

SEMI DETACHED
7443 - 20A STREET S.E.
CALGARY, ALBERTA .
PLAN 955AV , BLOCK 7 , LOTS 21 & 22



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-06-09

REVISION DATE : 2026-09-01



#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordg.ca
www.tricordesigns.com

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UNIT 1			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	860.25	79.92
	UPPER FLOOR	994.01	92.35
	TOTAL	1854.26	172.27
	BASEMENT FLOOR	679.09	63.09
	GRAND TOTAL	2533.35	235.36
	DECK	207.50	19.28

GARAGE	443.42	41.20
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UNIT 2			
AREA SCHEDULE	FLOOR PLANS	SQ. FT.	SQ. M.
	MAIN FLOOR	860.25	79.92
	UPPER FLOOR	994.01	92.35
	TOTAL	1854.26	172.27
	BASEMENT FLOOR	679.09	63.09
	GRAND TOTAL	2533.35	235.36
	DECK	207.71	19.30

GARAGE	443.42	41.20
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KEY PLAN :



PROJECT NO. : 26-1053

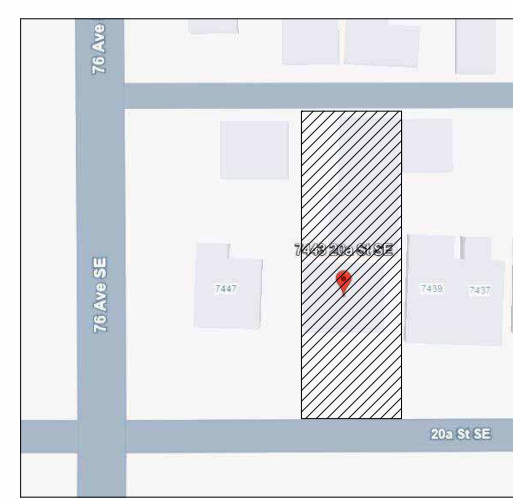


DESIGNED BY:

TRICOR
DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB. T2E 6K3
PHONE: (403)203-1970 FAX: (403)203-1990
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01	2026-08-31	DTR REVISION	E.R.	E.Z.
02				
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THE CLIENT :

HOME BY ART

PROJECT :

SEMI DETACHED

ADDRESS:

7443 - 20A STREET S.E.
CALGARY, ALBERTA .
PLAN 955AV , BLOCK 7 , LOTS 21 & 22

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1053

CHECKED BY:

T.I./E.Z.

DRAWN BY:

E.R.

DATE:

2026-08-01

SCALE:

NITIN BANSAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: July 8, 2025
DWN BY:CD	93 ROYAL CREST VIEW N.W., CALGARY	JOB NO: TG25-0233
CK'D BY:NB	T3G 5W5, ALBERTA, PH.:(403) 478 3635	ACAD FILE NO: TG25-0233DP

SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

7443 - 20A STREET S.E. , CALGARY, ALBERTA

LEGAL ADDRESS:-

PLAN 955AV , BLOCK 7 , LOTS 21 & 22

ZONNING:- R-CG

NOTE: Unless otherwise specified, the dimensions shown relate to distances from property boundary to foundation walls only at the date of the survey. Positions of spot elevations are approximate. Distances are in metres and decimals thereof.

COVERAGE CALCULATION:

LOT AREA = 556.82 m²

MAXIMUM COVERAGE (45%) = 250.57 m²

BUILDING COVERAGE = 159.98 m²

GARAGE COVERAGE = 85.5 m²

TOTAL COVERAGE = 245.48 m² = 44.08%

PROJECT SETBACK REQUIREMENTS:

1. CONTEXTUAL FRONT SETBACK = (A+ B)/2 - 1.5
= (7.52 + 5.46)/2 - 1.5 = 4.99 m

(BAY WINDOWS AND EAVES MAY PROJECT A

MAX. OF .6m INTO THE FRONT SETBACK AREA)

2. MINIMUM 1.20m GARAGE SETBACK

3. MINIMUM 1.20m SIDEYARD SETBACK

4. BUILDING DEPTH

THE MAXIMUM BUILDING DEPTH OF A CONTEXTUAL

SEMI-DETACHED DWELLING IS THE GREATER OF:

A) 60.0 PER CENT OF THE PARCEL DEPTH

5. BACKYARD SUITE

A) 0.6 METRES FOR ANY PORTION OF THE BUILDING USED AS

A PRIVATE GARAGE.

B) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY

LINE IS 1.2 METRES

NOTE:-

- ALL EXISTING STRUCTURES ON SITE, INCLUDING

EXISTING FENCE, TO BE REMOVED AS NOTED

- CONSTRUCTION ACCESS TO BE FROM REAR LANE.

- CITY BOULEVARD IS TO REMAIN FREE OF

EXCAVATED MATERIAL AND STORAGE OF

CONSTRUCTION MATERIAL IS NOT PERMITTED.

LEGEND	LEGEND	LEGEND	LEGEND
	PROPOSED NEW FENCE		UTILITY LINES GAS
	PWF LANDSCAPE RETAINING WALL		UTILITY LINES SANITARY
	CANTILEVERS		REMOVE FENCE
	SETBACK		UTILITY LINES WATER
	EAVES		REMOVE EXISTING TREE
	UTILITY LINES POWER		NEED TO TRIM
			EXISTING GRADES
			CALCULATED GRADES
			CONCRETE
			BULDING REMOVE
			AREA OF TREE PROTECTION
			UPPER CANT

NOTE :-

-ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES

-BUILDING READY FOR SOLAR PANEL INSTALLATION .

-ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH ANUNDERGROUND

IRRIGATION SYSTEM.

-BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR

PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY.-FOR SOLAR PV AT LEAST

2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OFRIGID OR FLEXIBLE METAL

CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL

METALLIC TUBING (AS PER SECTION 12 OF THECANADIAN ELECTRICAL CODE PART 1

CONCERNING "RACEWAYS") SHOULD BEINSTALLED.

ROADS NOTE:

- CONSTRUCTION OF NEW SIDEWALKS ADJACENT TO 20A STREET S.E.

- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, CURB AND

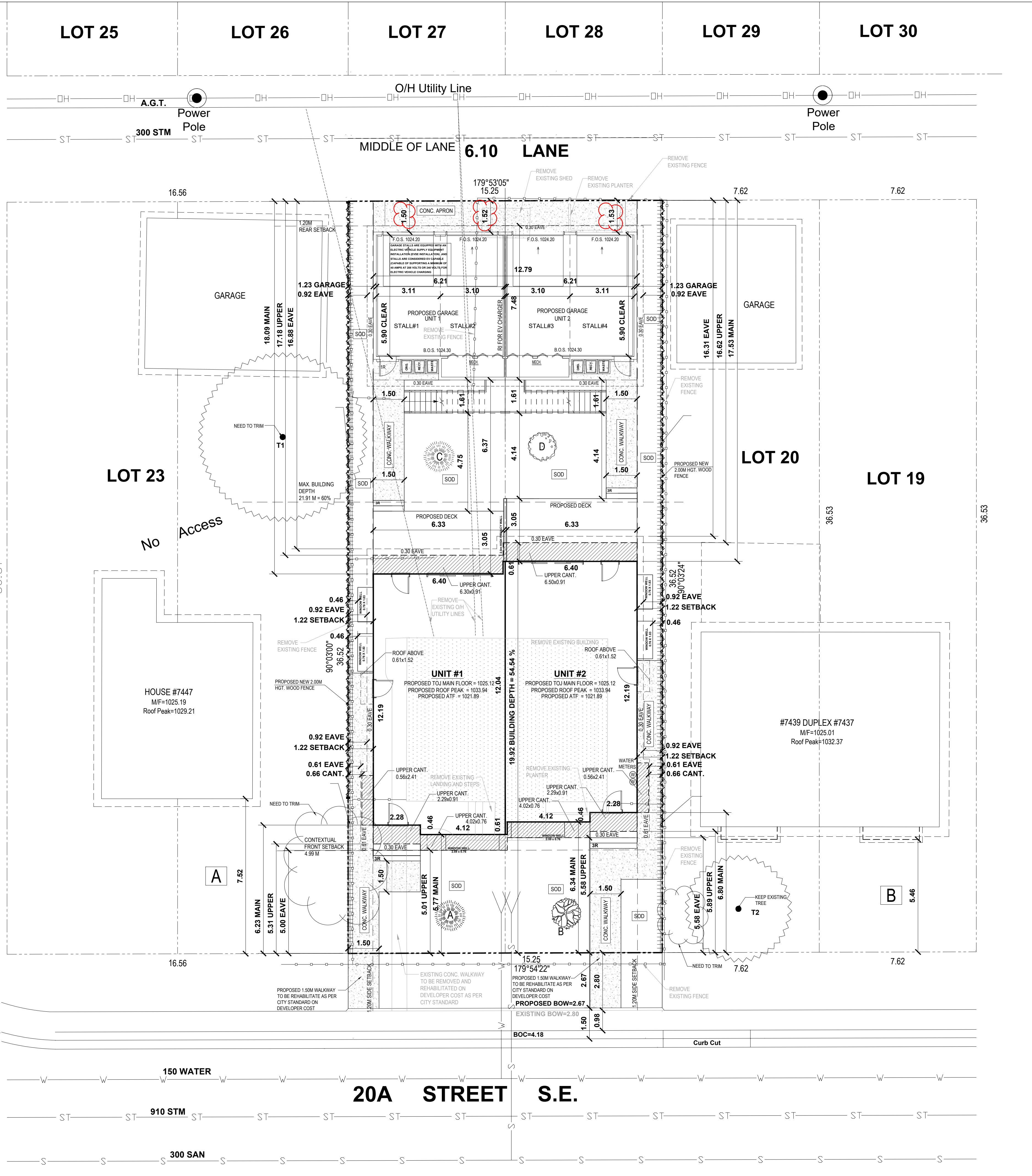
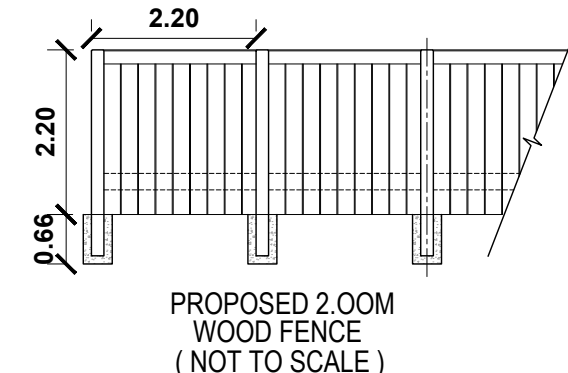
GUTTER, ETC., SHOULD IT

BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

1	CON	8	0.4	15	In ADJACENT PROPERTY	TRIMMED
2	CON	5	0.4	11	In ADJACENT PROPERTY	REMAINED

PROPOSED TREE SCHEDULE

A	- NEW LARGE COLORADO "BLUE" SPRUCE TREE - MIN. 3m or 10'-0" IN HEIGHT
B	- NEW LARGE MAYDAY TREE - MIN. 0.075 CALIPER
C	- NEW SMALL COLUMNAR "BLUE" SPRUCE TREE - MIN. 2.0m or 6'-6" IN HEIGHT
D	- NEW FLOWERING CRAB SPECIES TREE - MIN. 0.05 CALIPER



SITE - PLAN

SURVEY INFORMTION :-

MUNICIPAL ADDRESS:-

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LEGAL ADDRESS:-

PLAN 955AV , BLOCK 7 , LOTS 21 & 22

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3. MINIMUM 1.20m SIDEYARD SETBACK

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THE MAXIMUM BUILDING DEPTH OF A CONTEXTUAL SEMI-DETACHED DWELLING IS THE GREATER OF:

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5. BACKYARD SUITE

A) 0.6 METRES FOR ANY PORTION OF THE BUILDING USED AS A PRIVATE GARAGE.

B) THE MINIMUM BUILDING SETBACK FROM A SIDE PROPERTY LINE IS 1.2 METRES

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- CITY BOULEVARD IS TO REMAIN FREE OF EXCAVATED MATERIAL AND STORAGE OF CONSTRUCTION MATERIAL IS NOT PERMITTED.

LEGEND	LEGEND	LEGEND	LEGEND

NOTE :-

- ALL SODDED AREA ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES
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- ALL AREAS OF SOFT LANDSCAPING MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
- BUILDING WILL BE 'SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC (PV) PANELS TO GENERATE ELECTRICITY. FOR SOLAR PV AT LEAST 2.5 CM (1") NOMINAL DIAMETER CONSTRUCTED OF RIGID OR FLEXIBLE METAL CONDUIT, RIGID PVC CONDUIT, LIQUID TIGHT FLEXIBLE CONDUIT OR ELECTRICAL METALLIC TUBING (AS PER SECTION 12 OF THE CANADIAN ELECTRICAL CODE PART 1 CONCERNING "RACEWAYS") SHOULD BE INSTALLED.

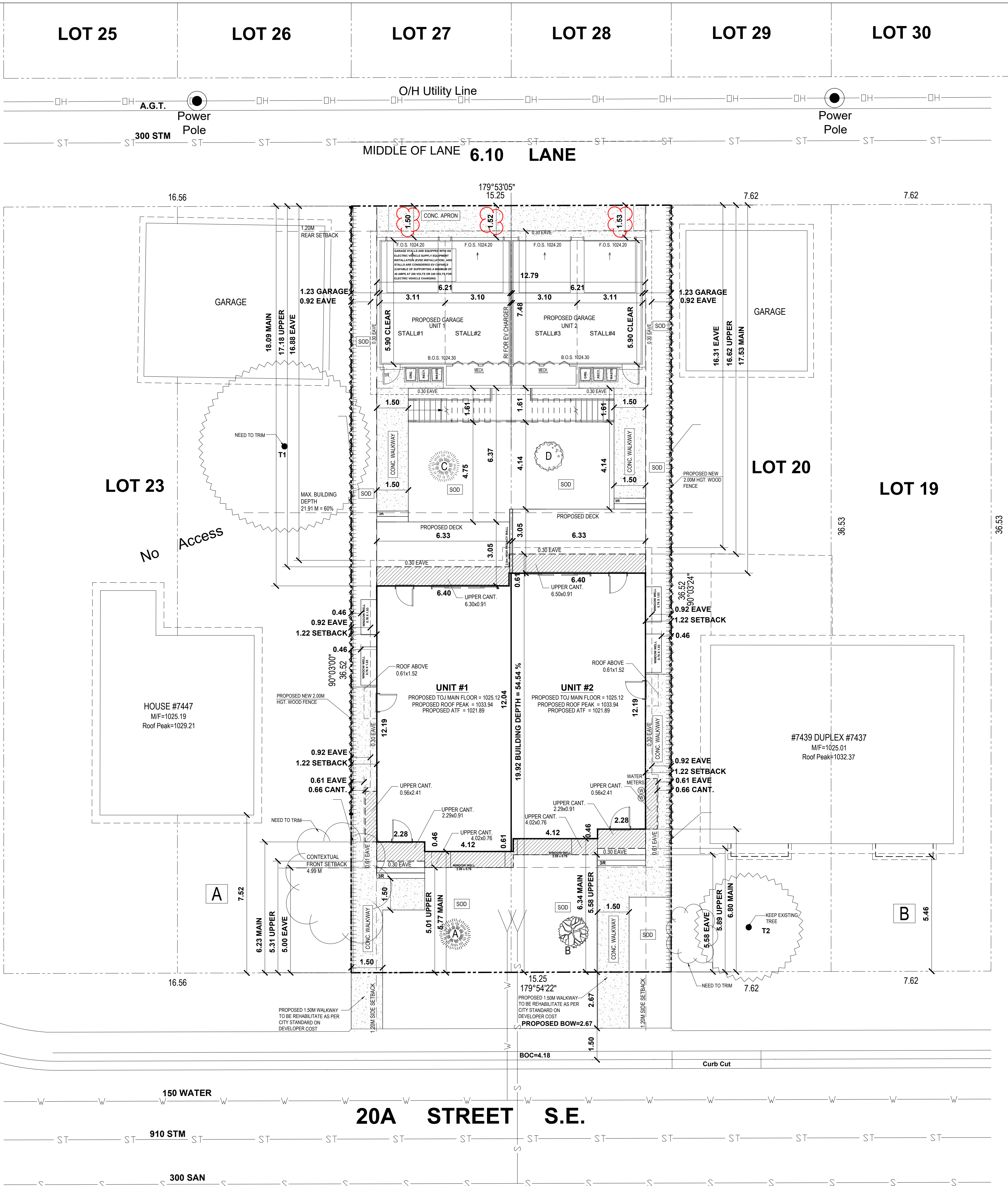
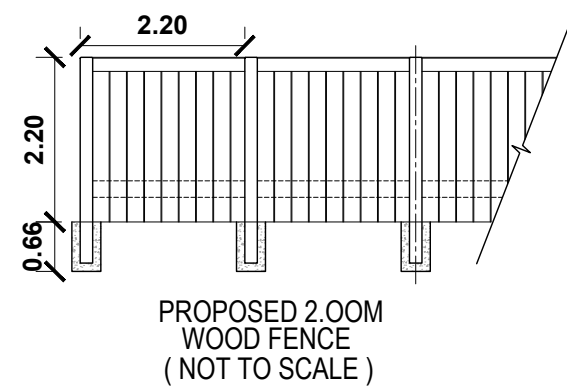
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- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, CURB AND GUTTER, ETC., SHOULD IT BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

TREE SCHEDULE					
TREE #	VARIETY	CANOPY (M)	TRUNK (M)	HEIGHT (M)	LOCATION
1	CON	8	0.4	15	In ADJACENT PROPERTY
2	CON	5	0.4	11	In ADJACENT PROPERTY

PROPOSED TREE SCHEDULE

A	- NEW LARGE COLORADO "BLUE" SPRUCE TREE - MIN. 3m or 10'-0" IN HEIGHT
B	- NEW LARGE MAYDAY TREE - MIN. 0.075 CALIPER
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D	- NEW FLOWERING CRAB SPECIES TREE - MIN. 0.06 CALIPER

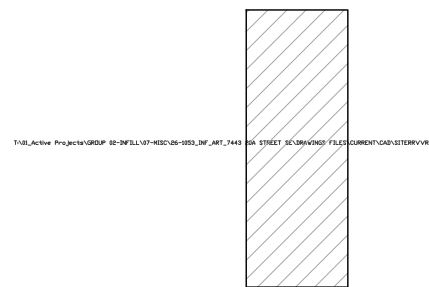


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tricordesigns.com

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

PHONE: (403) 203-1970
FAX: (403) 203-1980
EMAIL: info@tricordg.ca

KEY PLAN



NOTES

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01	2026-06-09	DEVELOPMENT PERMIT SET	E.R.	T.I.

THE CLIENT :

HOME BY ART

PROJECT :

SEMI DETACHED

ADDRESS:

7443 - 20A STREET S.E.
CALGARY, ALBERTA
PLAN 955AV, BLOCK 7, LOTS 21&22

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

PROPOSED SITE PLAN

DRAWING NO.

A-003

PROJECT NO. :

26-1053

CHECKED BY:

T.I./E.Z.

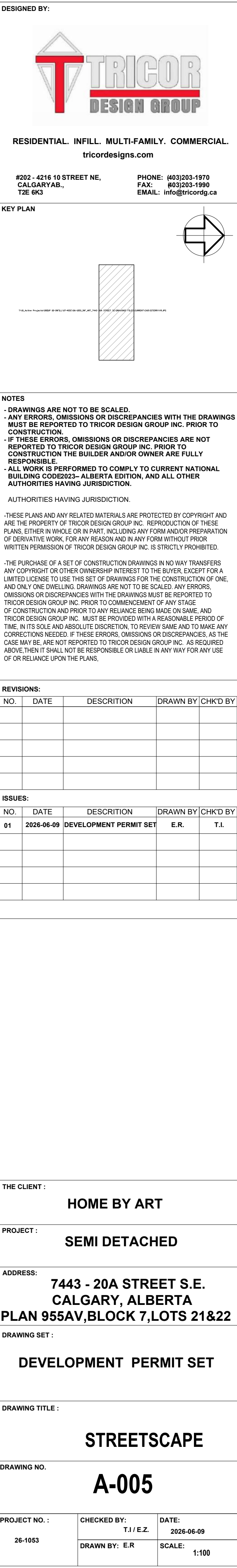
DATE:

2026-06-09

DRAWN BY: E.R.

SCALE:

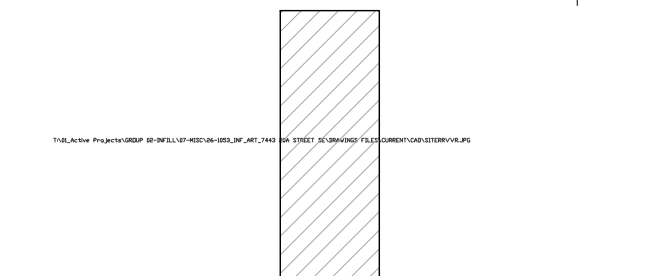
1:100



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

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

KEY PLAN	
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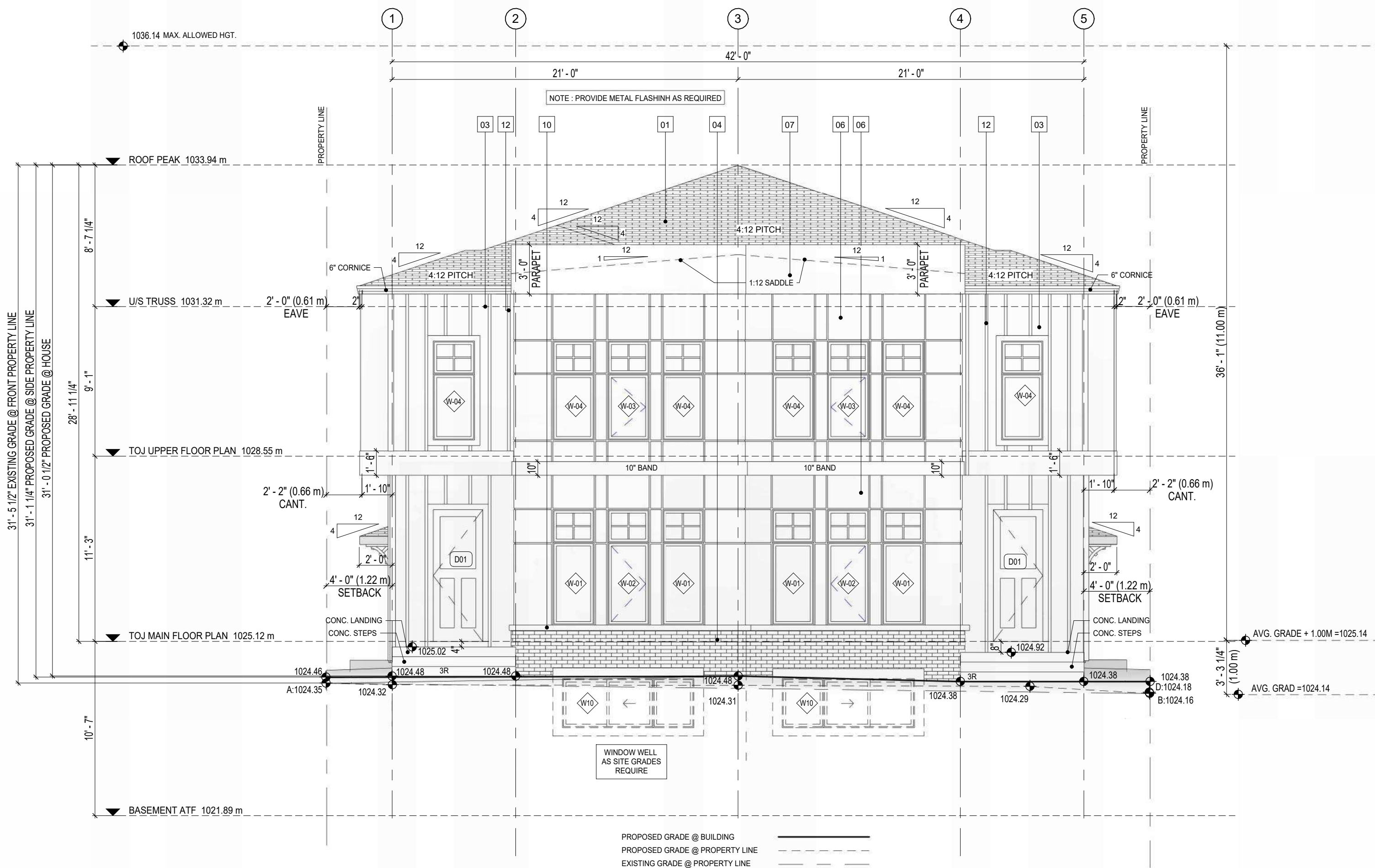
ADDRESS:
7443 - 20A STREET S.E.
CALGARY, ALBERTA
PLAN 955AV,BLOCK 7,LOTS 21&22

DRAWING TITLE :

DRAWING NO. **A-005**

PROJECT NO. : 26-1053	CHECKED BY: T.I / E.Z.	DATE: 2026-06-09
	DRAWN BY: E.R	SCALE: 1:100

ELEVATIONS FINISHES MATERIAL	
MARK	NAME
01	ASPHALT SHINGLES
02	PRE-FINISHED METAL FASCIA
03	BOARD AND BATTEN
04	EXTERIOR MANUFACTURED BRICK VENEER
04	SMART BOARD DARK
05	STUCCO CLADDING
06	STUCCO CLADDING WHITE
07	STUCCO CLADDING DARK
08	4" TRIM
09	CORNER BOARD 4"
10	4" STONE CAP
11	SHADOW BOARD 10"
12	1.5" BATTEN



1 PROPOSED FRONT (EAST) ELEVATION
3/16" = 1'-0"



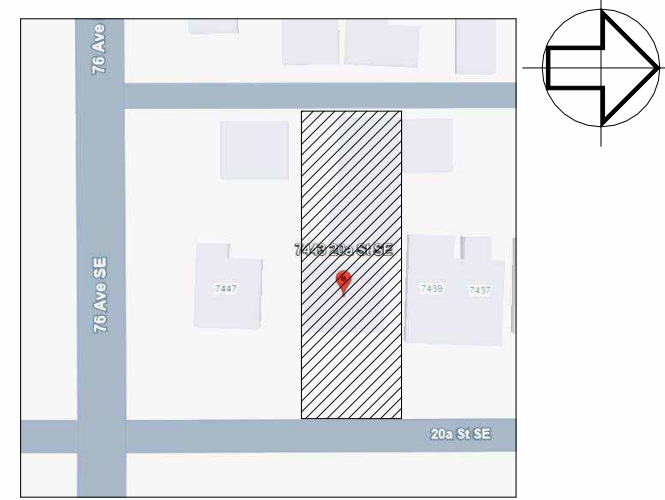
2 PROPOSED REAR (WEST) ELEVATION
3/16" = 1'-0"

DESIGNED BY:

TRICOR
DESIGN GROUP

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tricordesigns.com
#202, 4216 10TH STREET NE
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PLAN 955AV , BLOCK 7 , LOTS 21 & 22

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED FRONT & REAR
ELEVATIONS

DRAWING NO.

A-201

PROJECT NO.:

26-1053

CHECKED BY:

T.I./E.Z.

DATE:

2026-08-01

DRAWN BY:

E.R.

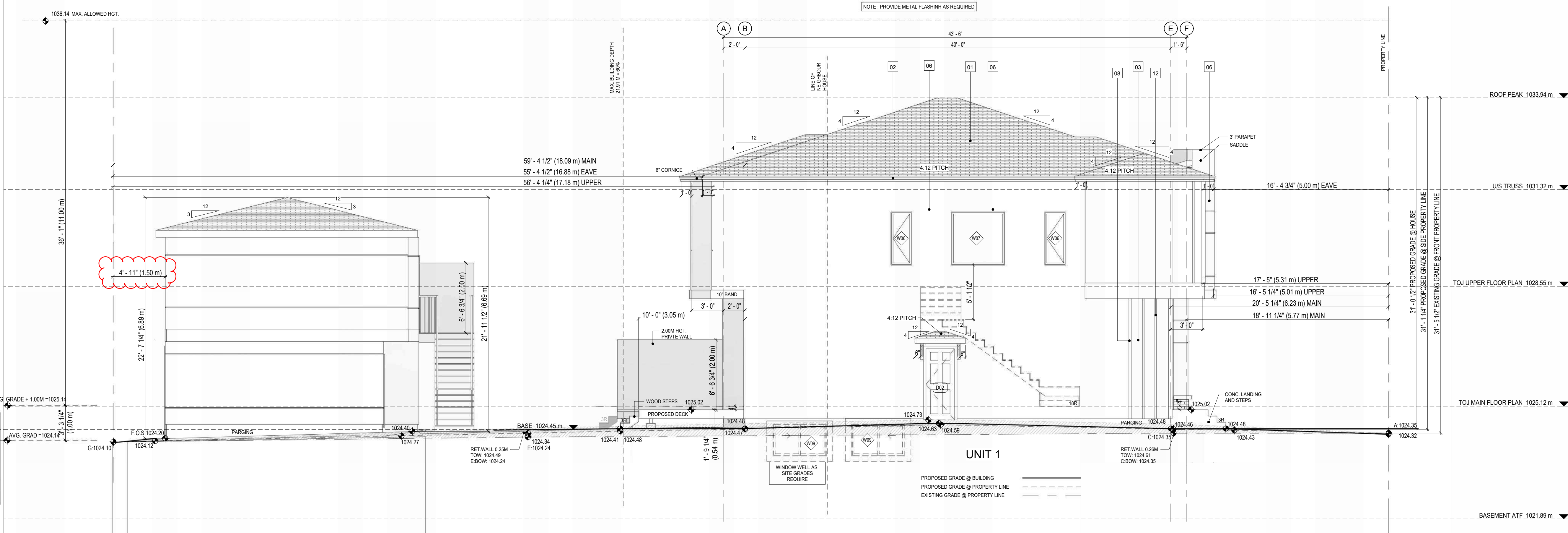
SCALE:

3/16" = 1'-0"

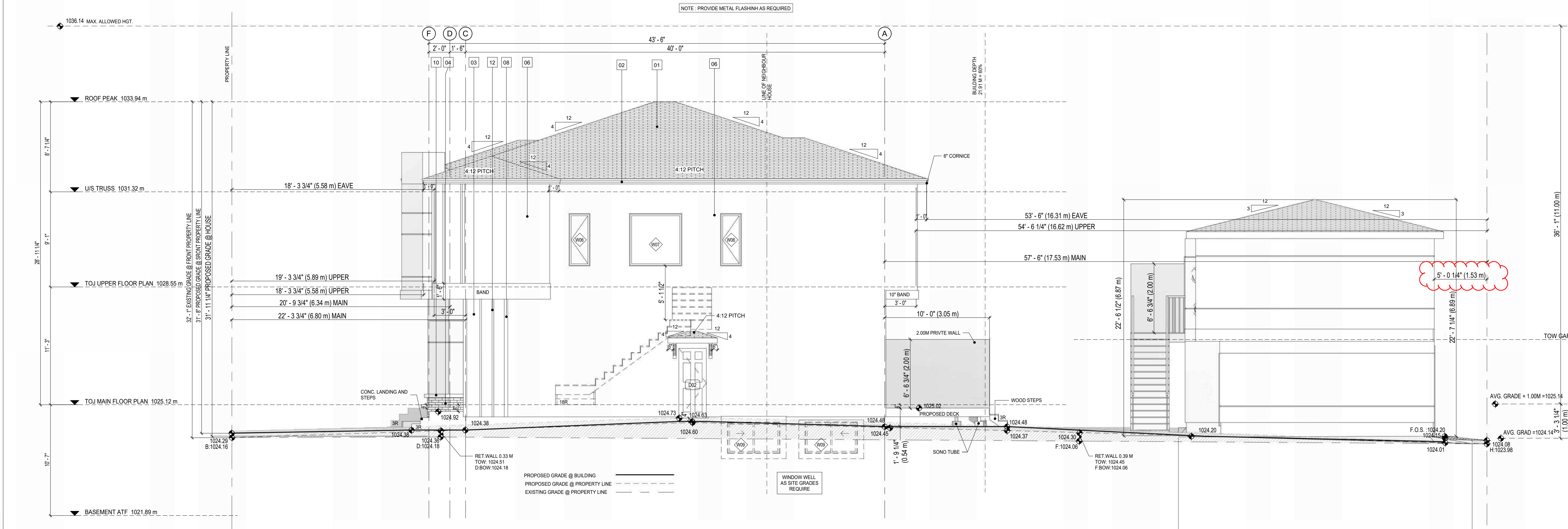
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13	1-5" BATTEN

UNPROTECTED OPENINGS LEFT ELE. (INC. DOOR)			
CODE CHECK	EXPOSED BUILDING FACE	948.34 SQ. FT.	88.10 SQ.M ²
	MINIMUM SETBACK	4'-0"	1.22 M.
	PERCENTAGE OF ALLOWED OPENINGS	7.00%	
	SQ. FT.G. OF ALLOWED OPENINGS	66.38 SQ. FT.	6.17 SQ.M ²
	ACTUAL SQ. FT.G. OF OPENINGS	62.78 SQ. FT.	5.83 SQ.M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	33.19 SQ. FT.	3.08 SQ.M ²

UNPROTECTED OPENINGS RIGHT ELE. (INC. DOOR)			
CODE CHECK	EXPOSED BUILDING FACE	951.54 SQ. FT.	88.40 SQ.M ²
	MINIMUM SETBACK	4'-0"	1.22 M.
	PERCENTAGE OF ALLOWED OPENINGS	7.00%	
	SQ. FT.G. OF ALLOWED OPENINGS	66.61 SQ. FT.	6.19 SQ.M ²
	ACTUAL SQ. FT.G. OF OPENINGS	62.78 SQ. FT.	5.83 SQ.M ²
	MAX SQ. FT. OF INDIVIDUAL OPENING (50%)	33.30 SQ. FT.	3.09 SQ.M ²



1 PROPOSED LEFT (SOUTH) ELEVATION
3/16" = 1'-0"



2 PROPOSED RIGHT (NORTH) ELEVATION
3/16" = 1'-0"

DESIGNED BY:



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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

KEY PLAN



NOTES:

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- THESE PLANS AND ANY RELATED MATERIALS ARE PROTECTED BY COPYRIGHT AND ARE THE PROPERTY OF TRICOR DESIGN GROUP INC. REPRODUCTION OF THESE PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM AND/OR PREPARATION OF DERIVATIVE WORK, FOR ANY REASON AND IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION OF TRICOR DESIGN GROUP INC. 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 TRICOR DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO ANY RELIANCE BEING MADE ON SAME. AND TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO MAKE ANY CORRECTIONS NEEDED. IF THESE ERRORS, OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED ABOVE, THEN IT SHALL NOT BE RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-31	DTR REVISION	E.R.	E.Z.
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-09	DEVELOPMENT PERMIT SET	E.R.	T.I./E.Z.
02				
03				
04				
05				

THE CLIENT:

HOME BY ART

PROJECT:

SEMI DETACHED

ADDRESS:

7443 - 20A STREET S.E.
CALGARY, ALBERTA .
PLAN 955AV , BLOCK 7 , LOTS 21 & 22

DRAWING SET:

DEVELOPMENT PERMIT SET

DRAWING TITLE:

PROPOSED RIGHT & LEFT
ELEVATIONS

DRAWING NO.

A-202

PROJECT NO.:

26-1053

CHECKED BY:

T.I./E.Z.

DATE:

2026-08-01

DRAWN BY:

E.R.

SCALE:

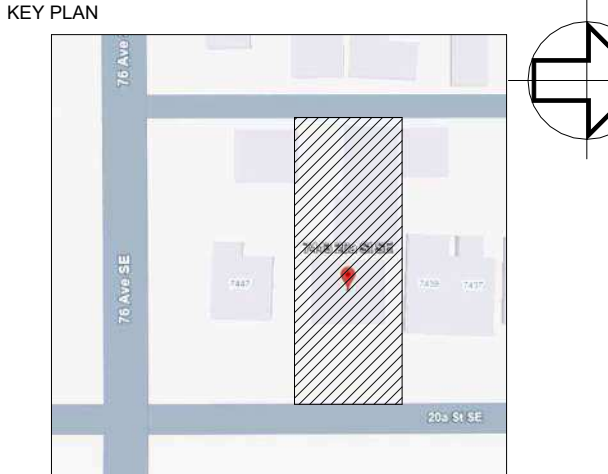
3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS

DESIGNED BY:

TRICOR
DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB.
T2E 6K3
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REVISIONS:				
NO.	DATE	DESCRIPTION	DRAWN BY/CHK'D BY	
01	2026-08-31	DTR REVISION	E.R	E.Z
02				
03				
04				
05				

ISSUES:				
NO.	DATE	DESCRIPTION	DRAWN BY/CHK'D BY	
01	2026-06-09	DEVELOPMENT PERMIT SET	E.R	E.Z
02				
03				
04				
05				

THE CLIENT :
HOME BY ART

PROJECT :
SEMI-DETACHED

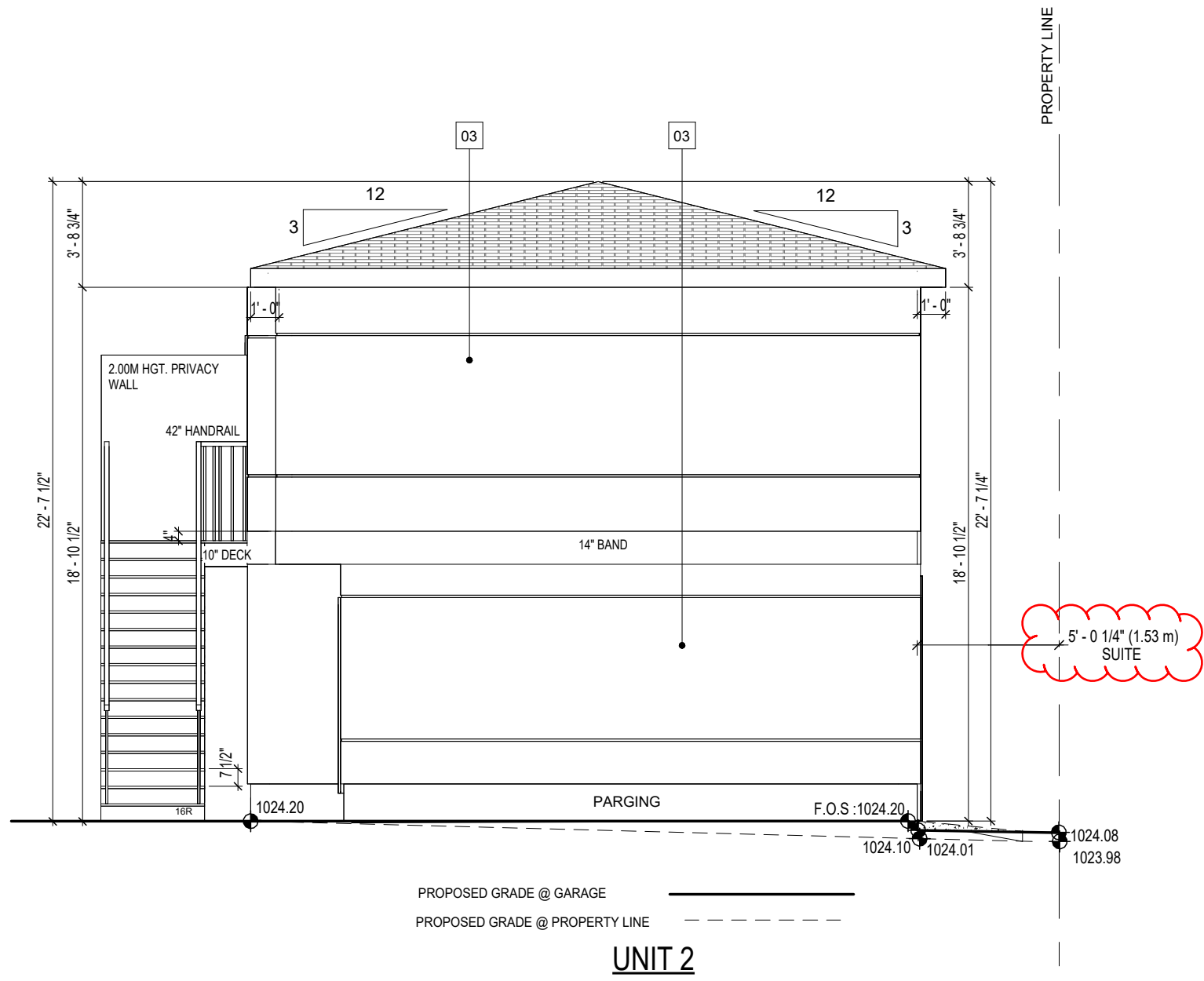
ADDRESS:
**7443 - 20A STREET S.E.
CALGARY, ALBERTA
PLAN 955AV,BLOCK 7,LOTS 21 & 22**

DRAWING SET :
DEVELOPMENT PERMIT SET

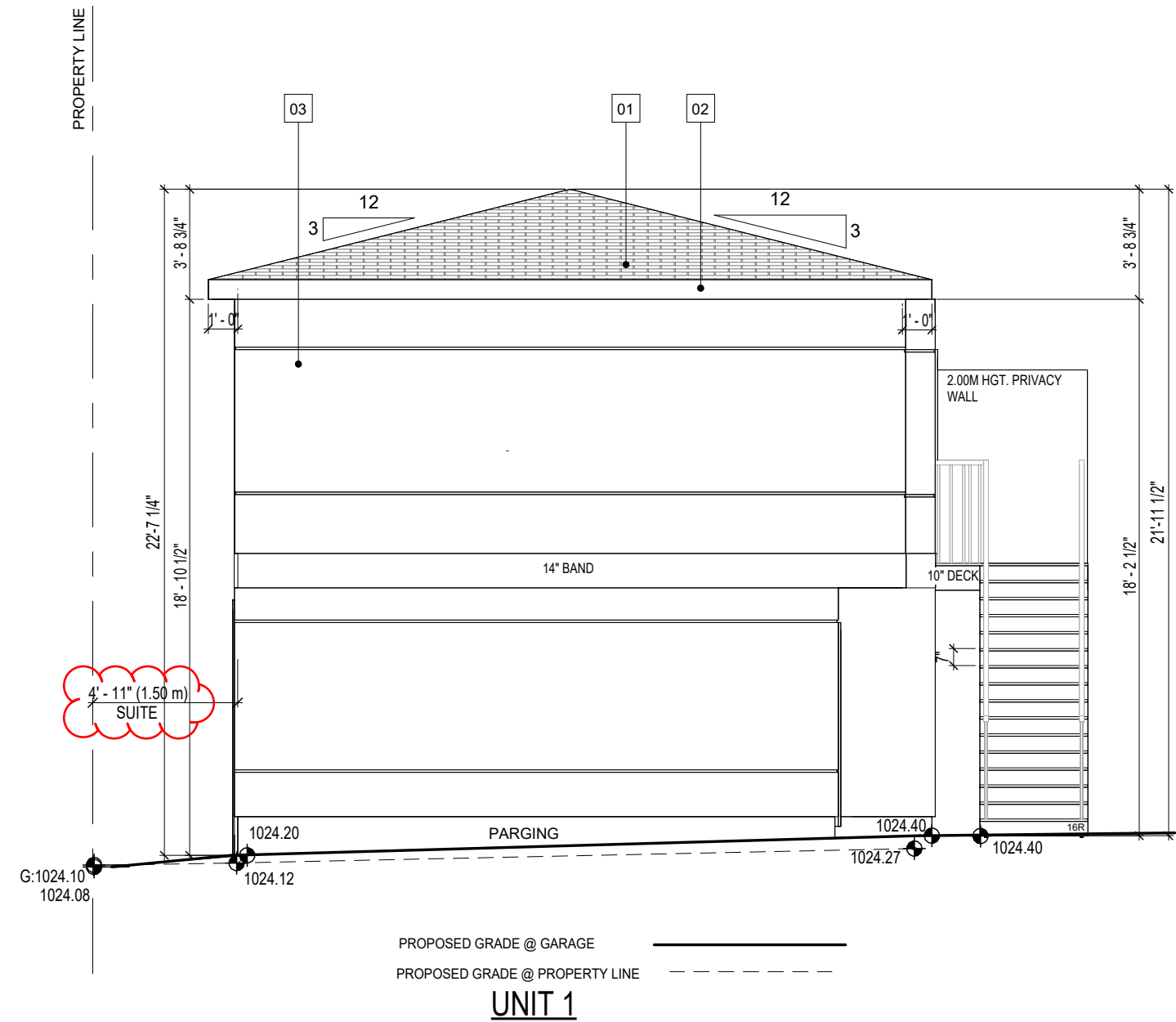
DRAWING TITLE :
**PROPOSED ACCESSORY BUILDING
(GARAGE - BACK YARD SUITE)**

DRAWING NO.
A-401

PROJECT NO. : 26-1053	CHECKED BY: E.Z.	DATE: 2026-08-31
	DRAWN BY: E.R	SCALE: 3/16" = 1'-0"



5 PROPOSED LEFT (NORTH) ELEVATION
3/16" = 1'-0"



6 PROPOSED RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"



TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	ASPHALT SHINGLE ROOFING black
02	PRE-FINISHED METAL FASCIA
03	STUCCO CLADDING WHITE

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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 THE DRAWINGS FOR THE PROJECT AND/OR FOR THE PROJECT AND ONLY ONE DRAWING. DRAWINGS ARE NOT TO BE SCALED, ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS ARE NOT TO BE USED TO CONSTRUCT OR FOR THE COMMENCEMENT OF ANY STAGE OF CONSTRUCTION AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE TRICOR DESIGN GROUP INC. MUST BE PROVIDED WITH A REASONABLE PERIOD OF TIME, IN ITS SOLE AND ABSOLUTE DISCRETION, TO REVIEW SAME AND TO CORRECT ANY OMISSIONS OR DISCREPANCIES, AS THE CASE MAY BE, ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. AS REQUIRED. ANY SMALL CORRECTIONS OR CHANGES WILL BE MADE IN ANY WAY FOR ANY USE OF OR RELIANCE UPON THE PLANS.

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-08-31	DTR REVISION	E R	E Z
02				
03				
04				
05				

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-09	DEVELOPMENT PERMIT SET	E R	E Z
02				
03				
04				
05				

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SEMI-DETACHED

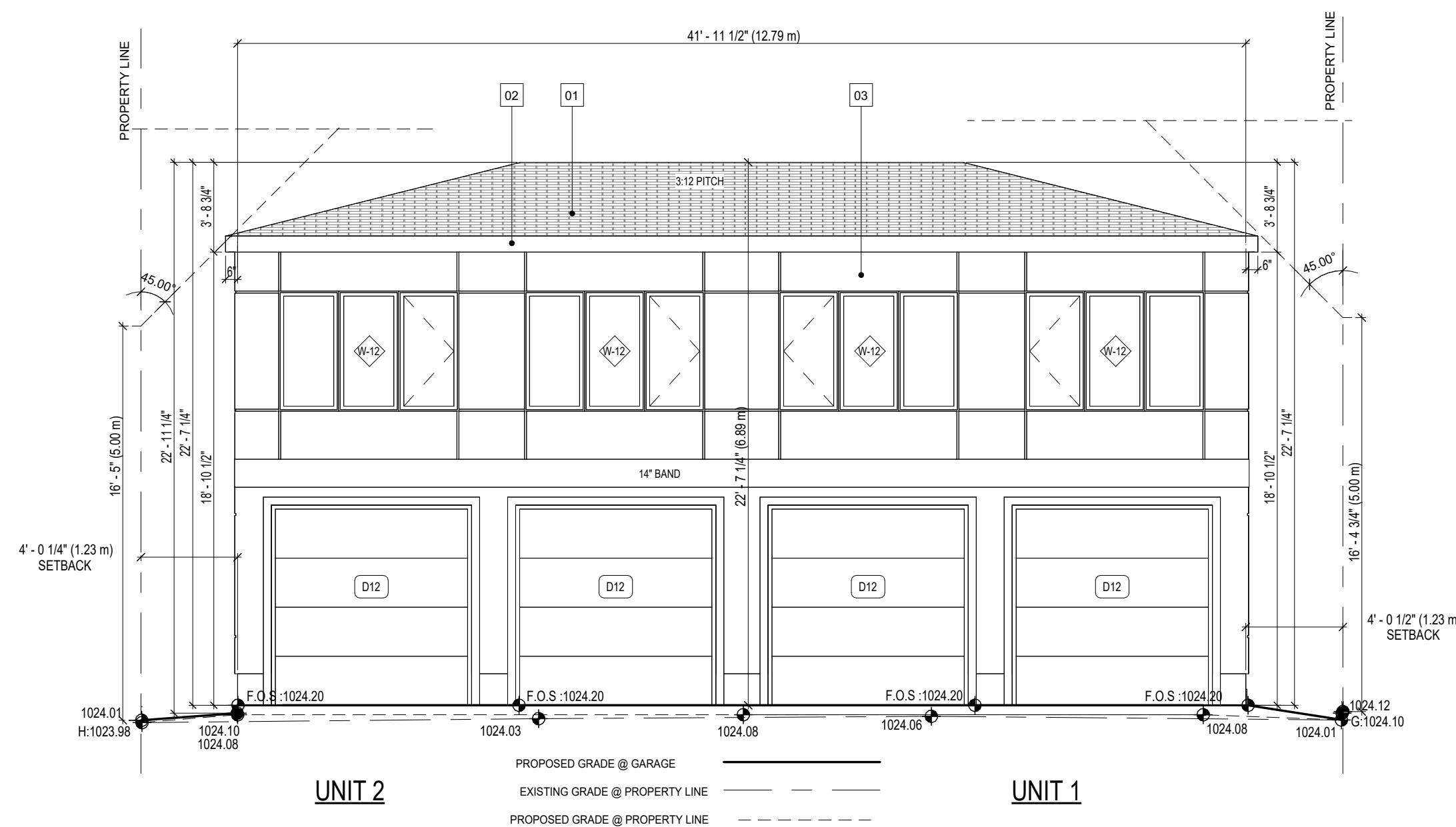
7443 - 20A STREET S.E.
CALGARY, ALBERTA
PLAN 955AV, BLOCK 7, LOTS 21 & 22

DEVELOPMENT PERMIT SET

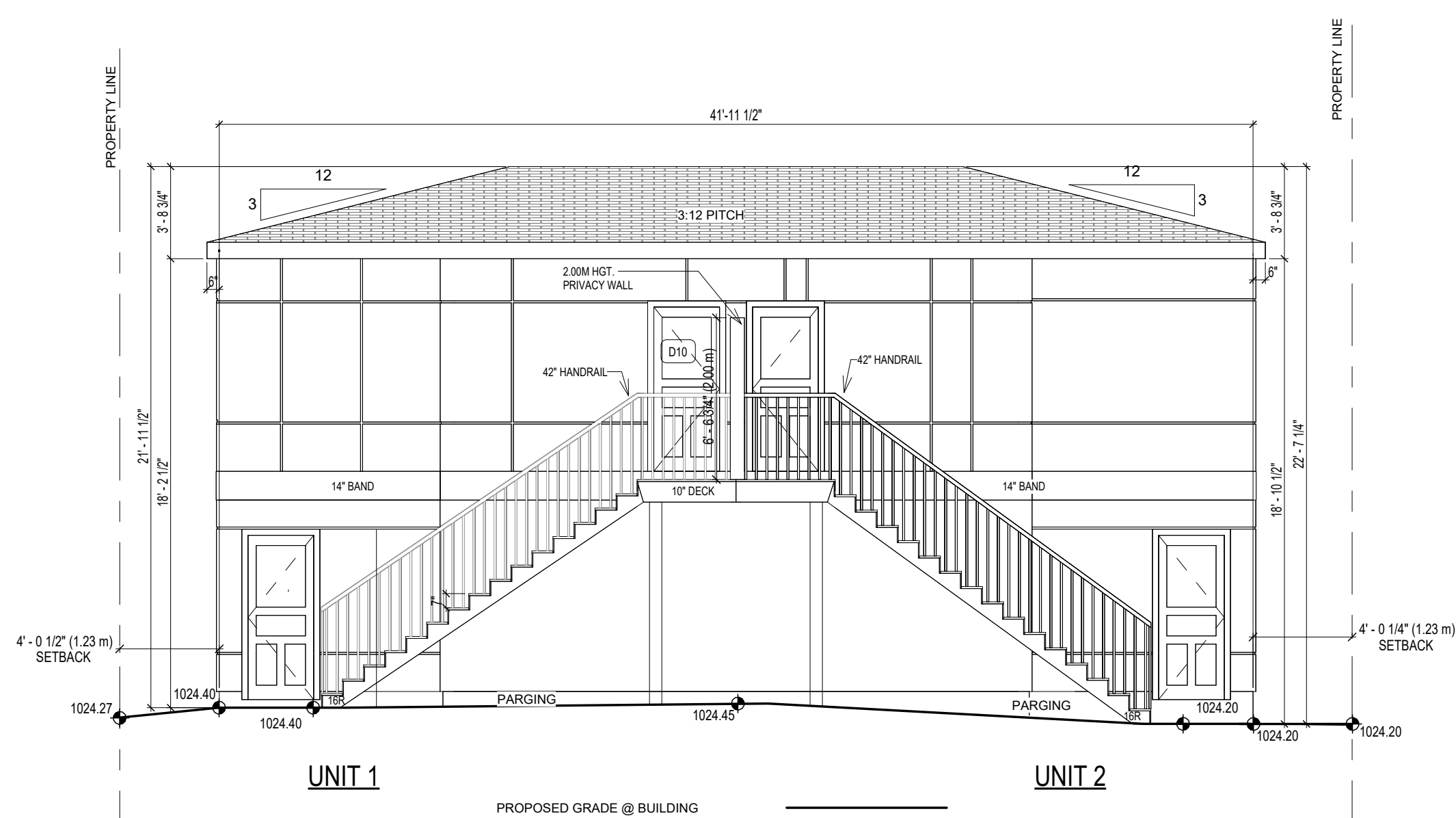
**PROPOSED ACCESSORY BUILDING
(GARAGE - BACK YARD SUITE)**

A-402

PROJECT NO. : 26-1053	CHECKED BY: E.Z.	DATE: 2026-08-31
	DRAWN BY: E.R	SCALE: 3/16" = 1'-0"



1 PROPOSED FRONT (WEST) ELEVATION
3/16" = 1'-0"



2 PROPOSED REAR (EAST) ELEVATION
3/16" = 1'-0"