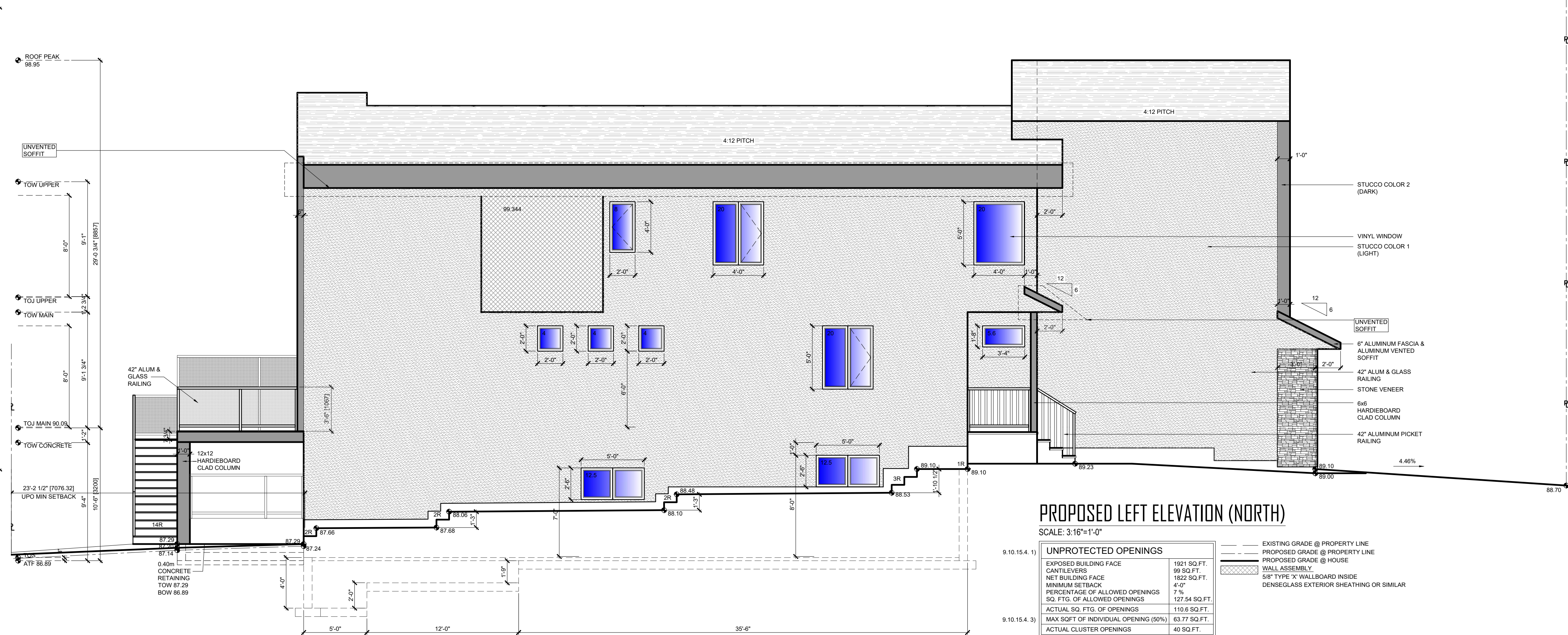
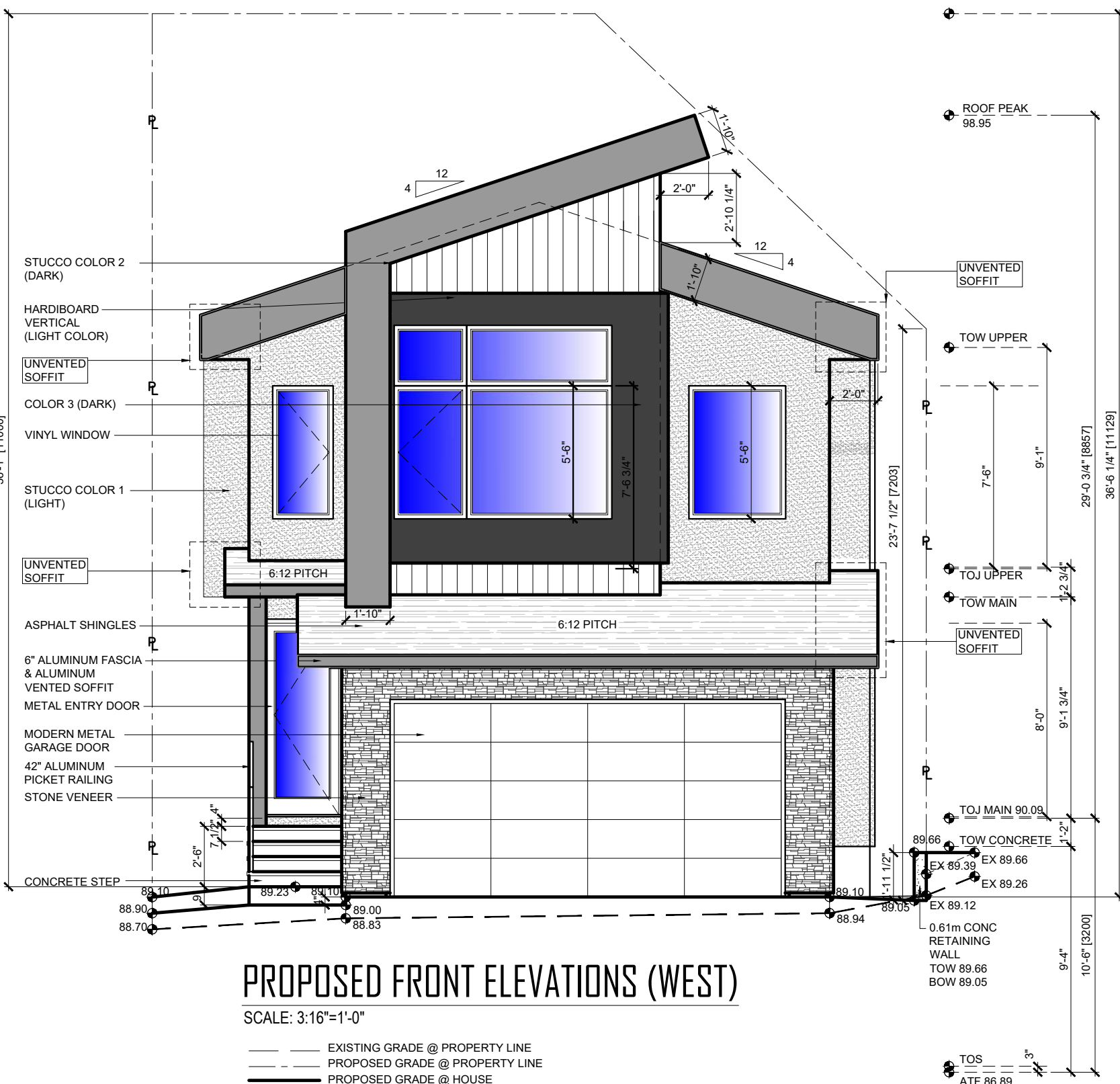
REVISION:	DATE: (Y/M/D)
1.	-

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.
(South)

8 Range Way NW
CALGARY,
ALBERTA
L 20 B 9
P 771 0099

CLIENT:



P-403.560.0189
midassy@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:

FULL ELEVATIONS

PROJECT #: 2026-2895

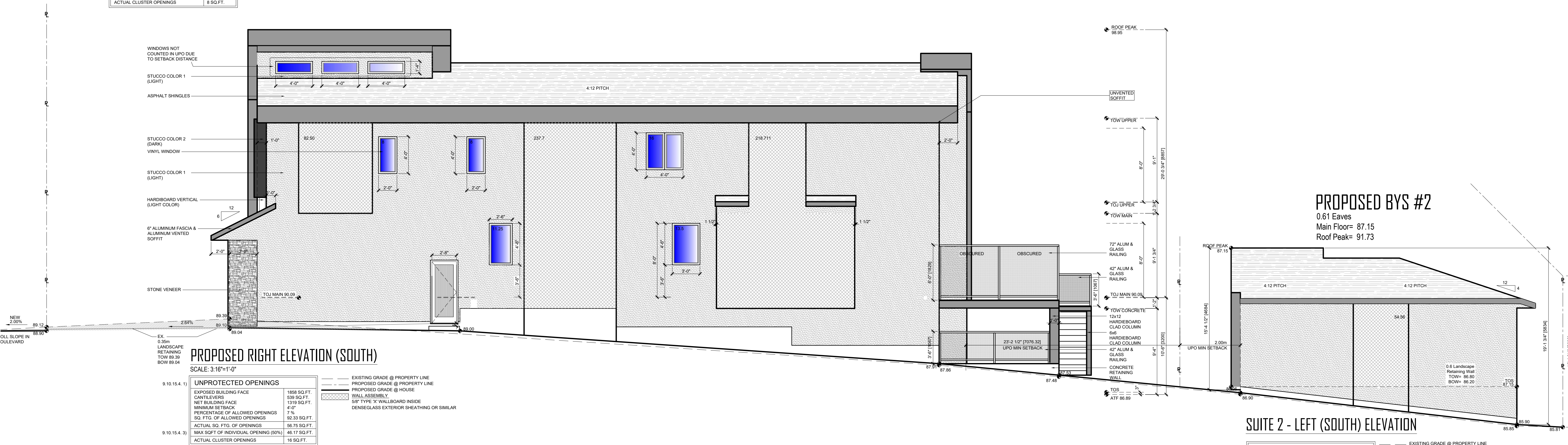
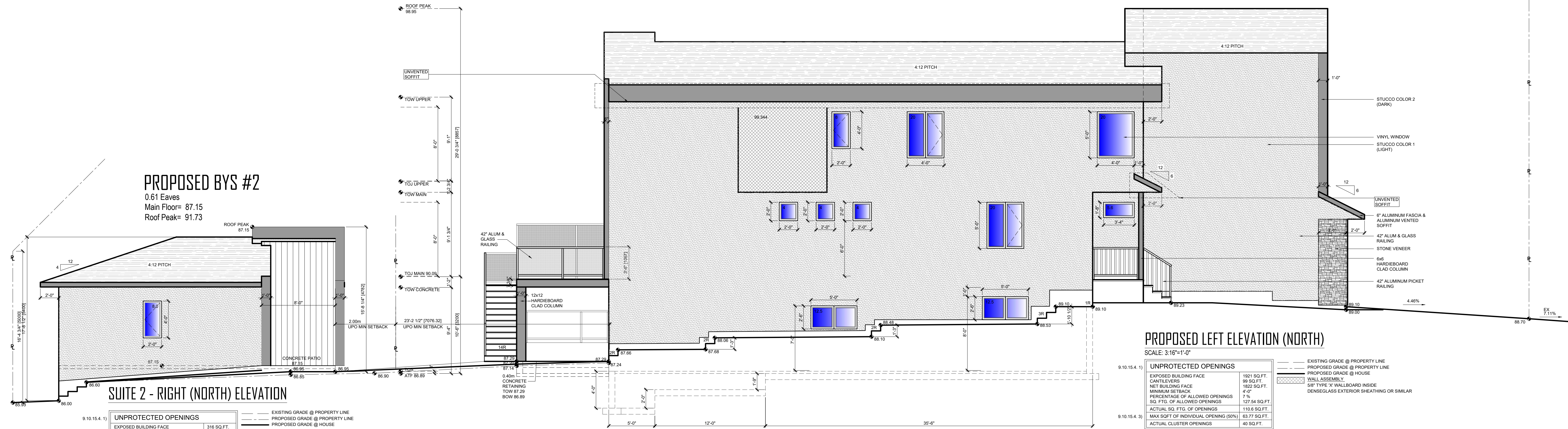
DATE: 2026.03.12

SCALE: AS SHOWN

DRAWN BY: LL

DRAWING #:

DP6



246 Royal Abbey Court NW,
Calgary, Alta. T3G 4Y3
P-403.369.6679
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



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

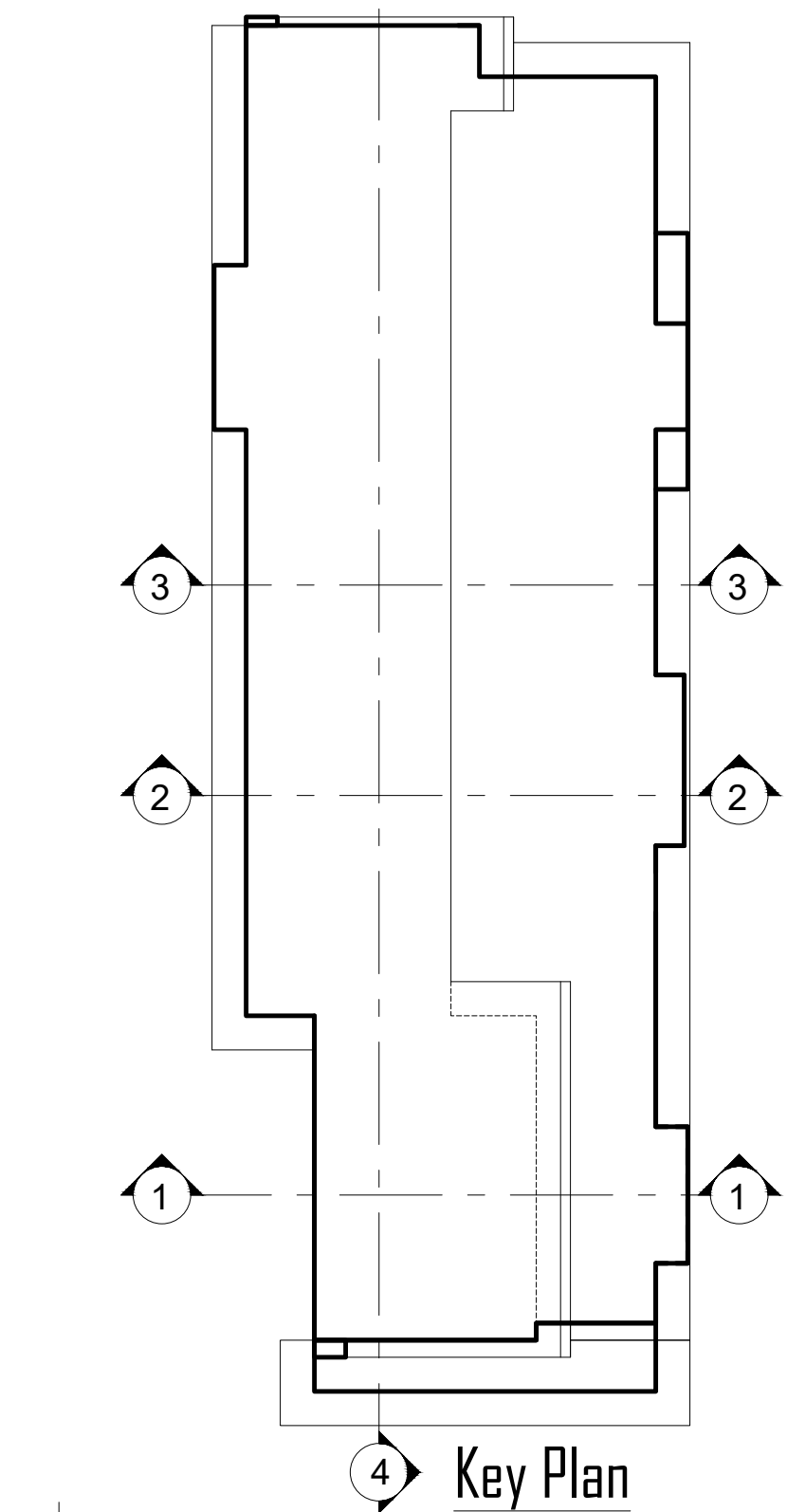
REVISION:	DATE: (Y/M/D)
1.	-

DRAWING TITLE:

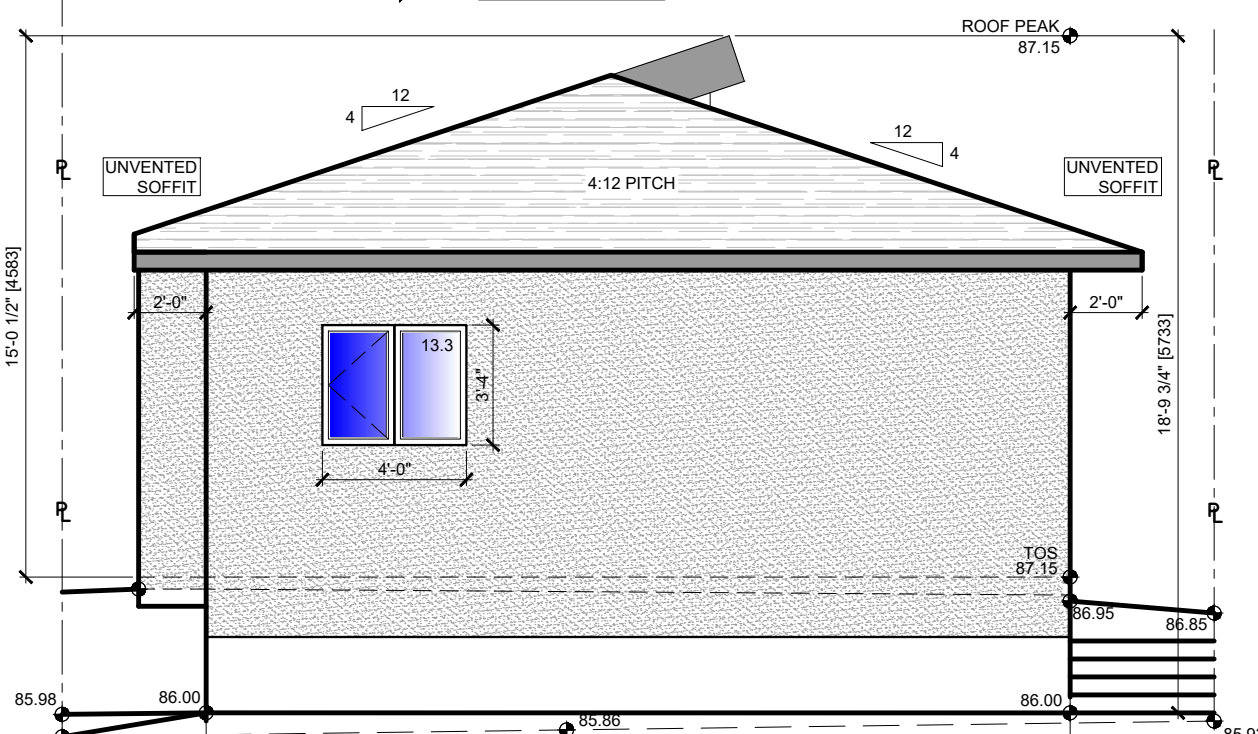
SECTION & BYS

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

DP8

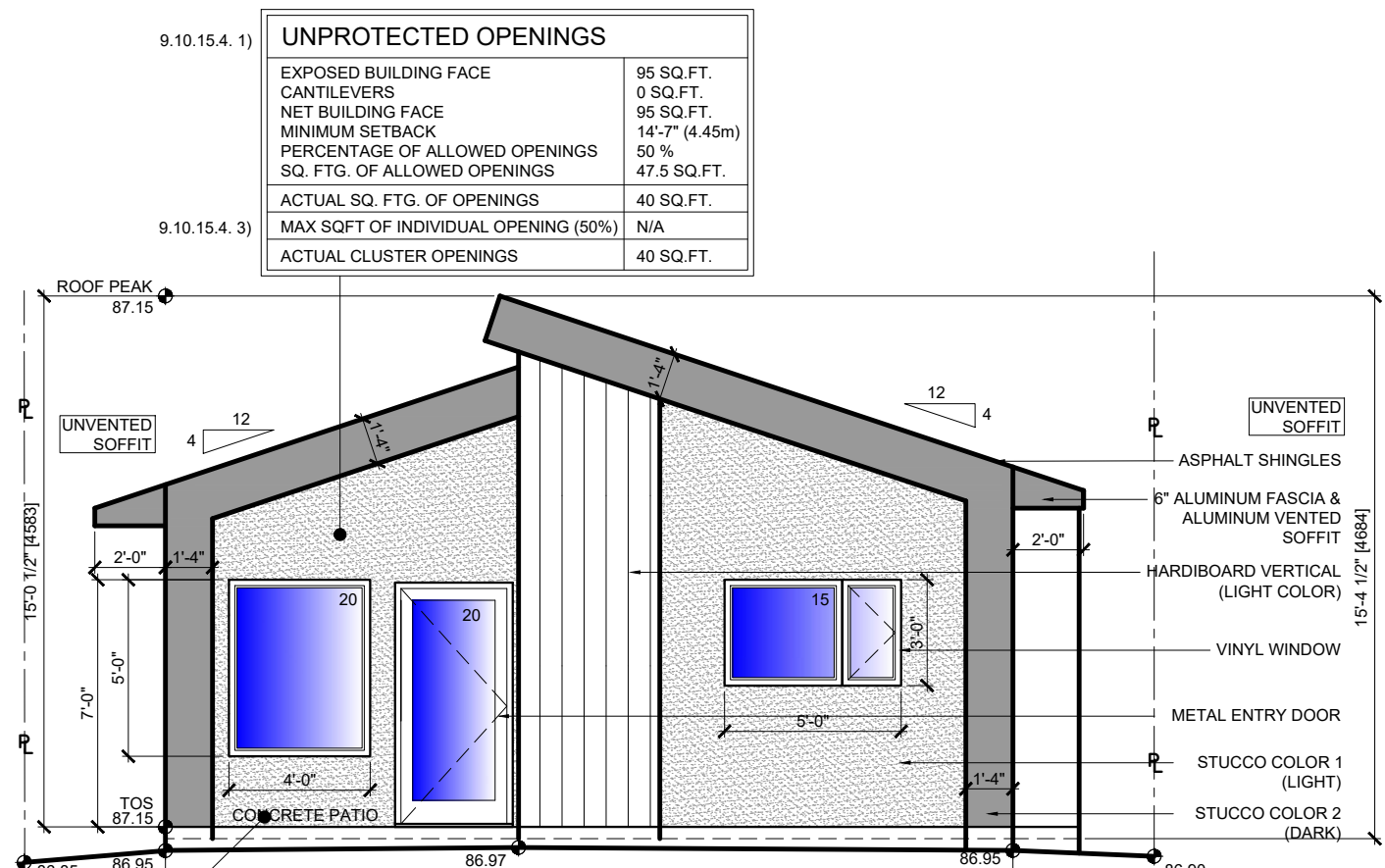


Key Plan



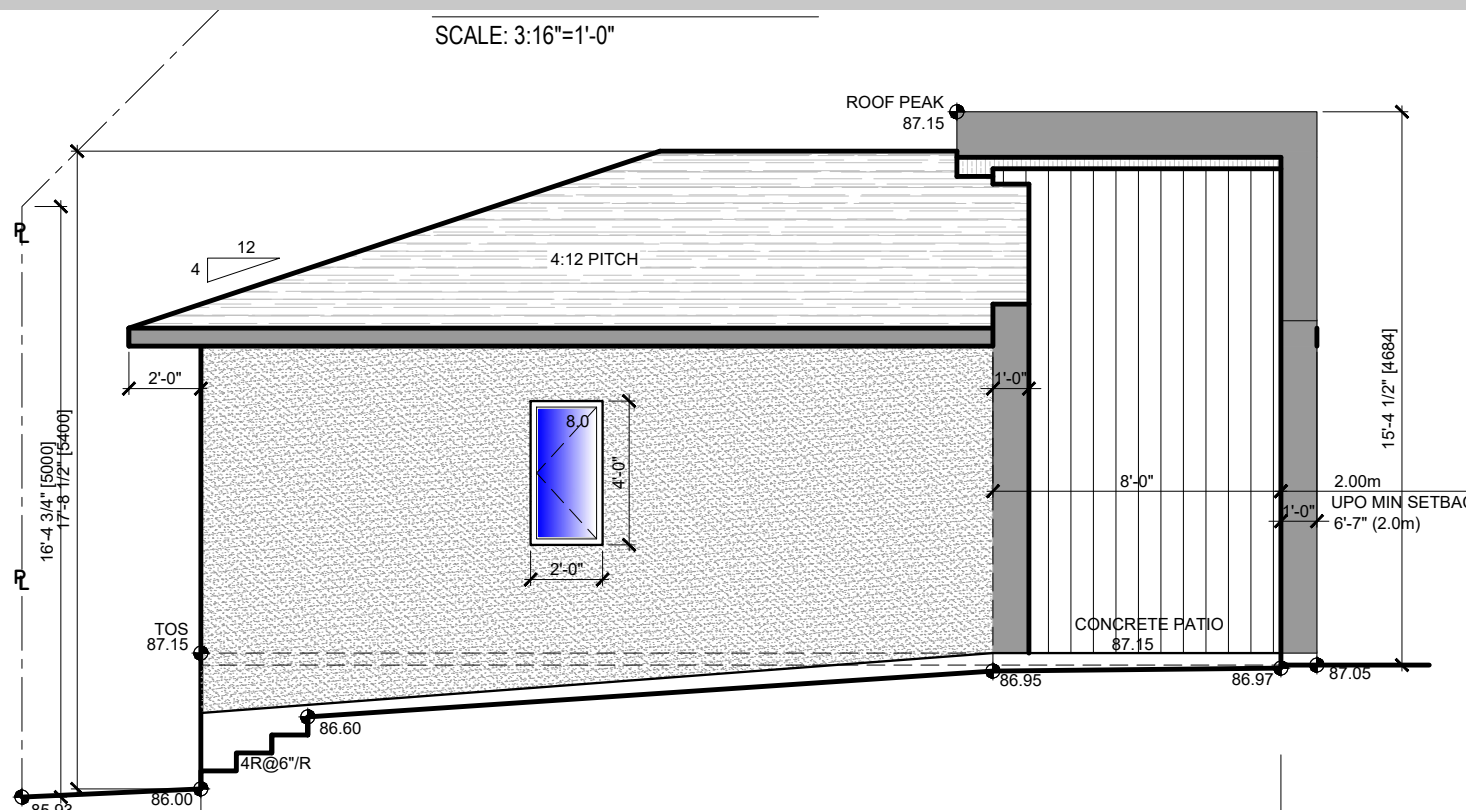
SOUTH SUITE 2 - REAR (EAST) ELEVATION

9.10.15.4.1)	UNPROTECTED OPENINGS	
	EXPOSED BUILDING FACE	298 SQ.FT.
	CANTILEVERS	0 SQ.FT.
	NET BUILDING FACE	298 SQ.FT.
	MINIMUM SETBACK	9'-0"
	PERCENTAGE OF ALLOWED OPENINGS	9%
	SQ. FTG. OF ALLOWED OPENINGS	26.82 SQ.FT.
	ACTUAL SQ. FTG. OF OPENINGS	13.30 SQ.FT.
	MAX SQFT OF INDIVIDUAL OPENING (50%)	13.41 SQ.FT.
	ACTUAL CLUSTER OPENINGS	13.30 SQ.FT.



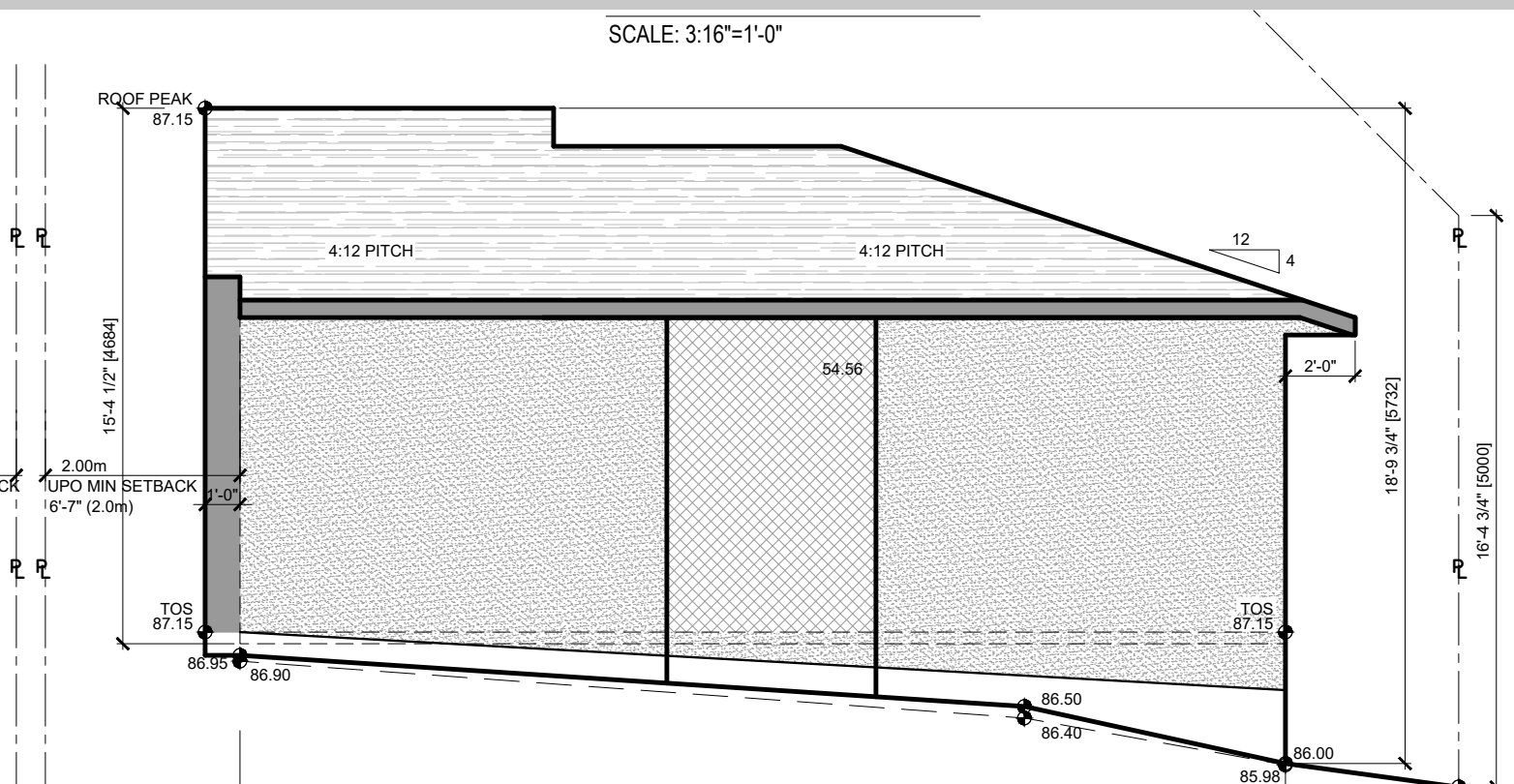
SOUTH SUITE 2 - FRONT (WEST) ELEVATION

9.10.15.4.1)	UNPROTECTED OPENINGS	
	EXPOSED BUILDING FACE	132 SQ.FT.
	CANTILEVERS	0 SQ.FT.
	NET BUILDING FACE	132 SQ.FT.
	MINIMUM SETBACK	6'-7" (2.0m)
	PERCENTAGE OF ALLOWED OPENINGS	12%
	SQ. FTG. OF ALLOWED OPENINGS	15.84 SQ.FT.
	ACTUAL SQ. FTG. OF OPENINGS	15.0 SQ.FT.
	MAX SQFT OF INDIVIDUAL OPENING (50%)	N/A
	ACTUAL CLUSTER OPENINGS	15.0 SQ.FT.



SOUTH SUITE 2 - RIGHT (NORTH) ELEVATION

9.10.15.4.1)	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 SQFT OF INDIVIDUAL OPENING (50%)	11.06 SQ.FT.
	ACTUAL CLUSTER OPENINGS	8 SQ.FT.



SOUTH SUITE 2 - LEFT (SOUTH) ELEVATION

9.10.15.4.1)	UNPROTECTED OPENINGS	
	EXPOSED BUILDING FACE	328 SQ.FT.
	FACE WITHIN 1.2m	54.56 SQ.FT.
	NET BUILDING FACE	273.44 SQ.FT.
	MINIMUM SETBACK	4'-0"
	PERCENTAGE OF ALLOWED OPENINGS	7%
	SQ. FTG. OF ALLOWED OPENINGS	19.14 SQ.FT.
	ACTUAL SQ. FTG. OF OPENINGS	0 SQ.FT.
	MAX SQFT OF INDIVIDUAL OPENING (50%)	9.57 SQ.FT.
	ACTUAL CLUSTER OPENINGS	0 SQ.FT.

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

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

CLIENT:
MG
MIDAS GROUP
P:403.560.0189
midassy@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:
SITE PLAN / BLOCK PLAN

PROJECT #: 2026-2895
DATE: 2026.03.10
SCALE: AS SHOWN
DRAWN BY: LL

DRAWING #:
DP2

© LEGACIES DESIGN 2026

PROPOSED SITE/

BLOCK PLAN

SCALE: 1:200

PROPOSED GRADE PLAN

SCALE: 1:200

PROPOSED TREE PROTECTION 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.

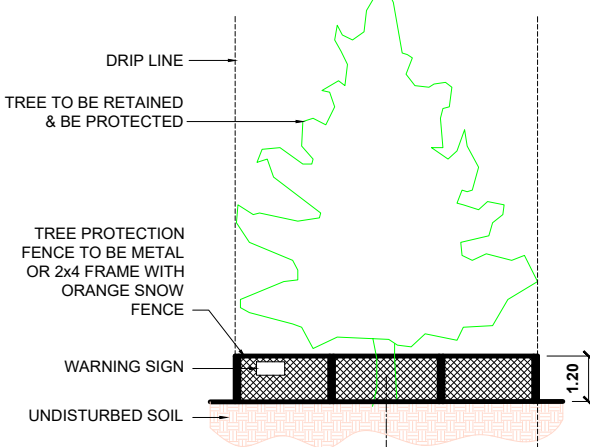
C. AN URBAN FORESTRY TECHNICIAN SHALL BE CONTACTED TO BE ON-SITE AT THE FOLLOWING STAGES OF CONSTRUCTION:
1. COMMENCEMENT
2. WHEN CLEARANCE PRUNING COMMENCES
CONTACT AN URBAN FORESTRY TECHNICIAN AT 3-1-1.

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.



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.

SITEPLAN LEGEND - NEW ITEMS:

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 1.8m WOOD FENCE

--- denotes Coniferous --- denotes Deciduous

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)

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