

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



DEVELOPMENT PERMIT SET

ISSUE DATE : 2026-06-09



#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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- A-001 EXISTING SURVEY
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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
	LEGAL SUITE FLOOR	666.11	61.88
	GRAND TOTAL	2520.37	234.15
	DECK	207.50	19.28
	GARAGE	443.42	41.20

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
	LEGAL SUITE FLOOR	666.11	61.88
	GRAND TOTAL	2520.37	234.15
	DECK	207.71	19.30
	GARAGE	443.42	41.20

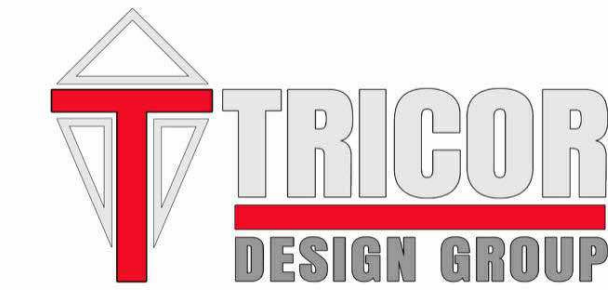
KEY PLAN :



PROJECT NO. : 26-1053



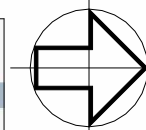
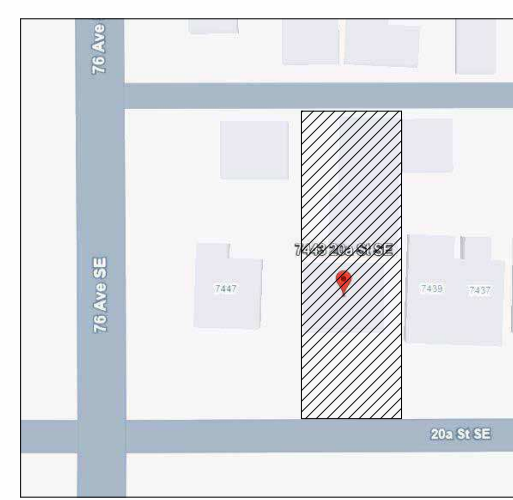
DESIGNED BY:



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

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :

26-1053

CHECKED BY:

T.I./E.Z.

DRAWN BY:

E.R.

DATE:

2026-06-09

SCALE:

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

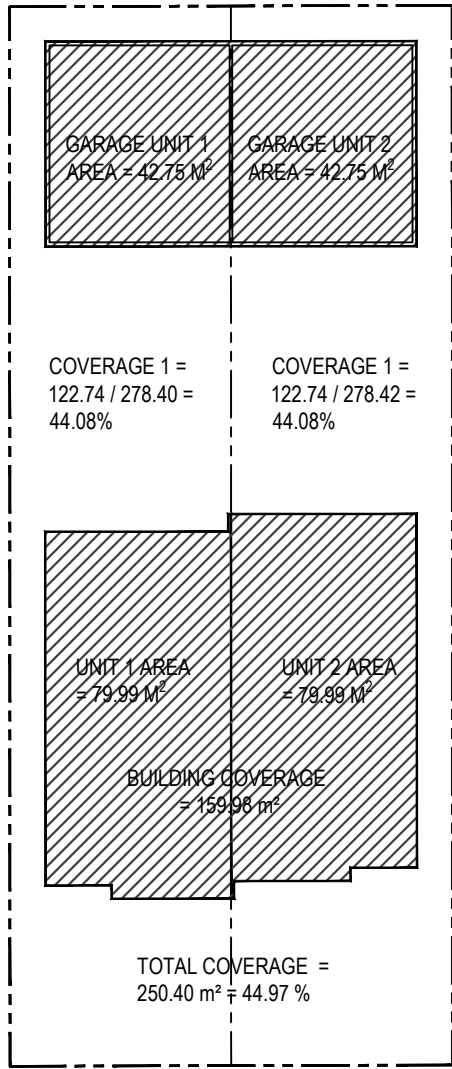
EXISTING FENCE, TO BE REMOVED AS NOTED

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

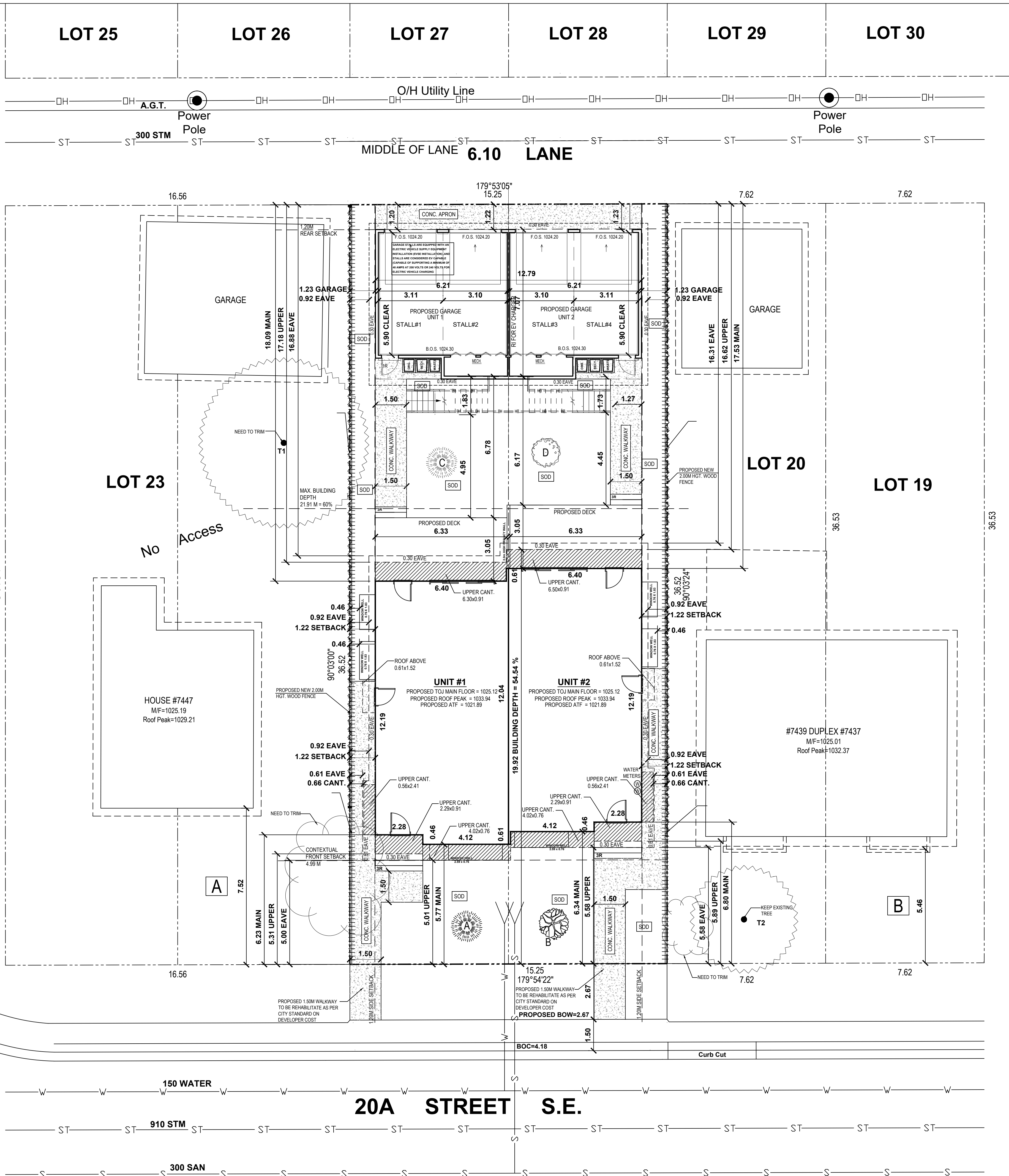
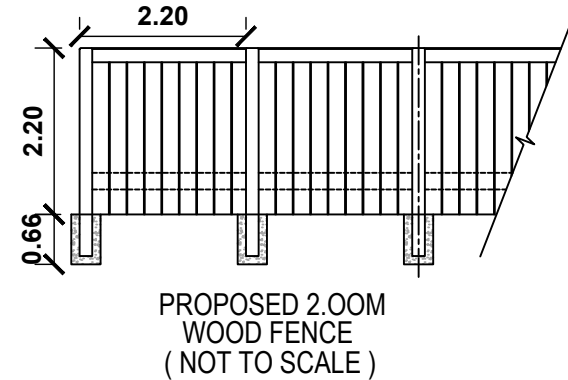
- REHABILITATION OF EXISTING DRIVEWAY CROSSINGS, SIDEWALKS, CURB AND

GUTTER, ETC., SHOULD IT

BE DEEMED NECESSARY THROUGH A SITE INSPECTION BY ROADS PERSONNEL.

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

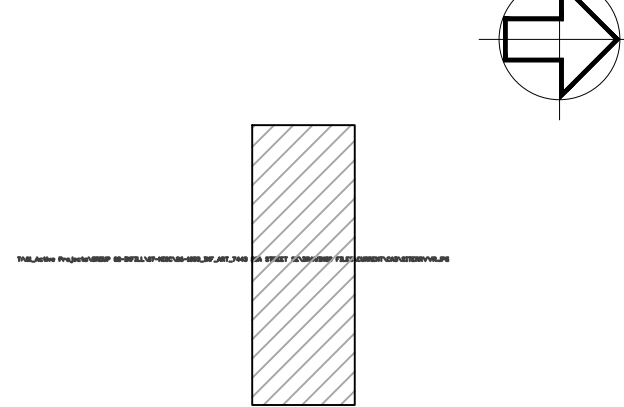
PROPOSED TREE SCHEDULE	
A	- NEW LARGE COLORADO "BLUE" SPRUCE TREE - MIN. 3m or 10'-0" IN HEIGHT
B	- NEW LARGE MAYDAY TREE - MIN. 0.075 CALIPER
C	- NEW SMALL COLUMNAR "BLUE" SPRUCE TREE - MIN. 2.0m or 6'-6" IN HEIGHT
D	- NEW FLOWERING CRAB SPECIES TREE - MIN. 0.05 CALIPER



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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:

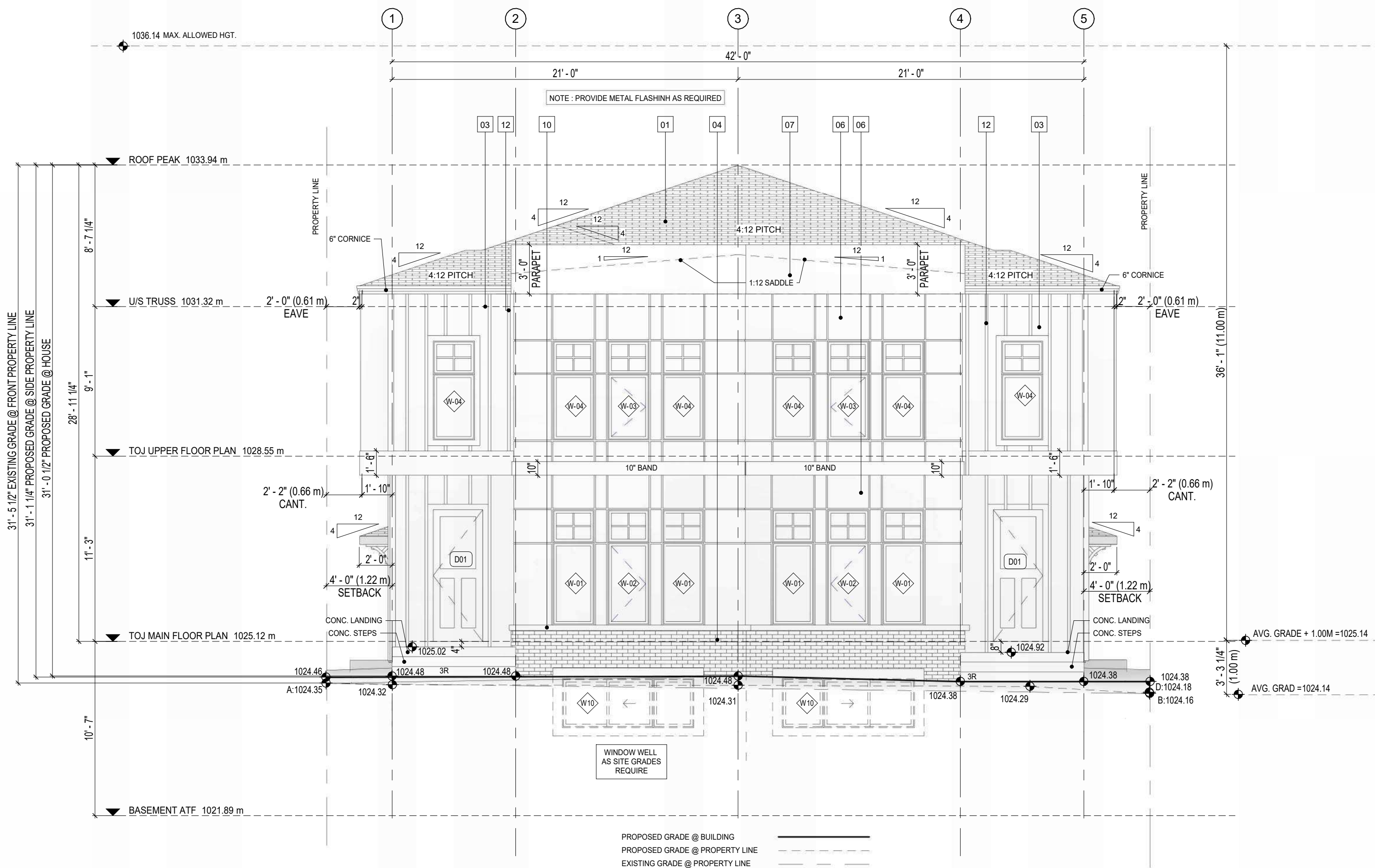
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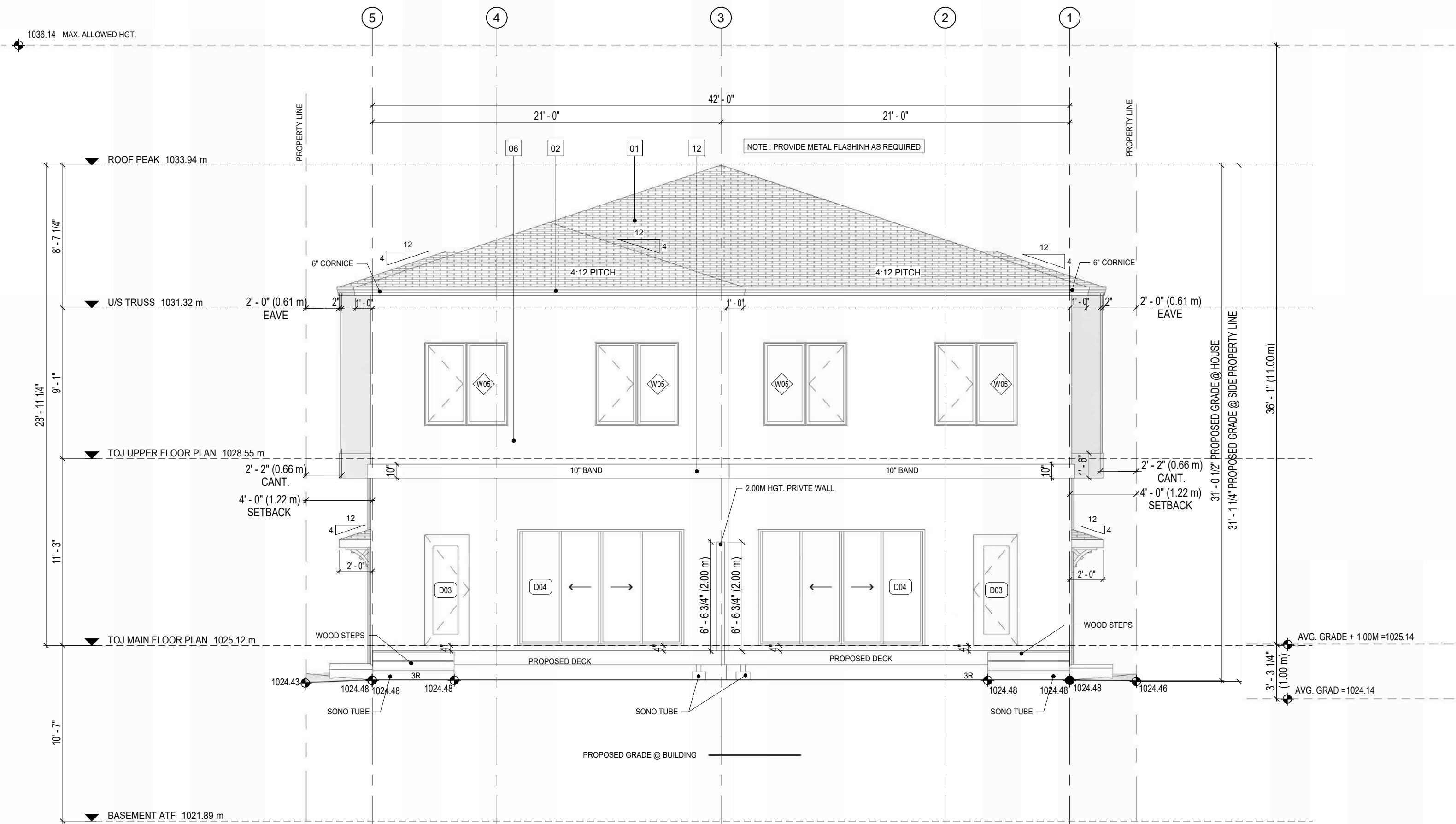
SCALE:

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
12	COLUMN FINISH - SMART BOARD

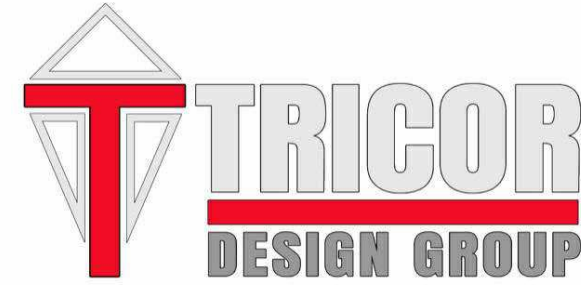


1 PROPOSED FRONT (EAST) ELEVATION
3/16" = 1'-0"



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

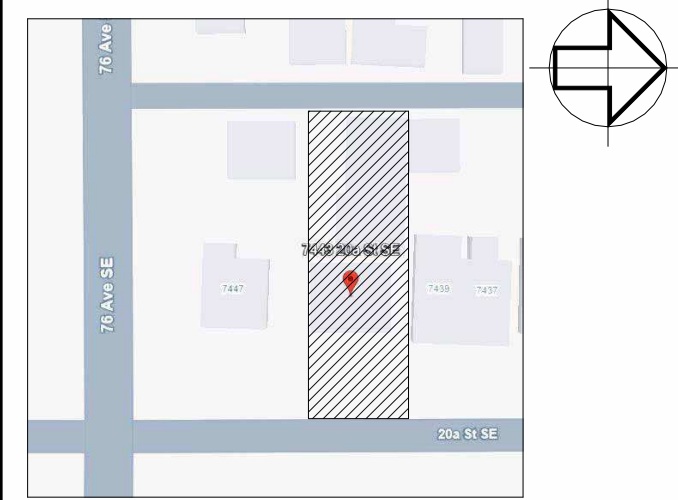
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tricordesigns.com
#202, 4216 10TH STREET NE
CALGARY, AB
T2E 6K3
PHONE: (403)203-1970
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CALGARY, ALBERTA .
PLAN 955AV , BLOCK 7 , LOTS 21 & 22

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:

2026-06-09

DRAWN BY:

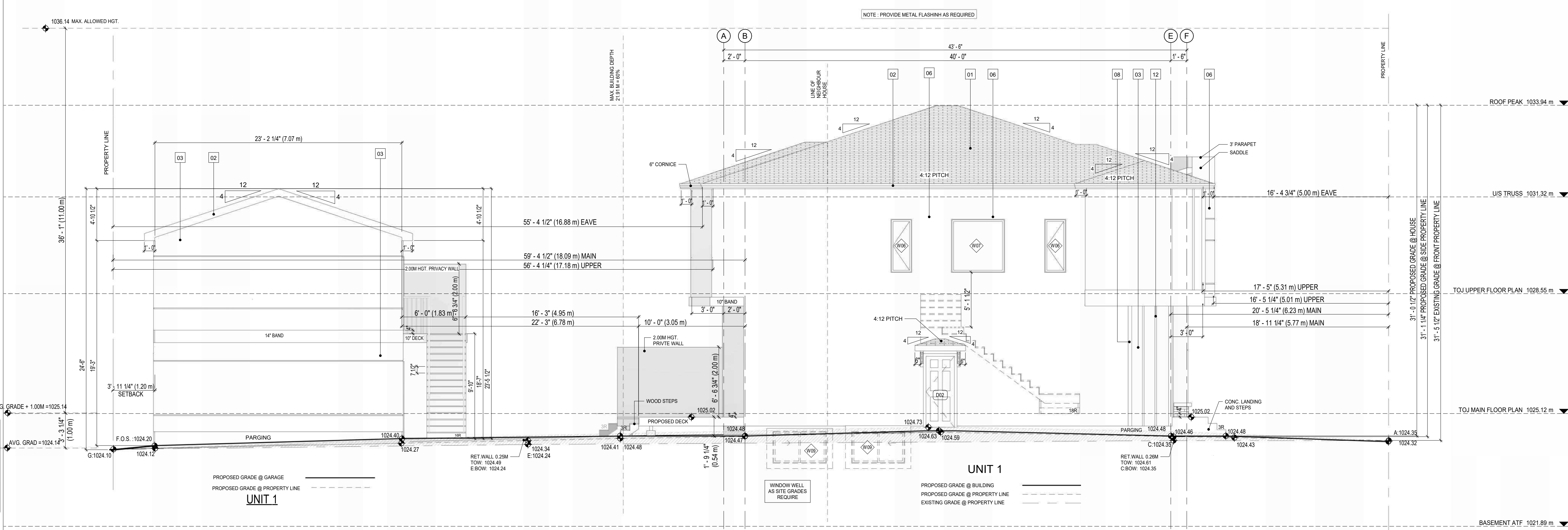
E.R.

SCALE:

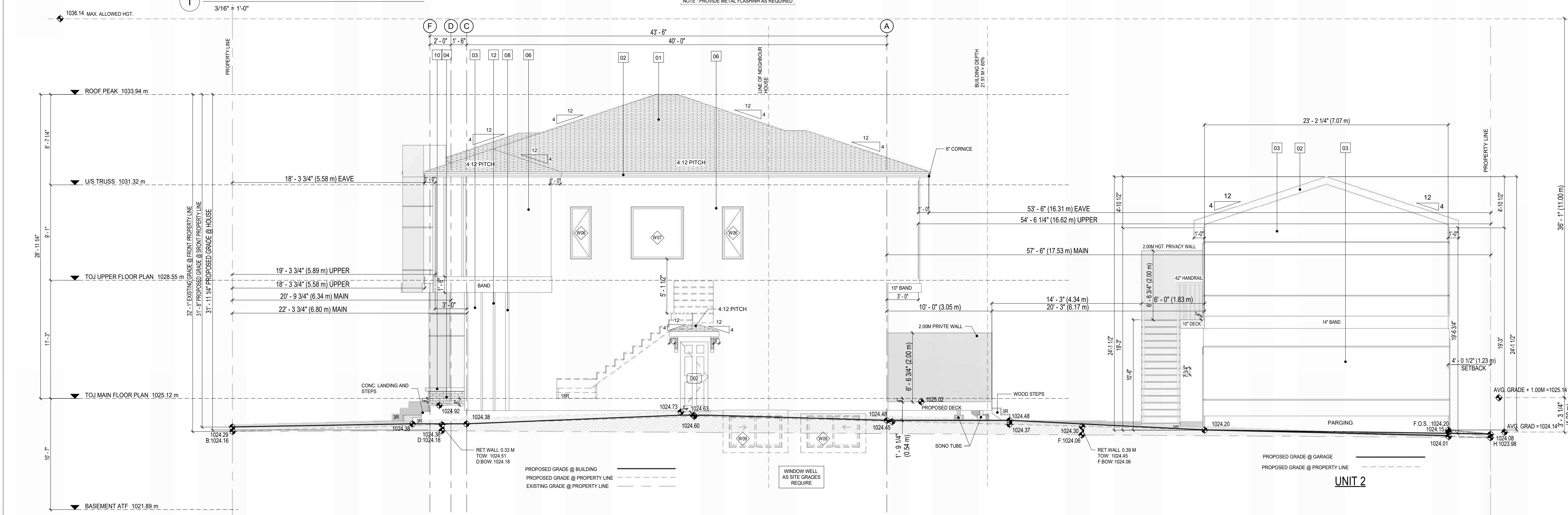
3/16" = 1'-0"

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MARK	NAME
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04	EXTERIOR MANUFACTURED BRICK VENEER
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07	STUCCO CLADDING WHITE
08	STUCCO CLADDING DARK
09	4" TRIM
10	CORNER BOARD 4"
11	4" STONE CAP
12	SHADOW BOARD 10"
13	1 1/2" BATTEN
14	COLUMN FINISH - SMART BOARD

UNPROTECTED OPENINGS LEFT ELE. (INC. DOOR)		
CODE CHECK	EXPOSED BUILDING FACE	948.34 SQ. FT.
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	7.00%	66.38 SQ. FT.
SQ. FTG. OF ALLOWED OPENINGS		6.17 SQ.M ²
ACTUAL SQ. FTG. 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



1 PROPOSED LEFT (SOUTH) ELEVATION



2 PROPOSED RIGHT (NORTH) ELEVATION

UNPROTECTED OPENINGS RIGHT ELE. (INC. DOOR)		
CODE CHECK	EXPOSED BUILDING FACE	951.54 SQ. FT.
MINIMUM SETBACK	4'-0"	1.22 M
PERCENTAGE OF ALLOWED OPENINGS	7.00%	66.61 SQ. FT.
SQ. FTG. OF ALLOWED OPENINGS		6.19 SQ.M ²
ACTUAL SQ. FTG. 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

DESIGNED BY:

TRICOR

DESIGN GROUP

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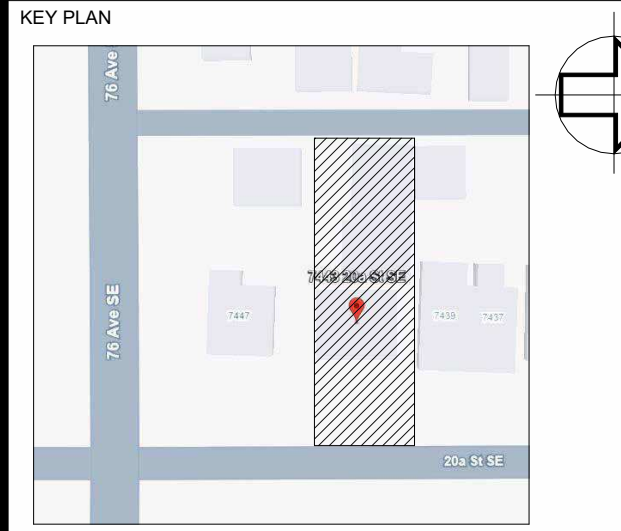
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DRAWING SET: **DEVELOPMENT PERMIT SET**

DRAWING TITLE: **PROPOSED RIGHT & LEFT ELEVATIONS**

DRAWING NO. **A-202**

PROJECT NO. :	CHECKED BY:	DATE:
26-1053	T.I./E.Z.	2026-06-09
	DRAWN BY:	SCALE:
	E.R.	3/16" = 1'-0"

NOTE: FOLLOW ENGINEERING DESIGN FOR SIZES AND SPECS

DESIGNED BY:

TRICOR

DESIGN GROUP

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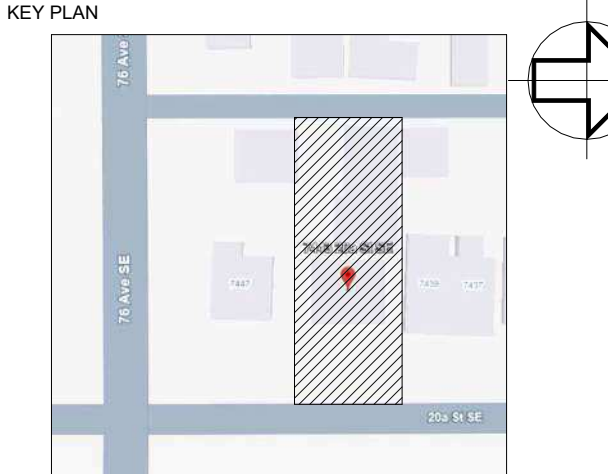
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
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**

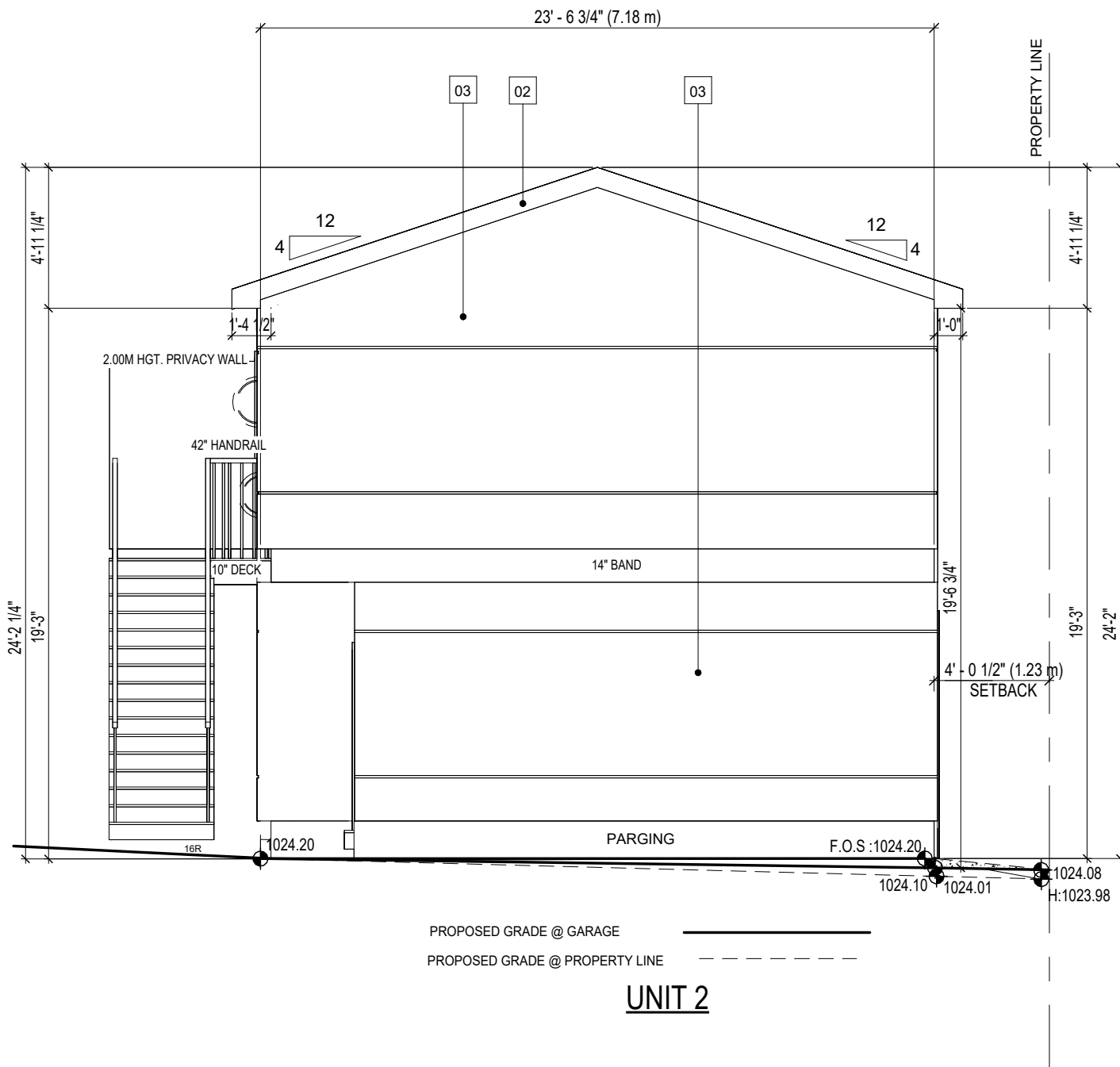
ADDRESS: **7443 - 20A STREET S.E.
CALGARY, ALBERTA
PLAN 955AV,BLOCK 7,LOTS 21 & 22**

DRAWING SET: **DEVELOPMENT PERMIT SET**

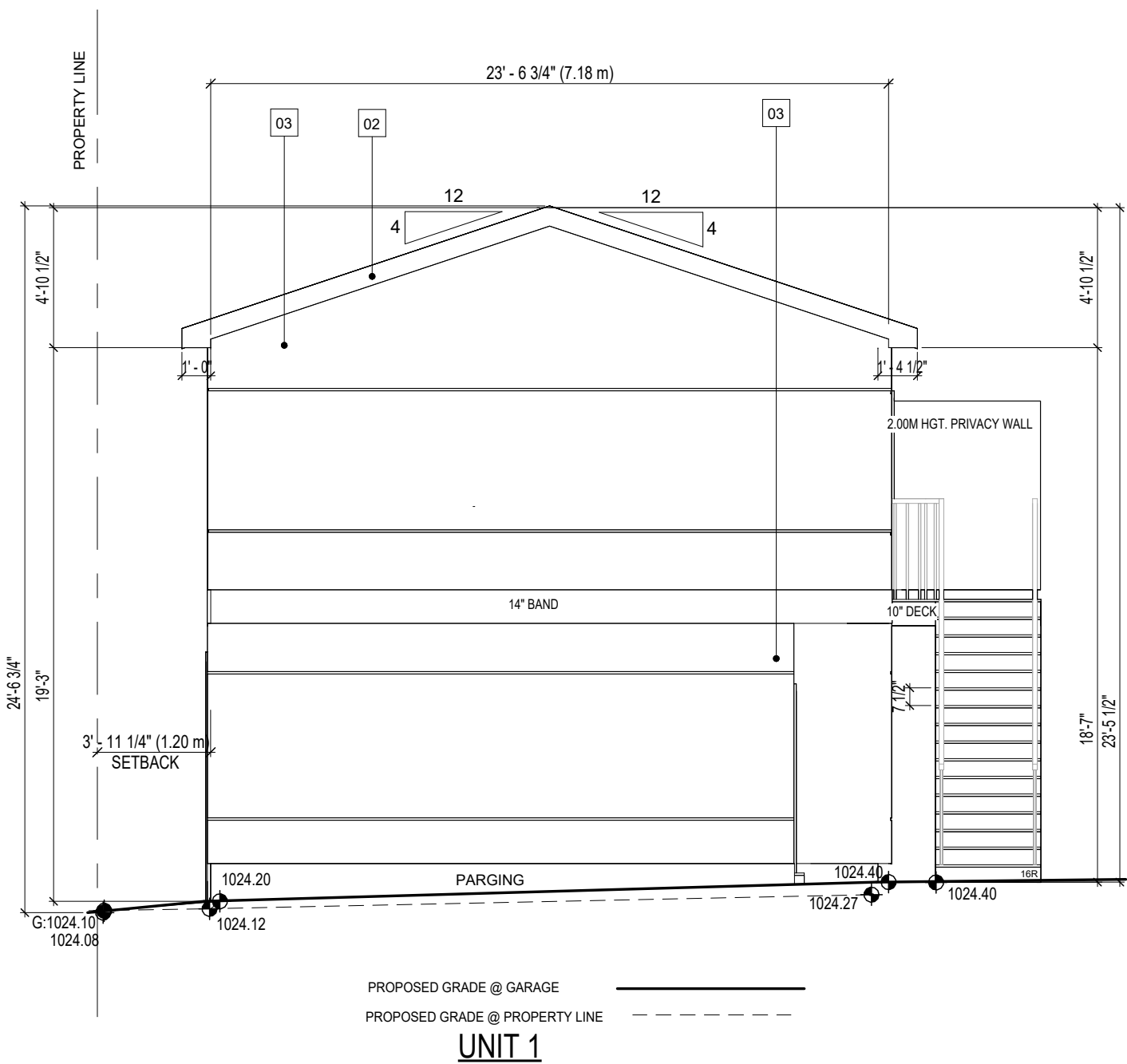
DRAWING TITLE: **PROPOSED ACCESSORY BUILDING
(GARAGE - BACK YARD SUITE)**

DRAWING NO. **A-401**

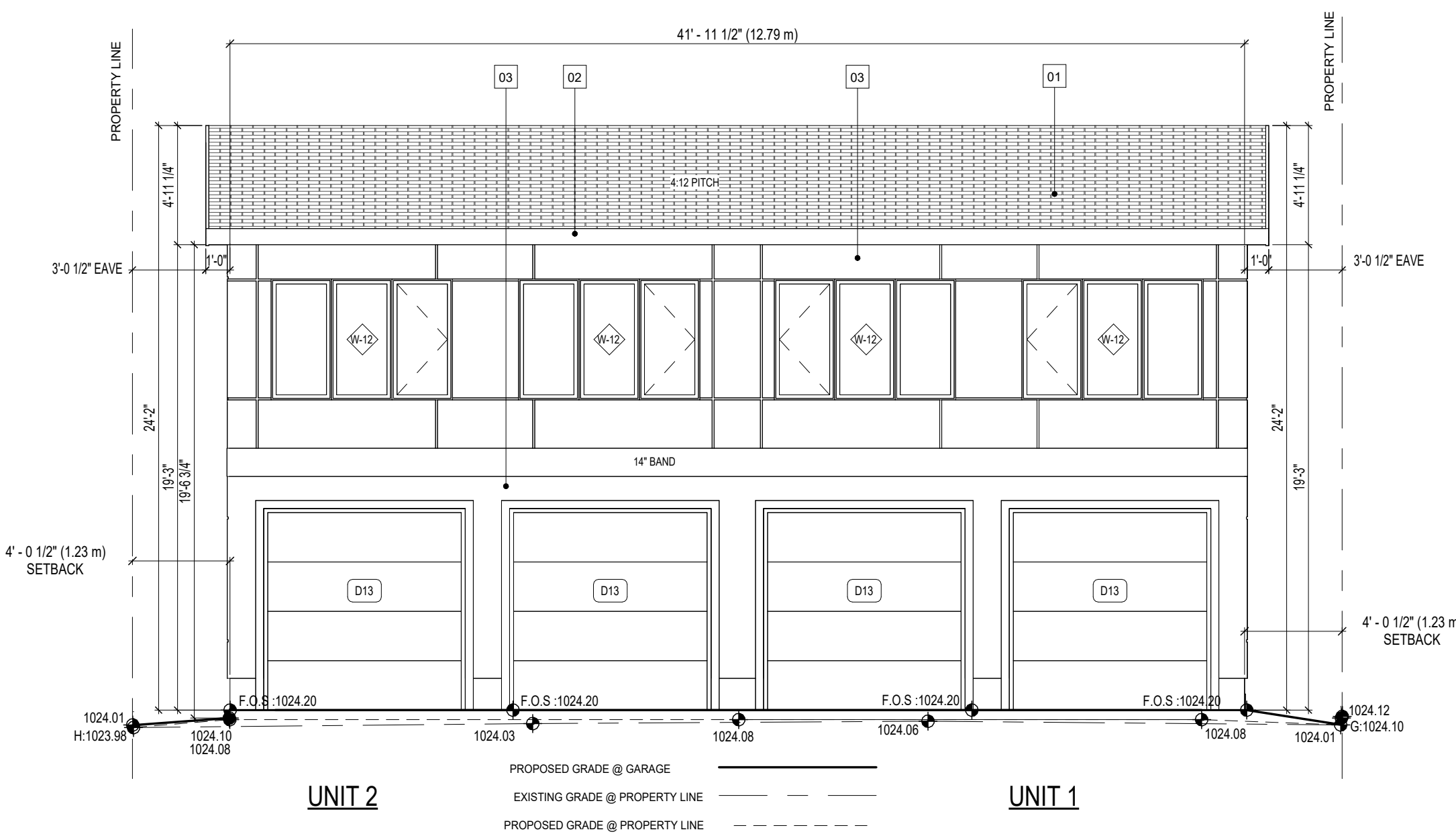
PROJECT NO. : 26-1053	CHECKED BY: E.Z.	DATE: 2026-06-09
	DRAWN BY: E.R	SCALE: 3/16" = 1'-0"



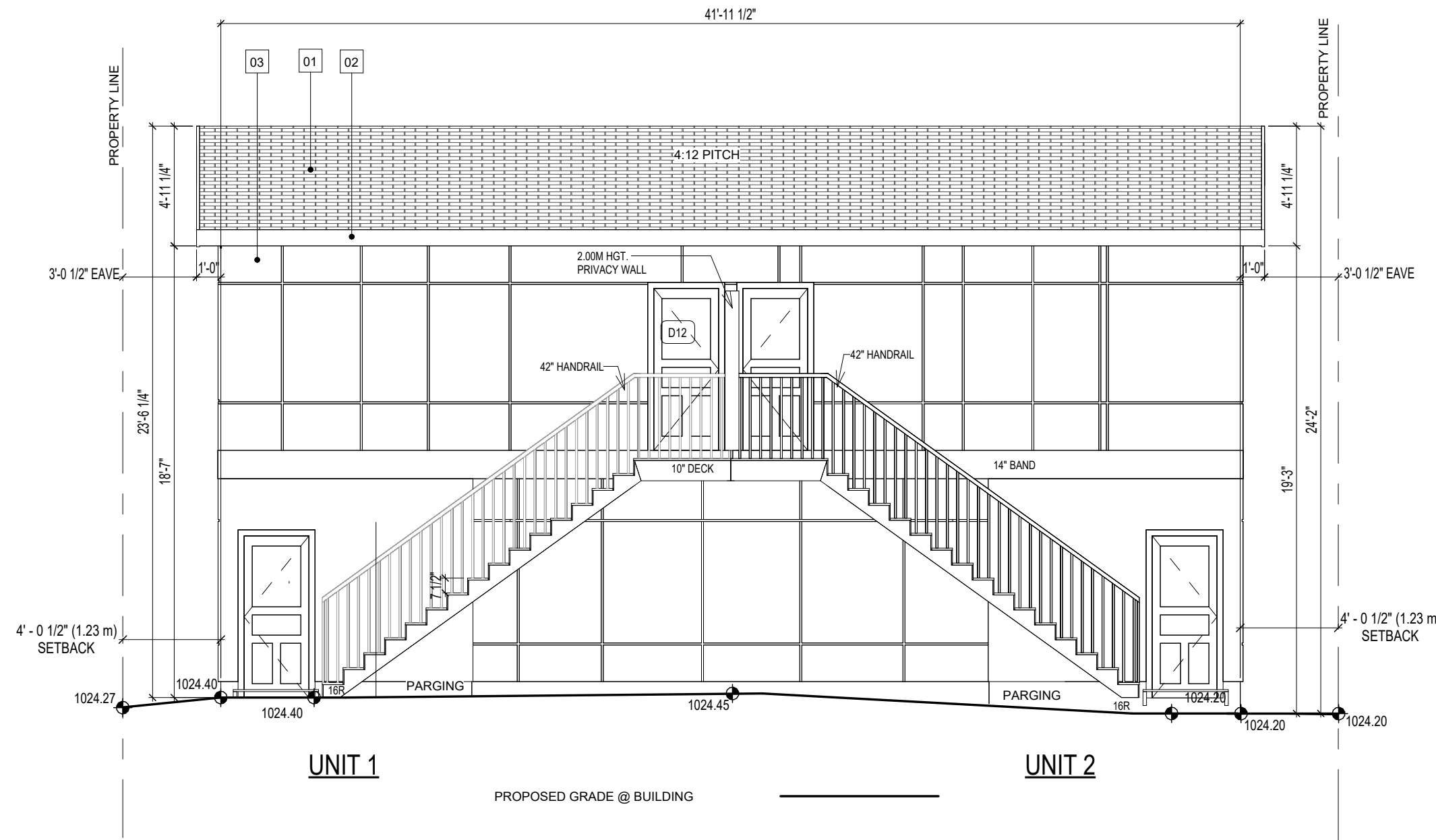
5 PROPOSED LEFT (NORTH) ELEVATION
3/16" = 1'-0"



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



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



2 PROPOSED REAR (EAST) 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



RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

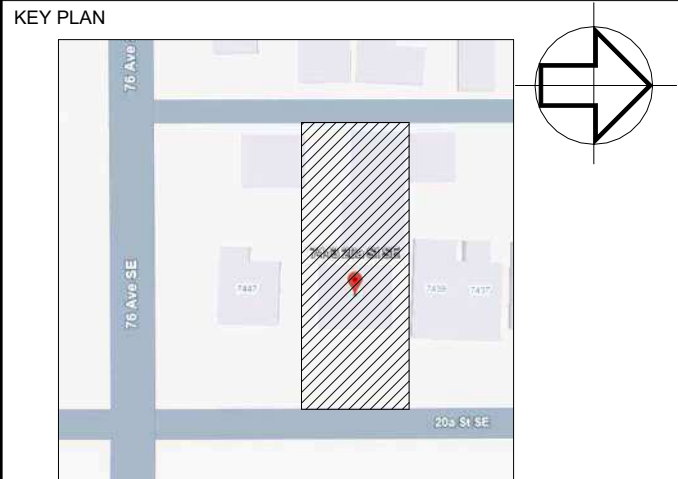
#202, 4216 10TH STREET NE

CALGARY, AB. T2E 6K3

PHONE: (403)203-1970

FAX: (403)203-1990

EMAIL: info@tricordesigns.com



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.
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REVISIONS:				
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01				
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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-402

PROJECT NO. :

26-1053

CHECKED BY:

E.Z.

DATE:

2026-06-09

DRAWN BY:

E.R

SCALE:

3/16" = 1'-0"